

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2026

LSA LO STUDIO
architecture

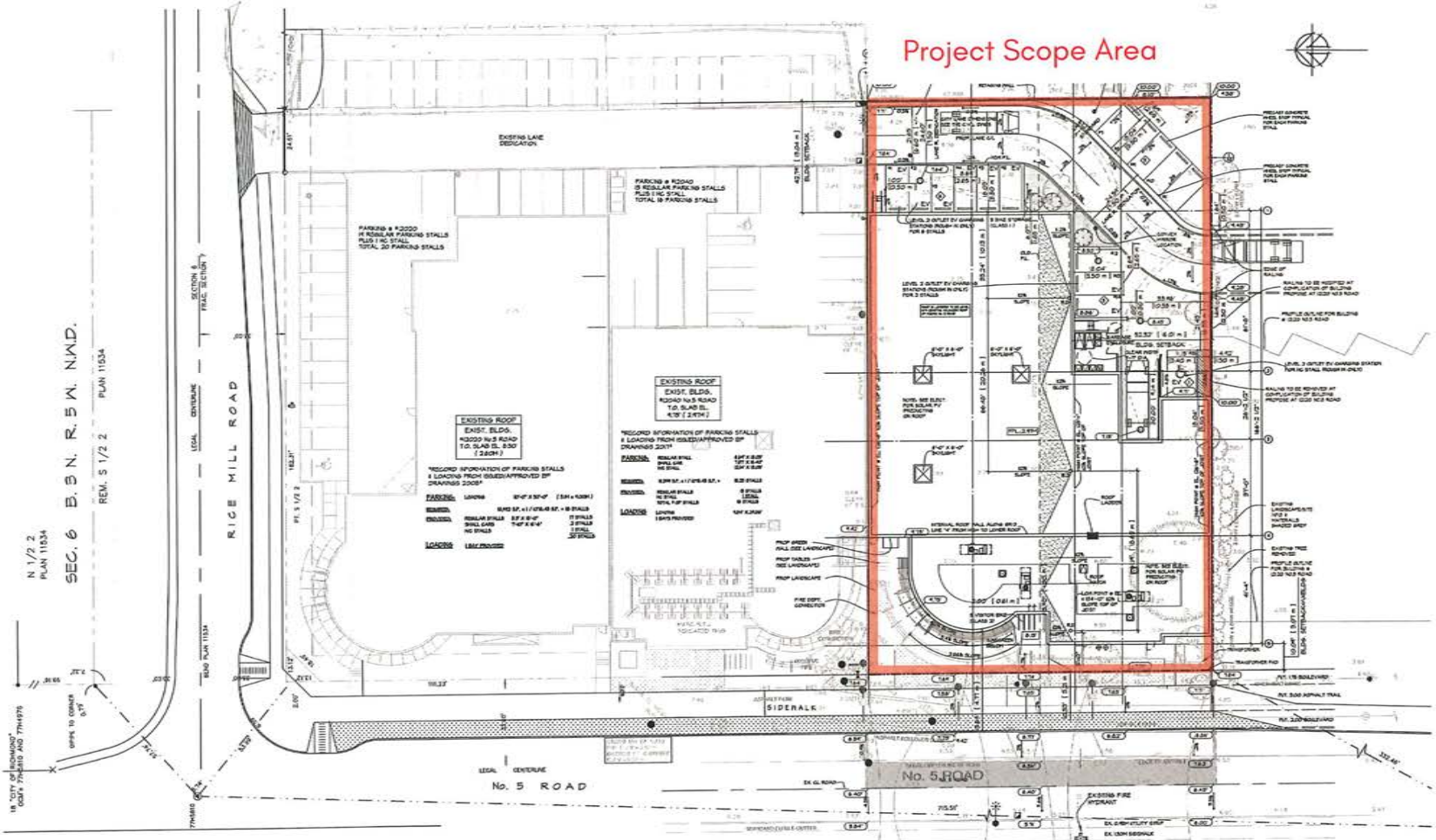


DP Panel Presentation

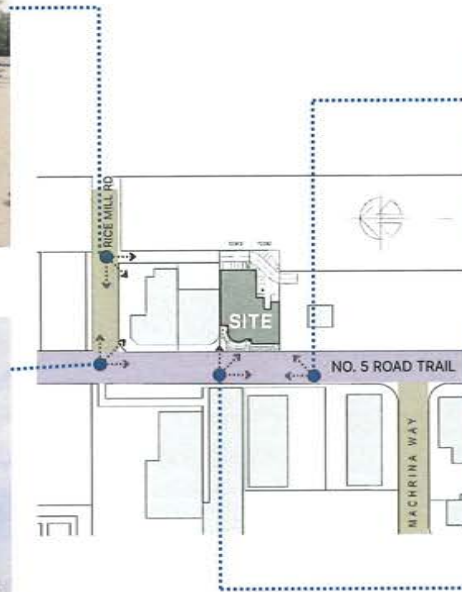
- Architectural Plans
- Design Rationale and Sustainability Strategy
- Environmental Plans
- Landscape Plans
- Accessibility strategy

Hayden Phase III

12060 No 5 Road Richmond, British Columbia



Architectural Plans - Key Plan
 LSA LO STUDIO architecture



Architectural Plans - Contextual Photo Images **LSA** LO STUDIO architecture

Design Rationale

This letter is a description of the two-storey industrial development proposed for the sites located at the above captioned address. The building faces No 5 Road, where the main entrance and pedestrian path are located. The main floor is elevated from the level of the street and, therefore, stairs and a ramp provide a way to reach this higher elevation.

Vehicular access is provided from the proposed lane along the east Property Line (where also parking, loading and garbage enclosure are located). Man-doors create a secondary entrance from the lane as well. Steps and ramps are not necessary on this side since the grading of the lane are approximately at the main floor elevation.

The architectural character of the building carries a style that is common to the two existing structures North of the subject site (owned by the same client). The main feature is at the entrance, where a round form highlights its location. The main door is covered by a glazed canopy that protects the door from the elements and, at the same time, defines its location at a smaller scale. The entrance opens into an interior double-height atrium where the reception and curved stairs are located and lead to the second floor. At the top of the stairs, double-glazed doors provide access to a conference room that, through internal glazing, overlooks the atrium. Another door leads to the remaining offices on the second floor.

The building is fundamentally divided into two functions: The two storeys at the front (with a double-height atrium and curved stairs) are occupied by offices. The area at the back is mainly industrial with high ceilings.

Materials are constituted principally by glazing and painted concrete walls (Tilt-up). Elegant landscaped areas front the construction. Landscaping is mainly grass, to complement the architectural forms, without obstructing them. A green wall project the landscaping vertically on the façade.

The bike storage is located on the interior to provide a secure, controlled area having continuous visual security, protected from rain, wind & temperature variations, lit by interior lights of the building, and potential to have electrical ground fault outlets for use.

Sustainability Strategies

Sustainability Targets

The City of Richmond has requirement for 10% better energy efficiency than minimum code requirements. The applicable minimum code requirements are established via Section 10.2 – Energy Efficiency of the British Columbia Building Code 2024 (BCBC). The project's chosen path to demonstrate compliance is via the Energy Cost Budget Method of the ASHRAE 90.1-2019 standard – a pathway permitted under Section 10.2 of the BCBC. This established the energy-related target for the building. There were no other sustainability targets established for the project to inform the design.

Energy Target - Methodology

An energy modelling simulation was completed to assess the project design against the energy-related target. The proposed design energy cost is modelled against the baseline design which is based on mandatory and prescriptive provisions under Section 11 – Energy Cost Budget of ASHRAE 90.1-2019. The necessary level of performance improvement beyond the baseline was achieved through a combination of enhanced building envelope performance, efficient mechanical systems, and optimized lighting energy use.

Energy Conservation Features

The energy conservation features included in the project design are outlined below across three categories. Together, these strategies reduce overall building energy consumption and operational costs while supporting the project's sustainability goals and energy performance target

1. Envelope:

The building envelope has been designed to exceed baseline requirements through the use of high-performance elements, including:

- Glazing with improved thermal performance relative to the baseline, with a U-value of 1.87 W/m²K.
- Insulation in walls, roof, and doors beyond the minimum requirements of the ASHRAE baseline.

2. Mechanical:

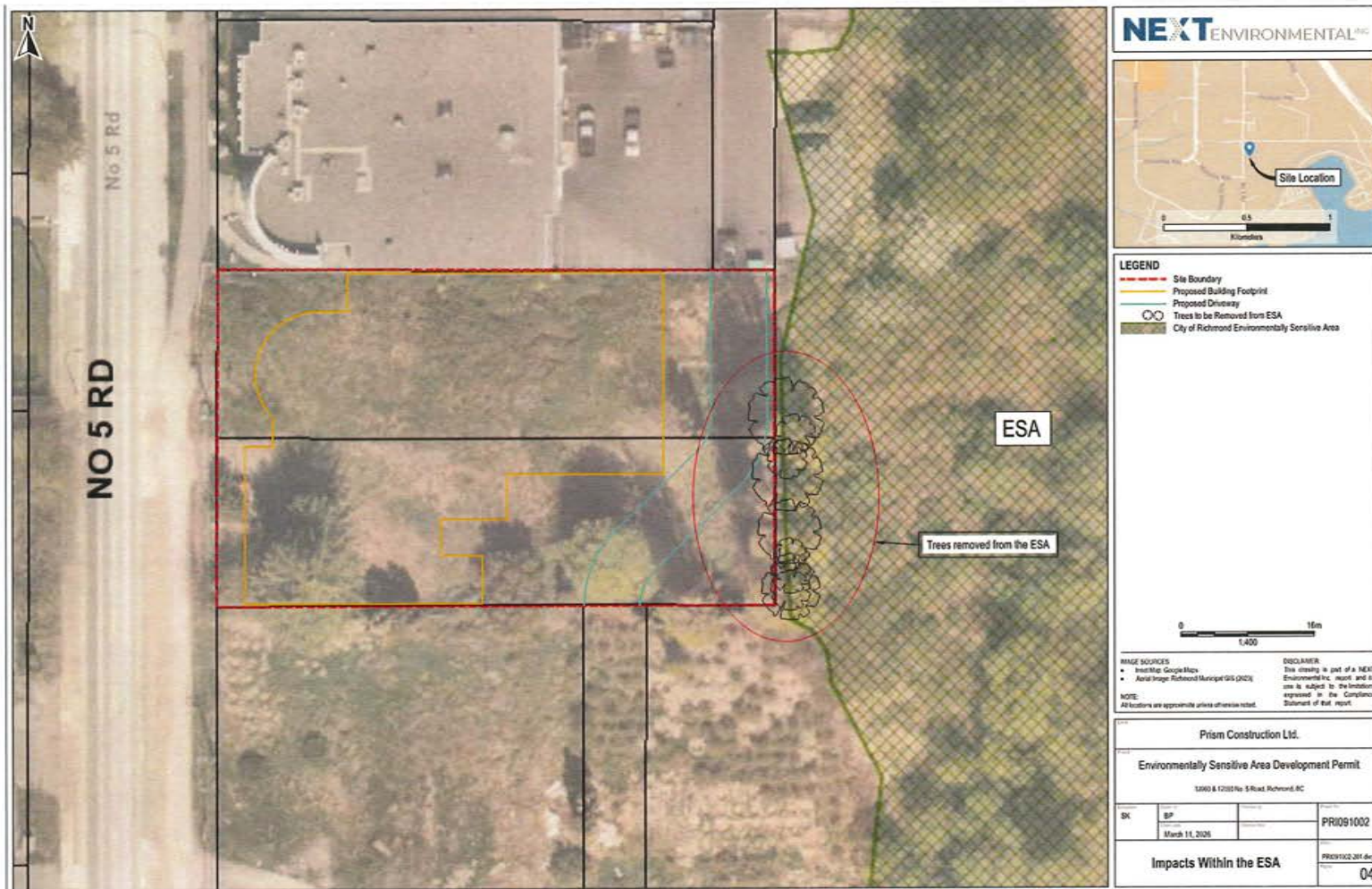
Mechanical systems strategies significantly contributed reduced heating demand

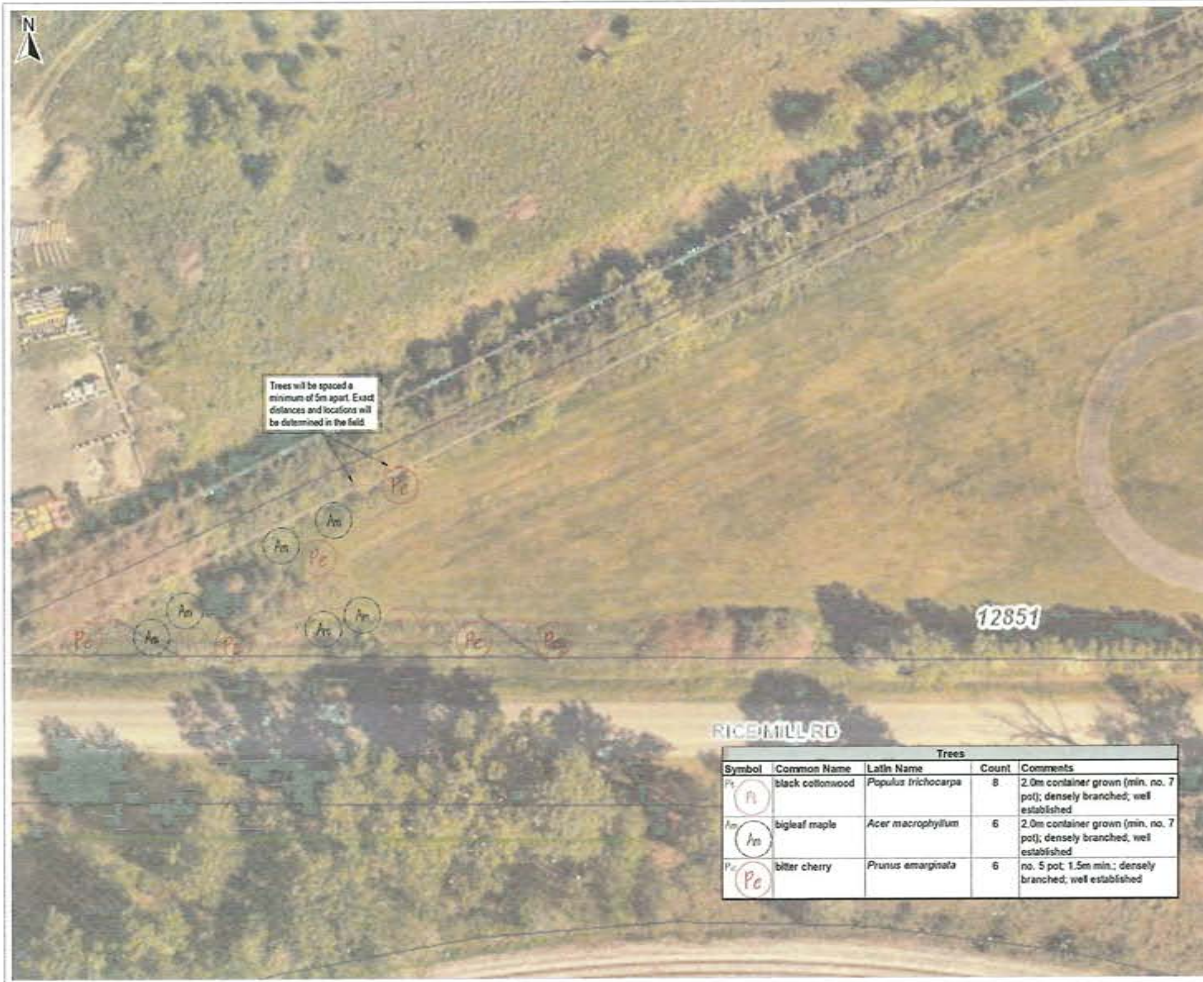
- Utilization of energy recovery Ventilators to recover heat from exhaust air and transfer it to incoming fresh air, reducing heating demand.
- Inclusion of demand control ventilation technology on rooftop units, allowing ventilation rates to adjust based on occupancy levels for office spaces. This reduces unnecessary ventilation during periods of low occupancy and lowers the associated heating

3. Lighting:

Lighting energy consumption is reduced by optimized lighting power densities of 0.30 W/ft² in warehouse and 0.48 W/ft² in offices, resulting in approximately 37% lower lighting energy use compared to the ASHRAE baseline. Lower lighting loads also contribute to reduced cooling demand.







RIEQUILIBRO

Trees				
Symbol	Common Name	Latin Name	Count	Comments
	black cottonwood	Populus trichocarpa	8	2.0m container grown (min. no. 7 pot); densely branched; well established
	bigleaf maple	Acer macrophyllum	6	2.0m container grown (min. no. 7 pot); densely branched; well established
	bitter cherry	Prunus emarginata	6	no. 5 pot 1.5m min.; densely branched; well established

NEXT ENVIRONMENTAL^{INC.}



LEGEND
 City of Richmond Environmentally Sensitive Area
 Approximate Total Restoration Area: 552m²

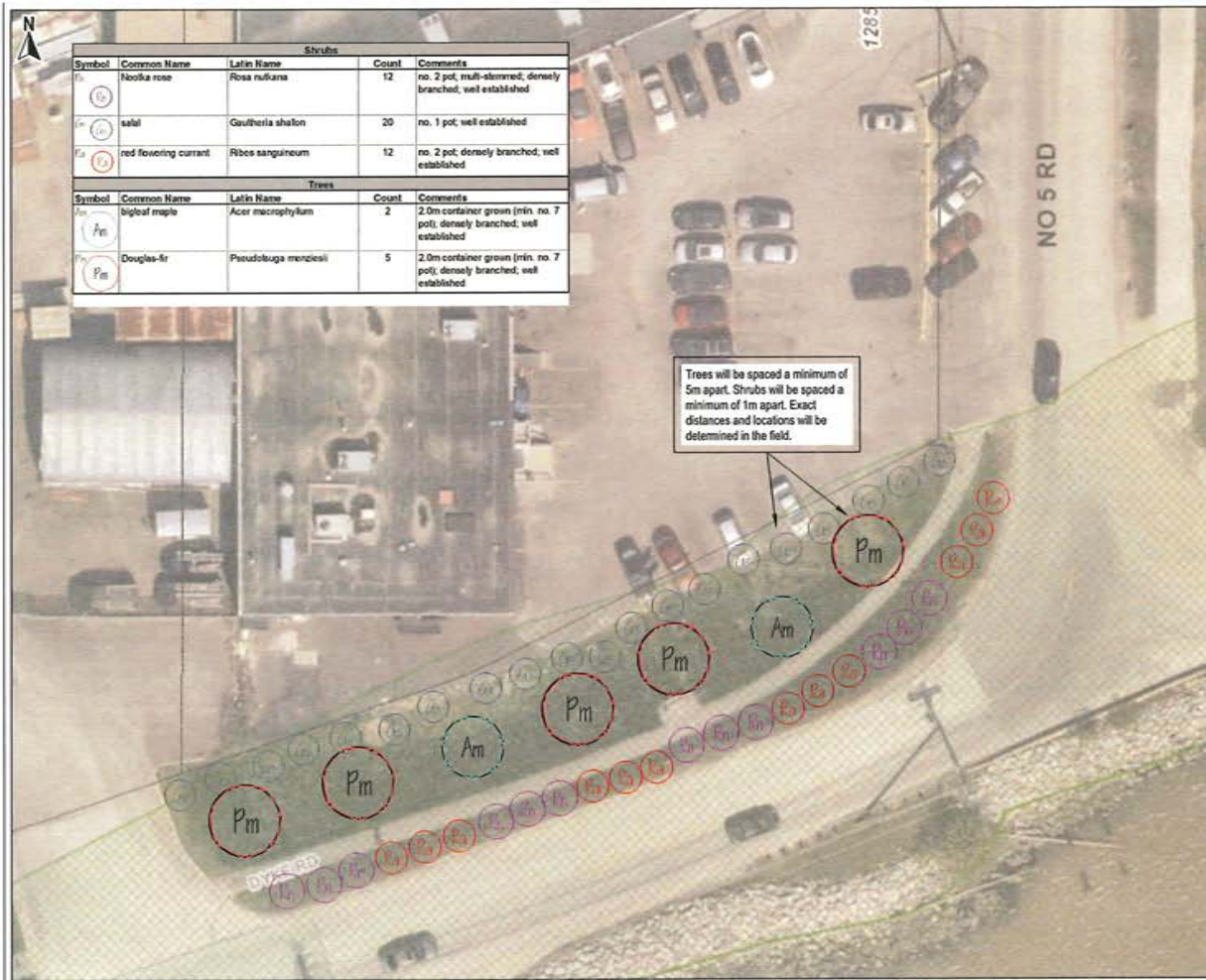


SOURCE
 • Post Map South West
 • Aerial Image from GeoEye/GeoEye/GeoEye

DISCLAIMER
 This drawing is part of a NEXT Environmental report and its use is subject to the limitations specified in the Conditions Statement of that report.

NOTE
 All values are approximate unless otherwise noted.

Prism Construction Ltd.	
Environmentally Sensitive Area Development Permit	
Site Address: 12851 & 12852 St. - Col. Richmond, BC Restoration Address: 12851 Rte 198 E. Col. Richmond, BC	
SIK	BP
June 23, 2025	PR1091002
Proposed Compensation Plan	
PR1091002-103.dwg	
03	

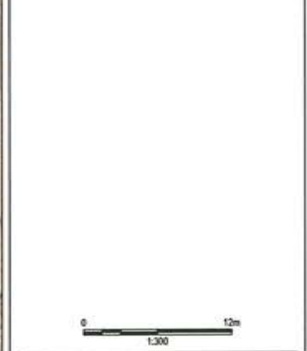


Shrubs				
Symbol	Common Name	Latin Name	Count	Comments
	Nootka rose	<i>Rosa nutkana</i>	12	no. 2 pot, multi-stemmed; densely branched, well established
	salal	<i>Gaultheria shallon</i>	20	no. 1 pot, well established
	red flowering currant	<i>Ribes sanguineum</i>	12	no. 2 pot; densely branched, well established
Trees				
Symbol	Common Name	Latin Name	Count	Comments
	bigleaf maple	<i>Acer macrophyllum</i>	2	2.0m container grown (min. no. 7 pots); densely branched, well established
	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	2.0m container grown (min. no. 7 pots); densely branched, well established

Trees will be spaced a minimum of 5m apart. Shrubs will be spaced a minimum of 1m apart. Exact distances and locations will be determined in the field.



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

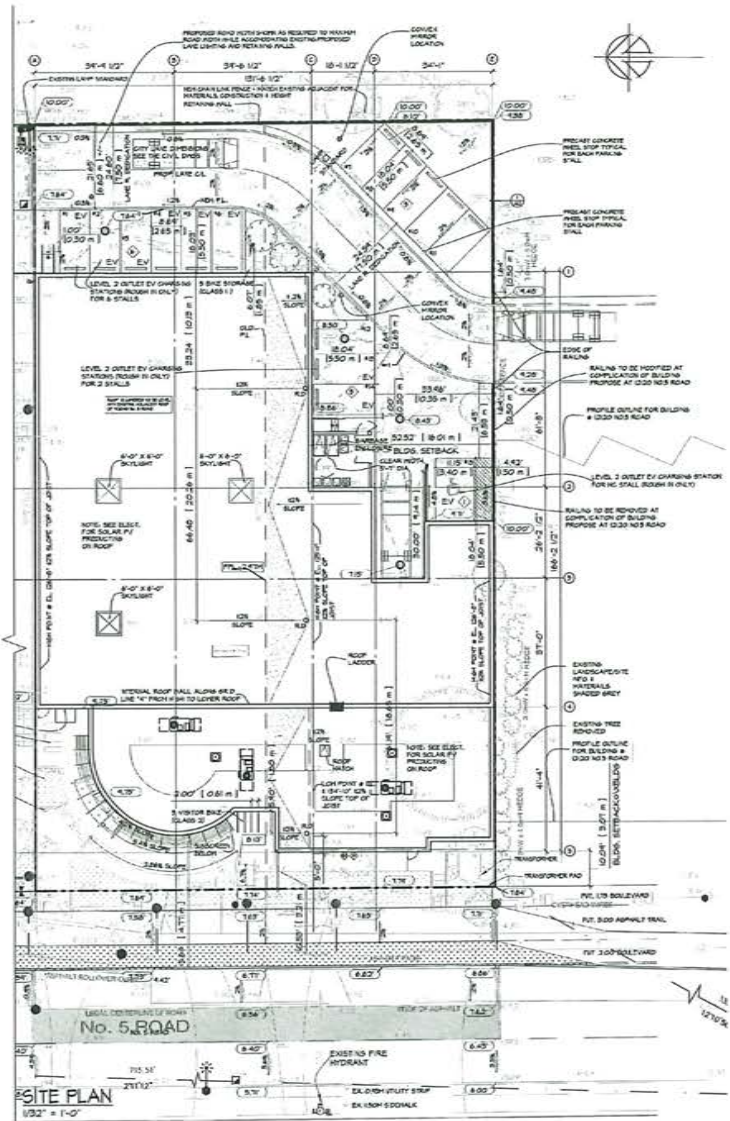


SOURCE
 • InertMap, GoogleMaps
 • Aerial Image, RichmondMunicipalGIS (2018)

DISCLAIMER
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NOTE:
 All locations are approximate unless otherwise noted.

Prism Construction Ltd.	
Temporary Use Permit QEP Report	
Site Address: 12000 Rice Hill Road, Richmond, BC Remediation Address: 12000 Rice Hill Road, Richmond, BC	
SK	BP
May 15, 2025	PR1091101
ESA Compensation Plan	PR1091101-104.dwg
	04



PROPERTY DESCRIPTION

CIVIC ADDRESSING - EXISTING

1010 AND 1030A, S ROAD
ACORN RD & C

ZONING EXISTING AD

ZONING PROPOSED LIGHT INDUSTRIAL, FL MANUFACTURING

LEGAL DESCRIPTION

LOT 4 SEC 3 BLK 28 RD 50 FL NORTH END BLOCK 28 PLAIN NORTH END PART 10 SECTION 34 RD 100 WEST END LAND DISTRICT A SEC 7

SITE AREA

20,963 S.F. (2,011 S.F.F.)

BUILDING AREA

11,361 S.F. (1,574 S.F.F.)

SITE COVERAGE

54% ALLOWABLE + 10%
11,361 S.F. (1,574 S.F.F.)

FLOOR AREAS

	OFFICE	INDUSTRIAL	ELECT ROOM	STAIRS	TOTAL
MAIN FLOOR	2,746 S.F. (253 S.F.F.)	14,044 S.F. (1,347 S.F.F.)	10,119 S.F. (942 S.F.F.)	1,542 S.F. (147 S.F.F.)	28,451 S.F. (2,729 S.F.F.)
SECOND FLOOR	2,834 S.F. (274 S.F.F.)			19,157 S.F. (1,817 S.F.F.)	24,825 S.F. (2,371 S.F.F.)
MEZZANINE		10,771 S.F. (1,017 S.F.F.)		10,771 S.F. (1,017 S.F.F.)	21,542 S.F. (2,054 S.F.F.)
TOTAL	5,580 S.F. (527 S.F.F.)	24,815 S.F. (2,364 S.F.F.)	10,119 S.F. (942 S.F.F.)	31,070 S.F. (2,934 S.F.F.)	71,584 S.F. (6,767 S.F.F.)

FLOOR AREA RATIO

MINIMUM ALLOWABLE FLOOR AREA RATIO 1.0

AFTER LAND OBTENTION 11,361 S.F. (1,074 S.F.F.)

BUILDING SETBACKS

FRONT YARD - 5' 0" (1524)

SOUTH SIDE YARD - 0' 0" (0)

EAST REAR YARD - 0' 0" (0)

HEIGHT - MAXIMUM ALLOWABLE - 4' 0" (1219)

PROPOSED - 3' 0" (914)

PARKING - SQUARE STALL - 8' 0" X 10' 0" (243.8 S.F.)

UNIL. CAR - 7' 0" X 8' 0" (56 S.F.)

REQUIRED - TOTAL REQUIRED - 15 STALLS

PROVIDED - REGULAR STALLS - 14 STALLS

UNIMPAVED STALLS - 1 STALLS

TOTAL PROVIDED - 15 STALLS

BICYCLE PARKING

REQUIRED - HORIZONTAL STALL - 5' 0" X 10' 0" (50 S.F.)

CLASS 1 - 10 STALLS

CLASS 2 - 5 STALLS

TOTAL PROVIDED - 15 STALLS

LOADING

REQUIRED - TABLE 1131.2 OF COMMERCIAL ZONING BEAR

1,000 SQ FT (92.9 S.F.) MINIMUM SIZE OF LOADING SPACE 10' X 10'

PROVIDED - LOADING - 8' 0" X 10' 0" (80 S.F.)

1 BAY PROVIDED

3.2.2.65. Group D, up to 2 Storeys, Sprinklered

- A building classified as Group D is permitted to conform to Sentence (2) provided
 - except as permitted by Sentences 3.2.2.7 (1) and 3.2.2.18 (2), the building is sprinklered throughout,
 - it is not more than 2 storeys in building height, and
 - it has a building area not more than
 - 3 000 m² if 1 storey in building height, or
 - 2 400 m² if 2 storeys in building height.
- The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 - floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
 - insulating walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - have a fire-resistance rating not less than 45 min, or
 - be of noncombustible construction.

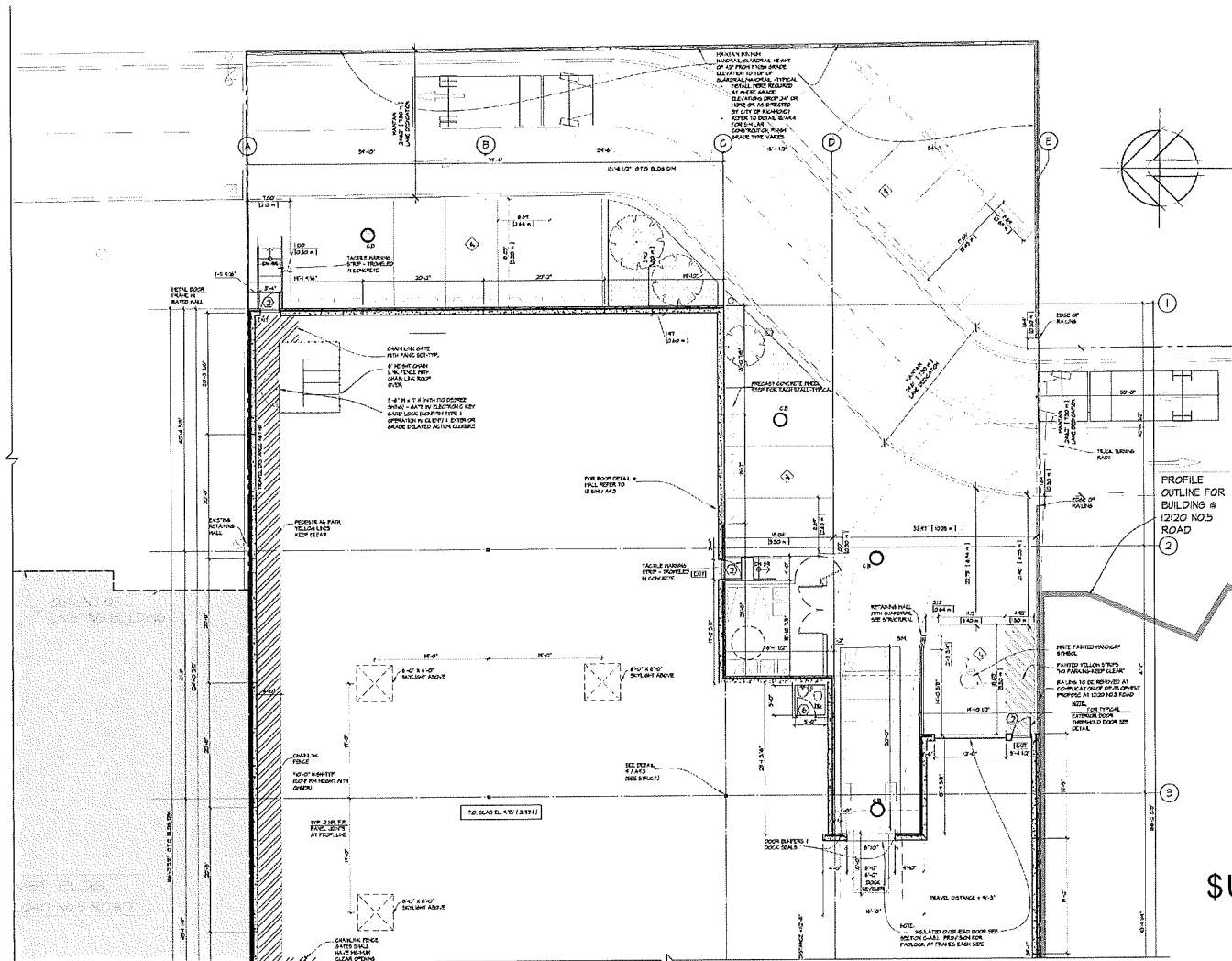
3.2.2.61. Group F, Division 2, up to 2 Storeys, Sprinklered

- A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided
 - except as permitted by Sentences 3.2.2.7 (1) and 3.2.2.18 (2), the building is sprinklered throughout,
 - it is not more than 2 storeys in building height, and
 - it has a building area not more than
 - 4 500 m² if 1 storey in building height, or
 - 1 800 m² if 2 storeys in building height.
- The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 - floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
 - insulating walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - have a fire-resistance rating not less than 45 min, or
 - be of noncombustible construction.

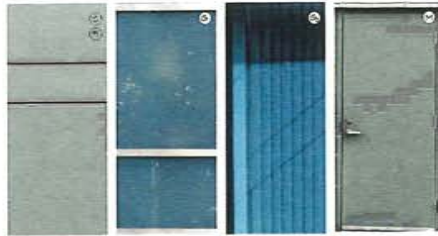
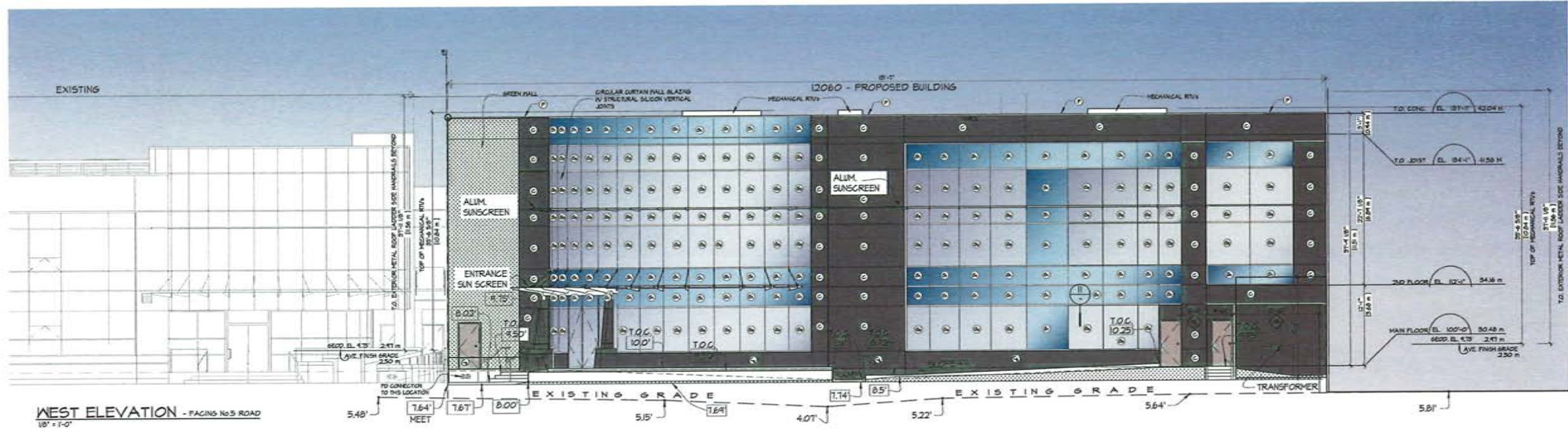
Code or Bylaw	BC Building Code
Version or Effective Date	2018
Relevant Sections	812
Energy Code or Standard	ASHRAE 90.1-2010 & 2013
Compliance Method	ESR Method - Section 11
Climate Zone	4C

WATSON & BARNARD BC LAND SURVEYORS
100-100 STREET, SUITE 101, VANCOUVER, BC V6P 6E6
Tel: 604-681-1111

- NOTES:
- SEE 2018 BC BUILDING CODE
 - SEE 2018 BC ENERGY CODE
 - SEE 2018 BC CLIMATE ZONING BYLAW
 - SEE 2018 BC LAND SURVEYING ACT AND REGULATIONS
- REVISIONS:
- | NO. | DATE | DESCRIPTION |
|-----|------------|----------------------|
| 1 | 2018-10-10 | ISSUE FOR PERMITTING |



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 LSA LO STUDIO architecture



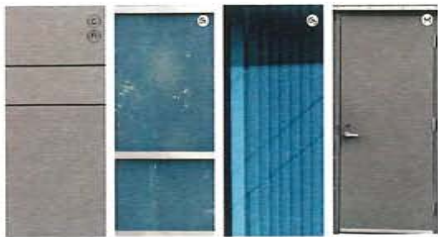
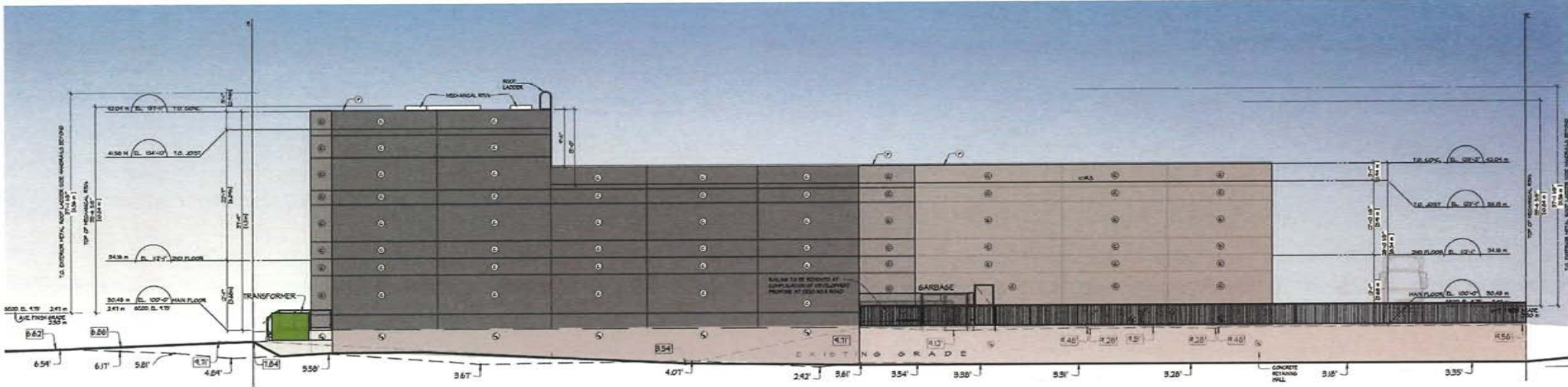
MATERIAL BOARD

MATERIAL BOARD

EXT. FINISH SCHEDULE	PAINT REFERENCE COLOUR
(C) CONCRETE FLUSH PANELS PAINTED IN-B	(P) SOLWAY POCOR HC - E1 ANCHORF GREY SOLWAY POCOR HC - T0 STAINLESS GREY
(S) CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	(P) SOLWAY POCOR HC - E1 ANCHORF GREY SOLWAY POCOR HC - T0 STAINLESS GREY
(F) PREFINISHED METAL FLASHING 16 OUNCES PER SQ. FT. 30 MINUTE GASKET APPLIED	(P) SOLWAY POCOR HC - E1 ANCHORF GREY SOLWAY POCOR HC - T0 STAINLESS GREY
(M) PREFINISHED METAL DOORS AND FRAMES POWDER COATED AND PAINTED	(P) SOLWAY POCOR HC - E1 ANCHORF GREY SOLWAY POCOR HC - T0 STAINLESS GREY
(R) HORIZONTALS METAL PAINTED AS PER GENERAL NOTES PAINTING	(P) STEELWORK

SLAZING SCHEDULE

(S) EXTERIOR LITE, 8 MM BLUE TINTED (AZULITE) GLASS 1/2" AIR SPACE, INSULATED LITE, 8 MM OPTICALLY LAMINATE METAL BACK PANEL (MINERAL WOOL INSULATION 2 1/4" x 1 1/2" CLEAR AND 2 1/2" ALUMINUM GLASS PANEL FRAMES OF BACK SECTION) "500" SERIES
(S) EXTERIOR LITE, 8 MM BLUE TINTED (AZULITE) GLASS 1/2" AIR SPACE, INSULATED LITE, 8 MM LITE 8 GOING ON TO SURFACE, 1/2 3/4" x 1 1/2" CLEAR AND 2 1/2" ALUMINUM GLASS PANEL FRAMES OF BACK SECTION) "500" SERIES



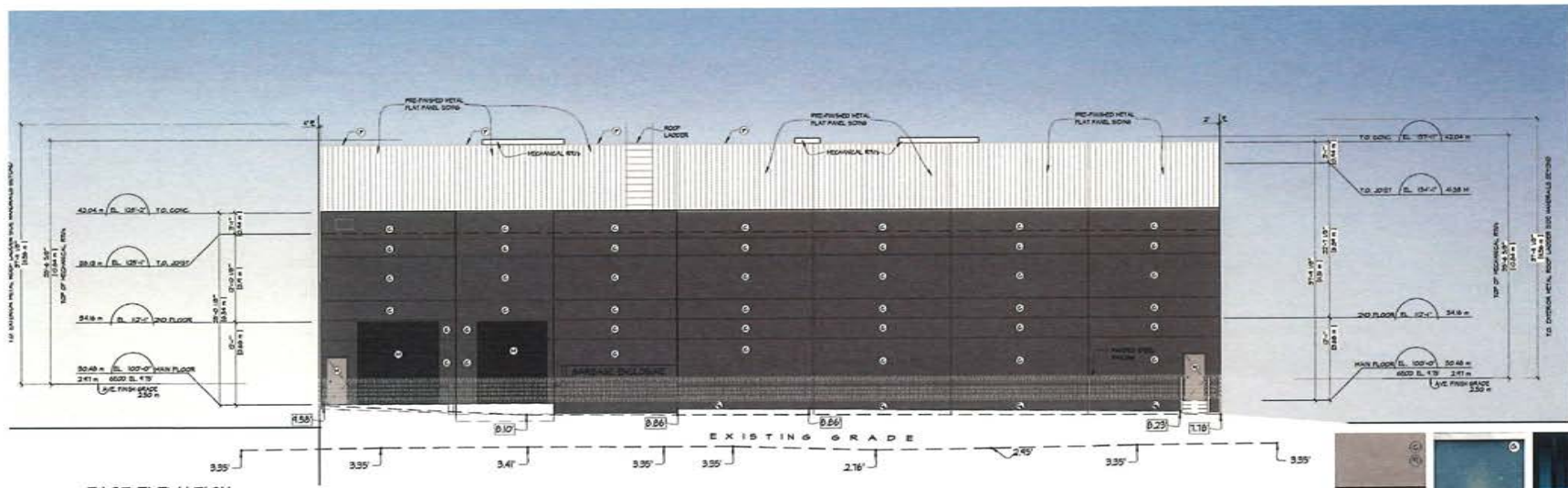
MATERIAL BOARD

MATERIAL BOARD

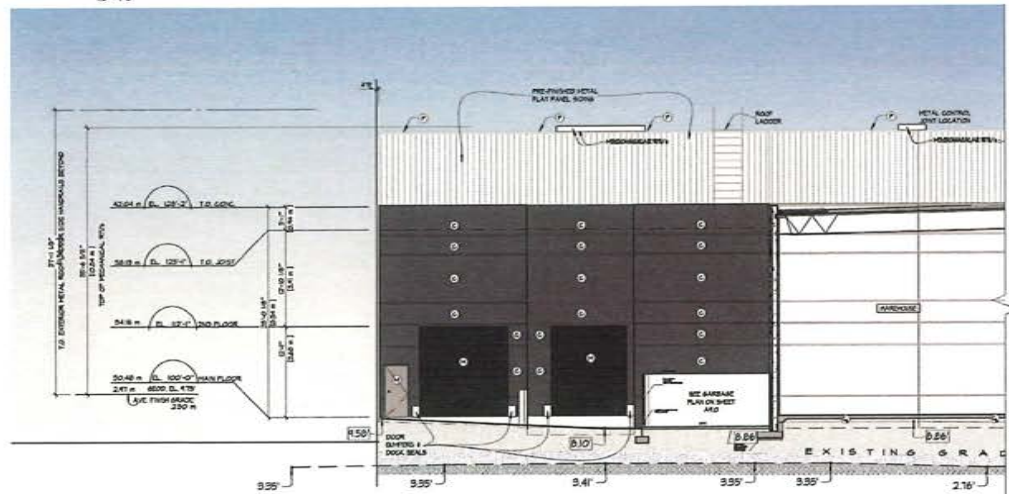
EXT. FINISH SCHEDULE	PAINT REFERENCE COLOUR
(C) CONCRETE FLY-OFF PANELS PAINTED FIN.	(P) BOLLHAY MOORE HC - 81 ANCHORED GRAY BOLLHAY MOORE HC - 70 STANBORN GRAY
(S) CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	(P) BOLLHAY MOORE HC - 81 ANCHORED GRAY BOLLHAY MOORE HC - 70 STANBORN GRAY
(F) PRE-FINISHED METAL CLADDING 36 Ounce, 24 Gauge, Galvalume Steel 24 Ounce, Galvalume Steel	(P) BOLLHAY MOORE HC - 81 ANCHORED GRAY BOLLHAY MOORE HC - 70 STANBORN GRAY
(M) PRE-FINISHED METAL DOORS AND FRAMES POWDER COATED AND PAINTED	(P) BOLLHAY MOORE HC - 81 ANCHORED GRAY BOLLHAY MOORE HC - 70 STANBORN GRAY
(R) WINGLASSER METAL PAINTED AS PER GENERAL NOTES, FINISHING	(S) STEELWORK

GLAZING SCHEDULE

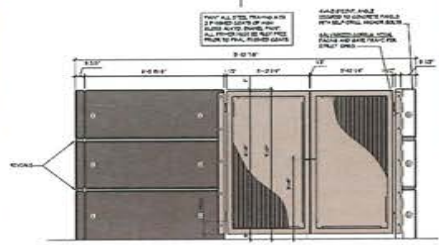
(G) EXTERIOR LITE, 8 1/4" BLUE TINTED (AZULITE) GLASS 1/2" AIR SPACE, INSULATED LITE, 8 1/4" DIVIDED FINTE LAMINATE METAL SPACER FOR CHROMIUM PVD, INSULATION IN 2 1/4" X 1 1/2" CLEAR AND TINTED ALUMINUM GLAZING WALL FRAMES OF SPACER SECTIONS "TOD" SERIES
(G) EXTERIOR LITE, 8 1/4" BLUE TINTED (AZULITE) GLASS 1/2" AIR SPACE, INSULATED LITE, 8 1/4" LITE 5 COATING ON 10 SURFACE IN 2 1/4" X 1 1/2" CLEAR AND TINTED ALUMINUM GLAZING WALL FRAMES OF SPACER SECTIONS "TOD" SERIES



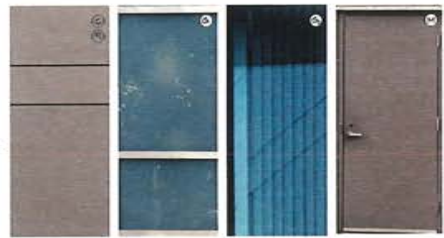
EAST ELEVATION
18' x 10'



EAST ELEVATION & PARTIAL SECTION
18' x 10'



ELEVATION WASTE ENCLOSURE
10' x 10'



MATERIAL BOARD

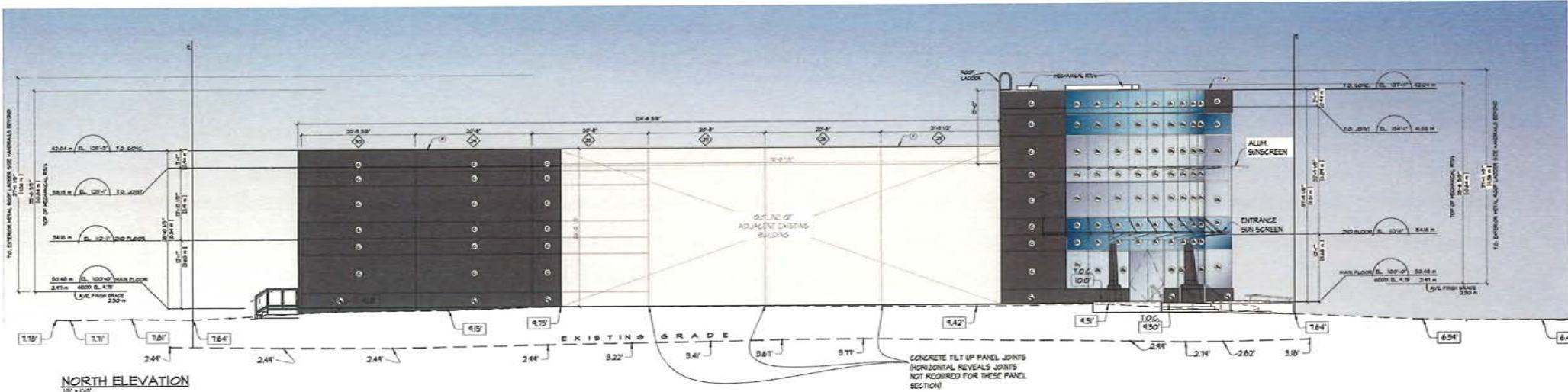
MATERIAL BOARD

EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
(C)	CONCRETE FL-TYP WALL PANELS PAINTED #3.0.	(F)	SEDUWYN MOORE HC - BT ANHEARSEY BRAY
(E)	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	(R)	SEDUWYN MOORE HC - FT0 STANINGTON BRAY
(F)	PRE-FINISHED METAL FLASHING to Onuma 800A Series 24 Gauge Galvalume Height 2 1/2"	(M)	SEDUWYN MOORE HC - BT ANHEARSEY BRAY
(M)	PRE-FINISHED METAL DOORS AND FRAMES FINISHED AND PAINTED	(R)	SEDUWYN MOORE HC - FT0 STANINGTON BRAY
(R)	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES, PAINTING	(S)	STEELWORK

GLAZING SCHEDULE

- (S) EXTERIOR LITE. 8' HIGH BLUE TINTED (ADULTS) | GLAZING | AIR SPACE, INSULATED LITE. 6' HIGH DIVIDED INTER LAMINATE METAL BACK PAINT CHANGING FROM INSULATION R.2 5/8" x 1' 10" CLEAR AND ZEDD ALUMINUM CURTAINWALL FRAMES BY BACK SECTIONS' TROD SERIES
- (S) EXTERIOR LITE. 8' HIGH BLUE TINTED (ADULTS) | GLAZING | AIR SPACE, INSULATED LITE. 5' HIGH LOW E COATING ON INS SURFACE. R.2 5/8" x 1' 10" CLEAR AND ZEDD ALUMINUM CURTAINWALL FRAMES BY BACK SECTIONS' TROD SERIES

Architectural Plans - East Elevations & Partial Section
LSA LO STUDIO architecture



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



MATERIAL BOARD

MATERIAL BOARD	
EXT. FINISH SCHEDULE	PAINT REFERENCE COLOUR
(C) CONCRETE TILT-UP PANEL PANELS FINISH 1916	(P) SOLUWHY MOORE HC - B1 ANCHORED GREY SOLUWHY MOORE HC - T0 STAINLESS GRAY
(F) GASKET-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	(P) SOLUWHY MOORE HC - B1 ANCHORED GREY SOLUWHY MOORE HC - T0 STAINLESS GRAY
(F) PRE-FINISHED METAL CLADDING 30 D.P.S. 3000 Series 24 Gauge Galvalume Steel Panel	(P) SOLUWHY MOORE HC - B1 ANCHORED GREY SOLUWHY MOORE HC - T0 STAINLESS GRAY
(R) STAINLESS STEEL METAL PAINTED AS PER GENERAL NOTES FINISHING	(S) STEELWORK

GLAZING SCHEDULE	
(G1)	EXTERIOR LITE: 8 MM BLUE TINTED (AZULITE) GLASS 1/2" AIR SPACE, INSULATED LITE: 8 MM DIMOPAZ WHITE LAMINATE METAL BACK PAN WITH MINERAL WOOL INSULATION IN 2 3/4" x 1 1/2" CLEAR ANODIZED ALUMINUM GYMN WALL FINISHED BY BACK SECTION TPO SIDING
(G2)	EXTERIOR LITE: 8 MM BLUE TINTED (AZULITE) GLASS 1/2" AIR SPACE, INSULATED LITE: 8 MM LOW E COATING ON 10 SURFACE IN 2 3/4" x 1 1/2" CLEAR ANODIZED ALUMINUM GYMN WALL FINISHED BY BACK SECTION TPO SIDING

Architectural Plans - North Elevation
LSA LO STUDIO architecture



Architectural Plans - Streetscapes
LSA LO STUDIO
architecture



Architectural Plans - Perspectives
LSA LO STUDIO
architecture



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Architectural Plans - Perspectives

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architecture



Architectural Plans - Perspectives
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Architectural Plans - Perspectives
LSA LO STUDIO
architecture



Architectural Plans - Perspectives
LSA LO STUDIO
architecture



PLANT SCHEDULE-ONSITE TREES M2 JOB NUMBER: 23-019

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	QUERCUS ROBUR	EUROPEAN OAK	4140, 210
2	ALNUS GLABRA	WALNUT	203 CAL, 210, 210
1	FRAXINUS	ASH	203 CAL, 210

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

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

PLANT SCHEDULE - OFFSITE STREET TREES M2 JOB NUMBER: 23-019

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACINGS
1	FRAXINUS PENNSYLVANICA	LETTERMAN ASH	203 CAL, 210	20' @ 20' O.C.

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

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

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#230 - 26 Lorne Meads
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

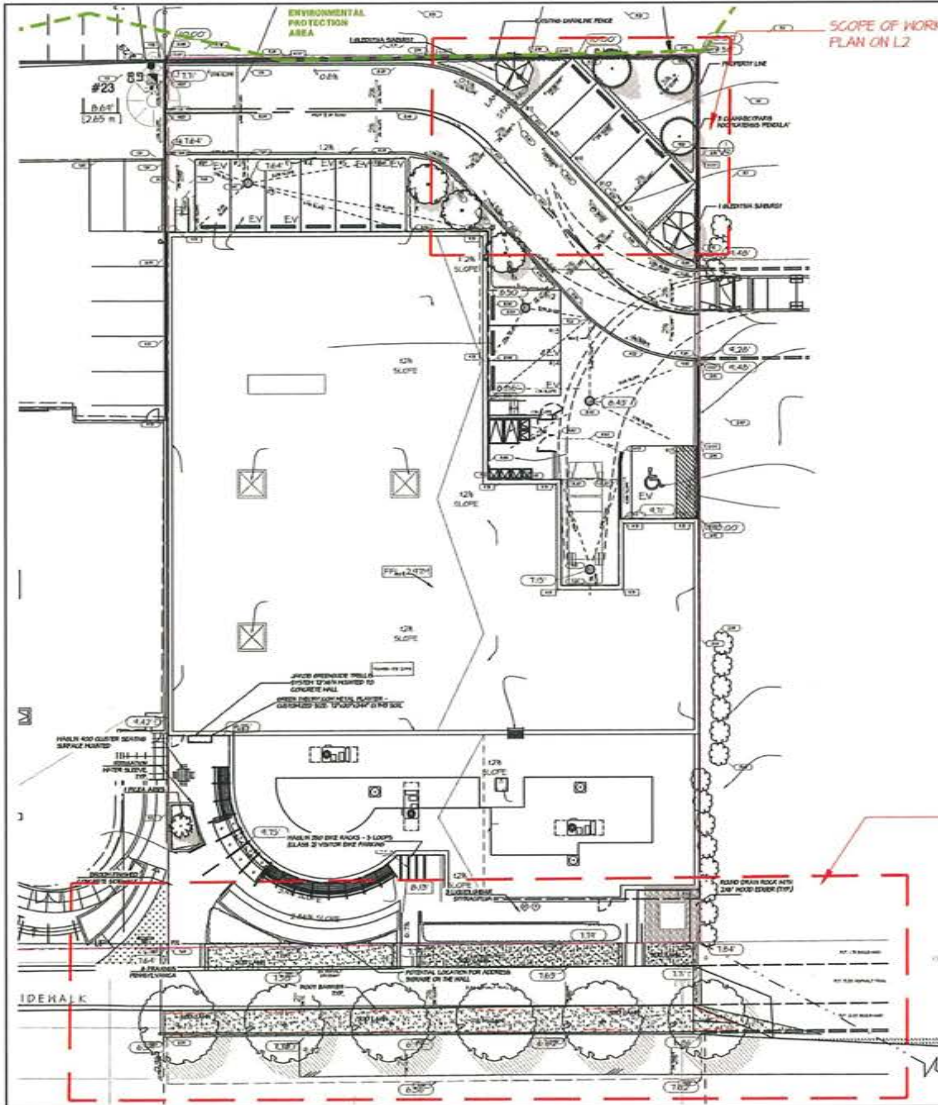


NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:
**INDUSTRIAL OFFICE
DEVELOPMENT
12060 NO.5 RD,
RICHMOND, BC**

DRAWING TITLE:
RENDERING

DATE: MAY 2019	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L1
DRAWN: LM	
DESIGN: LM	
CHECK: MSH	
M2LA PROJECT NUMBER: 23-019	OF 7



PLANT SCHEDULE-ONSITE TREES			
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME
1	(Symbol)	QUERCUS ROBUR	EUROPEAN OAK
2	(Symbol)	FRAXINUS EXCELSIOR	ASH
3	(Symbol)	ALNUS GLABRA	ALN
4	(Symbol)	PLATANUS OCCIDENTALIS	AMERICAN Sycamore
5	(Symbol)	FRAXINUS AMERICANA	WHITE ASH
6	(Symbol)	QUERCUS ROBUR	EUROPEAN OAK
7	(Symbol)	FRAXINUS EXCELSIOR	ASH
8	(Symbol)	ALNUS GLABRA	ALN
9	(Symbol)	PLATANUS OCCIDENTALIS	AMERICAN Sycamore
10	(Symbol)	FRAXINUS AMERICANA	WHITE ASH

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OTHER STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER REARERS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND FRODO VALLEY. * SUBSTITUTIONS REQUIRING APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEPENDENT ON CONDITIONS OF AVAILABILITY.

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

PLANT SCHEDULE - OFFSITE STREET TREES			
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME
1	(Symbol)	FRAXINUS EXCELSIOR	ASH
2	(Symbol)	ALNUS GLABRA	ALN
3	(Symbol)	PLATANUS OCCIDENTALIS	AMERICAN Sycamore
4	(Symbol)	FRAXINUS AMERICANA	WHITE ASH

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OTHER STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER REARERS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND FRODO VALLEY. * SUBSTITUTIONS REQUIRING APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEPENDENT ON CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12080 NO.5 RD,
RICHMOND, BC

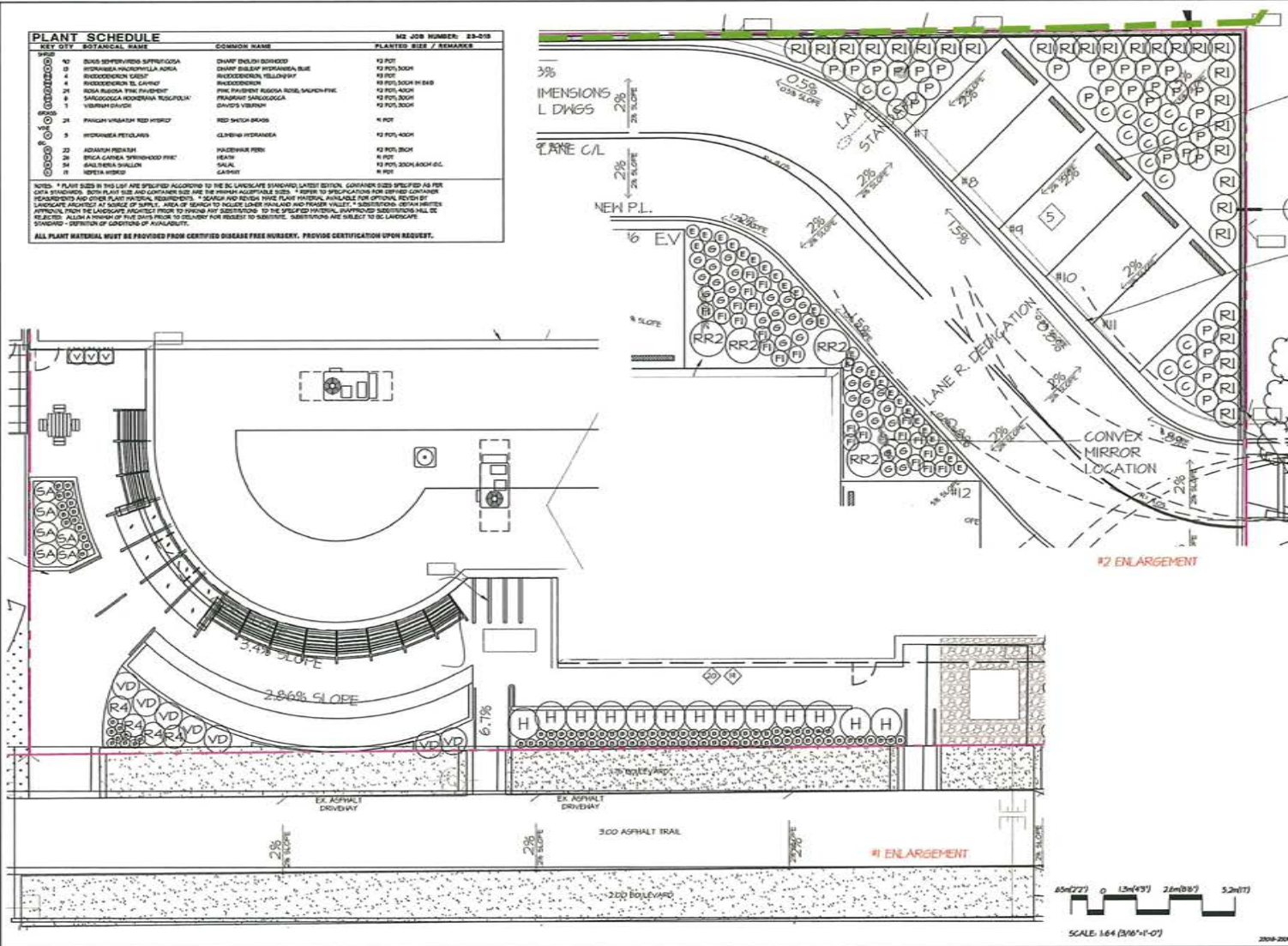
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SCALE: 300% = 1"
DRAWING: L1
DESIGNER: DM
CHECKED: HEM
DATE: 2019.07.22
M2LA PROJECT NUMBER: 20-08

PLANT SCHEDULE			ME JOB NUMBER: 23-018	
KEY SYM.	ESTACIAL NAME	COMMON NAME	PLANTING SIZE / REMARKS	
P	16	DIANA SUPERBIVIDA SUPRACOGA	CHAMP ENGLISH BIRCH	12 POT
	17	HYDRANEA HYACINTHIFOLIA ADRIA	CHAMP ENGLISH HYDRANEA BLUE	12 POT, 300H
	18	HYDRANEA HYACINTHIFOLIA ADRIA	BRUSSARDEN HYDRANEA	12 POT
	19	HYDRANEA HYACINTHIFOLIA ADRIA	BRUSSARDEN	12 POT, 300H IN BAG
R	20	DIANA SUPERBIVIDA SUPRACOGA	PRINCE OF WALES RED, SAUCER-FIVE	12 POT, 300H
	21	DIANA SUPERBIVIDA SUPRACOGA	PRINCE OF WALES RED	12 POT, 300H
	22	DIANA SUPERBIVIDA SUPRACOGA	DAVID'S VIBURNUM	12 POT, 300H
	23	DIANA SUPERBIVIDA SUPRACOGA	DAVID'S VIBURNUM	12 POT, 300H
S	24	PAULINA VINCIGRAM RED HYDRIC	RED SWITCH GRASS	12 POT
	25	HYDRANEA PETULANS	CLIMBER HYDRANEA	12 POT, 400H
	26	ADONIS PRIDEAN	PLACERWAVE PINE	12 POT, 300H
	27	DIANA SUPERBIVIDA SUPRACOGA	HELAN	12 POT
H	28	DIANA SUPERBIVIDA SUPRACOGA	SALAL	12 POT, 300H, 400H, 600H
	29	DIANA SUPERBIVIDA SUPRACOGA	SALAL	12 POT
	30	DIANA SUPERBIVIDA SUPRACOGA	SALAL	12 POT
	31	DIANA SUPERBIVIDA SUPRACOGA	SALAL	12 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SHEETS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR SPREAD CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * ALL PLANTS AND MEDIA MUST BE PLANT MATERIAL AVAILABLE FOR SPECIFIC REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER FRANKLAND AND FRASER VALLEY. * SUBSTITUTIONS OF PLANT MATERIALS APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY ORDERING. TO THE SPECIFIED MATERIALS, PLANTING SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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Email: office@m2ia.com

NO.	DATE	REVISION DESCRIPTION	BY
1		REV. SITE PLAN	LM
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PROJECT:

**INDUSTRIAL OFFICE
DEVELOPMENT**
12060 NO.5 RD,
RICHMOND, BC

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**SHRUB
PLAN**

DATE: FEB 2023

SCALE: 1" = 30'

DRAWN: LM

CHECKED: LM

DATE: FEB 2023

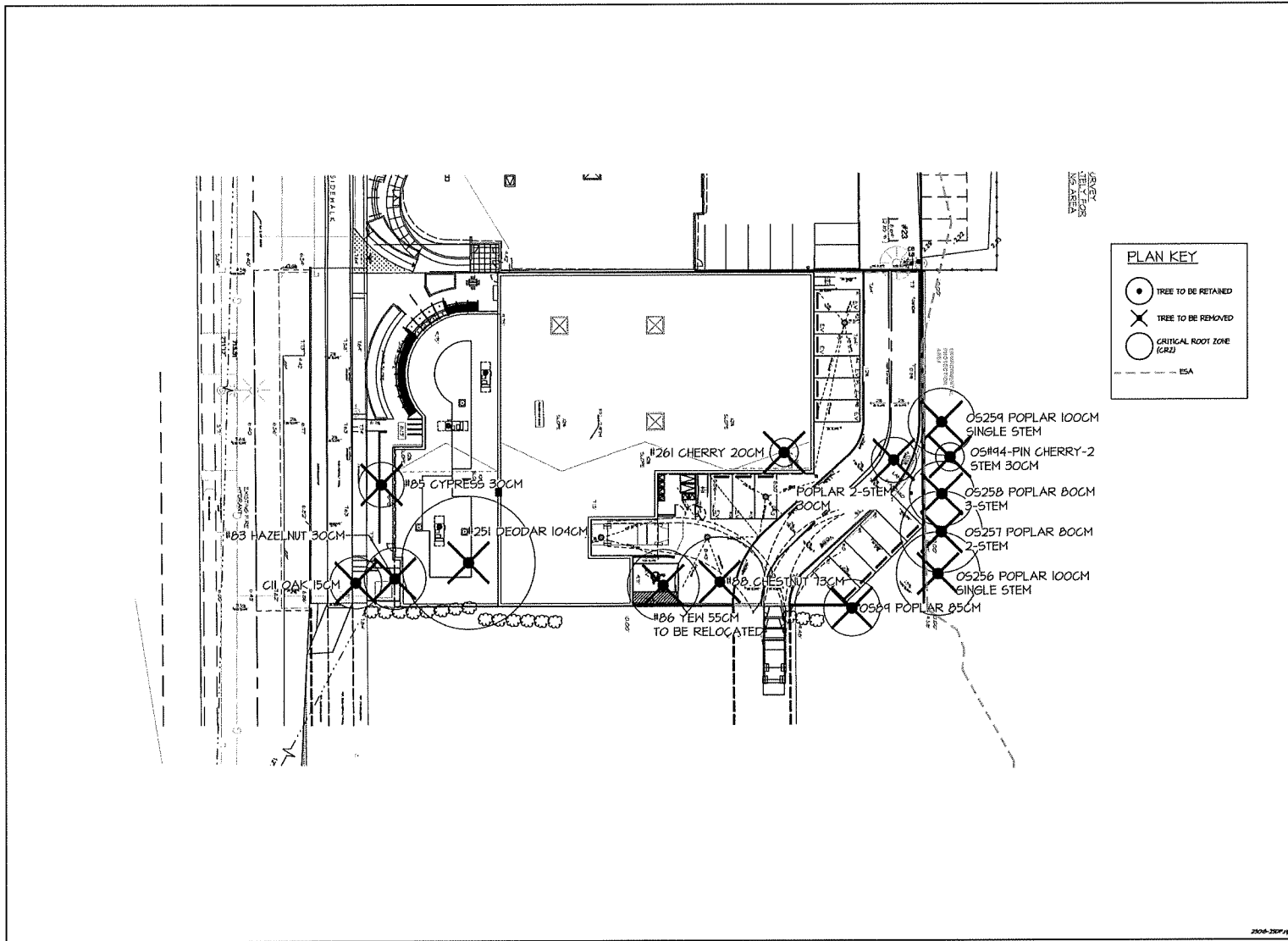
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DRAWING NUMBER: **L2**

OF 7

23-018-2027-19

23-018



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W.H.A. & B.L.

PLAN KEY

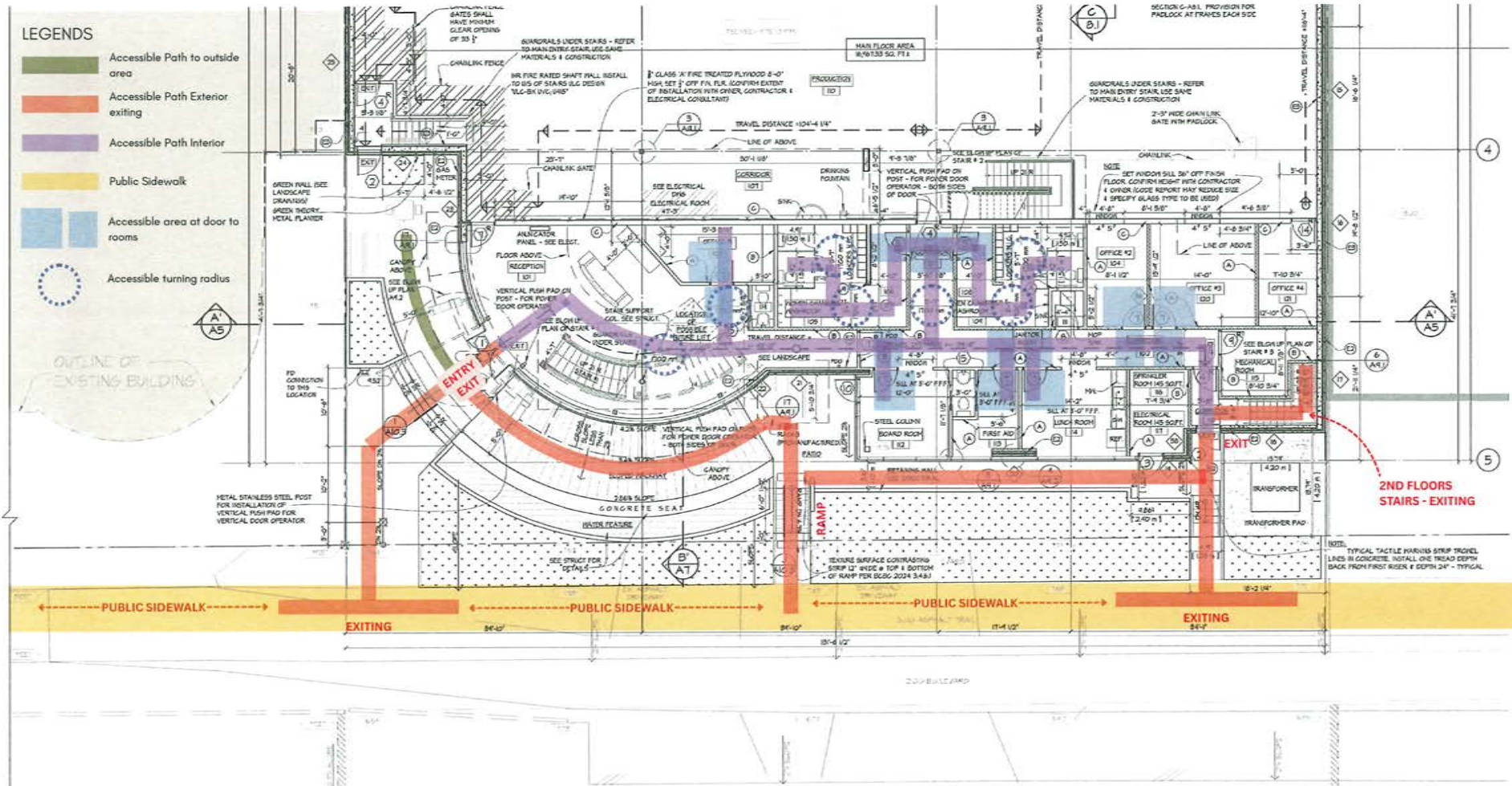
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- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- ISA

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

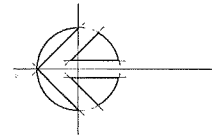
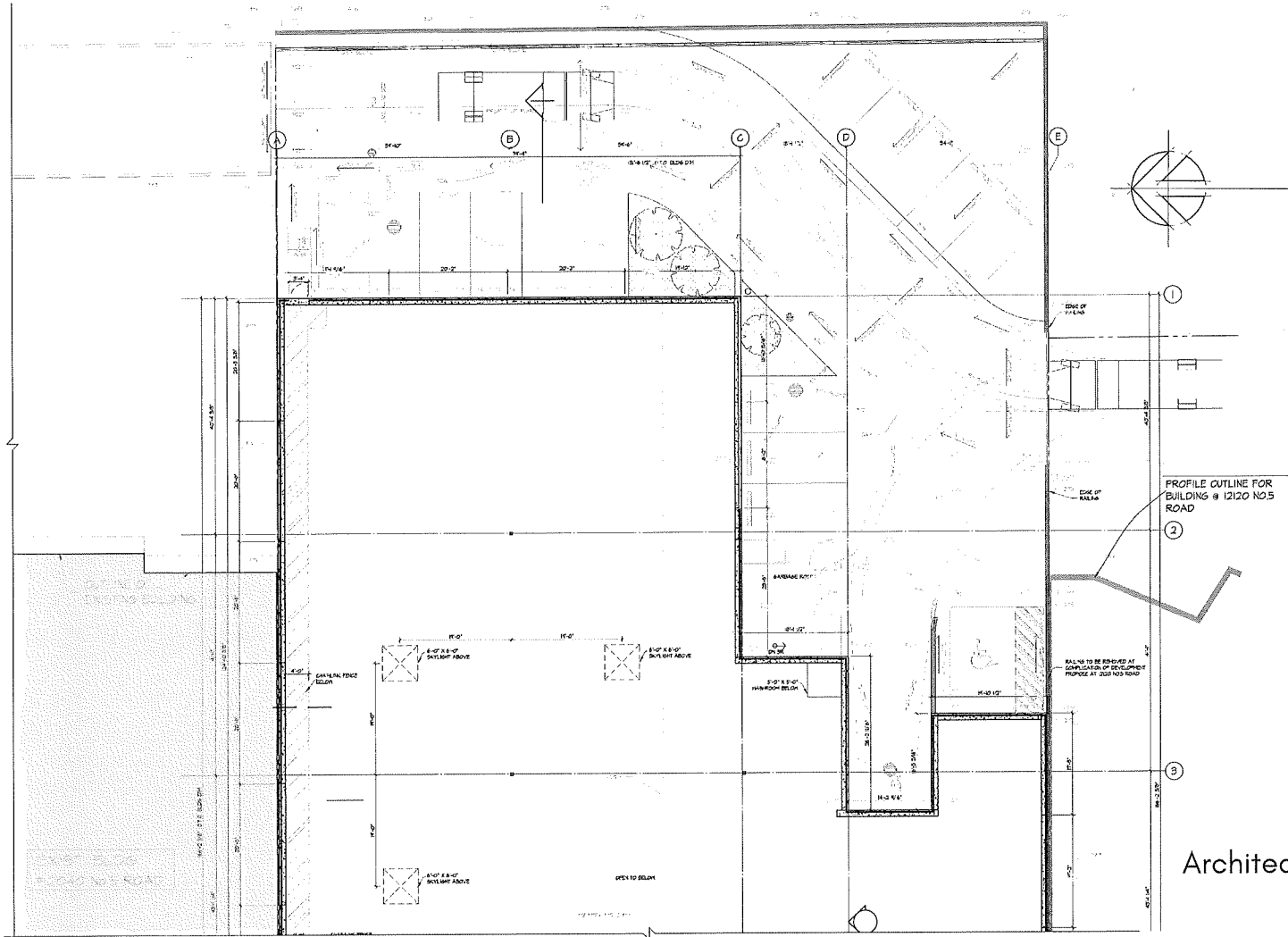
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SHEET PROJECT NUMBER:	OF 7



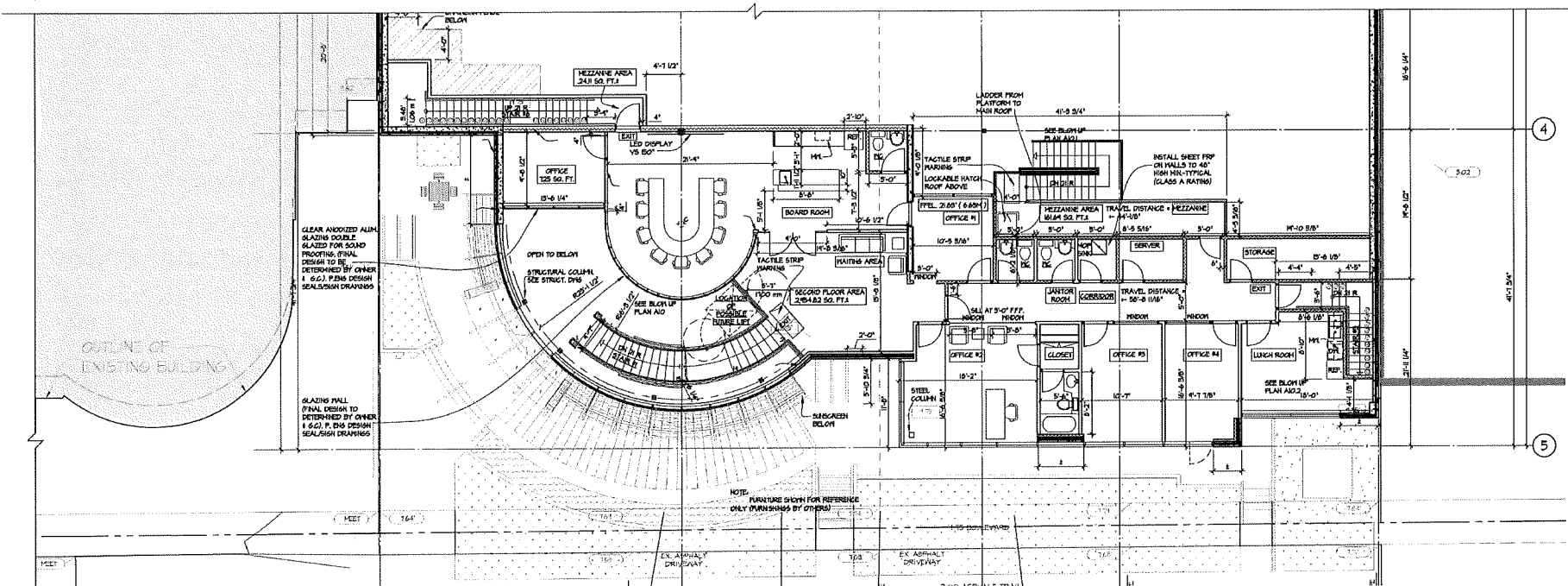
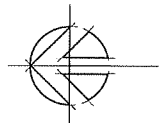
LSA LO STUDIO
architecture

Thank You

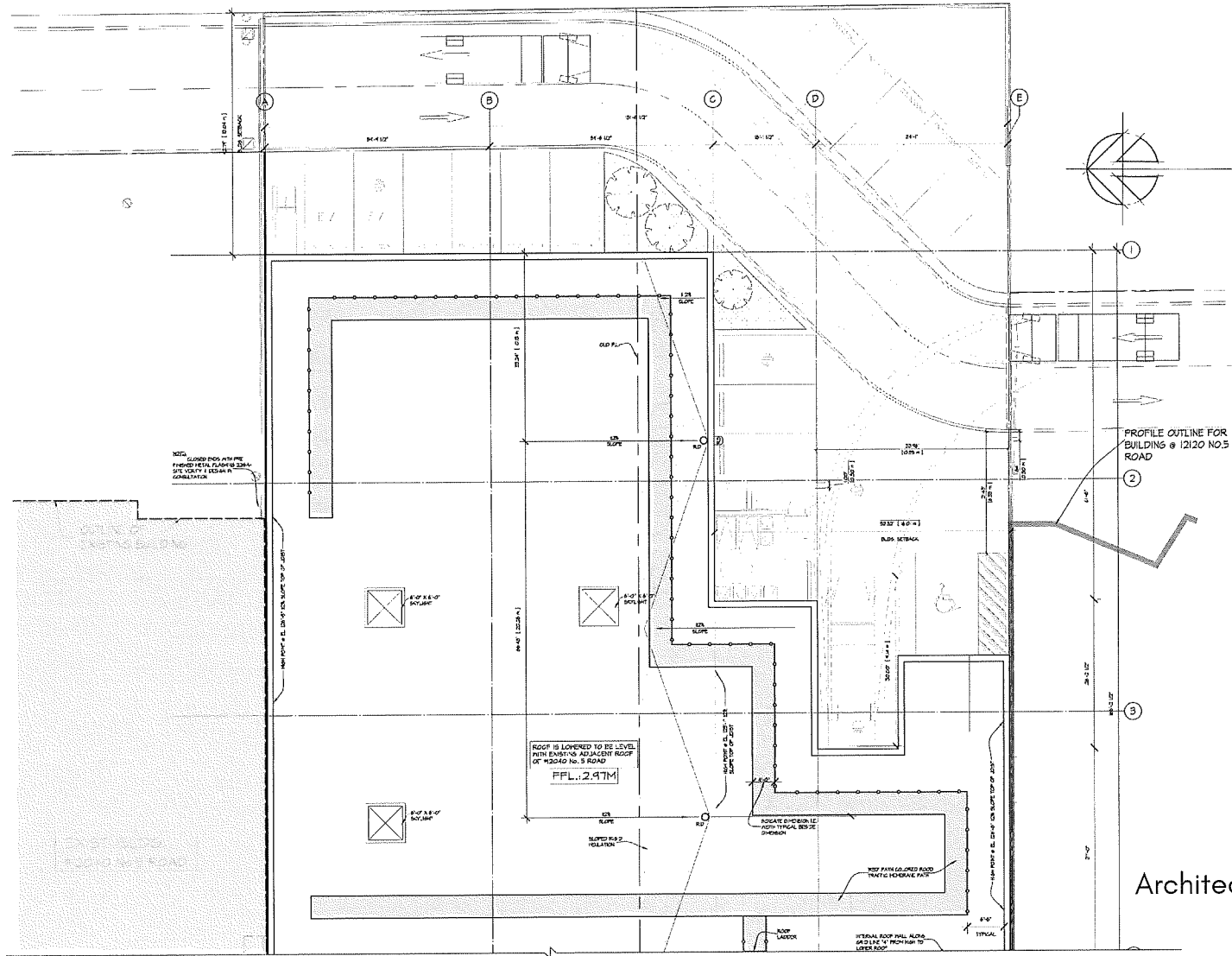


PROFILE OUTLINE FOR BUILDING @ 12120 N05 ROAD

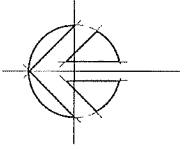
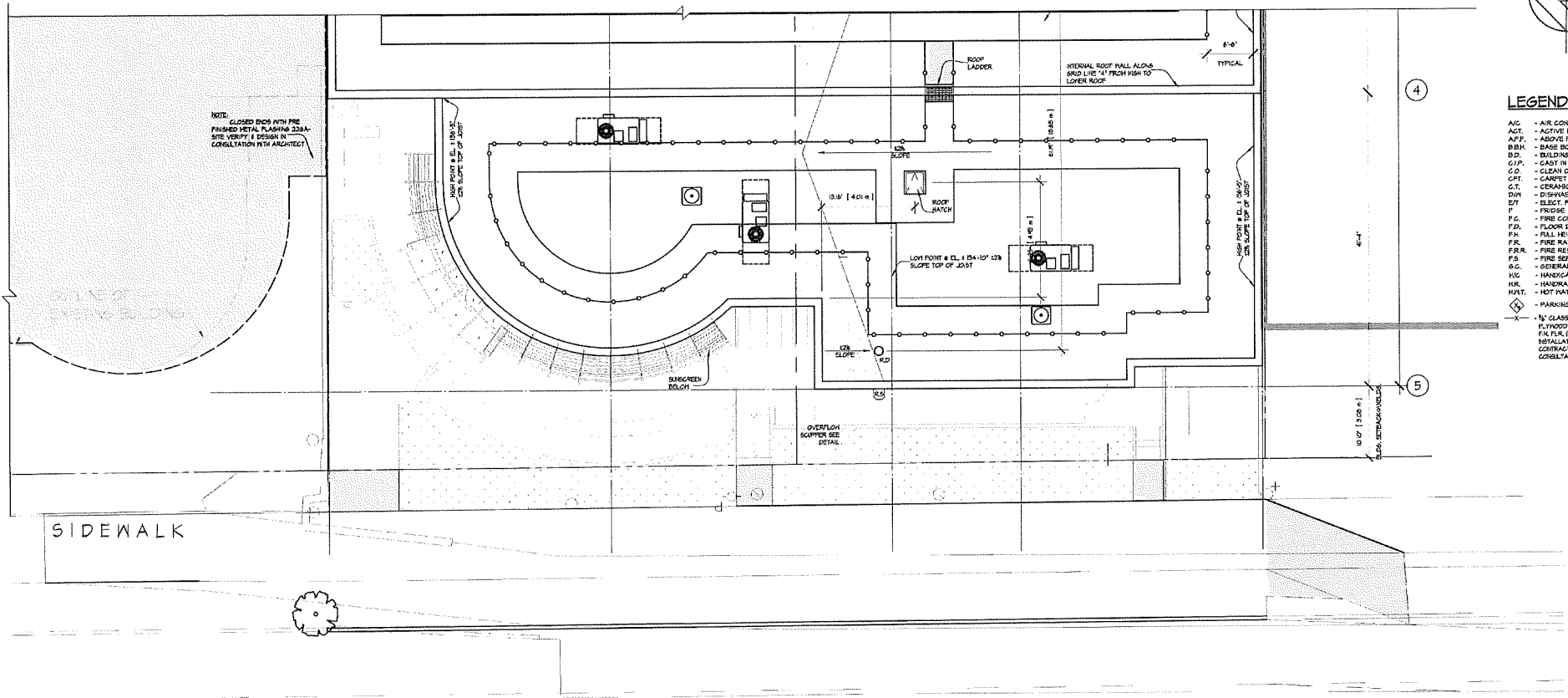
Architectural Plans - Second Floorplan
 LSA LO STUDIO architecture



Architectural Plans - Second Floorplan
LSA LO STUDIO architecture



Architectural Plans - Roof Plan
 LSA LO STUDIO architecture



LEGEND: GENERAL

- A/C - AIR CONDITIONING
- ACT - ACTIVE DOOR
- AP.F. - ABOVE FINISHED FLOOR
- B.B.H. - BASE BOARD HEATER
- B.D. - BUILDING DESIGNER
- C.I.P. - CAST IN PLACE
- C.O. - CLEAN OUT
- C.P. - CUPPET
- C.T. - CERAMIC TILE
- D/W - DISHWASHER
- D.P. - ELECT. PANEL, 4 TEL. BOX
- F. - FRIDGE
- F.C. - FIRE COMPARTMENT
- F.D. - FLOOR DRAIN
- F.H. - FALL HEIGHT
- F.R. - FIRE RATED
- F.R.R. - FIRE RESISTANCE RATINGS
- F.S. - FIRE SEPARATION
- G.C. - GENERAL CONTRACTOR
- H.C. - HANDICAP (DISABLED PAC.)
- H.R. - HANDRAIL
- H.W.T. - HOT WATER TANK
- P - PARKING STALLS
- X - 1/2" GLASS W/ FIRE TREATED FIBROID 8'-0" HIGH SET 1' OFF FIN.F.L. (GOVERN EXTENT OF INSTALLATION WITH OWNER, CONTRACTOR & ELECTRICAL CONSULTANT)

SIDEWALK

NO. 5 ROAD

Architectural Plans - Roof Plan
LSA LO STUDIO architecture