



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 9, 2017

**From:** Wayne Craig  
Director, Development

**File:** DP 16-740665

**Re:** Application by Polygon Trafalgar Square (South) Ltd. for a Development Permit  
at 9491/9511/9531/9551/9591 Alexandra Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".

A handwritten signature in black ink, appearing to read "Wayne Craig", written over a large, stylized flourish.

Wayne Craig  
Director, Development

DCB:blg  
Att. 2

## Staff Report

### Origin

Polygon Trafalgar Square (South) Ltd. has applied to the City of Richmond for permission to develop 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”. The site is currently vacant and the subject lots will be consolidated for this project.

The site is being rezoned from “Single Detached (RS1/F)” zone and the “Two-Unit Dwellings (RD1)” zone to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” under Bylaw 7812 (RZ 16-734204 – Public Hearing of January 16, 2017).

Two separate Servicing Agreements (SA) are required for this development – one for design and construction of the adjacent greenway over 9611 Alexandra Road and a second agreement for frontage improvements and utility upgrades. The frontage and utility upgrades will include the design and installation of sidewalks, curb and gutter, treed/grassed boulevards and road paving along Tomicki Avenue, May Drive and Alexandra Road. Replacement of sections of watermain and installation of storm sewer utility will also be undertaken through the agreement.

### Development Information

The development is proposed to be built in two phases; with the first phase (northern half of the site) to include 128 residential units, and the second phase (southern half of the site) to include 135 residential units. Six affordable housing units with a combined area of 420.29 m<sup>2</sup> (4,524 ft<sup>2</sup>) are proposed to be built in the first phase of the project with the balance of the Affordable Housing contribution being paid as cash in lieu as outlined in the Rezoning report dated November 25, 2016. The development will have a net floor area of 23,232.55 m<sup>2</sup> (250,073.07 ft<sup>2</sup>) with a density of 1.70 floor area ratio (FAR).

The two apartment buildings will be built around a central common area which will include a water feature, children’s play spaces, garden plots, trellised seating area and open grassed areas. The proposed development will provide 509.83.8 m<sup>2</sup> (5,487.77 ft<sup>2</sup>) of indoor amenity space and 2,657 m<sup>2</sup> (28,603.1 ft<sup>2</sup>) of outdoor space including a children’s play space. All the indoor space, and approximately 60% of the outdoor space will be provided in the first phase of the development. The total indoor and outdoor amenity space is consistent with the guidelines in the Official Community Plan (OCP).

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

### Background

The site is bounded by Tomicki Avenue to the north, May Drive to the west, Alexandra Road to the south, and a City-owned parcel that will form part of a future greenway to the east. Development surrounding the subject site is as follows:

## To the North:

- The City-owned future West Cambie park site located on the north side of Tomicki Avenue.

## To the South (south side of Alexandra Road):

- A City-owned lot at 9540 Alexandra Road zoned “Single Detached (RS1/F)”; which will form part of the future Alexandra greenway running between Alexandra Road and Alderbridge Way.
- A 23-unit three-storey townhouse development under construction on a 0.4 ha (0.99 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9560 Alexandra Road (DP 15-700370).
- A 96-unit three-storey townhouse development under construction on a 1.61 ha (3.98 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9680 Alexandra Road (DP 14-671600).

## To the East:

- A City-owned 27 m wide lot which will be part of the future Alexandra greenway that will run between Alexandra Road and Tomicki Avenue.
- East of the greenway at 9566 Tomicki Avenue, is an existing three-storey townhouse development, consisting of 141 units within 26 buildings (known as “Wishing Tree” (DP 08-432203)), zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”.

## To the West (west side of May Drive):

- Four-storey and six-storey wood frame apartment buildings under construction on the west side at 9311 - 9399 Alexandra Road under DP 13-631492 and zoned “Low rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”.

**Rezoning and Public Hearing Results**

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Staff follow up are shown in italics. In general, staff are satisfied with the applicant’s response to these items.

- Verification of projections into side yard spaces. *(No building projections into side yard spaces are indicated in the plans).*
- Play space location, design and furnishings. *(Shown in the landscape plans – includes a centrally located climbing wall, concrete step “logs”, vertical logs, seating benches, etc- Plan 31 and 34).*
- Design adjustments to reduce impacts of exit stairs to the adjacent streetscapes. *(Advisory Design Panel [ADP] reviewed the locations and design of the stairs. Terraced areas of vegetation and masonry modifications are designed to lessen the impact of the stairs- Plan 31).*
- Site lighting and locations. *(Lighting plan provided in the drawing package – Plan 30).*
- Detailed landscaping plans and landscape security requirements. *(Landscape plans included in the drawing package – Plans 25 - 37. Securities are noted in the DP Considerations).*

- Building color scheme and verification of materials. *(Included in the drawing package and reviewed by ADP).*
- Interface and connections with the adjacent park greenway to the east of the site. *(Reviewed with Park's staff and incorporated into the landscape plans and coordinated with the Servicing Agreement).*
- Interior space design for the affordable housing units. *(Reviewed by both ADP and the City's affordable housing staff).* The proposal complies with the City's Affordable Housing Policy.
- Verification that non-monetary TDM measures are incorporated into the design. *(TDM measures indicated on the plans).*
- Ensuring that 20% of resident parking spaces will be equipped with 120v electric plug-ins and that an additional 25% of the resident parking spaces will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment. *(These measures are indicated on the plans).*
- The permeability measures for the site. *(Permeability was generally reviewed. Upper podium landscaping and drainage are included in the plans. The pedestrian walkway along the eastern side of the lot was reduced in width to allow greater permeability while maintaining a useable surface).*
- Grade interfaces with adjacent development sites. *(Grade interface with the greenway is provided in the landscape plans. All other interfaces are with the adjacent street frontages).*

The Public Hearing for the rezoning of this site was held on January 16, 2017. At the Public Hearing, there were no submissions from the floor or written submissions received.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)" zone.

### **Zoning Compliance/VariANCES**

No variances to Richmond Zoning Bylaw 8500 are being requested by the applicant for this development application.

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the application subject to consideration of their comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 18, 2017 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

## **Analysis**

### ***Conditions of Adjacency***

- The proposed medium density four-storey apartment over a single level parkade is consistent with the existing four-storey, multi-family residential building to the northwest and to the six-story multi-family apartment nearing completion to the west.
- An on-site green space with a meandering pathway along the eastern side of the property sets the building back from the adjacent City-owned greenway; helping to reduce overshadowing and resulting in a wider separation between the apartments and the existing townhouses to the east.
- The buildings are sited to create a strong urban edge along the perimeter with the adjacent streets by using increased massing to hold the corners and breaks in the north-south frontages at the mid-block location.
- Mid-level planting and the use of brick facing brought down to grade help to soften the grade transitions between the street level and the podium level.
- The development includes a mid-block connection to the adjacent future City owned greenway to the east; which is being designed under a separate Servicing Agreement. A stairway leads from the podium and the internal private outdoor amenity space down to grade and a connecting walkway to the adjacent City greenway.

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

- Sole vehicle access to the parkade is provided mid-block off May Drive.
- Two loading spaces and the garbage/recycling area are located adjacent to the May Drive vehicle access.
- Lobby entrances are located mid-building at both Alexandra Road and Tomicki Avenue (north and south ends of the site) providing at grade access to the building's interior.
- Dwellings located on the podium level adjacent to a fronting street will have direct access to the street frontage via individual stairways.
- Dwellings located on the podium level adjacent to the adjacent greenway will have direct access to green space at approximately the same grade as the greenway. These units also have access to semi-private green spaces at the base of these stairways.

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

- The proposed apartment buildings are intended to be patterned after east-coast brownstones; with added articulation to step back the building faces in some areas and increase the roof height in others.
- The building articulation is intended to read as a series of smaller facades achieved by stepping the building face back in some areas.
- Double height entry lobbies will be centrally located along the block facing onto Tomicki Avenue and Alexandra Road; with internal connections leading from the lobbies to the central courtyard.
- The two buildings are separated by a substantial break (approximately 12 m [40 ft.]) between the north building and the south building. This break provides a visual connection to the inner landscaped courtyard.
- Building materials will incorporate significant areas of brick masonry over the first three floors and the podium walls while the top floor is faced with board and batten siding.

Decorative metal flower boxes and concrete lintels and sills accentuate punched window openings and detailed fenestrations. Dentils and corner brackets will provide detail for the roof overhangs providing character and identity to the building. Aluminum railings and vinyl doors and windows are used throughout.

- The development provides a range of unit types from studio plus den to three bedroom; thereby providing homes for a broad range of family sizes. Unit areas are proposed to range from 58.53 m<sup>2</sup> to 104.98 m<sup>2</sup> (640 ft<sup>2</sup> to 1,130 ft<sup>2</sup>).

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

- Both indoor and outdoor amenity spaces are provided in this application. In order to create a larger shared outdoor amenity space, the indoor amenity is proposed to be incorporated within the first phase building.
- The indoor amenity space encompass approximately 509.83 m<sup>2</sup> (5,487.77 ft<sup>2</sup>) and include a fitness studio, games area, lounge and a kitchen.
- The outdoor amenity space will be approximately 2,657 m<sup>2</sup> (28,603.1 ft<sup>2</sup>) in area of which approximately 1,623 m<sup>2</sup> (17,469.4 ft<sup>2</sup>) will be provided in the first phase of the development. The outdoor amenities include a landscaped courtyard with walking paths, edible landscape, a children's play area and a gaming area.
- Podium level homes will be provided direct access from their suites to either the fronting street, the internal courtyard, or to the linking greenway.
- Trees and formal planting will be placed to divide the courtyard space into different components (open lawns, a central gathering space with a linear water feature, lawn bowling, a natural play area with a climbing wall, a herb garden area and a patio with a barbeque.
- Native and adaptive plant species are used throughout and both low level landscaping and trees are used to define formally organized walkways.
- Plant selections have been made to provide interest in all seasons.
- An internal pathway has been provided along the eastern property boundary – gated at both the Tomicki Avenue and Alexandra Road ends denoting this as private space.
- The Development Permit Considerations includes a requirement for submission of a landscape security plus contingency in the amount of \$570,763 is required prior to issuance of the Development Permit.

### ***Tree Replacements Required***

The applicant had originally planned on installing 171 trees on-site. This number was reduced to 133 on-site trees including 26 replacement trees after making modifications recommended by the Advisory Design Panel to open up some areas and reduce shading in some areas within the podium. An additional 12 trees will be planted within the street right-of-way.

The required replacement trees are required to meet minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

The proposed landscape plans fully address the replacement quantities and sizes indicated in the Tree Protection Bylaw.

### ***Affordable Housing***

Consistent with the rezoning application, six affordable housing units are proposed; all of which will be constructed in Phase 1 of the development. Rent and income controls will be applied to these units via an agreement on Title as outlined under the rezoning application (RZ 16-734204). These units will provide one bachelor, two one-bedroom, and three two-bedroom units; with a combined area totalling approximately 420.29 m<sup>2</sup> (4,524 ft<sup>2</sup>). The unit numbers are provided on Plan #1. The unit sizes and locations have been reviewed by the City's Affordable Housing staff.

### ***Aging in Place***

- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Lever-type handles for plumbing fixtures and door handles.
  - 34 in. clear opening to all suite entry doors.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

These features are noted on the plans.

### ***Accessible Housing***

- The proposed development includes 32 barrier free (universal) housing units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit. In order to accommodate a resident in a wheelchair, these units also include grab bars in washrooms, accessible appliances and cupboards, wider corridors and circulation areas, basic universal features. A detailed list of the universal housing features is provided on the architectural plans.
  - The universal units in Phase 1 are 105, 110, 112, 129, 205, 210, 212, 230, 305, 310, 312, 333, 405, 410, 412, and 433.
  - The universal units in Phase 2 are 105, 126, 128, 133, 205, 226, 228, 233, 305, 326, 328, 333, 405, 426, 428, and 433.
  - The universal units will be spread throughout the development rather than being concentrated in one area.

### ***District Energy***

- The development has been designed to accommodate connection the City's Alexandra District Energy Utility (ADEU). The ADEU service will provide both heating and cooling for all dwellings within this development. The requirement for registration of legal agreements related to the ADEU connections were addressed through the Rezoning Considerations (RZ 16-734204).

### ***Transportation***

Through the rezoning application (RZ 16-734204) parking ratio reductions to 1.44 spaces per unit (1.26 spaces for residents and 0.18 spaces for visitors/unit) were supported with the implementation of Transportation Demand Management (TDM) measures. The TDM measures outlined were as follows:

- Provide 120V electric plug-in's for 20% of all parking stalls.
- Provide 120V electric plug-in's for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Make a voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the general surrounding area as determined by Transportation staff.
- Make a voluntary cash contribution of \$5,000 towards the provision of new public benches in the general area.

To date, all the TDM related monetary contributions have been paid by the applicant. Notations for all the electric plug-in commitments are provided on the architectural plans.

Consistent with the Zoning Bylaw, the project will provide 380 overall parking spaces including 48 visitor parking spaces and eight handicapped parking spaces. The handicapped parking spaces are generally situated within the parkade near elevator and lobby areas.

329 Class 1 and 53 Class 2 bicycle spaces are proposed fully addressing the Zoning Bylaw requirements for this project. Class 1 bicycle spaces in eight areas with bike storage rooms and six locations with bike lockers; all of which are in the parkade.

Two loading areas are provided adjacent to the main vehicle access to the parkade. Both loading areas are sufficient to accommodate an SU-9 sized vehicle.

#### ***Crime Prevention Through Environmental Design***

- Mailrooms are located within well-lit and secured lobby areas.
- Cameras will be installed within the lobbies and elevators.
- Elevators and stairs will be set up with key fobs to limit access within the buildings.
- A lighting plan is included in the landscape portion of the plan submission. Bollard lighting is provided throughout the podium courtyard.
- The parkade area provides quick and convenient access to lobbies and stairs.
- The parkade area will be well-lit and walls and columns will be painted white up to approximately 4 ft. The area will be installed with emergency lighting facilities.
- Motion detectors will be installed in the parkade tied to the zoned lighting system.
- A recessed security gate is located at the main vehicle entrance.

#### ***Acoustic and Thermal Report Submissions***

The Rezoning Considerations (RZ 16-734204) included a requirement for submission of acceptable acoustical and thermal reports prior to the Development Permit being forwarded to the Development Permit Panel.

An acoustic evaluation report, prepared by Brown Strachan Associates (dated January 20, 2017), has been submitted in response to the requirement. Based on their analysis, the consultant's report provides a schedule of upgrades for specific units within the two buildings. The upgrades primarily involve the installation of upgraded laminated glazing, exterior wall upgrades (addition



of two layers of interior drywall to exterior framing) and resilient furring channels – each of which are targeted to specific units. The report indicates that these upgrades will allow the development to meet Richmond’s Official Community Plan indoor noise level design criteria. Building Approvals staff will review the Building Permit application plans to ensure that these upgrades are incorporated into the building’s construction.

Based on the upgrade requirements recommended by Brown Strachan Associates, a thermal analysis was undertaken by Williams Engineering to ensure that the upgraded development will maintain acceptable heating and cooling within all units. A sealed letter has been received (dated March 2, 2017, indicating that the project will incorporate the appropriate heating and cooling mechanisms to achieve ASHRAE 55 – 2004 “Thermal Environmental Conditions for Human Occupancy”. The proponent has noted that the building is being designed to meet LEED Silver equivalence with interior thermal comfort being included in the LEED measures. Building Approvals staff will review the Building Permit application plans to ensure that the necessary heating and cooling mechanisms are incorporated into the building’s construction.

### Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that a Development Permit which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, and 9591 Alexandra Road be endorsed, and issuance by Council be recommended.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

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

- Final adoption of the Zoning Amendment Bylaw No. 7812.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$570,763 inclusive of a 10% contingency cost.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals 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>).
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



**DP 16-740665**

**Attachment 1**

Address: 9491/9511/9531/9551/9591 Alexandra Road

Applicant: Polygon Trafalgar Square (South) Ltd. Owner: Same

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

Floor Area Gross: 24,367.55 m<sup>2</sup> (262,290 ft<sup>2</sup>) Floor Area Net: 23,232.54 m<sup>2</sup> (250,073.07 ft<sup>2</sup>)

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	15,125.99 m <sup>2</sup> (162,814.90 ft <sup>2</sup> )	13,699.99 m <sup>2</sup> (147,465.57 ft <sup>2</sup> ) after dedications
<b>Land Uses:</b>	Vacant	Multi-Family Residential (Low Rise Apartment)
<b>OCP Designation:</b>	"Apartment Residential"	Same
<b>Zoning:</b>	"Single Detached (RS1/F) and Two-Unit Dwellings (RD1)"	"Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"
<b>Number of Units:</b>	Vacant Site	263 Apartment Residential Units

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	1.5 FAR plus 0.2 FAR with Affordable Housing Contribution	1.7 FAR with Affordable Housing Contribution	none permitted
Lot Coverage	Building: Max. 40%	Building: Max. 40%	none
Setbacks (m) – Alexandra Road Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – May Drive Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – Tomicki Avenue Street Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Setbacks (m) – eastern property line Eastern Property Line Parkade	6.0 m Min. 3.0 m Min.	7.5 m Min. 7.5 m Min.	none
Height (m):	18.5 m and no more than 4 storeys	18.5 m and no more than 4 storeys	none
Lot Size	none	13,699.99 m <sup>2</sup> (147,465.57 ft <sup>2</sup> ) after dedications	none

Off-street Parking Spaces – Regular (R) / Visitor (V): For 263 dwelling units As per TDM Measures	332 (R) and 48 (V) per unit [TDM Ratios: 1.28 (R) and 0.18 (V)]	332 (R) and 48 (V) per unit	none
Off-street Parking Spaces – Total: As per TDM Measures	380	380	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Handicapped Spaces	8	8	none
Amenity Space – Indoor:	100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	509.83 m <sup>2</sup> (5,487.77 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	1,578 m <sup>2</sup> (16,985.45 ft <sup>2</sup> )	2,657 m <sup>2</sup> (28,603.1 ft <sup>2</sup> )	none

TDM Measures to include the following:

- Provide 120V electric plug-ins for 20% of all parking stalls.
- Provide 120V electric plug-ins for electric bikes, one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in is required for the same compound).

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

Wednesday, January 18, 2017 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

2. **DP 16-740665 – 2 FOUR-STOREY BUILDINGS OVER PARKING WITH APPROXIMATELY 263 APARTMENTS, INCLUDING 6 AFFORDABLE HOUSING UNITS**

ARCHITECT: Robert Ciccozzi Architects

PROPERTY LOCATION: 9491, 9511, 9531, 9551 & 9591 Alexandra Road

**Applicant's Presentation**

Robert Ciccozzi and Shannon Seefeldt, Ciccozzi Architecture Inc., David Stoyko, Connect Landscape Architecture, and Robin Glover, Polygon Homes Ltd., presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- strong vertical elements break up the massing; consider aligning parts of the development along the streetscape with these vertical elements, e.g., stairs to access the parkade and brick walls could be aligned with the vertical elements of the building;  
*a. No action required.*
- consider relocating some of the hedging to the front of exposed concrete walls; will maintain consistency of approach for strong materiality in the building to come down to the planting; look at precedent photos for guidance;  
*a. Hedging has been included in front of concrete walls to aid in visually breaking up the streetscape; see L2.1 to L2.4.*
- appreciate the good balance of broader canopy and columnar trees on the landscaped podium; shade trees need to be aligned more with sun exposure; review the proposed planting of trees around the south lawn;  
*a. Tree locations on the podium have been adjusted to aid in solar exposure to open spaces; see L2.1 to L2.4.*
- consider replacing the proposed wood fence on private yards adjacent to the greenway with metal fence to bring down the metal elements in the building down onto the greenway;  
*a. Wood fencing has been replaced with painted aluminum fencing to match guardrails of the balance of the project; see L1.5.*

- consider a softer hedge planting along the east edge of the site to match some of the planting along the greenway;
  - a. Edges of the site have been softened with additional hedge and shrub planting, including additional planting along the Greenway edge (east edge of the site). See Planting Plans L2.1 to L2.4.*
- appreciate the project; the model helps in examining and understanding the project; like the dark red and charcoal colours together;
  - a. No action required.*
- stairs parallel to the podium wall work better than stairs perpendicular to the podium wall in terms of visually bridging the change of grade;
  - a. No action required.*
- the proposed open internal courtyard is well-considered; appreciate the extensive planting palette and areas of planting commensurate with the scale of the building;
  - a. No action required.*
- reconsider proposed tree planting around the south lawn; shading on lawn may pose maintenance issues for future strata management;
  - a. Shade tolerant tree species indicated around the south lawn, trees also removed where sun exposure is limited around the lawn and their growing success could be impacted. See Planting Plans L2.1 to L2.4.*
- reconsider the planting or consider rearranging of orchard immediately south of the garden plots to mitigate significant shading on the garden plots;
  - a. Tree locations on the podium have been adjusted to aid in solar exposure to open spaces; see L2.1 to L2.4.*
- appreciate the choice of plant materials on the small private yards; proposed small trees are appropriate, particularly along the east and north sides of the proposed development;
  - a. No action required.*
- look at Polygon's Kingsley Estates project in Richmond for precedent in varying two to three hedge species to respond to light and shade and to differentiate the landscaping in different sections of the site; consider a similar approach for landscaping in the subject development;
  - a. Additional hedge species added (Buxus, Prunus, and Thuja). Hedge locations vary in revised planting plan. See Plant Materials L2.0 and Planting Plans L2.1 to L2.4.*
- appreciate the east-west walkway; consider maximizing the width of the walkway; also consider widening the stairs at the east side which appears narrow in the model;
  - a. 6' path east/west walkway provided through the site. Stairs at east side widened to 6' and reconfigured. See Site Plan L1.0.*
- main east-west halfway of design symmetrical along two axes; consider not being symmetrical in the long axis or provide an active element in the water feature to animate a calm landscape;
  - a. 6' path symmetry kept for design and pedestrian clarity, water feature to have an element of movement to animate the landscape and provide a central unifying feature.*

- consider eliminating the proposed lawn or non-shade tolerant trees on the north side of the courtyard to avoid potential long-term maintenance issues for strata management;
  - a. Shade tolerant trees and shrubs proposed on the north side of the buildings. See Plant Materials L2.0 and Planting Plans L2.1 to L2.4.*
- wood fence in private yards adjacent to the greenway appear tacked-on; consider replacing with metal fence or introducing a hedge around the fence; also consider bringing the lawn up a foot or two steps to enhance the transition from the building to the pedestrian walkway;
  - a. Wood fencing has been replaced with painted aluminum fencing to match guardrails of the balance of the project; see L1.5.*
- review *katsura* trees to ensure they will not grow too big in planters on the podium wall; may pose a potential maintenance issue for strata management;
  - a. Katsura trees replaced with Stewartia pseudocamellia. See Plant Materials L2.0 and Planting Plans L2.1 to L2.4.*
- ensure adequate width and appropriate slope for the proposed berm (adjacent to the pedestrian walkway along the greenway) in achieving 900 mm minimum depth to ensure survivability of trees planted on the berm;
  - a. Berms to be minimum 1500mm wide, and allow 900mm minimum soil depth for tree planting and 450mm minimum soil depth for shrub planting. See Grading Plan L1.1 to L1.4 for berm heights and locations, and Softscape Details L3.0.*
- agree with comment that individual unit entry stairs parallel to the podium wall works better; mid-level planting helps soften the grade transition;
  - a. No action required.*
- would have preferred to bring down the brick to grade on the angled concrete walls; however, understand the rationale for focusing this proposed treatment only at the podium entrance/exit;
  - a. No action required.*
- appreciate the comprehensive design rationale provided by the applicant; the proposed four-storey building form provides a good transition from the six-storey buildings to the west (nearing completion) to the existing three-storey townhouse development to the east of the subject development;
  - a. No action required.*
- appreciate the high-level of detailing for the proposed development; ensure that it will be carried through to construction stage;
  - a. No action required.*
- appreciate the break-up of the long facades through colour and material variations;
  - a. No action required.*
- appreciate the substantial break (approximately 40 feet) between the north and south buildings;
  - a. No action required.*

- agree with comment that the stairs to the open internal courtyard area should be wider to accommodate the expected high volume of visitors and residents accessing them;
  - a. Walkway width increased. See Layout Plan L1.0 and Landscape Sections L1.7.*
- appreciate the clearly defined and formal courtyard arrangement in terms of amenity uses and wayfinding;
  - a. No action required.*
- private lawns provide a welcome supplement to the internal units; ensure proper maintenance for the private lawns;
  - a. No action required.*
- agree with comments on consistency of materials to be used for private yard fencing and for exterior building stairs and guardrails;
  - a. No action required.*
- support the unit lay-out and proposed location of the affordable units;
  - a. No action required.*
- appreciate the openness of the internal courtyard considering the scale of the proposed development;
  - a. No action required.*
- at the internal courtyard corner, the units on the upper levels are the most successful; common approach to fill the corner with mechanical rooms; boiler rooms on the ground floor have been pushed to the exterior of the building while the interior bedrooms of A units have been pulled in; consider reversing the unit lay-out, i.e., bring the boiler room in and living space to the exterior, to make the lay-out more successful;
  - a. The boiler rooms need to be directly accessible from the building exterior in order to provide maintenance access. Boiler replacement, though highly unlikely, must occur from the exterior.*
- support the scheme for universal housing units to be evenly distributed throughout the proposed development;
  - a. No action required.*
- potential CPTED issues have been carefully addressed by the applicant;
  - a. No action required.*
- clear axial integration helps with the visual connection across the site;
  - a. No action required.*
- address potential overlook concerns for two units facing each other across the entry breaks;
  - a. Unit plan orientations in these locations have been carefully considered to minimize views between common areas in adjacent suites.*
- support the rationale for the proposed siting of the indoor amenity area in the north building; however, consider relocating the lounge area and BBQ area to be adjacent to each other on the opposite side of the courtyard to take advantage of the afternoon sun exposure;
  - a. The BBQ is now omitted and a fire bit has been added at the southwest corner of the amenity.*

- appreciate the well-defined accessibility in and around the buildings;
  - a. No action required.*
- appreciate the package materials circulated by the applicant and updated renderings presented to the Panel;
  - a. No action required.*
- design rationale provided by the applicant is well-written but could have included diagrams to help explain its contents;
  - a. No action required.*
- request City staff to consider in future City design guidelines the suggestion to require more architects to work on different phases of big projects or neighbouring projects with the same developer to differentiate each phase/project;
  - a. No action required.*
- concerned on wayfinding in the neighbourhood due to similar schemes for Phases 1 and 2 of the subject development and the nearly completed development to the west; investigate opportunities to further break the symmetry of the two phases in the proposed development, e.g. consider adding more brick into the materials palette;
  - a. Symmetry in this style of architecture is part of its distinct character. A consistent rhythm along the buildings length punctuated by distinct elements provides identity and hierarchy. Building ends or wrapping corners are identified with a higher volume and change in material, providing a rationale in siting. The two residential entries are further identified with both vertical and horizontal elements and direct connection to the street, both physically and visually. An additional layer of identity and orientation is added in the finer detailing of these entries and the Amenity Entry, including brick detailed columns with face mounted lighting and custom planters, steel canopies, soffit lighting, custom building signage and addressing.*
- the indoor amenity area appears hidden within the complex as viewed from the exterior; could be emphasized a bit more;
  - a. The entrance to the indoor amenity has been visually heightened through the addition of feature lighting on the building face as well as signage located at the base of the stairs at grade.*
- consider locating stairs close to the elevator at the lobbies to promote an accessible and active way to access different levels of the building;
  - a. Security concerns necessitate that stairs are fobbed and have restrictive access and can only be used for exiting purposes; therefore, stairs have not been relocated.*
- consider access for replacement of exterior rainwater leaders in the future; consider tidy placement of exterior rainwater leaders and wall vents;
  - a. Rainwater leaders and wall vents are carefully coordinated for both maintenance access and to maximize distance away from bedrooms.*
- character of the building is elegant and proposed materials are robust;
  - a. No action required.*



- appreciate the consideration for energy efficiency in the design rationale for the project; however, details should have been provided, e.g. use of LED lighting should have been specified instead of a generic statement on utilizing energy efficient lighting;
  - a. The project will meet or exceed LEED Silver equivalency and as such, will be fully energy modelled.*
- the proposed development will be connected to a district energy system; review whether the district energy system will absorb energy from buildings; if not, will pose a design challenge for the applicant;
  - a. No action required as previously addressed by staff.*
- note that a mechanical room is needed for domestic hot water heating; applicant needs to confirm with City staff;
  - a. A water entry room is provided in the parkade, a mechanical room is provided on the podium and a mechanical room is located in at the inside corner of each building.*
- note that hybrid heat pumps are normally required by the City for the proposed geo-exchange system; applicant needs to confirm requirement with City staff;
  - a. Heating and cooling will be provided by heat pumps.*
- considering the scale of the project, the design rationale should have included (i) LEED equivalency targets and scorecards and (ii) EnerGuide rating to be achieved to measure sustainability features;
  - a. The project will meet or exceed LEED Silver equivalency and as such, will be fully energy modelled.*
- support the proposed use of natural ventilation; however, an active mechanical system may present challenges; applicant needs to look at the requirements for using natural ventilation system in BC Building Code;
  - a. The heat pumps will provide active ventilation for the project which will be compliant with the BCBC.*
- consider increasing the width of the proposed pedestrian walkway adjacent to the greenway to facilitate pedestrian circulation;
  - a. The north-south pathway has been widened to 5' in width to accommodate the passing of two wheelchairs.*
- level of colour contrast in the different building facades should be consistent to visually break up the massing in all elevations;
  - a. The colour contrast (brick, gray horizontal siding and white board & batten) have been coordinated with the steps in building plan so they act in tandem to reinforce each other.*
- consider introducing a ramp parallel to the parkade entrance to provide access to courtyard without stairs;
  - a. Ramps studies have been completed previously and shared with staff. A ramp from grade to the podium was determined to be prohibitively long. Further, the raising of the greenway grade was not supported by Staff.*
- consider introducing an access through the curb around the bocce court;
  - a. The Bocce court access reviewed. For grading, drainage, and safety purposes, curb drop not included off of the court. Space provided for a ramp to be added at either end of the bocce court.*

- appreciate the raised garden planters and provision of benches nearby; however, ensure adequate manoeuvring space for people accessing the planters along the edges of the garden;
  - a. Planter locations reviewed to ensure minimum 1.2m access around all planters, with a 1.5m wide paved path added through the crushed gravel surfacing to ensure accessibility. See Layout Plan L1.0.*
- consider a soft landing under the climbing wall;
  - a. Fibar surfacing proposed throughout the play area. See Layout Plan L1.0.*
- support the scheme for spreading out of the affordable units throughout the proposed development; appreciate the location of some affordable units at the north end to receive sun exposure;
  - a. No action required.*
- consider introducing pocket doors in affordable units to enhance their accessibility;
  - a. Pocket doors were considered; however, they have not been included as maintaining them is extremely difficult and they provide inferior acoustic isolation to a swing door.*
- applicant is requested to provide unit numbers for universal housing units to identify their location in the proposed development;
  - a. The universal units in Phase 1 are 109, 209, 309, 409, 119, 219, 319, 419, 127, 227, 327, 427, 129, 229, 329 and 429*
- appreciate the proposed development's interface with the public realm; could be further enhanced through further architectural reinforcement of public entrances into the site;
  - a. The stair to the east as well as the width of the east-west pathway have been widened. Note that while the podium is publicly accessible it is not intended for public use and access to the podium is neither encouraged or discouraged.*
- appreciate the project's objective to create a pedestrian-oriented streetscape; consider recessing the front steps from the sidewalk to mitigate adjacency impacts;
  - a. Variation in the streetscape is achieved through a variety of means; varying the retaining wall height, switching from brick to concrete at stairs and modifying planting in front of the stairs to in response to their locations.*
- appreciate the architecture, design, and colours of the two buildings;
  - a. No action required.*
- if the proposed public walkway is a required midblock connection, consider making the public walkway accessible and increasing the size of the stairs to draw people through;
  - a. The stair to the east as well as the width of the east-west pathway have been widened. Note that while the podium is publicly accessible it is not intended for public use and access to the podium is neither encouraged or discouraged.*

- bricks on angled walls look nice as opposed to the concrete angled walls which appear heavy as shown in Drawing L1.4 in the materials package;
  - a. Variation in the streetscape is achieved through a variety of means; varying the retaining wall height, switching from brick to concrete at stairs and modifying planting in front of the stairs to in response to their locations.*
- appreciate the private spaces looking onto public spaces;
  - a. No action required.*
- consider making some of the affordable units into accessible or adaptable units;
  - a. This was explored but was ultimately abandoned.*
- appreciate the building's interface with the street;
  - a. No action required.*
- appreciate the colour palette and size of the windows on the fourth floor; layering on the landscaped podium is well done;
  - a. No action required.*
- support comments regarding edge treatments adjacent to the greenway;
  - a. Comments previously addressed above.*
- support comments regarding further design development for inner corner units;
  - a. Comments previously addressed above with respect to boiler room access.*
- support the comment that the subject development should have a different character and identity from the neighbouring development to the west; and
  - a. Comments previously addressed above.*
- the project is well done and has the right elements; proportions are well managed.
  - a. No action required.*

#### **Panel Decision**

It was moved and seconded

***That DP 16-740665 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***



No. DP 16-740665

To the Holder: POLYGON TRAFALGAR SQUARE (SOUTH) LTD.  
Property Address: 9491/9511/9531/9551/9591 ALEXANDRA ROAD  
Address: C/O ROBIN GLOVER  
900 – 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. 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 #37 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$570,763 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.
6. 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 16-740665

To the Holder: POLYGON TRAFALGAR SQUARE (SOUTH) LTD.

Property Address: 9491/9511/9531/9551/9591 ALEXANDRA ROAD

Address: C/O ROBIN GLOVER  
900 – 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C2

---

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

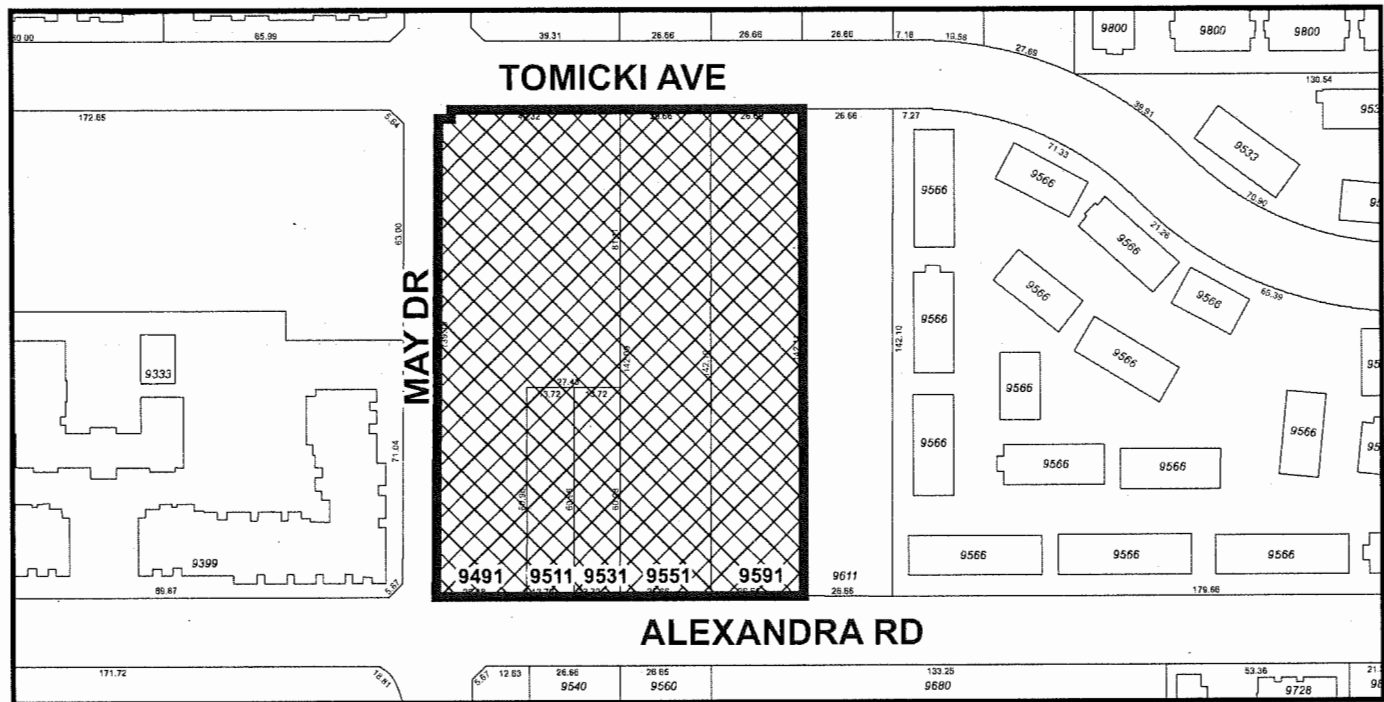
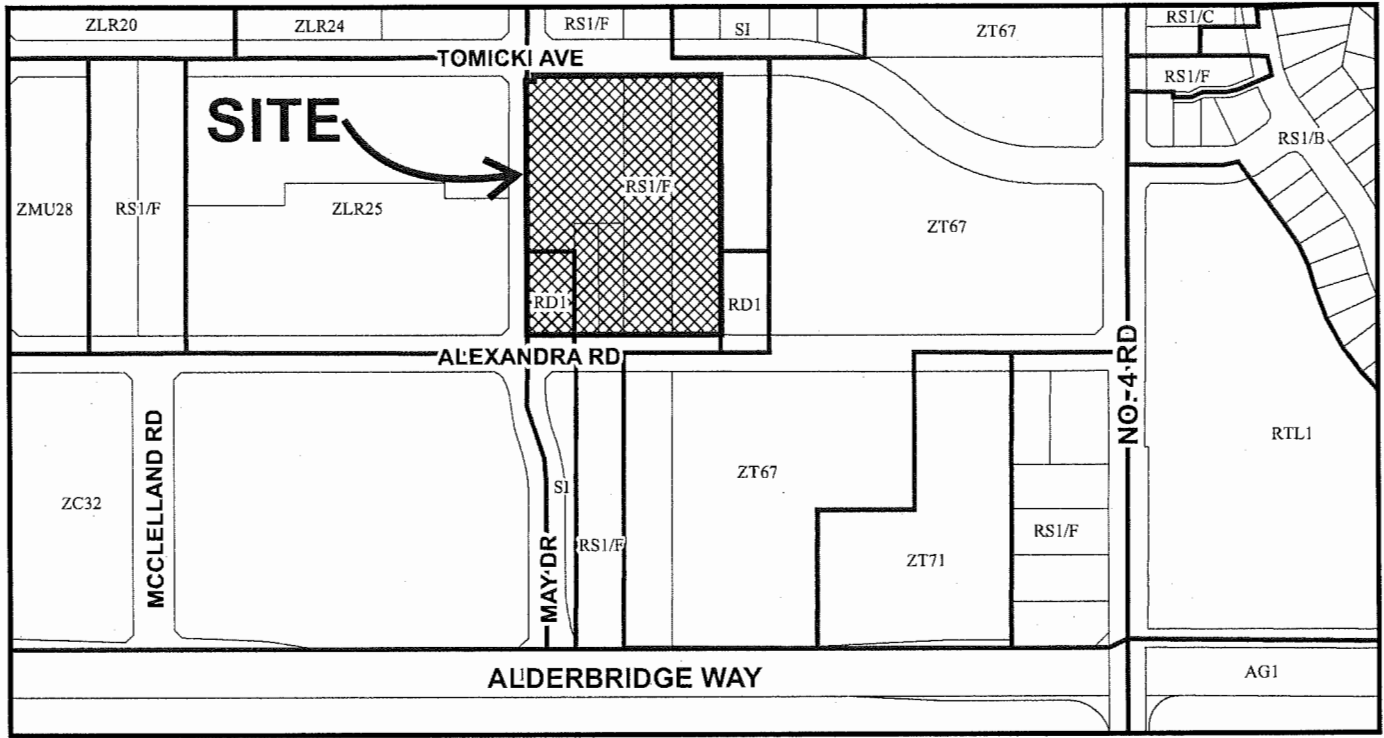
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 16-740665 SCHEDULE "A"

Original Date: 09/13/16

Revision Date:

Note: Dimensions are in METRES

**TRAFALGAR**  
MULTI-FAMILY RESIDENTIAL PROPOSAL

CIVIC ADDRESS: 9491, 9511, 9531, 9551 & 9591 ALEXANDRA ROAD, RICHMOND BC

LEGAL ADDRESS: SUBDIVISION PLAN OF LOT 20 EXCEPT: PLANS 69645 AND EPP28285, EAST HALF LOT 19 EXCEPT: PLAN EPP28285, WEST HALF LOT 19 EXCEPT: PLAN EPP28285, BLOCK 'B' PLAN 1224,

LOT 'A' AND LOT 'B' PLAN 69645, SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

**DEVELOPMENT PERMIT RESUBMISSION**  
Friday, February 17, 2017



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REVISION:	NO.	DATE	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:

SEAL:

MAR 29 2017

**CICCOTZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3V3  
TEL: (604) 687-4741



**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: EC	CHECKED BY: SS
SCALE: NTS	PROJECT NO.: CA 435
SHEET TITLE: <b>COVER SHEET</b>	

REVISION NO.: -  
SHEET NO.: **AO.0**

**PROJECT STATISTICS**

CIVIC ADDRESS: PHASE 1 - 9500 TOMICKI AVENUE, RICHMOND, B.C.  
PHASE 2 - 9551 ALEXANDRA ROAD, RICHMOND, B.C.

LEGAL DESCRIPTION: SUBDIVISION PLAN OF LOT 20 EXCEPT: PLANS 69465 AND EPP28285, EAST HALF LOT 19 EXCEPT: PLAN EPP28285, WEST HALF LOT 19 EXCEPT: PLAN EPP28285, BLOCK 'B' PLAN 1224, LOT 'A' AND LOT 'B' PLAN 69645, SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

SITE AREA (GROSS):	DEDICATION:	EXISTING RSVP & RPT	PROPOSED CD
3.74 ACRES	1925.99 Y2	1524.93 S.F.	1524.93 Y2
0.36 ACRES	1426.00 Y2	1534.93 S.F.	15689.99 Y2
3.38 ACRES	1474.65 Y1 S.F.		

ZONING:  

DENSITY F.S.R.: BASE DENSITY: 19,662.07 S.F. MARKET COMPONENT 4,269.04 S.F. CASH-IN-LIEU (KIVANIS DENSITY TRANSFER) 5,563 S.F. TOTAL FSR OF 0.2 29,493.1 S.F.

ALLOWED: 1.50 AFFORDABLE HOUSING BONUS: 0.20 TOTAL FSR: 1.70

UNIVERSAL UNITS: PHASE 1 - SUITES 105, 110, 129, 205, 210, 211, 230, 305, 310, 320, 333, 405, 410, 412, AND 433 PHASE 2 - SUITES 105, 126, 128, 151, 205, 226, 235, 205, 236, 328, 333, 405, 426, 428, AND 483

ALLOWED/REQUIRED: 50.0% / 40.0% BUILDINGS & STRUCTURES: 50.0% / 77.0%

BUILDING HEIGHT: 4-5 STOREYS

SETBACKS: FRONT YARD (SOUTH) (ALEXANDRA) 4.0 M BUILDING 3.0 M PARKADE 4.0 M SIDE YARD (NORTH) (TOMICKI) 6.0 M BUILDING 3.0 M PARKADE 6.0 M SIDE YARD (EAST) (FUTURE PARK) 6.0 M BUILDING 3.0 M PARKADE 4.0 M SIDE YARD (WEST) (MAY) 4.0 M BUILDING 3.0 M PARKADE 4.0 M

VEHICULAR PARKING BREAKDOWN	RESIDENT	VISITOR	TOTAL	HC / ACCESSIBLE	SMALL CARS
PHASE ONE	171	24	195 units	4	96
FULL BUILDOUT	532	45	577 units	8	171

PHASE ONE Provided Parking (No. Stalls) 171 24 195 units 4 96 21% (min. 2%) 49.2% (max. 50%)

FULL BUILDOUT 532 45 577 units 8 171 21% (min. 2%) 45.0% (max. 50%)

BIKE PARKING BREAKDOWN - CLASS ONE (Long-term Resident)	HORIZONTAL	VERTICAL	% (33% max.)	TOTAL
PHASE ONE	116	55	31.6%	173
PHASE TWO	103	53	31.6%	156
TOTAL (FULL BUILD OUT)	221	108	32.6%	329

**UNIT & PARKING STATISTICS BY PHASE \* Per, Bike & Vehicle Parking detail refer to breakdown at bottom of page**

PHASE ONE	UNIT SUMMARY	STUDIO + DEN	2	4	11	73	22	16	TOTAL:	128 Units
	1 BED + DEN	1	1	1	1	1	1	1		
	2 BED	1	1	1	1	1	1	1		
	3 BED	1	1	1	1	1	1	1		
	TOTAL:	128								

PARKING SUMMARY:	REQUIRED	TOTAL	PROVIDED	TOTAL
VEHICLE PARKING	1.50 PER UNIT	192	1.33 PER UNIT	171
BIKE PARKING	0.20 PER UNIT	26	0.18 PER UNIT	24
TOTAL:	1.25 PER UNIT	160	1.35 PER UNIT	173

PHASE ONE & TWO (FULL BUILDOUT)	UNIT SUMMARY	STUDIO + DEN	4	9	150	46	32	TOTAL:	283 Units
	1 BED + DEN	1	1	1	1	1	1		
	2 BED	1	1	1	1	1	1		
	3 BED	1	1	1	1	1	1		
	TOTAL:	283							

PARKING SUMMARY:	REQUIRED	TOTAL	PROVIDED	TOTAL
VEHICLE PARKING	1.50 PER UNIT	395	1.26 PER UNIT	332
BIKE PARKING	0.20 PER UNIT	59	0.18 PER UNIT	48
TOTAL:	1.25 PER UNIT	329	1.25 PER UNIT	329

BUILDING AREA	LEVEL P1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
NORTH BUILDING	568.10 S.F.	32,451.74 S.F.	32,458.59 S.F.	32,698.48 S.F.	32,698.48 S.F.
SOUTH BUILDING	568.10 S.F.	32,669.19 S.F.	32,740.60 S.F.	32,698.48 S.F.	32,698.48 S.F.
TOTAL:	1,136.20 S.F.	65,120.93 S.F.	65,199.14 S.F.	65,396.95 S.F.	65,396.95 S.F.

\* ALL VISITOR BIKE PARKING IS PROVIDED ON THE LANDSCAPED PADDM

\* GROSS BUILDING AREA: 262,290.11 S.F.

EXCLUSIONS: LOBBY - NORTH (UPPER LEVEL, VOID SPACE) 516.95 S.F. LOBBY - SOUTH (UPPER LEVEL, VOID SPACE) 516.95 S.F. INDOOR APARTMENT 5,487.77 S.F. MECHANICAL SHAFTS 281.80 S.F. DELI ROOM 632.11 S.F. ELECTRICAL/COMM CLOSET: 916.19 S.F. ELEVATOR (L2-4) 740.69 S.F. STAIRS (L2-4) 1,764.41 S.F. BOILER ROOM 74.24 S.F. ADAPTABLE UNIT BONUS: 20 SQFT PER UNIT X 32 UNITS (UNITS F AND F1) 640.00 S.F. TOTAL EXCLUSIONS: 12,217.04 S.F.

NET BUILDING AREA: 250,073.07 S.F. ALLOWED 1.70 PROPOSED 1.70 250,691.47 S.F. 250,073.07 S.F.

DENSITY FSR: 1.70 250,691.47 S.F. 1.70 250,073.07 S.F.

\* Gross area is calculated to outside face of building and includes unrestricted balconies on all levels

**DRAWING LIST**

ARCHITECTURAL DRAWINGS

A0.0	COVER SHEET
A0.1	CONTEXT PHOTOS
A1.0	SITE PLAN
A1.1	PARKADE PLAN
A2.0	BUILDING 1 - MAIN LEVEL PLAN
A2.1	BUILDING 1 - 2ND LEVEL PLAN
A2.2	BUILDING 1 - 3RD LEVEL PLAN
A2.3	BUILDING 1 - 4TH LEVEL PLAN
A2.4	BUILDING 2 - MAIN LEVEL PLAN
A2.5	BUILDING 2 - 2ND LEVEL PLAN
A2.6	BUILDING 2 - 3RD LEVEL PLAN
A2.7	BUILDING 2 - 4TH LEVEL PLAN
A2.8	BUILDING 1 - MAIN LEVEL OVERLAY
A2.9	BUILDING 1 - 2ND LEVEL OVERLAY
A2.10	BUILDING 1 - 3RD/4TH LEVEL OVERLAY
A2.11	BUILDING 2 - MAIN LEVEL OVERLAY
A2.12	BUILDING 2 - 2ND LEVEL OVERLAY
A2.13	BUILDING 2 - 3RD/4TH LEVEL OVERLAY
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	COURTYARD ELEVATIONS
A4.3	COURTYARD ELEVATIONS
A4.4	COLOUR BOARD
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS

CLIENT: POLYGON SUITE 900 - 1933 WEST BROADWAY VANCOUVER, BC V6H 4C2

CONTACT: ROBIN GLOVER T: 604-677-1131 F: 604-676-1258 EMAIL: rglover@polygonhomes.com

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CONTACT: SHANNON SEEFELDT T: 604-687-4741 F: 604-687-4641 EMAIL: shannon@ciccozziarchitecture.com

LANDSCAPE: CONNECT LANDSCAPE ARCHITECTURE 2305 HEMLOCK STREET VANCOUVER, BC V6H 2V1

CONTACT: KRISTIN DEFFER T: 604-681-3803 F: 604-681-3807 EMAIL: kristin@connect.ca

CIVIL: CORE GROUP CONSULTANTS 320-8983 FRASERTON COURT BURNABY, BC V5J 5H6

CONTACT: CORMAC NOLAN T: 604-299-0625 F: 604-299-0629 EMAIL: emolan@coregroupprofessionals.com

KEY PLAN

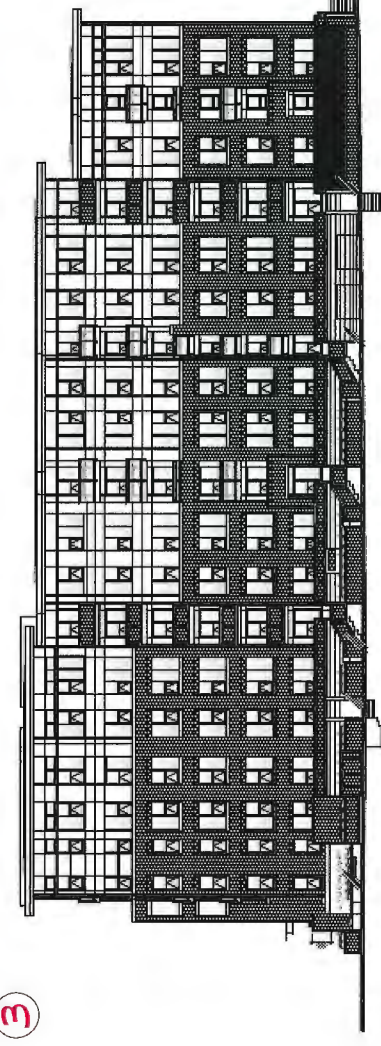
Plan #1

DP 16-740665

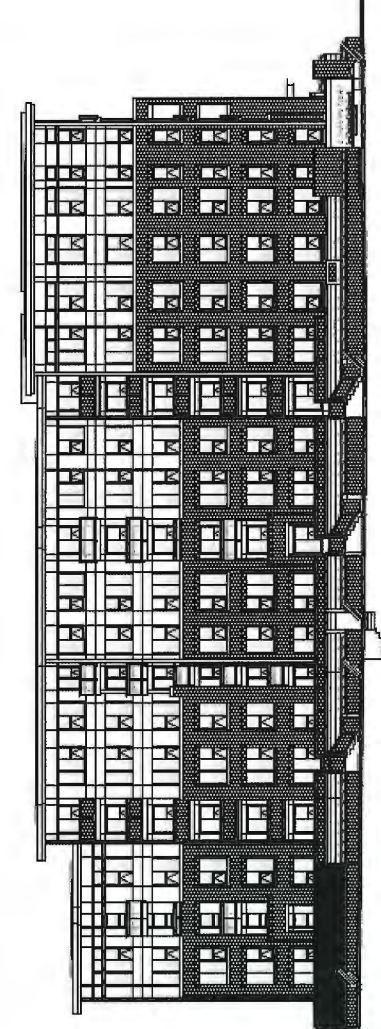


1 CONTEXT: SITE PLAN  
SCALE: NTS

3



2 CONTEXT: VIEWS OF SITE  
SCALE: NTS



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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
27/07/16	SEALED FOR DEVELOPMENT PERMIT
30/09/2016	RE-SEALED FOR REZONING / DP
07/11/2016	SEALED FOR PLANNING COMMITTEE
03/01/2017	SEALED FOR ADP
17/02/2017	RE-SEALED FOR DP

SEAL:

Plan # 2

**CICCOZZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

MAR 29 2017



**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: JH	CHECKED BY: SS
SCALE: NTS	PROJECT NO.: CA 485

SHEET TITLE:  
**CONTEXT PHOTOS**

REVISION NO.: -	SHEET NO.: AO:1
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DP 16-740665



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NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
ISSUED FOR REZONING	16/03/2016	
ISSUED FOR DEVELOPMENT PERMIT	27/07/2016	
ISSUED FOR REZONING/CP	01/09/2016	
ISSUED FOR PLANNING COMMITTEE	07/10/2016	
ISSUED FOR ACP	01/04/2017	
RE-ISSUED FOR DP	17/02/2017	

SEAL

**CICCOZZI**  
ARCHITECTURE

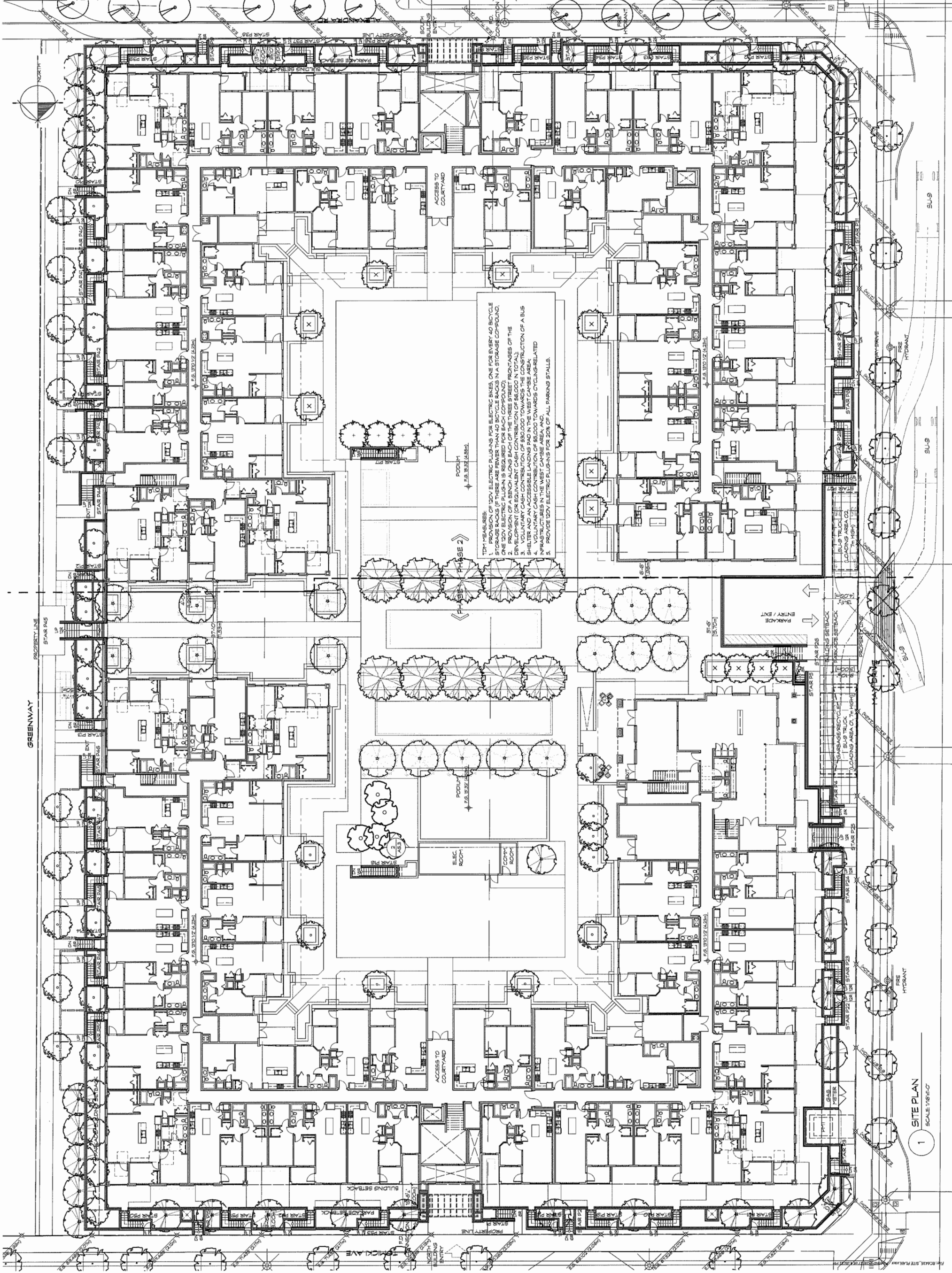
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

6-740665

DRAWN: JH	CHECKED BY: RC
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: SITE PLAN	PLAN #1
REVISION NO.: -	SHEET NO.: A1.0



**TDH HEADLINES:**

1. PROVISION OF 120V ELECTRIC PLUGS FOR ELECTRIC BIKES, ONE FOR EVERY 40 BICYCLE STORAGE RACKS IF THERE ARE FEWER THAN 40 BICYCLE RACKS IN A STORAGE COMPOND. ONE 120V ELECTRIC PLUG IS REQUIRED FOR EVERY 40 BICYCLE RACKS.
2. PROVISION OF A BENCH FOR EACH OF THE THREE STAIRS.
3. VOLUNTARY CASH CONTRIBUTION OF \$5,000 IN TOTAL.
4. VOLUNTARY CASH CONTRIBUTION OF \$30,000 TOWARDS THE CONSTRUCTION OF A BUS SHED AND AN ACCESSIBLE LANDING PAD IN THE WEST CANOPY AREA.
5. VOLUNTARY CASH CONTRIBUTION OF \$200,000 TOWARDS CYCLING-RELATED IMPROVEMENTS TO THE WEST CANOPY AREA.
6. PROVIDE 120V ELECTRIC PLUGS FOR 20% OF ALL PARKING STALLS.

1 SITE PLAN  
SCALE 1/8"=1'-0"

OP

OP

MAR 29 2017

Plan #3

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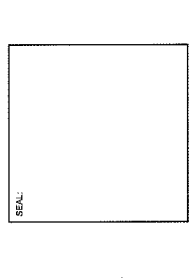
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
16.03.2016	ISSUED FOR REZONING
27.07.2016	ISSUED FOR DEVELOPMENT PERMIT
19.09.2016	RE-ISSUED FOR REZONING/DP
07.11.2016	ISSUED FOR PLANNING COMMITTEE
19.01.2017	ISSUED FOR ACP
17.02.2017	RE-ISSUED FOR DP



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ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



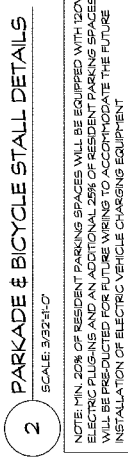
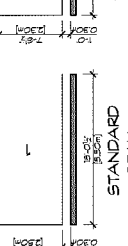
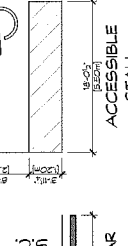
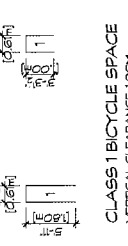
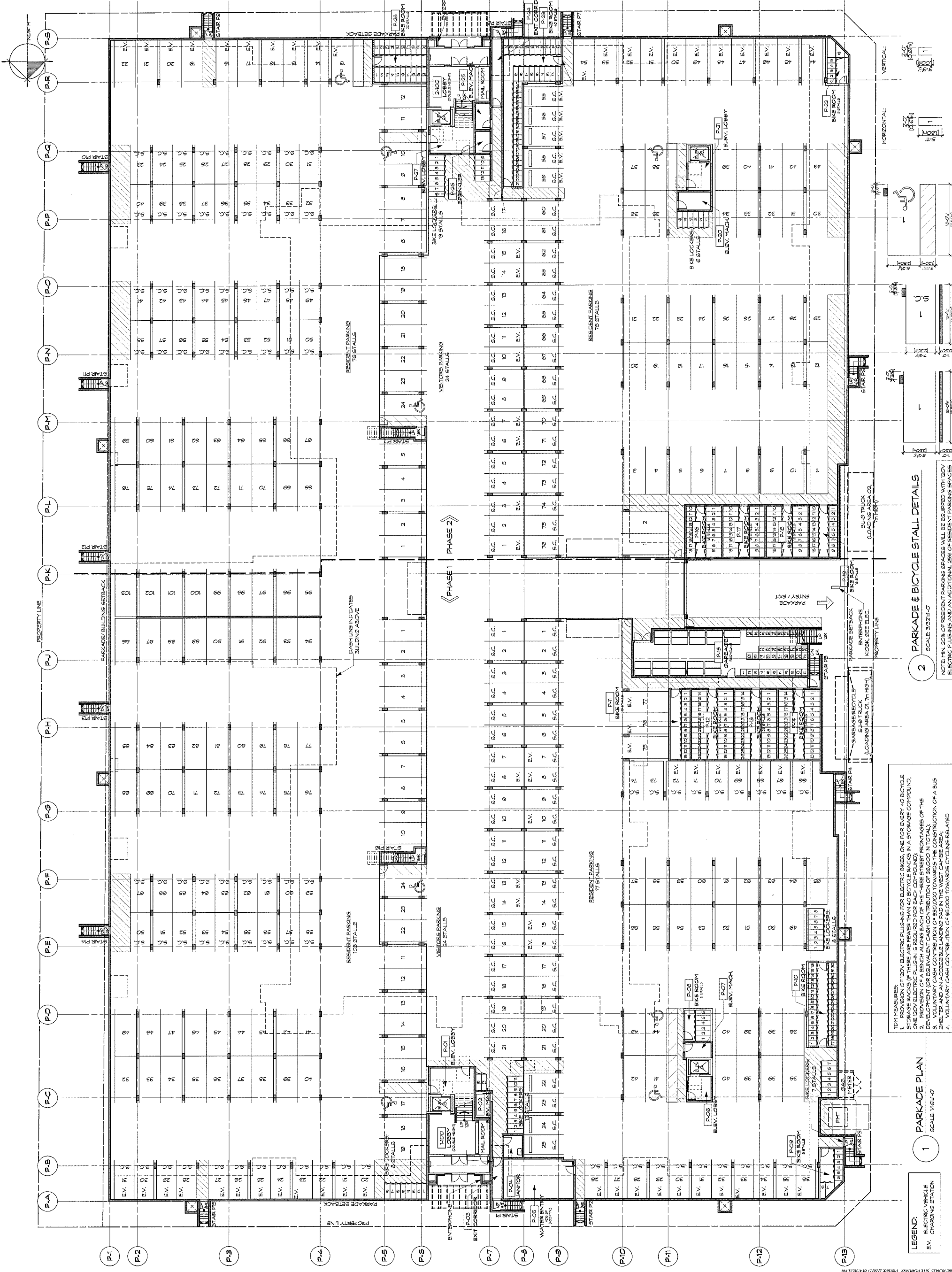
**POLYGON**

PROJECT:

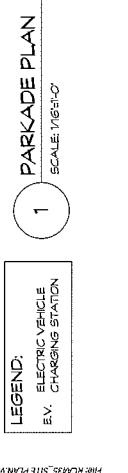
DRAWN	JH	CHECKED BY	RC
SCALE	AS NOTED	PROJECT NO.	CA-135

SHEET TITLE:  
**PARKADE PLAN**  
**PLAN #2**

REGION NO.	-	SHEET NO.	A1.1
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- TDI HEADLINES:
- PROVISION OF 120V ELECTRIC PLUG-INS FOR ELECTRIC BIKES ONE FOR EVERY 40 BICYCLE STALLS.
  - PROVISION OF 240V ELECTRIC PLUG-INS FOR ELECTRIC VEHICLES ONE FOR EVERY 100 VEHICLE SPACES.
  - PROVISION OF A BEACH (ALONG EACH OF THE THREE STREET FRONTAGES OF THE DEVELOPMENT OR EQUIVALENT CASH CONTRIBUTION OF \$5,000 IN TOTAL).
  - VOLUNTARY CASH CONTRIBUTION OF \$30,000 TOWARDS THE CONSTRUCTION OF A BUS INFRASTRUCTURE IN THE WEST CAMPALE AREA AND TOWARDS CYCLING-RELATED INFRASTRUCTURE IN THE WEST CAMPALE AREA AND TOWARDS CYCLING-RELATED INFRASTRUCTURE IN THE WEST CAMPALE AREA AND TOWARDS CYCLING-RELATED INFRASTRUCTURE IN THE WEST CAMPALE AREA.
  - PROVIDE 120V ELECTRIC PLUG-INS FOR 20% OF ALL PARKING STALLS.



Plan #4

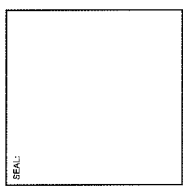
MAR 29 2017

16 740 665

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REVISION:	NO.	DATE:	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:



Plan #5

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ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

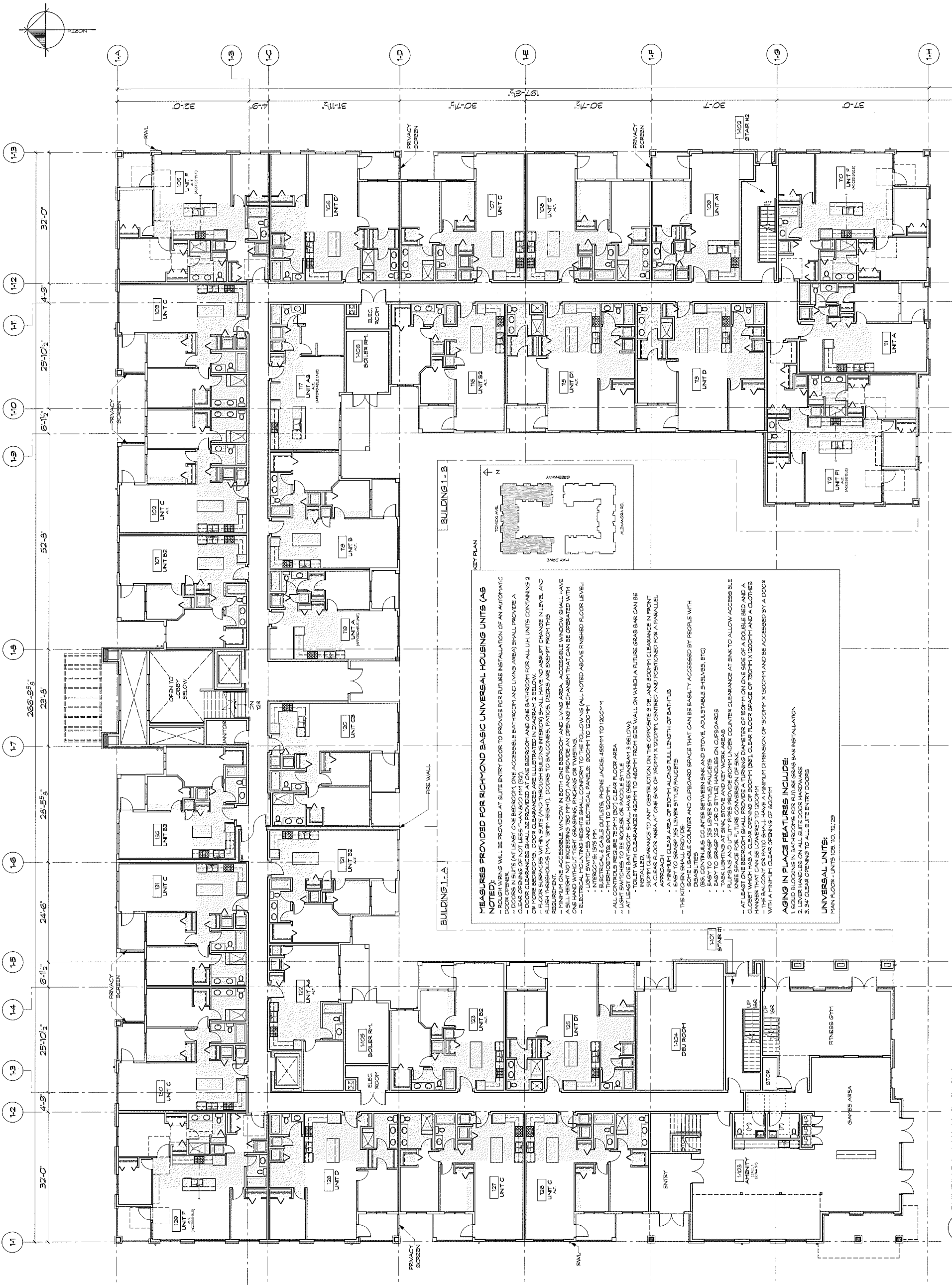


**POLYGON**

PROJECT:	TRAFALGAR
9500 ALEXANDRA ROAD RICHMOND, BC	
DRAWN:	JH
CHECKED BY:	RC
SCALE:	3/32"=1'-0"
PROJECT NO.:	CA-435
SHEET TITLE:	MAIN LEVEL PLAN BUILDING 1
SHEET NO.:	A2.0
REVISION NO.:	-

DP 16-740665

MAR 29 2017



**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEARANCE OF 32" MINIMUM CLEARANCE.
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO SKEWED CHANGE IN LEVEL, AND FLUSH THRESHOLDS (MAX. 1/8" HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- AT LEAST ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PUNCHING OR TWISTING.
- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWINGS (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - ELECTRICAL PANELS: 1875 MM
  - THERMOSTATS: 1375 MM
  - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455MM TO 1200MM
  - THERMOSTATS: 900MM TO 1200MM.
  - ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
  - LIGHTS TO BE ACCESSIBLE TO ALL UNITS (SEE ITEM 3 BELOW).
  - AT LEAST ONE SWITCH SHALL HAVE (SEE ITEM 3 BELOW):
    - TOILET WITH CLEARANCES 420MM TO 480MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
    - CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE AND 800MM CLEARANCE IN FRONT
    - A CLEAR FLOOR AREA AT ONE END OF 750MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL, A MINIMUM CLEAR AREA OF 510MM ALONG FULL LENGTH OF BATHUB
    - EASY TO GRASP (E.G. LEVER STYLE) FAUCETS
    - THE KITCHEN SHALL PROVIDE:
      - SOME USABLE COUNTER AND CLIPBOARD SPACE THAT CAN BE EASILY ACCESSED BY PEOPLE WITH (E.G. CONTINUOUS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
      - EASY TO GRASP (E.G. LEVER STYLE) FAUCETS
      - EASY TO GRASP (E.G. J OR D STYLE) HANDLES ON CLIPBOARDS
      - TASK LIGHTING AT SINK, STOVE AND ISLAND WORK AREAS
      - KNEE SPACE FOR FUTURE COVASOR OF SINK UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE
      - AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 1500MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900MM (36"), CLEAR FLOOR SPACE OF 750MM X 1200MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200MM
      - THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

- SOLID BLOODING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
- LEVER HANDLES ON ALL SUITE DOOR HARDWARE
- 3.34" CLEAR OPENING TO ALL SUITE ENTRY DOORS

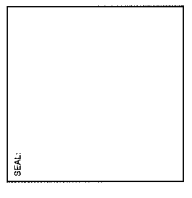
**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 105, 110, 113, 123

1 BUILDING 1 - MAIN LEVEL PLAN  
SCALE 3/32"=1'-0"

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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
16/03/2016	ISSUED FOR PERMITS
27/07/2016	ISSUED FOR DEVELOPER'S PERMIT
01/09/2016	RE-ISSUED FOR PERMITS
07/02/2016	ISSUED FOR PLANNING COMMITTEE
19/02/2017	ISSUED FOR ADP
17/02/2017	RE-ISSUED FOR EP



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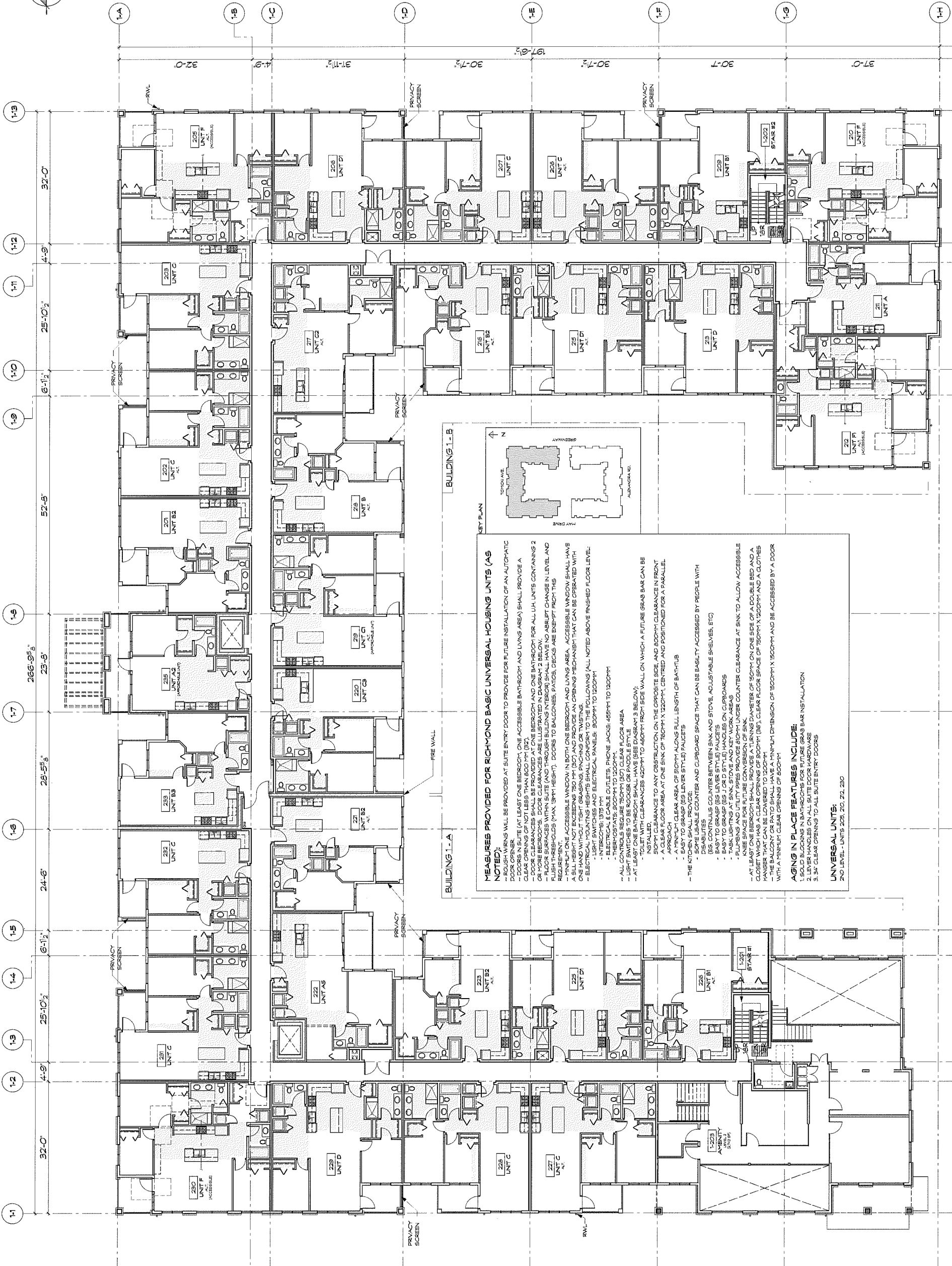
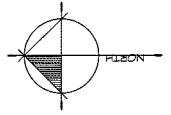


**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: <b>2ND LEVEL PLAN BUILDING 1</b>	

REVISION NO.: -	SHEET NO.: A2.1
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**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- RUSH WINGS WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A MINIMUM CLEARANCE OF 800MM (31.5")
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH-BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 19MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS
- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING
- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - ELECTRICAL PANELS: 1875 MM
  - INTERCOM: 1875 MM
  - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455MM TO 1300MM
  - THERMOSTATS: 900MM TO 1200MM
  - ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
  - LIGHT SWITCHES TO BE KNURLED OR ROCKER STYLE
  - AT LEAST ONE 200MM (8") CLEARANCE TO THE FOLLOWING:
    - TOILET WITH CLEARANCES 420MM TO 460MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
    - 500MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE AND 800MM CLEARANCE IN FRONT
    - A CLEAR FLOOR AREA AT ONE END OF 760MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL
    - A MINIMUM CLEAR AREA OF 900MM ALONG FULL LENGTH OF BATHTUB
    - EASY TO GRASP (EG LEVER STYLE) FAUCETS
    - SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSED BY PEOPLE WITH (EG. CONTINUOUS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
    - EASY TO GRASP (EG LEVER STYLE) FAUCETS
    - EASY TO GRASP (EG J D R D STYLE) HANDLES ON CUPBOARDS
    - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
    - KNEE SPACE FOR TUBE CONVEYORS OF SINK UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE
- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 1500MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900MM (36"), CLEAR FLOOR SPACE OF 1200MM X 1200MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200MM
- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

- SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
- LEVER HANDLES ON ALL SUITE DOOR HARDWARE
- 3" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**  
2ND LEVEL - UNITS 205, 210, 211, 230

**1 BUILDING 1 - 2ND LEVEL PLAN**  
SCALE: 3/32"=1'-0"

Plan #6

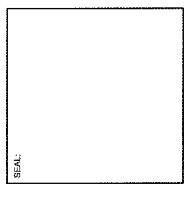
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MP 16-740665

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REVISION:	NO.	DATE	DESCRIPTION

ISSUE:	DESCRIPTION:
DATE: 16/03/2018	ISSUED FOR REZONING
DATE: 27/07/2018	ISSUED FOR DEVELOPMENT PERMIT
DATE: 09/09/2018	RE-ISSUED FOR REZONING/DP
DATE: 07/10/2018	ISSUED FOR PLANNING COMMITTEE
DATE: 19/01/2017	ISSUED FOR ACP
DATE: 17/02/2017	RE-ISSUED FOR DP



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ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

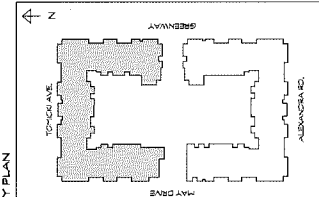
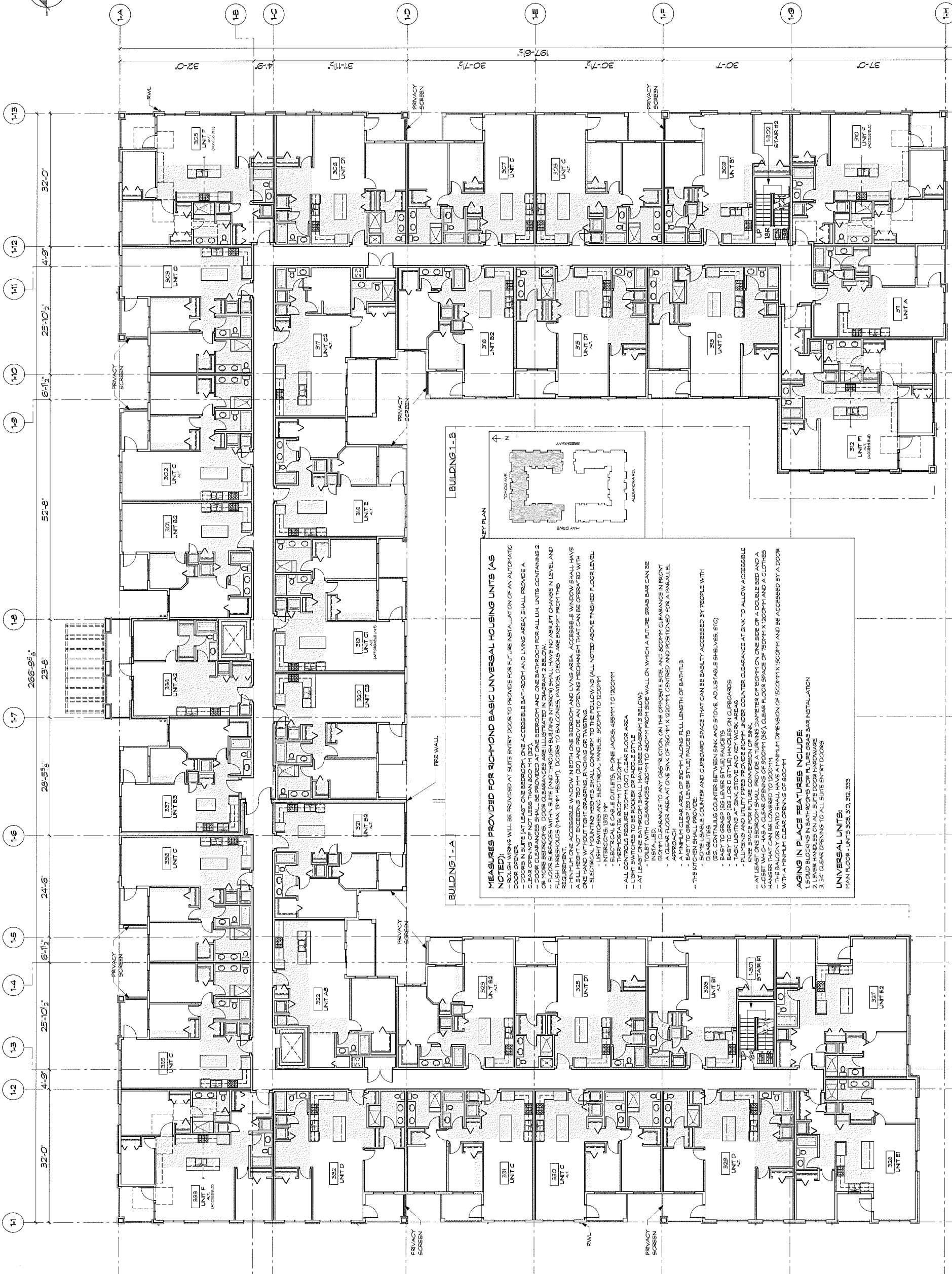
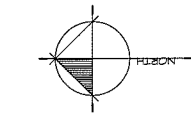
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SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: <b>3RD LEVEL PLAN BUILDING 1</b>	

REVISION NO.: -	SHEET NO.: A2.2
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DP 16-740665

Plan #7

MAR 29 2017



**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEARANCE OF 800MM (31.5") MINIMUM CLEARANCE.
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO SMOOTH CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 3MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PUNCHING OR TWISTING.
- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900MM TO 1200MM
  - ELECTRICAL CABLE OUTLETS, PHONE JACKS: 455MM TO 1200MM
  - THERMOSTATS: 900MM TO 1200MM
  - ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
  - LIGHT SWITCHES TO BE ACCESSIBLE OR PADDED STYLE
  - AT LEAST ONE TOILET WITH CLEARANCES 420MM TO 480MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
  - A CLEAR FLOOR AREA AT ONE END OF 750MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL TOILET WITH CLEARANCES 420MM TO 480MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
  - A MINIMUM CLEAR AREA OF 800MM ALONG FULL LENGTH OF BATHUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
  - THE KITCHEN SHALL PROVIDE:
    - SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSED BY PEOPLE WITH LIMITED REACH
    - ONE CONTINUOUS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
    - EASY TO GRASP (EG LEVER STYLE) FAUCETS
    - EASY TO GRASP (EG J OR D STYLE) HANDLES ON CUPBOARDS
    - TASK LIGHTING AT SINK, STOVE AND NET WORK AREAS
    - FLUSH BATH AND UTILITY PIPES PROVIDE 800MM UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE CLOSET WHICH HAS A CLEAR OPENING OF 900MM (36"), CLEAR FLOOR SPACE OF 750MM X 1200MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200MM
    - THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 500MM X 1500MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

- SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
- LEVER HANDLES ON ALL SUITE DOOR HARDWARE
- 3/4" CLEAR OPENING TO ALL SUITE ENTRY DOORS

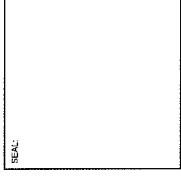
**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 308, 310, 311, 333

1 BUILDING 1 - 3RD LEVEL PLAN  
SCALE: 3/32"=1'-0"

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REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
16/03/2016	ISSUED FOR PERMITS
27/07/2016	ISSUED FOR DEVELOPMENT PERMIT
09/09/2016	RE-ISSUED FOR PERMITS
07/12/2016	ISSUED FOR PLANNING COMMITTEE
19/02/2017	ISSUED FOR ADP
17/02/2017	RE-ISSUED FOR DP



Plan # 8

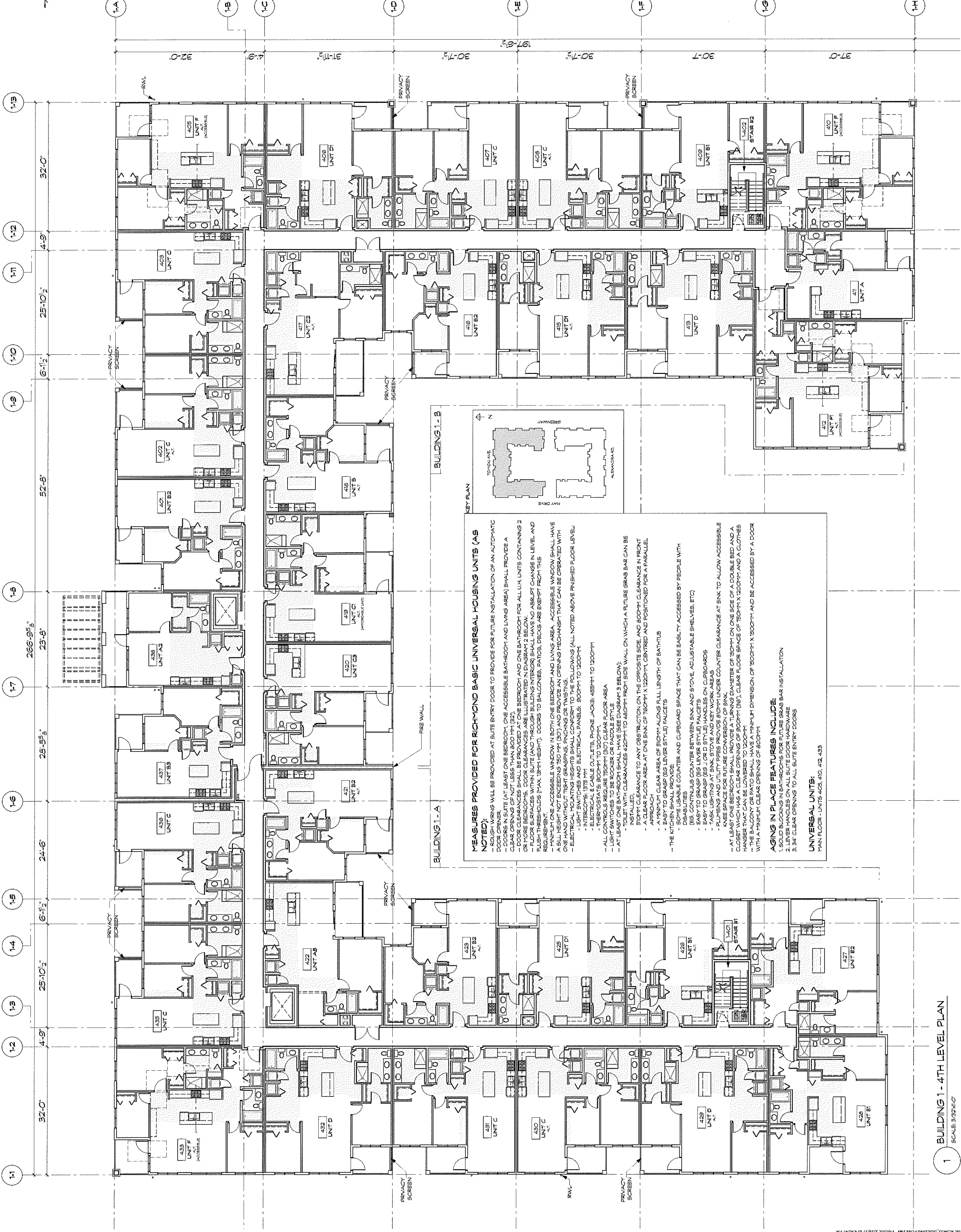
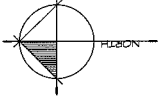
**CICCOTZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

PROJECT:	TRAFALGAR
	3500 ALEXANDRA ROAD RICHMOND, BC
DRAWN:	JH
CHECKED BY:	RC
SCALE:	3/32"=1'-0"
PROJECT NO.:	CA-433
SHEET TITLE:	4TH LEVEL PLAN BUILDING 1
REVISION NO.:	-
SHEET NO.:	A2.3

DP 16 740 665



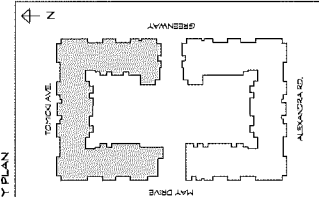
**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WORK WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- RAMP IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEARANCE OF 36" MINIMUM.
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIORS) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 3/16" HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS.
- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A HILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PUNCHING OR TWISTING.
- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - ELECTRICAL PANELS: 1375 MM
  - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455MM TO 1200MM
  - THERMOSTATS: 900MM TO 1200MM
  - ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
  - LIGHT SWITCHES AND DIMMER SWITCHES SHALL HAVE 500MM CLEARANCE BELOW.
  - AT LEAST ONE BEDROOM SHALL HAVE SEE DIAGRAM 3 BELOW.
- TOILET WITH CLEARANCES 420MM TO 460MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
- 500MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE AND 800MM CLEARANCE IN FRONT
- CLEAR FLOOR AREA AT ONE SIDE OF 760MM X 1220MM, CENTRED AND POSITIONED FOR A PARALLEL
- A MINIMUM CLEAR AREA OF 800MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
- SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSED BY PEOPLE WITH (EG. CONTINUOUS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- KNEE SPACE FOR FUTURE CONVERSION OF SINK AND COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE
- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 1500MM ON ONE SIDE OF A DOUBLE BED AND A HANGER THAT CAN BE LOWERED TO 1200MM
- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

- SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
- LEVER HANDLES ON ALL SUITE DOOR HARDWARE
- 34" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 409, 410, 412, 433



1 BUILDING 1 - 4TH LEVEL PLAN  
SCALE: 3/32"=1'-0"

FILE: RICHMOND BUILDING PLAN.PLW FILED: 2/28/17 01:44:57 PM

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NO.	DATE	DESCRIPTION

ISSUE:	DATE:	DESCRIPTION:

SEAL: \_\_\_\_\_

**CICCOTZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: JH  
CHECKED BY: RC  
SCALE: 3/32"=1'-0"  
PROJECT NO.: CA-455

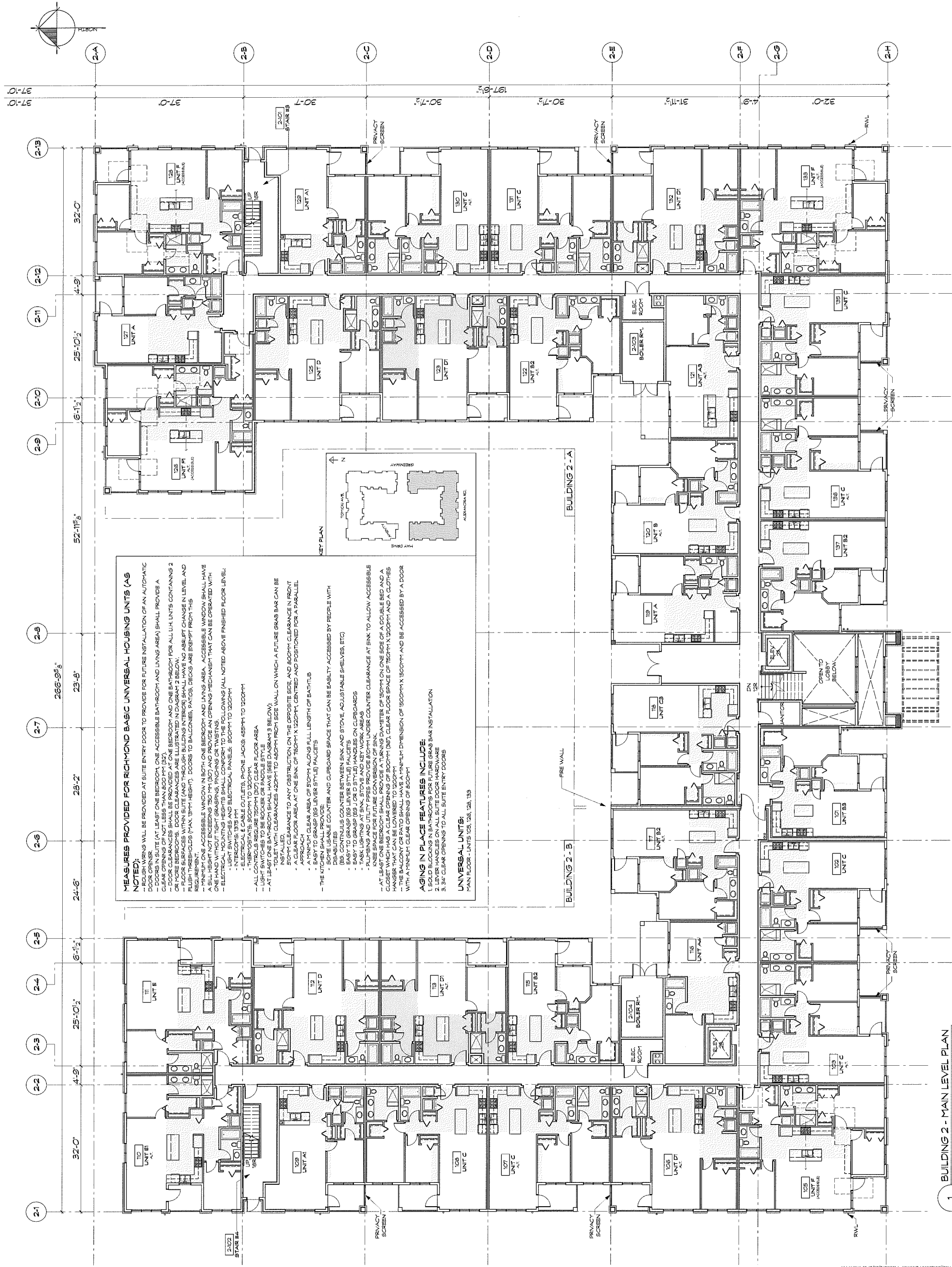
SHEET TITLE: MAIN LEVEL PLAN  
BUILDING 2

REVISION NO.: -  
SHEET NO.: A2.4

Plan #9

MAR 29 2017

PP 16-740665



1 BUILDING 2 - MAIN LEVEL PLAN  
SCALE 3/32"=1'-0"

FILE NAME: BUILDING PLAN.MXD PLOT DATE: 2/9/17 01:48:41 PM

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REVISION:	NO.	DATE	DESCRIPTION

ISSUE:	DATE	DESCRIPTION

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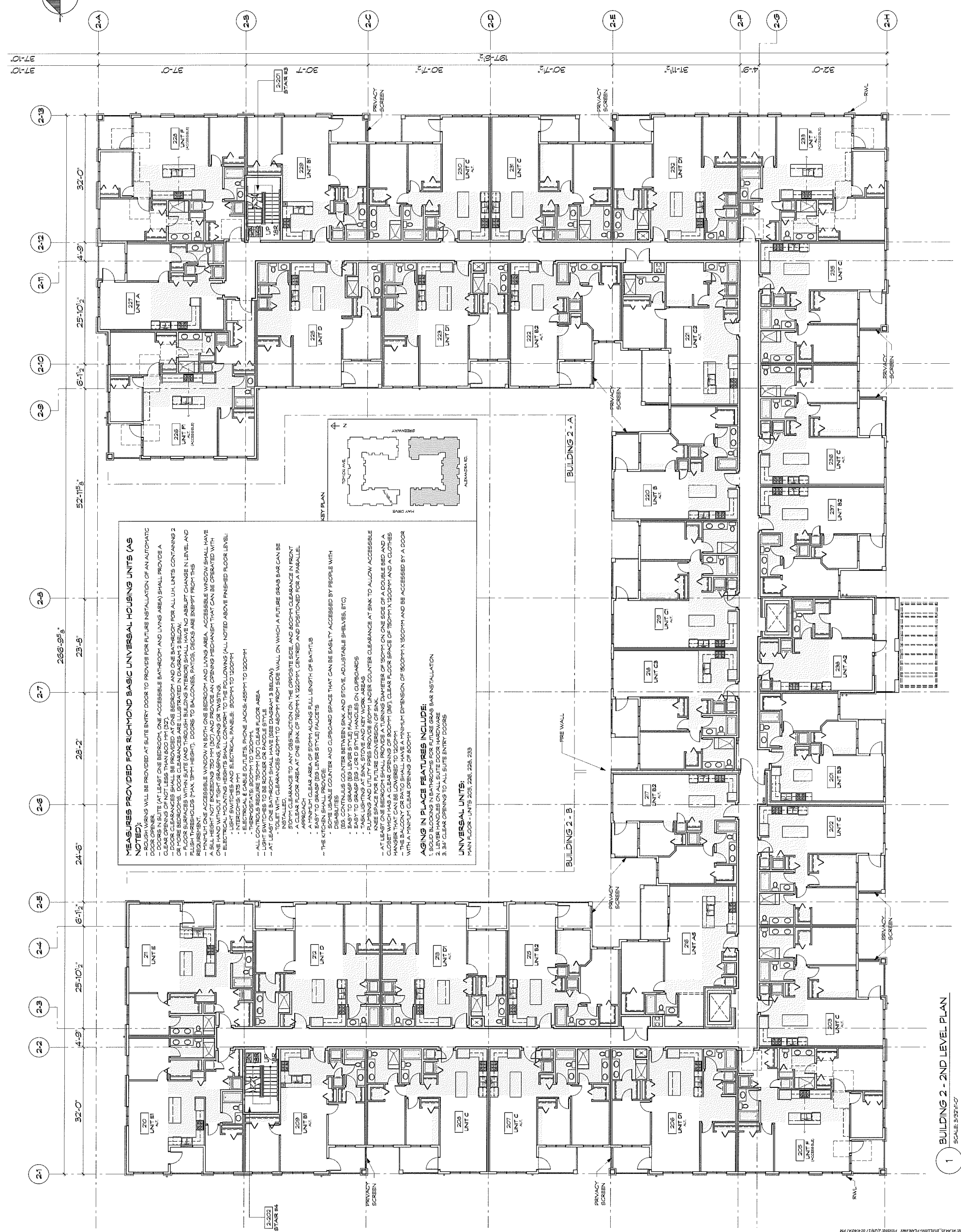
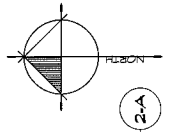
**CICCOTZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: <b>2ND LEVEL PLAN BUILDING 2</b>	

REVISION NO.: -  
SHEET NO.: A2.5



**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800MM (32").
- ONE ACCESSIBLE BATHROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITH SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABSURPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 19MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- AT LEAST ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
- ELECTRICAL POINTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900MM TO 1200MM
  - ELECTRICAL CABLE OUTLETS, PHONE JACKS: 455MM TO 1200MM
  - THERMOSTATS: 900MM TO 1200MM
- ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
- LIGHT SWITCHES TO BE ROCKER OR PADDELE STYLE
- AT LEAST ONE BATHROOM SHOWER SHALL HAVE (SEE DIAGRAM 3 BELOW)
  - TUB LENGTH CLEARANCES: 450MM TO 480MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
  - A CLEAR FLOOR AREA AT ONE END OF 750MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL APPROACH.
  - A CLEAR AREA OF 800MM ALONG FULL LENGTH OF BATHTUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
- THE KITCHEN SHALL PROVIDE:
  - SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSSED BY PEOPLE WITH DISABILITIES
  - SINKS AND STOVE BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
  - EASY TO GRASP (EG J OR D STYLE) HANDLES ON CUPBOARDS
  - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
  - PLUMBING AND UTILITY PIPES PROVIDE 800MM UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE CLOSET WHICH HAS A CLEAR OPENING OF 900MM (36"). CLEAR FLOOR SPACE OF 750MM X 1200MM AND A HANGER THAT CAN BE LOWERED TO 1200MM
  - THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM AND BE ACCESSSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. LEVER HANDLES ON ALL SUITE DOOR HARDWARE
3. 34" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 205, 226, 228, 233

OP 16-740665

Plan # 10

MAR 29 2017

1 BUILDING 2 - 2ND LEVEL PLAN  
SCALE: 3/32"=1'-0"

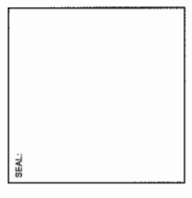
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REVISION:	NO.	DATE	DESCRIPTION

ISSUE:	DATE	DESCRIPTION
	16/03/2016	ISSUED FOR PERMITS
	27/07/2016	ISSUED FOR DEVELOPMENT PERMIT
	09/09/2016	ISSUED FOR PERMITS/CP
	07/10/2016	ISSUED FOR PLANNING COMMITTEE
	18/03/2017	ISSUED FOR ACP
	17/02/2017	RE-ISSUED FOR DP



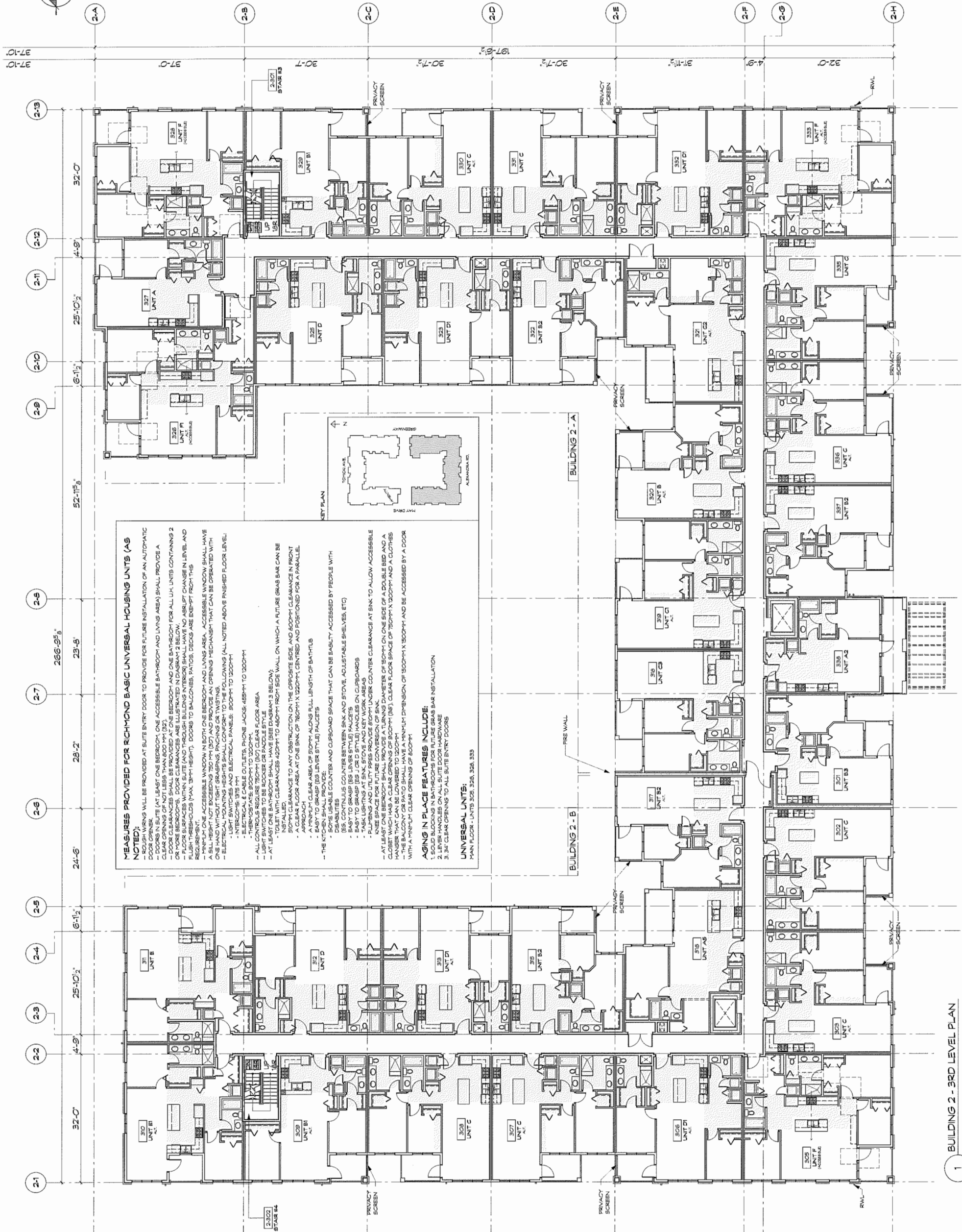
**CICCOTZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 681-4741



**POLYGON**

PROJECT:	TRAFALGAR
ORDERED BY:	RC
DRAWN:	JH
PROJECT NO.:	CA-435
SCALE:	3/32"=1'-0"
SHEET TITLE:	3RD LEVEL PLAN BUILDING 2
REVISION NO.:	-
SHEET NO.:	A2.6



**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- SOLID WINGS WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (31").
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING. OPENING MECHANISM THAT CAN BE OPERATED WITH:

  - LIGHT SWITCHES AND ELECTRICAL PANELS: 800MM TO 1200MM
  - INTERCOMS: 1975 MM
  - TELEPHONES: 900MM TO 1200MM
  - THERMOSTATS: 900MM TO 1200MM
  - ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
  - LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
  - AT LEAST ONE BATHROOM SHALL HAVE (SEE DIAGRAM'S BELOW):

    - TOILET WITH CLEARANCES 420MM TO 460MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED
    - A CLEAR FLOOR AREA AT ONE END OF 750MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL APPROACH
    - A MINIMUM CLEAR AREA OF 500MM ALONG FULL LENGTH OF BATHTUB
    - THE KITCHEN SHALL PROVIDE:

      - SOME USABLE COUNTER AND CLIPBOARD SPACE THAT CAN BE EASILY ACCESSIBLE BY PEOPLE WITH DISABILITIES
      - SEE CONTINUOUS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
      - ONE (1) CONTINUOUS COUNTER WITH ONE (1) HANDY GRASP (J OR D STYLE) HANDLES ON CLIPBOARDS
      - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
      - PLUMBING AND UTILITY PIPES PROVIDE 800MM UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK
      - AT LEAST ONE CLOSET WITH CLEARANCES OF 150MM ON ONE SIDE OF ADJUSTABLE BED AND A HANGER THAT CAN BE LOWERED TO 1200MM
      - THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM AND BE ACCESSIBLE BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

1. SLOPE BACKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. SLOPE BACKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
3. 34" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 328, 329, 328, 328

1 BUILDING 2 - 3RD LEVEL PLAN  
SCALE: 3/32"=1'-0"

MAR 29 2017 Plan # 11

DP 16740665

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REVISION:	NO.	DATE	DESCRIPTION

ISSUE:	DATE	DESCRIPTION

SEAL: \_\_\_\_\_

**CICCOTZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

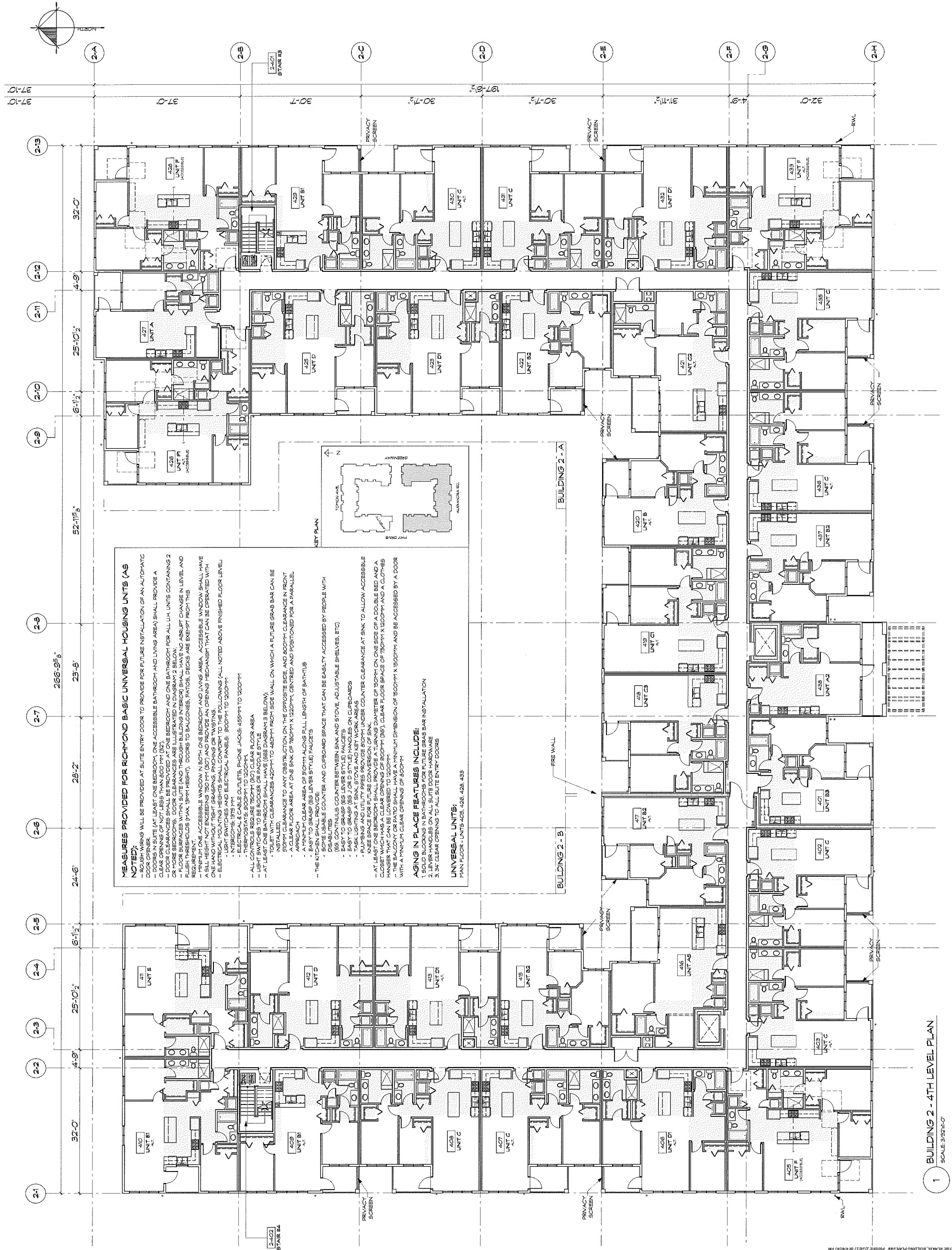
PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: 4TH LEVEL PLAN BUILDING 2	

REVISION NO.: -	SHEET NO.: A2.7
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Plan # 12  
MAR 29 2017

16-740665



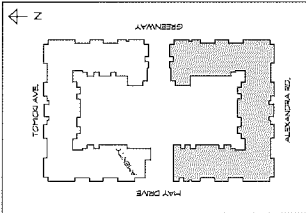
**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WORKING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800MM (32").
- AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIORS) SHALL HAVE AN EXEMPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX 19MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- ACCESSIBLE WINDOWS IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOWS SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
- ELECTRICAL VOLTAGE HEIGHTS SHALL CONFORM TO THE FOLLOWINGS (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900MM TO 1320MM
  - INTERCOMS, BELL CO. TELS, PHONE JACKS: 455MM TO 1320MM
  - THERMOSTATS: 900MM TO 1320MM
- ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
- AT LEAST ONE BATHROOM SHALL HAVE (SEE DIAGRAM 13 BELOW):
  - CLEARANCES 420MM TO 460MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
  - A CLEAR FLOOR AREA AT ONE END OF 750MM X 1220MM, CENTRED AND POSITIONED FOR A PARALLEL APPROACH
  - A CLEAR AREA OF 900MM ALONG FULL LENGTH OF BATHTUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
- THE KITCHEN SHALL PROVIDE:
  - SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSED BY PEOPLE WITH DISABILITIES
  - COUNTERTOPS BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
  - EASY TO GRASP (EG JORD STYLE) HANDLES ON CUPBOARDS
  - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PUMPING AND UTILITY PIPES PROVIDE 900MM UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE SPACE FOR FUTURE CONVERSION OF SINK TO A WASHBASIN OF 900MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900MM (36"). CLEAR FLOOR SPACE OF 750MM X 1200MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1320MM
- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 900MM X 1500MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 900MM

**AGING IN PLACE FEATURES INCLUDE:**

1. SOLID BLOCKS IN BATHROOMS FOR THE GRAB BAR INSTALLATION
2. LEVER HANDLES ON ALL SUITE DOOR HARDWARE
3. 34" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 405, 426, 435



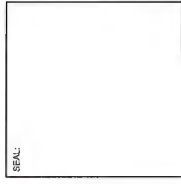
1 BUILDING 2 - 4TH LEVEL PLAN  
SCALE: 3/32"=1'-0"

FILE: RICHMOND\_BUILDING PLAN.WWK PLOTTED: 2/28/17 10:46:47 AM

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NO.	DATE	DESCRIPTION

ISSUE:  
 DATE: 27/07/2016  
 DESCRIPTION: ISSUED FOR DP  
 DATE: 19/09/2016  
 DESCRIPTION: RE-ISSUED FOR REVISIONS / DP  
 DATE: 07/10/2016  
 DESCRIPTION: ISSUED FOR PLANNING COMMITTEE  
 DATE: 17/02/2017  
 DESCRIPTION: RE-ISSUED FOR DP



Plan # 13

**CICCOTZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 681-4741

MAR 29 2017



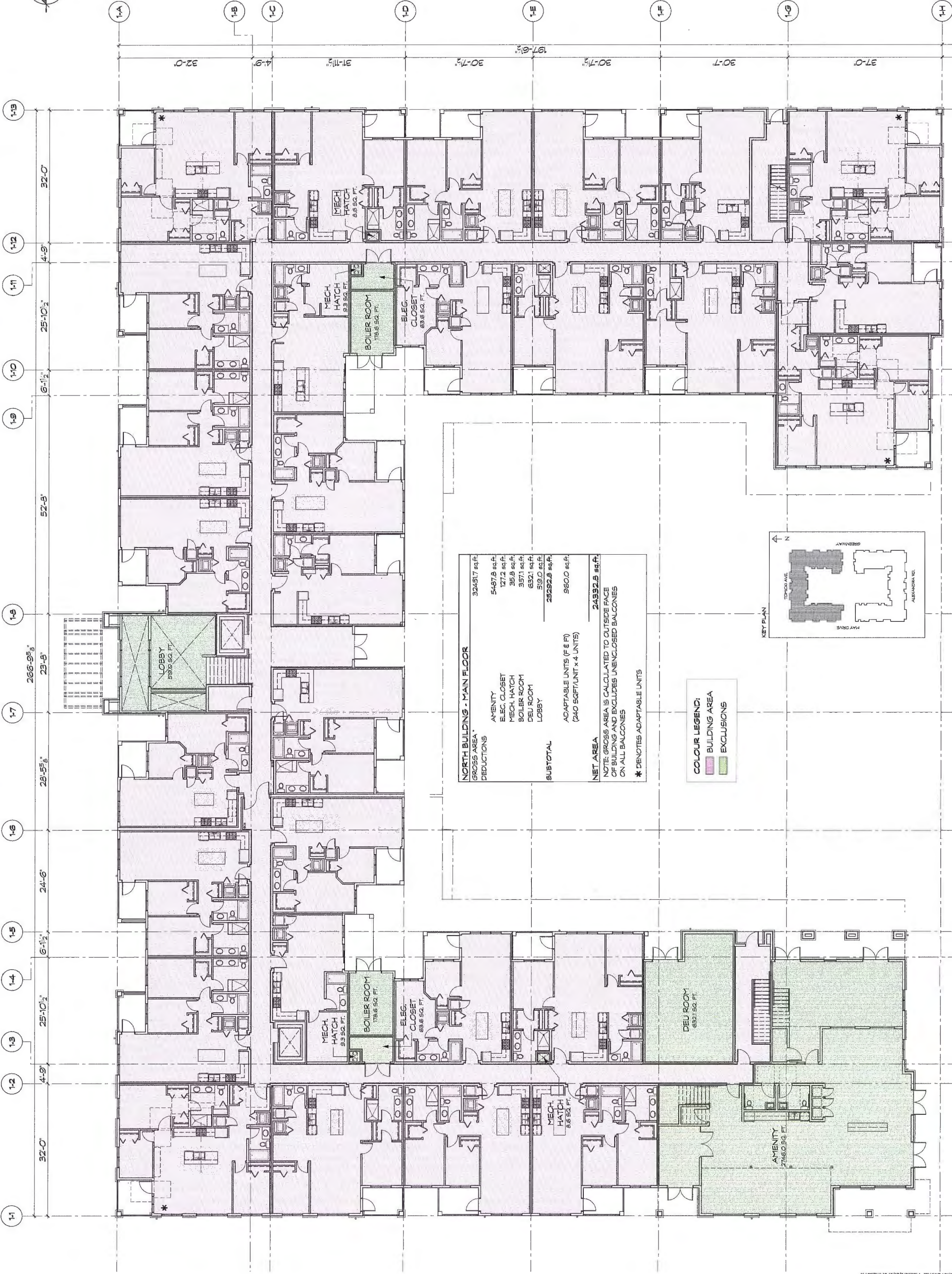
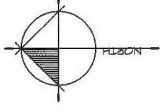
**POLYGON**

PROJECT:  
**TRAFALGAR**  
 9500 ALEXANDRA ROAD  
 RICHMOND, BC

DRAWN: JH  
 CHECKED BY: RC  
 SCALE: 3/32"=1'-0"  
 PROJECT NO.: CA-435

SHEET TITLE:  
**MAIN LEVEL PLAN  
 BUILDING 1  
 AREA OVERLAYS**

REVISION NO.: -  
 SHEET NO.: **A2.8**

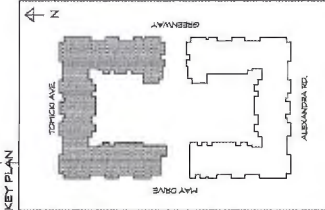


**NORTH BUILDING - MAIN FLOOR**

GROSS AREA	324517 sq.ft.
DEDUCTIONS	5487.8 sq.ft.
AMENITY	127.2 sq.ft.
ELEC. CLOSET	357.1 sq.ft.
MECH. HATCH	632.1 sq.ft.
BOILER ROOM	519.0 sq.ft.
LOBBY	25292.8 sq.ft.
ADAPTABLE UNITS (F & FT)	960.0 sq.ft.
ADAPTABLE UNITS (X4 UNITS)	24392.8 sq.ft.
<b>NET AREA</b>	<b>24392.8 sq.ft.</b>

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES  
 \* DENOTES ADAPTABLE UNITS

**COLOUR LEGEND:**  
 BUILDING AREA  
 EXCLUSIONS



1 BUILDING 1 - MAIN LEVEL PLAN (AREA OVERLAYS)  
 SCALE: 3/32"=1'-0"

DP 16-740665

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NO.	DATE	DESCRIPTION

ISSUE:  
 DATE: 27/07/2016  
 DESCRIPTION: ISSUED FOR DP  
 DATE: 28/03/2016  
 DESCRIPTION: RE-ISSUED FOR REVISIONS / DP  
 DATE: 07/12/2016  
 DESCRIPTION: ISSUED FOR PLANNING COMMITTEE  
 DATE: 17/02/2017  
 DESCRIPTION: RE-ISSUED FOR DP

SEAL: 

Plan # 14

**CICCOTZI**  
 ARCHITECTURE  
 200 - 2339 COLUMBIA STREET  
 VANCOUVER, B.C.  
 CANADA V6J 3Y3  
 TEL: (604) 687-4741



**POLYGON**

PROJECT:  
**TRAFALGAR**  
 9500 ALEXANDRA ROAD  
 RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: <b>2ND LEVEL PLAN        BUILDING 1        AREA OVERLAYS</b>	

REVISION NO.: -	SHEET NO.: <b>A2.9</b>
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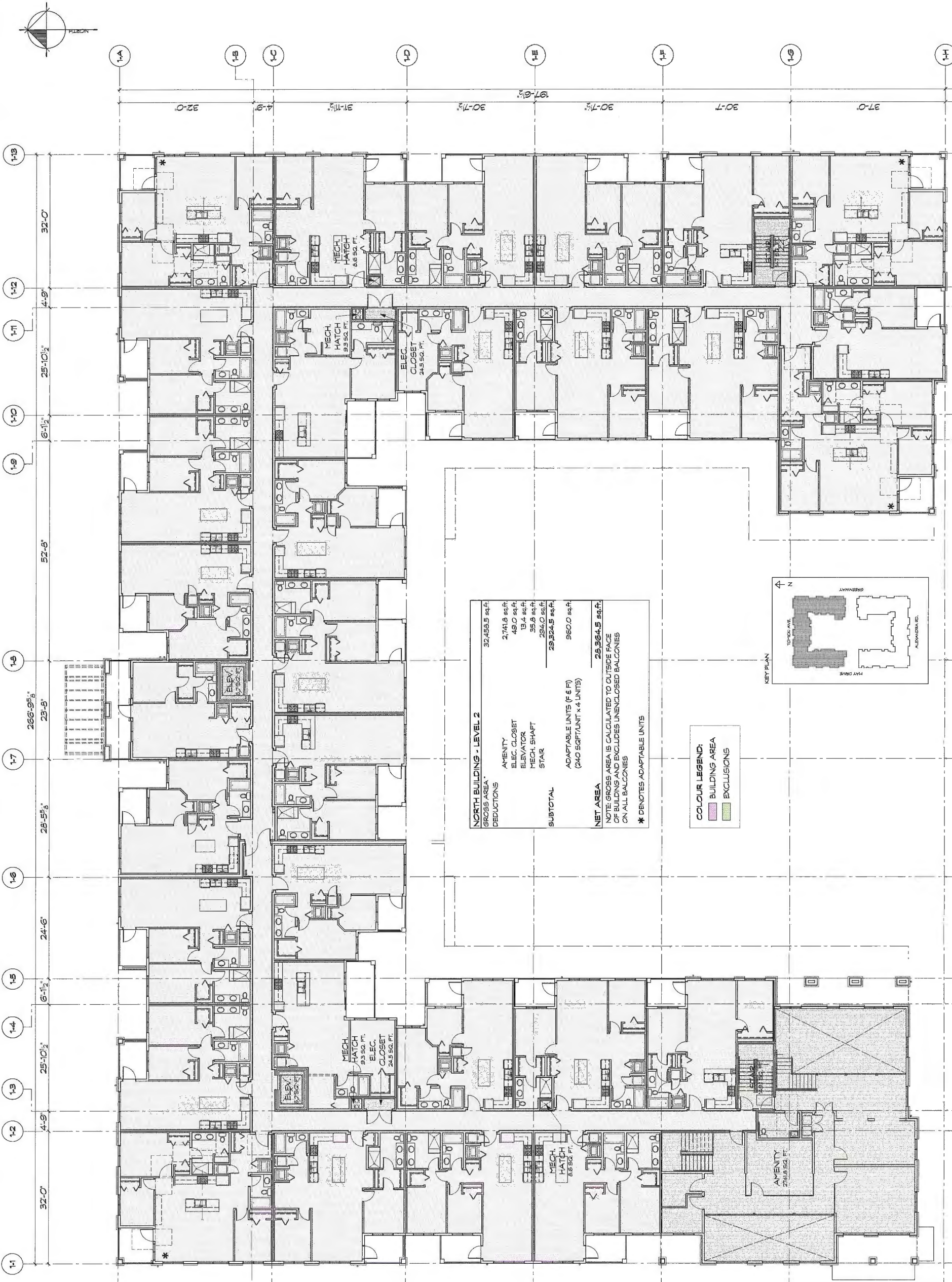
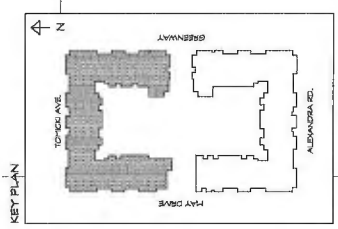
DP 16 740665

**NORTH BUILDING - LEVEL 2**

GROSS AREA*	32,453.5 sq.ft.
DEDUCTIONS	
AMENITY	2,741.8 sq.ft.
ELEC. CLOSET	49.0 sq.ft.
ELEVATOR	13.4 sq.ft.
MECH. SHAFT	35.8 sq.ft.
STAIR	294.0 sq.ft.
<b>SUBTOTAL</b>	<b>29,324.5 sq.ft.</b>
ADAPTABLE UNITS (F & F) (240 SQFT/UNIT x 4 UNITS)	960.0 sq.ft.
<b>NET AREA</b>	<b>29,324.5 sq.ft.</b>

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES  
 \* DENOTES ADAPTABLE UNITS

**COLOUR LEGEND:**  
 BUILDING AREA  
 EXCLUSIONS



**1 BUILDING 1 - 2ND LEVEL PLAN (AREA OVERLAYS)**  
 SCALE 3/32"=1'-0"

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NO.	DATE	DESCRIPTION

ISSUE:	DATE:	DESCRIPTION:

SEAL:

**CICCOZZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



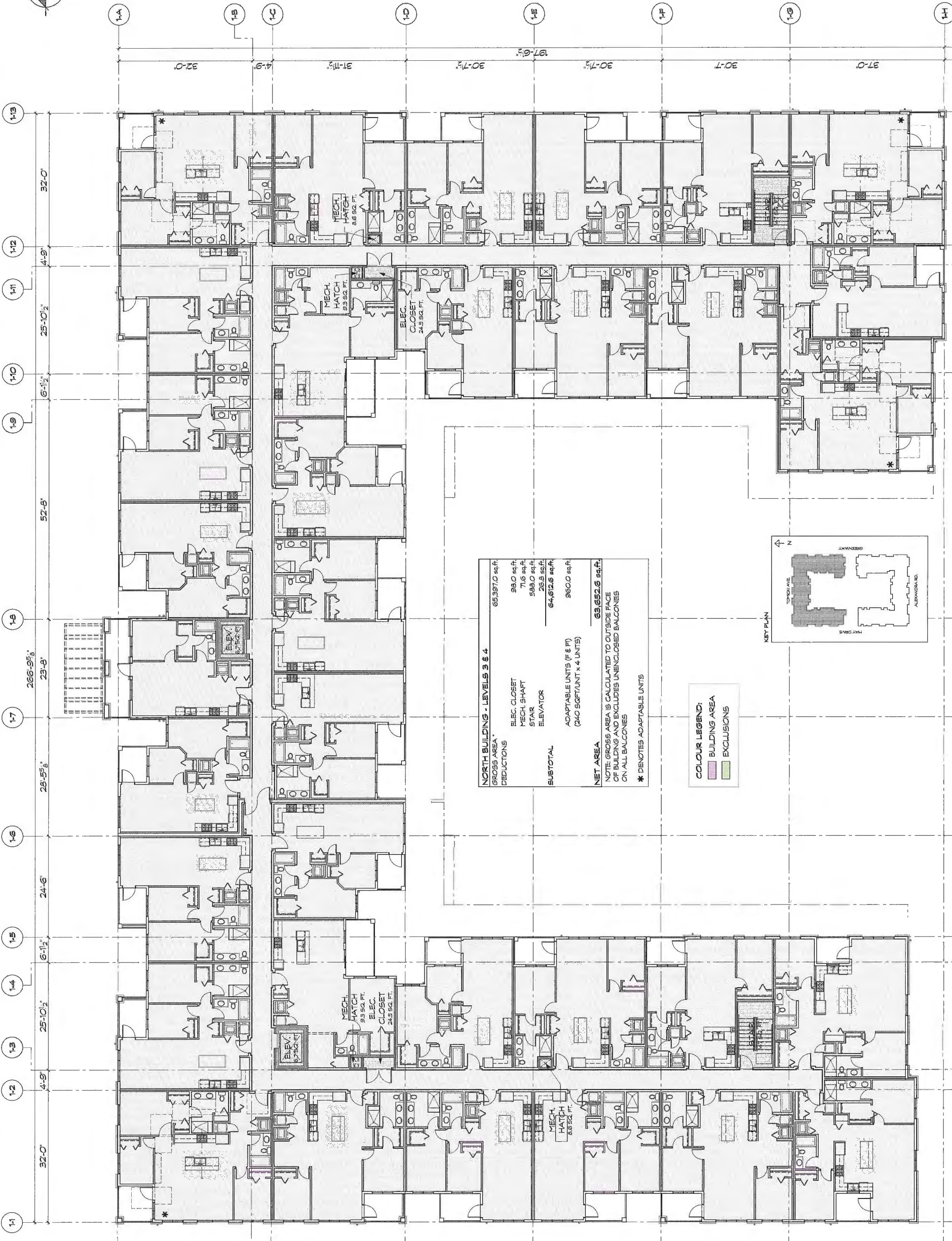
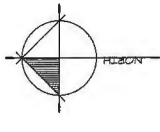
**POLYGON**

PROJECT: **TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: JH	CHECKED BY: RC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435

SHEET TITLE:  
**3RD/4TH LEVEL  
BUILDING 1  
AREA OVERLAYS**

REVISION NO.: -	SHEET NO.: <b>A2.10</b>
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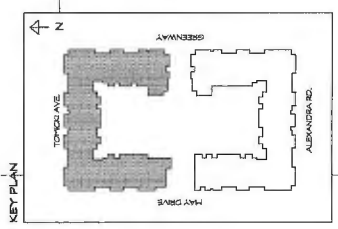
NORTH BUILDING - LEVELS 3 & 4	
GROSS AREA*	65,397.0 sq.ft.
DEDUCTIONS	
ELEC. CLOSET	99.0 sq.ft.
MECH. SHAFT	71.6 sq.ft.
STAIR	589.0 sq.ft.
ELEVATOR	26.5 sq.ft.
<b>SUBTOTAL</b>	<b>64,612.6 sq.ft.</b>
ADAPTABLE UNITS (7 @ 6 FT) (240 SQFT/UNIT x 4 UNITS)	960.0 sq.ft.
<b>NET AREA</b>	<b>63,652.6 sq.ft.</b>

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES

\* DENOTES ADAPTABLE UNITS

**COLOUR LEGEND:**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc;"></span>	BUILDING AREA
<span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0;"></span>	EXCLUSIONS



**1 BUILDING 1 - 3RD/4TH LEVEL PLAN (AREA OVERLAYS)**  
SCALE: 3/32"=1'-0"

Plan # 15

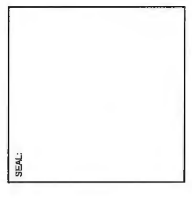
MAR 29 2017

DP 16-740665

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REVISION:	NO.	DATE	DESCRIPTION

ISSUE:  
 DATE: 27.07.2016  
 DESCRIPTION: ISSUED FOR DP  
 DATE: 19.09.2016  
 DESCRIPTION: RE-ISSUED FOR REVISIONS / DP  
 DATE: 07.10.2016  
 DESCRIPTION: ISSUED FOR PLANNING COMMITTEE  
 DATE: 17.02.2017  
 DESCRIPTION: RE-ISSUED FOR DP



Plan #16

**CICCOTZI**  
 ARCHITECTURE  
 200 - 2339 COLUMBIA STREET  
 VANCOUVER, B.C.  
 CANADA V5Y 3Y3  
 TEL: (604) 687-4741

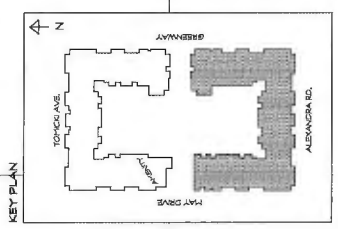
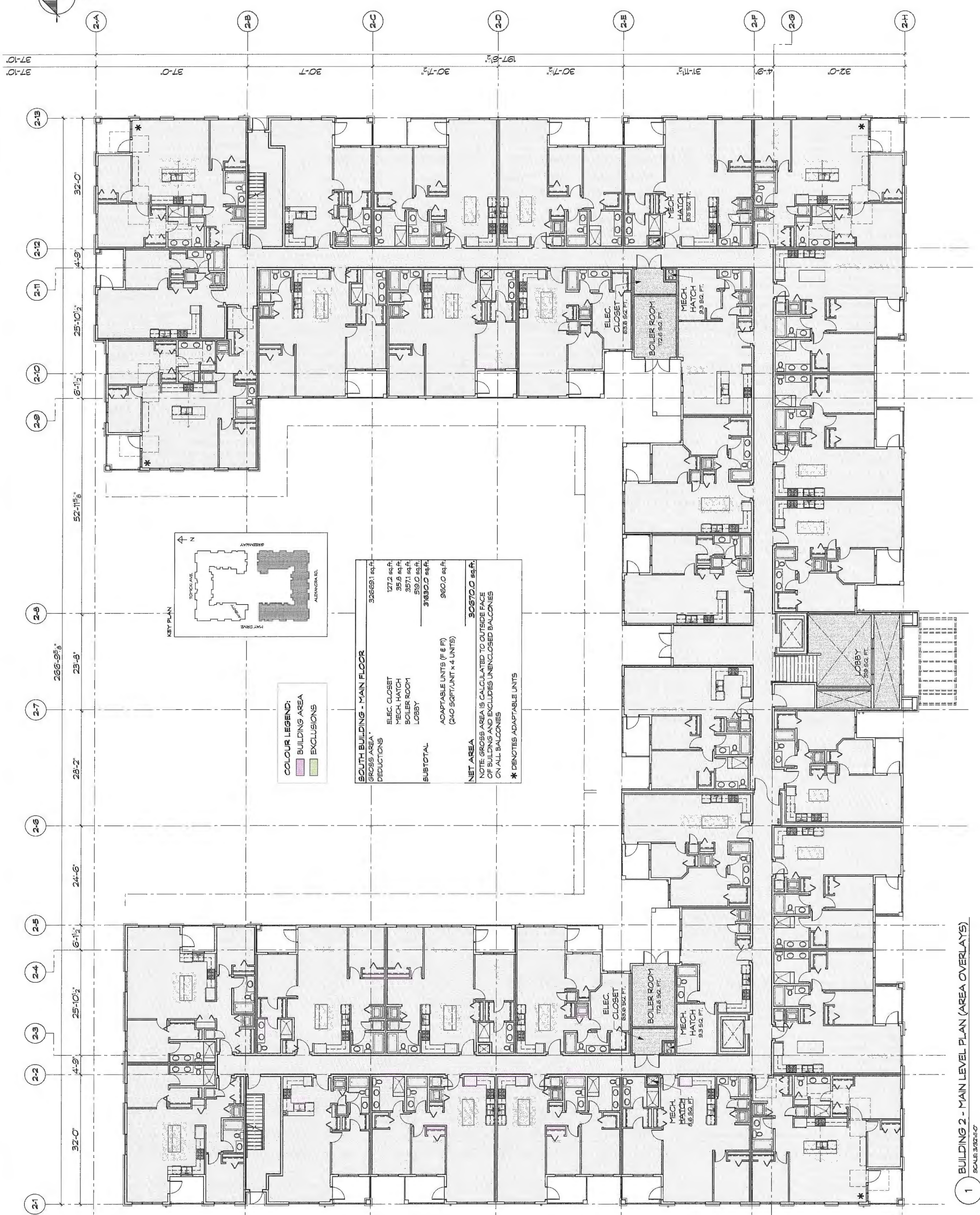
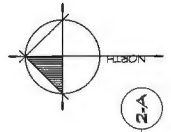


**POLYGON**

PROJECT:  
**TRAFALGAR**  
 9500 ALEXANDRA ROAD  
 RICHMOND, BC

DRAWN: JH	CHECKED BY: RC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: <b>MAIN LEVEL PLAN        BUILDING 2        AREA OVERLAYS</b>	

REVISION NO.: -	SHEET NO.: A2.11
-----------------	------------------



**COLOUR LEGEND:**

[Pink Box]	BUILDING AREA
[Green Box]	EXCLUSIONS

**SOUTH BUILDING - MAIN FLOOR**

GROSS AREA*	32669.1 sq.ft.
DEDUCTIONS	
ELEC. CLOSET	127.2 sq.ft.
MECH. HATCH	35.6 sq.ft.
BOILER ROOM	357.1 sq.ft.
LOBBY	519.0 sq.ft.
<b>SUBTOTAL</b>	<b>31630.0 sq.ft.</b>
ADAPTABLE UNITS (F & F)	960.0 sq.ft.
(240 SQFT/UNIT x 4 UNITS)	
<b>NET AREA</b>	<b>30670.0 sq.ft.</b>

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES

\* DENOTES ADAPTABLE UNITS

1 BUILDING 2 - MAIN LEVEL PLAN (AREA OVERLAYS)  
 SCALE: 3/32"=1'-0"

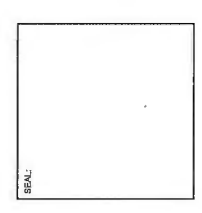
DP 16-740665

MAR 29 2017

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REVISION NO.	DATE	DESCRIPTION

ISSUE:  
 DATE: 2/27/2018  
 DESCRIPTION: RE-DESIGNED FOR DP  
 DATE: 03/23/2018  
 DESCRIPTION: RE-DESIGNED FOR REZONING / DP  
 DATE: 07/12/2016  
 DESCRIPTION: ISSUED FOR PLANNING COMMITTEE  
 DATE: 11/22/2017  
 DESCRIPTION: RE-DESIGNED FOR DP



**CICCOZZI**  
 ARCHITECTURE  
 200 - 2339 COLUMBIA STREET  
 VANCOUVER, B.C.  
 CANADA V5Y 3Y3  
 TEL: (604) 687-4741



**POLYGON**

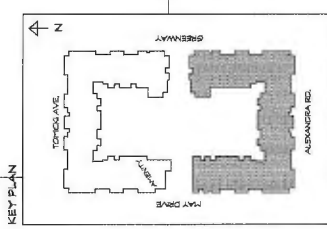
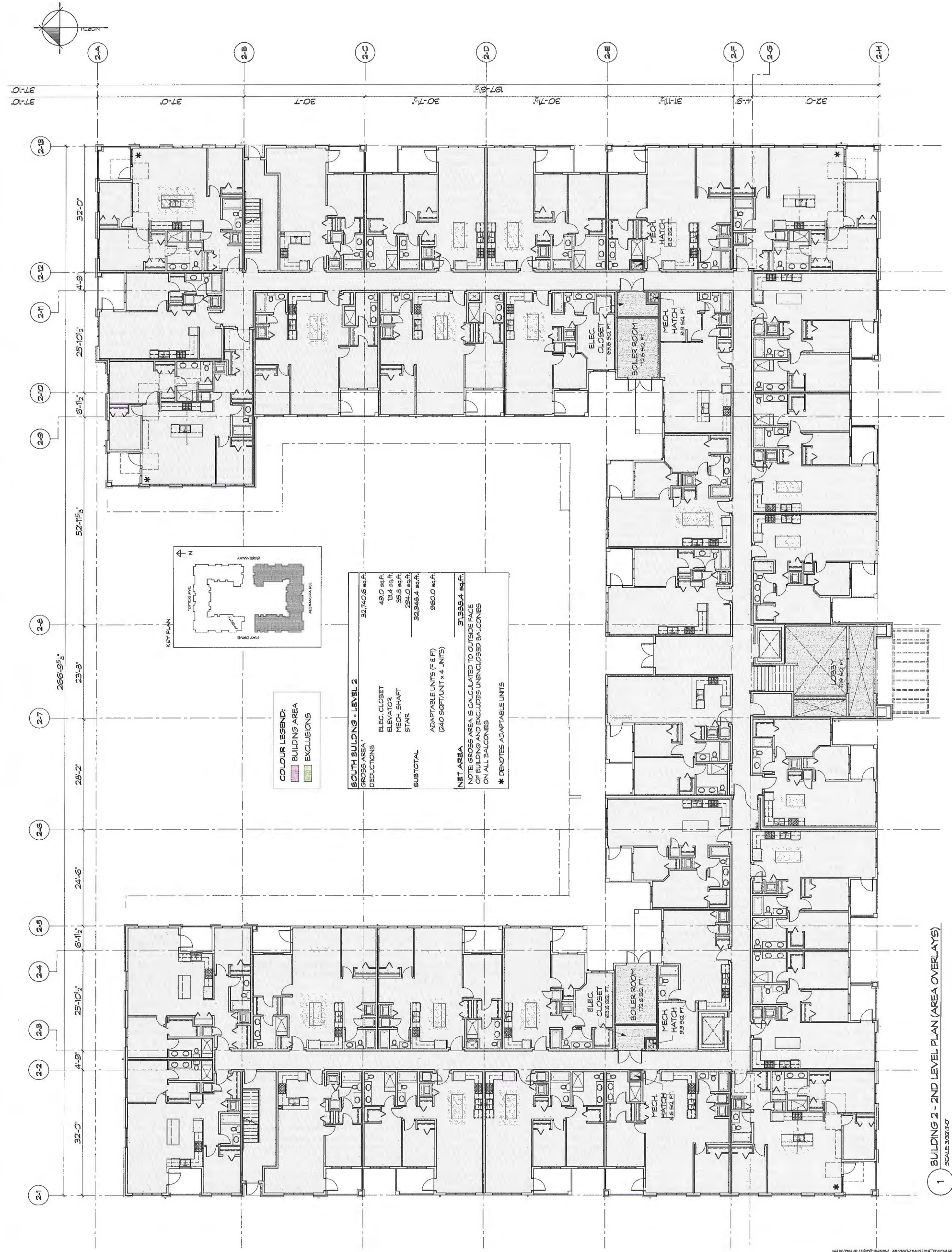
PROJECT:  
**TRAFALGAR**  
 9500 ALEXANDRA ROAD  
 RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-485
SHEET TITLE: <b>2ND LEVEL PLAN        BUILDING 2        AREA OVERLAYS</b>	

REVISION NO.: -	SHEET NO.: A2.12
-----------------	------------------

DP 16-740665

Plan #17



**COLOUR LEGEND:**

[Pink Box]	BUILDING AREA
[Green Box]	EXCLUSIONS

**SOUTH BUILDING - LEVEL 2**

GROSS AREA*	32,740.6 sq.ft.
DEDUCTIONS	
ELEC. CLOSET	49.0 sq.ft.
ELEVATOR	13.4 sq.ft.
MECH. SHAFT	35.6 sq.ft.
STAIR	294.0 sq.ft.
SUBTOTAL	32,348.4 sq.ft.
ADAPTABLE UNITS (F & FT) (240 SQFT/UNIT x 4 UNITS)	960.0 sq.ft.
<b>NET AREA</b>	<b>31,388.4 sq.ft.</b>

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES

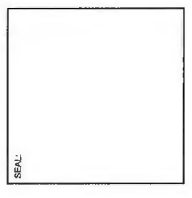
\* DENOTES ADAPTABLE UNITS

1 BUILDING 2 - 2ND LEVEL PLAN (AREA OVERLAYS)  
 SCALE: 3/32"=1'-0"

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REVISION:	NO.	DATE:	DESCRIPTION:

ISSUE:  
 DATE: 21/07/2018  
 DESCRIPTION: SEND FOR DP  
 DATE: 09/03/2018  
 DESCRIPTION: RE-SEND FOR REZONING / DP  
 DATE: 07/12/2016  
 DESCRIPTION: SEND FOR PLANNING COMMITTEE  
 DATE: 17/02/2017  
 DESCRIPTION: RE-SEND FOR DP



**CICCOTZI**  
 ARCHITECTURE

200 - 2339 COLUMBIA STREET  
 VANCOUVER, B.C.  
 CANADA V5Y 3Y3  
 TEL: (604) 687-4741



**POLYGON**

PROJECT:  
**TRAFALGAR**  
 9500 ALEXANDRA ROAD  
 RICHMOND, BC

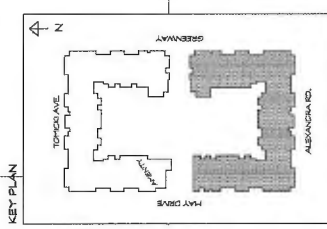
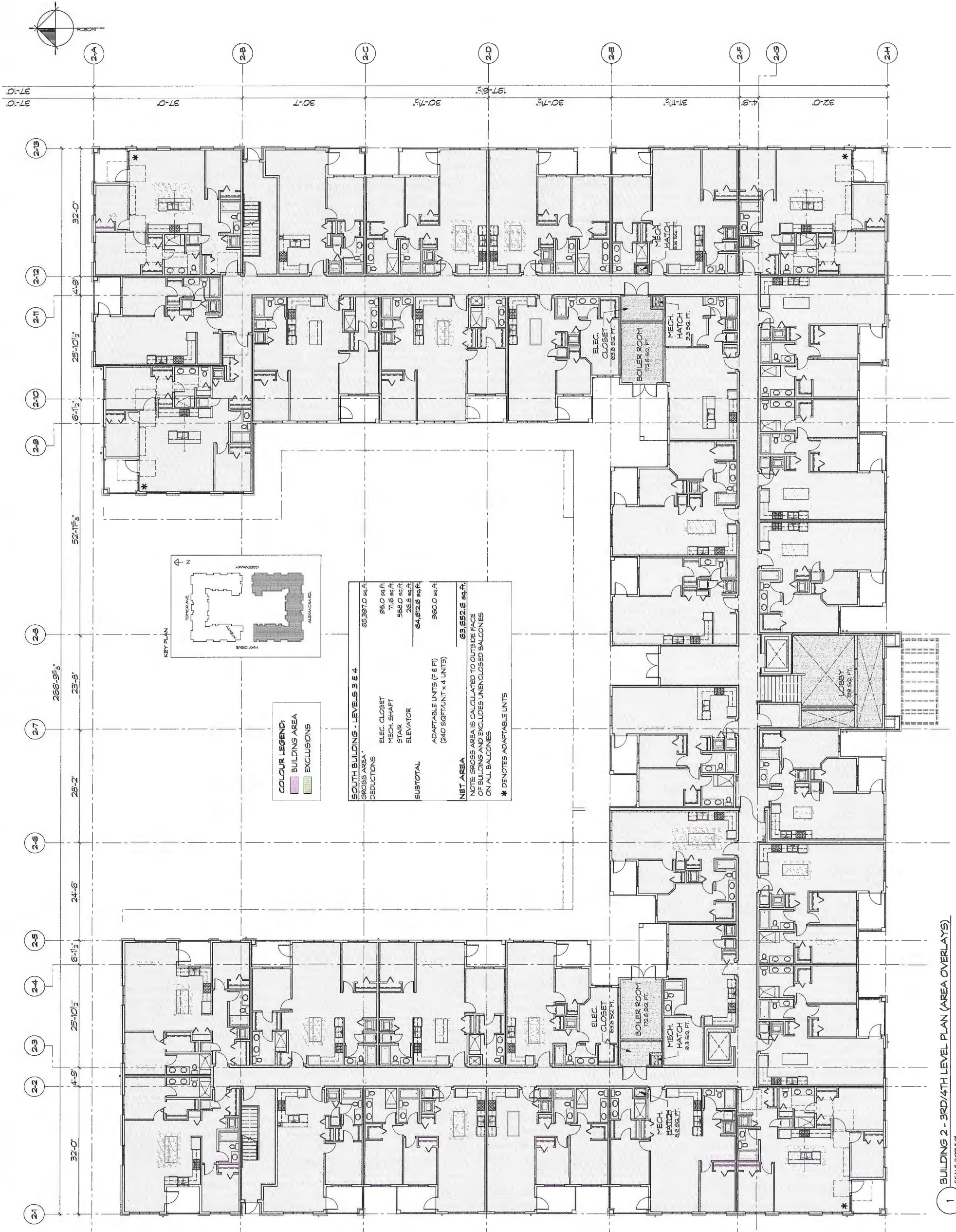
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SHEET TITLE: <b>3RD/4TH LEVEL BUILDING 2 AREA OVERLAYS</b>	

REVISION NO.: -	SHEET NO.: <b>A2.13</b>
-----------------	-------------------------

Plan # 18

MAR 29 2017

DP 16-740665



**COLOUR LEGEND:**

- BUILDING AREA
- EXCLUSIONS

**SOUTH BUILDING - LEVELS 3 & 4**

GROSS AREA*	65,397.0 sq.ft.
DEDUCTIONS	
ELEC. CLOSET	99.0 sq.ft.
MECH. SHAFT	71.6 sq.ft.
STAR	595.0 sq.ft.
ELEVATOR	26.9 sq.ft.
SUBTOTAL	64,612.6 sq.ft.
ADAPTABLE UNITS (F & P) (240 SQFT/UNIT x 4 UNITS)	960.0 sq.ft.
<b>NET AREA</b>	<b>63,652.6 sq.ft.</b>

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES

\* DENOTES ADAPTABLE UNITS

1 BUILDING 2 - 3RD/4TH LEVEL PLAN (AREA OVERLAYS)  
 SCALE 3/32"=1'-0"

FILE: RICHMOND\_BUILDING\_PLAN\_V01.rvt Project: 2017/04/24/2017

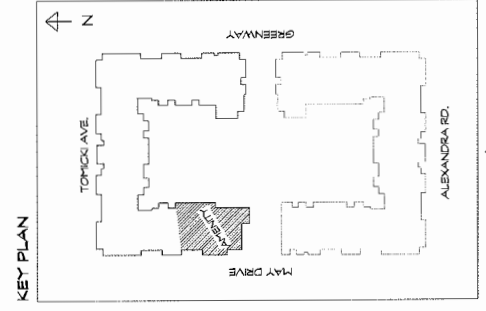


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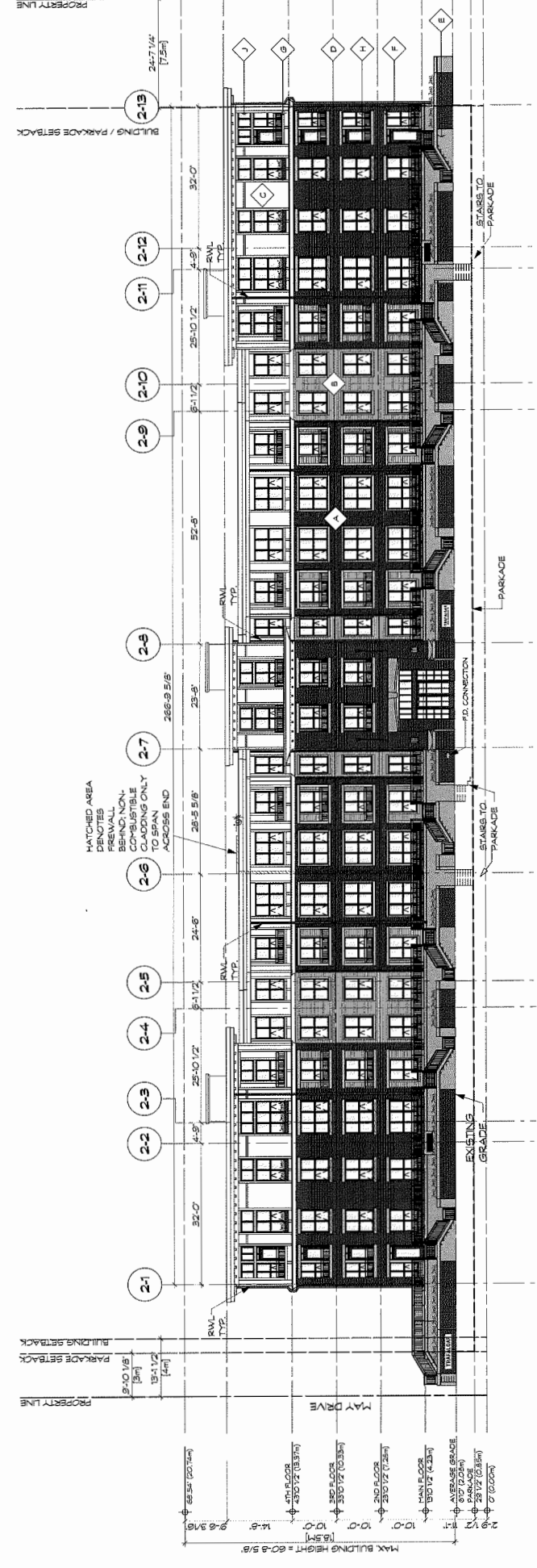
REVISION:	NO.	DATE	DESCRIPTION:

ISSUE:	DATE	DESCRIPTION:
	16.03.16	ISSUE FOR REZONING
	27.07.16	ISSUED FOR DEVELOPMENT PERMIT
	19.09.2016	RE-ISSUED FOR REZONING / DP
	07.10.2016	ISSUED FOR PLANNING COMMITTEE
	17.02.2017	RE-ISSUED FOR DP

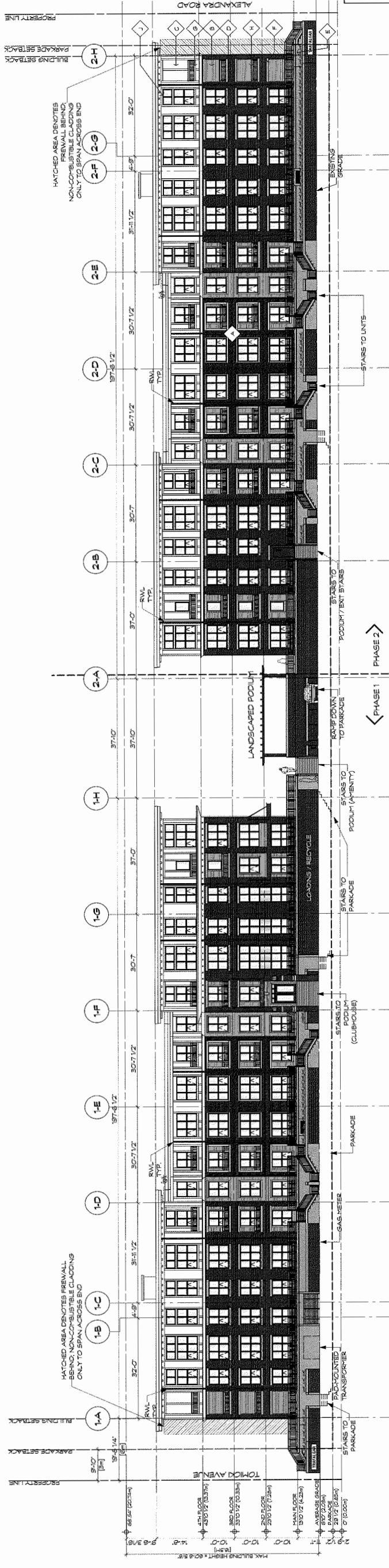
- MATERIAL LEGEND:**
- A HARDIE HORIZONTAL S/DNG
  - B BENJAMIN MOORE HC-165 KENDALL CHARCOAL
  - C HARDIE HORIZONTAL S/DNG
  - D BENJAMIN MOORE CC-9 SEAPEARL
  - E HARDIE PANEL S/DNG W/ WOOD BATTENS
  - F BENJAMIN MOORE CC-19 SEAPEARL
  - G BRICK CLADDING
  - H MUTUAL MATERIALS INCA-FIBERON
  - I CAST IN PLACE CONCRETE UNPAINTED SMOOTH FINISH
  - J PRECAST CONCRETE UNPAINTED SMOOTH FINISH
  - K PAINTED WOOD TRIM
  - L BENJAMIN MOORE CC-19 SEAPEARL
  - M ALUMINUM RAILINGS
  - N REFINISHED ALUMINUM BLACK
  - O VINTL DOORS & WINDOWS
  - P PREFINISHED VINTL FRAME BLACK



1 SOUTH BUILDING SOUTH ELEVATION (ALEXANDRA ROAD)  
SCALE 1/8"=1'-0"



2 NORTH & SOUTH BUILDINGS: MAY DRIVE ELEVATION  
SCALE 1/8"=1'-0"



MAR 29 2017

Plan # 19

**CICCOTZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: ANV	CHECKED BY: SS
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: ELEVATIONS PLAN #4	

REVISION NO.: -	SHEET NO.: A4.0
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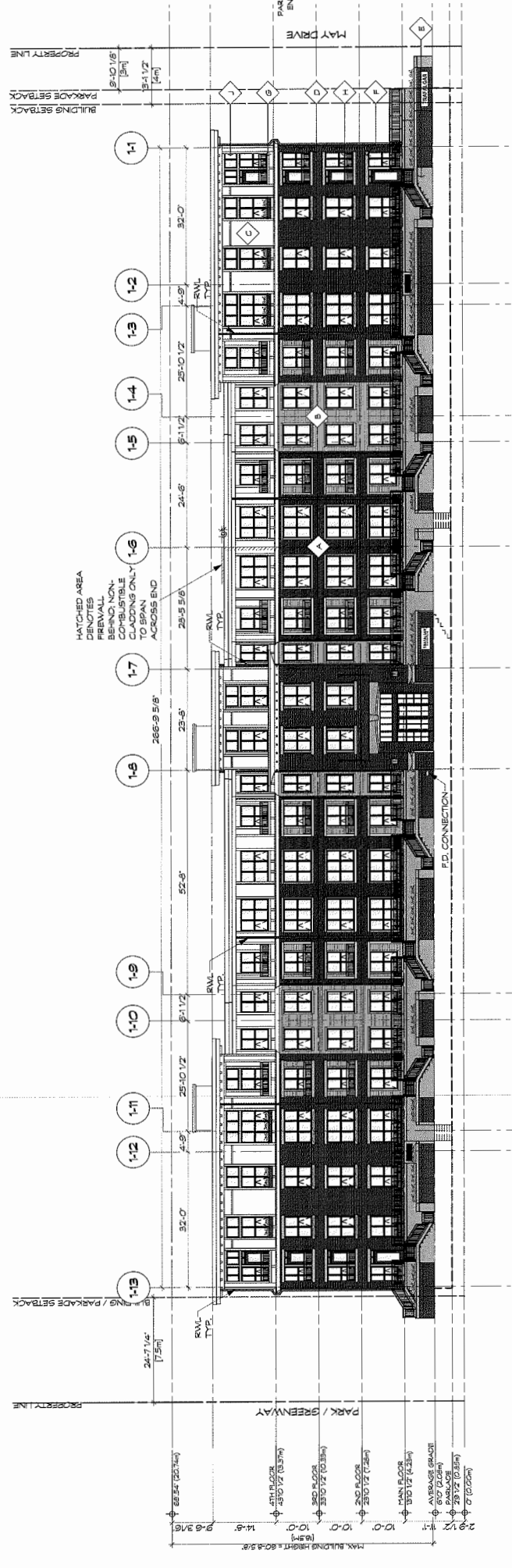
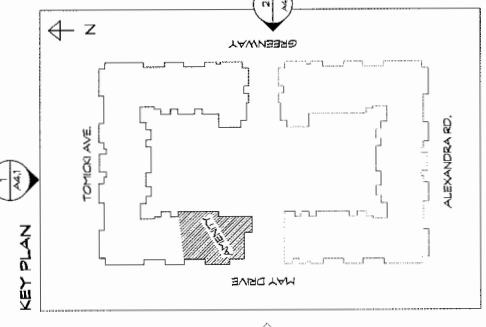
DP 16-740665

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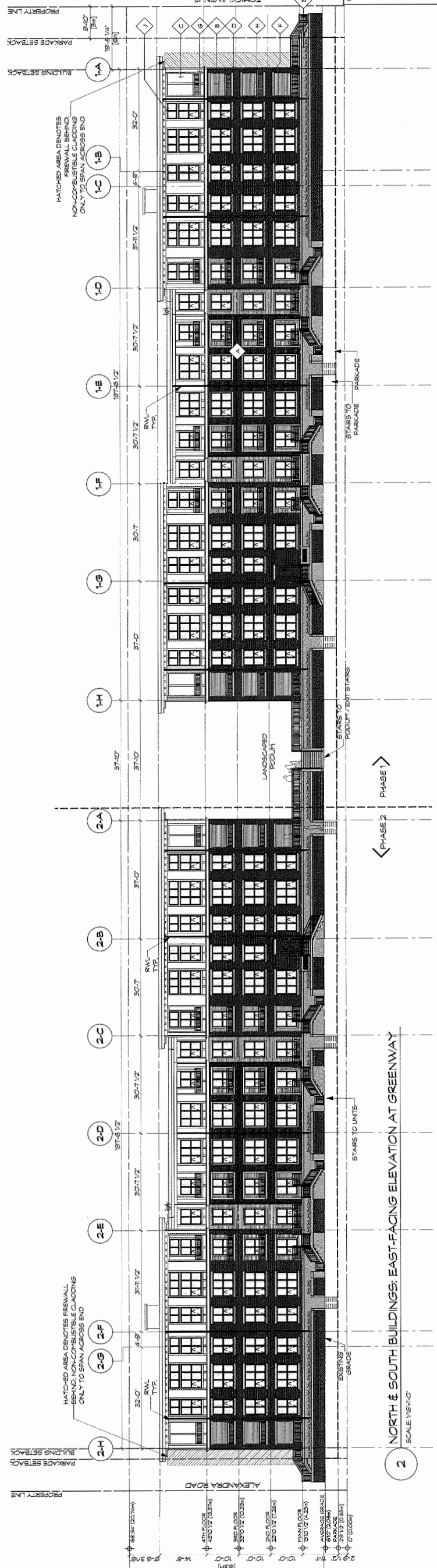
REVISION:	NO.	DATE	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:
	16.03.16	SCALE FOR REZONING
	27.07.16	SCALE FOR DEVELOPMENT PERMIT
	19.09.2016	RE-SCALE FOR REZONING / DP
	07.10.2016	SCALE FOR PLANNING COMMITTEE
	17.02.2017	RE-SCALE FOR DP

- MATERIAL LEGEND:**
- 1 HARDIE HORIZONTAL SIDING
  - 2 BENJAMIN MOORE HC-165 MENDALL CHARCOAL
  - 3 HARDIE HORIZONTAL SIDING BENJAMIN MOORE CC-19 SEAPEARL
  - 4 HARDIE PANEL SIDING W/ WOOD BATTENS BENJAMIN MOORE CC-19 SEAPEARL
  - 5 BRICK CLADDING MUTUAL MATERIALS NCA MISSION
  - 6 CAST IN PLACE CONCRETE UNPAINTED SMOOTH FINISH
  - 7 PRECAST CONCRETE UNPAINTED SMOOTH FINISH
  - 8 PAINTED WOOD TRIM BENJAMIN MOORE CC-19 SEAPEARL
  - 9 ALUMINUM RAILINGS PREFINISHED ALUMINUM BLACK
  - 10 VINYL DOORS & WINDOWS PREFINISHED VINYL FRAME BLACK



1 NORTH BUILDING NORTH ELEVATION (TOMICK AVENUE)  
SCALE 1/8"=1'-0"



2 NORTH & SOUTH BUILDINGS: EAST-FACING ELEVATION AT GREENWAY  
SCALE 1/8"=1'-0"

**CICCOTZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: AV	CHECKED BY: SS
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-455
SHEET TITLE: ELEVATIONS PLAN #4	
PROGRAM NO.: -	SHEET NO.: A4.1

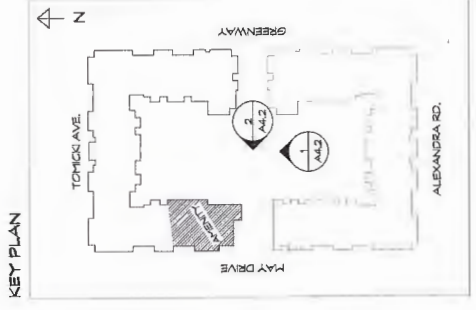
Plan B 20

MAR 29 2017

DP 16-740665

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- MATERIAL LEGEND:**
- Ⓐ HARDIE HORIZONTAL SIDING  
BENJAMIN MOORE  
HC-166 KENDALL CHARCOAL
  - Ⓑ HARDIE HORIZONTAL SIDING  
BENJAMIN MOORE  
CC-19 SEASPEARL
  - Ⓒ HARDIE PANEL SIDING  
W/ WOOD BATTENS  
BENJAMIN MOORE  
CC-19 SEASPEARL
  - Ⓓ BRICK CLADDING  
MULTI-MATERIALS  
INCA MISSION
  - Ⓔ CAST IN PLACE CONCRETE  
UNPAINTED SMOOTH FINISH
  - Ⓕ PRECAST CONCRETE  
UNPAINTED SMOOTH FINISH
  - Ⓖ PAINTED WOOD TRIM  
BENJAMIN MOORE  
CC-19 SEASPEARL
  - Ⓗ ALUMINUM RAILINGS  
PREFINISHED ALUMINUM  
BLACK
  - Ⓙ VINYL DOORS & WINDOWS  
PREFINISHED VINYL FRAME  
BLACK



NO.	DATE	DESCRIPTION

ISSUE:	DESCRIPTION:
DATE: 16.03.16	ISSUE FOR REZONING
DATE: 27.07.16	ISSUED FOR DEVELOPMENT PERMIT
DATE: 19.09.2016	RE-ISSUED FOR REZONING / DP
DATE: 07.03.2016	ISSUED FOR PLANNING COMMITTEE
DATE: 17.02.2017	RE-ISSUED FOR DP

Plan # 21

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200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

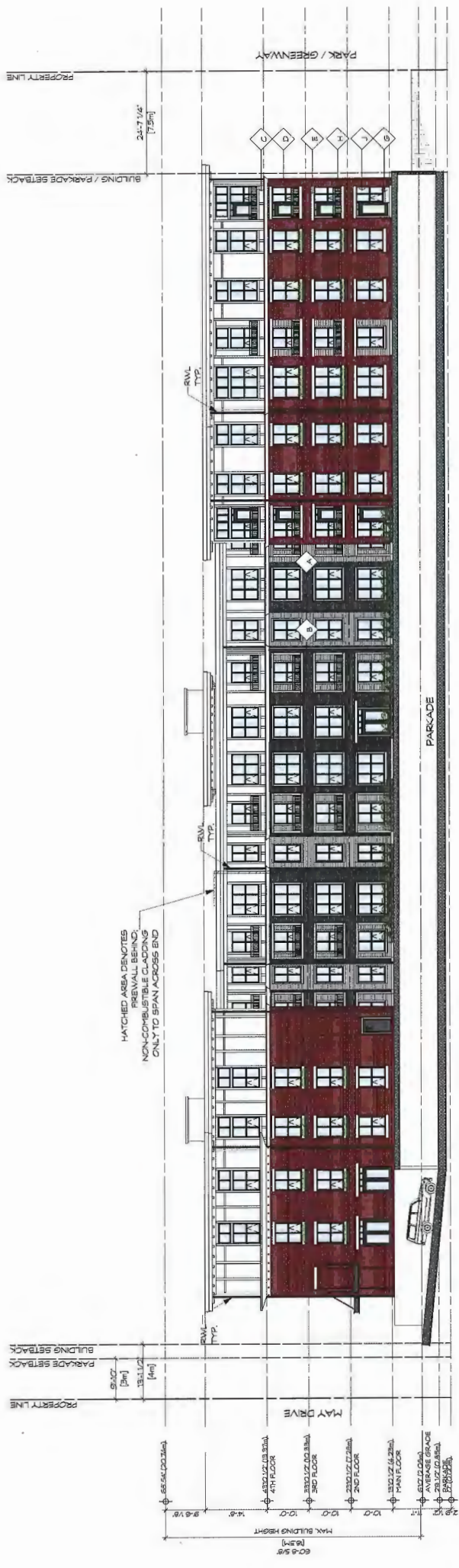


**POLYGON**

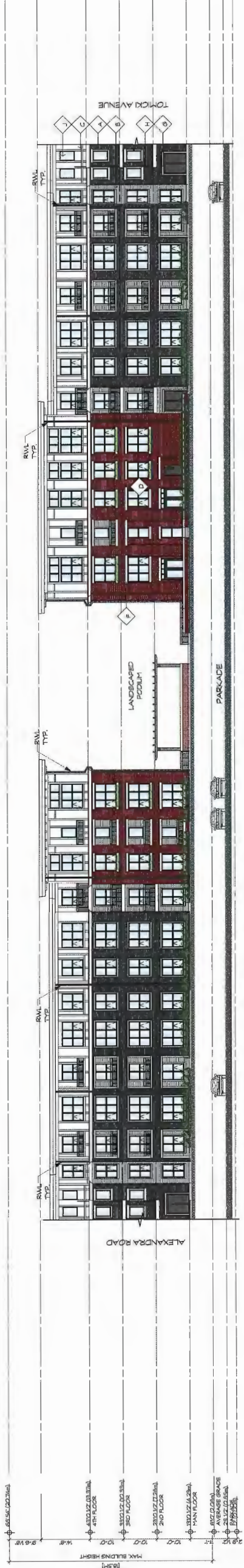
PROJECT: TRAFALGAR  
5500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: AW	CHECKED BY: SS
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: ELEVATIONS PLAN #4	

REVISION NO.: -	SHEET NO.: A4.2
-----------------	-----------------



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

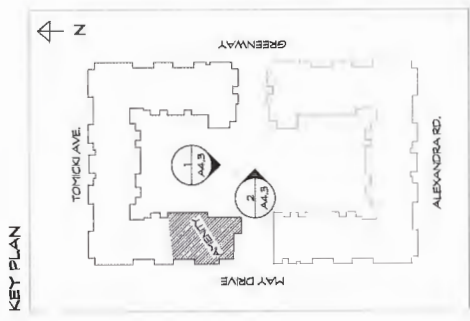


2 NORTH & SOUTH BUILDINGS - COURTYARD WEST ELEVATION  
SCALE 1/8"=1'-0"

DP 16-740665

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- MATERIAL LEGEND:**
- A HARDIE HORIZONTAL SIDING  
BENJAMIN MOORE  
HC-166 KENDALL CHARCOAL
  - B HARDIE HORIZONTAL SIDING  
BENJAMIN MOORE  
CC-19 SEAPEARL
  - C HARDIE PANEL SIDING  
W/ WOOD BATTENS  
BENJAMIN MOORE  
CC-19 SEAPEARL
  - D BRICK CLADDING  
INCA MIBSON  
INCA MIBSON
  - E CAST IN PLACE CONCRETE  
UNPAINTED SMOOTH FINISH
  - F PRECAST CONCRETE  
UNPAINTED SMOOTH FINISH
  - G PAINTED WOOD TRIM  
BENJAMIN MOORE  
CC-19 SEAPEARL
  - H ALUMINUM RAILINGS  
REPAINTED ALUMINUM  
BLACK
  - I VINYL DOORS & WINDOWS  
PREFINISHED VINYL FRAME  
BLACK



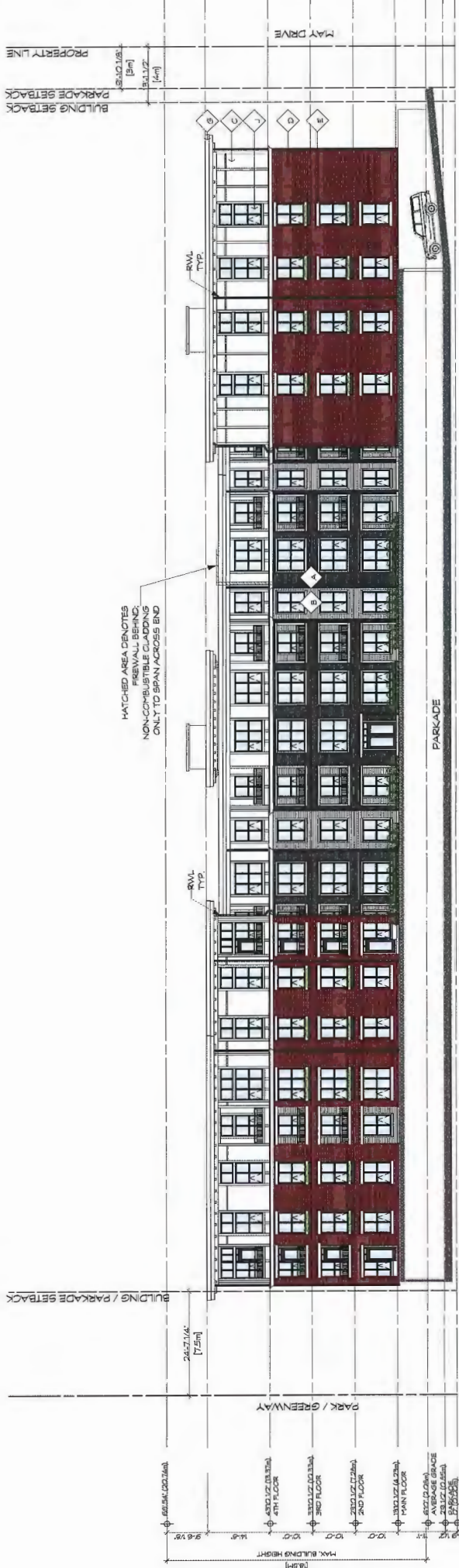
**REVISION:**

NO.	DATE	DESCRIPTION

**ISSUE:**

DATE	DESCRIPTION
16.03.16	ISSUE FOR REZONING
27.07.16	ISSUED FOR DEVELOPMENT PERMIT
19.09.2016	RE-ISSUED FOR REZONING / DP
07.10.2016	ISSUED FOR PLANNING COMMITTEE
17.02.2017	RE-ISSUED FOR DP

PROPERTY LINE  
BUILDING SETBACK  
PARKADE SETBACK



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



2 NORTH & SOUTH BUILDINGS - COURTYARD EAST ELEVATION  
SCALE 1/8"=1'-0"

Plan # 22

**CICCOZZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

MAR 29 2017



**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: AW	CHECKED BY: SS
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: ELEVATIONS PLAN #4	

REVISION NO.: -	SHEET NO.: A4.3
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DP 16-740665

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REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
30.09.2016	RE-SUBMITTED FOR REZONING / DP
07.11.2016	RE-SUBMITTED FOR PLANNING COMMITTEE
14.01.2017	RE-SUBMITTED FOR ADP
17.02.2017	RE-SUBMITTED FOR DP

SEAL:

Plan # 23

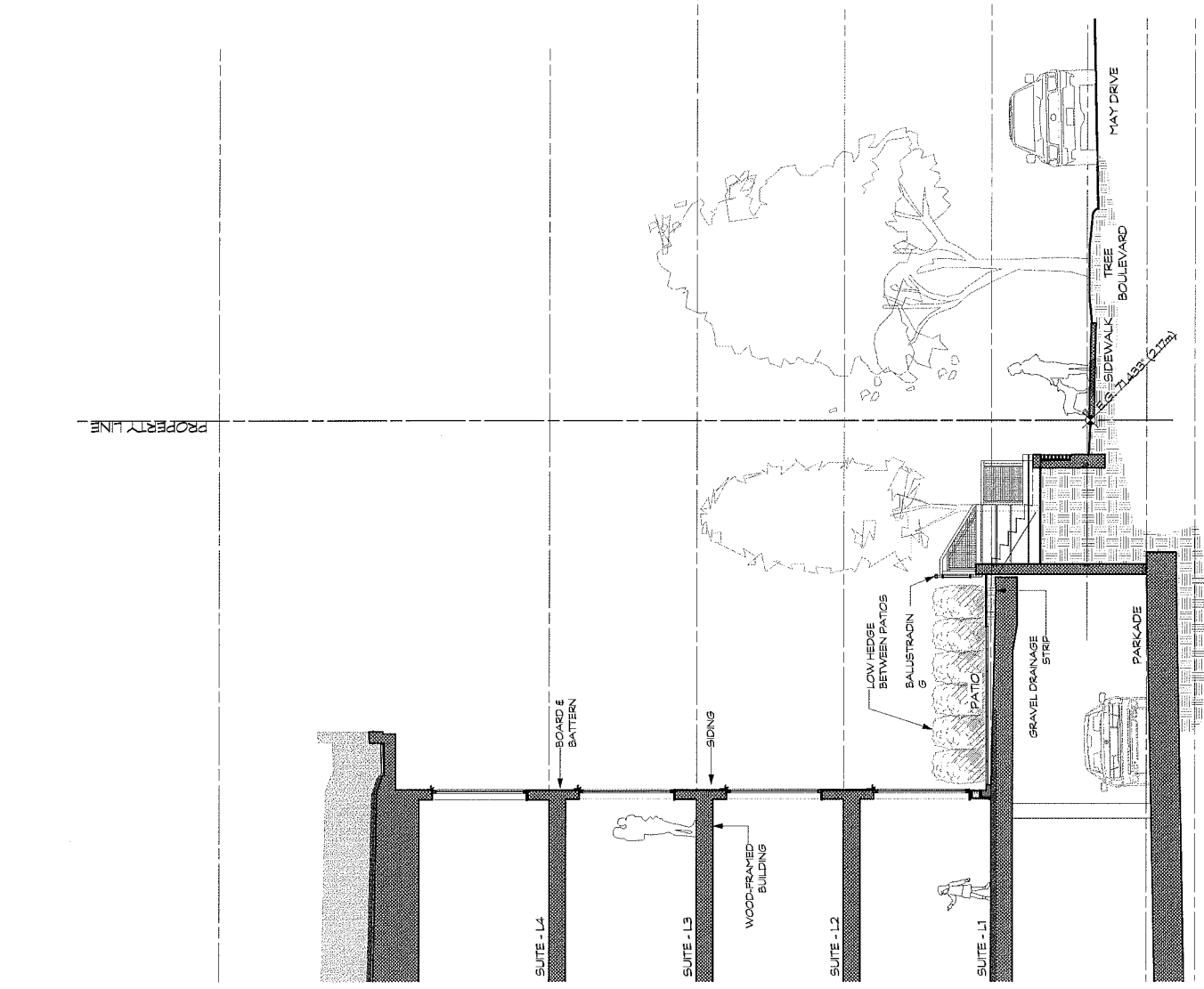
**CICCOZZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



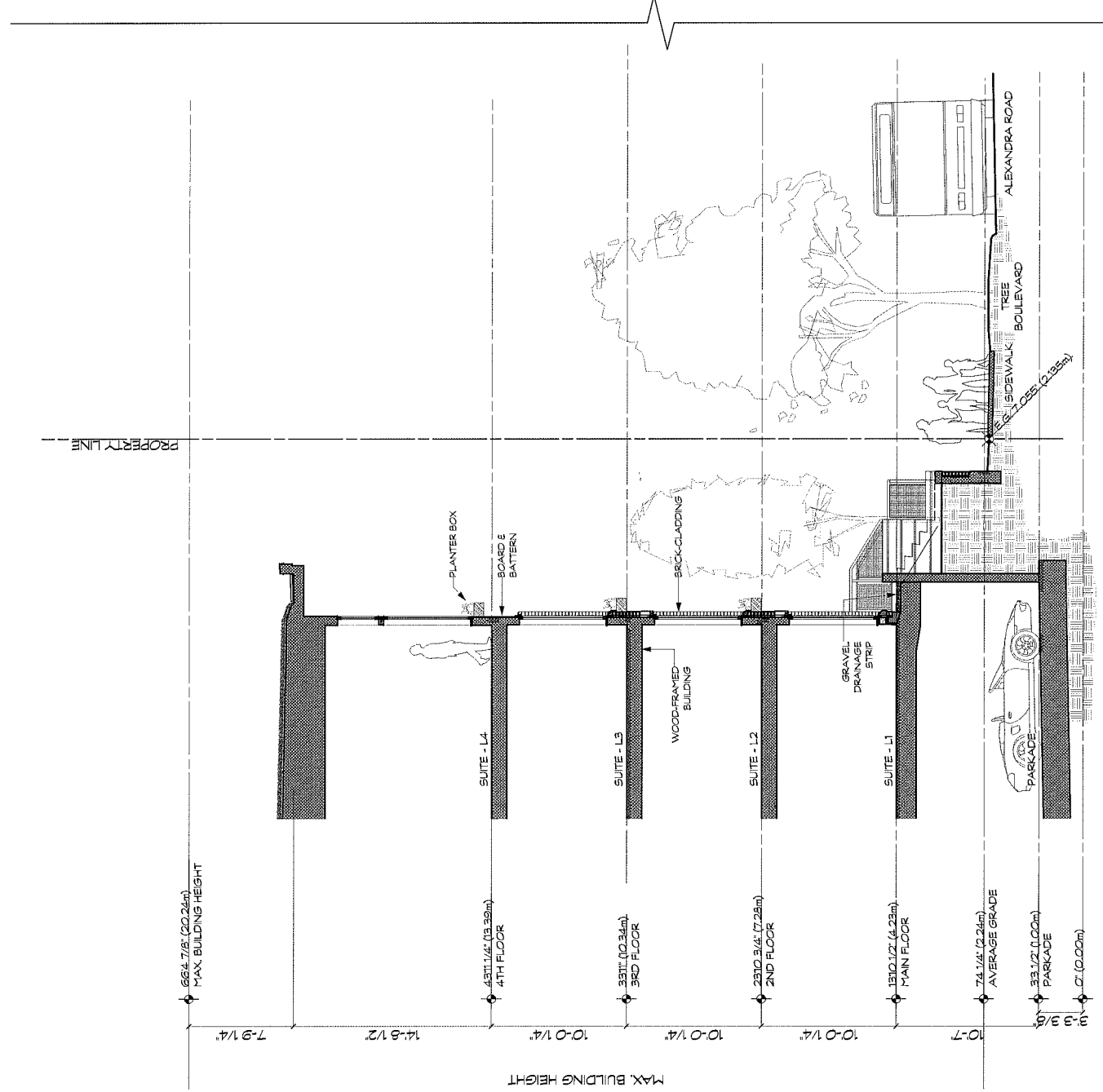
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9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: EPT	CHECKED BY: SS
SCALE: 3/16"=1'-0"	PROJECT NO.: CA-485
SHEET TITLE: <b>Building Sections EDGE TREATMENT</b>	

REVISION NO.: -	SHEET NO.: <b>A5.0</b>
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TYPICAL WALL SECTION AT MAY DRIVE



TYPICAL WALL SECTION AT ALEXANDRA ROAD

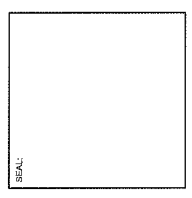
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
9/29/2016	RE-SUBMITTED FOR REZONING / DP
07/12/2016	ISSUED FOR PLANNING COMMITTEE
9/15/2017	ISSUED FOR ADP
11/22/2017	RE-SUBMITTED FOR DP



**CICOZZI**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

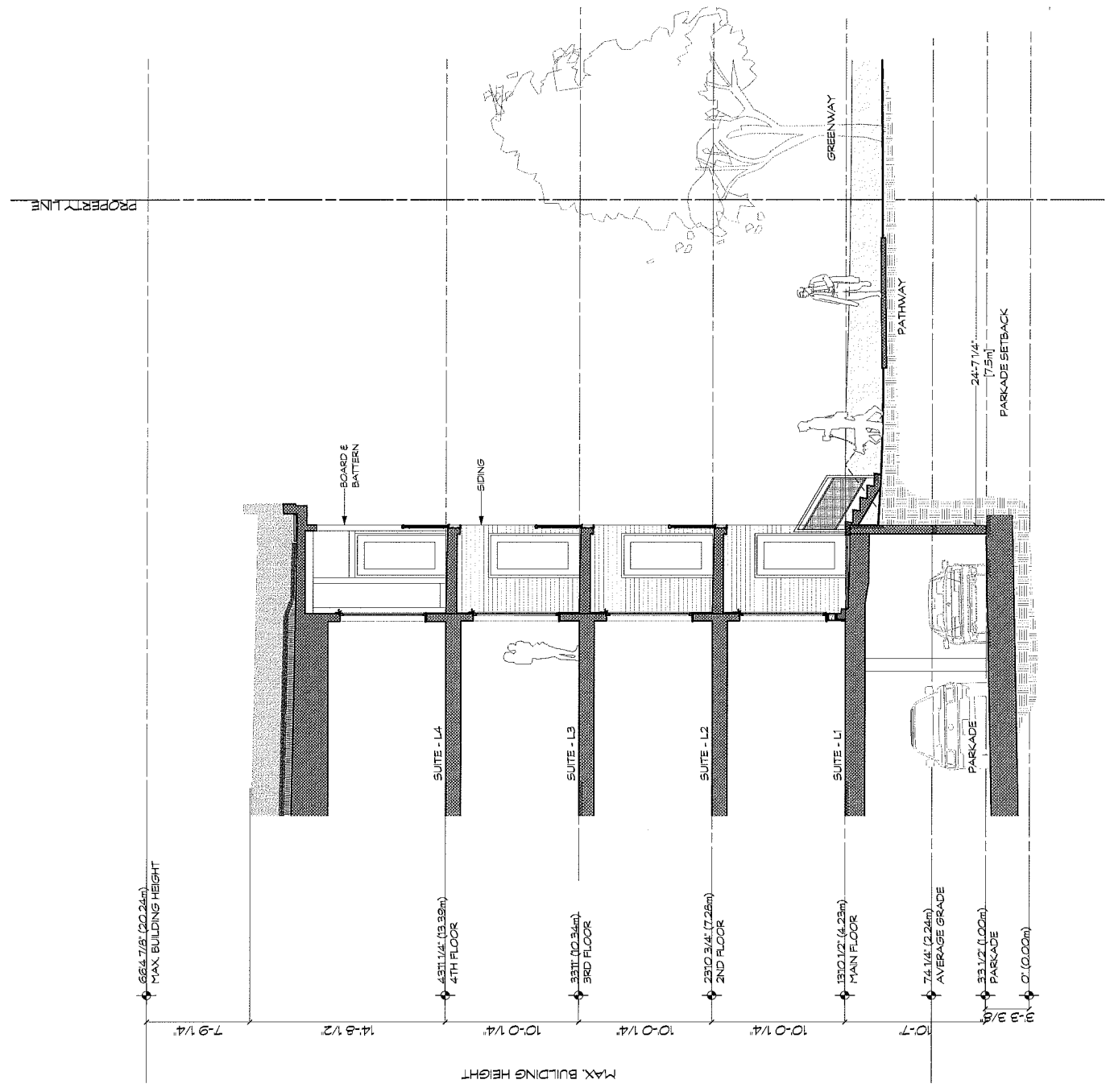
DRAWN	EM	CHECKED BY	SS
SCALE	3/16"=1'-0"	PROJECT NO.	CA-435

SHEET TITLE:  
**Building Sections**  
**EDGE TREATMENT**

REVISION NO.	-	SHEET NO.	A5.1
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DP 16-740665

Plan # 24



TYPICAL WALL SECTION AT GREENWAY

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

# TRAFALGAR SQUARE

## LANDSCAPE ARCHITECTURAL SET — REISSUED FOR DP

### PROJECT INFORMATION

**CLIENT:**  
POLYGON DEVELOPMENT  
CONTACT NAME: ROBIN GLOVER  
EMAIL: RGLOVER@POLYHOMES.COM  
PH: (604) 871-4135

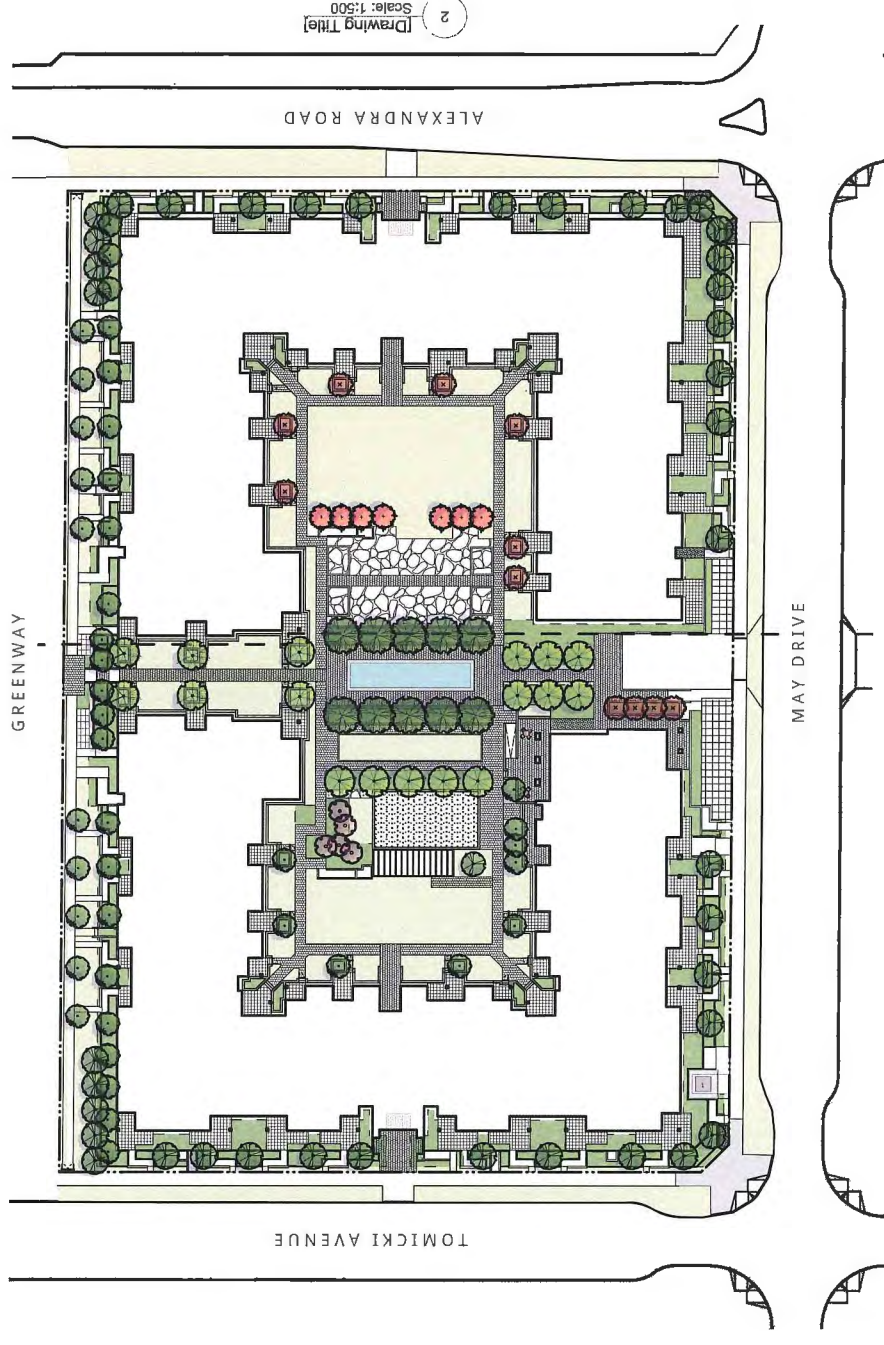
**LANDSCAPE ARCHITECT:**  
CONNECT LANDSCAPE ARCHITECTURE INC.  
CONTACT NAME: DAVID STOYKO / MARINA ROMMEL  
2305 HENLOCK STREET  
VANCOUVER, BRITISH COLUMBIA, V6H 2V1  
EMAIL: DAVID@CONNECTLA.CA / MARINA@CONNECTLA.CA  
PH: (604) 881-3303

### LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L.0.0	COVER SHEET AND DRAWING LIST
L.1.0	SITE PLAN
L.1.1	ENLARGEMENT PLANS
L.1.2	PRECEDENT IMAGES
L.1.3	GRADING
L.1.4	LIGHTING & IRRIGATION
L.1.5	LANDSCAPE SECTIONS
L.2.0	PLANT MATERIALS
L.3.0	DETAILS - SOFTSCAPE
L.3.1	DETAILS - HARDSCAPE & FURNISHINGS
L.3.2	DETAILS - WALLS
L.3.3	DETAILS - PLAY AREAS
L.3.4	DETAILS - FEATURE ELEMENTS

### GENERAL NOTES

- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
- THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
- ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
- LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



2  
Drawing Title  
Scale: 1:500

REVISIONS	DATE
9	REISSUED FOR DP 17-03-02
8	ISSUED FOR BP REVIEW 17-02-01
7	ISSUED FOR COORDINATION 17-01-16
6	ISSUED FOR ADP 17-01-04
5	ISSUED FOR PLANNING COMMITTEE 15-11-08
4	ISSUED FOR REZONING & DP 16-09-23
3	ISSUED FOR DP APPLICATION 16-07-27
2	ISSUED FOR REZONING 16-03-16
1	ISSUED FOR REVIEW 16-03-14



**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, ALEXANDRA ROAD  
Richmond, British Columbia

Scale: N/A  
Drawn: KD / MR  
Reviewed: DS  
Project No. 06-469

COVER SHEET

Plan # 25

MAR 29 2017

MP 16740665

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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**Legend**

- 1 Central Waterfeature, Paving and Seating
- 2 Amenity Patio
- 3 Amenity Area
- 4 Play Climbing Wall
- 5 Bocce Court
- 6 Play Area (910m2 Child Friendly Play)
- 7 Orchard
- 8 Garden Plots with Central Herb Garden
- 9 Bike Parking (53 Class 2)
- 10 Multi-function Lawn

MAR 29 2017

9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-03
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

REVISIONS



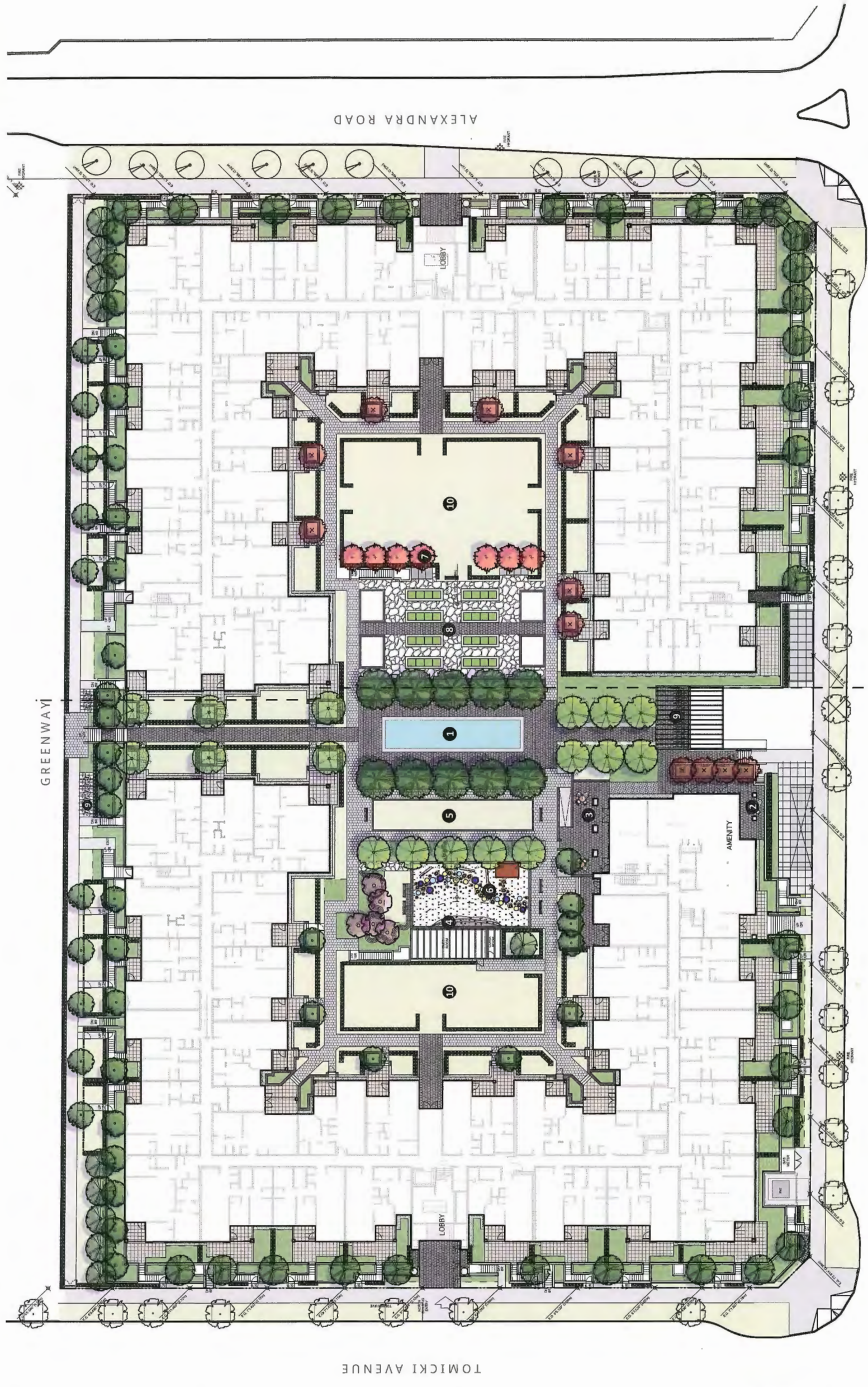
**POLYGON**  
POLYGON DEVELOPMENT  
1000 WESTERN AVENUE  
VANCOUVER, BC V6H 4C2  
TEL: 671 4181

**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:250  
Drawn: KD / MK  
Reviewed: DS  
Project No. 06-468

**LANDSCAPE SITE PLAN**



**MATERIALS LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	CIP CONCRETE PAVING
[Symbol]	PEDESTRIAN UNIT PAVERS NATURAL AND CHARCOAL
[Symbol]	PATIO PAVEMENT SLABS GRID IN NATURAL
[Symbol]	GRAVEL
[Symbol]	FIBAR PLAY AREA SURFACING

[Symbol]	LAWN
[Symbol]	PLANTED AREA
[Symbol]	HEDGE
[Symbol]	TREES
[Symbol]	UNIT BLOCK PLANTER
[Symbol]	BIKE RACK
[Symbol]	WITH BACK/BACKLESS BENCH

**LAYOUT & MATERIALS NOTES:**

- ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.

- UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE ITEMS, CONCRETE FOOTINGS AND PADS, SITE FURNISHING, PLANTING BEDS ARE TO BE FLAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE CONSULTANT TEAM PRIOR TO INSTALLATION.
- ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE TO HAVE HIGH EFFICIENCY DESIGN BUILT IRRIGATION SYSTEM.





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Plan # 27

MAR 29 2017

NO.	DESCRIPTION	DATE
9	ISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-18
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

16740665



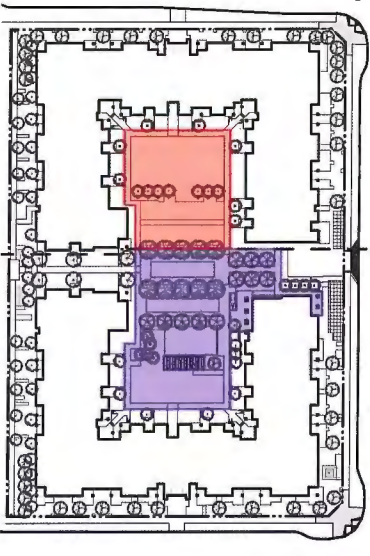
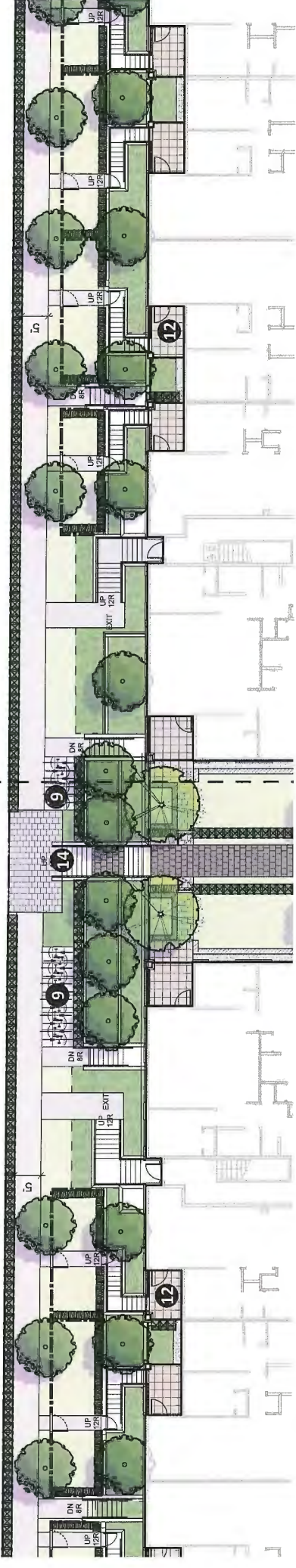
TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591, ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:250  
Drawn: KD / MR  
Reviewed: DS  
Project No. 06-469

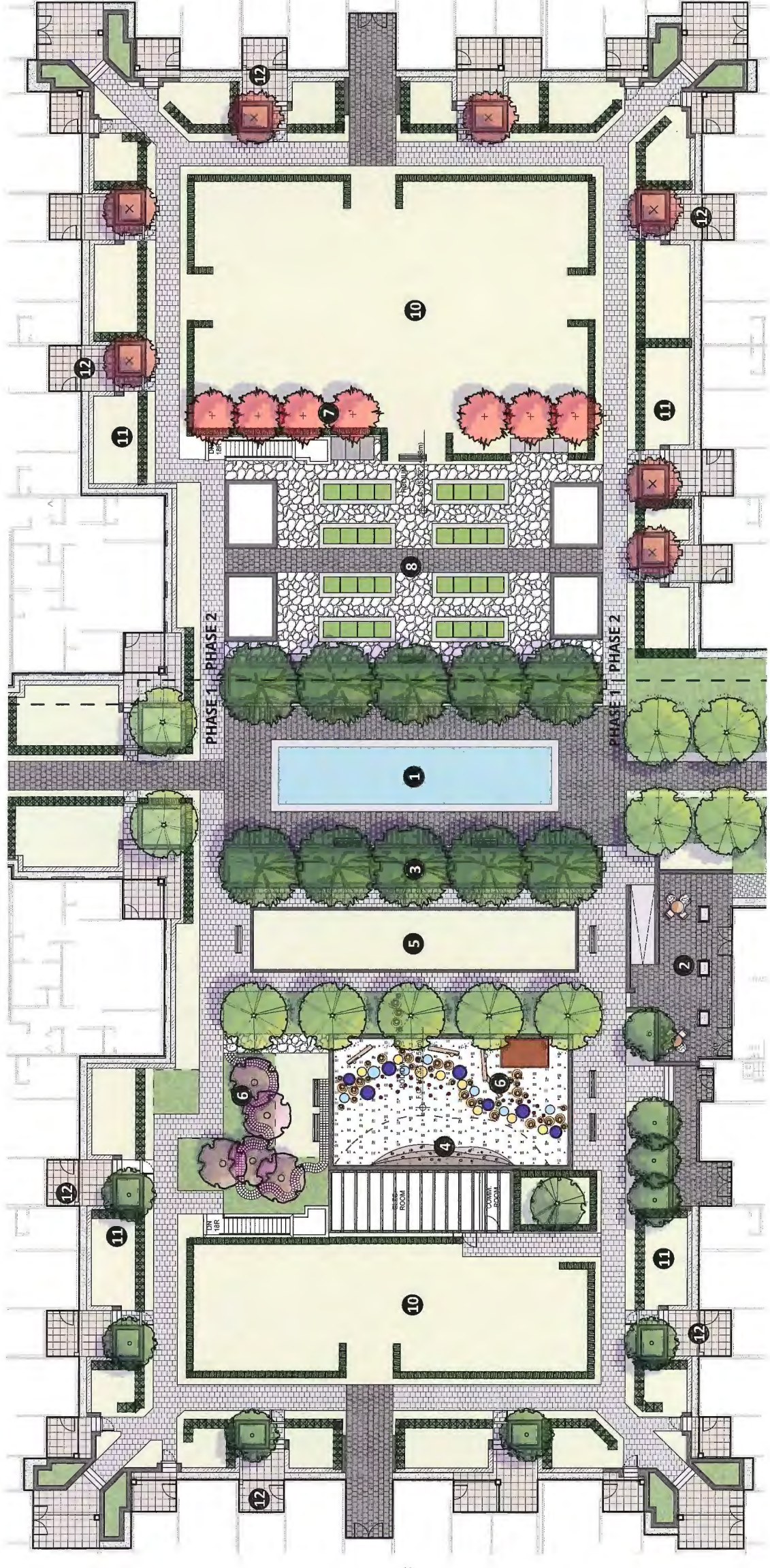
**LANDSCAPE SITE PLAN**

L1.1



**AMENITY AREA**

PHASE 1 = 1623m<sup>2</sup>  
PHASE 2 = 1034m<sup>2</sup>  
TOTAL = 2657m<sup>2</sup>



**Legend**

- 1 Central Waterfeature, Paving and Seating
- 2 Amenity Patio
- 3 Amenity Area with Planting Beds
- 4 Climbing Wall
- 5 Bocce Court
- 6 Play Area (910m<sup>2</sup> of Child Friendly Play)
- 7 Orchard
- 8 Garden Plots with Herb Garden
- 9 Bike Parking (53 Class 2)
- 10 Multi-function Lawn
- 11 Private Lawns
- 12 Private Patios
- 13 Trellis Over Parkade Entry
- 14 Access to Greenway



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Plan # 28

MAR 29 2017



**TRAFALGAR SQUARE**

ALEXANDRA RD  
Richmond, British Columbia

Scale:	As Shown
Drawn:	MR
Reviewed:	DS
Project No.	06-469

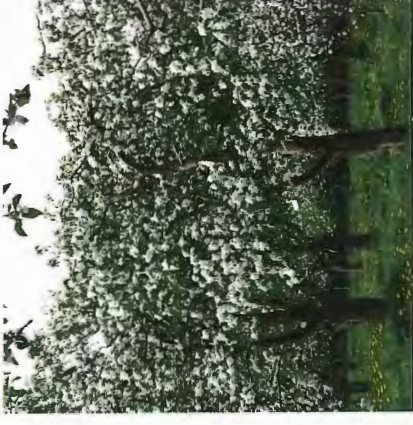
**PRECEDENTS**

PLAY



L1.2

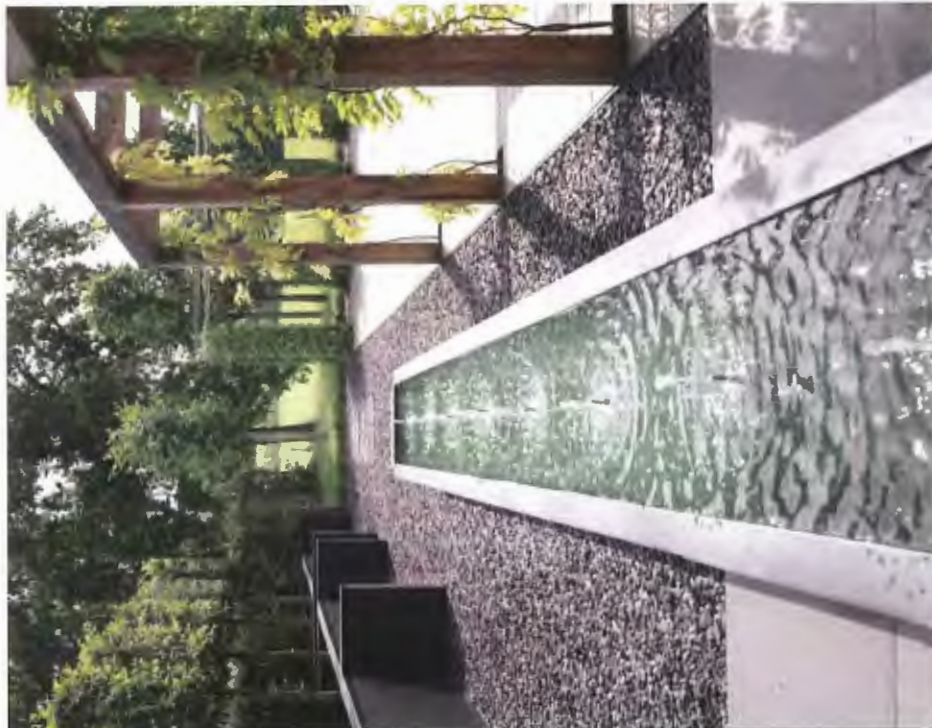
GARDEN AMENITY



**REVISIONS**

9	REISSUED FOR DP	17-09-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-03-16
6	ISSUED FOR ADP	17-03-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-08-28
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-09-16
1	ISSUED FOR REVIEW	16-09-14

STREET FRONTAGE



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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Plan # 29

MAR 29 2017

740 665



**POLYGON**  
POLYGON DEVELOPMENT  
1000 WEST 10TH AVENUE  
VANCOUVER BC V6H 4C3  
TEL: 671 4381

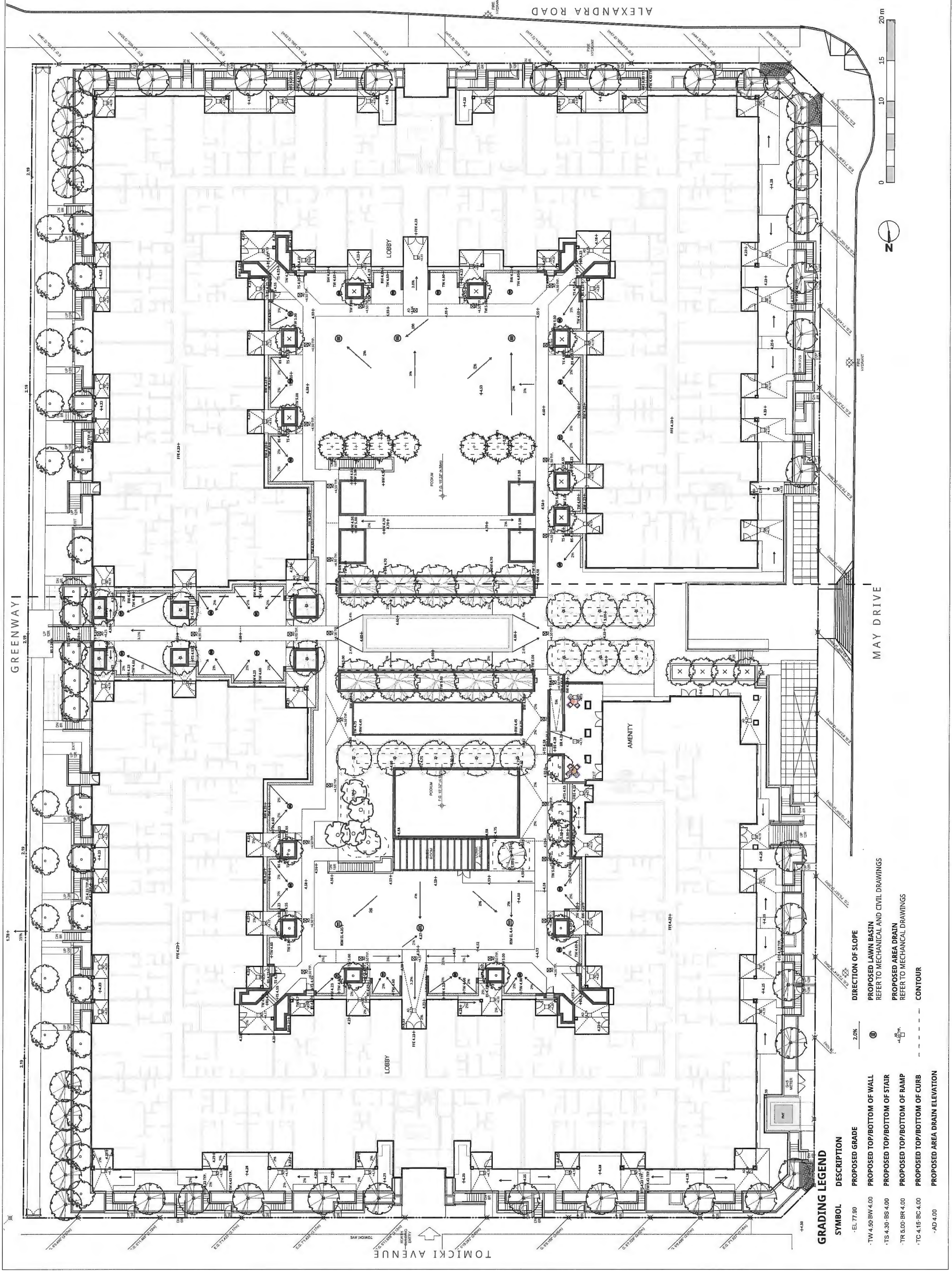
**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:250  
Drawn: KD / MR  
Reviewed: DS  
Project No. 06-469

**LANDSCAPE GRADING**

L1.3



**GRADING LEGEND**

SYMBOL	DESCRIPTION
- EL 77.90	PROPOSED GRADE
- TW 4.50 BW 4.00	PROPOSED TOP/BOTTOM OF WALL
- TS 4.30 BS 4.00	PROPOSED TOP/BOTTOM OF STAIR
- TR 5.00 BR 4.00	PROPOSED TOP/BOTTOM OF RAMP
- TC 4.15 BC 4.00	PROPOSED TOP/BOTTOM OF CURB
- AD 4.00	PROPOSED AREA DRAIN ELEVATION
2.0%	DIRECTION OF SLOPE
⊙	PROPOSED LAWN BASIN REFER TO MECHANICAL AND CIVIL DRAWINGS
⊕	PROPOSED AREA DRAIN REFER TO MECHANICAL DRAWINGS
- - -	CONTOUR



REVISIONS

No.	Description	Date
9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

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Plan # 30

REVISIONS	DATE
9	REISSUED FOR DP 17-03-02
8	ISSUED FOR BP REVIEW 17-02-01
7	ISSUED FOR COORDINATION 17-01-16
6	ISSUED FOR ADP 17-01-04
5	ISSUED FOR PLANNING COMMITTEE 16-11-06
4	ISSUED FOR REZONING & DP 16-09-23
3	ISSUED FOR DP APPLICATION 16-07-27
2	ISSUED FOR REZONING 16-03-16
1	ISSUED FOR REVIEW 16-03-14



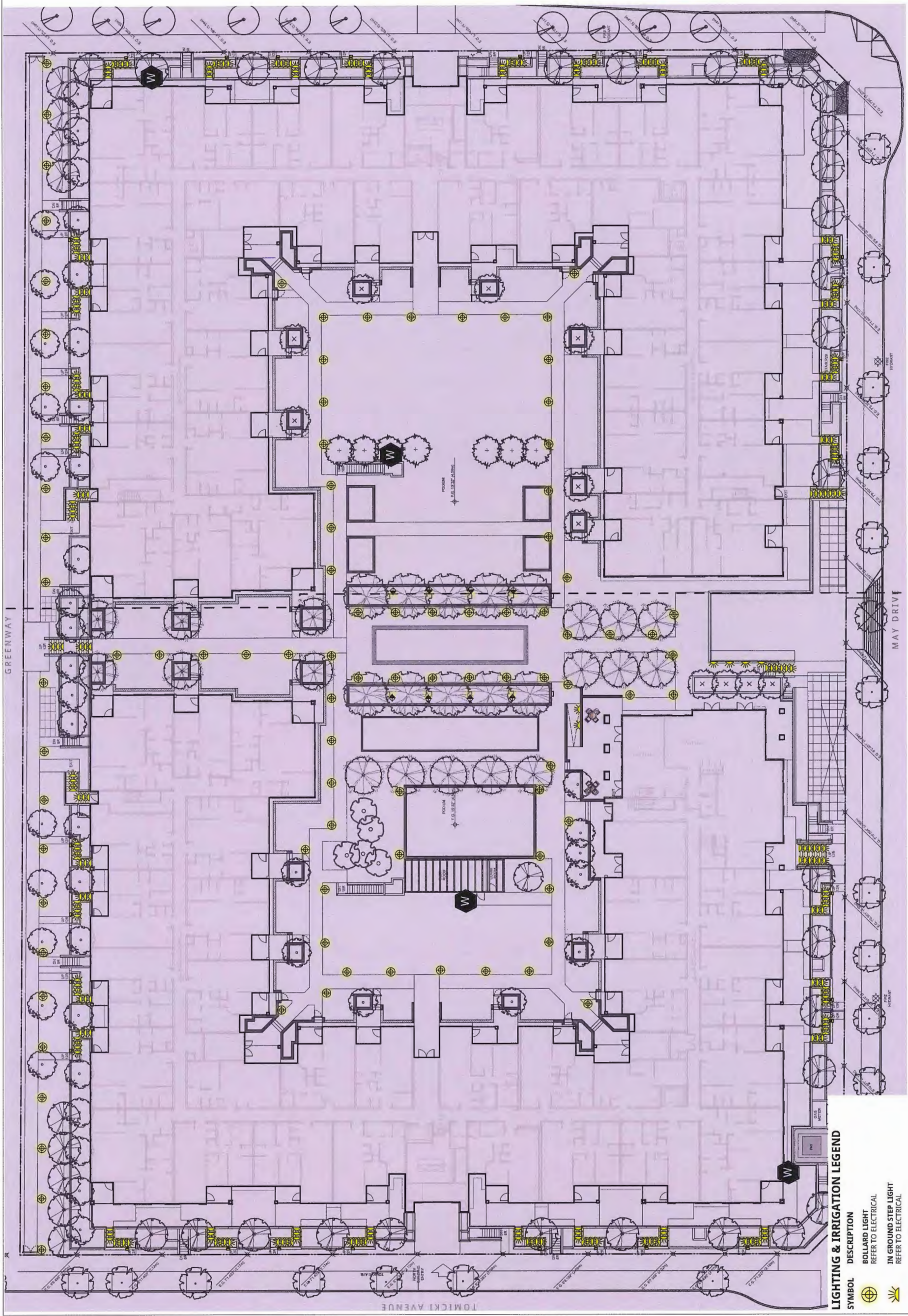
**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:200  
Drawn: KD / MR  
Reviewed: DS  
Project No.: 06-469

**LANDSCAPE LIGHTING & IRRIGATION**

L1.4



**LIGHTING & IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
	BOLLARD LIGHT REFER TO ELECTRICAL
	IN GROUND STEP LIGHT REFER TO ELECTRICAL
	ENTRY COLUMN LIGHT REFER TO ELECTRICAL
	TREE UPLIGHT REFER TO ELECTRICAL
	MAIN CONNECTION (2" STUB-OUT, 50 USGPM AT 60PSI, COMPLETE WITH BACKFLOW PREVENTER AN 3/4" QUICK COUPLER)



ALEXANDRA ROAD

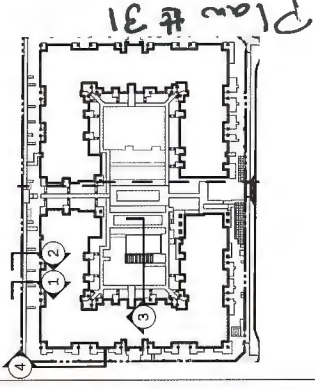
GREENWAY

TOMICKI AVENUE

MAY DRIVE

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-24
7	ISSUED FOR COORDINATION	17-01-10
6	ISSUED FOR ADP	17-01-10
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-24
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

REVISIONS

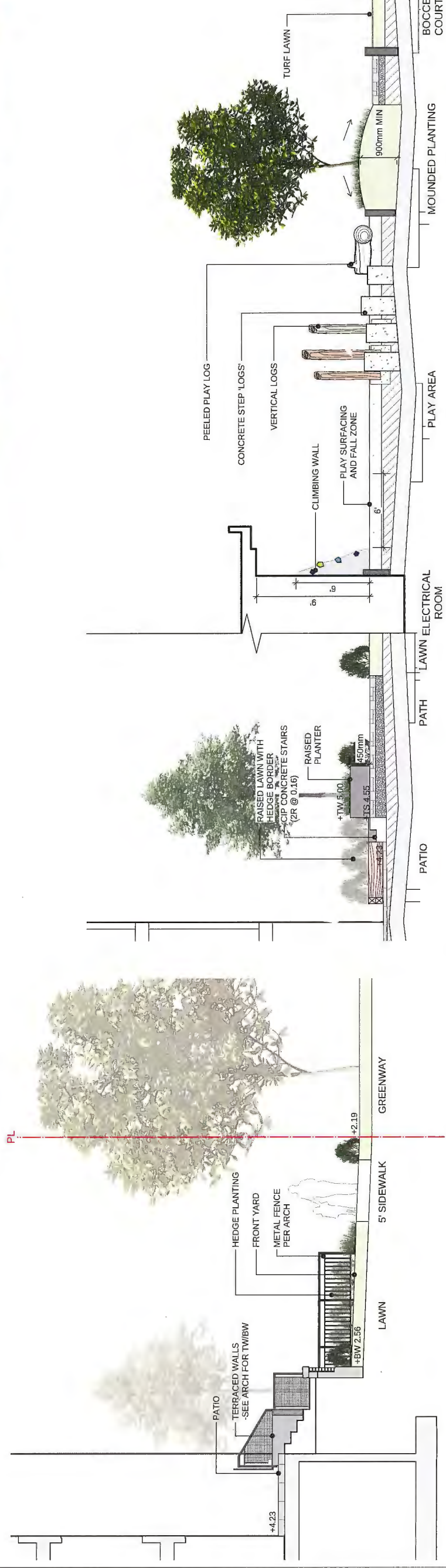


**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, 9591, ALEXANDRA ROAD  
Richmond, British Columbia

Scale: AS SHOWN  
Drawn: KD / MB  
Reviewed: DS  
Project No. 06-469

**LANDSCAPE SECTIONS**



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TREES PH1 QTY.	PH 2 QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
33	9	Acer griseum	Paper Bark Maple	6cm cal., B&B	as shown
5	5	Davidia involucreta	Dove Tree	10cm cal., B&B	as shown
4	7	Magnolia stielata	Star Magnolia	2.5M Height Multi-Stemmed	as shown
0	7	Prunus pissardi nigra	Flowering Plum	6cm cal., B&B	as shown
5	0	Prunus serrulata 'Amanagowa'	Amanagowa Flowering Cherry	6cm cal., B&B	as shown
17	0	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., B&B Standard	as shown
24	17	Styrax japonica	Japanese Styrax	6cm cal., B&B	as shown
0	12	Street Tree per City of Richmond Specification			per City

**SHRUBS  
PH1 QTY. PH 2 QTY.**

0	12	Street Tree per City of Richmond Specification			per City
		Arbutus unedo 'Compacta'	Strawberry Bush	#5 pot	36" o.c
		Buxus macrophylla 'Winter Gem'	Korean Boxwood	#3 pot	18" o.c
		Ceanothus thyrsiflorus 'Victoria'	Victoria California Lilac	#5 pot	36" o.c
		Choisya x dewitteana 'Axtec Pearl'	Mexican Mock Orange	#3 pot	30" o.c
		Cornus sericea Kelsyl	Dwarf Red Osier Dogwood	#3 pot	30" o.c
		Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot	36" o.c
		Ilex Crenata	Japanese Holly	#2 pot	24" o.c
		Lavandula angustifolia	English Lavender	#1 pot	18" o.c
		Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	24" o.c
		Rhododendron 'Crete'	Pink Rhododendron	#5 pot	36" o.c
		Rhododendron 'Ken-Janeck'	Pink Yaku Rhododendron	#3 pot	24" o.c
		Rhododendron 'P.J.M.'	PJM Hybrid Rhododendron	#3 pot	24" o.c
		Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#3 pot	24" o.c
		Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c
		Spiraea x bumulda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
		Thuja occidentalis 'Smaragd'	Emerald Cedar	#5 pot 4' height	24" o.c

**HERBS  
PH 1 QTY. PH 2 QTY.**

		Allium schoenoprasum	Common chives	#1 pot	15" o.c
		Origanum vulgare	Oregano	#1 pot	18" o.c
		Rosmarinus officinalis	Rosemary	#1 pot	24" o.c
		Salvia officinalis	Common sage	#1 pot	24" o.c
		Thymus pseudolanuginosus	Wild Thyme	#1 pot	18" o.c

**PLANTING NOTES:**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
3. CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
4. FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. CONTACT STREETS ENGINEERING TO CONFIRM TREE PLANTING LOCATIONS. CONTACT THE PARK BOARD FOR TREE SPECIES AND SIZES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS, AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SUBGRADE. GARDEN STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SIDE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. CALL THE PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.
5. ALL PUBLIC REALM DETAILS TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES IN CONSULTATION WITH THE DIRECTOR OF PLANNING.

Plan # 32

MAR 29 2017

740665



**TRAFALGAR SQUARE**

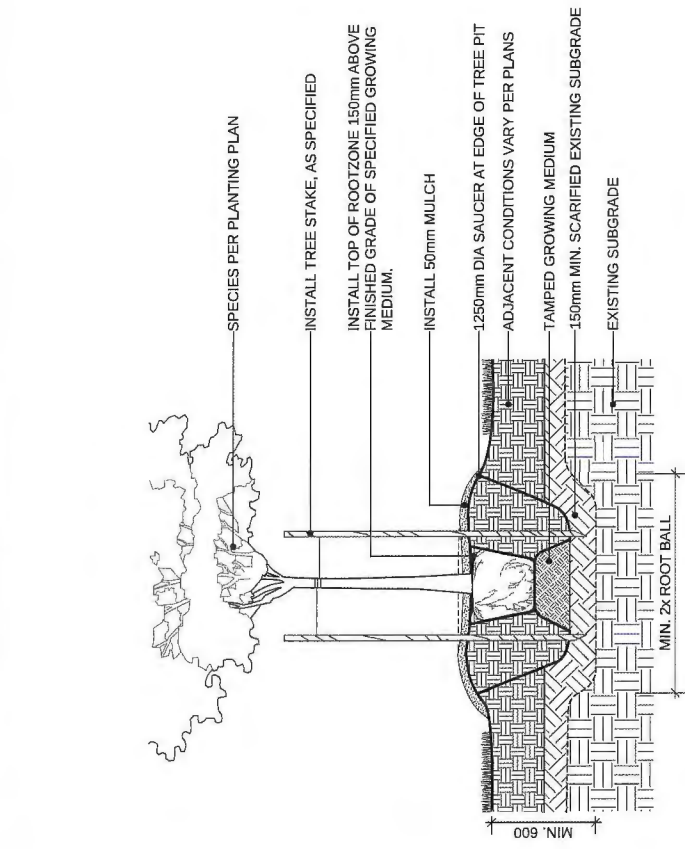
9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: N/A  
Drawn: KD / MR  
Reviewed: DS  
Project No. 06-469

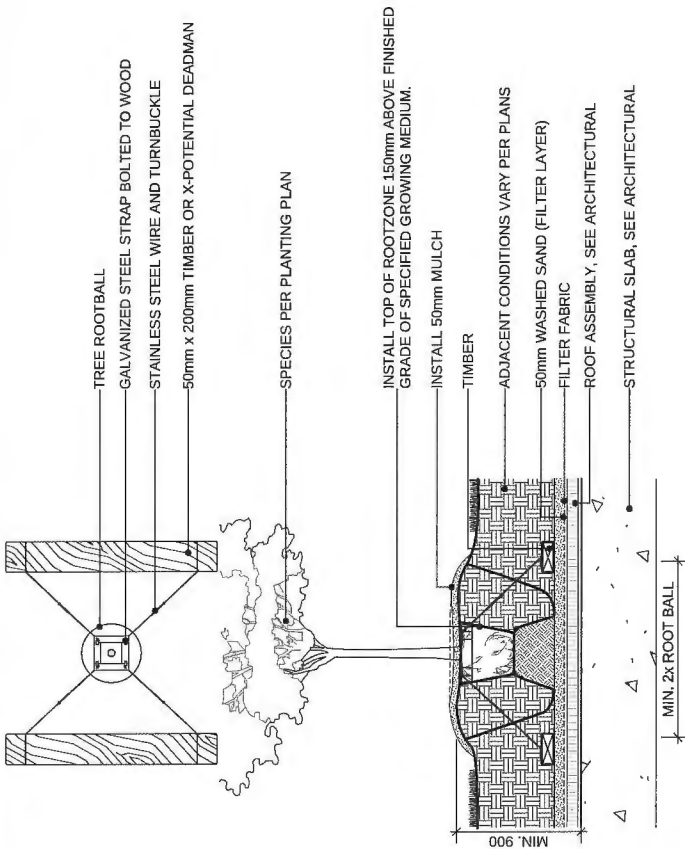
**PLANT MATERIALS**

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

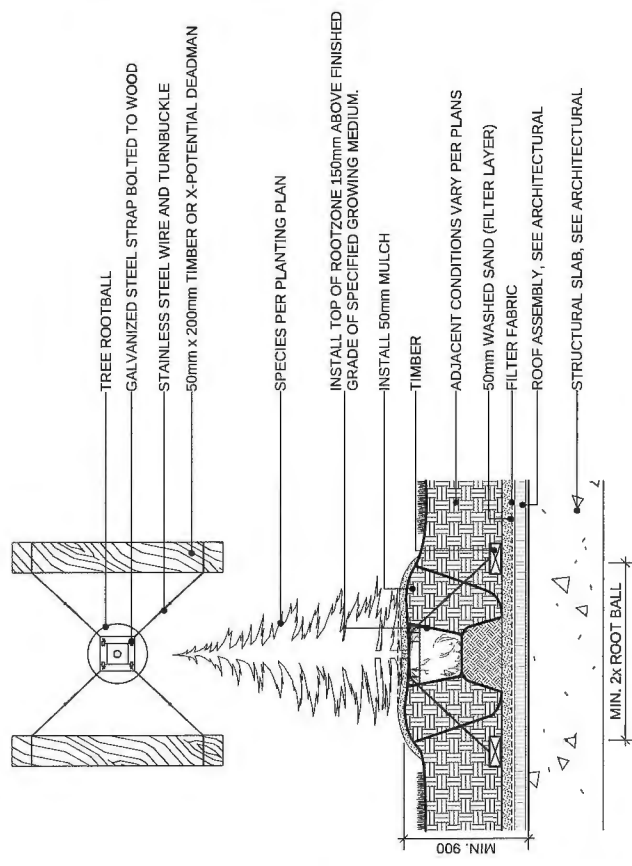
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



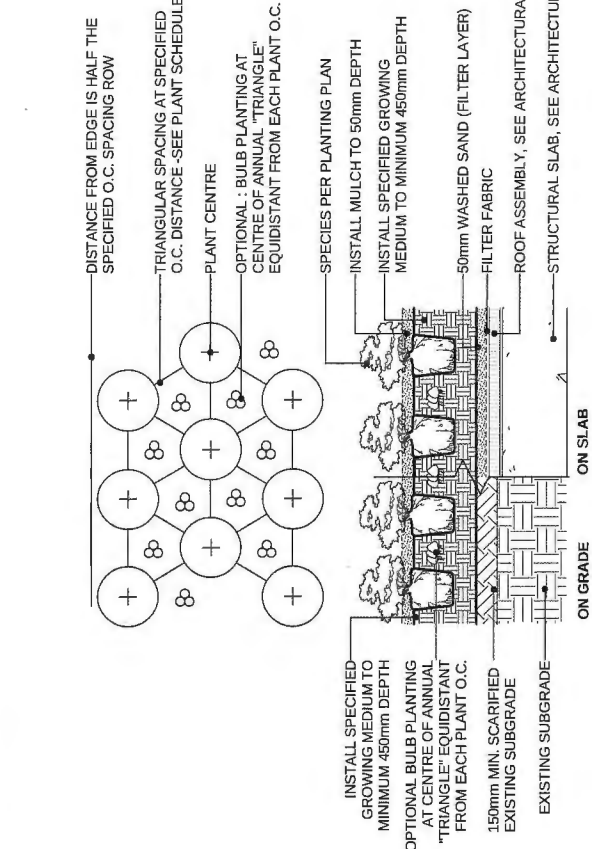
**1 TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



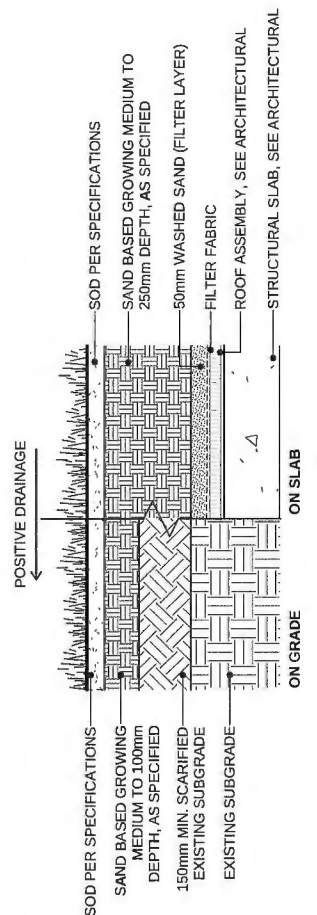
**2 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:25



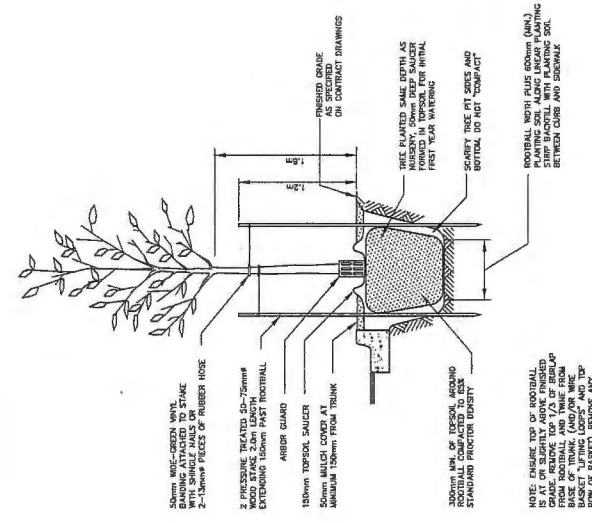
**3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:25



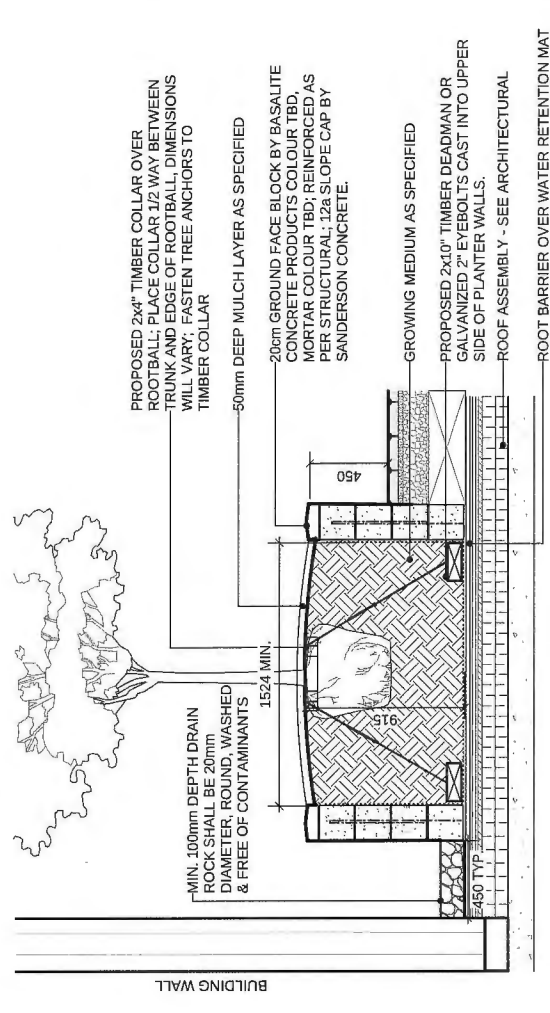
**4 SHRUB AND GROUND COVER PLANTING (TYPICAL)**  
Scale: 1:25



**7 SOD LAWN (TYPICAL)**  
Scale: 1:10



**5 BOULEVARD TREE PLANTING**  
Scale: 1:25



**6 TREE PLANTING ON SLAB (PLANTER)**  
Scale: 1:20

NO.	REVISIONS	DATE
9	REISSUED FOR DP	17-09-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

**POLYGON**  
LANDSCAPE ARCHITECTURE  
1001 WEST BROADWAY  
VANCOUVER, BC V6H 4C2  
TEL: 604.481.1181

**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: AS SHOWN  
Drawn: DS / KS  
Reviewed: DS  
Project No. 06-469

**LANDSCAPE DETAILS**  
**SOFTSCAPE**

Plan # 33

MAR 29 2017

740665

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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Plan # 34

MAR 29 2017



**TRAFALGAR SQUARE**

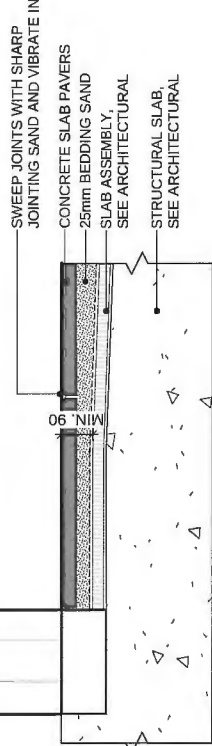
9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: AS SHOWN  
Drawn: DS / KD  
Reviewed: DS  
Project No. 06-469

**LANDSCAPE DETAILS  
HARDSCAPE  
& FURNISHINGS**

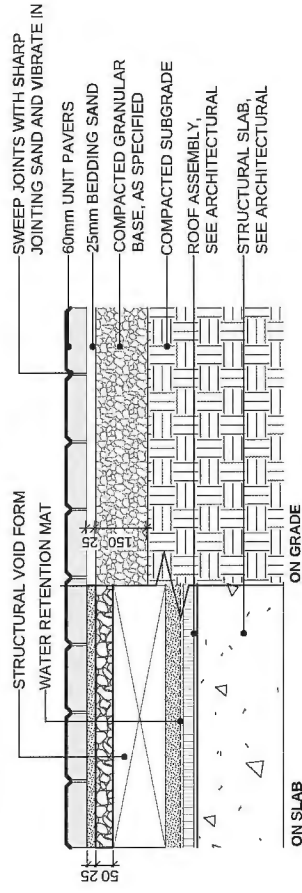
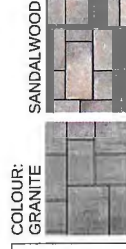
**L3.1**

**TEXADA HYDRAPRESSED SLAB PAVER**  
SIZE : STANDARD (610MM X 610MM X 50MM)  
COLOUR : NATURAL  
PATTERN : GRID (PER DETAIL 7B)  
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS  
1.800.663.4091



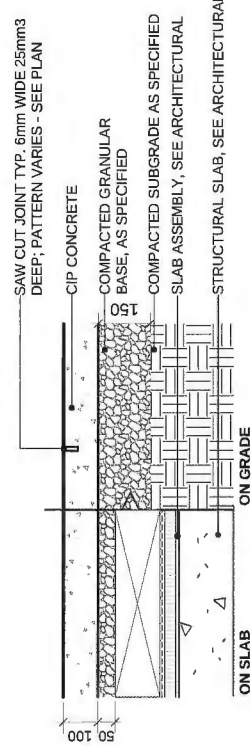
**1 PATIO PAVERS (TYPICAL)**  
Scale: 1:10

**VENETIAN COBBLE SERIES**  
SIZE : TYPE 3 (76MM X 181MM X 60MM)  
COLOUR : 80% GRANITE, 20% SANDALWOOD  
PATTERN : STANDARD PATTERN  
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS  
1.800.663.4091



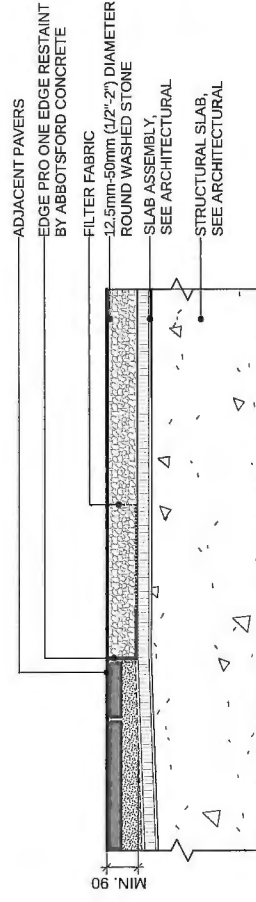
NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**2 PEDESTRIAN UNIT PAVERS ON SLAB**  
Scale: 1:10

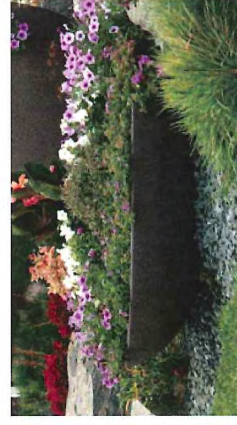


NOTE:  
BROOM FINISHED-EXPANSION JOINTS 6M O.C. MAX.  
CONTROL JOINTS @ 1.5M O.C. ADJUST TO SUIT SITE LAYOUT PLAN

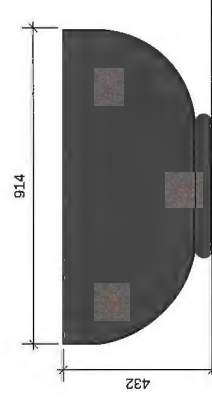
**3 CONCRETE PAVING (TYPICAL)**  
Scale: 1:10



**4 GRAVEL AND PAVING EDGE (TYPICAL)**  
Scale: 1:10



MODEL: CONTEMPRA PLANTER 105306  
SUPPLIER: BARKMAN CONCRETE (1-778-688-7670)  
FINISH: FLAGSTONE



**6 PLANTER BOWL**  
Scale: 1:10



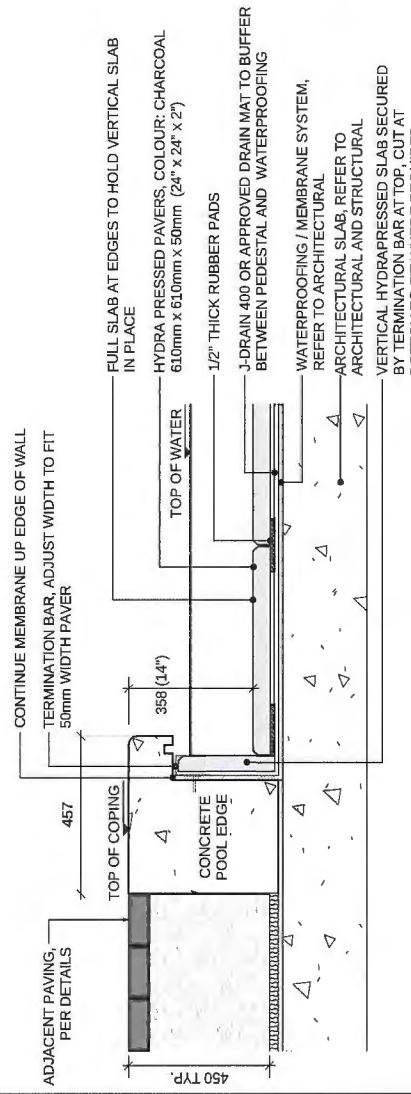
**7 TYPICAL BENCH WITH BACK**  
MODEL: MLB720-W, SURFACE MOUNT  
SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX WITH IPE WOOD



**8 TYPICAL BACKLESS BENCH**  
MODEL: MLB720B-W, SURFACE MOUNT  
SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX WITH IPE WOOD



**9 TYPICAL BIKE RACK**  
MODEL: SCBR 1602, SURFACE MOUNT  
SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX



**5 WATER FEATURE SECTION DETAIL**  
Scale: 1:10



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*Plan # 35*

9	REISSUED FOR DP	17-09-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-05-16
1	ISSUED FOR REVIEW	16-05-14

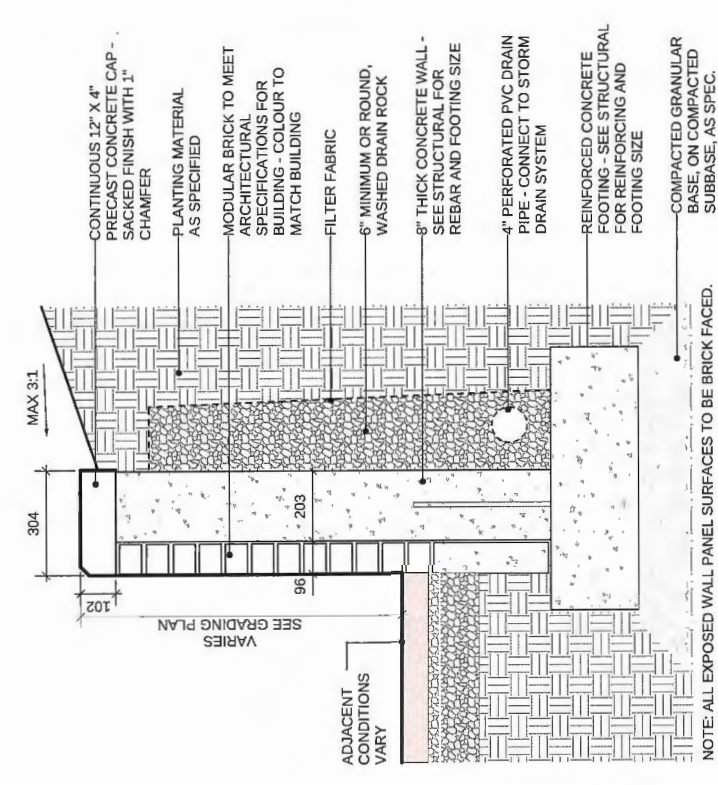


**TRAFALGAR SQUARE**

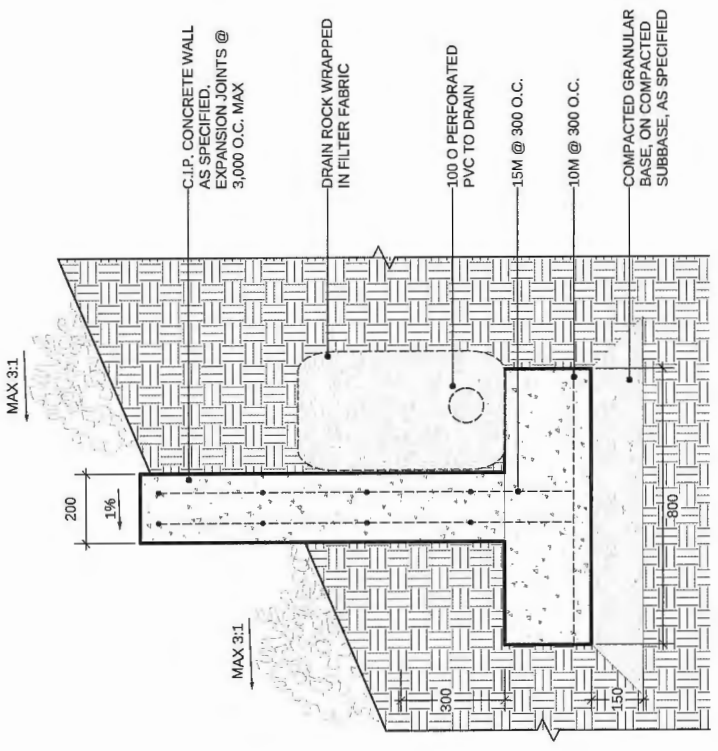
9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No.	06-469

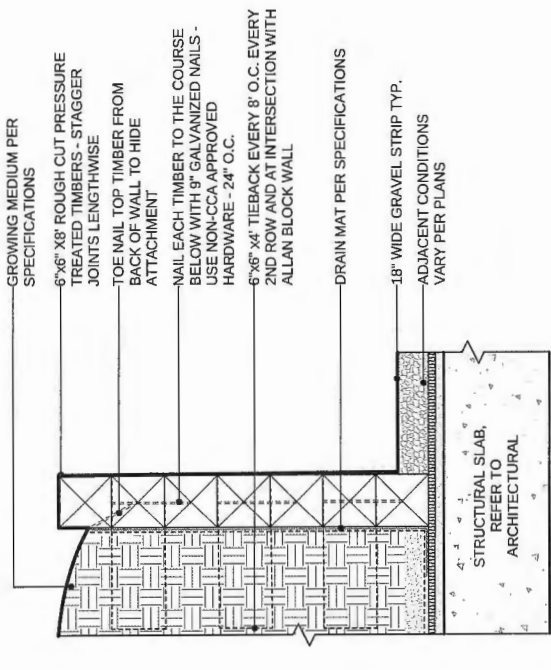
**LANDSCAPE DETAILS  
WALLS**



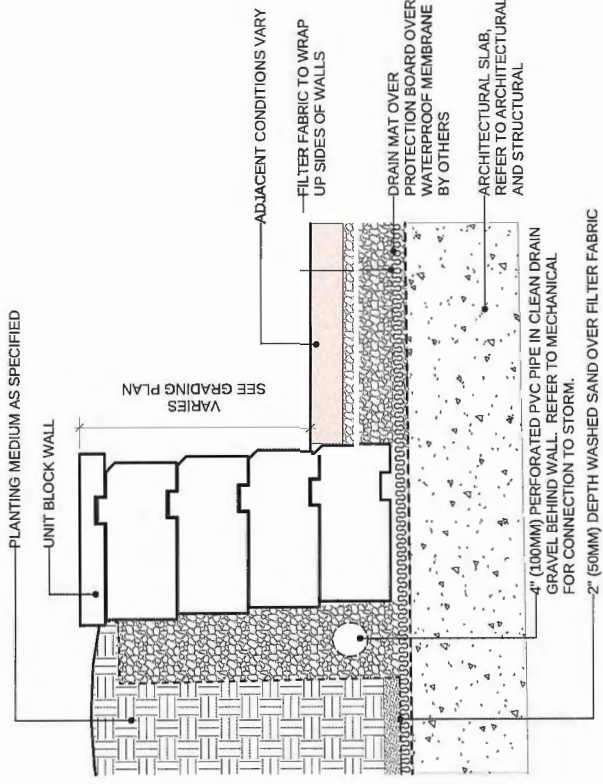
**3 BRICK FACED WALL**  
Scale: 1:10



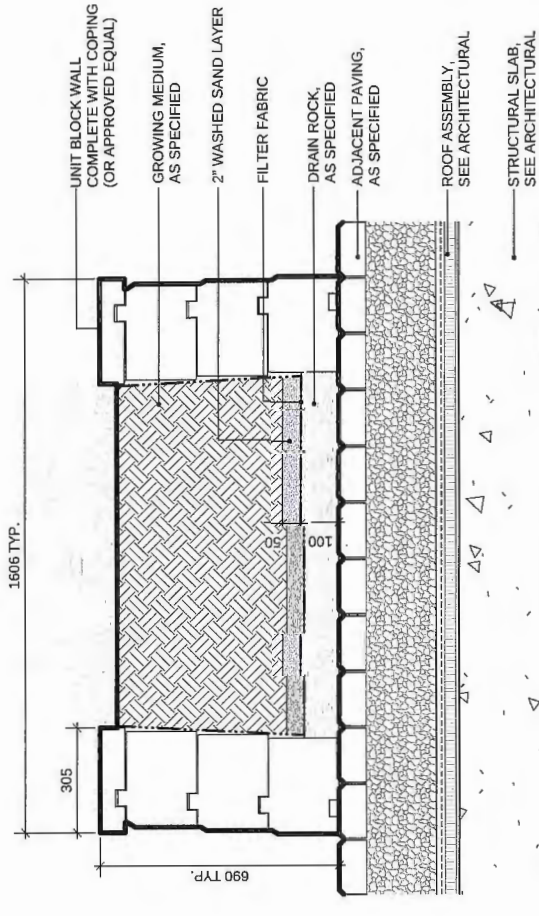
**2 CONCRETE PLANTER WALL**  
Scale: 1:10



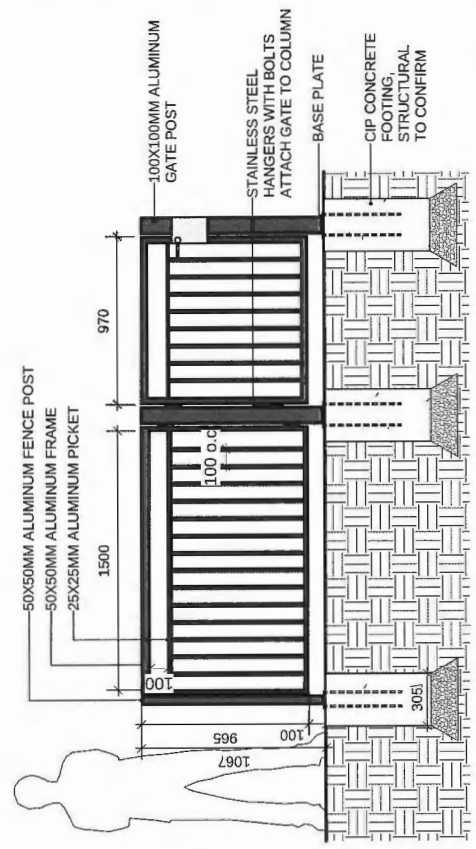
**1 TIMBER CRIB WALL, TYPICAL**  
Scale: 1:10



**4 UNIT BLOCK WALL**  
Scale: 1:10



**5 UNIT BLOCK URBAN AGRICULTURE PLANTER**  
Scale: 1:10



**6 METAL FENCE & GATE**  
Scale: 1:20

- NOTES:
1. SELF CLOSING GATE AND LATCH
  2. USE PREFABRICATED GATEBOX FOR LATCH ASSEMBLY
  3. ALL METAL ALUMINUM WITH POWDERCOAT FINISH (TO BE FACTORY APPLIED)
  4. COLOUR TO MATCH ARCHITECTURE GUARDRAIL
  5. ALL WELDED CONSTRUCTION.
  6. PROVIDE SHOP DRAWINGS OF GATE FOR APPROVAL.

**4 UNIT BLOCK WALL**  
Scale: 1:10

**5 UNIT BLOCK URBAN AGRICULTURE PLANTER**  
Scale: 1:10

**6 METAL FENCE & GATE**  
Scale: 1:20

**3 BRICK FACED WALL**  
Scale: 1:10

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Plan # 36

MAR 29 2017



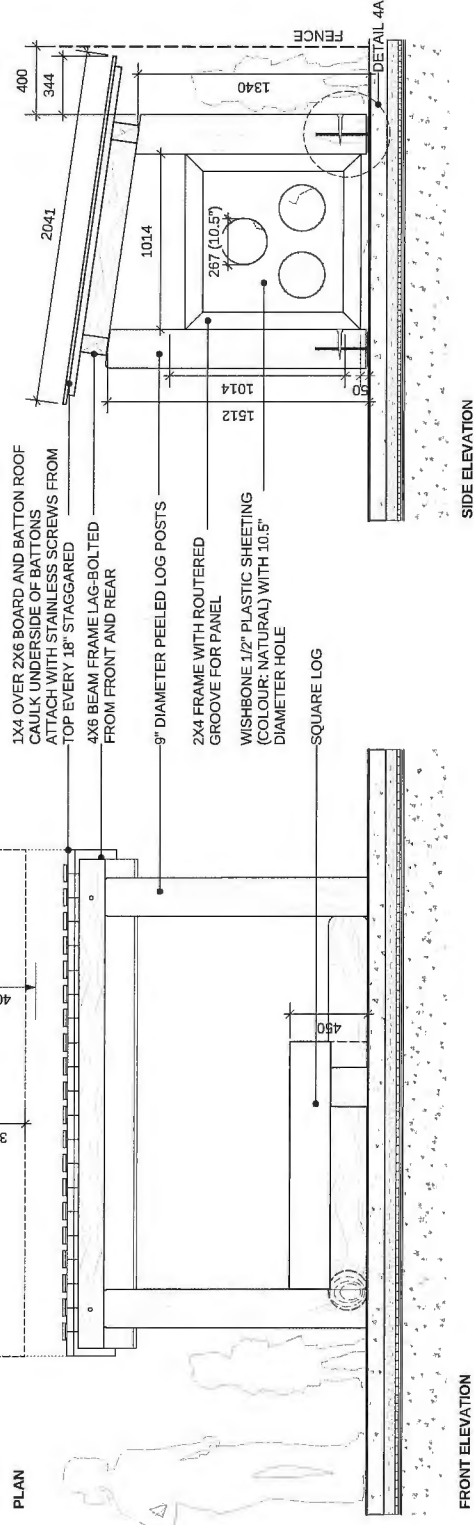
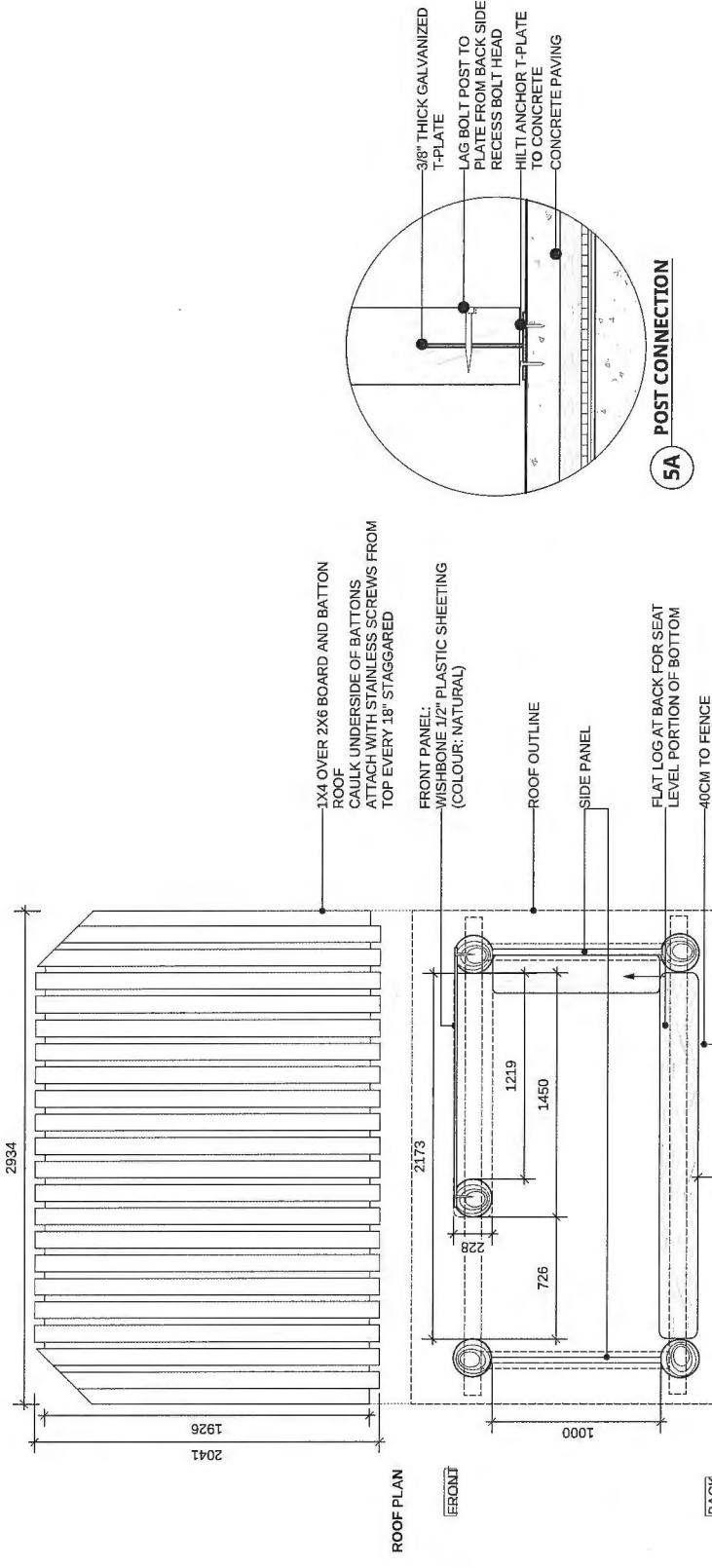
TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

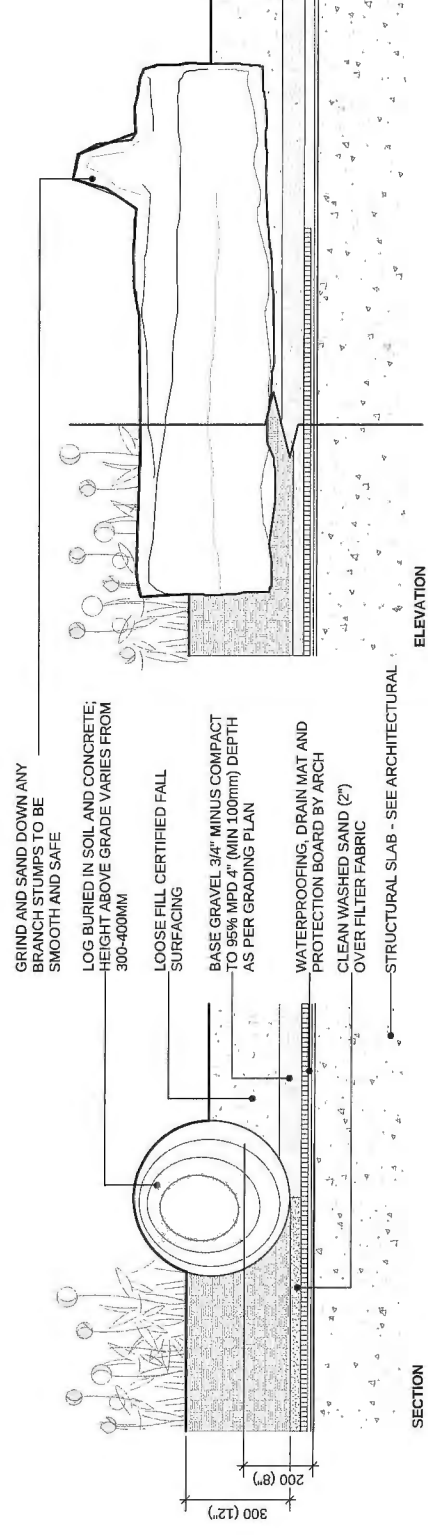
Scale: AS SHOWN  
Drawn: DS / KD  
Reviewed: DS  
Project No. 06-469

LANDSCAPE DETAILS  
PLAY AREAS

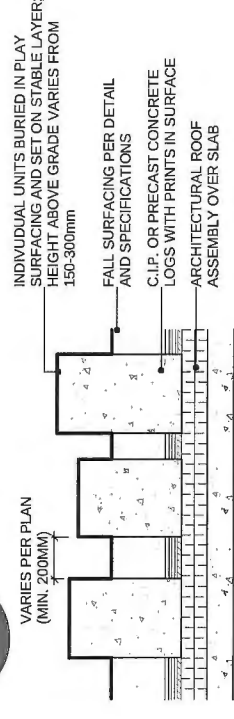
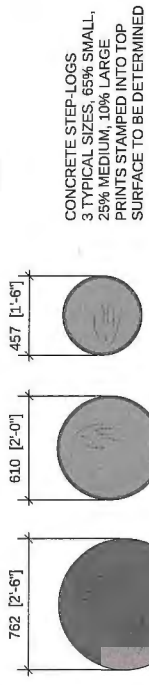
L3.3



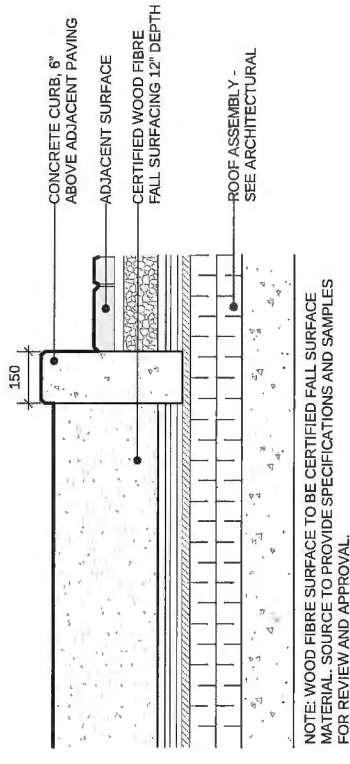
5 CUSTOM TIMBER PLAY HOUSE  
Scale: 1:20



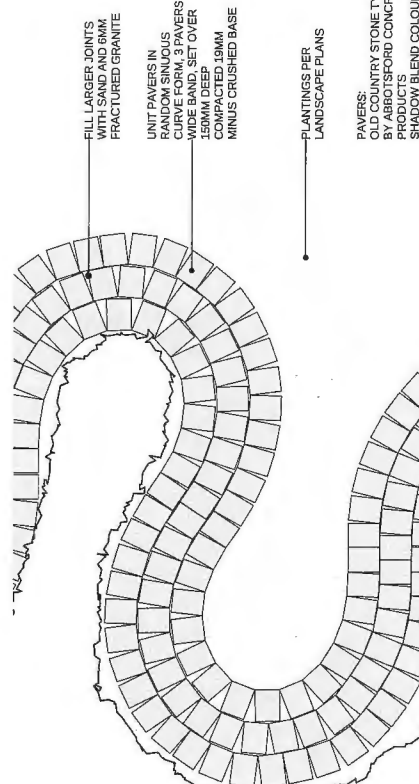
6 PEELLED PLAY LOG  
Scale: 1:10



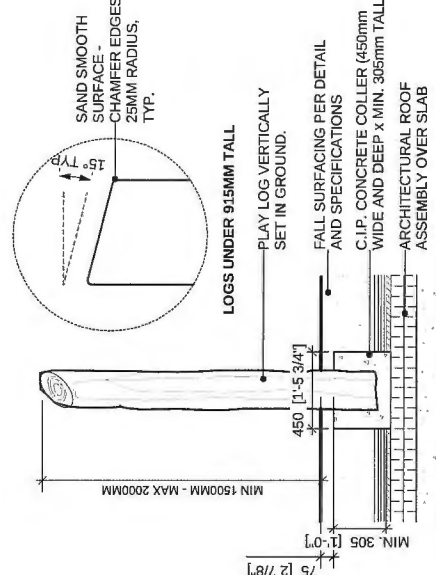
1 CAST CONCRETE STEPPING 'LOGS'  
Scale: 1:20



2 PLAYSURFACING  
Scale: 1:10



3 SINUOUS PLAY PATH  
Scale: 1:25



4 VERTICAL LOGS  
Scale: 1:20

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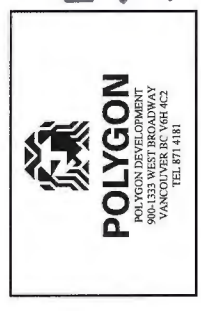
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Plan # 37

MAR 29 2017

9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

REVISIONS



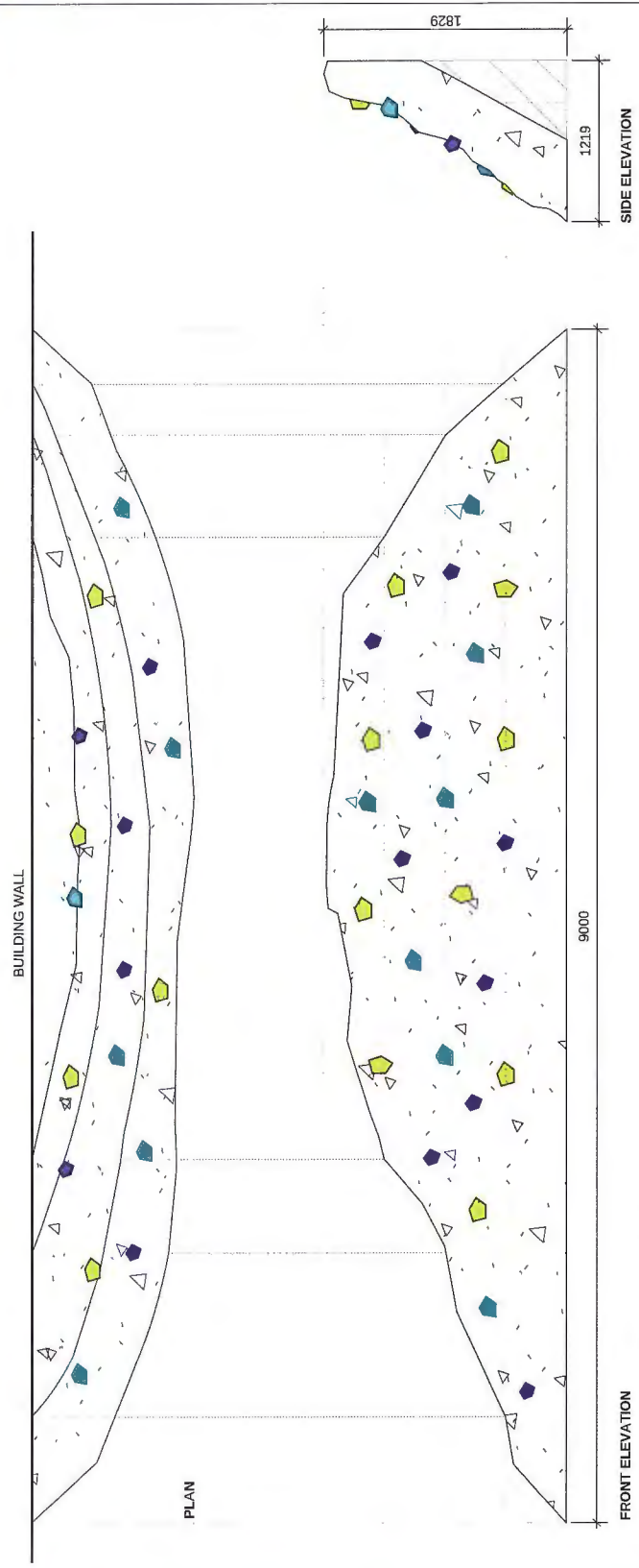
**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD, Richmond, British Columbia

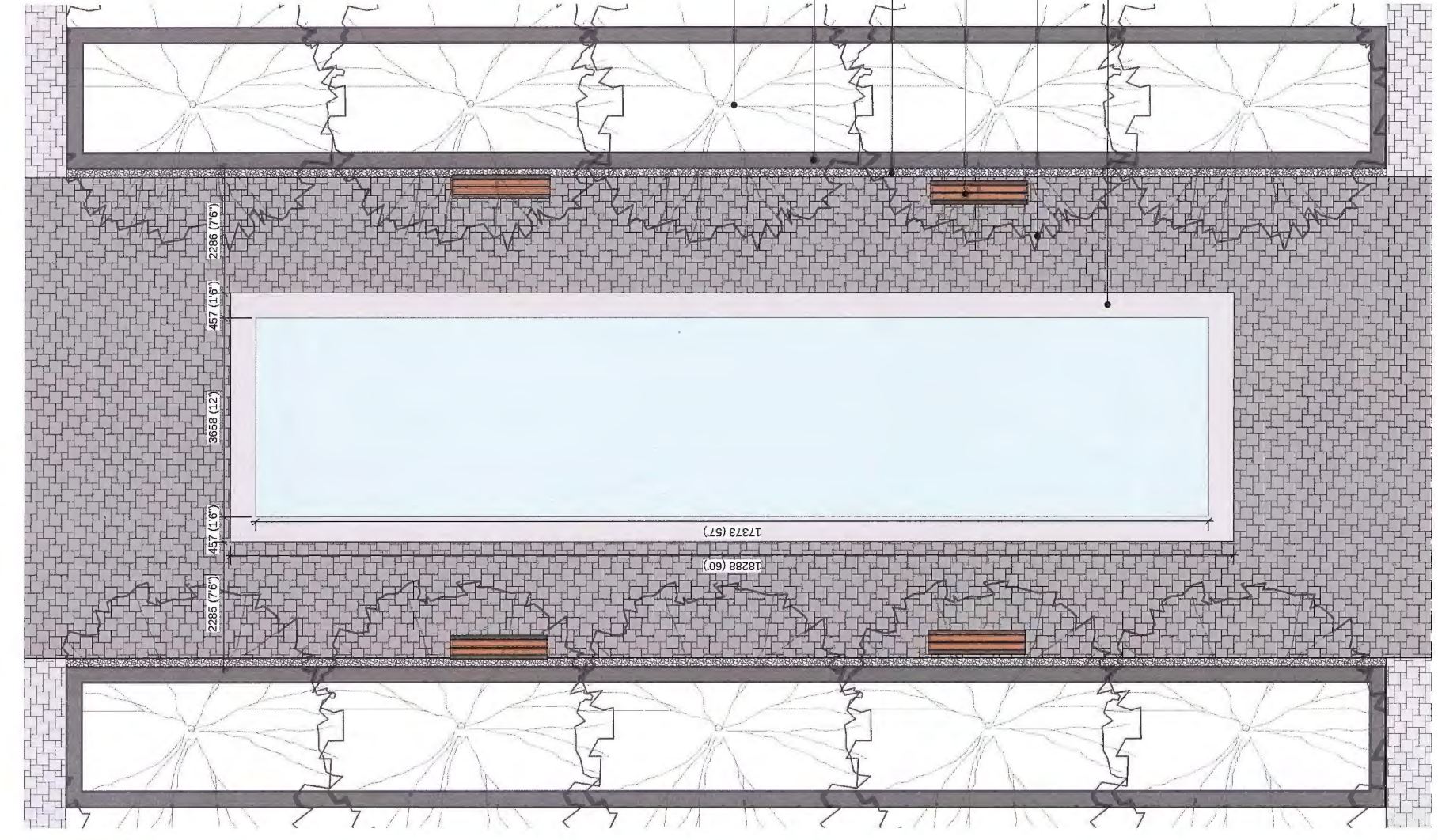
Scale: AS SHOWN  
Drawn: DS / KD  
Reviewed: DS  
Project No. 06-469

**LANDSCAPE DETAILS  
FEATURE ELEMENTS**

L3.4



**3 ARTIFICIAL ROCK CLIMBING WALL**  
Scale: 1:25



**2 WATER FEATURE SECTION DETAIL**  
Scale: 1:10

**1 WATER FEATURE PLAN**  
Scale: 1:50