



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 5, 2026

From: Joshua Reis
Director, Development

File: DP 25-009422

Re: **Application by David Lee for a Development Permit at 12060 and
12080 No. 5 Road**

Staff Recommendation

That a Development Permit be issued at 12060 and 12080 No. 5 Road, which would permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.

Joshua Reis
Director, Development

JR:ak
Att. 5

Staff Report

Origin

David Lee, on behalf of Haydenco Holdings Ltd. (Director: Hira Gaunder and Kamal Gaunder), has applied to the City of Richmond for permission to develop a two-storey industrial building at 12060 and 12080 No. 5 Road on a site zoned “Light Industrial (IL)” and associated Environmentally Sensitive Area (ESA) compensation. Vehicle access will be from an extension of the existing rear lane to Rice Mill Road. The site is currently vacant. A location and aerial map of the site is provided in Attachment 1.

The site is subject to a current rezoning application (RZ 22-005648) to rezone to “Light Industrial (IL)”, which received third reading at the Public Hearing held on September 3, 2024.

A Servicing Agreement (SA) application (SA 24-049510) is also associated with this project, which is required as a condition of rezoning adoption and includes, but is not limited to, the following improvements:

- Frontage works along No. 5 Road to accommodate additional on-street parking, a new multi-use path and related frontage improvements (new curb and gutter, asphalt trail and greened / treed boulevards).
- Construction of the rear lane along the entire east portion of the subject site. The lane is to be 7.5 m wide with rollover curbs on both sides and include street lighting. The lane will provide an extended connection between Rice Mill Road and No. 5 Road.
- Site servicing works to extend the necessary services, including any required connections, inspection chambers and meter gauges.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: A lot zoned “Light Industrial (IL)” with an existing two-storey building on site.

To the East: A site split-zoned “Agriculture (AG1)”, “Light Industrial (IL)”, and “BC Ferries Fleet Maintenance and Moorage (ZI14)”. The site is owned by BC Ferry Services Inc and is used for BC Ferry fleet maintenance operations.

To the South: A vacant lot zoned “Light Industrial (IL)”. The property was recently rezoned (RZ 21-941597) to facilitate the development of two industrial buildings and rear lane connection. A Building Permit has been issued.

To the West: Immediately across No. 5 Road are sites zoned “Industrial Business Park (IB1)” with light industrial buildings, including the Richmond Animal Shelter.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the removal of off-site trees to the east of the subject site on lands designated as ESA, which were to be further assessed by a Qualified Environmental Professional (QEP) at the Development Permit (DP) stage. This included identifying ESA compensation planting and maximizing on-site landscape opportunities.

The Public Hearing for the rezoning of this site was held on September 3, 2024. At the Public Hearing, no concerns were noted with regard to the proposed rezoning.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the environmental concerns and other staff comments identified as part of the review of the subject DP application. Staff have worked with the applicant to increase on-site landscaping opportunities and provide off-site ESA compensation. Additionally, the DP application complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Light Industrial (IL)” zone.

Analysis

Conditions of Adjacency

- The subject site fronts No. 5 Road and is situated within an established industrial and mixed employment area. Surrounding uses include an existing industrial operation to the north, BC Ferries fleet maintenance facilities to the east and two industrial buildings currently under construction to the south. Across No. 5 Road are light industrial buildings. The proposed development is to facilitate the expansion of the existing industrial operations of the properties to the north at 12020 and 12040 No. 5 Road, which are also owned and operated by the business associated with this application.
- The proposed two-storey building form and tilt up concrete construction is generally consistent with the surrounding building heights and form of industrial development.
- Lands to the immediate east of the subject property are designated as Terrestrial ESA. Trees located within a portion of this area are impacted as a result of the required grading to accommodate the development and lane construction. Impacts to this area are considered as part of this report.
- The proposed lane extension will facilitate a north-south lane connection from Rice Mill Road through to 12120 No. 5 Road and function as a physical buffer, increasing the setback between the ESA lands and the industrial development on No. 5 Road.

Urban Design and Site Planning

- The development has been designed to enhance street presence along No. 5 Road and accommodate the lane extension to the east. The proposed configuration provides a continuous industrial frontage along No. 5 Road while providing vehicular access to the subject site through the rear lane.
- The proposed building will be set back 3.1 m from the west property line and be landscaped to provide a transition from the street to the subject industrial development. The building has been designed to maximize ground floor area for the industrial operations and to accommodate required vehicle circulation at the rear.

- A total of 15 on-site parking spaces are proposed, including one accessible parking space located in close proximity to a building entrance. The accessible parking space is accessed via a 1.5 m wide ramp to support site accessibility. One medium loading space is proposed at the rear of the building.
- A total of five Class 1 and five Class 2 bicycle parking spaces are provided consistent with Zoning Bylaw requirements. Class 1 bicycle parking spaces are located inside the building within a dedicated enclosure, and Class 2 spaces are located near the building's main entrance along No. 5 Road.
- The garbage and recycling enclosure is located at the rear of the building and screened from public view.

Architectural Form and Character

- The proposed building façade along No. 5 Road has been designed to maintain a consistent architectural language with the existing developments at 12020 and 12040 No. 5 Road, incorporating similar architectural characteristics, including a curved building envelope and blue-tinted glazing.
- Building massing is proposed to be articulated through a series of wall recesses along the front and rear elevations. These varied wall planes reduce the perceived scale of the development, add visual interest and support the functional needs of the business for loading and floor space.
- The proposed two-storey building is comprised largely of tilt-up concrete panels, similar to adjacent industrial developments. Concrete panels form the predominant façade material, with supplementary glazing, aluminum screening elements, and a green wall feature incorporated along the western elevation to strengthen the building's frontage presence.

Off-Site Tree Management and ESA Assessment

- Due to the adjacency of designated Terrestrial ESA lands (old fields and shrublands) to the east of the subject site, an enhanced environmental review was undertaken to assess the retention suitability of impacted off-site trees located within the ESA and to determine appropriate mitigation and compensation measures. The project QEP has identified that the existing vegetated areas are consistent with the old fields and shrubland category for this area and also observed significant incursion of invasive plant species (e.g. Himalayan blackberry) into the area.
- Approximately 80 m² of ESA on the adjacent property to the east will be impacted due to the required grading and construction of the proposed retaining wall and laneway extension works.
- At the time of rezoning, five off-site poplar trees, including two significant sized trees (tag #OS89 (85 cm), tag #OS256 (100 cm), tag #OS257 (80 cm), tag #OS258 (80 cm), tag #OS259 (100 cm)) were observed on the property to the east, within the ESA designated area, and had been identified for removal due to critical impacts resulting from the proposed grade changes and conflict with the required City lane.
- Upon further review by the applicant's arborist and QEP, an additional tree (tag # 94), a 30cm dbh cherry tree in poor condition, has been identified on the property to the east, which is also in conflict with the required works.
- The Arborist Report identifies the six off-site trees as having poor retention suitability due to their tall, narrow trunks, expansive but shallow root systems, and advanced stage of maturity.

In addition, the poplar tree species are also known to be susceptible to structural failure and disease. Given the requirement to construct a retaining wall to support the rear lane, regrade the subject site to meet flood protection requirements, and address the grade differential with the adjacent property, tree removal is recommended.

- The applicant has secured permission from the adjacent property owner of 12800 Rice Mill Road for the removal of six trees on their land. Authorization to complete ESA compensation planting on the neighbouring property was not granted and was requested by the neighbouring owner to be conducted off-site as they consider future development of their property. Any future development of the neighbouring property would be subject to a future ESA development permit.
- In addition, approximately 325m² of ESA on the property to the north at 12800 Rice Mill Road is impacted through the use of those lands for parking. The use of that area for parking was authorized by Council through an associated Temporary Use Permit (TUP) (TU 24-036427), which was issued by Council on December 15, 2025, and compensation for the encroachment into the ESA is proposed as part of this DP.

ESA Compensation

- Off-site ESA compensation for the off-site tree removals as part of the redevelopment of the subject site and the associated TUP on the property to the north are as follows and are proposed to occur on two City properties near the subject site:
 - Along the public pathway south of 12851 No. 5 Road, which is designated as Marine ESA: Seven trees consisting of a combination of Douglas Fir and Bigleaf Maples are proposed for ecological enhancement in addition to a number of shrubs. Enrichment of this pathway adjacent to Dyke Road is anticipated to increase the ecological function and wildlife utilization, resulting in an ESA habitat net gain of approximately 508 m².
 - Southwest corner of 12851 Rice Mill Road: 20 trees, including Black cottonwood, Bigleaf maple and Bitter cherry are proposed at the southwest corner of the Model Airplane Park. The increase in trees within the park will offer ecological benefits, including nesting opportunities for birds, pollinators and shelter for small mammals, resulting in a habitat net gain of approximately 512 m².
- The City's Parks department has reviewed the proposed compensation planting and supports the proposed off-site ESA compensation works (Attachment 4).
- Off-site compensation works are to be conducted through a SA, which is required to be entered into prior to DP issuance. Additionally, a landscape security of \$29,804.10 and \$28,672.10 for the properties at 12851 No. 5 Road and 12851 Rice Mill Road, respectively is required to ensure that the proposed planting will be completed. Prior to DP issuance, the applicant is required to enter into a Landscape Agreement that stipulates a monitoring and annual reporting period of five years by a QEP.

Landscape Design and Open Space Design

- On-site and City tree removal were assessed as part of the rezoning application, where it was determined that six on-site trees (tag # 83, 85, 86, 88, 251, 260), including a significant tree (tag # 251), and one city tree (tag # Ci1) are to be removed due to their poor condition. City tree compensation has been secured at rezoning for the removal of the City tree (tag # Ci1).

- Since the time of rezoning, an additional cherry tree (tag #261) was observed on site, measuring at 20 cm dbh. The project Arborist noted that this tree is also in poor health and recommends removal and replacement. The City's Tree Preservation staff support the Arborist's findings and recommendations.
- A total of seven on-site trees (including one significant-sized tree) have been identified for removal. As per the City's Tree Protection Bylaw, a total of 15 replacement trees are required.
- At the time of rezoning, four replacement trees were proposed to be planted on-site. Staff have worked with the applicant to increase the number of on-site replacement trees from four to nine. A mix of deciduous and coniferous species are selected for variation and to help soften the industrial development. All new on-site trees are proposed to be a minimum of 8 cm caliper for deciduous trees and a minimum 4.0 m in height for conifers.
- The remaining six required replacement trees that cannot be accommodated on site due to the proposed industrial building's footprint, and required maneuvering and circulation space, will be compensated through a revised cash-in-lieu contribution of \$4,500.00 (\$750 for each replacement tree) required prior to DP issuance.
- On-site landscaping provided along the No. 5 Road frontage includes a water feature, trees and shrubbery to help soften and screen the industrial development from the street.
- The proposed grading at the rear of the site is designed to City standards to enable a functional City lane. As a result, a retaining wall along the east property line is proposed. The applicant has confirmed that drainage will be managed on site.
- White painted steel railing type fencing, no higher than 1.76 m in height, is proposed along the east property line and for portions of the south property line at the rear of the site.
- A picnic table is proposed in the (west) front yard adjacent to a green wall, providing employees with a small outdoor amenity space.
- High efficiency automatic irrigation will be provided for the proposed landscaping on-site.
- A landscape security in the amount of \$42,430.66 is required prior to DP issuance to ensure the proposed on-site landscaping works are completed.

Crime Prevention Through Environmental Design

- The building frontage along No. 5 Road incorporates a high amount of glazing to provide clear sightlines and maximize passive surveillance opportunities. At the rear, the simple wall planes and strategically placed lighting help reduce entrapment areas.
- Landscaping has been designed to maintain views and passive surveillance through the provision of low shrubbery and deciduous trees.
- The proposed lighting will be DarkSky compliant and will be generally contained within the site through the provision of downward lighting fixtures and landscaping to mitigate glare and light pollution onto neighbouring properties.
- Security cameras will be installed on site, and ongoing surveillance on the existing properties to the north will extend to the subject site.

Sustainability

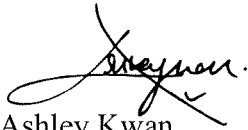
- At the rezoning stage, the proposed development included a minimum of two electric vehicle (EV) parking spaces, which were to be secured through a legal agreement prior to the rezoning bylaw adoption.

Since then, staff have worked with the applicant to increase the number of EV parking spaces to nine, which is consistent with current Zoning Bylaw requirements for non-residential EV charging infrastructure.

- The following sustainability related design/features are incorporated into the proposal:
 - Building construction to achieve a minimum 10 per cent better energy efficiency than the base BC Building Code requirement.
 - High efficiency LED lighting with auto shut-off capabilities.
 - Pre-ducting for future rooftop solar photovoltaic infrastructure as an alternative energy source.
 - Provision of water conservation features, including high-efficiency irrigation and water-conserving plumbing fixtures.

Conclusions

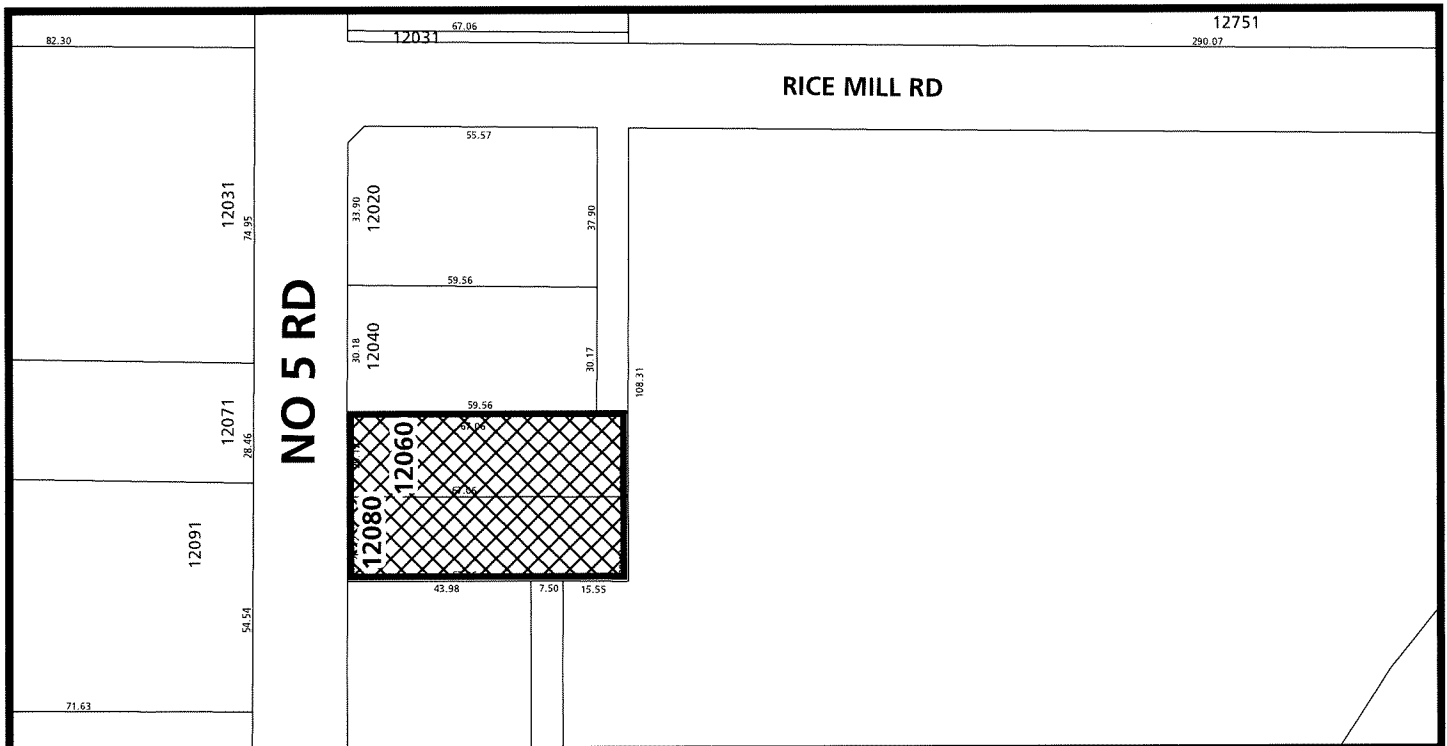
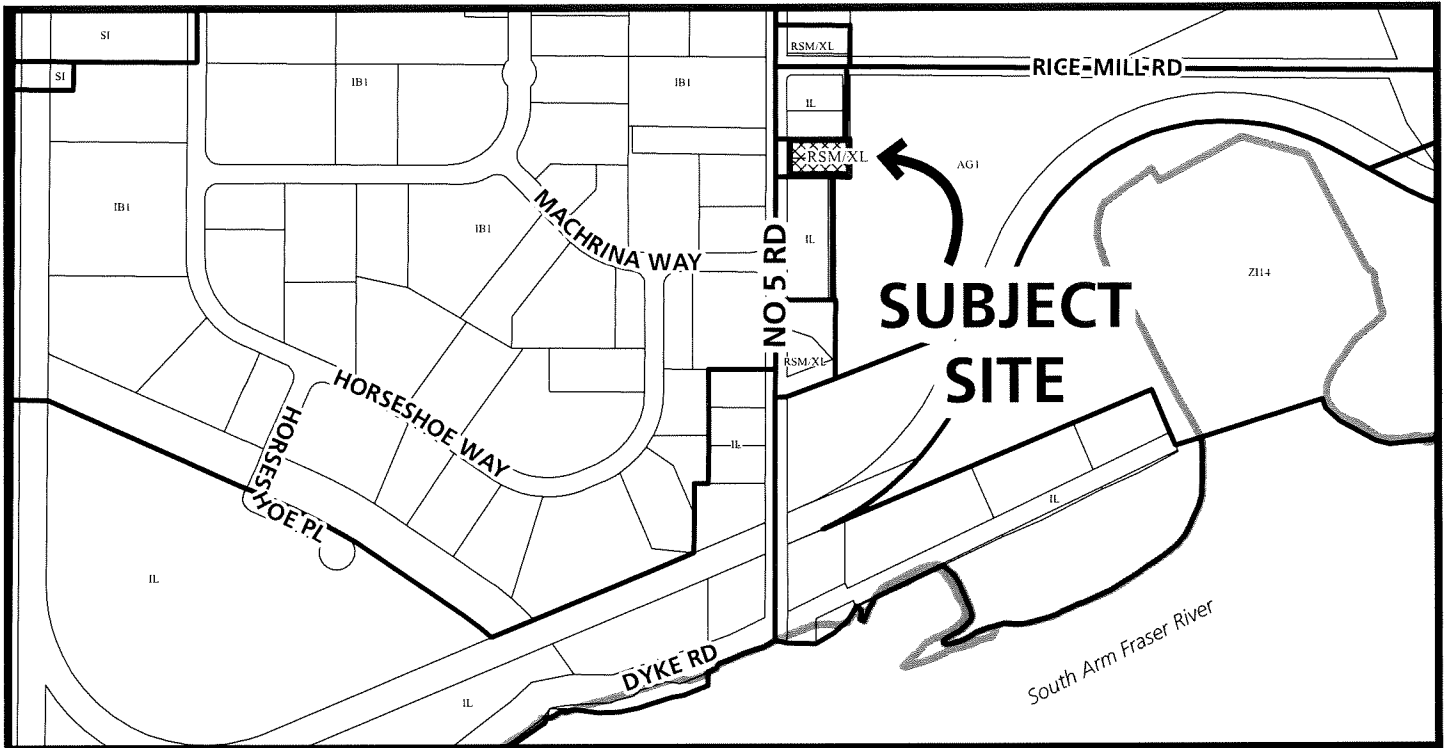
As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to Council issuance are attached (Attachment 5).



Ashley Kwan
Planner 1
(604-276-4173)

AK:js

- Att. 1: Location Maps
2: Development Application Data Sheet
3: Tree Management Plan
4: Off-site ESA Compensation Landscape Plans
5: Development Permit Considerations



DP 25-009422

Original Date: 03/20/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-009422

Original Date: 03/20/25
Revision Date: 02/27/26

Note: Dimensions are in METRES



DP 25-009422

Attachment 2

Address: 12060 & 12080 No 5 Road

Applicant: David Lee

Owner: Haydenco Holdings Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 1,870.16 m² (20,130.26 ft²)

Floor Area Net: 1,850.18 m² (19,915.16 ft²)

	Existing	Proposed
Site Area:	2,698 m ²	2,354 m ²
Land Uses:	Vacant	Light Industrial Building
OCP Designation:	Industrial	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Light Industrial (IL)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.0	0.79	None Permitted
Lot Coverage:	Max. 75%	67%	None
Setbacks (m):	Front: Min. 3.0 m Rear & Side: N/A	Front: 3.1 m Rear: 5.2 m Side (North): 0.1 m Side (South): 0.1 m	None
Height (m):	Max. 16.0 m	11.6 m	None
Bicycle Parking:	Class 1: 5 Class 2: 5	Class 1: 5 Class 2: 5	None
Off-street Parking Spaces – Regular (R)/Accessible (A):	Min 14 (R) and 1 (A)	14 (R) and 1 (A)	None
Total off-street Spaces:	15	15	None

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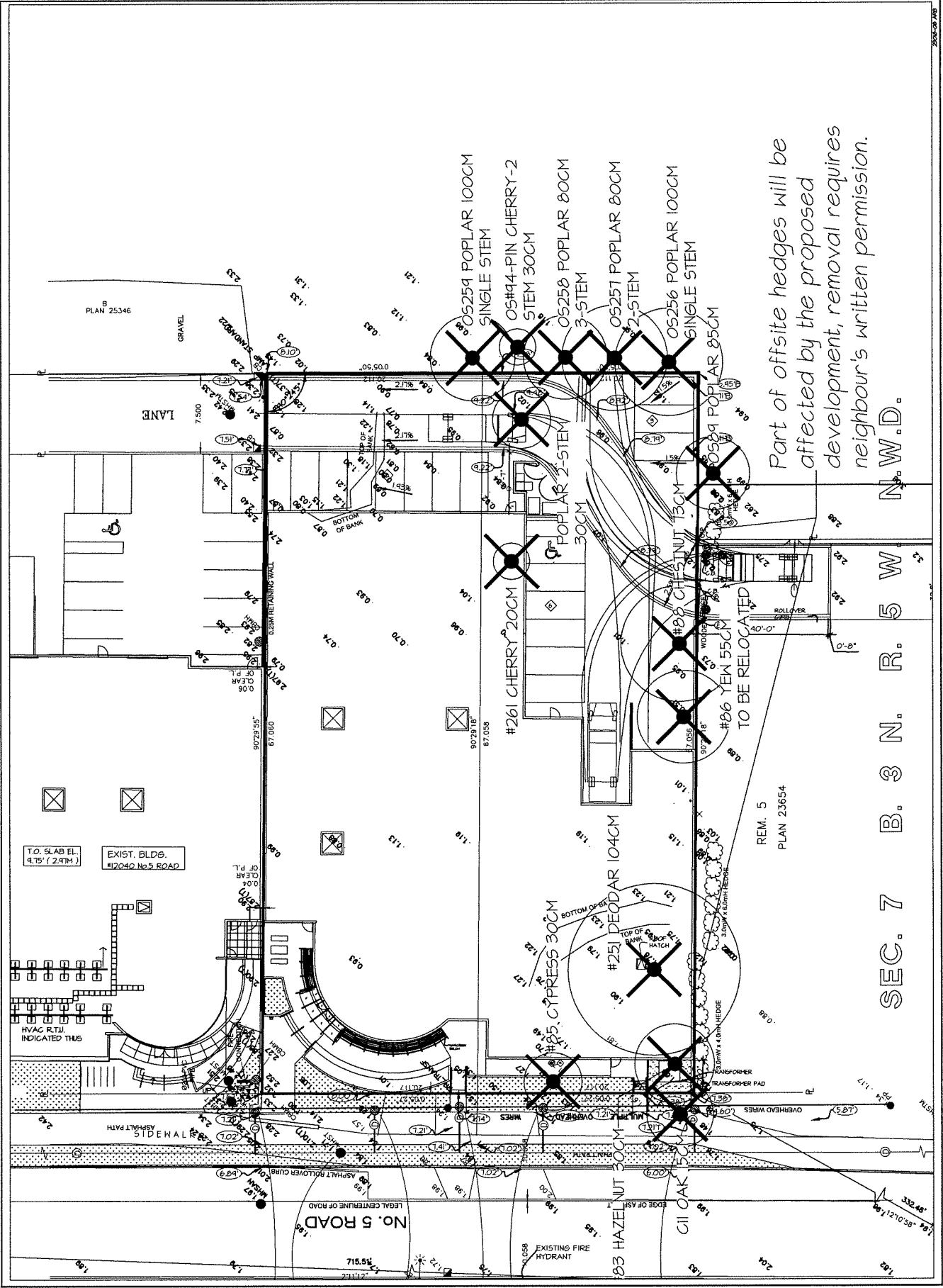


NO.	DATE	REVISION DESCRIPTION	BY
1			
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PROJECT:
 ARBORIST
 12060/12080 NOS ROAD
 RICHMOND, BC

DRAWING TITLE:
 ARBORIST
 PLAN

DATE:	19-MAY-2022
SCALE:	AS SHOWN
DRAWN BY:	LM
DESIGN BY:	LM
CHECKED BY:	MM
NSA PROJECT NUMBER:	L2a



2506-208 208



LEGEND

- Site Boundary
- City of Richmond Environmentally Sensitive Area
- Approximate Total Restoration Area: 833m²

SCALE SOURCES:

- Street Map, Google Maps
- Aerial Image, Richmond Municipal GIS (2021)

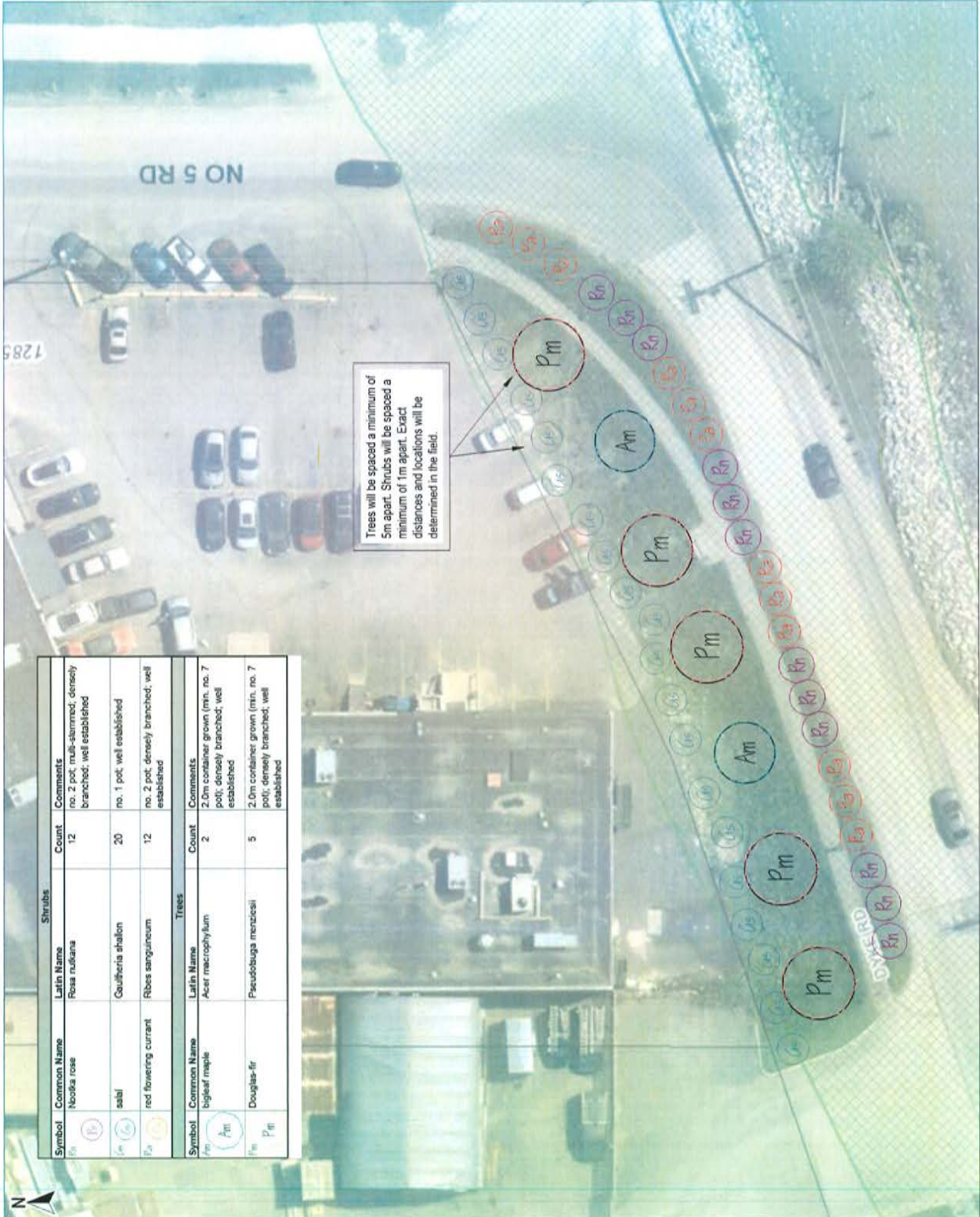
DISCLAIMER:

This drawing is part of a NOT TO SCALE report. The information is for informational purposes only and is subject to the conditions expressed in the Compliance Statement of this report.

NOTE:

All locations are approximate unless otherwise noted.

Prism Construction Ltd.	
Temporary Use Permit OEP Report	
Site Address: 12071 Ray Mill Road, Richmond, BC	
Remediator Address: 12071 No. 1 Road, Richmond, BC	
SK	May 15, 2025
BP	



Shrubs			
Symbol	Common Name	Latin Name	Comments
Rn	Nootka rose	<i>Rosa nutkana</i>	no. 2 pot, multi-stemmed, densely branched; well established
Am	satal	<i>Gaultheria shallon</i>	no. 1 pot, well established
Pn	red flowering currant	<i>Ribes sanguineum</i>	no. 2 pot, densely branched; well established
Trees			
Symbol	Common Name	Latin Name	Comments
Pm	bigleaf maple	<i>Acer macrophyllum</i>	2.0m container grown (min. no. 7 pot); densely branched; well established
Pm	Douglas-fir	<i>Pseudotsuga menziesii</i>	2.0m container grown (min. no. 7 pot); densely branched; well established



LEGEND

City of Richmond Environmentally Sensitive Area
 Approximate Total Restoration Area: 592m²



DISCLAIMER
 This drawing is part of a BEST Environmental Plan, Report and SoS prepared in the Compliance Statement of that report.
 All locations are approximate unless otherwise noted.

Prism Construction Ltd.

Environmentally Sensitive Area Development Permit
 Site Address: 12851 & 12850 No. 1 Road, Richmond, BC
 Remediation Address: 12851 100th St, Richmond, BC

SK BP
 JUN 23, 2025
 PRJ091002

PROPOSED COMPENSATION PLAN
 03



Trees will be spaced a minimum of 3m apart. Exact distances and locations will be determined in the field.

Trees			
Symbol	Common Name	Latin Name	Comments
P	black cottonwood	Populus trichocarpa	2.0m container grown (min. no. 7 pot); densely branched, well established
Am	bigleaf maple	Acer macrophyllum	2.0m container grown (min. no. 7 pot); densely branched, well established
Pe	bitter cherry	Prunus emarginata	no. 5 pot; 1.5m min.; densely branched, well established



City of
Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 12060 & 12080 No 5 Rd

File No.: DP 25-009422

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Rezoning Adoption)** Final adoption of the Zoning Amendment Bylaw 10580.
2. **(Off-site ESA Works)** Enter into a Servicing Agreement for the design and installation of off-site ESA compensation works to be completed on City properties at 12851 Rice Mill Road and south of 12851 No. 5 Road, and provide a Surety Bond, Letter of Credit or cash for off-site ESA landscaping in the amount of \$58,476.20 (\$28,672.10 and \$29,804.10 for the properties at 12851 Rice Mill Road and south of 12851 No. 5 Road respectively).
3. **(QEP Contract)** Submission of a contract entered into between the owner and a Qualified Environmental Professional (QEP) to supervise any works occurring in close proximity to the ESA during development of the site and to monitor and provide annual reporting to the City on the ESA compensation area for five years following City approval of substantial completion.
4. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$4,500.00 to the City's Tree Compensation Fund for the planting of (six) replacement trees within the City.
5. **(Landscape Security)** Receipt of a Surety Bond, Letter of Credit or cash for landscaping in the amount of \$42,430.66 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is to accompany the security, which is to set the terms for its use and release.
6. **(DP Notice Fees)** Payment of all fees in full cost for costs associated with Public Notices.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



No. DP 25-009422

To the Holder: Haydenco Holdings Ltd.
Property Address: 12060 & 12080 No. 5 Road
Address: 12020 No. 5 Road Richmond, BC, V7A 4G1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #18 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$42,430.66. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 25-009422

To the Holder: Haydenco Holdings Ltd.

Property Address: 12060 & 12080 No. 5 Road

Address: 12020 No. 5 Road Richmond, BC, V7A 4G1

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

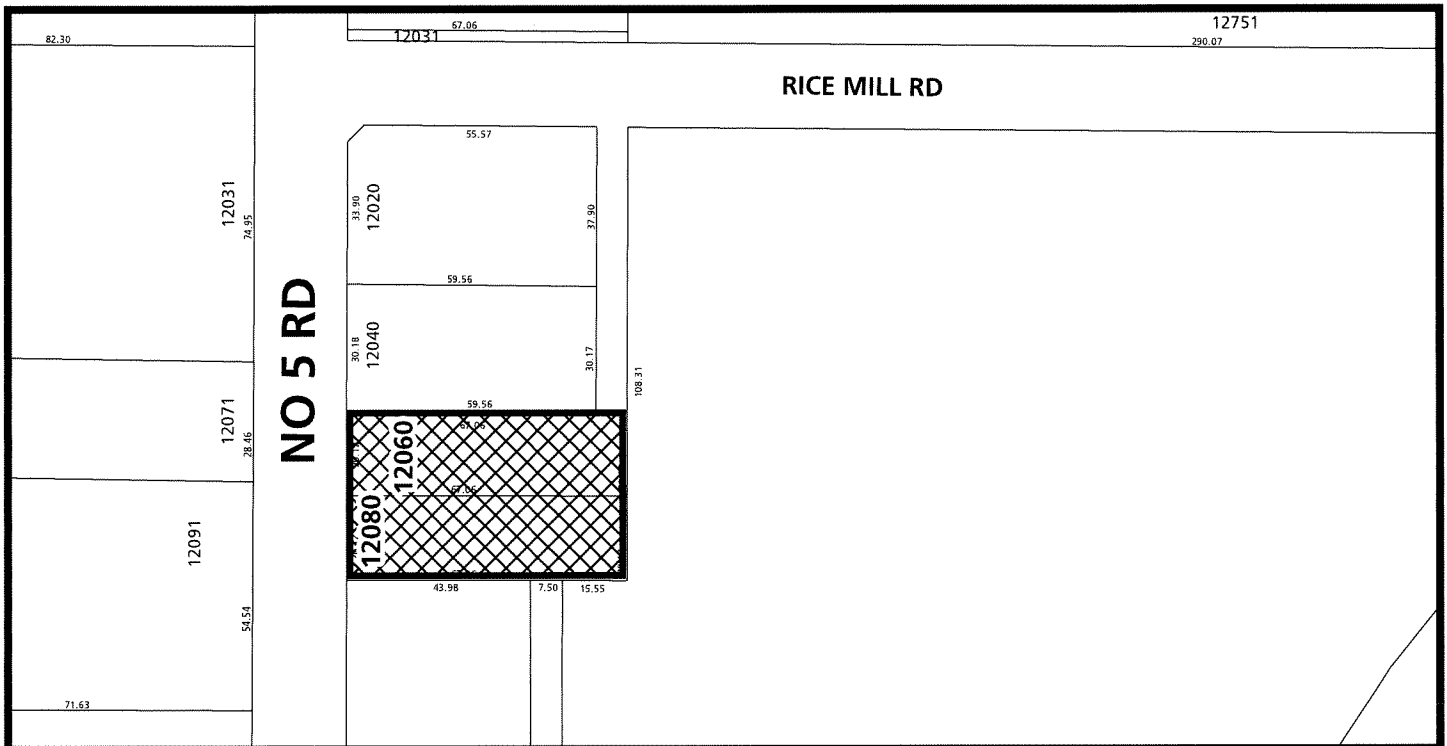
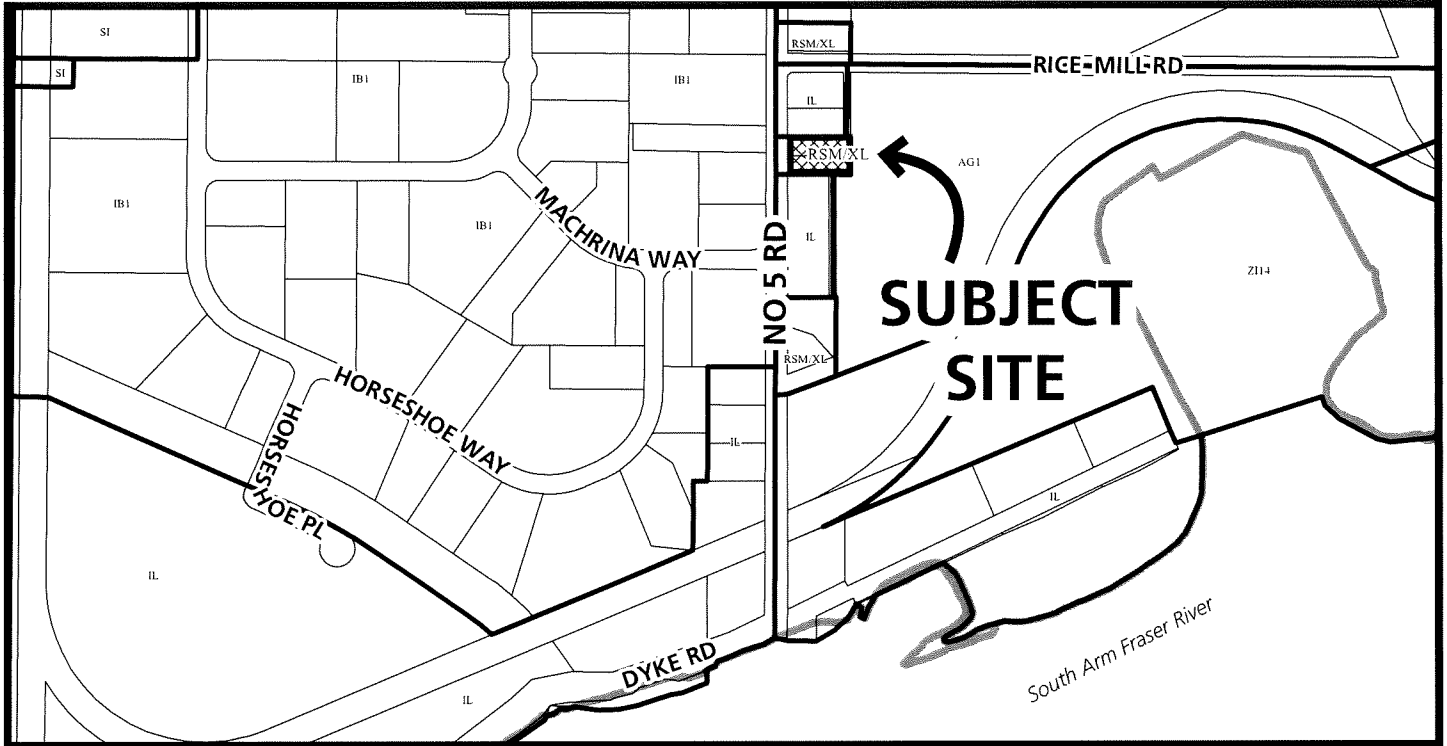
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



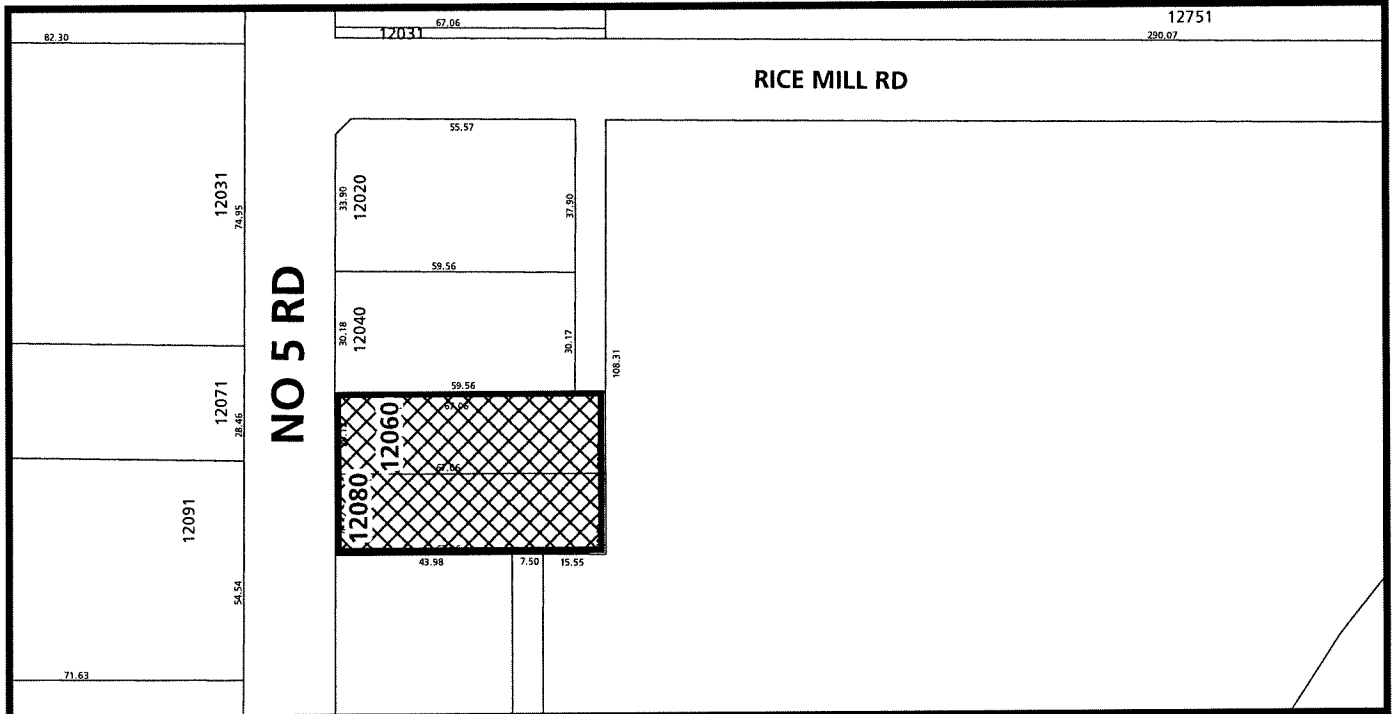
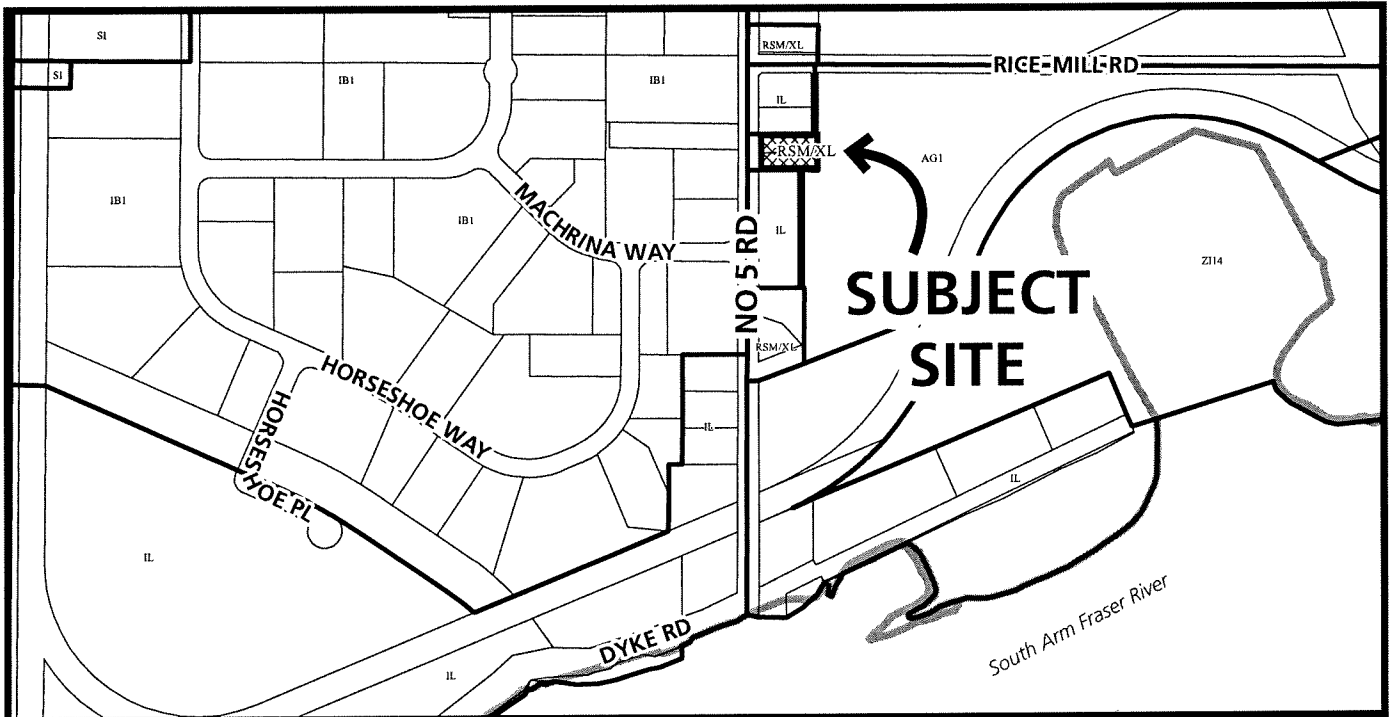
DP 25-009422 SCHEDULE "A"

Original Date: 03/20/25
Revision Date:

Note: Dimensions are in METRES



City of Richmond

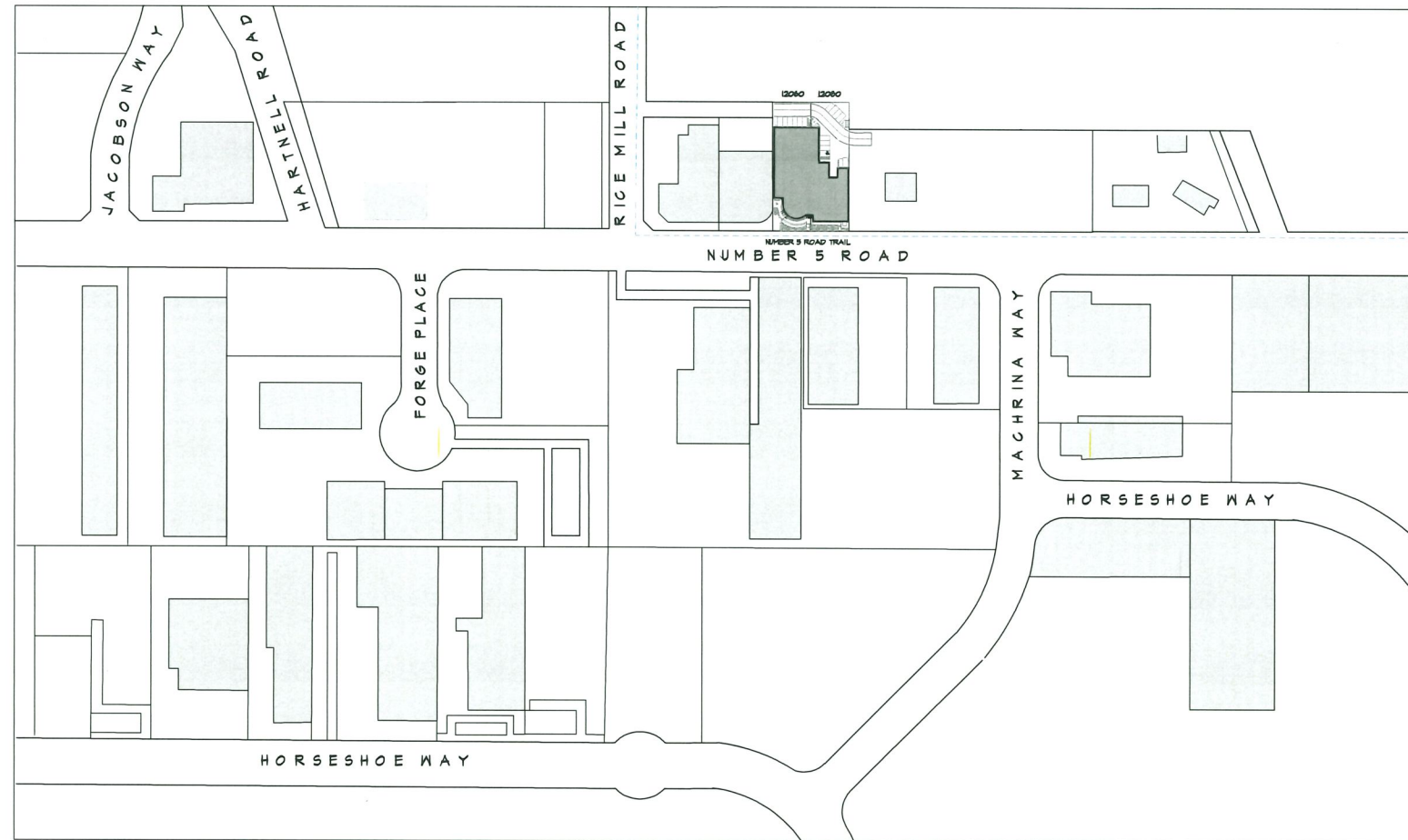


DP 25-009422

Original Date: 03/20/25
Revision Date:

Note: Dimensions are in METRES

INDUSTRIAL OFFICE DEVELOPMENT (HAYDEN DRILLING - PHASE 3) 12060 No 5 ROAD



LIST OF DRAWINGS

ARCHITECTURAL	
A00.0	SITE CONTEXT & LIST OF DRAWINGS
A1.0	SITE PLAN
A01.2	RICHMOND MAP
A02.0	GROUND FLOOR PLAN
A03.0	SECOND FLOOR PLAN
A04.1	ROOF PLAN
A05.1	REFLECTED CEILING PLAN - GROUND FLOOR & SECOND FLOOR-A
A05.2	REFLECTED CEILING PLAN - SECOND FLOOR-B
A04.0	ELEVATIONS
A04.1	ELEVATIONS
A05.0 - A05.0	SECTIONS
A06.0	GARAGE ENCLOSURE PLAN
A04.1 - A04.3	DETAILS
A10.0 - 10.4	STAIR DETAILS
A11.0	GENERAL NOTES
A12.0	AREA PLAN - GROUND & SECOND FLOOR PLAN
STRUCTURAL	
S1.0	GENERAL NOTES
S2.1	FOUNDATION PLAN
S2.2	SECOND FLOOR FRAMING PLAN
S2.3	LOWER ROOF FRAMING PLAN
S2.4	UPPER ROOF FRAMING PLAN
S2.5	SCHEDULES AND SECTIONS
S3.1	PANEL ELEVATIONS
S3.2	PANEL ELEVATIONS SHEET 2
S3.3	SCHEDULES AND SECTIONS
S4.1	SECTIONS AND DETAILS (SHEET 1)
S4.2	SECTIONS AND DETAILS (SHEET 2)
MECHANICAL	
M1	SITE PLAN
M2	MAIN FLOOR PLAN - DRAINAGE
M3	MAIN FLOOR PLAN - WATER
M4	SECOND FLOOR PLAN - DRAINAGE
M5	SECOND FLOOR PLAN - WATER
M6	ROOF PLAN
M7	PLUMBING DETAILS
M8	MAIN FLOOR PLAN - HVAC
M9	SECOND FLOOR PLAN - HVAC
M10	ROOF PLAN - HVAC
M11	HVAC SCHEDULES
SPECIFICATIONS	
SPC-1	SPECIFICATIONS
SPC-2	SPECIFICATIONS
ELECTRICAL	
E1.0	SITE PLAN AND DETAILS
E1.1	RISER DIAGRAMS AND DETAILS
E1.2	SYMBOL LEGEND AND SCHEDULES
E2.0	MAIN FLOOR LIGHTING PLAN
E2.1	SECOND FLOOR LIGHTING PLAN
E3.0	MAIN FLOOR POWER AND AUXILIARY SYSTEMS PLAN
E3.1	SECOND FLOOR POWER AND AUXILIARY SYSTEMS PLAN
E3.2	ROOF POWER AND AUXILIARY SYSTEMS PLAN
E4.0	SPECIFICATIONS
CIVIL	
CIV0.0	COVER
CIV1.0	FIELD PICK-UP
CIV2.0	KEY PLAN
CIV3.0	SURFACE WORKS
CIV4.0	STORM SEWER
LANDSCAPE	
L1	TREE PLAN
L2	PLANTING PLAN
L3	IRRIGATION PLAN
L4	GRADING PLAN
L5	LANDSCAPE DETAILS
L6	LANDSCAPE SPECIFICATIONS

March 5, 2026
DP 25-009422
Plan #1

SHEET TITLE
SITE CONTEXT
PLAN & LIST OF
DRAWINGS
PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT
ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

SCALE: 1/64"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
 CHECKED BY: MC



SHEET TITLE SITE PLAN

PROJECT INDUSTRIAL OFFICE DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

SCALE: 1/32" = 1'-0"

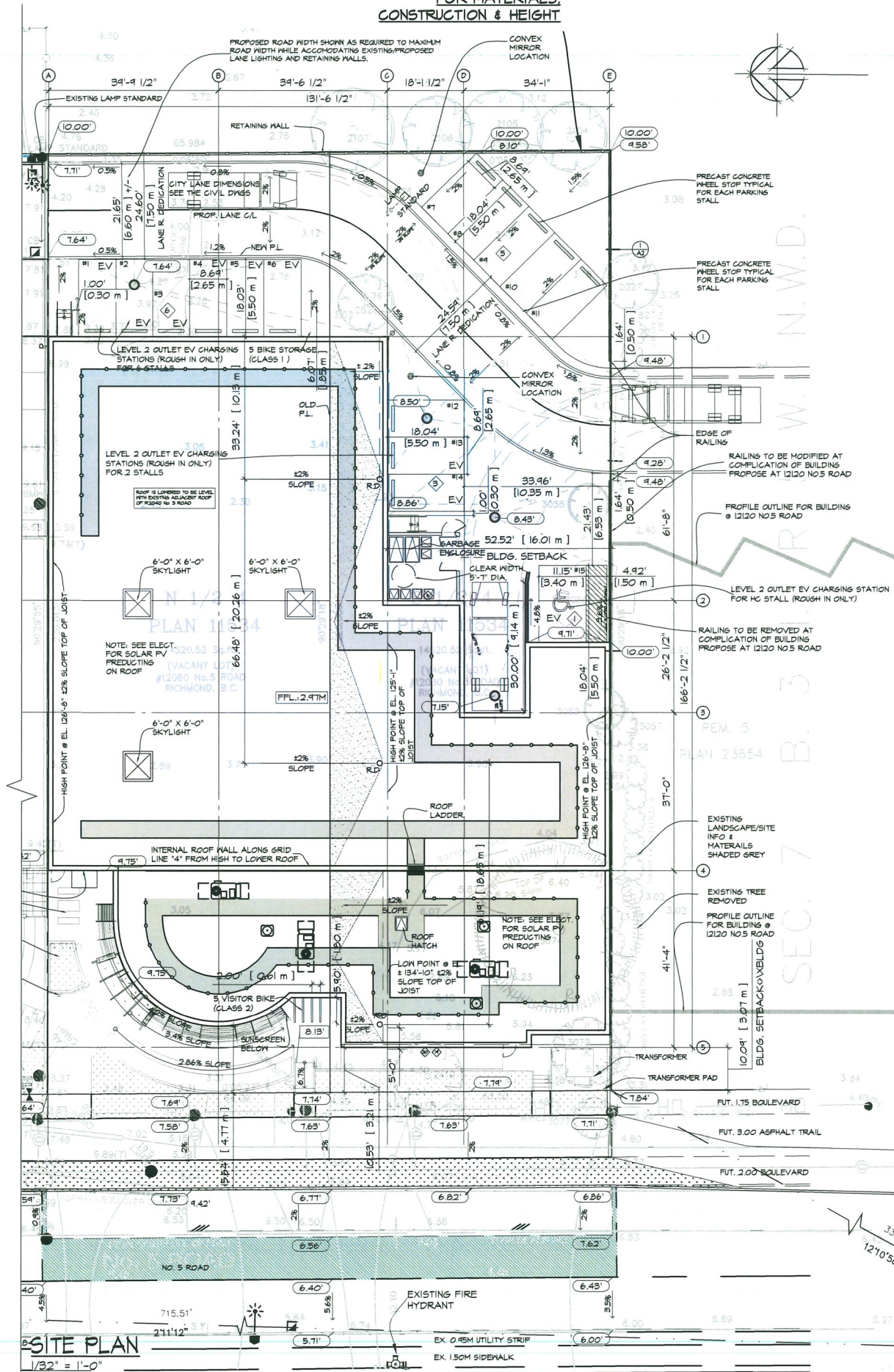
DATE: FEB 23 2026

DRAWN BY: MC
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NEW CHAIN LINK FENCE - MATCH EXISTING ADJACENT CONSTRUCTION & HEIGHT



PROPERTY DESCRIPTION

CIVIC ADDRESSING - EXISTING

12060 AND 12080 No. 5 ROAD
RICHMOND, B.C.

ZONING EXISTING: RSM/XL

ZONING PROPOSED: LIGHT INDUSTRIAL 1 (MANUFACTURING)

LEGAL DESCRIPTION

LOT 4 SEC 6 BLK 3N R6 5N FL NPI1534 LOT 4, BLOCK 3N,
PLAN NPI1534, PART N/2, SECTION 6, RANGE 5N, NE1/4
WESTMINSTER LAND DISTRICT, 1 SEC 7

SITE AREA

29,048.98 SF ± [2,698.5 M ±]

AFTER LANE DEDICATION 25,334.91 SF ± [2,354.5 M ±]

BUILDING AREA

4,16,946.78 SF ± [1,574.4 M ±]

SITE COVERAGE:

MAX. ALLOWABLE = 75%
16,946.78 / 25,334.91 SF. = 67%

FLOOR AREAS

	OFFICE	INDUSTRIAL	ELECT. ROOM	STAIRS	TOTAL
MAIN FLOOR	2,746.23 sqf [255.13 m ²]	4,044.4 sqf [3,747.1 m ²]	101.39 sqf [9.42 m ²]		6,946.78 sqf [6,471.6 m ²]
SECOND FLOOR	2,454.82 sqf [227.41 m ²]			50.95 sqf [4.70 m ²]	3,013.77 sqf [2,796.9 m ²]
MEZZANINE		164.71 sqf [15.27 m ²]			164.71 sqf [15.27 m ²]
TOTAL	5,101.05 sqf [472.54 m ²]	4,214.11 sqf [3,920.53 m ²]	101.39 sqf [9.42 m ²]	50.95 sqf [4.70 m ²]	20,130.26 sqf [1,870.16 m ²]

FLOOR AREA RATIO

MAXIMUM ALLOWABLE FLOOR AREA RATIO 1.0

14,915.16 / 29,048.98 SF. = 0.64

AFTER LANE DEDICATION 14,915.16 / 25,334.91 SF. = 0.74

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT YARD - No. 5	9.84' (3.0M)	10'-0" (3.05M)
NORTH SIDE YARD	0.0'	0.17' (0.05M)
SOUTH SIDE YARD	0.0'	0.22' (0.07M)
EAST REAR YARD	0.0'	17'-0" (5.18 M)

HEIGHT:

MAXIMUM ALLOWABLE: 40' (12M)
PROPOSED: 37'-4" (11.56M)

PARKING:

REGULAR STALL 8.64' X 18.05' [2.65m X 5.5m]
SMALL CAR 7.87' X 16.40' [2.4m X 5.0m]
VAN H/C STALL 12.5' X 18.05' [3.81m X 5.5m]

REQUIRED:

TOTAL REQUIRED 15 STALLS

PROVIDED:

REGULAR STALLS 14 STALLS
VAN HANDICAPPED STALLS 1 STALLS
TOTAL PROVIDED 15 STALLS

BICYCLE PARKING:

HORIZONTAL STALL 5.9' X 1.91' [1.80m X 0.6m]

REQUIRED:

CLASS 1 14,915.16 SF. x 0.21 / 1076.34 SF. (100.0 M²) = 500+5 STALLS
CLASS 2 14,915.16 SF. x 0.21 / 1076.34 SF. (100.0 M²) = 500+5 STALLS

PROVIDED:

CLASS 1 5 STALLS
CLASS 2 5 STALLS
TOTAL PROVIDED 10 STALLS

LOADING

REQUIRED: TABLE 7.13.6.2. OF RICHMOND ZONING BYLAW

< 1850 SQM (14,915.16 SF) MEDIUM SIZE OF LOADING SPACE 9.1m x 3.0m [29.86' X 1.91']

PROVIDED:

LOADING 9.84' X 24.86' [3.00m X 9.1m]
1 BAYS PROVIDED

3.2.2.65. Group D, up to 2 Storeys, Sprinklered

1) A building classified as Group D is permitted to conform to Sentence (2) provided

- except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
- it is not more than 2 storeys in building height, and
- it has a building area not more than
 - 3 000 m² if 1 storey in building height, or
 - 2 400 m² if 2 storeys in building height. 25,334 SF.

2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and

- floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
- loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - have a fire-resistance rating not less than 45 min, or
 - be of noncombustible construction.

3.2.2.81. Group F, Division 2, up to 2 Storeys, Sprinklered

1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided

- except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
- it is not more than 2 storeys in building height, and
- it has a building area not more than
 - 4 500 m² if 1 storey in building height, or
 - 1 800 m² if 2 storeys in building height. 14,915 SF.

2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and

- floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
- loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - have a fire-resistance rating not less than 45 min, or
 - be of noncombustible construction.

NOTE:

THE DESIGN WILL INCORPORATE THE FOLLOWING:
A. LEVEL 2 EV CHARGING
B. SOLAR PV READY
C. WATER CONSERVATION FEATURES (IRRIGATION AND PLUMBING), SENSOR FAUCETS, DUAL TOILET FLUSH, DROUGHT RESISTANT PLANTING
D. 10% BETTER ENERGY EFFICIENCY THAN THE BASE BC BUILDINGS CODE REQUIREMENTS

FOR LANE DESIGN AND TRACK HANDOVERING SEE CIVIL'S DRAWINGS.

WATER CONSERVATION
DOUBLE FLUSH TOILET DROUGHT TOLERANT PLANTING

DRAINAGE TO BE MANAGED ON-SITE.

Energy Statement	
Code or Bylaw	BC Building Code
Version or Effective Date	2024
Relevant Sections	10.2
Energy Code or Standard	ANSI/ASHRAE/IES 90.1 - 2019
Compliance Method	ECB Method - Section 11
Climate Zone	4C
Energy Consultant	
Phone	+1 (778) 588-5753
Email	info@edge.ca

SURVEY INFORMATION PER SURVEY PLAN BY:
WATSON & BARNARD BC LAND SURVEYORS
1524-56th STREET, DELTA, B.C. V4L 2A8 P: 465-9433
IT IS THE OWNER'S / DEVELOPER'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ALL RIGHT OF WAIVES, EASEMENTS, AND COVENANTS PRIOR TO CONSTRUCTION.

LEGEND	ABBREVIATIONS
— GROUND FLOOD LIGHTS	B.E.R. - BASEMENT ELEVATION RESTRICTION
— LAMP STANDARD	C.B. - CATCH BASIN
— MANHOLE	D.D. - DECK DRAIN
— CATCH BASIN	EX. - EXISTING
— WATER VALVE	F.C.B. - FUTURE CATCH BASIN
— LANDSCAPE BOLLARD	F.H. - FIRE HYDRANT
— FIRE HYDRANT	I.C. - IN-CONTRACT
— SIAMENSE CONNECTION	L.B. - LAMP BASIN
— HANDICAPPED PARKING	L.B.L. - LANDSCAPE BOLLARD LIGHT
— HOSE BIBB	L.S. - LIGHT STANDARD
— UTILITIES BOX	M.H. - MANHOLE
— SHALE-ASPHALT PAVING	M.B.E. - MIN. BASEMENT ELEVATION
— ASPHALT	N.F.H.B. - HOSE BIB (NON-FREEZE TYPE)
— CONCRETE	N.I.C. - NOT IN CONTRACT
— EXISTING VEGETATION	O.I. - OIL INTERCEPTOR
— LANDSCAPED AREAS	P.P. - POWER POLE
— EXISTING TREE REMOVED	R.D. - ROOF DRAIN
	R.S. - ROOF SCUPPER
	S.G. - SMALL CAR PARKING
	S/W - SIDE WALK
	— ARCH
	— CIVIL
	— EXISTED GRADE

March 5, 2026 DP 25-009422 Plan #3

SHEET TITLE
MAIN FLOOR PLAN
PT 1

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

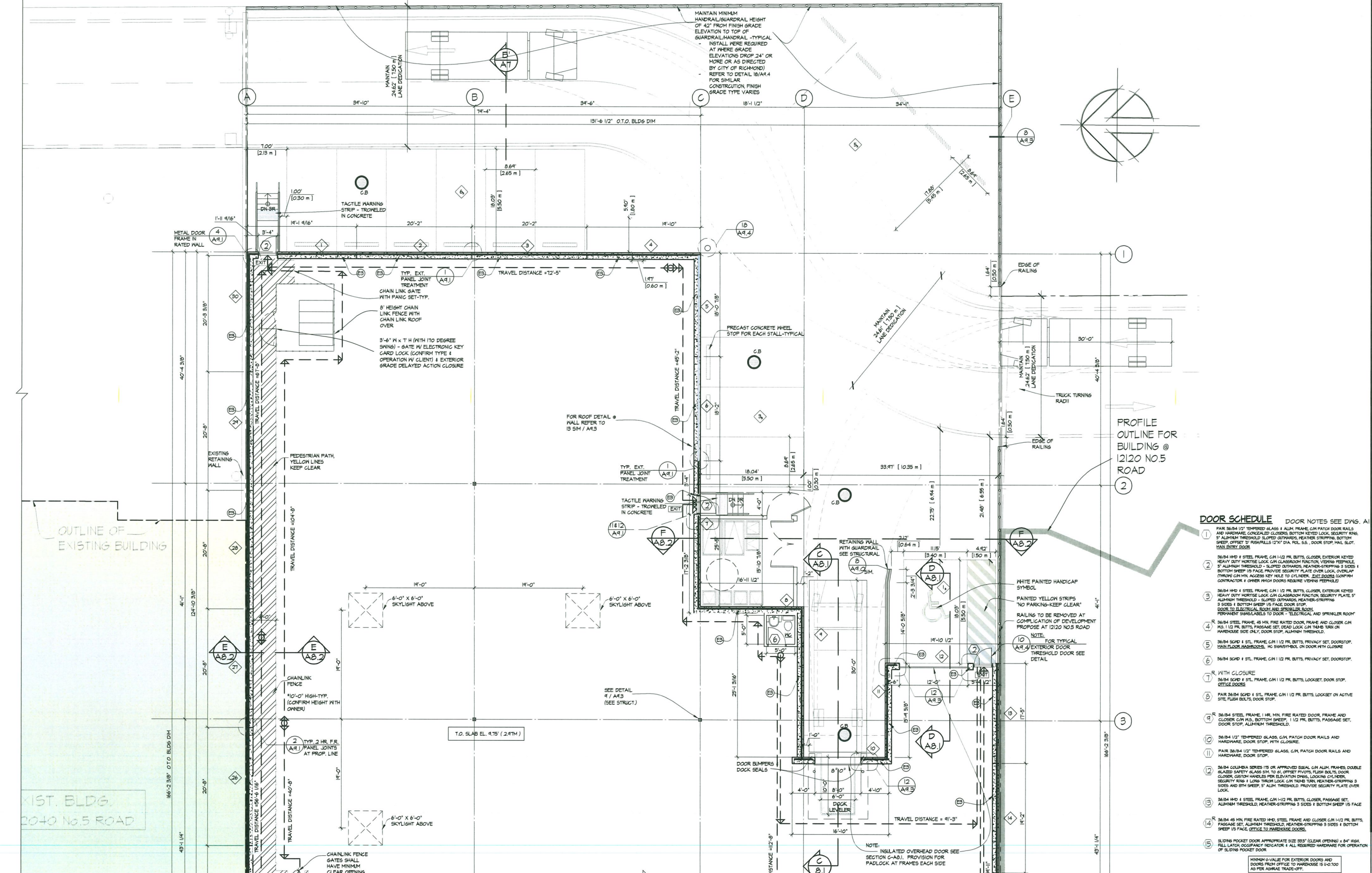
SCALE: 1/16"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC



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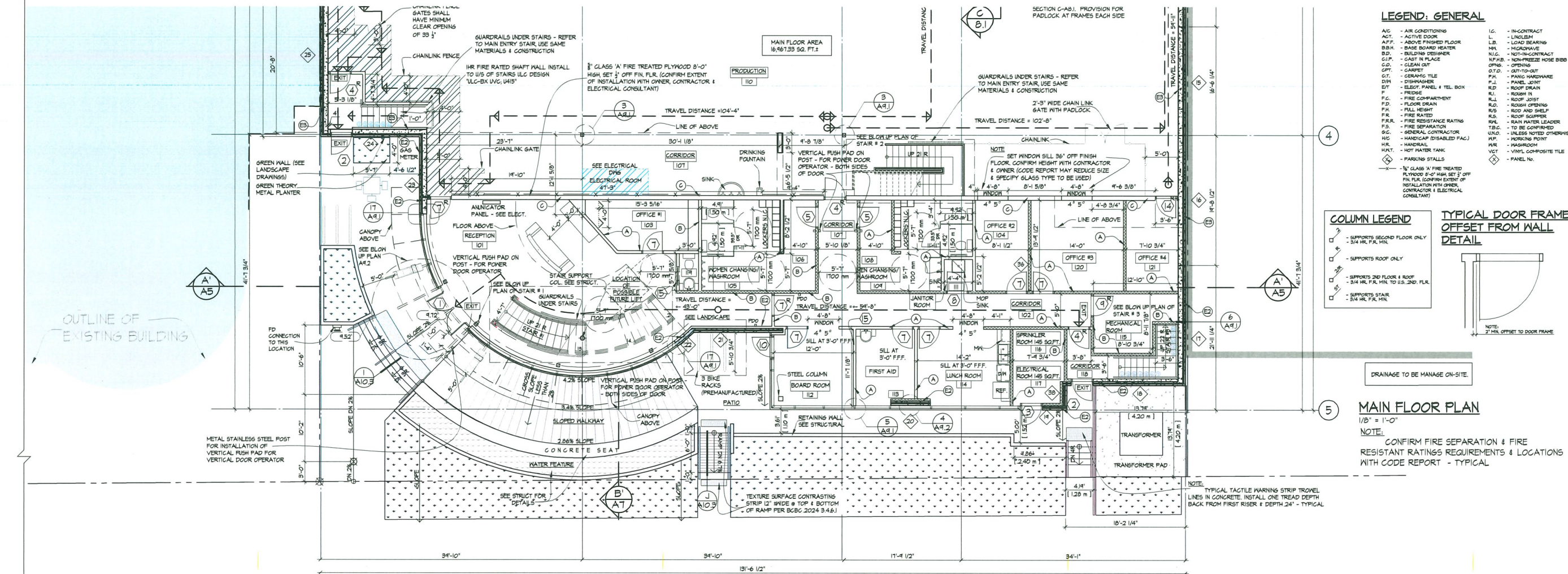
DOOR SCHEDULE DOOR NOTES SEE DWG. A1

- PAIR 36/84 1/2" TEMPERED GLASS, 6 ALUM. FRAME, 6/8 PATCH DOOR RAILS AND HARDWARE, CONCEALED CLOSERS, BOTTOM KEYS LOCK, SECURITY RING, 5" ALUMINUM THRESHOLD - SLOPED OUTWARDS, WEATHER STRIPPING, BOTTOM SWEEP, OFFSET 1" FROM WALL, 120" DIA. ROLL, S.S. DOOR STOP, HALL ELEV. MAIN ENTRY DOOR
- 36/84 H/D # STEEL FRAME, 6/8 1/2 PR. BUTTS, CLOSER, EXTERIOR KEYS HEAVY DUTY HORIZONTAL LOCK, CAN GLASSROOM FUNCTION, VISING FEETBUSH, 5" ALUMINUM THRESHOLD - SLOPED OUTWARDS, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/8" FACE, PROVIDE SECURITY PLATE OVER LOCK, OVERLAP THROUGH CAN HALL, ACCESS KEY HOLE TO OUTDOOR, EDGE DOORS (CONFORM CONTRACTOR'S OTHER HIGH DOORS REQUIRE VISING FEETBUSH)
- 36/84 H/D # STEEL FRAME, 6/8 1/2 PR. BUTTS, CLOSER, EXTERIOR KEYS HEAVY DUTY HORIZONTAL LOCK, CAN GLASSROOM FUNCTION, VISING FEETBUSH, 5" ALUMINUM THRESHOLD - SLOPED OUTWARDS, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/8" FACE DOOR STOP, DOOR TO ELECTRICAL ROOM AND STORAGE ROOM, PERMANENT SIGN/LABELS TO DOOR - ELECTRICAL AND SPRINKLER ROOM
- 36/84 STEEL FRAME, 48 HR. FIRE RATED DOOR, FRAME AND CLOSER, CAN 1 1/2 PR. BUTTS, PASSAGE SET, DEAD LOCK, CAN TRIM TURN ON PARADESIDE SIDE ONLY, DOOR STOP, ALUMINUM THRESHOLD
- 36/84 S/D # STL. FRAME, 6/8 1/2 PR. BUTTS, PRIVACY SET, DOORSTOP, MAIN FLOOR WASHROOMS, HC SIGN/STYL. ON DOOR WITH CLOSURE
- 36/84 S/D # STL. FRAME, 6/8 1/2 PR. BUTTS, PRIVACY SET, DOORSTOP
- WITH CLOSURE
36/84 S/D # STL. FRAME, 6/8 1/2 PR. BUTTS, LOCKSET, DOOR STOP, OFFICE DOORS
- PAIR 36/84 S/D # STL. FRAME, 6/8 1/2 PR. BUTTS, LOCKSET ON ACTIVE SIDE, FLUSH DOOR STOP
- 36/84 STEEL FRAME, 1 HR. MIN. FIRE RATED DOOR, FRAME AND CLOSER, CAN KLS, BOTTOM SWEEP, 1 1/2 PR. BUTTS, PASSAGE SET, DOOR STOP, ALUMINUM THRESHOLD
- 36/84 1/2" TEMPERED GLASS, 6/8 PATCH DOOR RAILS AND HARDWARE, DOOR STOP, WITH CLOSURE
- PAIR 36/84 1/2" TEMPERED GLASS, 6/8 PATCH DOOR RAILS AND HARDWARE, DOOR STOP
- 36/84 COLUMBIA SERIES 175 OR APPROVED EQUAL, CAN ALUM. FRAMES, DOUBLE GLAZED SAFETY GLASS 5/8" TO 6", OFFSET PRIVACY, FLUSH BOLTS, DOOR CLOSER, GOSTON HANDLES PER ELEVATION DWG, LOCKING CHANDLER, SECURITY RING + LONG TRIM LOCK, CAN TRIM TURN, WEATHER-STRIPPING 3 SIDES AND 8TH SWEEP, 5" ALUM. THRESHOLD, PROVIDE SECURITY PLATE OVER LOCK
- 36/84 H/D # STEEL FRAME, 6/8 1/2 PR. BUTTS, CLOSER, PASSAGE SET, ALUMINUM THRESHOLD, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/8" FACE
- 36/84 48 HR. FIRE RATED H/D, STEEL FRAME AND CLOSER, 6/8 1/2 PR. BUTTS, PASSAGE SET, ALUMINUM THRESHOLD, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/8" FACE, OFFICE TO WAREHOUSE DOORS
- SLIDING POCKET DOOR, APPROPRIATE SIZE 36/84 (CLEAR OPENING) + 84" HIGH, ROLL LATCH, OCCUPANCY INDICATOR + ALL REQUIRED HARDWARE FOR OPERATION OF SLIDING POCKET DOOR

MINIMUM G-VALUE FOR EXTERIOR DOORS AND DOORS FROM OFFICE TO WAREHOUSE IS 10-100 AS PER ASHRAE TRADE-OFF

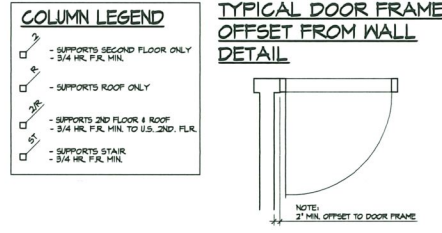


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LEGEND: GENERAL

ACG - AIR CONDITIONING	LG - IN-CONTRACT
ACT - ACTIVE DOOR	LJ - LINOLEUM
AF.F. - ABOVE FINISHED FLOOR	LB - LOAD BEARING
B.B.H. - BASE BOARD HEATER	ML - MICROWAVE
B.D. - BUILDING DESIGNER	N.I.C. - NOT-IN-CONTRACT
C.P. - CAST IN PLACE	N.P.H. - NON-PRESSURE HOSE BIDD
C.D. - CLEAN CUT	OPNG. - OPENING
CPT. - CABINET	Q.T.-Q.T. - QUIT-QUIT
G.T. - CERAMIC TILE	P.H. - PIANO HARDWARE
D.W. - DRAIN	P.J. - PANEL JOINT
DT - ELECT. PANEL & TEL. BOX	R.D. - ROOF DRAIN
F - FLOOR	R.L. - ROOF LINE
F.C. - FIRE COMPARTMENT	R.J. - ROOF JOIST
F.D. - FLOOR DRAIN	R.O. - ROOF OPENING
F.H. - FULL HEIGHT	R.S. - ROOF SCUPPER
F.R. - FIRE RATED	R.S. - ROOF SCUPPER
F.R.R. - FIRE RESISTANCE RATING	R.V.L. - RAIN WATER LEADER
F.S. - FIRE SEPARATION	T.B.C. - TO BE CONFIRMED
G.C. - GENERAL CONTRACTOR	U.N.D. - UNLESS NOTED OTHERWISE
H.C. - HANDICAP (DISABLED FAC.)	W.P. - WORKING POINT
H.R. - HANGING ROOM	W.R. - WAREHOUSE
H.M.T. - HOT WATER TANK	V.C.T. - VINYL COMPOSITE TILE
P - PARKING STALLS	W. - WINDOW
X - 1/2" CLASS 'A' FIRE TREATED FLYWOOD 3/4" HIGH SET 1/2" OFF FIN. FLR. (CONFORM EXTENT OF INSTALLATION WITH OWNER, CONTRACTOR & ELECTRICAL CONSULTANT)	



MAIN FLOOR PLAN
1/8" = 1'-0"
NOTE:
CONFIRM FIRE SEPARATION & FIRE RESISTANT RATINGS REQUIREMENTS & LOCATIONS WITH CODE REPORT - TYPICAL

GENERAL NOTES - WALLS (G.B., ETC.)

- ALL GYPSUM BOARD, METAL AND WOOD STUDS, CORNER AND EDGE BRACING, SCREWS, TAPING, SEALING, ETC. INCLUDING ALL PRODUCTS AND THEIR APPLICATIONS, MATERIALS, INSTALLATION AND CONSTRUCTION TO BE IN CONFORMANCE WITH CSA STANDARDS CAN. A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835, A836, A837, A838, A839, A840, A841, A842, A843, A844, A845, A846, A847, A848, A849, A850, A851, A852, A853, A854, A855, A856, A857, A858, A859, A860, A861, A862, A863, A864, A865, A866, A867, A868, A869, A870, A871, A872, A873, A874, A875, A876, A877, A878, A879, A880, A881, A882, A883, A884, A885, A886, A887, A888, A889, A890, A891, A892, A893, A894, A895, A896, A897, A898, A899, A900, A901, A902, A903, A904, A905, A906, A907, A908, A909, A910, A911, A912, A913, A914, A915, A916, A917, A918, A919, A920, A921, A922, A923, A924, A925, A926, A927, A928, A929, A930, A931, A932, A933, A934, A935, A936, A937, A938, A939, A940, A941, A942, A943, A944, A945, A946, A947, A948, A949, A950, A951, A952, A953, A954, A955, A956, A957, A958, A959, A960, A961, A962, A963, A964, A965, A966, A967, A968, A969, A970, A971, A972, A973, A974, A975, A976, A977, A978, A979, A980, A981, A982, A983, A984, A985, A986, A987, A988, A989, A990, A991, A992, A993, A994, A995, A996, A997, A998, A999, A1000.

SPRINKLER DESIGN NOTES

- THE BUILDING SHALL BE SPRINKLERED IN ACCORDANCE WITH NFPA 13, (LATEST APPROVED EDITION), ASSOCIATED STANDARDS, AND THE B.C.B.C. 2024.
- DESIGN THE CEILING SPRINKLER SYSTEM TO ALLOW FOR HIGH-PILED MISCELLANEOUS STORAGE, INCLUDING CLASS 4 COMMODITIES, UP TO:
- DESIGN THE CEILING SPRINKLER SYSTEM TO ALLOW FOR IN-RACK STORAGE OF CLASS 4 COMMODITIES, UP TO:
- THE OVERALL SPRINKLER SYSTEM DESIGN SHALL ALLOW FOR FUTURE HOSE STATIONS AND / OR PUT-IN-RACK STORAGE OF CLASS 4 COMMODITIES, UP TO:
- CONFIRM SPRINKLER DESIGN REQUIREMENTS AND SPECIFICATIONS WITH THE OWNER/DEVELOPER AND/OR DESIGN-BUILD CONTRACTOR PRIOR TO DESIGN AND/OR PRICING AND/OR CONTRACTOR.
- THE SPRINKLER DESIGNER SHALL COORDINATE THE LOCATION OF ALL SPRINKLER LINES AND HEADS WITH ELECTRICAL AND MECHANICAL DESIGNERS PRIOR TO FINAL DESIGN.
- ALL SPRINKLER LINES SHALL BE CONCEALED IN THE CEILING SPACE AND/OR WALLS UNLESS APPROVED BY THE DESIGNER. DROP CEILING MAY BE PERMITTED IN SOME AREAS, HOWEVER APPROVALS MUST BE OBTAINED PRIOR TO ACCEPTANCE OF G.C.'S TENDERS. ALL SPRINKLER LINES SHALL BE LOCATED ABOVE THE US OF ROOF JOISTS UNLESS:
- ALL SPRINKLER HEADS SHALL BE THE RECESSED TYPE IN ALL DROP CEILING UNLESS APPROVED OTHERWISE BY THE BUILDING DESIGNER.
- ALL MAIN LINES, SPRINKLER LINES AND SPRINKLER HEADS SHALL PROVIDE MAX. HT. CLEARANCE ABOVE FINISHED FLOOR. ALL LINES SHALL RUN INSIDE JOIST SPACE UNLESS APPROVED OTHERWISE BY THE BUILDING DESIGNER.
- THE SPRINKLER CONTRACTOR SHALL PROVIDE DIRECTLY TO THE ELECTRICAL ENGINEER TWO (2) SETS OF ENGINEER - SEALED SPRINKLER DESIGN SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- THE SPRINKLER CONTRACTOR SHALL PROVIDE THE BUILDING DESIGNER WITH THREE (3) SETS OF ENGINEER - SEALED SPRINKLER DESIGN SHOP DRAWINGS PRIOR TO CONSTRUCTION. REVIEW OF SPRINKLER SHOP DRAWINGS BY THE BUILDING DESIGNER IS FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL DESIGN DRAWINGS AND SPECIFICATIONS ONLY. HE DO NOT WARRANT OR REPRESENT THE INFORMATION CONTAINED IN REVIEWED MATERIAL IS ACCURATE OR COMPLETE. THE SPRINKLER ENGINEER SHALL BE RESPONSIBLE FOR ALL DETAILS, DESIGN AND DIMENSIONING IN SHOP DRAWINGS, AS WELL AS FOR CONFORMANCE OF THE SPRINKLER DESIGN WITH ALL APPLICABLE ACTS, CODES AND STANDARDS.

15. THE OWNER MAY HAVE AN INDEPENDENT SPRINKLER DESIGNER CHECK THE SPRINKLER DRAWINGS PRIOR TO CONSTRUCTION. ALL COSTS TO BE PAID BY THE OWNER.

16. THE SPRINKLER CONTRACTOR SHALL ENSURE, (COORDINATE) THAT THE SPRINKLER LINES MATCH THE FIRE ALARM ZONES.

17. FIRE CALK, AROUND ALL SPRINKLER LINES WHERE THEY PENETRATE A FIRE SEPARATION WITH A U.L.C. APPROVED FIRE CALKING COMPOUND. MAX. OPNG. SIZE SHALL NOT EXCEED THE PIPE O.D. + 1/2"

18. FIRE EXTINGUISHERS TO BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR, ALL TO THE APPROVAL OF THE FIRE MARSHAL.

19. THE GENERAL CONTRACTOR SHALL SUPPLY THE BUILDING DESIGNER WITH THE SPRINKLER ENGINEER'S INSPECTION REPORTS DURING CONSTRUCTION AND AT FINAL OCCUPANCY.

20. PRIOR TO FINAL OCCUPANCY THE SPRINKLER CONTRACTOR SHALL PROVIDE THE OWNER WITH THREE (3) SETS OF OPERATION AND MAINTENANCE DATA INCLUDING SPARE PARTS LIST, USE REQUIREMENTS, EQUIPMENT SHOP DRAWINGS (VALVES, SPRINKLERS AND DEVICES), REVISION DRAWINGS, REVISED AND CORRECTED AS-BUILTS AND CALCULATIONS, CONTRACTOR'S WARRANTY CERTIFICATE, AND ANY EXTENDED MANUFACTURER WARRANTIES.

21. PRIOR TO FINAL OCCUPANCY THE GENERAL CONTRACTOR SHALL SUPPLY THE BUILDING DESIGNER WITH ALL NECESSARY SCHEDULES, FIRE ALARM VERIFICATION REPORT AND NFPA-13 CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR ABOVE (MAGNET AND UNDERGROUND PIPING), (1) ONE FOR EACH SYSTEM IF CONTROLLED BY A SEPARATE VALVE, AS WELL AS BACKFLOW PREVENTER TEST CERTIFICATION.

22. WHEN BUILDINGS HAVE A SECOND STOREY, SPRINKLER DESIGN AND INSTALLATION SHALL ALLOW FOR MAIN AND SECOND FLOOR SPRINKLERS TO BE DRAINED OFF SEPARATELY, PROVIDE A MINIMUM OF TWO SEPARATE DRAINS.

23. SPRINKLER DESIGN AND INSTALLATION FOR WAREHOUSE AREAS IN MULTI-TENANT BUILDINGS SHALL ENSURE THAT LOCATION AND NUMBER OF SPRINKLER HEADS ARE SUFFICIENT TO ENSURE THAT ADDITIONAL SPRINKLER HEADS ARE NOT REQUIRED WHEN DENSIFYING (PARTY) WALLS INDICATED ON PLANS AS FUTURE ARE CONSTRUCTED.

24. SPRINKLER BACKFLOW PREVENTORS SHALL BE INSTALLED VERTICALLY WHENEVER A SPACE-SAVING CAN BE ACHIEVED BY VERTICAL INSTALLATION.

25. FOR BUILDINGS ALLOWED TO BE OF COMBUSTIBLE CONSTRUCTION, THE SPRINKLER DESIGN SHALL ALLOW FOR UNSPRINKLERED CONCEALED SPACES UNLESS SUCH A DESIGN ALLOWANCE SHALL REQUIRE THE INSTALLATION OF A FIRE PUMP, IN WHICH CASE THE SPRINKLER DESIGNER SHALL NOTIFY THE BUILDING DESIGNER IN WRITING THAT THE SPRINKLER DESIGN DOES NOT ALLOW FOR UNSPRINKLERED COMBUSTIBLE CONCEALED SPACES.

FIRE SAFETY PROVISIONS - PLANS, ETC.

- GENERAL CONTRACTOR TO PROVIDE FIRE SAFETY PLAN DURING CONSTRUCTION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- FIRE SAFETY PLANS AND FIRE SAFETY PLAN STORAGE BOX SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR PRIOR TO APPLYING FOR OCCUPANCY PERMIT. THE BUILDING DESIGNER SHALL BE SUPPLIED WITH A COPY OF THE FIRE SAFETY PLAN.
- FIRE EXTINGUISHERS SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR, ALL TO THE APPROVAL OF THE FIRE MARSHAL.
- RECESSED FIRE DEPARTMENT EMERGENCY ACCESS KEY BOX SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR IN CITIES AND / OR MUNICIPALITIES THAT REQUIRE THEM. THE LOCATION SHALL BE CONFIRMED WITH THE FIRE MARSHALL AND BUILDING DESIGNER PRIOR TO CONSTRUCTION. CONTACT CHASS SECURITY, A) SCOTT LOCK AND SAFE, OR ACTION LOCK FOR KEY BOX SUPPLY.

WALL TYPES: EXTERIOR REFER TO STRUCTURAL DRAWING FOR TILT-UP WALL CONSTRUCTION TYPE, EXTENT & LOCATION

ELASTOMERIC PAINT FINISH TO ALL EXTERIOR EXPOSED CONCRETE

TILT-UP CONG. PANELS - SEE STRUCTURAL DINGS FOR THICKNESS AND DETAILS

NOTE: TOTAL R VALUE R3 + R10 = R13

1" TILT-UP CONG. PANELS WITH 1/2" G.B. OVER 8" MIN. ROCK WOOL ON 2" TILT-UP STDS AT 18" O.C. SPACED 2" OFF CONG. FACE. CONG. 2" TILT-UP INSULATION INS. INSULATE SAND BETWEEN 1" STDS AND CONG. WITH 2" THK. STYROFOAM SH RIGID INSULATION R-10. ADHESIVE INSTALLED TO CONG. FILL NOT TO US OF FLOOR OR ROOF DECK OVER RESPECTIVELY.

5" TILT-UP CONG. PANELS WITH 2" RIGID INSULATION R-10 & 1" TILT UP CONCRETE PANEL (SEE STRUCTURAL DRAWINGS TO CONFIRM PANEL THICKNESS)

5" PREFINISHED METAL CLADDING HORIZONTAL FLAT PANEL 22 GA METAL TURNING CHANNELS - VERTICAL (SPACED O.C. AS REQUIRED TO MANUFACTURER SCHEDULES), AIR GAP MIN. 1" FREE & STICK MEMBRANE 3" EXTERIOR GRADE GYPSUM BREATHING, 5" STEEL STDS @ 18" O.C. / SIZE & SPACING CONFIRMED BY P. ENG AT SHOP DRAWING STAGE. FILL STEEL STUD VOID WITH MINERAL WOOL INSULATION 2 MIL POLY VAPOUR BARRIER @ GYPSUM WALLBOARD (PAINTED)

WALL TYPES: INTERIOR

5/8" TYPE 'X' G.B. ON OUTSIDE FACES OF 3 5/8" HTL STDS AT 18" O.C. OR 8" TILT BATT SOUND INSULATION WHERE INDICATED ON PLAN (SEE 5" STEEL STDS WHERE REQUIRED)

5/8" TYPE 'X' G.B. ON EACH SIDE OF 3 5/8" STDS AT 18" O.C. OR 3 1/2" BATT SOUND INSULATION WHERE INDICATED ON PLAN (U.L.C. # 418 - USE 5" STEEL STDS WHERE REQUIRED (I.E. PLUMBING, STEEL COLLUMS, OTHER ELEMENTS TO BE CONCEALED IN WALLS OR STRUCTURAL REQUIREMENTS))

5/8" FIRE RETARDER PLYWOOD (PAINTED) GLASS 'A' RATINGS ON WALL PROTECTION - SEE FLOOR PLAN FOR LOCATIONS (U.L.C. NO. 15, U418 (R) FRU)

3/4" TYPE 'X' GYPSUM WALL BOARD @ 5" STEEL STDS AT 18" O.C. FILL STEEL STDS WITH MINERAL WOOL INSULATION (SEE FLOOR PLAN FOR LOCATIONS)

SEE ALL STEEL STDS ON CONTINUOUS FOAM GASKET-TYPICAL

March 5, 2026 DP 25-009422 Plan #5

SHEET TITLE
 SECOND FLOOR
 PLAN - PT 1

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT
 ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

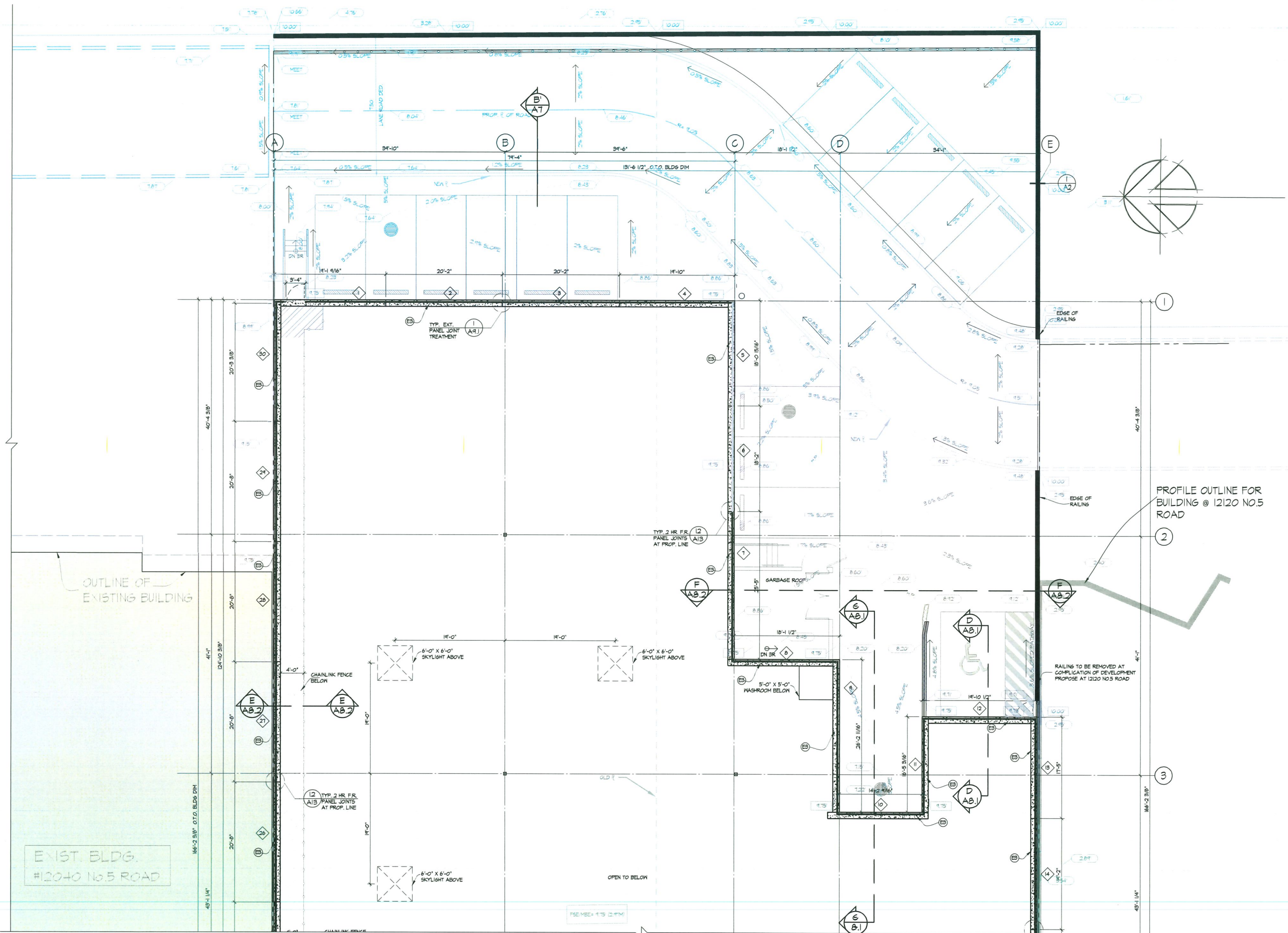
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DATE: FEB 09 2026

DRAWN BY: MC
 CHECKED BY: MC



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March 5, 2026 DP 25-009422 Plan #6

SHEET TITLE
SECOND FLOOR
PLAN - PT 2

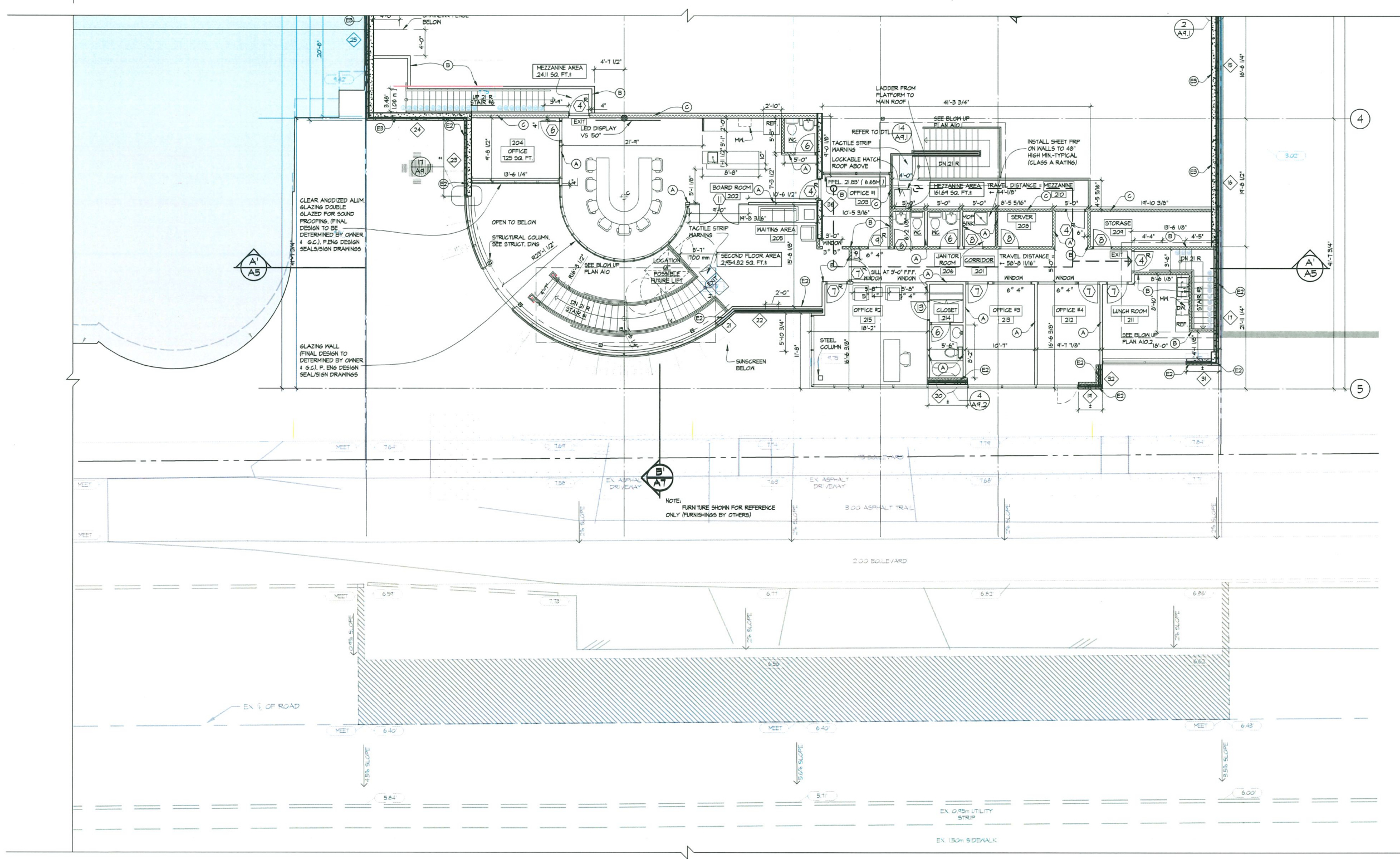
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INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
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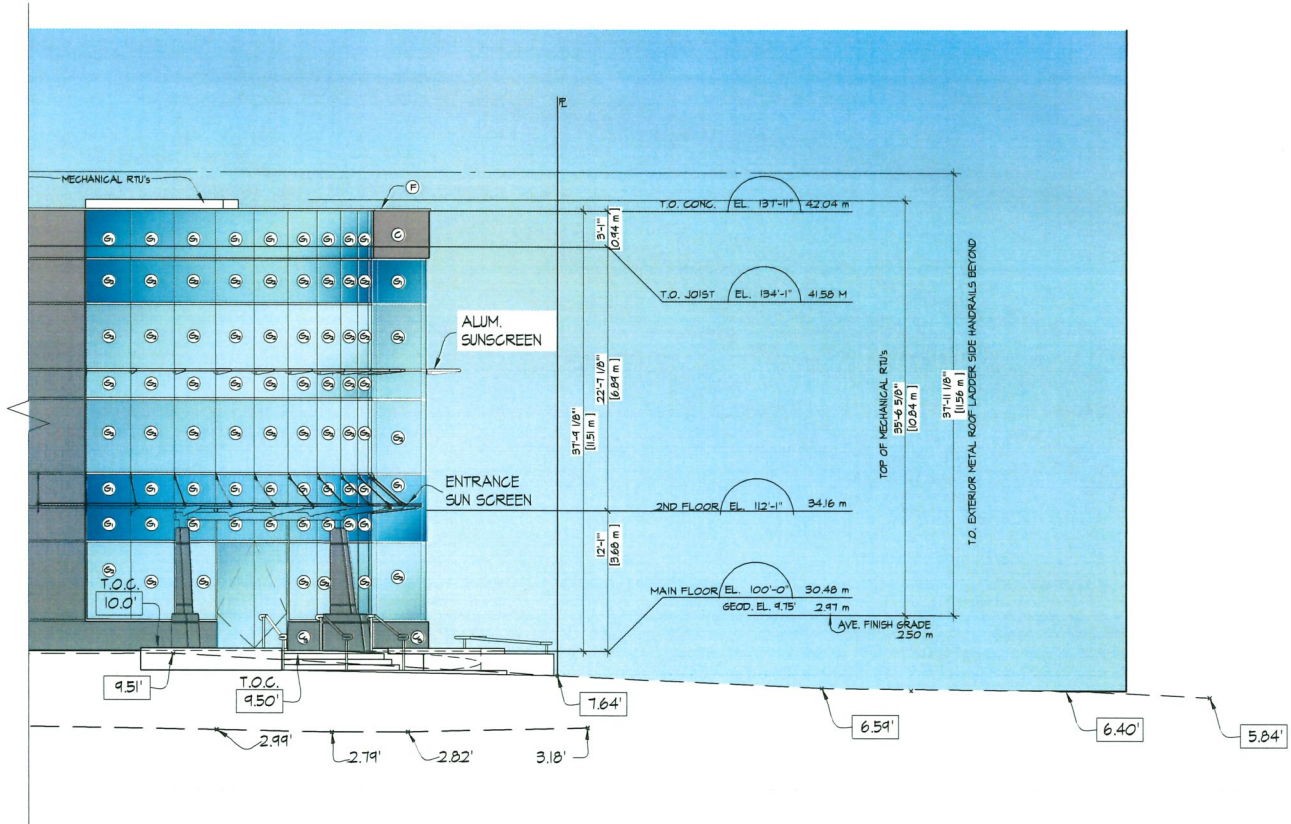
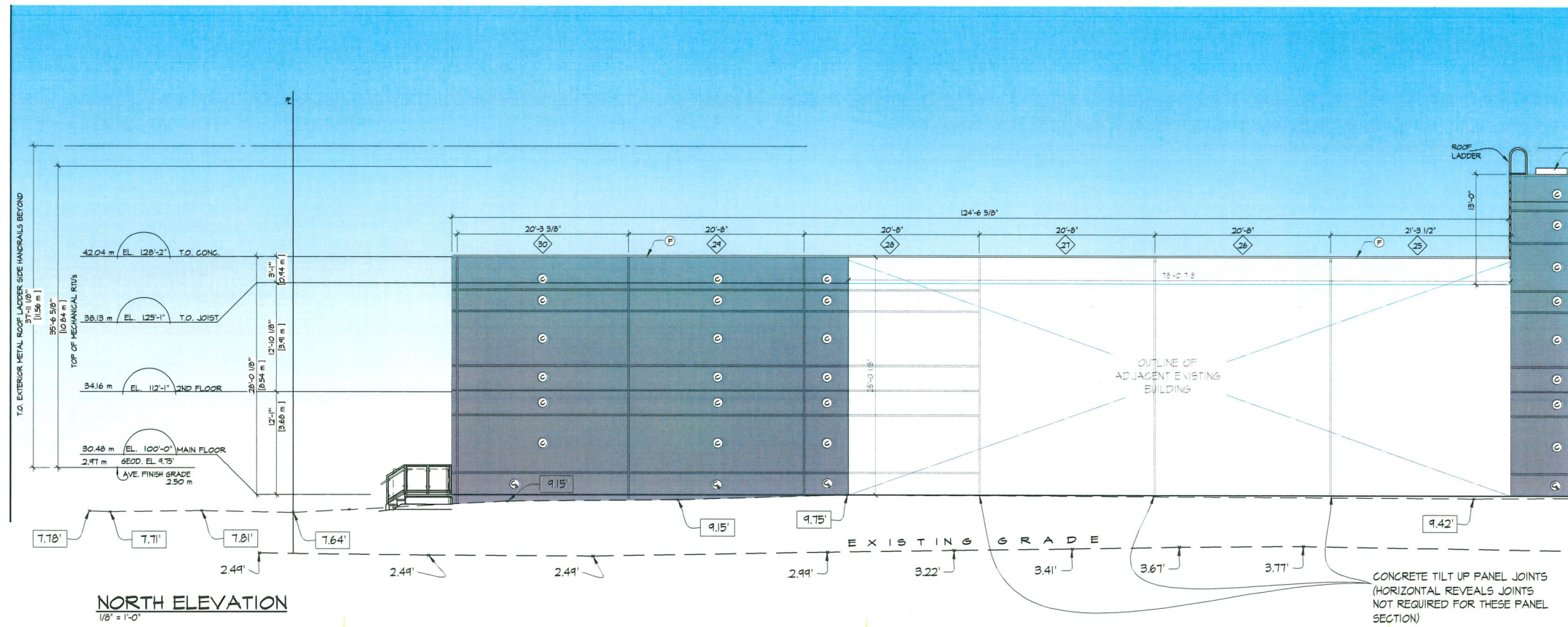
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DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC



March 5, 2026 DP 25-009422 Plan #7



SHEET TITLE
 ELEVATIONS AT
 NORTH SIDE

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT

ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32"=1'-0"

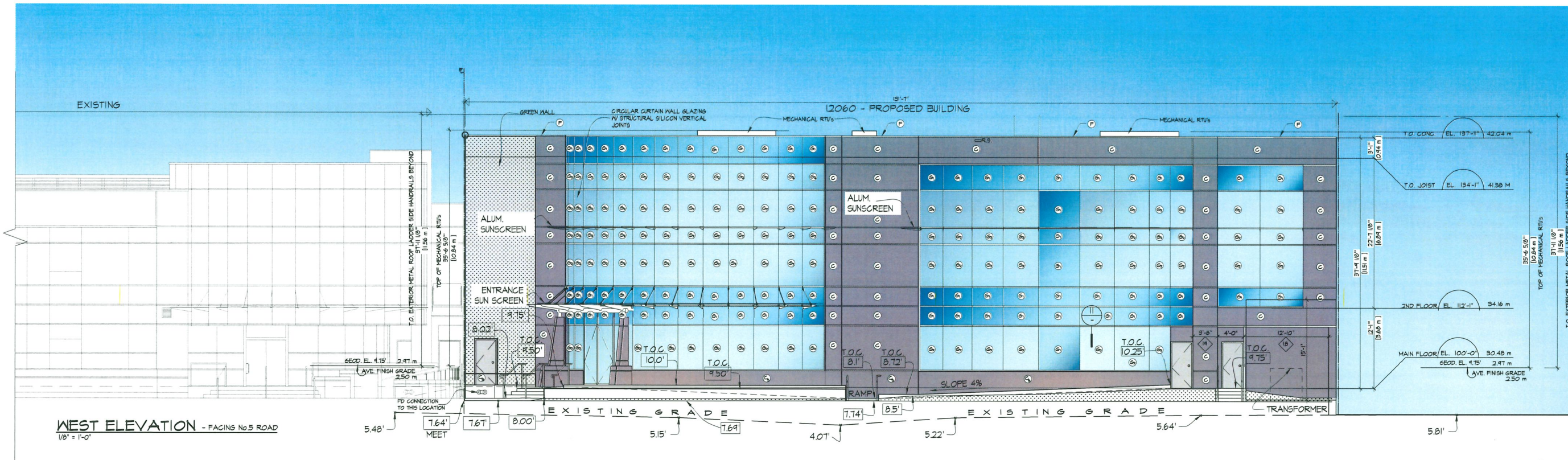
DATE: FEB 09 2026

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March 5, 2026 DP 25-009422 Plan #8



WEST ELEVATION - FACING No 5 ROAD
 1/8" = 1'-0"

SHEET TITLE
 ELEVATIONS AT
 WEST SIDE

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT
 ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32" = 1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
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March 5, 2026 DP 25-009422 Plan #9

SHEET TITLE
 ELEVATIONS AT
 SOUTH SIDE

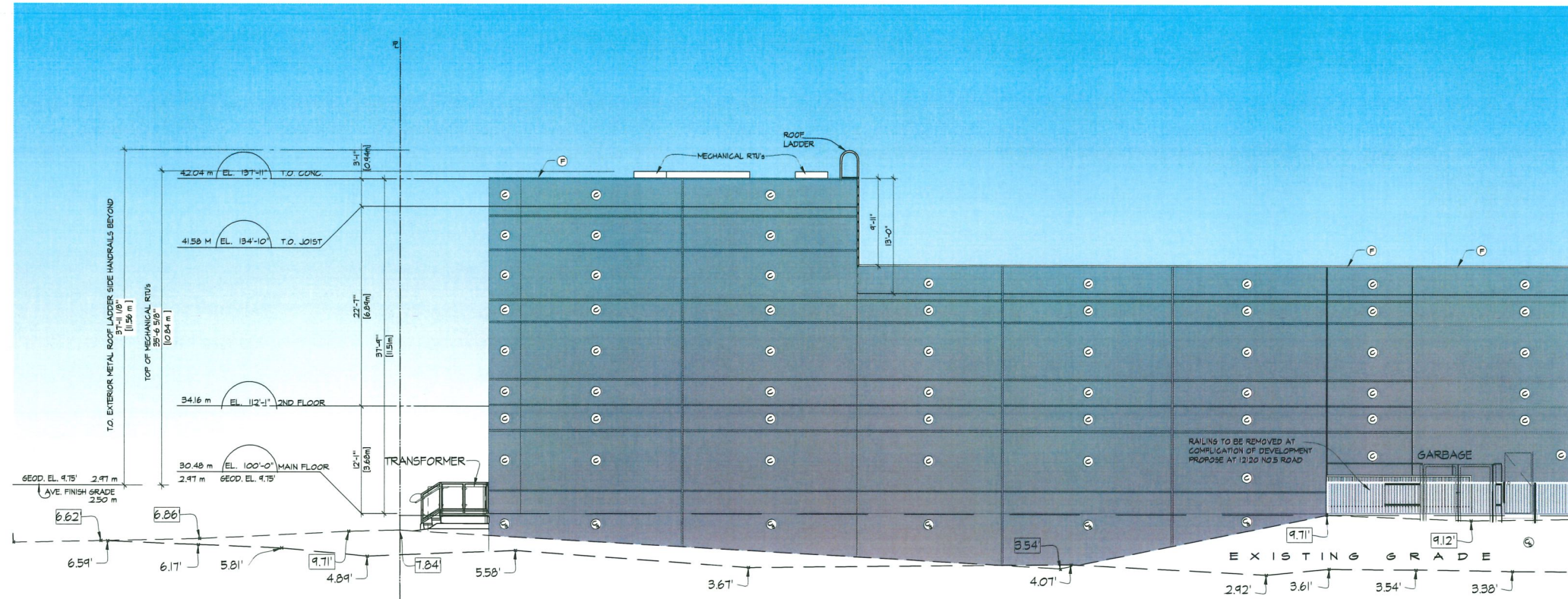
PROJECT
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 OFFICE
 DEVELOPMENT

ADDRESS
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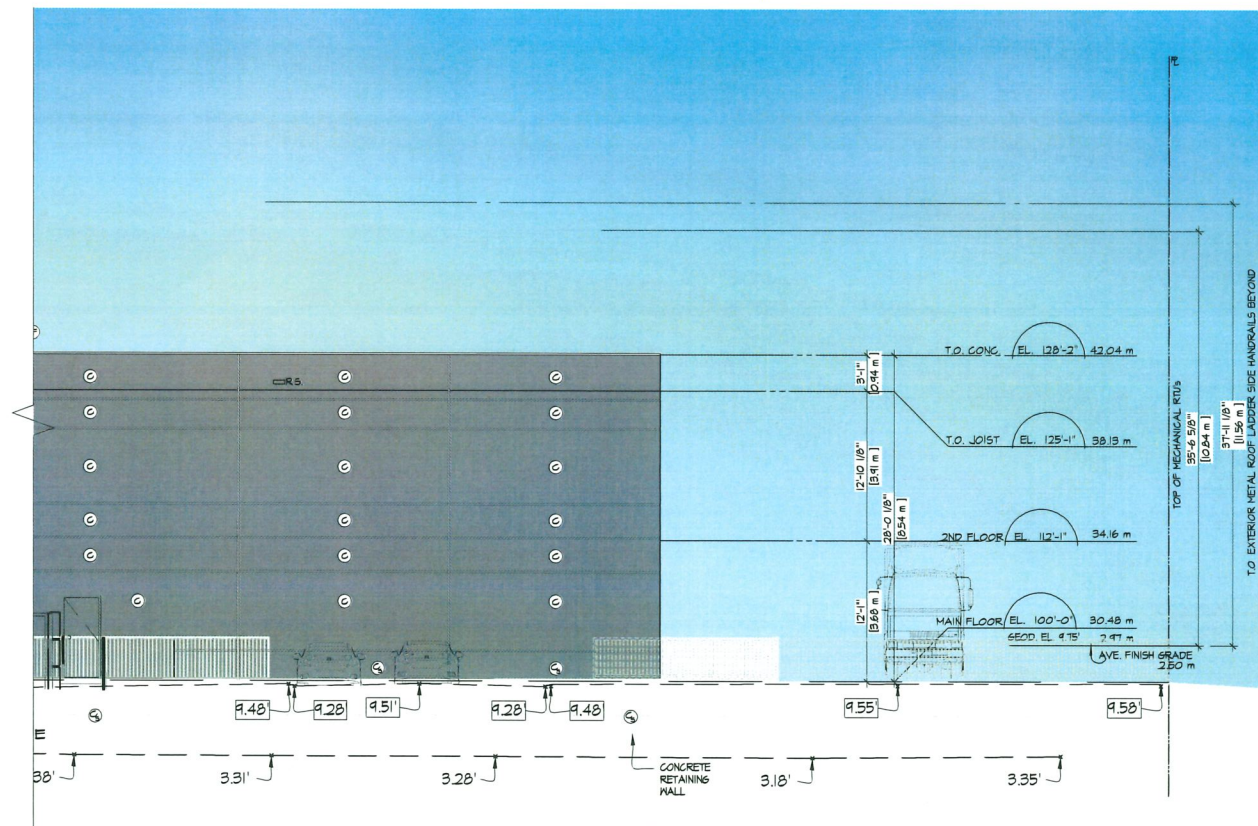
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DATE: FEB 09 2026

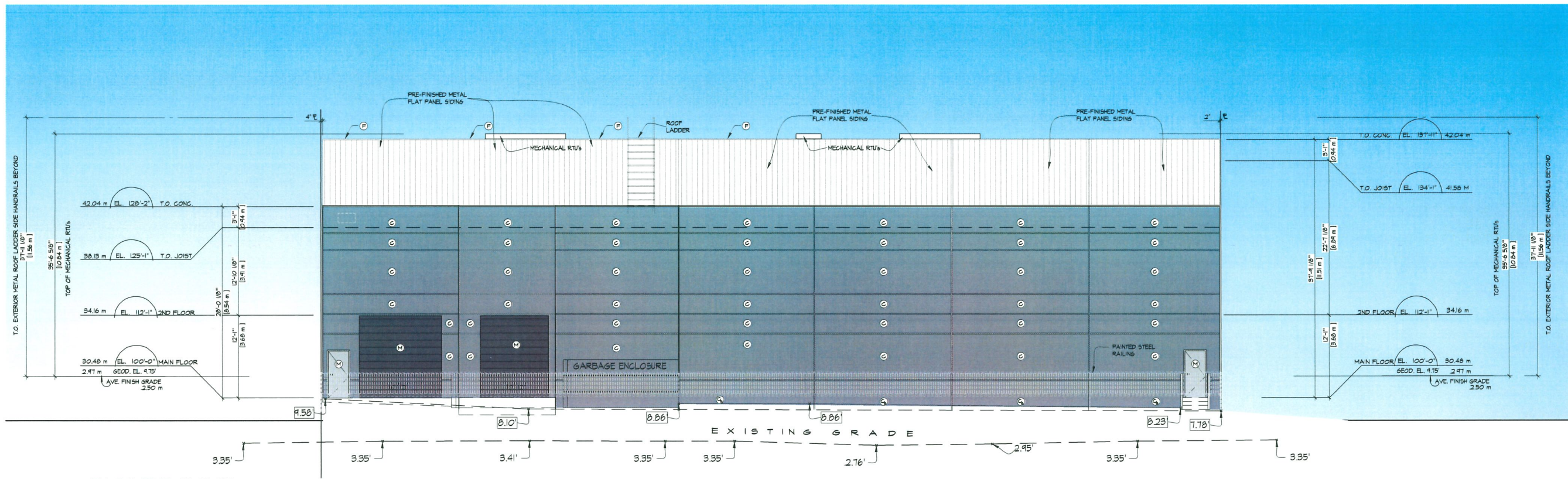
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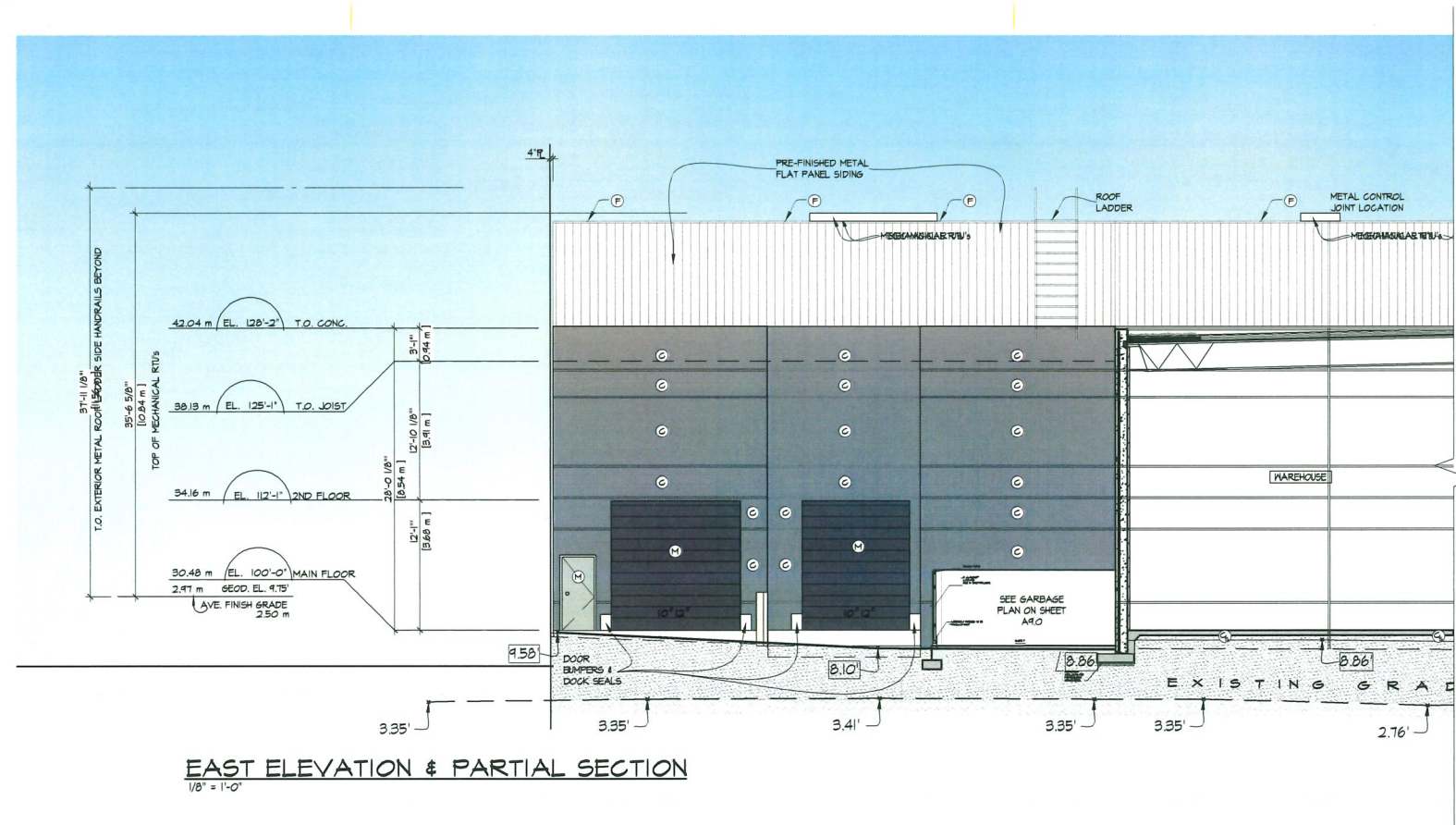
SOUTH ELEVATION
 1/8" = 1'-0"



March 5, 2026
DP 25-009422
Plan #10



EAST ELEVATION
 1/8" = 1'-0"



EAST ELEVATION & PARTIAL SECTION
 1/8" = 1'-0"

SHEET TITLE
ELEVATIONS AT
EAST SIDE &
PARTIAL EAST
PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32" = 1'-0"

DATE: FEB 09 2026

DRAWN BY: MC

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March 5, 2026
DP 25-009422
Plan #11

SHEET TITLE
DETAILS - GARBAGE

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

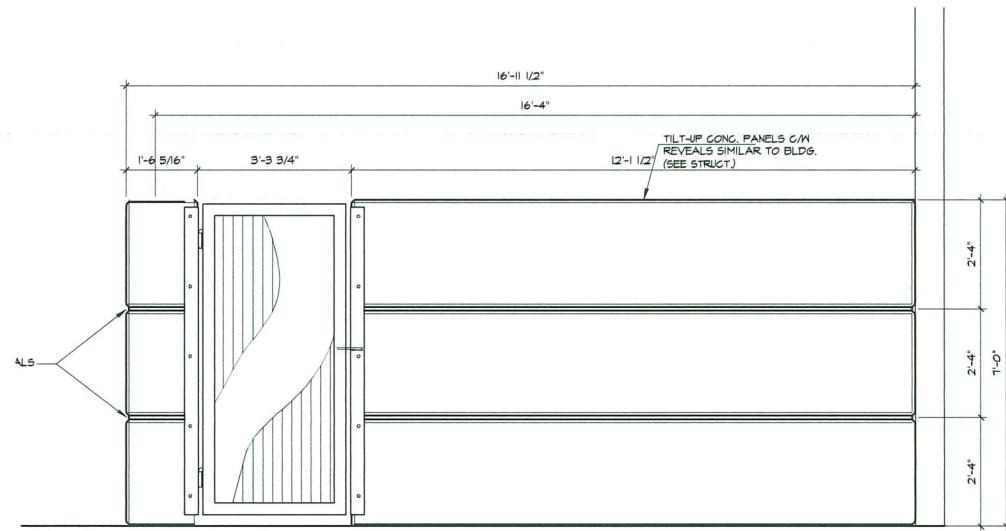
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DATE: FEB 09 2026

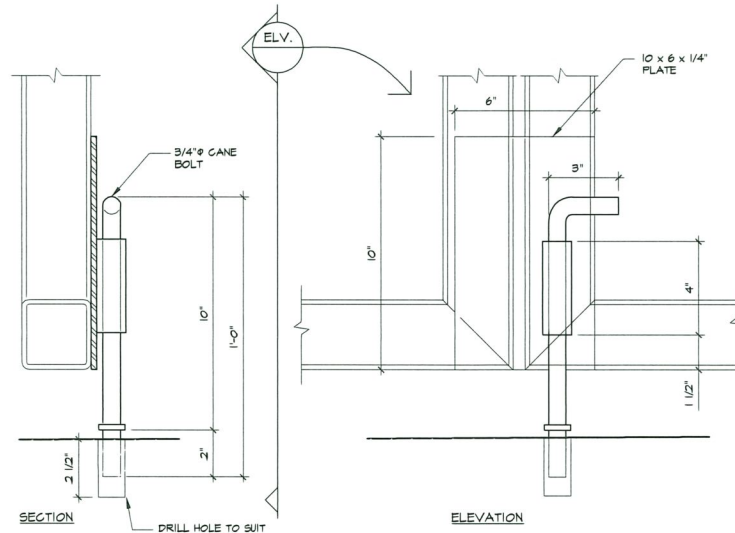
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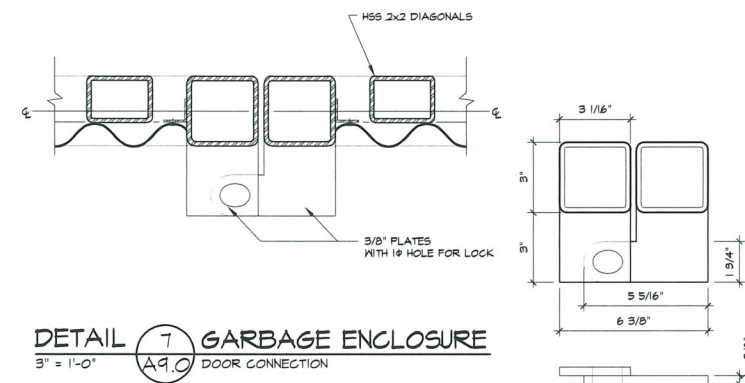
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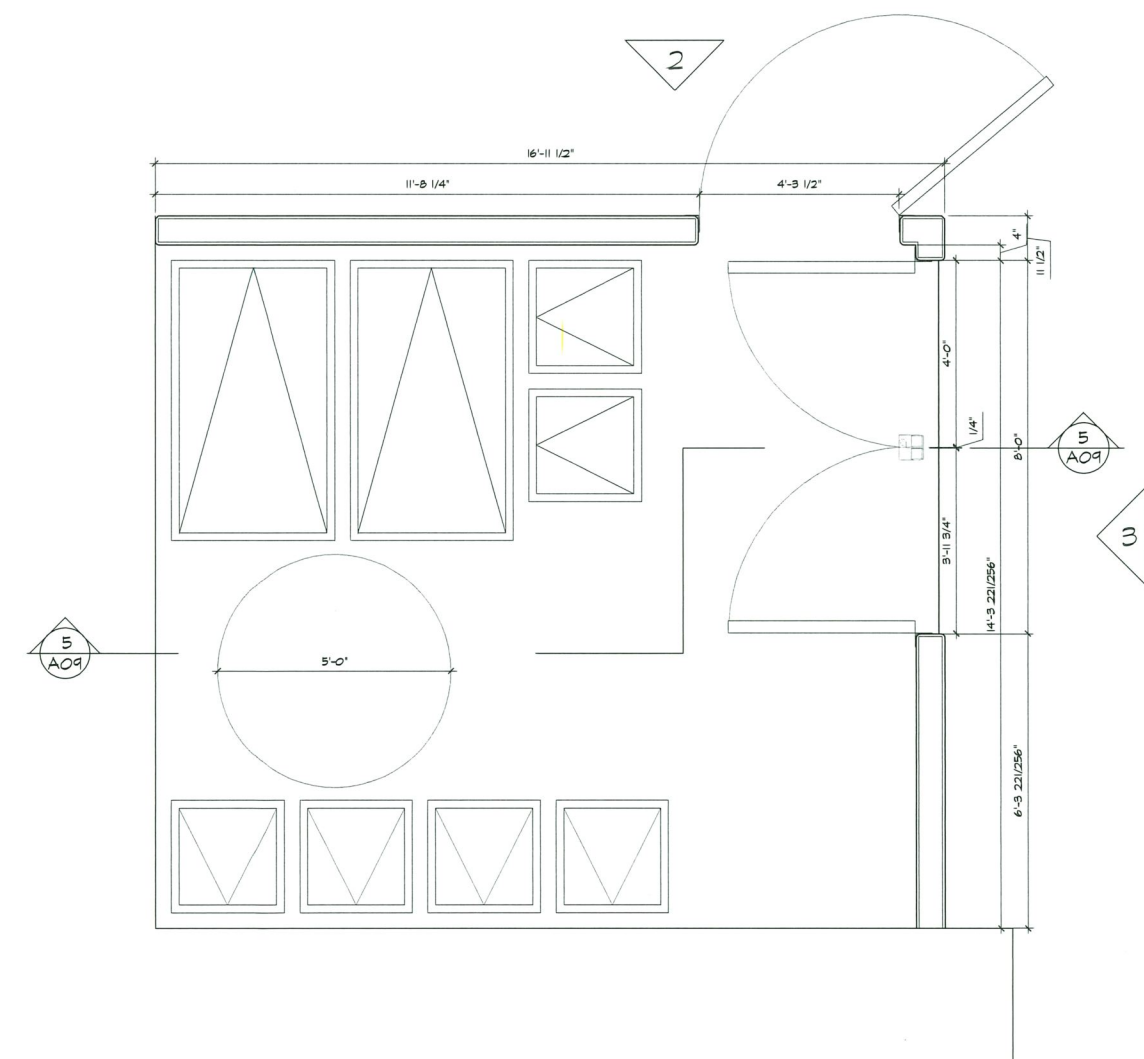
ELEVATION 2 BACK
1/2" = 1'-0"
A9.0



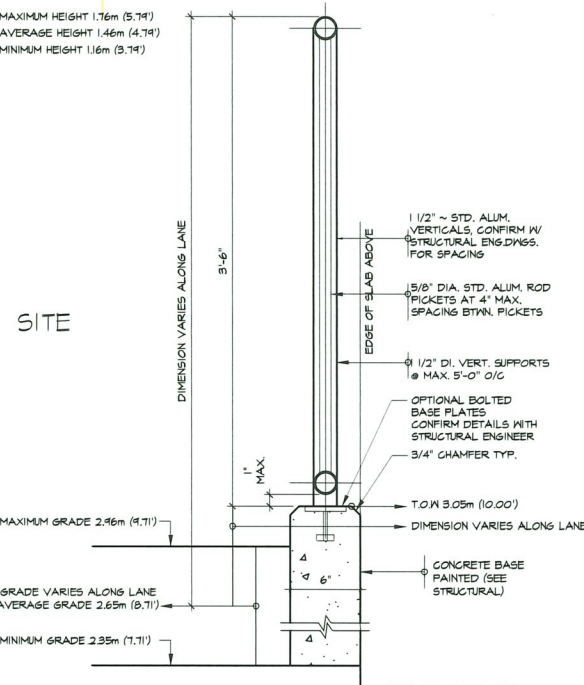
DETAIL 6 GARBAGE ENCLOSURE
3" = 1'-0"
A9.0 CANE BOLT CONNECTION



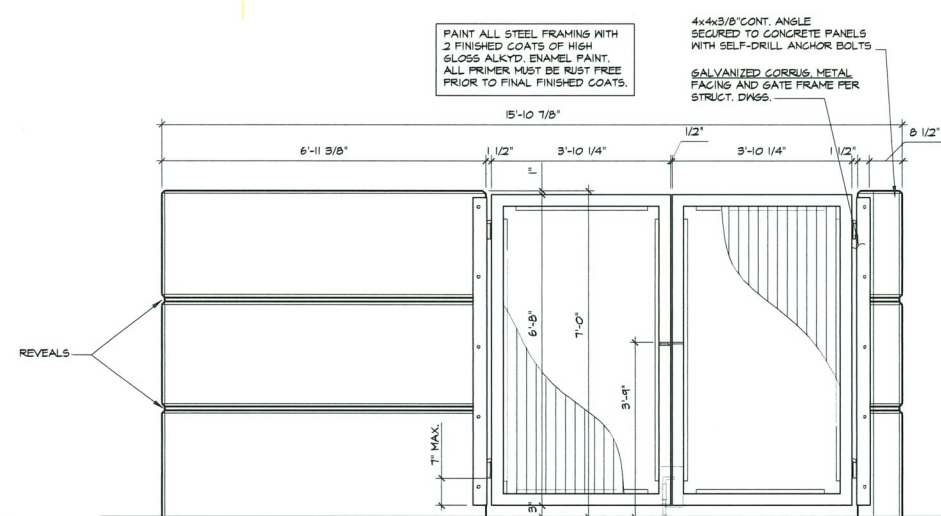
DETAIL 7 GARBAGE ENCLOSURE
3" = 1'-0"
A9.0 DOOR CONNECTION



DETAIL 1 GARBAGE ENCLOSURE PLAN
1/2" = 1'-0"
A9.0

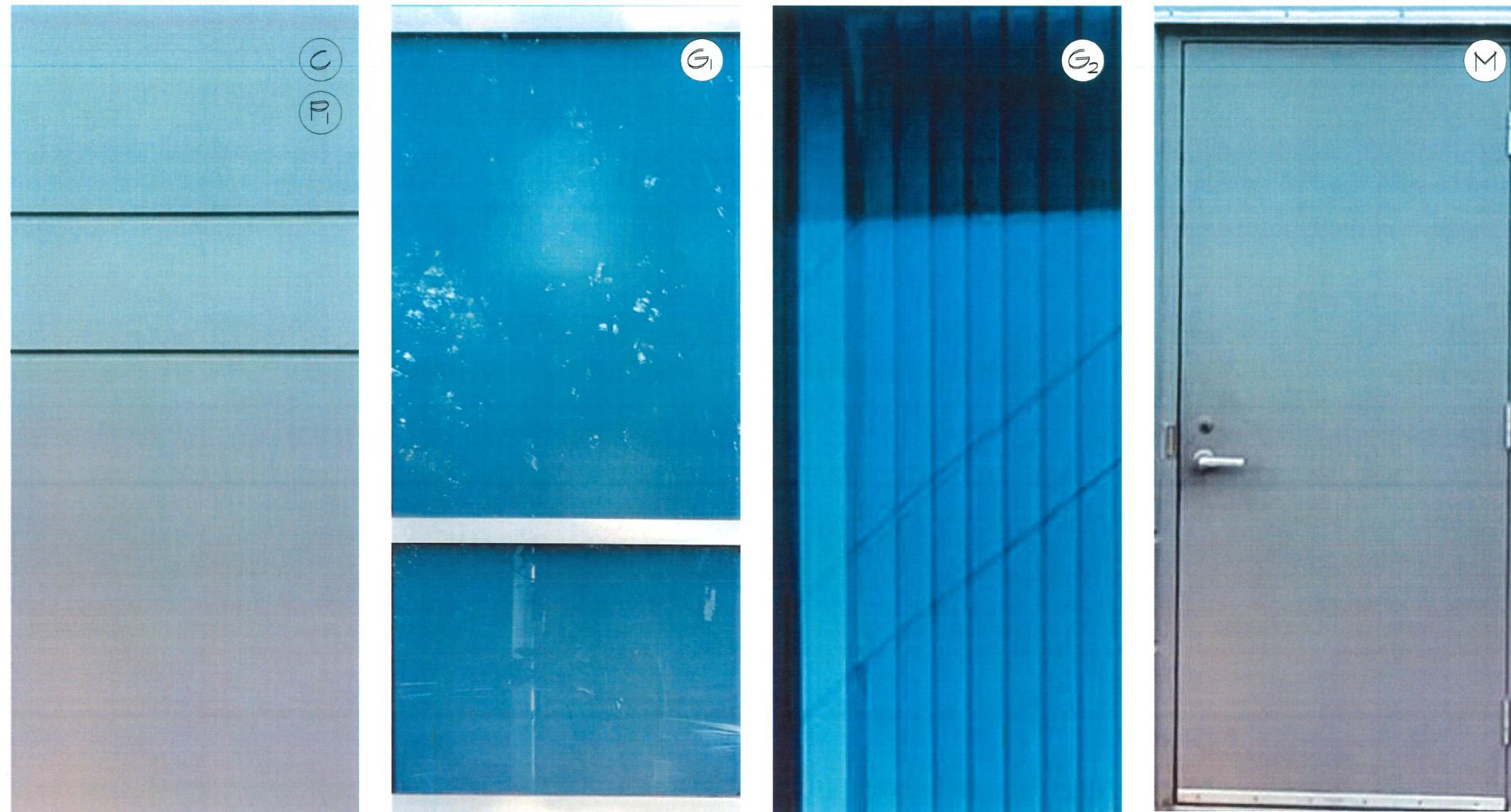


DETAIL 8 FENCE BASE
1 1/2" = 1'-0"
A9.0



ELEVATION 3 FRONT
1/2" = 1'-0"
A9.0

FOR ALL GRADING SEE CIVIL DRAWINGS



MATERIAL BOARD

EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
(C)	CONCRETE TILT-UP WALL PANELS PAINTED U.N.O.	(P)	BENJAMIN MOORE HC - 167 AMHEARST GRAY BENJAMIN MOORE HC - 170 STANINGTON GRAY
(C _S)	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	(P)	BENJAMIN MOORE HC - 167 AMHEARST GRAY BENJAMIN MOORE HC - 170 STANINGTON GRAY
(F)	PRE-FINISHED METAL FLASHING 1st Choice: Gentek Sable 2nd Choice: Cascadia Regent Grey		
(M)	PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED	(P)	BENJAMIN MOORE HC - 167 AMHEARST GRAY BENJAMIN MOORE HC - 170 STANINGTON GRAY
(R)	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES, PAINTING	(P ₂)	STEELWORK

GLAZING SCHEDULE

(G ₁)	EXTERIOR LITE: 6 MM BLUE TINTED (AZURLITE) GLASS, 1/2" AIR SPACE, INBOARD LITE: 6 MM DIFFUSED WHITE LAMINATE METAL BACK PAN C/W MINERAL WOOL INSULATION IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (5" BACK SECTIONS) 750D SERIES
(G ₂)	EXTERIOR LITE: 6 MM BLUE TINTED (AZURLITE) GLASS, 1/2" AIR SPACE, INBOARD LITE: 5 MM LOW E COATING ON #3 SURFACE. IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (5" BACK SECTIONS) 750D SERIES

LSA

LO STUDIO architecture Inc.
#205 - 3751 Jacombs Rd, Richmond
B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Plan #12

SHEET TITLE
MATERIALS
BOARD

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

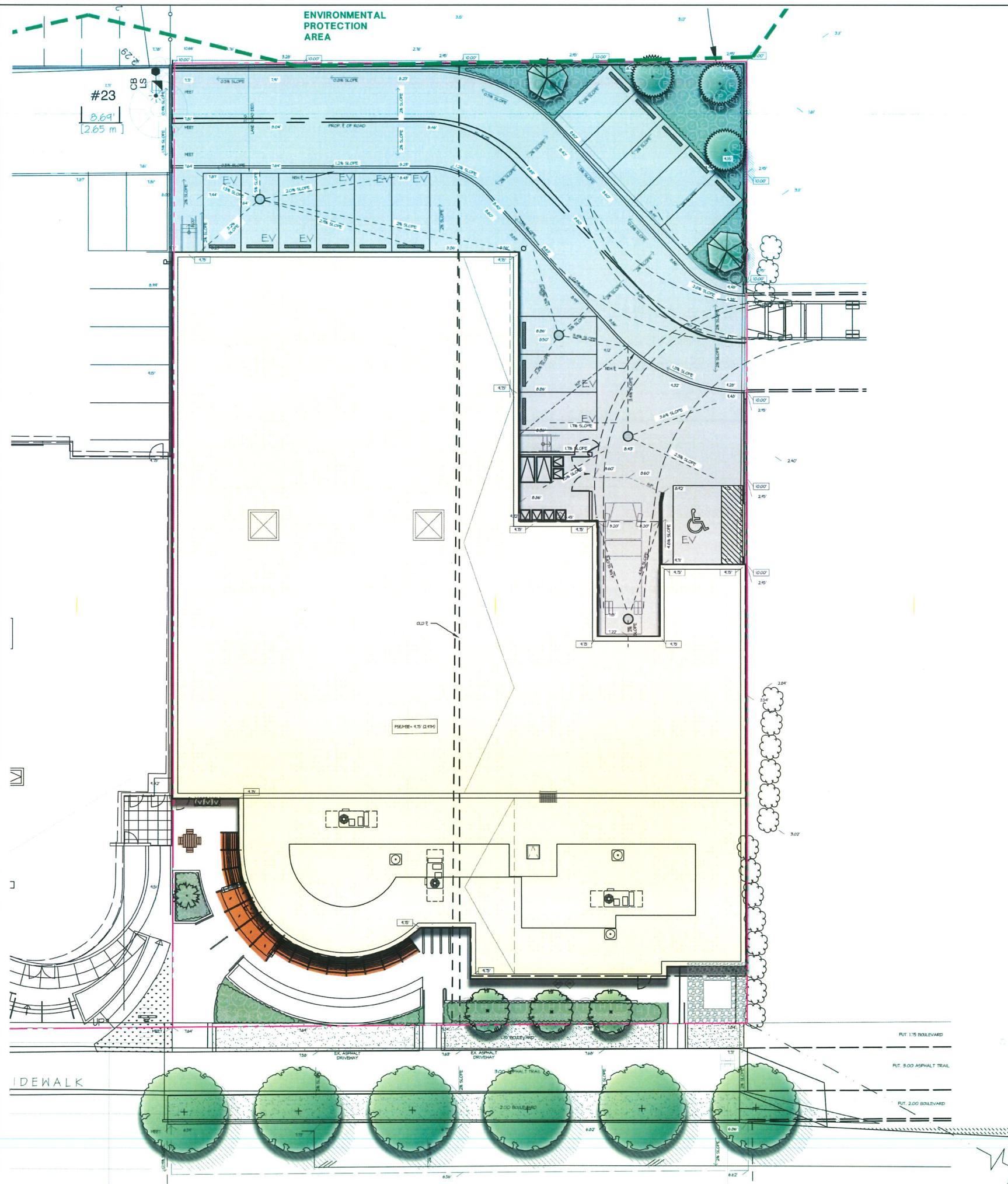
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DATE: FEB 09 2026

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PLANT SCHEDULE-ONSITE TREES M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	4M HT, B4B
	2	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	8CM CAL; 12M STD; B4B
	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SHEET GUM	8CM CAL; B4B
	1	PICEA ABIES	NORWAY SPRUCE	4M HT, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE - OFFSITE STREET TREES M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACINGS
TREE	6	FRAXINUS PENNSYLVANICA 'LEPRECHAUN'	LEPRECHAUN ASH	8CM CAL; B4B	26' (2m) O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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V3M 3L7
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Email: office@m2la.com



SCALE: 1/8" = 1'-0"

NO.	DATE
23	MAR 04 2024
22	FEB 24 2024
21	FEB 20 2024
20	FEB 04 2024
19	OCT 08 2023
18	SEP 11 2023
17	MAY 24 2023
16	APR 24 2023
15	JAN 24 2023
14	JAN 20 2023
13	DEC 11 2022
12	DEC 04 2022
11	OCT 10 2022
10	SEP 05 2022
9	JUL 02 2022
8	JUN 23 2022
7	MAY 01 2022
6	APR 04 2022
5	NOV 08 2021
4	SEP 13 2021
3	AUG 24 2021
2	JUN 22 2021
1	MAR 30 2021

March 5, 2026
DP 25-009422
Plan #13

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

DRAWING TITLE:
RENDERING

DATE: MAY 31st 23 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: LM
DESIGN: LM
CHK'D: MTLM
M2LA PROJECT NUMBER: 23-018

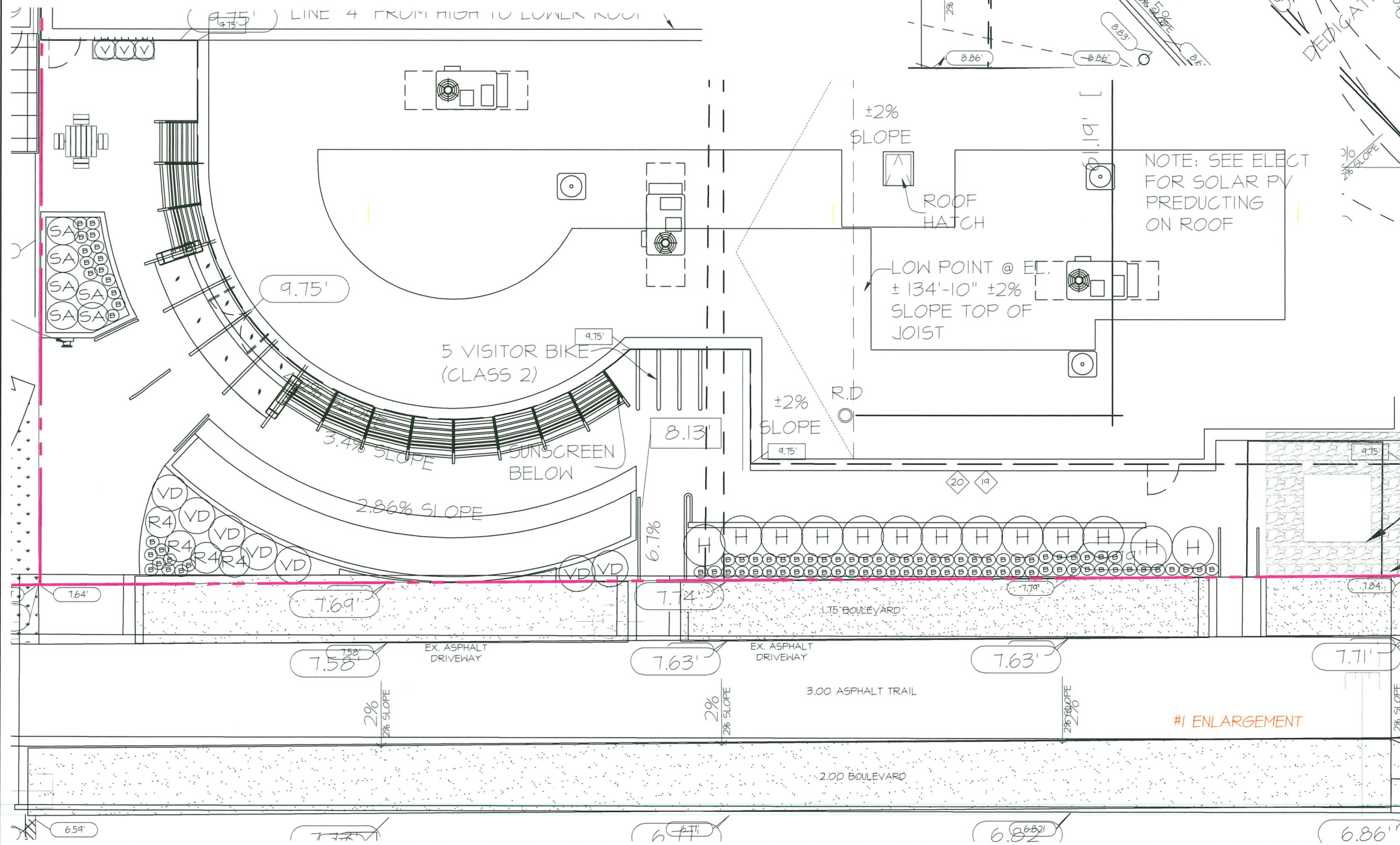
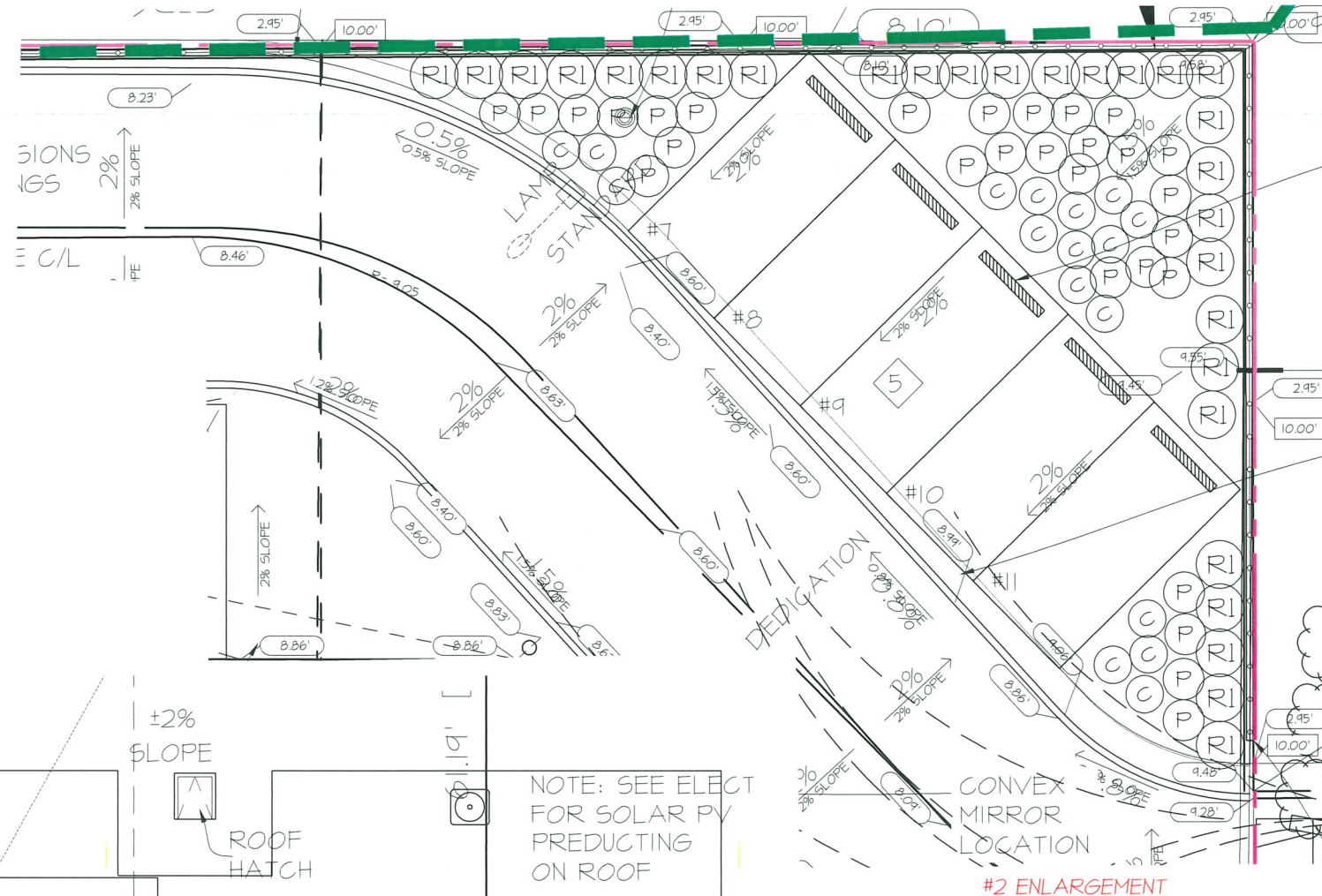
L1

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACINGS
SHRUB				
10	BUXUS SEMPERVIRENS SUFFRUTICOSA	DWARF ENGLISH BOXWOOD	#2 POT	16" O.C.
13	HYDRANGEA MACROPHYLLA ADRIA	DWARF BIGLEAF HYDRANGEA, BLUE	#2 POT, 50CM	48" O.C.
4	RHODODENDRON 'CREST'	RHODODENDRON, YELLOW/MAY	#3 POT	32" O.C.
24	ROSA RUBOSA 'PINK PAVEMENT'	PINK PAVEMENT RUBOSA ROSE, SALMON-PINK	#2 POT, 40CM	30" O.C.
6	SARCOCOGCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOGCA	#2 POT, 30CM	36" O.C.
7	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM	36" O.C.
GRASS				
24	PANICUM VIRGATUM 'RED HYBRID'	RED SWITCH GRASS	#1 POT	36" O.C.
VINE				
3	CLEMATIS ARMANDII	EVERGREEN CLEMATIS PINK	#2 POT, 40CM	24" O.C.
EC				
17	NEPETA HYBRID	CATMINT	#1 POT	36" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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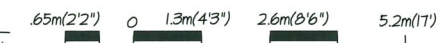
March 5, 2026
DP 25-009422
Plan #14

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22	FEB 24 2026
21	FEB 23 2026
20	FEB 04 2026
19	OCT 08 2025
18	SEP 11 2025
17	MAY 21 2025
16	APR 24 2025
15	JAN 24 2025
14	JAN 20 2025
13	DEC 11 2024
12	DEC 04 2024
11	OCT 10 2024
10	AUG 08 2024
9	JUL 02 2024
8	JUN 13 2024
7	MAY 07 2024
6	APR 04 2024
5	NOV 18 2023
4	SEP 14 2023
3	MAR 24 2023
2	JAN 23 2023
1	MAR 28 2022

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

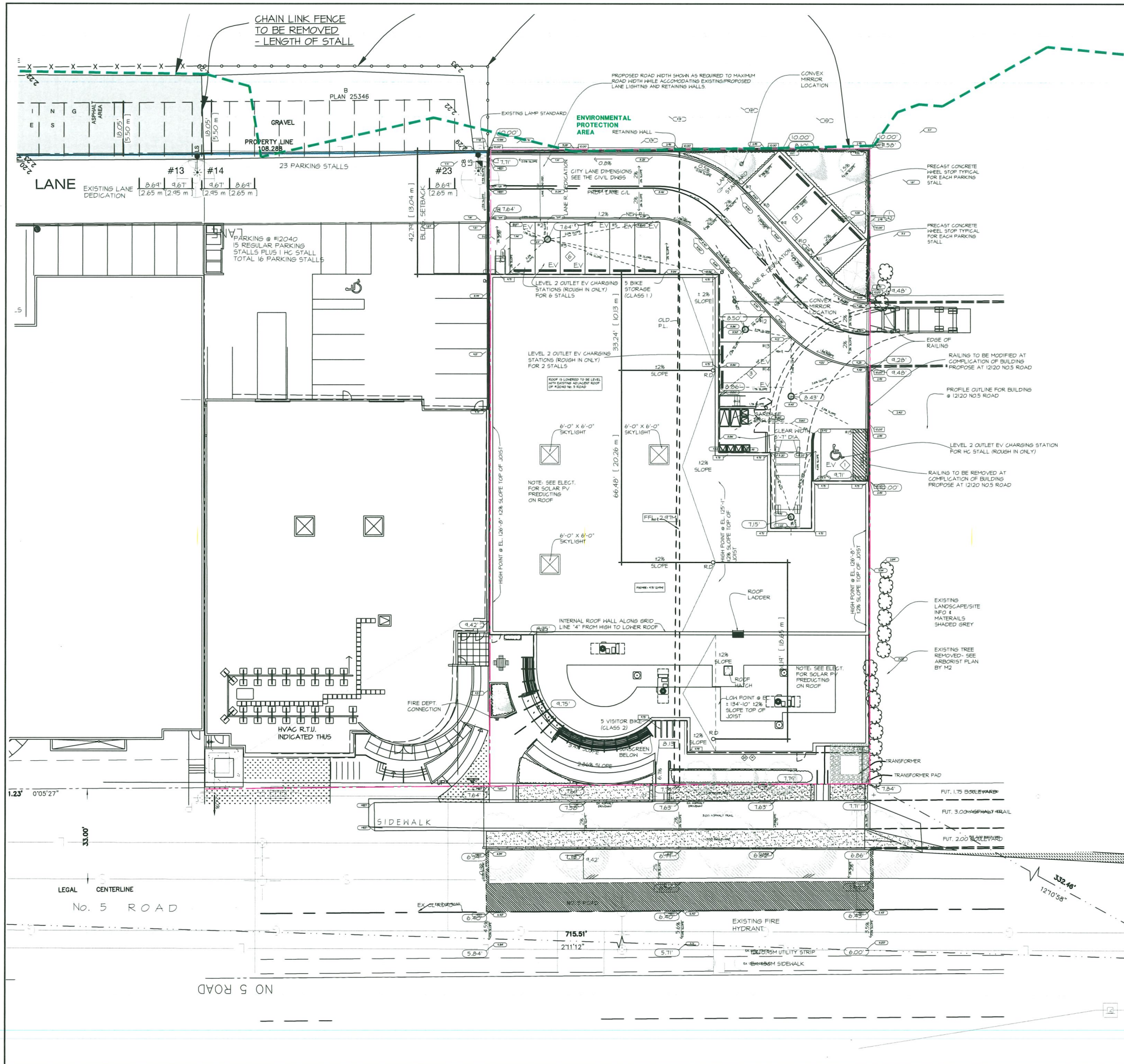
DRAWING TITLE:
SHRUB PLAN

DATE: MAY 31st 25	DRAWING NUMBER:
SCALE: 1" = 3/16"	L2
DRAWN: QL	OF 7
DESIGN: QL	M2LA PROJECT NUMBER: 23-018
CHK'D: HMLM	



SCALE: 1:64 (3/16"=1'-0")

23018-24DP.2P



LEGEND:
 PROPOSED GRADES BY CIVIL

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SCALE 1" = 1/16"

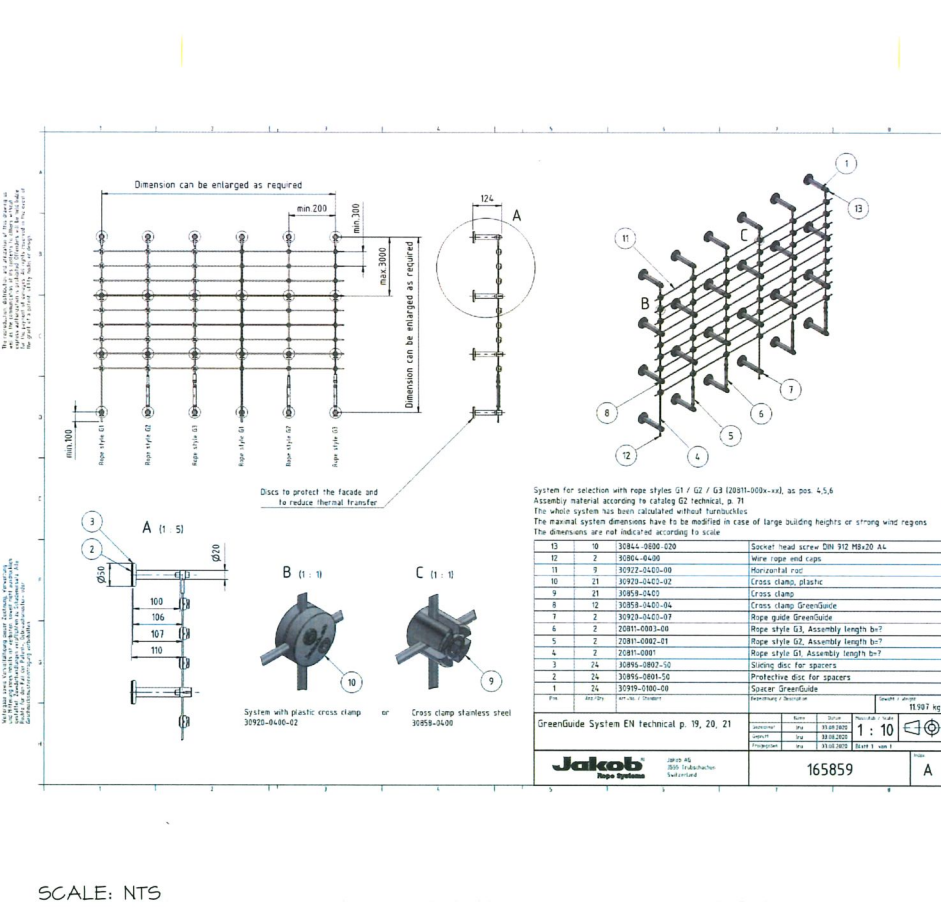
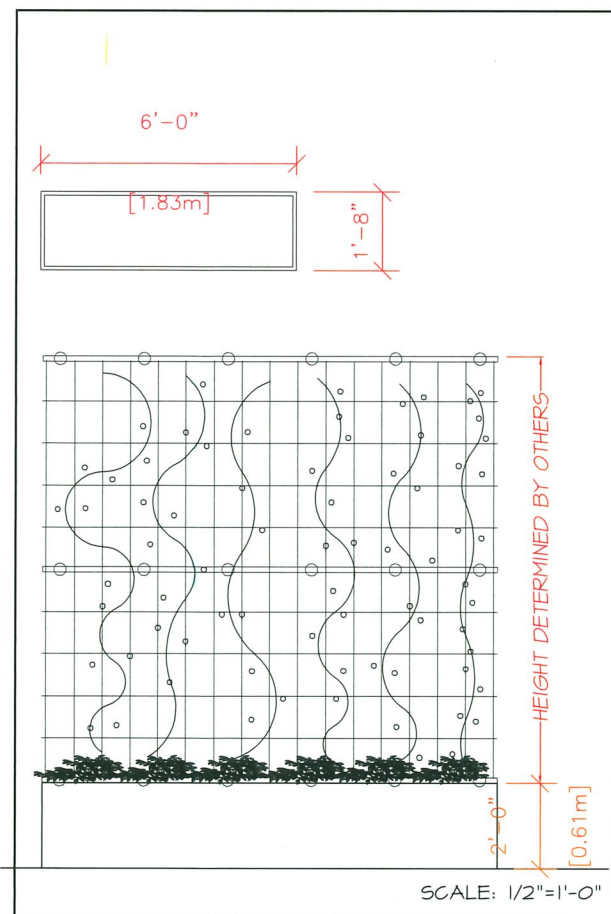
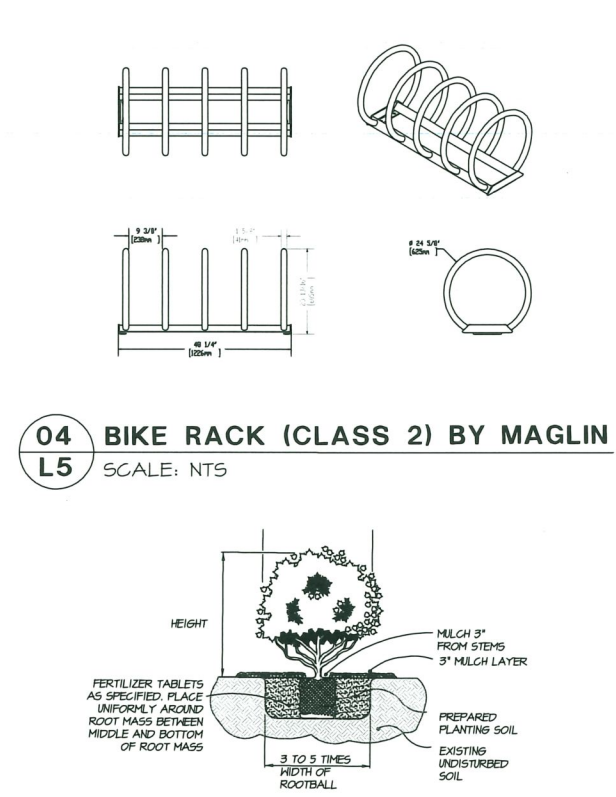
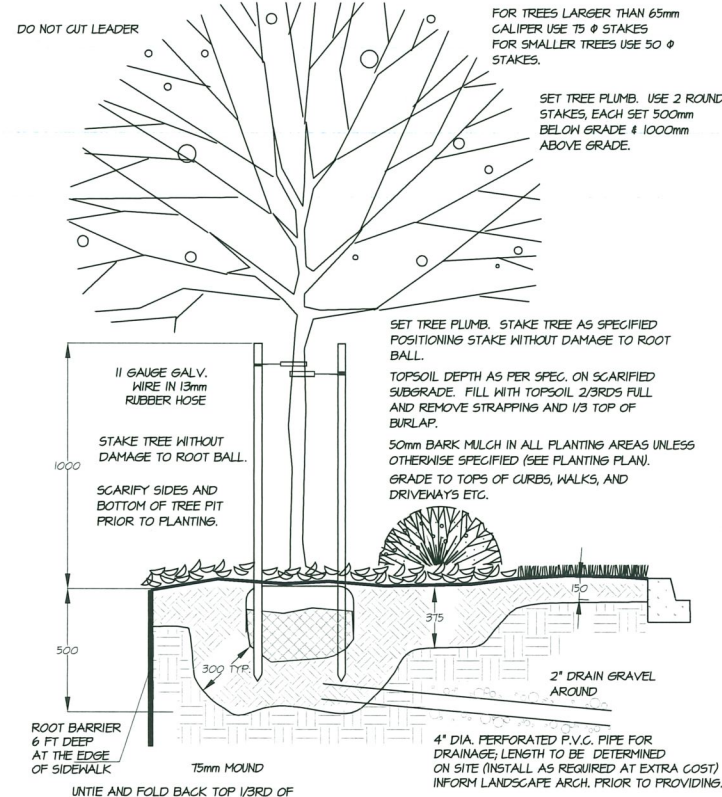
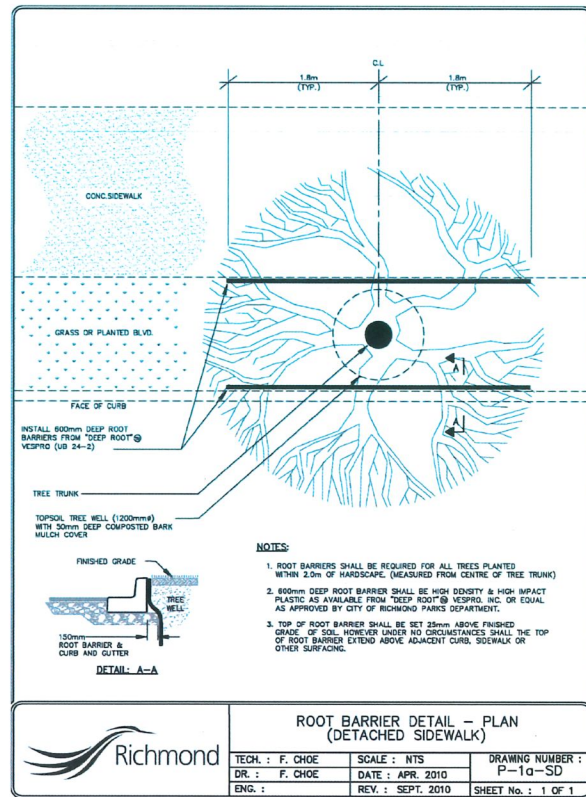
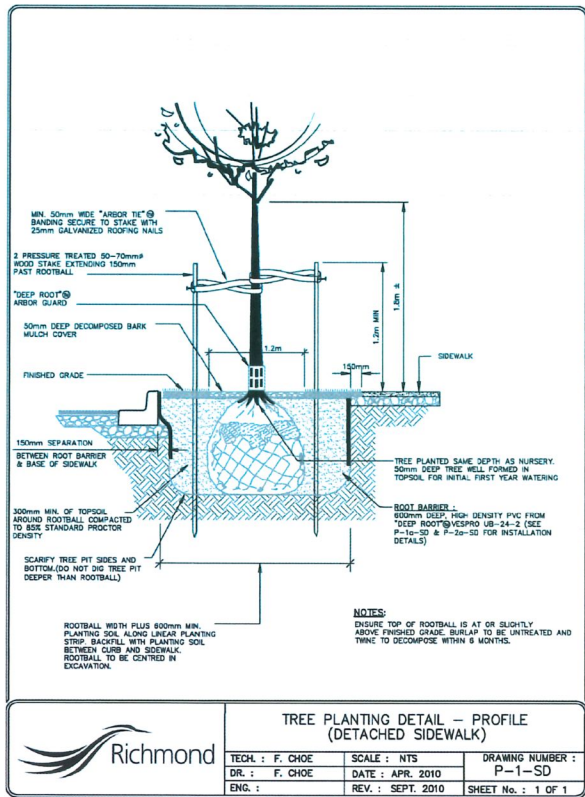
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20	FEB 02 2011
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18	SEPT 11 2010
17	MAY 24 2010
16	APR 24 2010
15	JAN 24 2010
14	JAN 20 2010
13	DEC 17 2009
12	DEC 04 2009
11	OCT 10 2009
10	AUG 20 2009
9	JUL 02 2009
8	JUN 2 2009
7	MAY 13 2009
6	APR 04 2009
5	NOV 06 2008
4	SEP 1 2008
3	AUG 24 2008
2	JUN 22 2008
1	MAR 20 2008
NO.	DATE

SEAL:

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
 12060 NO.5 RD,
 RICHMOND, BC

DRAWING TITLE:
GRADING PLAN

DATE: MAY 31st 23	DRAWING NUMBER:
SCALE: 1" = 1/16"	L4
DRAWN: QL	
DESIGN: QL	
CHKD: MTLH	
M2LA PROJECT NUMBER: 23018-24DP.19	OF 7



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March 5, 2026
DP 25-009422
Plan #16

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD,
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: MAY 31, 23 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: QL
DESIGN: QL
CHK'D: MTLM
M2LA PROJECT NUMBER: 23018-230P-2P

L5

OF 7

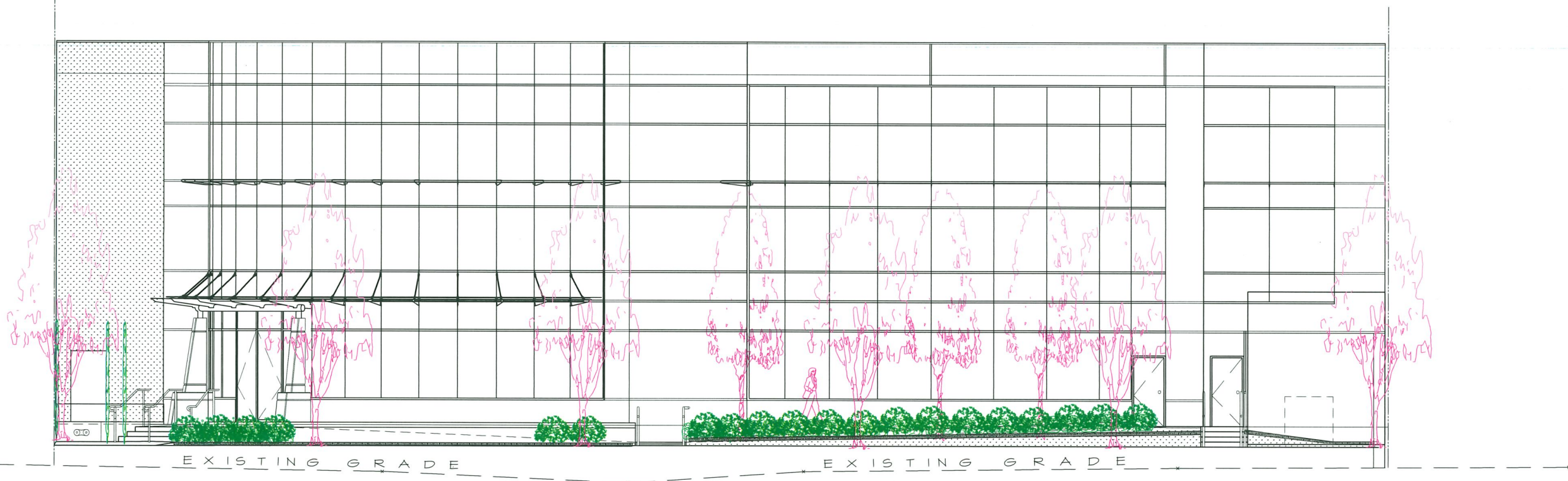
23-018

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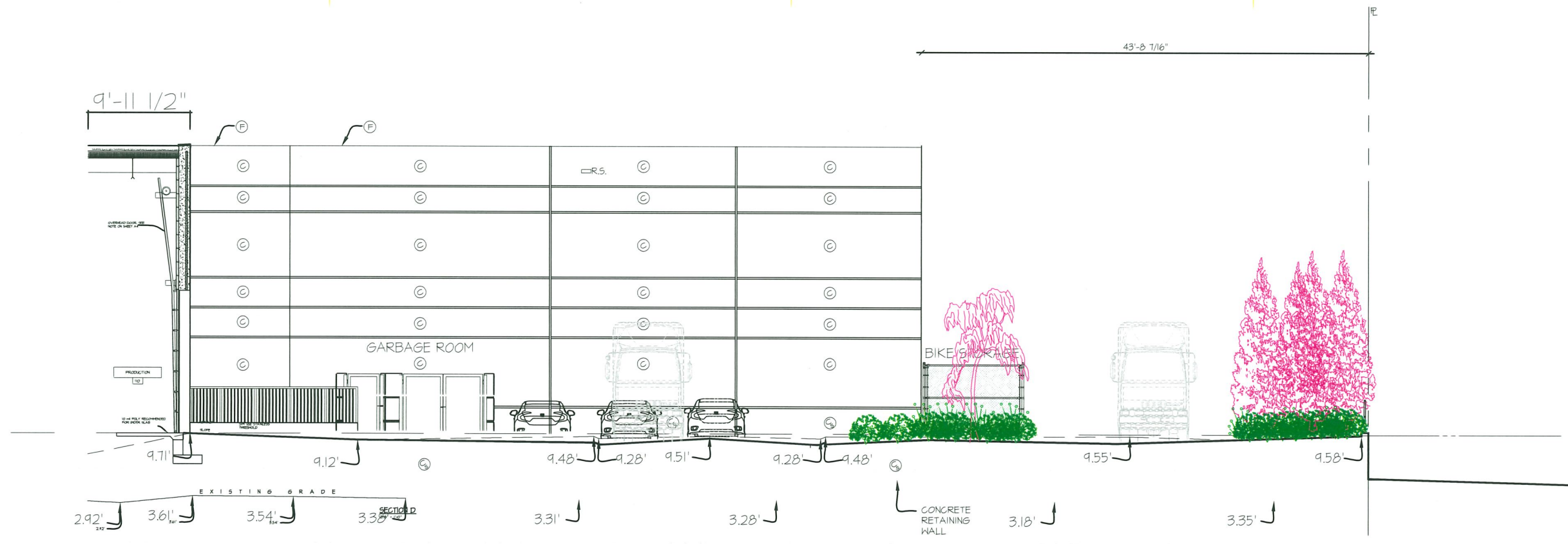


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WEST ELEVATION - FACING No.5 ROAD
 3/16" = 1'-0"



EAST SECTION - FROM REAR LANE TO P/L LOOKING NORTH

March 5, 2026
 DP 25-009422
 Plan #17

22	FEB 24 25
21	FEB 20 25
20	FEB 04 25
19	OCT 08 24
18	SEPT 11 24
17	MAY 24 24
16	APR 24 24
15	JAN 24 24
14	JAN 22 24
13	DEC 17 24
12	REG 04 24
11	OCT 30 24
10	JUL 29 24
9	JUL 01 24
8	JUN 28 24
7	MAY 02 24
6	MAY 02 24
5	MAY 02 24
4	SEP 12 23
3	APR 13 23
2	JUN 22 22
1	MAY 8 22

SEAL:

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
 12060 NO.5 RD,
 RICHMOND, BC

DRAWING TITLE:
ELEVATIONS

DATE: MAY 31 23	DRAWING NUMBER:
SCALE: AS SHOWN	L6
DRAWN: QL	
DESIGN: QL	
CHK'D: MTLM	OF 7
M2LA PROJECT NUMBER:	23-018

TYPE AA

WPX LED Wall Packs

Introduction
The WPX LED wall packs are energy-efficient, long-life, and aesthetically appealing solutions for exterior wall lighting. Available in three sizes, the WPX Series offers a choice of 1500 lumens with a wide uniform light beam.

Specifications

Model	Beam Angle	Color Temp.	Life Span	Input Voltage	Output Power	Output Lumens	Dimensions (H x W x D)	Weight
WPX1500	120°	3000K	50,000 hrs	120V AC	15W	1500	4.5" x 4.5" x 1.5"	0.5 lbs
WPX3000	120°	3000K	50,000 hrs	120V AC	30W	3000	6.5" x 6.5" x 1.5"	0.8 lbs
WPX6000	120°	3000K	50,000 hrs	120V AC	60W	6000	8.5" x 8.5" x 1.5"	1.2 lbs

Features & Specifications

- Energy-efficient LED technology
- Long life span (50,000 hours)
- Wide uniform light beam
- Adjustable mounting arm
- Weather-resistant housing
- Easy installation

TYPE BB

CS CONTRACTORS

Lighting & Signage

Contractor Select™ TWR LED LED Wall Pack Adjustable+Switchable+Photoctrl

Introduction
The Contractor Select™ TWR LED Wall Pack is a high-quality, adjustable, switchable, and photocontrolled LED wall pack. It is designed for exterior wall lighting and is available in three sizes: 1500 lumens, 3000 lumens, and 6000 lumens.

Specifications

Model	Beam Angle	Color Temp.	Life Span	Input Voltage	Output Power	Output Lumens	Dimensions (H x W x D)	Weight
CS1500	120°	3000K	50,000 hrs	120V AC	15W	1500	4.5" x 4.5" x 1.5"	0.5 lbs
CS3000	120°	3000K	50,000 hrs	120V AC	30W	3000	6.5" x 6.5" x 1.5"	0.8 lbs
CS6000	120°	3000K	50,000 hrs	120V AC	60W	6000	8.5" x 8.5" x 1.5"	1.2 lbs

Features & Specifications

- Adjustable mounting arm
- Switchable and photocontrolled
- Weather-resistant housing
- Easy installation

TYPE CC

LUMUX STEP LIGHT

Introduction
The LUMUX Step Light is a classic, architectural step light, precision engineered for durability and performance. It is available in three sizes: 1500 lumens, 3000 lumens, and 6000 lumens.

Specifications

Model	Beam Angle	Color Temp.	Life Span	Input Voltage	Output Power	Output Lumens	Dimensions (H x W x D)	Weight
LUMUX1500	120°	3000K	50,000 hrs	120V AC	15W	1500	4.5" x 4.5" x 1.5"	0.5 lbs
LUMUX3000	120°	3000K	50,000 hrs	120V AC	30W	3000	6.5" x 6.5" x 1.5"	0.8 lbs
LUMUX6000	120°	3000K	50,000 hrs	120V AC	60W	6000	8.5" x 8.5" x 1.5"	1.2 lbs

Features & Specifications

- Classic architectural design
- Precision engineered for durability
- Available in three sizes

TYPE DD

Specification Sheet

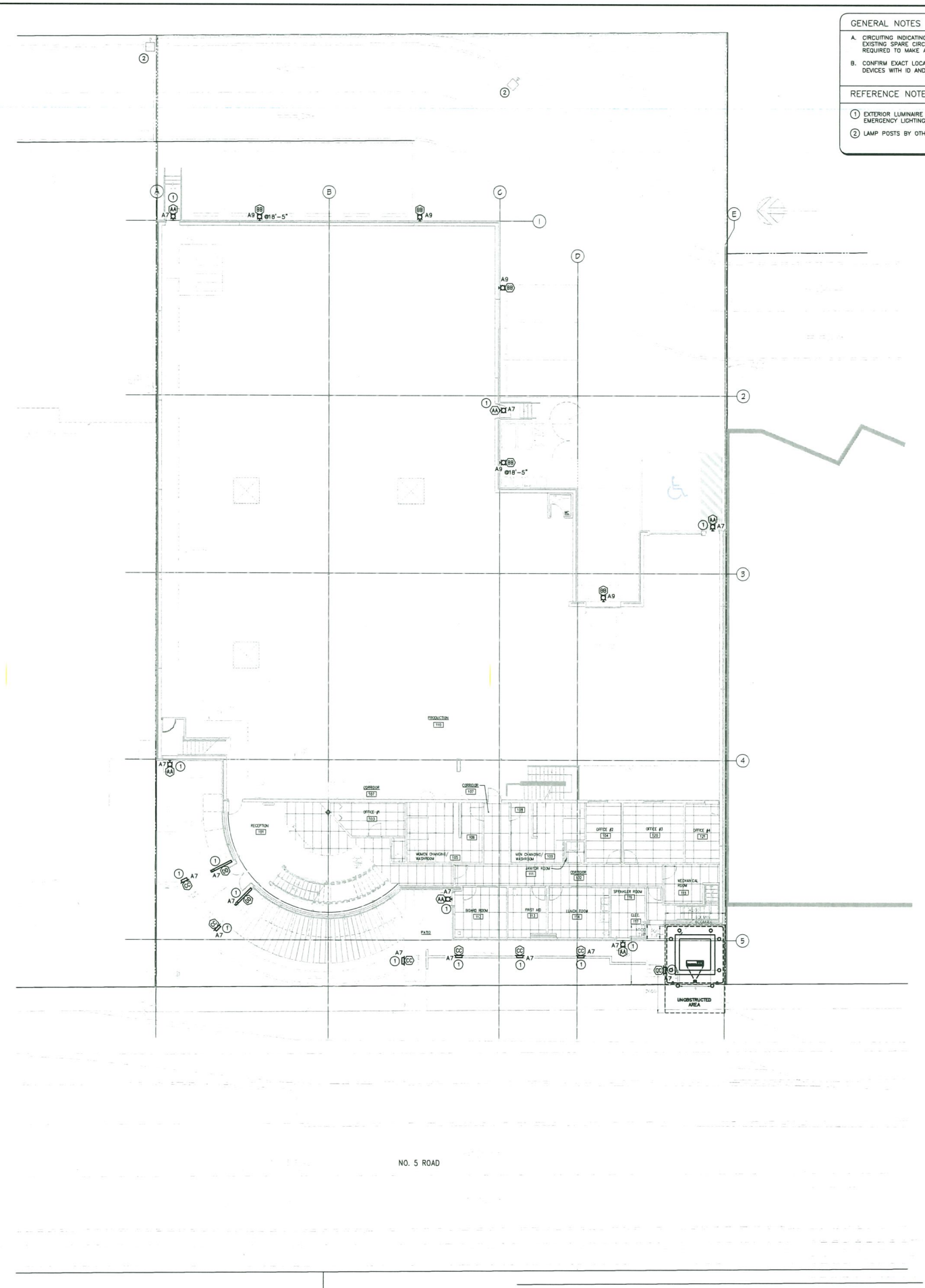
Photometric Summary (27 FT W x 10 FT H)

Footcandle (fc)	Footcandle (fc) at 10 ft	Footcandle (fc) at 20 ft	Footcandle (fc) at 30 ft
1500	1.5	0.4	0.2
3000	3.0	0.8	0.4
6000	6.0	1.6	0.8

Notes

1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.

2 EXTERIOR LUMINAIRE CUTSHEETS
SCALE: 1/8" = 1'-0"



1 EXTERIOR LIGHTING PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

- CIRCUITING INDICATING FOR GROUPING REFERENCE ONLY. REUSE EXISTING SPARE CIRCUITS OR PROVIDE NEW CIRCUITS AS REQUIRED TO MAKE ALL EQUIPMENT FUNCTIONAL.
- CONFIRM EXACT LOCATION AND HEIGHTS OF ALL ELECTRICAL DEVICES WITH ID AND/OR CLIENT PRIOR TO ROUGH-IN.

REFERENCE NOTES:

- EXTERIOR LUMINAIRE FED FROM INVERTER TO PROVIDE EMERGENCY LIGHTING ALONG EXTERIOR EXIT PATHWAY.
- LAMP POSTS BY OTHERS.

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Revision	Description	DATE/TIME

March 5, 2026
DP 25-009422
Plan #18

Issue	Description	DATE/TIME
7	RE-ISSUED FOR BUILDING PERMIT	25.FEB.2026
6	RE-ISSUED FOR BUILDING PERMIT	24.FEB.2026
5	RE-ISSUED FOR BUILDING PERMIT	23.FEB.2026
4	ISSUED FOR BUILDING PERMIT	18.JAN.2025
3	ISSUED FOR BUILDING PERMIT	02.MAY.2025
2	ISSUED FOR BUILDING PERMIT	24.JAN.2025
1	ISSUED FOR REVIEW	20.DEC.2024

opal ENGINEERING

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T: 778-557-8521 (Vic. Local)
EGSC PERMIT # 11033336
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Project:
INDUSTRIAL OFFICE DEVELOPMENT
12960 NO. 5 ROAD
RICHMOND

Drawing Name:
EXTERIOR LIGHTING PLAN AND LUMINAIRE CUTSHEETS

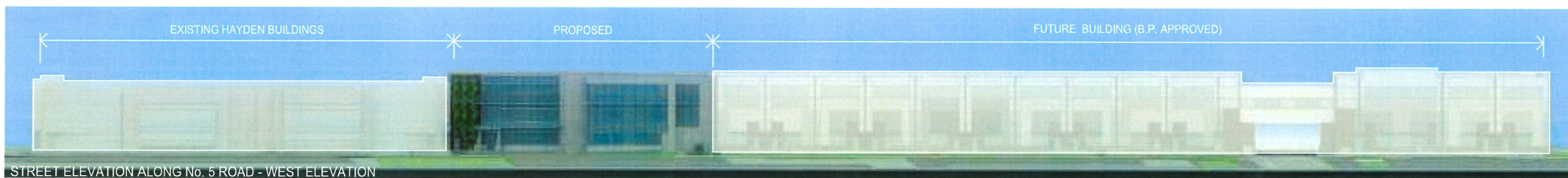
OPAL Project #: LSA-19

Scale: AS SHOWN	Drawing No.: E2.2
Drawn By: YS	
Design By: BS	

LSA

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B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Reference Plan



COLOURED
ELEVATIONS

PROJECT
INDUSTRIAL OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD
RICHMOND, B.C.

SCALE: NA

DATE: OCT. 2025

DRAWN BY: LSA
CHECKED BY: PS/SS/MC

SEAL

19-013-A1.1

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LSA

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March 5, 2026
DP 25-009422
Reference Plan

SHEET TITLE
PERSPECTIVE AT
WEST SIDE (FRONT)

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC

CHECKED BY: MC



WEST SIDE (FRONT) PERSPECTIVE - FACING No 5 ROAD
NT5

2/9/2026 1:26:05 PM, 1:1

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B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Reference Plan

SHEET TITLE
PERSPECTIVE AT
WEST SIDE (FRONT)

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC



WEST SIDE (FRONT) PERSPECTIVE - FACING No.5 ROAD

NTS

2/9/2026 1:26:09 PM, 1:1

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B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026 DP 25-009422 Reference Plan

SHEET TITLE
PERSPECTIVE AT
SOUTH SIDE (FRONT)

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC

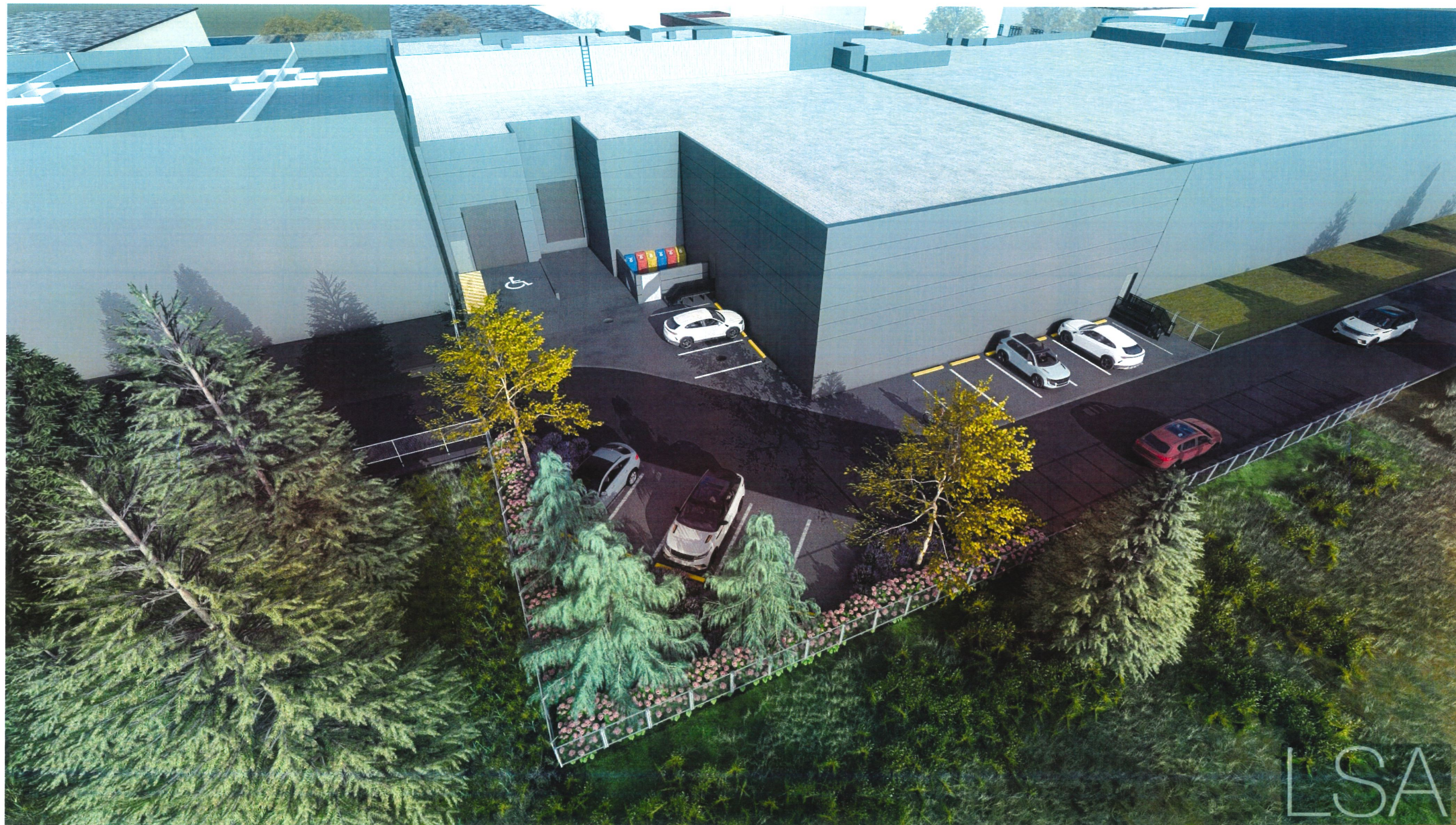


SOUTH SIDE (FRONT) PERSPECTIVE

NTS

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March 5, 2026
DP 25-009422
Reference Plan

SHEET TITLE
PERSPECTIVE AT
REAR SIDE

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

SCALE: 3/32"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC

CHECKED BY: MC



2026-03-03

REAR SIDE PERSPECTIVE - FACING No 5 ROAD

NTS

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