City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	March 2, 2016
From:	Wayne Craig Director of Development	**File:**	DP 15-713779
Re:	**Application by Urban Design Group Architects Ltd. (G & B Estates Ltd.) for a Development Permit at 3868, 3880 and 3900 Steveston Highway**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) – Steveston"; and
2. Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

Wayne Craig
Director of Development

WC:sb
Att.

Staff Report

Origin

On behalf of G & B Estates Ltd., Urban Design Group Architects Ltd. has applied to the City of Richmond for permission to develop a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway. The proposed uses include general retail, restaurant, financial services and office. The proposed development includes three one-storey buildings with shared surface parking.

The site is being rezoned from the "Neighbourhood Commercial (CN)" and "Gas & Service Stations (CG2)" zones to a new "Neighbourhood Commercial (ZC36) – Steveston" zone for this project under Bylaw 9253 (RZ 07-394294). The Bylaw received third reading on July 20, 2015.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: across Steveston Highway are two lots with one-storey and two-storey commercial developments, zoned "Local Commercial (CL)" and single family homes, zoned "Single Detached (RS1/A)".

To the South: fronting onto both No. 1 Road and Hunt Street is a 20-unit three-storey multi-family development, zoned "Special Needs Residential (ZR2)"; and fronting onto both No. 1 Road and Regent Street is a 49-unit three-storey multi-family development, zoned "Medium Density Low Rise Apartments (RAM1)".

To the East: across No. 1 Road is a 9-unit two-storey multi-family development, zoned "Low Density Townhouses (RTL1)" and a 17-unit two-storey multi-family development, zoned "Low Density Townhouses (RTL3)".

To the West: fronting onto Hunt Street and Steveston Highway are single-family homes, zoned "Single Detached (RS1/A)".

Background

The subject development site includes the corner property at 3900 Steveston Highway comprised of a vacant former gas station and the existing Minato Village, an older commercial shopping centre. The subject site also includes 3868 and 3880 Steveston Highway, which are portions of the historic undeveloped 1st Avenue roadway, currently containing a restaurant also developed by the owner and an overgrown hedge.

The owner is seeking to redevelop all three (3) properties with a commercial shopping centre on the consolidated development site. The proposal is intended to reinvigorate the commercial centre, provide a new large anchor tenant pharmacy, a financial institution, the existing Dairy Queen tenant, other existing and returning tenants, as well as new tenants.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 20, 2015. At the Public Hearing, the following concerns regarding traffic were expressed (staff response indicated in ***'bold italics'***):

- Traffic, Parking and Pedestrian Safety – ***A Servicing Agreement for off site improvements was secured through the rezoning to mitigate traffic impacts and enhance the pedestrian environment, including:***
  - ***Steveston Highway widening across the north frontage to accommodate a turning lane for westbound traffic entering the site without impacting existing lane widths and parking conditions on the north side of the street.***
  - ***Pedestrian frontage improvements on No.1 Road and Steveston Highway with new wider sidewalks and installation of a landscaped buffer between sidewalk and street.***
  - ***Traffic signal upgrades at the No.1 Road/Steveston Highway intersection, including: audible pedestrian signals and illuminated street name signs.***
  - ***Contribution towards two (2) bus shelters and additional enhancements in the area to encourage non-automobile trips to the site.***
- Traffic Impacts during Construction – ***As part of the future Building Permit process, the applicant is required to submit a detailed Construction Parking and Traffic Management Plan to the Transportation Department for approval. The Plan shall identify: construction vehicle access, emergency vehicle access, parking facilities for construction workers, staging areas for construction vehicles, areas for deliveries and loading, and application for any lane closures. The Plan will require the use of proper construction traffic control procedures and certified personnel.***

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 and is generally in compliance with the "Neighbourhood Commercial (ZC36) – Steveston" zone except for the zoning variance noted below.

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

The applicant requests to vary the following provision of Richmond Zoning Bylaw 8500 to:

1) Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

(Staff supports the proposed variance as the design presented at Public Hearing included feature rooftop elements and no public concern was expressed by the public. Subsequent to the Public Hearing, the Richmond Zoning Bylaw 8500 was amended in September 2015, changing the way building height is measured and resulting in the need for a variance to permit the proposed design. Visual interest is added to the project with the localized

architectural feature roof elements on the three buildings, which otherwise comply with the 9 m maximum permitted building height. The two buildings along No. 1 Road feature a double gable roof element that introduces a distinct feature that is characteristic of roof lines in Asian Architecture, referencing Steveston's Japanese heritage. The smaller roof element on Building A along Steveston Highway is intended to be less prominent than the roof elements on Building B & C along No. 1 Road, referencing the gateway towards Steveston Village further to the West along No. 1 Road.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal subject to the applicant taking their comments into consideration. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 6, 2016 is attached for reference (Attachment 2). The design response has been included following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Proposal Description

The subject corner site fronts onto Steveston Highway and No. 1 Road and abuts a pedestrian connection to Hunt Street at the southwest corner of the site. The proposed development includes three (3) one-storey commercial buildings, streetwall trellis structures and shared surface parking area. The largest building fronts Steveston Highway at the west edge of the site, a corner building addresses the intersection and the smallest building fronts No. 1 Road at the southern portion of the site. The proposal addresses the OCP and Steveston Area Plan Development Permit Guidelines generally as discussed in the following sections.

Conditions of Adjacency

- The proposed development is situated adjacent to single-family homes to the west, multi-family development to the south and a mix of single-family and one and two-storey commercial across Steveston Highway and No. 1 Roads.
- The proposed interface treatment to the adjacent single-family homes to the west includes 1.8 m height solid wood fencing along the property line and planting 3 m height evergreen hedging. Behind the new fence and hedge, an angled mansard roof element and textured patterned wall treatment are incorporated into the west façade of the Building A to mitigate the building scale and provide a transition from the commercial development to adjacent homes.
- The proposed interface treatment to the adjacent multi-family development to the south includes 1.8 m height solid wood fencing along the property line and maintaining and protecting the existing hedging.
- Further, the proposed development is bounded by City streets on the north and east sides of the site, the proposed buildings are pulled to the north and east edges of the site and landscape buffers are provided along the south and west edges of the site, which together reduces potential for shadowing, overlook and outlook impacts on surrounding properties.

Public Realm

- Through the rezoning, the owner has agreed to provide for new road works including road dedication to widen Steveston Highway and No. 1 Road. Boulevard improvements along both frontages, intersection traffic signal improvements, and two (2) new bus shelters also secured through the rezoning will further enhance the contributions to the public realm.
- The proposed development addresses OCP objectives along Steveston Highway and No. 1 Road by providing street-animating commercial uses, enhancing pedestrian circulation through the site to the fronting roads and public pathway in the rear corner, reducing the number of vehicular crossings, screening surface parking, providing a bus shelter and tree lined grass boulevards.
- The massing of the proposed development is intended to enhance the public realm with well-articulated one-storey buildings and street wall arbour structures helping to bridge between and visually connect the three (3) buildings.

Site and Functional Planning

- The design appropriately addresses the significant functional planning needs of the site. Parking is accommodated onsite and screened, streetscapes are animated with commercial uses, vehicular access is provided and set back from the intersection and "back of house" loading and waste management functions are accommodated in screened locations on site.

Architectural Form and Character

The Steveston Area Plan encourages development that will enhance pedestrian streetscapes, commercial nodes, circulation routes and neighbourhood identity. The proposed development is consistent with this objective. The development is comprised of two (2) distinct "layers" that contribute to visual interest, pedestrian scale, and a distinct identity, as follows:

- **Buildings**: The three (3) commercial street-fronting buildings are articulated with storefront glazing, projecting canopies and awnings, variation in roof parapet height, and changes in wall planes to provide visual interest. The massing of the buildings is visually broken down with the articulation, trim detailing and variations colours and materials that add texture to the facades and emphasise individual storefront window areas. The development is intended to be a gateway to Steveston Village with an architectural style that is sympathetic to the heritage character of the village area.
- **Arbours**: Two (2) open arbour structures are located along the street edge between the three commercial building to reinforce the notion of a street wall and visually contain the surface parking areas onsite. The arbours comprise of connected steel columns and beams with detailing to tie in with the suspended canopies on the adjacent buildings.

Landscape Design and Open Space Design

The development's landscape has been designed to provide a high quality commercial environment. In addition to providing streetscape frontage improvements along both frontages, the development incorporates four (4) key landscape design elements as follows:

- **Streetscape Interface**: The development enhances the streetscape pedestrian experience with projecting canopies and awnings, an outdoor commercial patio, benches, arbour structures, planting, trees and an area of permeable paving treatment.

- **Pedestrian Circulation**: Pedestrian routes highlighted with special paving treatment connect the buildings with the public sidewalks, with each other and with the public path at the southwest corner of the site.
- **Parking Area Treatment**: The surface parking is broken up visually into smaller areas separated by pedestrian routes and planting islands with low planting and trees.

- **Existing Vegetation Retention and Replacement:** As discussed in the rezoning staff report, the one (1) existing tree on-site (in the southwest corner) will be protected and retained. The one (1) existing tree off-site and adjacent to the development site (at the northwest corner) will be protected. An existing overgrown hedge along the west property line will be removed and replaced with a new minimum 3 m high cedar hedge. An existing hedge along the south property line will be retained to maintain screening to the neighbouring multi-family development. The owner has reviewed this proposal with their neighbours, who did not express concerns regarding the proposal. The proposal was reviewed with the two (2) adjacent neighbouring single-family property owners to the west, a resident manager and executive director of the neighbouring multi-family developments to the south. Tree protection fencing and a contract with a Certified Arborist were secured through the rezoning.

Crime Prevention Through Environmental Design

The development incorporates CPTED strategies including, among other things:

- The development's site planning and building design provide for passive surveillance of most of the fronting street areas and public pathway in the rear corner.
- Commercial units have clear sightlines to fronting streets.
- The site will be well-lit and is designed to minimize alcoves and hidden corners.

Sustainability

The project's sustainability goal is to provide a cost-effective, high-value development that contributes to the community of Steveston. Highlights of the sustainability strategy include:

- High efficiency building mechanical systems (including air to air heat pumps), LED dark sky lighting systems and passive design elements (e.g., balance of glazed and solid wall expression, natural daylighting, projecting canopies and awnings, Low-E glazing).
- Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through planting 25 new trees, drought tolerant indigenous planting and the use of rain gardens, structural soil areas, permeable paved areas and light coloured roof and paved areas.
- Reduction in potable water consumption for irrigation through appropriate plant selection and a high efficiency irrigation system.
- The provision of two (2) parking spaces with 240V charging equipment for electric vehicles.

Public Art

- The owner has agreed to participate in the City's Public Art Program. A voluntary contribution of $16,820 towards public art was secured through the rezoning.

Conclusions

The proposed commercial development is consistent with Richmond's objectives for the subject site and Steveston as set out in the Steveston Area Plan, OCP and Zoning Bylaws. The proposed site plan and building massing respects the surrounding single detached homes, multi-family developments and commercial developments. The project's form, pedestrian-oriented streetscapes and pedestrian circulation through the site, together with commitments secured through the rezoning for roadway and public transit improvements will enhance the vacant gas station site, older commercial shopping centre and the Steveston neighbourhood.

Sara Badyal

Sara Badyal
Planner 2

SB:rg

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 $177,053.06.

Prior to future Building Permit issuance, the owner 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-713779 **Attachment 1**

Address: 3868, 3880 and 3900 Steveston Highway

Applicant: Urban Design Group Architects Ltd. (G & B Estates Ltd.)

Planning Area: Steveston

	Existing	Proposed
Owner	G & B Estates Ltd.	No Change
Site Area	3868 Steveston Hwy 764.0 m^2 3880 Steveston Hwy 764.0 m^2 3900 Steveston Hwy 6,288.5 m^2 Total 7,816.6 m^2	Development site 7447.8 m^2 Road dedication 368.8 m^2 Total 7,816.6 m^2
Land Uses	Commercial and vacant lands	Commercial
OCP Designation	Neighbourhood Service Centre	Complies
Area Plan Designation	Commercial	Complies
Zoning	Neighbourhood Commercial (ZC36) – Steveston	Variances as noted below
Number of Units	1,870 m^2 in 20 units	2,108 m^2 in 6 units in 3 buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5	0.28	None permitted
Lot Coverage	Max. 35%	28%	None
Setbacks: No. 1 Road Steveston Highway Interior Side Yard (South) Rear Yard (West)	 Min. 3 m Min. 3 m Min. 3 m Min. 3 m	 3 m Min. 3 m Min. 10.5 m Min. 3 m Min.	None
Height: **Building A** **Building B** **Building C**	**Max. 9 m**	**6.7 m to 9 m with localized features:** **9.7 m** **9.6 m & 10.4 m** **10.4 m**	**Localized features:** **0.7 m increase** **1.4 m increase** **1.4 m increase**
Tenancy size One large tenancy	Max. 330 m^2 Max. 1,170 m^2	Max. 327 m^2 Max. 1,167 m^2	None
Off-street Parking Spaces	82 with TDMs	82 with TDMs	None
Accessible Parking Spaces	Min. 2% (2 Spaces)	4% (3 Spaces)	None
Small Car Parking Spaces	Max. 50% (41 Spaces)	6% (5 Spaces)	None
Tandem Parking Spaces	Not permitted	None	None

Attachment 2

Advisory Design Panel

Wednesday, January 6, 2016

Meeting Minutes Annotated Excerpt

2. DP 15-713779 – Commercial Shopping Centre with Approximately 2,110 m^2 in Three One-Storey Commercial Buildings
   Architect: Urban Design Group Architects Ltd.
   Location: 3868, 3880 & 3900 Steveston Highway

Panel Discussion

Comments from the Panel were as follows:

- The project is on the right track from a sustainability perspective; appreciate the proposed sustainability features, e.g., low-emissivity (low-e) glazing, roof canopies providing solar shading and LED exterior lighting; recommend the use of rooftop mechanical units with low turndown ratios and economizers to maximize energy efficiency; also suggest that the applicant give more attention to screening the rooftop mechanical units – ***Will consider the use of equipment with economizers as part of the mechanical design at BP stage.***
- Look at the pedestrian pinch points near the site entrance off Steveston Highway; applicant needs to investigate (i) the pinch point along the north-south pedestrian walkway adjacent to Building A and (ii) the tight area adjacent to the proposed bus shelter along Steveston Highway; applicant could consider setting back the bus shelter and adjacent structures behind the concrete sidewalk and eliminate an adjacent parking stall to create extra space and improve pedestrian circulation and accessibility along Steveston Highway – ***Design improved. Arbour structure, landscaping and area behind bus stop area along Steveston Highway redesigned, better matching the design along No. 1 Road.***
- Proposed rooftop style, i.e., mansard roof, for west side of Building A is not successful as it is out of context in the proposed development; makes the building appear dated and visually bigger; does not relate to the pedestrian scale of the project; investigate alternative layering and screening approaches without the heavy roof on top of the building – ***Considered. The mansard roof treatment along the west edge of Building A mitigates the building scale and provides a building form transition to the neighbouring homes.***
- Consider more porosity in the planting/screening behind the proposed bus shelter and fronting the parking stalls; consider using a similar approach to the planting/screening of parking stalls as used along No. 1 Road – ***Design improved with additional landscaping.***
- Consider design development to the angled double gable corner element (in the corner of Steveston Highway and No. 1 Road); could be more successful if treated like a box to provide a more "gateway" feel – ***Considered. The double gable introduces a distinct feature to anchor the buildings along No. 1 Road characteristic of roof lines in Asian Architecture and incorporated as a reference to Steveston's Japanese heritage. The smaller corner roof feature element on Building A along Steveston Highway is intended to be subordinate to the roof feature elements on Building B & C along No. 1 Road,***

referencing the gateway location towards Steveston Village further to the West along No. 1 Road.

- Little "hat" on the building does not relate well with the overall project – ***Considered, as noted above.***
- Agree with comments from the Panel regarding (i) the need to address the pedestrian pinch points at the Steveston Highway bus stop and (ii) the lack of relationship between the two "streetwall" structures along the two street frontages of the proposed development – ***Design improved, as noted above.***
- Agree with comments regarding the need for design development to the proposed roof design for Building A – ***Considered, as noted above.***
- The anchor building, i.e., Building A, has a different treatment and does not relate well with the smaller buildings in the proposed development; the development also has three different types of roofs; could be simplified; could create one kind of element at the corner – ***Design improved. Materials, colours and smaller grain composition of Buildings B & C added to Building A design. Roof design considered, as noted above.***
- Consider design development to the blank wall at the western façade of Building A which is facing a residential development; investigate whether a recessed area would be helpful – ***Design improved. A pattern of split-faced blocks and colours mitigates the scale of this façade. Note that a new 3 m high cedar hedge will be planted along the entire length of this façade behind a new 1.8 m high wood fence to provide additional screening.***
- Consider a bigger glazed element and raised ceiling to enhance the corner treatment in Building B (and address the intersection of Steveston Highway and No. 1 Road); could allow more sunlight into the building – ***Design improved with higher clerestory glazing to provide more prominence as well as daylighting.***
- Appreciate the information that the site will be irrigated; will provide long-term benefit to the long, thin planters on site – ***Noted.***
- No concern regarding the rain garden; appreciate the provision of curbs around the rain garden for plant safety – ***Noted.***
- Appreciate that the applicant is considering required soil volumes for tree health; consider structural soil to achieve the required soil volume for trees within the proposed development – ***Noted.***
- Consider pulling back the canopy above the planters at the corner of Building B (at the intersection of Steveston Highway and No. 1 Road) to enhance the long-term survivability of plants under the canopy; appreciate the depth of parapet walls shown in the model – ***Design improved as suggested.***
- Agree with comments regarding the need for (i) design development to the proposed mansard roof in Building A and (ii) architectural and/or landscaping treatments to the blank wall of the building's southern façade to make it visually appealing to residents of the adjacent residential development – ***Considered, as noted above.***

- Proposed free-standing sign is more car-oriented than pedestrian-oriented; consider bringing down the scale and height of the sign to be more pedestrian-oriented and to enhance the development and the streetscape – ***The free standing sign requires a separate sign permit application process. The applicant advises that it is designed to the minimum scale and height that would accommodate signage for all anticipated tenants as typically required in commercial retail leases and designed to complement the architectural form and character of the buildings.***
- Investigate the pinch point near the proposed bus shelter along Steveston Highway; consider eliminating the adjacent parking stall to provide extra space for pedestrian circulation and accessibility in the area – ***Design improved, as noted above.***
- Appreciate the choice of solid material as opposed to glass for canopies outside the buildings – ***Noted.***
- Understand the rationale for the low density of the proposed development; appreciate the massing and siting of the buildings – ***Noted.***
- Canopies attached to the buildings enhance the village character of the proposed development – ***Noted.***
- Appreciate the screening of parking stalls along the street frontages of the proposed development – ***Noted.***
- Agree with comments that the successful approach (in terms of design and landscaping) to the opening along the No. 1 Road streetscape should be applied along Steveston Highway; the applicant is encouraged to provide more seating opportunities along Steveston Highway – ***Design improved, as noted above. A bus shelter will provide seating.***
- The proposed colour palette appears muted and dominated by beige; consider introducing an additional darker colour, e.g. darker grey, to create more contrast; will also enhance the village character of the buildings – ***Design improved. A dark gray siding colour (James Hardie Chelsea Gray) was added to the project colour palette.***
- Appreciate the proposed gooseneck lighting above the signage – ***Noted.***
- Investigate opportunities to introduce skylights to allow more natural light into the buildings and enhance the buildings' sustainability features – ***Will be considered by individual tenants.***
- Understand the rationale for the project's low density – ***Noted.***
- Appreciate streetwall features; agree with comments from the Panel regarding the need for design development of the crowded area adjacent to the proposed bus shelter along Steveston Highway; also agree with the proposal to eliminate one adjacent parking stall to provide extra space – ***Design improved, as noted above.***
- The proposed development will be an improvement to the area which currently appears barren – ***Noted.***
- Applicant should anticipate heavy pedestrian traffic of residents from adjacent residential developments to access the proposed fast-food Building C and existing convenience store to the north; consider introducing appropriate design development, e.g. eliminating the "triangle-shaped" landscaping along the southern drive aisle, to accommodate the volume

and ensure the safety of pedestrians – ***Directional signage for pedestrians will be considered.***

- The trellis structures [arbours] do not appear to be integrated with the building canopies in the model; applicant needs to address this issue in the actual design – ***Design improved. The arbours are designed after the storefront canopies with similar structure steel channel sections and heights.***
- Appreciate the proposed landscaping for the project – ***Noted.***
- Volume of pedestrian traffic along the north side of the proposed development (along Steveston Highway) is expected to be high; consider introducing tree grates to provide protection to onsite trees along the north side – ***Provided.***
- Understand the lack of opportunity for introducing planting in front of the proposed location of Shoppers Drug Mart (Building A); expected pedestrian traffic in the area will negatively affect planting; consider less planting but add more urban street trees in grates – ***Provided.***
- Encourage providing BCSLA minimum soil volume standards – ***Noted.***
- The wall on the northeast corner of Building A appears blank; consider introducing climbing vines along the wall or evergreen vegetation in front of the wall – ***Provided.***
- Consider design development to the fire exit path in front of Building A to make it less visually prominent – ***Design improved.***
- The proposed development will improve the area and enhance the Steveston character of the neighbourhood – ***Noted.***
- Consider planting in the parking isle end islands – ***Provided.***
- Review the selection of tree species for the proposed development, in particular, quercus robur to ensure that trees to be planted are visually appealing and not prone to plant disease and pest infestation – ***Considered.***

Panel Decision

It was moved and seconded

That DP 15-713779 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

City of Richmond

Development Permit

No. DP 15-713779

To the Holder:	Urban Design Group Architects Ltd. (G&B Estates Ltd.)
Property Address:	3868, 3880 and 3900 Steveston Highway
Address:	c/o Eric Ching, Urban Design Group Architects Ltd. 600 - 1140 West Pender Street, Vancouver, BC V6E 4G1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.
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 #21 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 $177,053.06. 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 15-713779

To the Holder:	Urban Design Group Architects Ltd. (G&B Estates Ltd.)
Property Address:	3868, 3880 and 3900 Steveston Highway
Address:	c/o Eric Ching, Urban Design Group Architects Ltd. 600 - 1140 West Pender Street, Vancouver, BC V6E 4G1

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.

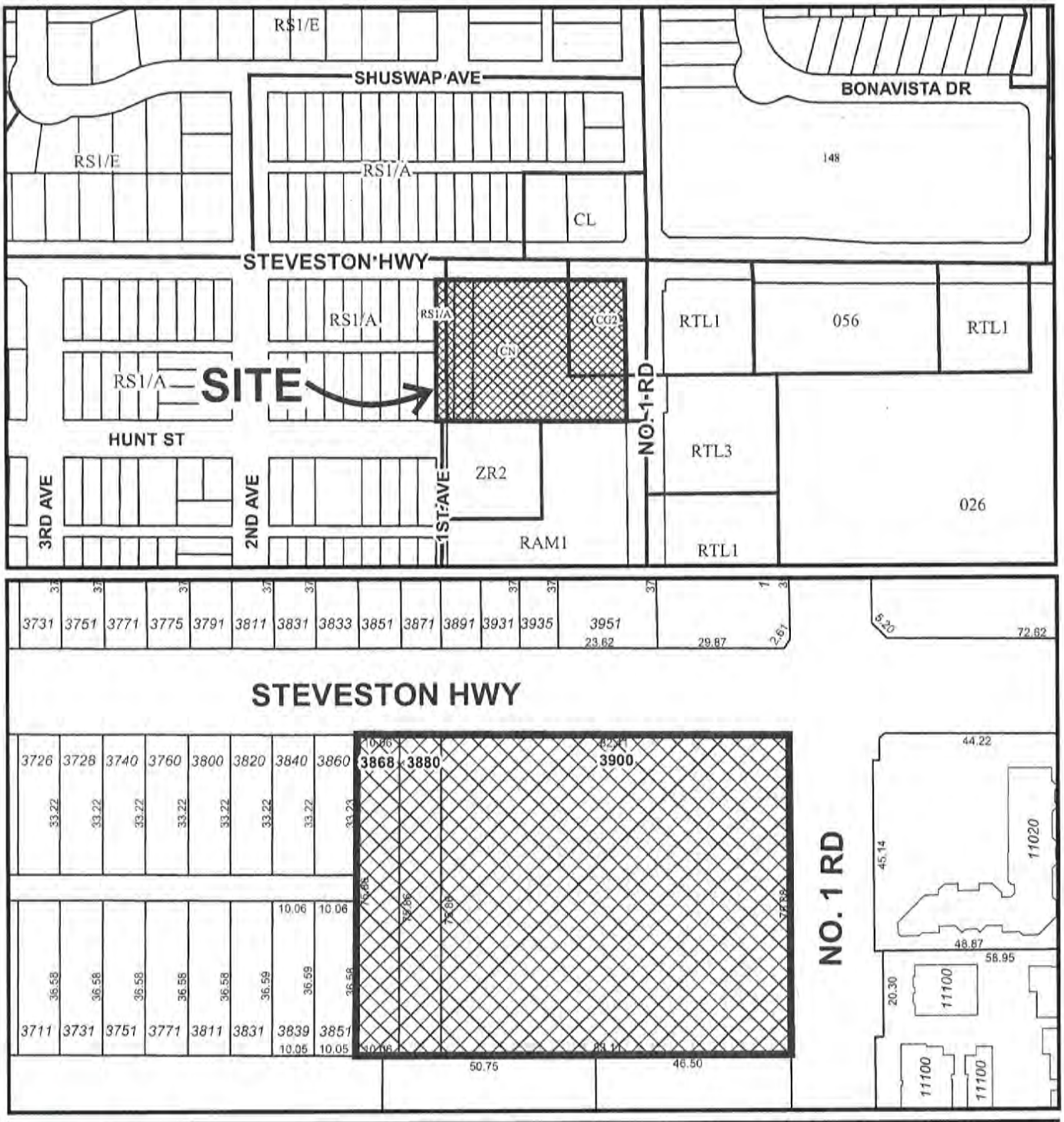
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



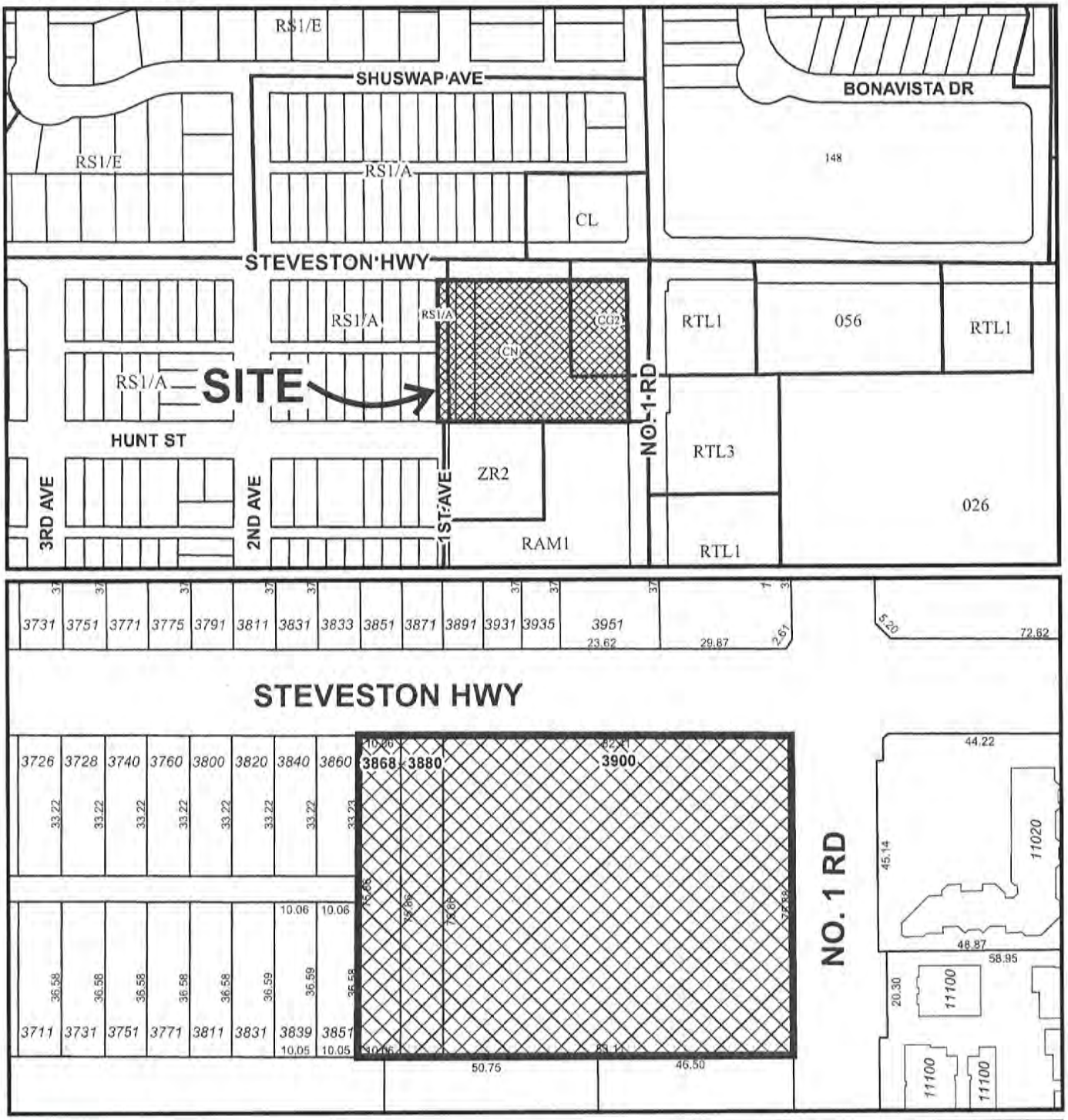
DP 15-713779
SCHEDULE "A"

Original Date: 12/17/15

Revision Date: 01/04/16

Note: Dimensions are in METRES

City of Richmond



DP 15-713779

Original Date: 12/17/15

Revision Date: 01/04/16

Note: Dimensions are in METRES

Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Separate sign permit applications are required for signage. All signs are required to comply with the City's Sign Regulation Bylaw 5560.
- A variance is included in the proposal to increase maximum building height from 9.0 m up to the following heights as per DP plans:
  - 9.7m for localized roof top element on Building A
  - 9.45m and 10.37m for localized roof top elements on Building B
  - 10.37m for localized roof top element on Building C
- Sustainability features, including:
  - Energy efficient – High efficiency building mechanical systems (including air to air heat pumps), LED dark sky lighting systems and passive design elements (e.g., balance of glazed and solid wall expression, natural daylighting, projecting canopies and awnings, Low-E glazing).
  - Water efficient – Reduction in potable water consumption for irrigation through appropriate plant selection and a high efficiency irrigation system.
  - Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through planting 25 new trees, drought tolerant indigenous planting and the use of rain gardens, structural soil areas, permeable paved areas and light coloured roof and paved areas.
  - Electric Vehicles – Two (2) parking spaces with charging equipment for electric vehicles.
  - Recycling – secure areas for garbage, organics and recycling.

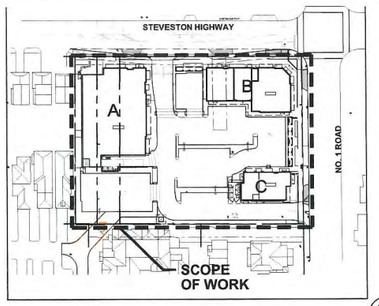
AERI

AERIAL PLAN

SCALE: NTS

NORTH

SITE KI



SITE KEY PLAN

SCALE: NTS

NORTH

CONT/...

DEVELOPMENT

WEST COAST PROJECTS
'ON HIGHWAY, RICHMOND, B.C.

DRAWING LIST

OWNER	G & B ESTATES LTD David Grewcopher #920-1040 West Georgia St. Vancouver, B.C. V6E 4H1 Phone: 604-687-1904 Fax: 604-687-2972 E-mail: davidcmpdev.ca
DEVELOPMENT MANAGER	WEST COAST PROJECTS LTD David J. Bordjuk Suite 600 The Grosvenor Building 1040 West Georgia Vancouver BC V6E 4H1 Phone: (604) 688-3303 Fax: (604) 688-6177 E-mail: dj@kelsenet
ARCHITECT	URBAN DESIGN GROUP ARCHITECTS LTD. Paul Chu, Architect AIBC / Eric Ching #600 - 1140 West Pender Street Vancouver, B.C. V6E 4G1 Phone: 604-687-0334 Fax: 604-688-7481 E-mail: pchu@udga.com E-mail: eching@udga.com
LANDSCAPE	STA LANDSCAPE ARCHITECTURE Gerry Eckhardt MBCSLA FCSLA #150 W 2nd Ave Vancouver, BC V6J 1H1 Phone: 604-683-1456 Fax: 604 683-1453 E-mail: gerry@sta.ca
SURVEYOR	HATSON PECK & TOPLISS Hans Thoelsen B.C.L.S. Land Surveyors #320-1320 Horseshoe Way Richmond, B.C. V7A 5H7 Phone:604-270-5331 Fax: 604-270-4371 E-mail: mail@hptlsc.ca
CIVIL	HPT ENGINEERING Co. Ltd Maggie Yeung P. Eng #320-1320 Horseshoe Way Richmond, B.C. V7A 5H7 Phone:604-270-5331 Fax: 604-270-4371 E-mail: mail@hpteng@hptlsc.ca

ARCHITECTURAL		LANDSCAPE	
A-0.0	COVER SHEET	L1.0	LANDSCAPE SITE PLAN
A-0.1	CONTEXT PLAN	L1.1	DETAIL LANDSCAPE PLAN: NW AREA
A-0.2	STREETSCAPE IMAGES	L1.2	DETAIL LANDSCAPE PLAN: NE AREA
A-0.3	STREETSCAPE IMAGES	L1.3	DETAIL LANDSCAPE PLAN: SW AREA
A-1.1	SITE PLAN	L1.4	DETAIL LANDSCAPE PLAN: SE AREA
A-1.2	PARKING PLAN	L2	LANDSCAPE NOTES AND SCHEDULES
A-1.3	FIRE FIGHTING PLAN	L3	LANDSCAPE DETAILS
A-1.4	SRW CONTEXT PLAN	L4	TREE MANAGEMENT PLAN
A-1.5	SITE DETAILS / RTU SCREEN DETAILS		
A-A 2.1	BUILDING 'A' FLOOR PLAN		
A-A 2.2	BUILDING 'A' ROOF PLAN		
A-A 3.1	BUILDING 'A' EXTERIOR ELEVATIONS		
A-A 3.2	BUILDING 'A' EXTERIOR ELEVATIONS		
A-A 3.1c	BUILDING 'A' EXTERIOR ELEVATIONS		
A-B 2.1	BUILDING 'B' FLOOR PLAN		
A-B 2.2	BUILDING 'B' ROOF PLAN		
A-B 3.1	BUILDING 'B' EXTERIOR ELEVATIONS		
A-B 3.1c	BUILDING 'B' EXTERIOR ELEVATIONS		
A-C 2.1	BUILDING 'C' FLOOR PLAN		
A-C 2.2	BUILDING 'C' ROOF PLAN		
A-C 3.1	BUILDING 'C' EXTERIOR ELEVATIONS		
A-C 3.1c	BUILDING 'C' EXTERIOR ELEVATIONS		

CIVIC ADDRESS

3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.

LEGAL DESCRIPTION

LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106

PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233

ZONING

NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC36)

DEVELOPMENT PERMIT APPLICATION FOR 1-STOREY COMMERCIAL BUILDINGS A, B & C AND ALL SITEWORK.

7	16/01/25 RE-ISSUED FOR DP
6	15/12/18 RE-ISSUED FOR DP
5	15/10/16 RE-ISSUED FOR DP
4	15/05/06 ISSUED FOR DP
3	15/05/04 RE-ISSUED FOR RZ
2	15/03/25 RE-ISSUED FOR RZ
1	14/08/29 ISSUED FOR RZ/DP
no	yy/mm/dd description

REVISIONS

This drawing, as an instrument of service, is the property of Urban

Plan 1 Mar 2, 2016

DP 15-713779

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

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architects ltd
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project number 3428

sheet title COVER SHEET

date 2014/03/17 sheet number

scale AS NOTED A-0.0

drawn BA/LM

checked EC

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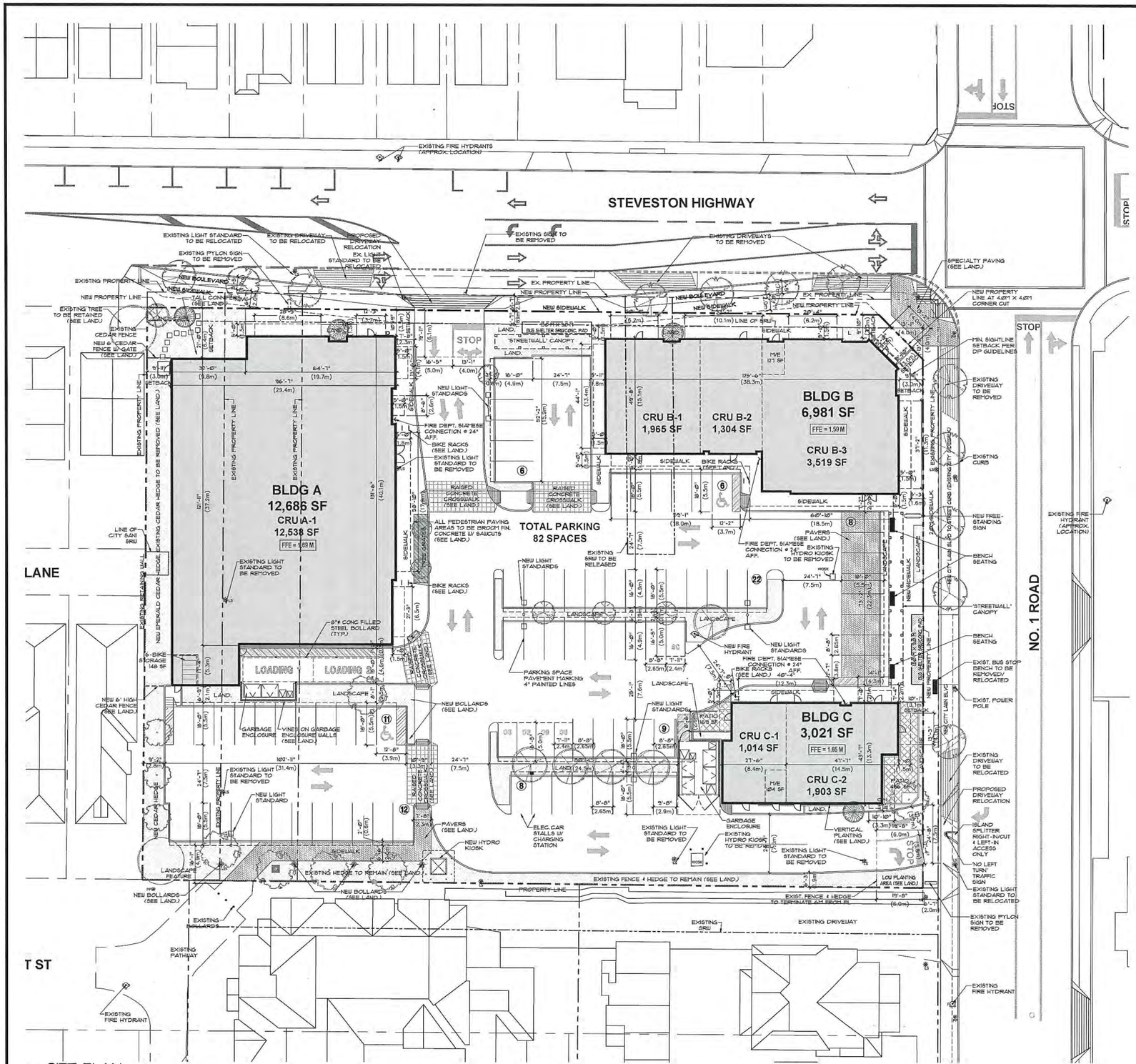

1 A1.1 SITE PLAN
SCALE: 1/16"=1'-0"

2 A1.1 AERIAL KEY PLAN
SCALE: NTS

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106 PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249 LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233
CIVIC ADDRESS:	3868/3880/3900 STEVESTON HWY, RICHMOND, BC
EXISTING ZONING:	SINGLE-DETACHED (RS 1/A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CG2)
PROPOSED ZONING:	NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC36)
EXISTING LOT AREA:	84,136.14 SF (7,816.5 SM)
LESS ROAD DEDICATION:	3,889.5 SF (361.3 SM)
TOTAL LOT AREA:	80,164.29 SF (7447.51 SM)
LOT COVERAGE (MAX 35%):	(22,688 SF / 80,164.29 SF) x 100 = 28.3%

BUILDING FLOOR AREAS (GROSS LEASABLE + UTILITY) :

BUILDING A [PROPOSED RETAIL] :	12,538 SF	1,165 SM
BUILDING B1 [PROPOSED FINANCIAL SERVICE] :	1,965 SF	182.6 SM
BUILDING B2 [PROPOSED RESTAURANT] :	1,304 SF	121.1 SM
BUILDING B3 [PROPOSED FINANCIAL SERVICE] :	3,521 SF	327.1 SM
BUILDING C1 [PROPOSED RESTAURANT] :	1,014 SF	94.2 SM
BUILDING C2 [PROPOSED RESTAURANT] :	1,903 SF	176.8 SM
BICYCLE STORAGE ROOM :	148 SF	13.7 SM
BUILDING B SERVICE ROOM :	191 SF	17.7 SM
BUILDING C SERVICE ROOM :	104 SF	1.66 SM
TOTAL GROSS FLOOR AREAS :	22,688 SF	2,108 SM

PARKING REQUIREMENTS (GROSS LEASEABLE AREA) :

RETAIL (up to 350 SM) :	350 SM / 100 SM x 3	=	10.50
RETAIL (> 350 SM) :	815 SM / 100 SM x 4	=	32.60
OFFICE (CRU B-1) :	182.6 SM / 100 SM x 3	=	5.48
FINANCIAL SERVICE (CRU B-3) :	327.1 SM / 100 SM x 3	=	9.81
RESTAURANT (CRU B-2) :	121.1 SM / 100 SM x 8	=	9.69
RESTAURANT (CRU C-1) :	95.5 SM / 100 SM x 8	=	7.64
RESTAURANT (CRU C-2) :	176.8 SM / 100 SM x 8	=	14.14
TOTAL PARKING REQUIRED :			90 SPACES
TOTAL PARKING PROVIDED :			82 SPACES
HANDICAPPED SPACES PROVIDED :			3 SPACES
SMALL SPACES PROVIDED (6.1%) :			5 SPACES
PARKING RATIO :			3.61 / 1,000 SF

ON-SITE LOADING REQUIREMENTS :

FIRST 1,860 SM	=	1 MEDIUM-SIZE SPACE
ADDL. 5,000 SM OVER 1,860 SM	=	1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE
TOTAL LOADING REQUIRED	=	2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE (SEE MMM TRAFFIC ASSESSMENT REPORT)
TOTAL LOADING PROVIDED	=	2 MEDIUM-SIZE SHARED SPACE

ON-SITE BICYCLE PARKING REQUIREMENTS :

CLASS 1 BICYCLE PARKING :	0.27 SPACES/100 SM GLA OVER 100 SM
CLASS 2 BICYCLE PARKING :	0.40 SPACES/100 SM GLA OVER 100 SM

RETAIL / RESTAURANT / OFFICE :

CLASS 1 BICYCLE PARKING	=	2,068 SM / 100 SM x 0.27 SPACES
REQUIRED	=	6 SPACES
PROVIDED	=	6 SPACES
CLASS 2 BICYCLE PARKING	=	2,068 SM / 100 SM x 0.4 SPACES
REQUIRED	=	8 SPACES
PROVIDED	=	16 SPACES

BYLAW REQUIREMENTS :

PROPOSED SETBACKS:

FRONT YARD =	3.0m (9.843ft)
EXT. SIDE YARD =	3.0m (9.843ft)
INT. SIDE YARD =	3.0m (9.843ft)
REAR YARD =	3.0m (9.843ft)

PROPOSED BUILDING HEIGHTS :

PROPOSED BUILDING HEIGHT :	10.3m (34ft)
ALLOWABLE BUILDING HEIGHT :	9m (29.5ft)

PARKING SIZES :

STANDARD SPACE :	2.65m (8'-8") x 5.5m (18'-0")
SMALL SPACE (MAX. 50%) :	2.4m (7'-11") x 5.0m (16'-5")
HANDICAPPED SPACE (MIN. 2%) :	3.7m (12'-2") x 5.5m (18'-0")

LOADING SPACE SIZES :

MEDIUM-SIZE LOADING SPACE :	9.1m (29'-10") x 3.0m (9'-10")
LARGE-SIZE LOADING SPACE :	18.4m (60'-4") x 3.5m (11'-5")

BICYCLE PARKING (MIN. DIMENSIONS) :

BICYCLE PARKING SPACE :	1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.
BICYCLE LOCKER :	1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR 1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

DP APPLICATION : 15-713779

12	16/03/07	RE-ISSUED FOR DP
11	16/03/04	ISSUED FOR REVIEW
10	16/02/29	ISSUED FOR REVIEW
9	16/02/02	ISSUED FOR BP REF
8	15/01/21	RE-ISSUED FOR DP
7	15/12/17	RE-ISSUED FOR DP
6	15/10/20	RE-ISSUED FOR DP
5	15/10/14	RE-ISSUED FOR DP
4	15/09/09	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/01/23	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP
no.	yy/mm/dd	description

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban

Plan 2 Mar 2, 2016
DP 15-713779

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

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TELEPHONE (604) 687 2334
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project number 3428
sheet title SITE PLAN

date 2014/03/17
scale AS NOTED
drawn CQC/MV/BA
checked EKC
sheet number A1.1

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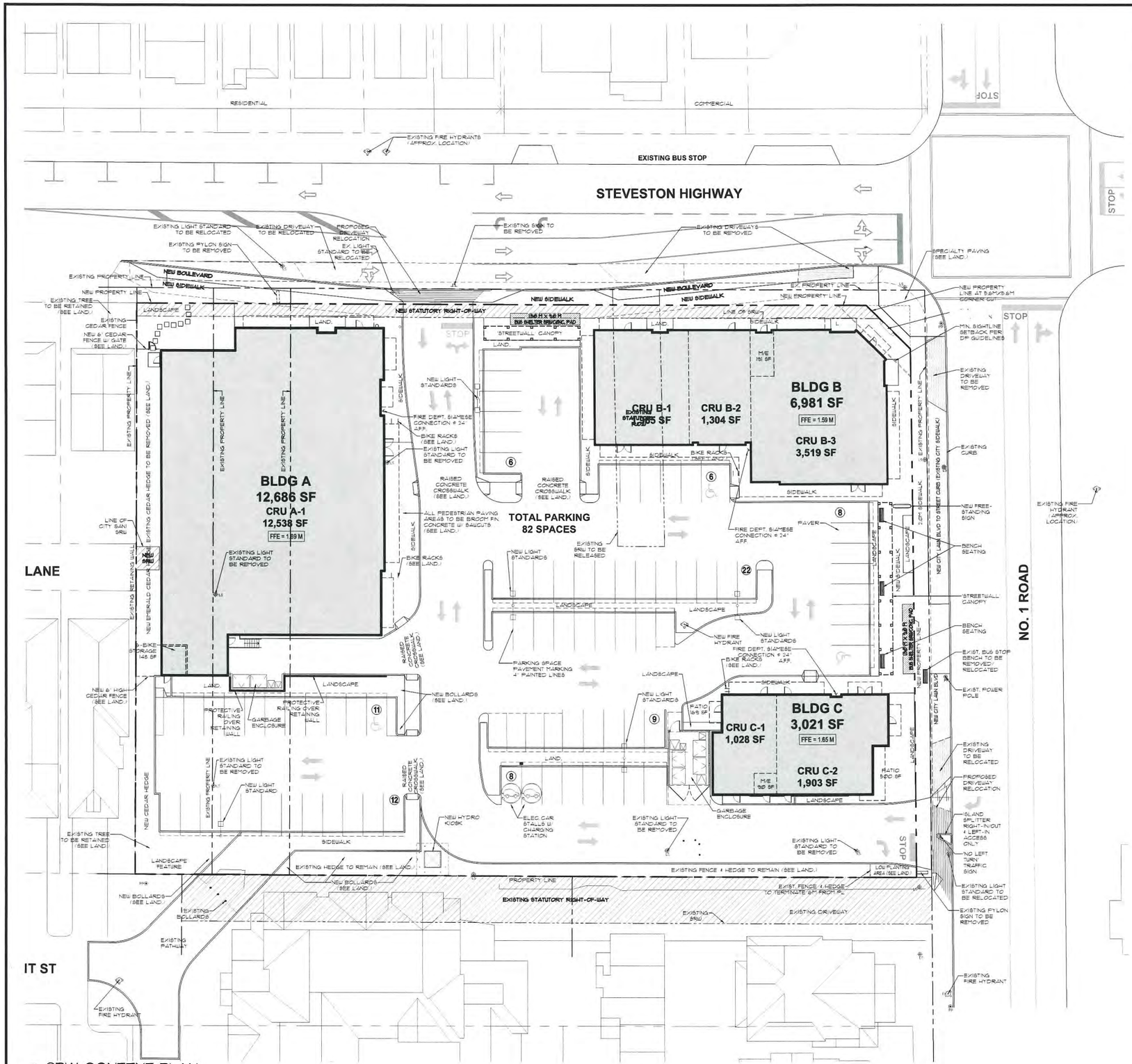

1 SRW CONTEXT PLAN
A1.4 SCALE: 1/16"=1'-0"

2 AERIAL KEY PLAN
A1.4 SCALE: NTS

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106 PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249 LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233
CIVIC ADDRESS:	3868/3880/3900 STEVESTON HWY, RICHMOND, BC
EXISTING ZONING:	SINGLE-DETACHED (RS 1/A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CG2)
PROPOSED ZONING:	NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC38)
EXISTING LOT AREA:	84,136.14 SF (7,816.5 SM)
LESS ROAD DEDICATION:	3,889.5 SF (361.3 SM)
TOTAL LOT AREA:	80,164.29 SF (7447.51 SM)
LOT COVERAGE (MAX 35%):	(22,688 SF / 80,164.29 SF) x 100 = 28.3%

BUILDING FLOOR AREAS (GROSS LEASABLE + UTILITY) :

BUILDING A [PROPOSED RETAIL] :	12,538 SF	1,165 SM
BUILDING B1 [PROPOSED FINANCIAL SERVICE] :	1,965 SF	182.6 SM
BUILDING B2 [PROPOSED RESTAURANT] :	1,304 SF	121.1 SM
BUILDING B3 [PROPOSED FINANCIAL SERVICE] :	3,521 SF	327.1 SM
BUILDING C1 [PROPOSED RESTAURANT] :	1,028 SF	95.5 SM
BUILDING C2 [PROPOSED RESTAURANT] :	1,903 SF	176.8 SM
BICYCLE STORAGE ROOM :	148 SF	13.7 SM
BUILDING B SERVICE ROOM :	191 SF	17.7 SM
BUILDING C SERVICE ROOM :	90 SF	8 SM
TOTAL GROSS FLOOR AREAS :	22,688 SF	2,108 SM

PARKING REQUIREMENTS (GROSS LEASEABLE AREA) :

RETAIL (up to 350 SM) :	350 SM / 100 SM x 3	=	10.50
RETAIL (> 350 SM) :	815 SM / 100 SM x 4	=	32.60
OFFICE (CRU B-1) :	182.6 SM / 100 SM x 3	=	5.48
FINANCIAL SERVICE (CRU B-3) :	327.1 SM / 100 SM x 3	=	9.81
RESTAURANT (CRU B-2) :	121.1 SM / 100 SM x 8	=	9.69
RESTAURANT (CRU C-1) :	95.5 SM / 100 SM x 8	=	7.64
RESTAURANT (CRU C-2) :	176.8 SM / 100 SM x 8	=	14.14
TOTAL PARKING REQUIRED :			90 SPACES
TOTAL PARKING PROVIDED :			82 SPACES
HANDICAPPED SPACES PROVIDED :			3 SPACES
SMALL SPACES PROVIDED (6.1%) :			5 SPACES
PARKING RATIO :			3.61 / 1,000 SF

ON-SITE LOADING REQUIREMENTS :

FIRST 1,860 SM	=	1 MEDIUM-SIZE SPACE
ADDL. 5,000 SM OVER 1,860 SM	=	1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE
TOTAL LOADING REQUIRED	=	2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE (SEE MMM TRAFFIC ASSESSMENT REPORT)
TOTAL LOADING PROVIDED	=	2 MEDIUM-SIZE SHARED SPACE

ON-SITE BICYCLE PARKING REQUIREMENTS :

CLASS 1 BICYCLE PARKING :	0.27 SPACES/100 SM GLA OVER 100 SM
CLASS 2 BICYCLE PARKING :	0.40 SPACES/100 SM GLA OVER 100 SM

RETAIL / RESTAURANT / OFFICE :

CLASS 1 BICYCLE PARKING	=	2,068 SM / 100 SM x 0.27 SPACES
REQUIRED	=	6 SPACES
PROVIDED	=	6 SPACES
CLASS 2 BICYCLE PARKING	=	2,068 SM / 100 SM x 0.4 SPACES
REQUIRED	=	8 SPACES
PROVIDED	=	16 SPACES

BYLAW REQUIREMENTS :

PROPOSED SETBACKS:

FRONT YARD =	3.0m (9.843ft)
EXT. SIDE YARD =	3.0m (9.843ft)
INT. SIDE YARD =	3.0m (9.843ft)
REAR YARD =	3.0m (9.843ft)

PROPOSED BUILDING HEIGHTS :

PROPOSED BUILDING HEIGHT :	10.3m (34ft)
ALLOWABLE BUILDING HEIGHT :	9m (29.5ft)

PARKING SIZES :

STANDARD SPACE :	2.65m (8'-8") x 5.5m (18'-0")
SMALL SPACE (MAX. 50%) :	2.4m (7'-11") x 5.0m (16'-5")
HANDICAPPED SPACE (MIN. 2%) :	3.7m (12'-2") x 5.5m (18'-0")

LOADING SPACE SIZES :

MEDIUM-SIZE LOADING SPACE :	9.1m (29'-10") x 3.0m (9'-10")
LARGE-SIZE LOADING SPACE :	18.4m (60'-4") x 3.5m (11'-6")

BICYCLE PARKING (MIN. DIMENSIONS) :

BICYCLE PARKING SPACE :	1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.
BICYCLE LOCKER :	1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR 1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

DP APPLICATION : 15-713779

no	by/mm/dd	description
8	16/01/21	RE-ISSUED FOR DP
7	15/12/18	RE-ISSUED FOR DP
6	15/10/30	RE-ISSUED FOR DP
5	15/10/14	RE-ISSUED FOR DP
4	15/08/06	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/23	RE-ISSUED FOR RZ
1	14/05/26	ISSUED FOR RZ/DP

REVISIONS

NORTH

Plan 3 Mar 2, 2016
DP 15-713779

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

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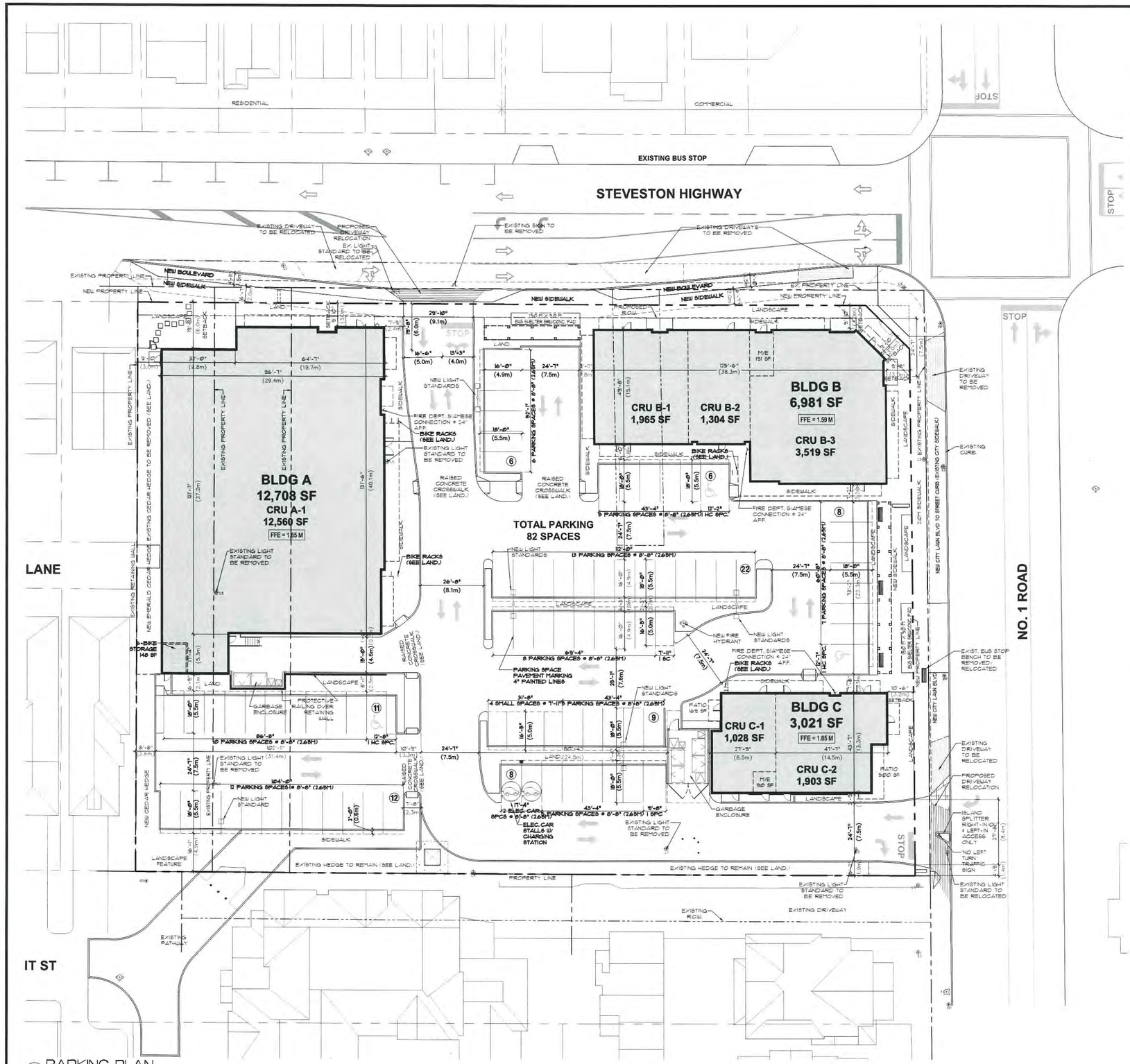
project number 3428

sheet title SRW CONTEXT PLAN

date 2014/03/17
scale AS NOTED
drawn CK/JK/BA
checked EKC
sheet number A-1.4



1 A1.2 PARKING PLAN
SCALE: 1/16"=1'-0"

2 A1.2 AERIAL KEY PLAN
SCALE: NTS

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106 PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249 LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233
CIVIC ADDRESS:	3668/3880/3900 STEVESTON HWY, RICHMOND, BC
EXISTING ZONING:	SINGLE-DETACHED (RS 1/A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CG2)
PROPOSED ZONING:	NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC36)
EXISTING LOT AREA:	84,136.14 SF (7,816.5 SM)
LESS ROAD DEDICATION:	3,889.5 SF (361.3 SM)
TOTAL LOT AREA:	80,164.29 SF (7447.51 SM)
LOT COVERAGE (MAX 35%):	(22,888 SF / 80,164.29 SF) x 100 = 28.3%

BUILDING FLOOR AREAS (GROSS LEASABLE + UTILITY) :

BUILDING A [PROPOSED RETAIL] :	12,588 SF	1,169 SM
BUILDING B1 [PROPOSED FINANCIAL SERVICE] :	1,965 SF	182.6 SM
BUILDING B2 [PROPOSED RESTAURANT] :	1,304 SF	121.1 SM
BUILDING B3 [PROPOSED FINANCIAL SERVICE] :	3,521 SF	327.1 SM
BUILDING C1 [PROPOSED RESTAURANT] :	1,028 SF	95.5 SM
BUILDING C2 [PROPOSED RESTAURANT] :	1,903 SF	176.8 SM
BICYCLE STORAGE ROOM :	148 SF	13.7 SM
BUILDING B SERVICE ROOM :	191 SF	17.7 SM
BUILDING C SERVICE ROOM :	90 SF	8 SM
TOTAL GROSS FLOOR AREAS :	22,888 SF	2,126 SM

PARKING REQUIREMENTS (GROSS LEASEABLE AREA) :

RETAIL (up to 350 SM) :	350 SM / 100 SM x 3	=	10.50
RETAIL (> 350 SM) :	815 SM / 100 SM x 4	=	32.60
OFFICE (CRU B-1) :	182.6 SM / 100 SM x 3	=	5.48
FINANCIAL SERVICE (CRU B-3) :	327.1 SM / 100 SM x 3	=	9.81
RESTAURANT (CRU B-2) :	121.1 SM / 100 SM x 8	=	9.69
RESTAURANT (CRU C-1) :	95.5 SM / 100 SM x 8	=	7.64
RESTAURANT (CRU C-2) :	176.8 SM / 100 SM x 8	=	14.14
TOTAL PARKING REQUIRED :			90 SPACES
TOTAL PARKING PROVIDED :			82 SPACES
HANDICAPPED SPACES PROVIDED :			3 SPACES
SMALL SPACES PROVIDED (6.1%) :			5 SPACES
PARKING RATIO :			3.61 / 1,000 SF

ON-SITE LOADING REQUIREMENTS :

FIRST 1,860 SM	=	1 MEDIUM-SIZE SPACE
ADDL. 5,000 SM OVER 1,860 SM	=	1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE
TOTAL LOADING REQUIRED	=	2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE (SEE MMM TRAFFIC ASSESSMENT REPORT)
TOTAL LOADING PROVIDED	=	2 MEDIUM-SIZE SHARED SPACE

ON-SITE BICYCLE PARKING REQUIREMENTS :

CLASS 1 BICYCLE PARKING :	0.27 SPACES/100 SM GLA OVER 100 SM
CLASS 2 BICYCLE PARKING :	0.40 SPACES/100 SM GLA OVER 100 SM

RETAIL / RESTAURANT / OFFICE :

CLASS 1 BICYCLE PARKING	=	2,068 SM / 100 SM x 0.27 SPACES
REQUIRED	=	6 SPACES
PROVIDED	=	6 SPACES
CLASS 2 BICYCLE PARKING	=	2,069 SM / 100 SM x 0.4 SPACES
REQUIRED	=	8 SPACES
PROVIDED	=	16 SPACES

BYLAW REQUIREMENTS :

PROPOSED SETBACKS:

FRONT YARD =	3.0m (9.843ft)
EXT. SIDE YARD =	3.0m (9.843ft)
INT. SIDE YARD =	3.0m (9.843ft)
REAR YARD =	3.0m (9.843ft)

PROPOSED BUILDING HEIGHTS :

PROPOSED BUILDING HEIGHT :	10.3m (34ft)
ALLOWABLE BUILDING HEIGHT :	9m (29.5ft)

PARKING SIZES :

STANDARD SPACE :	2.65m (8'-8" (2.65M)) x 5.5m (18'-0")
SMALL SPACE (MAX. 50%) :	2.4m (7'-11") x 5.0m (16'-5")
HANDICAPPED SPACE (MIN. 2%) :	3.7m (12'-2") x 5.5m (18'-0")

LOADING SPACE SIZES :

MEDIUM-SIZE LOADING SPACE :	9.1m (29'-10") x 3.0m (9'-10")
LARGE-SIZE LOADING SPACE :	18.4m (60'-4") x 3.5m (11'-8")

BICYCLE PARKING (MIN. DIMENSIONS) :

BICYCLE PARKING SPACE :	1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.
BICYCLE LOCKER :	1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR 1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

DP APPLICATION : 15-713779

no.	yy/mm/dd	description
8	16/01/21	RE-ISSUED FOR DP
7	15/12/18	RE-ISSUED FOR DP
6	15/10/23	RE-ISSUED FOR DP
5	15/10/16	RE-ISSUED FOR DP
4	15/05/06	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/02/25	RE-ISSUED FOR RZ
1	14/08/20	ISSUED FOR RZ/DP

revisions

NORTH

Take dimensions as an instrument of

Plan 4 Mar 2, 2016
DP 15-713779

COMMERCIAL DEVELOPMENT
3668, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

urban design group
architects ltd.
600-1140 WEST PENDER
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project number 3428

sheet title
PARKING PLAN

date 2014/03/13
scale AS NOTED
drawn EKC/LW
checked EKC
sheet number A1.2

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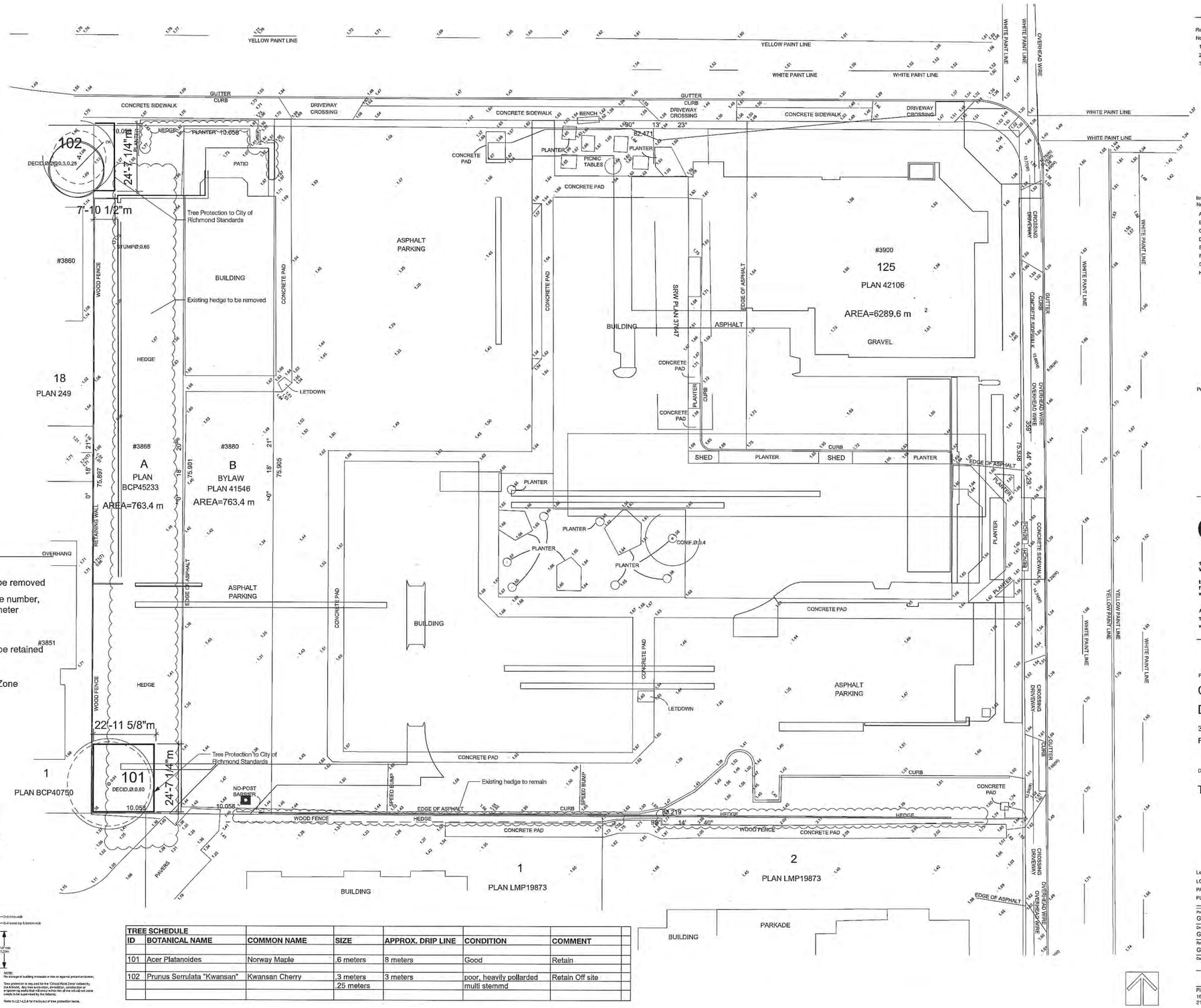
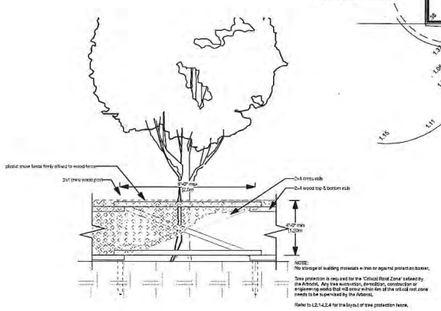


LEGEND

- Existing Tree to be removed
- Tree Tag with tree number, species and diameter
- Existing Tree to be retained
- Tree Number
- Root Protection Zone



TREE SCHEDULE						
ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Maple	.6 meters	8 meters	Good	Retain
102	Prunus Serrulata "Kwansan"	Kwansan Cherry	.3 meters .25 meters	3 meters	poor, heavily pollarded multi stemmd	Retain Off site

Revision

No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-14	Tree management Plan

Issue

No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DI
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planni

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Project

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Drawing Title

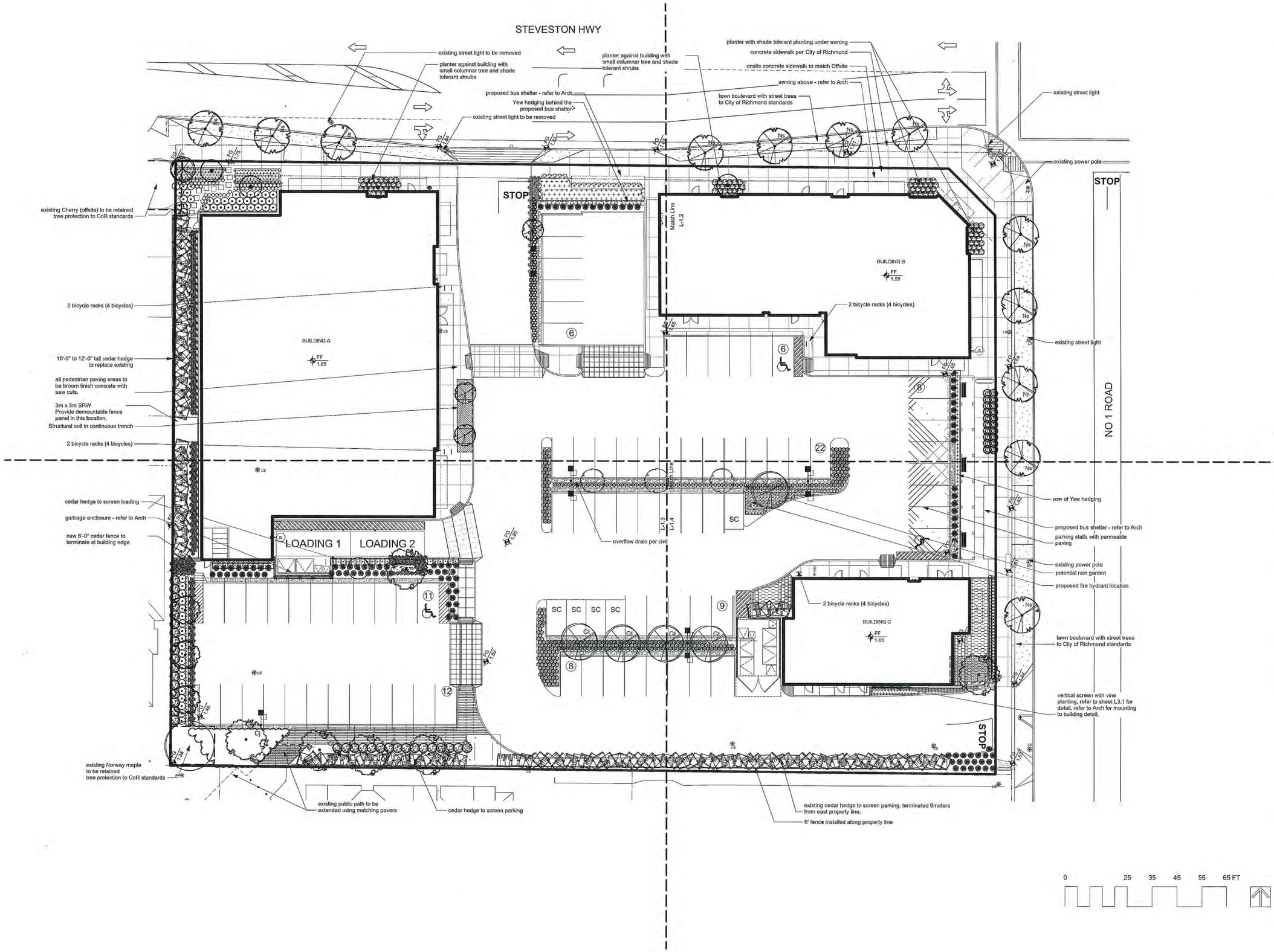
TREE MANAGEMENT PLAN:

Legal

LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546). SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale 1/16" = 1'-0"
Reviewed By GE	Drawing No. L 4 — of — 7
Date	

Plot Date:
16-3-4
21421_Minoto_Master 20160304.vwx



Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Updated Arch
4	16-3-9	West side SRW

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-Issued for DP
H	3/3/16	Issued for Planner comments

Plan 6 Mar 2, 2016
DP 15-713779

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Drawing Title

LANDSCAPE SITE PLAN

Legal

LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale 1/16" = 1'-0"
Reviewed By GE	Drawing No. L 1.0
Date	— of — 7

Plot Date:
16-3-9
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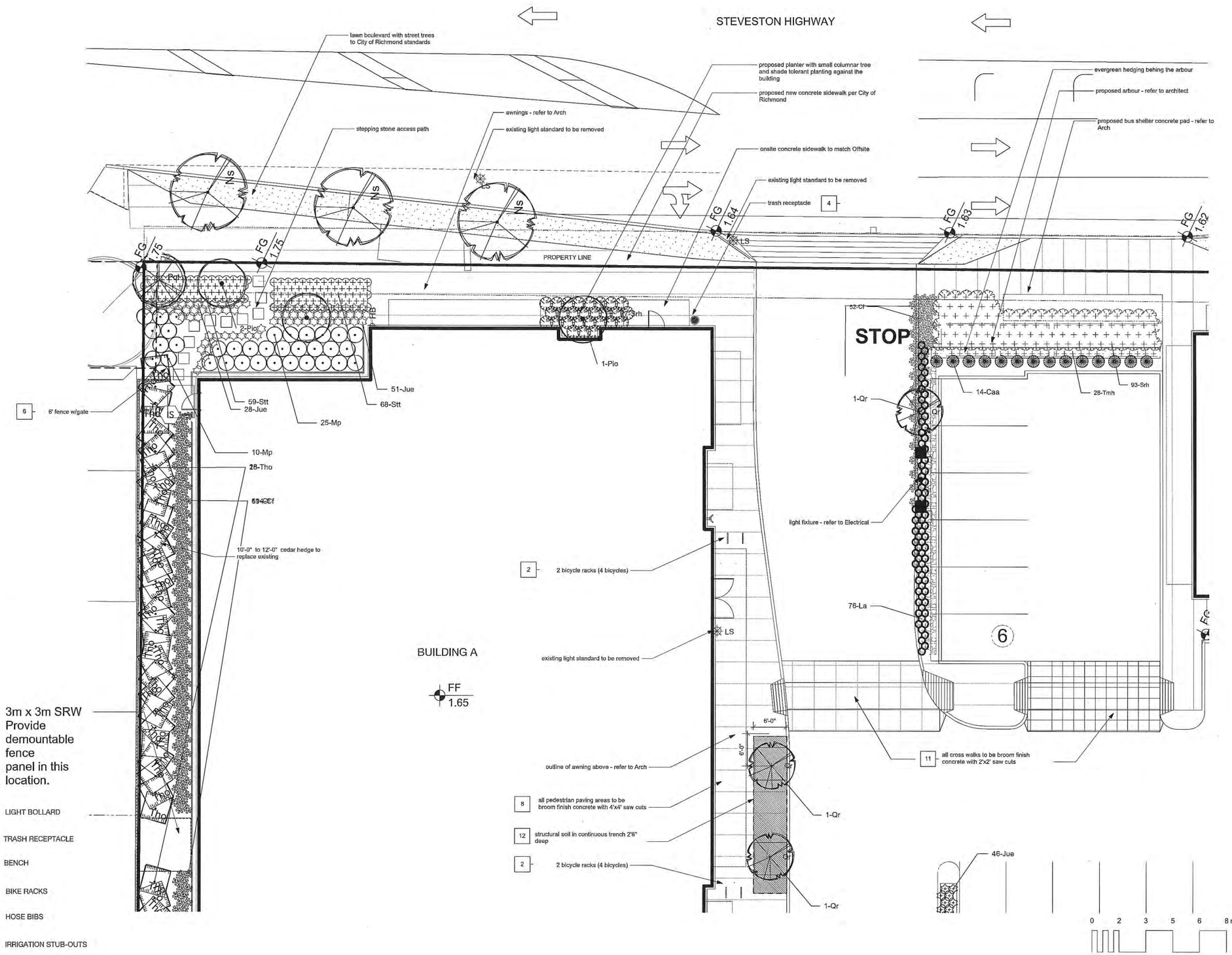

Revision

No.	Date	Revision Notes
1	3/9/15	Planlings
2	15-3-24	Parking
3	15-5-19	Revised Arch.
4	16-3-9	West Side Building A SRW

Issue

No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/05/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planner comments

Plan 7 Mar 2, 2016

DP 15-713779

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Drawing Title

DETAIL LANDSCAPE PLAN: NW AREA

Legal

LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale 1/8" = 1'-0"
Reviewed By GE	Drawing No. L 1.1
Date	of 7

Plot Date:
16-3-9
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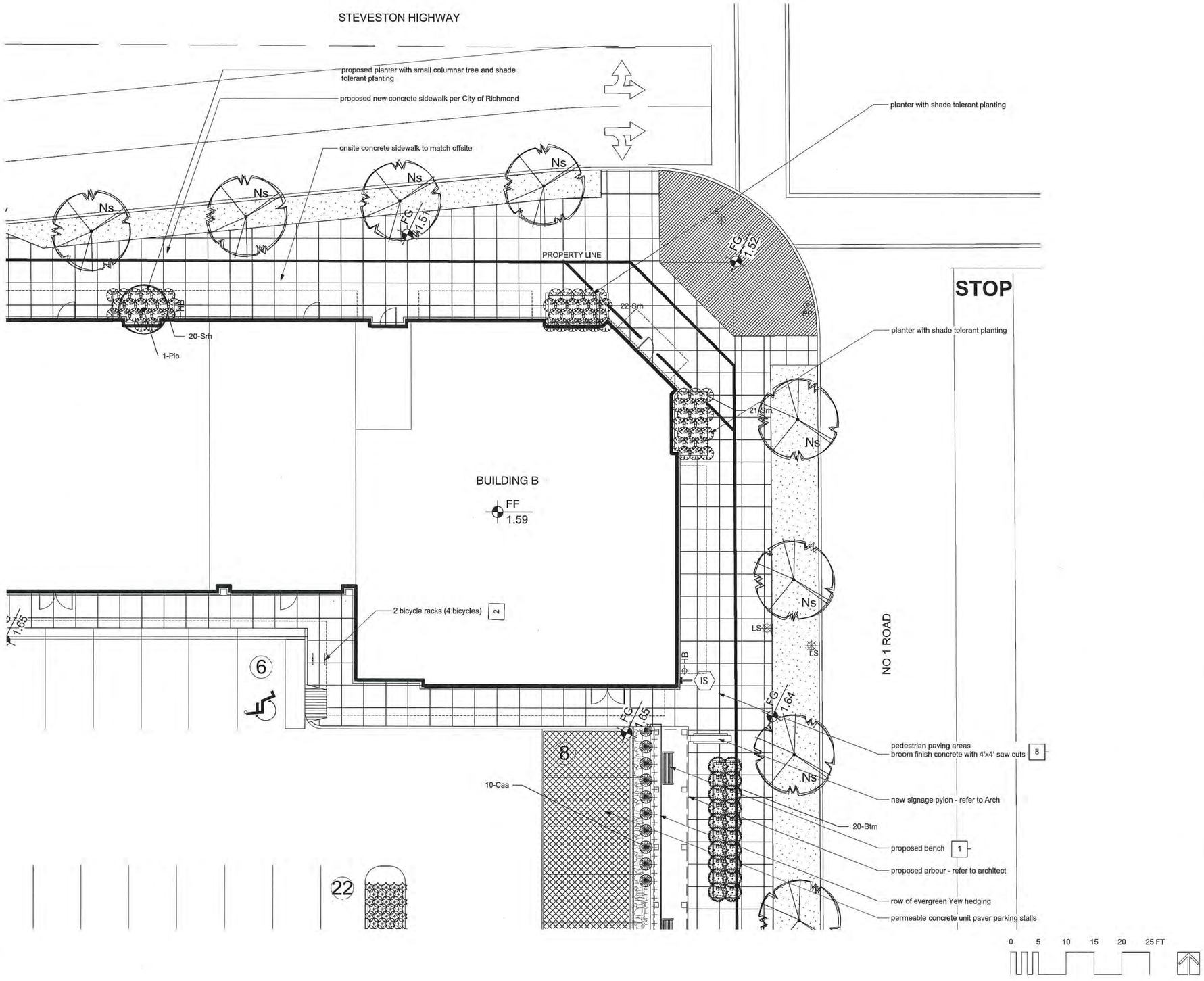

LEGEND

- LIGHT BOLLARD
- TRASH RECEPTACLE
- BENCH
- BIKE RACKS
- HOSE BIBS
- IRRIGATION STUB-OUTS

Revision

No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch.

Issue

No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-Issued for DP
H	3/3/16	Issued for Planner

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Drawing Title

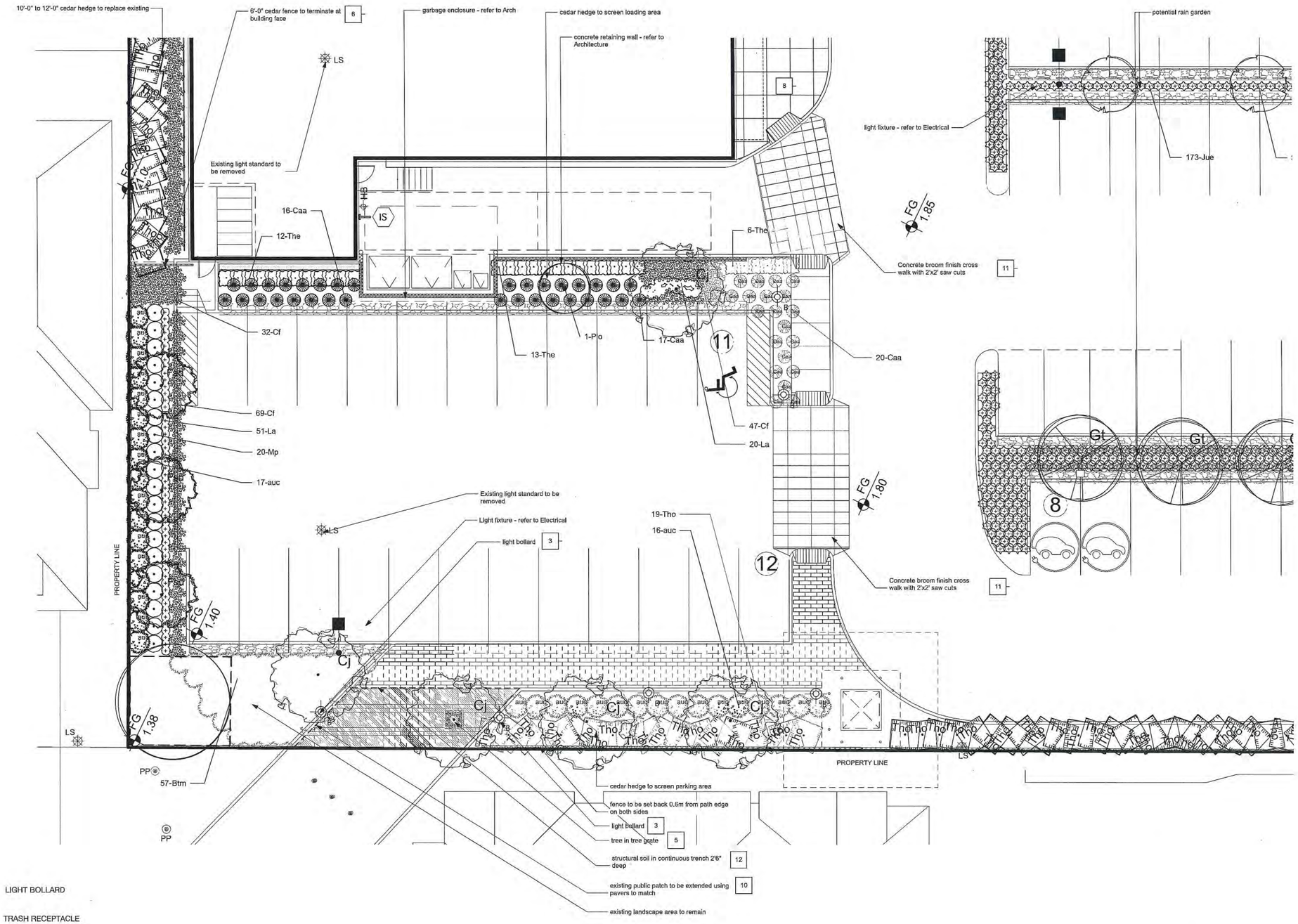
DETAIL LANDSCAPE PLAN: NE AREA

Legal

LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41549), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale 1/8" = 1'-0"
Reviewed By GE	Drawing No. L 1.2
Date	of 7

Plot Date:
16-3-4
21421_Minato_Master 20160304.vwx



LEGEND

- LIGHT BOLLARD
- TRASH RECEPTACLE
- BENCH
- BIKE RACKS
- HOSE BIBS
- IRRIGATION STUB-OUTS

0 5 10 15 20 25 FT

Revision No.	Date	Revision Notes
1	3/9/15	Plantings.
2	15-3-24	Parking
3	15-5-19	Revised Arch

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DI
B	2/19/15	Re-issued for DF
C	8/10/15	Re-issued for DF
D	10/06/15	Issued for Revie
E	10/30/15	Re-issued for DF
F	12/18/15	Re-issued for DF
G	21/01/16	Re-issued for DF
H	3/3/16	Issued for Planni

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Drawing Title

DETAIL LANDSCAPE PLAN: SW AREA

Legal

LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41548), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager: GE	Project ID: 21421
Drawn By: GE	Scale: 1/8" = 1'-0"
Reviewed By: GE	Drawing No. L 1.3
Date	of 7

Plot Date:
16-3-4
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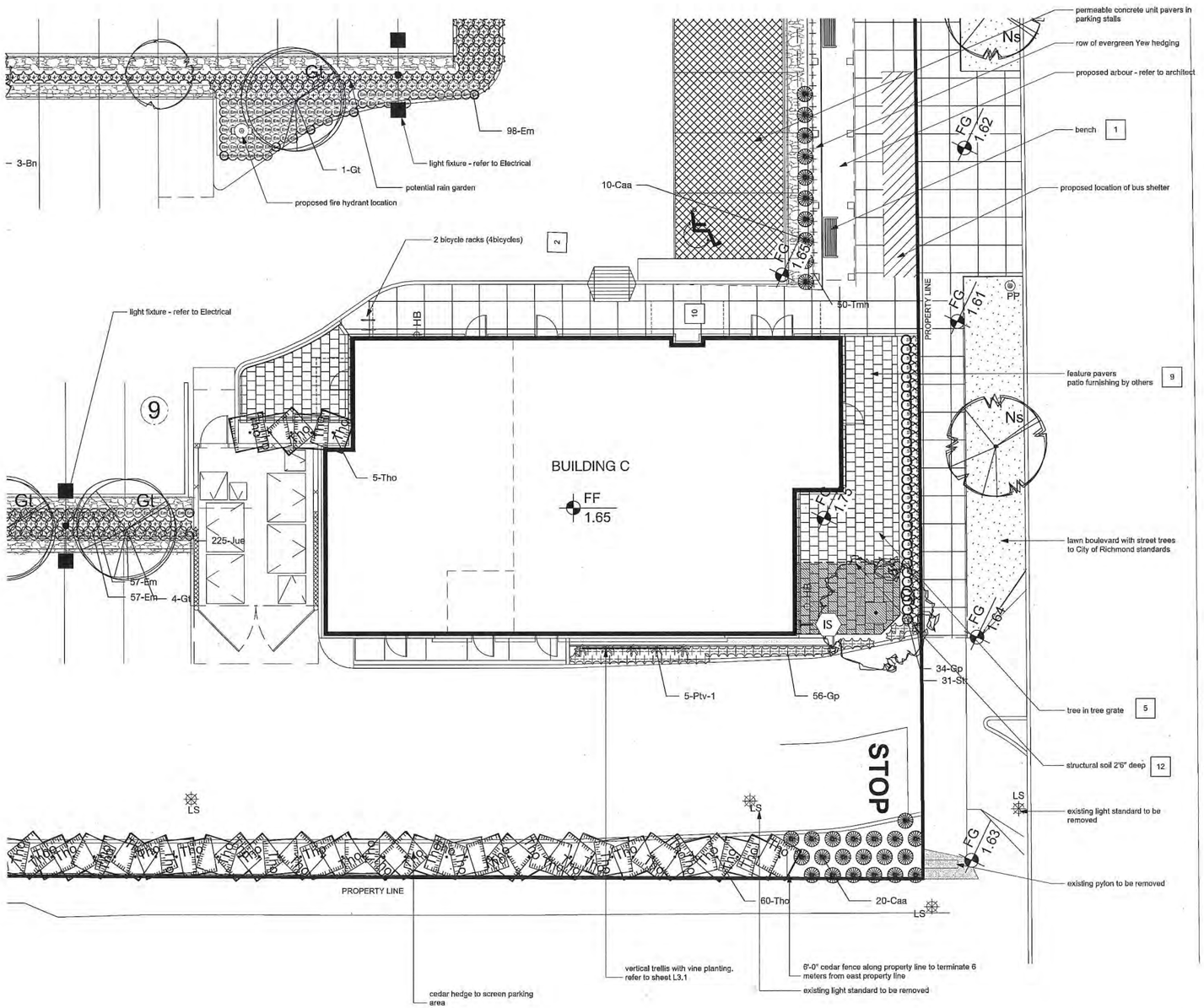

LEGEND

- LIGHT BOLLARD
- TRASH RECEPTACLE
- BENCH
- BIKE RACKS
- HOSE BIBS
- IRRIGATION STUB-OUTS

0 5 10 15 20 25 FT

Revision

No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch.

Issue

No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planner

Plan 10 Mar 2, 2016
DP 15-713779

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Drawing Title

DETAIL LANDSCAPE PLAN: SE AREA

Legal

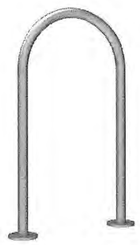
LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager: GE	Project ID: 21421
Drawn By: GE	Scale: 1/8" = 1'-0"
Reviewed By: GE	Drawing No. L 1.4 — of — 7
Date	

Plot Date:
16-3-4
21421_Minato_Master 20160304.vwx

TREE SCHEDULE						
ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Maple	.6 meters	8 meters	Good	Retain
102	Prunus Serrulata "Kwansan"	Kwansan Cherry	.3 meters .25 meters	3 meters	poor, heavily pollarded multi stemmd	Retain Off site

FURNISHINGS							
ITEM	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
1	BENCH	18"x63.5"	MLB872B-PCC	MAGLIN	Backless	High Density Paper Composite Charcoal	3
2	BIKE RACK	35"x19.25"	MBR500-S	MAGLIN	Surface Mount	Gun Metal Finetex	8
3	LIGHT BOLLARD		RF6	HADCO		Black	6
4	TRASH RECEPTACLE		MLWR250-32	MAGLIN		Gun Metal Finetex	2
5	TREE GRATE	42"x42"	Fan	URBAN ACCESSORIES		Gun Metal Finetex	2
6	6' TIMBER FENCE		Custom			Cedar	
MATERIALS							
	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
7	STEPPING STONES AT EMERGENCY EXIT	24"X24"	Texada	ABBOTSFORD CONCRETE	n/a	Natural	
8	BROOM FINISH CONCRETE W/SAW CUTS	4'x4' saw cuts			broom finish	Natural	
9	PEDESTRIAN PAVERS A	60mm depth	Classic Standard	ABBOTSFORD CONCRETE		Natural	
10	PEDESTRIAN PAVERS B	60mm depth	Standard	ABBOTSFORD CONCRETE		To Match Existing	
11	BROOM FINISH CONCRETE W/SAW CUTS	2'x2' saw cuts			broom finish	Natural	
12	STRUCTURAL SOIL	custom					



BIKE RACK

BENCH

TRASH RECEPTACLE

LIGHT BOLLARD

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Bn	3	Betulus nigra	river birch	as shown	3- 4m specimen/ B&B	low branching/ vary heights
CJ	6	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm B&B/ 2m standar	matched crowns
Fsd	3	Fagus sylvatica dawyck gold	Golden Beech	as shown	4m ht. B&B	Full, bushy plants
Gt	5	Gleditsia triacanthos	honey locust	as shown	7cm/b&b	full, bushy plants
Pio	5	Picea omorika	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
Pot	1	Populus tremuloides	Quaking Aspen	as shown	6m - 8m ht/ B&B	low branching/ multistemmed
Qr	3	Quercus robur 'Kindred Spirit'	English oak 'Kindred Spirit'	as shown	6cm cal/ B&B	2m standard/ full crown
	1			as shown		---
TREES OFFSITE						
Ns	12	Nyssa sylvatica	black tupelo	as shown	6cm cal/ B&B	2m standard/ full crown
SHRUBS						
auc	33	Arbutus unedo compacta	Strawberry Madrone	3'6"	1mx 1m B&B	full/ bushy plants
Btm	77	Berberis thunbergii 'Monomb'	cherry bomb Japanese barberry	2'6"	#5 cont.	Full, bushy plants
Caa	107	Calamagrostis x acutiflora	Feather Reed Grass	3'0"	#1 cont.	
Cf	400	Carex flacca	Blue Sedge	1'6"	#2 cont.	full, bushy plants
Em	212	Elymus magellanicus	blue wheatgrass	1'3"	#1 cont.	full, bushy plants
Gp	90	Gaultheria procumbens	Wintergreen	1'3"	#1 cont.	full/ bushy plants
Jue	523	Juncus effuses	common rush	1'6"	#3 cont.	.3m o.c.
La	147	Lavendula angustifolia	English Lavander	1'2"	#2 cont.	full/ bushy plants
Mp	55	Miscanthus sinensis 'Purpurascens'	flame grass	3'0"	#3 cont.	full/ bushy plants
Pty-1	5	Clematis armandii	Evergreen Clematis	6'0"	#2 cont.	staked
Srh	183	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	2'0"	#3 cont.	full/ bushy plants
Stt	158	Stipa tenuissima	Mexican feather grass	1'4"	#2 cont.	full/ bushy plants
The	31	Taxus x media 'H.M. Eddie'	Eddie yew	2'0"	1.5m/ B&B	full/ bushy plants
Tho	131	Thuja occidentalis smaragd	emerald cedar	3'0"	1.2m ht/ B&B	full, bushy plants
Tmh	78	Taxus media 'Hicksii'	Anglojap Yew	5 1/2"	1.2m/B&B	full, bushy plants
LAWN						
		Non-Netted, grown on sand				

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT
LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE BCSLA/BCLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL , WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIS ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE 2012 BCLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS 2012 EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Revision

No,	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch.

Issue

No,	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planner co

Plan 11 Mar 2, 2016
DP 15-713779

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Project

COMMERCIAL DEVELOPMENT

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Richmond, BC

Drawing Title

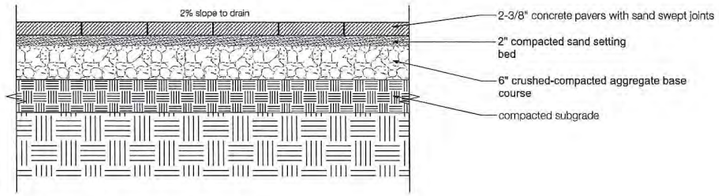
LANDSCAPE NOTES & SCHEDULES

Legal

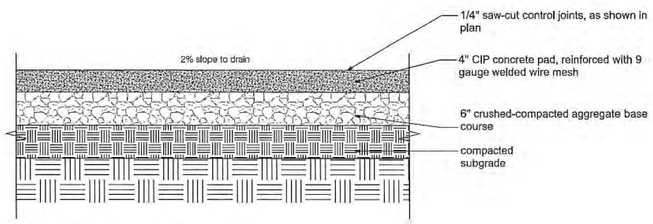
LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale
Reviewed By GE	Drawing No. L 2
Date	of 7

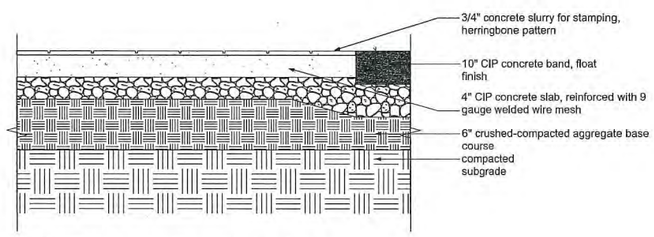
Plot Date:
16-3-4
21421_Minoto_Master 20160304.vwx



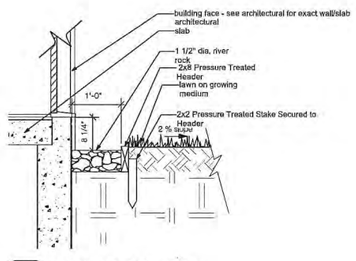
1 DETAIL: Concrete Unit Pavers, typical
Scale: 1" = 1'-0"



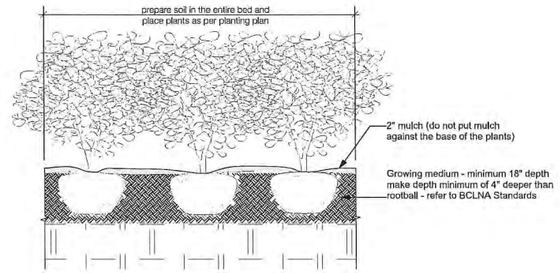
2 DETAIL: Pedestrian Concrete, typical
Scale: 1" = 1'-0"



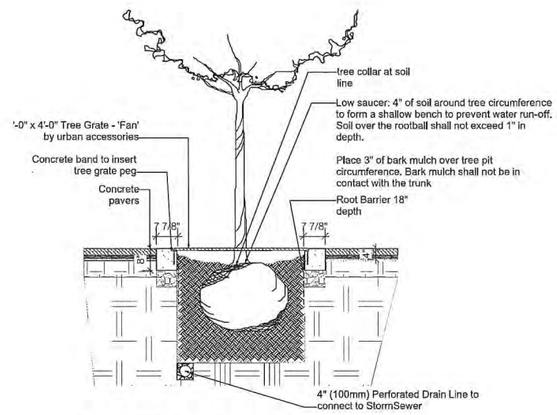
3 DETAIL: Pedestrian Stamped Concrete, typical
Scale: 1" = 1'-0"



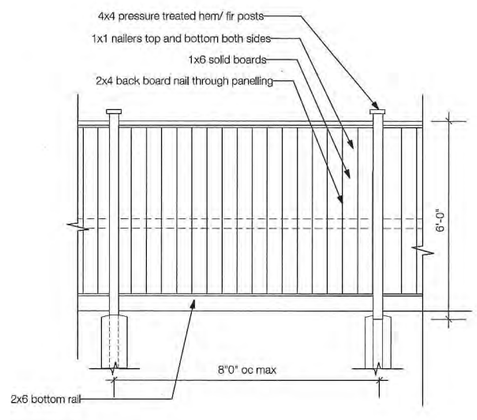
4 DETAIL: Drip Strip, typical
Scale: 3/4" = 1'-0"



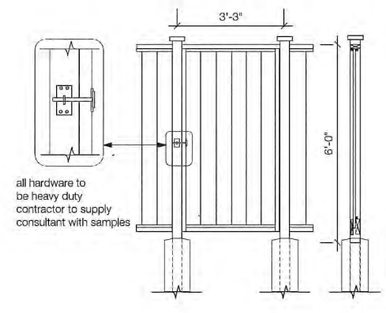
5 DETAIL: Shrub Planting, typical
Scale: 1/2" = 1'-0"



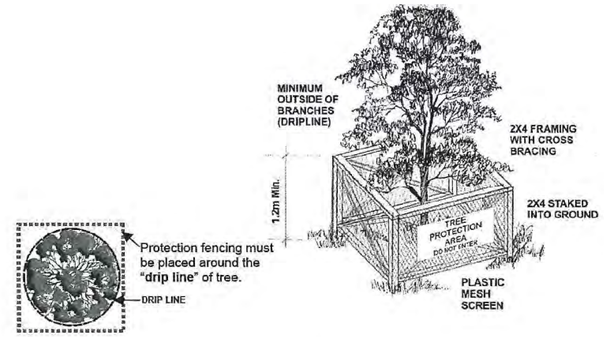
6 DETAIL: Tree in Grate, typical
Scale: 1/2" = 1'-0"



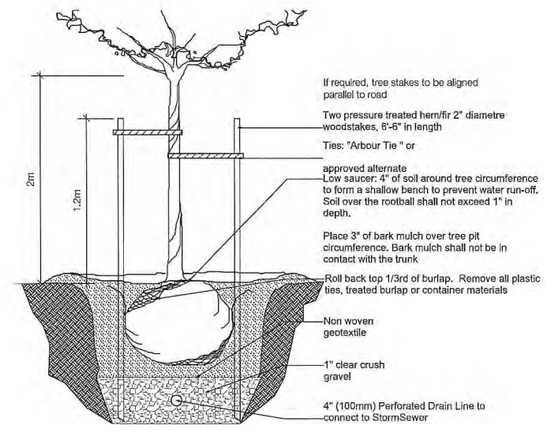
10 DETAIL: 6' Cedar Fence
Scale: 1/2" = 1'-0"



11 DETAIL: 6' Cedar Fence - Gate
Scale: 1/2" = 1'-0"



8 DETAIL: Tree Protection as per City of Richmond
Scale: Actual Size



9 DETAIL: Tree Planting, typical
Scale: 1/2" = 1'-0"

Revision

No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch

Issue

No.	Date	Issue Notes
A	5/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planner cc

Plan 12 Mar 2, 2016
DP 15-713779

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada V6J 1H4
t | 604.683.1456
f | 604.683.1459
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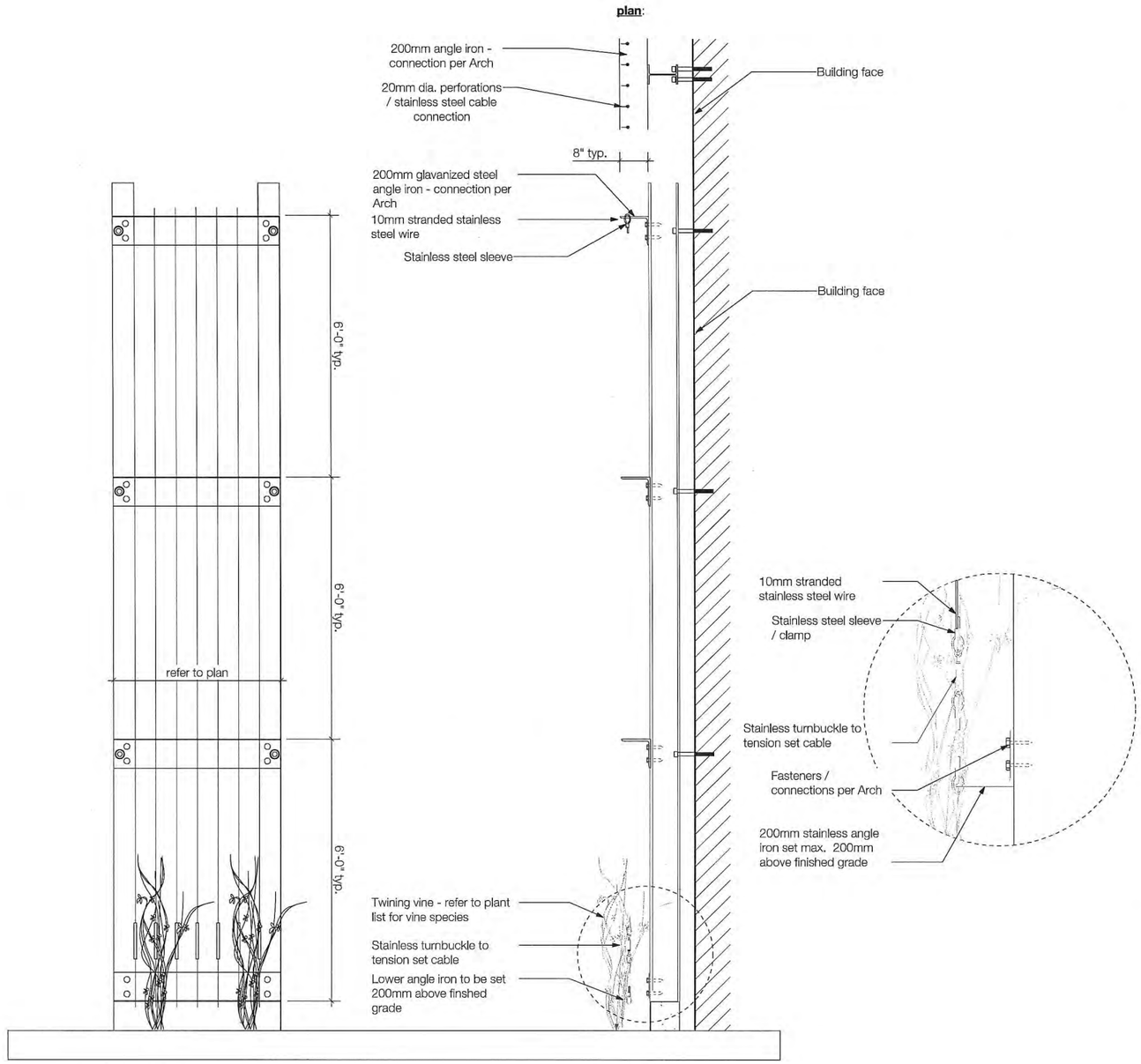
Project
COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 Steveston Highway
Richmond, BC

Drawing Title
LANDSCAPE DETAILS

Legal
LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager: GE	Project ID: 21421
Drawn By: GE	Scale: AS SHOWN
Reviewed By: GE	Drawing No. L 3 of 7
Date:	

Plot Date:
16-3-4
21421_Minato_Master 20160304.vwx



1 DETAIL: Vertical Trellis at Entry
Scale: 3/4" = 1'-0"

Revision

No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch

Issue

No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planner cc

Plan 13 Mar 2, 2016
DP 15-713779

Professional Seal

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Project

COMMERCIAL DEVELOPMENT

3868, 3880 & 3900 Steveston Highway
Richmond, BC

Drawing Title

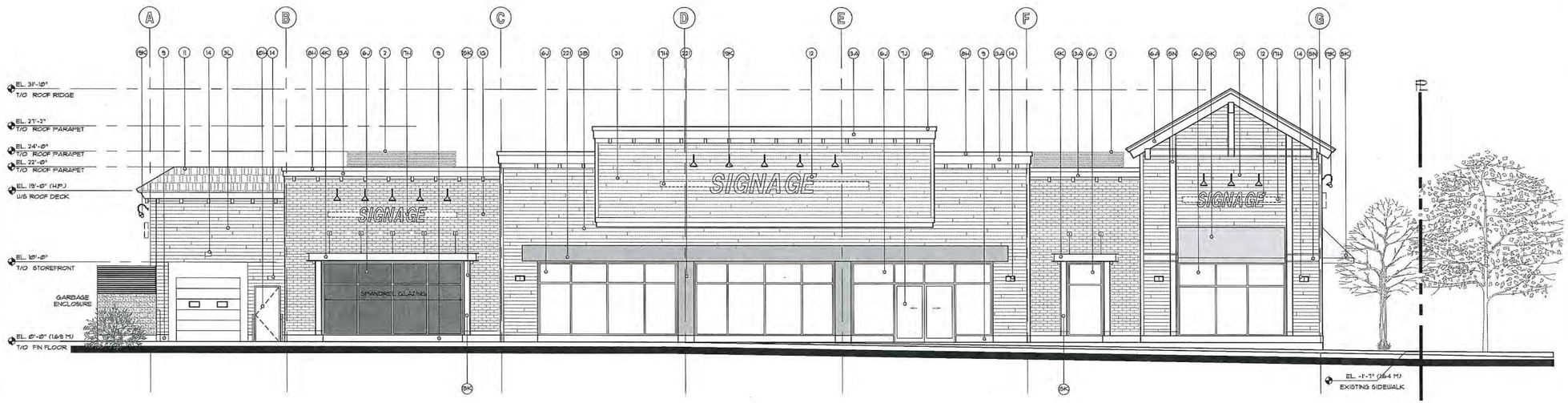
LANDSCAPE DETAILS

Legal

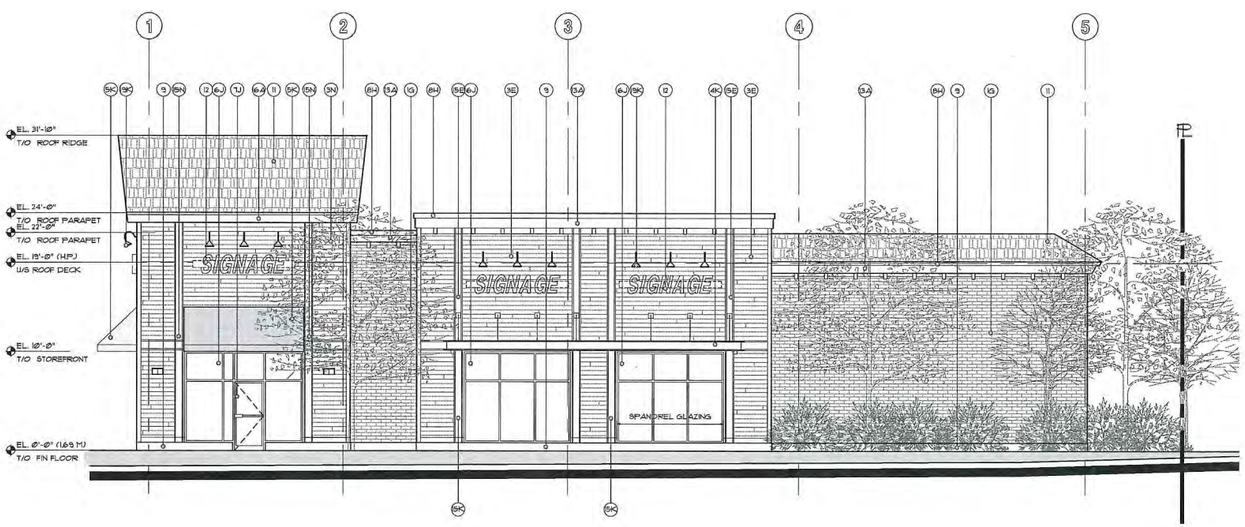
LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager: GE	Project ID: 21421
Drawn By: GE	Scale: AS SHOWN
Reviewed By: GE	Drawing No. L 3.1
Date	of 7

Plot Date:
16-3-4
21421_Minato_Master 20160304.vwx



1 (A-B3) EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 (A-B3) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS:

1	THIN BRICK VENEER
2	ROOF TOP UNIT SCREEN, PAINTED NAT. CEDAR SLATS
3	FIBRE CEMENT HORIZONTAL LAP SIDING
4	STEEL CANOPY
5	FIRE-RETARDANT FABRIC AWNING
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT/WINDOWS
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS
8	PRE-FINISHED METAL FLASHING
9	CONCRETE UPSTAND, SACKRUB FINISH
10	INSULATED METAL DOOR
11	ASPHALT SHINGLE ROOF, SLATE GRAY
12	SIGNAGE BY TENANT
13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
14	WALL-MOUNTED LIGHT FIXTURE
15	FIBRE-CEMENT TRIMS AND CASINGS
16	FIBRE-CEMENT ROOF FASCIA
17	METAL SIGNAGE MOUNTING CHANNEL
18	SPLIT FACE CONCRETE BLOCK
19	GOOSENECK SIGNAGE LIGHTING
20	CEDAR SLAT SCREEN/WOOD FRAME, NAT. CEDAR FINISH
21	NOT USED
22	BUILT-UP CANOPY, FIBRE-CEMENT FASCIA/CLADDING

EXTERIOR COLOURS:

A	BENJAMIN MOORE PAINT, SIMPLY WHITE, OC-117
B	JAMES HARDIE, COBBLE STONE, HL46-10
C	JAMES HARDIE, MONTEREY TAUPE, HL46-20
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, HL30-20
F	JAMES HARDIE, HARRIS CREAM, HL82-10
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-167
L	JAMES HARDIE, NAVAJO BEIGE, HL30-10
M	JAMES HARDIE, WEATHERED MOSS, HL86-20
N	JAMES HARDIE, CHELSEA GREY

SIGNAGE NOTE:

FASCIA SIGNAGE:

INDIVIDUALLY CUT-OUT LETTERS FACE-ILLUMINATED BY DECORATIVE GOOSENECK LIGHT FIXTURES.

SIGNAGE LETTERS ATTACHED TO EXPOSED MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT EXTERIOR CLADDING.

10	16/03/07	RE-ISSUED FOR DP
9	16/02/03	ISSUED FOR DP REF
8	16/01/21	RE-ISSUED FOR DP
7	15/12/17	RE-ISSUED FOR DP
6	15/10/30	RE-ISSUED FOR DP
5	15/10/16	RE-ISSUED FOR DP
4	15/08/05	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/26	RE-ISSUED FOR RZ
1	14/08/25	ISSUED FOR RZ/DP
no	yr/mm/dd	description

revisions

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Plan 14 Mar 2, 2016
DP 15-713779

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

urban design group
architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2334
FACSIMILE 604 688 7481

project number 3428

sheet title
BUILDING A
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number
scale	AS NOTED	A-A3.1
drawn	YG/BA/LW	
checked	EC	

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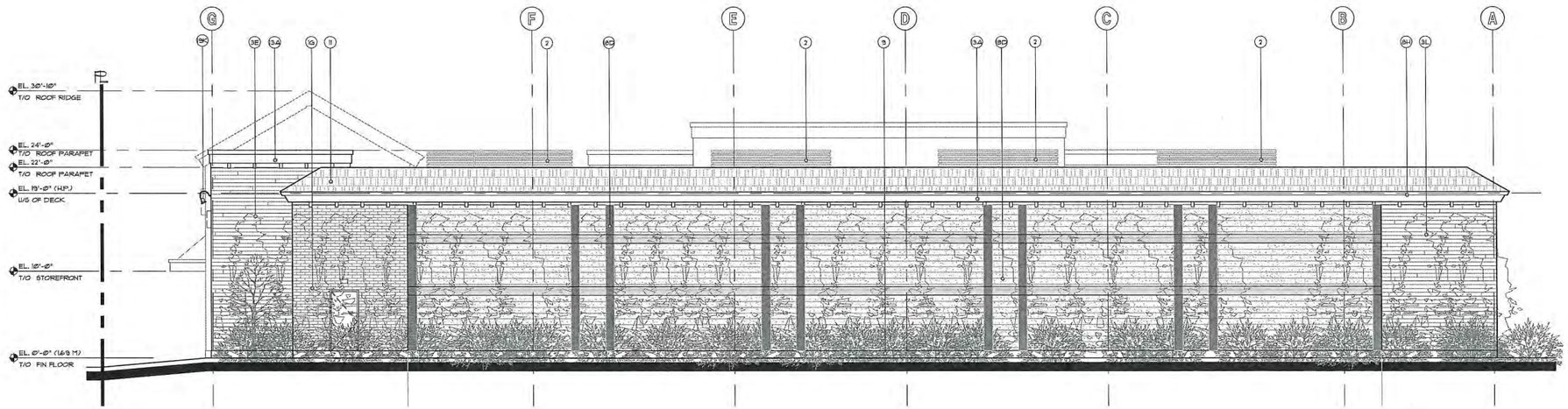
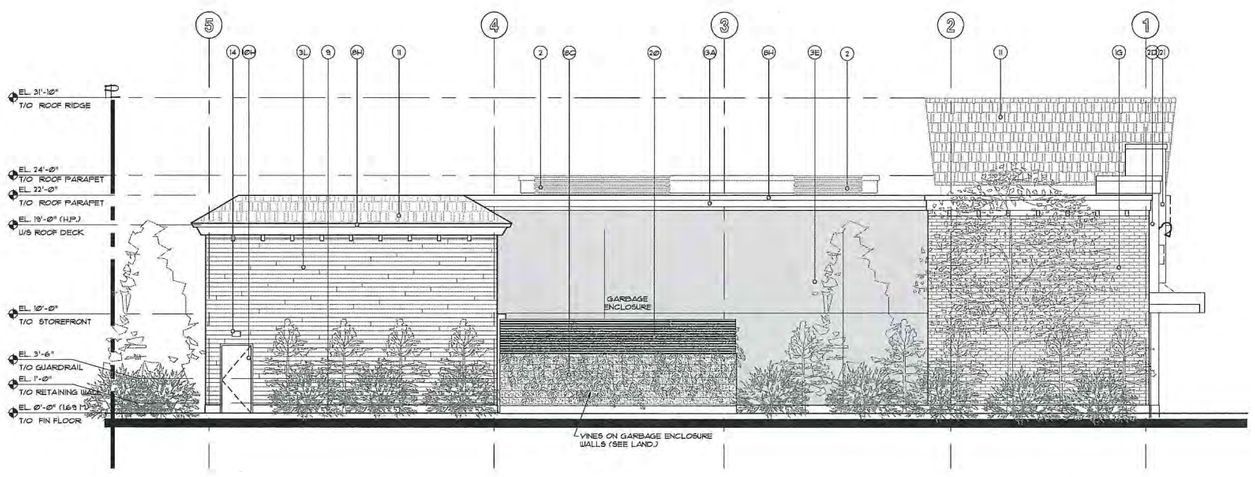


1 WEST ELEVATION
A-B3 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
A-B3 SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS:

1	THIN BRICK VENEER
2	ROOF TOP UNIT SCREEN, PAINTED NAT. CEDAR SLATS
3	FIBRE CEMENT HORIZONTAL LAP SIDING
4	STEEL CANOPY
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7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS
8	PRE-FINISHED METAL FLASHING
9	CONCRETE UPSTAND, SACKRUB FINISH
10	INSULATED METAL DOOR
11	ASPHALT SHINGLE ROOF, SLATE GRAY
12	SIGNAGE BY TENANT
13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
14	WALL-MOUNTED LIGHT FIXTURE
15	FIBRE-CEMENT TRIMS AND CASINGS
16	FIBRE-CEMENT ROOF FASCIA
17	METAL SIGNAGE MOUNTING CHANNEL
18	SPLIT FACE CONCRETE BLOCK
19	GOOSENECK SIGNAGE LIGHTING
20	CEDAR SLAT SCREEN/WOOD FRAME, NAT. CEDAR FINISH
21	NOT USED
22	BUILT-UP CANOPY, FIBRE-CEMENT FASCIA/CLADDING

EXTERIOR COLOURS:

A	BENJAMIN MOORE PAINT, SIMPLY WHITE, OC-117
B	JAMES HARDIE, COBBLE STONE, JH40-10
C	JAMES HARDIE, MONTEREY TAUPE, JH40-30
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, JH30-20
F	JAMES HARDIE, HARRIS CREAM, JH10-10
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-167
L	JAMES HARDIE, NAVAJO BEIGE, JH30-10
M	JAMES HARDIE, WEATHERED MOSS, JH50-20
N	JAMES HARDIE, CHELSEA GREY

SIGNAGE NOTE:

FASCIA SIGNAGE:

INDIVIDUALLY CUT-OUT LETTERS
FACE-ILLUMINATED BY DECORATIVE GOOSENECK LIGHT FIXTURES.

SIGNAGE LETTERS ATTACHED TO EXPOSED MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT EXTERIOR CLADDING.

no	yr/mo/dd	description
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9	15/12/12	ISSUED FOR BP REF
8	15/01/27	RE-ISSUED FOR DP
7	15/12/17	RE-ISSUED FOR DP
6	15/12/08	RE-ISSUED FOR DP
5	15/12/16	RE-ISSUED FOR DP
4	15/08/06	ISSUED FOR DP
3	15/05/18	RE-ISSUED FOR RZ
2	15/02/20	RE-ISSUED FOR RZ
1	14/08/28	ISSUED FOR RZ/DP

revisions

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Plan 15 Mar 2, 2016
DP 15-713779

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

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600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604.687.2334
FACSIMILE 604.687.4181

project number 3428

sheet title
BUILDING A
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number	
scale	AS NOTED		A-A3.2
drawn	YG/BA		
checked	EC		

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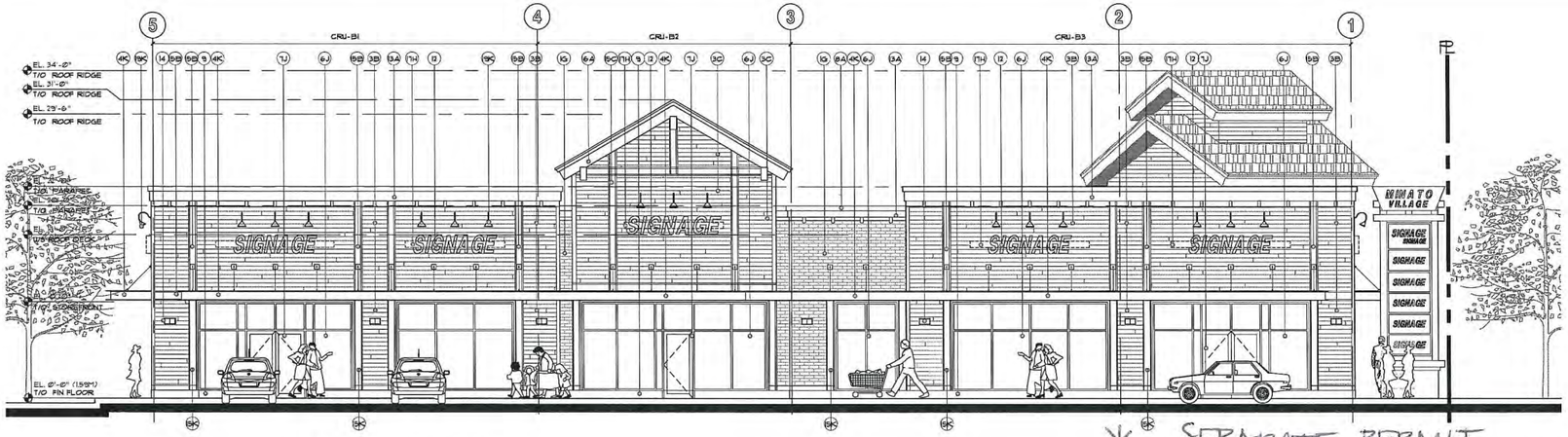
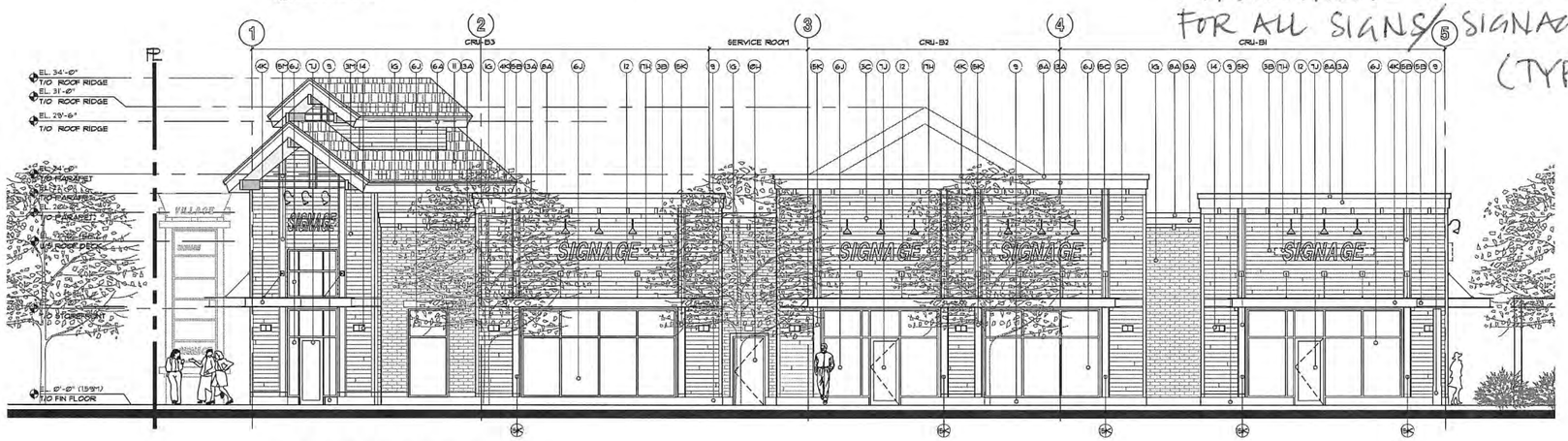
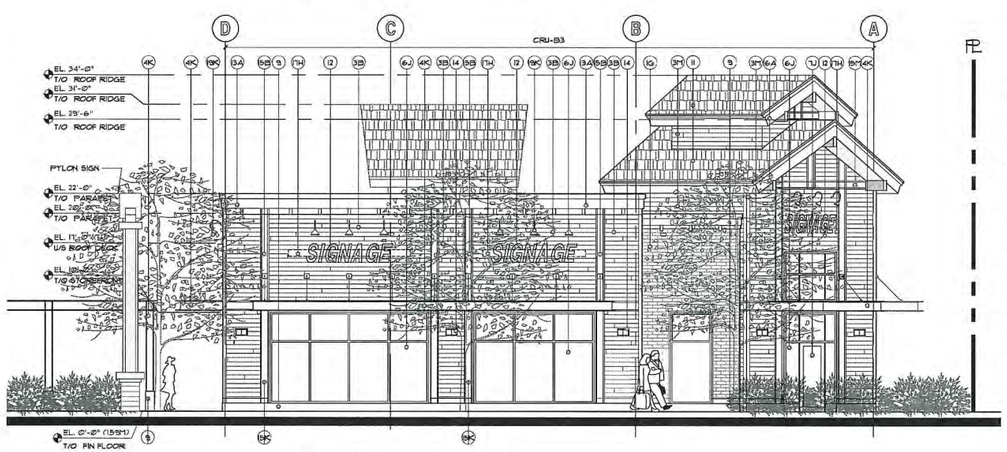


1 SOUTH ELEVATION
A-B3 SCALE: 3/16" = 1'-0"

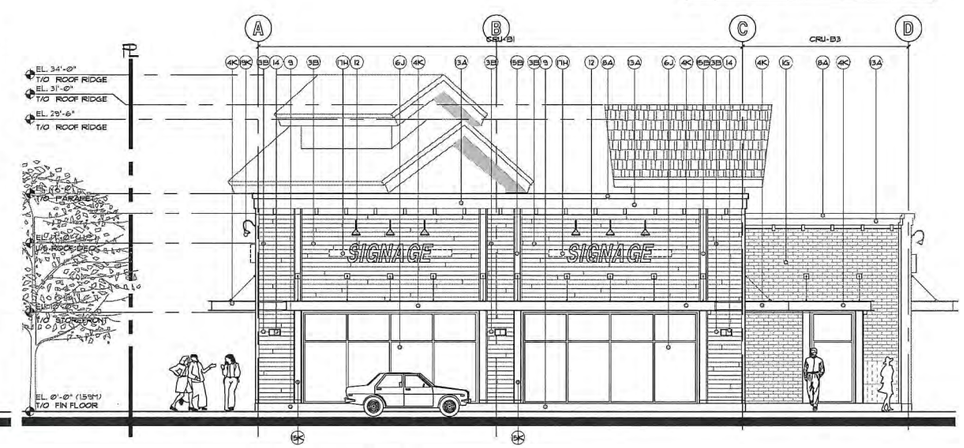
* SEPARATE PERMIT APPLICATIONS REQUIRED FOR ALL SIGNS/SIGNAGE (TYP.)



2 NORTH ELEVATION
A-B3 SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
A-B3 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A-B3 SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS & COLOURS:

1	THIN BRICK VENEER
2	ROOF TOP UNIT SCREEN, PAINTED NAT. CEDAR SLATS
3	FIBRE CEMENT HORIZONTAL LAP SIDING
4	STEEL CANOPY
5	FIRE-RETARDANT FABRIC AWNING
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT WINDOWS
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS
8	PRE-FINISHED METAL FLASHING
9	CONCRETE UPSTAND, SACKRUB FINISH
10	INSULATED METAL DOOR
11	ASPHALT SHINGLE ROOF, SLATE GRAY
12	SIGNAGE BY TENANT
13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
14	WALL-MOUNTED LIGHT FIXTURE
15	FIBRE-CEMENT TRIMS AND CASINGS
16	FIBRE-CEMENT ROOF FASCIA
17	METAL SIGNAGE MOUNTING CHANNEL
18	SPLIT FACE CONCRETE BLOCK
19	GOOSENECK SIGNAGE LIGHTING
A	BENJAMIN MOORE PAINT, SIMPLY WHITE, OC-117
B	JAMES HARDIE, COBBLE STONE, JH48-10
C	JAMES HARDIE, MONTEREY TAUPE, JH48-28
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, JH38-28
F	JAMES HARDIE, HARRIS CREAM, JH80-18
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-161
L	JAMES HARDIE, NAVAJO BEIGE, JH38-18
M	JAMES HARDIE, HEATHERED MOSS, JH58-28
N	JAMES HARDIE, CHELSEA GRAY

SIGNAGE NOTE:

FASCIA SIGNAGE:

INDIVIDUALLY CUT-OUT LETTERS FACE-ILLUMINATED BY DECORATIVE GOOSENECK LIGHT FIXTURES.

SIGNAGE LETTERS ATTACHED TO EXPOSED MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT EXTERIOR CLADDING.

no	yr/mo/da	description
10	16/01/06	RE-ISSUED FOR DP
9	15/02/23	ISSUED FOR BP REV
8	15/01/21	RE-ISSUED FOR DP
7	15/02/17	RE-ISSUED FOR DP
6	13/12/20	RE-ISSUED FOR DP
5	13/10/16	RE-ISSUED FOR DP
4	13/08/06	ISSUED FOR DP
3	13/03/18	RE-ISSUED FOR RZ
2	13/03/25	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP

revisions

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Plan 16 Mar 2, 2016
DP 15-713779

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
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VANCOUVER, BC V6E 4G1
TELEPHONE 604.687.2334
FACSIMILE 604.687.4811

project number 3428

sheet title
BUILDING B
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number
scale	AS NOTED	A-B3.1
drawn	YU/LW	
checked	EC	

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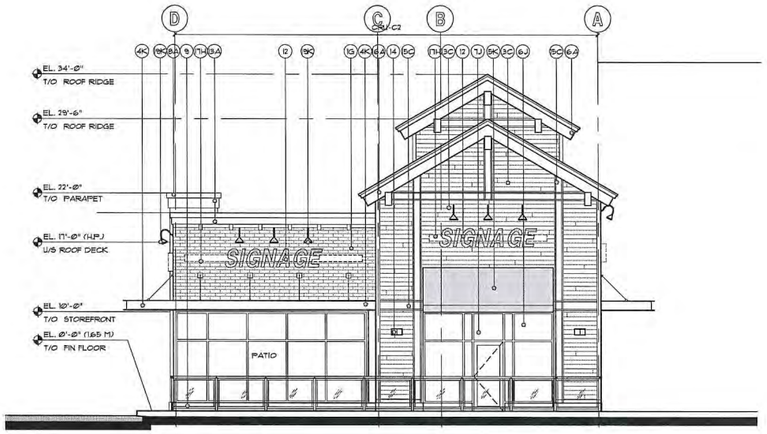
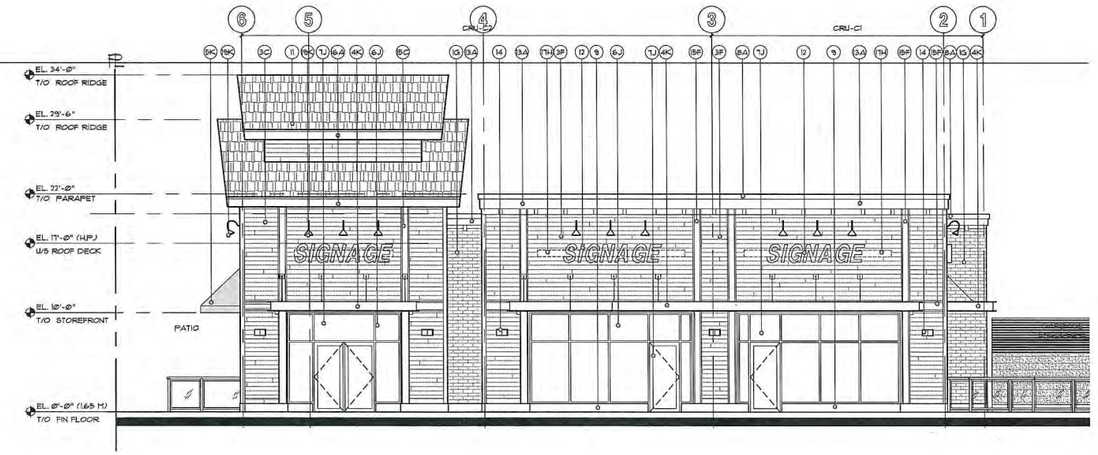
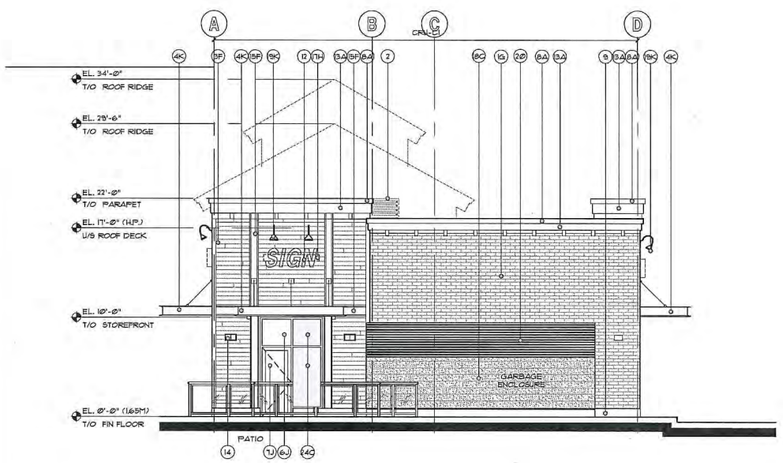


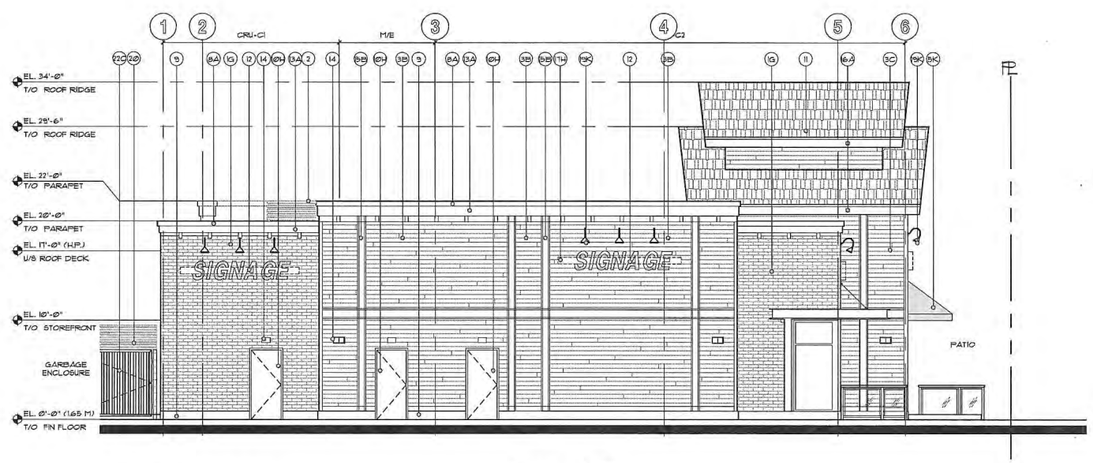
1 EAST ELEVATION
A-C3 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A-C3 SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
A-C3 SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
A-C3 SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS:

1	THIN BRICK VENEER	13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
2	ROOF TOP UNIT SCREEN, PAINTED NAT. CEDAR SLATS	14	WALL-MOUNTED LIGHT FIXTURE
3	FIBRE CEMENT HORIZONTAL LAP SIDING	15	FIBRE-CEMENT TRIMS AND CASINGS
4	STEEL CANOPY	16	FIBRE-CEMENT ROOF FASCIA
5	FIRE-RETARDANT FABRIC AWNING	17	METAL SIGNAGE MOUNTING CHANNEL
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT/WINDOWS	18	SPLIT FACE CONCRETE BLOCK
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS	19	GOOSENECK SIGNAGE LIGHTING
8	PRE-FINISHED METAL FLASHING	20	CEDAR SLAT SCREEN/WOOD FRAME, NAT. CEDAR FINISH
9	CONCRETE UPSTAND, SACKRUB FINISH	21	NOT USED
10	INSULATED METAL DOOR	22	BUILT-UP CANOPY, FIBRE-CEMENT FASCIA/CLADDING
11	ASPHALT SHINGLE ROOF, SLATE GRAY		
12	SIGNAGE BY TENANT		

EXTERIOR COLOURS:

A	BENJAMIN MOORE PAINT, SIMPLY WHITE, OC-117
B	JAMES HARDIE, COBBLE STONE, JH40-10
C	JAMES HARDIE, MONTEREY TAUPE, JH42-20
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, JH30-20
F	JAMES HARDIE, HARRIS CREAM, JH80-10
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-167
L	JAMES HARDIE, NAVAJO BEIGE, JH30-10
M	JAMES HARDIE, HEATHERED MOSS, JH50-20
N	JAMES HARDIE, CHELSEA GRAY

SIGNAGE NOTE:

FASCIA SIGNAGE:

INDIVIDUALLY CUT-OUT LETTERS
FACE-ILLUMINATED BY DECORATIVE GOOSENECK LIGHT FIXTURES.

SIGNAGE LETTERS ATTACHED TO EXPOSED MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT EXTERIOR CLADDING.

revisions		
10	16/03/08	RE-ISSUED FOR DP
9	16/02/23	ISSUED FOR SP REF
8	15/01/23	RE-ISSUED FOR DP
7	15/01/21	RE-ISSUED FOR DP
6	15/10/28	RE-ISSUED FOR DP
5	15/10/16	RE-ISSUED FOR DP
4	15/08/05	ISSUED FOR DP
3	15/05/15	RE-ISSUED FOR RZ
2	15/03/25	RE-ISSUED FOR RZ
1	14/08/25	ISSUED FOR RZ/DP

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Plan 17 Mar 2, 2016
DP 15-713779

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For G & B ESTATES AND WEST COAST PROJECTS

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project number 3428
sheet title
BUILDING C
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number	A-C3.1
scale	AS NOTED		
drawn	YG/LW		
checked	EC		

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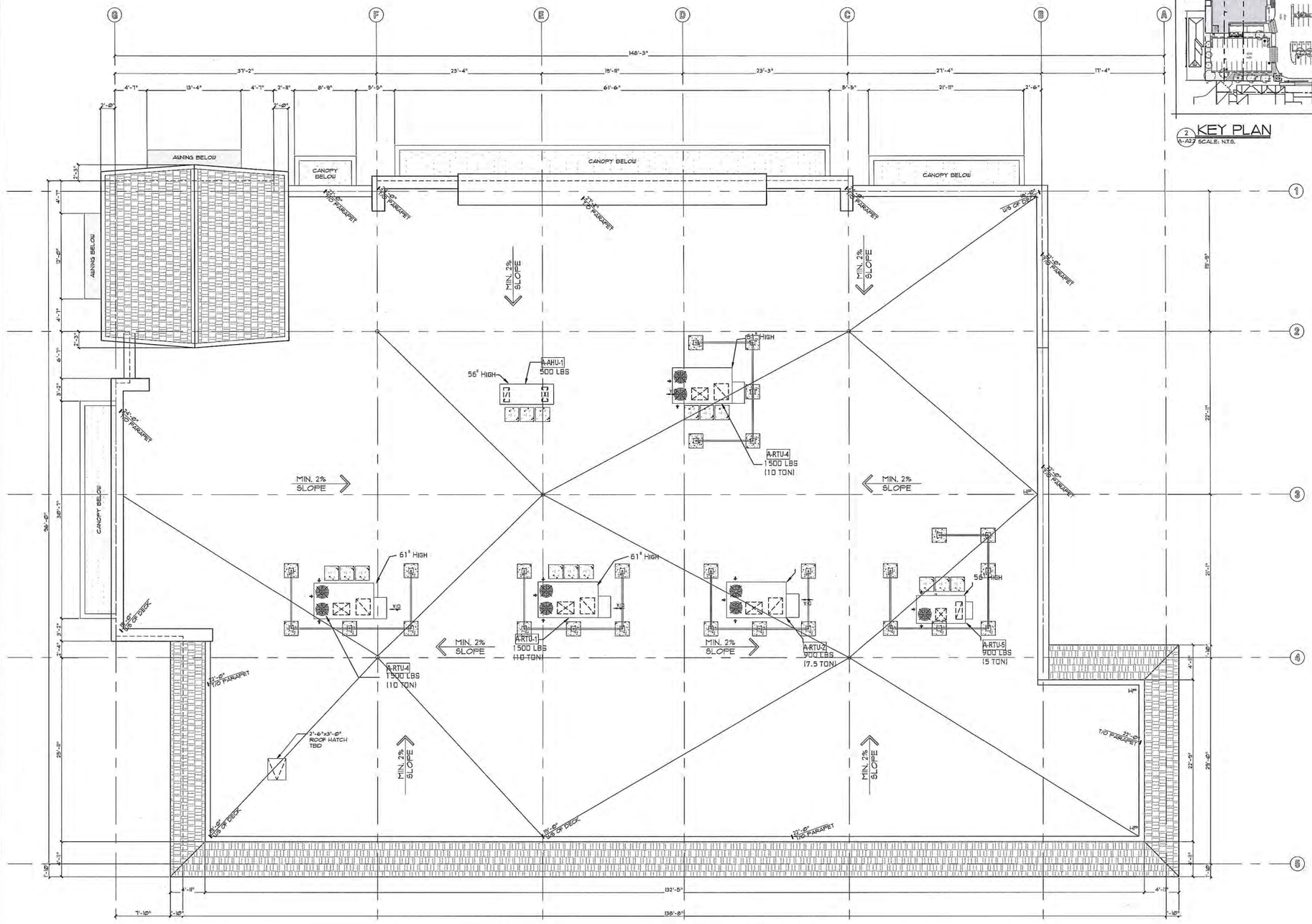
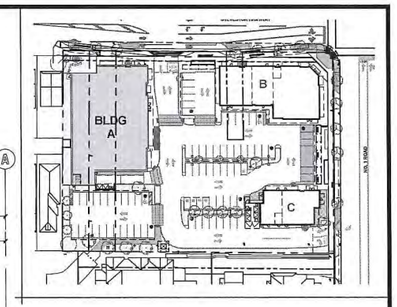


ROOF PLAN
A-A22 SCALE: 3/16" = 1'-0"



KEY PLAN
A-A27 SCALE: N.T.S.

no	yy/mm/dd	description
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9	16/02/03	ISSUED FOR BP REV
8	16/01/21	RE-ISSUED FOR DP
7	15/12/17	RE-ISSUED FOR DP
6	15/10/20	RE-ISSUED FOR DP
5	15/10/16	RE-ISSUED FOR DP
4	15/08/06	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/25	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP

revisions

NORTH

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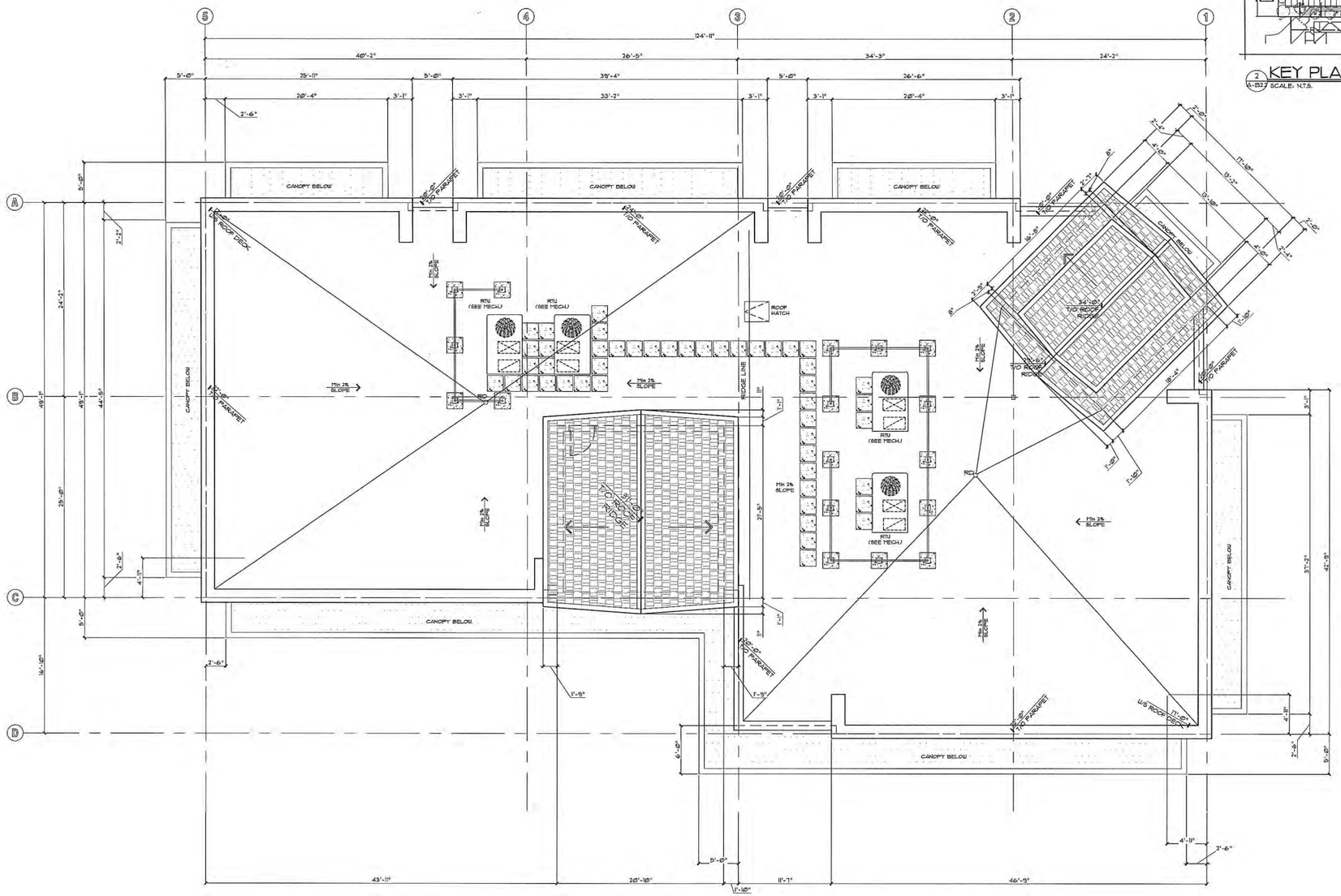
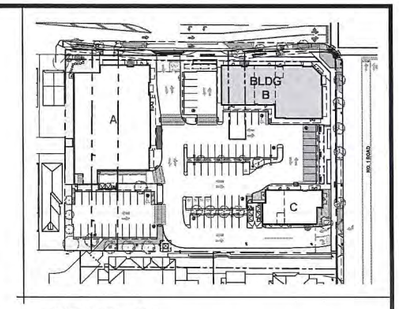
project number 3428

sheet title
BUILDING A ROOF PLAN

date	2014/03/17
scale	AS NOTED
drawn	BA/LW
checked	AV
sheet number	A-A22



1 ROOF PLAN
A-B2.2 SCALE: 3/16" = 1'-0"



2 KEY PLAN
A-B2.2 SCALE: N.T.S.

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9	14/02/03	ISSUED FOR DP REF
8	14/01/21	RE-ISSUED FOR DP
7	13/12/17	RE-ISSUED FOR DP
6	13/10/30	RE-ISSUED FOR DP
5	13/10/16	RE-ISSUED FOR DP
4	13/08/06	ISSUED FOR DP
3	11/05/10	RE-ISSUED FOR RZ
2	11/01/25	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP
no	yr/mo/dd	description

revisions

NORTH

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Plan 19 Mar 2, 2016
DP 15-713779

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project number 3428

sheet title
BUILDING B ROOF PLAN

date	2014/03/17	sheet number
scale	AS NOTED	A-B2.2
drawn	BA/LB	
checked	AV	

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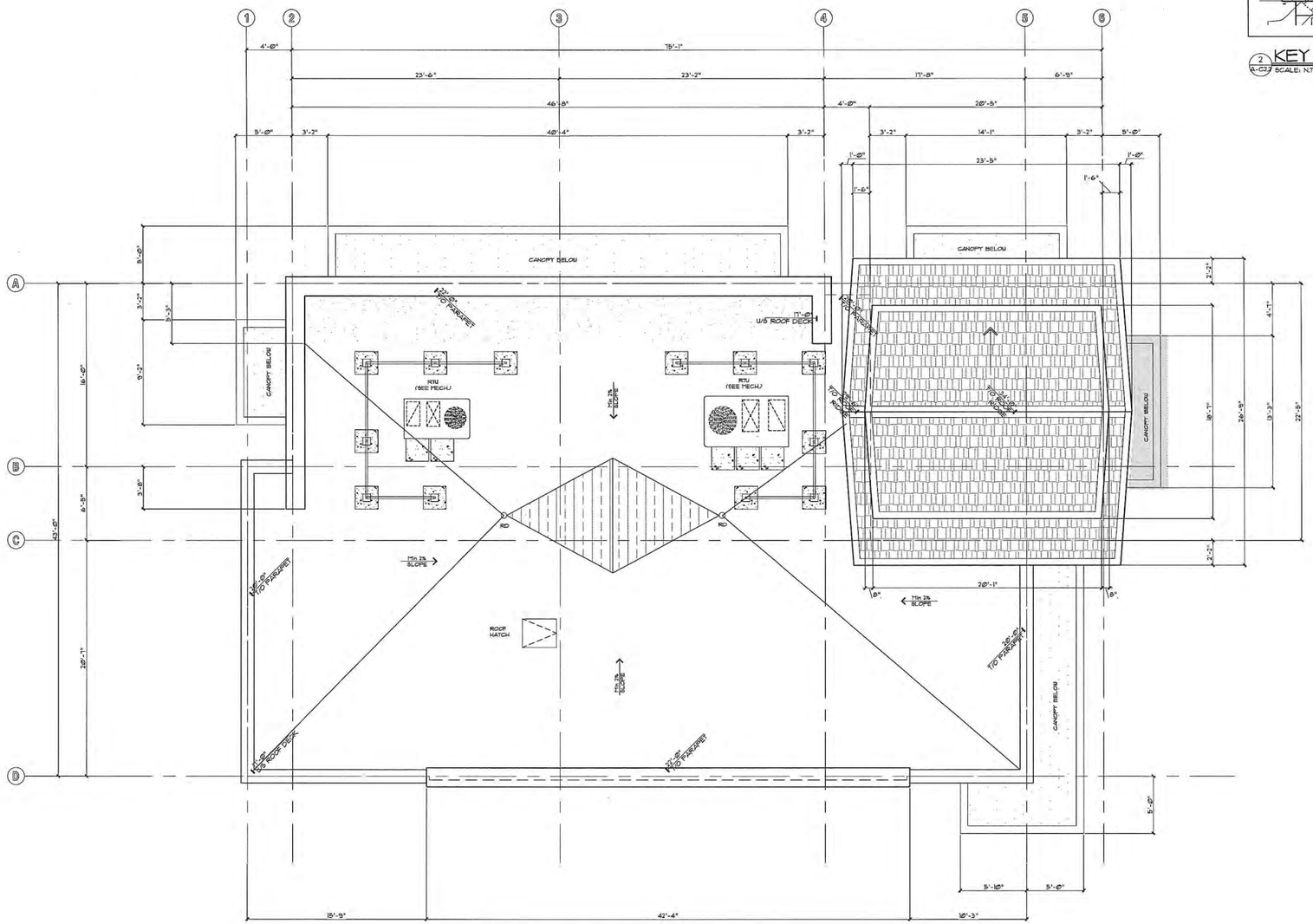
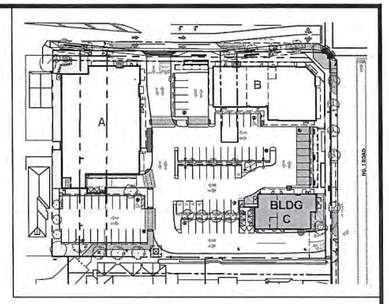


2 KEY PLAN
A-C2.2 SCALE: N.T.S.



1 ROOF PLAN
A-C2.2 SCALE: 1/4" = 1'-0"

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9	16/02/03	ISSUED FOR BP REF
8	16/01/21	RE-ISSUED FOR DP
7	15/12/21	RE-ISSUED FOR DP
6	15/10/30	RE-ISSUED FOR DP
5	15/10/14	RE-ISSUED FOR DP
4	15/06/09	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/25	RE-ISSUED FOR RZ
1	14/06/26	ISSUED FOR RZ/DP
no	m/m/dd	description

revisions

NORTH

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Plan 20 Mar 2, 2016
DP 15-713779

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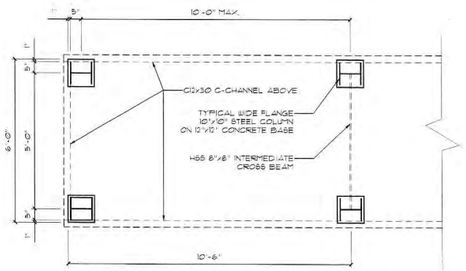
project number 3428

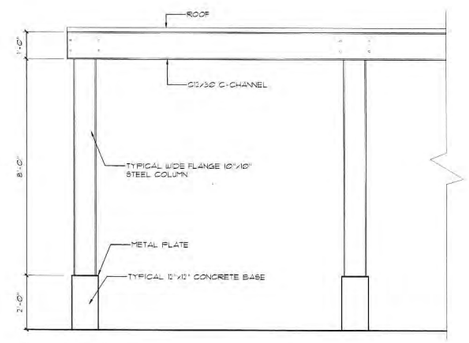
sheet title
BUILDING C ROOF PLAN

date	2014/03/17	sheet number
scale	AS NOTED	A-C2.2
drawn	BA/LW	
checked	AV	

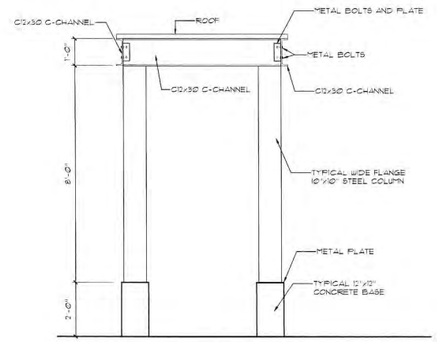
P:\3428\3428A-C201.dwg Monday, February 22, 2016 2:35:52 PM



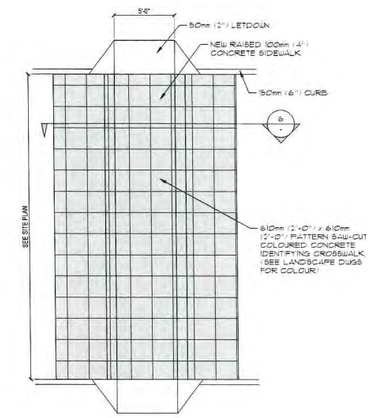
1 / A15 PARTIAL STREETWALL CANOPY PLAN
SCALE: 1/2"=1'-0"



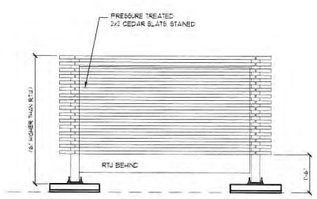
2 / A15 PARTIAL STREETWALL CANOPY ELEVATION
SCALE: 1/2"=1'-0"



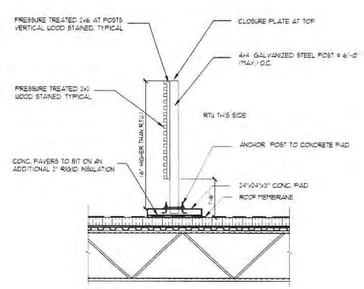
3 / A15 SIDE ELEVATION
SCALE: 1/2"=1'-0"



5 / A15 RAISED SIDEWALK
SCALE: 3/16"=1'-0"

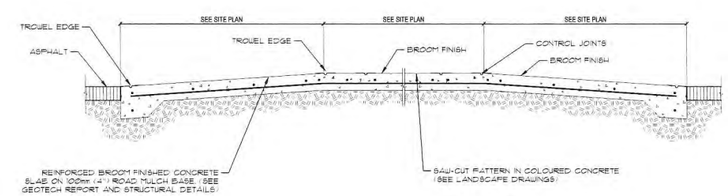


ELEVATION



SECTION

4 / A15 RTU SCREEN DETAILS
SCALE: NTS



6 / A15 RAISED SIDEWALK SECTION
SCALE: 3/4"=1'-0"

revisions		
6	16/01/21	RE-ISSUED FOR DP
5	15/10/18	RE-ISSUED FOR DP
4	15/08/08	ISSUED FOR DP
3	13/05/16	RE-ISSUED FOR RZ
3	15/03/25	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP
No.	yy/mm/dd	description

Plan 21 Mar 2, 2016
DP 15-713779

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project number 3428

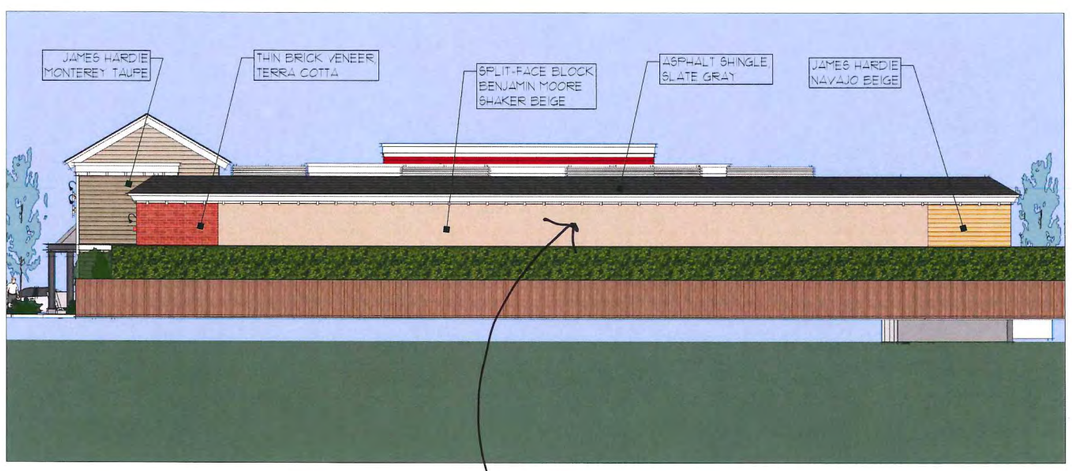
sheet title
SITE DETAILS
RTU SCREEN DETAILS

date	2014/02/17	sheet number	A15
scale	AS NOTED		
drawn	PY		
checked	EKC		

P:\3428\3428A-105.dwg Wednesday, January 20, 2016 2:22:50 PM

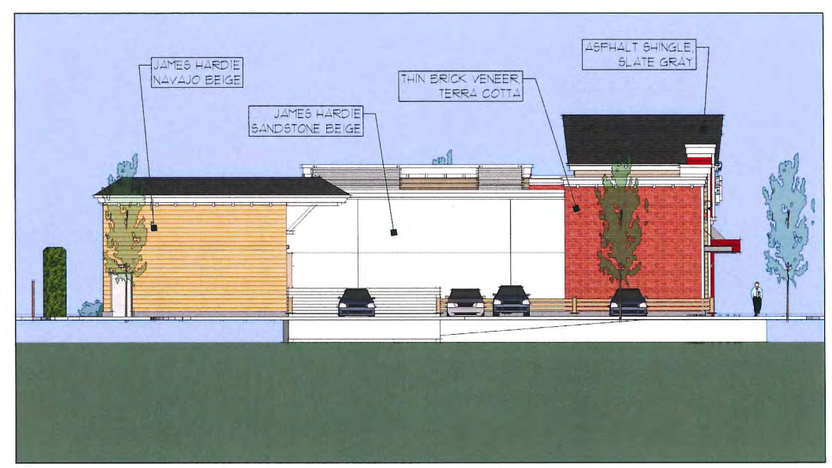
1 EAST ELEVATION
A-A3.1 SCALE: N.T.S.

2 NORTH ELEVATION
A-A3.1 SCALE: N.T.S.



3 WEST ELEVATION
A-A3.1 SCALE: N.T.S.

SEE DP PLAN # 14
FOR BLOCK PATTERN
SMOOTH / ROUGH / COLOUR



4 SOUTH ELEVATION
A-A3.1 SCALE: N.T.S.

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6	15/12/18	RE-ISSUED FOR DP
5	15/10/16	RE-ISSUED FOR DP
4	15/08/06	ISSUED FOR DP
3	15/05/18	RE-ISSUED FOR RZ
2	15/01/29	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP
no	yy/mm/dd	description

revisions

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project number 3428

sheet title
BUILDING A
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number	
scale	AS NOTED		A-A3.1c
drawn	YG/BA/LM		
checked	EC		

1 NORTH ELEVATION
A-B3.1 SCALE: N.T.S.

2 EAST ELEVATION
A-B3.1 SCALE: N.T.S.

3 SOUTH ELEVATION
A-B3.1 SCALE: N.T.S.

4 WEST ELEVATION
A-B3.1 SCALE: N.T.S.

7	16/01/21	RE-ISSUED FOR DP
6	15/12/19	RE-ISSUED FOR DP
5	15/10/18	RE-ISSUED FOR DP
4	15/08/16	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/26	RE-ISSUED FOR RZ
1	14/08/26	ISSUED FOR RZ/DP
No.	yy/mm/dd	description

revisions

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project number 3428

sheet title
BUILDING B
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number	A-B3.1c
scale	AS NOTED		
drawn	YG		
checked	EC		

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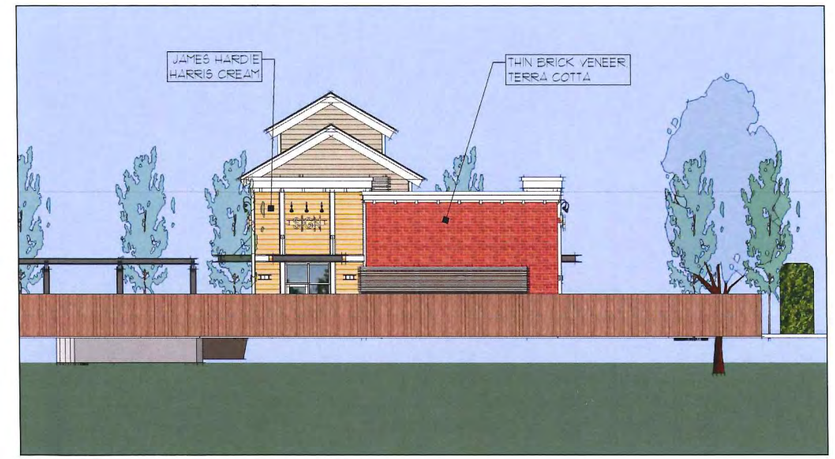
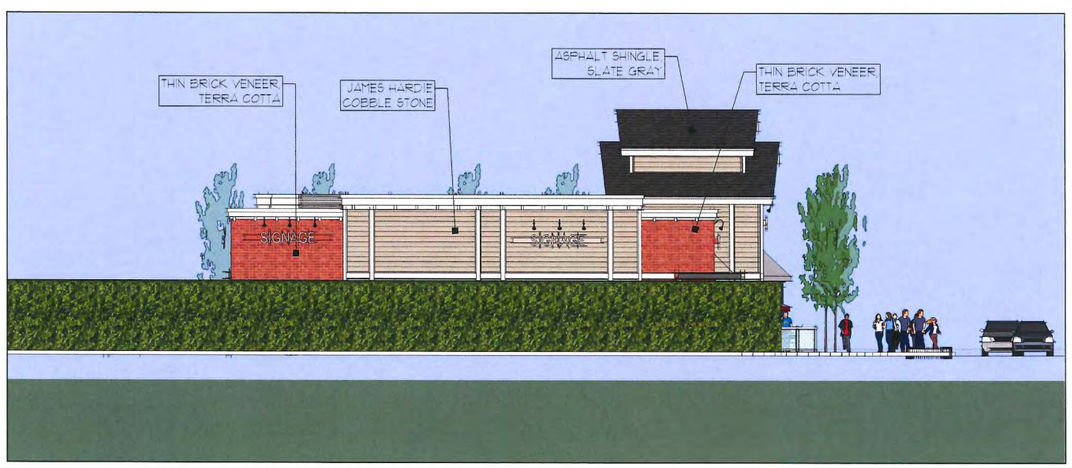
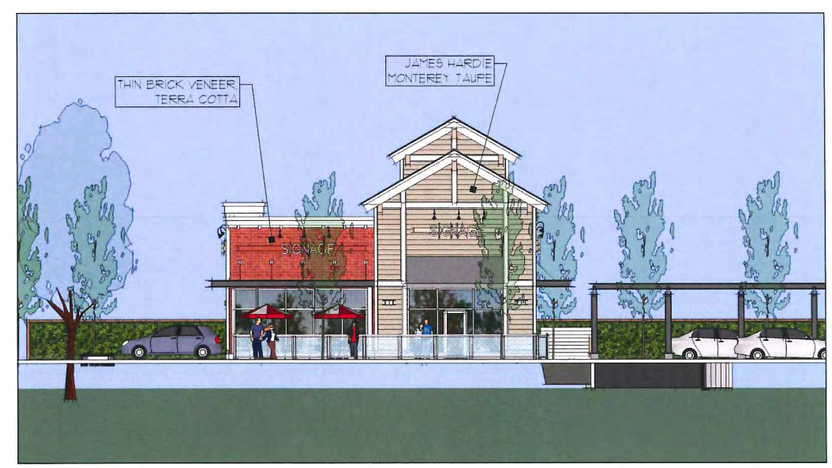
A-C3.1c SCALE: N.T.S.



2 WEST ELEVATION
A-C3.1c SCALE: N.T.S.



3 SOUTH ELEVATION
A-C3.1c SCALE: N.T.S.



4 EAST ELEVATION
A-C3.1c SCALE: N.T.S.

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6	15/12/18	RE-ISSUED FOR DP
5	15/10/14	RE-ISSUED FOR DP
4	15/06/04	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/01/15	RE-ISSUED FOR RZ
1	14/09/26	ISSUED FOR RZ/DP
no.	yy/mm/dd	description

revisions

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DP 15-713779

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project number 3428

sheet title
BUILDING C
EXTERIOR ELEVATIONS

date	2014/03/17	sheet number	A-C3.1c
scale	AS NOTED		
drawn	YG		
checked	EC		

① VIEW FROM INTERSECTION AT STEVESTON HWY AND NO.1 ROAD

② VIEW FROM STEVESTON HWY WESTBOUND

rev	yy/mm/dd	Description
8	16/01/22	RE-ISSUED FOR DP
7	16/01/20	ISSUED FOR REVIEW
6	15/12/18	RE-ISSUED FOR DP
5	15/10/16	RE-ISSUED FOR DP
4	15/08/06	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/25	RE-ISSUED FOR RZ
1	14/08/20	ISSUED FOR RZ/DP

revisions

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DP 15-713779

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project number 3428

sheet title
STREETSCAPE IMAGES

date	2014/03/17
scale	NTS
drawn	YG
checked	EC

sheet number A-0.2

P:\3428\3428A-002.dwg Tuesday, January 05, 2016 12:33:34 PM

① VIEW FROM NO. 1 ROAD NORTHBOUND

② VIEW FROM INTERSECTION AT STEVESTON HWY AND NO.1 ROAD

8	16/01/21	RE-ISSUED FOR DP
7	16/01/20	ISSUED FOR REVIEW
6	15/12/18	RE-ISSUED FOR DP
5	15/10/19	RE-ISSUED FOR DP
4	15/08/06	ISSUED FOR DP
3	15/05/19	RE-ISSUED FOR RZ
2	15/03/20	RE-ISSUED FOR RZ
1	14/08/20	ISSUED FOR REVIEW
no	yy/mm/dd	description

revisions

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DP 15-713779

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FACSIMILE (604) 688 7481

project number 3428

sheet title
STREETSCAPE IMAGES

date	2014/02/17	sheet number
scale	NTS	A-0.3
drawn	YG	
checked	EC	