



To: Development Permit Panel

Date: June 7, 2004

From: Raul Allueva
Director of Development

File: DP 04-268205

Re: **Application by Andre Chilcott for a Development Permit at
8700 Alderbridge Way**

Staff Recommendation

1. That a Development Permit be issued that would permit three (3) 16-storey residential towers on this site zoned High-Density Residential District (R4) containing a total of 289 units on a two-level parking podium; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - Reduce setback to the canopy elements along Kwantlen Street (west) from the minimum required 6 m (19.7 ft.) to 5 m (16.5ft.);
 - Reduce setback (north) to the to the concrete canopy to the stair tower on Alderbridge Way from the minimum required 6 m (19.7 ft.) to 5.4 m (17.7 ft.);
 - Reduce setback to the east from the minimum required 6 m (19.7 ft.) to 0 m (0 ft.) for the parking podium;
 - Reduce the manoeuvring aisle in the parking parkade from 7.5 (24.6 ft.) to 6.7 m (22 ft.); and
 - Reduce the residential parking requirement from 434 spaces required to 402 spaces proposed (including 27 tandem stalls) in accordance with City practice in the City Centre.

Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

Polygon 160 Development Ltd. has applied to the City of Richmond for permission to construct three (3) 16-storey residential towers containing a total of 298 units on a two-level parking podium on this site zoned High-Density Residential District (R4).

The applicant proposes to construct the project in two phases. Phase 1 consists of a portion of the parking podium, Tower A at the corner of Kwantlen Street and Alderbridge Way and Tower B closest to the existing residential development (Lions Park) to the east. Phase 2 consists of the remainder of the parking podium and Tower C at the corner of Kwantlen Street and the new lane. The temporary site treatment of the Phase 2 site will be addressed as part of the Subdivision Application.

Development Information

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

Background

The proposed highrise development when finalized will complete the residential development along Alderbridge Way between Kwantlen Street and Garden City Road. The easterly portion of the site is still under construction to be developed with six (6) 4-storey apartment buildings over a parking podium (Lions Park).

Development surrounding the subject site is as follows:

- To the north, mixed-use commercial development across Alderbridge Way;
- To the east, 4-storey over parking multiple-family development under construction (Lions Park);
- To the south, Kwantlen College parking lot and Centre Pointe residential towers at Garden City Road and Lansdowne Road; and
- To the west, Lansdowne Shopping Centre, across Kwantlen Road.

Staff Comments

The revised scheme attached to this report has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process. On-going work with the applicant is continuing on off-site matters related to the project as follows:

- Applicant will continue to work with Urban Development Division staff to finalize off-site issues in relation to location of sidewalk along the new lane and ultimate landscaping in the boulevards along Alderbridge Way, Kwantlen Road and the new lane.

- Applicant will continue to work with the Transportation Department to prepare construction traffic and parking management plan for submission prior to the issuance of Building Permit.

In addition, the proposed scheme meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.3 Multiple-Family Residential Development Permit Guidelines (Apartment) and Schedule 2 (2.10 City Centre).

Zoning Variances

The application is generally in compliance with the High-Density Residential District (R4) Schedule of the Zoning and Development Bylaw No. 5300 except for the following variances (*Note: Staff comments in bold*):

1. To vary setback to the canopy elements along Kwantlen Street (west) from the minimum required 6 m (19.7 ft.) to 5 m (16.5 ft.).
(Staff support the proposed variance. The building façade respects the minimum 6 m setback requirement. The canopy projection into the setback is minor, and improves articulation of the building façade and provides weather protection for pedestrians at the entrances to the townhouse units and the tower lobbies).
2. To reduce north setback to the concrete canopy to the stair tower on Alderbridge Way from the minimum required 6 m (19.7 ft.) to 5.4 m (17.7 ft.);
(Staff support the proposed variance. The building façade respects the minimum 6 m setback requirement. The .6 m (2 ft.) canopy projection is minor and will provide weather protection for pedestrians at the entrance stairs only).
3. To reduce setback to the east from the minimum required 6 m (19.7 ft.) to 0 m (0 ft.) for the parking podium.
(Staff support the proposed variance. The slightly larger parking podium footprint enabled the proposed parking spaces to be accommodated in a two-storey instead of a three-storey structure, which in turn substantially improves the project overall. The existing Lions Park site along this edge will be developed with 4-storey apartment, which are setback approximately 6m (19.7 ft.) from the common property line. The entire length of the second level of the parking podium will be terraced to reduce the height of the podium and to accommodate landscaping to soften the edge condition and to provide a more gradual transition to Lions Park. In addition, the approved landscape plan of Lions Park indicates a row of trees along the east property line of the development, which will provide further screening of the parkade wall).
4. To reduce the manoeuvring aisle in the parking parkade from 7.5 m (24.6 ft.) to 6.7 m (22 ft.).
(Staff support the proposed variance. The proposed reduction of the aisle width does not pose significant impact to the ease of vehicular manoeuvre and helps to achieve a more compact parkade plan).
5. To reduce the residential parking requirement from 434 spaces required to 402 spaces proposed (including 27 tandem stalls).

(Staff support the proposed variance which is generally in keeping with City practice in a City Centre location. It is intended to support transit-oriented development and encourage alternative modes of transportation in areas well served by public transit and in close proximity to commercial establishments and services. This site is well located to meet these criteria. In general, the City encourages a reduced parking standard in the range of 1.2 to 1.5 spaces for two (2) or more bedroom units and one (1) space for one (1)-bedroom units in City Centre locations. Based on this policy, the required residents parking for this development is 414 spaces. The applicant is seeking a reduction of 12 spaces from the reduced standards. The proposal is on the higher end of the accepted range. The granting of this parking variance is consistent with City Centre parking policies. This site has unique challenges with respect to the condition of adjacency to the east. The applicant was encouraged in the development application process to stay with a two-storey parking podium instead of adding a third level to satisfy the parking requirements in order to achieve a more neighbourly interface with Lions Park to the east.

In addition, the site is located across the street from Lansdowne Mall to the west, and Kwantlen College to the south. It is less than one (1) block from the 98B Rapid Bus and a bus along the Alderbridge Way frontage. In addition, the applicant has included 492 bicycle parking spaces, in accordance with the City Centre Guidelines, to encourage residents to cycle. The proposed development provides the 58 required visitors' parking spaces so that there will be no impact for visitors to the site. The Transportation Department has no objection to the proposed reduction in parking given that the proposed development has provided all the required bicycle storage facility and is located adjacent to the Alderbridge Way and Garden City Road bike routes and is within a 1 km walk to the 98B Rapid Bus, with regional transit connection on No. 3 Road

On this basis, the proposed parking variance is satisfactory).

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on April 21, 2004. The Panel supported the development subject to having the applicant work with staff to address concerns including the inclusion of some accessible units; design development to the building façade; provide additional landscape buffer to Lions Park; and improve animation of the Alderbridge Way streetscape.

The applicant has successfully addressed the design comments from the Advisory Design Panel to the satisfaction of the Director of Development. A copy of the Advisory Design Panel Minutes and a summary of how the applicant has addressed the concerns are attached for reference (**Attachment 2**).

Analysis

Adjacency

- The proposed towers were sited to minimize view impact to the existing nearby highrise development (Centre Pointe).

- The shadowing impact of the proposed towers on Kwantlen College to the south and Lansdowne Mall to the east is minimal, given the distance from these existing developments.
- A 0 m setback is proposed for the parking podium along the common boundary between the four-storey over a one-storey parking podium residential development to the east. The impact of the interface has been mitigated by “notching” the entire eastern length of the parkade to make room for a continuous planter to camouflage the height difference, to soften the hard edge with landscaping, and to provide a gradual transition to the four-storey-over-parking multiple-family development to the east. The proposed stair tower to the parkade and fencing on the roof podium level has been setback approximately 5.8 m (19 ft.) from the common property line to minimize overlook onto the Lions Park residential development.
- In general, the edge treatment of the site which includes a combination of high quality landscaping incorporating public art elements, and well articulated building facades have satisfactorily addressed design guidelines for interface and street animation.

Urban Design and Site Planning

- The proposed towers are designed around a central entry court which is mainly pedestrian oriented with high quality landscaping with a modern Japanese Zen theme, water features and Public Art. It also provides one (1) of the vehicular accesses to the underground parking and accommodates short-term residents drop-off/pick-up operations.
- Generous indoor and outdoor amenities are proposed including a well appointed exercise room and meeting facilities on the ground floor of Tower A at the corner of Alderbridge Way and Kwantlen Street and landscaped roof garden on the podium roof for the use of all the residents. Outdoor amenities include children’s play area, seating and barbeque areas in addition to private roof patios for units on the podium deck level.
- The proposed development has incorporated enhanced accessibility features in all the B1 type units on floors 3 to 15 in Towers A, B, & C. This would result in a total of 39 accessible suites.
- The revised scheme which included further articulation of the blank podium facade along Alderbridge Way in conjunction with the revised landscape treatment have significantly improve the interface at street level.
- The applicant has, in consultation with Transportation and Parks Department staff, proposed low maintenance barrier planting in the boulevard along Alderbridge Way to discourage illegal loading and to beautify Alderbridge Way, which is a designated bike route.

Architectural Form and Character

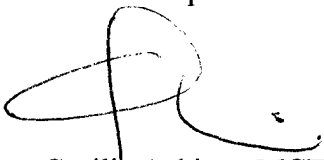
- The massing and height of the building are generally in compliance with the applicable design guidelines.
- Applicant provided shadow diagrams for the site and has satisfactorily demonstrated that the buildings are sited to minimize sun and shade impact on the surrounding developments.
- The proposed architectural materials included painted and architectural concrete, glass spandrels and substantial amount of real glazing, and painted steel canopies and metal railings. The proposed colours are muted earth tones.
- The exterior cladding materials, paving and landscaping contribute to a high quality project.

Landscaping and Open Space Design

- The allocation of the publicly-accessible open spaces with seating areas along both Kwantlen Street and Alderbridge Way invites pedestrians onto the site and helps animate the perimeter of the proposed development
- The proposed large central entry court off Kwantlen Street is designed to accommodate vehicular movement in a pedestrian oriented space. It provides the main access to the visitor's parking for Towers C and B and a secondary entrance and exit from the residents' parkade. The court configuration centralizes drop-off/pick-up operations and is large enough to accommodate individual "parkettes" that provide a different identity for each of the three (3) tower lobbies.
- Private open spaces are provided in the form of elevated courtyards for the townhouse units off the south lane, and well-screened patios for units on the parking podium level. Common open spaces are provided on the parking podium roof. The common areas are well landscaped with shade trees, children's play area, barbeque/picnic area on the south half and a more passive open green space on the north half. Interconnected pathways provide access to the three (3) towers.
- The boulevard and sidewalk along Kwantlen Street will be redesigned and reinstalled. A portion of the sidewalk will be constructed on private property. Consequently, the developer will be granting a Public Rights-of-Passage (PROP) right-of-way (ROW) to the City along the entire Kwantlen frontage as part of the Servicing Agreement.

Conclusions

The applicant has provided significant design development for this project, particularly to the Alderbridge Way podium façade and landscaping to improve the articulation of the parking podium and animate the street of this high quality development. The completion of this development will contribute positively to the City Centre neighbourhood. Proposed variances related to setbacks are supported on the basis that they animate the street facades, and preclude the need for an additional level of aboveground parking podium. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

Att. Project Data Summary
Advisory Design Panel Minutes

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

- The applicant is to grant an aircraft noise covenant to ensure that adequate measures are employed to address aircraft noise.
- A Letter of Credit for \$400,000 for landscaping and Public Art contribution will be required.

- The developer shall grant a Public Rights-of-Passage (PROP) right-of-way (ROW) along the entire Kwantlen frontage.

Prior to issuance of the Building Permit:

- The developer to enter into the City's standard Servicing Agreement to design and construct beautification works on the Kwantlen frontage and other applicable site services. (Note: The final design of the sidewalk location and the boulevard treatment are to be finalized as part of the Servicing Agreement).
- The developer to submit construction traffic & parking management plan to Transportation Department for review and approval.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application Data Sheet Development Applications Department

Attachment 1

Planning Area: City Centre

Planning Sub-Area: -

Zoning: R4

Site Area (sq. m): 12,829

Floor Area (sq. m): 25,658

Number of Units: 289

	Min. or Max.	Proposed
Floor Area Ratio:	2.0	2.0
Lot Coverage – Building:	40%	17%
Lot Coverage – Planting:	NA	NA
Density (unit/acre)	NA	91
Density (units/hectare)	NA	225
Setback – Kwantlen Street	6 m	6 m to building, 5m to canopy*
Setback – Alderbridge Way	6m	6 m
Setback – New Lane (South)	6 m	6 m to building, 5.1m to canopy**
Setback – East	6 m	0 m to parking podium***
Height (m):	45 m	45m
Off-street Parking Spaces – Regular:	434 Bylaw requirement 414 City Centre Policy	402****
Off-street Parking Spaces – Visitor:	58	58
Off-street Parking Spaces – Handicapped:	10	10
Amenity Space – Indoor (sq. m):	1283 max. (0.1 FAR)	380
Amenity Space – Outdoor:	NA	NA

Demonstration of F.A.R. Calculation: Architectural floor plans (See summary attached)

Variations Requested: Kwantlen Street setback*, lane setback**, east setback***, parking aisle width, residential parking requirement****

DP Guidelines Checklist: City Centre Design Guidelines, Multifamily Design Guidelines

Affordable Seniors Supportive Housing Design Guidelines: NA

Other: NA

**ADVISORY DESIGN PANEL MINUTES FROM THE MEETING ON
WEDNESDAY APRIL 21st, 2004 AND APPLICANT'S RESPONSE**

5 2004-16

Residential Tower

Andre Chilcott/Polygon

James Hancock/Hancock Bruckner Eng & Wright Architects

Christopher Phillips & Joe Fry/Phillips Farevaag Smallemberg Landscape Architecture

8700 Alderbridge Way

(Formal)

Ms. Achiam, Planner, briefly reviewed the residential tower project. (a copy of her review is attached as Schedule 5 and forms a part of these minutes).

Mr. Christopher Philips, Landscape Architect, stated that:

- ❖ the townhouses along the lane would have a series of patios screened stairs with access to the garage off the lane;
- ❖ the entrances of each tower would be identified by different types of landscapes;
- ❖ the walls to the parkade would be finished with stone;
- ❖ a public amenity space would be provided in the front courtyard;
- ❖ native trees would be planted to screen walls along Alderbridge Way;
- ❖ each ground floor unit would have its own patio space;
- ❖ there was also a children's amenity area with rubber type pavers;
- ❖ a barbeque area would also be used as common amenity space;
- ❖ the townhouse lane along the rear would be buffered with trees;
- ❖ an alley of Ginkgo trees will separate the towers from the adjacent "Lions" development;
- ❖ access to the roof amenity areas would be through the buildings themselves;
- ❖ the pedestrian to drive area in the main courtyard would be defined by a 4-6 inch kerb of granite strips;

Mr. Andre Chilcott, Applicant, then advised that:

- ❖ the three towers were sited in a checkerboard layout and were approximately 80' apart;
- ❖ the paved entry courtyard provided pedestrian access to all three towers and would be used for drop off and pick up;
- ❖ parking was accommodated within a two level landscaped podium;
- ❖ the height of the towers were similar to keep them simple and elegant;
- ❖ because the massing was 'blocky', it was broken into vertical elements;

Minutes of Design Panel Meeting
Wednesday April 21st, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ there was sufficient room in the play area to install play equipment;
- ❖ units can be made adaptable;
- ❖ the amenity area was universally accessible; and
- ❖ each tower could be identified by its landscape.

The panel then proffered the following comments:

1. lights should be used to enliven the landscape;
2. the buildings should be of similar height and shape and the glassy quality should be retained;
3. the Alderbridge Way streetscape could be improved by the addition of townhouses;
4. the play area could be located in a more sunny;
5. the roofscapes should be landscaped with sustainable plantings;
6. the area between the “Lions” development and the towers should be adequately buffered; and
7. units C1 or B1 could be made universally accessible.

It was moved and seconded

That the applicant consider the following:

1. *Designate some units universally accessible;*
2. *there was no objection to keeping the three towers the same height;*
3. *use spandrel or glass panels for simplicity;*
4. *locating the play area in a sunnier place;*
5. *modify and adequately screen the area buffering the Lions development;*
6. *introduce a pedestrian friendly layout to animate streetscape on the Alderbridge Way edge.*

CARRIED

Summary Of Action By Applicant To Address ADP Issues:

1. One two bedroom unit on every floor in each tower is proposed to accommodate Enhanced Accessibility requirements as defined in bulletin 2002-006-BU issued by City of Vancouver.
2. The height of the three towers is kept uniform.

Minutes of Design Panel Meeting
Wednesday April 21st, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
3.		Glass spandrel panels are accommodated on all four sides of the three towers. Metal spandrel panels are only used on amenity wall on Tower A.	
4.		The play area is relocated to Morning Court located in South-East corner of the roof garden over parking area for improved sunlight exposure.	
5.		Edge planter has been introduced to the parking wall facing Lions Court. It reduces the scale of the wall and cascading planting further softens the transition to the Lions Court Development. Glass railings relocated away from the edge of the wall further enhance the transition.	
6.		Alderbridge Way streetscape is animated by introduction of translucent windows in parking walls, rock facing and edge planter. Part of the landscape berm is delineated with low walls accommodating benches.	



No. DP 04-268205

To the Holder: ANDRE CHILCOTT

Property Address: 8700 ALDERBRIDGE WAY

Address: c/o POLYGON 160 DEVELOPMENT LTD.
 #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. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1a-b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2a-b attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 a-h attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2a-b attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #9 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

Development Permit

No. DP 04-268205

To the Holder: ANDRE CHILCOTT
Property Address: 8700 ALDERBRIDGE WAY
Address: c/o POLYGON 160 DEVELOPMENT LTD.
#900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

There is filed accordingly:

An Irrevocable Letter of Credit (inclusive of landscaping and Public Art component) in the amount of \$300,000 for Phase I and \$100,000 for Phase II for a total of \$400,000 for both phases.

- 5. 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.
- 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

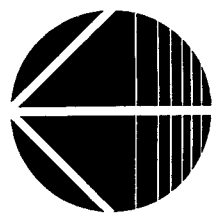
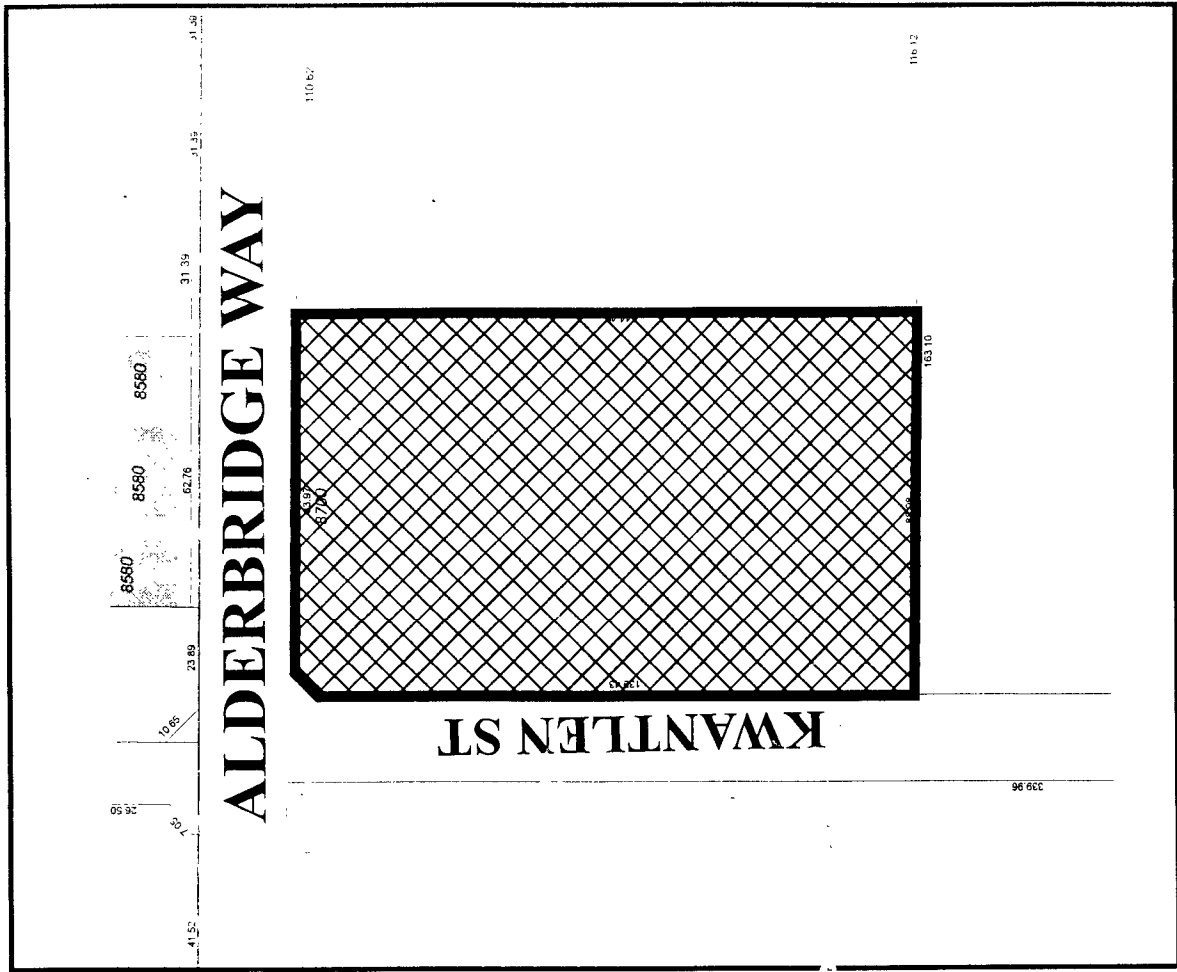
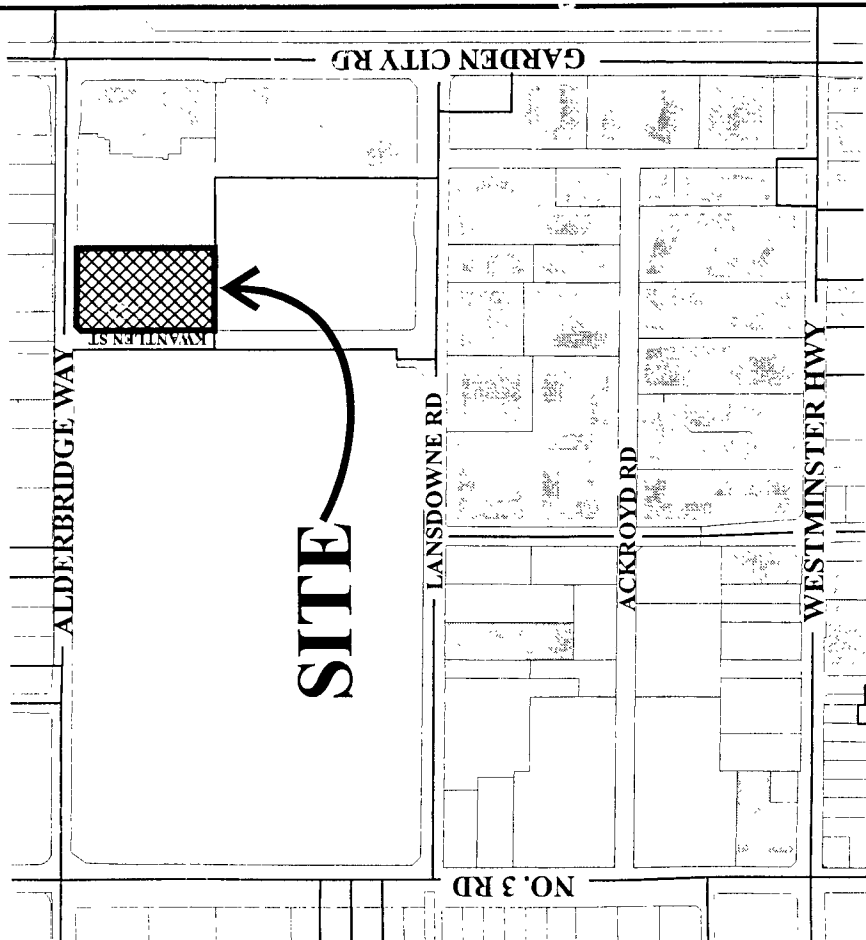
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



DP 04-268205

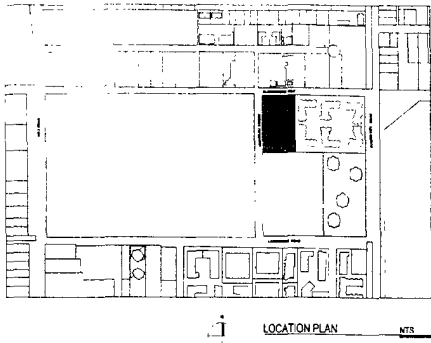
SCHEDULE "A"

Original Date: 04/16/04

Revision Date:

Note: Dimensions are in METRES





PROJECT DESCRIPTION

PROJECT NAME: LANSOWNE TOWERS
 PROJECT NUMBER: 0328
 CIVIC ADDRESS: 5100 BLOCK, KWANTLEN STREET
 LEGAL DESCRIPTION: LOT 1, SECTION 4, BLOCK 4, NORTH RANGE 6 WEST NWD PLAN NWP-87761
 ZONING BY-LAW: RM
 SITE AREA: 3.17 AC (12,828 905M² = 128 094.8' SF)

PROJECT DATA

	PERMITTED	PROPOSED
F.A.R.	2 278,180.22 SF (25,658.5 M ²)	2 278,180 SF (25,658.5 M ²)
AMENITY F.A.R.	0.1 13,809.46 SF (1,283.3M ²)	4.09 SF (380.5M ²)
MAXIMUM LOT COVERAGE	40%	17%
MAXIMUM BUILDING HEIGHT	45M	45M
# OF STOREYS		16

PARKING REQUIRED **PARKING PROVIDED:**

TYPE	REQUIREMENT	PROVIDED
1.5 PER UNIT (288 x 1.5)	432	0.7 PER 1 BEDROOM UNIT (40 x 0.7)
		1.5 PER 2 & 3 BEDROOM UNIT (288 x 1.5)
		SMALL CAR
		REGULAR CAR
0.2 VISITOR PER UNIT (288 x 0.2)	58	0.2 VISITOR PER UNIT (288 x 0.2)
		DISABLED CAR
TOTAL PARKING REQUIRED	492	TOTAL PARKING PROVIDED:
		SMALL CAR
		REGULAR CAR
		DISABLED CAR
		492

PARKING PROVIDED INCLUSION:

LEVEL	PHASE ONE			PHASE TWO		
	STANDARD	SMALL	DISABLED	STANDARD	SMALL	DISABLED
LEVEL P1	88	74	8	178	40	4
LEVEL P2	122	68	0	190	47	1
TOTAL	220	142	8	368	87	5

BICYCLE PARKING REQUIREMENTS: **BICYCLE PARKING PROVIDED:**

1.5 SECURED (CLASS 1) LOCKERS PER UNIT	433.5	SECURED PROVIDED	434
0.2 UNSECURED (CLASS 2) SPACES PER UNIT	57.8	UNSECURED BICYCLE LOCKERS PROVIDED	58
TOTAL BICYCLE PARKING REQUIRED	491.3	TOTAL BICYCLE PARKING PROVIDED	492

BICYCLE PARKING PROVIDED INCLUSION:

LEVEL	PHASE ONE			PHASE TWO		
	STANDARD	SMALL	DISABLED	STANDARD	SMALL	DISABLED
LEVEL P1	115			41		42
LEVEL P2	188			83		83
TOTAL	304			124		125

DRAWING NO	DRAWING TITLE	SCALE
DP01	COVER SHEET	N.T.S.
DP02	SITE LOCATION DRAWING LIST STATISTICS	N.T.S.
DP1	CONTEXT PLAN	1/4"=1'-0"
DP2	SITE PLAN	1/8"=1'-0"
DP3	CONTEXT ELEVATION - KWANTLEN ST	1/8"=1'-0"
DP4	CONTEXT ELEVATION - ALDERBROOK WAY	1/8"=1'-0"
DP5	CONTEXT ELEVATION - NORTH AVE	1/8"=1'-0"
DP6	SHADOW DIAGRAMS	N.T.S.
DP7	PARKING LEVEL 1	1/8"=1'-0"
DP8	PARKING LEVEL 2	1/8"=1'-0"
DP9	TOWNHOMES FLOOR PLAN	1/8"=1'-0"
DP10	AMENITY FLOOR PLAN	1/8"=1'-0"
DP11	LEVEL 1 - TOWER A	1/8"=1'-0"
DP12	LEVEL 1 - TOWER B	1/8"=1'-0"
DP13	LEVEL 1 - TOWER C	1/8"=1'-0"
DP14	TOWER A, B & C TYPICAL FLOOR PLAN - LEVELS A TO S	1/8"=1'-0"
DP15	TOWER A, B & C TYPICAL PENTHOUSE FLOOR PLAN - LEVEL 16	1/8"=1'-0"
DP16	TOWER A, B & C TYPICAL ROOF PLAN	1/8"=1'-0"
DP17	WEST ELEVATION	1/8"=1'-0"
DP18	NORTH ELEVATION	1/8"=1'-0"
DP19	EAST ELEVATION	1/8"=1'-0"
DP20	SOUTH ELEVATION	1/8"=1'-0"
DP21	NORTH ELEVATION TOWER C	1/8"=1'-0"
DP22	SOUTH ELEVATION TOWER A	1/8"=1'-0"
DP23	SECTION A	1/8"=1'-0"
DP24	SECTION B	1/8"=1'-0"
DP25	SECTION DETAILS	1/8"=1'-0"
DP26	ARCHITECTURAL DETAILS	AS NOTED
LOPS1	LANDSCAPE CONCEPT PLAN - ENTRY COURT	1/8"=1'-0"
LOPS2	LANDSCAPE DETAIL PLAN - ENTRY COURT	1/8"=1'-0"
LOPS3	LANDSCAPE CONCEPT PLAN - ROOF GARDEN	1/8"=1'-0"
LOPS4	LANDSCAPE CONCEPT ELEVATIONS	1/8"=1'-0"
LOPS5	LANDSCAPE CONCEPT SECTIONS	1/8"=1'-0"
LOPS6	PRESENTING MESSAGES	N.T.S.
DP27	SURVEY PLAN	AS NOTED
DP28	TRAFFIC STUDY	AS NOTED
DP29	ROADWORKS PLAN	AS NOTED
FAR1	LEVEL P1 FAR CALCULATION DESCRIPTION	1/8"=1'-0"
FAR2	LEVEL 2 FAR CALCULATION DESCRIPTION	1/8"=1'-0"
FAR3	LEVEL 3 FAR CALCULATION DESCRIPTION	1/8"=1'-0"
FAR4	TOWER A, B & C FAR CALCULATION DESCRIPTION	1/8"=1'-0"
FAR5	TOWER A & C TYPICAL PENTHOUSE	1/8"=1'-0"

F.A.R. SUMMARY

TOTALS	AMENITY	F.A.R. AREA
TOTAL TOWER A	3,100	90,534
TOTAL TOWER B	568	30,221
TOTAL TOWER C	568	30,222
TOTAL TOWNHOMES		5,101
TOTALS	4,242	278,188

UNIT SUMMARY **TOTAL RESIDENTIAL UNITS PROVIDED** 289

TOWER	TOWER A				TOTAL	TOWER B				TOTAL	TOWER C				TOTAL	TOWNHOMES		
	1BR	2BR	3BR	PENTHOUSE		1BR	2BR	3BR	PENTHOUSE		1BR	2BR	3BR	PENTHOUSE		TOTAL	1BR	2BR
LEVEL P1																		
LEVEL P2																		
LEVEL 3	2	4	1		7	1	4	1		6								
LEVEL 4-15 (12FLRS)	12	60	12		84	12	60	12		84	12	60	12		84			
LEVEL 16				4	4				4	4				4	4			
TOTAL	14	64	13	4	95	13	64	13	4	94	12	60	13	4	94	1	6	

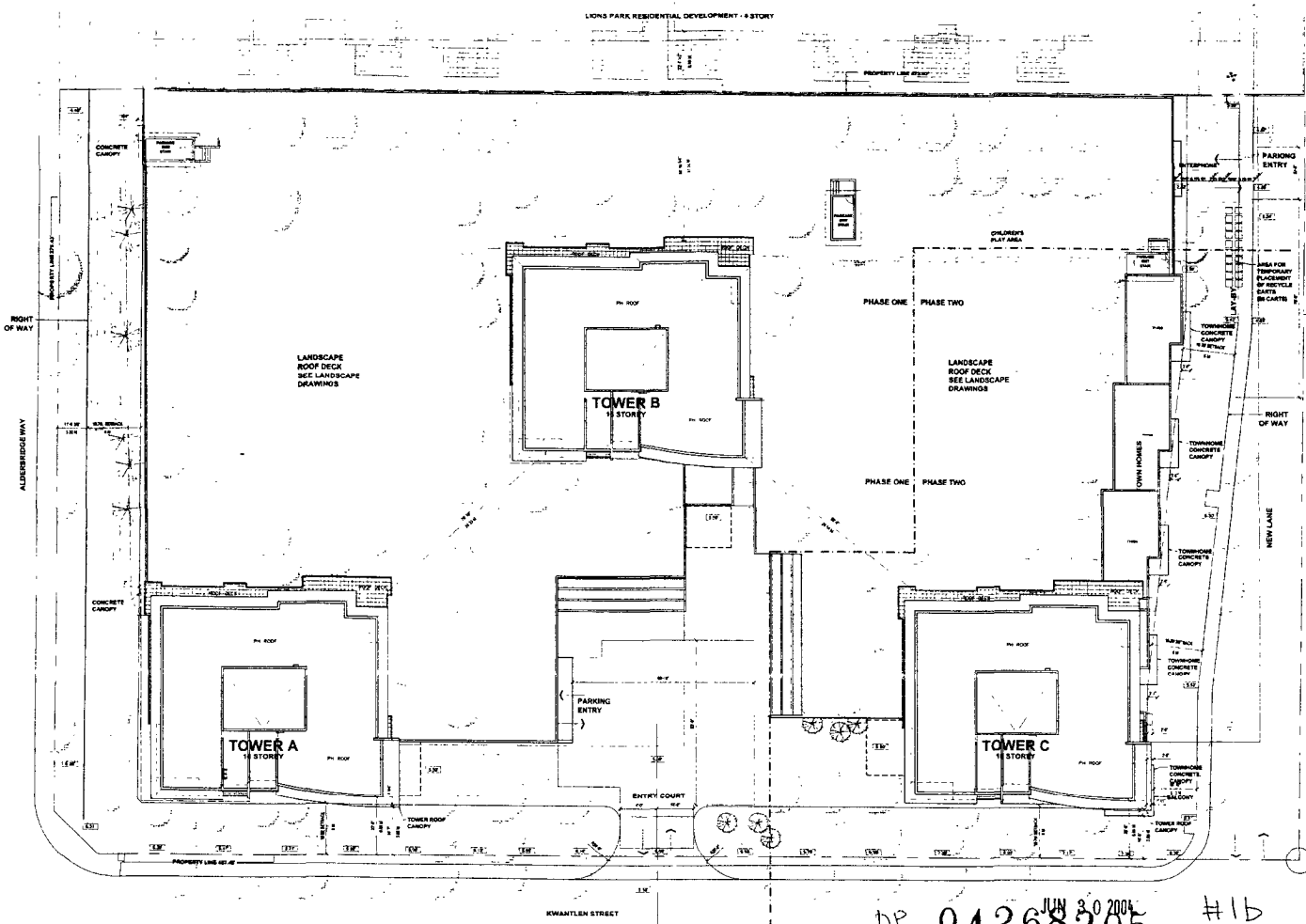
JUN 30 2004
 DP 04268205

#1a

SCALE

1. 1/8"=1'-0" (GENERAL)
 2. 1/4"=1'-0" (SITE PLAN)
 3. 1/8"=1'-0" (ELEVATIONS)
 4. 1/8"=1'-0" (SECTION A)
 5. 1/8"=1'-0" (SECTION B)
 6. 1/8"=1'-0" (SECTION C)
 7. 1/8"=1'-0" (SECTION D)
 8. 1/8"=1'-0" (SECTION E)
 9. 1/8"=1'-0" (SECTION F)
 10. 1/8"=1'-0" (SECTION G)
 11. 1/8"=1'-0" (SECTION H)
 12. 1/8"=1'-0" (SECTION I)
 13. 1/8"=1'-0" (SECTION J)
 14. 1/8"=1'-0" (SECTION K)
 15. 1/8"=1'-0" (SECTION L)
 16. 1/8"=1'-0" (SECTION M)
 17. 1/8"=1'-0" (SECTION N)
 18. 1/8"=1'-0" (SECTION O)
 19. 1/8"=1'-0" (SECTION P)
 20. 1/8"=1'-0" (SECTION Q)
 21. 1/8"=1'-0" (SECTION R)
 22. 1/8"=1'-0" (SECTION S)
 23. 1/8"=1'-0" (SECTION T)
 24. 1/8"=1'-0" (SECTION U)
 25. 1/8"=1'-0" (SECTION V)
 26. 1/8"=1'-0" (SECTION W)
 27. 1/8"=1'-0" (SECTION X)
 28. 1/8"=1'-0" (SECTION Y)
 29. 1/8"=1'-0" (SECTION Z)
 30. 1/8"=1'-0" (SECTION AA)
 31. 1/8"=1'-0" (SECTION AB)
 32. 1/8"=1'-0" (SECTION AC)
 33. 1/8"=1'-0" (SECTION AD)
 34. 1/8"=1'-0" (SECTION AE)
 35. 1/8"=1'-0" (SECTION AF)
 36. 1/8"=1'-0" (SECTION AG)
 37. 1/8"=1'-0" (SECTION AH)
 38. 1/8"=1'-0" (SECTION AI)
 39. 1/8"=1'-0" (SECTION AJ)
 40. 1/8"=1'-0" (SECTION AK)
 41. 1/8"=1'-0" (SECTION AL)
 42. 1/8"=1'-0" (SECTION AM)
 43. 1/8"=1'-0" (SECTION AN)
 44. 1/8"=1'-0" (SECTION AO)
 45. 1/8"=1'-0" (SECTION AP)
 46. 1/8"=1'-0" (SECTION AQ)
 47. 1/8"=1'-0" (SECTION AR)
 48. 1/8"=1'-0" (SECTION AS)
 49. 1/8"=1'-0" (SECTION AT)
 50. 1/8"=1'-0" (SECTION AU)
 51. 1/8"=1'-0" (SECTION AV)
 52. 1/8"=1'-0" (SECTION AW)
 53. 1/8"=1'-0" (SECTION AX)
 54. 1/8"=1'-0" (SECTION AY)
 55. 1/8"=1'-0" (SECTION AZ)
 56. 1/8"=1'-0" (SECTION BA)
 57. 1/8"=1'-0" (SECTION BB)
 58. 1/8"=1'-0" (SECTION BC)
 59. 1/8"=1'-0" (SECTION BD)
 60. 1/8"=1'-0" (SECTION BE)
 61. 1/8"=1'-0" (SECTION BF)
 62. 1/8"=1'-0" (SECTION BG)
 63. 1/8"=1'-0" (SECTION BH)
 64. 1/8"=1'-0" (SECTION BI)
 65. 1/8"=1'-0" (SECTION BJ)
 66. 1/8"=1'-0" (SECTION BK)
 67. 1/8"=1'-0" (SECTION BL)
 68. 1/8"=1'-0" (SECTION BM)
 69. 1/8"=1'-0" (SECTION BN)
 70. 1/8"=1'-0" (SECTION BO)
 71. 1/8"=1'-0" (SECTION BP)
 72. 1/8"=1'-0" (SECTION BQ)
 73. 1/8"=1'-0" (SECTION BR)
 74. 1/8"=1'-0" (SECTION BS)
 75. 1/8"=1'-0" (SECTION BT)
 76. 1/8"=1'-0" (SECTION BU)
 77. 1/8"=1'-0" (SECTION BV)
 78. 1/8"=1'-0" (SECTION BW)
 79. 1/8"=1'-0" (SECTION BX)
 80. 1/8"=1'-0" (SECTION BY)
 81. 1/8"=1'-0" (SECTION BZ)
 82. 1/8"=1'-0" (SECTION CA)
 83. 1/8"=1'-0" (SECTION CB)
 84. 1/8"=1'-0" (SECTION CC)
 85. 1/8"=1'-0" (SECTION CD)
 86. 1/8"=1'-0" (SECTION CE)
 87. 1/8"=1'-0" (SECTION CF)
 88. 1/8"=1'-0" (SECTION CG)
 89. 1/8"=1'-0" (SECTION CH)
 90. 1/8"=1'-0" (SECTION CI)
 91. 1/8"=1'-0" (SECTION CJ)
 92. 1/8"=1'-0" (SECTION CK)
 93. 1/8"=1'-0" (SECTION CL)
 94. 1/8"=1'-0" (SECTION CM)
 95. 1/8"=1'-0" (SECTION CN)
 96. 1/8"=1'-0" (SECTION CO)
 97. 1/8"=1'-0" (SECTION CP)
 98. 1/8"=1'-0" (SECTION CQ)
 99. 1/8"=1'-0" (SECTION CR)
 100. 1/8"=1'-0" (SECTION CS)
 101. 1/8"=1'-0" (SECTION CT)
 102. 1/8"=1'-0" (SECTION CU)
 103. 1/8"=1'-0" (SECTION CV)
 104. 1/8"=1'-0" (SECTION CW)
 105. 1/8"=1'-0" (SECTION CX)
 106. 1/8"=1'-0" (SECTION CY)
 107. 1/8"=1'-0" (SECTION CZ)
 108. 1/8"=1'-0" (SECTION DA)
 109. 1/8"=1'-0" (SECTION DB)
 110. 1/8"=1'-0" (SECTION DC)
 111. 1/8"=1'-0" (SECTION DD)
 112. 1/8"=1'-0" (SECTION DE)
 113. 1/8"=1'-0" (SECTION DF)
 114. 1/8"=1'-0" (SECTION DG)
 115. 1/8"=1'-0" (SECTION DH)
 116. 1/8"=1'-0" (SECTION DI)
 117. 1/8"=1'-0" (SECTION DJ)
 118. 1/8"=1'-0" (SECTION DK)
 119. 1/8"=1'-0" (SECTION DL)
 120. 1/8"=1'-0" (SECTION DM)
 121. 1/8"=1'-0" (SECTION DN)
 122. 1/8"=1'-0" (SECTION DO)
 123. 1/8"=1'-0" (SECTION DP)
 124. 1/8"=1'-0" (SECTION DQ)
 125. 1/8"=1'-0" (SECTION DR)
 126. 1/8"=1'-0" (SECTION DS)
 127. 1/8"=1'-0" (SECTION DT)
 128. 1/8"=1'-0" (SECTION DU)
 129. 1/8"=1'-0" (SECTION DV)
 130. 1/8"=1'-0" (SECTION DW)
 131. 1/8"=1'-0" (SECTION DX)
 132. 1/8"=1'-0" (SECTION DY)
 133. 1/8"=1'-0" (SECTION DZ)
 134. 1/8"=1'-0" (SECTION EA)
 135. 1/8"=1'-0" (SECTION EB)
 136. 1/8"=1'-0" (SECTION EC)
 137. 1/8"=1'-0" (SECTION ED)
 138. 1/8"=1'-0" (SECTION EE)
 139. 1/8"=1'-0" (SECTION EF)
 140. 1/8"=1'-0" (SECTION EG)
 141. 1/8"=1'-0" (SECTION EH)
 142. 1/8"=1'-0" (SECTION EI)
 143. 1/8"=1'-0" (SECTION EJ)
 144. 1/8"=1'-0" (SECTION EK)
 145. 1/8"=1'-0" (SECTION EL)
 146. 1/8"=1'-0" (SECTION EM)
 147. 1/8"=1'-0" (SECTION EN)
 148. 1/8"=1'-0" (SECTION EO)
 149. 1/8"=1'-0" (SECTION EP)
 150. 1/8"=1'-0" (SECTION EQ)
 151. 1/8"=1'-0" (SECTION ER)
 152. 1/8"=1'-0" (SECTION ES)
 153. 1/8"=1'-0" (SECTION ET)
 154. 1/8"=1'-0" (SECTION EU)
 155. 1/8"=1'-0" (SECTION EV)
 156. 1/8"=1'-0" (SECTION EW)
 157. 1/8"=1'-0" (SECTION EX)
 158. 1/8"=1'-0" (SECTION EY)
 159. 1/8"=1'-0" (SECTION EZ)
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 161. 1/8"=1'-0" (SECTION FB)
 162. 1/8"=1'-0" (SECTION FC)
 163. 1/8"=1'-0" (SECTION FD)
 164. 1/8"=1'-0" (SECTION FE)
 165. 1/8"=1'-0" (SECTION FF)
 166. 1/8"=1'-0" (SECTION FG)
 167. 1/8"=1'-0" (SECTION FH)
 168. 1/8"=1'-0" (SECTION FI)
 169. 1/8"=1'-0" (SECTION FJ)
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 174. 1/8"=1'-0" (SECTION FO)
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 183. 1/8"=1'-0" (SECTION FX)
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 185. 1/8"=1'-0" (SECTION FZ)
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 187. 1/8"=1'-0" (SECTION GB)
 188. 1/8"=1'-0" (SECTION GC)
 189. 1/8"=1'-0" (SECTION GD)
 190. 1/8"=1'-0" (SECTION GE)
 191. 1/8"=1'-0" (SECTION GF)
 192. 1/8"=1'-0" (SECTION GG)
 193. 1/8"=1'-0" (SECTION GH)
 194. 1/8"=1'-0" (SECTION GI)
 195. 1/8"=1'-0" (SECTION GJ)
 196. 1/8"=1'-0" (SECTION GK)
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 199. 1/8"=1'-0" (SECTION GN)
 200. 1/8"=1'-0" (SECTION GO)
 201. 1/8"=1'-0" (SECTION GP)
 202. 1/8"=1'-0" (SECTION GQ)
 203. 1/8"=1'-0" (SECTION GR)
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 208. 1/8"=1'-0" (SECTION GW)
 209. 1/8"=1'-0" (SECTION GX)
 210. 1/8"=1'-0" (SECTION GY)
 211. 1/8"=1'-0" (SECTION GZ)
 212. 1/8"=1'-0" (SECTION HA)
 213. 1/8"=1'-0" (SECTION HB)
 214. 1/8"=1'-0" (SECTION HC)
 215. 1/8"=1'-0" (SECTION HD)
 216. 1/8"=1'-0" (SECTION HE)
 217. 1/8"=1'-0" (SECTION HF)
 218. 1/8"=1'-0" (SECTION HG)
 219. 1/8"=1'-0" (SECTION HH)
 220. 1/8"=1'-0" (SECTION HI)
 221. 1/8"=1'-0" (SECTION HJ)
 222. 1/8"=1'-0" (SECTION HK)
 223. 1/8"=1'-0" (SECTION HL)
 224. 1/8"=1'-0" (SECTION HM)
 225. 1/8"=1'-0" (SECTION HN)
 226. 1/8"=1'-0" (SECTION HO)
 227. 1/8"=1'-0" (SECTION HP)
 228. 1/8"=1'-0" (SECTION HQ)
 229. 1/8"=1'-0" (SECTION HR)
 230. 1/8"=1'-0" (SECTION HS)
 231. 1/8"=1'-0" (SECTION HT)
 232. 1/8"=1'-0" (SECTION HU)
 233. 1/8"=1'-0" (SECTION HV)
 234. 1/8"=1'-0" (SECTION HW)
 235. 1/8"=1'-0" (SECTION HX)
 236. 1/8"=1'-0" (SECTION HY)
 237. 1/8"=1'-0" (SECTION HZ)
 238. 1/8"=1'-0" (SECTION IA)
 239. 1/8"=1'-0" (SECTION IB)
 240. 1/8"=1'-0" (SECTION IC)
 241. 1/8"=1'-0" (SECTION ID)
 242. 1/8"=1'-0" (SECTION IE)
 243. 1/8"=1'-0" (SECTION IF)
 244. 1/8"=1'-0" (SECTION IG)
 245. 1/8"=1'-0" (SECTION IH)
 246. 1/8"=1'-0" (SECTION II)
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 248. 1/8"=1'-0" (SECTION IK)
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 250. 1/8"=1'-0" (SECTION IM)
 251. 1/8"=1'-0" (SECTION IN)
 252. 1/8"=1'-0" (SECTION IO)
 253. 1/8"=1'-0" (SECTION IP)
 254. 1/8"=1'-0" (SECTION IQ)
 255. 1/8"=1'-0" (SECTION IR)
 256. 1/8"=1'-0" (SECTION IS)
 257. 1/8"=1'-0" (SECTION IT)
 258. 1/8"=1'-0" (SECTION IU)
 259. 1/8"=1'-0" (SECTION IV)
 260. 1/8"=1'-0" (SECTION IW)
 261. 1/8"=1'-0" (SECTION IX)
 262. 1/8"=1'-0" (SECTION IY)
 263. 1/8"=1'-0" (SECTION IZ)
 264. 1/8"=1'-0" (SECTION JA)
 265. 1/8"=1'-0" (SECTION JB)
 266. 1/8"=1'-0" (SECTION JC)
 267. 1/8"=1'-0" (SECTION JD)
 268. 1/8"=1'-0" (SECTION JE)
 269. 1/8"=1'-0" (SECTION JF)
 270. 1/8"=1'-0" (SECTION JG)
 271. 1/8"=1'-0" (SECTION JH)
 272. 1/8"=1'-0" (SECTION JI)
 273. 1/8"=1'-0" (SECTION JJ)
 274. 1/8"=1'-0" (SECTION JK)
 275. 1/8"=1'-0" (SECTION JL)
 276. 1/8"=1'-0" (SECTION JM)
 277. 1/8"=1'-0" (SECTION JN)
 278. 1/8"=1'-0" (SECTION JO)
 279. 1/8"=1'-0" (SECTION JP)
 280. 1/8"=1'-0" (SECTION JQ)
 281. 1/8"=1'-0" (SECTION JR)
 282. 1/8"=1'-0" (SECTION JS)
 283. 1/8"=1'-0" (SECTION JT)
 284. 1/8"=1'-0" (SECTION JU)
 285. 1/8"=1'-0" (SECTION JV)
 286. 1/8"=1'-0" (SECTION JW)
 287. 1/8"=1'-0" (SECTION JX)
 288. 1/8"=1'-0" (SECTION JY)
 289. 1/8"=1'-0" (SECTION JZ)
 290. 1/8"=1'-0" (SECTION KA)
 291. 1/8"=1'-0" (SECTION KB)
 292. 1/8"=1'-0" (SECTION KC)
 293. 1/8"=1'-0" (SECTION KD)
 294. 1/8"=1'-0" (SECTION KE)
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 297. 1/8"=1'-0" (SECTION KH)
 298. 1/8"=1'-0" (SECTION KI)
 299. 1/8"=1'-0" (SECTION KJ)
 300. 1/8"=1'-0" (SECTION KK)
 301. 1/8"=1'-0" (SECTION KL)

LIONS PARK RESIDENTIAL DEVELOPMENT - 4 STORY



SCALE
 DATE: 2008.03 BY: [Signature]
 1" = 100'-0"

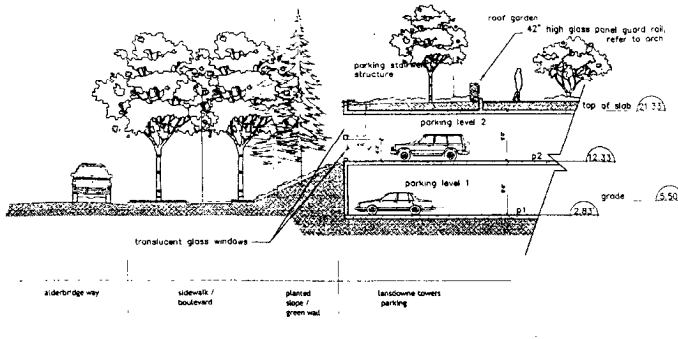


Hancock
 Brackner
 Eng + Wright
 ARCHITECTS
 303-1144 St. George St. Vancouver B.C. V6Z 2G6
 Phone: 604-681-2777 Fax: 604-681-1717

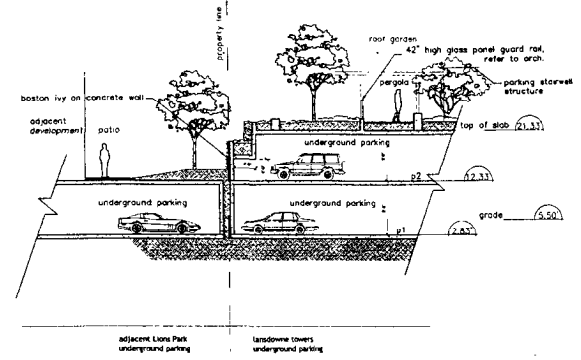
PROJECT TITLE:
 LANDSDOWNE TOWERS
 5100 BLOCK, KWANTLEN
 RICHMOND, B.C.
 SHEET TITLE:
 SITE PLAN

JOB NO.: 8228
 DATE: MARCH 28, 2004
 SCALE: 1/8" = 1'-0"
 DRAWN BY:
 CHECKED BY:
 REV. NO.
 SHEET NO.: DP 1.2

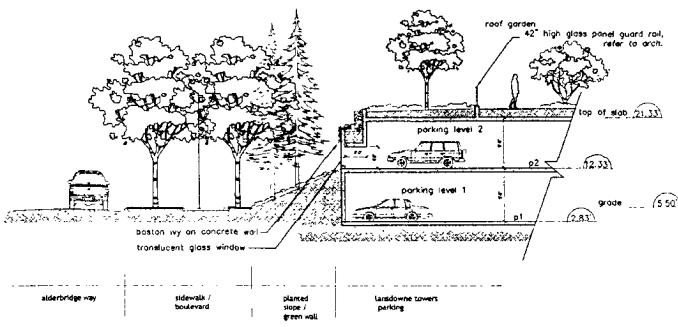
JUN 8 2004
 DP 04268205 #1B



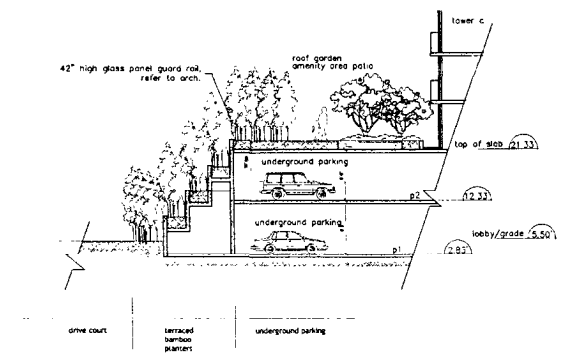
11 PARKADE SECTION DETAIL - ALDERBRIDGE WAY
1:4.3



12 PARKADE SECTION DETAIL - ADJACENT PROPERTY
1:4.3



13 PARKADE SECTION DETAIL - ALDERBRIDGE WAY
1:4.3



14 SECTION DETAIL - ENTRY COURT
1:4.3

SEA
 1. JUN 1 2004 REVISION FOR DP



Hancock
 Brukner
 Eng + Wright
 ARCHITECTS
 300 West of Georgia St. Vancouver B.C. V6C 1T7
 Phone: 604-681-9999 Fax: 604-681-9998

PROJECT TITLE
 LANSLOWNE TOWERS
 5100 BLOCK, KWANTLEN S'
 RICHMOND, B.C.

SHEET TITLE
 SECTION DETAILS

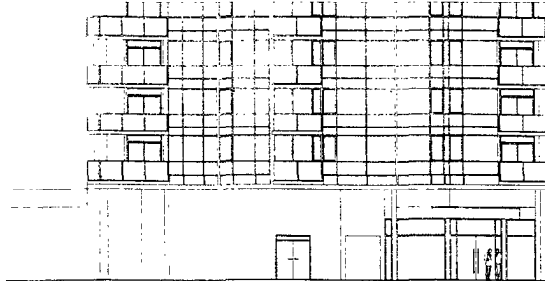
JOB NO. 0231
 DATE: MAR 10 2004
 SCALE: 1/8"=1'-0"
 DRAWN BY:
 CHECKED BY:
 REV NO.
 NOTE: THE DRAWING APPLICABLE TO SHEET NUMBER
 PREVIOUS REVISION NUMBER
 SHEET NO. DP.43
 FILE NUMBER: 04268205

JUN 30 2004
 DP 04268205 #3a



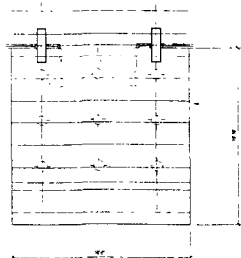
ENTRY CANOPY ELEVATIONS

SCALE: 1/8" = 1'-0"



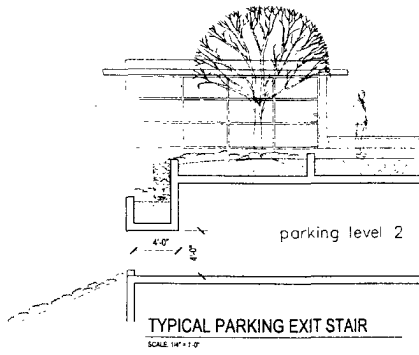
ENTRY CANOPY ELEVATIONS

SCALE: 1/8" = 1'-0"



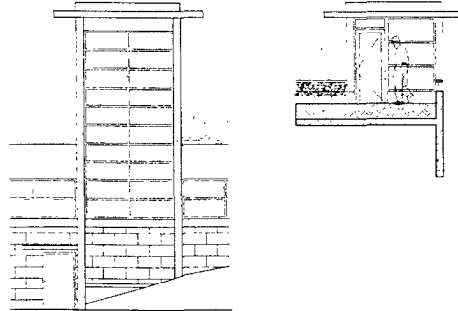
ENTRY CANOPY REFLECTED CEILING

SCALE: 1/8" = 1'-0"



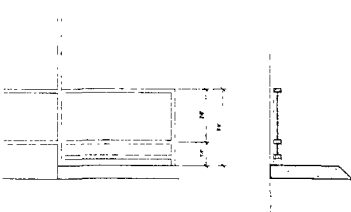
TYPICAL PARKING EXIT STAIR

SCALE: 1/8" = 1'-0"



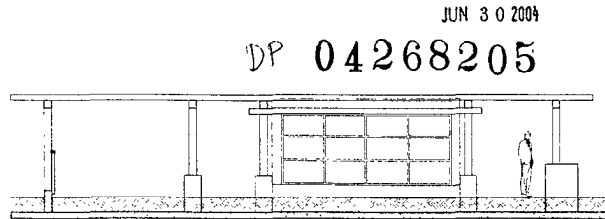
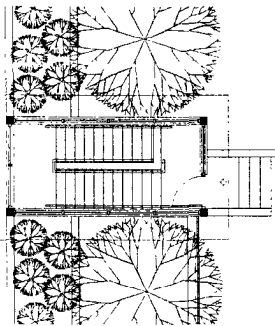
PERGOLA AND STAIR ELEVATION

SCALE: 1/8" = 1'-0"



TYPICAL RAILING DETAIL

SCALE: 1/8" = 1'-0"



JUN 30 2004

DP 04268205

#3b

SCALE
 1. 1/8" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/2" = 1'-0"
 4. 3/4" = 1'-0"
 5. 1" = 1'-0"
 6. 1 1/4" = 1'-0"
 7. 1 1/2" = 1'-0"
 8. 1 3/4" = 1'-0"
 9. 2" = 1'-0"
 10. 2 1/4" = 1'-0"
 11. 2 1/2" = 1'-0"
 12. 2 3/4" = 1'-0"
 13. 3" = 1'-0"
 14. 3 1/4" = 1'-0"
 15. 3 1/2" = 1'-0"
 16. 3 3/4" = 1'-0"
 17. 4" = 1'-0"
 18. 4 1/4" = 1'-0"
 19. 4 1/2" = 1'-0"
 20. 4 3/4" = 1'-0"
 21. 5" = 1'-0"
 22. 5 1/4" = 1'-0"
 23. 5 1/2" = 1'-0"
 24. 5 3/4" = 1'-0"
 25. 6" = 1'-0"
 26. 6 1/4" = 1'-0"
 27. 6 1/2" = 1'-0"
 28. 6 3/4" = 1'-0"
 29. 7" = 1'-0"
 30. 7 1/4" = 1'-0"
 31. 7 1/2" = 1'-0"
 32. 7 3/4" = 1'-0"
 33. 8" = 1'-0"
 34. 8 1/4" = 1'-0"
 35. 8 1/2" = 1'-0"
 36. 8 3/4" = 1'-0"
 37. 9" = 1'-0"
 38. 9 1/4" = 1'-0"
 39. 9 1/2" = 1'-0"
 40. 9 3/4" = 1'-0"
 41. 10" = 1'-0"
 42. 10 1/4" = 1'-0"
 43. 10 1/2" = 1'-0"
 44. 10 3/4" = 1'-0"
 45. 11" = 1'-0"
 46. 11 1/4" = 1'-0"
 47. 11 1/2" = 1'-0"
 48. 11 3/4" = 1'-0"
 49. 12" = 1'-0"
 50. 12 1/4" = 1'-0"
 51. 12 1/2" = 1'-0"
 52. 12 3/4" = 1'-0"
 53. 13" = 1'-0"
 54. 13 1/4" = 1'-0"
 55. 13 1/2" = 1'-0"
 56. 13 3/4" = 1'-0"
 57. 14" = 1'-0"
 58. 14 1/4" = 1'-0"
 59. 14 1/2" = 1'-0"
 60. 14 3/4" = 1'-0"
 61. 15" = 1'-0"
 62. 15 1/4" = 1'-0"
 63. 15 1/2" = 1'-0"
 64. 15 3/4" = 1'-0"
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 77. 19" = 1'-0"
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 79. 19 1/2" = 1'-0"
 80. 19 3/4" = 1'-0"
 81. 20" = 1'-0"
 82. 20 1/4" = 1'-0"
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 87. 21 1/2" = 1'-0"
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 100. 24 3/4" = 1'-0"
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 102. 25 1/4" = 1'-0"
 103. 25 1/2" = 1'-0"
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 108. 26 3/4" = 1'-0"
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 115. 28 1/2" = 1'-0"
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 119. 29 1/2" = 1'-0"
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 121. 30" = 1'-0"
 122. 30 1/4" = 1'-0"
 123. 30 1/2" = 1'-0"
 124. 30 3/4" = 1'-0"
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 135. 33 1/2" = 1'-0"
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 139. 34 1/2" = 1'-0"
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 163. 40 1/2" = 1'-0"
 164. 40 3/4" = 1'-0"
 165. 41" = 1'-0"
 166. 41 1/4" = 1'-0"
 167. 41 1/2" = 1'-0"
 168. 41 3/4" = 1'-0"
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 176. 43 3/4" = 1'-0"
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 203. 50 1/2" = 1'-0"
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 223. 55 1/2" = 1'-0"
 224. 55 3/4" = 1'-0"
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 287. 71 1/2" = 1'-0"
 288. 71 3/4" = 1'-0"
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 299. 74 1/2" = 1'-0"
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 301. 75" = 1'-0"
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 307. 76 1/2" = 1'-0"
 308. 76 3/4" = 1'-0"
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 339. 84 1/2" = 1'-0"
 340. 84 3/4" = 1'-0"
 341. 85" = 1'-0"
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 343. 85 1/2" = 1'-0"
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 345. 86" = 1'-0"
 346. 86 1/4" = 1'-0"
 347. 86 1/2" = 1'-0"
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 350. 87 1/4" = 1'-0"
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 365. 91" = 1'-0"
 366. 91 1/4" = 1'-0"
 367. 91 1/2" = 1'-0"
 368. 91 3/4" = 1'-0"
 369. 92" = 1'-0"
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 371. 92 1/2" = 1'-0"
 372. 92 3/4" = 1'-0"
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 375. 93 1/2" = 1'-0"
 376. 93 3/4" = 1'-0"
 377. 94" = 1'-0"
 378. 94 1/4" = 1'-0"
 379. 94 1/2" = 1'-0"
 380. 94 3/4" = 1'-0"
 381. 95" = 1'-0"
 382. 95 1/4" = 1'-0"
 383. 95 1/2" = 1'-0"
 384. 95 3/4" = 1'-0"
 385. 96" = 1'-0"
 386. 96 1/4" = 1'-0"
 387. 96 1/2" = 1'-0"
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 389. 97" = 1'-0"
 390. 97 1/4" = 1'-0"
 391. 97 1/2" = 1'-0"
 392. 97 3/4" = 1'-0"
 393. 98" = 1'-0"
 394. 98 1/4" = 1'-0"
 395. 98 1/2" = 1'-0"
 396. 98 3/4" = 1'-0"
 397. 99" = 1'-0"
 398. 99 1/4" = 1'-0"
 399. 99 1/2" = 1'-0"
 400. 99 3/4" = 1'-0"
 401. 100" = 1'-0"

POLYGON

Hancock
 Bruckner
 Eng + Wright
 ARCHITECTS

300 West 12th Street, Suite 200
 Minneapolis, MN 55402
 Phone: 612-338-1234 Fax: 612-338-1235

PROJECT TITLE
 LANSDOWNE TOWERS

RICHMOND, B C

SHEET TITLE
 ARCHITECTURAL
 DETAILS

JOB NO. 0328
 DATE MARCH 16, 2004
 SCALE AS NOTED
 DRAWN BY
 CHECKED BY
 KEY NO.
 DATE OF REVISION MARCH 8, 2004

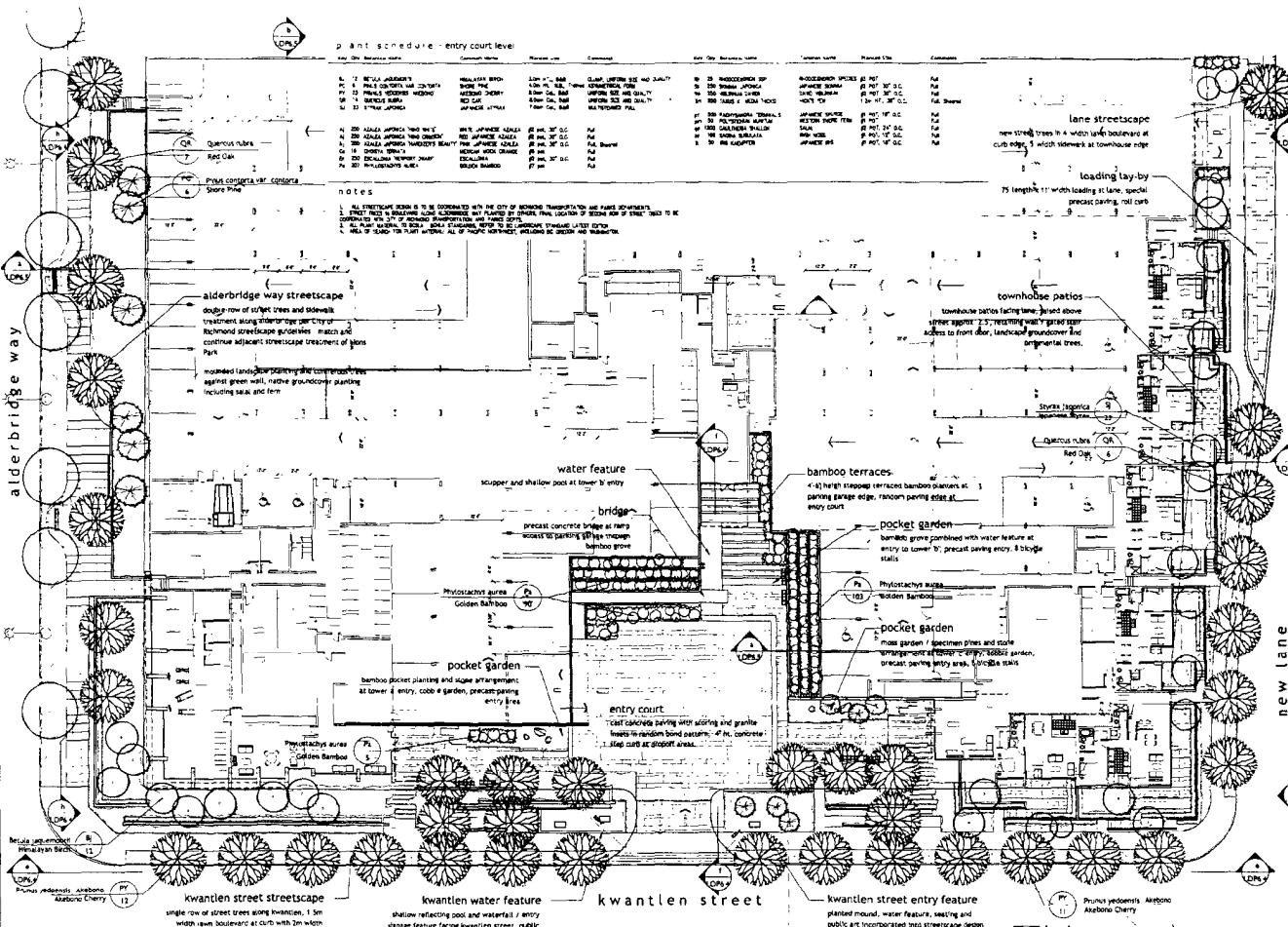
SHEET NO. DP 5.1

plant schedule - entry court level

Plant No.	Plant Name	Quantity	Plant Size	Plant Source	Plant Notes	Plant Size	Plant Source
1	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
2	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
3	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
4	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
5	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
6	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
7	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
8	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
9	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
10	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
11	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
12	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
13	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
14	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
15	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
16	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
17	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
18	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
19	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
20	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
21	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
22	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
23	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
24	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
25	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
26	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
27	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
28	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
29	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
30	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
31	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
32	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
33	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
34	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
35	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
36	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
37	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
38	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
39	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
40	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
41	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
42	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
43	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
44	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
45	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
46	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
47	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
48	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
49	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP
50	7' RED TULIP	100	10" x 10"	CLAMP	CLAMP	10" x 10"	CLAMP

NOTES

1. ALL STRUCTURES SHOWN TO BE CONFORMED TO THE CITY OF RICHMOND TRANSPORTATION AND PUBLIC WORKS DEPARTMENT'S STREET DESIGN STANDARDS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL PLANT MATERIAL TO BE SUPPLIED BY THE CONTRACTOR. ALL PLANT MATERIAL TO BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANT MATERIAL TO BE INSTALLED BY THE CONTRACTOR. ALL PLANT MATERIAL TO BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANT MATERIAL TO BE INSTALLED BY THE CONTRACTOR. ALL PLANT MATERIAL TO BE INSTALLED BY THE CONTRACTOR.



DATE: 06/03/04 BY: [Signature]

NORTH

Hanook Brinkner Eng + Wright ARCHITECTS
 250 West 10th Street, Vancouver, B.C. V6C 1G1
 Phone: 604-681-1234 Fax: 604-681-2345

PROJECT TITLE: **LANDSDOWNE TOWERS**
 RICHMOND, BC

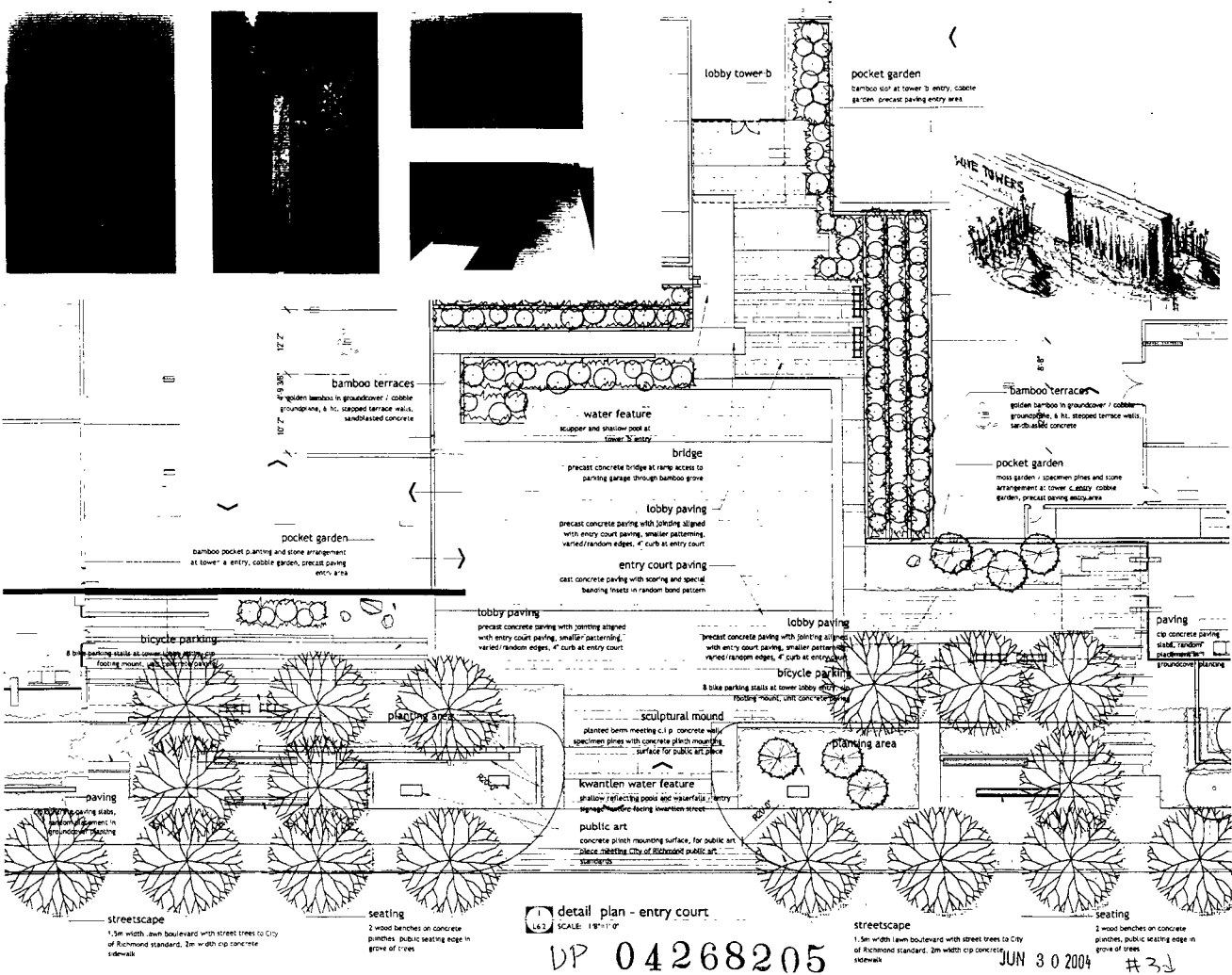
SHEET TITLE: **LANDSCAPE CONCEPT PLAN ENTRY COURT**

JOB NO: 0401
 DATE: JUNE 10, 2004
 SCALE: 1/8" = 1'-0"
 DRAWN BY: WT, JP
 CHECKED BY: CP
 REV NO.:

SCALE: 1/8" = 1'-0"

SHEET NO: **L-DP 6.1**

DP 04268205 JUN 30 2004 #30



detail plan - entry court

SCALE: 1/8" = 1'-0"
 DP 04268205

JUN 30 2004 #3J

SEA
 DATE REVISIONS BY



Hancock
 Bruckner
 Eng + Wright
 ARCHITECTS

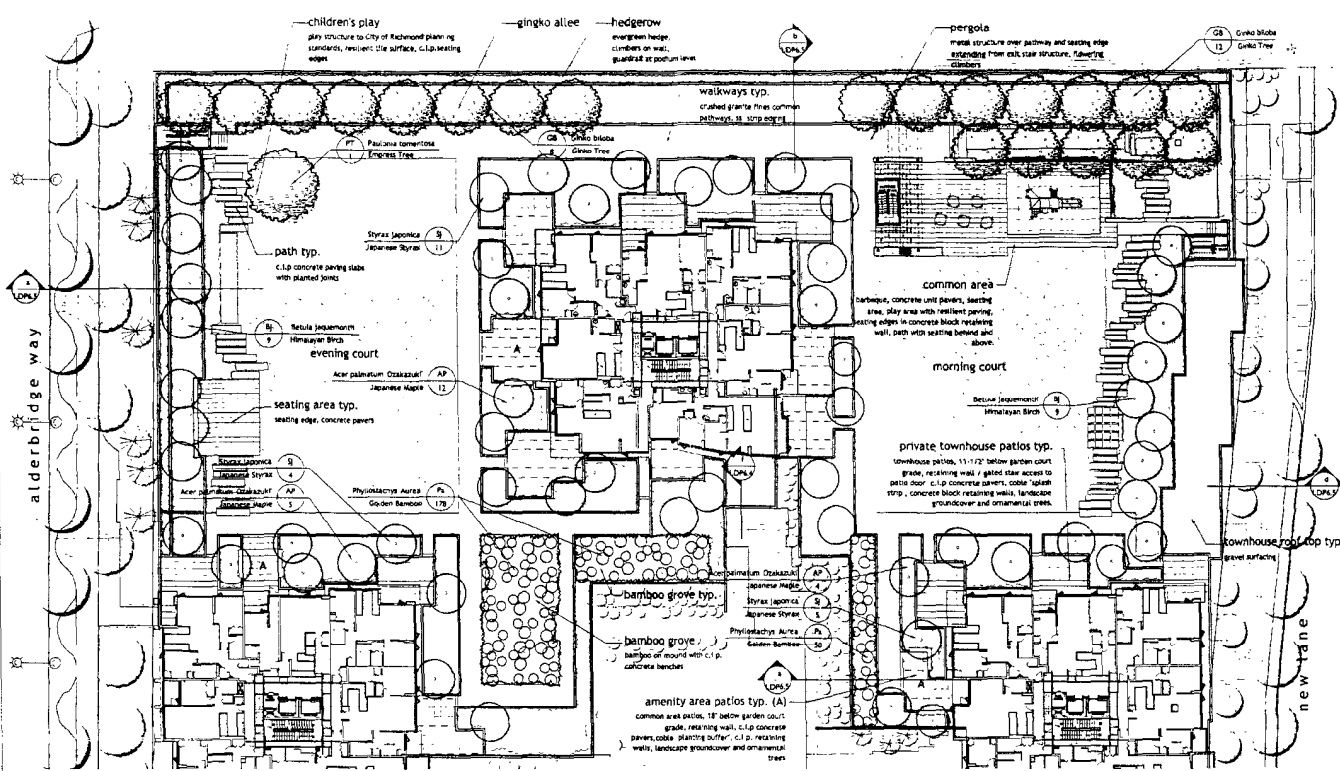
PHILLIPS PAREVAAS SHALLENBERG

PROJECT TITLE
 LANSLOWNE TOWERS

RICHMOND, BC

SHEET TITLE
 LANDSCAPE
 DETAIL PLAN
 ENTRY COURT

JOB NO. 0401
 DATE JUNE 104
 SCALE 1/8" = 1'-0"
 DRAWN BY WT/J
 CHECKED BY CP
 REV NO.
 WITH THE DESIGNER'S APPROVAL AND SIGNATURE
 ARCHITECTURE BOARD
 SHEET NO. L-DP 6.2



SEA.
DATE REVISIONS BY



Hancock
Bruckner
Eng Wright
ARCHITECTS

300-1000 W. George St. Richmond, BC, V6V 1P7
Phone: 604-278-0277 Fax: 604-278-1707

PROJECT TITLE
LANDOWNE TOWERS
RICHMOND, BC

SHEET TITLE
LANDSCAPE
CONCEPT PLAN
ROOF GARDEN

JOB NO. 04268205
DATE JUN 15 2004
SCALE 1/8"=1'-0"
DRAWN BY WTP
CHECKED BY CP
REV NO.
SCALE 1/8"=1'-0"
SHEET NO. L-DP 63

landscape concept plan - podium
SCALE: 1/8"=1'-0"

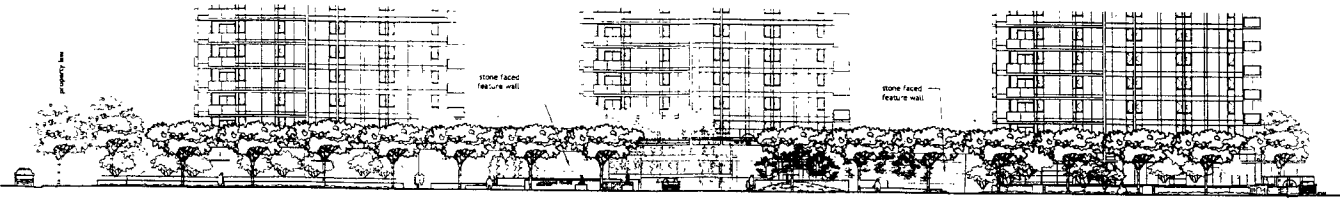
JUN 30 2004

DP 04268205

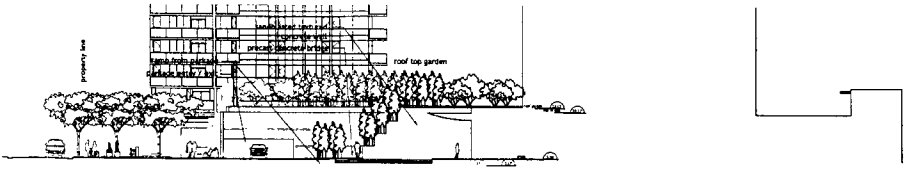
plant schedule - podium level				plant schedule - podium level			
Key No.	Botanical Name	Common Name	Plant Size	Comments	Key No.	Botanical Name	Common Name
AP 1	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 11	Styrax japonica	JAPANESE STYRAX
AP 2	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 12	Acer palmatum	JAPANESE MAPLE
AP 3	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 13	Physalisactya alpestris	ALPINE GARDENIA
AP 4	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 14	Physalisactya alpestris	ALPINE GARDENIA
AP 5	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 15	Physalisactya alpestris	ALPINE GARDENIA
AP 6	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 16	Physalisactya alpestris	ALPINE GARDENIA
AP 7	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 17	Physalisactya alpestris	ALPINE GARDENIA
AP 8	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 18	Physalisactya alpestris	ALPINE GARDENIA
AP 9	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 19	Physalisactya alpestris	ALPINE GARDENIA
AP 10	Styrax japonica	JAPANESE STYRAX	1.5m HT. 8cm DB	LANDSCAPE TREE AND QUALITY	AP 20	Physalisactya alpestris	ALPINE GARDENIA

NOTES
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RICHMOND STANDARD SPECIFICATIONS AND PLANTING SCHEDULES.
2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH PLANS BY OTHERS, FROM LOCAL SOURCES OR FROM THE CITY OF RICHMOND.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND STANDARD SPECIFICATIONS AND PLANTING SCHEDULES.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND STANDARD SPECIFICATIONS AND PLANTING SCHEDULES.

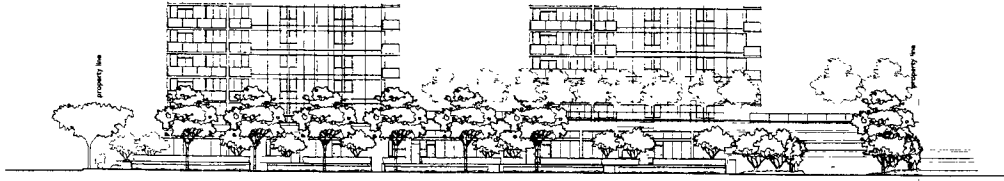
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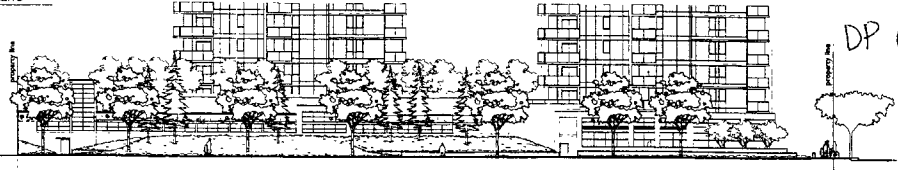
alderbridge way streetcape
west elevation kwantlen street
 SCALE: 1/16"=1'-0"



south elevation - entry court
 SCALE: 1/16"=1'-0"



south elevation - new lane
 SCALE: 1/16"=1'-0"



north elevation - alderbridge way
 SCALE: 1/16"=1'-0"

SEA.

DATE	REVISIONS	BY



Hancock
 Brückner
 Eng + Wright
 ARCHITECTS

SCHEIDT & SCOTT INC. ARCHITECTS B.C. LTD. #17
 PHILIPS FARVÅG SMALLEBERG

1501 WEST STREET
 VANCOUVER BC
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.HANCOCKBRUCKNER.COM

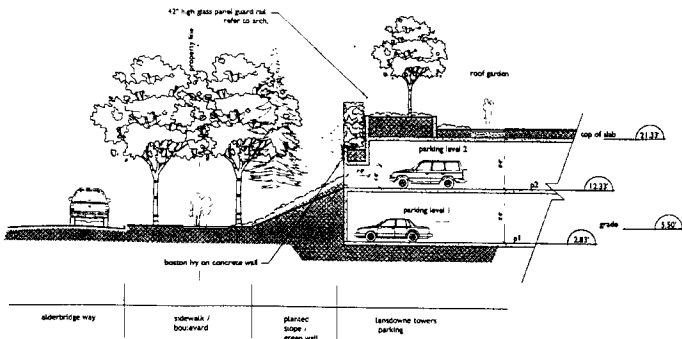
PROJECT TITLE
LANDSDOWNE TOWERS
 RICHMOND, BC

SHEET FILE
LANDSCAPE ELEVATIONS

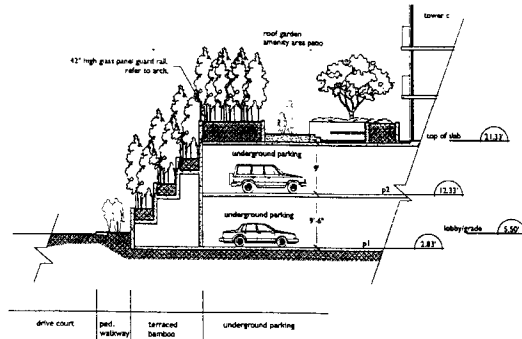
JOB NO. 0401
 DATE JUNE 16, 2004
 SCALE 1/16"=1'-0"
 DRAWN BY WJF
 CHECKED BY CP
 REV. NO.
 WFL HAS DRAWING & APPROVED FOR REVISIONS
 REVISED SHEET NUMBER
 SHEET NO. **L-DP 6.4**

JUN 30 2004
 DP 04268205

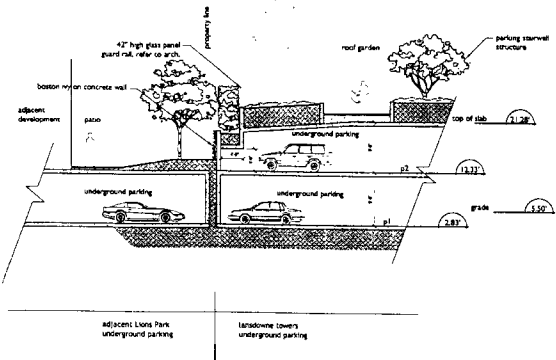
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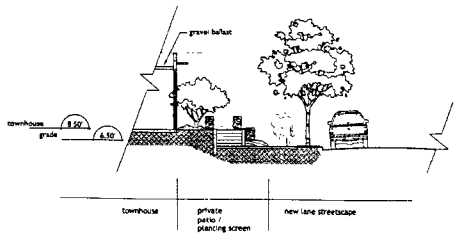
a alderbridge way - north boulevard
SCALE: 1/8"=1'-0"



c drive court terraced planting
SCALE: 1/8"=1'-0"



b parkade - north planting edge
SCALE: 1/8"=1'-0"



d townhouse at new lane
SCALE: 1/8"=1'-0"

SEA.
DATE: REVISIONS: BY:



Hancock
Bruckner
Eng + Wright
ARCHITECTS

100 West of Georgia St. Vancouver, B.C. V6C 1T7
Phone: (604) 681-0275 Fax: (604) 681-0770

PHILLIPS STATEWIDE CHALLENGER

1811 West Street
Vancouver, B.C. V6J 1K1
Tel: (604) 681-0275
Fax: (604) 681-0770
www.haworth.com

PROJECT TITLE
LANDSOWNE TOWERS
RICHMOND, BC

SHEET TITLE
LANDSCAPE CONCEPT
SECTIONS
STREET LEVEL

JOB NO. 0407
DATE JUNE 10/04
SCALE 1/8"=1'-0"
DRAWN BY WT/JF
CHECKED BY CP
REV. NO.
DATE THE DRAWING SUPERSEDES ALL PREVIOUS EDITIONS UNLESS SPECIFIED OTHERWISE
SHEET NO. L-DP 6.5

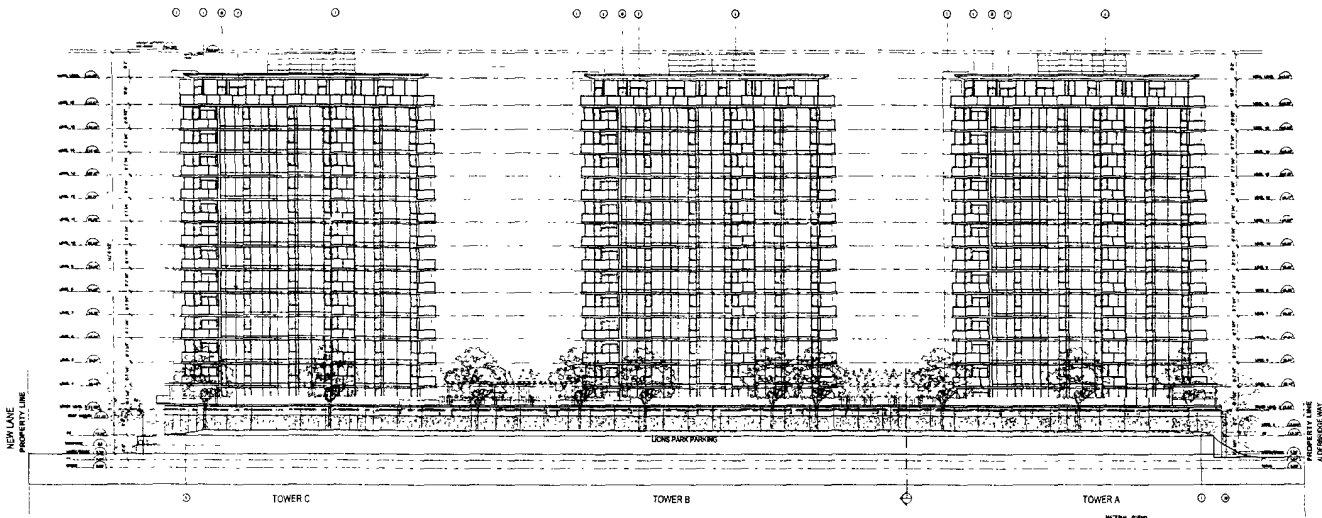
JUN 30 2004
DP 04268205

#3h

SEAL

DATE: REVISIONS BY:

1. APR 1 2004 SUBMITTED FOR P

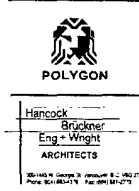


EAST ELEVATION
1/16" = 1'-0"

- LEGEND
- 1. WINDOW
 - 2. DOOR
 - 3. BALCONY
 - 4. AIR CONDITIONING UNIT
 - 5. SIGN
 - 6. LIGHT FIXTURE
 - 7. VENT
 - 8. MECHANICAL EQUIPMENT
 - 9. PLANTING
 - 10. FENCE

JUN 30 2004
DP 04268205

#6



PROJECT TITLE
LANSLOWNE TOWERS

5100 BLOCK, KWANTLEN ST
RICHMOND, B.C.

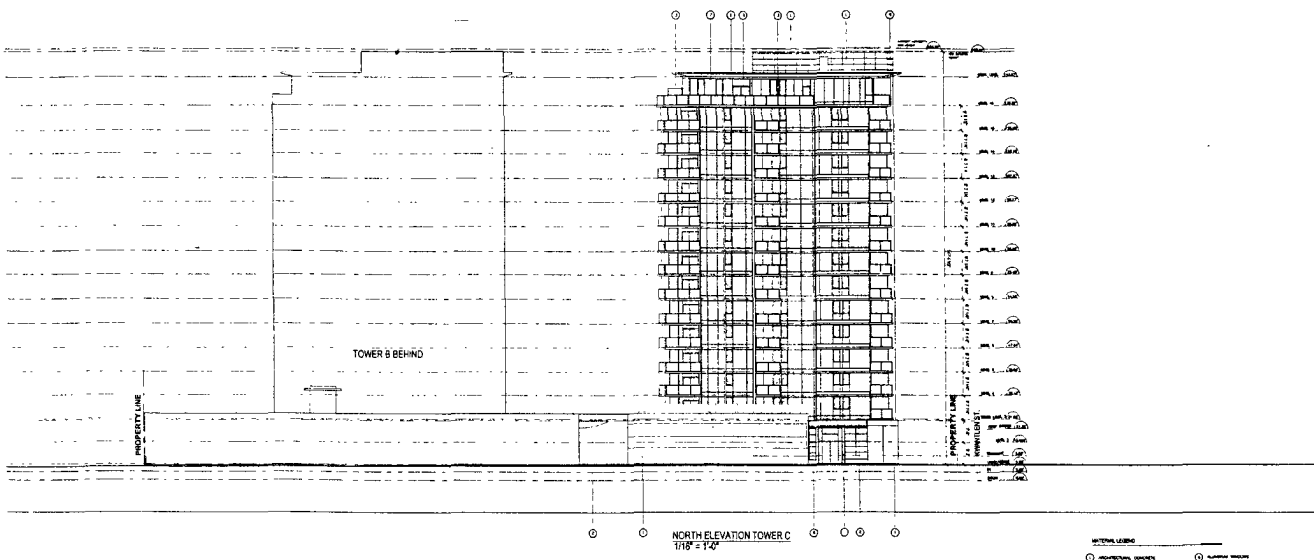
SHEET TITLE
EAST ELEVATION

JOB NO. 2004
DATE: MARCH 23, 2004
SCALE: 1/16" = 1'-0"
DRAWN BY:
CHECKED BY:
REV. NO.
NOTES: THE DRAWING APPLICABLE TO ALL SHEETS SHOWN
PROJECT NUMBER:
SHEET NO. DP 3.3

SEAL

DATE: 11/10/03 BY: [Signature]

1. JUNE 1, 2004 REVISION FOR DP



NORTH ELEVATION TOWER C
1/16" = 1'-0"

- SYMBOL LEGEND
- INSULATED WINDOW
 - STYL. SHUTTER
 - WINDOW WITH SHUTTER
 - WINDOW WITH SHUTTER
 - STYL. COLUMN
 - WINDOW FINISH
 - STYL. STYL. WALL
 - WINDOW WITH SHUTTER
 - WINDOW WITH SHUTTER
 - STYL. WALL

JUN 30 2004

DP 04268205 #8



Hancock
Bruckner
Eng + Wright
ARCHITECTS

PROJECT TITLE:
LANSOWNE TOWERS

5100 BLOCK, KWANTLEN S
RICHMOND, B C

SHEET TITLE:
NORTH ELEVATION
TOWER C

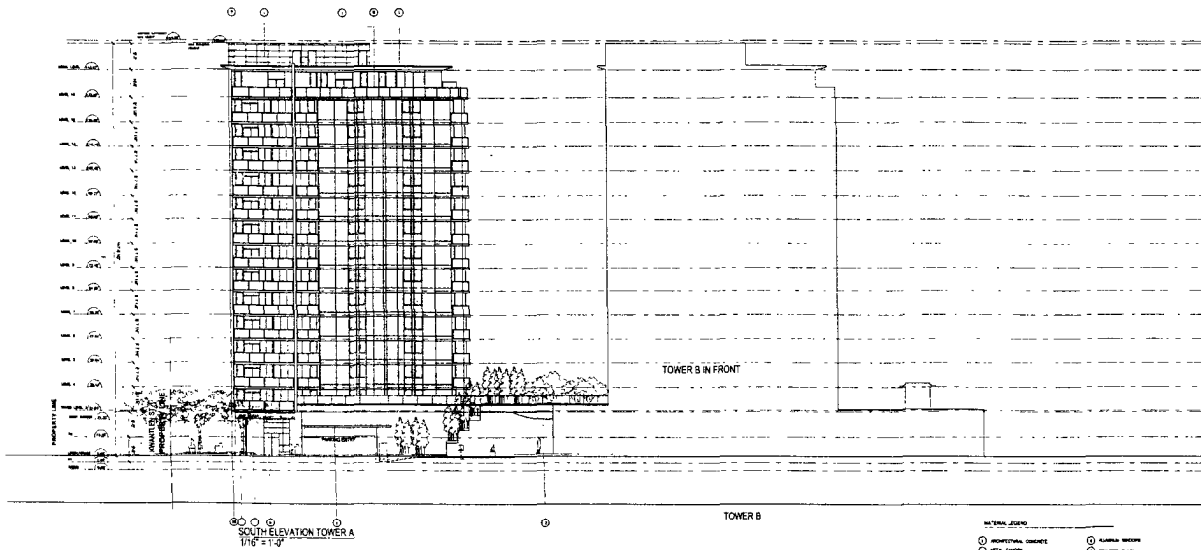
JOB NO. 0328
DATE: MARCH 29 2004
SCALE: 1/16" = 1'-0"
DRAWN BY:
CHECKED BY:
REV. NO.
NOTE: THIS DRAWING IS UNLESS OTHERWISE SPECIFIED
SHEET NO. DP 3.5

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Board of Architects at Richmond, B.C., this 28th day of March, 2004.

DATE: MARCH 28, 2004 BY: [Signature]

DATE: JUNE 1, 2004 BY: [Signature]



○ ○ ○ ○ ○
SOUTH ELEVATION TOWER A
1/16" = 1'-0"

○
TOWER B

- NOTES:
- IDENTIFY ALL ELEMENTS
 - ARCH. SYMBOLS
 - FINISHES
 - MATERIALS
 - DIMENSIONS
 - ELEVATION SYSTEMS
 - FINISHING
 - DIMENSIONS
 - FINISHING
 - DIMENSIONS

JUN 30 2004

DP 04268205

#9



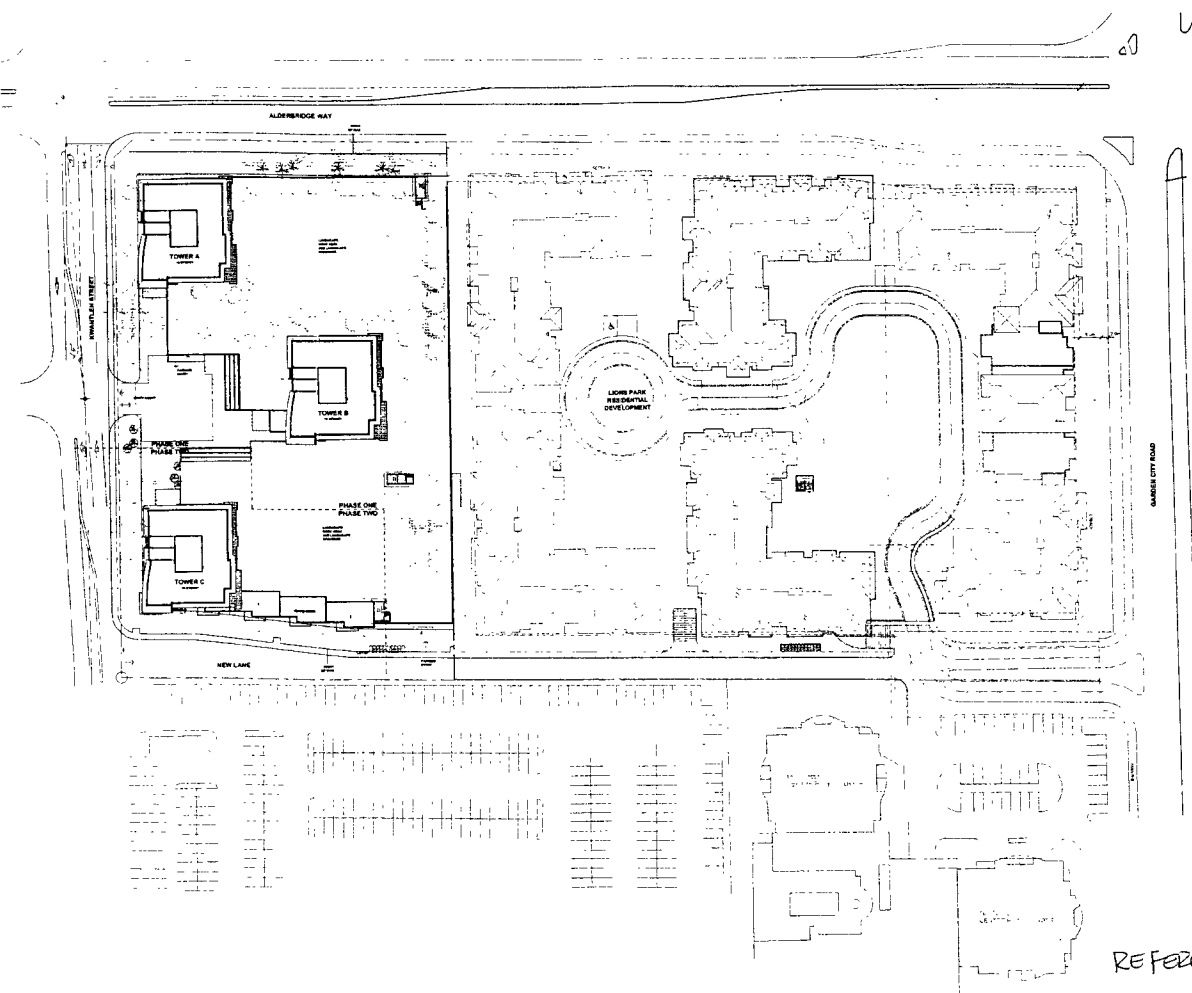
Hancock
Brückner
Eng + Wright
ARCHITECTS
1000 B. STREET, RICHMOND, B.C. V6X 1A7
PHONE: 604-276-2478 FAX: 604-276-2479

PROJECT TITLE
LANDSDOWNE TOWERS

5100 BLOCK, KWANTLEN
RICHMOND, B.C.

SHEET TITLE
SOUTH ELEVATION
TOWER A

JOB NO. 4320
DATE MARCH 28 2004
SCALE 1/16" = 1'-0"
DRAWN BY
CHECKED BY
REV. NO.
NOTE: THIS DRAWING IS PART OF A LARGER PROJECT.
SHEET NO. DP 3.6
FILE NUMBER
DATE LAY OUT: MARCH 27, 2004



REFERENCE

MEASUREMENTS
 ALL DIMENSIONS ARE IN METERS
 UNLESS OTHERWISE SPECIFIED
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE
 DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE
 DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE

DATE	REVISIONS	BY



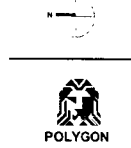
Hancock
 Brackner
 Eng + Wright
 ARCHITECTS
 300-1010 St. Georges St. Vancouver, B.C. V6Z 1Y7
 Phone: 604-681-1771 Fax: 604-681-1772

PROJECT TITLE:
 LANSDOWNE TOWERS
 5100 BLOCK, KWANTLEN ST
 RICHMOND, B.C.
 SHEET TITLE:
 CONTEXT PLAN

JOB NO.	6328
DATE	MARCH 28, 2004
SCALE	1" = 40'
DESIGNED BY	
CHECKED BY	
REV. NO.	
ALL THE DIMENSIONS REFERENCED TO THIS SHEET SHALL BE TAKEN FROM THE DIMENSIONS SHOWN ON THIS SHEET.	
SHEET NO.	DP 1.1
DATE AND TIME OF REVISION	

REAL
 1. MARCH 20, 2004
 2. JUNE 1, 2004

DATE REVISIONS BY
 1. MARCH 20, 2004
 2. JUNE 1, 2004



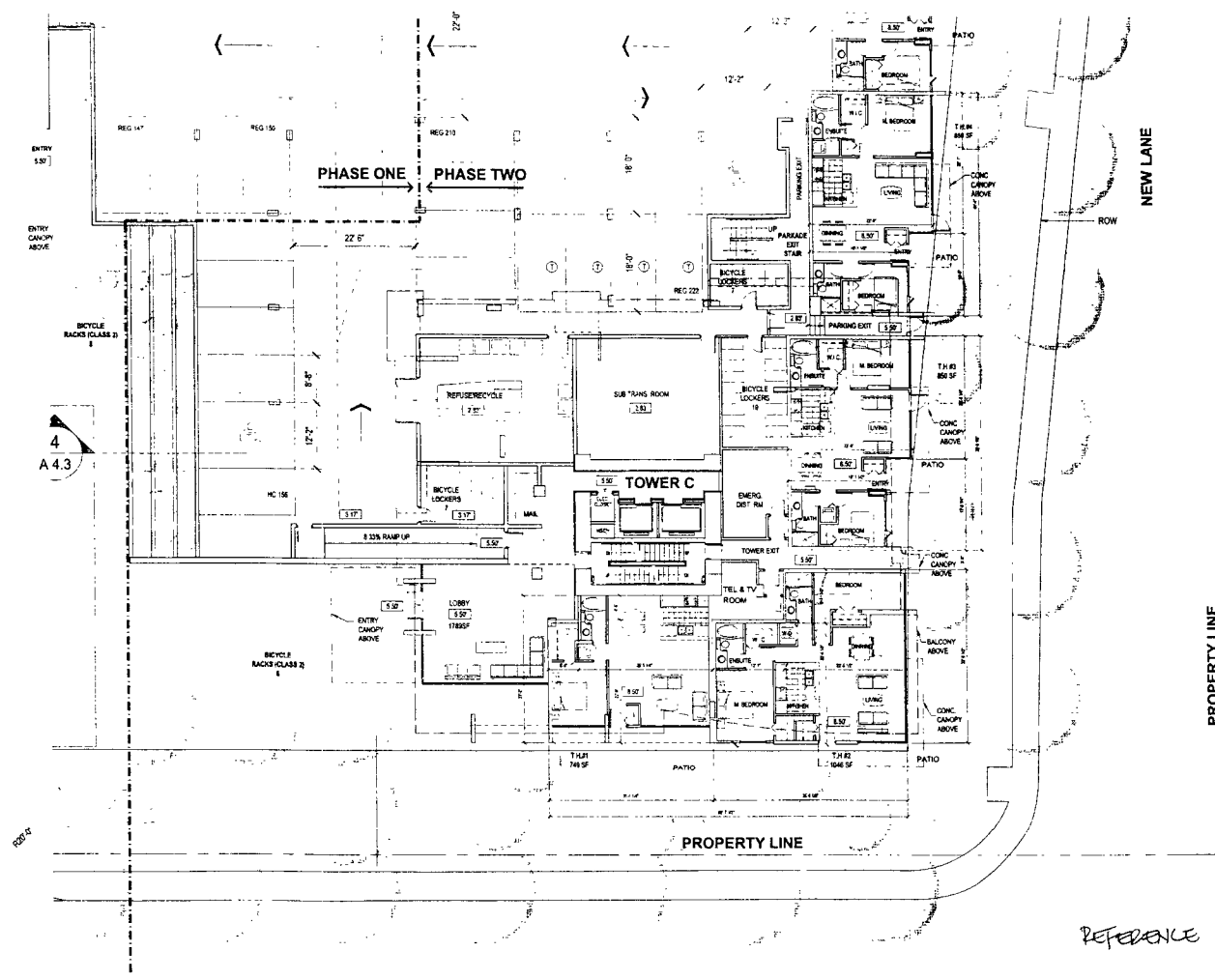
POLYGON
 Hancock
 Bruckner
 Eng + Wright
 ARCHITECTS
 200-448-8100
 200-448-8101

PROJECT TITLE
LANSOWNE TOWERS
 5100 BLOCK, KWANTLEN S
 RICHMOND, B.C.

SHEET TITLE
TOWNHOUSE FLOOR PLANS

JOB NO. 0271
 DATE MARCH 20, 2004
 SCALE 1/8" = 1'-0"
 DRAWN BY
 CHECKED BY
 REV NO
 SHEET NO. **DP 2.3**

FILE NUMBER
 DATE AND TIME OF PRINTING



REFERENCE

LIONS PARK RESIDENTIAL DEVELOPMENT - 4 STOREY

PROPERTY LINE 171.32

PARKING ENTRY

LANDSCAPE ROOF DECK SEE LANDSCAPE DRAWINGS

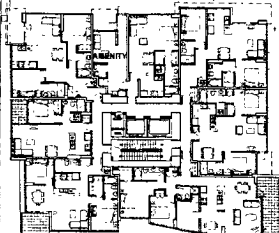
AMENITY

TOWER B

TOWER EXIT

PHASE ONE PHASE TWO

LANDSCAPE ROOF DECK SEE LANDSCAPE DRAWINGS

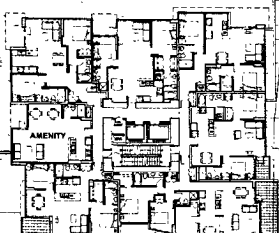


TOWER A

PARKING ENTRY

ENTRY COURT

PHASE ONE PHASE TWO



TOWER C

PROPERTY LINE 127.48

KWANTLEN STREET

REFERENCE

ALDENBRIDGE WAY

PROPERTY LINE 174.72

WEST LANE

REAL

Author: [Name], Date: [Date], Title: [Title], Project: [Project Name]

DATE: [Date] BY: [Name]



POLYGON

Hancock Brackner Eng + Wright ARCHITECTS

PROJECT TITLE: LANSOWNE TOWERS

5100 BLOCK, KWANTLEN ST RICHMOND, B.C

SHEET TITLE: AMENITY FLOOR PLAN COURTYARD, LEVEL 3

JOB NO. 6229

DATE: MARCH 28, 2004

SCALE: 1/8" = 1'-0"

DRAWN BY: [Name]

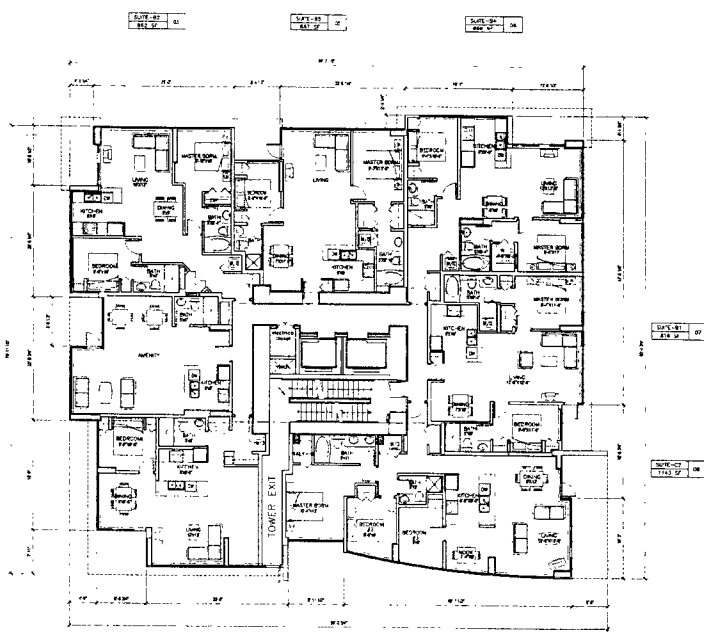
CHECKED BY: [Name]

REV. NO. [Number]

NOTE: THE DRAWING SUPPLIER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

SHEET NO. DP.2.4

FILE NUMBER: [Number]



SECTION	NO.
SECTION 01	01
SECTION 02	02
SECTION 03	03
SECTION 04	04
SECTION 05	05
SECTION 06	06
SECTION 07	07
SECTION 08	08
SECTION 09	09
SECTION 10	10
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SECTION 94	94
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SECTION 96	96
SECTION 97	97
SECTION 98	98
SECTION 99	99
SECTION 100	100

REFERENCE

SEAL
 I am a registered professional engineer in the Province of British Columbia and I am duly licensed to practice in the Province of British Columbia.
 I certify that the design and construction of the building shown on this drawing are in accordance with the requirements of the Building Act and the Building Code of Canada.
 DATE: REVISIONS BY:
 1. MARCH 28, 2004 BRWB PLS/SP
 2. JUNE 1, 2004 TERNERED PLS/SP

N

POLYGON

Hancock
Bruckner
Eng + Wright
ARCHITECTS

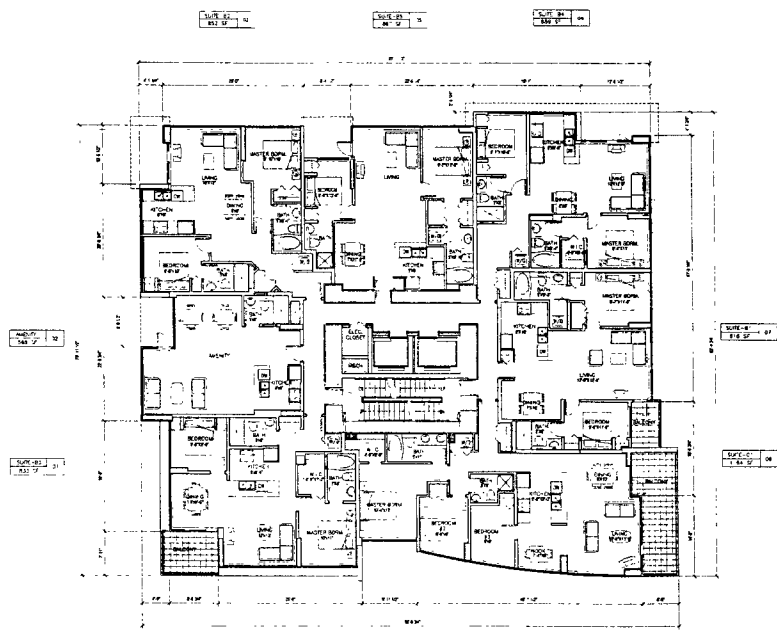
300-445 St. George St. Vancouver, B.C. V6C 1K7
Phone: (604) 683-2118 Fax: (604) 681-1776

PROJECT TITLE:
LANDSDOWNE TOWERS

5100 BLOCK, KWANTLEN
 RICHMOND, B.C.

SHEET TITLE:
**FLOOR PLAN
 LEVEL 3 - TOWER B**

JOB NO. 622
 DATE MARCH 28, 2004
 SCALE 1/8" = 1'-0"
 DRAWN BY:
 CHECKED BY:
 REV. NO.
 NOTE: THE DRAWING REPRESENTS THE DESIGN OF THE
 PROJECT AS OF THE DATE SHOWN.
 SHEET NO. **DP 2.4 B**



REVISION	DATE	BY
1	MARCH 28, 2004	BRUNNEN FOR DP
2	APRIL 1, 2004	BRUNNEN FOR DP

MEAL

NO WARRANTIES ARE MADE BY THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.

DATE REVISION BY

1. MARCH 28, 2004 BRUNNEN FOR DP

2. APRIL 1, 2004 BRUNNEN FOR DP



Hancock Brückner
Eng + Wright
ARCHITECTS

22-1488 St. Georges St. Vancouver, B.C. V6E 1R6
Phone: 604-681-8047 Fax: 604-681-2771

PROJECT TITLE
LANSOWNE TOWERS

5100 BLOCK, KWANTLEN
RICHMOND, B.C.

SHEET TITLE
FLOOR PLAN
LEVEL 3 - TOWER C

JOB NO. 8238

DATE MARCH 28, 2004

SCALE 1/4" = 1'-0"

DRAWN BY:

CHECKED BY:

REV NO:

NO. OF SHEETS SUBMITTED TO B.C.A.S. 1000
PROJECT SHEET NUMBER

SHEET NO. DP 2.4 C

FILE NUMBER
DATE LAST REVISED: 04/01/04

REFERENCE

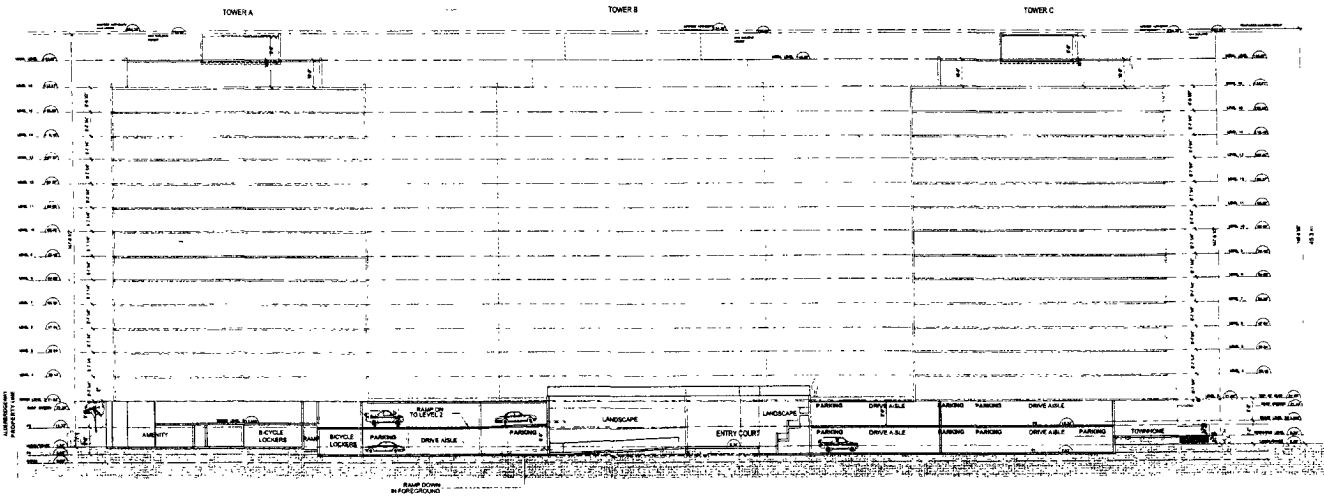
SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Province of British Columbia at Vancouver, British Columbia, Canada, this 25th day of March, 2004.

DATE REVISIONS BY

1. MARCH 25, 2004 REVISED FOR DP

2. APRIL 1, 2004 REVISIONS FOR DP



Hancock
Brückner
Eng + Wright
ARCHITECTS

200-685-4100
100-1000-1000
100-1000-1000

PROJECT TITLE
LANSDOWNE TOWERS

5100 BLOCK, KWANTLEN
RICHMOND, B.C.

SHEET TITLE
SECTION A

JOB NO. 8228

DATE MARCH 25, 2004

SCALE 1/4" = 1'-0"

DRAWN BY

CHECKED BY

REV. NO.

NO. OF SHEETS 10

SHEET NO. DP 4.1

REFERENCE

