



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: September 25, 2009
File: DP 08-432218
Re: **Application by Polygon Development 222 Ltd. for a Development Permit at
9420, 9460, 9480 and 9500 Odlin Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 229-unit, four-storey residential condominium development at 9420, 9460, 9480 and 9500 Odlin Road on a site zoned Comprehensive Development District (CD/201); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the maximum permitted percentage of small car parking spaces to 33%.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Polygon Development 222 Ltd. has applied to the City of Richmond for permission to develop a 229-unit, four-storey residential condominium development at 9420, 9460, 9480 and 9500 Odlin Road on a site zoned “Comprehensive Development District (CD/201)”.

The site is being rezoned from “Single-Family Housing District, Subdivision Area (R1/F)” to “Comprehensive Development District (CD/201)” for this project under Bylaw 8440 (RZ 08-408104).

A separate Servicing Agreement (SA 08-439201) is a requirement of the rezoning for transportation and servicing infrastructure, including: upgrading Odlin Road across the frontage and adjacent future park site to the east; establishing portions of new May Drive and Tomicki Avenue along the frontages; providing storm sewer infrastructure; providing an analysis of the water supply; and installation of an accessible bus shelter on Garden City Road.

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

- To the north: Odlin Road and single-family dwellings. The area north of the site is designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood;
- To the east: A single-family dwelling. The site is designated as “road” (May Drive) and “park” in the West Cambie Area Plan-Alexandra Neighbourhood;
- To the south: Single-family dwellings. The parcels are designated as “road” (Tomicki Avenue), and “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood. A rezoning application (RZ 07-378793) was initiated on two (2) of the adjacent southern parcels (9451 and 9471 Alexandra Road) to develop approximately 140 dwelling units; however, the property owner requested that the application review process be placed on hold; and
- To the west: A single-family dwelling. The area west of the site is designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood. The adjacent site is included in an active development application, which proposes redevelopment of 9340, 9360, and 9400 Odlin Road to permit approximately 186 apartment units (RZ 09-453123). This application is currently under staff review.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (Design response included in ***bold italics***):

- Maximize opportunity to incorporate substantial landscaping elements within the series of retaining walls – ***Landscaping within perimeter retaining walls has been improved with additional shrubs and trees in a range of sizes.***

- Investigate opportunities to minimize the use of Allan block retaining walls – ***Improved. Allan block retaining walls pulled back at building entries and parkade entry court.***
- Continue development of building and parking level articulation to improve the relationship with the street and minimize the impact of the building's massing – ***Improved. Parkade entry recessed, building entries further emphasized.***
- Continue development of the loading and collection area to minimize the impact on pedestrians and enhance the relationship with the future park – ***Improved.***
- Further development of trellis design – ***Improved.***
- Submission of an acceptable landscape plan demonstrating tree replacement at a 2:1 ratio – ***Provided.***
- Resubmit for review by the Advisory Design Panel and respond to Panel comments – ***Completed; see Advisory Design Panel Comments section below.***
- The applicant is required to confirm that no more than 30% of on-site parking stalls are small car stalls or seek an associated Development Variance Permit – ***A variance is requested to allow 33% small car parking spaces; see Zoning Compliance/Variations section below.***
- The applicant is to provide staff with an update regarding means to mitigate the impact of tree removal and construction of May Drive on the eastern adjacent property, 9540 Odlin Road – ***As a condition of rezoning and the required Servicing Agreement, half the width of the new May Drive is to be constructed adjacent to the neighbouring 9540 Odlin Road. The applicant has met with the neighbours to discuss the road construction and impact on their home. The applicant advises that they have reached an agreement with the neighbours to provide: a railing as part of the road edge; a raised planter and new privacy hedging on the neighbours property along the new road; and the Servicing Agreement road design will address their existing driveway to ensure an aesthetically appealing transition.***
- The applicant is required to retain a registered professional qualified in acoustics to prepare a report recommending acoustic sound insulation measures that include consideration of an indoor cooling system to mitigate noise impacts to the satisfaction of the City as a condition of the Development Permit review process – ***Provided.***

The rezoning bylaw received Third Reading at the Public Hearing on July 20, 2009. At the Public Hearing, the following support for rezoning the property was expressed:

- Ms. R. Kipnes, of the Tefah Housing Society, spoke in support of the development and the affordable housing. Ms. Kipnes requested that Council further discuss with staff, options to reduce capital fees and the actual costs of owning and operating affordable housing units. – ***Staff and the applicant are investigating the issues and would report back to Council in the context of the Housing Agreement.***
- Ms. M. Cofman, of the Kehila Society of Richmond, spoke in support of the development and the need for affordable housing units.

Staff Comments

The proposed scheme attached to this report has satisfactorily 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 “Comprehensive Development District (CD/201)” except for the zoning variance noted below.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase the maximum permitted percentage of small car parking spaces to 33%.

(Staff supports the proposed variance as it represents a relatively small number of small car parking spaces in a large parking structure. The variance permits an addition of 7 small car parking spaces, for a total of 112 small car parking spaces in a total of 349 off-street parking spaces. Transportation staff support the variance. The development proposal also includes Transportation Demand Management Measures, which have been secured through the required Servicing Agreement as a condition of rezoning.)

Advisory Design Panel Comments

The Advisory Design Panel supported the development proposal subject to applicant consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 2, 2009 is attached for reference (**Attachment 2**). The design response from the applicant has also been attached for reference (**Attachment 3**).

Analysis***Conditions of Adjacency***

- The form and massing of the proposed four-storey multiple family building complex is characterized by design elements that connect the building to the public streets.
- In accordance with the West Cambie Area Plan – Alexandra Neighbourhood, the first level units located along Odlin Road, May Drive and Tomicki Avenue establish an interrupted, outward oriented interface with the street frontages by introducing communal entry features, entry features associated with private patios, building recesses and a range of building materials.
- The 6 m setback along the Odlin Road and new Tomicki Avenue frontages includes a provision for a reduced setback for communal entry features, which contribute to animation along the street frontages. The proposal complies with the 4 m setback along new May Drive.
- The building is setback 6 m along the interior (west) side yard, introducing an outdoor amenity and private patio area along the property line on top of the one level parking structure.
- A minimum 2.6 m GSC elevation for habitable areas requires that on-site grade is altered; in addition, the road elevations will be increased to 2 m GSC. The change in grade between the street and the subject site is addressed within the 4 to 6 m building setback along the property lines with the introduction of lowered building entry lobbies, stairs, stepped planters, landscaping treatment, and a one-storey party wall at the interior side yard property line. The one-storey parkade party is an interim condition until the adjacent western property develops.

Urban Design and Site Planning

- Vehicle access to the site will be from new May Drive along the east edge of the site through an on-site auto-court including a loading space, garbage and recycling collection area, and the parking structure entry.

- Resident and visitor parking is located in a one-level parking structure and is accessed from new May Drive, as noted above. The proposed number of parking spaces complies with the Zoning Bylaw parking requirements. A variance is requested to increase the allowable percentage of small car parking spaces to 33% (112 small car parking spaces). A total of 347 off-street parking stalls will be provided on-site, which includes 42 visitor parking stalls and eight (8) accessible parking stalls. Tandem parking stalls are not proposed within the development.
- Secured bicycle parking is located within the parking level.
- As noted in the rezoning staff report, the total parking requirement for the proposal was reduced by 10% as a result of the incorporation of Transportation Demand Management (TDM) measures, in accordance with the City's Zoning & Development Bylaw. The TDM measures have been secured through the rezoning and required Servicing Agreement.
- Garbage and recycling facilities are located in secured rooms within the parking level in proximity to the parking level access and containers will be moved to a holding area to facilitate collection.
- Street level pedestrian entry at grade to building lobbies is provided on both Odlin Road and new Tomicki Avenue. Stair access to the central courtyard is provided from new May Drive.
- As noted in the rezoning staff report, the development includes 22 affordable housing units, satisfying both the density bonus provision requirements of the subject development, as well as the proposed Fisher Gate Townhouse development to the east.
- As noted in the rezoning staff report, the development includes 204 units, which have been designed to include universal housing features.
- The development will be introduced in two (2) phases. The northern portion of the site along Odlin Road.

Architectural Form and Character

- In response to the Area Plan's emphasis on establishing an active pedestrian environment, the development incorporates private patios for the first level units that are combined with individual entry stairs that provide visual breaks in the streetscape, passive surveillance of the street frontage, animate and create interest along the street façades, and encourage pedestrian activity.
- Units are provided with private outdoor space in the form of patios and a shared internal courtyard.
- The building façades are articulated with separation between the two (2) buildings, recesses in the building design, balcony placement, added height at the building corners and lobbies, and a strong vertical emphasis at the entry lobbies.
- The roof follows recesses in the building design, thereby varying the roofline and minimizing the bulk of the buildings.
- The building design includes a variety of materials including vinyl board and batten, vinyl siding, brick, and a glazing system including spandrel glass.
- Indoor amenity space is provided in the northern Phase 1 building, including an exercise room, multi-purpose room with billiards and a kitchen, and a guest suite. As noted in the rezoning staff report, the guest suite is located adjacent to the multi-purpose room and has been secured for the benefit of all residents through the rezoning. The indoor amenity space is centrally located in the common courtyard.

- The site is affected by Airport Noise contours and is required to register a covenant, as a condition of rezoning, to disclose noise restrictions and to engage an acoustical consultant. An acoustical report has been submitted to the City. As a condition of Building Permit, the applicant is required to demonstrate that the construction and mechanical ventilation system will comply with the aircraft noise level requirements outlined in the covenant. This will be essential in maintaining a liveable interior environment when windows are shut, particularly during warm summer months.

Landscape Design and Open Space Design

- As noted in the rezoning staff report, the proposal includes the removal of 42 existing trees on-site (refer to tree management section below). These will be replaced with 102 new trees, which exceeds the 2:1 replacement ratio required by the Official Community Plan (OCP).
- The first level apartment units are treated with individual patio areas. Landscaping has been strategically placed to address concerns associated with privacy and overlook between a large number of units. Internally oriented units are provided with patios and connections to the common courtyard area.
- Outdoor amenity space is provided on the second level as a central courtyard between the two (2) buildings. The size (1,972 m²) exceeds the OCP requirement. Active and passive spaces are provided that includes both hard and soft landscaping.
- As noted above, indoor amenity space is provided in compliance with the OCP and its central location is connected with the outdoor amenity courtyard space for complementary use.

Public Art

- The applicant proposes to work with the Richmond Public Art Commission to introduce Public Art either on-site or in the adjacent future City park by a contribution secured through rezoning at a rate of approximately \$0.60 ft², based on maximum floor area ratio (FAR) (\$126,480.00).

Crime Prevention Through Environmental Design

- The building has been designed to maximize opportunities for passive surveillance by designing ground level units to interface with the street frontages or the outdoor amenity space. Further, the layout of upper level units maximizes opportunities for passive surveillance.
- The outdoor amenity space is centrally located and visually prominent.
- An overhead gate separates residential and visitor parking. Further, the parking level is well illuminated and areas for concealment have been minimized.
- Mailboxes are located within the secured lobbies. Access to the buildings will be secured and entry will be regulated by residents.

Tree Management

tree location	# of trees	retention/removal	compensation
City property (Tree 172 & 774)	2	Removal as a result of required servicing and boulevard improvements. Tree crowns interwoven.	Payment to the Parks Department at the required 2:1 ratio New street trees are required through the Servicing Agreement
On-site	42	Removal as a result of conflict with proposed building footprint.	Planting of 84 replacement trees to fulfill 2:1 replacement ratio, in accordance with OCP

As noted in the rezoning staff report:

- The upgrades include provisions for tree preservation along the frontage of the future City park. Retention of trees along the road frontage in association with previous developments along Odlin Road has not been achieved due to the combined impact of changes in road elevation and site development, which would impact root systems and soil hydrology.
- The future City park creates an unique opportunity for tree retention along the property edge adjacent to Odlin Road. Programming for the park area has not yet been undertaken; however, the Parks Division has indicated that limited grading is anticipated, which will minimize changes in the soil hydrology. In addition, the growth pattern of the existing root system, which was impacted by the location of the existing ditch, and matured on the south, west and east sides of the trees, result in a condition conducive to installation of a retaining wall on the north side of the trees. The retaining wall is intended to facilitate road and boulevard improvements at the required 2.0 m geodetic elevation. In order to preserve the integrity of the tree root systems, the sidewalk alignment will be adjusted and located adjacent to the curb resulting in a distinctive frontage treatment adjacent to the future City park.
- A report from the applicant's arborist outlining the provisions associated with tree preservation and a plan indicating the location of the trees and the sidewalk alignment is within the project file.
- In consultation with the City, the applicant has identified three (3) trees within immediate proximity of the road upgrades that are suitable for retention along the future park frontage and means to maximize the feasibility of preservation. Additional trees, which are located farther south of the road, are suitable for retention and appropriate measures are to be undertaken to ensure preservation.

Tree Retention Synopsis

	Tree species	Retaining Wall	Sidewalk Location	Tree Protection Barrier
#2047 and #2048 9560 Odlin Road ownership: Private	Oak trees growing adjacent to one another	Installation of a retaining wall maintaining a distance of approximately: 1.2 m on the north side of the trees, 2.0 m on the west, and otherwise, as close as possible to the sidewalk to retain this group of trees	Realignment to curve away from the trees toward the road	To be installed immediately inside the retaining wall
#2013 9580 Odlin Road ownership: City	Cypress with 3 stems	Installation of retaining wall maintaining a distance of approx. 2.0 m on the north, east and west sides of the tree.	realignment to curve away from the tree toward the road	1.9 m from the tree's centre to preserve root zone

Barrier-Free Access

- The Zoning Bylaw allows the exemption of 1.86 m² (20 ft²) per dwelling unit, provided the unit incorporates all of the basic universal housing features described in Schedule C to Division 200. The intention is to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.
- The location of units that will incorporate basic universal housing features are marked with a “*”. A total of 204 units are indicated as complying with all bylaw requirements in lieu of 380 m² (4,080 ft²) being exempted from the total floor area calculation.
- The units are required to be similarly identified in the Building Permit plans to facilitate review by Building Division staff for compliance with the universal housing features described in Schedule C to Division 200 of the Zoning Bylaw prior to Building Permit issuance.
- In addition to the incorporation of basic universal housing features in almost 90% of the total units, accessibility provisions, such as an elevator to facilitate access to all levels, and lobby entrances at street level, improve accessibility throughout the site.
- As a condition of Building Permit issuance, the applicant will be required to demonstrate: bylaw compliance for the 204 universal design units as noted above; and also the incorporation of accessibility measures for aging in place for all units.

Sustainability

As outlined in the rezoning staff report:

- Leadership on Education and Energy Design (LEED) is an accepted industry standard for sustainable buildings. The applicant does not propose LEED certification of the building; however, the applicant has indicated that the building will incorporate features associated with the LEED assessment and certification system.
- The proposal includes a solar assist system for domestic hot water heating in the second phase of development, including roof mounted collector panels and ground level storage tank for the heated water. The roof panels are low profile; thereby minimizing their visual impact.

- Similar systems have resulted in a water heating energy consumption savings of between 55% and 85%. By installing the system in one of the two buildings, the applicant expects to be able to monitor the effectiveness of the system and has offered to forward findings to the City as information.

Floodplain Management Implementation Strategy

- The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Plain restrictive covenant, specifying the minimum flood construction level was secured as a condition of rezoning.

Conclusions

The development proposed responds to the West Cambie Area Plan – Alexandra Neighbourhood guidelines generally and the Character Area 4 – Medium Density Housing area guidelines specifically. The development proposal has been designed to be particularly attentive to the focus of establishing a strong public realm by introducing street-oriented development and establishing the new road network into the neighbourhood. The applicant has adequately resolved staff comments articulated in the associated rezoning report and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



Sara Badyal, MCIP
Planner 1
(Local 4282)

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 \$437, 602.00.

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

- 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/ttp/special.htm>).

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes (September 2, 2009)

Attachment 3: Applicant's response to Advisory Design Panel Comments



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 08-432218

Attachment 1

Address: 9420, 9460, 9480 and 9500 Odlin Road

Applicant: Polygon Development 222 Ltd.

Owner: Polygon Development 222 Ltd.

Planning Area(s): West Cambie – Alexandra Neighbourhood

	Existing	Proposed
Site Area:	1.417 ha.	1.15 ha.
Land Uses:	single-family residential	multiple family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/201)
Number of Units:	4	229

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.7 (incl. 0.2 density bonus)	1.7	None permitted
Lot Coverage:	Max. 45%	45%	None
Setback – Odlin Road: Building	Min. 6 m	Min. 6 m	None
Parkade	1.5 m entry projection Min 3.8 m	& 1.0 m entry projection 3.8 m	
Setback – May Drive: Building	Min. 4 m	Min. 4 m	None
Parkade	Min. 3 m	Min. 3 m	
Setback – Tomicki Avenue: Building	Min. 6 m	Min. 6 m	None
Parkade	& 1.5 m entry projection Min. 3 m	& 1.0 m entry projection 3.3 m	
Setback – Side Yard: Building	Min. 6 m	6 m	None
Parkade	Min. 0 m	0 m	
Height (m):	Max. 20 m	17 m	None
Off-street Parking Spaces – Resident	(incl. 10% TDM reduction) 273	283	None
Affordable Housing	22	22	
Visitor	46	42	
Accessible	8	8	
Total	341	347	
Small Car Parking Spaces:	Max. 30% (105 spaces)	32.3% (112 spaces)	2.3% Increase (7 spaces)
Tandem Parking Spaces	permitted	none	None
Amenity Space – Indoor:	Min. 100 m ²	187 m ²	None
Amenity Space – Outdoor:	Min. 1,368 m ²	1,972 m ²	None

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

**Wednesday, September 2, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

**DP 08-432218 – APPROXIMATELY 229 UNITS OVER PARKING
STRUCTURES**

ARCHITECT: Robert Ciccozzi, Robert Ciccozzi Architecture Inc.

PROPERTY LOCATION: 9420, 9460, 9480, 9500 Odlin Road

Panel Discussion

Comments from the Panel were as follows:

- pleased to see the inclusion of many universal design units; design appears suitable; concern on the access to the common area in the center courtyard from the street; consider wheelchair ramp from the sidewalk to the main entry way;
- applicant is informed of the proposed City Centre Public Art Plan that is nearing completion; under the plan, developers have the option to contribute voluntarily to the public art reserve fund for the development of large, bold, interactive and urban pieces of public art which would serve as graphic locators or meeting places; applicant asked to consider contributing to the proposed public art reserve fund or building a large art piece in a neighbourhood park;
- entrance is well addressed; good job in hiding entry to the garage; pleased with the parking reduction – reduced by over 30 parking spaces; concrete wall on the west side of the parkade requires careful treatment;
- development is outstanding and successful;
- parkade parking aisles are quite long; route to get to the end of the aisle is circuitous; route of arriving visitors going to the main entrance is long and circuitous; predicated on having one central access but visitor access to the building is compromised; affects the accessible visitor who wants to go to the courtyard;
- handling of the parking garage from May Drive is acceptable; secondary use of the loading area is encouraged as discussed by the Panel in its previous discussion of the project; the architectural treatment is appropriate;
- good quality of presentation; landscape sections are very helpful in understanding the relationship with the streets and address various considerations;
- like the urban character of the project;
- concern on lack of residential storage considering that most of the units have only two bedrooms;

- concern on the use of vinyl; doesn't go well with brick and the urban character of the development; one of the worst building materials from an environmental perspective as stated by the Green Building Council;
- issues surrounding entry to the parkade are very well resolved; material choices on the ground plane and side walls appear to be a nicely rendered; brick is a good choice; paving is of high quality; character and texture appropriate in the primary entrance of the residents to the development;
- consider recessing the gate so that it is under the shadow line; soffit treatment to the gate would help minimize the impact;
- concern on the use of pressure treated timber on planter walls on patios at the upper courtyard; understand the cost savings and sustainable aspect to this approach but doesn't fit the overall quality and character of the development; consider eliminating pressure treated timber and use only allan block – sufficient material and offers better quality of finish that is more consistent with the building; and
- express general support for the project.

Panel Decision

It was moved and seconded

That DP 08-432218 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. *consider providing universal access ramp as a means of getting into the central courtyard from the street level;*
2. *consider contributing towards the proposed City Centre Area Art Plan (noting that this project is not in the city centre) or building a large or iconic art piece in the city centre or in the neighbourhood park;*
3. *consider recessing the parkade entry gate to reduce its impact at the street and ensure that the quality of materials is of a high level;*
4. *consider improving the circulation in the parking garage for more efficient vehicular circulation and easier access of visitors into the main entrances;*
5. *consider providing residential storage;*
6. *consider alternate materials to vinyl from both quality and environmental perspectives; and*
7. *consider alternate materials to pressure treated timber retaining walls at the podium level.*

CARRIED



September 21, 2009

Ms. Sara Badyal
 Planner 2 (Urban Design), Development Applications
 City of Richmond
 6911 No. 3 Road
 Richmond, B.C.
 V6Y 2C1

VIA EMAIL: SBadyal@richmond.ca

Dear Ms. Badyal:

Re: Response to September 2, 2009 ADP Draft Minutes
Cambridge Park (RZ 08-408104) -9420-9500 Odlin Rd

We are writing to outline Polygon's responses to the minutes mentioned above, in particular, the (7) comments that conclude the minutes.

1. Consider universal access ramp to courtyard from street level. Universal access to the courtyard is accessible through the main lobbies. Elevators transfer occupants from the street level to the courtyard level. The courtyard is a private area that is not designed to necessarily welcome public access. Invited guests will have fully accessible entry to the courtyard.
2. Consider contributing towards the CCAP Art Plan or building a large art piece in the city centre or neighbourhood park. The project is not located in the City Centre and therefore does not consider a contribution to the CCAP a wise choice. When reviewing placement of the art contribution, the park will be considered as a possible option.
3. Consider recessing the parkade entry gate and ensure the quality of materials is high. The parkade gate has been reviewed and recessed further into the entry. The materials surrounding the parkade gate are of high quality (brick, high quality pavers, aluminum railings and heavy timber trellis).
4. Consider improving circulation in the garage and easier visitor access to main entries. Homeowner security must always be considered when reviewing visitor parking access to buildings. A small distance of travel by visitors is considered acceptable to ensure that the parkade lobbies, which are access points to the buildings, are secured.

.../2

Ms. Sara Badyal
September 21, 2009
Page 2 of 2

5. Consider providing residential storage. Due to the flood plain requirements in Richmond, dry storage is prohibited below a flood plain level of 2.6m geodetic. This includes the entire parkade area. Attempts to find storage areas above ground at this stage have been unsuccessful due to the advancement of the unit layouts and the structural and mechanical designs.
6. Consider alternative materials to vinyl for quality and environmental purposes. There is a generous use of brick and hardi panel on the exteriors of the buildings. Vinyl siding has been minimized on street facing facades. Polygon is committed to resourcing environmental options when reasonable and will continue to do so.
7. Consider alternate materials to pressure treated timber retaining walls at podium level. We have reviewed the podium landscape design and have found areas where the planting beds can feather down to the sod and walkway areas, eliminating some timber walls. We will review other areas for opportunities to replace cribbing with Allan Block where feasible.

We trust that staff and Council are encouraged by the commitment Polygon will incorporate into the Cambridge Park project and seek your approval in moving forward with this development.

Yours truly,

POLYGON CAMBRIDGE PARK HOMES LTD.

A handwritten signature in black ink, appearing to read 'Steve V. Jedreicich', with a long horizontal flourish extending to the right.

Steve V. Jedreicich
VP Development



City of Richmond
Planning and Development Department

Development Permit

No. DP 08-432218

To the Holder: POLYGON DEVELOPMENT 222 LTD.
Property Address: 9420, 9460, 9480 AND 9500 ODLIN ROAD
Address: C/O STEVE JEDREICICH
900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

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 and Development Bylaw No. 5300" is hereby varied to:
 - a) 1) Increase the maximum permitted percentage of small car parking spaces to 33%.
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 #11 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 \$437,602. 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 08-432218

To the Holder: POLYGON DEVELOPMENT 222 LTD.
Property Address: 9420, 9460, 9480 AND 9500 ODLIN ROAD
Address: C/O STEVE JEDREICICH
900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

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 , .

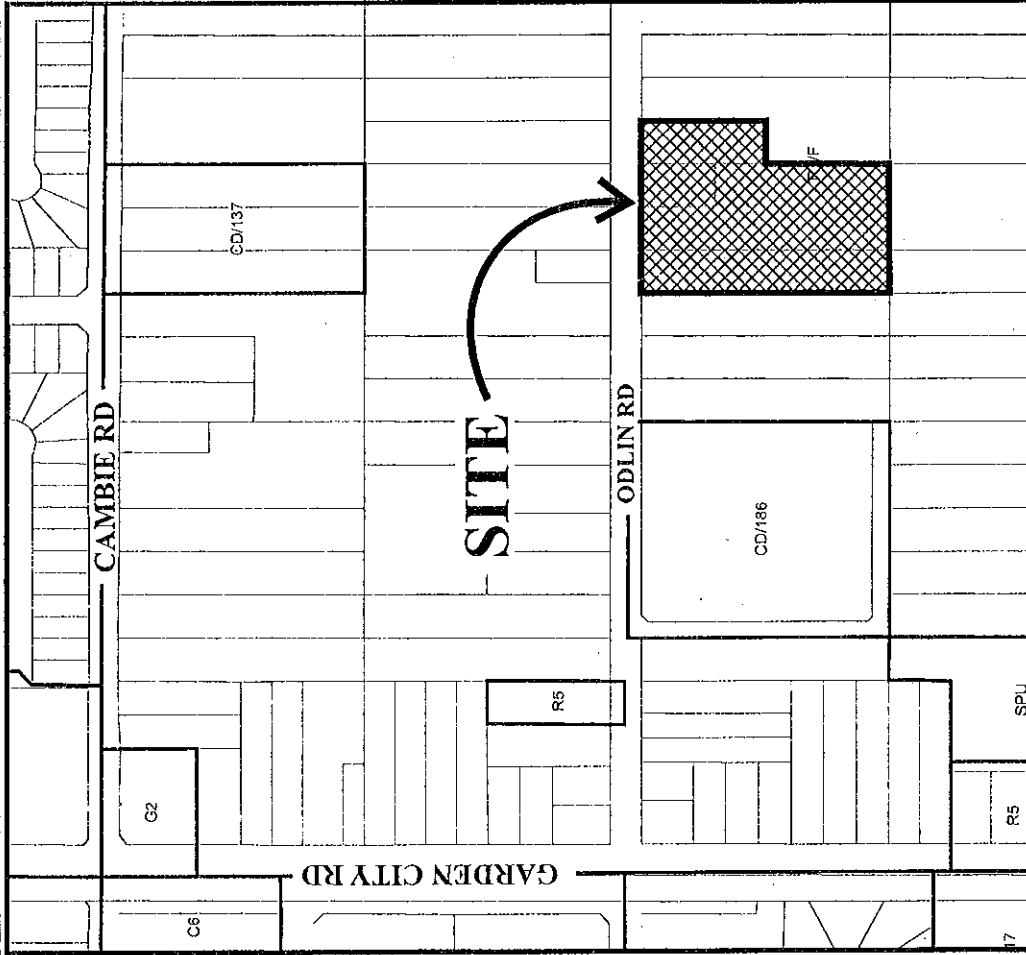
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

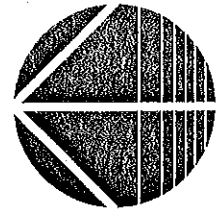
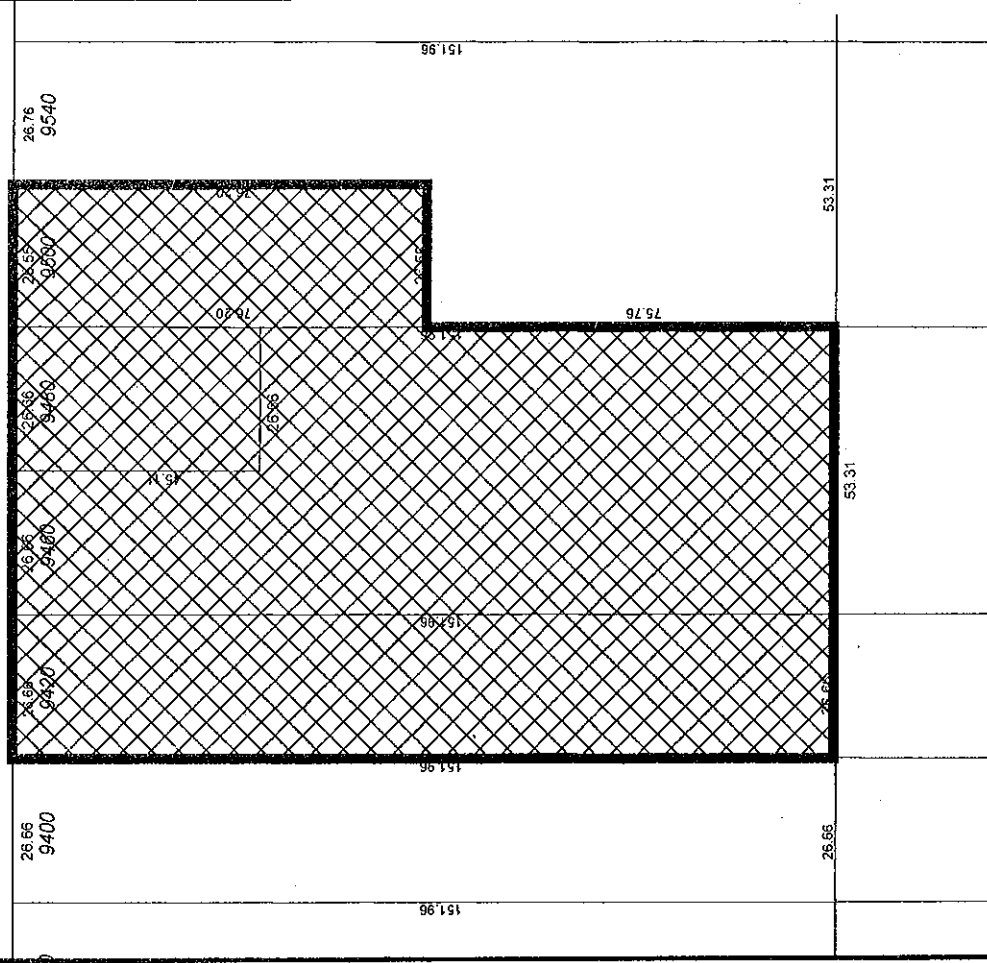
MAYOR



City of Richmond



ODLIN RD



DP 08-432218 SCHEDULE "A"

Original Date: 08/11/08

Revision Date:

Note: Dimensions are in METRES

PROPOSED CONDOMINIUM DEVELOPMENT



200
 201
 202
 203
 204
 205
 206

[illegible][illegible]

AFFORDABLE UNIT SUMMARY		
1	1.000 UNIT	= \$592.00
2	2.000 UNIT	= \$1,184.00
3	3.000 UNIT	= \$1,776.00
4	4.000 UNIT	= \$2,368.00
5	5.000 UNIT	= \$2,960.00
6	6.000 UNIT	= \$3,552.00
7	7.000 UNIT	= \$4,144.00
8	8.000 UNIT	= \$4,736.00
9	9.000 UNIT	= \$5,328.00
10	10.000 UNIT	= \$5,920.00
11	11.000 UNIT	= \$6,512.00
12	12.000 UNIT	= \$7,104.00
13	13.000 UNIT	= \$7,696.00
14	14.000 UNIT	= \$8,288.00
15	15.000 UNIT	= \$8,880.00
16	16.000 UNIT	= \$9,472.00
17	17.000 UNIT	= \$10,064.00
18	18.000 UNIT	= \$10,656.00
19	19.000 UNIT	= \$11,248.00
20	20.000 UNIT	= \$11,840.00
21	21.000 UNIT	= \$12,432.00
22	22.000 UNIT	= \$13,024.00
23	23.000 UNIT	= \$13,616.00
24	24.000 UNIT	= \$14,208.00
25	25.000 UNIT	= \$14,800.00
26	26.000 UNIT	= \$15,392.00
27	27.000 UNIT	= \$15,984.00
28	28.000 UNIT	= \$16,576.00
29	29.000 UNIT	= \$17,168.00
30	30.000 UNIT	= \$17,760.00
31	31.000 UNIT	= \$18,352.00
32	32.000 UNIT	= \$18,944.00
33	33.000 UNIT	= \$19,536.00
34	34.000 UNIT	= \$20,128.00
35	35.000 UNIT	= \$20,720.00
36	36.000 UNIT	= \$21,312.00
37	37.000 UNIT	= \$21,904.00
38	38.000 UNIT	= \$22,496.00
39	39.000 UNIT	= \$23,088.00
40	40.000 UNIT	= \$23,680.00
41	41.000 UNIT	= \$24,272.00
42	42.000 UNIT	= \$24,864.00
43	43.000 UNIT	= \$25,456.00
44	44.000 UNIT	= \$26,048.00
45	45.000 UNIT	= \$26,640.00
46	46.000 UNIT	= \$27,232.00
47	47.000 UNIT	= \$27,824.00
48	48.000 UNIT	= \$28,416.00
49	49.000 UNIT	= \$29,008.00
50	50.000 UNIT	= \$29,600.00
51	51.000 UNIT	= \$30,192.00
52	52.000 UNIT	= \$30,784.00
53	53.000 UNIT	= \$31,376.00
54	54.000 UNIT	= \$31,968.00
55	55.000 UNIT	= \$32,560.00
56	56.000 UNIT	= \$33,152.00
57	57.000 UNIT	= \$33,744.00
58	58.000 UNIT	= \$34,336.00
59	59.000 UNIT	= \$34,928.00
60	60.000 UNIT	= \$35,520.00
61	61.000 UNIT	= \$36,112.00
62	62.000 UNIT	= \$36,704.00
63	63.000 UNIT	= \$37,296.00
64	64.000 UNIT	= \$37,888.00
65	65.000 UNIT	= \$38,480.00
66	66.000 UNIT	= \$39,072.00
67	67.000 UNIT	= \$39,664.00
68	68.000 UNIT	= \$40,256.00
69	69.000 UNIT	= \$40,848.00
70	70.000 UNIT	= \$41,440.00
71	71.000 UNIT	= \$42,032.00
72	72.000 UNIT	= \$42,624.00
73	73.000 UNIT	= \$43,216.00
74	74.000 UNIT	= \$43,808.00
75	75.000 UNIT	= \$44,400.00
76	76.000 UNIT	= \$44,992.00
77	77.000 UNIT	= \$45,584.00
78	78.000 UNIT	= \$46,176.00
79	79.000 UNIT	= \$46,768.00
80	80.000 UNIT	= \$47,360.00
81	81.000 UNIT	= \$47,952.00
82	82.000 UNIT	= \$48,544.00
83	83.000 UNIT	= \$49,136.00
84	84.000 UNIT	= \$49,728.00
85	85.000 UNIT	= \$50,320.00
86	86.000 UNIT	= \$50,912.00
87	87.000 UNIT	= \$51,504.00
88	88.000 UNIT	= \$52,096.00
89	89.000 UNIT	= \$52,688.00
90	90.000 UNIT	= \$53,280.00
91	91.000 UNIT	= \$53,872.00
92	92.000 UNIT	= \$54,464.00
93	93.000 UNIT	= \$55,056.00
94	94.000 UNIT	= \$55,648.00
95	95.000 UNIT	= \$56,240.00
96	96.000 UNIT	= \$56,832.00
97	97.000 UNIT	= \$57,424.00
98	98.000 UNIT	= \$58,016.00
99	99.000 UNIT	= \$58,608.00
100	100.000 UNIT	= \$59,200.00
101	101.000 UNIT	= \$59,792.00
102	102.000 UNIT	= \$60,384.00
103	103.000 UNIT	= \$60,976.00
104	104.000 UNIT	= \$61,568.00
105	105.000 UNIT	= \$62,160.00
106	106.000 UNIT	= \$62,752.00
107	107.000 UNIT	= \$63,344.00
108	108.000 UNIT	= \$63,936.00
109	109.000 UNIT	= \$64,528.00
110	110.000 UNIT	= \$65,120.00
111	111.000 UNIT	= \$65,712.00
112	112.000 UNIT	= \$66,304.00
113	113.000 UNIT	= \$66,896.00
114	114.000 UNIT	= \$67,488.00
115	115.000 UNIT	= \$68,080.00
116	116.000 UNIT	= \$68,672.00
117	117.000 UNIT	= \$69,264.00
118	118.000 UNIT	= \$69,856.00
119	119.000 UNIT	= \$70,448.00
120	120.000 UNIT	= \$71,040.00
121	121.000 UNIT	= \$71,632.00
122	122.000 UNIT	= \$72,224.00
123	123.000 UNIT	= \$72,816.00
124	124.000 UNIT	= \$73,408.00
125	125.000 UNIT	= \$74,000.00
126	126.000 UNIT	= \$74,592.00
127	127.000 UNIT	= \$75,184.00
128	128.000 UNIT	= \$75,776.00
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145	145.000 UNIT	= \$85,840.00
146	146.000 UNIT	= \$86,432.00
147	147.000 UNIT	= \$87,024.00
148	148.000 UNIT	= \$87,616.00
149	149.000 UNIT	= \$88,208.00
150	150.000 UNIT	= \$88,800.00
151	151.000 UNIT	= \$89,392.00
152	152.000 UNIT	= \$89,984.00
153	153.000 UNIT	= \$90,576.00
154	154.000 UNIT	= \$91,168.00
155	155.000 UNIT	= \$91,760.00
156	156.000 UNIT	= \$92,352.00
157	157.000 UNIT	= \$92,944.00
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159	159.000 UNIT	= \$94,128.00
160	160.000 UNIT	= \$94,720.00
161	161.000 UNIT	= \$95,312.00
162	162.000 UNIT	= \$95,904.00
163	163.000 UNIT	= \$96,496.00
164	164.000 UNIT	= \$97,088.00
165	165.000 UNIT	= \$97,680.00
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168	168.000 UNIT	= \$99,456.00
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171	171.000 UNIT	= \$101,232.00
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173	173.000 UNIT	= \$102,416.00
174	174.000 UNIT	= \$103,008.00
175	175.000 UNIT	= \$103,600.00
176	176.000 UNIT	= \$104,192.00
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185	185.000 UNIT	= \$109,520.00
186	186.000 UNIT	= \$110,112.00
187	187.000 UNIT	= \$110,704.00
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189	189.000 UNIT	= \$111,888.00
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191	191.000 UNIT	= \$113,072.00
192	192.000 UNIT	= \$113,664.00
193	193.000 UNIT	= \$114,256.00
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196	196.000 UNIT	= \$116,032.00
197	197.000 UNIT	= \$116,624.00
198	198.000 UNIT	= \$117,216.00
199	199.000 UNIT	= \$117,808.00
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205	205.000 UNIT	= \$121,360.00
206	206.000 UNIT	= \$121,952.00
207	207.000 UNIT	= \$122,544.00
208	208.000 UNIT	= \$123,136.00
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210	210.000 UNIT	= \$124,320.00
211	211.000 UNIT	= \$124,912.00
212	212.000 UNIT	= \$125,504.00
213	213.000 UNIT	= \$126,096.00
214	214.000 UNIT	= \$126,688.00
215	215.000 UNIT	= \$127,280.00
216	216.000 UNIT	= \$127,872.00
217	217.000 UNIT	= \$128,464.00
218	218.000 UNIT	= \$129,056.00
219	219.000 UNIT	= \$129,648.00
220	220.000 UNIT	= \$130,240.00
221	221.000 UNIT	= \$130,832.00
222	222.000 UNIT	= \$131,424.00
223	223.000 UNIT	= \$132,016.00
224	224.000 UNIT	= \$132,608.00
225	225.000 UNIT	= \$133,200.00
226	226.000 UNIT	= \$133,792.00
227	227.000 UNIT	= \$134,384.00
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229	229.000 UNIT	= \$135,568.00
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234	234.000 UNIT	= \$138,528.00
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237	237.000 UNIT	= \$140,304.00
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243	243.000 UNIT	= \$143,856.00
244	244.000 UNIT	= \$144,448.00
245	245.000 UNIT	= \$145,040.00
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251	251.000 UNIT	= \$148,592.00
252	252.000 UNIT	= \$149,184.00
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255	255.000 UNIT	= \$150,960.00
256	256.000 UNIT	= \$151,552.00
257	257.000 UNIT	= \$152,144.00
258	258.000 UNIT	= \$152,736.00
259	259.000 UNIT	= \$153,328.00
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266	266.000 UNIT	= \$157,472.00
267	267.000 UNIT	= \$158,064.00
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269	269.000 UNIT	= \$159,248.00
270	270.000 UNIT	= \$159,840.00
271	271.000 UNIT	= \$160,432.00
272		

[illegible]

CIVIC ADDRESS: 9420, 9460, 9480, 9500 ODLIN ROAD,
BIRMINGHAM, BC

LEGAL ADDRESS: The East Half of Lot 7, Block 'B', Plan 1224; Lot 'A' & Lot 'B', Plan LMP 66370; Lot 9, Block 'B', Plan 1224, except Plan Exp 25730-PCA
of Section 34, Block 5 North, Range 6 West, N.W.D

RE-ISSUED FOR DEVELOPMENT PERMIT SEPT. 25, 2009

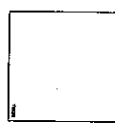
PLATE 1
SEP 25 2000

DP 080428

DR.08-432218

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1

[illegible]

RCA
Robert Steele Architecture Inc.
200 - 2308 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-3743
Fax: (604) 687-4941
eadmin@rcaarchitecture.com



POLYGON

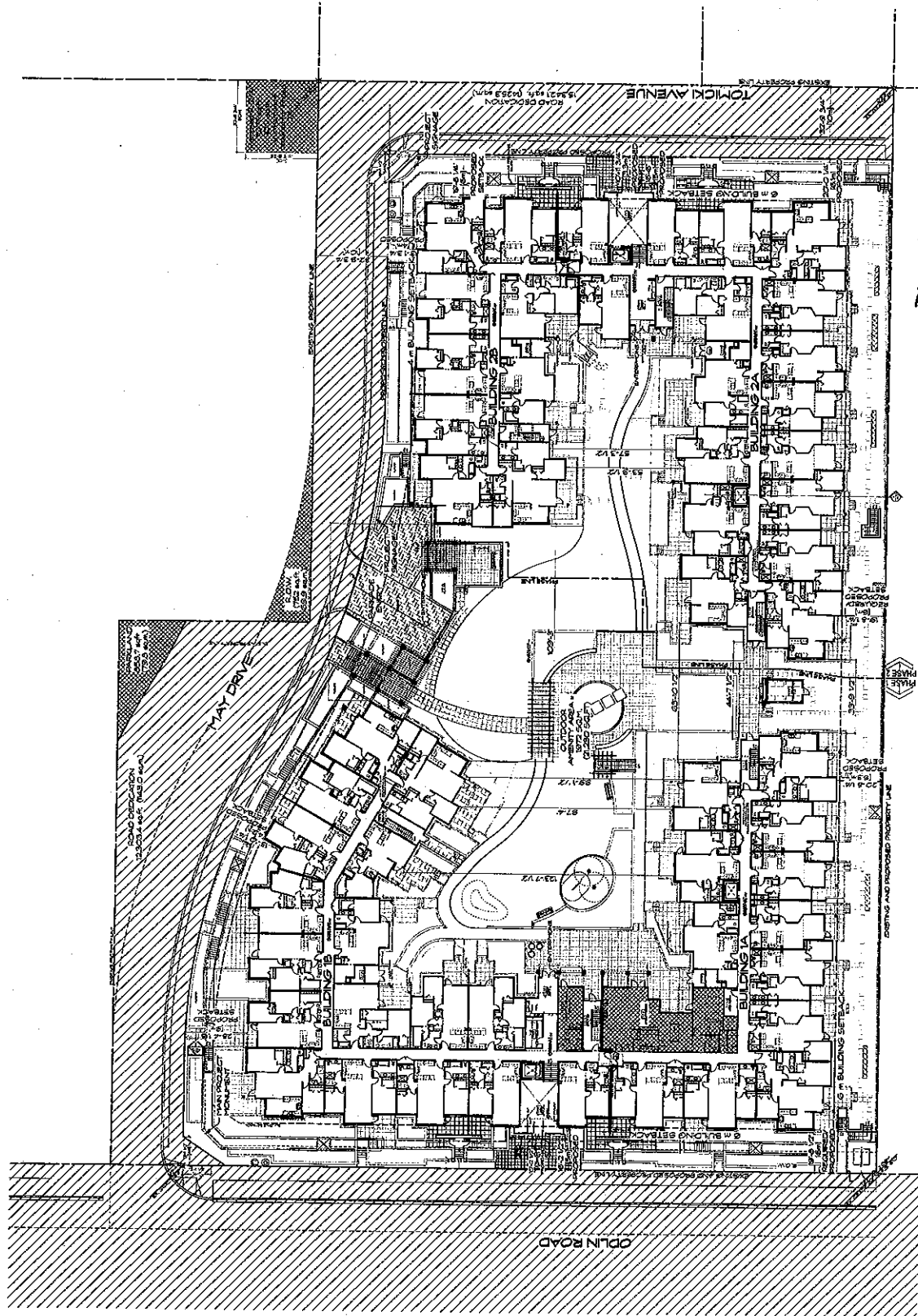
Cambridge Park
5420 to 5500 Oakin Road
Richmond, B.C.

Form	MS	US-RC
Date	NYS	NC-06

COVER SHEET
& STATISTICS

A.O.O.
 -
 100%

NOT TO SCALE
 THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS THE PROPERTY OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



PLAN 2 SEP 25 2008
 DP 08432218

1 SITE PLAN
 SCALE 1:500

NO.	DESCRIPTION
1	EXISTING BUILDING
2	EXISTING BUILDING
3	EXISTING BUILDING
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100	EXISTING BUILDING

RCA

Robert C. Anderson
 200 - 2300 Columbia Street
 Vancouver, B.C.
 Tel: (604) 687-2771
 Fax: (604) 687-4441
 robert@robertcanderson.com



POLYGON

Cambridge Park
 9400 to 9500 Oak Road
 Richmond, B.C.

1:500
 10/08
SITE PLAN

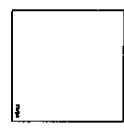
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 A1.0

A2.0

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

NO.	DESCRIPTION	DATE
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RCA
 Robert C. Anderson Architects Inc.
 200 - 2200 Cambridge Street
 Vancouver, B.C.
 V6L 4K7
 Tel: (604) 681-4171
 Fax: (604) 681-4641
 Website: www.rca-architects.com

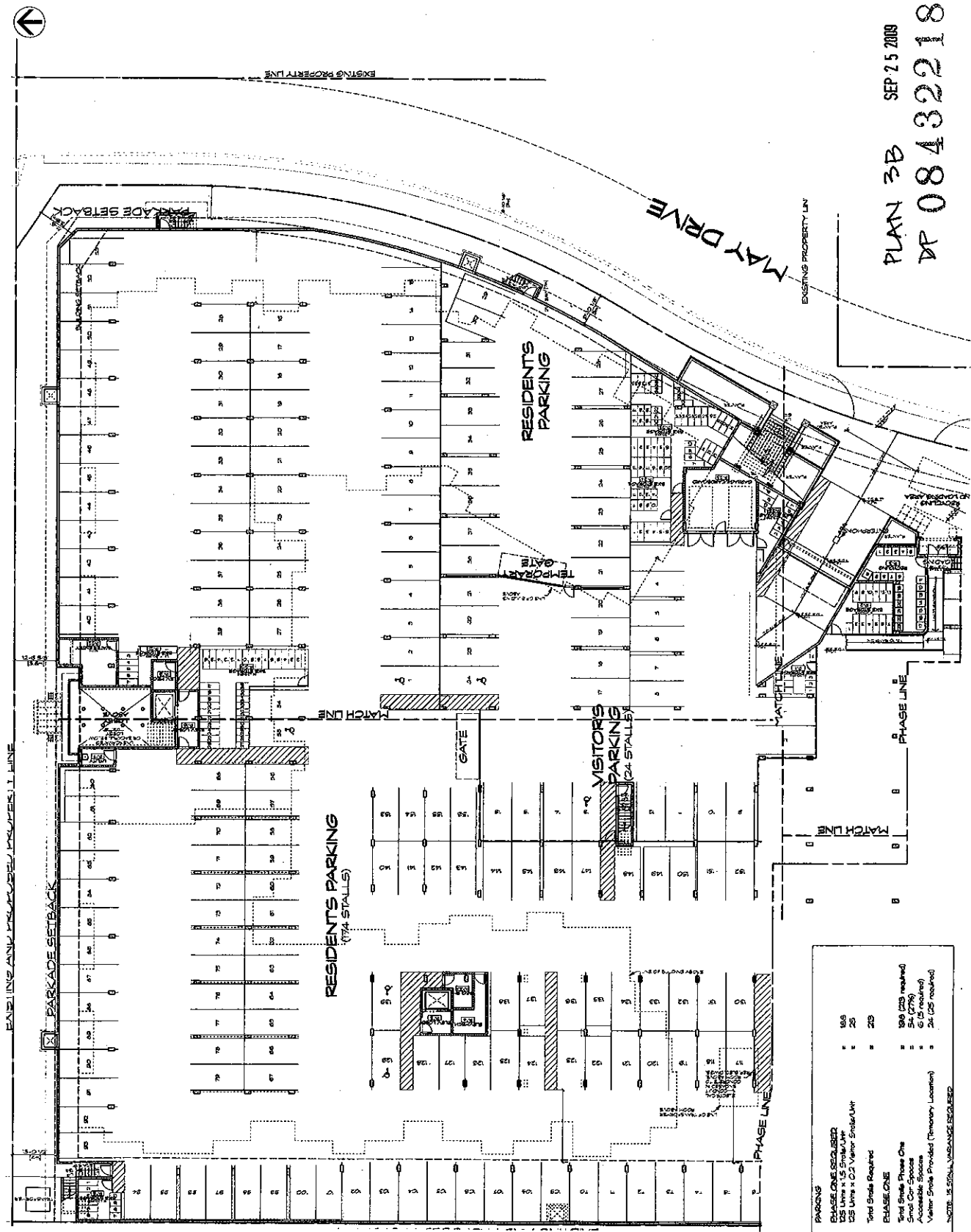


POLYGON
 Cambridge Park
 9430 to 9500 Oak Road
 Richmond, B.C.

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
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PARKADE PLAN - PHASE 1
 A2.0.1

PLAN 3B SEP 25 2009
 DP 08432218



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
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9	REVISION	
10	REVISION	

EXISTING AND PROPOSED PHASE 1 LINE

PARKADE SETBACK

RESIDENTS PARKING (74 STALLS)

RESIDENTS PARKING

VISITORS PARKING (24 STALLS)

MAY DRIVE

EXISTING PROPERTY LINE

PHASE ONE REQUIRED

100 (200 required)

25 (75 required)

200 (200 required)

25 (75 required)

200 (200 required)

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25 (75 required)

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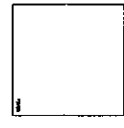
25 (75 required)

200 (200 required)

CONTRACTOR TO PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT: THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

NO.	DESCRIPTION	DATE
1	REVISION	
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7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

NO.	DESCRIPTION	DATE
1	REVISION	
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5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



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 Fax: (604) 687-4072
 email: rca@robertcanderson.com



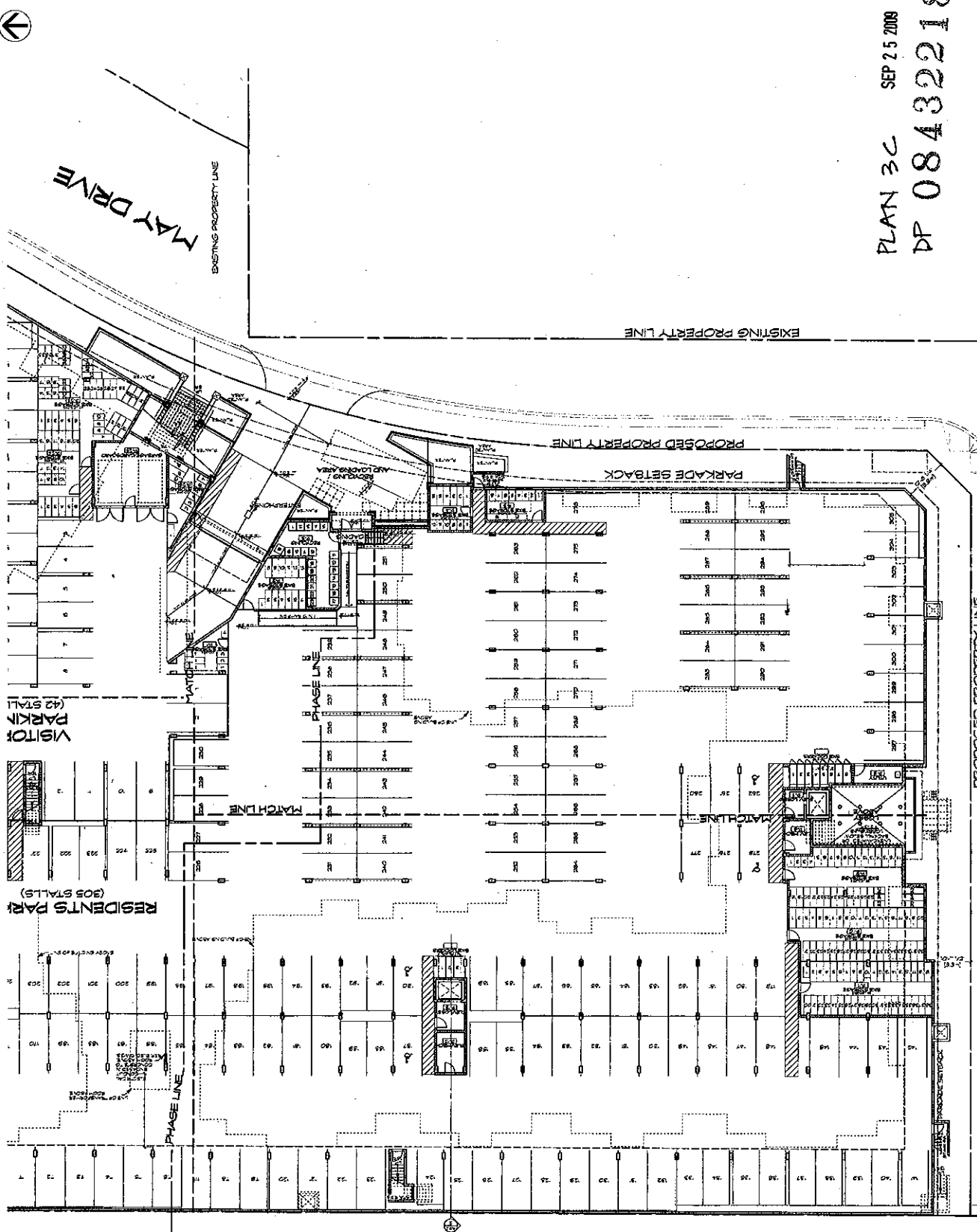
Cambridge Park
 9400 to 9500 Oak Road
 Richmond, B.C.

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	


PARKADE
 PLAN -
 PHASE 2

A2.02

PLAN 3C SEP 25 2009
 DP 08432218



Berry & Associates
 7400 275th Ave
 Minneapolis, MN 55425
 Tel: 763/251-1100
 Fax: 763/251-1101
 Email: berrysa@comcast.net

Product Name:  Drawn By: CEM

Scale: 1:200 Job No.: 07-058

Checked By: OK

Sheet No.: _____

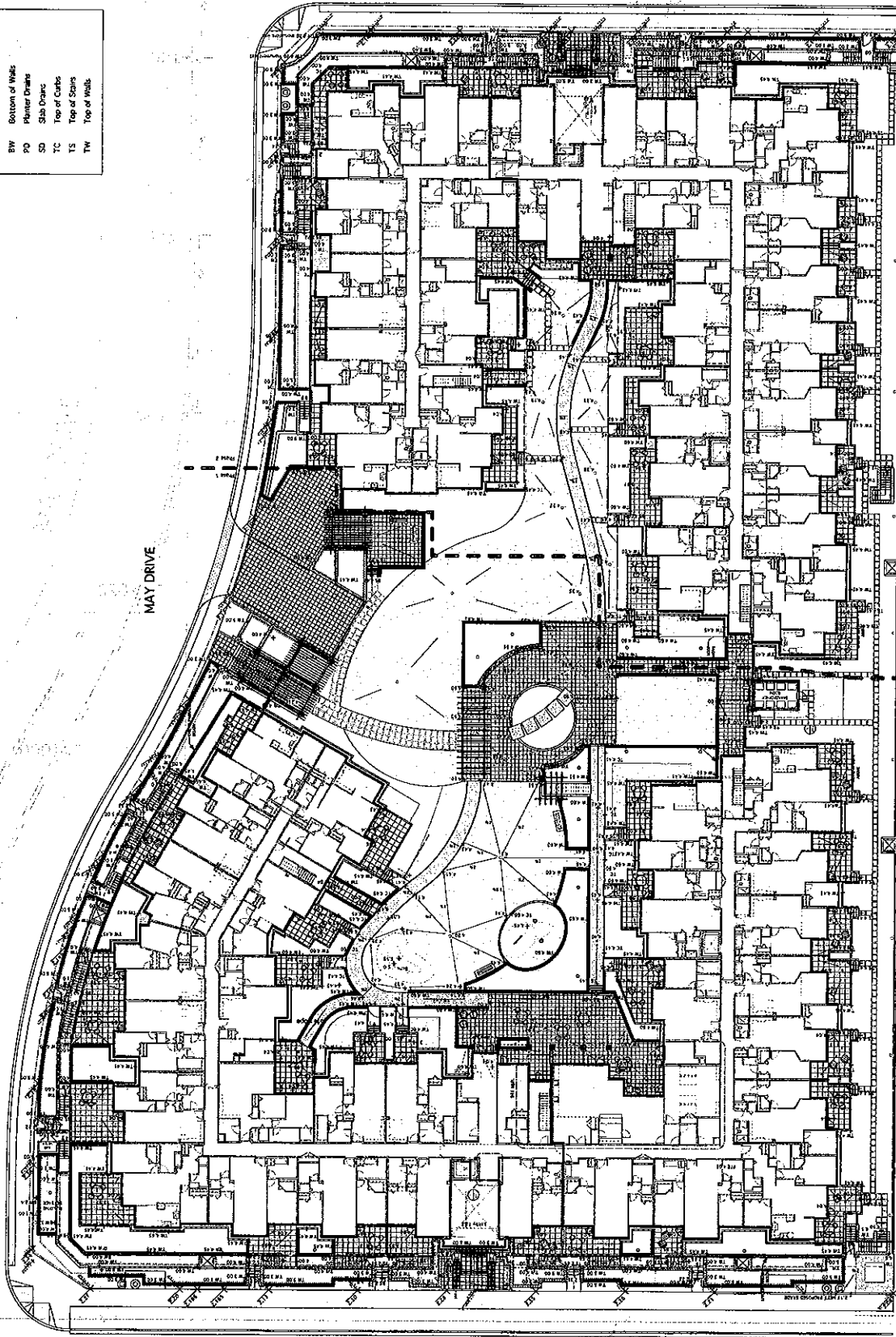
PLAN 4B
SEP 25 2009
DP 08432218

P+A

Project: 9420-9500 Odlin Road Assembly
 Date: 2008-09-25
 Drawn By: [Signature]
 Checked By: [Signature]

LEGEND

- AD Area Drains
- BS Bottom of Slabs
- BW Bottom of Walls
- PD Floor Drains
- SD Slat Drains
- TC Top of Curbs
- TS Top of Slabs
- TW Top of Walls



PLAN 4-C
 DP08432218
 SEP 25 2008

- 12 Revision for ADP
- 11 Revision for ADP
- 10 Revision for ADP
- 9 Revision for ADP
- 8 Revision for ADP
- 7 Revision for ADP
- 6 Revision for ADP
- 5 Revision for ADP
- 4 Revision for ADP
- 3 Revision for ADP
- 2 Revision for ADP
- 1 Revision for ADP

Polygon
 Cambridge Park
 Homes Ltd

9420-9500 Odlin
 Road Assembly

Landscaping
 Grading Plan

Project No: 9420-9500
 Drawing No: 07-008
 Scale: 1:200
 Date: 2008-09-25

L2.0

P+A

Project: 9420-9500 Odlin Road Assembly
Location: Cambridge Park
Scale: 1:150
Date: 11/10/09

12	Revised for CP	Sept 25, 2009
11	Revised for CP	Aug 21, 2009
10	Revised for CP	Aug 11, 2009
9	Revised for CP	June 11, 2009
8	Revised for CP	June 5, 2009
7	Revised for CP	Feb 6, 2009
6	Revised for CP	Dec 15, 2008
5	Revised for CP	Sept 23, 2008
4	Revised for CP	Sept 15, 2008
3	Revised for CP	Aug 21, 2008
2	Revised for CP	Aug 15, 2008
1	Revised for CP	July 15, 2008
0	Revised for CP	June 25, 2008

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Polycon
Cambridge Park
Homes Ltd

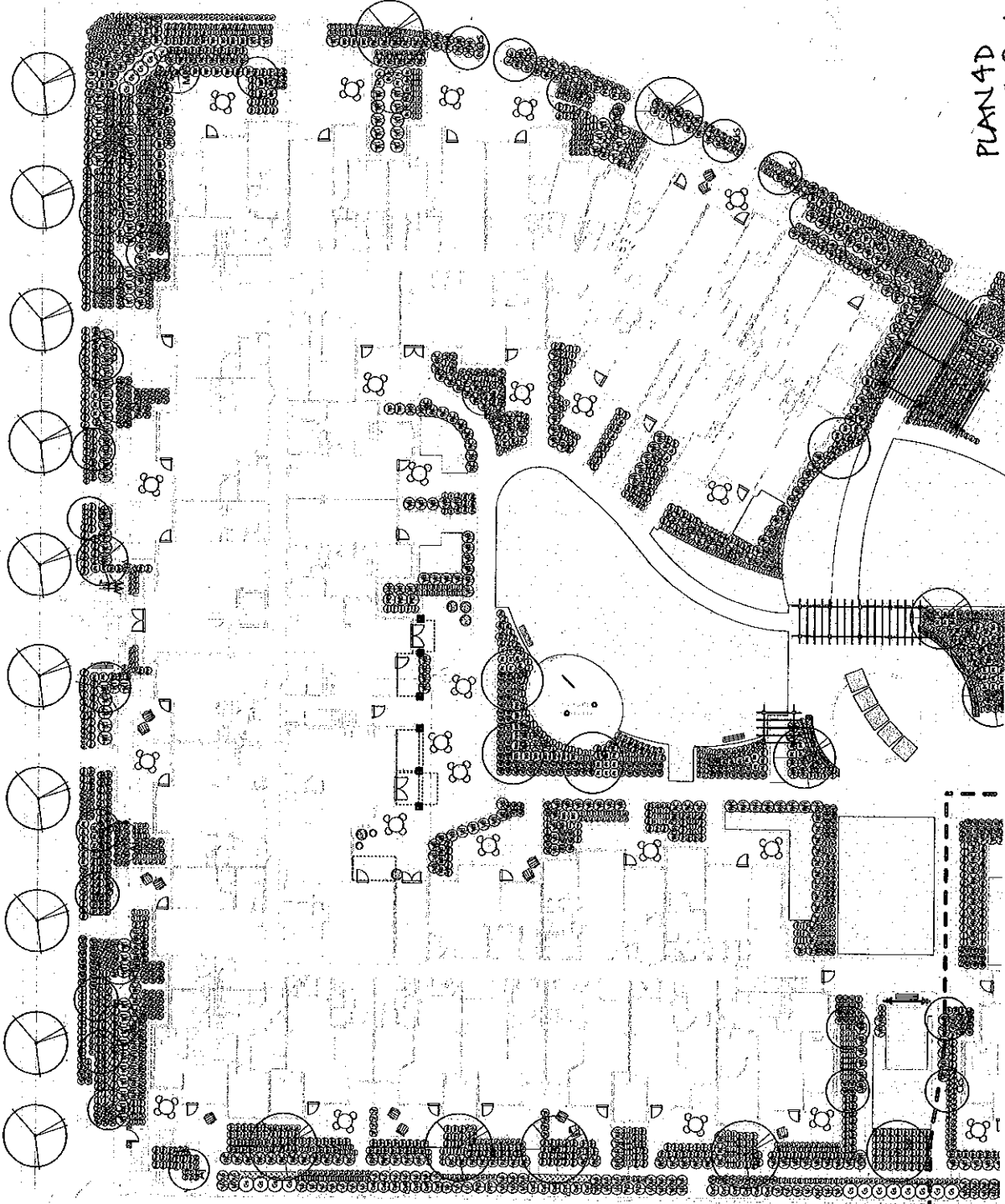
Project No: 9420-9500 Odlin Road Assembly

Planting Plan
North

Project No:	9420-9500
Drawn By:	CPV
Checked By:	CP
Date:	11/10/09
Scale:	1:150
Sheet No:	01-002

L3.0

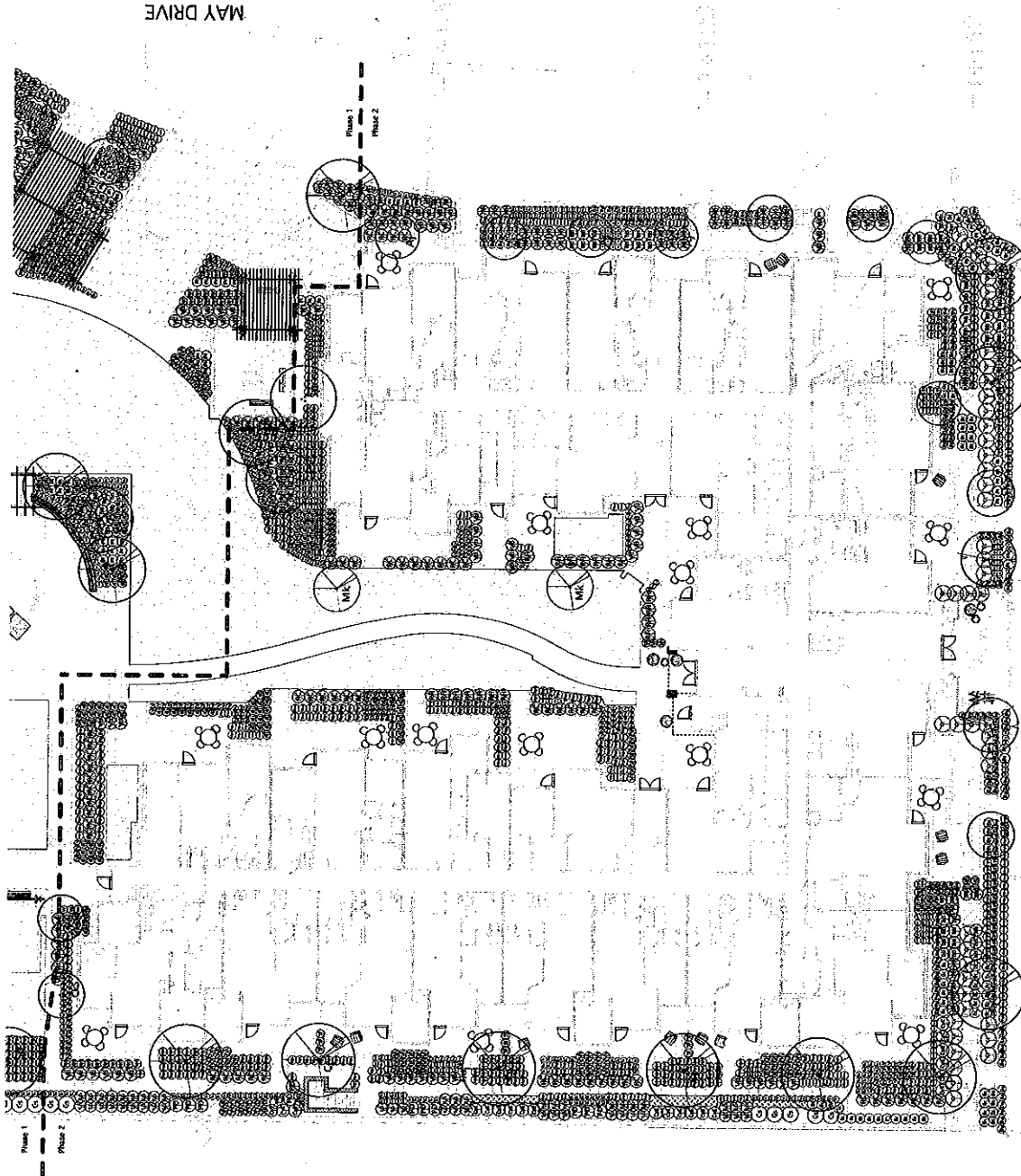
PLAN 4D
SEP 25 2009
DP 08432218



Phase 1
Phase 2

P+A

Project: 9420-9500 Odlin Road Assembly
 Location: Cambridge Park
 Date: 2008-09-25
 Drawn By: [Signature]
 Checked By: [Signature]
 Scale: 1"=50'



PLAN 4E SEP 25 2008
 DP 08432218

TOMICKI AVENUE

MAY DRIVE

15 Re-issue for DP	Sept 25, 2008
14 Re-issue for ADP	Aug 21, 2008
13 Re-issue for BP	Aug 21, 2008
12 Re-issue for BP	Aug 21, 2008
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2 Re-issue for BP	Aug 21, 2008
1 Re-issue for BP	Aug 21, 2008

Polygon
 Cambridge Park
 Homes Ltd

9420-9500 Odlin
 Road Assembly

Planting Plan
 South

Project No.	9420-9500
Drawn By	[Signature]
Checked By	[Signature]
Scale	1"=50'
Sheet No.	07-558

L3.1

P+A

Project: 9420-9500 Odlin Road Assembly
 Date: 25/09/2008
 Drawn: [Signature]
 Checked: [Signature]
 Approved: [Signature]

13 Re-issue for DP
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Polygon
 Cambridge Park
 Homes Ltd

9420-9500 Odlin
 Road Assembly

Planting List

Project No: 9420-9500
 Drawing No: 07-000
 Date: 25/09/2008
 Drawn: [Signature]
 Checked: [Signature]
 Approved: [Signature]

L3.2

PLANT LIST	Quantity	Plant Name	Size	Notes
17 Acer japonica	6m cal.	Japanese Maple	6m cal.	
18 Camellia japonica	6m cal.	Kanmura	6m cal.	
19 Cornus kousa	6m cal.	Sacred Dogwood	6m cal.	
20 Gladiolus 'Vanderbilt'	5m caliper	Suber Honeybush	5m caliper	
21 Magnolia kobus	6m cal.	Kobus Magnolia	6m cal.	
22 Prunus x yedoensis 'Shidare'	6m cal.	Daybreak Cherry	6m cal.	
23 Stenandrium perfoliatum	6m cal.	Japanese Snowbell	6m cal.	
247 Akebia japonica	#3 pot	Azalea	#3 pot	
248 Rosa 'Gloire de Hollande'	#3 pot	Rose 'Gloire de Hollande'	#3 pot	
249 Chamaelirium luteum	#3 pot	Medican Orange Blossom	#3 pot	
250 Cornus alba 'Zigzagginum'	#3 pot	Verigated Red Twig Dogwood	#3 pot	
251 Juncus 'Majesty'	#2 pot	Juncus	#2 pot	
252 Kalmia latifolia	#3 pot	Mountain Laurel	#3 pot	
253 Lonicera atropurpurea	#3 pot	Spanish Lavender	#3 pot	
254 Lonicera periclymenum	#3 pot	Privet Honeysuckle	#3 pot	
255 Lonicera xedifolia	#3 pot	Lovely Mahoe	#3 pot	
256 Lonicera xedifolia	#3 pot	Heavenly Bamboo	#3 pot	
257 Physocarpus 'Diable'	#3 pot	Diablo Honeysuckle	#3 pot	
258 Rhododendron 'Cunningham's White'	#3 pot	Cunningham's White Rhododendron	#3 pot	
259 Rhododendron 'Hedge'	#3 pot	Rhododendron Hedge	#3 pot	
260 Sarcococca hookeriana var. humilis	#3 pot	Dwarf Sweetbox	#3 pot	
261 Sarcococca hookeriana	#3 pot	Fragrant Sarcococca	#3 pot	
262 Viburnum davidii	#3 pot	David's Viburnum	#3 pot	
263 Weigela 'Wendy's White'	#2 pot	Weigela	#2 pot	
264 Adiantum major 'Hesse'	#1 pot	Red Maidenhair	#1 pot	
265 Begonia cordifolia 'Hesse'	#1 pot	Red Begonia	#1 pot	
266 Carex 'Vespa'	#1 pot	Verigated Japanese Sedge	#1 pot	
267 Carex 'Vespa'	#1 pot	Pinnate Grass	#1 pot	
268 Equisetum x veridolus	#1 pot	Broomrape	#1 pot	
269 Equisetum x veridolus	#1 pot	Carbon Spring	#1 pot	
270 Equisetum x veridolus	#1 pot	Spring	#1 pot	
271 Equisetum x veridolus	#1 pot	Japanese Forest Grass	#1 pot	
272 Equisetum x veridolus	#1 pot	Blue Oak Grass	#1 pot	
273 Equisetum x veridolus	#1 pot	Sella de Oro Bayly	#1 pot	
274 Equisetum x veridolus	#1 pot	Platanus Lily	#1 pot	
275 Equisetum x veridolus	#1 pot	Big Leaf Upland	#1 pot	
276 Equisetum x veridolus	#1 pot	Euphorbia	#1 pot	
277 Equisetum x veridolus	#1 pot	Upland	#1 pot	
278 Equisetum x veridolus	#1 pot	Dwarf Fountain Grass	#1 pot	
279 Equisetum x veridolus	#1 pot	New Zealand Flax	#1 pot	
280 Equisetum x veridolus	#1 pot	Succul. Fern	#1 pot	

PLAN 4F
 SEP 25 2008
 DP 08432218

P+A

Project: 9420-9500 Odlin Road Assembly
 Designer: P+A
 Date: 2008-09-25
 Scale: 1:50
 Sheet No: 01-258

14	Issue for ADP	Aug 21, 2009
13	Issue for BP	Aug 21, 2009
12	Issue for Design Tender	June 17, 2009
11	Issue for Review	June 2, 2009
10	Issue for ADP	June 2, 2009
9	Issue for Coordination	Dec 2, 2008
8	Issue for Review	Sept 12, 2008
7	Issue for BP	Sept 8, 2008
6	Issue for ADP	Aug 22, 2008
5	Issue for Coordination	Aug 15, 2008
4	Issue for Review	Aug 15, 2008
3	Issue for Review	June 30, 2008
2	Issue for Review	June 30, 2008
1	Issue for Review	Jan 25, 2008

Comments:
 The design of the Odlin Road Assembly is a complex task that requires a high level of coordination between the various disciplines involved. The design team has worked closely with the client and the various consultants to ensure that the design meets all the requirements of the project. The design is a high quality and it is hoped that it will provide a good example of the type of design that can be achieved for this type of project.

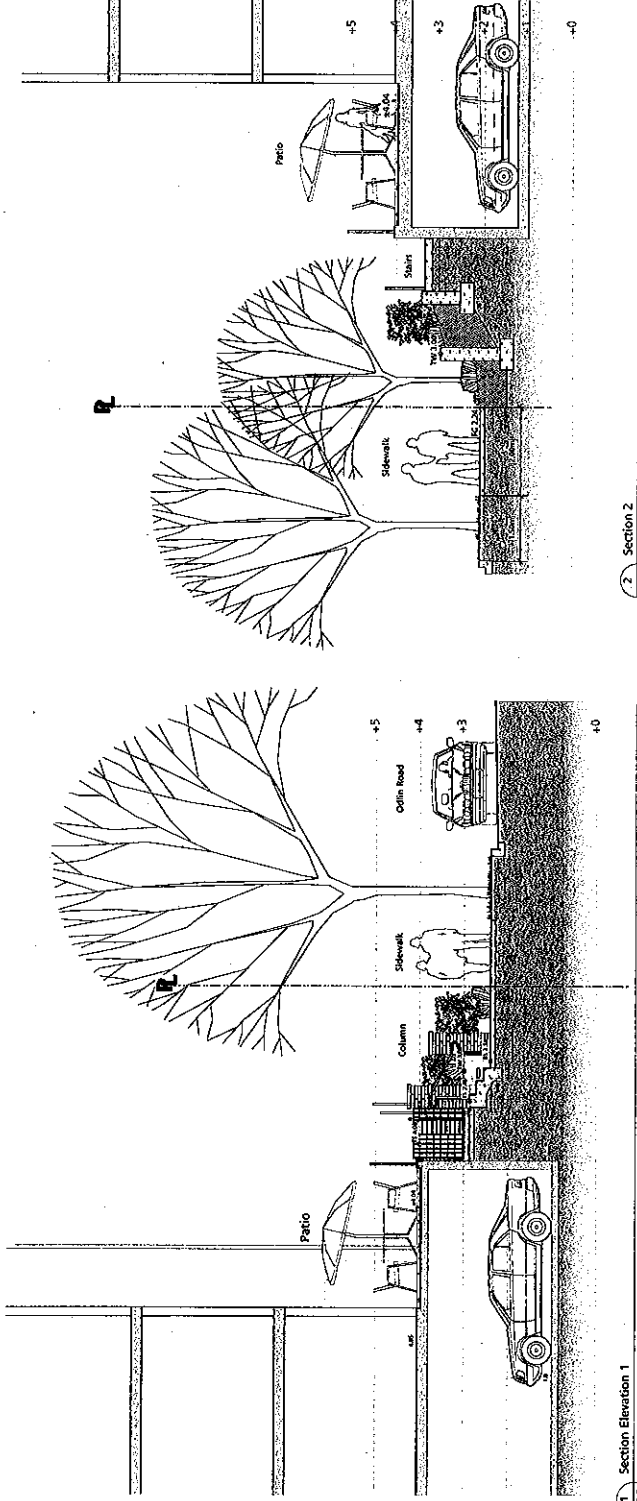
Polygon
 Cambridge Park
 Homes Ltd

Project Title:
 9420-9500 Odlin
 Road Assembly

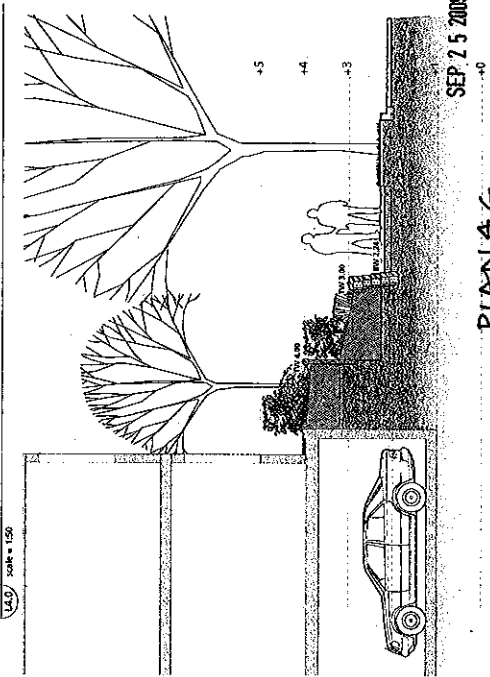
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 Landscape Sections

Project Name:	9420-9500 Odlin Road Assembly
Client:	Polygon Cambridge Park Homes Ltd
Scale:	1:50
Sheet No:	01-258

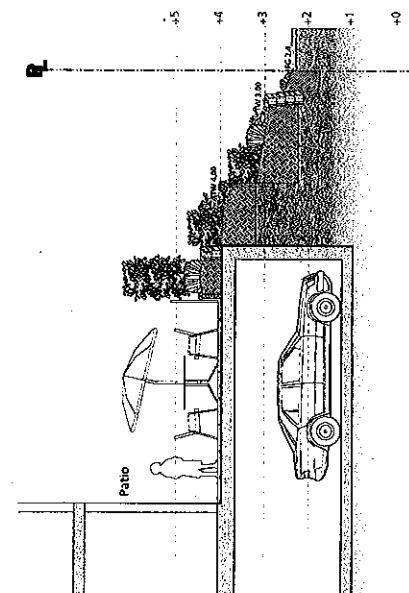
L4.0



2 Section 2
 L4.0 scale = 1:50



4 Section 4
 L4.0 scale = 1:50



3 Section 3
 L4.0 scale = 1:50

SEP 25 2009
 PLAN 49
 DP08432218

P+A

Project: 9420-9580 Odlin Road Assembly
 Location: Cambridge Park
 Date: 2008
 Drawn by: [Signature]
 Checked by: [Signature]
 Scale: 1:100

14	Revised for ADP	Aug 21, 2009
13	Revised for DP	Aug 21, 2009
12	Revised for DP	Aug 21, 2009
11	Revised for DP	Aug 21, 2009
10	Revised for DP	Aug 21, 2009
9	Revised for DP	Aug 21, 2009
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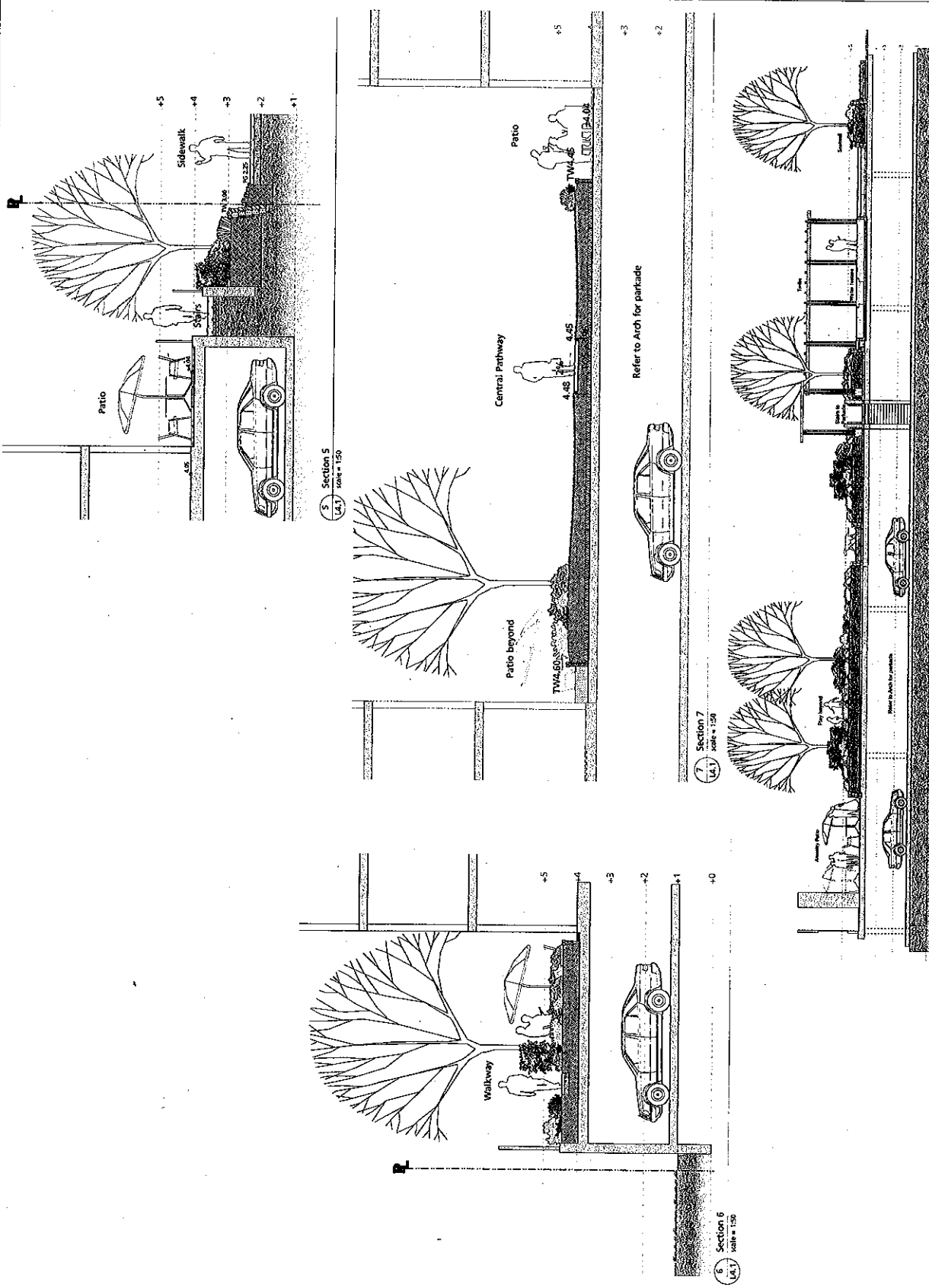
Client: Polygon
 Cambridge Park
 Homes Ltd

Project Title: 9420-9580 Odlin Road Assembly

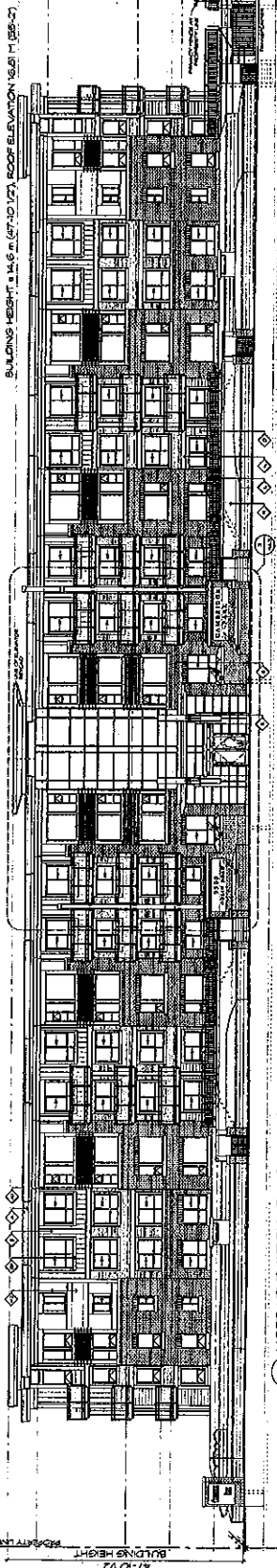
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 Checked by: [Signature]

Project No.	9420-9580
Client No.	CC
Scale	1:100
Date	2008

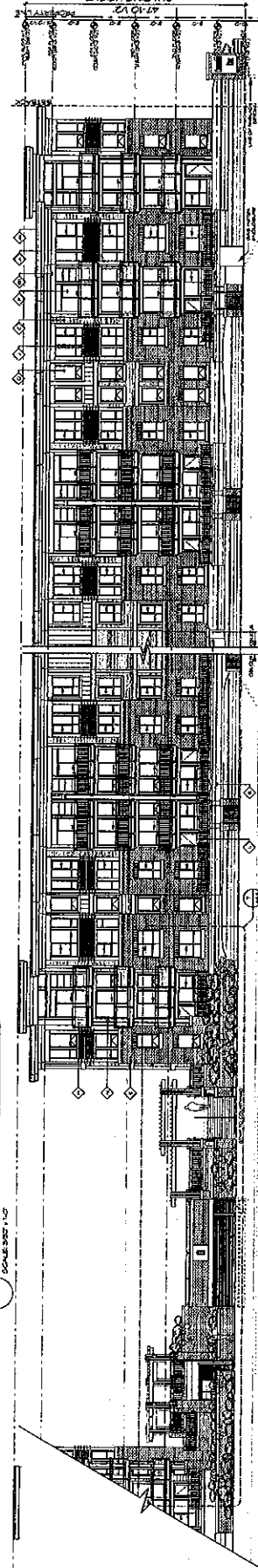
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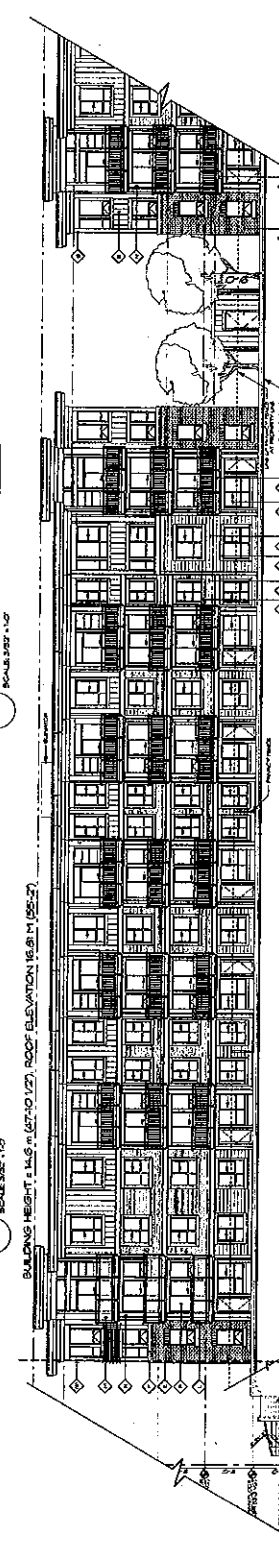
PLAN 4H SEP 25 2009
 DP 08432218



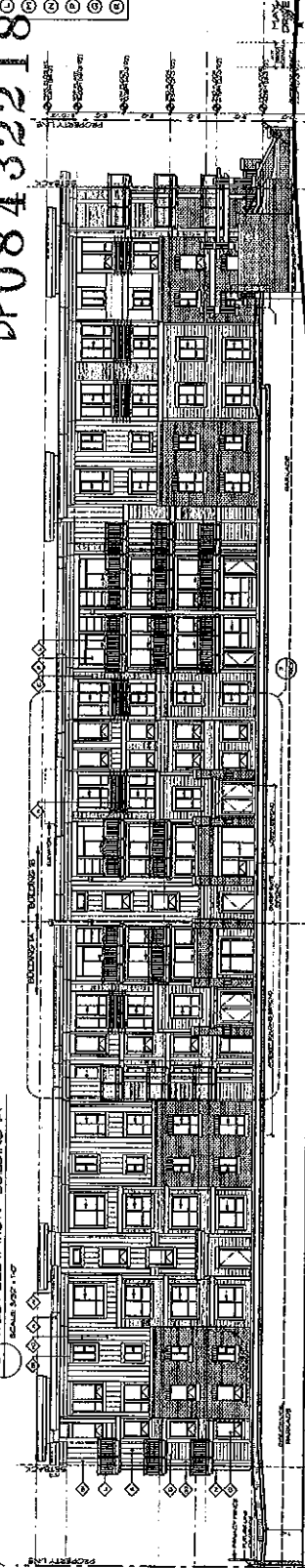
1 NORTH ELEVATION - BUILDING 1A & B
SCALE 3/32" = 1'-0"



2 EAST ELEVATION - BUILDING 1B
SCALE 3/32" = 1'-0"



2 WEST ELEVATION - BUILDING 1A
SCALE 3/32" = 1'-0"



3 SOUTH ELEVATION - BUILDING 1A
SCALE 3/32" = 1'-0"

4 SOUTH ELEVATION - BUILDING 1B
SCALE 3/32" = 1'-0"

BUILDING HEIGHT = 14.6' (47'-10 1/2") ROOF ELEVATION 16.8' (50'-2")

BUILDING HEIGHT = 14.6' (47'-10 1/2") ROOF ELEVATION 16.8' (50'-2")

PLAN 5
SEP 25 2008
DP08432218

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

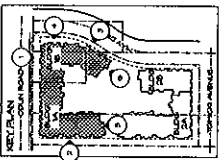
REVISIONS
NO. DATE DESCRIPTION
1 08/15/08 REVISION FOR REVISIONS
2 08/15/08 REVISION FOR REVISIONS
3 08/15/08 REVISION FOR REVISIONS
4 08/15/08 REVISION FOR REVISIONS
5 08/15/08 REVISION FOR REVISIONS

RCA
Robert C. Anderson Inc.
200 - 2200 Columbia Street
Cambridge, MA 02142
Tel: (617) 877-4741
Fax: (617) 877-4741
admin@rcastructural.com



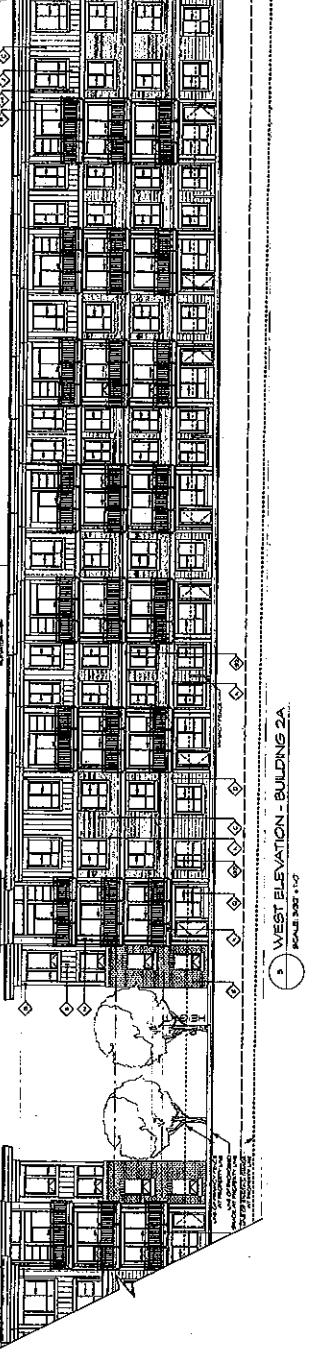
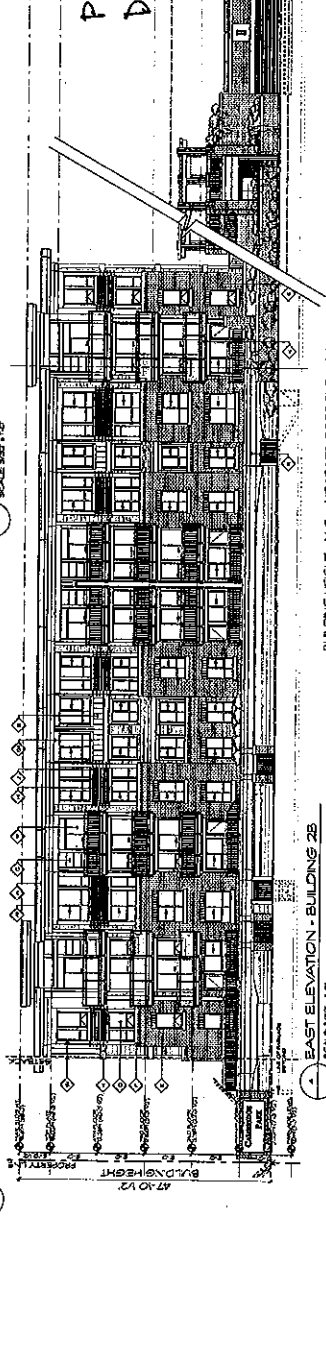
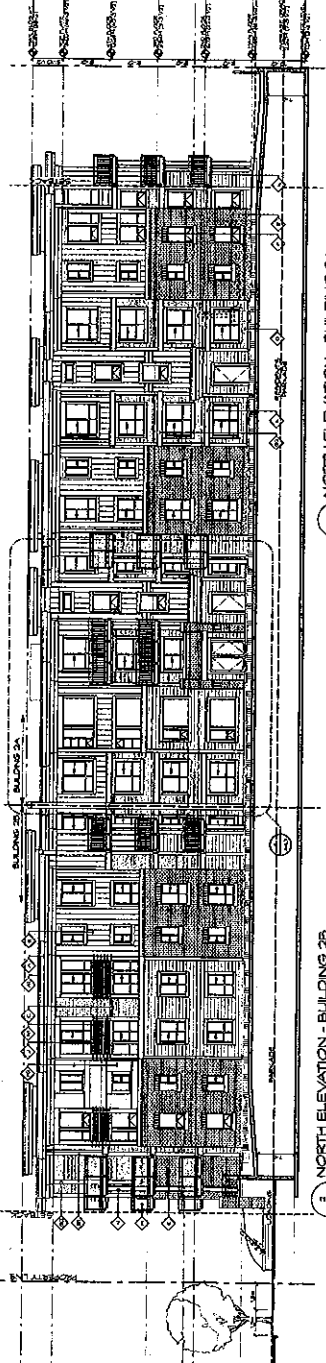
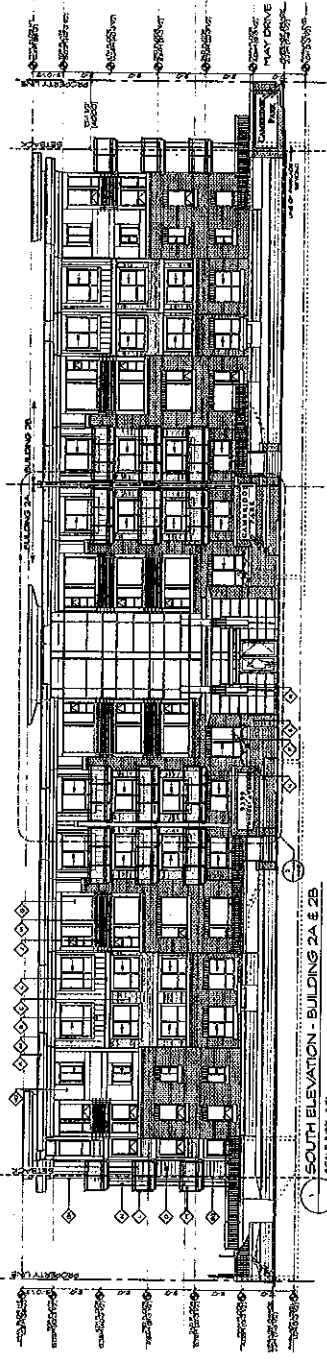
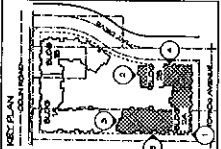
POLYGON
Cambridge Park
9400 - 10000 Glen Road
Riverside, CA 92504

ELEVATIONS
BUILDING 1A & B
A4.0



CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- FINISH SCHEDULE**
- 1. EXTERIOR WALLS - BRICK
 - 2. EXTERIOR WALLS - CONCRETE
 - 3. EXTERIOR WALLS - STUCCO
 - 4. EXTERIOR WALLS - SIDING
 - 5. EXTERIOR WALLS - METAL
 - 6. EXTERIOR WALLS - GLASS
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 - 100. EXTERIOR WALLS - OTHER



PLAN 6
SEP 25 2009
DP 08432218

RCA

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280 - 2338 Columbia Street
Vancouver, B.C.
Tel: (604) 687-0281
Fax: (604) 687-0281
email: rca@rcaarchitects.com



POLYGON

Cambridge Park
3430 to 3500 Oak Road
Burnaby, B.C.

ELEVATIONS
BUILDING 2A & 2B

A4.1

NOTES: 1. THE DRAWING IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	SEP 25 2008

REVISIONS:

1. ISSUED FOR PERMIT
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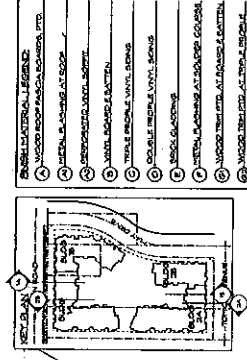
RCA
Robert Conrad Architects Inc.
200 - 2371 Columbia Street
Vancouver, B.C.
V6H 2Y4
Tel: (604) 687-4741
Fax: (604) 687-4641
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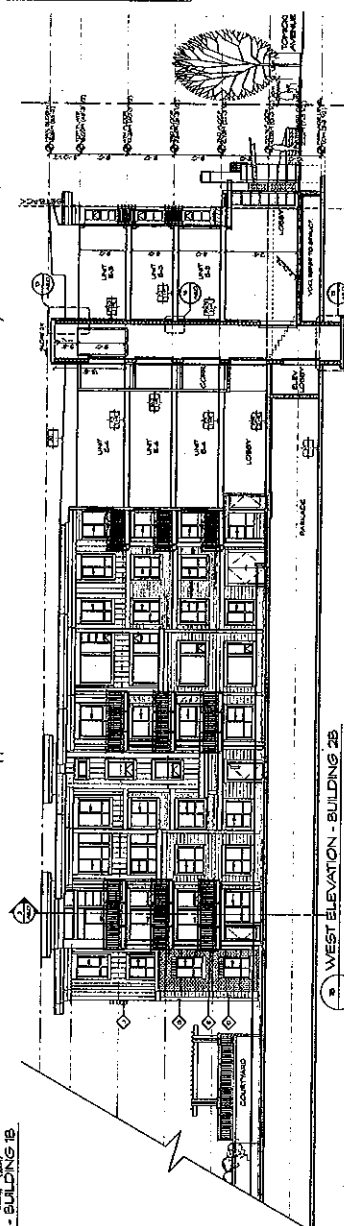
POLYGON
Cambridge Park
5420 to 5500 Ogden Road
Richmond, B.C.

ELEVATIONS

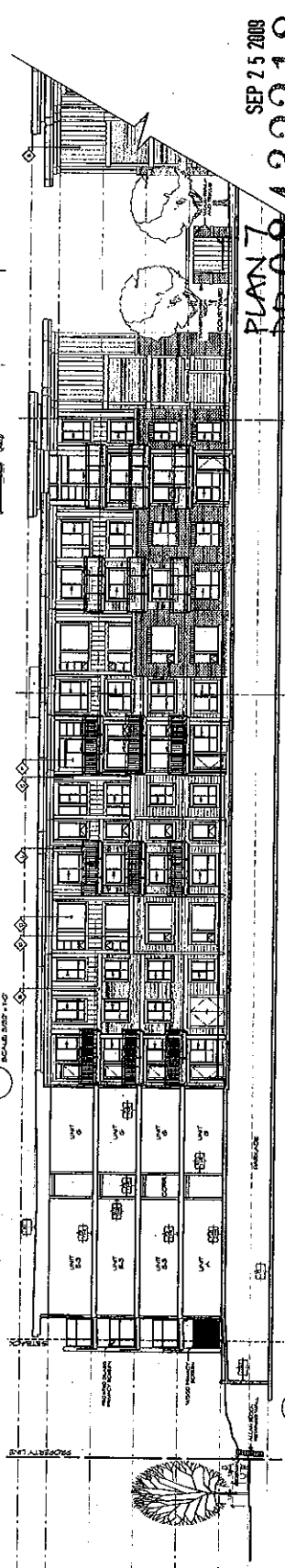
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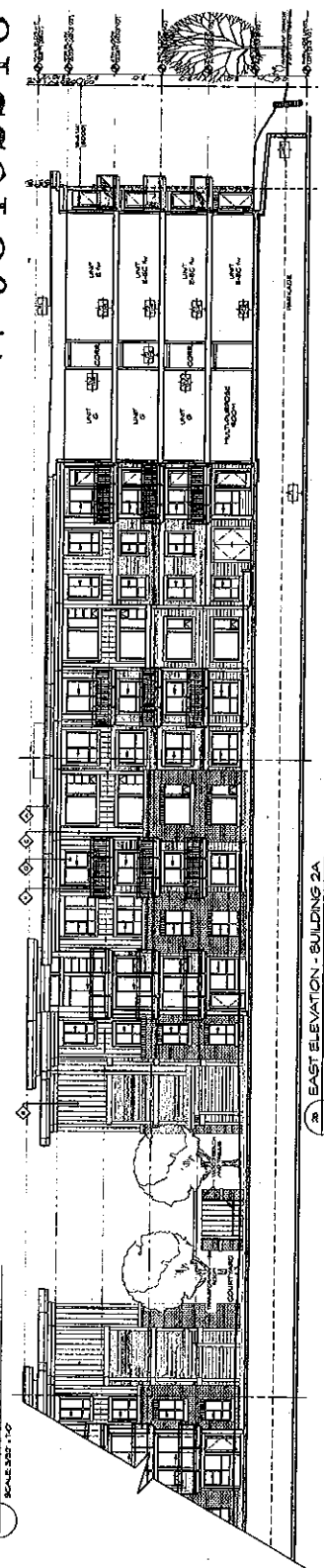


WEST ELEVATION - BUILDING 2B
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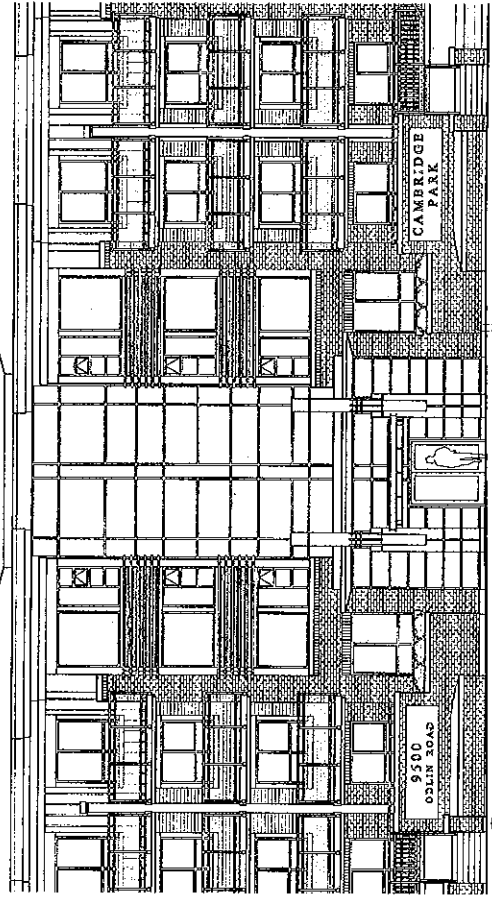


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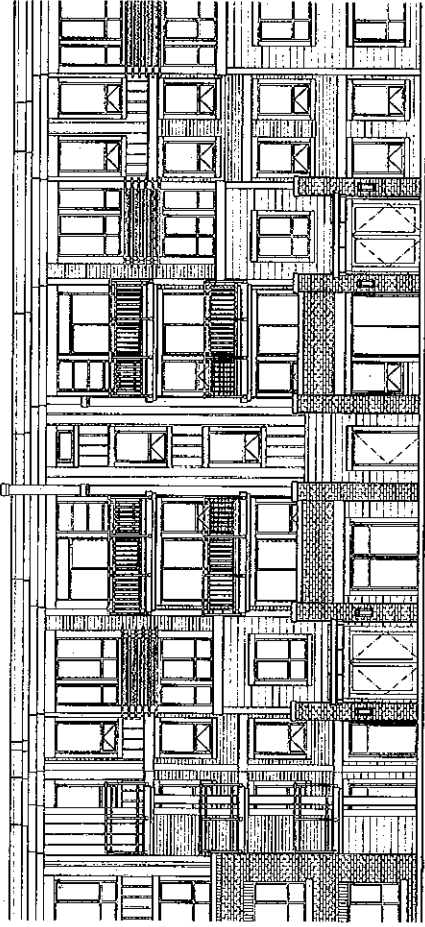
SEP 25 2008
PLAN 7
DP 08432218



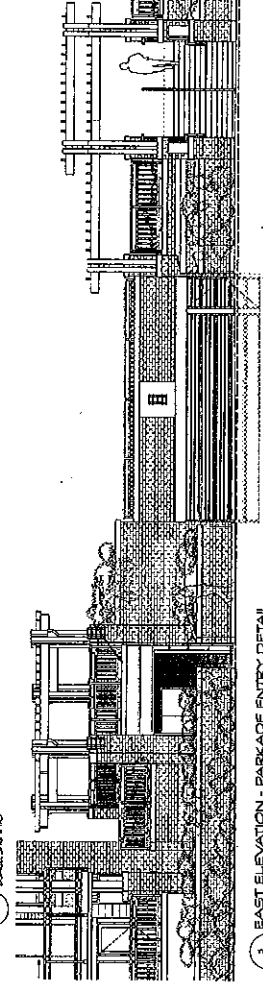
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SCALE 3/32" = 1'-0"



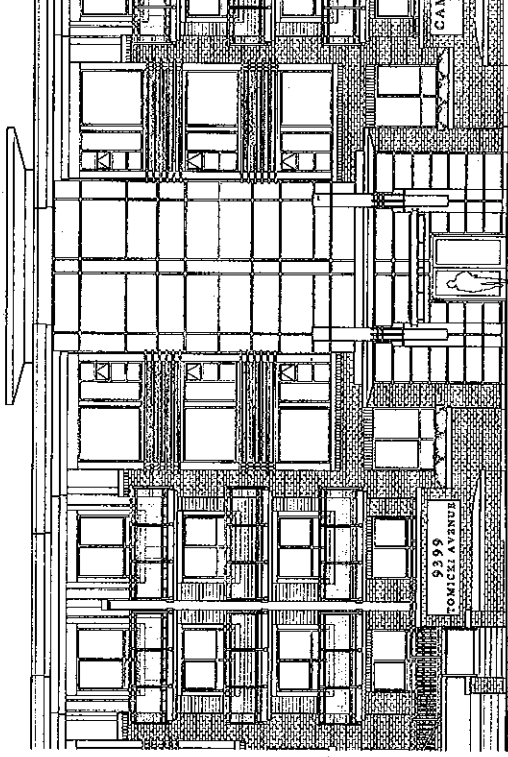
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SCALE 3/8" = 1'-0"



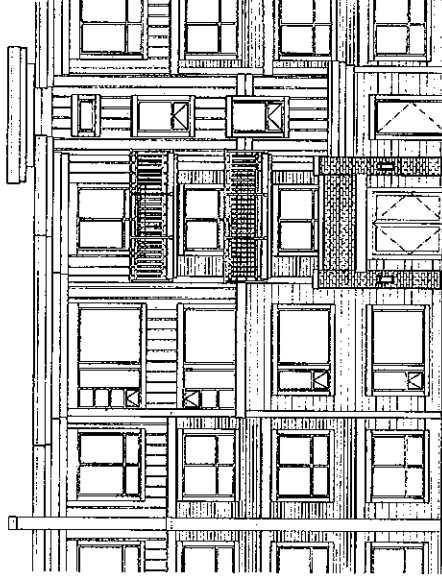
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SCALE 3/8" = 1'-0"



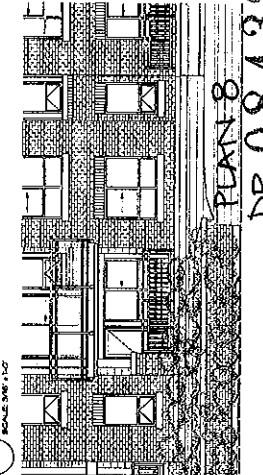
3 EAST ELEVATION - PARKADE ENTRY DETAIL
SCALE 3/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING 2A & 2B ENTRY
SCALE 3/8" = 1'-0"



4 NORTH ELEVATION - COURTYARD LOBBY ENTRY
SCALE 3/8" = 1'-0"



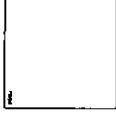
PLAN 8

SEP 25 2009
DP 08432218

CONTRACT REVISIONS: THIS DRAWING SET IS FOR THE PROJECT OF THE ARCHITECT. THE DRAWING IS THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

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RCA

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V6J 1A1
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Fax: (604) 687-4041
admin@robertcanderson.com



POLYGON

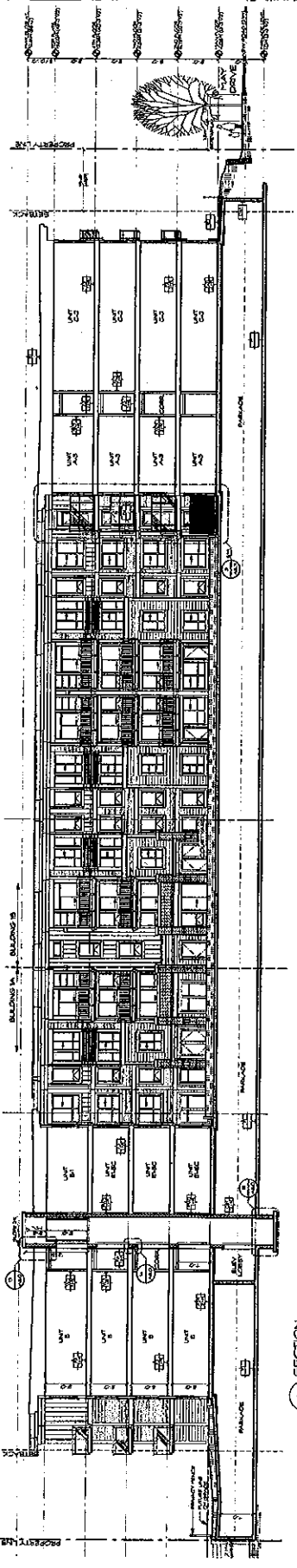
Cambridge Park
9420 to 9500 Olin Road
Richmond, B.C.

ELEVATION
DETAILS

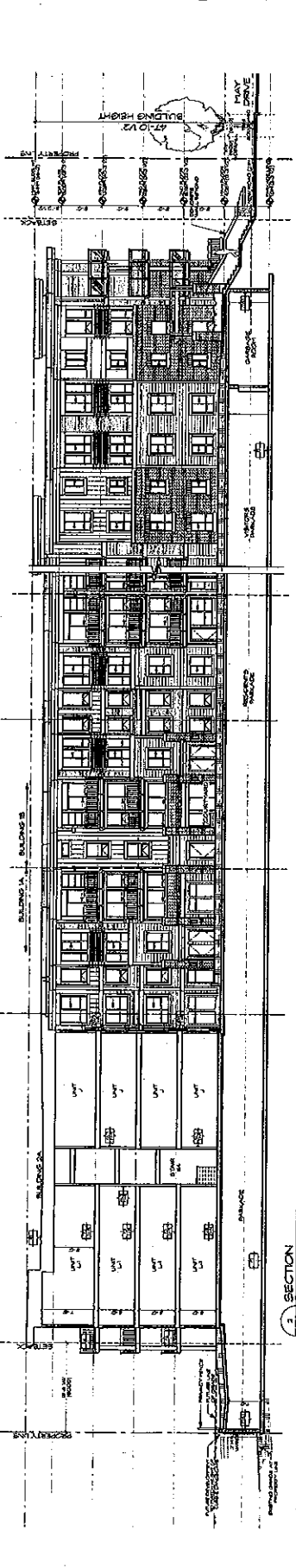
A4.3

CONCRETE REINFORCED, THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION OF THE BUILDING WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.

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



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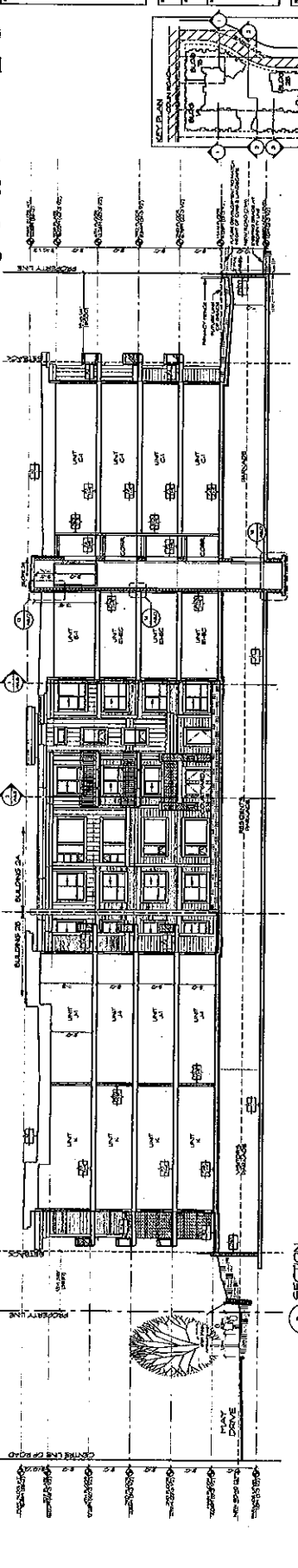
POLYGON

PLAN 9
SEP 25 2009
DP 08432218

Cambridge Park
5420 W 8500 Old Road
Richmond, B.C.

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

A5.0



Division: _____

	REVENUE	EXPENSES	NET INCOME
Sales	\$100.00		
Cost of Goods Sold		(60.00)	
Gross Profit			40.00
Selling Expenses		(10.00)	
Administrative Expenses		(8.00)	
Depreciation		(2.00)	
Interest Expense		(1.00)	
Taxes		(1.00)	
Total Expenses		(22.00)	
Net Income			18.00



FCA

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Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4841
edwin@electrozooarchitectures.com



POLYGON

Cambridge Park

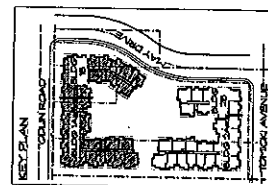
2420 to 2500 Odlin Road
Richmond, B.C.

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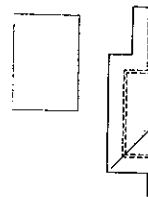
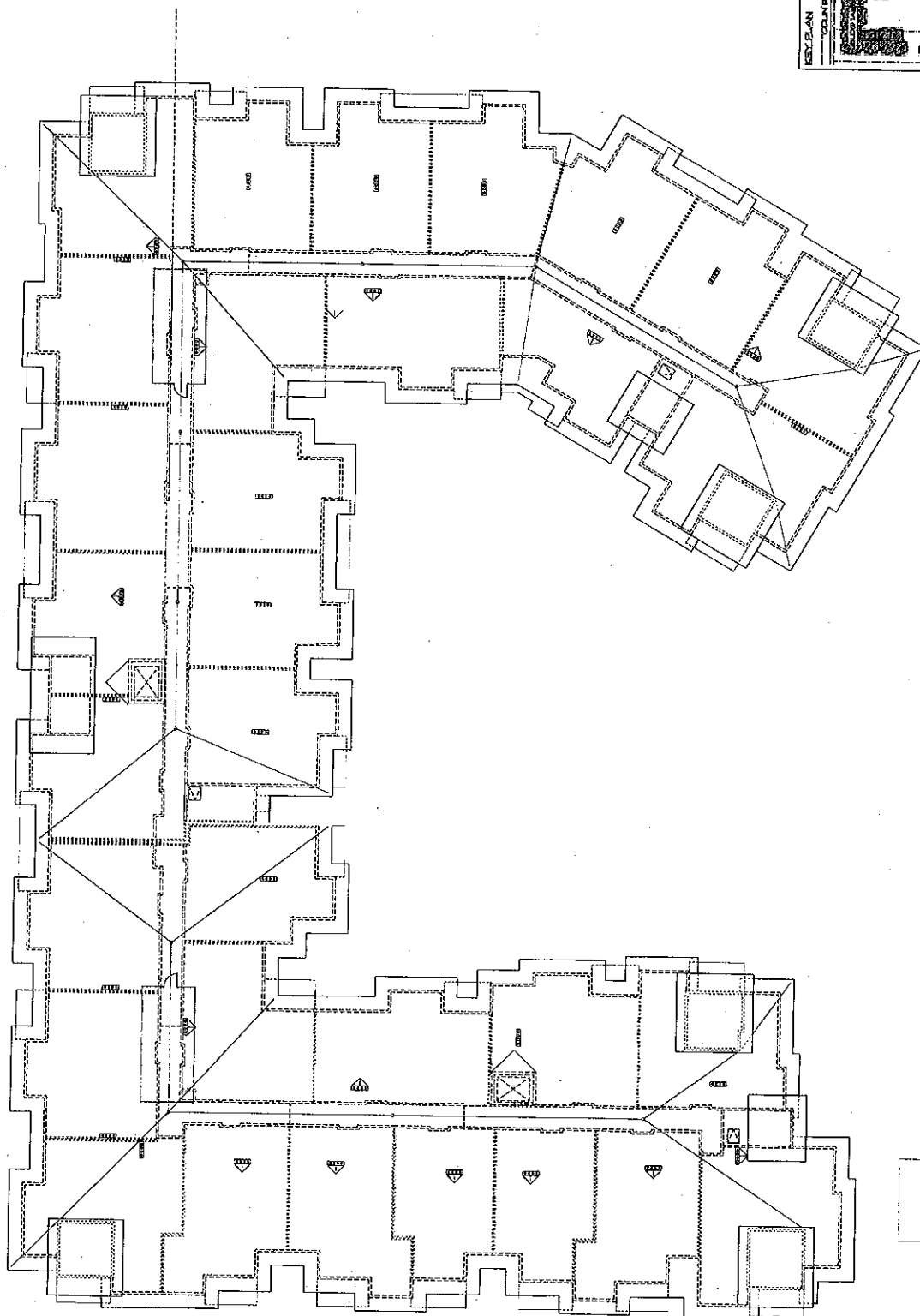
ROOF PLAN

BUILDING 1A & 1B

SECRET 104
A2.15



PLAN 10
SEP 25 2009
DP 08432218



CONTRACTOR REQUIRED: THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION WITHOUT THE CONTRACTOR'S SIGNATURE AND SEAL. THE CONTRACTOR'S SIGNATURE AND SEAL MUST BE PLACED ON THE DRAWING IN THE DESIGNATED AREA. THE CONTRACTOR'S SIGNATURE AND SEAL MUST BE PLACED ON THE DRAWING IN THE DESIGNATED AREA. THE CONTRACTOR'S SIGNATURE AND SEAL MUST BE PLACED ON THE DRAWING IN THE DESIGNATED AREA.



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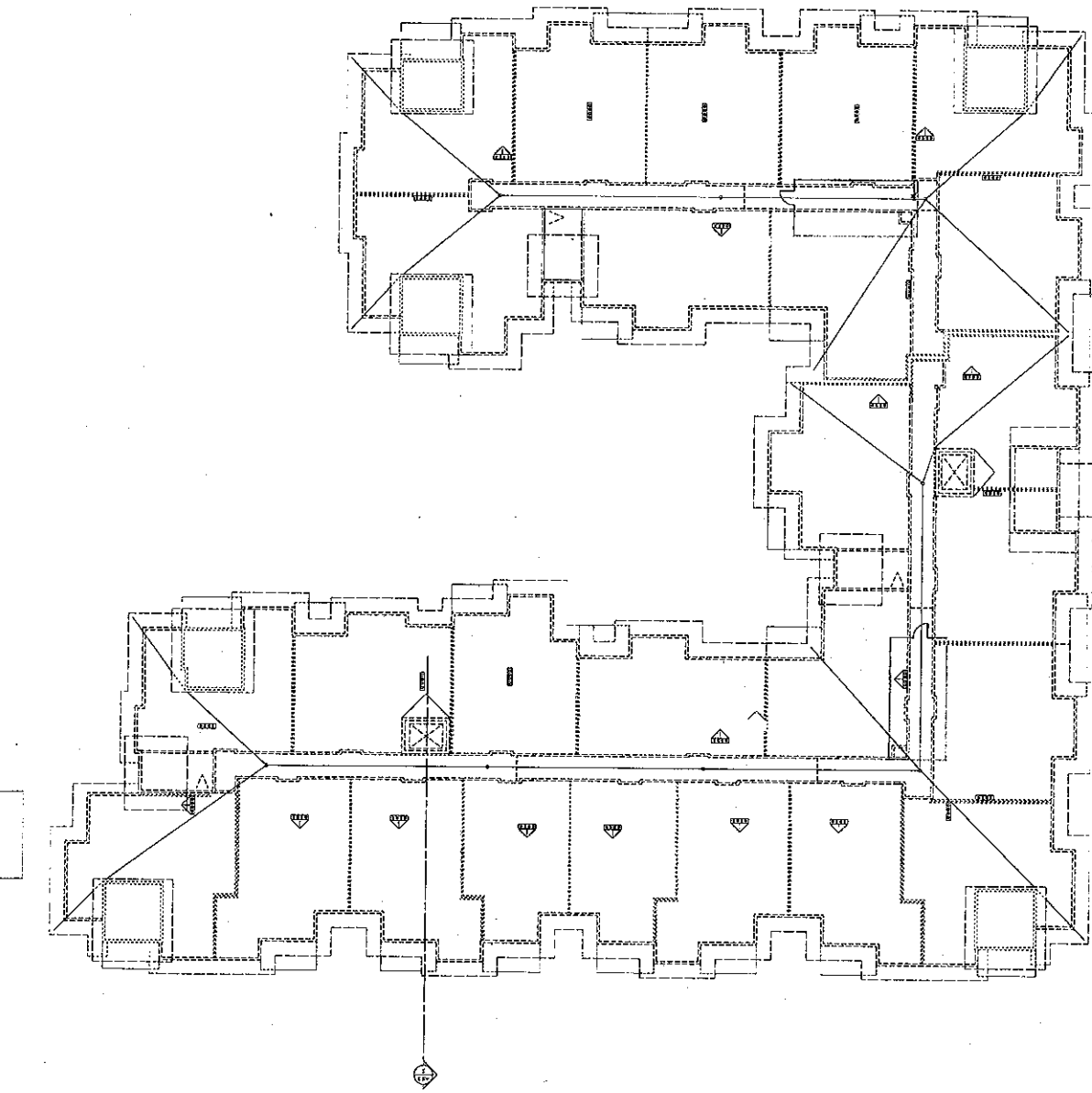
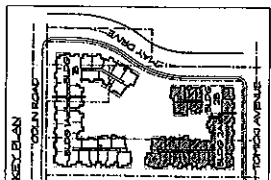


POLYGON

Cambridge Park
9420 to 9500 Oglin Road
Richmond, B.C.

ROOF PLAN
BUILDING 2A & 2B

A2.2.5



PLAN 11
SEP 25 2009
DP 08432218

CONTRACTOR'S NOTE: THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE PROJECT'S CONSTRUCTION PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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RCA

Robert Chazotte Inc. (RCA)
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Ottawa, K1H 7Y7
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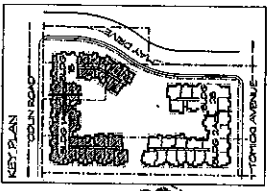
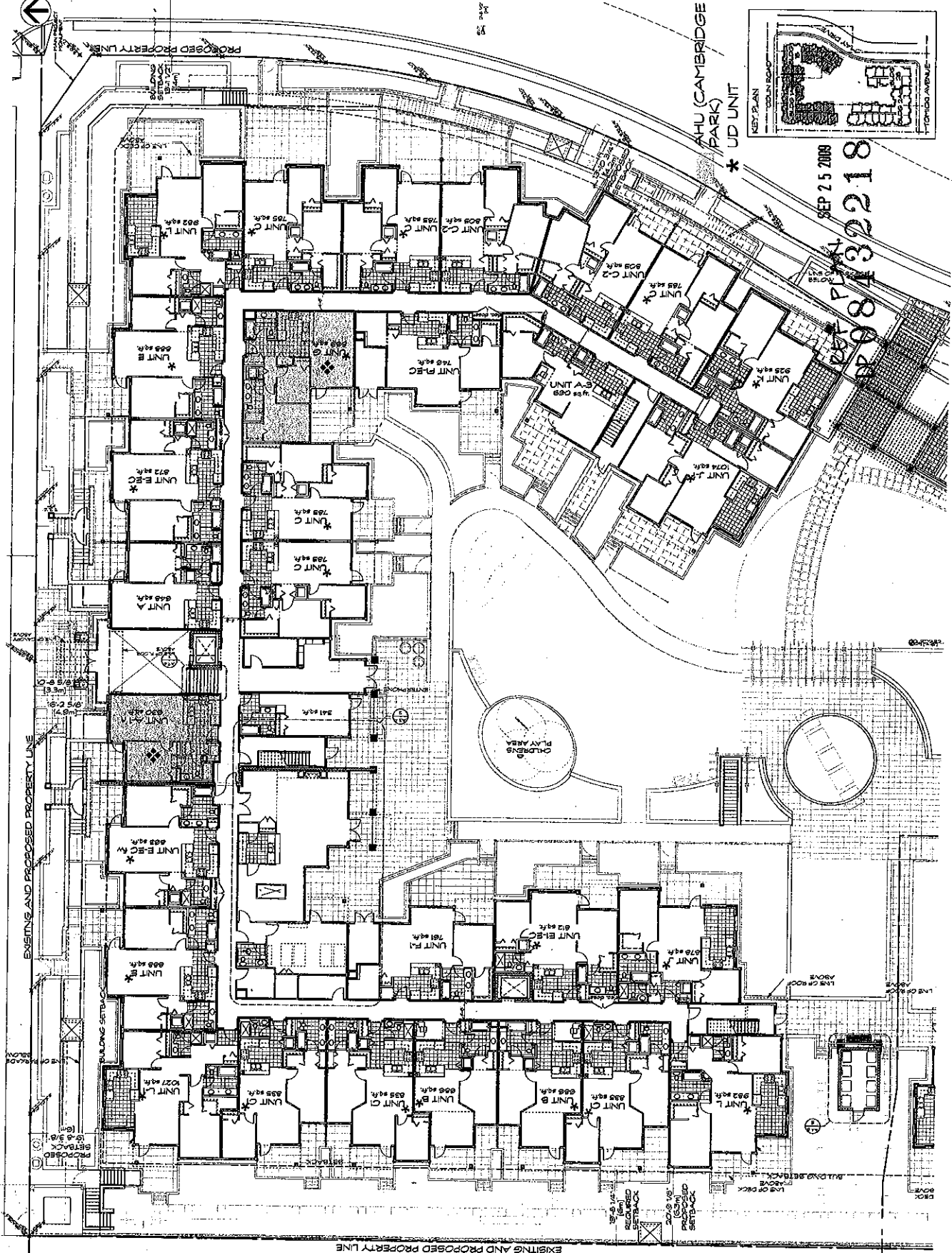


POLYGON

Cambridge Park
5420 to 5500 Oak Road
Richmond, B.C.

MAN FLOOR
PLAN -
BUILDING 1A & 1B

A2.11



SEP 25 2008
0808432218



CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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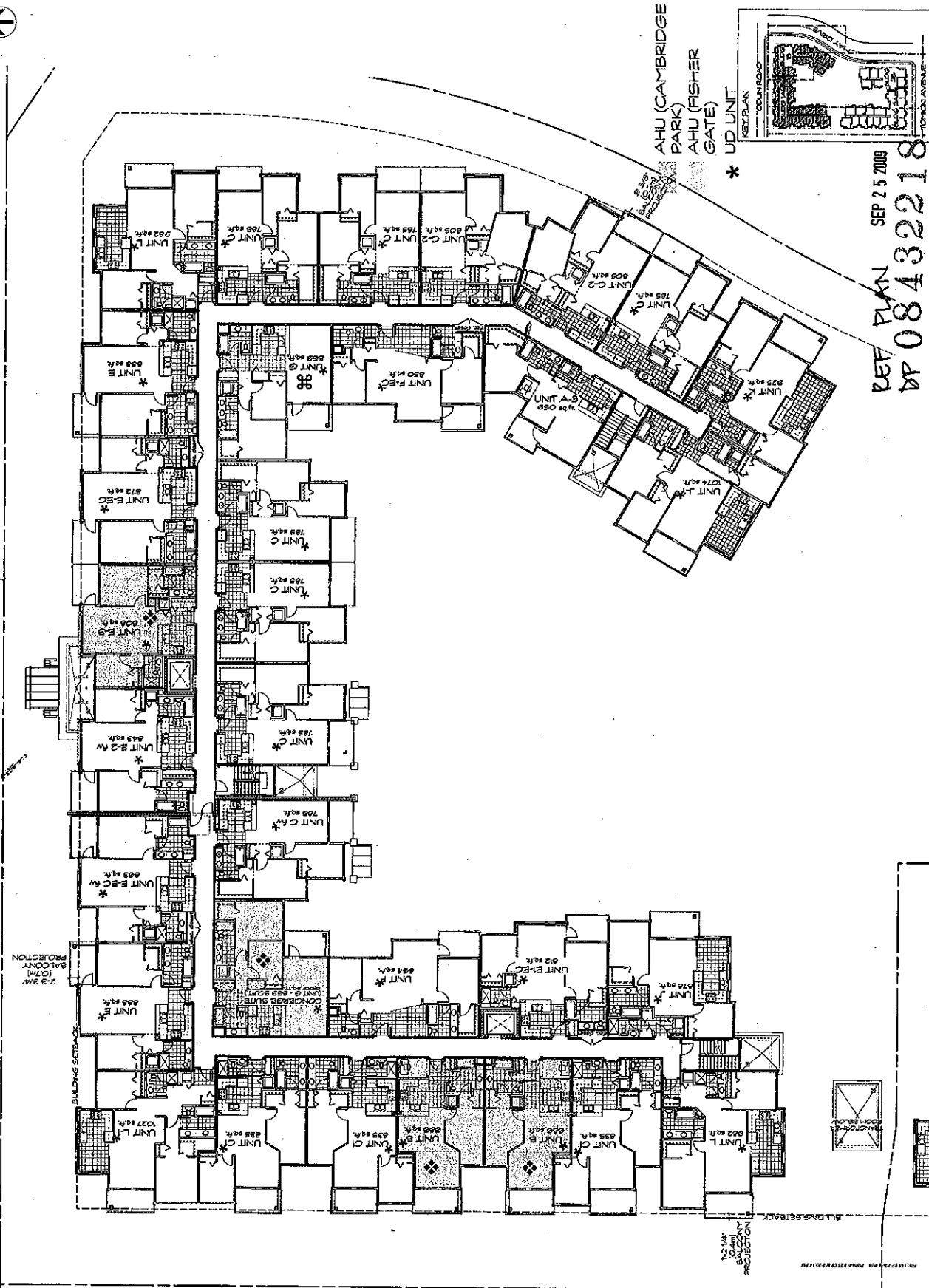
RCA
Robert Carroll Architects Inc.
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Annapolis, MD 21401
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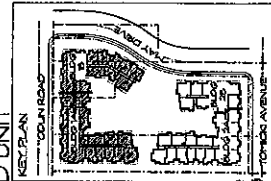
POLYGON
Cambridge Park
3420 S. 2650 2nd Road
Richmond, VA

NO.	REVISION	DATE
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2ND FLOOR PLAN - BUILDING 1A & 1B
A2.12



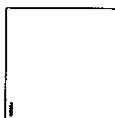
REF PLAN SEP 25 2008
BP 08432218



AHU (CAMBRIDGE PARK)
AHU (FISHER GATE)
UD UNIT

[illegible]

DATE	DESCRIPTION	DEBIT	CREDIT
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03/29/08	RECEIVED FOR DO		100.00
03/30/08	PAID FOR DO	100.00	
03/31/08	RECEIVED FOR DO		100.00



AB

**200 • 2539 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4641
Email: info@clccorzarichitecture.com**



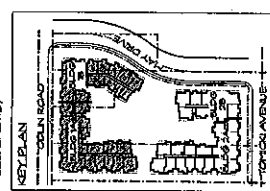
POLYGON

Cambridge Park

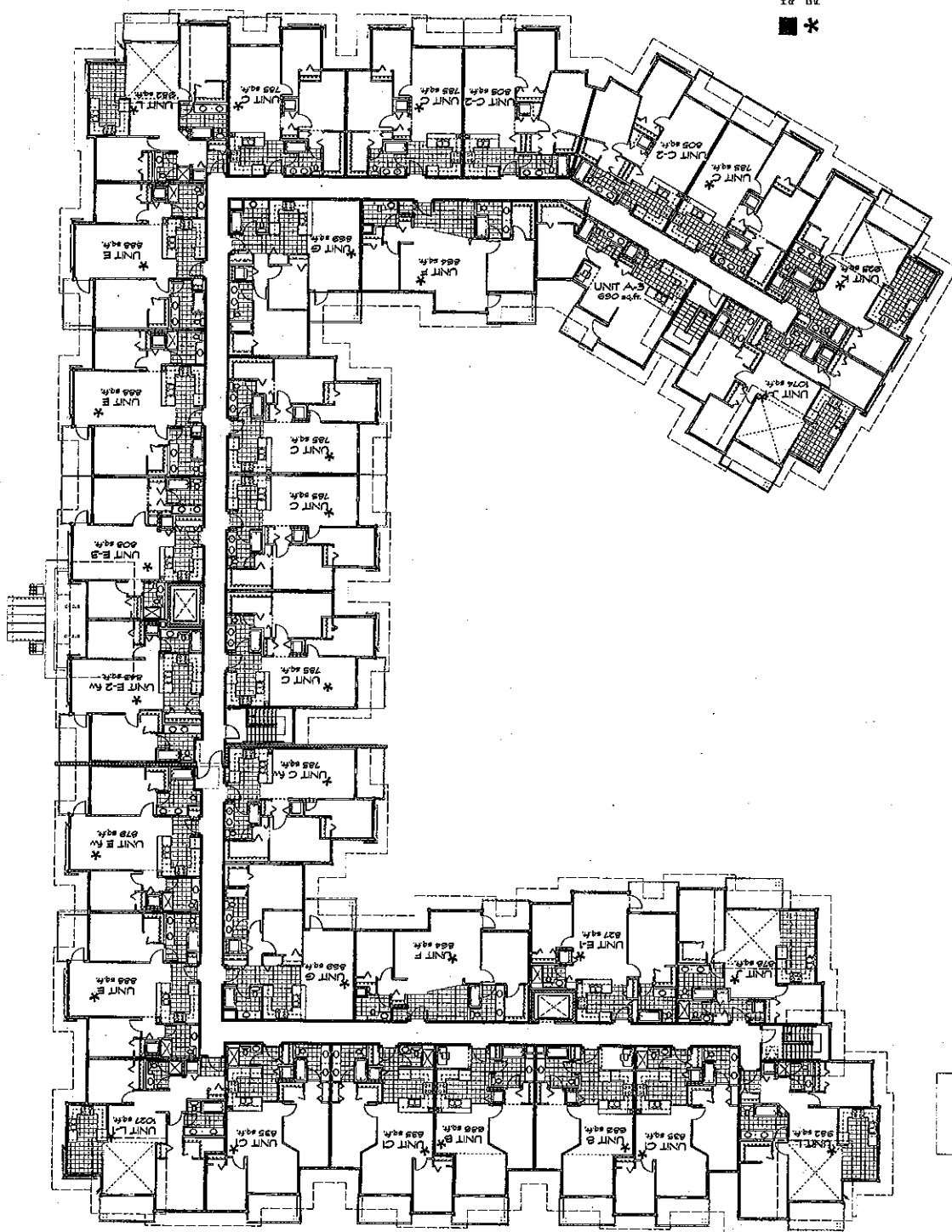
420 to 550 Oak Road
Richmond, B.C.

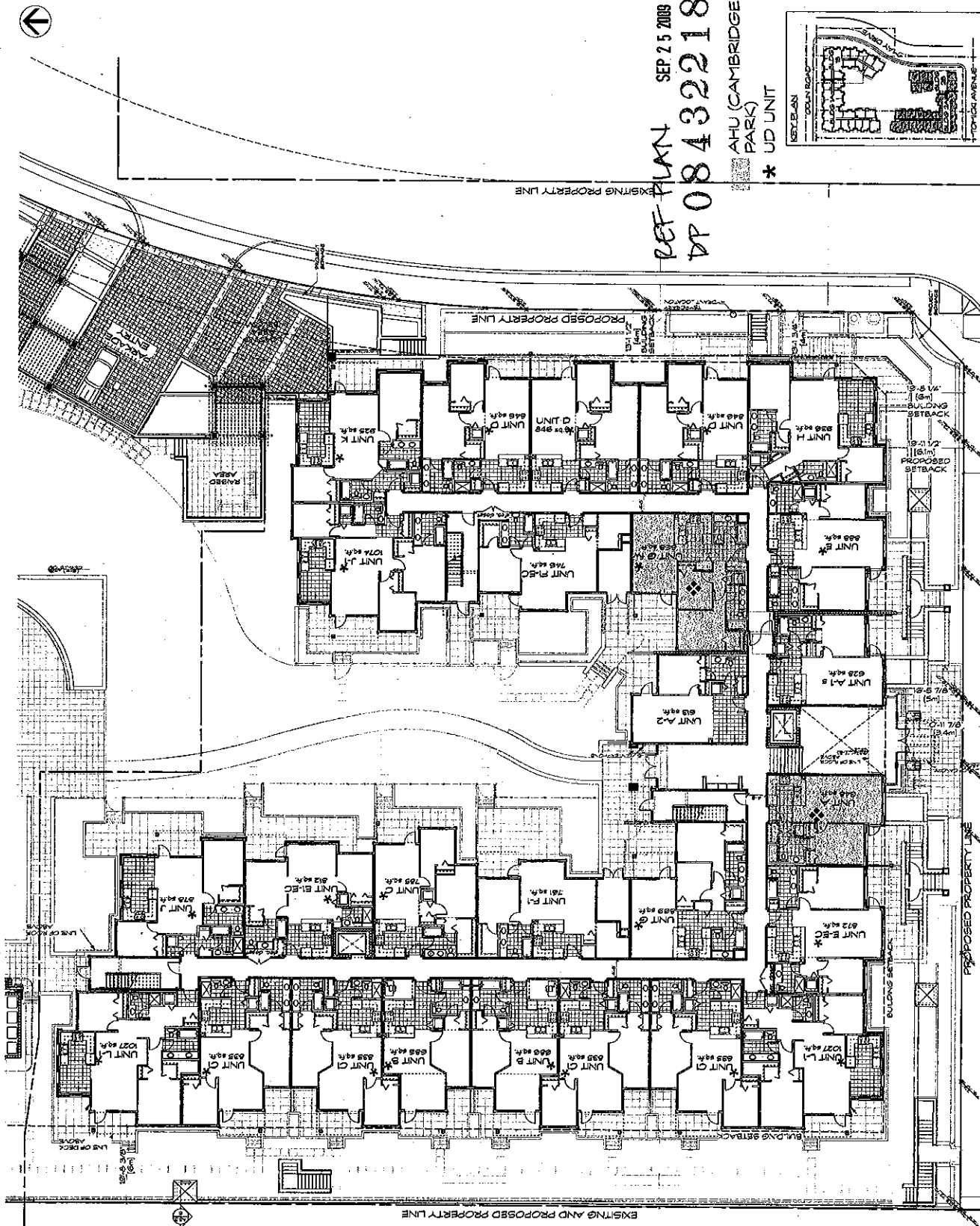
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NO.	NO. OF SHEETS
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ATCHED AREA DENOTES EXTENT OF
SED CEILING (4TH FLOOR ONLY)

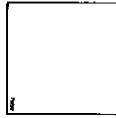


REF-PLAN SEP 25 2009
DP 08432218





ITEM	DESCRIPTION
217004	SHOULD FOR WEIGHING
217005	RE-ASSEMB FOR WEIGHING
217006	SHOULD FOR DR
217007	RE-ASSEMB FOR DR
217008	GENERAL REUSE
217009	RE-ASSEMB FOR WEIGHING
217010	SHOULD FOR WEIGH TENDER
217011	REASSEMB FOR DR
217012	RE-ASSEMB FOR DR
217013	RE-ASSEMB FOR DR



ABC

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POLYGON

Cambridge Park
3420 to 3500 Oak Road
Richmond, B.C.

DATE	08/08/2017
TIME	3:32 - 1:07
PROJECT NO. 16-0430	

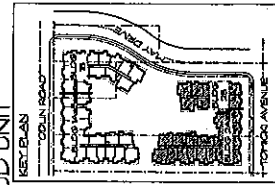
2ND FLOOR PLAN

BUILDING 2A & 2B

Page 11 of 11

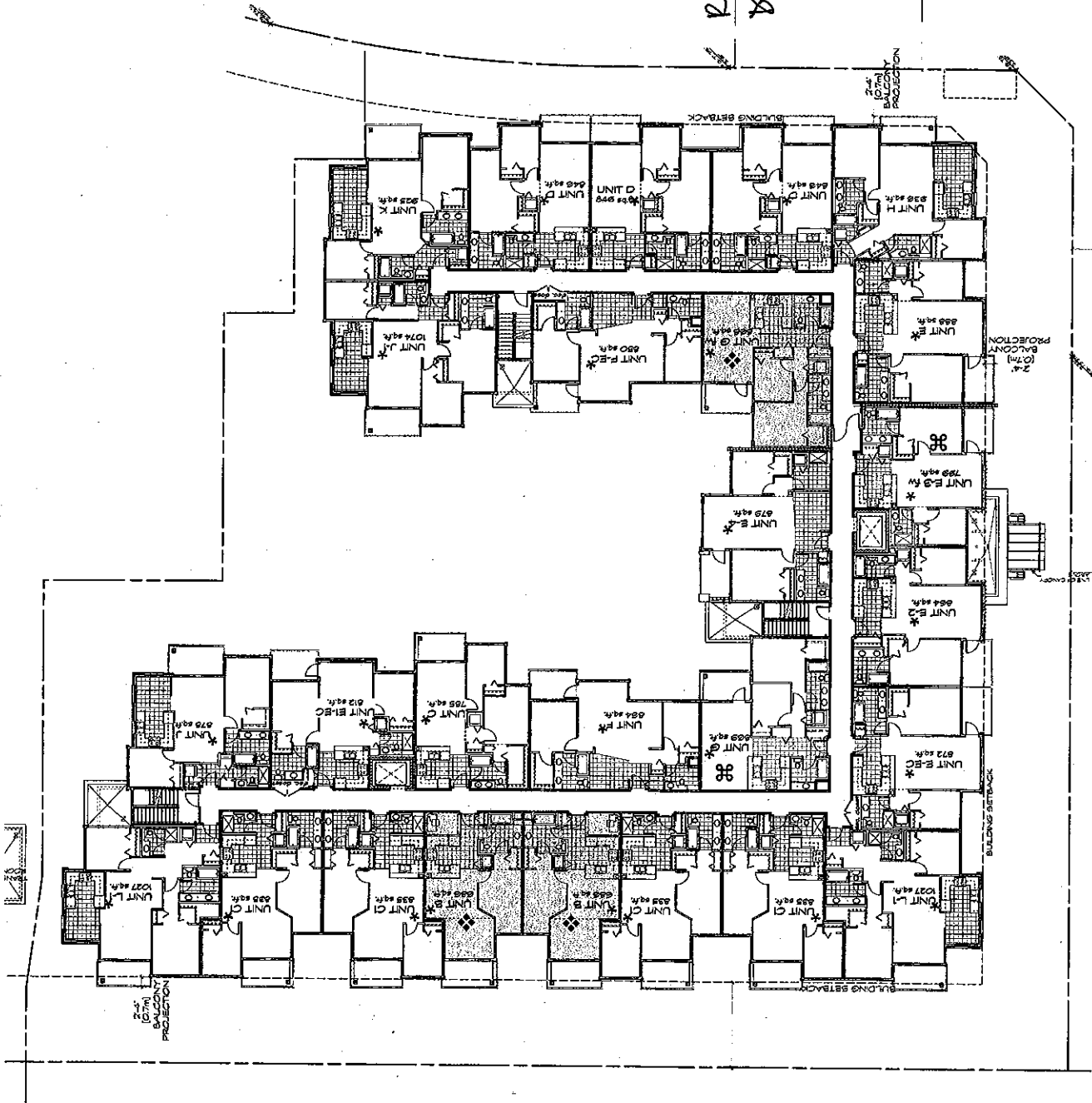
A2.2.2

-



REF PLAN SEP 25 2008
#08432218
AHU (CAMBRIDGE PARK)
AHU (FISHER GATE)

* UNIT



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NO.	REVISION	DATE
1	ISSUED FOR RECORDING	09/25/2009
2	ISSUED FOR PERMITTING	10/01/2009
3	ISSUED FOR CONSTRUCTION	10/01/2009
4	ISSUED FOR RECORDING	10/01/2009
5	ISSUED FOR RECORDING	10/01/2009
6	ISSUED FOR RECORDING	10/01/2009
7	ISSUED FOR RECORDING	10/01/2009
8	ISSUED FOR RECORDING	10/01/2009
9	ISSUED FOR RECORDING	10/01/2009
10	ISSUED FOR RECORDING	10/01/2009

NO.	REVISION	DATE
1	ISSUED FOR RECORDING	09/25/2009
2	ISSUED FOR PERMITTING	10/01/2009
3	ISSUED FOR CONSTRUCTION	10/01/2009
4	ISSUED FOR RECORDING	10/01/2009
5	ISSUED FOR RECORDING	10/01/2009
6	ISSUED FOR RECORDING	10/01/2009
7	ISSUED FOR RECORDING	10/01/2009
8	ISSUED FOR RECORDING	10/01/2009
9	ISSUED FOR RECORDING	10/01/2009
10	ISSUED FOR RECORDING	10/01/2009



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POLYGON

REFERENCE PLAN SEP 25 2009
#08432218

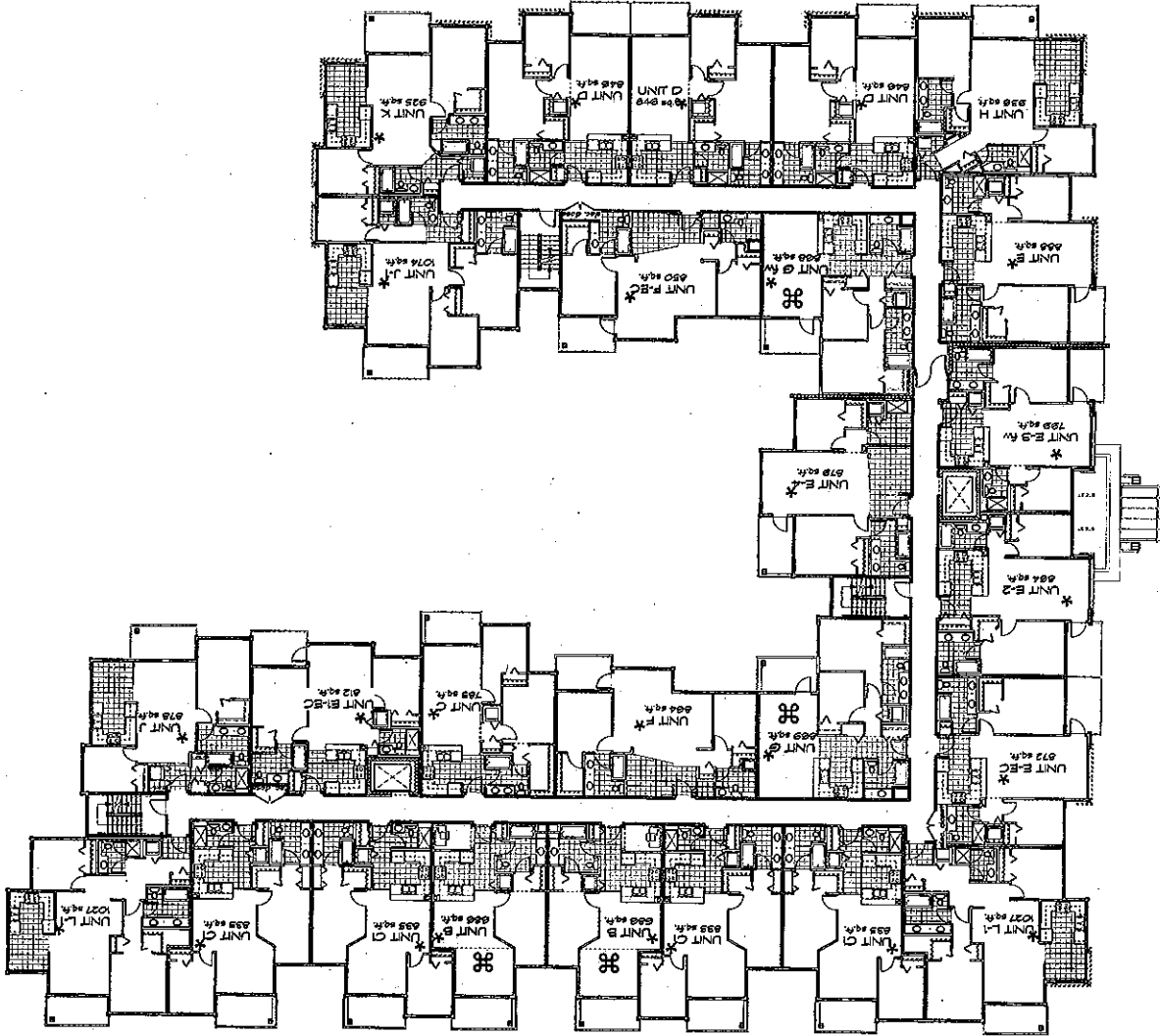
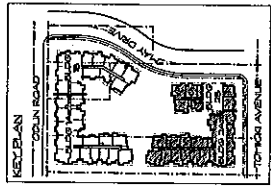
AHU (CAMBRIDGE PARK)
AHU (FISHER GATE)
UD UNIT

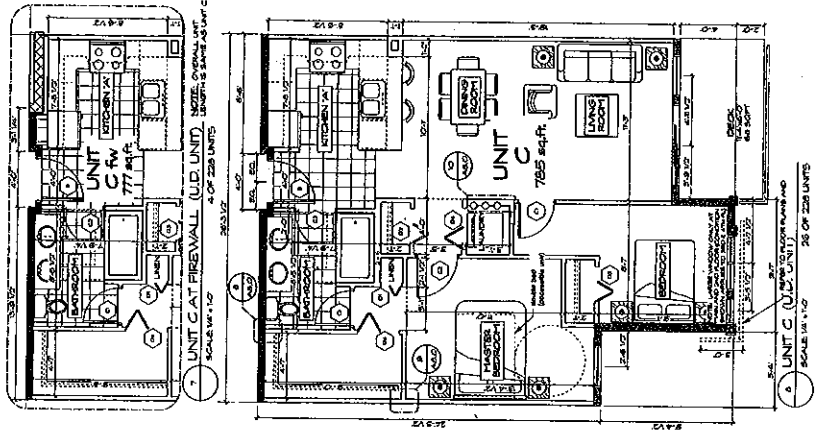
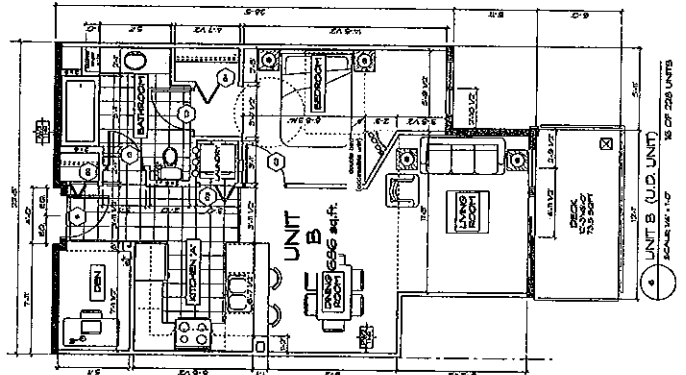
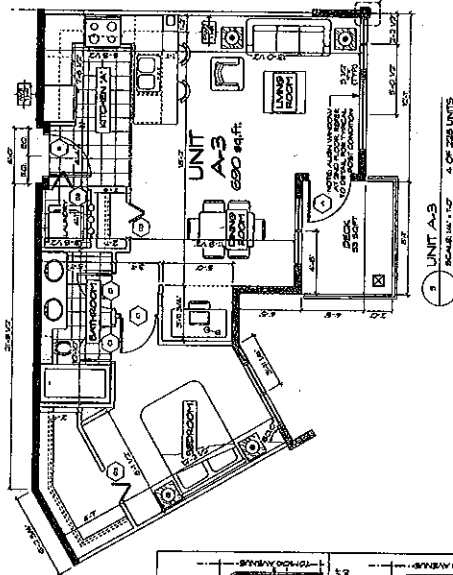
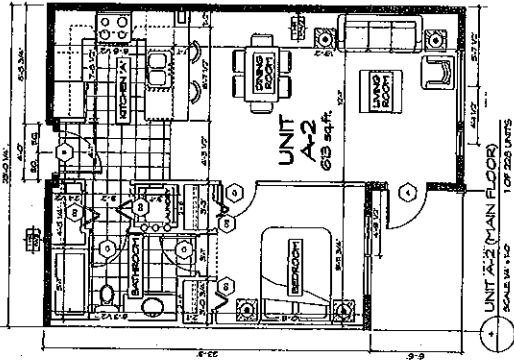
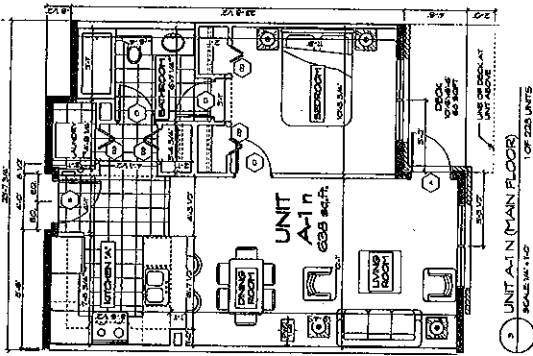
*

Cambridge Park
9420 to 9500 Oak Road
Richmond, B.C.

3RD FLOOR
PLAN
BUILDING 2A & 2B

A2.2.3





SEP 25 2009
REFERENCE PLAN
4P08432218

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REVISION:		DATE	BY
1			

DATE	MEMO
10/17/78	ISSUED FOR CP
10/18/78	ISSUED FOR CP
10/19/78	ISSUED FOR CP
10/20/78	ISSUED FOR CP
10/21/78	ISSUED FOR CP
10/22/78	ISSUED FOR CP
10/23/78	ISSUED FOR CP
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10/27/78	ISSUED FOR CP
10/28/78	ISSUED FOR CP
10/29/78	ISSUED FOR CP
10/30/78	ISSUED FOR CP
10/31/78	ISSUED FOR CP



**CA
R**

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Fax: (604) 687-0961
admin@rscruziarchitecture.com



POLYGON

Cambridge Park

44

Richmond, B.C.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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PC-200	14.0 x 1.75
Other materials	

UNIT PLANS

113

Quantity: 1

111

CONTRACTOR SHALL PROVIDE TWO (2) SETS OF THIS PLAN TO THE CITY OF VANCOUVER FOR REVIEW AND APPROVAL. THE CITY OF VANCOUVER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE BUILDING ACT AND THE BUILDING REGULATIONS. THE CITY OF VANCOUVER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVISION	DATE	DESCRIPTION
1	SEP 15 2009	ISSUED FOR PERMIT

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



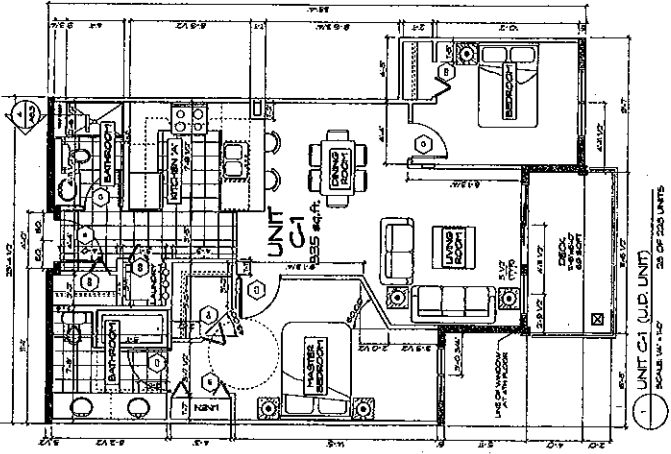
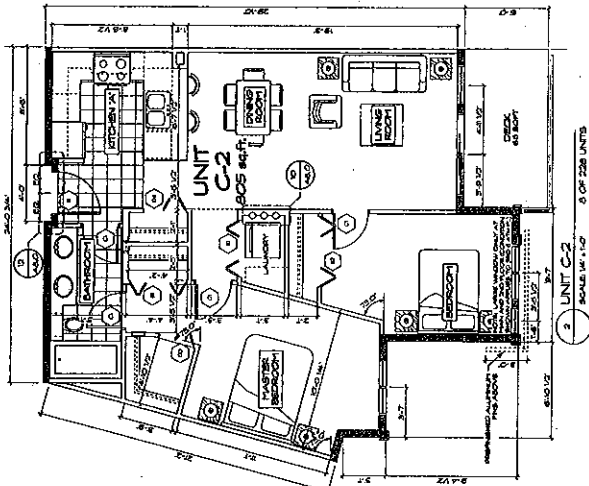
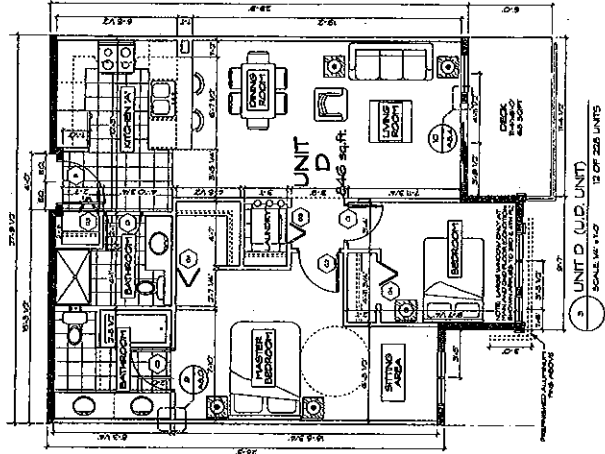
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Vancouver, BC V6J 1A7
Tel: (604) 687-4411
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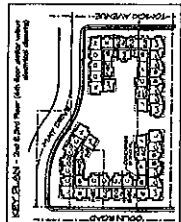
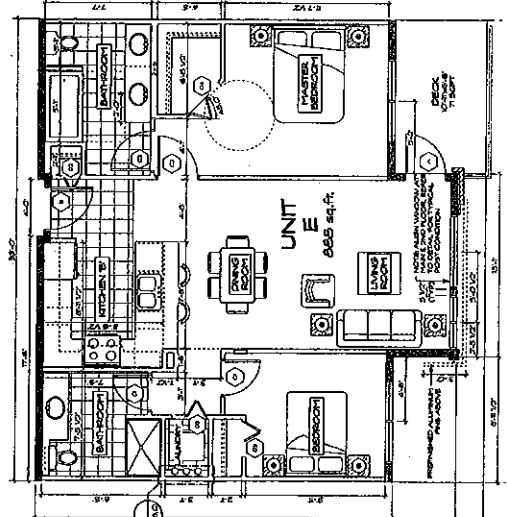
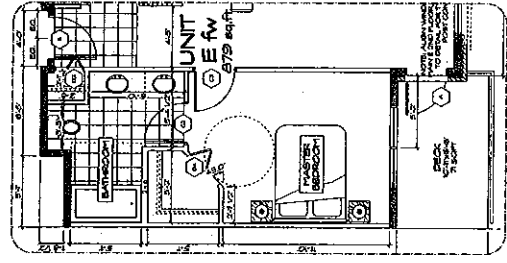
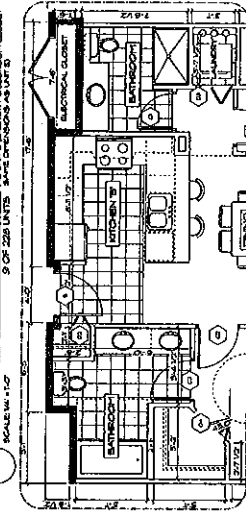
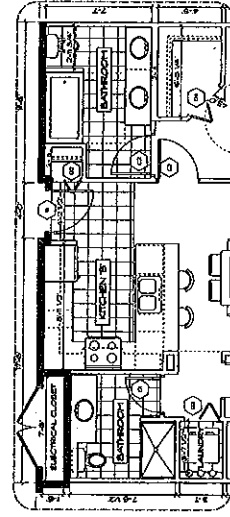
Cambridge Park
3400 to 3500 Oak Road
Richmond, B.C.

UNIT	AREA	DATE
UNIT 1-12	1000	2009

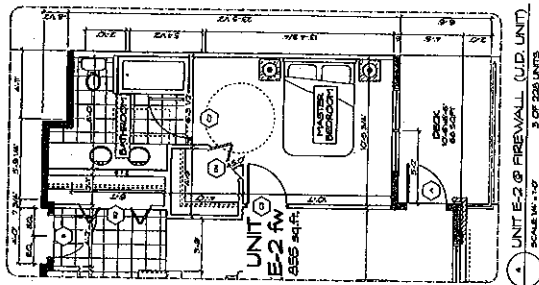
UNIT PLANS
A3.1



REFERENCE PLAN SEP 15 2009
#08432218



- GENERAL NOTES:**
1. ROOMS ARE TO BE FINISHED TO THE FINISHES SHOWN ON THE FINISHES SCHEDULE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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Information	Page
1. Name of the person or organization that is the subject of the investigation	1
2. Date of the investigation	2
3. Location of the investigation	3
4. Name of the person or organization that conducted the investigation	4
5. Date of the report	5
6. Name of the person or organization that received the report	6
7. Name of the person or organization that approved the report	7
8. Name of the person or organization that reviewed the report	8
9. Name of the person or organization that signed the report	9
10. Name of the person or organization that filed the report	10

	Address
07-0108	ISSUED FOR DP
07-0109	ISSUED FOR DP
07-0110	RE-UNITED FOR DP
07-0111	RELEASED FOR REASONING
07-0112	ISSUED FOR BUGH REMOVED
07-0113	RELEASED FOR D.P.



BCA

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Canada V5Y 3T2
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info@piccozziarchitecture.com



POLYGON

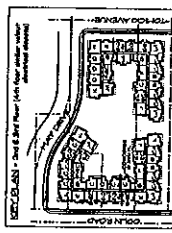
Cambridge Park

2420 to 2500 Odlin Road

DATE	11/11/11
TIME	11:11
LOCATION	11/11
REMARKS	11/11

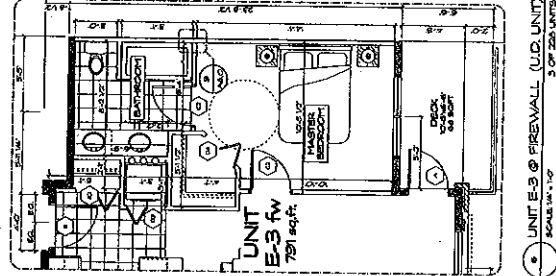
UNIT PLANS

A3.2

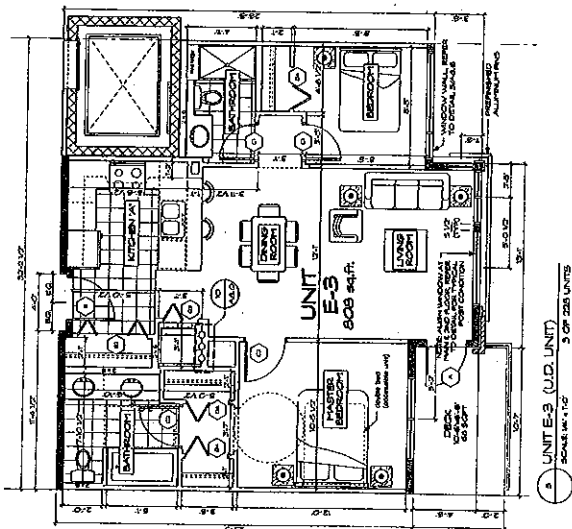


REFERENCE PLAN
SEP 25 2009

AP 0843218

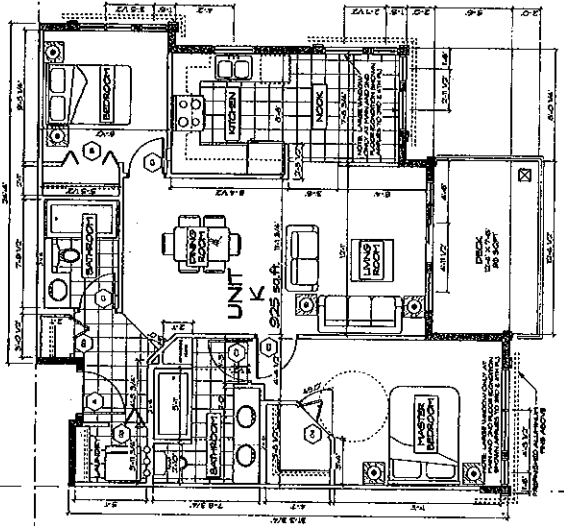
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UNIT E-3 @ FIREWALL (U.O. UNIT)
SCALE 1/4" = 1'-0"
3 OF 220 UNITS

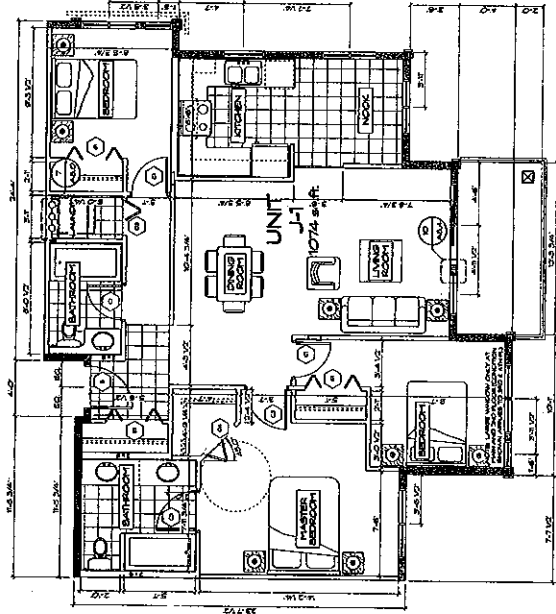


5 UNIT E-3 (U.D. UNIT)
SCALE: 1/4" = 1'-0" 5 OF 225 UNITS

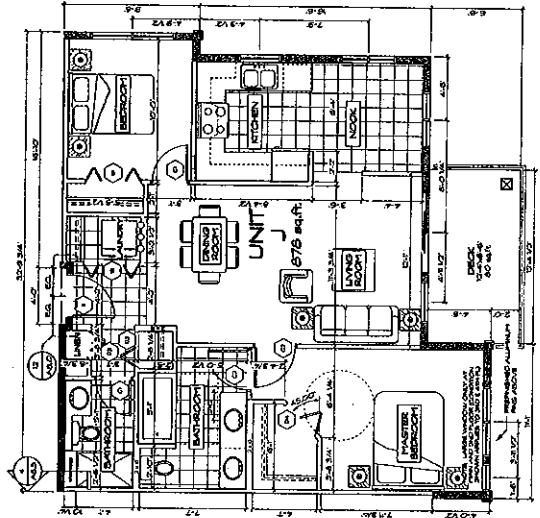
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA.



UNIT K (U.D. UNIT)
8 OF 228 UNITS
SCALE 1/8" = 1'-0"



UNIT L1 (U.D. UNIT)
9 OF 228 UNITS
SCALE 1/8" = 1'-0"



UNIT J (U.D. UNIT)
6 OF 228 UNITS
SCALE 1/8" = 1'-0"

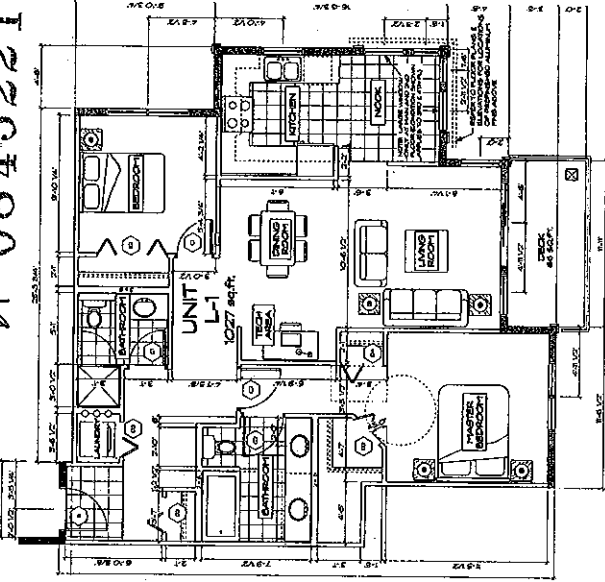
SEP 25 2009
DP 08432218
REFERENCE PLAN

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Architects, P.C.
200 - 2338 Columbia Street
Arlington, VA 22202
Tel: (703) 837-4741
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www.rcaarchitects.com

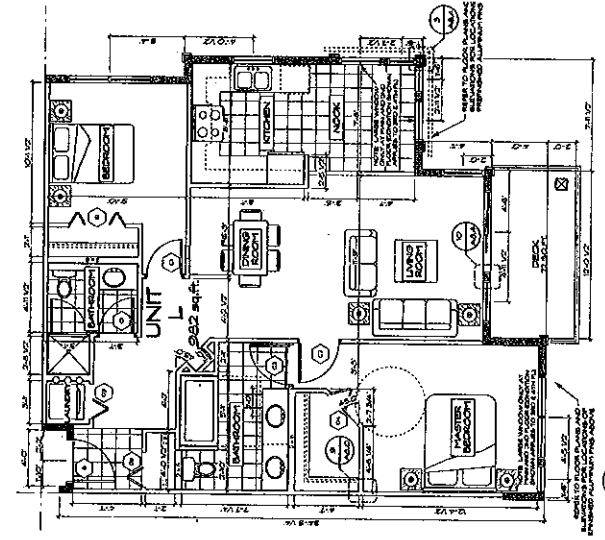
Cambridge Park
5429 S. 2500 S. Rd.
Richmond, VA

UNIT PLANS
AS NOTED
REVISIONS

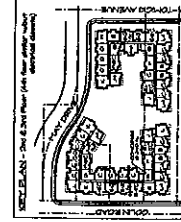
A3.4



UNIT L1 (U.D. UNIT)
12 OF 228 UNITS
SCALE 1/8" = 1'-0"



UNIT L (U.D. UNIT)
6 OF 228 UNITS
SCALE 1/8" = 1'-0"

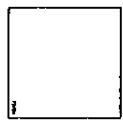


- GENERAL NOTES:**
1. BUILDING VIEWS FOR AN AUTOMATIC DOOR ORDER AT EACH UNIT ENTRY DOOR.
 2. PREPARE CLEAR OPENING OF ENTRY DOOR TO BE THE 68" (SH).
 3. ALL DOOR OPENINGS OF INTERIOR DOORS (FOR REAR AND BATHROOM) ARE UNIFORM TO 68" (SH).
 4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE VISIT GRIPPING ON THE HANDS OF THE USER.
 5. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE VISIT GRIPPING ON THE HANDS OF THE USER.
 6. AT LEAST ONE SCHEDULED BATH.
 7. HAVE A TOILET WITH THE CONTROLS TO BE 68" (SH) AND 68" (SH) FROM THE BATH.
 8. HAVE A CLEAR AREA AT THE BATH OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.
 9. HAVE A CLEAR AREA OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.
 10. HAVE A CLEAR AREA OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.
 11. HAVE A CLEAR AREA OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.
 12. HAVE A CLEAR AREA OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.
 13. HAVE A CLEAR AREA OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.
 14. HAVE A CLEAR AREA OF 76" (SH) IN 76" (SH) AND 76" (SH) FROM THE BATH.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS ARE ACCORDING TO THE RECORD DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	SEP 25 2009
2	ISSUED FOR PERMIT	SEP 25 2009
3	ISSUED FOR PERMIT	SEP 25 2009
4	ISSUED FOR PERMIT	SEP 25 2009
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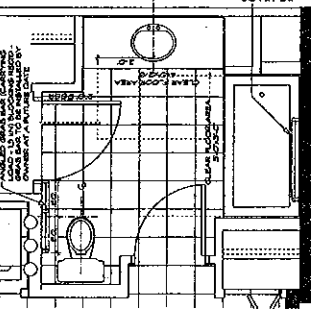
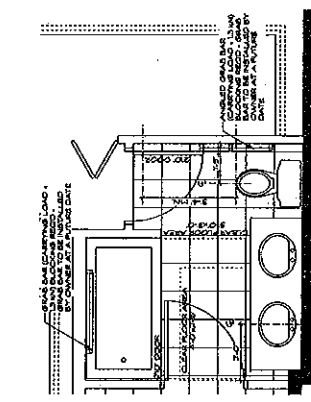
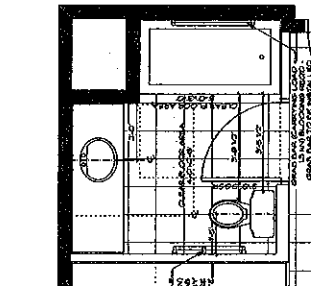
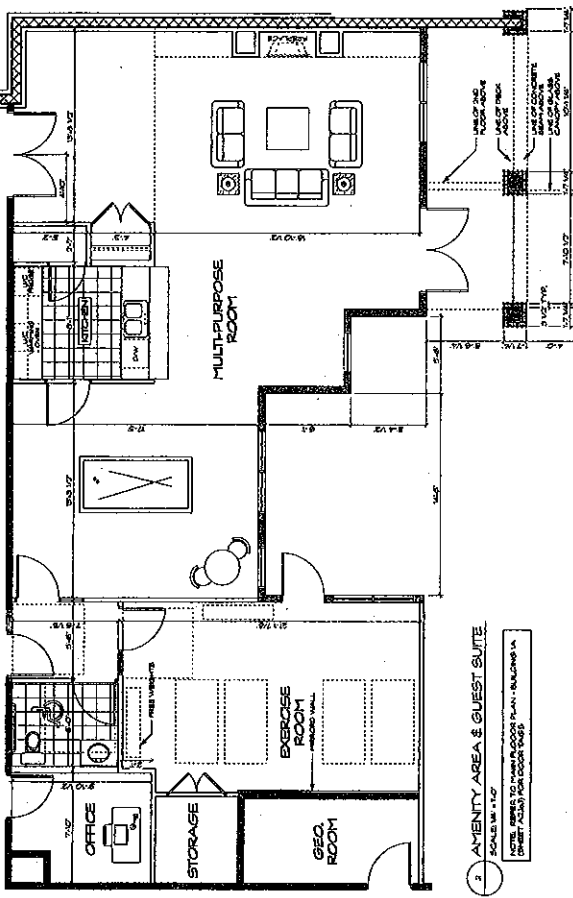
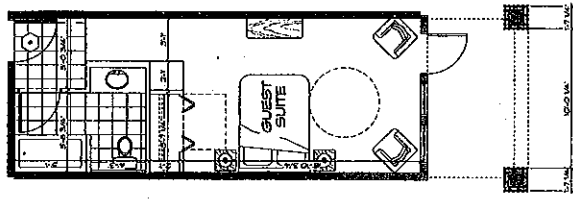


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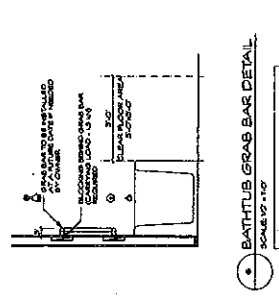
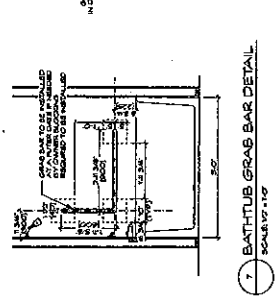
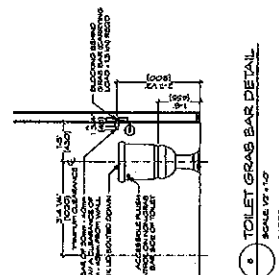
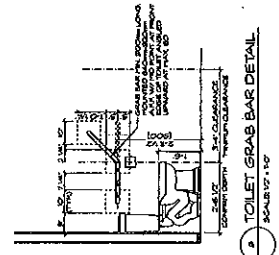
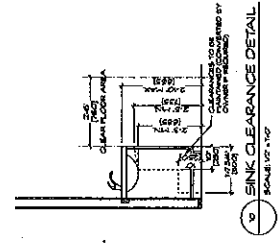
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PROJECT NO. 08432218
DATE: SEP 25 2009
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

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



REFERENCE PLAN SEP 25 2009
DP 08432218



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

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