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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** December 7, 2009  
**File:** DP 08-432203  
**Re:** **Application by Polygon Development 225 Ltd. for a Development Permit at 9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road and 4471, 4511, 4531 and 4551 No. 4 Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a 141-unit, three-storey townhouse development in 25 buildings, plus a free-standing amenity building on a site zoned "Townhouses (ZT67)"; and
2. Vary the provisions of the Zoning Bylaw 8500 to:
  - a) Reduce the minimum public road setback from 5 m to 4.5 m along the north side of Tomicki Avenue.

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Polygon Development 225 Ltd. has applied to the City of Richmond for permission to develop a 141-unit, three-storey townhouse development in 25 buildings, plus a free-standing amenity building. The 11-lot property assembly formerly contained single-family homes and duplexes.

The site is being rezoned from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD-1)” to “Townhouses (ZT67)” for this project under Bylaw 8450 (RZ 08-408107). The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from “Single-Family Housing District, Subdivision Area F (R1/F)” and “Two-Family Housing District (R5)” to “Comprehensive Development District (CD/185)”.

Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 08-450438).

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

The subject consolidated 2.4 Hectare site is located in the Alexandra neighbourhood ‘Residential Area 2’ of the West Cambie planning area. ‘Residential Area 2’ is the lowest density zone in Alexandra, with two and three storey townhouse development, acting as a transition buffer between the higher densities to the west towards City Centre and the established single-family neighbourhood to the east across No. 4 Road. The low density zone has a designated density, is 0.65 base up to a maximum of 0.75 FAR with density bonusing for affordable housing, which this project takes advantage of.

Development surrounding the site includes:

- To the north, are undeveloped City park lands (future Central Park) and the Hennessey Green 92-unit three-storey Polygon townhouse development that fronts onto No. 4 Road and Odlin Road (DP 07-359314);
- To the east, across No. 4 Road and outside of the Alexandra Neighbourhood, are single-family homes and a 120-unit, two-storey townhouse development;
- To the south, across Alexandra Road, are privately owned single-family homes and duplexes in an area designated in the area plan for City park land (future Natural Park); and
- To the west, is undeveloped City park land (future South Parkway).

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following specific issues to be resolved at the Development Permit stage in addition to general design review:

- Comprehensive tree preservation plan – ***Incorporated: The design team, including all of the different disciplines have been working together with a registered arborist for the successful retention of the Oak tree.***

- Ensure that proposed phasing is on compliance with zoning, including access to amenity areas and garbage and recycling collection – ***Incorporated. The amenity building will be provided in the first phases and the developer has been working with Environmental Programs staff and the City's contractor to ensure adequate servicing during the different phases.***

The rezoning application received Third Reading at Public Hearing on October 19, 2009. The following concerns were expressed:

- Truck drivers speeding through school zones, and using jake brakes in the neighbourhood
- Sidewalks not being accessible due to the presence of sand, debris and broken glass
- Affordable housing being provided off-site ***[secured through the rezoning]***
- Poor tree preservation and replacement practices
- Poor drainage and overflowing ditches leading to an increased risk of flooding
- Lack of sidewalks in the area
- Lack of sewers for property owners whose land has been designated “park”
- Impact of “park” designation on ability to sell property
- Residents having to pay to have septic tanks emptied, as well as pay the same taxes as residents who have sewer systems

Upon discussion of issues raised by the delegations, it was agreed that staff would:

- Speak to the developer about the importance of having correct soil conditions when planting trees to improve their survival rate; their obligations to be a “good neighbour” during construction by ensuring sidewalks and common areas are kept free of debris, and remind sub-trades of this; posting a notice on site which includes a company phone number for the public to report problems – ***Staff and the developer have discussed these issues. The developer has had success with street tree planting at their previous two projects in the neighbourhood. If new street trees did not thrive in last year's dry summer and do not survive, they will be replaced before the Servicing Agreement maintenance period is complete and securities returned. The developer will continue to conform to the City's tree planting specifications, and is looking at different options for watering street trees through dry summer periods. The developer is committed to keeping sidewalks, boulevards and ditches tidy and inspects at minimum on a weekly basis. Contact information has been posted on-site should issues arise.***
- Advise the RCMP and Polygon about trucks speeding through the school zone and general safety concerns – ***The RCMP and Polygon have been advised about the concerns. RCMP traffic services will be monitoring the area. Polygon maintains ongoing contact with truck drivers visiting their sites and the principal of the local Tomsett Elementary School to address this concern.***

- Explore building a condition into the Development Permit process with respect to extending the period for holding onto securities issued for landscaping, particularly where boulevard trees are concerned – *Staff have explored the issue and decided to proceed with the standard Servicing Agreement procedure, including holding security for a one year maintenance period. The applicant advises that almost all of the 35 street trees planted in the Alexandra neighbourhood by Polygon appear to be in good condition. The subject proposal is the fourth Polygon development application in the West Cambie Alexandra neighbourhood. The first two projects; Hennessey Green townhouses and Meridian Gate apartments, have been completed and include new boulevards with new street trees. Hennessey Green townhouse development included 25 street trees planted between September, 2008 and March, 2009, with a maintenance period extending to March, 2010. One (1) tree may be in questionable condition. Meridian Gate apartments development included 10 street trees planted in April and May, 2009, with a maintenance period extending to May, 2010. All trees appear to be in good condition. All street trees will be reviewed and replaced if necessary before the maintenance is handed over to the City.*
- Gain information on new geothermal sustainability measures for townhouses – *Staff continue to have discussions with applicants regarding the viability of geothermal systems for individual project proposals.*
- Advise Council about the difference in taxation rate for properties with septic tanks as compared to those with sewers – *The annual utility bill is lower for properties with septic fields; they are not billed sanitary sewer use charges. However, the taxation rate is the same as septic tanks are not considered to lower residential property value by the Province and the City has one single tax rate for residential properties. BC Assessment determines property value each year taking many factors into consideration, including among others, property use, development potential, and size. Sanitary sewer connection is not taken into consideration as historically, BC Assessment study has found that septic fields have not had a negative impact on open market property values. Each year, City Council sets tax rates and confirms financial commitments to create a balanced budget. City Council can set different tax rates for specified types of properties, called assessment classes (i.e. residential, industrial, etc.), but does not have the authority to treat properties within an assessment class differently (i.e. residential with or without sanitary service). Richmond's annual property tax bill includes a sewer debt levy charge that is applied to most properties, regardless of whether it is serviced by sanitary sewer.*
- Inspect ditches in this area to ensure proper drainage – *Public Works staff have inspected the Alexandra Road ditches, and cleaning is underway as is follow up with land owners of properties with identified ditch issues. Ditch capacity for proper drainage has been negatively impacted by issues with ditch crossings and illegal dumping in the ditches, including domestic garbage, grocery carts and large furniture items. The drainage in the area will work best when ditch crossing issues have been resolved by property owners, regular ditch cleaning is completed by the City, and debris is removed regularly by property owners.*

- Meet with the land owners in this area, whose properties do not have sewers and are designated as “park land” to determine mid and long term solutions to meet their concerns, keeping Council advised of this process – *Parks invited the owners of the properties within the future nature park area to a meeting on December 3, 2009. The meeting was attended by four owners and discussion was held between the owners and staff representatives from Parks, Planning and Development, Engineering, and Public Works. Parks staff are reporting back to Council regarding the meeting and owner concerns separate from the subject development application. The owners’ expressed concerns did not relate to the architectural form and character of the subject Development Permit application.*

### Staff Comments

The proposed scheme attached to this report has addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Townhouses (ZT67)” zoning district except for the zoning variance noted below.

### Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning Bylaw 8500 to:

- 1) Reduce the minimum public road setback from 5 m to 4.5 m along the north side of Tomicki Avenue.

*(Staff supports the proposed variance as it results from an irregular site geometry created by the development site providing the full width and curved alignment of the new road dedication. The new Tomicki Avenue is curved through the development site to allow the new road to be aligned with the existing Fisher Gate and No. 4 Road intersection).*

### Advisory Design Panel Comments

The project was presented to the Advisory Design Panel, and supported subject to the applicant taking the Panel’s comments into consideration. The Panel asked for design development to include convertible units (with renovation potential for future wheelchair access) in the development; the applicant declined to change their design to accommodate this voluntary request. The applicant gave consideration and/or incorporated changes in response to other comments provided by the Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 4, 2009 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

### Analysis

#### *Conditions of Adjacency*

- The proposed height, siting and orientation of the buildings respect the massing of the newly constructed Polygon Hennessey Green townhouse development to the north and future park to the northwest, west and south.
- The proposal includes interfaces to No. 4 Road, Tomicki Avenue, City-owned future central park to the northwest, an existing Polygon townhouse development to the north, City-owned future greenway park to the west, and a portion of Alexandra Road, which is part of the future nature park.

- The development animates the No. 4 Road and Tomicki Avenue streetscapes with pedestrian-oriented front entries to the streetscape units and communal pedestrian entries to the developments north and south portions.
- The development proposed a landscaped semi-private back yard interface to Alexandra Road in response to the future Nature park interface. The interface will include two (2) communal pedestrian ditch crossings, a landscaped berm, retaining wall and picket fencing for townhouse unit backyards. The existing frontage ditches are proposed to remain in place, with driving surface widening and sidewalk accommodated between the existing ditches. This section of Alexandra Road will no longer be needed as a local road when the future natural area park is established.
- At the interface to the City-owned future greenway park to the west, the development includes a low retaining wall, terraced landscaping, unit front yards, and a communal pedestrian path, temporarily for public use, linking to Tomicki Avenue and Alexandra Road. Public use of the pedestrian path will no longer be needed when the City-owned greenway park is established.
- The development respects the interface to the newly constructed Polygon Hennessey Green townhouse development to the north with a limited amount of active back yard interface.

### ***Urban Design and Site Planning***

- The proposed development achieves a multi-family townhouse scale, design, circulation and road layout that contributes to the neighbourhood pattern and transportation network being established in the West Cambie Alexandra neighbourhood. The development is bi-sected into northern and southern portions by the new Tomicki Avenue, which is aligned with the existing Fisher Gate and No. 4 Road intersection.
- The site layout includes 141 three-storey townhouse units, including 25 units north of Tomicki Avenue, and a one-storey amenity building. The townhouses are provided in three-storey buildings containing from 3 to 8 townhouse units.
- The proposed development achieves pedestrian-oriented streetscapes including townhouse unit front entries along No. 4 Road, the future greenway to the west, and the south and north sides of Tomicki Avenue.
- The main entry is an attractive insertion into the new Tomicki Avenue streetscape, flanked with a townhouse block on one side, a feature amenity area on the other side with a retained Oak tree (the wishing tree), and a view to the welcoming central landmark amenity building.
- Provision of temporary public use (PROP) of the pedestrian pathway along the west edge of the site connecting to Tomicki Avenue and Alexandra Road was secured through the rezoning. Townhouse units along the west property line present their front entries and front yards to the pathway. The pathway will remain accessible to the public until a pedestrian connection is established in the City-owned future greenway to the west. The pathway will include public access signage that is consistent with public paths elsewhere in the City.
- The central amenity building is a landmark visible from the main entry, integrated into a central amenity area with a children's play area, and at the centre of a network of pedestrian paths out to all three adjacent public roads.
- Outdoor amenity areas are provided in three main areas; a Corner Green Space north of Tomicki Avenue, English Oak Green featuring a retained English Oak tree, and Play Area centrally located, contained by townhouse blocks and adjacent to the amenity building. The on-site amenity space exceeds the Official Community Plan (OCP) requirements for the proposed development for size and meets the requirements for location and access.

- Vehicular access for the northern and southern portions of the development will be from Tomicki Avenue, with emergency access from No. 4 Road at the southeast corner of the site and individual townhouse unit garage accesses from the internal drive aisles. Registration of a legal agreement prohibiting vehicle access to No. 4 Road, except for emergency vehicles, is a requirement of the Development Permit.
- The development includes communal pedestrian entry connections to Tomicki Avenue, No. 4 Road and Alexandra Road.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement secured through the rezoning. Works include, but are not limited to:
  - Tomicki Avenue construction through the site and into the future Greenway and Central Park;
  - No. 4 Road widening with frontage and intersection improvements; and
  - Alexandra Road frontage improvements.
- Off-street parking for residents and visitors complies with the Zoning Bylaw requirements, including accessible parking spaces, and is accessed from internal drive aisles (**Attachment 1**). Tandem parking is provided for all of the townhouse units in the development. Registration of a legal agreement prohibiting conversion of parking area into habitable area is requirement of the Development Permit.
- Mailboxes are provided inside the central secured amenity building.
- The drive aisles have been designed to accommodate fire trucks and service trucks. Door-to-door recycling blue box collection is proposed for most of the development, with communal recycling container collection for the units along the east drive aisle and units north of Tomicki Avenue as a result of the length of dead-end drive aisles. This strategy has been coordinated with the applicant, the City's Environmental Programs staff and the City's collection contractor.
- Door-to-door private garbage collection is proposed.

### ***Architectural Form and Character***

- The project is comprehensively designed with complementary townhouse blocks, amenity building, and landscaping structures.
- The building frontages are articulated with covered and recessed entries, bay projections and balconies. The Tomicki Avenue, No. 4 Road and west greenway streetscapes include pedestrian-oriented frontage character. The interim Alexandra Road streetscape includes a landscaped and bermed naturalized character with two communal pedestrian ditch crossings in response to the existing natural ditch character and anticipated future Nature Area park.
- The project includes a mix of building sizes ranging from three to eight unit clusters, elevation variations along the streetscapes, and two soft toned colour schemes.
- The proposed building materials are generally consistent with the OCP guidelines, including: vinyl horizontal siding, painted wood shingles, Hardi-Board with batten, brick, wood trim, vinyl windows, and asphalt shingles.
- The impact of blank garage doors has been mitigated with panel patterned doors, narrow width (all garages are single or tandem), overhead balconies, and pedestrian entries.
- The project does not include a convertible unit plan (unit with renovation potential to accommodate a resident in a wheelchair). The applicant was asked by staff and the Richmond Advisory Design Panel to include renovation potential for wheelchair accessibility. However, this voluntary request was declined by the applicant.

### ***Landscape Design and Open Space Design***

- As outlined in the rezoning staff report, the proposal includes the retention of a significant English Oak Tree. The Oak tree has been incorporated into a generous amenity area at the development entrance and will contribute to the streetscape character of new Tomicki Avenue. A contract with a registered arborist for the retention of this tree and protection of adjacent neighbouring trees was secured through the rezoning.
- As outlined in the rezoning staff report, the proposal includes the removal of 92 bylaw-sized existing on-site trees. The Development Permit application includes the planting of more than 450 new trees, which far exceeds a 2:1 replacement ratio.
- As outlined in the rezoning staff report, the developer applied for a Tree Cutting Permit after the rezoning for the development proposal achieved Third Reading. A Tree Cutting Permit was issued for the removal of all on-site trees except for the retention English Oak Tree after first providing \$126,000 replacement planting security and proof of a contract with a registered arborist for the protection of the Oak tree.
- In addition to new tree planting, the landscape plan includes streetscape, communal, and semi-private landscaped spaces with a variety of trees, shrubs, ground cover, grasses and wildflowers.
- Outdoor amenity areas are provided in three main areas; a Corner Green Space north of Tomicki Avenue, English Oak Green featuring a retained English Oak tree, and Play Area centrally surrounded by townhouse blocks and adjacent to the amenity building. The Corner Green Space is designed as a quiet walking garden, visible from Tomicki Avenue. The English Oak Green is a sunken garden that steps down to the retention Oak's natural grade, providing a contemplative garden complete with seating at the Oak tree. The Play Area is an active amenity area and includes children's play equipment (spring toys and a multi-activity imaginative play climbing structure).
- Landscaped pedestrian routes are provided through the development, out to Tomicki Avenue, No. 4 Road, and Alexandra Road, and along the west edge from Alexandra Road to Tomicki Avenue.

### ***Aircraft Noise Mitigation***

- As noted in the rezoning staff report, the subject site is impacted by aircraft noise (**Attachment 3**). Registration of a West Cambie aircraft noise sensitive use covenant on Title was secured through rezoning in accordance with the OCP.
- The proposal complies with the City's Aircraft Noise Sensitive Development management policies. Air conditioning units are not proposed in the townhouse units. A mechanical ventilation system and central air conditioning alternate design approach is outlined in a sealed report from a professional Engineer. The alternate approach is designed to meet applicable standards:
  - ASHRAE 90.1 (Energy Standards)
  - ANSI/ASHRAE Standard 55-2004 (Thermal Environmental Conditions for Human Occupancy)
  - ANSI/ASHRAE Standard 62.1-2004 (Ventilation for Acceptable Indoor Air Quality)
  - BC Building Code
  - CMHC New Housing and Airport Noise Standards
- Required ventilation will be achieved without relying on opening windows. A central exhaust fan will exhaust air from the ceiling above the stairwell. Fresh outside air will be provided into each occupied room through a manually controlled acoustic treated intake.



- Required comfort will be achieved without relying on central air conditioning. Air movement will be provided with manually controlled quiet variable speed ceiling fans in living room and bedrooms (less than 0.5 sones noise at all speeds). Humidity will be alleviated with a de-humidistat control for the central exhaust fan.

### ***Sustainability***

The applicant advises that the project includes the following sustainability features:

- Environmental sustainability 'LEED Certified equivalent' buildings. Registration is not being pursued by the developer for cost and timing reasons
- Socially sustainable 11 Affordable Housing units provided off-site
- Energy efficient tank-less hot water heaters for 2 of the 25 townhouse block buildings
- Energy efficient ventilation and ceiling fan alternate approach to thermal comfort in lieu of high energy use air conditioning systems.
- Energy efficient Energy Star certified appliances
- Energy efficient compact fluorescent lighting in all public areas
- Energy efficient low E windows and roof overhangs to minimize heat loss and solar heat gain
- Environmental sustainability Low VOC paints, adhesives, and Green certified carpets
- Water efficient low drip irrigation and native plant species
- Water efficient fixtures: dual flush toilets, and low flow restrictors
- Storm water management construction phase sediment and erosion management plan

### ***Servicing Capacity***

- Through the rezoning, the applicant is required to enter into a Servicing Agreement (SA 08-450438) to provide City servicing in accordance with the West Cambie Area Plan.

### ***Flood Plain Management***

- The proposal complies with the Flood Plain Designation and Protection Bylaw 8204. The bylaw identifies the subject site with a minimum Flood Construction Level requirement of 2.6 m GSC. Registration of a flood covenant on Title was secured through the rezoning.

### ***Affordable Housing***

- As outlined in the rezoning staff report, the developer has provided 11 Affordable Housing units off-site as a part of the Cambridge Apartments development. This complies with the density provisions in "Townhouses (ZT67)" zoning district and also with the City's Affordable Housing Strategy.

## Conclusions

The project will provide an appropriate addition to the neighbourhood with: the establishment of the new road Tomicki Avenue, the retention of a significant Oak tree in the Tomicki streetscape, provision of a variety of green spaces in the development and visible along Tomicki Avenue, and a stand alone amenity building. The subject proposal complies with City-wide and Alexandra Neighbourhood Sub-Area objectives for development and population growth. On this basis, staff supports the proposal and recommends that the Development Permit be issued.



Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)

SB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$971,263.00.
- Registration of a covenant prohibiting the conversion of parking area into habitable space.
- Registration of a legal agreement ensuring that there be no access to No. 4 Road. The only means of access is to Tomicki Avenue and the secondary access to No. 4 Road is to have a locked removable barrier and is restricted to emergency vehicles only.

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

- Payment of City-wide Development Cost Charges (DCCs) and Supplementary Local Area DCCs for the Alexandra Neighbourhood.
- Payment of this site's portion of the Alexandra Neighbourhood Development Agreement, at the Townhouse rate of \$3,307.47/unit. The application indicates there are 141 dwellings units proposed, so the amount owing will be \$466,353.27.
- Incorporation of measures for aging in place for all units including lever-type handles and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.
- Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow.
- Certification by a registered professional that the Building Permit\* includes any required noise attenuation measures in accordance with the required acoustic and alternate ventilation approach engineering report.
- 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.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).

### 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.



# City of Richmond

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

## Development Application Data Sheet Development Applications Division

**DP 08-432203** **Attachment 1**

Address: 9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road,  
 4471, 4511, 4531 and 4551 No. 4 Road (Tentatively 9533 and 9566 Tomicki Avenue)

Applicant: Polygon Development 225 Ltd. Owner: Polygon Development 225 Ltd.

Planning Area(s): West Cambie (Alexandra Neighbourhood)

Floor Area Gross: 262,783 m<sup>2</sup> Floor Area Net: 195,681 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	Formerly 28,333 m <sup>2</sup>	Dedication 4,024 m <sup>2</sup> Development site 24,310 m <sup>2</sup> Total 28,333 m <sup>2</sup>
<b>Land Uses:</b>	Formerly Single-Family and Two-Family Residential	Multi-Family Residential
<b>OCP Designation:</b>	Residential Area 2: 0.65 Base FAR (Max. 0.75 FAR with density bonusing for affordable housing), 2 & 3-storey Townhouses	Complies
<b>Zoning:</b>	Formerly R1/F and R5	Rezoned to CD/185
<b>Number of Units:</b>	Formerly 13	141

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.75 with Affordable Housing	0.75 off-site Affordable units	None Permitted
Lot Coverage:	Max. 40%	33%	None
<b>Setback – Public Road:</b>	<b>Min. 5 m</b>	No. 4 Rd 5 m <b>Tomicki Ave 4.5 m Min.</b> Alexandra Rd 6 m	<b>0.5 m Reduction on Tomicki Ave (North)</b>
Setback – Side Yard (North):	Min. 3 m	3 m Min.	None
Setback – Rear Yard (West):	Min. 3 m	4.5 m	None
Height (m):	Max. 12 m & three-storey	12 m Max. & three-storey	None
Off-street Parking Spaces:	Resident 212 Visitor 29 (Accessible) (5) Total 241	282 29 (5) 311	None
Tandem Parking Spaces	Permitted	206 spaces in 103 units	None
Amenity Space – Indoor:	Min. 100 m <sup>2</sup>	153 m <sup>2</sup>	None
Amenity Space – Outdoor:	Min. 846 m <sup>2</sup>	1,145 m <sup>2</sup> incl. 490 m <sup>2</sup> play area	None

**Annotated Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, November 4, 2009 – 4:00 p.m.**

[Design response by Applicant included in '*bold italics*' after each Panel Decision item]

3. DP 08-432203      141-unit townhouse development  
ARCHITECT:      Chris Smallenberg, Formwerks Architectural Inc.  
LOCATION:      9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road and 4471,  
4511, 4531, 4551 No.4 Road

(At this juncture, Thomas Leung declared a conflict of interest and left the meeting prior to the consideration of Item No. 3)

**Panel Discussion**

Comments from the Panel were as follows:

- would-be occupants of units on the north side of Tomicki Avenue would have difficulty accessing the mail room which is located across the street; may end up driving and add vehicular traffic in the neighbourhood; consider providing another mail room on the north side of Tomicki Avenue; consider larger sheltered entries to individual townhouses to provide weather protection; appreciate the heritage value that is intended to be created in the building blocks; however, vary as much as possible the materials and patterns to keep the history of alterations for individual expression seen in Tudor style English townhouses alive;
- like the character and selection of colours and materials in the project; mail collection is problematic; there is a possibility of traffic jam in front of the amenity building where the mailbox is located; consider providing visitor parking in front of amenity building or placing a number of mail points in the development; review further unit layouts in terms of functionality as some units have limited storage space;
- provide low-level or visually permeable fencing along the edge of the property fronting Alexandra Road to avoid wall expression; consider improving the heavy expression of pilasters and fencing around the retained Oak tree; consider grading around the tree to eliminate the need for fall height protection and bring down the apparent height surrounding the tree; consider providing seating at or encircling the tree;
- good architectural character; nice variation of materials and colour; site planning is successful; consider locating secondary mail area on the smaller site north of Tomicki Avenue; design development to very prominent exposed façades of units facing the greenway to the west and Alexandra Road to the south so they will not look like the back of the house; consider balcony placement to take advantage of south and west exposure instead of facing internally towards the driveways;
- consider looking at the public art piece (Human Nature) in a project (Residences at Garden City) near the new Garden City park for ideas on public art in a project close to a City park; and

- commend the landscape architect for creating nice shared open spaces; plant list is diverse and well thought out; landscape structures are designed in harmony with English Crafts and Arts style of the buildings; consider increasing the diversity of trees in individual townhouse yards and less regularity in the placement of trees.

The following comments submitted by Tom Parker were read by the Chair:

- could not find adaptable units in the project; units do not provide turning circle access in the bathrooms; no provision for vertical access; design development to provide adaptability in unit design for vertical access; design development to include adaptable units with access space in bathrooms and provision for convenient vertical access; units should be in a variety of locations to permit choice; and affordable units should also include adaptability.

### Panel Decision

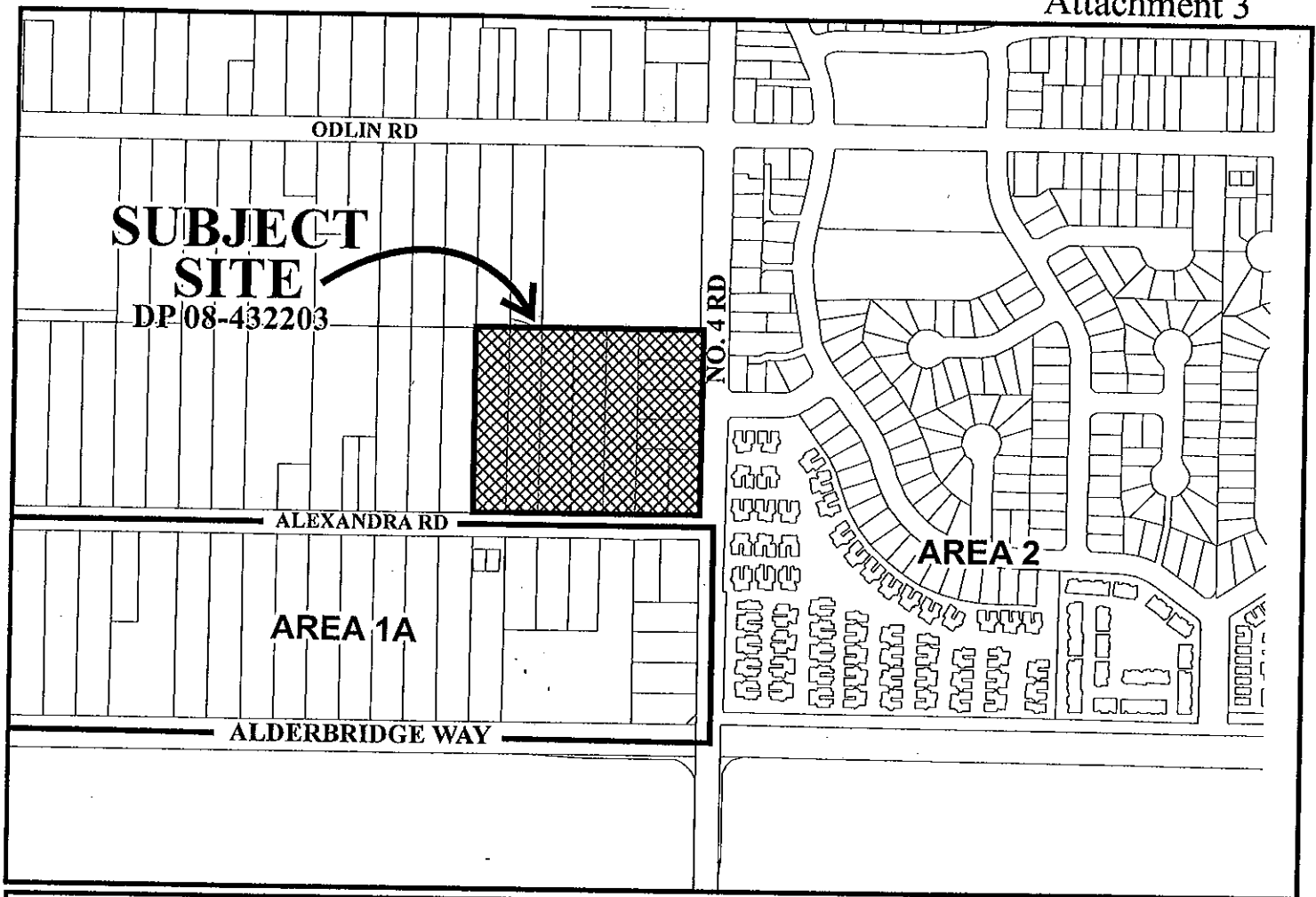
It was moved and seconded

That DP 08-432203 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. consider providing another mail room on the north side of Tomicki Avenue or placing a number of mailbox points in the development – **Considered. Central mailbox location in secured amenity building chosen for it's deterrent to crime.**
2. consider providing visitor parking in front of amenity building (where the central mailboxes are located) – **Considered. Visitor parking not provided at the amenity building. Instead, a central loading area is provided in close proximity to east side of amenity building.**
3. consider larger sheltered entries to individual townhouses to provide weather protection – **Incorporated. Covered/recessed entries have been increased in size to provide at least 0.9 m depth for weather protection.**
4. consider varying the materials and patterns of building blocks to provide Tudor style individual unit expression – **Improved. Although the emphasis is a consistent design approach, individual unit and building expression was improved with variations to pedestrian-oriented entries, projecting bays and dormer roof treatments, and materials.**
5. review unit layouts in terms of functionality as some units have limited storage space – **Reviewed. A storage pantry is included in the kitchen layout and additional storage is available under the stairs.**
6. consider providing low-level or permeable fencing along the edge of the property fronting Alexandra Road to avoid wall expression – **Incorporated. Guardrail height open picket fencing is proposed.**
7. consider opening up design at retention Oak tree, mitigating height surrounding the tree, and providing seating – **Incorporated. Brick piers narrowed to visually open up required guardrail surrounding retention Oak tree and seating added.**

8. design development to the façades of units facing the greenway to the west and Alexandra Road to the south to achieve frontage character – ***Improved. The character along Alexandra Road has been improved with: two-storey projecting bays, a mix of gable-end and shed dormer roof treatments, and alternating building design. Additional detail has been added to the elevations along the west edge temporary public path and adjacent to the City's future Greenway along with additional articulation and animation with re-orienting the balconies of each building's end units.***
9. consider balcony placement along south and west edges of the site to take advantage of exposure instead of facing internally towards the driveways – ***Considered and incorporated in end units. Balconies of end units have been relocated from internal drive aisle elevation to outside west or south elevation.***
10. consider looking at the public art piece (Human Nature) in a project with similar proximity to a City park for possible ideas on public art in the project – ***Considered. Polygon continues to demonstrate a commitment to the provision of Public Art and is working with the City's Art Commission to provide Public Art for this project.***
11. consider increasing the diversity of trees in the individual townhouse yards and less regularity in the placement of trees – ***Considered and tree diversity increased. Tree placement options are limited due to modest yard sizes. Modest changes in placement have been incorporated.***
12. design development to include adaptable units [convertible unit with potential for renovation to accommodate a resident in a wheelchair] with accessible space in bathrooms and provision for convenient vertical access. Consider a variety of unit types and locations, including affordable housing units – ***Not incorporated.***

CARRIED



**LEGEND**

**Aircraft Noise Sensitive Development Policy (ANSF) Areas  
(see Aircraft Noise Sensitive Development Policy Table)**

**No New Aircraft Noise Sensitive Land Uses:**

**AREA 1A** - New Aircraft Noise Sensitive Land Use Prohibited.

**AREA 1B** - New Residential Land Uses Prohibited.

**Areas Where Aircraft Noise Sensitive Land Uses May be Considered: Subject to Aircraft Noise Mitigation Requirements:**

**AREA 2** - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

**AREA 3** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

**AREA 4** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

**No Aircraft Noise Mitigation Requirements:**

**AREA 5** - All Aircraft Noise Sensitive Land Use Types May Be Considered.



**Aircraft Noise Sensitive Development Location Map**

Original Date: 08/07/08

Amended Date: 12/08/09

Note: Dimensions are in METRES



**No. DP 08-432203**

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To the Holder: POLYGON DEVELOPMENT 225 LTD.

Property Address: 9631, 9651, 9691, 9711, 9731, 9751, 9791 ALEXANDRA ROAD  
AND 4471, 4511, 4531, 4551 NO. 4 ROAD

Address: C/O MR. STEVE JEDREICICH  
900 - 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C2

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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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum public road setback from 5 m to 4.5 m along the north side of Tomicki Avenue..
4. 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 #32 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$971,263.00. 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.
7. 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 08-432203

To the Holder: POLYGON DEVELOPMENT 225 LTD.  
Property Address: 9631, 9651, 9691, 9711, 9731, 9751, 9791 ALEXANDRA ROAD  
AND 4471, 4511, 4531, 4551 NO. 4 ROAD  
Address: C/O MR. STEVE JEDREICICH  
900 - 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C2

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8. 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

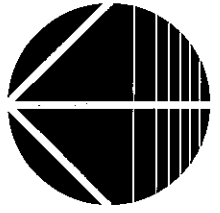
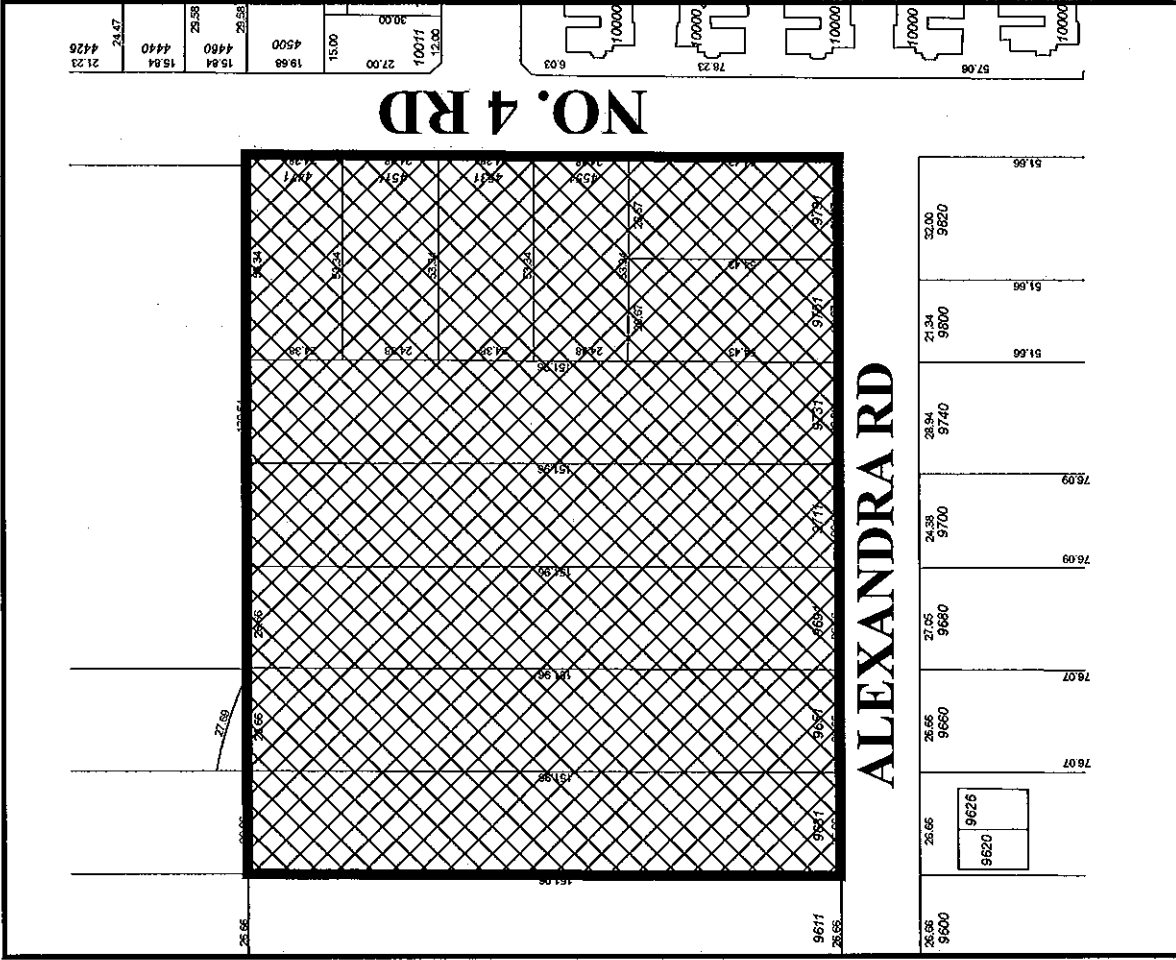
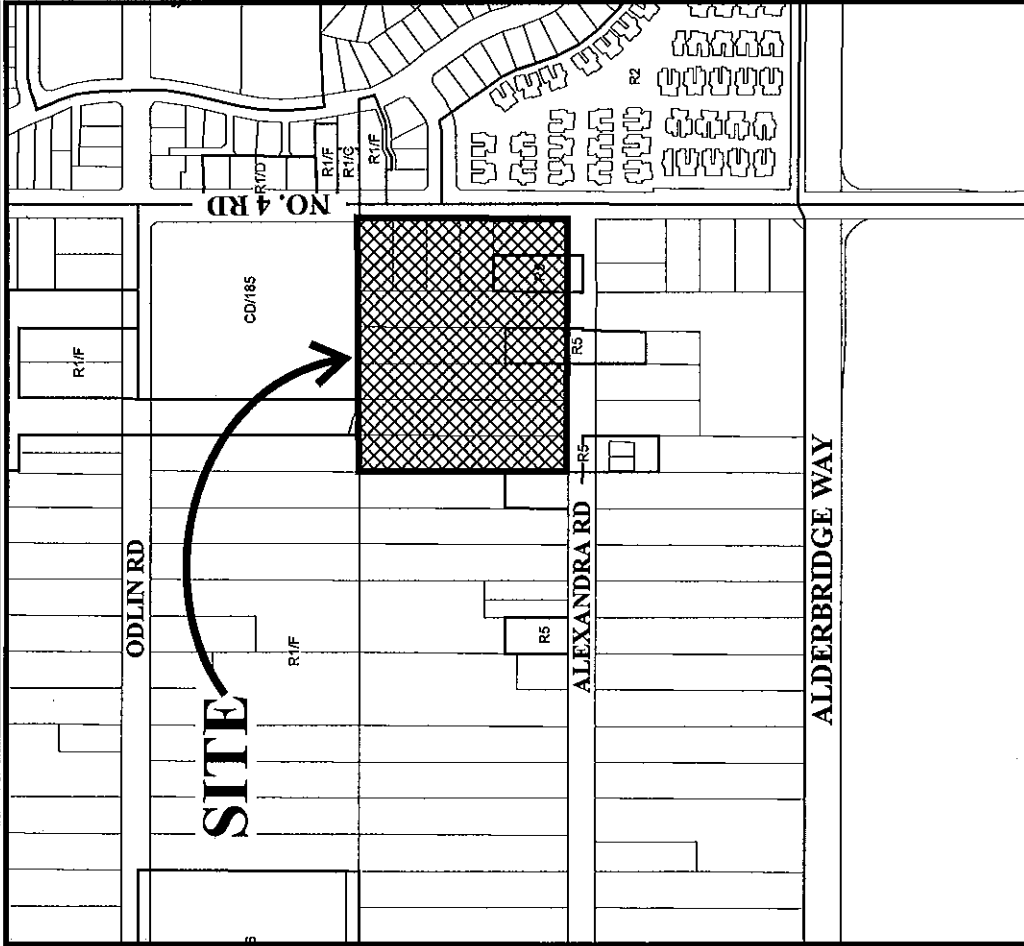
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 08-432203 SCHEDULE "A"

Original Date: 08/07/08

Revision Date: 12/07/09

Note: Dimensions are in METRES

**PROJECT DATA**

**CIVIC ADDRESS:**  
9533 TOMICKI AVENUE (UNITS 1 TO 29), 9566 TOMICKI AVENUE (UNITS 1 TO 116)

**LEGAL DESCRIPTION:**  
9531 - 9537 ALEXANDRA ROAD, LOT 17, EAST HALF LOT 18,  
BLOCK 57, SECTION 34, BLOCK 5, NORTH RANGE 6 WEST, TWP 12N 1224  
9791 ALEXANDRA ROAD, 4471 - 4551 NO. 4 ROAD, LOTS 1-5, 1F,  
SECTION 34, BLOCK 5, NORTH RANGE 6 WEST, TWP 12N 1227

**REGULATIONS:**  
COMPREHENSIVE DEVELOPMENT DISTRICT (CD)/185) BY-LAW 8241

**ZONING:**  
COMPREHENSIVE DEVELOPMENT DISTRICT (CD)/185)

**SITE AREA:**  
WITH LOT: 0.645 HA (16032.2 S.F.)  
WITHOUT LOT: 0.635 HA (14303.5 S.F.)  
TOTAL: 2.49 HA (264737 S.F.)

**NOTE:** AREA DOES NOT INCLUDE AM E.O.W. AT NO. 4 ROAD OR NEW ROAD.

**MAX. FSR:**  
0.65 X 261670.7 S.F. = 170088.0 S.F.  
0.10 X 261670.7 S.F. = 26167.1 S.F. X 2/3 = 17444.5 S.F. (MARKET)  
ALLOWABLE FSR = 186333.1 S.F. X 1/3 = 62111.0 S.F. (AFF. HOUSING)

**PROPOSED TOTAL FSR:**  
195996.4 S.F.

**PROPOSED AFF. HOUSING FSR:**  
0 S.F. (0 UNITS) - TO BE ADDED TO FUTURE TOWNHOME PROJECT

**MIN. AMENITY BUILDING FSR:**  
1076.4 S.F. (100.0 SQUARE METERS)

**PROPOSED AMENITY BUILDING FSR:**  
1625.6 S.F. (151.0 SQUARE METERS)

**REQUIRED SETBACKS:**  
FRONT SETBACK: 3.0 M (9.84)  
REAR SETBACK: 3.0 M (9.84)  
REAR SIDE SETBACK: 9 PUBLIC ROAD: 16.49 (53 M)

**MAX. HEIGHT:**  
39.27' (12M) - 3 STORES

**PROPOSED HEIGHT:**  
37.73'

**MAX. SITE COVERAGE:**  
261670.7 X 40% = 104668.3 S.F.

**PROPOSED SITE COVERAGE:**  
86819.7 SQ FT

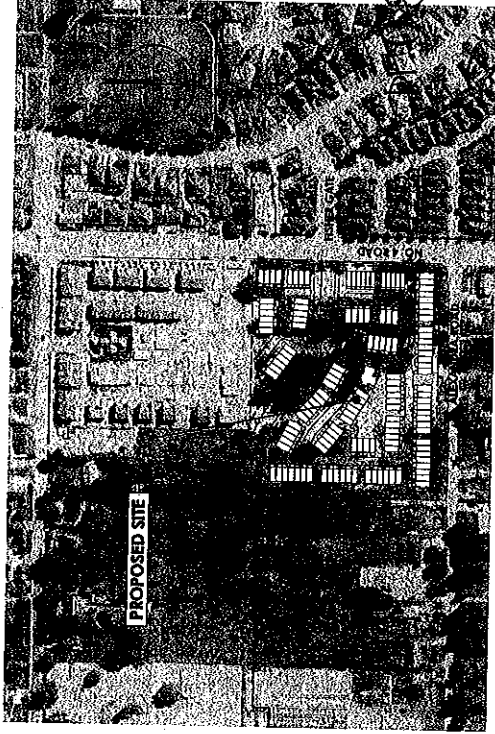
**REQUIRED PARKING:**  
AS PER SECTION 291.185.7 - OFF-STREET  
PARKING: 1.5 PARKING SPACES PER DWELLING  
UNIT = 272 SPACES

**REQUIRED ADDITIONAL PARKING:**  
AS PER SECTION 291.185.7 - OFF-STREET  
PARKING: 1.5 PARKING SPACES PER DWELLING  
UNIT = 29 SPACES

**PROPOSED ADDITIONAL PARKING:**  
29 SPACES (INC. 5 FOR USE BY DISABLED PERSONS)

**VARIANCE FOR 4.5 M  
SETBACK NORTH SIDE  
OF TOMICKI AVENUE**

**CONTEXT PLAN**



PLAN 1 DEC 10 2009  
8432203



**FORMWORKS ARCHITECTURAL**  
1857 West 55th Ave., Vancouver, BC V6P 1M2  
Tel: 604 271 1076 Fax: 604 271 1076

**WISHING TREE**  
9533 TOMICKI AVE. &  
9566 TOMICKI AVE.  
RICHMOND, B.C.

**CONTEXT PLAN & DATA SHEET**

**SHEET A0.1**  
DATE: DECEMBER 2009  
DRAWING: M16

**PHASE 1**

Unit Type	Quantity	Total Ground Level Area (S.F.)	Living Level Area (S.F.)	Bedroom Level Area (S.F.)	Gross Floor Area (S.F.)*	Garage Floor Area (S.F.)*	Net Floor Area (S.F.)	Total Floor Area (S.F.)
A	1	6133	479.8	446.2	1874.4	203.4	1200.0	4794.0
B	3	4153	467.7	464.4	1925.5	200.3	1200.0	12921.0
C	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C1	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C2	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C3	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C4	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C5	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C6	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C7	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C8	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C9	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C10	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C11	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C12	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C13	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C14	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C15	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C16	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C17	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
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C20	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C21	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C22	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C23	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C24	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C25	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
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C91	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C92	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C93	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
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C96	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C97	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C98	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C99	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C100	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
TOTAL	100	415300	47830	46440	187440	20030	120000	792600

**PHASE 2**

Unit Type	Quantity	Total Ground Level Area (S.F.)	Living Level Area (S.F.)	Bedroom Level Area (S.F.)	Gross Floor Area (S.F.)*	Garage Floor Area (S.F.)*	Net Floor Area (S.F.)	Total Floor Area (S.F.)
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C1	2	4153	478.3	464.4	1874.4	200.3	1200.0	7926.0
C2	2	4153	478.3	464.4	1874.4	200.		

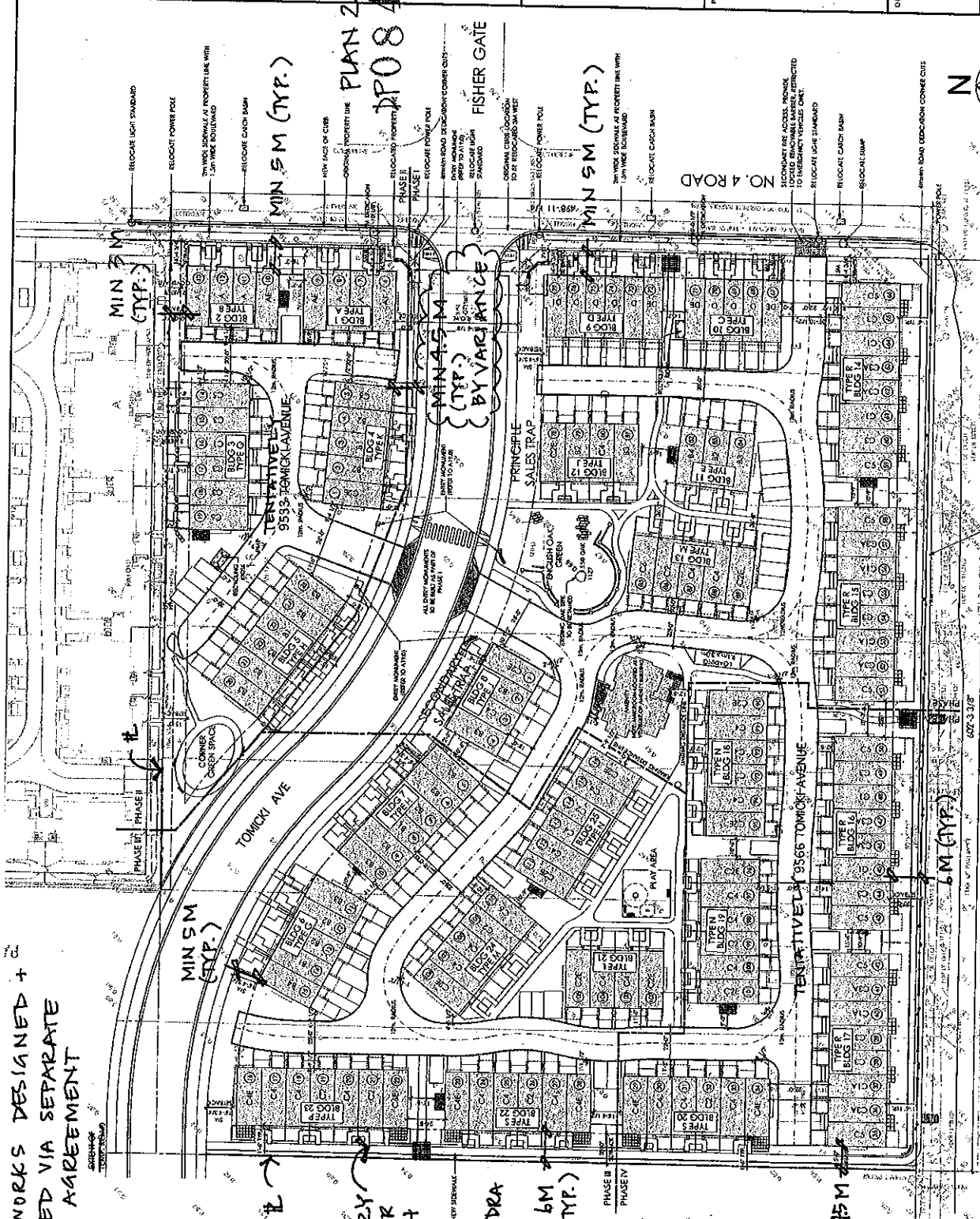
OFF SITE WORKS DESIGNED +  
CONSTRUCTED VIA SEPARATE  
SERVICING AGREEMENT

TEMPORARY  
PROP. PATH  
FROM  
TOMICKI  
TO ALEXANDRA

6M  
(TYP.)

SITE LEGEND:

	60' x 11'-0" ELECTRICAL ROOM
	2'-0" x 8'-0" ELECTRICAL CLOSET
	ELECTRICAL TRANSFORMER



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**REVISIONS**

08.01.21	ISSUED FOR BIDDING
08.02.21	ISSUED FOR PERMITS
08.03.21	ISSUED FOR DEVELOPMENT PERMIT
08.04.21	ISSUED FOR BUILDING PERMIT
08.05.21	ISSUED FOR DEVELOPMENT PERMIT
08.06.21	ISSUED FOR BUILDING PERMIT
08.07.21	ISSUED FOR DEVELOPMENT PERMIT
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10.12.21	ISSUED FOR BUILDING PERMIT
11.01.21	ISSUED FOR DEVELOPMENT PERMIT
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11.06.21	ISSUED FOR BUILDING PERMIT
11.07.21	ISSUED FOR DEVELOPMENT PERMIT
11.08.21	ISSUED FOR BUILDING PERMIT
11.09.21	ISSUED FOR DEVELOPMENT PERMIT
11.10.21	ISSUED FOR BUILDING PERMIT
11.11.21	ISSUED FOR DEVELOPMENT PERMIT
11.12.21	ISSUED FOR BUILDING PERMIT
12.01.21	ISSUED FOR DEVELOPMENT PERMIT
12.02.21	ISSUED FOR BUILDING PERMIT
12.03.21	ISSUED FOR DEVELOPMENT PERMIT
12.04.21	ISSUED FOR BUILDING PERMIT
12.05.21	ISSUED FOR DEVELOPMENT PERMIT
12.06.21	ISSUED FOR BUILDING PERMIT
12.07.21	ISSUED FOR DEVELOPMENT PERMIT
12.08.21	ISSUED FOR BUILDING PERMIT
12.09.21	ISSUED FOR DEVELOPMENT PERMIT
12.10.21	ISSUED FOR BUILDING PERMIT
12.11.21	ISSUED FOR DEVELOPMENT PERMIT
12.12.21	ISSUED FOR BUILDING PERMIT

DEC 10 2009  
32203



**FORMWERKS ARCHITECTURAL**  
ARCHITECTS  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1000  
WWW.FORMWERKSARCHITECTS.COM

**PROJECT**  
WISHING TREE  
933 TOMICKI AVE. &  
933 TOMICKI AVE.  
RICHMOND, B.C.

**DRAWING**  
SITE PLAN

**SHEET**  
SCALE 1" = 30'-0"  
SCALE 1" = 60'-0"  
DATE: DECEMBER 2009  
DRAWN BY: M.A.C.

**CONTRACT REVIEW**  
 The site and design are, and all times remain the property of the architect and cannot be used or reproduced without written consent. Written consent shall have precedence over any other agreement or conditions on the job. This office shall be responsible for all dimensions and conditions of any variation from the drawings and conditions on the drawing.

**REVISIONS**  
 ISSUED FOR RECORD 08.12.07  
 ISSUED FOR CONSTRUCTION 08.22.07  
 ISSUED FOR CONSTRUCTION PERMIT 09.03.07  
 ISSUED FOR CONSTRUCTION PERMIT 09.06.07  
 ISSUED FOR CONSTRUCTION PERMIT 09.20.07  
 ISSUED FOR CONSTRUCTION PERMIT 09.27.07  
 ISSUED FOR CONSTRUCTION PERMIT 10.11.07

PLAN 3  
 DP 08432203  
 DEC 10 2008

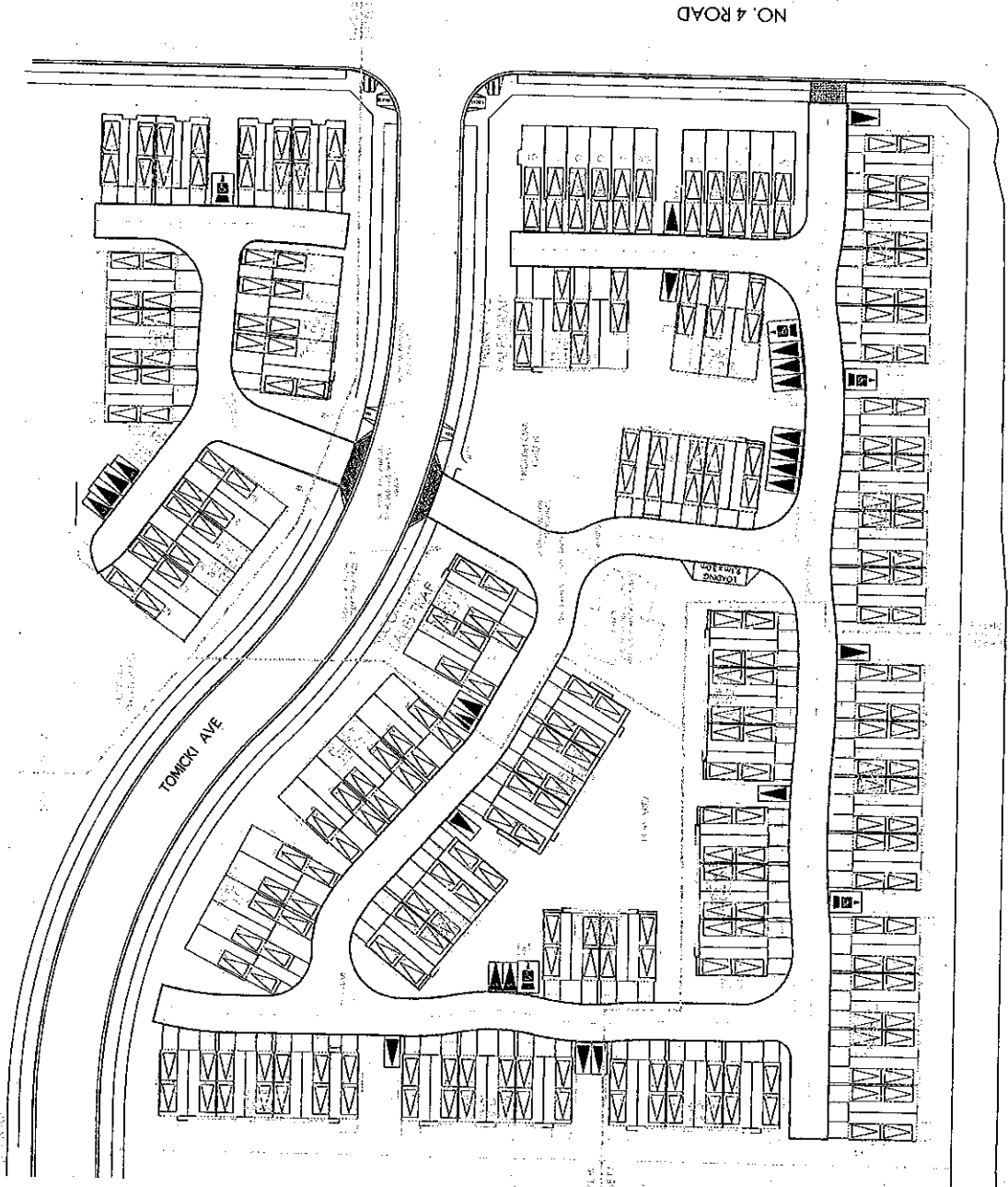


**FORMWERKS ARCHITECTURAL**  
 1825 N. GLENN AVE., SUITE 102, RICHMOND, VA 23220  
 (804) 782-2202

**PROJECT**  
**WISHING TREE**  
 9233 TOMICKI AVE. & 9235 TOMICKI AVE. RICHMOND, D.C.

**DRAWING**  
**PARKING PLAN**

**SHEET**  
 A0.3  
 DATE: DECEMBER 2007  
 DRAWN BY: MFG



**PARKING NOTES:**  
 ALL PARKING SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.

**NOTES:**  
 ALL PARKING SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.  
 VISITOR SPACES SHALL BE 13.5 FT LONG BY 6 FT WIDE.



**PARKING LEGEND:**  
 VISITOR PARKING  
 UNIT PARKING  
 HANDICAP  
 VISITOR PARKING



No.	Date	Revision/Notes
A	12/22/09	Issued for planning report
B	10/22/09	Issued for DP
C	10/22/09	Issued for DP
D	10/22/09	Issued for DP
E	10/22/09	Issued for DP
F	10/22/09	Issued for DP
G	10/22/09	Issued for DP
H	10/22/09	Issued for DP
I	10/22/09	Issued for DP
J	10/22/09	Issued for DP
K	10/22/09	Issued for DP
L	10/22/09	Issued for DP
M	10/22/09	Issued for DP
N	10/22/09	Issued for DP
O	10/22/09	Issued for DP
P	10/22/09	Issued for DP
Q	10/22/09	Issued for DP
R	10/22/09	Issued for DP
S	10/22/09	Issued for DP
T	10/22/09	Issued for DP
U	10/22/09	Issued for DP
V	10/22/09	Issued for DP
W	10/22/09	Issued for DP
X	10/22/09	Issued for DP
Y	10/22/09	Issued for DP
Z	10/22/09	Issued for DP

Plant List	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
19	50	19	View rough	3.5m H	low branching or dwarf B&B
20	50	20	View rough	3m H	low branching or dwarf B&B
21	50	21	View rough	2.5m H	low branching or dwarf B&B
22	50	22	View rough	2m H	low branching or dwarf B&B
23	50	23	View rough	1.5m H	low branching or dwarf B&B
24	50	24	View rough	1m H	low branching or dwarf B&B
25	50	25	View rough	0.5m H	low branching or dwarf B&B
26	50	26	View rough	0.2m H	low branching or dwarf B&B
27	50	27	View rough	0.1m H	low branching or dwarf B&B
28	50	28	View rough	0.05m H	low branching or dwarf B&B
29	50	29	View rough	0.02m H	low branching or dwarf B&B
30	50	30	View rough	0.01m H	low branching or dwarf B&B
31	50	31	View rough	0.005m H	low branching or dwarf B&B
32	50	32	View rough	0.002m H	low branching or dwarf B&B
33	50	33	View rough	0.001m H	low branching or dwarf B&B
34	50	34	View rough	0.0005m H	low branching or dwarf B&B
35	50	35	View rough	0.0002m H	low branching or dwarf B&B
36	50	36	View rough	0.0001m H	low branching or dwarf B&B
37	50	37	View rough	0.00005m H	low branching or dwarf B&B
38	50	38	View rough	0.00002m H	low branching or dwarf B&B
39	50	39	View rough	0.00001m H	low branching or dwarf B&B
40	50	40	View rough	0.000005m H	low branching or dwarf B&B
41	50	41	View rough	0.000002m H	low branching or dwarf B&B
42	50	42	View rough	0.000001m H	low branching or dwarf B&B
43	50	43	View rough	0.0000005m H	low branching or dwarf B&B
44	50	44	View rough	0.0000002m H	low branching or dwarf B&B
45	50	45	View rough	0.0000001m H	low branching or dwarf B&B
46	50	46	View rough	0.00000005m H	low branching or dwarf B&B
47	50	47	View rough	0.00000002m H	low branching or dwarf B&B
48	50	48	View rough	0.00000001m H	low branching or dwarf B&B
49	50	49	View rough	0.000000005m H	low branching or dwarf B&B
50	50	50	View rough	0.000000002m H	low branching or dwarf B&B
51	50	51	View rough	0.000000001m H	low branching or dwarf B&B
52	50	52	View rough	0.0000000005m H	low branching or dwarf B&B
53	50	53	View rough	0.0000000002m H	low branching or dwarf B&B
54	50	54	View rough	0.0000000001m H	low branching or dwarf B&B
55	50	55	View rough	0.00000000005m H	low branching or dwarf B&B
56	50	56	View rough	0.00000000002m H	low branching or dwarf B&B
57	50	57	View rough	0.00000000001m H	low branching or dwarf B&B
58	50	58	View rough	0.000000000005m H	low branching or dwarf B&B
59	50	59	View rough	0.000000000002m H	low branching or dwarf B&B
60	50	60	View rough	0.000000000001m H	low branching or dwarf B&B
61	50	61	View rough	0.0000000000005m H	low branching or dwarf B&B
62	50	62	View rough	0.0000000000002m H	low branching or dwarf B&B
63	50	63	View rough	0.0000000000001m H	low branching or dwarf B&B
64	50	64	View rough	0.00000000000005m H	low branching or dwarf B&B
65	50	65	View rough	0.00000000000002m H	low branching or dwarf B&B
66	50	66	View rough	0.00000000000001m H	low branching or dwarf B&B
67	50	67	View rough	0.000000000000005m H	low branching or dwarf B&B
68	50	68	View rough	0.000000000000002m H	low branching or dwarf B&B
69	50	69	View rough	0.000000000000001m H	low branching or dwarf B&B
70	50	70	View rough	0.0000000000000005m H	low branching or dwarf B&B
71	50	71	View rough	0.0000000000000002m H	low branching or dwarf B&B
72	50	72	View rough	0.0000000000000001m H	low branching or dwarf B&B
73	50	73	View rough	0.00000000000000005m H	low branching or dwarf B&B
74	50	74	View rough	0.00000000000000002m H	low branching or dwarf B&B
75	50	75	View rough	0.00000000000000001m H	low branching or dwarf B&B
76	50	76	View rough	0.000000000000000005m H	low branching or dwarf B&B
77	50	77	View rough	0.000000000000000002m H	low branching or dwarf B&B
78	50	78	View rough	0.000000000000000001m H	low branching or dwarf B&B
79	50	79	View rough	0.0000000000000000005m H	low branching or dwarf B&B
80	50	80	View rough	0.0000000000000000002m H	low branching or dwarf B&B
81	50	81	View rough	0.0000000000000000001m H	low branching or dwarf B&B
82	50	82	View rough	0.00000000000000000005m H	low branching or dwarf B&B
83	50	83	View rough	0.00000000000000000002m H	low branching or dwarf B&B
84	50	84	View rough	0.00000000000000000001m H	low branching or dwarf B&B
85	50	85	View rough	0.000000000000000000005m H	low branching or dwarf B&B
86	50	86	View rough	0.000000000000000000002m H	low branching or dwarf B&B
87	50	87	View rough	0.000000000000000000001m H	low branching or dwarf B&B
88	50	88	View rough	0.0000000000000000000005m H	low branching or dwarf B&B
89	50	89	View rough	0.0000000000000000000002m H	low branching or dwarf B&B
90	50	90	View rough	0.0000000000000000000001m H	low branching or dwarf B&B
91	50	91	View rough	0.00000000000000000000005m H	low branching or dwarf B&B
92	50	92	View rough	0.00000000000000000000002m H	low branching or dwarf B&B
93	50	93	View rough	0.00000000000000000000001m H	low branching or dwarf B&B
94	50	94	View rough	0.000000000000000000000005m H	low branching or dwarf B&B
95	50	95	View rough	0.000000000000000000000002m H	low branching or dwarf B&B
96	50	96	View rough	0.000000000000000000000001m H	low branching or dwarf B&B
97	50	97	View rough	0.0000000000000000000000005m H	low branching or dwarf B&B
98	50	98	View rough	0.0000000000000000000000002m H	low branching or dwarf B&B
99	50	99	View rough	0.0000000000000000000000001m H	low branching or dwarf B&B
100	50	100	View rough	0.00000000000000000000000005m H	low branching or dwarf B&B

Plant List	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
101	50	101	View rough	3.5m H	low branching or dwarf B&B
102	50	102	View rough	3m H	low branching or dwarf B&B
103	50	103	View rough	2.5m H	low branching or dwarf B&B
104	50	104	View rough	2m H	low branching or dwarf B&B
105	50	105	View rough	1.5m H	low branching or dwarf B&B
106	50	106	View rough	1m H	low branching or dwarf B&B
107	50	107	View rough	0.5m H	low branching or dwarf B&B
108	50	108	View rough	0.2m H	low branching or dwarf B&B
109	50	109	View rough	0.1m H	low branching or dwarf B&B
110	50	110	View rough	0.05m H	low branching or dwarf B&B
111	50	111	View rough	0.02m H	low branching or dwarf B&B
112	50	112	View rough	0.01m H	low branching or dwarf B&B
113	50	113	View rough	0.005m H	low branching or dwarf B&B
114	50	114	View rough	0.002m H	low branching or dwarf B&B
115	50	115	View rough	0.001m H	low branching or dwarf B&B
116	50	116	View rough	0.0005m H	low branching or dwarf B&B
117	50	117	View rough	0.0002m H	low branching or dwarf B&B
118	50	118	View rough	0.0001m H	low branching or dwarf B&B
119	50	119	View rough	0.00005m H	low branching or dwarf B&B
120	50	120	View rough	0.00002m H	low branching or dwarf B&B
121	50	121	View rough	0.00001m H	low branching or dwarf B&B
122	50	122	View rough	0.000005m H	low branching or dwarf B&B
123	50	123	View rough	0.000002m H	low branching or dwarf B&B
124	50	124	View rough	0.000001m H	low branching or dwarf B&B
125	50	125	View rough	0.0000005m H	low branching or dwarf B&B
126	50	126	View rough	0.0000002m H	low branching or dwarf B&B
127	50	127	View rough	0.0000001m H	low branching or dwarf B&B
128	50	128	View rough	0.00000005m H	low branching or dwarf B&B
129	50	129	View rough	0.00000002m H	low branching or dwarf B&B
130	50	130	View rough	0.00000001m H	low branching or dwarf B&B
131	50	131	View rough	0.000000005m H	low branching or dwarf B&B
132	50	132	View rough	0.000000002m H	low branching or dwarf B&B
133	50	133	View rough	0.000000001m H	low branching or dwarf B&B
134	50	134	View rough	0.0000000005m H	low branching or dwarf B&B
135	50	135	View rough	0.0000000002m H	low branching or dwarf B&B
136	50	136	View rough	0.0000000001m H	low branching or dwarf B&B
137	50	137	View rough	0.00000000005m H	low branching or dwarf B&B
138	50	138	View rough	0.00000000002m H	low branching or dwarf B&B
139	50	139	View rough	0.00000000001m H	low branching or dwarf B&B
140	50	140	View rough	0.000000000005m H	low branching or dwarf B&B
141	50	141	View rough	0.000000000002m H	low branching or dwarf B&B
142	50	142	View rough	0.000000000001m H	low branching or dwarf B&B
143	50	143	View rough	0.0000000000005m H	low branching or dwarf B&B
144	50	144	View rough	0.0000000000002m H	low branching or dwarf B&B
145	50	145	View rough	0.0000000000001m H	low branching or dwarf B&B
146	50	146	View rough	0.00000000000005m H	low branching or dwarf B&B
147	50	147	View rough	0.00000000000002m H	low branching or dwarf B&B
148	50	148	View rough	0.00000000000001m H	low branching or dwarf B&B
149	50	149	View rough	0.000000000000005m H	low branching or dwarf B&B
150	50	150	View rough	0.000000000000002m H	low branching or dwarf B&B

**NOTE:** Checklists are suggested based on final species selection and quantities as per City Parks.

Plant List	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
151	50	151	View rough	3.5m H	low branching or dwarf B&B
152	50	152	View rough	3m H	low branching or dwarf B&B
153	50	153	View rough	2.5m H	low branching or dwarf B&B
154	50	154	View rough	2m H	low branching or dwarf B&B
155	50	155	View rough	1.5m H	low branching or dwarf B&B
156	50	156	View rough	1m H	low branching or dwarf B&B
157	50	157	View rough	0.5m H	low branching or dwarf B&B
158	50	158	View rough	0.2m H	low branching or dwarf B&B
159	50	159	View rough	0.1m H	low branching or dwarf B&B
160	50	160	View rough	0.05m H	low branching or dwarf B&B
161	50	161	View rough	0.02m H	low branching or dwarf B&B
162	50	162	View rough	0.01m H	low branching or dwarf B&B
163	50	163	View rough	0.005m H	low branching or dwarf B&B
164	50	164	View rough	0.002m H	low branching or dwarf B&B
165	50	165	View rough	0.001m H	low branching or dwarf B&B
166	50	166	View rough	0.0005m H	low branching

**eckford + associates**  
landscape architecture

1000 West 10th Avenue, Suite 100  
Vancouver, BC V6H 2G6  
Tel: 604-681-1111

No.	Date	Revision/Notes
A	12/22/08	Issued for emergency report
B	12/22/08	Issued for DP
C	01/14/09	Issued for ADP
D	10/23/08	Issued for ADP
E	11/17/08	Issued for ADP
F	12/22/08	Issued for DP with owner's

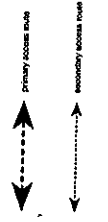
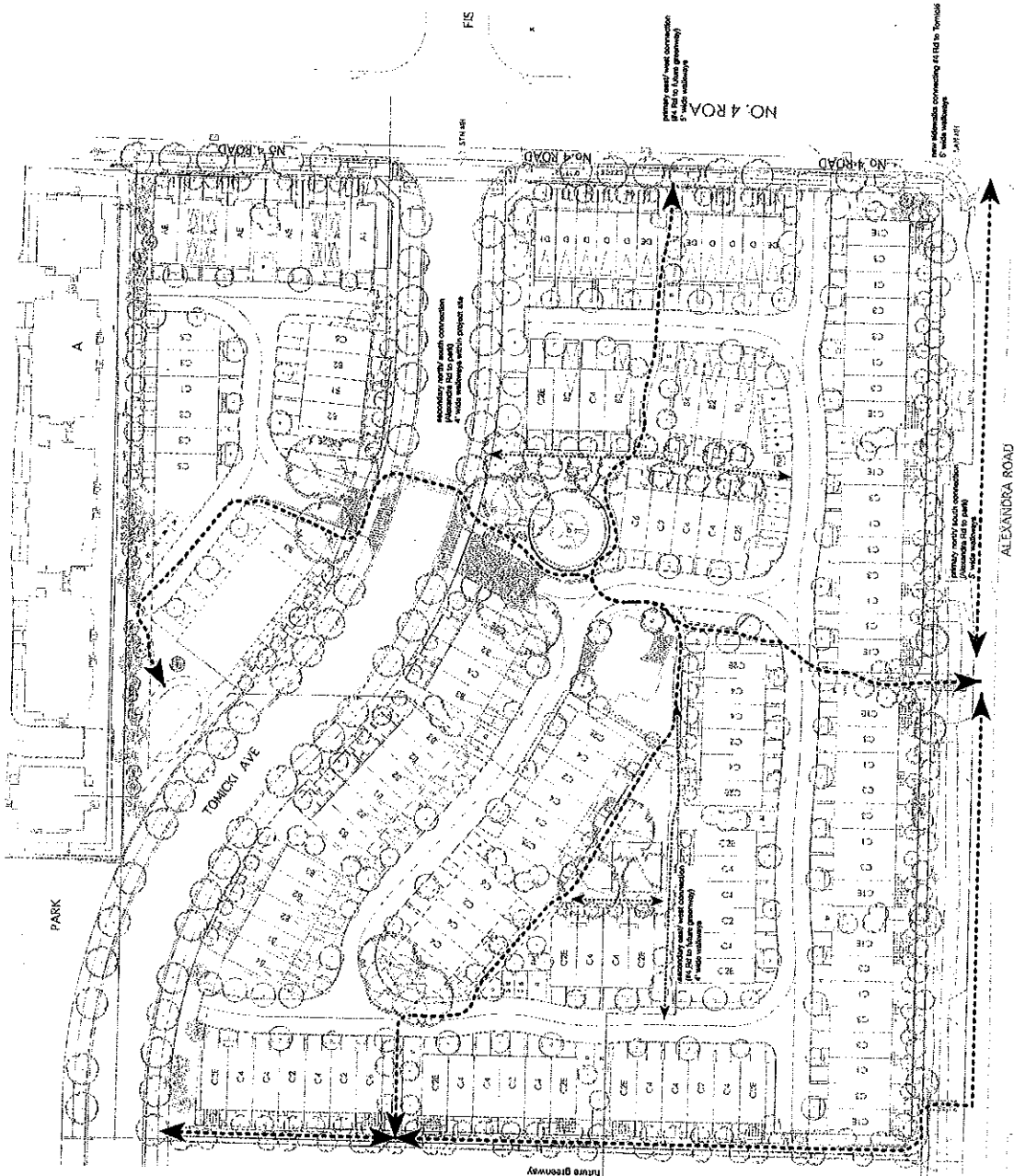
PLAN 4C  
DEC 10 2008  
DP 08432203

9831-8791 Alexandra Road  
4471-4551 No. 4 Road  
Townhome Assembly  
Richmond BC

**Pedestrian Walkway System**

Author	Checked	Date
		20/11/08
		12/22/08
		01/14/09
		10/23/08
		11/17/08
		12/22/08

Scale: 1:200  
Date: June 10, 09  
Sheet: 8 of 8



Pedestrian circulation plan  
Scale: 1:200



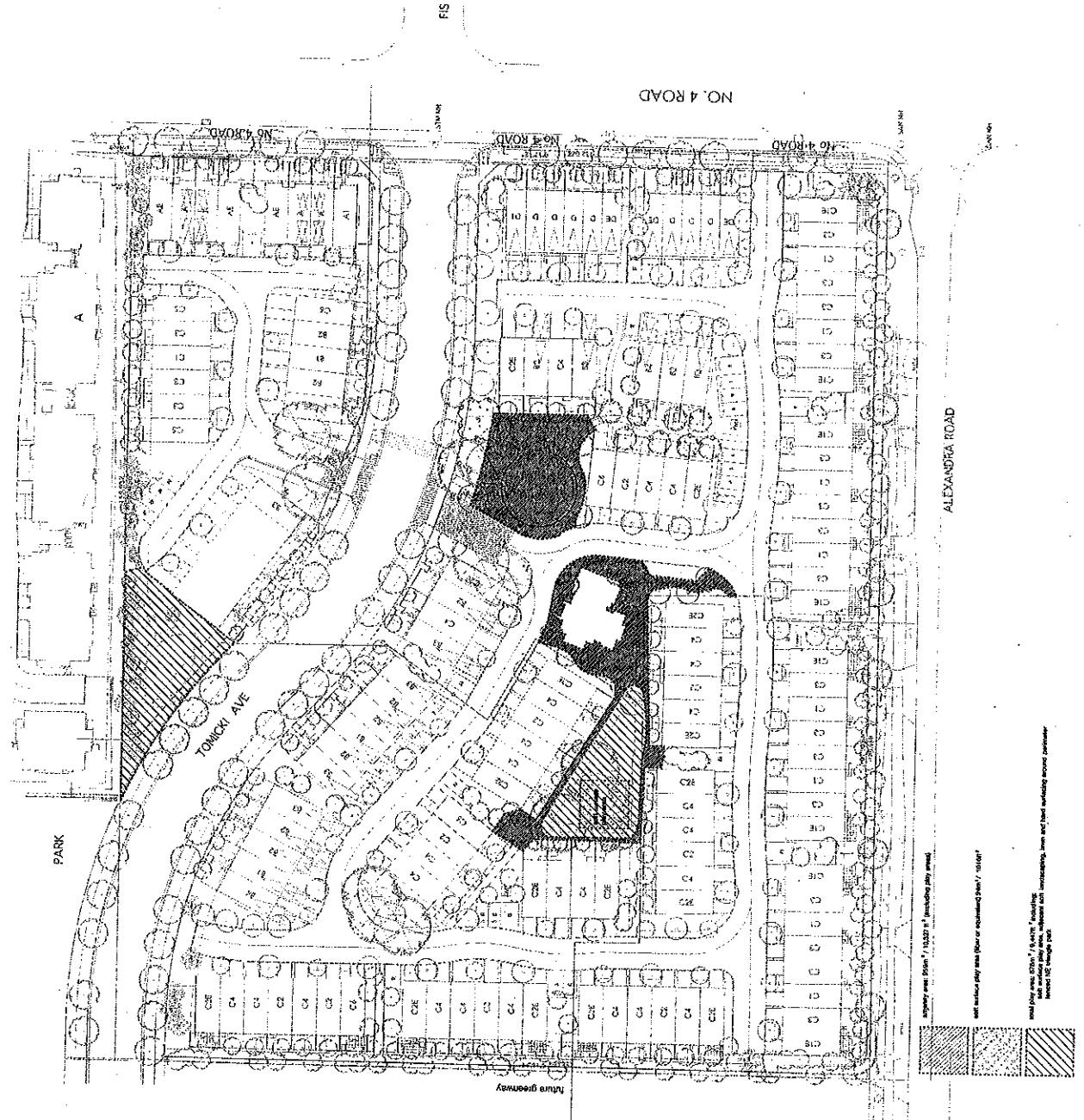
eckford + associates  
 landscape architecture  
 1000 Keith Street  
 Richmond, BC V6X 3K2  
 Tel: 604-273-3333  
 Fax: 604-273-3334  
 Email: info@eckford.com  
 Website: www.eckford.com

No.	Date	Revision Notes

- | No. | Date     | Issue Notes                 |
|-----|----------|-----------------------------|
| A   | 02/28/09 | Issued for marketing report |
| B   | 04/29/09 | Issued for DP               |
| C   | 07/10/09 | Issued for DP               |
| D   | 03/20/09 | Issued for ADP              |
| E   | 11/17/09 | Issued for DP - Amenity     |
| F   | 11/17/09 | Issued for DP - Amenity     |
| G   | 02/27/09 | Revised for DP with amended |

PLAN 47  
 DEC 10 2009  
 DP 08432203

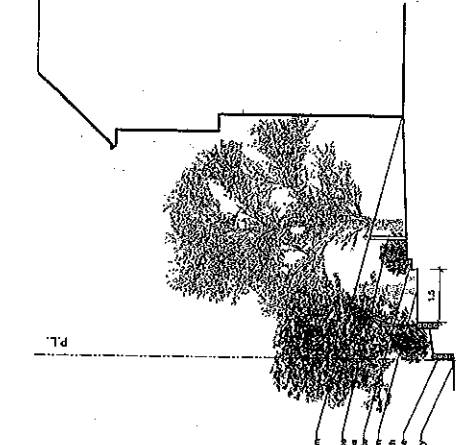
9631-9781 Alexandra Road  
 4471-4551 No. 4 Road  
 Townhome Assembly  
 Richmond BC  
 Amenity Areas



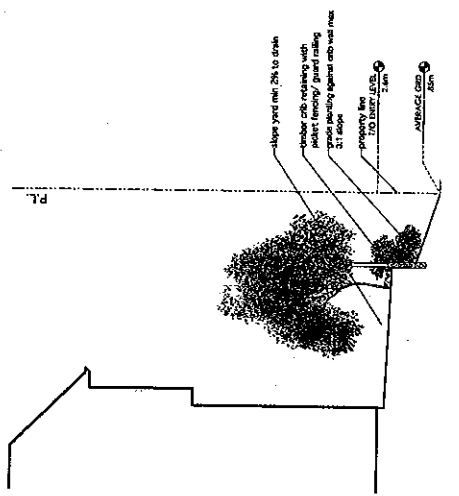
**eckford + associates**  
landscape architecture

1000 West Broadway, Vancouver, B.C., V6H 1V5  
Tel: 604.681.8811 Fax: 604.681.8812  
www.eckfordlandscape.com

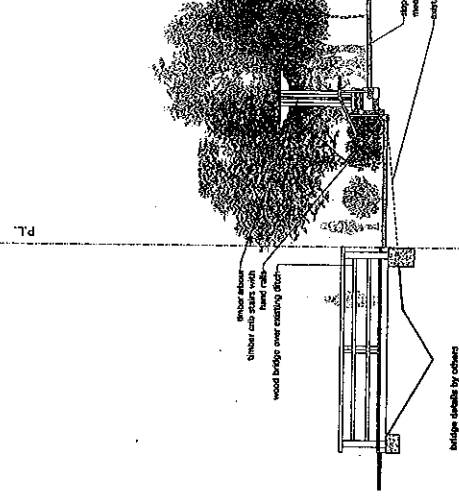
No.	Date	Revision Notes



1 section - pedestrian access to Alexandra Road  
Scale: 3/16" = 1'-0"



2 section - residential interface with Alexandra Rd.  
Scale: 3/16" = 1'-0"



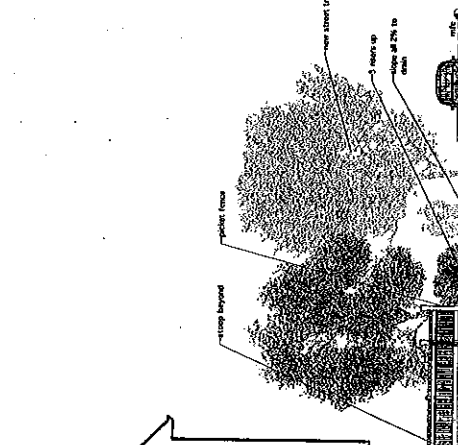
3 section - residential access to west elevated sidewalk  
Scale: 3/16" = 1'-0"

12/20/09  
12/20/09  
01/14/10  
01/14/10  
01/14/10  
01/14/10  
01/14/10

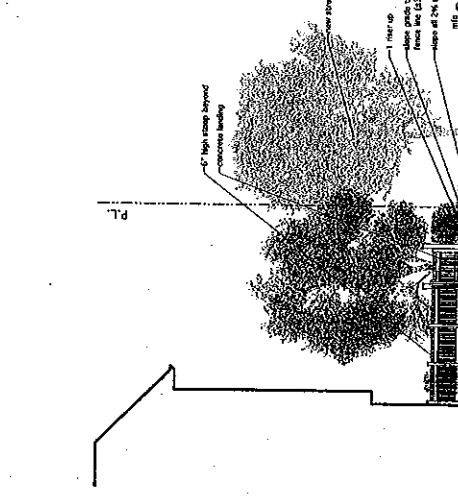
DEC 10 2009  
PLAN 4E  
DP 08432203

9631-9791 Alexandra Road  
4471-4551 No. 4 Road  
Townhome Assembly  
Richmond BC

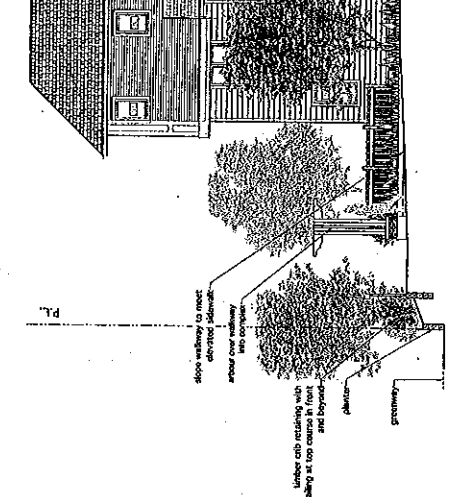
Site Sections



4 section - pedestrian access to west walkway  
Scale: 3/16" = 1'-0"



5 section - building back to Tomosci Avenue  
Scale: 3/16" = 1'-0"



6 section - typical building face to #4 road  
Scale: 3/16" = 1'-0"

Project No.	20091
Client	as noted
Date	June 18, 09
Scale	3 d
Sheet No.	7

**eckford + associates**  
landscape architecture

1000 Lakeside Drive, Alexandria, VA 22304  
Tel: 703.544.1100  
www.eckford.com

Mr. Date: \_\_\_\_\_  
Reviewed: \_\_\_\_\_

**Revised Notes**

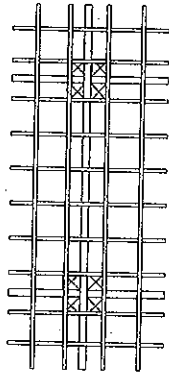
No.	Date	Notes
A	1/2/2009	Revised for receiving report
B	1/13/2009	Revised for DP
C	1/13/2009	Revised for DP
D	1/22/2009	Revised for DP
E	1/22/2009	Revised for DP
F	1/22/2009	Revised for DP
G	1/22/2009	Revised for DP
H	1/22/2009	Revised for DP

DEC 10 2008  
DP08432203

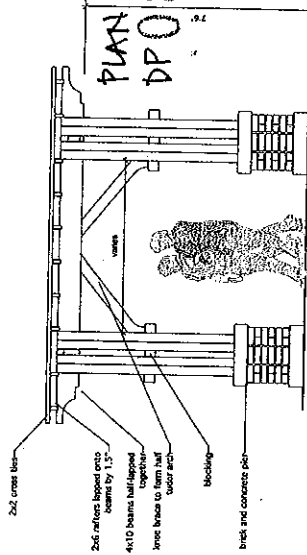
9631-8791, Alexandria Road  
4471-4551 No. 4 Road  
Torrehome Assembly  
Richmond BC

**Fences / Arbours**

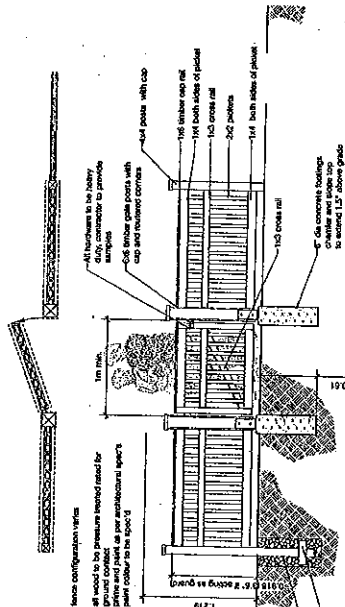
Project Name	9631-8791
Project No.	DP08432203
Scale	3/8"
Date	June 10, 09
Sheet No.	4
Total Sheets	7



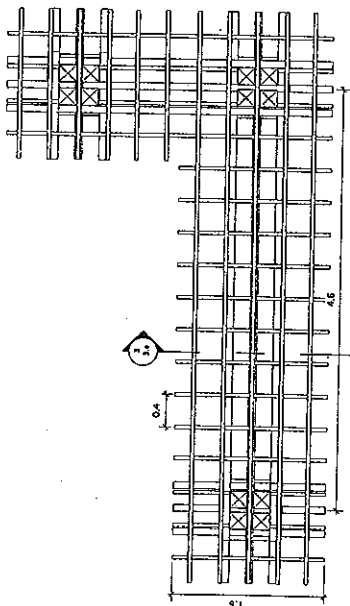
6 Plain arbour end  
Scale: 1/2" = 1'-0"



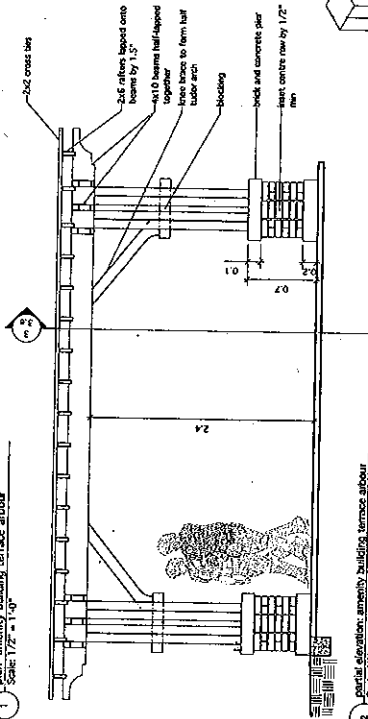
6.1 Elevation pedestal arbour entrances to site  
Scale: 1/2" = 1'-0"



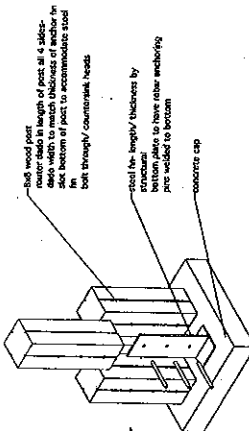
7 Plan elevation post and rail fence  
Scale: 1/2"



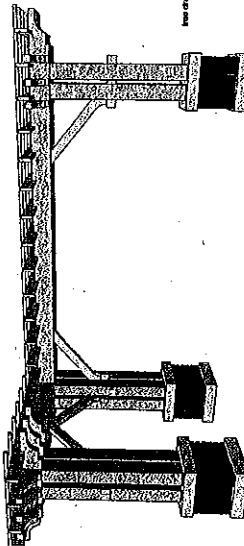
1 Plain arbour building terrace arbour  
Scale: 1/2" = 1'-0"



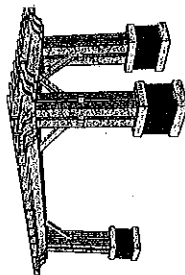
2 Elevation arbour building terrace arbour  
Scale: 1/2" = 1'-0"



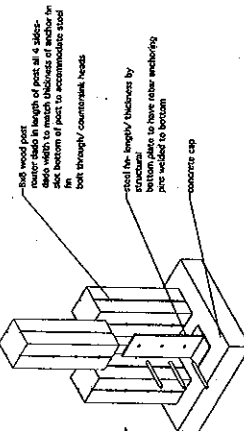
4 Asymmetric post connection to pier  
Scale: 1" = 1'-0"



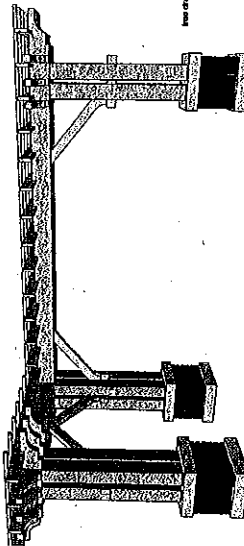
3 Building terrace arbour  
Scale: 1/2" = 1'-0"



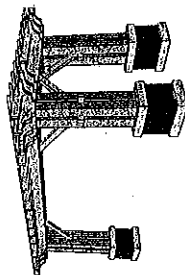
3 Building terrace arbour  
Scale: 1/2" = 1'-0"



4 Asymmetric post connection to pier  
Scale: 1" = 1'-0"



3 Building terrace arbour  
Scale: 1/2" = 1'-0"



3 Building terrace arbour  
Scale: 1/2" = 1'-0"

No.	Date	Revision/Notes
1	02/20/09	Revised to include existing building, retained wall, retaining wall, plan area

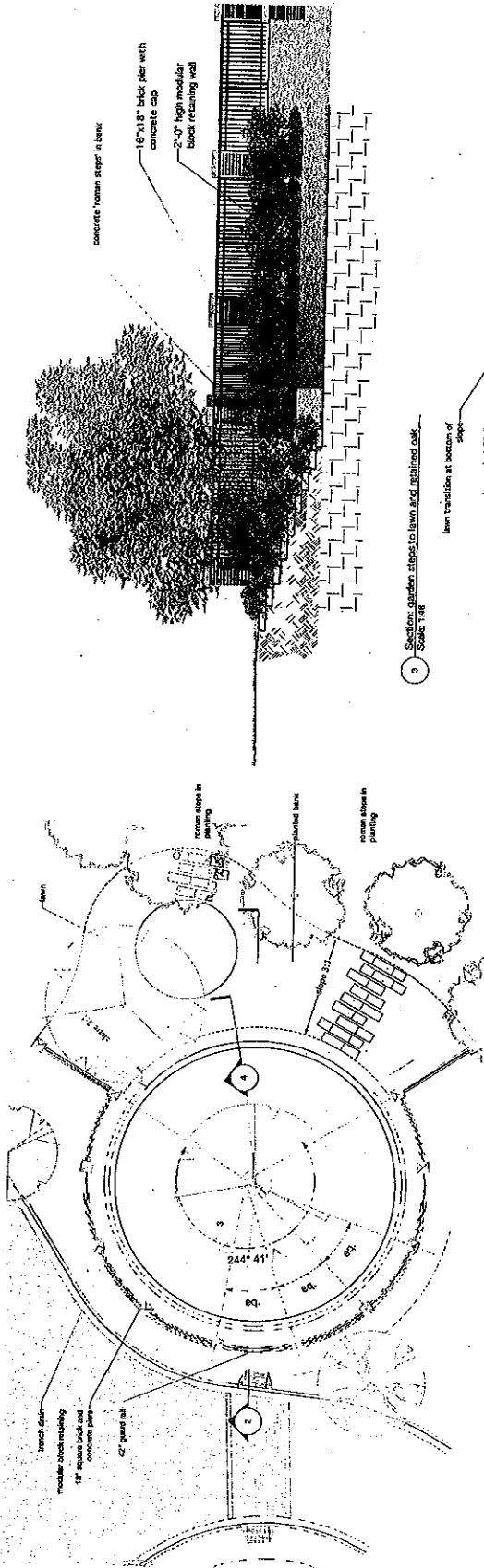
No.	Date	Issue/Notes
A	7/27/08	Issued for retaining report
B	8/28/08	Issued for DP
C	9/24/08	Issued for 3D
D	11/23/08	Issued for ADP
E	11/23/08	Issued for DP
F	11/27/08	Issued for DP Previews
G	12/19/08	Issued for DP with photos

PLAN 49 DEC 10 2009  
 PF08432203

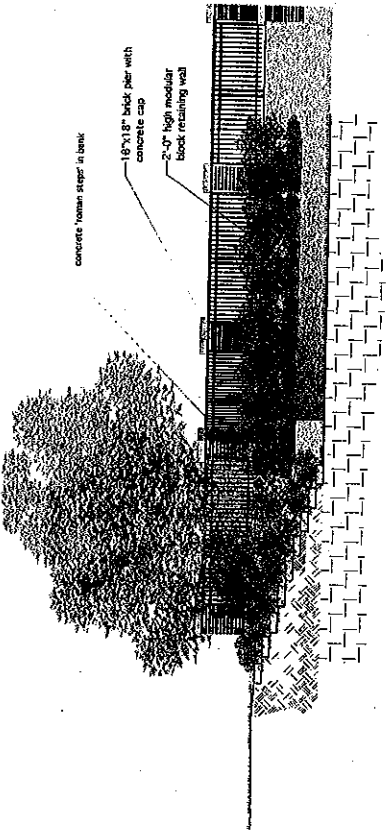
9831-9791 Alexandra Road  
 4471-4551 No. 4 Road  
 Townhome Assembly  
 Richmond BC

Oak Tree Retention

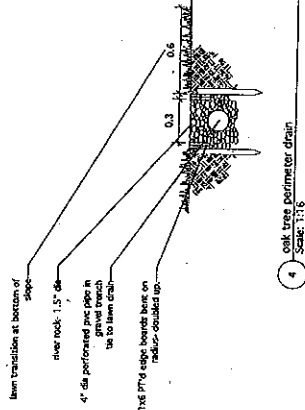
Project No.	Date	Scale	Sheet No.
20793	2009	1/8" = 1'-0"	3 of 3
20793	2009	1/8" = 1'-0"	3 of 3
20793	2009	1/8" = 1'-0"	3 of 3



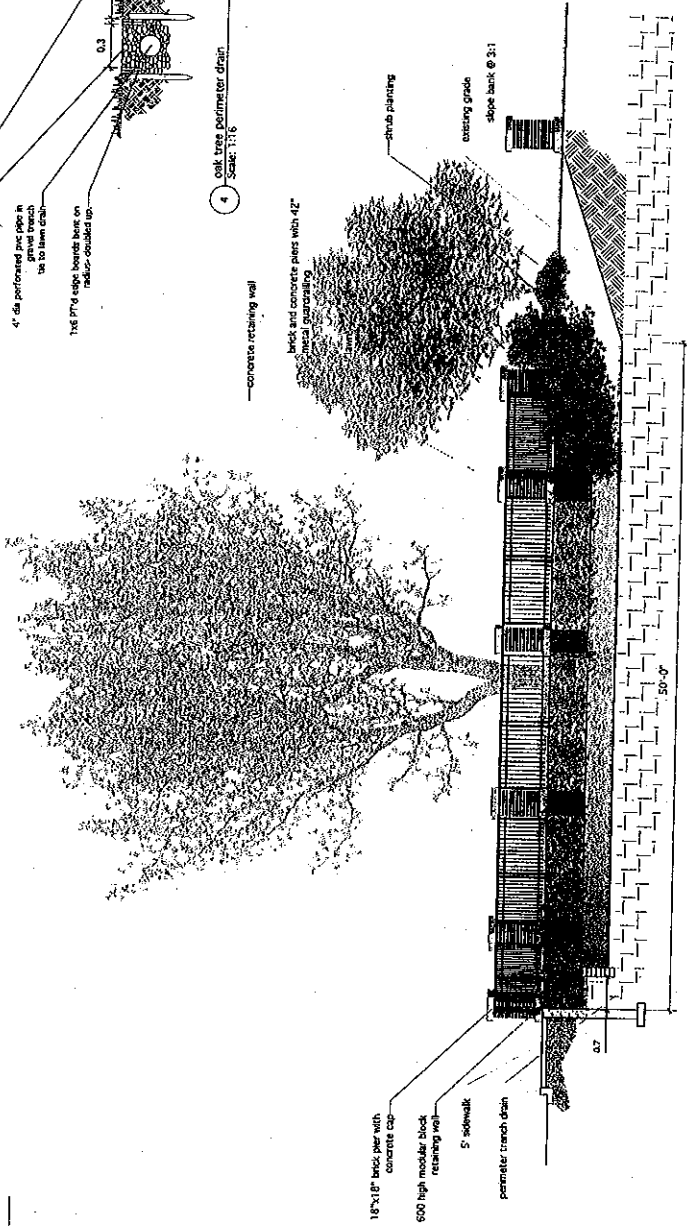
1 Plan - retaining around retained oak  
 Scale: 1/8" = 1'-0"



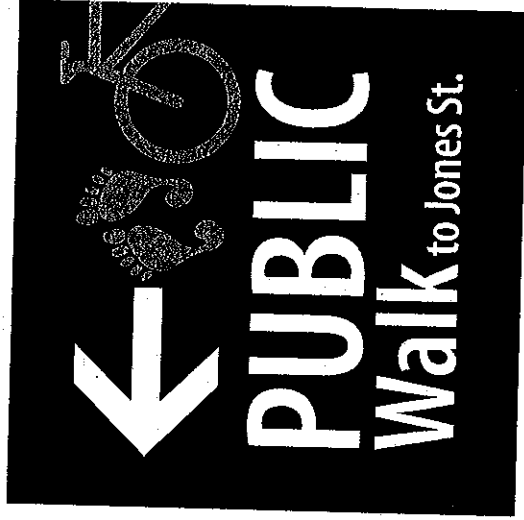
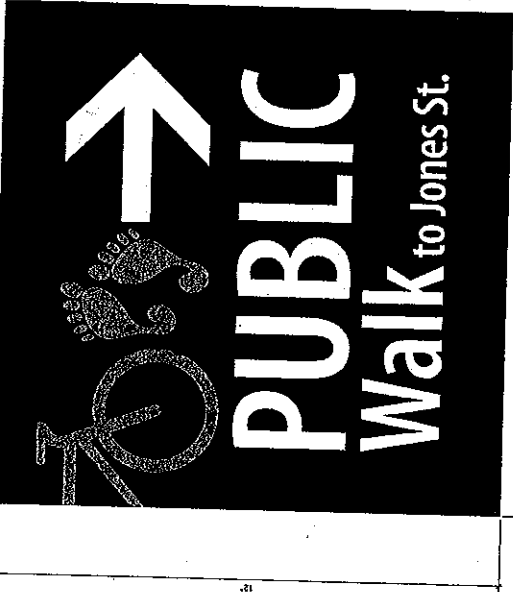
3 Section: garden steps to lawn and retained oak  
 Scale: 1/8"



4 oak tree perimeter drain  
 Scale: 1/16"



2 Section: retaining walls, planter and planted bank  
 Scale: 1/32"



**eckford + associates**  
landscape architecture  
1000 University Avenue, Suite 100  
Richmond, BC V6X 1S9  
Tel: 604-273-1111

No. Date Revision Notes

No.	Date	Revision Notes
A	12/22/09	Issued for planning report
B	03/05/10	Issued for permit application
C	01/14/10	Issued for DP
D	12/22/09	Issued for ADP
E	11/15/09	Issued for tender
F	11/15/09	Issued for tender
G	12/22/09	Issued for DP Reference Revised for DP Reference

PLAN 4H  
DP 08432203  
DEC 10 2009

Supply and installation of  
signage for the  
north end of PR200 - indicating public access to Alexander Road  
south end of PR200 - indicating public access to Toronto Avenue  
at the intersection of the two roads  
12x12 Aluminium sign box  
Background colour - standard traffic green Pantone 3425  
Accent colour - white

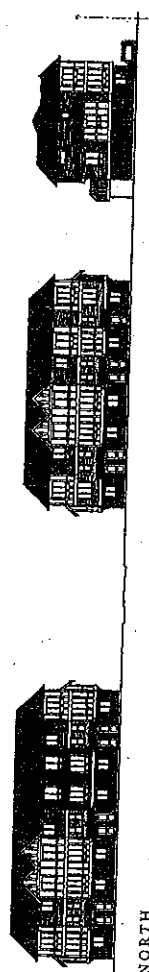
9631-9731 Alexander Road  
4471-4551 No. 4 Road  
Townhome Assembly  
Richmond BC

Public Signage

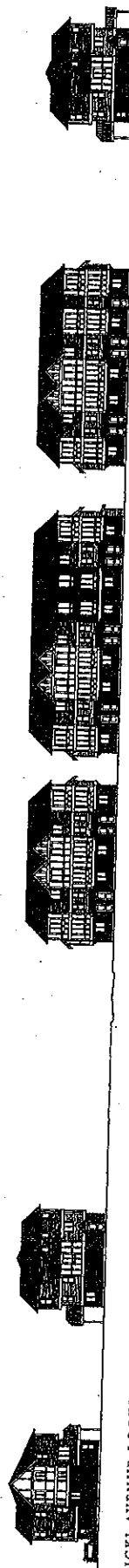
Project Information	
Project Name	Public Signage
Client	Townhome Assembly
Address	9631-9731 Alexander Road 4471-4551 No. 4 Road Richmond BC
Scale	3:1
Date	Dec 10, 2009

PLANS DEC 10 2009  
PF 08432203

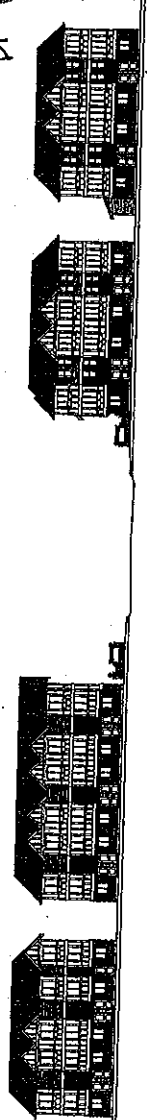
TOMICKI AVENUE LOOKING NORTH



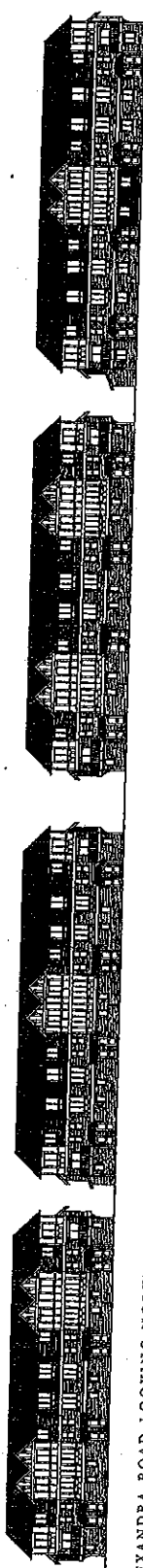
TOMICKI AVENUE LOOKING SOUTH



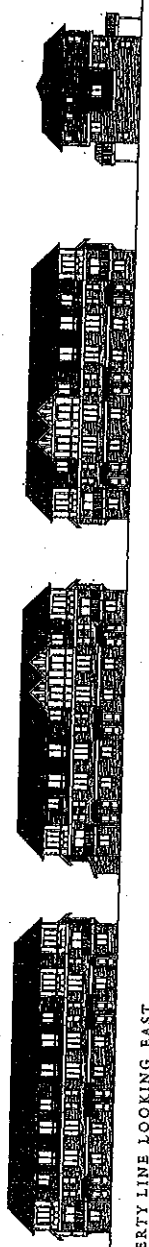
NO. 4 ROAD LOOKING WEST



ALEXANDRA ROAD LOOKING NORTH

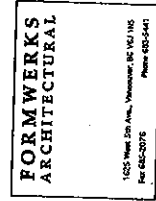


WEST PROPERTY LINE LOOKING EAST



# F I S H E R G A T E

R I C H M O N D B C



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**REVISIONS**

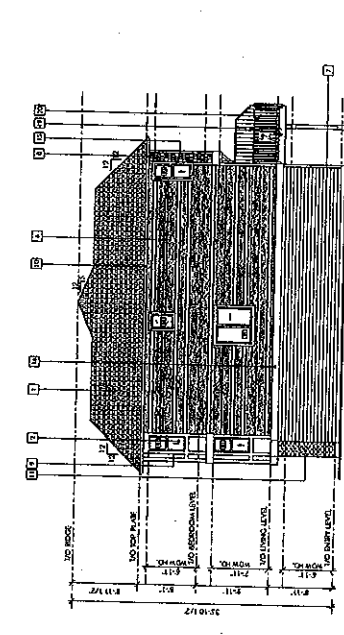
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06.07.11	REVISED FOR PERMITS
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06.07.11	REVISED FOR PERMITS
06.07.11	REVISED FOR PERMITS
06.07.11	REVISED FOR PERMITS
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06.07.11	REVISED FOR PERMITS
06.07.11	REVISED FOR PERMITS



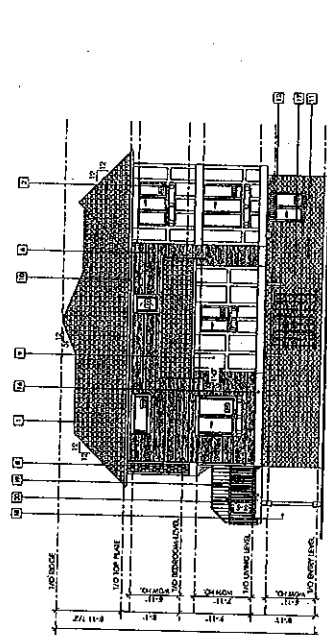
**FORMWERKS ARCHITECTURAL**  
 1901 Tomack Drive, Richmond, BC V6V 1T2  
 Tel: 604-273-3795 Fax: 604-273-3411

**PROJECT**  
**WISHING TREE**  
 9533 TOMACK AVE. &  
 9546 TOMACK AVE.  
 RICHMOND, B.C.

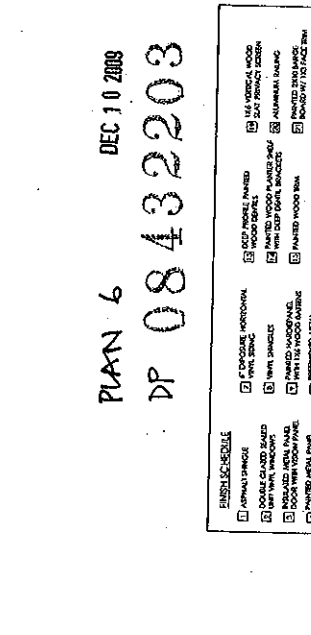
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**BUILDING TYPE A - ELEVATIONS**  
 SHEET  
 SCALE 1/8" = 1'-0"  
 DATE DEC. 10 2009  
 DRAWN BY ATG  
**A1.1**



**FRONT ELEVATION**  
 BUILDING 1



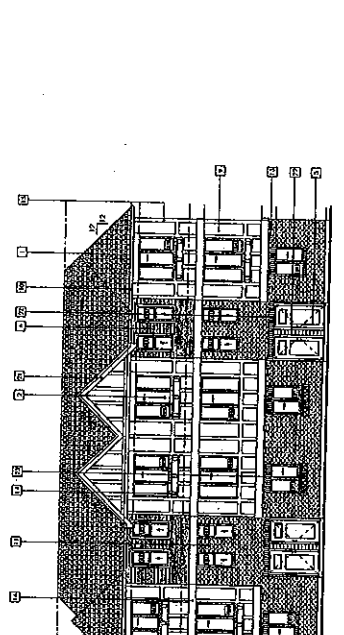
**REAR ELEVATION**  
 BUILDING 1



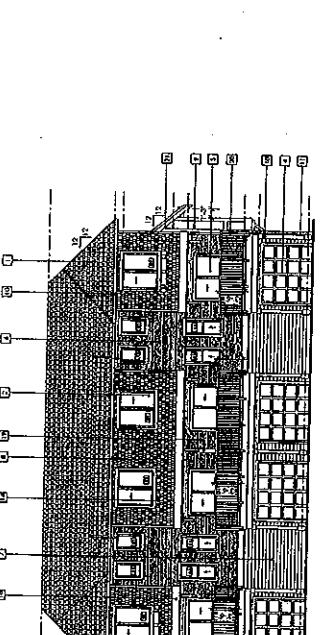
**UNIT A - INTERNAL ELEVATION**  
 BUILDING 1

**FINISH SCHEDULE**

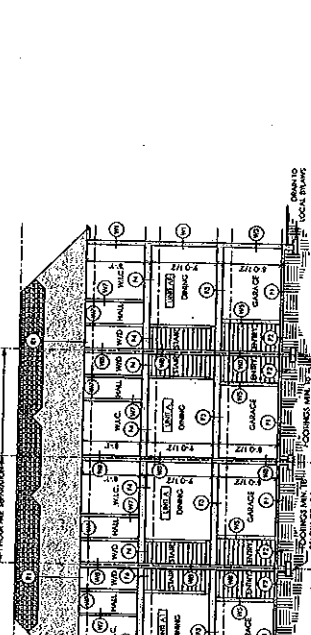
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**UNIT A - INTERNAL ELEVATION**  
 BUILDING 1



**UNIT A - INTERNAL ELEVATION**  
 BUILDING 1



**SECTION**  
 BUILDING 1

PLAN 6 DEC 10 2009  
 DP 08432203

**COMMON NOTES**  
 The plan and design are, and all items shown on this drawing are the exclusive property of the architect. The contractor shall verify all dimensions and materials with the owner and be responsible for any conditions on the job. The architect shall be informed of any violation from the permit authority immediately and shall administer any conditions on the drawing.

**REVISIONS**  
 REVISION NO. DATE  
 01 08/20/09  
 02 09/17/09  
 03 09/17/09  
 04 09/17/09  
 05 09/17/09  
 06 09/17/09  
 07 09/17/09  
 08 09/17/09  
 09 09/17/09  
 10 09/17/09  
 11 09/17/09

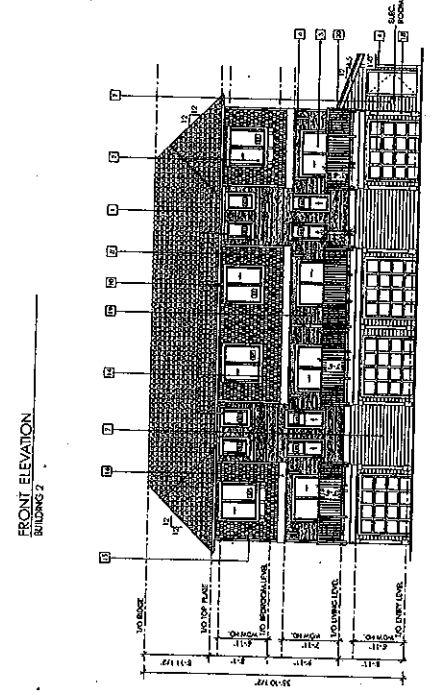
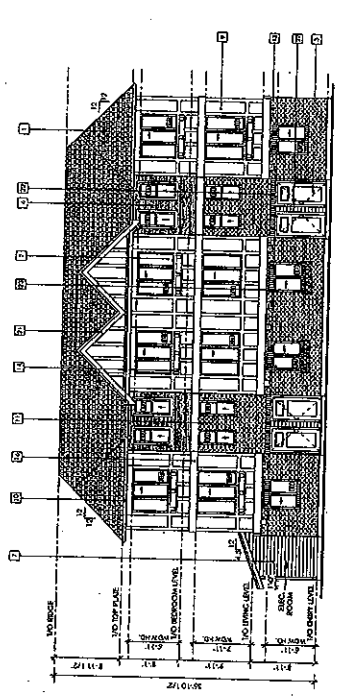
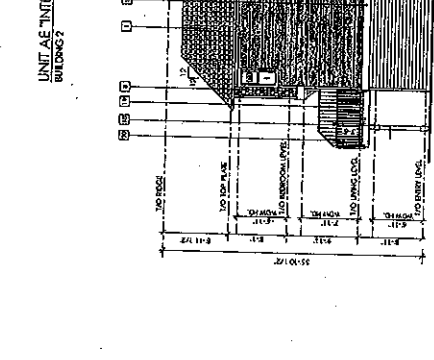
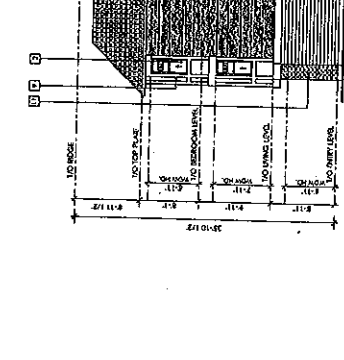
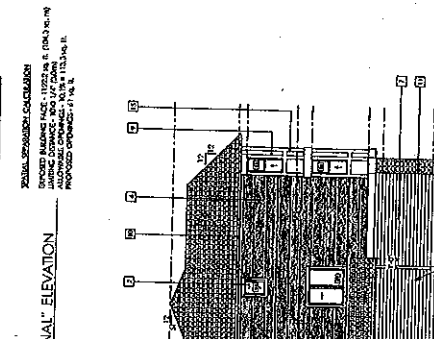
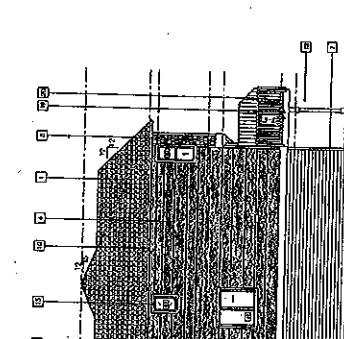


**PROJECT**  
**WISHING TREE**  
 9333 TOMICKI AVE. &  
 9366 TOMICKI AVE.  
 RICHMOND, B.C.

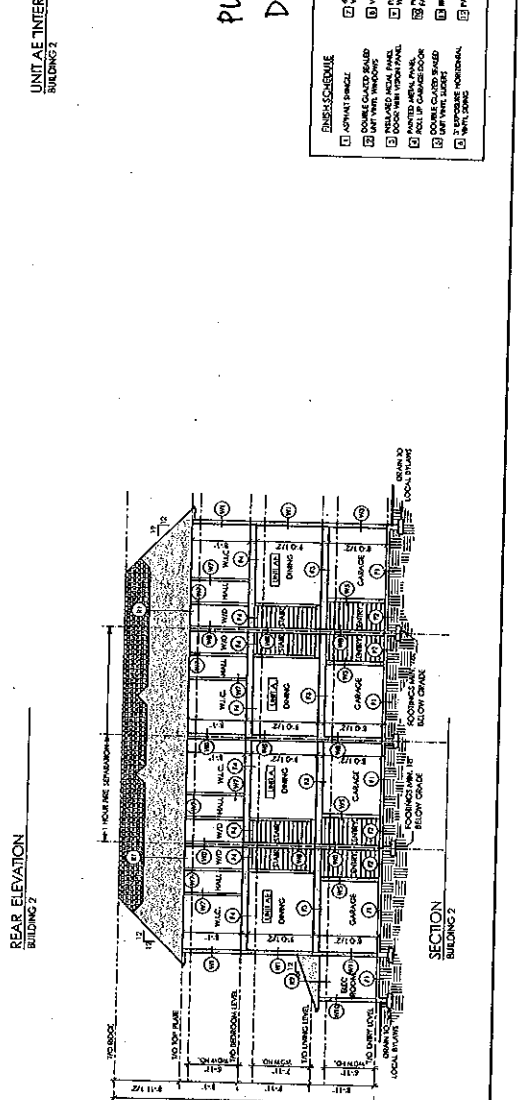
1850 BRUCE DRIVE, VANCOUVER, BC V6E 1V6  
 TEL: 604-272-2871 FAX: 604-272-3401

**DRAWING**  
**BUILDING TYPE B - ELEVATIONS**  
 SHEET  
**A2.1**

DATE: DECEMBER 2007  
 DRAWN BY: MTC



- FINISH SCHEDULE**
- EXTERIOR FINISHES
  - INTERIOR FINISHES
  - ROOFING FINISHES
  - PAINT FINISHES
  - GLASS FINISHES
  - WOOD FINISHES
  - STONE FINISHES
  - METAL FINISHES
  - CEILING FINISHES
  - FLOOR FINISHES
  - WALL FINISHES
  - TRIM FINISHES
  - SCREENING FINISHES
- PLAN 7**  
**DEC 10 2009**  
**DP 08432203**







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 This plan and design are, and all their contents shall remain the exclusive property of the architect and cannot be used or reproduced in any form without the written consent of the architect. All dimensions shown shall have precedence over scaled dimensions. Contractor shall verify the accuracy of all dimensions and conditions of any variation from the drawing.

**REVISIONS**

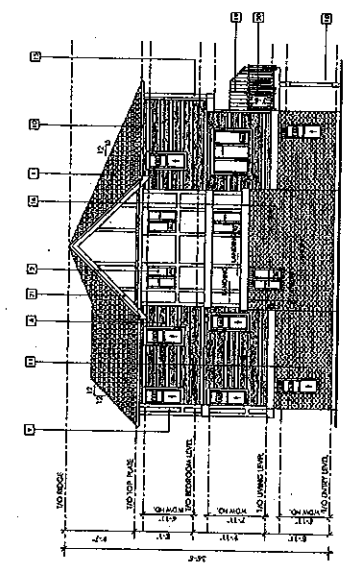
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08.03.24	REVISED FOR PERMITS
08.04.07	REVISED FOR PERMITS
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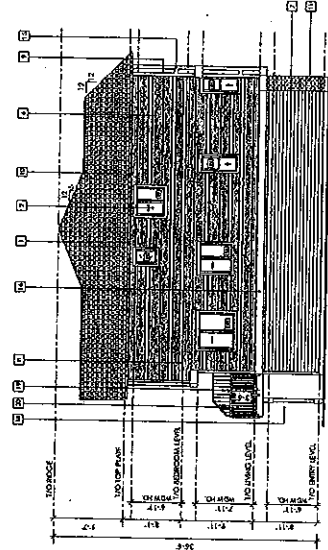
**FORMWORKS ARCHITECTURAL**  
 1422 West 17th Avenue, Vancouver, BC V6M 4K9  
 TEL: 604-275-5376 FAX: 604-275-5341

**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

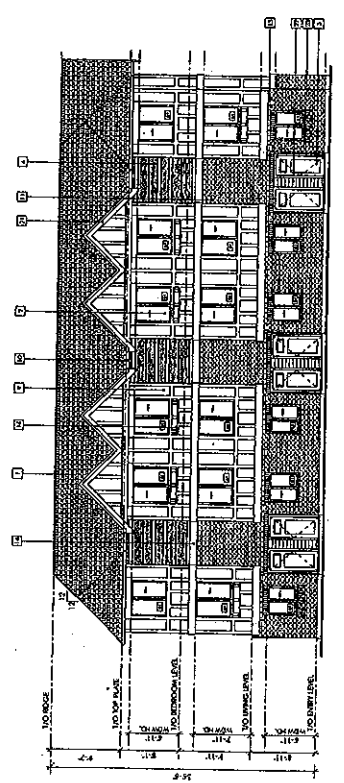
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**BUILDING TYPE D - ELEVATIONS**  
 SHEET  
 SCALE 1/8" = 1'-0"  
 DATE DECEMBER 2009  
 DRAWN BY A4.1



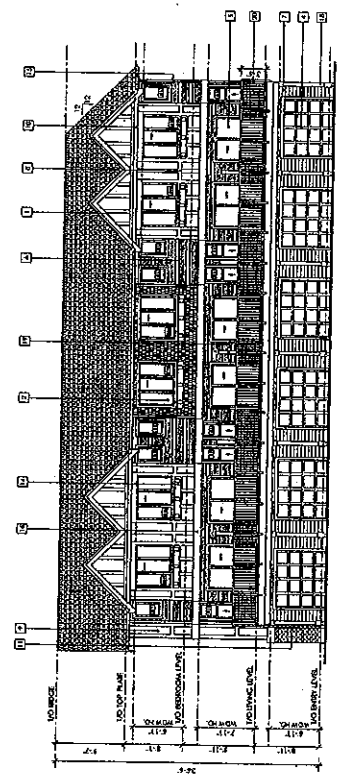
UNIT DE "INTERNAL" ELEVATION  
 BUILDING 9



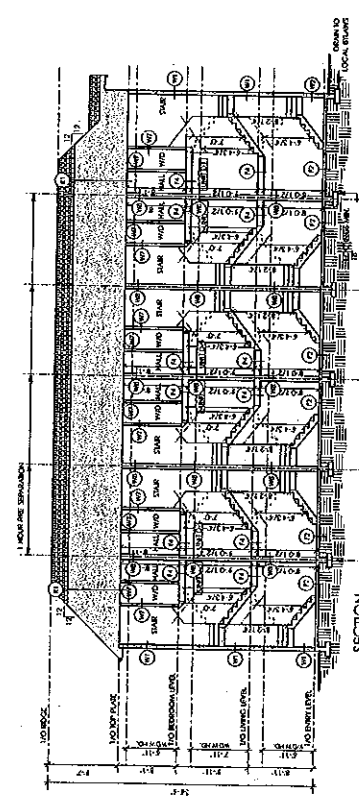
UNIT DE "EXTERNAL" ELEVATION  
 BUILDING 9



FRONT ELEVATION  
 BUILDING 10



REAR ELEVATION  
 BUILDING 10



SECTION  
 BUILDING 10

PLAN 9  
 DEC 10 2009  
 DP 08432203

**FINISH SCHEDULE**

1	APPLY FINISH	13	PAINTED WOOD PANEL	21	PAINTED WOOD BRACKETS
2	PAINTED WOOD BRACKETS	14	PAINTED WOOD BRACKETS	22	PAINTED WOOD BRACKETS
3	PAINTED WOOD BRACKETS	15	PAINTED WOOD BRACKETS	23	PAINTED WOOD BRACKETS
4	PAINTED WOOD BRACKETS	16	PAINTED WOOD BRACKETS	24	PAINTED WOOD BRACKETS
5	PAINTED WOOD BRACKETS	17	PAINTED WOOD BRACKETS	25	PAINTED WOOD BRACKETS
6	PAINTED WOOD BRACKETS	18	PAINTED WOOD BRACKETS	26	PAINTED WOOD BRACKETS
7	PAINTED WOOD BRACKETS	19	PAINTED WOOD BRACKETS	27	PAINTED WOOD BRACKETS
8	PAINTED WOOD BRACKETS	20	PAINTED WOOD BRACKETS	28	PAINTED WOOD BRACKETS

**2008 INTERNATIONAL BUILDING CODES**  
 2008 INTERNATIONAL BUILDING CODES (IBC) (M.A.S.A.)  
 2008 INTERNATIONAL BUILDING CODES (IBC) (M.A.S.A.)  
 2008 INTERNATIONAL BUILDING CODES (IBC) (M.A.S.A.)



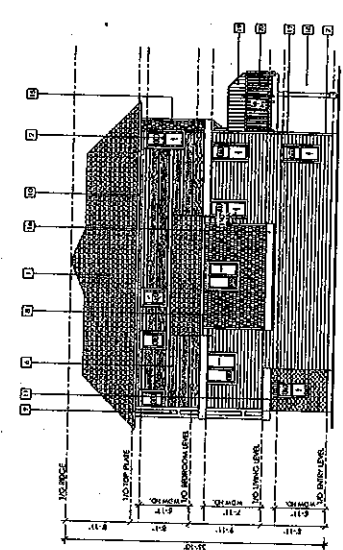
**CONTRACT REVIEW**  
 The owner and design team are responsible for all items within the elevation drawings. The architect and contractor are not to be held responsible for any errors or omissions. When approved without written consent, the architect and contractor shall be responsible for all dimensions and conditions on the job. The drawings shall be void if any variation from the drawings and schedule on the drawings.

**REVISIONS**  
 08/01/11 REVISION FOR RECORDING  
 08/07/11 REVISION FOR CHAIR REVIEW  
 08/10/11 REVISION FOR CHAIR REVIEW  
 08/10/11 REVISION FOR CHAIR REVIEW  
 08/10/11 REVISION FOR CHAIR REVIEW  
 08/10/11 REVISION FOR CHAIR REVIEW  
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 08/10/11 REVISION FOR CHAIR REVIEW

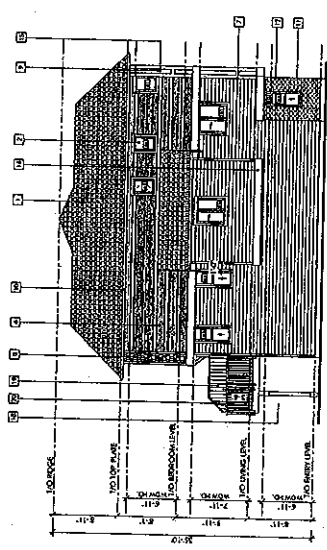


**PROJECT**  
 WISHING TREE  
 9533 TOMACK AVE. &  
 9566 TOMACK AVE.,  
 RICHMOND, B.C.

**DRAWING**  
 BUILDING TYPE G - ELEVATIONS  
 SHEET A6.1  
 SCALE: 1/8" = 1'-0"  
 DATE: 11/17/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



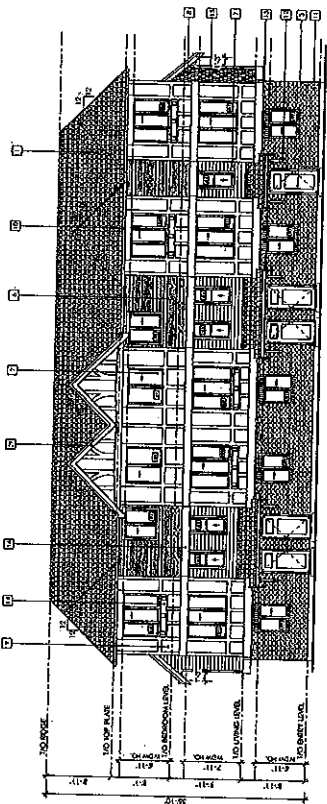
UNIT B3 "INTERNAL" ELEVATION  
 BUILDING 6



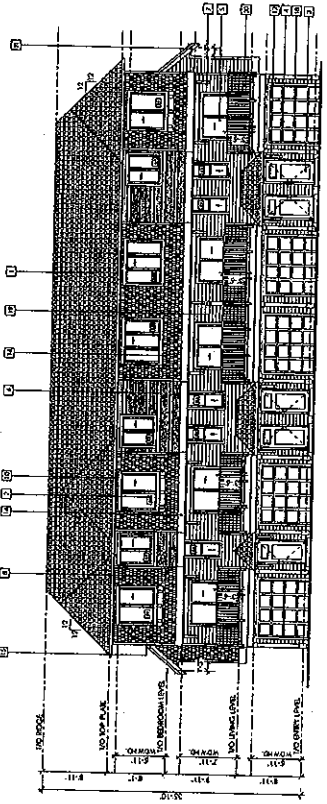
**FINISH SCHEDULE**  
 FINISH SCHEDULE  
 1. EXTERIOR WALLS: [Material]  
 2. INTERIOR WALLS: [Material]  
 3. CEILING: [Material]  
 4. FLOORING: [Material]  
 5. DOOR FINISH: [Material]  
 6. WINDOW FINISH: [Material]  
 7. TRIM: [Material]  
 8. PAINT: [Material]  
 9. GLASS: [Material]  
 10. METAL: [Material]  
 11. WOOD: [Material]  
 12. STONE: [Material]  
 13. TILE: [Material]  
 14. GRANITE: [Material]  
 15. MARBLE: [Material]

UNIT B3 "INTERNAL" ELEVATION  
 BUILDING 7

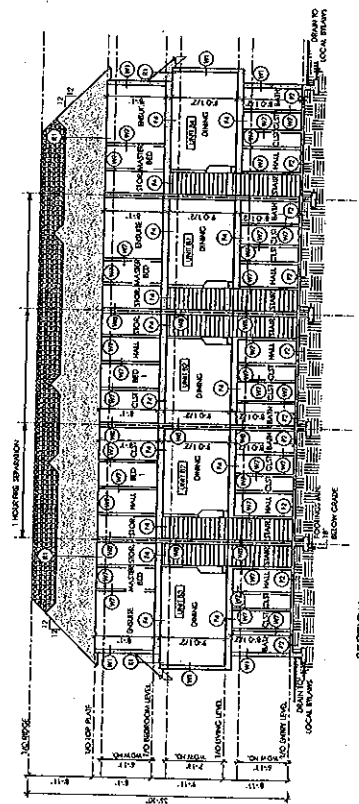
PLAN 11  
 DEC 10 2009  
 PP 08432203



FRONT ELEVATION  
 BUILDING 6



REAR ELEVATION  
 BUILDING 6



SECTION  
 BUILDING 7

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 The plan and design are and all times remain the exclusive property of the architect and cannot be used or reproduced in any form without the written consent of the architect. All dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and dimensions shown on the drawing. All dimensions and conditions on the drawing.

**REVISIONS**

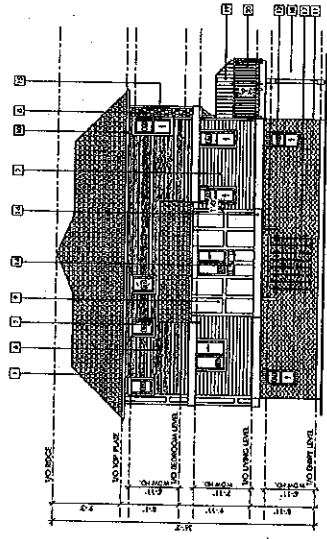
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08.20.11	ISSUED FOR BIDDING



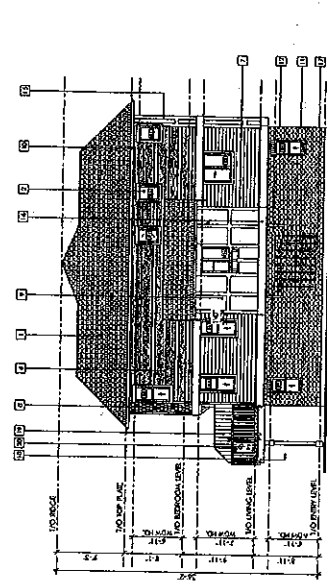
**FORMWORKS ARCHITECTURAL**  
 1527 West 20th Ave., Vancouver, BC V6L 1N3  
 Tel: 604-275-1275 Fax: 604-275-1241

**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

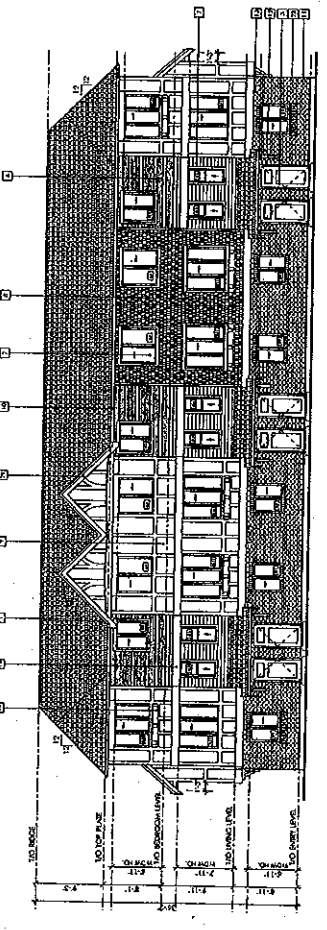
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 SHEET  
 DRAWN BY: A7.1  
 DATE: DECEMBER 2007



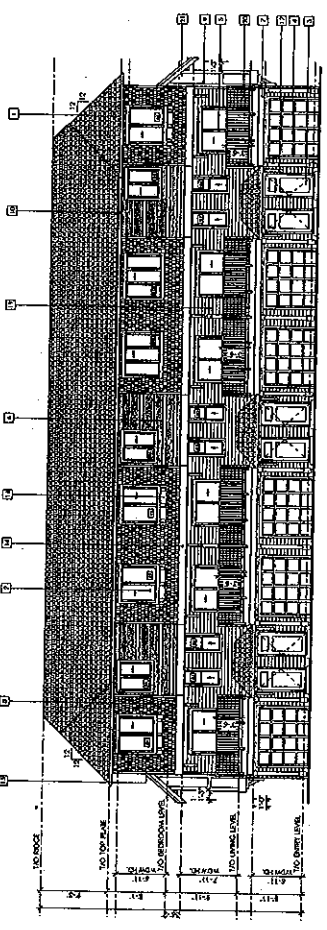
**FRONT ELEVATION**  
 BUILDING 5



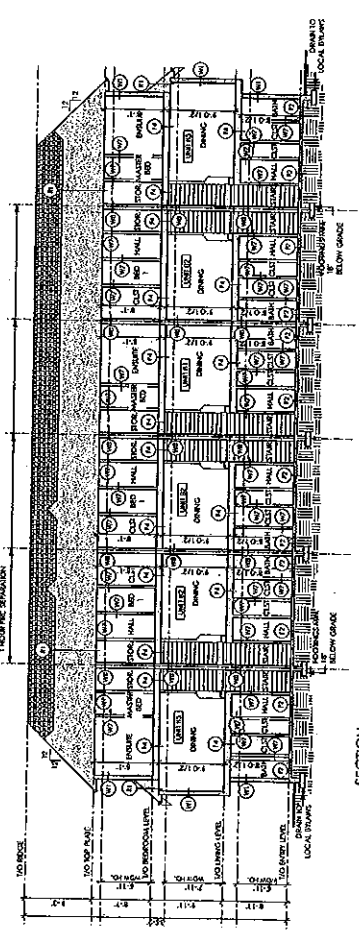
**LEFT TRUE-END ELEVATION**  
 BUILDING 5



**REAR ELEVATION**  
 BUILDING 5



**RIGHT TRUE-END ELEVATION**  
 BUILDING 5



**SECTION**  
 BUILDING 5

PLAN 12  
 DEC 10 2009  
 PP 08432203

**FINISH SCHEDULE**

1	UPWARD FINISH	1	PAINTED WOOD TRIM	1	PAINTED WOOD TRIM
2	UPWARD FINISH	2	PAINTED WOOD TRIM	2	PAINTED WOOD TRIM
3	UPWARD FINISH	3	PAINTED WOOD TRIM	3	PAINTED WOOD TRIM
4	UPWARD FINISH	4	PAINTED WOOD TRIM	4	PAINTED WOOD TRIM
5	UPWARD FINISH	5	PAINTED WOOD TRIM	5	PAINTED WOOD TRIM
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17	UPWARD FINISH	17	PAINTED WOOD TRIM	17	PAINTED WOOD TRIM







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- REVISIONS
- 08.01.13 REVISED FOR CONTRACTING
  - 08.07.12 REVISED FOR CONTRACTING
  - 08.07.12 REVISED FOR CONTRACTING
  - 08.07.12 REVISED FOR CONTRACTING
  - 08.18.14 REVISED FOR CONTRACTING
  - 08.18.14 REVISED FOR CONTRACTING
  - 08.18.14 REVISED FOR CONTRACTING
  - 08.18.14 REVISED FOR CONTRACTING
  - 08.18.14 REVISED FOR CONTRACTING
  - 08.18.14 REVISED FOR CONTRACTING

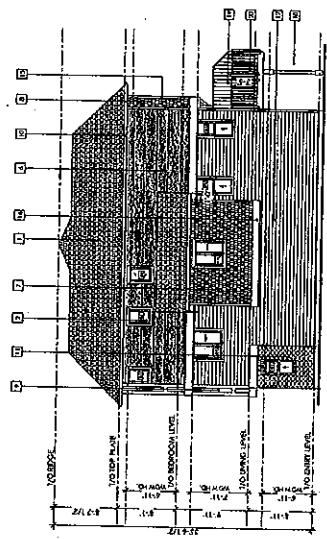


**FORMWORKS ARCHITECTURAL**  
 ARCHITECTS  
 1522 (New) 201 Ave., Vancouver, BC V6T 1V2  
 604-553-2076 Phone (604) 521-5241

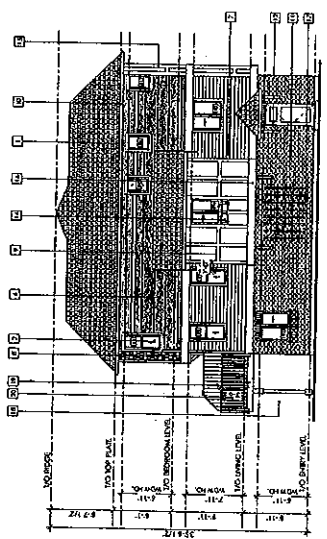
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 9583 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

PROJECT  
 DRAWING  
**BUILDING TYPE J (BLDG 12) - ELEVATIONS**  
 SHEET  
 1/8" = 1' SCALE  
 1/4" = 1' SCALE  
 DATE: DECEMBER 2007  
 DRAWN BY: MFC

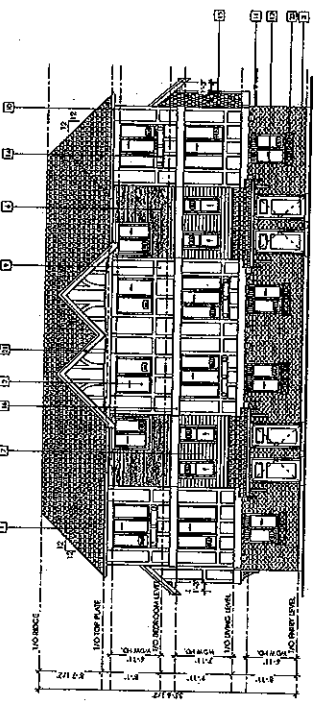
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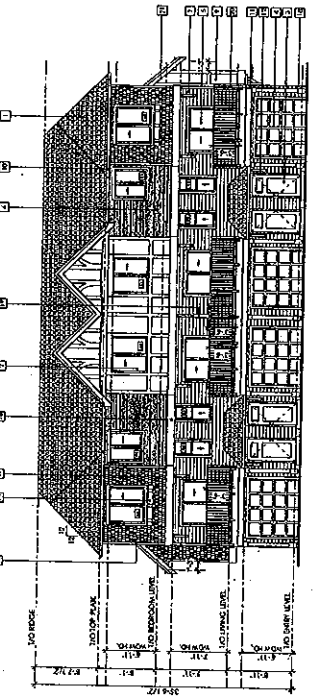
UNIT B3 INTERNAL ELEVATION  
 BUILDING 12



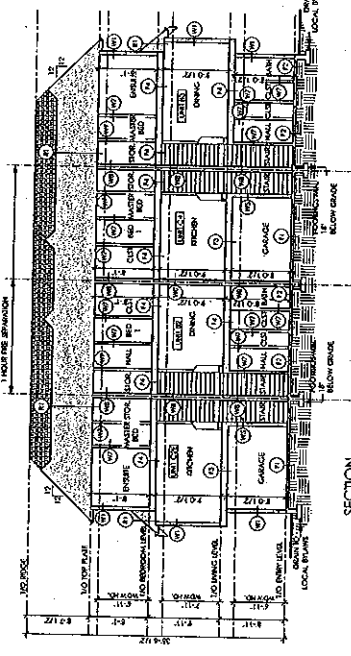
UNIT C2E TRUE-END ELEVATION  
 BUILDING 12



FRONT ELEVATION  
 BUILDING 12



REAR ELEVATION  
 BUILDING 12



SECTION  
 BUILDING 12

PLAN IS  
 DEC 10 2009  
 DP 08432203

- |  |  |   |  |
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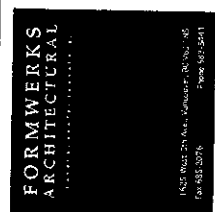






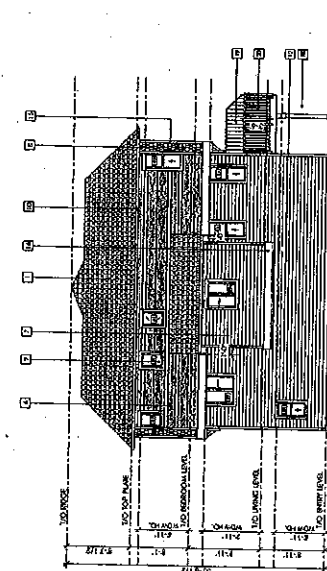
Contractor's Responsibility  
 This plan and design are, and all times shall be the property of the architect. The contractor shall not reproduce or copy these drawings without written consent. Where dimensions are shown, they shall prevail over any other information. Conditions shall vary from the information on the job, the office shall be responsible for any variation from the drawings.

REVISIONS  
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 03/07/07  
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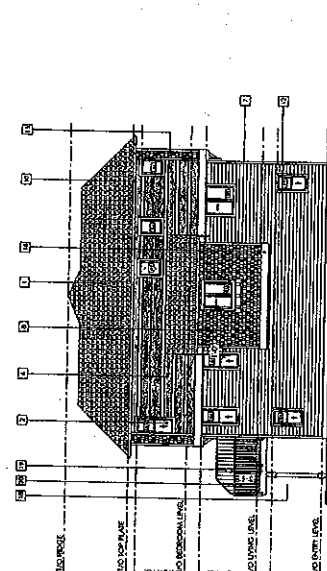


PROJECT  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.,  
 RICHMOND, B. C.

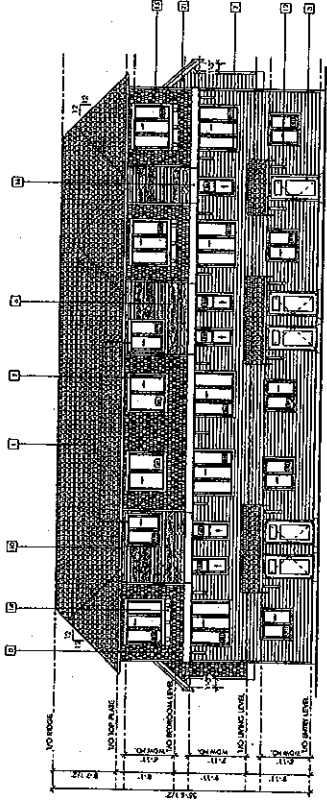
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**BUILDING TYPE M (BLDG 24) - ELEVATIONS**  
 SHEET  
**A11.2**  
 DATE  
 DECEMBER 2007  
 DRAWN BY  
 MFC



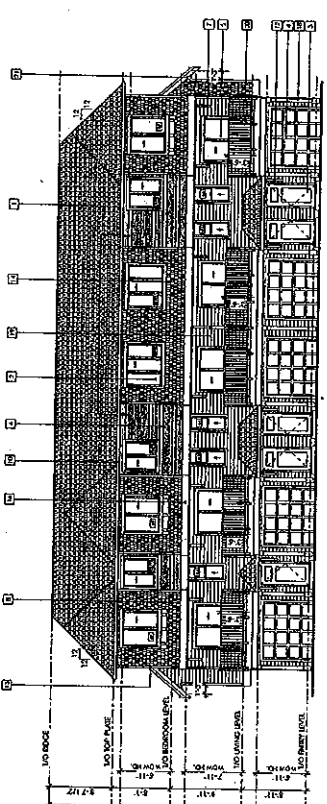
FRONT ELEVATION  
 BUILDING 24



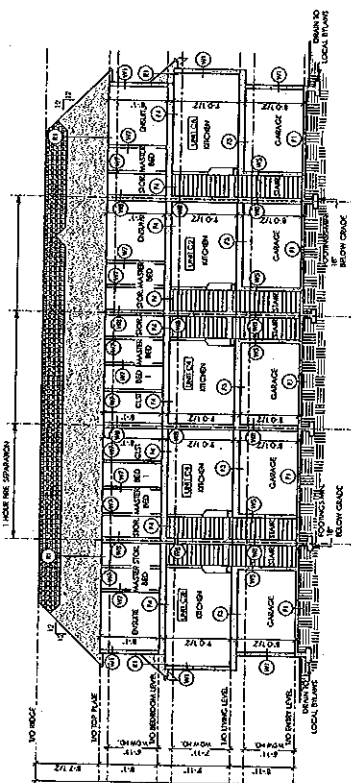
REAR ELEVATION  
 BUILDING 24



UNIT C6 'INTERNAL' ELEVATION  
 BUILDING 24



UNIT C6 'EXTERNAL' ELEVATION  
 BUILDING 24



SECTION  
 BUILDING 24

PLAN 19  
 DEC 10 2008  
 DP 08432203

FINISH SCHEDULE

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**CONTRACT NOTES**  
 The plan and design are, and all lines remain the exclusive property of the architect and cannot be used or reproduced in any form without the written permission of the architect. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and materials used. The architect shall be informed of any variations from the drawing dimensions and conditions on the drawing.

**REVISIONS**

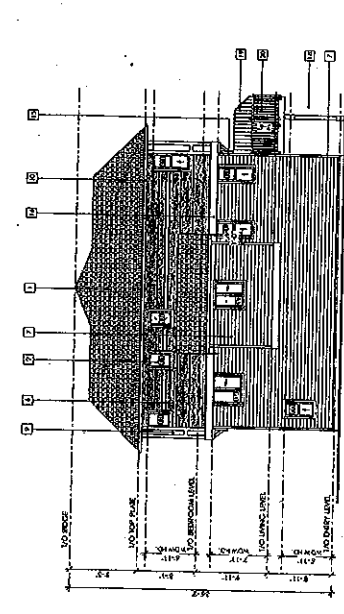
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NO. 05	ISSUED FOR PERMITTING	08.11.11
NO. 06	ISSUED FOR PERMITTING	08.11.11
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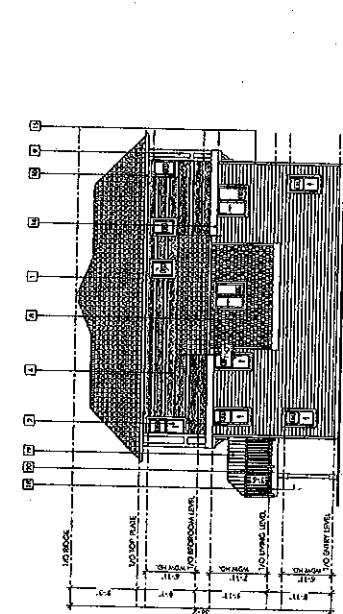
**FORMWORKS ARCHITECTURAL**  
 15000 150th Street, Richmond, B.C. V6V 1K5  
 Tel: 604-273-7777 Fax: 604-273-7777

**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

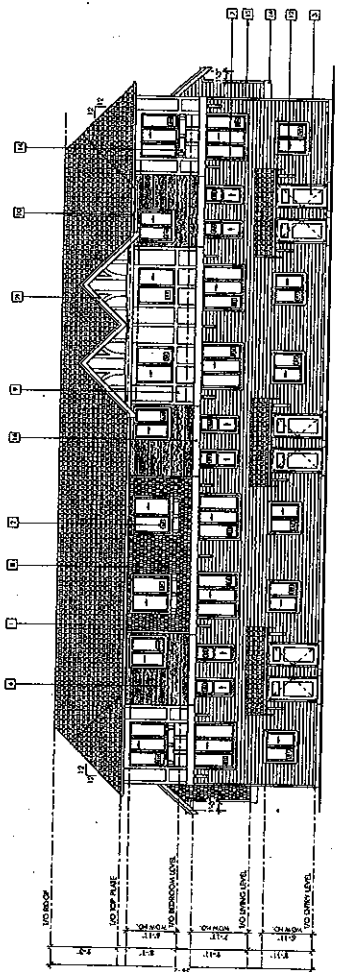
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**BUILDING TYPE N (BLDG 18) - ELEVATIONS**  
 SHEET  
 A12.1  
 DATE: DECEMBER 2007  
 DRAWN BY: [Name]



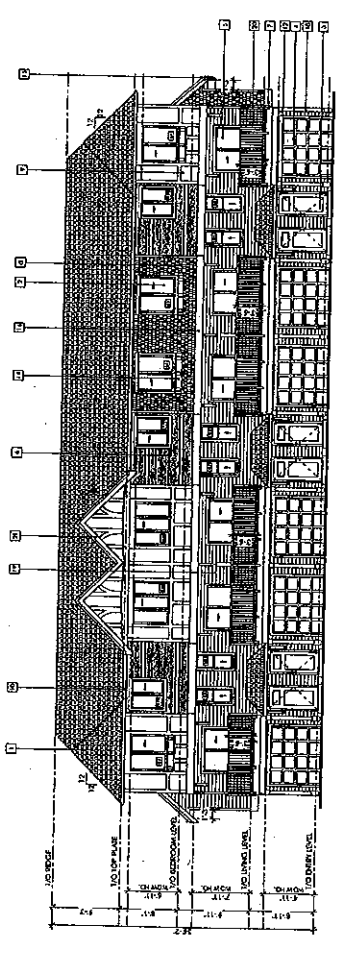
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 BUILDING 18



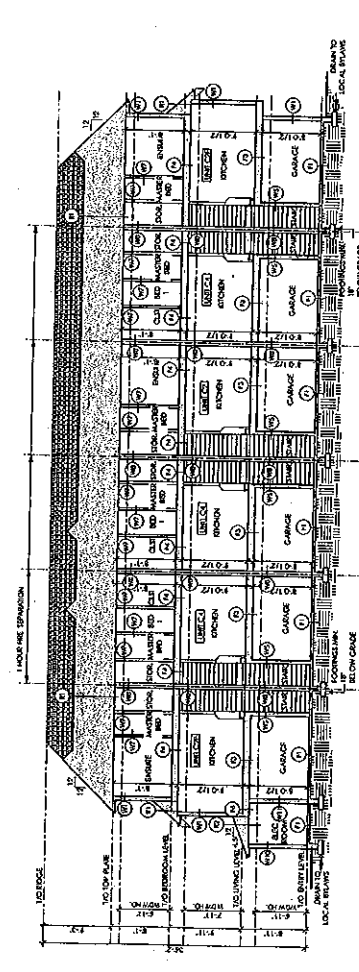
**REAR ELEVATION**  
 BUILDING 18



**UNIT C12 "INTERNAL" ELEVATION**  
 BUILDING 18



**UNIT C12 "EXTERNAL" ELEVATION**  
 BUILDING 18



**SECTION**  
 BUILDING 18

PLAN 20  
 DEC 18 2009  
 DP 08432203

**FINISH SCHEDULE**

1. EXTERIOR WALLS	2. EXTERIOR ROOFING	3. EXTERIOR FLOORING	4. EXTERIOR PAINTING
5. EXTERIOR METAL PANELS	6. EXTERIOR GLASS	7. EXTERIOR WOODS	8. EXTERIOR STONE
9. EXTERIOR BRICK	10. EXTERIOR TERRAZZO	11. EXTERIOR GRANITE	12. EXTERIOR MARBLE
13. EXTERIOR SLATE	14. EXTERIOR CEMENT	15. EXTERIOR CONCRETE	16. EXTERIOR ASPHALT
17. EXTERIOR RUBBER	18. EXTERIOR GLASS	19. EXTERIOR METAL	20. EXTERIOR WOOD
21. EXTERIOR STONE	22. EXTERIOR BRICK	23. EXTERIOR TERRAZZO	24. EXTERIOR GRANITE
25. EXTERIOR MARBLE	26. EXTERIOR SLATE	27. EXTERIOR CEMENT	28. EXTERIOR ASPHALT
29. EXTERIOR RUBBER	30. EXTERIOR GLASS	31. EXTERIOR METAL	32. EXTERIOR WOOD







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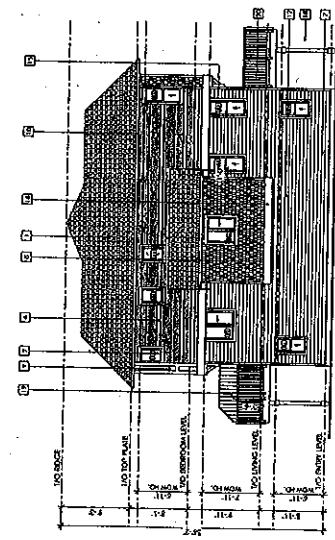
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 08.11.13



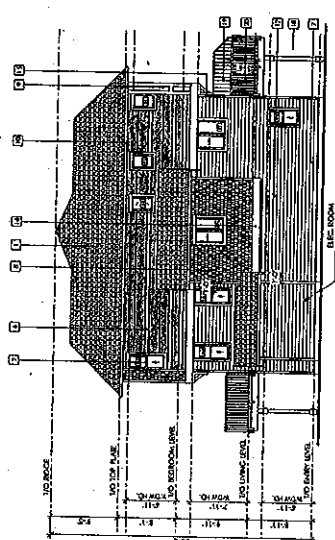
**FORMWERKS ARCHITECTURAL**  
 1827 West 25th Street, Vancouver, BC V6M 1V5  
 P: 604-276-1106 F: 604-276-1107

**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

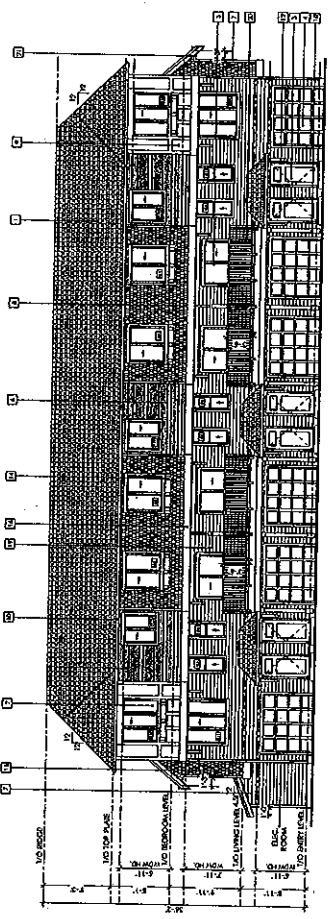
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**BUILDING TYPE Q - ELEVATIONS**  
 SHEET  
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 1/4" = 1'-0"  
 DATE: DECEMBER 2007  
 DRAWN BY: A14.1  
 MFC



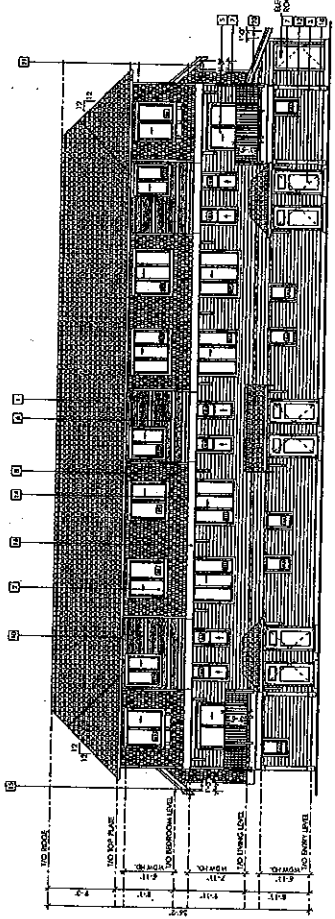
UNIT C5 "EXTERNAL" ELEVATION  
 BUILDING 3



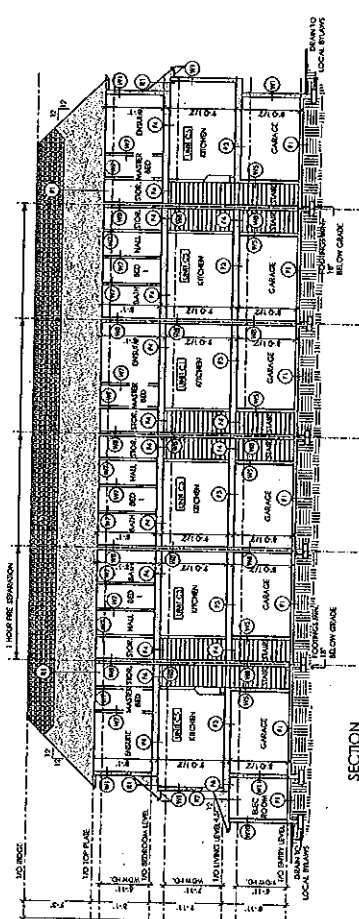
UNIT C5 "EXTERNAL" ELEVATION  
 BUILDING 3



FRONT ELEVATION  
 BUILDING 3



REAR ELEVATION  
 BUILDING 3



SECTION  
 BUILDING 3

**FINISH SCHEDULE**

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<input type="checkbox"/> ASPHALT DRIVE	<input type="checkbox"/> EXPOSED HORIZONTAL	<input type="checkbox"/> EXPOSED HORIZONTAL	<input type="checkbox"/> PAINTED WOOD	<input type="checkbox"/> PAINTED WOOD PANEL	<input type="checkbox"/> PAINTED WOOD PANEL	<input type="checkbox"/> PAINTED WOOD PANEL	<input type="checkbox"/> PAINTED WOOD PANEL	<input type="checkbox"/> PAINTED WOOD PANEL	<input type="checkbox"/> PAINTED WOOD PANEL

PLAN #23  
 DP 08A32203  
 DEC 10 2008









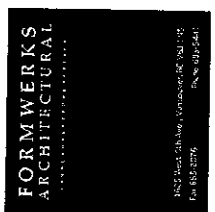




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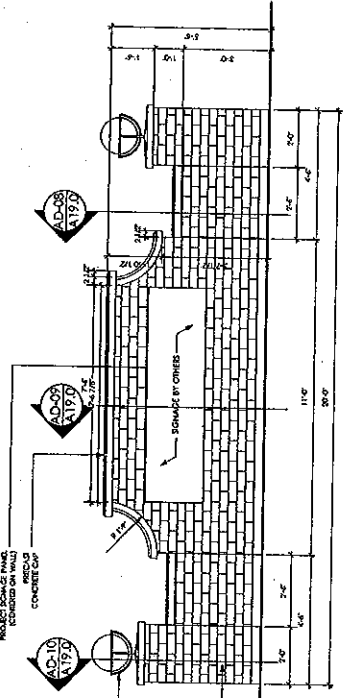
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 NO. DATE  
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 02.01.14  
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 06.01.14  
 07.01.14

DEC 10 2009  
 PLAN 29  
 DP 08432203

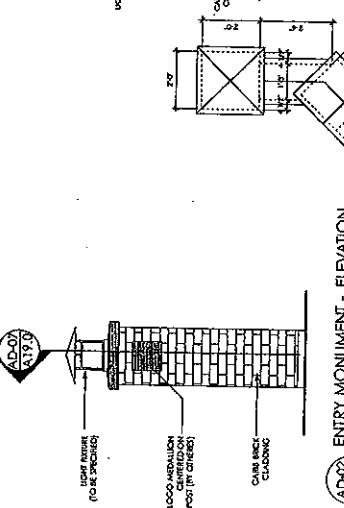


**PROJECT**  
 FISHER GATE  
 9 631-9791 ALEXANDRA RD.  
 4471-4481 NO. 4RD.  
 RICHMOND, B. C.

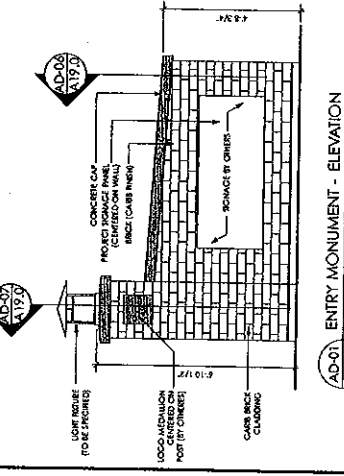
DRAWING	ENTRY & CORNER MONUMENTS
SHEET	A19.0
SCALE	AS NOTED
DATE	05/21/2009
DRAWN BY	DM
CHECKED BY	DM



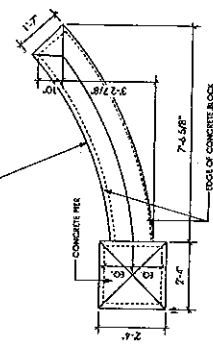
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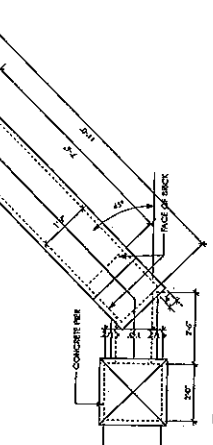
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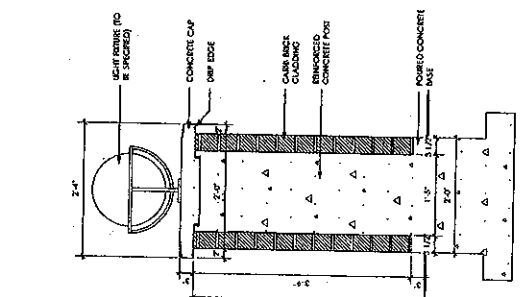
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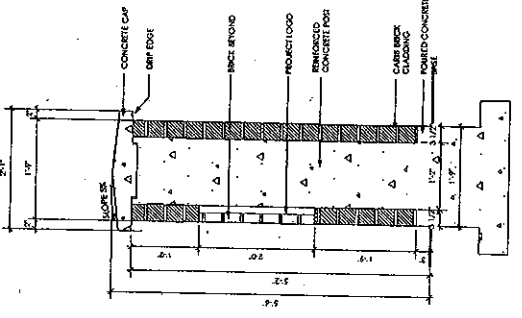
AD-04 ENTRY MONUMENT - PLAN  
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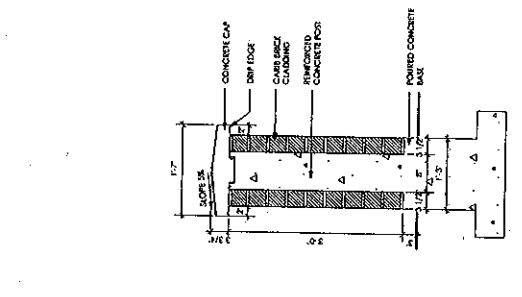
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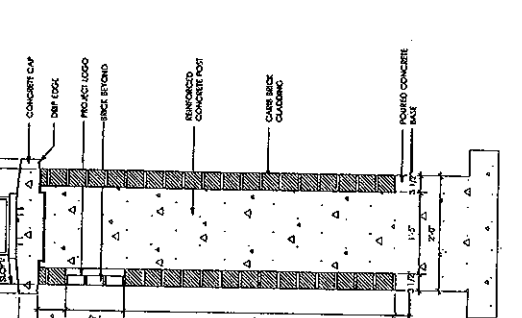
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 A19.0 SCALE 1" = 1'-0"



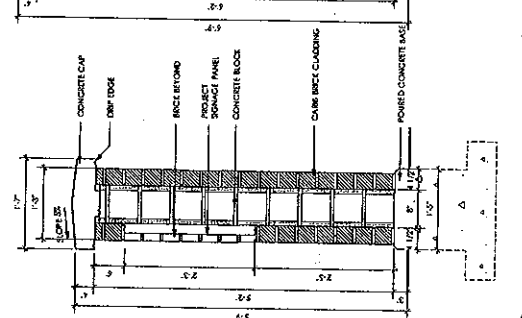
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 A19.0 SCALE 1" = 1'-0"



AD-08 ENTRY MONUMENT - SECTION  
 A19.0 SCALE 1" = 1'-0"



AD-07 ENTRY POST - SECTION  
 A19.0 SCALE 1" = 1'-0"



AD-06 ENTRY MONUMENT - SECTION  
 A19.0 SCALE 1" = 1'-0"

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**REVISIONS**

REVISION	DATE
ISSUED FOR BIDDING POINT	08.10.11
ISSUED FOR ACP	08.10.11
ISSUED FOR DEVELOPMENT PERMIT	08.29.11
ISSUED FOR PERMITTING	09.01.11
ISSUED FOR ACP	09.01.11
ISSUED FOR BIDDING	09.01.11

**POLYGON**  
 PROFESSIONAL ARCHITECTS  
 1000 WEST BROADWAY  
 SUITE 201  
 RICHMOND, B.C. V6Y 1S1  
 TEL: 604-271-1111

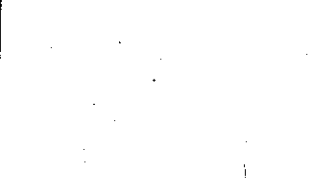
**FORMWERKS ARCHITECTURAL**  
 1025 West 5th Ave., Vancouver, B.C. V6Z 1P7  
 FAX: 604-537-9776

**PROJECT**  
 FISHER GATE &  
 9431-9791 ALEXANDRA RD.  
 4471-4451 NO. 4RD.  
 RICHMOND, B.C.

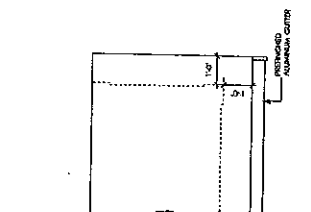
**DRAWING**  
 RECYCLING KIOSK

**DATE**  
 DECEMBER 2007

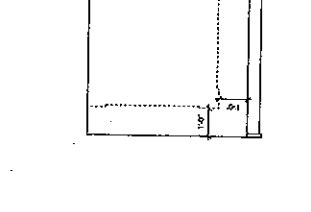
**SHEET**  
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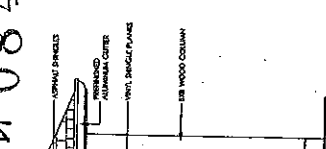


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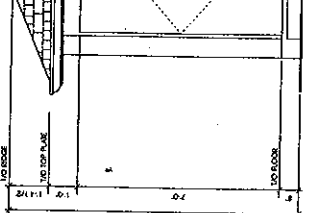
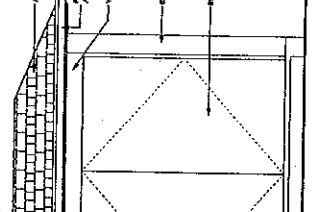
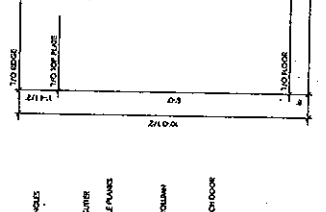
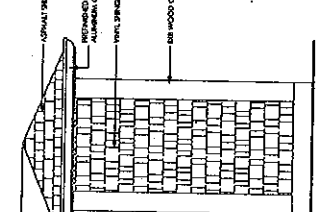
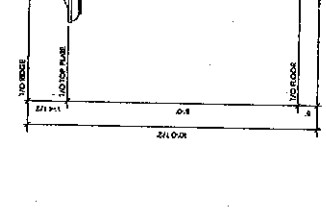
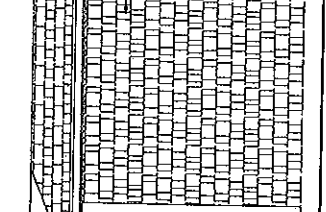
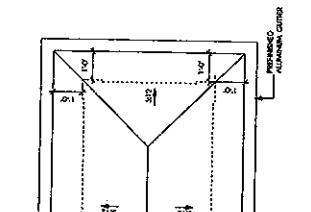


AD-04 RECYCLING KIOSK - FRONT ELEVATION  
 A19.1 SCALE 1/2" = 1'-0"

PLAN 30  
 DF 08432203



AD-05 RECYCLING KIOSK - REAR ELEVATION  
 A19.1 SCALE 1/2" = 1'-0"



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**REVISIONS**

08.03.01	DESIGN FOR RECORD
08.03.02	REVISIONS FOR PERMITS
08.03.03	REVISIONS FOR RECORD
08.03.04	REVISIONS FOR PERMITS
08.03.05	REVISIONS FOR PERMITS
08.03.06	REVISIONS FOR PERMITS
08.03.07	REVISIONS FOR PERMITS
08.03.08	REVISIONS FOR PERMITS
08.03.09	REVISIONS FOR PERMITS
08.03.10	REVISIONS FOR PERMITS
08.03.11	REVISIONS FOR PERMITS
08.03.12	REVISIONS FOR PERMITS
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08.03.26	REVISIONS FOR PERMITS
08.03.27	REVISIONS FOR PERMITS
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08.03.29	REVISIONS FOR PERMITS
08.03.30	REVISIONS FOR PERMITS

PLAN 31  
 DP 08432203

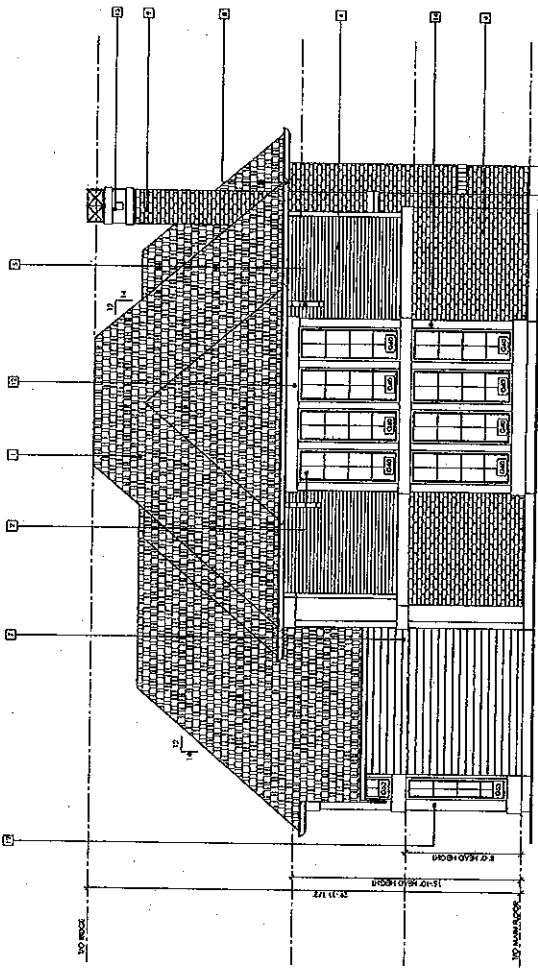
DEC 10 2009



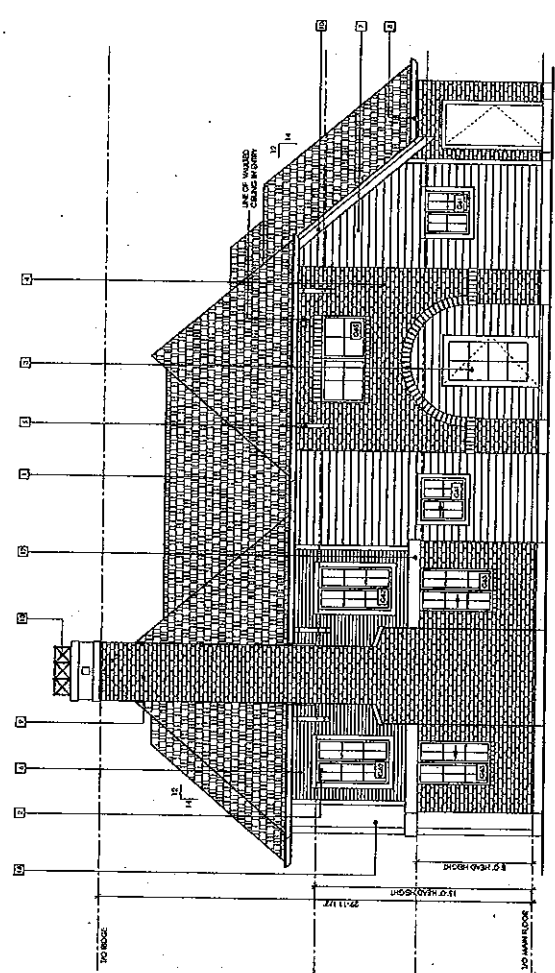
**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

**DRAWING**  
**AMENITY BUILDING ELEVATIONS**

SHEET	A22.1
SCALE	1/8" = 1'-0"
DATE	DECEMBER 2007
DRAWN BY	MFC



1 AMENITY BUILDING EAST ELEVATION  
 SCALE 1/8" = 1'-0"



2 AMENITY BUILDING NORTH ELEVATION  
 SCALE 1/8" = 1'-0"

**FINISH SCHEDULE**

1	UPPER PORTLAND CEMENT PLASTER
2	UPPER PORTLAND CEMENT PLASTER
3	UPPER PORTLAND CEMENT PLASTER
4	UPPER PORTLAND CEMENT PLASTER
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- REVISIONS**
- 08/23/09 SUBMIT FOR PERMITS
  - 08/24/09 REVISED FOR PERMITS
  - 08/25/09 REVISED FOR PERMITS
  - 08/26/09 REVISED FOR PERMITS
  - 08/27/09 REVISED FOR PERMITS
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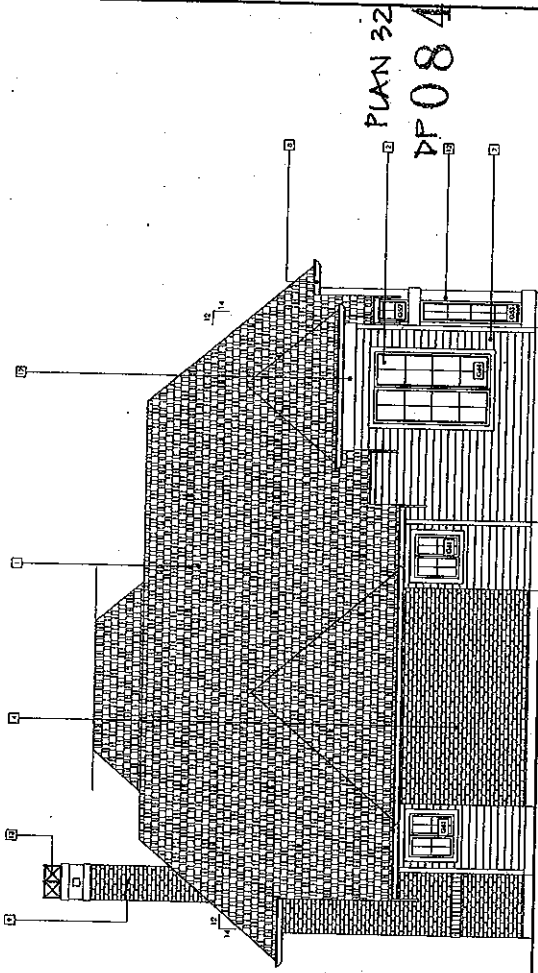


**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

**DRAWING**  
 AMENITY BUILDING ELEVATIONS

SHEET  
 SCALE 1/8" = 1'-0"  
 DATE DECEMBER 2007  
 DRAWN BY MFC

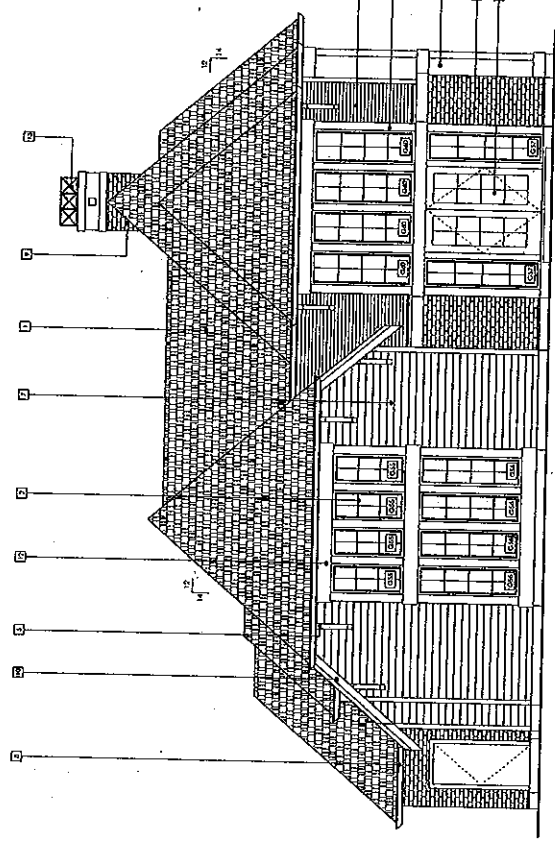
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1 AMENITY BUILDING WEST ELEVATION  
 SCALE 1/8" = 1'-0"

- FINISH SCHEDULE**
- 1 PREPARED METAL FLUKE GUTTER
  - 2 DOUBLE PANELED ALUMINUM WINDOW
  - 3 INSULATED METAL PANEL FRANCH
  - 4 BRICK CLAD GAS CONVEY
  - 5 FINISHED BRICK CHIMNEY
  - 6 BRICK ROOF W/ 1/2" FACE BRICK
  - 7 DOUBLE PANELED ALUMINUM WINDOW
  - 8 DOUBLE PANELED ALUMINUM WINDOW
  - 9 FINISHED WOOD TRIM
  - 10 FINISHED WOOD TRIM
  - 11 EXPOSURE HORIZONTAL VINYL Siding
  - 12 EXPOSURE HORIZONTAL VINYL Siding
  - 13 FINISHED STONE OR STONE IN WOOD

**ZENITH STRUCTURAL CALCULATION**  
 EXPOSED BRICKING FACE - 144 IN. (12 FT. X 12 FT.)  
 ALLOWED BRICKING COMPRESSIVE STRENGTH  
 ALLOWABLE STRESS - 108.1 AND 143.18 T.  
 PROPOSED DRIVING - 1108.1 T.



2 AMENITY BUILDING SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"

**ZENITH STRUCTURAL CALCULATION**  
 EXPOSED BRICKING FACE - 240 IN. (20 FT. X 12 FT.)  
 ALLOWED BRICKING COMPRESSIVE STRENGTH  
 ALLOWABLE STRESS - 108.1 AND 143.18 T.  
 PROPOSED DRIVING - 1108.1 T.

**CONTRACTOR ADVISED**  
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**REVISIONS**

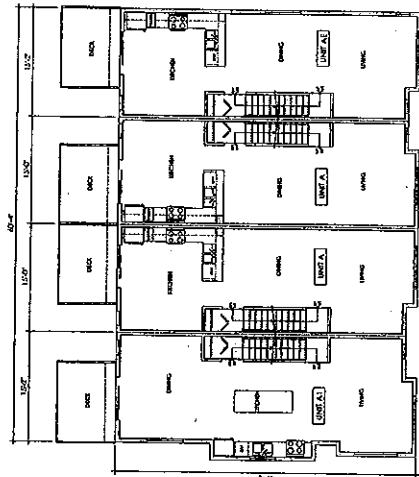
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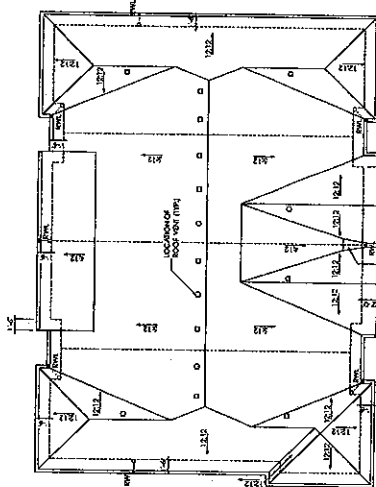
**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

**DRAWING**  
**BUILDING TYPE A - PLANS**

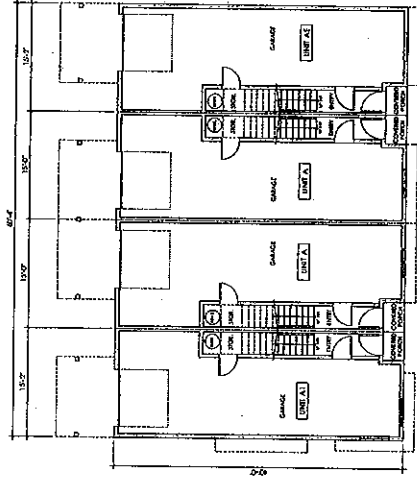
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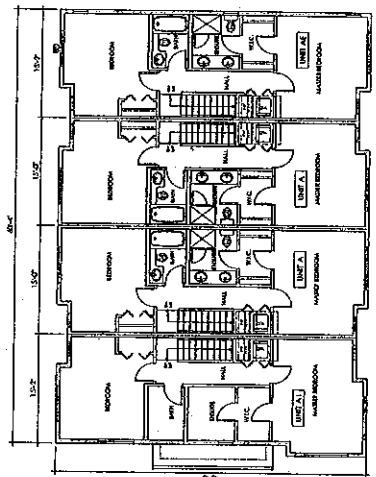
**LIVING LEVEL PLAN**  
 BUILDING 1



**ROOF PLAN**  
 BUILDING 1

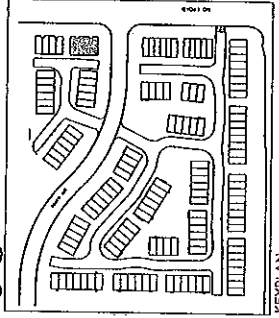


**GROUND LEVEL PLAN**  
 BUILDING 1



**BEDROOM LEVEL PLAN**  
 BUILDING 1

**REFERENCE DEC 10 2008**  
**DP 08432203**

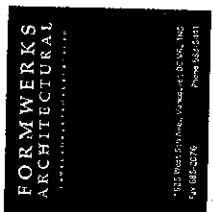


**KEY PLAN**

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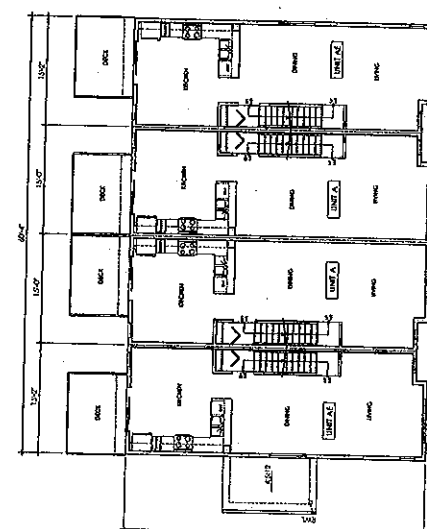
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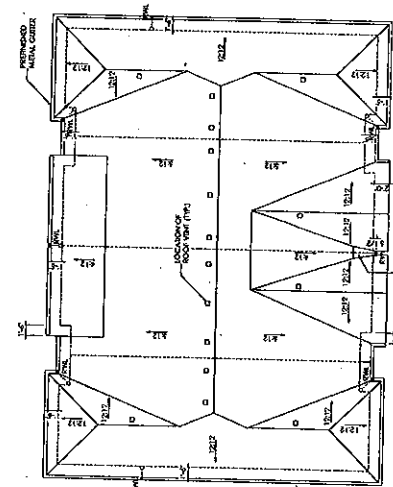


**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

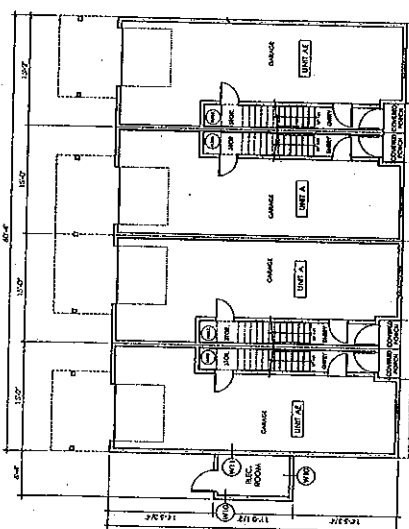
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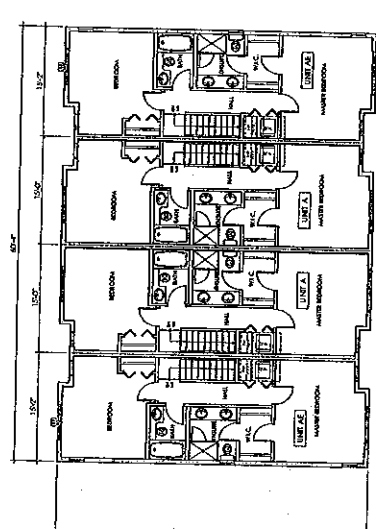
LIVING LEVEL PLAN  
BUILDING 2



ROOF PLAN  
BUILDING 2

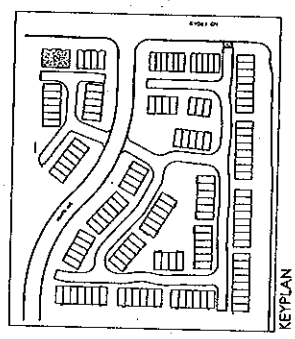


GROUND LEVEL PLAN  
BUILDING 2



BEDROOM LEVEL PLAN  
BUILDING 2

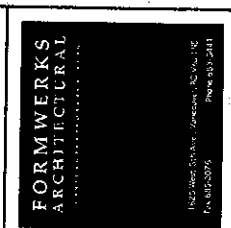
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KEY PLAN

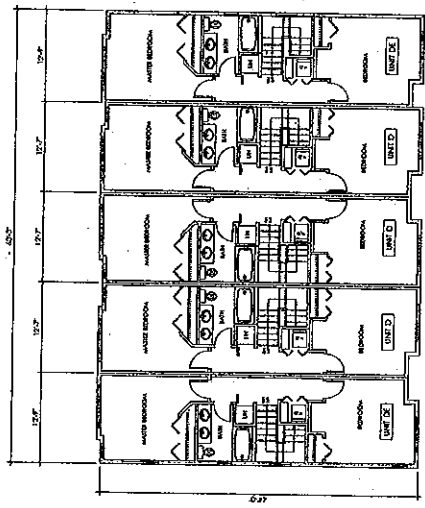
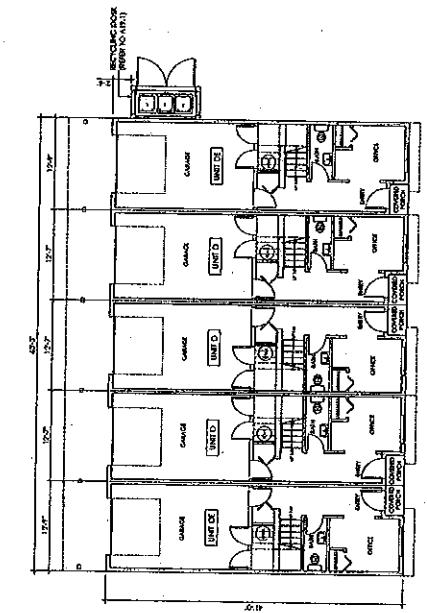
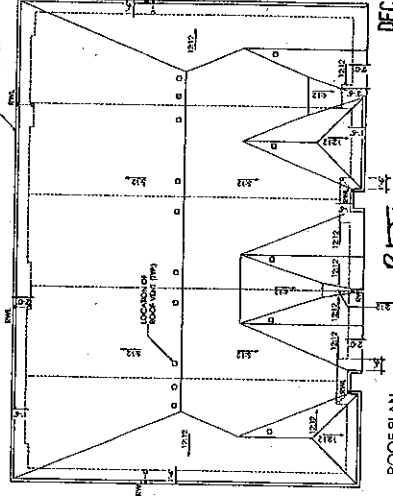
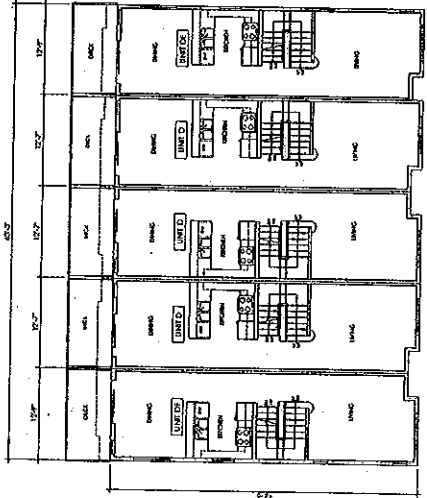
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- REVISIONS**
- 04.01.11 ISSUED FOR RECORDING
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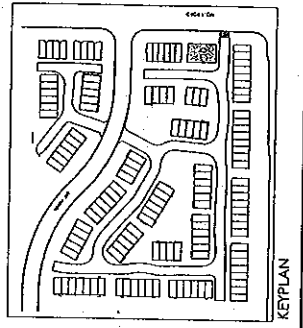


**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. & 9566 TOMICKI AVE., RICHMOND, B.C.

DRAWING	BUILDING TYPE C - PLANS	SHEET	A3.0
DRAWN BY	SCALE	DATE	NO.
		DECEMBER 2007	



DEC 10 2008  
 REF  
 DP 08432203



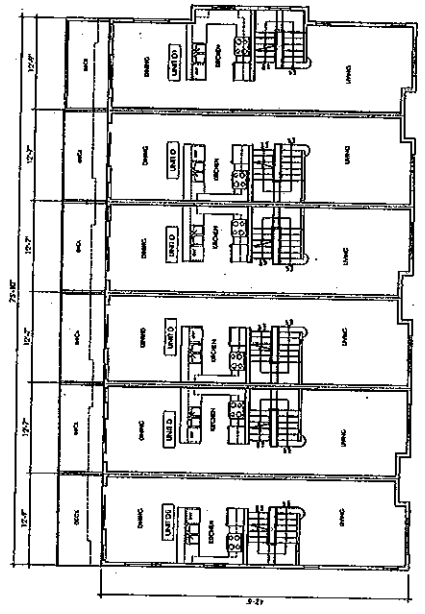
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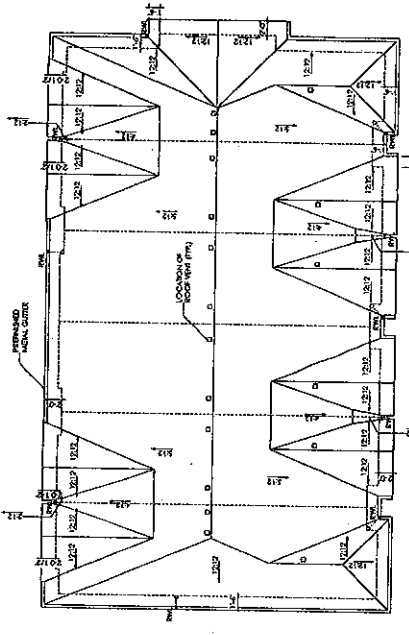


PROJECT: WISHING TREE  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

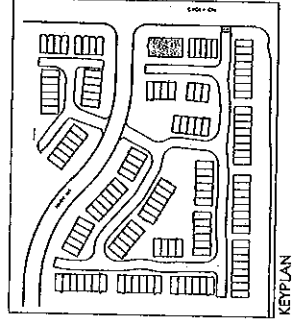
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SCALE	1/8" = 1'-0"	DATE	DECEMBER 2007
SCALE	1/8" = 1'-0"	DRAWN BY	JTC



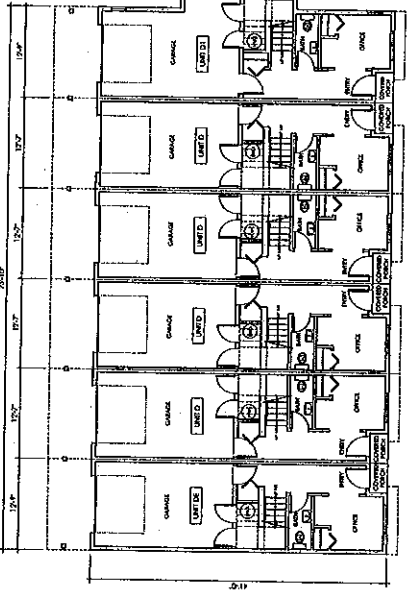
LIVING LEVEL PLAN BUILDING 7



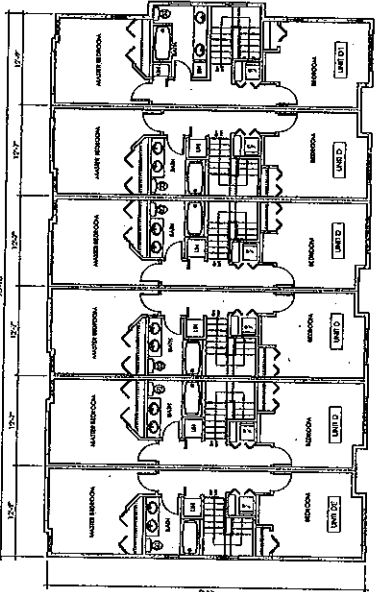
ROOF PLAN BUILDING 7



KEY PLAN



GROUND LEVEL PLAN BUILDING 7



BEDROOM LEVEL PLAN BUILDING 7

REF. DEC 10 2008  
 DP 08432203

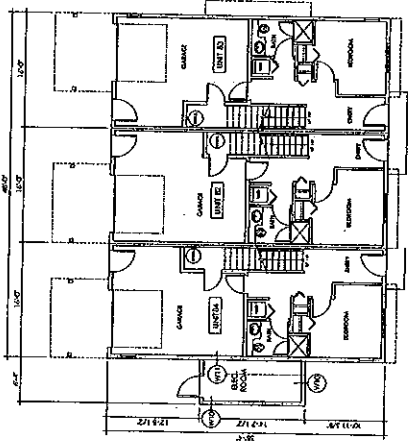
Contractor's use only  
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REVISIONS  
 08/11/11  
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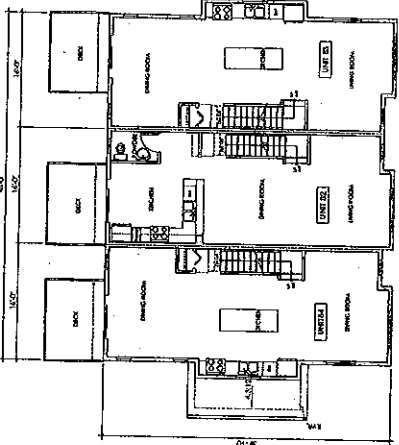


PROJECT  
**WISHING TREE**  
 9333 TOMICKI AVE. &  
 9366 TOMICKI AVE.  
 RICHMOND, B.C.

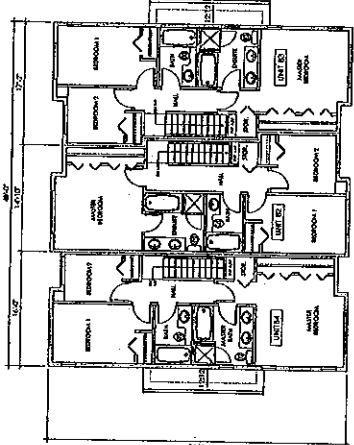
DRAWING  
**BUILDING TYPE E - PLANS**  
 DRAWN SCALE: 1/8" = 1'-0" SHEET  
 PLOT SCALE: 1/8" = 1'-0"  
 DATE: DECEMBER 2007  
 DRAWN BY: MFC  
**A5.0**



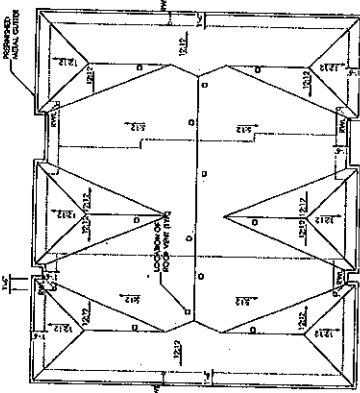
GROUND LEVEL PLAN  
 BUILDING 11



LIVING LEVEL PLAN  
 BUILDING 11

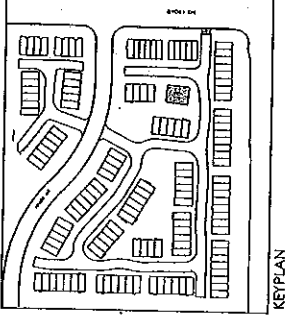


BEDROOM LEVEL PLAN  
 BUILDING 11



ROOF PLAN  
 BUILDING 11

DEC 10 2009  
 REF. PP 08432203



KEY PLAN



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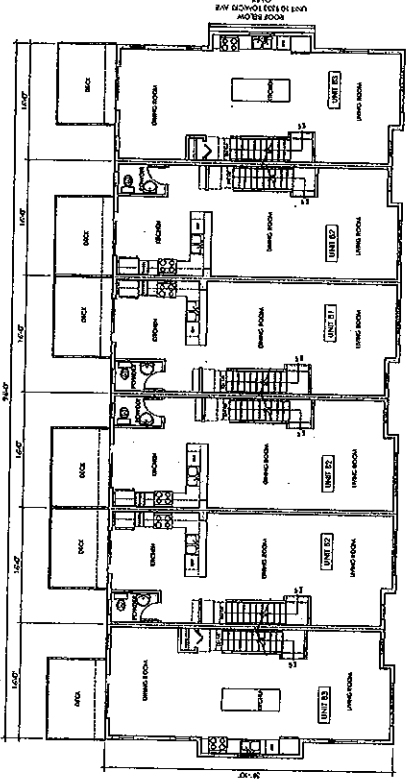
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- 08.01.03 ISSUED FOR PERMITTING
- 08.01.04 ISSUED FOR PERMITTING
- 08.01.05 ISSUED FOR PERMITTING
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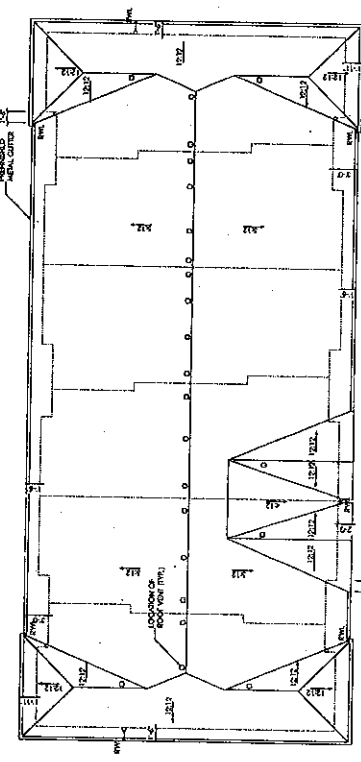


**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9546 MUNCH AVE.  
 RICHMOND, S.C.

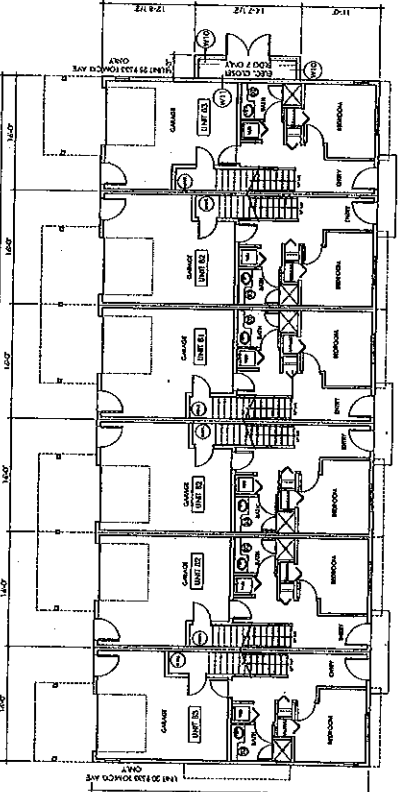
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DATE	DECEMBER 2007	DATE	DECEMBER 2007
DESIGNER		DATE	DECEMBER 2007



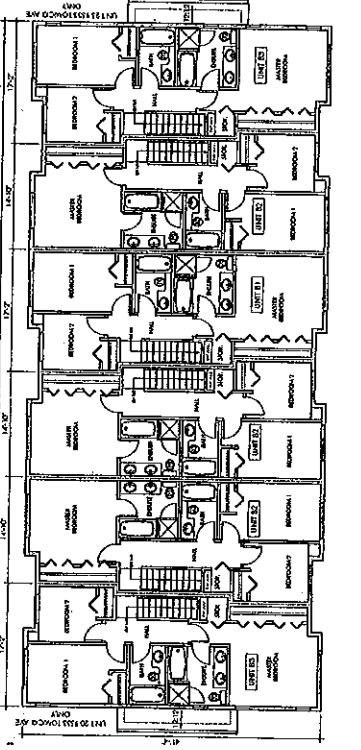
LIVING LEVEL PLAN  
 BUILDING 5&7



ROOF PLAN  
 BUILDING 5&7

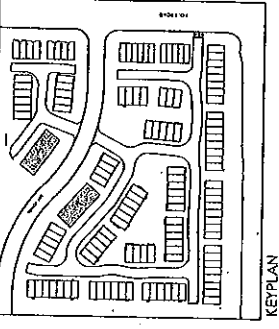


GROUND LEVEL PLAN  
 BUILDING 5&7



BEDROOM LEVEL PLAN  
 BUILDING 5&7

REF. **DF 08432203**  
 DEC 10 2009



KEY PLAN



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 drawings and conditions on the drawing.

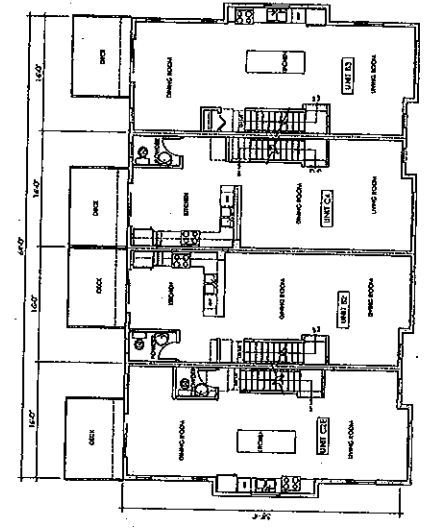
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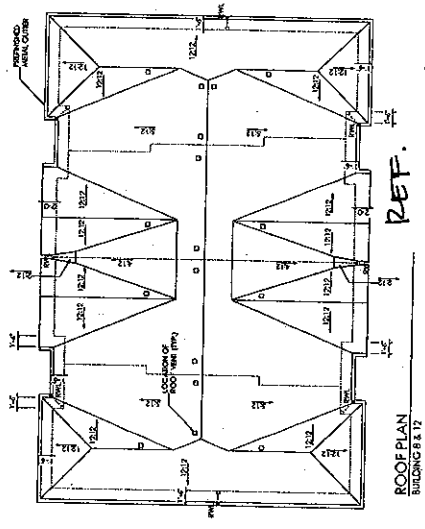
**FORMWERKS  
 ARCHITECTURAL**  
 1522 West 52nd Ave., Richmond, BC, V6V 1S5  
 Tel: 604-276-7876 Fax: 604-276-5441

PROJECT  
**WISHING  
 TREE**  
 9533 TONICCI AVE. &  
 9566 TONICCI AVE.  
 RICHMOND, B.C.

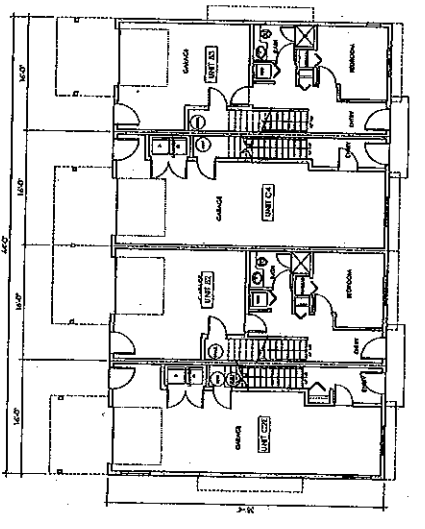
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DATE	DECEMBER 2007	PROJECT	WISHING TREE



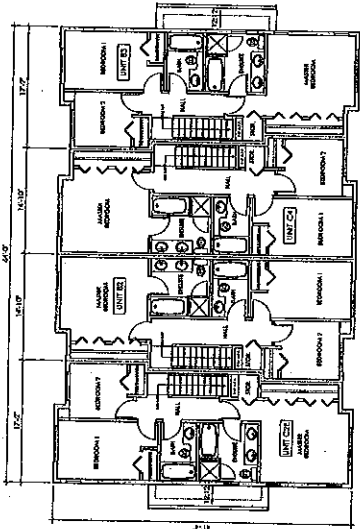
LIVING LEVEL PLAN  
 BUILDING B & 12



ROOF PLAN  
 BUILDING B & 12

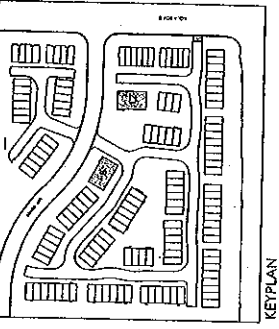


GROUND LEVEL PLAN  
 BUILDING B & 12



BEDROOM LEVEL PLAN  
 BUILDING B & 12

REF. DEC 18 2008  
 DP08432203

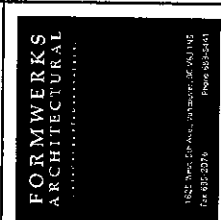


KEY PLAN

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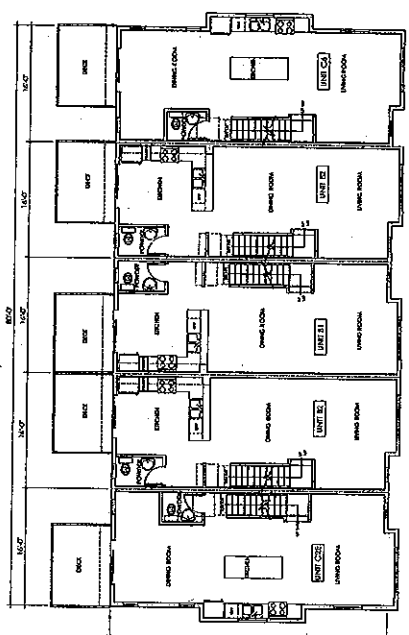
**REVISIONS**

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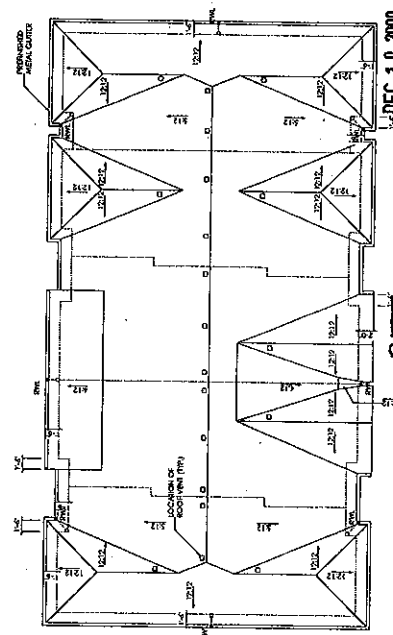


**PROJECT**  
WISHING TREE  
9533 TOMICKI AVE. 3  
9566 TOMICKI AVE.  
RICHMOND, B.C.

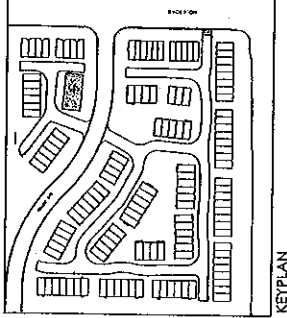
DRAWING	SHEET
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SCALE 1/8" = 1'-0"	NO. 1
SCALE 1/8" = 1'-0"	NO. 2
DATE	DECEMBER 2007
BOUNDARY	A9.0
M.F.C.	



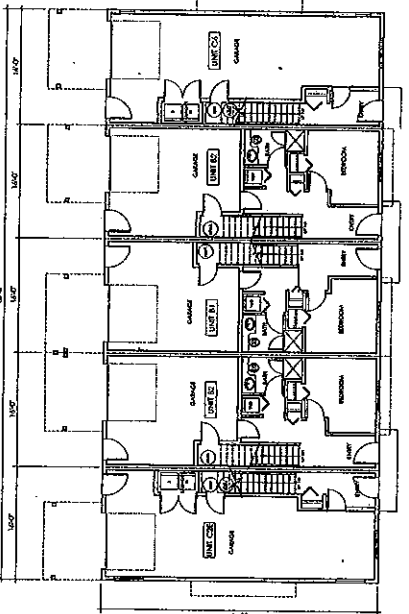
LIVING LEVEL PLAN  
BUILDING 4



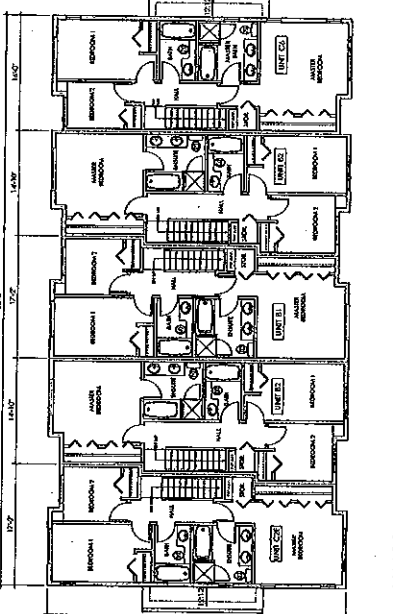
ROOF PLAN  
BUILDING 4  
REF. DP 08.432203  
DEC 10 2009



KEY PLAN



GROUND LEVEL PLAN  
BUILDING 4



BEDROOM LEVEL PLAN  
BUILDING 4

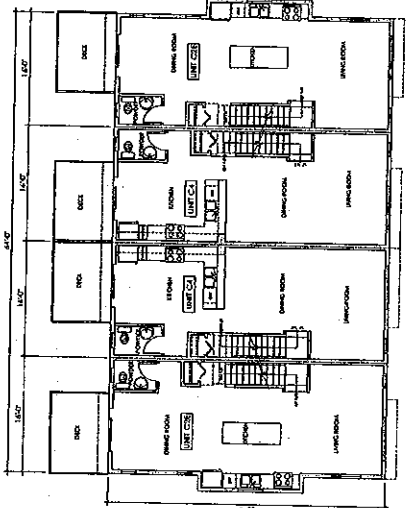
Common Mislead  
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REVISIONS  
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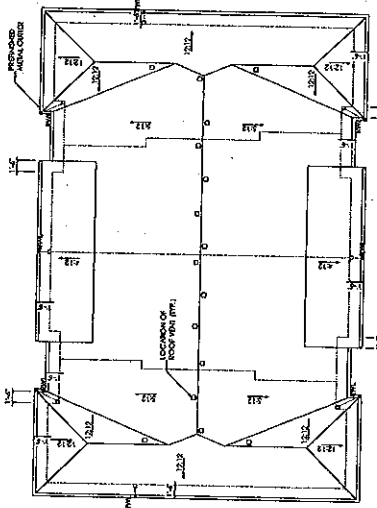


PROJECT  
**WISHING TREE**  
9533 TOMICKI AVE. &  
9566 TOMICKI AVE.  
RICHMOND, S.C.

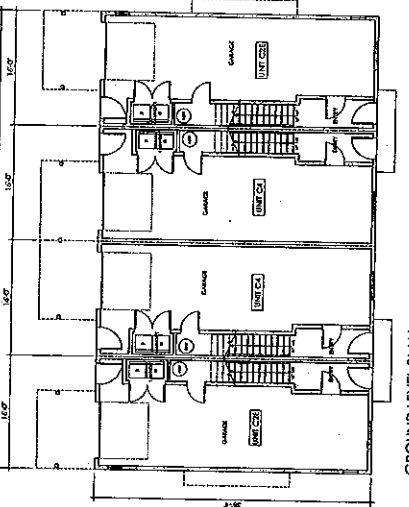
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SHEET  
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DATE: DECEMBER 2007  
DRAWN BY: MFC  
**A10.0**



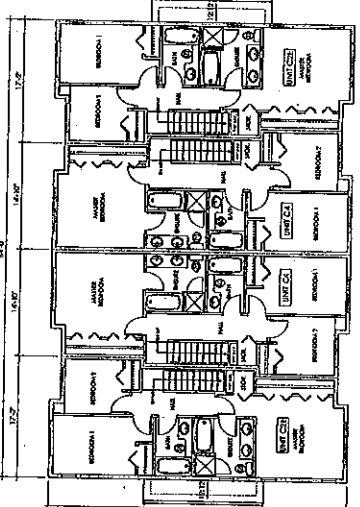
LIVING LEVEL PLAN  
BUILDING 21



ROOF PLAN  
BUILDING 21

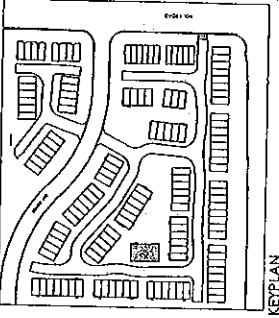


GROUND LEVEL PLAN  
BUILDING 21



BEDROOM LEVEL PLAN  
BUILDING 21

DEC 18 2009  
REF DP 08432203



KEY PLAN

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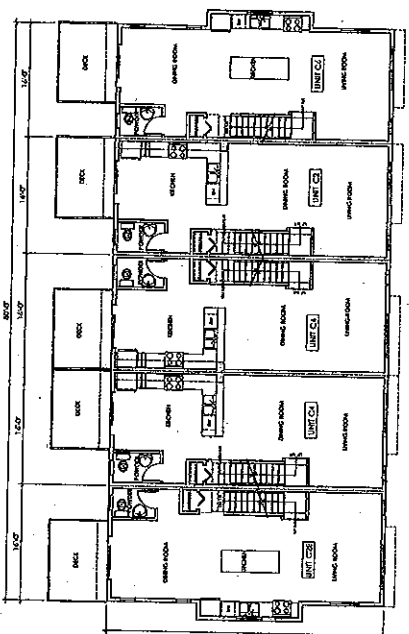
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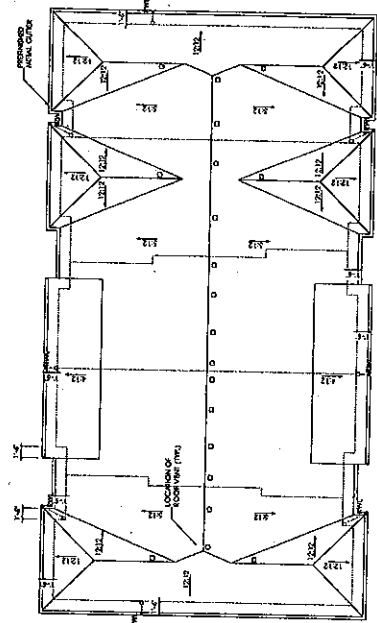


**PROJECT**  
WISHING TREE  
9533 TOMICKI AVE. &  
9566 TOMICKI AVE.  
RICHMOND, B.C.

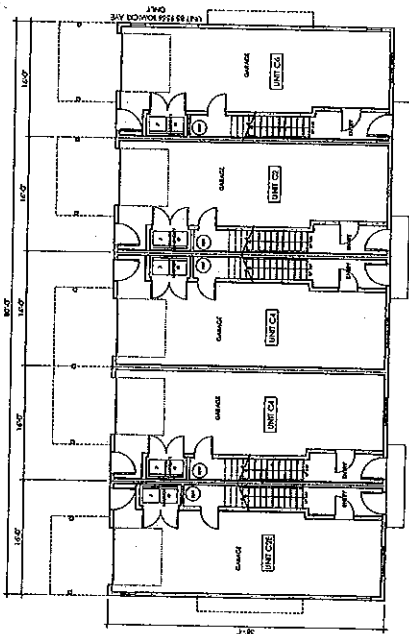
DRAWING	
BUILDING TYPE M - PLANS	SHEET
SCALE: 1/8" = 1'-0"	A11.0
SCALE: 1/4" = 1'-0"	
DATE: DECEMBER 2007	DRAWN BY:
CHECKED BY:	DATE:



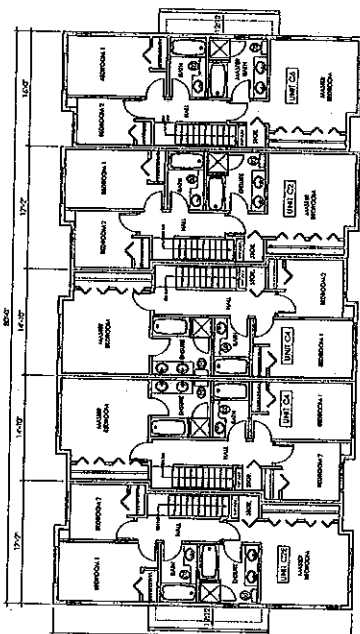
**LIVING LEVEL PLAN**  
BUILDING 13 & 24



**ROOF PLAN**  
BUILDING 13 & 24



**GROUND LEVEL PLAN**  
BUILDING 13 & 24



**BEDROOM LEVEL PLAN**  
BUILDING 13 & 24

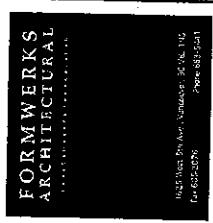


**KEY PLAN**

**REF. DEC 10 2009**  
**PP 08432203**

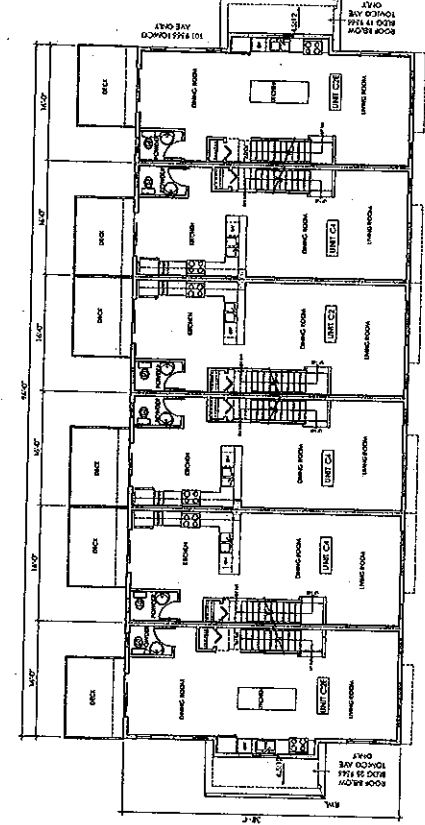
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**REVISIONS**  
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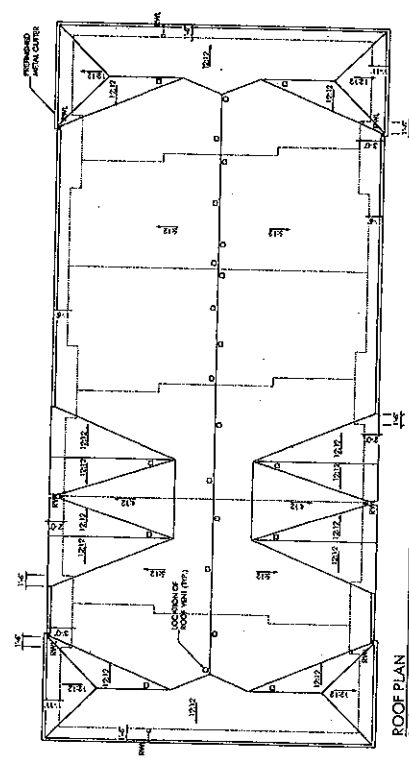


**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

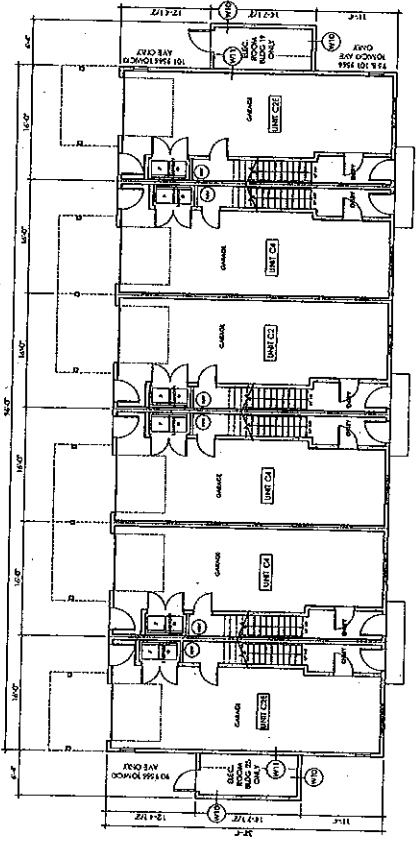
DRAWING	SHEET
BUILDING TYPE N - PLANS	A12.0
SWR SCALE 1/8" = 1'-0"	DATE DECEMBER 2007
DATE DECEMBER 2007	DRAWN BY MFC



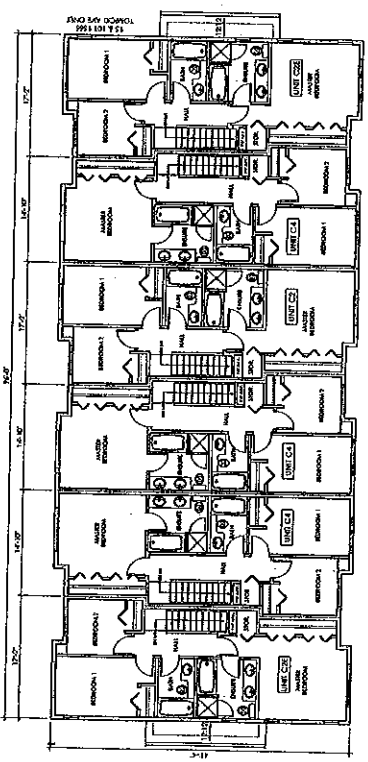
**LIVING LEVEL PLAN**  
 BUILDING 18, 19 & 23



**ROOF PLAN**  
 BUILDING 18, 19 & 23

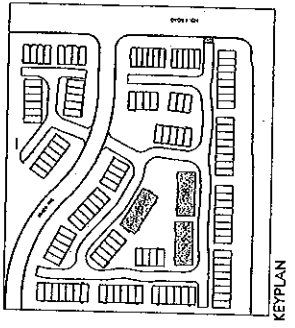


**GROUND LEVEL PLAN**  
 BUILDING 18, 19 & 23



**BEDROOM LEVEL PLAN**  
 BUILDING 18, 19 & 23

REF. DEC 10 2008  
 DP 08432203



**KEY PLAN**

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- REVISIONS
- 08.01.01
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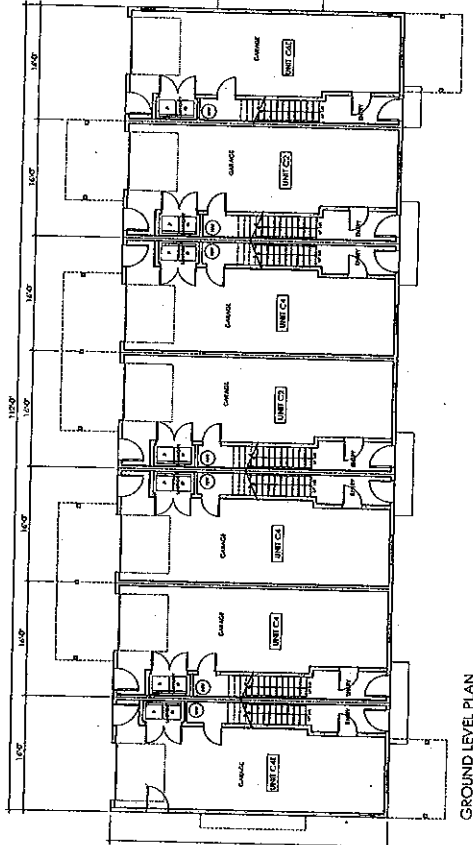
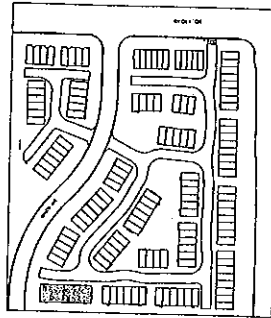


**FORMWERKS ARCHITECTURAL**  
 1527 West 10th Ave, Vancouver, BC, V6L 1T5  
 TEL: 604-683-9333 FAX: 604-683-9441

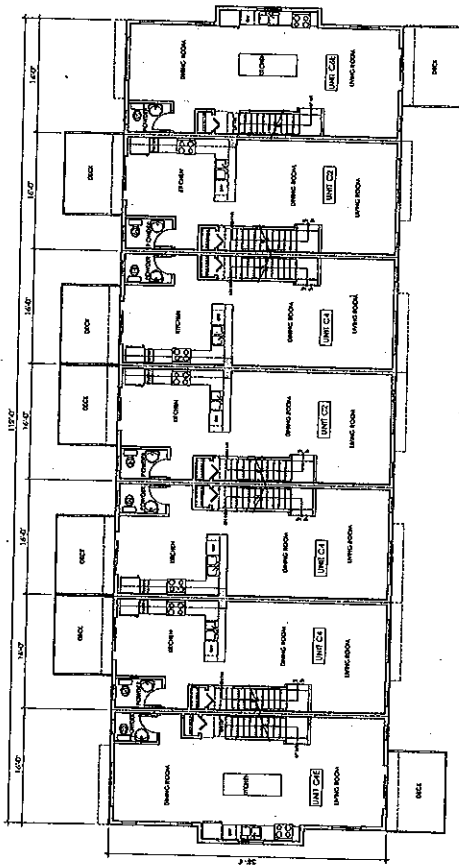
**PROJECT**  
**WISHING TREE**  
 9333 TOMICKI AVE. & 9566 TOMICKI AVE. RICHMOND, B.C.

**DRAWING**  
**BUILDING TYPE P- PLANS**  
 SHEET 109-107  
 SCALE 1/8" = 1'-0"  
 DATE DECEMBER 2007  
**A13.0**  
 DRAWN BY

DEC 10 2009  
 REF. DP 08432203



GROUND LEVEL PLAN  
 BUILDING 22



LIVING LEVEL PLAN  
 BUILDING 22

KEYPLAN

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**REVISIONS**

08.01.25	ISSUE FOR PERMITS
08.02.25	ISSUE FOR CONSTRUCTION
08.03.25	REVISED FOR PERMITS
08.04.25	REVISED FOR PERMITS
08.05.25	REVISED FOR PERMITS
08.06.25	REVISED FOR PERMITS
08.07.25	REVISED FOR PERMITS
08.08.25	REVISED FOR PERMITS
08.09.25	REVISED FOR PERMITS
08.10.25	REVISED FOR PERMITS
08.11.25	REVISED FOR PERMITS
08.12.25	REVISED FOR PERMITS
09.01.25	REVISED FOR PERMITS
09.02.25	REVISED FOR PERMITS
09.03.25	REVISED FOR PERMITS
09.04.25	REVISED FOR PERMITS
09.05.25	REVISED FOR PERMITS
09.06.25	REVISED FOR PERMITS
09.07.25	REVISED FOR PERMITS
09.08.25	REVISED FOR PERMITS
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09.11.25	REVISED FOR PERMITS
09.12.25	REVISED FOR PERMITS

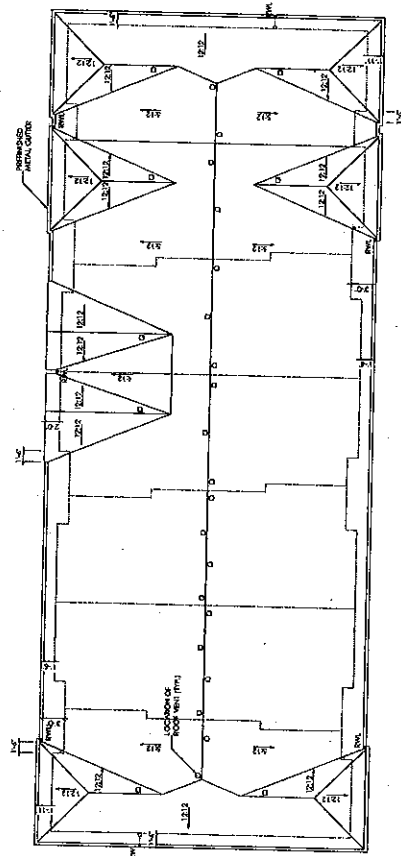
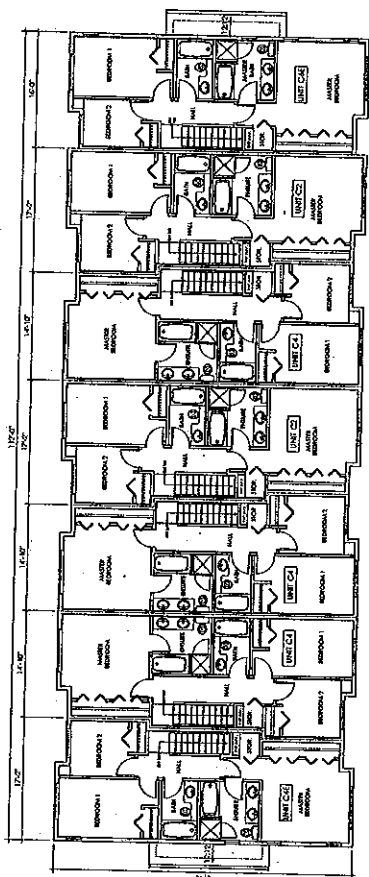


**FORMWERKS ARCHITECTURAL**  
 1000 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 303.733.8278  
 303.733.8278  
 303.733.8278

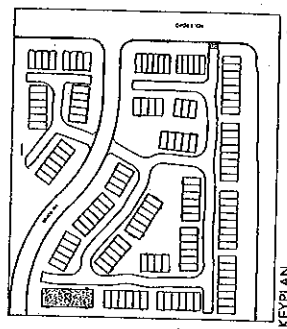
**PROJECT**  
**WISHING TREE**  
 9333 TOMICKI AVE. &  
 9366 TOMICKIAVE.  
 RICHMOND, B.C.

**DRAWING**

<b>BUILDING TYPE P - PLANS</b>	
DATE	DECEMBER 2007
DRAWN BY	MFC
SHEET	A13.1
SCALE	1/8" = 1'-0"
SCALE	1/4" = 1'-0"



REF.  
 DEC 10 2009  
 DP 08432203



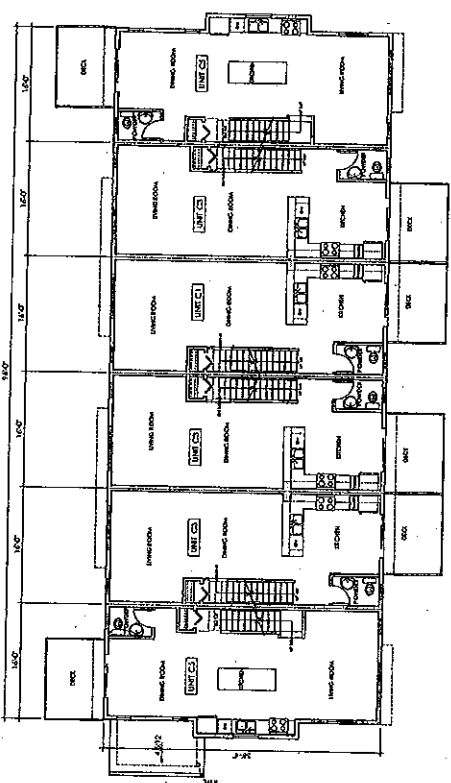
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- REVISIONS**
- 08.03.11 CHECK FOR BUILDING
  - 08.03.11 CHECK FOR DESIGN
  - 08.03.11 CHECK FOR PERMITS
  - 08.03.11 CHECK FOR DEVELOPMENT PERMIT
  - 08.03.11 CHECK FOR ZONING
  - 08.03.11 CHECK FOR ALL OTHER PERMITS
  - 08.03.11 CHECK FOR ALL OTHER PERMITS
  - 08.03.11 CHECK FOR ALL OTHER PERMITS
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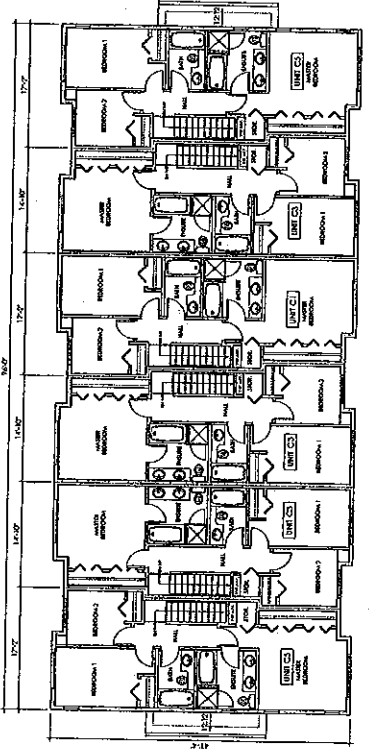
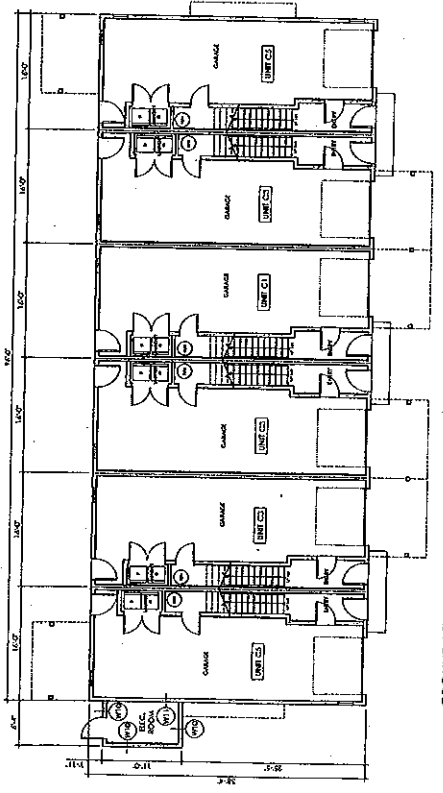
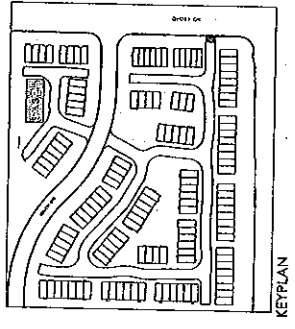
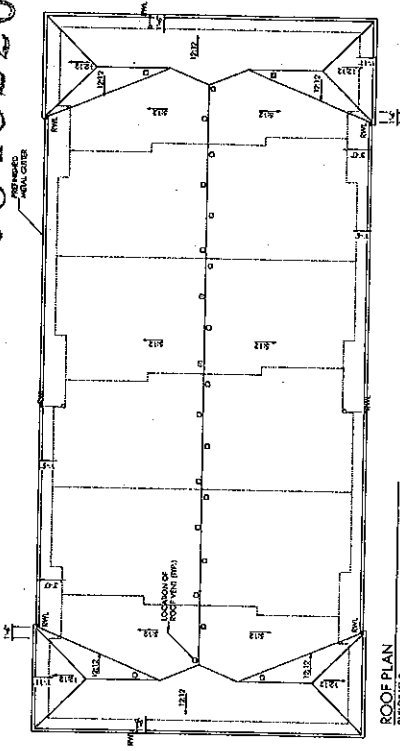


**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9566 TOMICKI AVE.  
 RICHMOND, B.C.

DRAWING	BUILDING TYPE Q - PLANS	SHEET	A14.0
DATE	DATE	DRAWN BY	DATE
SCALE	SCALE	SCALE	SCALE
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"



REF. DEC 10 2008  
 DP 08432203





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**REVISIONS**

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08.23.09	ISSUED FOR PERMITS
08.24.09	ISSUED FOR PERMITS
08.25.09	ISSUED FOR PERMITS
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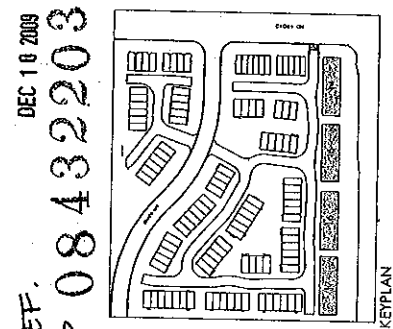
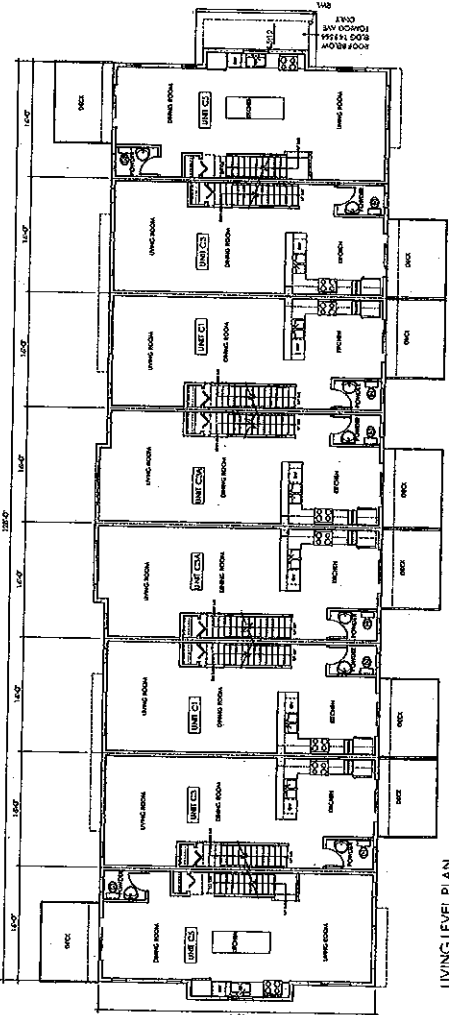
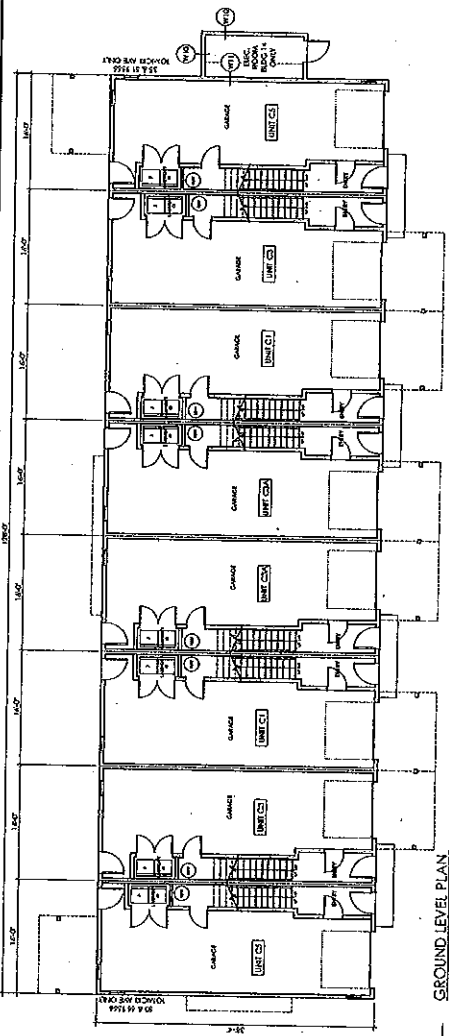
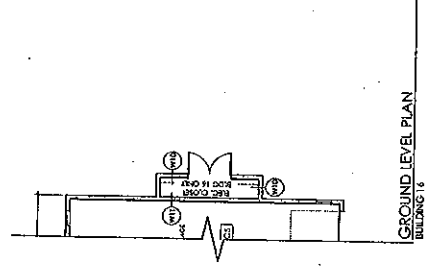


**FORMWORKS ARCHITECTURAL**  
 1422 West 24th Avenue, Suite 100, W-152  
 95852-2776 Phone 418-254-1541

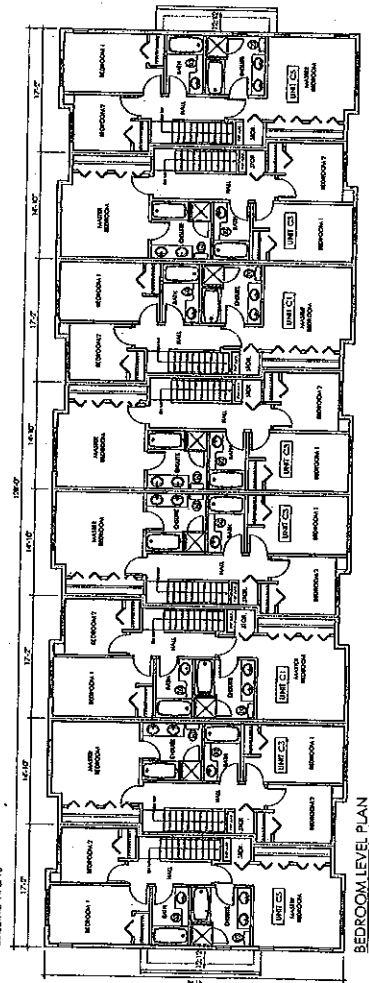
**PROJECT**  
**WISHING TREE**  
 9533 TOMICKI AVE. &  
 9564 TOMICKI AVE.  
 RICHMOND, B.C.

**DRAWING**  
**BUILDING TYPE R**  
**(BLDG 14 & 16)**  
**PLANS**

SHEET	A15.0
DATE	DECEMBER 2007
DRAWN BY	MTC



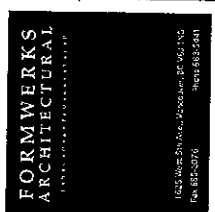
REF. DEC 10 2009  
 DP 08432203



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**REVISIONS**

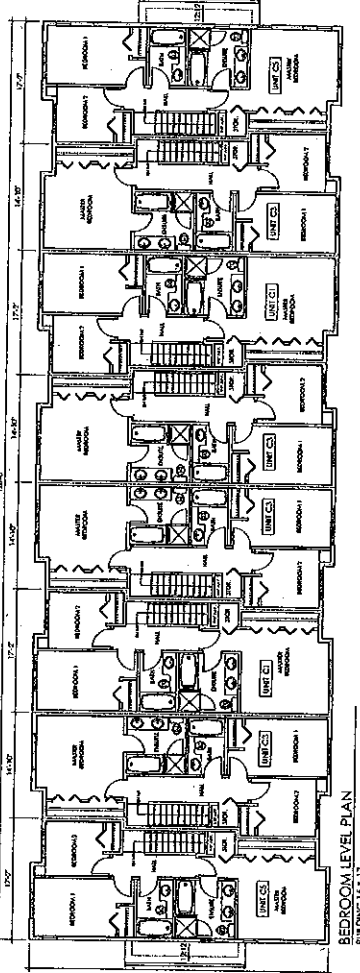
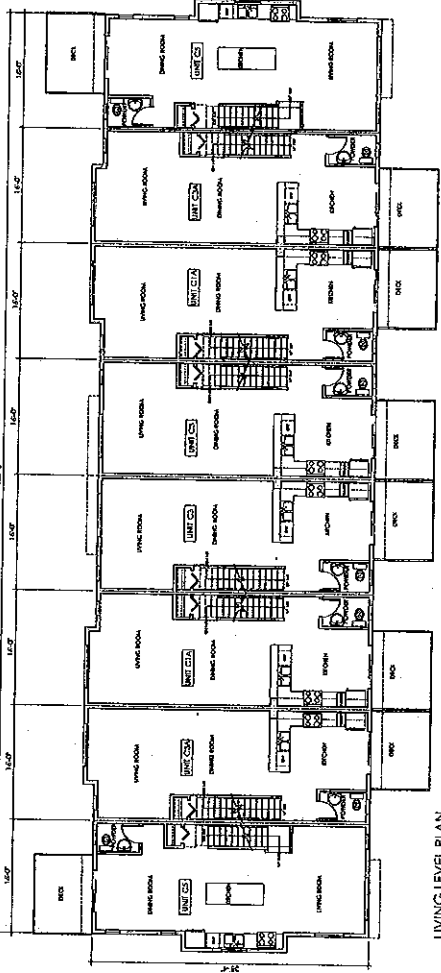
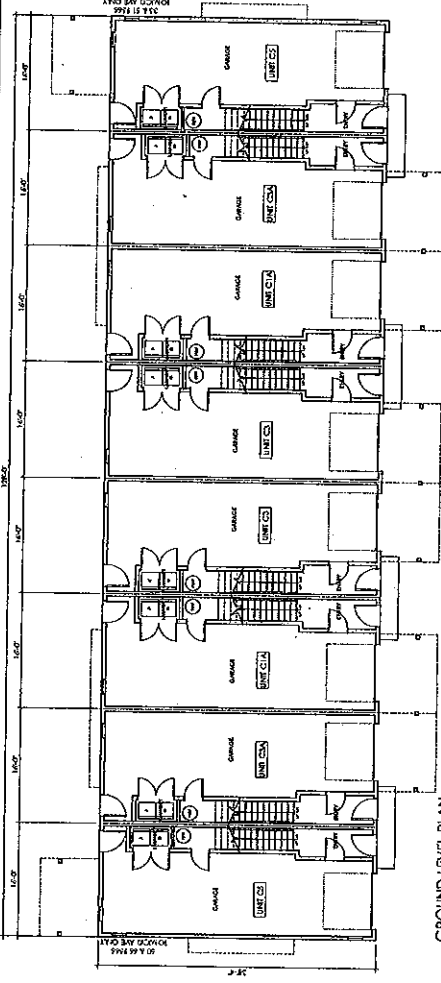
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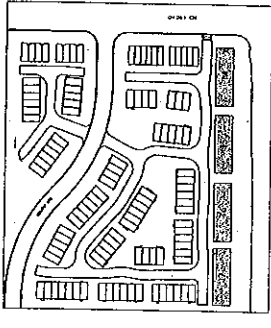
**PROJECT**  
 WISHING TREE  
 9533 TOMMICHAVE &  
 9566 TOMMICHAVE,  
 RICHMOND, B.C.

**DRAWING**  
 BUILDING  
 TYPE R  
 (BLDG 15 & 17) -  
 PLANS

SCALE: 1/8" = 1'-0"  
 DATE: DECEMBER 2007  
 SHEET: A15.1  
 MIC



DEF. DEC 10 2008  
 DP 08432203



KEY PLAN

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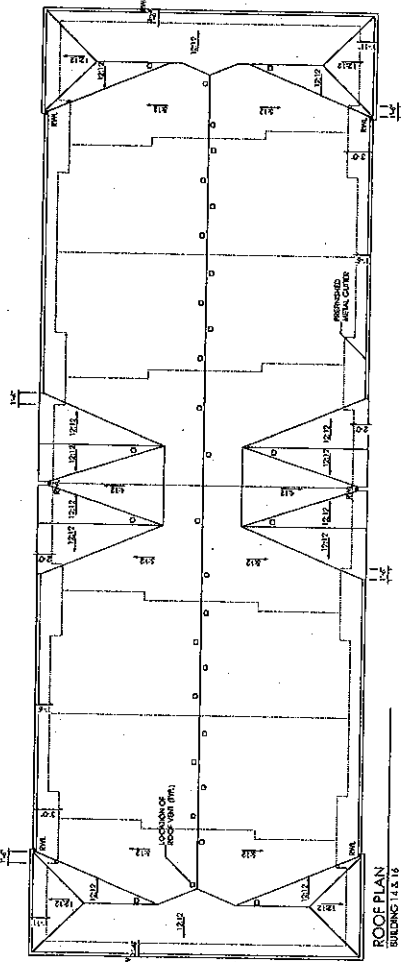
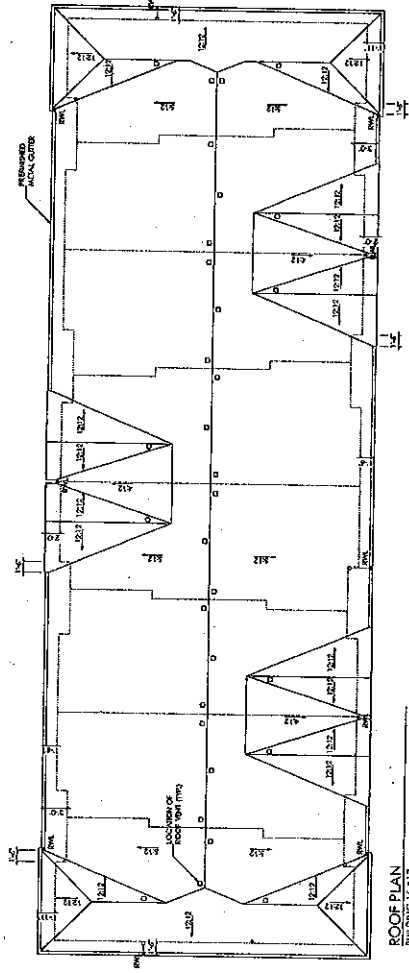
**REVISIONS**  
 00.01.12 ISSUED FOR PERMITTING  
 00.02.12 ISSUED FOR PERMITTING  
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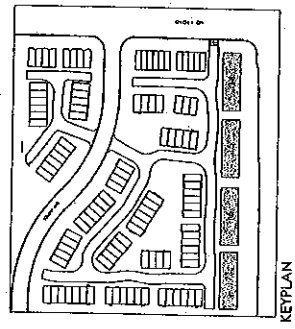
**FORMWERKS ARCHITECTURAL**  
 18237 W. 5th Ave., Westland, MI 48185  
 Tel: 313-487-0276 Fax: 313-487-0441

**PROJECT**  
**WISHING TREE**  
 9533 TOMICKA AVE. &  
 9566 TOMICKA AVE.  
 RICHMOND, S.C.

**DRAWING**  
**BUILDING TYPE R - PLANS**  
 SHEET  
 1/8" = 1'-0"  
 1/4" = 1'-0"  
 DATE: DECEMBER, 2007  
 PROJECT: A15.2  
 A15.2



REF.  
 DEC 10 2008  
 DP 08432203

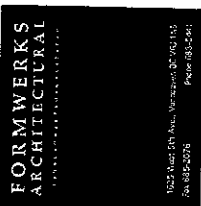


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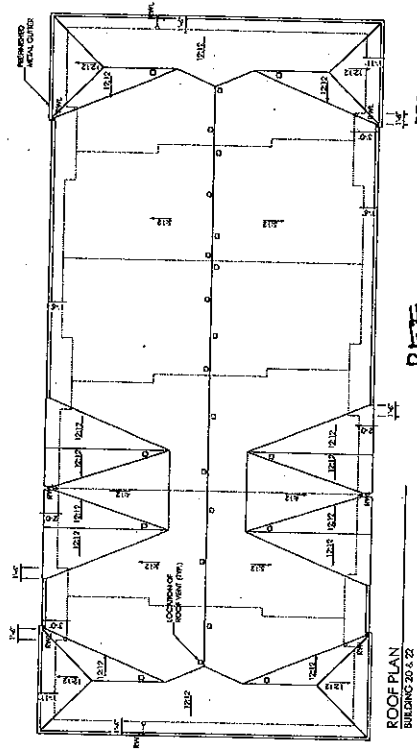
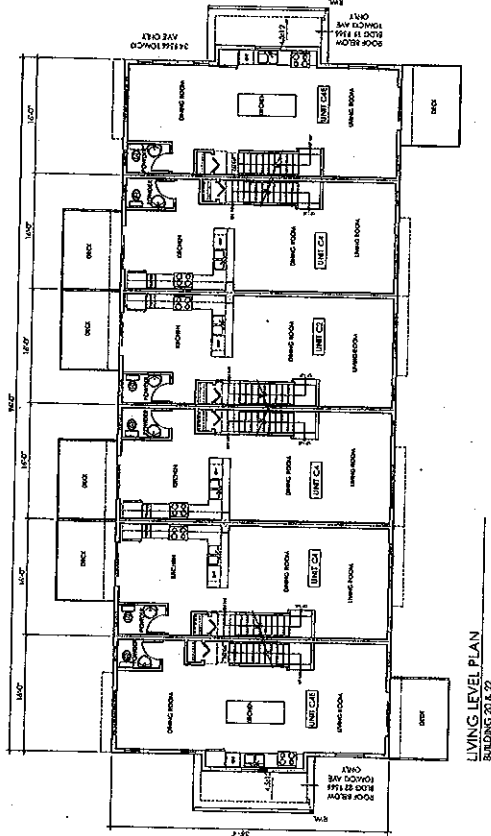
RESISTANCE

- 1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
- 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 3. ALL DIMENSIONS SHALL BE TO THE FINISH UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED
- 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED



PROJECT: WISHING TREE  
 9533 TOMICKI AVE. & 9566 TOMICKI AVE. RICHMOND, B.C.

DRAWING: BUILDING TYPE S - PLANS  
 SHEET: A16.0  
 DATE: DECEMBER 2007  
 DRAWN BY: MFC



REF. DEC 10 2008  
 08432203

