City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, January 29, 2020
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on January 15, 2020.

1. DEVELOPMENT PERMIT 16-754766
(REDMS No. 6366786)

APPLICANT: Bene (No. 3) Road Development Ltd.

PROPERTY LOCATION: 4700 No. 3 Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a high-rise commercial and office use development at 4700 No. 3 Road on a site zoned "High Rise Office Commercial (ZC44) – Aberdeen Village"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.***

2. DEVELOPMENT PERMIT 18-841057
(REDMS No. 6360377)

APPLICANT: Onni 7811 Alderbridge Holding Corp.

PROPERTY LOCATION: 7811 Alderbridge Way

ITEM

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a mid-rise mixed use development containing approximately 275 m^2 (2,960 ft^2) of commercial space and 368 dwellings (including 21 affordable housing units) at 7811 Alderbridge Way on a site zoned "Residential/Limited Commercial (RCL2)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.***

3. DEVELOPMENT PERMIT 19-864104

(REDMS No. 6363652)

APPLICANT: Eric Stine Architect Inc.

PROPERTY LOCATION: 8600, 8620, 8640 and 8660 Francis Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of 18 townhouse units at 8600, 8620, 8640 and 8660 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Francis Road from 6.0 m to 5.8 m.***

4. New Business

5. Date of Next Meeting: February 12, 2020

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, January 15, 2020

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cecilia Achiam, General Manager, Community Safety John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on December 11, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-818161
(REDMS No. 6361957 v. 2)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 5660 Parkwood Way

INTENT OF PERMIT:

1. Permit the construction of a new 9,052.25 m^2 (96,447 ft^2) three-storey commercial vehicle retail facility with a mezzanine and roof top parking at 5660 Parkwood Way on a site zoned "Vehicle Sales (CV)"; and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:

   (a) increase the maximum permitted height for buildings from 12.0 m to 16.0 m to accommodate various roof elements (roof deck, parapet, solar panels, skylight roof, three stairwells, and rooftop over vehicle ramp);

   (b) reduce the minimum number of on-site loading spaces required from two medium spaces and one large space to one large space; and

   (c) reduce the landscaping requirement along a property line abutting a road from 3.0 m to zero (0.0) m along portions of the south and west property lines.

Applicant's Comments

Stephen Price, Christopher Bozyk Architects Ltd., accompanied by Robert Harrison, Cowell Auto Group, and Kristin Defer, Connect Landscape Architecture, and with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed three-storey building includes, among others, spaces for automotive service, sales, administrative offices, two levels of shared customer and employee parking, and inventory storage;
- no parking variance is requested as the project complies with the City's Zoning Bylaw requirements;
- the proposed landscaping requirement variance along portions of the south and west property lines is consistent with existing automobile dealerships in the area;
- street trees with planting underneath are installed within portions of the right-of-way along the south property line;
- the proposed building height variance will increase the car dealership's capacity for inventory storage and reduces the demand for off-site use of industrial space; and
- the proposed building height is comparable to other developments within the Richmond Auto Mall.

In reply to queries from the Panel, the applicant acknowledged that (i) the proposed roof-mounted solar panels are part of Volkwagen's green initiatives and could supply an average of approximately 10 percent the building's daily energy requirements, (iii) on a sunny day, the solar panels could provide approximately one-half of the building's energy requirement, and (iii) the provision of solar panels will be subject to a legal agreement on title.

In reply to a query from the Panel, Mr. Price confirmed that the proposed sloped landscape berm will reduce the apparent building mass on the north side and a portion of the west side and creates additional buffer between pedestrians and the building. In addition, Ms. Defer noted that the landscape berm provides a landscape feature for the prominent northwest corner of the subject site and screens the service area on the ground floor.

In reply to further queries from the Panel, Ms. Defer noted that (i) irrigation is provided for the entire landscaping on the subject site, (ii) on-site stormwater collection is not provided, (iii) lawns are not provided on the site, and (iv) soft landscaping is extended onto the boulevard on City property.

In reply to further queries from the Panel, the applicant advised that (i) one electric vehicle (EV) charging station for two vehicles is proposed for shared customer and employee use and subject to a legal agreement on title, (ii) the applicant is planning to install five additional EV charging stations that are accessible to the public, and (iii) the applicant anticipates that when the car dealership becomes operational, at least two dual EV charging stations servicing a total of four vehicles would be provided on-site.

Discussion ensued regarding the exact number of publicly accessible EV charging stations that would actually be provided for the project and the Chair advised that the applicant clarify its intention with staff prior to Council consideration of the subject application.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage improvements along the City property adjacent to the site, (ii) the proposed building height variance is consistent with the information presented at the Public Hearing, (iii) similar building height and loading space variances have been previously granted to other automobile dealerships in the area, and (iv) the applicant will provide a contribution to the City's Public Art Fund.

In reply to queries from the Panel, Mr. Craig confirmed that (i) a number of recent developments within the Richmond Auto Mall have exceeded the 12-meter maximum building height requirement, (ii) the proposed building height variance will allow a higher utilization of the subject site and free up existing industrial lands elsewhere in the City, and (iii) the significant distance of the site from Richmond Nature Park, the limited use of glazing along the building's frontage, and the project's strategic landscaping mitigate the potential for bird strikes on the building.

Panel Discussion

The Panel expressed support for the project, noting that the project design will allow a more intensive use of the subject site and free up the City's industrial lands.

The Panel then directed staff to work with the applicant to clarify the exact number of EV charging stations accessible to the public that the applicant would actually provide when the project becomes operational.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. ***permit the construction of a new 9,052.25 m^2 (96,447 ft^2) three-storey commercial vehicle retail facility with a mezzanine and roof top parking at 5660 Parkwood Way on a site zoned "Vehicle Sales (CV)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) increase the maximum permitted height for buildings from 12.0 m to 16.0 m to accommodate various roof elements (roof deck, parapet, solar panels, skylight roof, three stairwells, and rooftop over vehicle ramp);***
   - ***(b) reduce the minimum number of on-site loading spaces required from two medium spaces and one large space to one large space; and***
   - ***(c) reduce the landscaping requirement along a property line abutting a road from 3.0 m to zero (0.0) m along portions of the south and west property lines.***

CARRIED

2. Date of Next Meeting: January 29, 2020

3. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:55 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 15, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	January 8, 2020
From:	Wayne Craig Director, Development	**File:**	DP 16-754766
Re:	**Application by Bene (No. 3) Road Development Ltd. for a Development Permit at 4700 No. 3 Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a high-rise commercial and office use development at 4700 No. 3 Road on a site zoned "High Rise Office Commercial (ZC44) – Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.

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

WC:sb
Att. 4

Staff Report

Origin

Bene (No. 3) Road Development Ltd. has applied to the City of Richmond for permission to develop a high-density high-rise commercial and office use development at 4700 No. 3 Road on a site zoned "High Rise Office Commercial (ZC44) – Aberdeen Village". Key components of the proposal include:

- A single 10-storey tower with six floors of office space and four levels of parking with two floors of commercial retail units at the base.
- Subdivision restriction for the office space, allowing no more than one strata lot or one air space parcel per storey for the upper six floors of the building.
- A maximum floor area ratio (FAR) of 3.5 and a maximum height of just under 35 m.
- A total floor area of approximately 7,285.8 m^2 (78,423.7 ft^2) comprised of approximately:
  - 1,134.4 m^2 (12,210.5 ft^2) of commercial space.
  - 6,151.4 m^2 (66,213.2 ft^2) of office space.
- LEED Silver equivalent design and an on-site low carbon energy plant connecting to the City Centre district energy utility (DEU) system.
- Leslie Road widening, infrastructure improvement works, and replacement of the City's Leslie sanitary sewer pump station located on the Leslie Road frontage, including required equipment inside the proposed building in a required Statutory Right-of-Way (SRW).

The site is comprised of one lot and is currently vacant.

The site is being rezoned from the "Auto-oriented Commercial (CA)" zone to a new site specific "High Rise Office Commercial (ZC44) – Aberdeen Village" zone for this project under Bylaw 9216 (RZ 14-672055). There are associated Official Community Plan (OCP) amendments to facilitate inclusion of additional transit-oriented office use on the subject site under Bylaw 9215.

A Servicing Agreement was secured through the rezoning, generally including design and construction of road widening and frontage beautification, infrastructure and traffic signal works, as well as sanitary sewer pump station replacement.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north: Across Leslie Road, an existing two-storey auto repair development that is designated under the City Centre Area Plan (CCAP) for medium to high density

mid to high rise commercial reserve development (Urban Centre T5 (35 m) and Village Centre Bonus).

To the south: An existing one and two-storey commercial development that is designated under the City Centre Area Plan (CCAP) for medium to high density mid to high rise commercial reserve development (Urban Centre T5 (35 m) and Village Centre Bonus).

To the east: A surface parking area and further east, an existing two-storey commercial development, that are designated under the City Centre Area Plan (CCAP) for medium to high density mid to high rise commercial reserve development (Urban Centre (25 m and 35 m) and Village Centre Bonus).

To the west: Across No. 3 Road, an existing one and two-storey commercial development that is designated under the City Centre Area Plan (CCAP) for medium to high density mid to high rise commercial reserve development (Urban Centre T5 (35 m) and Village Centre Bonus).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 22, 2018. At the Public Hearing, in response to queries from Council, the applicant advised that the inclusion of solar panels and other energy saving alternatives could be examined for the proposed development. Twenty solar panels arranged in five arrays are proposed on the tower roof as shown in the Development Permit plans and the potential 8 kW of power collected is proposed to contribute towards the power needs for lighting in building common areas. The proposed solar panels are secured through a legal agreement in the DP considerations.

Revised Rezoning Considerations were approved by Council on July 22, 2019, allowing restricted subdivision of the office floor area to no more than one strata lot or one air space parcel per storey in the building. The restriction applies to the proposed office floor area and does not apply to the proposed commercial floor area on the ground floor and second floor.

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 in compliance with the "High Rise Office Commercial (ZC44) – Aberdeen Village" except for the zoning variance noted below.

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

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

1) Reduce the number of required on-site large size loading spaces from one to zero.

(Staff supports the proposed variance as the proposed two medium size (SU-9) loading spaces have been reviewed by Transportation Department staff and will accommodate expected needs for the non-residential office and commercial development).

Advisory Design Panel Comments

On October 3, 2018, the Advisory Design Panel (ADP) reviewed and supported the subject Development Permit application moving forward to Development Permit Panel subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2), together with the applicant's design response in '***bold italics***'.

Analysis

Conditions of Adjacency

- The No. 3 Road streetscape is enhanced with a feature glazed corner atrium, commercial retail frontage, office lobby entry and bicycle storage entry.
- The Leslie Road streetscape is enhanced with the corner atrium, commercial retail frontage, vehicle access, and screened mechanical areas for BC Hydro and City sanitary pump station equipment.
- A 10-storey tower massing with feature curved corner atrium, a six-storey office massing floating over a two-storey commercial podium massing is provided along both frontages.
- The subject development will be accessed from Leslie Road along the north edge of the subject site. The rezoning secured road dedication and public Rights-of-Way along the north edge of the site for Leslie Road widening, a replacement City sanitary pump station, and the design and construction of the works via Servicing Agreement.
- The development is setback along the east property line due to a utility Right-of-Way containing sanitary sewer infrastructure. The setback area provides a landscape buffer to the neighbouring commercial developments' surface parking area which is largely proposed to be planted with flowering shrubs. There will also be a garbage and recycling staging area, screened with wood fencing. The four level parking podium walls are treated with a combination of louvres and concrete with reveal patterning and frosted glazing to provide visual interest.
- The development is accommodated within a single tower, located at the northwest corner of the site anchoring the intersection of No. 3 Road and Leslie Road and maximizing its distance from neighbouring commercial development sites.
- The proposed development meets the CCAP 6.0 m Canada Line guideway setback requirement established with TransLink's input. As secured through the rezoning, TransLink final approval is required prior to Building Permit issuance. As noted in the rezoning staff report, (i) the property owner has entered into an agreement with and is working with TransLink through the Adjacent and Integrated Development (AID) program, (ii) TransLink staff were not opposed to the proposal and advised that the proposal is not expected to impact transit operations, goods movement, the Major Road Network, or regional cycling facilities.

Urban Design and Site Planning

- The site is designated "Urban Centre T5 (35 m) and Sub-Area A.4 Commercial Reserve Mid to High-Rise". The proposed form of development takes advantage of the site's proximity to the Canada Line and provision of City road widening to create a high-density urban environment that is consistent with CCAP objectives.
- The proposed building height complies with NAV Canada building height restrictions.

- The development provides visual interest with an anchoring corner curved bay vertical element, a pedestrian-oriented commercial podium and upper framed office floors separated with an inset horizontal band featuring colour and texture.
- The development includes four levels of parking, loading, waste management, and service uses screened from public view.

Parking and Access

- The proposal includes107 parking spaces within the parkade and TDMs secured at rezoning in compliance with Zoning Bylaw 8500.
- 16 tandem parking spaces are included for the shared use of employees and each pair is required to be assigned to the same unit, as secured at rezoning.
- Vehicular and truck access is provided via a single driveway connecting to Leslie Road.
- Two medium (SU9) on-site loading spaces are provided in proximity to the driveway. The use of the loading spaces will be shared between the commercial and office uses, as secured at rezoning.
- Garbage and recycling waste management areas are located near the loading spaces.

Architectural Form and Character

- The proposed development contributes towards a modern architectural expression including:
  - Anchoring the building with a distinct corner vertical curved bay element at the intersection of No. 3 Road and Leslie Road.
  - Providing active transparent commercial uses on the ground and second floor in the commercial podium.
  - Framing the top six floors of office uses and treating with repeated coloured glazing vertical design treatment to provide identity character for the building and streetscape visual interest.
  - Separating the podium and floating framed massing with a relief band between the two comprising intermediate parking levels screened with coloured horizontal louvres for texture and colour for visual interest.
- Quality materials (e.g., finished concrete, a combination of vision and coloured translucent glazing, spandrel panels, aluminum frames, steel columns, metal louvres and glass canopies) contribute towards a distinct identity and urban environment.
- A strong white-blue-grey-brown colour palette that, when used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project a crisp, contemporary image.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development enhances the public realm through building setback areas along both No. 3 Road and Leslie Road frontages.
- Landscaping is provided at the corner atrium lobby entrance, a roof deck on the parking podium, and a landscape buffer along the east property line.
- Existing trees were addressed in the rezoning staff report. Three existing street trees in the No. 3 Road boulevard are identified for retention. Two existing street trees in the Leslie Road boulevard were identified for removal. There are no on-site existing trees. Tree

compensation, a contract with an Arborist, and installation of tree protection fencing were secured through the rezoning.

- There are a total of seven new trees included in the Development Permit plans.
- All landscaped areas will be irrigated.
- Prior to forwarding the subject application to Council, the applicant is required to provide to the City a Letter of Credit for landscaping in the amount of $48,348.25, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.
- Casual surveillance is provided through minimizing blind corners, prominent lobby entrances, clear sightlines to exits within the parkade (mirrors where needed), glazed vestibules, street-oriented commercial entries and lighting in all pedestrian areas.
- Territoriality is identified through landscape treatment.
- Target hardening security features are provided at all pedestrian and parking entrances.

Sustainability Measures

- District Energy Utility (DEU) compatible building and mechanical system designed to facilitate connection to a City utility, as secured at rezoning. The developer has agreed to construct and transfer ownership of an on-site low carbon energy plant to the City or the City's DEU service provider, Lulu Island Energy Company.
- The proposed development includes approximately twenty solar collection panels arranged in five arrays in a central area on the tower roof with a potential of 8 kW power to contribute towards the buildings electrical needs for common area lighting. The owner has agreed to register a legal agreement on Title as a Development Permit consideration, ensuring that the proposed solar panels will be installed and maintained for the life of the building. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director, Development and the Director, Building Approvals.
- As the DP application was submitted prior to the introduction of the Step Code requirement and meets the requirements to be grandfathered, the project will achieve the City standard of LEED "Silver" equivalent as per the attached LEED checklist (Attachment 3).

Public Art

- As secured through the rezoning, the applicant will be providing a voluntary contribution in the amount of $34,505.31 towards the City's Public Art Program.

Servicing Agreement

- As secured through the rezoning, the applicant is required to enter into a Servicing Agreement for the design and construction of City utility infrastructure and road works while protecting City and Translink infrastructure, generally including:
    - Water main upgrade on Leslie Road frontage.
    - Storm sewer upgrade on Leslie Road frontage.
    - Sanitary pump station replacement (with cost sharing), sanitary sewer upgrade and force main replacement on Leslie Road frontage and east edge of site, including new

equipment in a SRW inside the building, and force main in a SRW along the east edge of the site.
- Leslie Road widening to accommodate a left-turn lane and associated intersection traffic signal improvements.
- Various frontage improvements including street lighting.
- Geotechnical design and implementation to protect City infrastructure to the satisfaction of GM of Engineering and Public Works.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject site and Aberdeen Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw except for the requested variance. The project will enhance the Aberdeen Village urban community through its street-fronting commercial space, articulated form, pedestrian-oriented streetscape, and sustainable development measures, including contributing to the City Centre City District Energy Utility system. The proposed development will also enhance the community through the developer's concurrent construction of frontage improvements, a replacement sanitary pump station and infrastructure works secured through the associated rezoning application. The applicant has agreed to complete Development Permit considerations (Attachment 4). On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council is recommended.

Sara Badyal.

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:
Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Meeting Minutes Annotated Excerpt (October 3, 2018)
Attachment 3: LEED Checklist
Attachment 4: Development Permit Considerations

Attachment 1
To report dated January 8, 2020

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 16-754766

Address: 4700 No. 3 Road

Applicant: Bene (No. 3) Road Development Ltd. Owner: Bene (No. 3) Road Development Ltd.

Planning Area(s): City Centre (Aberdeen Village)

	Existing	Proposed
Site Area	2,081.9 m^2 (after 85.6 m^2 road dedication)	No Change
Land Uses	Vacant	Office/Retail Mixed-Use
OCP Designation	Commercial	Complies
Area Plan Designation	Urban Centre T5 (35m), Sub-area A.4	Complies
YVR Height Restriction	Max. 37.29 m to 38.46 m geodetic	Complies
Zoning	High rise Office Commercial (ZC44) – Aberdeen Village	Variance noted below
Number of Units	Vacant	2 floors of commercial retail uses 6 floors of office uses 4 levels of parking

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.5 (7,286.6 m^2), including Min. 1.5 office space (3,122.8 m^2)	3.5 (7,285.8 m^2), including 2.95 office space (6,151.4 m^2)	None permitted
Lot Coverage	Max. 90%	66%	None
Setback – Canada Line Guideway Dripline	Min. 6 m	6 m	None
Setback – No. 3 Road	Min. 3 m	3.3 m	None
Setback – Leslie Road	Min. 3 m	3 m	None
Setback – South Side Yard	Min. 0 m	0 m	None
Setback – Rear Yard	Min. 0 m	3 m	None
Height	Max. 35 m	35 m	None
Lot Size	Min. 2,000 m^2	2,081.9 m^2	None
Parking Spaces	City Centre Zone 1 with TDMs 101	With TDMs 107	None
Parking Spaces – Accessible	Min. 2%	3.7%	None
Parking Spaces – Small Car	Max. 50%	38%	None
Parking Spaces – Tandem	Max. 16 spaces	16	None
Off-Street Loading	2 medium truck (SU-9) spaces **1 large truck (WB-17) space**	2 medium truck (SU-9) spaces **0 large truck (WB-17) space**	**No WB-17 loading space**
Bicycle Storage	19 class 1 secure bike spaces 28 class 2 bike rack spaces	19 class 1 secure bike spaces 28 class 2 bike rack spaces	None

Annotated Excerpt from the Minutes from

Advisory Design Panel Meeting

October 3, 2018

DP 16-754766 – 10-STOREY COMMERCIAL AND OFFICE DEVELOPMENT

ARCHITECT: Norr Architects Planners

PROPERTY LOCATION: 4700 No. 3 Road

Applicant's Presentation

Simon Ho, Norr Architects Planners, and Caelan Griffifths, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members present were as follows:

- appreciate the model which provides clarity to the dimensions on the diagrams presented to the Panel – ***Noted.***
- appreciate the simplicity of the building form and the courtyard; provides a strong presence on the site – ***Noted.***
- applicant should be mindful and sensitive with regard to the height and volume of the outside shape of the building reflecting or mirroring itself or reinforcing that shape on the ground floor lobby entrance inside the building in terms of the character of the walls, shape and the elements that come through – ***Design improved. The shape of the corner "lantern" has been further reinforced by revision to the shape and character of the interior walls and elements. Entrances to the CRUs and the elevator provide a bird's eye view of the central lobby without interrupting its geometry.***
- investigate opportunities to connect every two floors of the six floors of office spaces with the volume space especially thinking of the light casting through; consider opening up the volumetric experience at the corner of the building at the corner of the floor plate of the office spaces – ***Considered. The upper office floor plate sizes have been maintained.***
- soffits under the building should be expressive and apparent to enhance pedestrian experience on the edge of the building; also look at lighting and elements on the soffit and how it affects the character of the building –***Soffit materials noted.***
- the project is sound – ***Noted.***
- the project is on the right track in terms of sustainability based on the project's sustainability and mechanical report; the project has good sustainability features; however, it could benefit more with a closer coordination with a mechanical consultant as the proposed mechanical systems could impact the architectural design of the building; e.g., need to install massive rooftop enclosures for the proposed air source heat pumps; also look at one office floor where it appears that a mechanical shaft is not carried over to the floor above or the floor below – ***Design improved. On-site District Energy Utility equipment enclosure included adjacent to podium roof deck. Noted void is an overhead clearance area above the stair leading to the L4 vestibule.***

- the vestibule for the main lobby at the corner of No.3 Road and Leslie Road is missing – ***Vestibule incorporated.***
- the project is targeting a LEED Silver rating; however, no LEED scorecard was included in the package provided to the Panel; the applicant is advised to provide a LEED Version 4 scorecard – ***Provided.***
- consider a installing band of louvers with insulated back panels for the commercial spaces to accommodate any type of tenant in the commercial spaces in the building – ***Spandrel band designed to accommodate potential future insulated louvers in commercial spaces.***
- a good project; will support the project – ***Noted.***
- consider the accessibility of people in wheelchairs and those using mobility aids in the proposed paving treatment for the No. 3 Road and Leslie Road frontages; lay-out and pattern of the proposed type of unit pavers should provide a smooth surface to enhance accessibility – ***Accessibility improved. Concrete entry path added to minimize paving patterning***.
- appreciate the applicant contributing to the City's Public Art Fund; however, the applicant is encouraged to incorporate public art into the project – ***Considered. Voluntary contribution towards City's Public Art Program provided through the rezoning and lobby interior design will provide visual interest along the streetscape.***
- consider introducing colours or visual elements to the pump station open screening to help enliven the pump station and enhance visual interest – ***Design Improved. A uniform approach is taken for screening pump station, BC Hydro equipment and parking areas.***
- appreciate the provision of seating along the No. 3 Road and Leslie Road frontages adjacent to the commercial spaces; would be helpful to pedestrians in an urban environment – ***Noted.***
- support the Panel comment that the bench in front of the lobby appears exposed and uncomfortable – ***Design improved. Bench relocated to Leslie Road frontage.***
- appreciate the applicant providing a good solution to the design problems of the proposed development – ***Noted.***
- coloured lights will create an interesting effect inside the lobby at the corner "lantern" feature; will create an interesting effect at night for trains passing by the building – ***Noted.***
- planned shape of the corner feature is hard to see in the elevations; consider design development of the corner feature to make its planned shape more apparent; e.g. could be prowed and its height increased from the rest of the building, or canted to see a slant section through it – ***Considered. The built project will achieve the integrated feature. Likewise, Panel members were able to understand the design intent fully when the building model was presented.***
- concerned that there are some awkward spaces between the lantern element and the building which may collect garbage, i.e. the triangle space on the north and the west façades; consider closing it off – ***Design Improved. These areas have been planted in order to discourage the deposition of garbage in this area***.

- challenging to plant around the building; however, consider planting something more vertical on either side of the lantern; e.g. columnar oaks – ***Design Improved. Expanded planting beds have been proposed to allow the planting of two narrow columnar tree species, Liquidambar styraciflua 'Slender silhouette', which grows no wider than 7' and will provide seasonal interest with great fall foliage, summer shade and winter silhouette.***
- consider planting small and short trees along the No. 3 Road frontage way below the Canada Line Skytrain guideway to encourage people to sit on the benches – ***Unfortunately tree planting in proximity to the Skytrain guideway is not permitted. Landscape in this frontage designed to encourage a pleasant movement through to Leslie where pedestrians can find respite from the noise of the passing Skytrains.***
- the office deck appears more interesting in the model than in the diagrams; however, its design appears extroverted; consider a more introverted design, i.e., push the mass to the edges to provide a refuge from your surroundings –

  We've balanced the two constraints of this space: privacy in the outdoor area, as it is accessible from three separate entries – and potentially different tenants; and the need to create inward looking spaces for social gathering. We have created three room therefore, cushioned from the urban environs with planting.
- ensure adequate soil depth in the proposed planting areas – ***Noted. Landscape design complies with the Canadian Landscape Standard (2016).***

(The comments submitted by Amber Paul to the Panel were summarized by Sara Badyal as follows:)

- the proposed design and massing appropriately address future development potential on surrounding sites – ***Noted.***
- the success of the open screening at the parking levels will depend mainly on the choice of material for the screen; open screening may be required for airflow around the mechanical equipment; looking to see what the choice of material for the screen; as currently proposed, the screen identifies this mechanical area as distinct and separate from the rest of the building and the colour and extent of the screen becomes a significant piece of the building character; at the moment, it draws attention to itself and seems to demand priority; applicant needs to look at this – ***Design Improved. Screening revised for uniformity as noted above.***
- landscape plans are small and challenging to read; there should be more detail around the materials and paving lay-outs to better understand how the paving fits with the building character; due to the large building overhangs and Canada Line guideway, there is limited opportunity for soft landscaping in this area; review whether the provision of a bench in front of the lobby is successful – ***Legibility and detail improved, soft landscape design improved and bench relocated.***

- from a landscape form and character perspective, more attention and detail is needed for materials and paving pattern specifically hardscape materials and how they are proposed for use is what will define and characterize the public open space; more information is needed – ***Considered. The hardscape patterns are reflecting the corner plaza of the building and street interface, while acknowledging the intrusive nature of Skytrain noise. The dynamism of the pattern is meant to encourage comfortable and aesthetic passage.***
- the office deck supports the office uses – ***Noted.***

Panel Decision

It was moved and seconded
That DP 16-754766 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

LEED v4 for BD+C: Core and Shell
Project Checklist

Project Name:
Date:

Y	?	N			
1			Credit	Integrative Process	1

16	0	19	Location and Transportation		20
		16	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
		2	Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

7	2	2	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1	1		Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

7	2	2	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
5	1		Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

15	3	14	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	2		Credit	Enhanced Commissioning	6
9	1	8	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

0	0	13	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	6
		2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
		2	Credit	Construction and Demolition Waste Management	2

4	2	4	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
		1	Credit	Quality Views	1

1	0	0	Innovation		6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

51	9	54	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Attachment 3
To report dated January 8, 2020

Attachment 4
To report dated January 8, 2020

City of Richmond

DP Considerations

Development Applications Department

Address: 4700 No. 3 Road **File No.:** DP 16-754766

Prior to forwarding this Development Permit application to Council for approval, the owner must complete the following requirements:

1. (***Landscape Security***) Submission of a Letter-of-Credit for landscaping in the amount of $48,348.25 as specified on the landscape cost estimate provided and sealed by the project Landscape Architect (including materials, installation and 10% contingency).
2. (***Solar Array***) Registration of an agreement on Title, ensuring that the proposed twenty solar panels in five arrays as shown on the DP plans and generating up to 8,000 watts (8kW) will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.

Prior to a Building Permit* being issued, the owner is required to complete the following:

1. (***Legal Agreements***) Confirmation of compliance with Rezoning and Development Permit legal agreements.
2. (***Accessibility and Sustainability***) Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. (***Construction Parking and Traffic Management Plan***) Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. (***Latecomer works***) If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.
5. (***Construction Hoarding***) Obtain a Building Permit* (BP) for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact the Building Approvals Department at 604-276-4285.*

Note:

* This requires a separate application.

- All Builders Liens on the subject lands must be removed before the subdivision and registration of covenants can occur.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the *Land Title Act*.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signature Date

6366786

City of Richmond

Development Permit

No. DP 16-754766

To the Holder:	BENE (NO. 3) DEVELOPMENT LTD.
Property Address:	4700 NO. 3 ROAD
Address:	C/O DANNY LEUNG 4400 HAZELBRIDGE WAY, UNIT 690 RICHMOND, BC V6X 3R8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the number of required on-site large size loading spaces from 1 to 0.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #23 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of $48,348.25 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 16-754766

To the Holder:	BENE (NO. 3) DEVELOPMENT LTD.
Property Address:	4700 NO. 3 ROAD
Address:	C/O DANNY LEUNG 4400 HAZELBRIDGE WAY, UNIT 690 RICHMOND, BC V6X 3R8

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

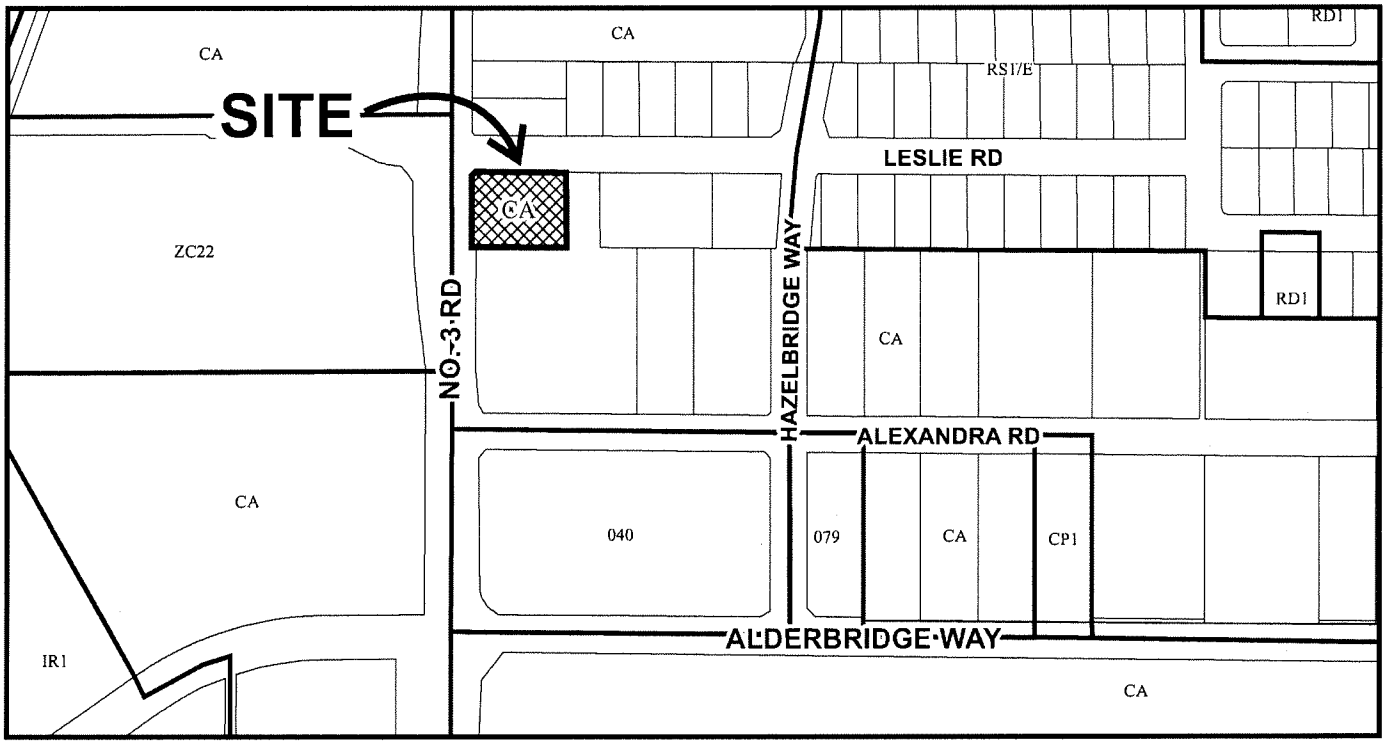
   This Permit is not a Building Permit.

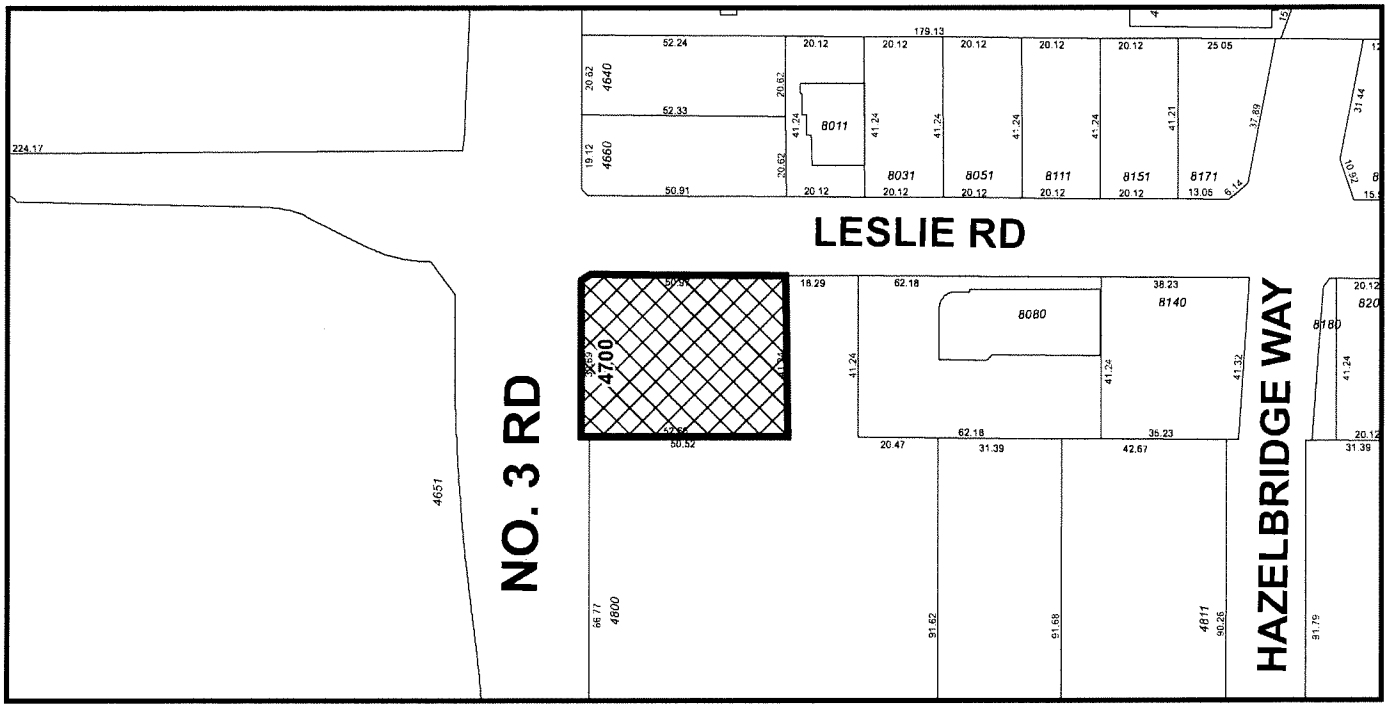
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





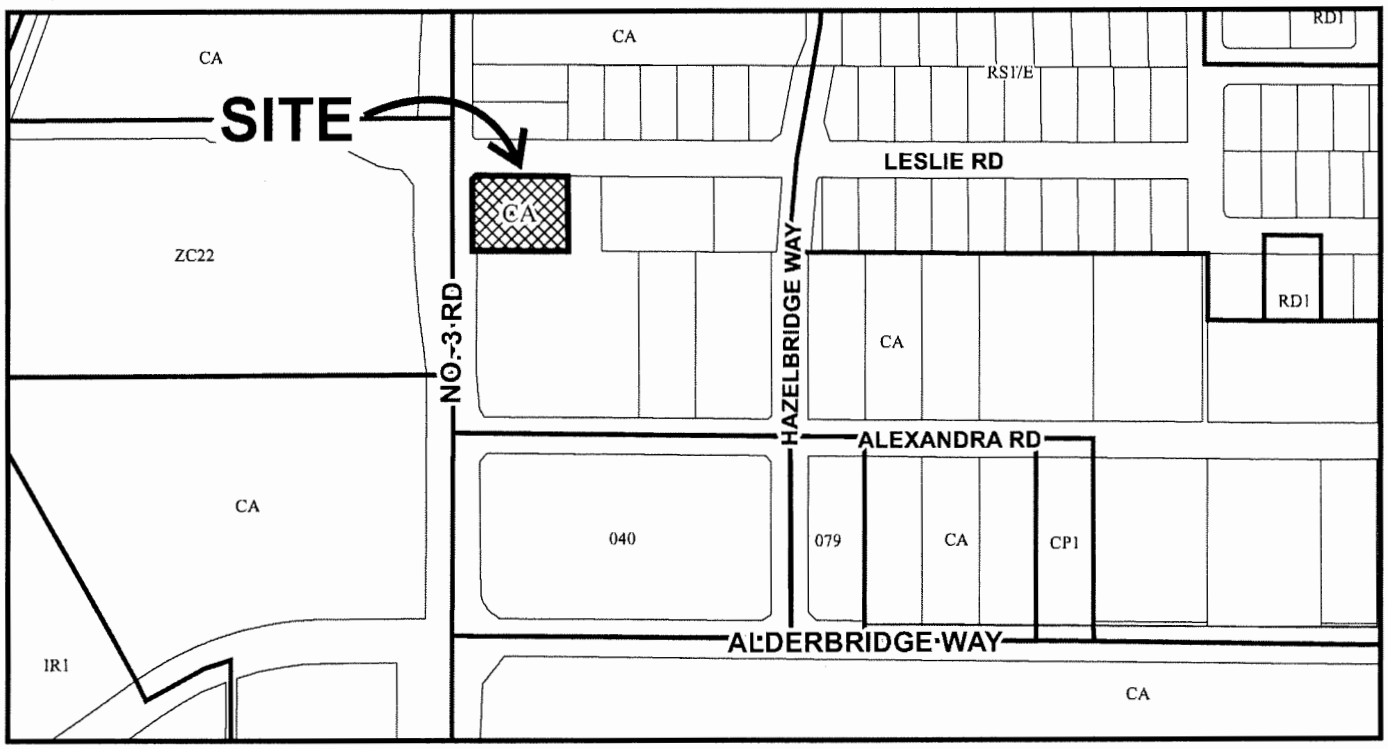
DP 16-754766
SCHEDULE "A"

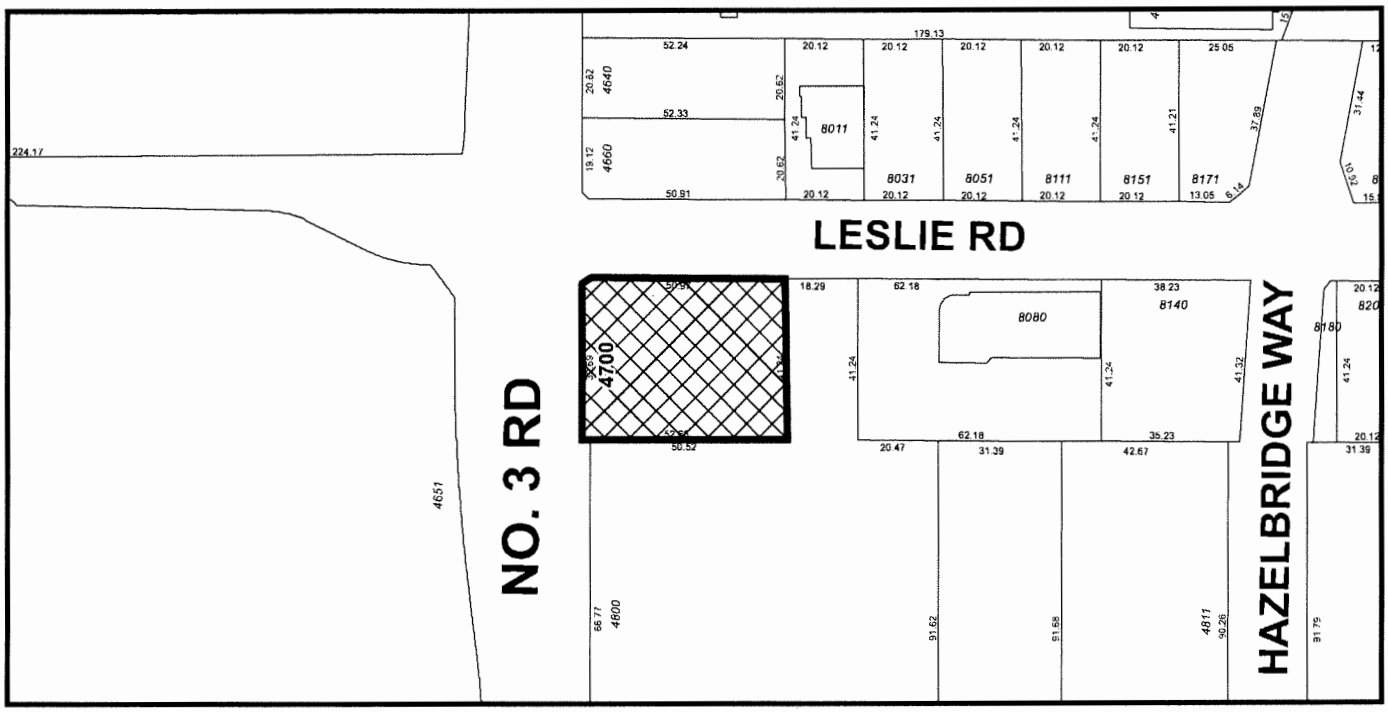
Original Date: 01/09/17

Revision Date:

Note: Dimensions are in METRES

City of Richmond





DP 16-754766

Original Date: 01/09/17

Revision Date:

Note: Dimensions are in METRES

Notes:

- Development required to connect to onsite DEU. District Energy Utility requirements as per legal agreement.
- Development required to demonstrate LEED silver equivalent standard.
- No more than 16 tandem parking spaces and use restricted to employees only.
- Five rows of solar panels required to be provided on the roof as per legal agreement.
- SRWs as per legal agreements to accommodate onsite equipment for Leslie pump station.
- Servicing Agreement required. Off-site and SRW works to be provided via separate required Servicing Agreement for City road works, frontage improvement works, infrastructure works and SRW pump station works as per legal agreement.
- This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

LIONS WAY OFFICE BUILDING

4700 NO.3 ROAD, RICHMOND, BC

DEVELOPMENT PERMIT RESUBMISSION

SUBMISSION DATE: 2020-01-02

PROJECT DEVELOPMENT STATISTICS								
OVERALL SITE SUMMARY								
CIVIC ADDRESS	4700 No. 3 ROAD, RICHMOND, BC							
LEGAL DESCRIPTION	LOT 95, SECTION 33, BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 56151							
CURRENT DISTRICT ZONING	AUTO-ORIENTED COMMERCIAL (CA)							
ZONING	ZC44							
OCP DESIGNATION	URBAN CENTRE T5 (35 M)							
SITE AREA	22,409.39 SQ. FT (2081.9 SQ.M)							
BUILDING SETBACKS	**ALLOWABLE**		**PROPOSED**					
NORTH (SIDE YARD LESLIE ROAD)	MIN. 3.0 M	MIN. 9.84'	3.0 M	9.84'				
WEST (FRONT YARD NO. 3 ROAD)	MIN. 3.0 M	MIN. 9.84'	3.0 M	9.84'				
WEST (NO. 3 ROAD/ GUIDEWAY DRIP-LINE)	MIN. 6.0 M	MIN. 19.69'	6.0 M	19.69'				
SOUTH (SIDE YARD)	MIN. 0.0 M	MIN. 0.0'	0.0 M	0'				
EAST (REAR YARD)	MIN. 0.0 M	MIN. 0.0'	3.05 M	10'				
CANADA LINE (GUIDELINE)	MIN. 6.0 M	MIN. 19.69'	6.0 M	19.69'				
ZONING REQUIREMENTS	**ALLOWABLE**			**PROPOSED**				
FLOOR AREA RATIO / FAR	ZC44	2,081.9 SQ.M	22,409.39 SQ. FT	3.5	7285.77	SQ.M	78,423.40	SQ.FT.
SITE COVERAGE	MAX. 90%	18,73.71 SQ.M	20,168.45 SQ. FT	53%	1,103.41	SQ.M	11,877.01	SQ.FT.

FLOOR AREA BREAKDOWN

LEVEL	USE	GFA		FAR		EXCLUSIONS		GLA	
MAIN FLOOR	COMMERCIAL RETAIL	1605.48 m²	17281.3 ft²	805.29 m²	8668.0 ft²	800.20 m²	8613.3 ft²	471.38 m²	5073.9 ft²
P1 LOBBY	PARKADE	1059.03 m²	11399.3 ft²	0.00 m²	0.00 ft²	1059.03 m²	11399.3 ft²	0.00 m²	0.0 ft²
P2 LOBBY 02 OFFICE	COMMERCIAL RETAIL/PARKING	1395.75 m²	15023.8 ft²	329.10 m²	3542.4 ft²	1066.65 m²	11481.4 ft²	260.51 m²	2804.1 ft²
P3 LOBBY	PARKADE	1363.65 m²	14678.2 ft²	0.00 m²	0.00 ft²	1363.65 m²	14678.2 ft²	0.00 m²	0.0 ft²
P4 LOBBY	PARKADE	1304.73 m²	14044.0 ft²	0.00 m²	0.00 ft²	1304.73 m²	14044.0 ft²	0.00 m²	0.0 ft²
FIFTH FLOOR	OFFICE	899.98 m²	9687.3 ft²	817.36 m²	8797.9 ft²	82.62 m²	889.3 ft²	732.35 m²	7883.0 ft²
SIXTH FLOOR	OFFICE	1145.59 m²	12331.0 ft²	1066.81 m²	11483.0 ft²	78.78 m²	848.0 ft²	968.73 m²	10427.4 ft²
SEVENTH FLOOR	OFFICE	1184.89 m²	12754.0 ft²	1066.81 m²	11483.0 ft²	78.78 m²	848.0 ft²	968.73 m²	10427.4 ft²
EIGHTH FLOOR	OFFICE	1145.59 m²	12331.0 ft²	1066.81 m²	11483.0 ft²	73.17 m²	787.6 ft²	968.73 m²	10427.4 ft²
NINTH FLOOR	OFFICE	1145.59 m²	12331.0 ft²	1066.81 m²	11483.0 ft²	73.17 m²	787.6 ft²	968.73 m²	10427.4 ft²
TENTH FLOOR	OFFICE	1145.59 m²	12331.0 ft²	1066.81 m²	11483.0 ft²	73.17 m²	787.6 ft²	968.73 m²	10427.4 ft²
TOTAL		13395.87 m²	144192.0 ft²	7285.77 m²	78423.4 ft²	6053.95 m²	65164.2 ft²	6307.89 m²	67,896.59 ft²

PARKING REQUIREMENTS			
VEHICLE REQUIREMENTS			
USE	RATIO	REQUIRED	PROVIDED
COMMERCIAL (CRU)	3.75 SPACES/100 SQ. M OF GLA	29.44	
OFFICE	1.275 SPACES/100 SQ. M OF GLA	71.09	
TOTAL (INCLUDING SMALL CAR /TANDEM ACCESSIBLE)		101	
TANDEMS SECURED AT RZ		-	107

COMMERCIAL RETAIL AREA (LEASEABLE)	910.47 (SQ.M)/ 9800 (SQ.FT)
OFFICE AREA (LEASABLE)	5576 (SQ.M)/ 60019(SQ.FT.)

PARKING STALL SIZE	RATIO	ALLOWED	PROVIDED
REGULAR CAR (INCLUCING 16 TANDEM)	-	-	63
SMALL CAR	MAX 50% OF PORVIDED	53	40
ACCESSIBLE	MIN 2% OF PORVIDED	3	4
TOTAL		-	107
BICYCLE REQUIREMENTS			
USE	RATIO	REQUIRED	PROVIDED
CLASS 1	0.27 SPACES/100 SQ. M OF GLA	19	19
CLASS 2	0.4 SPACES/100 SQ.M OF GLA	28	28
TOTAL		47	47

DRAWING LIST

DP00-02-00 SURVEY
DP10-01-00 CONTEXT PLAN & SITE IMAGES
DP10-01-01 SHADOW STUDIES
DP10-01-01A 3D VIEW
DP10-01-01C 3D VIEW

DP10-02-00 SITE PLAN EXISTING CONTEXT
DP10-02-01 SITE PLAN AFTER CITY ROAD WIDENING
DP10-02-02 SITE PLAN POTENTIAL FUTURE DEVELOPMENTS

DP20-01-01 GROUND FLOOR PLAN
DP20-01-02 INTERMEDIATE PARKADE FLOOR PLAN
DP20-02-01 SECOND FLOOR PLAN
DP20-03-01 THIRD FLOOR PLAN
DP20-04-01 FOURTH FLOOR PLAN
DP20-05-01 FIFTH FLOOR PLAN
DP20-06-01 SIXTH FLOOR PLAN
DP20-07-01 SEVENTH TO NINTH FLOOR PLAN
DP20-08-01 TENTH FLOOR PLAN
DP20-09-01 ROOF PLAN
DP21-01-01_1 TRUCK ACCESS - STALL 1, BIKE STORAGE NOTES AND PARKING STALL NOTES
DP21-01-01_2 TRUCK ACCESS - STALL 2
DP21-01-01A AREA OVERLAY / GROSS FLOOR AREA - GROUND FLOOR
DP21-01-01B LEASEABLE - GROUND FLOOR
DP21-01-02 GROSS FLOOR AREA - INTERMEDIATE FLOOR PLAN
DP21-02-01A GROSS FLOOR AREA - SECOND/THIRD/FOURTH FLOOR
DP21-02-01B LEASEABLE - SECOND FLOOR
DP21-05-01A GROSS FLOOR AREA - FIFTH FLOOR
DP21-05-01B LEASEABLE - FIFTH FLOOR
DP21-06-01A GROSS FLOOR AREA - SIXTH TO TENTH FLOOR
DP21-06-01B LEASEABLE - SIXTH TO TENTH FLOOR

DP30-01-05 NIGHT ELEVATIONS
DP30-01-01 NORTH ELEVATION
DP30-01-02 EAST ELEVATION
DP30-01-03 SOUTH ELEVATION
DP30-01-04 WEST ELEVATION
DP31-01-01 BUILDING SECTION
DP31-01-02 BUILDING SECTION
DP31-01-03 BUILDING SECTION
L1 LANDSCAPE PLAN
L2 LANDSCAPE ROOF PLAN

PROJECT TEAM

OWNER
BENE NO.3 ROAD DEVELOPMENT LTD.
7431 LUDLOW PLACE
RICHMOND, BC

ARCHITECT
NORR ARCHITECTS PLANNERS INC.
SUITE 710 - 1201 WEST PENDER ST.
VANCOUVER, BC
V6E 2V2
T. 604.685.6093
CONTACT: SIMON HO
simon.ho@norr.com

PROJECT MANAGER
WYDANCO CONSULTANTS LTD.
690 - 4400 HAZELBRIDGE WAY
RICHOMND, BC
V6X 3R8
T. 604.295.2320
CONTACT:

CONSTRUCTION MANAGER
GRAHAM CONSTRUCTION
7216 BROWN ST.
DELTA, BC
V4G 1G8
T. 604.940.4500
CONTACT:

LANDSCAPE ARCHITECT
PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY, BC
V5C 6G9
T. 604.294.0011
CONTACT:

STRUCTURAL ENGINEER
RJC ENGINEERS
300 1285 WEST BRAOADWAY
VANCOUVER, BC
V6H 3X8
T. 604.738.0048
CONTACT:

LAND SURVEYOR
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
320 - 11120 HORSHOEWAY
RICHMOND, BC
V7A 5H7
T. 604.270.9331

TRAFFIC CONSULTANT
MMM GROUP LIMITED
700 - 1045 HOWE ST.
VANCOUVER, BC
V6Z 2A9
T. 604.685.9381

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ/ADP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-02-22	DP RESUBMISSION	L
2019-12-16	DP RESUBMISSION	M
2020-01-02	DP RESUBMISSION	N

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02 2020
ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, MAA, B.Arch, MIBC

Project Manager: S.HO	Drawn
Project Leader: S.HO	Checked

Client
BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V.

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
COVER

Plan 1

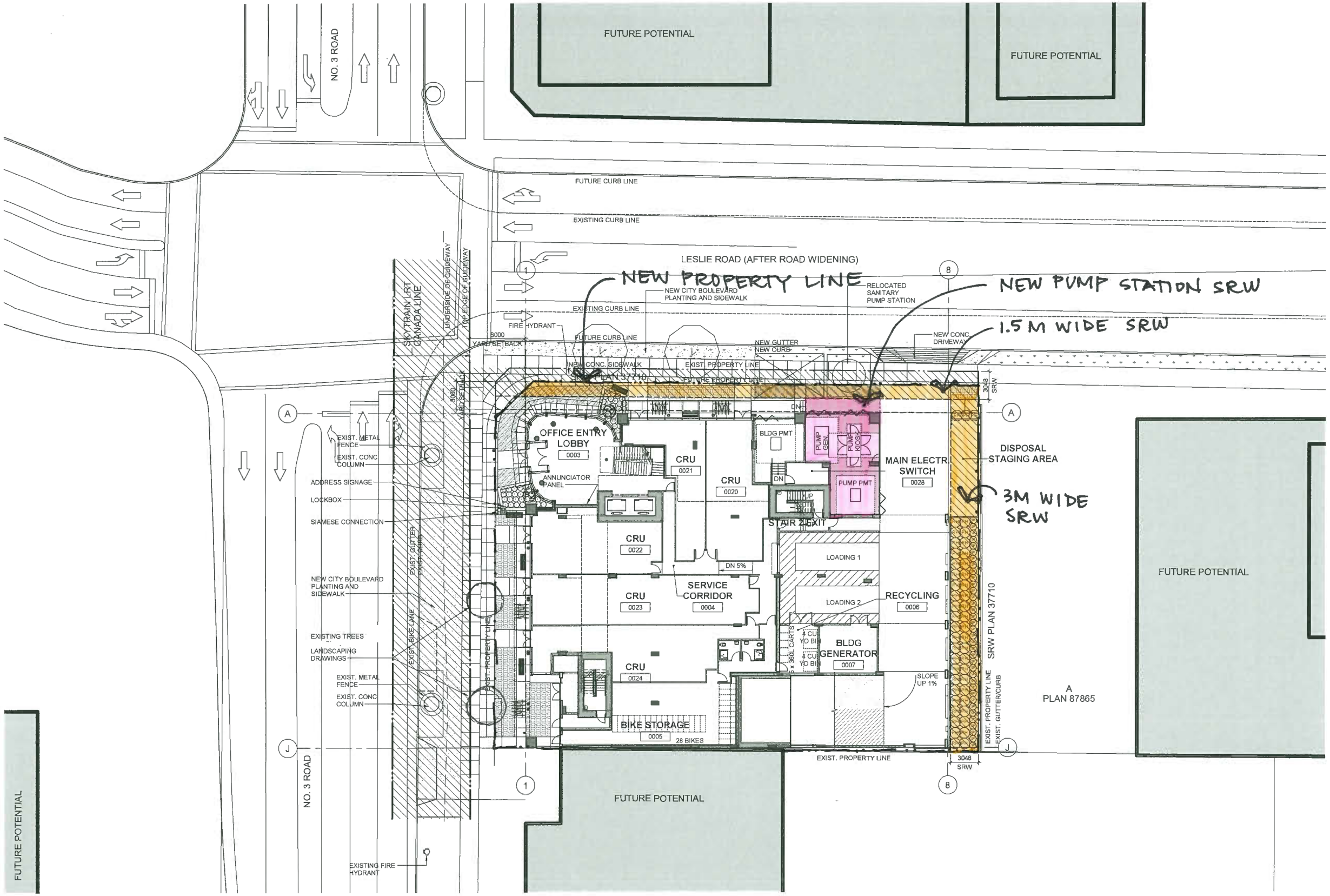
DP 16-754766
Jan 2, 2020

Scale

Project No.
OCVA14-0004

Drawing No.
DP00-01-00

ARCH D Title Block - R16 Rev _ (Sept/14) Copyright © 2016



1 DP10-02-01 SITE PLAN AFTER CITY ROAD WIDENING
SCALE: 1 : 200

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ/DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-02-22	DP RESUBMISSION	L
2019-12-18	DP RESUMBISSION	M
2020-01-02	DP RESUMBISSION	N

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants
Civil: CIVIL ENGINEER
Landscape: PMG LANDSCAPE ARCHITECTS
Architecture: NORR ARCHITECTS PLANNERS
Structural: RJC ENGINEERS
Mechanical: MCW CONSULTANTS LTD.
Electrical: NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE REGISTERED ARCHITECT JANUARY 02 2020 ALBERTA

LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, B.Arch., MAIBC
Bruce McKenzie, Architect, AAA, B.Arch., MAIBC

Project Manager	Drawn
S.HO	Author
Project Leader	Checked
S.HO	Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC.

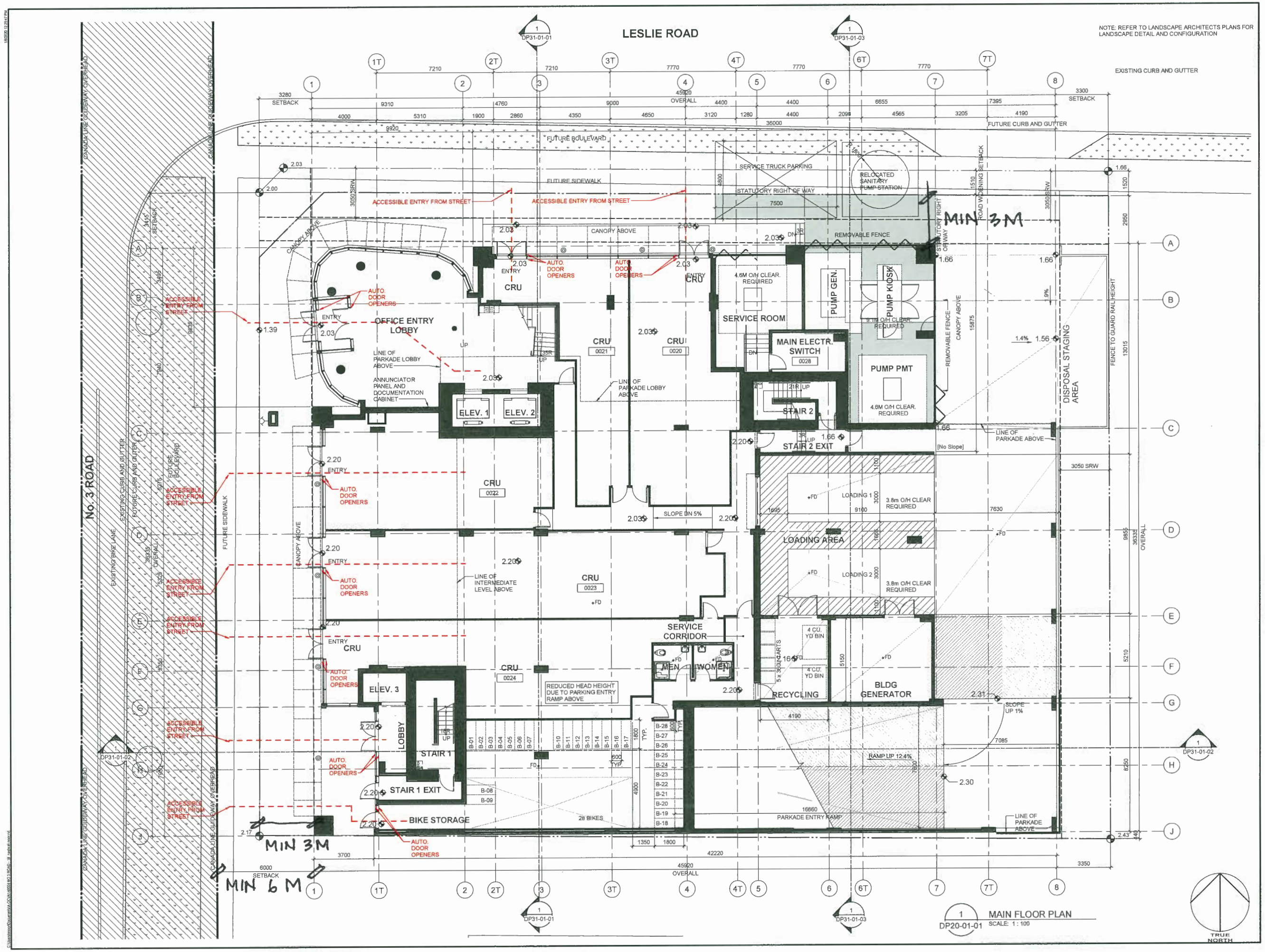
Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
SITE PLAN AFTER C WIDENING

Plan 2
DP 16-754766
Jan 2, 2020

Scale
1 : 200
Project No.
OCVA14-0004
Drawing No.
DP10-02-01

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



1 DP20-01-01 MAIN FLOOR PLAN SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-02-22	DP RESUBMISSION	L
2019-12-16	DP RESUBMISSION	M
2020-01-02	DP RESUBMISSION	N

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants
Civil: CIVIL ENGINEER
Landscape: PMG LANDSCAPE ARCHITECTS
Architecture: NORR ARCHITECTS PLANNERS
Structural: RJC ENGINEERS
Mechanical: MCW CONSULTANTS LTD.
Electrical: NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

BRUCE McKENZIE
JANUARY 02
2020
ALBERTA

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Ennis, Architect, AAA, B.Arch. MAIBC
Bruce McKenzie, Architect, AAA, B.Arch. MAIBC

Project Manager	Drawn
S.HO	J. NELSON
Project Leader	Checked
S.HO	S.HO

Client
BENE No. 3 ROAD DEVELOPMENT LTD.
7431 LUDLOW PLACE, RICHMOND, BC, V7

Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

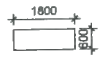
Drawing Title
GROUND FLOOR PL

Plan 3
DP 16-754766
Jan 2, 2020

Scale
1 : 100
Project No.
OCVA14-0004
Drawing No.
DP20-01-01

ARCH D Title Block - R18 Rev _ (Sep/18) Copyright © 2018

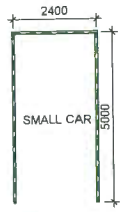
GENERAL BIKE STORAGE NOTES:



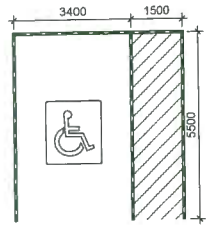
TYPICAL HORIZONTAL BIKE STORAGE STALL

GENERAL PARKING NOTES:

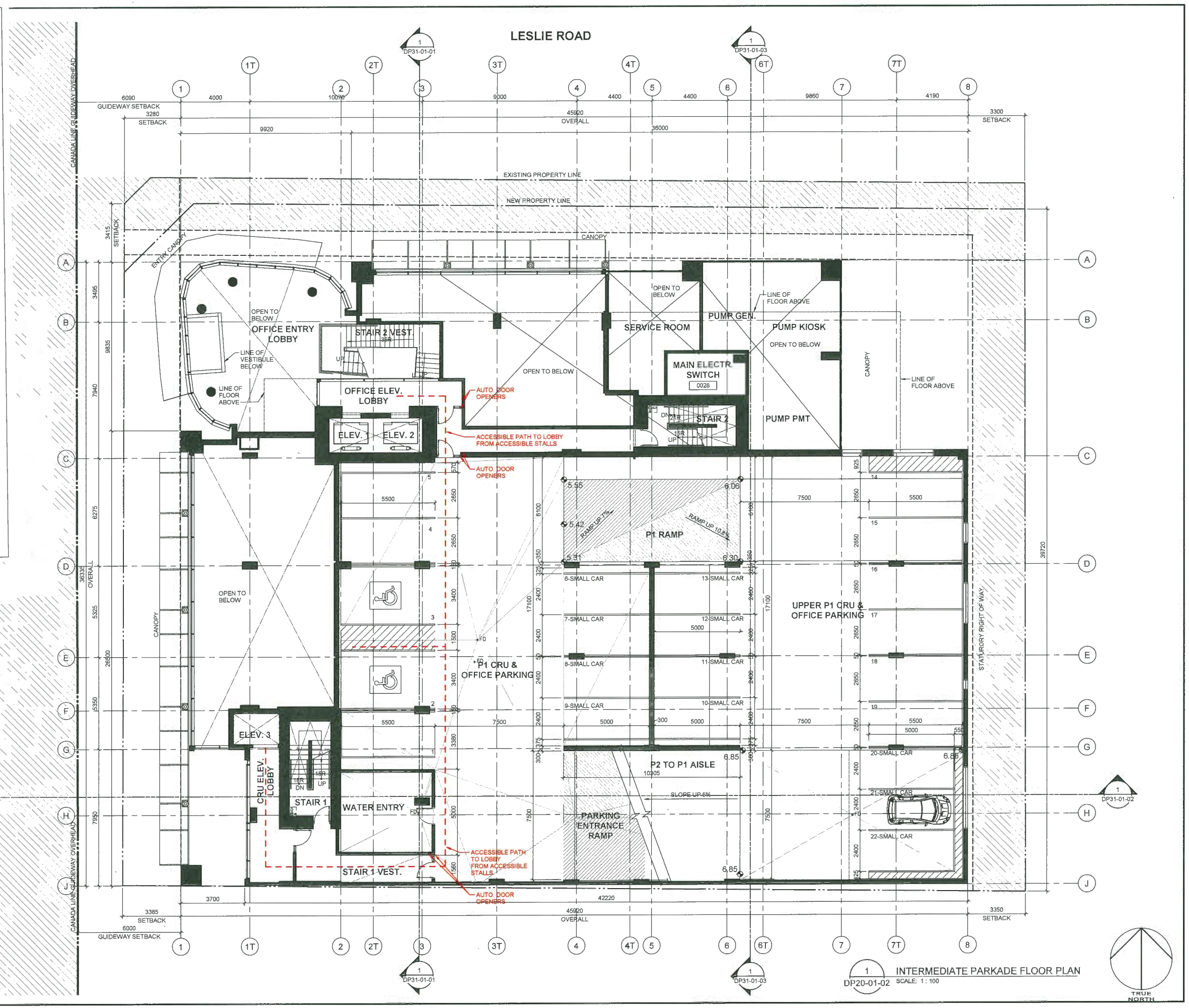
STANDARD PARKING STALL (TYPICAL)
NO ENCROACHMENT OF COLUMNS
IF ON BOTH SIDES OF A SINGLE STALL



SMALL CAR PARKING STALL (TYPICAL)
NO ENCROACHMENT OF COLUMNS
IF ON BOTH SIDES OF A SINGLE STALL



VAN-ACCESIBLE PARKING STALL (TYPICAL)
NO ENCROACHMENT OF COLUMNS
IF ON BOTH SIDES OF A SINGLE STALL



1 DP20-01-02 INTERMEDIATE PARKADE FLOOR PLAN
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

BRUCE McKENZIE ARCHITECT JANUARY, 02 2020 ALBERTA

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, S.Arch, MAIBC
Bruce McKenzie, Architect, AAA, S.Arch, MAIBC

Project Manager S.HO	Drawn
Project Leader S.HO	Checked

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC. V

Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
INTERMEDIATE PAR FLOOR PLAN

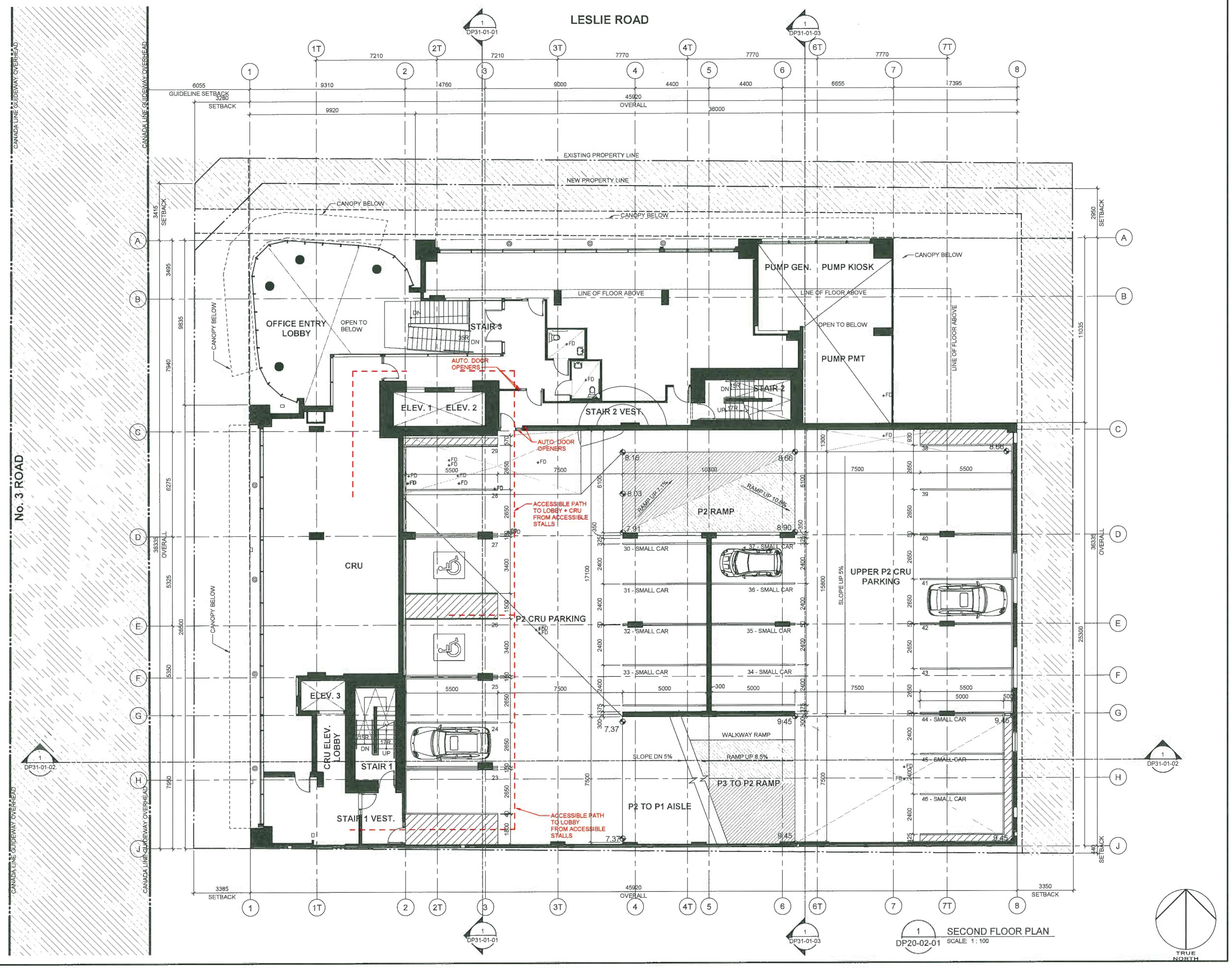
Plan 4
DP 16-754766
Jan 2, 2020

Scale
1 : 100

Project No.
OCVA14-0004

Drawing No.
DP20-01-02

ARCH D Title Block - R18 Rev _ (Sept/16) Copyright © 2016



1 DP20-02-01 SECOND FLOOR PLAN
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE REGISTERED PROFESSIONAL ENGINEER PROVINCE OF ALBERTA JANUARY, 02 2020

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, SAA, MAIBC
Bruce McKenzie, Architect, AAA, SAA, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC, V

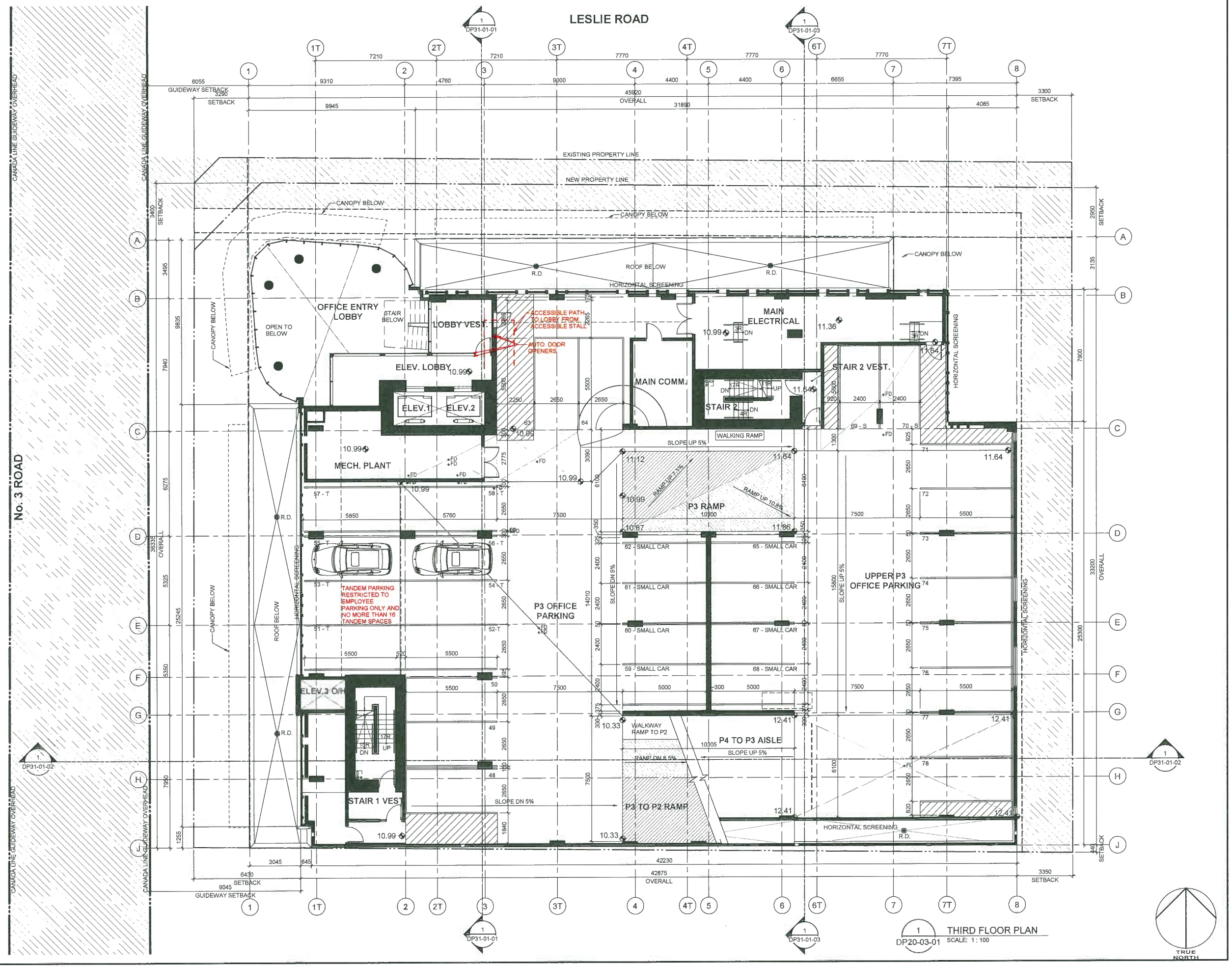
Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
SECOND FLOOR PL

Plan 5
DP 16-754766
Jan 2, 2020

Scale 1 : 100
Project No. OCVA14-0004
Drawing No. DP20-02-01

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



1 DP20-03-01 THIRD FLOOR PLAN
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE
REGISTERED
JANUARY, 02 2020
ALBERTA

LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, SAA, MAIBC
Bruce McKenzie, Architect, AAA, SAA, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD.
7431 LUDLOW PLACE, RICHMOND, BC, V7

Project
LION WAY OFFICE BI
4700 No.3 Road
Richmond, B.C.

Drawing Title
THIRD FLOOR PLAN

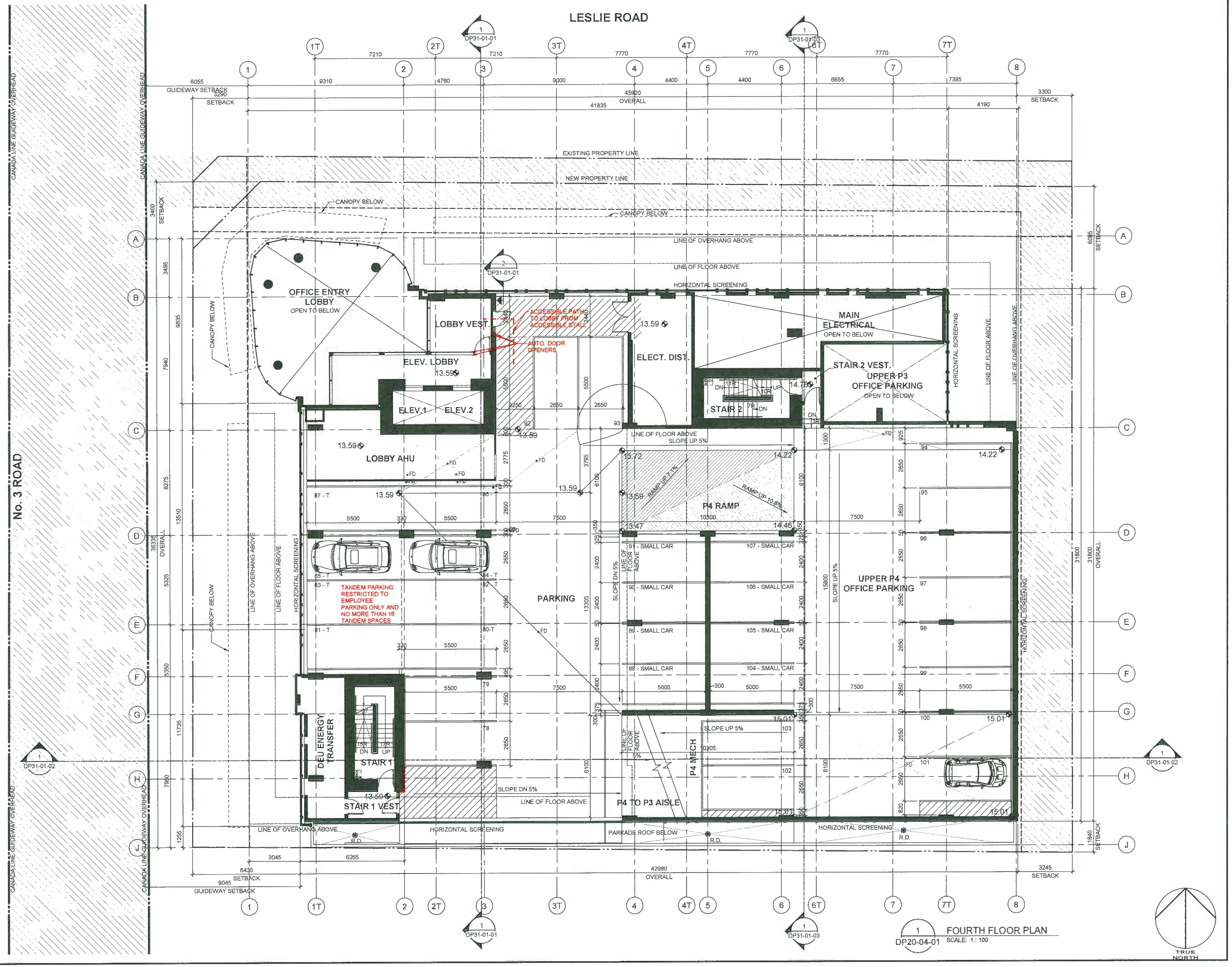
Plan 6
DP 16-754766
Jan 2, 2020

Scale
1 : 100

Project No.
OCVA14-0004

Drawing No.
DP20-03-01

ARCH D Title Block - R16 Rev _ (Sep/05) Copyright © 2016



1 DP20-04-01 FOURTH FLOOR PLAN
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENNEY
JANUARY, 02 2020
ALBERTA

LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC

BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Salvo, Architect, AAA, B.Arch, MABC
Bruce McKenney, Architect, AAA, B.Arch, MABC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC, V

Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
FOURTH FLOOR PL

Plan 7
DP 16-754766
Jan 2, 2020

Scale
1 : 100

Project No.
OCVA14-0004

Drawing No.
DP20-04-01

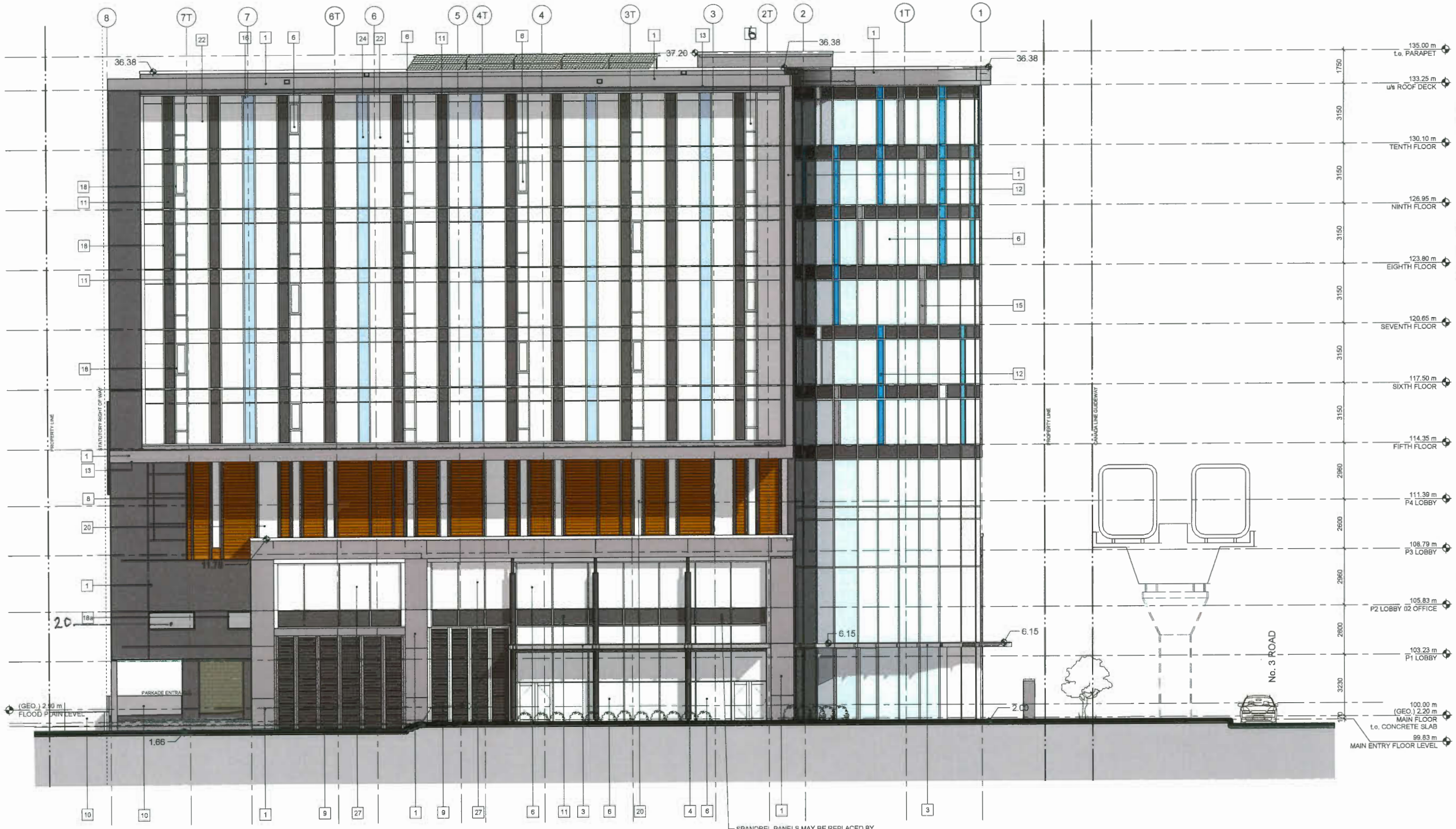
ARCH D Title Block - R16 Rev_ (Sept16) Copyright © 2016

MATERIALS LEGEND:

1. SEALED SMOOTH FINISH CONCRETE - LIGHT GRAY
3. GLASS CANOPY ON CLEAR ANODIZED ALUMINIUM FRAME
4. STEEL COLUMN C/W BLACK ALUMINIUM CLADDING
5. STOREFRONT VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
6. CURTAIN WALL VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
7. PRE-FINISHED THERMALLY BROKEN ENTRY DOOR C/W CLEAR ANODIZED ALUMINIUM RAILS
8. HORIZONTAL ALUMINUM LOUVER SCREENING - WOODGRAIN COLOUR
9. PRE-FINISHED ALUMINIUM REMOVEABLE ENCLOSURE - BLACK
10. 0.9m HIGH FENCE
    - OPAQUE PAINTED WOOD ENCLOSURE AT GARBAGE / RECYCLING HOLDING AREA ONLY
    - BLACK CHANILINK
11. SPANDREL GLASS - HARMONY SOLEX
12. SPANDREL GLASS - EXOTIC ARABIAN BLUE
14. SPANDREL GLASS - WARM GRAY
13. SEALED SMOOTH FINISH CONCRETE SOFFIT - LIGHT GRAY
15. SPANDREL GLASS - CHARCOAL

MATERIALS LEGEND:

16. SPANDREL PANEL - TO MATCH ARCTIC BLUE
17. ALUMINIUM COLOURED SQUARE ATTACHED TO REMOVEABLE ENCLOSURE
18. PRE-FINISHED ALUMINIUM MULLION - CLEAR ANODIZED
18a. PRE-FINISHED ALUMINIUM MULLION - BLACK ANODIZED
19. PRE-FINISHED ALUMINIUM "PICTURE WINDOW" FRAME - BLACK
20. OPAQUE FROSTED WINDOW - VIRACON, VLT - 88%
21. PRE - FINISHED ALUMINUM RAILING W/ CLEAR GLASS - BLACK
22. WHITE TINTED GLASS - VIRACON, VLT - 91 %
23. GRAY TINTED GLASS - PILKINGTON, VLT - 19%
24. ARCTIC BLUE TINTED GLASS - PILKINGTON, VLT - 32%
25. SEALED PAINTED CONCRETE - DARK GRAY
26. ALUMINIUM THROUGH WALL SCUPPER
27. SPANDREL GLASS - WHITE COTTON
28. SEALED PAINTED CONCRETE - WHITE



1 DP30-01-01 NORTH ELEVATION (FACING LESLIE ROAD)
SCALE: 1 : 100

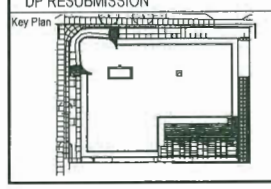
DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-18	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan



Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE JANUARY, 02 2020 ALBERTA

LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
--
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Snaith, Architect, AAA, B.Arch. MAIBC
Bruce McKenzie, Architect, AAA, B.Arch. MAIBC

Project Manager: S.HO	Drawn
Project Leader: S.HO	Checked

Client
BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
NORTH ELEVATION

Plan 8

DP 16-754766
Jan 2, 2020

Scale
As indicated

Project No.
OCVA14-0004

Drawing No.
DP30-01-01

ARCH D Title Block - R16 Rev _ (Sept/16) Copyright © 2016

1 DP30-01-02 EAST ELEVATION (FACING EXISTING ADJACENT PARKING LOT)
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02
2020

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC

BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Smith, Architect, AAA, SAnh, MAIBC
Bruce McKenzie, Architect, AAA, SAnh, MAIBC

Project Manager: S.HO	Drawn
Project Leader: S.HO	Checked

Client
BENE No. 3 ROAD
DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V

Project
LION WAY OFFICE E

4700 No.3 Road
Richmond, B.C.

Drawing Title
EAST ELEVATION

Plan 9

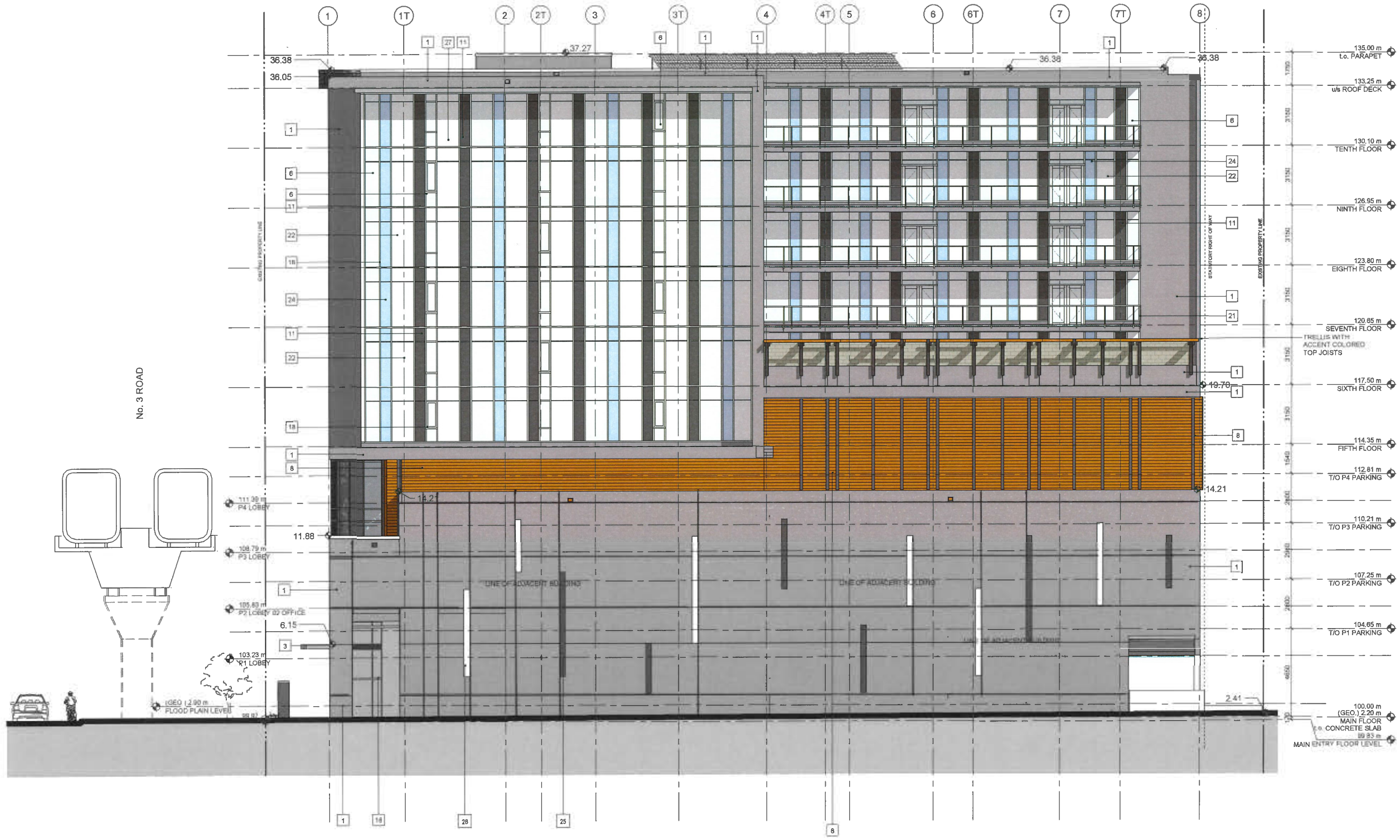
DP 16-754766
Jan 2, 2020

Scale: As indicated

Project No.: OCVA14-0004

Drawing No.: DP30-01-02

ARCH D Title Block - R16 Rev _ (Sep/16) Copyright © 2016



1 DP30-01-03 SOUTH ELEVATION
SCALE: 1 : 100

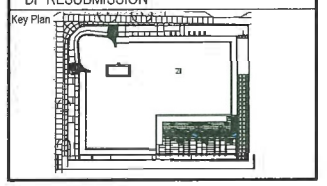
DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or engineer

Project Component
DP RESUBMISSION

Key Plan



Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE REGISTERED ARCHITECT JANUARY, 02 2020 ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager: S.HO	Drawn: Author
Project Leader: S.HO	Checked: Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
SOUTH ELEVATION

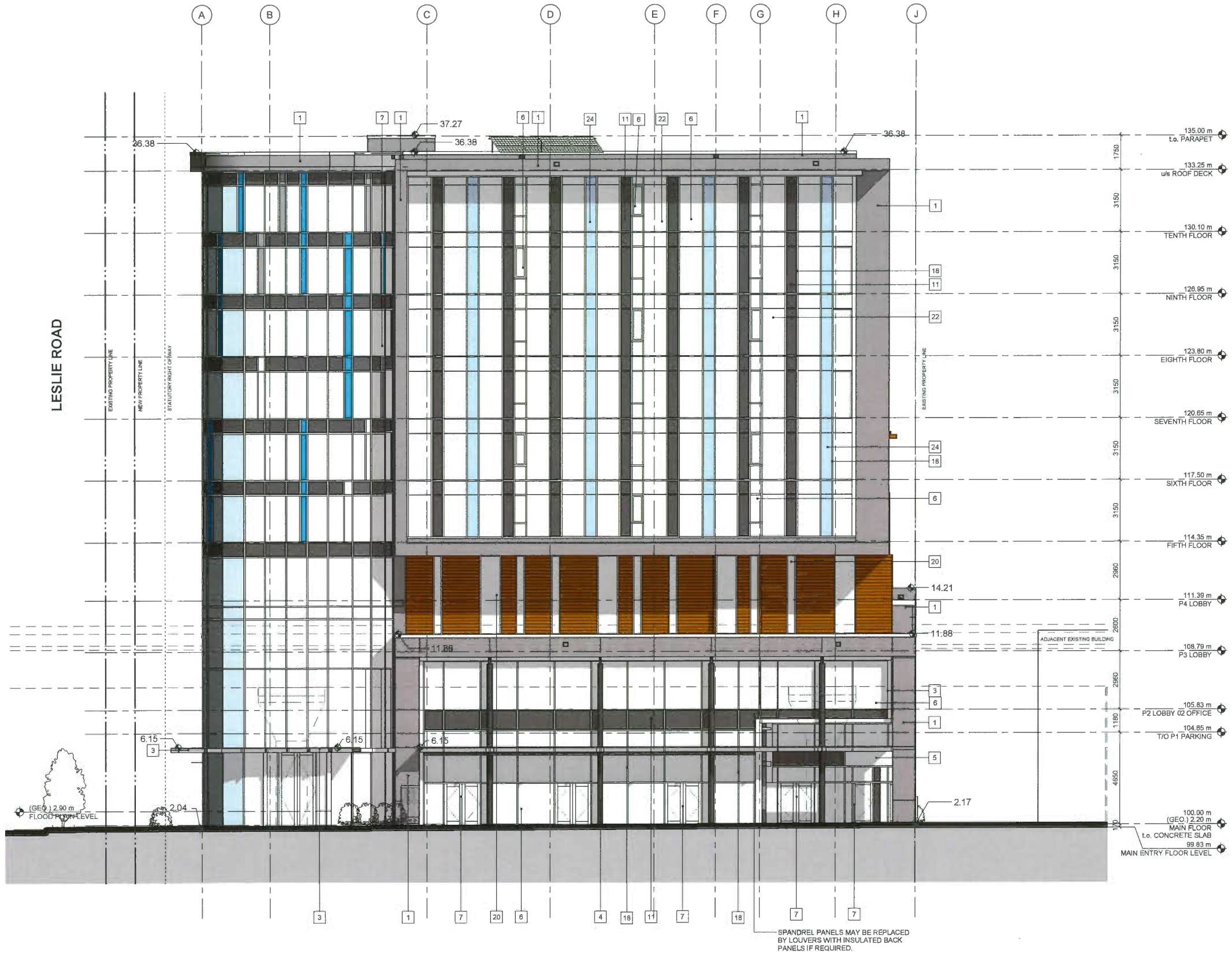
Plan 10
DP 16-754766
Jan 2, 2020

Scale: As indicated

Project No.: OCVA14-0004

Drawing No.: DP30-01-03

ARCH D Title Block - R16 Rev , (Sept/16) Copyright © 2016



1 DP30-01-04 WEST ELEVATION
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	PJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02
2020
ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
--
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Smith, Architect, AAA, S.Arch. MABC
Bruce McKenzie, Architect, AAA, S.Arch. MABC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V7

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
WEST ELEVATION

Plan 11

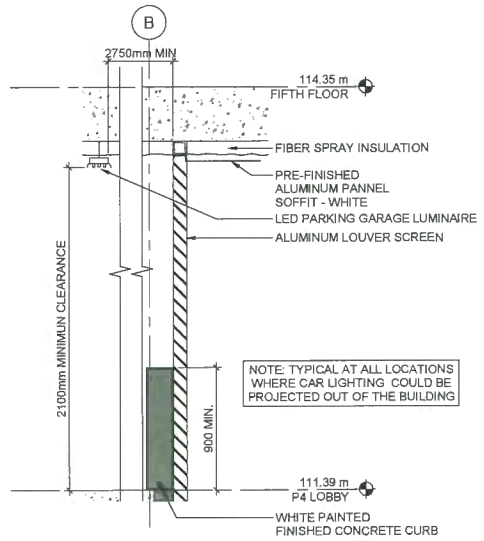
DP 16-754766
Jan 2, 2020

Scale
As indicated

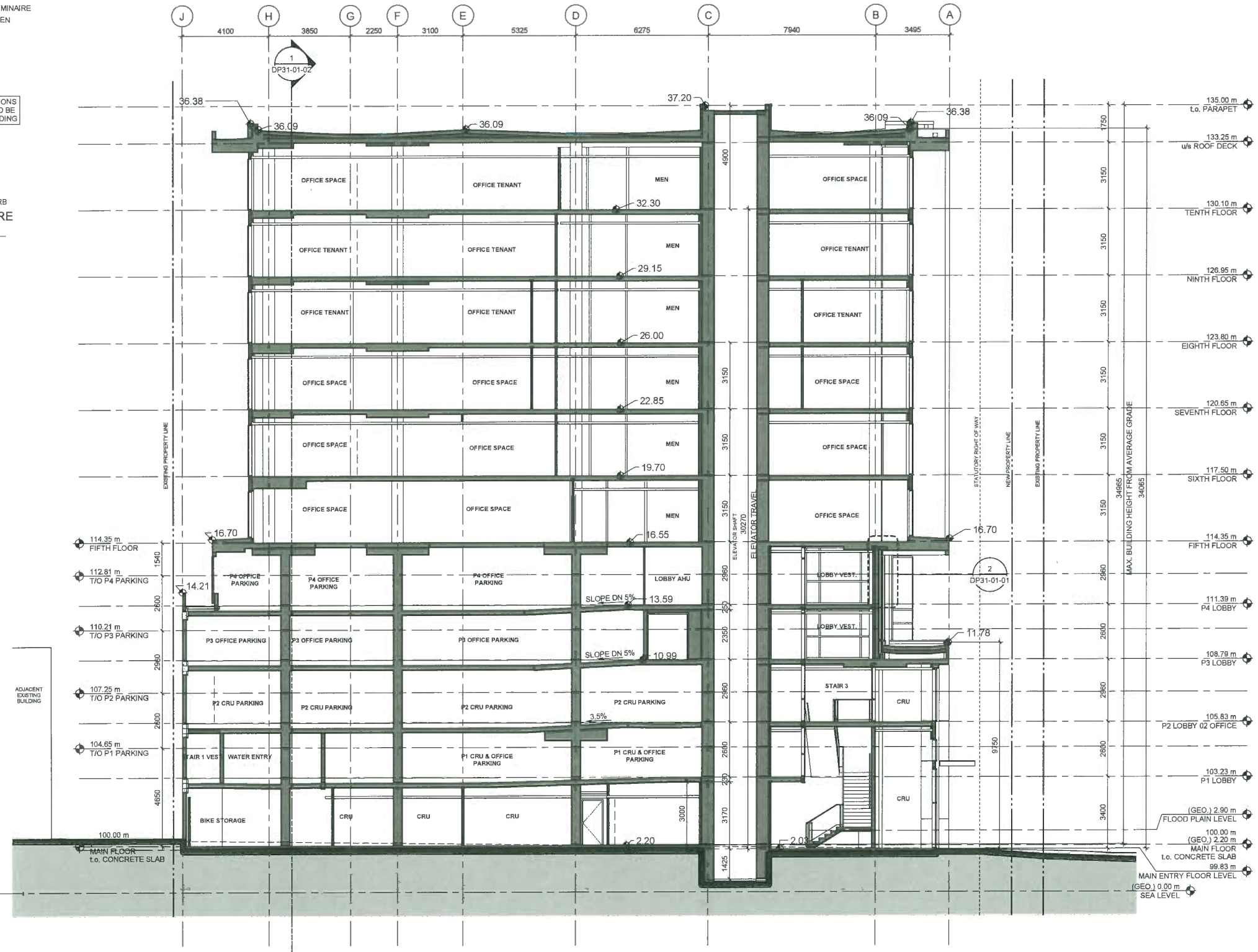
Project No.
OCVA14-0004

Drawing No.
DP30-01-04

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



2
DP31-01-01
SECTION DETAIL - PARKADE GLARE PROTECTION SCREENING (TYP.)
SCALE: 1 : 25



1
DP31-01-01
BUILDING SECTION - ENTRY STAIRS
SCALE: 1 : 100

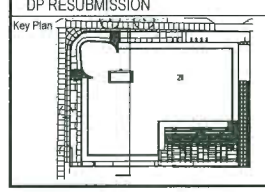
DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan



Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
REGISTERED
JANUARY, 02
2020
ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, B.Arch, MABC
Bruce McKenzie, Architect, AAA, B.Arch, MABC

Project Manager: S.HO	Drawn: Author
Project Leader: S.HO	Checked: Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
BUILDING SECTION

Plan 12

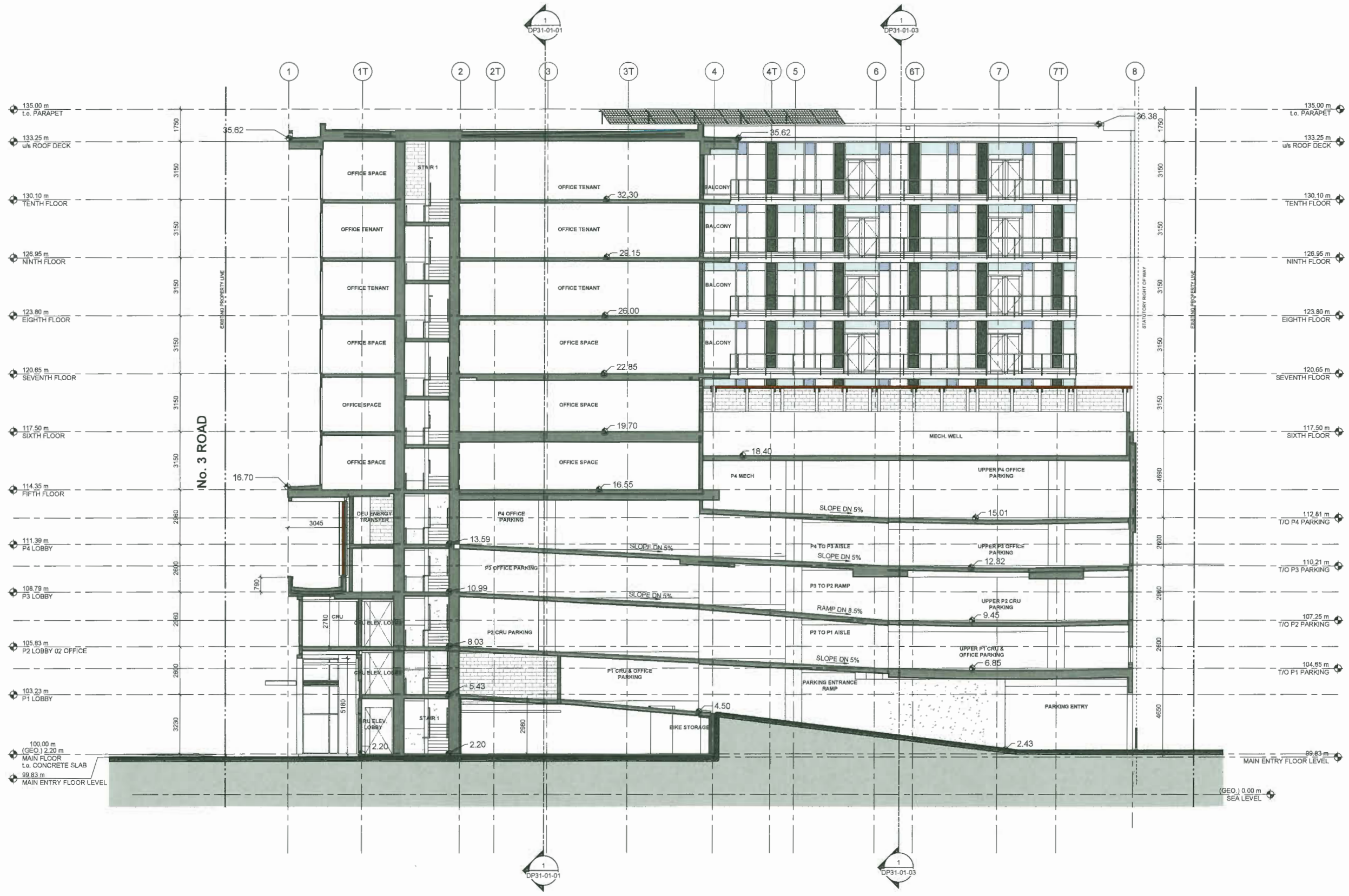
DP 16-754766
Jan 2, 2020

Scale
As indicated

Project No.
OCVA14-0004

Drawing No.
DP31-01-01

ARCH D Title Block - R16 Rev _ [Sept15] Copyright © 2015



1 DP31-01-02 BUILDING SECTION - SOUTH WEST STAIRS
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP REGUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
JANUARY, 02 2020
LIONWAY OFFICE BUILDING OCVA14-0004-00 4700 NO. 3 ROAD RICHMOND, BC
BENE NO. 3 ROAD DEVELOPMENT LTD 7431 LUDLOW PLACE RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC,

Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
BUILDING SECTION

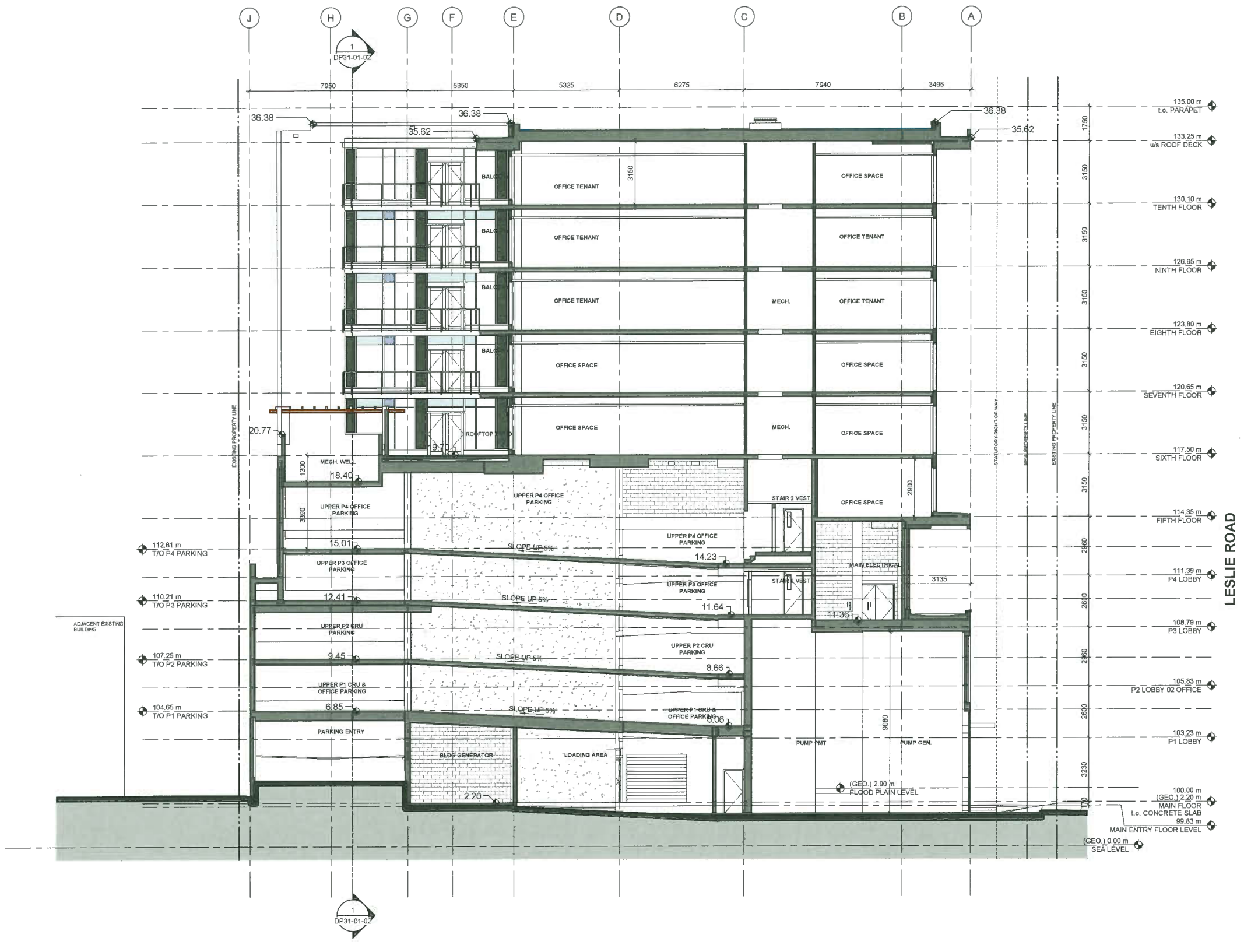
Plan 13
DP 16-754766
Jan 2, 2020

Scale
As indicated

Project No.
OCVA14-0004

Drawing No.
DP31-01-02

ARCH D Title Block - R16 Rev. (Sept/16) Copyright © 2016



1 DP31-01-03 BUILDING SECTION - NORTH EAST STAIRS
SCALE 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02 2020

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Santa, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager: S.HO	Drawn: Author
Project Leader: S.HO	Checked: Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC, V

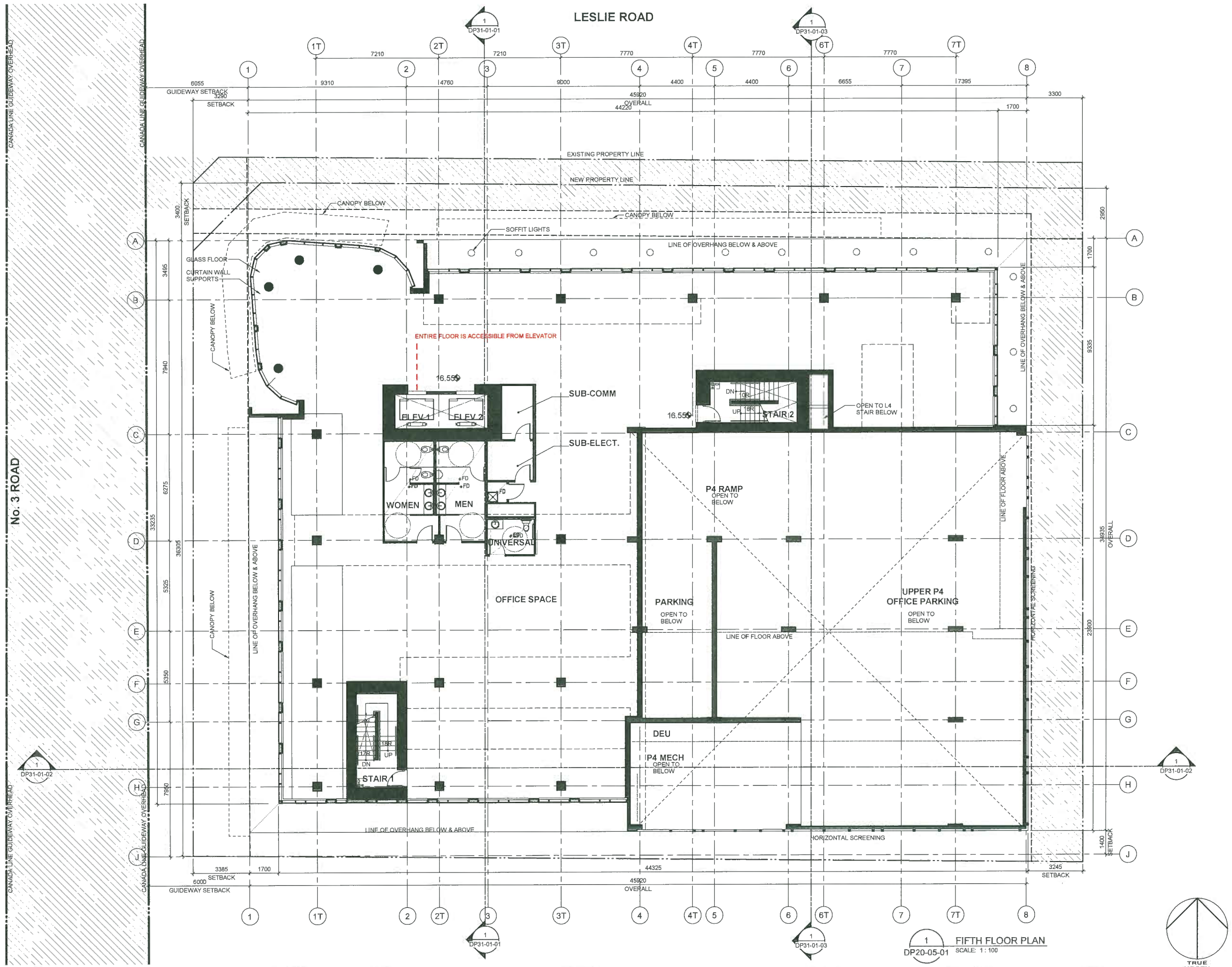
Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
BUILDING SECTION

DP 16-754766
Jan 2, 2020
Plan 14

Scale: As indicated
Project No.: OCVA14-0004
Drawing No.: DP31-01-03

ARCH D Title Block - R16 Rev _ (Sept/16) Copyright © 2016



1 DP20-05-01 FIFTH FLOOR PLAN
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	PJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE REGISTERED ARCHITECT JANUARY, 02 2020 ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, SAA, MAIBC
Bruce McKenzie, Architect, AAA, SAA, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC,

Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
FIFTH FLOOR PLAN

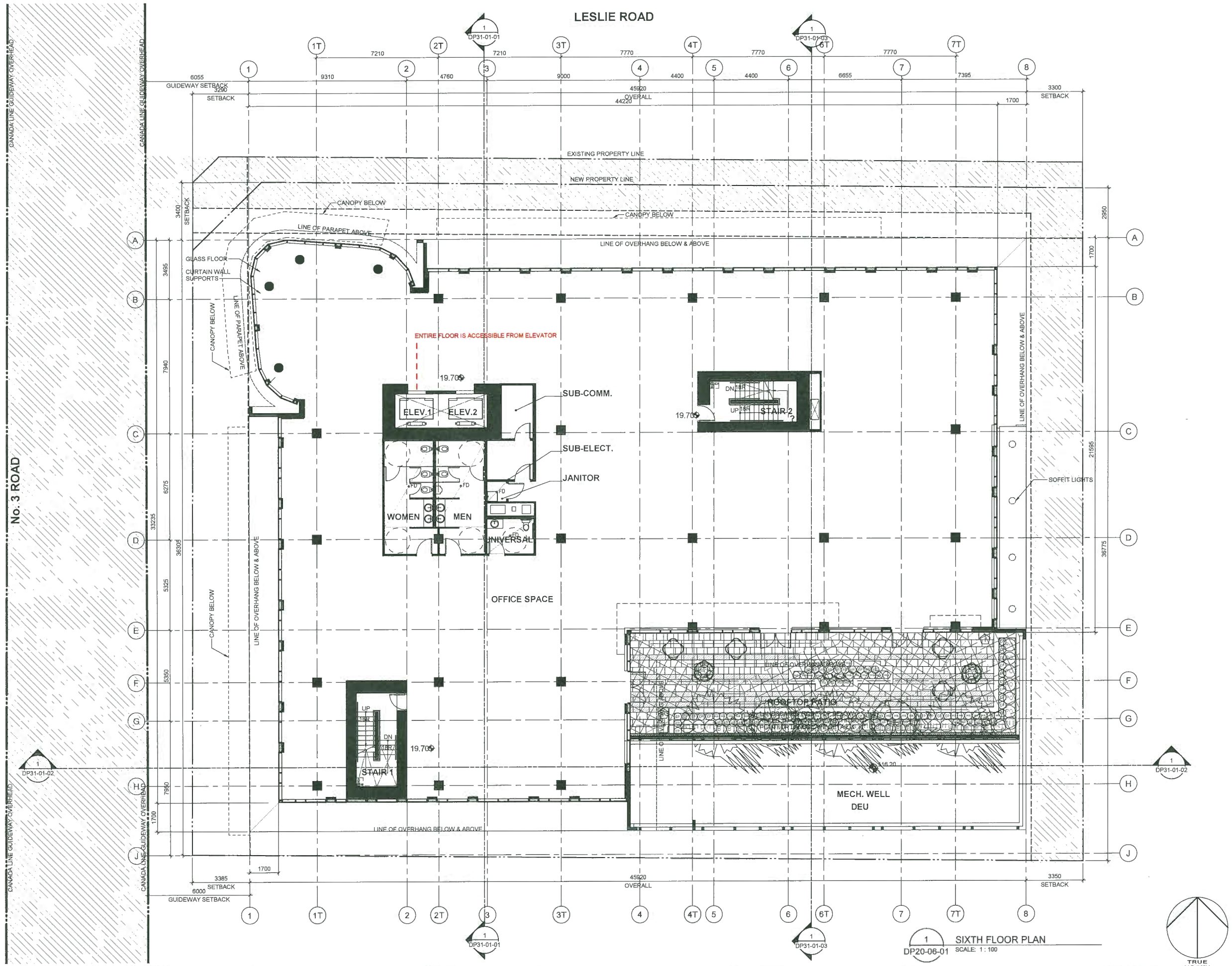
Plan 15
DP 16-754766
Jan 2, 2020

Scale
1 : 100

Project No.
OCVA14-0004

Drawing No.
DP20-05-01

ARCH D Title Block - R18 Rev _ (Sept16) Copyright © 2016



DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE
REGISTERED
JANUARY, 02
2020
ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Snaik, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager: S.HO	Drawn: Author
Project Leader: S.HO	Checked: Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC, V

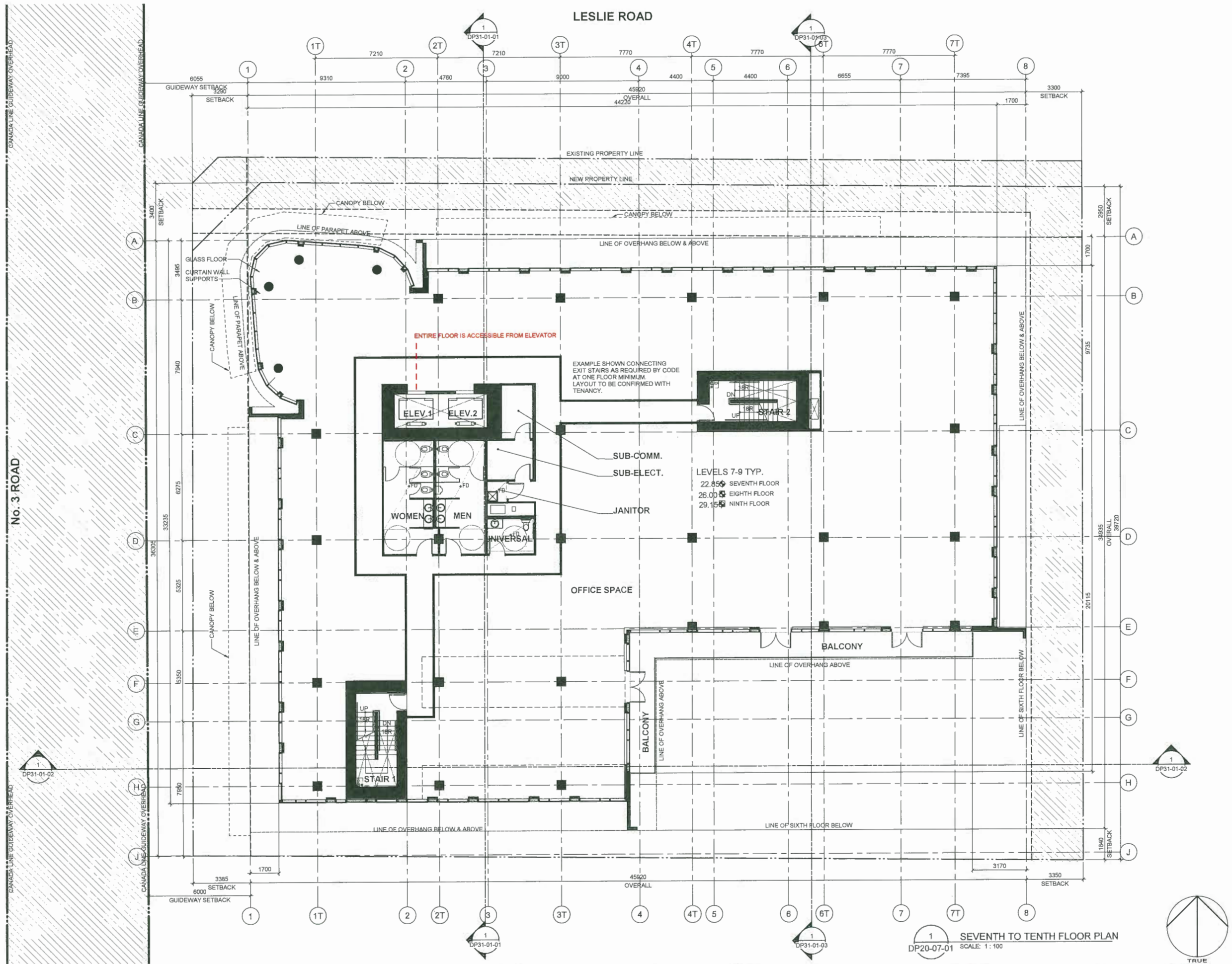
Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
SIXTH FLOOR PLAN

Plan 16
DP 16-754766
Jan 2, 2020

Scale: 1 : 100
Project No.: OCVA14-0004
Drawing No.: DP20-06-01

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



1 DP20-07-01 SEVENTH TO TENTH FLOOR PLAN
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants
Civil: CIVIL ENGINEER
Landscape: PMG LANDSCAPE ARCHITECTS
Architecture: NORR ARCHITECTS PLANNERS
Structural: RJC ENGINEERS
Mechanical: MCW CONSULTANTS LTD.
Electrical: NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
BRUCE McKENZIE JANUARY, 02 2020 ALBERTA

LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, SAnnA, MAIBC
Bruce McKenzie, Architect, AAA, SAnnA, MAIBC

Project Manager	Drawn
S.HO	Author
Project Leader	Checked
S.HO	S.HO

Client
BENE No. 3 ROAD DEVELOPMENT LTD.
7431 LUDLOW PLACE, RICHMOND, BC, V7

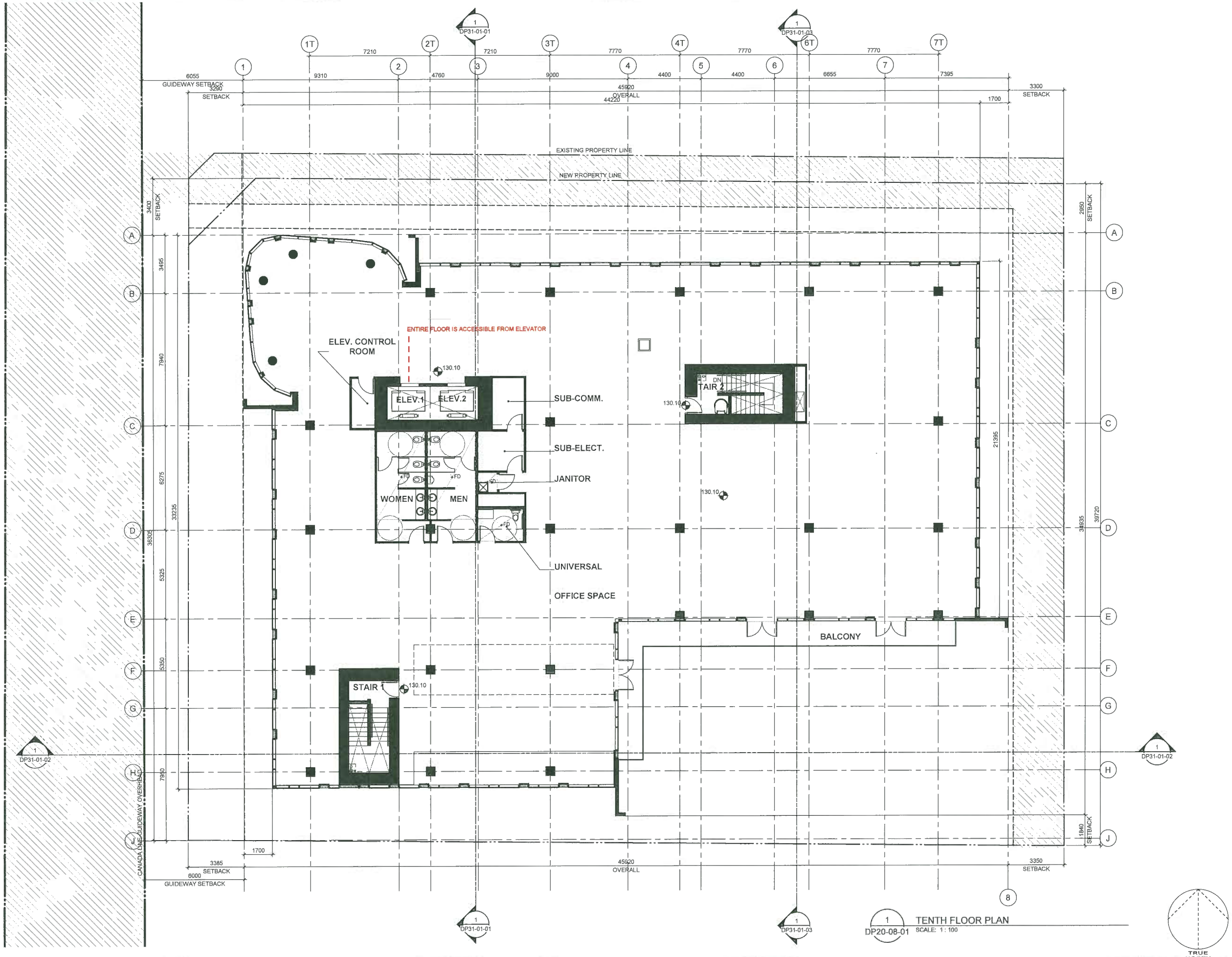
Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
SEVENTH TO NINTH PLAN

Plan 17
DP 16-754766
Jan 2, 2020

Scale 1 : 100
Project No. OCVA14-0004
Drawing No. DP20-07-01

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



1 TENTH FLOOR PLAN
DP20-08-01 SCALE: 1 : 100

DATE	ISSUED FOR	REV
2019-12-16	DP RESUMBISSION	A
2020-01-02	DP RESUMBISSION	B

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants
Civil: CIVIL ENGINEER
Landscape: PMG LANDSCAPE ARCHITECTS
Architecture: NORR ARCHITECTS PLANNERS
Structural: RJC ENGINEERS
Mechanical: MCW CONSULTANTS LTD.
Electrical: NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)
LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

BRUCE McKENZIE
JANUARY, 02
2020
ALBERTA

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Sedh, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager	Drawn
S.HO	Author
Project Leader	Checked
S.HO	Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD.
7431 LUDLOW PLACE, RICHMOND, BC. V7C

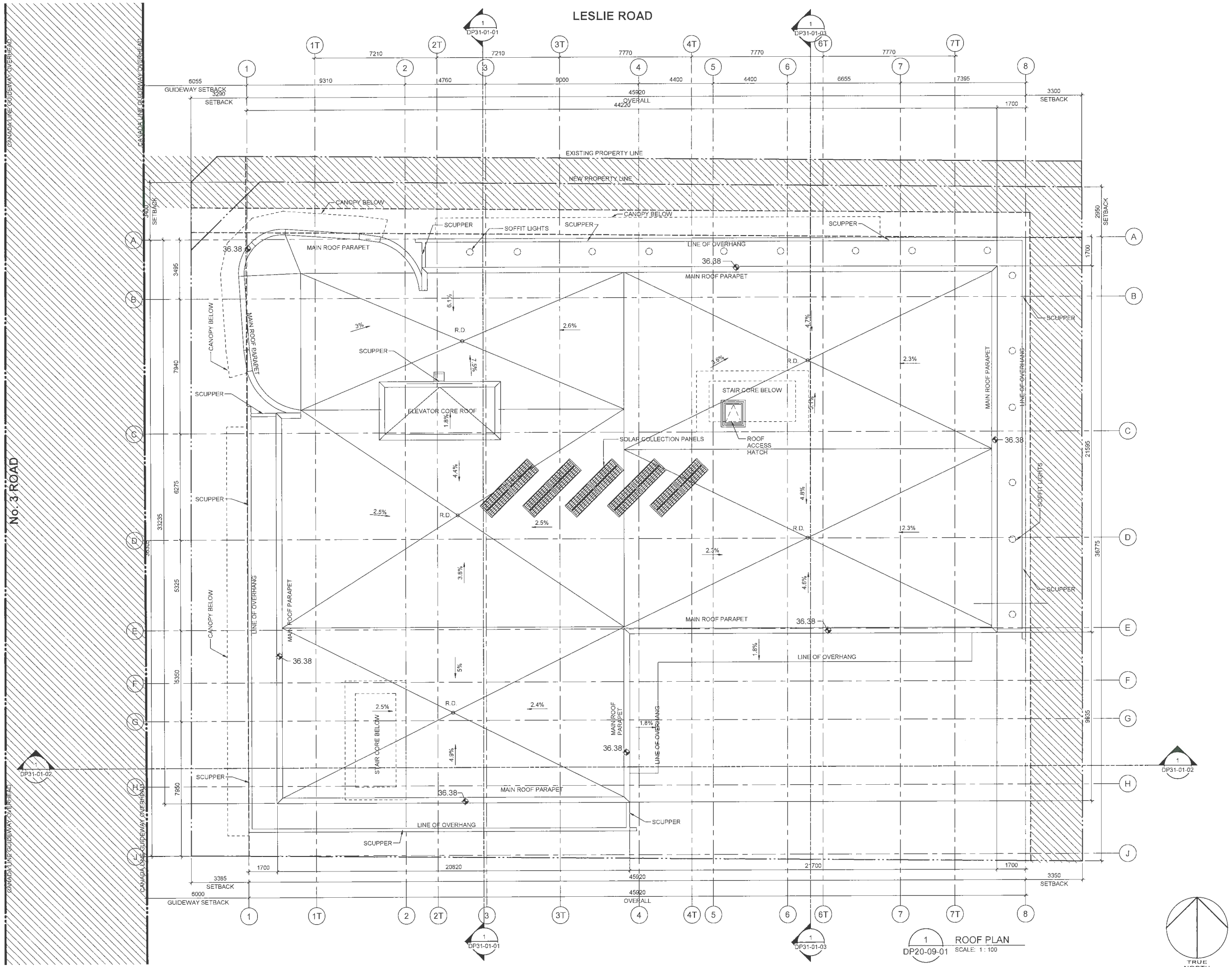
Project
LION WAY OFFICE BL
4700 No.3 Road
Richmond, B.C.

Drawing Title
TENTH FLOOR PLAN

Plan 18
DP 16-754766
Jan 2, 2020

Scale
1 : 100
Project No.
OCVA14-0004
Drawing No.
DP20-08-01

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



1 ROOF PLAN
DP20-09-01 SCALE: 1 : 100

TRUE NORTH

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUMBISSION	L
2020-01-02	DP RESUMBISSION	M

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION
Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

BRUCE McKENZIE REGISTERED ARCHITECT JANUARY, 02 2020 ALBERTA

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Emch, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE, RICHMOND, BC, V

Project
LION WAY OFFICE B
4700 No.3 Road
Richmond, B.C.

Drawing Title
ROOF PLAN

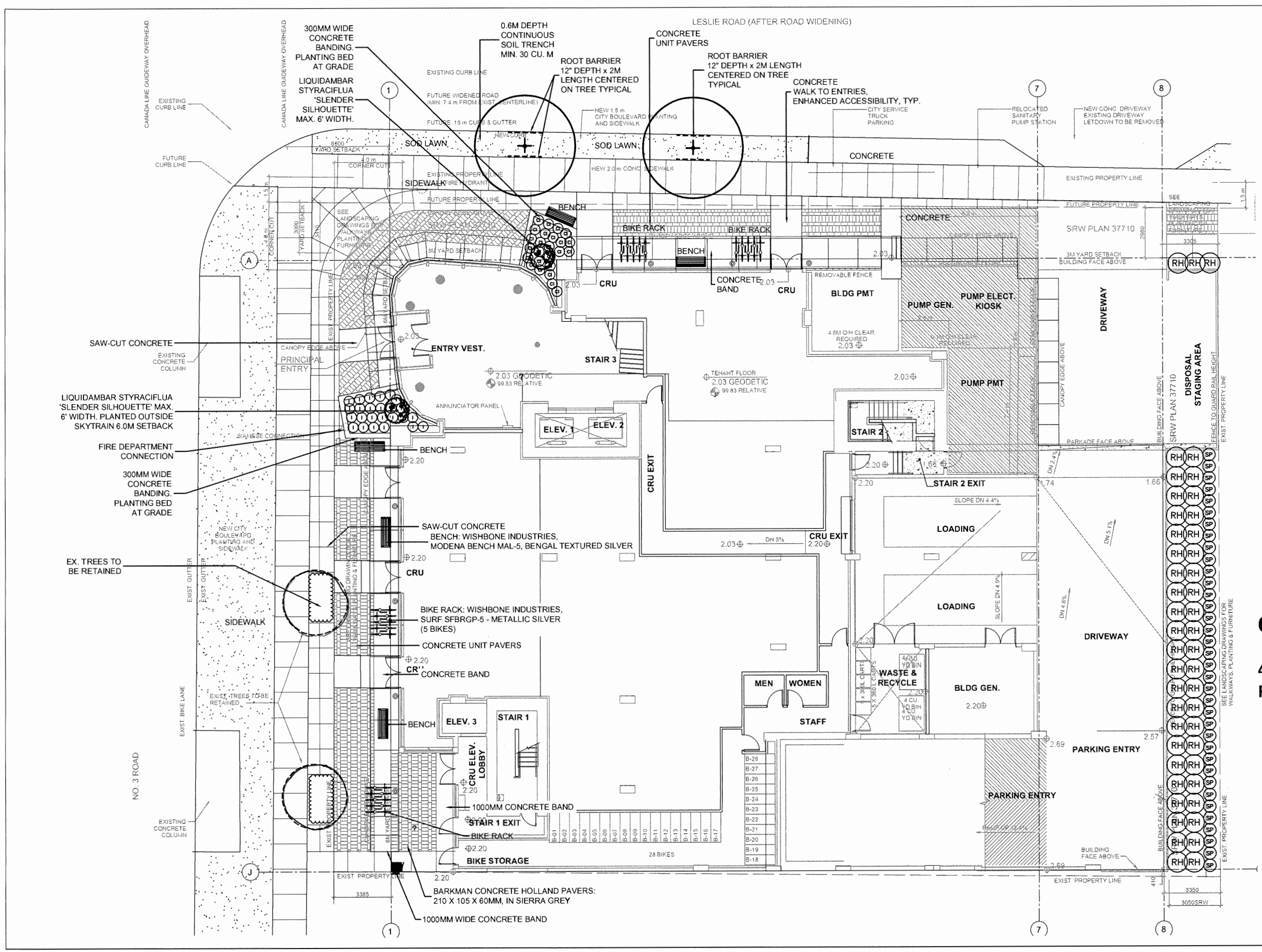
Plan 19
DP 16-754766
Jan 2, 2020

Scale
1 : 100

Project No.
OCVA14-0004

Drawing No.
DP20-09-01

ARCHED Title Block - R16 Rev (Sept16) Copyright © 2015



pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

NOTE:
OFFSITE WORKS & PLANTING TO BE REVIEWED V/A SEPARATE REQUIRED SERVICING AGREEMENT

OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

LANDSCAPE PLAN

17.FEB.22

SCALE=1:200

L-1

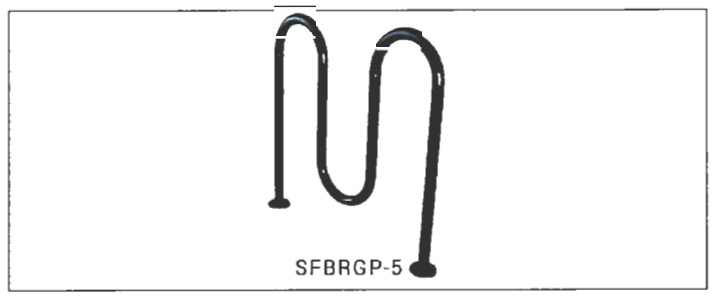
DP 16-754766 Plan 20
Jan 2, 2020

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

BARKMAN CONCRETE HOLLAND PAVERS:
210 X 105 X 60MM, IN SIERRA GREY

LIQUIDAMBAR STYRACIFLUA
'SLENDER SILHOUETTE'

BENCH: WISHBONE INDUSTRIES, MODENA BENCH MAL-5,
BENGAL TEXTURED SILVER USE TAMPER RESISTANT
HARDWARE



BIKE RACK: WISHBONE INDUSTRIES, SURF SFBRGP-3 - METALLIC
SILVER. USE TAMPER RESISTANT HARDWARE

OFF SITE
STREET TREES
TO BE REVIEWED
VIA SEPARATE
REQUIRED SA

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-034

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
+	2	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
SHRUB				
RH	47	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
SP	36	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
GRASS				
CI	25	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
I	25	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS INCLUDING STREET TREES, BOULVARD SOD AND EXISTING OFFSITE TREES AND OFFSITE SHRUB PLANTING TO BE IRRIGATED WITH AUTOMATIC UNDERGROUND DESIGN-BUILD IRRIGATION SYSTEM. IRRIGATION DESIGN AND INSTALLATION TO I.I.A.B.C. STANDARDS

OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

LANDSCAPE DETAILS - LEVEL 1

17.FEB.22

-

L-2

DP 16-754766 Plan 21
Jan 2, 2020

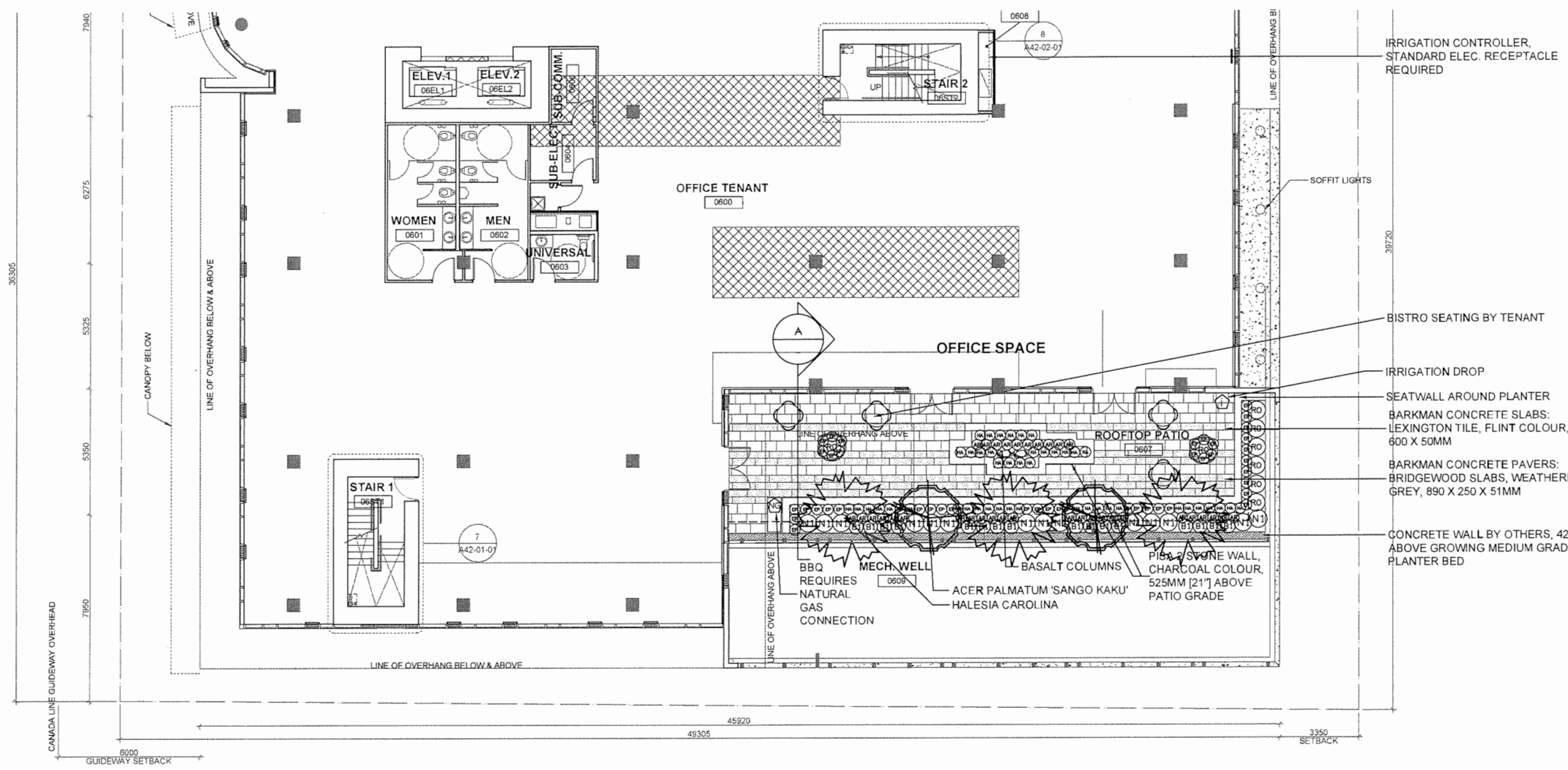
PLANT SCHEDULE

PMG PROJECT NUMBER: 17-034

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2.5M HT.; B&B
	3	HALESIA CAROLINA	CAROLINA SILVERBELL	5CM CAL; B&B
SHRUB				
B1	16	BERBERIS THUNBERGII ATROPURPUREA 'HELMOND PILLAR'	UPRIGHT RED JAPANESE BARBERRY	#3 POT; 40CM
N1	14	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#3 POT; 50CM
RO	8	ROSA 'NOARE'	CARPET ROSE; RED	#2 POT; 40CM
GRASS				
HA	48	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
PERENNIAL				
EP	41	EPIMEDIUM X RUBRUM	RED BARRENWORT	15CM POT
GC				
AR	34	ATHYRIUM NIPONICUM PICTUM 'REGAL RED'	REGAL RED JAPANESE PAINTED FERN	#1 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022



OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

LANDSCAPE PLAN - LEVEL 2

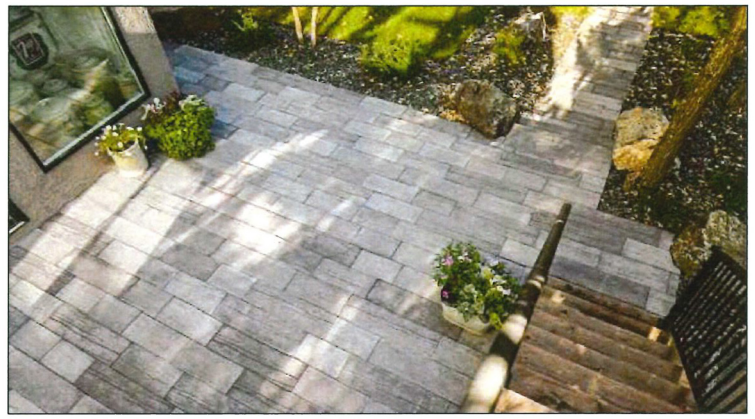
17.FEB.22

SCALE=1:200

L-3

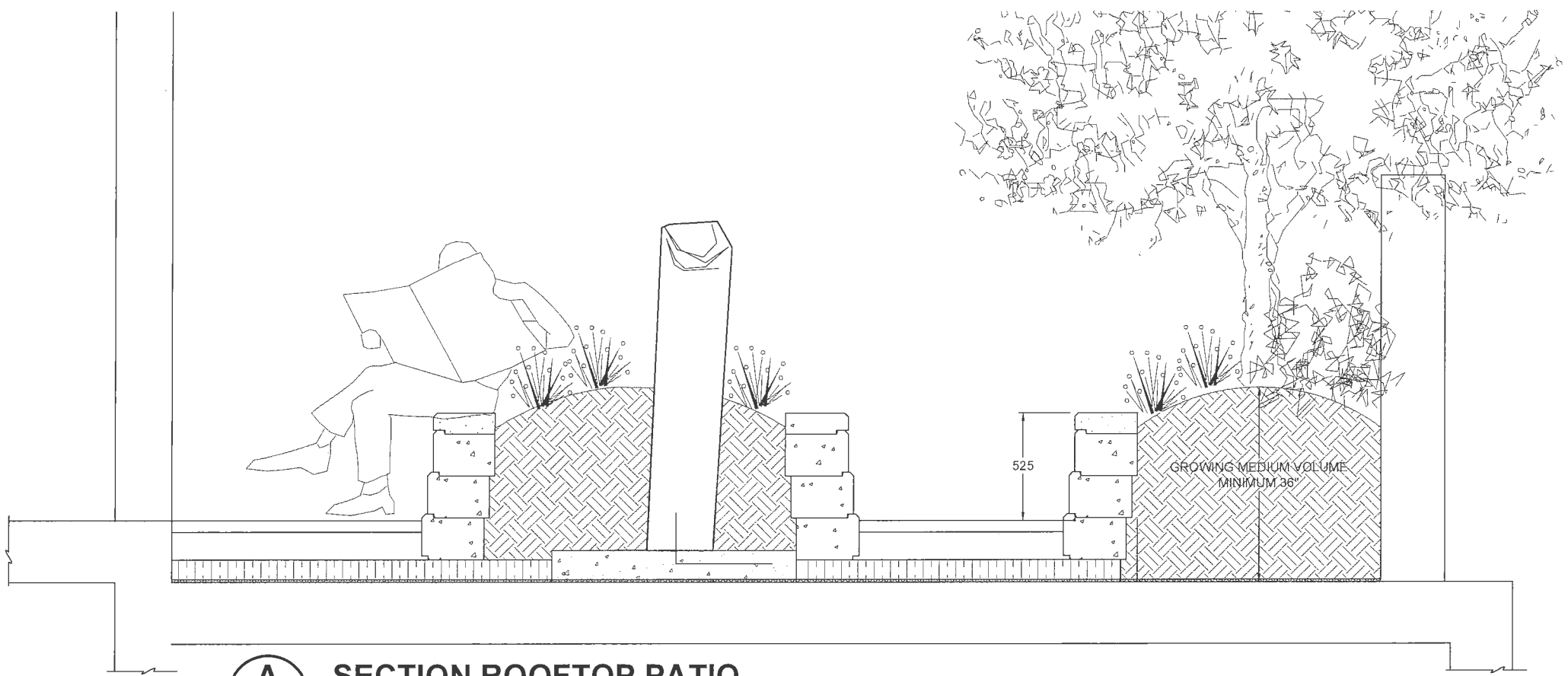
DP 16-754766 Plan 22
Jan 2, 2020

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022



BARKMAN CONCRETE PAVERS: BRIDGEWOOD SLABS, WEATHERED GREY, 890 X 250 X 51MM

BARKMAN CONCRETE: LEXINGTON TILE, FLINT COLOUR 400 X 600 X 50MM



A
-
SECTION ROOFTOP PATIO
1:25

OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

LANDSCAPE DETAILS - LEVEL 2

17.FEB.22

-

L-4

DP 16-754766
Jan 2, 2020
Plan 23

CORNER VIEW LOOKING NORTH WEST

DATE	ISSUED FOR	REV
2020-01-02	DP RESUMBISSION	A

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02
2020
ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD.

7431 LUDLOW PLACE, RICHMOND, BC, V7

Project
LION WAY OFFICE BU

4700 No.3 Road
Richmond, B.C.

Drawing Title
3D VIEW

DP 16-754766 Reference Plan
Jan 2, 2020

Scale

Project No.
OCVA14-0004

Drawing No.
DP10-01-01C

ARCH D Title Block - R16 Rev _ (Sep/16) Copyright © 2016

CORNER VIEW LOOKING NORTH EAST

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2019-12-16	DP RESUMBISSION	J
2020-01-02	DP RESUMBISSION	K

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02
2020
LIONS WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Smith, Architect, AAA, B.Arch, MAIBC
Bruce McKenzie, Architect, AAA, B.Arch, MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V7

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
3D VIEW

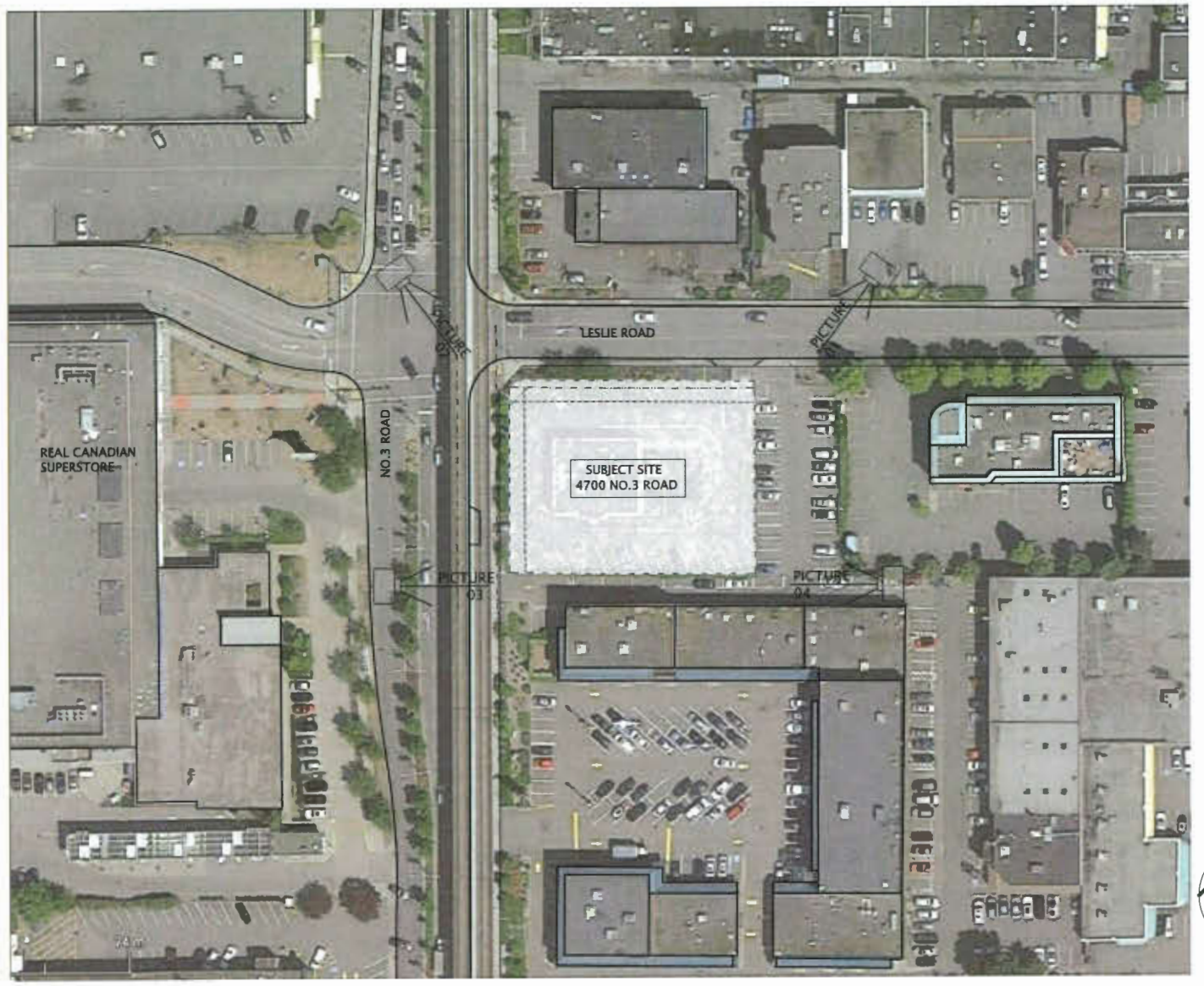
DP 16-754766 Reference Plan
Jan 2, 2020

Scale

Project No.
OCVA14-0004

Drawing No.
DP10-01-01A

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016



CONTEXT PLAN (NOT TO SCALE)

PICTURE 01

PICTURE 02

PICTURE 04

PICTURE 03

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-02-22	DP RESUBMISSION	L
2019-12-16	DP RESUMBISSION	M
2020-01-02	DP RESUMBISSION	N

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02 2020
ALBERTA

LION WAY OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
-
BENE NO. 3 ROAD DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com
NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company
Victor Smith, Architect, AAA, S.Arch, MAIBC
Bruce McKenzie, Architect, AAA, S.Arch, MAIBC

Project Manager: S.HO	Drawn: Author
Project Leader: S.HO	Checked: Checker

Client
BENE No. 3 ROAD DEVELOPMENT LTD.
7431 LUDLOW PLACE, RICHMOND, BC, V7C

Project
LION WAY OFFICE BL
4700 No.3 Road
Richmond, B.C.

Drawing Title
CONTEXT PLAN & SIT
IMAGES

DP 16-754766 Reference Plan
Jan 2, 2020

Scale

Project No.
OCVA14-0004

Drawing No.
DP10-01-00

ARCH D Title Block - R16 Rev _ (Sept16) Copyright © 2016

MARCH 21 10:00

MARCH 21 12:00

MARCH 21 14:00

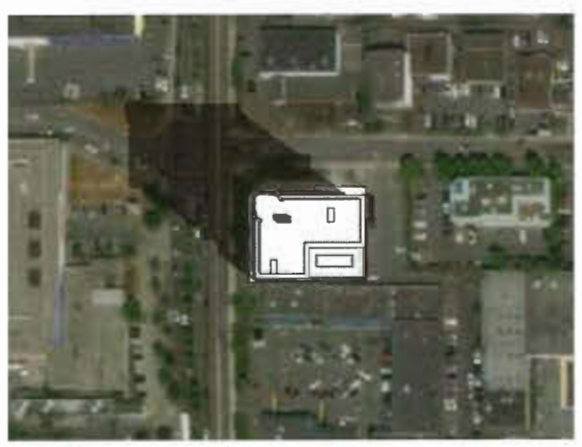
MARCH 21 16:00

JUNE 21 10:00

JUNE 21 12:00

JUNE 21 14:00

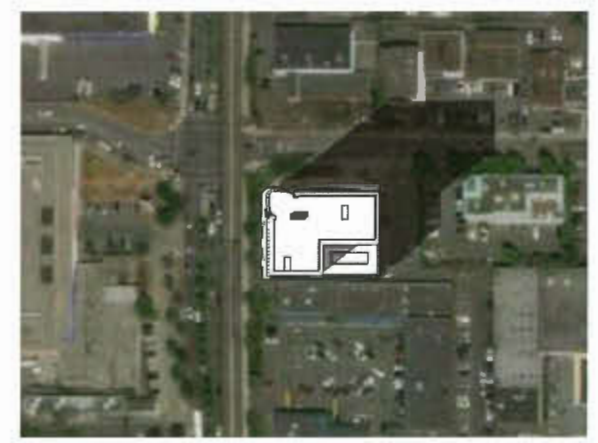
JUNE 21 16:00



SEPTEMBER 21 10:00

SEPTEMBER 21 12:00

SEPTEMBER 21 14:00



SEPTEMBER 21 16:00

TRUE NORTH

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZ&DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-02-22	DP RESUBMISSION	L
2019-12-16	DP RESUMBISSION	M
2020-01-02	DP RESUMBISSION	N

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations of any kind made by NORR ARCHITECTS PLANNERS to any party with whom NORR ARCHITECTS PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DP RESUBMISSION

Key Plan

Consultants

Civil:	CIVIL ENGINEER
Landscape:	PMG LANDSCAPE ARCHITECTS
Architecture:	NORR ARCHITECTS PLANNERS
Structural:	RJC ENGINEERS
Mechanical:	MCW CONSULTANTS LTD.
Electrical:	NEMETZ (S/A) & ASSOCIATES LTD.

Seal(s)

BRUCE McKENZIE
JANUARY, 02
2020
ALBERTA

LION WAY
OFFICE BUILDING
OCVA14-0004-00
4700 NO. 3 ROAD
RICHMOND, BC
–
–
BENE NO. 3 ROAD
DEVELOPMENT LTD
7431 LUDLOW PLACE
RICHMOND, BC
ISSUED FOR
DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norr.com

NORR ARCHITECTS PLANNERS, INC.
An Ingenium Group Company

Victor Enesh, Architect, AAA, B.Arch. MAIBC
Steve McKenzie, Architect, AAA, B.Arch. MAIBC

Project Manager S.HO	Drawn Author
Project Leader S.HO	Checked Checker

Client
BENE No. 3 ROAD
DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V7

Project
LION WAY OFFICE B

4700 No.3 Road
Richmond, B.C.

Drawing Title
SHADOW STUDIES

DP 16-754766 Reference Plan
Jan 2, 2020

Scale

Project No.
OCVA14-0004

Drawing No.
DP10-01-01

ARCH D Title Block - R18 Rev _ (Sept18) Copyright © 2016

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	January 8, 2020
From:	Wayne Craig Director, Development	**File:**	DP 18-841057
Re:	**Application by Onni 7811 Alderbridge Holding Corp. for a Development Permit at 7811 Alderbridge Way**		

Staff Recommendation

That a Development Permit be issued which would :

1. Permit the construction of a mid-rise mixed-use development containing approximately 275 m^2 (2,960 ft^2) of commercial space and 368 dwellings (including 21 affordable housing units) at 7811 Alderbridge Way on a site zoned "Residential/Limited Commercial (RCL2)";
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.

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

WC:sb
Att. 3

Staff Report

Origin

Onni 7811 Alderbridge Holding Corp. has applied to the City of Richmond for permission to develop a mixed-use mid-rise residential and limited commercial development at 7811 Alderbridge Way on a site zoned "Residential/Limited Commercial (RCL2)". Key components of the proposal include:

- Second phase of the Riva development, including two buildings (building 5 and building 6) on a site adjacent to the previously approved phase west of the subject site.
- One five-storey mixed-use building; with a ground floor corner commercial retail unit, indoor amenity space, including two guest suites for the residents and five levels of apartments.
- One six-storey residential building with six levels of apartments.
- A common shared one and a half level parking structure that is partially lowered into the site.
- A maximum floor area ratio (FAR) of 2.0 and a maximum height of 25 m.
- A total floor area of approximately 30,752 m^2 (331,012 ft^2) comprised of approximately:
  - 275 m^2 (2,960 ft^2) of commercial space.
  - 30,477 m^2 (328,052 ft^2) of residential space.
- Approximately 368 dwelling units, including:
  - Approximately 347 residential units.
  - 21 affordable housing low end market rental residential units.
- LEED Silver equivalent design and connection to the Oval district energy utility (DEU) system.
- Extension of Minoru Boulevard, widening of Alderbridge Way and widening of River Parkway across the site frontages.
- Provision of public rights-of-passage (PROP) statutory rights-of-way (SRW) for a pedestrian linkage along the west edge of the site, and a pedestrian greenway through the middle of site connecting to the proposed Minoru Boulevard extension and connecting to Cedarbridge Way through an existing greenway in the Phase 1 development.
- Acquisition of the City's surplus lane lands along the west edge of the site.

The site is comprised of one lot and the abutting surplus City lane along the west edge of the site. The site is vacant and was previously developed with two single-storey industrial retail warehouse buildings and surface parking.

The site is being rezoned from the "Industrial Retail (IR1)" zone to the "Residential/Limited Commercial (RCL2)" zone for this project under Bylaw 9867 (RZ 17-765420).

An associated Servicing Agreement was secured through the rezoning. As secured through the rezoning, the subject development includes: (i) extending Minoru Boulevard along the east property line (interim width to be widened to ultimate width through future development to the east of the subject site); (ii) widening River Parkway to ultimate curb to curb width along the north property line (the north boulevard will be addressed when the future City Park develops); (iii) providing an onsite public pedestrian link from Alderbridge Way to River Parkway;

(iv) extending an on-site public pedestrian link greenway from Cedarbridge Way to connect to Minoru Boulevard; and (v) infrastructure works.

The City is currently constructing River Parkway to connect from Gilbert Road to Cambie Road (interim width until adjacent properties develop), including along the north edge of the subject site. Through the required Servicing Agreement, the applicant's required works are coordinated with the City works.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north: Across the proposed River Parkway extension, an existing two-storey industrial business park development that is designated under the City Centre Area Plan (CCAP) for future City park development (Park).

To the east: Across the proposed Minoru Boulevard extension, an existing industrial retail development that is designated under the CCAP for medium to high density and mid to high height commercial development (Urban Centre T5 (25 m), Urban Centre T5 (35 m, Maximum 33 m site specific), and Village Centre Bonus).

To the south: Across Alderbridge Way, is an existing industrial retail development with vehicle repair and childcare uses that is designated under the CCAP for medium density mid-rise residential and limited commercial development (Urban Centre T5 (25m)).

To the west: Phase 1 of the subject RIVA development, consisting of four six-storey residential apartment buildings, is under construction (DP 12-615424) and is subject to the same designation under the CCAP for medium density mid-rise residential and limited commercial development (Urban Centre T5 (25m)).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 16, 2018. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed scheme attached to this Staff 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 in compliance with the "Residential/Limited Commercial (RCL2)" zone except for the zoning variance noted below.

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

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

1) Reduce the number of required on-site large size loading spaces from one to zero.

(Staff supports the proposed variance as the provision of medium size (SU-9) loading spaces is proposed to be increased from three to four medium size (SU-9) loading spaces. The proposed four medium size (SU-9) loading spaces has been reviewed by Transportation staff and will accommodate expected needs for the residential units and limited commercial area.)

Advisory Design Panel Comments

On April 24, 2019, the Advisory Design Panel (ADP) reviewed and supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2), together with the applicant's design response in '***bold italics***'.

Analysis

Conditions of Adjacency

- The Alderbridge Way streetscape is enhanced with a mid-block on-site north-south public pedestrian link to River Parkway along the west edge of the subject site, a commercial unit anchored at the corner of Minoru Boulevard, a residential building lobby and stairs to street fronting patios for four ground level apartments. Massing provided along this frontage consists of a five storey mixed-use building, with raised street fronting patios.
- The River Parkway streetscape is enhanced with a mid-block on-site north-south public pedestrian link to Alderbridge Way along the west edge of the subject site, residential building lobby and stairs to street fronting patios for six ground level apartments. Massing provided along this frontage consists of a six-storey residential building with raised street fronting patios.
- The Minoru Boulevard frontage is enhanced with a mid-block onsite east-west public pedestrian link greenway to Cedarbridge Way in the centre of the subject site, the commercial unit anchored at the corner of Alderbridge Way, and stairs to street fronting patios for ground level apartments. Massing provided along this frontage consists of a five-storey mixed-use building, a six-storey residential building and raised street fronting patios at the north and south ends of the block.
- Residential patios are no more than a 1.5 m higher than the fronting City sidewalk. Along Alderbridge Way and Minoru Boulevard, the patios have been lowered and stairs provided inside the units to access the lowered patios.
- Residential patios facing the mid-block onsite east-west public pedestrian link greenway, are approximately 0.3 m lower than the public walkway behind a continuous raised planter.
- The subject development will be accessed from publicly accessible on-site private roads. The north building (building 6) will be accessed from a private road connecting to River Parkway and the south building (building 5) will be accessed from a private road connecting to Alderbridge Way.

- The rezoning secured public Rights-of-Way for public access to on-site private roads, a public pedestrian link between River Parkway and Alderbridge Way, a public pedestrian link greenway between Minoru Boulevard and through Phase 1 to Cedarbridge Way. These Rights-of-Way areas will be designed and constructed via Servicing Agreement as secured by legal agreement registered on Title.
- The proposed residential buildings are setback 9.8 m (32.2 ft) from the west property line, providing landscape buffers to the neighbouring residential first phase of the Riva development and accommodating publicly accessible private roads and the mid-block on-site north-south public pedestrian link between Alderbridge Way and River Parkway.
- The development is accommodated in two U-shaped mid-rise buildings with west facing internal courtyards, to maximize distance from existing neighbouring Phase 1 residential development, and minimize overlook.

Urban Design and Site Planning

- The site is designated Urban Centre T5 (25 m) and Sub-Area B.2 Mixed use – Mid-Rise Residential & Limited Commercial. The proposed form of development takes advantage of the site's proximity to the Canada Line and provision of new City roads, private roads, pedestrian link and greenway to create a high-density urban environment that is consistent with CCAP objectives.
- The proposed building heights comply with NAV Canada building height restrictions.
- The proposal includes envelope upgrades to comply with the OCP aircraft noise policy interior noise levels and legal agreement secured at rezoning.
- The development provides visual interest in height variation with buildings of five and six storeys, and distinctive treatment for each building. Both buildings are articulated with a four-storey dark framing base element that is reflected between the two buildings, stepped massing resulting from inset upper floor areas and stacked balconies and projecting upper floor areas and stacked balconies. A commercial unit and pedestrian-oriented residential frontage of both buildings contributing towards local liveability.
- The buildings sit on a shared parking structure that accommodates one and a half levels of parking, including a level that is partially underground. The parking structure is wrapped with residential patios, residential units and the commercial unit along the three City street frontages.
- Resident-shared outdoor amenity space is mainly provided in the internal courtyards for both buildings and spills out of the building 6 courtyard to connect with a public children's play area along the public pedestrian link greenway. Indoor amenity spaces are provided on levels one and two in building 5 for the shared use of both buildings.
- Service uses, parking, loading and waste management are screened from public view.

Parking and Access

- The proposal includes 514 parking spaces within the parkade, exceeding the Zoning Bylaw requirement.
- 108 tandem parking spaces are proposed and each pair is required to be assigned to the same unit, as secured at rezoning.
- Vehicular and truck access are provided via two publicly accessible private roads required to be constructed along the west edge of the subject development site, one connecting to River Parkway and the other connecting to Alderbridge Way.

- Four medium (SU9) on-site loading spaces are provided adjacent to the private roads.
- Garbage and recycling waste management are accessed from the private roads.
- The owner is required to enter into a legal agreement, ensuring the provision of energized electric vehicle (EV) charging outlets for 100% of resident vehicle parking spaces (208V - 240V) and 10% of Class 1 secure bicycle storage spaces (120V).

Architectural Form and Character

- The proposed development includes a modern architectural expression including:
  - Maximizing the transparency of the active commercial and residential lobby uses on the ground floor.
  - Repeated four-storey masonry framing design treatment on the five and six-storey buildings to break down the vertical and horizontal massing and provide a unifying design element.
  - Building massing articulated with inset and projecting balconies, floor areas and framing elements.
  - Cladding design incorporating strong graphic patterning in white, light grey and dark grey, together providing rhythm, variety and visual interest.
- Quality materials (e.g. cementitious panel, metal panel, brick, aluminum store front frames and vinyl residential frames, and glass guardrails) contribute towards a distinct identity and urban environment.
- The colour palette is mainly white-light grey-dark grey and has red and wood grain accents. When used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project a crisp, contemporary image.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development's public open space contributions are provided through public Rights-of-Way secured at rezoning.
- 2,309 m^2 (24,854 ft^2) of residential outdoor amenity space is provided, exceeding the OCP standard of 6 m^2 (65 ft^2) per dwelling unit, comprising a consolidated, irrigated landscaped, multi-use, outdoor space at the podium roof level mainly located in the building courtyards (outdoor patio space co-located with lounge room indoor residential amenity space), designed to provide for children's play, strolling, urban agriculture, socializing, relaxing, and outdoor dining. The proposed children's play spaces meet the DP guidelines.
- Additional landscaping is provided along the Alderbridge Way, Minoru Boulevard and River Parkway street frontages as well as the north-south pedestrian link and east-west pedestrian link greenway.
- Private outdoor patios or balconies are provided for all dwelling units.
- Existing trees were addressed in the rezoning staff report:
  - On-site Trees: Six existing trees on the subject site (one Weeping Silver Birch and five Douglas Fir trees) were identified for removal and subsequently removed for the following reasons: the Birch tree will be in conflict with the development; and the Douglas Fir trees will be in conflict with required River Parkway road works. There are no adjacent trees on the neighbouring properties.

  - Off-site Trees: Three existing trees on the City's River Parkway right-of-way (Cherry, Hawthorn, and Black Cottonwood trees) were identified for removal and subsequently removed by the City as they were all in conflict with the City's River Parkway road works capital project. There are no City street trees in the Alderbridge Way frontage.
- There are a total of 61 new trees included in the Development Permit plans. The number of proposed trees exceeds the tree removal compensation ratio and contributes the proposed green spaces for the residents and neighbourhood. The new trees are secured through the required DP landscaping letter of credit.
- All landscaped areas will be irrigated.
- Prior to forwarding the subject application to Council, the applicant is required to provide to the City a Letter of Credit for landscaping in the amount of $814,471.00, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

Shared Indoor Amenity Space

- The CCAP requires that multi-family development comprising 200 units or more provide indoor amenity space at a standard of 2 m^2 (21.5 ft^2) per dwelling unit. The subject development exceeds the CCAP minimum and provides for 828 m^2 (8,913 ft^2) of indoor amenity space located over two floors in building 5, including two guest suites, gym facilities, a games room and a lounge room adjacent to outdoor amenity space.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.
- Casual surveillance is provided through minimizing blind corners, prominent residential lobby and commercial entrances, locating visitor and shared visitor/commercial parking close to the entries in the parkade, clear sightlines to exits within the parkade (mirrors where needed), glazed vestibules, and lighting in all pedestrian areas.
- Territoriality is identified through landscape treatment.
- Target hardening security features are provided at all pedestrian and parking entrances.

Accessible Housing

- The proposed development includes 349 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 m^2 (20 ft^2) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability Measures

- As secured through the rezoning, the project is required to connect to the City's Oval District Energy Utility, which will supply space heating and domestic hot water heating.

- The project is required to meet step 3 of the BC Energy Step Code and as part of a Building Permit application, an energy modeling report has been submitted showing compliance.

Affordable Housing

- Provision of affordable housing units was secured through the rezoning.
- The proposal includes 21 affordable housing units with a proposed floor area of 1,593 m^2 (17,147 ft^2), including 7 one-bedroom units, 9 two-bedroom units and 5 three-bedroom units.

Public Art

- As secured through the rezoning, the applicant is participating in the City's Public Art Program with a contribution in the amount of $265,946.46, including installing Public Art on the site.

Servicing Agreement

- As secured through the rezoning, the applicant is generally required to design and construct infrastructure improvements, road widening along Alderbridge Way and River Parkway, extend Minoru Boulevard, intersection improvements at both Minoru intersections, on-site publicly accessible private roads along the north and south edges of the site, an on-site publicly accessible pedestrian link and an on-site publicly accessible pedestrian link greenway extension.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject site and Lansdowne Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw except for the requested variance. The project will enhance the Lansdowne Village urban community through its on-site pedestrian, bicycle and private road works, street-fronting commercial space, articulated form, pedestrian-oriented streetscape, basic universal housing feature units, landscaping, and sustainable development measures, including connection to a City District Energy Utility system. The proposed development will also enhance the community through the provision of Public Art on-site, together with the developer's concurrent construction of off-site pedestrian, bicycle and road network improvements secured through the associated rezoning application. The applicant has agreed to complete Development Permit considerations (Attachment 3). On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council is recommended.

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Meeting Minutes Annotated Excerpt (April 24, 2019)
Attachment 3: Development Permit Considerations

Attachment 1
To report dated January 8, 2020

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-841057

Address: 7811 Alderbridge Way

Applicant: Onni 7811 Alderbridge Holding Corp. Owner: Onni 7811 Alderbridge Holding Corp.

Planning Area(s): City Centre (Lansdowne Village)

	Existing	Proposed
Site Area	14,645.5 m^2 (after 1,052.5 m^2 surplus lane acquisition and 4,341.8 m^2 road dedication) 15,376 m^2 for the purposes of FAR (including additional road dedication for streetscape enhancement)	No Change
Land Uses	Light Industrial	Mixed-Use
OCP Designation	Mixed-Use	Complies
Area Plan Designation	Urban Centre T5 (25m), Sub-area B.2	Complies
Zoning	Residential/Limited Commercial (RCL2)	Variance noted below
Number of Units	2 Industrial buildings	1 CRU & 368 apartments, including 21 affordable housing units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 2.0, including AH (30,753.2 m^2)	2.0, including AH (30,752 m^2)	None permitted
Lot Coverage	Max. 90%	44%	None
Setback – Alderbridge Way	Min. 3 m	3 m	None
Setback – Minoru Boulevard	Min. 3 m	3 m	None
Setback – West Side Yard	Min. 0 m	9.8 m	None
Setback – River Parkway	Min. 3 m	3.4 m	None
Height	Max. 25 m	22.4 m	
Lot Size	Min. 2,400 m^2	14,645.5 m^2	None
Lot Dimensions	Width: Min. 40 m Depth: Min 40 m	Width: Min. 79.2 m Depth: Min 171.8 m	None
Parking Spaces:	City Centre Zone 2: Resident: 417 Affordable Housing: 19 Visitor/Commercial: 74 Total: 510	Resident: 420 Affordable Housing: 19 Visitor/Commercial: 75 Total: 514	None
Parking – Accessible Spaces	Min. 2%	2.3% (12 spaces)	None
Parking – Small Car Spaces	Max. 50%	49% (250 spaces)	None
Parking – Tandem Spaces	Permitted	108 spaces	None
Off-Street Loading	3 medium truck (SU-9) spaces **1 large truck (WB-17) space**	4 medium truck (SU-9) spaces **0 large truck (WB-17) space**	**No WB-17 space**
Bicycle Storage	461 class 1 secure bike spaces 76 class 2 bike rack spaces	461 class 1 secure bike spaces 76 class 2 bike rack spaces	None
EV (Energized) Charging for Cars	100% Resident parking spaces	100% Resident parking spaces	None
Amenity Space – Indoor	Min. 736 m^2	828 m^2	None
Amenity Space – Outdoor	Min. 3,673 m^2	3,819 m^2	None

Annotated Excerpt from the Minutes from

Advisory Design Panel Meeting

April 24, 2019

DP 18-841057 – 2-BUILDING 6-STOREY CITY CENTRE RESIDENTIAL LIMITED COMMERCIAL MIXED USE DEVELOPMENT

ARCHITECT:	Yamamoto Architecture
LANDSCAPE ARCHITECT:	Connect Landscape Architecture
PROPERTY LOCATION:	7811 Alderbridge Way

Applicant's Presentation

Piyush Sanghadia, Yamamoto Architecture, and David Stoyko, Connect Landscape Architecture, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the presentation of the project and the work of the design team; also appreciate the design progression from the previous phase; support the simplified, edited and different treatment and better for it; support the different façades of the two proposed buildings – ***Noted.***
- appreciate the proposed materials palette and the rationale for creating iconic corners on the site; however, consider simplifying the corner treatments to make these more successful – ***Considered.***
- agree with staff comment that the two-storey fifth and sixth floors setback in building 6 appear monolithic; consider providing more architectural interest through (i) addition/variation of materials, (ii) design development of the roofline, e.g., installing weather protection on top of the balconies, or (iii) subtle variation of colours – ***Design Improved with top floor balcony framing which introduces massing, material and colour variety as well as roofline articulation.***
- look at the discrepancy of patio sizes along the public greenway with large patios on the south side as opposed to small patios on the north side – ***Considered. South side patios are larger to take advantage of sun exposure.***
- appreciate the progression of the design of the overall project; the Alderbridge Way elevation of the project is best resolved – ***Noted.***

- pedestrian traffic is expected to be significant along the commercial and lobby spaces on Alderbridge Way; consider installing a weather protection canopy connecting the resident entry lobby covered area and the commercial covered area at the southeast corner of building 5 consistent with the overall design of the building – ***Considered. The two entrances are separated by a bicycle rack area and kept as independent elements as an uncomplicated way to help pedestrians identify each entrance.***
- a corner location for the building 6 lobby at the northeast corner is preferred; if difficult, consider further articulating the entry lobby to make it more apparent from the corner through recessing the first floor level at the corner and/or installing a canopy above – ***Design improved through articulation, materials and colour for contrast to strengthen the residential lobby entrance identity.***
- consider relocating the access stair to the residential unit at the northeast corner of building 6 closer to the corner to provide a buffer to the entry lobby – ***Design improved, stair shifted.***
- appreciate the model and the applicant's presentation of the project – ***Noted.***
- concerned that residents will have to go through stairs from the residential loading bays in building 6 to get into the courtyard – ***Building 6 courtyard can be accessed from the building 6 loading bays in three ways: adjacent courtyard stairs, courtyard ramp, and parkade elevator.***
- proposed overhead lighting along public greenway is surprising; consider installing low-level lighting – ***The proposed greenway is an extension of the previously approved and constructed greenway through RIVA Phase 1 and the same pedestrian light standard lighting will be provided in the proposed Phase 2.***
- ensure adequate daylight penetration into the inner elbow units of the proposed U-shaped buildings – ***Balconies and canopies around these areas have been proposed to allow natural lighting into the units while still providing the weather protection needed.***
- appreciate the applicant's clear and thorough presentation – ***Noted.***
- agree with staff comment that the proposed courtyard landscape design has a significant amount of hard landscape materials; applicant could do more to increase the amount of soft landscape – ***Design improved with additional soft landscape in the building 5 courtyard.***
- consider installing soft landscaping to the proposed hardscaped area east of the children's play area on level 2 courtyard of building 5; applicant could install natural play elements and incorporate some planting; also consider incorporating low planting in the lower seating area – ***Duplicate comment addressed above.***
- appreciate the children's play area located adjacent to the east-west public greenway; however, consider breaking down the proposed hard edge treatment and introducing a softer edge treatment to allow for more play space for children and better integration with the proposed planting in the area – ***Design improved. Edges of the play area have been softened and broken up by introducing a boulder edge and more planting at the corner.***
- consider installing green roofs on the proposed development to mitigate urban heat island effect – ***Considered. Intensive green roof treatment provided on top of concrete parking structure in building courtyards, east-west greenway and north-south pedestrian link.***

- agree with Panel comment for the applicant to consider installing bollard lighting along the public greenway – ***Duplicate comment addressed above.***
- appreciate the applicant's presentation of the project; support the proposed sustainability features of the project designed to meet step 3 of the BC Energy Step Code – ***Noted.***
- agree with Panel comment for the applicant to consider introducing more planting on building 5 level 2 courtyard to provide more visual interest and mitigate urban heat island effect – ***Duplicate comment addressed above.***
- wiggling of the public greenway appears arbitrary; consider reinforcing the curved portions of the greenway with berms and planting to provide a rationale for the proposed design of the public greenway – ***The Greenway curve has been reduced to a very gentle curve and the route is much more straight than before. Provision of a gentle curve is preferred for continuity with the curved path provided in the adjacent Phase 1 greenway. The design is per the City guidelines.***
- appreciate the overall design and presentation of the project – ***Noted.***
- appreciate the design of the project and the applicant's clear presentation; also appreciate the proposed colour palette; overall, the project is successful – ***Noted.***
- appreciate the presentation of the project; wiggling of the public greenway may not be pronounced; however, it may pose a challenge to people with visual impairment; consider incorporating directionality elements into the surface treatment of the public greenway – ***Duplicate comment addressed above. In addition, the design meets ADA requirements.***
- appreciate the project – ***Noted.***
- appreciate the applicant incorporating public art at an early stage of the project; public art will improve the pedestrian realm of the project – ***Noted.***
- the scale and design of the proposed development is preferable than a tower form as it is dense, urban and human friendly, and has a great relationship to the street; would like to see more of this type of project in the City – ***Noted.***

Panel Decision

It was moved and seconded
That DP 18-829234 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

City of Richmond

DP considerations

Development Applications Department

Address: 7811 Alderbridge Way **File No.:** DP 18-841057

Prior to forwarding this Development Permit application to Council for approval, the owner must complete the following requirements:

1. (***Landscape Security***) Submission of a Letter-of-Credit for landscaping in the amount of $855,741.00 as specified on the landscape cost estimate provided and sealed by the project Landscape Architect (including materials, installation and 10% contingency).
2. (***Electric Vehicle (EV) Charging Infrastructure for Vehicles & "Class 1" Bicycle Storage***) Registration of a legal agreement on title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging infrastructure within the buildings on the subject site. More specifically, the minimum required rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit* approval , whichever is greatest.

User/Use	Energized Outlet – Minimum Permitted Rates	
	Vehicle Parking (1)	"Class 1" (Secured) Bike Storage (2)
Market Residential (i.e. resident parking & bike storage)	1 per parking space (for exclusive use)	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)
Affordable Housing (i.e. resident parking & bike storage)	1 per parking space (for exclusive use)	
Market Rental (i.e. resident parking & bike storage)	1 per parking space (for exclusive use)	
Non-Residential (i.e. tenant/employee bike storage)	N/A	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use by bikes when secured in the room/locker)

i) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.

NOTE: Richmond's Electric Vehicle Charging Infrastructure Bylaw provides that, where an electric vehicle energy management system is implemented, the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging. For the purposes of the Bylaw, electric vehicle energy management system means a system to control electric vehicle supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s), and other applicable devices.

ii) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

Prior to a Building Permit* being issued, the owner is required to complete the following:

1. (***Legal Agreements***) Confirmation of compliance with Rezoning and Development Permit legal agreements.
2. (***Accessibility, Sustainability and Amenities***) Incorporation of accessibility, sustainability, amenity and Affordable Housing measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. (***Aircraft Noise Sensitive Development***) Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
   a) Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

b) Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

4. (***Construction Parking and Traffic Management Plan***) Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

5. (***Latecomer works***) If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.

6. (***Construction Hoarding***) Obtain a Building Permit* (BP) for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact the Building Approvals Department at 604-276-4285.*

Note:

* This requires a separate application.

- All Builders Liens on the subject lands must be removed before the subdivision and registration of covenants can occur.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the *Land Title Act*.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signature Date

City of Richmond

Development Permit

No. DP 18-841057

To the Holder:	ONNI 7811 ALDERBRIDGE HOLDING CORP.
Property Address:	7811 ALDERBRIDGE WAY
Address:	C/O MARCUS JAHENY 550 ROBSON STREET, SUITE 300 Vancouver, BC V6B 2B7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the number of required on-site large size loading spaces from one to zero.

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 #47 attached hereto.

Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.

As a condition of the issuance of this Permit, the City is holding the security in the amount of $855,741.00 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.

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 18-841057

To the Holder:	ONNI 7811 ALDERBRIDGE HOLDING CORP.
Property Address:	7811 ALDERBRIDGE WAY
Address:	C/O MARCUS JAHENY 550 ROBSON STREET, SUITE 300 VANCOUVER, BC V6B 2B7

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

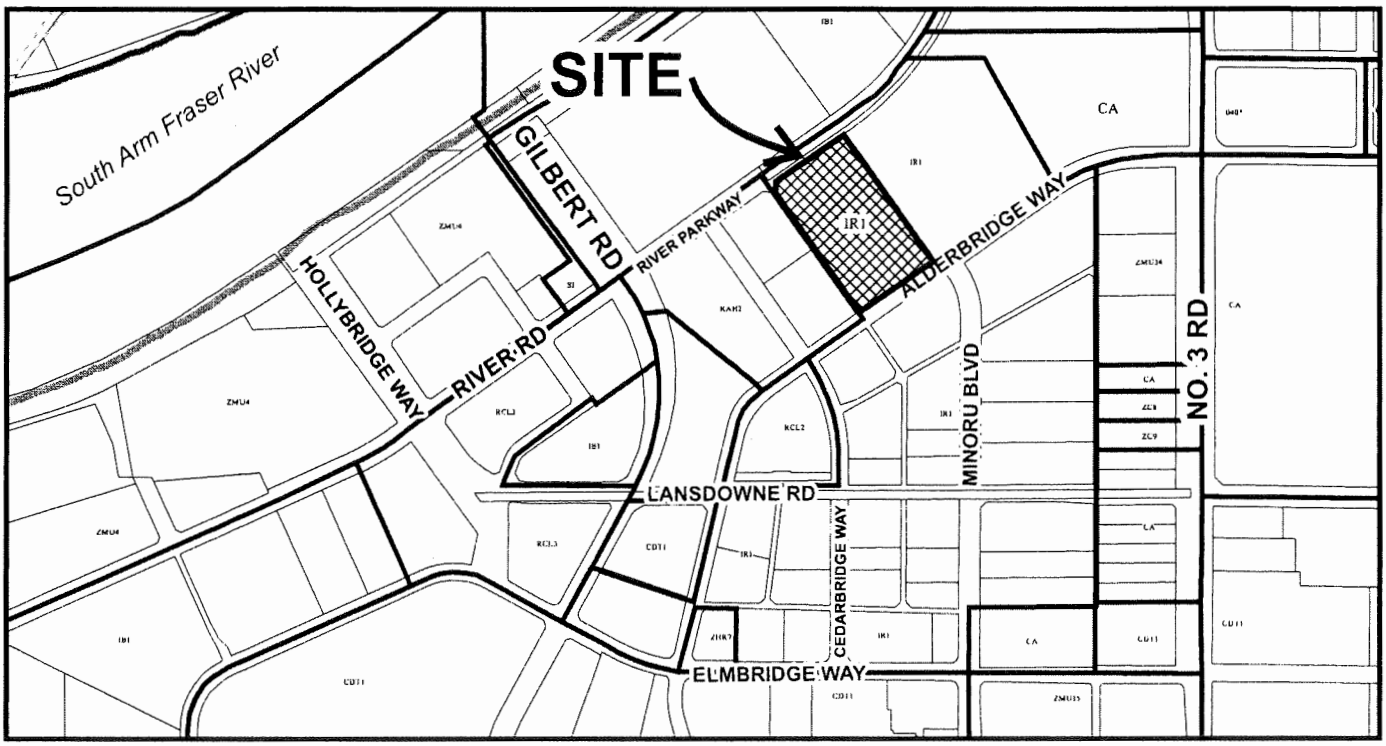
This Permit is not a Building Permit.

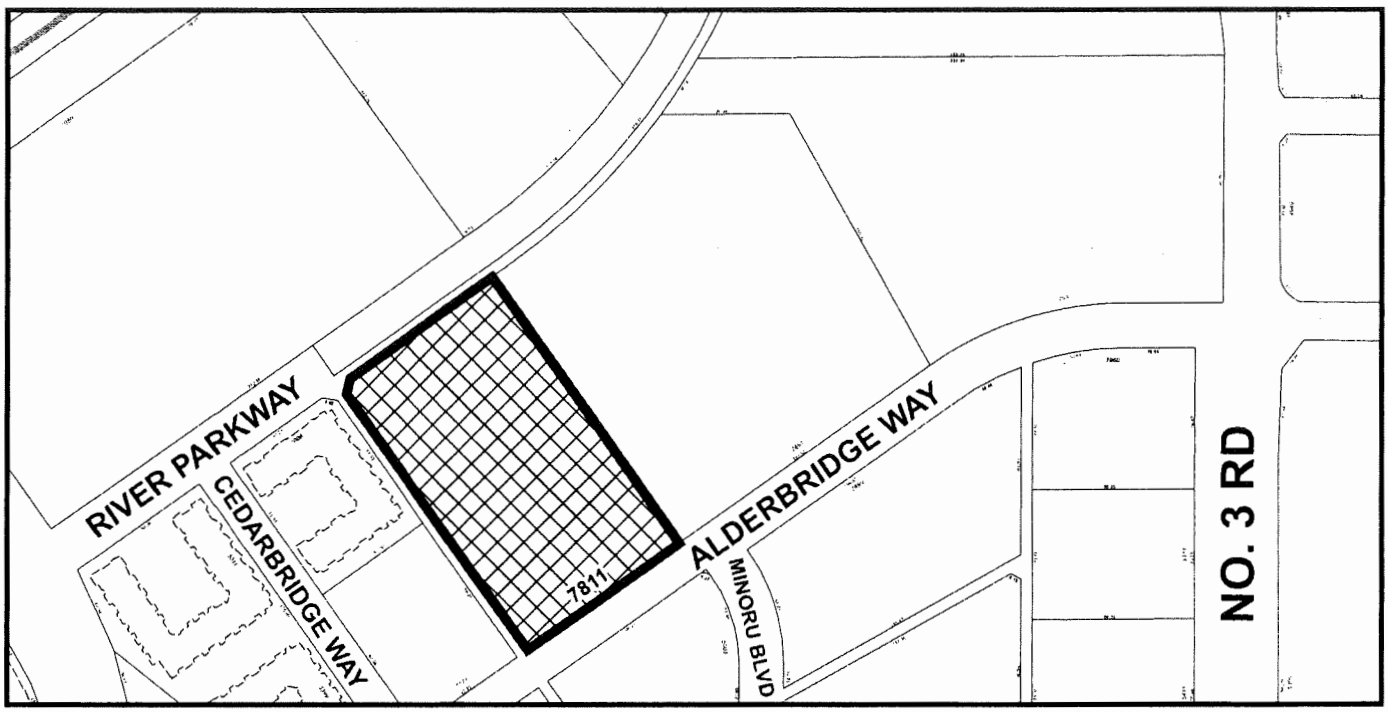
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





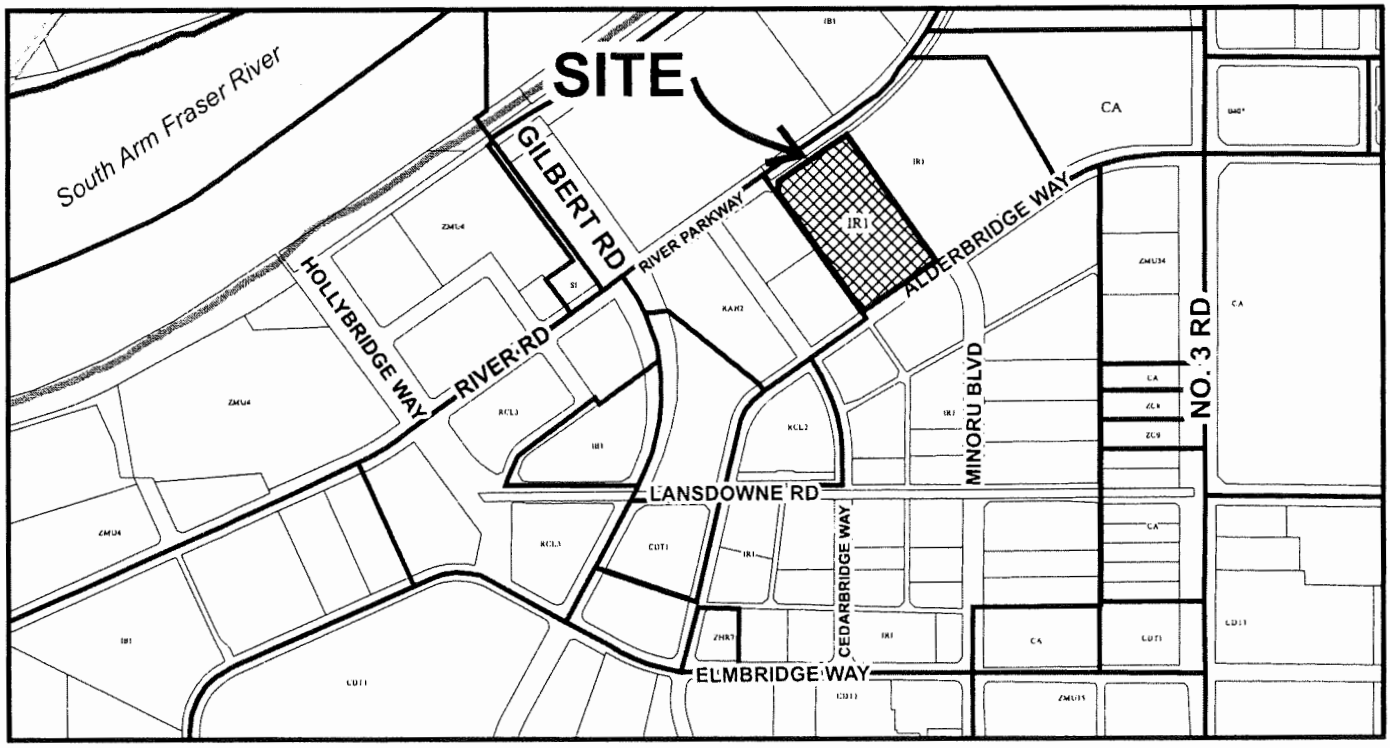
DP 18-841057
SCHEDULE "A"

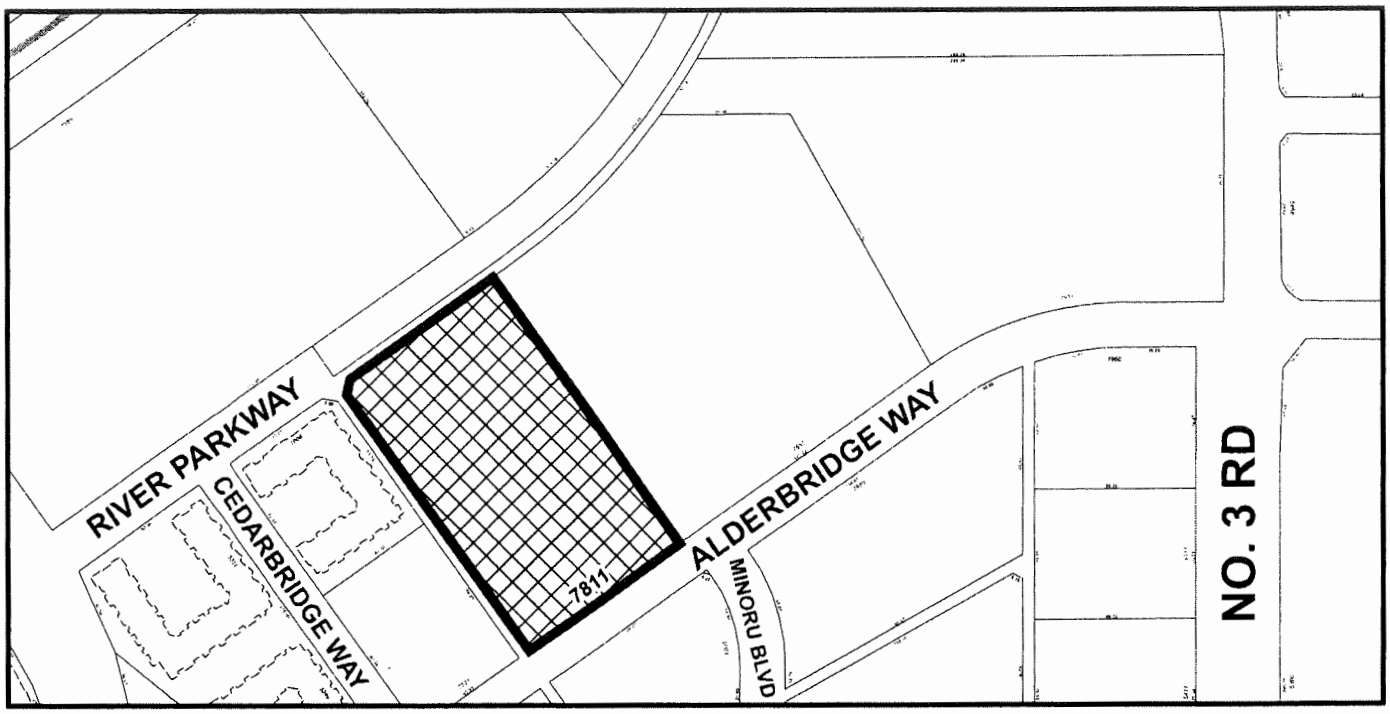
Original Date: 11/23/18

Revision Date:

Note: Dimensions are in METRES

City of Richmond





DP 18-841057

Original Date: 11/23/18

Revision Date:

Note: Dimensions are in METRES

PROJECT STATISTICS

PROJECT INFO

PROJECT ADDRESS:	7811 ALDERBRIDGE WAY, RICHMOND, B.C.	PERMITTED FLOOR AREA:	30,753.2 sq. m.
ZONING:	RCL2	PROPOSED FLOOR AREA:	30,752 sq. m.
EXISTING SITE AREA (GROSS):	17,934.7 sq. m. (Site Survey - Aug. 18th, 2017)	PERMITTED FAR:	2.0
LANE TRANSFER TO ONNI AREA:	1,052.5 sq. m. (Plan of Land Transfer - May 25th, 2018)	PROPOSED FAR:	2.0
ROAD DEDICATION AREA:	4,341.8 sq. m. (Subdivision Plan - March 19th, 2018)	PROPOSED INDOOR AMENITY SPACE:	830 sq. m.
PROPOSED SITE AREA:	14,645.5 sq. m. (Subdivision Plan - March 19th, 2018)	PROPOSED OUTDOOR AMENITY SPACE:	2'242 sq. m.
HYPOTHETYCAL SITE AREA:	15,376.6 sq. m. (Subdivision Plan - March 19th, 2018)	PROPOSED CCAP ADDITIONAL OUTDOOR SPACE:	4'249.35 sq. m.

FAR AREA BASED ON HYPOTHETICAL SITE: (15, 376.6 x 2) = 30,753.2 sq. m.

BUILDING 5 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE HOUSING		
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]		SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION		1B	2B	3B
-															0 sq m	0	0	0
05	13	[13]	21	[16]	3	[3]	37	[32]	2,951 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,799 sq m	0	1	0
04	13	[13]	18	[18]	6	[5]	37	[36]	3,143 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,991 sq m	3	1	0
03	13	[13]	18	[18]	6	[5]	37	[36]	3,143 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,991 sq m	3	1	1
02	14	[14]	19	[18]	2	[2]	35	[34]	3,232 sq m		46 sq m	387 sq m	36 sq m	65 sq m	2,698 sq m	1	1	1
01	6	[6]	9	[8]	1	[1]	16	[15]	2,144 sq m	100 sq m		442 sq m	16 sq m	30 sq m	1,553 sq m	0	1	1
P1	0	[0]	0	[0]	0	[0]	0	[0]	373 sq m			0 sq m	0 sq m	0 sq m	372 sq m*	0	0	0
UNIT MIX	59	[59]	85	[78]	18	[16]	162	[153]	14,986.00 sq m	100 sq m	183 sq m	828 sq m	165 sq m	301 sq m	13,409 sq m	7	5	3
	36%		52%		11%		100%	94%								15 Units		

* INCLUDES 275 M² FOR COMMERCIAL AT GRADE

BUILDING 6 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]		SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION		1B	2B	3B
06	7	[7]	26	[23]	2	[2]	35	[32]	2,901 sq m		58sq m	0sq m	36sq m	65sq m	2,743sq m	0	0	0
05	7	[7]	26	[23]	2	[2]	35	[32]	2,901 sq m		59sq m	0sq m	36sq m	65sq m	2,743sq m	0	1	0
04	8	[7]	21	[21]	6	[6]	35	[34]	3,139 sq m		58sq m	0sq m	36sq m	65sq m	2,981sq m	0	1	0
03	8	[7]	21	[21]	6	[6]	35	[34]	3,159sq m		58sq m	0sq m	36sq m	65sq m	3,001sq m	0	1	0
02	8	[7]	21	[21]	6	[6]	35	[34]	3,155sq m		58sq m	0sq m	36sq m	65sq m	2,997sq m	0	1	2
01	7	[6]	19	[19]	5	[5]	31	[30]	3,066sq m	100sq m		0sq m	32sq m	58sq m	2,877sq m	0	0	0
Unit mix	45	[41]	134	[128]	27	[27]	206	[196]	18,321.00 sq m	100sq m	285sq m	0sq m	210sq m	383sq m	17,343 sq m	0	4	2
	22%		65%		13%		100%	95%								6 Units		

Unit Summary

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]		SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION		1B	2B	3B
B5	59	[59]	85	[78]	18	[16]	162	[153]	14,986sq m	100 sq m	183 sq m	828 sq m	165 sq m	301 sq m	13,409 sq m	7	5	3
	36%		52%		11%		100%	94%								15 Units		
B6	45	[41]	134	[128]	27	[27]	206	[196]	18,321sq m	100 sq m	285 sq m	0 sq m	210 sq m	383 sq m	17,343 sq m	0	4	2
	22%		65%		13%		100%	95%								6 Units		
Total	104	[100]	219	[206]	45	[43]	368	[349]	33,307.00 sq m	200.00 sq m	468.00 sq m	828.00 sq m	375.36 sq m	684.48 sq m	30,752 sq m	7	9	5
	28%		60%		12%		100%	95%								21 Units		
Target									33,317.71 sq m						30,783 sq m			
Difference									-34.29 sq m						-32 sq m			

PARKING REQUIRED PER BYLAW [B5 & B6]

	UNITS	BYLAW RATIO	Required Parking
TOTAL UNITS	368		
MARKET RESIDENTIAL	347	1.20	417
AFFORDABLE HOUSING	21	0.90	19
TOTAL RESIDENTIAL			436
MARKET VISITORS	347	0.20	70
AFFORDABLE VISITORS	21	0.20	5
TOTAL VISITORS			75
COMMERCIAL (shared w/ visitors)	275 sq.mt.	4.2/100 sq.mt	12.00
TOTAL REQUIRED			511.00

PROVIDED

CAR PARKING	RESIDENTS		VISITORS		TOTAL	%
	level 1	P1	level 1	P1		
STANDARD	12	94	0	38	144	
SMALL	21	196	0	33	250	49%(<50%)
TANDEM	28	80	0	0	108	
ACCESSIBLE	0	8	0	4	12	
TOTAL	61	378	0	75		100 %
	439		75			

TOTAL LVL.1	61	0sft/car	0 sq m
TOTAL P1	453	0sft/car	0 sq m

MAXTANDEM 122

Bike storge (Required 463)

Provided	level 1	P1	Total	%
Horizontal	69	260	329	
Vertical	52	81	133	29%(<33%)
Total	121	341	462	100 %

BIKE STORAGE REQUIRED

RESIDENTIAL	UNITS	BYLAW RATIO	AREA	
Class 1	368	1.25		460
Class 2	368	0.20		74
COMMERCIAL				
Class 1		0.27 / 100 sm	275 sm	1
Class 2		0.4 / 100 sm	275 sm	2
TOTAL CLASS 1				461
TOTAL CLASS 2				76 (provided on landscape)

BIKE STORAGE PROVIDED (CLASS 1)

	level 1	P1	Total	%
HORIZONTAL	69	260	329	
VERTICAL	52	81	133	100%(<33%)
TOTAL	121	341	462	347 %

LOADING SPACES REQUIRED

	UNITS	BYLAW RATIO MEDIUM	BYLAW RATIO LARGE	AREA	
RESIDENTIAL	368	1 per 240	1 per 2 buildings		1 MEDIUM + 1 LARGE
COMMERCIAL		1 up to 500 sm	N/A	275 sm	1 MEDIUM (undesignated)

LOADING SPACES REQUIRED

RESIDENTIAL		2 MEDIUM
COMMERCIAL:		1 MEDIUM or MANEUVERING

LOADING SPACES PROVIDED

RESIDENTIAL		3 MEDIUM
COMMERCIAL		1 MEDIUM

AFFORDABLE HOUSING SUMMARY

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE		30,477 sq m
AFFORDABLE HOUSING AREA TO BE PROVIDED	@ 5%	1,524 sq m
AFFORDABLE HOUSING PROPOSED IN B5		1,071 sq m
AFFORDABLE HOUSING PROPOSED IN B6		522 sq m
TOTAL AFFORDABLE HOUSING PROPOSED		**1,593 sq m**

AFFORDABLE UNITS - BUILDING B5

TYPE	AREA	COUNT
1 BED UNITS		
A2-a	50.93 sq m	7.0
TOTAL	357 sq m	7.0
2 BED UNITS		
B4	83.58 sq m	3.0
B5-a	75.81 sq m	1.0
B5-c	75.84 sq m	1.0
TOTAL	402 sq m	5.0
3 BED UNITS		
C1	115.79 sq m	1.0
C2	98.25 sq m	1.0
C2	98.25 sq m	1.0
TOTAL	312 sq m	3.0
TOTAL	1,071 sq m	15

AFFORDABLE UNITS - BUILDING B6

TYPE	AREA	COUNT
1 BED UNITS (Avg.)		0 sq m
TOTAL	0 sq m	0.0
2 BED UNITS		
B14	83.12 sq m	4.0
TOTAL	332 sq m	4.0
3 BED UNITS		
C2-a	96.78 sq m	1.0
C1	93.04 sq m	1.0
TOTAL	190 sq m	2.0
TOTAL	522 sq m	6

MARKET UNITS - BUILDING B5 AVG. 74 sq m

TYPE	AREA	COUNT
1 BED UNITS (Avg.)		55 sq m
A1-a	56.01 sq m	1.0
A1-a	56.02 sq m	1.0
A1-a	55.99 sq m	2.0
A1-a	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-a	50.93 sq m	23.0
A2-b	53 sq m	2.0
A2-c	50.91 sq m	2.0
A6	76.86 sq m	1.0
TOTAL	3,240 sq m	59.0
2 BED UNITS (Avg.)		83 sq m
B1-a	86.17 sq m	4.0
B1-b	87.6 sq m	1.0
B1-b	87.9 sq m	37.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	6.0
B3	84.89 sq m	4.0
B4	83.58 sq m	3.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.12 sq m	1.0
B6	83.22 sq m	3.0
B7	73.87 sq m	1.0
B8	62.81 sq m	2.0
B9	60.36 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.84 sq m	5.0
–	87.18 sq m	4.0
TOTAL	7,045 sq m	85.0
3 BED UNITS (Avg.)		99 sq m
C1	109.34 sq m	2.0
C1	115.79 sq m	1.0
C1-a	109.51 sq m	1.0
C2	98.25 sq m	3.0
C2-b	88.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	103.44 sq m	2.0
C6	85.38 sq m	1.0
C6	85.61 sq m	1.0
TOTAL	1,784 sq m	18.0

MARKET UNITS - BUILDING B6 AVG. 78 sq m

TYPE	AREA	COUNT
1 BED UNITS (Avg.)		56 sq m
A1-a	55.35 sq m	4.0
A1-a	57.56 sq m	19.0
A2-a	50.93 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0
2 BED UNITS (Avg.)		82 sq m
B1-a	80.77 sq m	4.0
B1-a	81.26 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0
3 BED UNITS (Avg.)		97 sq m
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

COMMON INDOOR AMENITY 828 sq m

ROOM TYPE	AREA
CARDIO	168.09 sq m
GAMES	162.29 sq m
GUEST SUITE	34.6 sq m
GUEST SUITE	26.19 sq m
MEETING / STUDY	48.33 sq m
PARTY / LOUNGE	170.21 sq m
STEAM/SAUNA	23.29 sq m
VESTIBULE	7.44 sq m
WEIGHT TRAINING	146.53 sq m
YOGA/SPIN/BALLET	41.37 sq m
TOTAL	**828 sq m**

Notes:
- 21 Affordable Housing units required to comply with legal agreements.
- 349 Basic Universal Housing Features units required to comply with Zoning Bylaw standards.
- Aging in place features provided in all units (lever handles, grab bar blocking at toilets, showers and bathtubs)
- Indoor Amenity space for the shared use of all residents on levels 1 and 2 in Building 5 for the shared use of residents of Building 5 and Building 6. Indoor Amenities include 2 guest suites, which shall not to include kitchen facilities.
- Development required to connect to OVDEU. District Energy Utility requirements as per legal agreement.
- Development required to demonstrate LEED silver equivalent standard and comply with step 3 of BC Energy Step Code.
- Development required to meet indoor acoustic and thermal criteria as per legal agreement. Building envelope upgrades required as per Acoustic and Mechanical reports in compliance with legal agreement and City's noise regulation.
- SRWs as per legal agreements along north and south private roads, north-south pedestrian link and east-west pedestrian link greenway, including bicycle storage area and children's play area.
- Hose bibs to be provided in north-south and east-west pedestrian links and both courtyards.
- Servicing Agreement required. Off-site and SRW works to be provided via separate required Servicing Agreement for City road works, frontage improvement works, infrastructure works and SRW public access works as per legal agreement.
- This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

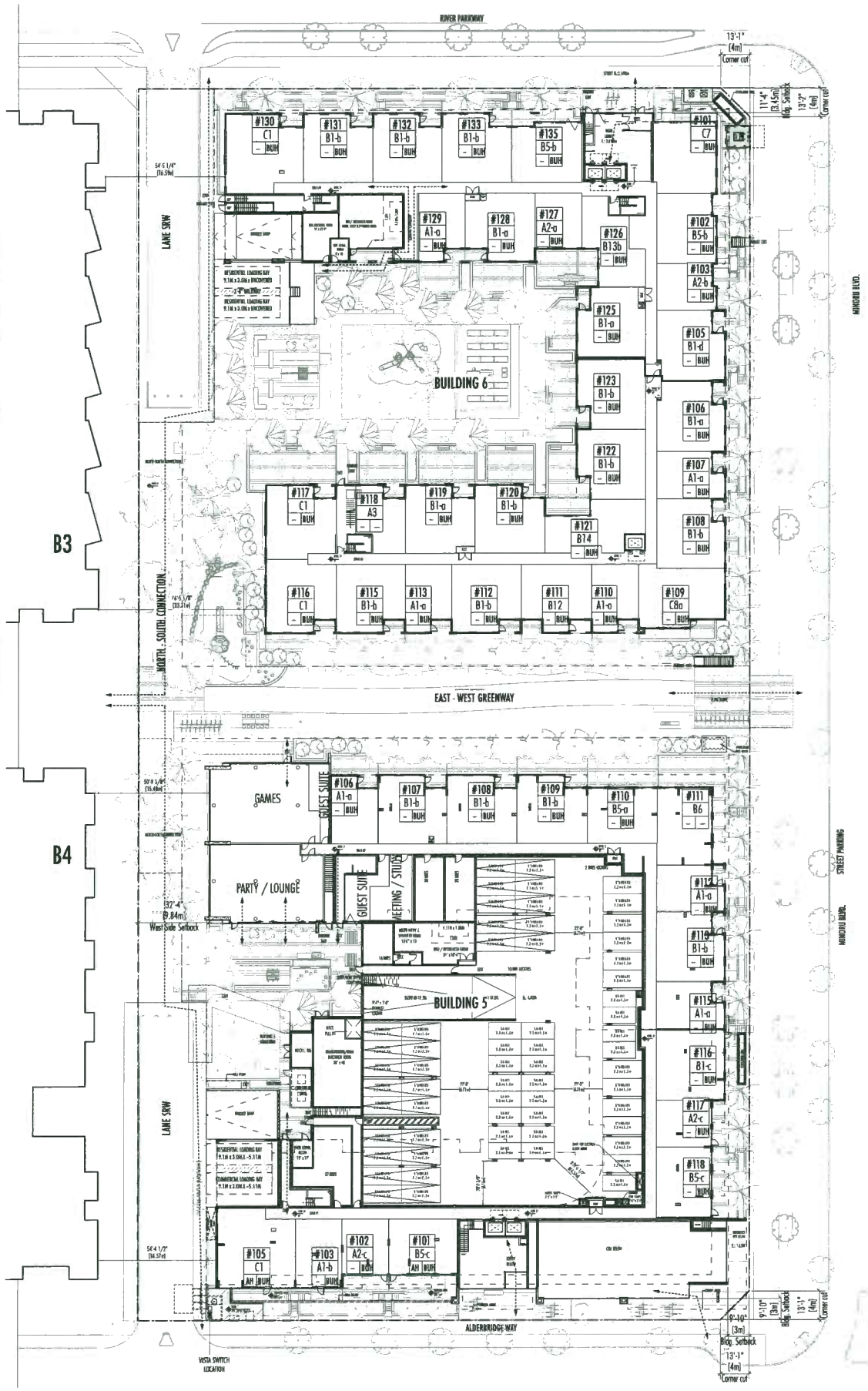
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE – Project Stats

SCALE – NTS
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.0.01
PROJ NO – 1601

DP 18-841057 Plan 1
Jan 2, 2020



1 Site Plan

AFFORDABLE HOUSING SUMMARY

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE	30,477 sq m
AFFORDABLE HOUSING AREA TO BE PROVIDED @ 5%	1,524 sq m
AFFORDABLE HOUSING PROPOSED IN B5	1,071 sq m
AFFORDABLE HOUSING PROPOSED IN B6	522 sq m
TOTAL AFFORDABLE HOUSING PROPOSED	1,593 sq m

AFFORDABLE UNITS - BUILDING B5

1 BED UNITS

TYPE	AREA	COUNT
A3-a	50.93 sq m	7.0
TOTAL	357 sq m	7.0

2 BED UNITS

TYPE	AREA	COUNT
B4	80.58 sq m	8.0
B5-a	75.81 sq m	1.0
B5-c	75.84 sq m	1.0
TOTAL	402 sq m	5.0

3 BED UNITS

TYPE	AREA	COUNT
C1	115.79 sq m	1.0
C2	99.25 sq m	1.0
C2	99.25 sq m	1.0
TOTAL	312 sq m	3.0
TOTAL	1,071 sq m	15

AFFORDABLE UNITS - BUILDING B6

1 BED UNITS (Avg.)

0 sq m

TYPE	AREA	COUNT
TOTAL	0 sq m	0.0

2 BED UNITS

TYPE	AREA	COUNT
B14	83.12 sq m	4.0
TOTAL	332 sq m	4.0

3 BED UNITS

TYPE	AREA	COUNT
C3-a	96.78 sq m	1.0
C1	95.04 sq m	1.0
TOTAL	190 sq m	2.0
TOTAL	522 sq m	6

COMMON INDOOR AMENITY 828 sq m

ROOM TYPE	AREA
CARDIO	168.09 sq m
GAMES	162.39 sq m
GUEST SUITE	54.6 sq m
GUEST SUITE	26.39 sq m
MEETING / STUDY	48.83 sq m
PARTY / LOUNGE	170.91 sq m
STEAM/SAUNA	23.29 sq m
VESTIBULE	7.44 sq m
WEIGHT TRAINING	146.53 sq m
YOGA/SPIN/BALLET	41.87 sq m
TOTAL	828 sq m

BUILDING 5 @ NEW RIVA

FLOOR	1 BED TOTAL	1 BED (BUH)	2 BED TOTAL	2 BED (BUH)	3 BED TOTAL	3 BED (BUH)	TOTAL UNITS TOTAL	TOTAL UNITS (BUH)	GROSS AREA	DEDUCTIONS SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION	FAR AREA	AFFORDABLE HOUSING 1 B	2 B	3 B
-															0 sq m	0	0	0
05	13	(13)	21	(14)	3	(3)	37	(32)	2,951 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,799 sq m	0	1	0
04	13	(13)	18	(18)	6	(5)	37	(34)	3,143 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,991 sq m	3	1	0
03	13	(13)	18	(18)	6	(5)	37	(34)	3,143 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,991 sq m	3	1	1
02	14	(14)	19	(18)	2	(2)	35	(34)	3,232 sq m		46 sq m	387 sq m	34 sq m	65 sq m	2,690 sq m	1	1	1
01	6	(6)	9	(8)	1	(1)	16	(15)	2,144 sq m	100 sq m		447 sq m	14 sq m	30 sq m	1,553 sq m	0	1	1
P1	0	(0)	0	(0)	0	(0)	0	(0)	373 sq m			0 sq m	0 sq m	0 sq m	373 sq m *	0	0	0
UNIT MIX	59	(57)	85	(76)	18	(16)	162	(150)	14,906.00 sq m	100 sq m	183 sq m	828 sq m	165 sq m	301 sq m	13,409 sq m	7	5	3
	36%		52%		11%		100%	94%								15 Units		

BUILDING 6 @ NEW RIVA

FLOOR	1 BED TOTAL	1 BED (BUH)	2 BED TOTAL	2 BED (BUH)	3 BED TOTAL	3 BED (BUH)	TOTAL UNITS TOTAL	TOTAL UNITS (BUH)	GROSS AREA	DEDUCTIONS SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION	FAR AREA	AFFORDABLE UNITS 1 B	2 B	3 B
06	7	(7)	26	(18)	2	(2)	35	(27)	2,901 sq m		58sq m	0sq m	36sq m	65sq m	2,743sq m	0	0	0
05	7	(7)	26	(18)	2	(2)	35	(27)	2,901 sq m		59sq m	0sq m	36sq m	65sq m	2,743sq m	0	1	0
04	8	(7)	21	(11)	6	(6)	35	(24)	3,139 sq m		58sq m	0sq m	36sq m	65sq m	2,981sq m	0	1	0
03	8	(7)	21	(11)	6	(6)	35	(24)	3,139 sq m		58sq m	0sq m	36sq m	65sq m	3,001sq m	0	1	0
02	8	(7)	21	(11)	6	(6)	35	(24)	3,155 sq m		58sq m	0sq m	36sq m	65sq m	2,997sq m	0	1	2
01	7	(6)	19	(11)	5	(3)	31	(20)	3,046 sq m	100sq m		0sq m	32sq m	58sq m	2,877sq m	0	0	0
Unit mix	45	(41)	134	(120)	27	(27)	206	(196)	18,221.00 sq m	100sq m	285sq m	0sq m	210sq m	388sq m	17,343 sq m	0	4	2
	22%		65%		13%		100%	95%								6 Units		

Unit Summary

FLOOR	1 BED TOTAL	1 BED (BUH)	2 BED TOTAL	2 BED (BUH)	3 BED TOTAL	3 BED (BUH)	TOTAL UNITS TOTAL	TOTAL UNITS (BUH)	GROSS AREA	DEDUCTIONS SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION	FAR AREA	AFFORDABLE UNITS 1 B	2 B	3 B
B5	59	(57)	85	(76)	18	(16)	162	(150)	14,906 sq m	100 sq m	183 sq m	828 sq m	165 sq m	301 sq m	13,409 sq m	7	5	3
	36%		52%		11%		100%	94%								15 Units		
B6	45	(41)	134	(120)	27	(27)	206	(196)	18,221 sq m	100 sq m	285 sq m	0 sq m	210 sq m	388 sq m	17,343 sq m	0	4	2
	22%		65%		13%		100%	95%								6 Units		
Total	104	(98)	219	(196)	45	(43)	368	(347)	33,127.00 sq m	200.00 sq m	468.00 sq m	828.00 sq m	375.36 sq m	684.48 sq m	30,752 sq m	7	9	5
	28%		60%		12%		100%	95%								21 Units		

ACCESSIBILITY STRATEGY:

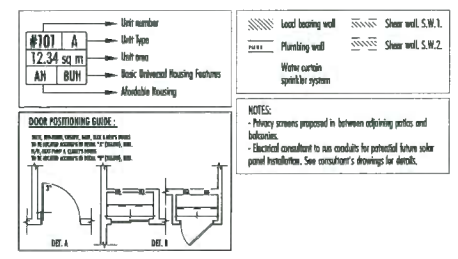
BASIC UNIVERSAL HOUSING FEATURES HAVE BEEN INCORPORATED THROUGH OUT THE PROJECT TO FACILITATE READY ACCESS AND USE OF ALL PUBLIC AMENITIES BY A PERSON WITH A DISABILITY. BUILDING LOBBIES ARE LEVEL WITH SIDEWALK AND ARE WHEEL CHAIR ACCESSIBLE. COMMON OUTDOOR AREAS OF THE EAST WEST GREENWAY AND THE NORTH SOUTH LANE ARE WHEELCHAIR ACCESSIBLE FROM ALDERBRIDGEWAY AT SOUTH WEST CORNER, MINOUR BOULEVARD ON THE EAST AND NEW RIVERPARKWAY AT NORTH WEST. LANDSCAPED COURTYARDS OF BOTH THE BUILDINGS ARE WHEEL CHAIR ACCESSIBLE FROM WITHIN THE BUILDINGS.

EVERY DWELLING UNIT, PUBLIC AMENITY SPACE AND CRU IS WHEEL CHAIR ACCESSIBLE FROM THE ROAD AND ON-SITE PARKING AREA. TO FACILITATE THIS, THE LOBBIES OF BOTH THE BUILDINGS HAVE BEEN DROPPED IN ELEVATION TO MATCH THE SIDEWALK ELEVATION. THE DOORS TO THE MAIN LOBBY ARE PROVIDED WITH AUTOMATIC DOOR OPENERS. ELEVATOR ACCESS IS PROVIDED FROM THESE LOBBIES TO CONNECT TO ALL THE LEVELS OF THE BUILDINGS INCLUDING PARKING LEVELS.

ENTRY DOORS TO ALL UNITS AND COMMON AMENITY AREA CONFORM TO 4.16.5, 4.16.8 AND 4.16.11.D OF GENERAL DEVELOPMENT GUIDELINES. COMMON CORRIDORS ARE MORE THAN 1220 MM WIDE AND PROVIDE MORE THAN 1500MM BY 1500MM ADJACENT TO THE ELEVATOR ENTRANCE.

95% OF TOTAL NUMBER OF UNITS PROPOSED CONFORM TO BASIC UNIVERSAL HOUSING FEATURES LAID OUT IN 4.16 OF GENERAL DEVELOPMENT GUIDELINES. OUT OF THIS THERE ARE 98 1-BED UNITS, 205 2-BED UNITS AND 45 3 BED UNITS.

WHEEL CHAIR ROUTING HAS BEEN SHOWN IN RED DOTTED LINE



NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright .All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE

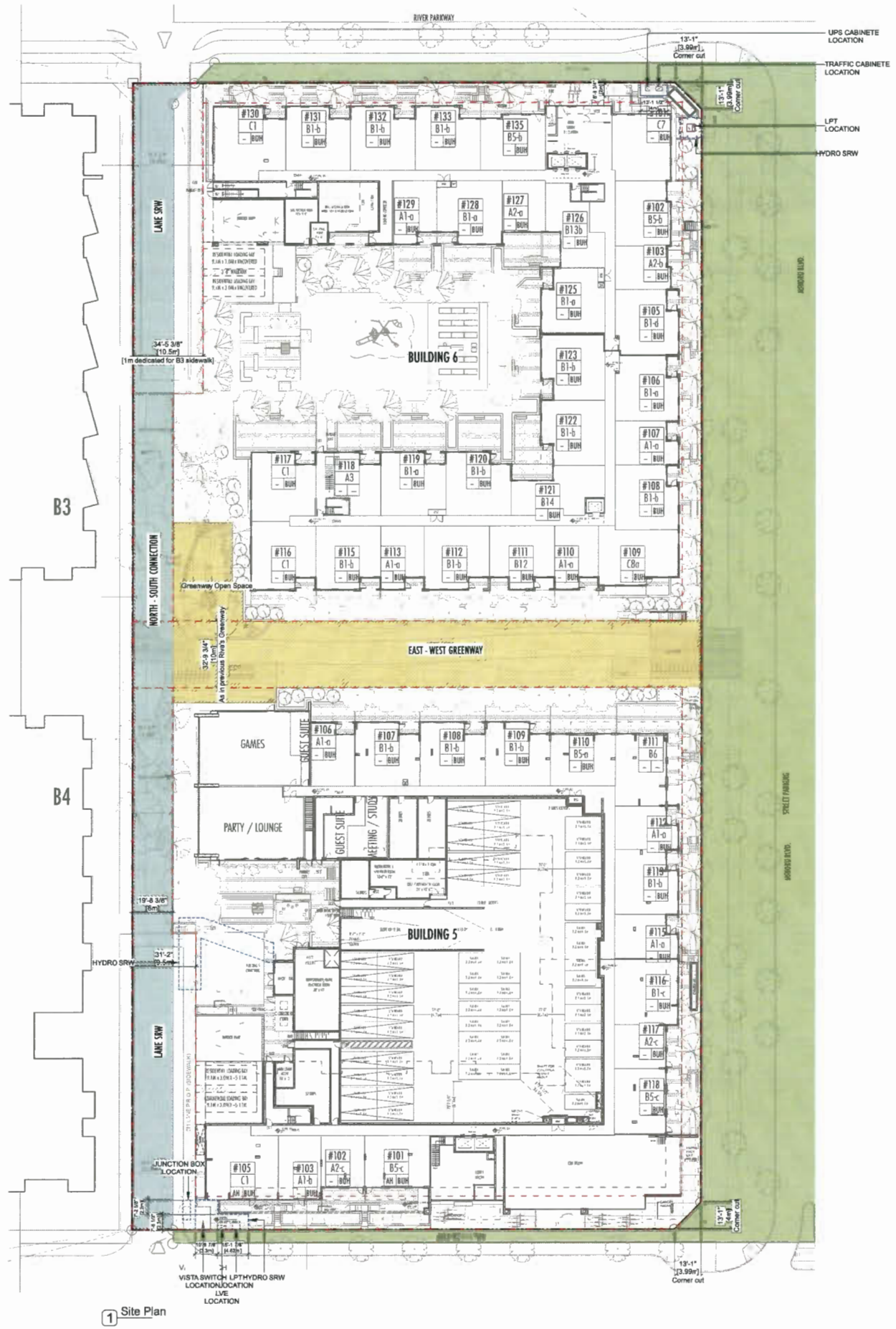
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Site Plan

SCALE – 1"=20'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. –
A.1.01
PROJ NO – 1601

DP 18-841057
Jan 2, 2020
Plan 2



1 Site Plan

LEGEND:

- Statutory Right of Way - Lane Closing and Removal of Lane Dedication
- Road Dedication
- Statutory Rigth of Way - East-West Greenway

NO —	DATE —	ISSUE —
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

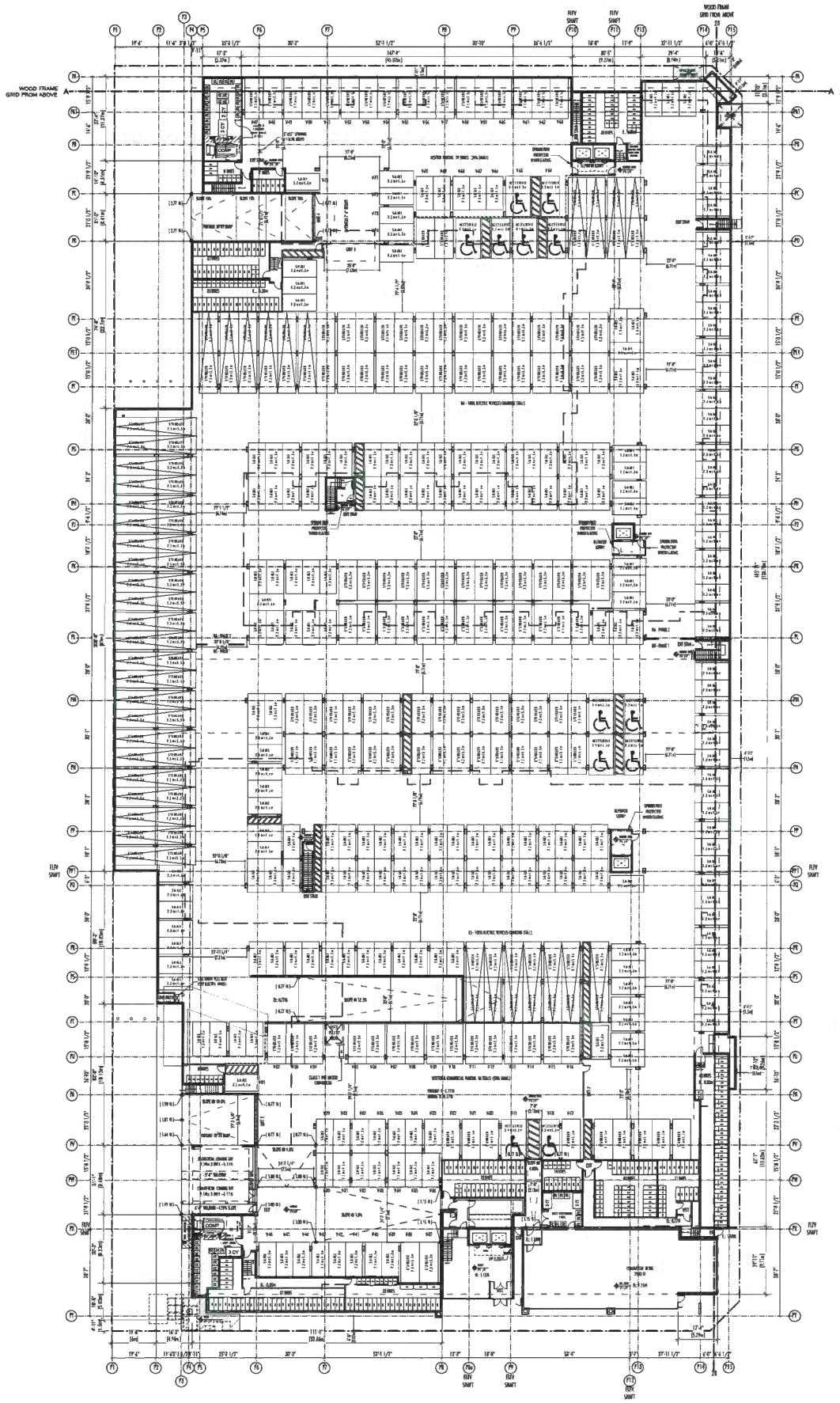
SRW Plan

SCALE – 1"=20'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.0.03
PAGE NO – 1601

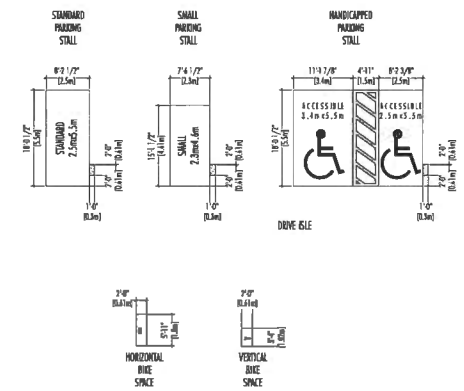
REGISTERED ARCHITECT PAUL YAMAMOTO BRITISH COLUMBIA

DP 18-841057
Jan 2, 2020

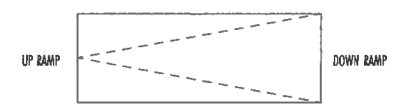
Plan 3



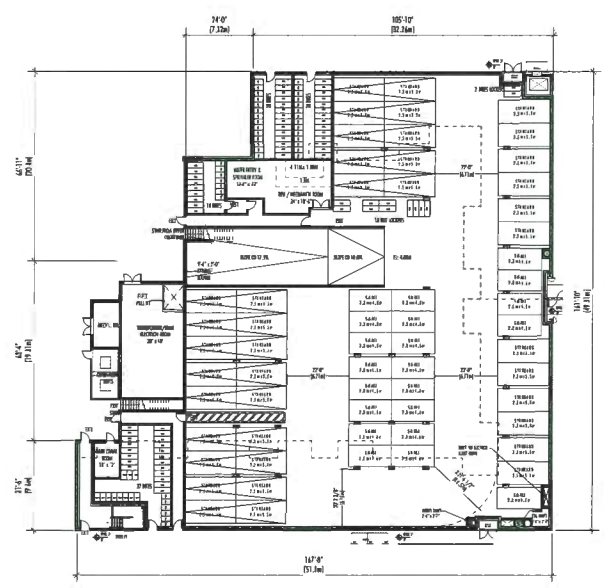
1 Parkade plan - Level P1



3 Parkade Typical Dimensions



4 Typical Ramp Slope Direction



2 Parkade plan - Level 01

PARKING REQUIRED PER BYLAW [B5 & B6]

	UNITS	BYLAW RATIO	Required Parking
TOTAL UNITS	368		
MARKET RESIDENTIAL	347	1.20	417
AFFORDABLE HOUSING	21	0.90	19
TOTAL RESIDENTIAL			436
MARKET VISITORS	347	0.20	70
AFFORDABLE VISITORS	21	0.20	5
TOTAL VISITORS			75
COMMERCIAL (phased w/ visitors)	275 sq.mt.	4.2/100 sq.mt	12.00
TOTAL REQUIRED			511.00

PROVIDED

CAR PARKING	RESIDENTS		VISITORS		TOTAL	%
	level 1	P1	level 1	P1		
STANDARD	12	94	0	38	144	
SMALL	21	196	0	33	250	49%(<50%)
TANDEM	28	80	0	0	108	
ACCESSIBLE	0	8	0	4	12	
TOTAL	61	378	0	75		100 %
	439		75			

TOTAL LVL.1	61	0sty/sur	0 sq m
TOTAL P1	453	0sty/sur	0 sq m

LOADING SPACES REQUIRED

	UNITS	BYLAW RATIO MEDIUM	BYLAW RATIO LARGE	AREA	
RESIDENTIAL	368	1 per 240	1 per 2 buildings		1 MEDIUM + 1 LARGE
COMMERCIAL		1 up to 500 sm	N/A	275 sm	1 MEDIUM (undesignated)

LOADING SPACES REQUIRED

RESIDENTIAL		2 MEDIUM
COMMERCIAL:		1 MEDIUM or MANEUVERING

LOADING SPACES PROVIDED

RESIDENTIAL		3 MEDIUM
COMMERCIAL		1 MEDIUM

BIKE STORAGE REQUIRED

RESIDENTIAL	UNITS	BYLAW RATIO	AREA	
Class 1	368	1.25		460
Class 2	368	0.20		74
COMMERCIAL				
Class 1		0.27 / 100 sm	275 sm	1
Class 2		0.4 / 100 sm	275 sm	2
TOTAL CLASS 1				461
TOTAL CLASS 2				76

(provided on landscape)

BIKE STORAGE PROVIDED (CLASS 1)

	level 1	P1	Total	%
HORIZONTAL	69	260	329	
VERTICAL	52	81	133	100%(<33%)
TOTAL	121	341	462	347 %

ADOPTED CPTED GUIDELINES :

UNDERGROUND PARKING IS PLANNED TO HAVE WELL LIT WALLS, CEILINGS AND WAYFINDING SIGNAGE THROUGH LIGHTING, PAINT.

SPACE USAGE AND OWNERSHIP IS CLEARLY DEFINED USING PAINTED CURBS, PARKING SYMBOLS AND LINES.

POINTS OF ENTRY TO PARKADE ARE MINIMISED AND CONTROLLED USING LOCKED GATES.

DOORS TO HAVE NON- REMOVABLE PIN HINGES

REGISTERED ARCHITECT TAIZO YAMAMOTO KAJI BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

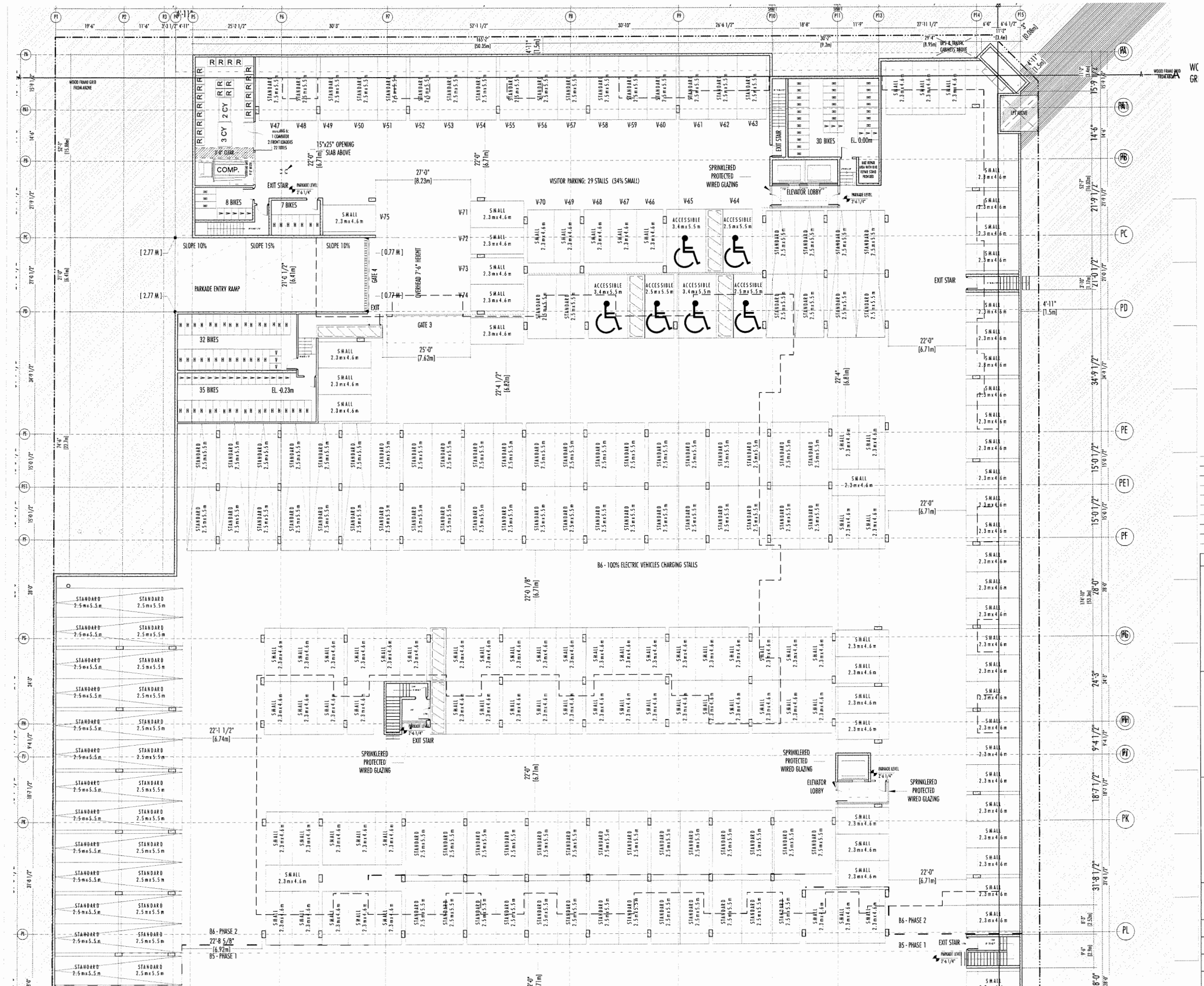
DRAWING TITLE –

Parkade Plan

SCALE – 1"=20'0"	SHEET NO. – A.1.02
DATE – APR. 8, 2019	
DRAWN – PS	
CHECKED –	PROJ. NO – 1601

DP 18-841057
Jan 2, 2020

Plan 4 a



NO –	DATE –	ISSUE –
H	DEC 11th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

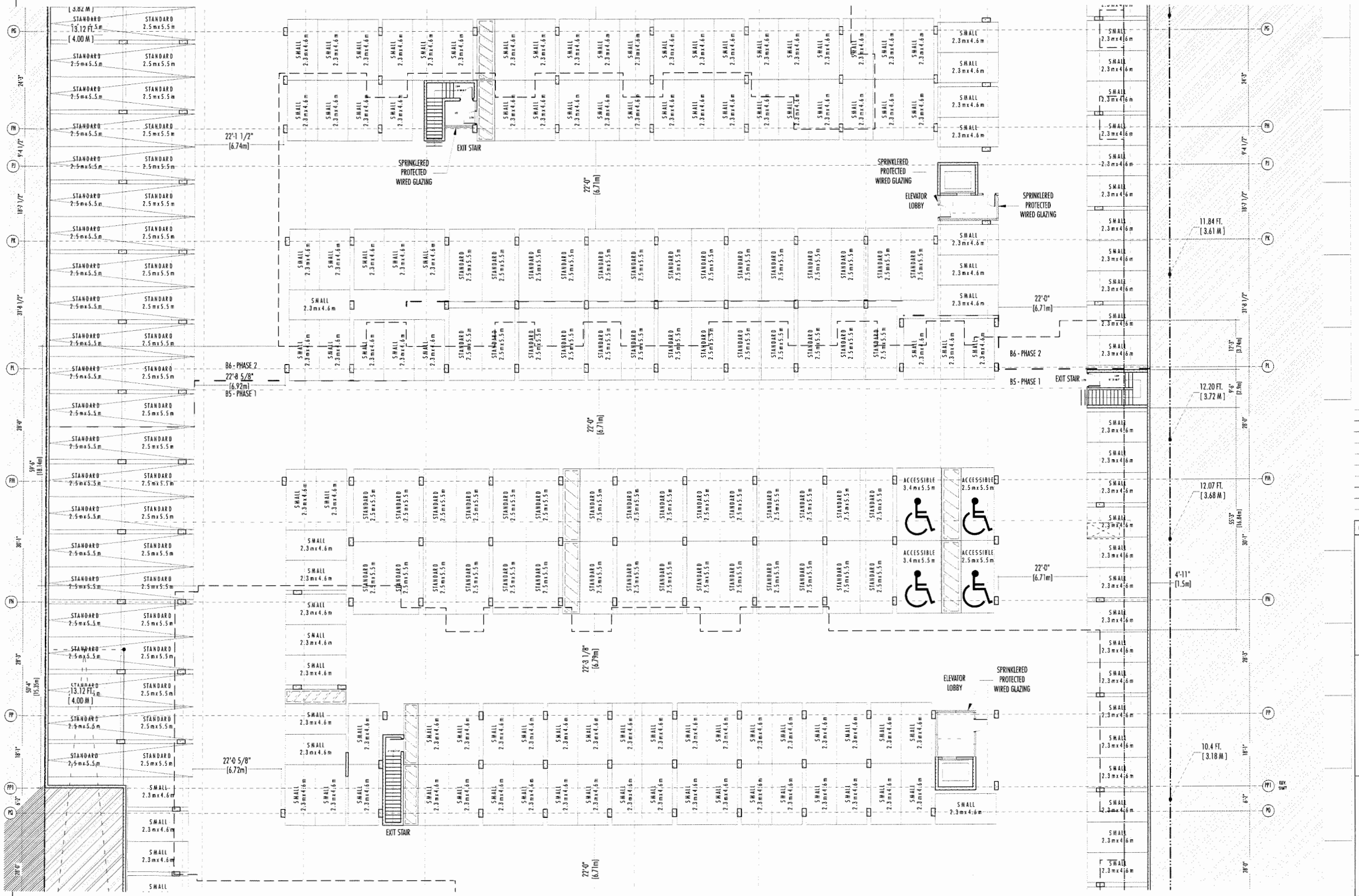
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
–
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Parkade Plan

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. –
A.1.03
PROJ NO – 1601

DP 18-841057 Plan 4 b
Jan 2, 2020



H	DEC 11th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

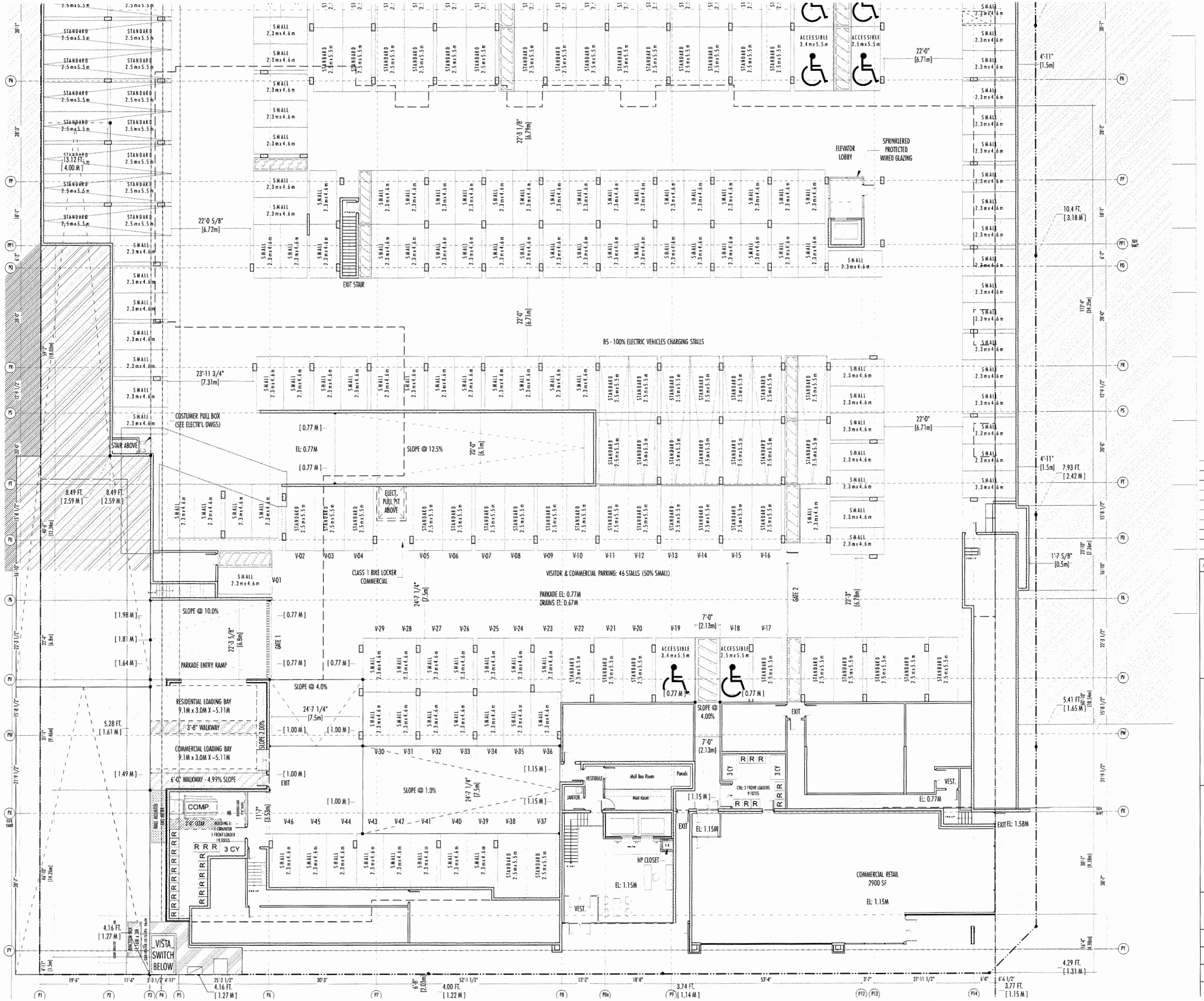
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

Parkade Plan

SCALE – 1/8"=1'0"	SHEET NO. – A.I.04
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057 Plan 4 c
Jan 2, 2020



MARKET UNITS - BUILDING B5 AVG. 74 sq m

1 BED UNITS (Avg.)		53 sq m
TYPE	AREA	COUNT
A1a	56.01 sq m	1.0
A1e	54.02 sq m	1.0
A1m	55.99 sq m	2.0
A1n	57.56 sq m	26.0
–	50.93 sq m	23.0
A1k	62.97 sq m	1.0
A2k	53 sq m	2.0
A4	74.84 sq m	1.0
TOTAL	3,240 sq m	59.0

2 BED UNITS (Avg.)		83 sq m
TYPE	AREA	COUNT
B1a	86.77 sq m	4.0
B1b	87.6 sq m	1.0
B1c	87.9 sq m	37.0
B1e	93.62 sq m	1.0
B3	7.9 sq m	4.0
B3	84.89 sq m	4.0
B4	82.58 sq m	3.0
B5a	75.81 sq m	5.0
B5b	79.72 sq m	1.0
B5c	75.84 sq m	2.0
B6	82.72 sq m	3.0
B7	73.87 sq m	1.0
B8	67.81 sq m	2.0
B9	60.36 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	74.55 sq m	1.0
–	79.84 sq m	5.0
–	87.18 sq m	4.0
TOTAL	2,045 sq m	85.0

3 BED UNITS (Avg.)		99 sq m
TYPE	AREA	COUNT
C1	115.79 sq m	1.0
C2	98.95 sq m	3.0
C2b	98.23 sq m	2.0
C3	96.77 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	102.44 sq m	2.0
C6	85.38 sq m	1.0
C6	85.61 sq m	1.0
–	109.24 sq m	2.0
TOTAL	1,794 sq m	18.0

NO. –	DATE –	ISSUE –
H	DEC 11th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

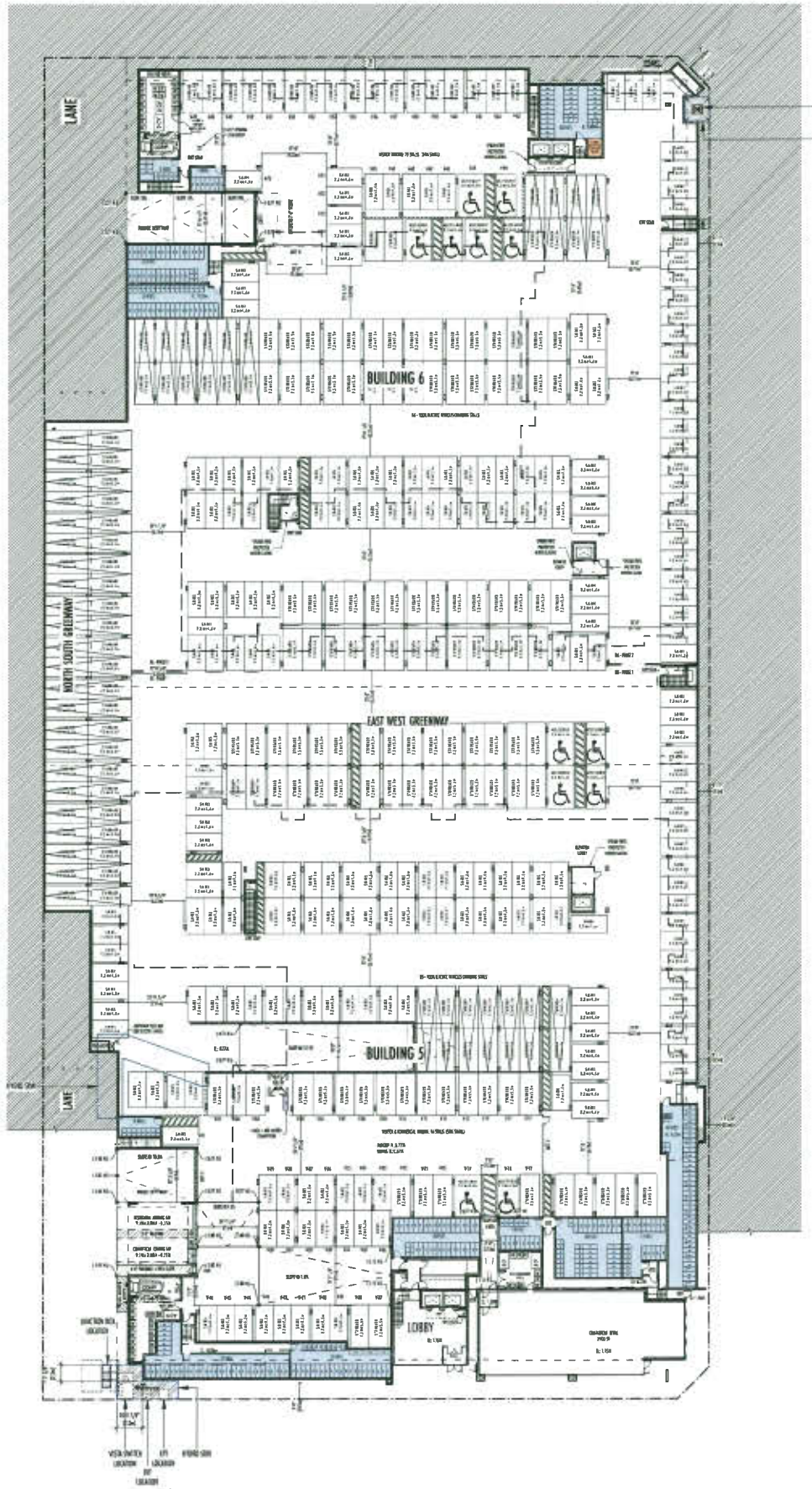
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
–
7811 Alderbridgeway
Richmond, BC

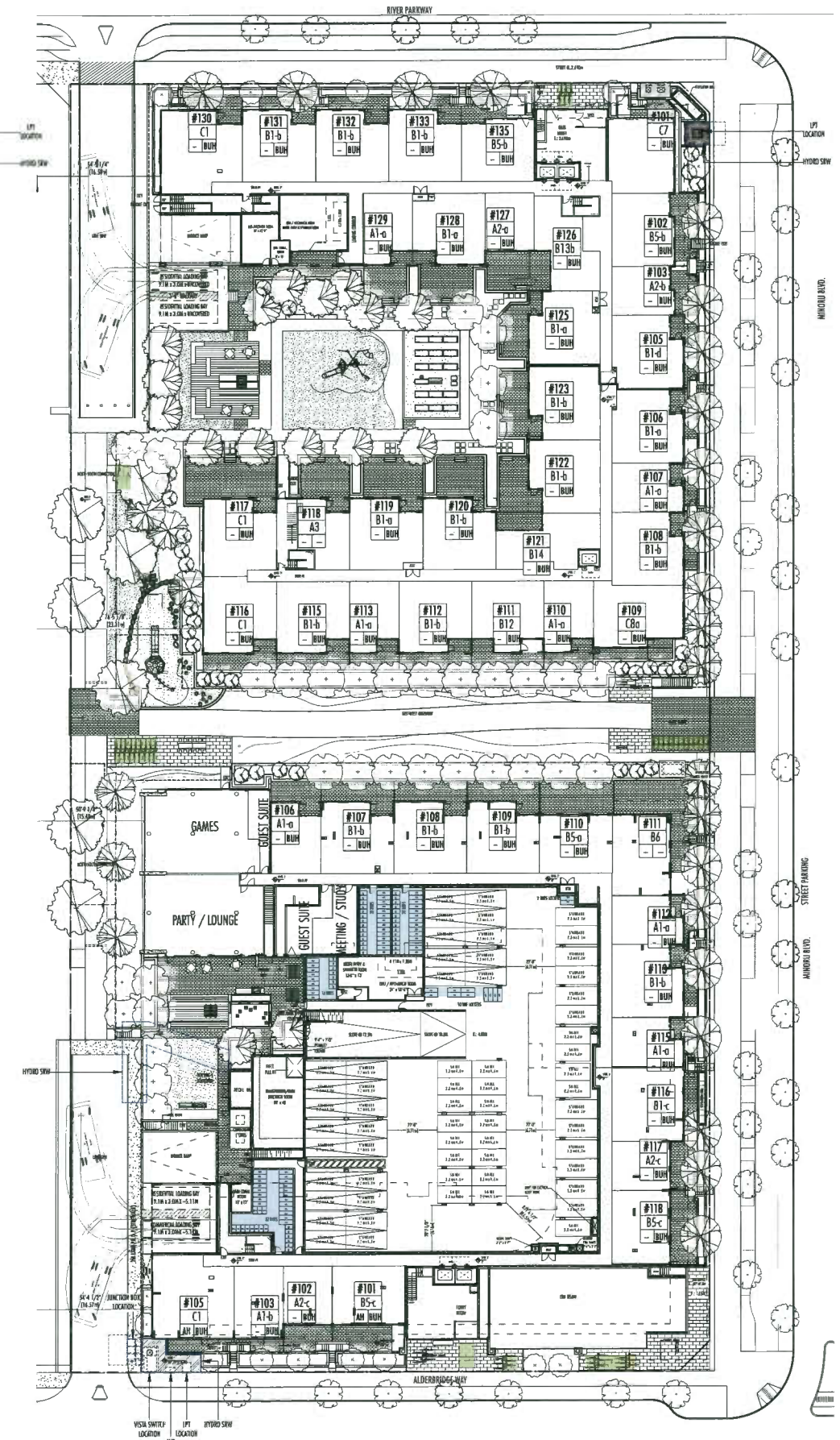
DRAWING TITLE –
Parkade Plan

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – **A.1.05**
PROJ NO – 1601

DP 18-841057 Plan 4 d
Jan 2, 2020



1 Level 1



2 Level 2

LEGEND:

- Class 1 Bike Storage Room
- Class 1 Bike Storage - Commercial
- Class 2 Bike Storage - Residential
- Class 2 Bike Storage - Commercial
- Bike Repair Area

BIKE STORAGE REQUIRED

RESIDENTIAL	UNITS	BYLAW RATIO	AREA	
Class 1	368	1.25		460
Class 2	368	0.20		74
COMMERCIAL				
Class 1		0.27 / 100 sm	275 sm	1
Class 2		0.4 / 100 sm	275 sm	2
TOTAL CLASS 1				461
TOTAL CLASS 2				76 (provided on landscape)

BIKE STORAGE PROVIDED (CLASS 1)

	level 1	P1	Total	%
HORIZONTAL	69	260	329	
VERTICAL	52	81	133	100%(<33%)
TOTAL	121	341	462	347 %

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

Class 1 & Class 2 Bike Storage

SCALE – 1"=20'0"

DATE – APR 8, 2019

DRAWN – PS

CHECKED –

SHEET NO. – A.0.06

PROJ NO – 1601

REGISTERED ARCHITECT TAKAO YAMAMOTO BRITISH COLUMBIA

DP 18-841057 Plan 5
Jan 2, 2020

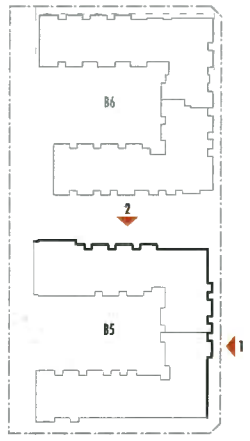
1 B5 EAST ELEVATION
1/8" = 1'-0"

2 B5 NORTH ELEVATION
1/8" = 1'-0"

BUILDING 5 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - RED
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. FIBRE CEMENT PANEL : CHARCOAL GRAY
4. FIBRE CEMENT PANEL : ARCTIC WHITE
5. WOODGRAIN FINISH CLADDING
6. BRICK CLADDING - DARK GREY
7. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
8. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
9. DOUBLE GLAZED CLEAR. WINDOW WALL.
10. LOWER PLANTER WALL : FULL BRICK CLADDING
11. LOWER CONCRETE WALL : PAINTED
12. ALUMINUM SIGNAGE MOUNTED TO CANOPY
13. PARADE GATE & EXIT DOOR : STEEL - PAINTED
14. METAL & GLASS GUARDRAIL
15. FIBRE CEMENT SOFFIT BOARD: ARCTIC WHITE
16. FIBRE CEMENT SOFFIT BOARD: CHARCOAL GREY
17. METAL AND FROSTED GLASS PRIVACY SCREEN
18. METAL SOFFIT: WHITE

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE.



NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
—
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

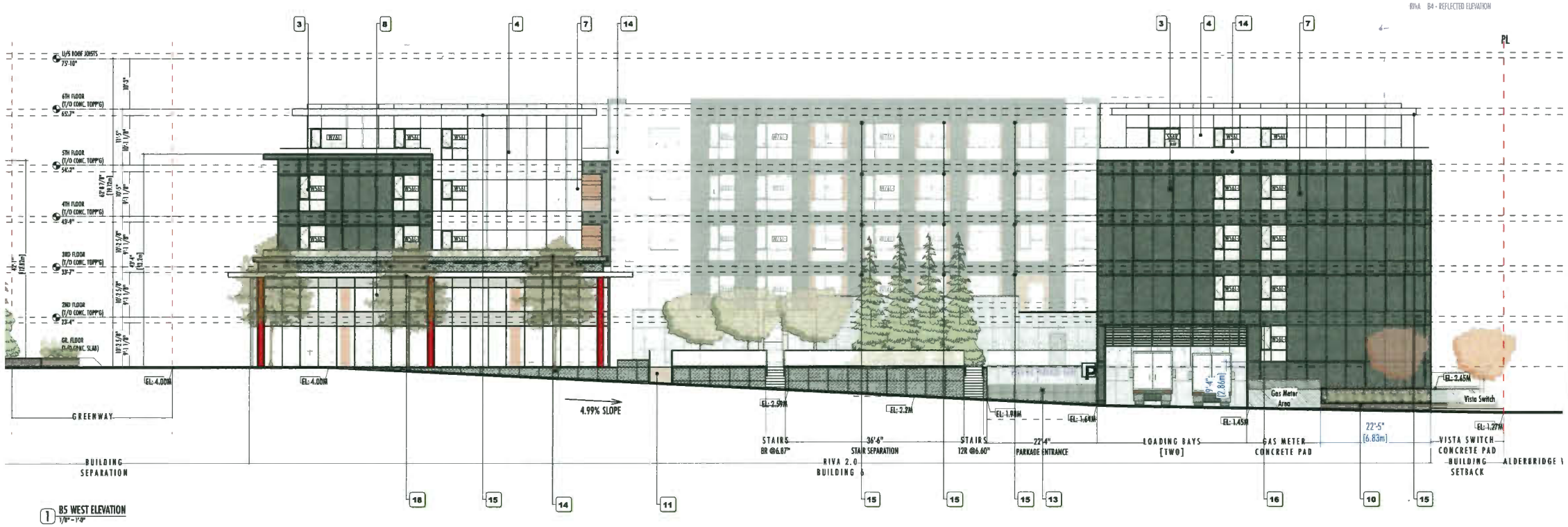
PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Building 5 Elevations

SCALE – 1/8"=1'0"	SHEET NO. – A.3.01
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057
Jan 2, 2020
Plan 6

RIVA B4 - REFLECTED ELEVATION



1 B5 WEST ELEVATION
1/8" = 1'-0"

2 B5 SOUTH ELEVATION
1/8" = 1'-0"

BUILDING 5 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - RED
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. FIBRE CEMENT PANEL : CHARCOAL GRAY
4. FIBRE CEMENT PANEL : ARCTIC WHITE
5. WOODGRAIN FINISH CLADDING
6. BRICK CLADDING - DARK GREY
7. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
8. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
9. DOUBLE GLAZED CLEAR. WINDOW WALL.
10. LOWER PLANTER WALL : FULL BRICK CLADDING
11. LOWER CONCRETE WALL : PAINTED
12. ALUMINUM SIGNAGE MOUNTED TO CANOPY
13. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
14. METAL & GLASS GUARDRAIL
15. FIBRE CEMENT SOFFIT BOARD: ARCTIC WHITE
16. FIBRE CEMENT SOFFIT BOARD: CHARCOAL GREY
17. METAL AND FROSTED GLASS PRIVACY SCREEN
18. METAL SOFFIT: WHITE

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE

REGISTERED ARCHITECT YOSHI AMOTO AMAMOTO BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 4th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

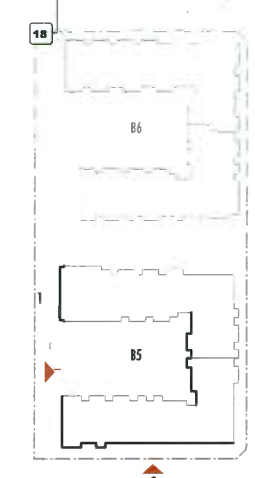
Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Building 5 Elevations

SCALE – 1/8"=1'0"	SHEET NO. – A.3.02
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601



DP 18-841057
Jan 2, 2020
Plan 7

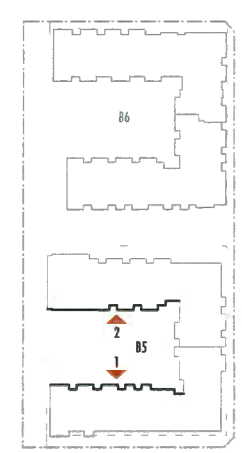
BUILDING 5 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - RED
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. FIBRE CEMENT PANEL : CHARCOAL GRAY
4. FIBRE CEMENT PANEL : ARCTIC WHITE
5. WOODGRAIN FINISH CLADDING
6. BRICK CLADDING - DARK GREY
7. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
8. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
9. DOUBLE GLAZED CLEAR. WINDOW WALL.
10. LOWER PLANTER WALL : FULL BRICK CLADDING
11. LOWER CONCRETE WALL : PAINTED
12. ALUMINUM SIGNAGE MOUNTED TO CANOPY
13. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
14. METAL & GLASS GUARDRAIL
15. FIBRE CEMENT SOFFIT BOARD: ARCTIC WHITE
16. FIBRE CEMENT SOFFIT BOARD: CHARCOAL GREY
17. METAL AND FROSTED GLASS PRIVACY SCREEN
18. METAL SOFFIT: WHITE

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE

1 B5 NORTH ELEVATION - COURTYARD
1/8" = 1'-0"

2 B5 SOUTH ELEVATION - COURTYARD
1/8" = 1'-0"



NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Building 5 Elevations

SCALE – 1/8"=1'0"	SHEET NO. – A.3.03
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057 Plan 8
Jan 2, 2020

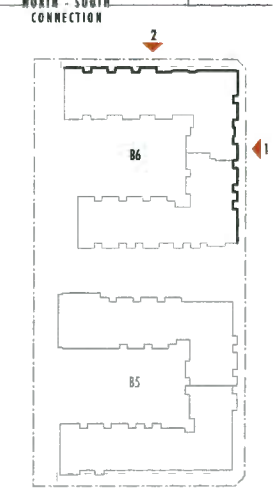
1 B6 EAST ELEVATION
1/8" = 1'-0"

2 B6 NORTH ELEVATION
1/8" = 1'-0"

BUILDING 6 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - WHITE
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. METAL PANEL SIDING: WOODGRAIN FINISH
4. BRICK CLADDING - GREY
5. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
6. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
7. DOUBLE GLAZED CLEAR. WINDOW WALL.
8. LOWER PLANTER WALL : FULL BRICK CLADDING
9. LOWER CONCRETE WALL : PAINTED
10. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
11. METAL & GLASS GUARDRAIL
12. METAL SOFFIT: WHITE
13. METAL AND FROSTED GLASS PRIVACY SCREEN

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE



NO.	DATE	ISSUE
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT —
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE —
Building 6 Elevations

SCALE — 1/8"=1'0"	SHEET NO. — A.3.04
DATE — APR 8, 2019	
DRAWN — PS	
CHECKED —	PROJ NO — 1601

Plan 9
DP 18-841057
Jan 2, 2020

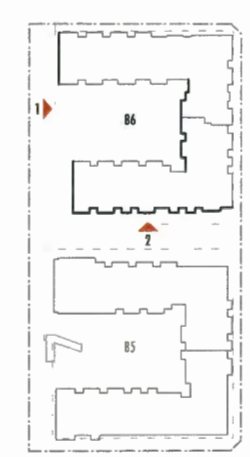
1 B6 WEST ELEVATION
1/8" = 1'-0"

2 B6 SOUTH ELEVATION
1/8" = 1'-0"

BUILDING 6 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - WHITE
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. METAL PANEL SIDING, WOODGRAIN FINISH
4. BRICK CLADDING - GREY
5. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
6. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
7. DOUBLE GLAZED CLEAR, WINDOW WALL.
8. LOWER PLANTER WALL : FULL BRICK CLADDING
9. LOWER CONCRETE WALL : PAINTED
10. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
11. METAL & GLASS GUARDRAIL
12. METAL SOFFIT: WHITE
13. METAL AND FROSTED GLASS PRIVACY SCREEN

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE



NO.	DATE	REVISION
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT –
Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Building 6 Elevations

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.3.05
PROJ NO – 1601

DP 18-841057 Plan 10
Jan 2, 2020

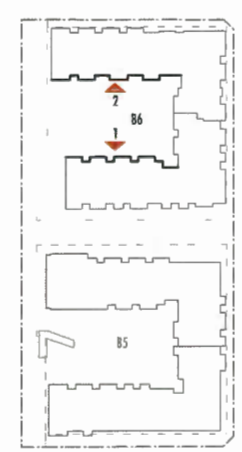
1 B6 NORTH ELEVATION - COURTYARD
1/8"=1'-0"

2 B6 NORTH ELEVATION - COURTYARD
1/8"=1'-0"

BUILDING 6 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - WHITE
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. METAL PANEL SIDING: WOODGRAIN FINISH
4. BRICK CLADDING - GREY
5. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
6. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
7. DOUBLE GLAZED CLEAR. WINDOW WALL.
8. LOWER PLANTER WALL : FULL BRICK CLADDING
9. LOWER CONCRETE WALL : PAINTED
10. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
11. METAL & GLASS GUARDRAIL
12. METAL SOFFIT: WHITE
13. METAL AND FROSTED GLASS PRIVACY SCREEN

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE



I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

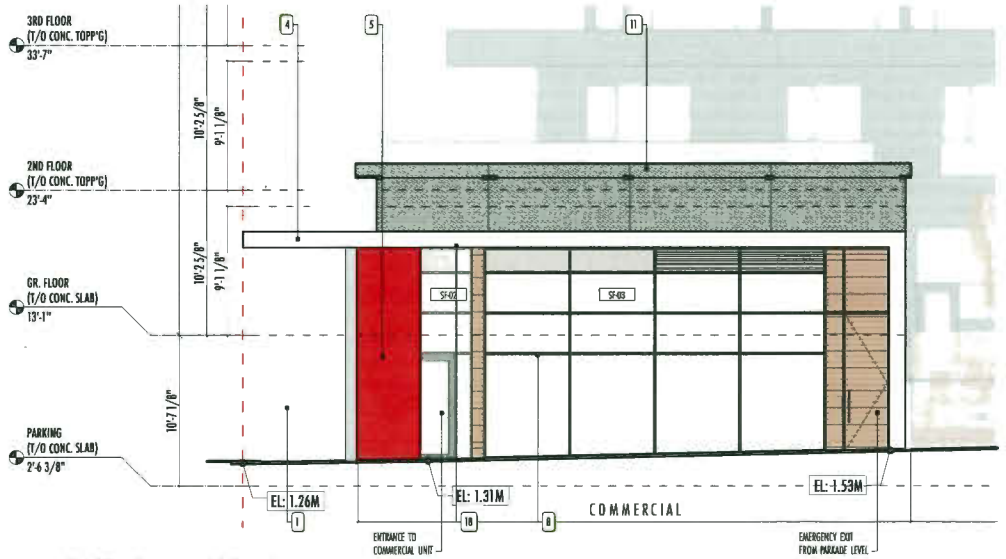
YAMAMOTO ARCHITECTURE
–
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
–
7811 Alderbridgeway
Richmond, BC

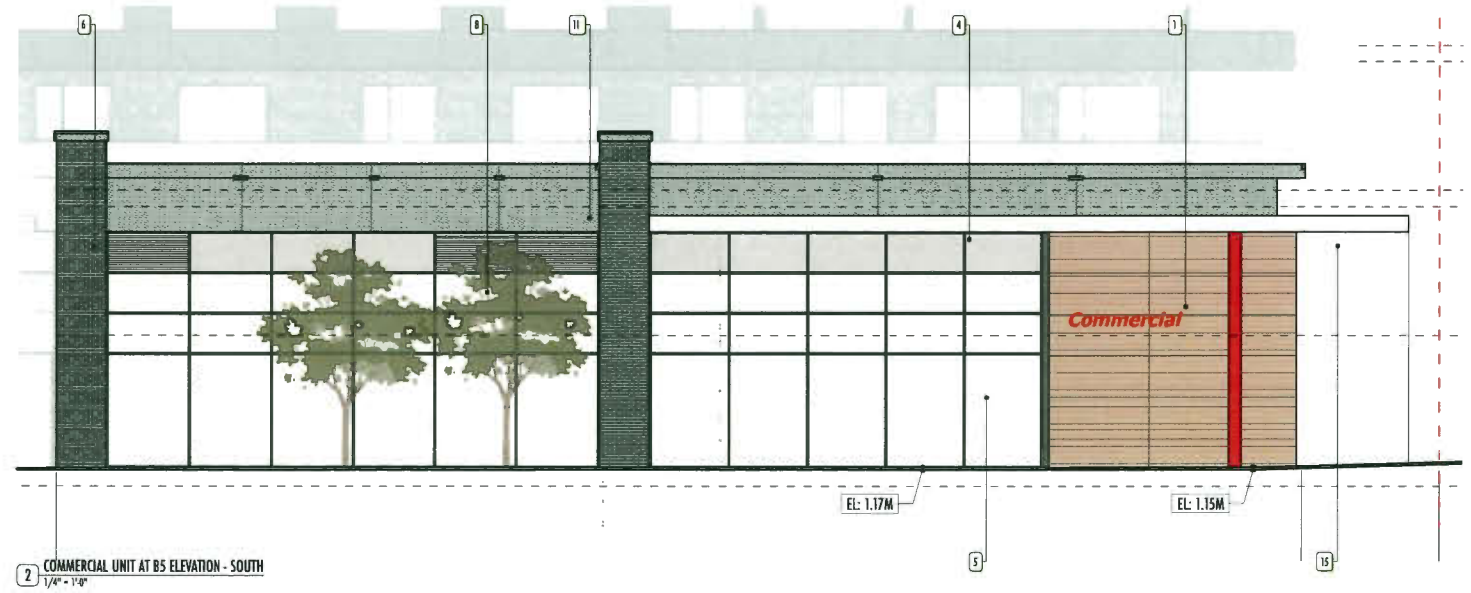
DRAWING TITLE –
Building 6 Elevations

SCALE – 1/8"=1'0"	SHEET NO. – A.3.06
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ. NO – 1601

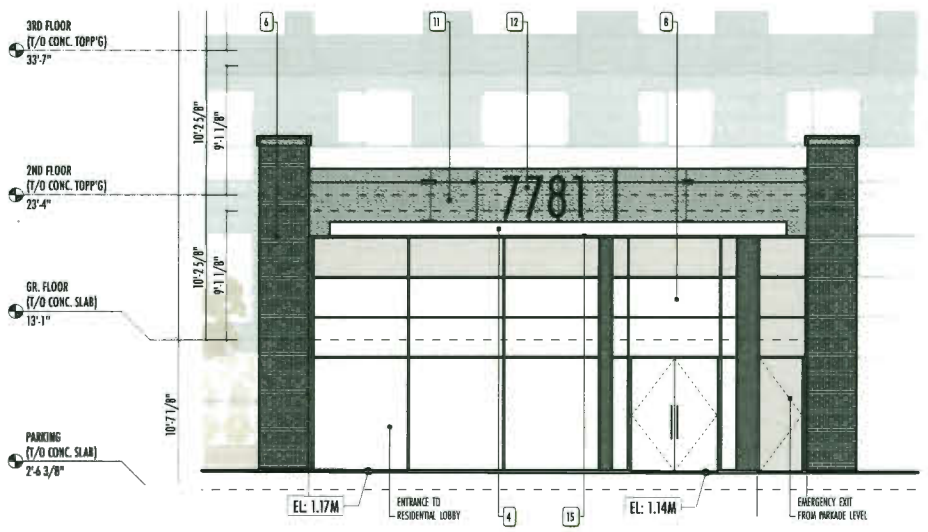
DP 18-841057 Plan 11
Jan 2, 2020



1 COMMERCIAL UNIT AT B5 ELEVATION - EAST
1/4" = 1'-0"

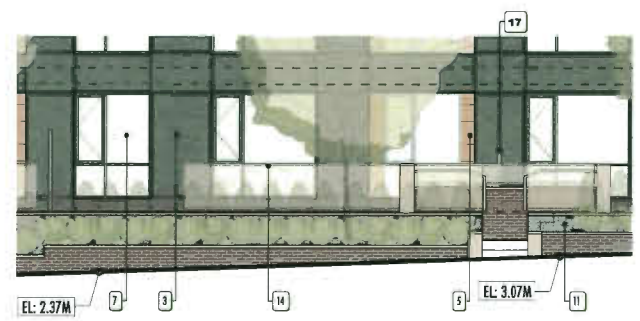


2 COMMERCIAL UNIT AT B5 ELEVATION - SOUTH
1/4" = 1'-0"

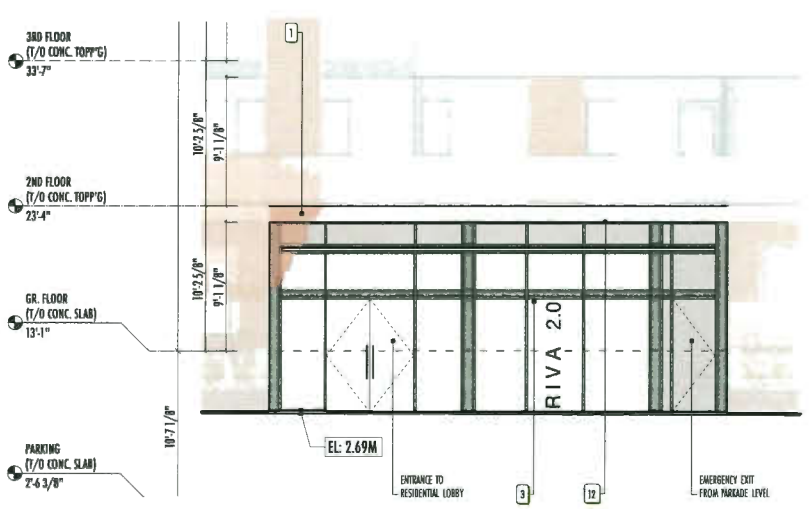


3 BUILDING 5 RESIDENTIAL LOBBY ELEVATION - SOUTH
1/4" = 1'-0"

5 BUILDING 6 STREET LEVEL UNIT ELEVATION - NORTH
1/4" = 1'-0"



6 BUILDING 5 STREET LEVEL UNIT ELEVATION - EAST
1/4" = 1'-0"



4 BUILDING 6 RESIDENTIAL LOBBY ELEVATION - NORTH
1/4" = 1'-0"

7 BUILDING 5 STREET LEVEL UNIT ELEVATION - SOUTH
1/4" = 1'-0"

BUILDING 5 - ELEVATION KEY NOTES :

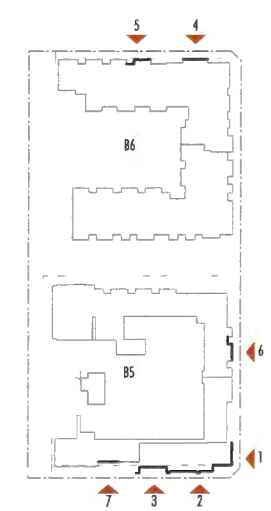
1. PRE FINISHED METAL PANEL - RED
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. FIBRE CEMENT PANEL : CHARCOAL GRAY
4. FIBRE CEMENT PANEL : ARCTIC WHITE
5. WOODGRAIN FINISH CLADDING
6. BRICK CLADDING - DARK GREY
7. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
8. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
9. DOUBLE GLAZED CLEAR. WINDOW WALL.
10. LOWER PLANTER WALL : FULL BRICK CLADDING
11. LOWER CONCRETE WALL : PAINTED
12. ALUMINUM SIGNAGE MOUNTED TO CANOPY
13. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
14. METAL & GLASS GUARDRAIL
15. FIBRE CEMENT SOFFIT BOARD; ARCTIC WHITE
16. FIBRE CEMENT SOFFIT BOARD; CHARCOAL GREY
17. METAL AND FROSTED GLASS PRIVACY SCREEN
18. METAL SOFFIT; WHITE

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE

BUILDING 6 - ELEVATION KEY NOTES :

1. PRE FINISHED METAL PANEL - WHITE
2. FIBRE CEMENT PANEL : LIGHT GRAY
3. METAL PANEL SIDING, WOODGRAIN FINISH
4. BRICK CLADDING - GREY
5. DOUBLE GLAZED VINYL FRAMED WINDOW - DARK GREY
6. DOUBLE GLAZED CLEAR ANODIZED ALUM. FRAMED STORE-FRONT WINDOW
7. DOUBLE GLAZED CLEAR. WINDOW WALL.
8. LOWER PLANTER WALL : FULL BRICK CLADDING
9. LOWER CONCRETE WALL : PAINTED
10. PARKADE GATE & EXIT DOOR : STEEL - PAINTED
11. METAL & GLASS GUARDRAIL
12. METAL SOFFIT; WHITE
13. METAL AND FROSTED GLASS PRIVACY SCREEN

NOTE: ALL SOFFIT TO BE FIBRE CEMENT BOARD - ARCTIC WHITE EXCEPT SPECIFIED OTHERWISE



NO	DATE	ISSUE
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

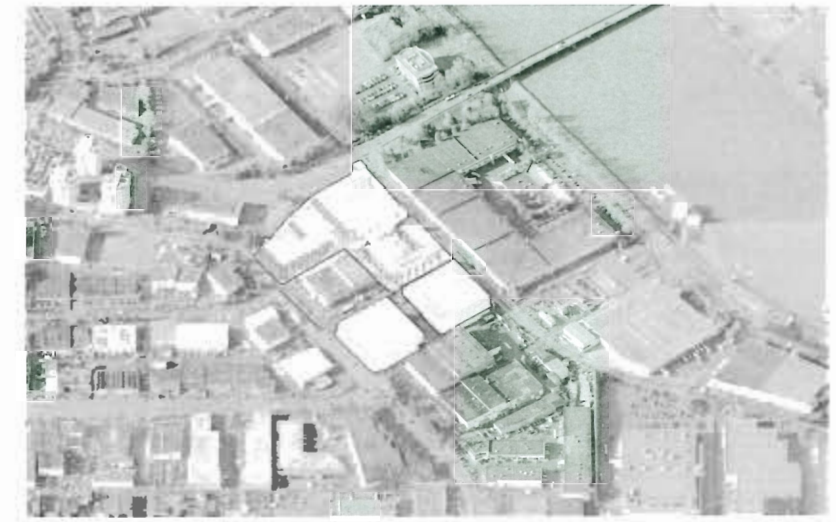
YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

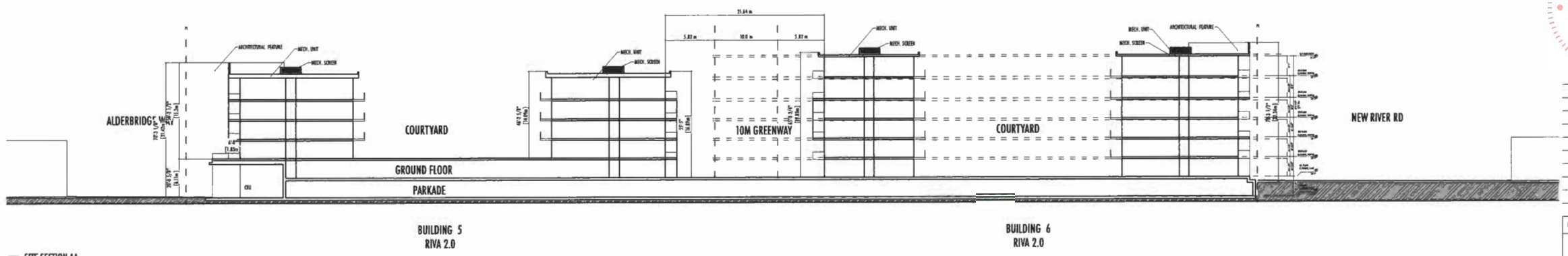
PROJECT —
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE —
Elevation Blow Ups

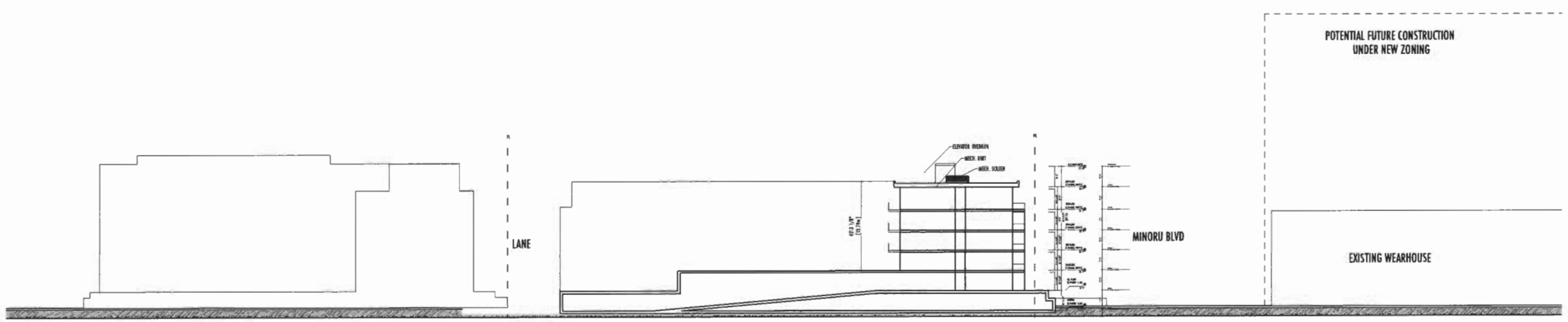
SCALE — 1/4"=1'0"	SHEET NO. — A.3.07
DATE — APR 8, 2019	
DRAWN — PS	
CHECKED —	PROJ NO — 1601

DP 18-841057 Plan 12
Jan 2, 2020





4 SITE SECTION AA
1"=20'0"



5 SITE SECTION BB
1"=20'0"

REGISTERED ARCHITECT
YOSHIO YAMOTO MAIZUMI
BRITISH COLUMBIA

I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright...All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

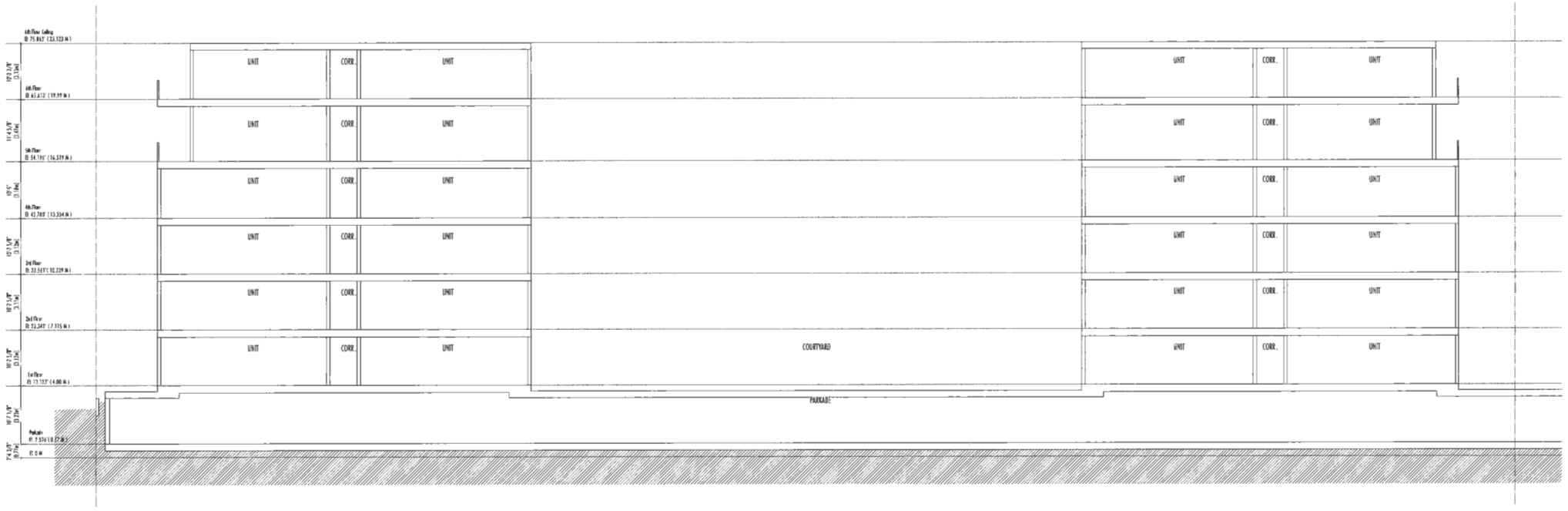
YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

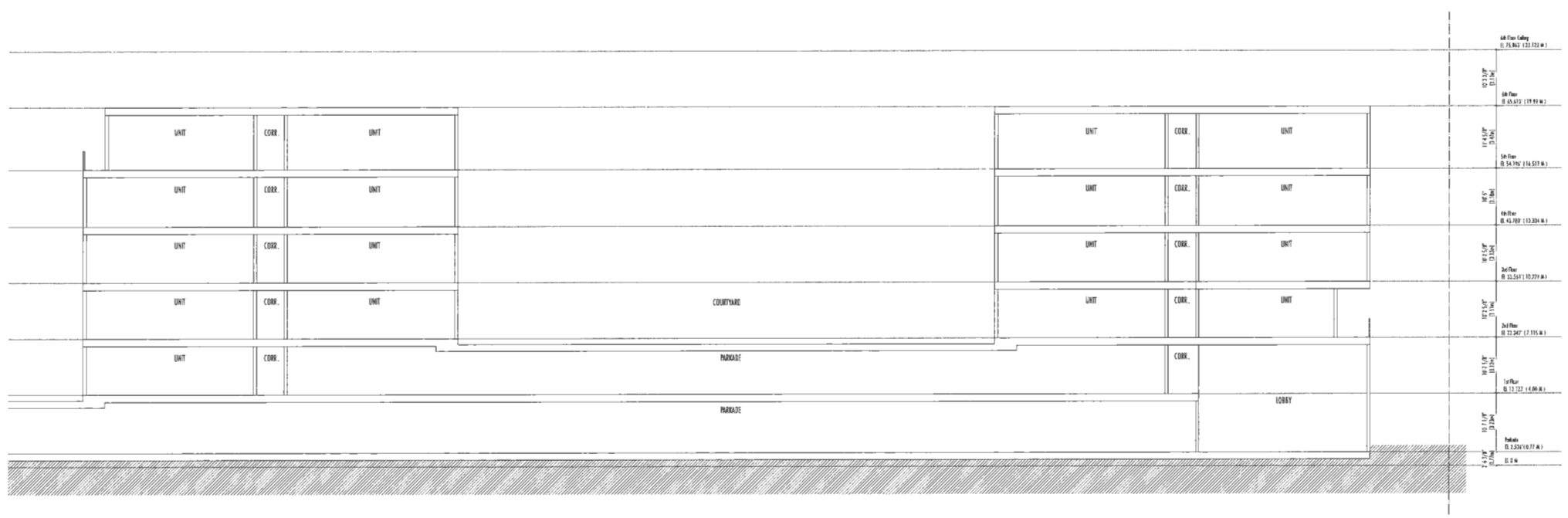
DRAWING TITLE –
Site Sections

SCALE – 1"=20'0"	SHEET NO. – A.0.12
DATE – APR. 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057
Plan 13
Jan 2, 2020



1 B6 North South Section looking East
1/8" = 1'-0"



2 B5 North South Section looking East
1/8" = 1'-0"

I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO. –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

Building Sections

SCALE – 1/4" = 1'-0"

DATE –

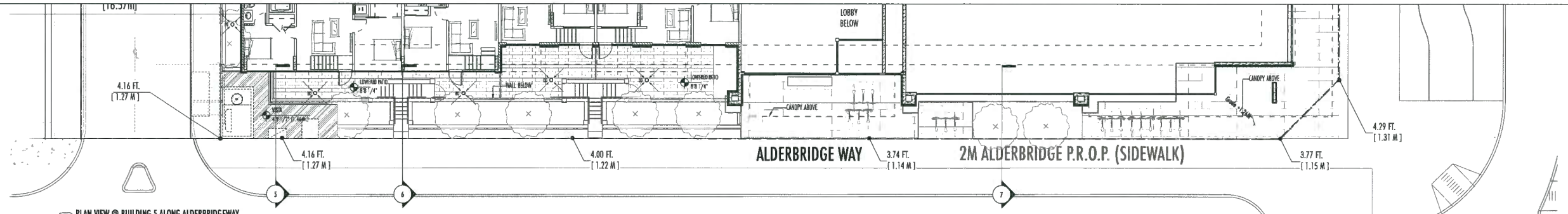
DRAWN –

CHECKED –

SHEET NO. – A.4.01

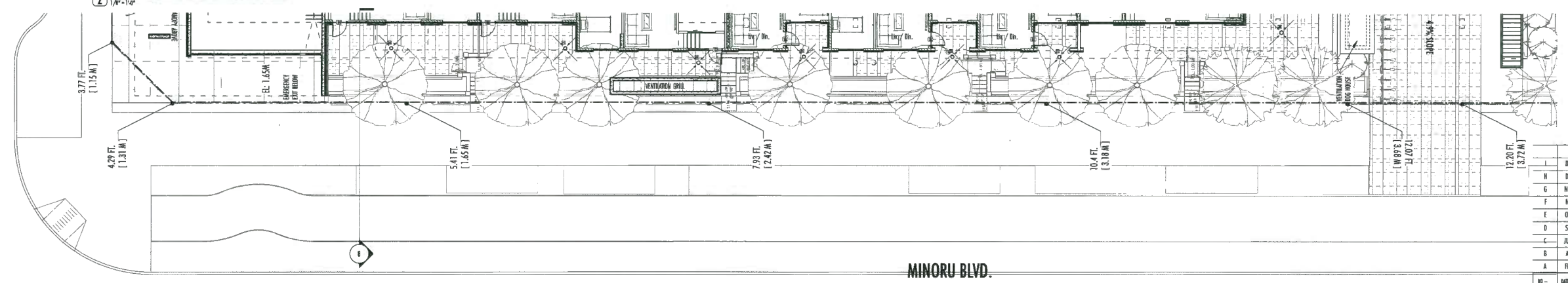
PROJECT NO. – 1601

DP 18-841057 Plan 14
Jan 2, 2020



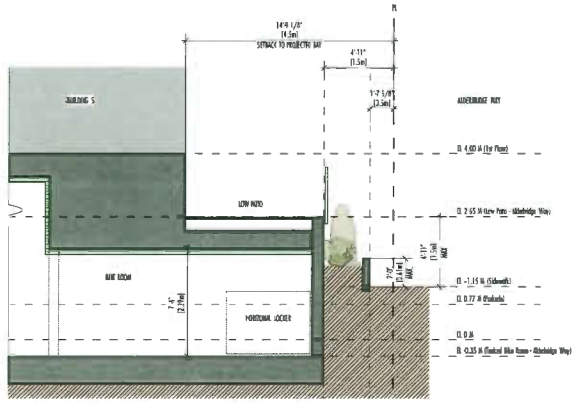
1 PLAN VIEW @ BUILDING 5 ALONG ALDERBRIDGEWAY
1/8" = 1'-0"

2 STREETSCAPE @ BUILDING 5 ALONG ALDERBRIDGEWAY
1/8" = 1'-0"

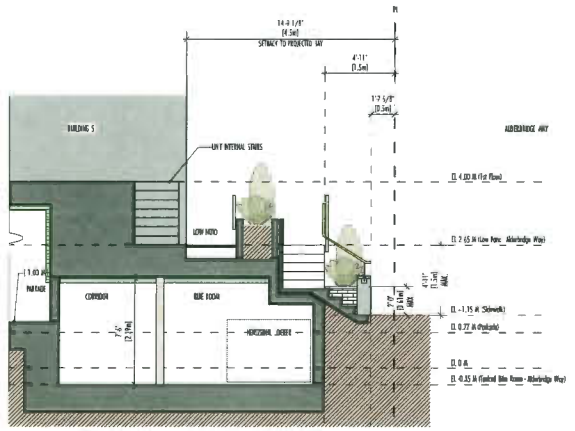


3 PLAN VIEW @ BUILDING 5 ALONG MINORU
1/8" = 1'-0"

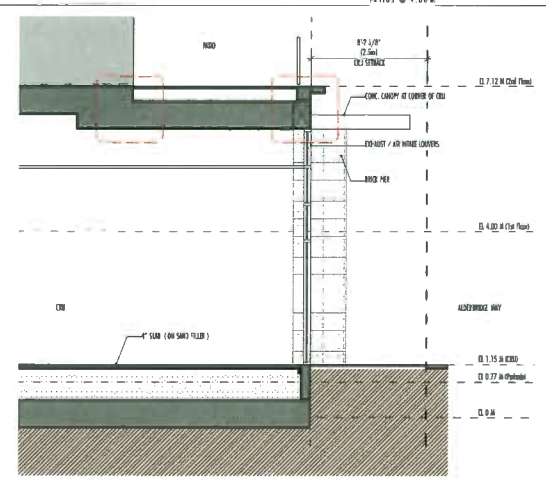
4 STREETSCAPE @ BUILDING 5 ALONG MINORU
1/8" = 1'-0"



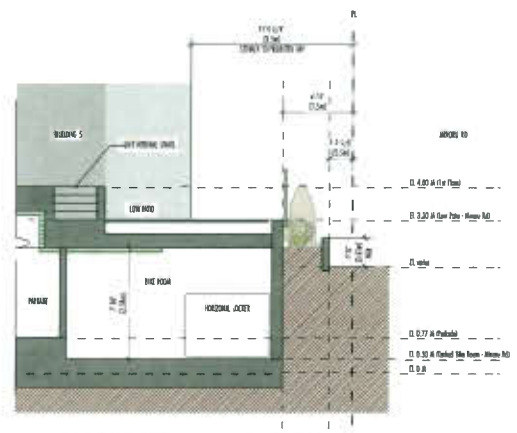
5 SECTION ALONG DROPPED PATIOS ON ALDERBRIDGEWAY
1/4" = 1'-0"



6 SECTION ALONG DROPPED PATIOS ON ALDERBRIDGEWAY
1/4" = 1'-0"



7 SECTION THROUGH CRU AT ALDERBRIDGE WAY
1/4" = 1'-0"



8 SECTION ALONG DROPPED PATIOS ON ALDERBRIDGEWAY
1/4" = 1'-0"

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

REGISTERED ARCHITECT TAKO YAMAMOTO BRITISH COLUMBIA

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

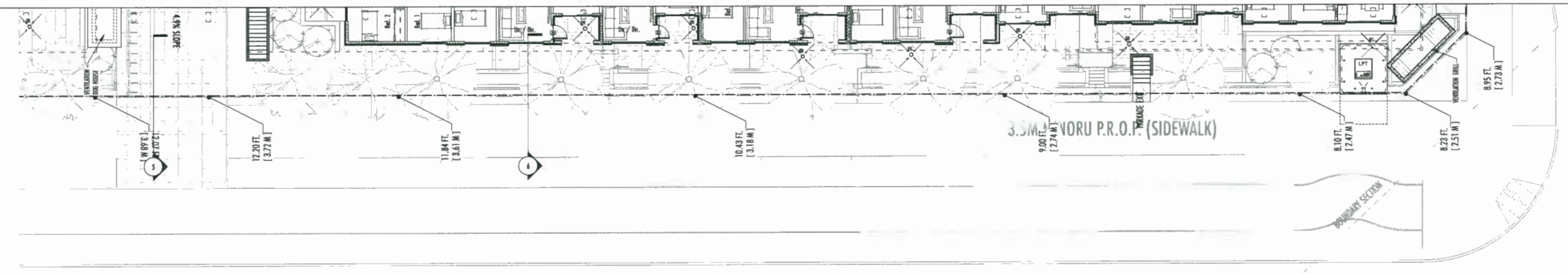
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Street Sections

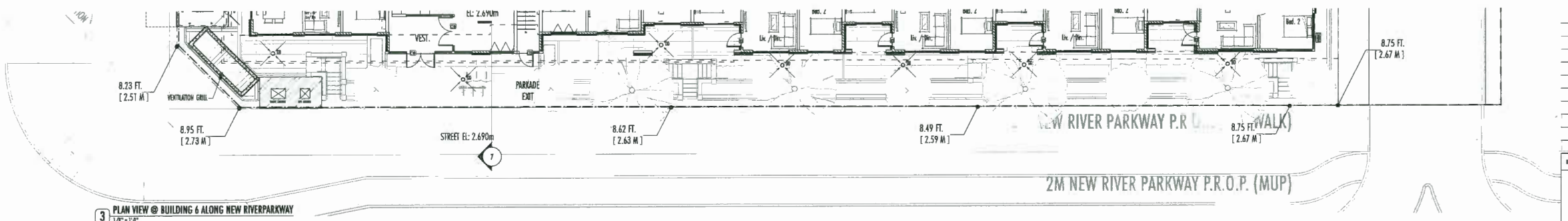
SCALE – AS NOTED	SHEET NO. – A.0.10
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057 Plan 15
Jan 2, 2020



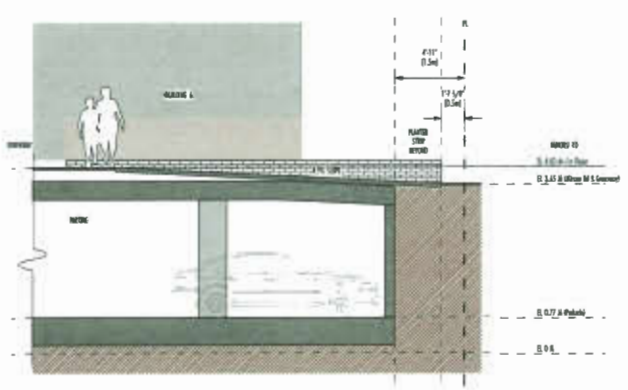
1 PLAN VIEW @ BUILDING 6 ALONG MINORU
1/8" = 1'-0"

2 STREETSCAPE @ BUILDING 6 ALONG MINORU
1/8" = 1'-0"

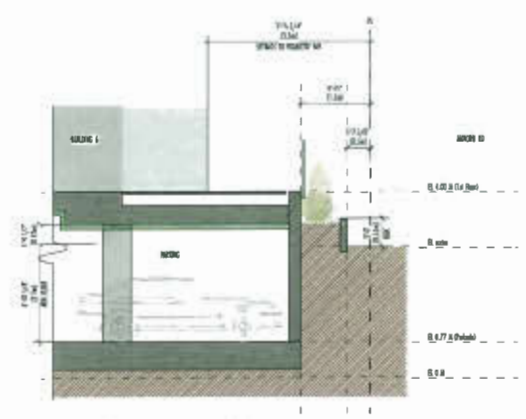


3 PLAN VIEW @ BUILDING 6 ALONG NEW RIVERPARKWAY
1/8" = 1'-0"

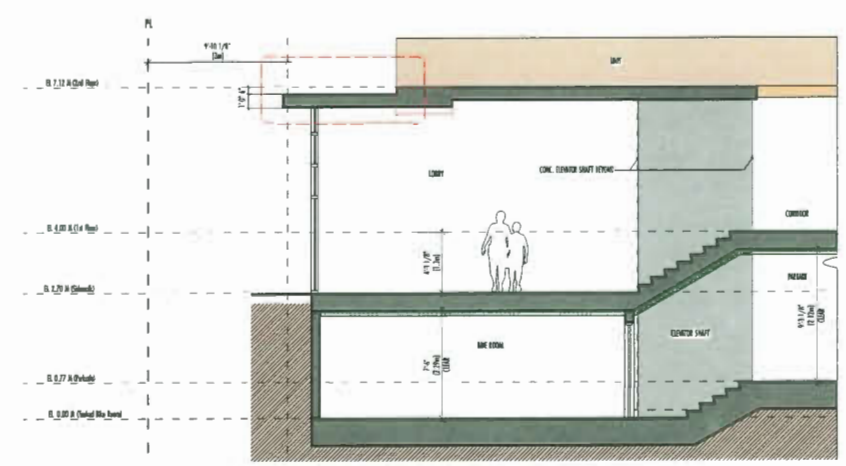
4 STREETSCAPE @ BUILDING 6 ALONG NEW RIVERPARKWAY
1/8" = 1'-0"



5 SECTION ALONG GREENWAY AT MINORU
1/4" = 1'-0"



6 SECTION ALONG PATIOS ON MINORU
1/4" = 1'-0"



7 SECTION THROUGH ENTRANCE LOBBY AR RIVER PARKWAY
1/4" = 1'-0"

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

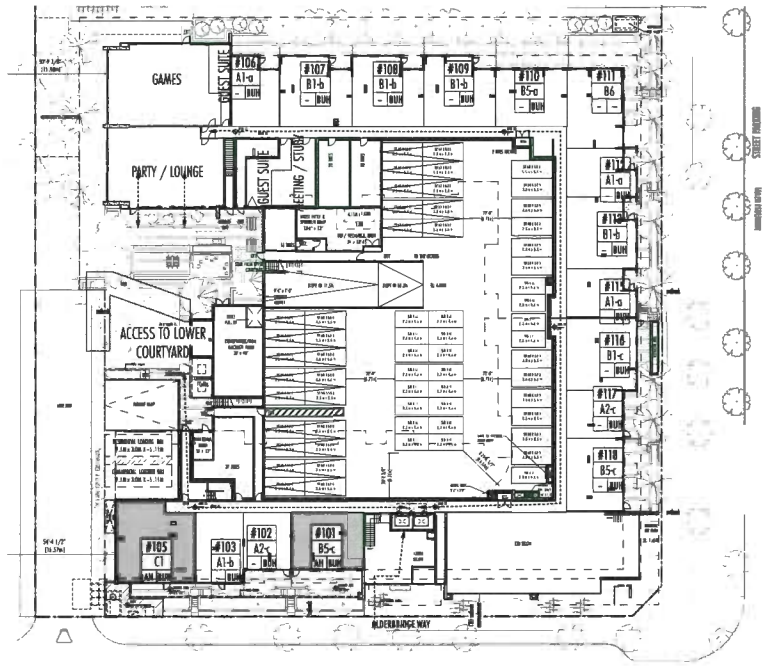
YAMAMOTO ARCHITECTURE
–
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

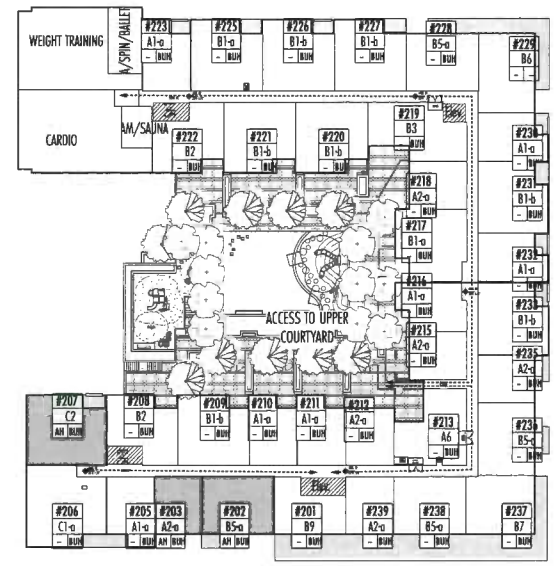
DRAWING TITLE –
Street Sections

SCALE – AS NOTED
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.0.11
PROJ NO – 1601

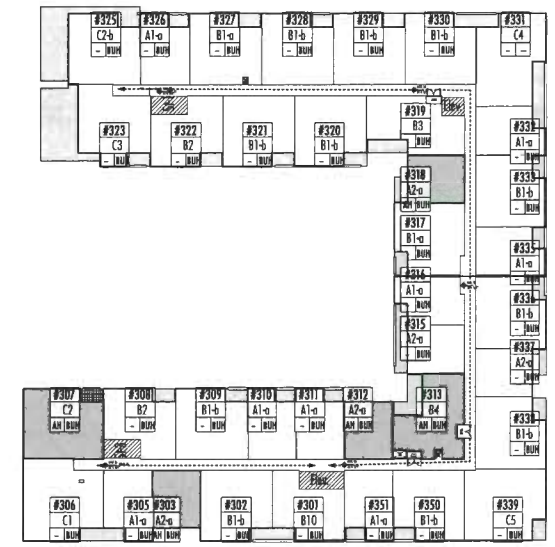
DP 18-841057 Plan 16
Jan 2, 2020



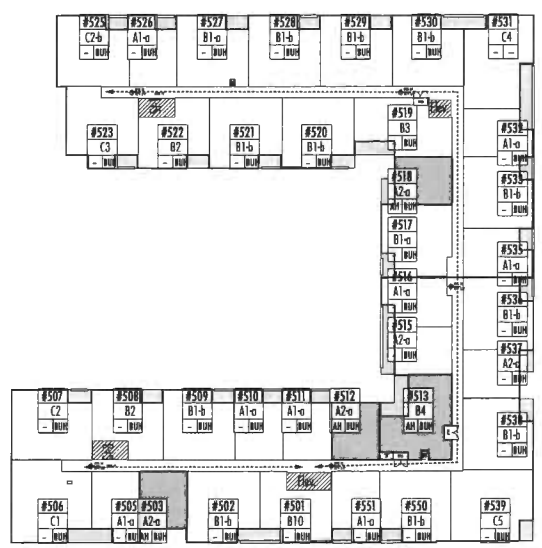
1 Building 5- Ground Lvl.



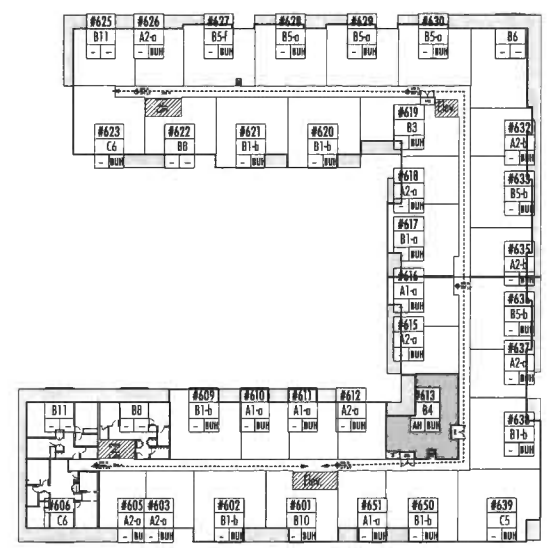
2 Building 5- 02 Lvl.



3 Building 5- 03 Lvl.



4 Building 5- 04 Lvl.



5 Building 5- 05 Lvl.

BUILDING 5 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE HOUSING		
	TOTAL	(BUH)	TOTAL	(BUH)	TOTAL	(BUH)	TOTAL	(BUH)		SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BUH EXEMPTION		1 B	2 B	3 B
-															0 sq m	0	0	0
B5	13	(13)	21	(14)	3	(3)	37	(32)	2,951 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,799 sq m	0	1	0
B4	13	(13)	18	(18)	6	(5)	37	(36)	3,142 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,989 sq m	3	1	0
B3	13	(13)	18	(18)	6	(5)	37	(36)	3,143 sq m		46 sq m	0 sq m	38 sq m	69 sq m	2,991 sq m	3	1	1
B2	14	(14)	19	(18)	2	(2)	35	(34)	3,232 sq m		46 sq m	387 sq m	36 sq m	65 sq m	2,698 sq m	1	1	1
B1	6	(6)	9	(8)	1	(1)	16	(15)	2,136 sq m	100 sq m		442 sq m	16 sq m	30 sq m	1,549 sq m	0	1	1
P1	0	(0)	0	(0)	0	(0)	0	(0)	372 sq m			0 sq m	0 sq m	0 sq m	372 sq m	0	0	0
UNIT MIX	59	(59)	85	(78)	18	(14)	162	(153)	14,975.46 sq m	100 sq m	183 sq m	828 sq m	165 sq m	301 sq m	13,397 sq m	7	5	3
	36%		52%		11%		100%	94%								15 Units		

100% OF AH UNITS OF B5
COMPLY WITH BUHF

AFFORDABLE HOUSING SUMMARY

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE:	30,477 sq m
AFFORDABLE HOUSING AREA TO BE PROVIDED @ 5%	1,524 sq m
AFFORDABLE HOUSING PROPOSED IN B5	1,071 sq m
AFFORDABLE HOUSING PROPOSED IN B6	522 sq m
TOTAL AFFORDABLE HOUSING PROPOSED	1,593 sq m

AFFORDABLE UNITS - BUILDING B5

1 BED UNITS

TYPE	AREA	COUNT
A3-a	50.93 sq m	7.0
TOTAL	357 sq m	7.0

2 BED UNITS

TYPE	AREA	COUNT
B4	83.58 sq m	3.0
B5-a	75.81 sq m	1.0
B5-c	75.84 sq m	1.0
TOTAL	402 sq m	5.0

3 BED UNITS

TYPE	AREA	COUNT
C1	115.79 sq m	1.0
C2	98.25 sq m	1.0
C3	90.22 sq m	1.0
TOTAL	872 sq m	3.0
TOTAL	1,071 sq m	15

AFFORDABLE UNITS - BUILDING B6

1 BED UNITS (Avg.) 0 sq m

TYPE	AREA	COUNT
TOTAL	0 sq m	0.0

2 BED UNITS

TYPE	AREA	COUNT
B14	80.12 sq m	4.0
TOTAL	832 sq m	4.0

3 BED UNITS

TYPE	AREA	COUNT
C3-a	96.78 sq m	1.0
C1	95.04 sq m	1.0
TOTAL	190 sq m	2.0
TOTAL	522 sq m	6

100% OF AH UNITS OF B5
COMPLY WITH BUHF

ACCESSIBILITY STRATEGY:
RED DOTTED LINE INDICATES WHEEL CHAIR ROUTE TO COMMON AREAS & AMENITIES

MARKET UNITS - BUILDING B5 AVG. 74 sq m

1 BED UNITS (Avg.) 55 sq m

TYPE	AREA	COUNT
A1-a	54.81 sq m	1.0
A1-a	56.02 sq m	1.0
A1-a	55.99 sq m	2.0
A1-a	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-a	50.93 sq m	23.0
A2-b	53 sq m	2.0
A2-c	50.91 sq m	2.0
A4	74.86 sq m	1.0
TOTAL	3,340 sq m	59.0

2 BED UNITS (Avg.) 83 sq m

TYPE	AREA	COUNT
B1-a	86.17 sq m	4.0
B1-b	87.6 sq m	1.0
B1-b	87.9 sq m	37.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	4.0
B3	84.89 sq m	4.0
B4	83.58 sq m	3.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.12 sq m	1.0
B6	83.22 sq m	3.0
B7	73.87 sq m	1.0
B8	62.81 sq m	2.0
B9	60.36 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.84 sq m	5.0
–	87.18 sq m	4.0
TOTAL	7,045 sq m	85.0

3 BED UNITS (Avg.) 99 sq m

TYPE	AREA	COUNT
C1	109.34 sq m	2.0
C1	115.79 sq m	1.0
C1-a	109.51 sq m	1.0
C2	98.25 sq m	3.0
C2-b	88.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	103.44 sq m	2.0
C6	85.38 sq m	1.0
C6	85.61 sq m	1.0
TOTAL	1,784 sq m	18.0

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

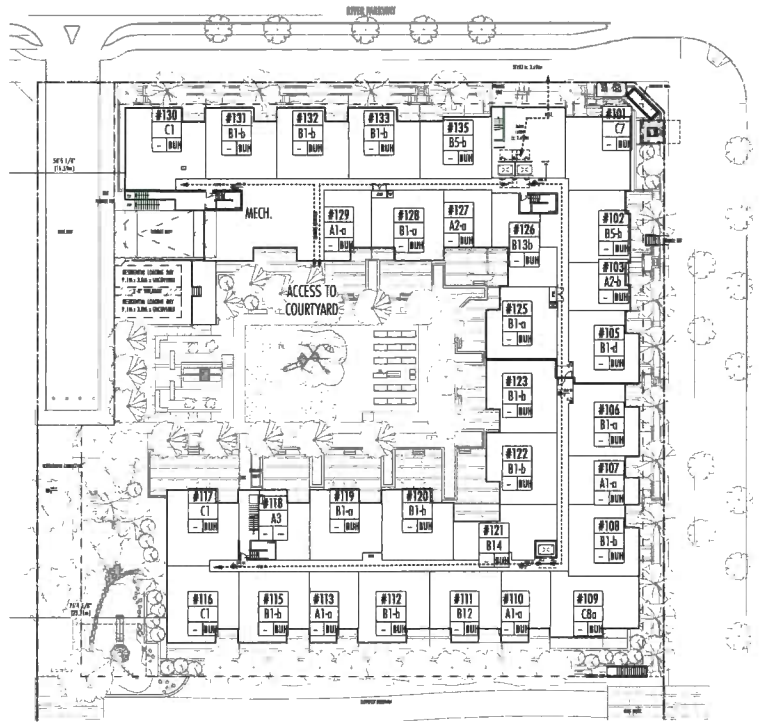
YAMAMOTO ARCHITECTURE
—
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

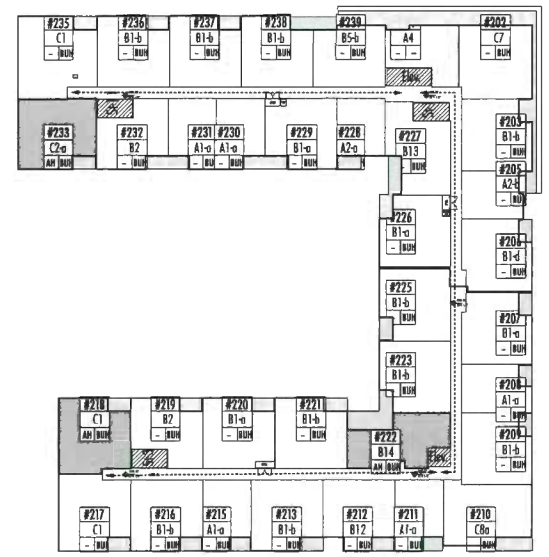
DRAWING TITLE –
BUILDING 5 (BUH + AH)

SCALE – NTS
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. –
A.0.15
PROJ NO – 1601

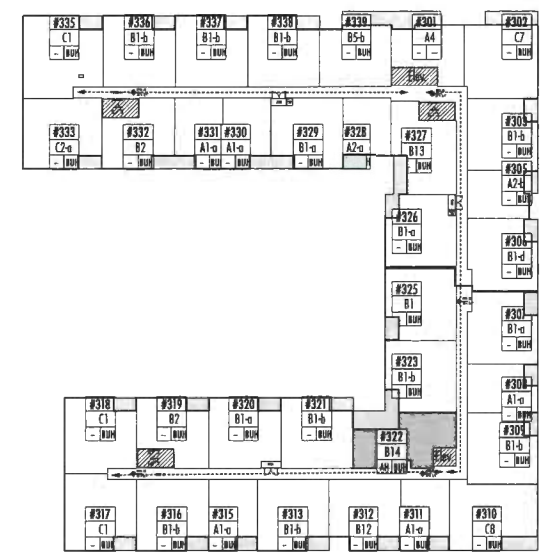
DP 18-841057 Plan 17
Jan 2, 2020



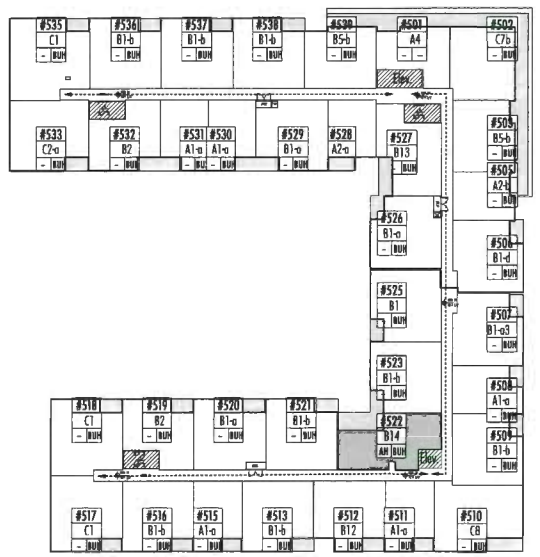
1 Building 6- Ground Lvl.



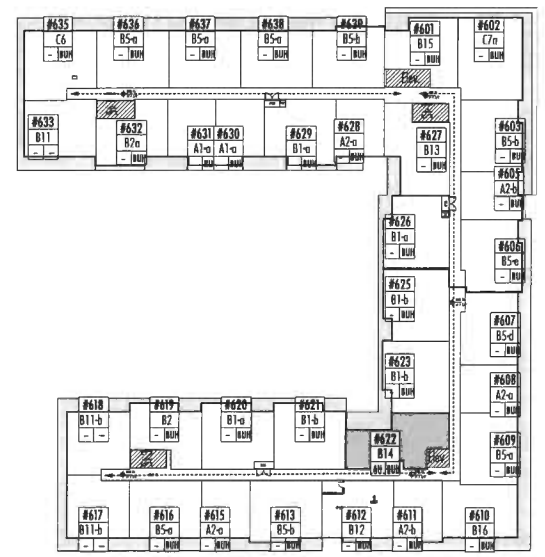
2 Building 6- 02 Lvl.



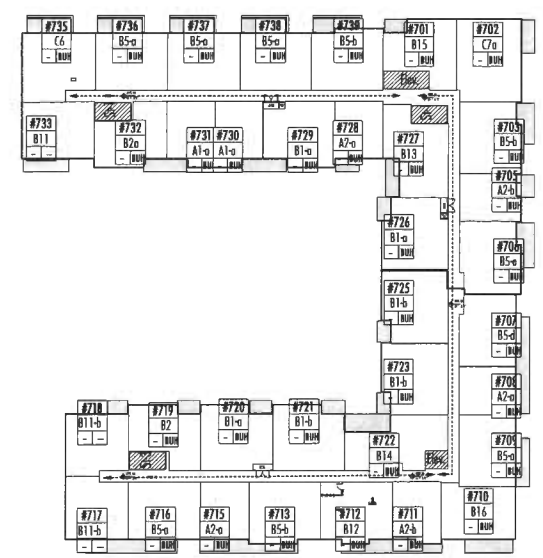
3 Building 6- 03 Lvl.



4 Building 6- 04 Lvl.



5 Building 6- 05 Lvl.



6 Building 6- Roof

BUILDING 6 @ NEW RIVA

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS		GROSS AREA	DEDUCTIONS					FAR AREA	AFFORDABLE UNITS		
	TOTAL	(BLUH)	TOTAL	(BLUH)	TOTAL	(BLUH)	TOTAL	(BLUH)		SERVICE	CIRCULATION	AMENITY	EEE EQUIP. EXEMPTION	BLUH EXEMPTION		1 B	2 B	3 B
06	7	(7)	26	(23)	2	(2)	35	(32)	2,893 sq m		58sq m	0sq m	36sq m	65sq m	2,735sq m	0	0	0
05	7	(7)	26	(23)	2	(2)	35	(32)	2,893 sq m		59sq m	0sq m	36sq m	65sq m	2,734sq m	0	1	0
04	8	(7)	21	(21)	4	(4)	35	(34)	3,138 sq m		58sq m	0sq m	36sq m	65sq m	2,979sq m	0	1	0
03	8	(7)	21	(21)	4	(4)	35	(34)	3,159 sq m		58sq m	0sq m	36sq m	65sq m	3,000sq m	0	1	0
02	8	(7)	21	(21)	4	(4)	35	(34)	3,154 sq m		58sq m	0sq m	36sq m	65sq m	2,995sq m	0	1	2
01	7	(6)	19	(19)	5	(5)	31	(30)	3,071 sq m	100sq m		0sq m	32sq m	58sq m	2,882sq m	0	0	0
Unit mix	45	(41)	134	(128)	22	(22)	206	(194)	18,307.96 sq m	100sq m	291sq m	0sq m	210sq m	383sq m	17,324 sq m	0	4	2
	22%		65%		13%		100%	95%								6 Units		

100% OF AH UNITS OF B6
COMPLY WITH BUHF

AFFORDABLE HOUSING SUMMARY

TOTAL PROPOSED BUILDING AREA FOR RESIDENTIAL USE	30,477 sq m
AFFORDABLE HOUSING AREA TO BE PROVIDED @ 5%	1,524 sq m
AFFORDABLE HOUSING PROPOSED IN B5	1,071 sq m
AFFORDABLE HOUSING PROPOSED IN B6	522 sq m
TOTAL AFFORDABLE HOUSING PROPOSED	1,593 sq m

AFFORDABLE UNITS - BUILDING B5

1 BED UNITS

TYPE	AREA	COUNT
A3-a	50.99 sq m	7.0
TOTAL	357 sq m	7.0

2 BED UNITS

TYPE	AREA	COUNT
B4	80.58 sq m	8.0
B5-a	75.81 sq m	1.0
B5-c	75.84 sq m	1.0
TOTAL	402 sq m	5.0

3 BED UNITS

TYPE	AREA	COUNT
C1	115.79 sq m	1.0
C2	90.25 sq m	1.0
C2	90.25 sq m	1.0
TOTAL	912 sq m	8.0
TOTAL	1,071 sq m	15

AFFORDABLE UNITS - BUILDING B6

1 BED UNITS (Avg.) 0 sq m

TYPE	AREA	COUNT
TOTAL	0 sq m	0.0

2 BED UNITS

TYPE	AREA	COUNT
B14	80.32 sq m	4.0
TOTAL	802 sq m	4.0

3 BED UNITS

TYPE	AREA	COUNT
C2-a	96.79 sq m	1.0
C1	93.24 sq m	1.0
TOTAL	190 sq m	2.0
TOTAL	522 sq m	6

MARKET UNITS - BUILDING B6 AVG. 78 sq m

1 BED UNITS (Avg.) 56 sq m

TYPE	AREA	COUNT
A1-a	55.35 sq m	4.0
A1-c	57.56 sq m	19.0
A2-a	50.93 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0

2 BED UNITS (Avg.) 82 sq m

TYPE	AREA	COUNT
B1-a	80.77 sq m	4.0
B1-a	81.26 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.96 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	84.19 sq m	4.0
–	87.9 sq m	10.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	9.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,410 sq m	27.0

100% OF AH UNITS OF B6 COMPLY WITH BUHF

ACCESSIBILITY STRATEGY:
RED DOTTED LINE INDICATES WHEEL CHAIR ROUTE TO COMMON AREAS & AMENITIES

REGISTERED ARCHITECT PAZO YAMAMOTO MAJIC BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 4th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

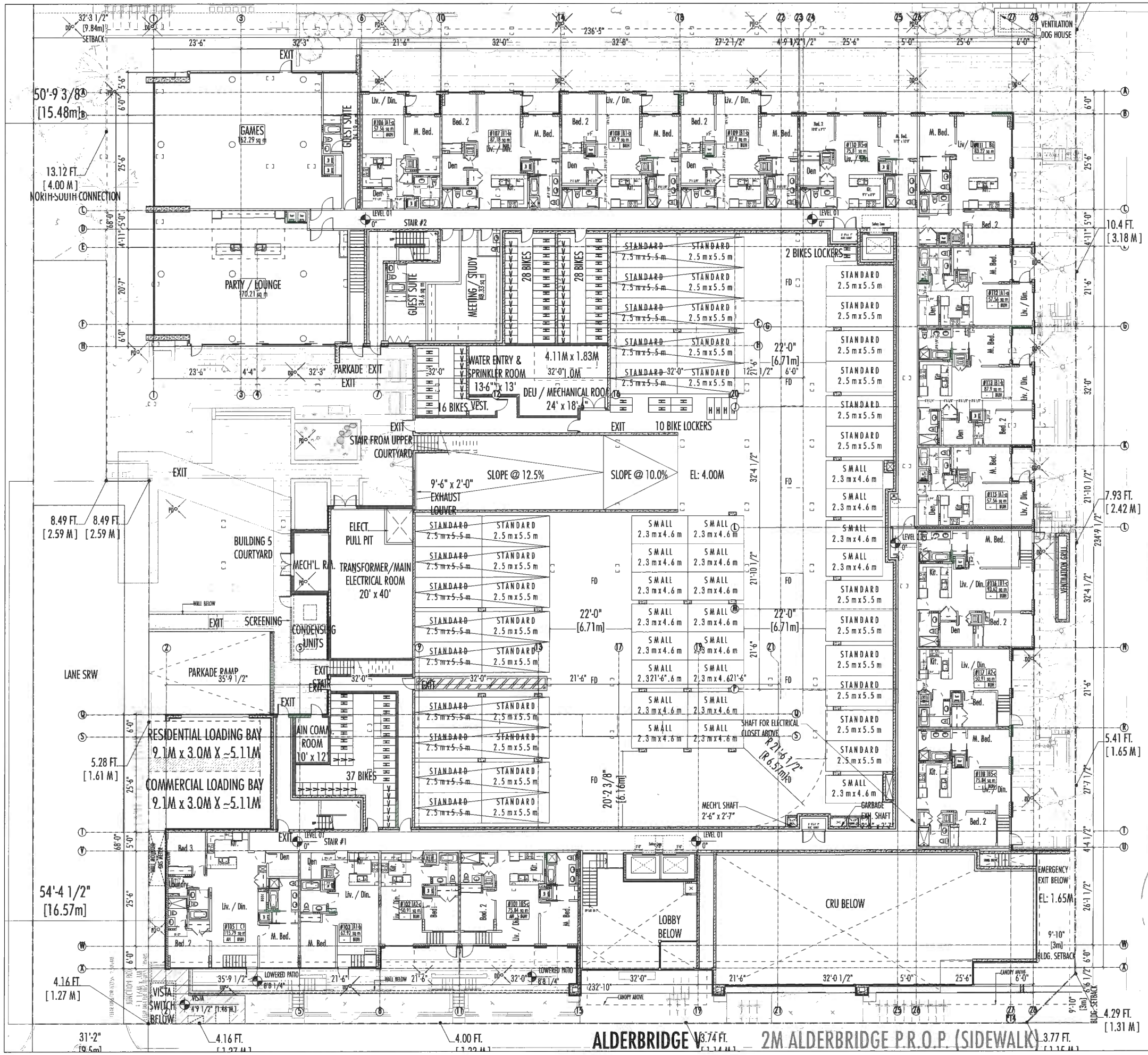
YAMAMOTO ARCHITECTURE
—
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

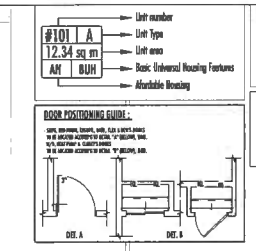
PROJECT –
Residences at Riva-2
–
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
BUILDING 6 (BLUH + AH)

SCALE – NTS
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.0.16
PROJ NO – 1601

DP 18-841057 Plan 18
Jan 2, 2020





Roof bearing wall
Plumbing wall
Water curtain sprinkler system
Shear wall, S.W.1.
Shear wall, S.W.2.

NOTES:
- Privacy screener proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

MARKET UNITS - BUILDING B5 AVG. 74 sq m

1 BED UNITS (Avrg.)		55 sq m
TYPE	AREA	COUNT
A1-a	56.01 sq m	1.0
A1-d	56.22 sq m	1.0
A1-e	55.99 sq m	2.0
A1-c	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-c	50.93 sq m	23.0
A2-b	53 sq m	2.0
A2-c	50.91 sq m	2.0
A6	76.86 sq m	1.0
TOTAL	3,940 sq m	59.0

2 BED UNITS (Avrg.)		83 sq m
TYPE	AREA	COUNT
B1-a	86.17 sq m	4.0
B1-b	87.4 sq m	1.0
B1-b	87.9 sq m	37.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	6.0
B3	84.89 sq m	4.0
B4	83.58 sq m	3.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.17 sq m	1.0
B6	83.22 sq m	3.0
B7	73.87 sq m	1.0
B8	62.81 sq m	2.0
B9	60.36 sq m	1.0
B10	72.44 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.84 sq m	5.0
–	87.38 sq m	4.0
TOTAL	7,045 sq m	85.0

3 BED UNITS (Avrg.)		99 sq m
TYPE	AREA	COUNT
C1	109.34 sq m	2.0
C1	115.79 sq m	1.0
C1-a	109.51 sq m	1.0
C2	99.25 sq m	3.0
C2-b	88.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.82 sq m	1.0
C5	103.44 sq m	2.0
C6	85.30 sq m	1.0
C6	85.61 sq m	1.0
TOTAL	1,784 sq m	18.0

TOTAL	1,784 sq m	18.0

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

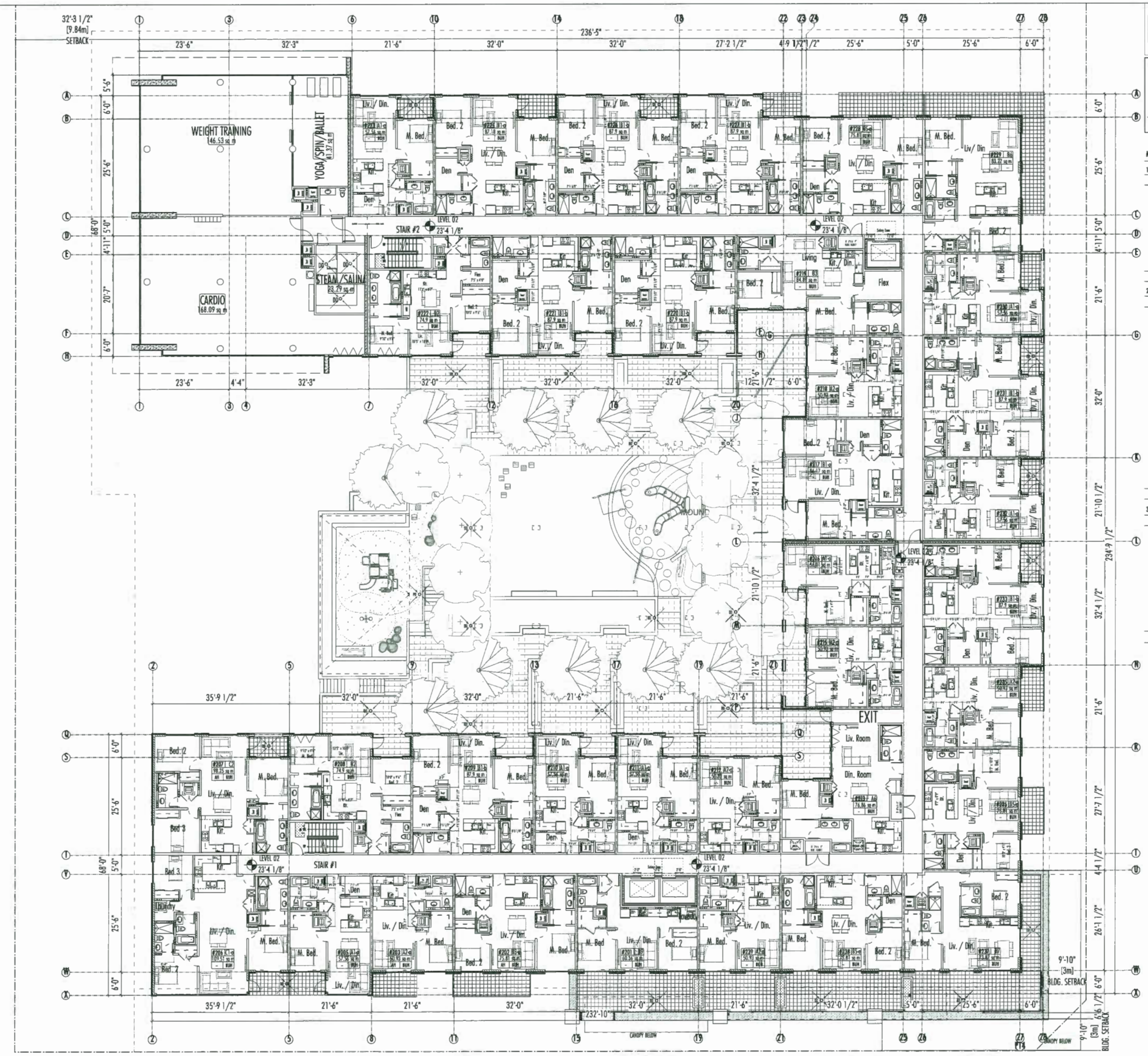
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

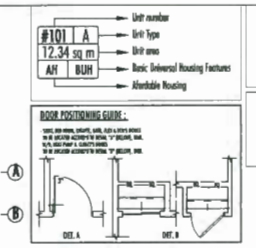
PROJECT –
Residences at Rivo-2
–
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B5-LEVEL 01

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – **A.1.06**
PROJ NO – 1601

DP 18-841057 Plan 19
Jan 2, 2020





Load bearing wall
Plumbing wall
Water curtain sprinkler system
Shear wall, S.W.1.
Shear wall, S.W.2.

NOTES:
- Primary screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

MARKET UNITS - BUILDING B5 AVG. 74 sq m

1 BED UNITS (Avg.)		55 sq m
TYPE	AREA	COUNT
A1-a	54.81 sq m	1.0
A1-c	56.02 sq m	1.0
A1-e	55.99 sq m	2.0
A1-e	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-a	52.93 sq m	23.0
A2-b	53 sq m	2.0
A2-c	52.91 sq m	2.0
A6	75.84 sq m	1.0
TOTAL	3,240 sq m	59.0

2 BED UNITS (Avg.)		83 sq m
TYPE	AREA	COUNT
B1-a	86.37 sq m	4.0
B1-b	87.6 sq m	1.0
B1-b	87.9 sq m	37.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	6.0
B3	84.89 sq m	4.0
B4	83.58 sq m	8.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.32 sq m	1.0
B6	83.22 sq m	8.0
B7	73.87 sq m	1.0
B8	62.81 sq m	2.0
B9	60.36 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.84 sq m	5.0
–	87.38 sq m	4.0
TOTAL	7,045 sq m	85.0

3 BED UNITS (Avg.)		99 sq m
TYPE	AREA	COUNT
C1	109.94 sq m	2.0
C1	115.79 sq m	1.0
C1-e	109.51 sq m	1.0
C2	98.25 sq m	3.0
C2-b	88.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	102.64 sq m	2.0
C6	95.38 sq m	1.0
C6	95.61 sq m	1.0
TOTAL	1,704 sq m	18.0

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright - All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

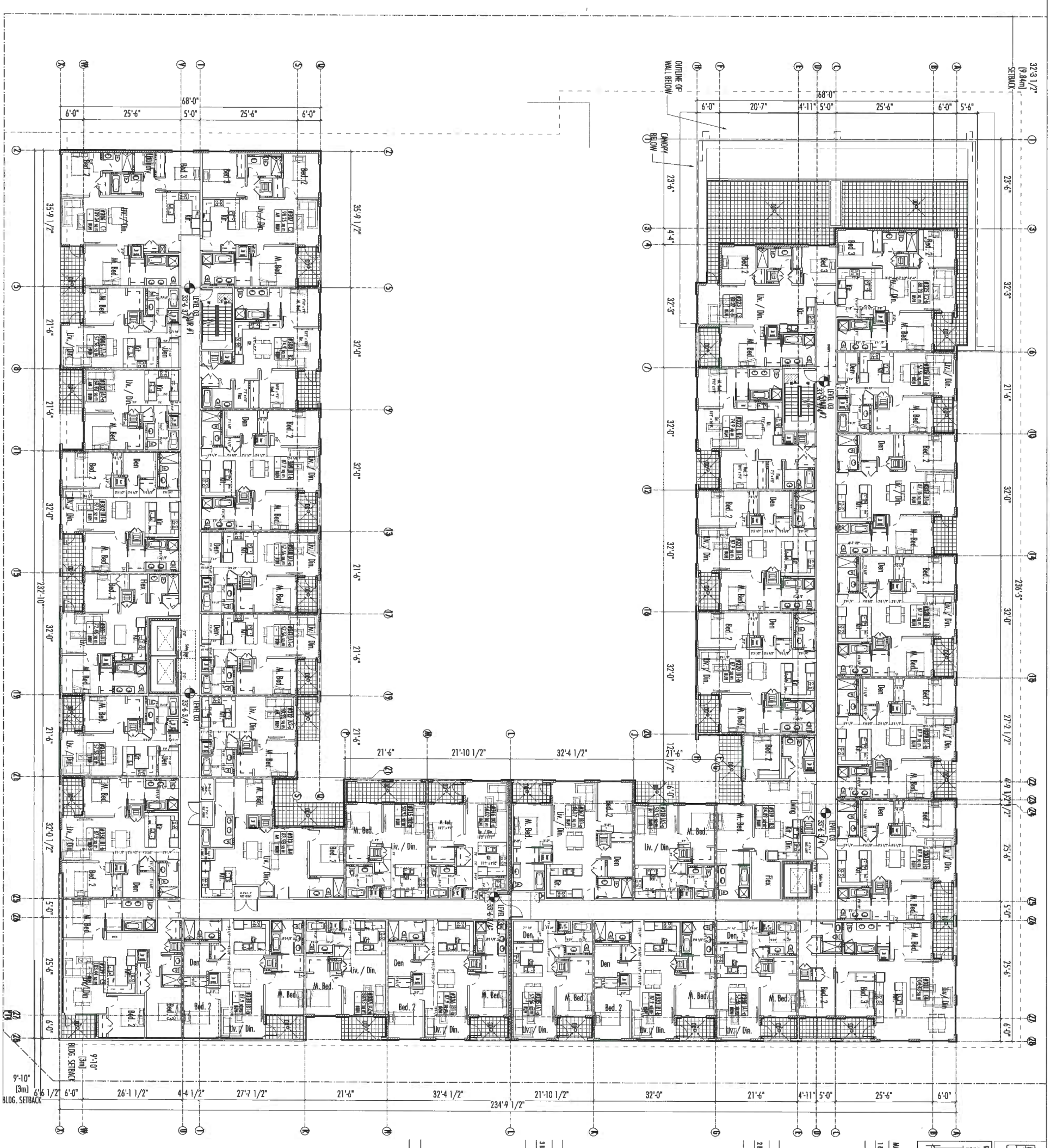
YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

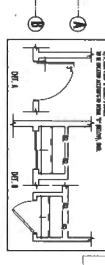
PROJECT –
Residences at Rivo-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B5-LEVEL 02

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – **A.1.07**
PROJ NO – 1601

DP 18-841057 Plan 20
Jan 2, 2020





32'3 1/2"
[9.84m]
SETBACK
236'5"
23'6"
32'3"
21'6"
32'0"
32'0"
27'2 1/2"
4'9 1/2"
1/2"
25'6"
5'0"
25'6"
6'0"
68'0"
5'6"
6'0"
25'6"
5'0"
4'11"
20'7"
6'0"
OUTLINE OF WALL BELOW
CANOPY BELOW
4'4"
32'3"
32'0"
12'6 1/2"
LEVEL 03
33'6 3/4"
STAIR #2
STAIR #1
Living
Flex
Kit.
Liv. / Din.
M. Bed.
Bed. 2
Bed 3
Den
32'4 1/2"
21'10 1/2"
21'6"
234'9 1/2"
32'0"
35'9 1/2"
232'10"
26'1 1/2"
4'4 1/2"
27'7 1/2"
32'0 1/2"
9'10"
[3m]
BLDG. SETBACK
6'6 1/2"

#101 A
12.34 sq m
AH BUH
DET. A
DET. B

- Unit number
- Unit Type
- Unit area
- Basic Universal Housing Features
- Affordable Housing

DOOR POSITIONING GUIDE :

▨	Load bearing wall
	Plumbing wall
	Water curtain sprinkler system
▨	Shear wall. S.W.1.
▨	Shear wall. S.W.2.

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

MARKET UNITS - BUILDING B5 AVG. 74 sq m

1 BED UNITS (Avg.) 55 sq m

TYPE	AREA	COUNT
A1-a	56.01 sq m	1.0
A1-a	56.02 sq m	1.0
A1-a	55.99 sq m	2.0
A1-a	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-a	50.93 sq m	23.0
A2-b	53 sq m	2.0
A2-c	50.91 sq m	2.0
A6	76.06 sq m	1.0
TOTAL	3,240 sq m	59.0

2 BED UNITS (Avg.) 83 sq m

TYPE	AREA	COUNT
B1-a	86.17 sq m	4.0
B1-b	87.6 sq m	1.0
B1-b	87.9 sq m	37.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	6.0
B3	84.89 sq m	4.0
B4	83.58 sq m	3.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.12 sq m	1.0
B6	83.22 sq m	3.0
B7	73.07 sq m	1.0
B8	62.81 sq m	2.0
B9	60.36 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.04 sq m	5.0
–	87.18 sq m	4.0
TOTAL	7,045 sq m	85.0

3 BED UNITS (Avg.) 99 sq m

TYPE	AREA	COUNT
C1	109.34 sq m	2.0
C1	115.79 sq m	1.0
C1-a	109.51 sq m	1.0
C2	98.25 sq m	3.0
C2-b	88.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	103.44 sq m	2.0
C6	85.38 sq m	1.0
C6	85.61 sq m	1.0
TOTAL	1,704 sq m	18.0

REGISTERED ARCHITECT
TAIZO YAMAMOTO
BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

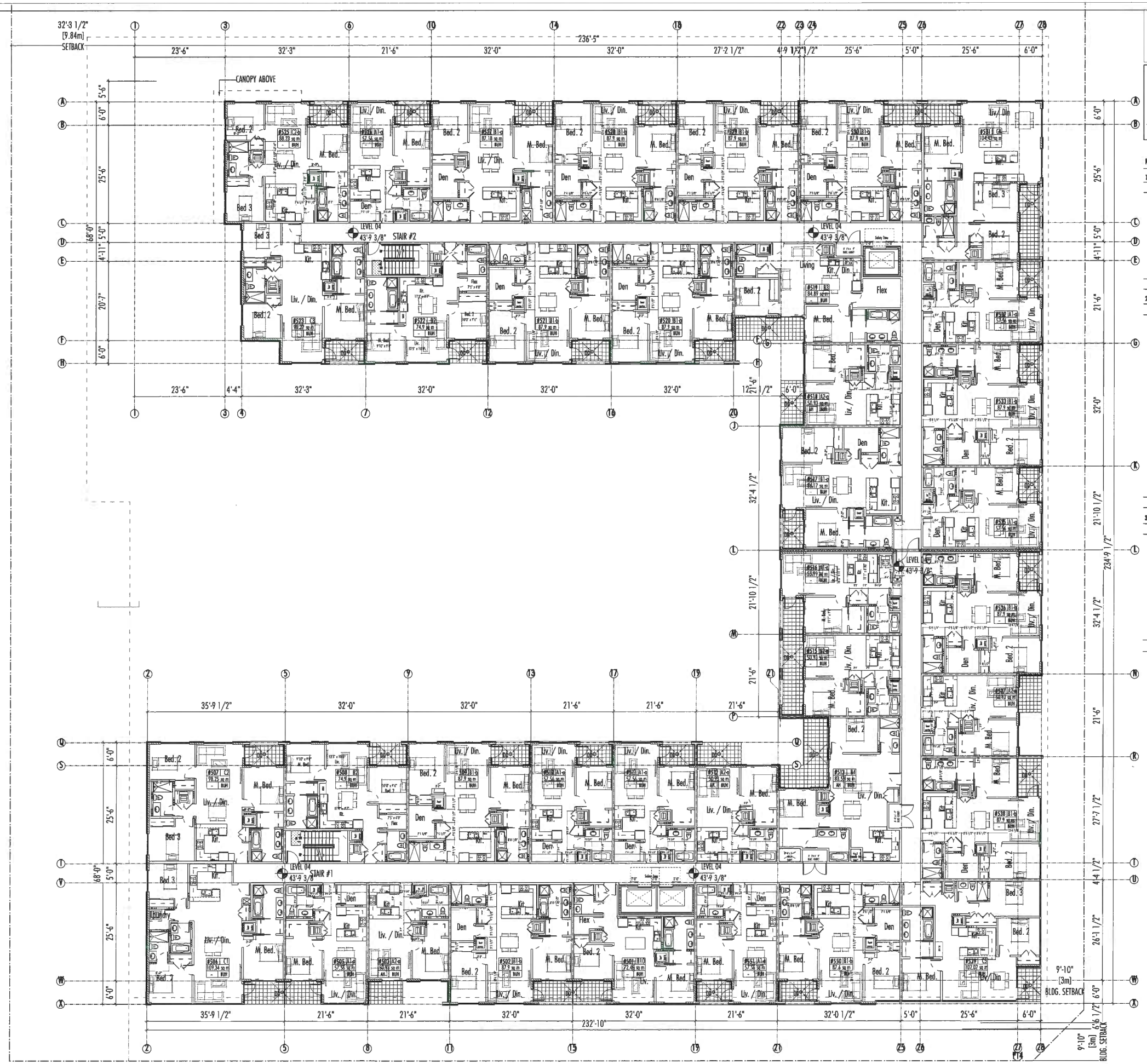
PROJECT –

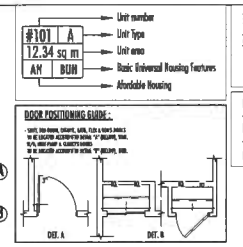
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B5-LEVEL 03

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.1.08
PROJ NO. – 1601

DP 18-841057 Plan 21
Jan 2, 2020





MARKET UNITS - BUILDING B5		AVG. 74 sq m
1 BED UNITS (Avg.)		55 sq m
TYPE	AREA	COUNT
A1-a	54.97 sq m	1.0
A1-a	54.82 sq m	1.0
A1-a	55.99 sq m	2.0
A1-a	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-a	50.99 sq m	23.0
A2-b	53 sq m	2.0
A2-c	50.91 sq m	2.0
A6	79.86 sq m	1.0
TOTAL	3,240 sq m	59.0
2 BED UNITS (Avg.)		83 sq m
TYPE	AREA	COUNT
B1-a	86.37 sq m	4.0
B1-b	87.6 sq m	1.0
B1-b	87.9 sq m	87.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	6.0
B3	84.89 sq m	4.0
B4	83.58 sq m	3.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.12 sq m	1.0
B6	83.22 sq m	3.0
B7	73.87 sq m	1.0
B8	42.81 sq m	2.0
B9	40.36 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.84 sq m	5.0
–	87.18 sq m	4.0
TOTAL	7,045 sq m	85.0
3 BED UNITS (Avg.)		99 sq m
TYPE	AREA	COUNT
C1	109.34 sq m	2.0
C1	115.79 sq m	1.0
C1-e	109.51 sq m	1.0
C2	98.25 sq m	3.0
C2-b	98.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	103.44 sq m	2.0
C6	85.38 sq m	1.0
C6	85.61 sq m	1.0
TOTAL	1,784 sq m	18.0

Load bearing wall
Plumbing wall
Water curtain sprinkler system
Shear wall, S.W.1.
Shear wall, S.W.2.

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

REGISTERED ARCHITECT
YAMOTO, MAKOTO
BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing is an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

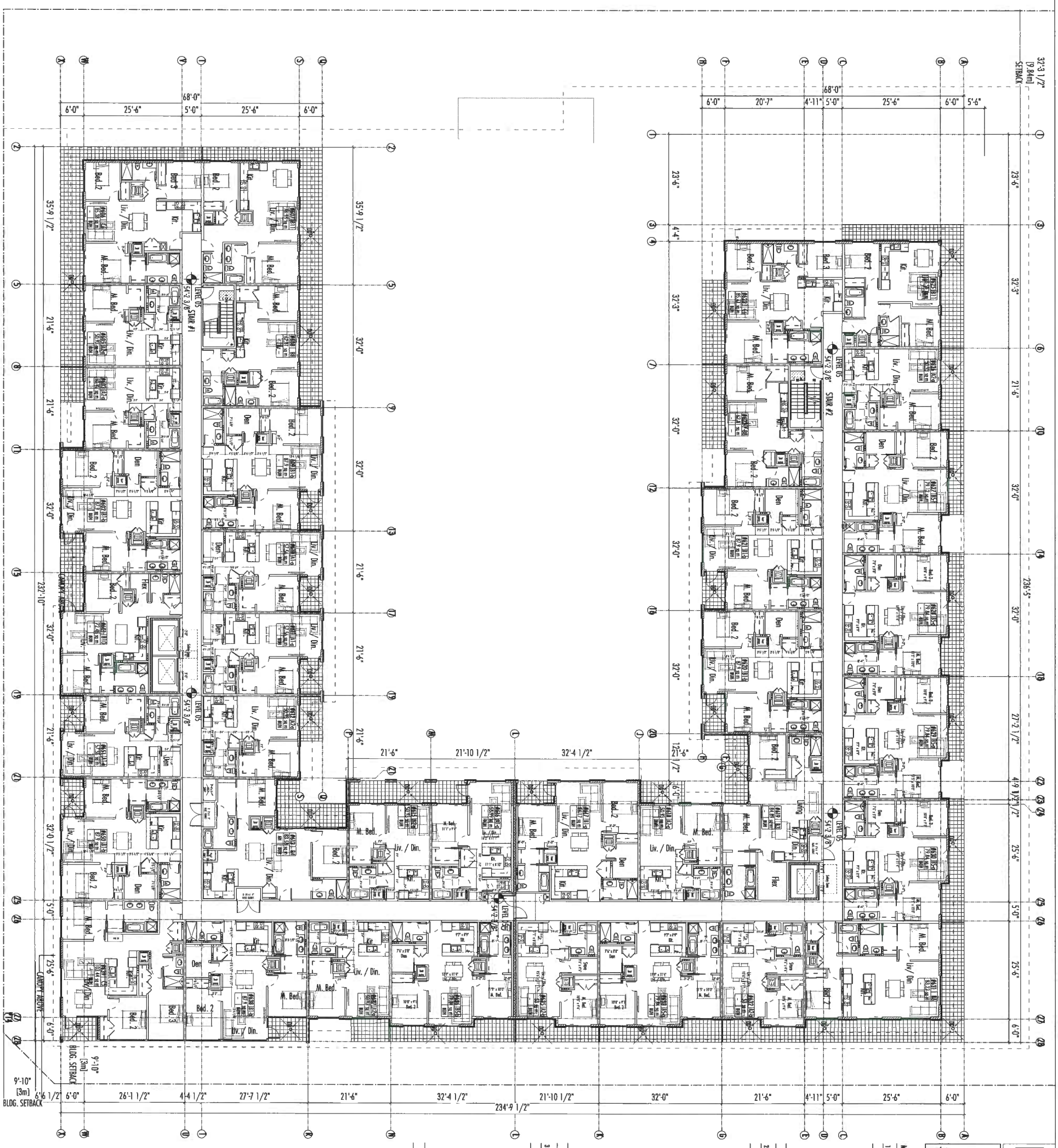
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
–
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B5-LEVEL 04

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. –
A.1.09
PROJ NO – 1601

DP 18-841057
Jan 2, 2020
Plan 22



DP 18-841057 Plan 23
Jan 2, 2020

32'3 1/2" [9.84m] SETBACK
236'-5"
23'-6"
32'3"
21'6"
32'-0"
27'-2 1/2"
4'-9 1/2"
25'-6"
5'-0"
6'-0"
68'-0"
4'-11"
20'-7"
234'-9 1/2"
21'-10 1/2"
32'-4 1/2"
12'-1 1/2"
35'-9 1/2"
21'-6"
26'-1 1/2"
27'-7 1/2"
4'-4"
232'-10"
9'-10" [3m] BLDG. SETBACK
6'6 1/2" [3m] BLDG. SETBACK
CANOPY ABOVE
LEVEL 05 54'-2 3/8"
STAIR #1
STAIR #2
Liv. / Din.
M. Bed.
Bed. 2
Bed. 3
Den
Kit.
Flex
Living
Store

Unit number	Unit Type
#101	A
12.34 sq m	
AH	BUH

- Unit number
- Unit Type
- Unit area
- Basic Universal Housing Features
- Affordable Housing

- Load bearing wall
- Plumbing wall
- Water curtain sprinkler system
- Shear wall. S.W.1.
- Shear wall. S.W.2.

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

DOOR POSITIONING GUIDE :

MARKET UNITS - BUILDING B5 AVG. 74 sq m

1 BED UNITS (Avg.) 55 sq m

TYPE	AREA	COUNT
A1-a	56.01 sq m	1.0
A1-a	56.02 sq m	1.0
A1-a	55.99 sq m	2.0
A1-a	57.56 sq m	26.0
A1-b	62.92 sq m	1.0
A2-a	50.93 sq m	23.0
A2-b	53 sq m	2.0
A2-c	50.91 sq m	2.0
A6	76.86 sq m	1.0
TOTAL	3,240 sq m	59.0

2 BED UNITS (Avg.) 83 sq m

TYPE	AREA	COUNT
B1-a	86.17 sq m	4.0
B1-b	87.6 sq m	1.0
B1-b	87.9 sq m	57.0
B1-c	93.62 sq m	1.0
B2	74.9 sq m	6.0
B3	84.89 sq m	4.0
B4	83.58 sq m	8.0
B5-a	75.81 sq m	5.0
B5-c	75.84 sq m	2.0
B5-f	79.12 sq m	1.0
B6	83.22 sq m	3.0
B7	73.87 sq m	1.0
B8	62.81 sq m	2.0
B9	60.86 sq m	1.0
B10	72.46 sq m	3.0
B11	65.55 sq m	1.0
B11	76.55 sq m	1.0
–	79.84 sq m	5.0
–	87.18 sq m	4.0
TOTAL	7,045 sq m	85.0

3 BED UNITS (Avg.) 99 sq m

TYPE	AREA	COUNT
C1	109.34 sq m	2.0
C1	115.79 sq m	1.0
C1-a	109.51 sq m	1.0
C2	98.25 sq m	3.0
C2-b	88.23 sq m	2.0
C3	90.22 sq m	2.0
C4	104.43 sq m	2.0
C5	102.02 sq m	1.0
C5	103.44 sq m	2.0
C6	85.38 sq m	1.0
C6	85.61 sq m	1.0
TOTAL	1,784 sq m	18.0

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

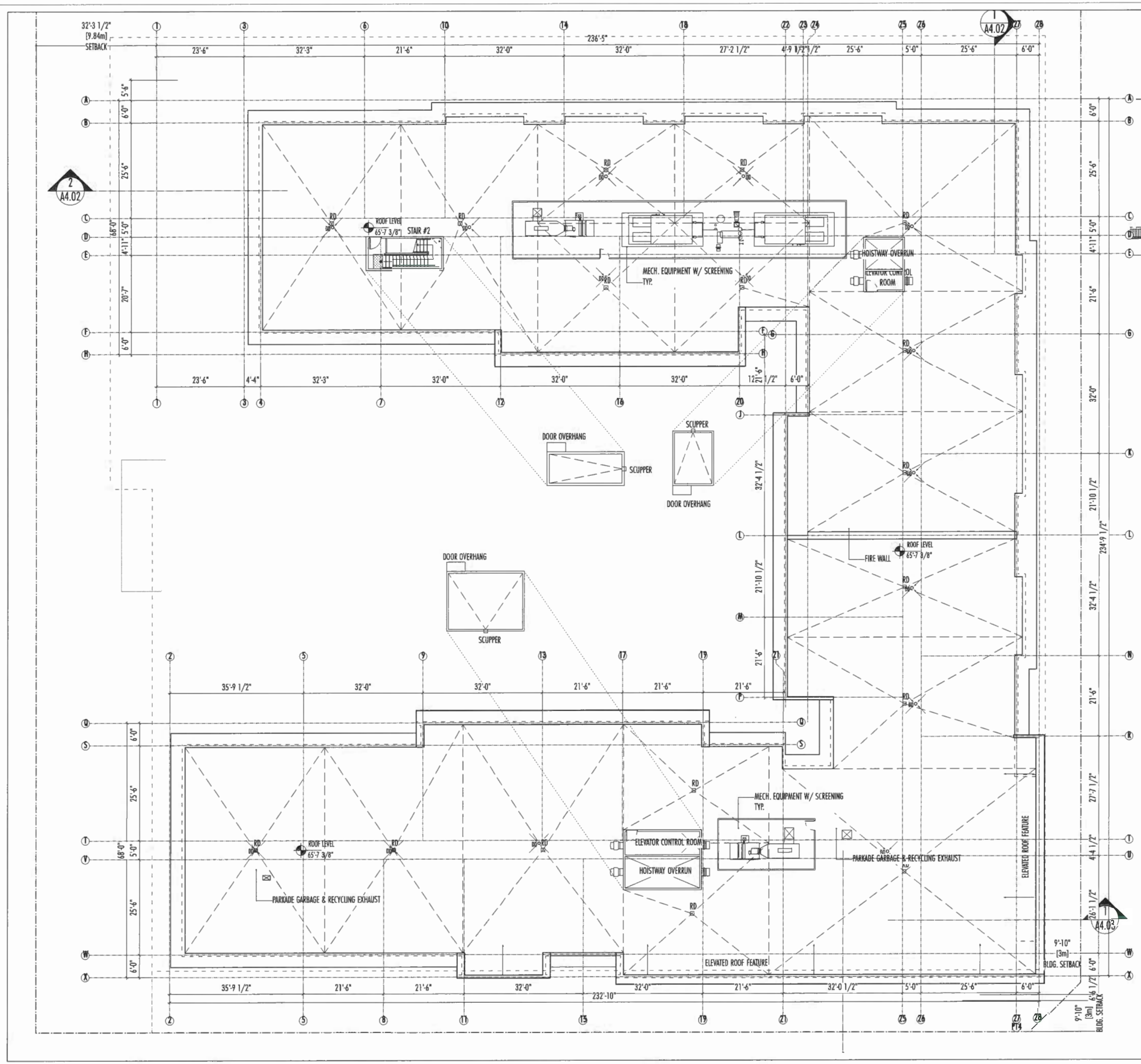
Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

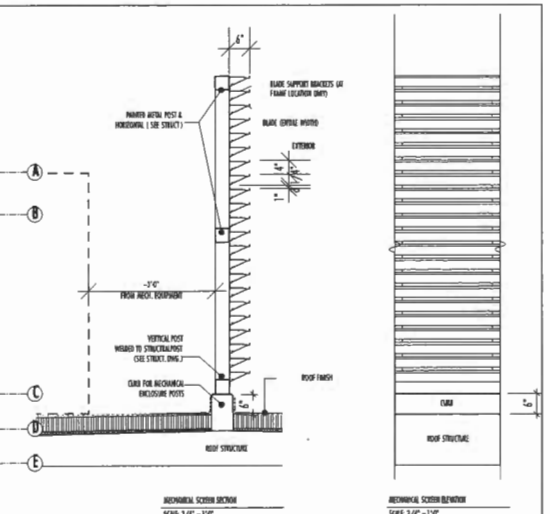
YAMAMOTO
ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B5-LEVEL 05

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.1.10
PROJ NO – 1601





I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

–

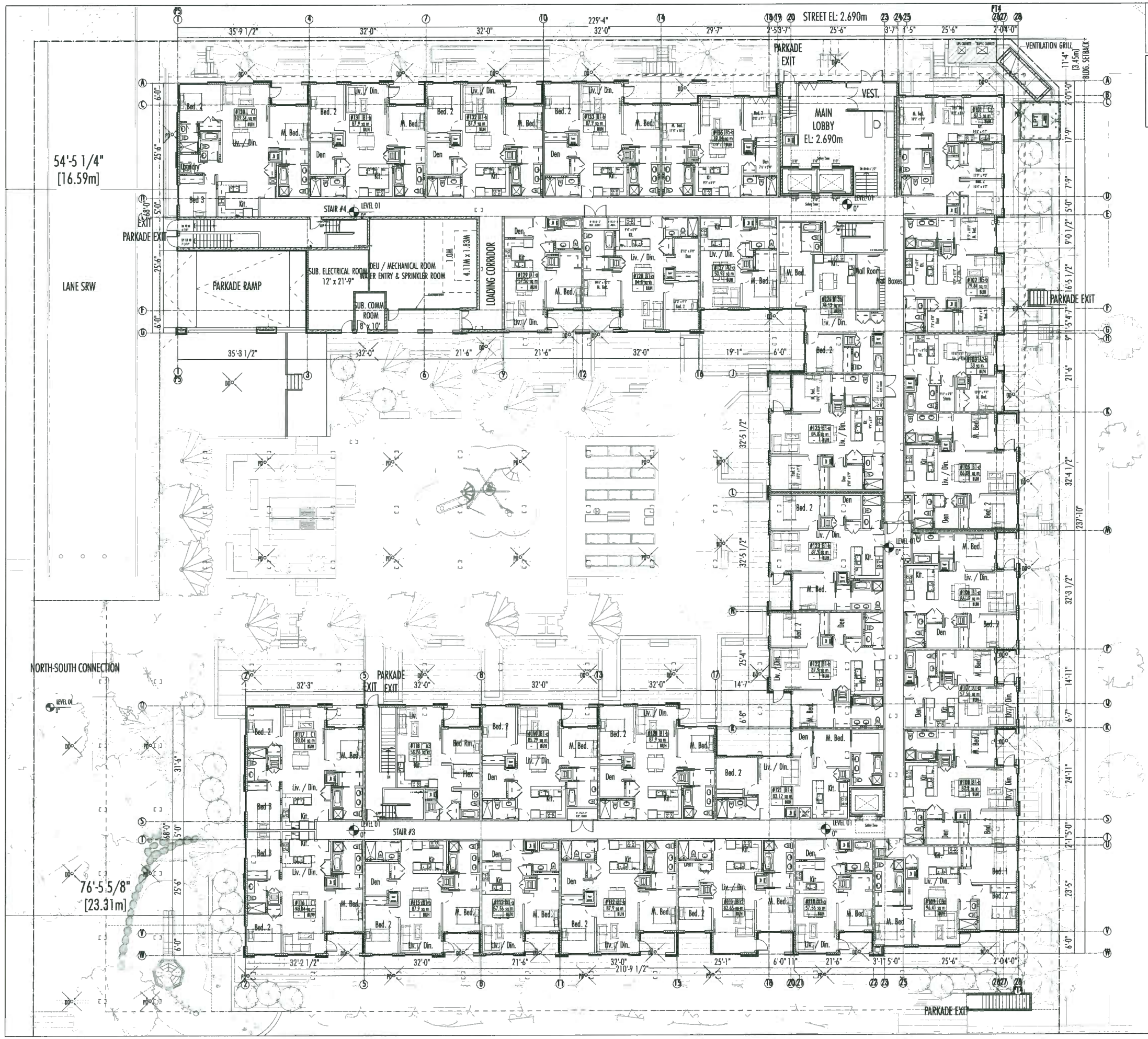
XXX-XXXXbridgeway
Richmond, BC

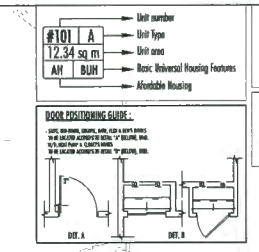
DRAWING TITLE –

B5-ROOF LEVEL

SCALE – 1/8"=1'0"	SHEET NO. – A.1.11
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057 Plan 24
Jan 2, 2020





Load bearing wall
Plumbing wall
Water curtain sprinkler system
Shear wall, S.W.1.
Shear wall, S.W.2.

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

MINORU BLVD.

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 22th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright - All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

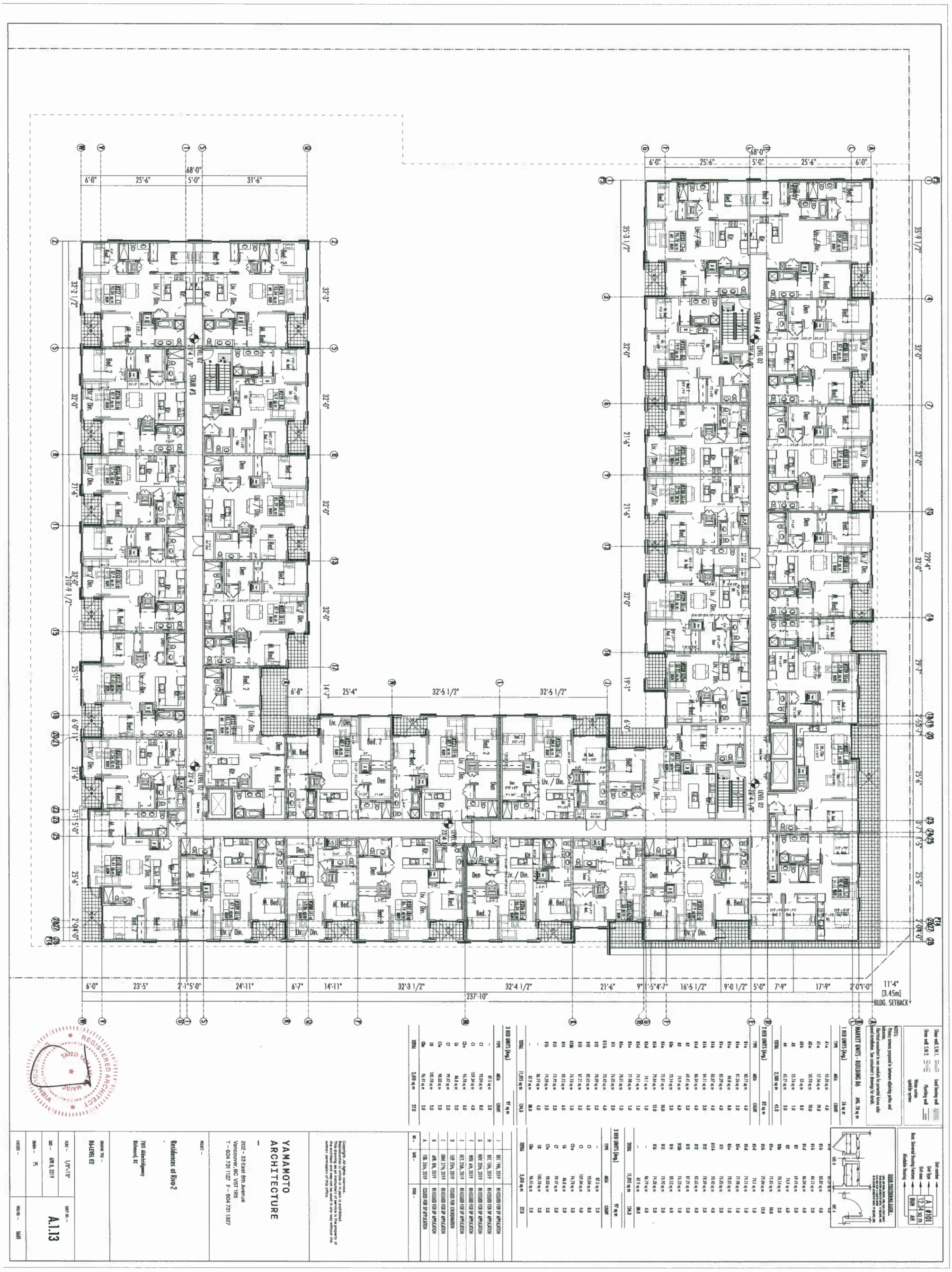
YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Rivo-2
-
7811 Aldenbridgeway
Richmond, BC

DRAWING TITLE –
B6-LEVEL 01

SCALE – 1/8"=1'0"	SHEET NO. – A.1.12
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057 Plan 25
Jan 2, 2020



DP 18-841057 Plan 26
Jan 2, 2020

229'-4"
35'-9 1/2"
32'-0"
29'-7"
2'-5"
3'-7"
25'-6"
3'-7"
1'-5"
2'-04'-0"
11'-4"
[3.45m]
BLDG. SETBACK
2'-0 1'-0"
17'-9"
7'-9"
5'-0"
9'-0 1/2"
16'-5 1/2"
237'-10"
32'-4 1/2"
32'-3 1/2"
14'-11"
6'-7"
24'-11"
2'-1 5'-0"
23'-5"
6'-0"
35'-3 1/2"
21'-6"
19'-1"
6'-0"
32'-5 1/2"
25'-4"
14'-7"
6'-8"
68'-0"
31'-6"
32'-3"
32'-2 1/2"
25'-1"
3'-1 5'-0"
210'-9 1/2"
STAIR #4
STAIR #3
LEVEL 02
23'-4 1/8"
Bed. 2
Bed. 3
M. Bed.
Liv. / Din.
Kit.
Den
Flex
Laundry

Shear wall S.W.1.	▨	Load bearing wall	▨
Shear wall S.W.2.	▨	Plumbing wall	▭
		Water curtain sprinkler system	

Unit number
Unit Type
Unit area
Basic Universal Housing Features
Affordable Housing
A
#101
12.34 sq m
BUH
AH

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

DOOR POSITIONING GUIDE :
DET. B
DET. A

MARKET UNITS - BUILDING B6 AVG. 78 sq m

1 BED UNITS (Avg.) 56 sq m

TYPE	AREA	COUNT
A1-a	55.35 sq m	4.0
A1-a	57.56 sq m	19.0
A2-a	50.93 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0

2 BED UNITS (Avg.) 82 sq m

TYPE	AREA	COUNT
B1-a	80.77 sq m	4.0
B1-a	81.24 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

TYPE	AREA	COUNT
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.84 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

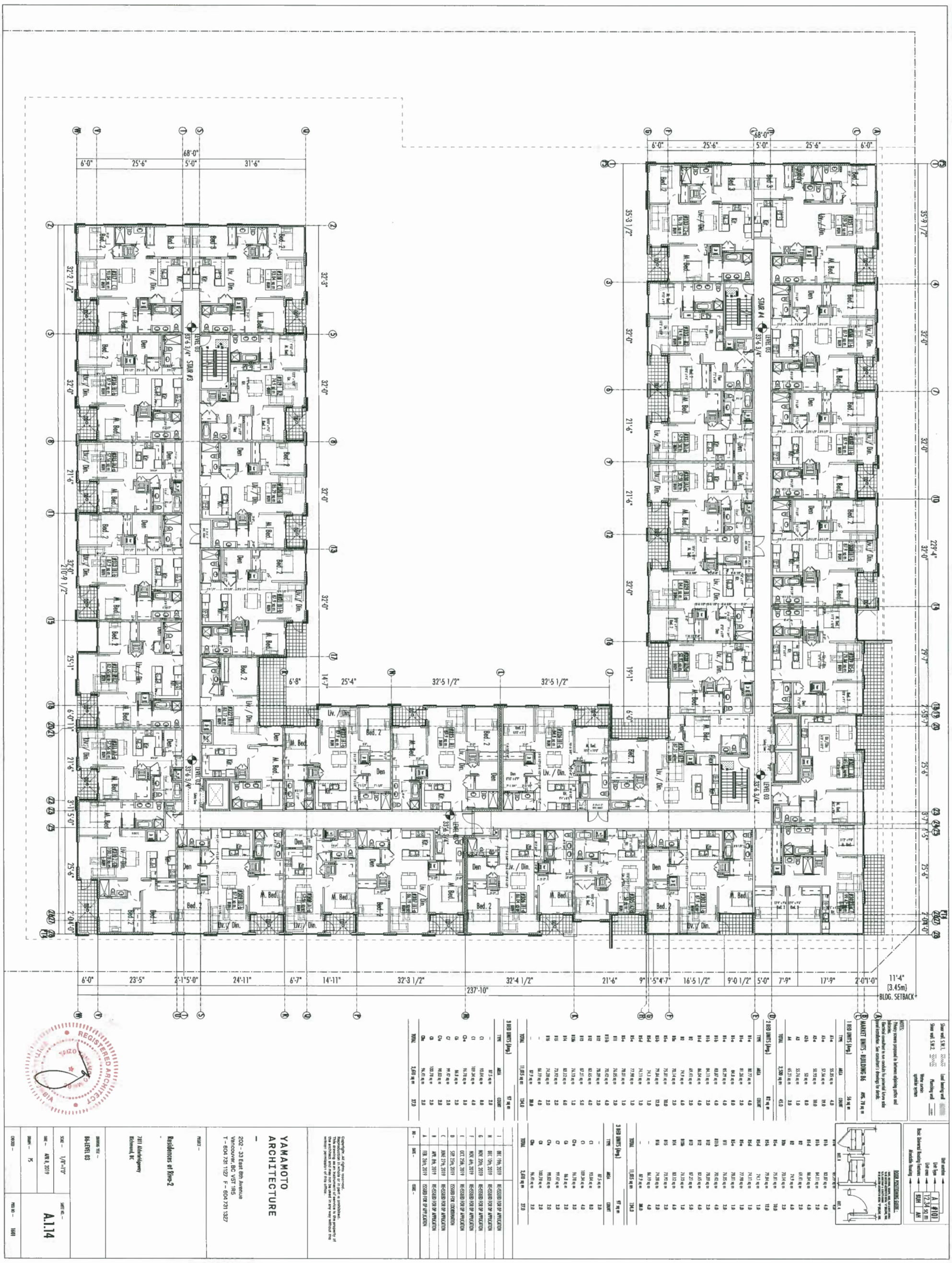
PROJECT –

Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B6-LEVEL 02

TAIZO YAMAMOTO MAIBC

SCALE –	1/8"=1'0"	SHEET NO. –	A.1.13
DATE –	APR 8, 2019		
DRAWN –	PS		
CHECKED –		PROJ NO –	1601



229'-4"
237'-10"
210'-9 1/2"
68'-0"
11'-4"
[3.45m]
BLDG. SETBACK
LEVEL 03
33'-6 3/4"
STAIR #3
STAIR #4
Bed. 2
Bed. 3
M. Bed.
Den
Liv. / Din.
Kit.
Laundry
Flex

Shear wall S.W.1.
Shear wall S.W.2.
Load bearing wall
Plumbing wall
Water curtain sprinkler system

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

Unit number ← A #101
Unit Type ←
Unit area ← 12.34 sq m
Basic Universal Housing Features ← BUH
Affordable Housing ← AH

DOOR POSITIONING GUIDE :

MARKET UNITS - BUILDING B6 AVG. 78 sq m

1 BED UNITS (Avg.) 56 sq m

TYPE	AREA	COUNT
A1-a	55.35 sq m	4.0
A1-a	57.56 sq m	19.0
A2-a	50.93 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0

2 BED UNITS (Avg.) 82 sq m

TYPE	AREA	COUNT
B1-a	80.77 sq m	4.0
B1-a	81.26 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

TYPE	AREA	COUNT
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

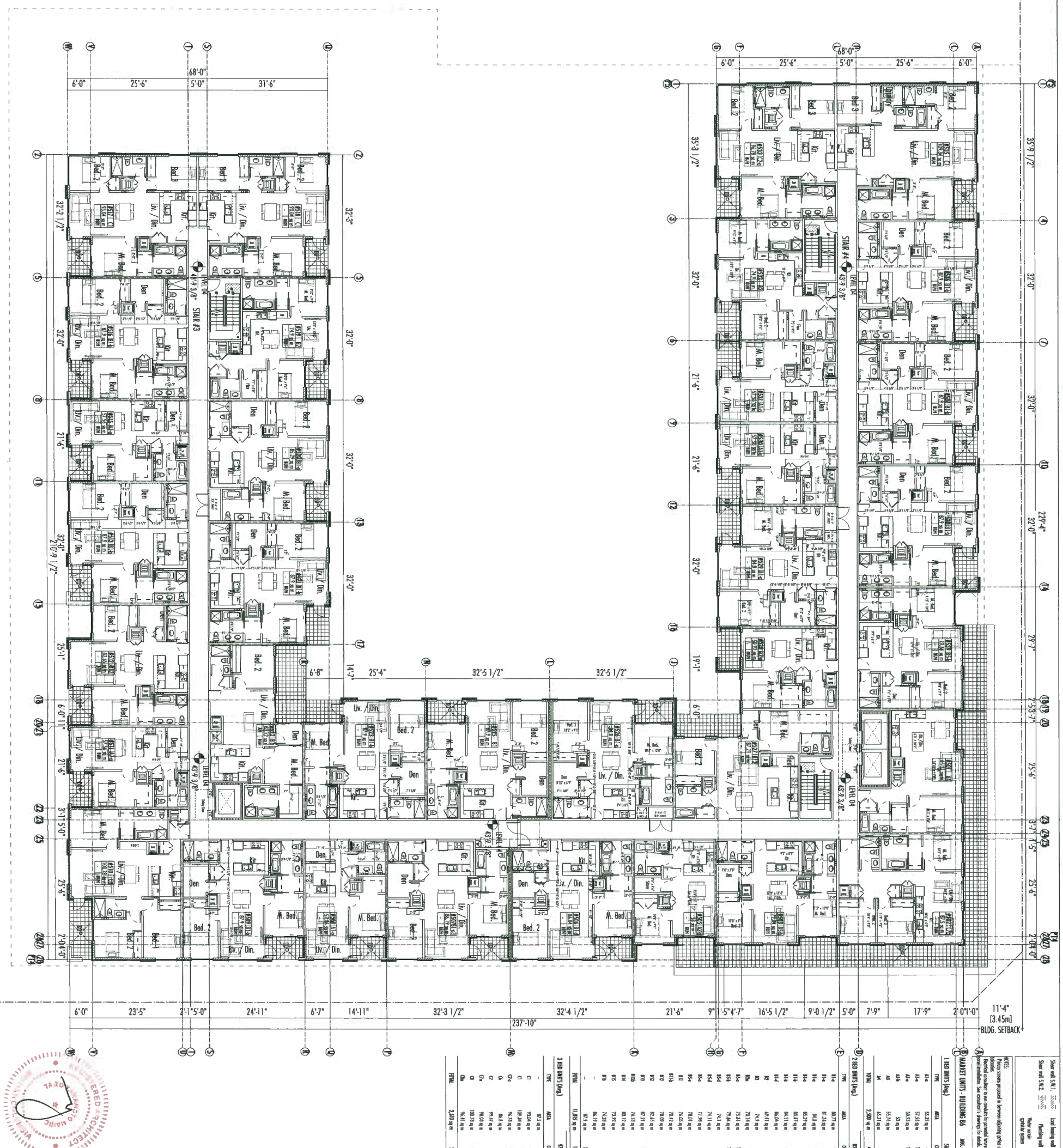
PROJECT –
Residences at Riva-2
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B6-LEVEL 03

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.1.14
PROJ NO. – 1601

TAIZO YAMAMOTO

DP 18-841057 Plan 27
Jan 2, 2020



DP 18-841057 Plan 28
Jan 2, 2020

229'-4"
35'-9 1/2"
32'-0"
29'-7"
25'-6"
2'-04'-0"
11'-4"
[3.45m]
BLDG. SETBACK
17'-9"
7'-9"
5'-0"
9'-0 1/2"
16'-5 1/2"
21'-6"
32'-4 1/2"
237'-10"
32'-3 1/2"
14'-11"
6'-7"
24'-11"
23'-5"
6'-0"
68'-0"
35'-3 1/2"
19'-1"
32'-5 1/2"
25'-4"
14'-7"
6'-8"
32'-3"
31'-6"
32'-2 1/2"
210'-9 1/2"
25'-1"
3'-1"
STAIR #4
STAIR #3
LEVEL 04
43'-9 3/8"
Bed. 2
Bed. 3
M. Bed.
Den
Liv. / Din.
Kit.
Laundry
Flex
PT4

Shear wall S.W.1. ▨
Shear wall S.W.2. ▨
Load bearing wall ▩
Plumbing wall
Water curtain sprinkler system

Unit number
Unit Type
Unit area
Basic Universal Housing Features
Affordable Housing

A	#101
12.34 sq m	
BUH	AH

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

DOOR POSITIONING GUIDE :

MARKET UNITS - BUILDING B6 AVG. 78 sq m

1 BED UNITS (Avg.) 56 sq m

TYPE	AREA	COUNT
A1-a	55.35 sq m	4.0
A1-a	57.56 sq m	19.0
A2-a	50.93 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0

2 BED UNITS (Avg.) 82 sq m

TYPE	AREA	COUNT
B1-a	80.77 sq m	4.0
B1-a	81.26 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.3 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.3 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

NO –	DATE –	ISSUE –
J	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

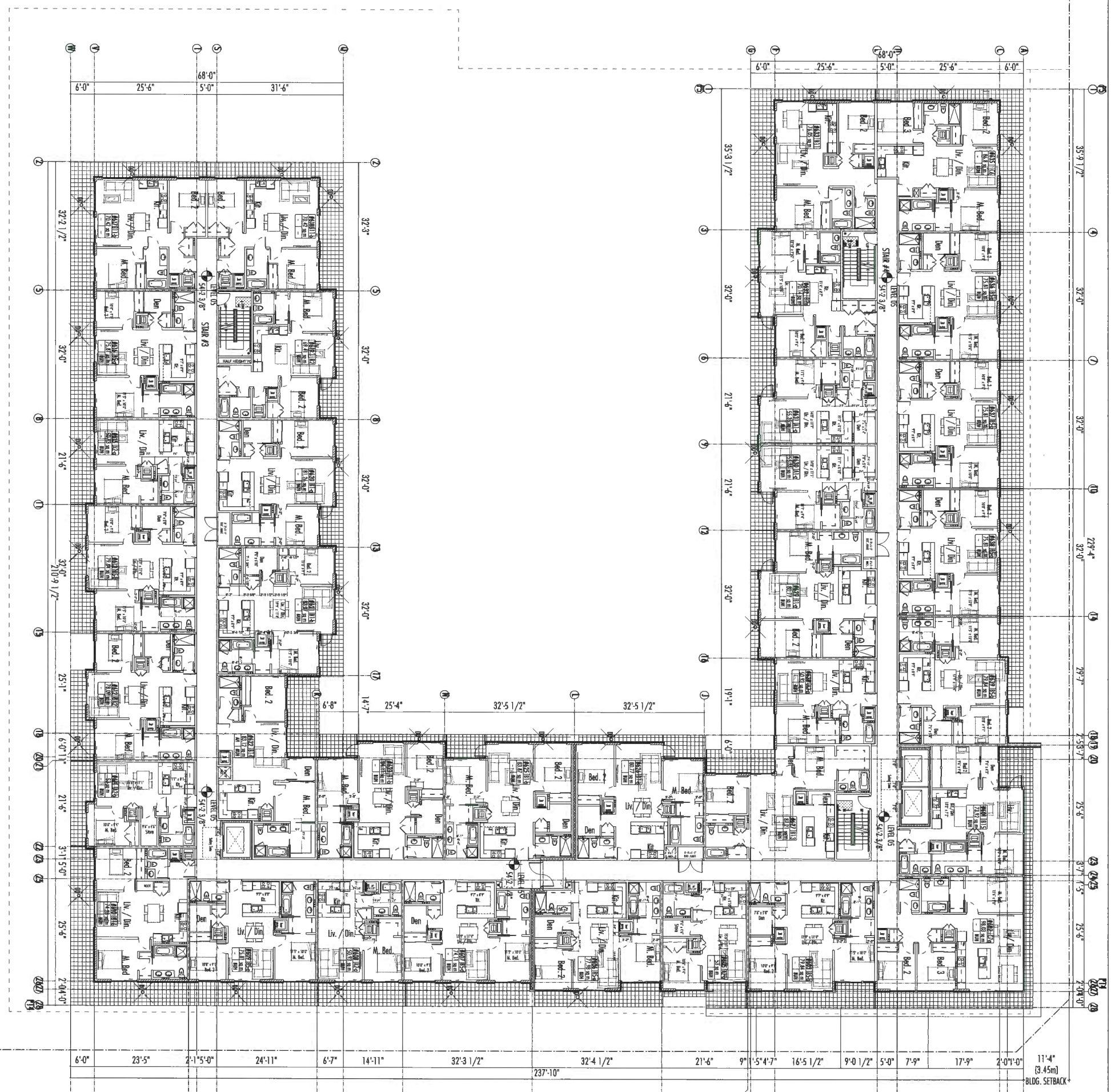
Residences at Riva-2
-

7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B6-LEVEL 04

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.1.15
PROJ NO – 1601

TAIZO YAMAMOTO MAIBC



DP 18-841057 Plan 29
Jan 2, 2020

229'-4"
35'-9 1/2"
32'-0"
29'-7"
2'-5"
3'-7"
25'-6"
3'-7"
1'-5"
2'-0"
4'-0"
11'-4" [3.45m]
BLDG. SETBACK
6'-0"
68'-0"
5'-0"
35'-3 1/2"
21'-6"
19'-1"
17'-9"
7'-9"
9'-0 1/2"
16'-5 1/2"
5'-4"
237'-10"
32'-5 1/2"
32'-4 1/2"
32'-3 1/2"
25'-4"
14'-11"
6'-7"
24'-11"
2'-1"
23'-5"
32'-3"
14'-7"
6'-8"
31'-6"
32'-2 1/2"
210'-9 1/2"
25'-1"
6'-0"
1'-1"
3'-1"
STAIR #4
STAIR #3
LEVEL 05
54'-2 3/8"
Liv. / Din.
Kit.
M. Bed.
Bed. 2
Bed. 3
Den
Flex

Shear wall, S.W.1.	▨	Load bearing wall	▩
Shear wall, S.W.2.	▨	Plumbing wall	----
		Water curtain sprinkler system	

Unit number
Unit Type
Unit area
Basic Universal Housing Features
Affordable Housing

A	#101
12.34 sq m	
BUH	AH

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

DOOR POSITIONING GUIDE :

MARKET UNITS - BUILDING B6 AVG. 78 sq m

1 BED UNITS (Avg.) 56 sq m

TYPE	AREA	COUNT
A1-a	55.35 sq m	4.0
A1-a	57.56 sq m	19.0
A2-a	50.93 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0

2 BED UNITS (Avg.) 82 sq m

TYPE	AREA	COUNT
B1-a	80.77 sq m	4.0
B1-a	81.26 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2b	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

TYPE	AREA	COUNT
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2b	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	38.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

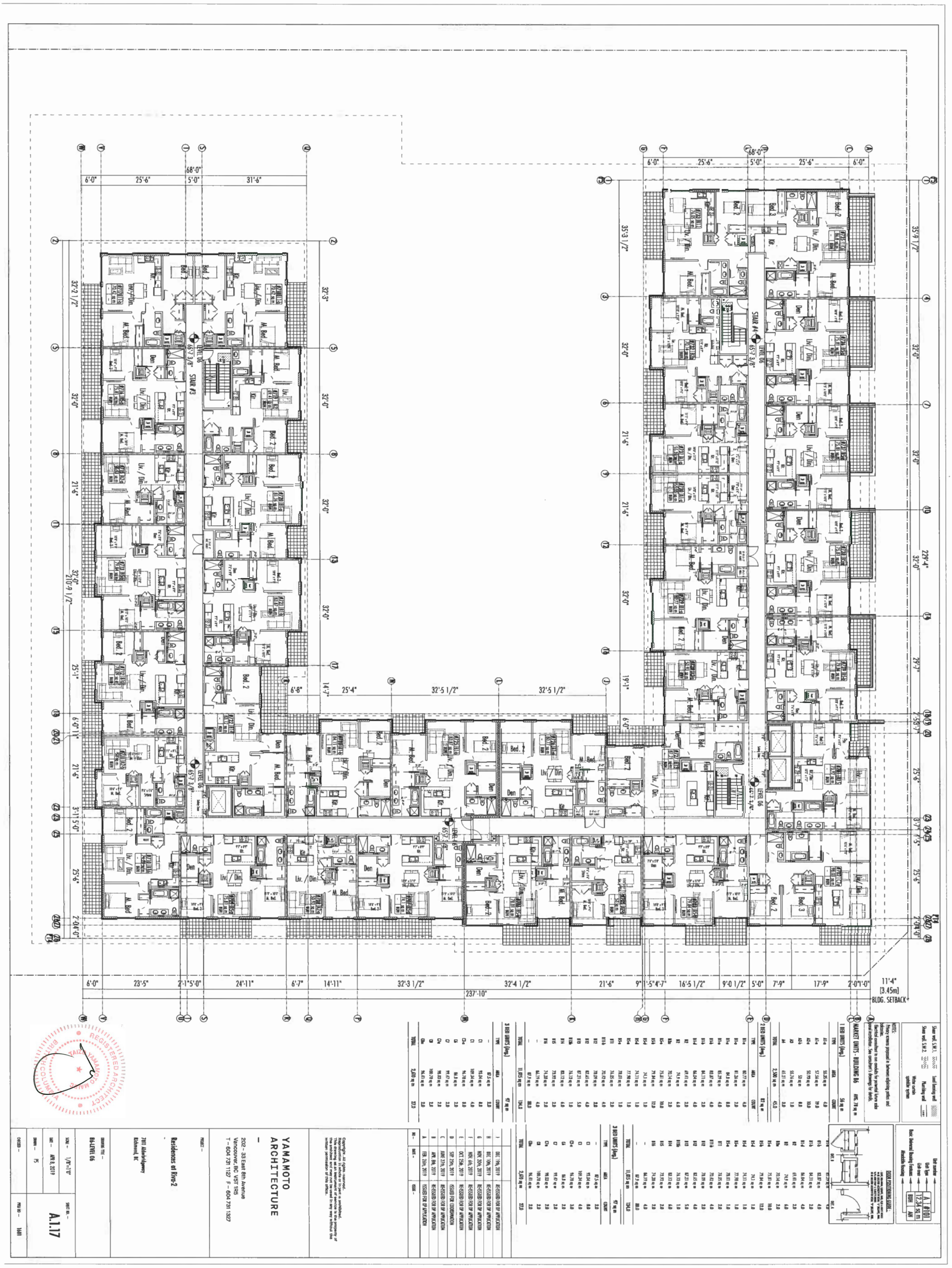
YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B6-LEVEL 05

SCALE – 1/8"=1'0"	SHEET NO. – A.1.16
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601



229'-4"
35'-9 1/2"
32'-0"
32'-0"
32'-0"
29'-7"
2'-5"
3'-7"
25'-6"
3'-7"
1'-5"
25'-6"
2'-04'-0"
11'-4"
[3.45m]
BLDG. SETBACK
6'-0"
25'-6"
5'-0"
68'-0"
25'-6"
6'-0"
35'-3 1/2"
32'-0"
21'-6"
21'-6"
32'-0"
19'-1"
6'-0"
STAIR #4
LEVEL 06
65'-7 3/8"
LEVEL 06
65'-7 3/8"
2'-0'1'-0"
17'-9"
7'-9"
5'-0"
9'-0 1/2"
16'-5 1/2"
5'-4"
7'
9'
21'-6"
32'-4 1/2"
237'-10"
32'-3 1/2"
14'-11"
6'-7"
24'-11"
2'-1'5'-0"
23'-5"
6'-0"
32'-5 1/2"
32'-5 1/2"
25'-4"
14'-7"
6'-8"
LEVEL 06
65'-7 3/8"
32'-3"
32'-0"
32'-0"
32'-0"
31'-6"
5'-0"
68'-0"
25'-6"
6'-0"
STAIR #3
LEVEL 06
65'-7 3/8"
LEVEL 06
65'-7 3/8"
32'-2 1/2"
32'-0"
21'-6"
32'-0"
210'-9 1/2"
25'-1"
6'-0"
1'1"
21'-6"
3'-1"
1'5'-0"
25'-6"
2'-04'-0"
Bed. 2
Bed. 3
M. Bed.
Liv. / Din.
Kit.
Den
Flex
Stor.

Shear wall. S.W.1. ▨
Shear wall. S.W.2. ▨
Load bearing wall ▨
Plumbing wall
Water curtain sprinkler system

Unit number
Unit Type
Unit area
Basic Universal Housing Features
Affordable Housing

A	#101
12.34 sq m	
BUH	AH

NOTES:
- Privacy screens proposed in between adjoining patios and balconies.
- Electrical consultant to run conduits for potential future solar panel installation. See consultant's drawings for details.

DOOR POSITIONING GUIDE :

MARKET UNITS - BUILDING B6 AVG. 78 sq m

1 BED UNITS (Avg.) 56 sq m

TYPE	AREA	COUNT
A1-a	55.35 sq m	4.0
A1-a	57.56 sq m	19.0
A2-a	50.99 sq m	10.0
A2-b	53 sq m	8.0
A3	55.76 sq m	1.0
A4	65.21 sq m	3.0
TOTAL	2,500 sq m	45.0

2 BED UNITS (Avg.) 82 sq m

TYPE	AREA	COUNT
B1-a	80.77 sq m	4.0
B1-a	81.26 sq m	2.0
B1-a	84.8 sq m	8.0
B1-a	85.29 sq m	4.0
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	80.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

TYPE	AREA	COUNT
B1-b	83.87 sq m	4.0
B1-b	84.11 sq m	2.0
B1-d	86.04 sq m	4.0
B2	69.41 sq m	2.0
B2	74.9 sq m	6.0
B2a	70.14 sq m	2.0
B5-a	75.81 sq m	10.0
B5-b	79.84 sq m	12.0
B5-d	74.1 sq m	1.0
B5-d	74.11 sq m	1.0
B5-e	77.98 sq m	1.0
B5-e	78.01 sq m	1.0
B11	76.05 sq m	2.0
B11-b	70.42 sq m	4.0
B12	78.09 sq m	2.0
B12	82.65 sq m	4.0
B13	87.21 sq m	5.0
B13b	76.13 sq m	1.0
B14	83.12 sq m	6.0
B15	73.92 sq m	2.0
B16	74.28 sq m	2.0
–	86.19 sq m	4.0
–	87.9 sq m	80.0
TOTAL	11,015 sq m	134.0

3 BED UNITS (Avg.) 97 sq m

TYPE	AREA	COUNT
–	87.5 sq m	2.0
C1	93.04 sq m	8.0
C1	109.34 sq m	4.0
C2-a	96.78 sq m	3.0
C6	86.8 sq m	2.0
C7	99.47 sq m	2.0
C7a	98.03 sq m	2.0
C8	100.78 sq m	2.0
C8a	96.41 sq m	2.0
TOTAL	2,610 sq m	27.0

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

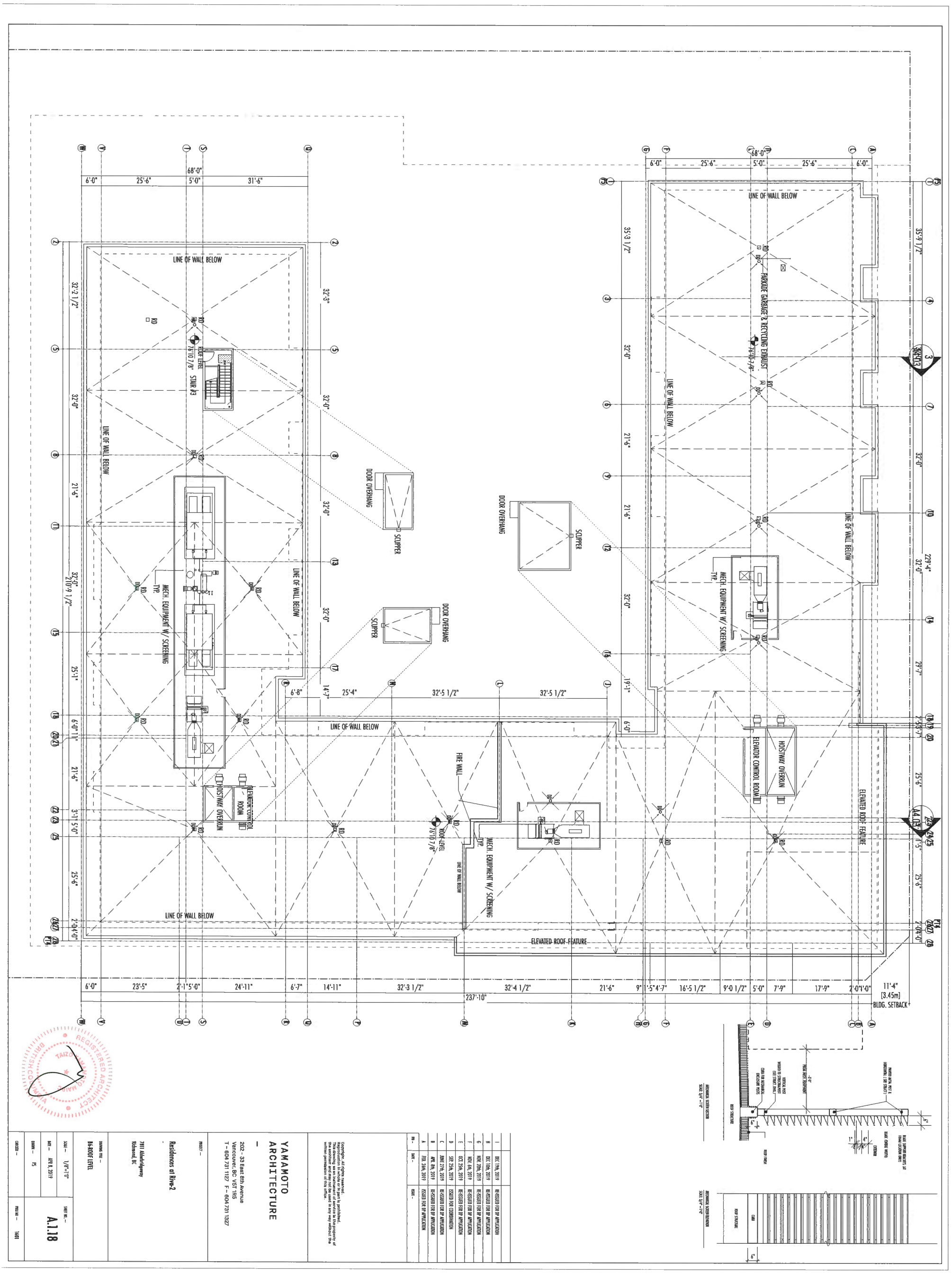
PROJECT –

Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
B6-LEVEL 06

SCALE – 1/8"=1'0"
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.1.17
PROJ NO – 1601

DP 18-841057 Plan 30
Jan 2, 2020



DP 18-841057 Plan 31
Jan 2, 2020

ELEVATED ROOF FEATURE
LINE OF WALL BELOW
PARKADE GARBAGE & RECYCLING EXHAUST
ROOF LEVEL 76'10 7/8"
HOISTWAY OVERRUN
ELEVATOR CONTROL ROOM
MECH. EQUIPMENT W/ SCREENING TYP.
FIRE WALL
SCUPPER
DOOR OVERHANG
STAIR #3
RD
BLDG. SETBACK
11'-4" [3.45m]
229'-4"
237'-10"
210'-9 1/2"
3 A4.03
A4.03

6"
BLADE SUPPORT BRACKETS (AT FRAME LOCATION ONLY)
PAINTED METAL POST & HORIZONTAL (SEE STRUCT)
BLADE (ENTIRE WIDTH)
EXTERIOR
4"
1"
~3'-0" FROM MECH. EQUIPMENT
VERTICAL POST WELDED TO STRUCTRALPOST (SEE STRUCT. DWG.)
CURB FOR MECHANICAL ENCLOSURE POSTS
ROOF FINISH
ROOF STRUCTURE

MECHANICAL SCREEN SECTION
SCALE: 3/4" = 1'-0"

CURB
ROOF STRUCTURE
6"

MECHANICAL SCREEN ELEVATION
SCALE: 3/4" = 1'-0"

NO. –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT —
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE —
B6-ROOF LEVEL

SCALE — 1/8"=1'0"
DATE — APR 8, 2019
DRAWN — PS
CHECKED —
SHEET NO. — A.1.18
PROJ NO — 1601

NOTES:

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.

NO	DESCRIPTION	ISSUED / REVISED
23	14-12-18	RE-ISSUED FOR DEVELOPMENT PERMIT
22	14-12-11	RE-ISSUED FOR DEVELOPMENT PERMIT
21	14-11-14	ISSUED FOR DEVELOPMENT PERMIT
20	14-11-05	ISSUED FOR BUILDING PERMIT
19	14-11-03	ISSUED FOR BUILDING PERMIT REVIEW
18	14-11-01	ISSUED FOR REVIEW
17	14-10-27	ISSUED FOR COORDINATION
16	14-10-24	RE-ISSUED FOR DEVELOPMENT PERMIT
15	14-09-16	DP COORDINATION REVIEW
14	14-09-04	RE-ISSUED FOR DP REVIEW
13	14-08-08	RE-ISSUED FOR DEVELOPMENT PERMIT
12	14-07-18	ISSUED FOR REVIEW
11	14-07-16	ISSUED FOR DEVELOPMENT PERMIT
10	14-07-11	ISSUED FOR REVIEW
9	14-06-13	ISSUED FOR REVIEW
8	14-05-23	ISSUED FOR COORDINATION
7	14-04-22	REVISED FOR REVIEW
6	14-03-21	REVISED FOR REVIEW
5	14-01-31	REVISED FOR REVIEW
4	13-12-06	REVISED FOR REVIEW
3	13-11-12	ISSUED FOR REVIEW
2	13-07-11	ISSUED FOR REVIEW
1	13-06-27	ISSUED FOR LANDCAP REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

300 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1327 fax: 604-731-1327

PROJECT

RIVA 2.0
7791, 77811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

onni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN: JT / JG
CHKD BY: DS
SCALE
JOB NO: 18-140

SEAL

SHEET TITLE

LANDSCAPE
OVERALL SITE PLAN

DRAWING NO

L1.0

DP 18-841057 Plan 32
Jan 2, 2020

LEGEND

KEY	SYMBOL	DETAIL	MATERIAL
1		1-3 / L6.0	**PAVING TYPE A** CIP CONCRETE, REFER TO CIVIL
2		4-6 / L6.0	**PAVING TYPE B** VEHICULAR CONCRETE UNIT PAVER AS SPECIFIED
3a + 3b		7-9 / L6.0	**PAVING TYPE C** PEDESTRIAN CONCRETE UNIT PAVER AS SPECIFIED 3a NATURAL, 3b BROWN
4			**PAVING TYPE D** COMPOSITE WOOD DECKING, REFER TO ARCHITECT
5		2 / L6.1	**PAVING TYPE E** COBBLE DRAIN STRIP AS SPECIFIED
6		5 / L6.1	**YELLOW CEDAR TIMBER DECKING** AS SPECIFIED
7		1-3 / L6.2	**CUSTOM CIP CONCRETE BENCH** AS PER DETAILS
10		3 / L6.3	**BIKE RACK (4 CLASS B STALLS) SINGLE LOADING** **(7 CLASS B STALLS) DOUBLE LOADING**
11		1 / L6.3	**TRAFFIC BOLLARD** AS PER DETAIL
12		1 / L6.1	**STEPPING SLABS IN GROUNDCOVER** HYDRAPRESSED SLABS AS SPECIFIED
13		4,6,7 / L6.2	**TRELLIS** AS PER DETAILS
14		4-7 / L6.2	**BBQ COUNTER** AS PER DETAILS
15		4 / L6.3	**POTTING TABLE AND GREEN BIN** PRODUCT AS SPECIFIED
16		2 / L6.5	**WEEVO PLAY STRUCTURE** PRODUCT AS SPECIFIED
17		6 / L6.4	**CUBE PLAY STRUCTURE** PRODUCT AS SPECIFIED
18		1 / L6.5	**5-12 YEAR PLAY STRUCTURE** PRODUCT AS SPECIFIED
19		7 / L6.4	**BOBBLE RIDER** PRODUCT AS SPECIFIED
20		10 / L6.4	**PLAY HOUSE** PRODUCT AS SPECIFIED
21		1 / L6.4	**PLAY SURFACING** ENGINEERED WOOD CHIP SURFACING, CSA APPROVED

KEY	SYMBOL	DETAIL	MATERIAL
22		2 / L6.4	**BURIED LOG ENDS** AS PER DETAILS
24		3 / L6.1	**UNIT BLOCK WALL, TYP.** AS PER DETAILS
25			**CONCRETE WALL WITH BRICK FACE, TYP.** REFER TO ARCHITECT
26			**CONCRETE WALL, TYP.** REFER TO ARCHITECT
27		6 / L6.6	**AGRICULTURAL PLANTER** AS PER DETAILS
29		7 / L6.3	**PICNIC TABLE** AS PER DETAILS AND SPECIFICATIONS
30		5 / L6.3	**TOOL SHED** PRODUCT AS SPECIFIED
31		8 / L6.2	**FREE STANDING BENCH**
32			**HOSE BIB AT GARDEN AREA**
33		6 / L6.3	**BAR TABLE AND STOOLS REFER TO OFFSITE PLANS**
34		2,3 / L6.2	**CONCRETE BENCH WITH TIMBER BENCH TOP**
35		5 / L6.4	**BOULDERS**
36			**ARTIFICIAL TURF PLAY FALL SURFACING**
37		5 / L6.4	**PLAY PANELS WITH ANIMAL IMAGES**
38		9 / L6.4	**PLAY/SEAT CUBES COLOURED**
39		8 / L6.4	**DOUBLE HILL SLIDE AND MOUND**
40		4 / L6.4	**POURED IN PLACE RUBBER PLAY FALL SURFACING**

NOTES

1. ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
7. ALL LANDSCAPE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.
8. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:

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.

NO.	DESCRIPTION	ISSUED / REVISION
26	4-12-19	RE-ISSUED FOR DE, BUILDING PERMIT
25	3-12-19	RE-ISSUED FOR DE, BUILDING PERMIT
24	11-11-18	ISSUED FOR DP, BUILDING PERMIT
23	11-11-18	ISSUED FOR DP, BUILDING PERMIT
22	11-11-18	ISSUED FOR DP, BUILDING PERMIT
21	11-11-18	ISSUED FOR DP, BUILDING PERMIT
20	11-11-18	ISSUED FOR DP, BUILDING PERMIT
19	11-11-18	ISSUED FOR DP, BUILDING PERMIT
18	11-11-18	ISSUED FOR DP, BUILDING PERMIT
17	11-11-18	ISSUED FOR DP, BUILDING PERMIT
16	11-11-18	ISSUED FOR DP, BUILDING PERMIT
15	11-11-18	ISSUED FOR DP, BUILDING PERMIT
14	11-11-18	ISSUED FOR DP, BUILDING PERMIT
13	11-11-18	ISSUED FOR DP, BUILDING PERMIT
12	11-11-18	ISSUED FOR DP, BUILDING PERMIT
11	11-11-18	ISSUED FOR DP, BUILDING PERMIT
10	11-11-18	ISSUED FOR DP, BUILDING PERMIT
9	11-11-18	ISSUED FOR DP, BUILDING PERMIT
8	11-11-18	ISSUED FOR DP, BUILDING PERMIT
7	11-11-18	ISSUED FOR DP, BUILDING PERMIT
6	11-11-18	ISSUED FOR DP, BUILDING PERMIT
5	11-11-18	ISSUED FOR DP, BUILDING PERMIT
4	11-11-18	ISSUED FOR DP, BUILDING PERMIT
3	11-11-18	ISSUED FOR DP, BUILDING PERMIT
2	11-11-18	ISSUED FOR DP, BUILDING PERMIT
1	11-11-18	ISSUED FOR DP, BUILDING PERMIT

connect
LANDSCAPE ARCHITECTURE

Yamamoto
Architecture Inc.

202 - 33 East 8th Ave, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7791, 77811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES PROVIDED TO THE CLIENT IS THE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	AT / KG
CHECKED	DB
SCALE	1/8" = 1'-0"
JOB No.	18-005

SEAL

SHEET TITLE

MATERIALS LEGEND
BUILDING 5+6

DRAWING NO.

L1.1

DP 18-841057
Jan 2, 2020

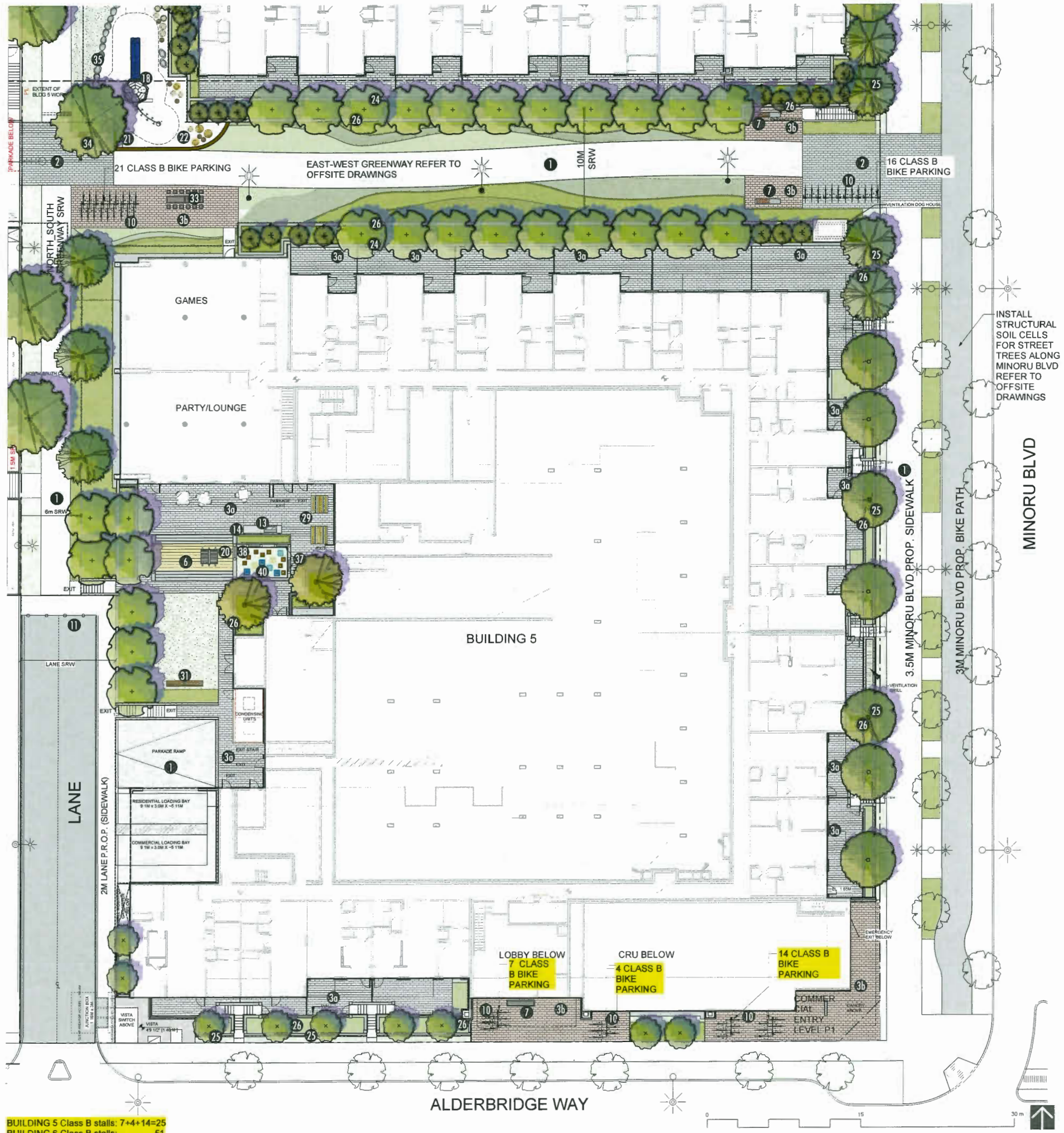
Plan 33

LEGEND

KEY	SYMBOL	DETAIL	MATERIAL
1		1-3 / L6.0	PAVING TYPE A CIP CONCRETE, REFER TO CIVIL
2		4-6 / L6.0	PAVING TYPE B VEHICULAR CONCRETE UNIT PAVER AS SPECIFIED
3a + 3b		7-9 / L6.0	PAVING TYPE C PEDESTRIAN CONCRETE UNIT PAVER AS SPECIFIED 3a NATURAL, 3b BROWN
4			PAVING TYPE D COMPOSITE WOOD DECKING, REFER TO ARCHITECT
5		2 / L6.1	PAVING TYPE E COBBLE DRAIN STRIP AS SPECIFIED
6		5 / L6.1	YELLOW CEDAR TIMBER DECKING AS SPECIFIED
7		1-3 / L6.2	CUSTOM CIP CONCRETE BENCH AS PER DETAILS
10		3 / L6.3	BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING
11		1 / L6.3	TRAFFIC BOLLARD AS PER DETAIL
12		1 / L6.1	STEPPING SLABS IN GROUNDCOVER HYDRAPRESSED SLABS AS SPECIFIED
13		4,6,7 / L6.2	TRELLIS AS PER DETAILS
14		4-7 / L6.2	BBQ COUNTER AS PER DETAILS
15		4 / L6.3	POTTING TABLE AND GREEN BIN PRODUCT AS SPECIFIED
16		2 / L6.5	WEEVO PLAY STRUCTURE PRODUCT AS SPECIFIED
17		6 / L6.4	CUBE PLAY STRUCTURE PRODUCT AS SPECIFIED
18		1 / L6.5	5-12 YEAR PLAY STRUCTURE PRODUCT AS SPECIFIED
19		7 / L6.4	BOBBLE RIDER PRODUCT AS SPECIFIED
20		10 / L6.4	PLAY HOUSE PRODUCT AS SPECIFIED
21		1 / L6.4	PLAY SURFACING ENGINEERED WOOD CHIP SURFACING, CSA APPROVED
22		2 / L6.4	BURIED LOG ENDS AS PER DETAILS
24		3 / L6.1	UNIT BLOCK WALL, TYP. AS PER DETAILS
25			CONCRETE WALL WITH BRICK FACE, TYP. REFER TO ARCHITECT
26			CONCRETE WALL, TYP. REFER TO ARCHITECT
27		6 / L6.6	AGRICULTURAL PLANTER AS PER DETAILS
29		7 / L6.3	PICNIC TABLE AS PER DETAILS AND SPECIFICATIONS
30		5 / L6.3	TOOL SHED PRODUCT AS SPECIFIED
31		8 / L6.2	FREE STANDING BENCH
32			HOSE BIB AT GARDEN AREA
33		6 / L6.3	BAR TABLE AND STOOLS REFER TO OFFSITE PLANS
34		2,3 / L6.2	CONCRETE BENCH WITH TIMBER BENCH TOP
35		5 / L6.4	BOULDERS
36			ARTIFICIAL TURF PLAY FALL SURFACING
37		5 / L6.4	PLAY PANELS WITH ANIMAL IMAGES
38		9 / L6.4	PLAY/SEAT CUBES COLOURED
39		8 / L6.4	DOUBLE HILL SLIDE AND MOUND
40		4 / L6.4	POURED IN PLACE RUBBER PLAY FALL SURFACING

NOTES

1. ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
7. ALL LANDSCAPE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.
8. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT



BUILDING 5 Class B stalls: 7+4+14=25
BUILDING 6 Class B stalls: 51
TOTAL: 76

NOTES:

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.

NO.	DESCRIPTION	ISSUED / REVISED
26	19-12-19	RE-ISSUED FOR DE BUILDING PERMIT
25	19-12-04	RE-ISSUED FOR DE BUILDING PERMIT
24	19-11-08	ISSUED FOR DEVELOPMENT PERMIT
23	19-10-03	ISSUED FOR BUILDING PERMIT
22	19-09-25	ISSUED FOR BUILDING PERMIT REVISION
21	19-07-05	ISSUED FOR REVIEW
20	19-06-12	ISSUED FOR COORD INATION
19	19-05-23	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-05-17	IMPLEMENTATION REVIEW - ART
17	19-05-01	RE-ISSUED FOR CITY COORDINATION
16	19-04-04	RE-ISSUED FOR DEVELOPMENT PERMIT
15	19-03-18	ISSUED FOR REVIEW
14	19-01-18	ISSUED FOR DE BUILDING PERMIT
13	18-12-14	ISSUED FOR REVIEW
12	18-11-13	ISSUED FOR REVIEW
11	18-11-02	ISSUED FOR REVIEW
10	18-10-26	ISSUED FOR COORD INATION
9	18-09-07	RE-ISSUED FOR REZONING
8	18-08-01	RE-ISSUED FOR REZONING
7	18-07-31	RE-ISSUED FOR REZONING
6	18-07-20	RE-ISSUED FOR REZONING
5	18-07-12	RE-ISSUED FOR REZONING
4	18-06-29	RE-ISSUED FOR REZONING
3	18-05-24	ISSUED FOR REZONING
2	18-02-16	ISSUED FOR RE-REVIEW
1	17-11-27	ISSUED FOR CLIENT RE-REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 22 East 8th Ave, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0
7791, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN: AR / RS
CHECKED BY: DS
SCALE: 1:100 / 1:50
JOB No.: 18-002
SEAL

SHEET TITLE

LANDSCAPE PLAN
BUILDING 5 LEVEL 1

DRAWING NO.

L1.3-1

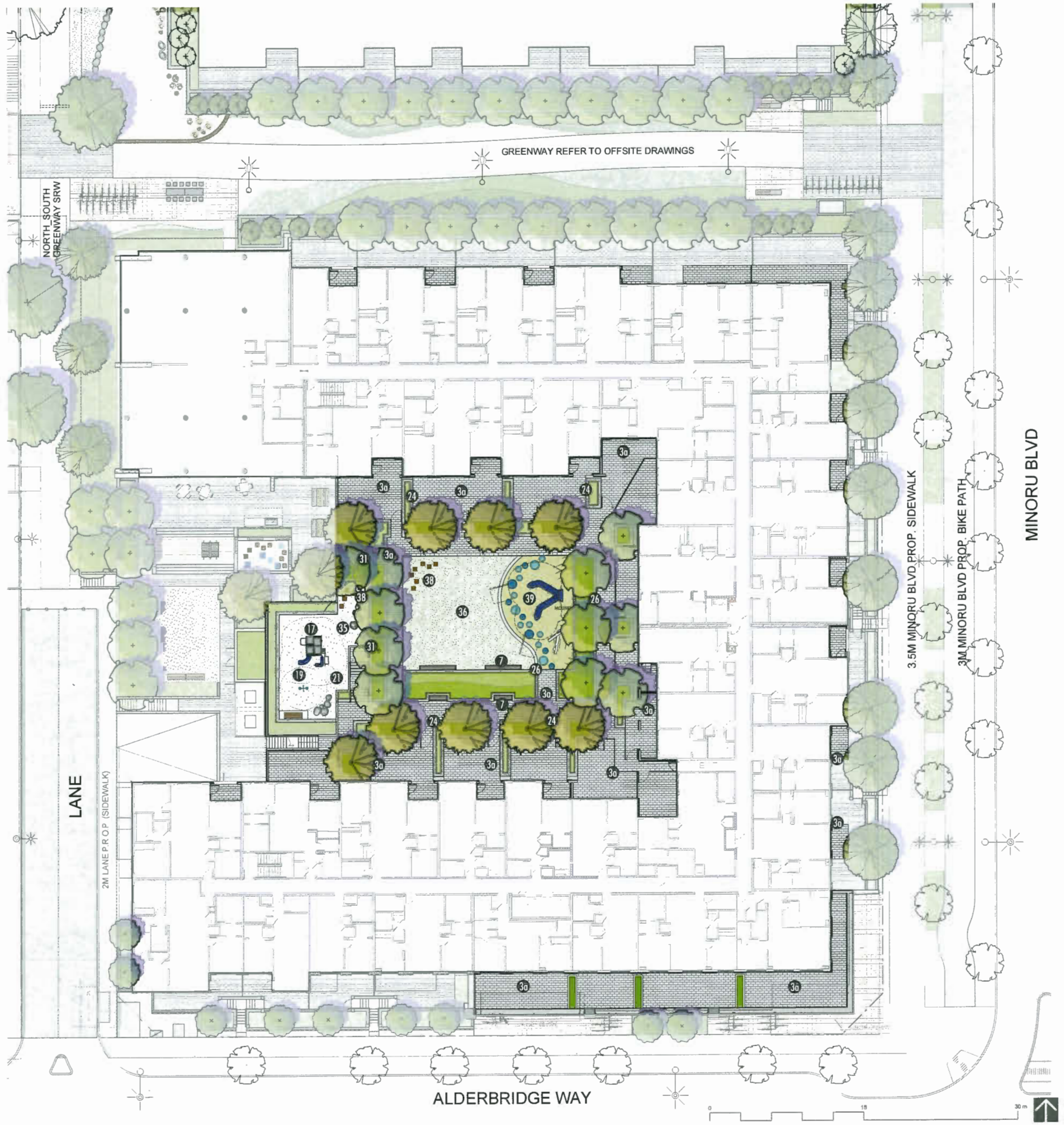
DP 18-841057 Plan 34 a
Jan 2, 2020

LEGEND

KEY	SYMBOL	DETAIL	MATERIAL
1		1-3 / L6.0	**PAVING TYPE A** CIP CONCRETE, REFER TO CIVIL
2		4-6 / L6.0	**PAVING TYPE B** VEHICULAR CONCRETE UNIT PAVER AS SPECIFIED
3a + 3b		7-9 / L6.0	**PAVING TYPE C** PEDESTRIAN CONCRETE UNIT PAVER AS SPECIFIED 3a NATURAL, 3b BROWN
4			**PAVING TYPE D** COMPOSITE WOOD DECKING, REFER TO ARCHITECT
5		2 / L6.1	**PAVING TYPE E** COBBLE DRAIN STRIP AS SPECIFIED
6		5 / L6.1	**YELLOW CEDAR TIMBER DECKING** AS SPECIFIED
7		1-3 / L6.2	**CUSTOM CIP CONCRETE BENCH** AS PER DETAILS
10		3 / L6.3	**BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING**
11		1 / L6.3	**TRAFFIC BOLLARD** AS PER DETAIL
12		1 / L6.1	**STEPPING SLABS IN GROUNDCOVER** HYDRAPRESSED SLABS AS SPECIFIED
13		4,6,7 / L6.2	**TRELLIS** AS PER DETAILS
14		4-7 / L6.2	**BBQ COUNTER** AS PER DETAILS
15		4 / L6.3	**POTTING TABLE AND GREEN BIN** PRODUCT AS SPECIFIED
16		2 / L6.5	**WEEVO PLAY STRUCTURE** PRODUCT AS SPECIFIED
17		6 / L6.4	**CUBE PLAY STRUCTURE** PRODUCT AS SPECIFIED
18		1 / L6.5	**5-12 YEAR PLAY STRUCTURE** PRODUCT AS SPECIFIED
19		7 / L6.4	**BOBBLE RIDER** PRODUCT AS SPECIFIED
20		10 / L6.4	**PLAY HOUSE** PRODUCT AS SPECIFIED
21		1 / L6.4	**PLAY SURFACING** ENGINEERED WOOD CHIP SURFACING, CSA APPROVED
22		2 / L6.4	**BURIED LOG ENDS** AS PER DETAILS
24		3 / L6.1	**UNIT BLOCK WALL, TYP.** AS PER DETAILS
25			**CONCRETE WALL WITH BRICK FACE, TYP.** REFER TO ARCHITECT
26			**CONCRETE WALL, TYP.** REFER TO ARCHITECT
27		6 / L6.6	**AGRICULTURAL PLANTER** AS PER DETAILS
29		7 / L6.3	**PICNIC TABLE** AS PER DETAILS AND SPECIFICATIONS
30		5 / L6.3	**TOOL SHED** PRODUCT AS SPECIFIED
31		8 / L6.2	**FREE STANDING BENCH**
32			**HOSE BIB AT GARDEN AREA**
33		6 / L6.3	**BAR TABLE AND STOOLS REFER TO OFFSITE PLANS**
34		2,3 / L6.2	**CONCRETE BENCH WITH TIMBER BENCH TOP**
35		5 / L6.4	**BOULDERS**
36			**ARTIFICIAL TURF PLAY FALL SURFACING**
37		5 / L6.4	**PLAY PANELS WITH ANIMAL IMAGES**
38		9 / L6.4	**PLAY/SEAT CUBES COLOURED**
39		8 / L6.4	**DOUBLE HILL SLIDE AND MOUND**
40		4 / L6.4	**POURED IN PLACE RUBBER PLAY FALL SURFACING**

NOTES

1. ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
7. ALL LANDSCAPE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.
8. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT



NOTES:

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.

NO	DESCRIPTION	ISSUED / REVISED
28		RE-ISSUED FOR DP, BLDG PERMIT
27		RE-ISSUED FOR DP, BLDG PERMIT
26		ISSUED FOR DP, BLDG PERMIT
25		ISSUED FOR DP, BLDG PERMIT
24		ISSUED FOR BLDG PERMIT REVIEW
23		ISSUED FOR BLDG PERMIT REVIEW
22		ISSUED FOR REVIEW
21		ISSUED FOR REVIEW
20		ISSUED FOR COORDINATION
19		RE-ISSUED FOR DP, BLDG PERMIT
18		DP CORRECTION REVISION SET
17		RE-ISSUED FOR COORDINATION
16		RE-ISSUED FOR DP, BLDG PERMIT
15		ISSUED FOR REVIEW
14		ISSUED FOR DP, BLDG PERMIT
13		ISSUED FOR REVIEW
12		ISSUED FOR REVIEW
11		ISSUED FOR REVIEW
10		ISSUED FOR COORDINATION
9		RE-ISSUED FOR REVISION
8		ISSUED FOR COORDINATION
7		RE-ISSUED FOR REVISION
6		RE-ISSUED FOR REVISION
5		RE-ISSUED FOR REVISION
4		RE-ISSUED FOR REVISION
3		RE-ISSUED FOR REVISION
2		ISSUED FOR REVIEW
1		ISSUED FOR REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave. Vancouver, BC V5T 1R5 tel: 604-731-1127 fax: 604-731-1337

PROJECT

RIVA 2.0

7191, 7211 ALDERBRIDGE WAY RICHMOND, BRITISH COLUMBIA

CLIENT

onni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN HERE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

		SEAL
DRAWN	ATT / VS	
CHKD BY	DR	
SCALE	1/32"=1'-0"	
JOB No	09-002	

SHEET TITLE

LANDSCAPE PLAN
BUILDING 5 LEVEL 2

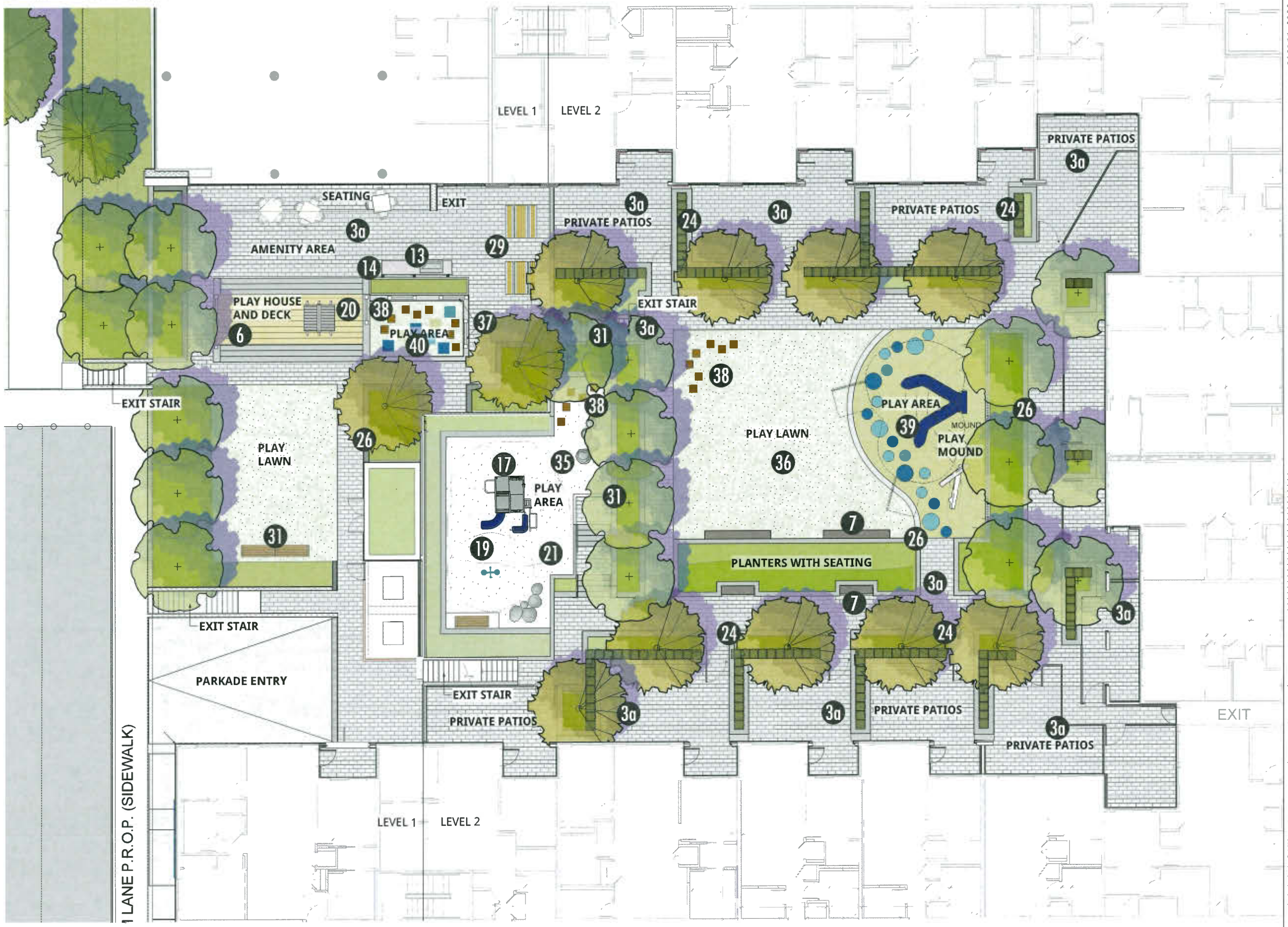
DRAWING NO

L1.3-2

DP 18-841057
Jan 2, 2020

Plan 34 b

NOTE: FOR CALLOUT LEGEND REFER TO L1.1



NOTES:

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ALL 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 PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NO.	DD/MM/YY	ISSUED / REVISION
26	14.12.19	RE-ISSUED FOR DEVELOPMENT PERMIT
25	14.11.04	RE-ISSUED FOR DEVELOPMENT PERMIT
24	14.11.18	ISSUED FOR DEVELOPMENT PERMIT
23	14.10.21	ISSUED FOR BUILDING PERMIT
22	14.10.21	ISSUED FOR BUILDING PERMIT RE: IDR
21	14.09.04	ISSUED FOR BUILDING PERMIT RE: IDR
20	14.07.03	ISSUED FOR RE: IDR
19	14.06.02	ISSUED FOR COORDINATION
18	14.05.26	RE-ISSUED FOR DEVELOPMENT PERMIT
17	14.04.04	BP COORDINATION RE: IDR & NEST
16	14.01.31	RE-ISSUED FOR CITY COMMENTS
15	13.09.18	RE-ISSUED FOR DEVELOPMENT PERMIT
12	13.01.18	ISSUED FOR RE: IDR
11	12.11.16	ISSUED FOR DEVELOPMENT PERMIT
10	12.11.13	ISSUED FOR RE: IDR
9	12.11.12	ISSUED FOR RE: IDR
8	12.05.23	ISSUED FOR COORDINATION
7	12.04.23	RE-ISSUED FOR REDESIGN
6	12.03.09	RE-ISSUED FOR REDESIGN
4	11.11.10	RE-ISSUED FOR REDESIGN
3	11.09.14	RE-ISSUED FOR REDESIGN
1	11.07.11	ISSUED FOR REDESIGN
2	11.02.11	ISSUED FOR RE: IDR
1	10.10.27	ISSUED FOR SUBMISSION RE: IDR

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave. Vancouver, BC
V5T 1R3 tel: 604-731-1127 fax: 604-731-1327

PROJECT:

RIVA 2.0

7191, 7911 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT:

onni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECT INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	KT/YP	
CHKD BY	DS	
SCALE	1:125 1:100	
JOB No	18-193	

SHEET TITLE

COURTYARD PLAN
BUILDING 5 LEVEL 2

CP-PM-R3-360

L1.5

DP 18-841057 Plan 34 c
Jan 2, 2020

LEGEND

KEY	SYMBOL	DETAIL	MATERIAL
1		1-3 / L6.0	**PAVING TYPE A** CIP CONCRETE, REFER TO CIVIL
2		4-6 / L6.0	**PAVING TYPE B** VEHICULAR CONCRETE UNIT PAVER AS SPECIFIED
3a + 3b		7-9 / L6.0	**PAVING TYPE C** PEDESTRIAN CONCRETE UNIT PAVER AS SPECIFIED 3a NATURAL, 3b BROWN
4			**PAVING TYPE D** COMPOSITE WOOD DECKING, REFER TO ARCHITECT
5		2 / L6.1	**PAVING TYPE E** COBBLE DRAIN STRIP AS SPECIFIED
6		5 / L6.1	**YELLOW CEDAR TIMBER DECKING** AS SPECIFIED
7		1-3 / L6.2	**CUSTOM CIP CONCRETE BENCH** AS PER DETAILS
10		3 / L6.3	**BIKE RACK (4 CLASS B STALLS) SINGLE LOADING (7 CLASS B STALLS) DOUBLE LOADING**
11		1 / L6.3	**TRAFFIC BOLLARD** AS PER DETAIL
12		1 / L6.1	**STEPPING SLABS IN GROUNDCOVER** HYDRAPRESSED SLABS AS SPECIFIED
13		4,6,7 / L6.2	**TRELLIS** AS PER DETAILS
14		4-7 / L6.2	**BBQ COUNTER** AS PER DETAILS
15		4 / L6.3	**POTTING TABLE AND GREEN BIN** PRODUCT AS SPECIFIED
16		2 / L6.5	**WEEVO PLAY STRUCTURE** PRODUCT AS SPECIFIED
17		6 / L6.4	**CUBE PLAY STRUCTURE** PRODUCT AS SPECIFIED
18		1 / L6.5	**5-12 YEAR PLAY STRUCTURE** PRODUCT AS SPECIFIED
19		7 / L6.4	**BOBBLE RIDER** PRODUCT AS SPECIFIED
20		10 / L6.4	**PLAY HOUSE** PRODUCT AS SPECIFIED
21		1 / L6.4	**PLAY SURFACING** ENGINEERED WOOD CHIP SURFACING, CSA APPROVED
22		2 / L6.4	**BURIED LOG ENDS** AS PER DETAILS
24		3 / L6.1	**UNIT BLOCK WALL, TYP.** AS PER DETAILS
25			**CONCRETE WALL WITH BRICK FACE, TYP.** REFER TO ARCHITECT
26			**CONCRETE WALL, TYP.** REFER TO ARCHITECT
27		6 / L6.6	**AGRICULTURAL PLANTER** AS PER DETAILS
29		7 / L6.3	**PICNIC TABLE** AS PER DETAILS AND SPECIFICATIONS
30		5 / L6.3	**TOOL SHED** PRODUCT AS SPECIFIED
31		8 / L6.2	**FREE STANDING BENCH**
32			**HOSE BIB AT GARDEN AREA**
33		6 / L6.3	**BAR TABLE AND STOOLS REFER TO OFFSITE PLANS**
34		2,3 / L6.2	**CONCRETE BENCH WITH TIMBER BENCH TOP**
35		5 / L6.4	**BOULDERS**
36			**ARTIFICIAL TURF PLAY FALL SURFACING**
37		5 / L6.4	**PLAY PANELS WITH ANIMAL IMAGES**
38		9 / L6.4	**PLAY/SEAT CUBES COLOURED**
39		8 / L6.4	**DOUBLE HILL SLIDE AND MOUND**
40		4 / L6.4	**POURED IN PLACE RUBBER PLAY FALL SURFACING**

NOTES

1. ALL DIMENSIONS ARE METERS UNLESS OTHERWISE NOTEO. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
7. ALL LANDSCAPE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.
8. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT

BUILDING 6 Class B stalls: 7+7+16+21=51

NOTES:

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.

NO.	DESCRIPTION	ISSUED / REVISION
28	11.12.11	RE-ISSUED FOR DEVELOPMENT PERMIT
23	11.11.04	RE-ISSUED FOR DEVELOPMENT PERMIT
21	10.11.14	ISSUED FOR DEVELOPMENT PERMIT
20	11.11.03	ISSUED FOR BL-LDING PERMIT
17	11.11.28	ISSUED FOR BUILDING PERMIT RE-ISSUE
14	11.11.10	ISSUED FOR REVIEW
13	11.09.15	ISSUED FOR COORDINATION
10	11.09.02	RE-ISSUED FOR DEVELOPMENT PERMIT
07	11.06.14	DP COORDINATION REVIEW SET
06	11.01.11	RE-ISSUED FOR COORDINATION
05	11.01.04	RE-ISSUED FOR DEVELOPMENT PERMIT
02	11.01.19	ISSUED FOR REVIEW
01	10.11.15	ISSUED FOR DEVELOPMENT PERMIT
08	10.11.12	ISSUED FOR REVIEW
7	10.10.20	ISSUED FOR COORDINATION
6	10.10.21	RE-ISSUED FOR REZONING
5	10.10.14	RE-ISSUED FOR REZONING
4	10.10.01	RE-ISSUED FOR REZONING
3	10.09.24	RE-ISSUED FOR REZONING
2	10.12.11	ISSUED FOR REVIEW
1	10.11.27	ISSUED FOR REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave. Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7781, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT PROPERTY OF THIS PLAN AND DESIGNS HOLD ALL THESE REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	AT / IS
CHKD BY	DR
SCALE	1/8" = 1'0"
JOB No.	08-09

SEAL

SHEET TITLE

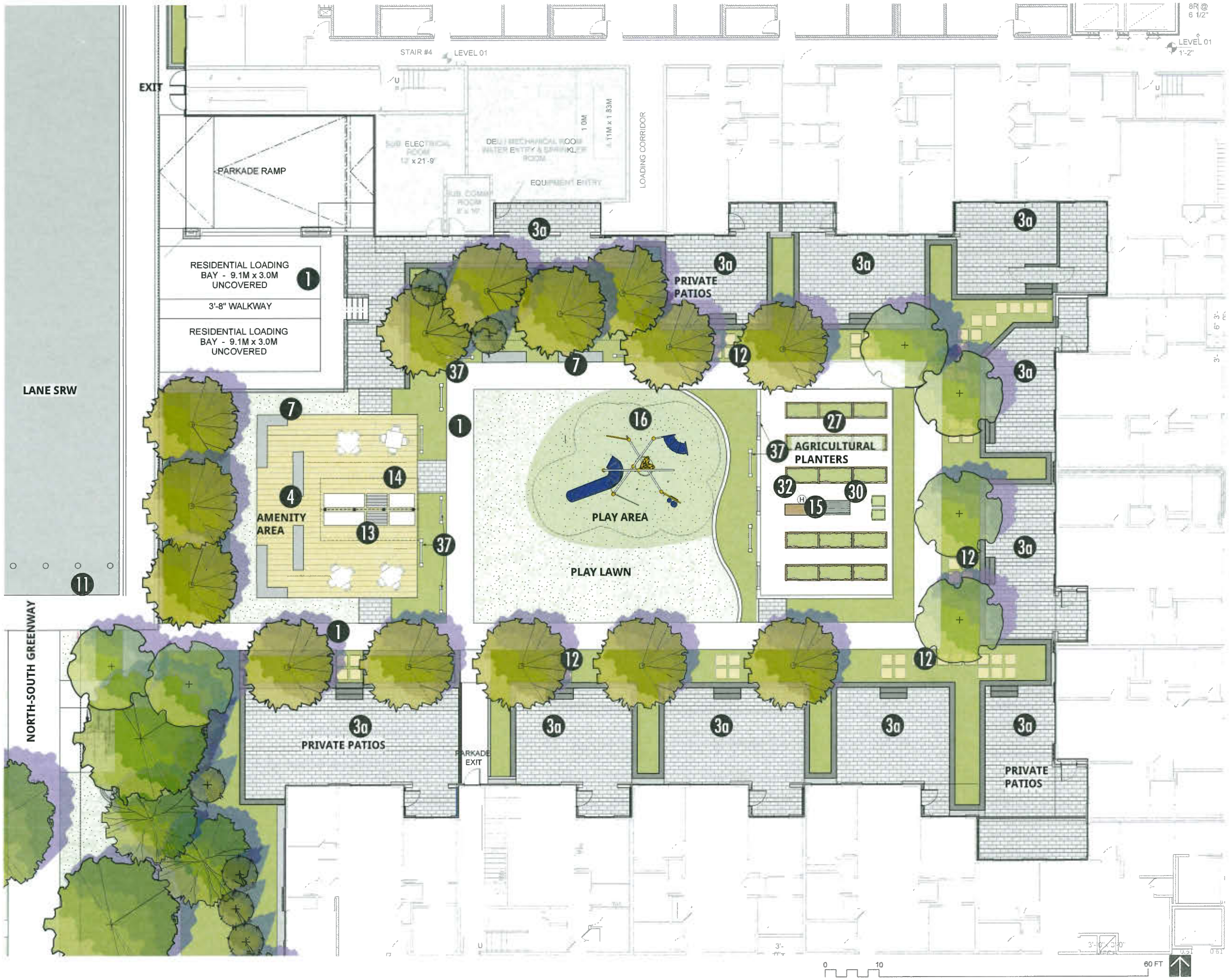
LANDSCAPE CONCEPT BUILDING 6

DRAWING NO

L1.2

DP 18-841057 Plan 34 d
Jan 2, 2020

NOTE: FOR CALLOUT LEGEND REFER TO L1.1



NOTES:

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.

NO.	DD/MM/YY	ISSUED / REVISION
23	14.12.11	RE-ISSUED FOR DEVELOPMENT PERMIT
22	14.12.19	RE-ISSUED FOR DEVELOPMENT PERMIT
21	14.11.14	ISSUED FOR DEVELOPMENT PERMIT
20	14.10.30	ISSUED FOR BUILDING PERMIT
19	14.01.27	ISSUED FOR BUILDING PERMIT RE-VIEW
18	14.01.08	ISSUED FOR RE-VIEW
17	13.09.12	ISSUED FOR COORDINATION
16	13.06.24	RE-ISSUED FOR DEVELOPMENT PERMIT
15	13.05.01	DP COORDINATION RE-ISSUE
14	13.03.21	RE-ISSUED FOR DP - COORDINATION
13	13.03.15	RE-ISSUED FOR DEVELOPMENT PERMIT
12	13.01.11	ISSUED FOR RE-VIEW
11	12.10.19	ISSUED FOR DEVELOPMENT PERMIT
10	12.07.11	ISSUED FOR RE-VIEW
9	12.05.31	ISSUED FOR RE-VIEW
8	12.05.23	ISSUED FOR COORDINATION
7	12.04.27	REVISED FOR REDEVIEW
6	12.03.29	REVISED FOR REDEVIEW
5	12.03.16	REVISED FOR REDEVIEW
4	11.11.14	REVISED FOR REDEVIEW
3	11.02.11	REVISED FOR REDEVIEW
2	11.02.11	ISSUED FOR REVIEW
1	11.01.27	ISSUED FOR REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT:

RIVA 2.0

77th, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN HERE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED WITHOUT WRITTEN CONSENT

DRAWN	ATY
CHECKED	EM
SCALE	3/16"=1'-0"
JOB No.	16-163

SEAL

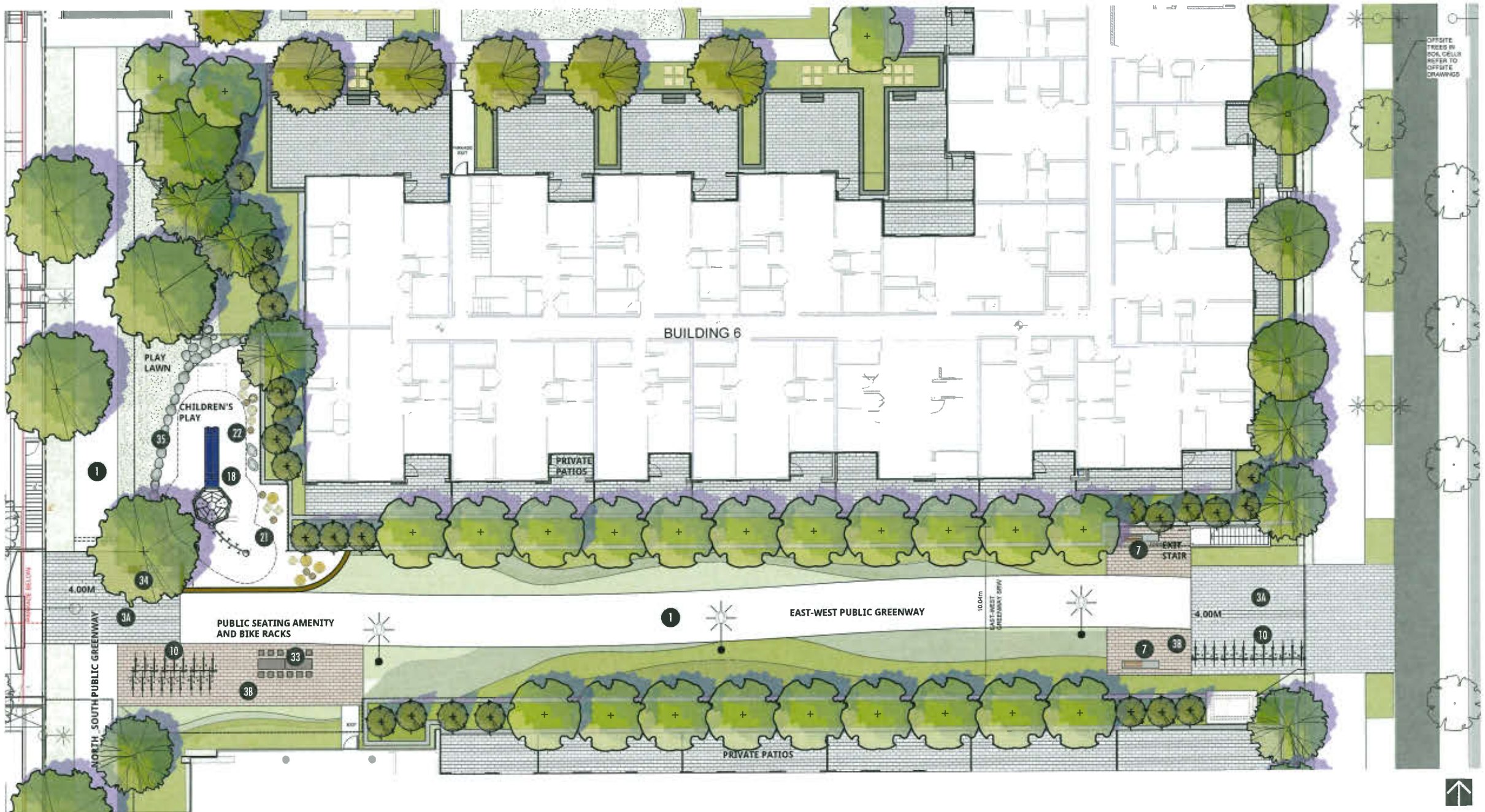
SHEET TITLE

COURTYARD PLAN
BUILDING 6

DP 18-841057
Jan 2, 2020

Plan 34 e

L1.4



PUBLIC GREENWAY WITH SEATING AND LAYERED PLANTINGS

PUBLIC BIKE PARKING AND REST STATION

TABLE AND STOOLS

NOTES:

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.

NO	DRAWN	ISSUED / REVISED
23	19.12.11	RE-ISSUED FOR DE ELEVATED PERMIT
22	19.12.2	RE-ISSUED FOR DE ELEVATED PERMIT
21	19.11.18	ISSUED FOR DE ELEVATED PERMIT
20	19.11.11	ISSUED FOR BUILDING PERMIT
19	19.11.01	ISSUED FOR BUILDING PERMIT RE-REV
18	19.10.10	ISSUED FOR RE-REV
17	19.10.02	ISSUED FOR ISSUE FOR CITY
16	19.09.23	RE-ISSUED FOR DE ELEVATED PERMIT
15	19.09.16	DP CORRIDOR UPDATE RE-REV LDT
14	19.09.09	RE-ISSUED FOR DP CORRIDOR
13	19.08.16	RE-ISSUED FOR DE ELEVATED PERMIT
12	19.07.19	ISSUED FOR RE-REV
11	19.07.18	ISSUED FOR DE ELEVATED PERMIT
10	19.07.11	ISSUED FOR RE-REV
9	19.07.11	ISSUED FOR RE-REV
8	19.06.25	ISSUED FOR COORDINATION
7	19.06.21	RE-ISSUED FOR RESUBMISSION
6	19.05.31	RE-ISSUED FOR RESUBMISSION
5	19.05.17	RE-ISSUED FOR RESUBMISSION
4	19.04.26	RE-ISSUED FOR RESUBMISSION
3	19.04.12	ISSUED FOR RESUBMISSION
2	19.02.14	ISSUED FOR RE-REV
1	18.04.27	ISSUED FOR DP PRE-APP

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7788, 7791 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

onni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IN ITS WHOLE AND IN PART REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN: KT/YS
CHECKED BY: DS
SCALE: 1/8" = 1'-0"
JOB No: 18-208

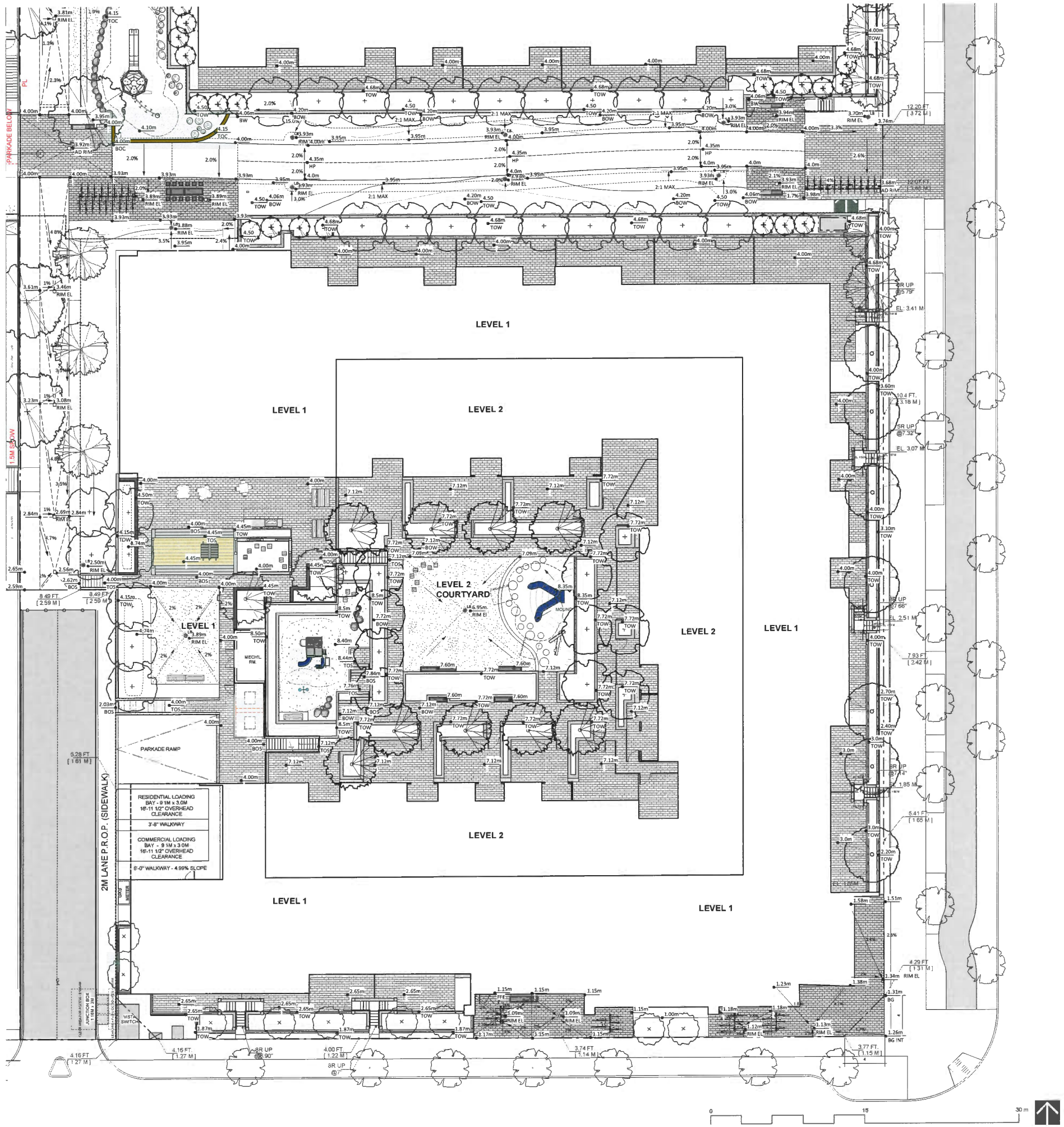
SHEET TITLE

LANDSCAPE PLAN
PUBLIC GREENWAY

DRAWING NO

L1.6

DP 18-841057 Plan 34 f
Jan 2, 2020



NOTES:

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

NO.	DATE	REVISION
12	19-12-11	REVISED FOR DE ELEPMENT PERMIT
11	19-12-04	REVISED FOR DE ELEPMENT PERMIT
10	19-11-14	ISSUED FOR DE ELEPMENT PERMIT
09	19-11-12	ISSUED FOR REVISED DEVELOPMENT PERMIT
08	19-11-01	ISSUED FOR REVIEW
07	19-10-17	ISSUED FOR COORDINATION
06	19-10-04	REVISED FOR DEVELOPMENT PERMIT
05	19-09-26	SP COORDINATION REVIEW
04	19-09-20	REVISED PER CITY COMMENTS
03	19-08-06	REVISED FOR DEVELOPMENT PERMIT
02	19-07-19	ISSUED FOR REVIEW
01	19-07-12	ISSUED FOR DEVELOPMENT PERMIT
10	18-07-11	ISSUED FOR REVIEW
9	18-07-11	ISSUED FOR REVIEW
8	18-06-29	ISSUED FOR COORDINATION
7	18-06-27	REVISED FOR REZONING
6	18-02-16	REVISED FOR REZONING
5	17-12-21	REVISED FOR REZONING
4	17-12-14	REVISED FOR REZONING
3	17-11-27	REVISED FOR REZONING
2	17-11-22	REVISED FOR REZONING
1	17-11-20	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7751, 7791 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	AT/ NS	SEAL
CHECKED	DS	
SCALE	1/16"=1'-0"	
JOB No.	18-140	

SHEET TITLE:

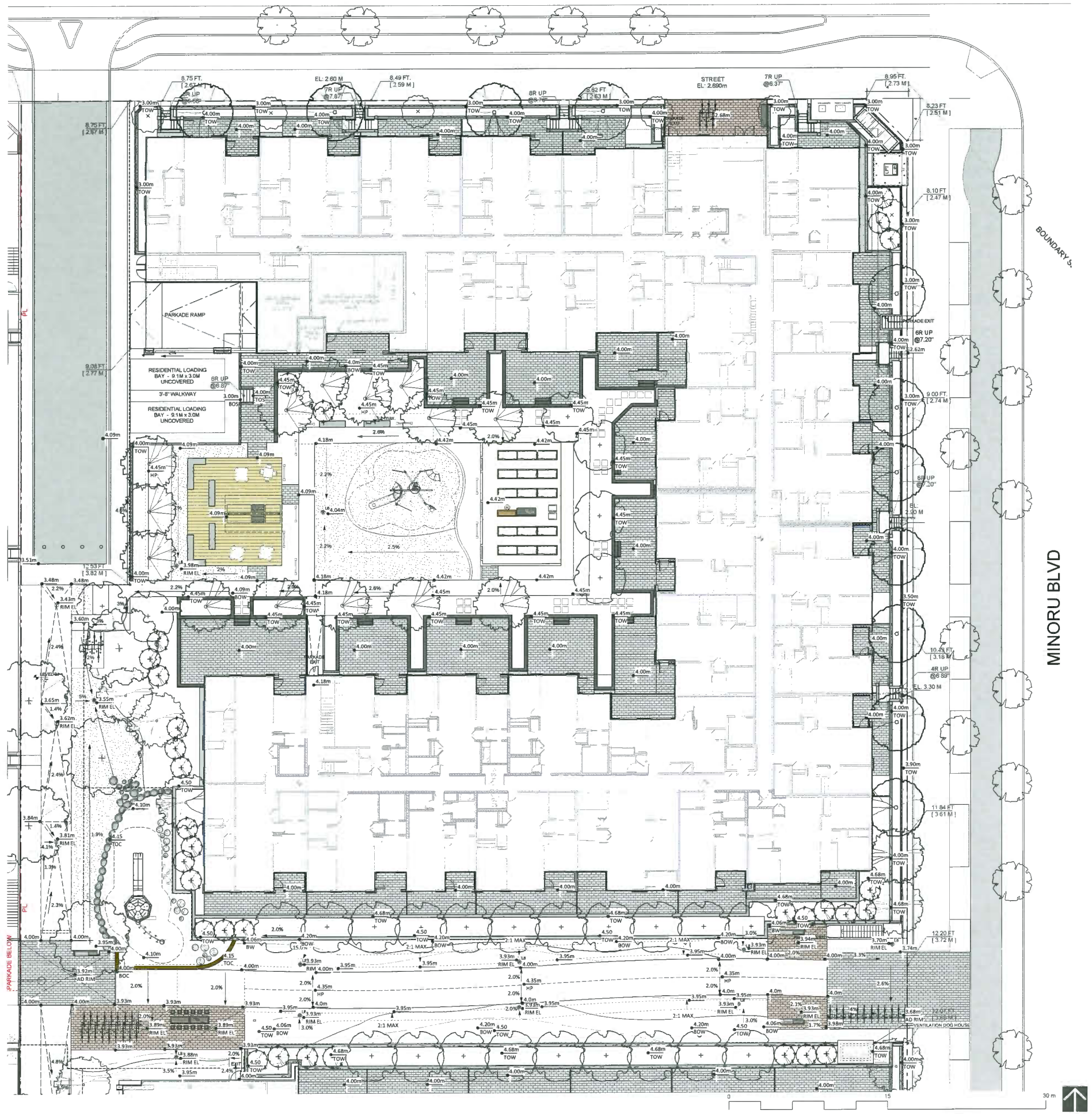
GRADING PLAN
BUILDING 5

DRAWING NO.:

L2.1

DP 18-841057 Plan 35 a
Jan 2, 2020

NEW RIVER PARKWAY



NOTES:

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.

NO	DATE	DESCRIPTION
29	2019-12-19	RE-ISSUED FOR DEVELOPMENT PERMIT
28	2019-12-04	RE-ISSUED FOR DEVELOPMENT PERMIT
27	2019-11-08	ISSUED FOR DEVELOPMENT PERMIT
26	2019-09-19	ISSUED FOR BUILDING PERMIT
25	2019-07-25	ISSUED FOR BUILDING PERMIT REVISION
24	2019-06-05	ISSUED FOR REVIEW
23	2019-05-22	ISSUED FOR COORDINATION
22	2019-04-26	RE-ISSUED FOR DEVELOPMENT PERMIT
21	2019-04-04	UPDATE COORDINATION REVISION
20	2019-03-01	RE-ISSUED FOR CITY COORDINATION
19	2018-08-16	RE-ISSUED FOR DEVELOPMENT PERMIT
18	2018-07-16	ISSUED FOR REVIEW
17	2018-06-08	ISSUED FOR DEVELOPMENT PERMIT
16	2018-05-25	ISSUED FOR REVIEW
15	2018-05-11	ISSUED FOR REVIEW
14	2018-04-27	ISSUED FOR REVIEW
13	2018-04-20	ISSUED FOR COORDINATION
12	2018-04-06	REISSUED FOR REZONING
11	2018-03-23	REISSUED FOR REZONING
10	2018-03-09	REISSUED FOR REZONING
9	2018-02-23	REISSUED FOR REZONING
8	2018-02-09	REISSUED FOR REZONING
7	2018-01-19	REISSUED FOR REZONING
6	2017-12-15	ISSUED FOR REZONING
5	2017-12-11	ISSUED FOR REVIEW
4	2017-11-27	ISSUED FOR REVIEW
3	2017-11-20	ISSUED FOR REVIEW
2	2017-11-17	ISSUED FOR REVIEW
1	2017-11-07	ISSUED FOR REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7791, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN: KT/HB
CHECKED: DS
SCALE: 1/32" = 1'-0"
JOB NO.: 18-189
SEAL:

SHEET TITLE

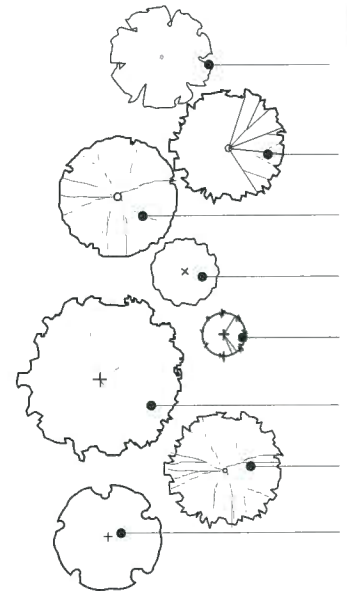
GRADING PLAN
BUILDING 6

DRAWING NO.

L2.0

DP 18-841057 Plan 35 b
Jan 2, 2020

BUILDING 5+6 PLANT LIST



TOTAL TREES QTY.	BLDG 5 TREES QTY.	BLDG 6 TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
36	20	16	Offsite Trees	REFER TO OFFSITE DRAWINGS			
23	9	14	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	5cm cal., B&B	as shown	8 to 9m
18	7	11	Stewartia pseudocamellia	Japanese Stewartia	7cm cal., B&B	as shown	9 to 10m
15	9	6	Hamamelis x Intermedia	Yellow Flowering Witchhazel	2.5m ht., B&B	as shown	5 to 6m
31	15	16	Picea omorika	Serbian Spruce	3m ht., B&B	as shown	15 to 18m
7	3	4	Quercus palustris	Pin Oak	7cm cal., B&B	as shown	20 to 25m
10	6	4	Quercus robur 'Fastigiata'	Upright English Oak	7cm cal., B&B	as shown	18 to 20m
44	38	6	Styrax japonicus	Japanese Snowbell	5cm cal., B&B	as shown	8 to 9m

TOTAL QTY.	BLDG 5 QTY.	BLDG 6 SHRUBS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
99	99	0	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#3 pot	18" o.c	0.9m ht
67	42	25	Ceanothus Victoria	Victoria California Lilac	#5 pot	36" o.c	2m ht
265	193	72	Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl Mock Orange	#5 pot	30" o.c	2m ht
84	71	13	Hydrangea quercifolia	Oakleaf Hydrangea	#5 pot	36" o.c	1.5m ht
58	24	34	Leucothoe fontanesiana	Rainbow Leucothoe	#2 pot	24" o.c	1.5m ht
457	238	219	Ligustrum japonicum	Japanese privit - 1m high	#5 pot	24" o.c	3m ht
84	10	74	Ilex crenata 'Hoogendorn'	Dwarf Japanese Holly	#3 pot	24" o.c	1.2m ht
85	36	49	Rhododendron 'Snow Lady'	White Rhododendron	#5 pot	36" o.c	0.8m ht
146	124	22	Rhododendron 'Daphnoides'	Purple Rhododendron	#5 pot	36" o.c	1.2m ht
271	149	122	Rhododendron 'Dreamland'	Pink Rhododendron	#5 pot	24" o.c	1.2m ht
50	6	44	Ribes alpinum	Alpine Currant	#5 pot	36" o.c	1.5m ht
441	170	271	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c	0.6m ht
175	83	92	Skimmia japonica 'Reevesiana'	Japanese Skimmia	#2 pot	24" o.c	0.9m ht
169	132	37	Spiraea bumulda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c	0.9m ht
680	416	264	Taxus x media 'Hicksii'	Hick's Yew - 1.2m high	#5 pot	24" o.c	6m -8m ht

TOTAL QTY.	BLDG 5 QTY.	BLDG 6 FERNS, GROUND COVERS, AND VINES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
91	91	0	Blechnum spicant	Deer Fern	#1 pot	18" o.c	0.4m ht
1147	631	516	Epimedium x youngianum 'Roseum'	Bishop's Hat	4" (10cm) pot	15" o.c	0.4m ht
1058	719	338	Fragaria chiloensis	Beach Strawberry	4"(10cm) pot	15" o.c	0.2m ht
774	330	444	Oxalis crassipes	Pink Wood Sorrel	4" (10cm) pot	15" o.c	0.2m ht
11	8	3	Parthenocissus quinquefolia	Virginia Creeper	#1 pot	18" o.c	6m -8m ht
470	336	134	Polystichum munitum	Western Sword Fern	#2 pot	24" o.c	0.6m ht
333	299	34	Waldsteinia ternata	Waldesteinia	4"(10cm) pot	18" o.c	0.2m ht

TOTAL QTY.	BLDG 5 QTY.	BLDG 6 GRASSES, PERENNIALS, BULBS, AND ANNUALS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT
114	114	0	Achillia millefolium	Yarrow	4"(10cm) pot	18" o.c	0.6m ht
12	0	12	Astilbe x rosea 'Peach Blossom'	Pale Salmon-pink Astilbe	#1 pot	18" o.c	0.6m ht
451	178	273	Echinacea purpurea	Purple Cone Flower	4" (10cm) pot	24" o.c	0.6m ht
44	0	44	Hosta 'Sieboldiana'	Hosta	#1 pot	24" o.c	0.5m ht
14	0	14	Hosta 'Fortunei Aureomarginata'	Hosta	#1 pot	24" o.c	0.5m ht
178	178	0	Miscanthus sinensis 'Andante'	Silver Spider Grass	#3 pot	42" o.c	1.5m ht
50	25	25	Rudbeckia hirta	Black-eyed Susan	#1 pot	24" o.c	0.6m ht
406	203	203	Stipa tenuissima	Mexican Feather Grass	#1 pot	24" o.c	0.4m ht

BLDG 5 SEDUM GREEN ROOF

11 m2 Sun Mix Sedum tile Etera

NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
2) All planting shall be in accordance with Canadian Landscape Standard, latest edition.
3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
4) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance the first building permit.

LANDSCAPE AND PLANTING THEME

LAYERED PLANTINGS WITH EVERGREEN HEDGING

LOW PLANTINGS BETWEEN PATIOS

URBAN AGRICULTURE IN COURTYARDS

PLANTINGS TO PROVIDE PRIVACY AND BUFFERING FOR PRIVATE PATIOS

NOTES:

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.

NO.	DD/MM/YY	ISSUED / REVISION
19	14-12-11	RE-ISSUED FOR DE BLDG/ROZ PERMIT
18	14-11-04	RE-ISSUED FOR DE BLDG/ROZ PERMIT
17	14-11-18	ISSUED FOR DE BLDG/ROZ PERMIT
16	14-10-31	ISSUED FOR BUILDING PERMIT
15	14-10-27	ISSUED FOR BUILDING PERMIT REVIEW
14	14-10-20	ISSUED FOR REVIEW
13	14-10-10	ISSUED FOR COORDination
12	14-10-06	RE-ISSUED FOR DE BLDG/ROZ PERMIT
11	14-09-19	DP COORDINATION REVIEW SET
10	14-07-01	RE-ISSUED FOR DP - COORDINATION
09	14-06-04	RE-ISSUED FOR DE BLDG/ROZ PERMIT
08	14-05-14	ISSUED FOR REVIEW
07	14-05-12	ISSUED FOR DE BLDG/ROZ PERMIT
06	14-04-14	ISSUED FOR REVIEW
05	14-03-27	ISSUED FOR REVIEW
04	14-03-25	ISSUED FOR COORDination
03	14-04-23	ISSUED FOR REVISIONS
02	14-03-13	ISSUED FOR REVISIONS
01	13-12-20	ISSUED FOR REVISIONS
00	13-10-18	ISSUED FOR REVISIONS
5	11-12-14	ISSUED FOR REVISION
4	11-12-07	ISSUED FOR REVISION
3	11-12-13	ISSUED FOR REVIEW
2	11-11-21	ISSUED FOR REVIEW
1	11-11-07	ISSUED FOR SUBMITTAL REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0
7791, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

onni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN AT / VB
CHECKED DB
SCALE
JOB No. 09-40
SEAL

SHEET TITLE

PLANT SCHEDULE

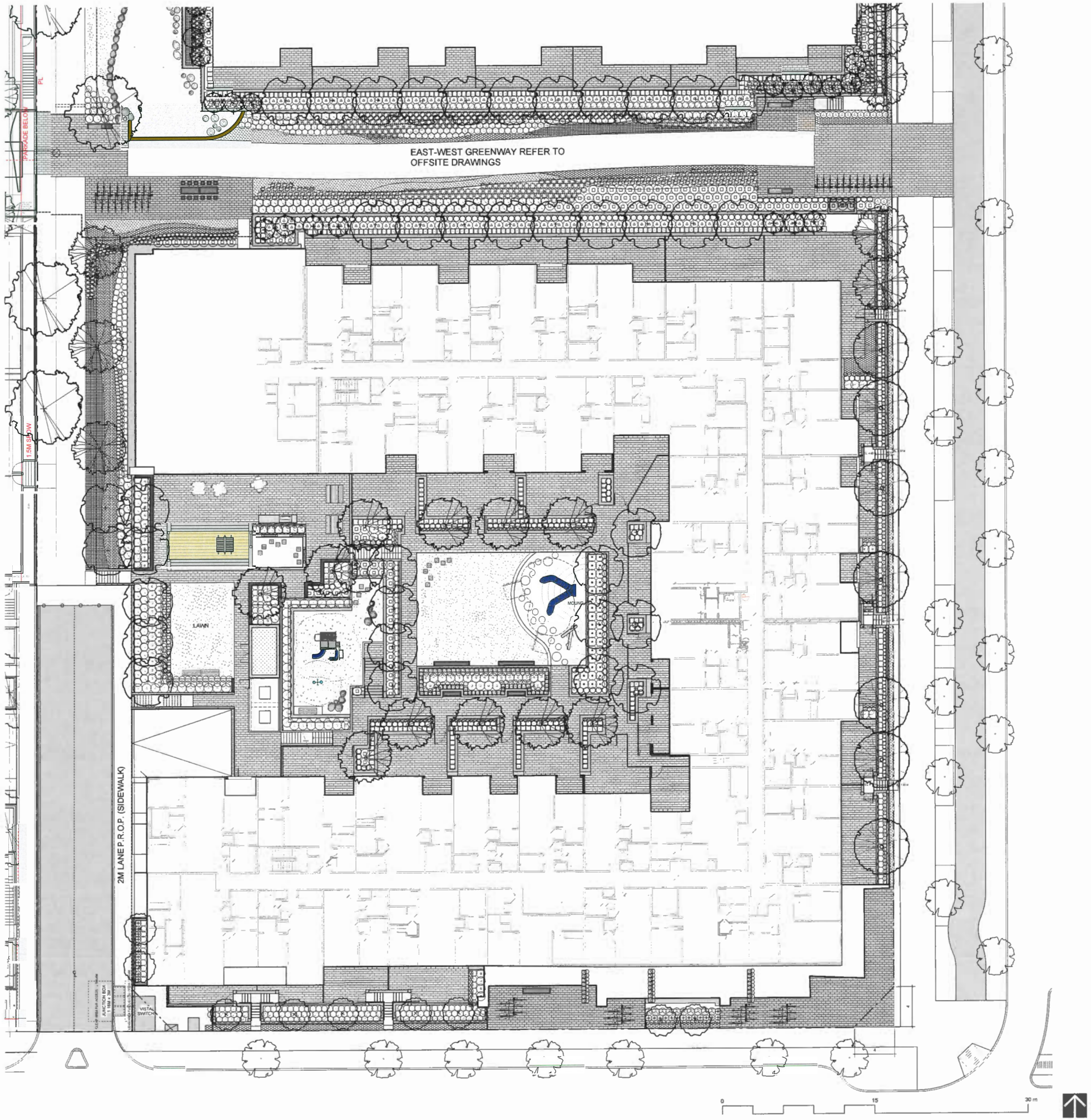
DRAWING NO.

L3.0

DP 18-841057
Jan 2, 2020

Plan 36

NOTE:
1.REFER TO PLANT LIST ON L3.0
2. ALL PLANTED AREAS TO BE IRRIGATED BY HIGH EFFICENCY IRRIGAITON SYSTEM.



NOTES:

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.

NO.	DATE	ISSUED / REVISION
28	11.12.19	RE-ISSUED FOR DP SUPPLEMENT REPORT
22	11.12.19	RE-ISSUED FOR DP SUPPLEMENT REPORT
21	11.11.19	ISSUED FOR DP SUPPLEMENT REPORT
20	11.10.19	ISSUED FOR BUILDING PERMIT
11	11.11.17	ISSUED FOR BL LEVEL 1 PERMIT REVIEW
18	11.11.17	ISSUED FOR REVIEW
17	11.11.17	ISSUED FOR COORDINATION
16	11.11.16	RE-ISSUED FOR DP SUPPLEMENT REPORT
17	11.11.16	SPECIFICATION REVIEW SET
16	11.11.16	RE-ISSUED PER DP COMMENTS
15	11.11.16	RE-ISSUED FOR DP SUPPLEMENT REPORT
12	11.11.16	ISSUED FOR REVIEW
9	11.11.16	ISSUED FOR DP SUPPLEMENT REPORT
10	11.11.16	ISSUED FOR REVIEW
9	11.11.16	ISSUED FOR REVIEW
8	11.11.16	ISSUED FOR COORDINATION
7	11.11.16	RE-ISSUED FOR REZONING
6	11.11.16	RE-ISSUED FOR REZONING
5	11.11.16	RE-ISSUED FOR REZONING
4	11.11.16	RE-ISSUED FOR REZONING
3	11.11.16	ISSUED FOR REZONING
2	11.11.16	ISSUED FOR REVIEW
1	11.11.16	ISSUED FOR DP SUPPLEMENT REPORT

connect
LANDSCAPE ARCHITECTURE

Yamamoto
Architecture Inc.

302 - 33 East 8th Ave, Vancouver, BC
V5T 1R3 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

77th, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	JET / SI	SEAL
CHECKED	DR	
SCALE	1:50 / 1:100	
JOB No.	18-840	

SHEET TITLE

PLANTING PLAN
BUILDING 5 LEVEL 1+2

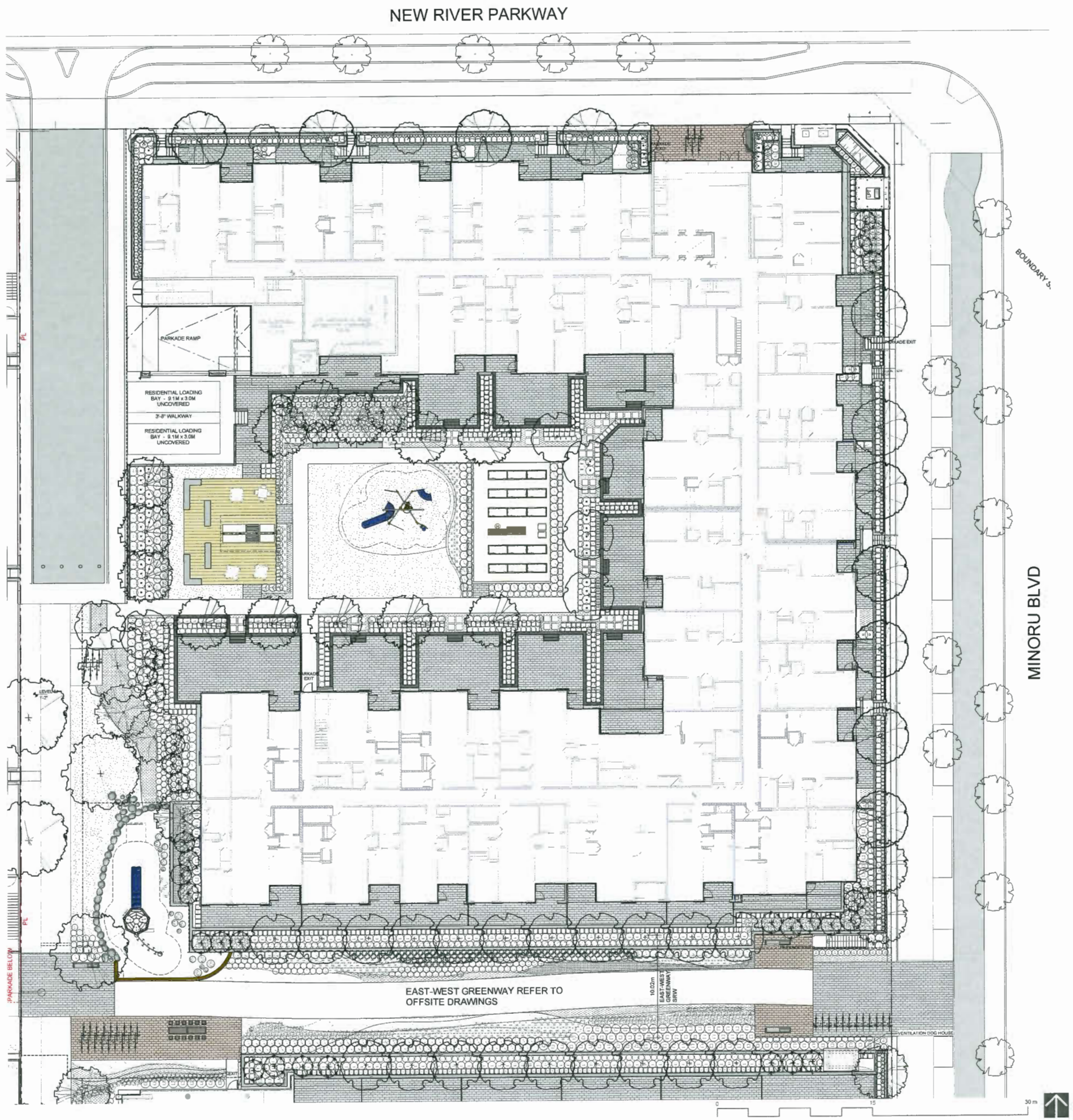
DRAWING NO.

L3.2

DP 18-841057
Jan 2, 2020

Plan 37 a

NOTE:
1.REFER TO PLANT LIST ON L3.0
2. ALL PLANTED AREAS TO BE IRRIGATED BY HIGH EFFICENCY IRRIGAITON SYSTEM.



NOTES:

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

NO	DATE	ISSUED / REVISED
23	19.12.11	RE-ISSUED FOR DE BUILDING PERMIT
22	19.12.04	RE-ISSUED FOR DE BUILDING PERMIT
21	19.10.04	ISSUED FOR DEVELOPMENT PERMIT
20	19.10.10	ISSUED FOR BUILDING PERMIT
19	19.01.25	ISSUED FOR BANDA REPORT RE-ISSUE
18	19.01.10	ISSUED FOR REVIEW
17	18.06.22	ISSUED FOR COORDINATION
16	18.06.29	RE-ISSUED FOR DE BUILDING PERMIT
15	18.06.15	DP DORMANT CORE REVIEW
14	18.05.01	RE-ISSUED PER DP - COMMENT
13	18.04.12	RE-ISSUED FOR DE BUILDING PERMIT
12	17.11.18	ISSUED FOR REVIEW
11	18.01.18	ISSUED FOR DE BUILDING PERMIT
10	18.01.12	ISSUED FOR REVIEW
9	17.06.17	ISSUED FOR REVIEW
8	16.10.28	ISSUED FOR COORDINATION
7	16.10.20	ISSUED FOR REVISION 6
6	16.10.04	ISSUED FOR REVISION 5
5	16.10.03	ISSUED FOR REVISION 4
4	16.09.16	ISSUED FOR REVISION 3
3	16.12.14	ISSUED FOR REVISION 2
2	16.12.14	ISSUED FOR REVIEW
1	16.11.07	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

352 - 13 East 8th Ave, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT
RIVA 2.0
7791, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT
omi

COPYRIGHT RESERVED. THIS PLAN AND DESIGN HAS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN AT
CHECKED DS
SCALE 1/8"=1'-0"
JOB No. 09-140
SEAL

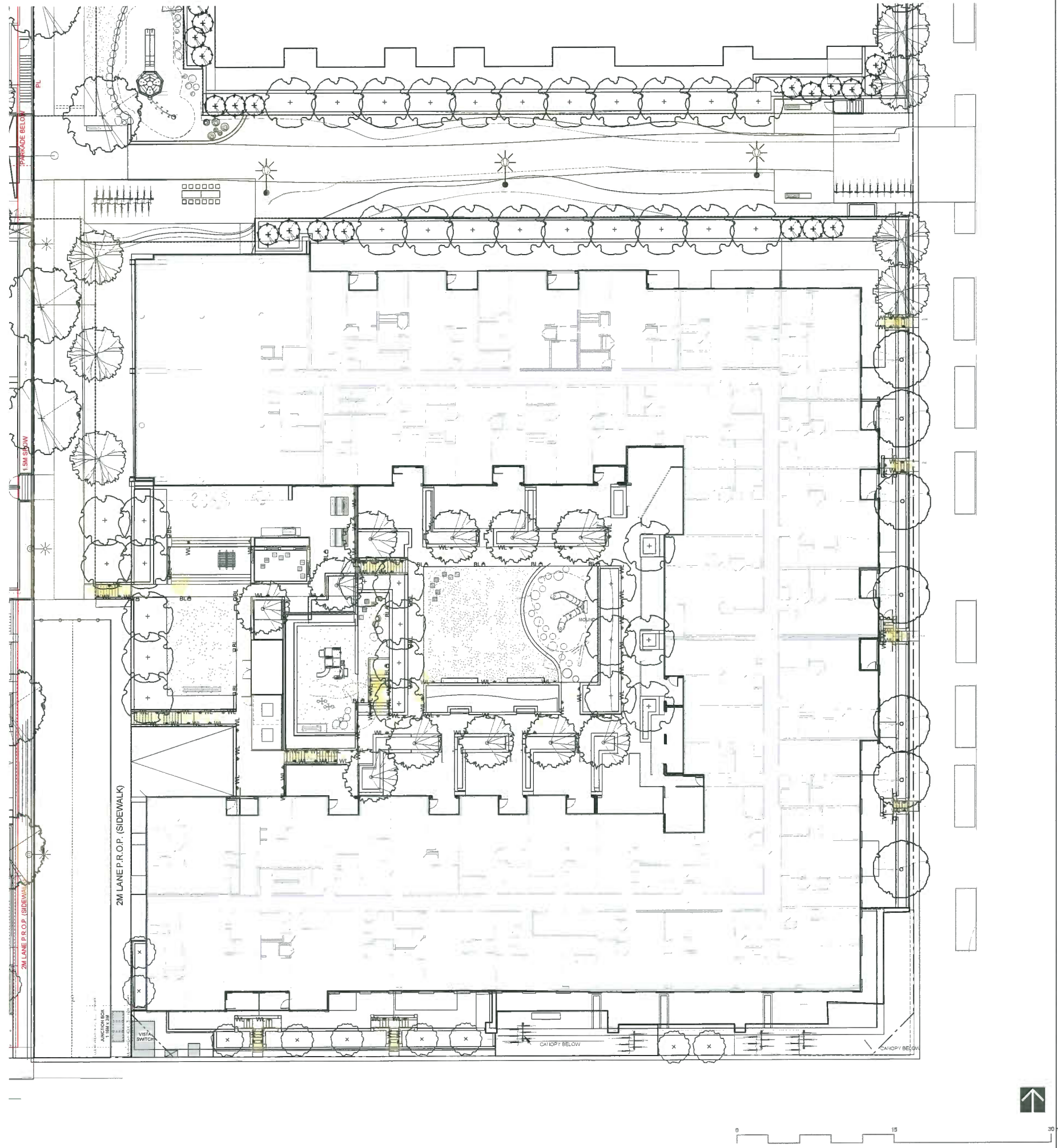
SHEET TITLE
PLANTING PLAN
BUILDING 6

DRAWING NO.
L3.1

DP 18-841057
Jan 2, 2020
Plan 37 b

LIGHTING LEGEND

SYMBOL	IMAGE	MATERIAL
		PEDESTRIAN POLE LIGHT (GREENWAY) SCHREDER HESTIA LIGHT ON ROUND TAPERED POLE PER CITY OF RICHMOND STANDARD SPECIFICATION
		EXISTING PEDESTRIAN POLE LIGHT (GREENWAY)
WL BL		**STAIR OR PATH LIGHT - WALL MOUNTED - 5-1/2" ROUND** SLS150-LED-120/277-BLACK FROM LUMUX LIGHTING INC. NOTE: SAME LIGHTS MOUNTED ON CONCRETE BOLLARD
		TRELLIS LIGHT PROVIDER: TEGAN



NOTES:

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 PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

20	19.12.11	RE-ISSUED FOR DE BUILDING PERMIT
21	19.12.11	RE-ISSUED FOR DE BUILDING PERMIT
22	19.11.19	ISSUED FOR DE BUILDING PERMIT
23	19.11.01	ISSUED FOR BUILDING PERMIT
19	19.10.25	ISSUED FOR BUILDING PERMIT REVIEW
18	19.09.10	ISSUED FOR REVIEW
17	19.08.12	ISSUED FOR COORDINATION
16	19.07.26	RE-ISSUED FOR DE BUILDING PERMIT
17	19.06.11	BP COORDINATION REVIEW SET
16	19.05.01	RE-ISSUED FOR CITY COMMENTS
15	19.04.19	REVISED FOR DE BUILDING PERMIT
12	19.03.18	ISSUED FOR REVIEW
11	19.01.18	ISSUED FOR DE BUILDING PERMIT
10	18.12.11	ISSUED FOR REVIEW
9	18.10.19	ISSUED FOR REVIEW
8	18.09.20	ISSUED FOR COORDINATION
7	18.08.21	REISSUED FOR REVIEW
6	18.07.27	REISSUED FOR REVIEW
5	18.07.13	REISSUED FOR REVIEW
4	18.06.29	REISSUED FOR REVIEW
3	18.05.11	ISSUED FOR REVIEW
2	18.02.16	ISSUED FOR REVIEW
1	18.01.27	ISSUED FOR CLIENT REVIEW
NO.	REVISION	ISSUED / REVISION

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave. Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7711, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS THE COPYRIGHT AND THE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	AT / G
CHKD BY	DS
SCALE	1/32"=1'-0"
JOB No.	18-48

SEAL

SHEET TITLE

LIGHTING CONCEPT
BUILDING 5

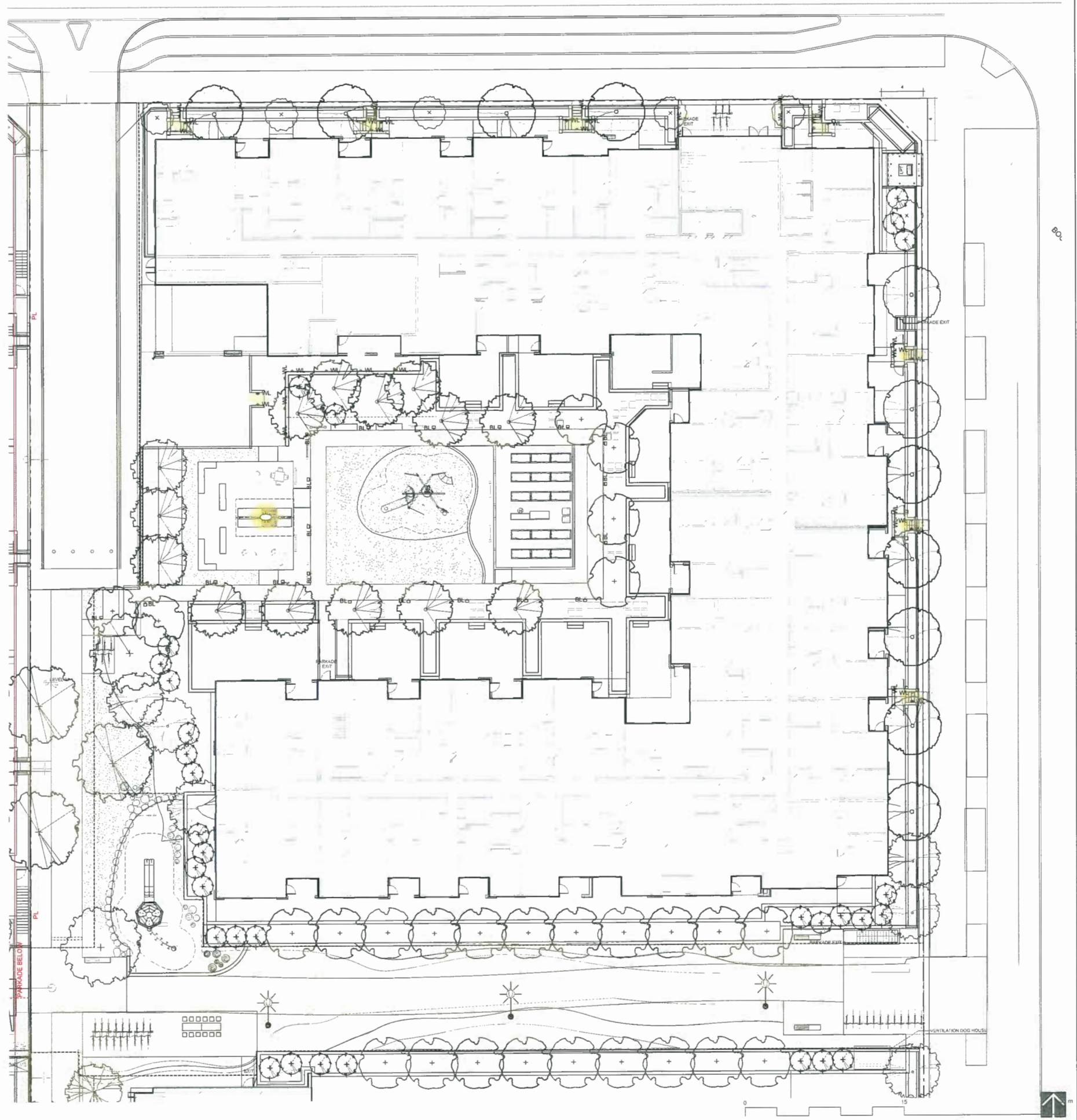
DRAWING NO

L4.1

DP 18-841057 Plan 38 a
Jan 2, 2020

LIGHTING LEGEND

SYMBOL	IMAGE	MATERIAL
		PEDESTRIAN POLE LIGHT (GREENWAY) SCHREDER HESTIA LIGHT ON ROUND TAPERED POLE PER CITY OF RICHMOND STANDARD SPECIFICATION
		EXISTING PEDESTRIAN POLE LIGHT (GREENWAY)
WL BL		**STAIR OR PATH LIGHT - WALL MOUNTED - 5-1/2" ROUND** SLS150-LED-120/277-BLACK FROM LUMUX LIGHTING INC. NOTE: SAME LIGHTS MOUNTED ON CONCRETE BOLLARD
		TRELLIS LIGHT PROVIDER: TEGAN



NOTES:

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 PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NO.	DATE	ISSUE / REVISION
23	19-12-19	RE-ISSUED FOR DE BUILDING PERMIT
22	19-11-14	RE-ISSUED FOR DE BUILDING PERMIT
21	19-11-14	ISSUED FOR DE BUILDING PERMIT
20	19-11-05	ISSUED FOR BUILDING PERMIT
19	19-11-05	ISSUED FOR BUILDING PERMIT REVIEW
18	19-10-03	ISSUED FOR REVIEW
17	19-09-12	ISSUED FOR COORDINATION
16	19-09-06	RE-ISSUED FOR DE BUILDING PERMIT
15	19-06-26	BP COORDINATION REVIEW JPT
14	19-06-06	RE-ISSUED FOR DP PERMIT
13	19-06-06	RE-ISSUED FOR DE BUILDING PERMIT
12	19-05-14	ISSUED FOR REVIEW
11	19-05-14	ISSUED FOR DE BUILDING PERMIT
10	19-04-11	ISSUED FOR REVIEW
9	19-04-11	ISSUED FOR REVIEW
8	19-04-05	ISSUED FOR COORDINATION
7	19-04-01	REVISED FOR REVIEW
6	19-03-29	REVISED FOR REVIEW
5	19-03-20	REVISED FOR REVIEW
4	19-03-08	REVISED FOR REVIEW
3	19-02-21	ISSUED FOR REVIEW
2	19-02-21	ISSUED FOR REVIEW
1	19-01-21	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7391, 7397 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE SOLE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN: KD / IS SEAL:
CHECKED: DB
SCALE: 1/8" = 1'-0"
JOB NO.: 18-145

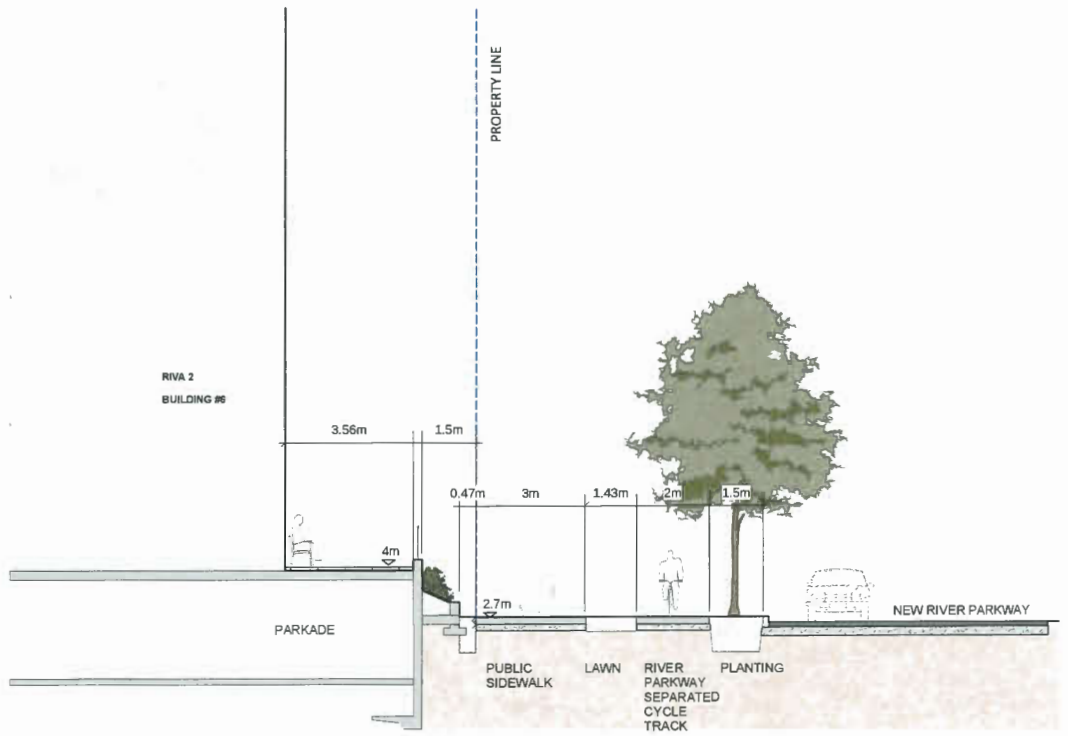
SHEET TITLE

LIGHTING CONCEPT
BUILDING 6

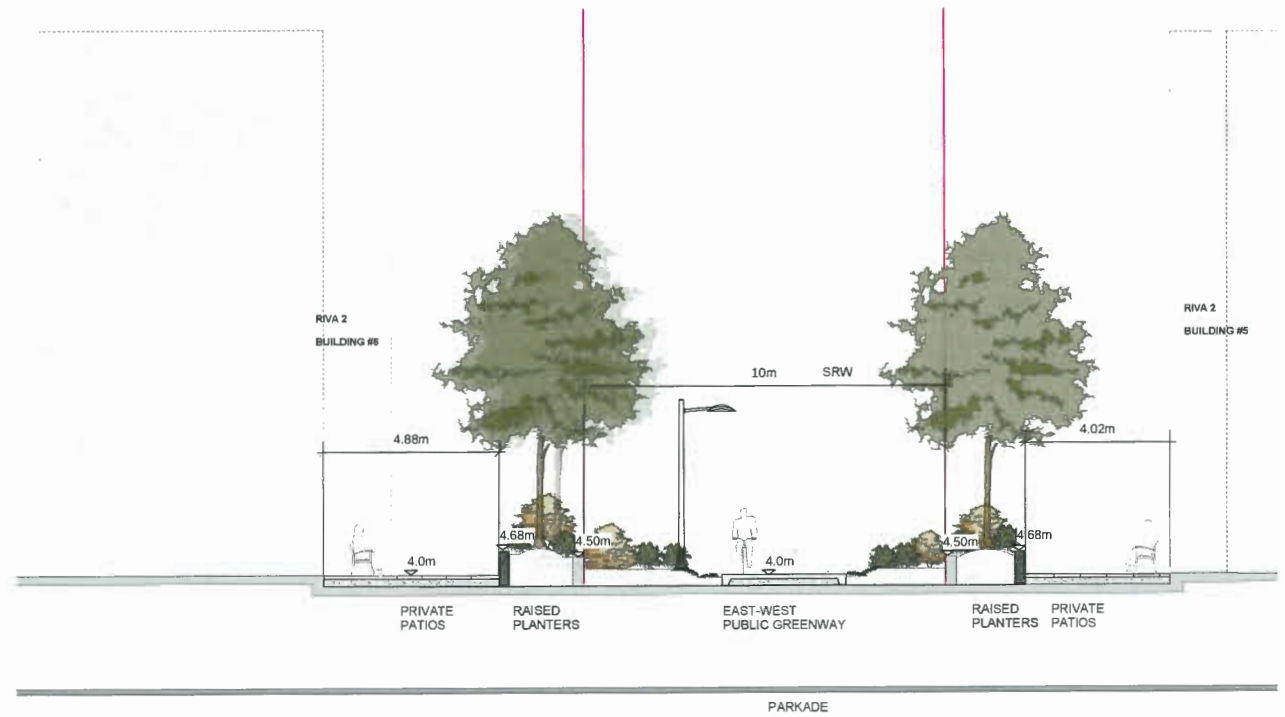
DRAWING NO.

L4.0

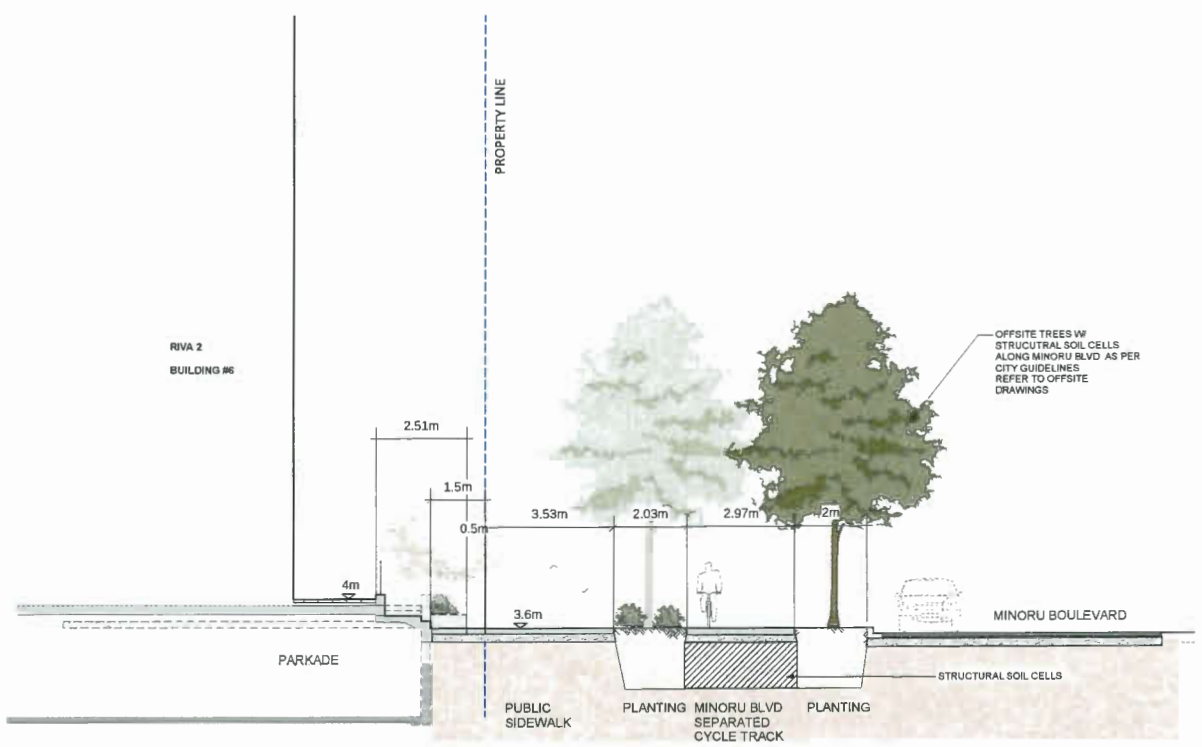
DP 18-841057 Plan 38 b
Jan 2, 2020



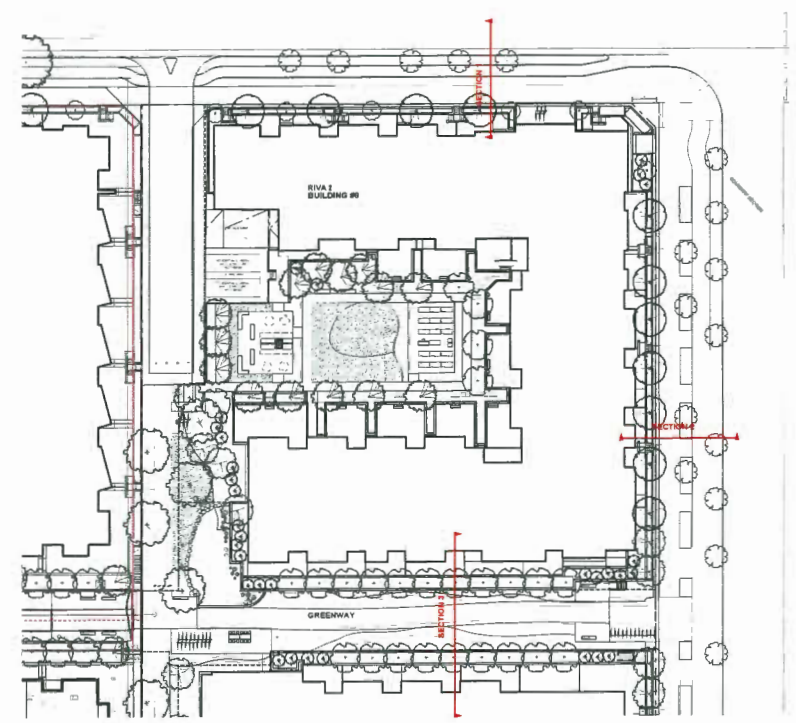
SECTION 1



SECTION 3



SECTION 2



BUILDING 6 KEY PLAN: 1/32"=1'0"

NOTES:

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.

NO	DATE	ISSUED / REVISION
29	19-12-11	RE-ISSUED FOR DE BUILDING PERMIT
28	19-12-04	RE-ISSUED FOR DE BUILDING PERMIT
27	19-11-14	ISSUED FOR DE BUILDING PERMIT
26	19-09-24	ISSUED FOR BUILDING PERMIT
25	19-09-17	ISSUED FOR DEVELOPMENT PERMIT REVIEW
24	19-07-30	ISSUED FOR REVIEW
23	19-07-02	ISSUED FOR DEVELOPMENT
22	19-05-24	RE-ISSUED FOR DE BUILDING PERMIT
21	19-05-16	RF COORDINATION RE-ISSUED
20	19-05-10	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-04-18	RE-ISSUED FOR DE BUILDING PERMIT
18	19-01-18	ISSUED FOR REVIEW
17	18-11-16	ISSUED FOR DE BUILDING PERMIT
16	18-11-09	ISSUED FOR DE BUILDING PERMIT
15	18-11-01	ISSUED FOR REVIEW
14	18-10-24	ISSUED FOR REVIEW
13	18-10-19	ISSUED FOR REVIEW
12	18-10-05	ISSUED FOR COORDINATION
11	18-09-21	ISSUED FOR REVIEW
10	18-09-07	ISSUED FOR REVIEW
9	18-07-24	ISSUED FOR REVIEW
8	18-07-17	ISSUED FOR REVIEW
7	18-06-29	ISSUED FOR COORDINATION
6	18-06-21	ISSUED FOR REVIEW
5	18-06-15	ISSUED FOR REVIEW
4	18-05-04	ISSUED FOR REVIEW
3	18-04-20	ISSUED FOR REVIEW
2	18-03-14	ISSUED FOR REVIEW
1	18-02-27	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0

7791, 7811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF YAMAMOTO ARCHITECT INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN: JT/YG
CHECKED: DB
DATE: JANUARY 8
SCALE: 1/8"=1'0"

SEAL

SHEET TITLE

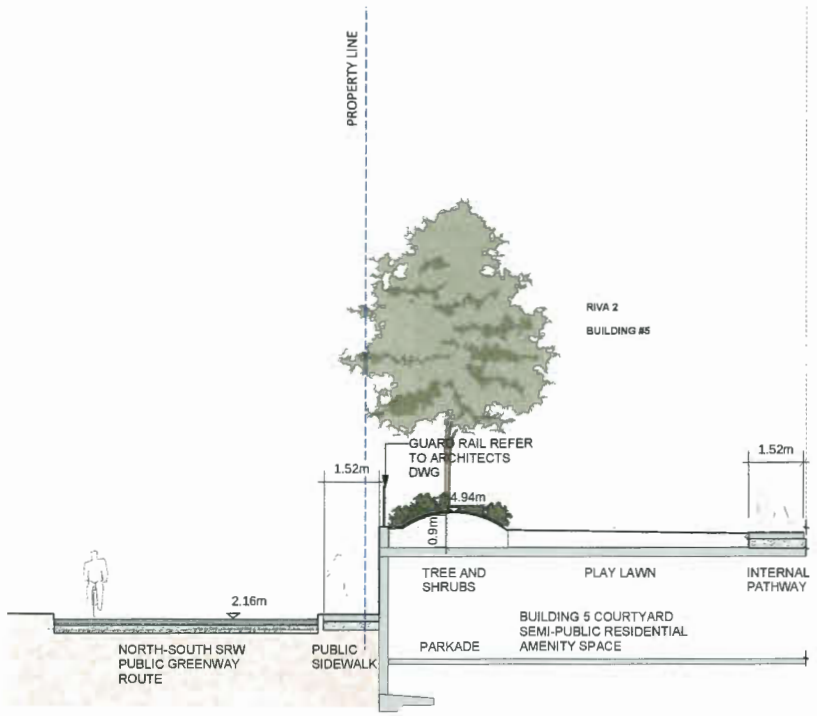
LANDSCAPE SECTIONS
BUILDING 6

DRAWING NO.

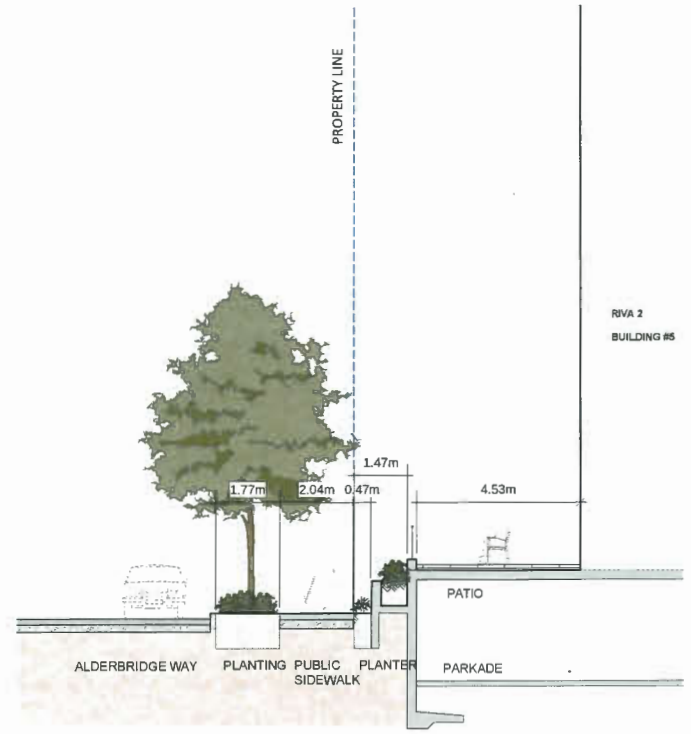
L5.0

DP 18-841057
Jan 2, 2020

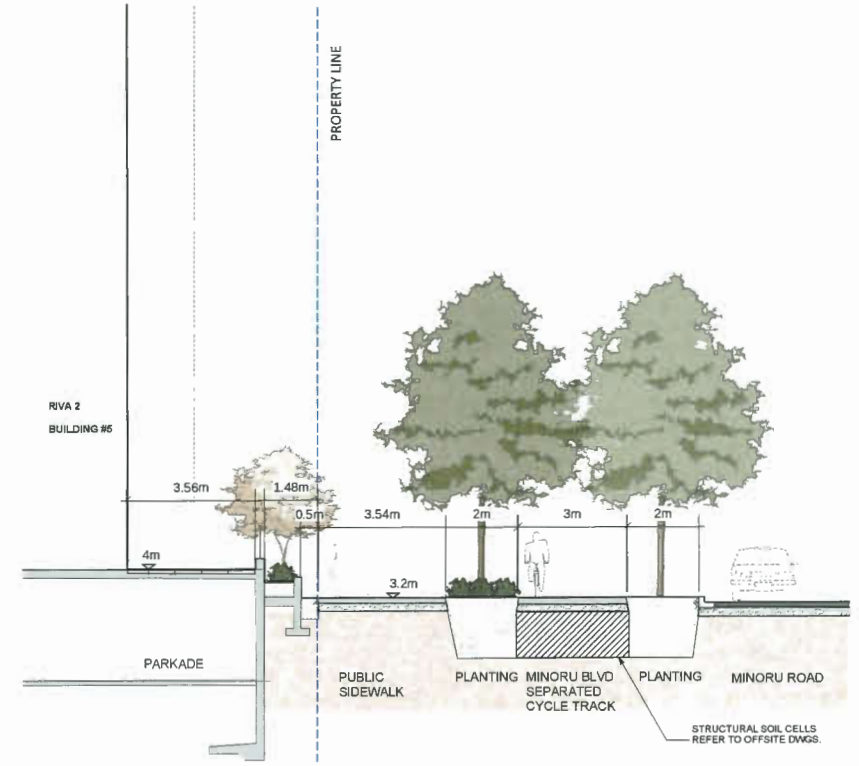
Plan 39



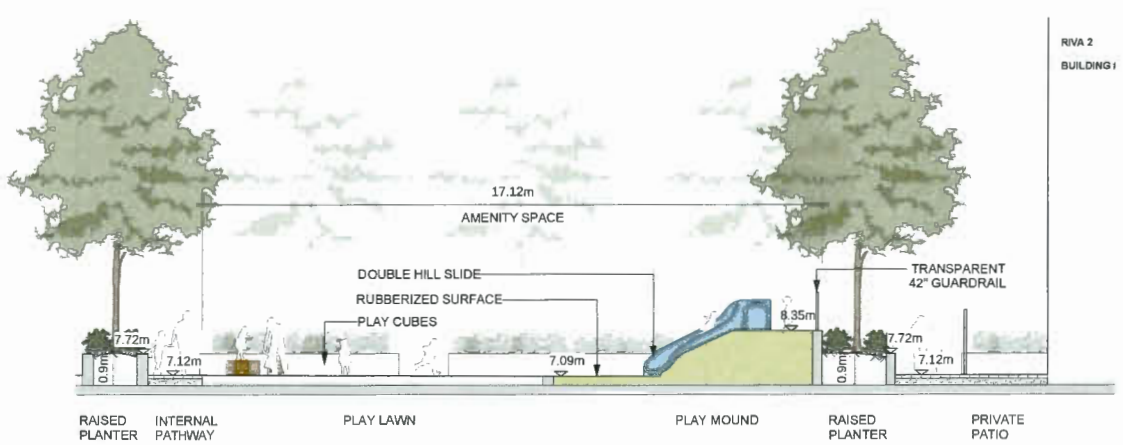
SECTION 4 SCALE: 3/16"=1'0"



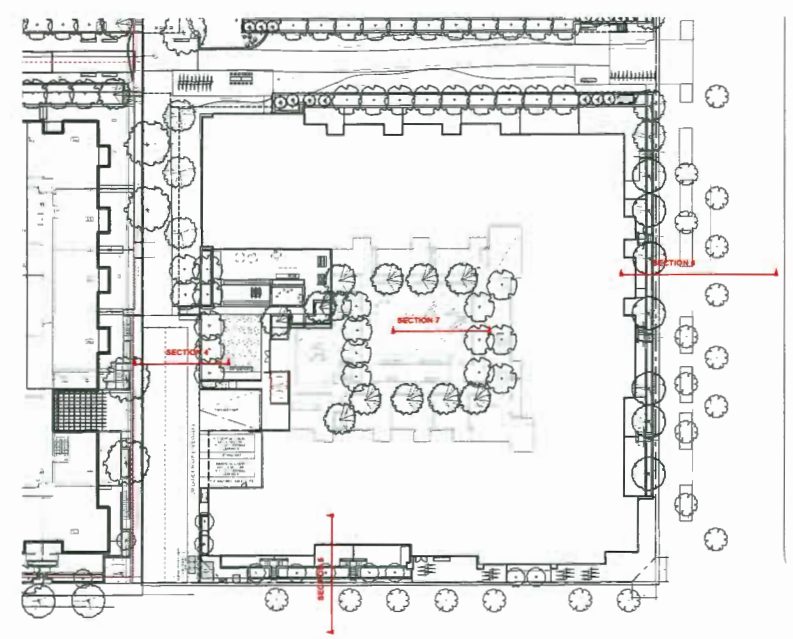
SECTION 5 SCALE: 3/16"=1'0"



SECTION 6 SCALE: 3/16"=1'0"



SECTION 7 SCALE: 3/16"=1'0"



BUILDING 5 KEY PLAN: 1/32"=1'0"

NOTES:

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 FOR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NO	DD/MM/YY	ISSUED / REVISED
23	11.12.19	RE-ISSUED FOR DE - BUILDING PERMIT
22	11.12.19	RE-ISSUED FOR DE - BUILDING PERMIT
21	14.11.19	ISSUED FOR DE - BUILDING PERMIT
20	14.10.31	ISSUED FOR DE - BUILDING PERMIT
19	14.11.27	ISSUED FOR BUILDING PERMIT REVIEW
18	14.11.21	ISSUED FOR REVIEW
17	14.10.22	ISSUED FOR COORDINATION
16	14.10.09	RE-ISSUED FOR DE - BUILDING PERMIT
15	14.10.01	BP SUBMISSION FOR REVIEW
14	14.09.01	RE-ISSUED FOR DP - CONCURRENCY
13	14.08.04	RE-ISSUED FOR DE - BUILDING PERMIT
12	14.07.18	ISSUED FOR REVIEW
11	14.07.16	ISSUED FOR DE - BUILDING PERMIT
10	14.07.11	ISSUED FOR REVIEW
9	14.06.11	ISSUED FOR RE-REVIEW
8	14.05.23	ISSUED FOR COORDINATION
7	14.04.17	REVISED FOR PROCESS
6	14.02.11	REVISED FOR PROCESS
5	13.12.04	REVISED FOR PROCESS
4	13.10.11	REVISED FOR PROCESS
3	13.10.11	ISSUED FOR PROCESS
2	13.02.11	ISSUED FOR REVIEW
1	12.01.27	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0
7791, 77811 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

DRAWN AT / G
CHECKED DR
SCALE 3/16"=1'0"
JOB NO. 09-140

SEAL

SHEET TITLE

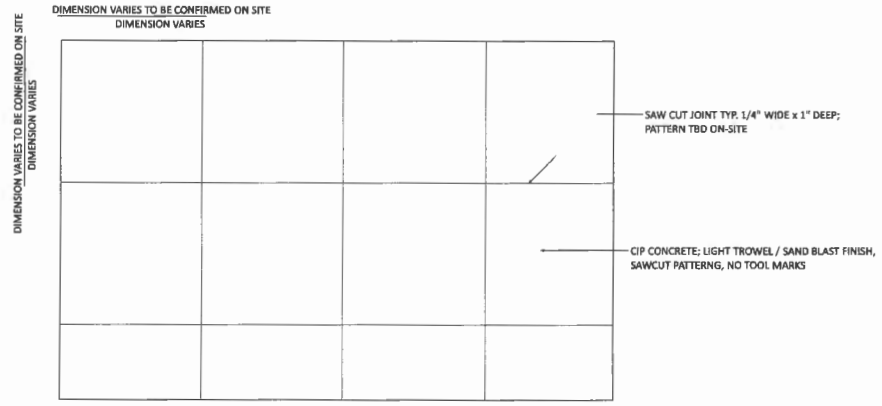
LANDSCAPE SECTIONS
BUILDING 5

DRAWING NO.

L5.1

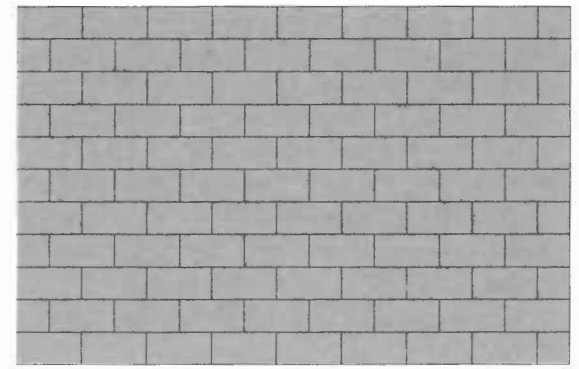
DP 18-841057
Jan 2, 2020

Plan 40



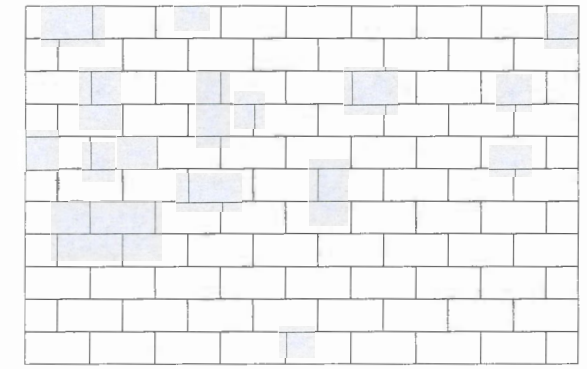
NOTES:
1.DIMENSION VARIES TO BE CONFIRMED ON SITE.

01 PAVING TYPE A, PLAN VIEW: PROP. CIP CONCRETE PAVING
Scale: 1" = 1'-0"



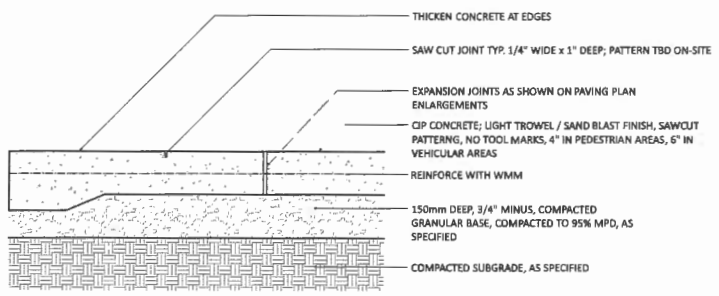
NOTES:
1. 8 7/8"X4 7/16" STANDARD PAVERS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS (800)-663-4091 OR APPROVED EQUAL.
2. THICKNESS: 3 1/8" ONLY.
3. PATTERN: RUNNING BOND.
4. COLOUR : BROWN.
5. CONTRACTOR TO PROVIDE MOCK-UP FOR APPROVAL ONSITE BY LANDSCAPE ARCHITECT.

04 PAVING TYPE B, PLAN VIEW: PROP. VEHICULAR UNIT PAVING
Scale: 1 1/2" = 1'-0"



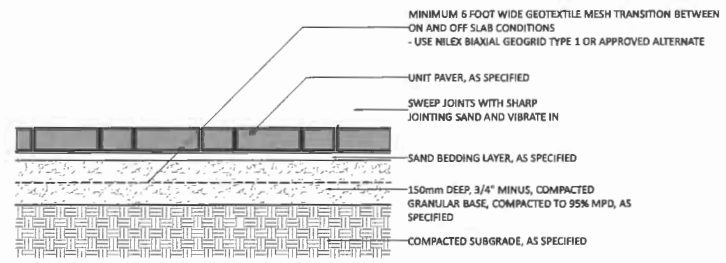
NOTES:
1. 8 7/8"X4 7/16" STANDARD PAVERS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS (800)-663-4091 OR APPROVED EQUAL.
2. THICKNESS: 2 3/8" IN PEDESTRIAN AREAS.
3. PATTERN: RUNNING BOND.
4. COLOUR A : NATURAL AT PRIVATE PATIOS.
COLOUR B : BROWN AT AMENITY, COURTYARD, AND PUBLIC GREENWAY.
5. CONTRACTOR TO PROVIDE MOCK-UP FOR APPROVAL ONSITE BY LANDSCAPE ARCHITECT.

07 PAVING TYPE C, PLAN VIEW: PROP. PEDESTRIAN UNIT PAVING
Scale: 1 1/2" = 1'-0"



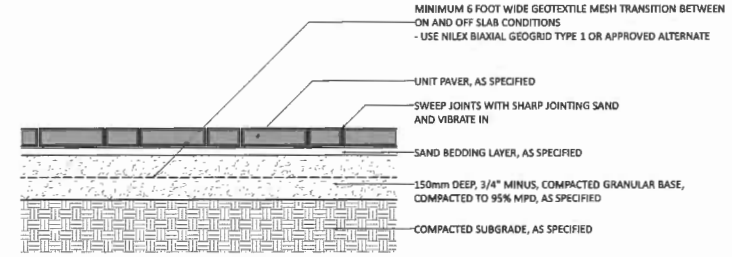
NOTES:
1. CIP CONCRETE SIDEWALK TO MEET CITY OF RICHMOND STANDARDS
2. EXPANSION JOINTS 6m o.c. MAX, PAVING INTERFACE WITH THE PROPERTY LINE, CHANGES IN MATERIAL, CHANGES IN ELEVATION, CONTROL JOINTS @ 1.5m o.c. ADJUST TO SUIT LAYOUT ONSITE.
3. USE TRAFFIC RATED POURED IN-PLACE CONCRETE AND EXPOSED AGGREGATE PAVING IN ALL VEHICLE AREAS TO THICKNESS INDICATED ON CIVIL DRAWINGS

02 PAVING TYPE A, DETAIL: PROP. CIP CONCRETE PAVING ON GRADE, TYP.
Scale: 1 1/2" = 1'-0"



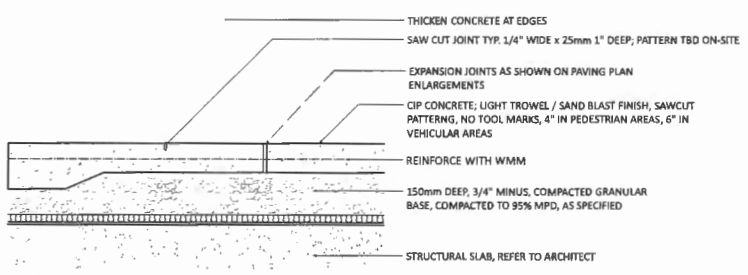
NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

05 PAVING TYPE B, DETAIL: PROP. VEHICULAR UNIT PAVING ON GRADE, TYP.
Scale: 1 1/2" = 1'-0"



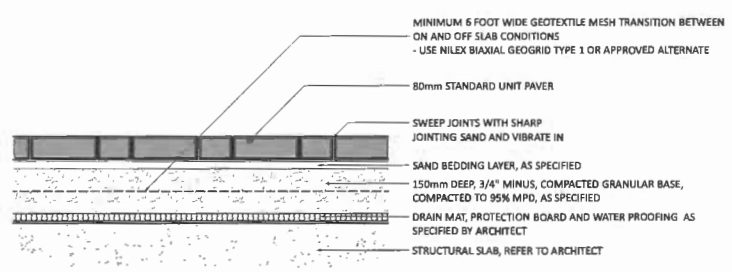
NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

08 PAVING TYPE C, DETAIL: PROP. PEDESTRIAN UNIT PAVING ON GRADE, TYP.
Scale: 1 1/2" = 1'-0"



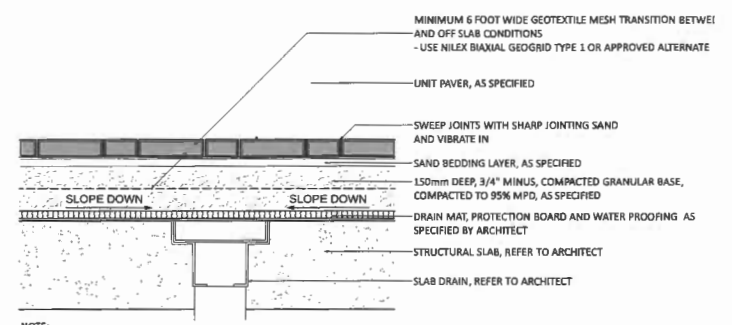
NOTES:
1. CIP CONCRETE SIDEWALK TO MEET CITY OF RICHMOND STANDARDS
2. EXPANSION JOINTS 6m o.c. MAX, PAVING INTERFACE WITH THE PROPERTY LINE, CHANGES IN MATERIAL, CHANGES IN ELEVATION, CONTROL JOINTS @ 1.5m o.c. ADJUST TO SUIT LAYOUT ONSITE.
3. USE TRAFFIC RATED POURED IN-PLACE CONCRETE AND EXPOSED AGGREGATE PAVING IN ALL VEHICLE AREAS TO THICKNESS INDICATED ON CIVIL DRAWINGS

03 PAVING TYPE A, DETAIL: PROP. CIP CONCRETE PAVING ON SLAB, TYP.
Scale: 1 1/2" = 1'-0"



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

06 PAVING TYPE B, DETAIL: PROP. VEHICULAR UNIT PAVING ON SLAB, TYP.
Scale: 1 1/2" = 1'-0"



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

09 PAVING TYPE C, DETAIL: PROP. PEDESTRIAN UNIT PAVING ON SLAB, TYP.
Scale: 1 1/2" = 1'-0"

NOTES:

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

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE OWNERS, DEPARTMENT OR PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS

20	19-12-20	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-11-08	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-10-23	ISSUED FOR BUILDING PERMIT
17	19-09-06	ISSUED FOR REVIEW
16	19-08-08	RE-ISSUED FOR DEVELOPMENT PERMIT
15	19-06-13	BP COORDINATOR REVIEW SET
14	19-06-01	REVISED PER CITY COMMENTS
13	19-04-08	RE-ISSUED FOR DEVELOPMENT PERMIT
12	19-07-05	ISSUED FOR REVIEW
11	19-01-08	ISSUED FOR DEVELOPMENT PERMIT
10	18-09-19	ISSUED FOR REVIEW
9	18-08-14	ISSUED FOR REVIEW
8	18-06-13	ISSUED FOR COORDINATION
7	18-04-20	REISSUED FOR REDESIGN
6	18-02-06	REISSUED FOR REDESIGN
5	17-11-30	REISSUED FOR REDESIGN
4	17-09-15	REISSUED FOR REDESIGN
3	16-12-16	ISSUED FOR REDESIGN
2	16-03-18	ISSUED FOR REVIEW
1	15-06-17	ISSUED FOR CLIENT REVIEW
NO	DOMBY	ISSUED / REVISION

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 22 East 6th Avenue, Vancouver, BC
V5T 1R2 tel: 604-731-1157 fax: 604-731-1327

PROJECT:
RIVA
Riva 2-D: 7791 and 7811 Alderbridge Way

CLIENT:
onni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN: JF
CHECKED: DS
SCALE: AS SHOWN
JOB No.: 08-485

SHEET TITLE:
DETAILS
HARDSCAPE

DRAWING NO
L6.0

DP 18-841057
Jan 2, 2020
Plan 41

shower dra

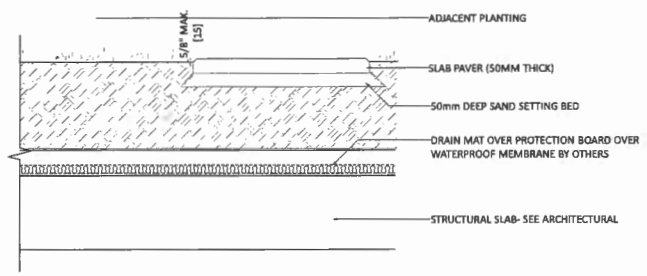
waterproof membrane

structure sl

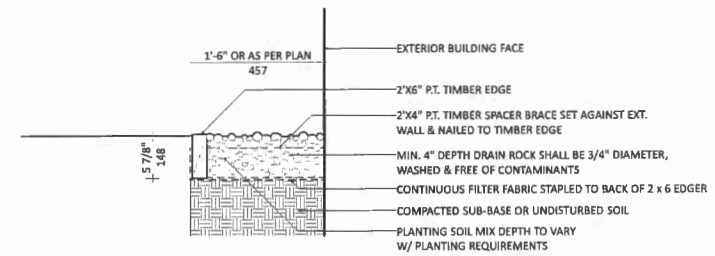
COLOR: CHARCOAL

TEXADA HYDRAPRESSED SLABS
SIZE : STANDARD SIZE (610MM X 610MM X50MM)
COLOUR : CHARCOAL
PATTERN : GRID

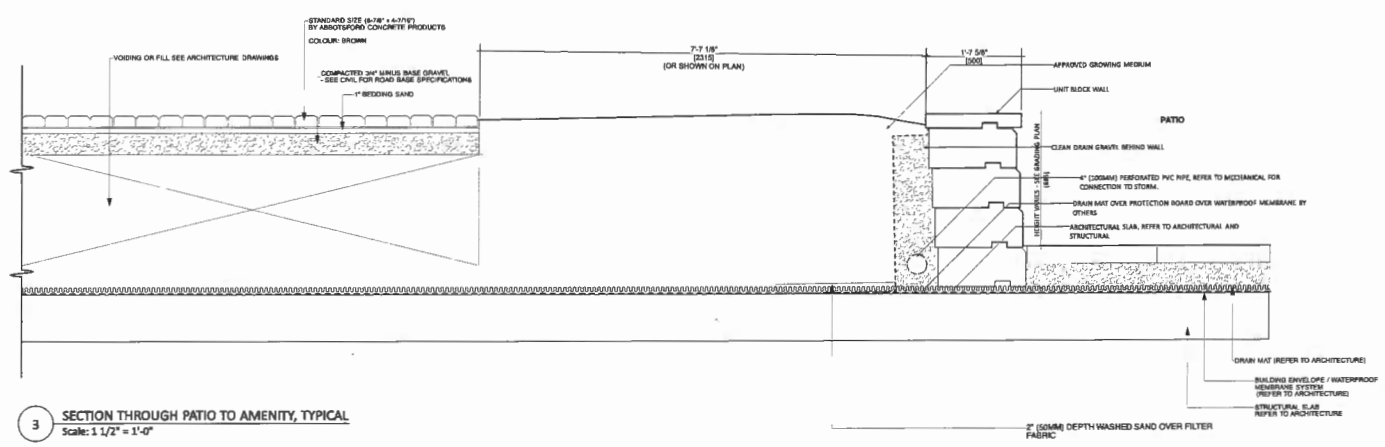
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
1.800.663.4091



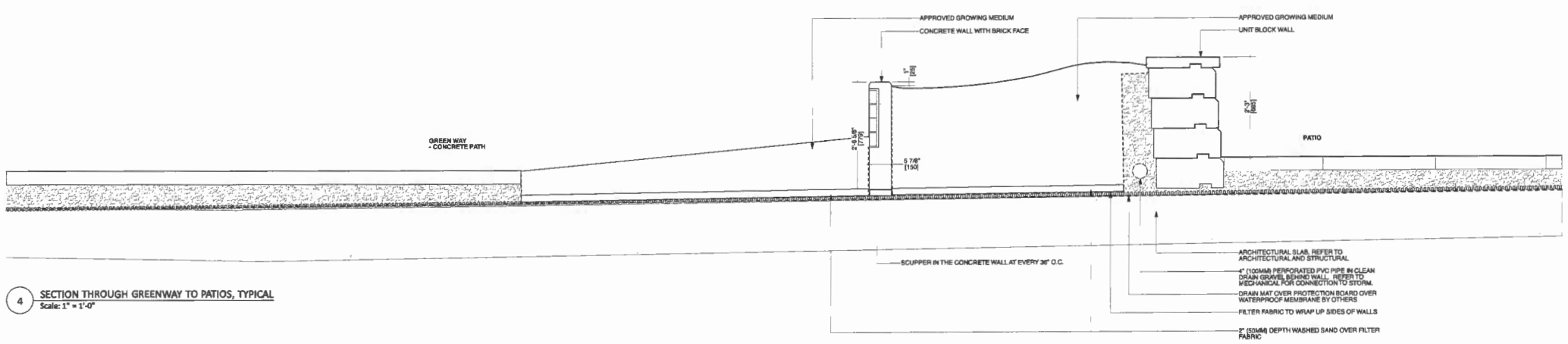
01 **STEPPING SLABS IN GROUNDCOVER**
Scale: 1" = 1'-0"



02 **PAVING TYPE E, DETAIL: PROP. COBBLE DRAIN STRIP TYP.**
Scale: 1 1/2" = 1'-0"



3 **SECTION THROUGH PATIO TO AMENITY, TYPICAL**
Scale: 1 1/2" = 1'-0"



4 **SECTION THROUGH GREENWAY TO PATIOS, TYPICAL**
Scale: 1" = 1'-0"

NOTES:

COPYRIGHT 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 VERIFYING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONNEL OF THE INTENTION TO CARRY OUT THE OPERATIONS

30	19-12-20	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-12-09	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-10-03	ISSUED FOR BUILDING PERMIT
17	19-08-01	ISSUED FOR REVIEW
16	19-06-19	RE ISSUED FOR DEVELOPMENT PERMIT
15	19-06-03	MP COORDINATION REVIEW SET
14	19-05-01	REVISED FOR CITY COMMENTS
13	19-03-05	RE-ISSUED FOR DEVELOPMENT PERMIT
12	19-01-09	ISSUED FOR REVIEW
11	18-11-08	ISSUED FOR DEVELOPMENT PERMIT
10	18-09-12	ISSUED FOR REVIEW
9	18-08-11	ISSUED FOR REVIEW
8	18-02-22	ISSUED FOR COORDINATION
7	18-04-20	REISSUED FOR REDESIGN
6	18-04-05	REISSUED FOR REDESIGN
5	17-11-30	REISSUED FOR REDESIGN
4	17-08-15	REISSUED FOR REDESIGN
3	16-12-15	ISSUED FOR REDESIGN
2	16-12-15	ISSUED FOR REVIEW
1	16-08-17	ISSUED FOR CLIENT REVIEW
NO.	DDMMYY	ISSUED / REVISION

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT
RIVA
Riva 2-D; 7791 and 7811 Alderbridge Way

CLIENT
onni

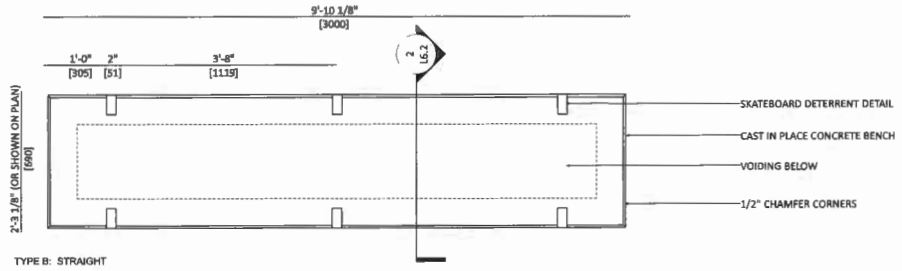
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN	JK	DATE:
CHECKED	TG	
SCALE	AS SHOWN	
JOB No.	18-160	

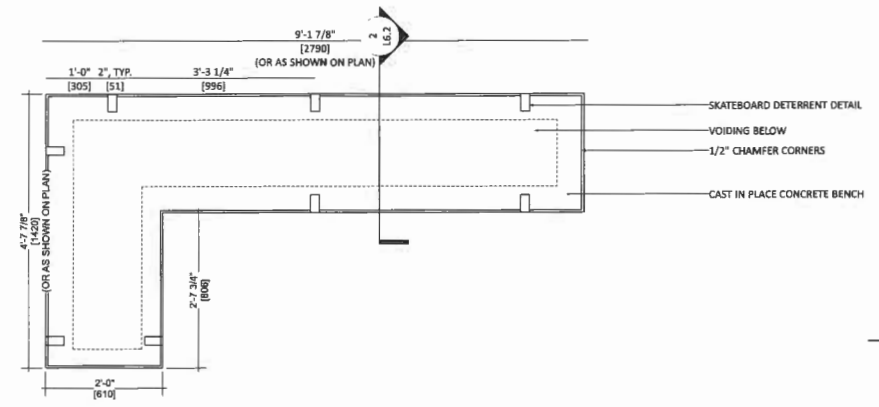
SHEET STITLE
DETAILS
HARDSCAPE

DRAWING NO
L6.1

DP 18-841057 Plan 42
Jan 2, 2020

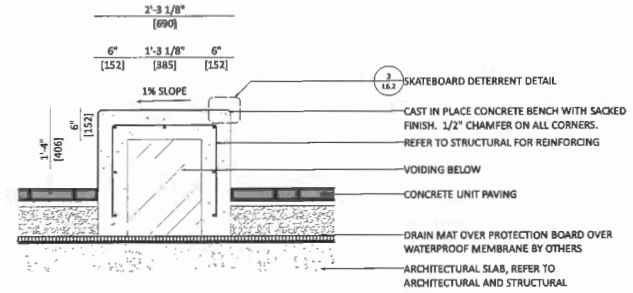


TYPE B: STRAIGHT



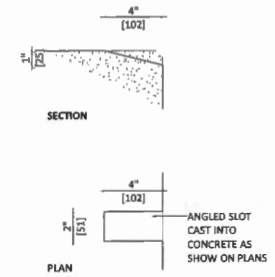
TYPE A: L-SHAPED

01 CUSTOM CIP CONCRETE BENCH A: PLAN VIEW
Scale: 1" = 1'-0"

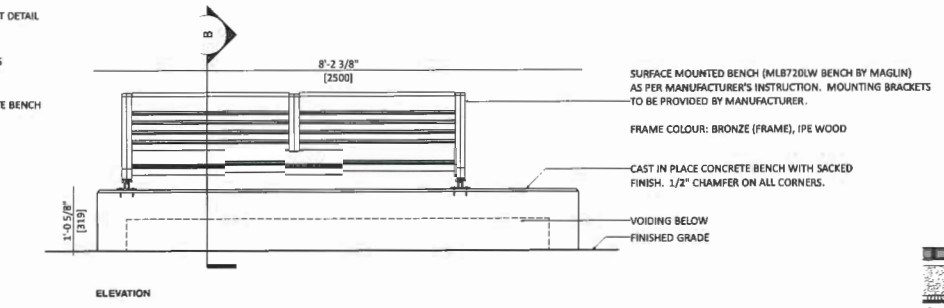


NOTE: MAX SEAT HEIGHT TO BE 1'4" ABOVE FINISHED GRADE

02 CUSTOM CIP CONCRETE BENCH ON SLAB: SECTION
Scale: 1" = 1'-0"

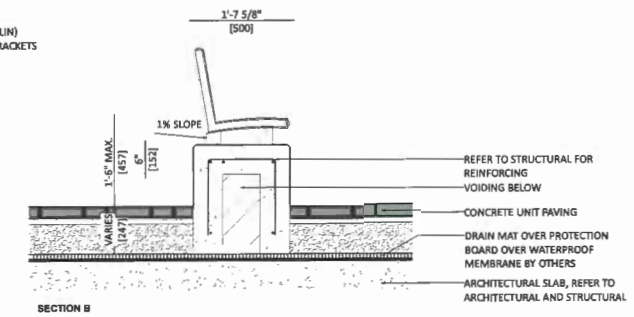


02A SKATEBOARD DETERRENT DETAIL
Scale: 3" = 1'-0"

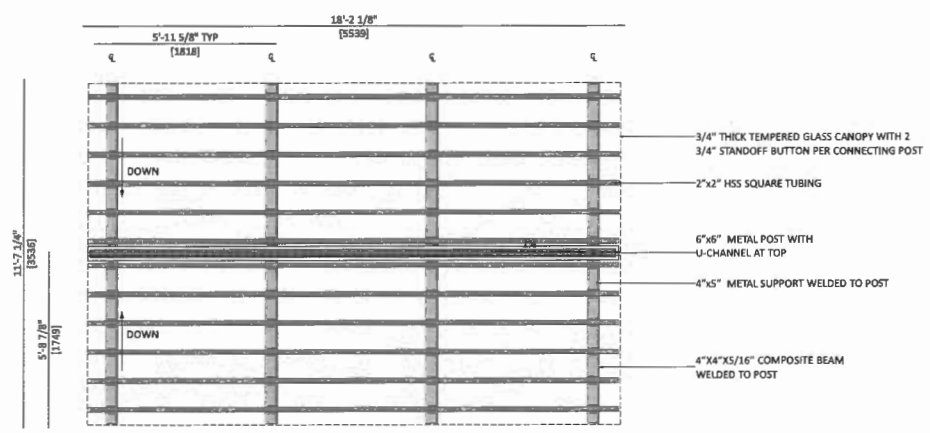


ELEVATION

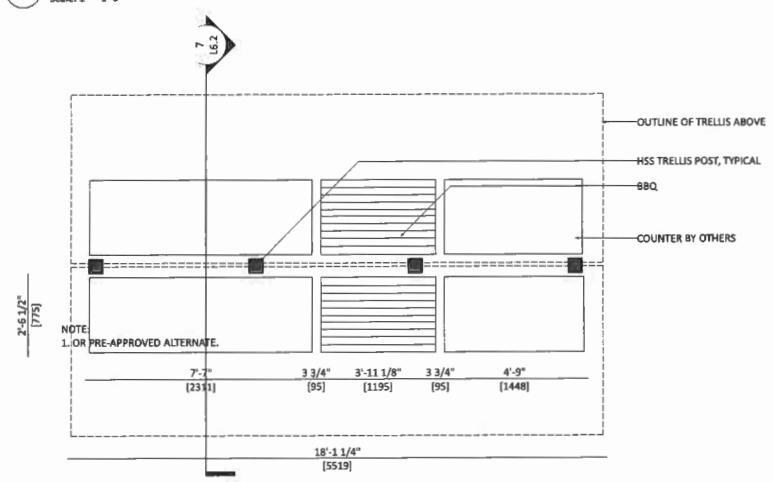
03 CIP CONCRETE BENCH WITH BENCH TOP- GREENWAY
Scale: 1" = 1'-0"



SECTION B

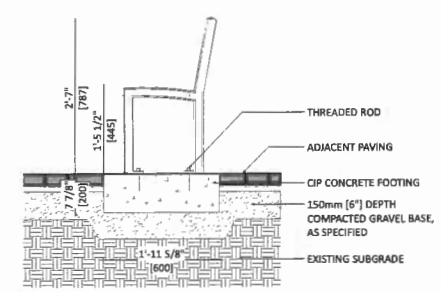


04 TRELLIS OVER BBQ AND COUNTER: PLAN VIEW
Scale: 1/2" = 1'-0"

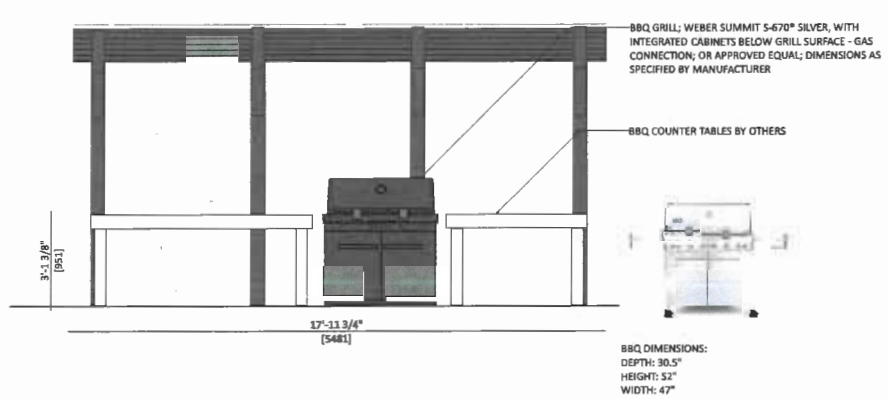


05 BBQ AND COUNTER: PLAN VIEW
Scale: 1/2" = 1'-0"

NOTES:
1. MODEL: MLB 720W BACKED BENCH BY MAGLIN (800-716-5506).
2. WOOD FINSH: IPE, FRAME COLOR: BRONZE 14 FINE TEXTURED (FRAME)
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

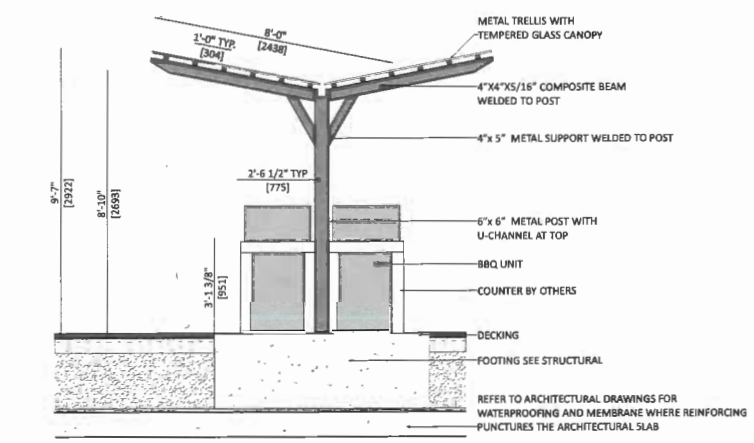


SECTION

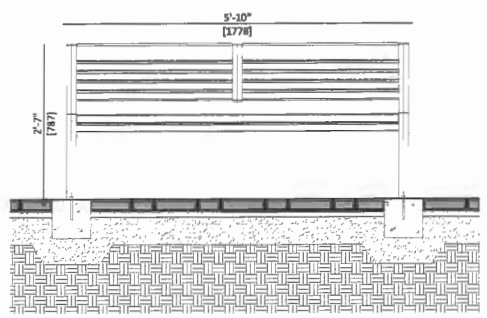


NOTE:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
5. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION.
6. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

06 TRELLIS OVER BBQ AND COUNTER: ELEVATION
Scale: 1/2" = 1'-0"



07 TRELLIS OVER BBQ AND COUNTER: SECTION
Scale: 1/2" = 1'-0"



08 FREE STANDING BENCH TYPE C
Scale: 1" = 1'-0"

NOTES:

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 PERSONNEL OF THE INTENTION TO CARRY OUT ON OPERATIONS.

20	19-10-03	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-12-03	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-10-03	ISSUED FOR BUILDING PERMIT
17	19-08-08	ISSUED FOR REVIEW
16	19-08-08	RE-ISSUED FOR DEVELOPMENT PERMIT
15	19-06-04	BP COORDINATION REVIEW SET
14	19-06-01	REVISED FOR CITY COMMENTS
13	19-04-08	RE-ISSUED FOR DEVELOPMENT PERMIT
12	19-01-08	ISSUED FOR REVIEW
11	18-11-08	ISSUED FOR DEVELOPMENT PERMIT
10	18-08-18	ISSUED FOR REVIEW
9	18-08-10	ISSUED FOR REVIEW
8	18-03-12	ISSUED FOR COORDINATION
7	18-01-22	REISSUED FOR REDESIGN
6	18-02-05	REISSUED FOR REDESIGN
5	17-11-30	REISSUED FOR REDESIGN
4	17-08-15	REISSUED FOR REDESIGN
3	16-12-19	ISSUED FOR REDESIGN
2	16-11-18	ISSUED FOR REVIEW
1	16-09-07	ISSUED FOR CLIENT REVIEW
NO.	DESCRIPTION	ISSUE DATE / REVISION

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

302 - 33 East 8th Avenue, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA

p/o 2-0: 7791 and 7811 Alderbridge Way

CLIENT

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN:	JZ	SEAL:
CHECKED:	DE	
SCALE:	AS SHOWN	
JOB No:	16-400	

SHEET TITLE

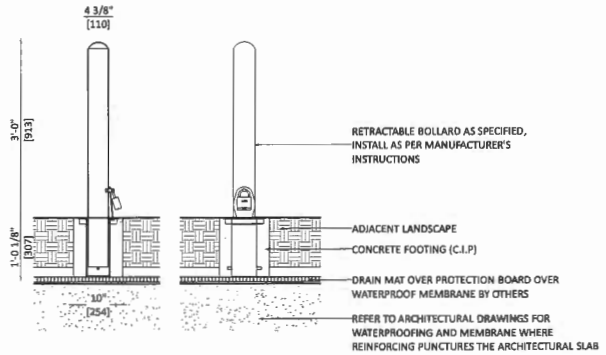
DETAILS
FURNISHINGS

DRAWING NO.

L6.2

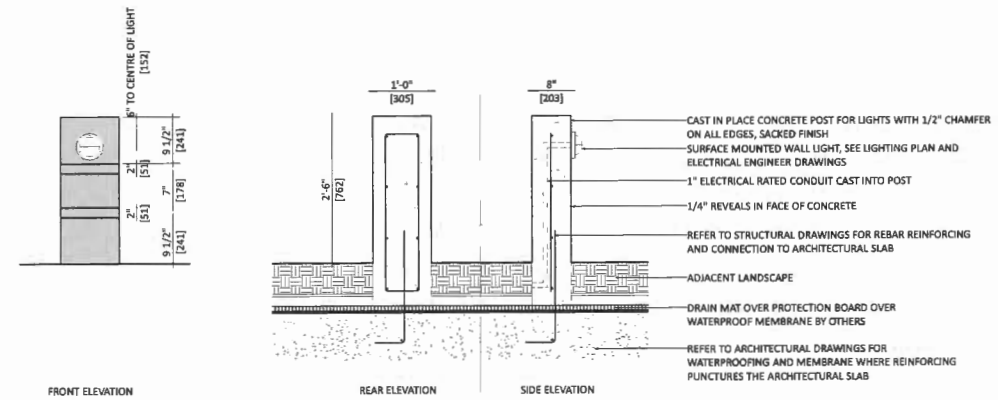
DP 18-841057
Jan 2, 2020

Plan 43

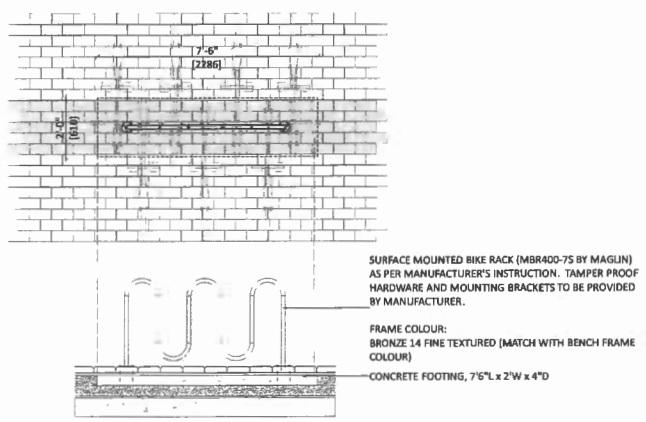


NOTES:
1. MODEL: R-8902 STAINLESS STEEL REMOVABLE BOLLARD, BY RELIANCE FOUNDRY (1.888.735.5680), OR APPROVED ALTERNATIVE.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

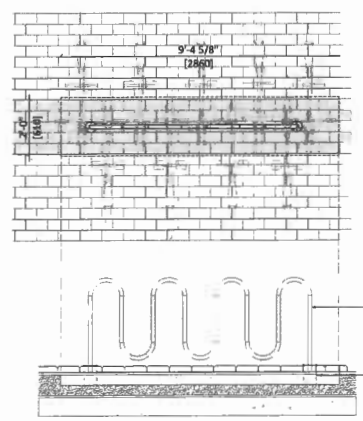
01 REMOVABLE BOLLARD
Scale: 1" = 1'-0"



02 LIGHT BOLLARD
Scale: 1" = 1'-0"



03A BIKE RACK ON SLAB
Scale: 1/2" = 1'-0"



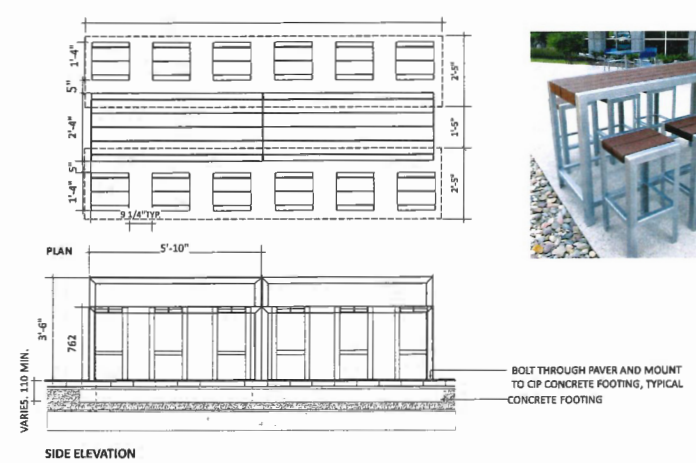
03B BIKE RACK ON SLAB
Scale: 1/2" = 1'-0"

NOTES:
1. GALVANIZED GREENHOUSE POTTING BENCH, AVAILABLE FROM WARM GREENHOUSES (888)-509-9676, www.warmgreenhouses.com
2. DIMENSIONS: 19.75" DEPTH, 36" HEIGHT, 45" LENGTH

04 POTTING TABLE

NOTES:
1. WALL-STORE 6'x2'8" WOOD STORAGE SHED, MODEL #A056, AVAILABLE FROM HOME DEPOT (800)-466-3337
2. DIMENSIONS: 72" WIDTH, 32" DEPTH, 65" HEIGHT

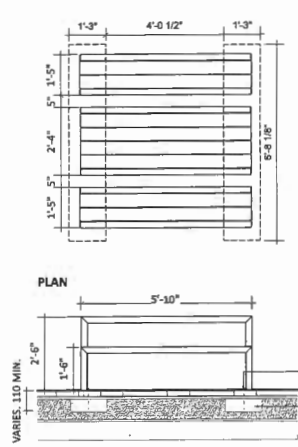
05 TOOL SHED



MAGLIN MLTB1050-BHW
BAR HEIGHT TABLE
HEIGHT: 42"
LENGTH: 70"
WIDTH: 27.75"
FINISH: IPE WOOD
POWDERCOAT COLOUR: BRONZE 14 FINE TEXTURED
MAGLIN MLTB10508-BH-W
BAR HEIGHT STOOLS
HEIGHT: 30"
LENGTH: 15.5"
WIDTH: 15.5"
FINISH: IPE WOOD
POWDERCOAT COLOUR: BRONZE 14 FINE TEXTURED

06 BAR TABLE AND BAR STOOLS
Scale: 1/2" = 1'-0"

NOTES:
1. TYPE: MLTB1050-W STANDARD TABLE WITH TWO BACKLESS BENCHES BY MAGLIN (1-800-716-6606) OR APPOVED ALTERNATIVE.
2. TABLE MODEL: MLTB1050-W
3. BENCH MODEL: MLB10508-W
4. TABLE DIMENSIONS: 30" (76.2cm) HEIGHT x 70"(177.8cm) LENGTH x 27.75"(70.5cm) DEPTH
5. BENCH DIMENSIONS: 17.5" (44.5cm) HEIGHT x 70"(177.8cm) LENGTH x 16.5"(41.9cm) DEPTH
6. MATERIALS: FRAME IS CONSTRUCTED FROM FORMED STEEL AND THE TOPS EMPLOY 1" IPE WOODS
7. FINISH: ALL STEEL COMPONENTS ARE PROTECTED WITH E-COAT RUST PROOFING
8. COLOR: BRONZE 14 FINE TEXTURED POWDERCOAT



MAGLIN STANDARD TABLE WITH TWO BACKLESS BENCHES
MLTB1050-W - TABLE, WOOD
MLB10508-W - BACKLESS BENCHES, WOOD

07 PICNIC TABLE AND BENCHES
Scale: 1/2" = 1'-0"

NOTES:

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 COMPANIES / DEPARTMENT OR PERSONNEL OF THE INTENTION TO CARRY OUT THE OPERATIONS

NO.	DATE	ISSUE
20	19-12-02	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-12-06	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-10-03	ISSUED FOR BUILDING PERMIT
17	19-08-08	ISSUED FOR REVIEW
16	19-06-06	RE-ISSUED FOR DEVELOPMENT PERMIT
15	19-05-09	BP COORDINATION REVIEW SET
14	19-05-01	REVISED FOR CITY COMMENTS
13	19-04-05	RE-ISSUED FOR DEVELOPMENT PERMIT
12	19-01-08	ISSUED FOR REVIEW
11	18-11-06	ISSUED FOR DEVELOPMENT PERMIT
10	18-08-13	ISSUED FOR REVIEW
9	18-06-19	ISSUED FOR REVIEW
8	18-05-03	ISSUED FOR COORDINATION
7	18-04-20	REISSUED FOR REZONING
6	18-03-02	REISSUED FOR REZONING
5	17-11-30	REISSUED FOR REZONING
4	17-09-14	REISSUED FOR REZONING
3	16-12-14	ISSUED FOR REZONING
2	16-12-12	ISSUED FOR REVIEW
1	16-08-27	ISSUED FOR CLIENT REVIEW
NO.	DRAWING	ISSUED / REVISION

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, BC
V5T 1S6 tel: 604-731-1127 fax: 604-731-1327

PROJECT
RIVA
Riva 2-4: 7791 and 7811 Alderbridge Way

CLIENT
omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

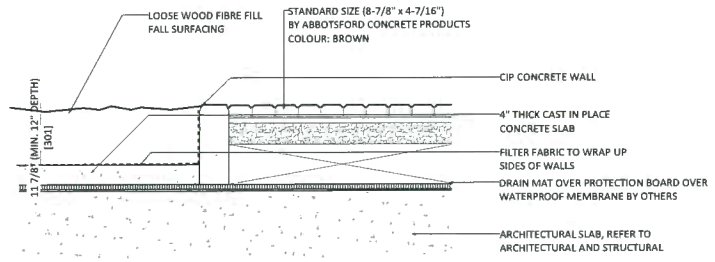
DRAWN: AT
CHECKED: TB
SCALE: AS SHOWN
JOB No.: 05-448
SEAL:

SHEET TITLE:
DETAILS
FURNISHINGS

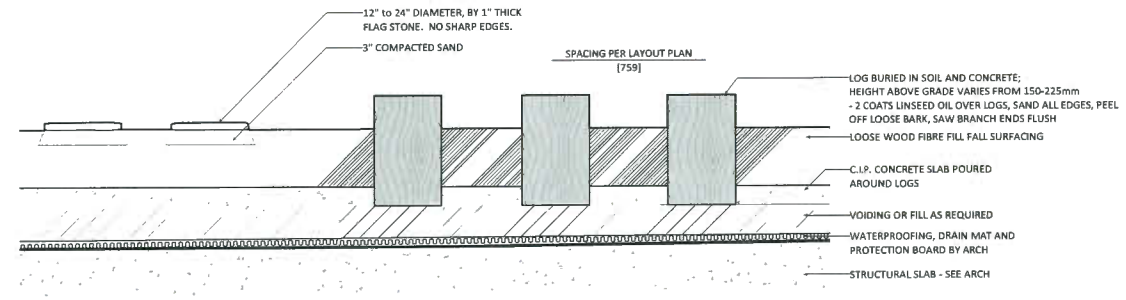
DRAWING NO.
L6.3

Plan 44

DP 18-841057
Jan 2, 2020



01 PLAY SURFACING DETAIL
Scale: 1" = 1'-0"

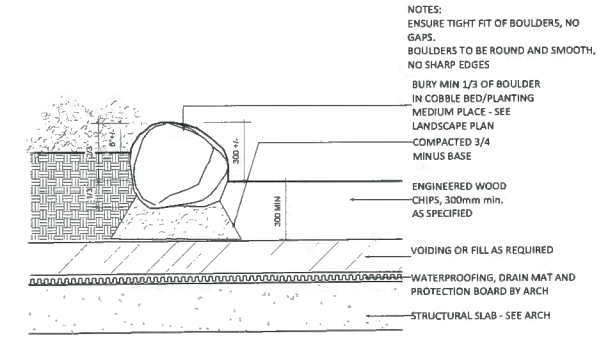


02 BURIED LOG AND STEPPING STONE IN WOOD FIBRE FILL
Scale: 1" = 1'-0"

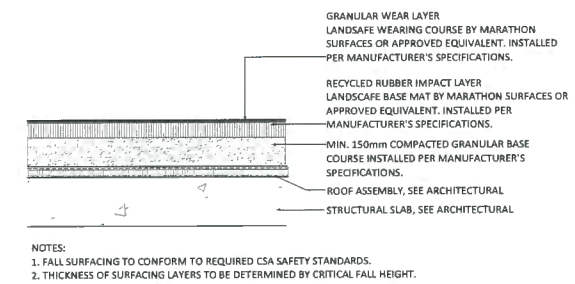
NOTES:

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

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

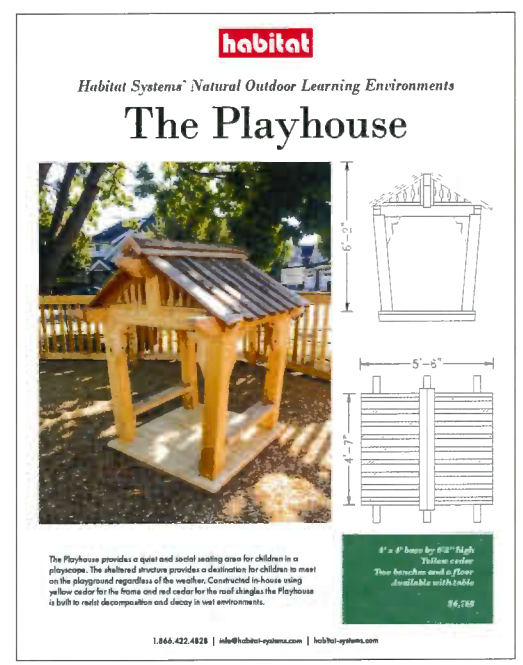


03 PLAY AREA BOULDER EDGE
Scale: 1" = 1'-0"



NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

04 RUBBERIZED PLAY FALL SURFACING
Scale: 1" = 1'-0"


habitat

Habitat Systems' Natural Outdoor Learning Environments

The Playhouse

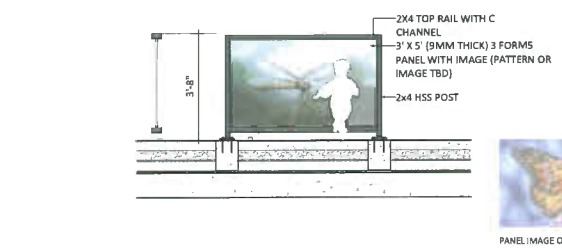
The Playhouse provides a quiet and social seating area for children in a playscape. The sheltered structure provides a destination for children to meet on the playground regardless of the weather. Constructed in-house using yellow cedar for the frame and red cedar for the roof shingles the Playhouse is built to resist decomposition and decay in wet environments.

8' x 8' base by 6'12" high
Yellow cedar
Tree benches and a floor
Available with table

$6,788

1.866.422.4828 | info@habitat-systems.com | habitat-systems.com

10 TIMBER PLAY HOUSE



05 PLAY IMAGE PANEL
Scale: 1/2" = 1'-0"

LANDSCAPE STRUCTURES
CUBE PLAY STRUCTURE 2-5 YEARS
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

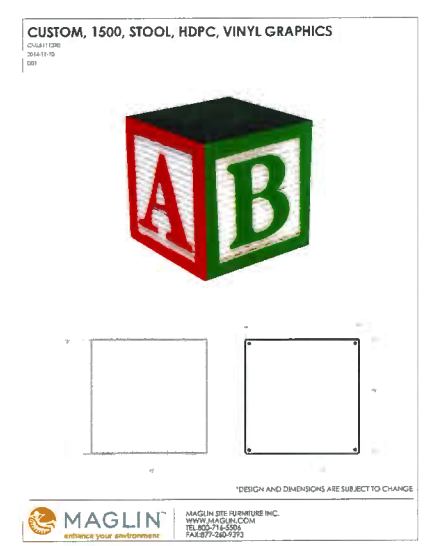
06 CUBE PLAY STRUCTURE

LANDSCAPE STRUCTURES
BOBBLE RIDER
COLOUR: ORANGE
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

07 BOBBLE RIDER

LANDSCAPE STRUCTURES
DOUBLE SWOOSH SLIDE ON RUBBER SURFACE MOUND
COLOUR: DENIM
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

08 DOUBLE HILLSLIDE SWOOSH


CUSTOM, 1500, STOOL, HDPC, VINYL GRAPHICS

*DESIGN AND DIMENSIONS ARE SUBJECT TO CHANGE

MAGLIN enhance your environment
MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL:877-360-0093
FAX:877-360-9793

NOTE: FINAL IMAGE TO BE SELECTED
ALL BLOCKS TO BE SURFACE MOUNT REFER TO MANUFACTURER RECOMMENDATIONS FOR MOUNTING HARDWARE.

09 PLAY CUBES SEATS

NO.	DESCRIPTION	ISSUED / REVISION
26	14-12-01	RE-ISSUED FOR DEVELOPMENT PERMIT
25	14-10-01	RE-ISSUED FOR DEVELOPMENT PERMIT
24	14-10-29	ISSUED FOR BUILDING PERMIT
23	14-10-22	ISSUED FOR RE-ISSUE
22	14-10-06	RE-ISSUED FOR DEVELOPMENT PERMIT
21	14-06-06	RE-ISSUED FOR DEVELOPMENT PERMIT
20	14-04-14	ISSUED FOR RE-ISSUE
19	14-01-30	ISSUED FOR DEVELOPMENT PERMIT
18	14-01-14	ISSUED FOR RE-ISSUE
17	13-11-18	ISSUED FOR DEVELOPMENT PERMIT
16	13-11-14	ISSUED FOR RE-ISSUE
15	13-10-04	ISSUED FOR RE-ISSUE
14	13-09-27	RE-ISSUED FOR DP - COMMENTS
13	13-06-18	RE-ISSUED FOR DEVELOPMENT PERMIT
12	13-05-14	ISSUED FOR RE-ISSUE
11	13-01-18	ISSUED FOR DEVELOPMENT PERMIT
10	12-12-11	ISSUED FOR RE-ISSUE
9	12-11-21	ISSUED FOR RE-ISSUE
8	12-11-05	ISSUED FOR COORDINATION
7	12-10-25	RE-ISSUED FOR PRICING
6	12-10-09	RE-ISSUED FOR PRICING
5	12-10-04	RE-ISSUED FOR PRICING
4	12-10-02	RE-ISSUED FOR PRICING
3	12-09-14	ISSUED FOR PRICING
2	12-07-12	ISSUED FOR RE-ISSUE
1	12-06-22	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto
Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT:
RIVA
Riva 2-D: 7791 and 7811 Alderbridge Way

CLIENT
omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN: AT
CHECKED: DS
SCALE: AS SHOWN
JOB No: 10-03
SEAL:

SHEET TITLE:
DETAILS
PLAY ELEMENTS

DRAWING No.:
L6.4

DP 18-841057 Plan 45
Jan 2, 2020

ACTIVITIES 5-12 AGE RANGE:
CLIMBING
SLIDING
UPPER BODY STRENGTH (MONKEY BAR)

LANDSCAPE STRUCTURES
7 POST NETPLEX WITH DOUBLE SLIDE PLAY STRUCTURE 5-12YEARS
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

01 NETPLEX PLAY STRUCTURE

ACTIVITIES 2-5 AGE RANGE:
CUMBING
SLIDING
TUNNEL
MUSIC
SENSORY PANELS

LANDSCAPE STRUCTURES
WEEVOS PLAY STRUCTURE 2-5 YEARS
AVAILABLE THROUGH HABITAT SYSTEMS
PH: 604.294.4224

02 WEEVOS PLAY STRUCTURE

NOTES:

NO.	DD/MM/YY	IMMUNE / REVISION
20	19-12-20	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-12-09	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-11-21	ISSUED FOR BUILDING PERMIT
17	19-09-27	ISSUED FOR REVIEW
16	19-09-20	RE-ISSUED FOR DEVELOPMENT PERMIT
15	19-08-08	AP COORDINATION REVIEW SET
14	19-06-01	REVISED PER CITY COMMENTS
13	19-04-08	RE-ISSUED FOR DEVELOPMENT PERMIT
12	19-01-08	ISSUED FOR REVIEW
11	18-11-09	ISSUED FOR DEVELOPMENT PERMIT
10	18-09-14	ISSUED FOR REVIEW
9	18-08-10	ISSUED FOR REVIEW
8	18-06-13	ISSUED FOR COORDINATION
7	18-04-16	REISSUED FOR REZONING
6	18-02-05	REISSUED FOR REZONING
5	17-11-30	REISSUED FOR REZONING
4	17-09-14	REISSUED FOR REZONING
3	16-12-16	ISSUED FOR REZONING
2	16-10-18	ISSUED FOR REVIEW
1	16-08-31	ISSUED FOR CLIENT REVIEW

connect
LANDSCAPE ARCHITECTURE

Yamamoto
Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT
RIVA
Riva 2-0: 7791 and 7911 Alderbridge Way

CLIENT
onni

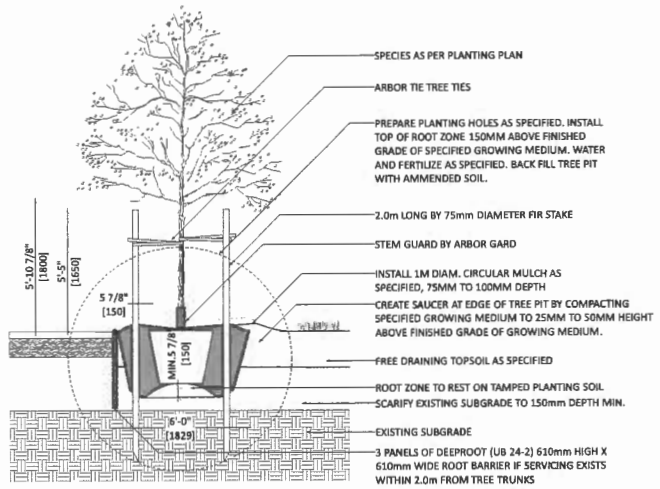
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN: AT
SEAL:
CHECKED: DB
SCALE: AS SHOWN
JOB No.: 19-499

SHEET TITLE
DETAILS
PLAY ELEMENTS

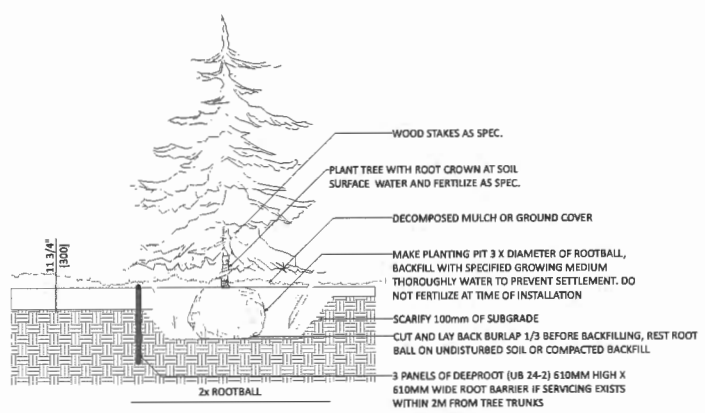
DRAWING NO.
L6.5

DP 18-841057 Plan 46
Jan 2, 2020

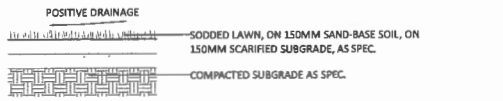


NOTES:
1. BACKFILL SOIL MUST BE WEED FREE AND PROVIDE GOOD WATER PERCOLATION AND GAS EXCHANGE.
2. PIT MUST BE WELL DRAINED. IF ADEQUATE NATURAL DRAINAGE DOES NOT OCCUR, ADDITIONAL MEASURES MUST BE PROVIDED TO ENSURE ADEQUATE DRAINGE. EG: DRAIN ROCK AT BOTTOM OF PIT THAT COLLECTS WATER AND DESPERSES IT FROM THE PIT VIA DRAIN CONNECTED TO STORM, GUTTER, LOWER ELEVATION OR MORE PERMABLE MEDIUM.
3. ENSURE TREE MEETS BC LANDSCAPE STANDARD FOR SELECTION, HANDLING, AND PLANTING.

01 DECIDUOUS TREE PLANTING
Scale: 3/8" = 1'-0"

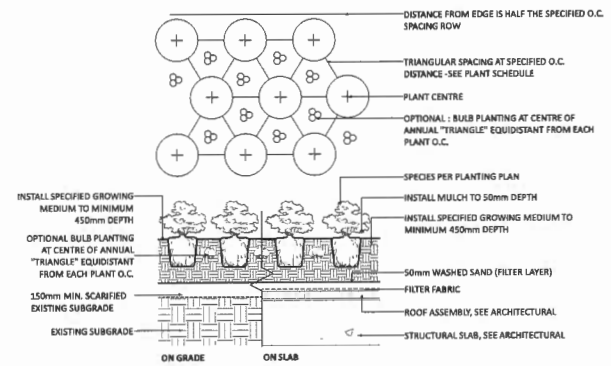


02 CONIFEROUS TREE PLANTING
Scale: 3/8" = 1'-0"

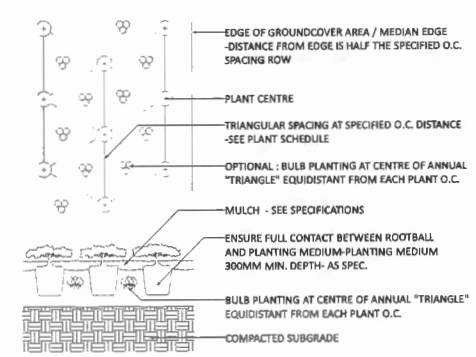


NOTES:
1. WHERE SLOPES EXCEED 3:1, SURFACE OF SUB-GRADE TO BE TEXTURED WITH HORIZONTAL TRACKS OF BULLDOZER OR SIMILAR EQUIPMENT, AS DIRECTED BY ENGINEER.
2. COMPACTED SUB-GRADE OR PLANTING SOIL TO BE SCARIFIED AS FOLLOWS: 6" DEPTH SUBGRADE, AND FULL DEPTH OF PLANTING SOIL.

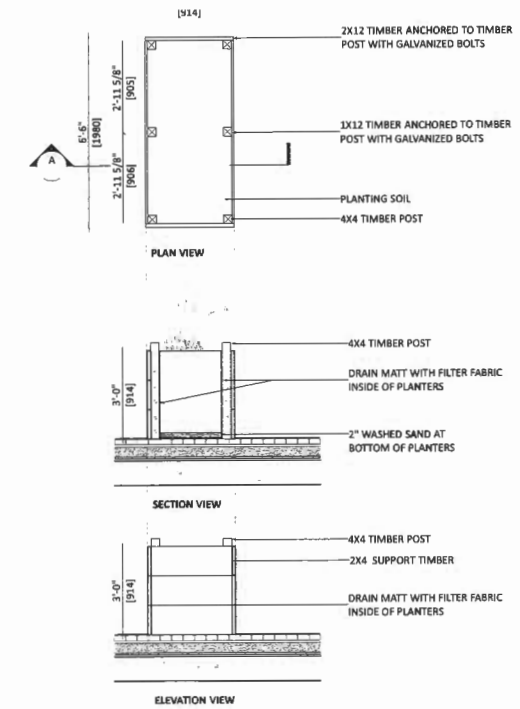
03 PROP. GROUNDCOVER PLANTING, TYP.
Scale: 1/2" = 1'-0"



04 PROP. SHRUB PLANTING, TYP.
Scale: 1/2" = 1'-0"



05 PROP. GROUNDCOVER PLANTING, TYP.
Scale: 1/2" = 1'-0"



06 PROP. AGRICULTURAL PLANER, TYP.
Scale: 1/2" = 1'-0"

NOTES:

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 PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

20	19-10-30	RE-ISSUED FOR DEVELOPMENT PERMIT
19	19-10-09	RE-ISSUED FOR DEVELOPMENT PERMIT
18	19-10-03	ISSUED FOR BUILDING PERMIT
17	19-08-09	ISSUED FOR REVIEW
16	19-06-20	RE-ISSUED FOR DEVELOPMENT PERMIT
15	19-06-05	RF COORDINATION REVIEW SET
14	19-05-01	REVISED PER CITY COMMENTS
13	19-04-08	RE-ISSUED FOR DEVELOPMENT PERMIT
12	19-01-08	ISSUED FOR REVIEW
11	18-11-06	ISSUED FOR DEVELOPMENT PERMIT
10	18-08-15	ISSUED FOR REVIEW
9	18-08-13	ISSUED FOR REVIEW
8	18-08-02	ISSUED FOR COORDINATION
7	18-04-30	REISSUED FOR REZONING
6	18-03-05	REISSUED FOR REZONING
5	17-11-30	REISSUED FOR REZONING
4	17-09-19	REISSUED FOR REZONING
3	16-12-19	ISSUED FOR REZONING
2	16-12-16	ISSUED FOR REVIEW
1	16-06-07	ISSUED FOR CLIENT REVIEW
NO	DESCRIPTION	ISSUED / REVISION

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, BC
V5T 1R6 tel: 604-731-1127 fax: 604-731-1327

PROJECT
RIVA
Riva 2-D: 7791 and 7811 Alderbridge Way

CLIENT
omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN:	KZ
CHECKED:	SL
SCALE:	AS SHOWN
JOB No.	18-08

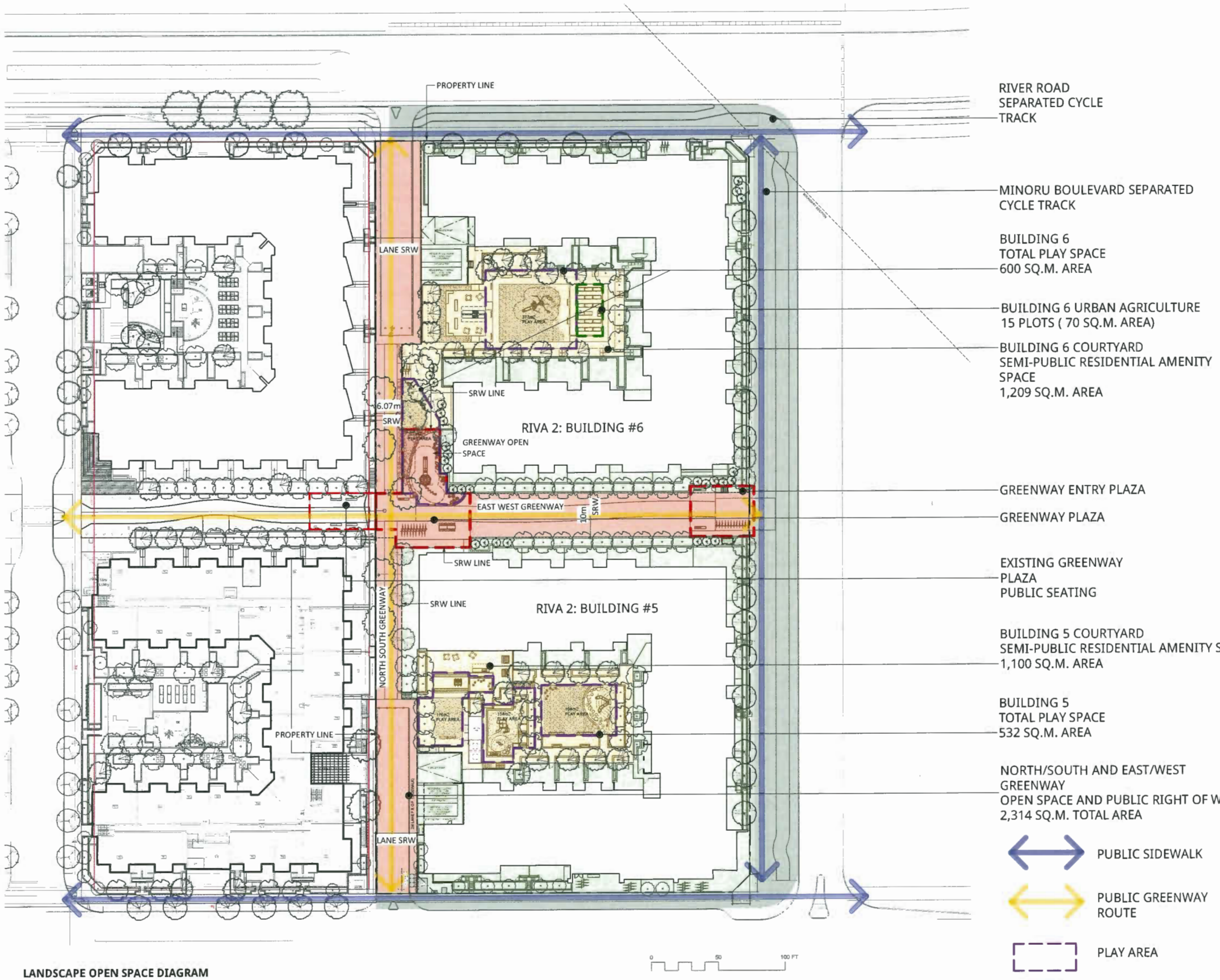
SEAL:

SHEET TITLE
DETAILS
PLANTING

DRAWING NO.
L6.6

DP 18-841057
Jan 2, 2020

Plan 47



LANDSCAPE OPEN SPACE DIAGRAM

RIVER ROAD SEPARATED CYCLE TRACK

MINORU BOULEVARD SEPARATED CYCLE TRACK

BUILDING 6
TOTAL PLAY SPACE
600 SQ.M. AREA

BUILDING 6 URBAN AGRICULTURE
15 PLOTS (70 SQ.M. AREA)

BUILDING 6 COURTYARD
SEMI-PUBLIC RESIDENTIAL AMENITY SPACE
1,209 SQ.M. AREA

GREENWAY ENTRY PLAZA

GREENWAY PLAZA

EXISTING GREENWAY
PLAZA
PUBLIC SEATING

BUILDING 5 COURTYARD
SEMI-PUBLIC RESIDENTIAL AMENITY SPACE
1,100 SQ.M. AREA

BUILDING 5
TOTAL PLAY SPACE
532 SQ.M. AREA

NORTH/SOUTH AND EAST/WEST GREENWAY
OPEN SPACE AND PUBLIC RIGHT OF WAY.
2,314 SQ.M. TOTAL AREA

PUBLIC SIDEWALK

PUBLIC GREENWAY ROUTE

PLAY AREA

GREENWAY PLAZA

URBAN AGRICULTURE

NOTES:

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 PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NO.	DESCRIPTION	ISSUED / REVISION
20	1-14-17-11	RE-ISSUED FOR DP - BUILDING PERMIT
19	1-14-17-11	RE-ISSUED FOR DP - BUILDING PERMIT
18	1-11-17-10	ISSUED FOR DP - BUILDING PERMIT
17	1-11-16-10	ISSUED FOR DP - BUILDING PERMIT
16	1-11-17-20	ISSUED FOR BUILDING PERMIT REVIEW
15	1-11-17-20	ISSUED FOR BUILDING PERMIT REVIEW
14	1-11-17-20	ISSUED FOR REVIEW
13	1-11-16-12	ISSUED FOR COORDINATION
12	1-11-16-06	RE-ISSUED FOR DP - BUILDING PERMIT
11	1-11-16-06	DP - BUILDING PERMIT REVIEW SET
10	1-11-16-03	RE - ISSUED FOR DP - COORDINATION
09	1-11-16-02	RE-ISSUED FOR DP - BUILDING PERMIT
08	1-11-16-01	ISSUED FOR REVIEW
07	1-11-15-28	ISSUED FOR DP - BUILDING PERMIT
06	1-11-15-15	ISSUED FOR REVIEW
5	8-11-15-14	ISSUED FOR REVIEW
4	1-11-15-03	ISSUED FOR COORDINATION
3	10-11-15-01	RE-ISSUED FOR REZONING
2	10-11-15-01	RE-ISSUED FOR REZONING
1	10-11-15-01	RE-ISSUED FOR REZONING
0	10-11-15-01	RE-ISSUED FOR REZONING
3	10-10-15-11	ISSUED FOR REZONING
2	10-10-15-11	ISSUED FOR RE-ISSUE
1	10-10-15-27	ISSUED FOR CLIENT RE-ISSUE

connect
LANDSCAPE ARCHITECTURE

Yamamoto Architecture Inc.

202 - 33 East 8th Ave., Vancouver, BC
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

PROJECT

RIVA 2.0
7191, 7191 ALDERBRIDGE WAY
RICHMOND, BRITISH COLUMBIA

CLIENT

omni

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

DRAWN:	AT	SEAL
CHECKED BY:	DB	
SCALE:	1:200	
JOB No.	09-045	

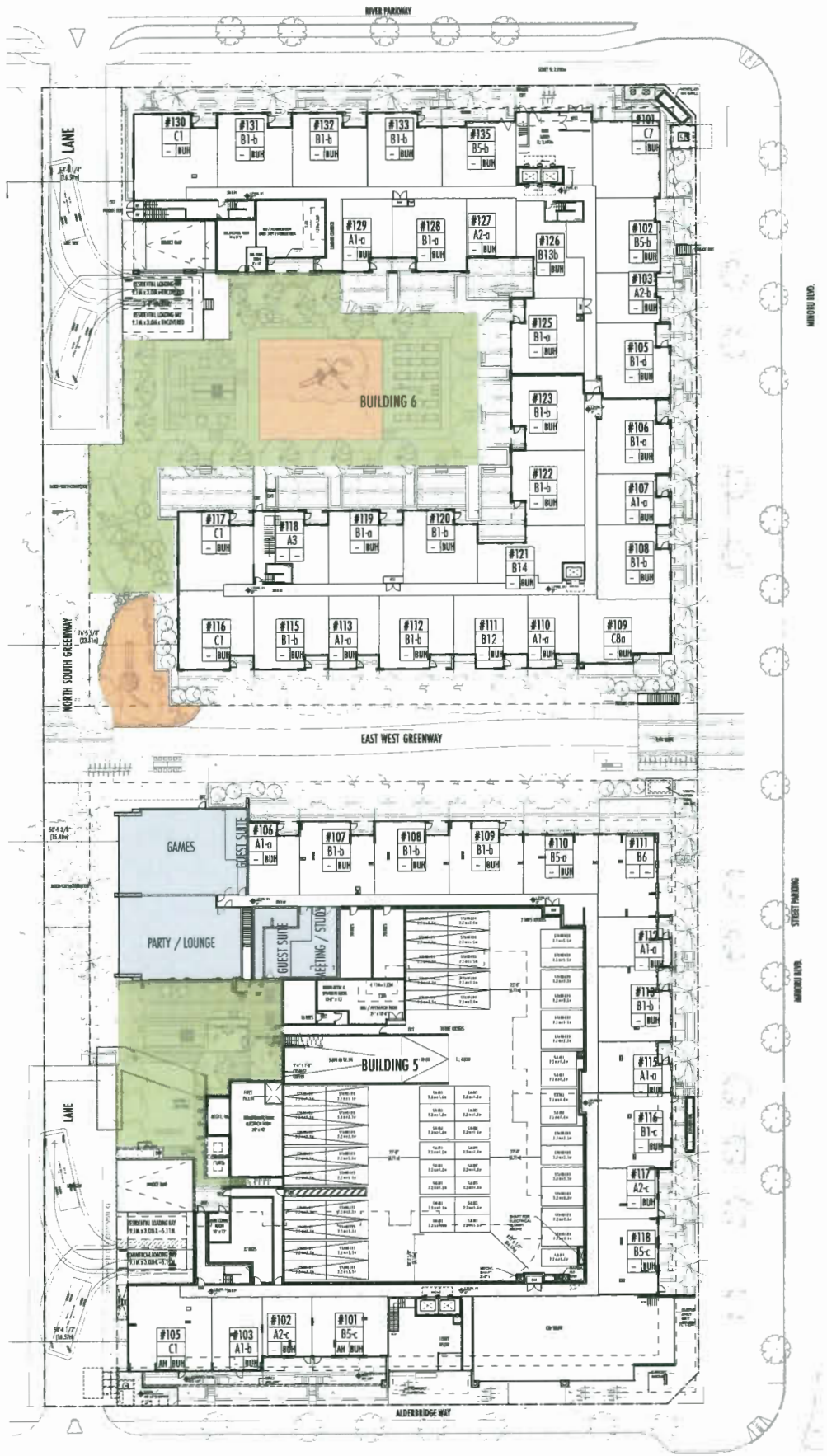
SHEET TITLE

OPEN SPACE DIAGRAM

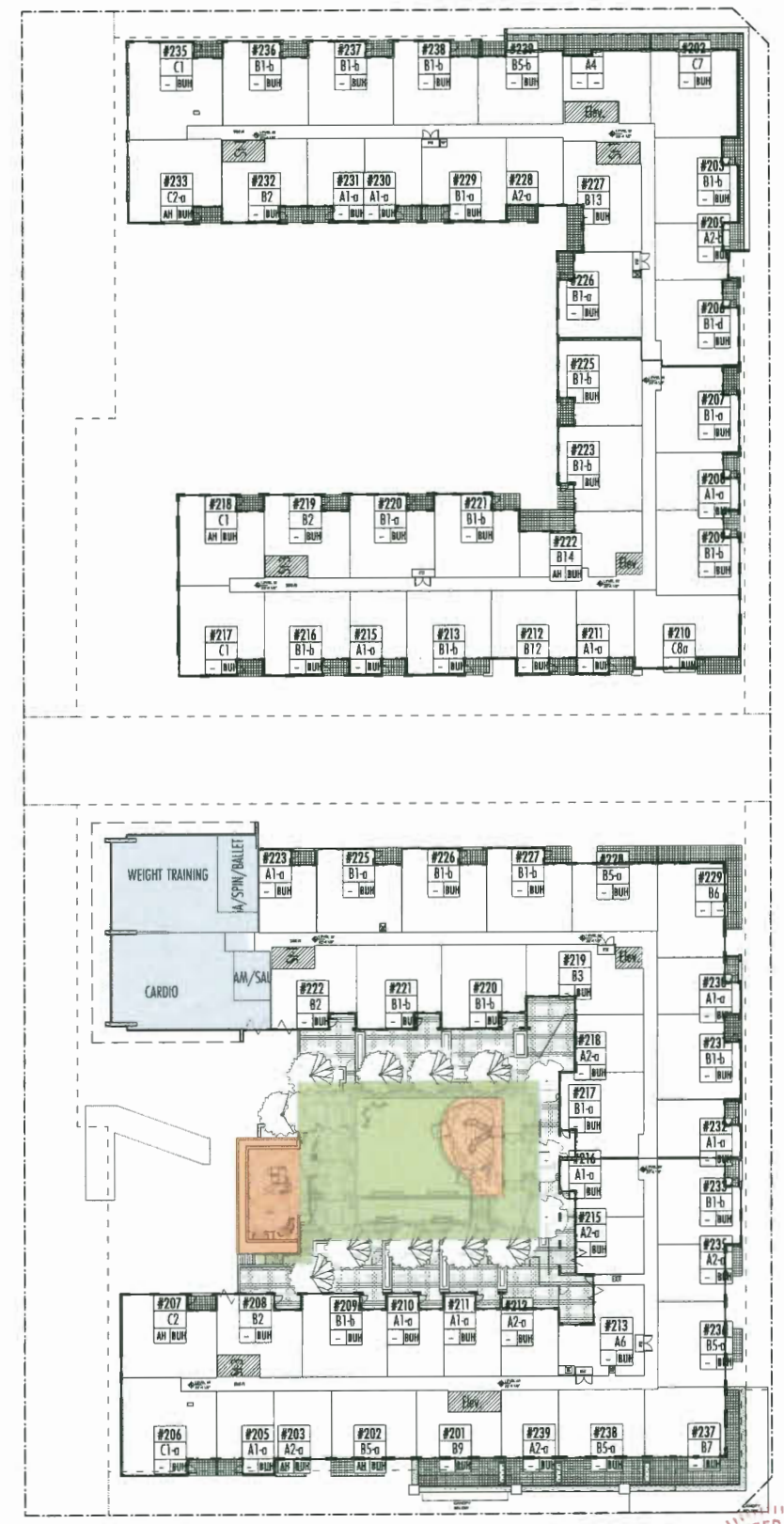
SHEET NO.

L1.7

DP 18-841057 Reference Plan
Jan 2, 2020



1 Level 1



2 Level 2

LEGEND:

- Indoor Amenity
- Outdoor Amenity
- Children's Play Area

COMMON INDOOR AMENITY	828 sq m
ROOM TYPE	AREA
CARDIO	168.09 sq m
GAMES	182.29 sq m
GUEST SUITE	34.6 sq m
GUEST SUITE	26.19 sq m
MEETING / STUDY	48.33 sq m
PARTY / LOUNGE	170.21 sq m
STEAM/SAUNA	23.29 sq m
VESTIBULE	7.44 sq m
WEIGHT TRAINING	146.53 sq m
YOGA/SPIN/BALLET	41.37 sq m
TOTAL	828 sq m

NO —	DATE —	ISSUE —
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

Common Indoor & Outdoor Amenity Strateg

SCALE – 1"=20'0"

DATE – APR. 8, 2019

DRAWN – PS

CHECKED –

SHEET NO. – A.0.05

PROJ NO – 1601

DP 18-841057 Reference Plan
Jan 2, 2020

1 Building B1- New River Road Perspective

H	DEC 11th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

NO. –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

Building 5 Rendering

SCALE – N/A	SHEET NO. –
DATE – APR. 8, 2019	A.3.08
DRAWN – PS	

DP 18-841057 Reference Plan
Jan 2, 2020

1 Building B6- New River Road Perspective

H	DEC 11th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

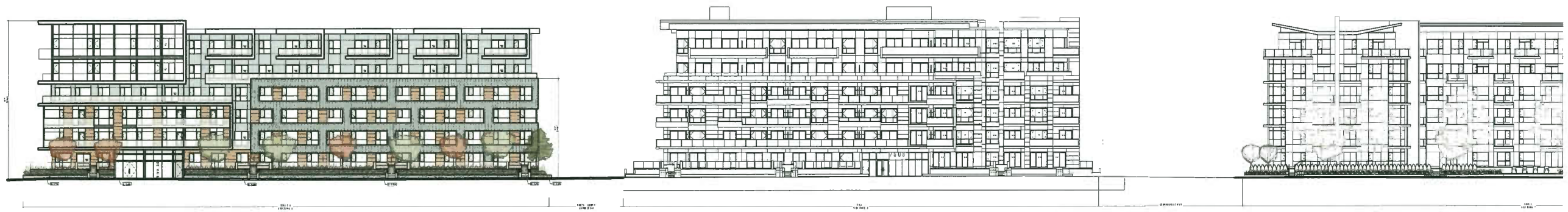
PROJECT –
Residences at Riva-2
–
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Building 6 Rendering

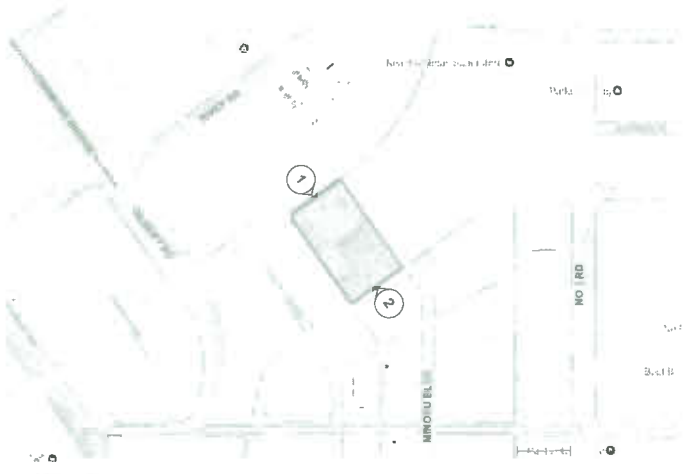
SCALE – N/A	SHEET NO. – A.3.09
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO. – 1601

DP 18-841057 Reference Plan
Jan 2, 2020

1 SE STREETSCAPE ALONG ALDERBRIDGE WAY
1" = 30'-0"



2 NW STREETSCAPE ALONG NORTH TO SOUTH LANE
1" = 30'-0"



3 CONTEXT PLAN
NTS

4 SITE AXO VIEW - EXISTING
NTS

5 SITE AXO VIEW - PROPOSED
NTS

I	DEC 19th, 2019	RE-ISSUED FOR BP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR BP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR BP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR BP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR BP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR BP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR BP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR BP APPLICATION
NO –	DATE –	ISSUE –

Copyright - All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –
Residences at Rivo-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Context Streetscapes

SCALE – AS NOTED	SHEET NO. – A.0.08
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

REGISTERED ARCHITECT
TAKAO YAMAMOTO MAIBEN
BRITISH COLUMBIA

DP 18-841057 Reference Plan
Jan 2, 2020

1 STREETSCAPE ALONG MINORU RD.
1/16" = 1'-0"

2 STREETSCAPE ALONG NORTH TO SOUTH LANE
1/16" = 1'-0"

4 CONTEXT PLAN
NTS

5 SITE AXO VIEW - EXISTING
NTS

3 SITE AXO VIEW - PROPOSED
NTS

REGISTERED ARCHITECT
YAMAMOTO ARCHITECTURE INC.
BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

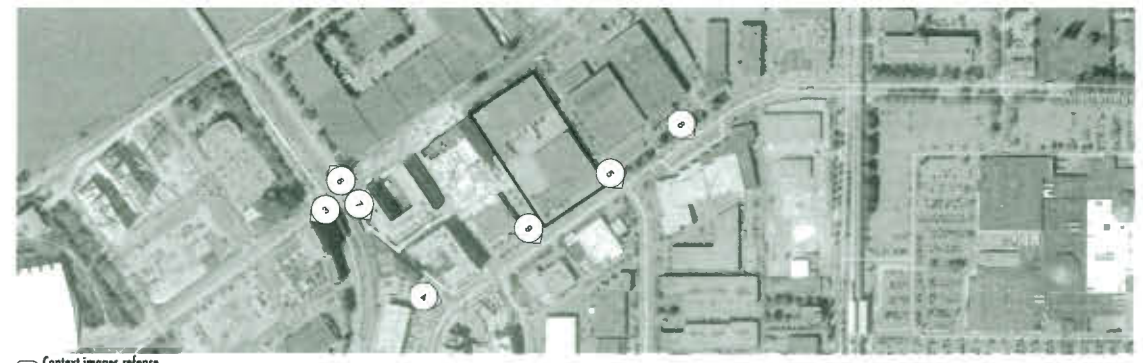
PROJECT –
Residences at Riva-2
-
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –
Streetscapes

SCALE – AS NOTED
DATE – APR 8, 2019
DRAWN – PS
CHECKED –
SHEET NO. – A.0.09
PROJ NO – 1601

DP 18-841057 Reference Plan
Jan 2, 2020

1 Context Aerial



2 Context images refence

3 Gilbert Rd and River Rd Street Elevations

4 Alderbridge Way at Rivo 1

5 Alderbridge Way and Minoru Blvd Intersection

6 Gilbert Rd and River Rd Intersection

7 Gilbert Rd and River Rd Intersection

8 Alderbridge Way Street Elevation

9 Alderbridge Way Street Elevation

REGISTERED ARCHITECT
YAMAMOTO ARCHITECTURE
BRITISH COLUMBIA

NO –	DATE –	ISSUE –
I	DEC 19th, 2019	RE-ISSUED FOR DP APPLICATION
H	DEC 10th, 2019	RE-ISSUED FOR DP APPLICATION
G	NOV. 20th, 2019	RE-ISSUED FOR DP APPLICATION
F	NOV. 6th, 2019	RE-ISSUED FOR DP APPLICATION
E	OCT. 25th, 2019	RE-ISSUED FOR DP APPLICATION
D	SEP. 25th, 2019	ISSUED FOR COORDINATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION

Copyright . All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
—
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Rivo-2

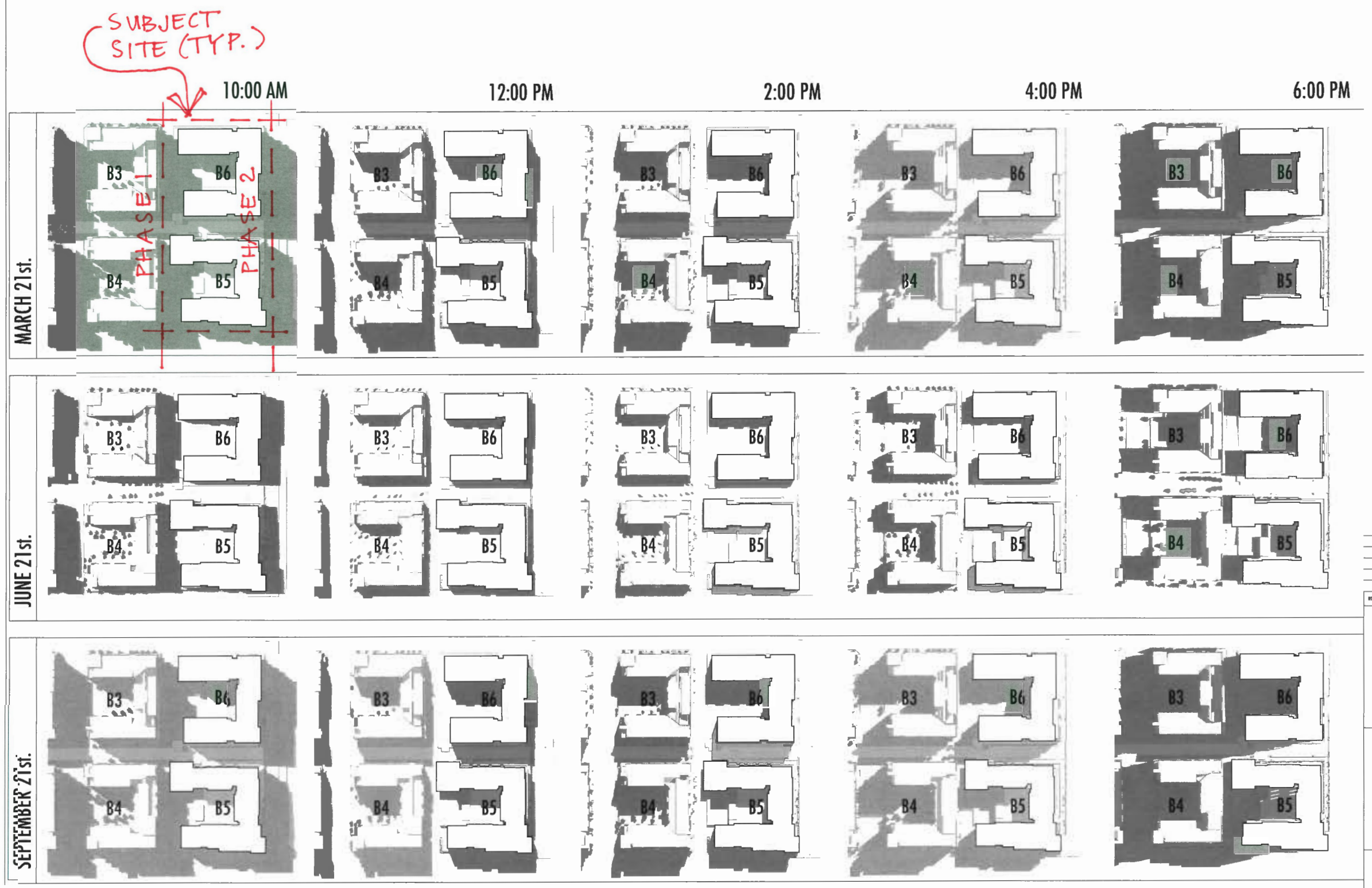
7811 Alderbridgeway
Richmond, BC

DRAWING TITLE –

Context Plan + Context Images

SCALE – NTS	SHEET NO. – A.0.07
DATE – APR 8, 2019	
DRAWN – PS	
CHECKED –	PROJ NO – 1601

DP 18-841057 Reference Plan
Jan 2, 2020



E	DEC. 19th, 2019	RE-ISSUED FOR DP APPLICATION
D	DEC. 11th, 2019	RE-ISSUED FOR DP APPLICATION
C	JUNE 27th, 2019	RE-ISSUED FOR DP APPLICATION
B	APR. 8th, 2019	RE-ISSUED FOR DP APPLICATION
A	FEB. 26th, 2019	ISSUED FOR DP APPLICATION
NO. –	DATE –	ISSUE –

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

YAMAMOTO ARCHITECTURE
–
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT –

Residences at Riva-2

Alderbridgeway
Richmond, BC

DRAWING TITLE –

Shadow Studies

SCALE – NTS	SHEET NO. – A.0.13
DATE – Jan 26, 2018	
DRAWN – YE	
CHECKED –	PROJ NO – 1601

DP 18-841057 Reference Plan
Jan 2, 2020

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	January 8, 2020
From:	Wayne Craig Director, Development	**File:**	DP 19-864104
Re:	**Application by Eric Stine Architect Inc. for a Development Permit at 8600, 8620, 8640 and 8660 Francis Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 18 townhouse units at 8600, 8620, 8640 and 8660 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Francis Road from 6.0 m to 5.8 m.

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

WC:jr
Att. 3

Staff Report

Origin

Eric Stine Architect Inc. has applied to the City of Richmond for permission to develop 18 townhouse units at 8600 8620, 8640, and 8660 Francis Road. The subject site is being rezoned from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)" under Bylaw 9986 (RZ 18-814702), which received third reading following the Public Hearing on March 18, 2019. The site currently contains four single-family dwellings.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- New concrete sidewalk and landscaped boulevard along the Francis Road frontage; and
- Upgrades to water and storm sewer service mains in the Francis Road frontage.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North, across Francis Road: Four single-family dwellings with coach houses on lots zoned "Coach Houses (RCH)", and a lot undergoing redevelopment to create two single-family dwellings with coach houses as per the adopted rezoning (RZ 11-587257).
- To the South: Single-family dwellings on lots zoned "Single Detached (RS1/E)", with vehicle access from Wagner Drive.
- To the East and West: Are single-family dwellings on lots zoned "Single Detached (RS1/E)", with vehicle access from Francis Road. These lots are designated for townhouse development in the Arterial Road Policy.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on March 18, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Overlook from upper storey windows to the property west of the subject site.
- Building height casting shadows on the property to the west of the subject site.

Staff worked with the applicant to address these issues in the following ways:

- Units 1 and 11 are both two-storeys. West-facing second-storey windows in both units are minimized, with the upper storey living spaces oriented primarily to the north and south.

- More intensive landscaping is provided in the side yard between Unit 1 and the neighbouring property. Specifically, three Pin Oak trees are proposed, which will provide additional screening above the fence line.
- Two Arnold Sentinel Austrian Black Pine trees are proposed in the side yard between Unit 11and the adjacent property.
- To avoid shifting the overlook concern from one property to another, the second storey south-facing windows and balconies of the rear units, which face the rear yards of the adjacent single-family dwellings, are set back 6.94 m and 6.05 m, respectively.

Informational signage has been installed on the property and no additional correspondence has been received regarding the proposal.

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 Density Townhouses (RTL4)" zone except for the zoning variances noted below.

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

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

1) Reduce the front yard setback to Francis from 6.0 m to 5.8 m.

Staff supports the proposed variance as it is a direct result of providing a 0.2 m road dedication to widen the sidewalk on Francis Road to 1.5 m. This road dedication was not identified in the rezoning, however the applicant has agreed to provide the dedication as a condition of this Development Permit.

The reduced setback is requested for Units 1 and 10 only. The remaining units have setbacks of 6.31 m and 6.61 m, adding articulation and visual interest to the streetscape. The existing curb would remain in place, and the distance from back-of-curb to the nearest building face would be approximately 8.95 m.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on September 18, 2019. A copy of the relevant excerpt from the ADP Minutes from September 18, 2019 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 subject site abuts single-family dwellings on three sides, which has informed the height and massing of the buildings. Units sharing a side yard with a single-family dwelling are two storeys in height to provide a sensitive transition and add visual interest to the long-term

streetscape. These units are oriented to reduce the number and size of windows overlooking the neighbouring properties to the east and west.

- The buildings at the rear of the subject site are all two storeys, and contain either one or two townhouse units. Rear yard building setbacks of 4.84 m and 6.05 m are provided on the ground floor, and 6.05 m and 6.94 m on the second storey. A 1.8 m (6 ft.) privacy fence and new landscaping are proposed in the rear yard for added screening and privacy.
- Portions of the subject site will be raised with fill to achieve the required flood construction level. Finished site grade along the west and south property lines will be equivalent to the neighbouring properties. Finished site grade along the east property line will be 0.6 m (2 ft.) higher than the adjacent property, so a retaining wall with perimeter drainage will be required as part of the Building Permit to ensure storm water is managed appropriately.

Urban Design and Site Planning

- Vehicular access to the proposed development is from a single driveway from Francis Road located in the centre of the site. Units are arranged on a T-shaped drive aisle.
- A statutory right-of-way (SRW) allowing access through the subject site to future developments to the east and west has been secured through the rezoning application.
- The design of the drive aisle includes visual cues to both indicate potential future extension and mark the transition to future development sites, including decorative pavers at each end, easily removable landscaping on the west end and no landscaping on the east end, and notification signage on each end.
- Units along Francis Road will have direct pedestrian access from the street, and rear units will have access from the drive aisle.
- Each unit has two parking spaces in a garage, which includes energized outlets for EV charging as per Richmond Zoning Bylaw 8500. Vehicle parking for the eight three-storey units is proposed in a tandem arrangement, for a total of 16 parking spaces (44% of the total required residential parking spaces), which is consistent with the maximum 50% contained in Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem parking garage area into habitable space has been secured through the rezoning application.
- Four visitor parking spaces are provided, including one accessible visitor parking space, which will be located on either end of the drive aisle. The number of visitor parking spaces proposed is in compliance with the minimum requirements found in Richmond Zoning Bylaw 8500.
- Class 1 bicycle parking is provided inside the garage of each unit. Class 2 bicycle parking for visitor is provided in bike racks located near the site entrance, across from the common outdoor amenity area.
- The shared outdoor amenity area is centrally located at the "T"-intersection, which maximizes sunlight penetration, provides an attractive view through the site, and allows for casual surveillance from adjacent units and the site entry. The amenity area is 136.2 m^2 (1,466 ft^2), which is in excess of the minimum 6 m^2 per unit established in the OCP.
- Cash-in-lieu of indoor amenity space was secured through the rezoning application consistent with OCP policy.
- The required waste management enclosures and covered mailbox kiosk have been incorporated into the design of the buildings to minimize visual impact and add to the streetscape. Both are located on either side of the entry driveway.

Architectural Form and Character

- The proposed building form contains projecting window boxes, covered entry porches, gable roofs, and partially recessed balconies to provide articulation of the building façade and reinforce the residential scale.
- Street fronting units include steeply sloped roof elements to reduce the appearance of the third storey. A variety of projections and building articulation break up the massing and provide visual interest from the street.
- Buildings along the rear of the site have low sloped dormer roofs and contain either one or two townhouse units, suggesting a collection of smaller dwellings.
- The proposed cladding materials include red brick, white board and batten, black trim, and wood trellis structures. This combination of materials is used to give each building a distinct top, middle, and base.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage, where 15 on-site trees were identified for removal. Based on a 2:1 replacement ratio contained in the OCP, 30 new trees are required. The applicant is proposing to plant 30 trees in the development, which include a variety of deciduous and coniferous species consistent with the Arterial Road Land Use Policy.
- Three trees located on 8751 Wagner Drive to the south are to be retained and protected.
- The proposal provides a pedestrian-oriented streetscape along Francis Road, including landscaped front yards for each unit, new trees, and trellis structures framing some of the walkways.
- Two pedestrian walkways from the sidewalk to the internal drive aisle are provided at the west and centre of the site. The west walkway includes landscaping and a trellis, while the central walkway is parallel to the vehicle drive way.
- Units accessed via the internal drive aisle have paired entries that include a small landscaped area with a fastigiated tree, softening the appearing of the drive aisle and providing some visual interest.
- Private outdoor space is provided for each unit in the form of a landscaped area with patio on the ground floor, and additional balcony space located off upper storey living spaces.
- A children's play area is proposed in the shared outdoor amenity area, and includes a play house and ping pong table to provide different play opportunities for different age groups. Seating is provided next to the play equipment for caregivers.
- The vehicle entrance, intersection in front of the shared outdoor amenity area, visitor parking stalls, and each end of the drive aisle will be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- Irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security in the amount of $123,665 prior to issuance of the Development Permit.
- A $28,800 contribution towards the development of City facilities in lieu of providing indoor amenity space was secured through the rezoning application.
- A $20,137.35 contribution to the City's Public Art Fund was secured through the rezoning application.

Crime Prevention Through Environmental Design

- Low permeable fencing and low landscaping are provided in the front yard to distinguish public and private space, while allowing for casual surveillance opportunities.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and screening.
- The trees proposed between rear unit entries are a columnar species, so will not obstruct sightlines down the walkways.

Sustainability

- The proposed development is required to achieve Step 3 of the BC Energy Step Code.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of an elevator from the garage to the second floor and/or a chair lift in the staircase of Units 1 and 10.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

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.

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).

Jordan Rockerbie
Planning Technician – Design
(604-276-4092)

JR:blg

Attachments:
Attachment 1: Development Application Data Sheet
Attachment 2: Excerpt from the Meeting Minutes of the ADP (September 18, 2019)
Attachment 3: Development Permit Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 19-864104 **Attachment 1**

Address: 8600, 8620, 8640 and 8660 Francis Road

Applicant: Eric Stine Architect Inc. Owner: Mavic Properties Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 3,359.9 m^2 (36,166 ft^2) Floor Area Net: 2,196.3 m^2 (23,641 ft^2)

	Existing	Proposed
Site Area:	3,668.28 m^2	3,660.51 m^2
Land Uses:	Single-family residential	Multiple-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Four single detached dwellings	18 townhouse dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Buildable Floor Area (m^2):*	Max. 2,196.3 m^2 (23,641 ft^2)	2,196.3 m^2 (23,641 ft^2)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 37.1% Non-porous Surfaces: 60.9% Landscaping: 30.3%	None
Lot Size:	N/A	3,660.51 m^2	None
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 80.42 m Depth: 45.72 m	None
Setback – Front Yard (North):	Min. 6.0 m	5.8 m	**Vary by 0.2 m**
Setback – Side Yard (East)	Min. 3.0 m	4.04 m	None
Setback – Side Yard (West)	Min. 3.0 m	3.45 m	None
Setback – Rear Yard (South)	Min. 3.0 m	4.73 m	None
Height (m):	Max. 12.0 m (3 storeys)	11.14 m (3 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.22 (V) per unit	None
Off-street Parking Spaces – Total:	36 (R) and 4 (V)	36 (R) and 4 (V)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required residential spaces	16 (i.e. 44%)	None

	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces:	Permitted – Maximum of 50% of total required spaces	12 (i.e. 33 %)	None
Bicycle Parking Spaces – Class 1:	1.25 per unit (i.e. 23)	24	None
Bicycle Parking Spaces – Class 2:	0.2 per unit (i.e. 4)	4	None
Amenity Space – Indoor:	Min. 50 m^2 or $1,600/unit cash-in-lieu (i.e. $28,800)	$28,800 cash-in-lieu	None
Amenity Space – Outdoor:	6 m^2 per unit (i.e. 108 m^2)	136.2 m^2	None

Other: Tree replacement compensation required for loss of significant trees.

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 18, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 19-864104 – 18-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT:	Eric Stine Architect Inc.
LANDSCAPE ARCHITECT:	PMG Landscape Architects Ltd.
PROPERTY LOCATION:	8600, 8620, 8640, 8660 Francis Road

Applicant's Presentation

Architects Eric Stine and Jason Skladan, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and together with Stanford Siu, Admiral Operations, answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- consider a softer treatment to the internal drive aisle so it would read as a space for shared vehicular and pedestrian use, e.g., internal drive aisle could also be used as play area, and a social and gathering place; consider extending the permeable surface paving treatment across the entire driveway and internal drive aisle to achieve this;

  Response: Additional planting added at the intersection between driveway and internal drive aisle. Permeable paving revised to provide distinct zones along the internal driveway to facilitate play areas. Proposed trees between the rear units, and planting between the garage doors of front units soften the appearance of the drive aisle.

- appreciate the separation of the rear townhouse units; however, applicant could have installed more windows and the floor layout designed to provide more daylighting to the bedrooms on the second floor; actual gain in terms of additional glazing for the rear units as a result of separation is offset by the lack of screening and landscaping of the visitor parking stalls adjacent to the east and west property lines;

  Response: Additional windows added to sides of rear units, taking advantage of spatial separation.

- appreciate the applicant's presentation and organization of materials; form and character of the project is well handled;
- size of play area around the proposed children's play equipment is inadequate; consider moving the ping-pong table up north to create more play space; consider a different surface treatment around the ping-pong table as the proposed grass surface could quickly deteriorate due to constant activities around the equipment;

  Response: Amenity area has been revised as per ADP comments.

- consider an additional bench on the outdoor amenity area to facilitate more social interaction among residents; also consider installing a small tree adjacent to the bench to provide shading but not pose a potential CPTED issue;

  Response: A second bench and small tree adjacent to the bench have been proposed

- proposed planting of viburnum shrub at the northeast and northwest corners of the outdoor amenity area could pose a potential CPTED concern as these could potentially grow more than one meter high;

  Response: Viburnum has been deleted from north side of Amenity Area

- appreciate the applicant contributing to the City's Public Art Reserve Fund; however, the applicant is encouraged to incorporate public art into the project to improve the public realm;

  Response: Public art is not proposed on site, given the limited site area fronting Francis Road which is not dedicated as private outdoor space for the townhouse units. A grass boulevard will be added along Francis Road complete with street trees, adding to the public realm.

- different paving colours and textures for pedestrian circulation areas around the project help enhance the pedestrian character of these areas; support the Panel comment to enhance the pedestrian character of the entire internal drive aisle;

  Response: Planting is proposed where possible along the internal drive aisle: Small trees proposed between the rear units, and planting along the south face of the front buildings (between garage doors). Zones have created with the use of permeable paving to help break up the length of the internal drive aisle.

- consider adequate buffering at the east and west terminus of the internal drive aisle as these are adjacent to existing single-family dwellings;

  Response: Planting is proposed at the west terminus of the internal drive aisle. There is limited space at the east terminus for planting. 6'-0" tall wood fencing, including a 1-2" trellis top is proposed to buffer the drive aisle on the east side. There is the potential for future townhouse projects to the east and west to use this drive aisle as well.

- height of planting and other landscape features to be installed along the south property line adjacent to the children's play area should be appropriate to provide adequate screening to existing single-family dwellings to the south;

  Response: Bigger shrubs have been proposed at the south end of the play area

- appreciate the provision of two convertible units in the project;
- design of convertible unit ground floor access from the garage is supported; however, exit to the garage could be widened to open the door for a person in a wheelchair;

  Response: Layout revised to have clear space beside the door to garage.

- consider a pocket door or outward swinging door in lieu of an inward swinging door for the powder room on the ground floor of the convertible unit to enhance its accessibility;

  Response: Powder room door revised to be a pocket door.

- appreciate the second floor ensuite design for the convertible unit; consider an outward swinging door for the walk-in closet and a pocket door for the second bathroom to enhance their usability and accessibility;

  Response: Layout revised to eliminate walk-in closet. A standard closet with sliding door is provided, to increase accessibility. Pocket doors are now being used of entry door to bedroom and ensuite.

- [ch]airlift usability would require a wheelchair or a walker on each floor;

  Response: Understood, blocking is provided for chairlift should this be the most appropriate mobility upgrade for a disabled resident. Future elevator location is also provided, from garage to send floor closet above.

- stacked storage spaces on the first and second floors could permit the future installation of a vertical lift which would be more useful to people with various types of disabilities; installation of a Garaventa lift is suggested with appropriate dimensions;

  Response: Future elevator location proposed from garage to upper floor closet.

- proposed river rock paving treatment for walkways between rear townhouse units is not appropriate for people in wheelchairs and strollers; also, stepping stones with big gaps will impede accessibility;

  Response: Proposed river rock with stepping stones is for maintenance purposes only, not regular access to rear yard. There is a solid surface pathway to the front doors of each unit.

- consider installing weather protection over the mail boxes;

  Response: Revised to include a wood arbor with solid roof for weather protection over the mail boxes.

- support Panel comments regarding the project's accessibility features;

- proposed architectural design is appropriate for the scale of the project; however, design development is needed for the blank east façade of the end townhouse unit (i.e., Unit 5) on the west side of the driveway to enhance visual interest to the project's entry; consider an exterior cladding treatment using more brick at the base similar to the west façade treatment of the unit on the opposite side of the driveway where garbage and recycling facilities are located (i.e., Unit 6); and

  Response: Additional windows have been added to the east facade of Unit 5, with arbor roof over mailboxes added. Brick cladding has been extended further on the end (west facade).

- applicant needs to clarify the details of the curb elevations and treatments along the internal drive aisle, e.g. there are areas where two curbs converge at the radius; include labels for curb treatments in the drawings.

  Response: Curb design has been simplified. Note, there is some flush concrete edging adjacent to permeable paving brick. This is flush with drive aisle, not a curb.

- *The following comments of Jubin Jalili were read into the record by Sara Badyal:*

- the project is required to meet or exceed BC Energy Step Code 3 requirements; could be achieved with higher insulation value, better windows and a high efficiency HRV: and

  Response: BC Energy Step Code 3 will be achieved. We are working with Capital Home Energy to achieve this.

- applicant is considering to install airconditioning in the project; however, proposed location of outdoor units is not clear and needs consideration.

  Response: Proposed outdoor location for air-conditioning units are now shown on site plan (see sheet A0.1)

Panel Decision

It was moved and seconded

That DP 19-864104 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

City of Richmond

ATTACHMENT 3

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8600, 8620, 8640, 8660 Francis Road **File No.:** DP 19-864104

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 9986.
2. 0.2 m road dedication along the entire Francis Road frontage.
3. Receipt of a Letter of Credit for landscaping in the amount of $123,665.00. The Letter-of-Credit will not be returned until a Letter of Assurance prepared by the Landscape Architect confirming the landscaping has been installed as per the Development Permit is reviewed by staff.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the developer wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Removal Permit (Rezoning in Process – T3).
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

   Water Works:

   - Using the OCP Model, there is 483.0 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

   - At Developer's cost, the Developer is required to:
     - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
     - Replace approximately 90 m of 300 mm AC water main with PVC in the roadway on Francis Road, complete with fire hydrants per City spacing requirements.
     - Remove the existing AC water main and legally dispose offsite.
     - Provide a right-of-way for the water meter and meter chamber (unless meter is to be located in a mechanical room), at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.

Initial: _____

- At Developer's cost, the City is to:
  - Reconnect all existing water service connections and hydrant leads to the new water main.
  - Cut, cap, and remove all existing water service connections and meters to the development site.
  - Install one new water service connection, meter to be located onsite in a right of way.
  - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- At Developer's cost, the Developer is required to:
  - Perform a capacity analysis to size the proposed storm sewer in Francis Road. The analysis shall consider both the existing condition and the 2041 OCP condition. Storm sewers shall be interconnected where possible. Minimum pipe size shall be 600 mm.
  - Install approximately 95 m of new storm sewer in Francis Road, sized via the required capacity analysis. The new storm sewer shall be located in the roadway.
  - Remove the existing 300 mm storm sewer.
  - Install one new storm service connection, complete with inspection chamber. Inspection chamber to be located in a right-of-way onsite.
  - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.

- At Developer's cost, the City is to:
  - Cut and cap all existing storm service connections to the development site and remove inspection chambers.
  - Reconnect all existing storm connections, catch basins, and lawn basins to the proposed storm sewer.
  - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- At Developer's cost, the Developer is required to:
  - Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City crews.

- At Developer's cost, the City is to:
  - Install one new sanitary service connection, complete with inspection chamber.
  - Cut and cap all existing service connections to the development site, and remove inspection chambers.

Frontage Improvements:

- At Developer's cost, the Developer is required to:
  - Return the existing Hydro lease lights and replace with City standard street lighting.
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To relocate/underground the existing overhead lines and poles to prevent conflict with the proposed sidewalk.
    - To underground overhead service lines.
    - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the

locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 1.0 x 1.0 m
- Traffic signal UPS – 2.0 x 1.5 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

- Provide other frontage improvements as per Transportation's requirements, including
  - Removal of the existing sidewalk and boulevard and replacement with new 1.5 m wide concrete sidewalk at the property line, min. 1.5 m wide landscaped boulevard with street trees and lighting, and 0.15 concrete curb;
  - Removal of the four existing driveways and replacement with frontage works as described above;
  - Construction of a new driveway to the development site; and
  - All works to tie-in t existing condition to the east and west of the development site.

General Items:

- At Developer's cost, the Developer is required to:
  - Not encroach into the rear-yard sanitary right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures. No fill may be placed within the right-of-way without the City's review and approval.
  - Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing storm and sanitary sewers along the development's frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

Initial: _____

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

City of Richmond

Development Permit

No. DP 19-864104

To the Holder:	ERIC STINE ARCHITECT INC.
Property Address:	8600, 8620, 8640 AND 8660 FRANCIS ROAD
Address:	C/O 1 - 1864 WEST 1ST AVENUE VANCOUVER, BC V6J 1G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the front yard setback to Francis Road from 6.0 m to 5.8 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #27 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of $123,665.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 19-864101

To the Holder:	ERIC STINE ARCHITECT INC.
Property Address:	8600, 8620, 8640 AND 8660 FRANCIS ROAD
Address:	C/O 1 - 1864 WEST 1ST AVENUE VANCOUVER, BC V6J 1G5E

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

   This Permit is not a Building Permit.

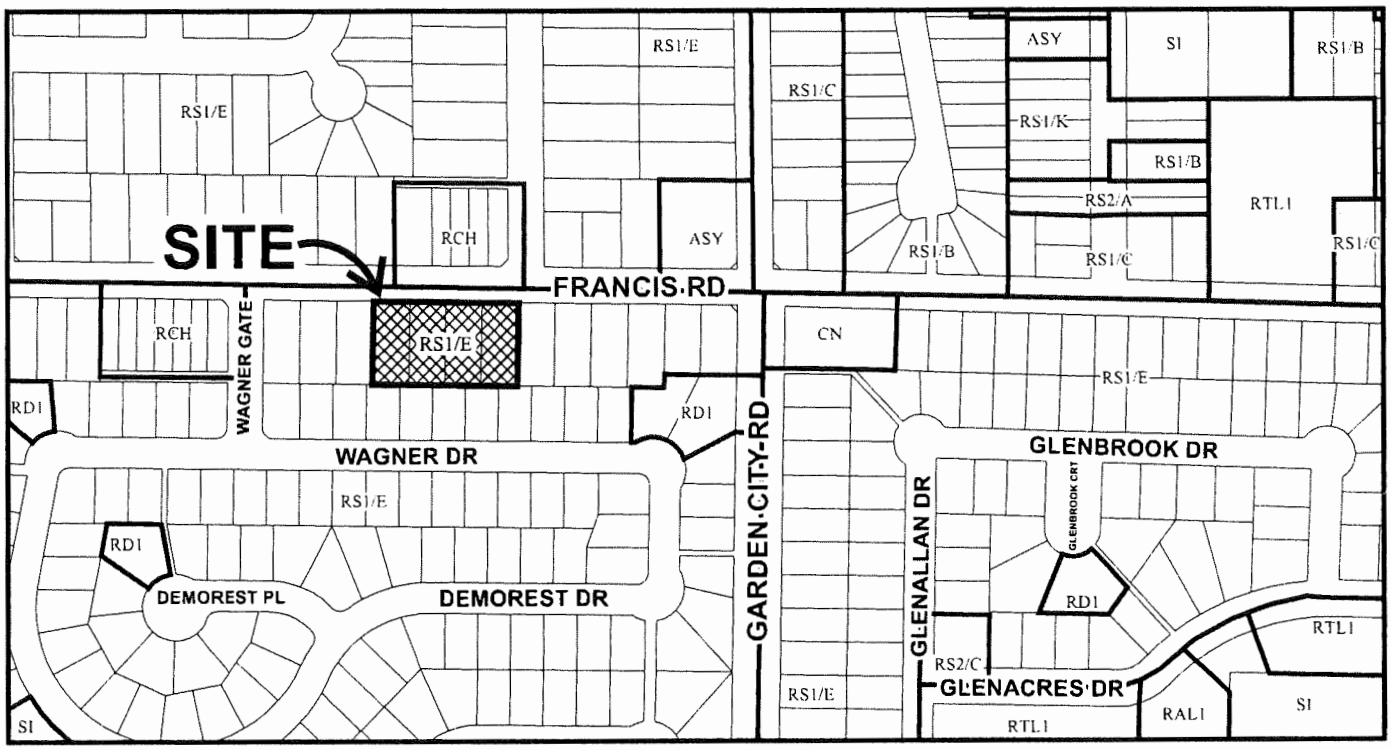
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

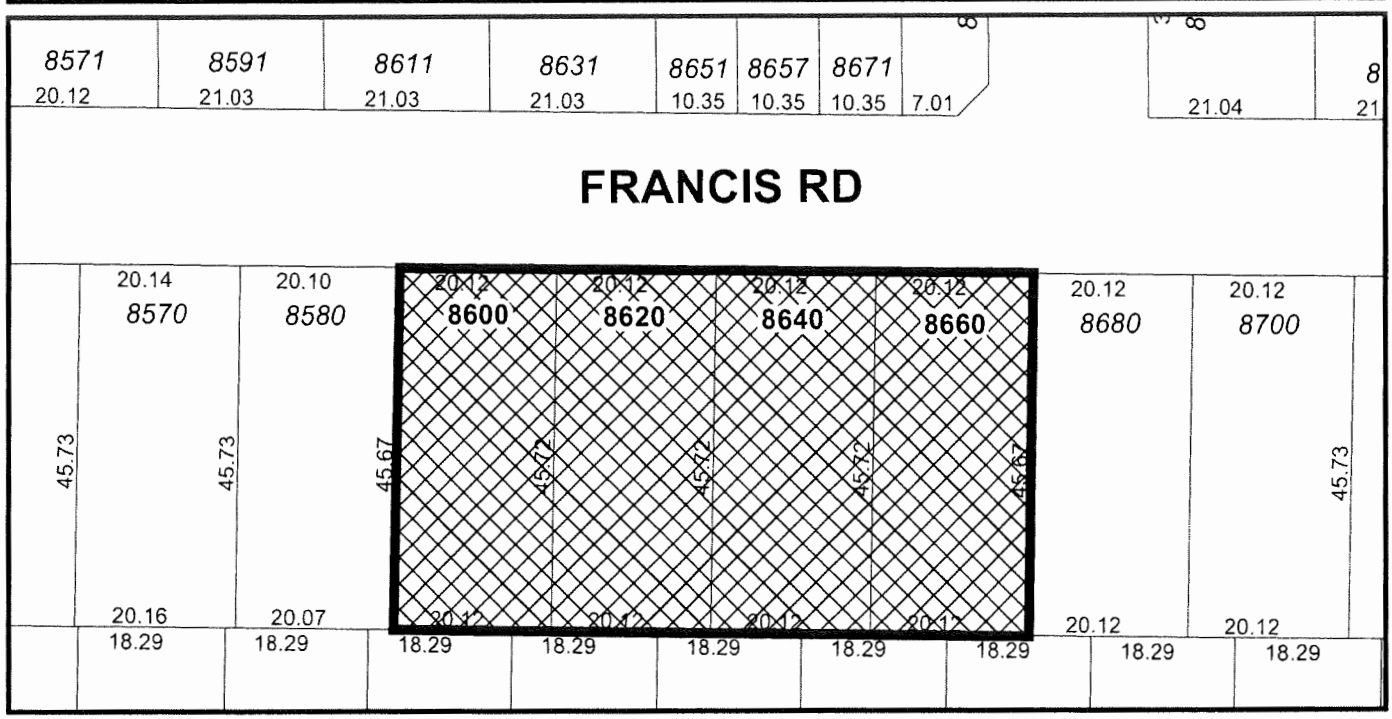
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 19-864104
SCHEDULE "A"

Original Date: 06/12/19

Revision Date:

Note: Dimensions are in METRES

8600 / 8660 FRANCIS ROAD
New Townhouse Development
(DP-19-864104)

LIST OF ARCHITECTURAL DRAWINGS:

0.00	COVER PAGE
0.01	3D VIEWS
0.02	3D VIEWS
A0.0	STATISTICS
A0.1	SITE PLAN - GROUND FLOOR
A0.1-#1	SITE PLAN #1 - SETBACK SITE PLAN
A0.1-#2	SITE PLAN #2 - PARKING PLAN
A0.2	SITE PLAN - SECOND FLOOR
A0.3	SITE PLAN - THIRD FLOOR
A0.4	FSR PLAN - GROUND FLOOR
A0.5	FSR PLAN - SECOND FLOOR
A0.6	FSR PLAN - THIRD FLOOR
A0.7	LOT GRADING PLAN
A1.1	UNITS 1-5 GROUND FLOOR
A1.2	UNITS 1-5 SECOND FLOOR
A1.3	UNITS 1-5 THIRD FLOOR
A1.4	UNITS 1-5 ROOF PLAN
A1.5	UNITS 11-14 GROUND FLOOR
A1.6	UNITS 11-14 SECOND FLOOR
A1.7	UNITS 11-14 ROOF PLAN
A1.8	UNIT TYPES
A1.9	CONVERTIBLE (ACCESSIBLE) UNITS
A2.1	UNITS 1-5 ELEVATIONS
A2.2	UNITS 1-5 ELEVATIONS
A2.3	UNITS 6-10 ELEVATIONS
A2.4	UNITS 6-10 ELEVATIONS
A2.5	UNIT 11 ELEVATIONS
A2.6	UNITS 12-13 ELEVATIONS
A2.7	COLOURED ELEVATIONS
A3.1	OVERALL SECTIONS
A3.2	UNIT 1-5 SECTIONS
A3.3	UNIT 1-5 SECTIONS
A3.4	UNIT 11-14 SECTIONS
A3.5	UNIT 11-14 SECTIONS
A4.1	DETAILS
A5.1	WINDOW SCHEDULE

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH

DEC 04 2019

1 Aerial From Street

2 Aerial From Backyard

REF 1

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE Not To Scale

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

COVER PAGE

DRAWING TITLE

0.00

DRAWING NUMBER REVISION

8600 / 8660 FRANCIS ROAD(DP-19-864104)

1 Front Building - Streetfront

2 Front Building - Sideyard

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 0 4 2019

3 Front Building, Driveway Access

4 Front Building - Drive Aisle

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-06-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC

1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE Not To Scale

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

3D VIEWS

DRAWING TITLE

0.01

DRAWING NUMBER REVISION

REF 2

8600 / 8660 FRANCIS ROAD(DP-19-864104)

1 Rear Buildings - Ammenity Area Sideyard

2 Rear Building Backyards

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

3 Rear Building Entrances

4 Rear Buildings - Drive Aisle

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC

I - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE Not To Scale

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

3D VIEWS

DRAWING TITLE

0.02

DRAWING NUMBER REVISION

REF 3

8600 / 8660 FRANCIS ROAD(DP-19-864104)

LIST OF ARCHITECTURAL DRAWINGS:

0.00	COVER PAGE
0.01	3D VIEWS
0.02	3D VIEWS
A0.0	STATISTICS
A0.1	SITE PLAN - GROUND FLOOR
A0.1-#1	SITE PLAN #1 - SETBACK SITE PLAN
A0.1-#2	SITE PLAN #2 - PARKING PLAN
A0.2	SITE PLAN - SECOND FLOOR
A0.3	SITE PLAN - THIRD FLOOR
A0.4	FSR PLAN - GROUND FLOOR
A0.5	FSR PLAN - SECOND FLOOR
A0.6	FSR PLAN - THIRD FLOOR
A0.7	LOT GRADING PLAN
A1.1	UNITS 1-5 GROUND FLOOR
A1.2	UNITS 1-5 SECOND FLOOR
A1.3	UNITS 1-5 THIRD FLOOR
A1.4	UNITS 1-5 ROOF PLAN
A1.5	UNITS 11-14 GROUND FLOOR
A1.6	UNITS 11-14 SECOND FLOOR
A1.7	UNITS 11-14 ROOF PLAN
A1.8	UNIT TYPES
A1.9	CONVERTIBLE (ACCESSIBLE) UNITS
A2.1	UNITS 1-5 ELEVATIONS
A2.2	UNITS 1-5 ELEVATIONS
A2.3	UNITS 6-10 ELEVATIONS
A2.4	UNITS 6-10 ELEVATIONS
A2.5	UNIT 11 ELEVATIONS
A2.6	UNITS 12-13 ELEVATIONS
A2.7	COLOURED ELEVATIONS
A3.1	OVERALL SECTIONS
A3.2	UNIT 1-5 SECTIONS
A3.3	UNIT 1-5 SECTIONS
A3.4	UNIT 11-14 SECTIONS
A3.5	UNIT 11-14 SECTIONS
A4.1	DETAILS
A5.1	WINDOW SCHEDULE

STATISTICS:

CIVIC ADDRESS: 8600 // 8620 // 8640 // 8660 Francis Road
LEGAL DESCRIPTIONS: Lot 24, Plan 25175 , 42395 // Lot 81, Plan 25175 // Lot 79, Plan 24547. // Lot 25 Except: Firstly part subdivided by Plan24547, Secondly: Part subdivided by Plan 42395, Plan 12559 All of Section 28 Block 4, North Range 6 West, New Westminster District

ZONING: Rezoning from Single Detached (RS1/E) to Low Density Townhouses (RTL4)
SITE AREA (After Road Dedication): 39,401.4 sq ft
[3,660.51 sq m]

SITE COVERAGE :

	PERMITTED	PROPOSED (Imperial Units)	PROPOSED (Metric Units)	NOTES
SITE COVERAGE Main Floor and Garages	40.00 % **15,760.6 sq ft**	37.11 % **14,621.3 sq ft**	37.11 % **1,358.4 sq m**	Based on RTL4
IMPERMEABLE AREA House, Garage and Exterior Stairs, Pathways, Driveway	**(65.00 %)** **25,610.9 sq ft**	13,710.00 sq ft 10,288.00 sq ft **23,998.00 sq ft**	1,273.70 sq m 955.79 sq m **2,229.5 sq m** **(60.9%)**	Buildings Paving / Pathways **TOTAL**

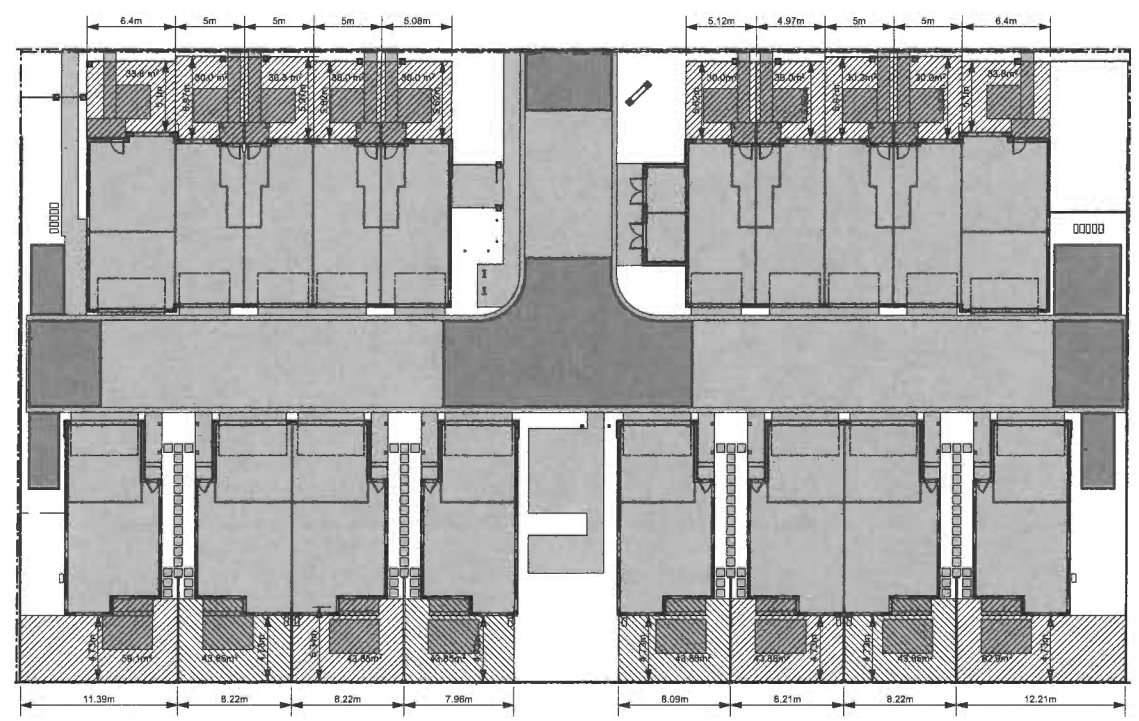
F.A.R. :

	PERMITTED	PROPOSED (Imperial Units)	PROPOSED (Metric Units)	NOTES
OVERALL AREA FAR	**0.6 FAR** **23,640.9 sq ft**	**(0.60 FAR)** **23,640.8 sq ft**	**(0.60 FAR)** **2,196.3 sq m**	
MAIN FLOOR **SECOND FLOOR** **THIRD FLOOR**		**5,745.09 sq ft** **12,918.5 sq ft** **4,977.16 sq ft**	**533.74 sq m** **1,200.2 sq m** **462.39 sq m**	
GARAGES **BALCONIES** **GARBAGE / RECYCLE ROOM**		**8,104.89 sq ft** **1,366.29 sq ft** **245.20 sq ft**	**752.97 sq m** **126.93 sq m** **22.78 sq m**	**Excluded from FAR**

DWELLING UNIT AREAS

UNIT #	Balcony	Main Floor: Garage	Main Floor: Living Space	Second Floor	Third Floor	Total Interior Space
1	63 sq ft (5.9 sq m)	400 sq ft (37.2 sq m)	484 sq ft (44.9 sq m)	840 sq ft (78.0 sq m)		1323 sq ft (122.9 sq m)
2	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	638 sq ft (59.2 sq m)	698 sq ft (64.9 sq m)	1433 sq ft (133.1 sq m)
3	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	641 sq ft (59.5 sq m)	555 sq ft (51.6 sq m)	1292 sq ft (120.1 sq m)
4	67 sq ft (6.2 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	641 sq ft (59.5 sq m)	691 sq ft (64.2 sq m)	1428 sq ft (132.7 sq m)
5	43 sq ft (4.0 sq m)	563 sq ft (52.3 sq m)	96 sq ft (9.0 sq m)	653 sq ft (60.6 sq m)	697 sq ft (64.7 sq m)	1446 sq ft (134.3 sq m)
6	67 sq ft (6.2 sq m)	563 sq ft (52.3 sq m)	96 sq ft (8.9 sq m)	653 sq ft (60.6 sq m)	697 sq ft (64.7 sq m)	1446 sq ft (134.3 sq m)
7	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	641 sq ft (59.5 sq m)	691 sq ft (64.2 sq m)	1428 sq ft (132.7 sq m)
8	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	97 sq ft (9.0 sq m)	640 sq ft (59.5 sq m)	555 sq ft (51.6 sq m)	1292 sq ft (120.1 sq m)
9	63 sq ft (5.9 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	638 sq ft (59.2 sq m)	698 sq ft (64.9 sq m)	1432 sq ft (133.1 sq m)
10	43 sq ft (4.0 sq m)	400 sq ft (37.2 sq m)	484 sq ft (44.9 sq m)	840 sq ft (78.0 sq m)		1323 sq ft (122.9 sq m)
11	95 sq ft (8.8 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	831 sq ft (77.2 sq m)		1429 sq ft (132.7 sq m)
12	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1427 sq ft (132.6 sq m)
13	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1427 sq ft (132.6 sq m)
14	93 sq ft (8.7 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	831 sq ft (77.2 sq m)		1429 sq ft (132.7 sq m)
15	95 sq ft (8.8 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	831 sq ft (77.2 sq m)		1429 sq ft (132.7 sq m)
16	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1427 sq ft (132.6 sq m)
17	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1427 sq ft (132.6 sq m)
18	95 sq ft (8.8 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	831 sq ft (77.2 sq m)		1429 sq ft (132.7 sq m)
TOTAL	**1,366 sq ft (127 sq m)**	**8,105 sq ft (753 sq m)**	**6,516 sq ft (605 sq m)**	**13,468 sq ft (1251 sq m)**	**5,283 sq ft (491 sq m)**	**25,268 sq ft (2347 sq m)**

3 CONTEXT PLAN
Not To Scale



1 IMPERMEABLE AREA & AMMENITY AREAS
Scale: 1:250

LEGEND
- IMPERMEABLE AREA
- PERMEABLE PAVING (NOT COUNTED TOWARDS IMPERMABLE AREA) 3,431 sq ft TOTAL
- PRIVATE OUTDOOR SPACE

N

BUILDING SETBACKS

UNITS 1 - 5	PROPOSED	
FRONT (NORTH)	5.8 m	
SIDE (WEST)	4.84 m	
UNITS 6-10	PROPOSED	
FRONT (NORTH)	5.8 m	
SIDE (EAST)	5.74 m	
UNITS 11-18	PROPOSED	
REAR (SOUTH)	5.45 m	(less than 50% of building)
REAR (SOUTH)	6.05 m	(more than 50% of building
SIDE (WEST)	3.42 m	
SIDE (EAST)	4.06 m	

VARY

BUILDING HEIGHT

NOTE: CROWN OF ROAD IS	1.23 m	
MINIMUM MAIN FLOOR	1.53 m	(0.3m above road crown)
UNITS 1 - 5	PROPOSED	
EXISTING AVERAGE GRADE	0.88 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK (2 STOREY)	8.97 m	8.09 m Building Height
ROOF PEAK (3 STOREY)	12.69 m	11.81 m Building Height
UNITS 6-10	PROPOSED	
EXISTING AVERAGE GRADE	0.82 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK (2 STOREY)	9.07 m	8.25 m Building Height
ROOF PEAK (3 STOREY)	12.79 m	11.97 m Building Height
UNIT 11	PROPOSED	
EXISTING AVERAGE GRADE	0.92 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK	9.49 m	8.57 m Building Height
UNITS 12-13	PROPOSED	
EXISTING AVERAGE GRADE	0.82 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK	9.49 m	8.67 m Building Height
UNIT 14	PROPOSED	
EXISTING AVERAGE GRADE	0.78 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK	9.49 m	8.71 m Building Height
UNIT 15	PROPOSED	
EXISTING AVERAGE GRADE	0.80 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK	9.49 m	8.69 m Building Height
UNITS 16-17	PROPOSED	
EXISTING AVERAGE GRADE	0.75 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK	9.49 m	8.74 m Building Height
UNIT 18	PROPOSED	
EXISTING AVERAGE GRADE	0.64 m	
MAIN FLOOR ELEVATION	1.55 m	
ROOF PEAK	9.49 m	8.85 m Building Height

REGISTERED ARCHITECT ERIC JOSEPH STINE BRITISH COLUMBIA

DEC 19 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR REZONING	19-01-21
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

No.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101
DRAWN JS DATE JULY 2018
SCALE AS NOTED

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION
JOB NUMBER

STATISTICS

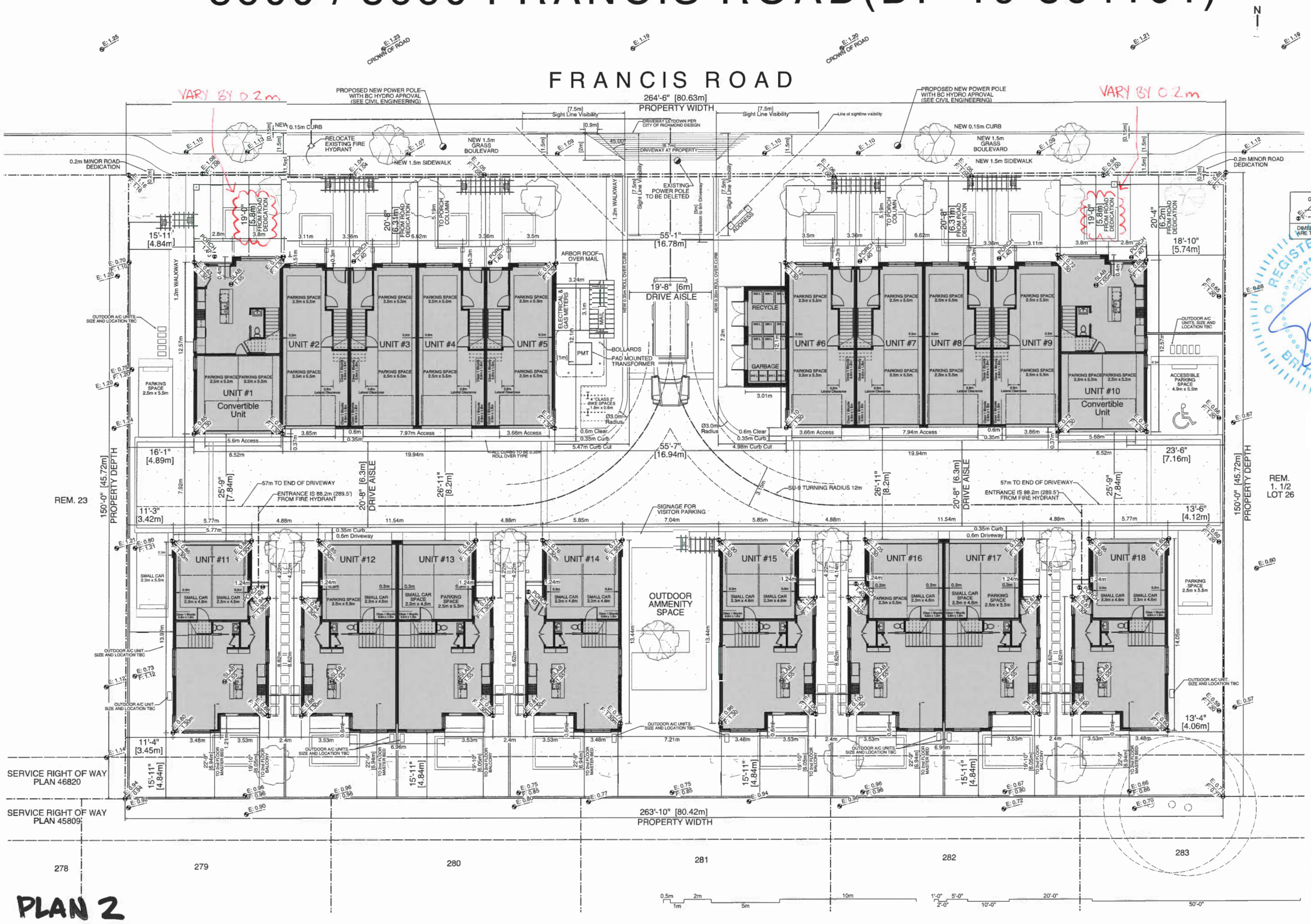
DRAWING TITLE

A0.0

DRAWING NUMBER REVISION

PLAN 1

8600 / 8660 FRANCIS ROAD(DP-19-864104)



GRADE ELEVATIONS
E = EXISTING GRADE
F = FINISHED GRADE
DIMENSIONS ON SITE PLAN ARE TO FACE OF CLADDING

REGISTERED ARCHITECT ERIC JOSEPH STINE BRITISH COLUMBIA

DEC 0 4 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-18

NO. ISSUE DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.15T AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:120 OR 1"=10'-0"

NEW TOWNHOUSES

REZONING

AT

8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

SITE PLAN - GOUND FLOOR

DRAWING TITLE

A0.1

DRAWING NUMBER REVISION

8600 / 8660 FRANCIS ROAD(DP-19-864104)

N

VEHICLE PARKING

	# of Units	REQUIRED	PROVIDED
RESIDENT PARKING 2 per unit (per table 7.7.2.1)	18 Units	36 Spaces	Standard Size: 24 Spaces Small Car: 12 Spaces **Total Resident Parking 36 Spaces**
VISITOR PARKING 0.2 per unit (per table 7.7.2.1)	18 Units	4 Spaces	Standard Size: 2 Spaces Small Car: 1 Space Accessible: 1 Space **Total Visitor Parking 4 Spaces**

NOTE: Level 2 EV charging to be provided to al required residential spaces as per Zoning Bylaw 8500

LOADING

Residential On-Site Loading (per Table 7.13.6.1)
Designated space not required provided that the (designated) loading vhicle would be able to manoeuvre on-site and not impact the plublic road (i.e., vhicles woudl manoeuvre via the drive aisle to reach the area intended to be served, as approved by the Director of Transportation).

BICYCLE PARKING

	REQUIRED	PROVIDED	
Class 1 Bicycle Spaces 1.25 per dwelling (per table 7.14.9.1) 18 Dwelling Units	23 Spaces	16 Horizontal 8 Vertical 24 Total	(63 %) (33 %) (100 %)
Class 2 Bicycle Spaces 0.2 per dwelling (per table 7.14.9.1) 18 Dwelling Units	4 Spaces	4 Spaces	

PLAN 3

0.5m 1m 2m 5m 10m
1'-0" 2'-0" 5'-0" 10'-0" 20'-0" 50'-0"

REGISTERED ARCHITECT ERIC JOSEPH STINE BRITISH COLUMBIA

DEC 04 2019

NO.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:120 OR 1"=10'-0"

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

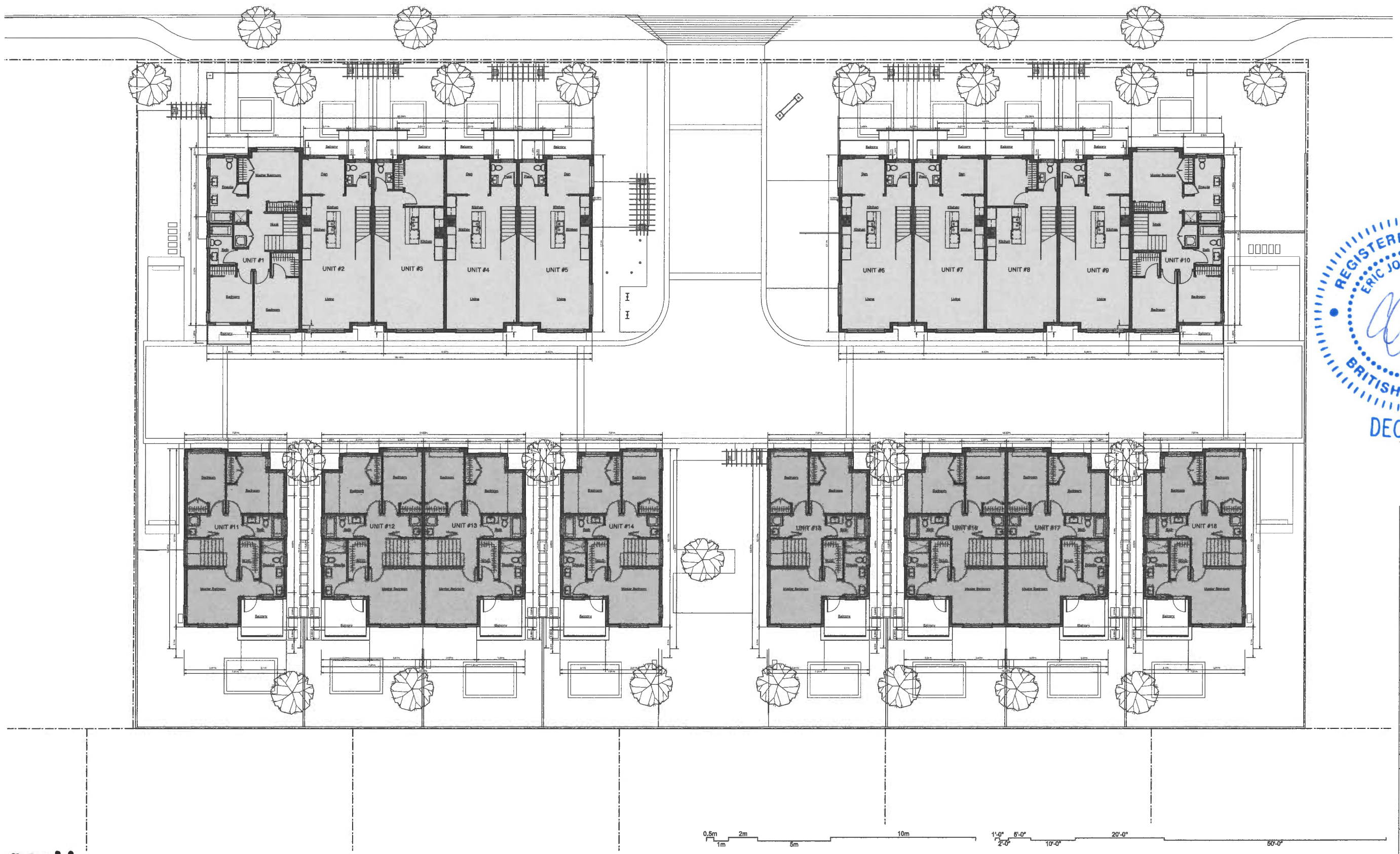
SITE PLAN #2
PARKING PLAN

DRAWING TITLE

A0.1-#2

DRAWING NUMBER REVISION

8600 / 8660 FRANCIS ROAD



REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA
DEC. 19 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:120 OR 1"=10'-0"

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

SITE PLAN - SECOND FLOOR

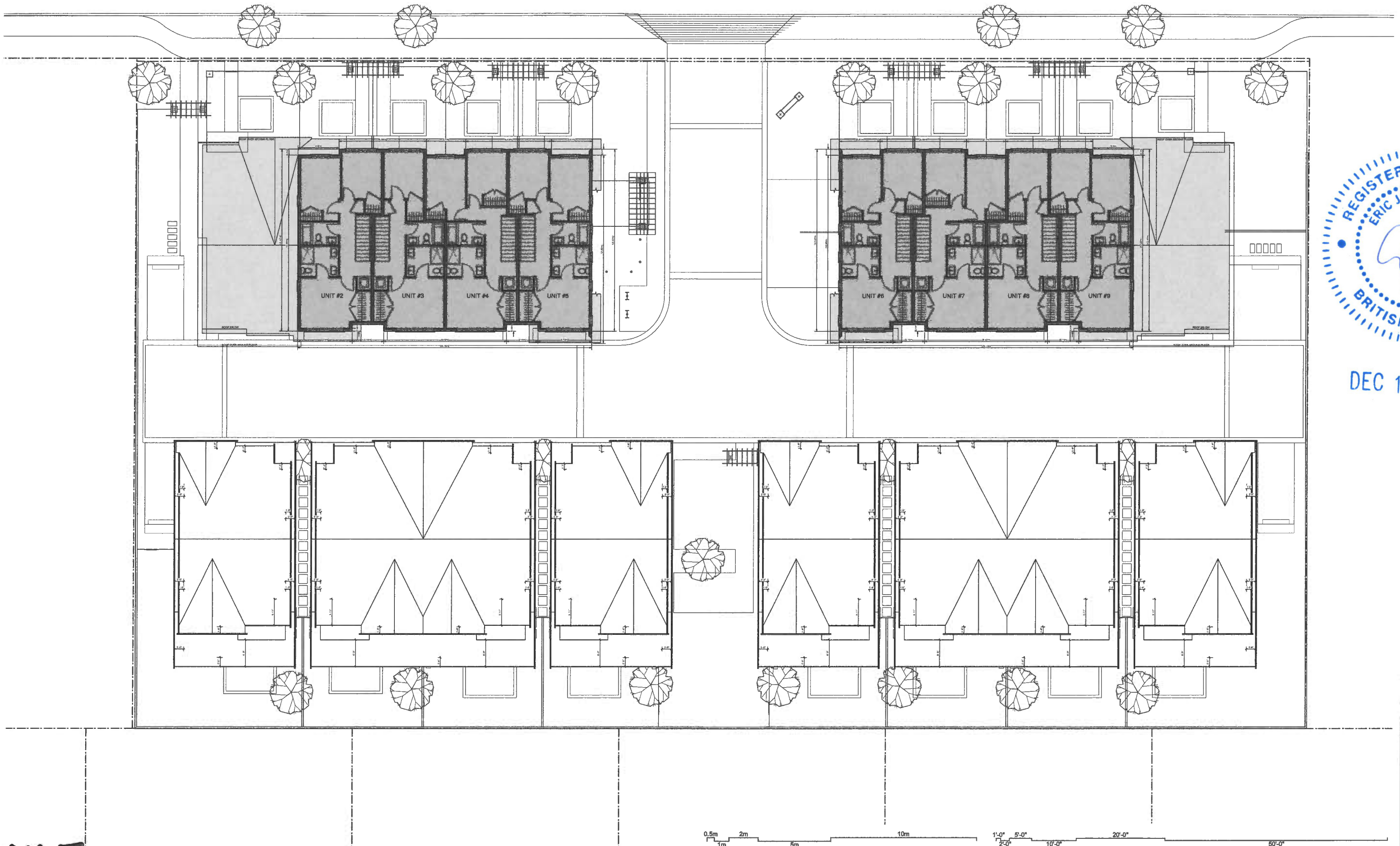
DRAWING TITLE

A0.2

DRAWING NUMBER REVISION

PLAN 4

8600 / 8660 FRANCIS ROAD



REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 10 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-06-19
C	REVISED FOR DP	19-11-26

4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-18

No.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-884101

DRAWN JS DATE JULY 2018

SCALE 1:120 OR 1"=10'-0"

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

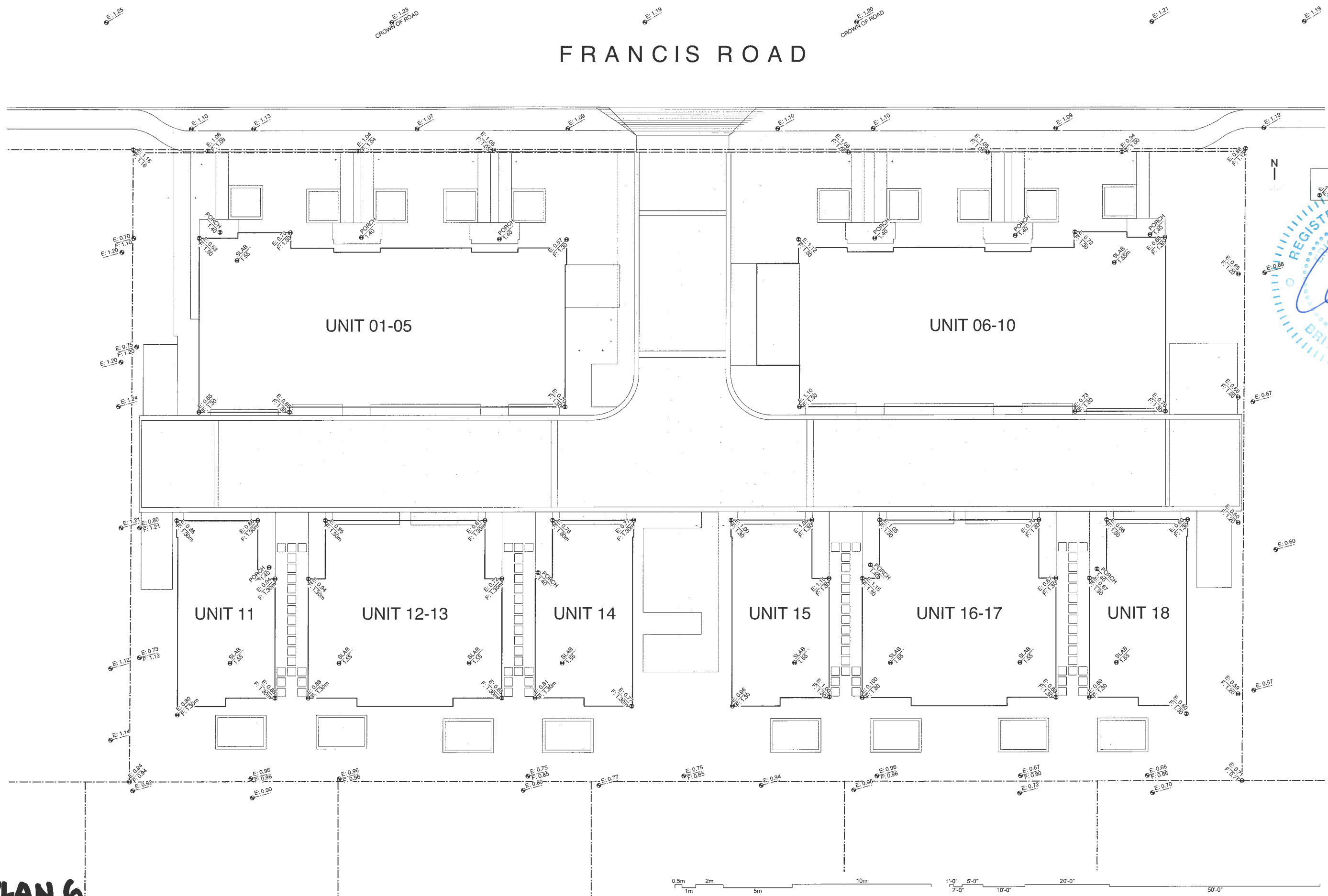
SITE PLAN - THIRD FLOOR

DRAWING TITLE

A0.3

DRAWING NUMBER REVISION

PLAN 5



REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

NO.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-05-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:120 OR 1"=10'-0"

NEW TOWNHOUSES

REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

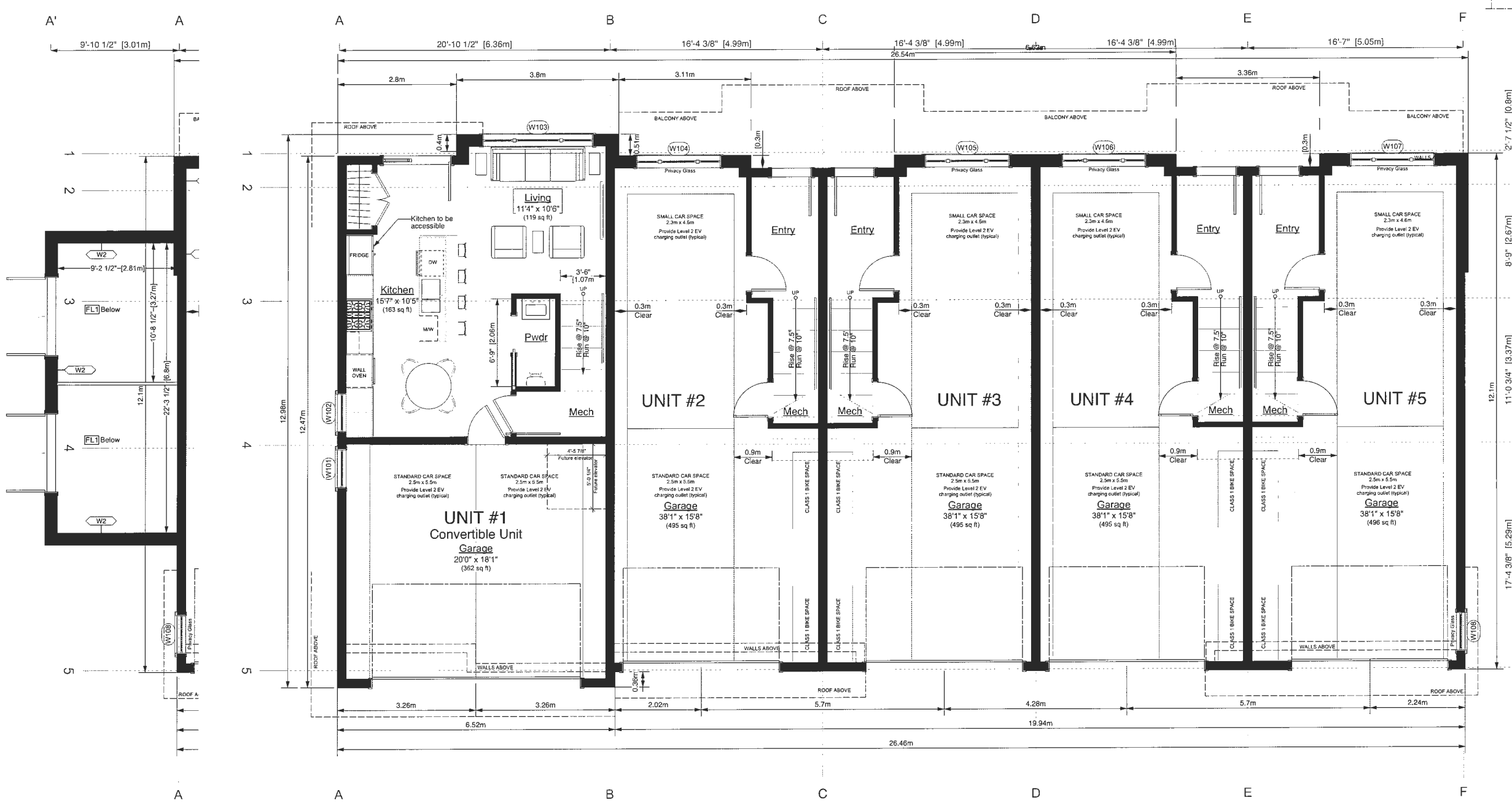
LOT GRADING PLAN

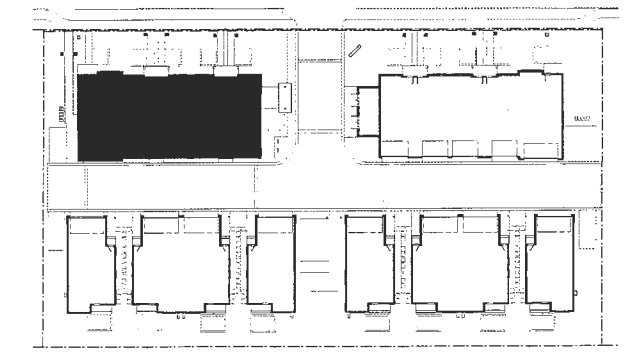
DRAWING TITLE

A0.7

DRAWING NUMBER REVISION

PLAN 6





3 KEY PLAN
A1.1 Scale: 1:500

2 GARBAGE ROOM (BESIDE UNIT 6)
A1.1 Scale: 1:50

1 UNITS 1-5 - MAIN FLOOR
A1.1 Scale: 1:50

NOTE: UNITS 6-10 ARE MIRROR IMAGE

Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 0 4 2019

A	REVISED FOR REZONING	19-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

UNITS 1-5 GROUND FLOOR

DRAWING TITLE

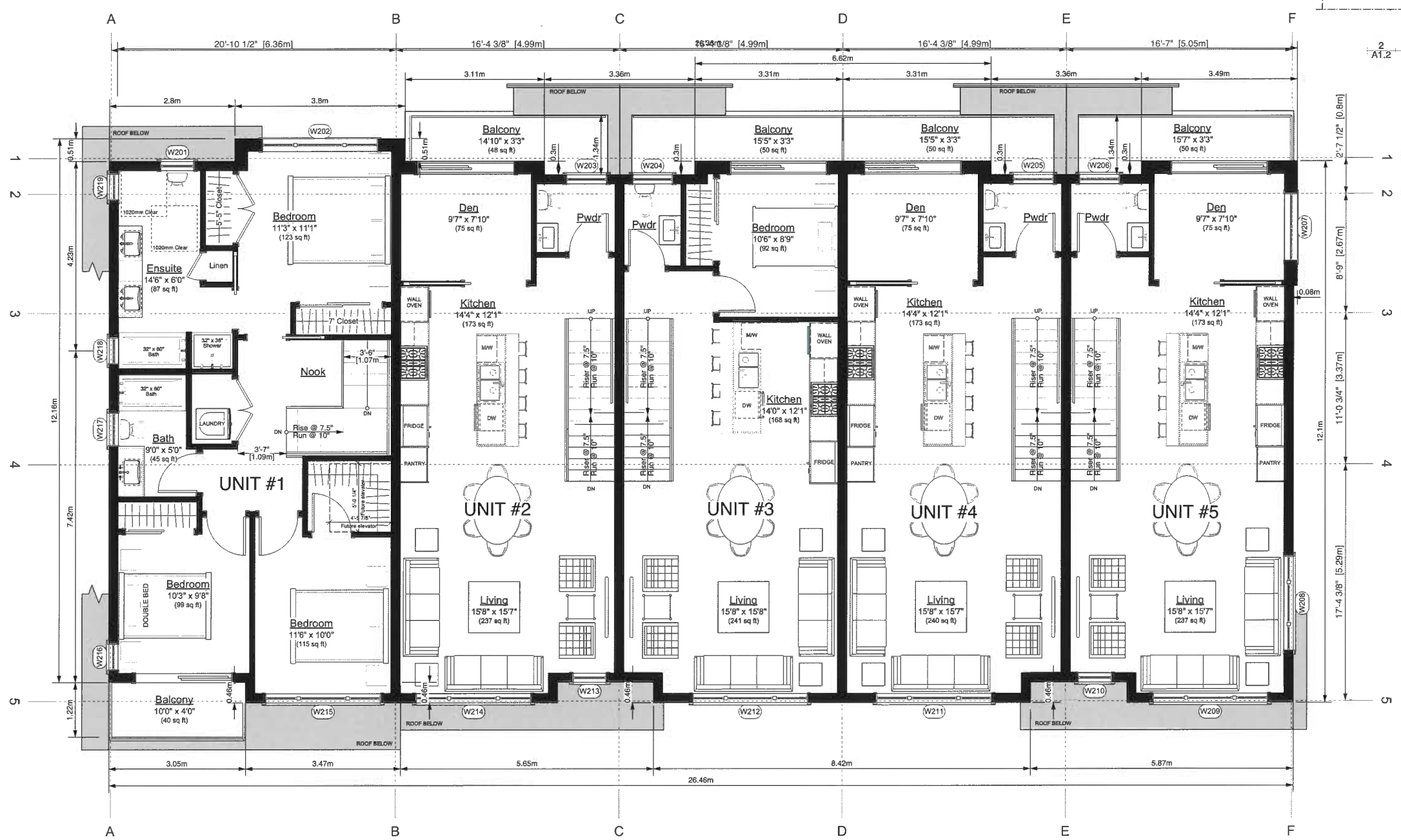
A1.1

DRAWING NUMBER REVISION

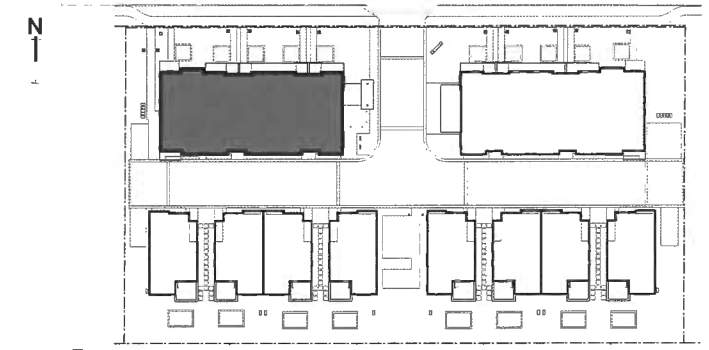
PLAN 7

0.5m 2m 1m 5m

1'-0" 5'-0" 20'-0" 2'-0" 10'-0"



1 UNITS 1-5 - SECOND FLOOR
A1.2 Scale: 1:50



2 KEY PLAN
A1.2 Scale: 1:500

NOTE: UNITS 6-10 ARE MIRROR IMAGE

Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

A	REVISED FOR REZONING	18-12-11
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for this purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:50

NEW TOWNHOUSES

REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

UNITS 1-5 SECOND FLOOR

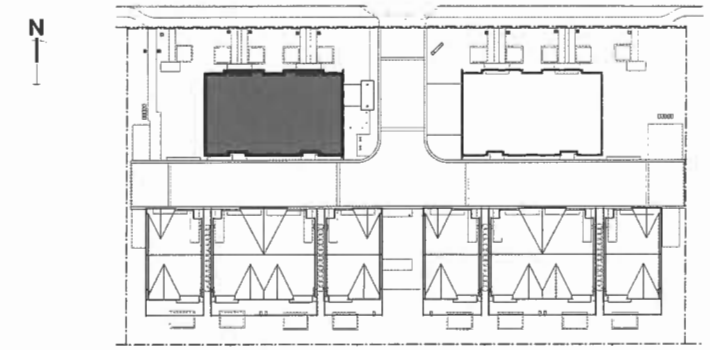
DRAWING TITLE

A1.2

DRAWING NUMBER REVISION

PLAN 8

1 UNITS 1-5 - THIRD FLOOR
A1.3 Scale: 1:50



2 KEY PLAN
A1.3 Scale: 1:500

NOTE: UNITS 6-10 ARE MIRROR IMAGE

Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

NO.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:50

NEW TOWNHOUSES

REZONING

AT

8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

UNITS 1-5 THIRD FLOOR

DRAWING TITLE

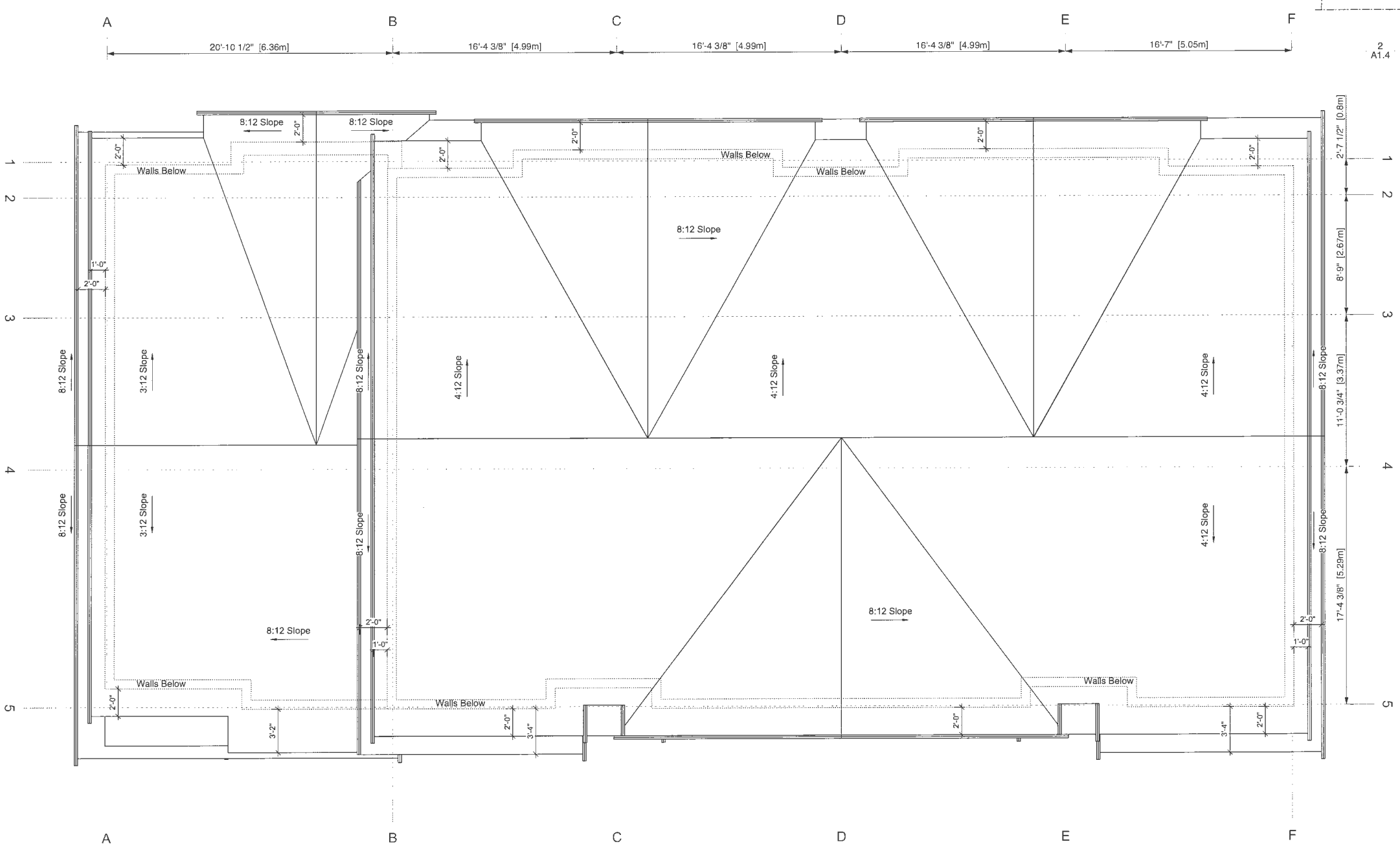
A1.3

DRAWING NUMBER REVISION

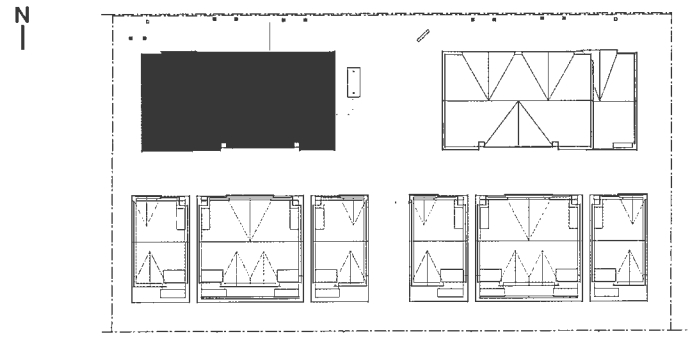
PLAN 9

0.5m 2m 1m 5m

1'-0" 5'-0" 20'-0" 2'-0" 10'-0"



1 UNITS 1-5 - ROOF PLAN
A1.4 Scale: 1:50



2 MAIN FLOOR KEY PLAN
A1.4 Scale: 1:500

NOTE: UNITS 6-10 ARE MIRROR IMAGE

Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

NO.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:50

NEW TOWNHOUSES

REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

UNITS 1-5 ROOF PLAN

DRAWING TITLE

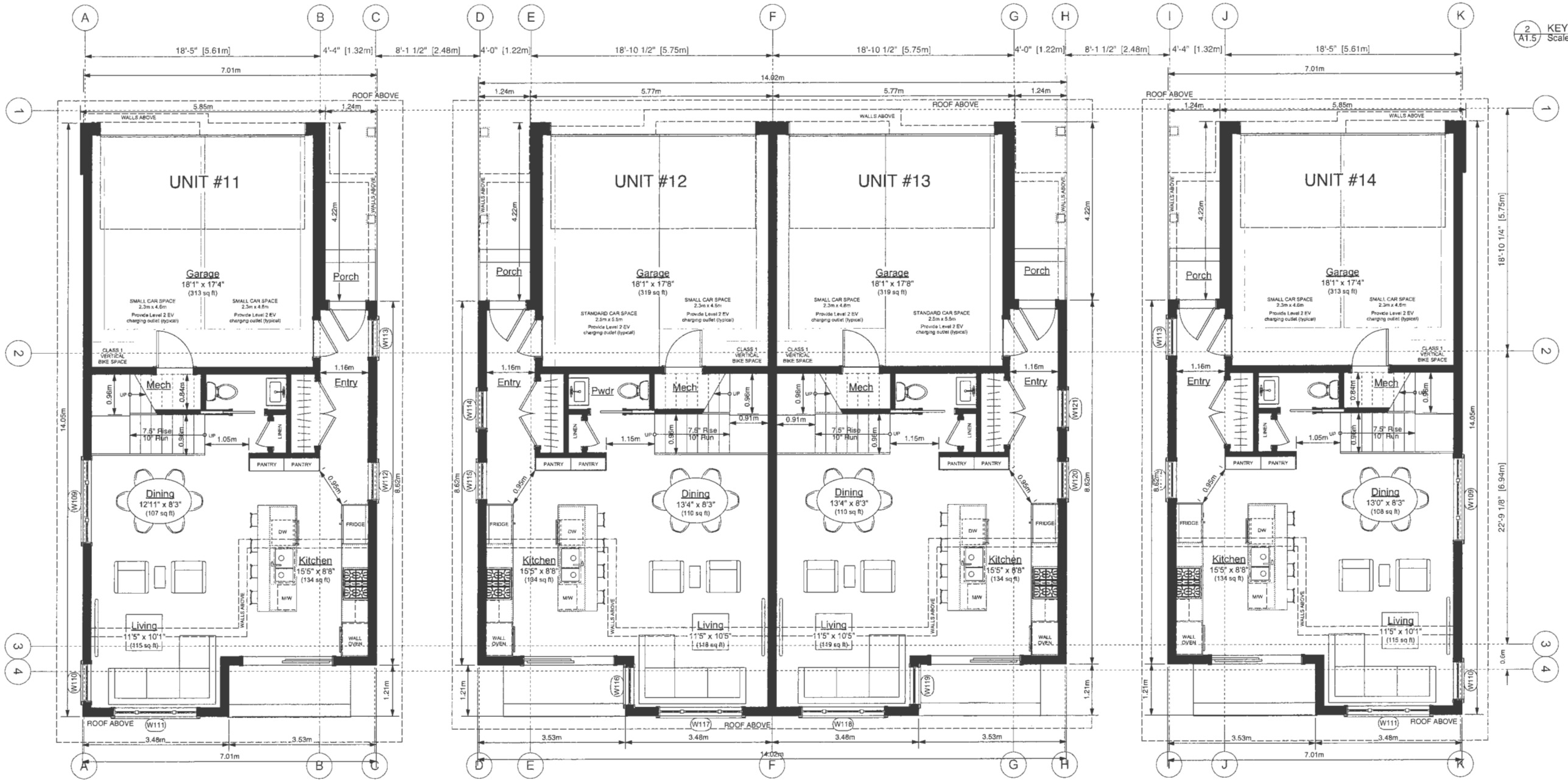
A1.4

DRAWING NUMBER REVISION

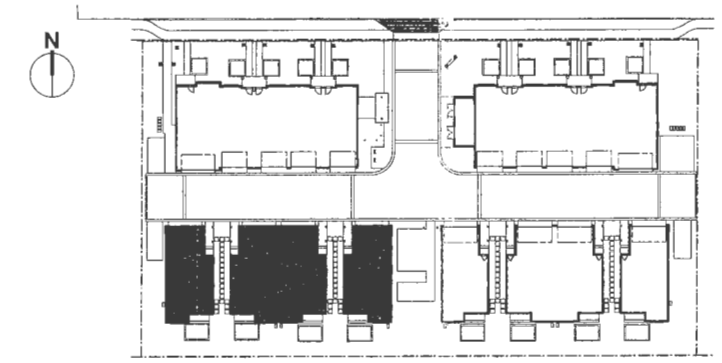
PLAN 10

0.5m 2m 1m 5m

1'-0" 5'-0" 20'-0" 2'-0" 10'-0"



1 / A1.5 UNITS 11-14 / 15-18 - GROUND FLOOR
Scale: 1:50



2 / A1.5 KEY PLAN
Scale: 1:500

NOTE: UNITS 15-18 ARE IDENTICAL TO UNITS 11-14
Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 19 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL.: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. The drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PROJECT NUMBER DP-2019-8641.01
DRAWN JS DATE JULY 2018
SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

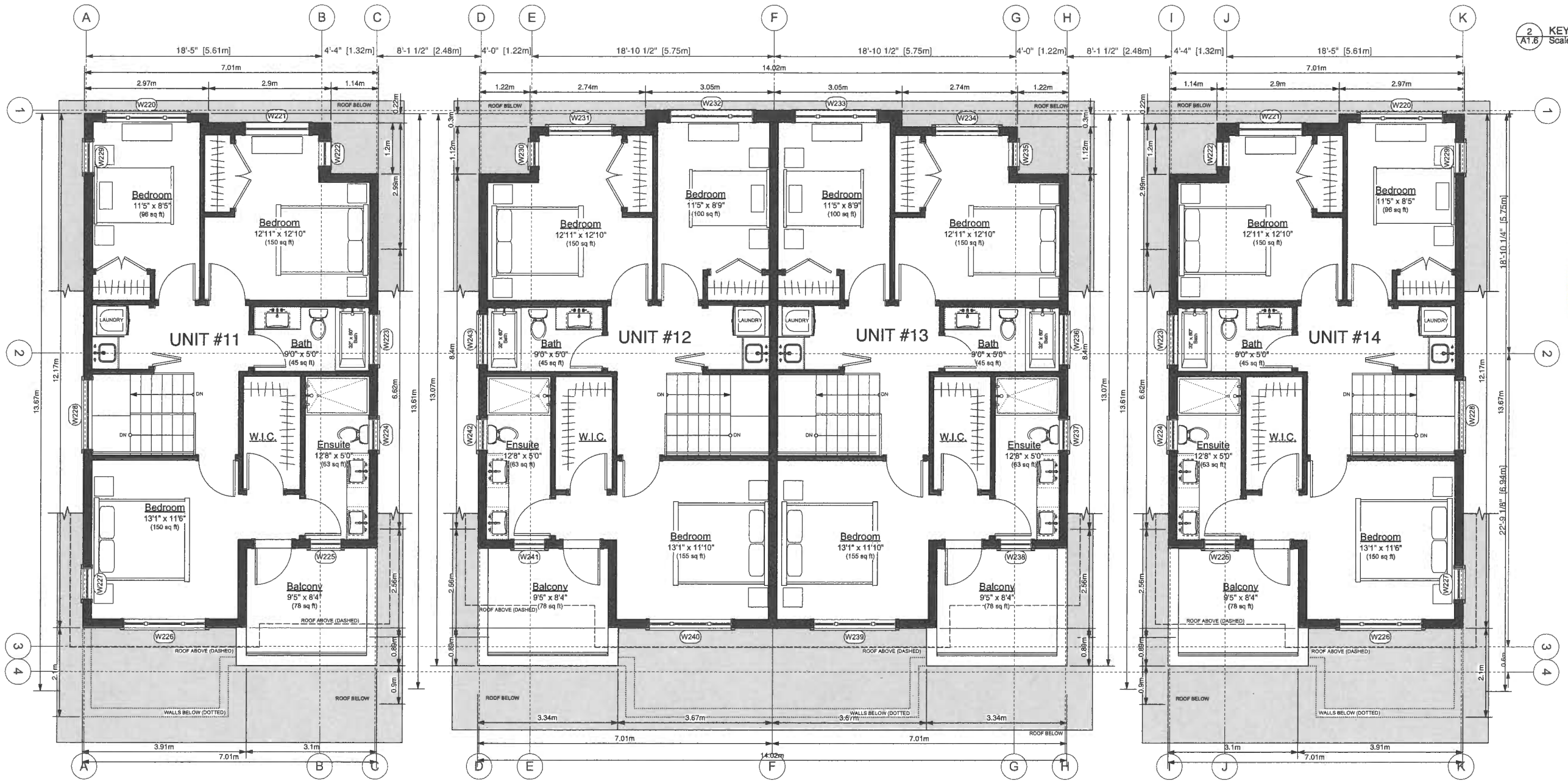
UNITS 11-14 GROUND FLOOR

DRAWING TITLE

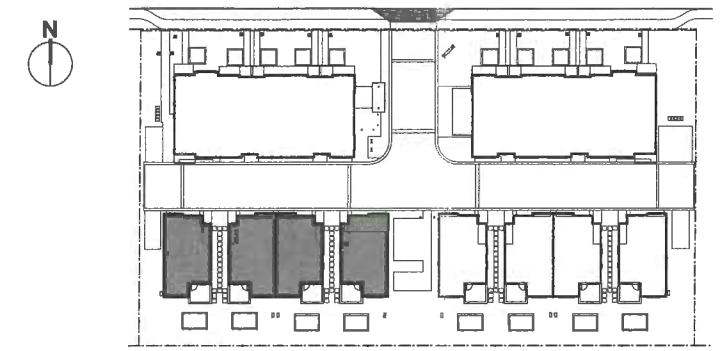
A1.5

DRAWING NUMBER REVISION

PLAN 11



1 / A1.6 UNITS 11-14 / 15-18 - SECOND FLOOR
Scale: 1:50



2 / A1.6 KEY PLAN
Scale: 1:500

NOTE: UNITS 15-18 ARE IDENTICAL TO UNITS 11-14
Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 19 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PROJECT NUMBER DP-2019-864101
DRAWN JS DATE JULY 2018
SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road
JOB DESCRIPTION

JOB NUMBER

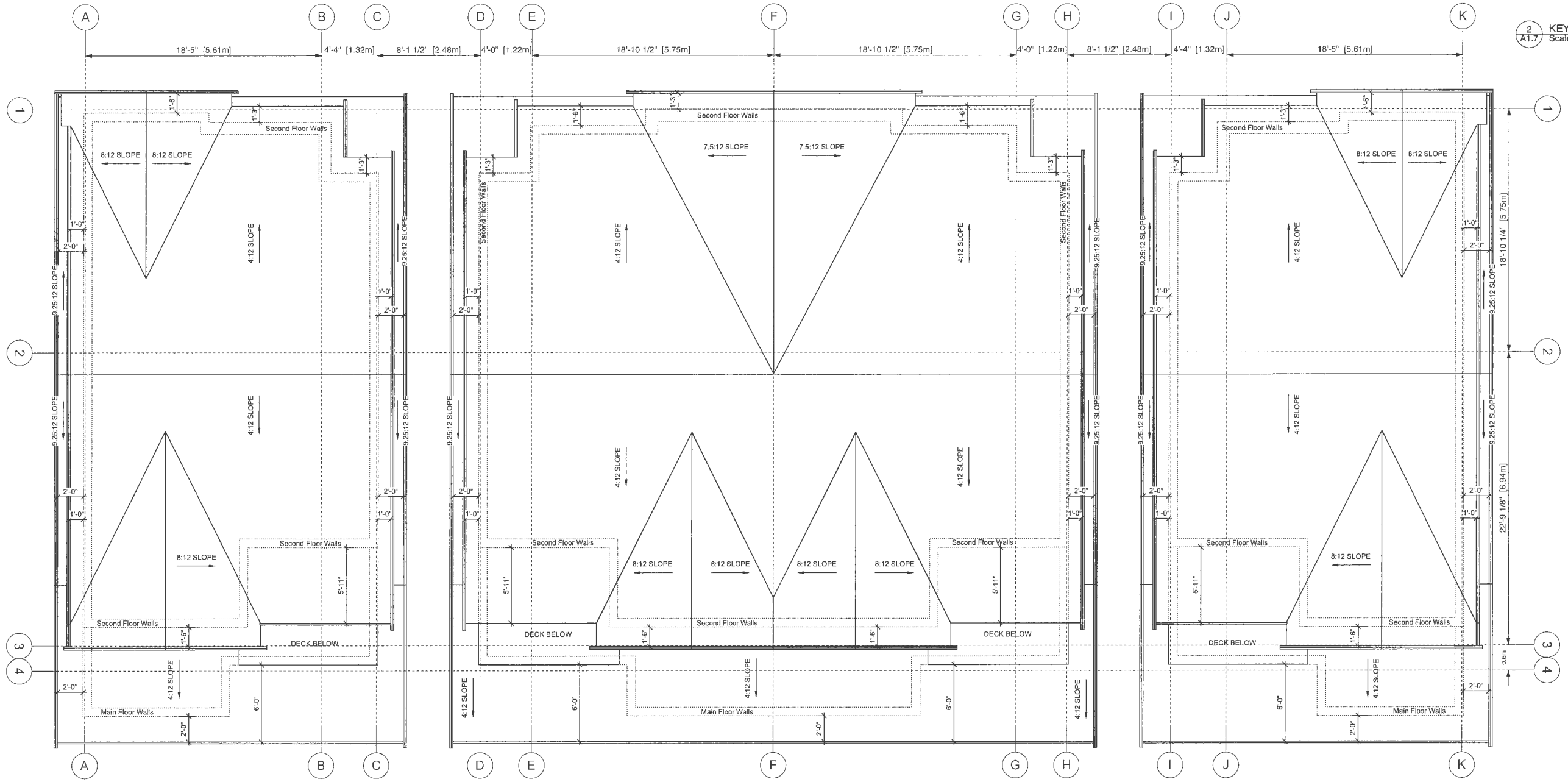
UNITS 11-14 SECOND FLOOR
DRAWING TITLE

A1.6
DRAWING NUMBER REVISION

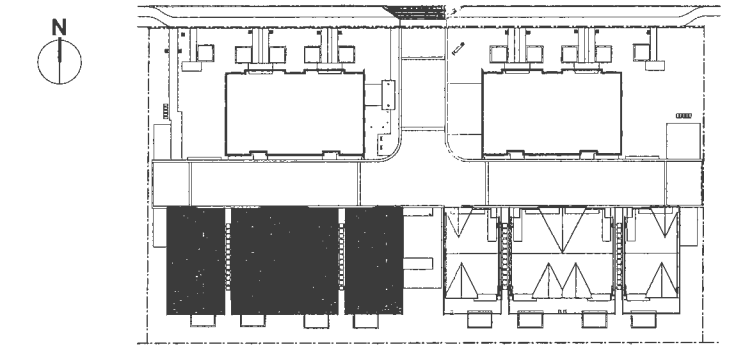
PLAN 12

0.5m 1m 2m 5m

1'-0" 2'-0" 5'-0" 10'-0" 20'-0"



1 A1.7 UNITS 11-14 / 15-18 - ROOF PLAN
Scale: 1:50



2 A1.7 KEY PLAN
Scale: 1:500

NOTE: UNITS 15-18 ARE IDENTICAL TO UNITS 11-14
Dimensions are to face of cladding unless otherwise noted

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 19 2019

No.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and shall not be reproduced without the permission of the architect, and unless the drawing carries the seal of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

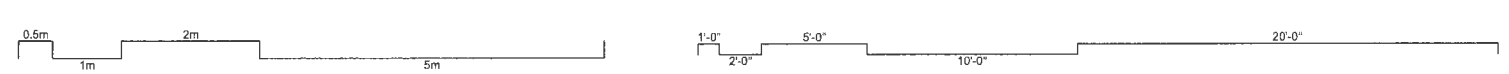
PROJECT NUMBER DP-2019-864101
DRAWN JS DATE JULY 2018
SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road
JOB DESCRIPTION
JOB NUMBER

UNITS 11-14 ROOF PLAN
DRAWING TITLE

A1.7
DRAWING NUMBER REVISION

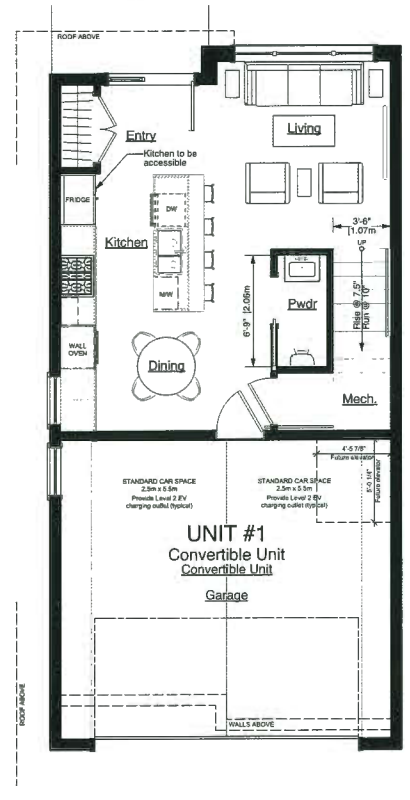
PLAN 13



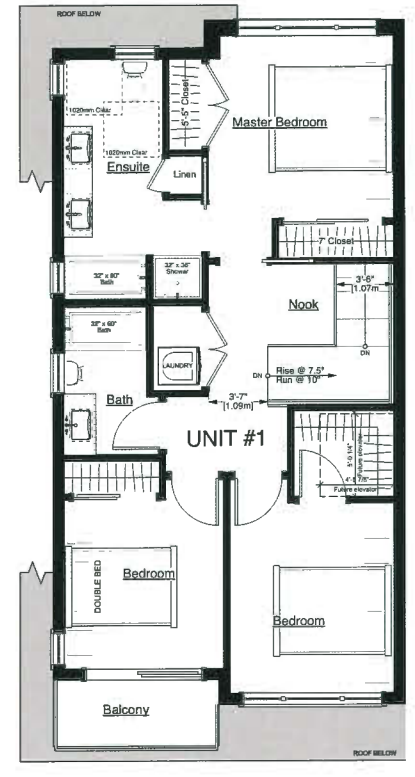
DWELLING UNIT AREAS

UNIT #	Balcony	Main Floor		Second Floor	Third Floor	Total Interior Space
		Garage	Living Space			
1	63 sq ft (5.9 sq m)	400 sq ft (37.2 sq m)	484 sq ft (44.9 sq m)	840 sq ft (78.0 sq m)		1323 sq ft (122.9 sq m)
2	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	638 sq ft (59.2 sq m)	698 sq ft (64.9 sq m)	1433 sq ft (133.1 sq m)
3	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	641 sq ft (59.5 sq m)	555 sq ft (51.6 sq m)	1292 sq ft (120.1 sq m)
4	67 sq ft (6.2 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	641 sq ft (59.5 sq m)	691 sq ft (64.2 sq m)	1428 sq ft (132.7 sq m)
5	43 sq ft (4.0 sq m)	563 sq ft (52.3 sq m)	96 sq ft (9.0 sq m)	653 sq ft (60.6 sq m)	697 sq ft (64.7 sq m)	1446 sq ft (134.3 sq m)
6	67 sq ft (6.2 sq m)	563 sq ft (52.3 sq m)	96 sq ft (8.9 sq m)	653 sq ft (60.6 sq m)	697 sq ft (64.7 sq m)	1446 sq ft (134.3 sq m)
7	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	641 sq ft (59.5 sq m)	691 sq ft (64.2 sq m)	1428 sq ft (132.7 sq m)
8	66 sq ft (6.1 sq m)	548 sq ft (50.9 sq m)	97 sq ft (9.0 sq m)	640 sq ft (59.5 sq m)	555 sq ft (51.6 sq m)	1292 sq ft (120.1 sq m)
9	63 sq ft (5.9 sq m)	548 sq ft (50.9 sq m)	96 sq ft (9.0 sq m)	638 sq ft (59.2 sq m)	698 sq ft (64.9 sq m)	1432 sq ft (133.1 sq m)
10	43 sq ft (4.0 sq m)	400 sq ft (37.2 sq m)	484 sq ft (44.9 sq m)	840 sq ft (78.0 sq m)		1323 sq ft (122.9 sq m)
11	95 sq ft (8.8 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	832 sq ft (77.3 sq m)		1429 sq ft (132.8 sq m)
12	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1428 sq ft (132.6 sq m)
13	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1428 sq ft (132.6 sq m)
14	93 sq ft (8.7 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	832 sq ft (77.3 sq m)		1429 sq ft (132.8 sq m)
15	95 sq ft (8.8 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	832 sq ft (77.3 sq m)		1429 sq ft (132.8 sq m)
16	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1428 sq ft (132.6 sq m)
17	95 sq ft (8.8 sq m)	361 sq ft (33.5 sq m)	597 sq ft (55.5 sq m)	830 sq ft (77.1 sq m)		1428 sq ft (132.6 sq m)
18	95 sq ft (8.8 sq m)	362 sq ft (33.6 sq m)	597 sq ft (55.5 sq m)	832 sq ft (77.3 sq m)		1429 sq ft (132.8 sq m)
TOTAL	**1,366 sq ft** (127 sq m)	**8,105 sq ft** (753 sq m)	**6,516 sq ft** (605 sq m)	**13,471 sq ft** (1252 sq m)	**5,283 sq ft** (491 sq m)	**25,271 sq ft** (2,348 sq m)

UNIT TYPE A (CONVERTABLE UNIT)

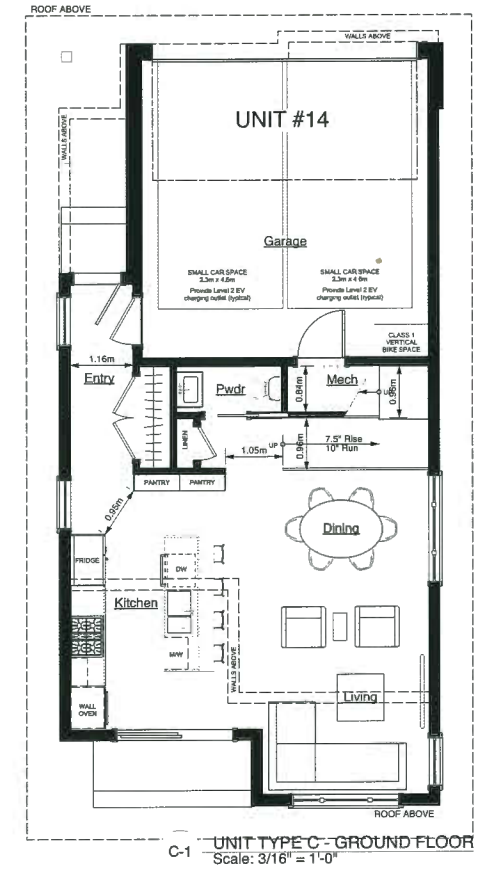


A-1 UNIT TYPE A - GROUND FLOOR
Scale: 3/16" = 1'-0"

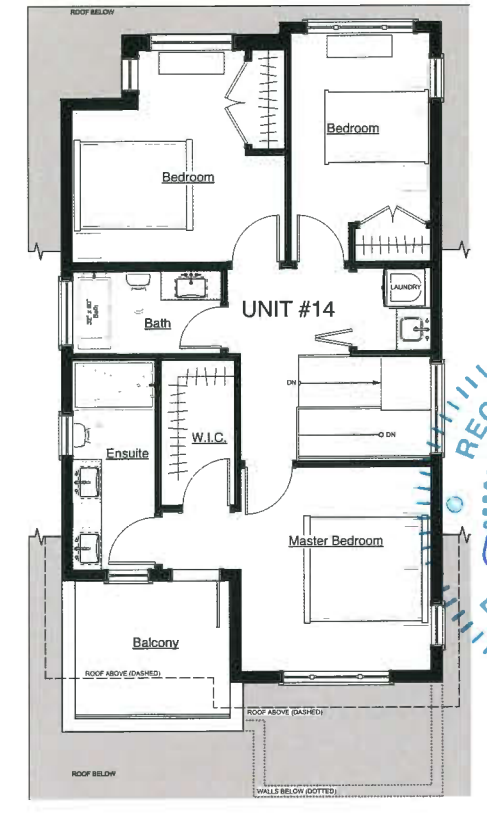


A-2 UNIT TYPE A - SECOND FLOOR
Scale: 3/16" = 1'-0"

UNIT TYPE C



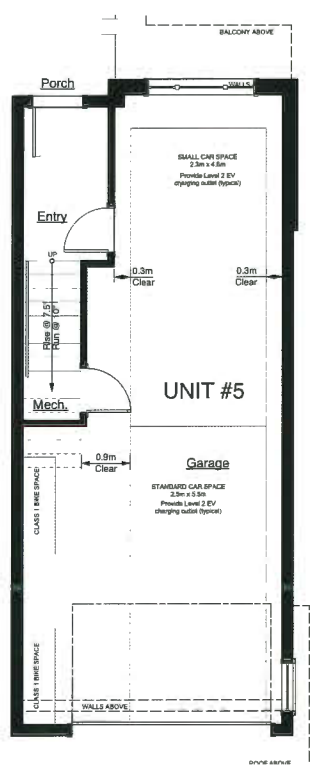
C-1 UNIT TYPE C - GROUND FLOOR
Scale: 3/16" = 1'-0"



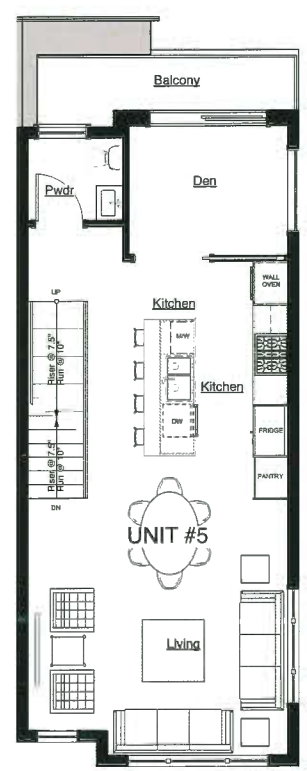
C-2 UNIT TYPE C - SECOND FLOOR
Scale: 3/16" = 1'-0"

UNIT TYPE B

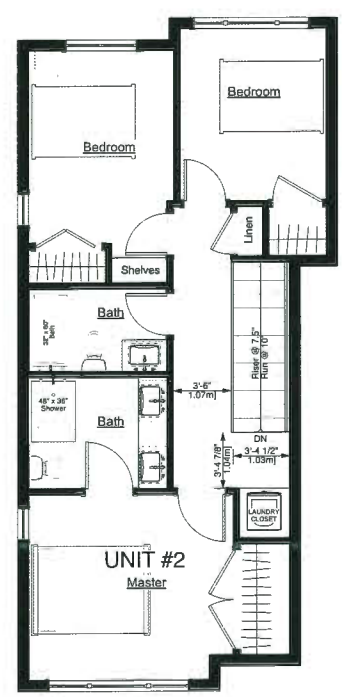
(4 DIFFERENT TYPES OF THE THIRD FLOOR OF UNIT B
GROUND AND SECOND FLOORS REMAIN THE SAME IN ALL)



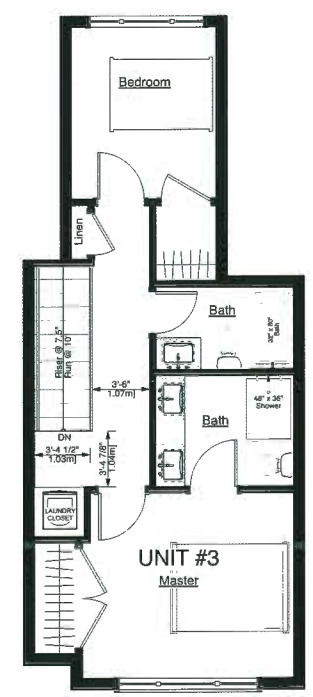
B-1 UNIT TYPE B1 - GROUND FLOOR
Scale: 3/16" = 1'-0"



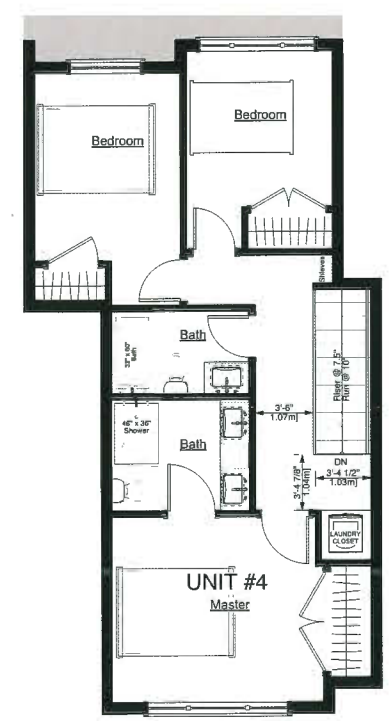
B-2 UNIT TYPE B1 - SECOND FLOOR
Scale: 3/16" = 1'-0"



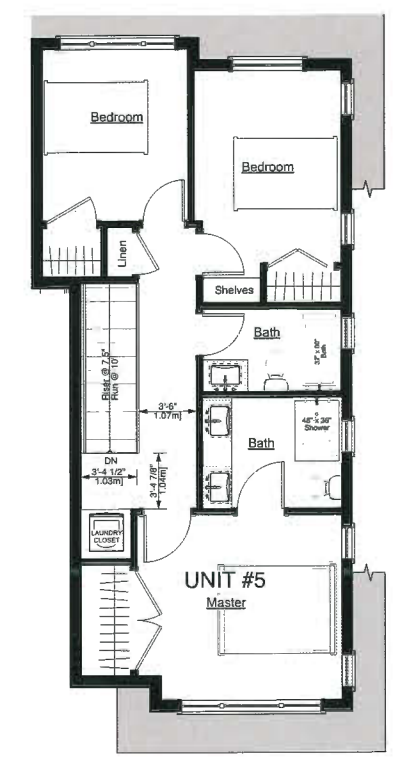
B-3(a) UNIT TYPE B(a) - THIRD FLOOR
Scale: 3/16" = 1'-0"



B-3(b) UNIT TYPE B(b) - THIRD FLOOR
Scale: 3/16" = 1'-0"



B-3(c) UNIT TYPE B(c) - THIRD FLOOR
Scale: 3/16" = 1'-0"



B-3(d) UNIT TYPE B(d) - THIRD FLOOR
Scale: 3/16" = 1'-0"

PLAN 14

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-18

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 3/16"=1'-0"

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

UNIT TYPES

DRAWING TITLE

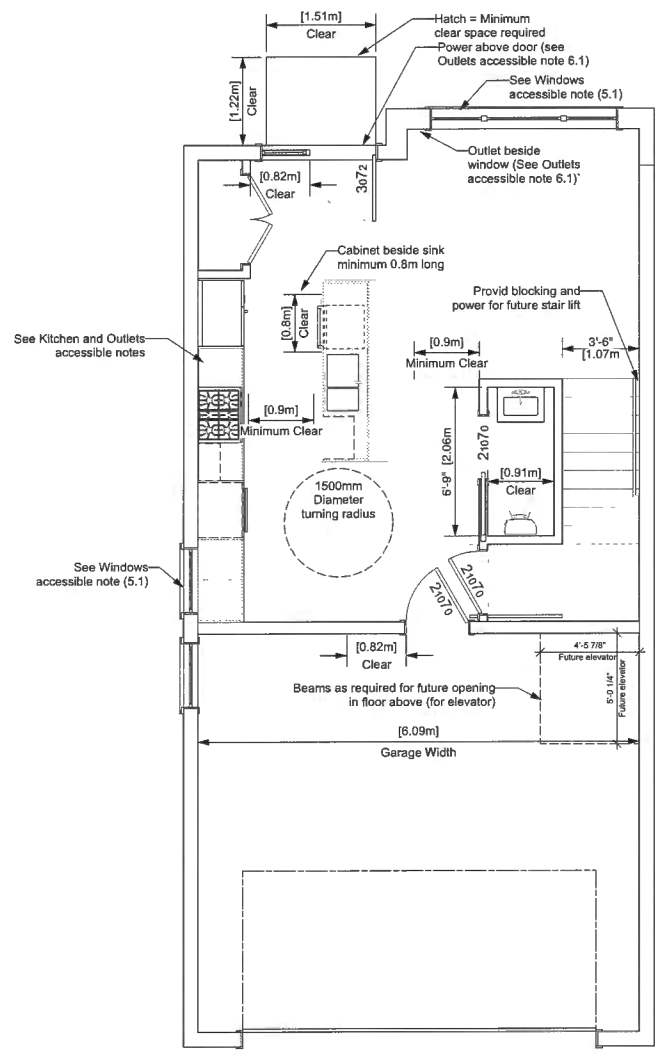
A1.8

DRAWING NUMBER REVISION

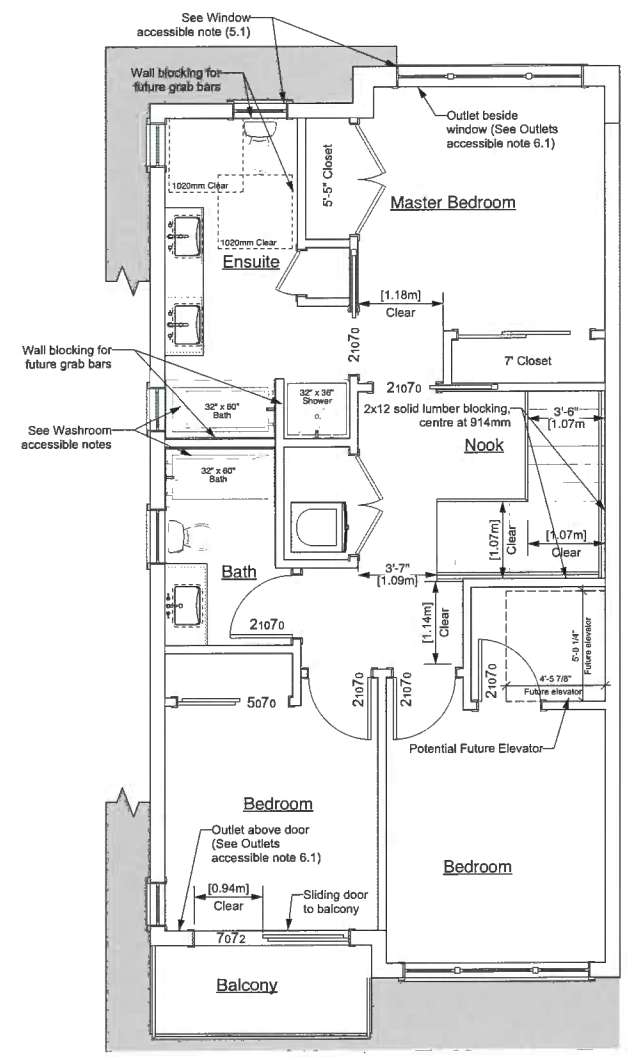
REGISTERED ARCHITECT ERIC JOSEPH STINE BRITISH COLUMBIA

DEC 04 2019

UNIT TYPE A (CONVERTABLE UNIT)



1 UNIT 1 - GROUND FLOOR
Scale: 1/4" = 1'-0"



2 UNIT 1 - SECOND FLOOR
Scale: 1/4" = 1'-0"

ACCESSIBLE (CONVERTIBLE) UNITS 1 & 10

Doors & Doorways

1.1 All interior thresholds within the unit to comply to BCBC 2018 where the threshold is not flush with the floor, the threshold shall be not more than 13mm, and where it is higher than 6mm shall be beveled to a slope no steeper than 1 in 2

1.2 All door handles to be lever type

1.3 All interior doors minimum 2'-10" leaf

Vertical Circulation

2.1 Staircase width, framing support and landings to accommodate future stair lift (by Acron Stairlifts Caneda - or similar)

2.2 Floor joists structured to allow for future elevator from garage to second floor

Bathrooms

3.1 Master Ensuite
- Install 2x12 blocking for future grab bars at toilet and shower
- Cabinets below sink to be easily removable
- Pressure and temperature control valves on shower faucet

3.2 All bathrooms
- lever type handles for all plumbing fixtures

Kitchen

4.1 Plumbing and gas pipes (in-wall and in-floor) below sink, stove, and cabinet adjacent to sink, to be no higher than 304mm to 355mm to the centre of the pipe from the floor level.

4.2 Cabinets below sink to be easily removable

4.3 Lever-type handles on all plumbing fixtures

Windows

5.1 Minimum one window that can be opened with a single hand (in master ensuite, kitchen and living room)

Outlets

6.1 electrical outlets to be provided beside windows, bottom of stairs, beside toilet, above external doors (outside and inside), on front face of kitchen counter, and within proximity of control centre for smart home options.

ALL UNITS ACCESSIBLE NOTES

Doors & Doorways

7.1 All door handles to be lever type

Plumbing & Washrooms

8.1 All plumbing fixtures to be lever type

8.2 • Install 2x12 blocking for future grab bars at ensuite toilet and shower

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

NOTE: UNITS 10 IS A MIRROR IMAGE OF UNIT 1

Dimensions are to face of drywall inside

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 3/16"=1'-0"

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

CONVERTIBLE UNITS

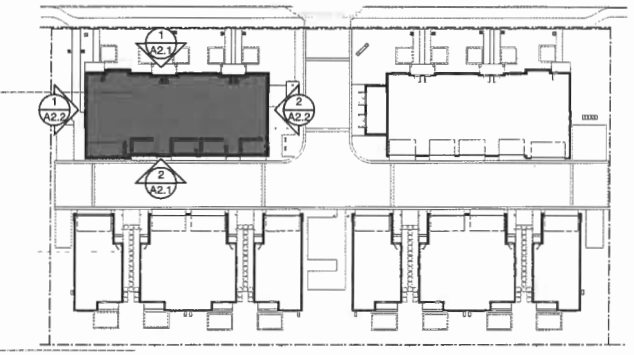
DRAWING TITLE

A1.9

DRAWING NUMBER REVISION

PLAN 15

1 (FRONT) NORTH ELEVATION
Scale: 1:50



3 MAIN FLOOR KEY PLAN
A2.1 Scale: 1:500

EXTERIOR FINISHES

1 ASPHALT ROOFING SHINGLES
2 ALUMINUM GUTTER
3 PLANK CLADDING
4 BOARD & BATTEN CLADDING
5 BRICK CLADDING
6 PAINTED TRIM & FASCIA BOARDS
7 PAINTED WOOD BRACKETS
8 VINYL WINDOWS
TRUE DIVIDE LITES AND BALANCED SASHES
9 EXTERIOR DOORS
10 METAL AND GLASS RAILINGS
11 WOOD COLUMNS
12 GARAGE DOORS
13 RAIN WATER LEADER

2 (REAR) SOUTH ELEVATION
Scale: 1:50

NOTE: UNITS 6-10 ARE MIRROR IMAGE

PLAN 16

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

DEC 04 2019

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101
DRAWN JS DATE JULY 2018
SCALE 1:50

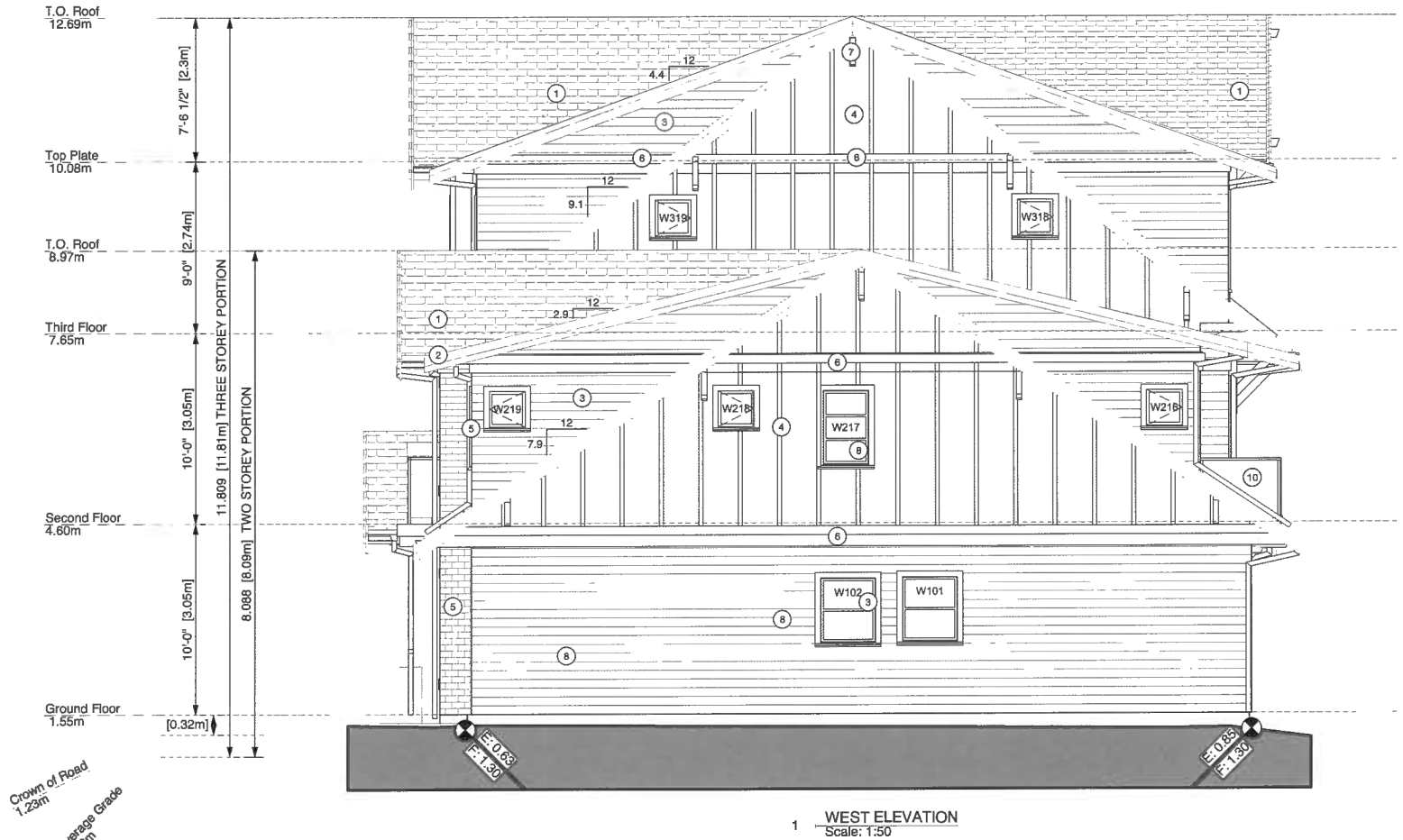
NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road
JOB DESCRIPTION

JOB NUMBER

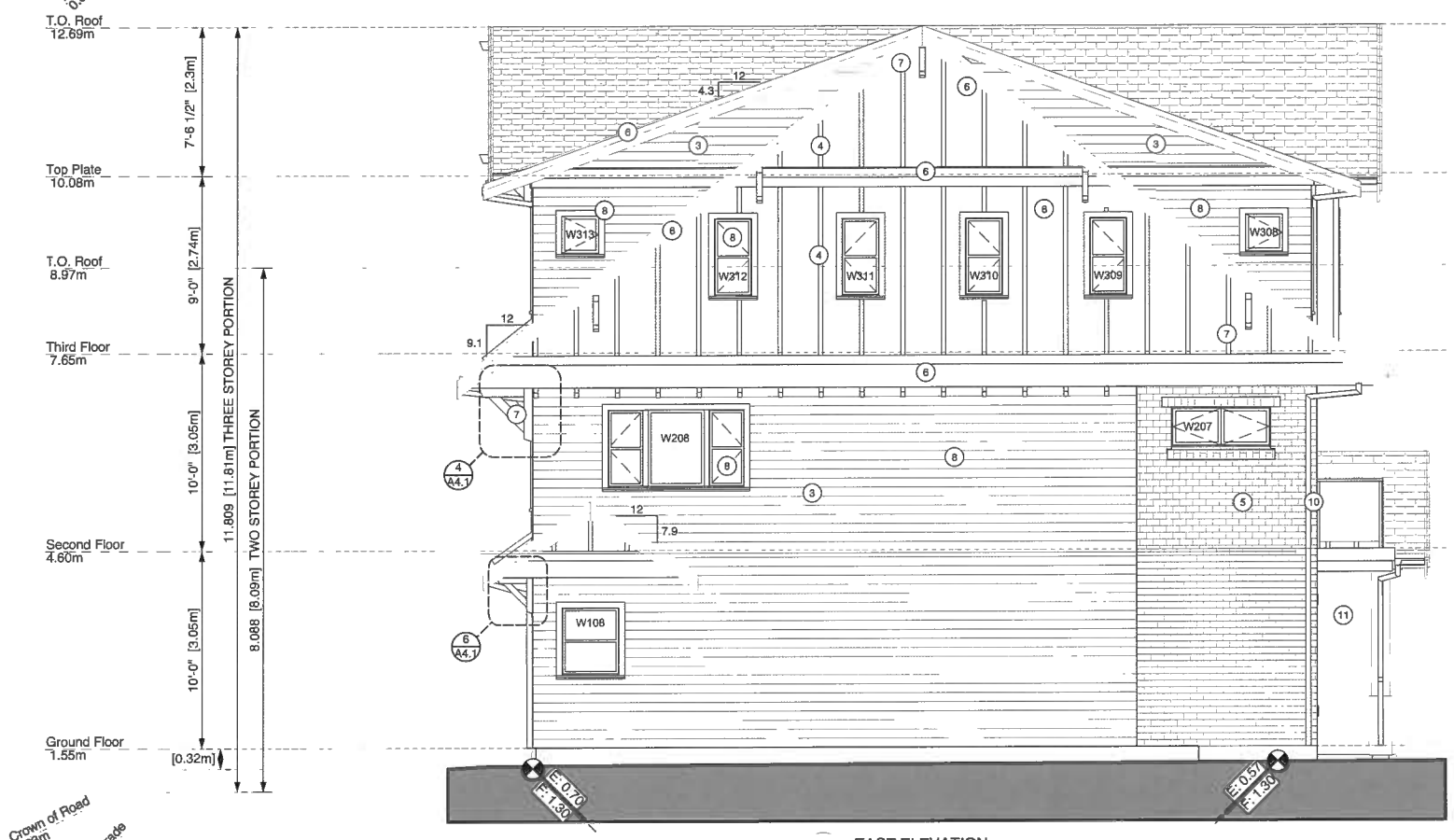
UNITS 1-5 - ELEVATIONS
DRAWING TITLE

A2.1
DRAWING NUMBER REVISION

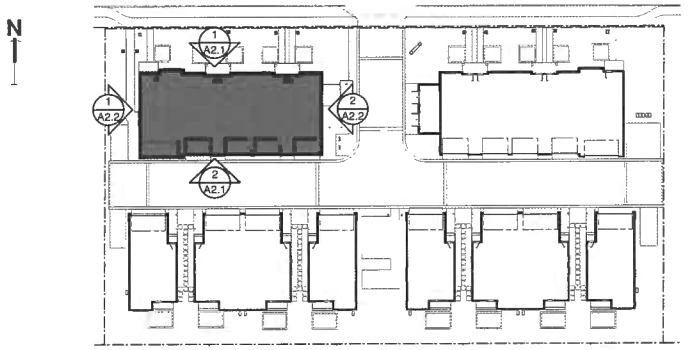
REGISTERED ARCHITECT ERIC JOSEPH STINE BRITISH COLUMBIA



1 WEST ELEVATION
Scale: 1:50



2 EAST ELEVATION
Scale: 1:50



3 MAIN FLOOR KEY PLAN
A2.2 Scale: 1:500

EXTERIOR FINISHES

1 ASPHALT ROOFING SHINGLES
2 ALUMINUM GUTTER
3 PLANK CLADDING
4 BOARD & BATTEN CLADDING
5 BRICK CLADDING
6 PAINTED TRIM & FASCIA BOARDS
7 PAINTED WOOD BRACKETS
8 VINYL WINDOWS
TRUE DIVIDE LITES AND BALANCED SASHES
9 EXTERIOR DOORS
10 METAL AND GLASS RAILINGS
11 WOOD COLUMNS
12 GARAGE DOORS
13 RAINWATER LEADER

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

NO.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR OP	19-06-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-854101
DRAWN JS DATE JULY 2018
SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road
JOB DESCRIPTION
JOB NUMBER

UNITS 1-5 - ELEVATIONS
DRAWING TITLE

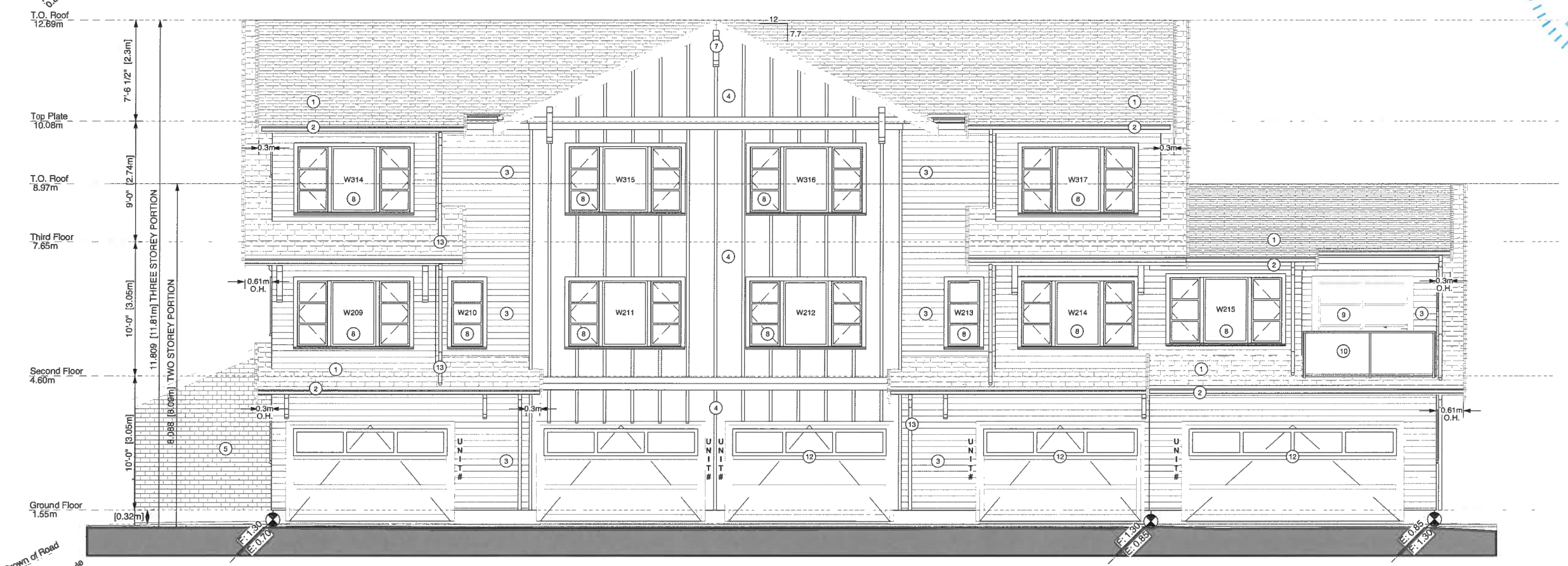
A2.2
DRAWING NUMBER REVISION

NOTE: UNITS 6-10 ARE MIRROR IMAGE

0.5m 1m 2m 5m
1'-0" 2'-0" 5'-0" 10'-0" 20'-0"

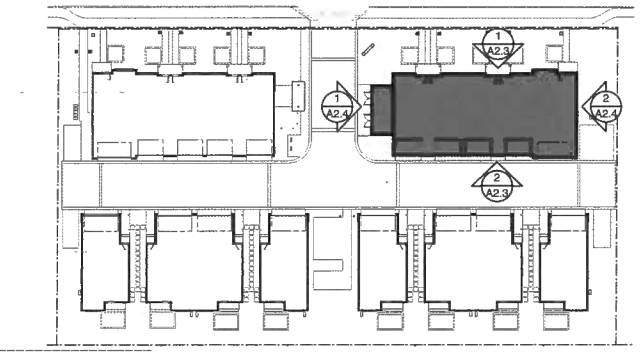
PLAN 17

1 (FRONT) NORTH ELEVATION
Scale: 1:50



2 (REAR) SOUTH ELEVATION
Scale: 1:50

PLAN 18



3 MAIN FLOOR KEY PLAN
A2.3 Scale: 1:500

EXTERIOR FINISHES

1 ASPHALT ROOFING SHINGLES
2 ALUMINUM GUTTER
3 PLANK CLADDING
4 BOARD & BATTEN CLADDING
5 BRICK CLADDING
6 PAINTED TRIM & FASCIA BOARDS
7 PAINTED WOOD BRACKETS
8 VINYL WINDOWS
TRUE DIVIDE LITES AND BALANCED SASHES
9 EXTERIOR DOORS
10 METAL AND GLASS RAILINGS
11 WOOD COLUMNS
12 GARAGE DOORS
13 RAIN WATER LEADER

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 20

NO.	ISSUE	DATE
A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

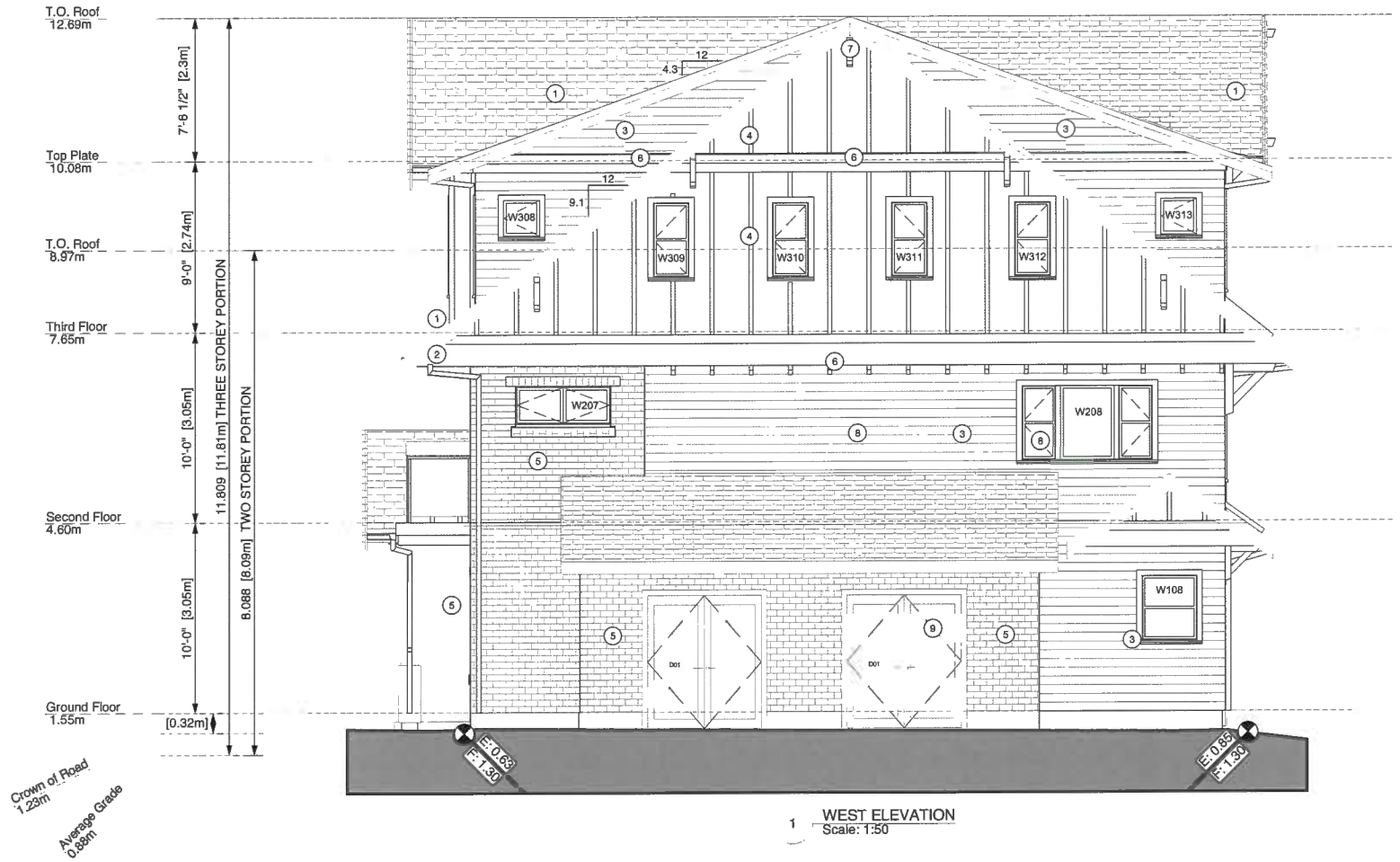
This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-854101
DRAWN JS DATE JULY 2018
SCALE 1:50

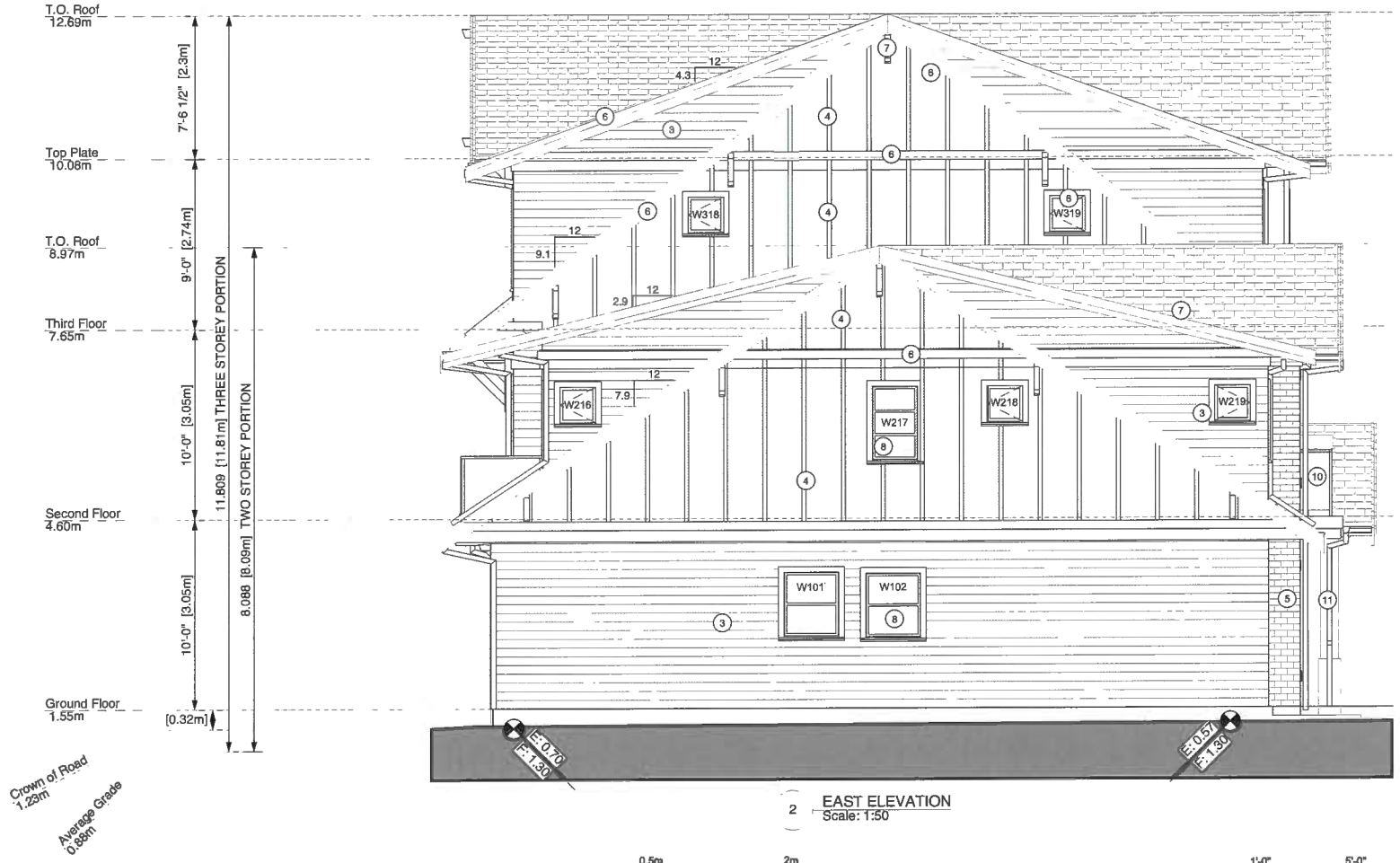
NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road
JOB DESCRIPTION
JOB NUMBER

UNITS 6-10 - ELEVATIONS
DRAWING TITLE

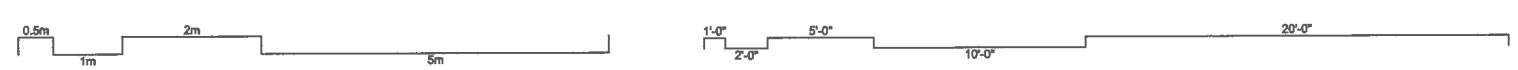
A2.3
DRAWING NUMBER REVISION



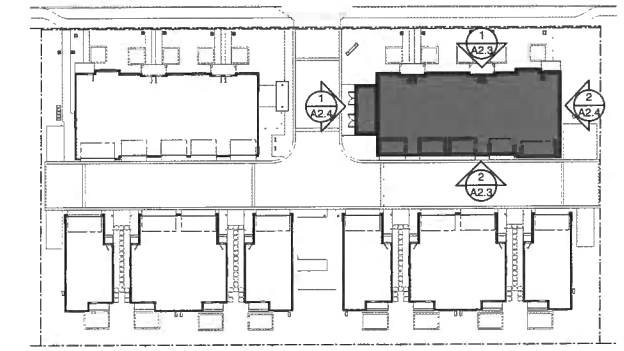
1 WEST ELEVATION
Scale: 1:50



2 EAST ELEVATION
Scale: 1:50



N



3 A2.4 MAIN FLOOR KEY PLAN
Scale: 1:500

EXTERIOR FINISHES

1 ASPHALT ROOFING SHINGLES
2 ALUMINUM GUTTER
3 PLANK CLADDING
4 BOARD & BATTEN CLADDING
5 BRICK CLADDING
6 PAINTED TRIM & FASCIA BOARDS
7 PAINTED WOOD BRACKETS
8 VINYL WINDOWS
TRUE DIVIDE LITES AND BALANCED SASHES
9 EXTERIOR DOORS
10 METAL AND GLASS RAILINGS
11 WOOD COLUMNS
12 GARAGE DOORS
13 RAIN WATER LEADER

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 04 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-15

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

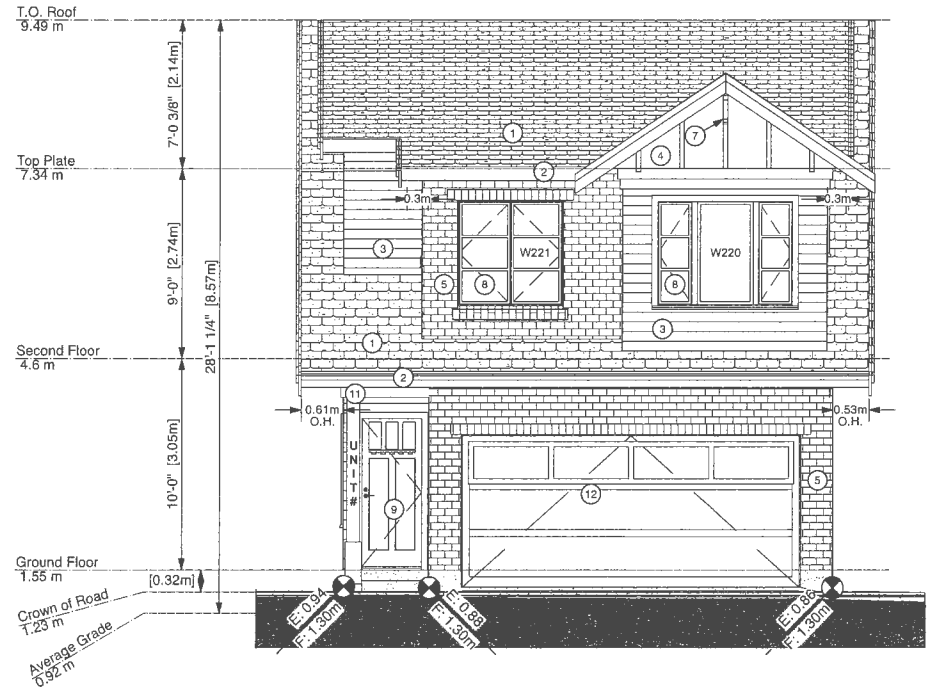
UNITS 6-10 - ELEVATIONS

DRAWING TITLE

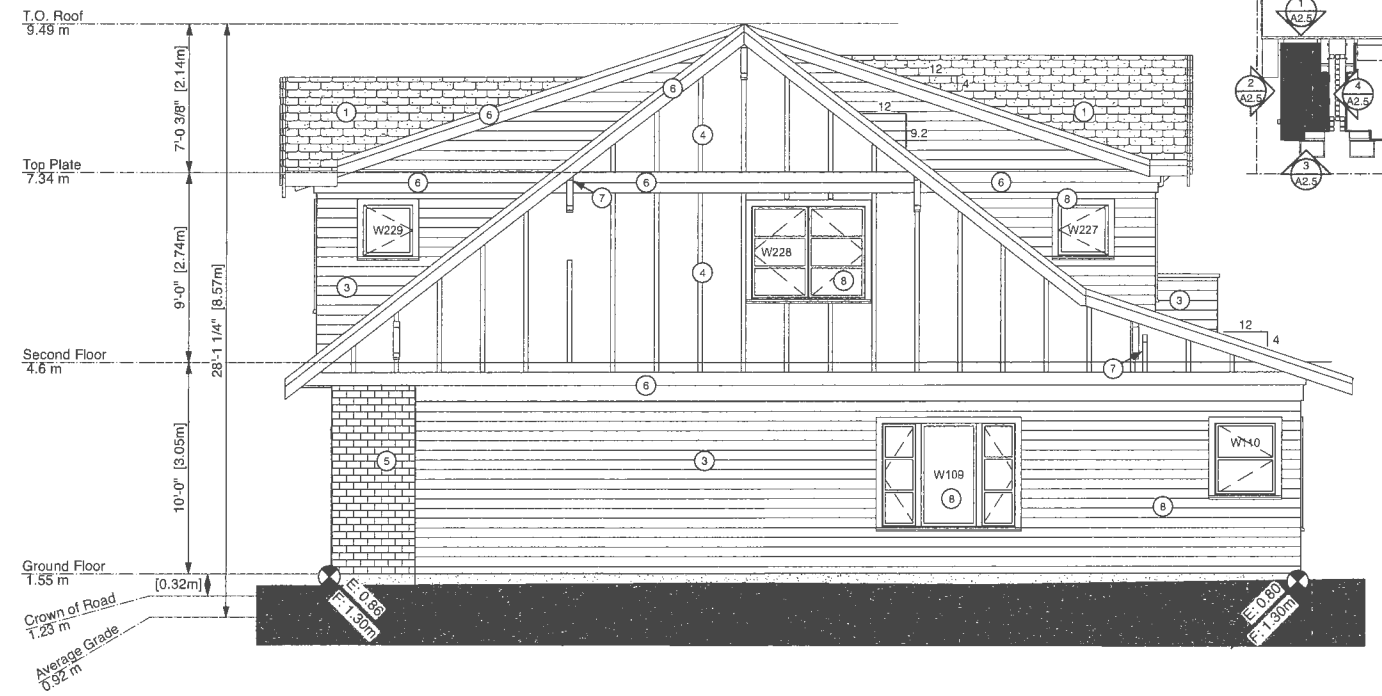
A2.4

DRAWING NUMBER REVISION

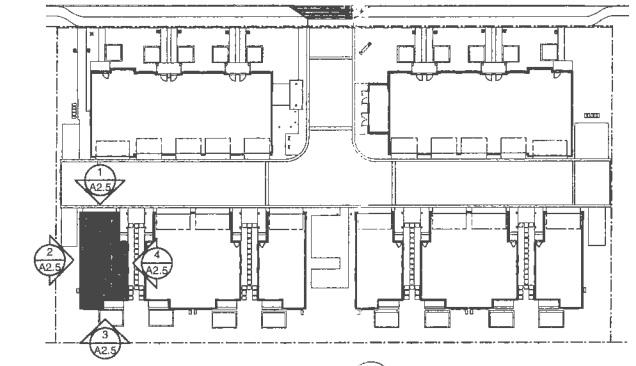
PLAN 19



1 UNIT 11 - NORTH ELEVATION
Scale: 1:50



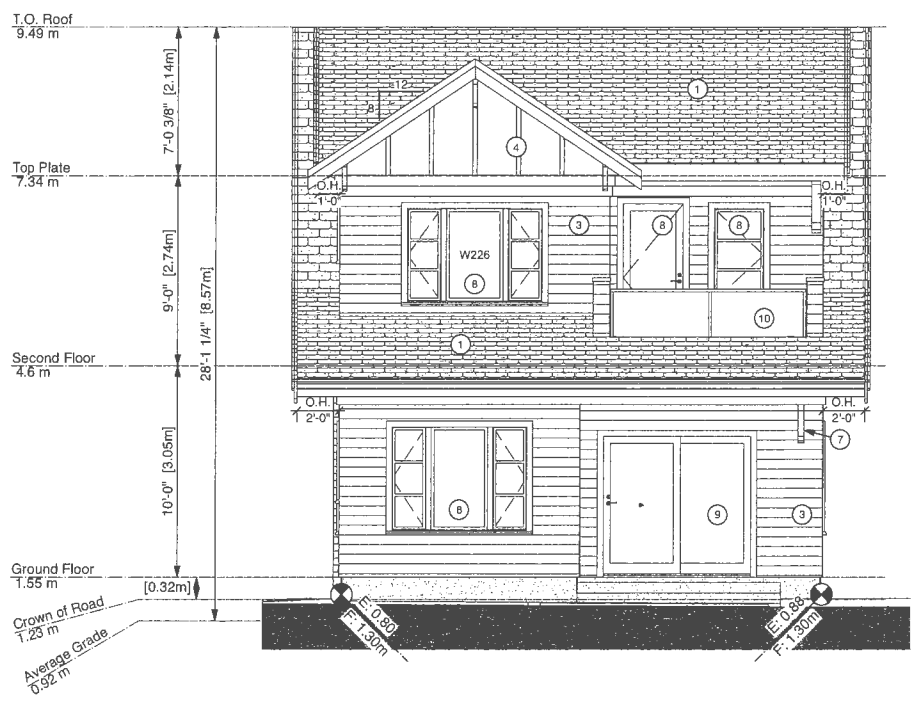
2 UNIT 11 - WEST SIDE
Scale: 1:50



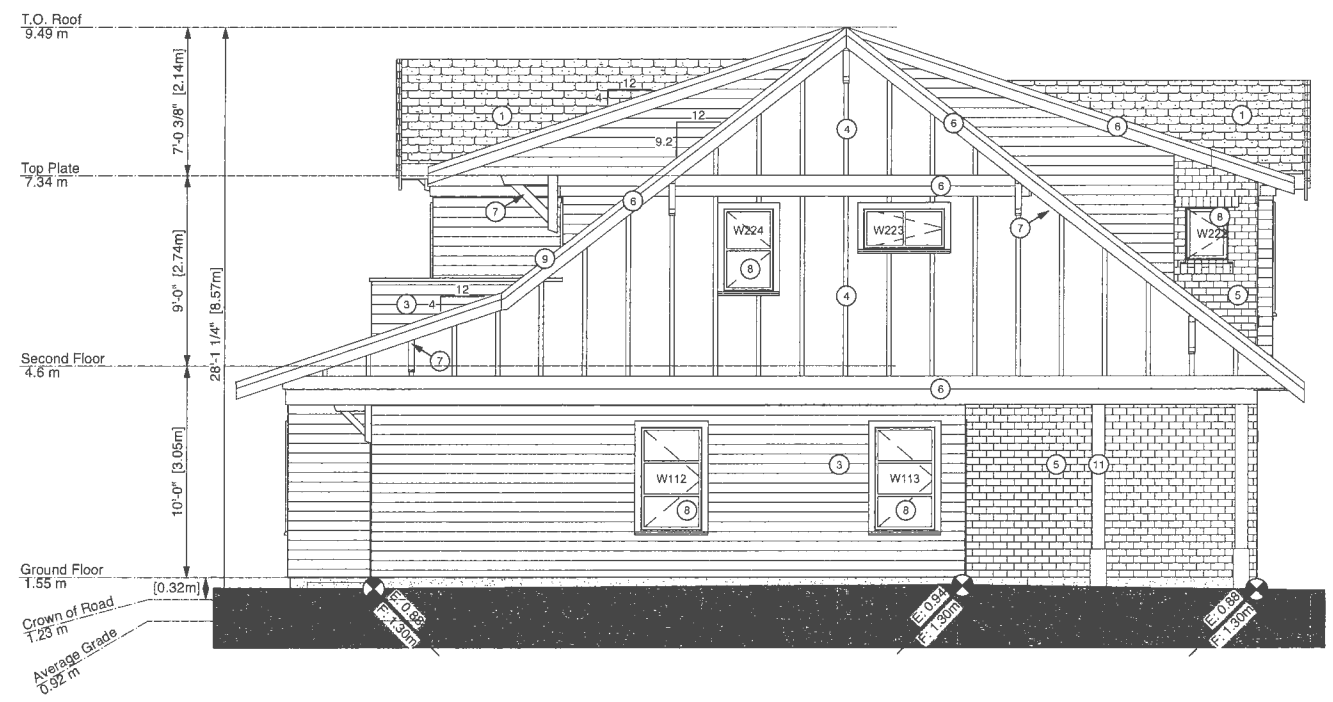
5 A2.5 MAIN FLOOR KEY PLAN
Scale: 1:500

EXTERIOR FINISHES

1 ASPHALT ROOFING SHINGLES
2 ALUMINUM GUTTER
3 PLANK CLADDING
4 BOARD & BATTEN CLADDING
5 BRICK CLADDING
6 PAINTED TRIM & FASCIA BOARDS
7 PAINTED WOOD BRACKETS
8 VINYL WINDOWS
TRUE DIVIDE LITES AND BALANCED SASHES
9 EXTERIOR DOORS
10 METAL AND GLASS RAILINGS
11 WOOD COLUMNS
12 GARAGE DOORS
13 RAIN WATER LEADER



3 UNIT 11 - SOUTH ELEVATION
Scale: 1:50



4 UNIT 11 - EAST SIDE (ENTRY SIDE)
Scale: 1:50

NOTE: UNIT 15 IS IDENTICAL, UNITS 14 & 18 ARE MIRROR IMAGES OF UNIT 11

0.5m 1m 2m 5m

1'-0" 2'-0" 5'-0" 10'-0" 20'-0"

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 19 2019

A	REVISED FOR REZONING	18-11-28
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

No.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the stamp of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PROJECT NUMBER DP-2019-864101
DRAWN JS DATE JULY 2018
SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

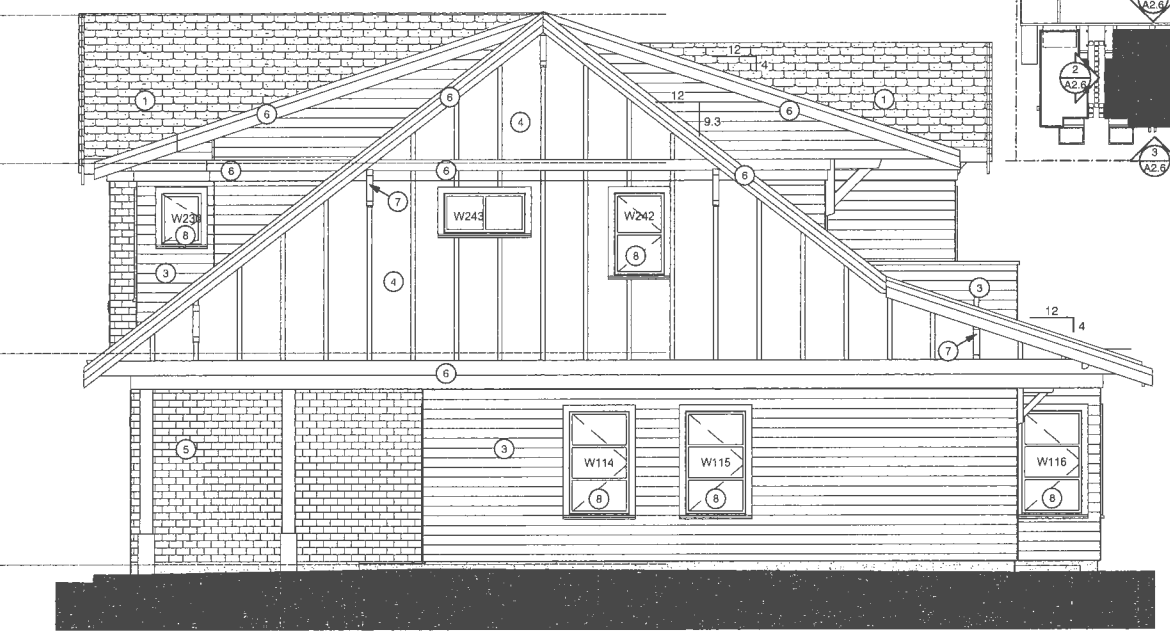
UNIT 11 ELEVATIONS

DRAWING TITLE

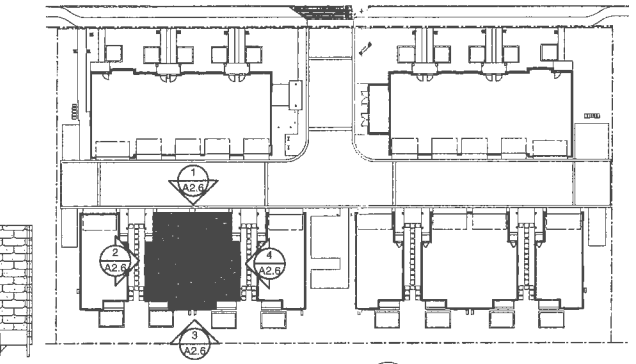
A2.5
DRAWING NUMBER REVISION

PLAN 20

1 UNITS 12-13 - NORTH ELEVATION (GARAGE / ENTRY)
Scale: 1:50



2 UNITS 12-13 - WEST ELEVATION
Scale: 1:50

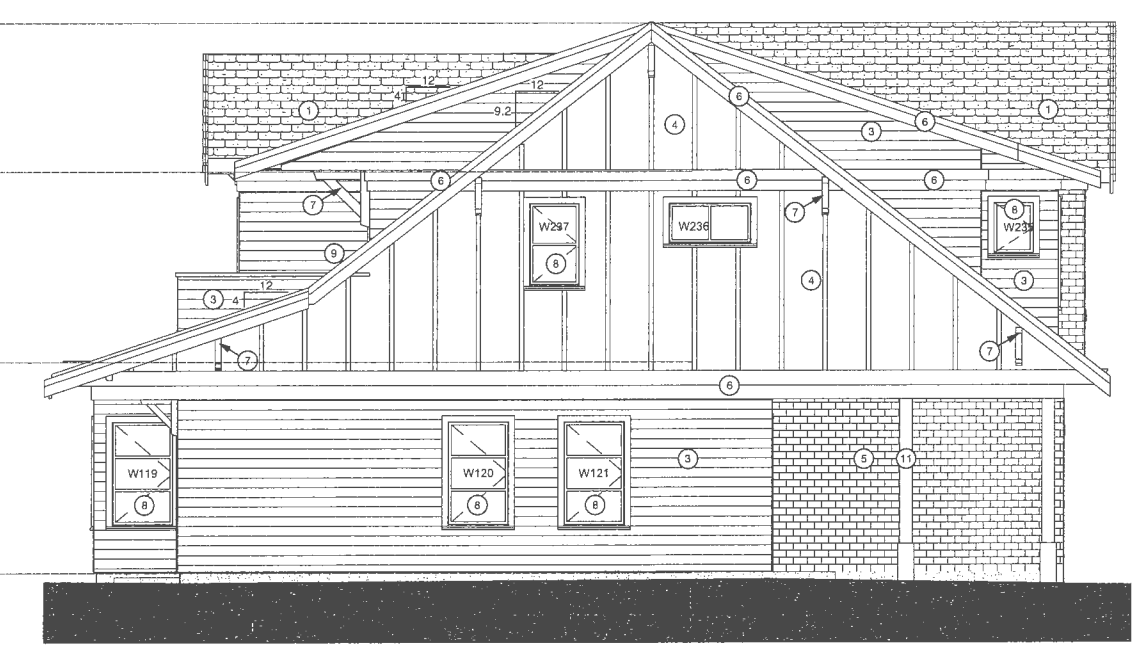


5 A2.6 MAIN FLOOR KEY PLAN
Scale: 1:500

EXTERIOR FINISHES

1 ASPHALT ROOFING SHINGLES
2 ALUMINUM GUTTER
3 PLANK CLADDING
4 BOARD & BATTEN CLADDING
5 BRICK CLADDING
6 PAINTED TRIM & FASCIA BOARDS
7 PAINTED WOOD BRACKETS
8 VINYL WINDOWS
TRUE DIVIDE LITES AND BALANCED SASHES
9 EXTERIOR DOORS
10 METAL AND GLASS RAILINGS
11 WOOD COLUMNS
12 GARAGE DOORS
13 RAIN WATER LEADER

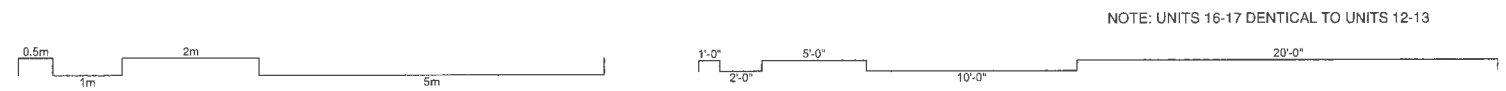
3 UNITS 12-13 - SOUTH ELEVATION (REAR)
Scale: 1:50



4 UNITS 12-13 - EAST SIDE
Scale: 1:50

PLAN 21

NOTE: UNITS 16-17 DENTICAL TO UNITS 12-13



REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA
DEC 19 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-28
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and infers the design carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose

PROJECT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1:50

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

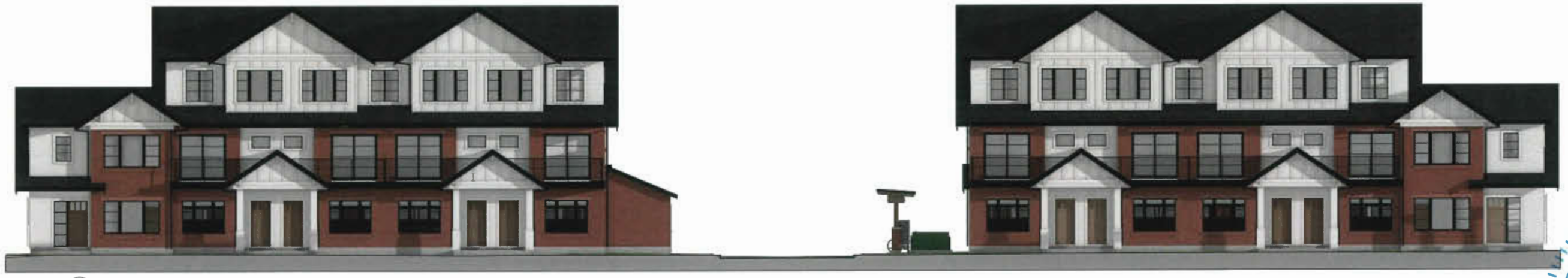
JOB NUMBER

UNITS 12-13 ELEVATIONS

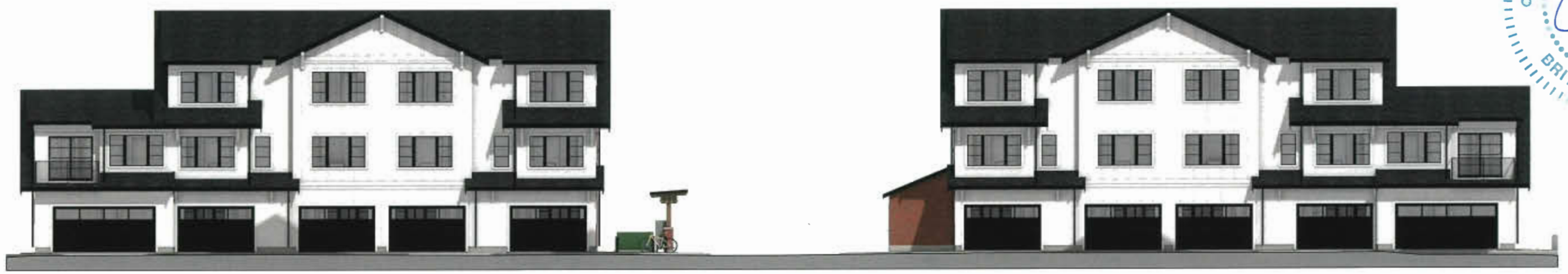
DRAWING TITLE

A2.6

DRAWING NUMBER REVISION

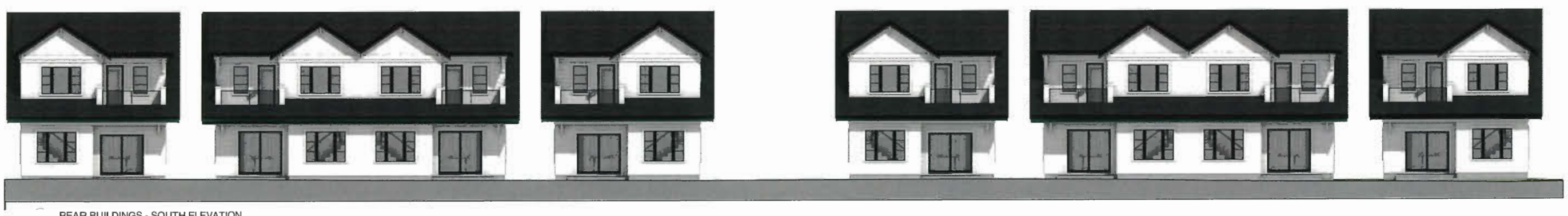


1 FRONT BUILDING - NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 FRONT BUILDING - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

3 REAR BUILDINGS - NORTH ELEVATION
Scale: 1/8" = 1'-0"



4 REAR BUILDINGS - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

PLAN 22

0.5m 2m 10m 20'-0"
1m 5m 0'-0" 50'-0"

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 0 4 2019

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO.	ISSUE	DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE 1/8"=1'-0"

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

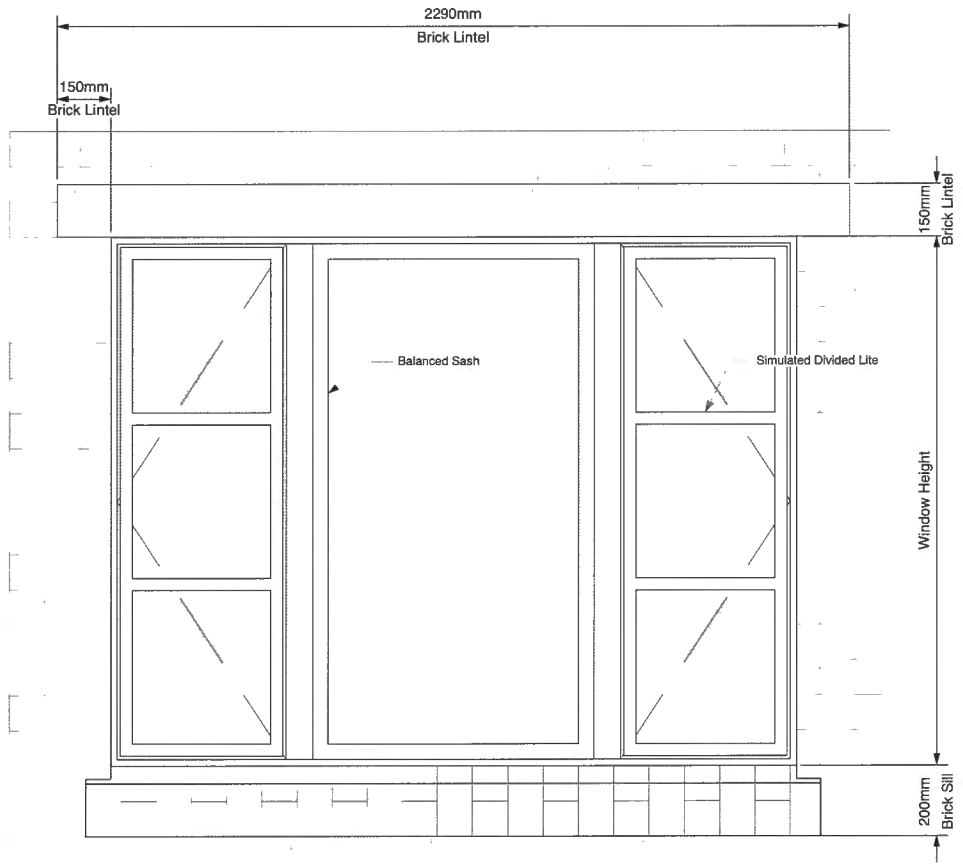
JOB NUMBER

COLOURED ELEVATIONS

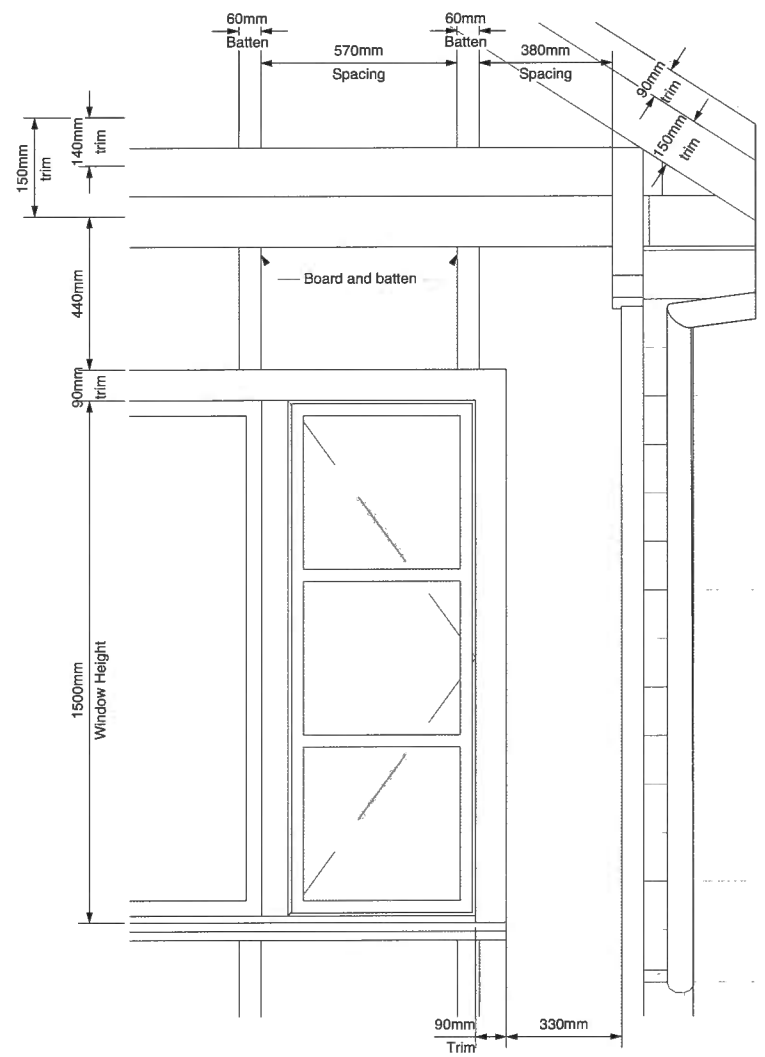
DRAWING TITLE

A2.7

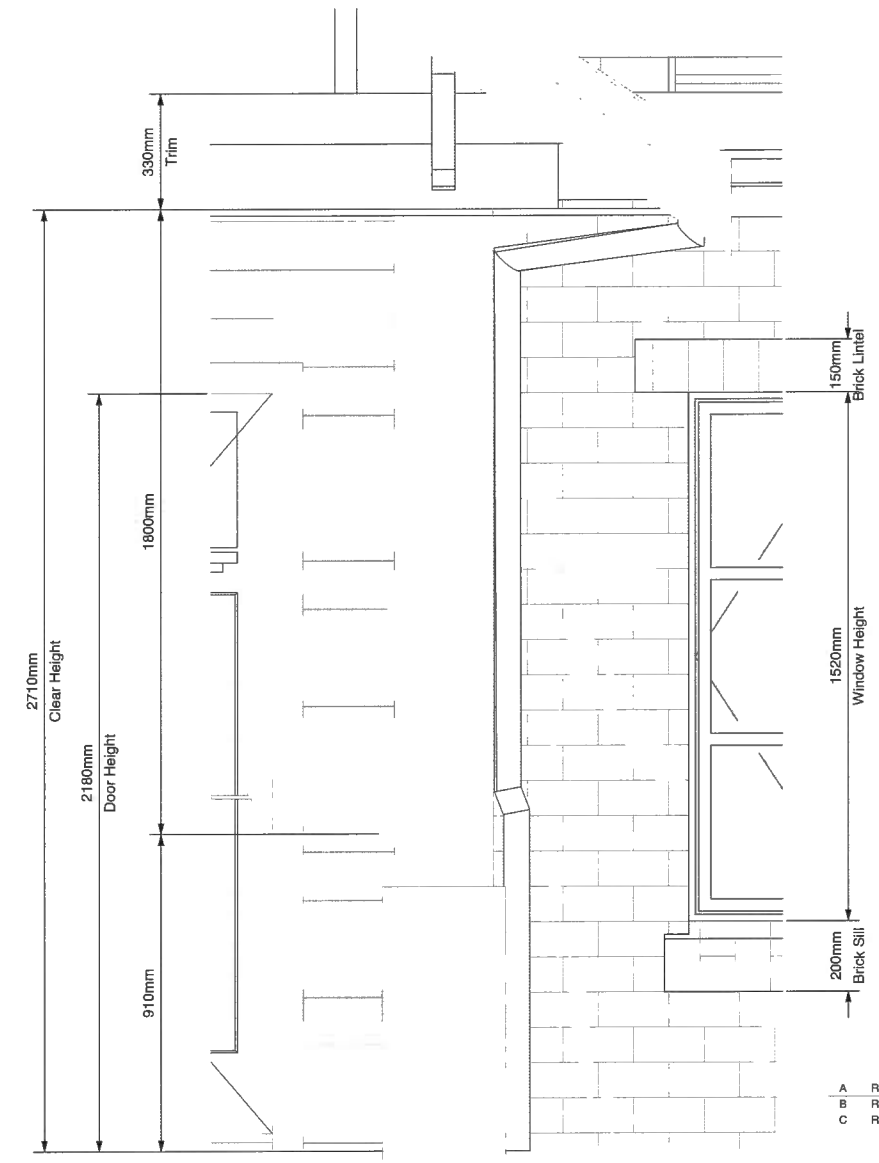
DRAWING NUMBER REVISION



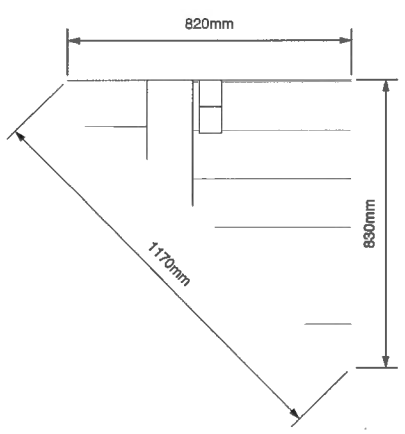
1 WINDOW/LINTEL DETAIL
Scale: 1:10



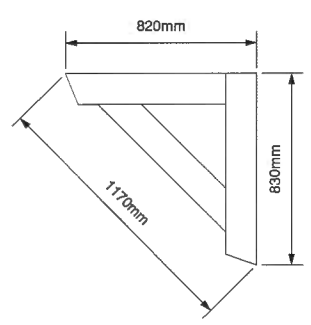
2 WINDOW & TRIM ON BATTEN DETAIL
Scale: 1:10



3 (FRONT) NORTH ELEVATION
Scale: 1:10



4 BRACKET DETAIL
Scale: 1:10



5 BRACKET DETAIL
Scale: 1:10

A	REVISED FOR REZONING	18-11-29
B	REVISED FOR DP	19-08-19
C	REVISED FOR DP	19-11-26
4	ISSUED FOR DP	19-06-07
3	FOR REZONING	18-9-16

NO. ISSUE DATE

ERIC STINE
ARCHITECT INC
1 - 1864 W.1ST AVE.
VANCOUVER, BC
CANADA V6J 1G5
TEL: (604) 732-4545
FAX: (604) 736-9493

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the permission of the architect, and unless the drawing carries the name of the architect. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of the architect. Written dimensions on this drawing shall have precedence over scaled dimensions. This Drawing is not to be used for construction purposes until signed & sealed or specifically issued for that purpose.

PERMIT NUMBER DP-2019-864101

DRAWN JS DATE JULY 2018

SCALE As Noted

NEW TOWNHOUSES
REZONING
AT
8600 / 8660 Francis Road

JOB DESCRIPTION

JOB NUMBER

DETAILS

DRAWING TITLE

A4.1

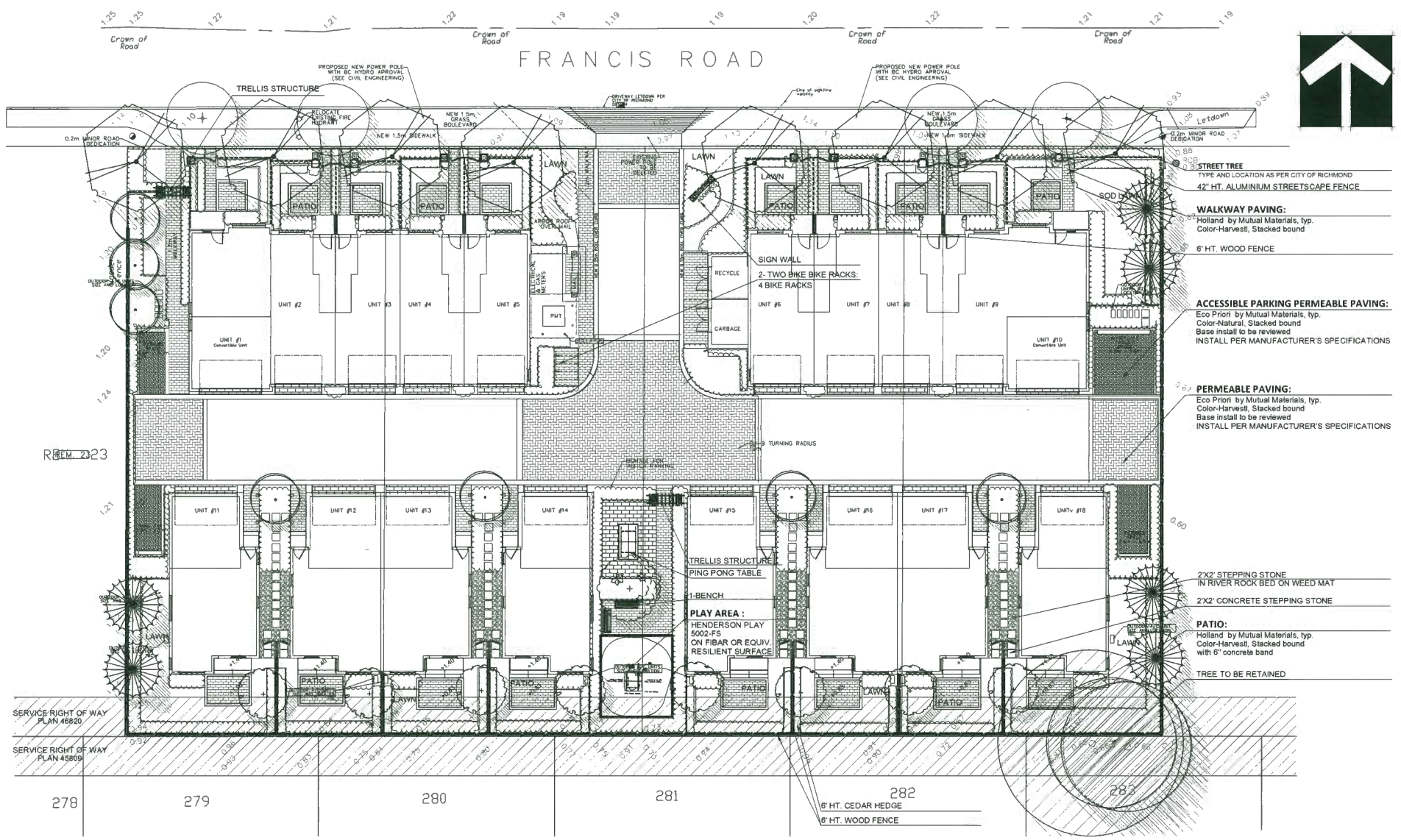
DRAWING NUMBER REVISION

REGISTERED ARCHITECT
ERIC JOSEPH STINE
BRITISH COLUMBIA

DEC 0 4 2019

PLAN 23

DP 19-864104



FURNITURE

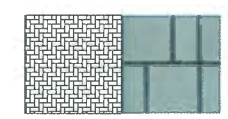
MAGLIN Bike Rack, MBR500-S
METAL-MATTE FINISH;
BLACK COLOR, POWDER COATED
MOUNTED ON SLAB MANUFACTURER SPECIFICATIONS

MAGLIN Bench, MLB510
METAL-MATTE FINISH;
BLACK COLOR, POWDER COATED
MOUNTED ON SLAB MANUFACTURER SPECIFICATIONS

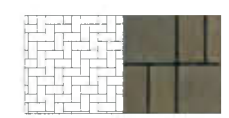
Henderson Protecting Playground Fun
PlayTots; Model PT5002
Ph.: 1-800-265-5462 ext.302

PING PONG TABLE

PAVER

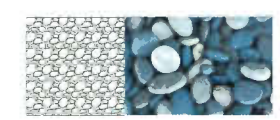


Eco Priori by Mutual Materials, typ.
Color-Natural, Stacked bound



Eco Priori by Mutual Materials, typ.
Color-Harvestl, Stacked bound

Holland by Mutual Materials, typ.
Color-Harvest, Stacked bound



River rock

Holland by Mutual Materials, typ.
Color-Charcoal, Stacked bound

PLANT SCHEDULE-STREET TREE ONLY

PMG PROJECT NUMBER: 18-139

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	STREET TREE TYPE AND LOCATION BY CITY OF RICHMOND		6CM CAL, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

PMG PROJECT NUMBER: 18-139

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	10CM CAL; 2M STD; B&B
	1	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	8	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	8CM CAL; 2M STD; B&B
	6	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B
	7	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	11CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape areas to be irrigated with automatically installation to I.I.A.B.C. Standards, latest edition.

PLAN 24

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.06	REVISION AS PER CITY COMMENTS	DD
8	19.NOV.26	NEW SITE PLAN	DD
7	19.NOV.21	NEW CIVIL PLAN	DD
6	19.OCT.29	REVISION AS PER CITY COMMENTS	DD
4	19.AUG.15	NEW SITE PLAN/ CITY COMMENTS	DD
3	19.JUN.7	ISSUED FOR DP	RJ
2	18.DEC.14	NEW SITE PLAN	RJ
1	18.OCT.01	NEW SITE PLAN	DD

CLIENT: MAVIC PROPERTIES LTD.

PROJECT:

18 UNIT TOWNHOUSE DEVELOPMENT

8600 - 8680 FRANCIS ROAD RICHMOND

DRAWING TITLE:

LANDSCAPE PLAN

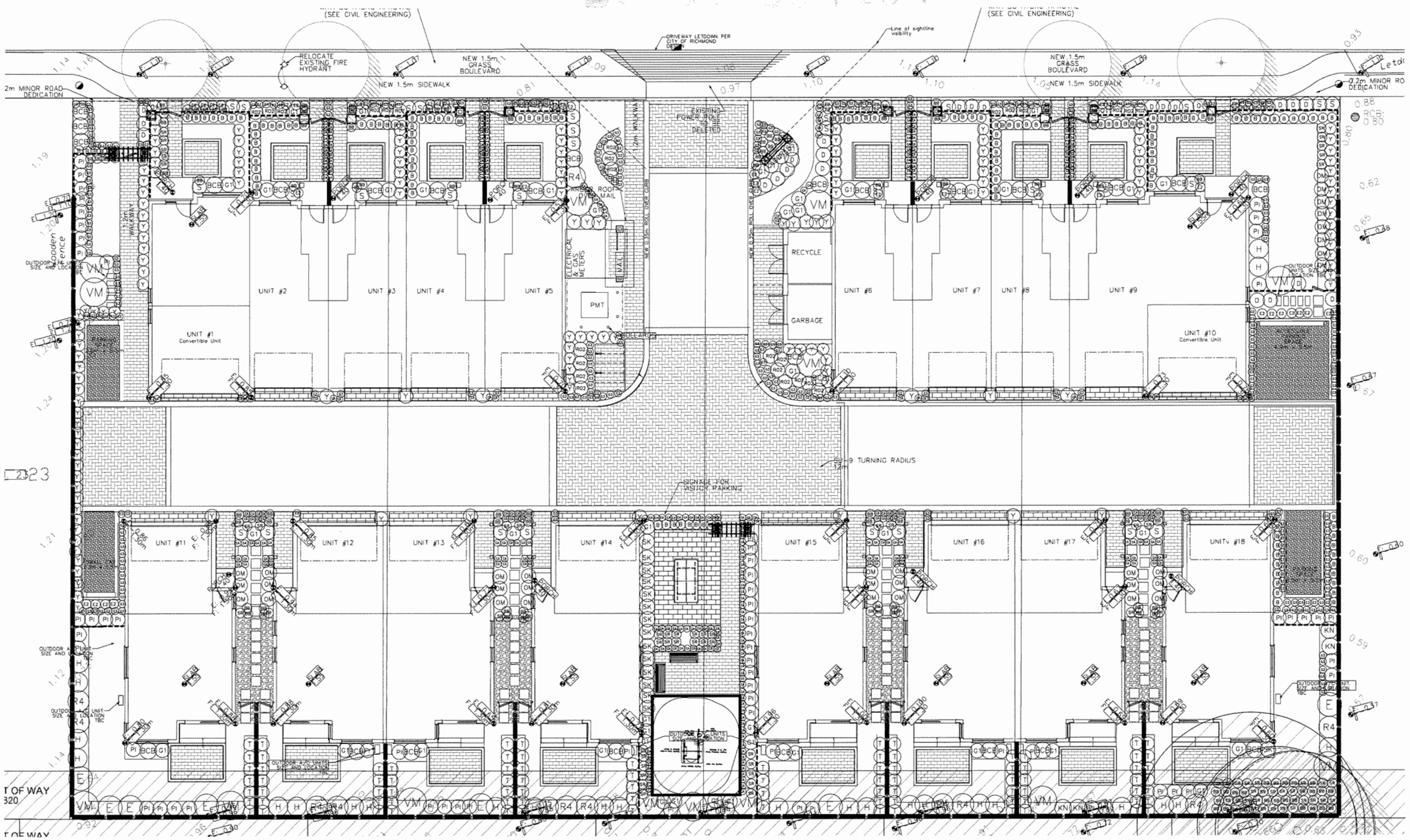
DATE: July 31, 2018
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER: **L1** OF 4

18139-9.ZIP

PMG PROJECT NUMBER: 18-139

DP 19-864104



PLANT SCHEDULE

PMG PROJECT NUMBER: 18-139

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BB	26	BERBERIS THUNGBERGII 'MONOMB'	CHERRY BOMB BARBERRY	#2 POT
BCB	137	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT: 25CM
CB	7	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT: 50CM
HH	26	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT: 80CM
PI	66	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT: 50CM
RO	11	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#3 POT: 50CM
RO2	35	RHODODENDRON ELIZABETH	SCARLET DWARF RHODODENDRON	#2 POT: 40CM
R4	4	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
SK	15	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT: 30CM
SK2	81	SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT
SP	31	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT: 40CM
TT	148	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
TO	87	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT: B&B
VD	23	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT: 30CM
VP	14	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT: B&B
GRASS				
CK	315	CAREX COLICHOSTACHYA 'KAGA NISHIKI'	GOLD FOUNTAINS SEDGE	#1 POT: FULL
MS	49	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#2 POT
PM	299	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT: HEAVY
PERENNIAL				
BG	105	BERGENIA GRANDIFOLIA	HEARTLEAF BERGENIA	15CM POT
OS	32	MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT
GROUND COVER				
EM	46	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS SILVER VARIEGATED	#1 POT: 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape areas to be irrigated with automatically installation to I.I.A.B.C. Standards, latest edition.

PLAN 25

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.06	REVISION AS PER CITY COMMENTS	DD
8	19.NOV.26	NEW SITE PLAN	DD
7	19.NOV.21	NEW CIVIL PLAN	DD
6	19.OCT.29	REVISION AS PER CITY COMMENTS	DD
4	19.AUG.15	NEW SITE PLAN/ CITY COMMENTS	DD
3	19.JUN.7	ISSUED FOR DP	RJ
2	18.DEC.14	NEW SITE PLAN	RJ
1	18.OCT.01	NEW SITE PLAN	DD

CLIENT: MAVIC PROPERTIES LTD.

PROJECT:

18 UNIT TOWNHOUSE DEVELOPMENT

8600 - 8680 FRANCIS ROAD RICHMOND

DRAWING TITLE:

SHRUB AND GRADING PLAN

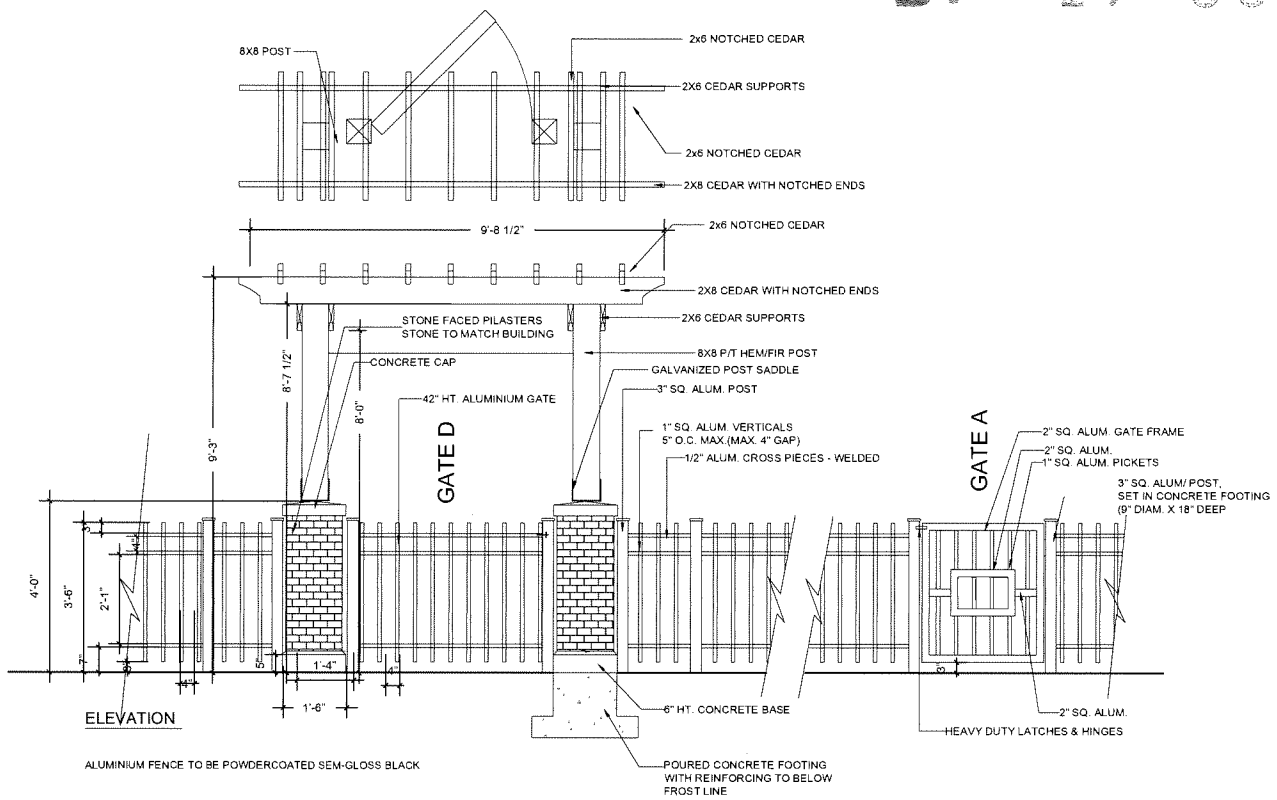
DATE: July 31, 2018
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER: **L2** OF 4

18139-9.ZIP

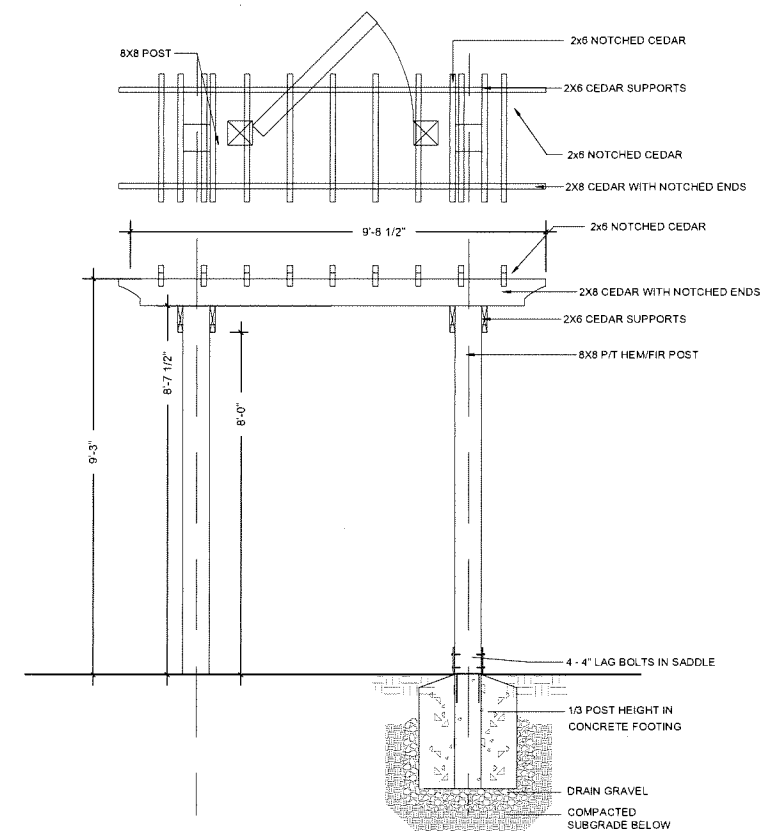
PMG PROJECT NUMBER: 18-139

DP 19-864104



1 42" HT. ALUMINIUM STREETSCAPE FENCE WITH TRELLIS STRUCTURE

SCALE: 1/2"=1'-0"

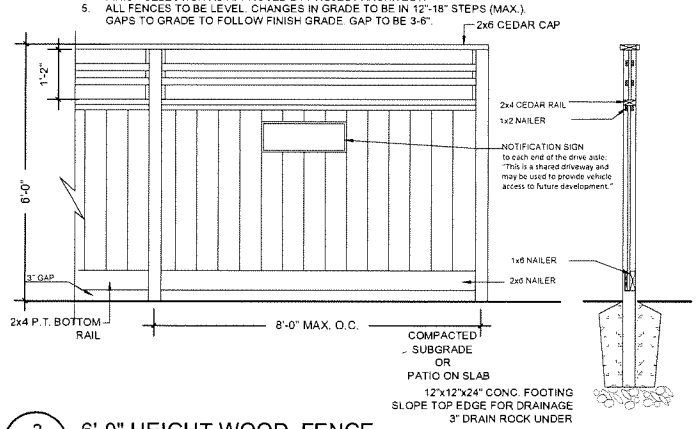


2 TRELLIS STRUCTURE AT AMENITY AREA

SCALE: 1/2"=1'-0"

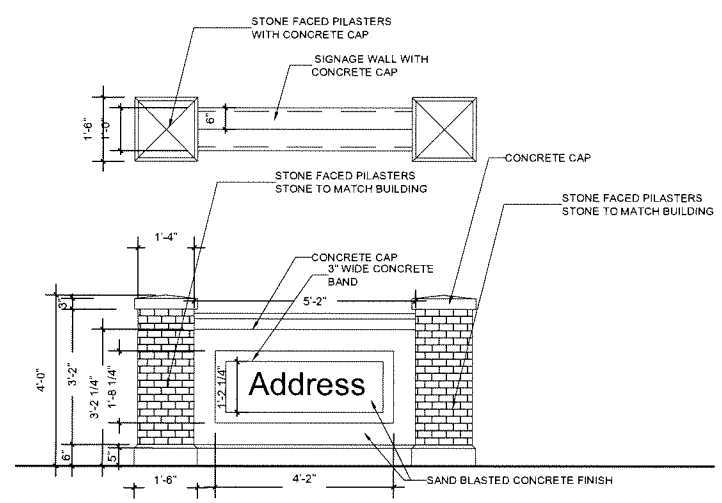
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



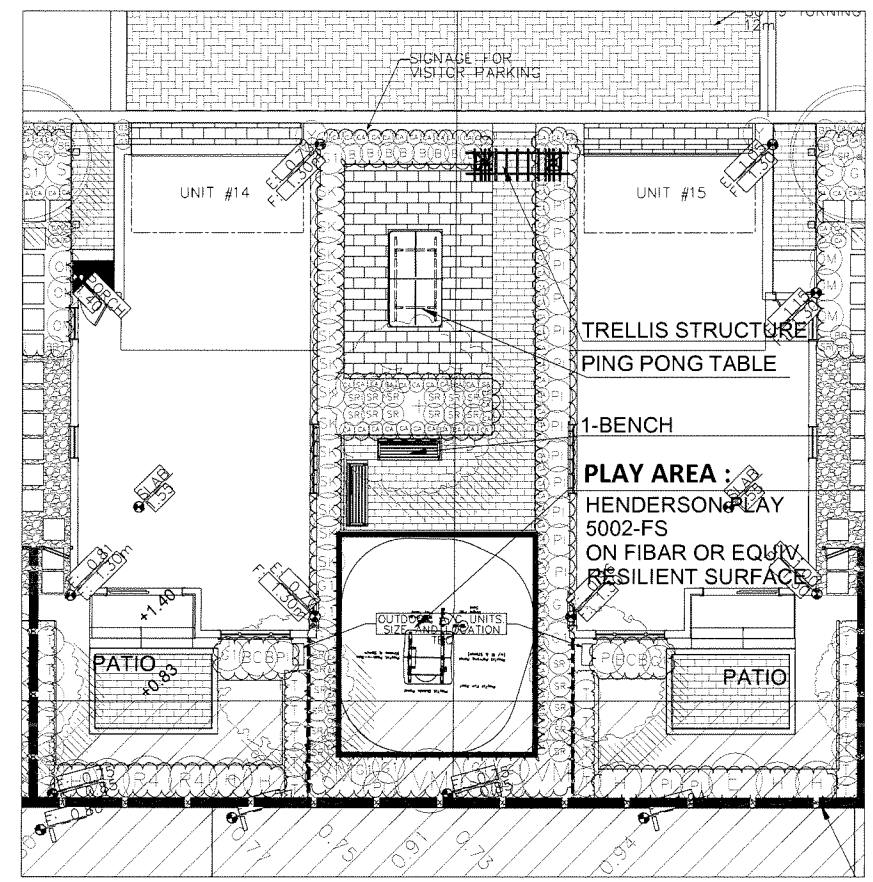
3 6'-0" HEIGHT WOOD FENCE

SCALE: 1/2"=1'-0"



4 SIGNAGE

SCALE: 1/2"=1'-0"



ENLARGEMENT- AMENITY AREA

1/ 8"= 1'-0"

PLAN 26

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.06	REVISION AS PER CITY COMMENTS	DD
8	19.NOV.26	NEW SITE PLAN	DD
7	19.NOV.21	NEW CIVIL PLAN	DD
6	19.OCT.29	REVISION AS PER CITY COMMENTS	DD
4	19.AUG.15	NEW SITE PLAN/ CITY COMMENTS	DD
3	19.JUN.7	ISSUED FOR DP	RJ
2	18.DEC.14	NEW SITE PLAN	RJ
1	18.OCT.01	NEW SITE PLAN	DD

CLIENT: MAVIC PROPERTIES LTD.

PROJECT:

18 UNIT TOWNHOUSE DEVELOPMENT

8600 - 8680 FRANCIS ROAD
RICHMOND

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: July 31, 2018
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER:

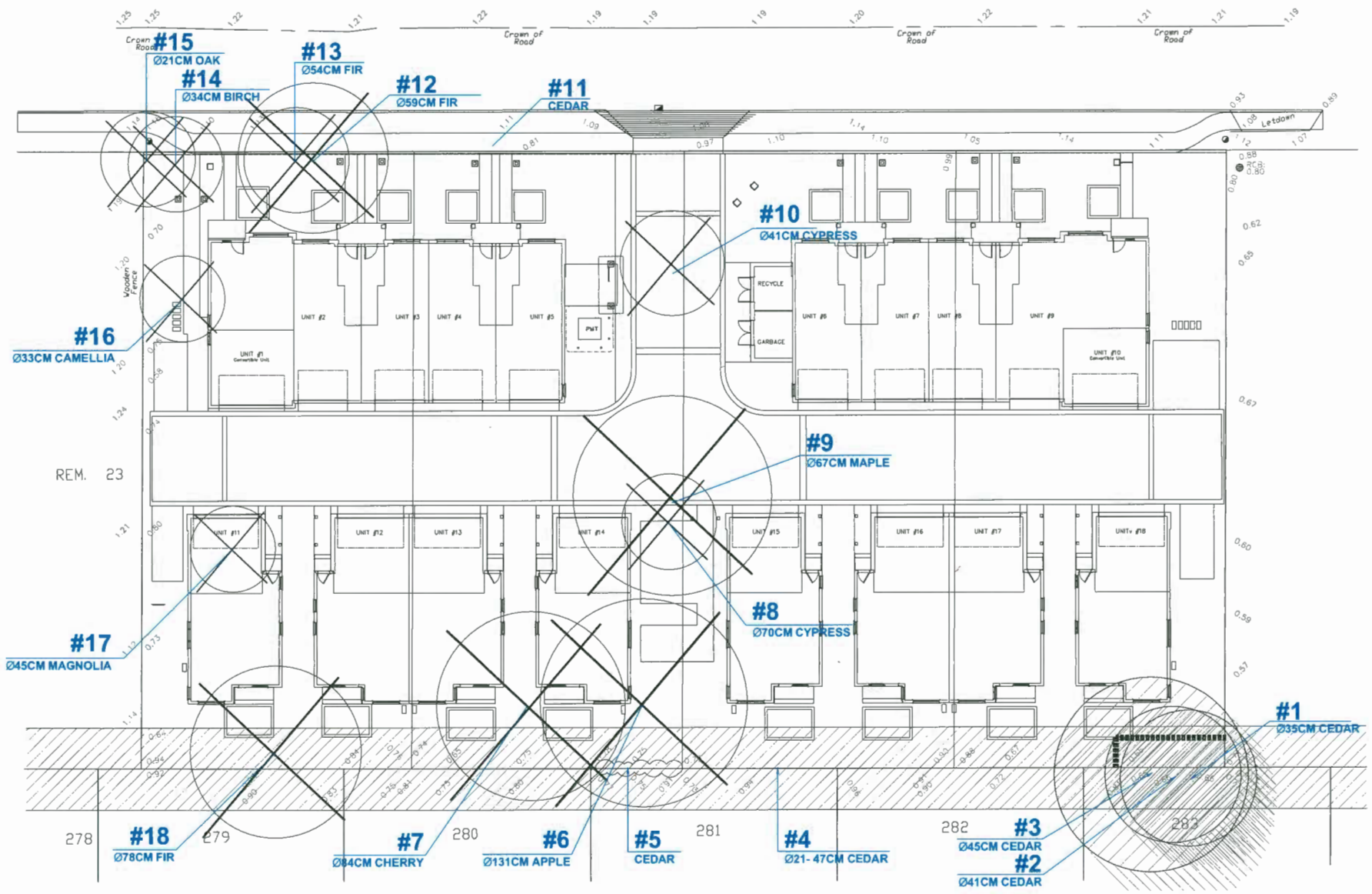
L3

OF 4

18139-9.ZIP

PMG PROJECT NUMBER: **18-139**

DP 19-864104



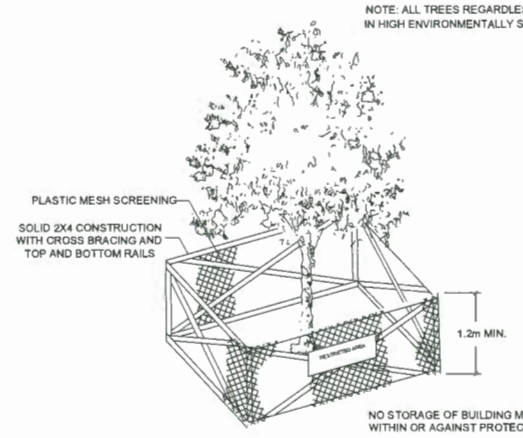
#	SPECIES (Botanical name)	DBH (cm)	SPREAD radius (m) est.
1	Cedar *(Thuja plicata)*	35 per survey	4.7m
2	Cedar *(Thuja plicata)*	41 per survey	4.8m
3	Cedar *(Thuja plicata)*	45 per survey	7.2m
4	Cedar *(Thuja plicata)*	21 - 47 est.	5m
5	Cedar *(Thuja occidentalis)*	-	1m
6	Apple *(Malus sp.)*	131	7.4m
7	Cherry *(Prunus sp.)*	84	6.8m
8	Cypress *(Chamaecyparis sp.)*	70	3.6m
9	Japanese Maple *(Acer palmatum sp.)*	67	7.2m
10	Cypress *(Chamaecyparis sp.)*	41	4m
11	Cedar *(Thuja occidentalis)*	-	1.8m
12	Douglas fir *(Pseudotsuga menziesii)*	59	5.3m
13	Douglas fir *(Pseudotsuga menziesii)*	54	3.5m
14	Birch *(Betula sp.)*	34	3.3m
15	Oak *(Quercus sp.)*	21	3.3m
16	Camellia *(Camellia sp.)*	33 per survey	2.5m
17	Magnolia *(Magnolia sp.)*	45 combined	2.7m
18	Douglas fir *(Pseudotsuga menziesii)*	78	6.3m

TREE TO BE RETAINED

TREE TO BE REMOVED

TREE PROTECTION FENCE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSATIVE AREAS



TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETRE in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh.
*(DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE).

PLAN 27

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	20.JAN.06	REVISION AS PER CITY COMMENTS	DD
8	19.NOV.26	NEW SITE PLAN	DD
7	19.NOV.21	NEW CIVIL PLAN	DD
6	19.OCT.29	REVISION AS PER CITY COMMENTS	DD
4	19.AUG.15	NEW SITE PLAN/ CITY COMMENTS	DD
3	19.JUN.7	ISSUED FOR DP	RJ
2	18.DEC.14	NEW SITE PLAN	RJ
1	18.OCT.01	NEW SITE PLAN	DD

CLIENT: MAVIC PROPERTIES LTD.

PROJECT:
18 UNIT TOWNHOUSE DEVELOPMENT

8600 - 8680 FRANCIS ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: July 31, 2018
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER: **L4** OF 4

18139-9.ZIP

PMG PROJECT NUMBER: 18-139