



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 7, 2018

From: Wayne Craig
Director, Development

File: DP 17-791769

Re: **Application by Polygon Berkeley House Ltd. for a Development Permit at
9211/9251/9271/9291 Odlin Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade at 9211, 9251, 9271, 9291 Odlin Road on a site zoned "Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)".


Wayne Craig
Director, Development
(604-247-4625)

WC:db
Att. 2

Staff Report

Origin

Polygon Berkeley House Ltd. (formerly Polygon Development 302 Ltd.) has applied to the City of Richmond for permission to develop 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade at 9211, 9251, 9271, 9291 Odlin Road on a site zoned “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)”. The development proposal provides 13 affordable housing units distributed between the two buildings. The site currently contains three single family dwellings that will need to be demolished.

The site is being rezoned from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)” for this project under Bylaw 9755 (RZ 17-778596).

The Servicing Agreement requirements for this project include the following:

- Partial construction of Dubbert Street to an interim ‘half road’ standard, along the site’s western frontage;
- Road widening of Odlin Road along the site’s entire frontage;
- Installation of approximately 160 m of new watermain along Dubbert Street;
- Installation of new fire hydrants along the new section of Dubbert Street;
- Installation of new storm sewer service along approximately 160 m of Dubbert Street;
- Installation of sidewalks and landscaped boulevards along the Dubbert Street and Odlin Road frontages;
- Provision of street lighting along Odlin Road and Dubbert Street frontages;
- Re-construction of the pedestrian greenway east of the site to its ultimate design;
- Undergrounding of existing private utility overhead lines (e.g. hydro, Telus and Shaw) along Odlin Road; and
- Preducting for future hydro, telephone and cable utilities along the Odlin Road and Dubbert Street frontages.

Development Information

The proposed development site is located in the Alexandra Neighbourhood of West Cambie at the northeast corner of Odlin Road and the future Dubbert Street.

The development application proposes two four-storey to six-storey buildings over a common parkade. The two buildings will run parallel to each other with a common courtyard area running north-south between them. The western most building is proposed to have three different heights ranging from four storeys at the north end to five storeys in the middle section and six storeys closest to Odlin Road in the south. The eastern most building is proposed to have two different heights ranging from four storeys at the north end to five storeys at the southern end. The proposed buildings are designed to reflect three distinct segments in terms of the exterior finishes and color patterns.

Landscaped terraces, accessed by stairways leading from the parkade podium units to adjacent sidewalks, are proposed along both the Dubbert Street frontage and the greenway frontage (east

side) of the development, providing a softer edge to the development and allowing for greater animation of the street and greenway. The interior courtyard will be accessible from both buildings via separate entrances, as well as a grand stairway that connects to Odlin Road.

The vehicle parkade entrance is located on the Dubbert Street frontage, while the building's two lobbies will be oriented toward Odlin Road. Two (2) loading areas are proposed; one at the southeast corner of the site; and the other at the northwest corner of the site, providing each building with its own loading bay.

The submitted designs are consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4) and compatible with developments in the surrounding area.

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

Development surrounding the subject site is as follows:

To the North:

- Four vacant lots to be consolidated and rezoned to "Town Housing (ZT79)" under RZ 15-692812 (pending adoption). The proposed development is for 59 three-storey townhouse units. The proposal's Development Permit (DP 17-760368) has been reviewed and endorsed by Development Permit Panel on July 12, 2017.

To the South (across Odlin Road):

- Three four-storey apartment buildings approved under RZ 06-344033 and consisting of approximately 259 dwelling units. The site is zoned "Low Rise Apartment (ZLR20)".

To the East:

- An existing 5 m (16.4 ft.) wide pedestrian greenway and an existing medium density multi-family residential apartment complex (approved under RZ 10-537689 - Mayfair Place Homes) consisting of four four-storey buildings over a common parking podium on a property zoned "Low Rise Apartment (ZLR24)". The existing greenway will be doubled in width as a result of the subject proposal. As part of the subject development, the greenway is proposed to be re-constructed to the ultimate design including a 3.5 m meandering walkway with trees, grassed boulevards and lighting standards. The final design will be determined via a separate Servicing Agreement.

To the West: (Across the future Dubbert Street):

- Several large lots currently zoned "Single Detached (RS1/F)". These lots are part of a 10-lot consolidation and development application currently under staff review (RZ 14-654114). The development proposal is for a mixed-use building with approximately 320 residential units and 6,668 m² (71,774 ft²) of office/commercial uses.

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.

- Refine the garbage/recycling loading area.
(The Overall Parking Plan now includes the layout for the garbage and recycling area accommodating the required number of bins.)
- A waste management overlay plan will need to be submitted and reviewed.
Based on the waste management assessment, the proponent has relocated an overhead trellis to ensure clear space is provided for waste management vehicles to access and utilize the loading space. The loading area dimensions have been confirmed to ensure they meet requirements for garbage and recycling vehicles.)
- Refine the greenway landscaping and design.
(The conceptual layout for the greenway, lighting and trees are shown in the landscaping plans. Detailed landscape plant selections will be undertaken through the separate Servicing Agreement.)
- Finalize the overall site landscaping plan.
(The landscaping and plant selections have been refined and incorporated into the plan submission.)
- Confirm the location, size and configuration of the affordable housing units. *(The locations of both the affordable housing units and the basic universal housing (BUH) units are identified on the architectural plans. A representative unit detail of the BUH units is also provided. Details on the number and type of affordable housing and basic universal housing (BUH) units are provided later in the staff report.)*
- Verify maximum heights and setbacks to ensure compliance with the new site-specific zone. *(The proposed building heights and setbacks have been reviewed against the site-specific zone and have been found to be in compliance.)*
- Identify site lighting. *(A lighting plan showing outdoor lighting along the building perimeter, within the interior courtyard and along the public trail is included with the landscaping plans.)*
- Review and adjust vehicle parking spaces as necessary.
(The parking layout has been adjusted to eliminate all tandem spaces and to indicate how and where Electrical Vehicle (EV) plug-ins will be located.)
- Verify that non-monetary TDM measures are incorporated into the design.
(Non-monetary TDM measures (e.g. electrical plug-ins within the bike storage areas) are notated within the architectural plans. Other, off-site TDM measures (i.e. construction of an interim 1.5m wide walkway along the north side of Odlin Road, separated by physical barriers from traffic lanes and parking area, from Dubbert Street to Garden City Road, curb extensions on the south side of Odlin Road at Dubbert Street and at the existing greenway crossing near the eastern limit of the site and construction of an enhanced crossing treatment (raised crosswalk) at the existing greenway crossing near the eastern limit of the site) will be addressed via the separate Servicing Agreement.)

The Public Hearing for the rezoning of this site was held on January 22, 2018. In response to an enquiry by Council at the Public Hearing, the applicant advised Council that the proposed development will be largely made up of two-bedroom or more units. The unit mix proposed with this Development Permit submission remains unchanged from that as presented at Public Hearing. No further concerns were raised with the proposal by Council and no public submissions have subsequently been received to time of writing.

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 (ZLR31) – Alexandra Neighbourhood (West Cambie)”.

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 reviewed the proposal on February 7, 2018. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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 to six-storey apartment buildings over a single level parkade is consistent with the existing four-storey, multi-family residential building to the east and the three four-story multi-family apartment buildings along the south side of Odlin Road.
- The 10 m wide greenway along the east side of the development sets the building back from the property boundary and helps to reduce overshadowing by providing a wider separation between the subject site and the adjacent apartment buildings to the east.
- Both buildings are stepped down and pulled southward to increase the setback along the northern property boundary, which provides greater separation with the future townhouses to the north.
- Landscaped terraces help to soften the grade transitions between the street level and the podium level.
- The development includes a mid-block paving stone plaza and pedestrian connection to the adjacent future greenway to the east which is being designed under a separate Servicing Agreement. In addition, multiple stairway connections are provided between the development’s podium and the adjacent greenway which should help to keep this area animated.

Urban Design and Site Planning

- A single vehicle access is provided to the parkade off Dubbert Street near the northern property boundary.
- Loading spaces and the garbage/recycling area are located adjacent to the Dubbert Street vehicle access. Clear overhead space is provided to allow waste management vehicles to utilize the space effectively.
- Lobby entrances are located at the south end of both buildings providing direct at grade access to Odlin Road.

- 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 the greenway via connecting stairways.
- Wheelchair access is provided from the library in building A to the greenway. A small encroachment into the greenway Statutory Right of Way (SRW), needed to accommodate the wheelchair ramp, will be addressed through the legal agreements associated with the SRW identified via the Rezoning application (RZ 17-778596).

Architectural Form and Character

- As indicated earlier, the buildings are stepped down to four stories at the northern end of the property. The highest six-storey portions of the development are at the south western portion of the lot. Building faces for both buildings are stepped inward in the central part of the structures which, in combination with brick exterior wall framing structures, will help to visually break the massing up into three segments.
- Double height entry lobbies will be centrally located along the block facing onto Odlin Road; with internal connections leading from the lobbies to the central courtyard.
- Canopies have been lowered in response to the Advisory Design Panel (ADP) comments and provide better weather protection.
- The two buildings are separated by as much as 37 m (122 ft.) by the central courtyard narrowing to 20.9 m (68.6 ft.) at the north end of the building and 11.5 m (37.7 ft.) at south end. This break will provide a visual connection to the inner landscaped courtyard, particularly from Odlin Road to the south. Privacy is created for facing units at the north end by large trees.
- Building materials will incorporate hardi reveal panels and hardi siding, brick and tiles for exterior walls, vinyl framed windows, aluminum framed glass panel guard rails and painted wood trims, balcony posts and beams. Roof fascias and canopies will incorporate hardie fibre cement board materials. The exterior color pallet consists of two shades of gray on the exterior walls interspersed with heron white hardie panels and dark iron spot concrete coping and brick cladding. Balcony glazing is proposed to be a pewter color.
- The development provides a range of unit types from one bedroom plus den to three-bedroom corner units; thereby providing homes for a broad range of family sizes. Unit areas are proposed to range from 59.9 m² to 125.8 m² (645 ft² to 1,354 ft²).

Landscape Design and Open Space Design

- Indoor and outdoor amenity spaces are provided in compliance with the Official Community Plan (OCP) guidelines.
- The indoor amenity space encompass approximately 477 m² (5,136 ft²) and will include a 67 m² (721 ft²) library space on the main floor and a two level 410 m² (4,415 ft²) fitness centre, music practice rooms and study lounges facing Odlin Road.
- The outdoor amenity space will be approximately 2,075.5 m² (22,335 ft²) in area, including a landscaped courtyard with walking paths, outdoor social rooms, a children's play area and an open lawn area. The 600 m² (6,459 ft²) children's play area will be equipped with an eclipse climbing net, a global motion spinner, a play mound, hopping logs and timber stepping logs.

- Podium level homes will be provided with direct access from their suites to either the fronting street, the internal courtyard, or to the linking greenway.
- The interior courtyard incorporates a number of outdoor rooms with spaces for seating and socializing. Layered planting beds surround the central plazas socializing space.
- A central mechanical/electrical room has been integrated into the landscape via mounding and stairs leading to an elevated patio on the roof.
- Accessible pathways run throughout the courtyard lobbies and private patios.
- Landscape selections will provide floral color and season interest while barrier plants are used to ensure privacy for yards.
- The Development Permit Considerations includes a requirement for submission of a landscape security plus contingency in the amount of \$839,524.00 prior to issuance of the Development Permit.

Tree Replacements Required

- The proposed development will result in 56 on-site bylaw sized trees being removed. The Official Community Plan 2:1 replacement ratio requires that a minimum of 112 replacement trees be provided. The applicant has agreed to plant approximately 113 trees on the lot.
- The proposed trees selections will meet the replacement requirements per Tree Protection Bylaw No. 8057.
- Approximately 24 additional trees will be planted within the greenway and another seven trees planted along the street frontage. The final number of trees in these areas will be determined via the Servicing Agreement(s).

Affordable Housing

- For the proposed density, the development must provide a minimum of 980 m² (10,549 ft²) of affordable housing. The development proposal provides approximately 995 m² (10,711 ft²) of floorspace in a total of 13 affordable housing units. The proposed unit types and allocation between the two buildings is shown in the table below:
- Phase 1 – Affordable Housing Unit Types and Floor Space

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom + Den	2	59.9 m ² (645 ft ²)	\$975	\$38,250 or less
Two Bedroom	2	73.9 m ² (795 ft ²)	\$1,218	\$46,800 or less
Two Bedroom + Den (BUH units)	2	87.1 m ² (938 ft ²)	\$1,218	\$46,800 or less

- Phase 2 – Affordable Housing Unit Types and Floor Space

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Two Bedroom	1	73.9 m ² (795 ft ²)	\$1,218	\$46,800 or less
Two Bedroom	6	79.9 m ² (860 ft ²)	\$1,218	\$46,800 or less

** May be adjusted periodically as provided for under adopted City policy.

Rent and income controls will be applied to these units via an agreement on Title as outlined under the rezoning application (RZ 17-778596). Two of the units (the two-bedroom + den units) are also designed as universal housing units. The affordable housing unit locations are indicated on the development plans. The unit sizes and locations have been reviewed and accepted by the City’s Affordable Housing staff.

Accessible Housing

- The proposed development includes 21 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey 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 m² (20 ft²) per unit. A detailed list of the universal housing features is provided on the architectural plans (see Plan #30). The Basic Universal Housing units will be located in 19 three-bedroom corner units and two two-bedroom + den units which are distributed throughout the floors of the two buildings.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Additional backing in ensuites for future installation of grab bars.
 - Lever-type handles for faucets.
 - Lever style door handles.
 - Decora Rocker style light switches.
 - LED strip lights under kitchen cabinets for counter top task lighting.

Renewable Energy

- The subject site is within the Alexandra District Energy Utility catchment area and connection to the utility will be required for this development. The Rezoning Considerations include requirements for the registration of legal agreements ensuring that the building will be capable of accommodating the ADEU connection and ensuring that the service connection will be made prior to occupancy.
- The proponent has committed to designing the project to LEED Silver equivalent standards.

Transportation

Through the rezoning application (RZ 17-778596), parking ratio reductions to 1.44 spaces per unit (1.26 spaces for residents + 0.18 spaces for visitors) were supported with the implementation of Transportation Demand Management (TDM) measures. The TDM measures outlined were as follows:

- Construct an interim 1.5 m wide walkway along the north side of Odlin Road; separated by physical barriers from traffic lanes and parking area; from Dubbert Street to Garden City Road.
- Curb extensions on the south side of Odlin Road at Dubbert Street and at existing greenway crossing near the eastern limit of the site.
- Enhanced crossing treatment (raised crosswalk) at the existing greenway crossing near the eastern limit of the site.
- Provide 120 v 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 120 v electric plug-in is required).

The first three TDM measures will be addressed through the Servicing Agreement. Notations for the electric plug-in commitments are provided on the architectural plans.

The reduced parking requirements are reflected in the overall provision of 345 resident parking spaces, 48 visitor parking spaces, two SU9 loading spaces and eight handicapped parking spaces.

The development plans include 340 Class 1 bicycle spaces (secured at 1.25 spaces/unit min.) and 53 Class 2 bicycle spaces (unsecured at 0.2 spaces/unit). These provisions meet the Zoning Bylaw No. 8500 requirements of 1.25 Class 1 spaces per unit and 0.2 Class 2 spaces per unit. All the Class 1 spaces are contained in rooms with a maximum of 40 bicycle spaces in compliance with provisions of Zoning Bylaw 8500.

Drive aisles within the parkade all meet the 6.7 m width criteria allowing for comfortable passing between vehicles and manoeuvring to parking spaces.

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.
- The parking area has a recessed security gate allowing visitors to park and a secondary security gate separating the visitor parking from resident parking providing an extra level of security within the parkade.

Acoustic and Thermal Report Submissions

The Rezoning Considerations (RZ 17-778596) included a requirement for submission of acceptable acoustical and thermal reports prior to the Development Permit being forwarded to the Development Permit Panel.

An indoor thermal comfort analysis letter has been received from Williams Engineering (dated February 1, 2018) indicating that the proposed water-source heat pumps serving all the occupied spaces and common areas will provide both heating and cooling energy necessary to ensure compliance with the ASHRAE 55-2004 standard. The letter has been added to the application file.

An acoustical report was prepared by Brown Strachan Associates dated February 15, 2018. The report provides a number of recommendations that will need to be addressed at the Building Permit stage for the development to fully address the Official Community Plan (OCP) noise level design criteria. The recommendations are specific to certain units or portions of the buildings based on the modelling analysis. Very broadly, the recommendations include the following:

- Upgrading of glazing or combinations of laminated glazing, airspace separations and glazing for specific windows.
- Provision of two layers of interior drywall to exterior framing.
- Provision of resilient furring channels with two layers of drywall on specific suites.
- Use of good quality airtight weather strip for all exterior doors and windows.

The thermal comfort analysis has been added to the application file.

The applicant has advised that they intend to address the recommendations, or provide acceptable equivalents to both the thermal and acoustical reports.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Minutes of Advisory Design Panel Meeting (February 7, 2018)

Development Permit Considerations

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

- Final adoption of the Zoning Amendment Bylaw No. 9755.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$839,524.00 including a 10% contingency cost.



DP 17-791769

Attachment 1

Address: 9271/9251/9211/9291 Odlin Road

Applicant: Polygon Berkeley House Ltd.

Owner: Polygon Berkeley House Ltd.

Planning Area(s): West Cambie – Alexandra Neighbourhood (Schedule 2.11 A)

Floor Area Gross: Max. 24,990.0 m² (268,990.12 ft²) Floor Area Net: 224,929 m² (268,334 ft²)

	Existing	Proposed
Site Area:	16,210.08 m ²	14,699.96 m ² (158,229 ft ²) after road dedications
Land Uses:	Residential	Same
OCP Designation:	Apartment Residential (Apt)	Same
Zoning:	Single Detached (RS1/F)	"Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	2	265

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	1.73 FAR with affordable housing plus amenity areas.	none permitted
Lot Coverage:	Max. 40%	Total: Max. 38%	None
Setbacks	North and South property line: Min. 6.0 m West property line: 5.0 m East: Min. 7.5 m provided that 15 m building to building separation maintained. Provisions for parkade encroachments	North property line: 14m. South property line: 7.0 m West property line: 5.0 m East: Min. 7.5 m provided that 15 m building to building separation maintained. Provisions for parkade encroachments	None
Height (m):	East Building 19.5 m West Building 22.6 m	East Building 19.4 m West Building 22.5 m	None
Lot Size:	Min. 14,500 m ²	14,699.96 m ²	None
Off-street Parking Spaces – Regular/Commercial:	334 (R) and 48 (V) 1.26 (R) and 0.18 (V) per unit with TDM	345 (R) and 48 (V) 1.33 (R) and 0.18 (V) per unit	Rate reduction included in the zone schedule
Off-street Parking Spaces – Accessible:	8	8	None

Total off-street Spaces:	382	393	None
Bicycle Parking Spaces Class 1: 1.25 / unit Class 2: 0.20 / unit	Class 1: 332 Class 2: 53	Class 1: 340 Class 2: 53	None
Amenity Space – Indoor:	Min. 100 m ²	477 m ²	None
Amenity Space – Outdoor:	Min. 1,590 m ²	2,075 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, February 7, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 17-791769 - TWO APARTMENT BUILDINGS OVER SHARED PARKADE,
WITH 265 DWELLINGS AND 5 AND 6 STOREY HEIGHT**

ARCHITECT: Raymond Letkeman Architects Inc.

PROPERTY LOCATION: 9211, 9251, 9271 and 9291 Odlin Road

Applicant's Presentation

James Bussey, Raymond Letkeman Architecture Inc., and David Stoyko, Connect Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate how the massing of the long buildings is differentiated and broken up; consider dropping the end one storey to enhance the gateway feel of the south entrance;
- the way the amenity space is pulled out to the edge is successful; also suggest pulling the amenity space out to Odlin Road or pushing the building back to create another separation between the massing;
- consider removing the white panels to make the building colours more consistent and create a stronger visual expression;

We will be adding additional visual expression in another manner, by varying the window frame colours and associated infill panels which will correspond to the vertical expression in the architecture.

- consider a similar type of secondary access to the corridor for residents and visitors in Building B for Building A to provide mid-block entrance and facilitate access to elevators;

We will not be providing a mid-block entrance to the western building facing Dubbert Avenue. If we do add a mid-block entrance it will not allow for the stepping back of the building on Odlin as well as the additional stepping back of the building on the northern end against the Townhomes. We think that the required sensitive transition to the townhomes and the architectural expression on Odlin (emphasizing the 6 storey element and the view of the amenity is more important from an overall architectural and planning perspective).

- consider a similar break (i.e., at the library) at the mid-point of Building B along the greenway for Building A;

See Above.

- consider design development for Unit Type B which has a long and narrow master bedroom;

The bed portion of the room is adequate. The narrow area works as a sitting or additional den area within the master bedroom. We have been quite successful with this layout from a sales and marketing perspective so we will not be changing Unit Type B.

- overall, appreciate the proposed courtyard which provides a unique and interesting amenity space for residents and visitors;
- connecting the indoor amenity space to one of the buildings is an ideal approach for the site to highlight the entry to the central open courtyard and create a gateway feel;
- the proposal appears to be a combination of articulating the massing of the amenity space to fit into the vocabulary of the building and introducing an entirely different articulation; suggest that the difference in articulation be expressed much more; also consider design development to the current proposal, e.g., look at connections between the levels, between the grade of the courtyard edge and the street edge;

We have reviewed the connectivity of the amenity space and are satisfied with it. We have also reviewed and introduced a new window pattern for the amenity space to architecturally tie it back better to the overall design vs. introducing a completely different architectural vocabulary.

- elevated canopies on entry frames for the entry portals into the buildings appear too high to provide effective weather protection and shading; consider reducing their height or introducing additional canopies;

We have a projecting canopy (which was not shown on the model) at a lower level on both entries. In addition, to provide better weather protection we have lowered these canopies as well.

- appreciate the thinness of the roof profiles as shown in the model and renderings which mitigates the heaviness of the buildings;
- the bigger three-bedroom units located at the corner of the project appear to have the smallest balconies; consider enlarging these balconies;

Because of the openness of the corner balconies , we feel that the size of the balconies are adequate.

- consider design development to the exit stair coming out from the underground parkade into the landscaped courtyard to hide its view from courtyard users, e.g., stretching the mechanical room to pick it up;

We have added a canopy adjacent to the mechanical room to cover the stair.

- appreciate the presentation of the project by the applicant;
- commend the proposed mix of units and provision for more family-friendly units; appreciate the lay-out of units; agree with recommendation to increase the size of balconies for bigger units;

See above on balconies.

- north-south access for the two buildings is appropriate; allowing sunlight access into the central open courtyard through the southern opening works well; consider a wider opening as it serves as a gateway into the development; overall, the general arrangement of the massing and height of the buildings are appropriate;
- not concerned with potential shadowing on the courtyard as most of the landscaping programs are located at the northern end of the courtyard which will not be significantly impacted by shadowing;
- applicant's approach to break up the massing is successful; physical interplay of push and pull and variation of materials work well; reversing the brick frames on the two sides of the buildings provides a nice variety;
- proposed colour palette works well; consider enhancing the interplay of colour contrast for the window frames;
- consider opportunities to play more with the contrast of texture versus flat panel cladding;

After further review, we feel that architecturally we have the appropriate contrast of textures – any further variation, in our opinion, would create to 'busy' a look.

- consider introducing landscaping to help buffer the edge of elevations with retaining walls;

Landscaping had been designed to be adjacent to all retaining walls.

- the grand stair provides an interesting sense of entry into the courtyard space; however, the elements at the courtyard entrance appear underwhelming, particularly the trellis element; consider installing a more sizeable and grander element to enhance the sense of entry into the courtyard;

Revisions have addressed the trellis and we have now created a new architectural focus more in keeping with the scale of the grand stairs.

- agree with comment that the façade treatment of the indoor amenity space could either tie in more or enhance its contrast with the residential components;

See above regarding new window pattern for amenity.

- consider adding more amenity space adjacent to the mechanical and electrical room on the courtyard, e.g. an indoor kitchen, which could benefit the adjacent social space;

We have added an outdoor fireplace adjacent to the mechanical and electrical room.

- appreciate the berming on the courtyard which provides play opportunities for children; consider integrating natural play features aligned with the berming;

We have removed handrail wherever possible where the berm meets the patio above the mechanical and electrical room.

- commend the applicant for the model and landscaping drawings;

- appreciate the lighting plan and several proposed lighting fixtures on the strata property; however, ensure that the temperatures of bulbs are properly calibrated; also consider eliminating the lighting on the guardrail;

This has been completed.

- central open courtyard is well done; commend the applicant for breaking up the boxy symmetrical component into outdoor rooms;

- appreciate the mound; suggest that the slope be facing south rather than north; also consider integrating a grade supported slide to add more play elements for children;

See above, we have made the berm more accessible from the patio above the mechanical and electrical room.

- support the recommendation that the applicant consider a more naturalistic design for one of the play cells in the outdoor play amenity area;

We have updated the play equipment to reflect this.

- berming divides the central amenity space into north and south sections; consider changes to landscaping on the east berm to visually connect the whole landscape;

The location of the berm was intentionally located to create the sections. The section breaks down the courtyard in scale creating more intimate sections and areas while still maintain a large scale understanding of the courtyard.

- appreciate the proposed mix of shrub and tree planting throughout the development; however, reconsider the *katsura* trees as they could get massive for small courtyards on slabs; support the choice of dove trees;
- appreciate the design of the stairs leading to the courtyard; agree with the comment that the trellis structure at the south entrance to the courtyard may not be necessary; consider installing lighting across the entrance;

See above – Lighting has been added.

- consider celebrating the function of the mechanical room and separating out the different amenity areas; consider installing something on top of the mechanical room, e.g. an interesting paving pattern or something whimsical to enhance the play experience of children;

We have enhanced the paving pattern on the patio above the mechanical and electrical room.

- buildings on the site fit well with the surroundings; the two buildings are long; however, the east-west orientation of units minimizes shading on patios; reconsider the lawn at the northwest corner close to the patios as they could be in shade even during summer; consider installing something more shade tolerant than a lawn;

We are investigating the possibility of introducing artificial turf on the berm, however we are awaiting confirmation on the sliding aspects of the turf.

- overall, the proposal is good; proposed architecture is an elegant solution;
- commend the package provided by the applicant; appreciate the model and drawings presented by the applicant;
- architecture is good; appreciate the alignment of buildings to allow the proposed programming in the open central courtyard which will be useful to residents;
- appreciate the grand gesture at the front entrance to the amenity area; however, consider simplifying it; agree with comment that the trellis structure may not be needed;

See above on revisions to grand stair.

- support the raised patio over the mechanical and electrical room; agree with comments to move the stairs in the same line with the mechanical and electrical room and to provide further treatment to the slopes;

See above on additional paving pattern on raised patio.

- also agree with comments to pull back the planting off the slope to allow more access to it and shift the built play structures further north to allow a transition area; consider planting trees close to the play area to provide shading to play structures during summer;

This has been revised to enhance the berm area and reduce the amount of handrail.

- in general, support the provision of a large outdoor amenity area and the diversity of programs proposed by the applicant;
- relationship of the open lawn with the outdoor amenity space works well;
- proposed pedestrian realm treatment is successful;
- review consistency of coping for brick walls; should match what is happening at the roofline; consider uniform treatment for brick walls; brick treatment should be continuous and not terminate at the stairs;

Unfortunately, we disagree with this comment – we intentionally did not create a consistent treatment for the brick wall – the termination of the brick at the entries does two things; it creates visual interest along the street and secondly it demarcates nicely the grade level entries.

- white firewalls along Dubbert Street appear to be one-storey high; consider further treatment to improve pedestrian and motorist experience along the street;

The firewalls are a necessity as per the building code – further treatment will only accentuate this detail and therefore we believe we have created the best and quietest approach to this building code necessity.

- investigate opportunities for treatment to the south wall of the mechanical room facing the outdoor amenity/central plaza, e.g., incorporating an espeliated tree, painting or piece of art;

See above – we have added an outdoor fireplace.

- concerned on the long corridors and access of some units to the amenity level at the middle of the corridor; consider moving the elevators to a more central location in the two buildings to provide better access for all units; also concerned with the fire exits for residents;

We can not introduce any more elevators due to parking etc. therefore, we feel the elevators are in the best location currently.

- consider a non-stair outdoor access to the greenway; considerable length of wall could be used as a ramp;

Unfortunately, we can not fit a ramp into the design at this location.

- appreciate the proposed pocket doors for the basic universal housing (BUH) units;

A clarification – we do not have pocket doors for the BUH units – pocket doors are unfortunately a real maintenance issue.

- commend the design team for the quality of the package provided to the Panel; however, the applicant should have provided LEED scorecards to measure how the LEED Silver equivalency target will be achieved;

We will provide.

- the project is on the right track in terms of incorporating green energy components into the proposed development given the proposed connection to the district energy utility (DEU), use of hybrid heat pumps and heat recovery ventilators;

Clarification – hybrid heat pumps are designed so that HRV's are not required.

- look at potential flood level control in the parkade; height of the buildings may or may not necessitate a fire pump; a diesel fire pump may be required if there is no provision for emergency generators;

There is no requirement for an emergency generator is this project. We will review flow rate to confirm the necessity of a fire pump.

- appreciate the applicant's proposed contribution to the City's public art fund; however, the applicant is encouraged to incorporate public art into the project, particularly along the public walkways;
- appreciate the urban connectivity; buildings are well connected to the central open courtyard and pedestrian pathways; stairs on the south side will draw people into the development;
- also appreciate the proposed lighting, especially underneath the stairs at the south entrance; consider a similar language for the northern access way and differentiating the landscaping at the northern end in terms of scale and colour to emphasize its publicness;
- look at the trees to the east of the mechanical and electrical room which are blocking the views between the raised patio and balconies of units;

We have reduced some trees to enhance the berm, but certain trees were retained for privacy concerns.

- overall, the connectivity and public interface of the project is good;
- appreciate the package provided to the Panel and the applicant's presentation of the project; commend the applicant for the significant size of the amenity area which is larger than what is required;
- programming in the central open courtyard is well thought out; lighting is well done;
- stepped roofs are smartly designed and there are no overlook issues; consider installing decorative ballast on the indoor amenity roof to soften the overlook;
- support recommendations to remove the trellis at the entrance to the courtyard; applicant could choose either having an open and clean courtyard entry or installing something big and bold that is more fitting with the scale of the grand stair and outdoor amenity;
- notice that non-clad retaining walls with exposed concrete and reveals are stepped; however, they are sizeable and long;

- commend the applicant for the proposed mix of universal housing units; however, a better balance between three-bedroom versus two-bedroom units would be appreciated;

We feel the mix is appropriate – no change is contemplated.

- consider a better and more inviting access from Building B into the courtyard other than through the exit stairs;

We feel the pulling back of the building allows for a good entry to the courtyard while also providing better transition to the proposed townhomes to the north.

- appreciate the reveals on hardie panels which will match the hardie panel colour; applicant is advised to maintain this feature up to building construction as it creates the look;
- appreciate the nice and sleek roof profile; applicant is also advised to maintain the design in the model to the built form;
- support the recommendation to shift the mechanical and electrical room further north and shift the berm further south; would provide space for passive uses, e.g., a reading area for children; and
- proposed open central courtyard is nice and creative.

Panel Decision

It was moved and seconded

That DP 17-791769 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 17-791769

To the Holder: POLYGON BERKELEY HOUSE LTD.
Property Address: 9271/9251/9211/9291 ODLIN ROAD
Address: C/O CHRIS HO
SUITE 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 #53 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 \$839,524.00 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 17-791769

To the Holder: POLYGON BERKELEY HOUSE LTD.

Property Address: 9271/9251/9211/9291 ODLIN ROAD

Address: C/O CHRIS HO
SUITE 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

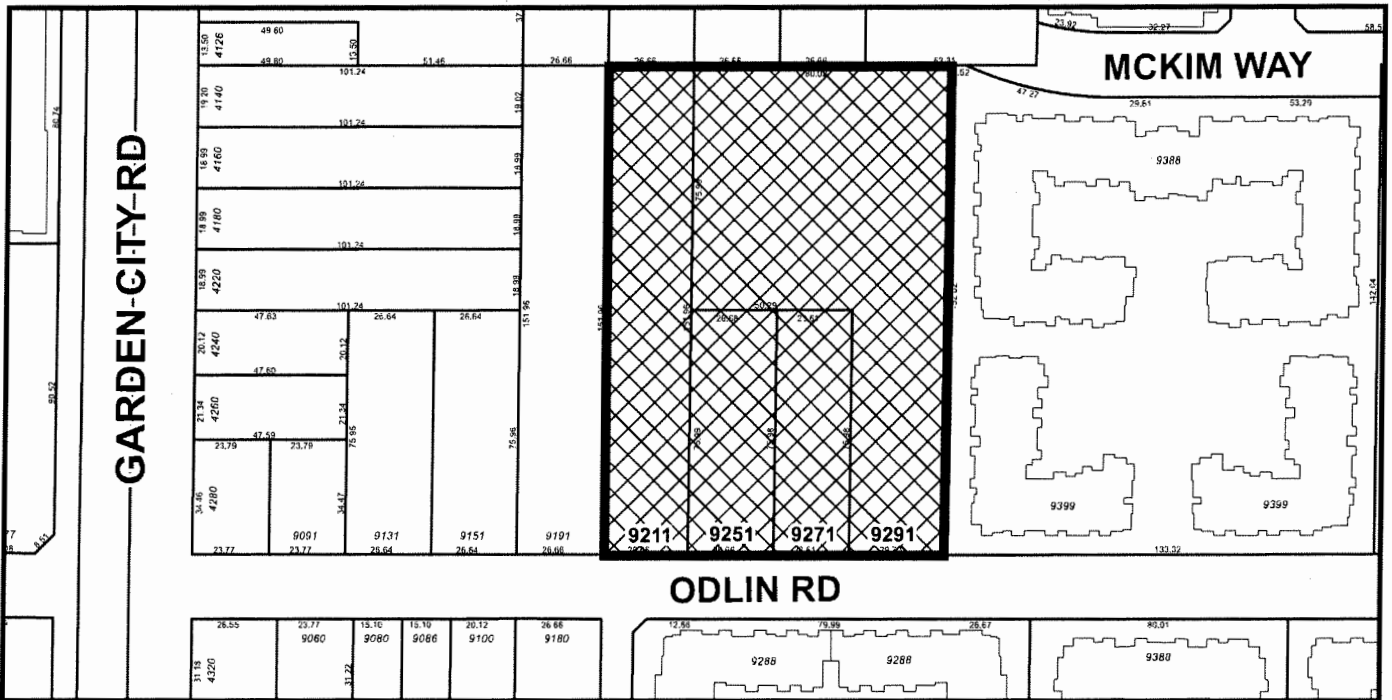
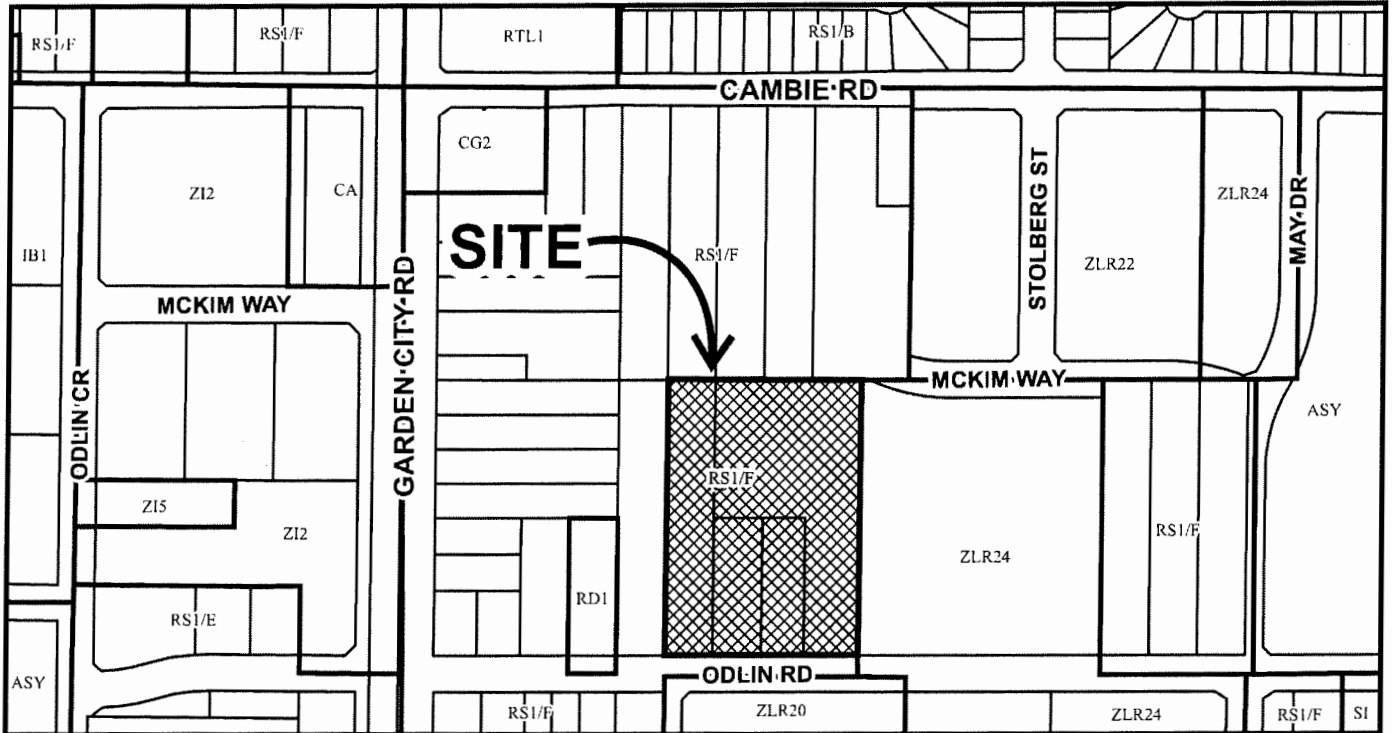
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 17-791769
SCHEDULE "A"

Original Date: 11/30/17

Revision Date:

Note: Dimensions are in METRES



DRAWING LIST:

ARCHITECTURAL

- A-0.00 Cover Sheet
- A-0.01 Architectural Design Rationale
- A-0.02 Landscape Design Rationale
- A-1.01 Development Summary
- A-1.02 Context Photos
- A-1.03 Survey Plan
- A-1.04 Site Plan
- A-1.05 Shadow Study
- A-2.00 Parking Level Overall Plans
- A-2.01 Main Floor Overall Plans
- A-2.02 2nd Floor Overall Plans
- A-2.03 3rd Floor Overall Plans
- A-2.04 4th Floor Overall Plans
- A-2.05 5th Floor Overall Plans
- A-2.06 6th Floor Overall Plans
- A-2.07 Roof Overall Plans
- A-2.08 Main Floor Area Overlay
- A-2.09 2nd Floor Area Overlay
- A-2.10 3rd Floor Area Overlay
- A-2.11 4th Floor Area Overlay
- A-2.12 5th Floor Area Overlay
- A-2.13 6th Floor Area Overlay
- A-3.00 Elevations
- A-3.01 Elevations
- A-3.02 Elevations
- A-3.03 Elevations
- A-3.04 Bldg A Colour and Material Elevations
- A-3.05 Bldg B Colour and Material Elevations
- A-4.00 Sections
- A-4.01 Sections
- A-5.00 Unit A & B Plans
- A-5.01 Unit B Plans
- A-5.02 Unit C Plans
- A-5.03 Unit D Plans
- A-5.04 Unit E Plans
- A-5.05 Unit F Plans

LANDSCAPE

- L0.0 Cover Sheet & Drawing List
- L1.0 Overall Landscape Plan
- L1.1 Landscape Amenity Plan and Precedents
- L1.2 Play Area Enlargement Plan
- L1.3 Greenway Plan and Section
- L1.4 Greenway Edge and Podium & Parkade Entrance Plan
- L2.0 Plant Materials and Schedule
- L2.1 Planting Plan - North-West
- L2.2 Planting Plan - West Centre
- L2.3 Planting Plan - South-West
- L2.4 Planting Plan - East
- L4.0 Sections
- L4.1 Sections
- L4.2 Landscape Elevation at Dubbert St.
- L5.0 Details - Softscape
- L5.1 Details - Hardscape
- L5.2 Details - Furnishings
- L5.3 Details - Playground
- L5.4 Details - Trellis, Fence, and Gate
- L5.3 Details - Light Fixtures
- L6.1 Lighting Plan



BERKELEY HOUSE
REZONING & DEVELOPMENT PERMIT
RESUBMISSION
MARCH 1, 2018



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Revisions
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February 7, 2018

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March 1, 2018

MAR 28 2018



BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
Richmond, BC

For Polygon

Design Rationale

March 1, 2018

A-0.01
Reference

DESIGN RATIONALE

Site and Context

The proposed multi-family residential development is on a 3.63 acre (158,230 sf) site located on the north side of Odlin Road between the major arterial routes of Garden City Rd to the west and No. 4 Road to the east. The current surrounding context is largely multi-family dwellings with a single-family dwellings to the west, with more single family clusters further to the north along Cambie Road and on the east side of Odlin Road. The project will be bordered by the near future continuation of Dubbert Street to the west, and fully built out pedestrian greenway to the east. In the near future, three storey townhomes will be constructed adjacent the north property line with a connection to McKim Way. The site is within walking distance to Lansdowne Shopping Centre, Kwantlen Polytechnic University, Tomsett Elementary School and Odlin Neighborhood Park.

Built Form

The project architecture consists of two 4-6 storey buildings configured in a north-south linear fashion with an open, interconnected landscaped courtyard, all over a single level parking garage. This layout maximizes solar exposure, views and courtyard access for all units. Further, residents and their visitors are invited into this generous courtyard and adjacent patio seating area with grand stairs leading up from Odlin Road. The parkade will be partially located underground with stepped landscape walls and stairs up to the main level residential and courtyard amenity. Access to parking and garbage/recycling is located at the northwest corner off of Dubbert Street. Building A to the west steps from 6 storeys at the more urban south end fronting Odlin Road, down to 5 storeys and then again to 4 storeys to respectfully compliment the scale of the future townhomes to the north. Similarly, Building B along the eastern greenway steps down from 5 storeys at Odlin to 4 storeys to the north. The main entries to both buildings are located at Odlin Road, with the Lobbies lowered to street level to provide a visual and physical connection to the street and pedestrian activity. The shared Amenity space with outdoor seating is strategically located between the two lobbies at a raised level to the adjacent grand stairs to further enhance this connection. The Amenity is treated with a fully glazed two storey façade to accentuate the visual interest at this important nexus.

A third entry is provided to the project midway along Building B from the greenway in line with the existing pedestrian connection from the low-rise apartment complex. This entry adds another physical connection to the internal courtyard in addition to also providing access to Building A.

A 4 metre setback is proposed along Dubbert and Odlin Road while a 2.5 metre setback is proposed from the 5 metre greenway R.O.W. A 6 metre setback is proposed along the north property line adjacent the future townhome development. Raised, semi-private patios with stair access are proposed along Dubbert Street, Odlin Road and fronting the greenway.



Housing and Livability

A total of 7 unique units with variations of each type are proposed consisting of ground and courtyard oriented one bedroom and den, two and three bedroom units. The unit sizes range between 645 and 1,354 square feet. Eighty percent of the total units are two bedrooms and another ten percent comprised of three bedrooms catering more to young families.

The affordable housing is interspersed between one and two bedroom units and located throughout the project. Each unit is provided with a minimum of 1.44 secured parking stalls. Plug-ins for electric cars are available for each stall in the underground parkade.

Outdoor space is provided through the use of a variety of patios, decks and the extensive internal landscaped courtyard for improved livability. Every home has expansive operable windows and glazed doors to provide ample natural daylight and ventilation.

Architectural Style

The project features a crafted, transitional contemporary style of architecture with a disciplined, rational and bold expression suited to today's new and inviting urban lifestyle. This fresh architectural expression considers the relatively recent local building styles and context of the area. This style is showcased by its simple façade treatment with punched windows and recessed glazed balconies. The common flat roof forms a unifying datum between buildings with raised pop-up roofs at key locations. The linear form of both buildings are broken into three distinguishable, but integrated blocks which are tied together by a common material palette. The massing is further broken by the vertical building steps from 6-4 storeys in Building A and 5 to 4 stories in Building B and are intentionally located to occur in line with the linear stepping. Both buildings are also broken on the horizontal plane by recessing the middle blocks back into the courtyard.

Materials include Hardiplank with recessed reveals and Hardiplank Lap Siding as the primary wall cladding with a feature brick screen wall along the Dubbert and Odlin elevations with the same brick cladding at key locations on the courtyard and greenway elevations. White, double glazed vinyl windows will be used as a unifying element throughout along with tinted glazed panel balconies. The simple, but carefully articulated variety of materials and forms, along with the two main colour palettes of dark and light cladding interwoven throughout the buildings, create interest on the streetscape, courtyard and private space alike.





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Revisions

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Re-issued for Rezoning & Development Permit
November 22, 2017
Issued for ADP
February 7, 2018
Re-issued for Rezoning & Development Permit
March 1, 2018

MAR 28 2018

DP 17 / AT / 69



BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
Richmond, BC

For Polygon

**Landscape Design
Rationale**

March 1, 2018

A-0.02
Reference

LANDSCAPE DESIGN RATIONALE

Public Edges

The landscape design for the Berkeley House residential development is intended to fit into the context of the surrounding neighbourhood character, but also introduces a more urban treatment of the streetscape on Odlin Road. A secondary tree lined walkway has been introduced along Odlin Road that leads people to the generous entry plazas, as well as the grand stairs inviting visitors and residents up into the landscaped courtyard. Stone-faced lower walls and layered landscape planter edges for the elevated patios create a friendly welcoming street frontage.

Landscape Amenity

The generous internal courtyard amenity green is defined into a series of outdoor rooms. These outdoor rooms provide the residents and visitors with a multitude of outdoor active and passive recreational opportunities. Leading up the grand stairs the south facing Amenity patio provides ample seating and social space. On the upper podium the multifunctional lawn area is flexible space for active or passive recreation. The central plaza with seating and ambient lighting provides a central gathering and social space surrounded by large layered planting beds. The central mechanical room has been integrated into the landscape through mounding and stairs to create an elevated patio on the mechanical room roof. The mounded grass area can function as a play mound and connects to the space to the play area. The space for younger children with a sensory playhouse and riding toys is connected to the more challenging zones, with a climbing net structure and a multi-seat spinner, through pathways and small decks. The last defined area is a series of social seating nooks with lounge furniture to allow for smaller more intimate gatherings. Accessible pathways connect all courtyard level lobbies and the private patios with the podium outdoor amenity spaces.



Site Connections

The fully built out greenway design has a central paving node that acts as another entry to the podium through the building, promoting bike and pedestrian mobility. A west-east pathway through the site connects Dubbert St to the greenway on the east. Patios and small yards face these greenway links that connect to the neighbourhood. The orientation of the yards and patios helps provide security through observation of the surrounding edges.

Visibility and Safety

All entries and main pathways are well defined and light. Outdoor amenity areas are grouped and designed so that each area will allow for passive observation from other users and adjacent homes. Public and semi-public spaces are defined from private spaces landscape elements such as changes in elevation, paving, vegetation, low wall and raised planters. Good pedestrian connectivity with other developments, and within the development, has been provided to enhance safe and efficient pedestrian movement. Pedestrian access points are clear and easily monitored. Berkeley House planting has been designed with both privacy and visibility in mind. Low plant materials are used around residential areas, where monitoring of public spaces is desired. Taller plants are used further away from where people are walking or driving, typically at building walls, to insure screening or hiding places are not created. Barrier plants are employed to insure privacy for yards, and discourage trespassing into private areas.

Materials

Clean, modern, and simple materials will be fitting to the style of the architecture, and help reduce maintenance demands. Plant materials will be simple and durable, creating a strong evergreen expression, with punches of flower colour and seasonal interest. People will be able to enjoy a lush low-maintenance, detailed, and attractive landscape that serves both the residential aspects and provides a strong and inviting street image.





1.



2.



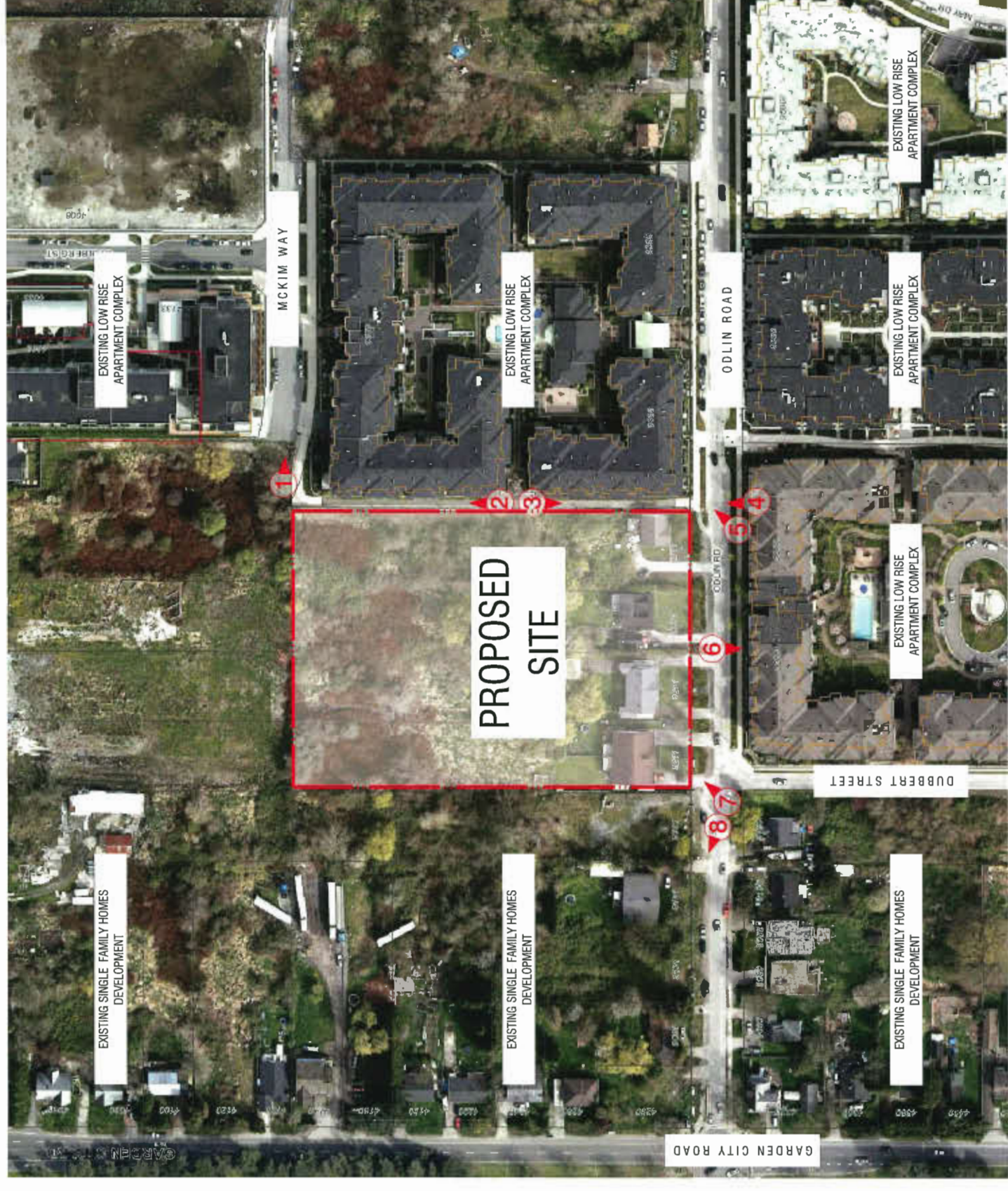
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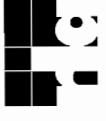
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7.



8.



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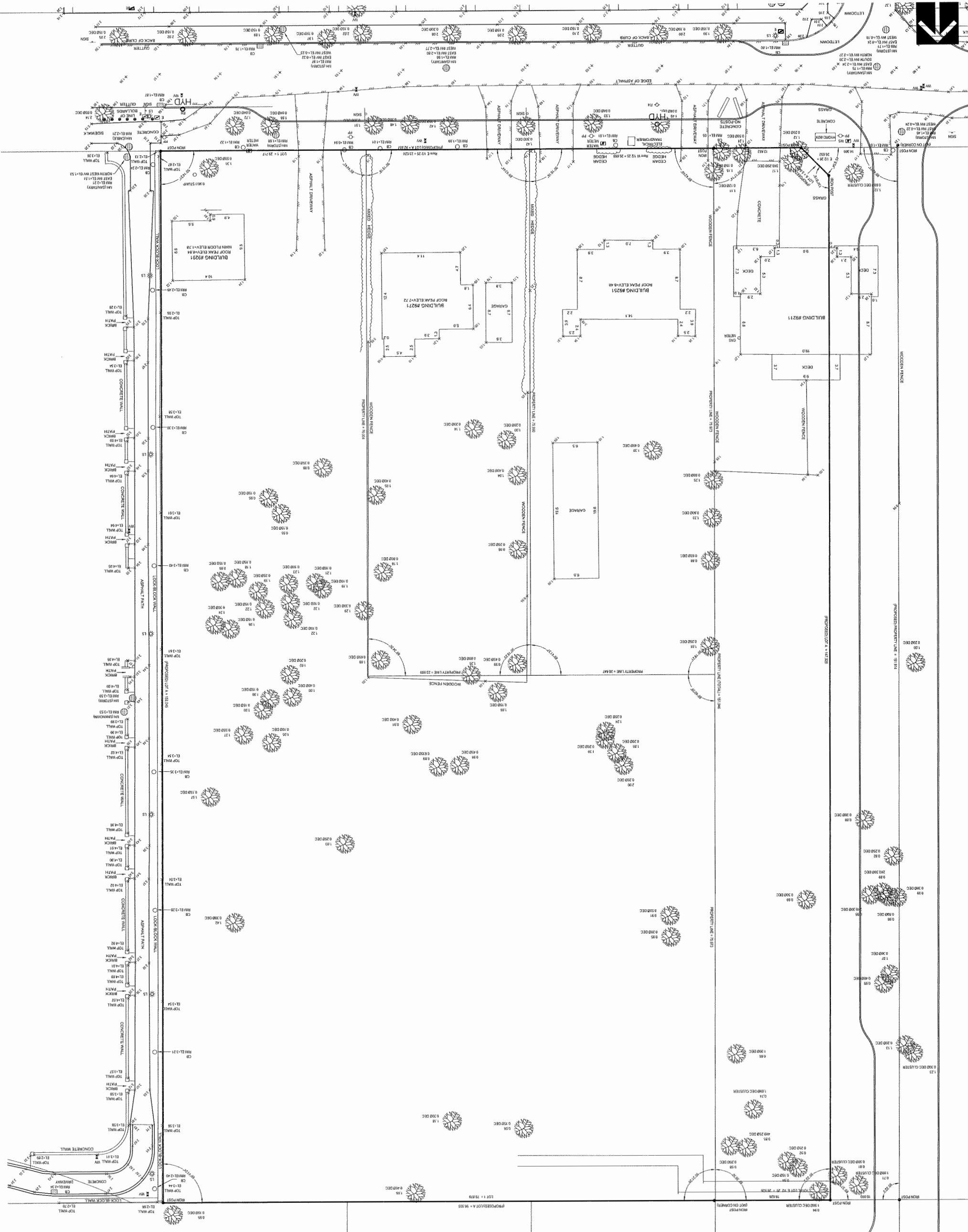
BERKELEY
HOUSE

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Survey Plan

1" = 20'-0"
March 1, 2018

A-1.03
Plan #2



DP 17 791769



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BERKELEY
HOUSE

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

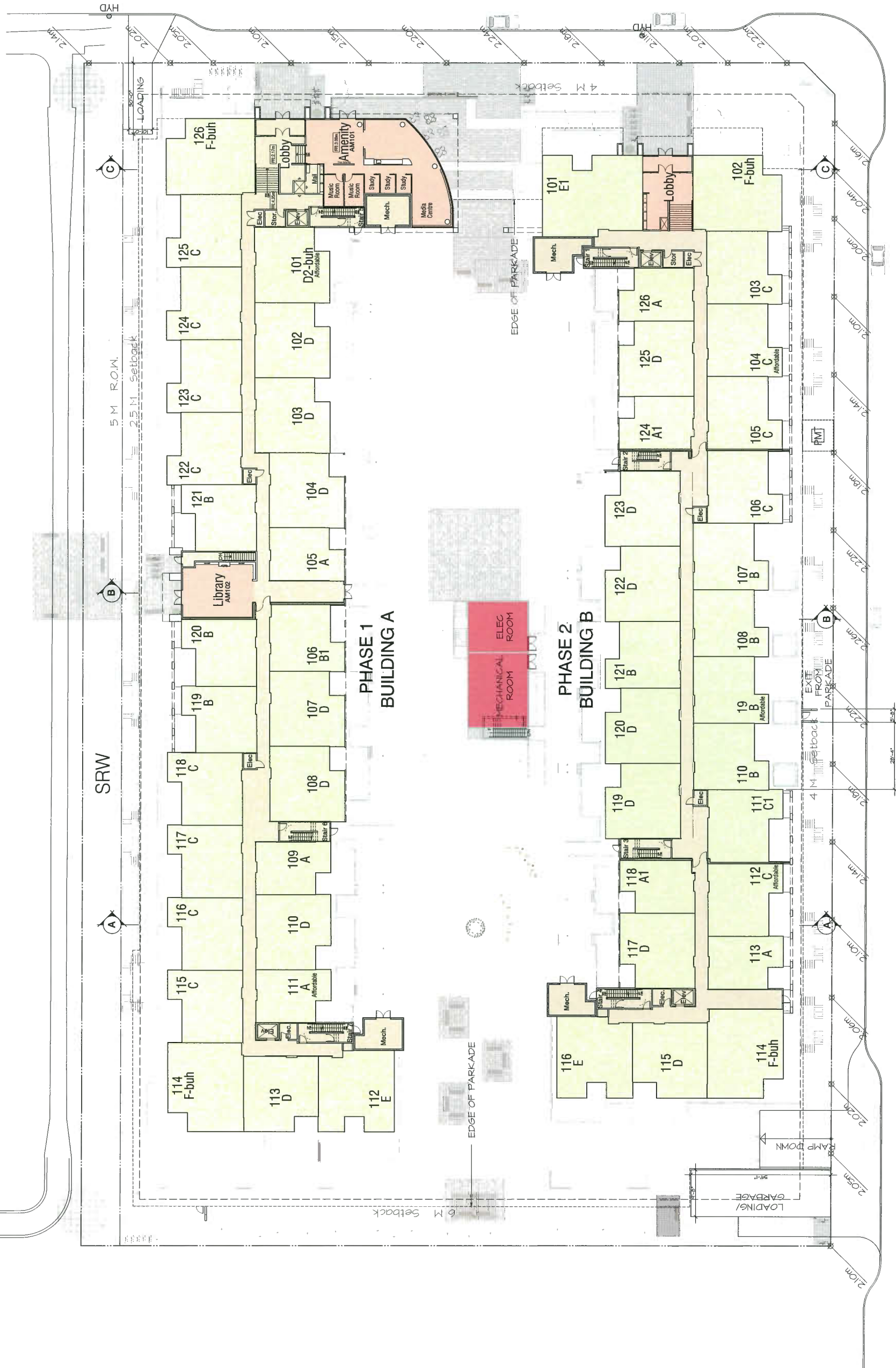
Site Plan
1" = 20'-0"
March 1, 2018

A-1.04
Plan #3



ODLIN ROAD

DUBBERT STREET



DP 17 791769



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Development Permit

March 1, 2018

MAR 28 2018

DP 17 791769



BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Shadow Study

NTS
March 1, 2018



March 21, 3PM



June 21, 3PM



December 21, 3PM



March 21, 12PM



June 21, 12PM



December 21, 12 PM



March 21, 9AM



June 21, 9AM



December 21, 9AM



Shadow Study

A-1.05
Plan #4



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Development Permit
March 1, 2018

MAR 28 2018



BERKELEY
HOUSE

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

**Overall
Parking Plan**

1/16" = 1'-0"
March 1, 2018



TANDEM STALL (TYP.)
• 8' x 8' PILLAR FOR ELECTRICAL PLUG-INS FOR E.V.

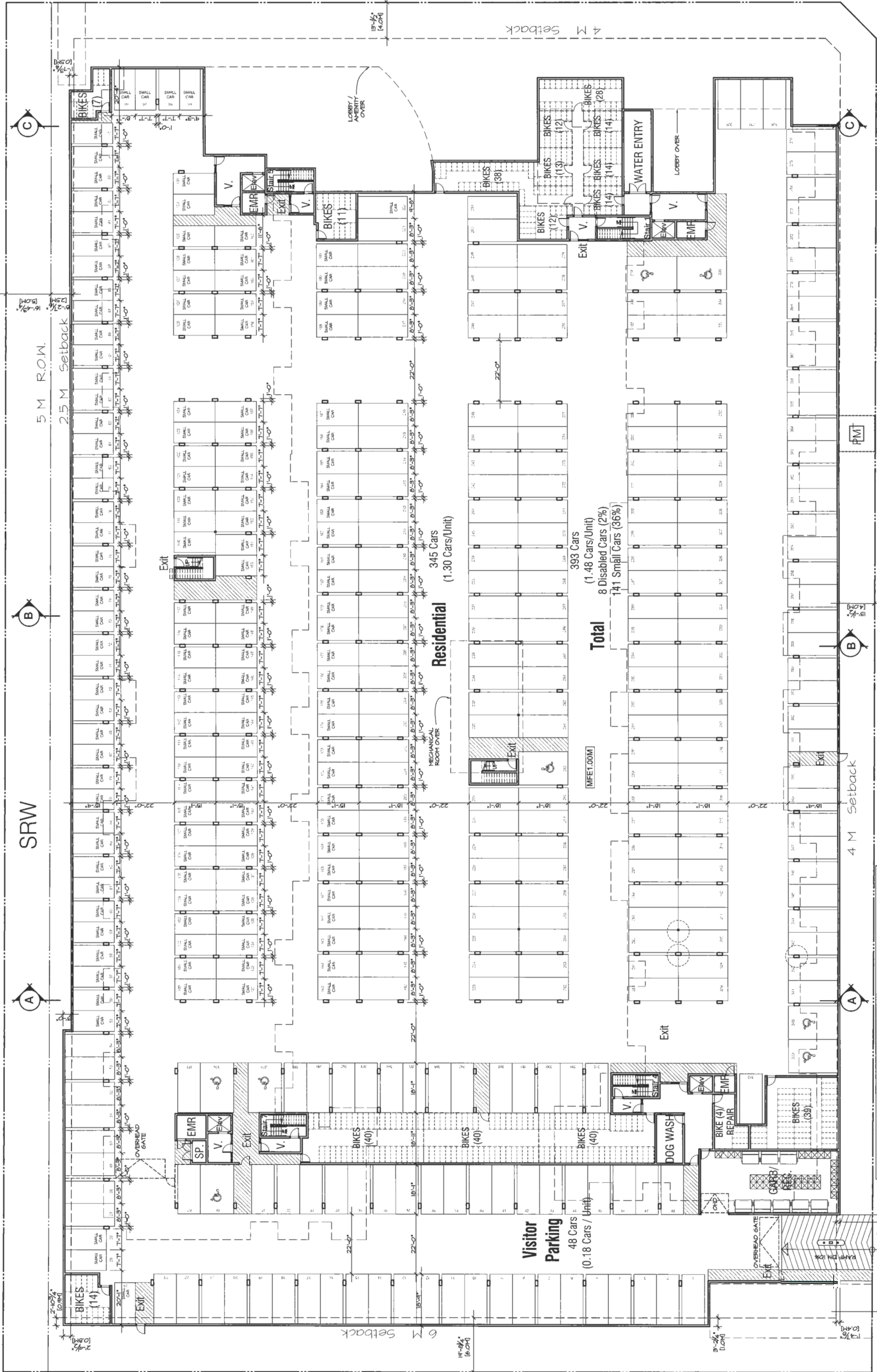
2 STALLS (TYP.)
• ELECTRICAL PLUG-INS FOR E.V.

ELECTRIC VEHICLES (E.V.) PLUGS LEGENDS FOR ALL RESIDENTIAL STALLS

ADDITIONAL STALL STANDARD STALL (2.3m x 5.5m)
ADDITIONAL STALL BICYCLE LOCKER (0.6m x 1.0m)
ADDITIONAL STALL BICYCLE LOCKER (0.6m x 1.0m)
ADDITIONAL STALL BICYCLE LOCKER (0.6m x 1.0m)

4 STALLS (TYP.)
• ELECTRICAL PLUG-INS FOR E.V.

A-2.00
Plan #5



SRW 5 M R.O.W. 2.5 M Setback 4 M Setback 4 M Setback



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MAR 28 2018



BERKELEY
HOUSE

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

**Overall
Main Floor Plan**

1/16" = 1'-0"
March 1, 2018

A-2.01
Plan #6



DP 17 791769



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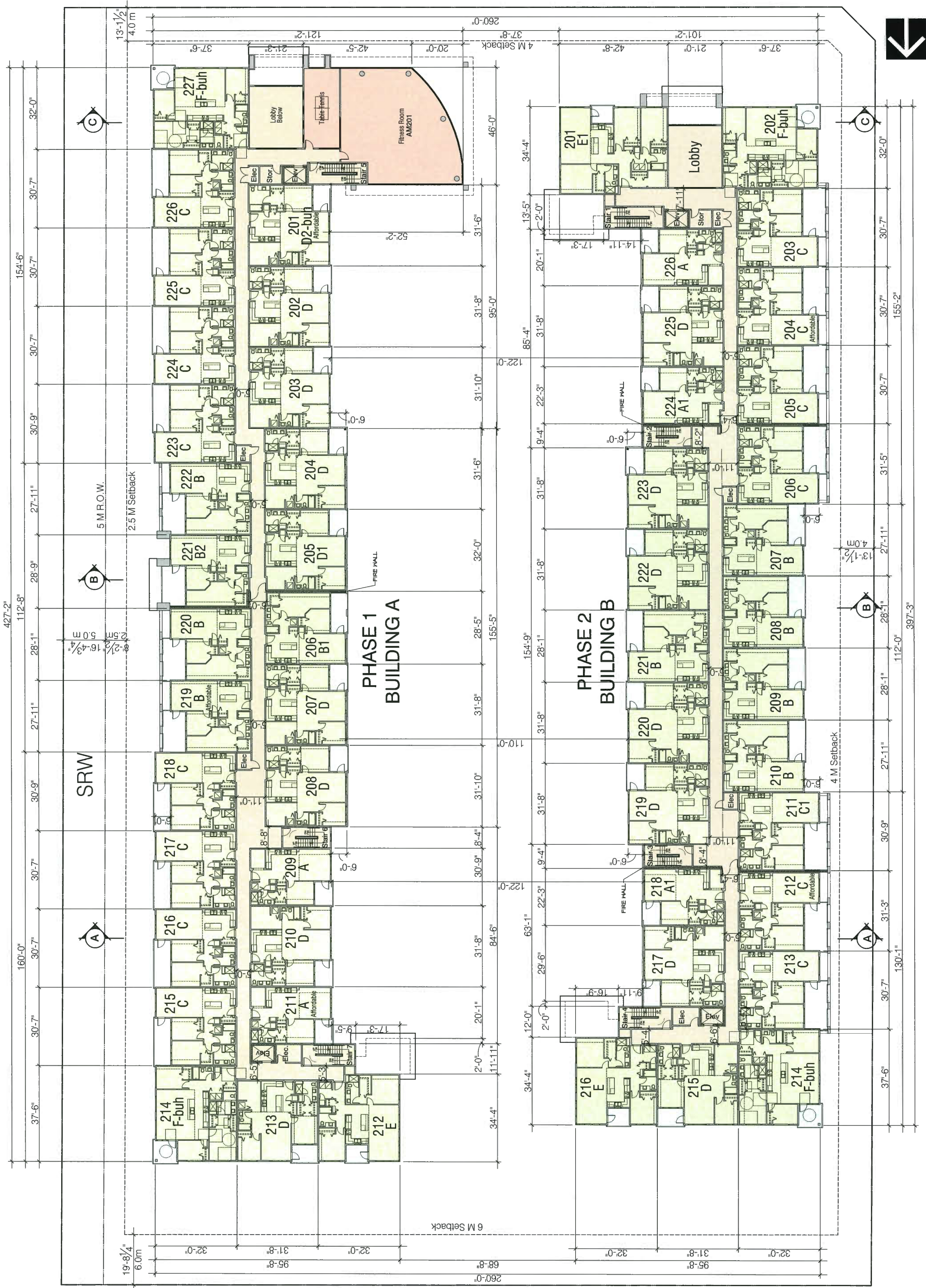


BERKELEY
HOUSE

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Overall Level 2 Plan
1/16" = 1'-0"
March 1, 2018

A-2.02
Plan #7





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**BERKELEY
HOUSE**

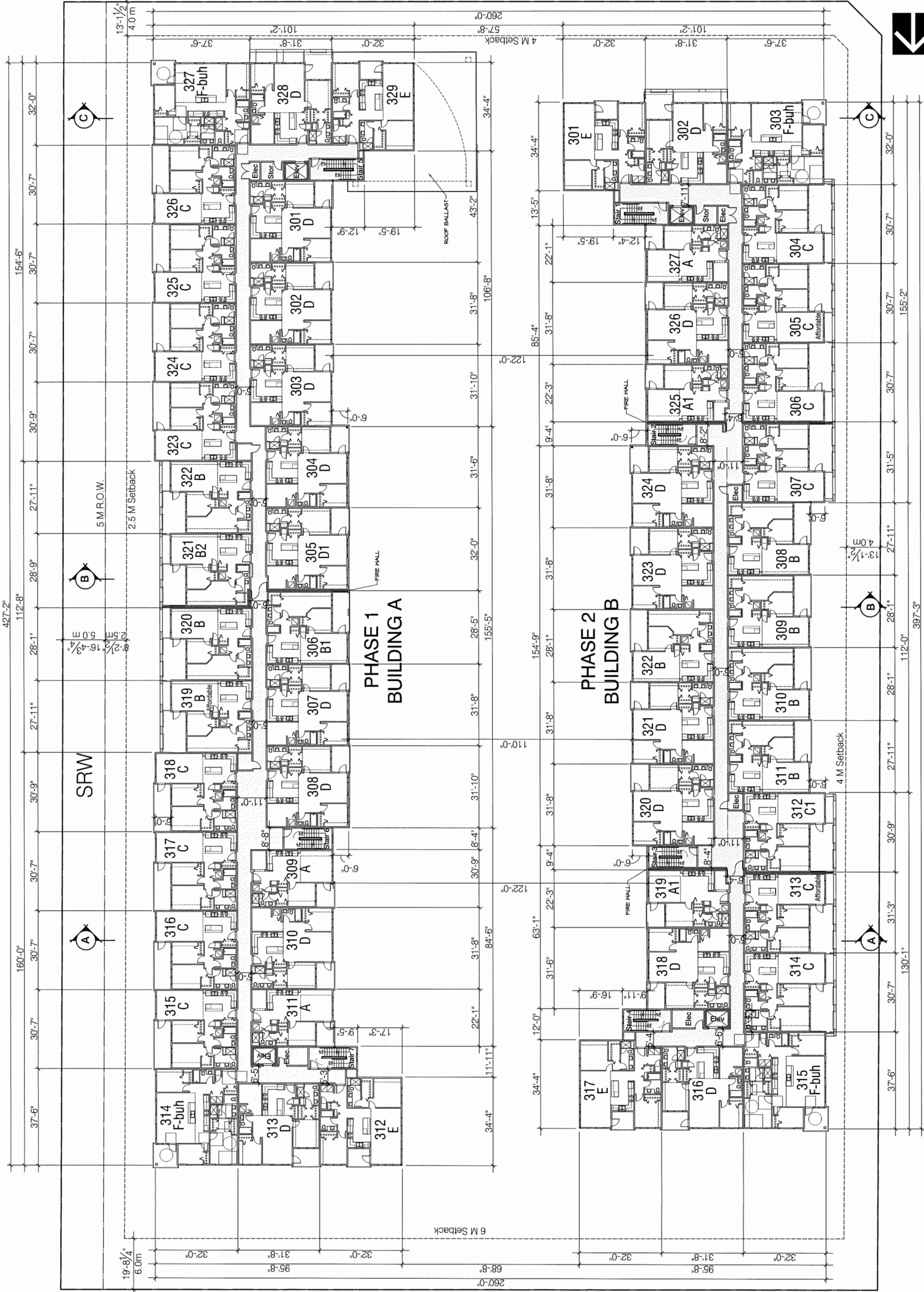
9213 & 9233 Odlin Road
Richmond, BC
For Polygon

**Overall
Level 3 Plan**

1/16" = 1'-0"
March 1, 2018



A-2.03
Plan #8



BP 17 791769



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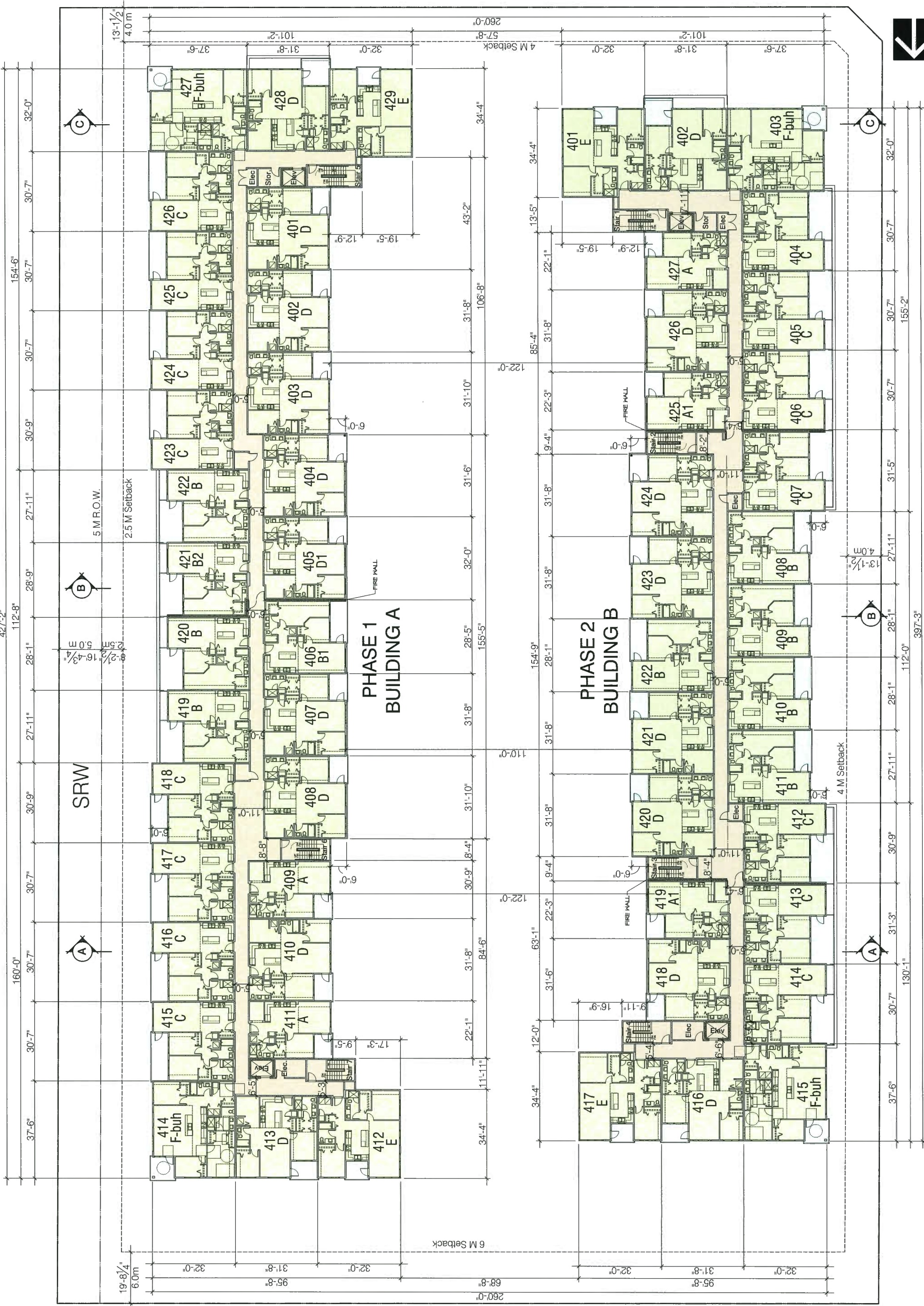
BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
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Overall Level 4 Plan

1/16" = 1'-0"
March 1, 2018

A-2.04
Plan #9





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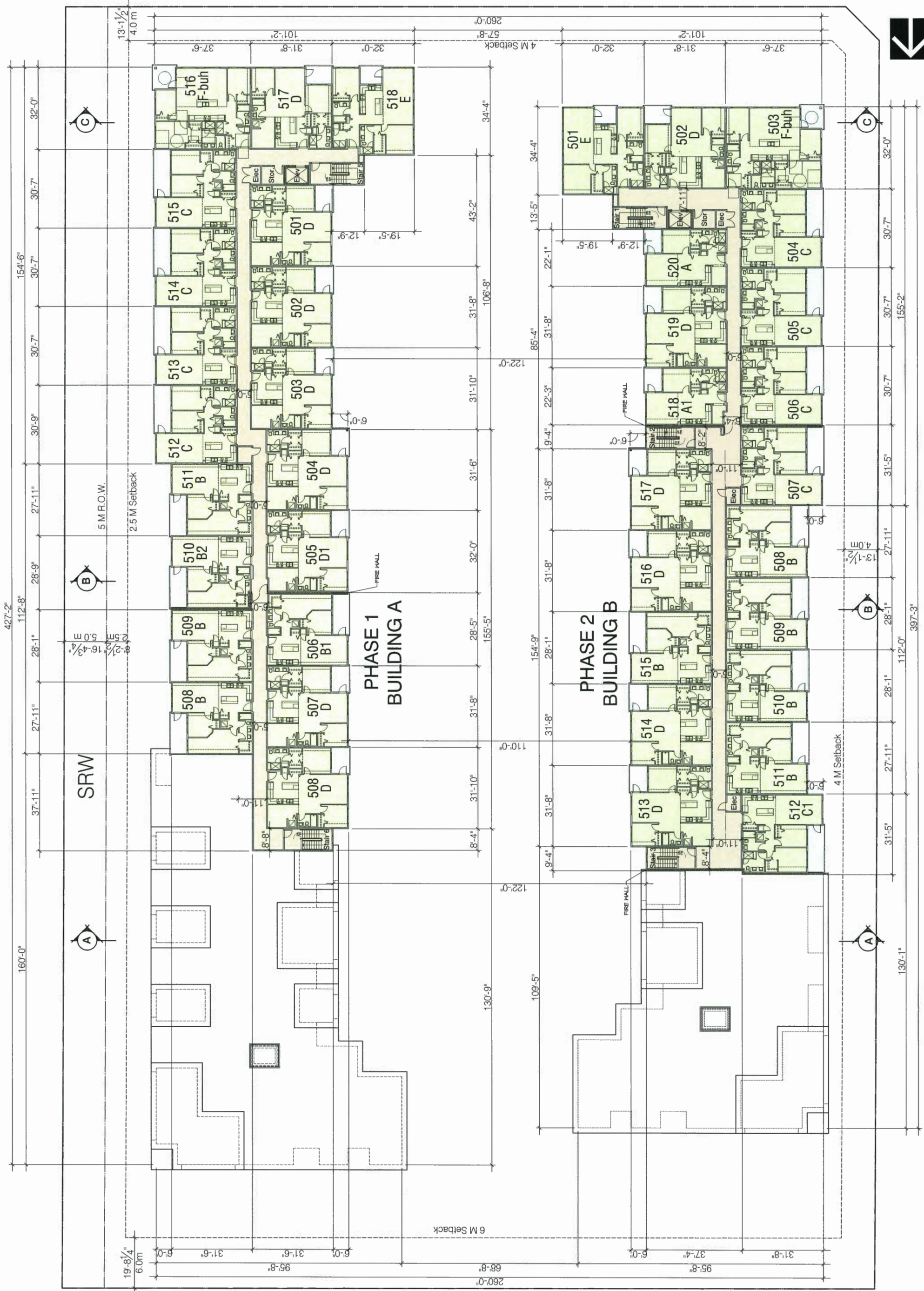
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**Overall
Level 5 Plan**

1/16" = 1'-0"
March 1, 2018



A-2.05
Plan #10





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BERKELEY
HOUSE

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Overall
Level 6 Plan

1/16" = 1'-0"
March 1, 2018

A-2.06
Plan #11





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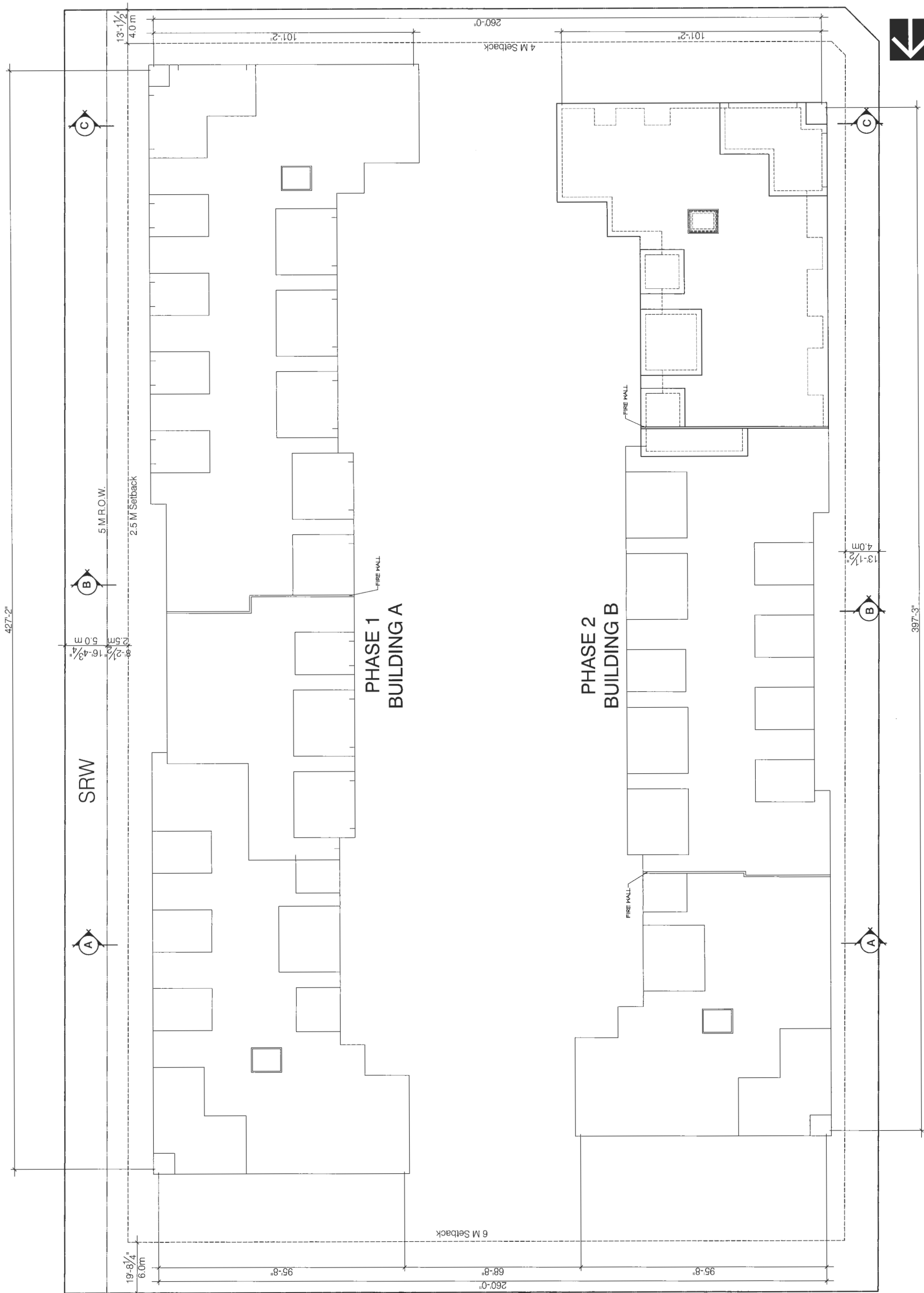
**Overall
Roof Plan**

1/16" = 1'-0"
March 1, 2018

OP 17 791769



A-2.07
Plan #12





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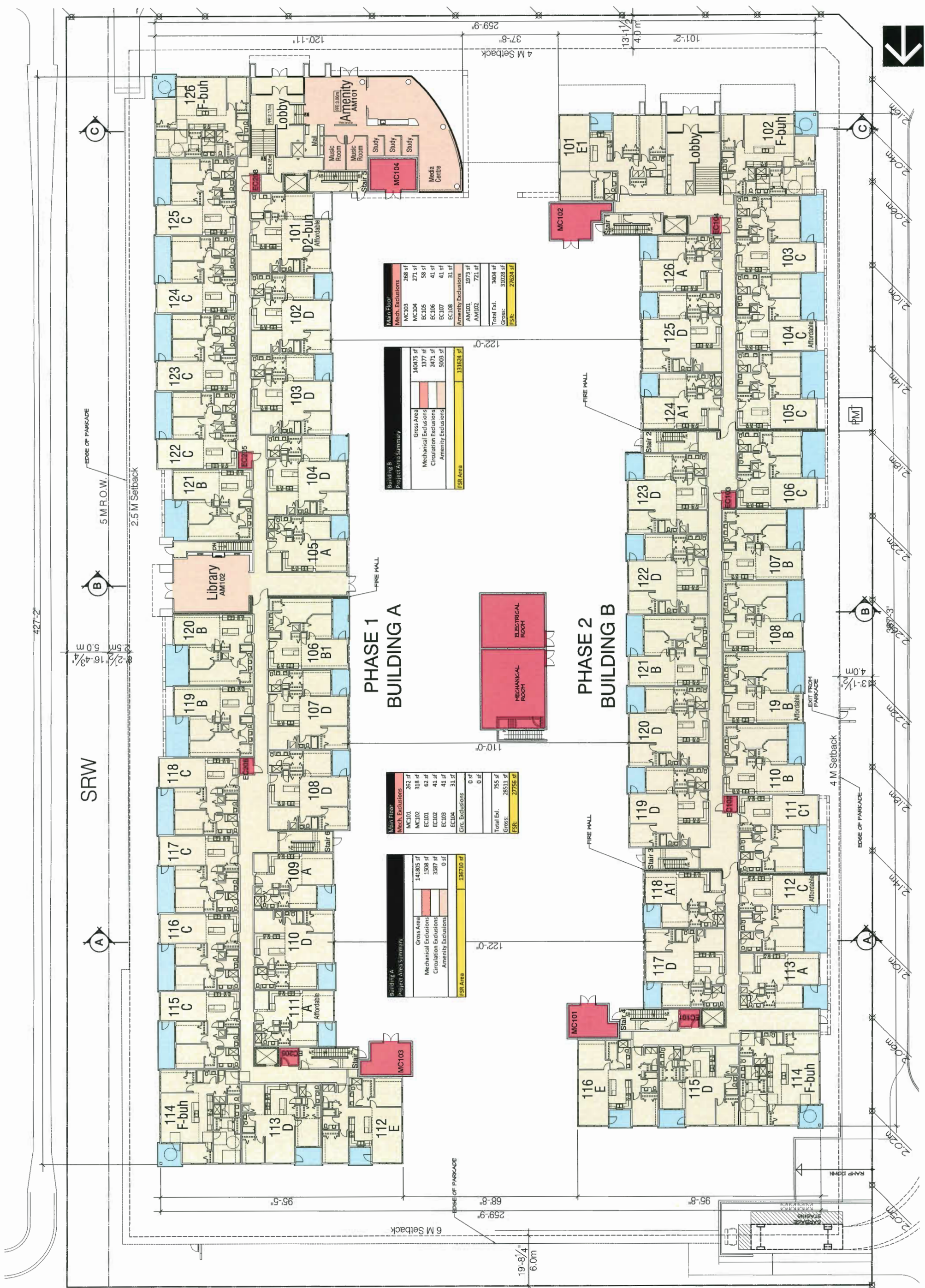
BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Area Overlay
Main Floor Plan

1/16" = 1'-0"
March 1, 2018

A-2.08
Plan #13



Main Floor
Mech. Exclusions

MC103	268 sf
MC104	271 sf
EC105	58 sf
EC106	41 sf
EC107	41 sf
EC108	31 sf
Amenity Exclusions	
AM101	1973 sf
AM102	721 sf
Total Excl.	3404 sf
Gross:	31028 sf
FSR:	27624 sf

Building B
Project Area Summary

Gross Area	144075 sf
Mechanical Exclusions	1377 sf
Circulation Exclusions	2471 sf
Amenity Exclusions	5003 sf
FSR Area	133624 sf

Main Floor
Mech. Exclusions

MC101	268 sf
MC102	516 sf
EC101	62 sf
EC102	41 sf
EC103	41 sf
EC104	31 sf
Circ. Exclusions	0 sf
Total Excl.	755 sf
Gross:	28511 sf
FSR:	27756 sf

Building A
Project Area Summary

Gross Area	141805 sf
Mechanical Exclusions	1508 sf
Circulation Exclusions	3387 sf
Amenity Exclusions	0 sf
FSR Area	136710 sf





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BERKELEY
HOUSE

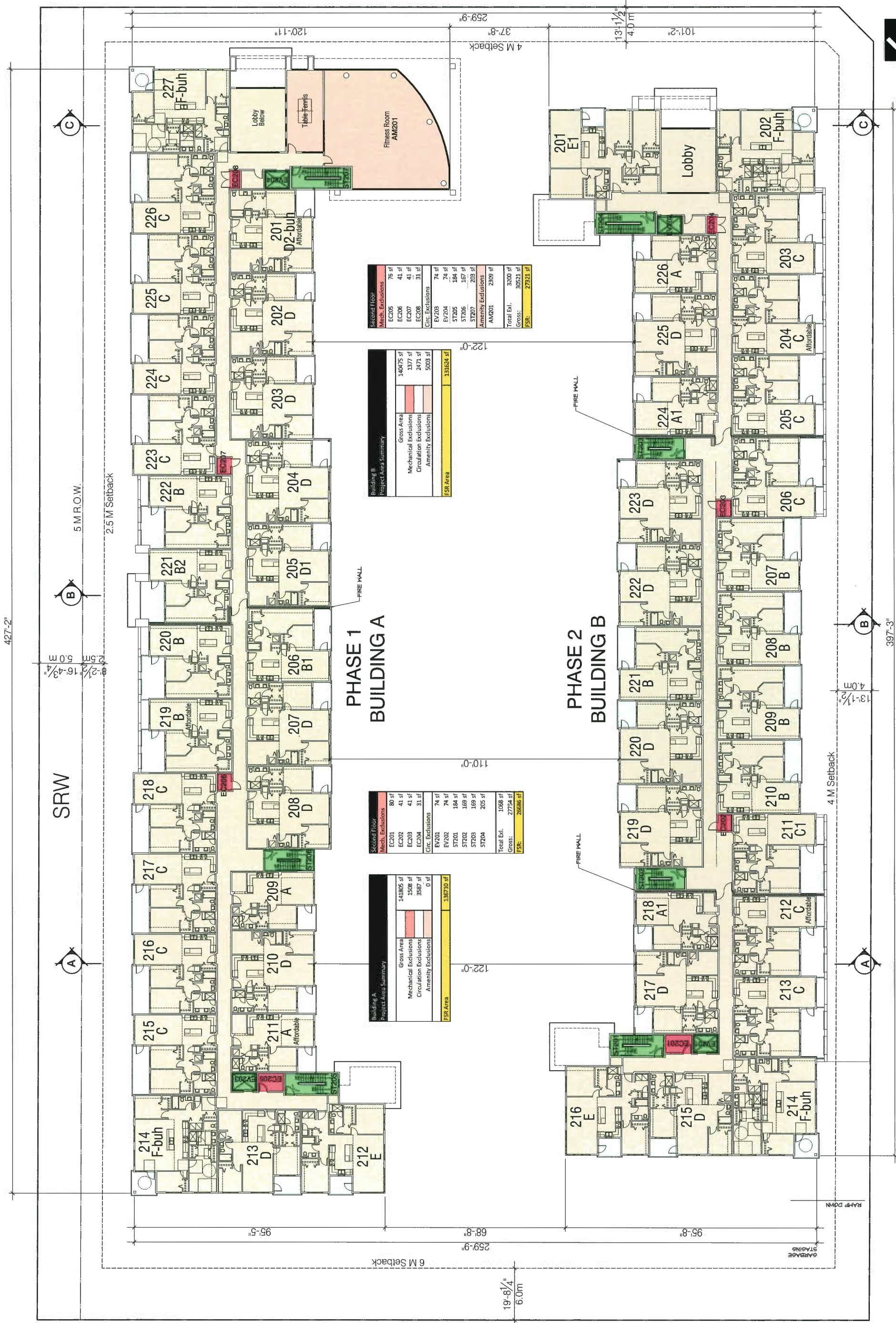
9213 & 9233 Odlin Road
Richmond, BC

For Polygon

Area Overlay
Second Floor Plan

1/16" = 1'-0"
March 1, 2018

A-2.09
Plan #14



Second Floor

Mech. Exclusions	Area
EC005	76 sf
EC006	41 sf
EC007	41 sf
EC008	31 sf
Circ. Exclusions	Area
EV203	74 sf
EV204	74 sf
ST205	184 sf
ST206	157 sf
ST207	203 sf
Amenity Exclusions	Area
AM201	2369 sf
Total Excl.	3200 sf
Gross:	30521 sf
FSR:	27321 sf

Building B
Project Area Summary

Category	Area
Gross Area	14075 sf
Mechanical Exclusions	1377 sf
Circulation Exclusions	2471 sf
Amenity Exclusions	5003 sf
FSR Area	13164 sf

Second Floor

Mech. Exclusions	Area
EC001	80 sf
EC002	41 sf
EC003	41 sf
EC004	31 sf
Circ. Exclusions	Area
EV201	74 sf
EV202	74 sf
ST201	184 sf
ST202	169 sf
ST203	169 sf
ST204	205 sf
Total Excl.	1068 sf
Gross:	27754 sf
FSR:	26686 sf

Building A
Project Area Summary

Category	Area
Gross Area	141805 sf
Mechanical Exclusions	1508 sf
Circulation Exclusions	3587 sf
Amenity Exclusions	0 sf
FSR Area	136710 sf



RAMP DOWN
GARBAGE STAIRS



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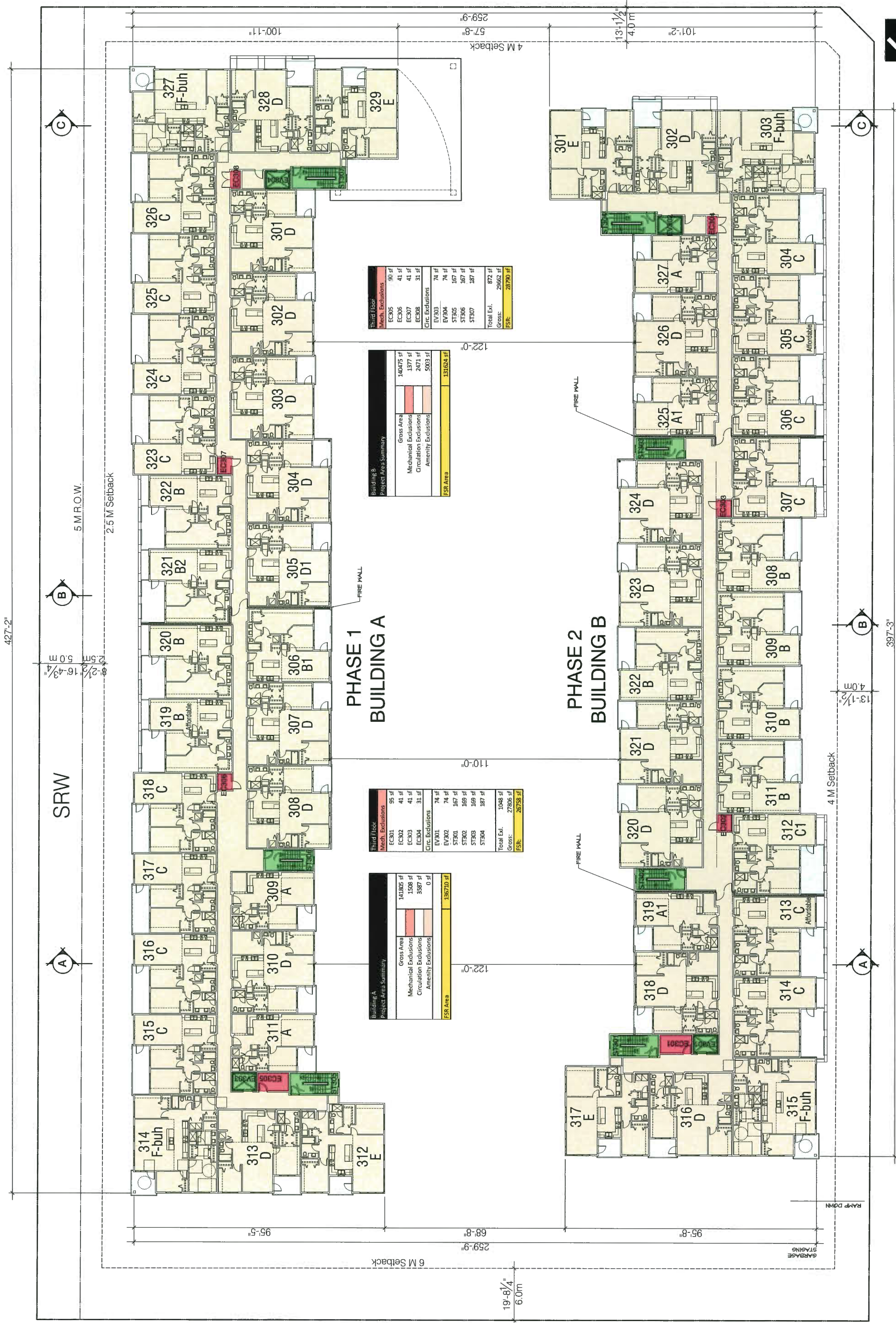
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**Area Overlay
Third Floor Plan**

1/16" = 1'-0"
March 1, 2018

A-2.10
Plan #15



Third Floor

Mech. Exclusions	sq. ft.
EC305	90
EC306	41
EC307	41
EC308	31
Circ. Exclusions	74
EV303	74
EV304	74
ST305	167
ST306	167
ST307	167
Total Excl.	872
Gross:	29662
FSR:	28790

Building B
Project Area Summary

	Gross Area
Mechanical Exclusions	140475
Circulation Exclusions	1377
Amenity Exclusions	2471
FSR Area	5003

Third Floor

Mech. Exclusions	sq. ft.
EC301	95
EC302	41
EC303	41
EC304	31
Circ. Exclusions	74
EV301	74
EV302	74
ST301	167
ST302	167
ST303	167
ST304	167
Total Excl.	1048
Gross:	27805
FSR:	26738

Building A
Project Area Summary

	Gross Area
Mechanical Exclusions	141805
Circulation Exclusions	1508
Amenity Exclusions	3587
FSR Area	136710



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HOUSE

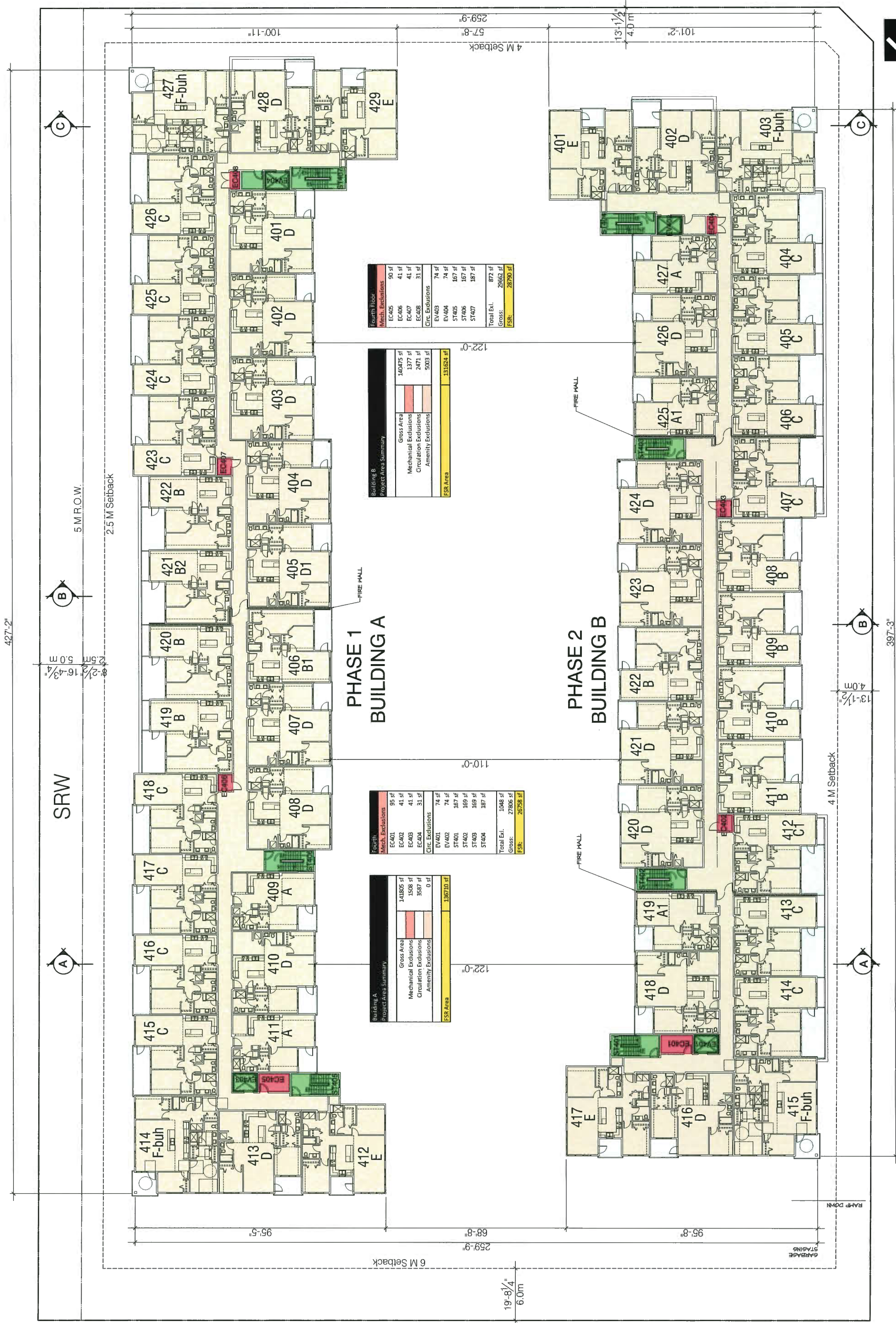
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Area Overlay
Fourth Floor Plan

1/16" = 1'-0"
March 1, 2018

A-2.11
Plan #16



Fourth Floor
Mech. Exclusions

EC405	90 sf
EC406	41 sf
EC407	41 sf
EC408	31 sf
Circ. Exclusions	74 sf
EV403	74 sf
ST405	167 sf
ST406	167 sf
ST407	167 sf
Total Excl.	872 sf
Gross:	29662 sf
FSR:	28790 sf

Building B
Project Area Summary

Gross Area	140475 sf
Mechanical Exclusions	1377 sf
Circulation Exclusions	2471 sf
Amenity Exclusions	5003 sf
FSR Area	131624 sf

Fourth
Mech. Exclusions

EC401	95 sf
EC402	41 sf
EC403	41 sf
EC404	31 sf
Circ. Exclusions	74 sf
EV401	74 sf
ST401	167 sf
ST402	169 sf
ST403	169 sf
ST404	187 sf
Total Excl.	1048 sf
Gross:	27806 sf
FSR:	26758 sf

Building A
Project Area Summary

Gross Area	140825 sf
Mechanical Exclusions	1508 sf
Circulation Exclusions	3587 sf
Amenity Exclusions	D sf
FSR Area	136710 sf





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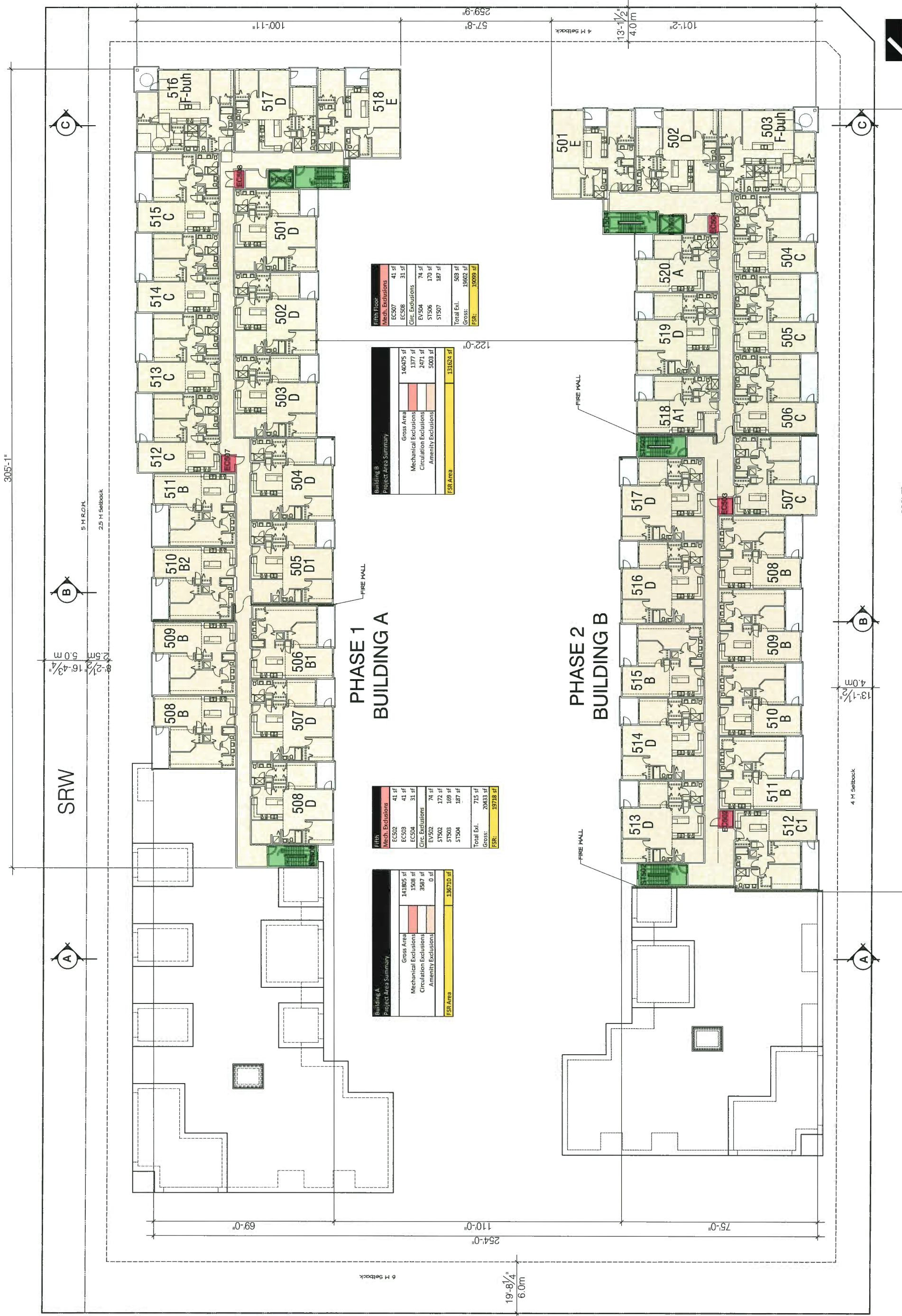
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OP 17 791769
 Area Overlay
 Fifth Floor Plan

1/16" = 1'-0"
 March 1, 2018

A-2.12
 Plan #17



Fifth Floor

Mech. Exclusions	41 sf
EC507	41 sf
EC508	31 sf
Circ. Exclusions	74 sf
EV504	170 sf
ST506	187 sf
ST507	187 sf
Total Excl.	503 sf
Gross:	15902 sf
FSR:	15909 sf

Building B
 Project Area Summary

Gross Area	140475 sf
Mechanical Exclusions	1377 sf
Circulation Exclusions	2471 sf
Amenity Exclusions	5003 sf
FSR Area	131624 sf

Fifth

Mech. Exclusions	41 sf
EC502	41 sf
EC503	41 sf
EC504	31 sf
Circ. Exclusions	74 sf
EV502	172 sf
ST503	169 sf
ST504	187 sf
Total Excl.	715 sf
Gross:	20433 sf
FSR:	19718 sf

Building A
 Project Area Summary

Gross Area	141805 sf
Mechanical Exclusions	1508 sf
Circulation Exclusions	3587 sf
Amenity Exclusions	0 sf
FSR Area	136710 sf



298'-7"

13'-1 1/2"

4 M Setback

75'-0"

19'-8 1/4"

6.0m

305'-1"

50'-0"

16'-4 3/4"

2'-2 1/2"

5 M

SRW

5 M

SRW

2.5 M

2.5 M Setback

100'-11"

57'-8"

259'-9"

101'-2"

13'-1 1/2"

4 M Setback

254'-0"

69'-0"

110'-0"

75'-0"



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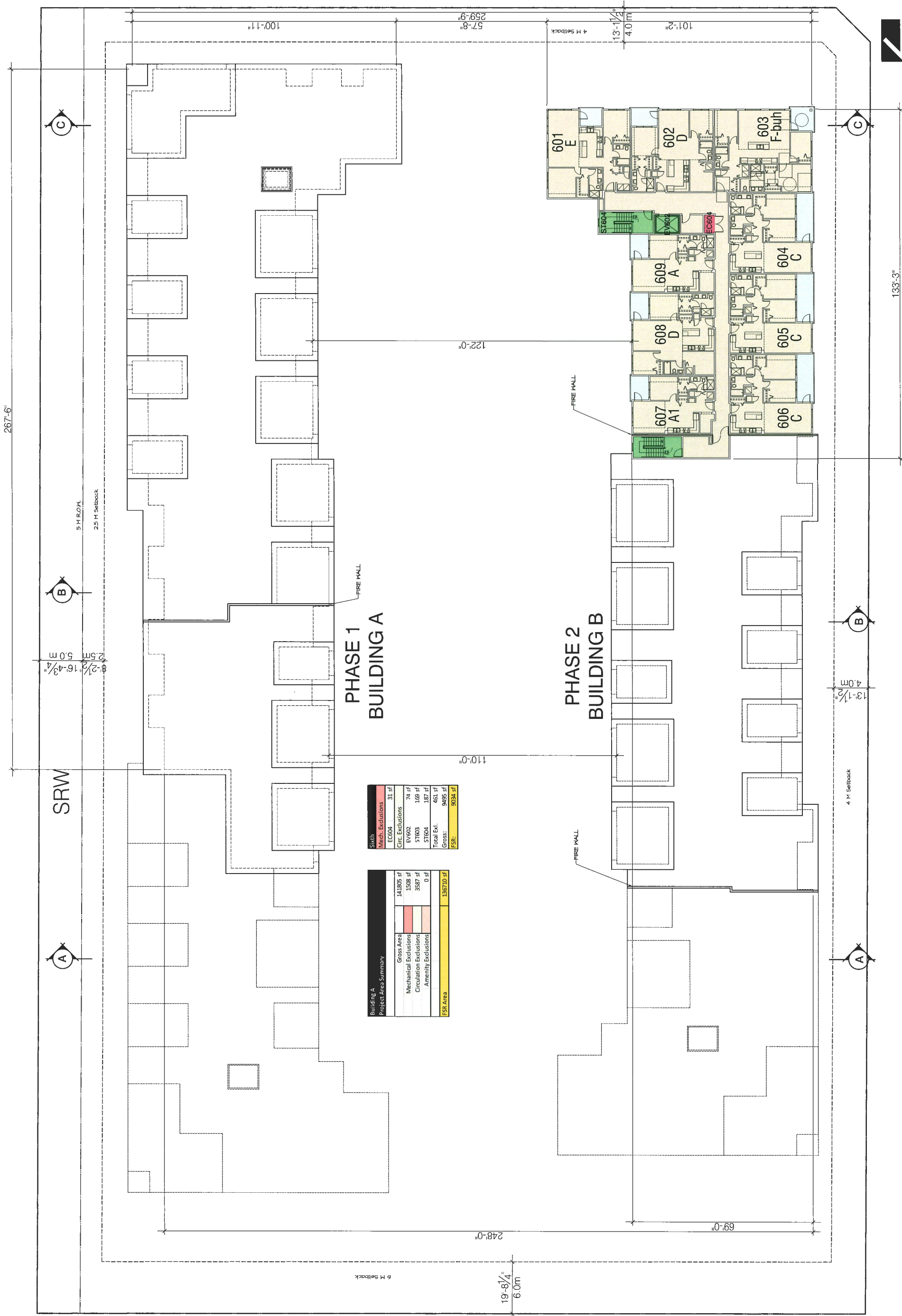
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**Area Overlay
Sixth Floor Plan**

1/16" = 1'-0"
March 1, 2018

A-2.13
Plan #18



Building A Project Area Summary		Sixth Mech. Exclusions	
Gross Area	14,1805 sf	EC604	31 sf
Mechanical Exclusions	1508 sf	Circ. Exclusions	74 sf
Circulation Exclusions	3587 sf	EV602	166 sf
Amenity Exclusions	0 sf	ST603	187 sf
ESR Area	13,6710 sf	ST604	461 sf
		Gross:	9495 sf
		ESR:	9034 sf





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Building A



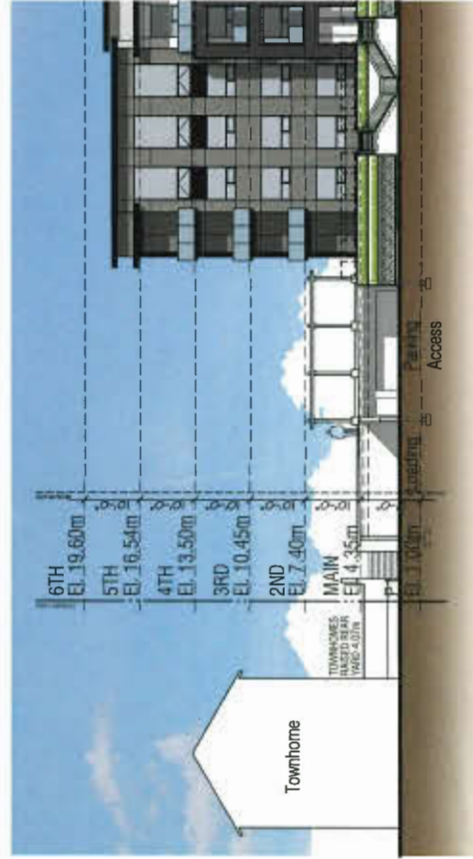
Building B



Odlin Street (South) Elevation



Dubbett Street (West) Elevation ~ Building A



Partial West Elevation
Adjacent Site Conditions

MAR 28 2018

DP 17 791769



BERKELEY
— HOUSE —

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Richmond, BC

For Polygon

Elevations

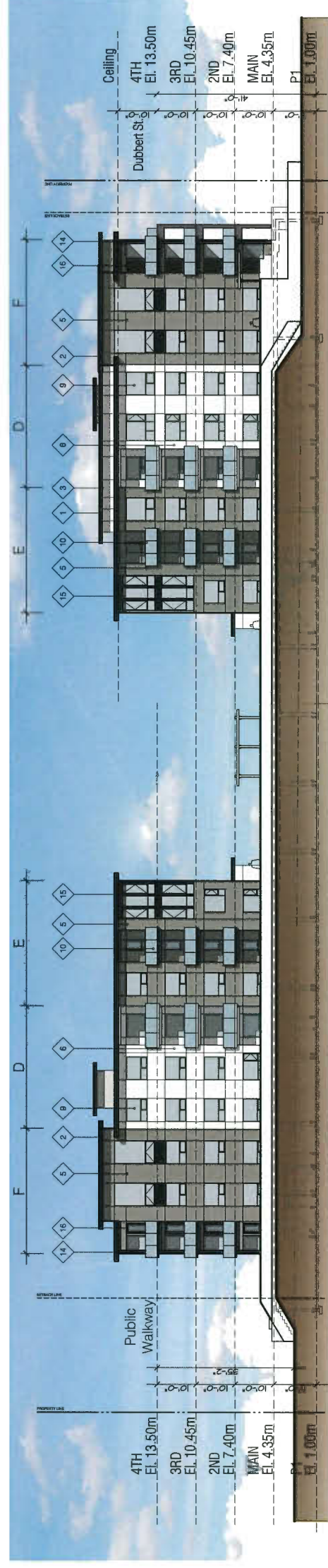
1/16" = 1'-0"
March 1, 2018

Material Legend

1	Roof:	2-ply SBS Membrane covered with CapSheet, Grey	11	Flashing	Pre-finished Aluminum Color to match exterior cladding
2	Roof Fasciae & Copings:	Hardie Fibre Cement Board	12	Lobby Doors:	Anodized Frame w/ Tempered Glass Panels
3	Roof Soffits:	Hardie Fibre Cement Board Soffit, White Heron BM CC-57	13	Lobby Windows:	Beveled Profile, Smooth Finish, 4" exposure Anodized Finish
4	Exterior Walls:	Hardie Reveal Panel System Copley Grey, BM HC-104	14	Balcony Posts & Beams:	Wood, Painted to match exterior cladding
5	Exterior Walls:	Hardie Reveal Panel System Asphalt Grey, BM CC-548	15	Trims:	Wood, Painted to match exterior cladding
6	Exterior Walls:	Hardie Reveal Panel System White Heron BM CC-57	16	Balcony Door:	Glazed Color to match exterior cladding
7	Exterior Walls:	Hardie Plank Siding, 6" Exposure Smooth, Asphalt Grey	17	Glazed Curtain Wall:	Color to match exterior cladding on Steel Structure
8	Exterior Walls:	Brick, Dark Iron Spot, Smooth Pacific Clay Products Inc.	18	Gutter & FWL:	Pre-finished Aluminum, Gutter: Black, FWL: Color to match exterior cladding
9	Windows:	Low E Double Glazed, Vinyl Frames Standard White	19	Concrete Copings:	Caps, Headers, & Linels Color to match Brick
10	Guard Rail:	Aluminum Frame w/ Tempered Glass Panels Grey Colour	20	Entry Canopies:	Steel Factory Primed, Painted Black Safety Glass Canopy Panels, Sandblast Finish

A-3.00
Plan #19

Building A



North Elevation



Pedestrian Pathway (East) Elevation ~ Building B

Material Legend

1	Roof:	2-ply SBS Membrane covered with CapSheet, Gray	11	Flashing	Pre-finished Aluminum Color to match exterior cladding
2	Roof Fascias & Canopies:	Hardie Fibre Cement Board, Black, BM 2132-10	12	Lobby Doors:	Anodized Frame w/ Tempered Glass Panels Beveled Profile, Smooth Finish, 4" exposure
3	Roof Soffits:	Hardie Fibre Cement Board Soffit, White Heron BM CC-57	13	Lobby Windows:	Stainless Steel Glazed, Aluminum Frames Anodized Finish
4	Exterior Walls:	Hardie Reveal Panel System Copley Gray, BM HC-104	14	Balcony Posts & Beams	Wood, Painted to match exterior cladding
5	Exterior Walls:	Hardie Reveal Panel System Asphalt Gray, BM CC-548	15	Frames: Windows, Doors, Corners	Wood, Painted to match exterior cladding
6	Exterior Walls:	Hardie Reveal Panel System White Heron BM CC-57	16	Balcony Door	Glazed Color to match exterior cladding on Steel Structure
7	Exterior Walls:	Hardie Plank Siding, 6" Exposure Smooth, Asphalt Gray	17	Glazed Curtain Wall	Pre-finished Aluminum, Gutter: Black, RVL-Color to match exterior cladding
8	Exterior Walls:	Brick, Dark Iron Spot, Smooth Pacific Clay Products Inc.	18	Gutter & RVL	Cops, Headers, & Unists Color to match Brick
9	Windows:	Low E Double Glazed, Vinyl Frames Standard White	19	Concrete Copings	Steel Factory Primed, Painted Black Safety Glass Canopy Panels, Sandblast Finish
10	Guard Rail	Aluminum Frame w/ Tempered Glass Panels Gray Colour	20	Entry Canopies	

Elevations

1/16" = 1'-0"
March 1, 2018



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East Courtyard Elevation - Building A



West Courtyard Elevation - Building B

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BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
Richmond, BC

For Polygon

Elevations

1/16" = 1'-0"
March 1, 2018

Material Legend

1	Roof:	2-ply SBS Membrane covered with CapSheet, Gray	11	Flashing	Pre-finished Aluminum Color to match exterior cladding
2	Roof Fascias & Canopies:	Hardie Fibre Cement Board, Black BM 2132-10	12	Lobby Doors:	Anodized Frame w/ Tempered Glass Panels Beveled Profile, Smooth Finish, 4" exposure
3	Roof Soffits:	Hardie Fibre Cement Board Soffit, White Heron BM CC-57	13	Lobby Windows:	Stonfront Double Glazed, Aluminum Frames Anodized Finish
4	Exterior Walls:	Hardie Reveal Panel System Copley Gray, BM HC-104	14	Balcony Posts & Beams:	Wood, Painted to match exterior cladding
5	Exterior Walls:	Hardie Reveal Panel System Asphalt Gray, BM CC-548	15	Windows, Doors, Corners:	Wood, Painted to match exterior cladding
6	Exterior Walls:	Hardie Reveal Panel System White Heron BM CC-57	16	Balcony Door:	Glazed Color to match exterior cladding
7	Exterior Walls:	Hardie Plank Siding, 6" Exposure Smooth, Asphalt Gray	17	Glazed Curtain Wall:	on Steel Structure
8	Exterior Walls:	Brick, Dark Iron Spot, Smooth Pacific Clay Products Inc.	18	Gutter & RVL:	Pre-finished Aluminum, Gutter: Black, RVL: Color to match exterior cladding
9	Windows:	Low E Double Glazed, Vinyl Frames Standard White	19	Concrete Copings:	Cops, Headers, & Lintels Color to match Brick
10	Guard Rail:	Aluminum Frame w/ Tempered Glass Panels Gray Colour	20	Entry Canopies:	Steel Factory Primed, Painted Black Safety Glass Canopy Panels, Sandblast Finish

A-3.02
Plan #21

DP 17 791769



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BERKELEY
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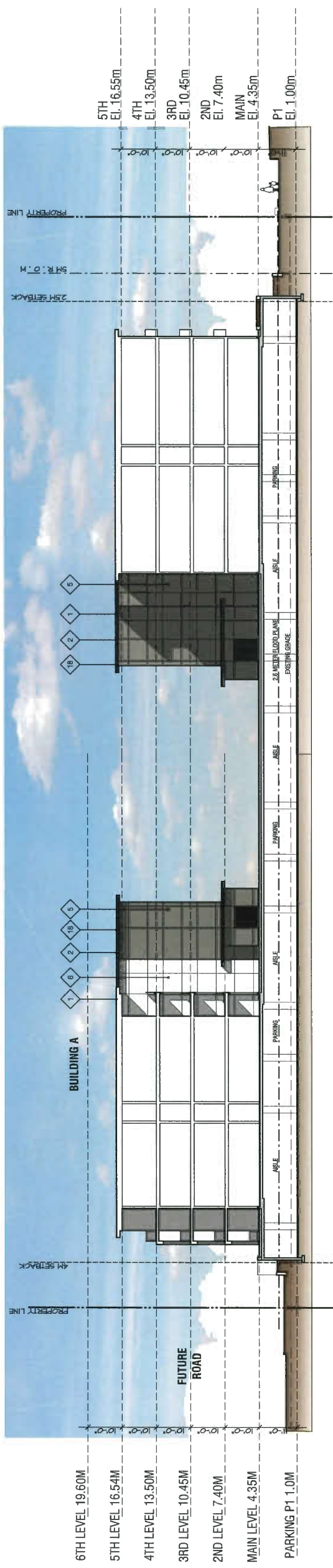
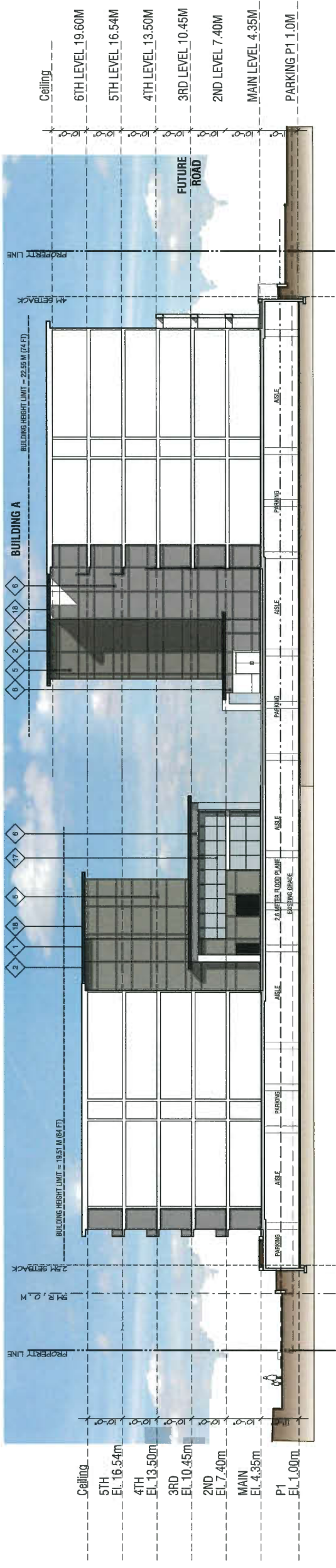
9213 & 9233 Odlin Road
Richmond, BC

For Polygon

Elevations

1/16" = 1'-0"
March 1, 2018

A-3.03
Plan # 22



Material Legend

1	Roof:	2-ply SBS Membrane covered with CapSheet, Grey	11	Flashing	Pre-finished Aluminum Color to match exterior cladding
2	Roof Fascias & Canopies:	Handle Fibre Cement Board, Black BM 2132-10	12	Lobby Doors:	Anodized Frame w/ Tempered Glass Panels Beveled Profile, Smooth Finish, 4" exposure
3	Roof Soffits:	Handle Fibre Cement Board Soffit, White Heron BM OC-57	13	Lobby Windows:	Storefront, Double Glazed, Aluminum Frame Anodized Finish
4	Exterior Walls:	Handle Reveal Panel System Copsey Gray, BM HC-104	14	Balcony Posts & Beams	Wood, Painted to match exterior cladding
5	Exterior Walls:	Handle Reveal Panel System Asphalt Grey, BM CC-548	15	Windows, Doors, Corners	Wood, Painted to match exterior cladding
6	Exterior Walls:	Handle Reveal Panel System White Heron BM OC-57	16	Balcony Door	Glazed Color to match exterior cladding on Steel Structure
7	Exterior Walls:	Handle Plank Sliding, 6" Exposure Smooth, Alpratt Grey	17	Glazed Curtain Wall	Pre-finished Aluminum, Gutter: Black RVL-Color to match exterior cladding
8	Exterior Walls	Brick, Dark Iron Spot, Smooth Pacific Clay Products Inc.	18	Gutter & RVL	Caps, Headers, & Lintels Color to match Brick
9	Windows:	Low'E Double Glazed, Vinyl Frames Standard White	19	Concrete Copings	Steel Factory Primed, Painted Black
10	Guard Rail	Aluminum Frame w/ Tempered Glass Panels Grey Colour	20	Entry Canopies	Safety Glass Canopy Panels, Sandblast Finish



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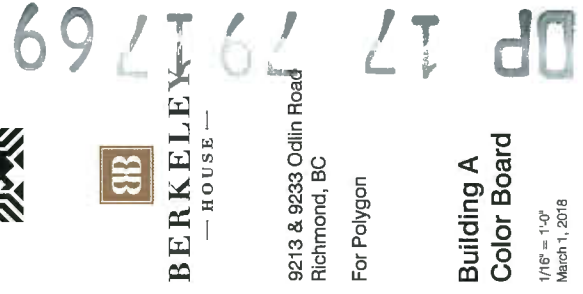
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A-3.04
Plan #23

Main Roofs

2-ply SBS Membrane
Cap sheet, Min. 2% Slope
Colour: Gray

Roof Fascias

Fibre Cement Board
Colour: Benjamin Moore 2132-10 Black

Feature Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore HC-104 Copley Gray

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore 2132-10 Black

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore CC-57 White Heron

Windows

Vinyl Frames
Colour: Black or White (see elevation)

Balcony Doors

Glazed Door
Colour: To Match Exterior Cladding

Glazed Guardrails

Aluminum Frames with Tempered Glass Panels,
Vitrum Glass, Pewter Colour

Balcony Posts & Beams

Wood, Painted
Colour: Benjamin Moore 2132-10 Black

Brick Veneer

Pacific Clay
Colour: Dark Iron Spot, Smooth

Concrete Copings

Caps, Headers, Lintels
Colour: To Match Brick

Wall Siding Cladding

Fibre Cement Planks: HardiePanel Smooth
Hardie Siding Planks
Colour: Benjamin Moore CC-548 Asphalt Gray

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore CC-548 Asphalt Gray

Window/ Fascia Flashing

Aluminum
Colour: Black

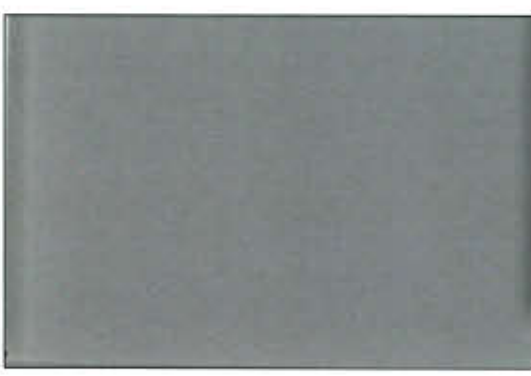
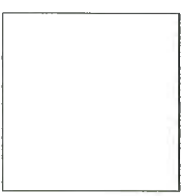


Hardie Panel
Benjamin Moore,
Copley Gray, HC-104
Feature Exterior Walls

Hardie Panel
Benjamin Moore,
White Heron, CC-57
Soffits

Brick Screen Walls
& Cladding
Pacific Clay,
Dark Iron Spot

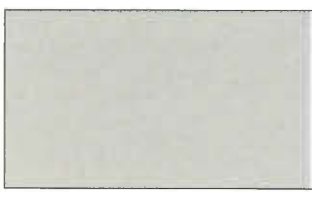
Balcony Glazing
Vitrum Glass
Pewter



Hardie Siding/ Panel
Benjamin Moore,
Asphalt Gray, CC-548
Exterior Walls

Concrete Coping
Color to match Brick
Dark Iron Spot

Balcony Railings
Powder Coated,
Light Gray
Akzo Nobel Interpon





RAYMOND LETKEMAN
ARCHITECTURE

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BERKELEY
— HOUSE —

9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Building B
Color Board

1/16" = 1'-0"
March 1, 2018

A-3.05
Plan # 24

Main Roofs

2-ply SBS Membrane
Cap sheet, Min. 2% Slope
Colour: Gray

Roof Fascias

Fibre Cement Board
Colour: Benjamin Moore 2132-10 Black

Wall Siding Cladding

Fibre Cement Planks: HardiePanel Smooth
Hardie Siding Planks
Colour: Benjamin Moore CC-548 Asphalt Gray

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore CC-548 Asphalt Gray

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore 2132-10 Black

Windows

Vinyl Frames
Colour: Black or White (see elevation)

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore OC-57 White Heron

Curtain Wall

Caps, Headers, Lintels
Colour: To Match Brick

Wall Panel Cladding

Fibre Cement Panels: HardiePanel Smooth
Hardie Reveal Panel System
Colour: Benjamin Moore HC-104 Copley Gray

Window/ Fascia Flashing

Aluminum
Colour: Black



Hardie Siding
Asphalt Gray, CC-548
Exterior Walls



Hardie Panel
Asphalt Gray, CC-548
Exterior Walls



Hardie Panel
Copley Gray, HC-104
Exterior Wall



Hardie Panel
Black, 2132-10
Exterior Wall



Brick Cladding
Dark Iron Spot



Hardie Panel
White Heron, OC-57
Soffits



Concrete Coping
Color to match Brick
Dark Iron Spot, Smooth



BIKE
LOCKERS



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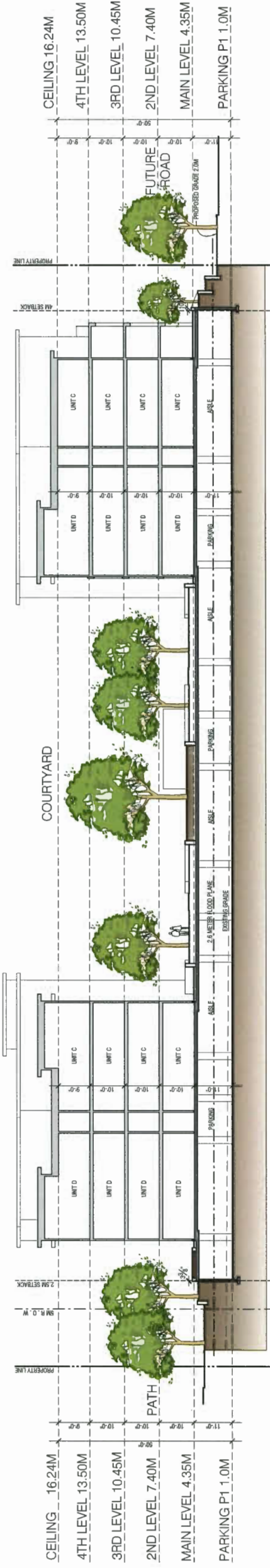
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Richmond, BC
For Polygon

Site Sections

1/16" = 1'-0"
March 1, 2018

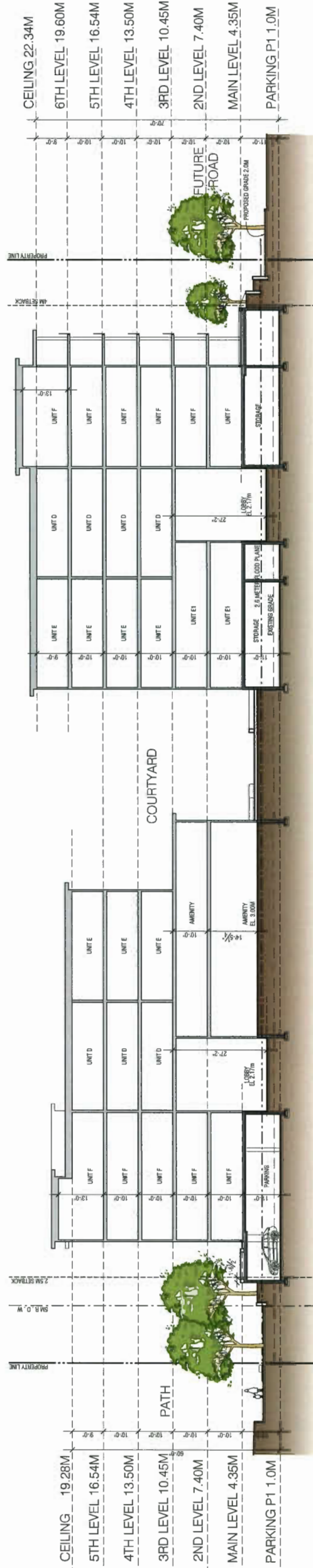
A-4.00
Plan #25



SECTION A



SECTION B



SECTION C



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BERKELEY
HOUSE

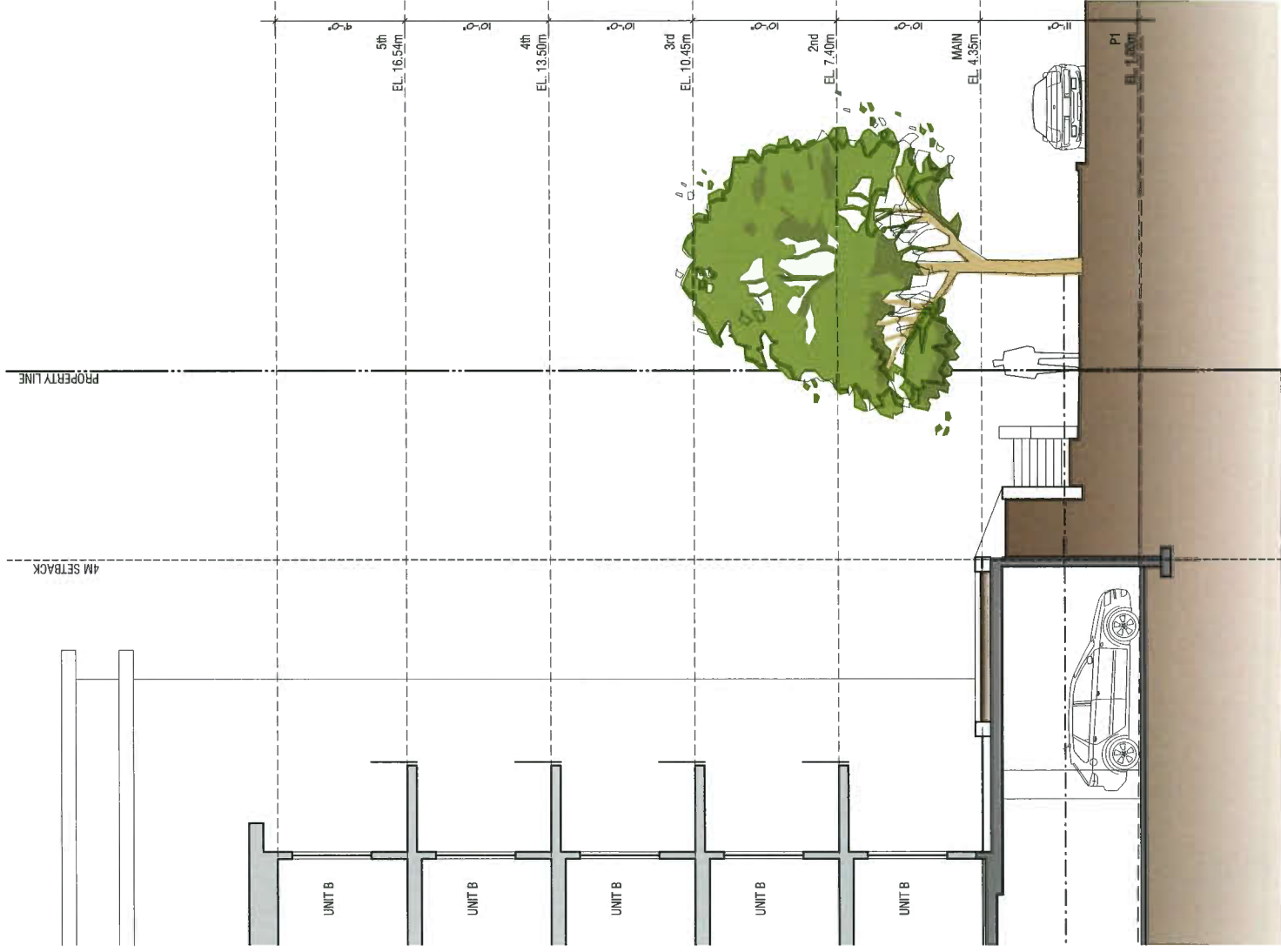
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Richmond, BC

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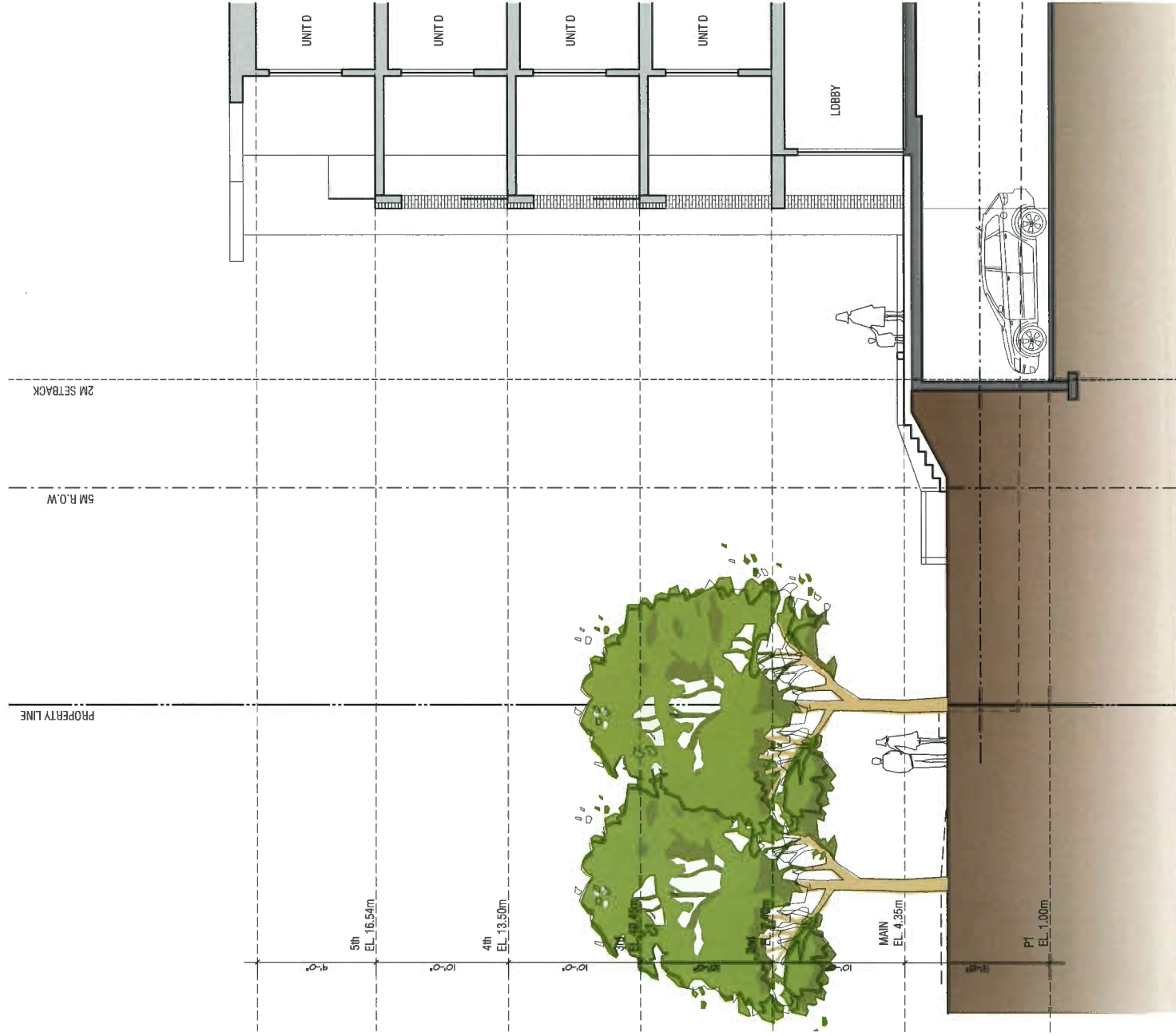
Building Sections
Edge Treatment

3/16" = 1'-0"
March 1, 2018

A-4.01
Plan #26



Wall Section at Dubbert Rd.



Wall Section at Path



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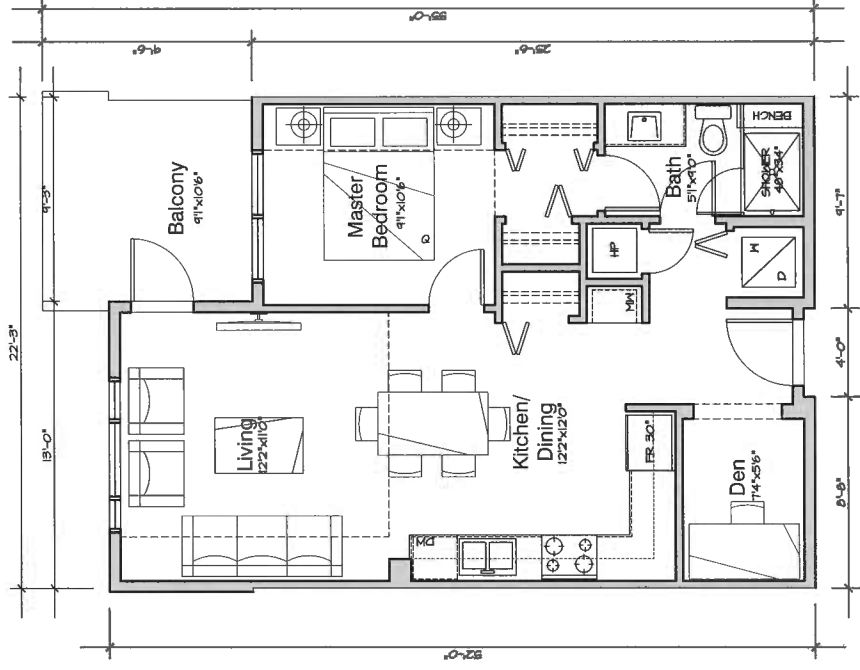
Unit Type A & B
Plans

1/4" = 1'-0"
March 1, 2018

A-5.00
Plan #27

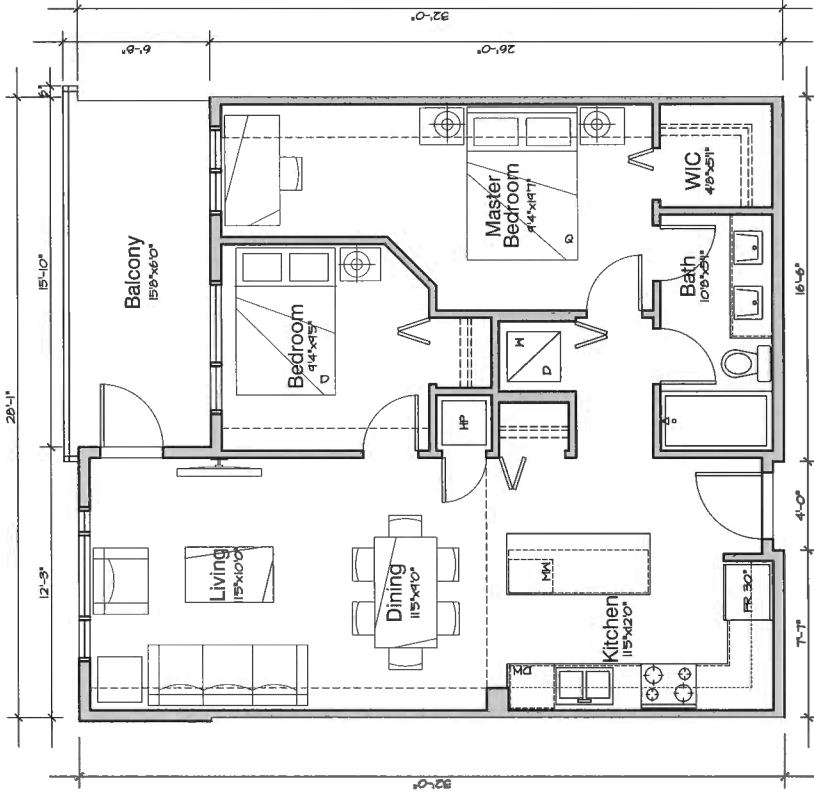
Unit A-Br

Brick Finish
2 Bed
Area: 645 SF



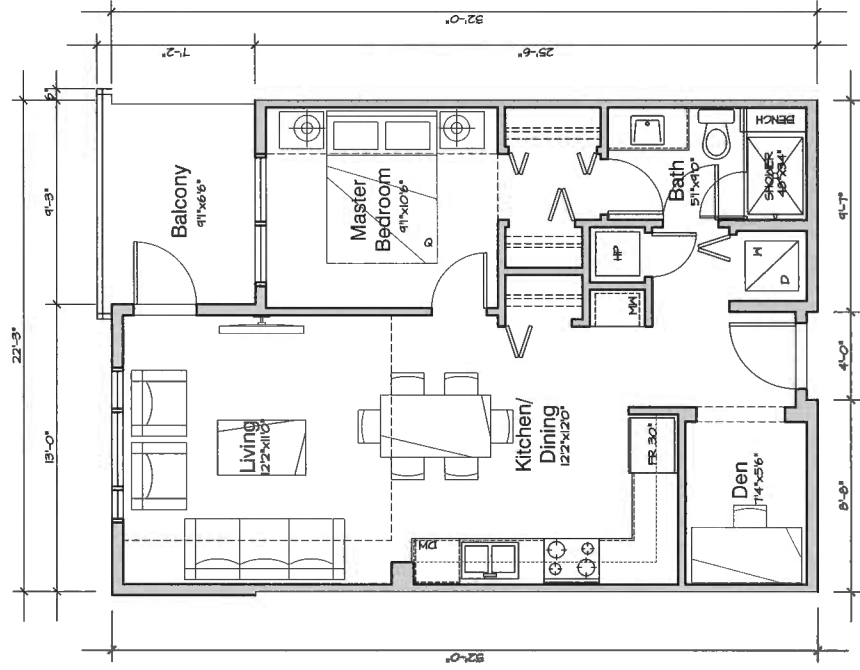
Unit B

2 Bed
Area: 795 SF



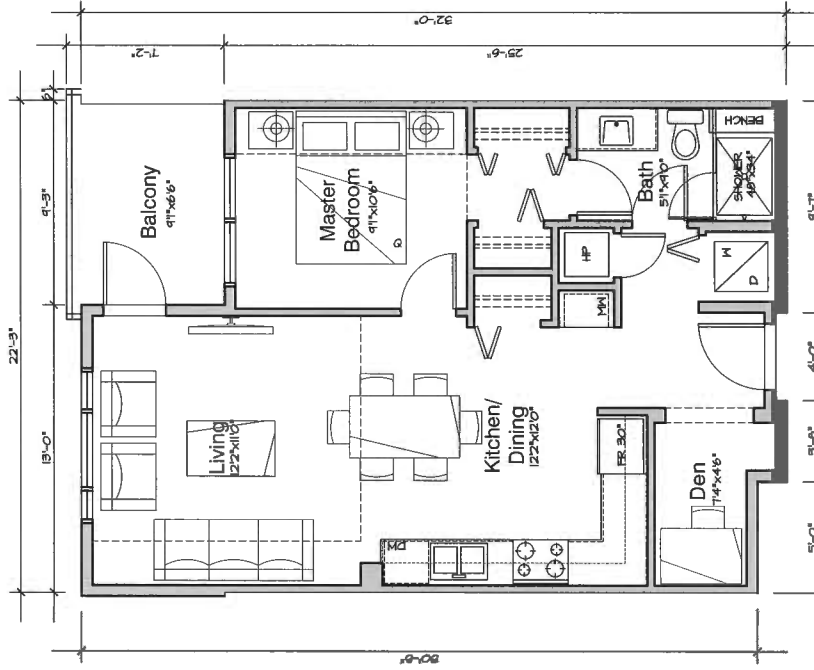
Unit A

1 Bed + Den
Area: 645 SF



Unit A1

2 Bed
Area: 638 SF





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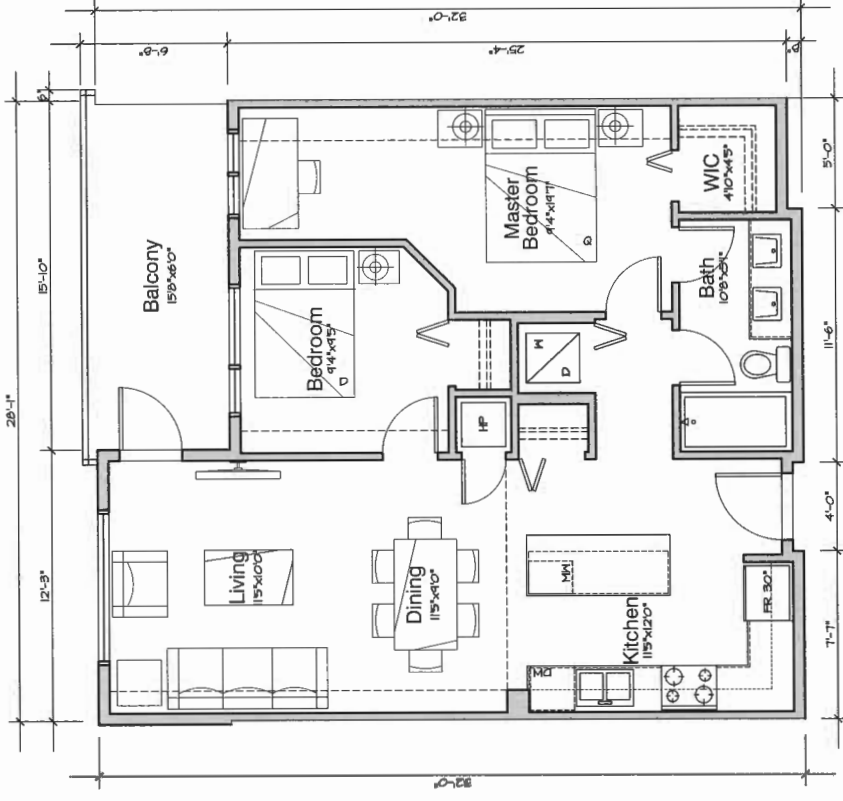
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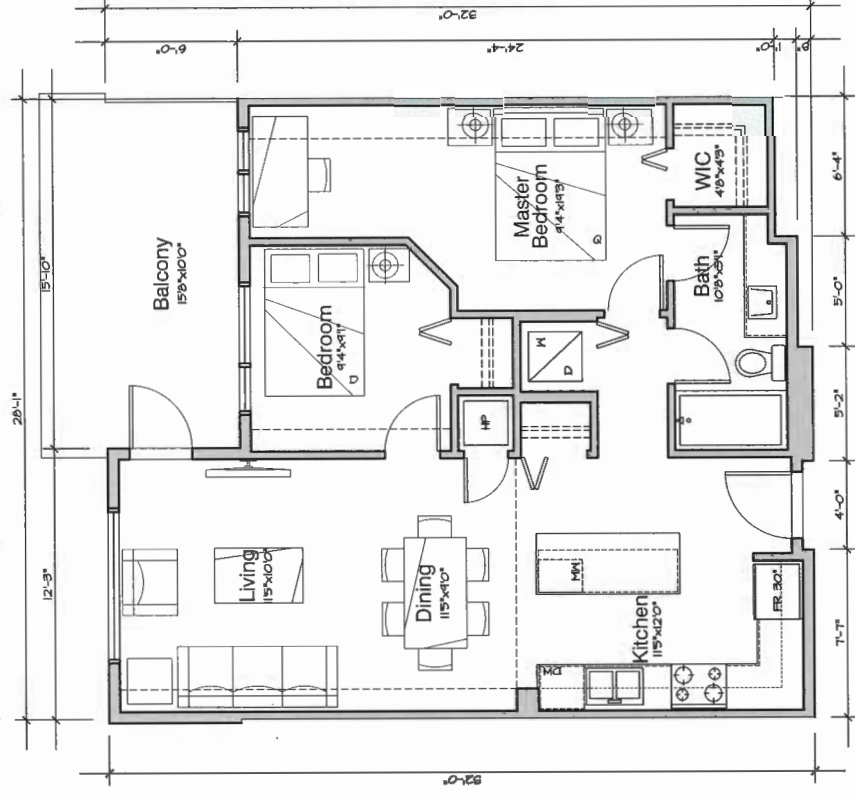
Unit B1

2 Bed
Area: 795 SF



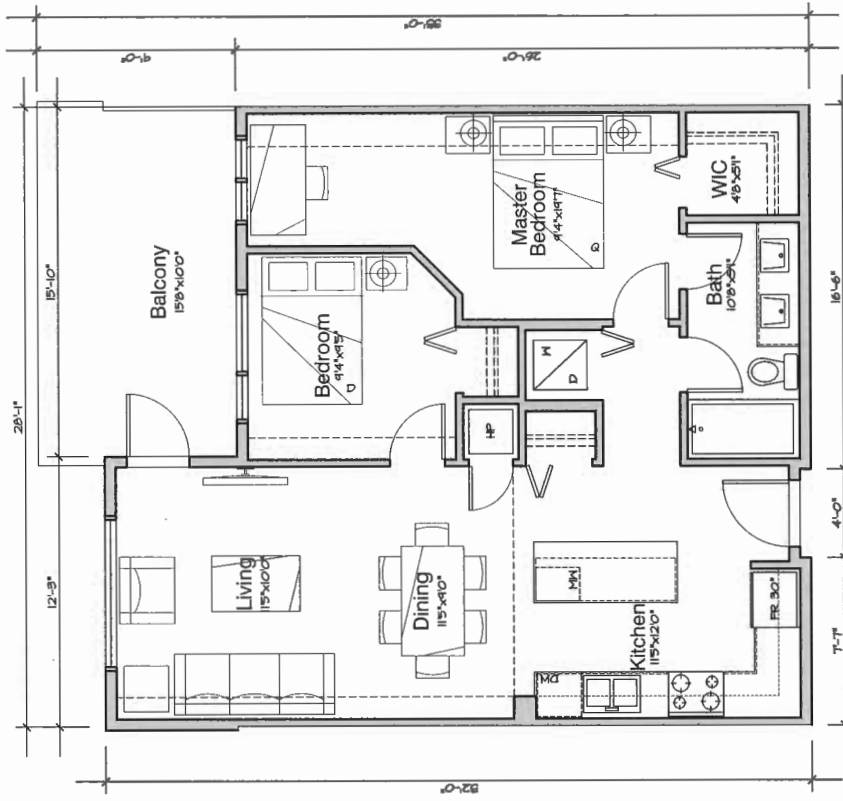
Unit B2-Br

2 Bed
Area: 795 SF



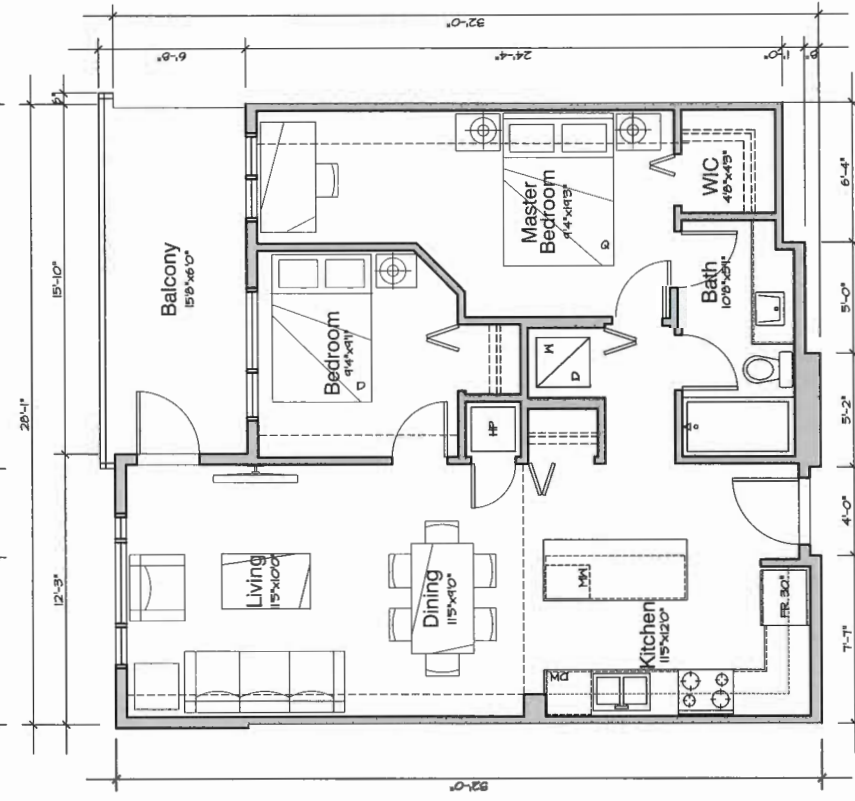
Unit B-Br

2 Bed
Area: 795 SF



Unit B2

2 Bed
Area: 795 SF



1/4" = 1'-0"
March 1, 2018

**Unit Type B
Plans**

BERKELEY
HOUSE
9213 & 9233 Odlin Road
Richmond, BC
For Polygon



DP 17 791769

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A-5.01
Plan #28



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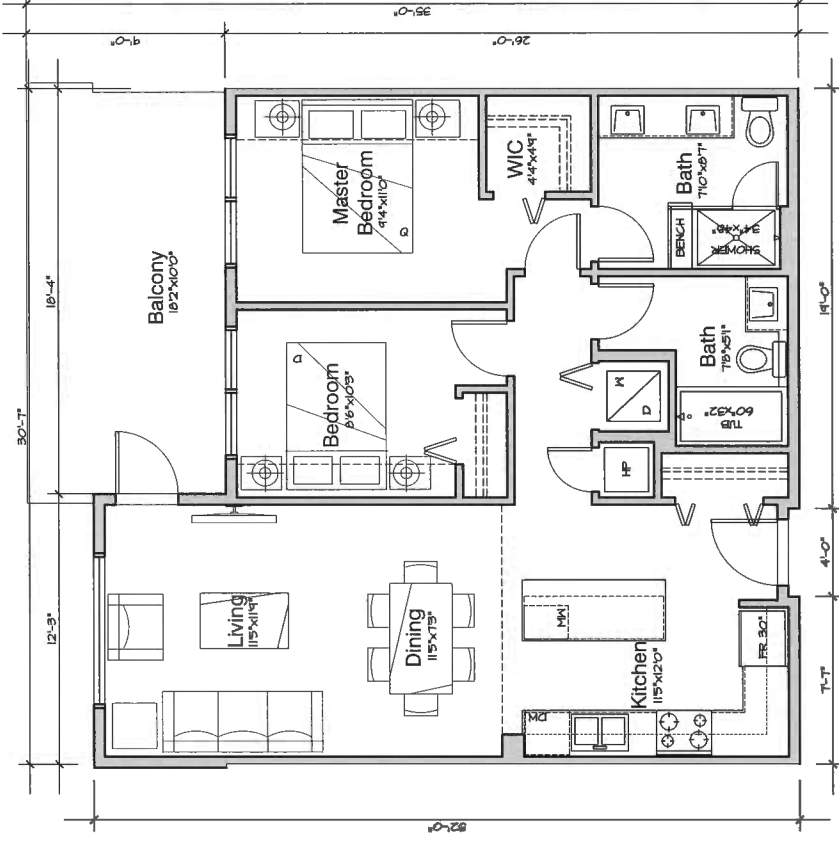
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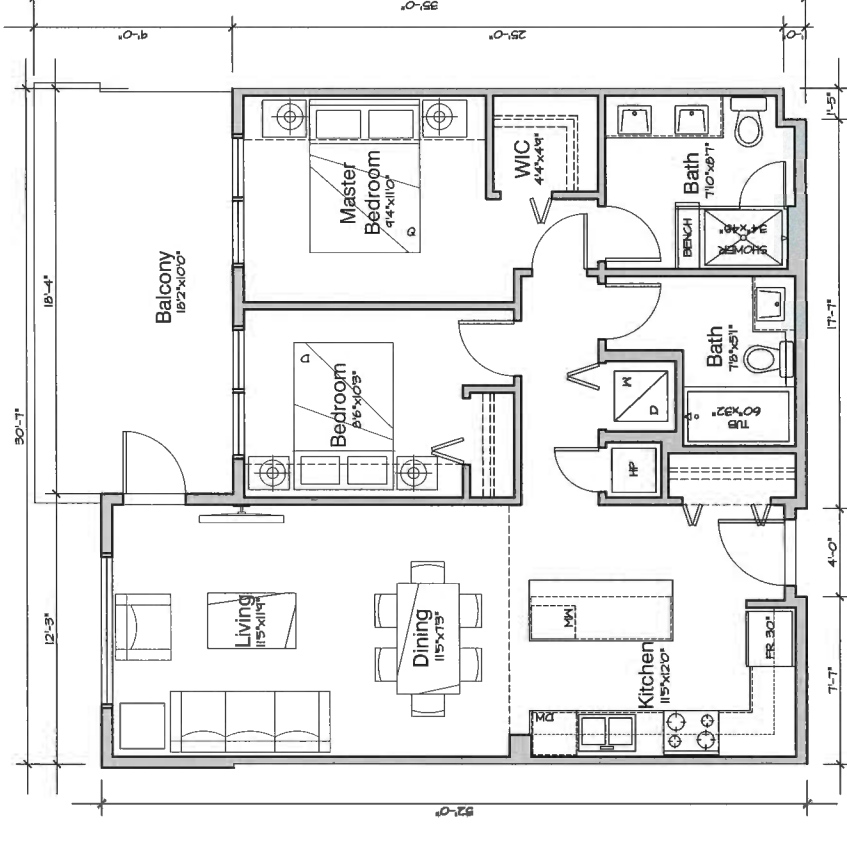
Unit C-Br

2 Bed
 Area: 860 SF



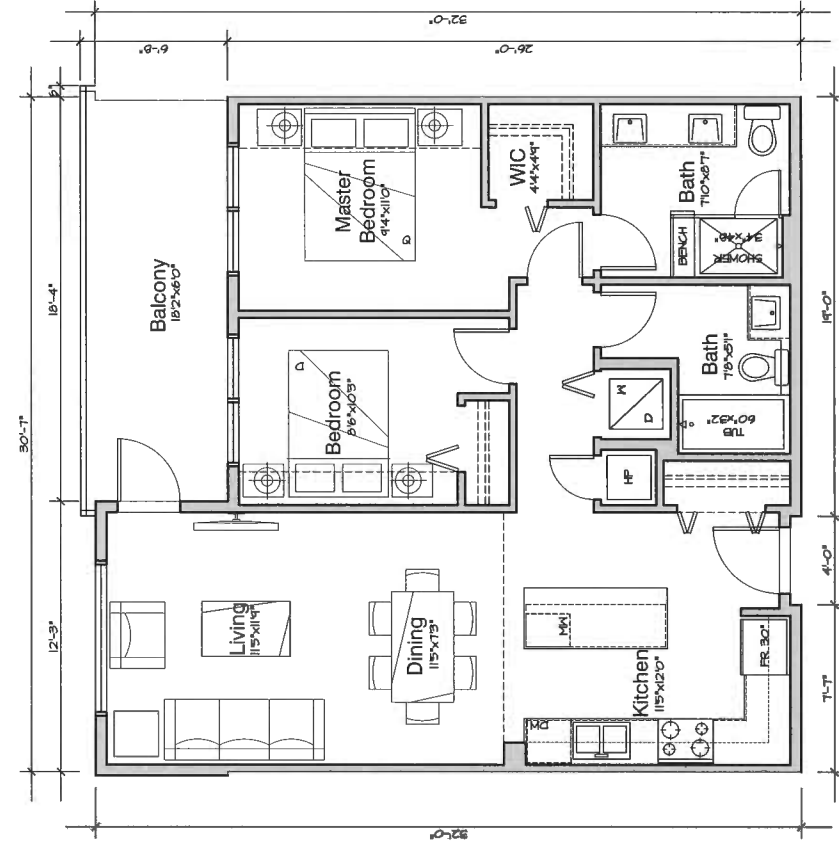
Unit C1-Br

2 Bed
 Area: 868 SF



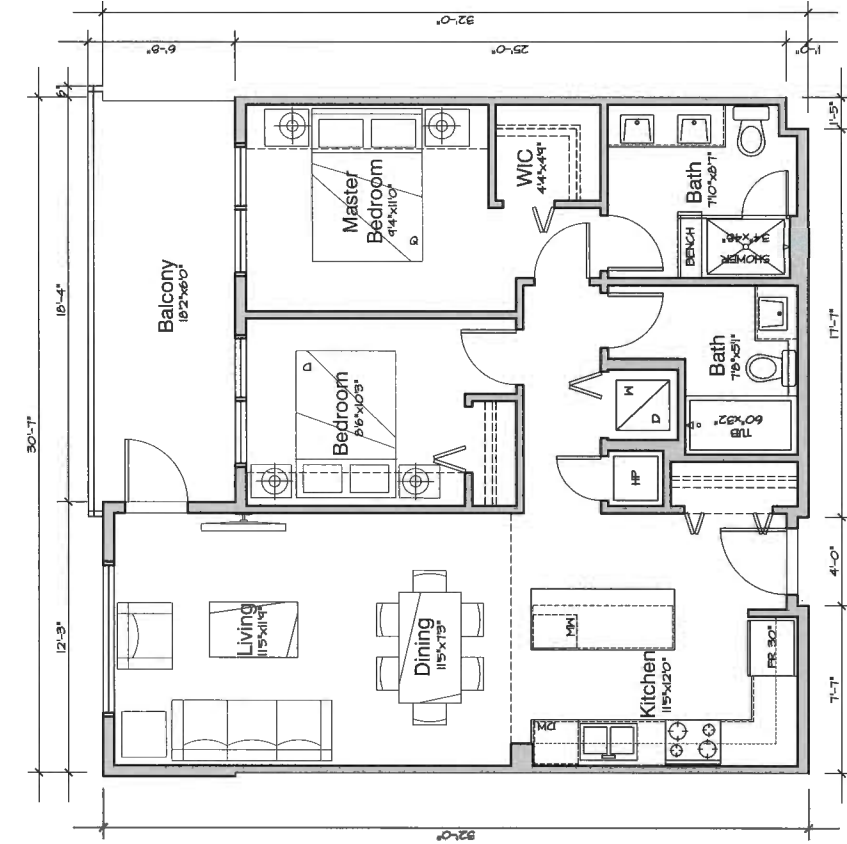
Unit C

2 Bed
 Area: 860 SF



Unit C1

2 Bed
 Area: 868 SF



MAR 28 2018

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BERKELEY
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9213 & 9233 Odlin Road
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For Polygon

Unit Type C
Plans

1/4" = 1'-0"
 March 1, 2018

A-5.02
 Plan #29



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BERKELEY
HOUSE

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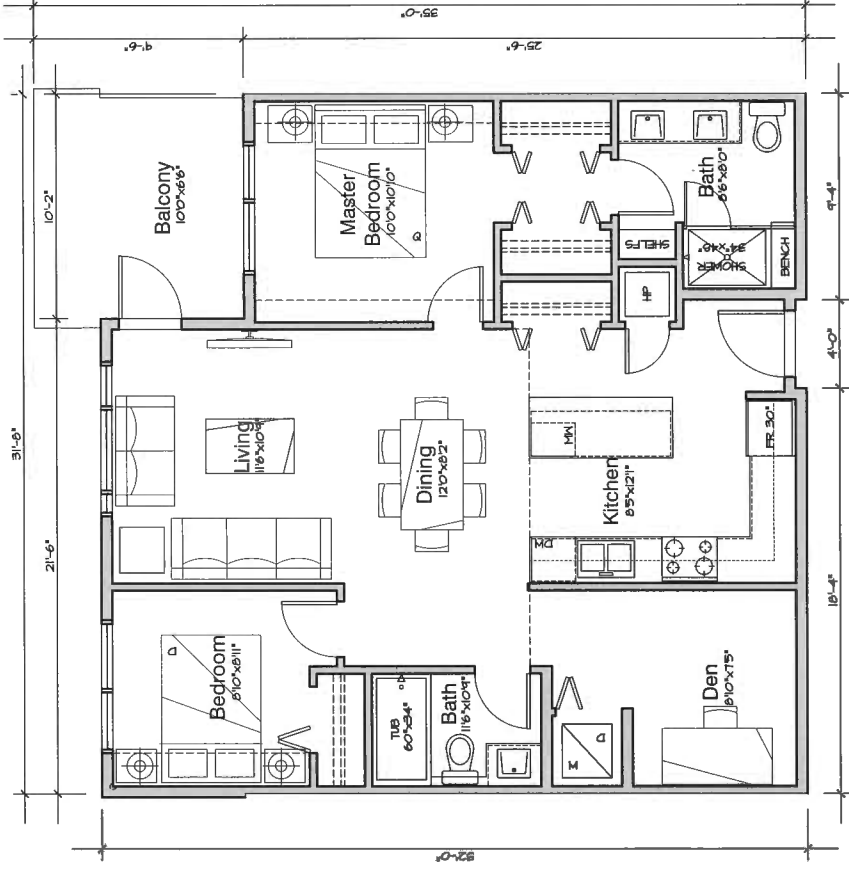
Unit Type D
Plans

1/4" = 1'-0"
March 1, 2018

A-5.03
Plan #30

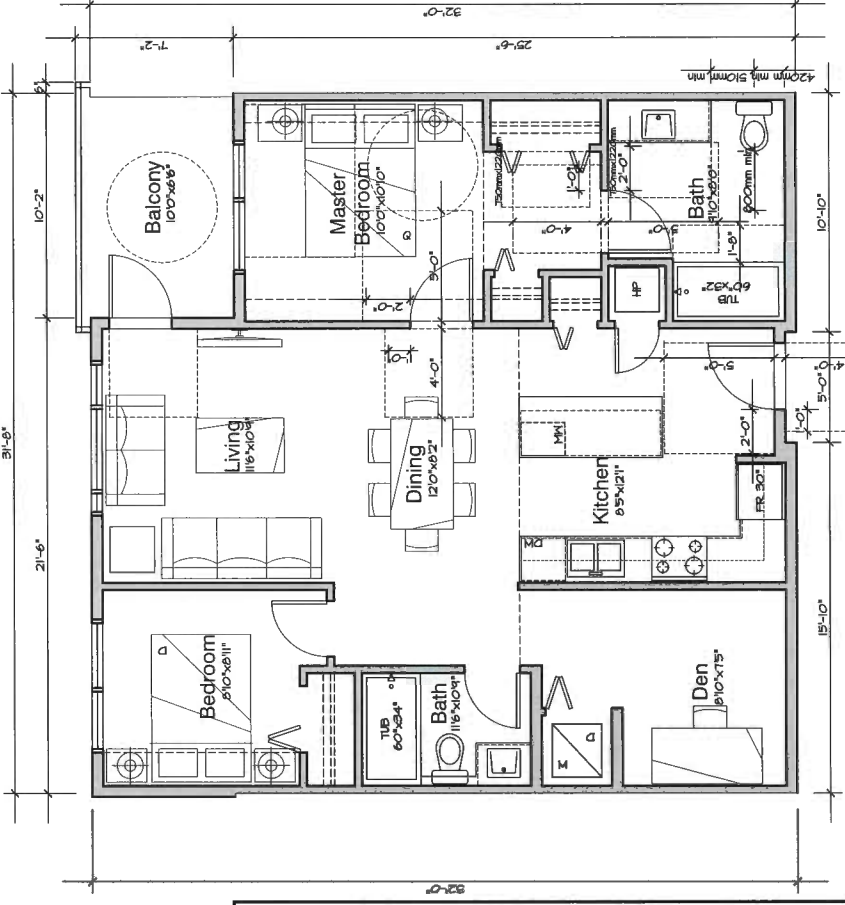
Unit D-Br

2 Bed + Den
Area: 938 SF



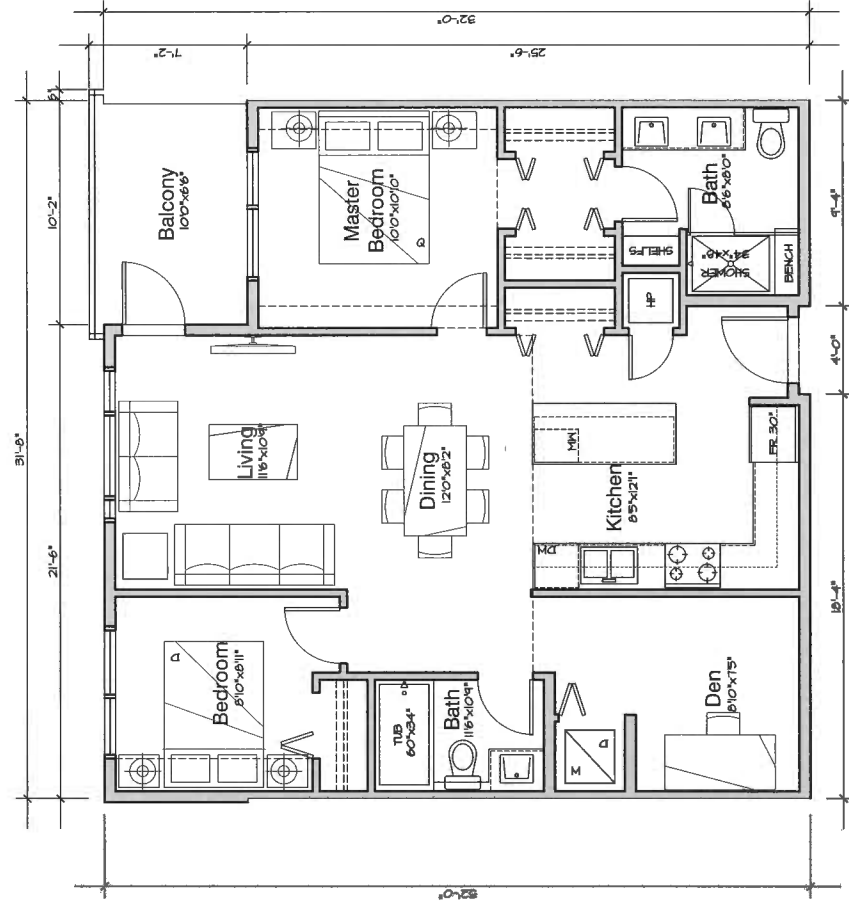
Unit D2-BUH

2 Bed + Den
Area: 938 SF



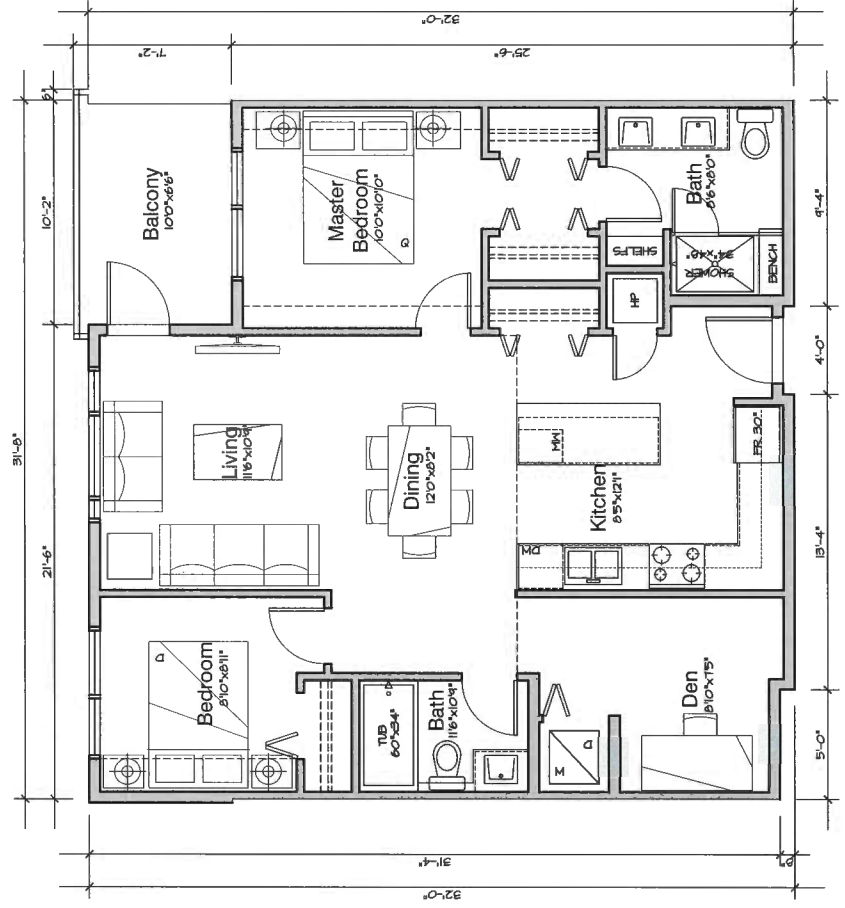
Unit D

2 Bed + Den
Area: 938 SF



Unit D1

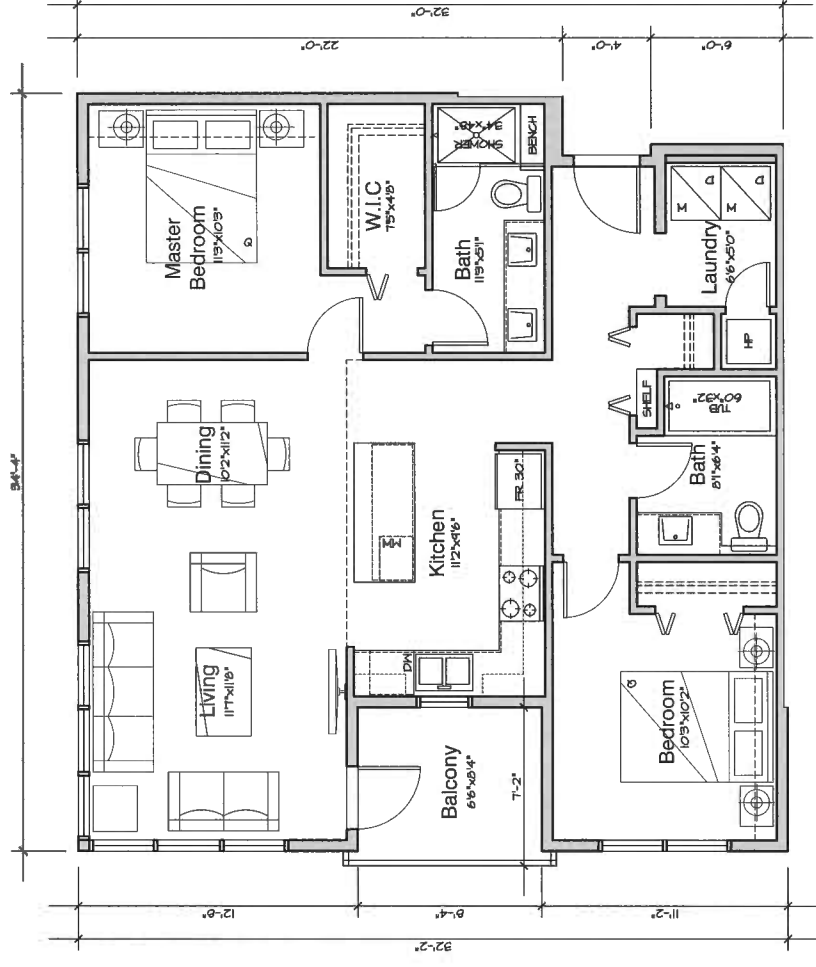
2 Bed + Den
Area: 880 SF



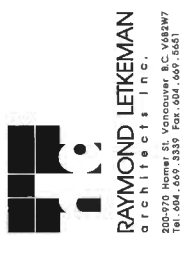
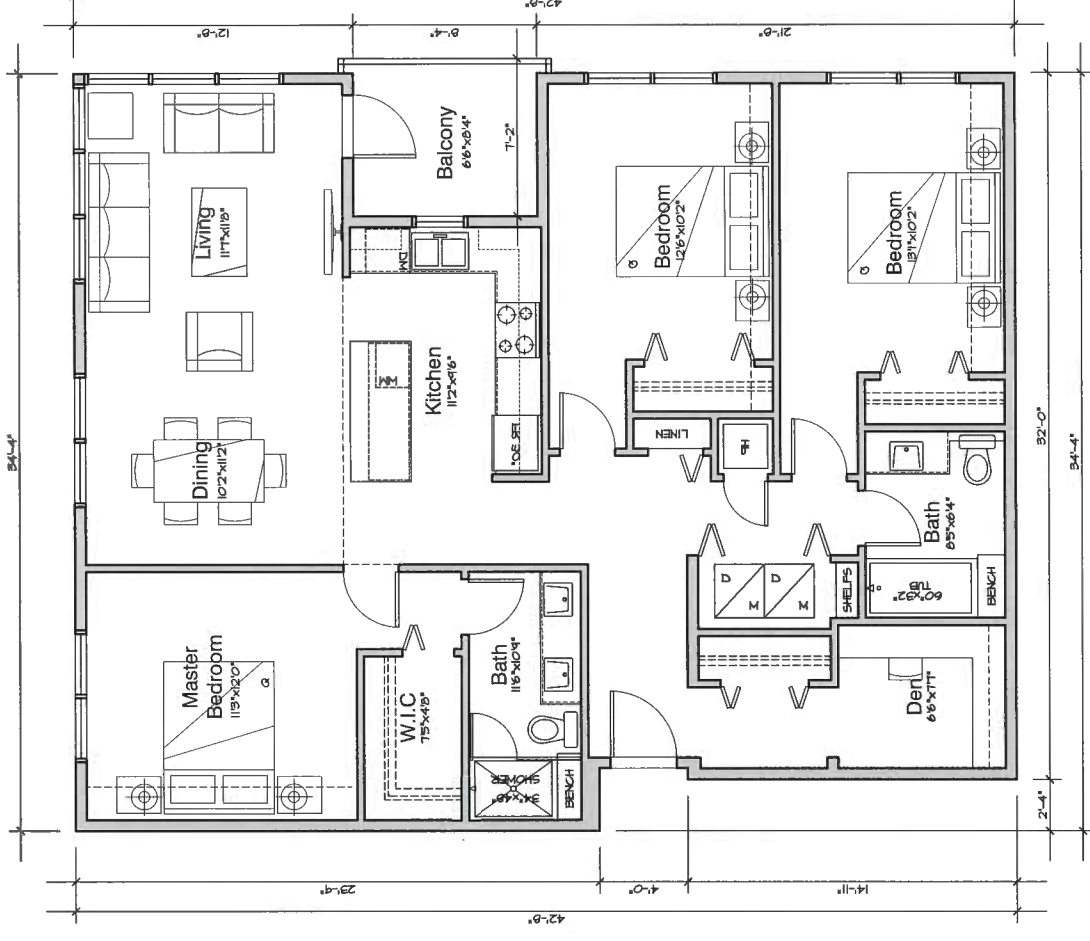
BUH FEATURES (Section 4.16):

- Entry door clear opening shall be no less than 850mm (4.16.5)
- Interior doors clear opening shall be no less than 800mm to at least one bedroom, one accessible bathroom and to common living areas (4.16.6)
- Flush thresholds throughout the building shall be a maximum of 13mm (4.16.8)
- At least one window in the bedroom and one bedroom door to have clear manoeuvring area as per 4.16.11
- At least one window in the bedroom and one window in the living room to be accessible and to have a sill height that does not exceed 750mm above the floor. (4.16.16)
- light switches and electrical panels shall be 900mm to 1200mm from the floor (4.16.18)
- Electrical, cable, and telephone outlets shall be 455mm to 1200mm from the floor (4.16.19)
- Thermostats shall be 900mm to 1200mm from the floor (4.16.20)
- Light switches to be rocker or paddle-type switch (4.16.22)
- Bathroom: toilet center line to be 420mm to 480mm from side wall on which a grab bar can be installed, at least 510mm from any obstruction on one grab bar side, at least 800mm clear in front of toilet. Sink to have 760mm by 1220mm clear floor area. Bathtub to have minimum 510mm clear area along full length of bathtub. Structural reinforcement required in walls for installation of grab bars (4.16.23)
- Bedroom to have turning diameter of 1500mm (4.16.26)
- At least one clothes closet to have clear opening of 900mm, clear floor area of at least 750mm x 1200mm (4.16.27)

Unit E
2 Bed - 1016 SF



Unit E1
3 Bed + Den - 1351 SF



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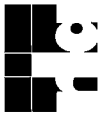
9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Unit Type E
Plans

1/4" = 1'-0"
March 1, 2018

DP 17 791769

A-5.04
Plan #31



RAYMOND LETKEMAN
 ARCHITECTS INC.
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Issued for Rezoning & Development Permit
 November 15, 2017
 Re-issued for Rezoning & Development Permit
 November 22, 2017
 Issued for ADP
 February 7, 2018
 Re-issued for Rezoning & Development Permit
 March 1, 2018

MAR 28 2018

DP 17 791769



BERKELEY
 HOUSE

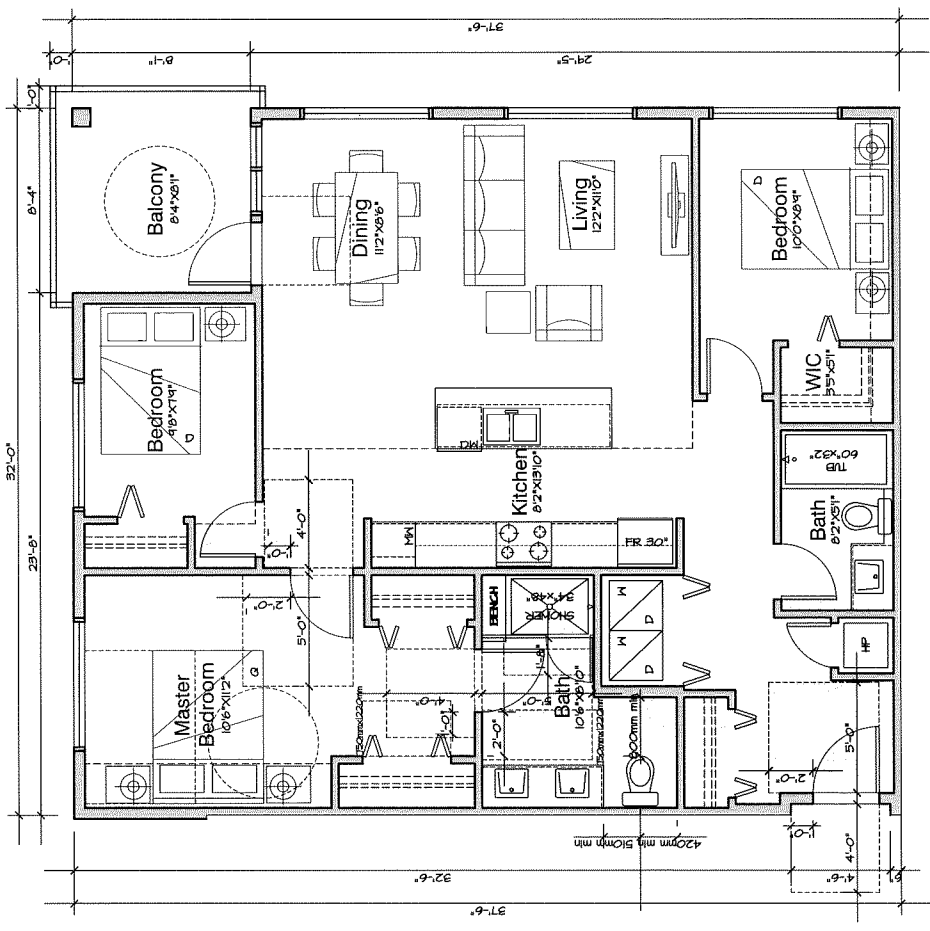
9213 & 9233 Odlin Road
 Richmond, BC
 For Polygon

Unit Type F
Plans

1/4" = 1'-0"
 March 1, 2018

A-5.05
 Plan # 32

Unit F-Buh
 3 Bed
 Area: 1130 SF



- BUH FEATURES (Section 4.16):**
- Entry door clear opening shall be no less than 850mm (4.16.5)
 - Interior doors clear opening shall be no less than 800mm to at least one bedroom, one accessible bathroom and to common living areas (4.16.6)
 - Flush thresholds throughout the building shall be a maximum of 13mm (4.16.8)
 - Entry doors and one bathroom and one bedroom doors to have clear manoeuvring area as per 4.16.11
 - At least one window in the bedroom and one window in the living room to be accessible and to have a sill height that does not exceed 750mm above the floor. (4.16.16)
 - light switches and electrical panels shall be 900mm to 1200mm from the floor (4.16.18)
 - Electrical, cable, and telephone outlets shall be 455mm to 1200mm from the floor (4.16.19)
 - Thermostats shall be 900mm to 1200mm from the floor (4.16.20)
 - Light switches to be rocker or paddle-type switch (4.16.22)
 - Bathroom: toilet center line to be 420mm to 480mm from side wall on which a grab bar can be installed, at least 510mm from any obstruction on none grab bar side, at least 800mm clear in front of toilet. Sink to have 760mm by 1220mm clear floor area. Bathtub to have minimum 510mm clear area along full length of bathtub. Structural reinforcement required in walls for installation of grab bars (4.16.23)
 - Bedroom to have turning diameter of 1500mm (4.16.26)
 - At least one clothes closet to have clear opening of 900mm, clear floor area of at least 750mm x 1200mm (4.16.27)

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MAR 28 2018

BERKELEY HOUSE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT INFORMATION

CLIENT:
POLYGON DEVELOPMENT
CONTACT NAME: CHRIS HO
EMAIL: CHO@POLY-HOMES.COM
PH: (604) 871-4181

LANDSCAPE ARCHITECT:
CONNECT LANDSCAPE ARCHITECTURE INC.
CONTACT NAME: DAVID STOYKO / MARINA ROMMEL
2305 HEMLOCK STREET
VANCOUVER, BRITISH COLUMBIA, V6H 2V1
EMAIL: DAVID@CONNECTLA.CA / MARINA@CONNECTLA.CA
PH: (604) 681-3303

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME	DRAWING INDEX
L.0.0	COVER SHEET & DRAWING LIST	
L1.0	OVERALL LANDSCAPE PLAN	
L1.1	LANDSCAPE AMENITY PLAN AND PRECEDENTS	
L1.2	LANDSCAPE PLAY AREA PLAN	
L1.3	ENLARGEMENT PLAN GREENWAY	
L1.4	ENLARGEMENT PLAN GREENWAY EDGE	
L2.0	PLANT MATERIALS AND SCHEDULE	
L2.1	PLANTING PLAN - NORTH-WEST	
L2.2	PLANTING PLAN - WEST CENTRE	
L2.3	PLANTING PLAN - SOUTH-WEST	
L2.4	PLANTING PLANS - EAST	
L4.0	LANDSCAPE SECTIONS	
L4.1	LANDSCAPE SECTIONS	
L4.2	LANDSCAPE ELEVATION DUBBERT ST	
L5.0	DETAILS - SOFTSCAPE	
L5.1	DETAILS - HARDSCAPE	
L5.2	DETAILS - FURNISHINGS	
L5.3	DETAILS - LIGHTING	
L6.1	LIGHTING PLAN	

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 NEGLECT OF THIS ADVICE.

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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.



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Richmond, British Columbia

Scale:	N/A
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Reviewed:	DS
Project No.	06-556

COVER SHEET & DRAWING LIST

L0.0

Plan # 33

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MAR 2 8 2018

REVISIONS	DATE
4 ISSUED FOR DP	18-03-01
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1 ISSUED FOR REVIEW	17-10-31



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Scale: 1:250

Drawn: MF/DS

Reviewed: DS

Project No. 06-556

OVERALL
LANDSCAPE PLAN

L1.0

Plan # 34

LAYOUT & MATERIALS LEGEND

	CONCRETE PAVING
	LAWN
	STREET CORNER
	SIDEWALK
	DRIVEWAY
	PARKING
	DRIVEWAY PAVING
	PATIO PAVING
	RESIDENTIAL DRIVEWAY PAVING
	GRAVEL EDGE
	LANDSCAPE WALL
	WALL ADDRESS
	BRICK
	CONCRETE
	CONCRETE
	UNIT BLOCK WALL
	CONCRETE RETAINING WALL
	PROPOSED PLANTING
	SOD LAWN
	PROPOSED TREE
	TREE (BACK TO BACK)
	TREE (IN ROW)
	TREE (IN ROW)
	TREE (IN ROW)



DUBBERT STREET





SMALL LOUNGE SPACES



CATENARY LIGHTING



CENTRAL AMENITY SOCIAL SPACE



MOUNDED LAND FORM

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MAR 28 2018

REVISIONS	
1	ISSUED FOR REVIEW 17-11-09
2	ISSUED FOR REZONING AND DP 17-11-09
3	ISSUED FOR ADP 18-01-22
4	ISSUED FOR DP 18-03-01



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Scale: 1:150
Drawn: MR/DS
Reviewed: LS
Project No. 06-585

LANDSCAPE AMENITY AND PRECEDENTS

L1.1

Plan #35

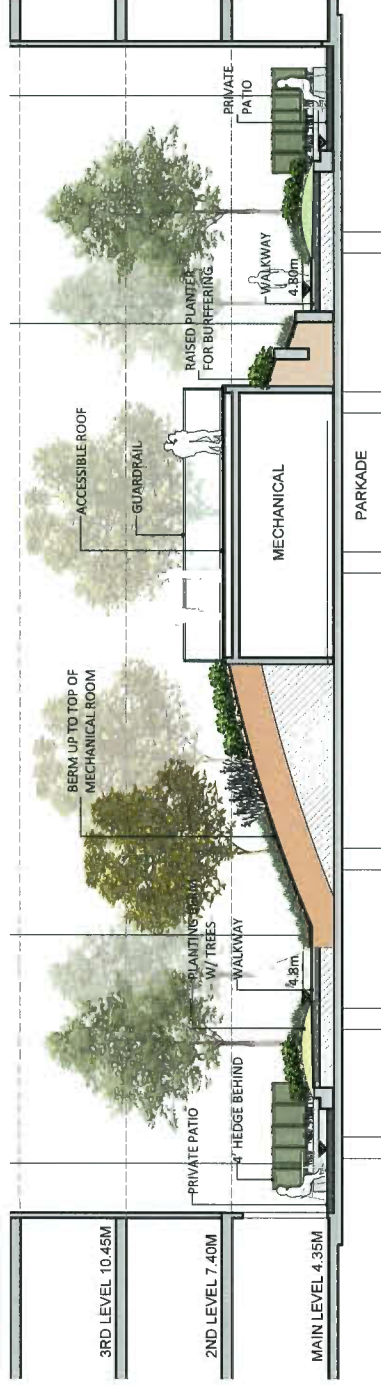


1 NORTH AMENITY ENLARGEMENT PLAN
Scale: 1:150

- LEGEND**
- 1 UNIT PAVING SEATING AREA
 - 2 CENTRAL PLAZA WITH MOVABLE SEATING AND LIGHTING
 - 3 STAIR UP TO ROOF DECK
 - 4 OUTDOOR FIRE PLACE
 - 5 TRELLIS
 - 6 STEPPED PLANTER WALL
 - 7 MOUND WITH LAYERED PLANTING
 - 8 PATIO AND YARD
 - 9 LAYERED PLANTING
 - 10 CHESS PATTERN



2 SOUTH AMENITY ENLARGEMENT PLAN
Scale: 1:150



C SOUTH AMENITY ENLARGEMENT PLAN
Scale: 1:100

20 m scale bar and North arrow.

PLAY EQUIPMENT COLOUR THEME



LEAF

METALLIC SILVER

TIMBER DECKS



PLAY MOUND



ECLIPSE CLIMBING NET



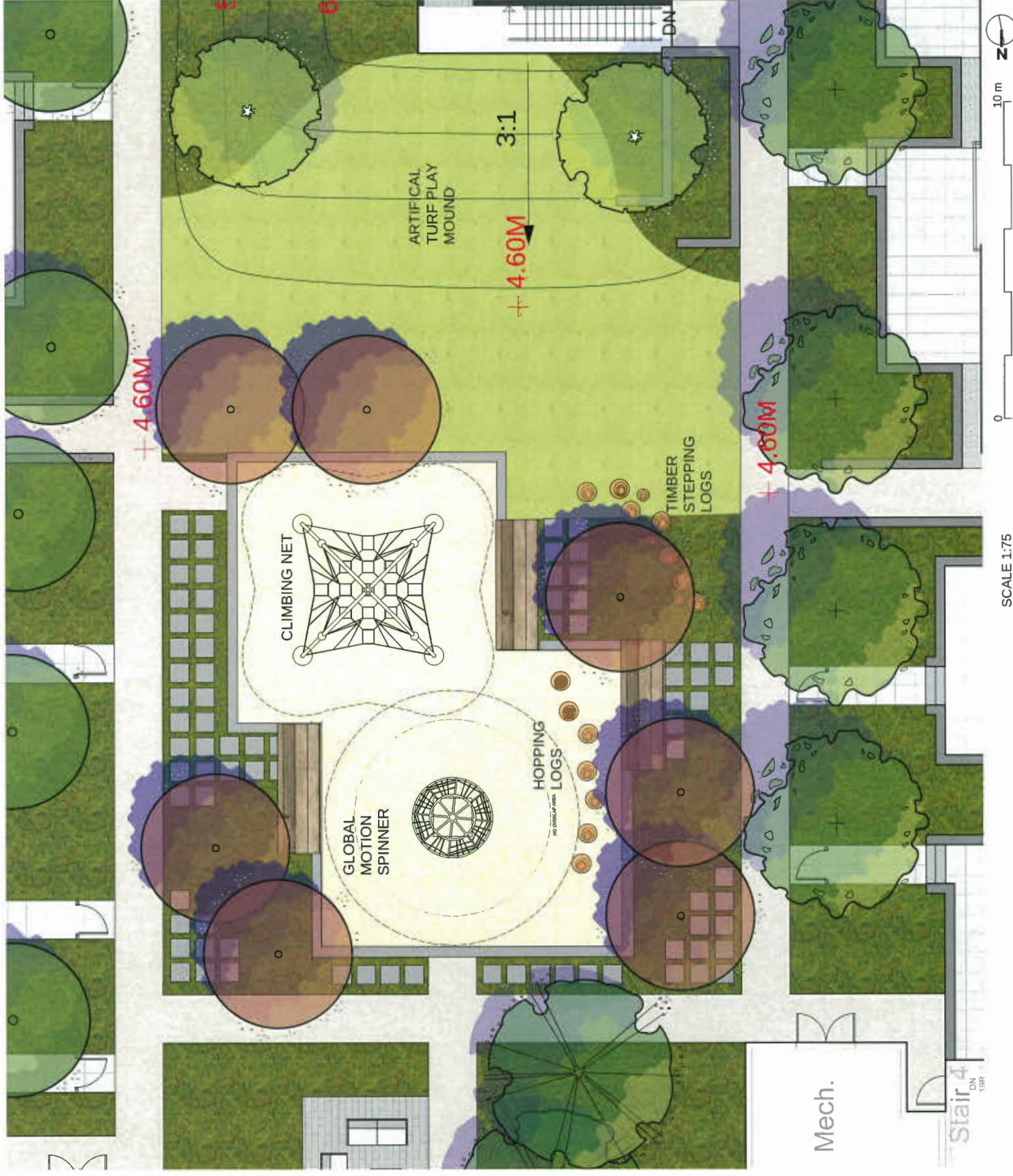
GLOBAL MOTION SPINNER



HOPPING LOGS



PLAY AREA ENLARGEMENT PLAN



SCALE 1:75



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1 ISSUED FOR REVIEW	17-10-31

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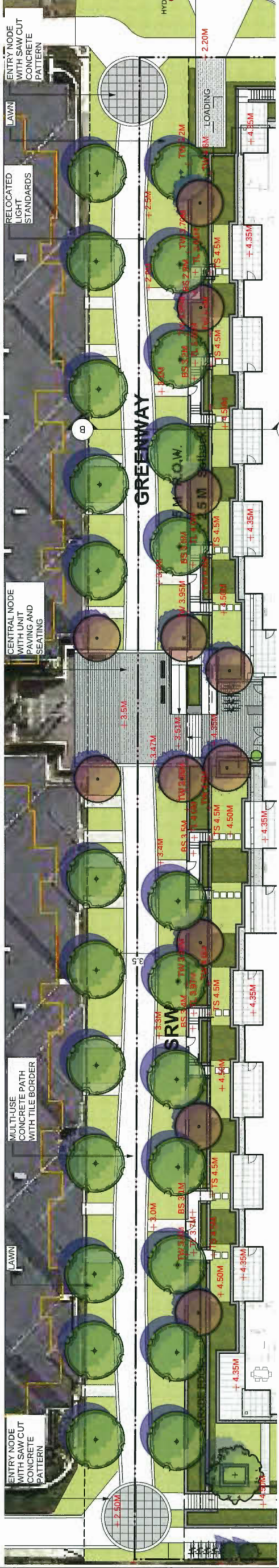
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Drawn:	VG/DS
Reviewed:	DS
Project No.	06-556

PLAY AREA ENLARGEMENT PLAN

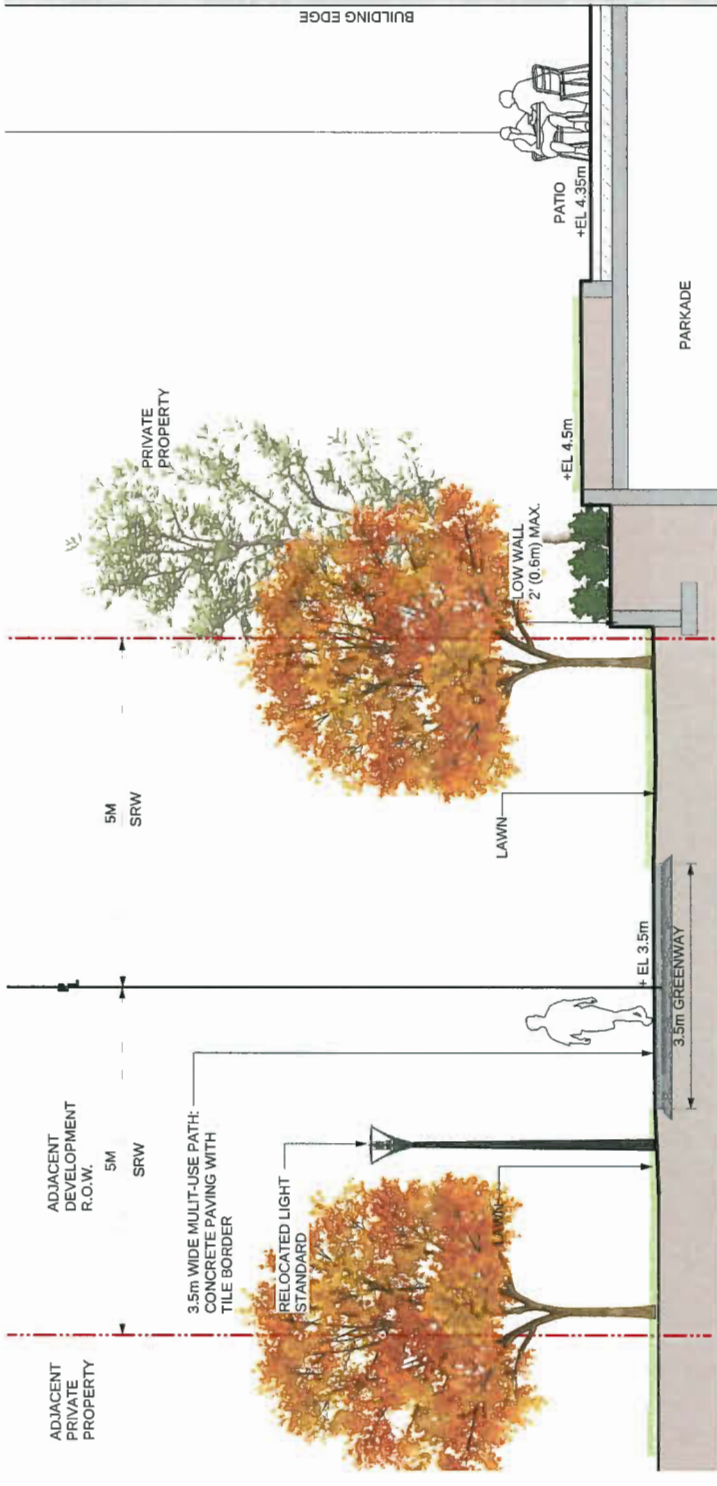
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May 9 9 2024



1 GREENWAY PLAN
Scale: 1:200



B GREENWAY SECTION TYP.
Scale: 1:50

NO.	ISSUED FOR	DATE
4	ISSUED FOR DP	18-03-01
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REVISIONS

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Scale:	VARIABLES
Drawn:	MP/DS
Reviewed:	DS
Project No.:	06-518

GREENWAY PLAN AND SECTION

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LEGEND

- 1** UNIT PAVING
- 2** GREENWAY BENCH
- 3** STAIR AND RAMP
- 4** BIKE RACK
- 5** BENCH
- 6** STEPPED PLANTER WALL
- 7** LAYERED PLANTING
- 8** PATIO AND YARD
- 9** TRELIS
- 10** TRELIS OVER PARKADE



1 PARKADE ENTRY AND PODIUM ENTRY PLAN
Scale: 1:100



2 GREENWAY EDGE PLAN
Scale: 1:100

LIBRARY

0

5

10

15

20 m

0

5

10

15

20 m

0

5

10

15

20 m

POLYGON
POLYGON DEVELOPMENT
904-133 WEST BROADWAY
VANCOUVER, BC
TEL 604 681 4181

791769

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Scale: 1:150

Drawn: MRP/JS

Reviewed: DS

Project No. 06-556

**GREENWAY EDGE AND
PODIUM & PARKADE
ENTRANCE PLAN**

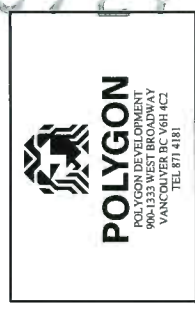
L1.4

Plan #38

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Scale: N/A
Drawn: VG/DS
Reviewed: DS
Project No. 06-556

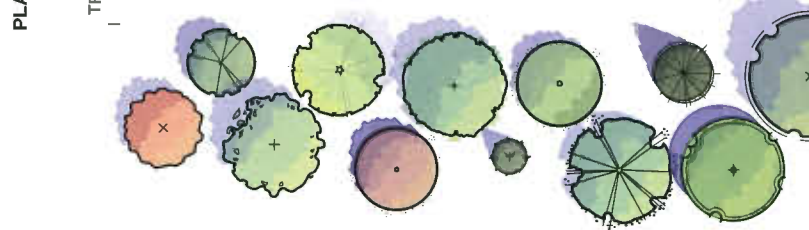
PLANT LIST & MATERIALS

L2.0

Plan #39

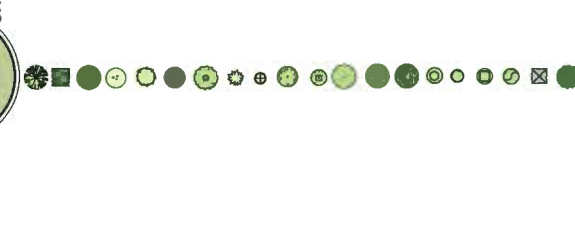
TREES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
5	Acer palmatum 'Osakazuki'	'Osakazuki' Japanese Maple	6cm cal., B&B	as shown
25	Acer x freemanii 'Armstrong'	Freeman Maple	7cm cal., B&B	as shown
15	Cercidiphyllum japonicum	Katsura Tree	7cm cal., B&B	as shown
5	Davidia involucrata	Dove Tree	7cm cal., B&B	as shown
26	Magnolia Galaxy	Galaxy Magnolia	6cm cal., B&B	as shown
6	Liquidambar styraciflua	Sweetgum	7cm cal., B&B	as shown
13	Picea omonika	Serbian Spruce	3m height	as shown
13	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., B&B Standard	as shown
13	Styrax japonica	Japanese Snowbell Tree	6cm cal., B&B	as shown
9	Thuja plicata	Western Red Cedar	3m height	as shown
24	Acer rubrum 'October Glory' Greenway trees	October Glory Maple	7cm cal., B&B	as shown
7	Street Tree per City of Richmond Specification		7cm cal., B&B	as shown



SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
132	Arbutus unedo 'Compacta'	Strawberry Bush	#5 pot	36" o.c
657	Buxus macrophylla 'Winter Gem'	Korean Boxwood	#3 pot	18" o.c
272	Ceanothus thyrsiflorus 'Victoria'	Victoria California Lilac	#5 pot	36" o.c
781	Choisya x dewitteana 'Aztec Pearl'	Mexican Mock Orange	#3 pot	30" o.c
184	Cornus sericea 'Kelsyi'	Dwarf Red Osier Dogwood	#3 pot	30" o.c
266	Gaultheria shallon	Saldi	#1 pot	18" o.c
275	Hydrangea paniculata 'Limelight'	Lime Panic Hydrangea	#3 pot	36" o.c
401	Ilex Crenata	Japanese Holly	#2 pot	24" o.c
1679	Lavandula angustifolia	English Lavender	#1 pot	18" o.c
223	Rosa meidiland Lavender	Lavender Meidiland rose	#3 pot	36" o.c
73	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	24" o.c
157	Rhododendron 'Unique'	Unique Pink Rhododendron	#5 pot	36" o.c
228	Rhododendron yakushimanum 'Golden Torch'	'Golden Torch' Cream Peach Yaku Rhododendron	#5 pot	36" o.c
340	Rhododendron 'Bow Bells'	Bow Bells Pink Rhododendron	#5 pot	36" o.c
689	Rhododendron 'Ken Janeck'	White Pink Yaku Rhododendron	#3 pot	24" o.c
723	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#3 pot	24" o.c
230	Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c
311	Spiraea x burnuda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
847	Thuja occidentalis 'Smaragd'	Emerald Cedar	#5 pot, 4' height	24" o.c
117	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	36" o.c



PERENNIALS AND GROUNDCOVERS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
30	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot	24" o.c
378	Lilhope muscari	Lily Turf	#1 pot	18" o.c
61	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 pot	24" o.c
131	Thymus lanuginosus	Woolly Thyme	#1 pot	24" o.c



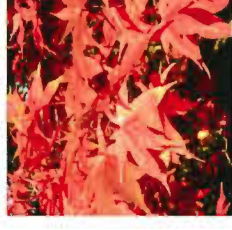
Magnolia Galaxy
Galaxy Magnolia



Davidia involucrata
Dove Tree



Cercidiphyllum japonicum
Katsura Tree



Acer palmatum 'Osakazuki'
'Osakazuki' Japanese Maple



Acer x freemanii 'Armstrong'
Armstrong Maple



Stewartia pseudocamellia
Japanese Stewartia



Styrax japonicus
Japanese Snowbell Tree



Liquidambar styraciflua
Sweetgum



Rhododendron 'Unique'
Unique Rhododendron



Rhododendron yakushimanum
'Ken Janeck' Rhododendron



Rhododendron 'Golden Torch'
Pink Yaku Rhododendron



Prunus 'Otto Luyken'
Otto Luyken Laurel



Buxus microphylla
Little Leaf Boxwood



Skimmia japonica
Japanese Skimmia



Sarcococca hookerana 'Humilis'
Himalayan Sweet Box



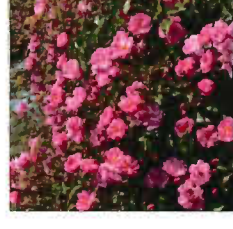
Hydrangea paniculata 'Limelight'
Panicite Hydrangea



Lavandula angustifolia 'Hidcote'
English Lavender



Spiraea japonica 'Goldflame'
'Goldflame' Spiraea



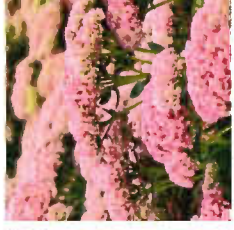
Rosa 'Bonica'
Bonica Rose



Choysia x dewitteana 'Aztec Pearl'
Mexican Mock Orange



Vaccinium ovatum 'Thunderbird'
Evergreen Huckleberry



Sedum 'Autumn Joy'
Autumn Joy Stonecrop



Echinacea purpurea
Purple Cone Flower

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1 ISSUED FOR REVIEW	17-10-31

REVISIONS



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Richmond, British Columbia

Scale: 1:100

Drawn: MR

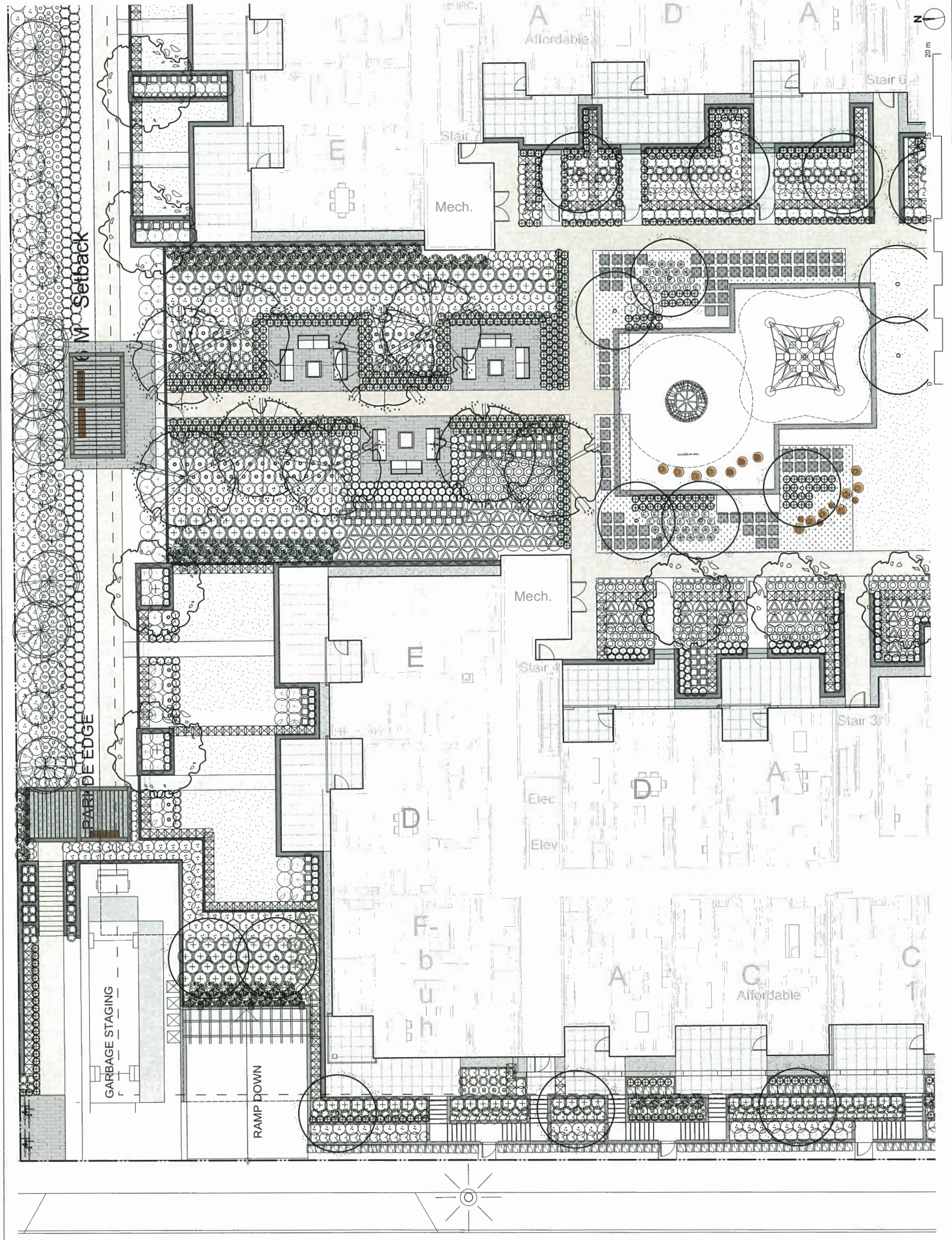
Reviewed: DS

Project No. 06-556

PLANTING PLAN
NORTH-WEST

L2.1

Plan #46



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17
17



Berkeley House

Richmond, British Columbia

Scale: 1:100

Drawn: MR

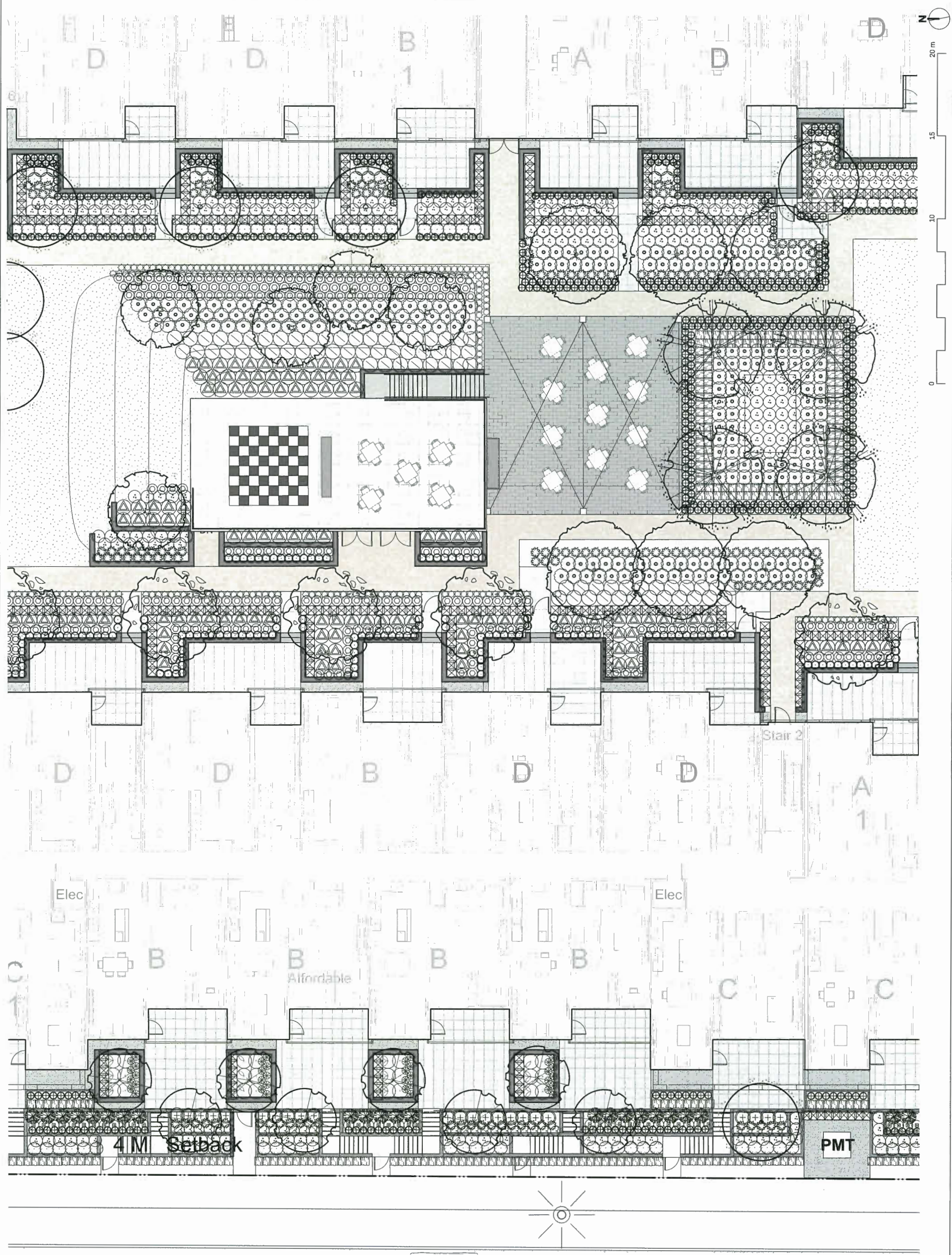
Reviewed: DP

Project No. 06-556

**PLANTING PLAN
WEST CENTRE**

L2.2

Plan #41



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Drawn: MR

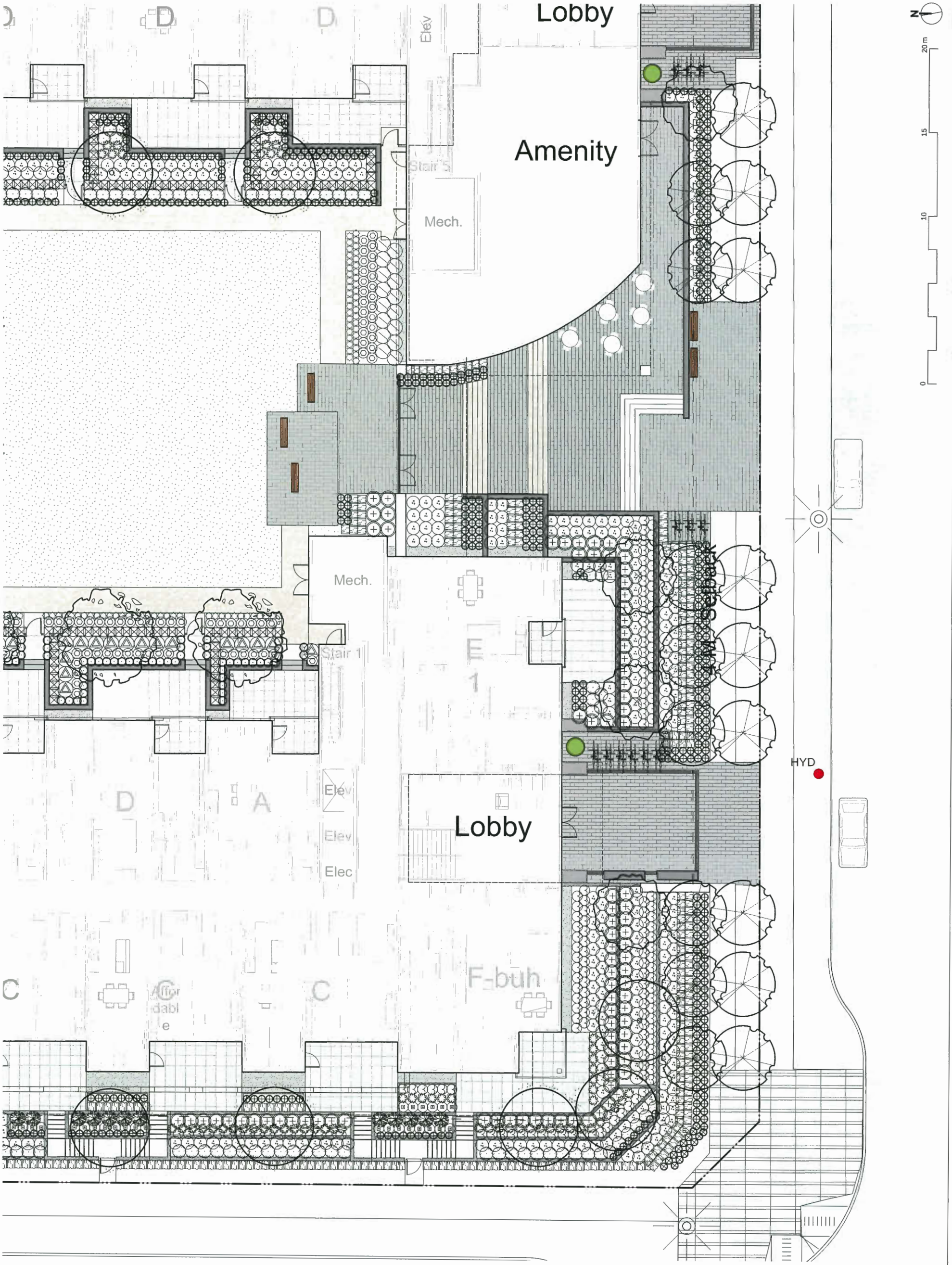
Reviewed: DS

Project No. 06-556

PLANTING PLAN
SOUTH-WEST

L2.3

Plan #42



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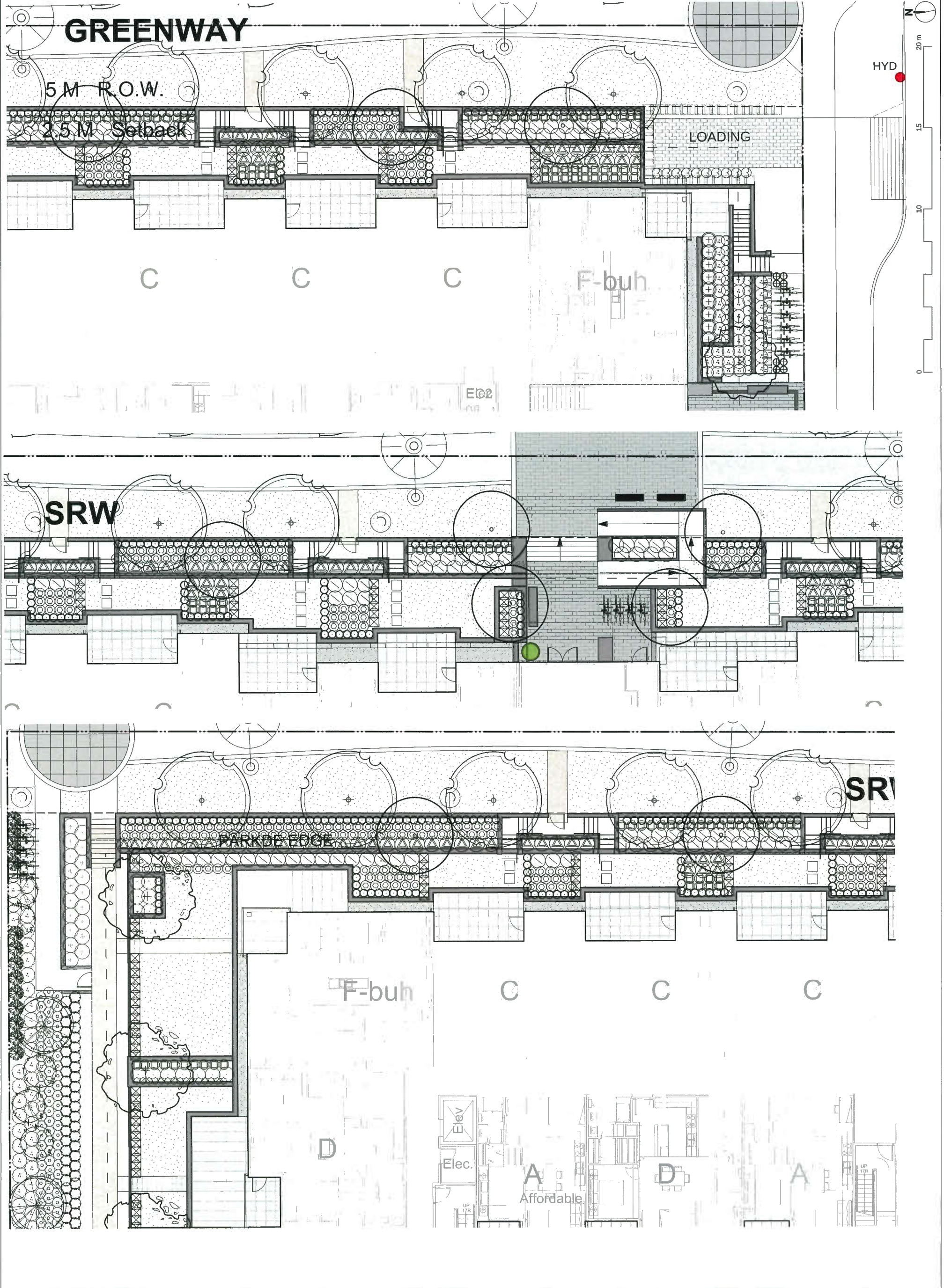
Reviewed: DS

Project No. 06-586

PLANTING PLAN
EAST

L2.4

Plan #43



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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MAR 28 2018

4 ISSUED FOR DP	18-03-01
3 ISSUED FOR ADP	18-01-22
2 ISSUED FOR REZONING AND DP	17-11-09
1 ISSUED FOR REVIEW	17-10-31

REVISIONS



791769

Berkeley House
Richmond, British Columbia

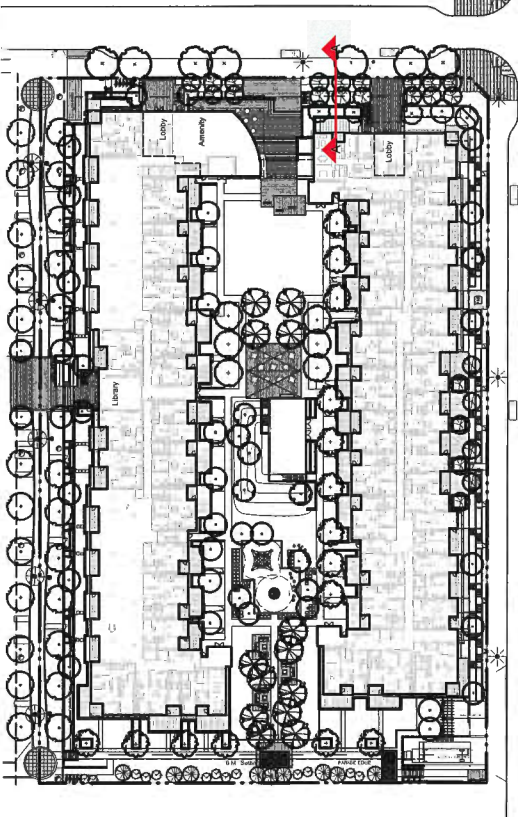
Scale: N/A
Drawn: MRM
Reviewed: DS
Project No. 06-556

SECTIONS

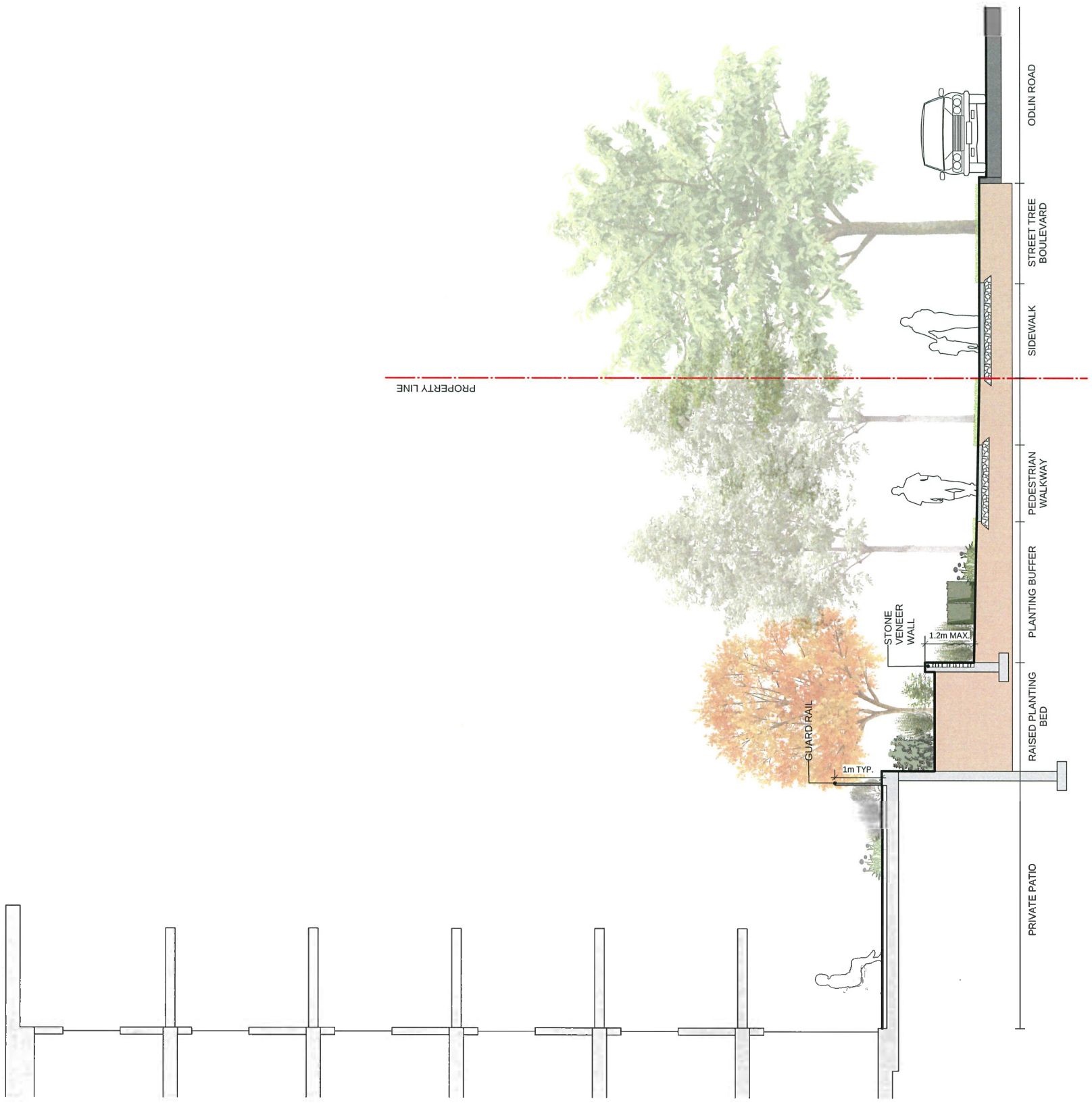
A ODLIN STREET FACING EAST
Scale: 1:50

L4.0

Plan #44



1 KEY PLAN
Scale: 1:750



A ODLIN STREET FACING EAST
Scale: 1:50

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MAR 28 2018

4	ISSUED FOR DP	18-09-01
3	ISSUED FOR ADP	18-01-22
2	ISSUED FOR REZONING AND DP	17-11-09
1	ISSUED FOR REVIEW	17-10-31

REVISIONS

POLYGON
POLYGON DEVELOPMENT
1000 WEST BURNHAMPTON STREET
VANCOUVER, BC V6H 4C2
TEL: 671 4181

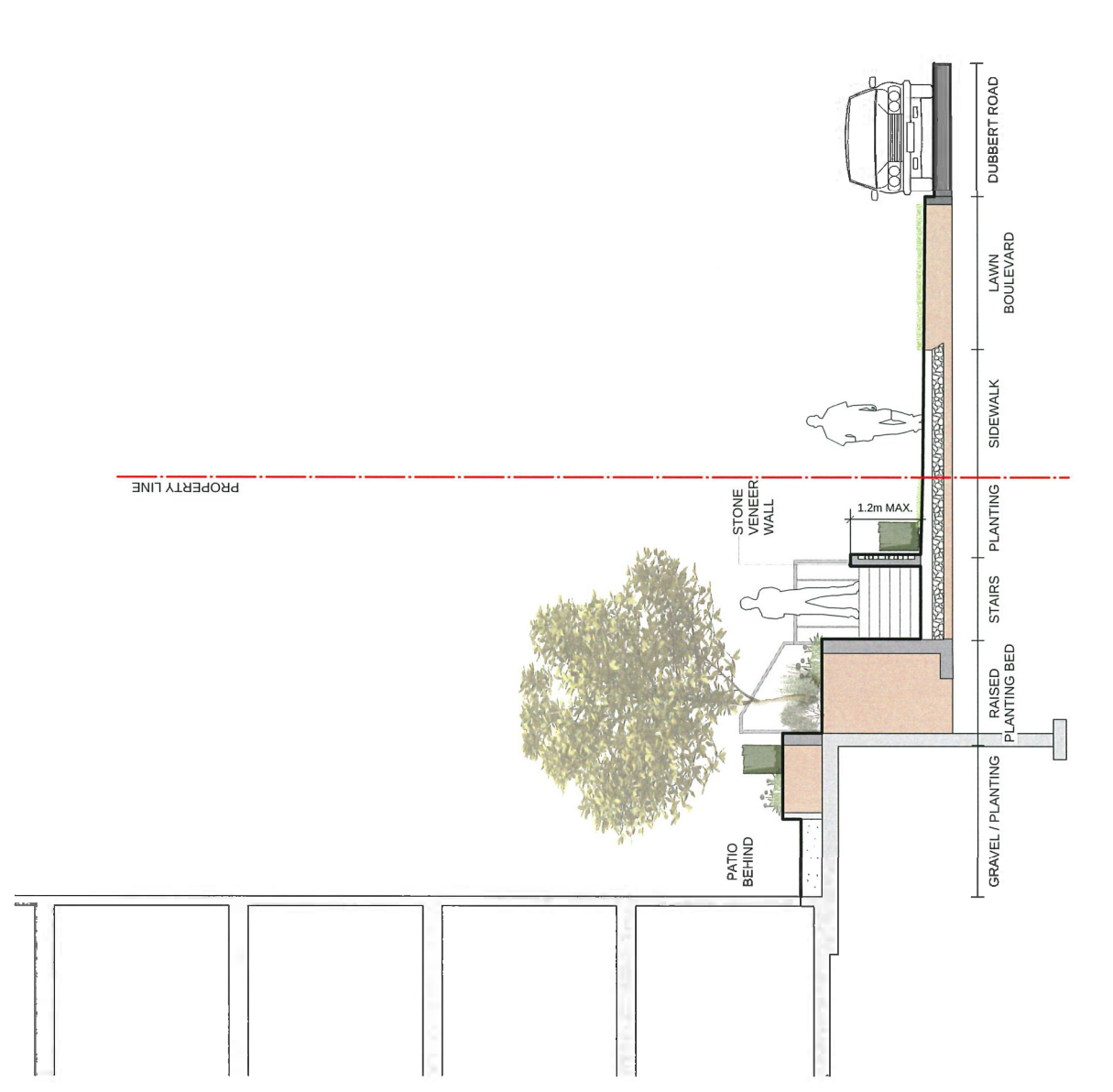
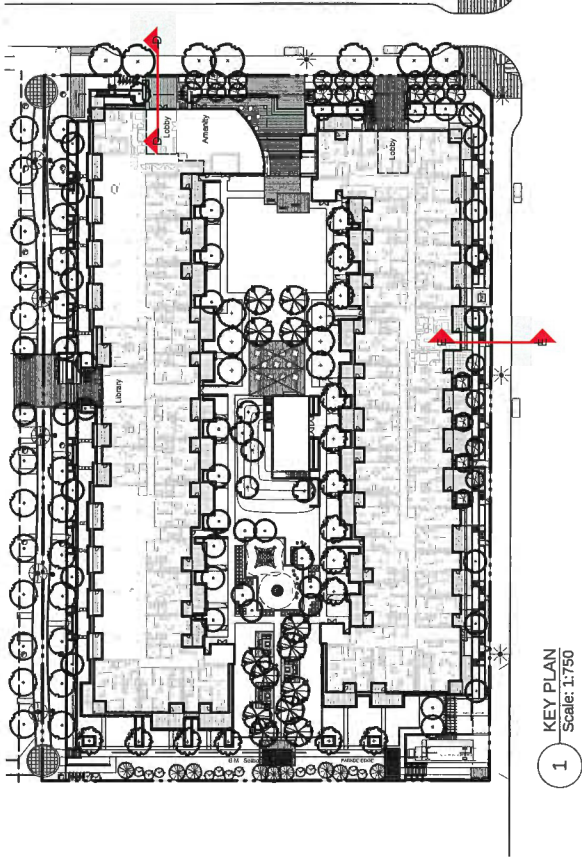
Berkeley House
Richmond, British Columbia

Scale:	1:50
Drawn:	MR
Reviewed:	DS
Project No.:	06-556

SECTIONS

L4.1

Plan # 45



E DUBBERT STREET FACING SOUTH
Scale: 1:50



D ODLIN STREET FACING EAST
Scale: 1:50

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MAR 28 2018



1 DUBBERT STREET ELEVATION
Scale: 1:100



4	ISSUED FOR DP	18-03-01
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2	ISSUED FOR REZONING AND DP	17-11-09
1	ISSUED FOR REVIEW	17-10-31

REVISIONS

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Richmond, British Columbia

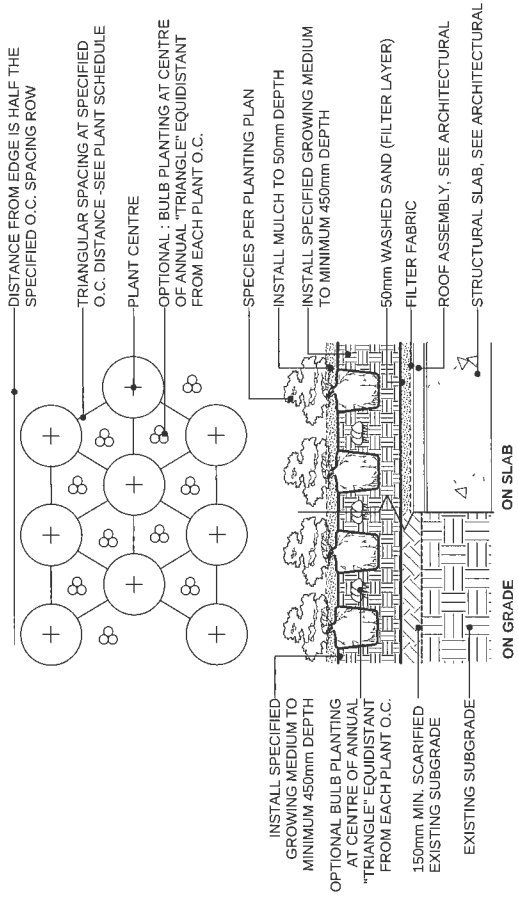
Scale:	N/A
Drawn:	YL/MR
Reviewed:	DS
Project No.	06-556

DUBBERT STREET
ELEVATION

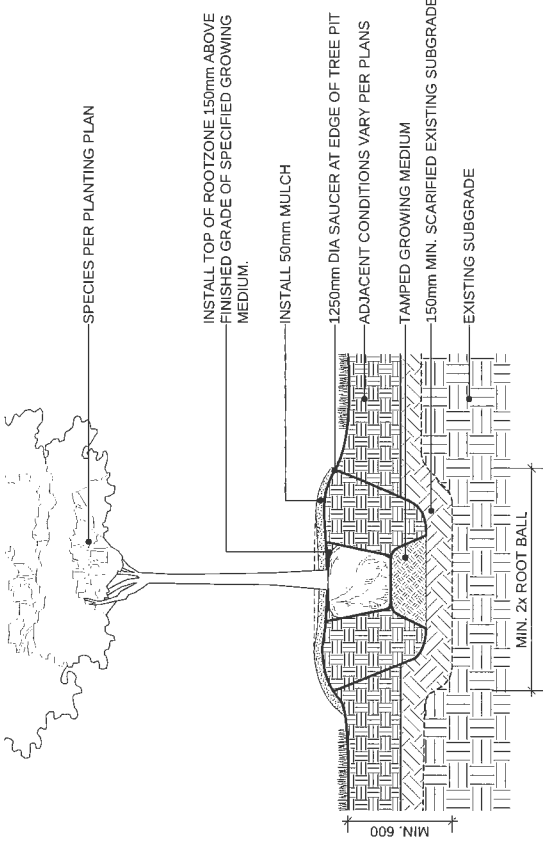
CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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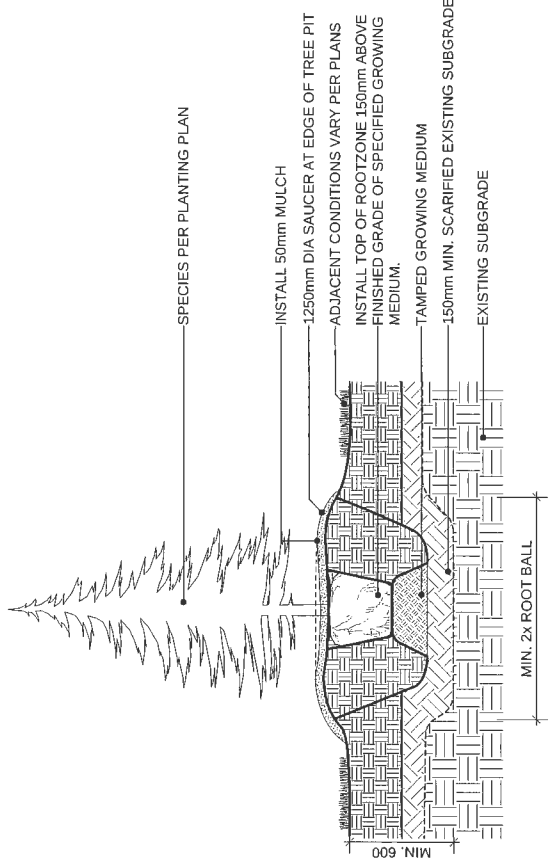
MAR 28 2018



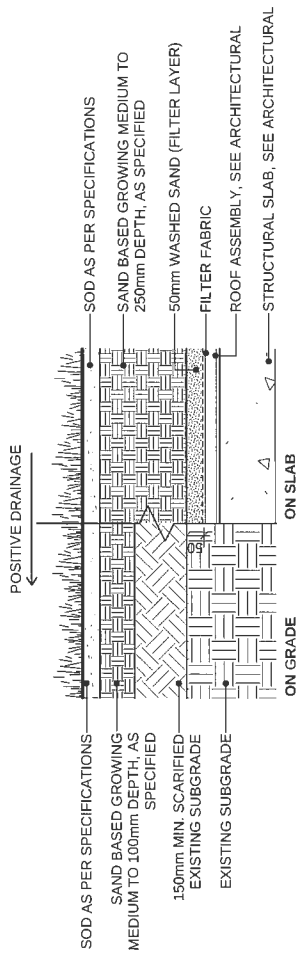
4 SHRUB AND GROUND COVER PLANTING (TYPICAL)
Scale: 1:25



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



2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



5 SOD LAWN (TYPICAL)
Scale: 1:10

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1	ISSUED FOR REVIEW	17-10-31

REVISIONS



Berkeley House
Richmond, British Columbia

Scale: N/A
Drawn: VG/DS
Reviewed: DS
Project No. 06-556

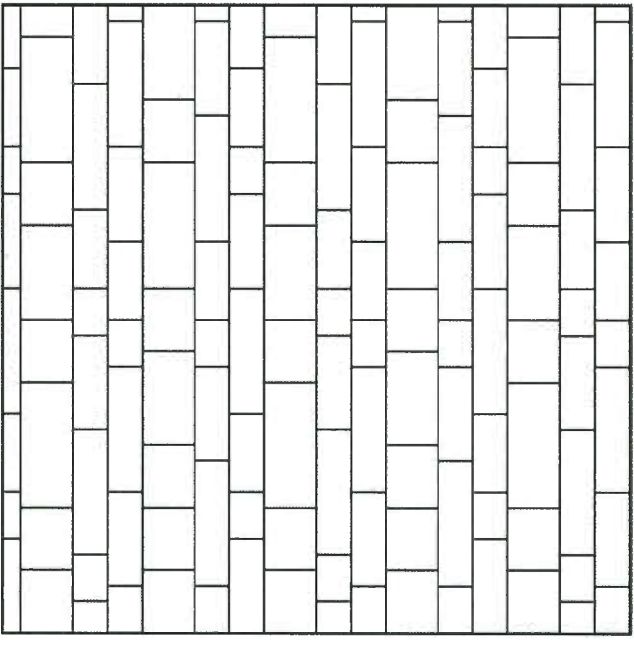
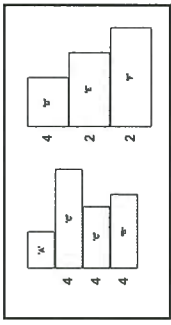
LANDSCAPE
DETAILS

L5.0

Plan # 47

Notes:
AutoCAD® hatch pattern files can be downloaded from www.unilock.com for use in architectural drawings.
Some patterns may not necessarily reflect the percentage of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

Artline™

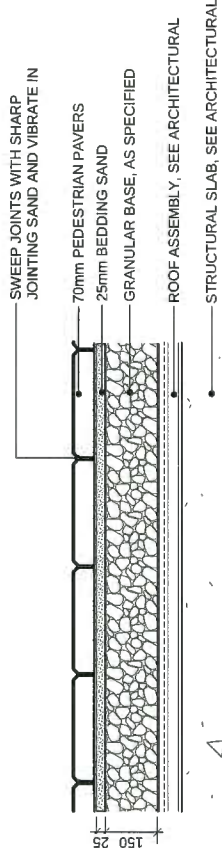


Boston Buffalo Chicago Cleveland Detroit New York Toronto

**UNILOCK ARTLINE
2 COLOUR BLEND**



1 UNIT PAVING PATTERN AND SPECIFICATION
Scale: Actual Size



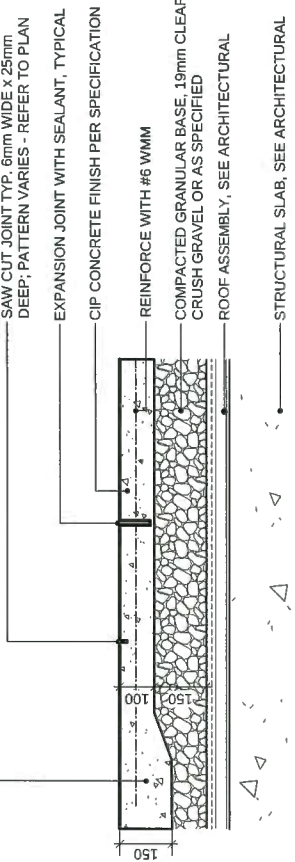
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
Scale: 1:10

Random Bundle



3 CIP CONCRETE ON SLAB (TYPICAL)
Scale: 1:10



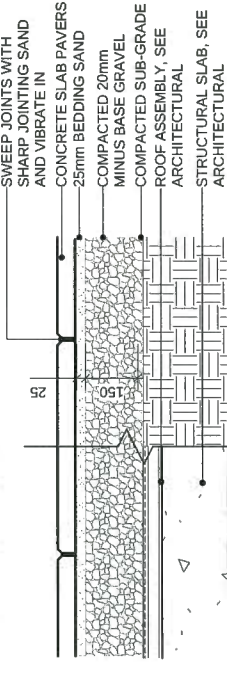
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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

COLOR: NATURAL

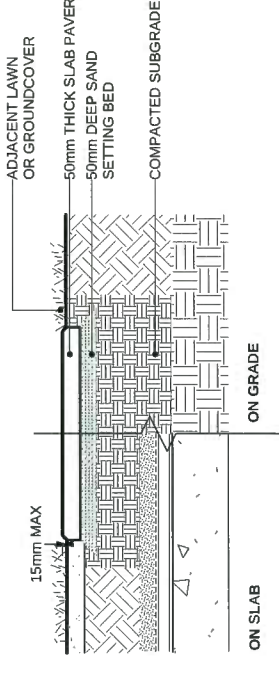
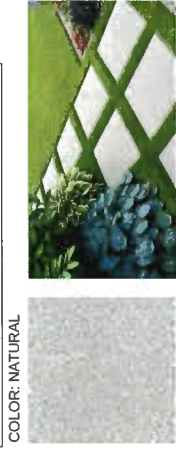


NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

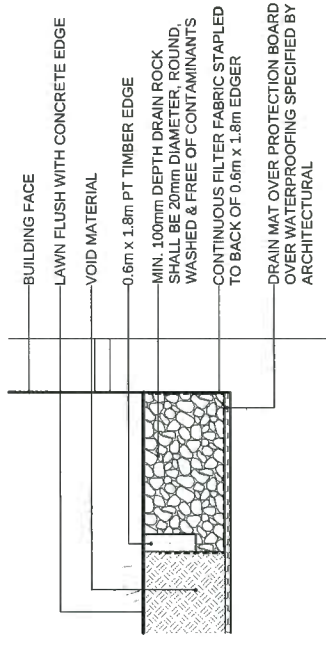


4 PATTO PAVERS
Scale: 1:10

TEXADA HYDRAPRESSED SLABS
SIZE: STANDARD SIZE 12"X12" & 18"X18"
(450MM X 450MM X 50MM)
COLOUR: NATURAL
PATTERN: GRID
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
1.800.663.4091



5 STEPPING PAVERS FOR LAWN (TYPICAL)
Scale: 1:10



6 GRAVEL DRAIN STRIP - ON SLAB
Scale: 1:10

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MAR 28 2018

4 ISSUED FOR DP	18-03-01
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2 ISSUED FOR REZONING AND DP	17-11-06
1 ISSUED FOR REVIEW	17-10-31

REVISIONS



Berkeley House

Richmond, British Columbia

Scale:	N/A
Drawn:	VG/DS
Reviewed:	DS
Project No.	06-556

**LANDSCAPE
DETAILS**

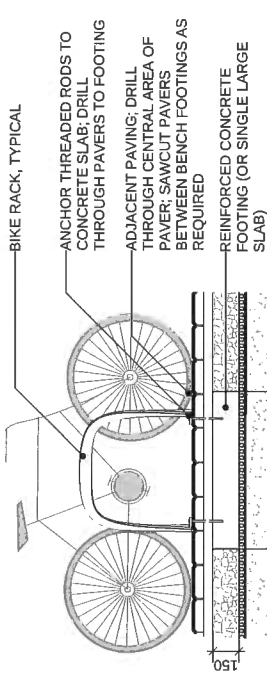
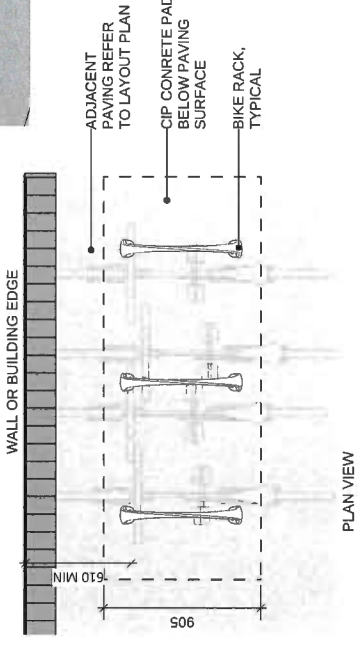
L5.1

Plan #48

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

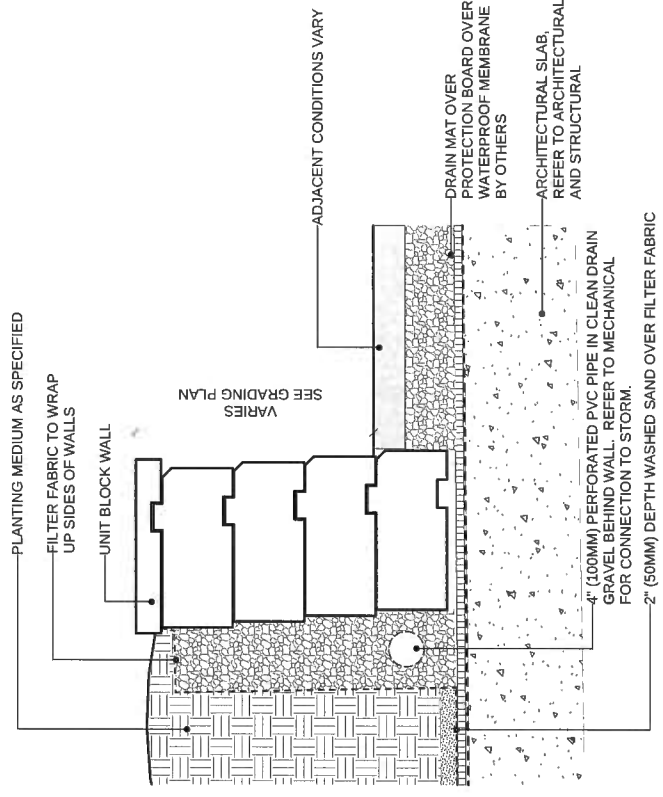
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

MAR 28 2018

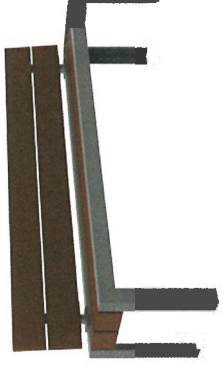


BIKE RACK MODEL:
MODEL: SCBR 1602, SURFACE MOUNT
SUPPLIER: MAGLIN (1.855.904.0330)
FINISH: POWDERCOAT SILVER 1.4 FINETEX

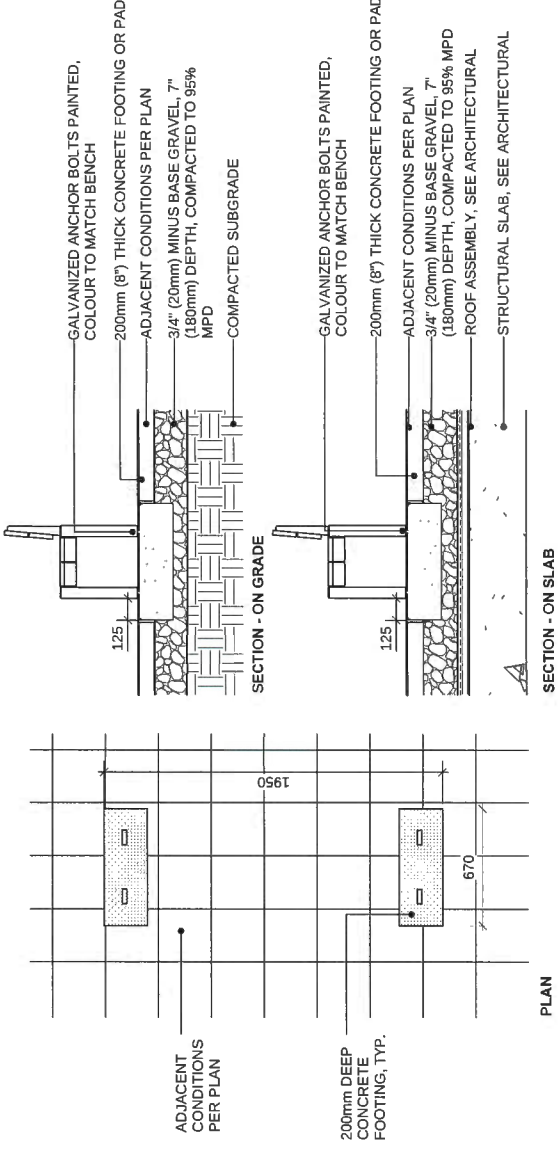
1 BIKE RACK (TYPICAL)
Scale: 1:20



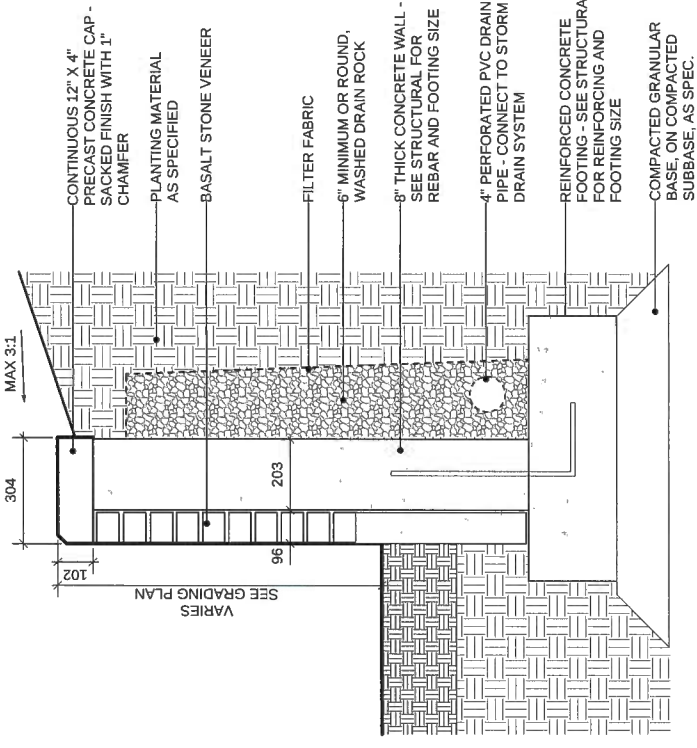
3 UNIT BLOCK WALL
Scale: 1:10



MODEL: MLB1055-W 70", SURFACE MOUNT
FINISH: STEEL, IPE WOOD
BY: MAGLIN
COLOUR: SILVER/14 FINETEX



2 BENCH (TYPICAL)
Scale: 1:20



4 STONE FACED WALL
Scale: 1:10



Berkeley House

Richmond, British Columbia

Scale: N/A
Drawn: VG/DS
Reviewed: DS
Project No: 06-556

LANDSCAPE DETAILS
FURNISHINGS & WALLS

L5.2

Plan #49

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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MAR 28 2018

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3	ISSUED FOR ADP	18-01-22
2	ISSUED FOR REZONING AND DP	17-11-09
1	ISSUED FOR REVIEW	17-10-31

REVISIONS



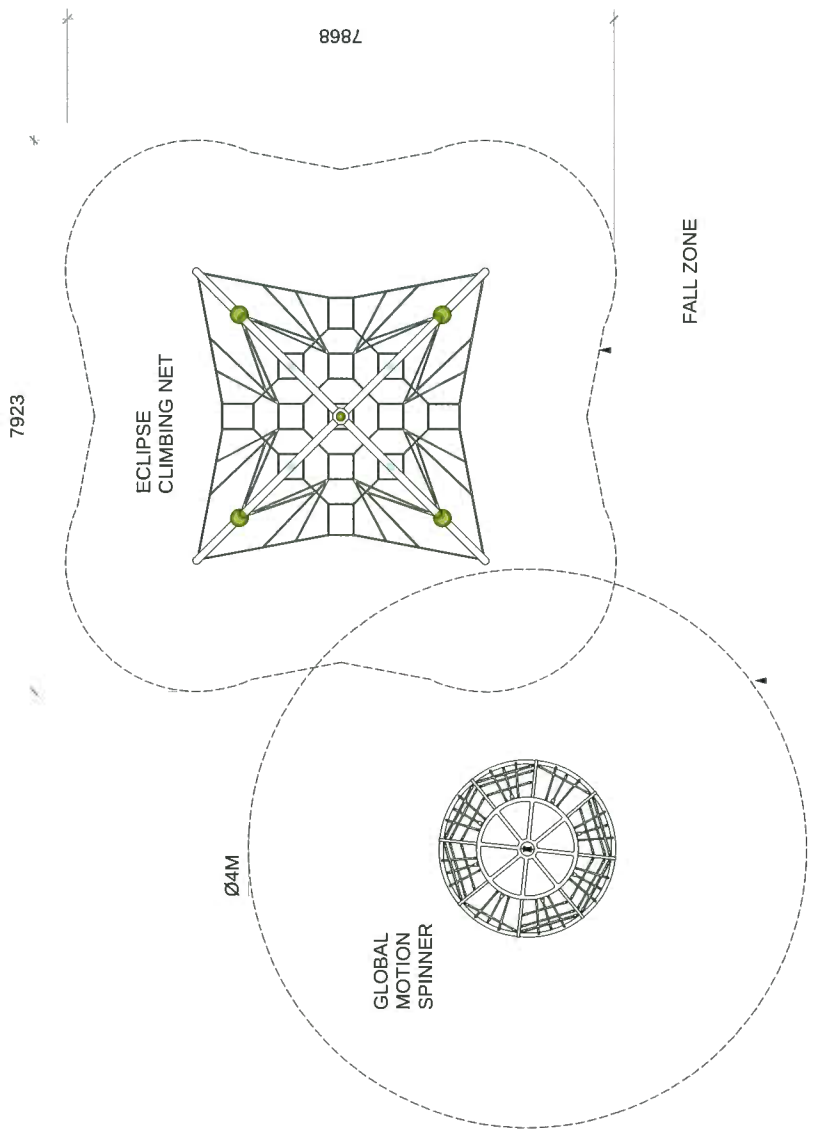
Berkeley House
Richmond, British Columbia

Scale: AS SHOWN
Drawn: MR
Reviewed: DS
Project No. 06-556

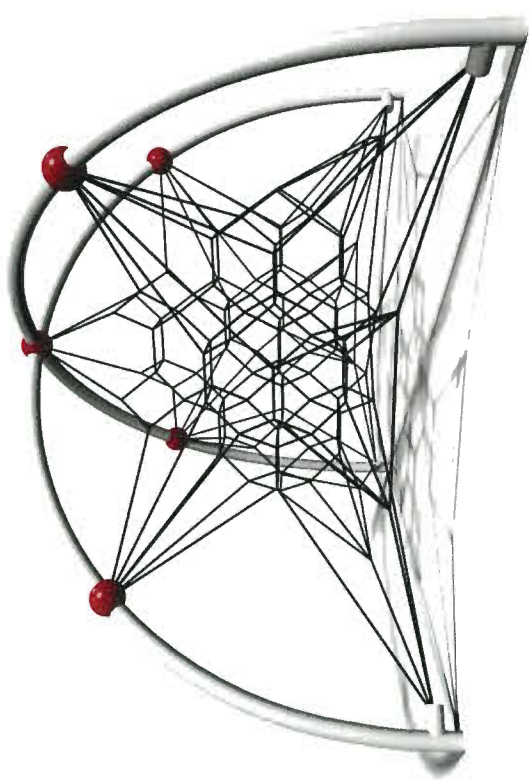
**LANDSCAPE DETAILS
PLAYGROUND**

L5.3

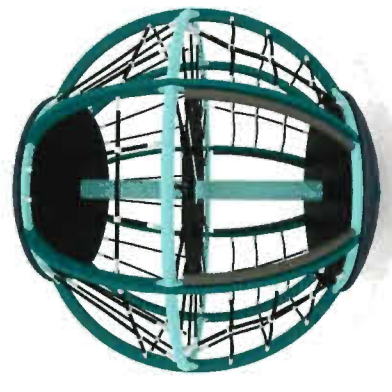
Plan # 50



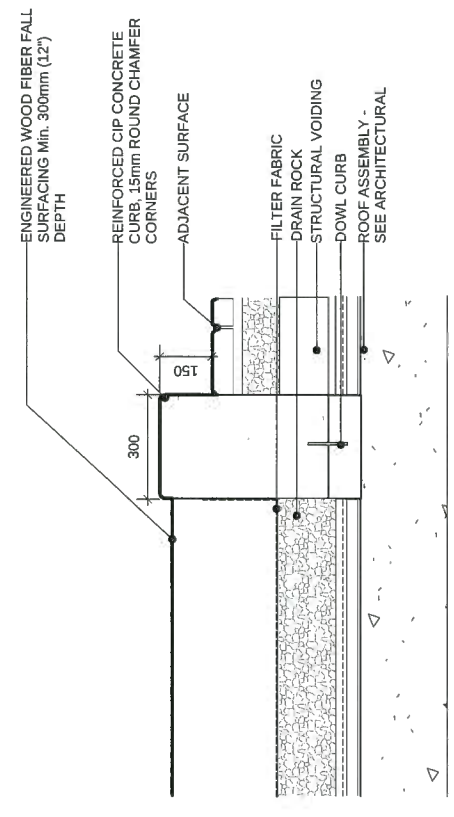
1 PLAY EQUIPMENT PLAN
Scale: 1:50



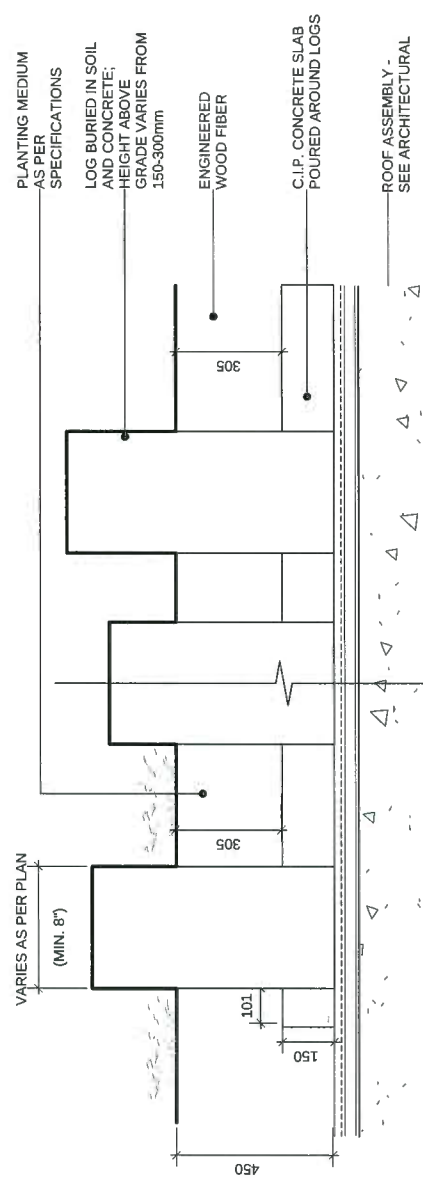
ECLIPSE CLIMBING NET
COLOUR: SILVER AND LEAF GREEN
SLAB MOUNTED
SUPPLIED BY HABITAT



GLOBAL MOTION SPINNER
COLOUR: SILVER AND LEAF GREEN
SLAB MOUNTED
SUPPLIED BY HABITAT



2 PLAYSURFACING
Scale: 1:10



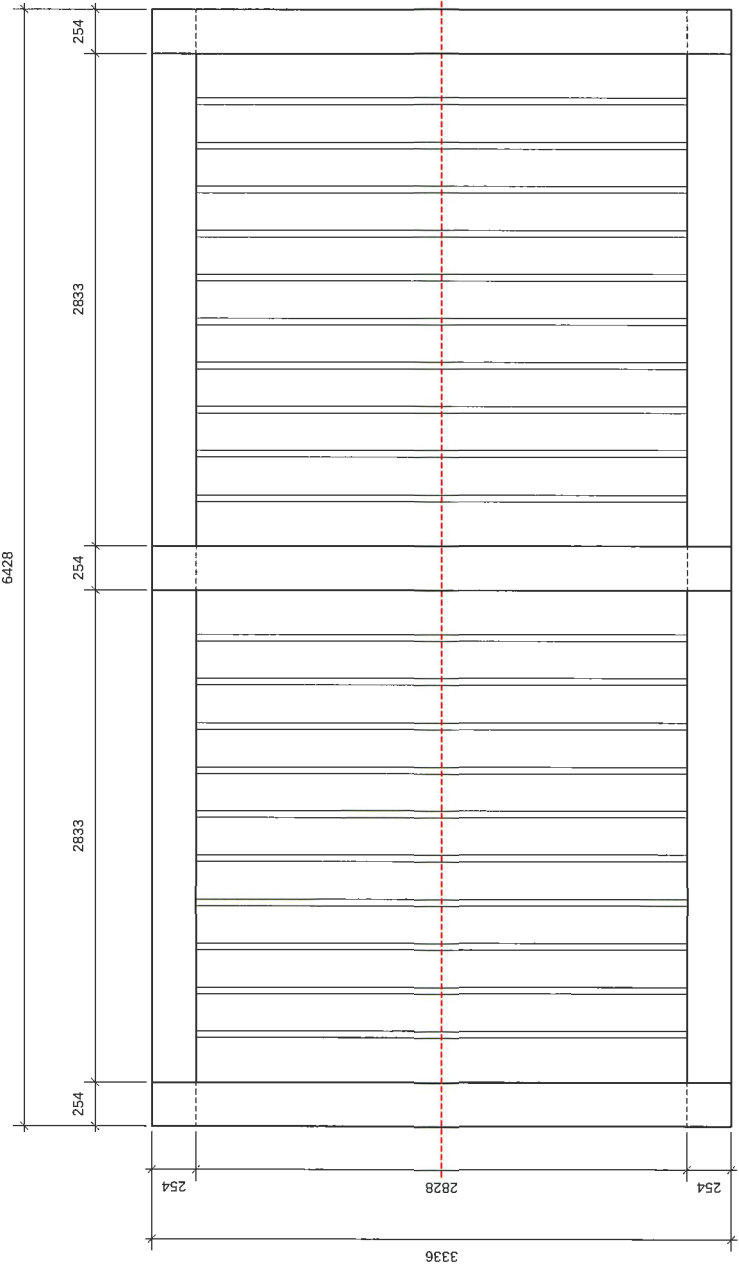
3 PLAY LOGS
Scale: 1:10

3 PLAY LOGS
Scale: 1:10

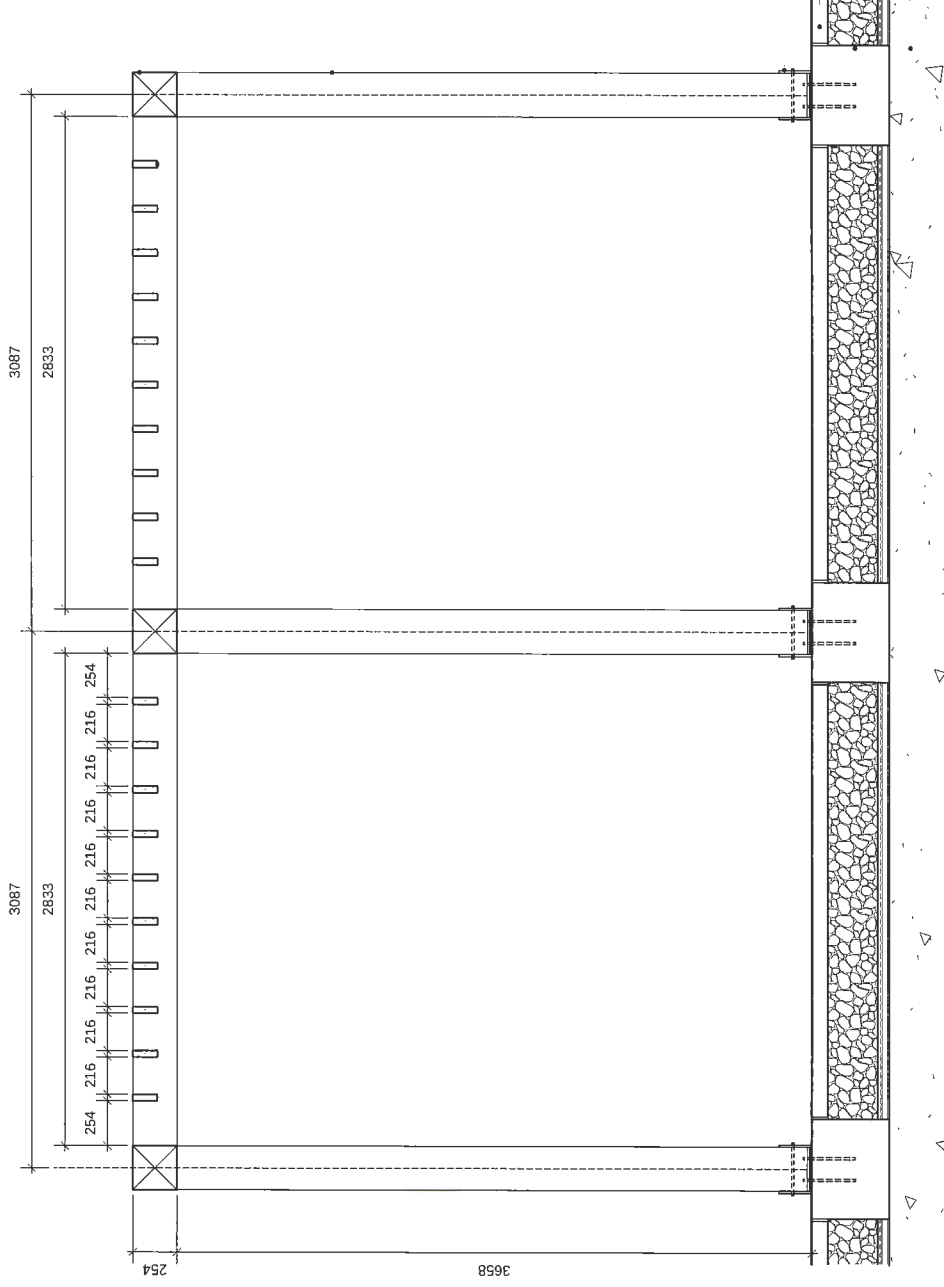
NOTE: LOGS TO BE RED CEDAR, PEALED AND SANDED. ROUNDED CORNERS NO SHARP EDGES.

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MAR 28 2018

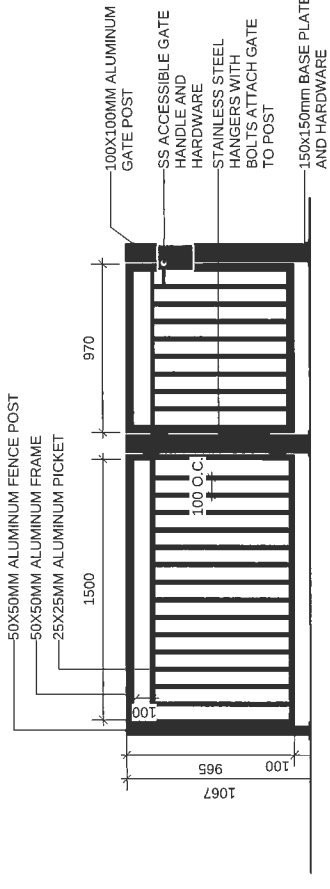


PLAN



SECTION

1 TRELLIS DETAIL
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

2 METAL FENCE & GATE
Scale: 1:20

10X10 ROUGH CUT
TIMBER BEAMS
PAINTED COLOUR
TBD

10X10 ROUGH CUT
TIMBER COLUMNS
PAINTED COLOUR
TBD

GALVANIZED SADDLE
BRACKET WITH ANCHOR
BOLTS

SIDE ELEVATION

4	ISSUED FOR DP	18-03-01
3	ISSUED FOR ADP	18-01-22
2	ISSUED FOR REZONING AND DP	17-11-09
1	ISSUED FOR REVIEW	17-10-31

REVISIONS



Berkeley House

Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / PM
Reviewed:	DS
Project No.	06-556

LANDSCAPE DETAILS
TRELLIS, FENCE & GATE

L5.4

Plan # 51

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MAR 28 2018

17 29 17 69 DP

Luminaire Lumens: 155
Tested in accordance with LM-79-08



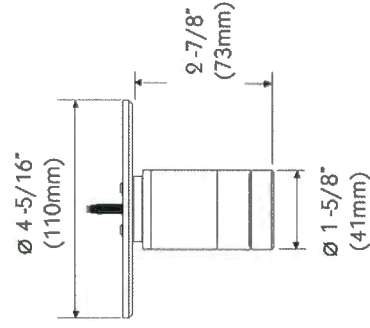
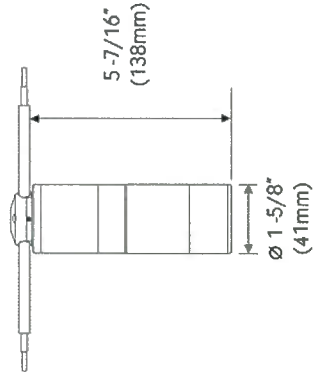
Lamp	A	B	C
22382	EMD	5.6W LED 6W	2W, 3/4"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
Copyright BEGA-US 2016 Updated 11/16

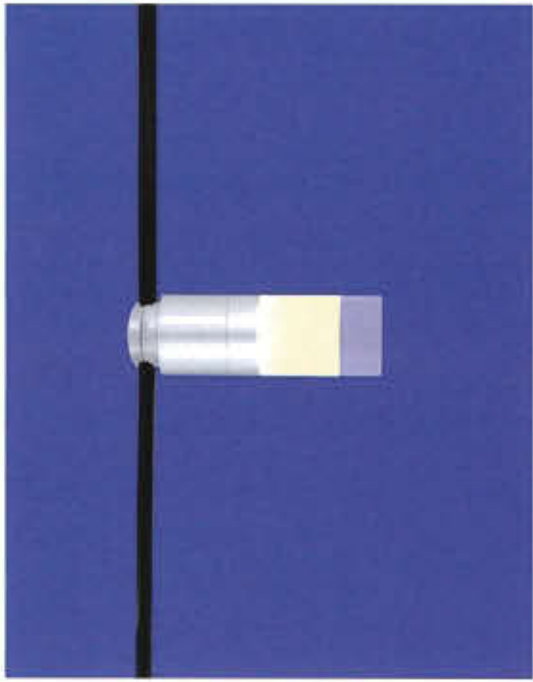
- 3 WALL STEP LIGHT**
PROVIDER: BEGA
MODEL: 22382



- 2 UPLIGHT**
PROVIDER: DeltaStar
MODEL: MR16LED



- 1 BOLLARD**
PROVIDER: DALIS
MODEL: LEDPATH003/LEDPATH004



- 4 CATENARY LIGHT**
PROVIDER: TEGAN
MODEL: EXTON POWERSPAN - DIRECT - GEMS



- 5 TRELLIS LIGHT**
PROVIDER: TEGAN
MODEL: EXTON MONO - DIRECT MOUNT - GEMS

4	ISSUED FOR DP	18-03-01
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1	ISSUED FOR REVIEW	17-10-31

REVISIONS



Berkeley House

Richmond, British Columbia

Scale:	NTS
Drawn:	MRY/L
Reviewed:	DS
Project No.	06-556

LANDSCAPE DETAILS



LED Performance

LED:	Cree XPG	Lumens	CCT
DUV:	.001	104 lm	2700k
CCT:	2700k, 3000k, 4000k, 5000k	111 lm	3000k
CRI:	>80*	119 lm	4000k
Life:	90% at 51k hrs based on LM-80 testing	127 lm	5000k

Warranty: 5 year limited warranty
*At 5000K CRI >70

- 6 HAND RAIL LIGHT**
PROVIDER: ALPHABET
MODEL: ZETA750

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POLYGON
POLYGON LANDSCAPE ARCHITECTURE
900-133 WEST BROADWAY
VANCOUVER BC V6H 4C2
TEL: 871-4181

Berkeley House
Richmond, British Columbia

Scale: 1:250
Drawn: MRY/L
Reviewed: DS
Project No. 06-556

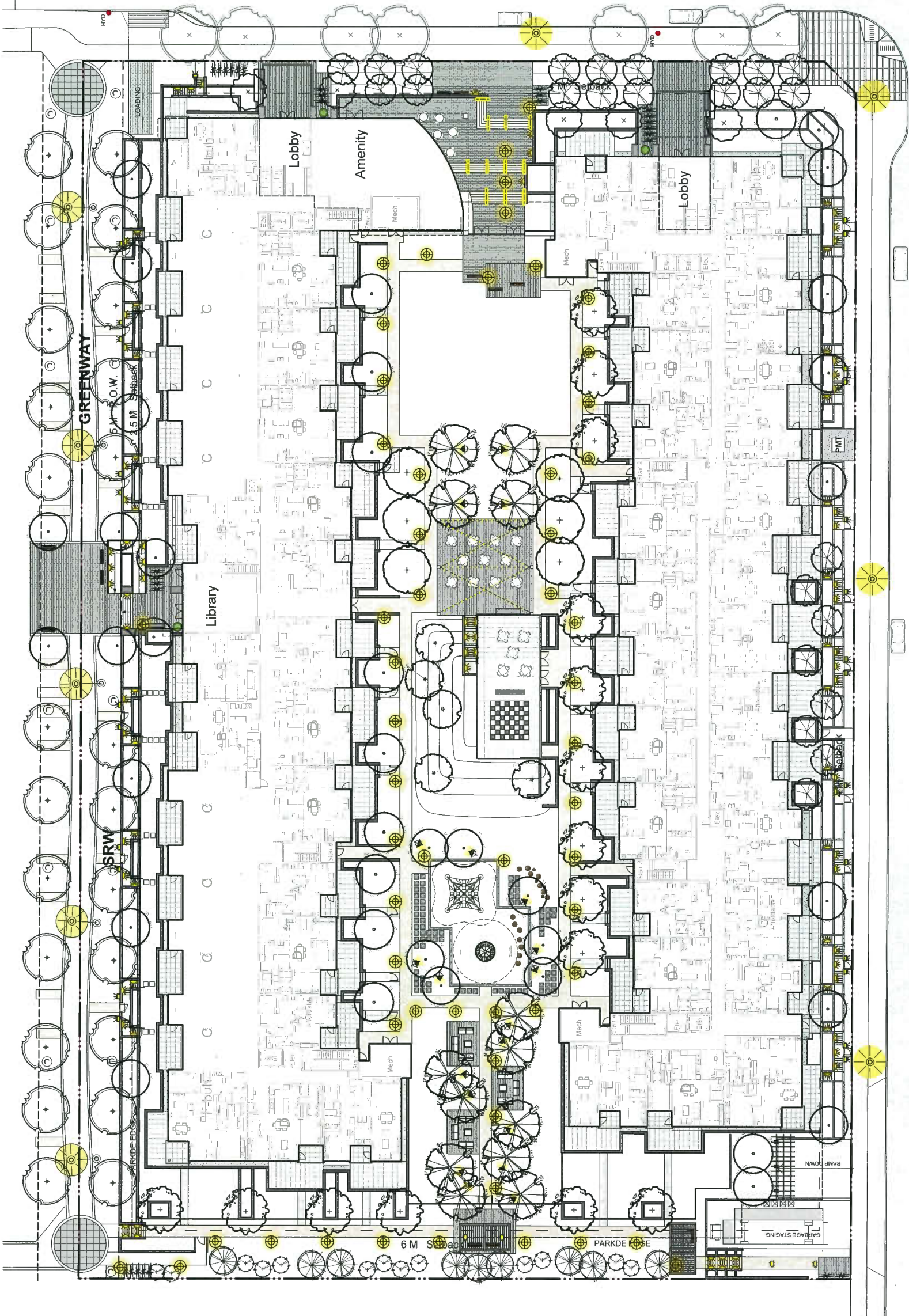
LIGHTING PLAN

L6.1
Plan #53

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	BOLLARD LIGHT REFER TO ELECTRICAL
	WALL STEP LIGHT REFER TO ELECTRICAL
	HANDRAIL LIGHT REFER TO ELECTRICAL
	ENTRY ADDRESS LIGHT REFER TO ELECTRICAL
	TREE UPLIGHT REFER TO ELECTRICAL
	TRELLIS LIGHT REFER TO ELECTRICAL
	CATENARY LIGHT REFER TO ELECTRICAL
	LED LIGHT STRIP AT DECK UNDERSIDE REFER TO ELECTRICAL
	GREENWAY LIGHT REFER TO CIVIL
	STREET LIGHT REFER TO CIVIL

DLIN ROAD



DUBBERT STREET

