



City of Richmond
Planning and Development Department

Request for General Compliance

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: August 12, 2010
File: DP 04-269797
Re: **Application by HBBH + CE Integratedesign BC Inc. for a General Compliance at 14000, 14088, 14100, 14200 and 14300 Riverport Way (formerly 14791 Steveston Highway)**

Staff Recommendation

That the attached revised plans for the residential rental building be considered in General Compliance with Development Permit (DP 04-269797).

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

HBBH + CE Integratedesign BC Inc., on behalf of Legacy Park Lands Ltd., has requested a General Compliance on the approved design at 14088 and 14000 Riverport Way (portions of former 14791 Steveston Highway). Since approval of the original Development Permit (DP 04-269797), adjustments are proposed to the rental building (number of units, floor plan layouts, building footprint, and elevations), and associated underground parking structure (depth and layout). The applicant is requesting a General Compliance ruling on the proposed changes.

A copy of the relevant approved plans (**Attachment 1**) and the proposed new plans; with changed items indicated with a bubble (**Attachment 2**), are attached to this report.

Findings of Fact

Background

In conformance with the approved Development Permit, three (3) market residential buildings have been constructed at 14100, 14200 and 14300 Riverport Way (portions of former 14791 Steveston Highway).

Since approval of the development applications, the original property was subdivided to create new lots for the proposed mixed-use, rental and market residential land uses, and the three (3) market residential buildings were Strata Titled.

Building Design

A revised building design is proposed to increase the number of rental apartment dwelling units from 67 to 80. The increased number of apartments are proposed to address a change in market conditions and accommodate an increased need for rental accommodation. This has resulted in revisions to the floor plan layouts, building footprint, and elevations.

The proposed floor plans accommodate a greater number of units and private outdoor balconies for each unit.

The proposed building footprint and elevations include shifted and additional projecting building bays to accommodate a larger number of balconies and building articulation in a manner that is consistent with the overall architectural form and character approach of the approved design.

Parking

A revised parking design is proposed to address site geotechnical constraints, increased parking requirement due to additional number of units, and to improve the liveability of the southwest facing units.

The approved design included a parking structure under all areas of the overall original site, with a second lower level under the rental building (14088 Riverport Way). The lower level of underground parking is proposed to be deleted as it is not feasible due to on-site upward water pressure geotechnical constraints.

The proposed parking layout under the rental building accommodates an increased 80 parking spaces and 100 secured Class 1 bicycle storage spaces. The remaining required 43 parking spaces will be provided as temporary surface parking on the adjacent lot at 14000 Riverport Way until the original approved southern portion of the underground parking structure is constructed, or a subsequent future Development Permit covering this area is approved.

As a result of the lot subdivision that occurred after the original Development Permit was approved, registration of a cross-access legal agreement over 14000 Riverport Way in perpetuity is required prior to General Compliance approval to satisfy Building Code and Zoning Bylaw off-street parking requirements. The purpose is to provide the parking structure access ramp and 43 off-street parking spaces at 14000 Riverport Way for the use of residents at 14088 Riverport Way.

The access ramp to the parking structure was relocated southward, providing a separation from the rental building to improve liveability for the southwest facing units.

Landscape Design

The landscape design remains unchanged, with the exception of localized changes surrounding the rental building to accommodate the revisions to the building and parking structure.

The approved landscape design is constructed surrounding the three (3) northern market residential buildings. The City continues to hold landscaping security in the amount of \$41,000 to ensure the land is developed generally in accordance with the approved Development Permit.

The temporary surface parking area will be screened from the adjacent streetscape and public walkway with landscape treatment at the edges.

Transportation Demand Measures

The Bylaw parking requirements have changed since the Development Permit was approved. In compliance with Zoning Bylaw 8500, the applicant is proposing to take advantage of a 10% parking rate reduction through the provision of Transportation Demand Measures. A parking rate of 1.35 resident and 0.18 visitor parking spaces per unit will be provided along with the following Transportation Demand Measures, which are acceptable to Transportation staff:

- Contribution towards installation of a bus shelter (approximate value of \$15,000);
- Contribution towards installation of four (4) pedestrian benches (approximate value of \$6,000); and
- Provision of one-zone transit passes for residents of 50% of the rental units for one year (approximate value of \$40,000).

14000 Riverport Way (identified as 'Future Port Building' in approved Development Permit)

Development on top of the approved underground parking structure at 14000 Riverport Way (southern portion of original larger lot) will be reviewed through a future required Development Permit application.

It is critical to note in approving the General Compliance, that a rezoning may be required in addition to a Development Permit for the remaining area at 14000 Riverport Way to accommodate future uses, associated required parking, the previously approved underground parking structure, and the required 43 parking spaces for the rental building at 14088 Riverport Way. The parking constraint may affect this remaining site's ability to accommodate densities and uses permitted under the existing "Low Rise Apartment (ZLR14) – Riverport" zoning.

Analysis

Council adopted "General Compliance Guidelines" in 1998. The proposed changes to the rental building are in line with the Guidelines.

Adjustments to the parking layout accommodate the total required number of parking spaces.

Conclusions

HBBH + CE Integratedesign BC Inc. has submitted revised plans for the rental building and associated underground parking structure at 14000 and 14088 Riverport Way (portions of former 14791 Steveston Highway). Staff have no objections to the changes being proposed and recommend support of the General Compliance request.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

Refer to **Page 5** for development requirements

Attachments

Attachment 1: Approved Development Permit Plans (general areas modified)
Attachment 2: Changes Introduced to Approved Plans

Prior to forwarding the General Compliance request to Council for approval, the developer is required to complete the following:

1. Registration of a legal agreement on Title to the adjacent lot to the south (14000 Riverport Way) for the use and access to/from the parking structure access ramp and 43 off-street parking spaces for the benefit of the subject lot (14088 Riverport Way) in perpetuity.
2. Receipt of the following Transportation Demand Measures, as per Zoning Bylaw 8500:
 - a. Contribution towards installation of a bus shelter (e.g. \$15,000);
 - b. Contribution towards installation of four (4) pedestrian benches (e.g. \$6,000); and
 - c. Receipt of developer's commitment to provide one-zone transit passes for residents of 50% of the rental units for one year (e.g. Letter of Credit in the amount of \$40,000).

Prior to future Building Permit* issuance, the developer is required to complete the following:

3. Submission of an acoustic report, prepared by a professional engineer in acoustics, to ensure that the construction will comply with appropriate noise mitigation measures (CMHC Rail and Noise Transmission Standards).
4. Submission of a construction traffic and parking management plan* to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
5. The applicant is required to obtain a Building Permit* for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
6. If dewatering is needed during construction, developer is required to first obtain Metro Vancouver (<http://tiny.cc/DishchargeApplication>) and City approval* before discharging into City sewer systems. Developer will be required to provide capacity analysis, insurance, and to enter into a legal agreement. *For additional information, contact Julie Hannan, Engineering Planning at 604-276-4350.*

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding Permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.



2011-2012 Annual Report
 2011-2012 Annual Report
 2011-2012 Annual Report
 2011-2012 Annual Report

Site Areas

Site area	224,227 Sq.ft.
Port building site	5,147 Sq.ft.
Public parking site	28,345 Sq.ft.
Condominium site	32,218 Sq.ft.
Public deck area	11,720 Sq.ft.
Public deck area	46,778 Sq.ft.

Parkade Areas

Parkade L1	126,500 Sq.ft.
Parkade L2	21,706 Sq.ft.
Total	148,207 Sq.ft.
Condominium L1	79,912 Sq.ft.
Condominium L2	25,099 Sq.ft.
Future Port Building	21,530 Sq.ft.
Total	148,207 Sq.ft.

Rental Building Areas

Ground Floor	11,561 Sq.ft.
Second Floor	11,720 Sq.ft.
Third Floor	11,720 Sq.ft.
Fourth Floor	11,720 Sq.ft.
Total	46,778 Sq.ft.
Site area	32,218 Sq.ft.
FAR	1.45
Max. lot coverage	36 %
Setback	5m (16.404')
Max. height	15m (49.213')
Max. height	15m (49.213')
Max. height	15m (49.213')

Rental Building Units

Studios	5 units
One bedrooms	42 units
Two bedrooms	20 units
Sub Total	67 units
Total	67 units

Rental Building Parking

Required Parking	67 units
Residential units	100 stalls
Visitor	114 stalls
Total	3 stalls
Total HC (2%)	43 stalls
Provided parking in parkade	43 stalls
Regular stalls L1	1 stall
Small stalls L1	2 stalls
Handicap stalls L1	42 stalls
Regular stalls L2	10 stalls
Small stalls L2	2 stalls
Handicap stalls L2	2 stalls
Total	113 stalls

Condo Building Areas

Ground Floor	13,823 Sq.ft.
Second Floor	13,946 Sq.ft.
Third Floor	13,981 Sq.ft.
Fourth Floor	13,981 Sq.ft.
Total	55,731 Sq.ft.
Site area	162,865 Sq.ft.
FAR	1.49
Max. lot coverage	36 %
Setback	5m (16.404')
Max. height	15m (49.213')
Max. height	15m (49.213')
Max. height	15m (49.213')

Condo Building Units

Studios	0 units
One bedrooms	16 units
Two bedrooms	25 units
Sub Total	41 units
Total	41 units

Condo Building Parking

Required Parking	144 units
Residential units	216 stalls
Visitor	29 stalls
Total	245 stalls
Total HC (2%)	5 stalls
Provided parking in parkade	176 stalls
Regular stalls	52 stalls
Small stalls	6 stalls
Handicap stalls	234 stalls
Provided surface parking	9 stalls
Regular stalls	9 stalls
Total	243 stalls

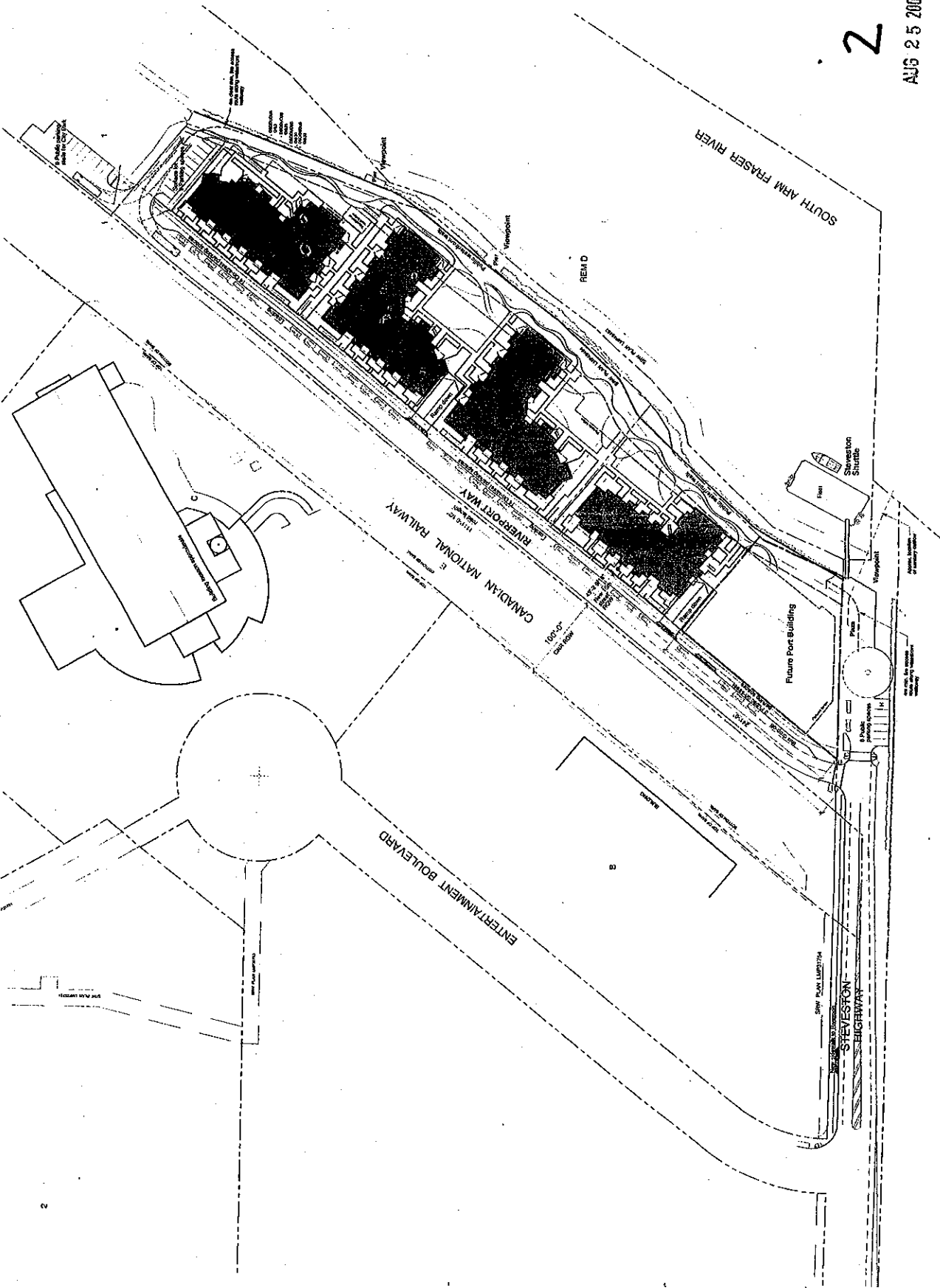
Legacy Park Lands Ltd.
 Project
 Waterstone Pier
 Richmond, BC

1

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2011-2012 Annual Report
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 2011-2012 Annual Report



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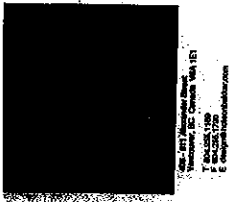
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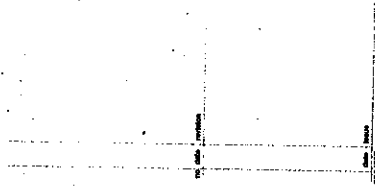
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1000 West Main Street
 Suite 100
 Wilmington, NC 28403
 Phone: 910.343.1200
 Fax: 910.343.1201
 E-Mail: info@wilmington.com



Whittaker Pflor
 Richmond, NC

Legacy Park Lands Ltd.
 Parkade Plan

LEGACY PARK LANDS LTD. (INCORPORATED)
 1000 WEST MAIN STREET, SUITE 100
 WILMINGTON, NORTH CAROLINA 28403
 PHONE: 910.343.1200 FAX: 910.343.1201
 E-MAIL: info@wilmington.com
 DATE: 25 AUG 2004
 TIME: 09:27 (GMT) BY: [signature]
 SHEET: 0122 PROJECTING

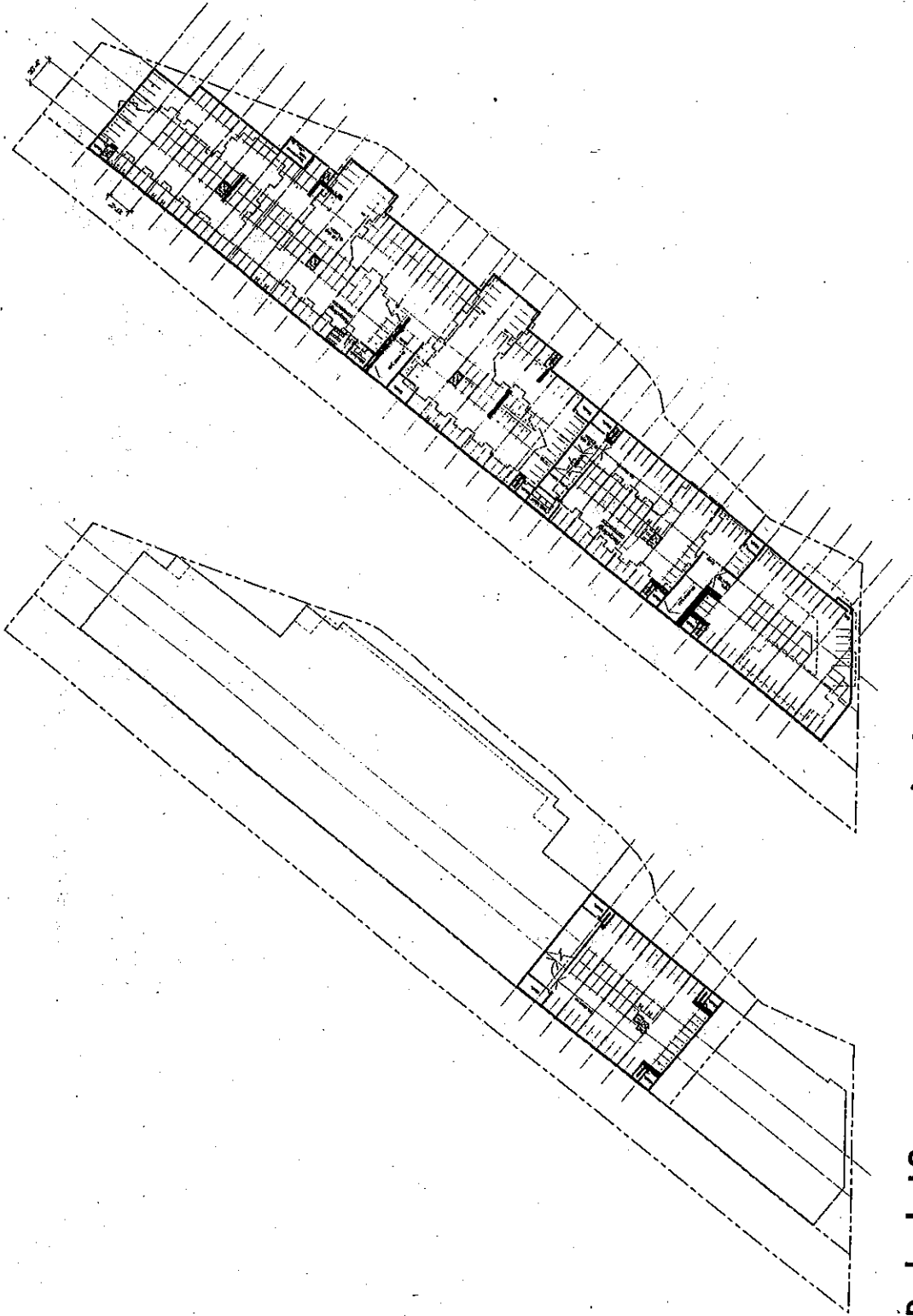
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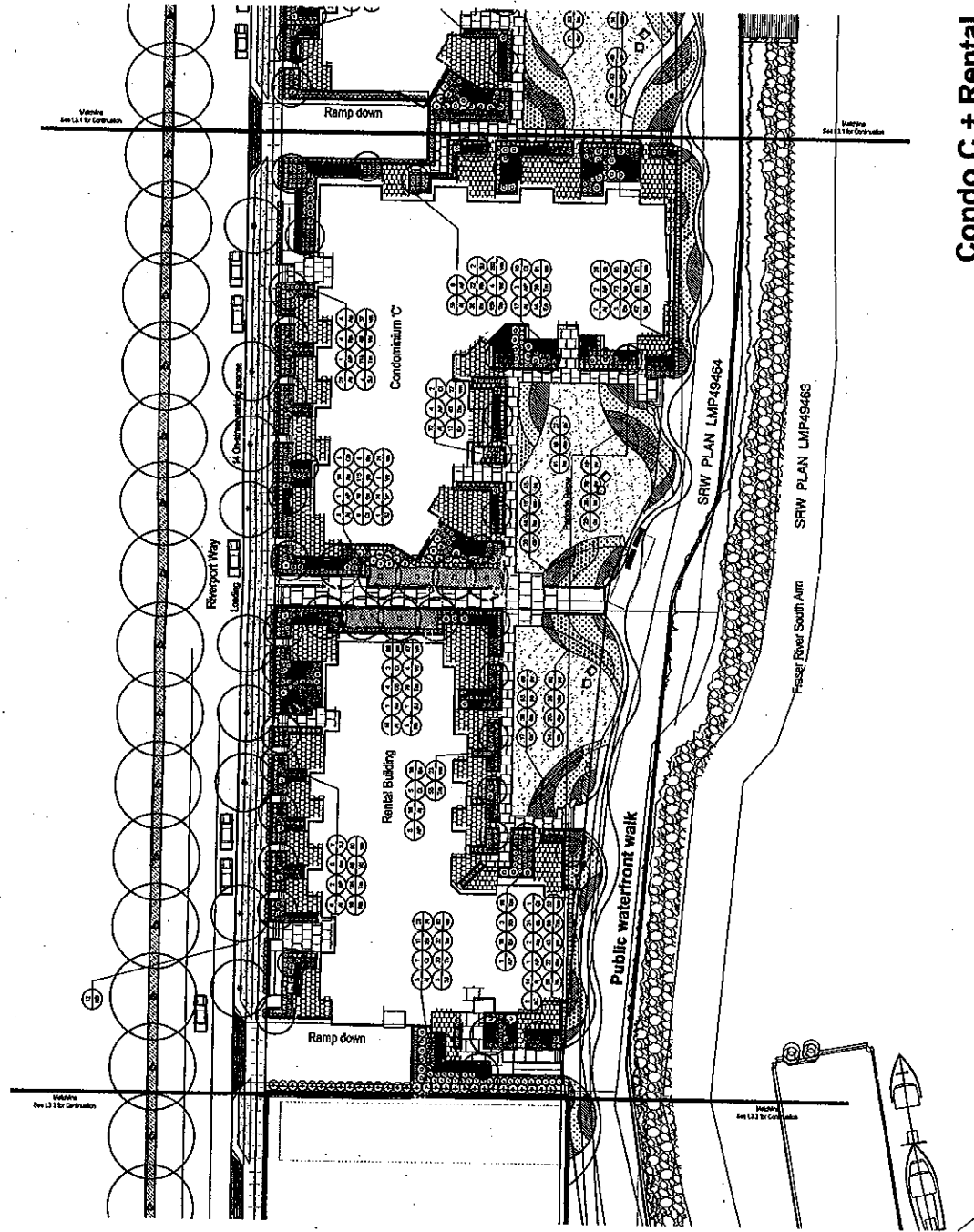


Parkade L1

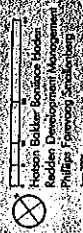
Parkade L2

TOP OF BANK

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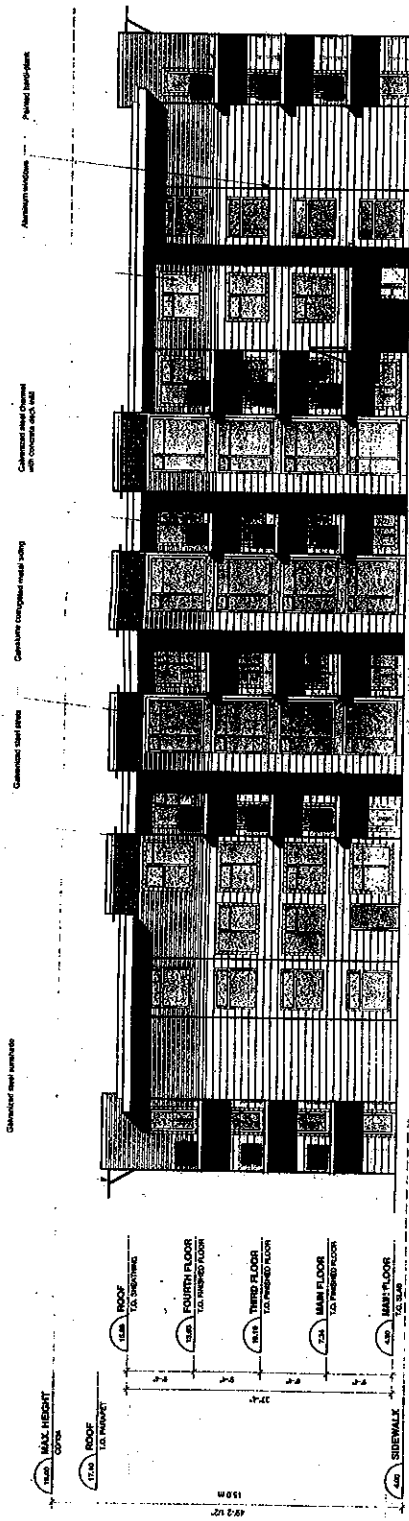
Condo C + Rental
 Planting Plan 13.2



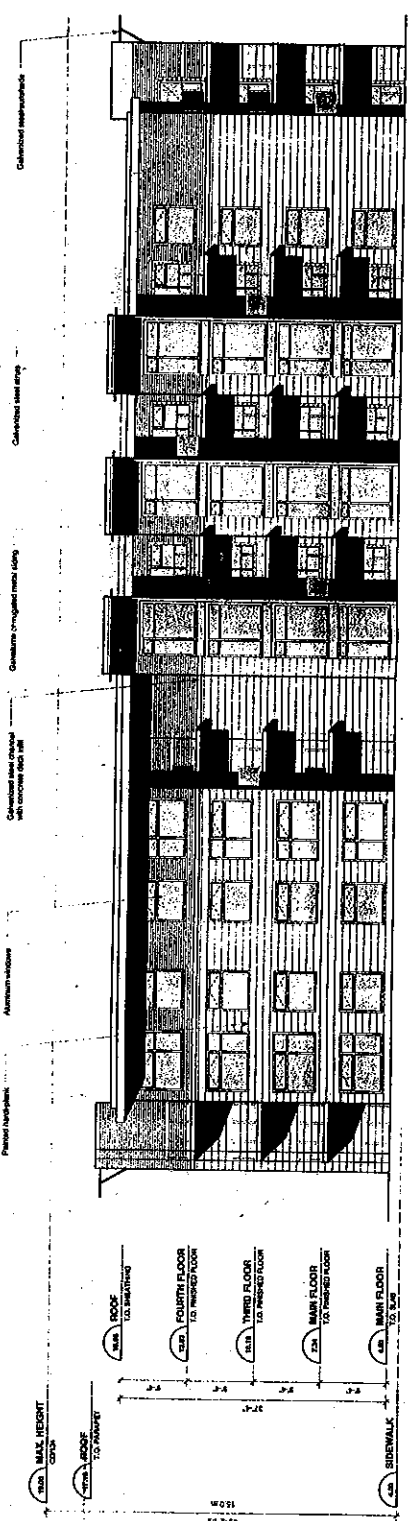
Riverport Landing
 Fraser River (Land Use)

4d
 AUG 25 2004
 04269797

2004-2011 Architectural Record
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Tel: 404.525.1700
 Fax: 404.525.1700
 E: design@architecturalrecord.com



1 North Elevation
 20' 0" = 1" = 1"



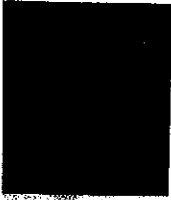
2 South Elevation
 20' 0" = 1" = 1"



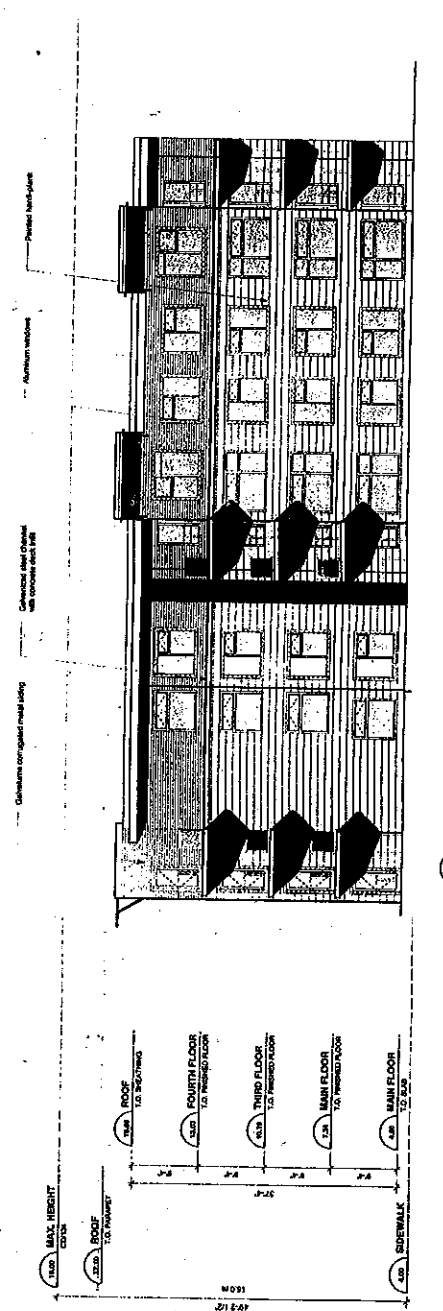
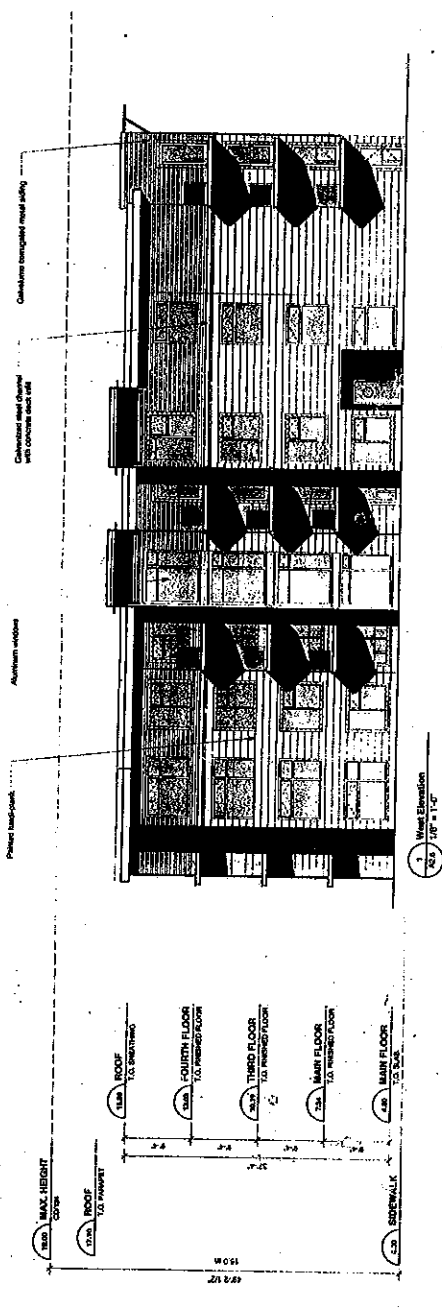
Legacy Park Lands Ltd.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Tel: 404.525.1700
 Fax: 404.525.1700
 E: design@architecturalrecord.com

NORTH-SOUTH ELEVATION NORTH ARCHITECTS
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Tel: 404.525.1700
 Fax: 404.525.1700
 E: design@architecturalrecord.com

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Legacy Park Lands Ltd.
 Rental Building
 Elevations 2

28 April 2004
 1/8" = 1'-0"
 0752

4.0 Development Statistics

SITE B: Riverport Rental Building

FLOOR AREAS	
Ground	11,942 sf
Level 2	12,114 sf
Level 3	12,114 sf
Level 4	12,114 sf
Total floor area	48,284 sf
Number of dwelling units	80

PARKING	
Required:	122 spaces
1.53 spaces per unit x 80 units	
Provided:	80 spaces
Underground garage	43 spaces
Surface lot on Site A by easement	
Total parking provided for Site B	123 spaces

FLOOR AREA RATIO

Site Area
FAR 32,216 sf
1.5

SITE COVERAGE

36%

SETBACKS

Front: 5 m / 16.4 ft
Side: 4.5 m / 14.76 ft

MAXIMUM HEIGHT

15 m / 49.2 ft

PARKING SUMMARY FOR SITE A & B

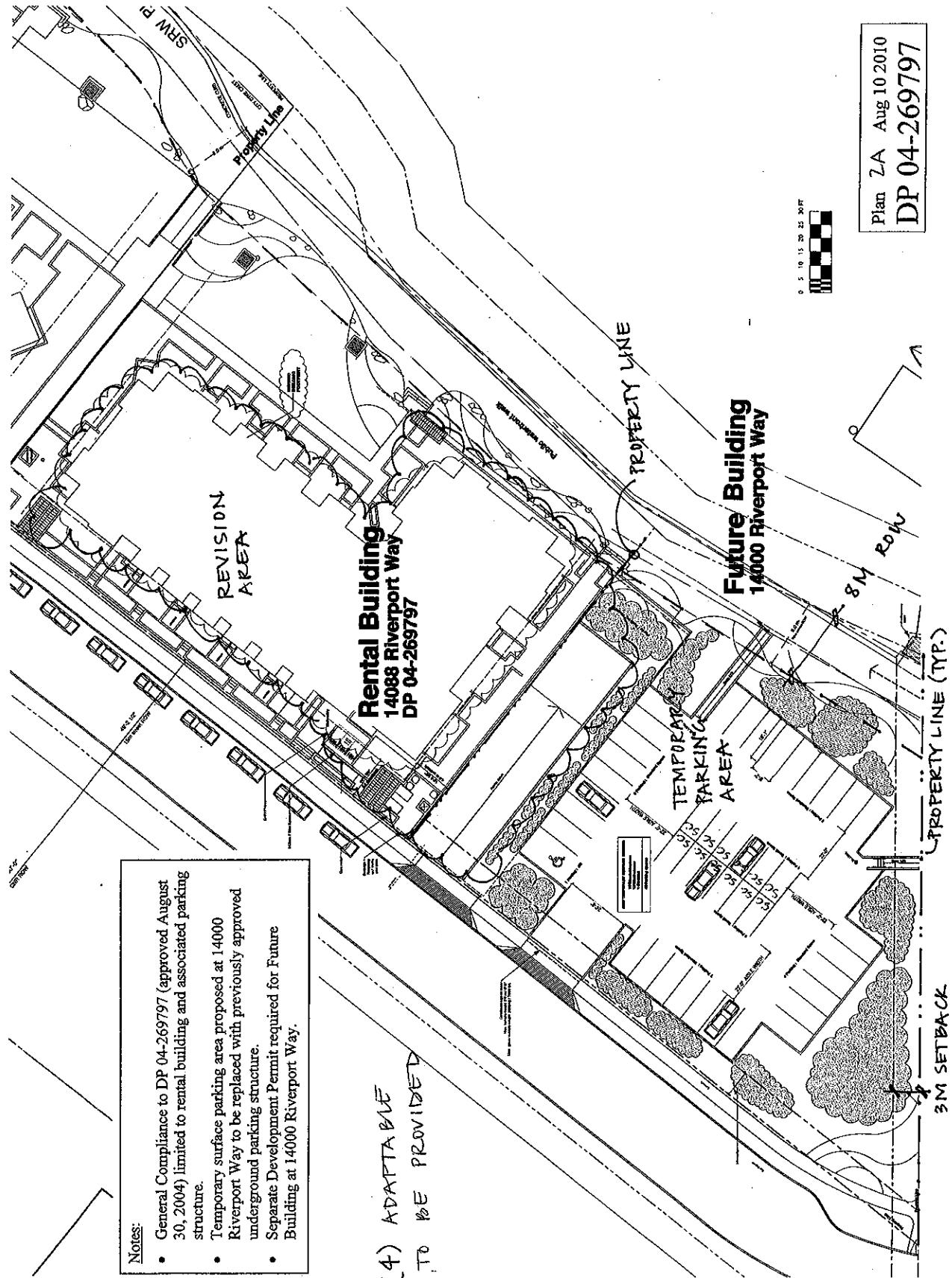
SITE A:

On-site Parking 43 spaces
Off-site Parking 0 spaces
Regular parking spaces 30 spaces
Small car parking spaces 12 spaces
Accessible parking spaces 1 spaces

SITE B:

On-site Parking 80 spaces
Off-site Parking 0 spaces
Regular parking spaces 48 spaces
Small car parking spaces 30 spaces
Accessible parking spaces 2 spaces
Bicycle Storage:
Class 1 100 spaces
Class 2 16 spaces

Plan 1A Aug 10 2010
DP 04-269797



Notes:

- General Compliance to DP 04-269797 (approved August 30, 2004) limited to rental building and associated parking structure.
- Temporary surface parking area proposed at 14000 Riverport Way to be replaced with previously approved underground parking structure.
- Separate Development Permit required for Future Building at 14000 Riverport Way.

FOUR (4) ADAPTABLE
 UNITS TO BE PROVIDED

Plan 2A Aug 10 2010
 DP 04-269797

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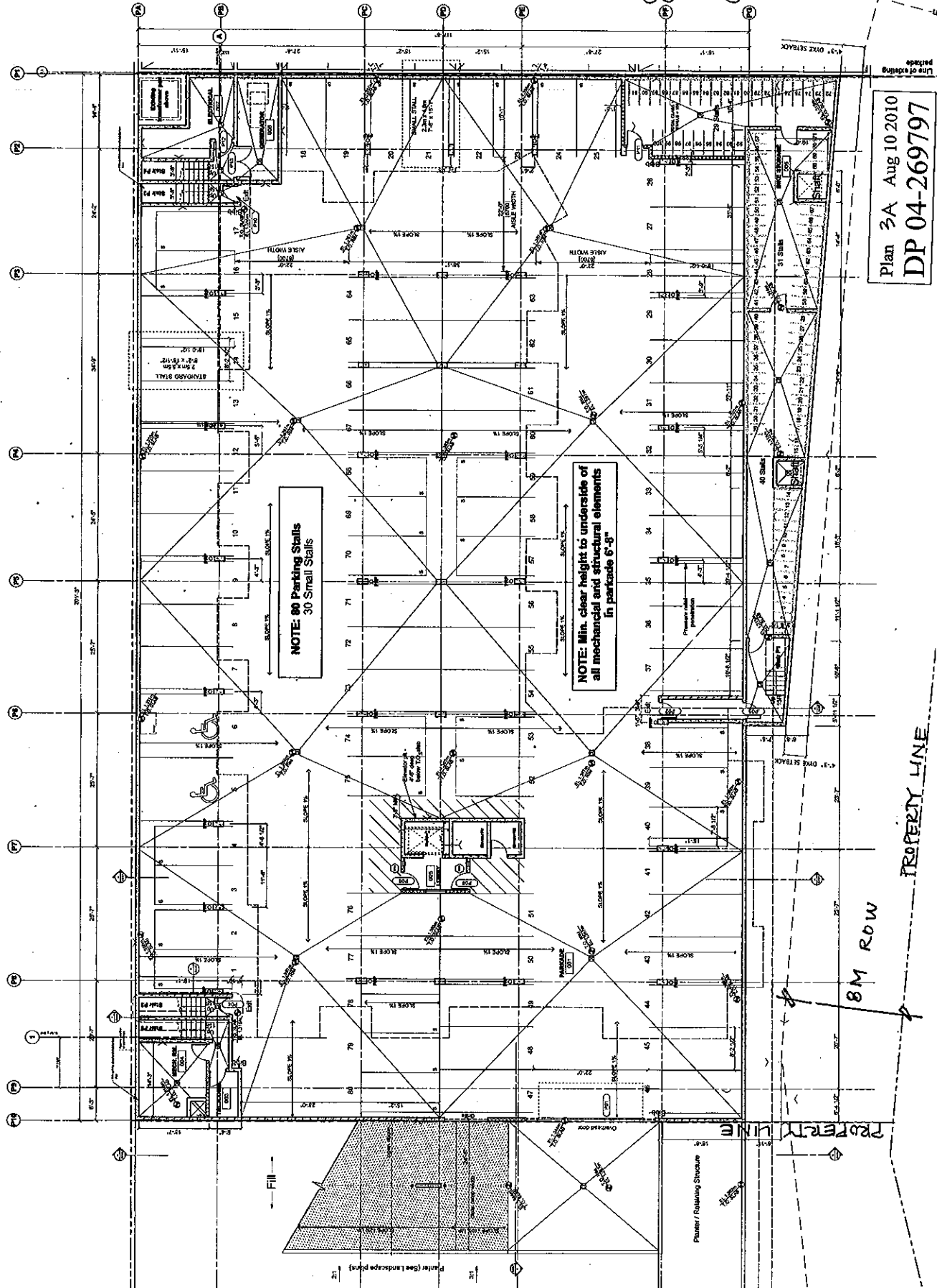
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**NOTE: 80 Parking Stalls
 30 Small Stalls**

**NOTE: Min. clear height to underside of
 all mechanical and structural elements
 in partshade 6'-9"**

Plan 3A Aug 10 2010
 DP 04-269797

PROPERTY LINE

8M ROW

PROPERTY LINE

Overport Fabric Rental
 Richmond, BC

Partshade Plan

A1.03

NATIONAL HYDROSEALING PAVING
 SLABS (BY ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: NATURAL
 CLIP CONC. FINGER WALLS
 - REFER TO DETAIL

16 CLASS 2 BICYCLE PARKING SPACES
 - REFER TO SPEC
 WALKWAY PAVES TYP.
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: NATURAL

CEDAR PRIVACY SCREEN
 - REFER TO ARCH.
 PATIO PAVES TYP.
 "TRAVAR" HYDRAPRESSED
 PAVING SLABS (BY
 ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: CHARCOAL

WOOD TRELLIS + SCREEN
 WALL OVER CABINAGE
 RECYCLING JUNK
 - REFER TO ARCH.

UNIT BLOCK PLANTER WALLS
 - REFER TO ARCH.
 PATIO PAVES TYP.
 "TRAVAR" HYDRAPRESSED
 PAVING SLABS (BY
 ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: CHARCOAL

IF DRAIN ROCK STRIP, TYP.
 - REFER TO DETAIL
 BOARDWALK PAVING
 - REFER TO ARCH.
 2" CP CONC. CURB WALL
 - FLUSH WITH
 PAVEMENT/WALK

UNITS WITH PAVES TYP.
 "TRAVAR" HYDRAPRESSED
 PAVING SLABS (BY
 ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)
 WALKWAY PAVES TYP.
 WITH
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

GRAB TO BE
 RELOCATED TO
 CONC. CURB
 SHAFT WALL

CEDAR PRIVACY SCREEN
 - REFER TO ARCH.
 PATIO PAVES TYP.
 "TRAVAR" HYDRAPRESSED
 PAVING SLABS (BY
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 - SIZE: 12'0" X 24'0"
 - COLOUR: CHARCOAL

WALKWAY PAVES TYP.
 WITH
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

UNIT BLOCK PLANTER WALLS
 - REFER TO ARCH.
 PATIO PAVES TYP.
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 - COLOUR: CHARCOAL

WALKWAY PAVES TYP.
 WITH
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

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WALKWAY PAVES TYP.
 WITH
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 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

UNIT BLOCK PLANTER WALLS
 - REFER TO ARCH.
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 - COLOUR: CHARCOAL

WALKWAY PAVES TYP.
 WITH
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

CEDAR PRIVACY SCREEN
 - REFER TO ARCH.
 PATIO PAVES TYP.
 "TRAVAR" HYDRAPRESSED
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 - COLOUR: CHARCOAL

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 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

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 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

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 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

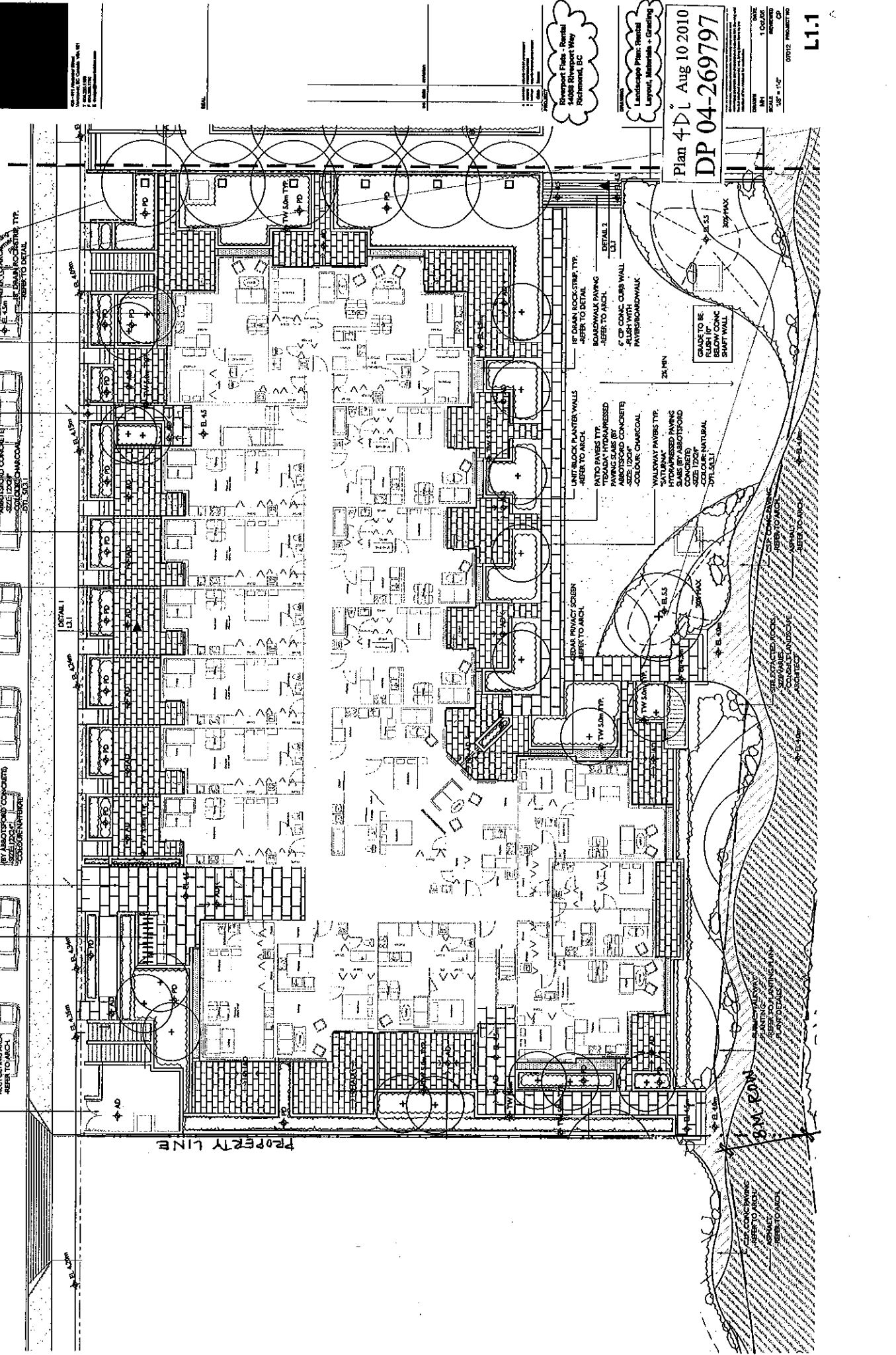
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 - REFER TO ARCH.
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 WITH
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

CEDAR PRIVACY SCREEN
 - REFER TO ARCH.
 PATIO PAVES TYP.
 "TRAVAR" HYDRAPRESSED
 PAVING SLABS (BY
 ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: CHARCOAL

WALKWAY PAVES TYP.
 WITH
 HYDRAPRESSED PAVING
 SLABS (BY ABBOTSFORD
 CONCRETE)
 - COLOUR: NATURAL
 (SPL. 1, 2, 3, 4)

UNIT BLOCK PLANTER WALLS
 - REFER TO ARCH.
 PATIO PAVES TYP.
 "TRAVAR" HYDRAPRESSED
 PAVING SLABS (BY
 ABBOTSFORD CONCRETE)
 - SIZE: 12'0" X 24'0"
 - COLOUR: CHARCOAL



Riverport Flats - Rental
 3488 Riverport Way
 Richmond, BC

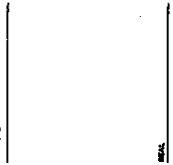
Landscape Plan: Rental
 Layout, Materials + Grading

Plan 4-D Aug 10 2010
 DP 04-269797

DATE	DESCRIPTION
12/11/09	1.0000
03/18/10	REVISION
03/18/10	03/18/10

L1.1

1. All dimensions are in meters.
 2. All dimensions are to the centerline of the road.
 3. All dimensions are to the centerline of the driveway.
 4. All dimensions are to the centerline of the sidewalk.
 5. All dimensions are to the centerline of the property line.



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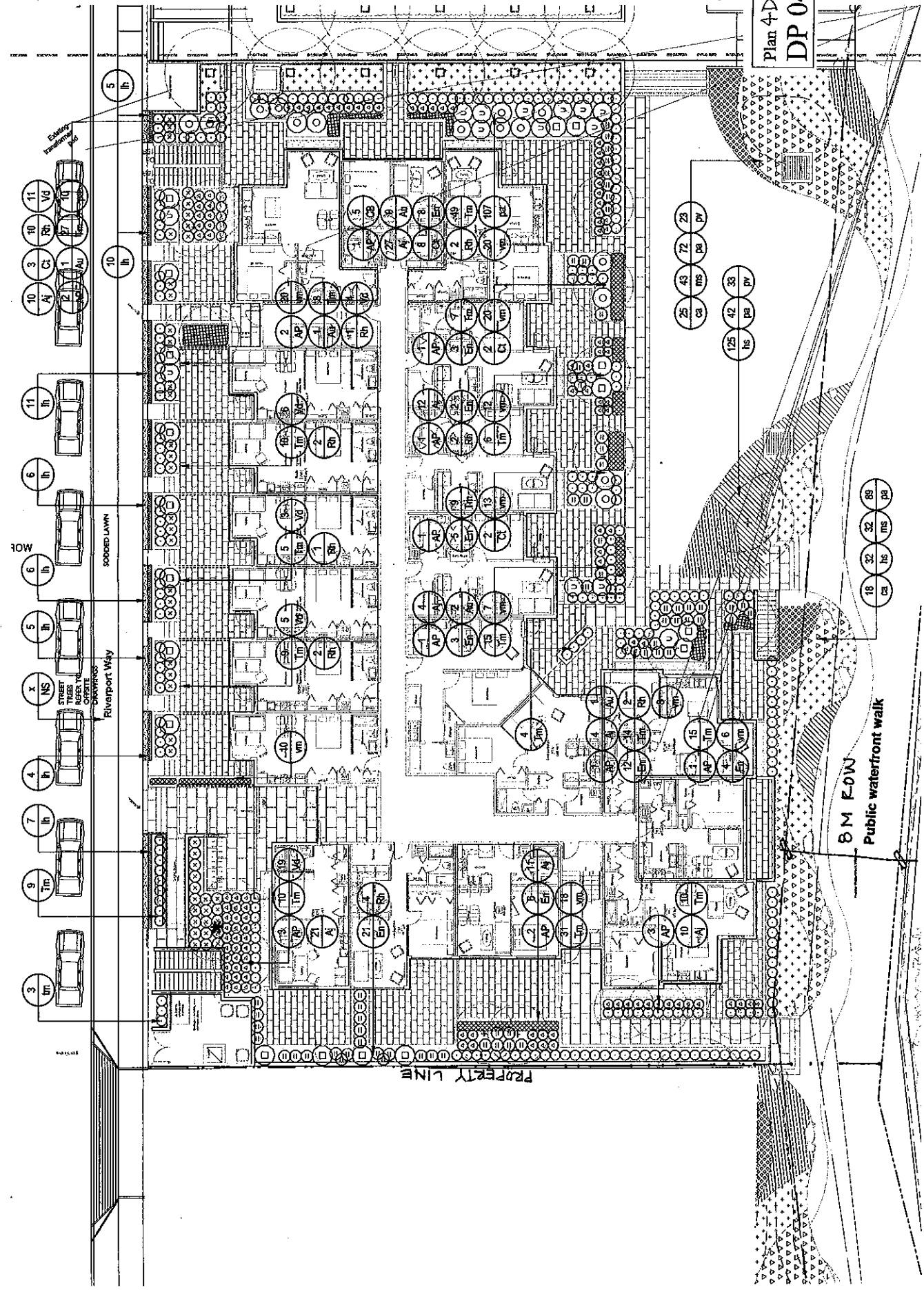
Riverport Fibre - Renewal
 14055 Riverport Way
 Richmond, BC

Planning File:
 Renewal Building

Plan 4-D-1
 Aug 10 2010
 DP 04-269797

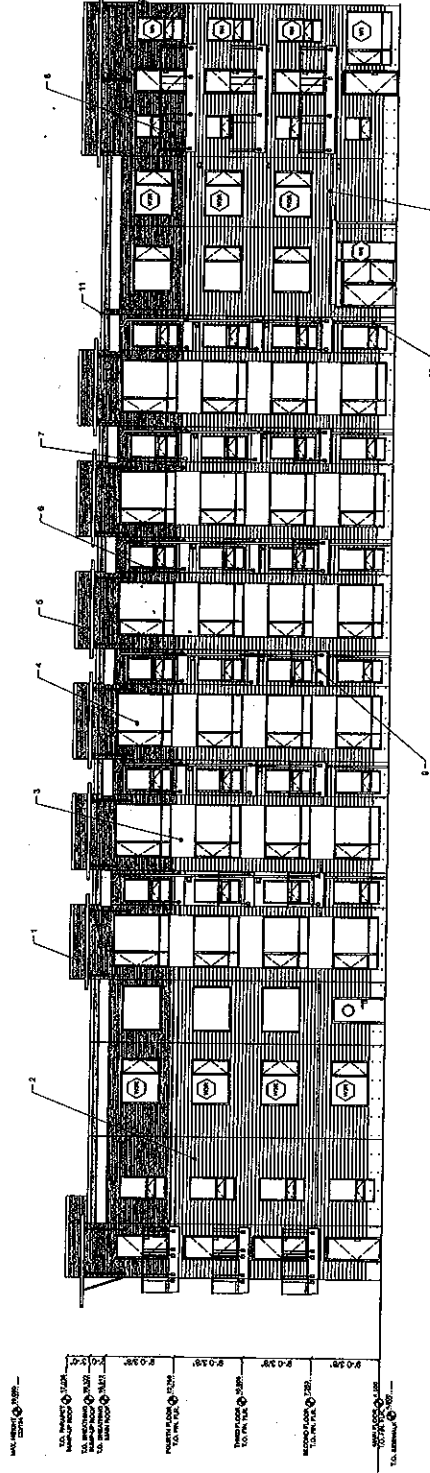
DATE: 10/08/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:100
 PROJECT: 04-269797

L2.1



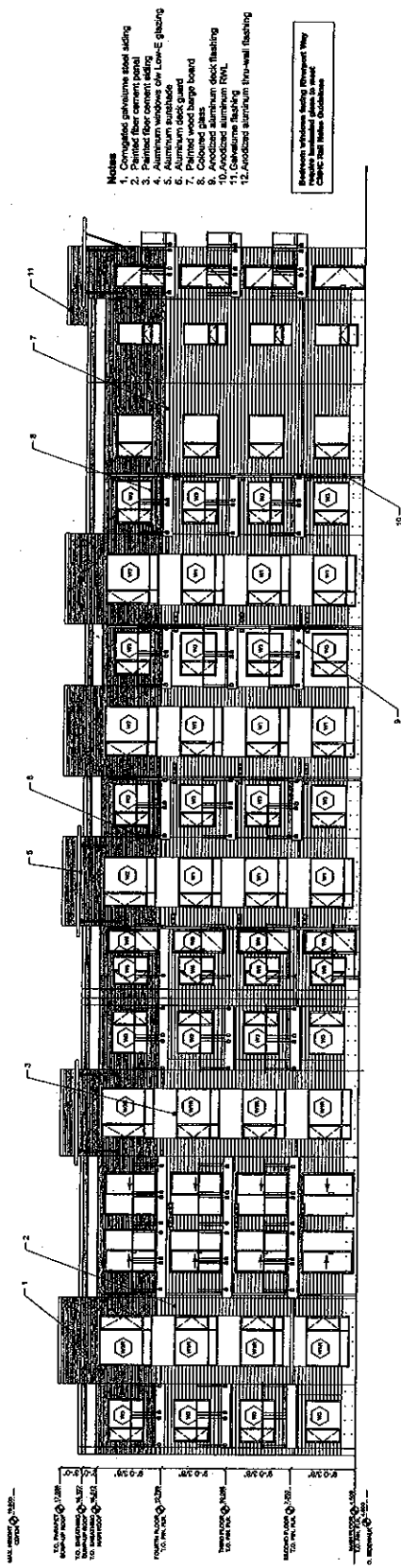
3.0 Elevations

North Elevation



Plan SA Jul 7 2010
 DP 04-269797

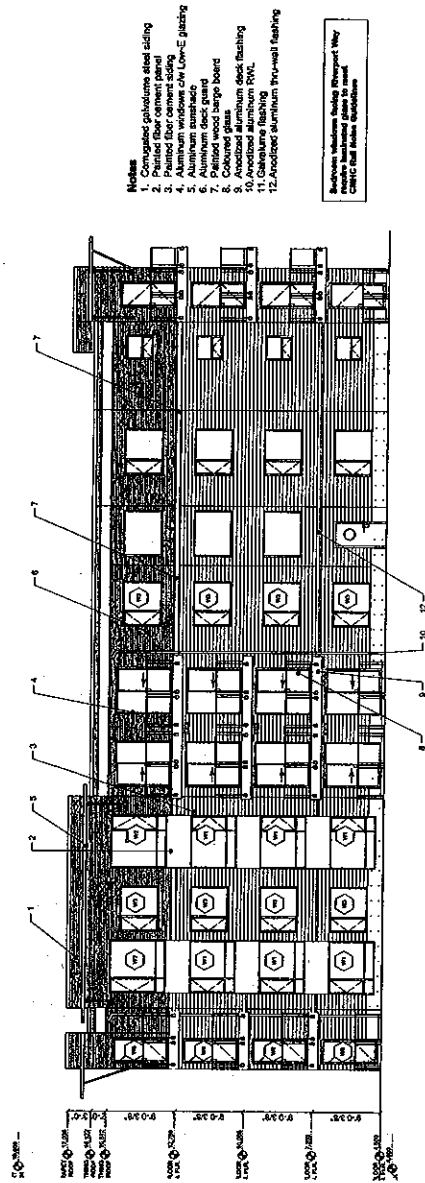
South Elevation



Plan 5B Jul 7 2010
 DP 04-269797

Scale 1/16" = 1'-0"

West Elevation

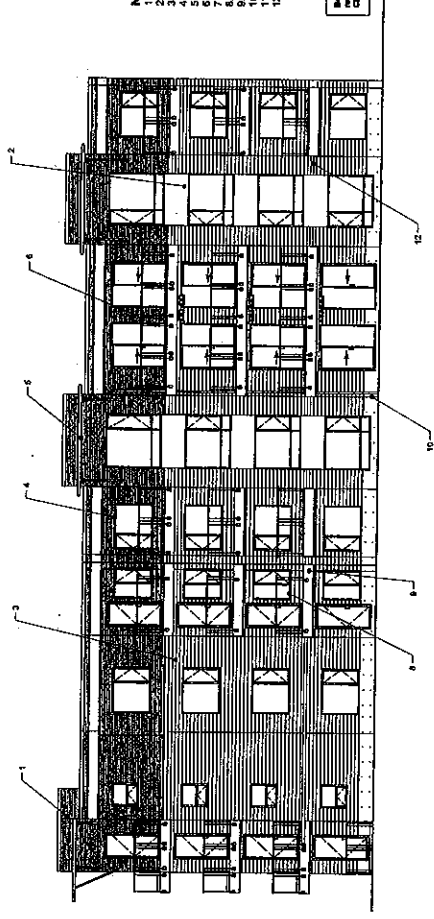


- Notes
1. Painted galvalume steel siding
 2. Painted galvalume steel siding
 3. Painted fiber cement siding
 4. Aluminum windows c/w Low-E glazing
 5. Painted wood barge board
 6. Aluminum door panel
 7. Painted wood barge board
 8. Colored glass
 9. Anodized aluminum steel flashing
 10. Anodized aluminum RWL
 11. Galvalume flashing
 12. Anodized aluminum thru-wall flashing
- Windows indicate holding flanges. They should be installed prior to any exterior wall insulation installation.

Plan 5C Jul 7 2010
 DP 04-269797

Scale 1/16" = 1'-0"

East Elevation

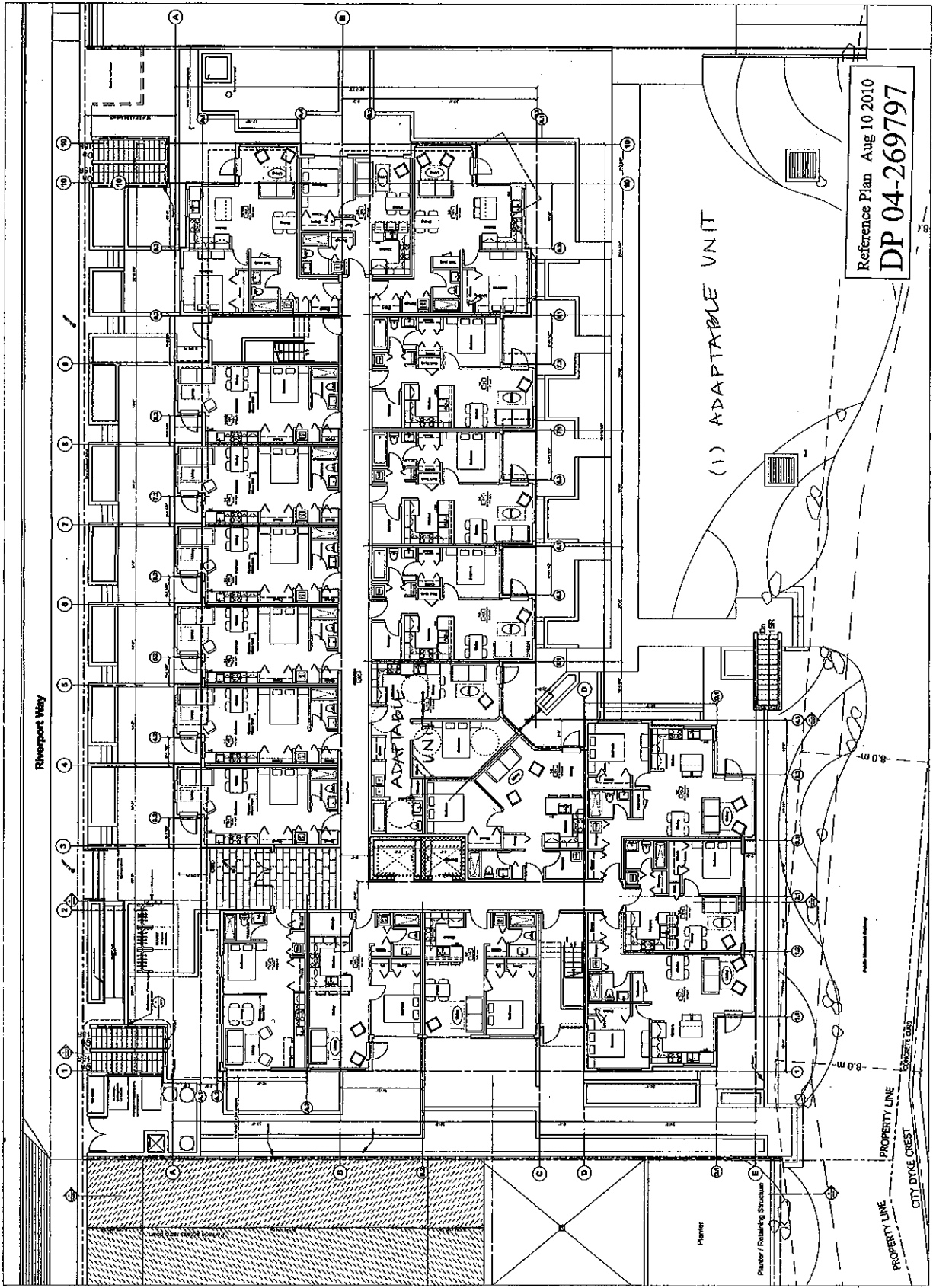


- Notes**
1. Coated galvalume steel siding
 2. Painted fiber cement panel
 3. Painted fiber cement siding
 4. Painted fiber cement panel
 5. Aluminum subdeck
 6. Aluminum deck panel
 7. Painted wood barge board
 8. Anodized aluminum deck flashing
 9. Anodized aluminum panel
 10. Anodized aluminum panel
 11. Coarse flashing
 12. Anodized aluminum through flashing

Bedroom windows facing Riverport Way
 100' x 10' and 10' x 10' windows
 100' x 10' and 10' x 10' windows

Plan SD Jul 7 2010
 DP 04-269797

Scale 1/16" = 1'-0"



Reference Plan Aug 10 2010
 DP 04-269797

(1) ADAPTABLE UNIT

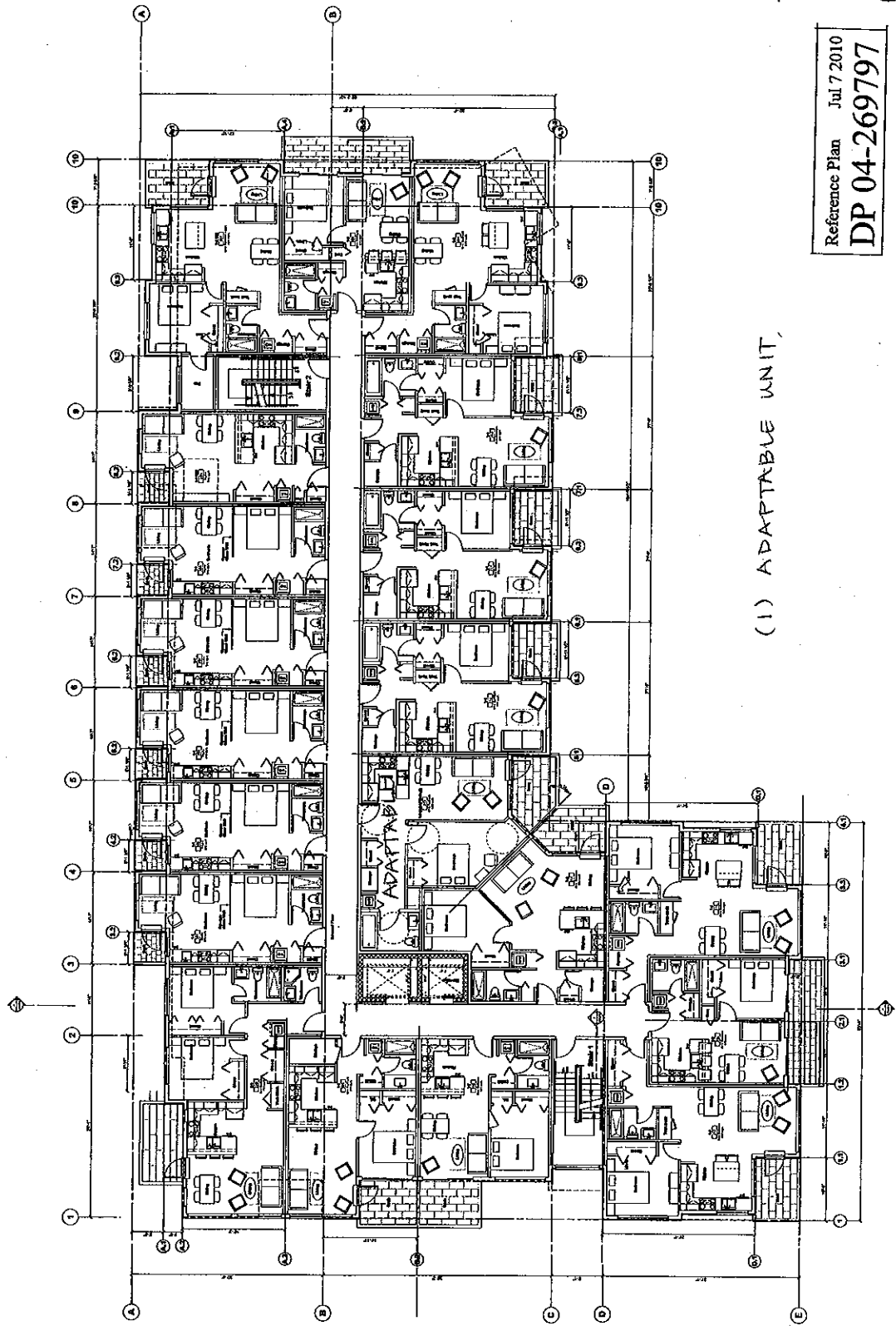
Riverport Way

PROPERTY LINE
 CITY DYKE CREST

Planner

Plumber / Framing Structure

Second Floor

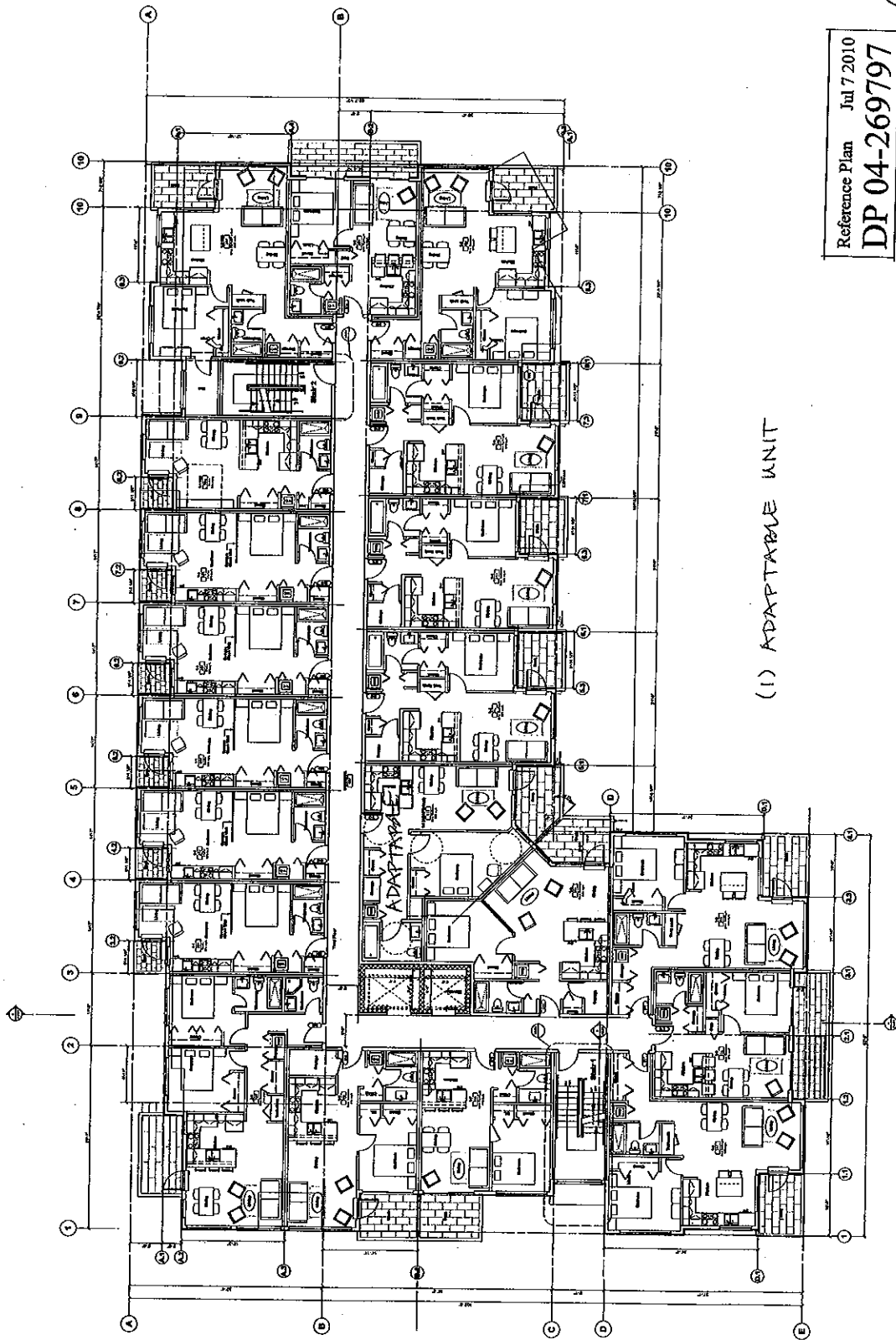


(1) ADAPTABLE UNIT,

Reference Plan Jul 7 2010
DP 04-269797

Scale 1/16" = 1'-0"

Third Floor



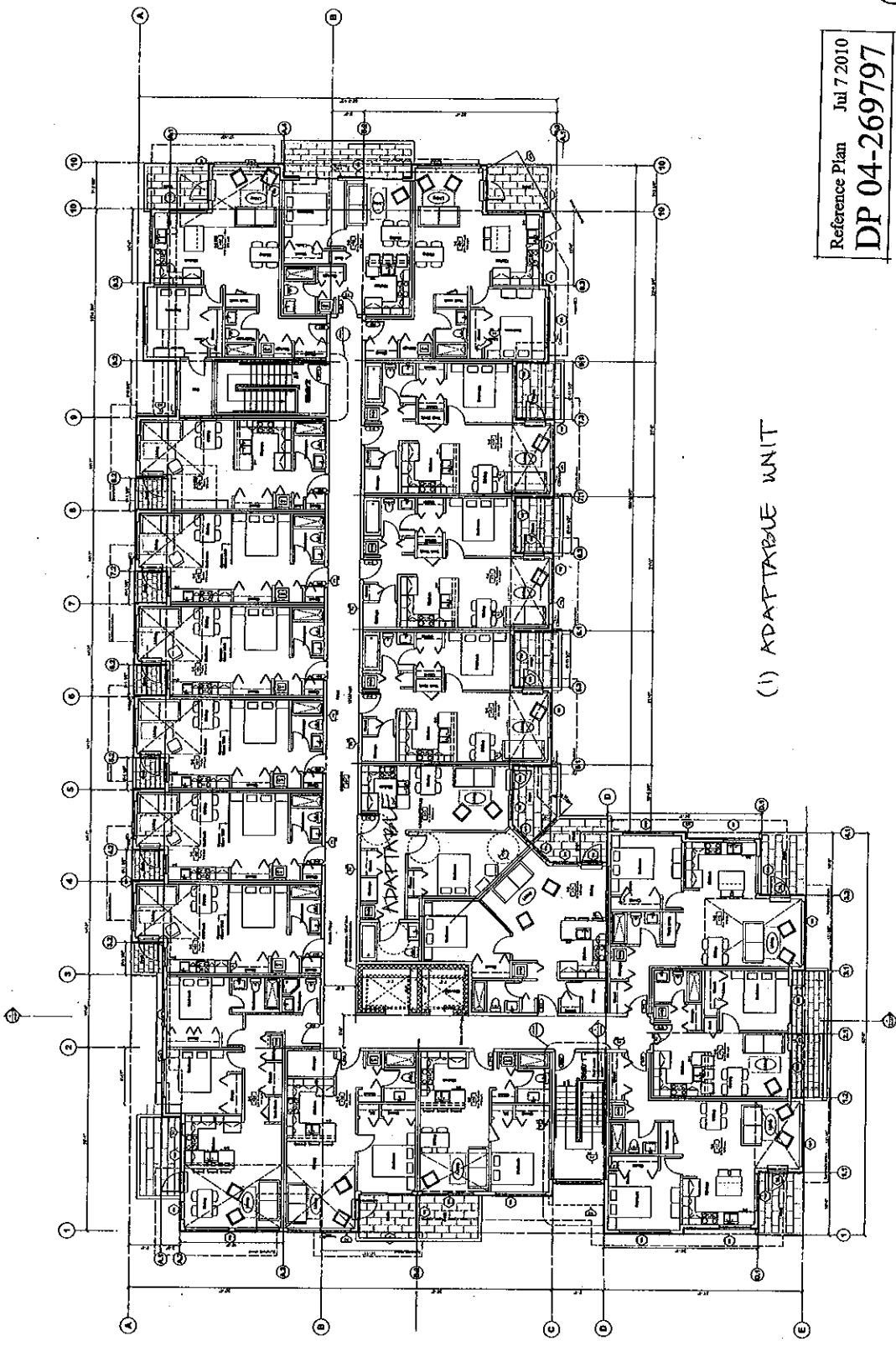
(1) ADAPTABLE UNIT

Reference Plan Jul 7 2010
DP 04-269797

Scale 1/16" = 1'-0"



Fourth Floor



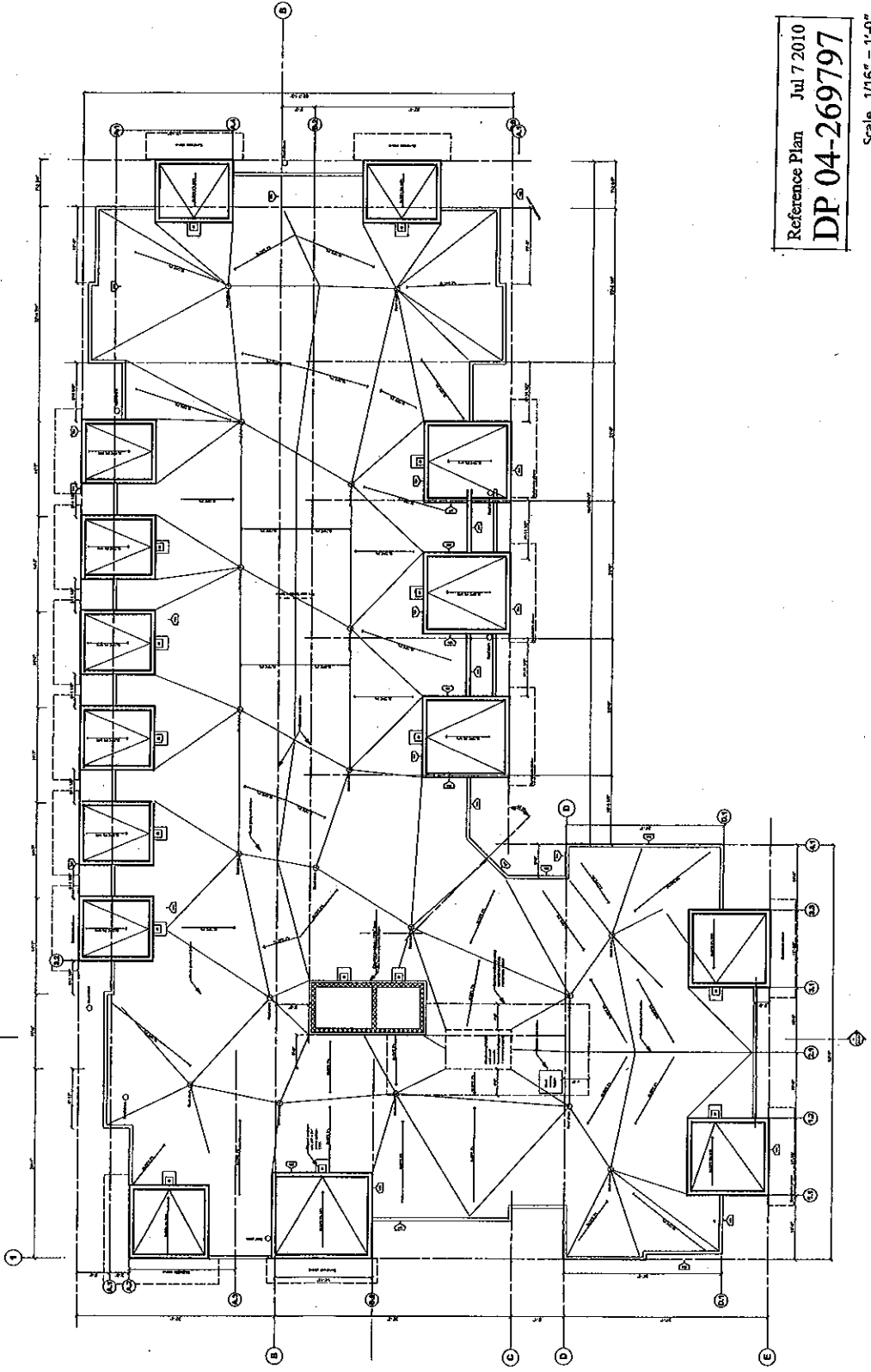
(1) ADAPTABLE UNIT

Reference Plan Jul 7 2010
DP 04-269797

Scale 1/16" = 1'-0"



Roof Plan



Reference Plan Jul 7 2010
DP 04-269797

Scale 1/16" = 1'-0"

