



City of  
Richmond

## Report to Development Permit Panel

---

To: Development Permit Panel

Date: July 28, 2015

From: Wayne Craig  
Director of Development

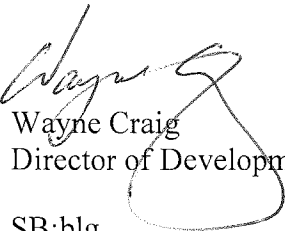
File: DP 11-564405

Re: Application by Dava Development Ltd. for a General Compliance Ruling at  
10011, 10111 & 10197 River Drive and a portion of 10199 River Drive  
(formerly 10011 & 10111 River Drive and a portion of 10199 River Drive)

---

### Staff Recommendation

1. That the attached plans involving changes to the design of building "B" (addressed as 10013 River Drive) be considered in General Compliance with the approved Development Permit (DP 11-564405).



Wayne Craig  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Dava Development Ltd. has requested a General Compliance Ruling regarding the previously issued Development Permit (DP 11-564405) for proposed development at 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive) (Attachment 1), which was endorsed by the Development Permit Panel at its meeting held on April 11, 2012 and approved by Council on July 24, 2012. The approved Development Permit was for the first phase of the overall Parc Riviera development.

The main changes to the approved Development Permit include modifications to Building “B” (addressed as 10013 River Drive). The landscape design remains largely unchanged, with the exception of localized changes in the landscaping area adjacent to the building. Copies of the relevant approved plans (Attachment 2) and the plans outlining proposed changes (Attachment 3) are attached to this report.

### Background

Development surrounding the subject site is as follows:

- To the North and West: City park and City dike along the north arm of the Fraser River, which are being developed as part of the overall Parc Riviera development.
- To the East: The next phase of the overall development; also zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”. A Development Permit Application (DP 15-694616) is currently under review for a proposed townhouse development located at 10199 River Drive.
- To the South: Across River Drive, single-family homes on lots zoned “Single Detached (RS1/D)”.

### Findings of Fact

The Development Permits required for the overall project are being considered in phases. The approved Development Permit for the first phase of the project has been approved for 10011, 10111, 10197 River Drive and a portion of 10199 River Drive (DP 11-564405). This first phase includes an amenity building, a mixed-use building, apartment buildings and townhouse buildings.

The approved Development Permit (DP 11-564405) includes a parking structure, district energy building and seven (7) buildings identified as buildings “A” through “G” as Phase 1 of a larger multi-phase development (Attachment 2).

In conformance with the approved Development Permit, Building Permits have been issued for the parking structure, district energy building and five (5) of the seven (7) buildings at 10011, 10033, 10119, 10133 and 10155 River Drive.

As part of the approved Development Permit, the 1,045 m<sup>2</sup> mixed-use two-storey building “B” (now addressed as 10013 River Drive) included 412 m<sup>2</sup> indoor amenity space on the ground level, 633 m<sup>2</sup> commercial and office space on the ground and second levels, and an outdoor amenity deck on the second level. The provision of indoor amenity space was secured through the rezoning.

The subject application proposes revisions to the design of building “B” (Building 10013 River Drive located at 10011 River Drive) while maintaining the provision of indoor and outdoor amenity space and reflecting the character of the development.

### **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 application for a General Compliance to the approved Development Permit (DP 11-564405). In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone and side yard variance approved through the approved Development Permit.

### **Analysis**

The proposed changes to the mixed-use building are within the scope of the General Compliance Guidelines as adopted by Council.

#### Architectural Form and Character

The main changes are consistent with the overall architectural form and character approach of the approved Development Permit (DP 11-564405). These include the following proposed design modifications to the exterior facades of building “B”:

- The height of the two-storey commercial/office component of the building is lowered from 10.1 m to 9 m to open views for upper floor units in the adjacent Buildings “A” and “E” (addressed as 10011 and 10033 River Drive). This change is acceptable to staff as it would reduce the building massing adjacent to the City-owned park and would improve views for some of the residential units.
- Angled building elements have been adjusted to improve circulation, interior space layout and to simplify construction details. This change is acceptable to staff as it would allow interior spaces to be more efficiently used.
- The building articulation is enhanced by adding small areas of glazing to improve views, provide natural lighting, along with adding louvres for mechanical equipment needs. These changes are acceptable to staff as they would provide visual interest and increased natural lighting in the building.

- The outdoor amenity deck is relocated from the second level down to a more accessible space adjacent to the indoor amenity area at ground level. This change is acceptable to staff as it would animate the ground level with active uses.

#### Landscape Design and Open Space Design

- Landscape details and outdoor amenity deck are added into the space immediately north of building B, which was shown with unspecified landscaping in the approved design. This change is acceptable to staff as it would animate the ground level with active uses.

#### **Conclusions**

Dava Development Ltd. has requested a General Compliance ruling on the approved mixed-use development project at 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive) to modify the architectural plans for building "B" (building addressed as 10013 River Drive). The proposed modification is within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.

*Sara Badyal*

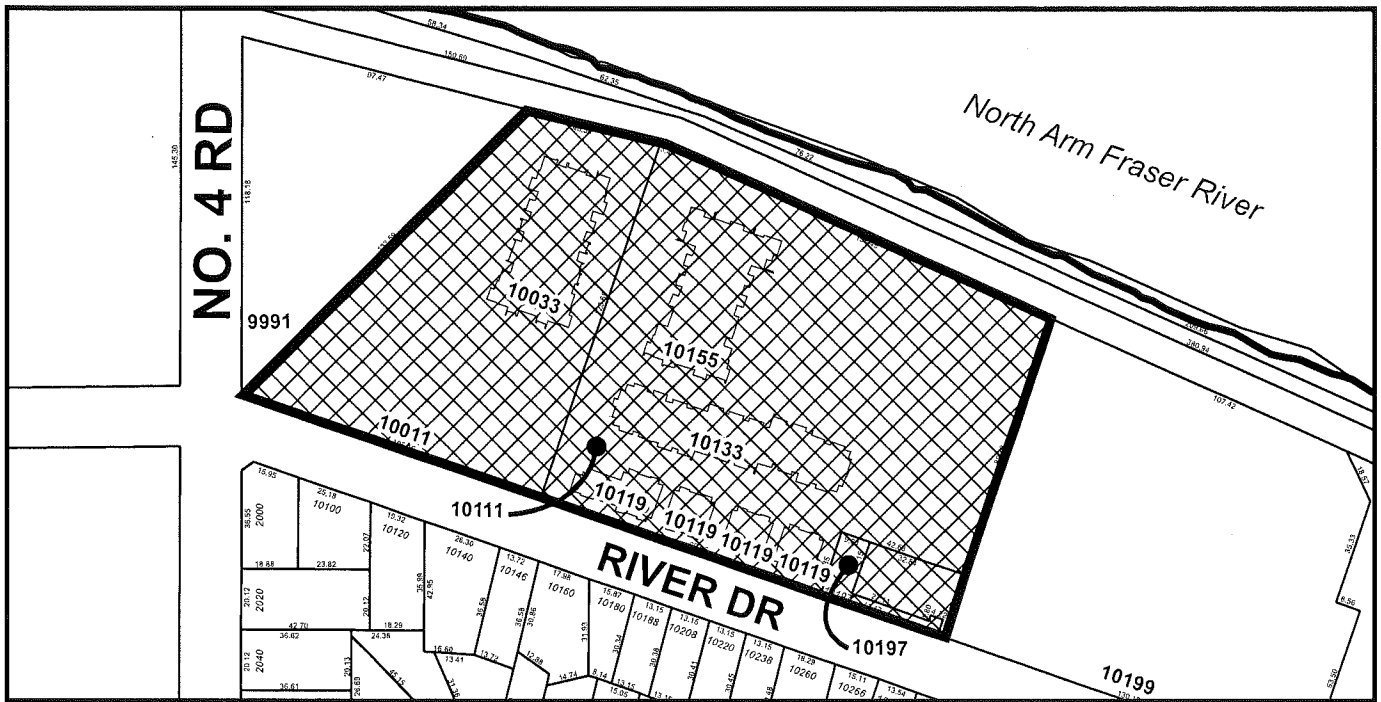
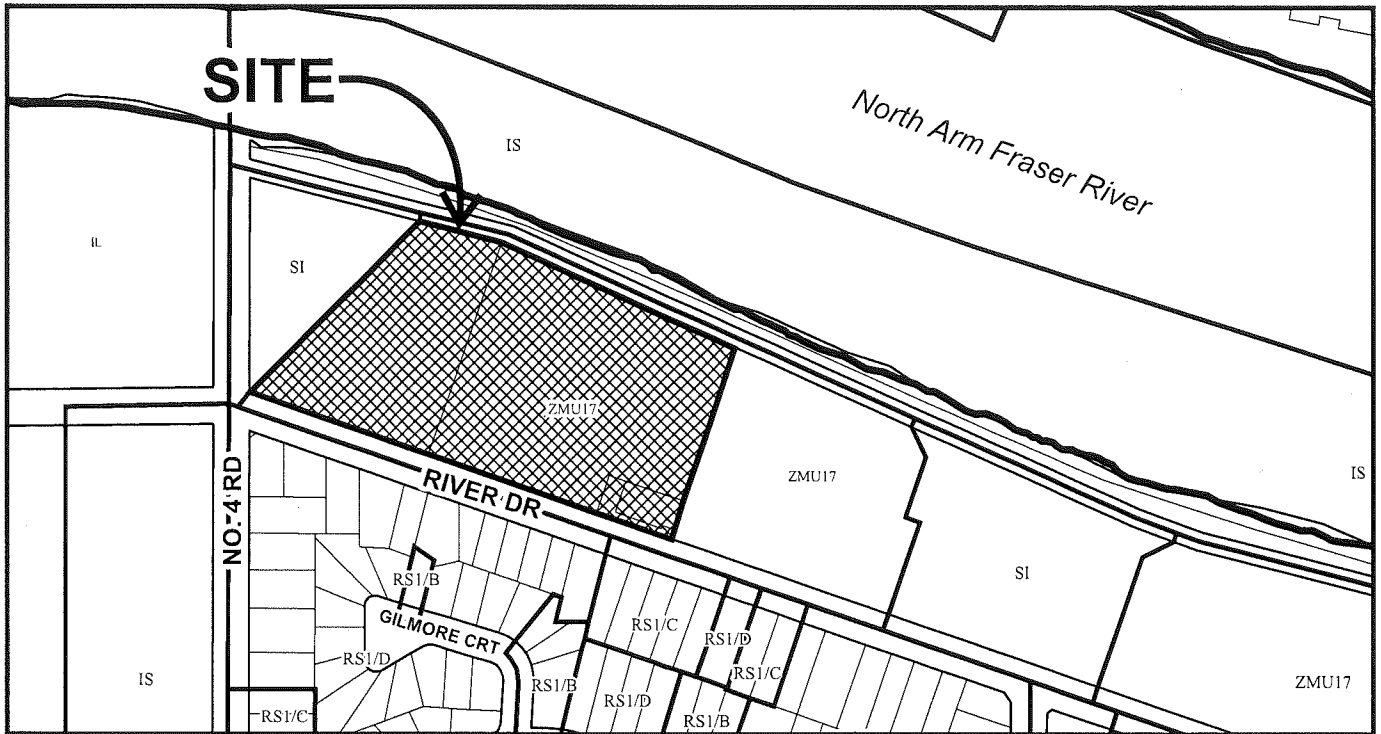
Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

Attachment 1: Location Map & Aerial Photo  
Attachment 2: Copies of relevant approved Development Permit Plans  
Attachment 3: Proposed new Development Permit Plans



City of  
Richmond



DP 11-564405

Original Date: 03/06/14

Revision Date: 06/16/15

Note: Dimensions are in METRES



City of  
Richmond



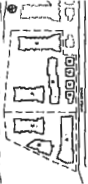
DP 11-564405

Original Date: 04/15/15

Revision Date:

Note: Dimensions are in METRES

3



**CPTED PRINCIPLES**

- Site enclosed perimeter with walls, columns, fences and gates.
- Provide adequate lighting, both interior and exterior.
- Provide clear, unobstructed walkways.
- Provide adequate signage and directional signs.
- Provide adequate landscaping, trees and shrubs.
- Provide adequate security measures.
- Provide adequate security personnel.
- Provide adequate security cameras.
- Provide adequate security gates.
- Provide adequate security barriers.

**LEGEND**

- AREA OF BUILDING FOOTPRINT WITH SETBACK
- AREA OF ROOF OVERHANG & BALCONY PROJECTIONS WITH SETBACK
- SETBACK NOTES

**BUILDING A**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

**BUILDING B**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

**BUILDING C**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

**BUILDING D**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

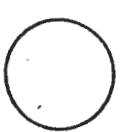
**BUILDING E**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

**BUILDING F**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

**BUILDING G**  
 PRINCIPAL BUILDING FOOTPRINT DOES NOT EXCEED THE SETBACK LINE AND THE ROOF OVERHANG DOES NOT EXCEED THE SETBACK LINE AS A PUBLIC SAFETY PREVENTIVE MEASURE.

Approved DP Plan 3

MAR 12 2012



**cotter ARCHITECTS**

410 - 1180 W. 5th Ave. Richmond, B.C. V6Y 1P7  
 604-271-1111  
 www.cotterarchitects.com

**PARC RIVIERA**  
 10071-10311 River Drive & Richmond, B.C.  
 DAVA Development Ltd.  
 River Drive Corp.  
 Orlis Consulting  
 River Drive Corp.

DATE:	12/04/2011
BY:	12/04/2011
CHECKED BY:	12/04/2011
SCALE:	1:1000
PROJECT:	10071-10311 RIVER DRIVE & RICHMOND, B.C.
DRAWING NO.:	10071-10311-RD-01
DATE:	12/04/2011
BY:	12/04/2011
CHECKED BY:	12/04/2011

ROOF PLAN W/ SETBACKS

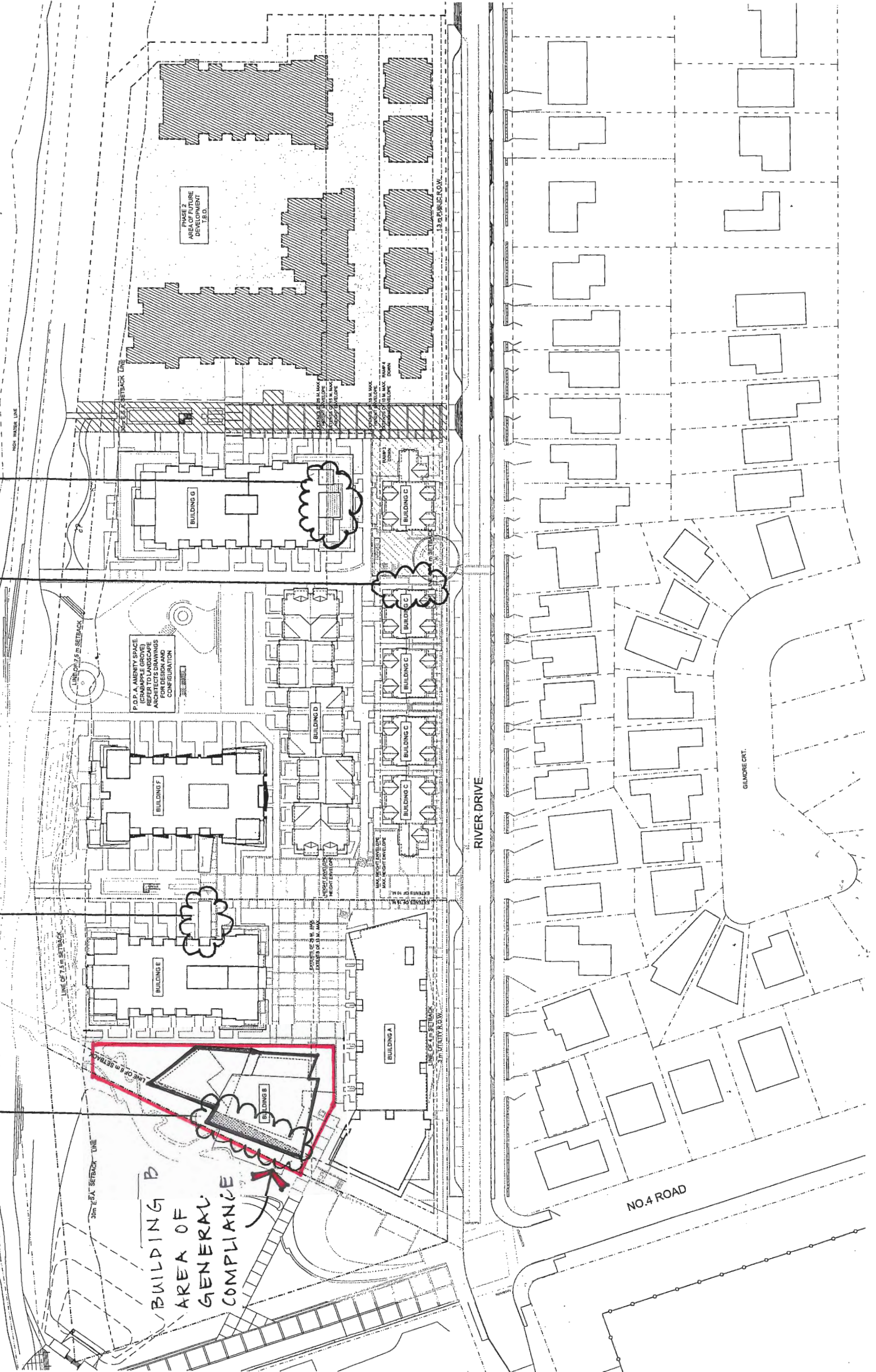
REDUCED SETBACK VARIANCE FROM 6M TO 4M

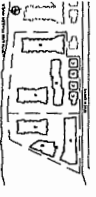
INCREASED HEIGHT VARIANCE FROM 15M TO 20M.

REDUCED SETBACK VARIANCE FROM 6M TO 2.7M.

REDUCED SETBACK VARIANCE FROM 6M TO 0.6M.

BUILDING B AREA OF GENERAL COMPLIANCE





LEGEND

1 A	COLOUR
1 A	MATERIAL

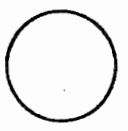
NOTE  
 ALL DIMENSIONS AND FINISHES INDICATED WILL BE SHOWN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES.

- MATERIAL LIST
- 1 BRICK WITH METAL TRIM FINISH
  - 2 ARCHITECTURAL CONCRETE
  - 3 GALVALUME METAL SIDING
  - 4 STONEFRONT GLAZING
  - 5 ALUMINUM FRAMED GLAZING
  - 6 METAL GLASS VENT WINDOWS
  - 7 ARCHITECTURAL ASPHALT SHINGLES
  - 8 STANDING SEAM METAL ROOFPANEL
  - 9 STANDING CEDAR WOOD
  - 10 PAINTED WOOD
  - 11 BRICK METAL PANEL
  - 12 PENDING TRIM PANEL
  - 13 GLAZED FINISH
  - 14 SPIT FACE CONCRETE BLOCK
  - 15 METAL GANTRY
  - 16 HIGH DENSITY POLYETHYLENE PIPE
  - 17 PAINTED METAL FASCIA
  - 18 ALUMINUM IMULVO
  - 19 PAINTED STRUCTURE
  - 20 SPIT FACE CONCRETE BLOCK
  - 21 PAINTED WOOD FASCIA
  - 22 SOFFIT

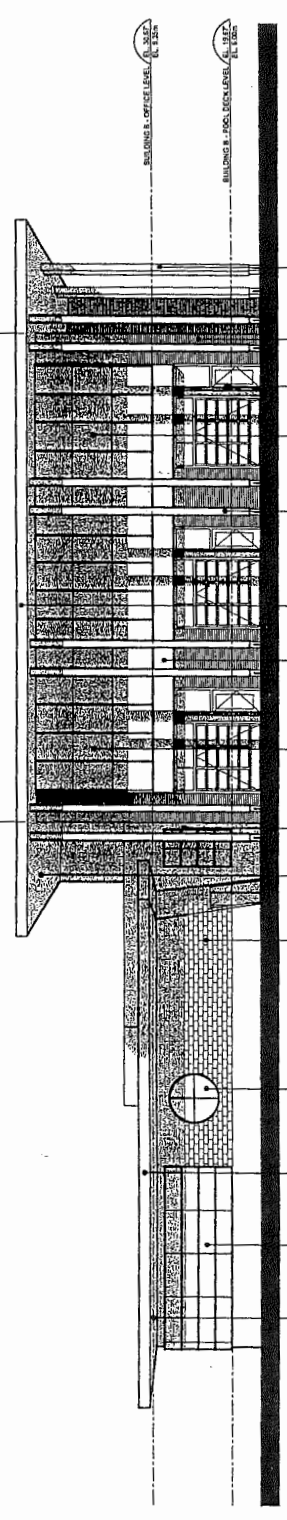
- COLOUR LIST
- A WHITE
  - B MADE TO ORDER WHITE
  - C MADE TO ORDER BLACK
  - D MADE TO ORDER BLACK
  - E MADE TO ORDER BLACK
  - F MADE TO ORDER BLACK
  - G MADE TO ORDER BLACK
  - H MADE TO ORDER BLACK
  - I MADE TO ORDER BLACK
  - J MADE TO ORDER BLACK
  - K MADE TO ORDER BLACK
  - L MADE TO ORDER BLACK
  - M MADE TO ORDER BLACK
  - N MADE TO ORDER BLACK
  - O MADE TO ORDER BLACK
  - P MADE TO ORDER BLACK
  - Q MADE TO ORDER BLACK
  - R MADE TO ORDER BLACK
  - S MADE TO ORDER BLACK
  - T MADE TO ORDER BLACK
  - U MADE TO ORDER BLACK
  - V MADE TO ORDER BLACK
  - W MADE TO ORDER BLACK

Approved DP Plan 13

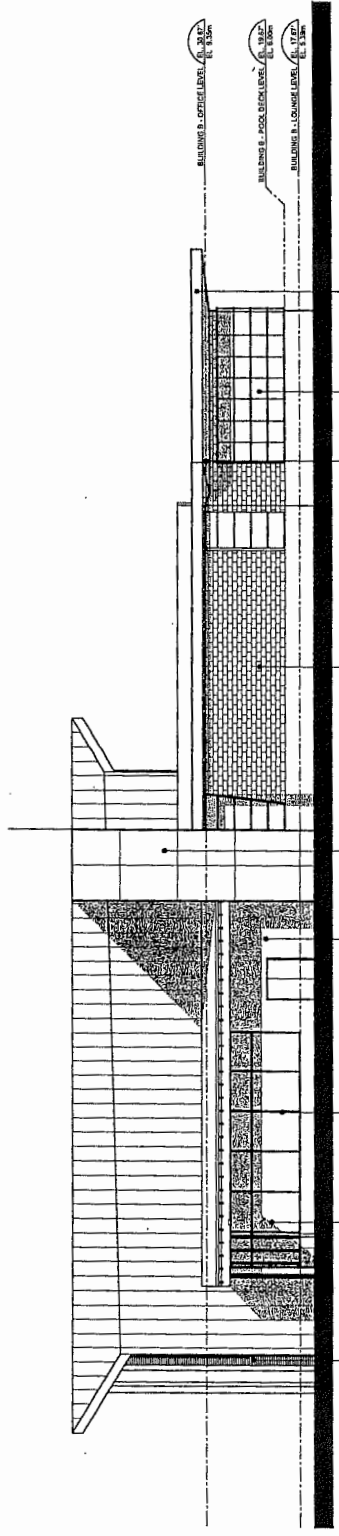
MAR 12 2012



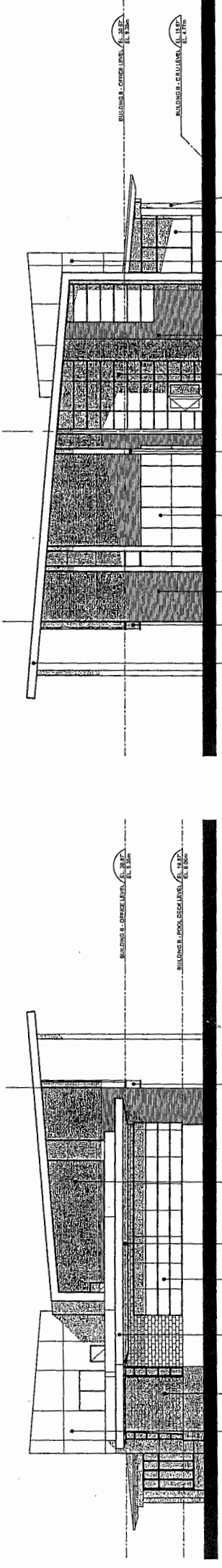
D-11564405



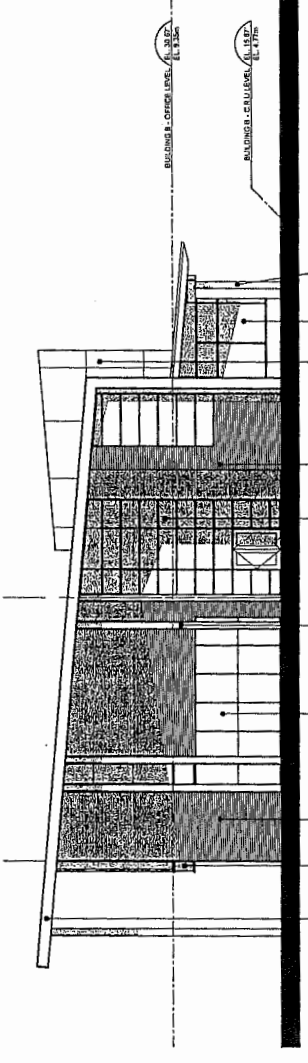
1 BUILDING B WEST ELEVATION  
A-311



2 BUILDING B EAST ELEVATION  
A-311



3 BUILDING B NORTH ELEVATION  
A-311



4 BUILDING B SOUTH ELEVATION  
A-311

**cotter**  
 ARCHITECTS  
 4235 - 133RD AVE. S.W. RICHMOND, BC V6X 3P7  
 TEL: 604-273-1111 FAX: 604-273-1112  
 WWW.COTTERARCHITECTS.COM

**PARC RIVIERA**  
 A RECREATION DEVELOPMENT  
 Mixed-use Development  
 1000 West River Drive &  
 1000 West River Drive &  
 Richmond, B.C.

**DAVA Development Ltd.**  
 River Drive Corp.  
 Oris Consulting  
 River Drive Corp.



23

Approved DP Plan 23

MAR 1 2 2012

P-11564405

PARC RIVIERA

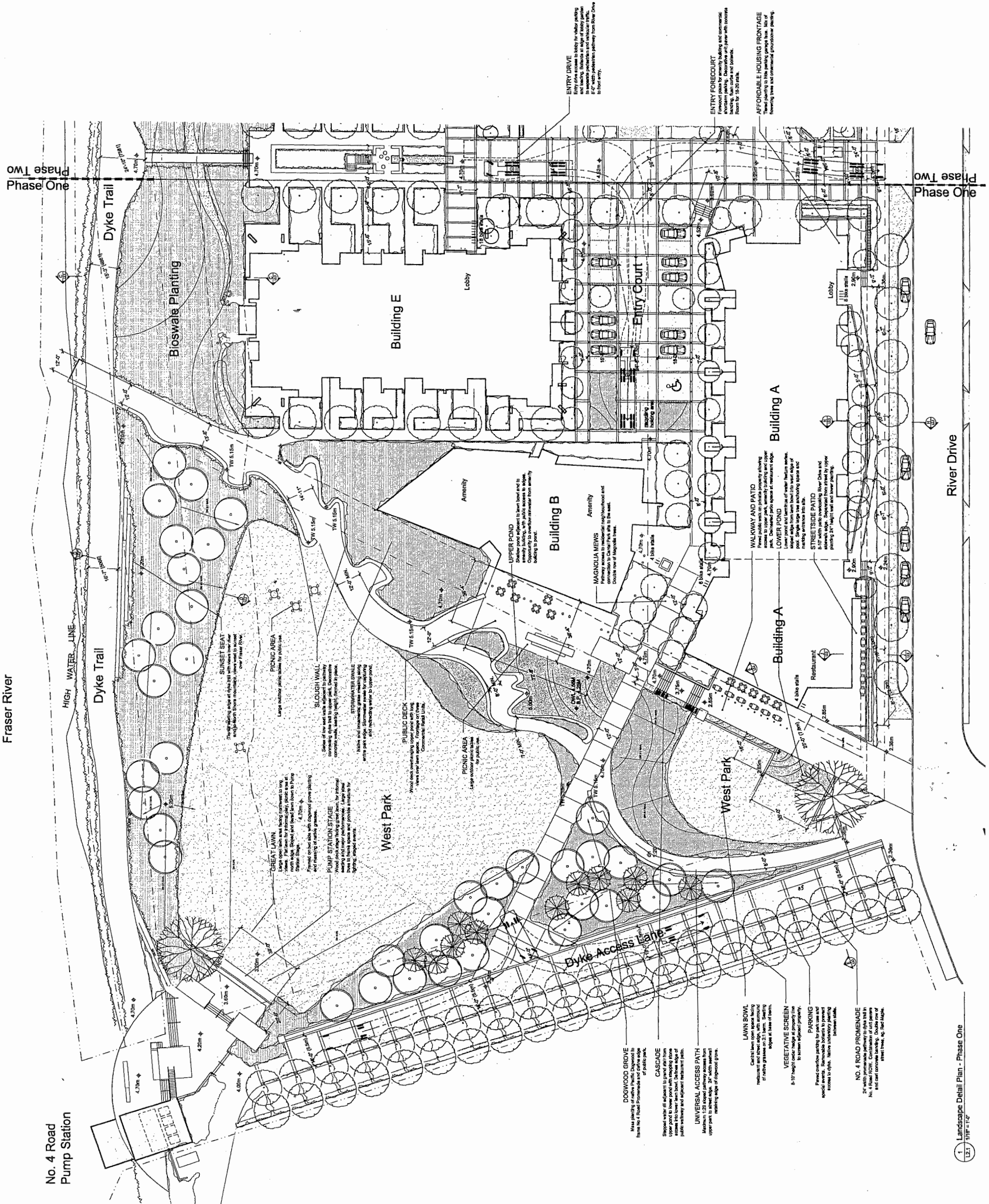
Multi-use Development  
1880 Ave. of the River Drive &  
Richmond, B.C.  
DAVA Development Ltd.  
(River Drive) Corp.  
City Consulting  
(River Drive) Corp.

Rev.	Description	Date
1	Revised for DP	Mar. 2012
2	Revised for DP	Mar. 2012
3	Revised for DP	Mar. 2012

Parc Riviera Multi-Use Development  
Richmond BC

Landscape Detail Plan  
Phase One

12.1



**ENTRY DRIVE**  
Entry drive to lobby for visitor parking. Drive is paved with concrete and includes a 10' x 10' area for wheelchair access. 8' x 10' with pedestrian pathway from River Drive to their entry.

**ENTRY FORECOURT**  
Forecourt area for amenity building and commercial parking. Decorative and paved with concrete. Room for 18-20 stalls.

**AFFORDABLE HOUSING FRONTAGE**  
Frontage area for affordable housing. Includes landscaping and commercial amenity building.

**WALKWAY AND PATIO**  
Paved public walkway on private property. Includes landscaping and commercial amenity building.

**LOWER POND**  
Lower pond adjacent to restaurant edge. Includes landscaping and commercial amenity building.

**STREETSIDE PATIO**  
8-10' wide public overlooking River Drive and amenity edge. Separated from street by upper planting. 2' high wall and lower planting.

**DOGWOOD GROVE**  
Main planting of dogwood trees in upper park. Includes landscaping and commercial amenity building.

**CASCADE**  
Spaced water wall adjacent to upper park. Includes landscaping and commercial amenity building.

**UNIVERSAL ACCESS PATH**  
Maximum 1.2% sloped pathway across from upper park to street edge. 24" width with retaining edge of diagonal grass.

**LAWN BOWL**  
Central lawn open space facing restaurant and amenity building. Includes landscaping and commercial amenity building.

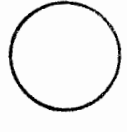
**VEGETATIVE SCREEN**  
8-10' height cedar hedge at property line to screen adjacent property.

**PARKING**  
Paved concrete parking for park use and commercial parking. Includes landscaping and commercial amenity building.

**NO. 4 ROAD PROMENADE**  
24" wide concrete sidewalk at property line. Includes landscaping and commercial amenity building.

REFERENCE

MAR 12 2012



D-11564405

- #### OPTED PRINCIPLES
- Light-colored painted finish on walls, ceilings and floors.
  - Use of dark wood veneer for cabinetry, millwork, and doors.
  - Use of dark wood veneer for accent walls, hallway walls, and staircases.
  - Use of dark wood veneer for kitchen island, bar, and cabinetry.
  - Use of dark wood veneer for bathroom vanity, linen closet, and medicine cabinet.
  - Use of dark wood veneer for bedroom wardrobe and closet.
  - Use of dark wood veneer for living room media console and coffee table.
  - Use of dark wood veneer for dining room table and chairs.
  - Use of dark wood veneer for office desk and chair.
  - Use of dark wood veneer for all built-in furniture.
  - Use of dark wood veneer for all trim and baseboards.
  - Use of dark wood veneer for all doors and windows.
  - Use of dark wood veneer for all paneling.
  - Use of dark wood veneer for all decorative elements.
  - Use of dark wood veneer for all hardware.
  - Use of dark wood veneer for all lighting fixtures.
  - Use of dark wood veneer for all ceiling fixtures.
  - Use of dark wood veneer for all wall fixtures.
  - Use of dark wood veneer for all floor fixtures.
  - Use of dark wood veneer for all exterior fixtures.
  - Use of dark wood veneer for all interior fixtures.
  - Use of dark wood veneer for all exterior finishes.
  - Use of dark wood veneer for all interior finishes.
  - Use of dark wood veneer for all exterior materials.
  - Use of dark wood veneer for all interior materials.
  - Use of dark wood veneer for all exterior accessories.
  - Use of dark wood veneer for all interior accessories.
  - Use of dark wood veneer for all exterior landscaping.
  - Use of dark wood veneer for all interior landscaping.
  - Use of dark wood veneer for all exterior furniture.
  - Use of dark wood veneer for all interior furniture.
  - Use of dark wood veneer for all exterior decor.
  - Use of dark wood veneer for all interior decor.
  - Use of dark wood veneer for all exterior lighting.
  - Use of dark wood veneer for all interior lighting.
  - Use of dark wood veneer for all exterior electrical.
  - Use of dark wood veneer for all interior electrical.
  - Use of dark wood veneer for all exterior plumbing.
  - Use of dark wood veneer for all interior plumbing.
  - Use of dark wood veneer for all exterior HVAC.
  - Use of dark wood veneer for all interior HVAC.
  - Use of dark wood veneer for all exterior fire protection.
  - Use of dark wood veneer for all interior fire protection.
  - Use of dark wood veneer for all exterior security.
  - Use of dark wood veneer for all interior security.
  - Use of dark wood veneer for all exterior accessibility.
  - Use of dark wood veneer for all interior accessibility.

#### AGING IN PLACE PRINCIPLES

- #### GENERAL NOTES
- 1. All dimensions are in feet and inches.
  - 2. All walls are to be finished with 1/2" gypsum board.
  - 3. All floors are to be finished with 1/2" gypsum board.
  - 4. All ceilings are to be finished with 1/2" gypsum board.
  - 5. All doors are to be finished with 1/2" gypsum board.
  - 6. All windows are to be finished with 1/2" gypsum board.
  - 7. All trim is to be finished with 1/2" gypsum board.
  - 8. All hardware is to be finished with 1/2" gypsum board.
  - 9. All lighting is to be finished with 1/2" gypsum board.
  - 10. All electrical is to be finished with 1/2" gypsum board.
  - 11. All plumbing is to be finished with 1/2" gypsum board.
  - 12. All HVAC is to be finished with 1/2" gypsum board.
  - 13. All fire protection is to be finished with 1/2" gypsum board.
  - 14. All security is to be finished with 1/2" gypsum board.
  - 15. All accessibility is to be finished with 1/2" gypsum board.
  - 16. All exterior finishes are to be finished with 1/2" gypsum board.
  - 17. All interior finishes are to be finished with 1/2" gypsum board.
  - 18. All exterior materials are to be finished with 1/2" gypsum board.
  - 19. All interior materials are to be finished with 1/2" gypsum board.
  - 20. All exterior accessories are to be finished with 1/2" gypsum board.
  - 21. All interior accessories are to be finished with 1/2" gypsum board.
  - 22. All exterior landscaping is to be finished with 1/2" gypsum board.
  - 23. All interior landscaping is to be finished with 1/2" gypsum board.
  - 24. All exterior furniture is to be finished with 1/2" gypsum board.
  - 25. All interior furniture is to be finished with 1/2" gypsum board.
  - 26. All exterior decor is to be finished with 1/2" gypsum board.
  - 27. All interior decor is to be finished with 1/2" gypsum board.
  - 28. All exterior lighting is to be finished with 1/2" gypsum board.
  - 29. All interior lighting is to be finished with 1/2" gypsum board.
  - 30. All exterior electrical is to be finished with 1/2" gypsum board.
  - 31. All interior electrical is to be finished with 1/2" gypsum board.
  - 32. All exterior plumbing is to be finished with 1/2" gypsum board.
  - 33. All interior plumbing is to be finished with 1/2" gypsum board.
  - 34. All exterior HVAC is to be finished with 1/2" gypsum board.
  - 35. All interior HVAC is to be finished with 1/2" gypsum board.
  - 36. All exterior fire protection is to be finished with 1/2" gypsum board.
  - 37. All interior fire protection is to be finished with 1/2" gypsum board.
  - 38. All exterior security is to be finished with 1/2" gypsum board.
  - 39. All interior security is to be finished with 1/2" gypsum board.
  - 40. All exterior accessibility is to be finished with 1/2" gypsum board.
  - 41. All interior accessibility is to be finished with 1/2" gypsum board.

- #### ACCESSIBILITY NOTES
- 1. All paths of travel are to be finished with 1/2" gypsum board.
  - 2. All doors are to be finished with 1/2" gypsum board.
  - 3. All windows are to be finished with 1/2" gypsum board.
  - 4. All trim is to be finished with 1/2" gypsum board.
  - 5. All hardware is to be finished with 1/2" gypsum board.
  - 6. All lighting is to be finished with 1/2" gypsum board.
  - 7. All electrical is to be finished with 1/2" gypsum board.
  - 8. All plumbing is to be finished with 1/2" gypsum board.
  - 9. All HVAC is to be finished with 1/2" gypsum board.
  - 10. All fire protection is to be finished with 1/2" gypsum board.
  - 11. All security is to be finished with 1/2" gypsum board.
  - 12. All accessibility is to be finished with 1/2" gypsum board.
  - 13. All exterior finishes are to be finished with 1/2" gypsum board.
  - 14. All interior finishes are to be finished with 1/2" gypsum board.
  - 15. All exterior materials are to be finished with 1/2" gypsum board.
  - 16. All interior materials are to be finished with 1/2" gypsum board.
  - 17. All exterior accessories are to be finished with 1/2" gypsum board.
  - 18. All interior accessories are to be finished with 1/2" gypsum board.
  - 19. All exterior landscaping is to be finished with 1/2" gypsum board.
  - 20. All interior landscaping is to be finished with 1/2" gypsum board.
  - 21. All exterior furniture is to be finished with 1/2" gypsum board.
  - 22. All interior furniture is to be finished with 1/2" gypsum board.
  - 23. All exterior decor is to be finished with 1/2" gypsum board.
  - 24. All interior decor is to be finished with 1/2" gypsum board.
  - 25. All exterior lighting is to be finished with 1/2" gypsum board.
  - 26. All interior lighting is to be finished with 1/2" gypsum board.
  - 27. All exterior electrical is to be finished with 1/2" gypsum board.
  - 28. All interior electrical is to be finished with 1/2" gypsum board.
  - 29. All exterior plumbing is to be finished with 1/2" gypsum board.
  - 30. All interior plumbing is to be finished with 1/2" gypsum board.
  - 31. All exterior HVAC is to be finished with 1/2" gypsum board.
  - 32. All interior HVAC is to be finished with 1/2" gypsum board.
  - 33. All exterior fire protection is to be finished with 1/2" gypsum board.
  - 34. All interior fire protection is to be finished with 1/2" gypsum board.
  - 35. All exterior security is to be finished with 1/2" gypsum board.
  - 36. All interior security is to be finished with 1/2" gypsum board.
  - 37. All exterior accessibility is to be finished with 1/2" gypsum board.
  - 38. All interior accessibility is to be finished with 1/2" gypsum board.

PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

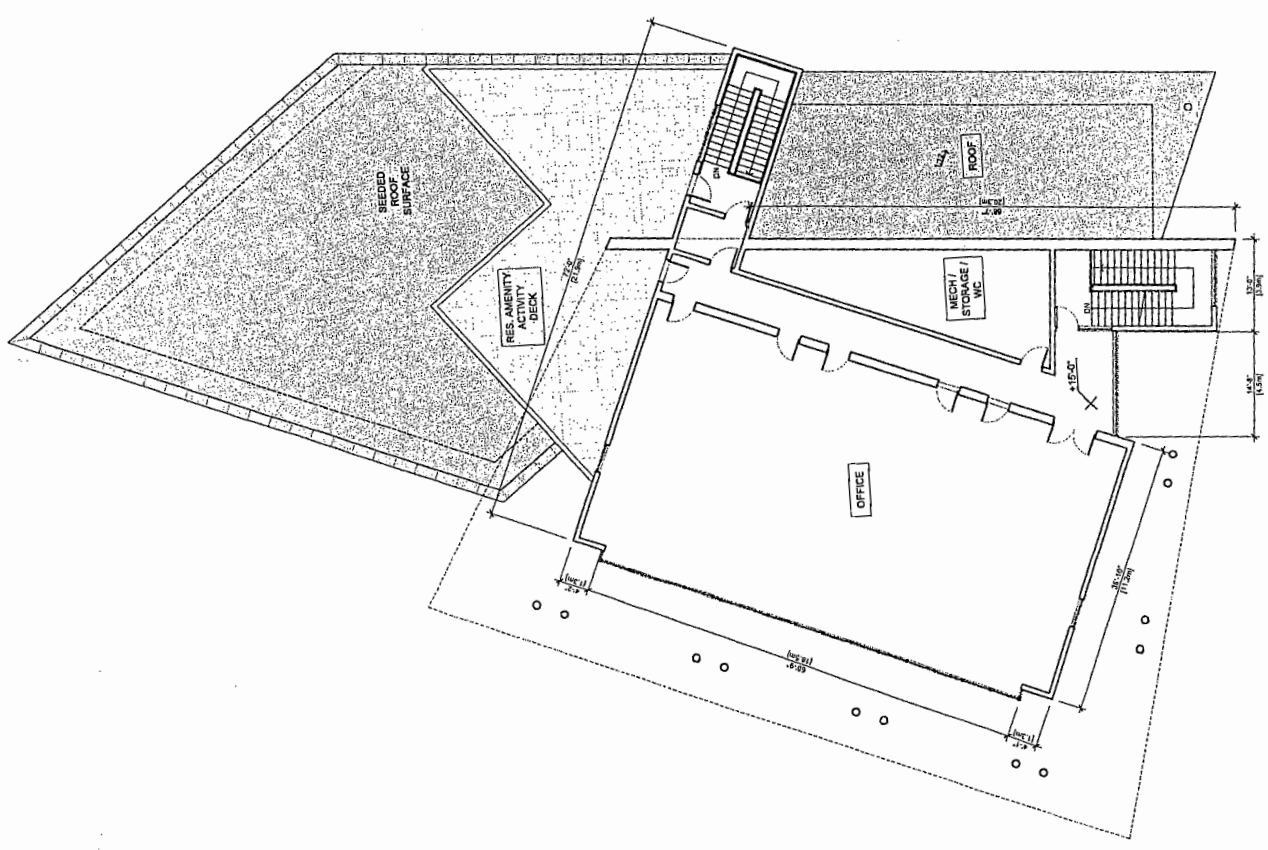
PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

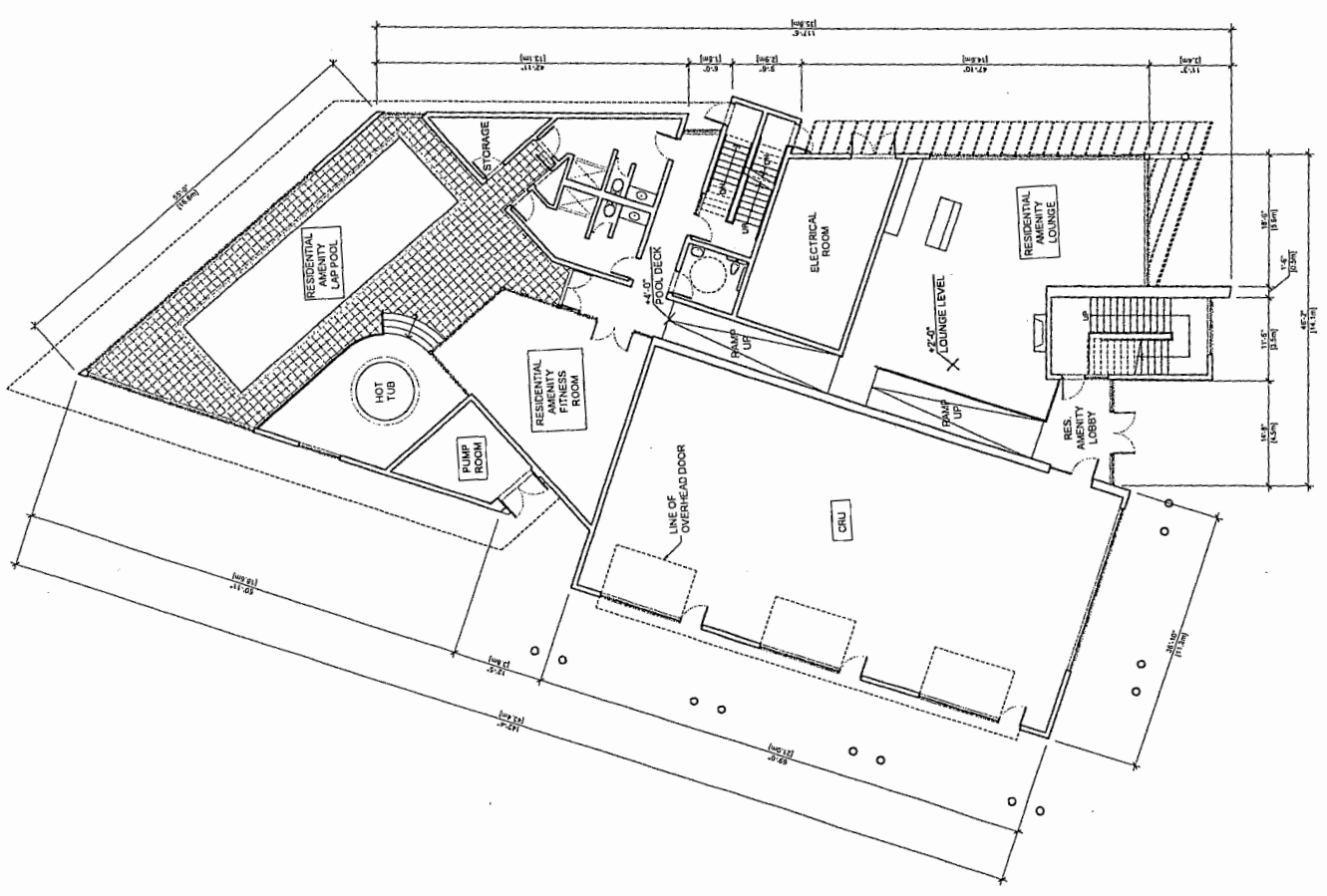
PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012

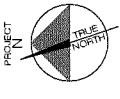
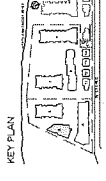
PROJECT: PARC RIVIERA  
 10071-10311 River Chere & 1880 N. 4th St. Richmond, B.C.  
 CLIENT: DAVA Development Ltd.  
 ARCHITECT: cotter architects  
 DATE: 03/12/2012



2 BUILDING B - LEVEL 2 FLOOR PLAN  
 A-212



1 BUILDING B - LEVEL 1 FLOOR PLAN  
 A-211



Supplements Plan 3 with  
revisions at Building B only

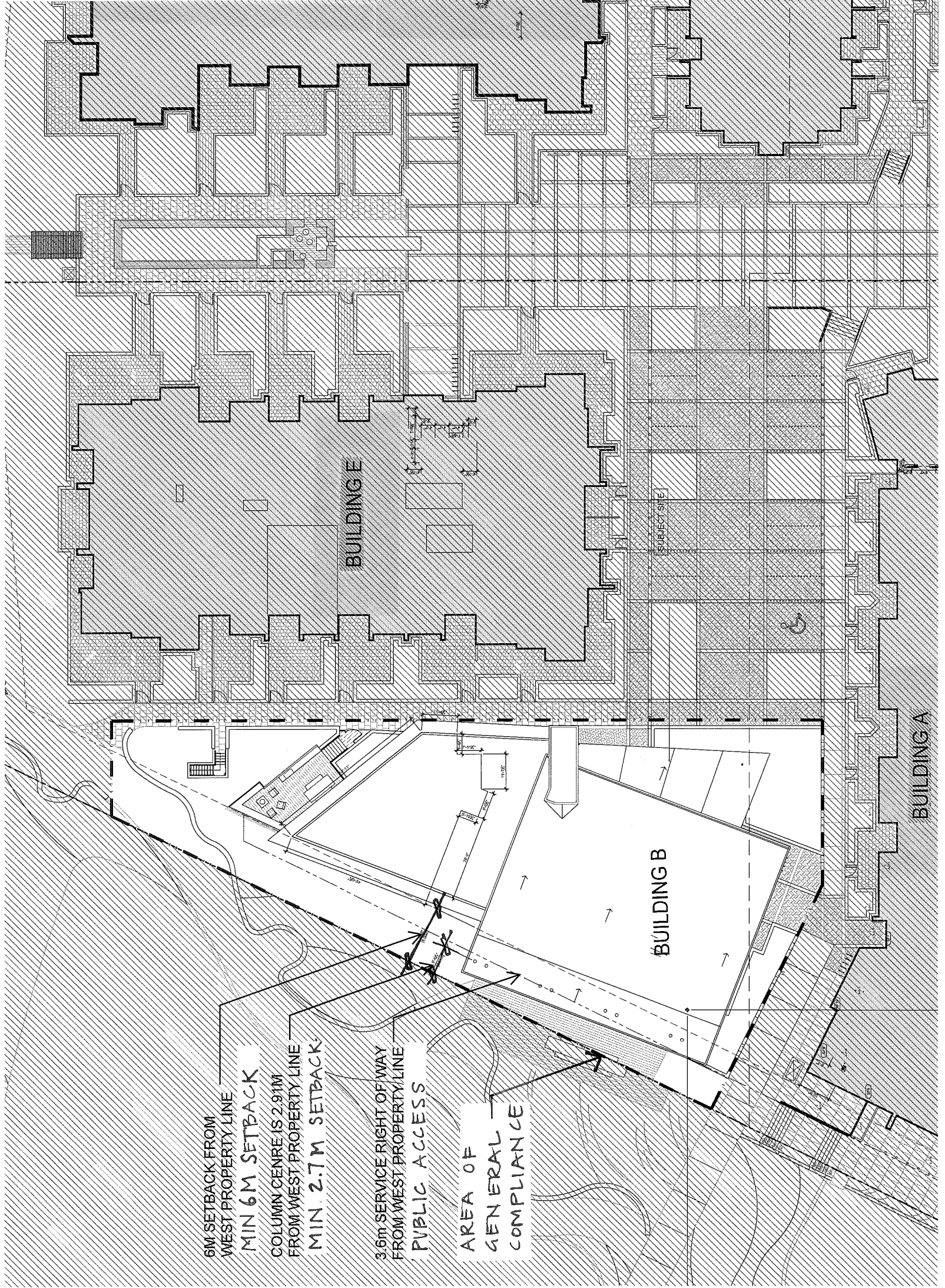
Plan 3b Jul 13, 2015  
DP 11-564405

**cotter**  
ARCHITECTS  
10011 101st Street  
Richmond, BC  
V6V 2G9  
TEL: 604.273.3333  
WWW.COTTERARCHITECTS.COM



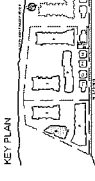
**PARC RIVIERA**  
A RESTAURANT CASUALTY  
10011 & 101st Street  
Richmond BC  
PARC RIVIERA  
PROJECTS INC.

DATE:	2015.07.13
SCALE:	AS SHOWN
DRAWN BY:	LS
CHECKED BY:	LS
PROJECT:	PARC RIVIERA
SHEET:	1
TOTAL SHEETS:	1



6M SETBACK FROM WEST PROPERTY LINE  
MIN 6M SETBACK  
COLUMN CENTRE IS 2.91M FROM WEST PROPERTY LINE  
MIN 2.7M SETBACK  
3.6m SERVICE RIGHT OF WAY FROM WEST PROPERTY LINE  
PUBLIC ACCESS  
AREA OF GENERAL COMPLIANCE

1 PARTIAL SITE PLAN  
A-112



**LEGEND**

1	A	COLOUR	MATERIAL
---	---	--------	----------

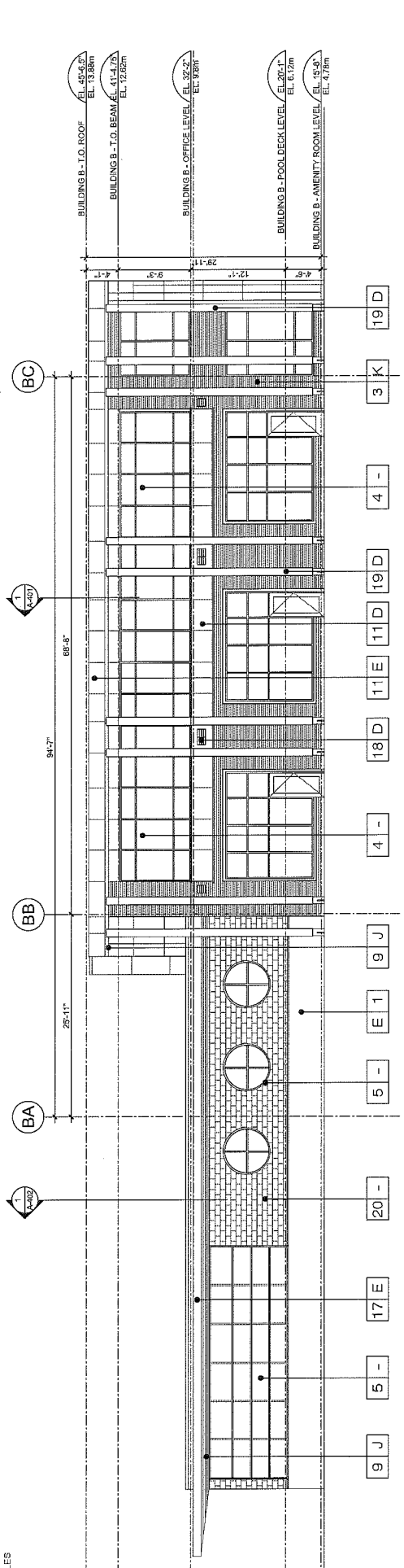
**NOTE**  
 All colors and materials indicated are representative of design intent. However final colour and material selection may vary.

**MATERIAL LIST**

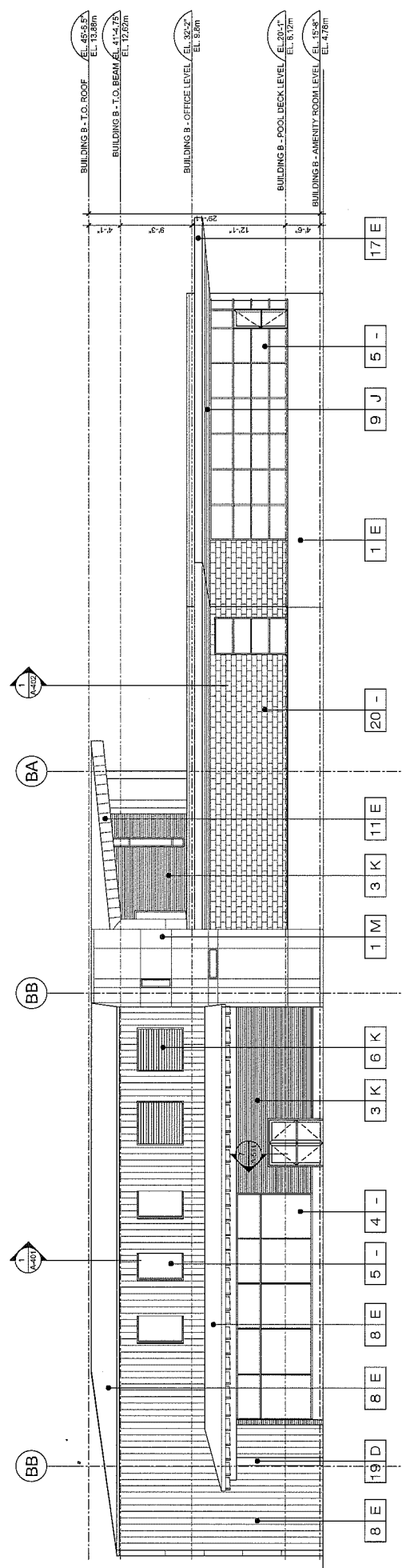
- 1 FIBER CEMENT BOARD / SIDING / SHINGLES WITH METAL TRIM / FASCIA
- 2 ARCHITECTURAL CONCRETE
- 3 GALVALUME METAL SIDING
- 4 CURTAIN WALL GLAZING
- 5 ALUMINUM FRAMED GLAZING
- 6 ALUMINUM LOUVER
- 7 ARCHITECTURAL ASPHALT MEMBRANE
- 8 CORRUGATED METAL ROOF PANEL
- 9 FIBER CEMENT BOARD
- 10 PAINTED WOOD
- 11 ALUMINUM METAL PANEL
- 12 PHENOLIC RESIN PANEL
- 13 GLAZED RAILING
- 14 SPLIT FACE CONCRETE BLOCK
- 15 METAL CHIMNEY
- 16 HIGH DENSITY POLYETHYLENE PIPE
- 17 PAINTED METAL FASCIA
- 18 INTAKE / EXHAUST LOUVER
- 19 PAINTED STRUCTURE
- 20 SPLIT FACED CONCRETE BLOCK
- 21 PAINTED WOOD FASCIA
- 22 SOFFIT

**COLOUR LIST**

- |   |           |
|---|-----------|
| A | WHITE     |
| B | BLACK     |
| C | BEIGE     |
| D | RED       |
| E | BLUE      |
| F | GREEN     |
| G | YELLOW    |
| H | ORANGE    |
| I | PURPLE    |
| J | PINK      |
| K | GREY      |
| L | TEAL      |
| M | NAVY      |
| N | SLATE     |
| O | CHOCOLATE |
| P | COBALT    |
| Q | INDIGO    |
| R | CRIMSON   |
| S | EMERALD   |
| T | AMBER     |
| U | SAFFRON   |
| V | ROSE      |
| W | PLUM      |



1 BUILDING B WEST ELEVATION



2 BUILDING B EAST ELEVATION

Replacements for Plan 13  
 with revised elevations for  
 Building B

Plan 13a Jul 13, 2015  
 DP 11-564405

**cotter ARCHITECTS**  
 1000 - 1000  
 1000 - 1000  
 1000 - 1000

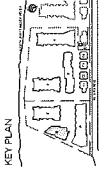
**PARC RIVIERA**  
 1000 - 1000  
 1000 - 1000  
 1000 - 1000

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/13/15	ISSUED FOR PERMIT
2	11/13/15	ISSUED FOR PERMIT
3	11/13/15	ISSUED FOR PERMIT
4	11/13/15	ISSUED FOR PERMIT
5	11/13/15	ISSUED FOR PERMIT
6	11/13/15	ISSUED FOR PERMIT
7	11/13/15	ISSUED FOR PERMIT
8	11/13/15	ISSUED FOR PERMIT
9	11/13/15	ISSUED FOR PERMIT
10	11/13/15	ISSUED FOR PERMIT
11	11/13/15	ISSUED FOR PERMIT
12	11/13/15	ISSUED FOR PERMIT
13	11/13/15	ISSUED FOR PERMIT
14	11/13/15	ISSUED FOR PERMIT
15	11/13/15	ISSUED FOR PERMIT
16	11/13/15	ISSUED FOR PERMIT
17	11/13/15	ISSUED FOR PERMIT
18	11/13/15	ISSUED FOR PERMIT
19	11/13/15	ISSUED FOR PERMIT
20	11/13/15	ISSUED FOR PERMIT
21	11/13/15	ISSUED FOR PERMIT
22	11/13/15	ISSUED FOR PERMIT

**PROJECT INFORMATION**

PROJECT: BUILDING B ELEVATIONS  
 CLIENT: PARC RIVIERA PROJECTS INC.  
 ADDRESS: 1000 - 1000  
 CITY: RICHMOND BC  
 DATE: 11/13/15  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN



**LEGEND**

1	A	COLOUR
		MATERIAL

**NOTE**  
All colours and materials indicated are representative of design intent, however final colour and material selection may vary.

**MATERIAL LIST**

- 1 FIBER CEMENT BOARD / SIDING / SHINGLES WITH METAL TRIM / REVEAL
- 2 ARCHITECTURAL CONCRETE
- 3 GALVALUME METAL SIDING
- 4 CURTAIN WALL GLAZING
- 5 ALUMINUM FRAMED GLAZING
- 6 ALUMINUM LOUVER
- 7 ARCHITECTURAL ASPHALT MEMBRANE
- 8 CORRUGATED METAL ROOF/PANEL
- 9 FIBER CEMENT BOARD
- 10 PAINTED WOOD
- 11 ALUMINUM METAL PANEL
- 12 PHENOLIC RESIN PANEL
- 13 GLAZED PAILING
- 14 SPLIT FACE CONCRETE BLOCK
- 15 METAL CANOPY
- 16 HIGH DENSITY POLYETHYLENE PIPE
- 17 PAINTED METAL FASCIA
- 18 INTAKE / EXHAUST LOUVER
- 19 PAINTED STRUCTURE
- 20 SPLIT FACED CONCRETE BLOCK
- 21 PAINTED WOOD FASCIA
- 22 SCOFF

**COLOUR LIST**

- |    |                                  |
|----|----------------------------------|
| A  | WHITE                            |
| B  | B.MOORE 00-04 PURE WHITE         |
| C  | B.MOORE 2138-10 BLACK NIGHT      |
| D  | BEIGE : (VINYL WINDOWS)          |
| E  | B.MOORE HC-00 BLEEKER BEIGE      |
| F  | RED :                            |
| G  | B.MOORE 2002-10 VERMILION        |
| H  | DARK GRAY :                      |
| I  | B.MOORE 2228-20 STONE OUTER      |
| J  | BEIGE : (FIBER CEMENT CLADDING)  |
| K  | B.MOORE HC-04 EMPIRA WHITE       |
| L  | TAUPE : (FIBER CEMENT CLADDING)  |
| M  | B.MOORE HC-08 SANDY HOOK GRAY    |
| N  | DARK GRAY : (PAILING)            |
| O  | B.MOORE 2182-10 PEGASUS GRAY     |
| P  | J NATURAL CEDAR FINISH           |
| Q  | GALVALUME METAL FINISH :         |
| R  | B.MOORE 2151-50 ICED CUBE SILVER |
| S  | RED :                            |
| T  | B.MOORE 2008-10 MERLOT RED       |
| U  | BLUE :                           |
| V  | B.MOORE 2006-20 DOWN POUR BLUE   |
| W  | BEIGE :                          |
| X  | B.MOORE 00-08 HAZY SKIES         |
| Y  | BEIGE :                          |
| Z  | B.MOORE 00-11 MISTY AIR          |
| AA | BLUE :                           |
| AB | B.MOORE 2006-20 BLUE DANUBE      |
| AC | BEIGE :                          |
| AD | B.MOORE HC-108 SANDY HOOK GRAY   |
| AE | GREEN :                          |
| AF | B.MOORE HC-127 FAIRMONT GREEN    |
| AG | BLUE :                           |
| AH | B.MOORE HC-159 PHILIPBURG BLUE   |
| AI | CREAM :                          |
| AJ | B.MOORE HC-040 CARRINGTON BEIGE  |
| AK |                                  |
| AL |                                  |
| AM |                                  |
| AN |                                  |
| AO |                                  |
| AP |                                  |
| AQ |                                  |
| AR |                                  |
| AS |                                  |
| AT |                                  |
| AU |                                  |
| AV |                                  |
| AW |                                  |

Plan 13b Jul 13, 2015  
DP 11-564405  
Replacements for Plan 13  
with revised elevations for  
Building B

Plan 13b Jul 13, 2015  
DP 11-564405

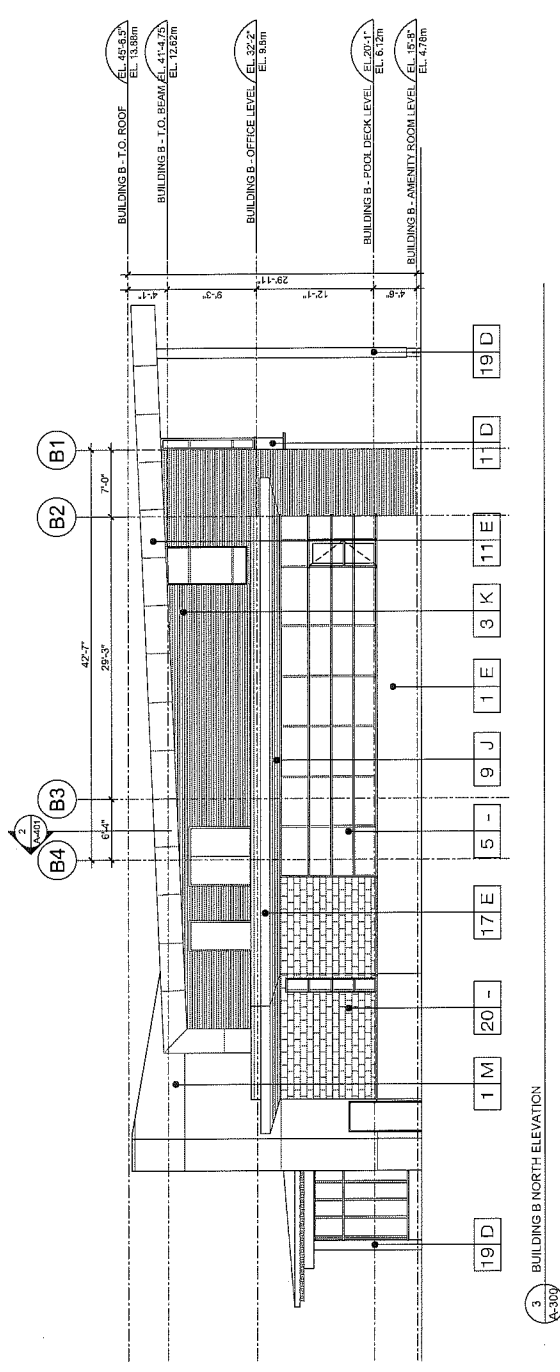


**PARC RIVIERA**  
AN INVESTMENT OPPORTUNITY  
MIDLAND COUNTY  
10011 & 10111 River Drive  
Richmond BC  
V6X 2K7  
TEL: 604.273.1111  
WWW.PARC-RIVIERA.COM

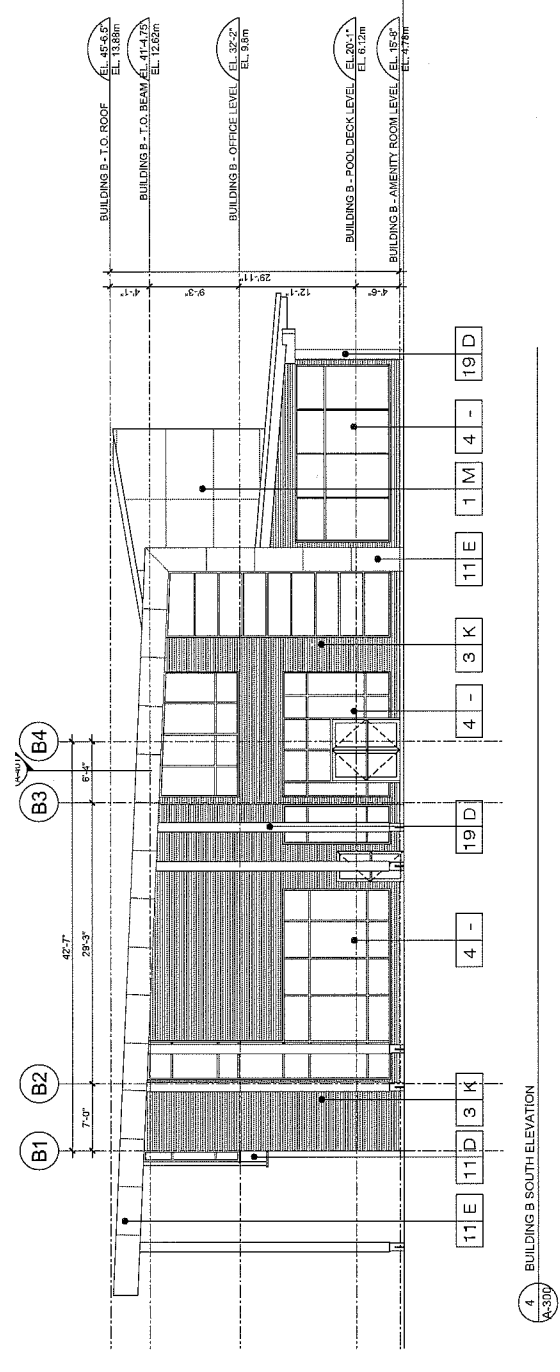
DATE: 11/13/15  
SCALE: 1/8"=1'-0"  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
PROJECT NO.: 11-564405

PROJECT: BUILDING B  
ELEVATIONS

PROJECT NO.: A-302  
REV: C



3 BUILDING B NORTH ELEVATION  
A-302



4 BUILDING B SOUTH ELEVATION  
A-302

Supplements Plan 23 with  
materials and layout details  
at Building B only

Plan 23a Jul 13, 2015  
DP 11-564405



Multi-use Development  
1007-10111 River Drive B  
1800 No. 4 Road  
Richmond, B.C.

DAVA Development Ltd.  
(River Drive) Corp.

Oris Consulting  
(River Drive) Corp.

No.	Description	Date
1 <td>Issued For IP</td> <td>Apr. 2014</td>	Issued For IP	Apr. 2014
2 <td>Issued For Tender</td> <td>Apr. 2014</td>	Issued For Tender	Apr. 2014
3 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
4 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
5 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
6 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
7 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
8 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
9 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
10 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
11 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
12 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
13 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
14 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
15 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
16 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
17 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
18 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
19 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
20 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
21 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
22 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
23 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
24 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
25 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
26 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
27 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
28 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
29 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
30 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
31 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
32 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
33 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
34 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
35 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
36 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
37 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
38 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
39 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
40 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
41 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
42 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
43 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
44 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
45 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
46 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
47 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
48 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
49 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015
50 <td>Issued For Construction</td> <td>Nov. 2015</td>	Issued For Construction	Nov. 2015

Parc Riviera  
Multi-Use Development  
Richmond BC

Materials and  
Layout Plan  
Building B



Supplements Plan 23 with  
Planting B only  
Building B only

Plan 23b Jul 13, 2015  
DP 11-564405



PARC RIVIERA  
A GREAT EAST DEVELOPMENT

Mixed-use Development  
10071-10311 River Drive E  
Richmond BC V6X 1S6  
Richmond, B.C.

DAVA Development Ltd.  
(River Drive) Corp.  
Oris Consulting  
(River Drive) Corp.

No.	Description	Date
1 <td>Issued For I.P.</td> <td>Nov. 10, 14</td>	Issued For I.P.	Nov. 10, 14
2 <td>Revised For Construction</td> <td>Mar. 11, 15</td>	Revised For Construction	Mar. 11, 15
3 <td>Revised For Construction</td> <td>Mar. 11, 15</td>	Revised For Construction	Mar. 11, 15
4 <td>Revised For Construction</td> <td>Mar. 11, 15</td>	Revised For Construction	Mar. 11, 15
5 <td>Revised For Construction</td> <td>Mar. 11, 15</td>	Revised For Construction	Mar. 11, 15

Parc Riviera  
Multi-Use Development  
Richmond BC

Planting Plan  
Building B

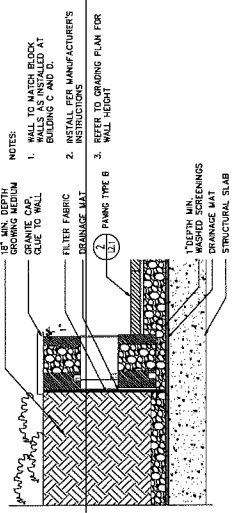


PLANT SCHEDULE	SYN	REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
DN	8			CORNUS KOUSA	KOUSA DOGWOOD	2.0M HT., 80M	FALL WINTER SIZE & QUALITY
LS	2			LINDERA STRYCHALIA	AMERICAN SWITZLIUM	3.0M CHL., 80M	FALL WINTER SIZE & QUALITY
NS	11			MAGNOLIA S. SOLLANGIANA	SUGGER MAGNOLIA	2.0M HT., 80M	FALL WINTER SIZE & QUALITY
SI	4			STYRAX JAPONICA	JAPANESE STYRAX	3.0M CHL., 80M	FALL WINTER SIZE & QUALITY
ES	5			EDONIVUS ALATUS COMPACTUS	SHARP WINGED BURNINGSHUSH	# POT, 400mm O.C.	FALL
OS	750			CALAMAGROSTIS INTRICATA	NOCTUA REEDGRASS	# POT, 400mm O.C.	FALL
AS	430			CAREX PACIFICOSTACHYA	COMMON SEDGE	# POT, 600mm O.C.	FALL
DS	750			DESDAMPRIA CRYPTOTA	TUFFED HAIR GRASS	# POT, 400mm O.C.	FALL
PS	430			PANDICUM VIRIDULA 'SICHUANICUM'	SIBERIANHAI SWITCH GRASS	# POT, 600mm O.C.	FALL

ORNAMENTAL ACCENT PLANTS	PLANT	PLANTED SIZE	COMMENTS
D	30	# POT	FALL
A	13	# POT	FALL
L	13	# POT	FALL
C	32	# POT	FALL
L	28	# POT	FALL
S	13	# POT	FALL
T	8	# POT	FALL

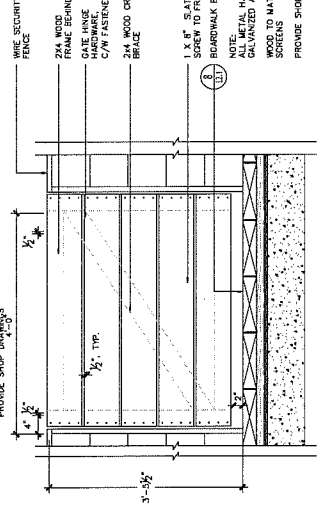
NOTES:  
1. All landscape design to be coordinated with City of Richmond's Department of Parks & Recreation. This plan shows landscape proposed as part of development improvements.  
2. Areas of growth to be removed: Pacific Redwoods, including Sitka Spruce, Douglas Fir, Western Red Cedar, Western White Pine, and Douglas Fir.  
3. Areas of growth to be retained: Pacific Redwoods, including Sitka Spruce, Douglas Fir, Western Red Cedar, Western White Pine, and Douglas Fir.  
4. Plants to be removed: Pacific Redwoods, including Sitka Spruce, Douglas Fir, Western Red Cedar, Western White Pine, and Douglas Fir.  
5. Plants to be retained: Pacific Redwoods, including Sitka Spruce, Douglas Fir, Western Red Cedar, Western White Pine, and Douglas Fir.  
6. Notes from previous drawings to be maintained unless otherwise indicated.





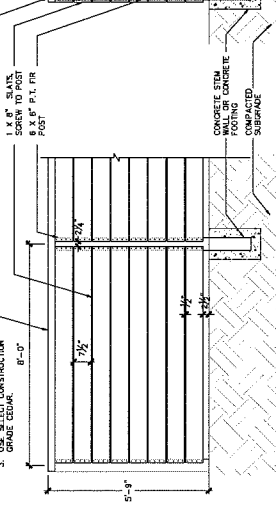
**1 Concrete Block Wall**  
L2.2 1" = 1'-0"

NOTE:  
GATE TO BE C/W WITH TENSIONED AND BOTTOM AND C/W ELECTRICAL STRIKE KEY ENTRY



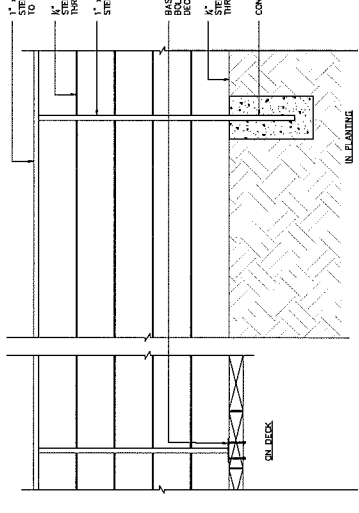
**2 Security Gate**  
L2.2 1" = 1'-0"

NOTE:  
1. ALL METAL COMPONENTS TO BE GALVANIZED OR GALVANNEAL COATED.  
2. HARDWARE FOR ALL METAL COMPONENTS TO BE STAINLESS STEEL.  
3. USE SELECT CONSTRUCTION GRADE WOOD.

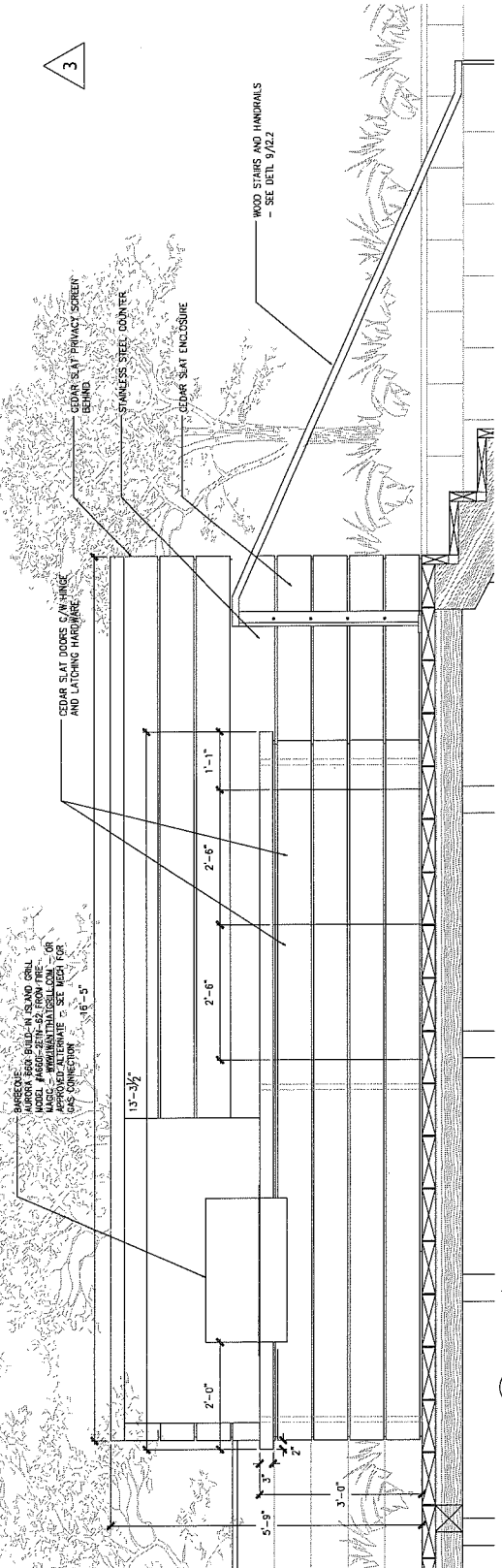


**3 Cedar Slat Privacy Screen, Typ.**  
L2.2 1/2" = 1'-0"

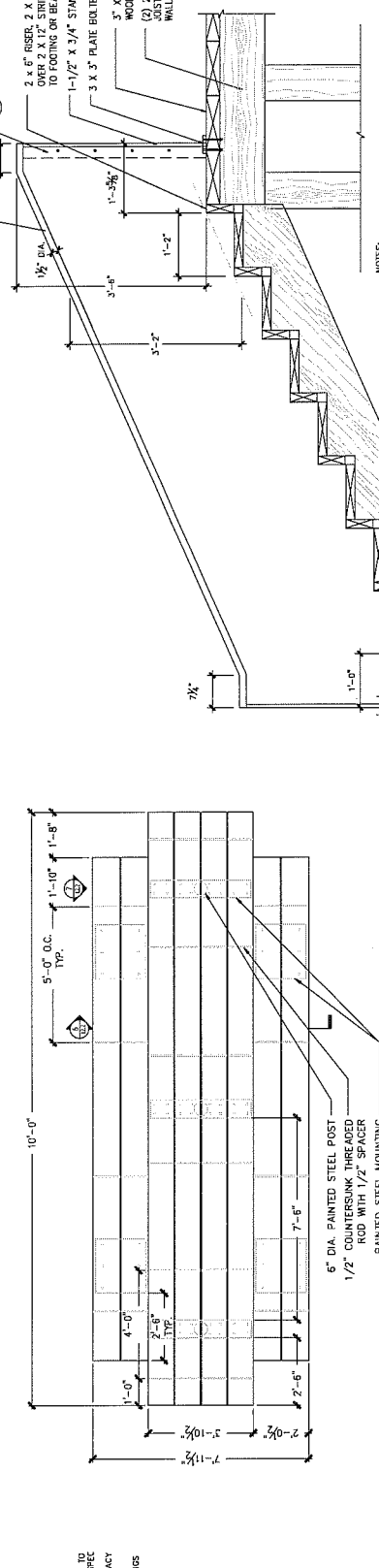
NOTE: ON ALL METAL HANDRAILS AND GUARDRAILS, ALL FENCE ENDS FITS BEFORE FABRICATION.  
ALL METAL COMPONENTS TO BE GALVANIZED OR GALVANNEAL COATED TO MATCH ARCH. TRIM. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.  
PROVIDE SHOP DRAWINGS WITH P. ENG. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.



**4 Wire Security Fence**  
L2.2 1" = 1'-0"

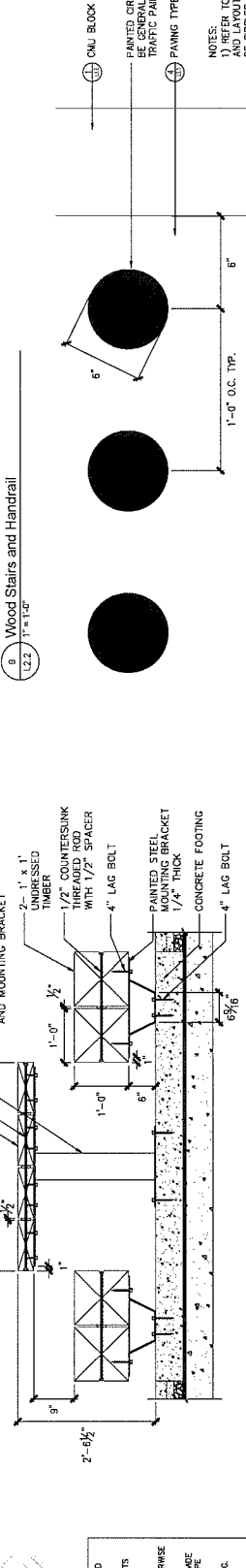


**5 Barbeque and Counter**  
L2.2 1" = 1'-0"



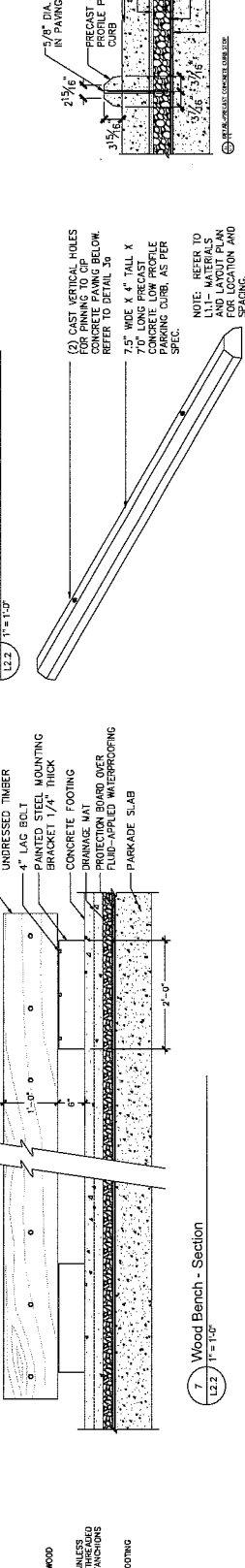
**6 Wood Banquet Table and Benches - Plan**  
L2.2 1" = 1'-0"

NOTE: HARDWARE AND BRACKETS TO BE HOT-DIP GALVANIZED TO MATCH ARCH. TRIM. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.  
PROVIDE SHOP DRAWINGS.



**7 Wood Bench - Section**  
L2.2 1" = 1'-0"

NOTE: HARDWARE AND BRACKETS TO BE HOT-DIP GALVANIZED TO MATCH ARCH. TRIM. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.  
PROVIDE SHOP DRAWINGS.



**8 Precast Conc. Curb Stop**  
L2.2 1" = 1'-0"

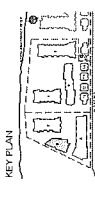


**PARC RIVIERA**  
A RESIDENT DEVELOPMENT  
Mixed-Use Development  
1007-1011 River Drive E  
Richmond, BC  
DAVA Development Ltd.  
(River Drive) Corp.  
Oris Consulting  
(River Drive) Corp.

No.	Description	Date
1	Issued for Construction	Nov. 12/15
2	Issued for Tender	Nov. 12/15
3	Issued for Construction	Nov. 12/15
4	Issued for Construction	Nov. 12/15

**Parc Riviera**  
Multi-Use Development  
Richmond BC





Replacement Reference Plan  
with revised floor plans for  
Building B

Reference Plan Jul 13, 2015  
DP 11-564405

**cotter**  
ARCHITECTS  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 2E6  
TEL: 604.681.1111  
WWW.COTTERARCHITECTS.COM



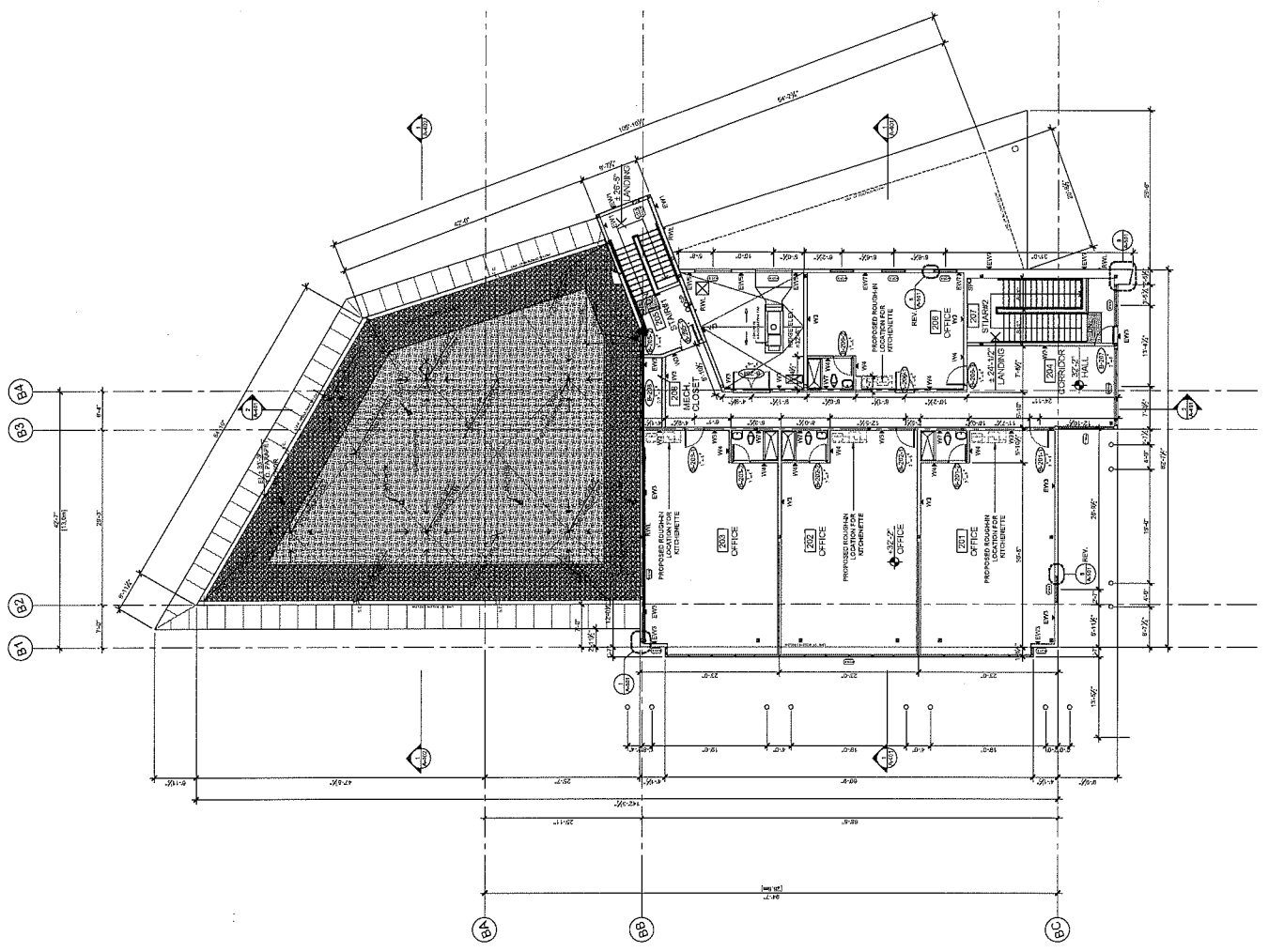
**PARC RIVIERA**  
A RESIDENTIAL DEVELOPMENT  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 2E6  
TEL: 604.681.1111  
WWW.PARC-RIVIERA.COM

**PARC RIVIERA**  
PROJECTS INC.

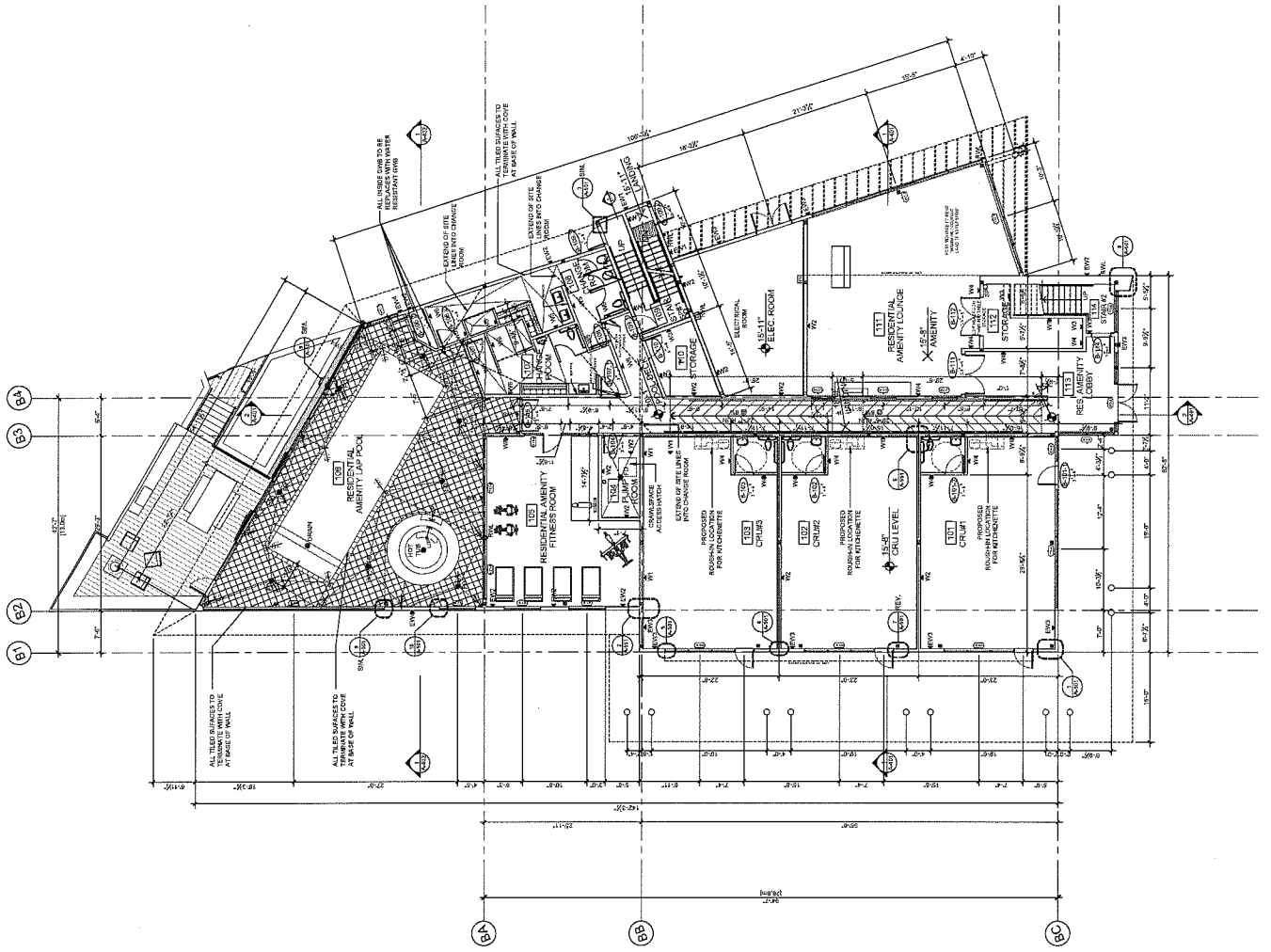
DATE: 07/13/2015  
TIME: 10:00 AM  
SCALE: 1/8" = 1'-0"

PROJECT: PARC RIVIERA  
DRAWING: BUILDING B  
LEVEL 1 & 2 FLOOR PLANS

A-201 D



2 BUILDING B - LEVEL 2 FLOOR PLAN  
A-201



1 BUILDING B - LEVEL 1 FLOOR PLAN  
A-201