City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, October 24, 2018
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on September 26, 2018.

1. DEVELOPMENT PERMIT 16-740262
(REDMS No. 5974941 v. 2)

APPLICANT: Application by 0989705 B.C. Ltd.

PROPERTY LOCATION: 7960 Alderbridge Way and 5333 & 5411 No. 3 Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a high-density, mixed-use development consisting of approximately 18,720 m^2 (201,500 ft^2) of office and commercial floor area and approximately 822 residential units at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road on a site zoned "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village".

2. DEVELOPMENT PERMIT 17-794280
(REDMS No. 5987886 v. 3)

APPLICANT: Ciccozzi Architecture Inc.

PROPERTY LOCATION: 4008 Stolberg Street

Director's Recommendations

That a Development Permit be issued which would permit the construction of a 196-unit apartment complex at 4008 Stolberg Street on a site zoned "Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)".

3. New Business

4. Date of Next Meeting: November 14, 2018

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, September 26, 2018

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cecilia Achiam, General Manager, Community Safety Peter Russel, Senior Manager, Sustainability and District Energy

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 September 12, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-822743
(REDMS No. 5967186 v. 4)

APPLICANT: GBL Architects Ltd.

PROPERTY LOCATION: 6340 No. 3 Road

INTENT OF PERMIT:

To permit the construction of a 15-storey, 53,794 m2 (579,027 ft2), mixed-use development at 6340 No. 3 Road on a site zoned "High Density Mixed Use and ECD Hub (ZMU37) – Brighouse Village (City Centre)".

Applicant's Comments

Thomas Lee, GBL Architects, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the proposed development, including its site context and lay-out, location of pedestrian and vehicle access into the site, and the proposed commercial, residential, office and Early Childhood Development (ECD) Hub uses of the development.

In addition, Mr. Lee noted the following:

- the office tower and public plaza are proposed to be located at the prominent No. 3 Road and Cook Road intersection;
- a new north-south pedestrian mews will be constructed on the east side of the site and will provide pedestrian connection to the Bus Mall to the north of the site;
- the project's proposed low-carbon energy plant will be integrated with the City's overall District Energy Utility (DEU) system in the future;
- the Early Childhood Development (ECD) Hub will have its own entry lobby, elevator and outdoor amenity space;
- the ECD Hub interior space is designed to achieve a higher sustainability rating, i.e., LEED Gold certification, than the rest of the project;
- a large indoor amenity space is provided adjacent to the residential outdoor amenity space;
- a restrained material palette is proposed, consisting mainly of metal panels and glass; and
- sun shading elements are integrated into the office tower façade.

Grant Brumpton, PWL Partnership Landscape Architects Inc., with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1) briefed the Panel on the main landscaping features of the project, noting that (i) the proposed enhancements to the public realm along No. 3 Road and Cook Road include, among others, treed and planted boulevards, off-street bicycle lanes, buffer strips and widened sidewalks, (ii) the substantial building setback from No. 3 Road allows for a wide range of active uses, (iii) urban agriculture is proposed on a mid-rise roof top area, (iv) a small extensive green roof is provided over a portion of the ECD Hub, (v) interior spaces for various age groups in the ECD Hub have corresponding outdoor spaces as well as shared outdoor spaces, and (vi) the residential common outdoor space will be separate from the ECD outdoor space.

Panel Discussion

In reply to queries from the Panel, the project's design team acknowledged that (i) there is no vehicle access to the Bus Mall to the north of the subject site from the "kiss and ride" area at the northeast corner of the site, (ii) there are retail spaces at both ends of the north-south pedestrian mews and parkade wall and service rooms in between, (iii) frontage and Public Right of Passage Statutory Rights of Way (PROP SRWs) improvements on all sides of the development are part of a Servicing Agreement which is currently in process, (iv) the applicant is seeking a relaxation of the Flood Plain Designation and Protection Bylaw provisions along part of the Cook Road frontage; however, all the habitable spaces in the building will be above the highest point of the sidewalk, (v) sound mitigation measures will be recommended by a professional acoustic consultant for the commercial and residential uses adjacent to the Bus Mall, (vi) a vehicle backup area is proposed on the "kiss and ride" parking area as a loop would require a significant amount of space, and (vii) additional parking spaces on the "kiss and ride" area will be provided in the future as the adjacent property to the southeast redevelops and the lane access from Buswell Street is widened.

In reply to a further query from the Panel, Janet Digby, Planner 3, confirmed that an off-street bicycle lane is proposed along the No. 3 Road frontage.

Staff Comments

Wayne Craig, Director, Development noted that (i) there is an extensive Servicing Agreement which will deal with frontage works including the lane, construction of the pedestrian mews and "kiss and ride" area, (ii) the coordination of the No. 3 Road frontage, both the public and private spaces, will be further looked at through the Servicing Agreement, (iii) a General Compliance application may be forthcoming with respect to the No. 3 Road frontage depending on the design revisions as a result of the Servicing Agreement, (iv) 157 units with Basic Universal Housing (BUH) features and 27 low end market rental housing units are proposed, (v) the project's proposed low-carbon District Energy System will be transferred to the City in the future, (vi) there are two portions of the building where public art is contemplated, including part of the façade along the corner of Cook Road and No. 3 Road and along the pedestrian mews on the east side of the site, (vii) façade changes resulting from the installation of public art will be subject to General Compliance, (viii) a preliminary report from the project's acoustical engineer states that the residential units will comply with CHMC noise standards considering bus traffic, Canada Line, and aircraft noise, and (ix) a final acoustical report will be required prior to the subject Development Permit application being forwarded for Council consideration.

In reply to a query from the Panel, Mr. Craig confirmed that the proposed mechanical equipment will be located on the office tower rooftop.

In reply to a further query from the Panel, Ms. Digby advised that the towers are addressed from No. 3 Road; however, a fire access is provided from the Bus Mall immediately adjacent to the north of the site and that Richmond Fire-Rescue was consulted as part of the application review process.

Gallery Comments

Jenny Shao, 6288 No. 3 Road, expressed concern regarding the site preparation noise generated on the subject site early in the day and posed a query regarding the construction period for the proposed development.

The Chair noted that construction hours are subject to the City's Noise Regulation Bylaw and are outside the Panel's jurisdiction.

With regard to the construction period for the project, Anthony Lo, Senior Vice-President, Keltic Canada Development Co. Ltd., advised that the proposed development will be constructed over a period of approximately 36 months.

The Chair then suggested that Ms. Shao coordinate with the applicant regarding her concern and contact the City with respect to information on or complaints related to the applicant's compliance with the Noise Regulation Bylaw.

Correspondence

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of a 15-storey, 53,794 m^2 (579,027 ft^2), mixed-use development at 6340 No. 3 Road on a site zoned "High Density Mixed Use and ECD Hub (ZMU37) – Brighouse Village (City Centre)".

CARRIED

2. New Business

Mr. Craig advised that there are no agenda items for the next scheduled meeting of the Panel on Wednesday, October 10, 2018.

It was moved and seconded
That the meeting of the Development Permit Panel scheduled on Wednesday, October 10, 2018 be cancelled.

CARRIED

3. Date of Next Meeting: October 24, 2018

4. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:05 p.m.

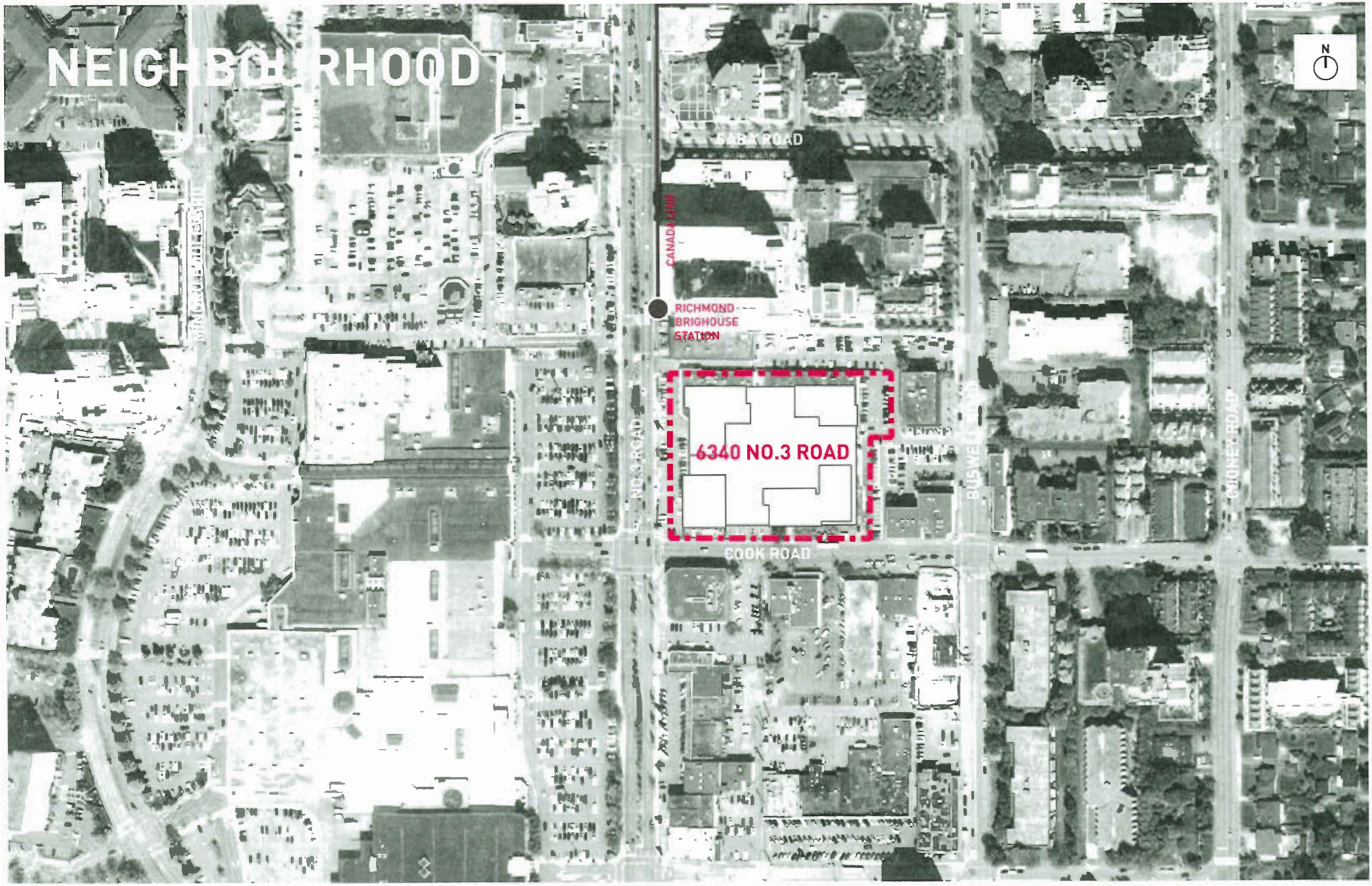
CARRIED

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, September 26, 2018.

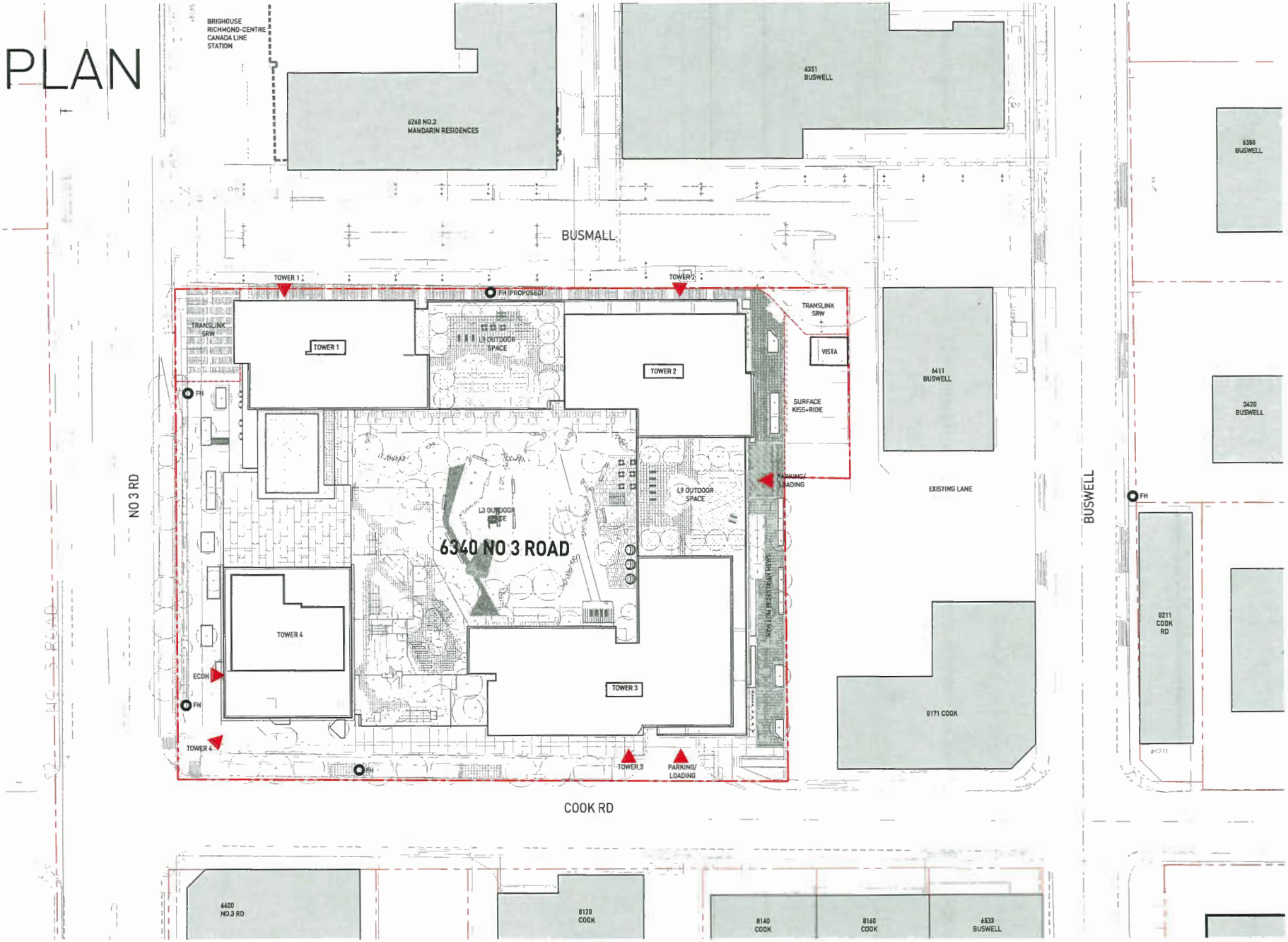
Joe Erceg
Chair

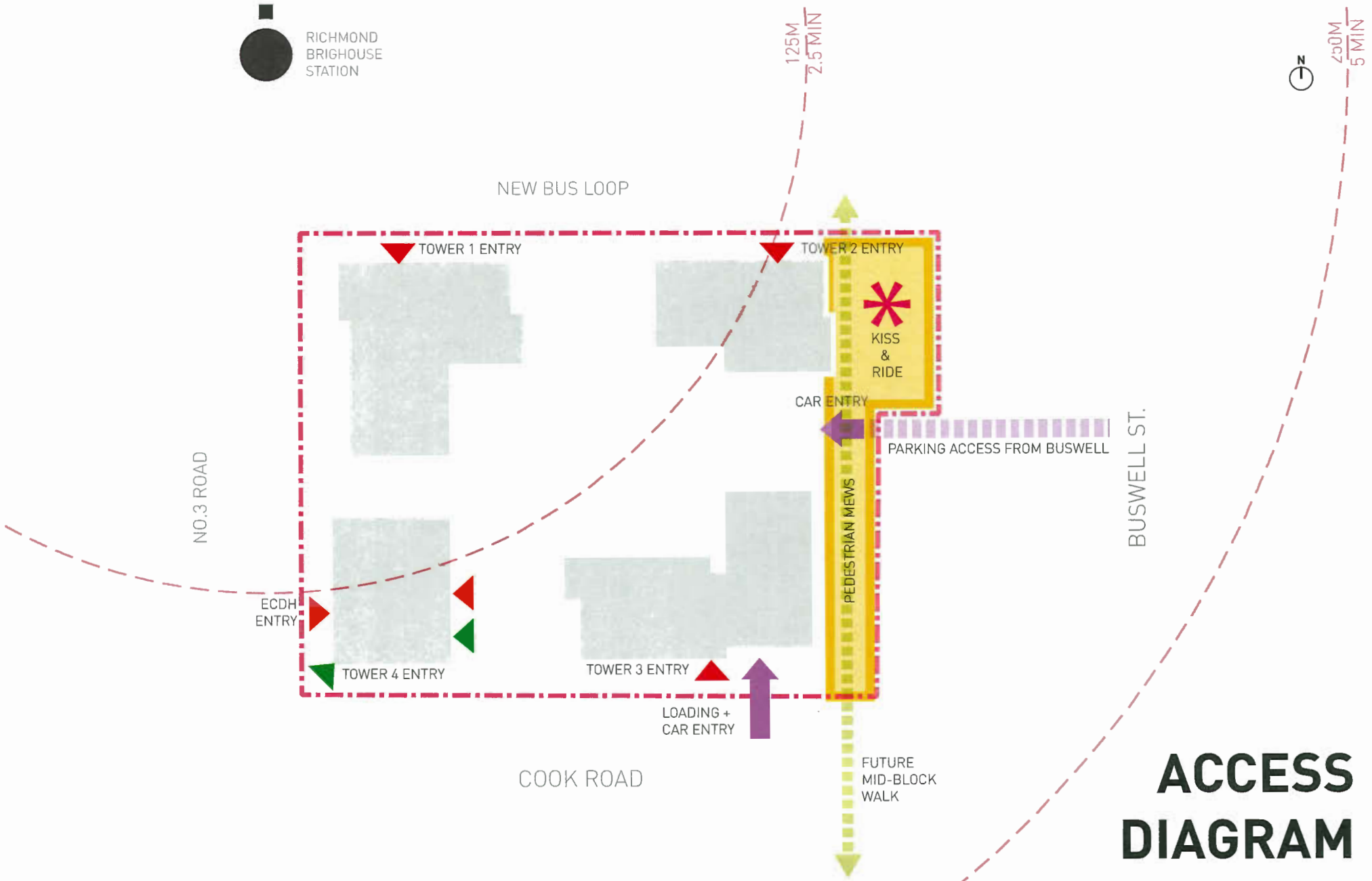
Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 26, 2018.


NEIGHBOURHOOD
N
SABA ROAD
CANADA LINE
RICHMOND
BRIGHOUSE
STATION
6340 NO.3 ROAD
NO.3 ROAD
BUSWELL
MONEY ROAD
COOK ROAD

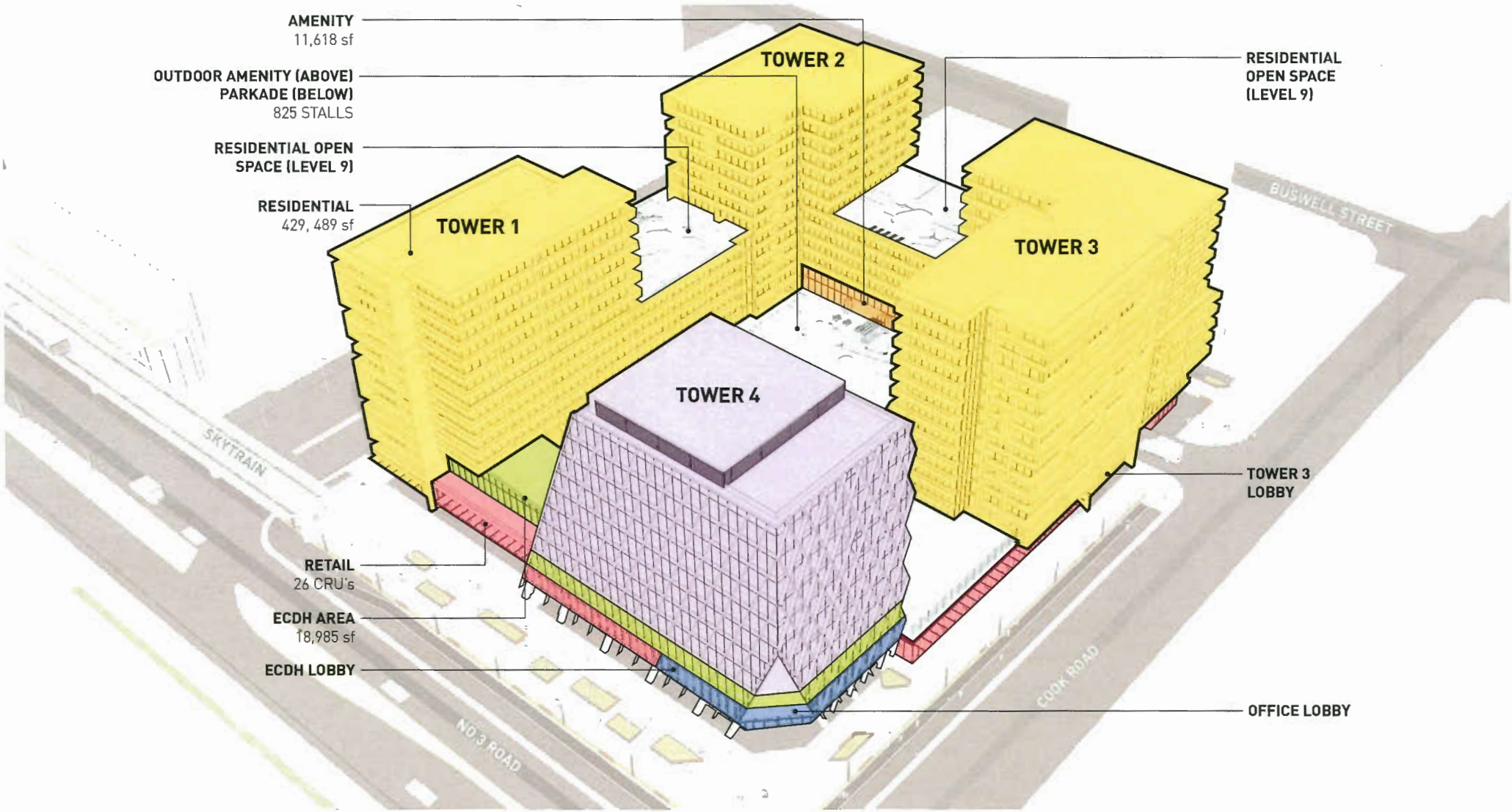
SITE PLAN


BRIGHOUSE
RICHMOND-CENTRE
CANADA LINE
STATION
6268 NO.3
MANDARIN RESIDENCES
6351
BUSWELL
BUSMALL
TOWER 1
TOWER 2
FH PROPOSED
TRANSLINK
SRW
L9 OUTDOOR
SPACE
VISTA
SURFACE
KISS+RIDE
6411
BUSWELL
EXISTING LANE
L3 OUTDOOR
SPACE
6340 NO 3 ROAD
TOWER 4
TOWER 3
ECDH
FH
PARKING/
LOADING
NO 3 RD
BUSWELL
COOK RD
8171 COOK
6380
BUSWELL
3420
BUSWELL
8211
COOK
RD
6400
NO.3 RD
8120
COOK
8140
COOK
8160
COOK
6533
BUSWELL

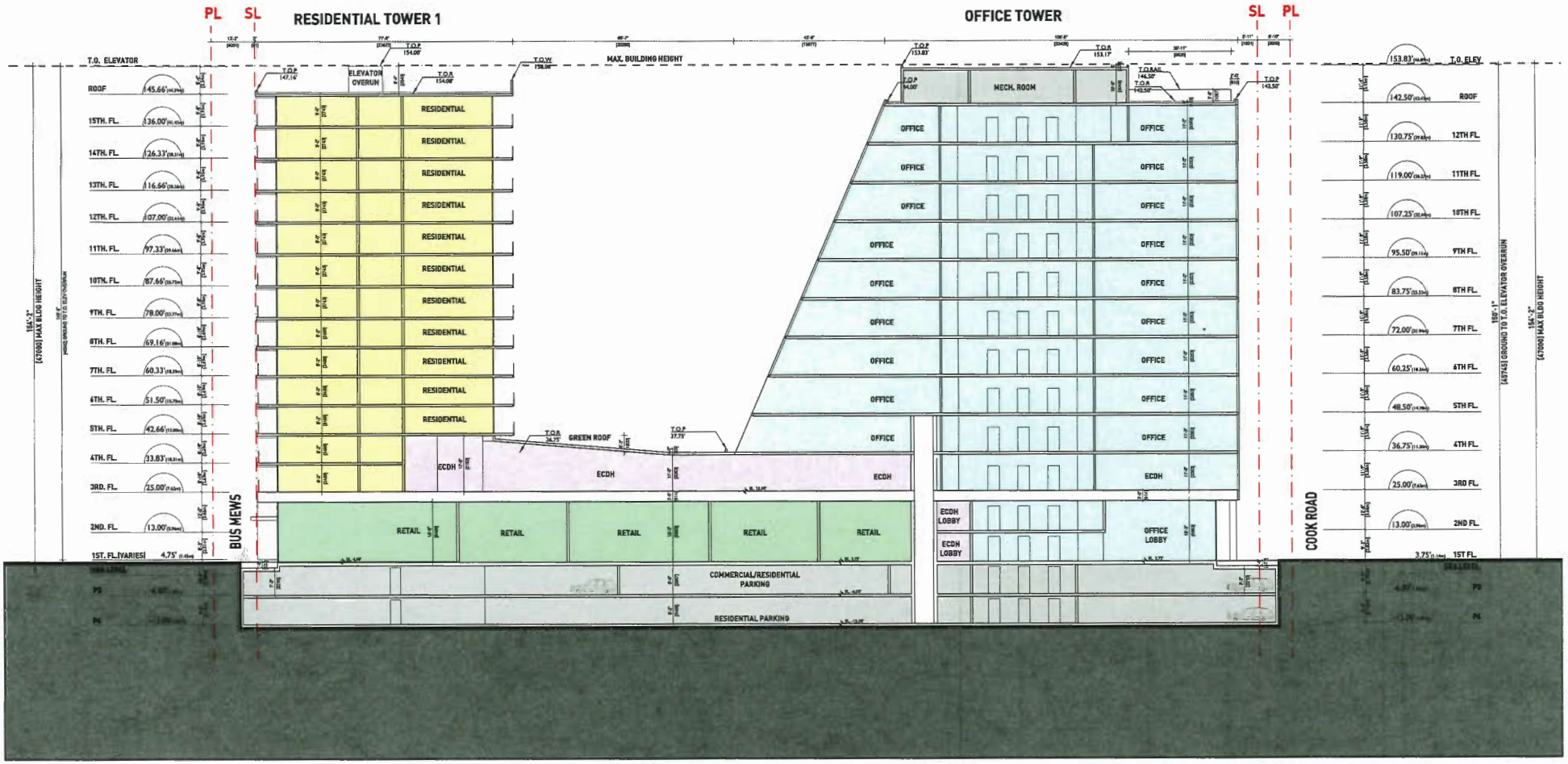


ACCESS DIAGRAM

PROGRAM LOOKING NORTHEAST

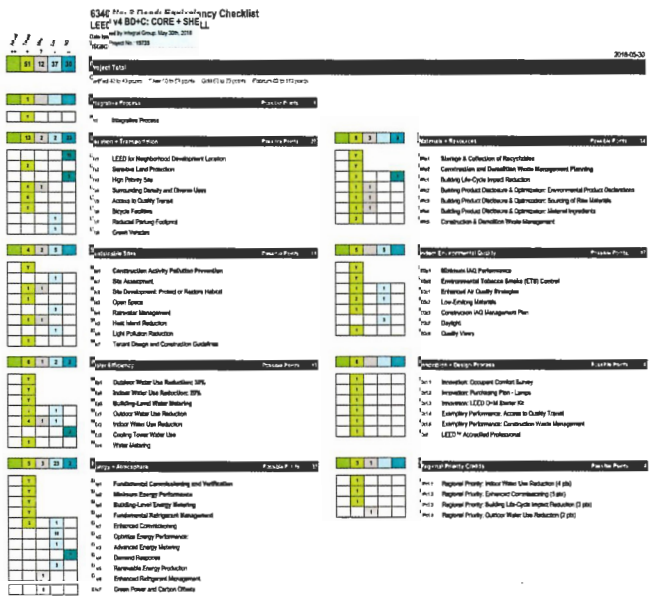


SITE SECTION

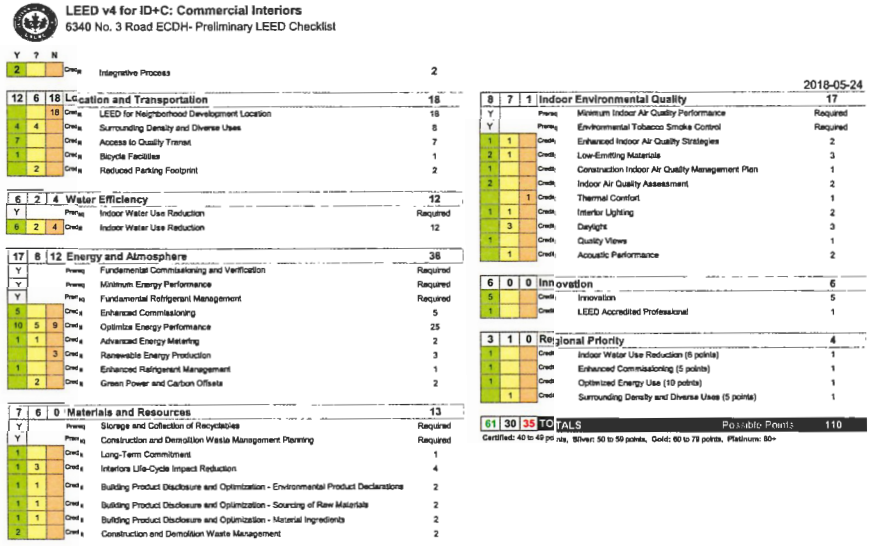


ECDH 19,000 SF TOTAL

SUSTAINABILITY

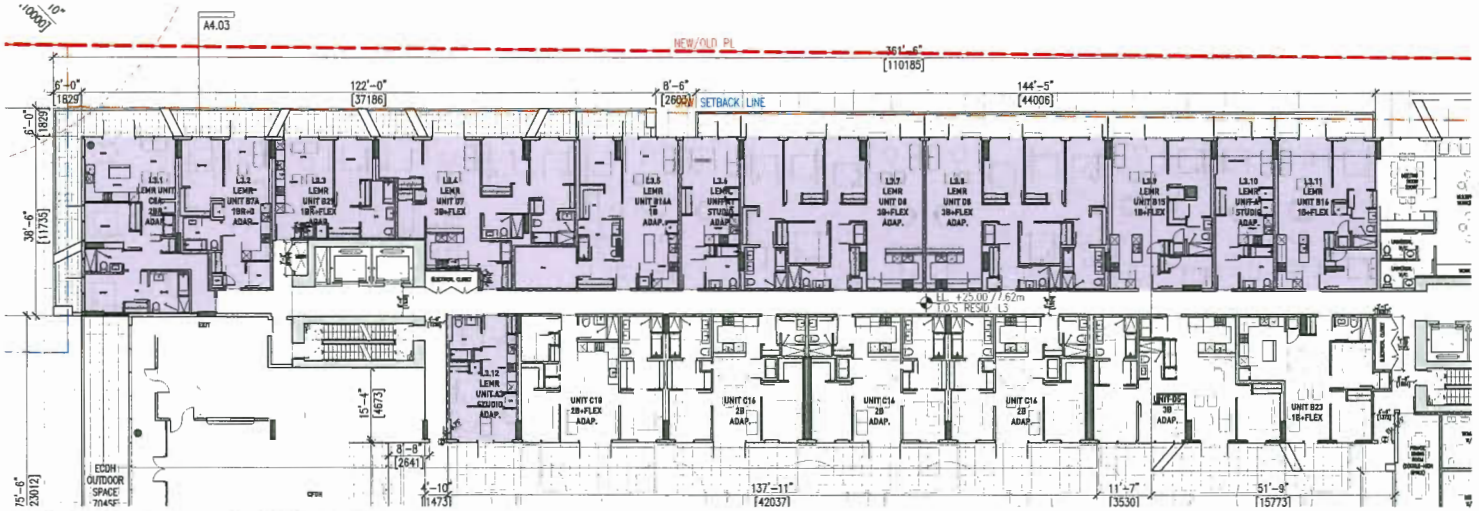


ENTIRE **PROJECT** WILL BE LEED (CORE+SHELL) **SILVER EQUIVALENT**

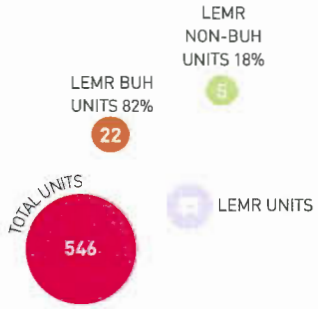


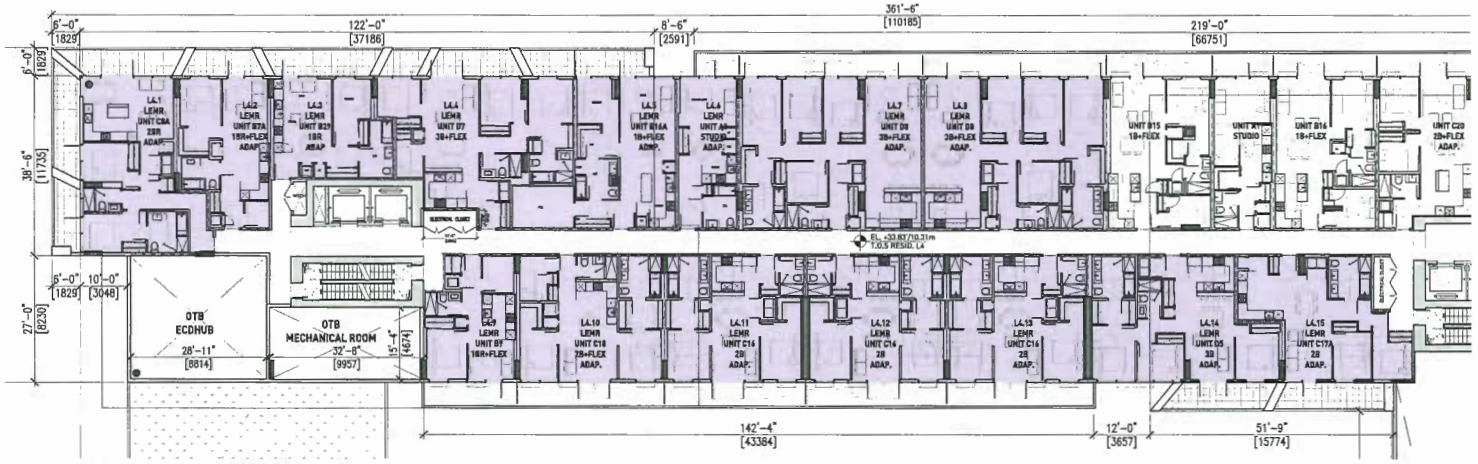
ECDH WILL BE LEED (COMMERCIAL INTERIOR) **GOLD CERTIFIED**

LEMR | LOW END MARKET RENTAL UNITS



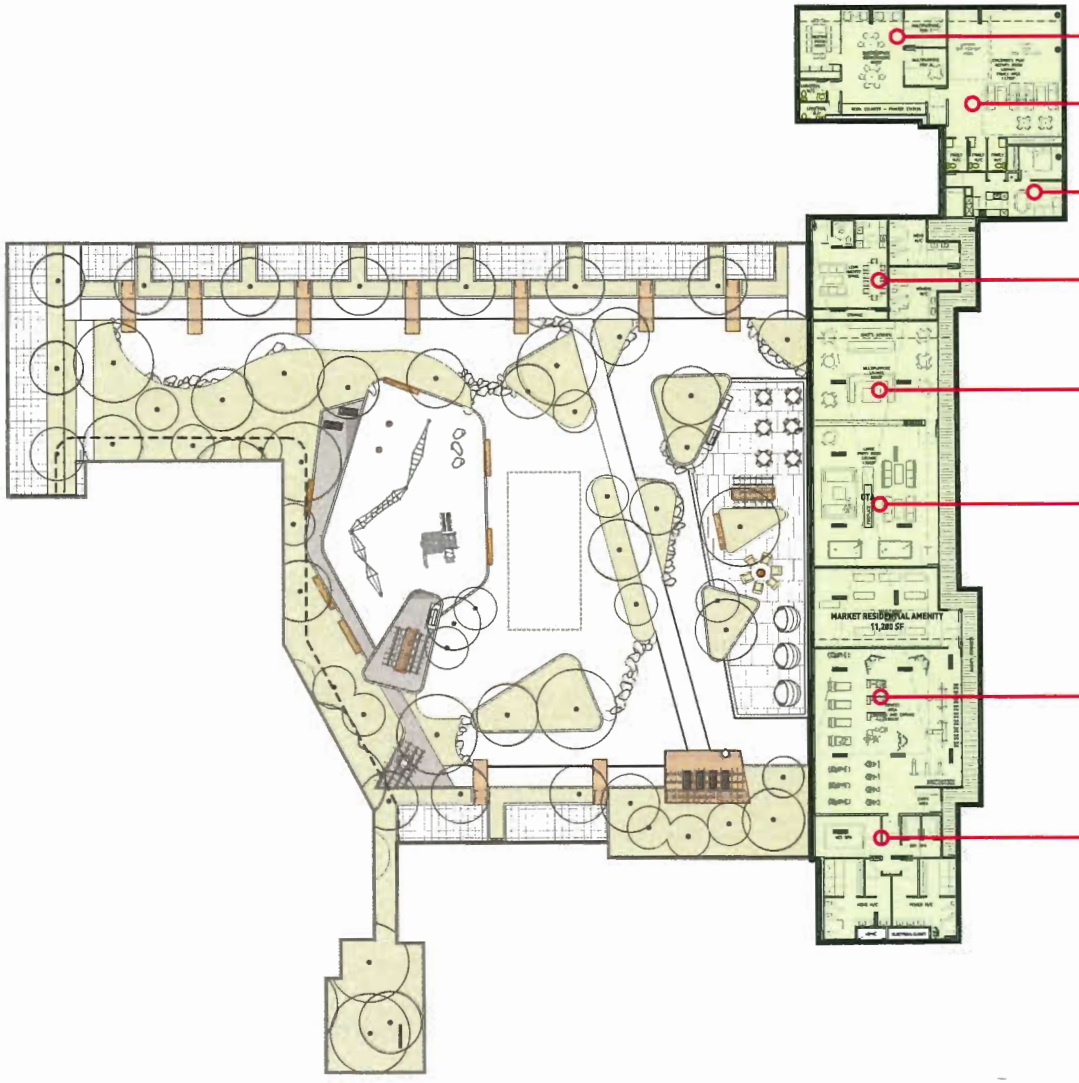
LEVEL 3 (12 UNITS)





LEVEL 4 (15 UNITS)

AMENITY SPACES | INDOOR



BUSINESS CENTRE
CONFERENCE, MULTI-PURPOSE, MUSIC ROOMS

FAMILY AREA
CHILDREN'S LIBRARY, MULTI-PURPOSE ROOMS

GUEST SUITE
HOTEL STYLE RESIDENTIAL UNITS

LEMR AMENITY ROOM
MULTI-PURPOSE ROOM, WASHROOM, KITCHENETTE

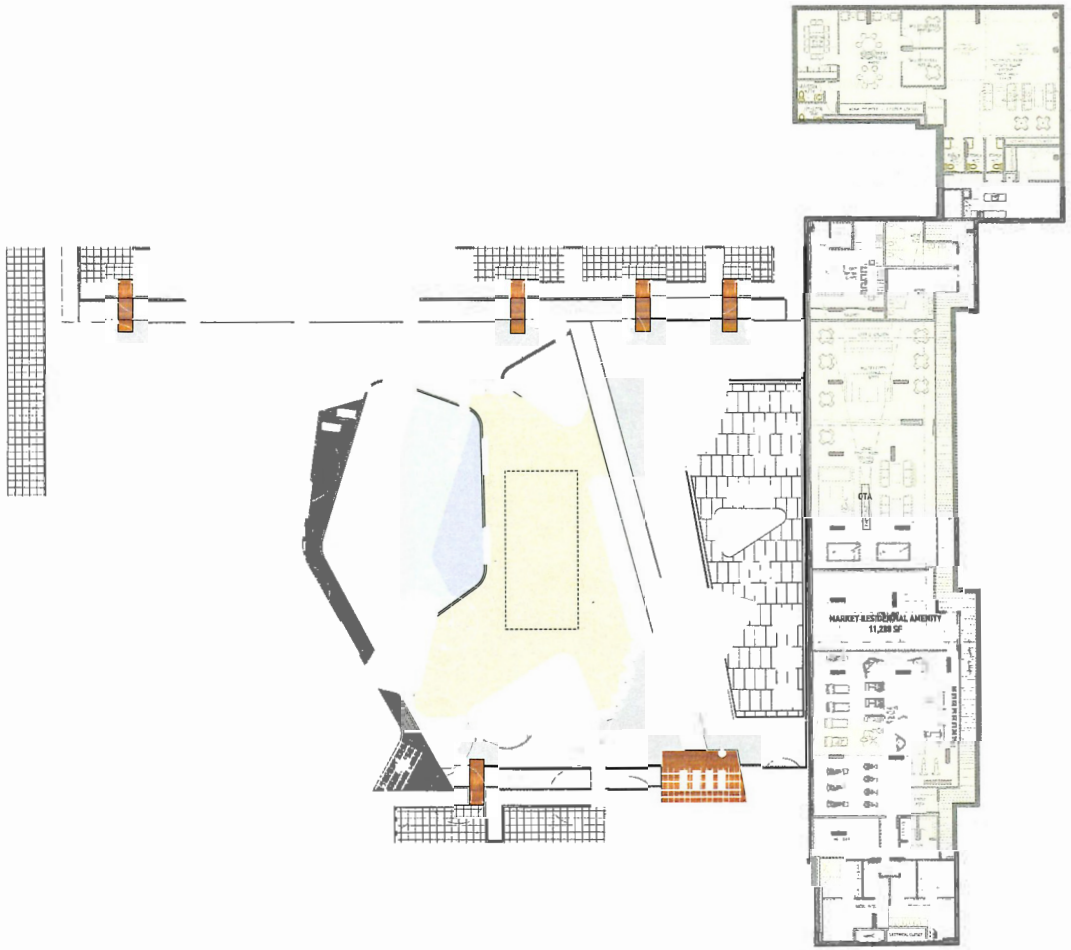
COMMUNAL DINING AREA
CHEF'S KITCHEN, DINING AREA

ACTIVITY AREA
LOUNGE, ACTIVITIES AREA

FITNESS AREA
YOGA, DANCE, FITNESS ROOMS

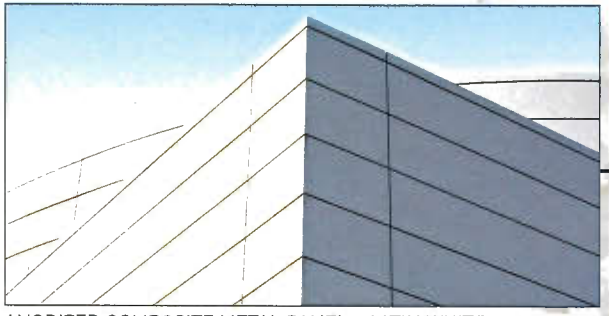
SPA
WET/DRY SPAS AND CHANGE FACILITIES

AMENITY SPACES | OUTDOOR



MATERIAL PALETTE

ANODIZED COMPOSITE METAL PANEL - SATIN BRONZE



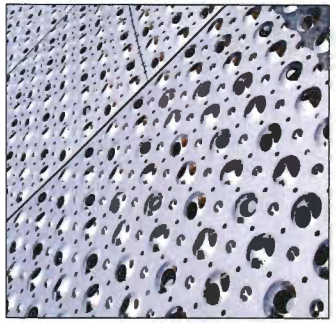
ANODIZED COMPOSITE METAL PANEL - SATIN WHITE

FRITTED GLASS, WHITE - BALCONIES

PRIMARY FACADE COLOUR

SOFFITS

FACE-MOUNTED GUARDS



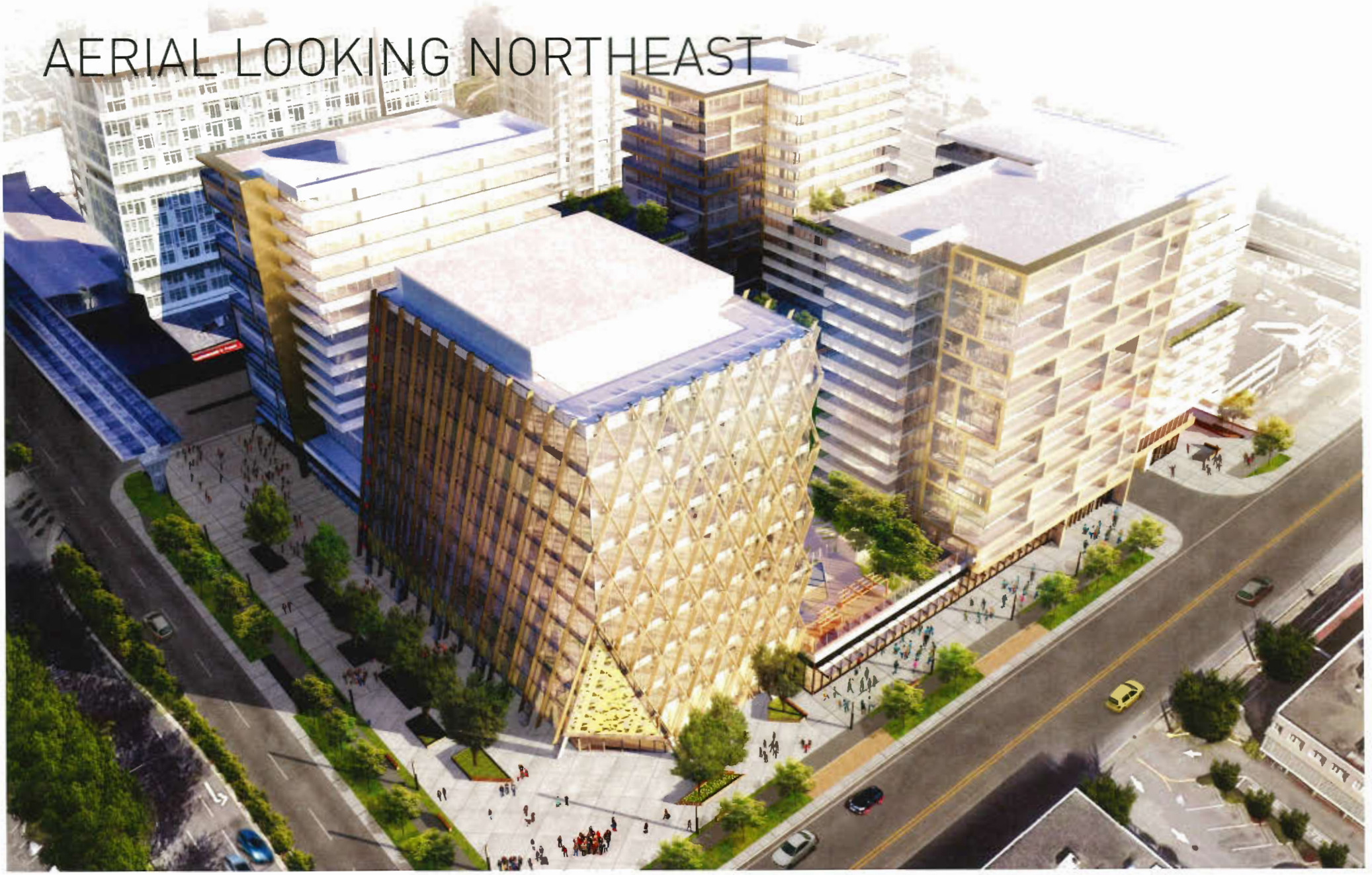
PERFORMATED METAL
PANEL (MEWS)

LEVEL 3
ECDH ONLY

COLOURED
TRANSPARENT GLASS

ARCHITECTURAL
CONCRETE

AERIAL LOOKING NORTHEAST



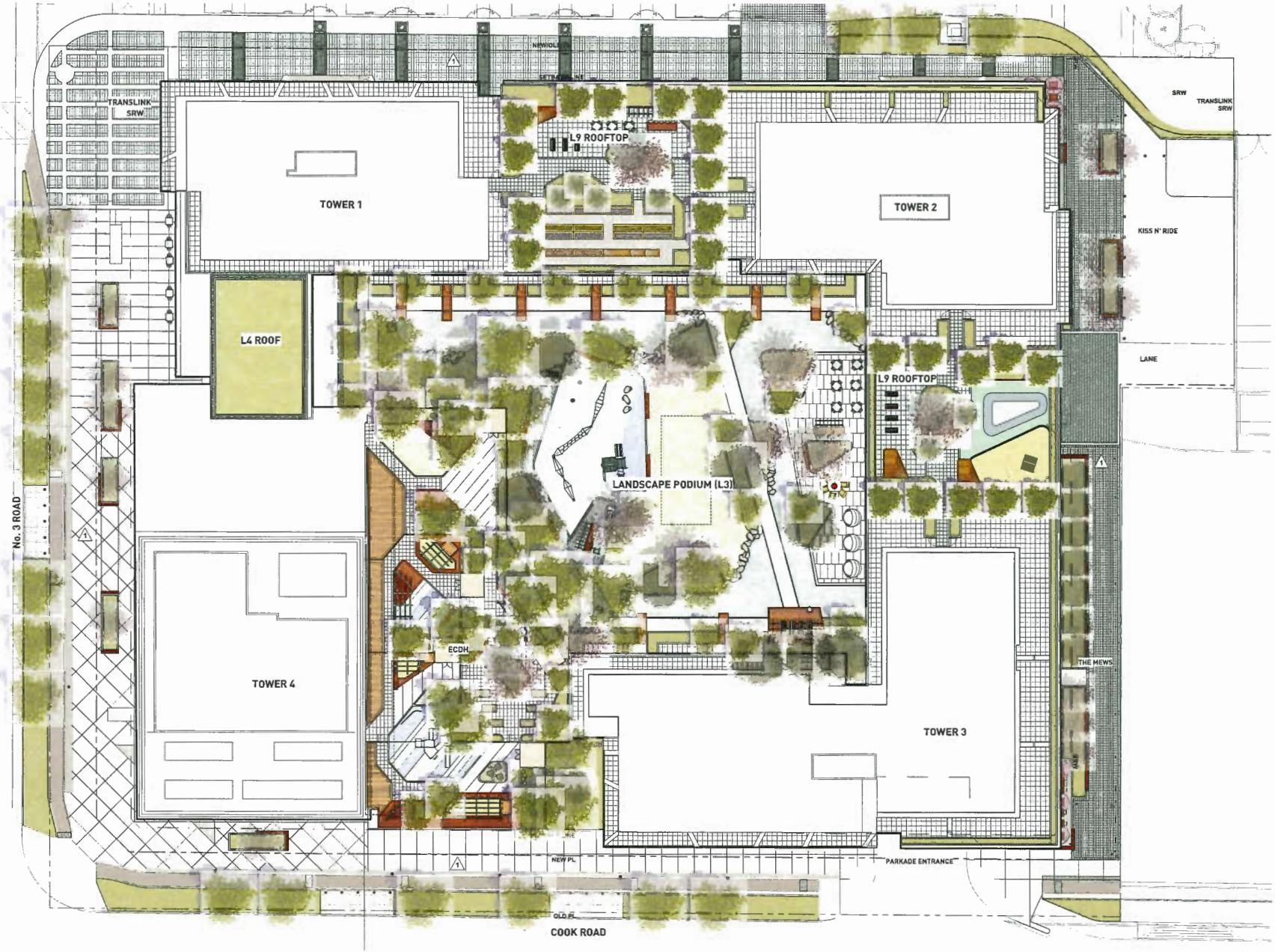
VIEW FROM **NO 3 + BUS MALL LOOKING SOUTHEAST**

VIEW FROM **COOK AND NO.3**

LOOKING N ALONG PEDESTRIAN MEWS

LOOKING **SOUTHWEST FROM LANDSCAPE PODIUM**

LANDSCAPE PUBLIC REALM



PWL partnership

gbl

REVISIONS AND ISSUES
NO. DATE DESCRIPTION

NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

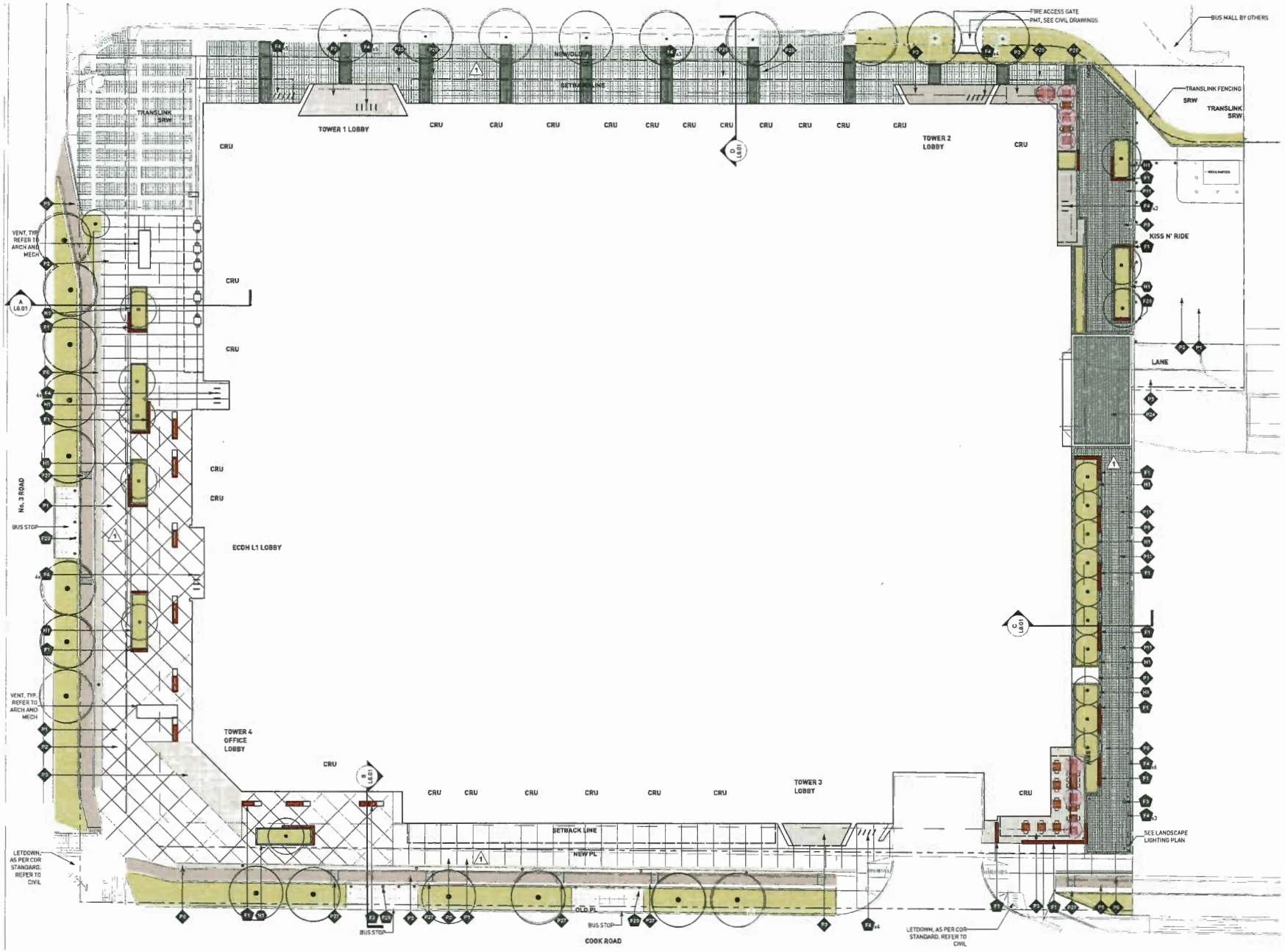
ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
RENDERED PLAN

NORTH
SCALE 1:200

PROJECT NO 17017
DATE 27 March 2018
FILE NAME 17017 Plan_mtakeda.vwxw
PLOTTED 18-9-25
DRAWN MT REVIEWED KT

DRAWING
L1_00



PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, Live Nation House
1292 West Pender Street
Vancouver, BC Canada V6E 2S2

www.pwlpartnership.com

T 604 688 8111
F 604 688 8112

gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION

1 NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT

6340 No. 3 Road

ADDRESS

6340 No 3 Road
Richmond, BC V0Y 2B3

LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE

Materials Plan

Level 1

©pwlpwlc. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service. The property of the Consultant and may not be used in any way without the express permission of the Consultant.

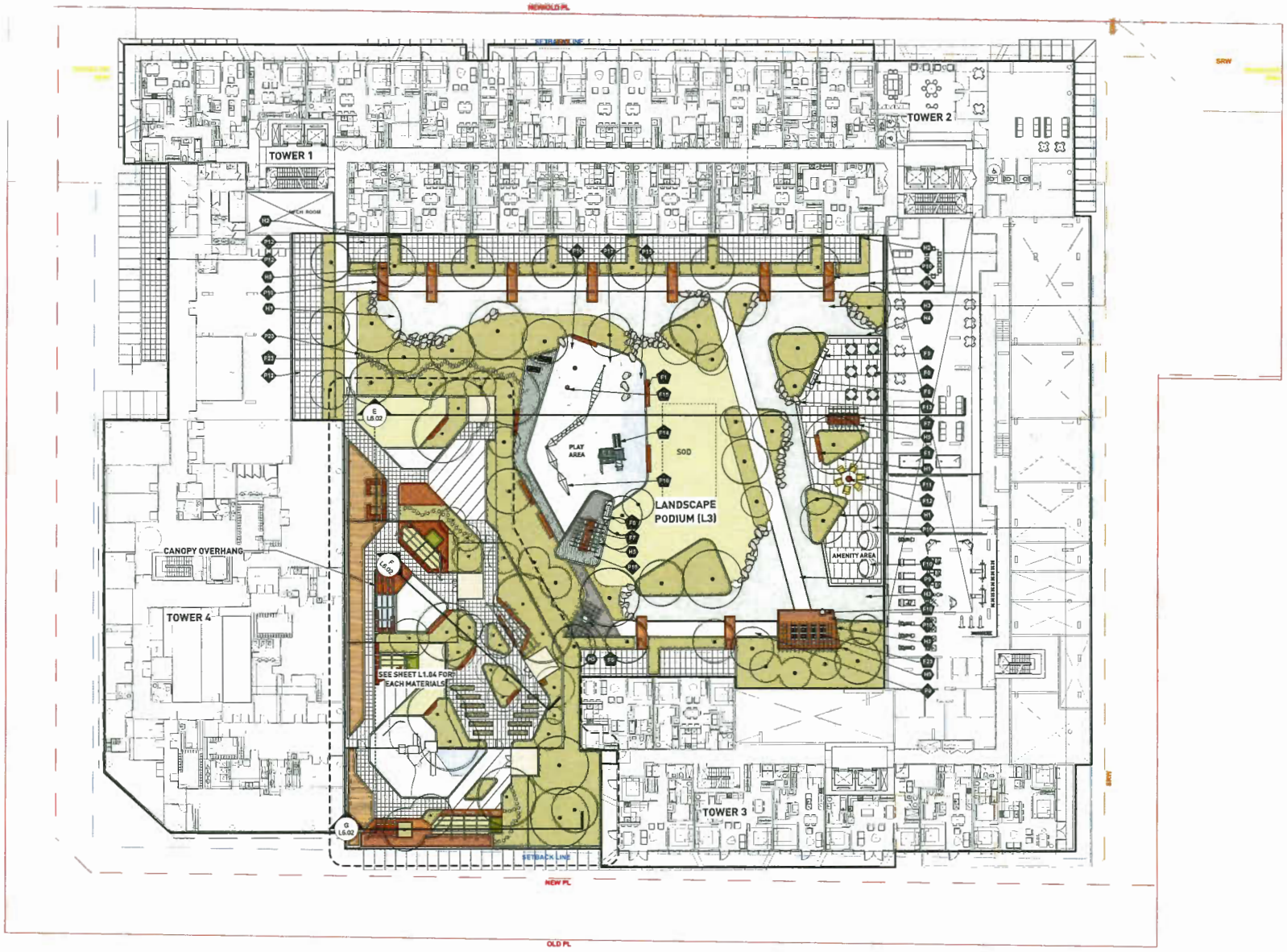
NORTH

SCALE 1:200

PROJECT NO	17017
DATE	27 March 2018
FILE NAME	17017 Plan_materials.vwx
PLOTTED	18-0-25
DRAWN	MT
REVIEWED	KY

DRAWING NO.

L1_01



PWL partnership

gbl

NO.	DATE	DESCRIPTION
1	18-5-31	Issued for DP
2	18-6-06	REVISION ISSUED FOR DP

PROJECT
6340 No. 3 Road

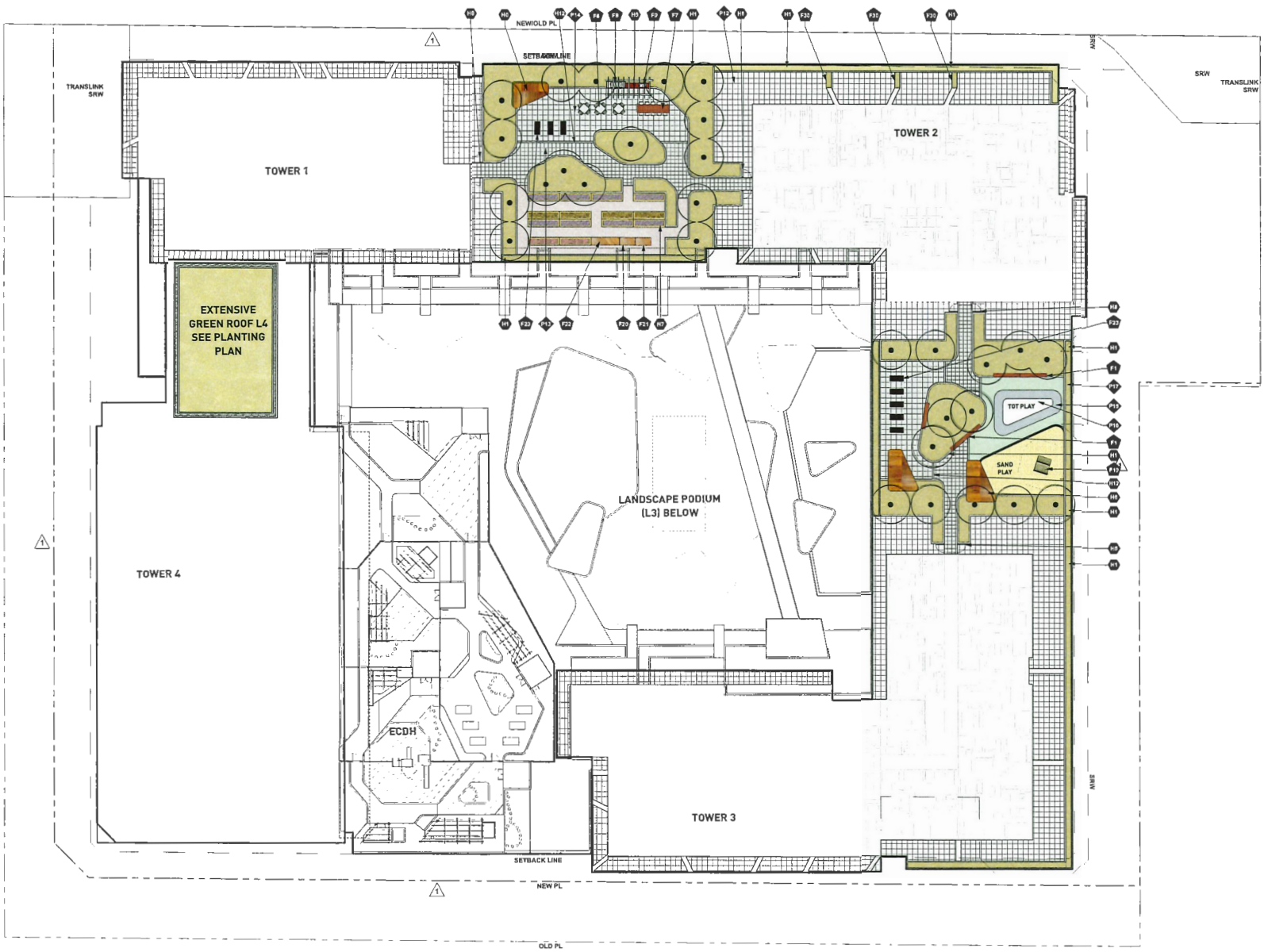
ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Materials Plan
Level 3

NORTH | SCALE 1:200

PROJECT NO	17017
DATE	27 March 2018
FILE NAME	17017 Plan_cblair.vwcsw
PLOTTED	18-6-22
DRAWN	MT
REVIEWED	KY

DRAWING
L1.02



PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Pacific Tower
2027 Main Mews Street
Vancouver BC Canada V6E 2Y2

www.pwlpartnership.com

T 604 688 0311
F 604 688 0132

gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION

PROJECT

6340 No. 3 Road

ADDRESS

6340 No 3 Road
Richmond, BC V6Y 2B3

LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE

Materials Plan

Level 9

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

NORTH	SCALE 1:200
PROJECT NO	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtakeda.vwx
PLOTTED	18-8-25
DRAWN	MT
REVIEWED	KY

DRAWING

L1_03

P10

P22

P9

H3

P12

Rain 1220

P13

Aqua Blue 1215

P17

Green Apple 1212

F27 CRUISER RAIL

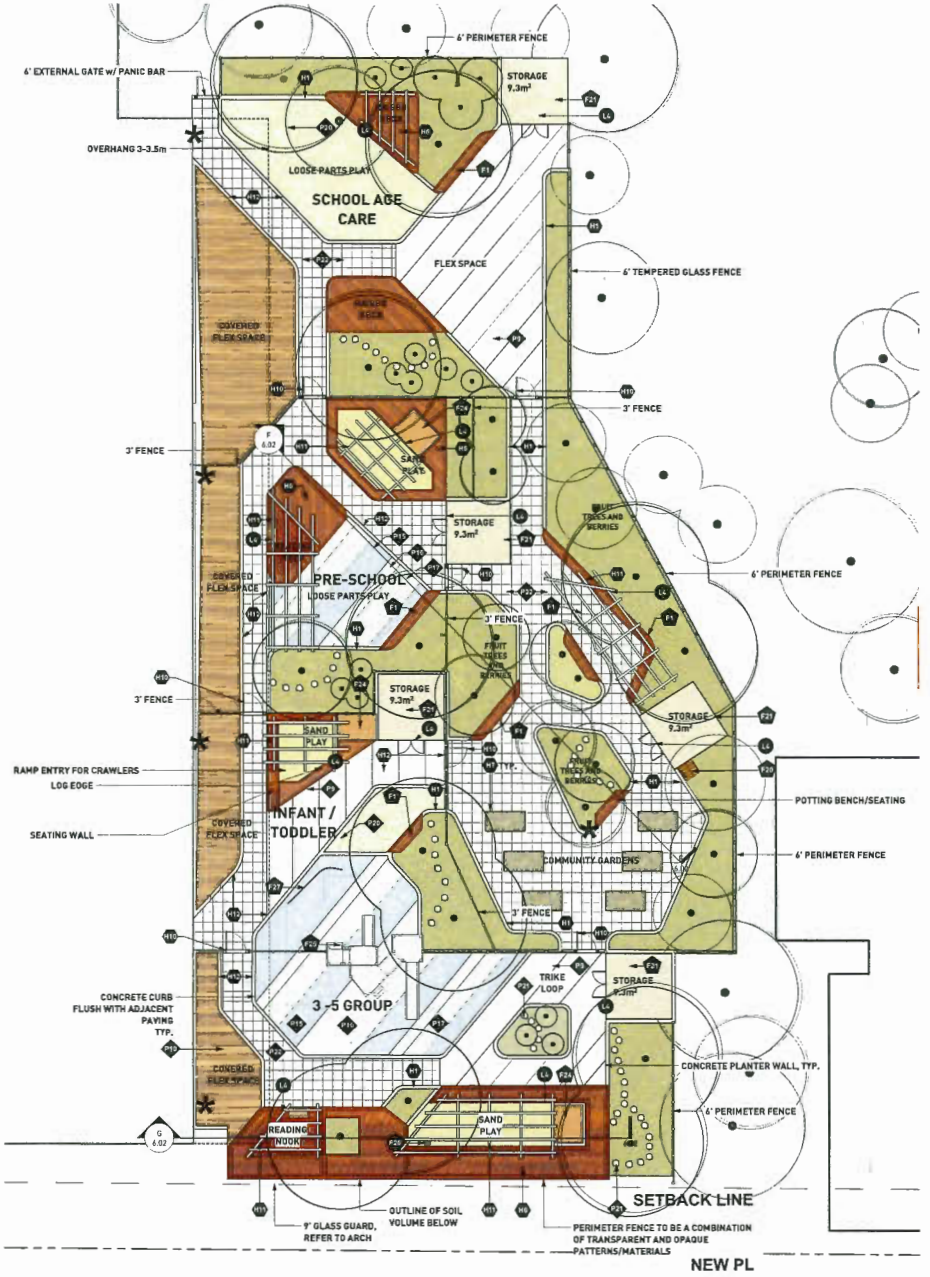
F27 CUSTOM TIMBER PLAY STRUCTURE

F20 HAND PUMP

H1 HEAVY TIMBER TRELLIS OVER READING NOOK

F24 HEAVY TIMBER PLAY HOUSE WITH GREEN ROOF

P31 STEPPING STONES



PWL partnership

gbl

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION

PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Materials Plan
Level 3 ECDH

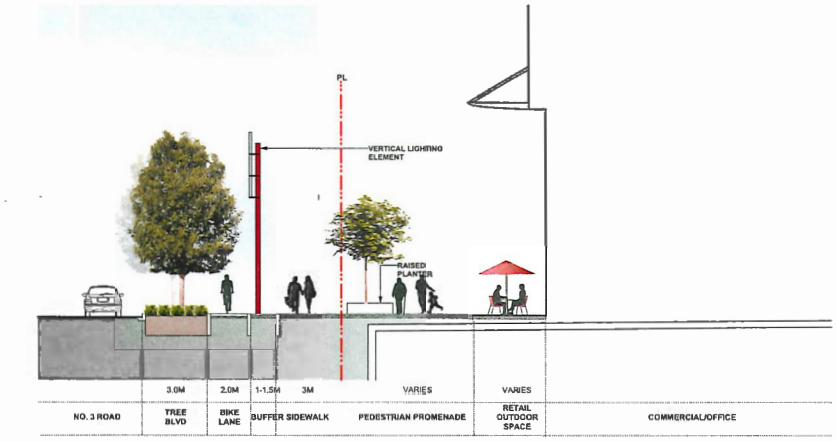
Copyright. All rights reserved. Reproduction in whole or in part, is prohibited. This drawing is an instrument of service is the property of the Consultant and may not be used in any way without the express permission of any other.

NORTH

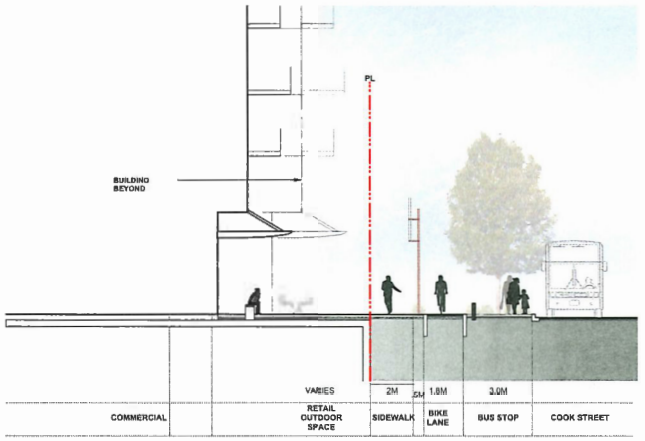
SCALE 1:100

PROJECT NO	17017
DATE	27 March 2018
FILE NAME	17017 Plan_retained.vwx
PLOTTED	18-6-25
DRAWN	MT
REVIEWED	KY

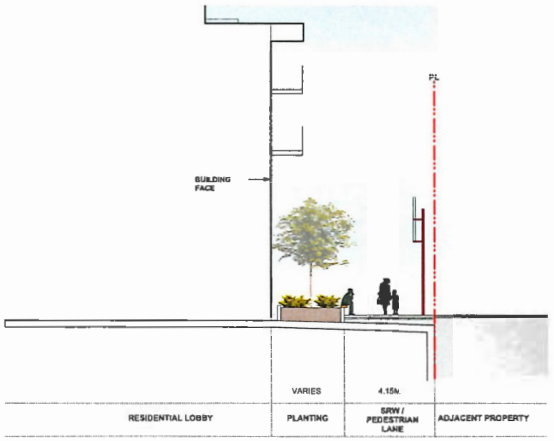
DRAWING
L1_04



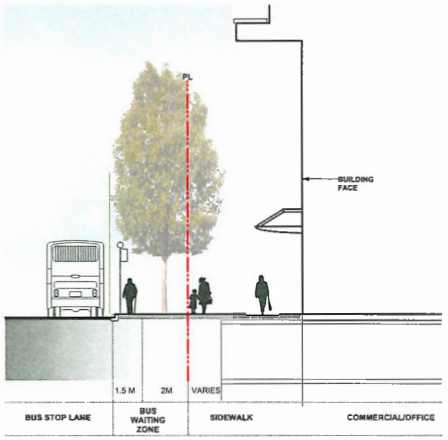
A SECTION A - NO3 ROAD
1:100



B SECTION B - COOK STREET
1:100



C SECTION C - RESIDENCE LOBBY ENTRY
1:100



D SECTION D - BUS MALL
1:100

PWL partnership

gbl

REVISIONS AND ISSUES
NO. DATE DESCRIPTION

PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
SECTIONS

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

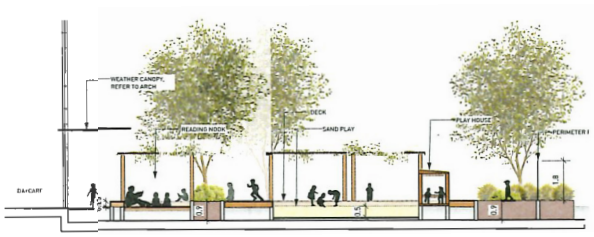
NORTH SCALE
AS SHOWN

PROJECT NO 17017
DATE 27 March 2018
FILE NAME 17017 Section.vwx
PLOTTED 18-9-25
DRAWN MT REVIEWED

DRAWING
L4.01

E SECTION E - PODIUM LEVEL and AFTER SCHOOL CHILDCARE
1:100

F SECTION F - PRE-SCHOOL and COMMUNITY GARDEN
1:100



G SECTION G - 3-5 GROUP
1:100

PWL partnership

PWL Partnership Landscape Architects Inc

gbl

NO.	DATE	DESCRIPTION

PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
SECTIONS

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is the exclusive property of the Consultant and may not be used in any way without the express permission of the Consultant.

SCALE	AS SHOWN
PROJECT NO	17017
DATE	27 March 2018
FILE NAME	17017 Section.vwx
PLOTTED	18-9-25
DRAWN	MT
REVIEWED	

DRAWING
L4.02

STREET / PLAZA

PAVING MATERIAL

PWL partnership

gbl

PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Precedent Images

PROJECT NO	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtoKeefe.vwx
PLOTTED	18-3-28
DRAWN	MT
CHECKED	KY

L5_01

THANK YOU

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 2, 2018
From:	Wayne Craig Director, Development	**File:**	DP 16-740262
Re:	**Application by 0989705 B.C. Ltd. for a Development Permit at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a high-density, mixed-use development consisting of approximately 18,720 m^2 (201,500 ft^2) of office and commercial floor area and approximately 822 residential units at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road on a site zoned "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village".

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

WC:jhd
Att. 6

Staff Report

Origin

0989705 B.C. Ltd. has applied to the City of Richmond for permission to construct a high-density, mixed-use development consisting of approximately 18,720 m^2 (201,500 ft^2) of office and commercial floor area and approximately 822 residential units at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road on a site zoned "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village". The proposal includes:

- One level of commercial uses.
- One 11-storey office tower.
- Six 14-storey residential towers.
- Three levels of below-grade parking.
- A total floor area of approximately 81,026 m^2 (872,157 ft^2).
- Residential units including:
  - 38 secured affordable market rental units.
  - 115 secured market rental units.
  - 669 market strata units.

The site is being rezoned from "Auto-Oriented Commercial (CA)" to a new site-specific zone, "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village", under Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 (RZ 15-692485). As considerations of rezoning, the developer will:

- Acquire a small, triangular portion of the City's No. 3 Road road allowance adjacent to the site's eastern boundary.
- Dedicate a small, triangular piece of land along the site's southern boundary.
- Design and construct infrastructure improvements through a Servicing Agreement (SA) including:
  - New and upgraded City utilities.
  - Preducting for and/or undergrounding of private utility lines.
  - Relocation of all private utility equipment on-site.
  - Road dedications to provide for an enhanced back-of-curb public realm on No. 3 Road.
  - Road dedications to provide for new travel lanes and an enhanced back-of-curb public realm on Alderbridge Way.
  - Road dedications to provide for the development of a new north-south road on the western boundary of the site and a new east-west road near the southern boundary of the site.
  - Provision of a public right-of-passage (PROP) statutory right-of-way (SRW) for a mid-block pedestrian connection from No. 3 Road to the new north-south road.
  - Construction of frontage improvements on all sides of the development.
- Design, construct and transfer ownership of the on-site low carbon energy plant to the City.
- Provide cash-in-lieu contributions for child care and community amenity space.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements. Please refer to the Development Permit Conditions of Approval (Attachment 2) for additional Development Permit requirements.

Site and Context

Existing Site and Development: The subject site is located within the City Centre Area Plan's Lansdowne Village. It sits on the west side of No. 3 Road to the south of Alderbridge Way and is comprised of three lots that have been cleared in preparation for development.

Surrounding Development: Development surrounding the subject site is as follows:

To the North:	Across Alderbridge Way, existing, low-scale, commercial development.
To the East:	Across No. 3 Road, the Lansdowne Mall site, which is subject to an Official Community Plan (OCP) amendment application to adjust the land use designation (CP 15-717017). This application is in process and will be the subject of separate reporting.
To the South:	Across the future, new east-west road, existing low- and medium-scale commercial development. The lots at 5591, 5631, 5651 and 5671 No. 3 Road are subject to a rezoning application (RZ 17-779262) and Development Permit application (DP 18-829141) for a mixed-use development. These applications are in process and will be the subject of separate reporting. The lot at 5551 No. 3 Road is not part of the development site to the south.
To the West:	Across the existing City lane, existing low-scale commercial and light industrial development with surface parking. The property at 5520 Minoru Boulevard (located to the south-west of the subject site) is subject to a rezoning application for a mixed-use development (RZ 16-744658). The application is in process and will be the subject of separate reporting.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 16, 2018. There were no form and character concerns expressed about the proposed rezoning.

Staff Comments

The proposed scheme attached to this report satisfactorily addresses urban design, form and character and other City objectives identified as part of the review of the subject Development Permit application. In addition, the proposed scheme complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the site-specific zone "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village".

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal and was supportive of the scheme subject to Panel comments. The applicant has addressed significant comments including:

- Differentiating the residential towers on the new north-south road with colour, massing breaks and varied balcony depths.
- Modification of the landscape plans to provide sun and shadow where appropriate, enhance views and support animation of the courtyard plaza.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 5, 2018 is attached for reference (Attachment 3). The applicant's detailed design responses are provided in '***bold italics***' immediately following each Design Panel comment.

Analysis

Urban Design

Public Realm: The proposed development contributes to urban connectivity and public open space through a combination of: road improvements; new road development; deep ground level building setbacks; a mid-block pedestrian mews; and, a publicly-accessible internal courtyard plaza. Included are:

- On No. 3 Road, the back-of-curb cross-section with an enhanced bike lane, treed and planted boulevard and sidewalk (5.75 m wide).
- On Alderbridge Way and the new north-south and new east-west roads, the back-of-curb cross-section with a treed and planted boulevard and sidewalk (3.5 m wide).
- On all frontages, at the ground level, enhanced building setback areas ranging from 3.0 m to 9.0 m that will be used for access, circulation, outdoor display and/or patio seating.
- At both No. 3 Road intersections, further building setback areas that create small plazas at major building entries.
- From No. 3 Road, two wide, open air, pedestrian mews that lead to an internally-located ground level courtyard plaza.
- From the new north-south road, a wide pedestrian mews that also leads to the internally-located ground level courtyard plaza.
- The ground level, open air courtyard plaza.
- A pedestrian crossing on No. 3 Road, which will connect the proposed mid-block pedestrian mews and courtyard system with the lane system to the west and the Lansdowne Mall site to the east.

Design development of the frontage improvements and the PROP SRW for the mid-block pedestrian connection will occur through the Servicing Agreement process. To support comfortable transitions between the off-site, SRW and on-site landscape, minor adjustments of the approved Development Permit landscape plan may be recommended. Changes will be subject to a General Compliance application, if warranted.

Public Art: As a consideration of rezoning, the applicant has offered to make a contribution to the City's Public Art Program with an on-site work. A Public Art consultant has been retained and the Public Art Plan has been reviewed and endorsed by the Richmond Public Art Advisory Committee. The plan proposes to focus Public Art spending in the courtyard plaza. This will draw the public into the site and enliven it once they are there. A variety of opportunities have been identified including installation of a large, hanging sculpture that would be visible from the north-south streets, the Canada Line, and the office and residential spaces above. The artist and art concept selection process is underway and is expected to be completed by fall, 2018. This work is being managed through the public art process.

Public Adjacencies: The development concept proposes street-animating commercial uses at the ground level on all frontages, as well as throughout the extended public realm within the site. The remainder of the building massing is modulated to achieve specific urban design values on each frontage. On No. 3 Road and the new east-west road, lower podium heights and distinct massing breaks are used to reduce the scale impact of the development; optimize light penetration to the streets; and, establish a more spatially-interesting street experience. This section of No. 3 Road is expected to be heavily used by the public once the Lansdowne Mall site is redeveloped. On the other two frontages, higher midrise components, along with rhythmical tower placement, establish a more typical City Centre Area Plan (CCAP) street wall condition. All external and internal frontages are overlooked by residential uses providing for 'eyes on the street'.

Private Adjacencies: Because the proposed development has streets on all four sides, it is well separated from existing and future development on nearby private properties.

Grade Relationships and Flood Construction Level: To address the City's flood construction level requirements in the context of deeper building setbacks, disabled access requirements and comfortable patio seating slopes, a relaxation of the Flood Plain Designation and Protection Bylaw provisions is required. The applicant has reviewed the circumstances with Building Approvals staff, which have provided preliminary support for the proposed ground floor elevations subject to adequate protection from water intrusion. All habitable space will be at sidewalk elevation or higher.

Site and Functional Planning

Site Access: Proposed pedestrian access to the site includes: storefront entries located on the four frontages and the pedestrian mews and internal courtyard system; an office lobby at the No. 3 Road and new east-west road intersection; a major retail entry at the No. 3 Road and Alderbridge Way intersection; and, residential lobbies on No.3 Road, Alderbridge Way and the new north-south road.

Vehicle and truck access is proposed in two locations along the new north-south road. The south access leads to ground level car share parking and a small loading area. The north access leads to a large loading area and a waste management area. Both access points also lead to ramps to the below-grade parking.

Fire access has been vetted by Fire and Building Approvals staff based on the preliminary code analysis provided by the applicant. Access will be provided to the office and residential lobbies directly from the fronting streets. Planters and outdoor furnishings have been located to ensure functional and safe access/egress for the buildings and open spaces.

Parking and Loading: The proposed provision of bicycle, vehicle and truck spaces is consistent with or exceeds the site-specific bylaw (ZMU34) provisions.

Commercial and office Class 1 bicycle parking, as well as end-of-trip facilities, are provided in the first below-grade level of the parkade. Residential bicycle parking and bike maintenance facilities are provided in the first and second below-grade levels of the parkade. Class 2 bicycle spaces are distributed around the site on grade.

Proposed vehicle parking for the residential uses slightly exceeds the bylaw requirements. Proposed vehicle parking for the commercial and office uses also exceeds the bylaw requirements.

The north and south loading and waste management areas accommodate seven medium-size trucks and two large-size trucks that will be shared between non-residential and residential uses.

TDM Measures: As a consideration of rezoning the parking rates were reduced based on a Transportation consultant's assessment of needs and the provision of Transportation Demand Management measures. The measures include four car share spaces and cars, bicycle end of trip for non-residential uses, bicycle repair facilities for residential uses and a Transit Pass program. A Letter of Credit for $446,054.04 is required prior to Development Permit approval to secure the Transit Pass program.

Waste Management: The waste management system includes a variety waste and recycling collection rooms. Those required for the commercial and office uses are located on the ground level of the development and are allocated between the north and south ends of the site to address the functional needs of the planned tenancies. Those required for the residential tenancies are located on the first below-grade parking level of the development. Materials from the below-grade facilities will be hauled to a ground-level temporary collection room on the north side of the development for pick-up. The Waste Management Plan is provided in the Development Permit drawings.

District Energy Utility: The low-carbon, central energy plant provided for the development will be transferred to the City to be integrated with the overall DEU system. The equipment is located on the top of the office tower, as well as in various connection, equipment and transfer rooms throughout the development. Sustainability staff have reviewed the proposed facilities and do not expect that changes affecting the form and character of the development will be required. Should changes be required, a General Compliance application will be advanced to the Panel, if warranted.

Third-party Utilities: All permanent third party utility equipment will be located on site. A BC Hydro VISTA box will be located adjacent to the new north-south road. The applicant has undertaken a detailed design review with BC Hydro to ensure that the location, layout and access are acceptable. A copy of BC Hydro's confirmation is on file.

Common Indoor Space: A total of 1,974 m^2 (21,249 ft^2) of residential common indoor amenity space is proposed. This exceeds the CCAP objective of 2 m^2/unit (22 ft^2/unit) by approximately 300 m^2. Approximately 1,712 m^2 (18,428 ft^2) of the overall proposed indoor amenity space is allocated for the shared use of the owners and/or tenants of the market strata units and the low end market rental (LEMR) units. Approximately 262 m^2 (2,820 ft^2) of the overall proposed indoor amenity space is allocated exclusively for the use of the tenants of the market rental units.

- *Common Amenity Space:* The 1,712 m^2 (18,428 ft^2) of shared indoor amenity space is allocated between various building levels and uses. Two large spaces are provided on Level 3. Facilities include rooms and/or areas for fitness, yoga, large parties, dining, games, children's play and studying. These spaces have direct access to the outdoor podium-top common residential amenity area. Three additional indoor amenity areas are provided on Level 10, each with associated outdoor common amenity area, while a series of guest suites are provided on Levels 4 through 9.
- *Market Rental Amenity Space:* The 262 m^2 (2,820 ft^2) of market rental indoor amenity space located on Level 3 will also have direct access to the outdoor podium-top common amenity area and will include programming such as ping pong, indoor play, wet bar, general lounge area, washrooms, storage and the potential to divide the space into smaller components.
- *Shared Use Covenant:* Execution of a covenant establishing the shared use of the larger component of the indoor amenity space by the market strata and LEMR unit residents is a condition of Development Permit issuance.

Common Outdoor Space: A total of approximately 10,050 m^2 (108,189 ft^2) of outdoor space is proposed. This includes spaces associated with the ground level pedestrian mews and courtyard, the office uses and the residential uses. The various areas meet or exceed the CCAP Development Permit Guideline (DP Guideline) expectations as described below.

- *Ground Plane:* Open space is provided on the ground level of the development in the form of deeper than required building setbacks and in the pedestrian mews and internal courtyard plaza. The area is approximately 5,015 m^2 (53,981 ft^2) which significantly exceeds the CCAP DP Guidelines expectation for supplementary common outdoor area (e.g. 10% of the net development site area) of 2,082 m^2 (22,407 ft^2). Staff note that the extensive ground-level on-site public and semi-public outdoor space system is made possible by the applicant's decision to locate all of the required parking below grade.
- *Office:* There is no requirement for office outdoor open space. However, a total of approximately 604 m^2 (6,501ft^2) of area is provided on Levels 3 and 6 adjacent to the office building. The Level 3 space provides for lounging and shared access via a stair and elevator to the courtyard plaza on the ground level below. The use of the office outdoor spaces will be allocated to all or part of the office tower floor area depending on the final tenancy or tenancies of the building.
- *Residential:* A total of 4,932 m^2 (53,088 ft^2) of residential common outdoor space is provided on Levels 3, 6, 7 and 10. This area meets the minimum requirement of 6 m^2 (65 ft^2) per unit. The Level 3 (podium-top) outdoor space is the largest and incorporates multiple social and recreational functions. On Level 6, an extensive urban agriculture area and a large children's play area are provided at the south end of the development where both will have good sun access. Smaller common outdoor amenity spaces areas accommodating casual gathering and children's play are provided over the midrise portions of the residential buildings (Towers A, B, C, E and F) where there is increased sunlight access and outlook. The combined area of the play spaces is 608 m^2 (6,545 ft^2) which meets the OCP/CCAP area expectations calculated as 3 m^2/unit to a maximum of 600 m^2. Please see the Landscape and Open Space section of this report for a description of the proposed play equipment and other design strategies for the play areas.

Private Outdoor Space: The applicant has provided either a patio or balcony for each residential unit, generally consistent with the expectations noted in the CCAP. The balconies range in depth from 1.4 m to 2.7 m (5.0 ft. to 8.7 ft.) and include a variety of configurations. Some are inset, some are projecting and some span the whole width of the unit in order to address sound attenuation, privacy and building articulation objectives.

Community Amenities

Affordable Housing: A total of 38 Low End Market Rental Housing (LEMR) units are proposed. These are clustered on Levels 3 through 6 of Building F on the north-east corner of the development. They have a combined floor area of 2,759 m^2 (29,701 ft^2) and include a range of unit types (one bedroom through three bedroom). Those units with frontage on No. 3 Road or Alderbridge Way will be provided with an exterior, acoustic baffle system for noise mitigation.

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Unit Mix	
	Min. Permitted Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	% of Units	# of Units
1-Bedroom	50 m^2 (535 ft^2)	$975	$38,250 or less	42%	16
2-Bedroom	69 m^2 (741 ft^2)	$1,218	$46,800 or less	29%	11
3-Bedroom	91 m^2 (980 ft^2)	$1,480	$58,050 or less	29%	11
TOTAL	**2,759 m^2 (29,701 ft^2)**	**Varies**	**Varies**	**100%**	**38**

Market Rental Housing: The proposed rezoning includes approximately 115 market rental housing units within the development. The market rental floor area is 8,670 m^2 (93,323 ft^2) and includes a range of units types (one bedroom to three bedroom). The market rental units are provided in a 'standalone' tower (Building D) facing No. 3 Road and will be secured with a market rental housing agreement.

MARKET RENTAL HOUSING SUMMARY

	STUDIO	1 BED / 1 BED+DEN	2 BED / 2 BED+DEN	3 BED / 3 BED+DEN	TOTAL
Units	0	48	44	23	115
Percentage	0%	42%	38%	20%	100%

Architectural Form and Character

The proposed development is very high density and sits on a large site. In this context, "human scaled streetscapes" and "varied and distinctive building forms" are important CCAP DP Guideline objectives. The proposed development includes design features at the massing, articulation and character levels that address these goals.

Massing: A podium and tower form of development is proposed. As a result of the site size, site configuration and frontage opportunities, a seven-tower concept is possible. The seven towers are distributed around the perimeter of the site and are interspersed with a combination of low and high streetwall forms. Two significant massing breaks are provided along No. 3 Road to highlight access to the expanded public realm within the site. The floor area that might typically be located in these breaks has been redistributed to the tower on the north-east corner of the site.

The proposed massing and distribution of uses address the design objectives of the CCAP DP Guidelines as follows.

- A high commercial base (6.0 m /19.75 ft.) underlies the whole development and contributes positively to the spatial scale and day/night animation of the public realm. This includes the commercial frontages on the four streets frontages and those lining the internal pedestrian mews and courtyard system.
- The proposed office uses are located in a distinct building form that sits at the intersection of No. 3 Road and the new east-west road. It is comprised of two massing components - a larger floorplate for the lower two levels and a series of smaller, stepped floorplates for the floors above. The lower component reinforces the streetwall and brings animation to the street. The upper component marks the intersection and establishes a higher level visual identity for the office uses. Because it is set back, the upper component reduces the scale impact of the tower at the street level.
- The residential uses are located in the remaining midrise and tower forms and are arrayed around the podium level courtyard. Various combinations of horizontal and vertical massing are used to differentiate the tower blocks on the four street frontages. In addition to the office tower described above, the No. 3 Road frontage includes a vertically-oriented "standalone" tower located approximately mid-block and a wrap-around, "streetwall" building located toward the Alderbridge Way intersection. The wrap-around building is comprised of two distinct horizontal massing components separated by a one-storey high "reveal". On the new north-south road, a rhythmical arrangement of interlocking midrise and tower forms is arrayed down the street. The mid-rise forms are distinguished from the tower forms with curved floor plans and balconies that advance and recede from the street plane. Each mid-rise and tower set is also separated by a deep vertical recess.

Articulation: The proposed development addresses the building articulation objectives of the DP Guidelines in a variety of ways.

- The street side commercial frontages have been setback more than the minimum 3.0 m envisioned by the CCAP. These setback areas are double height and overhung by the building massing above. This provides visual depth to the façades and creates a sense of sheltered space at the street level, particularly in key high-use locations such as the No. 3 Road intersections.
- Within the pedestrian mews and courtyard plaza areas, spatial articulation is provided by the dynamic, angled, overhanging walkway system associated with the residential amenity space on Level 3. Columns, vertical circulation and Public Art will further articulate this space.
- The office tower combines two simple forms. Both components are clad with continuous, floor-to-ceiling, large-paned, glass windows. The resulting transparency, as shown on the renderings, replaces explicit articulation with a strong inside-outside relationship that engages and animates the public realm via the interior activity.

- Articulation of the residential buildings, which are all fairly rectilinear, relies on different combinations of balcony styles (inset/projecting), balcony railings (transparent/solid), cladding choices (solid/spandrel glass/vision glass), parapet styles and framing elements to create variety and distinctiveness between the residential towers. Building F, on the north-east corner of the site, is provided with vertical sound baffles that add to the façade articulation.
- On the new north-south road frontage, special colour treatments have been used in the articulated spaces at the lobby and amenity space levels, as well as in the recesses between each block. The colour treatments are intended to distinguish the individual "buildings" and highlight the ground-level lobby and upper level amenity spaces.

Rooflines: The proposed towers are all of a similar height and sit just below the maximum height of 41.5 m geodetic. This height was established through the Vancouver Airport Authority future runway planning process.

The DEU low carbon energy plant equipment is located on the top level the office tower. The façade of the building is extended through this level so that it has the appearance of another level of the tower rather than a screened rooftop mechanical room. A preliminary layout of the rooftop equipment is included in the Development Permit drawings.

To add visual interest to the rooflines, the applicant has proposed a variety of designs including: a thin, glass, spandrel panel parapet on the office tower; white concrete frame elements on some of the residential tower facades; a vertically-expressed dark parapet extension on other tower facades; and, thin, white, deeply-cantilevered balcony roofs on west-facing facades.

Character: The proposed development has incorporated a wide variety of the character features described in the CCAP DP Guidelines. "Strong horizontal expression" predominates in the office building and in the residential balcony treatments along the west façade. "West Coast Lifestyle Expression", including active outdoor living, is supported with the multi-level landscaped open spaces and the ground-level public mews and courtyard plaza. Significant planting on the upper level terraces, much of which is visible from the streets and public areas of the site, supports "Garden City Expression". "Green Building Expression" gives rise to the deep balconies provided for sun shading on the west façade.

Materials and Colour: The proposed cladding combines curtain wall and window wall glazing with terra cotta panelling, spandrel panels, various metal elements and painted concrete. The curtain and window wall glazing is clear. The curtain wall will be used on the office building and commercial spaces and is provided with structural silicone joints to reduce the appearance of frames. The glass units are 10 ft. wide in the case of the office building and 7 ft. wide on the commercial level. This combination will enhance the transparent inside/outside relationship along the streetscapes and will highlight the office and commercial role of the development. The glazing for the residential units is also clear but includes a 4 ft. framing grid to provide for a more intimate residential scale.

Much of the solid area of the cladding system is comprised of corrugated terracotta panels which will run vertically on the buildings. The terra cotta will be white and glazed: the colour and reflectivity will lighten the massing and brighten the streetscapes. In other solid areas, there will be charcoal grey spandrel panels and louvers. This simple colour palette will be contrasted in key areas of the development including the previously-mentioned buildings along the north-south road and within the pedestrian mews and courtyard plaza system described below.

Special Design Feature: The provision of the proposed mid-block pedestrian mews and courtyard plaza system is made possible because the applicant has elected to locate all of the vehicle parking below grade. This gesture supports pedestrian connectivity on a 100 m grid, as envisioned by the CCAP. An outdoor mews and courtyard lined with commercial uses will add an exciting new dimension to the public experience of the City Centre. To support the success of the mid-block system, the applicant has proposed a number of design features including:

- Spatially dynamic open air passageways leading from the street to the courtyard plaza.
- An expressly directional paving pattern to draw the public into the site.
- Planters with integrated seating and large trees at both the mews entrances and in the courtyard.
- Special lighting of the balcony railings lining the upper courtyard overhangs.
- Special soffit design on the underside of the upper courtyard overhangs.
- The proposed Public Art piece or pieces.

In addition, the applicant is exploring adding features to support space programming such as a large projection screen on one of the solid walls within the courtyard.

Signage: A comprehensive signage and wayfinding package was presented to the Advisory Design Panel. The package was created to establish a contemporary urban identity for the development in addition to addressing the multiple functional objectives necessitated by a development of this scale. A separate Sign Permit Application is required for the proposed commercial signage.

Landscape and Open Space Design

Ground Plane Open Space: A significant feature of the proposed ground level open space design is the use of a distinctive paving pattern to identify and unify the ground plane. This includes the building setback areas along the street frontages as well as the pedestrian mews and courtyard plaza. The paving pattern is designed with banding in contrasting paver colours. The width and colour emphasis of the banding is modulated through the site in order to define different functional and programmatic areas (e.g. building and parkade entries) and to add visual interest along the frontages. The paving is also used in areas of the ground plane, such as the car share, to improve the view from the street and enhance the user experience of the functional areas.

The ground level plan includes strategically located raised planters with various combinations of trees, underplanting and benches. In some cases, the planters are used to mark the edges of the property where they will be able to provide buffering for any outdoor seating areas associated with the commercial uses. In other areas, they mark the entries to the pedestrian mews system. The mews planters are also designed to mask the exhaust vents from the underground parking.

In addition to the integrated planter benches, "C" shaped benches are proposed in key public-use locations. The remaining areas of the ground plane are intended to be furnished (e.g. seating and free-standing planting) by the adjacent commercial businesses. Class 2 bicycle parking is also distributed throughout the ground level.

Office Open Space: The office building is provided with open space on Levels 3 and 6 of the development. The spaces, which are primarily finished with decking, are located on the east and north sides of the tower. A treed landscape buffer is provided on Level 6 on the north side of the tower to reduce privacy issues with residential units opposite.

Residential Open Space: The residential open space is distributed between the podium level and six mid-rise roof top areas. The podium level space is divided into private and common areas separated by treed planters. The common areas include outdoor patios associated with the indoor amenity spaces on the east and west sides of the podium. The podium also has roofed and open exercise areas and a walkway system connecting the various towers, open spaces and circulation to the courtyard plaza below. The podium is intensively landscaped and will benefit from south sunlight.

Urban agriculture and child's play facilities are provided on Level 6 in a south-facing gap between the office tower and the residential tower to its west. The urban agriculture area includes raised planters, fruit trees and a farm table entertaining area. The children's play area combines conventional play equipment with adventure and nature play and emphasizes adventure and nature play in order to reduce the use of plastics. The play structure area is 44.8 m^2 (481.9 ft^2) and is set on a rubber surface. It is suitable to children aged 2-5 years, and includes ground level and elevated activities involving different kinds of crawling, climbing and sliding. The playhouse includes covered play benches and is set under the trees. A play deck is also provided and is set in one of the open grassed areas of the play space. The adventure and nature play features include a grassed and treed "hill", climbing and jumping logs and stumps and deck areas to run and play. There is also deck for parent seating and quiet conversation.

Smaller common outdoor amenity spaces generally associated with smaller indoor amenity areas are provided for each residential tower on Level 7 or Level 10. These areas are programmed with lounging, gathering and child's play areas. They include treed and grassed areas and their locations offer sun access at different times of the day as well as outward views from the development. Conventional play equipment is not provided due to lack of space and a desire to avoid the use of plastics.

Green Roof: Extensive green roofs with areas of river rock are proposed on all the towers. In addition to contributing to sustainability, the green roofs may be visible from future surrounding development.

Tree Retention and Replacement: There were no on-site bylaw-sized trees except on the piece of City land that is proposed to be added to the site. These will be relocated. Off-site trees will be retained or replaced with compensation, consistent with the considerations of rezoning.

Landscape Letter of Credit: Completion of the on-site landscaping will be secured with a Letter of Credit for $3,103,570.40.

Sustainability

LEED: As considerations of rezoning, the development will target LEED Silver (Attachment 4).

Livability

Accessibility: All units will be provided with Aging-in-Place features (stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers). The proposal also includes 192 units that are further enhanced with Basic Universal/Adaptable housing features (including all of the accessibility provisions listed in the Basic Universal/Adaptable housing features.

Basic Universal Housing

Unit Tenure	Unit type	Total Units
Low End Market Rental	1B through 3B+D	38
Market Rental	1B through 3B+D	131
Market Strata	1B + D	23

Noise Mitigation: The applicant has provided a preliminary opinion from an acoustical consultant indicating that the residential component of the development will not require redesign, although upgrades to the façade details may be required to meet acoustic requirements (Attachment 5). Additional analysis regarding sound attenuation for the DEU central plant and the Canada Line noise has been requested. Submission of the final consultant report is a condition of Development Permit issuance.

Crime Prevention through Environmental Design: The applicant has provided a list of CPTED features to be incorporated into the development that address Section 14.2.11 of the OCP (Attachment 6).

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.

Janet Digby
Planner 3
(604-247-4620)

JD:blg

Attachments:

Attachment 1 Development Application Data Sheet
Attachment 2 Development Permit Conditions of Approval
Attachment 3 Advisory Design Panel Minutes (annotated)
Attachment 4 LEED Checklist
Attachment 5 Preliminary Acoustic Report
Attachment 6 CPTED Features

ATTACHMENT 1

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 16-740262	
Address:	7960 Alderbridge Way and 5333 & 5411 No. 3 Road
Applicant:	0989705 B.C. Ltd.
Owner:	0989705 B.C. Ltd. (South Street Development Group)
Planning Area(s):	City Centre – Lansdowne Village

DP 16-740262	Required	Proposed
Site Area:	Min. 16,800 m^2	16,930.6 m^2
Net Development Site Area:	20,817 m^2	20,817 m^2
Land Uses:	Mixed Use	Mixed Use
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m)	Urban Core T6 (45 m)
Zoning:	ZMU34	ZMU34
Number of Residential Units:	n/a	822

DP 16-740262	Bylaw Req't	Proposed	Variance
Floor Area Ratio (FAR):	Max. 3.95	3.89	n/a
Floor Area per FAR:	Max. 82,227 m^2	81,026 m^2	n/a
Non-residential Floor Area:	N/A	18,720 m^2	-
Residential Floor Area:	Max. 62,451 m^2	62,306 m^2	-
Lot Coverage:	Max. 90%	78%	-
Lot Size:	Min. 16,800 m^2	16,930.6 m^2	-
Lot Dimensions:	n/a	n/a	-
Setback – Alderbridge Way:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Setback – No. 3:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Setback – North South Road:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Setback – East West Road:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Height Dimensional (geodetic):	Max. 41.5 m	41.5 m	-
Off-Street Parking Spaces – Residential Unit:	542	548	-
Off-Street Parking Spaces – Market Rental Unit:	83	83	
Off-Street Parking Spaces – Affordable Housing Unit:	27	27	-
Off-Street Parking Spaces – Visitor (Shared):	90	90	-
Off-Street Parking Spaces – Commercial:	224**	225	-
Off-Street Parking Spaces – Office:	133**	255	-
Off-Street Parking Spaces – Car Share Spaces:	4	4	-
Off-Street Parking Spaces – Total:	1,013	1,142	-
Loading Space – Large Size:	2	2	-
Loading Spaces – Medium Size:	7	7	-
Bicycle Parking Spaces – Class 1:	1078	1078	-
Bicycle Parking Spaces – Class 2 (shared):	119	119	-

* Below-grade and above-grade

** CDT1 Rates may be applied / includes TDM

City of Richmond

Development Permit Conditions of Approval

Development Applications Department

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of $3,103,570.40 which includes the cost of construction and a 10% contingency amount for landscape shown in the Development Permit plans.
2. Provision of a final acoustic report and recommendations by a professional acoustic consultant with respect to sound mitigation measures required as a consideration of rezoning and including noise from DEU mechanical equipment.
3. Provision of a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services.
4. Receipt of a Letter of Credit in the amount of $446,054.04 to secure the owner's commitment to provide transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration).
5. Revision of the Transportation Impact Analysis to reflect the final Development Permit statistics and other revisions resulting from design development of the transportation aspects of the proposal.
6. Registration of a restrictive covenant on Title noting that the all common indoor and outdoor residential amenity space, including the guest suites on Levels 4 through 9 but excluding the indoor and outdoor amenity space for Building D, shall be made available for the use of all owners/tenants of the development except the owners/tenants of Building D.

Annotated Excerpt of the Minutes

Advisory Design Panel Meeting

Wednesday, August 8, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 16-740262 - 7-TOWER CITY CENTRE MIXED USE COMMERCIAL, OFFICE AND RESIDENTIAL DEVELOPMENT

ARCHITECT: GBL Architects

PROPERTY LOCATION: 7960 Alderbridge Way and 5333 and 5411 No. 3 Road

Applicant's Presentation

Achim Charisius, GBL Architects, and Chris Phillips, PFS Studio, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- consider differentiating the lobbies of buildings B and C to improve site wayfinding as the two buildings look alike;
  GBL Response:
  The project team developed differentiating colour/material themes for the towers (See figure 1)
  These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10
  - ***Feature Ceiling***
  - ***Flooring***
  - ***Feature Wall***
  - ***Coloured Glazing in curtain wall***
  - ***Address Signage***

  Tower A: Beach (See figure 2 and figure 12)
  Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
  Tower C: Grasslands (See figure 4 and figure 12)

- consider carving the portion of the gap between the office building and rental building along No. 3 Road to create more landscaped/green ledges (e.g. by incorporating amenity decks on office podium), leading down to the level of the street to provide visual connection between street level and upper level landscaping; would enhance the pedestrian experience of the courtyard and enhance the views of the south-facing units;
  GBL Response:
  We are proposing to create a green ledge by applying a staggered, foliage-themed, white frit pattern to the office glazing, connecting the landscape visually between podium and courtyard levels and improving views and privacy for south facing units.
  (See figure 5)

- consider further exposing outdoor views through the buildings through the podium levels; investigate opportunities for this approach for the podium between buildings B and C;
  GBL response:
  An additional break through the building is has been incorporated providing daylighting and views (See figure 6):

- consider varying the topography of the landscape at the upper levels to create a subtle sense of difference in character in the upper levels;
  PFS Response: Due to the geometry and limited space at the upper levels we have tried to maintain as much flexibility as possible. 3 dimensional planters and furnishing elements have been introduced at the upper levels. Additionally, planted mound has been proposed on Level 5. (see figure 7)

- the applicant is advised to maintain flexibility of the programmable areas on the street plaza level; look at the density of trees on street plaza level; consider incorporating water elements in the central plaza to animate the plaza;
  PFS response: A series of programing diagrams have been developed to confirm the flexibility of the plaza space. For that reason, North portion of the plaza has been maintained as an open space to accommodate various events. The South part of the plaza is shady and therefore not suitable for a water feature. (see figure 7)

- consider modifying certain portions of the glazing on certain building types to allow differentiation of expression, e.g. by introducing different tints, colours or tones;
  GBL Response:
  The project team developed differentiating colour/material themes for the towers (See figure 1)
  These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10
    - ***Feature Ceiling***
    - ***Balcony Soffits***
    - ***Flooring***
    - ***Feature Wall***
    - ***Coloured Glazing in curtain wall***
    - ***Coloured glazing in entrance canopy***
    - ***Address Signage***

  Tower A: Beach (See figure 2 and figure 12)
  Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
  Tower C: Grasslands (See figure 4 and figure 12)
- appreciate the project and the package provided by the applicant;
- agree with the Panel comment that landscaping on the upper levels of the building needs to come down to the central plaza;
  PFS response: Added a larger planting area on the central retail plaza to soften the plaza and provide more seating opportunities, but still provide enough space for programming (see figure 7).
- appreciate the idea of retail and neighbourhood events taking place in the central plaza; however, concerned on the frequency of these events as lack of animation would make the large plaza look exposed;
  PFS response: Permanent features have been added to provide an inviting space for everyday use for the visitors of retail units. Additionally, tree canopies and planters create intimate spaces within the larger plaza (see figure 7).
- appreciate the green roofs;
- consider providing visual interest to the parking vents at the entrance to the plaza to draw people into the plaza;
  PFS response: Noted. We will look for the opportunities for enhancing the appearance of the parking vents.

- consider relocating the urban agriculture area on level 5 farther to the north and installing trees along the edge as the proposed location will be subject to too much sun exposure;
  PFS response: Changed the south urban agriculture plots to concrete planters with row of trees to provide shade for the rest of the garden plots. Additional shade is also provided by the trees already planted in the garden plots (see figure 7).

- consider orienting the passive/quieter areas on level 10 outdoor amenity spaces westward rather than inside to enable residents to view the sunset;
  PFS response: Level 10 design have been developed further and the wood deck / trellis have been relocated to the west side to allow residents to view the sunset. (see figure 7)

- consider using the oversized west-facing balconies to create more variation in the design of the west façade through varying the design of the soffits or guard rails of balconies (e.g. through variation in graphics or colours) to further visually break down the massing of the west façade;

  GBL Response:
  The project team developed differentiating colour/material themes for the towers (See figure 1)
  These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10
  - ***Feature Ceiling***
  - ***Balcony Soffits***
  - ***Flooring***
  - ***Feature Wall***
  - ***Coloured Glazing in curtain wall***
  - ***Coloured glazing in entrance canopy***
  - ***Address Signage***

  Tower A: Beach (See figure 2 and figure 12)
  Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
  Tower C: Grasslands (See figure 4 and figure 12)

  Further, we varied the depth of the podium 'ribbon' balconies to be deeper that the glazed tower balconies.

- future acoustic report for the project should also include a study of reverberation of inside spaces in the building in view of the length and proportion of the plaza and the amount of glass along the Alderbridge Way and No. 3 Road elevations;
  GBL response: noted and advised acoustic consultant.

- the applicant is encouraged to locate small-sized CRUs, e.g. little cafes with tables and chairs, around the central plaza to animate the plaza, especially during periods when there are no retail and neighbourhood events occurring in the plaza;
  GBL response: smaller CRU's have been incorporated (see figure 8)

- the applicant is advised that pre-planning for mechanical ventilation be conducted should a large-sized restaurant be located in the plaza so that residents will not be inconvenienced as provision for mechanical ventilation is not currently shown in the floor plans;
  GBL response: Mechanical consultant maintains all required distances to residential units.

- appreciate the opportunity to incorporate an iconic art piece in the project with the significant budget for public art allocated by the applicant; the applicant is advised to do pre-planning to anchor this public art piece;
  GBL: noted, will be suggested to artist.
- landscaped areas on level 3 and upper level podiums are well done and provide an urban park for residents;
- ensure edge protection for zigzag walkways to provide safety for people using wheelchairs and strollers;
  PFS: Noted
- spacing of paving stones on rooftop gardens on levels 7 and 10 can be problematic for people using wheelchairs and strollers; consider a sidewalk width for the overlapping space to allow two people to walk side-by-side;
  PFS: Noted. Level 10 design have been developed further - stepping stones have been deleted. (see figure 7)
- appreciate the linear aspect of the coloured paving; provides good orientation for people with impaired/limited vision;
- consider making the powder room of the one-bedroom typical unit an ensuite bathroom to the single bedroom as well as a bathroom for visitors through the walk-in closet; look at the possibility of making the walk-in closet accessible from two directions;
  GBL response: the suggestion was addressed (see unit ABC2) (see figure 9)
- consider eliminating the inward opening door for the den in the typical two-bedroom unit as it occupies a significant amount of space in the den;
  GBL response: the fancoil was relocated, and the inward door was replaced with a pocket door. (see unit A4) (see figure 10)
- consider an outward swinging door that swings into the entry space in lieu of an inward swinging door for the bathroom adjacent to the unit entry for the typical two-bedroom unit; would enhance the usability of the bathroom;
  GBL response: the suggestion was addressed (see unit A4) (see figure 10)
- consider an outward swinging door in lieu of an inward swinging door for the bathroom in the typical three-bedroom unit;
  GBL response: the suggestion was addressed (see unit A3) (see figure 11)
- appreciate the applicant's efforts to incorporate public art in the early stage of the project and integrate public art in the overall design of the project;
- ensure the visibility of the public art piece in the central plaza from the street to highlight the public character of the plaza;
  PFS: Noted
- consider further articulation of the parkade space on the west face of the plaza to provide visual interest to pedestrians;
  GBL: noted

- pedestrian crossing from No. 3 Road to the new north-south road through the central plaza will enhance the Lansdowne Village neighbourhood and distinguish the area as a distinct place;
- appreciate the signage plan and wayfinding strategy for the project; and
- consider differentiating more the residential entrances from the retail and public spaces through further articulation.

GBL Response:

The project team developed differentiating colour/material themes for the towers (See figure 1)

These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10

- ***Feature Ceiling***
- ***Balcony Soffits***
- ***Flooring***
- ***Feature Wall***
- ***Coloured Glazing in curtain wall***
- ***Coloured glazing in entrance canopy***
- ***Address Signage***

Tower A: Beach (See figure 2 and figure 12)
Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
Tower C: Grasslands (See figure 4 and figure 12)

Further to this, the canopy height and fenestration details have been altered to contrast with the commercial storefront expression.

INTEGRAL GROUP

July 25, 2018

Planning and Development Services
City of Richmond

Re: 7960 Alderbridge Way– Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed residential, commercial, and retail development at 7960 Alderbridge Way. The project will utilize the Canada Green Building Council's LEED v4 for New Construction rating system to demonstrate its environmental performance and will target a sufficient number of credits to be equal to Silver level LEED certification strategy. The following list, along with a preliminary LEED Checklist, highlights the prominent sustainable features which will meet the intent of 54 points, which is above the minimum threshold for LEED Silver certification by 4 points. Beyond these targets, several other strategies are potentially available and will be confirmed as the design is refined.

This development will demonstrate environmentally responsible building construction though the following:

Location and Transportation

The project is located on a previously developed infill site, avoiding sensitive habitats and taking advantage of existing infrastructure and surrounding amenities which promote a walkable community. The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance of No. 3 Road. This location provides optimum connectivity to pedestrian, bicycle and public transit options. The connection to No. 3 Road offers immediate connection to over 6 different bus lines and the Lansdowne Skytrain station within 800m of the site. This encourages building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along these transit corridors combined with secured storage for bicycles and bicycle networks accessible along No. 3 Road and Alderbridge streets afford a distinct advantage for carless commuters.

Figure 1: Walking distance to local services

Sustainable Sites

Landscaping on the roof and ground surfaces will utilize a selection of vegetation to be native and adaptive vegetation best suited to the long term durability and aesthetic of the project. A combination of extensive vegetation and accessible space will offer occupants a positive outdoor space to encourage time outside of the built environment. The development's hardscapes and green spaces will be considerate of urban heat island effect and support the project's larger irrigation and water use reduction targets.

Figure 2: Extensive proposed on-site vegetation throughout

An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction. Best practices will be implemented during construction to optimize air quality for site workers and the surrounding area, and provide a clean and healthy building for future residents.

Water Use Efficiency

The project's management of rainwater runoff will be done in such a fashion as to minimize where feasible the volume of stormwater released to the City of Richmond's stormwater system. The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 45% reduction in the use of potable water through selection of plumbing fixtures. Secondly, given the scale of the plantings proposed the project irrigation demand will be a major focus. The project has established a target of reducing irrigation demand for potable water by 50% for the irrigation of the project's landscaping. This will be done using combination of water efficient planting selections, water efficient irrigation systems, and demand based irrigation control systems combined with rain sensing controllers.

Energy Performance

The project will be designed to satisfy the LEED minimum energy efficiency of a 22% reduction in energy cost relative to an ASHRAE 90.1- 2010 baseline. High performance systems will be considered throughout design to ensure the project's energy performance is met.

To maximize the envelope efficiency of the building, moderate window to wall ratios on the majority of the project will be utilized to manage solar heat gains through the exterior glazing while retaining energy to maintain thermal comfort. Windows will likely be double-glazed to optimize energy retention and will consider a variety of solar heat gain coefficients to best maximize solar gains. The opaque wall systems for the building will be specified to support the window assemblies in their performance and be well insulated to eliminate energy transfer between the interior and exterior spaces. At present this will include a preliminary effective wall R-value target of R5 and a glazing U value of .38.

Figure 2: Moderate ratio of window to wall area represented.

In addition to a high efficiency envelope, the development will further reduce energy and carbon emissions through high efficiency HVAC design. The central heating and cooling plant will be comprised of a highly efficient air source heat pump with condenser boiler backup, having an effective seasonal Coefficient of Performance (CoP). This system will be electric powered, resulting in continually reduction of its carbon footprint during operation in comparison to gas powered. Furthermore, heat recovery will be implemented throughout the entire development to further improve the efficiency of the system. In situations where one building may require heating and another may require cooling, heat will be extracted from the building in demand of cooling, and provided to the building in demand of heating. This reduces the use of the air source heat pumps to provide newly conditioned air, therefore resulting in energy-use reductions.

Individual distribution of conditioned air throughout the building is likely to utilize a four-pipe hydronic system with fan coils to provide specific thermal controllability to each zone. LED lighting in the parkade and potentially in the suites themselves will also be considered.

The building space heating and domestic hot water systems will be designed to satisfy the applicable City of Richmond DES connectivity guidelines. A central heating plant consisting of high efficiency condensing boilers will provide heating hot water for the entire development. Cooling will also be provided by high efficiency water cooled chillers in combination with cooling towers.

Building Materials

Through the use of a building lifecycle impact analysis and innovative material product disclosures the project will aim to demonstrate building lifecycle impact reductions in overall Co2 emissions, depletion of non-renewable energy resources, eutrophication and other global impact categories. Materials will be selected to provide industry regulated ingredient declarations, and identify the environmental impacts associated with each material. Reductions in the lifecycle impact categories will likely come from increased the recycle content in the concrete used, reductions in excess material consumption through design, and locally sourced material selection.

Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

Indoor Environment

Ventilation air will be delivered to each space by means of rooftop air handling units and in suite fancoils. Outdoor air ventilation will be implemented and adhere to ASHRAE 62.1-2010 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air.

Given the unique shape of the floorplate, the opportunities for daylight autonomy and views access will be maximized. To improve the indoor environment for occupants, the design team will be considerate of daylighting design strategies and encourage to implement them where feasible.

Conclusion

The above noted strategies support a holistic approach to addressing the requirements of the City of Richmond and the goal of LEED Silver level equivalency. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for tenants. A Development Permit LEED checklist is included with the application for review.

Alderbridge: Silver-level Checklist
LEED v4 BD+C: NEW CONSTRUCTION

Date Issued: 12/07/2018

USGBC Project No.: 1000105080

YES ++	+	Maybe ?	-	NO –
	54	4	6	41

Project Total

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

	1	
	Y	

Integrative Process — Possible Points: 1

IPc1	Integrative Process

	11	2		17

Location + Transportation — Possible Points: 16

				16
	1			
			2	
	5			
	5			
		1		
				1
		1		

LTc1	LEED for Neighborhood Development Location
LTc2	Sensitive Land Protection
LTc3	High Priority Site
LTc4	Surrounding Density and Diverse Uses
LTc5	Access to Quality Transit
LTc6	Bicycle Facilities
LTc7	Reduced Parking Footprint
LTc8	Green Vehicles

	5	1		4

Sustainable Sites — Possible Points: 10

	Y			
	1			
	2			
	1			
				1
	1	1		
				1

SSp1	**Construction Activity Pollution Prevention**
SSc1	Site Assessment
SSc2	Site Development: Protect or Restore Habitat
SSc3	Open Space
SSc4	Rainwater Management
SSc5	Heat Island Reduction
SSc6	Light Pollution Reduction

	7		1	3

Water Efficiency — Possible Points: 11

	Y			
	Y			
	Y			
	1		1	
	4		2	
	2			
				1

WEp1	**Outdoor Water Use Reduction: 30%**
WEp2	**Indoor Water Use Reduction: 20%**
WEp3	**Building-Level Water Metering**
WEc1	Outdoor Water Use Reduction
WEc2	Indoor Water Use Reduction
WEc3	Cooling Tower Water Use
WEc4	Water Metering

	13		5	13

Energy + Atmosphere — Possible Points: 33

	Y			
	Y			
	Y			
	Y			
	3			3
	9			9
				1
			2	
			3	
	1			
			2	

EAp1	**Fundamental Commissioning and Verification**
EAp2	**Minimum Energy Performance**
EAp3	**Building-Level Energy Metering**
EAp4	**Fundamental Refrigerant Management**
EAc1	Enhanced Commissioning
EAc2	Optimize Energy Performance:
EAc3	Advanced Energy Metering
EAc4	Demand Response
EAc5	Renewable Energy Production
EAc6	Enhanced Refrigerant Management
EAc7	Green Power and Carbon Offsets

	5			8
	Y			
	Y			
	3			2
				2
				2
				2
	2			

Materials + Resources — Possible Points: 13

MRp1	**Storage & Collection of Recyclables**
MRp2	**Construction and Demolition Waste Management Planning**
MRc1	Building Life-Cycle Impact Reduction
MRc2	Building Product Disclosure & Optimization: Environmental Product Declarations
MRc3	Building Product Disclosure & Optimization: Sourcing of Raw Materials
MRc4	Building Product Disclosure & Optimization: Material Ingredients
MRc5	Construction & Demolition Waste Management

	4	1		6
	Y			
	Y			
			1	1
				3
	1			
	2			
			1	
	1		1	
			3	
			1	
		1		

Indoor Environmental Quality — Possible Points: 16

IEQp1	**Minimum IAQ Performance**
IEQp2	**Environmental Tobacco Smoke (ETS) Control**
IEQc1	Enhanced Air Quality Strategies
IEQc2	Low-Emitting Materials
IEQc3	Construction IAQ Management Plan
IEQc4	Indoor Air Quality Assessment
IEQc5	Thermal Comfort
IEQc6	Interior Lighting
IEQc7	Daylight
IEQc8	Quality Views
IEQc9	Acoustic Performance

	5			1
	1			
	1			
	1			
	1			
	1			

Innovation + Design Process — Possible Points: 6

IDc1.1	Innovation: Occupant Comfort Survey
IDc1.2	Innovation: Purchasing Plan - Lamps
IDc1.3	Innovation: LEED O+M Starter Kit
IDc1.4	Exemplary Performance: Access to Quality Transit
IDc1.5	Exemplary Performance: Construction Waste Management
IDc2	LEED™ Accredited Professional

	2			2
	1			
			1	
	1			
			1	

Regional Priority Credits — Possible Points: 4

RPc1.1	Regional Priority: Indoor Water Use Reduction (4 pts)
RPc1.2	Regional Priority: Enhanced Commissioning (5 pts)
RPc1.3	Regional Priority: Building Life-Cycle Impact Reduction (3 pts)
RPc1.4	Regional Priority: Outdoor Water Use Reduction (2 pts)

ATTACHMENT 5

Brown Strachan Associates
Consulting Engineers in Acoustics

Project: 368.17A

August 27, 2018

GBL Architects
139 East 8th Avenue
Vancouver, BC V5T 1R8

Attention: Mr. Achim Charisius, Senior Associate

Dear Mr. Charisius:

Re: 7960 Alderbridge Way, Richmond

Appended is our report entitled "7960 Alderbridge Way - Acoustical Evaluation".

Please call if you have any questions.

Yours very truly,

BROWN STRACHAN ASSOCIATES

Andrew R. Fawcett, Eng.L., AScT.

ARF/sb/18Aug/GBL.ttl

7960 ALDERBRIDGE WAY
ACOUSTICAL EVALUATION

Prepared for:
GBL ARCHITECTS

Andrew R. Fawcett, Eng.L., AScT.
David W. Brown, P.Eng.
August 27, 2018

Brown Strachan Associates
Consulting Engineers in Acoustics

#2 - 1290 Homer St. Vancouver Canada V6B 2Y5 Tel: 604 689 0514 Fax: 604 689 2703 bsa@brownstrachan.com

CONTENTS

1.0 INTRODUCTION

2.0 DESIGN CRITERIA

3.0 RECOMMENDATIONS

3.1 Disclosure

3.2 Exterior Design Noise Levels

3.3 Facade Upgrades

3.4 Ventilation & Equipment

3.5 Review of Construction

4.0 DISCUSSION

4.1 Method of Evaluation

4.2 Aircraft Noise

4.3 Traffic Noise

4.4 Canada Line SkyTrain Noise

4.5 Interior Noise

5.0 CONCLUSION

APPENDIX

Project: 368.17A August 27, 2018

7960 ALDERBRIDGE WAY - ACOUSTICAL EVALUATION

1.0 INTRODUCTION

Brown Strachan Associates have been retained by Alderbridge Way LP to conduct an acoustical evaluation of the residential component of the proposed mixed-use development at 7960 Alderbridge Way, Richmond (DP 2016 740262), as designed by GBL Architects Inc. on drawings issued for DP 7/25/2018 (prints appended).

The terms of reference of this report are to assess YVR aircraft, traffic and Canada Line SkyTrain noise on the proposed development and to recommend facade upgrades satisfying interior noise level design criteria specified in the City of Richmond Official Community Plan (OCP, prints appended).

2.0 DESIGN CRITERIA

The development has been evaluated with respect to the following design criteria specified in section 14.4.7.B Aircraft Noise of the City of Richmond OCP (page 14-45, appended):

> "... the noise level in those portions of the dwelling units listed below shall not exceed the noise level... set out in the corresponding right-hand column... The noise level utilized is an A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

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

The design criteria are also referenced in OCP 3.6.3 Noise Management for Aircraft Noise Sensitive Areas, OCP 14.4.7.A Traffic/Transit Noise and 5.17.3 of the Zoning Bylaw 8500 (prints appended). The design criteria adopted by Richmond are the indoor design criteria

recommended in the Canada Mortgage and Housing Corporation (CMHC) publication entitled "Road and Rail Noise: Effects on Housing" (NHA 5156 08/86, print appended).

3.0 RECOMMENDATIONS

The following are recommendations to satisfy the OCP interior design criteria, based on the 7/25/2018 drawings, and should be referenced in the tender documents. These recommendations may be revised based on the final building design, including window and door details, etc. Where necessary, the working drawings and window & door shop drawings should be reviewed with reference to this report and the appended Schedule. Other design considerations such as structural, thermal, etc., should be reviewed by other disciplines.

Notations should be included on the construction drawings indicating that the acoustical recommendations in this report will be incorporated into the final design and construction, as concurred with or amended by the City of Richmond.

3.1 Disclosure

Restrictive Covenants are required by the City of Richmond (ref. OCP page 3-68). In addition, disclosure should be made to prospective residents that the development site is subject to noise and vibration from aircraft, traffic and Canada Line SkyTrain activity, operating day and night, which may be annoying to some individuals. The City of Richmond, YVR, Translink and SkyTrain may have specific wording satisfying their requirements.

3.2 Exterior Design Noise Levels

Aircraft noise has been evaluated based on the Noise Exposure Forecast (NEF) contours on the City of Richmond Interactive Map and the OCP Aircraft Noise Sensitive Development Map (appended). At the most exposed location, the recommended exterior design level for aircraft noise is NEF 35, or Leq(24) = 67 dB (see 4.2 Aircraft Noise, below).

The recommended exterior design level for traffic noise is Leq(24) = 69 dB at the most exposed location (see 4.3 Traffic Noise, below).

The recommended exterior design level for SkyTrains on the Canada Line is Leq(24) = 59 dB at the most exposed location (see 4.4 Canada Line SkyTrain Noise, below).

3.3 Facade Upgrades

Recommended exterior wall, window and door upgrades are indicated on the appended "7960 Alderbridge Way - Facade Upgrade Schedule" (Schedule).

The window and door supplier(s) should provide fenestration test reports to ASTM E90 for their proposed assemblies, i.e. glazing including window frame and door assemblies, confirming specified OITC ratings are met, particularly assemblies meeting specified OITC 32 & 35 ratings. At substantial completion, the supplier(s) should confirm in writing that their rated assemblies, as installed on site, are equivalent to their tested assemblies and conform fully with this report and appended Schedule.

Wind loading, safety, structural, thermal requirements, visual specifications, etc., should be checked for all windows and doors, and may dictate thicker glazing than the appended Schedule, e.g. Code 4.3.6 & 9.6. Glazing may require strengthened glass to satisfy Code requirements and may have a size limitation to satisfy structural requirements, manufacturer's weight requirements, visual specifications, etc., i.e. mullions may be required. Good quality airtight weatherstrip should be specified for all exterior doors and windows. Windows should satisfy the A3 air-tightness standard in CSA A440, as referenced in the Code, e.g. 5.10.2 & 9.7.4.

Sound transmission through the exterior facade has been evaluated based on the indicated window and door areas and conventional exterior facade construction with finishes comparable to heavy pre-manufactured (Terracotta) panels, metal or spandrel panels and painted concrete (prints appended). Rooms requiring exterior wall upgrades are indicated on the appended Schedule.

3.4 Ventilation & Equipment

Sound transmission through the exterior facade considers windows and doors in the closed position, per Richmond's OCP (page 3-70, note 3). Ventilation details, thermal requirements, etc., should be designed by a mechanical consultant (OCP page 3-70, note 4). Equipment should be selected to satisfy Code acoustical requirements (e.g. Code 6.2.1.1 & 9.32.3.5), Richmond's standards for air conditioning systems and their alternatives and the Richmond Noise By-law #8856.

Where make-up air is required for ventilation, natural air leakage of the building envelope, corridor pressurization, etc., may be a consideration (design by mechanical). If make-up air ducts from the exterior are also required to satisfy ventilation requirements, the ducts must provide a minimum noise reduction of 50 dB for exterior noise, e.g. nominally 6ft. of 4" dia. acoustically lined ductwork or lined flexible connector. Proposed ductwork details penetrating the facade should be reviewed by BSA. Where Code related issues govern ductwork in areas such as bathrooms and kitchens, Code requirements should take precedence.

3.5 Review of Construction

The analyses in this report provide a detailed evaluation of aircraft, traffic and SkyTrain sound transmission through the exterior facade satisfying the OCP interior design criteria. Coordination of Code requirements, acoustical recommendations, field reviews, letters of assurance, construction or occupancy certification requirements, etc., should be provided by the Registered Professional of Record. See appended Acoustical Evaluation Reports - Background Information.

4.0 DISCUSSION

4.1 Method of Evaluation

The method of evaluation used in this report gives detailed consideration of sound transmission referencing NRC's IBANA-Calc analysis software and related validation studies (see 4.5 Interior Noise, below). To determine facade upgrades necessary to satisfy the OCP design criteria, evaluation of the proposed buildings is based on Leq(24) aircraft, traffic and SkyTrain

sound transmission, windows and doors in the closed position, rooms with the greatest exposure to noise and the largest glazing and facade areas with respect to floor area.

4.2 Aircraft Noise

The development site is located in Area 2, defined as a High Aircraft Noise Area, with NEF contours of approximately NEF 30 to NEF 40 (prints appended).

As required by the City of Richmond Policy Planning Department, aircraft noise has been evaluated based on the NEF contours. The NEF contours are the Canadian noise metric used for airport noise assessment, based on peak planning day aircraft activity, i.e. the 95th percentile day in terms of volume or the average of the seven busiest days in each of the three busiest months, and cannot be directly measured (ref. YVR noise reports). Referencing the interpolation procedure in CMHC's "New Housing and Airport Noise" (print appended), the development site has been evaluated based on NEF 33-35 aircraft noise.

The OCP design criteria in 3.6.3 and 14.4.7 are based on Leq(24) levels (see 2.0 Design Criteria, above). At the most exposed location, the recommended exterior design level for aircraft noise is Leq(24) = 67 dB, from Leq(24) = NEF+32 (ref. IBANA-Calc, appended).

4.3 Traffic Noise

Future traffic noise exposure has been evaluated based on year 2032 forecasted a.m. + p.m. peak hour traffic volume data in the ISL Engineering and Land Services Traffic Impact Assessment Report (September 2017, prints appended). Peak hour data are considered equivalent to 13% of the daily total traffic (Richmond traffic data appended). To account for possible growth beyond 2032, and daily or seasonal variation, the ISL volumes have been increased by 10%. All roads in this area have a posted speed limit of 50 km/h.

Based on the ISL traffic forecasts, site observations and previous studies in the area, the following design volumes have been used to evaluate future traffic noise at the proposed development site:

	Vehicles per day	% Heavy vehicles
Alderbridge (E. Bnd/W. Bnd):	17,500/17,900	3
No. 3 Road (N.Bnd/S. Bnd):	15,600/15,700	3
New North-South Road:	6,000	3
New East-West Road:	6,500	3

Future traffic noise levels are derived from statistical tables, developed by NRC, in CMHC's "Road and Rail Noise: Effects on Housing". These tables have been used on numerous housing site assessments throughout Metro Vancouver, including recent studies in this area of Richmond, with good correlation between measured and calculated levels (typically +/-1 dB for normal traffic conditions). At the most exposed location, the recommended CMHC design level for traffic noise is Leq(24) = 69 dB (printouts appended).

To check that CMHC traffic noise calculations correlate with existing traffic flow in this area, measurements have been conducted at a test location approximately 6m west of the No. 3 Road curb and 64m south of the existing north property line. The average measured Leq = 69 dBA (Table 2 and Graph: SUMM, appended), including SkyTrain movements and aircraft takeoffs to the east. For the observed road traffic activity only, the CMHC calculated equivalent traffic noise level is Leq(24) = 68 dB (printout: Predict, appended).

4.4 Canada Line SkyTrain Noise

The elevated Canada Line guideway is on the east side of No. 3 Road and the closest buildings (D and F) are nominally 35m west of the guideway centerline (print appended). The Lansdowne Skytrain Station is to the south. For this section of the Canada Line, TransLink data indicate there are about 150 scheduled SkyTrain movements per weekday (each direction) or about 300 total movements per day (prints appended). For design, a total volume of 400 SkyTrain movements per day has been used.

Reference Canada Line SkyTrain measurements conducted north of the Marine Drive Station, near the Cambie Street portal, nominally 12m east of the guideway centerline and 2m above the

guideway parapet, indicate an average passby level of Leq(10s) = 75 dBA for northbound trains accelerating away from the station and 69 dBA for slower southbound trains approaching the station (Figure 1, appended). The measured data near the Marine Drive Station are considered representative of SkyTrain noise at the development site, i.e. near Lansdowne Station. Other reference SkyTrain data indicate a full speed passby level of Leq(10s) = 79 dBA at 8m (Figure 2, appended).

For design, SkyTrain noise has been evaluated based on the reference passby level of Leq(10s) = 79 dBA (each direction), which allows for some variation in SkyTrain noise at this site, e.g. maintenance cycle, etc. Based on 79 dBA and a total volume of 400 movements per day, the design SkyTrain noise level is Leq(24) = 59 dB at 35m.

4.5 Interior Noise

The suites have been evaluated referencing NRC's IBANA-Calc analysis software, related validation studies, IBANA aircraft, statistical traffic and SkyTrain source data, normalized to the design levels, and facade transmission loss data. Detailed calculations of sound transmission through the exterior facade are summarized in Tables 1A - 1H and include the absorption typical of furnished rooms, e.g. bed / furniture, carpet, etc. (printouts appended). These tables show the sound level transmitted by each sound path, such as windows, doors & exterior walls, and compare the total sound to the criterion.

Sound levels in suites can vary relative to calculated levels due to normal variation in transportation activity, maintenance cycle of SkyTrain, on-site performance of facade components, flanking sound transmission, room absorption, etc.

5.0 CONCLUSION

Provided the recommendations in this report are implemented, our evaluation indicates the design of the residential component of the proposed mixed-use development at 7960 Alderbridge Way satisfies the City of Richmond OCP interior design criteria for aircraft, traffic and SkyTrain noise.

APPENDIX

BSA Project: 368.17A
gBL ARCHITECTS
Re. 7960 Alderbridge Way, Richmond

27-Aug-18

7960 ALDERBRIDGE WAY - FAÇADE UPGRADE SCHEDULE

This schedule forms part of the Brown Strachan Associates (BSA) acoustical report dated 27 August 2018 and should be read with the full report. It is the supplier's responsibility to ensure that the rated windows and doors, as installed on site, fully conform to this schedule and report (confirm in writing, when requested).

Unless otherwise indicated in table below, provide all residential windows and glazed doors rated OITC 29. Specified façade upgrades are applicable to all exterior walls, doors and windows in a given room.

Building	Level	Suite Type	Room	Window & Door	Exterior Wall
A, B & C	3 to 14	A1	Bed. #2 (two ext. walls)	OITC 32	
		ABC4	Bed. #2 (angled façade)	OITC 32	
D	3 to 14	D2 & D4	Bedrooms (both)	OITC 32	2x GWB
		D3	Bedroom	OITC 32	
E	3 to 13	E2	N.W Bed. (two ext. walls)	**OITC 35**	2x GWB
		E3	Bedroom	**OITC 35**	
		E4, E5, E7 & E12	Bedroom	OITC 32	
		E8	Master Bedroom	OITC 32	
	14	E2	N.W Bed. (two ext. walls)	**OITC 35**	2x GWB
		E3 & E7	Bedroom	**OITC 35**	
		E8	Master Bedroom	**OITC 35**	
F	3 to 6	AFF2	Bedroom	OITC 32	
		AFF3 & 5	Master Bedroom	**OITC 35**	2x GWB
			Bedroom #2	OITC 32	
		AFF4	Bedrooms (both) & L/R	OITC 32	
		AFF6	Master Bedroom	OITC 32	
			Bedroom #2	**OITC 35**	2x GWB
		AFF9 & 10	Bedroom	OITC 32	
		F7, 8, 29, 30 & 31	Bedroom	OITC 32	
	7 to 13	F2, 6, 7 & 8	Bedroom	OITC 32	
		F3 & F14	Master Bedroom	**OITC 35**	2x GWB
			Bed. #2 (north)	OITC 32	
		F5 & F16	Bedrooms (both) & L/R	OITC 32	
		F15, 17, 18, 19 & 20	Bedroom	OITC 32	
		F21	Master Bedroom & L/R	OITC 32	
		F25	Master Bedroom	**OITC 35**	2x GWB
			L/R	OITC 32	
	14	F2	Bedroom	**OITC 35**	
		F3	Master Bedroom	**OITC 35**	2x GWB
			Bed. #2 (north)	**OITC 35**	
		F5	Bedrooms (both)	**OITC 35**	
			L/R	OITC 32	
		F6, 7 & 8	Bedroom	**OITC 35**	
		F25	Master Bedroom	**OITC 35**	2x GWB
			L/R	OITC 32	

Brown Strachan Associates
Consulting Engineers in Acoustics

7960 ALDERBRIDGE WAY - FAÇADE UPGRADE SCHEDULE (Cont'd)

Legend (including sliding and swing exterior doors):

OITC 35: Stringent design requirement possibly requiring triple glazing and/or thick laminated glazing.

OITC 32: Typically laminated glazing, e.g. 6Lam-13-6 thermal glazing.

OITC 29: Typically conventional highrise thermal glazing, e.g. 6-13-4 or 6-13-6.

2x GWB: 2x interior GWB applied directly to exterior wall framing (exclude closets).

For all windows and doors, provide fenestration test reports to ASTM E90, as tested on representative assemblies. For all glazing in windows and doors, check wind loading, safety, structural requirements, visual specifications, etc. If necessary, provide thicker glazing than recommended above (subject to acoustical review by BSA). Glazing may require strengthened glass to satisfy Code requirements and may have size limitation to satisfy structural requirements, visual specifications, etc. (i.e. mullions may be required). Provide good quality airtight weatherstrip for all exterior doors and windows. Provide windows satisfying A3 air-tightness standard of CSA A440, as referenced in Code. See Acoustical Evaluation Reports - Background Information (appended to report).

Schedule based on drawings issued for DP 07/25/2018, received 13 August 2018.

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V6J 2C9
T 604 736 1156 INFO@GBLARCHITECTS.COM
F 604 731 5279 GBLARCHITECTS.COM

gbl
EMERGENT ARCHITECTURE

July 24, 2018

City of Richmond
Attn: Ms. Janet Digby

Senior Planner / Urban Design
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Janet,

CPTED 7960 Alderbridge Way

Natural Surveillance

1. Blind Corners
   a) All pathways avoid sudden grade changes that would reduce sightlines.
   b) In parking areas with blind corners, mirrors will be installed to allow users to see around the corner.

2. Siting and Building Layout
   a) Residential entrances are located on prominent locations and have clear sight to multiple adjacent roadways/pathways.
   b) Balconies are situated in the centre of the residential units to protect privacy. They are either separated by a vertical building element or a privacy screen.
   c) The indoor amenities are located on multiple levels and open to the outdoor amenity spaces.
   d) Visitor bicycle storage facilities are located around the building and close to lobbies for ease of access.
   e) The commercial lobby is located in closest proximity to the Canada Line station with high visibility to No 3 Road.
   f) Office and Retail spaces are clearly visible from No. 3 Road, New E-W Road, New N-S Road, Alderbridge Way and the public plaza.
   g) End-of-trip facilities are located near the main parkade entrance next to the office elevator core.

h) Multiple exits are visible from all parking areas, as well as clear long clear sightlines across the parkades.
i) All parking levels will provide adequate and uniform levels of lighting.
j) Parking walls will be painted white or bright colours to reflect light
k) A signage program has been developed for the project, clearly identifying and colour-coding access to elevator cores, stairs, retail and office tenants as well as residential lobbies
l) Vestibules will have clear glazing.
m) Residential parking will be separated from public parking and accessed through gates with access control.
n) Access to the parkade is limited to two designated monitored entrances
o) The public plaza, and courtyard amenity spaces are easily observed by people from a multitude number of windows and locations.

3. Entrances
   a) Main entrances will have clear glazing to allow the viewer to see into them before entering.
   b) Main entrances can be seen from the street and neighbours.
   c) All entrances will provide adequate levels of lighting.

4. Landscaping
   a) Trees located on level 1 will have raise crowns to avoid a continuous barrier.
   b) Low groundcover will be used along pedestrian pathways.
   c) No landscaping will impede or conceal the building entrance from the street.

5. Lighting
   a) Inset and modulated spaces on the buildings façade, along access/egress routes, will be well lit.
   b) All pedestrian pathways will include pedestrian scale lighting and direct light.
   c) Areas not intended to be used at night will avoid lighting.
   d) All lighting will be located away from walls to avoid climbing opportunities.

Territoriality

1. Public spaces at the amenity levels are separated through the use of landscaping and pavement treatments

2. Large areas, such as the outdoor courtyards, are separated into smaller areas through the use of landscaping, pavement treatments, and pedestrian walkways.
3. All public spaces have clear access and casual surveillance from adjacent premises and uses.
4. All public spaces avoid dead and ambiguous space.
5. Long blank facades are avoided to limit the sense of isolation.

Target Hardening

1. Full astragals will be used on all common exterior doors leading into the building or underground parkade.
2. Parkade gates will have narrowly spaced bars to prevent tampering.

gbl
EMERGENT ARCHITECTURE

Sincerely,
GBL Architects Inc.

Achim Charisius, Architect AIBC

City of Richmond

Development Permit

No. DP 16-740262

To the Holder:	0989705 B.C. LTD.
Property Address:	7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD
Address:	200-1778 WEST 2ND AVENUE VANCOUVER, BC V6J 1H6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #80 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $3,103,570.40 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 16-740262

To the Holder:	0989705 B.C. LTD.
Property Address:	7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD
Address:	200-1778 WEST 2ND AVENUE VANCOUVER, BC V6J 1H6

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

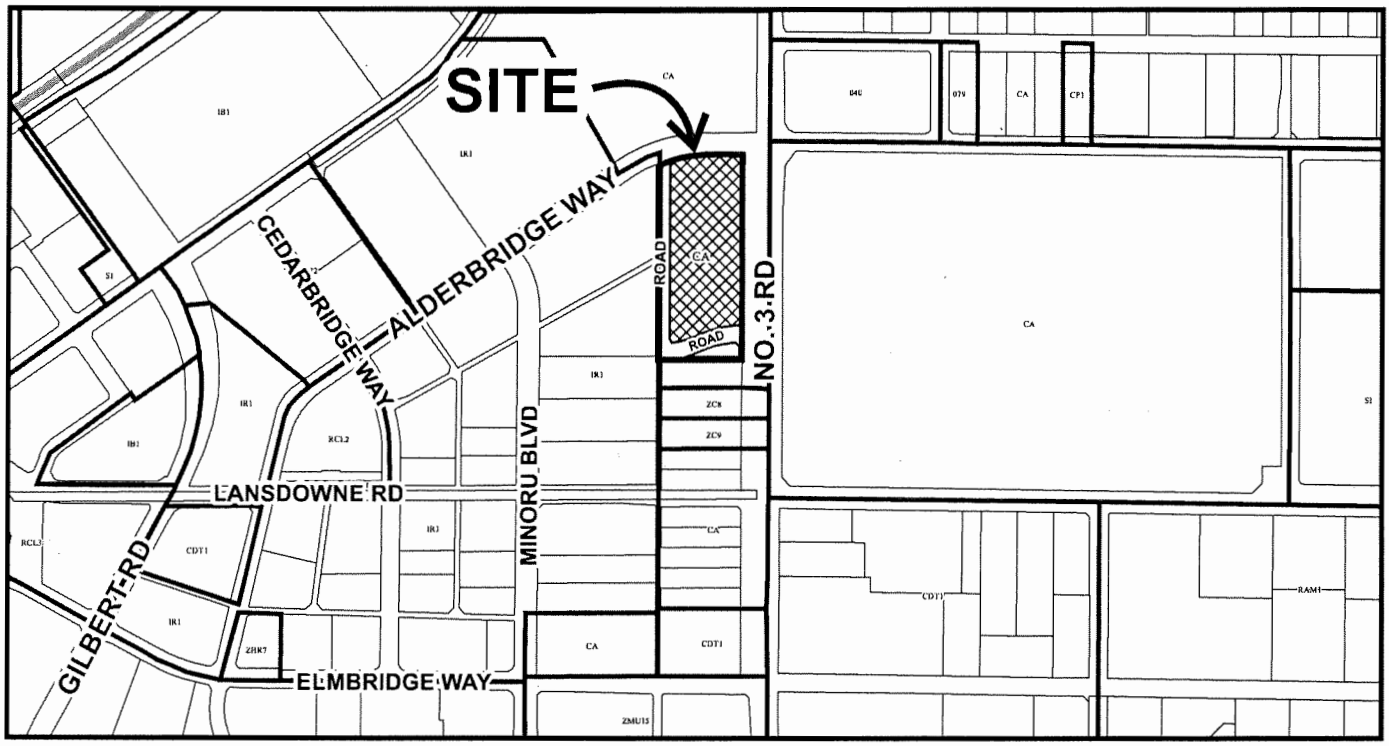
   This Permit is not a Building Permit.

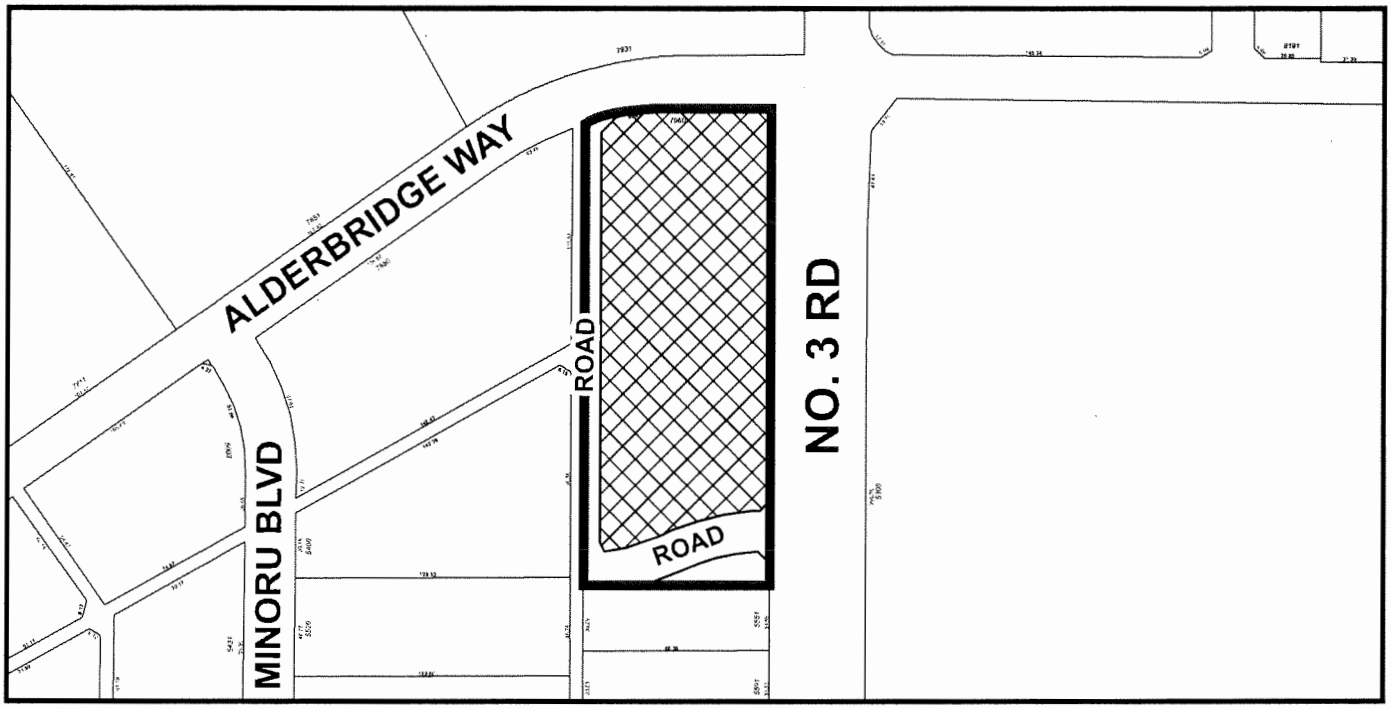
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of
Richmond





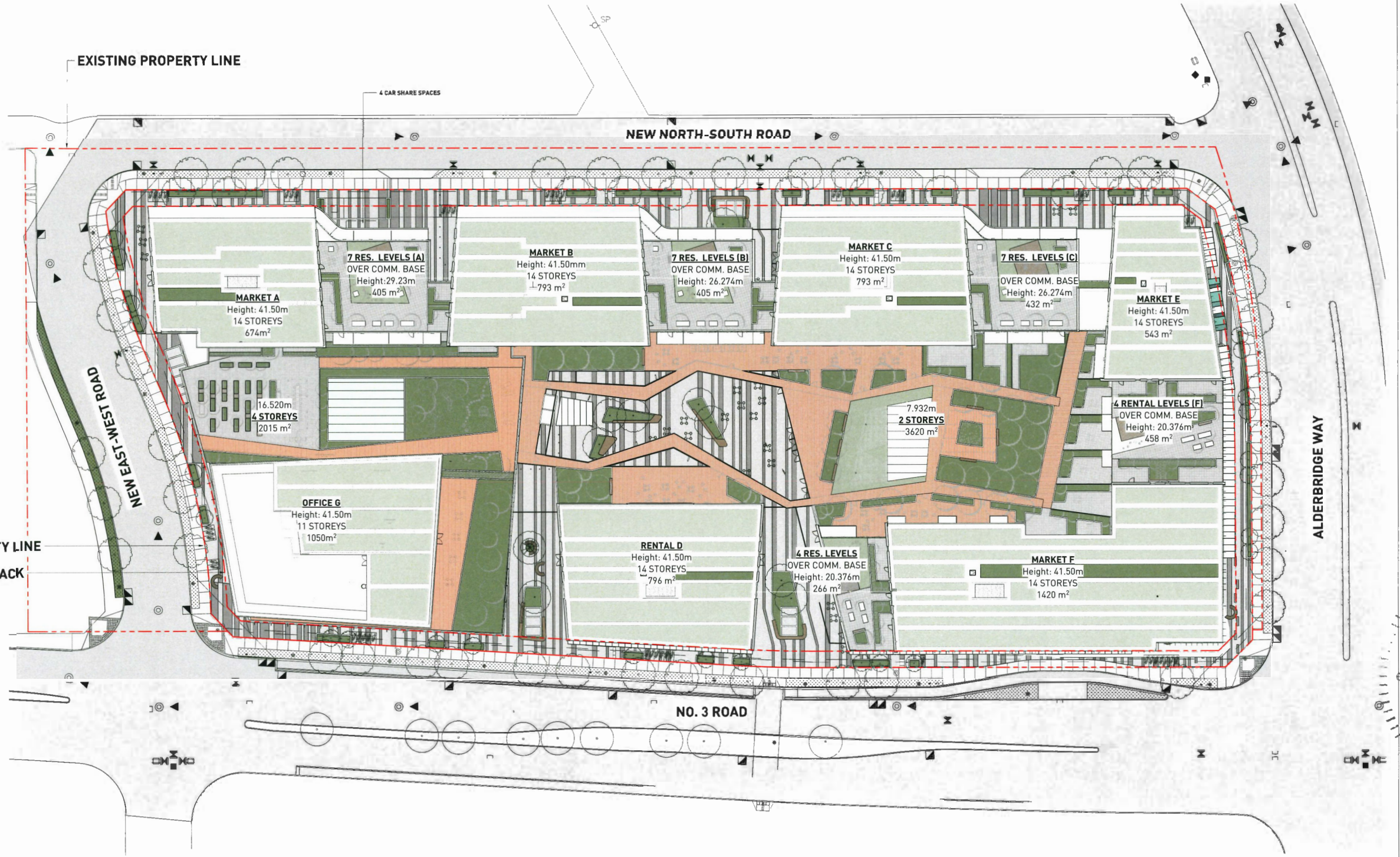
DP 16-740262
SCHEDULE "A"

Original Date: 08/18/16

Revision Date: 10/03/18

Note: Dimensions are in METRES

DP 16-740262 #1



gbl

© GBL ARCHITECTS, INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND IDEA IS AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

SITE PLAN

DATE	10/5/2018 11:47:53 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 250
JOB NUMBER	17020

A1.02

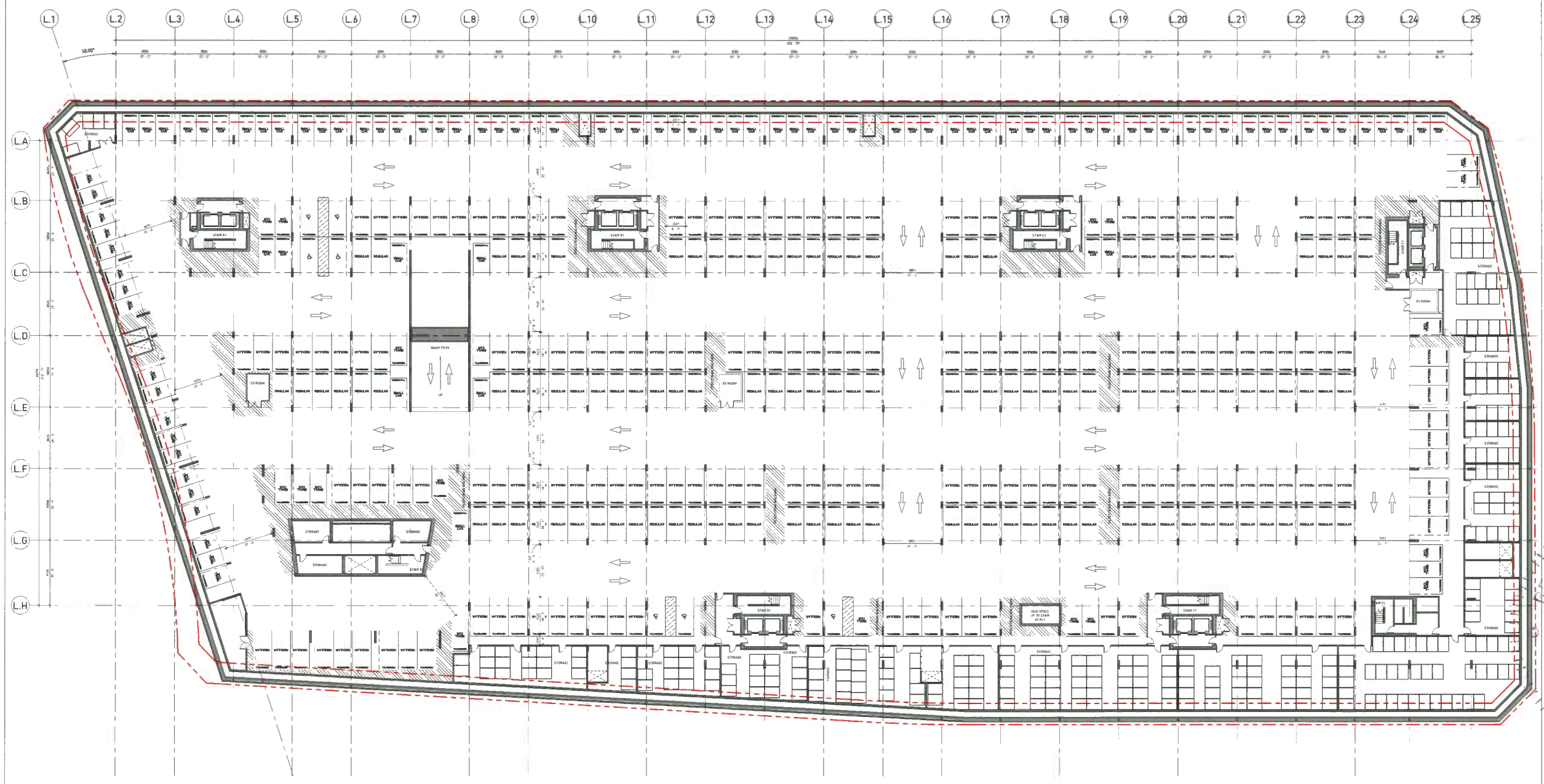
DP 16-740262 #2

gbl

© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

KEYPLAN



REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

7960 ALDERBRIDGE WAY

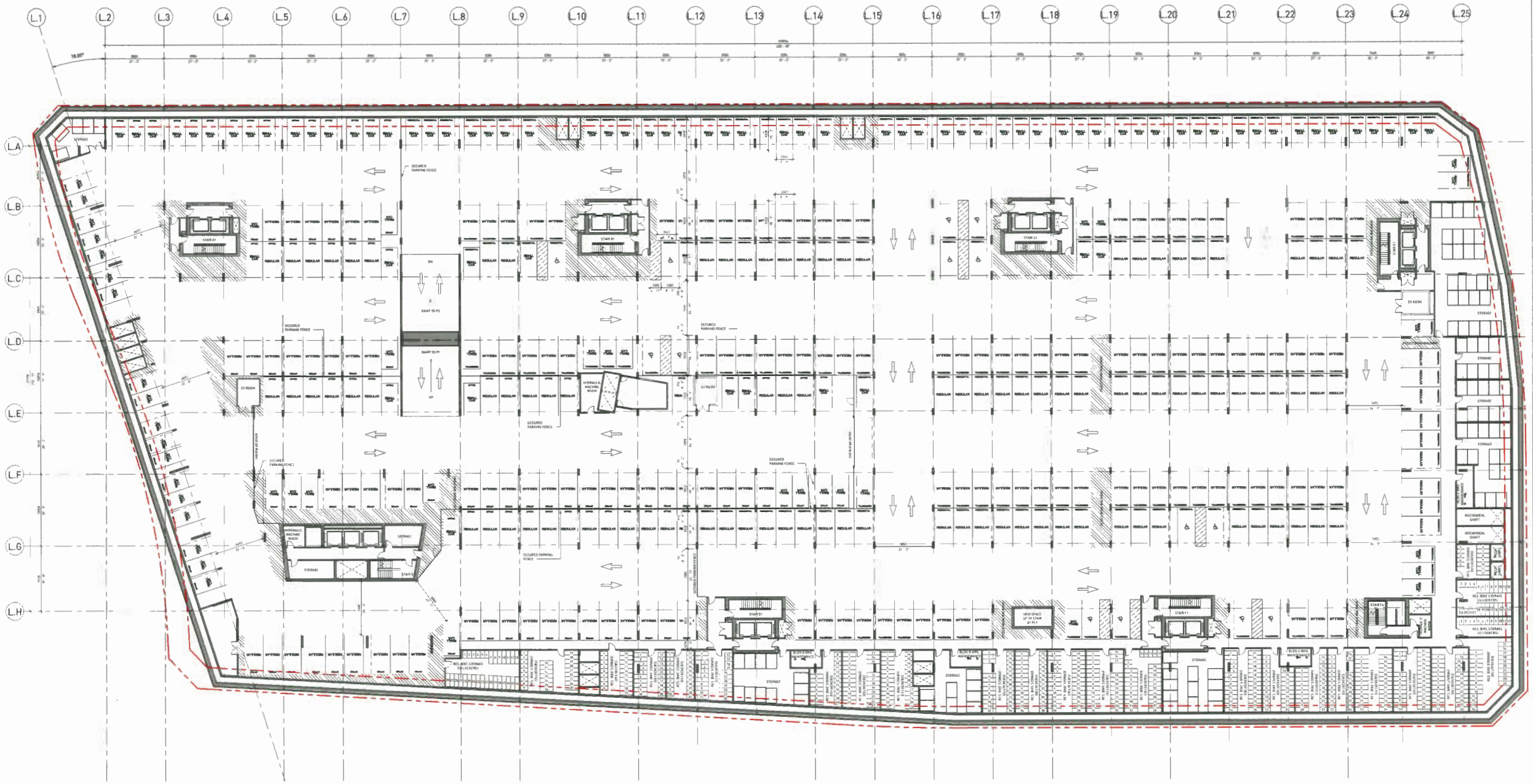
DEVELOPMENT PERMIT

LEVEL PL-3 PLAN

DATE	10/5/2018 1:49:25 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A2.00

DP 16-740262 #3



gbl

GBL ARCHITECTS INC.
129 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 721 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ANY PART OF ALL THESE DRAWINGS ARE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL PL-2 PLAN

DATE	10/5/2018 1:49:51 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A2.01

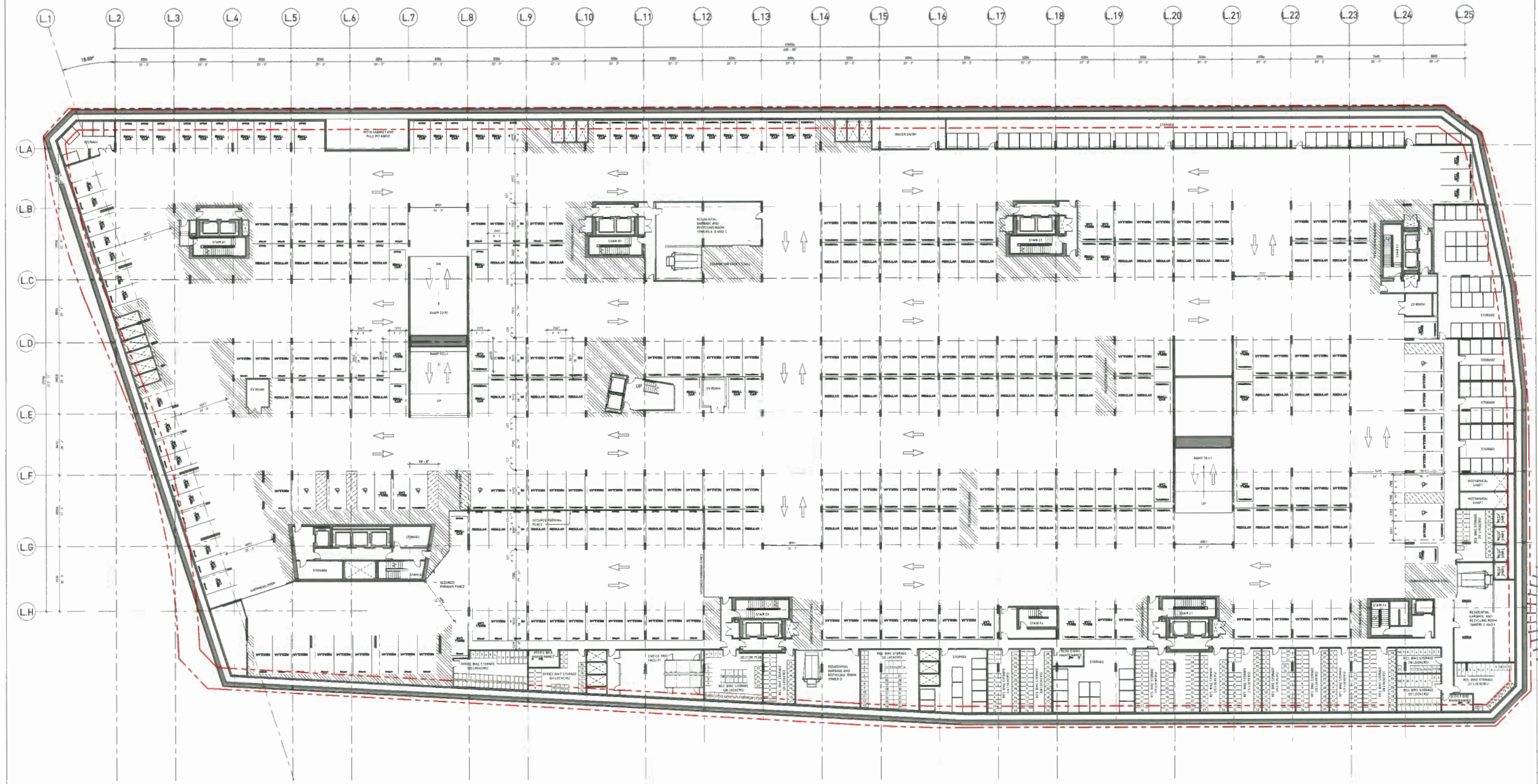
DP 16-740262 #4

gbl

© GBL ARCHITECTS INC.
1291 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

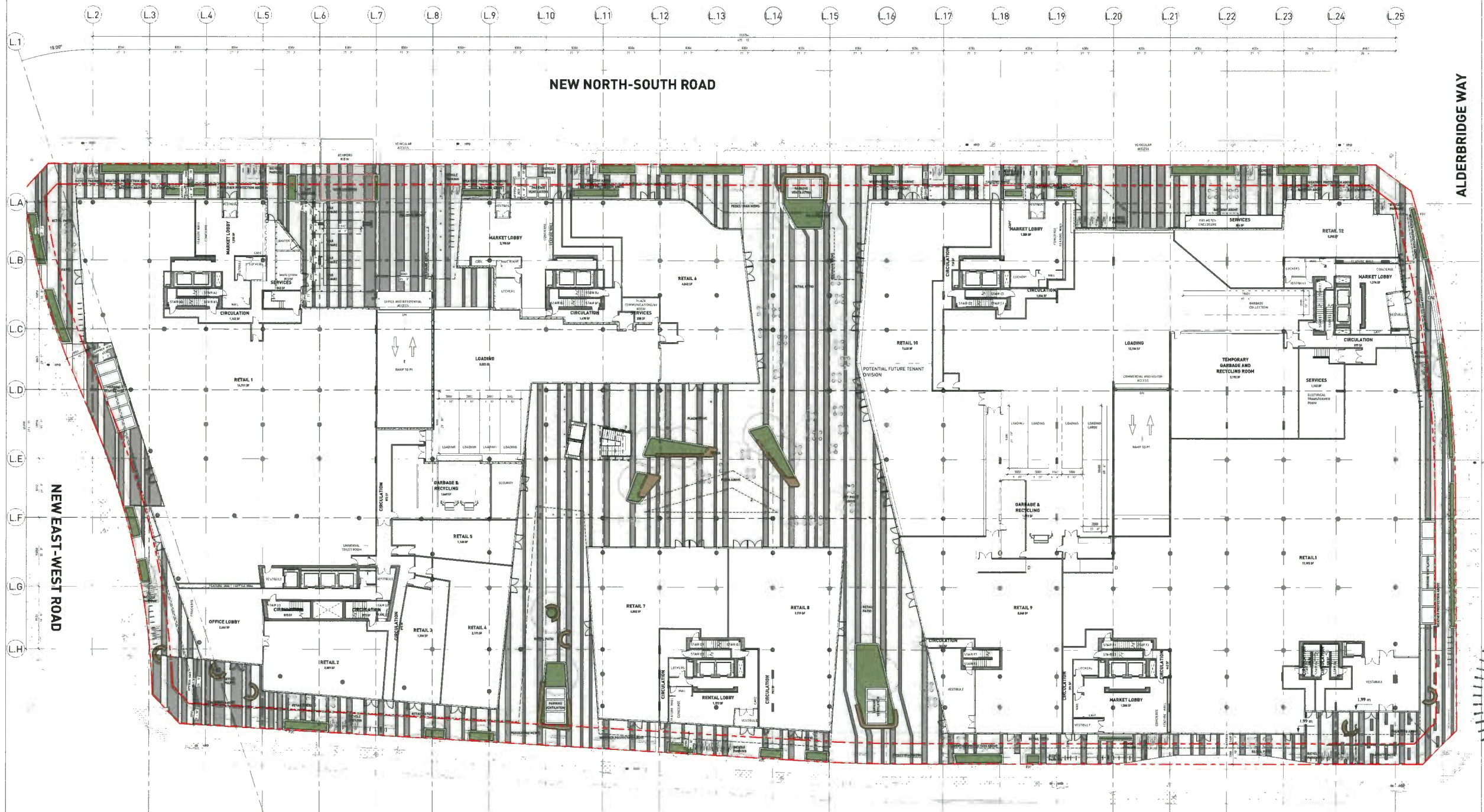
DEVELOPMENT PERMIT

LEVEL PL-1 PLAN

DATE	10/5/2018 1:50:08 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A2.02

DP 16-740262 #6



gbl

gbl ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND RETAIN ART AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 1 PLAN

DATE	10/5/2018 1:50:30 PM
DRAWN BY	MG
CHECKED BY	AC
SCALE	1 : 200
JOB NUMBER	17020

A3.01

DP 16-740262#6

gbl

© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

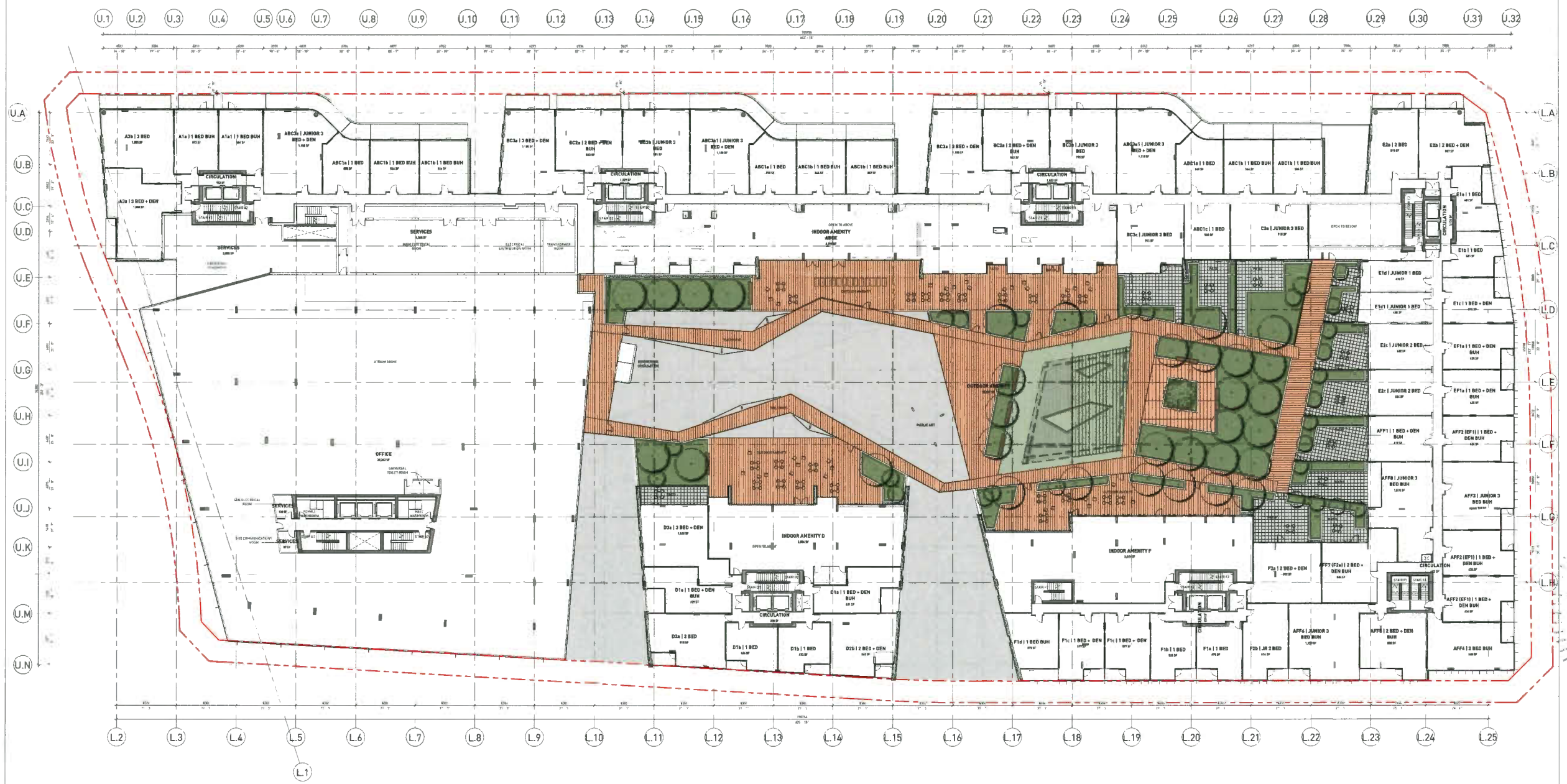
DEVELOPMENT PERMIT

LEVEL 2 PLAN

DATE	10/5/2018 1:50:53 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.02

DP 16-740262 #1



gbl

© GBL ARCHITECTS, INC.
1399 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 3 PLAN

DATE	10/5/2018 1:51:25 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.03

DP 16-740262 #6

gbl

GBL ARCHITECTS, INC.
1241 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DETAILS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 4
RESIDENTIAL PLAN

DATE	10/5/2018 1:51:54 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.04

DP 16-740262 #9

gbl

gbl ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 5
RESIDENTIAL PLAN

DATE	10/5/2018 1:52:29 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.05

DP 16-740262 #10

gbl ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1154
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 6
RESIDENTIAL PLAN

DATE	10/5/2018 1:52:12 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.06

DP 16-740262 #12

gbl

GBL ARCHITECTS INC
1399 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 8
RESIDENTIAL PLAN

DATE	10/5/2018 1:54:17 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.08

DP 16-740262 #13

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 9
RESIDENTIAL PLAN

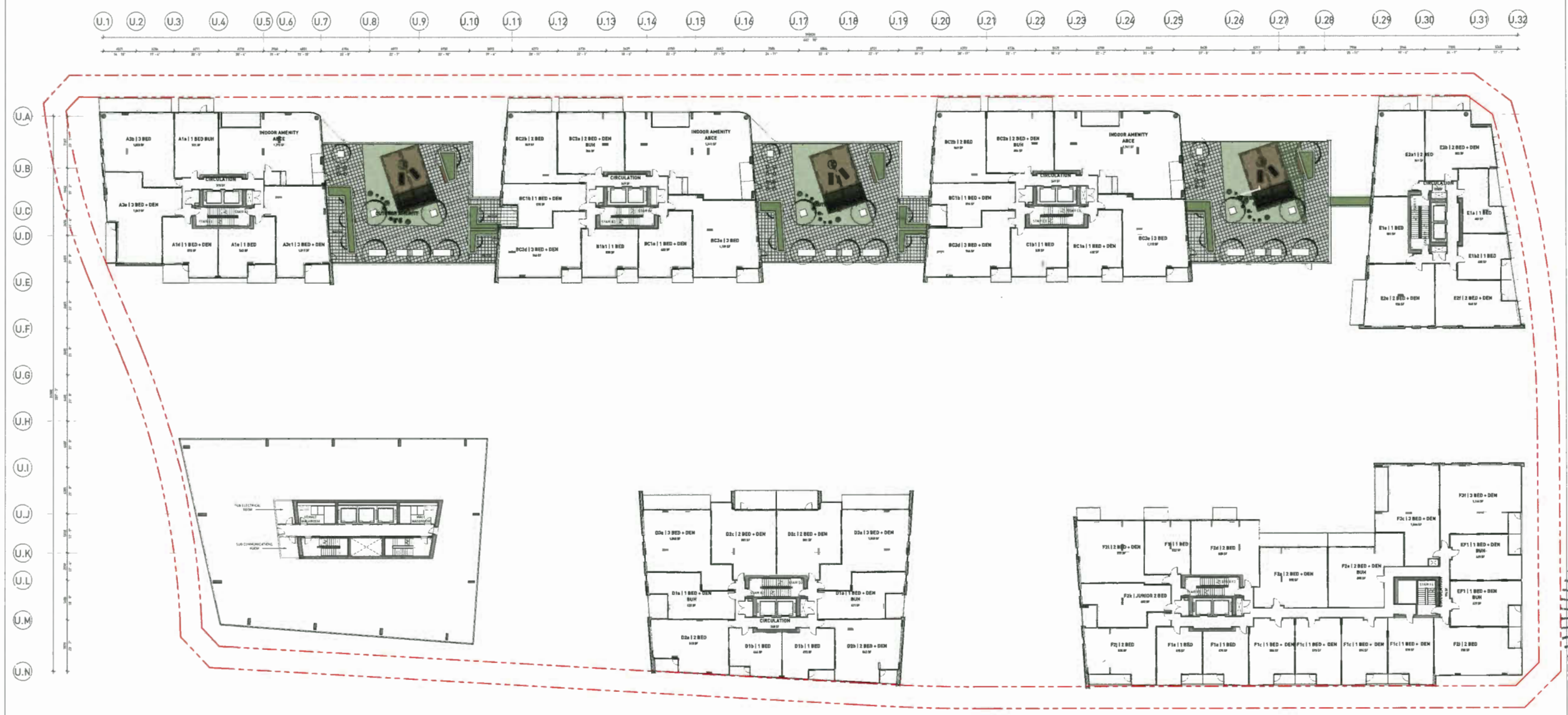
DATE	10/5/2018 1:54:48 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.09

DP 16-740262#14

gbl
© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 726 1156
FAX 604 731 5279
THESE DRAWINGS AND PLANS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE ALTERED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 10
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:17 PM
DRAWN BY	MG
CHECKED BY	AC
SCALE	1 : 200
JOB NUMBER	17020

A3.10

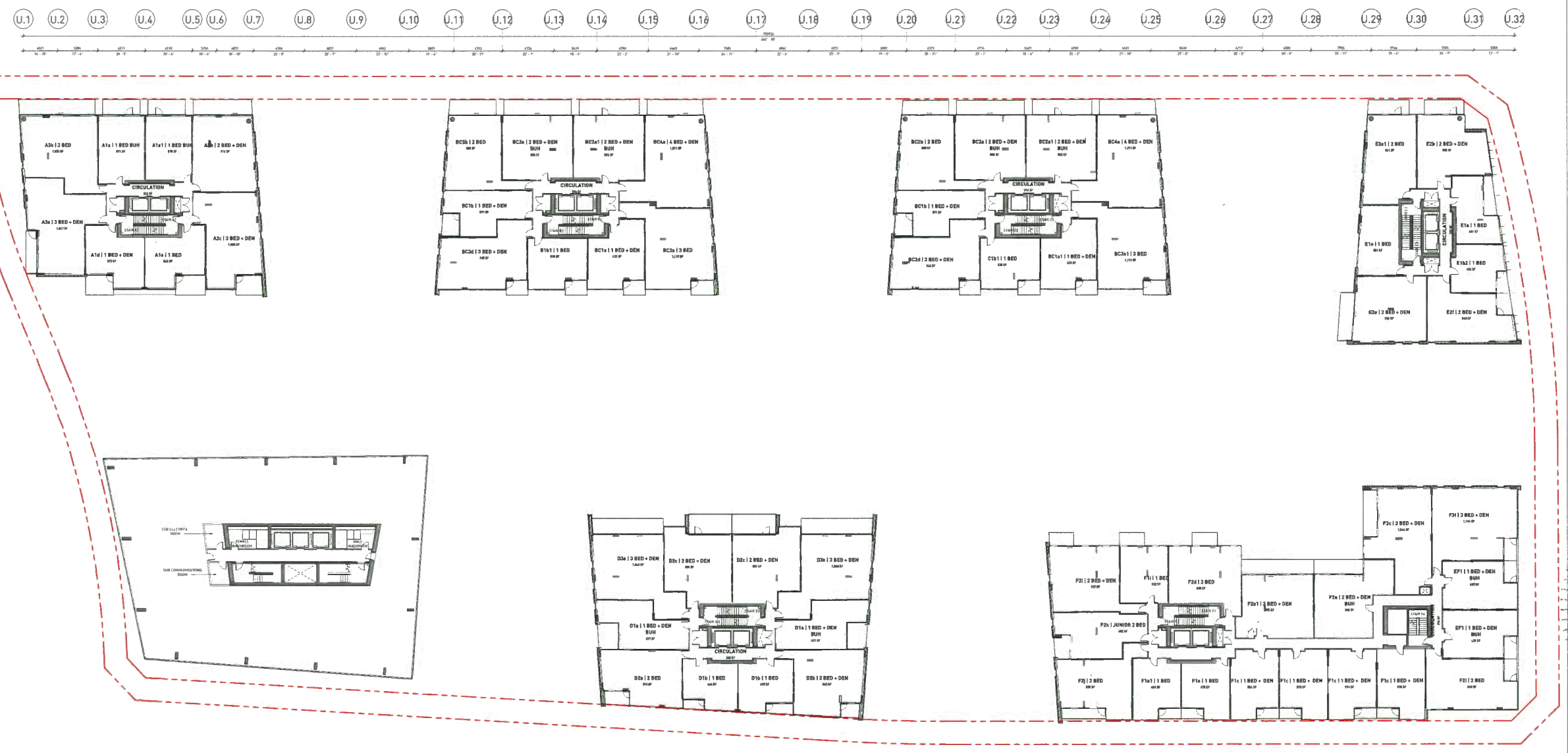
DP 16-740262#15

gbl

© GBL ARCHITECTS INC
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND MUST AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 11
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:47 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.11

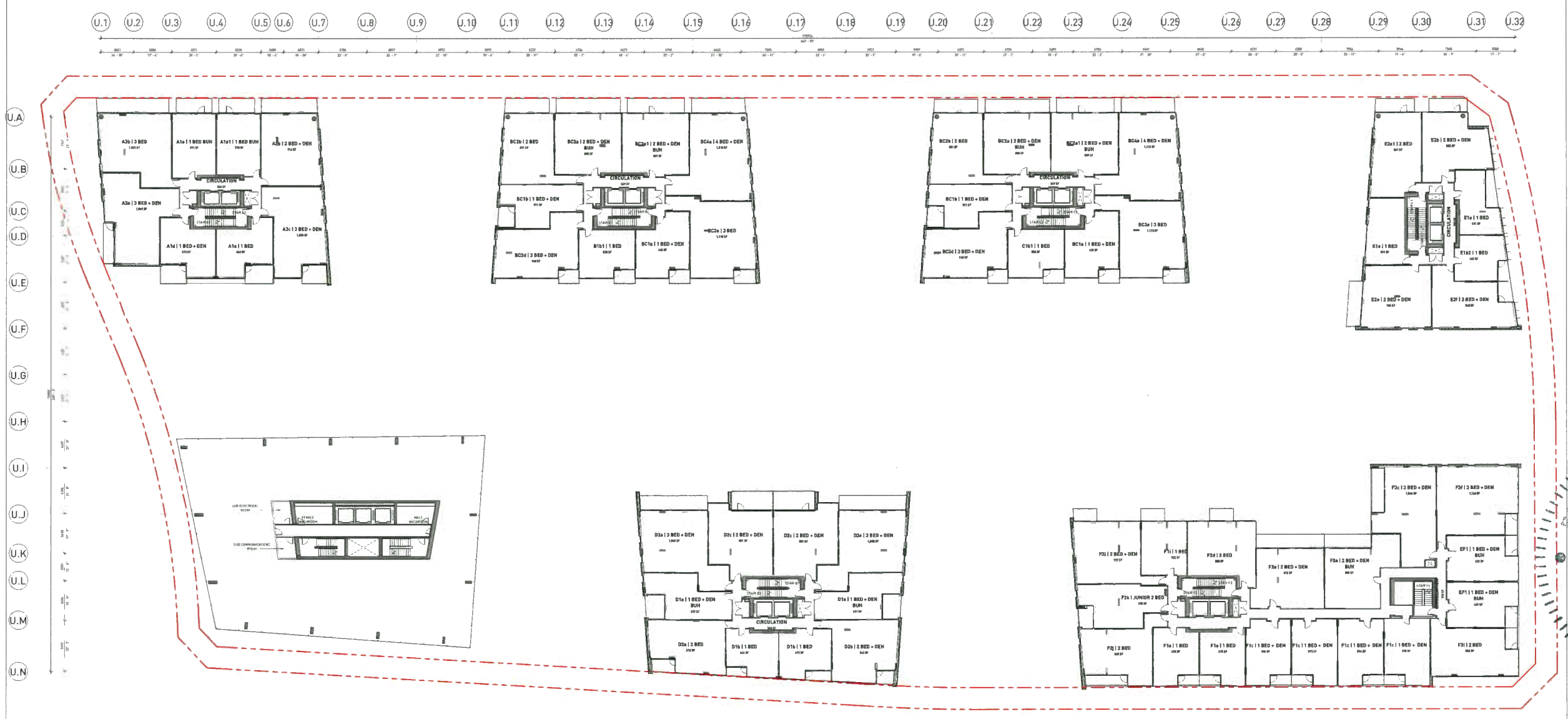
DP 16-740262 #16

gbl

© GBL ARCHITECTS INC.
13F EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DETAIL ART AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

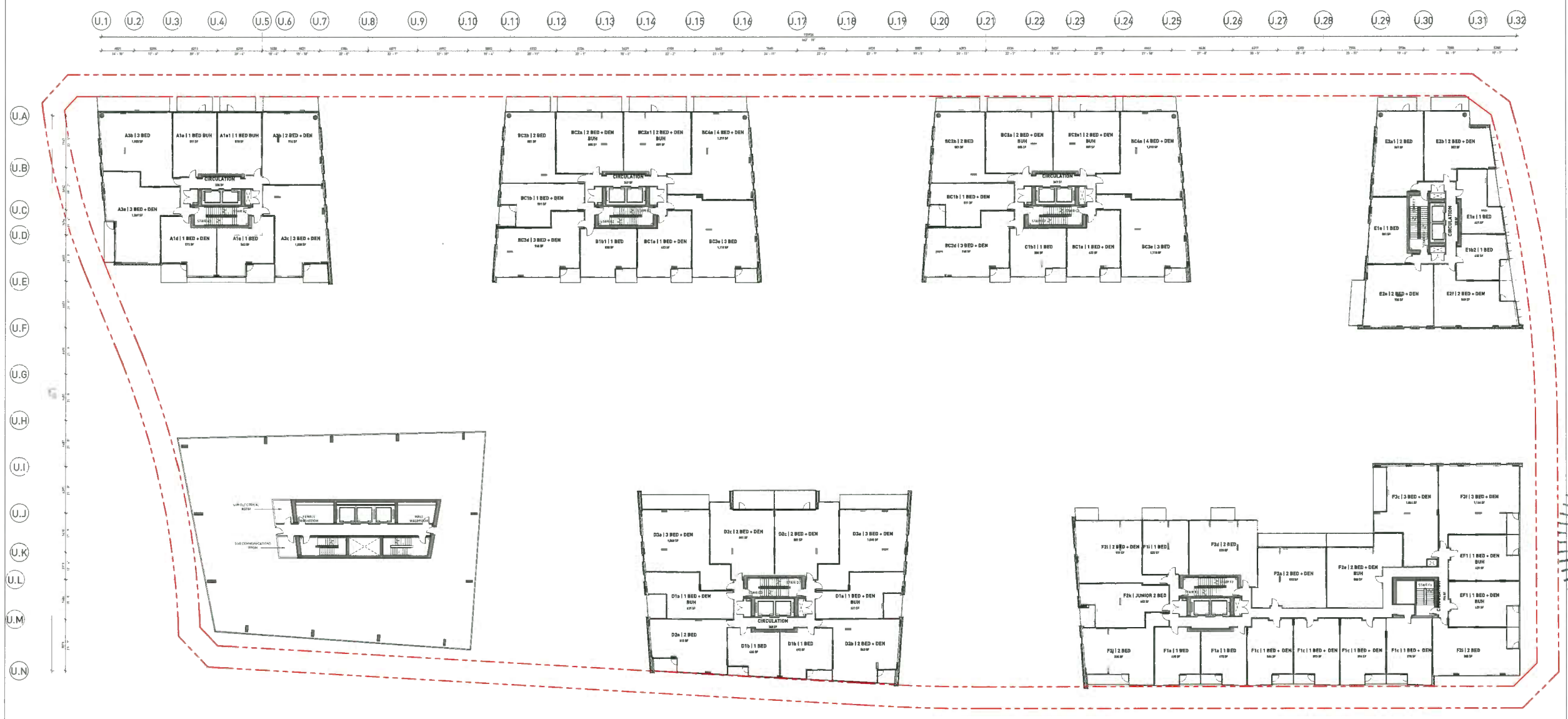
DEVELOPMENT PERMIT

LEVEL 12
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:15 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.12

DP 16-740262#17



gbl

GBL ARCHITECTS INC.
121 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLANS AND DESIGN MAY AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
PROVINCE OF BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 13
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:44 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.13

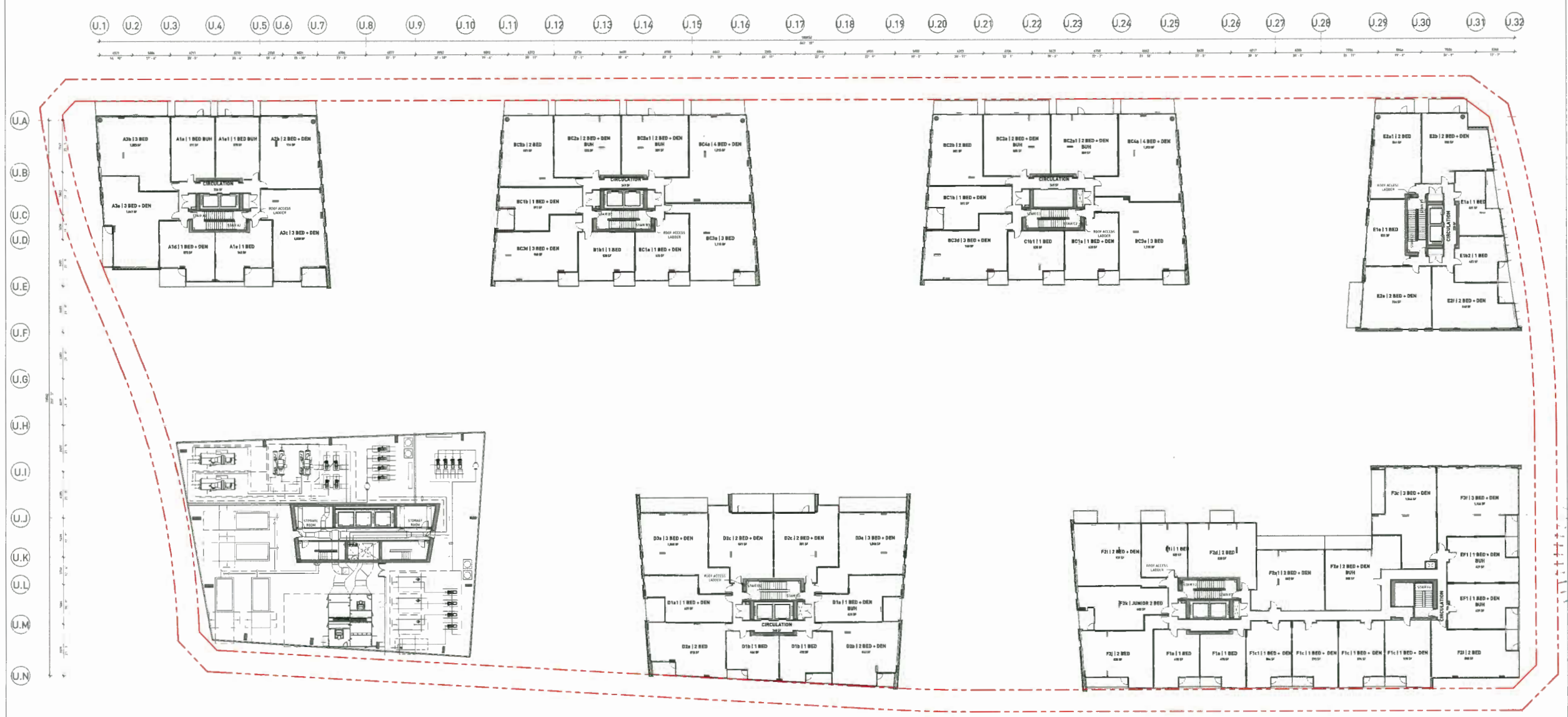
DP 16-740262 #18

gbl

© GBL ARCHITECTS INC.
13H EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

7960 ALDERBRIDGE WAY

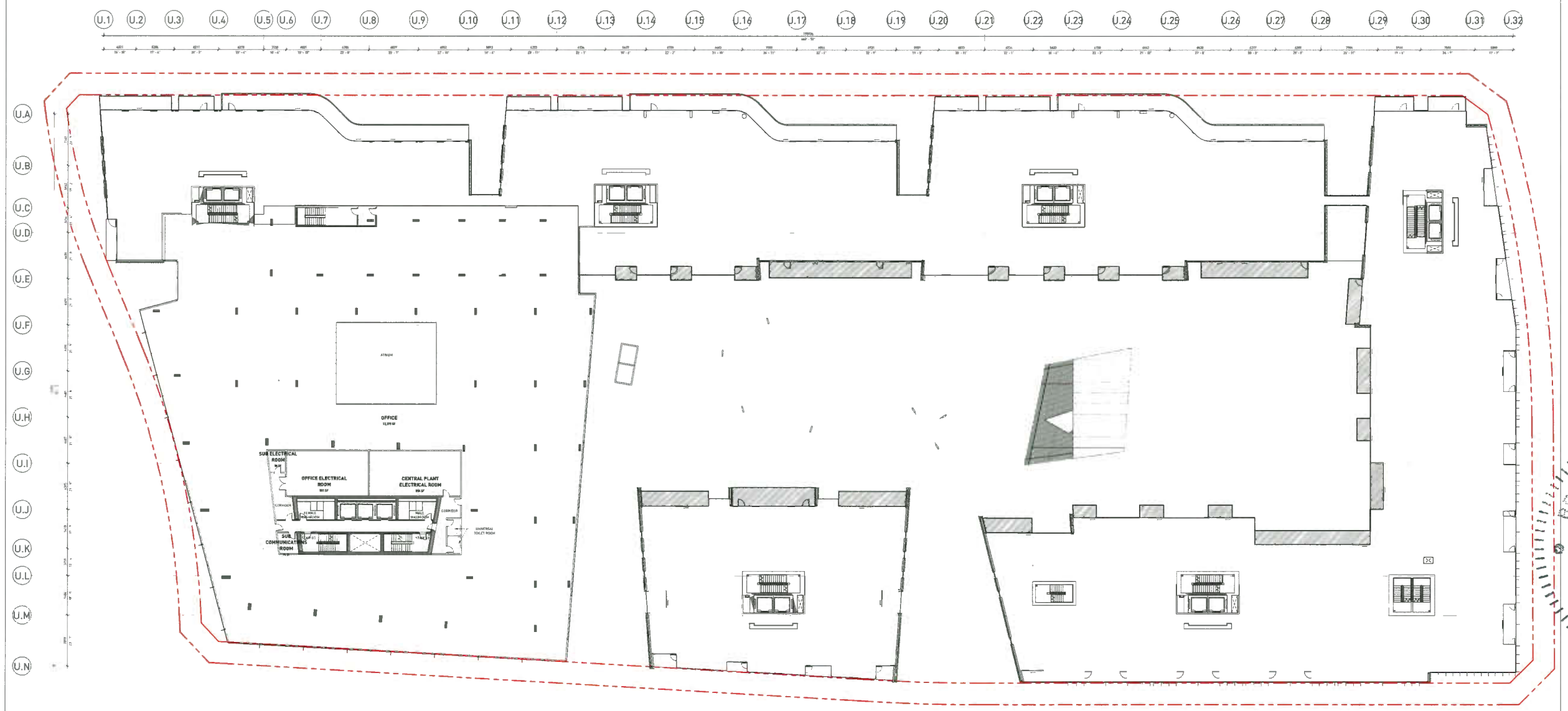
DEVELOPMENT PERMIT

LEVEL 14
RESIDENTIAL PLAN

DATE	10/5/2018 1:57:14 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.14

DP 16-740262 #19



gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
PAMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 4 OFFICE PLAN

DATE	10/5/2018 1:57:43 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.24

DP 16-740262#20

gbl

GBL ARCHITECTS INC.
13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DETAILS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 5 OFFICE PLAN

DATE	10/5/2018 1:58:18 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.25

DP 16-740262#21

gbl

© GBL ARCHITECTS INC.
1291 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DETAILS ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE REUSED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 6 OFFICE PLAN

DATE	10/5/2018 1:58:49 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.26

DP 16-740262 #22

gbl

© GBL ARCHITECTS, INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLANS AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 7 OFFICE PLAN

DATE	10/5/2018 1:59:28 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.27

DP 16-740262 #23

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND THE IDEAS AND CONCEPTS SHOWN THEREON ARE THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF GBL ARCHITECTS INC.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/25/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 8 OFFICE PLAN

DATE	10/5/2018 2:08:05 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.28

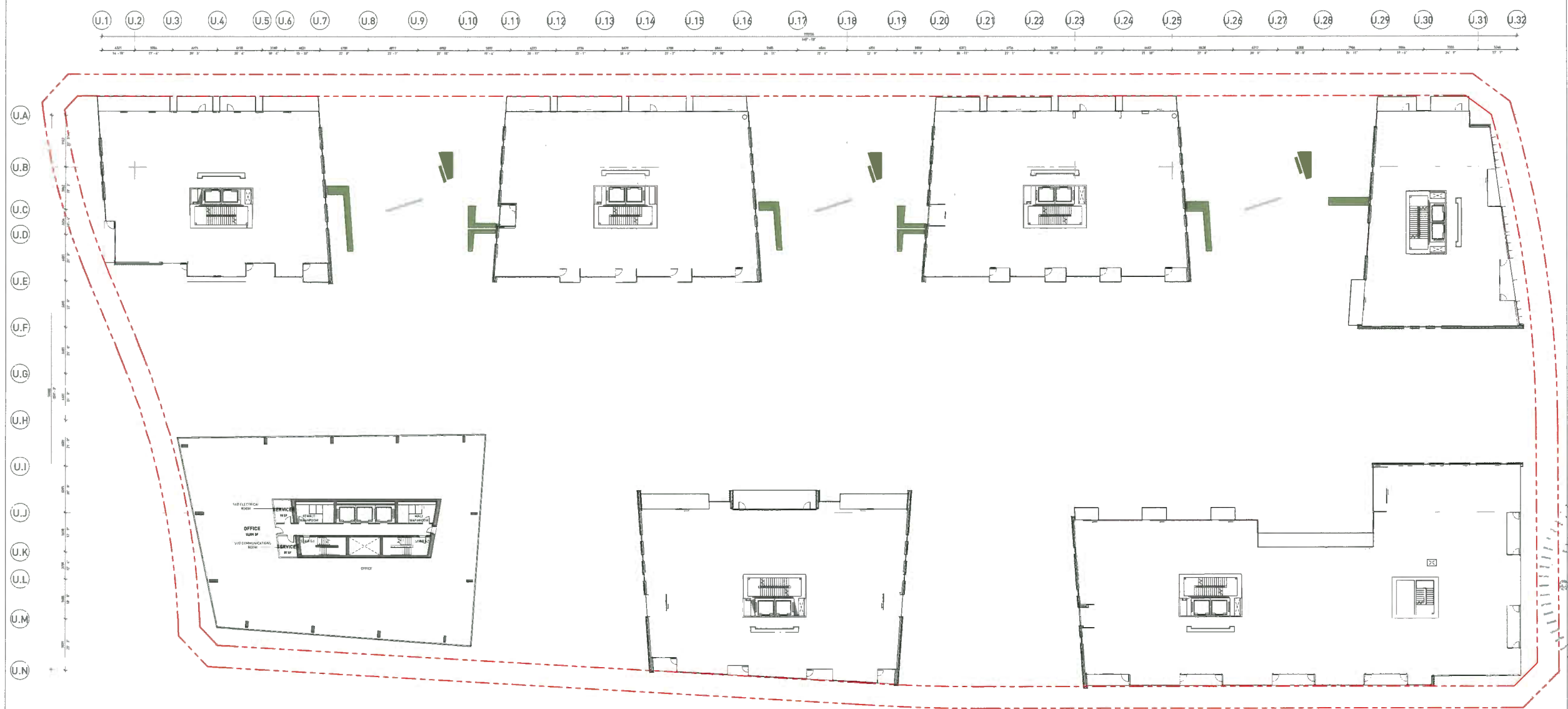
DP 16-740262 #24

gbl

© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 0279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND AREA AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 9 OFFICE PLAN

DATE	10/5/2018 2:00:37 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.29

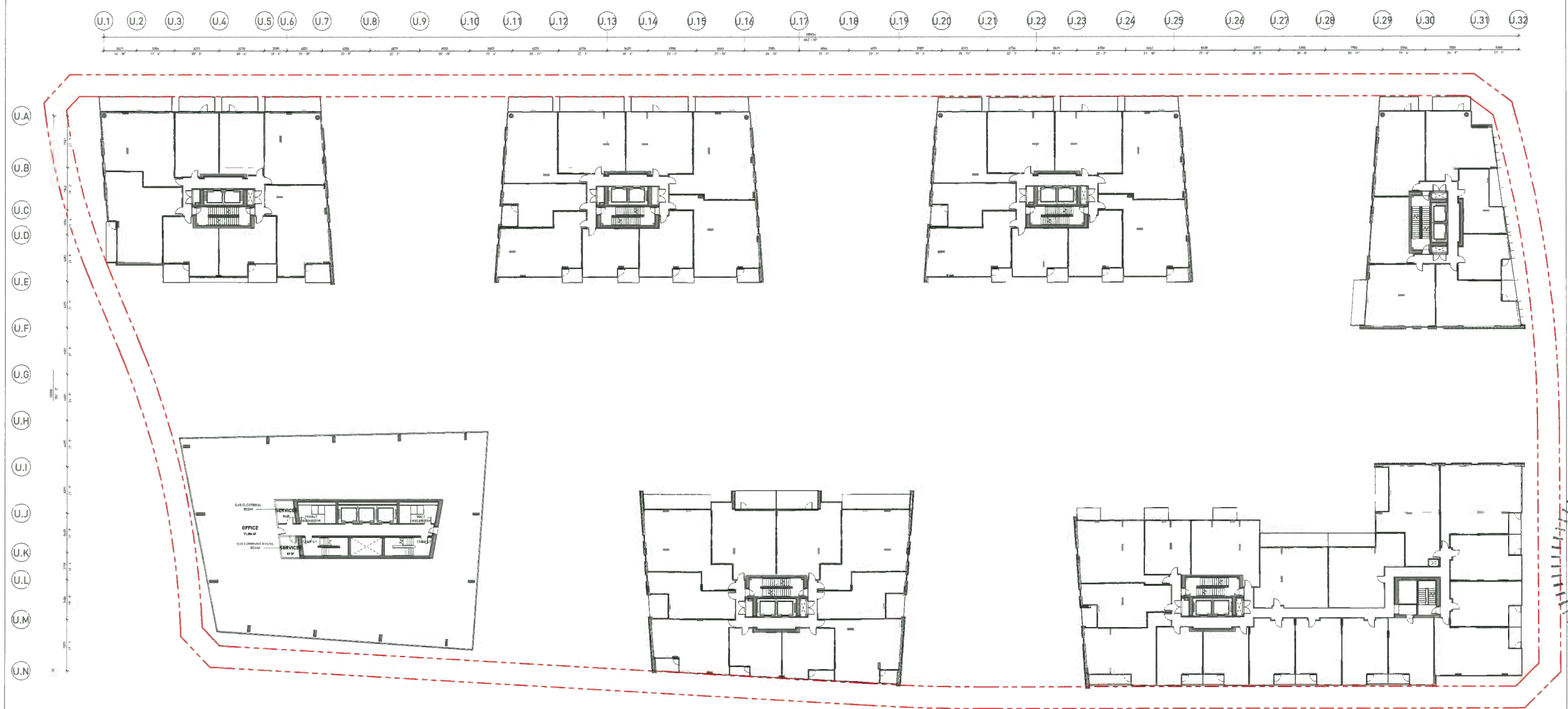
DP 16-740262 #25

gbl

© GBL ARCHITECTS INC.
131 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 0279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND THE BUILDING IT REPRESENTS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND CANNOT BE USED WITHOUT THE ARCHITECTS CONSENT AND ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/15/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 10 OFFICE PLAN

DATE	10/5/2018 2:01:12 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.30

DP 16-740262 #26

gbl

© GBL ARCHITECTS INC.
1299 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 11 OFFICE PLAN

DATE	10/5/2018 2:01:51 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.31

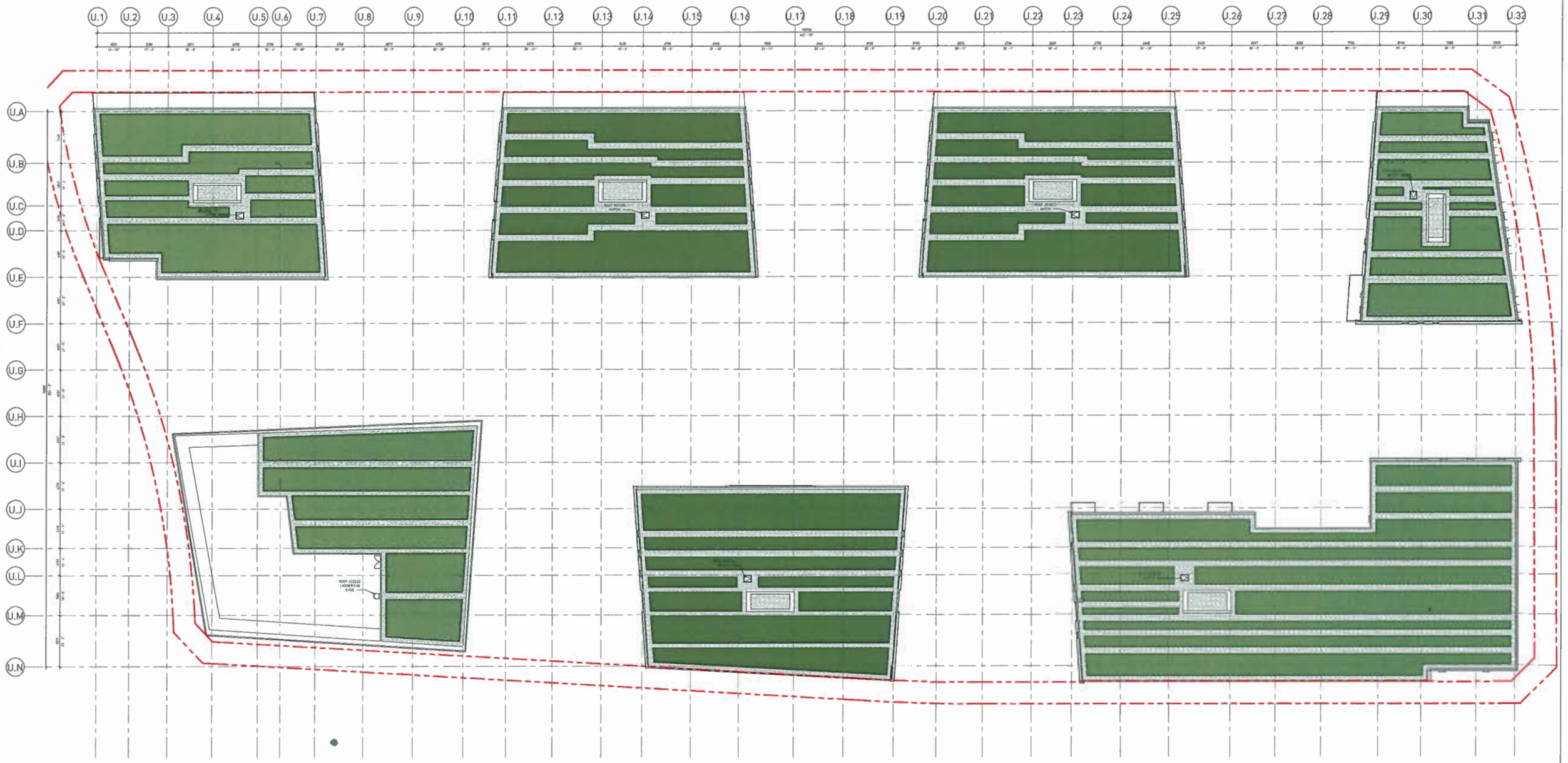
DP 16-740262 #27

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

KEYPLAN



REVISIONS

NO.	DATE	DESCRIPTION
01	10/05/2016	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

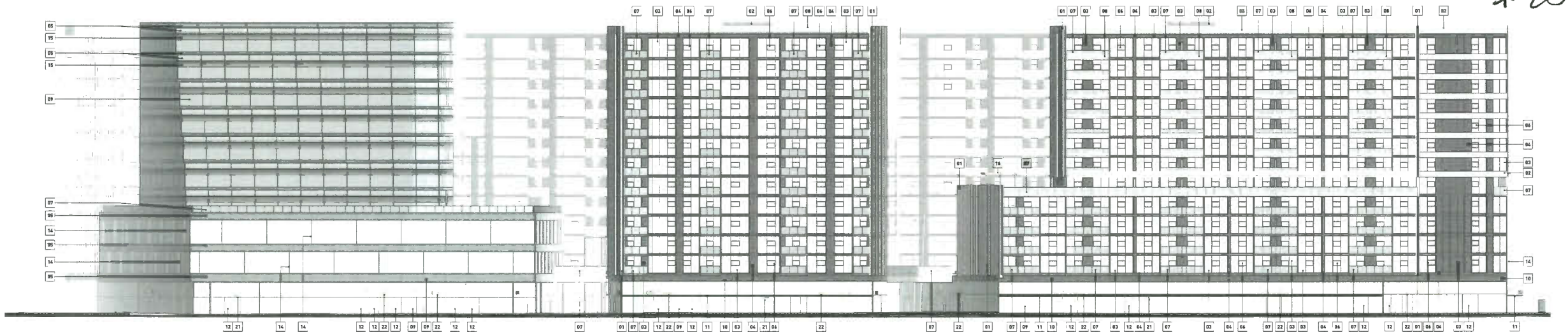
ROOFPLAN

DATE	10/11/2016 1:17:54 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

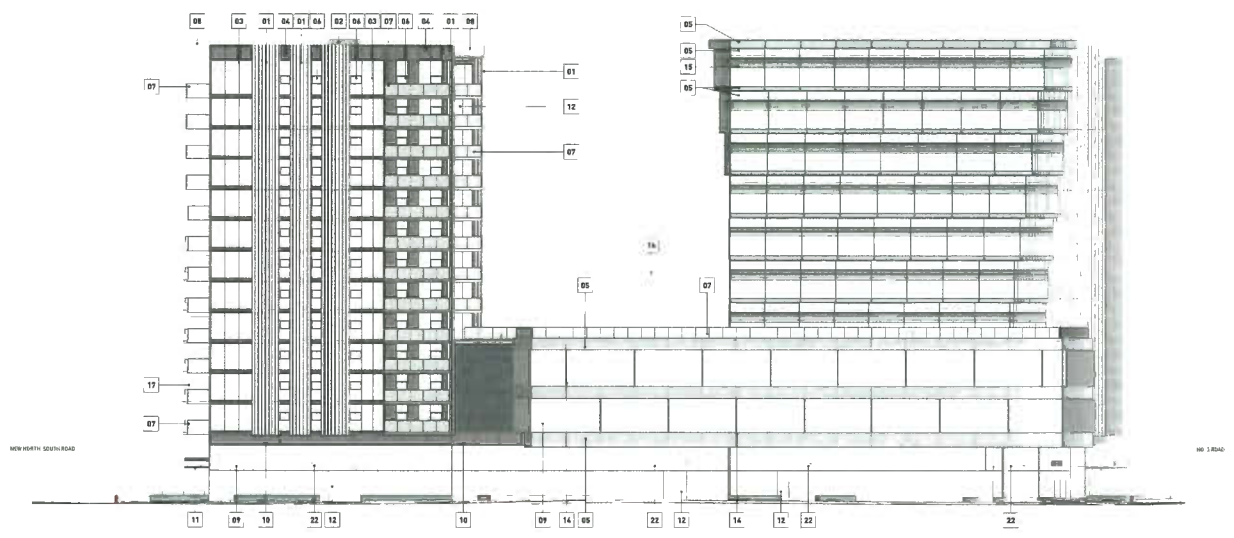
A3.40

DP 16-740262

#28



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

gbl

© GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5379

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	
07	Glass and Aluminum Guardrail	
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings.	
22	CRU Signage, refer to signage drawings.	

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS.

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

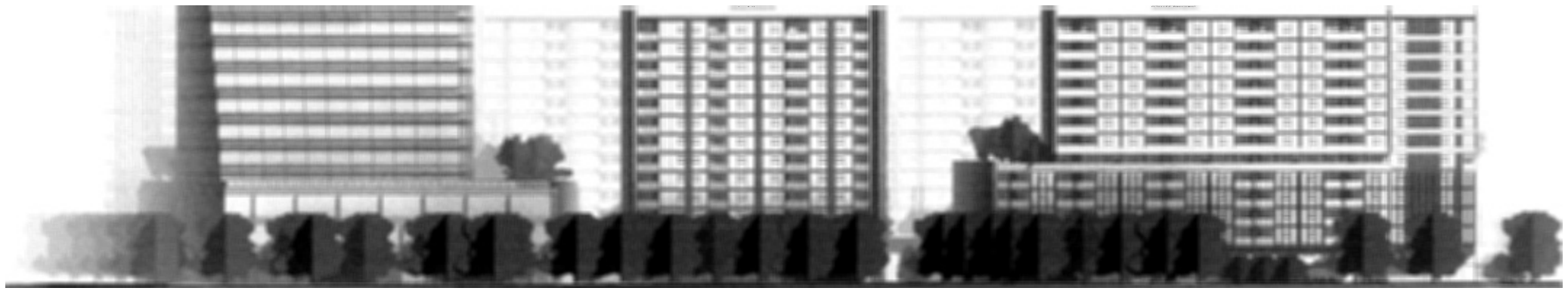
DEVELOPMENT PERMIT

ELEVATIONS

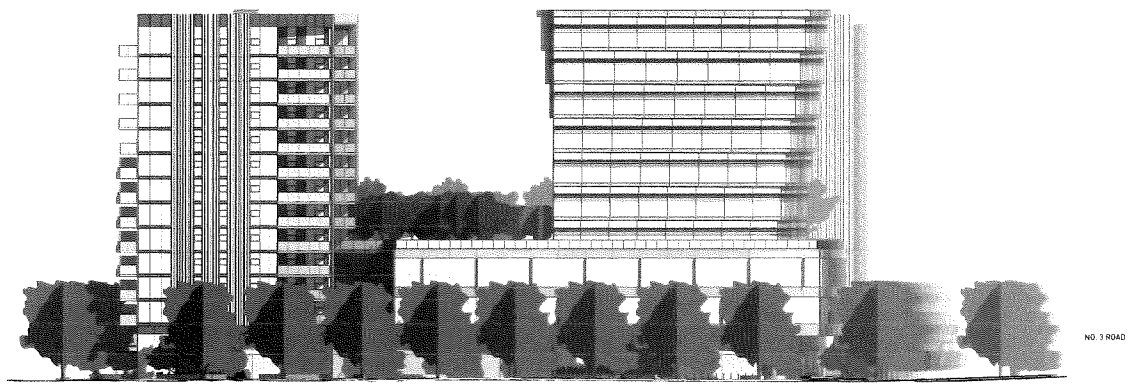
DATE	10/7/2018 9:48:08 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.00

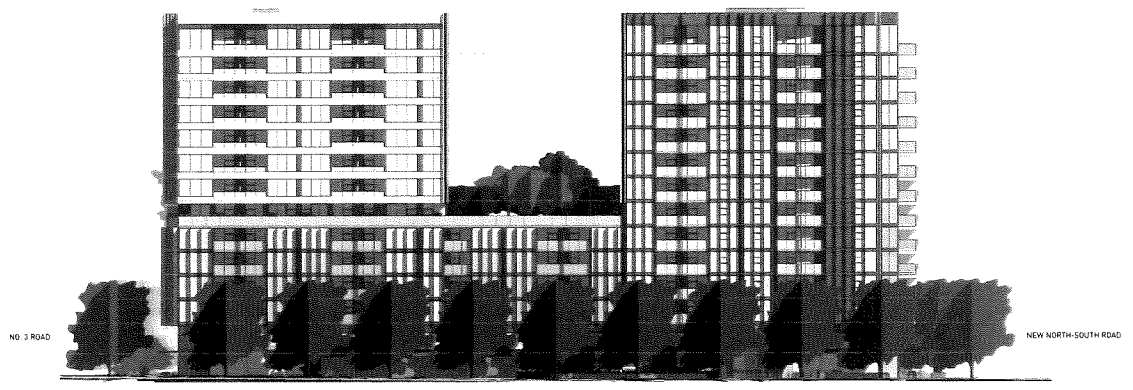
DP 16-740262 #29



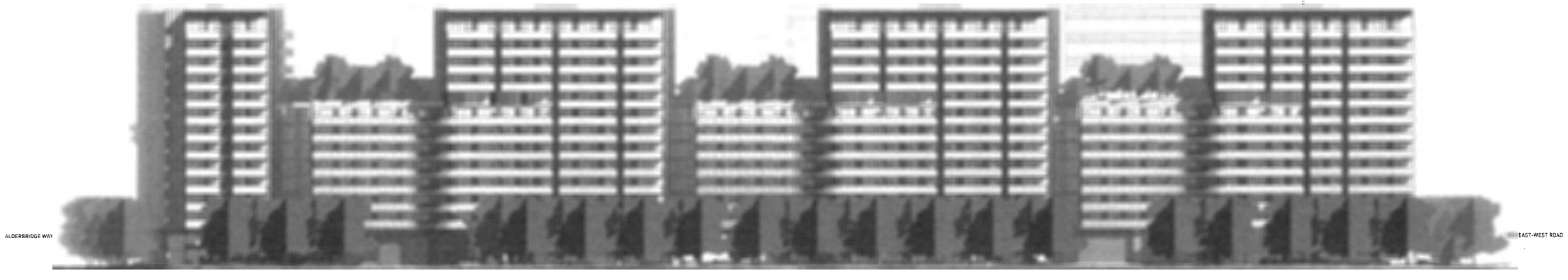
EAST ELEVATION PLANTING
1 : 250



SOUTH ELEVATION PLANTING
1 : 250



NORTH ELEVATION PLANTING
1 : 250



WEST ELEVATION PLANTING
1 : 250

gbl

GBL ARCHITECTS, INC.
13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THESE DRAWINGS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC. AND MAY NOT BE USED IN ANY MANNER WHATSOEVER WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

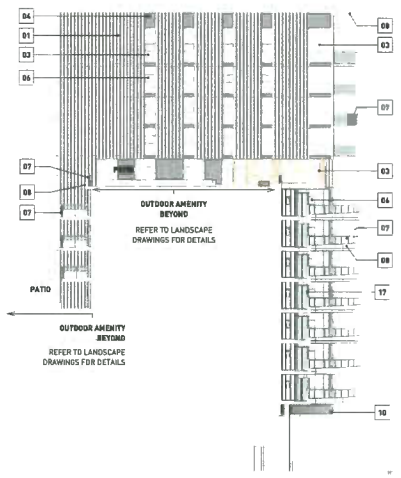
DEVELOPMENT PERMIT

ELEVATIONS WITH PLANTING

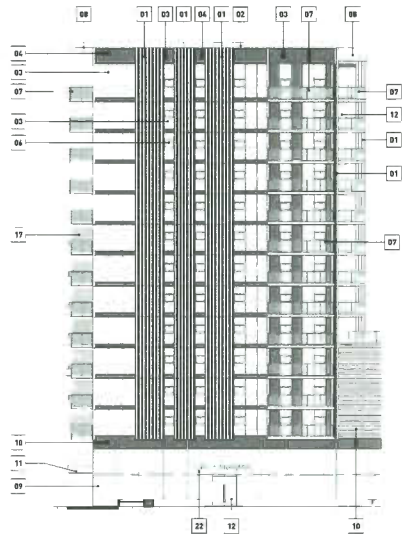
DATE	10/7/2018 1:37:45 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 250
JOB NUMBER	17020

A5.01

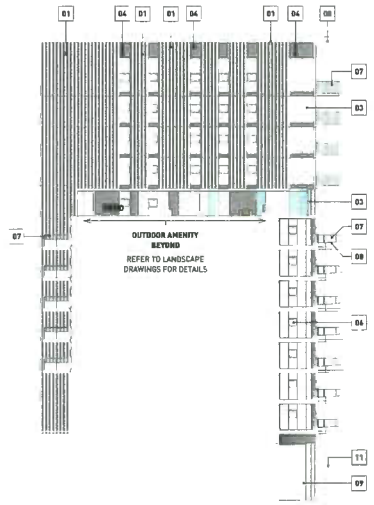
DP 16-740262 #30



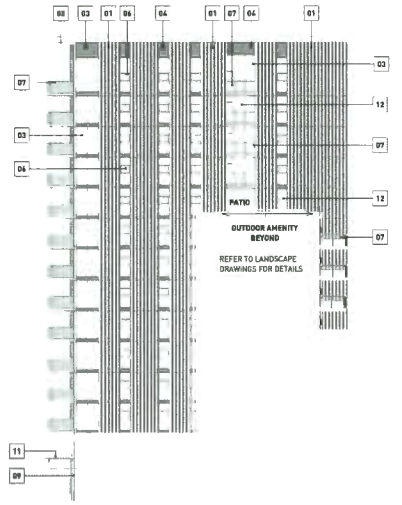
TOWER A - NORTH ELEVATION
1 : 200



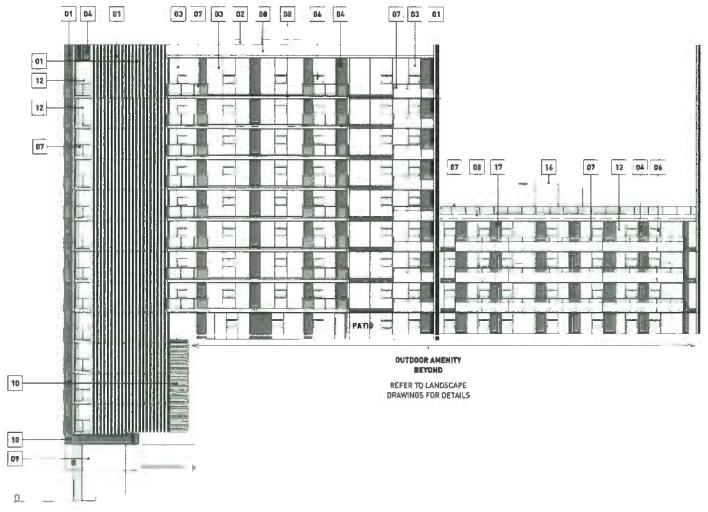
TOWER A - SOUTH ELEVATION
1 : 200



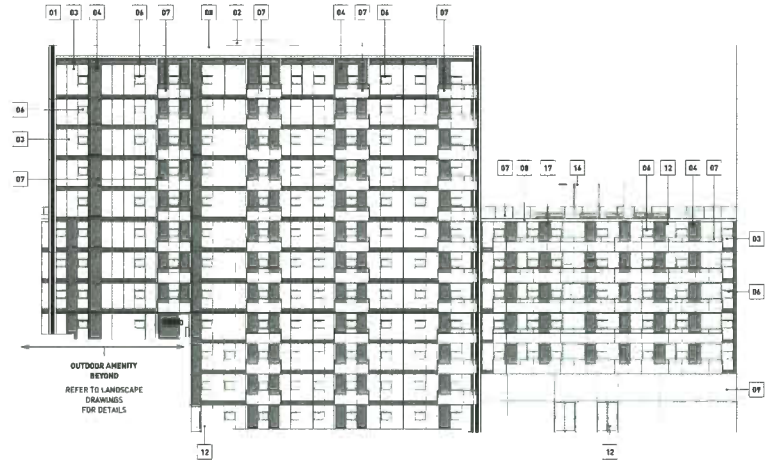
TOWER B - NORTH ELEVATION
1 : 200



TOWER B - SOUTH ELEVATION
1 : 200

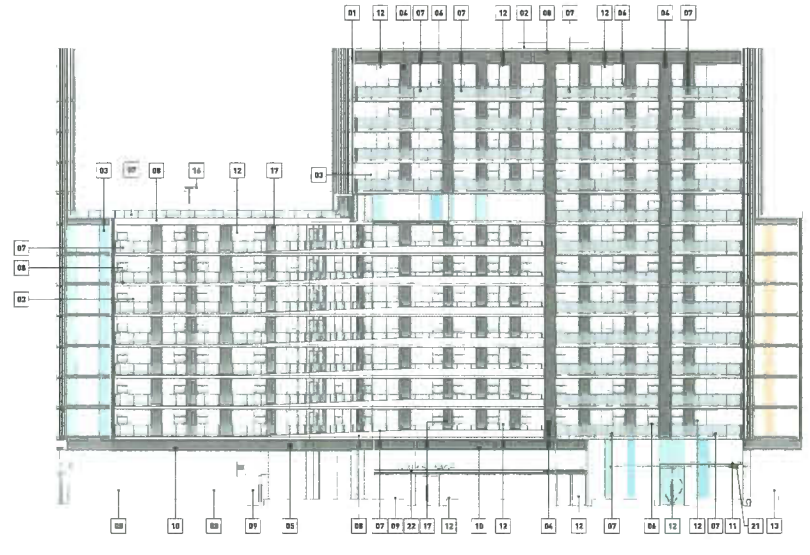


TOWER A - EAST ELEVATION
1 : 200



TOWER B - EAST ELEVATION
1 : 200

TOWER A - WEST ELEVATION
1 : 200



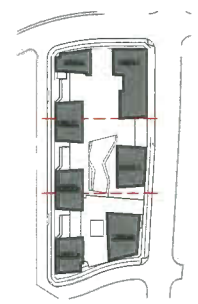
TOWER B - WEST ELEVATION
1 : 200

gbl

© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	-
22	CRU Signage, refer to signage drawings	-

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS

7960 ALDERBRIDGE WAY

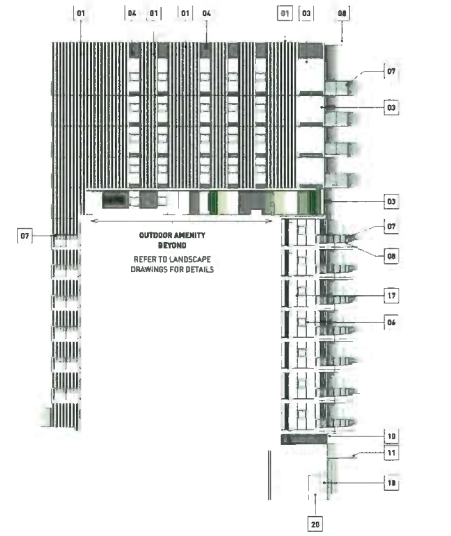
DEVELOPMENT PERMIT

ELEVATIONS
TOWERS A AND B

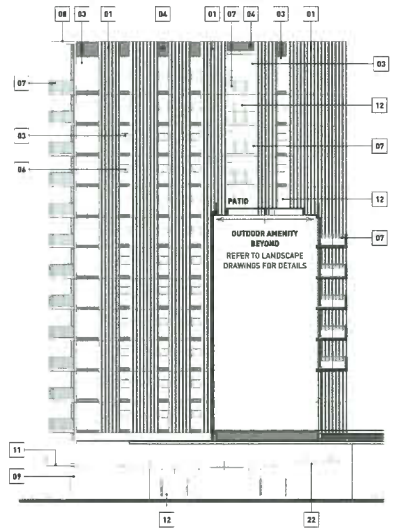
DATE	10/9/2018 9:39:21 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.11

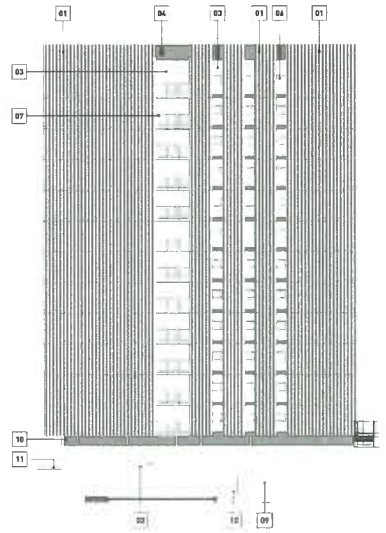
DP 16-740262 #31



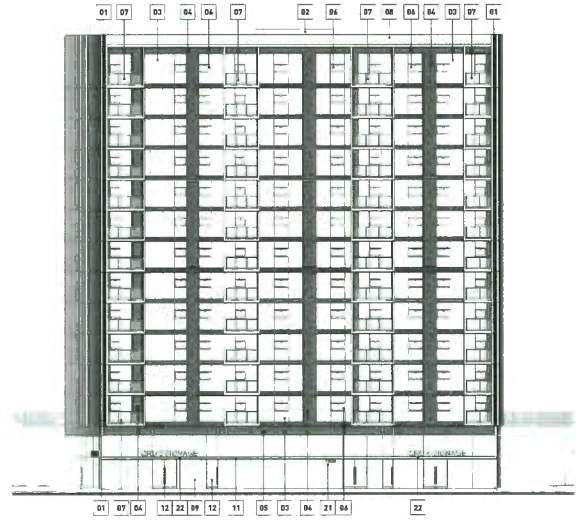
TOWER C - MARKET - NORTH ELEVATION
1 : 200



TOWER C - MARKET - SOUTH ELEVATION
1 : 200

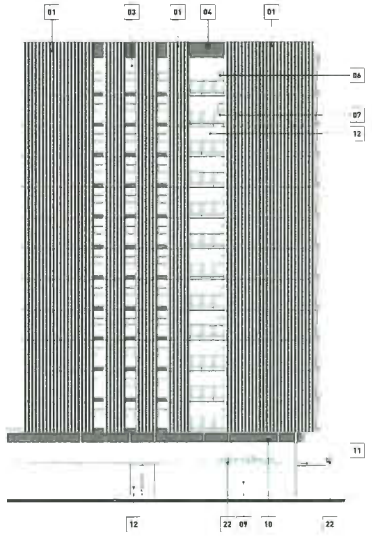


TOWER D - RENTAL - NORTH ELEVATION
1 : 200



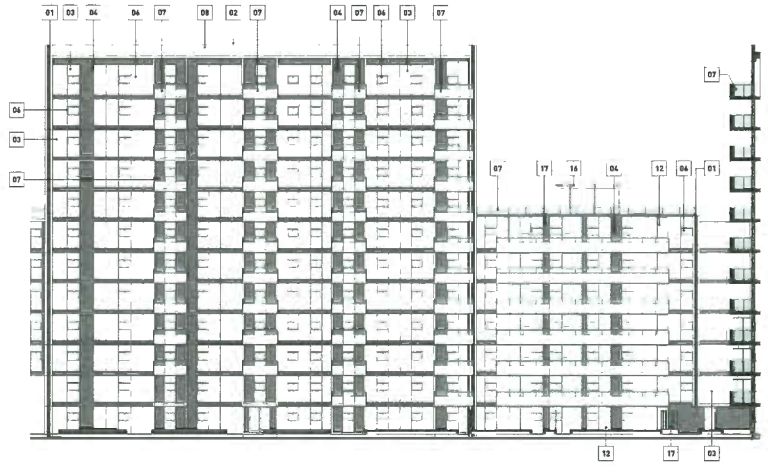
TOWER D - RENTAL - EAST ELEVATION
1 : 200

TOWER C - MARKET - WEST ELEVATION
1 : 200



TOWER D - RENTAL - SOUTH ELEVATION
1 : 200

TOWER D - RENTAL - WEST ELEVATION
1 : 200



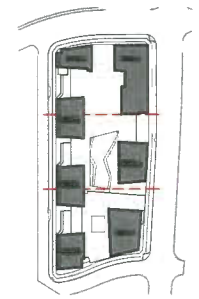
TOWER C - MARKET - EAST ELEVATION
1 : 200

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 0279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND WORK AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Prefilled Metal Cladding	Charcoal
19	Perforated Prefilled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	
22	CRU Signage, refer to signage drawings	

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

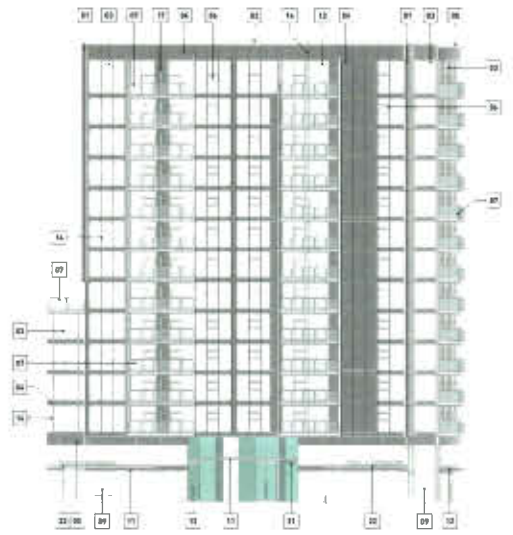
DEVELOPMENT PERMIT

ELEVATIONS
TOWERS C AND D

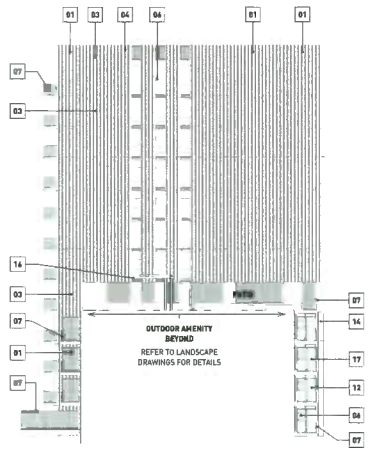
DATE	10/9/2018 9:29:30 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.12

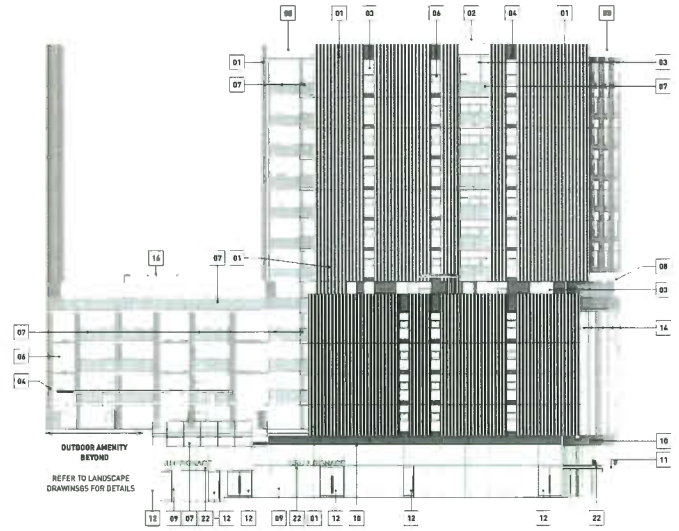
DP 16-740262 #32



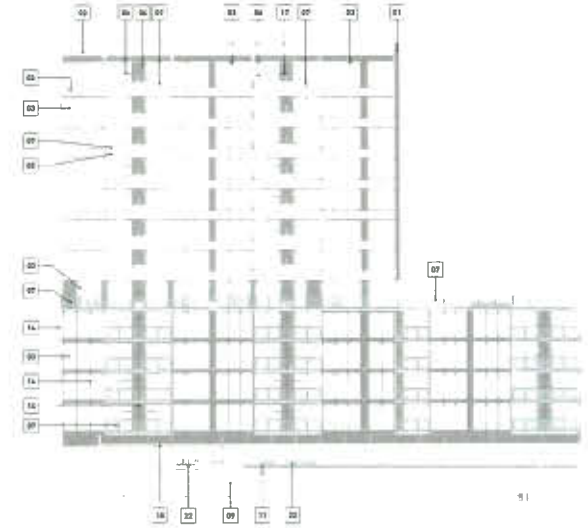
TOWER E - MARKET - NORTH ELEVATION
1 : 200



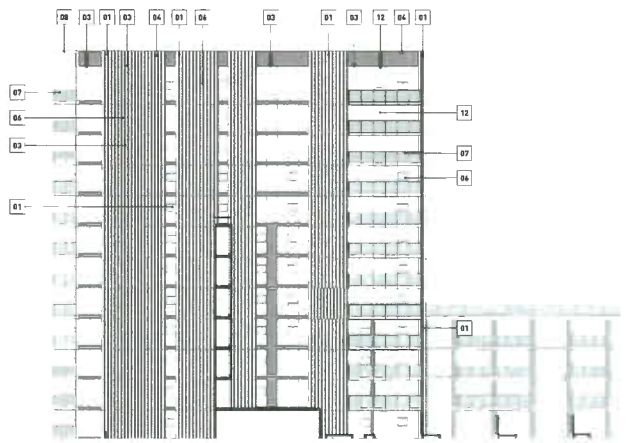
TOWER E - MARKET - EAST ELEVATION
1 : 200



TOWER F - MARKET - SOUTH ELEVATION
1 : 200



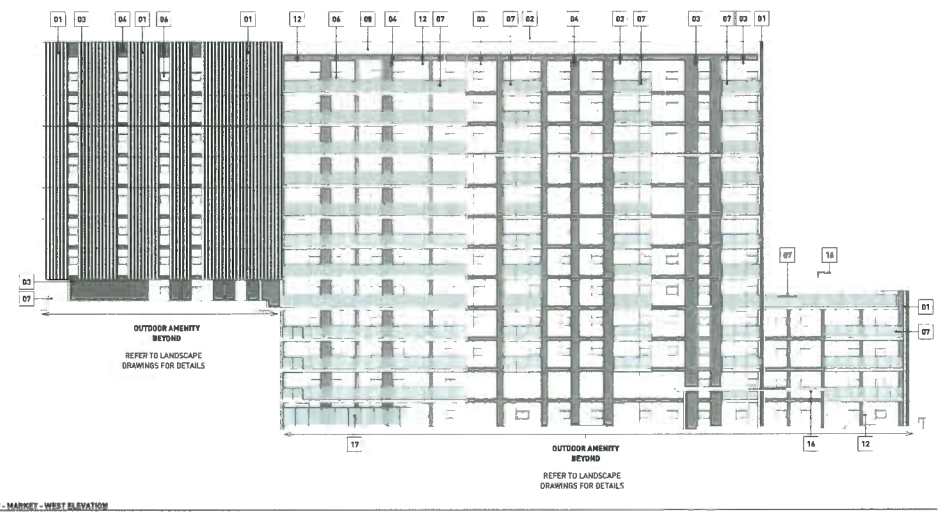
TOWER F - MARKET - NORTH ELEVATION
1 : 200



TOWER E - MARKET - SOUTH ELEVATION
1 : 200

TOWER E - MARKET - WEST ELEVATION
1 : 200

TOWER F - MARKET - EAST ELEVATION
1 : 200



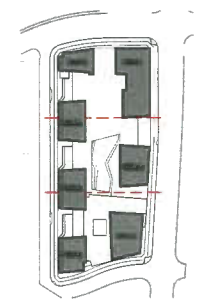
TOWER F - MARKET - WEST ELEVATION
1 : 200

gbl

© GBL ARCHITECTS, INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND AREA AS CONSTRUCTED ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN



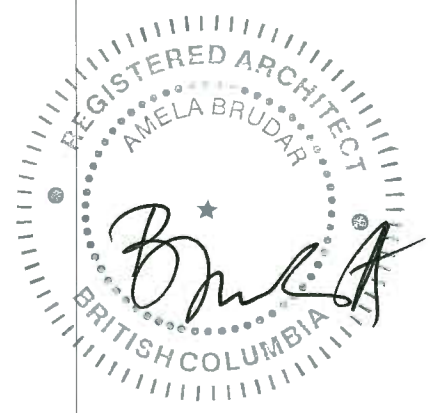
REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	-
22	CRU Signage, refer to signage drawings	-

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS



7960 ALDERBRIDGE WAY

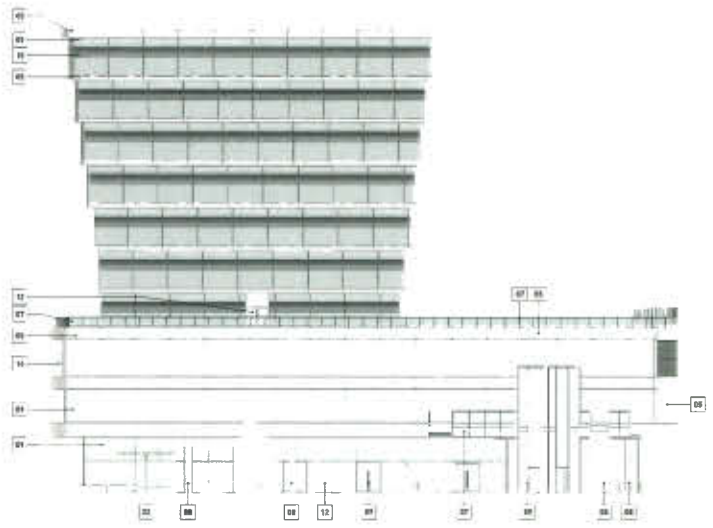
DEVELOPMENT PERMIT

ELEVATIONS
TOWERS E AND F

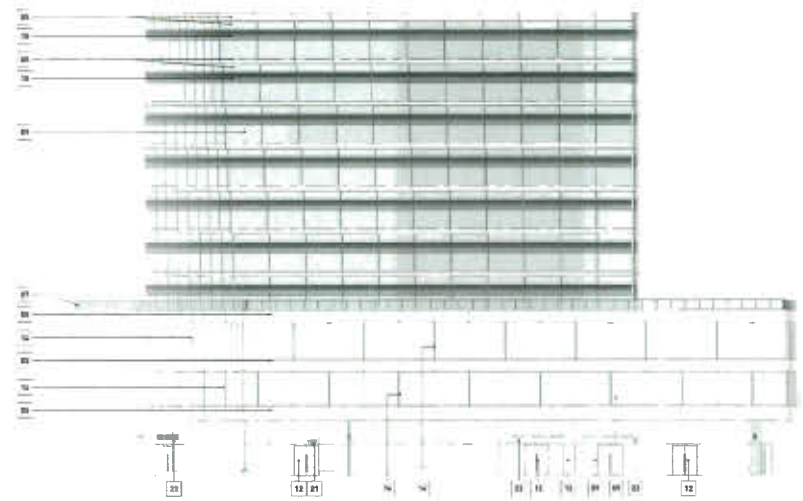
DATE	10/9/2018 9:25:48 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.13

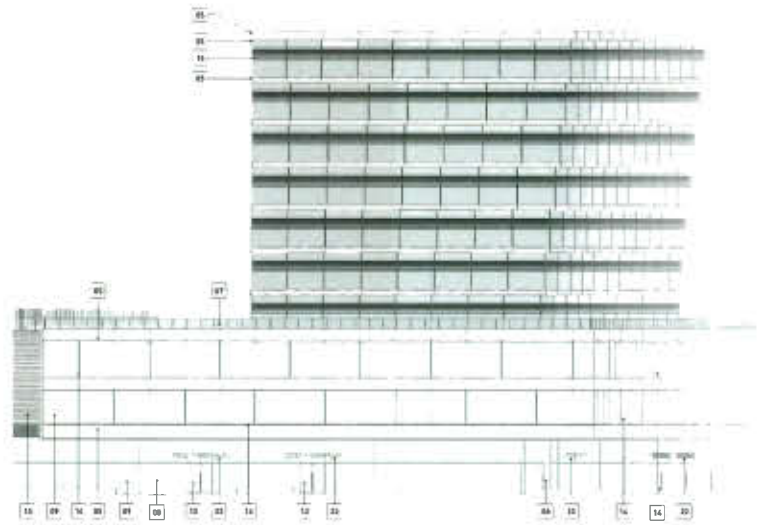
DP 16-740262#33



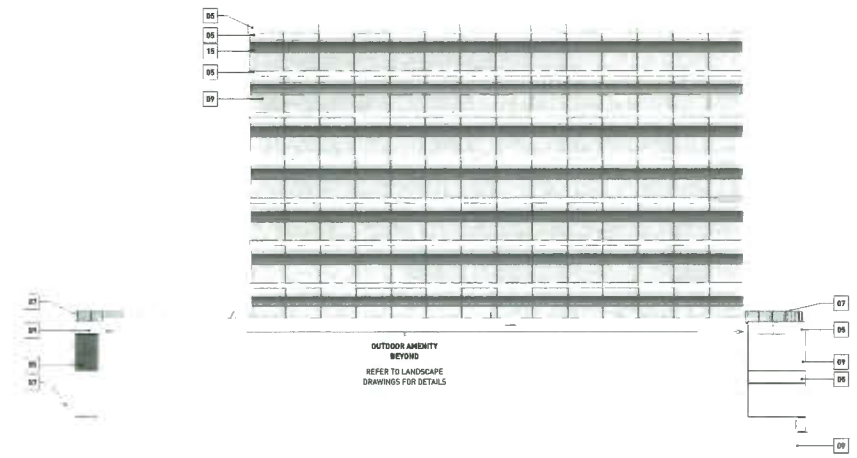
OFFICE TOWER - NORTH ELEVATION
1 : 200



OFFICE TOWER - EAST ELEVATION
1 : 200



OFFICE TOWER - SOUTH ELEVATION
1 : 200

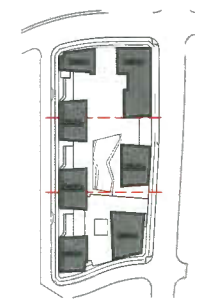


OFFICE TOWER - WEST ELEVATION
1 : 200

gbl
GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Frosted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	-
22	CRU Signage, refer to signage drawings	-

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS

7960 ALDERBRIDGE WAY

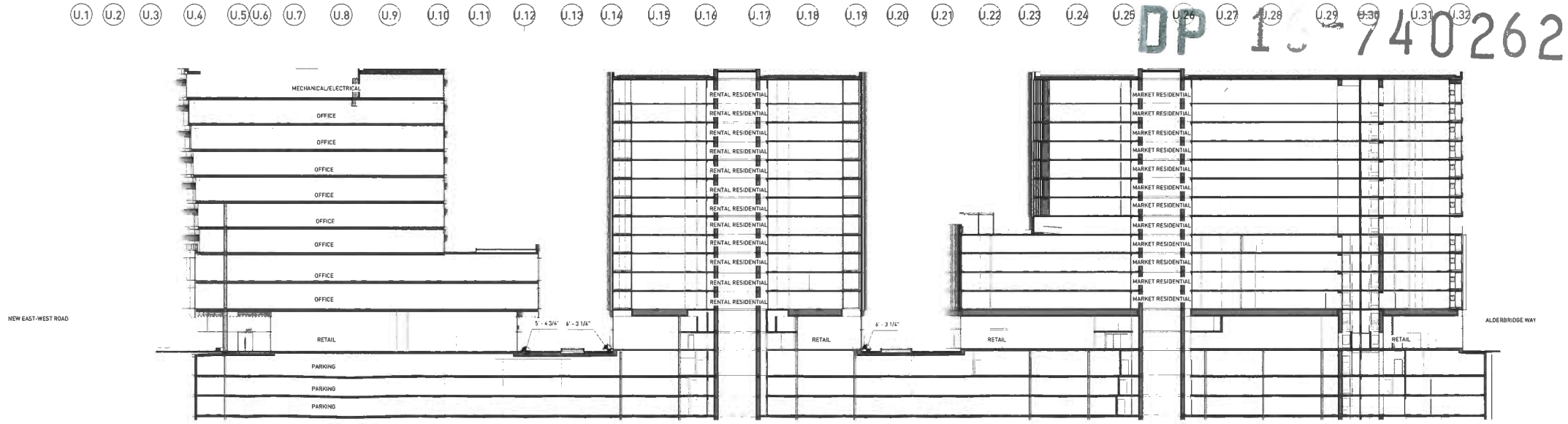
DEVELOPMENT PERMIT

ELEVATIONS OFFICE TOWER G

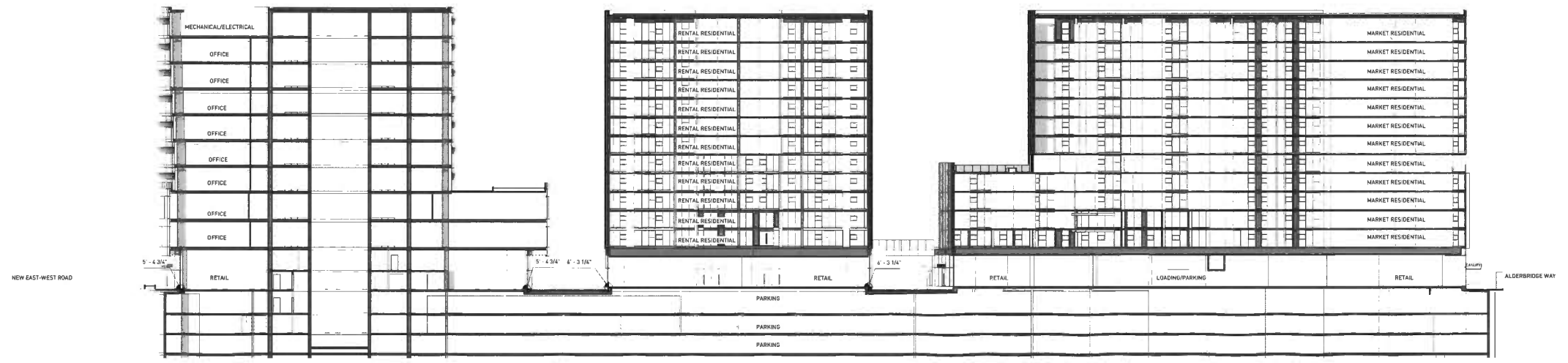
DATE	10/9/2018 9:11:57 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.14

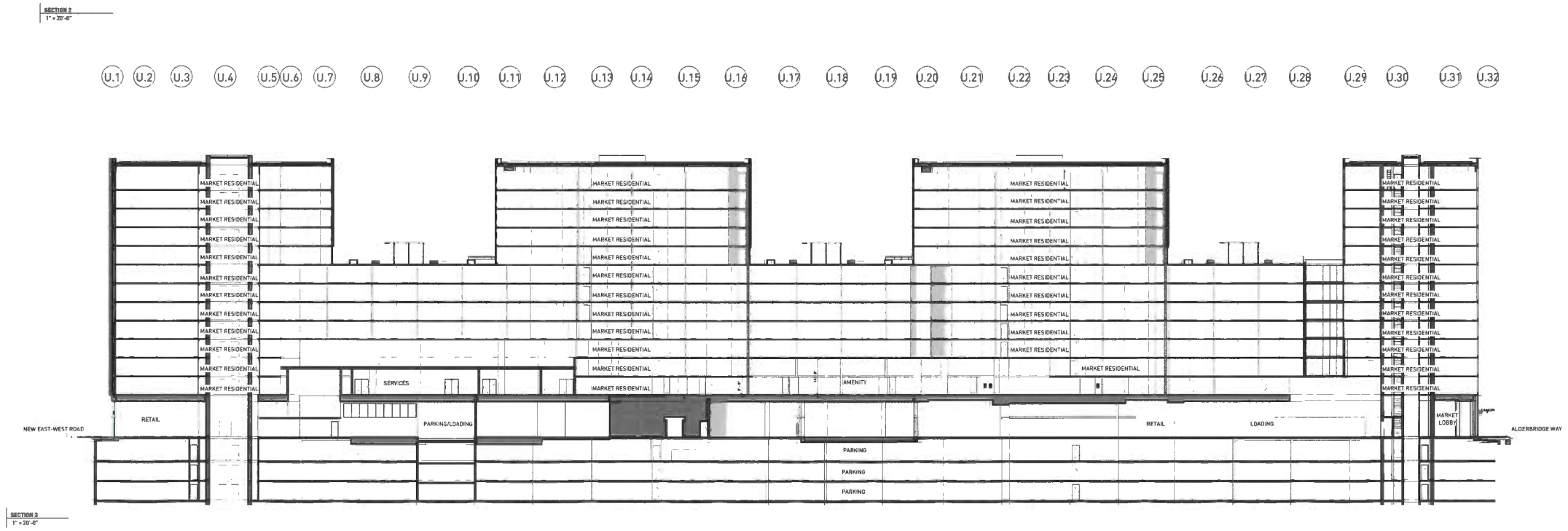
DP 18-740262 #34



SECTION 1
1" = 20'-0"



SECTION 2
1" = 20'-0"



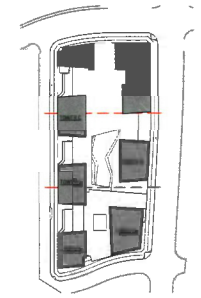
SECTION 3
1" = 20'-0"

gbl

GBL ARCHITECTS INC.
131 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

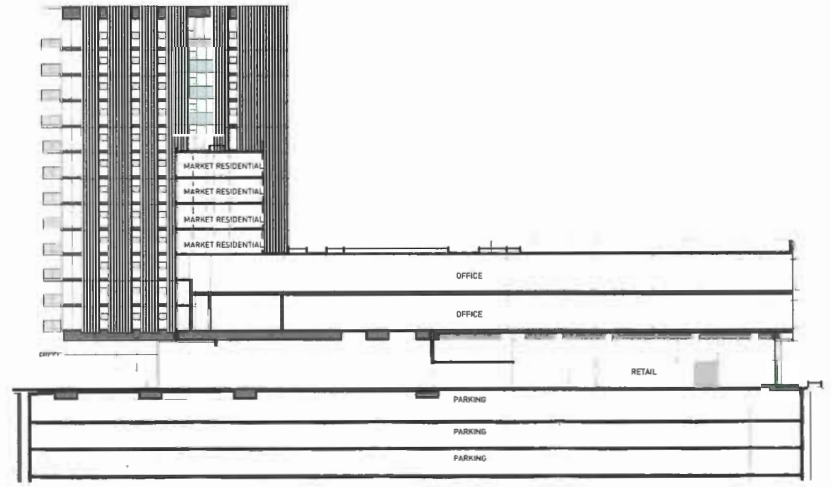
DEVELOPMENT PERMIT

BUILDING SECTIONS

DATE	10/7/2018 12:14:55 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 20'-0"
JOB NUMBER	17020

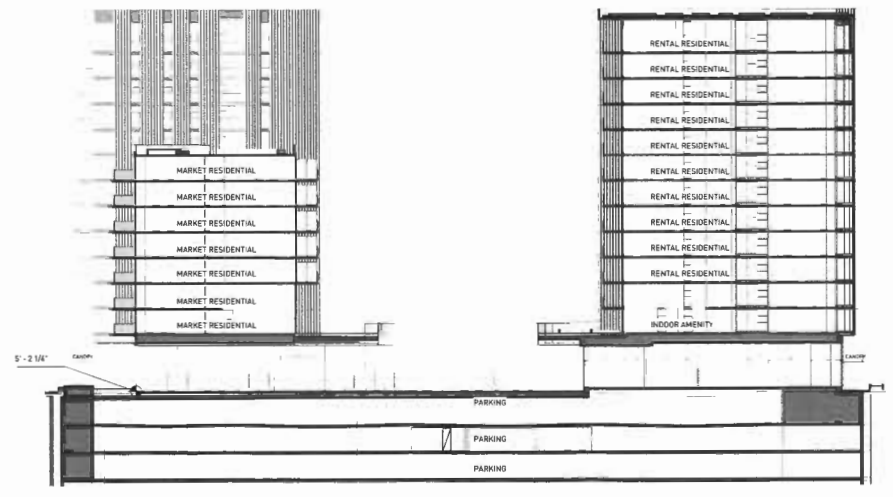
A6.00

U.A U.B U.C U.D U.E U.F U.G U.H U.I U.J U.K U.L U.M U.N



SECTION A
1" = 20'-0"

U.A U.B U.C U.D U.E U.F U.G U.H U.I U.J U.K U.L U.M U.N

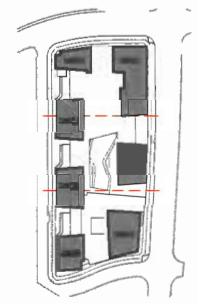


SECTION B
1" = 20'-0"

DP 16-740262 #35

gbl
GBL ARCHITECTS INC.
13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

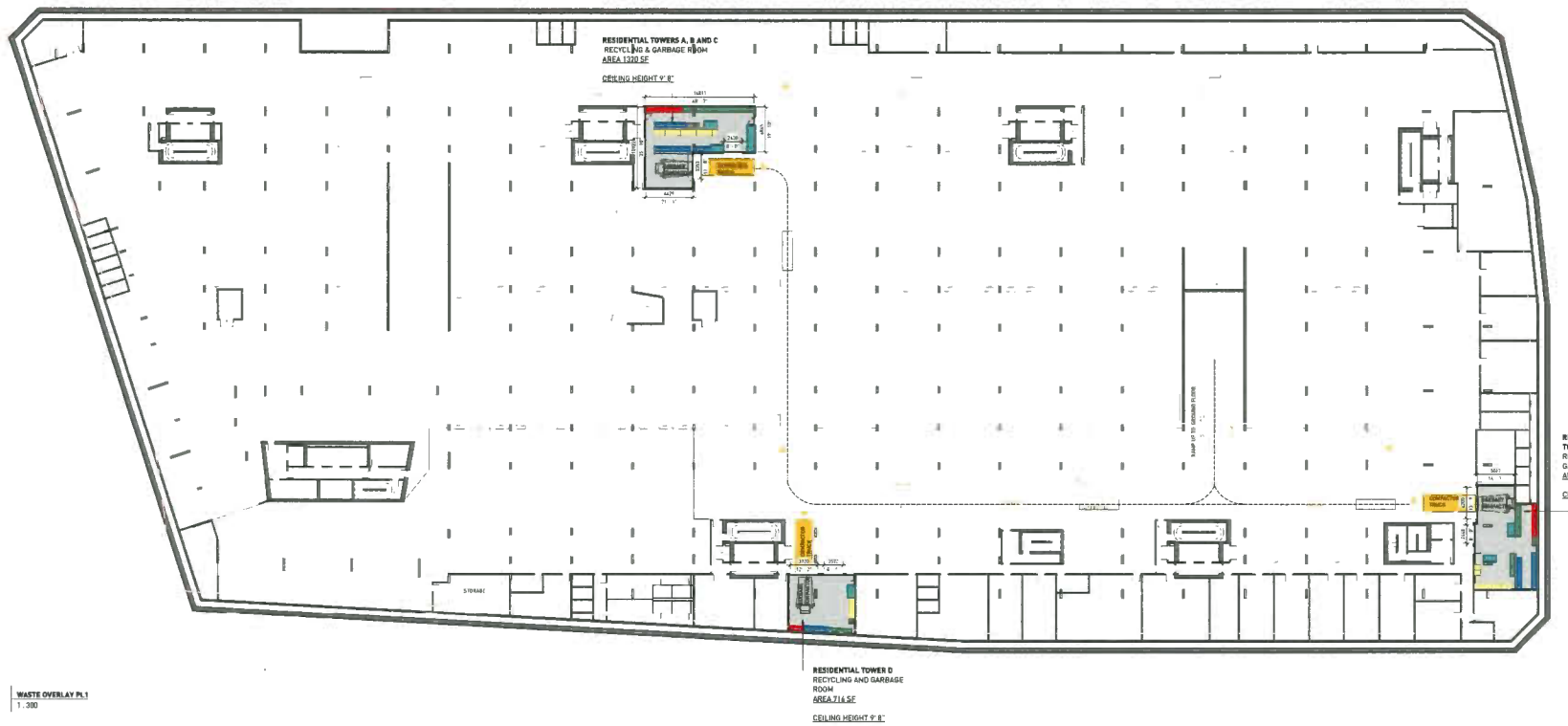
DEVELOPMENT PERMIT

BUILDING SECTIONS

DATE	10/17/2018 12:29:17 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 30'-0"
JOB NUMBER	17020

A6.01

DP 16-740262 #36



WASTE OVERLAY PL1
1 : 300

Legend

- Compactor Truck Stall and Path/Maneuvering
- Collection Truck Stall and Path/Maneuvering
- Garbage and Recycling Rooms
- Pick-Up truck
- Mixed Containers Bin
- Refundable Beverage Containers Bin
- Mixed Paper Bin
- Glass Bin
- Food Scraps/Yard Trimmings Bin
- Cardboard Bin
- Garbage Bin

Notes

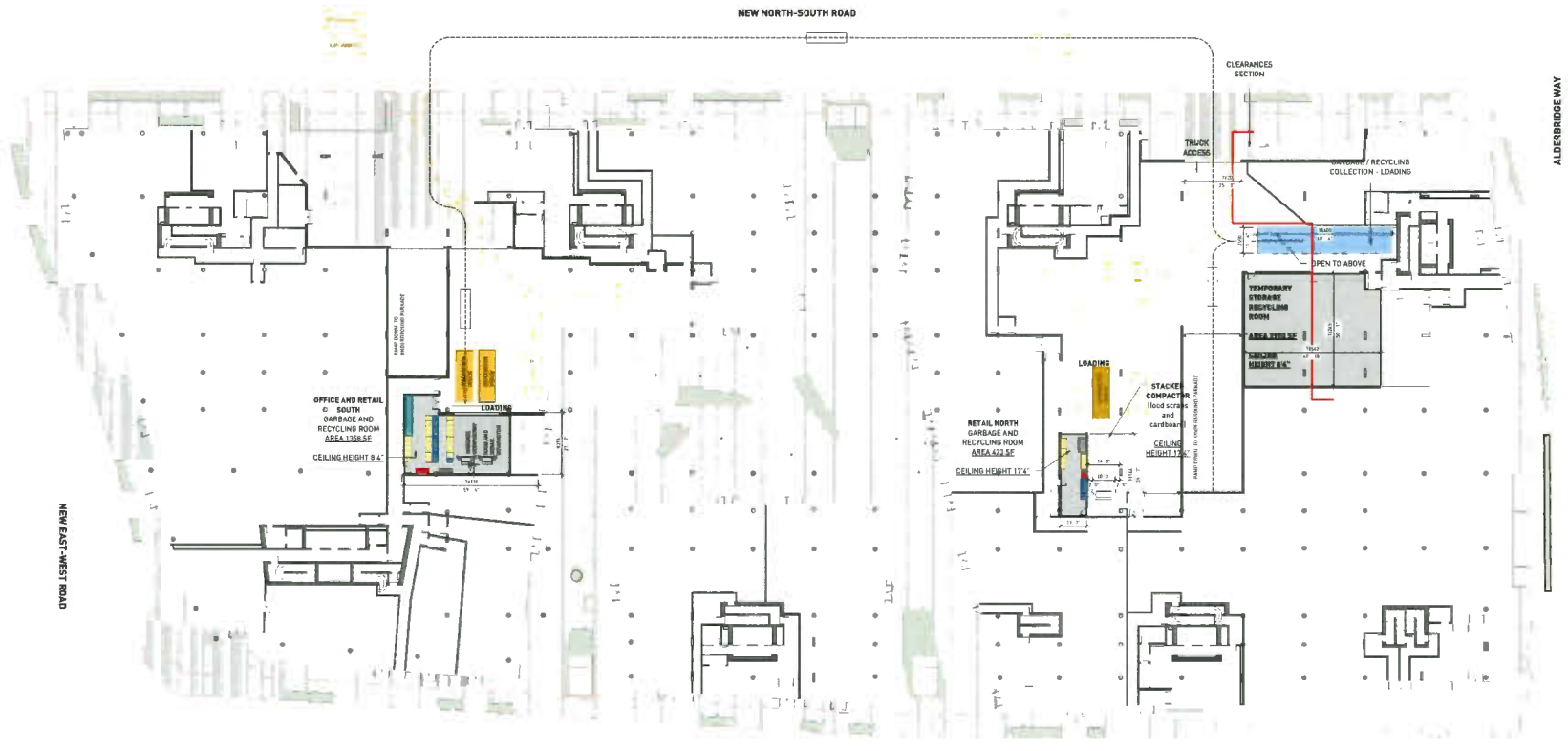
1. WASTE MANAGEMENT STRATEGY:
   A. **RETAIL NORTH**: STACKED COMPACTORS + ECYCLING BINS PROVIDED ON THE GROUND FLOOR. BINS TO BE TRANSFERED TO TEMPORARY STORAGE FOR COLLECTION.
   B. **RETAIL SOUTH + OFFICE**: 1 COMPACTORS + RECYCLING BINS PROVIDED ON THE GROUND FLOOR. BINS TO BE TRANSFERED TO TEMPORARY STORAGE FOR COLLECTION.
   C. **RESIDENTIAL** GARBAGE COMPACTOR AND RECYCLING BINS PROVIDED ON LEVEL PL1. BINS TO BE MOVED UP TO LEVEL 1 TEMPORARY STORAGE ROOM FOR COLLECTION.
2. **PICK** UP TRUCKS TO USE LOADING STALLS.
3. **TEMPORARY** RECYCLING ROOM AREA REQUIRED = 50% OF ALL GARBAGE AND RECYCLING ROOMS AREAS = 1378 SF
4. TO ALL THE GARBAGE **ROOMS**. PROVIDE PROPER VENTILATION, DRAINAGE TO SEWER AND FAUCET TO WASH BIN/ROOM.
5. TRUCK ACCESS MINIMUM **REQUIREMENTS**. 4.27m height x 10.67m length x 2.74m width (SEE DIMENSIONS PROVIDED ON THE DRAWINGS).
6. CALCULATIONS BASED ON COLLECTION **FREQUENCY** 1X PER WEEK FOR RESIDENTIAL AND 2X PER WEEK FOR COMMERCIAL.
7. BINS AND AREAS **CALCULATED** USING THE SPREADSHEET TOOL PROVIDED BY THE CITY OF RICHMOND

Bins and Area Requirements

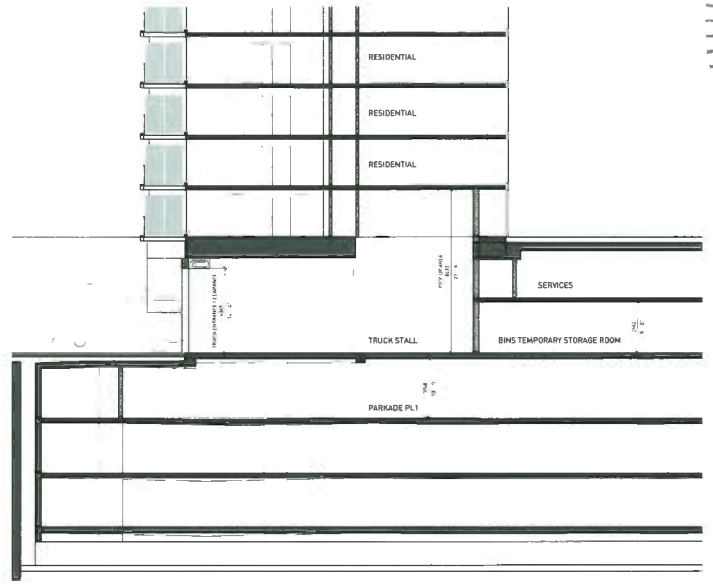
	Quantity	Size of Bin	Collection Frequency	Minimum Storage Space Required	
Office + Retail South					
Mixed Paper	28	360L	2x per week	48m²	516 SF
Garbage	4	3yd3	2x per week		
Glass	3	240L	2x per week		
Mixed Containers	18	360L	2x per week		
Refundable Beverage Containers	3	240L	2x per week		
Corrugated Cardboard	3	4yd3	2x per week	* Compactor area	
Food Scraps and Yard Trimmings	16	240L	2x per week		
Residential - Market Towers A,B and C					
Corrugated Cardboard	2	8yd3	1x per week	75.84m²	816 SF
Food Scraps and Yard Trimmings	15	240L	1x per week		
Glass	3	240L	1x per week		
Mixed Containers	14	360L	1x per week		
Mixed Paper	12	360L	1x per week		
Refundable Beverage Containers	8	360L	1x per week		
Garbage	8	8yd3	1x per week	* Compactor area	
Residential - Market Tower D					
Corrugated Cardboard	1	3yd3	1x per week	24.95m²	269 SF
Food Scraps and Yard Trimmings	5	240L	1x per week		
Glass	1	240L	1x per week		
Mixed Containers	5	360L	1x per week		
Mixed Paper	4	360L	1x per week		
Refundable Beverage Containers	3	240L	1x per week		
Garbage	3	6yd3	1x per week	* Compactor area	
Residential - Rental Towers E and F					
Corrugated Cardboard	1	8yd3	1x per week	55.76m²	600 SF
Food Scraps and Yard Trimmings	12	240L	1x per week		
Glass	2	240L	1x per week		
Mixed Containers	13	360L	1x per week		
Mixed Paper	9	360L	1x per week		
Refundable Beverage Containers	7	360L	1x per week		
Garbage	7	8yd3	1x per week	* Compactor area	
Retail North					
Corrugated Cardboard	1	3yd3	2x per week	13.5m²	142 SF
Garbage	1	3yd3	2x per week		
Glass	1	240L	2x per week		
Mixed Containers	4	360L	2x per week		
Refundable Beverage Containers	1	240L	2x per week		
Mixed Paper	9	360L	2x per week	* Compactor area	
Food Scraps and Yard Trimmings	1	240L	2x per week		
TOTAL GARBAGE AND RECYCLING ROOMS AREA:				**230.48 m²**	**2483 SF**

Waste Disposal Proposed

Type	Count
Office + Retail South	
Cardboard 4yd3	3
Glass	3
Mixed Containers	10
Mixed Papers	22
Refundable Beverage	3
Residential Tower A B C	
Cardboard 4yd3	4
Food Scrap	15
Glass	3
Mixed Containers	16
Mixed Papers	12
Refundable Beverage	8
Residential Tower D	
Cardboard 4yd3	1
Food Scrap	5
Glass	1
Mixed Containers	5
Mixed Papers	4
Refundable Beverage	3
Residential Towers E and F	
Cardboard 4yd3	2
Food Scrap	12
Glass	2
Mixed Containers	13
Mixed Papers	9
Refundable Beverage	7
Retail North	
Garbage	1
Glass	1
Mixed Containers	4
Mixed Papers	9
Refundable Beverage	1



WASTE OVERLAY L1
1 : 300



CLEARANCES - WASTE MANAGEMENT
1" = 10'-0"

gbl

GBL ARCHITECTS INC
13TH EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND AREA AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
PROVINCE OF BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

WASTE MANAGEMENT

DATE	10/5/2018 12:06:09 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	17020

A1.60

7960 ALDERBRIDGE WAY Richmond, BC

DP 16-740262 #37

LANDSCAPE ARCHITECTURAL ABBREVIATIONS

AD	Area Drain	NIC	Not in Contract
ALT	Alternate	NO	Number
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architect/ Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
B	Bottom	PC	Point of Curvature
BC	Bottom of Curb Elevation	PERP	Perpendicular
BLDG	Building	PA	Planting area
BOL	Bollard	PI	Point of Intersection
BP	Bottom of Pool	PL	Property Line
BS	Bottom of Step/ Stair Elevation	PLNT	Plant/ Planting
BTW	Between	PO	Point of Origin
BW	Bottom of Wall Elevation	PP	Pedestrian Pole
CB	Catch Basin	PIP	Pour-in-Place
CIV	Civil	PSI	Pounds per Square Inch
CJ	Control Joint	PT	Point of Tangency
COJ	Construction Joint	QTY	Quantity
COMP	Compacted	R	Riser
CONC	Concrete	RA	Radius
DEG	Degree	REBAR	Reinforcing Bar
DET	Detail	REQ	Required
DIA	Diameter	ROW	Right of Way
DIM	Dimension	SB	Setback
DN	Down	SHT	Sheet
DWG	Drawing	SPEC	Specifications
EJ	Expansion Joint	SECT	Section
ENG	Engineer/ Engineering	SQ	Square
EQ	Equal	SS	Stainless Steel
EX	Existing	STA PT	Station Point
FC	Flush Curb	STD	Standard
FDN	Foundation	STL	Steel
FG	Finish Grade	STR/STRUC	Structure/ Structural
FIN	Finish	T	Top
FTG	Footing	T+B	Top and Bottom
FTN	Fountain	TAN	Tangency
GALV	Galvanized	TC	Top of Curb Elevation
HEF	Horizontal Each Face	TD	Trench Drain
HP	High Point	TEMP	Temporary
HT	Height	THK	Thick
HWL	High Water Level	TOS	Top of Slab
ID	Inside Diameter/Dimension	TPZ	Tree Protection Zone
INCL	Include/ Including	TS	Top of Step/ Stair Elevation
JT	Joint	TW	Top of Wall Elevation
LARCH	Landscape Architect	TYP	Typical
LOW	Limit of Work	VERT	Vertical
LT	Light	VEF	Vertical Each Face
M	Meters/ Metres	w/	with
MAX	Maximum	w/o	without
MIN	Minimum	WF	Water Feature
MISC	Miscellaneous	WJ	Water Jet
		WL	Water Level
		WP	Waterproofing

DRAWING LIST

GENERAL

1.	G1.01	DRAWING INDEX + GENERAL INFORMATION

LANDSCAPE ARCHITECTURAL DRAWINGS

2.	L1.01	TREE REMOVAL AND PROTECTION PLAN
3.	L2.01	SITE PLAN
4.	L2.02	LEVEL 3 & LEVEL 6
5.	L2.03	LEVEL 7& LEVEL 10
6.	L2.04	ROOFTOP
7.	L3.01	LANDSCAPE PLAN - GROUND LEVEL AREA 1
8.	L3.02	LANDSCAPE PLAN - GROUND LEVEL AREA 2
9.	L3.03	LANDSCAPE PLAN - GROUND LEVEL AREA 3
10.	L3.04	LANDSCAPE PLAN - GROUND LEVEL AREA 4
11.	L3.05	LANDSCAPE PLAN - LEVEL 3
12.	L3.06	LANDSCAPE PLAN - LEVEL 6
13.	L3.07	LANDSCAPE PLAN - LEVEL 7 & 10
14.	L3.08	LANDSCAPE PLAN - ROOFTOP
15.	L4.01	PLANTING PLAN - GROUND LEVEL - OVERALL
16.	L4.02	PLANTING PLAN - GROUND LEVEL AREA 1
17.	L4.03	PLANTING PLAN - GROUND LEVEL AREA 2 & 3
18.	L4.04	PLANTING PLAN - GROUND LEVEL AREA 4
19.	L4.05	PLANTING PLAN - GROUND LEVEL AREA 5
20.	L4.06	PLANTING PLAN - GROUND LEVEL AREA 6
21.	L4.07	PLANTING PLAN - GROUND LEVEL AREA 7
22.	L4.08	PLANTING PLAN - GROUND LEVEL AREA 8
23.	L4.09	PLANTING PLAN - LEVEL 3 - OVERALL
24.	L4.10	PLANTING PLAN - LEVEL 3 AREA 1
25.	L4.11	PLANTING PLAN - LEVEL 3 AREA 2
26.	L4.12	PLANTING PLAN - LEVEL 3 AREA 3
27.	L4.13	PLANTING PLAN - LEVEL6 - OVERALL
28.	L4.14	PLANTING PLAN - LEVEL6 - AREA 1
29.	L4.15	PLANTING PLAN - LEVEL6 - AREA 2
30.	L4.16	PLANTING PLAN - LEVEL 7
31.	L4.17	PLANTING PLAN - LEVEL 10
32.	L4.18	PLANTING PLAN -RDOF TOP
33.	L5.01	LANDSCAPE LIGHTING PLAN - LEVEL 1
34.	L5.02	LANDSCAPE LIGHTING PLAN - LEVEL 3
35.	L5.03	LANDSCAPE LIGHTING PLAN - LEVEL 6
36.	L5.04	LANDSCAPE LIGHTING PLAN - LEVEL 7 & LEVEL 10
37.	L6.01	LANDSCAPE SECTIONS - GROUND LEVEL
38.	L6.02	LANDSCAPE SECTIONS - LEVEL 3
39.	L7.01	DETAILS - PAVING
40.	L7.02	DETAILS - PLANTING
41.	L7.03	DETAILS - PLANTING & FURNISHING
42.	L7.04	DETAILS - SITE FURNISHING
43.	L7.05	DETAILS - SITE FURNISHING
44.	L7.06	DETAILS - SITE FURNISHING

LANDSCAPE ARCHITECTURAL SYMBOLS

Section Detail
Drawing No.

Plant Type
Quantity

Detail No.
Drawing No.

Detail No.
Drawing No. — DESCRIPTION
SCALE

Elevation marker
(For elev. view) — ELEV

Elevation marker
(For plan view) — ELEV

Existing Elevation
(For plan view) — (EX ELEV)

North Arrow — PROJECT NORTH / TRUE NORTH

Siamese Connection

GENERAL NOTES

1. GRIDLINES SHOWN ON LANDSCAPE DRAWINGS ARE AS PER ARCHITECTURAL LAYOUT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. DISREGARD FOR THIS NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
4. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
5. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED/ REFERENCED UNLESS NOTED OTHERWISE.
6. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
7. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
8. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
9. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPENCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
10. PROVIDE IRRIGATION FOR ALL SOFT LANDSCAPING INCLUDING GROUNDCOVERS, SHRUBS, AND GREENROOF. COULEE RE-ESTABLISHMENT PLANTING AFTER ESTABLISHED SHALL NOT BE IRRIGATED.
11. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
12. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY GRADING.
13. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO AALA STANDARDS.
14. ENSURE POSITIVE DRAINAGE.
15. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1772 West 3rd Avenue Vancouver BC V6J 1K2
604.736.7168
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

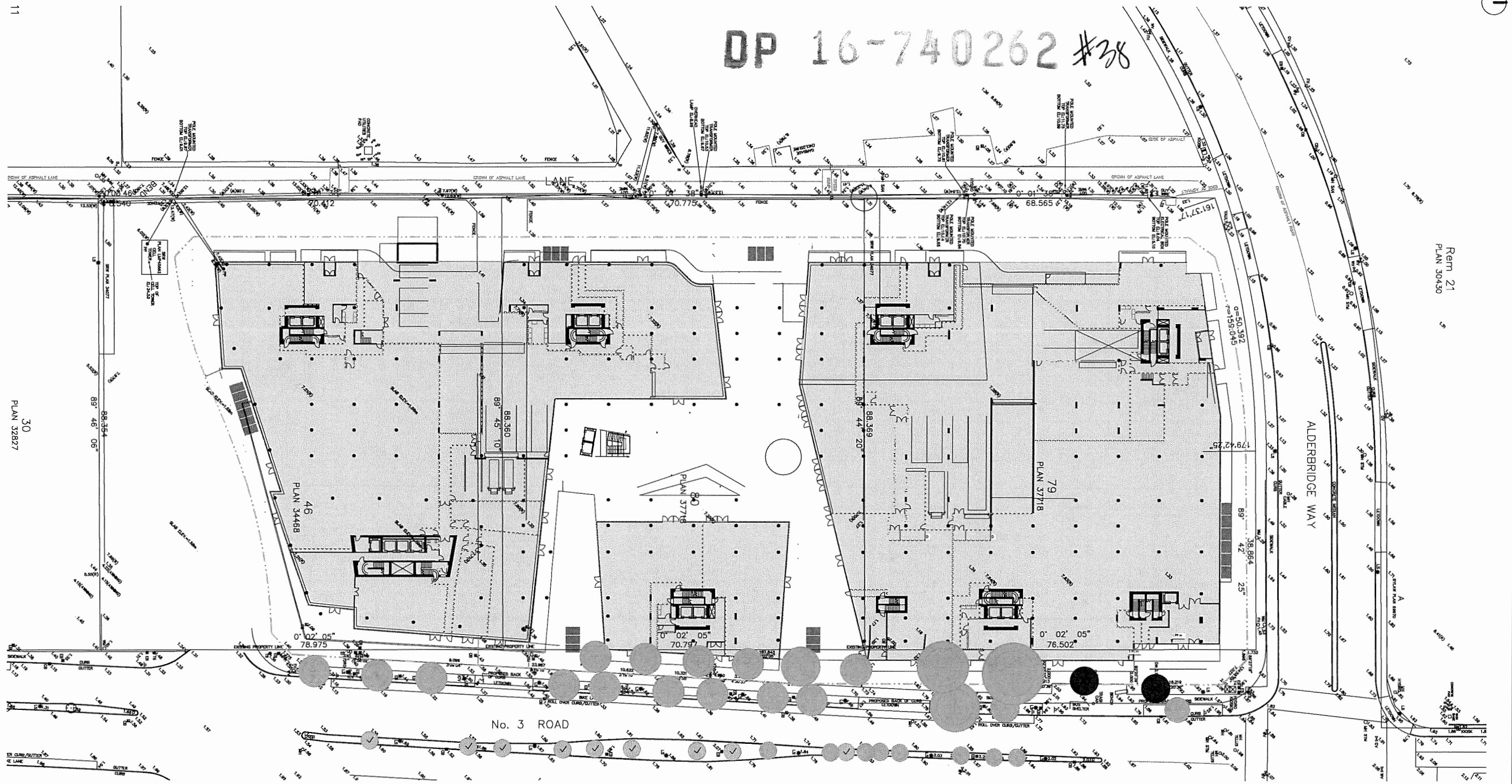
7960 ALDERBRIDGE WAY

COVER SHEET
AND GENERAL NOTES

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	
JOB NUMBER	17046

LG.01

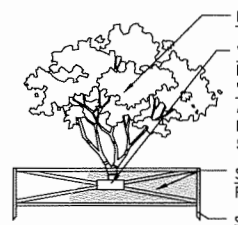
DP 16-740262 #38



LEGEND

- EXISTING TREE TO BE REMOVED - TOTAL 2
- EXISTING TREE TO BE RELOCATED - TOTAL 28
- EXISTING TREE TO BE RETAINED - TOTAL 9
- PROPERTY LINE / LIMIT OF EXCAVATION
- TREE PROTECTION FENCING
- OUTLINE OF PROPOSED BUILDINGS

NOTE:
THE CONTRACTORS SHOULD CONTACT MICHAEL GRIFFITH OR ALEX KURNICKI IN THE CITY OF RICHMOND WHEN THEY ARE READY TO REMOVE AND RELOCATE THE TREES.

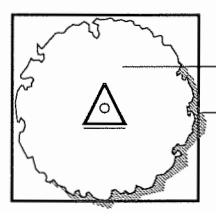


RETENTION TREE - EXISTING TREE TO BE PROTECTED

WATERPROOF SIGNAGE - IN ACCORDANCE WITH DISTRICT OF WEST VANCOUVER POLICY # 02-70-199
"TREE PROTECTION AREA - NO ENTRY"
AND SHALL ALSO READ: NO DUMPING, NO FILLING, NO DIGGING OR EXCAVATING. NO LUMBER OR SUPPLY STORAGE"

SNOW FENCING - (PLASTIC MESH SCREENING) SECURELY FASTENED TO WOOD FRAME

SOLID BARRIER
50x100 (2"x4") WOOD POSTS
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS



RETENTION TREE - EXISTING TREE TO BE PROTECTED

50x100 (2"x4") MIN. WOOD FRAME
- FOR DIMENSIONS REFER TO 'TREE PROTECTION FENCING DISTANCE CHART.
- TO DRIPLINE OF TREE
(MIN. OUTSIDE OF BRANCHES)

REFER TO ARBORIST REPORT

1 - TREE PROTECTION FENCING
SCALE: 1/32"=1'0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.3768
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

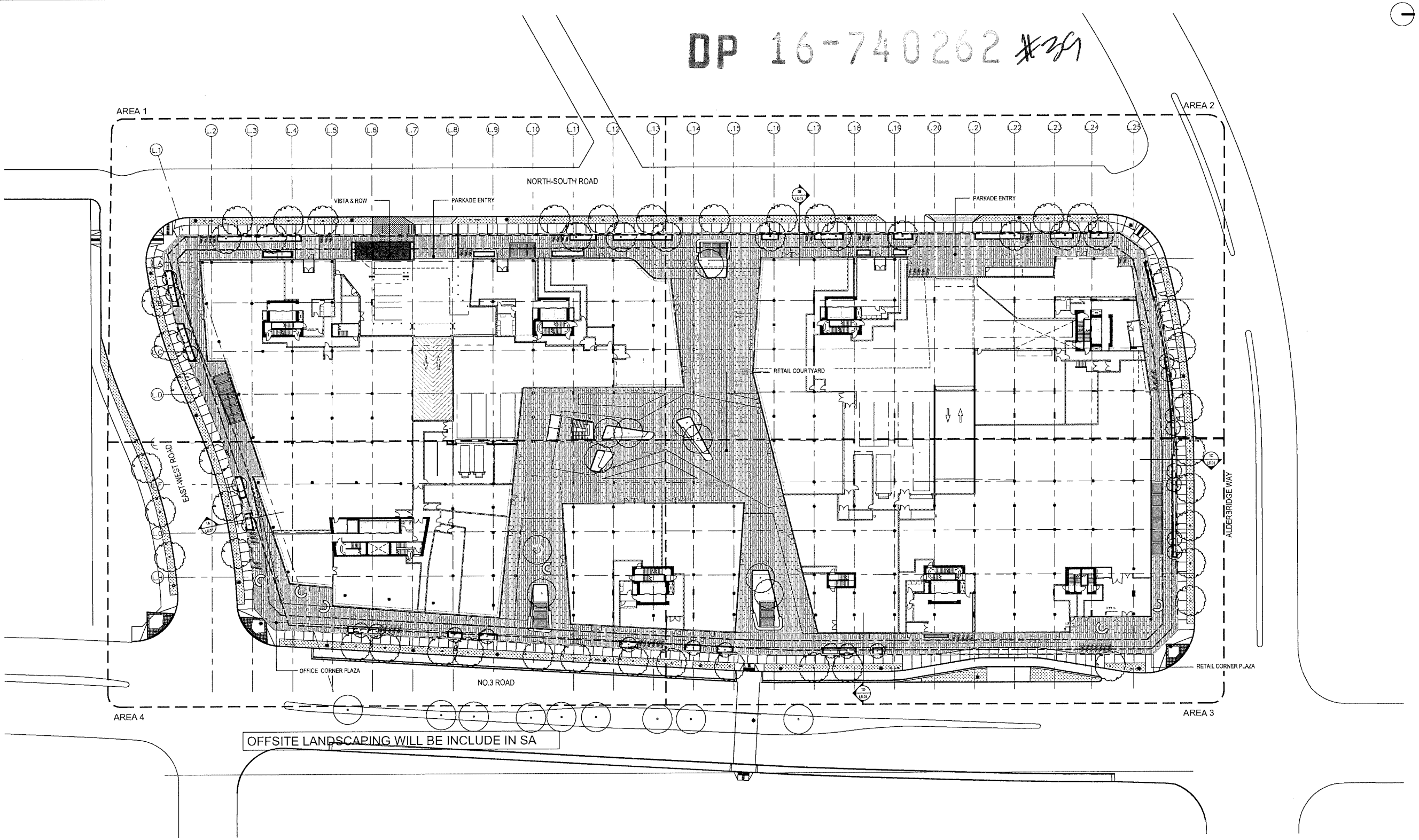
7960 ALDERBRIDGE WAY

TREE MANAGEMENT PLAN

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L1.01

DP 16-740262 #39



LEGEND

- PROPERTY LINE
- SETBACK LINE
- UNDERGROUND PARKING OUTLINE
- STRUCTURE ABOVE

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.736.7818
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIN
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

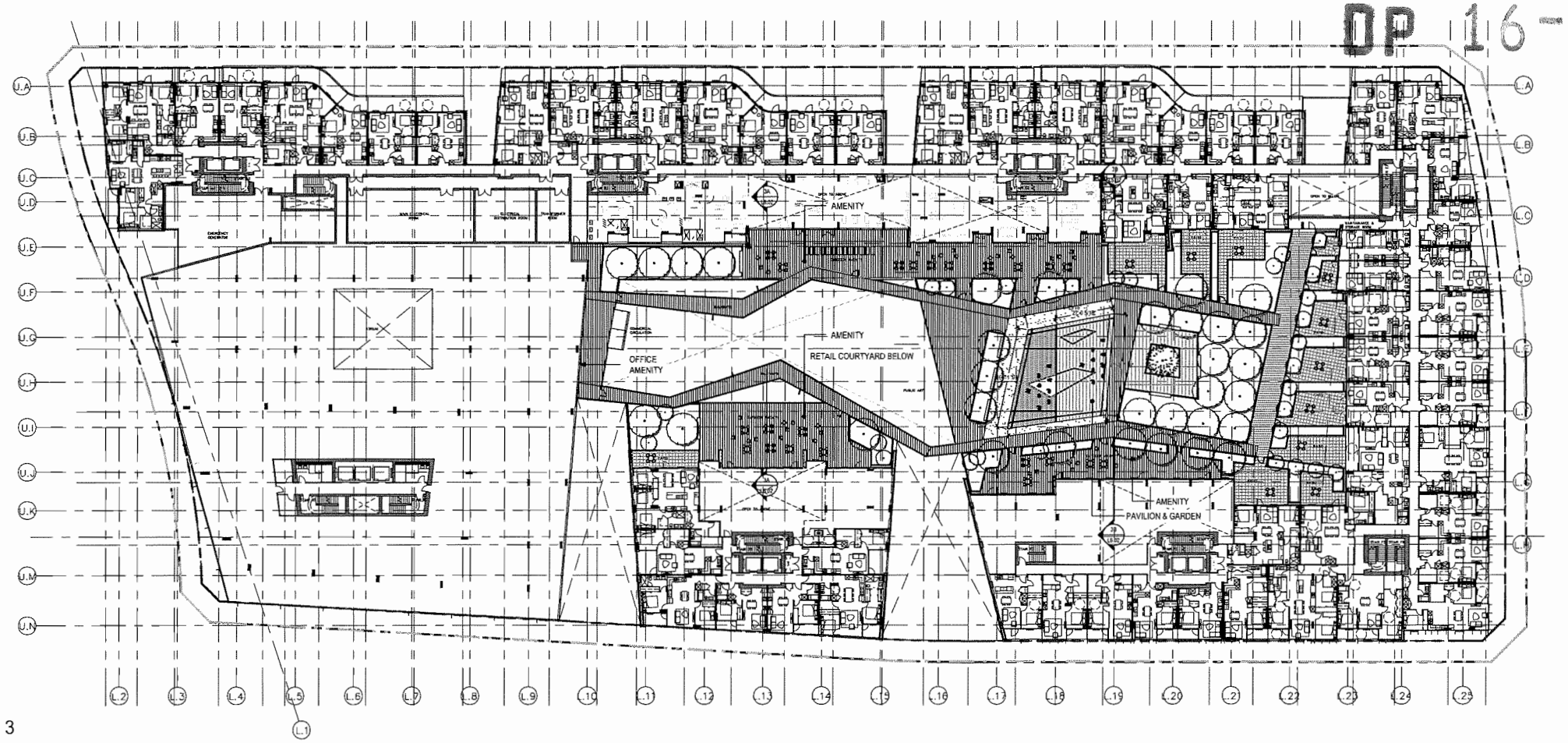
SITE PLAN

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

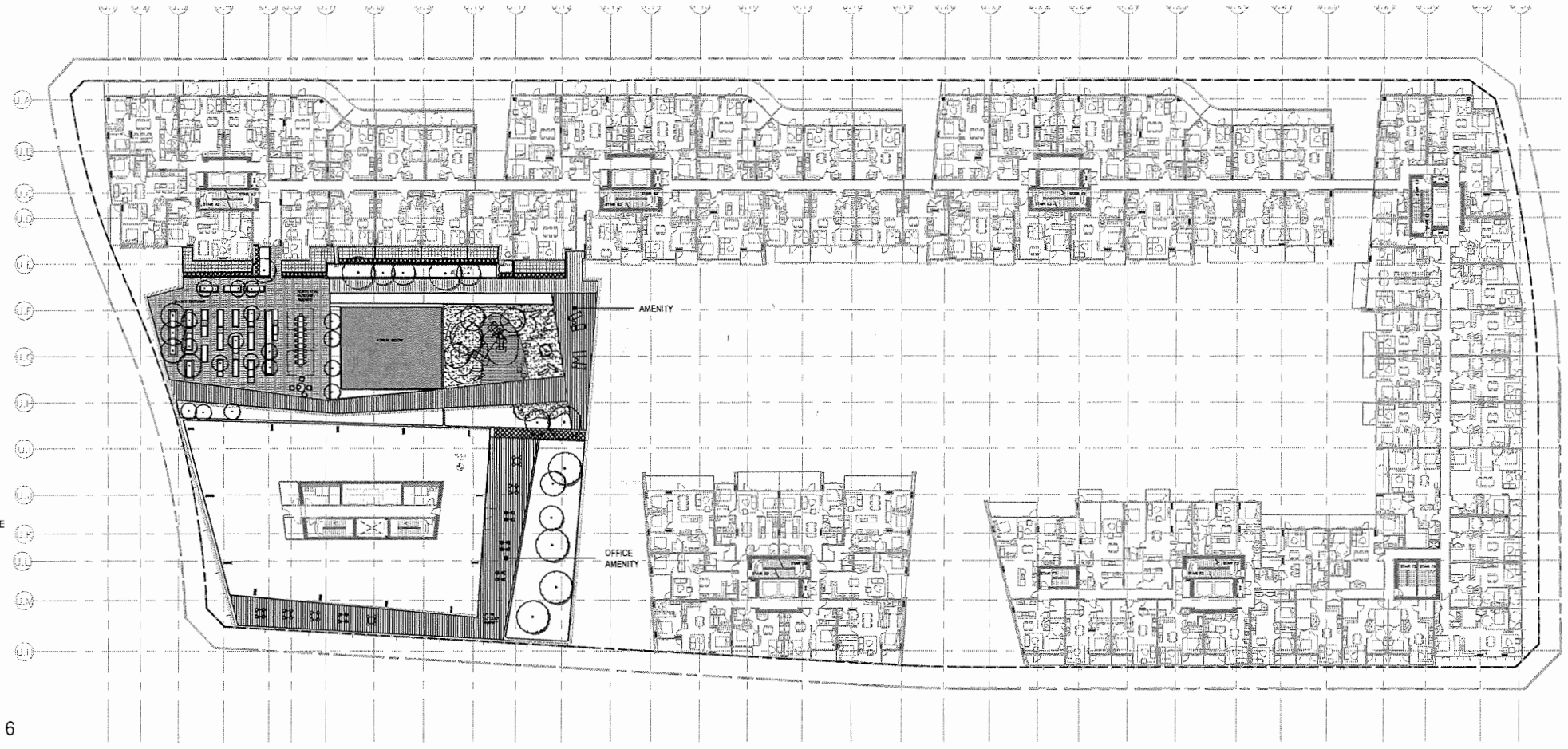
L2.01

DP 16-740262

#40



LEVEL 3



LEGEND

PROPERTY LINE

SETBACK LINE

LEVEL 6

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

577 West 7th Avenue
Vancouver BC V5Z 1B7
604.879.2338
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

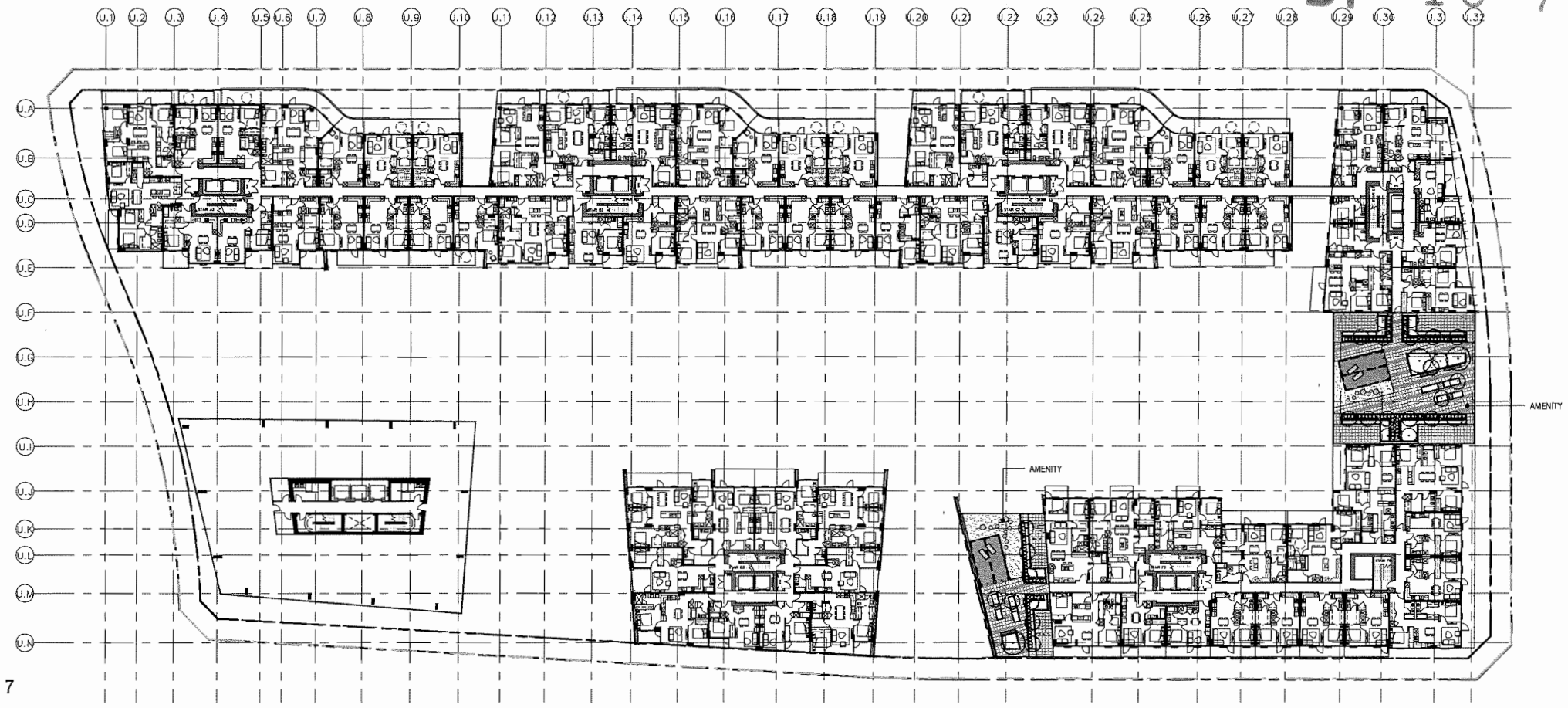
LEVEL 3 & LEVEL 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

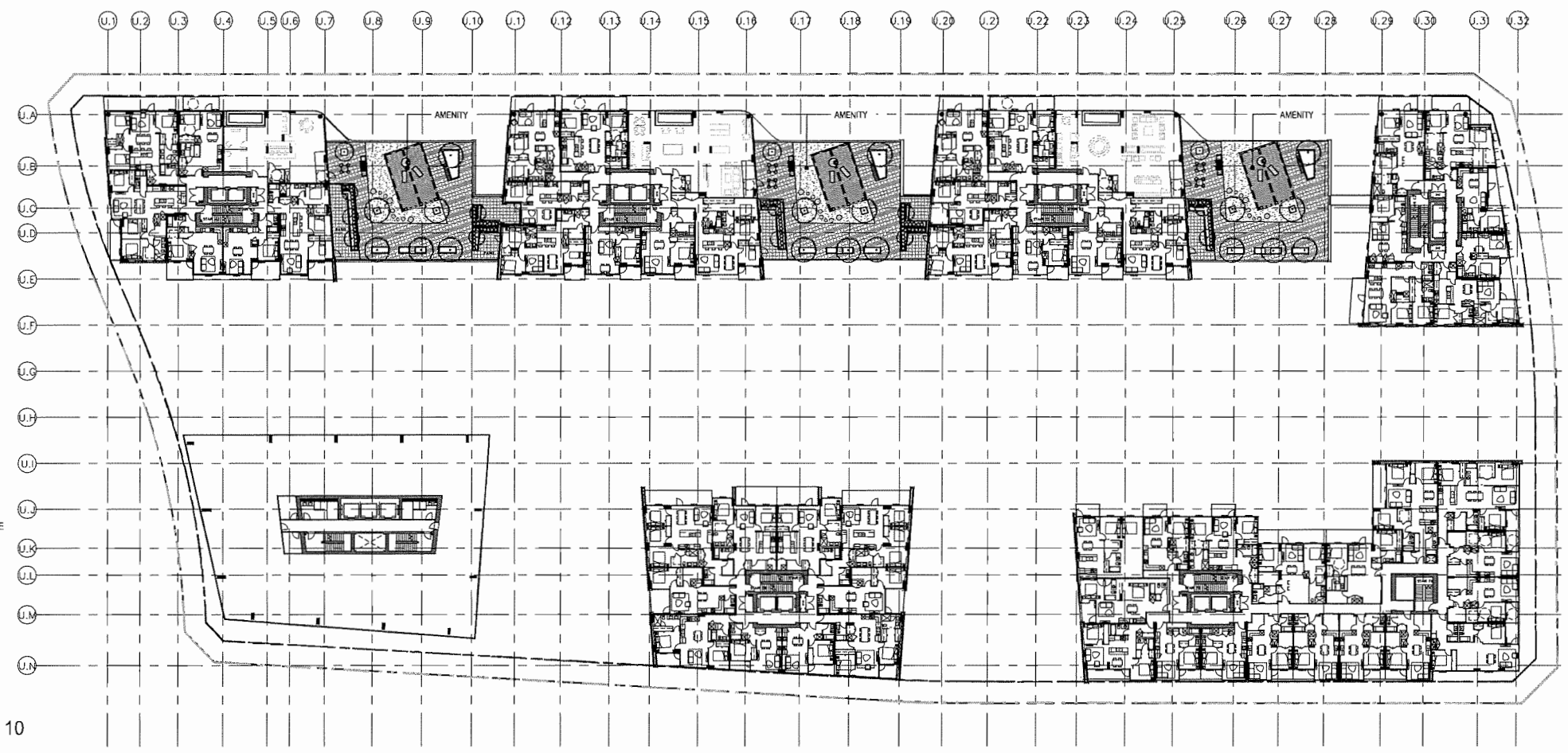
L2.02

DP 16-740262

#4



LEVEL 7



LEVEL 10

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.714.1168
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

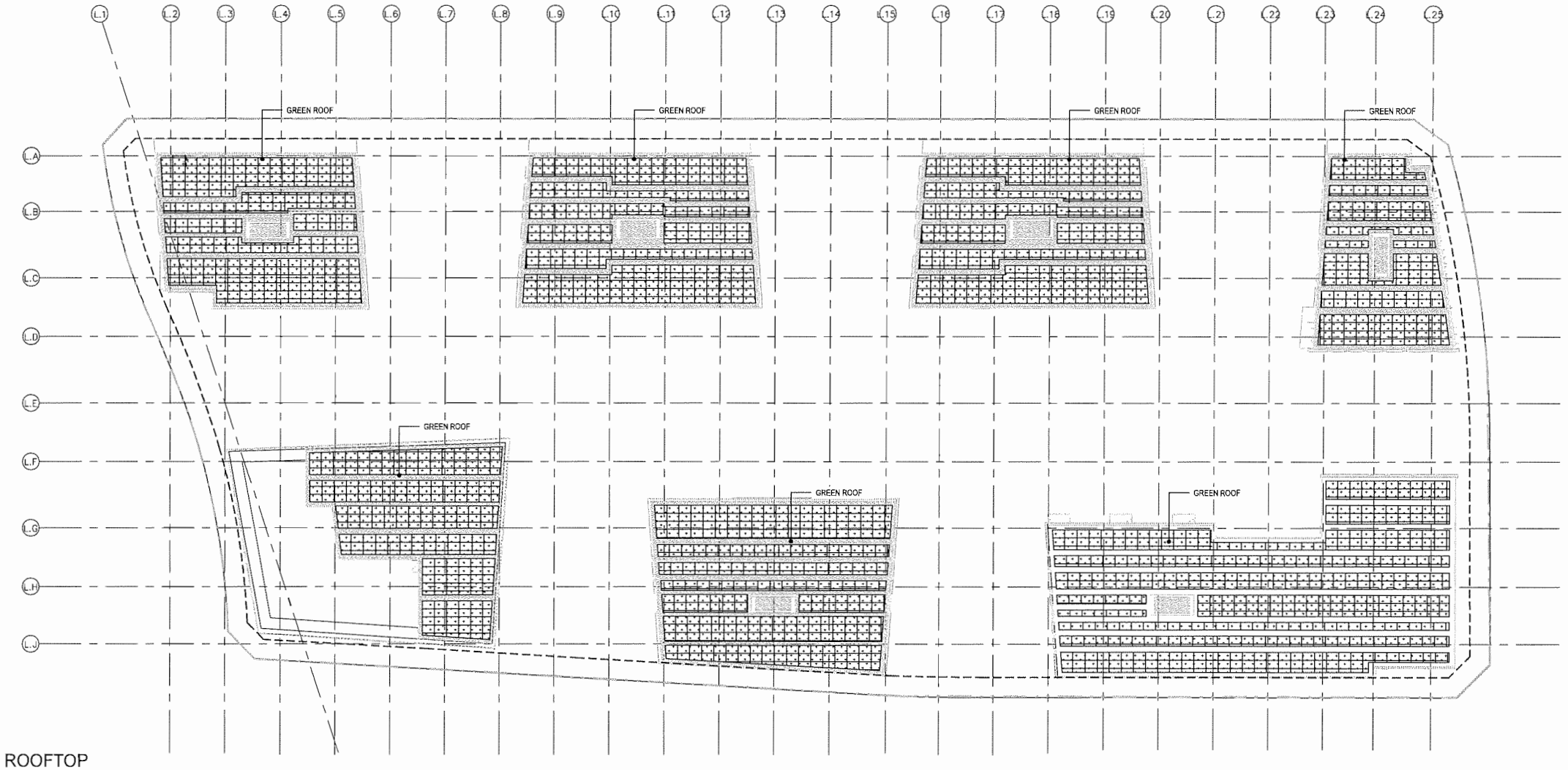
7960 ALDERBRIDGE WAY

LEVEL 7 & LEVEL 10

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L2.03

DP 16-740262
#42



ROOFTOP

LEGEND

PROPERTY LINE

SETBACK LINE

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

1177 West 7th Avenue
Vancouver, BC V6H 1B7
604.732.7368
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

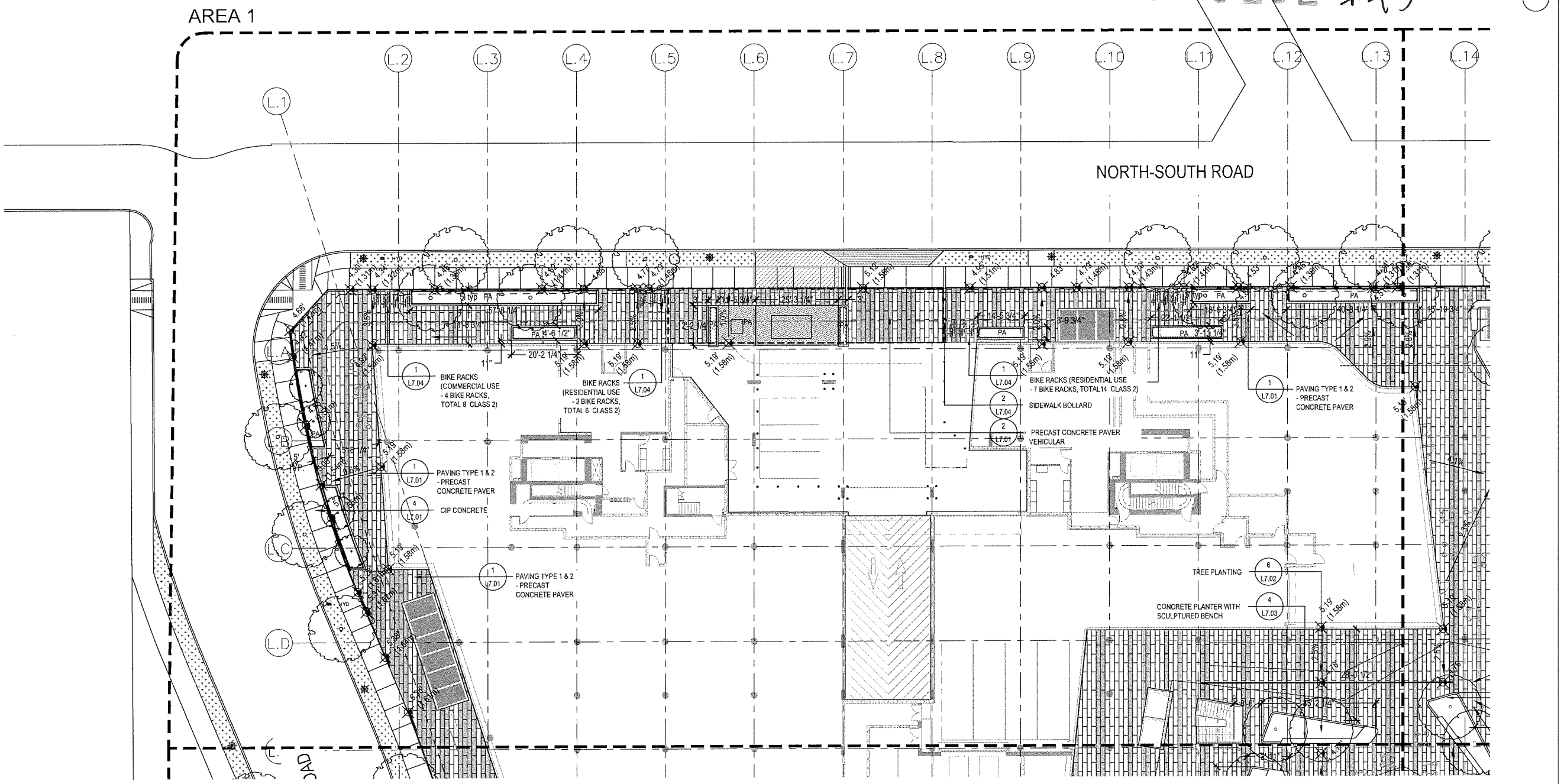
7960 ALDERBRIDGE WAY

ROOFTOP

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L2.04

DP 16-740262 #43



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER
  STREET LEVEL
  TYPE 1: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: NATURAL
  TYPE 2: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS
  LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6
  TYPE: "ARISTOCRAT" SIZE: 5 3/4" X 35 1/2" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB
  LEVEL 6, 7 & 10
  TYPE 4: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C)
  TYPE 5: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK
  LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF
  LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE
  LEVEL 6
- BIKE RACK
  GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A
  STREET LEVEL
- WOOD TOP BENCH TYPE B
  STREET LEVEL
- WOOD TOP BENCH TYPE C
  STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D
  LEVEL 3, 7 & 10
- PRIVACY SCREEN
  LEVEL 3, 6, 7 & 10
  SEE ARCH.
- TRELLIS
  PODIUM LEVEL - PATIOS, VIEWING PLATFORM
  SEE ARCH.
- CIP CONCRETE PLANTER WALL
  LEVEL 3, 6, 7 & 10
  SEE ARCH., MID SANDBLAST FINISH
- WOOD POT
  LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER
  LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE
  LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT
  LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K2
604.736.3068
pfs@pfsla.ca
www.pfsla.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIN
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for OP
4	2018-07-18	Reissued for OP
5	2018-08-31	OD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for OP

7960 ALDERBRIDGE WAY

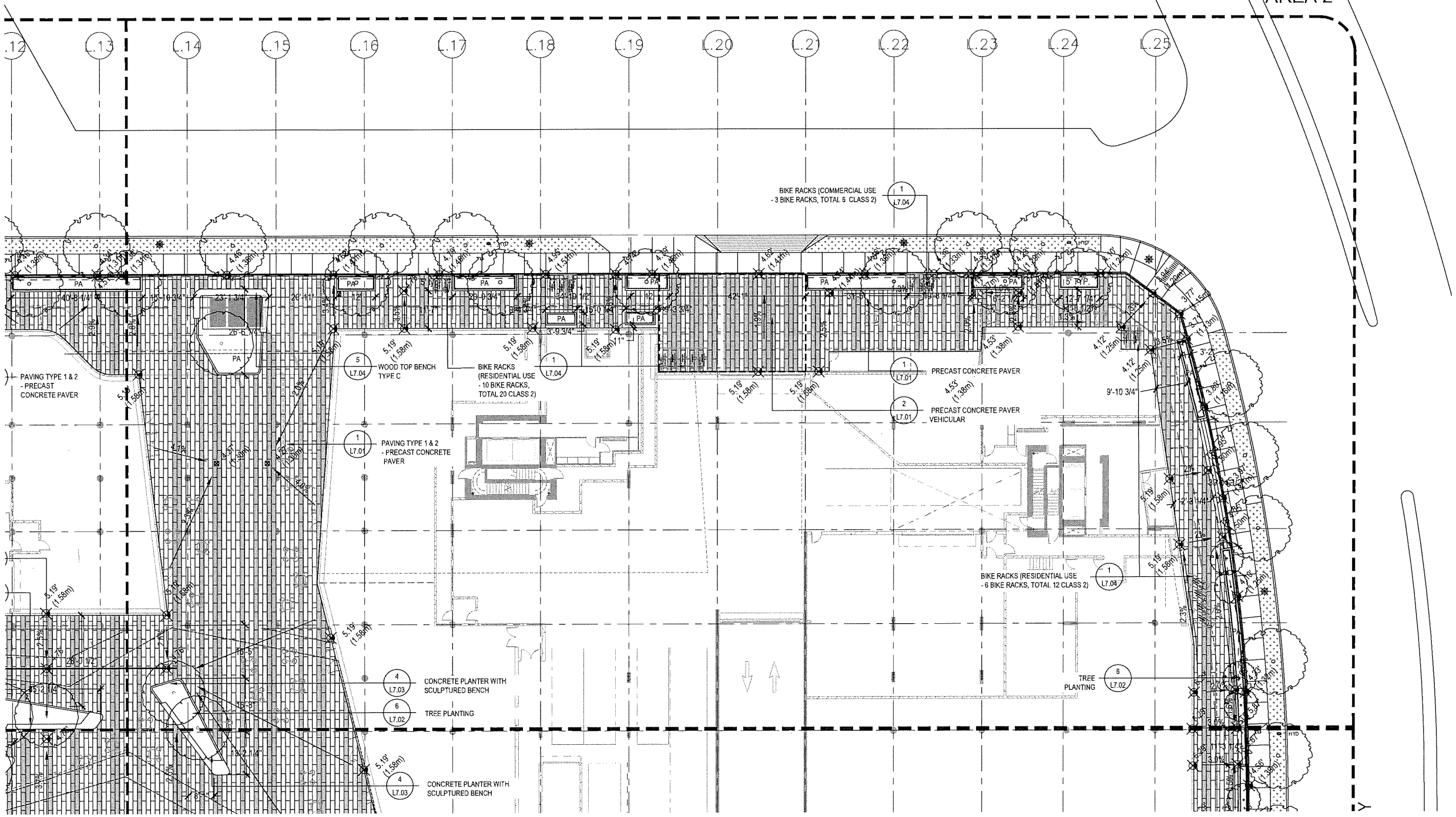
LANDSCAPE PLAN
- GROUND LEVEL AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.01

DP 16-740262 #44

AREA 2



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER
  STREET LEVEL
  TYPE 1: "CALIFORNIA" SIZE: 12X8X2-3/8", COLOR: NATURAL
  TYPE 2: "CALIFORNIA" SIZE: 12X8X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS
  LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6
  TYPE: "ARISTOCRAT" SIZE: 8 3/8" X 35 3/8" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB
  LEVEL 6, 7 & 10
  TYPE 4: "TAXEDA", SIZE: 16"X16"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C)
  TYPE 5: "TAXEDA", SIZE: 16"X16"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK
  LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF
  LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE
  LEVEL 6
- BIKE RACK
  GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A
  STREET LEVEL
- WOOD TOP BENCH TYPE B
  STREET LEVEL
- WOOD TOP BENCH TYPE C
  STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D
  LEVEL 3, 7 & 10
- PRIVACY SCREEN
  LEVEL 3, 6, 7 & 10
  SEE ARCH.
- TRELLIS
  PODIUM LEVEL - PATIOS, VIEWING PLATFORM
  SEE ARCH.
- CIP CONCRETE PLANTER WALL
  LEVEL 3, 6, 7 & 10
  SEE ARCH., MID SANDBLAST FINISH
- WOOD POT
  LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER
  LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE
  LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT
  LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL.
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7 604.736.1156 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LINLIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

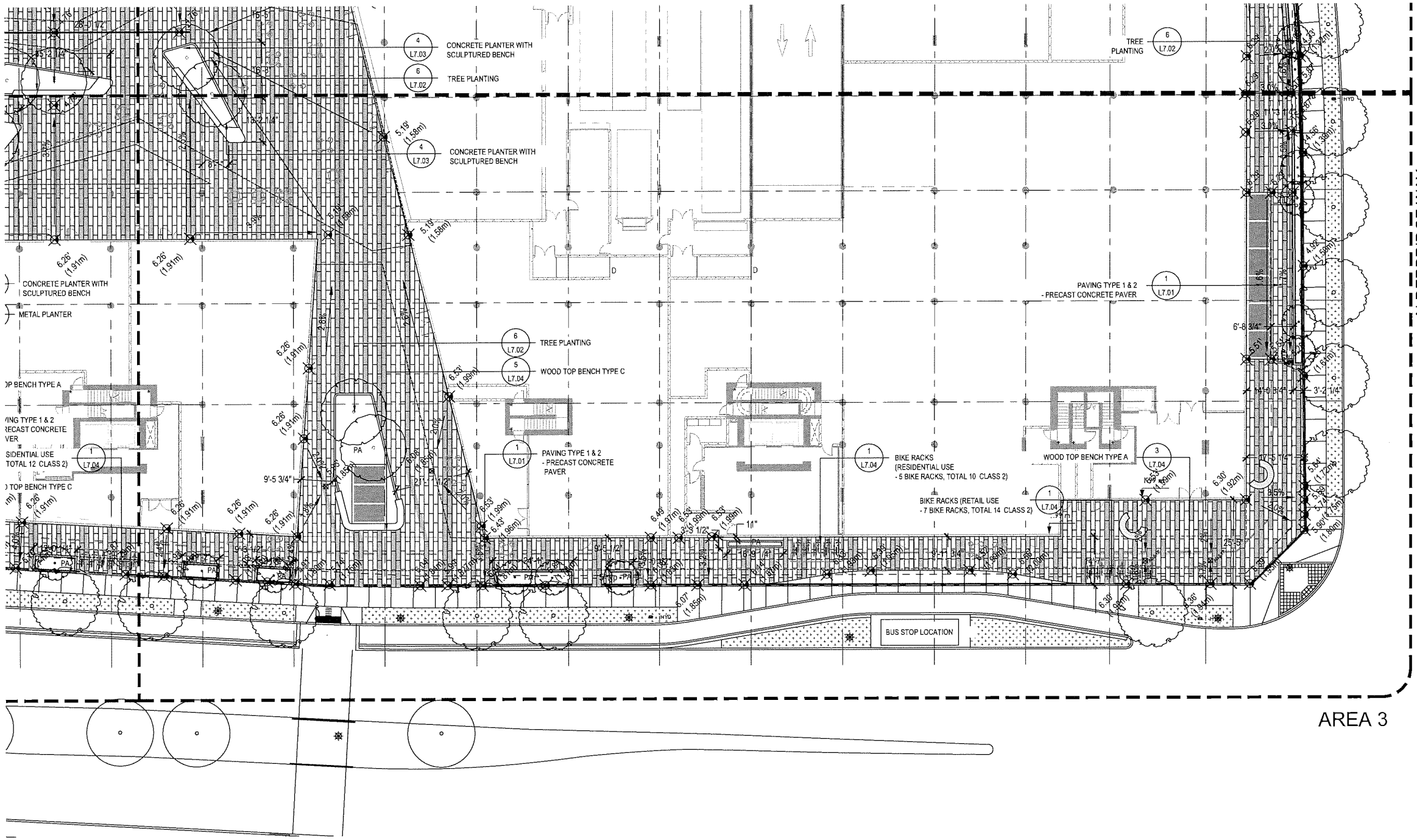
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- GROUND LEVEL AREA 2

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.02

DP 16-740262 #45



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER — STREET LEVEL — TYPE 1: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: NATURAL; TYPE 2: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS — LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6 — TYPE: "ARISTOCRAT" SIZE: 8 3/4" X 35 7/8" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB — LEVEL 6, 7 & 10 — TYPE 4: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C) — TYPE 5: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK — LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF — LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE — LEVEL 6
- BIKE RACK — GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A — STREET LEVEL
- WOOD TOP BENCH TYPE B — STREET LEVEL
- WOOD TOP BENCH TYPE C — STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D — LEVEL 3, 7 & 10
- PRIVACY SCREEN — LEVEL 3, 6, 7 & 10 — SEE ARCH.
- TRELLIS — PODIUM LEVEL - PATIOS, VIEWING PLATFORM — SEE ARCH.
- CIP CONCRETE PLANTER WALL — LEVEL 3, 6, 7 & 10 — SEE ARCH., MID SANDBLAST FINISH
- WOOD POT — LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER — LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE — LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT — LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL.
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.734.9768
office@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LINLIN 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

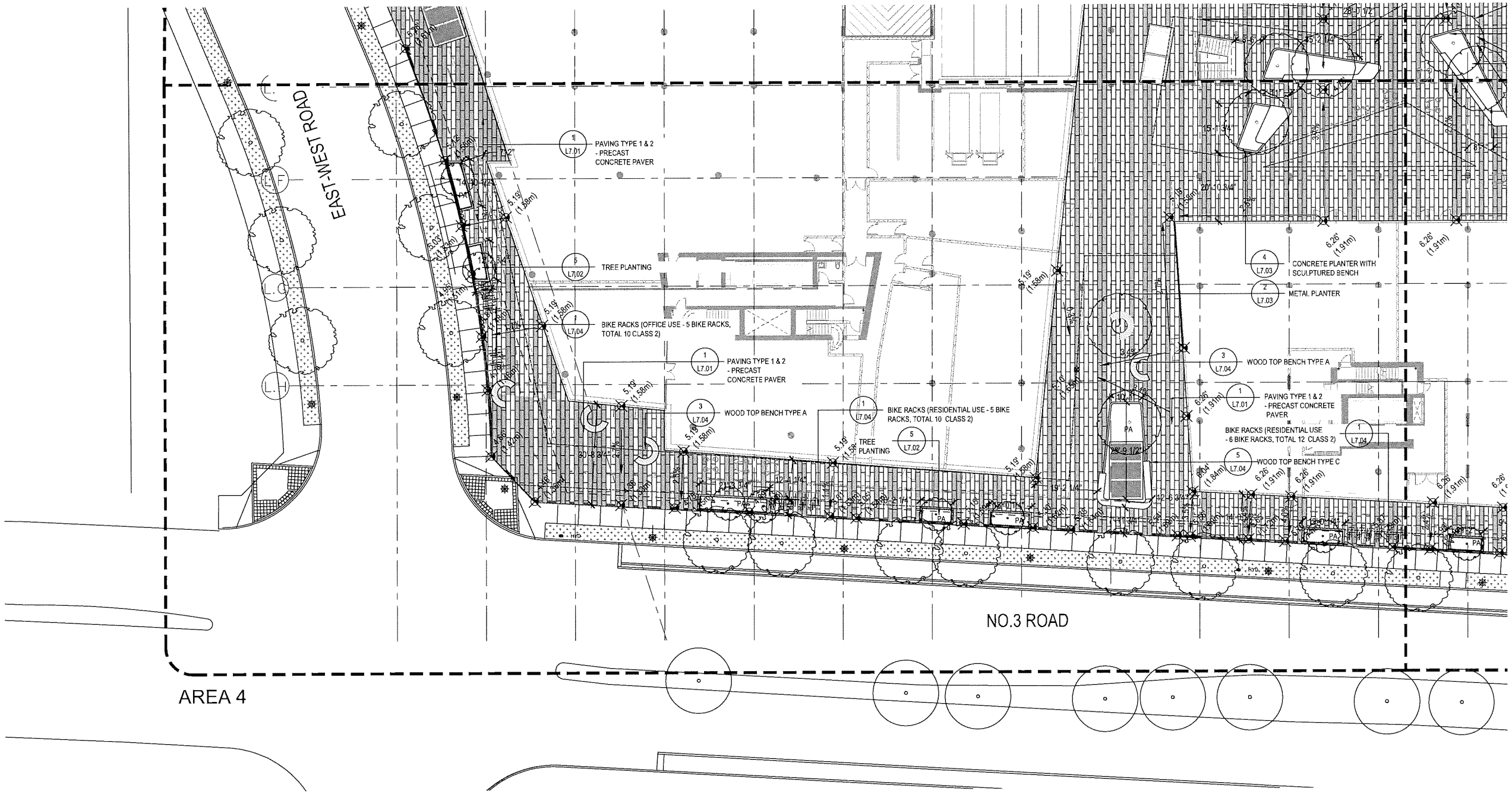
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- GROUND LEVEL AREA 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.03

DP 16-740262 #46



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER
  STREET LEVEL
  TYPE 1: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: NATURAL
  TYPE 2: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS
  LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6
  TYPE: "ARISTOCRAT" SIZE: 8 3/4" X 35 2/5" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB
  LEVEL 6, 7 & 10
  TYPE 4: "TAKEDA", SIZE: 16"X16"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C)
  TYPE 5: "TAKEDA", SIZE: 16"X16"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK
  LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF
  LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE
  LEVEL 6
- BIKE RACK
  GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A
  STREET LEVEL
- WOOD TOP BENCH TYPE B
  STREET LEVEL
- WOOD TOP BENCH TYPE C
  STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D
  LEVEL 3, 7 & 10
- PRIVACY SCREEN
  LEVEL 3, 6, 7 & 10
  SEE ARCH.
- TRELLIS
  PODIUM LEVEL - PATIOS, VIEWING PLATFORM
  SEE ARCH.
- CIP CONCRETE PLANTER WALL
  LEVEL 3, 6, 7 & 10
  SEE ARCH., MID SANDBLAST FINISH
- WOOD POT
  LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER
  LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE
  LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT
  LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

GBL ARCHITECTS INC.
139 EAST 6TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7 604.736.7168 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

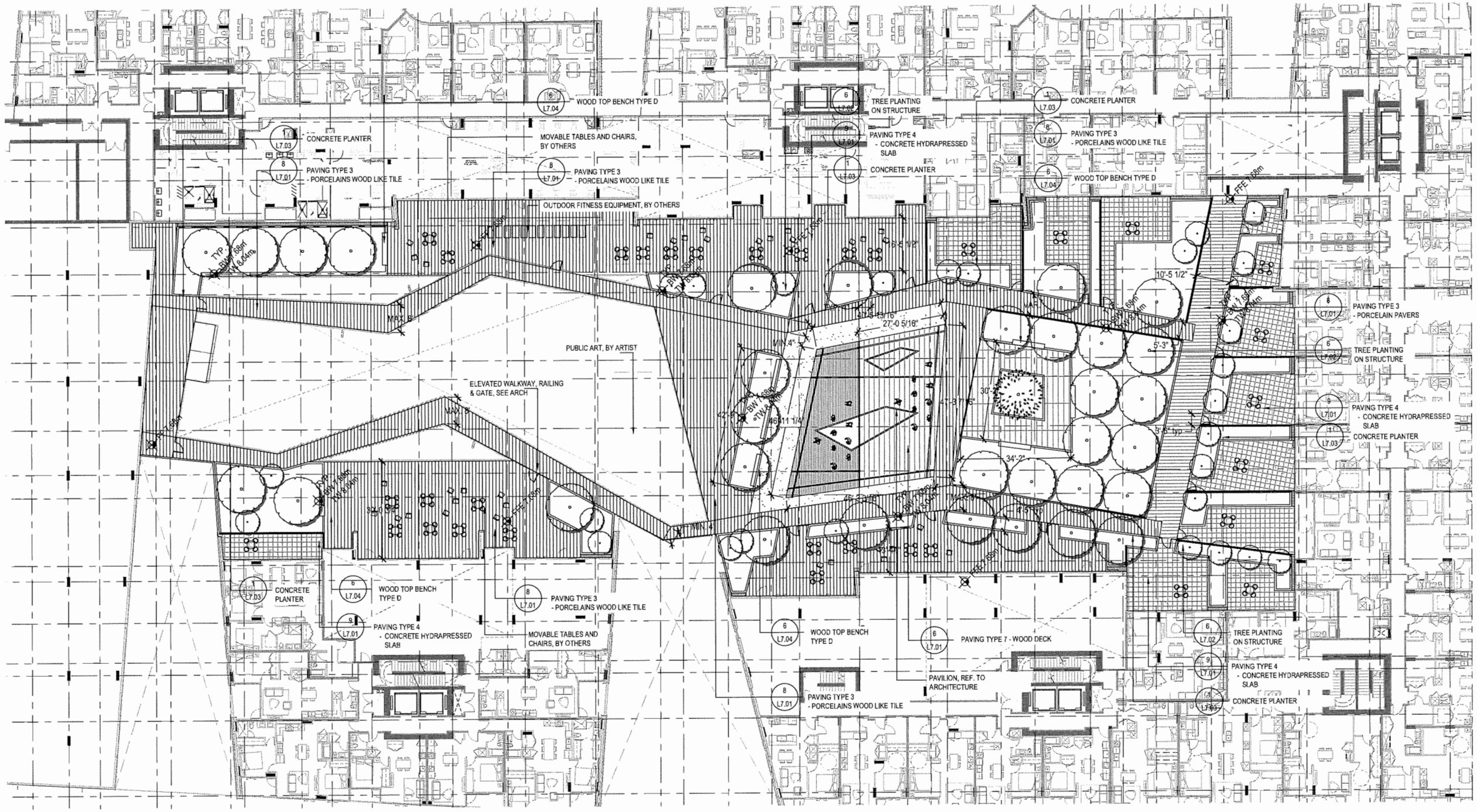
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- GROUND LEVEL AREA 4

DATE:	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.04

DP 16-740262 #47



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER — STREET LEVEL — TYPE 1: "CALIFORNIA" SIZE: 12X8X2-3/8", COLOR: NATURAL; TYPE 2: "CALIFORNIA" SIZE: 12X8X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS — LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6 — TYPE: "ARISTOCRAT" SIZE: 8 7/8" X 35 3/8" X 3/8", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB — LEVEL 6, 7 & 10 — TYPE 4: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C); TYPE 5: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK — LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF — LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE — LEVEL 6
- BIKE RACK — GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A — STREET LEVEL
- WOOD TOP BENCH TYPE B — STREET LEVEL
- WOOD TOP BENCH TYPE C — STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D — LEVEL 3, 7 & 10
- PRIVACY SCREEN — LEVEL 3, 6, 7 & 10 — SEE ARCH.
- TRELLIS — PODIUM LEVEL - PATIOS, VIEWING PLATFORM — SEE ARCH.
- CIP CONCRETE PLANTER WALL — LEVEL 3, 6, 7 & 10 — SEE ARCH., MID SANDBLAST FINISH
- WOOD POT — LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER — LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE — LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT — LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROAOWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.7868
pfs@pfs3d.ca
www.pfs.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LIN LI — 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

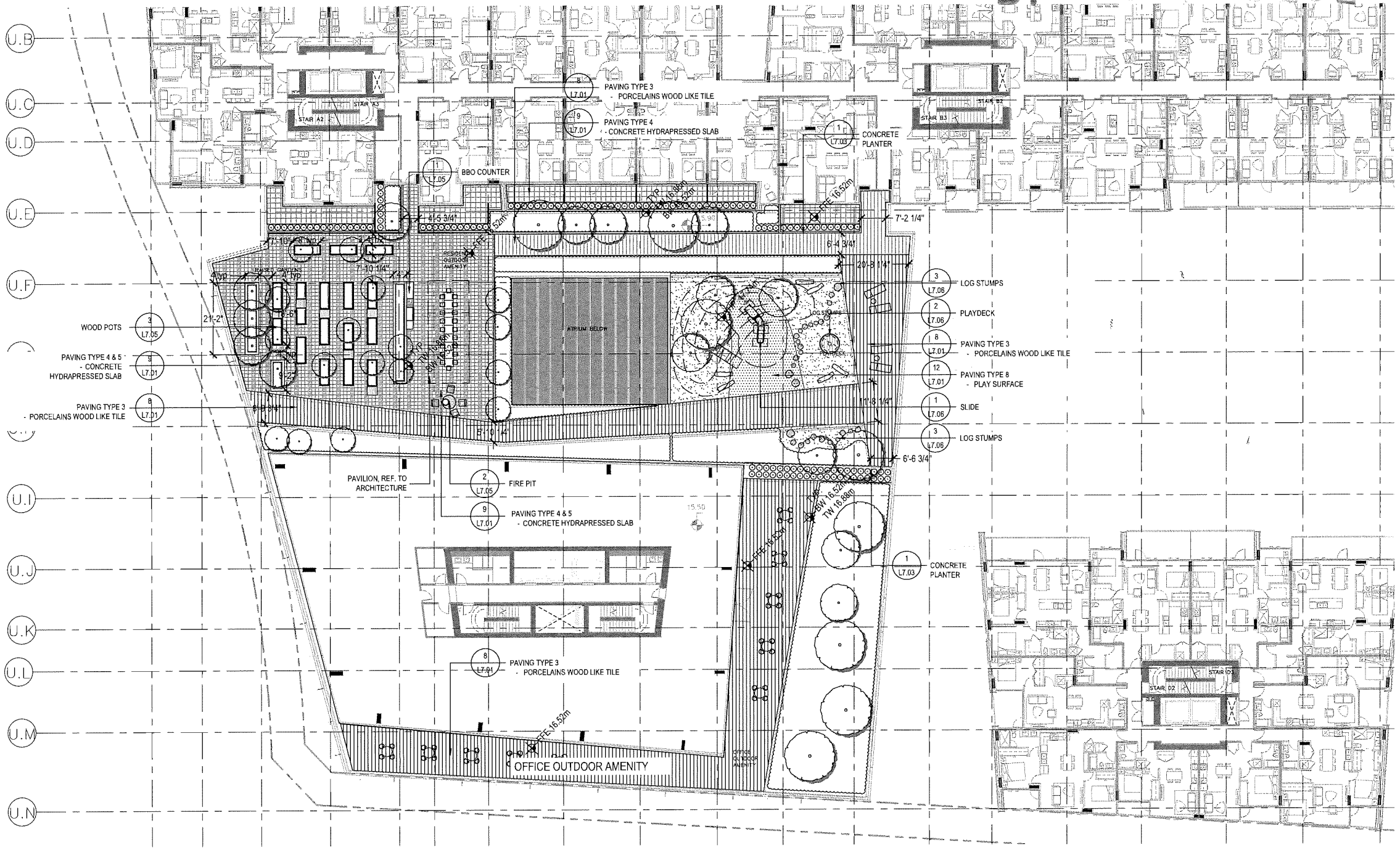
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN - LEVEL 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.05

DP 16-740292 #16



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER — STREET LEVEL; TYPE 1: "CALIFORNIA" SIZE: 12"x8"x2-3/8", COLOR: NATURAL; TYPE 2: "CALIFORNIA" SIZE: 12"x8"x2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS — LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6; TYPE: "ARISTOCRAT" SIZE: 8 3/4" X 35 5/8" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB — LEVEL 6, 7 & 10; TYPE 4: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C); TYPE 5: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK — LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF — LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE — LEVEL 6
- BIKE RACK — GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A — STREET LEVEL
- WOOD TOP BENCH TYPE B — STREET LEVEL
- WOOD TOP BENCH TYPE C — STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D — LEVEL 3, 7 & 10
- PRIVACY SCREEN — LEVEL 3, 6, 7 & 10 SEE ARCH.
- TRELLIS — PODIUM LEVEL - PATIOS, VIEWING PLATFORM SEE ARCH.
- CIP CONCRETE PLANTER WALL — LEVEL 3, 6, 7 & 10 SEE ARCH., MID SANDBLAST FINISH
- WOOD POT — LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER — LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE — LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT — LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL.
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 7th Avenue Vancouver BC V6J 1K7
604.736.3068
pfs@pfsdesign.ca
www.pfsdesign.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LI NLIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

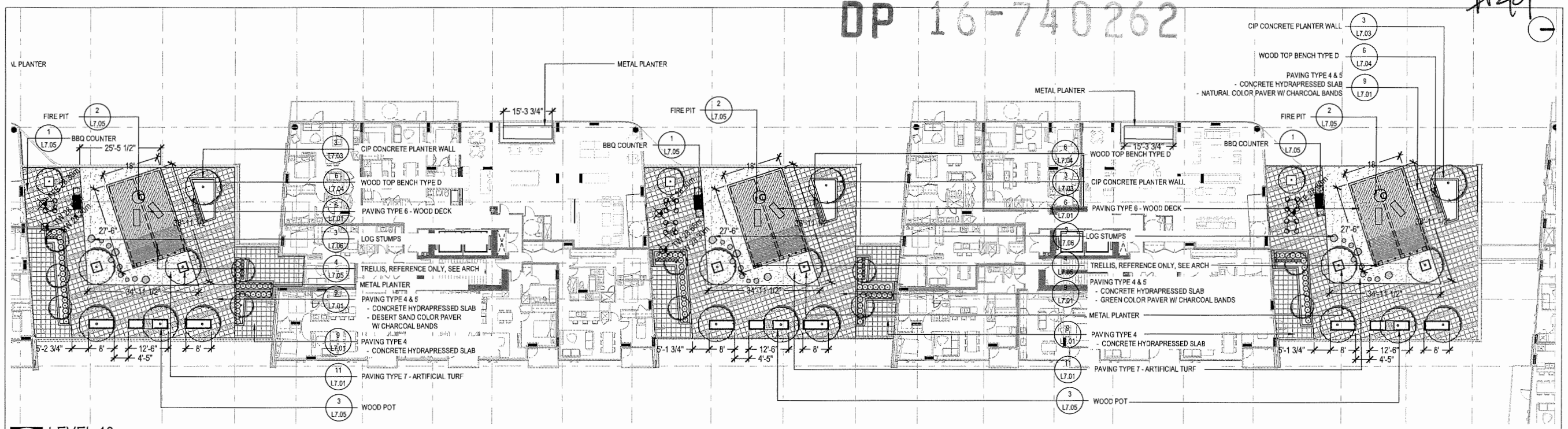
LANDSCAPE PLAN
- LEVEL 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LI
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.06

DP 16-740262

#49



1 - LEVEL 10

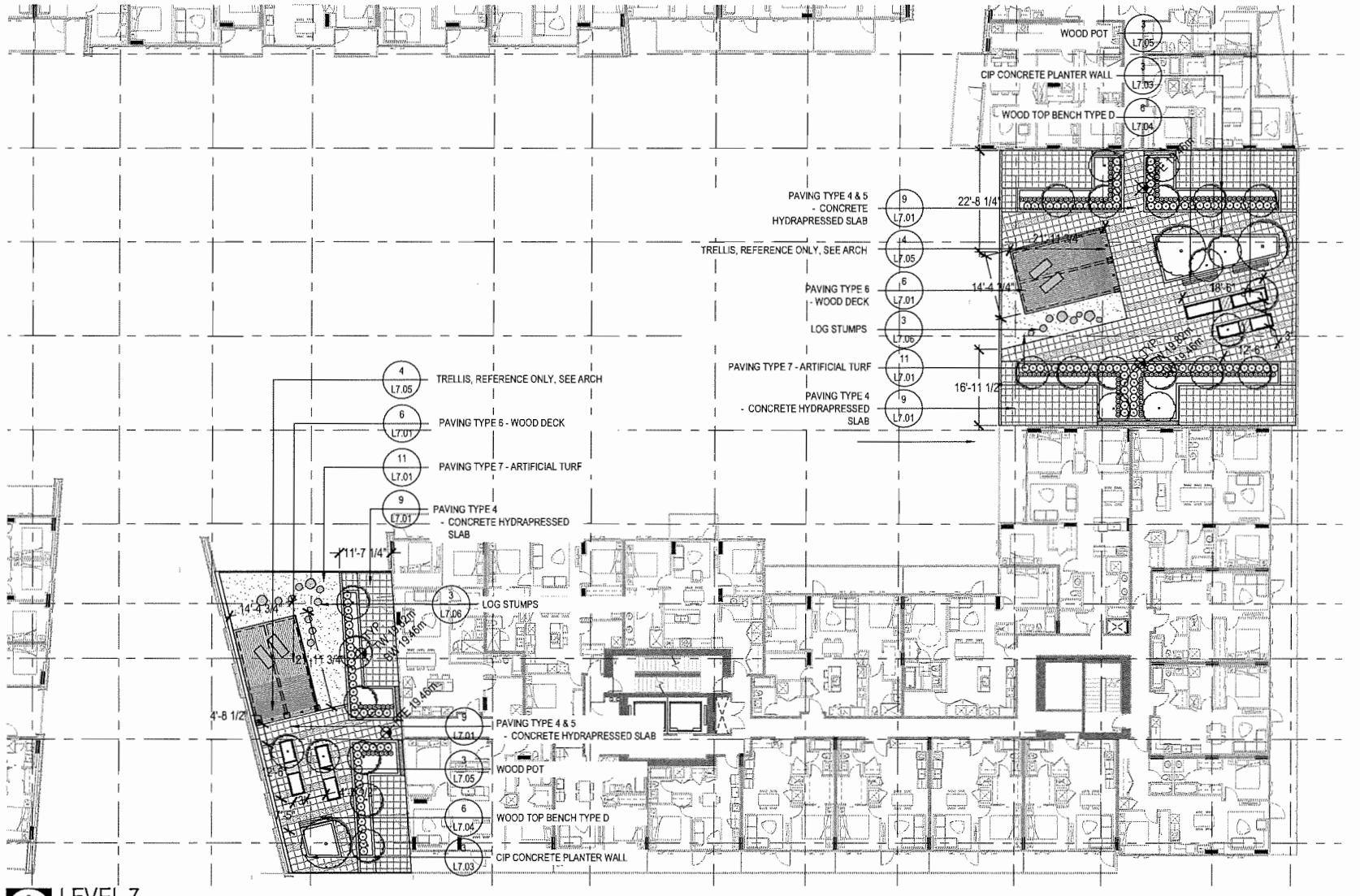
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER — STREET LEVEL; TYPE 1: "CALIFORNIA" SIZE: 12"x6"x2-3/8", COLOR: NATURAL; TYPE 2: "CALIFORNIA" SIZE: 12"x6"x2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS — LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 8; TYPE: "ARISTOCRAT" SIZE: 8 7/8" X 35 3/8" X 3/8", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB — LEVEL 6, 7 & 10; TYPE 4: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C); TYPE 5: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK — LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF — LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE — LEVEL 6
- BIKE RACK — GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A — STREET LEVEL
- WOOD TOP BENCH TYPE B — STREET LEVEL
- WOOD TOP BENCH TYPE C — STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D — LEVEL 3, 7 & 10
- PRIVACY SCREEN — LEVEL 3, 6, 7 & 10; SEE ARCH.
- TRELLIS — PODIUM LEVEL - PATIOS, VIEWING PLATFORM; SEE ARCH.
- CIP CONCRETE PLANTER WALL — LEVEL 3, 6, 7 & 10; SEE ARCH., MID SANDBLAST FINISH
- WOOD POT — LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER — LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE — LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT — LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.



2 - LEVEL 7

SCALE: 1/16" = 1'-0"

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LIN LI — 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

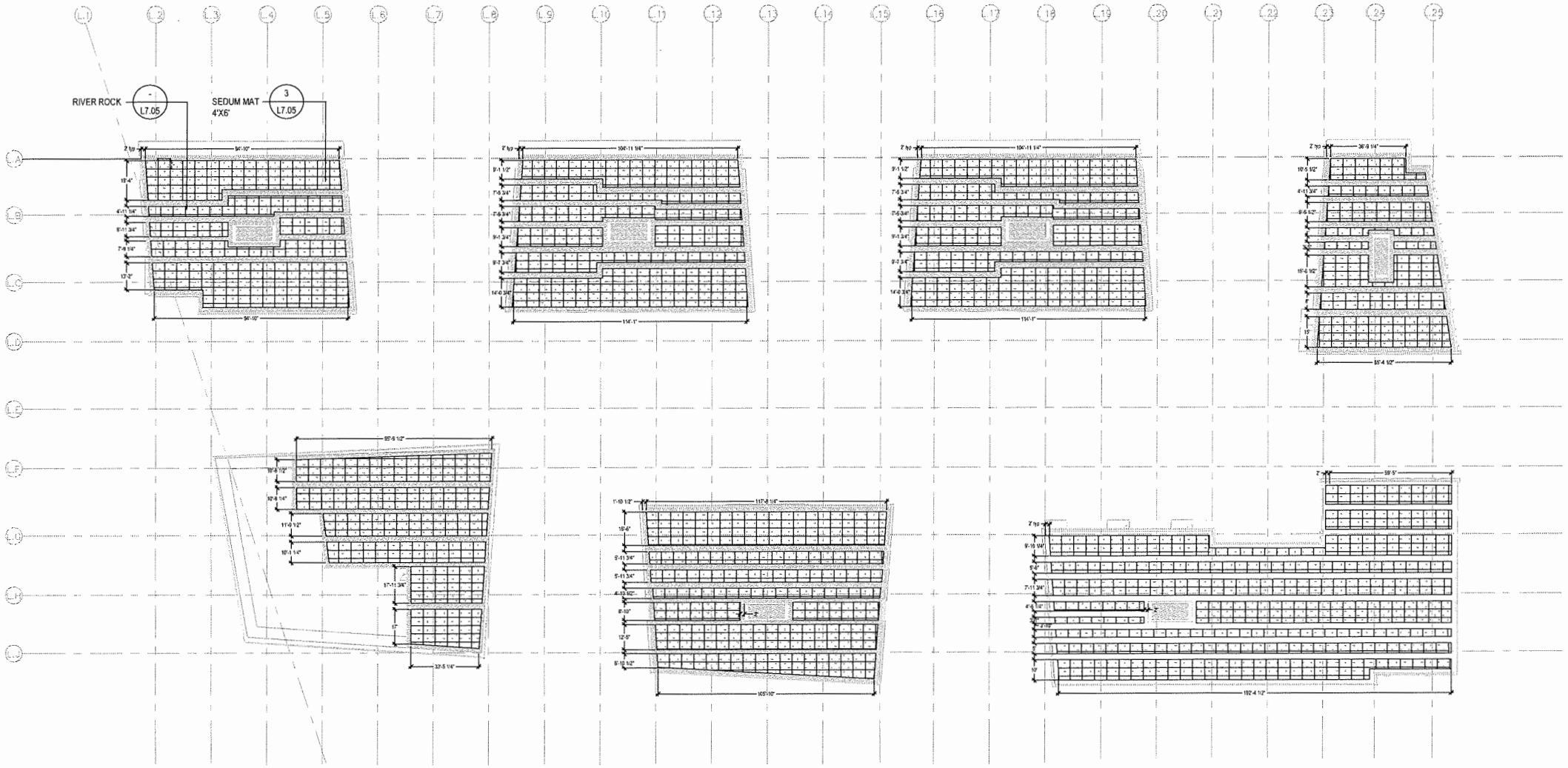
LANDSCAPE PLAN
- LEVEL 7 & 10

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.07

DP 16-740262

#30



1 ROOFTOP

SCALE: 1/32" = 1'-0"

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue, Vancouver BC V6J 1K7
604.736.3068
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- ROOFTOP

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L3.08

DP 16-740262 #51

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC	48	ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA	5	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP	32	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG	6	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT	9	GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB.	FULL, UNIFORM SIZE AND QUALITY
MG	19	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML	18	MALUS SYLVESTRIS	CRAB APPLE TREE	5CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx	4	MAGNOLIA GALAXY	GALAXY MAGNOLIA	5CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC	1	PINUS CONTORTA	SHORE PINE	3 M CAL. WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT	27	POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK	7	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS	10	PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
QP	11	QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB.	FULL, UNIFORM SIZE AND QUALITY
SJ	7	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

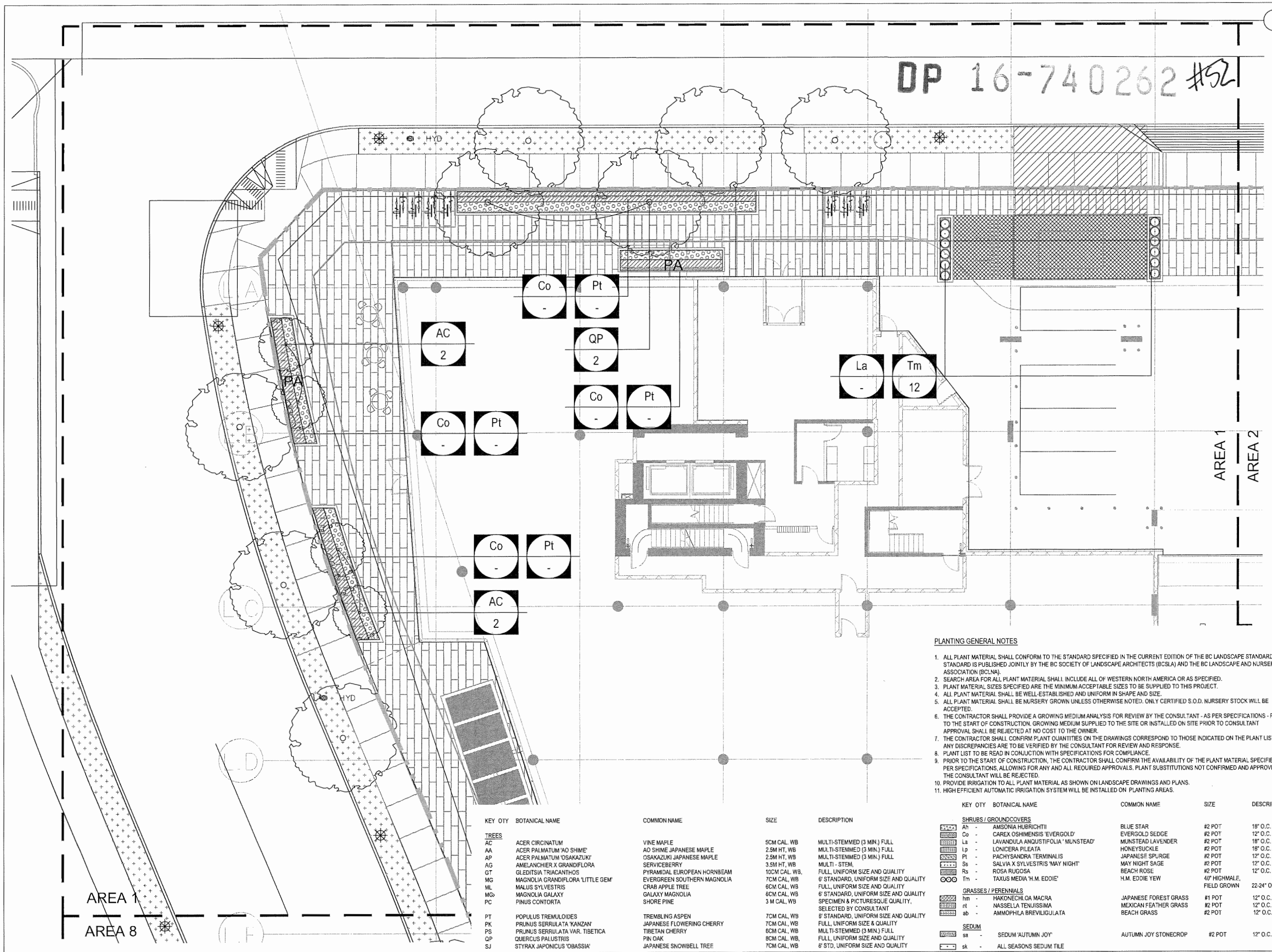
7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL
OVERALL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.01

DP 16-740262 #52



PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL WB	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIN
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

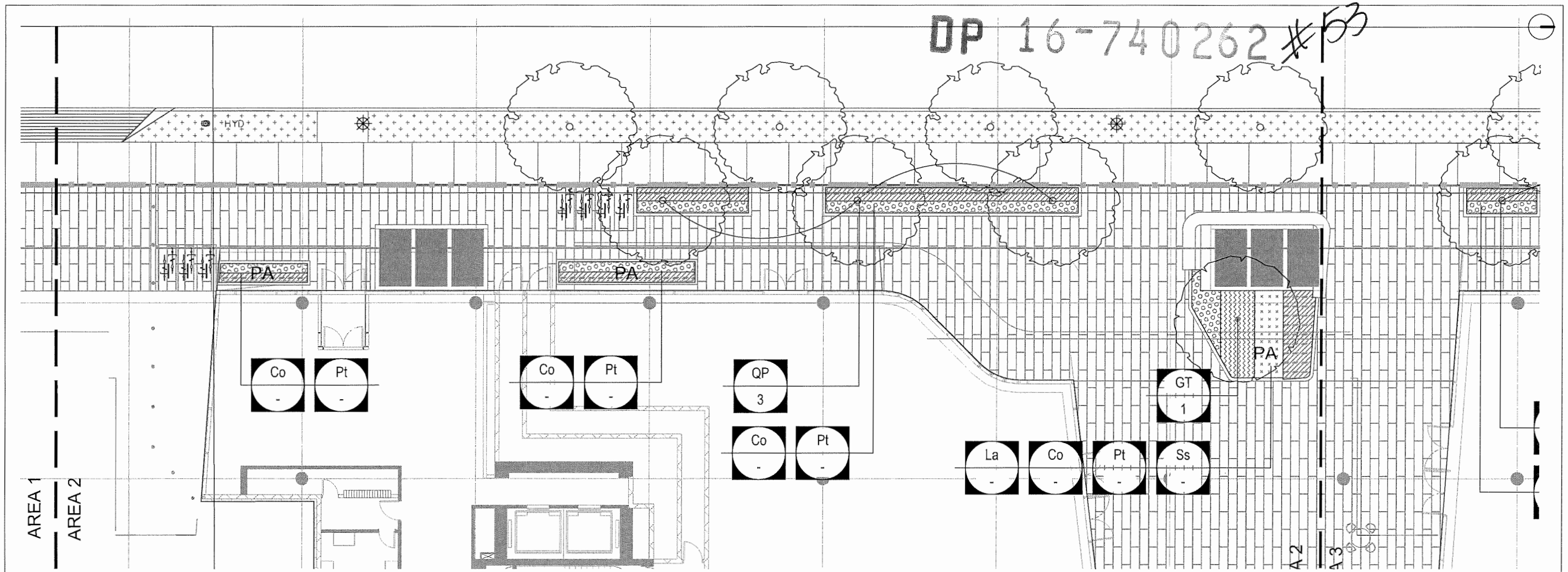
7960 ALDERBRIDGE WAY

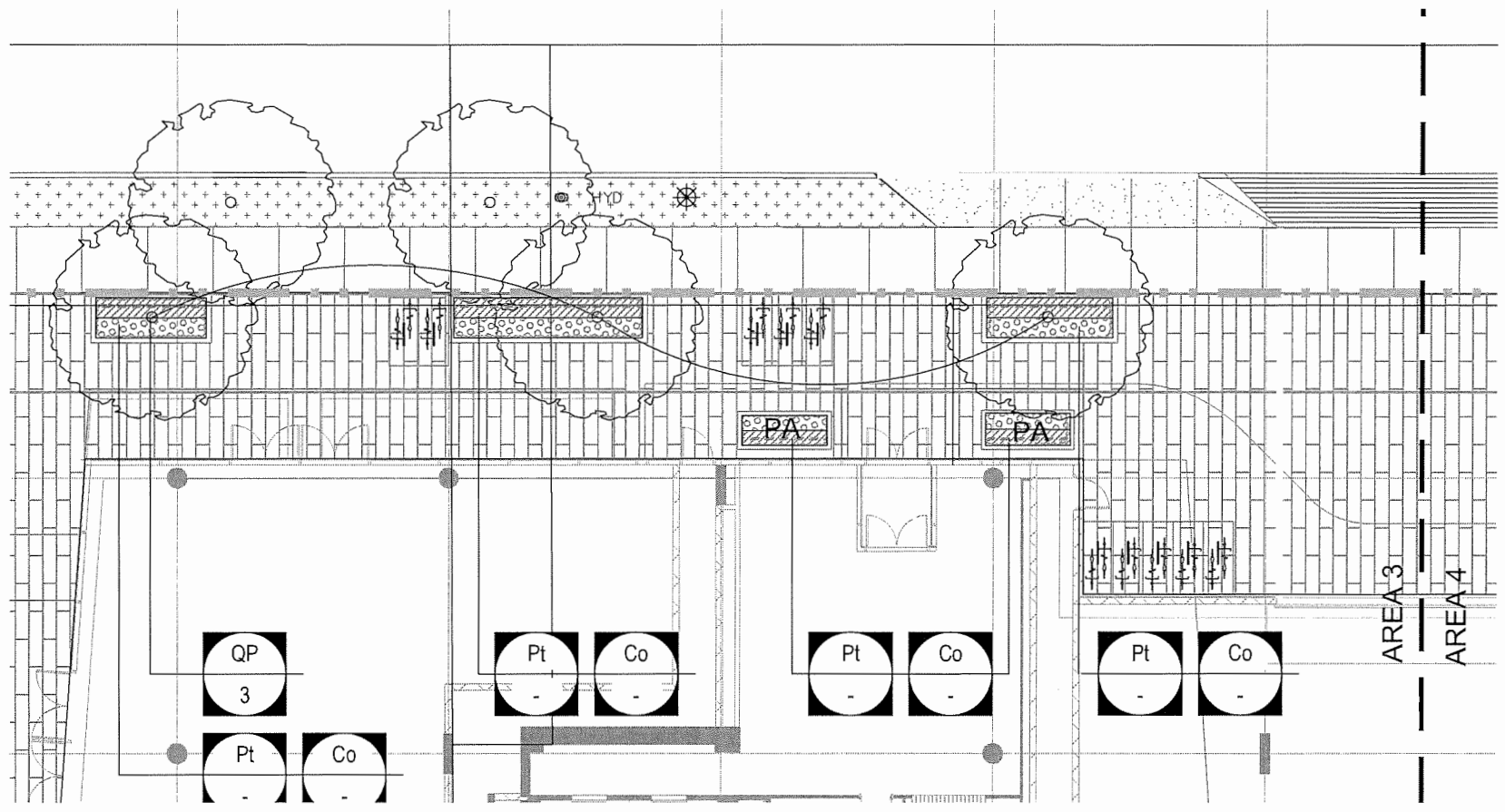
LANDSCAPE
PLANTING PLAN
- GROUND LEVEL AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.02

DP 16-740262 #B3





PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL. WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
OP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	ANSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANOUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver, BC V6J 1K7 604.736.3068 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

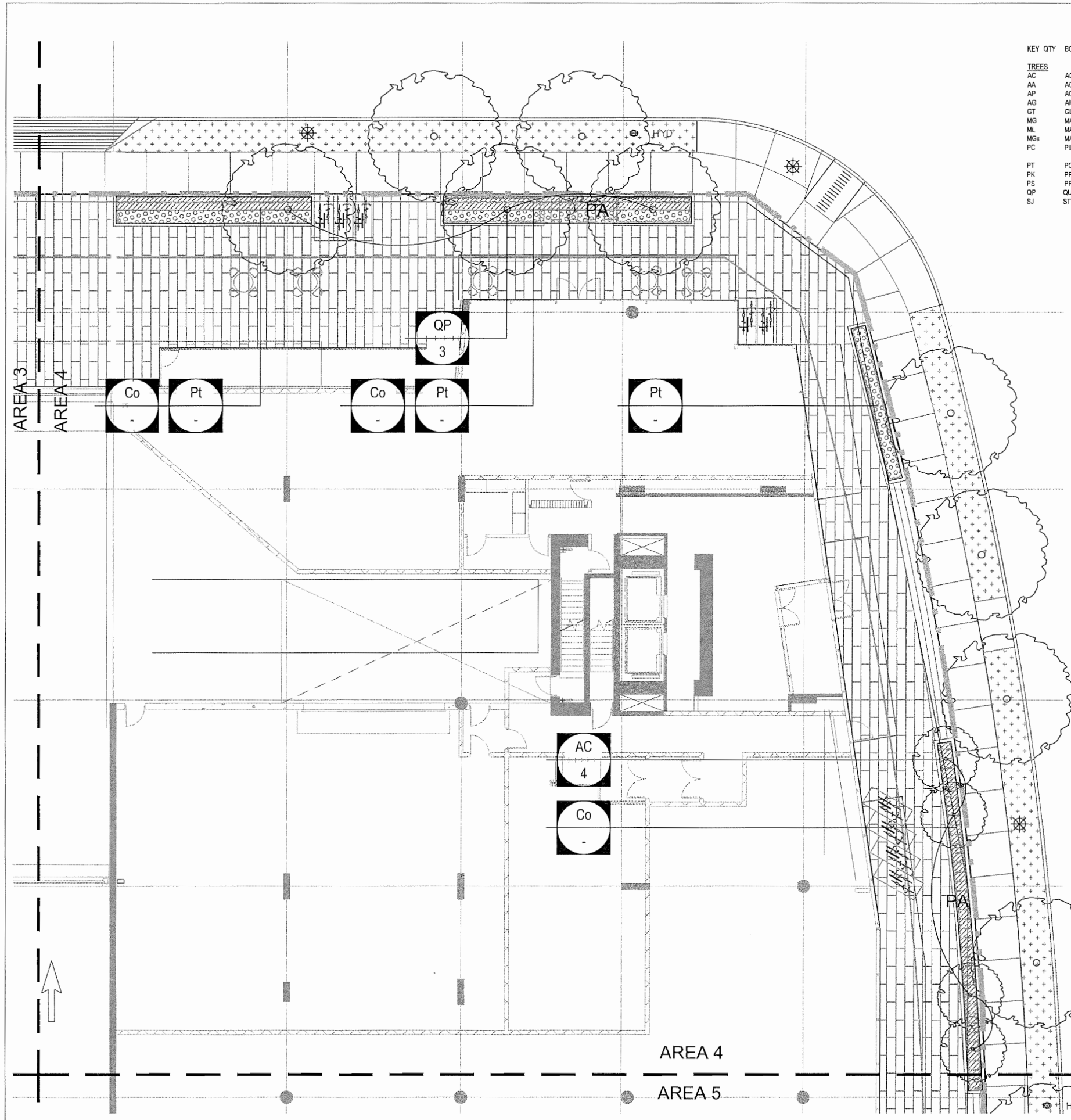
7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL AREA 2 & 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.03

DP 16-740262 #5A



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	6CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nl	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 7th Avenue Vancouver BC V6J 1S7
604.736.3068
pfs@pfs.bc.ca
www.pfs.bc.ca

REGISTERED MEMBER
BRITISH COLUMBIA SOCIETY OF
LIN LIM
369
LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL AREA 4

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.04

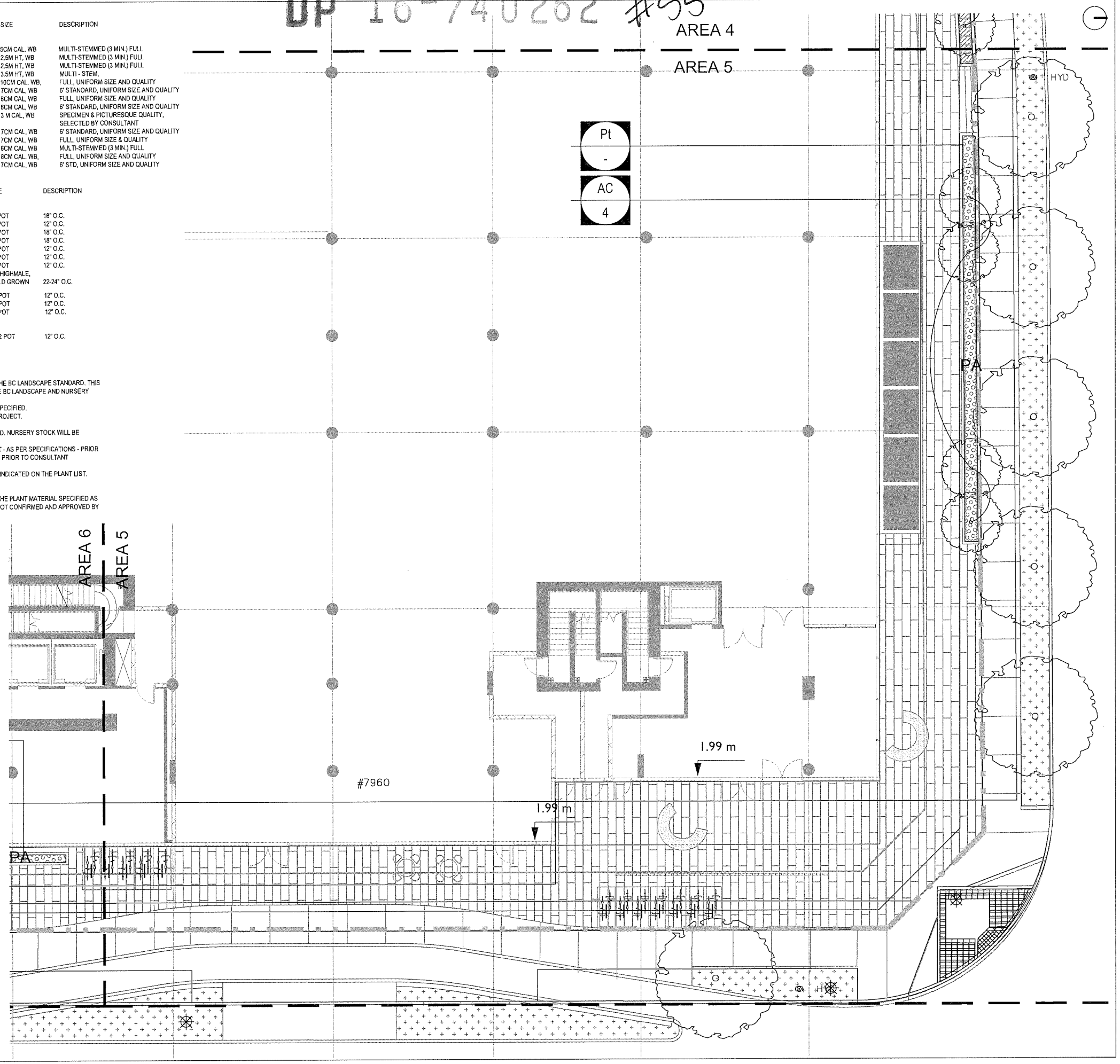
DP 16-740262 #55

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	'OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MG›		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESSQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.



gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.7168
pfs@pfsla.ca
www.pfsla.ca

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS MEMBER LIN LIM 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

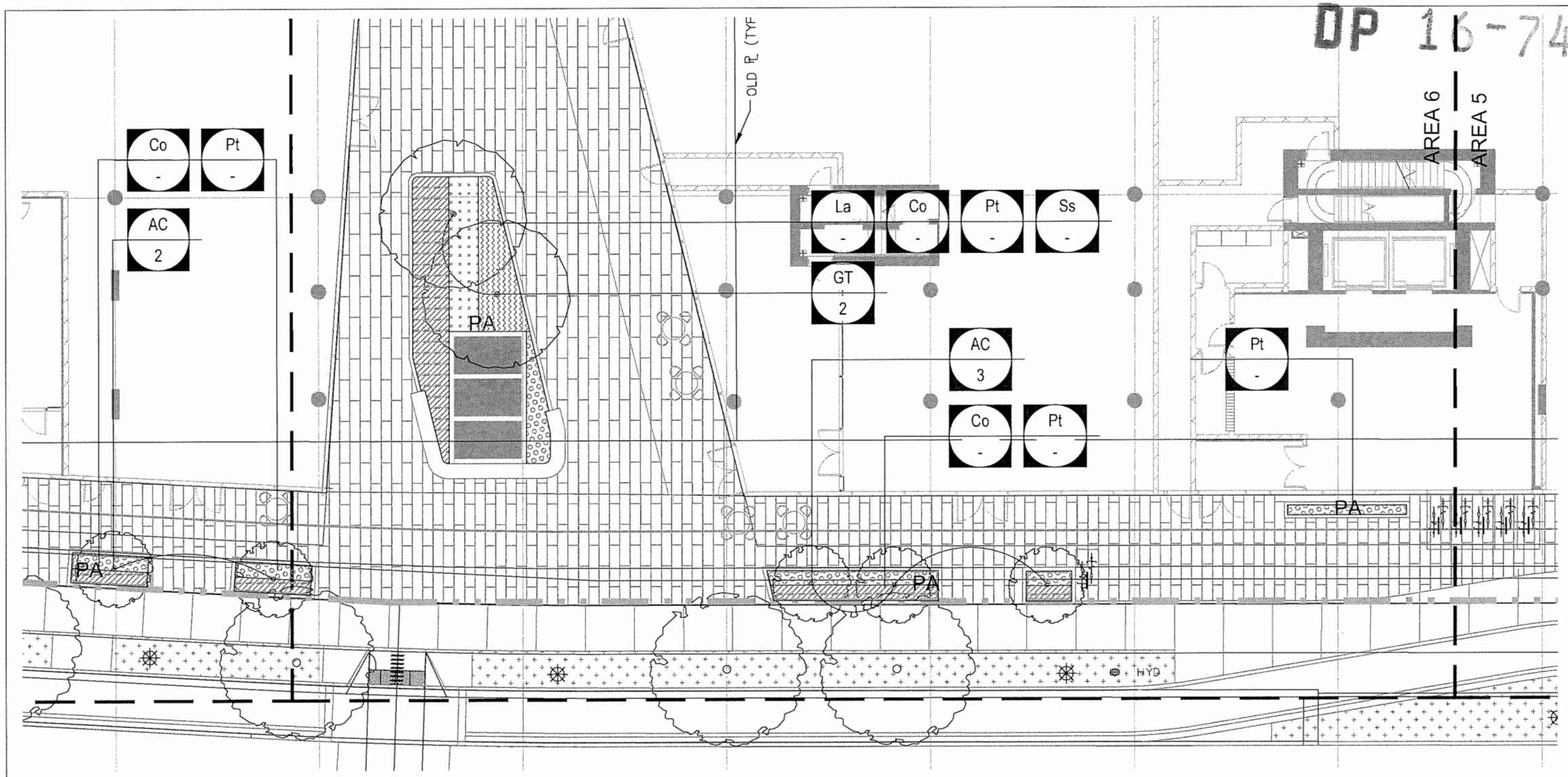
PLANTING PLAN
- GROUND LEVEL AREA 5

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.05

DP 16-740262

#56



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MG›		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7 604.734.7768 office@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL AREA 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.06

DP 16-740262

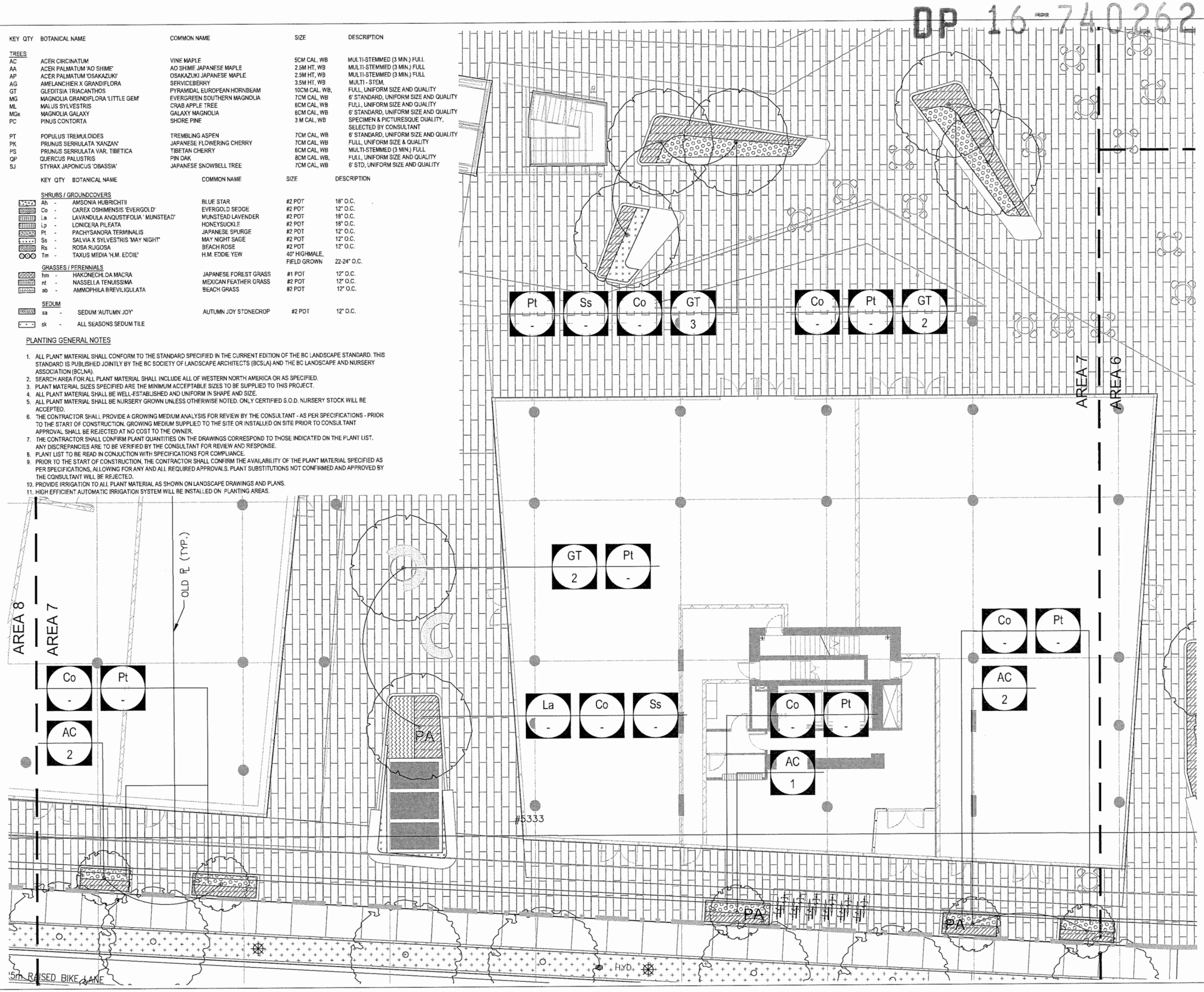
#57

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL., WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANORA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.



gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LINLIN — 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

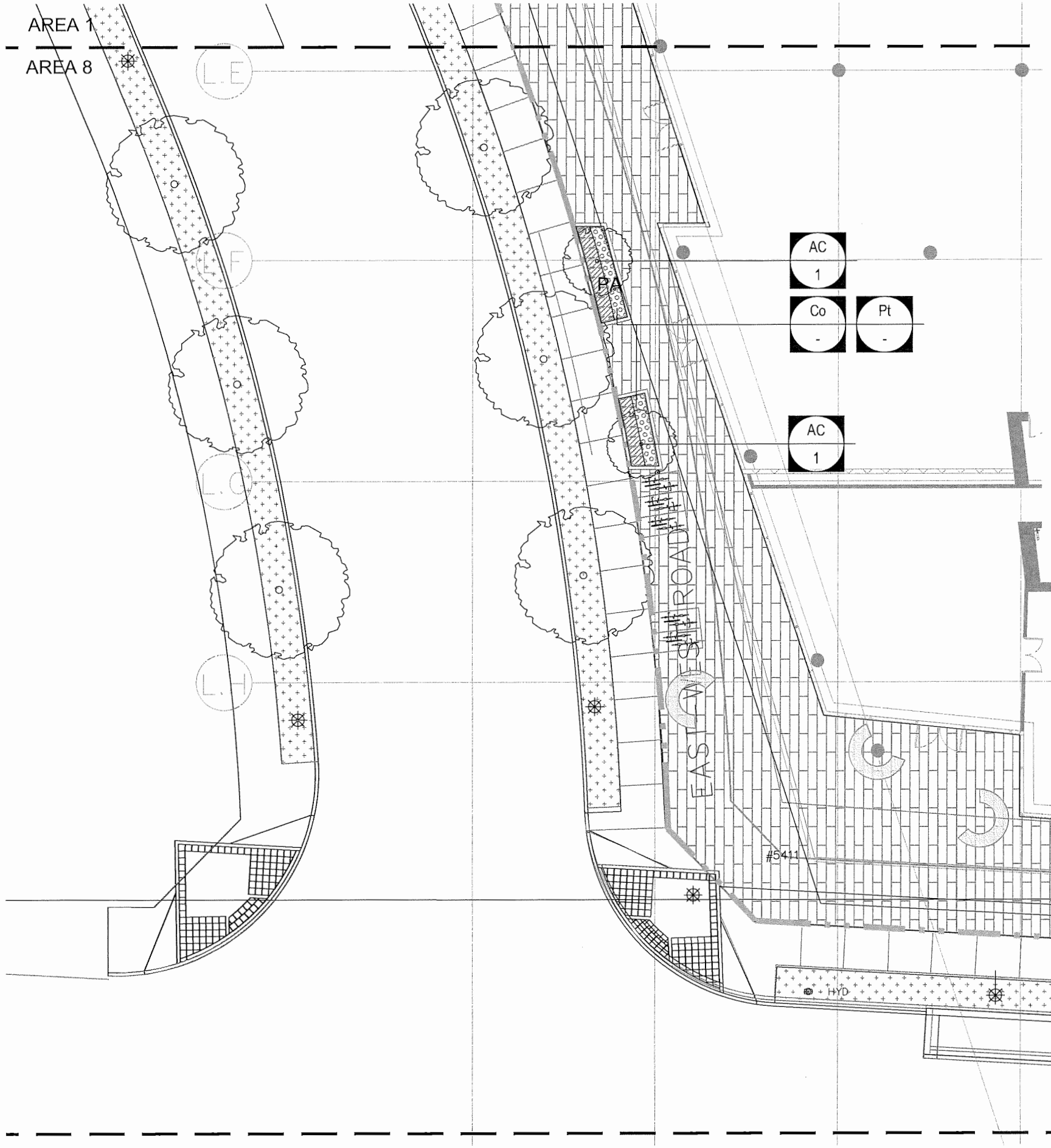
PLANTING PLAN
- GROUND LEVEL AREA 7

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.07

DP 16-740262

#58



PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE OUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND OUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND OUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANOUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pi	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nl	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue, Vancouver BC V6J 1K7
604.736.7666
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for OP
4	2018-07-18	Reissued for DP
5	2018-08-31	OD 80%
6	2018-09-21	Reissued for OP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

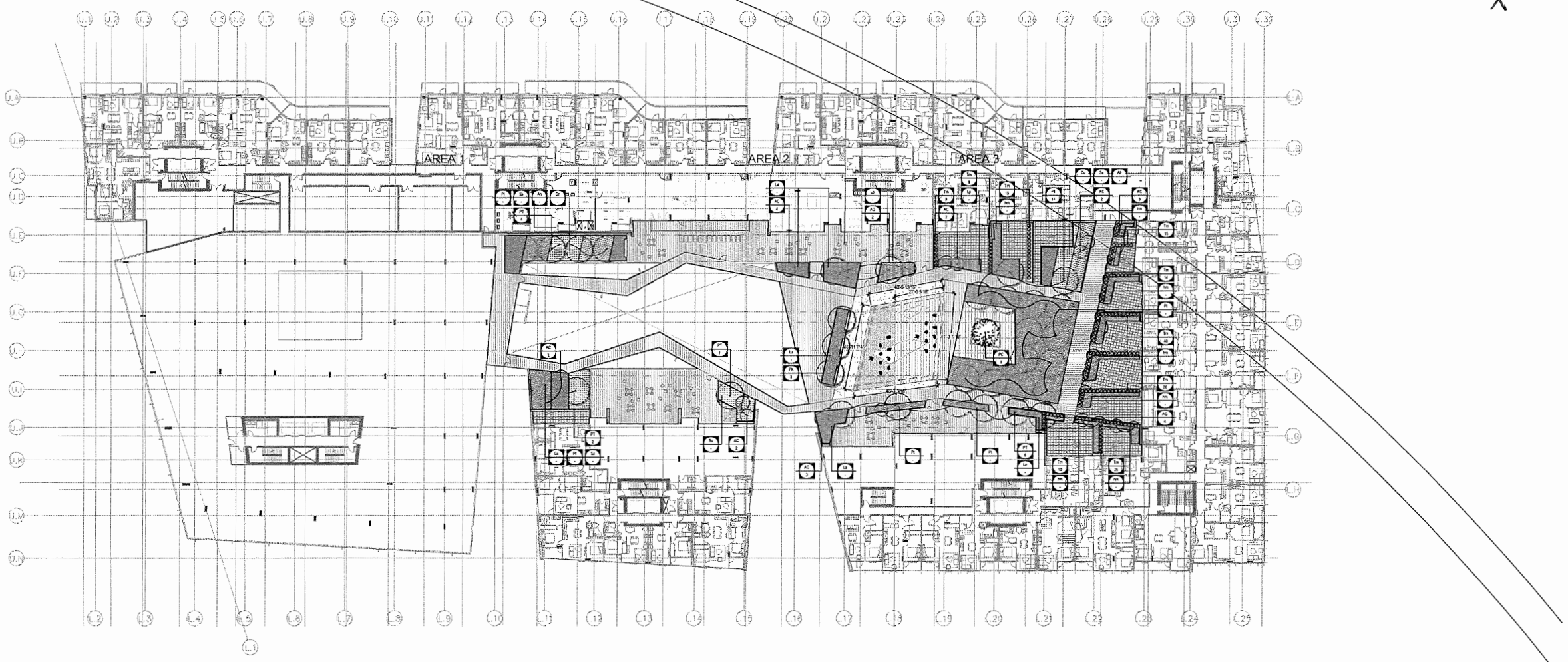
PLANTING PLAN
- GROUND LEVEL AREA 8

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.08

DP 16-740262

#59



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	5CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Cu	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANOUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED, ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1158
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue, Vancouver, BC V6J 1K7
604.736.3568
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN - LEVEL 3 OVERALL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.09

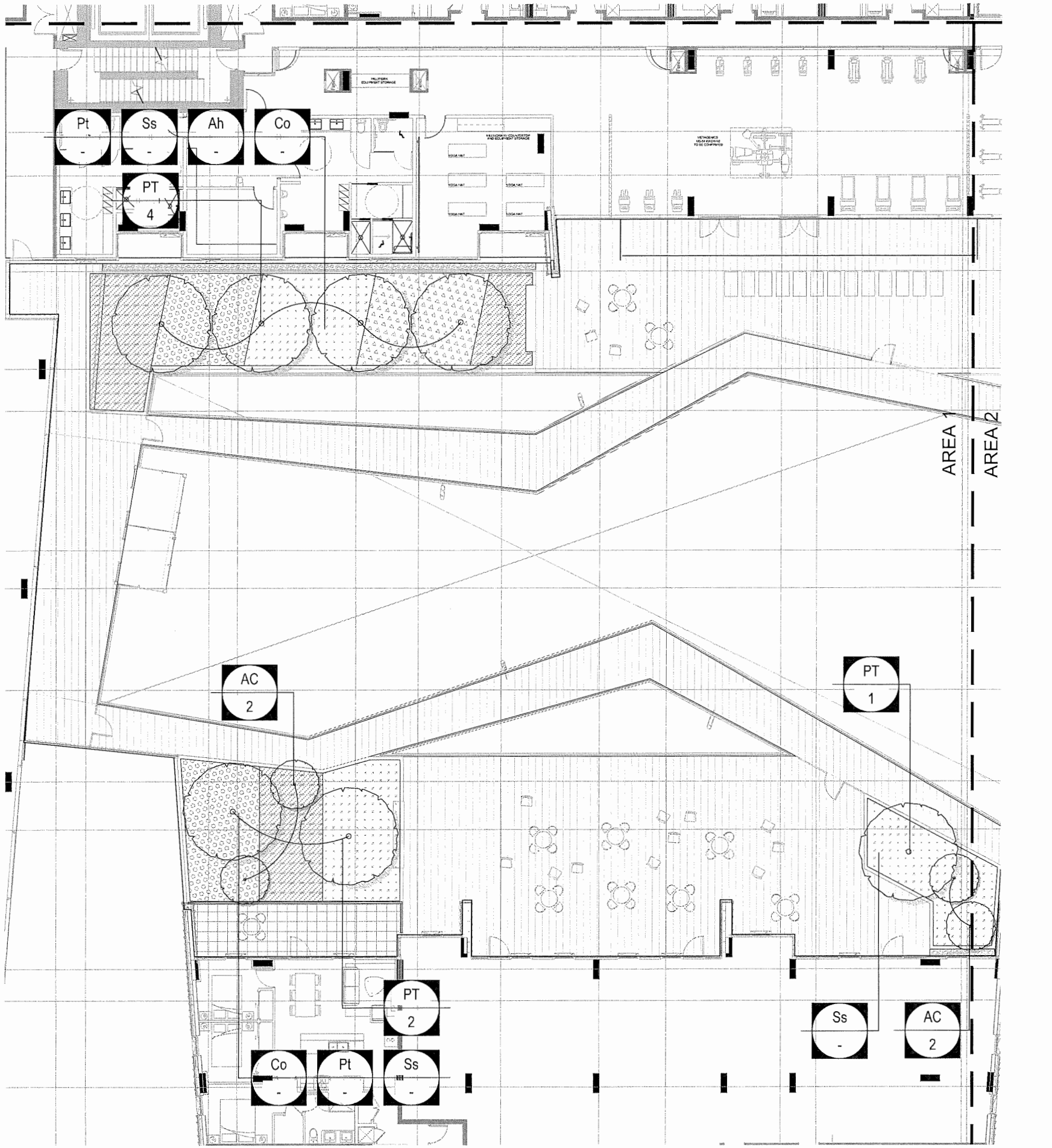
DP 16-740262 #60

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	6CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.



gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.731.7744
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

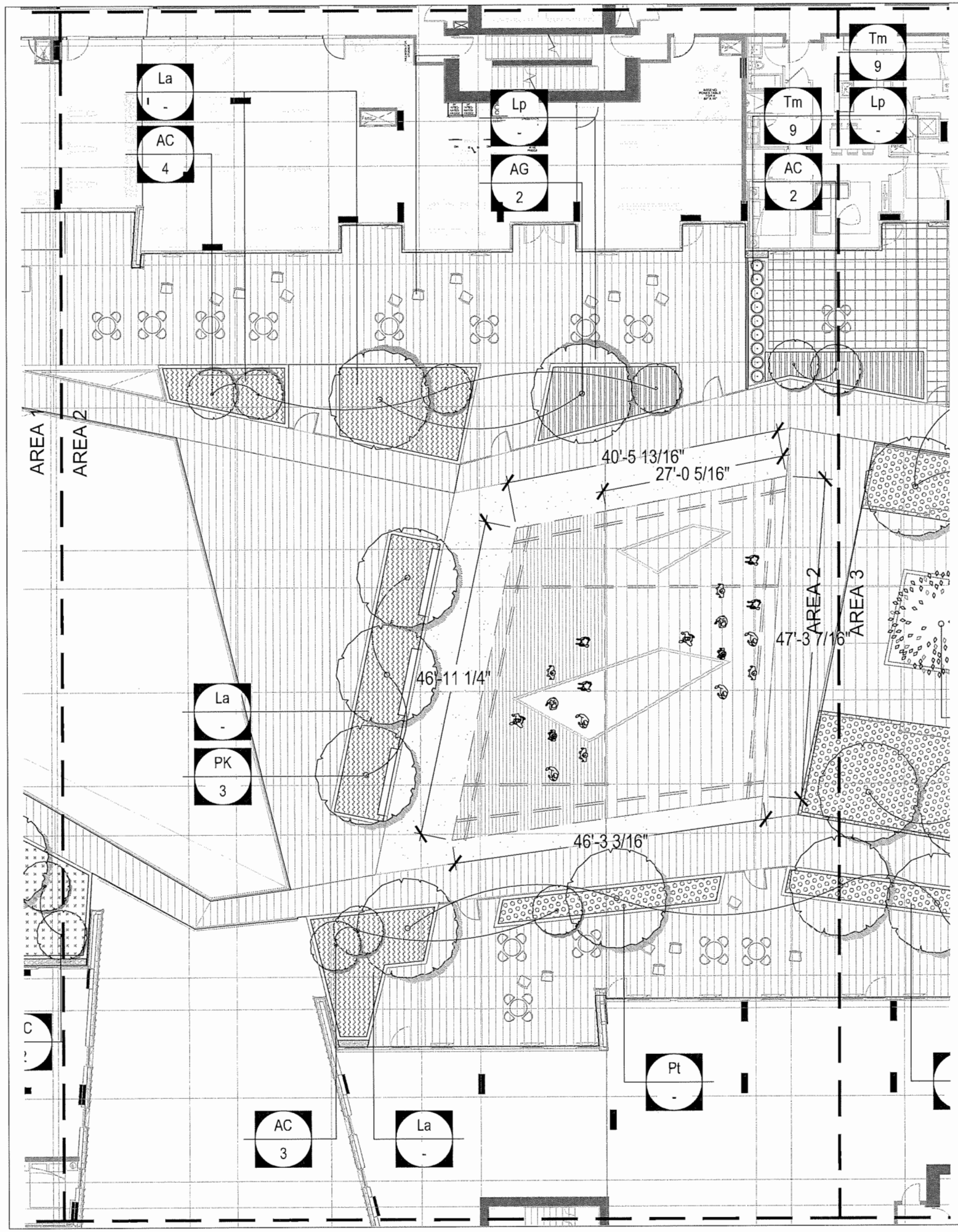
NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN - LEVEL 3
AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.10



DP 16-740262 #61

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	5' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	5' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGH/MALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

1777 West 7th Avenue
Vancouver BC V6J 1K7
604.736.6184
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

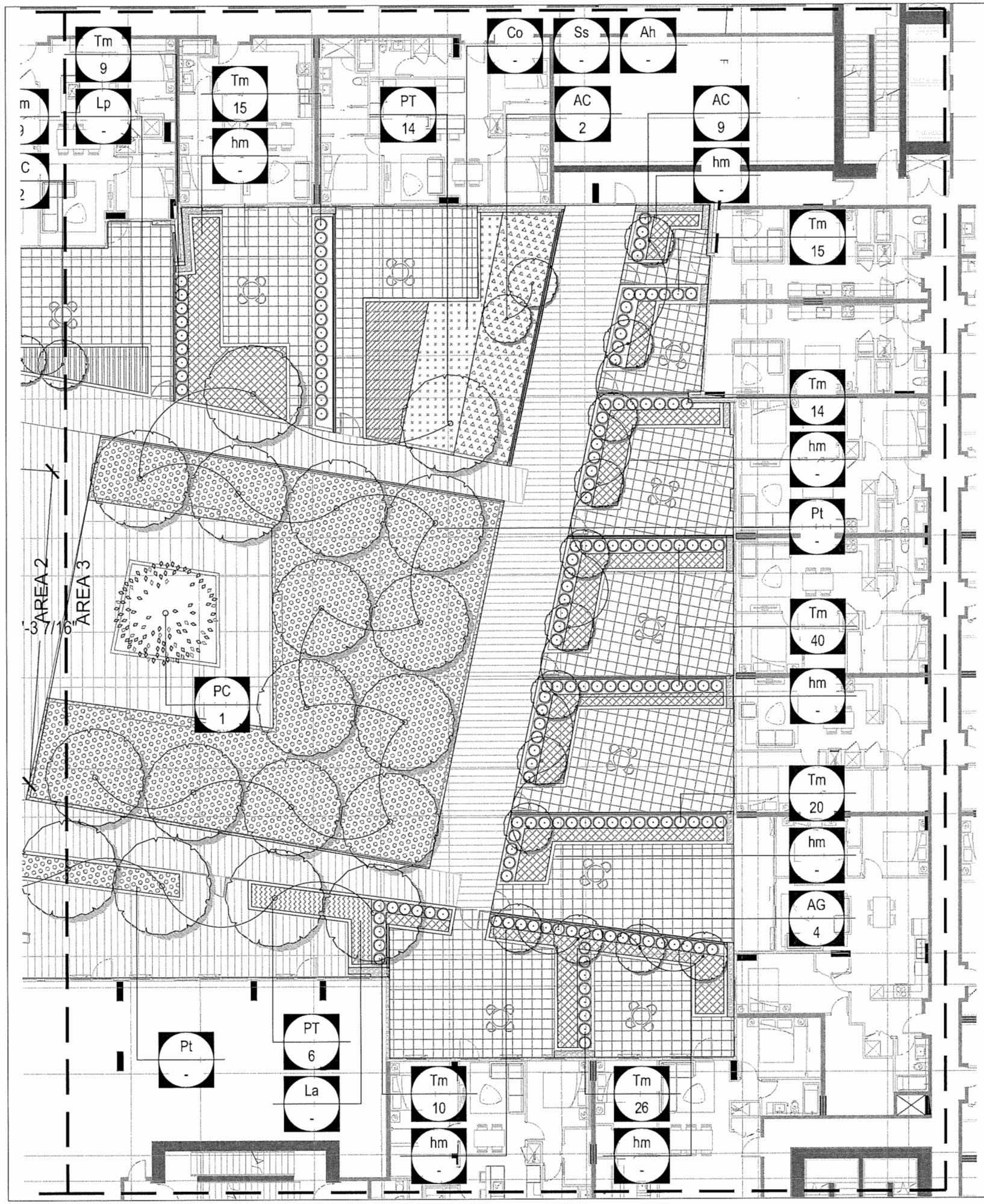
7960 ALDERBRIDGE WAY

PLANTING PLAN - LEVEL 3
AREA 2

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.11

DP 16-740262 #62



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MG>		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	5' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	5' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARO SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.5568
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

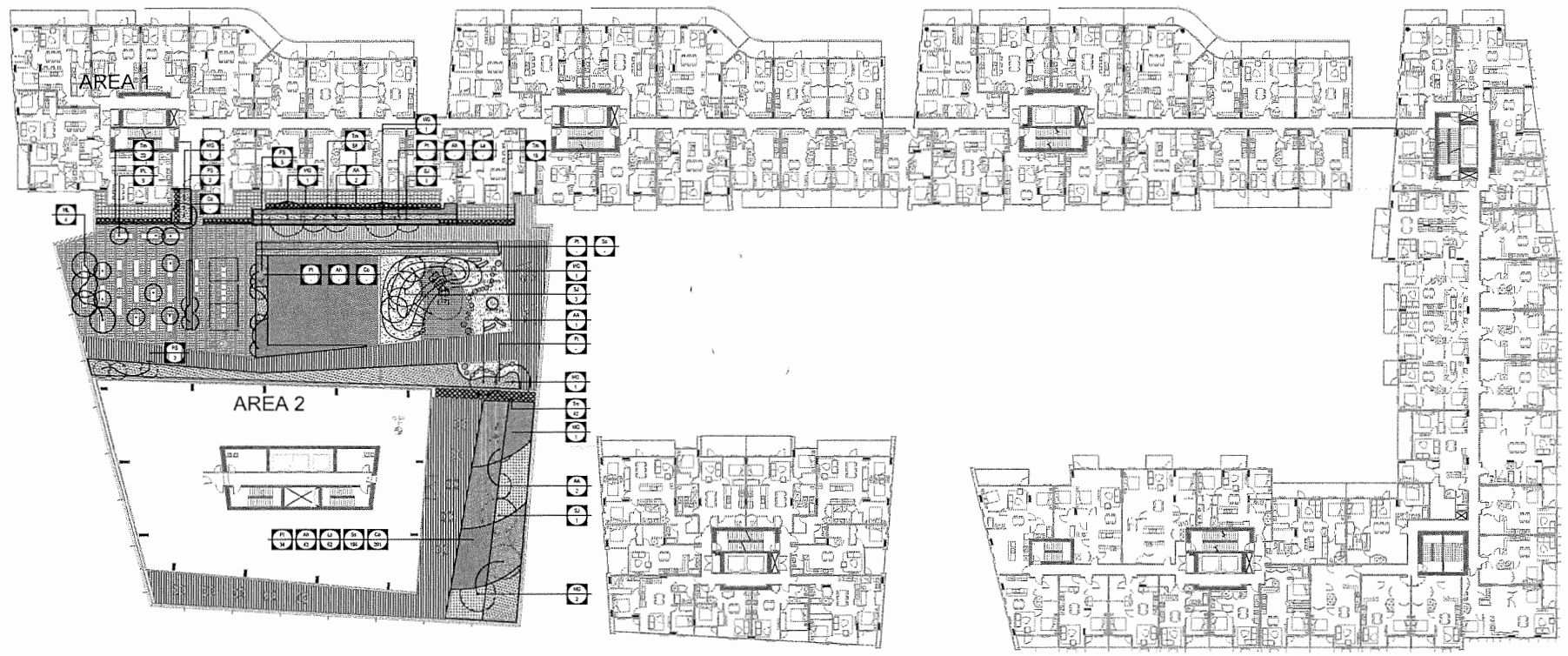
PLANTING PLAN - LEVEL 3
AREA 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.12

#63

DP 16-740262



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

■ GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

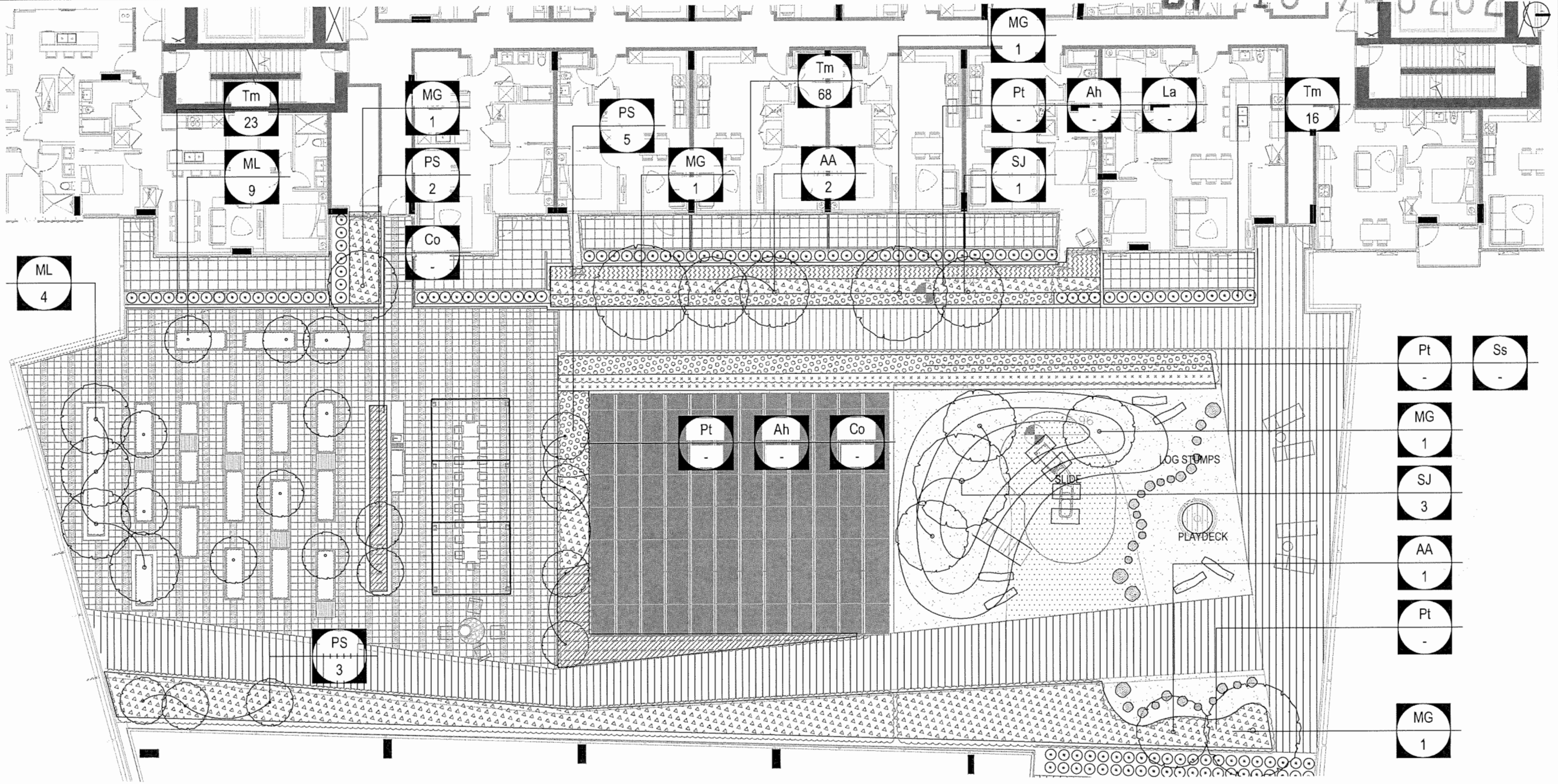
7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 6 OVERALL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.13

DP 16-740262 #64



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	5CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STO, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
MEMBER
LIN LIM
369

REVISIONS

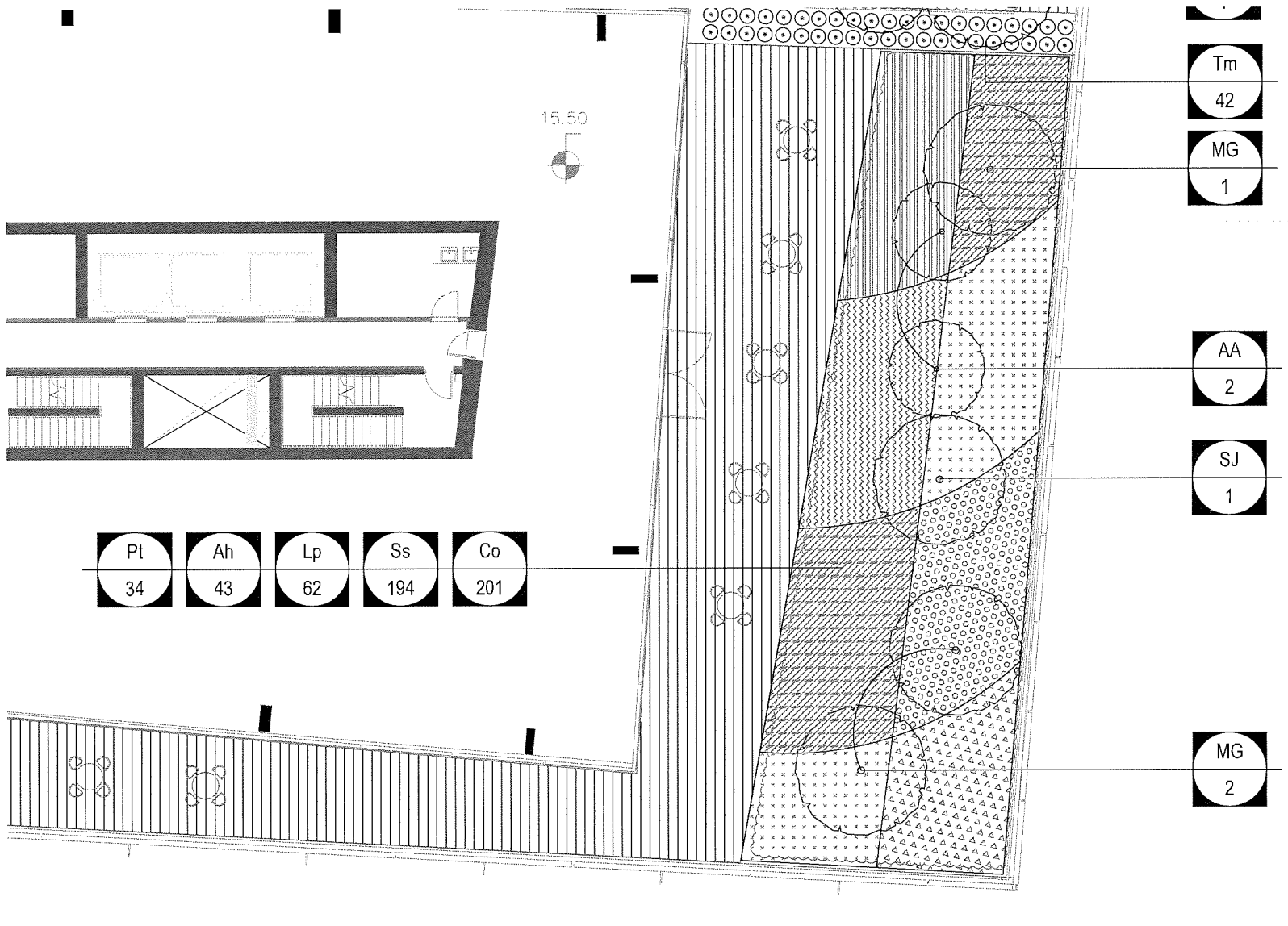
NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

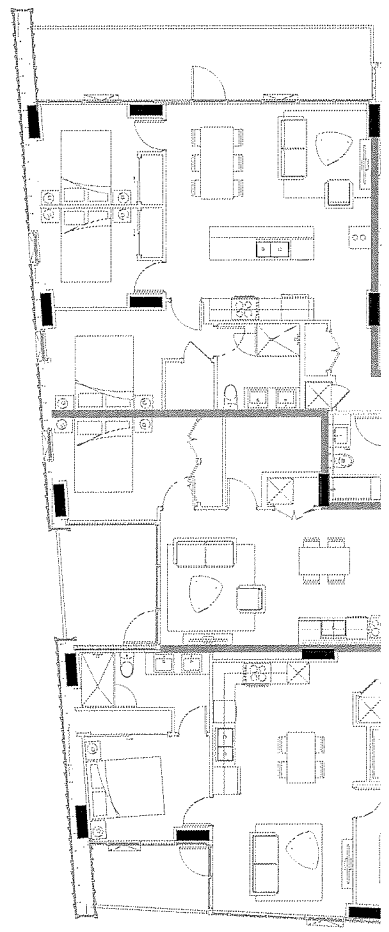
7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 6 AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.14





DP 16-740262
#65

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL., WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL., WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL., WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL., WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL., WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL., WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL., WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL., WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIDR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPDND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.1156
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 6 AREA 2

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

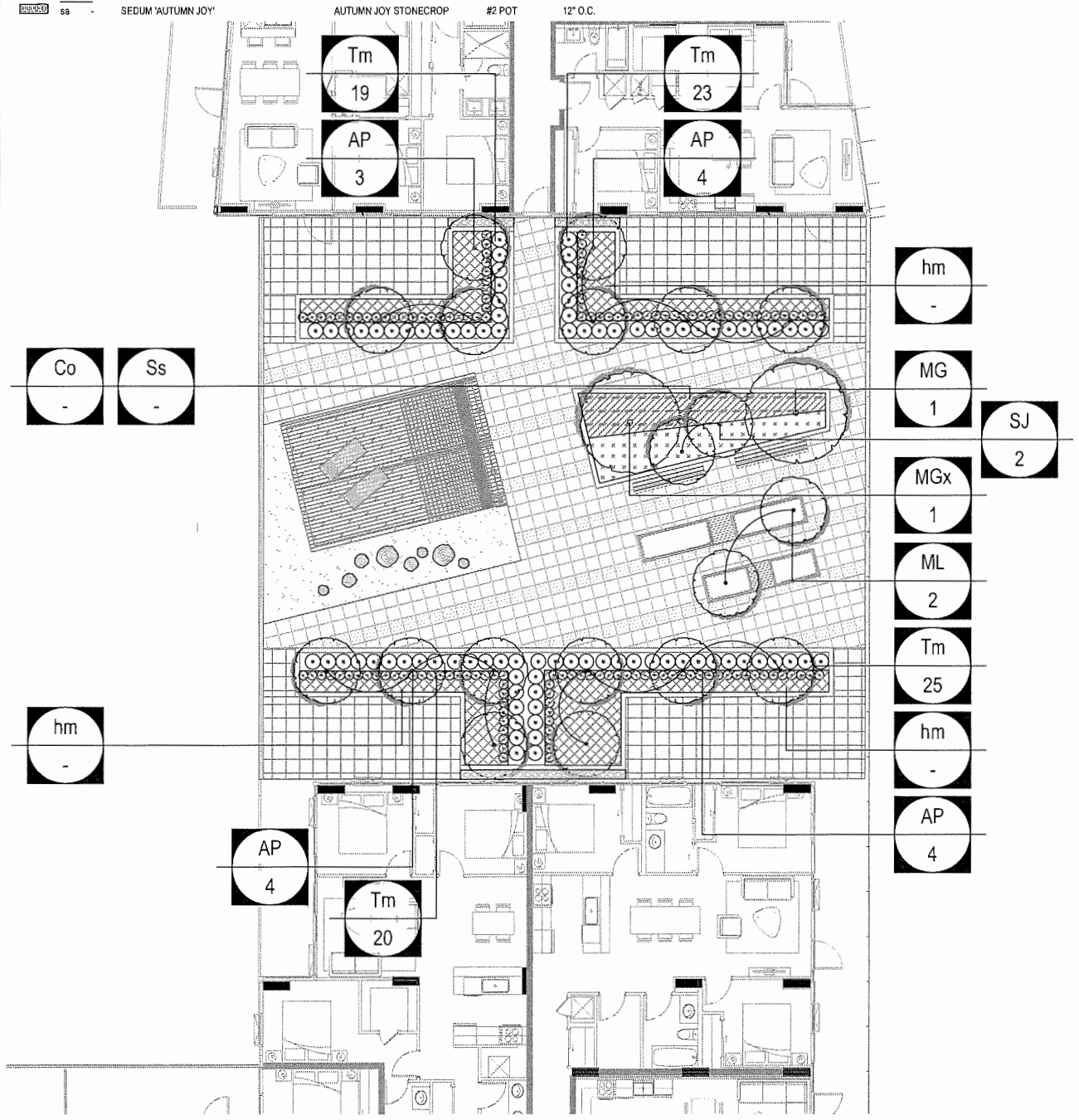
L4.15

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC	AS	ACER CIRCINATUM	VINE MAPLE	5CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
ss	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.

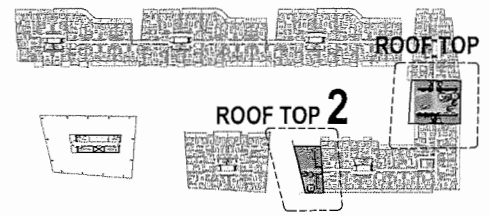
PLANTING GENERAL NOTES

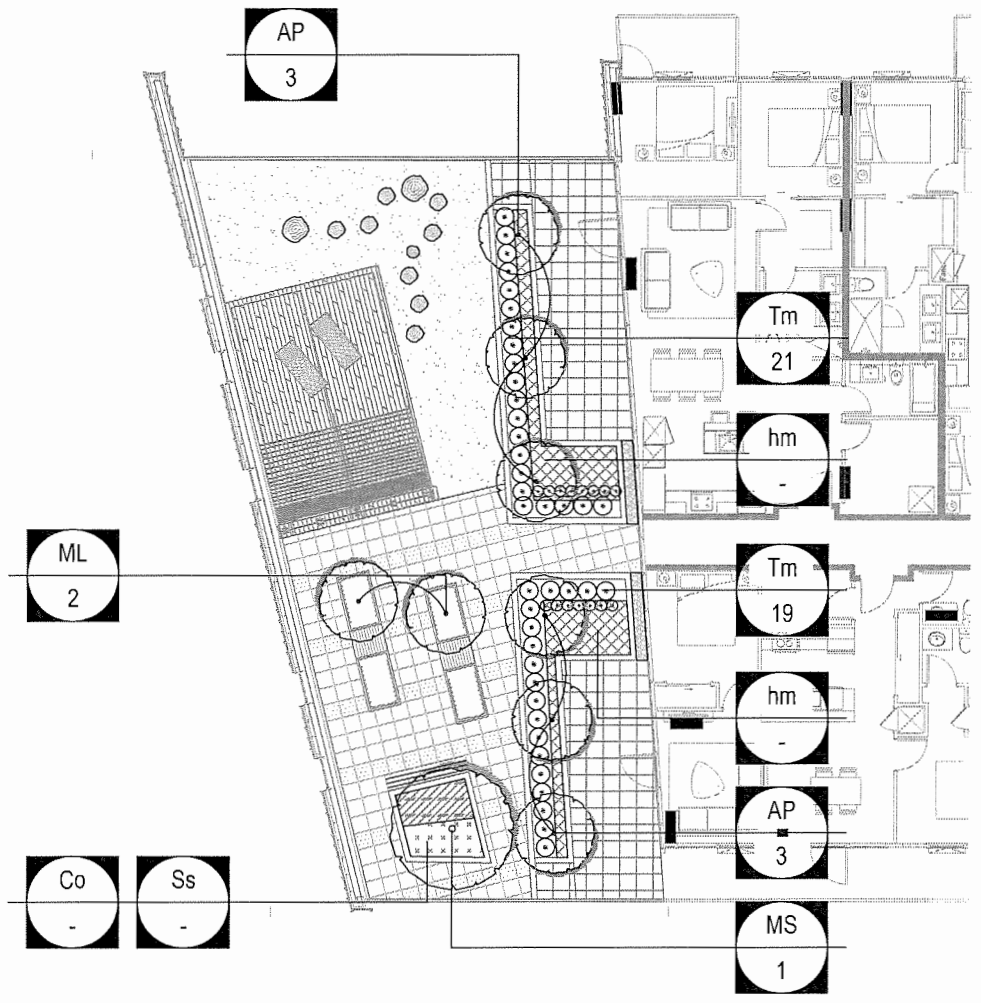
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.



LEVEL 7 - ROOF TOP GARDEN 1
SCALE: 1/8" = 1'-0"

LEVEL 7 KEY PLAN





LEVEL 7 - ROOF TOP GARDEN 2
SCALE: 1/8" = 1'-0"

OP 16-740262
64

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 7th Avenue Vancouver BC V6J 1S7
604.736.3068 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIN
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

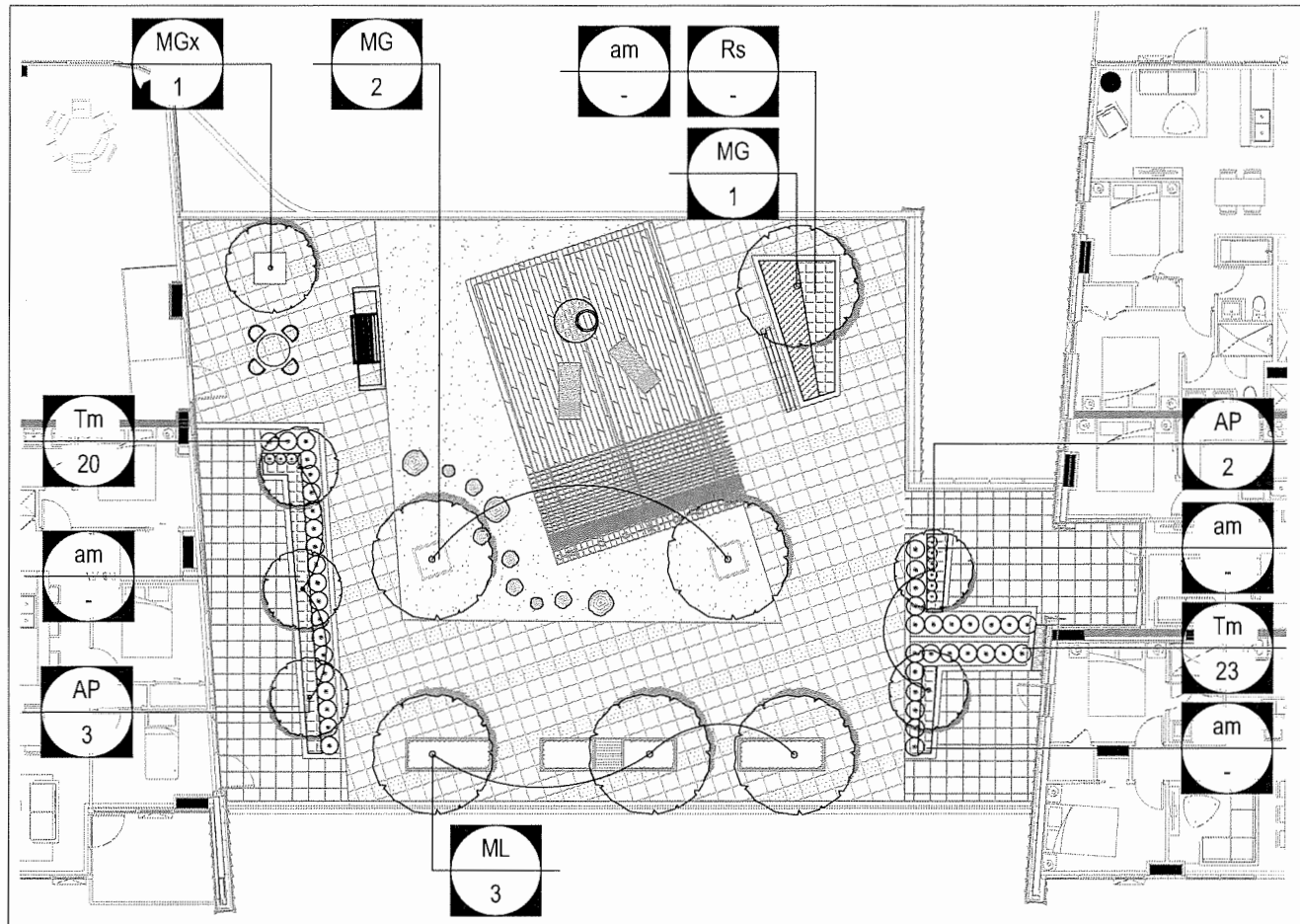
PLANTING PLAN
- LEVEL 7

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.16

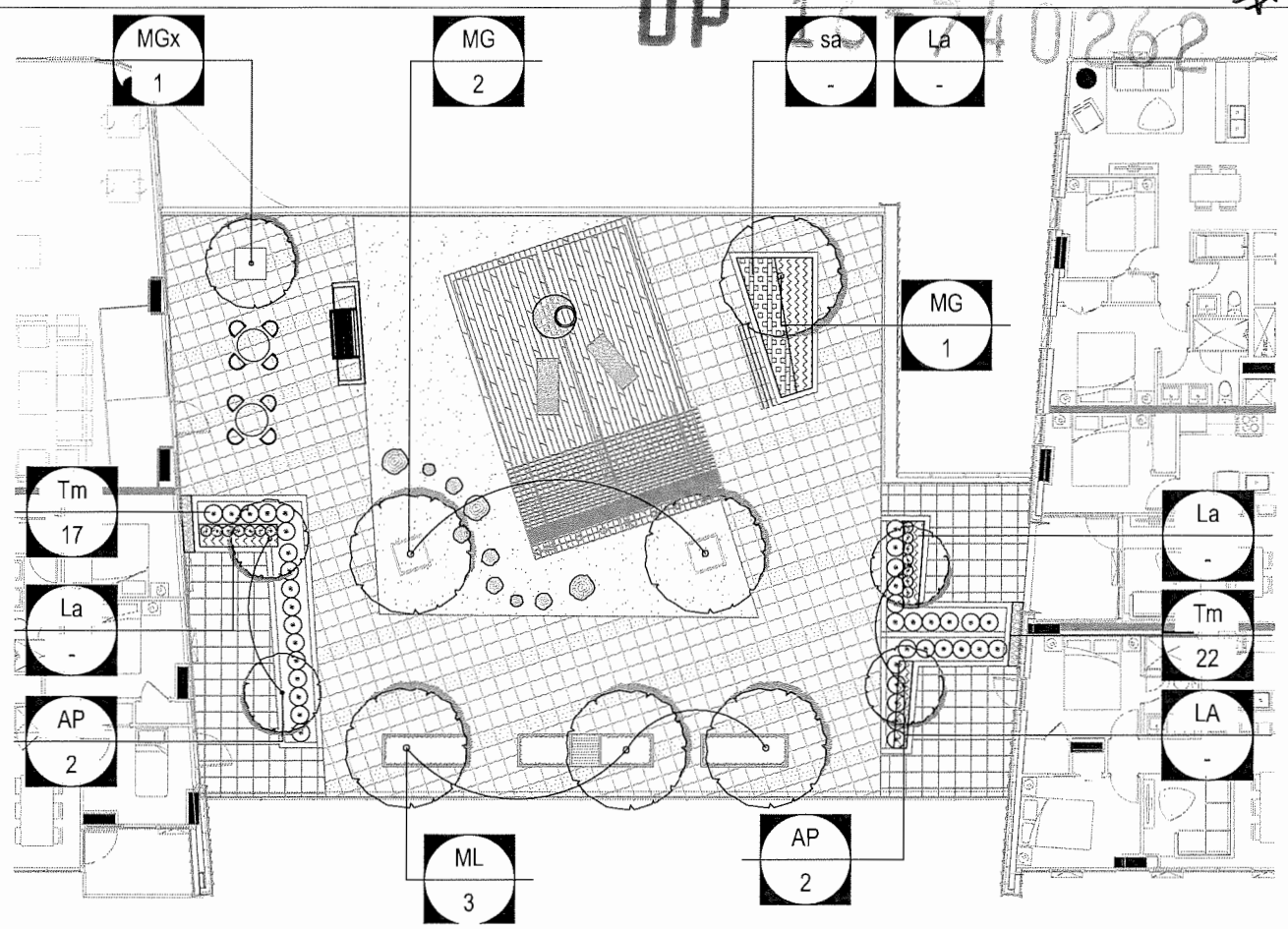
DP 16 [illegible] 0262

#67



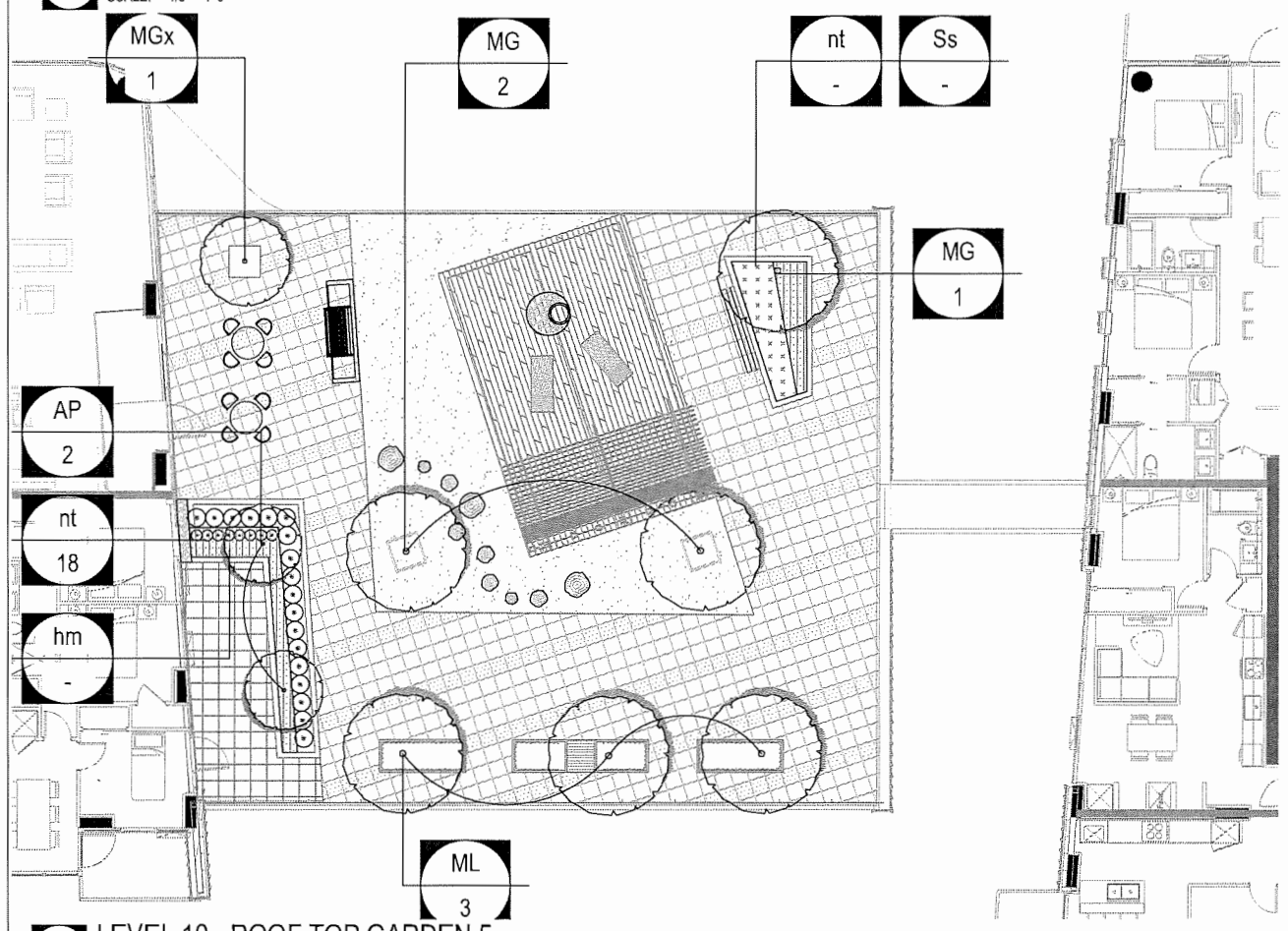
LEVEL 10 - ROOF TOP GARDEN 3

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



LEVEL 10 - ROOF TOP GARDEN 4

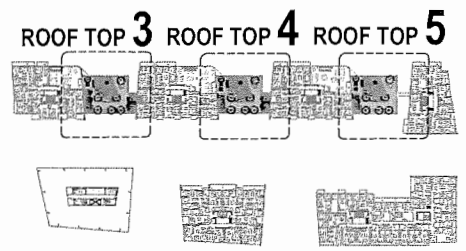
SCALE: 1/8" = 1'-0"



LEVEL 10 - ROOF TOP GARDEN 5

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

LEVEL10 KEY PLAN



PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT. WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND OUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL. WB	SPECIMEN & PICTURESQUE OUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & OUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
OP		OUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND OUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANOUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
ss	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

REGISTERED BRITISH COLUMBIA SURVEYOR MEMBER LIN LI 369 LANDSCAPE ARCHITECTURE

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	OO 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

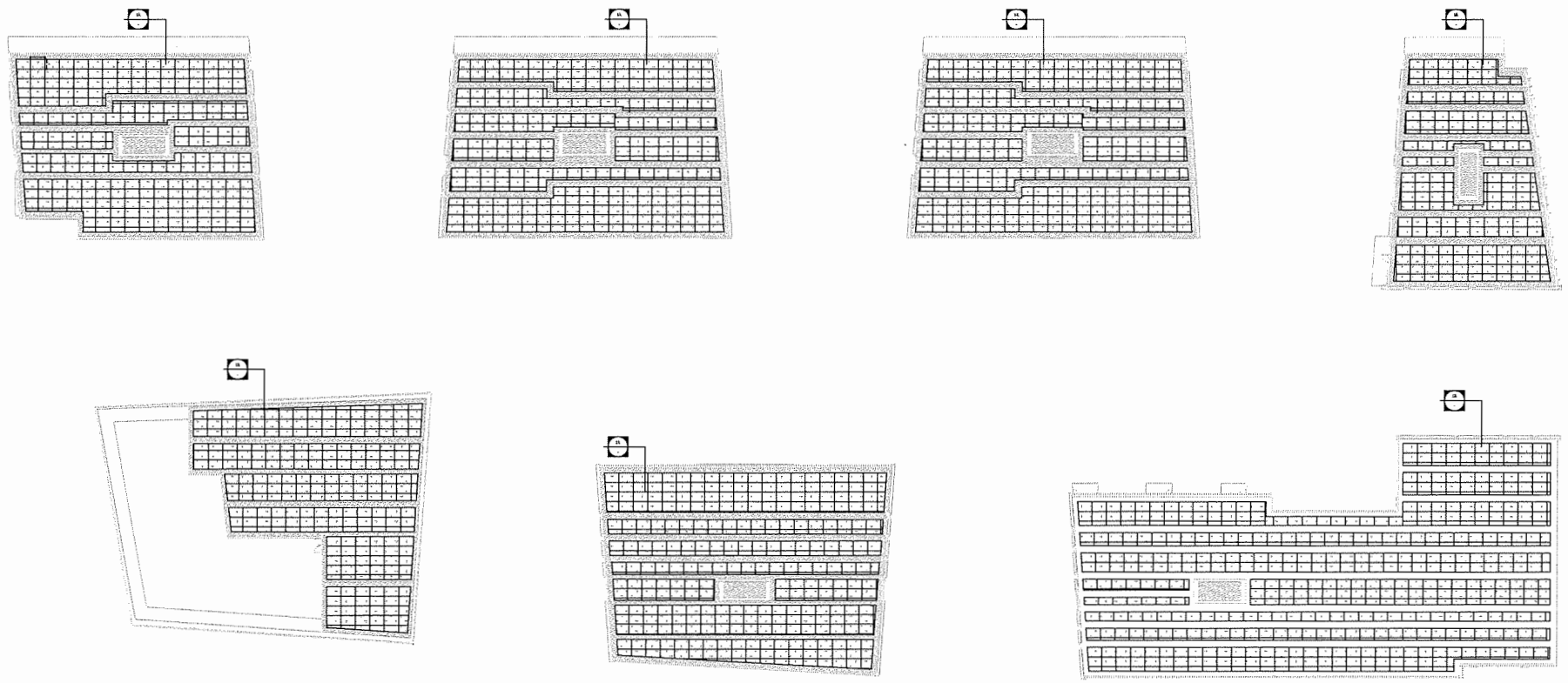
PLANTING PLAN
- LEVEL 10

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.17

DP 10-740262

#68



ROOFTOP

SCALE: 1/32" = 1'-0"

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL. WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 PDT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

REGISTERED MEMBER LIN LI 369 BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

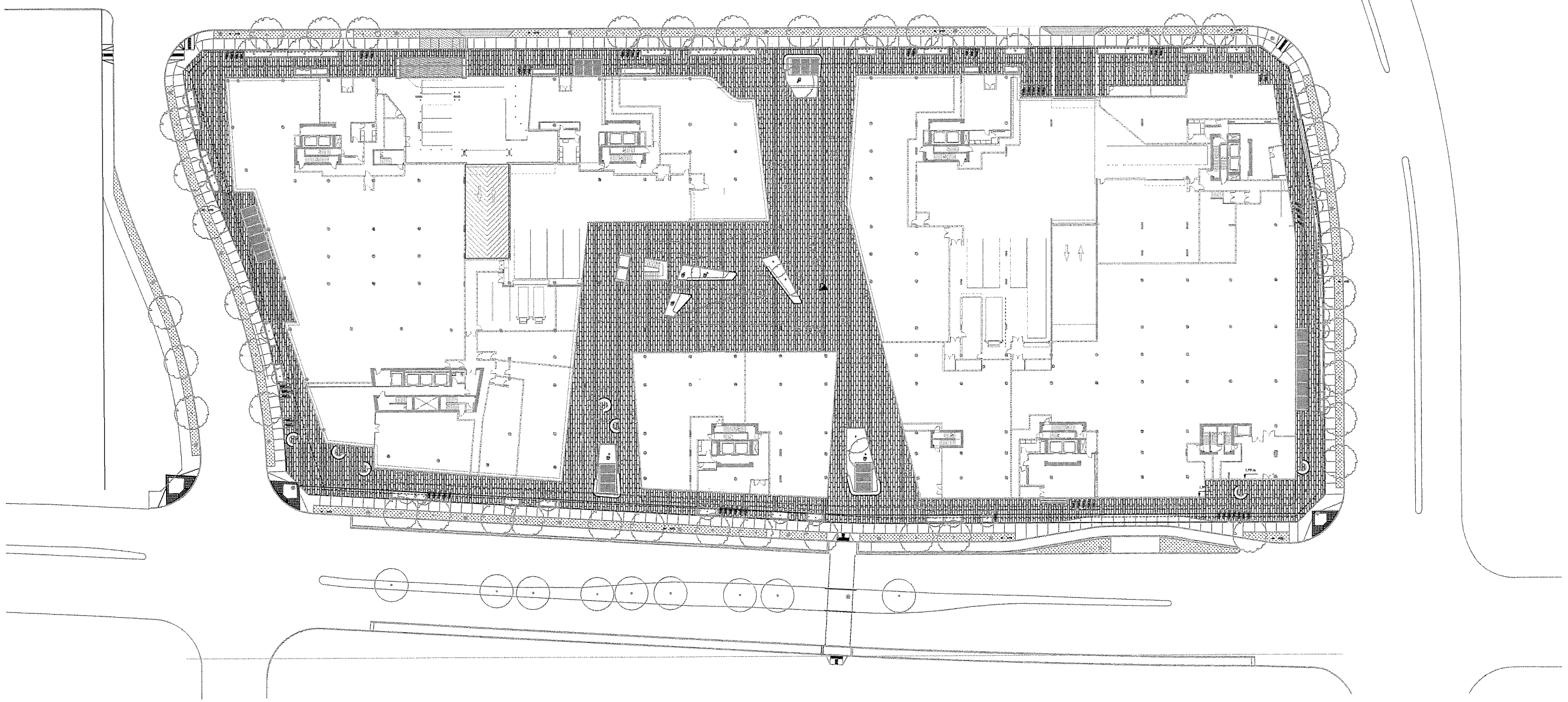
7960 ALDERBRIDGE WAY

PLANTING PLAN
- ROOFTOP

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.18

DP 16-740262
#69



LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

gbl

■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver, BC V6J 1K7
604.736.3068
pfs@pfs.bc.ca
www.pfs.bc.ca

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

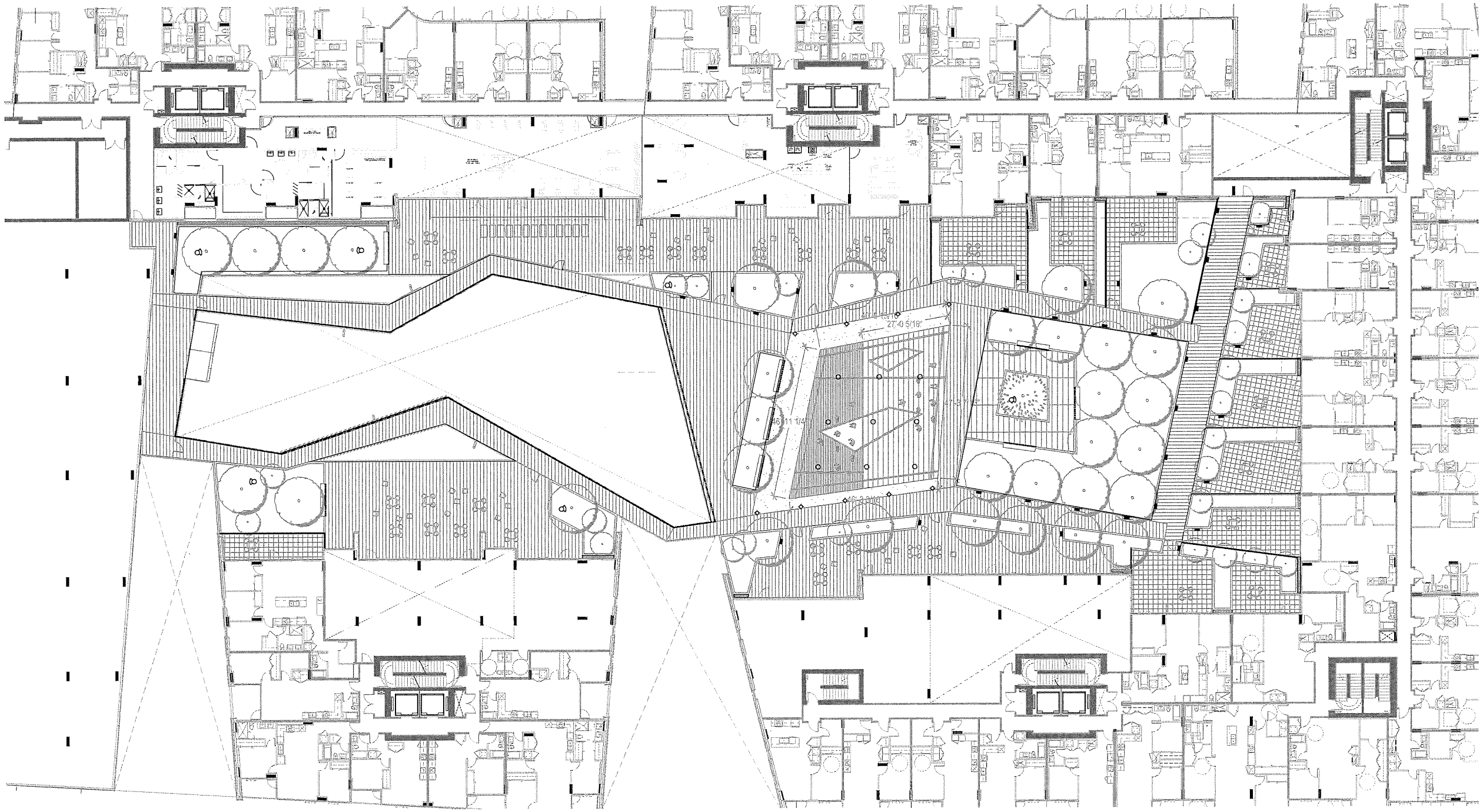
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.01

DP 16-740262 #70



LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

gbl

GBL ARCHITECTS INC.
139 EAST 6TH AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1771 West 1st Avenue
Vancouver BC V6J 1G2
604.736.3366
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

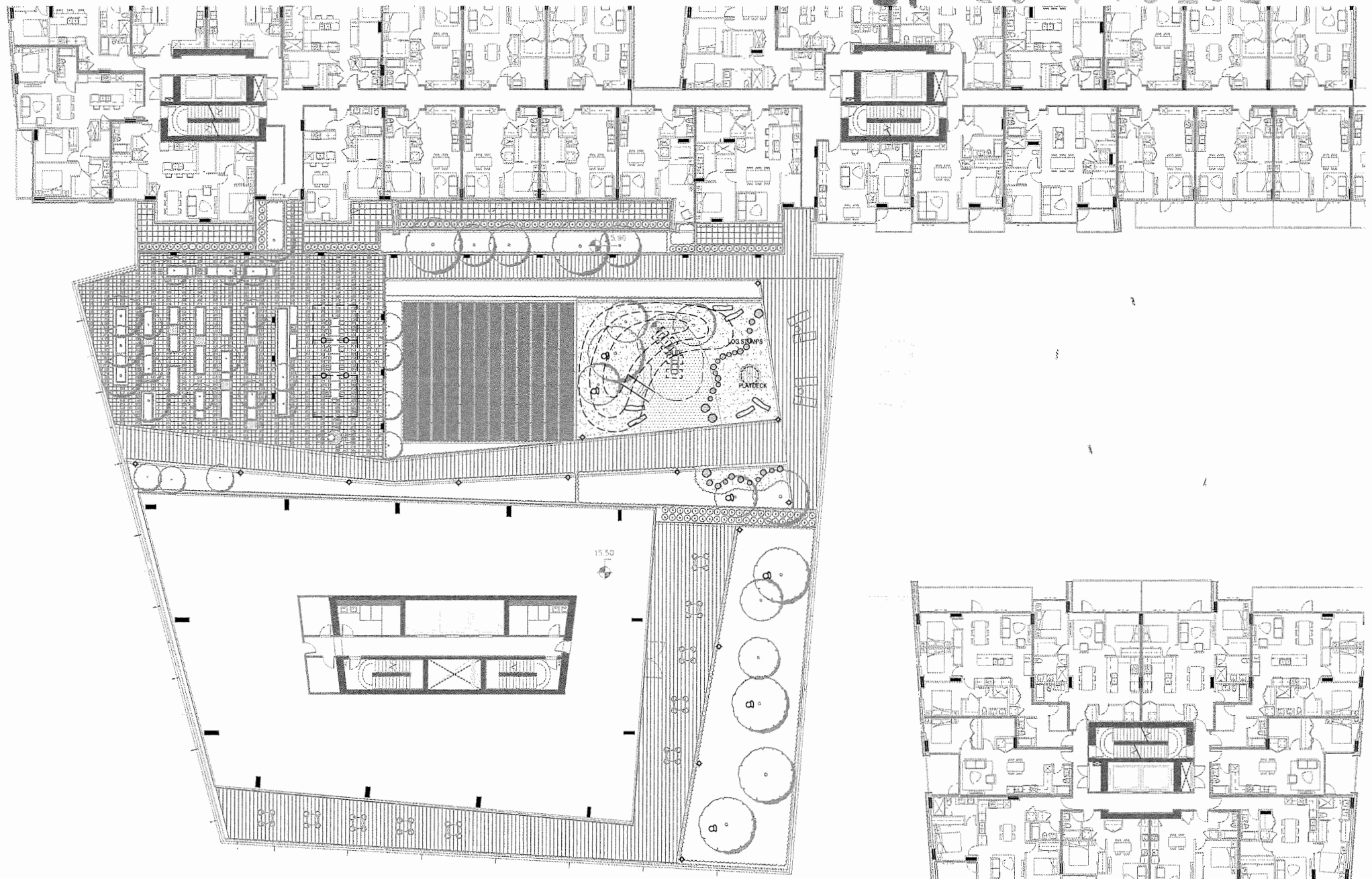
7960 ALDERBRIDGE WAY

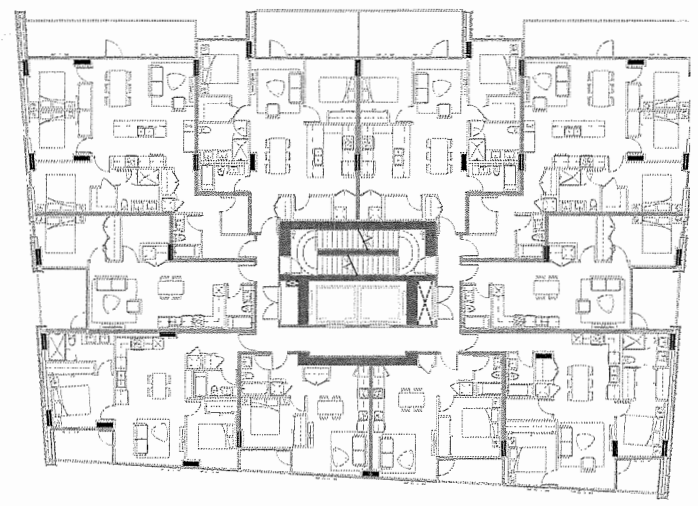
LANDSCAPE LIGHTING PLAN - LEVEL 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.02

DP 16-740262 #71





LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.6718
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

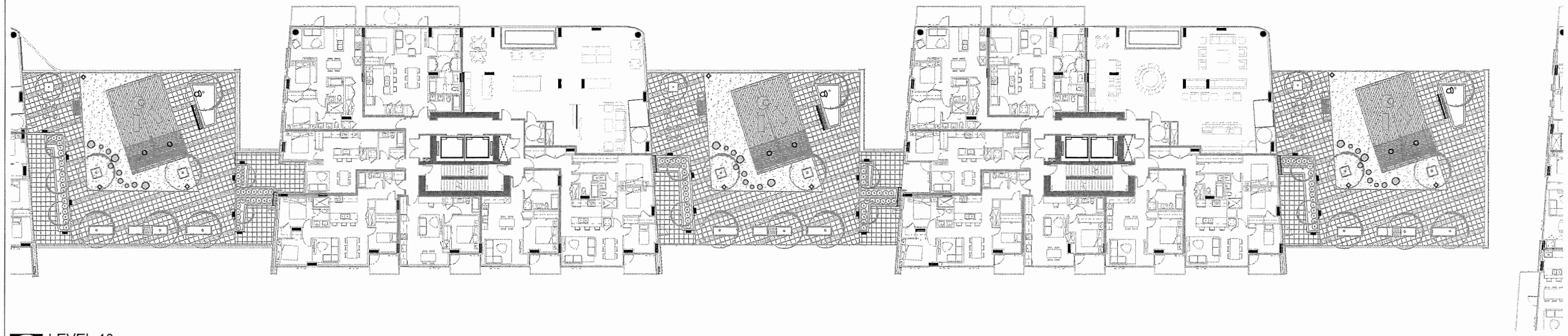
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.03

DP 16-740262 #72



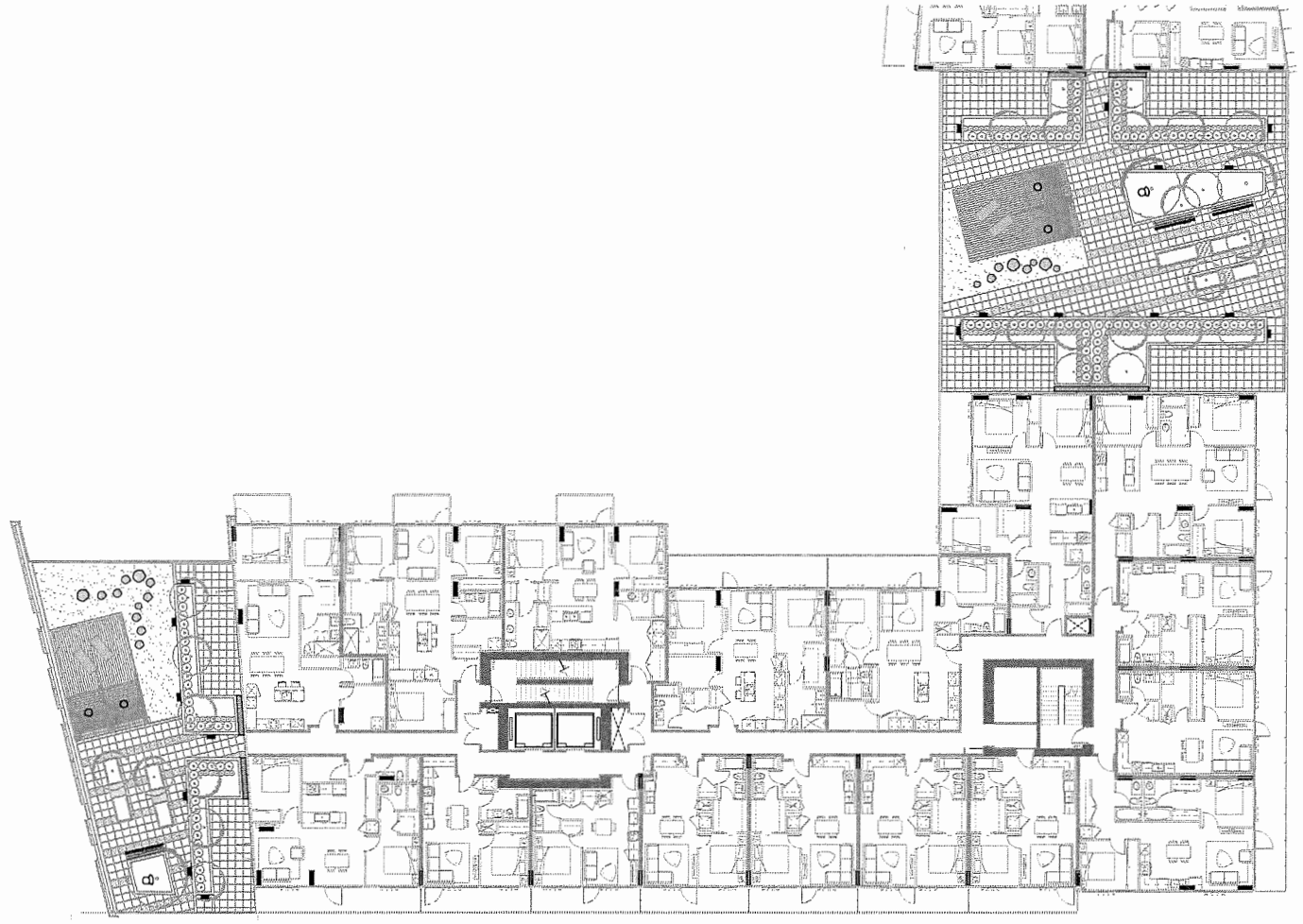
LEVEL 10
SCALE: 1/16" = 1'-0"

LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.



LEVEL 7
SCALE: 1/16" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.731.7986
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

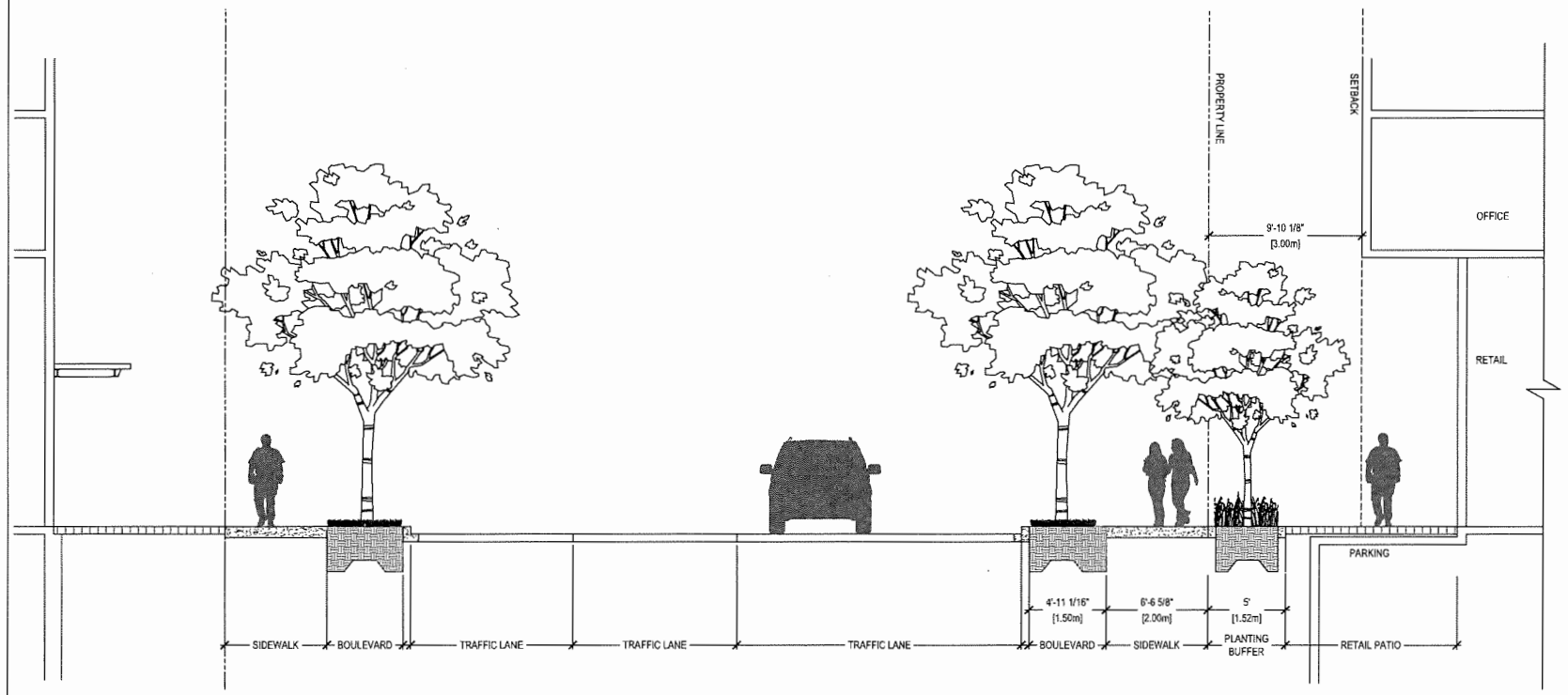
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 7 & 10

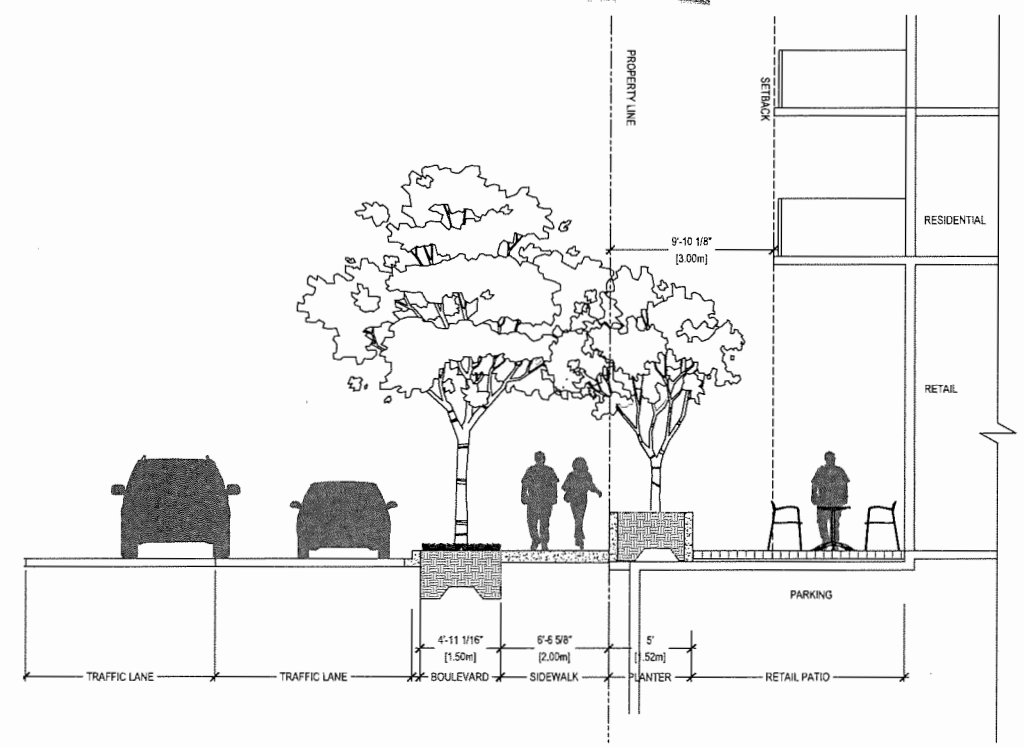
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.04

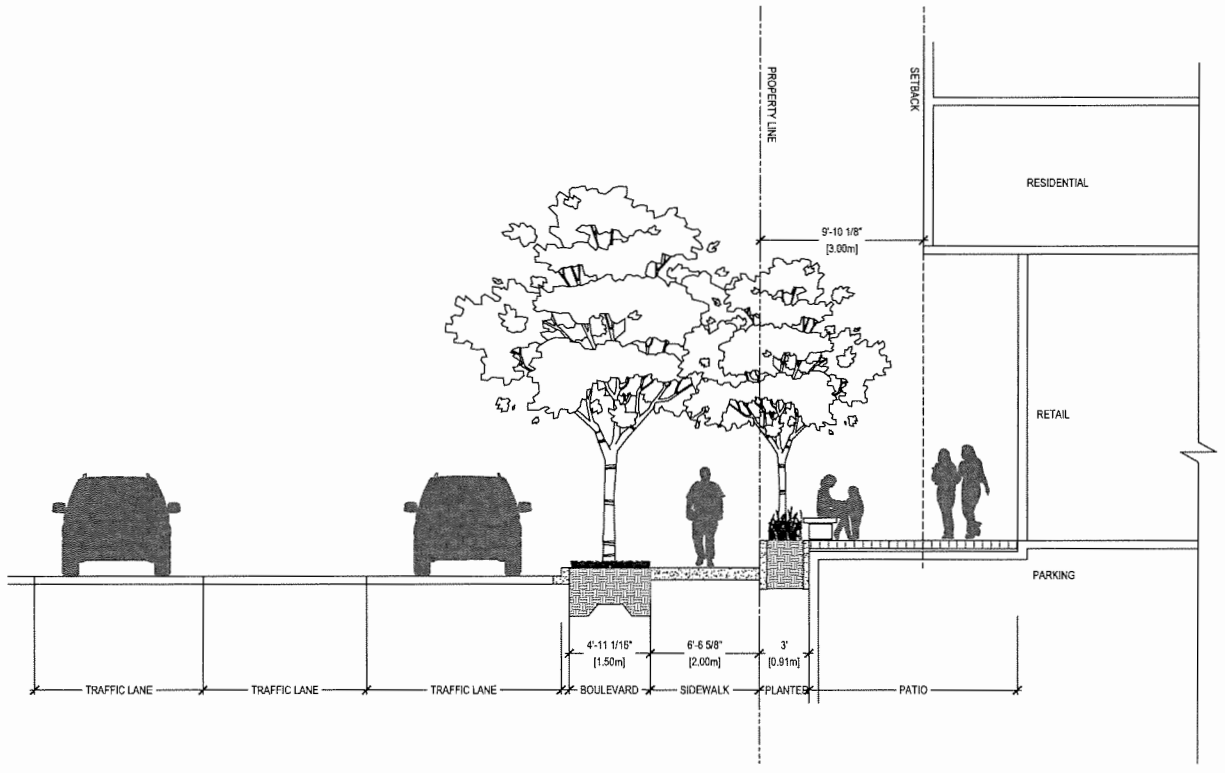
DP 16-740262 #73



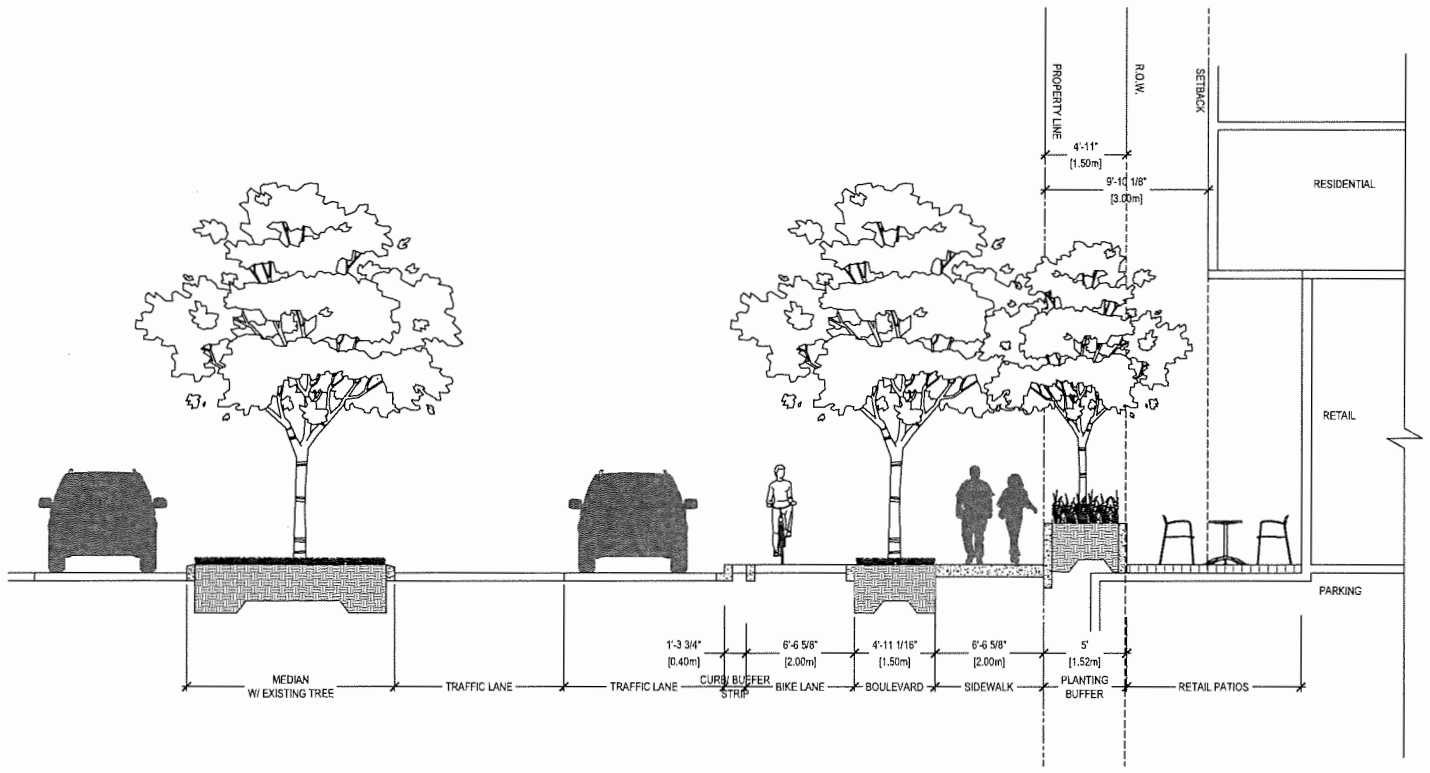
3 SECTION 1A - EAST -WEST ROAD
SCALE: 3/16" = 1'-0"



2 SECTION 1B - NORTH-SOUTH ROAD
SCALE: 3/16" = 1'-0"



1 SECTION 1C - ALDERBRIDGE WAY
SCALE: 3/16" = 1'-0"



4 SECTION 1D - NO 3 ROAD
SCALE: 3/16" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 6TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

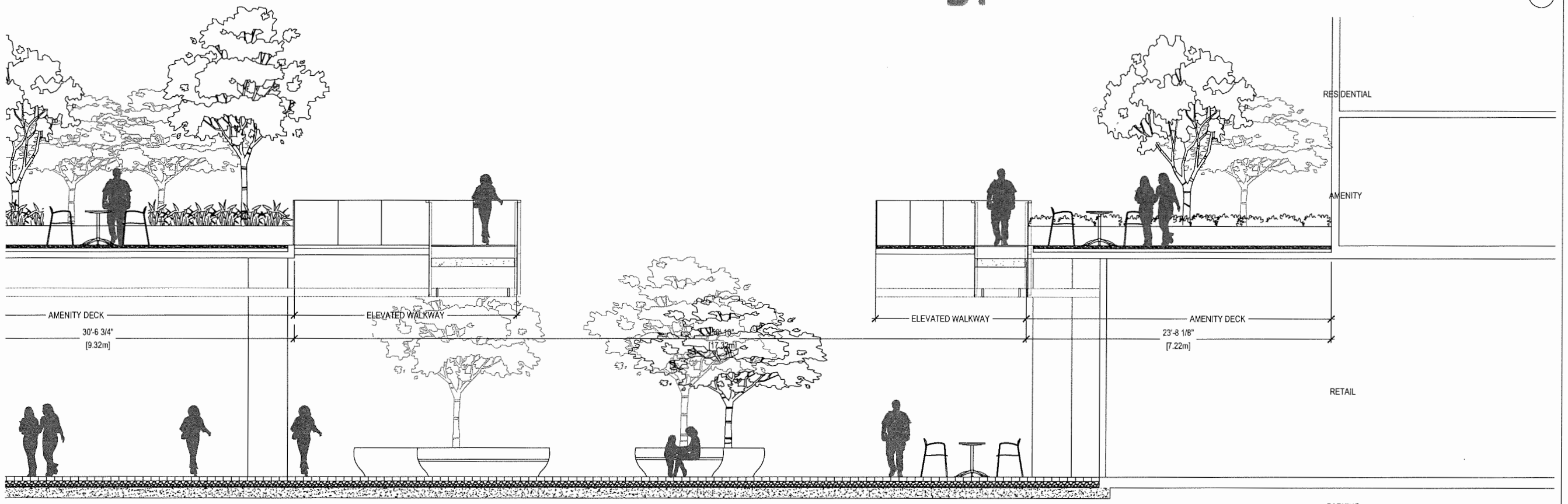
7960 ALDERBRIDGE WAY

LANDSCAPE SECTIONS - GROUND LEVEL

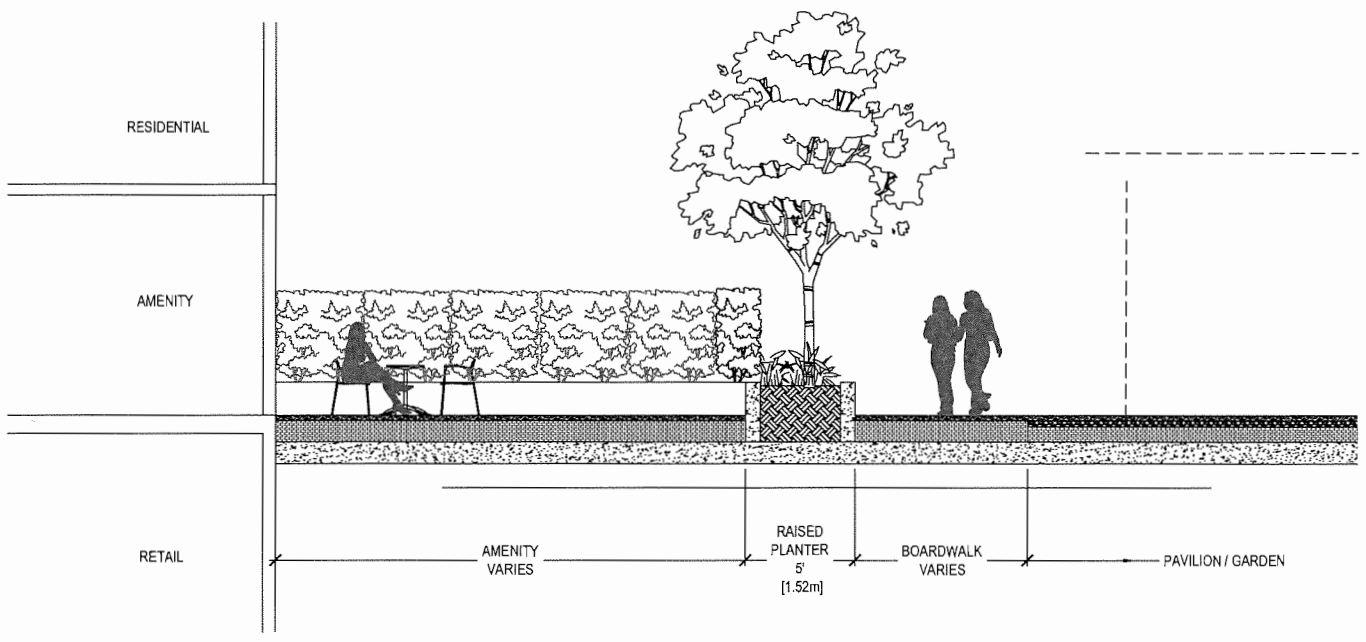
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

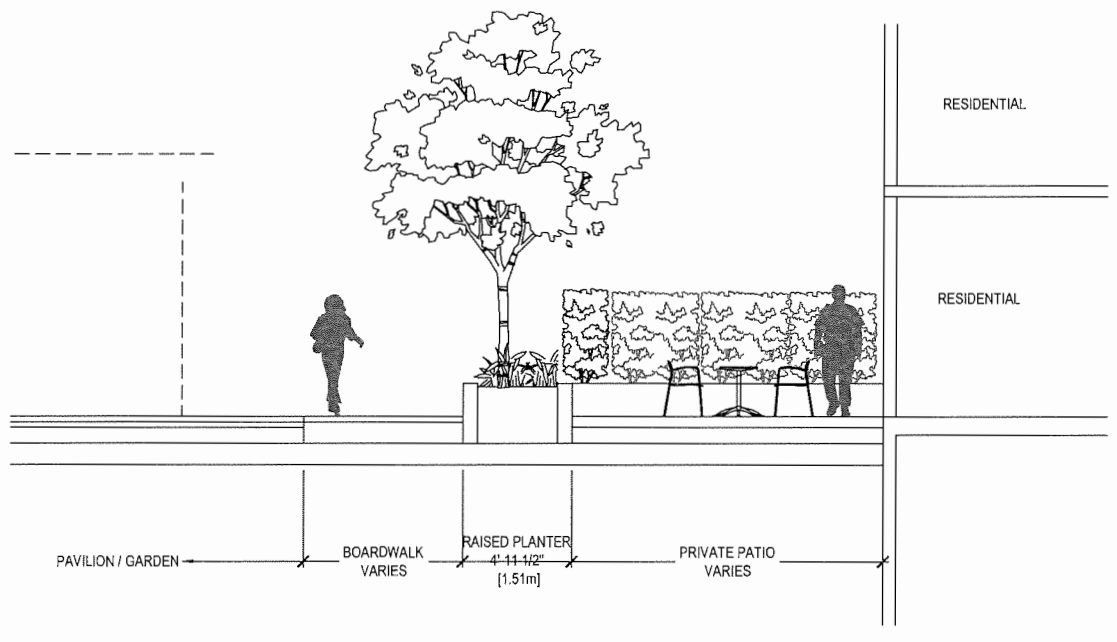
L6.01

DP 16-740262 #74



1 - SECTION 3A
SCALE: 3/16" = 1'-0"





2 - SECTION 3B
SCALE: 3/16" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

REGISTERED MEMBER
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

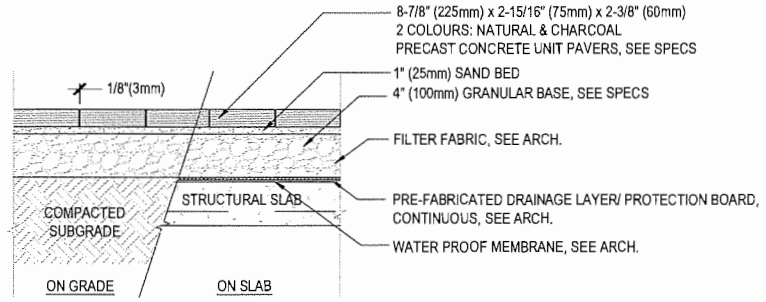
7960 ALDERBRIDGE WAY

LANDSCAPE SECTIONS
- GROUND LEVEL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

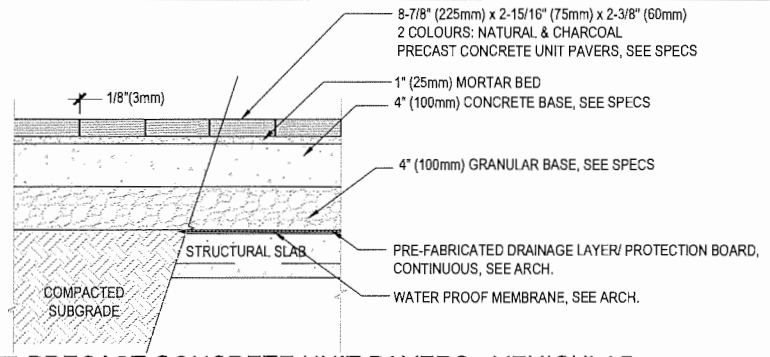
L6.01

DP 18-740262



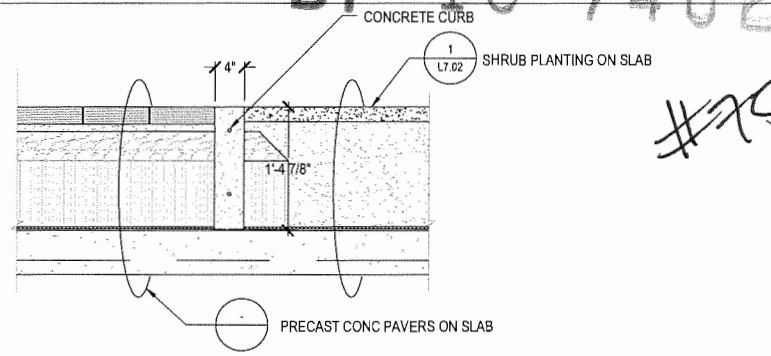
1 - PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN

SCALE: 1" = 1'-0"



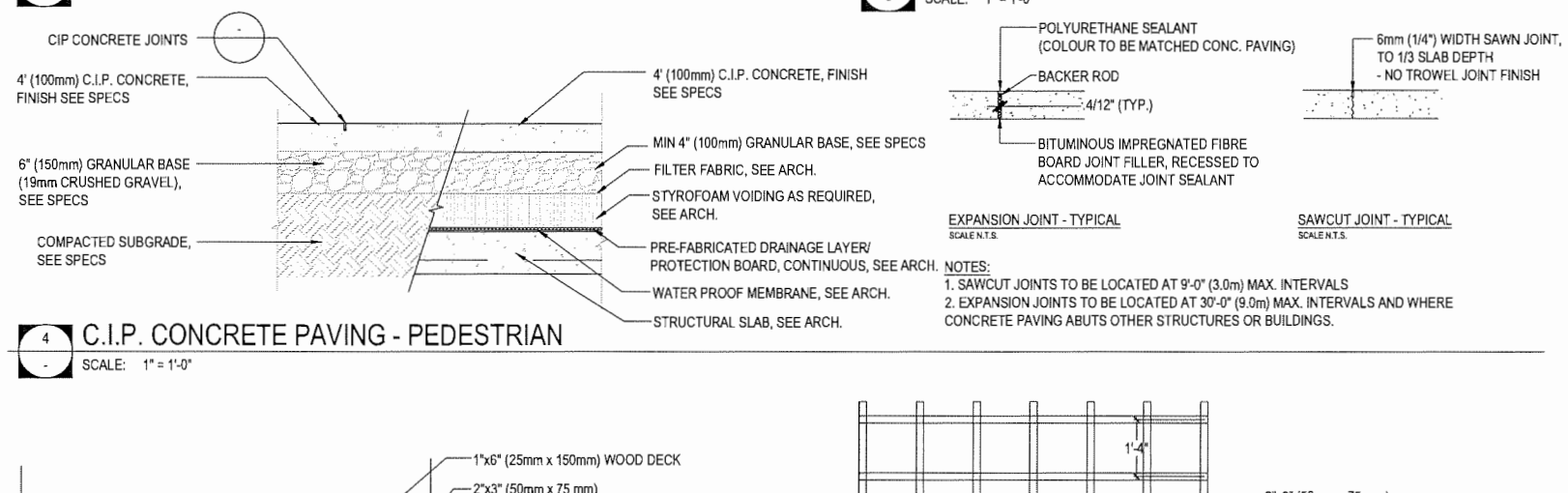
2 - PRECAST CONCRETE UNIT PAVERS - VEHICULAR

SCALE: 1" = 1'-0"



3 - CONCRETE PAVERS RESTRAIN EDGE

SCALE: 1" = 1'-0"



NOTES:
1. SAWCUT JOINTS TO BE LOCATED AT 9'-0" (3.0m) MAX. INTERVALS
2. EXPANSION JOINTS TO BE LOCATED AT 30'-0" (9.0m) MAX. INTERVALS AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.

4 - C.I.P. CONCRETE PAVING - PEDESTRIAN

SCALE: 1" = 1'-0"

6 - WOOD DECK - LEVEL 7 & 10

SCALE: 1" = 1'-0"

8 - PORCELAIN PAVERS ON CONCRETE BASE - LEVEL 3 & 5

SCALE: 1" = 1'-0"

9 - HYDRAPRESSED CONCRETE SLABS ON PEDESTALS - LEVEL 3, 5, 7 & 10

SCALE: 1" = 1'-0"

11 - ARTIFICIAL TURF

SCALE: 1" = 1'-0"

12 - PLAY SURFACE - LEVEL 6

SCALE: 1" = 1'-0"

#75

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue, Vancouver, BC V6J 1K7
604.736.7566
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

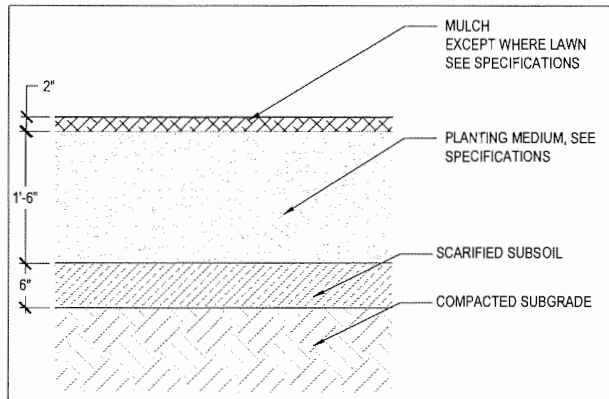
7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS - PAVING

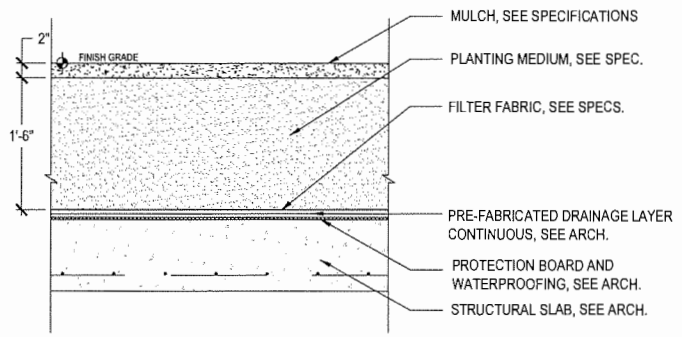
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LI.
SCALE	AS
JOB NUMBER	17046

L7.01

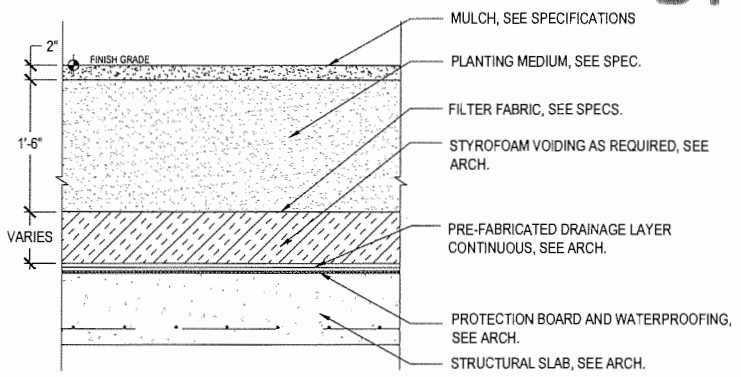
DP 16-740262 #76



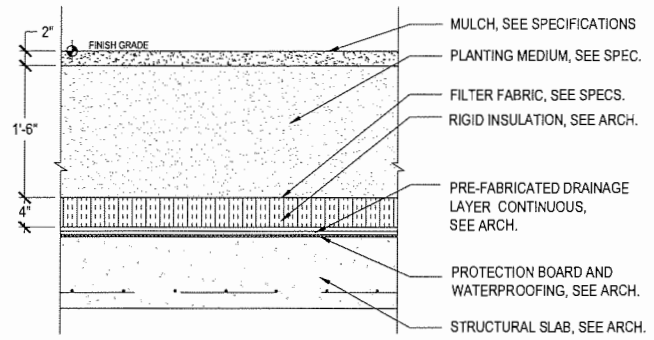
SHRUB PLANTING ON GRADE



SHRUB PLANTING ON SLAB, MINIMUM DEPTH

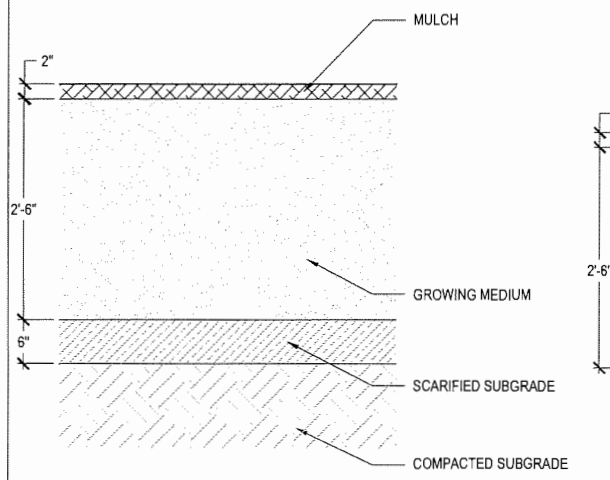


SHRUB PLANTING ON SLAB, WITH VOIDING

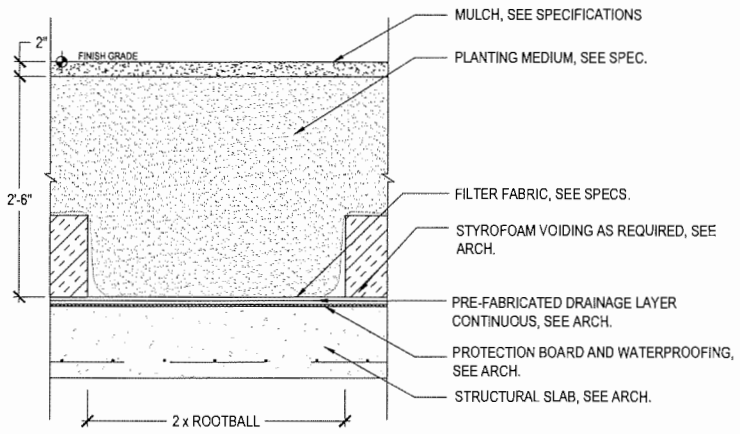


SHRUB PLANTING ON INSULATED SLAB

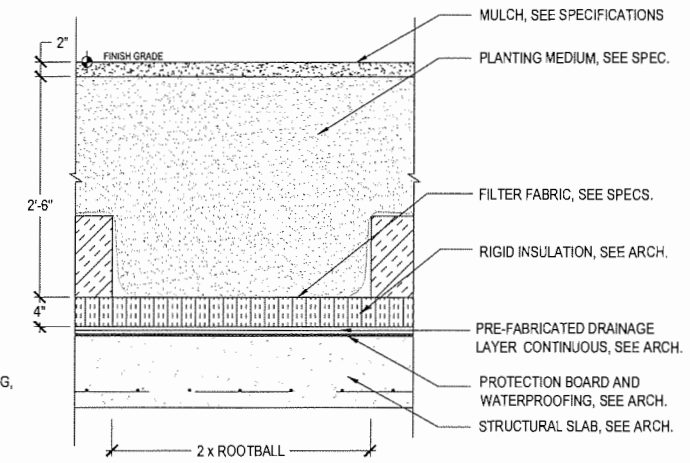
1 SHRUB PLANTING
SCALE: 1" = 1'-0"



TREE PLANTING ON GRADE

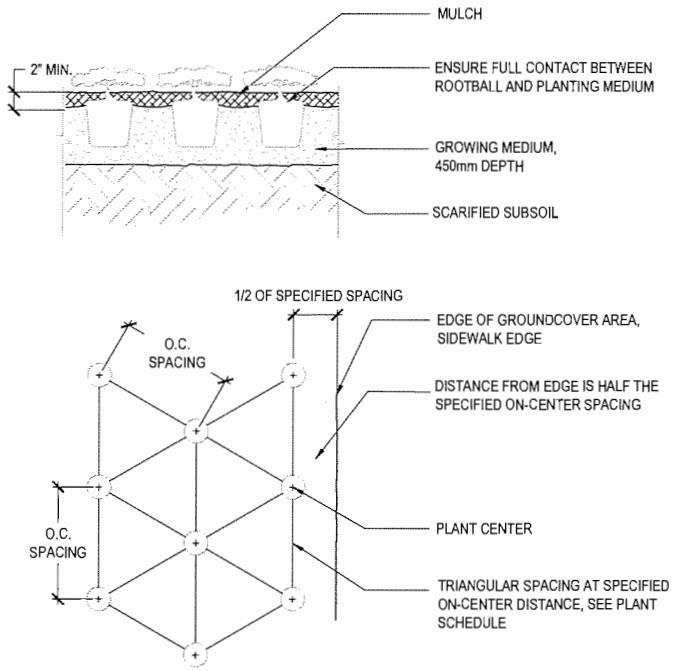


TREE PLANTING ON SLAB, MINIMUM DEPTH

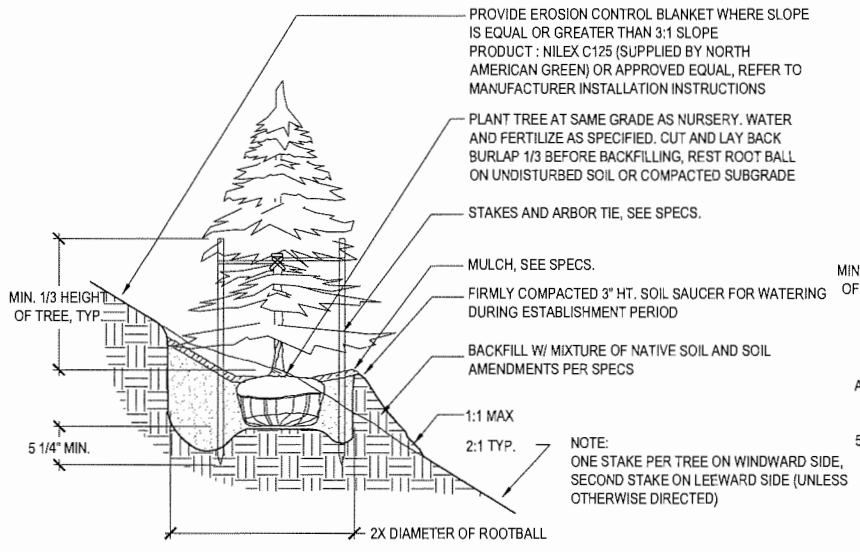


TREE PLANTING ON INSULATED SLAB

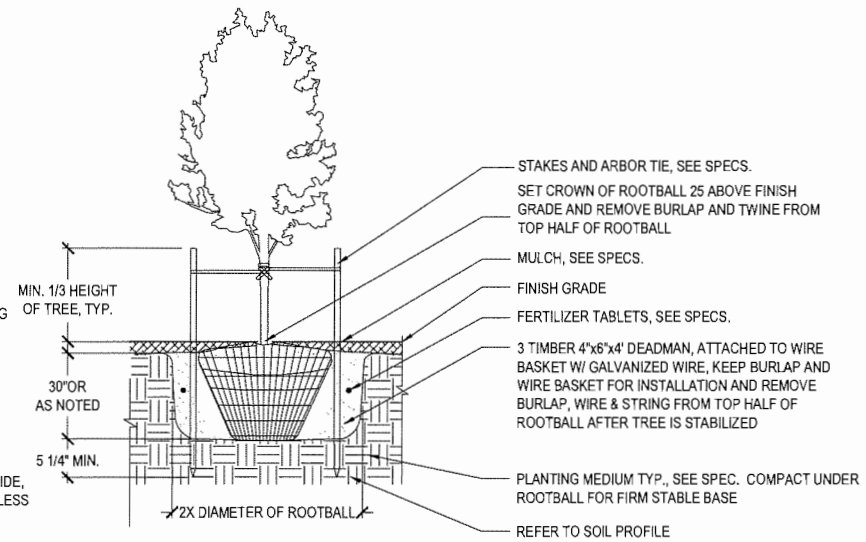
2 TREE PLANTING
SCALE: 1" = 1'-0"



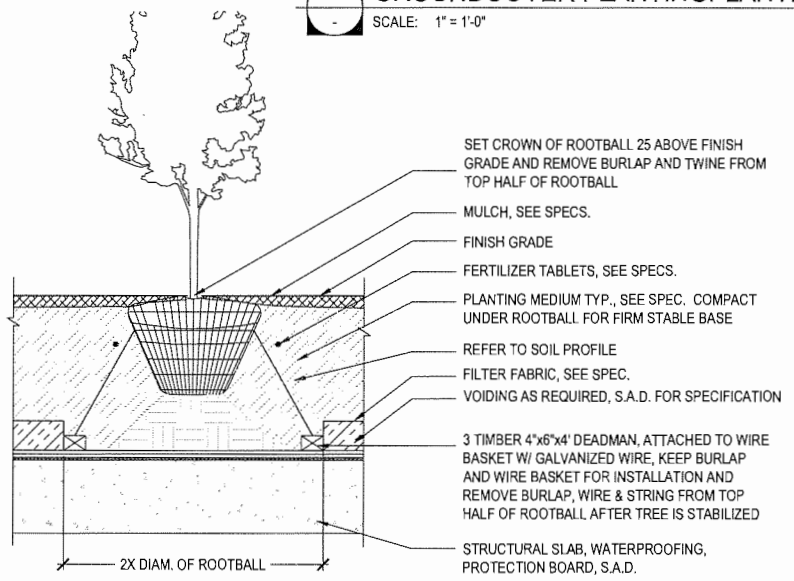
3 GROUNDCOVER PLANTINGPLANTING
SCALE: 1" = 1'-0"



4 TREE PLANTING ON SLOPE
SCALE: 1" = 1'-0"



5 TREE PLANTING ON GRADE
SCALE: 1" = 1'-0"



6 TREE PLANTING ON STRUCTURE
SCALE: 1" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
1777 West 3rd Avenue Vancouver, BC V6J 1K7
604.736.7006
pfs@pfs.bc.ca
www.pfs.bc.ca
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

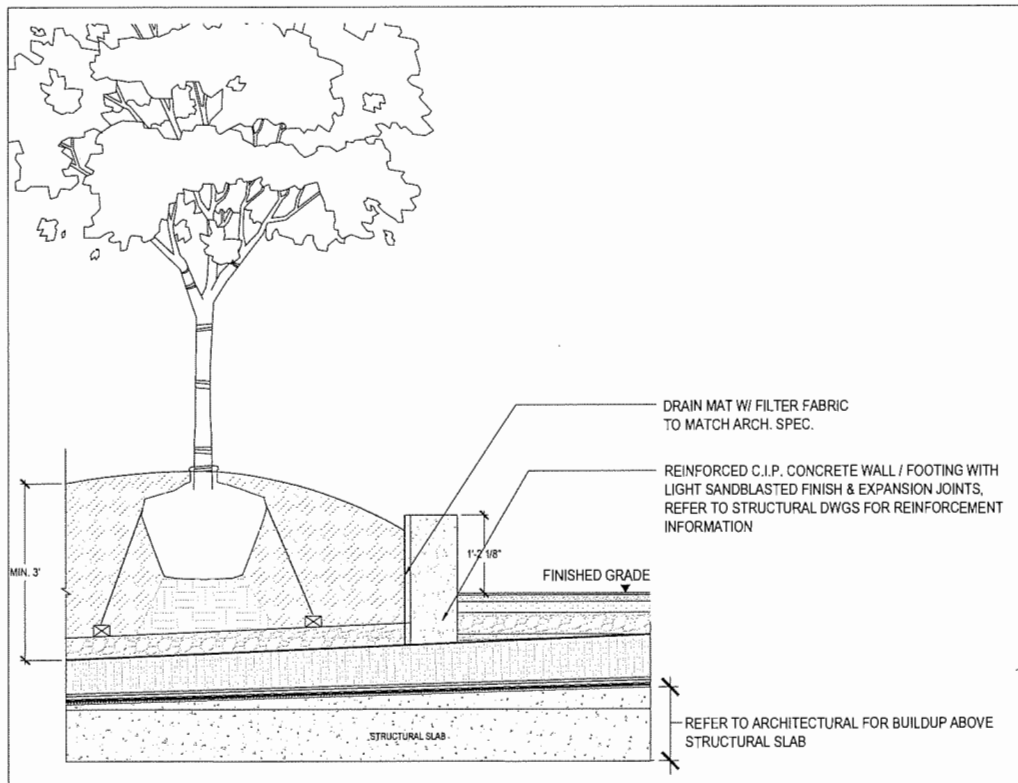
LANDSCAPE DETAILS
- PLANTING

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

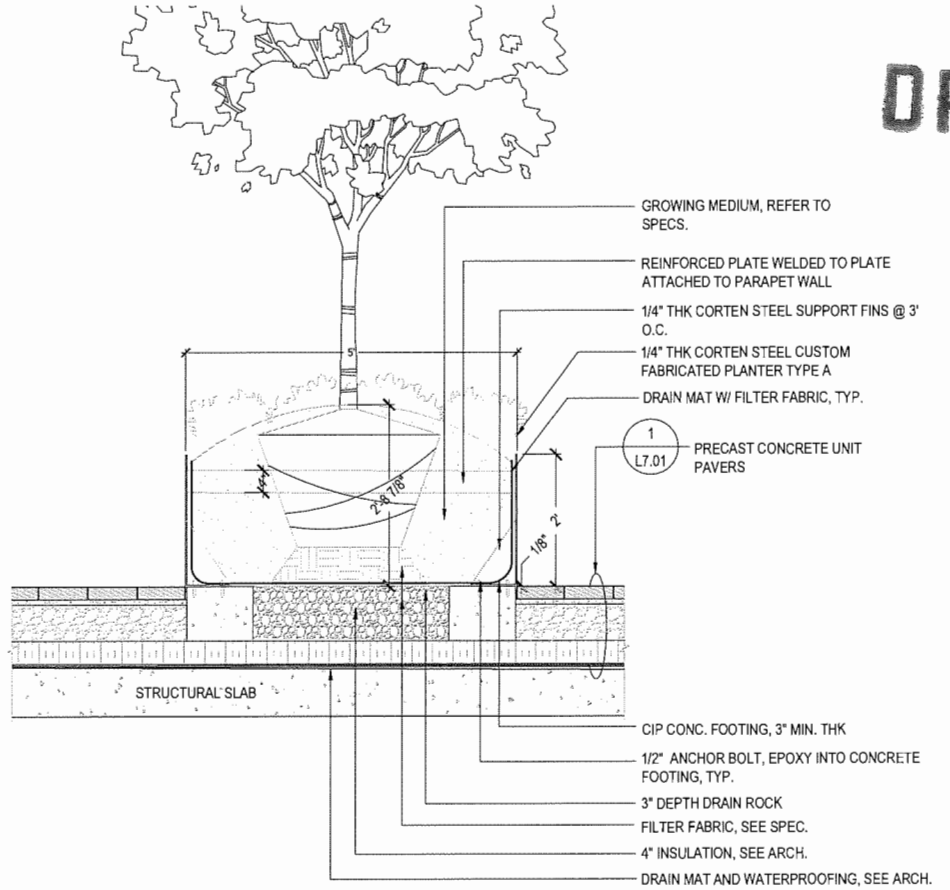
L7.02

#77

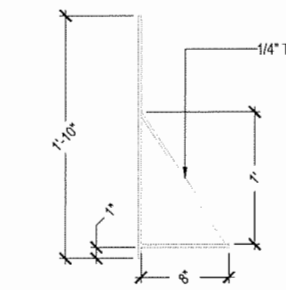
DP 16-740262



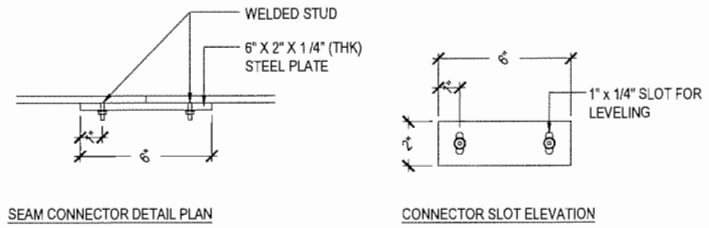
1 - CONCRETE PLANTER - LEVEL 3
SCALE: 3/4" = 1'-0"



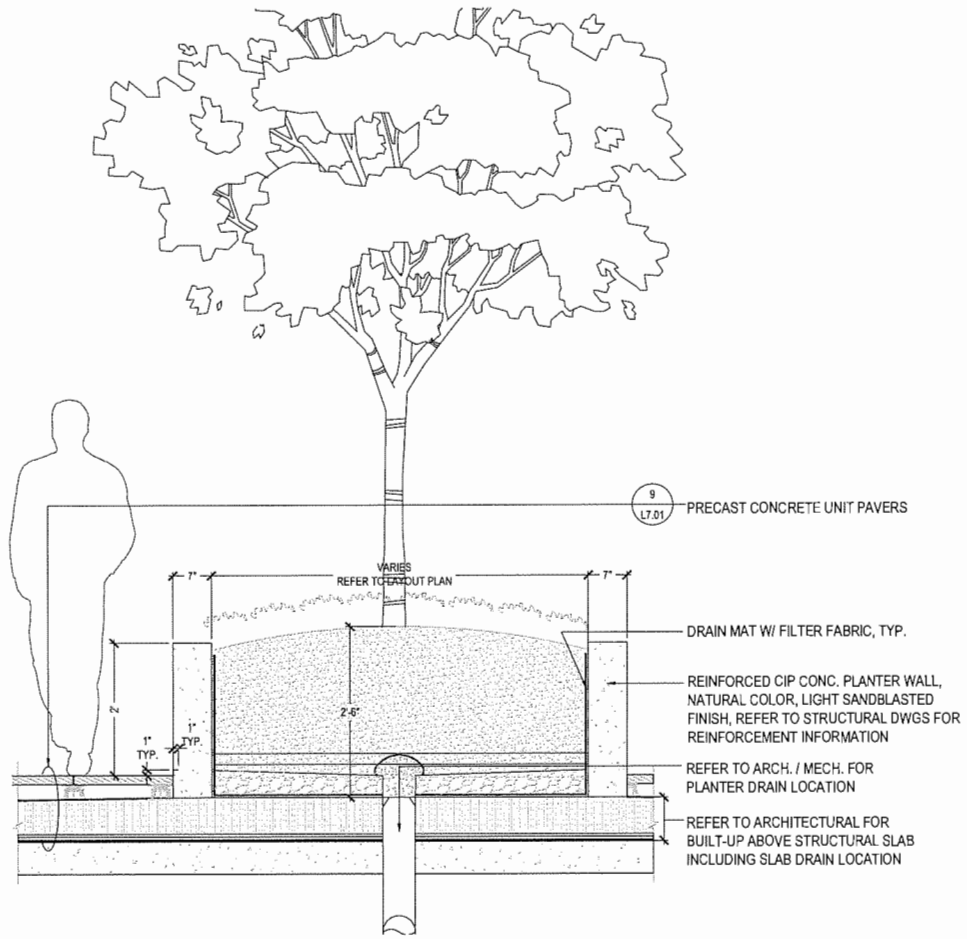
2 - METAL PLANTER - LEVEL 1
SCALE: 3/4" = 1'-0"



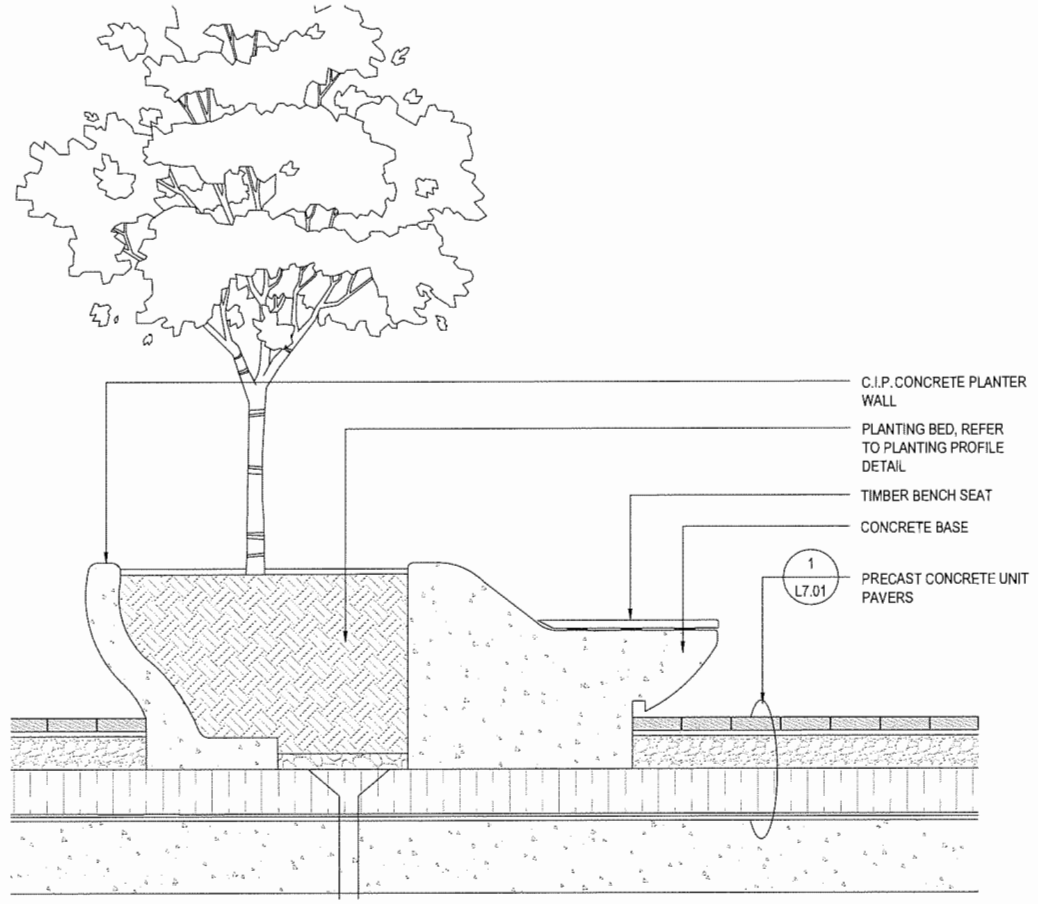
STEEL PLANTER SUPPORT FIN SCALE: 1-1/2" = 1'-0"



STEEL PLANTER SEAM CONNECTION DETAILS
SCALE: 3" = 1'-0"



3 - CONCRETE PLANTER- LEVEL 6,7,10
SCALE: 3/4" = 1'-0"



4 - CONCRETE PLANTER- LEVEL 1 PLAZA
SCALE: 3/4" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 2nd Avenue Vancouver BC V6J 1K2 604.736.7768 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

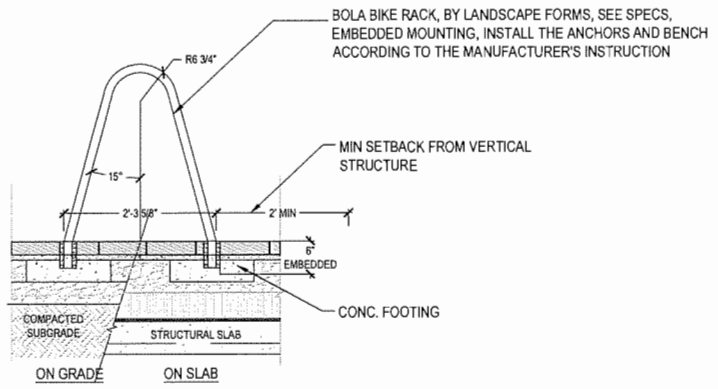
7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS
- PLANTING & FURNISHING

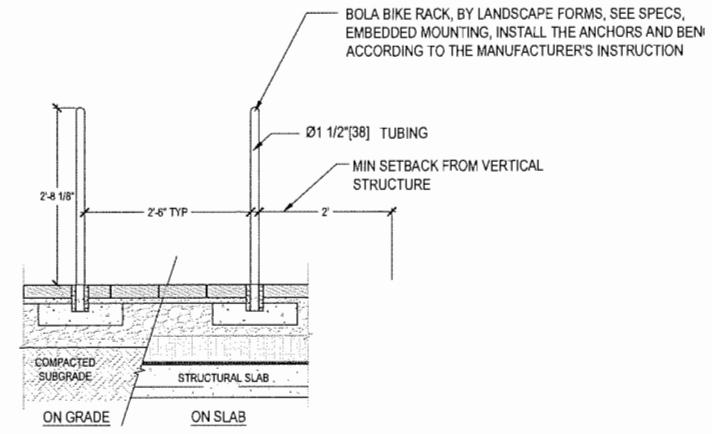
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L7.03

DP 16-740262 #78



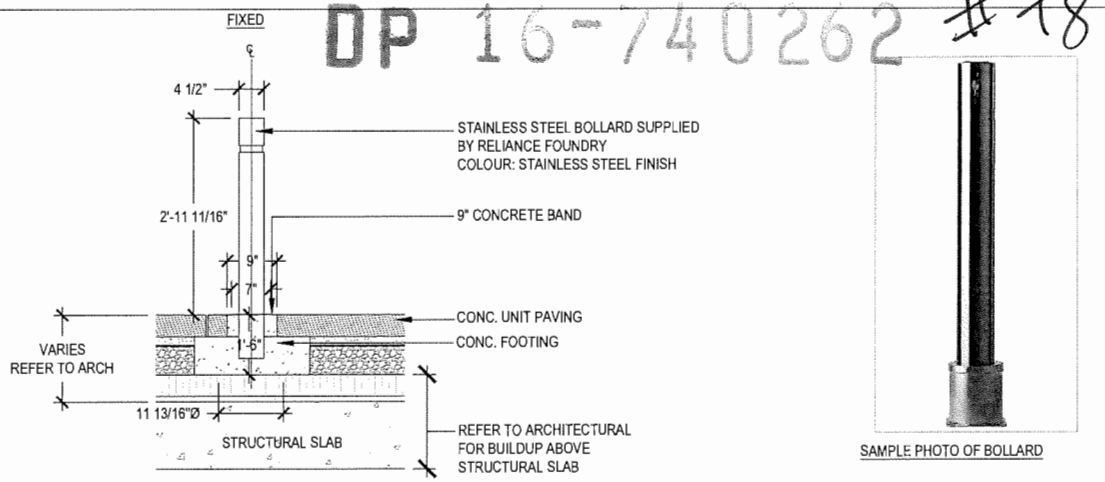
SIDE VIEW



FRONT VIEW

1 BIKE RACK

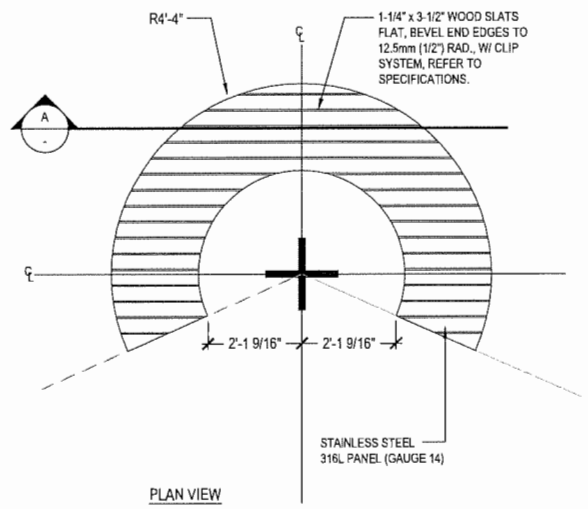
SCALE: 3/4" = 1'-0"



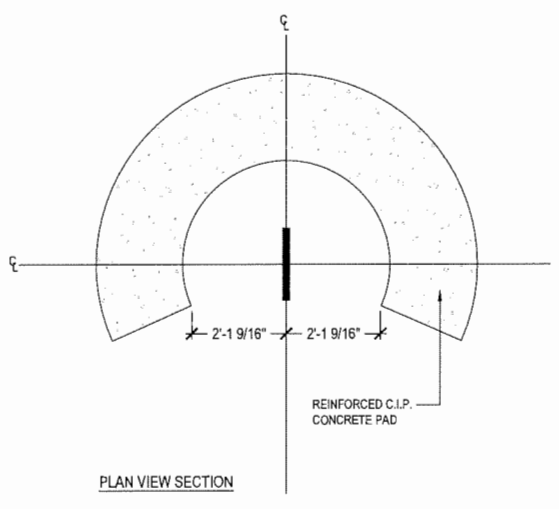
SAMPLE PHOTO OF BOLLARD

2 BOLLARD

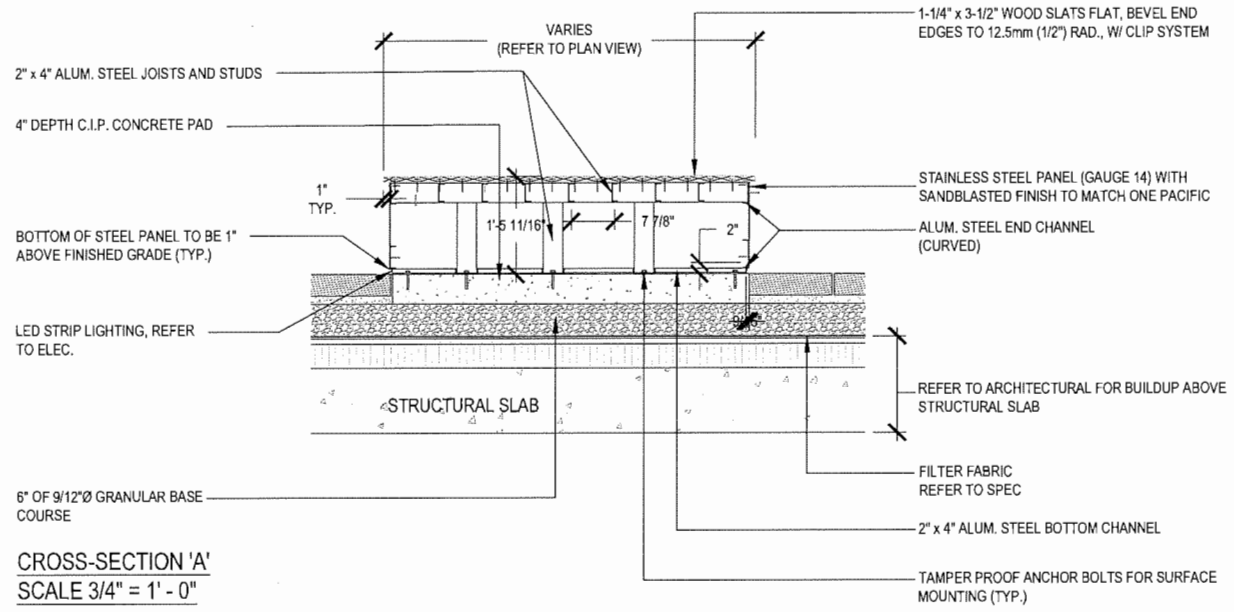
SCALE: 3/4" = 1'-0"



PLAN VIEW



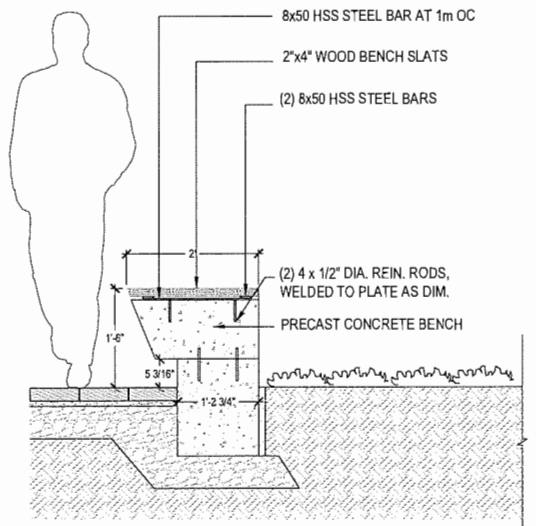
PLAN VIEW SECTION



CROSS-SECTION 'A'
SCALE 3/4" = 1' - 0"

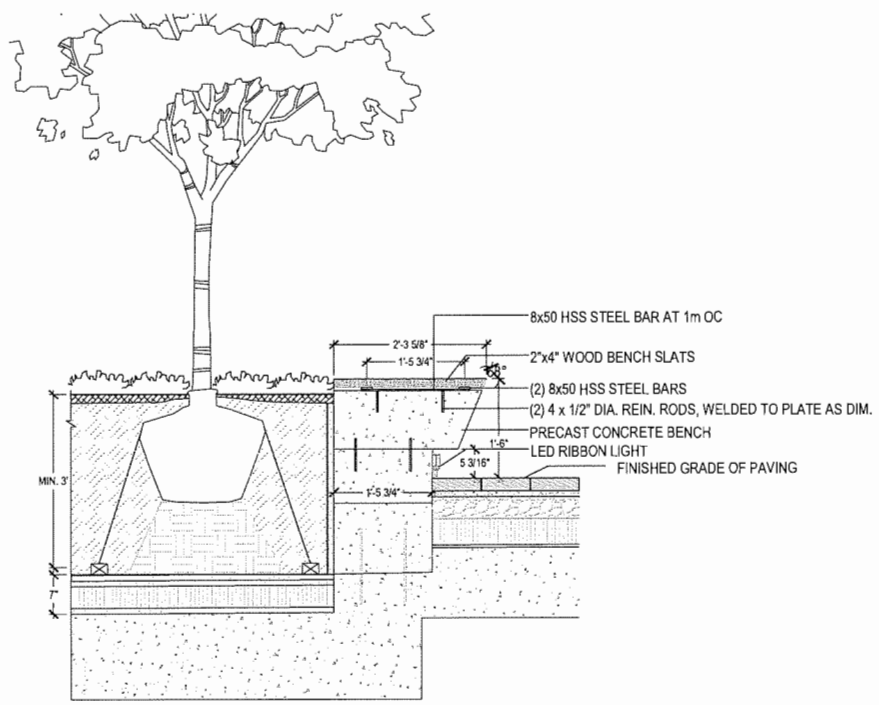
3 WOOD TOP BENCH TYPE A - STREET LEVEL

SCALE: 1/2" = 1'-0"



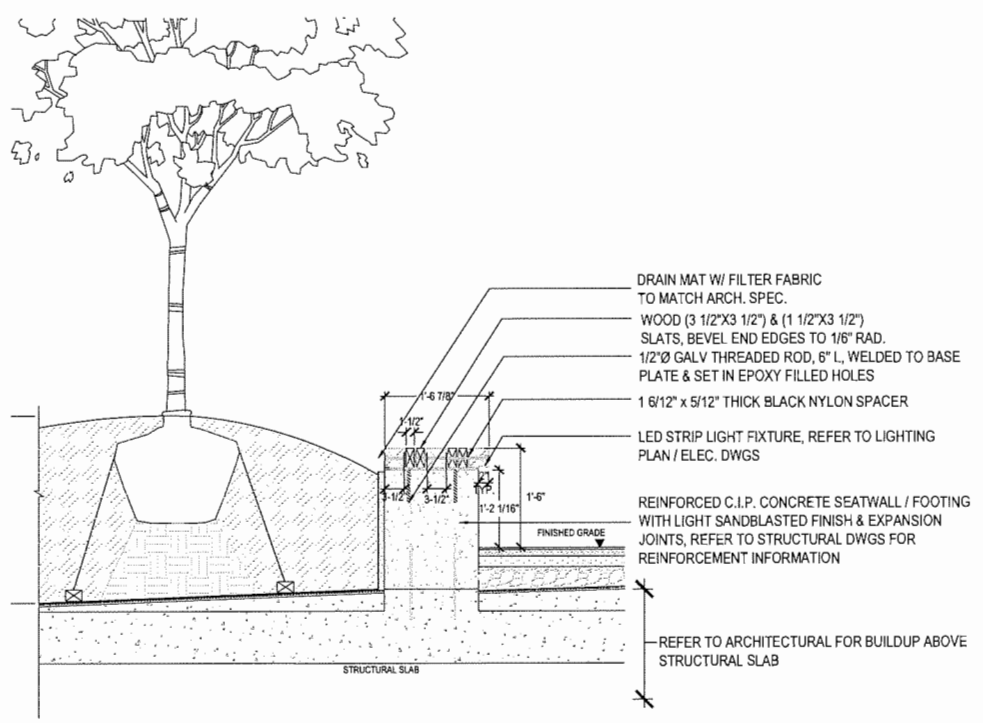
4 WOOD TOP BENCH TYPE B - STREET LEVEL

SCALE: 3/4" = 1'-0"



5 WOOD TOP BENCH TYPE C - STREET LEVEL

SCALE: 3/4" = 1'-0"



6 WOOD TOP BENCH TYPE D

SCALE: 3/4" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

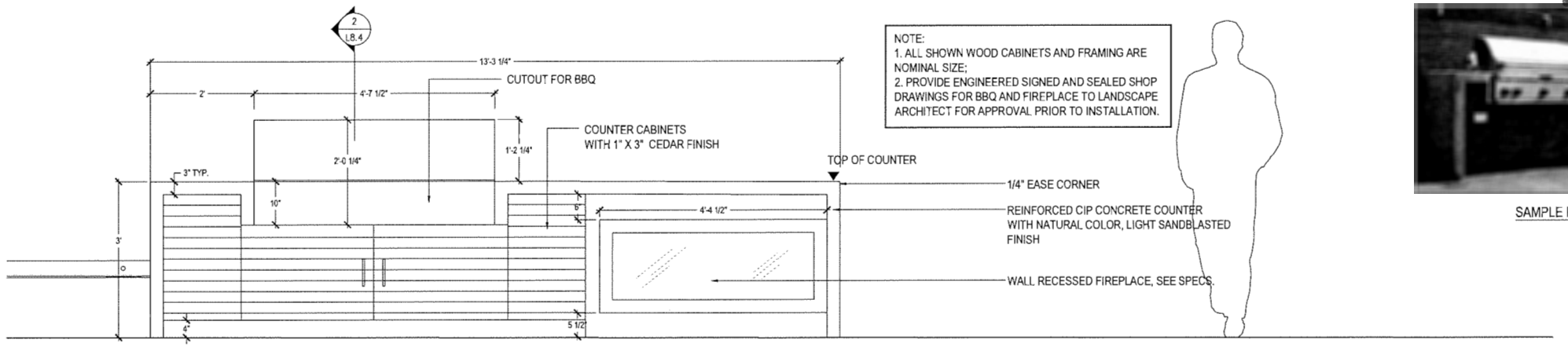
LANDSCAPE DETAILS - FURNISHING

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

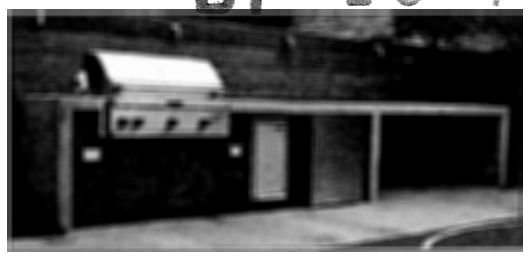
L7.04

DP 18-740262

#29



NOTE:
1. ALL SHOWN WOOD CABINETS AND FRAMING ARE NOMINAL SIZE;
2. PROVIDE ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR BBQ AND FIREPLACE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

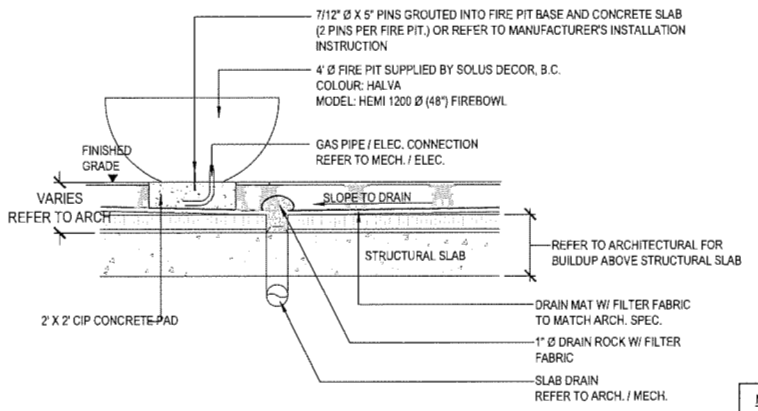


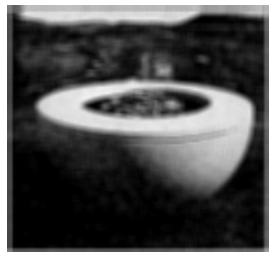
SAMPLE PHOTO OF BBQ & COUNTER

SAMPLE PHOTO OF FIREPLACE

1 BBQ AND FIRE PLACE

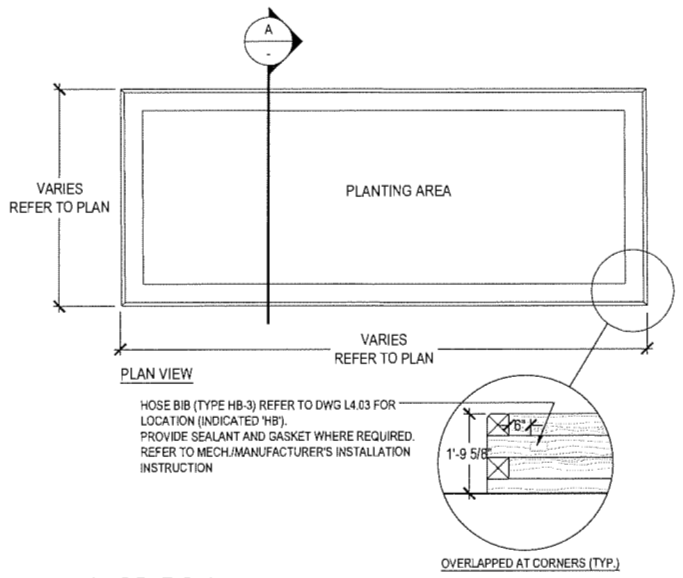
SCALE: 3/4" = 1'-0"





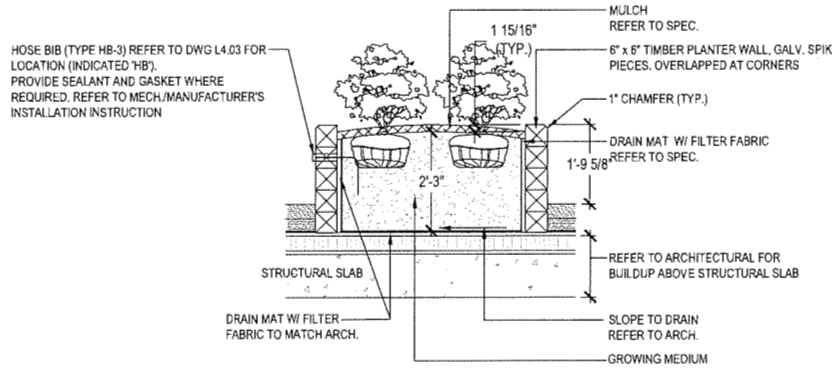
SAMPLE PHOTO

NOTES:
1. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
2. REFER TO LAYOUT PLANS FOR LOCATIONS



PLAN VIEW

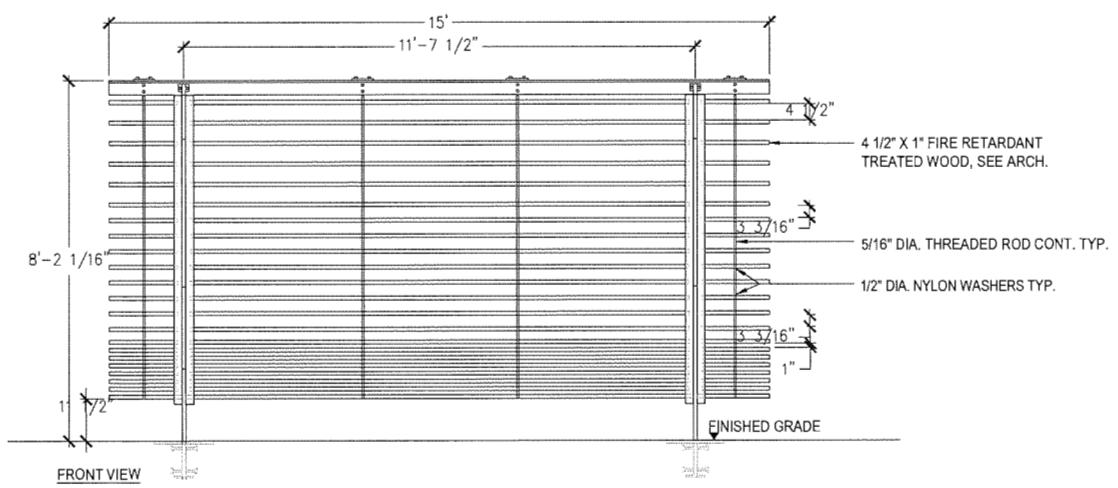
OVERLAPPED AT CORNERS (TYP.)



SECTION 'A'

2 FIRE PIT

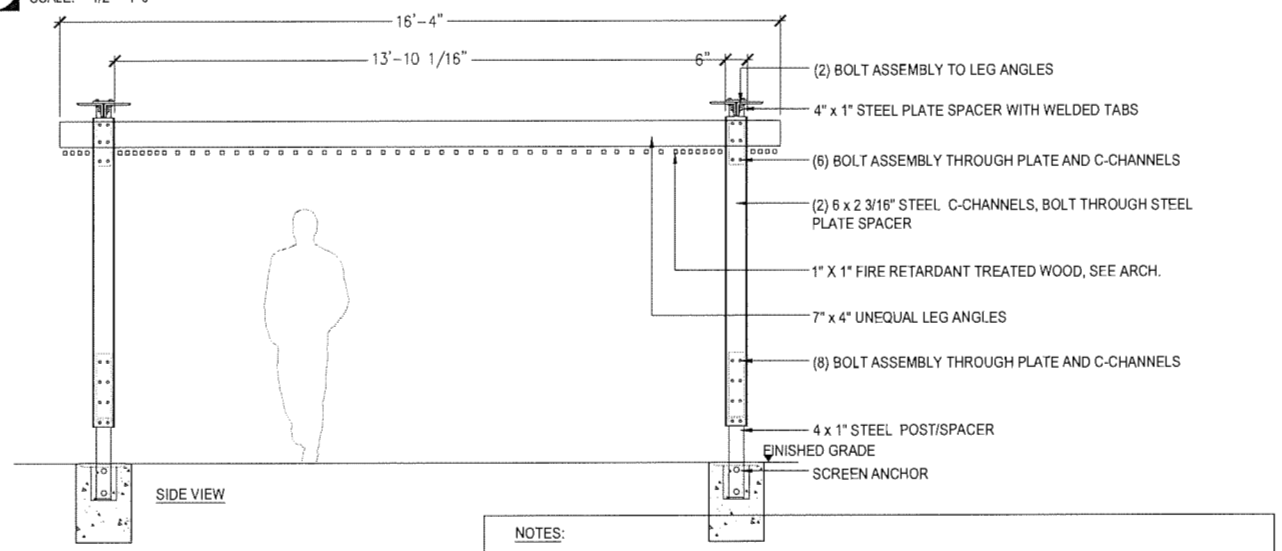
SCALE: 1/2" = 1'-0"



FRONT VIEW

3 WOOD POT

SCALE: 1/2" = 1'-0"



SIDE VIEW

NOTES:
1. ALL STEEL IS HOT-DIPPED GALVANIZED HSS UNLESS OTHERWISE INDICATED. GALVANIZED FINISH TO MATCH ARCHITECTURAL
2. STAINLESS STEEL (S.S.) HARDWARE FINISH: POLISHED.
3. PROVIDE SHOP DRAWINGS FOR ALL SCREEN COMPONENTS.MINIMIZE WELDED JOINTS AND USE EXTRUDED COMPONENTS WHEREVER POSSIBLE.
4. REFER TO SPECIFICATIONS FOR WOOD FINISH SCHEDULE.
5. VERIFY IN THE FIELD ALL POST LOCATIONS AND ALIGN WITH STRUCTURAL BEAM LOCATIONS.
6. REFER TO STRUCTURAL FOR ANCHOR ASSEMBLY AND REINFORCING AT POSTS.

4 ROOFTOP TRELLIS, REFERENCE ONLY, SEE ARCH

SCALE: 1/2" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 7th Avenue Vancouver BC V6J 1S7
604.736.7594
pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

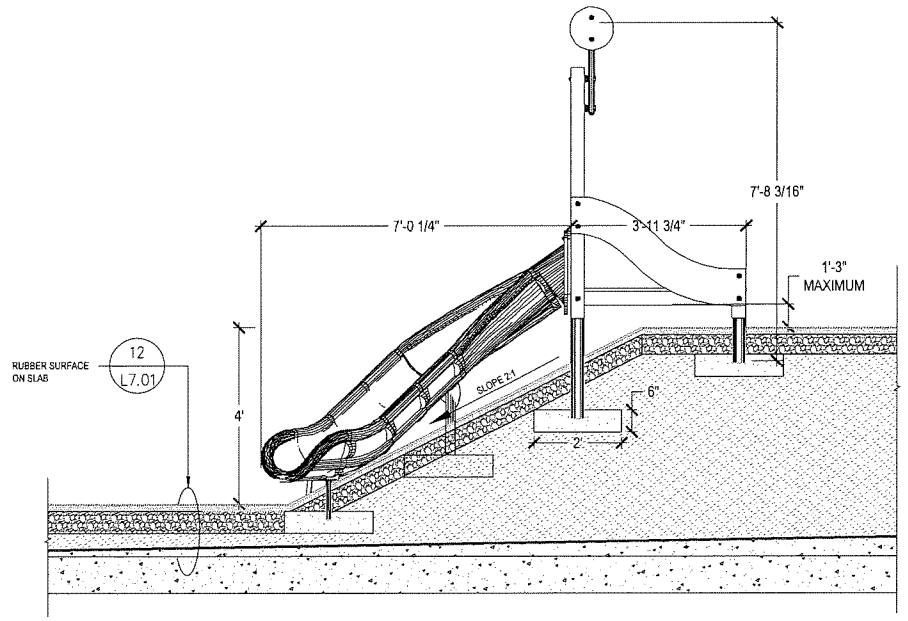
7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS
- FURNISHING

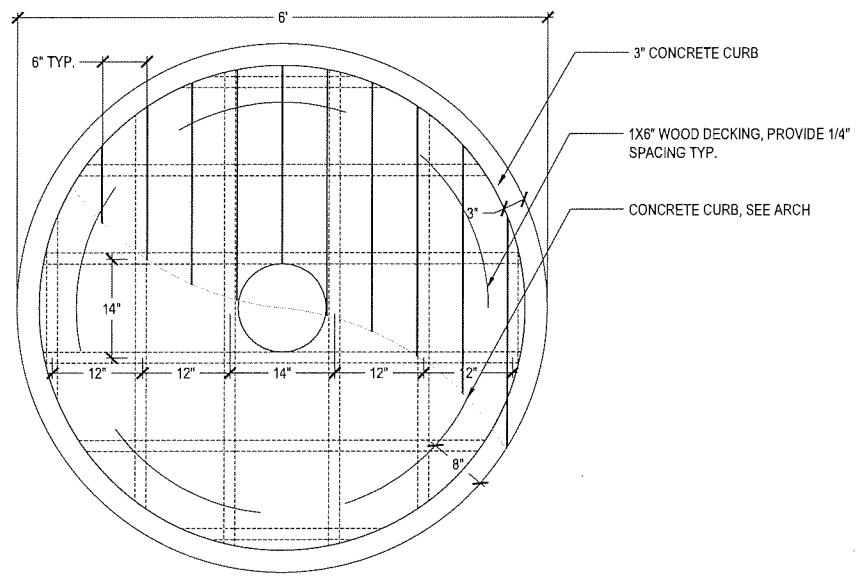
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L7.05

DP 18-740262



1 - PLAY FEATURE - SLIDE
SCALE: 1/2" = 1'-0"



2 - PLAN DECK - PLAN
SCALE: 1" = 1'-0"

3 - LOG STUMP
SCALE: 1" = 1'-0"

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.3068
pfs@pfs.bc.ca
www.pfs.bc.ca

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS
- FURNISHING

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L7.06

REFERENCE ONLY

EAST ELEVATION

WEST ELEVATION

gbl

© GBL ARCHITECTS, INC.
139 EAST 8TH AVENUE, VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 5279
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2016	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

RENDERED ELEVATIONS

DATE	10/5/2018 12:01:18 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.30

REFERENCE ONLY

gbl

© GBL ARCHITECTS, INC.
1241 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5179

COPYRIGHT RESERVED. THIS PLANS AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

SOUTHEAST RENDER

DATE	10/5/2018 12:02:05 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.34

REFERENCE ONLY

gbl

gbl ARCHITECTS INC.
129 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

NORTHEAST RENDER

DATE	10/5/2018 12:01:39 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.31

REFERENCE ONLY

gbl

GBL ARCHITECTS, INC.

13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R6

TEL 604 734 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND IN ALL WAYS REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

NORTHWEST RENDER

DATE	10/5/2018 12:01:41 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.32

REFERENCE ONLY

gbl

© GBL ARCHITECTS, INC.
129 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ANY PART OF ALL THEREOF REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS, INC. AND MAY NOT BE USED IN REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

SOUTHWEST RENDER

DATE	10/5/2018 12:01:53 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.33

REFERENCE ONLY

gbl

© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 0279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

COURTYARD AND PLAZA VIEWS

DATE	10/5/2018 12:02:32 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.35

REFERENCE ONLY

gbl

© GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

COPYRIGHT RESERVED. THIS PLAN AND DESIGN AND ANY AND ALL STATE DRAWING ARE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

OVERALL RENDER

DATE	10/5/2018 12:02:32 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.36

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 4, 2018
From:	Wayne Craig Director of Development	**File:**	DP 17-794280
Re:	**Application by Ciccozzi Architecture Inc. for a Development Permit at 4008 Stolberg Street**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 196-unit apartment complex at 4008 Stolberg Street on a site zoned "Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)".

Wayne Craig
Director of Development

WC:mm
Att. 2

Staff Report

Origin

Ciccozzi Architecture Inc. has applied to the City of Richmond for permission to develop a 196-unit apartment complex comprised of two (2) four-storey buildings located over a single level parkade at 4008 Stolberg Street on a site zoned "Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)". The site is currently vacant.

The site was rezoned to the current ZLR22 zone in 2009 (RZ 07-366342). A Development Permit (DP 08-431155) was issued for this site in March, 2014 and lapsed in March, 2016.

Servicing works were constructed as part of the requirements for this project under a Servicing Agreement for the previous rezoning. These include 2.0 m (6.6 ft.) wide concrete sidewalks along with boulevards consisting of grass and street trees facing Stolberg Street, Cambie Road and McKim Way. Prior to Building Permit issuance, the applicant is required to pay for the replacement of street trees and grass as needed, modification of the driveway let-down on Stolberg Street, and removal of the let-down on McKim Way under a City Work Order.

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 Cambie Road, there is an established single family neighbourhood zoned "Single Detached (RS1/B)";

To the south, across McKim Way, there is a four storey apartment zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)"; there are also three large lots zoned "Single Detached (RS1/F)" which are designated in the Area Plan for future low-rise apartment developments;

To the east, there is a four storey apartment zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)" currently under construction (DP 10-557521); and

To the west, across Stolberg Street, there is a six-storey apartment building with a childcare facility zoned "Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the 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 and is generally in compliance with the West Cambie Area Plan. The proposal is also in compliance with Zoning Bylaw 8500.

Advisory Design Panel Comments

The Advisory Design Panel was in favour of the proposed project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the June 20, 2018 meeting 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 1.92 m (6.3 ft.) grade difference between the ground floor of the building and the Cambie Road and McKim Way Street frontages has been necessitated by the high water table and engineering considerations that do not allow the building to be lowered. However, 6.0 m (20.0 ft.) building setbacks to each of these streets has allowed for three levels of landscaping from street level to the main floor level. These building setbacks exceed the minimum zoning setbacks of 4.5 m (14.7 ft.) for Cambie Road and 3.0 m (9.8 ft.) for McKim Way.
- Along these street frontages, there are two retaining walls separating three landscaped levels which effectively obscure the parkade located below the buildings. The brick and concrete retaining walls are punctuated by stairways leading from street level to individual units. The retaining walls nearest the streets range from 1.0 m (3.3 ft.) to 1.2 m (4.0 ft.) in height and are setback a minimum of 1.0 m (3.3 ft.) from the adjacent public sidewalks while the upper retaining walls are less than 0.60 m (2.0 ft.) in height.
- The above-noted retaining walls extend around the site corners onto Stolberg Street, progressively becoming lower until the on-site landscaping becomes level with the street at the middle of the block. The project's driveway at the middle of the block is aligned with the driveway of the existing building on the west side of the street.
- The 6.9 m (23 ft.) building setback to east property line combined with the 6.0 m (20 ft.) setback for the adjacent building to the east provide an overall 12.9 m (43 ft.) separation between the buildings. The abutting parkade podiums are both at the same elevation with raised landscape planters along the east side of the subject property to provide for an attractive landscape transition.

Access and Parking

- The main pedestrian entrances to the buildings are provided near the middle of the block of the Stolberg Street frontage.
- There is an existing mid-block crosswalk on Stolberg Street with curb extensions on each side that provide for a narrower pedestrian crossing distance.
- The parkade will be accessed by a driveway adjacent to this mid-block crosswalk and between the two buildings. This driveway is located near the driveway proposed for the previously approved project (DP 08-431115).
- The one loading space is located adjacent to the driveway with provision for truck maneuvering on-site.
- The project includes 296 resident parking spaces in excess of the 294 required spaces. Approximately 10% of the resident parking or 30 spaces are in tandem format which is

below the maximum 50% permitted. There is a Tandem Parking Covenant (LTO #BB1161265) registered on title ensuring that each pair of tandem spaces are sold or assigned to the same unit.

- The parkade includes the required 40 visitor parking spaces.
- The Development Permit plans include a notation specifying that all parking spaces are provided with 120 volt electrical (Level 1) outlets as required under the City's Zoning Bylaw.
- The residents will be provided with 284 Class 1 (Resident) bicycle parking spaces within the parkade which is in excess of the 245 required parking spaces. Bike racks will be provided to accommodate the required 40 Class 2 (Visitor) bicycle parking spaces.

Urban Design and Site Planning

- Stolberg Street forms the functional front of the project with the parkade entrance, and off-street loading bay and both building lobbies located near the middle of the block. At this point, the street level rises to the level of the main floor of both buildings, thus providing level pedestrian access to the building lobbies.
- Cambie Road is an arterial road located 1.92 m (6.3 ft.) grade below the project's main floor level. There is a large building setback of 6.0 m (20.0 ft.) and parkade setback of 4.7 m (15.4 ft.), well in excess of the respective minimum setbacks of 4.5 m (14.7 ft.) and 1.5 m (4.9 ft.) under the Zoning Bylaw. There is no vehicle access and one small pedestrian access to the podium amenity space for residents.
- McKim Way is a local road also located 1.92 m (6.3 ft.) grade below the project's main floor level. There is a large building setback of 6.0 m (20.0 ft.) and parkade setback of 3.0 m (9.8 ft.), well in excess of the respective minimum setbacks of 3.0 m (9.8 ft.) and 1.5 m (4.9 ft.) under the Zoning Bylaw. There is no vehicle access and one small pedestrian access to the podium amenity space for residents.

Architectural Form and Character

- The two buildings have "L" and "U" shaped footprints and are located on one large common concrete podium parkade that covers most of the site. The buildings' wings face the adjacent streets and open out onto one common central courtyard located between the buildings.
- The west elevation of the project facing Stolberg Street includes an approximately 20 m (66 ft.) separation between the building wings while there is an approximately 31 m (104 ft.) separation between the buildings on the project's east elevation.
- Each of the buildings includes a colonnaded walkway adjacent to the large outdoor planters and the parkade entrance providing attractive pedestrian accesses from Stolberg Street to the podium courtyard amenity space.
- The buildings' façades are articulated with regularly spaced recesses occupied by banks of covered balconies at approximately every 6.0 m (20 ft.) to 8.0 m (24.5 ft.) of building frontage.
- The first floor apartment units include patios with individual walkways leading onto the surrounding public streets to access and to animate the street frontages.

- The majority of the bottom two floors of the buildings' façades are clad in red brick with concrete lintels with this treatment extending to the third floor around the building lobbies facing Stolberg Street.
- The majority of the remainder of the building façades are clad with white hardi panel interspersed with grey painted wood trim. The recessed areas of building façades include brown hardi panel and wood trim to accentuate the depth of the recesses.
- The flat roofs are trimmed with large cornices with larger raised roof sections at each building corner facing Stolberg Street.
- Smaller pop-up roofs punctuate the rooflines above each section of the buildings that contain banks of balconies.

Landscape Design, Open Space Design and Amenity Space

- Along the street frontages, there are two retaining walls separating three landscaped levels which effectively obscure the parkade located below the buildings. These walls are broken-up by stairways leading from street level to individual units.
- The landscape walls at street level range from 1.0 m (3.3 ft.) to 1.2 m (4.0 ft.) with on-site shrubs and trees adjacent to the Cambie Road sidewalk and grass along the McKim Way sidewalk. These walls extend around the site corners onto Stolberg Street, progressively becoming lower until the on-site landscaping becomes level with the street at the middle of the block.
- The middle terrace is heavily landscaped on all street frontages while the upper terrace includes unit patios and landscaping.
- The large central courtyard located on top of the parkade podium includes a water feature, common patios, grassed areas, seating areas and large glass-covered trellises. The outdoor amenity space has a total area of 1,565.5 m^2 (16,8455.5 ft^2) which complies with the OCP Development Permit Area guidelines.
- The 653.7m^2 (7,036 ft^2) play area includes a long slide on a raised landscape mound and rope spinner surrounded outdoor rubber play surface which complies with the OCP Development Permit Area guidelines.
- There are community garden plots and a common garden shed provided within the podium courtyard that are provided with hose bibs.
- There are two large irrigated lawns within the courtyard and that allow for passive recreation.
- Along the east side of the central courtyard, there are beech and pine trees, and a fence at the edge of the podium to provide a buffer to the abutting apartment building podium courtyard being constructed at same level to the east.
- Each of the ground floor units facing the central courtyard and adjacent streets are provided with a large private patios.
- The applicant will be required to provide a landscaping security of $877,459.12 prior to Development Permit issuance.

- There is a total of 627.4 m^2 (6,753.3 ft^2) of indoor recreation space within the two buildings and which includes a gym, taiji room, lounge, a party room and mah-jong rooms. Each building includes more than the 100 m^2 (1,076 ft^2) minimum required under the OCP Development Permit Area guidelines.
- These common amenity spaces have direct access to the interior courtyard and colonnaded walkways noted above.

Crime Prevention Through Environmental Design

- The outdoor amenity area is located within the internal courtyard with limited access points to the adjacent public streets.
- There is a comprehensive lighting plan with bollard lighting and subdued wall-mounted lighting within the central courtyard and along the perimeter of the project facing the public streets.
- The external street frontages and internal courtyards provide significant resident surveillance due to the design of the building and landscaping.

Accessible Housing

- The proposed development includes 20 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; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Energy and Sustainability

- The project will be connected to the West Cambie District Energy Utility (DEU).
- There is utilization of energy efficient lighting, heating, mechanical systems and appliances as noted in the applicant's Design Rationale.
- There is use of drought-tolerant and native landscape species where possible.

Affordable Housing

Affordable housing units were provided for the subject site at 4008 Stolberg Street within the building on the adjacent site to the west at 9388 Cambie Road as part of the affordable housing contributions applicable to both sites being rezoned to the ZLR22 zone in 2009 (RZ 07-366342).

Alexandra Beautification Contribution

The applicant will provide the Alexandra Area Beatification Contribution at a rate of \$0.60/ft^2 or \$108,069.48 prior to Development Permit issuance for this site.

Other Alexandra Amenity Area contributions were previously paid at the rezoning stage for this site.

OCP Aircraft Noise Policy

Prior to issuance the Development Permit, the applicant will be required to provide final reports from acoustical and mechanical engineers to the satisfaction of the City that meet the OCP policy requirements for:

- Meeting the ASHRAE 55 "Thermal Environmental Conditions for Human Occupancy standards for interior living spaces". In that regard, it should be noted that all units will be air conditioned.
- Confirming that the building has been designed and constructed to achieve the CMHC guidelines for interior noise levels.

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.

Mark McMullen
Senior Coordinator - Major Projects

MM:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $877,459.12
- Receipt of the Alexandra Beatification Contribution at a rate of $0.60/ft^2 or $108,069.48 (based on the net floor area of 118,115.8 ft^2) prior to Development Permit issuance for this site.
- An assignment and assumption agreement with the City, whereby the Owner acknowledges, agrees to and assumes all of the covenants and obligations under the City documents registered on title relating to RZ 07-366342 and DP 08-431155 as if the Owner had originally signed them, including but not limited to an acknowledgment and assumption of the existing agreements and all covenants and obligations of the owner thereunder, including the:
  - District Energy Covenant (LTO #CA3923897)
  - Airport Noise Covenant & SRW (LTO #BB1104464 & #BB1104465)
  - Flood Covenant (LTO #BB1104468)
  - Tandem Parking Covenant (LTO #BB1161265)
- The acoustical and mechanical reports are to be prepared and submitted to the satisfaction of the City as set out in the OCP including:
  - Submission of a final report from the project mechanical P.Eng. confirming that the building has designed to meet the ASHRAE 55 "Thermal Environmental Conditions for Human Occupancy standards for interior living spaces"; and
  - Submission of a final report from an acoustical engineer confirming that the building has been designed and constructed to achieve the CMHC guidelines for interior noise levels as indicated in the chart below:

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

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

- The applicant will pay for the replacement of any trees and grass within the adjacent boulevards that are dead, dying or otherwise need to be replaced, the modification the driveway let-down on Stolberg Street, removal of the let-down on McKim Way, installation of any City service and DEU connections, and new fire hydrant(s), all to the satisfaction of City Staff under a City Work Order; the applicant may need to engage a civil engineering consultant to assist with the design of these works.
- Payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works which include:
    - Stolberg Street Drainage (Oris) Latecomer Agreement SA 08-434616D
    - Stolberg Street Sanitary Sewer (Oris) Latecomer Agreement SA 08-464616S
    - Alexandra/West Cambie Latecomer Agreement
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

Prior to future Building Permit issuance or approval of the Phased Strata Plan Declaration, the developer is required to complete the following:

- Submit a Building Code Analysis addressing the phasing of the construction to the satisfaction of the City, receive approval or approval-in-principal of the Phased Strata Declaration (Form P) from the Approving Officer, and register any covenants, easements or other documents required to facilitate the Phased Strata and the phasing of construction as determined by the City and Approving Officer.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-794280 **Attachment 1**

Address: 4008 Stolberg Street

Applicant: Ciccozzi Architecture Inc. Owner: 168899 Holding Inc.

Planning Area(s): West Cambie (Alexandra)

Floor Area Gross: 17,886.6 m^2 Floor Area Net: 16,733.0 m^2

	Existing	Proposed
Site Area:	11,022.3 m^2	11,022.3 m^2
Land Uses:	Vacant	Apartment complex
OCP Designation:	Apartment Residential	Apartment Residential
Zoning:	Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)	Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)
Number of Units:	None	196 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.52	1.52	none permitted
Lot Coverage:	65%	45.4%	none
Setback – Stolberg Street:	2.85 m	4.0 m	none
Setback – Cambie Road:	4.5 m	6.0 m	none
Setback –McKim Way:	3.0 m	6.0 m	none
Setback – Side Yard:	3.2 m (Building) 0.0 (Parkade)	6.9 m (Building) 0.0 (Parkade)	none
Height (m):	Max. 24.0 m	15.9 m	none
Lot Size:	None	None	none
Off-street Parking Spaces – Regular/Visitor:	294 / 40	296 / 40	none
Off-street Parking Spaces – Accessible (included above):	7	8	none
Total off-street Spaces:	334 (Max.)	336	none
Tandem Parking Spaces	167	30	none
Amenity Space – Indoor:	Min. 200 m^2	627.4 m^2 in both buildings	none
Amenity Space – Outdoor:	Min. 1,182 m^2	1,565.5 m^2	none

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, June 20 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 17-794280 - TWO FOUR-STOREY RESIDENTIAL BUILDINGS OVER SHARED PARKADE WITH 196 APARTMENTS

ARCHITECT: Ciccozzi Architecture

PROPERTY LOCATION: 4008 Stolberg Street

Applicant's Presentation

Otto Lejeune, Ciccozzi Architecture, and Daryl Tyacke, ETA 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 applicant for considering public art; the applicant is encouraged to coordinate with the City's public art planner regarding the location of public art in the project;

  Although Public Art is not required as part of this development application, we have provided a number of design features to enhance the public experience. We have incorporated a plazalike feel at the loading area by incorporating a distinct paving patter to delineate the space. We have also included both trellises and colonnades to help soften and animate the space.

- appreciate the articulation of the brick walls as it helps in breaking down the massing and length of the building; brown wood reveals setback also help clarify the language of the building;

  Acknowledged.

- consider a different colour for the ground level of the gray-coloured three levels at the east elevation (courtyard) to make it more pedestrian-friendlier;

  Considered and incorporated.

- consider further articulation to the west entrance of the outdoor amenity area facing Stolberg Street to enhance its gateway feel; applicant could consider differentiating it from the rest of the building;

  Expanded space between buildings facing Stolberg Street more than 20' (from 49' to 70')by redesign of corner units; setting back balconies from street by 5.5'/13.8'; and introducing a FEATURE COLONNADE on both sides of the loading/parkade entry plaza to improve pedestrian accessibility and special quality. As well, the opening facing the courtyard has been increased to more than 70' at ground level (to inside wall of colonnade), and an additional 2', to 51.5', for the building above. Refer to Architectural drawing A1.2

- appreciate the applicant's efforts to provide landscaping and accessibility to pedestrians, e.g. stairways into the mews on the back-east side of the development;

  Acknowledged.

- consider accentuating the main entrance along Stolberg Street, e.g. introducing a different texture on the ground could help delineate a pedestrian pathway into the gate; stairway could also be wider;

  Considered. See Landscape drawings for added ground treatment.

- appreciate the higher language of the entry foyer for each building; consider further strengthening the gateway language at the corners of both buildings to provide stronger definition to the pedestrian entry;

  Acknowledged.

- appreciate the overall landscaping and articulation for the project;

  Acknowledged.

- parkade entrance on Stolberg Street appears to be a service entrance due to the location of the garbage and recycling pick-up at the main entrance; consider looking at McKim Way as potential underground parkade entrance;

  Considered. Current layout improved to creates a welcoming sense and togetherness for residents in/out of parkade and take advantage of service area open space with good visual connection to courtyard outdoor amenity area from street and parkade entry.

- no problem with the location and articulation of spaces; however, investigate opportunities for widening the gap between the two buildings along Stolberg Street; look at the possibility for a modified U-shape for Building 1 (north building);

  Considered. Widened opening facing Stolberg Street >20' to 70' and >2' to 51' facing courtyard at ground level. Compared building shapes and current layout scheme to offer better quality for units and overall outdoor space.

- consider interrupting the long, continuous corridors on the ground floor of the two buildings to allow natural daylight to the corridors and open up more views to the main courtyard spaces to provide a reference point to pedestrians, e.g. through introducing glazing or doorways;

  Acknowledged.

- review and confirm the total number of adaptable units in A6.4 of the package;

  Confirmed.

- consider installing an outward opening door in lieu of an inward opening door for the den adjacent to the entry foyer for adaptable unit types A1 and Unit A for more efficient use of floor space;

  Considered and incorporated.

- Unit type A2 has an awkward space off the dining room; person using the bedroom is required to go out into the living room to get to the adjacent bathroom; consider design development;

  Reviewed and revised.

- Unit type B1 has good access;

  Acknowledged.

- consider an outward opening door for the powder room in unit types B2 and C;

  Acknowledged.

- consider installing a pocket door to the doorway of the master bedroom to the washroom in unit type C to enhance usability;

  Acknowledged.

- consider the installation of lazy susans to enhance the use of kitchen cabinet space under the counters;

  Reviewed and revised.

- consider an outward opening door for the powder room in Unit C1; also consider installing a pocket door in the ensuite bathroom in the master bedroom to make it more usable;

  Reviewed and revised.

- reconsider the lay-out for unit type C1 as the living room and bedroom require access through a corridor into the master bedroom to get to a powder room; also consider the same for unit type C1A

  Reviewed and revised.

- living room, bedroom and master bedroom in unit type C3 are all relying on one door to the bathroom;

  Reviewed and revised.

- not concerned with building frontages; increasing the building setbacks on Cambie Street and McKim Way helps provide a buffer from the street; appreciate the applicant's efforts to soften the transition from the street level to the ground level units;

  Acknowledged.

- main entry points are clear in terms of wayfinding; however, secondary entries need to be more clearly defined for both buildings, in particular the building entry off McKim Way; consider providing a connecting path off McKim Way directly or provide a mid-block connecting point to provide direct access;

  Acknowledged; there is no entrance off McKim.

- main building lobbies are well-expressed and clear;

  Acknowledged.

- support comments for the applicant to beautify the parkade ramp and staging area for the garbage pick-up; consider creating a plaza-like feel with appropriate ground materials and provide temporary screening for the garbage and recycling bins;

  Considered. Added trellis over parkade entry ramp; new planters and colonnades along both sides. At front of the garbage/recycle bins staging area, a nature screen and visual barrier for the garbage and recycle bins.

- consider continuing the trellis connecting the two amenity areas to also cover the driveway ramp to soften the space and make it more welcoming;

  Considered. Please see Architectural & landscape revised drawings.

- appreciate the significant amount of contiguous indoor and outdoor amenity spaces for the subject project not typically seen in other similar projects;

  Acknowledged.

- consider a double height ceiling for a portion of the north amenity (where the party room is located) to allow more daylight into the space given the size and scale of the amenity space;

  Acknowledged.

- in general, lay-out of unit types are functional; however, investigate opportunities to allow more natural daylight into the living room spaces of the internal corner units, i.e. unit types A2 and A2A;

  Acknowledged.

- appreciate the alignment of the driveways of the subject development and the building to the west side of Stolberg Street; however, question the symmetrical harmony of the shape of the subject buildings with respect to the adjacent building to the east;

  Acknowledged.

- appreciate the proposed outdoor amenity area for the project; nice to see that the programming of the generous amount of outdoor amenity space is not overly prescriptive;

  Acknowledged.

- materials palette is well-handled; building frontages are broken up with the brick base; good balance of materials and colours; alternating roof lines help in breaking down the visual mass of the buildings;

  Acknowledged.

- City staff is advised to encourage applicants of development projects to consider architectural styles other than those found in the projects' immediate site context to provide diversity of architectural styles in the neighbourhood;

  Acknowledged.

- appreciate the applicant's presentation of the project; proposed development is stately-looking and elegant; massing is well-handled and visually broken down;

  Acknowledged.

- the model presented by the applicant makes the project easier to understand;

  Acknowledged.

- solar aspect of the interior landscape is excellent; applicant has minimized the presence of deeply shaded patios; support the choice of small deciduous trees;

- reconsider the choice of poplars on concrete slab and consider columnar beech trees in lieu;

  Considered. See revised Landscape drawing.

- consider introducing a five percent slope on the glass cover of the trellis feature for easier maintenance;

  Considered. See revised Landscape drawing. See sheet L-e.1

- applicant should have included grading information in the package provided to Panel; would have been helpful in reviewing the project in advance;

  Considered. See revised Landscape drawing.

- appreciate the dog run in the central courtyard; consider installing a hose bib dedicated to the dog run area;

  Acknowledged. HB indicated on L-b.5

- consider installing a large Douglas fir tree in the central courtyard considering the size of the landscaped area;

  Acknowledged. One of the Pines has been replaced with a Fir

- appreciate the applicant's presentation and the model;

  Acknowledged.

- concerned with the loading area; consider design development of the loading area to allow some breathing room and visual and pedestrian permeability; consider relocating some of the columnar trees down the sides of the loading area or wrap the trellis around the side of the building to emphasize the pedestrian circulation beside the loading area;

  Acknowledged. Expanded loading area around 3' at driver side and added planters to separate pedestrian walkway/colonnade at building ground level, greatly improving pedestrian accessibility and loading plaza space quality.

- the courtyard is well- programmed; solar exposure is great; concerned with the large trees shading the courtyard; would be nice to have some sunny areas in the courtyard;

  Other than the Doug Fir requested in the courtyard, none of the trees are large growing. In addition, the trees have been spaced out a bit more to make the courtyard feel more open

- appreciate the mounding but too much of it will change the character of the landscape;

  The mounding is part of the character and is intended to be part of the children's play throughout the project.

- support the comment that it would have been helpful if the applicant had provided a grading plan to help understand the sense of the landscape and public realm;

  Acknowledged- a grading plan has been added

- overall, appreciate the treatment of the public realm; also appreciate how the bricks are brought down; nice façade along Cambie Road; appreciate how the landscaping is integrated into the building; and

  Acknowledged.

- overall, the project is nicely done.

  Acknowledged.

Panel Decision

It was moved and seconded
That DP 17-794280 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

Development Permit

No. DP 17-794280

To the Holder:	168899 Holding Inc.
Property Address:	4008 Stolberg Street
Address:	335 – 8120 Granville Avenue Richmond, BC V6Y 1P3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #DP17-794280-1 to #DP17-794280-62 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $877,459.12 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-794280

To the Holder:	168899 Holding Inc.
Property Address:	4008 Stolberg Street
Address:	335 – 8120 Granville Avenue Richmond, BC V6Y 1P3

---

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

   This Permit is not a Building Permit.

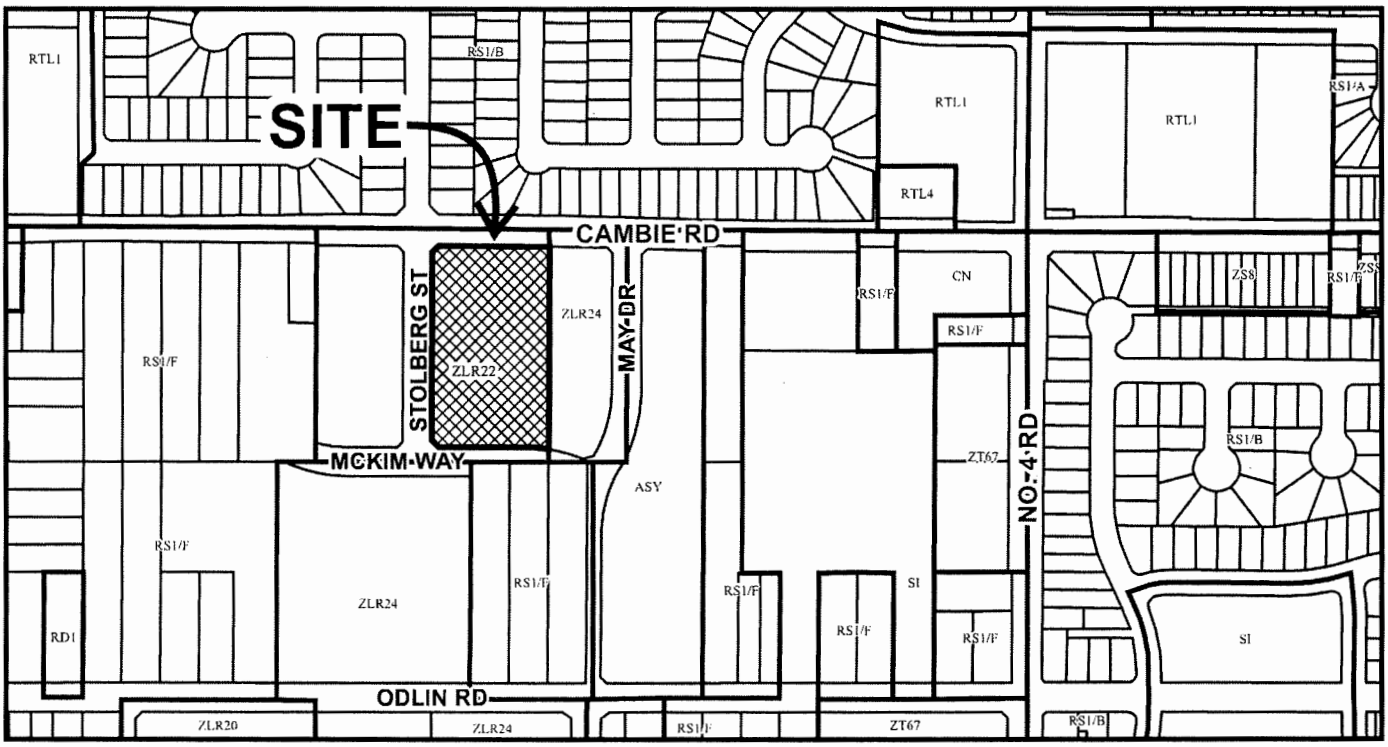
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

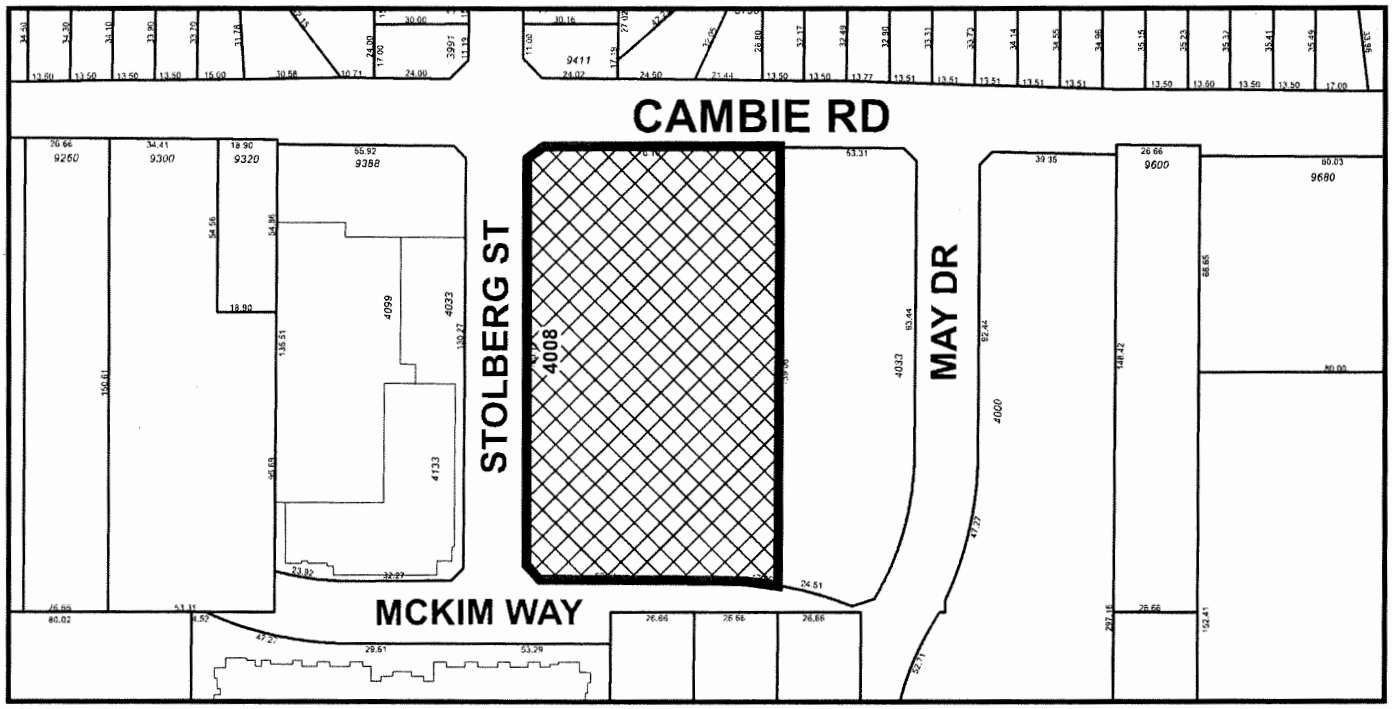
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 17-794280
SCHEDULE "A"

Original Date: 01/09/18

Revision Date:

Note: Dimensions are in METRES

4008, 4018 STOLBERG STREET RESIDENTIAL DEVELOPMENT

MULTI-FAMILY RESIDENTIAL PROPOSAL

CIVIC ADDRESS: 4008, 4018 STOLBERG ST, RICHMOND BC

LEGAL DESCRIPTION: LOT B SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NWD BCP42345

DEVELOPMENT PERMIT RESUBMISSION
SEPT. 20, 2018

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.05.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

PROJECT STATISTICS

CIVIC ADDRESS:		PHASE 1: 4008 STOLBERG STREET, RICHMOND BC PHASE 2: 4018 STOLBERG STREET, RICHMOND BC			
LEGAL DESCRIPTION:		LOT B SECTION 34 BLOCK 5 NORTH RANGE 6 NWD PLAN BCP42345			
SITE AREA :		118,642.6 S.F.		11022.3 M2	2.72 ACRES
ZONING:		ZLR22			
		ALLOWED/REQUIRED:		PROPOSED:	
DENSITY F.S.R.:		1.52 + 180,336.8 S.F.	0.1 (AMENITY max.) 11,864.3 S.F.	1.52 + 180,115.8 S.F.	0.06 (AMENITY) 6,753.4 S.F.
LOT COVERAGE:	BUILDING COVERAGE:	65.0%	77,117.75 F.	45.4%	53,821.3 S.F.
BUILDING HEIGHT:		24.0 M MAX.		15.9 M	
SETBACKS:	FRONT YARD (NORTH) (CAMBIE ROAD)	4.5 M BUILDING 1.5 M PARKADE		6.0 M 4.7 M	
	FRONT YARD (SOUTH) (MCKIM WAY)	3.0 M BUILDING 1.5 M PARKADE		6.0 M 3.0 M	
	FRONT YARD (WEST) (STOLBERG STREET)	2.85 M BUILDING 1.5 M PARKADE		4.0 M 3.6/4.0 M	
	SIDE YARD (EAST) (ADJACENT PROPERTY)	3.2 M BUILDING 0.0 M PARKADE		6.9/7.5 M 0.0 M	

	BUILDING AREA	LEVEL P1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
PHASE 1:	BUILDING 1	439.0 S.F.	21,387.2 S.F.	21,754.1 S.F.	21,754.1 S.F.	21,754.1 S.F.
PHASE 2:	BUILDING 2	443.7 S.F.	25,991.7 S.F.	26,335.5 S.F.	26,335.5 S.F.	26,335.5 S.F.
		882.7 S.F.	47,378.8 S.F.	48,089.5 S.F.	48,089.5 S.F.	48,089.5 S.F.

* GROSS BUILDING AREA: 192,530.2 S.F.

EXCLUSIONS/BONUSES:

INDOOR AMENITY		6,753.4 S.F.
ELEC. CLOSET, MECH, DEU RM. & BOILER RM. BOUNS:	400 S.M.	1,708.6 S.F.
ELEVATOR & STAIRS		3,522.4 S.F.
BUH UNIT BONUS: 21.5 S.F. PER UNIT X 20 UNITS (UNITS A1 AND B1)		430.0 S.F.
		12,414.4 S.F.

NET BUILDING AREA: 180,115.8 S.F.

DENSITY FSR	ALLOWED		PROPOSED	
	1.52	180,336.80 S.F.	1.52	180,115.8 S.F.

* Gross area is calculated to outside face of building and excludes unenclosed balconies on all levels

AMENITY CALC:

		ALLOWED	PROPOSED	
INDOOR AMENITY:		0.10 FAR	0.06 FAR	
	AMENITY @ LVL 1		426.4 S.M	4,589.8 S.F
	AMENITY @ LVL 2-4		201.0 S.M	2,163.6 S.F
			627.4 S.M	6,753.4 S.F

OUTDOOR AMENITY:	REQUIRED	PROPOSED	
TOTAL OUTDOOR AMENITY	1,182.0 S.M (6.0 S.M PER UNIT)	1,565.5 S.M	16,851.1 S.F
CHILDREN'S PLAY AREA	591.0 S.M (3.0 S.M PER UNIT)	653.7 S.M	7,036.2 S.F

*Total Outdoor Amenity Area includes 3.0 S.M. of the Children's Play Area

PRIVATE OUTDOOR PATIO/BALCONY:

EVERY UNIT HAS AN OUTDOOR PATIO/BALCONY AREA OF 6 S.M/1.8 DEPTH AS PER SECTIONS 14.4.5.C & D OF THE OCP DPA GUIDELINES

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

PHASE ONE

UNIT SUMMARY	1 BEDROOM	34		37.4%
	2 BEDROOM	43		47.3%
	3 BEDROOM	14		15.4%
	TOTAL:	91 Units		100.0%
BASIC UNIVERSAL UNIT	1 BEDROOM	8		8.8%
	2 BEDROOM	4		4.4%
	TOTAL:	12 Units		13.2%

PARKING SUMMARY:		REQUIRED		TOTAL	PROVIDED	
VEHICLE PARKING:	RESIDENT:	1.50	PER UNIT	137	183	STALLS
	VISITOR:	0.20	PER UNIT	19	19	STALLS
	TOTAL:	202 Parking Stalls Provided of which 68 are SMALL CARS(33.7%) and 11 TANDEM PARKING STALLS (5.5 %) and ALL STALLS WITH LEVEL 2 ELETRICAL OUTLETS (100%)				
LOADING BAY:		1		1	1	MEDIUM BAY SU-9
BIKE PARKING:	RESIDENT	1.25	PER UNIT	114	168	STALLS
	VISITOR *	0.20	PER UNIT	19	5	STALLS
	TOTAL:				173	STALLS

PHASE TWO

UNIT SUMMARY	1 BEDROOM	16		15.2%
	2 BEDROOM	79		75.2%
	3 BEDROOM	10		9.5%
	TOTAL:	105 Units		100.0%
BASIC UNIVERSAL UNIT	1 BEDROOM	0		0.0%
	2 BEDROOM	8		7.6%
	TOTAL:	8 Units		7.6%

PARKING SUMMARY:		REQUIRED		TOTAL	PROVIDED	
VEHICLE PARKING:	RESIDENT:	1.50	PER UNIT	158	113	STALLS
	VISITOR:	0.20	PER UNIT	21	21	STALLS
	TOTAL:	134 Parking Stalls Provided of which 46 are SMALL CARS(34.3%) and 4 TANDEM PARKING STALLS (3.0%) and ALL STALLS WITH LEVEL 2 ELETRICAL OUTLETS (100%)				
LOADING BAY:		0		0	0	-
BIKE PARKING:	RESIDENT	1.25	PER UNIT	131	116	STALLS
	VISITOR *	0.20	PER UNIT	21	44	STALLS
	TOTAL:				160	STALLS

PHASE ONE & TWO (FULL BUILDOUT)

UNIT SUMMARY	1 BEDROOM	50		25.5%
	2 BEDROOM	122		62.2%
	3 BEDROOM	24		12.2%
	TOTAL:	196 Units		100.0%
BASIC UNIVERSAL UNIT	1 BEDROOM	8		4.1%
	2 BEDROOM	12		6.1%
	TOTAL:	20 Units		10.2% (10% REQIRED)

PARKING SUMMARY:		REQUIRED		TOTAL	PROVIDED	
VEHICLE PARKING:	RESIDENT	1.50	PER UNIT	294	296	STALLS
	VISITOR	0.20	PER UNIT	40	40	STALLS
	TOTAL:	336 Parking Stalls Provided of which 114 are SMALL CARS(33.9%) and 15 TANDEM PARKING STALLS (4.5%) and ALL STALLS WITH LEVEL 2 ELETRICAL OUTLETS (100%)				
LOADING BAY:		1		1	1	MEDIUM BAY SU-9
BIKE PARKING:	RESIDENT	1.25	PER UNIT	245	284	STALLS
	VISITOR *	0.20	PER UNIT	40	40	STALLS
	TOTAL:			285	324	STALLS

* ALL VISITOR BIKE PARKING IS PROVIDED ON THE LANDSCAPED PODIUM

** VEHICULAR PARKING BREAKDOWN

Provided Parking (No. Stalls)	RESIDENT	VISITOR	TOTAL	HC / ACCESSIBLE	SMALL CARS
PHASE ONE	183	19	202 stalls	4 2.0 % (min. 2 %)	68 33.7 % (max. 50 %)
NOTE: INCLUDING 11 TENDAM PARKING STALLS					
PHASE TWO	113	21	134 stalls	4 3.0 % (min. 2 %)	46 34.3 % (max. 50 %)
NOTE: INCLUDING 4 TENDAM PARKING STALLS					
FULL BUILDOUT	296	40	336 stalls	8 2.4 % (min. 2 %)	114 33.9 % (max. 50 %)
NOTE: INCLUDING TOTAL 15 TENDAM PARKING STALLS					

** BIKE PARKING BREAKDOWN - CLASS ONE (Long-term/ Resident)
(No. of Bicycle Parking Spaces in Parkade)

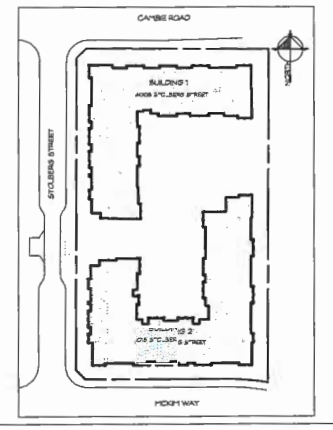
	HORIZONTAL	VERTICAL	VERTICAL % (33% max.)	TOTAL
PHASE ONE	168	0	0.0%	168
PHASE TWO	116	0		116
TOTAL (FULL BUILD OUT)	284	0	0.0%	284

DRAWING LIST

ARCHITECTURAL DRAWINGS

A0.0	COVER SHEET
A0.01	DESIGN RATIONALE
A0.1	CONTEXT PHOTOS
A0.2	MATERIAL BOARD
A0.3	SHADOW STUDY
A1.0	SITE PLAN
A1.1	PARKADE PLAN
A1.2	GARBAGE WASTE MANAGEMENT PLAN
A1.3	RECYCLING WASTE MANAGEMENT PLAN
A2.0	BUILDING 1 - MAIN LEVEL PLAN
A2.1	BUILDING 1 - 2ND LEVEL PLAN
A2.2	BUILDING 1 - 3RD LEVEL PLAN
A2.3	BUILDING 1 - 4TH LEVEL PLAN
A2.4	BUILDING 2 - MAIN LEVEL PLAN
A2.5	BUILDING 2 - 2ND LEVEL PLAN
A2.6	BUILDING 2 - 3RD LEVEL PLAN
A2.7	BUILDING 2 - 4TH LEVEL PLAN
A2.8	ROOF PLAN
A2.9	BUILDING 1 - MAIN LEVEL OVERLAY
A2.10	BUILDING 1 - 2ND/3RD/4TH LEVEL OVERLAY
A2.11	BUILDING 2 - MAIN LEVEL OVERLAY
A2.12	BUILDING 2 - 2ND/3RD/4TH LEVEL OVERLAY
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	COURTYARD ELEVATIONS
A4.3	COURTYARD ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A6.0	UNIT A PLANS
A6.1	UNIT B PLANS
A6.2	UNIT C PLANS
A6.3	UNIT C PLANS
A6.4	UNIT SUMMARY

KEY PLAN



PROJECT TEAM

CLIENT:
EVERWELL GROUP HOLDING Ltd. PARTNERSHIP
355 - 8120 GRANVILLE AVENUE
V6Y 1P3 RICHMOND, BC

CONTACT: BARRY SAVAGE
EMAIL: bsavage@savagedevelopmentmanagement.com

ARCHITECT:
CICCOZZI ARCHITECTURE INC.
200 - 2339 COLUMBIA STREET
VANCOUVER, BC
V5Y 3Y3

CONTACT: ROB CICCOZZI
T: 604-687-4741
F: 604-687-4641
EMAIL: rob@ciccozziarchitecture.com

LANDSCAPE:
ETA LANDSCAPE ARCHITECTURE
1690 WEST 2nd AVENUE
V6J 1HA VANCOUVER, BC

CONTACT: DARYL TYACKE
T: 604.683.1456
F: 604.683.1459
EMAIL: daryl@etala.ca

CIVIL:
H.Y. ENGINEERING AND ASSOCIATES
200-9128 152 ST.
V3R 4E7 SURREY, BC

CONTACT: PHIL HARTLEY
T: 604.583.1616
F: 604.583.1737

SURVEY:
OLSEN & ASSOCIATES
204-15585 24th AVENUE
V4A 2J4 SURREY, BC

CONTACT: PETER JOWETT
T: 604.531-4067
info@olsensurveying.ca

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: N.T.S.	PROJECT NO.: 584

SHEET TITLE: COVER SHEET

REVISION NO.:	SHEET NO.:
-	A0.0

File: #0584_CoverSheet.vwx Plotted: 28-9-18 at 5:26:42 AM

DP 17-774200 — 1

4008 STOLBERG STREET -A MULTI-FAMILY RESIDENTIAL DEVELOPMENT PROPOSAL

DESIGN RATIONALE

The Stolberg project site is located on the 4000 block of Stolberg Street south of Cambie Road Road, in the Alexandra neighborhood of West Cambie, The site is bounded by Stolberg Street to the west, Cambie Road to the north, Adjacent site to the east, and Mckim Way to the south; The area is primarily a residential neighborhood. To the West and southwest of the site are existing 4-storey multi-family residential buildings; to the north, are existing 2-storey townhomes complex; to the east, a new 4-storey multi-family development site nearing completion.

The project site proposes two 4-storey residential buildings over a single-level parkade. Externally, the buildings are sited to create a strong urban edge along the perimeter with higher massing to hold the corners and breaks in the north-south frontages at the mid-block location. Internally, the site opens up to a formal internal landscaped courtyard with outdoor amenities such as walking paths, edible landscape, children's play area and gaming areas. Homes located on the podium level will have direct access from their suite to either the fronting street, internal courtyard or linking greenway.

The building indoor amenity, which has a more active area includes a Taiji room, Yoga room, Gym and craft room is located within the southern building; And a passive area includes community lounge, party room and kitchen is located within the northern building footprint, both feature direct access from Stolberg Street and to the central courtyard. Locating the amenity in the mass of the building created a larger, uninterrupted central courtyard with greater programming opportunities.

Architecturally, the contemporary east coast brownstone style fits well in the context created by the existing buildings. The buildings are articulated to read as a series of smaller facades by stepping back the building face in some areas and increasing the roof height in others. Breaks between the two buildings provide relief to the street wall and provide a visual connection to the inner landscaped courtyard. Lobbies are centrally and prominently located on Stolberg Street and create a focal point for each building.

Extensive use of masonry on the buildings is a feature of the east coast style and is in keeping with other developments in the area. The top floor is detailed with board and batten siding as a consistent material on all elevations. Punched window openings with detailed fenestration are highlighted with decorative metal railing and concrete lintels and sills. Roof overhangs are detailed with dentils and corner brackets to add character and identity. Lobbies are over height volumes, characterized by brick clad entry columns, custom lighting fixtures and glass and steel entry canopies.

The landscape design for the development provides for an inviting, formal, lush landscaped residential project. It attracts residents, neighbours, and visitors through a friendly street frontage with lush stepping planters, and residential patios. Well defined pathways lead to the generous internal courtyard amenity green which is defined into a series of outdoor rooms. These outdoor rooms provide the residents and visitors with a multitude of outdoor active and passive recreational opportunities. Trees and formal planting divide the space into open multifunctional lawns, a central gathering space with linear water feature, lawn bowling area, natural play area with climbing wall, urban agriculture with communal herb gardens, and a patio with BBQ off the amenity building. The open and formal courtyard space with low plantings and formally organized walkways have open views throughout the space which is inviting and allows for easy way finding. All season interest in the planting pallet and the native and adaptive plant species, as well as quality hardscape materials will ensure the landscape can be enjoyed all year round for years to come.

DEVELOPMENT PERMIT CRITERIA

MULTI-FAMILY DEVELOPMENTS

Pedestrian-Oriented Streetscapes

- The building siting orients the main facade parallel to the street, creating a desired residential street wall.
- The streetscapes have been designed to animate the street, with the stepped planters and exterior staircases up to the main floor, to provide high level of pedestrian interest along the street edges.
- Windows and doors are oriented toward the street, to animate the building facade, and provide a " human-scale" to the project and added security for the neighborhood.
- The two building entrances front the adjacent streets and are directly accessible from the public sidewalks. Indoor waiting areas are provided along with outdoor weather protection with an identifiable entrance canopy design.

Building Massing, Scale and Form

- The development includes a variety of unit types and sizes, providing social diversity and opportunities for architectural interest.
- The residential character is designed to be unique while at the same time being compatible in the neighbourhood.
- The buildings mass is articulated through the use of projections, recesses, solids and voids, varying roof heights and attention to architectural detailing and decorative elements at the roof line.
- The building facade 'breaks' along the east and west façades, providing views into the interior garden court from street level.
- Exterior cladding materials include brick, horizontal and vertical hardi-siding, and metal detailing at framed openings, cornice and soffit detailing. The materials are architecturally detailed and placed within the façades to provide visual interest and identity in the various elevations.
- The elevations have been articulated to break the massing with smaller elements designed as vertical components to express a rhythm and interest in the buildings' overall length.

Facade Articulation

- Balconies and decks are designed as integral parts of the building massing and facade composition, maintaining 'hard corners' and continuity of the building face with framed openings, rather than openrecesses.
- "Punched" windows in brick veneer are dominant on the lower portions of the building, reducing apparent building mass and height.
- Upper level windows are aligned, extending vertical articulation to the building façade in a well ordered and simple configuration.

Public and Private Views:
"Maintain views wherever possible; public off-site views as well as private on-site views"

- The buildings were sited to maximize views both off-site, immediate views toward existing parks to the north and south, and east along a new pedestrian greenway. New internal views were created to an expansive landscape podium located centrally between the two buildings, creating a sense of place and identity and a landmark in thecityscape.
- Views from existing developments were protected with the design of this low-rise development and improved with a visual connection from off site to the classically designed landscaped podium.
- Shadow impacts to on-site open space are minimized with the generous setbacks between the two buildings, providing light and views onto the site and the large open internal courtyard. The site perimeter is adjacent to city streets on 3 sides, and a pedestrian walkway on the 4th, minimizing shadow impact on any neighbouring properties.
- Views are preserved through view corridors with the setback of the building face along the public greenway, enhancing the public open spaces.
- Opportunities are created for views of adjacent parks, gardens, and landscaped areas for residents.
- Siting of the buildings with the wide openings through to internal the landscape provides shared views between developments, providing opportunities for views through and past the site.
- The thoughtful design of the development itself adds value to the existing neighbourhood and creates a good view for other developments.
- The landscaped podium has been designed to provide a variety of activities, both active and passive and provides opportunities to take advantage of internal and exterior views and sun.

Public Realm and Pedestrian Amenity: "Create a high-quality, vibrant and pedestrian friendly public realm."

- Sunlight Penetration: The height, massing, and siting of the development allows for adequate sunlight penetration to both the adjacent streets and private open space with adequate building setbacks around the perimeter, substantial breaks (approximately 40') between the two buildings, and the open internal courtyard area.
- Weather Protection - Rain and Sun Protection: Weather protection is provided with an entry canopy at the common lobby/entry feature fronting the public sidewalk. The entry design also provides good daylighting into the lobby area with the double height proportion with upper level glazing.
- Wind Protection: The outdoor amenity area is located within the building courtyard, providing areas of wind protection to enhance enjoyment of the outdoors, and to extend the seasonal duration of outdoor activities.

Site Landscaping
"... Enhancing the image of the City of Richmond as the Garden City... "

- Although there were not any eligible trees for preservation on this site, the project includes an abundant landscape design with new landscaping at the perimeter and a fully landscaped podium level.
- The landscape design defines the public space with new boulevard trees that also provide shade as needed.
- The internal courtyard design provides planted areas and minimizes impervious surfaces areas.
- The selected plantings include species that will attract birds, enhancing biodiversity and creating soundscapes.
- Drought resistant plant material is used in order to reduce long-term maintenance requirements and conserve water (xeriscaping) while still providing for seasonal colour, texture and variety.
- A diversity of tree species is provided to increase the survival rate, and indigenous or native species have been chosen whenever possible. Plant materials chosen are ecologically sound, appropriate for the existing and future site conditions and suitable for all seasons.
- Trees have been "clustered" or aligned to create "outdoor rooms" or define smaller, more intimate areas for people to gather in.
- Trees are placed to frame building elevations and to add visual interest, with low planting material along edges to soften building elevations, maintain a pedestrian scale and provide definition to public walkways and open spaces.
- Public seating is provided where walkways intersect public streets.
- Deciduous trees are provided on the south elevation to reduce summer building heat loads and maximize winter building heat gain.
- Surface Treatment: A variety of colour and textures has been proposed for patios, walkways and open areas.

Public Art
"Promote and facilitate the integration of public art ... that expresses the ideas of artists and the community ... ".

- A contribution will be made as required to Richmond's Public Art Reserve.

Vehicle Access and Circulation:
"... Provide safe and efficient circulation for vehicles without compromising the pedestrian environment ... "

- The parkade entrance is located on a local street, midway between the intersections to the north and south, and directly opposite the access point to property to the west, to maximize safety in the pedestrian realm.
- Garbage and recycling collection is located on site, adjacent to the parkade entry. The area is designed for the vehicle to exit the site in a forward motion, minimizing interface with pedestrian traffic and public vehicular access.

Accessibility (Universal Design Principles): Site Accessibility/Circulation
"... ensure that the design of a development enables all people, including people with disabilities, to have full and unrestricted access to every part of a project"

- The main entry lobbies to both buildings are accessible directly from the pedestrian sidewalk along the fronting streets.
- All parking spaces allocated for people with disabilities are located in the parkade, close to the elevator lobbies of each building.
- Accessible access to the outdoor amenity space is provided through both buildings through the upper level lobbies.
- The garden courtyard area is fully accessible with walkways accessing all outdoor amenity areas.

Crime Prevention Through Environmental Design (CPTED)
"... through the use of CPTED principles, opportunities for crime are minimized and a sense of security is promoted".

Natural Access Control

- We have provided clearly-defined pedestrian entries and separation of vehicle access to create safe routes for pedestrians.
- Formal site access points are limited to the two building lobbies and two site access stairs.
- Edges and corners are defined with low landscaping, low planters, low permeable fencing, columns and elevation changes.
- Building signage will be designed into the entry lobbies at the two access points.
- Semi-private open spaces are situated around the building perimeter to maximize resident access, surveillance and enjoyment.
- Illuminated walkways with site lines maintained are provided on the podium garden court.

Natural Surveillance

- A strong orientation between buildings and the street is established in the siting of the buildings around the site perimeter.
- Surveillance or "eyes on the street" opportunities are provided with garden entries with windows and patio doors to all main level homes to allow people to enjoy private outdoor space while easily viewing what is happening around them, on the streets and in the garden courtyard.
- Clear, unobstructed views of entry lobbies are illuminated, clearly visible and easily accessible from the public street.
- Outdoor amenity areas are grouped and designed so that each area will allow for passive observation from other users and adjacent homes.
- Public and semi-public spaces are defined from private spaces landscape elements such as changes in elevation, paving, vegetation, low wall and raised planters.

Green Buildings and Sustainable Infrastructure:
"... undertake where feasible, green building and sustainable infrastructure.... and help reduce the demand for energy and resources."

Energy Efficiency: The building is designed with the following considerations to help minimize the use of energy and reduce Greenhouse Gas Emissions:

- Provision of high performance windows, walls and roofs to reduce energy consumption;
- Use of day lighting and natural ventilation with generous window sizes;
- Utilizing energy efficient lighting, heating, mechanical systems and appliances;
- Connected to the district energy system, with an individual heat pumps located in each suit e;
- Eliminating the use of ozone depleting chemicals wherever possible

Water Conservation: The building and site infrastructure is designed to use less potable water by considering the following:

- Installation of plumbing fixtures that conserve water;
- Utilizing high efficiency irrigation and drought tolerant plants for landscape areas to minimize the need for watering and maintenance;

Building Materials: The design incorporates sustainable building materials by using:

- Recycled and renewable building materials when possible;
- Material such as brick and hardi siding that have long-life, low maintenance properties to extend the lifespan of the building;

Rainwater Management

- The project has been designed with a large landscaped roof over the parkade to help manage as much rainwater on site as possible and reduce the impact on City drainage systems

Waste Reduction: Measures to reduce the generation of waste through careful design and construction practice will be provided as feasible by;

- Supporting educational recycling programs for construction workers and site occupants;
- Providing facilities to encourage three stream waste separation and recycling.

Health and Air Quality: Helping to improve indoor air quality, and minimize noise, noxious emissions, and dust by:

- Planting trees where possible to improve air quality and mitigate heat island effects;
- Selecting and encouraging green materials (e.g., paints, adhesives that minimize toxic chemicals and gases)

Urban Agriculture

- Provision of onsite urban agriculture.

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.05.2018	DP RESUBMISSION
06.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008/4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: N.T.S.	PROJECT NO.: 584

SHEET TITLE: DESIGN RATIONAL

REVISION NO.:	SHEET NO.:
-	A0.01

DP 17-794280-2

File: RCASA_CoverSheet.vwx Plotted: 18-9-28 at 3:26:41 AM

A — HARDIE HORIZONTAL SIDING
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

B — HARDIE HORIZONTAL SIDING
BENJAMIN MOORE
OC-19 'SEAPEARL'

C — HARDIE PANEL SIDING
W/ WOOD BATTTENS
BENJAMIN MOORE
OC-19 'SEAPEARL'/HC-75 MARYVILLE BROWN

D — BRICK CLADDING
MUTUAL MATERIALS
'INCA' MISSION

E — CAST IN PLACE CONCRETE
UNPAINTED SMOOTH FINISH

F — PRECAST CONCRETE
UNPAINTED SMOOTH FINISH

G — PAINTED WOOD TRIM
BENJAMIN MOORE
HC-167 AMHERST GREY

H — ALUMINUM RAILINGS
PREFINISHED ALUMINUM
BLACK

J — ALUMINUM WINDOWS & CURTAINWALL STOREFRONT
AKZO NOBEL - INTERPON
IRON MOUNTAIN GREY 8L2157-D3000 / GL1007-D101

BUILDING CHARACTER

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.05.2018	DP RESUBMISSION
06.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

CICCOZZI
ARCHITECTURE

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

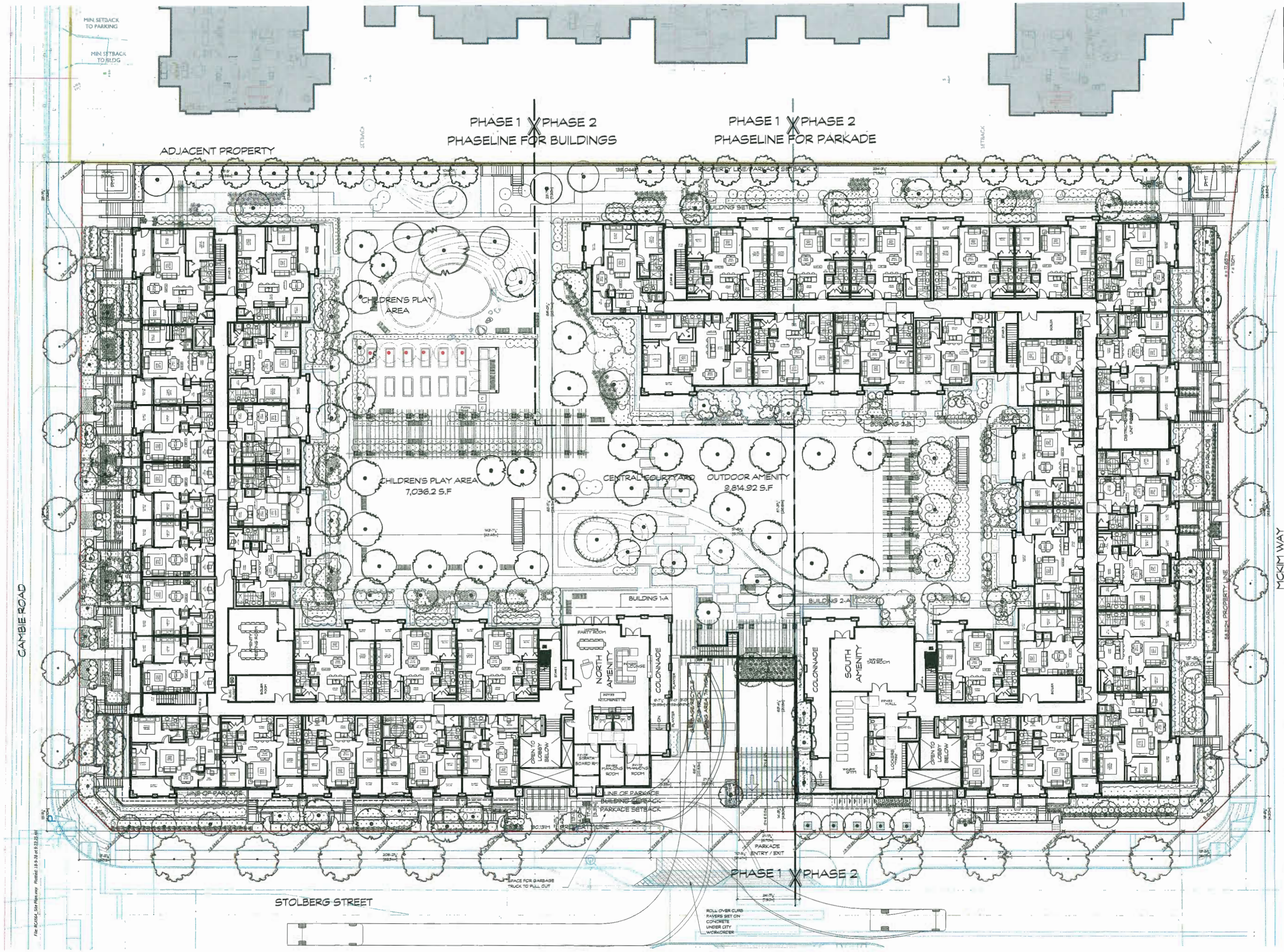
PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE:	PROJECT NO.:
1:1000	564

SHEET TITLE:
MATERIAL BOARD

REVISION NO.:	SHEET NO.:
-	A0.2

DP 17-794600-3



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.21.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
09.20.2018	RE-ISSUED FOR DP
26.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

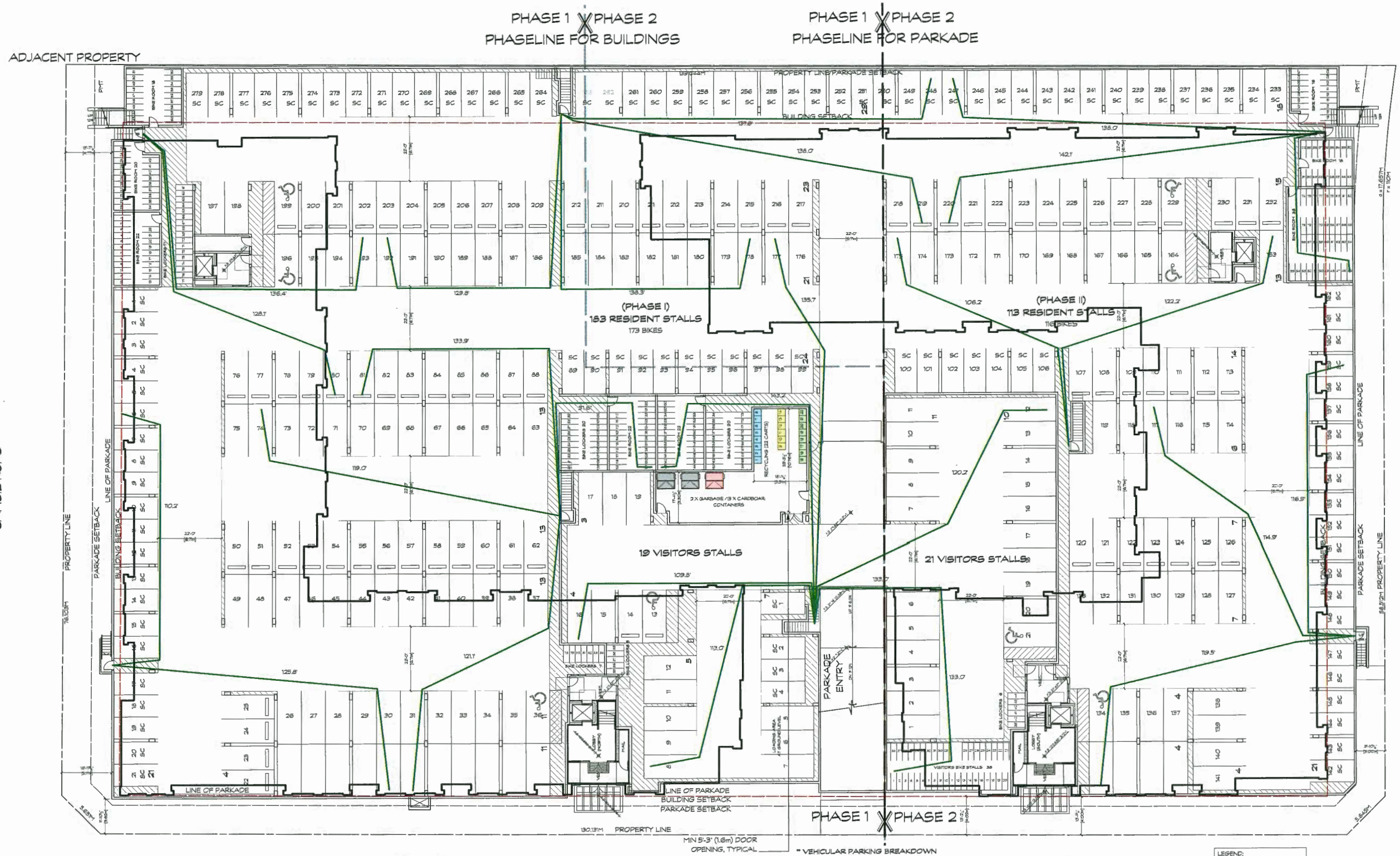
DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/16" = 1'0"	PROJECT NO.: 564

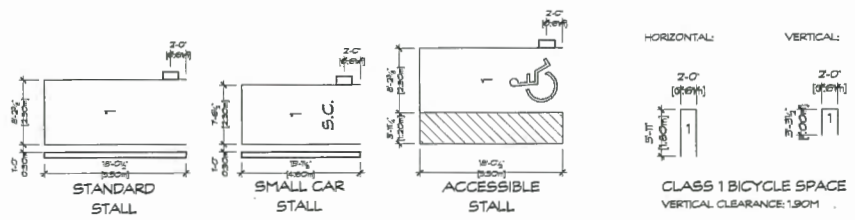
SHEET TITLE:

SITE PLAN

REVISION NO.:	SHEET NO.:
-	A1.0

DP 17-794280





** VEHICULAR PARKING BREAKDOWN

Provided Parking (No. Stalls)	RESIDENT	VISITOR	TOTAL	HC / ACCESSIBLE	SMALL CARS
PHASE ONE	183	19	202 stalls	4	68
				2.0 % (min. 2 %)	33.7 % (max. 50 %)
NOTE:	INCLUDING 11 TENDAM PARKING STALLS & 7 E.V. STALLS (E.V. 89-99)				
PHASE TWO	113	21	134 stalls	4	46
				3.0 % (min. 2 %)	34.3 % (max. 50 %)
NOTE:	INCLUDING 4 TENDAM PARKING STALLS				
FULL BUILDOUT	296	40	336 stalls	8	114
				2.4 % (min. 2 %)	33.9 % (max. 50 %)
NOTE:	*INCLUDING TOTAL 15 TENDAM PARKING STALLS *LEVEL 2 (110V) ELECTRICAL CHARGING FOR ALL STALLS				

** BIKE PARKING BREAKDOWN - CLASS ONE (Long-term/ Resident)

(No. of Bicycle Parking Spaces in Parkade)

	HORIZONTAL	VERTICAL	VERTICAL % (33% max.)	TOTAL
PHASE ONE	168	0	0.0%	168
PHASE TWO	116	0	0.0%	116
FULL BUILD OUT	284	0	0.0%	284

NOTE: ONE 120V ELECTRIC PLUG-IN FOR EACH BIKE STORAGE ROOM

LEGEND:
S.C. SMALL CAR STALL
TRAVEL DISTANCE

BIN TYPES:
- GARBAGE FRONT END CONTAINER
- CARDBOARD FRONT END CONTAINER
- FOOD SCRAPS CART
- PAPER RECYCLING CART
- MIXED CONTAINERS RECYCLING CART

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
08.04.2018	PARTIAL DP RESUBMISSION
12.07.2018	DP RESUBMISSION
06.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

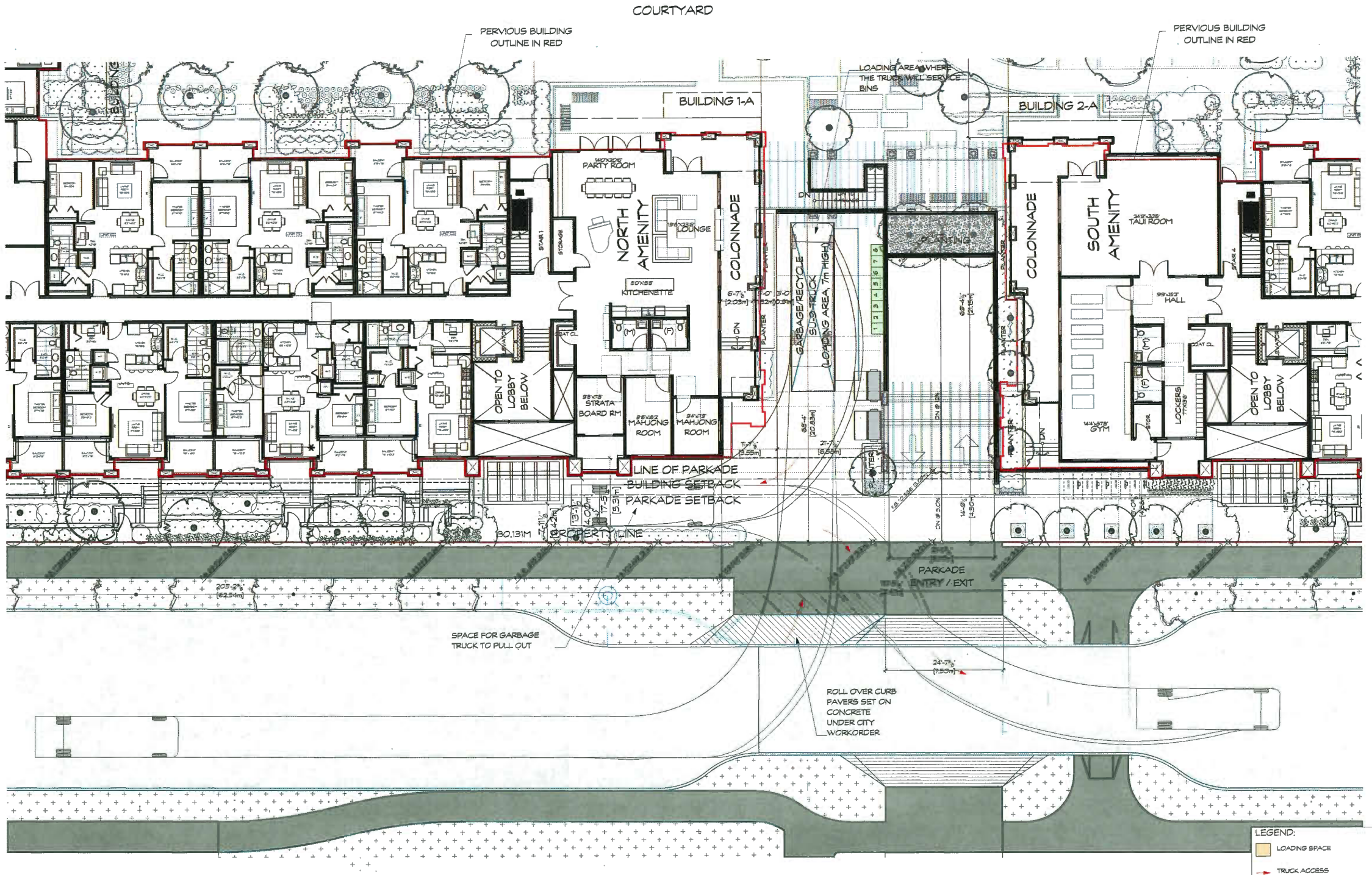
DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/16" = 1'0"	PROJECT NO.: 564

SHEET TITLE:
PARKADE PLAN

REVISION NO.:	SHEET NO.:
-	A1.1

DP 17-794200-5

File: RC454_Site Plan.vwx Plotted: 18-9-28 at 9:22:55 AM



LEGEND:

- LOADING SPACE
- TRUCK ACCESS

BIN TYPES:

- GARBAGE FRONT END CONTAINER
- CARBOARD FRONT END CONTAINER
- FOOD SCRAPS CART
- PAPER RECYCLING CART
- MIXED CONTAINERS RECYCLING CART

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.07.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/16" = 1'0"	PROJECT NO.: 564

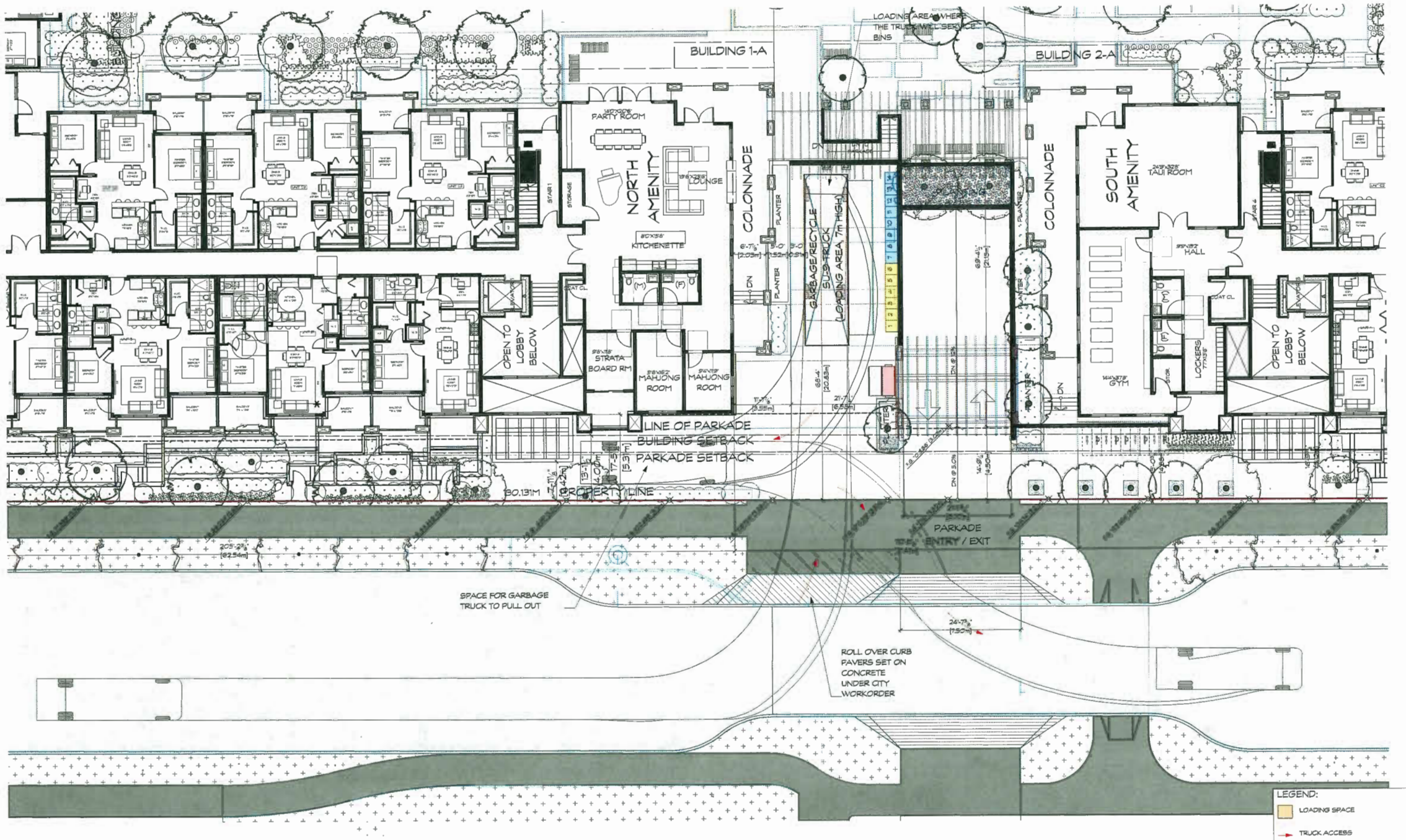
SHEET TITLE:

GARBAGE WASTE MANAGEMENT PLAN

REVISION NO.:	SHEET NO.:
-	A1.2

File: 1604564_Site Plan.vwx Plotted: 18-9-28 at 8:22:25 AM

COURTYARD



LEGEND:
- LOADING SPACE
- TRUCK ACCESS

BIN TYPES:
- GARBAGE FRONT END CONTAINER
- CARDBOARD FRONT END CONTAINER
- FOOD SCRAPS CART
- PAPER RECYCLING CART
- MIXED CONTAINERS RECYCLING CART

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.01.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

MCKIM WAY

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE:	PROJECT NO.:
1/16" = 1'0"	564

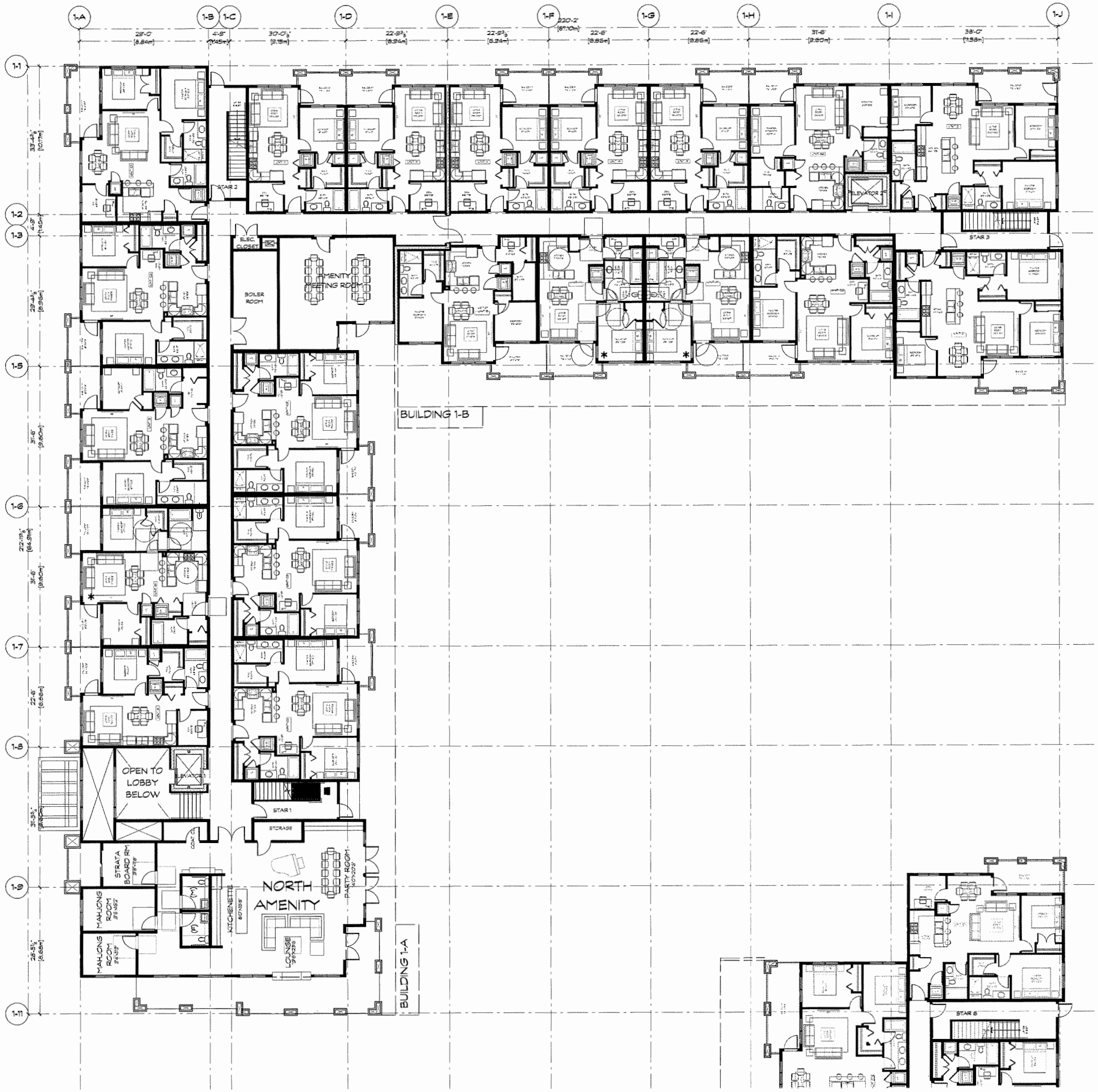
SHEET TITLE:

RECYCLING WASTE MANAGEMENT PLAN

REVISION NO.:	SHEET NO.:
-	A1.3

DP 17-794280-7

File: RC456_Site Plan.vwx Plotted: 18-9-28 at 9:22:29 AM



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
18.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

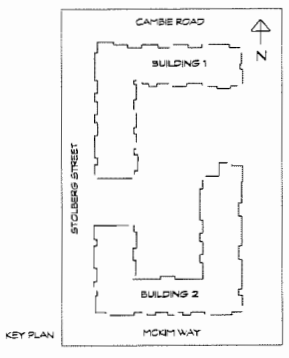
SEAL:

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32").
-- DOOR CLEARANCES SHAL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
- LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
- INTERCOMS: 1375 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
- THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
- TOILET WITH CLEARANCES 420 MM TO 460 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 510 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
- A CLEAR FLOOR AREA AT ONE SINK OF 760 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
- A MINIMUM CLEAR AREA OF 510 MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
- SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (EG. LEVER STYLE) FAUCETS
- EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES PROVIDE 810 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900 MM (36"), CLEAR FLOOR SPACE OF 730 MM X 1220 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

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



KEY PLAN

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008840118 STOLBERG ST
RICHMOND, BC

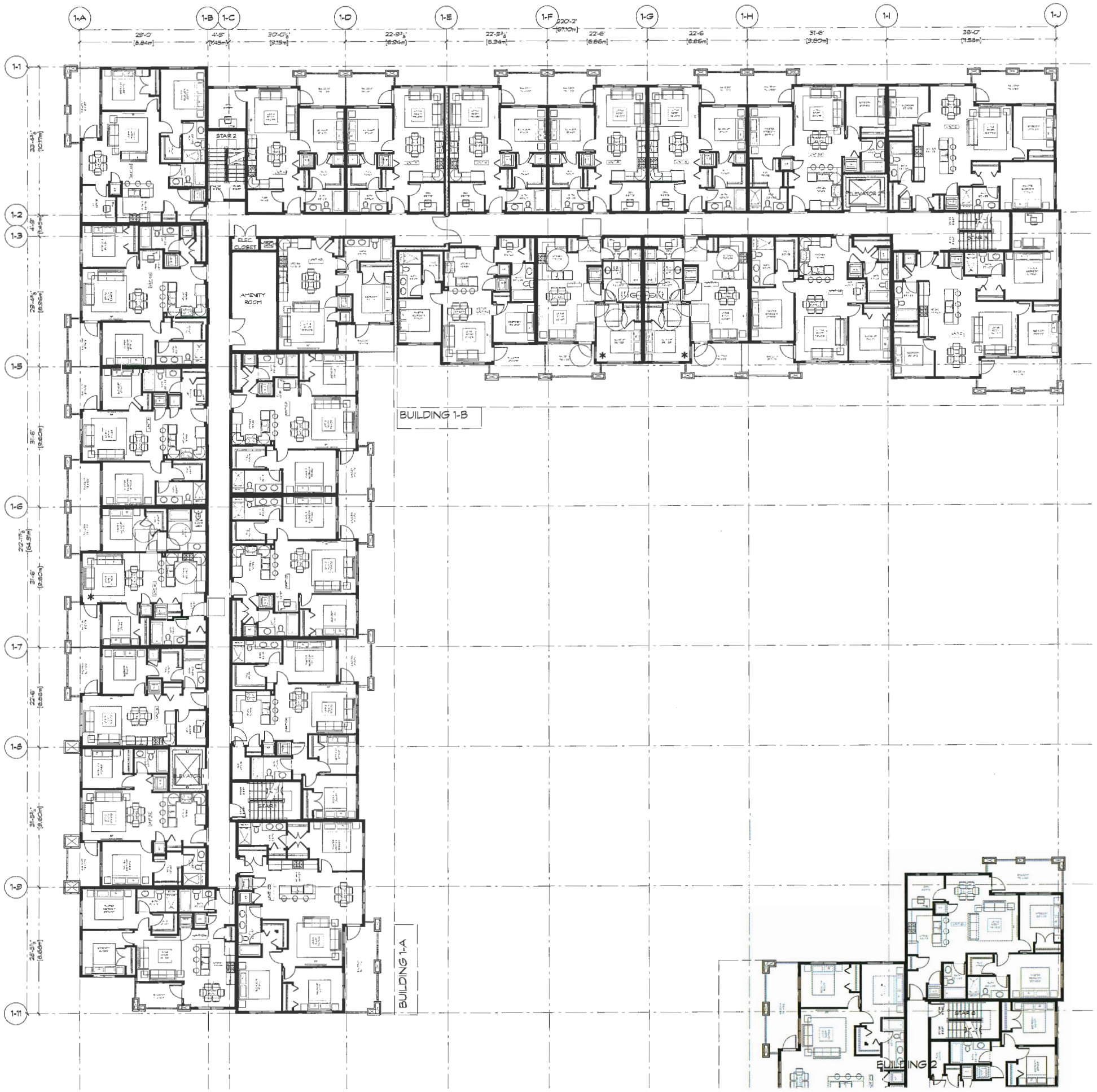
DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 554

SHEET TITLE:
BUILDING 1
MAIN LEVEL PLAN

REVISION NO.:	SHEET NO.:
-	A2.0

File: RC554_Site Plan.rvt Plotted: 18-9-10 at 9:32:15 AM

DP 17-794280 — 8



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
06.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

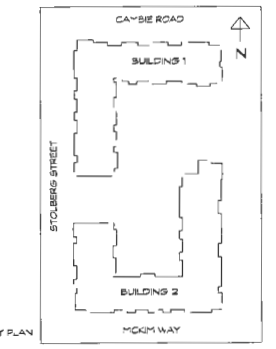
SEAL:

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32").
-- DOOR CLEARANCES SHAL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A STILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
- LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
- INTERCOMS: 1373 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
- THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
- TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 510 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
- A CLEAR FLOOR AREA AT ONE SINK OF 760 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
- A MINIMUM CLEAR AREA OF 510 MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
- SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (EG. LEVER STYLE) FAUCETS
- EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES PROVIDE 510 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 800 MM (36"). CLEAR FLOOR SPACE OF 730 MM X 1200 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2 LEVER HANDLES ON SUITE DOOR HARDWARE
3. 32" CLEAR OPENING TO SUITE ENTRY DOORS



KEY PLAN

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

PROJECT:

RESIDENTIAL DEVELOPMENT

400854018 STOLBERG ST
RICHMOND, BC

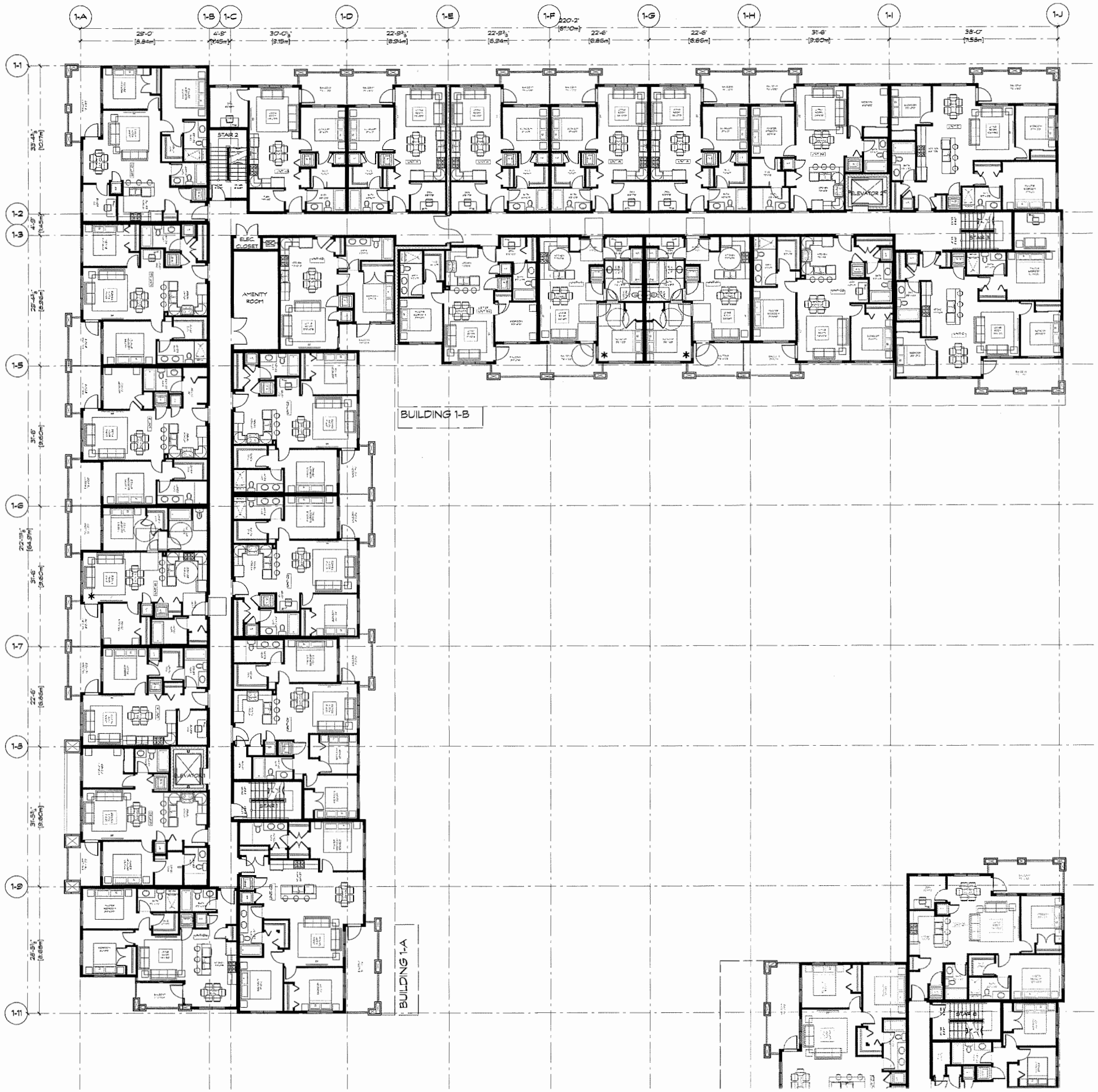
DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

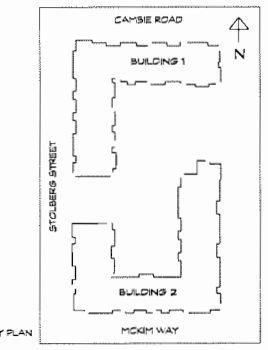
SHEET TITLE:

BUILDING 1 2ND LEVEL PLAN

REVISION NO.:	SHEET NO.:
-	A2.1

File: RC564_Site Plan.vwx Plotted: 19.3.28 at 3:22:22 AM





KEY PLAN

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
13.12.17	DP SUBMISSION
13.01.2018	DP RESUBMISSION
05.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32).
-- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30) AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
  - INTERCOMS: 1373 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
  - THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
  - TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 810 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
  - A CLEAR FLOOR AREA AT ONE SINK OF 760 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
  - A MINIMUM CLEAR AREA OF 810 MM ALONG FULL LENGTH OF BATHTUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
  - SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
  - EASY TO GRASP (EG. LEVER STYLE) FAUCETS
  - EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
  - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
  - PLUMBING AND UTILITY PIPES PROVIDE 810 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 800 MM (36), CLEAR FLOOR SPACE OF 730 MM X 1200 MM, AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

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

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

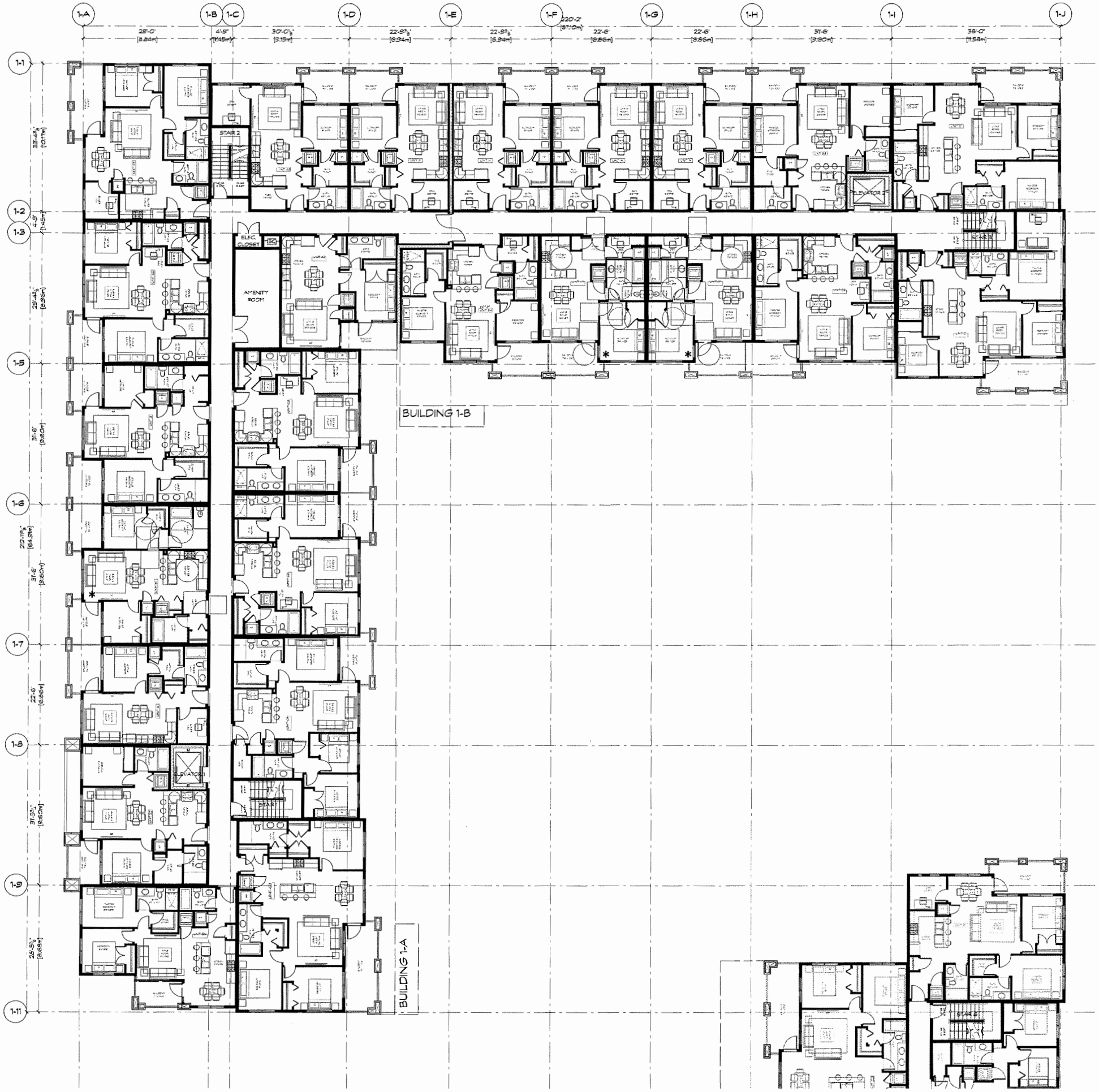
SHEET TITLE:

BUILDING 1 3RD LEVEL PLAN

REVISION NO.:	SHEET NO.:
-	A2.2

DP 17-794280 - 10

File: RC564_Site Plan.vwx Plotted: 18-9-28 at 9:22:33 AM

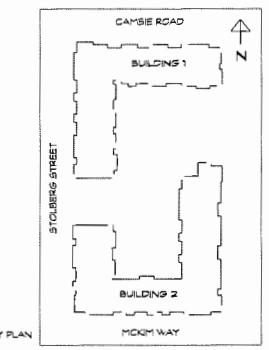


MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32).
-- DOOR CLEARANCES SHAL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30) AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
- LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM.
- INTERCOMS: 1375 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
- THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
- TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 910 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
- A CLEAR FLOOR AREA AT ONE SINK OF 760 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
- A MINIMUM CLEAR AREA OF 510 MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
- SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (EG. LEVER STYLE) FAUCETS
- EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES PROVIDE 810 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 800 MM (36) CLEAR FLOOR SPACE OF 750 MM X 1200 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

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



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
18.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008E4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:
BUILDING 1 4TH LEVEL PLAN

REVISION NO.:	SHEET NO.:
-	A2.3

DP 17-794280-10

File: RC456_Site Plan.vwx Plotted: 18 9 28 at 9:22:15 AM

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32").
-- DOOR CLEARANCES SHAL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
- LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
- INTERCOMS: 1372 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
- THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
- TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 810 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 600 MM CLEARANCE IN FRONT.
- A CLEAR FLOOR AREA AT ONE SINK OF 760 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
- A MINIMUM CLEAR AREA OF 810 MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
- SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (EG. LEVER STYLE) FAUCETS
- EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
- TASK LIGHTING AT SINK, STOVE, AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES PROVIDE 810 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900 MM (36"), CLEAR FLOOR SPACE OF 730 MM X 1220 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1800MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

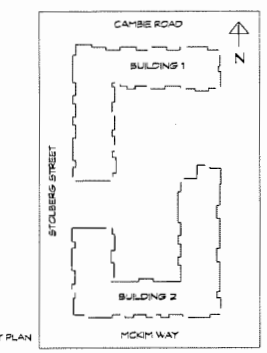
1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. LEVER HANDLES ON SUITE DOOR HARDWARE
3. 34" CLEAR OPENING TO SUITE ENTRY DOORS

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC



KEY PLAN

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

BUILDING 2 MAIN LEVEL PLAN

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

DP 17-794280-1

File: RC564_Site Plan.vwx Plotted: 18-9-28 at 9:22:35 AM

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

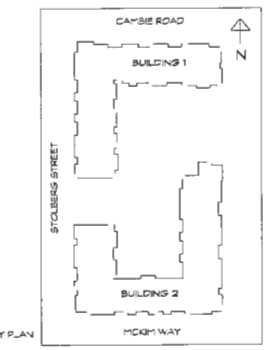
ALL

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32).
-- DOOR CLEARANCES SHAL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
- LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
- INTERCOMS: 1372 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
- THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
- TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 810 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
- A CLEAR FLOOR AREA AT ONE SINK OF 760 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
- A MINIMUM CLEAR AREA OF 810 MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
- SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (EG. LEVER STYLE) FAUCETS
- EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES PROVIDE 810 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900 MM (36"), CLEAR FLOOR SPACE OF 730 MM X 1200 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

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



KEY PLAN

CICCOZZI
ARCHITECTURE

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

BUILDING 2 2ND LEVEL

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

DP Resubmission-13

File: R0564_Set Plan.vwx Plotted: 28-9-18 at 2:23:25 AM

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM, AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32").
-- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND PLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
  - INTERCOMS: 1373 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
  - THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
  - TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 510 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
  - A CLEAR FLOOR AREA AT ONE SINK OF 780 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
  - A MINIMUM CLEAR AREA OF 510 MM ALONG FULL LENGTH OF BATHTUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
  - SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (EG. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
  - EASY TO GRASP (EG. LEVER STYLE) FAUCETS
  - EASY TO GRASP (EG. J OR D STYLE) HANDLES ON CUPBOARDS
  - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
  - PLUMBING AND UTILITY PIPES PROVDE 810 MM UNDER COUNTERS CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 800 MM (36); CLEAR FLOOR SPACE OF "30 MM X 1200 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

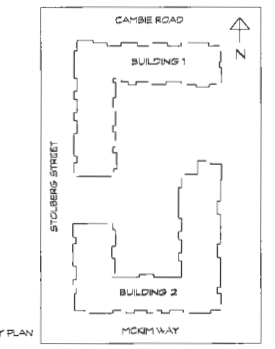
1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. LEVER HANDLES ON SUITE DOOR HARDWARE
3. 34" CLEAR OPENING TO SUITE ENTRY DOORS

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC



KEY PLAN

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

BUILDING 2 3RD LEVEL PLAN

REVISION NO.:	SHEET NO.:
-	A2.6

DP 17-[illegible]-14

File: RCISK_Site Plan.vwx Plotted: 19 X 30 at 9:22:25 AM

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

-- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
-- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800 MM (32).
-- DOOR CLEARANCES SHAL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL U.H. UNITS CONTAINING 2 OR MORE BEDROOMS.
-- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 13MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
-- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE A OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
-- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL:
- LIGHT SWITCHES AND ELECTRICAL PANELS: 900 MM TO 1200 MM
- INTERCOMS: 1375 MM - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200MM.
- THERMOSTATS: 900 MM TO 1200 MM.
-- ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
-- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
-- AT LEAST ONE BATHROOM SHALL HAVE:
- TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED, 510 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE, AND 800 MM CLEARANCE IN FRONT.
- A CLEAR FLOOR AREA AT ONE SINK OF 780 MM X 1220 MM, CENTERED AND POSITIONED FOR A PARALLEL APPROACH
- A MINIMUM CLEAR AREA OF 510 MM ALONG FULL LENGTH OF BATHTUB
- EASY TO GRASP (ES LEVER STYLE) FAUCETS
-- THE KITCHEN SHALL PROVIDE:
- SOME USABLE COUNTER AND CUPBOARDS SPACE THAT CAN EASILY BE ACCESSED BY PEOPLE WITH DISABILITIES (ES. CONTINUOS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
- EASY TO GRASP (ES. LEVER STYLE) FAUCETS
- EASY TO GRASP (ES. J OR D STYLE) HANDLES ON CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES PROVIDE 810 MM UNDER COUNTERS CLEARANCES AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK.
-- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 150 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900 MM (36"). CLEAR FLOOR SPACE OF 750 MM X 1200 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM.
-- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM.

AGING IN PLACE FEATURES (APPLIES TO ALL UNITS) INCLUDE:

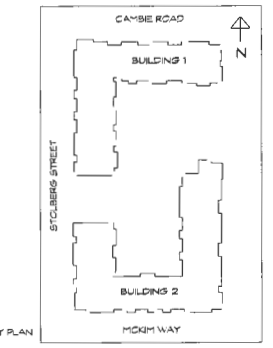
1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. LEVER HANDLES ON SUITE DOOR HARDWARE
3. 34" CLEAR OPENING TO SUITE ENTRY DOORS

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC



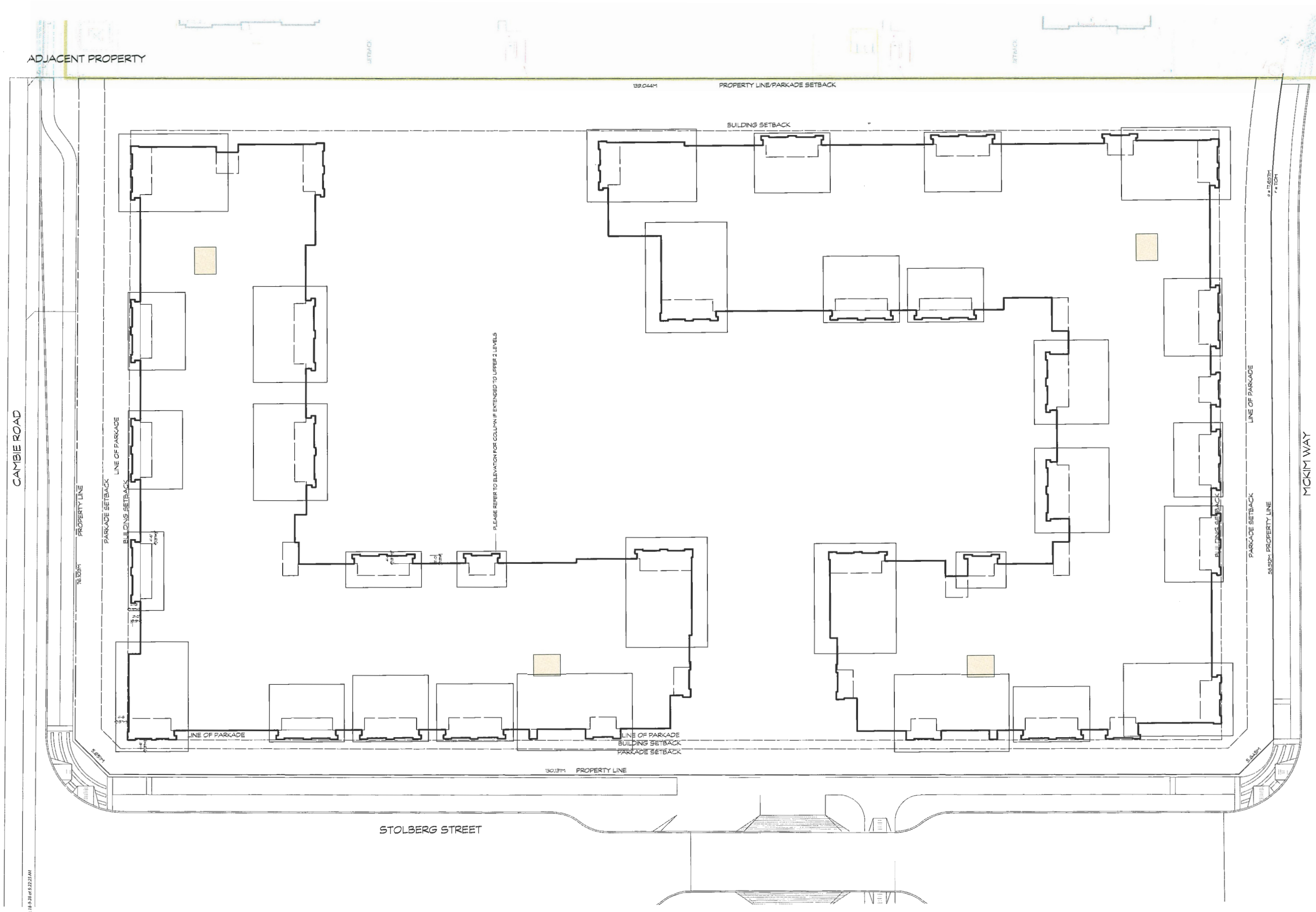
DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

BUILDING 2 4TH LEVEL PLAN

REVISION NO.:	SHEET NO.:
-	A2.7

File: RC456A_Site Plan.vwx Plotted: 19-9-28 at 9:23:35 AM



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
05.04.2018	PARTIAL DP RESUBMISSION
12.07.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008E4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE:	PROJECT NO.:
1/8" = 1'0"	584

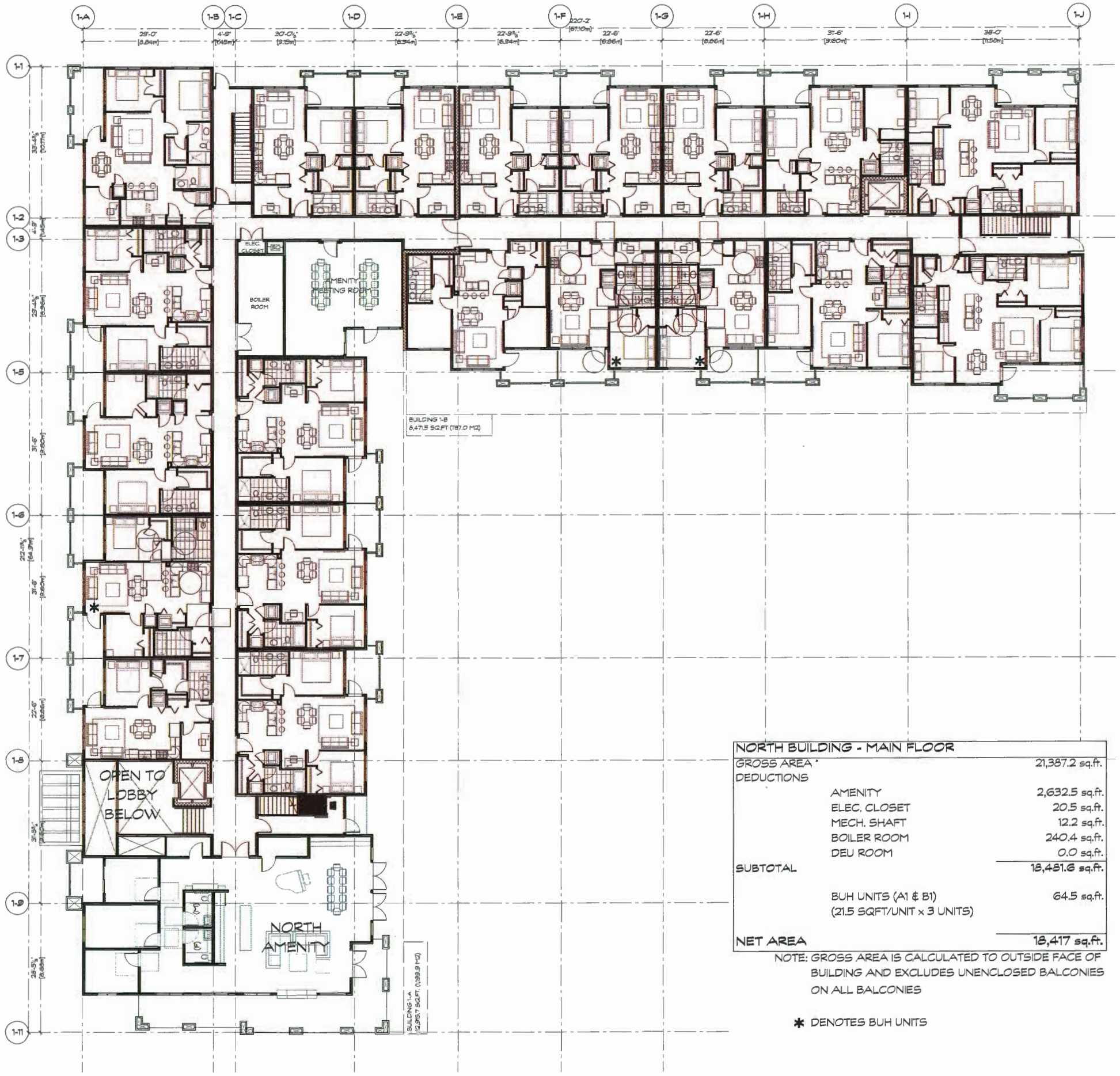
SHEET TITLE:

ROOF PLAN

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

DP 17-784000-1

File: RG584_Site Plan.vwx Plotted: 18.9.28 at 8:23:23 AM

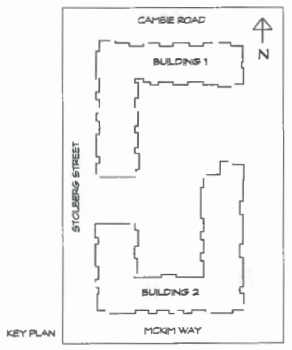


NORTH BUILDING - MAIN FLOOR		
GROSS AREA *		21,387.2 sq.ft.
DEDUCTIONS		
	AMENITY	2,632.5 sq.ft.
	ELEC. CLOSET	20.5 sq.ft.
	MECH. SHAFT	12.2 sq.ft.
	BOILER ROOM	240.4 sq.ft.
	DEU ROOM	0.0 sq.ft.
SUBTOTAL		18,481.6 sq.ft.
	BUH UNITS (A1 & B1) (21.5 SQFT/UNIT x 3 UNITS)	64.5 sq.ft.
NET AREA		18,417 sq.ft.

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

* DENOTES BUH UNITS

COLOUR LEGEND:
- BUILDING AREA
- EXCLUSIONS



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.09.2018	DP RESUBMISSION
26.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

CICCOZZI
ARCHITECTURE

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

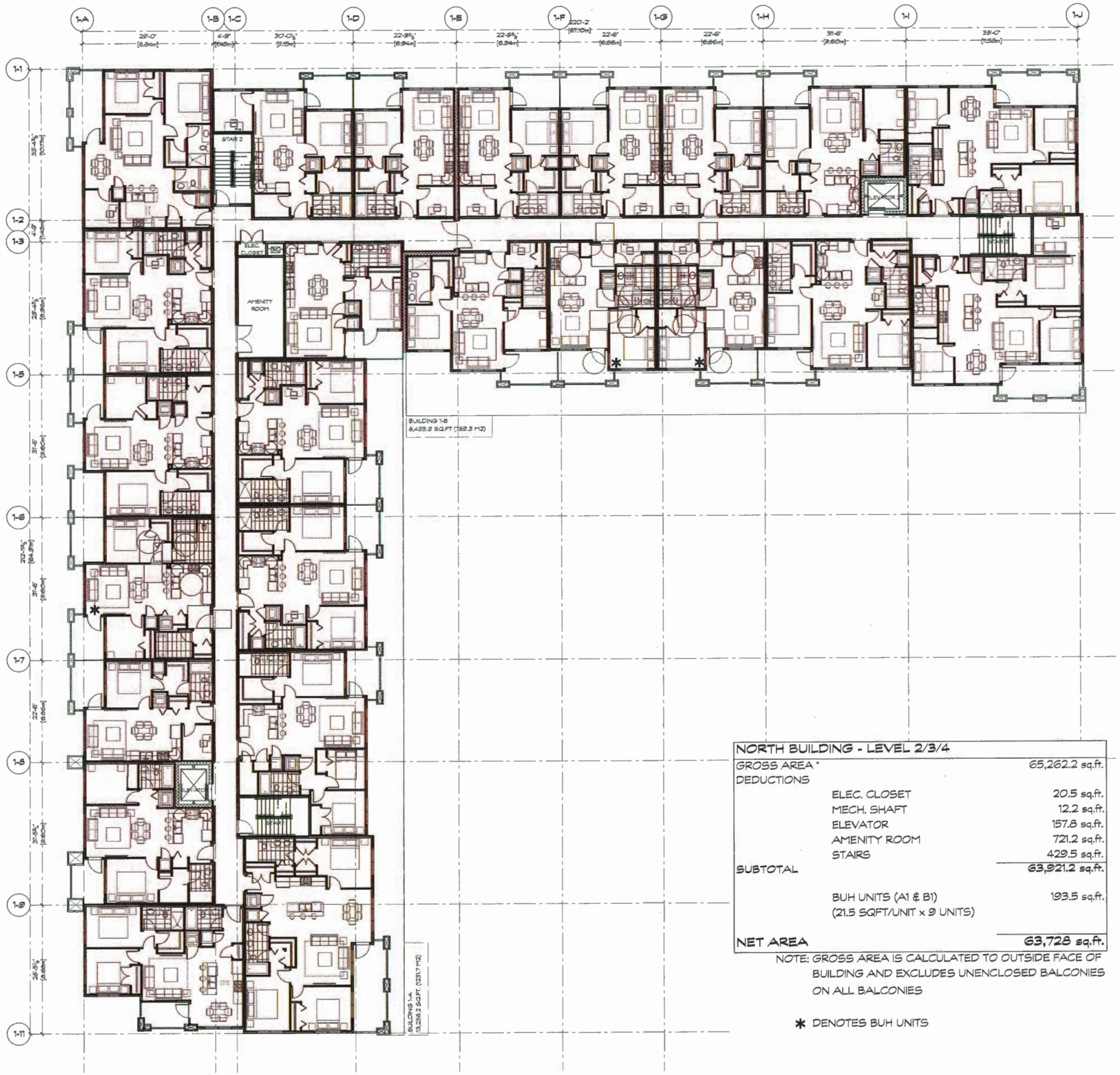
SHEET TITLE:

AREA OVERLAY BUILDING 1
MAIN LEVEL

REVISION NO.:	SHEET NO.:
-	A2.9

DP 17-794280 - 17

File: RO464_Site Plan.rvt Plotted: 28-9-18 at 9:23:35 AM

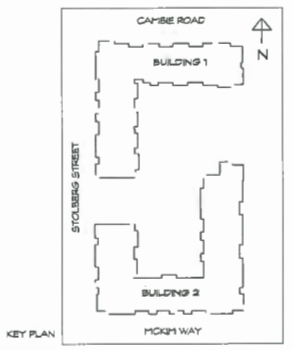


NORTH BUILDING - LEVEL 2/3/4		
GROSS AREA *		65,262.2 sq.ft.
DEDUCTIONS		
	ELEC. CLOSET	20.5 sq.ft.
	MECH. SHAFT	12.2 sq.ft.
	ELEVATOR	157.8 sq.ft.
	AMENITY ROOM	721.2 sq.ft.
	STAIRS	429.5 sq.ft.
SUBTOTAL		63,921.2 sq.ft.
	BUH UNITS (A1 & B1) (21.5 SQFT/UNIT x 9 UNITS)	193.5 sq.ft.
NET AREA		63,728 sq.ft.

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

* DENOTES BUH UNITS

COLOUR LEGEND:
- BUILDING AREA
- EXCLUSIONS



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.07.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

AREA OVERLAY BUILDING 1 LEVEL 2ND/3RD/4TH

REVISION NO.:	SHEET NO.:
-	A2.10

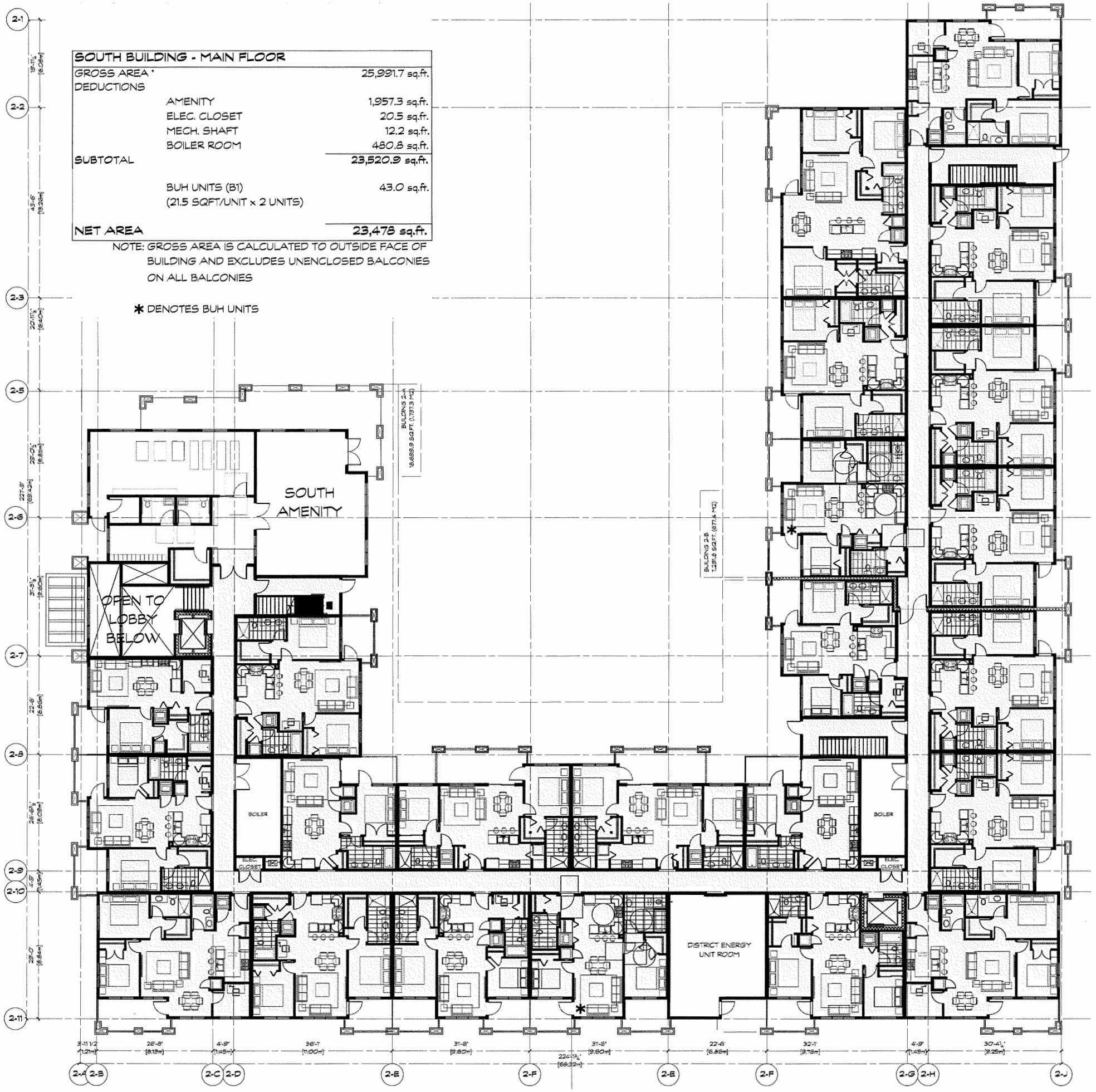
DP 17-794280-18

File: ROOM4_Site Plan.vwx Plotted: 19-9-28 at 9:22:21 AM

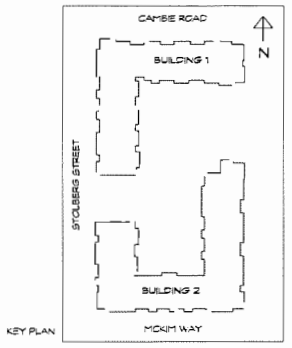
SOUTH BUILDING - MAIN FLOOR		
GROSS AREA *		25,991.7 sq.ft.
DEDUCTIONS		
	AMENITY	1,957.3 sq.ft.
	ELEC. CLOSET	20.5 sq.ft.
	MECH. SHAFT	12.2 sq.ft.
	BOILER ROOM	480.8 sq.ft.
SUBTOTAL		23,520.9 sq.ft.
	BUH UNITS (B1) (21.5 SQFT/UNIT x 2 UNITS)	43.0 sq.ft.
NET AREA		23,478 sq.ft.

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

* DENOTES BUH UNITS



COLOUR LEGEND:
- BUILDING AREA
- EXCLUSIONS



KEY PLAN

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008540 18 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

AREA OVERLAY BUILDING 2
MAIN LEVEL

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

File: RC564_Site Plan.vwx Plotted: 18 5 28 at 8:22:15 AM

SOUTH BUILDING - LEVEL 2/3/4		
GROSS AREA *		79,006.5 sq.ft.
DEDUCTIONS		
	ELEC. CLOSET	61.4 sq.ft.
	MECH. SHAFT	36.5 sq.ft.
	ELEVATOR	157.8 sq.ft.
	AMENITY ROOM	1,442.4 sq.ft.
	STAIRS	429.5 sq.ft.
SUBTOTAL		76,873.0 sq.ft.
	BUH UNITS (B1) (21.5 SQFT/UNIT x 6 UNITS)	129.0 sq.ft.
NET AREA		76,750 sq.ft.

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

* DENOTES BUH UNITS

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

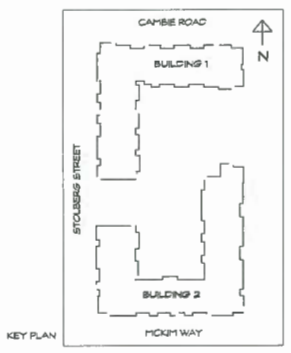
DATE:	DESCRIPTION:
18.12.17	DP SUBMISSION
12.01.2018	DP RESUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

CICCOZZI
ARCHITECTURE

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

COLOUR LEGEND:
- BUILDING AREA
- EXCLUSIONS



KEY PLAN

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 3/32" = 1'0"	PROJECT NO.: 564

SHEET TITLE:

AREA OVERLAY BUILDING 2 LEVEL 2ND/3RD/4TH

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

DP 17-794201-20

File: R:\564_Site Plan.vwx Plotted: 10-9-28 at 9:22:25 AM

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

REVISION:

NO.:	DATE:	DESCRIPTION:

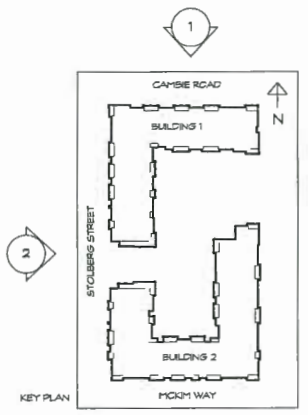
ISSUE:

DATE:	DESCRIPTION:
06.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

1 A4.00.1 NORTH ELEVATION (CAMBIE ROAD)
SCALE: 1/16" = 1'0"

2 A4.00.1 WEST ELEVATION (STOLBERG STREET)
SCALE: 1/16" = 1'0"



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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
SCALE: 1/16" = 1'-0"	PROJECT NO.: 564

SHEET TITLE:
ELEVATIONS

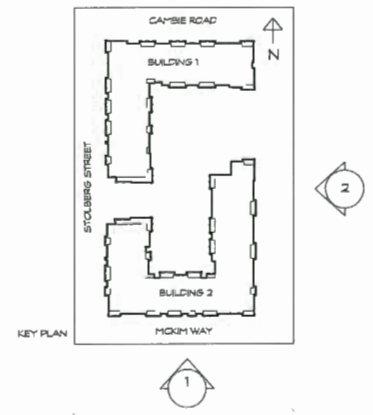
REVISION NO.:	SHEET NO.:
-	A4.0

DP 17-794280-2

File: RC564_Elevations.vwx Plotted: 28-9-18 at 8:23:26 AM

1 A4.00.2 SOUTH ELEVATION (MCKIM WAY)
SCALE: 1/16" = 1'0"

2 A4.00.2 EAST ELEVATION (ADJACENT PROPERTY)
SCALE: 1/16" = 1'0"



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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
SCALE: 1/16" = 1'0"	PROJECT NO.: 564

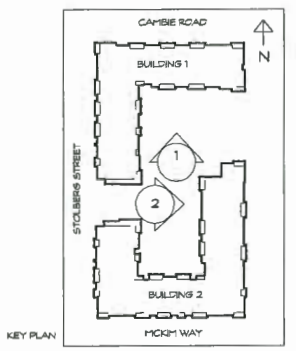
SHEET TITLE:
ELEVATIONS

REVISION NO.:	SHEET NO.:
-	A4.1

File: RC564_Elevations.vwx Plotted: 28-9-18 at 9:23:05 AM

1 A4.00.3 COURTYARD-NORTH ELEVATION
SCALE: 1/16" = 1'0"

2 A4.00.3 EAST ELEVATION (COURTYARD)
SCALE: 1/16" = 1'0"



KEY PLAN

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
06.06.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
SCALE: 1/16" = 1'0"	PROJECT NO.: 584

SHEET TITLE:
ELEVATIONS

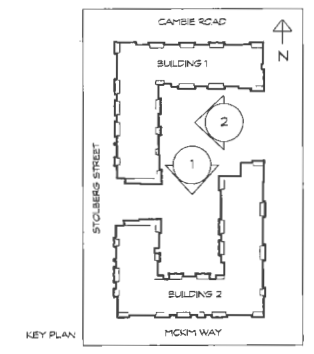
REVISION NO.:	SHEET NO.:
-	A4.2

File: RC584_Elevations.vwx Plotted: 19-2-28 at 9:23:03 AM

RR 17-776 Attachment 2

1 / A4.00A — COURTYARD- SOUTH ELEVATION
SCALE: 1/8" = 1'0"

2 / A4.00A — WEST ELEVATION (COURTYARD)
SCALE: 1/8" = 1'0"



KEY PLAN

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
06.09.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

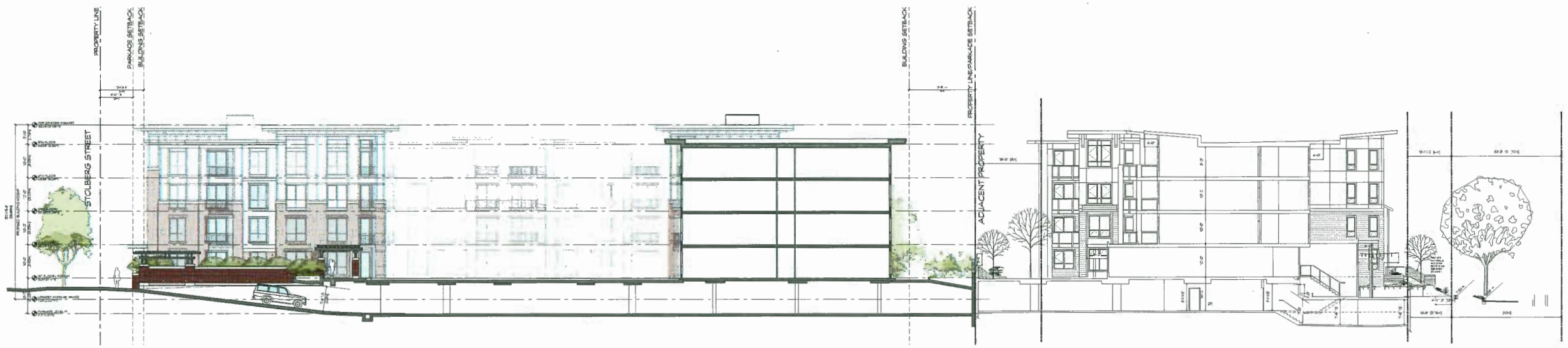
DRAWN:	CHECKED BY:
SCALE: 1/16" = 1'0"	PROJECT NO.: 564

SHEET TITLE: ELEVATIONS

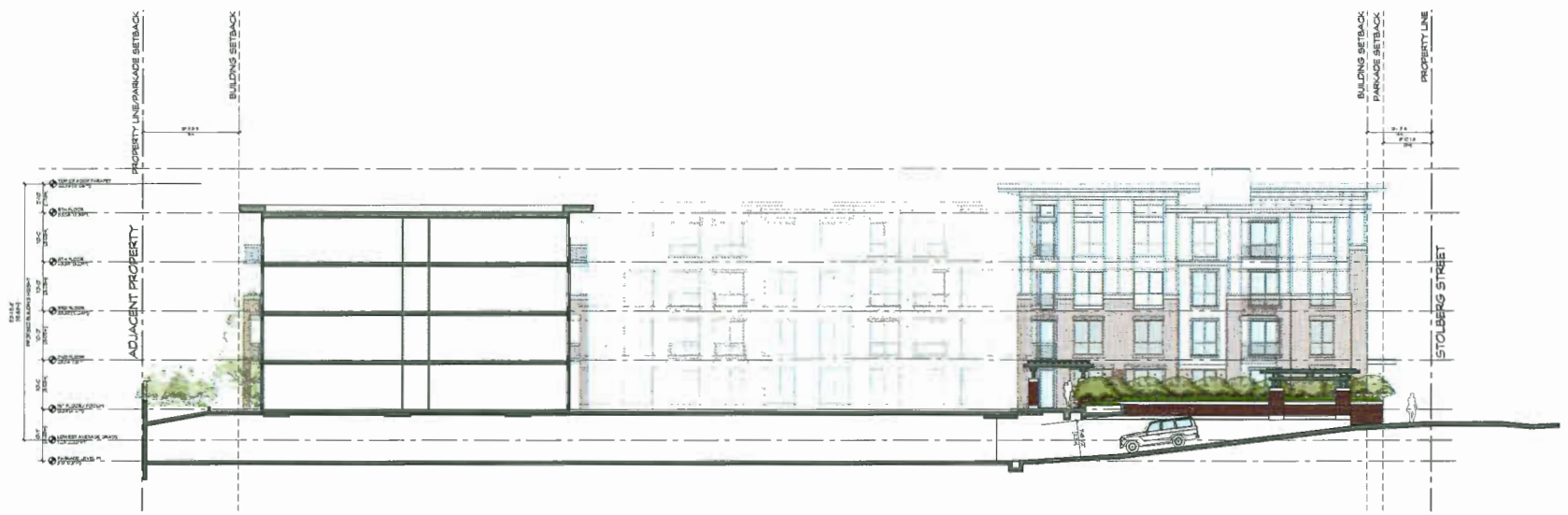
REVISION NO.:	SHEET NO.:
-	A4.3

DP

File: RCKBA_Elevations.vwx Plotted: 28-Sep-18 at 9:23:10 AM



A SECTION A
A1.021 SCALE: 1/16" = 1'0"



B SECTION B
A1.021 SCALE: 3/32" = 1'0"

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

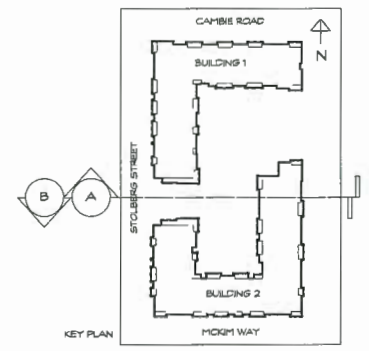
CICCOZZI ARCHITECTURE

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC



DRAWN:	CHECKED BY:
SCALE: 1/16" = 1'-0"	PROJECT NO.: 564

SHEET TITLE:

SITE SECTIONS

REVISION NO.:	SHEET NO.:
-	A5.0

DP 17-794280 — 2.5

File: RC564_Elevations.vwx Plotted: 28.9.2018 9:33:51 AM

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

REVISION:

NO:	DATE:	DESCRIPTION:

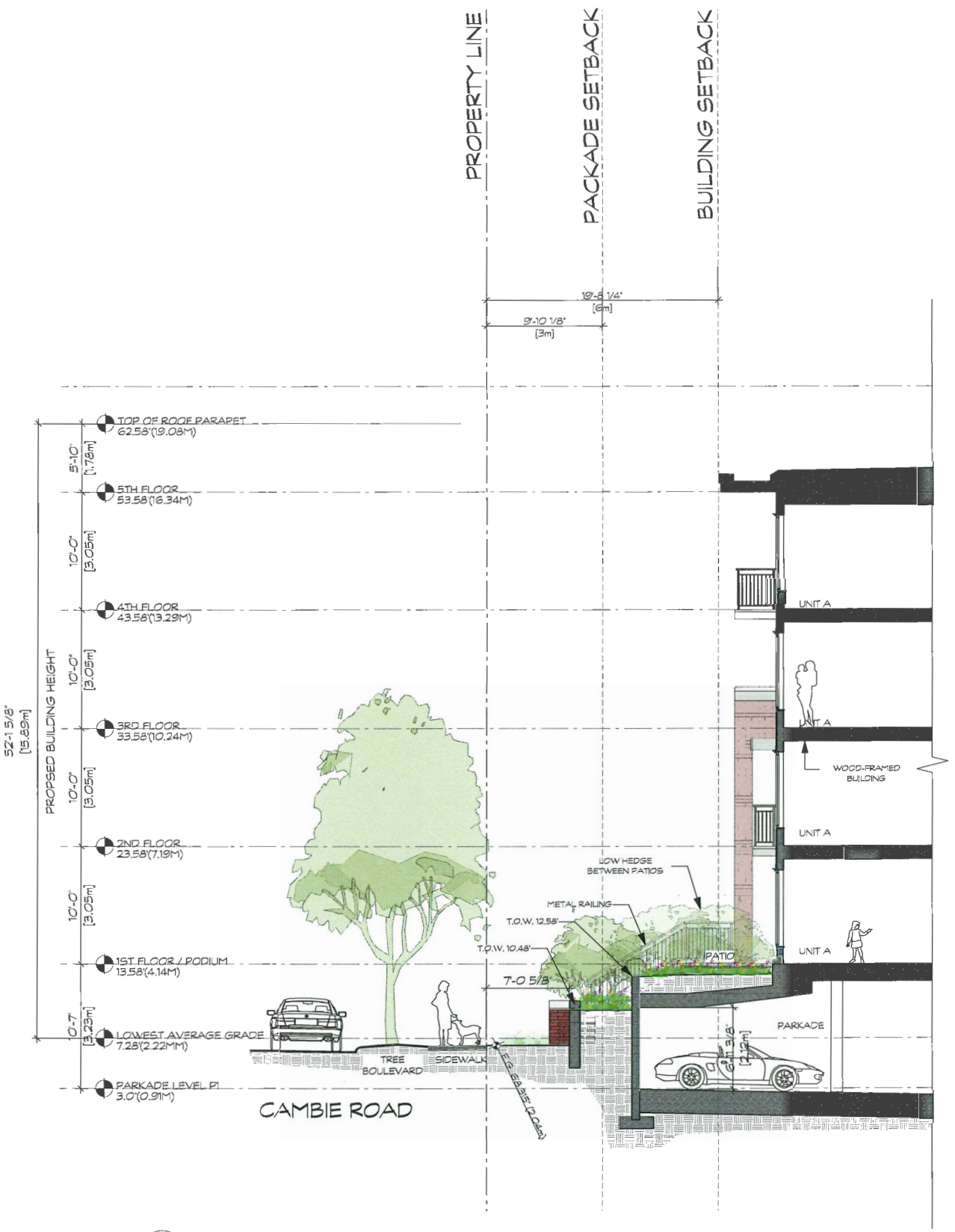
ISSUE:

DATE:	DESCRIPTION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL

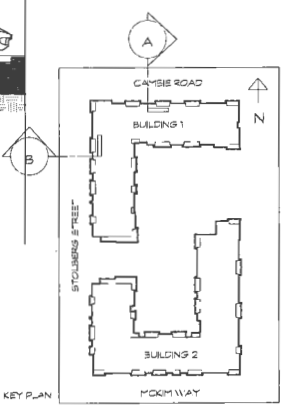
CICCOZZI
ARCHITECTURE

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



A SECTION A-CAMBIE ROAD
A1.02.2 SCALE: 3/16" = 1'0"

B SECTION B-STOLBERG STREET
A1.02.2 SCALE: 3/16" = 1'0"



PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
SCALE: 3/16" = 1'-0"	PROJECT NO.: 384

SHEET TITLE:

SITE SECTIONS

REVISION NO.:	SHEET NO.:
-	A5.1

DP 17-774608 — 26

File: RC454_Elevations.vwx Plotted: 28 Sept 9, 2018 AM

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

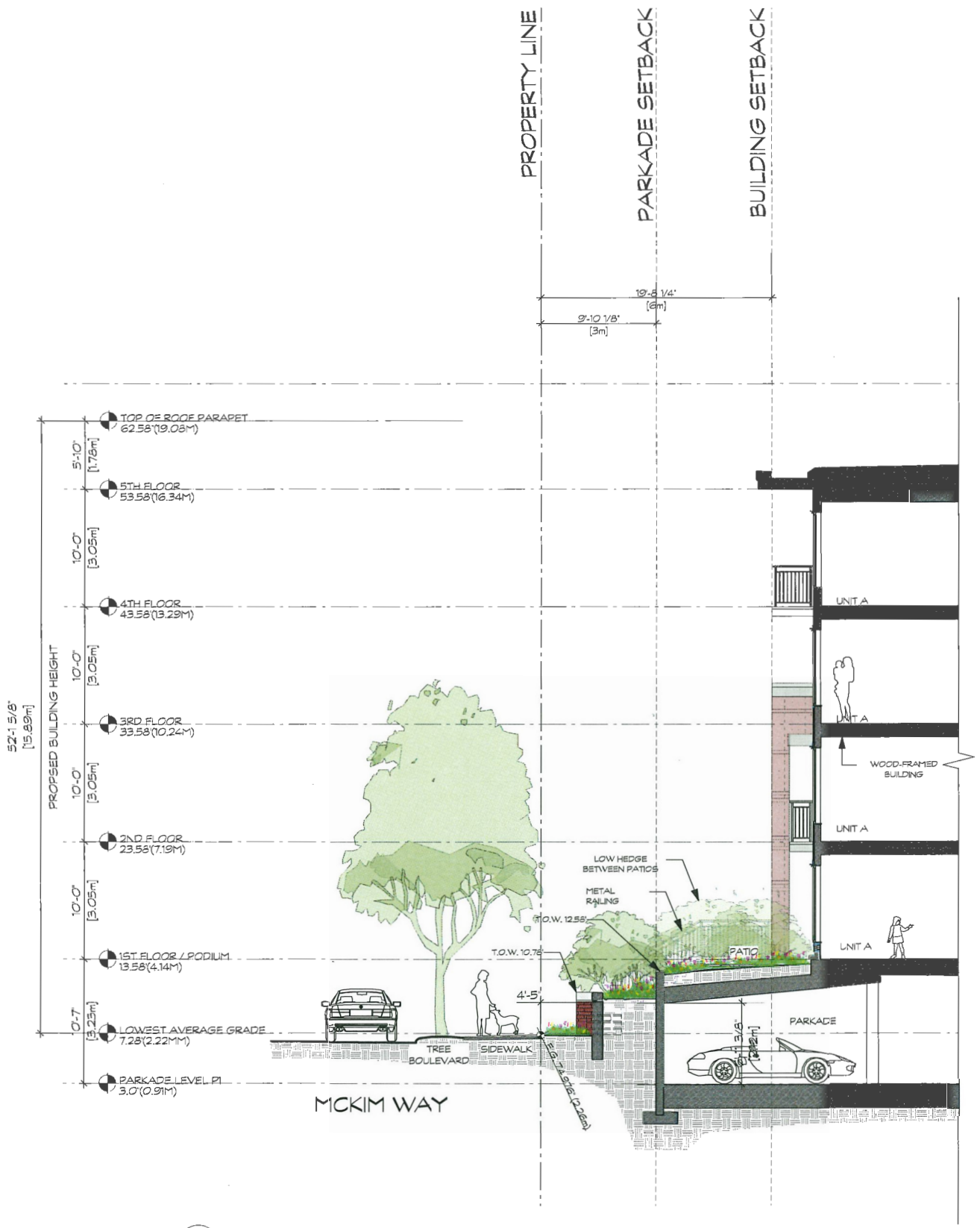
REVISION:

NO.:	DATE:	DESCRIPTION:

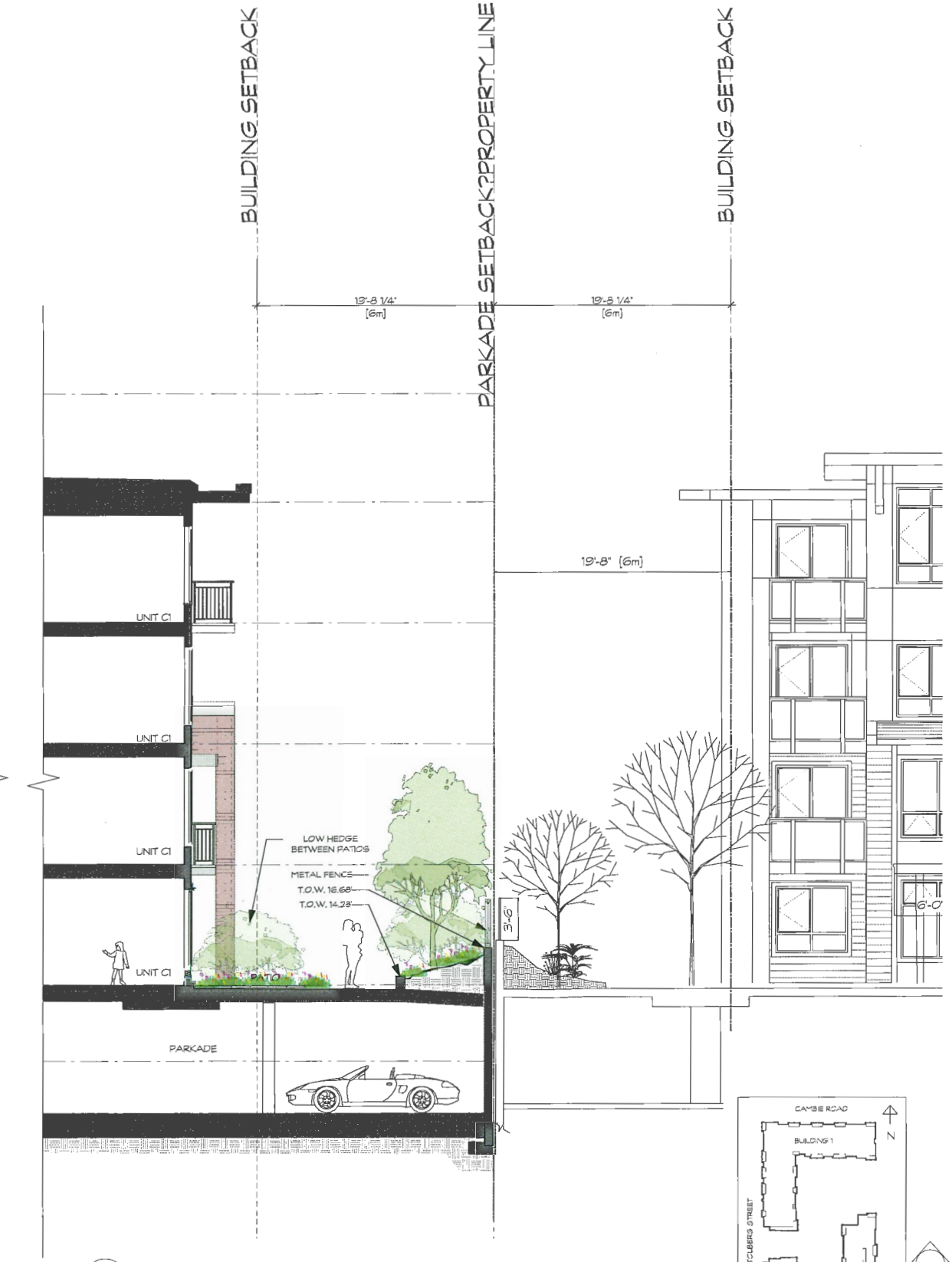
ISSUE:

DATE:	DESCRIPTION:
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

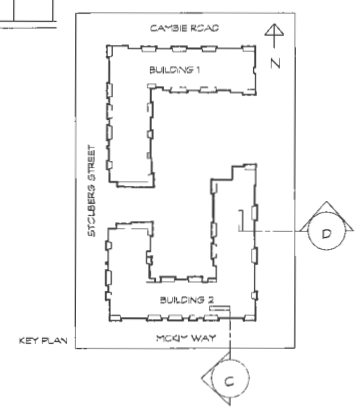
SEAL:



C A1.02.3 SECTION C-MCKIM WAW
SCALE: 3/16" = 1'-0"



D A1.02.3 SECTION D-ADJACENT SITE
SCALE: 3/16" = 1'-0"



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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008540'8 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
SCALE: 3/16" = 1'-0"	PROJECT NO.: 564

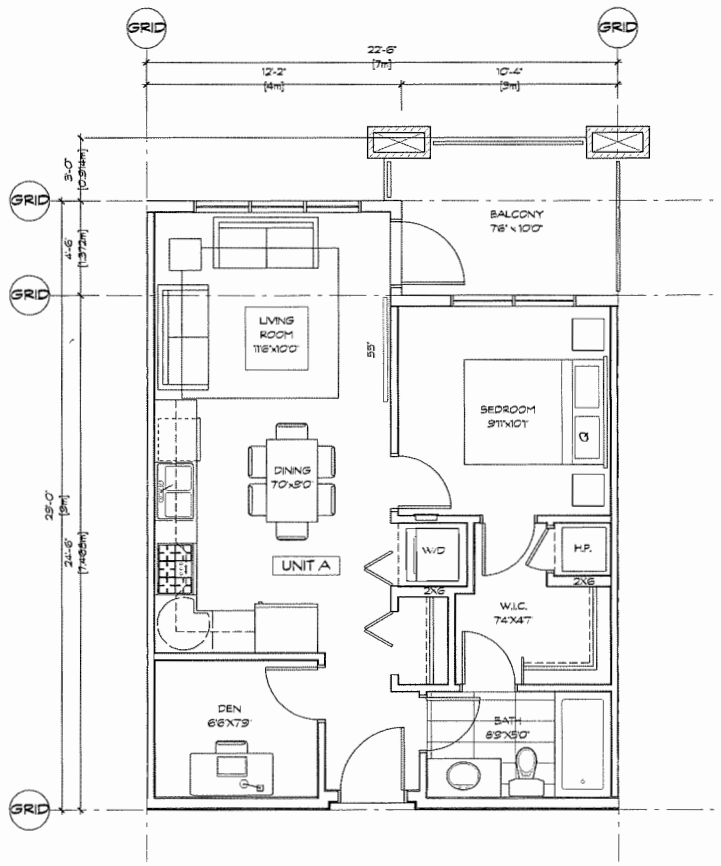
SHEET TITLE:

SITE SECTIONS

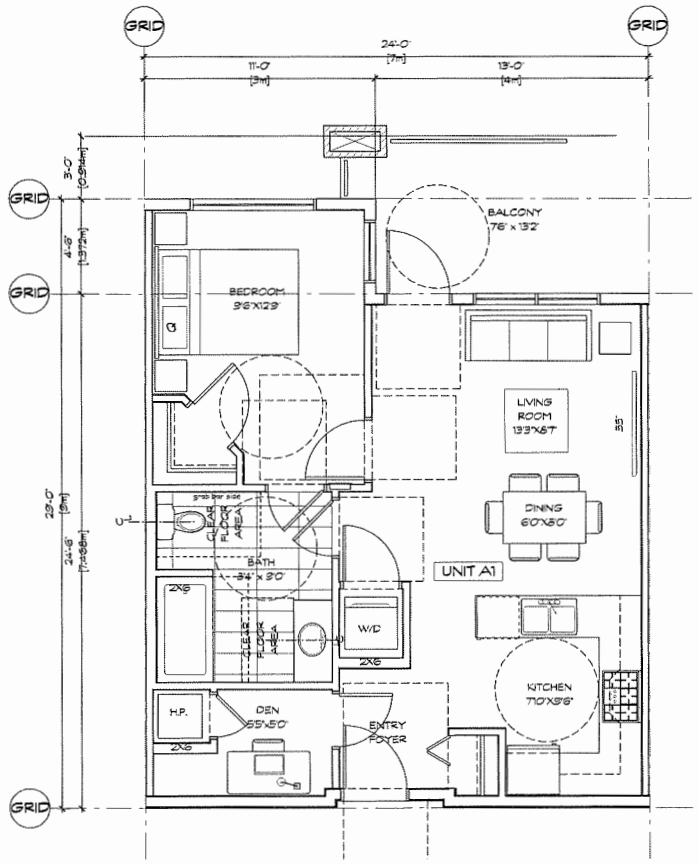
REVISION NO.:	SHEET NO.:
-	A5.2

DP 17-784501 - 27

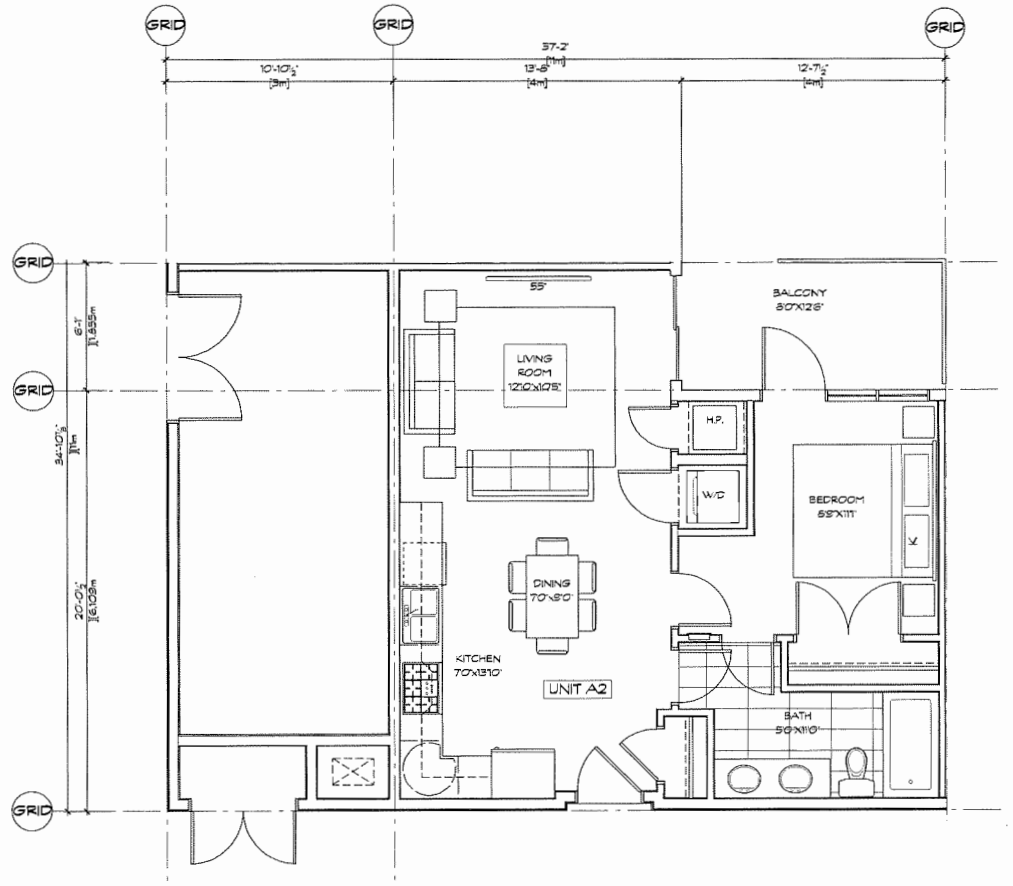
File: RCMM_Elevations.vwx Plotted: 18-9-28 at 9:31:02 AM



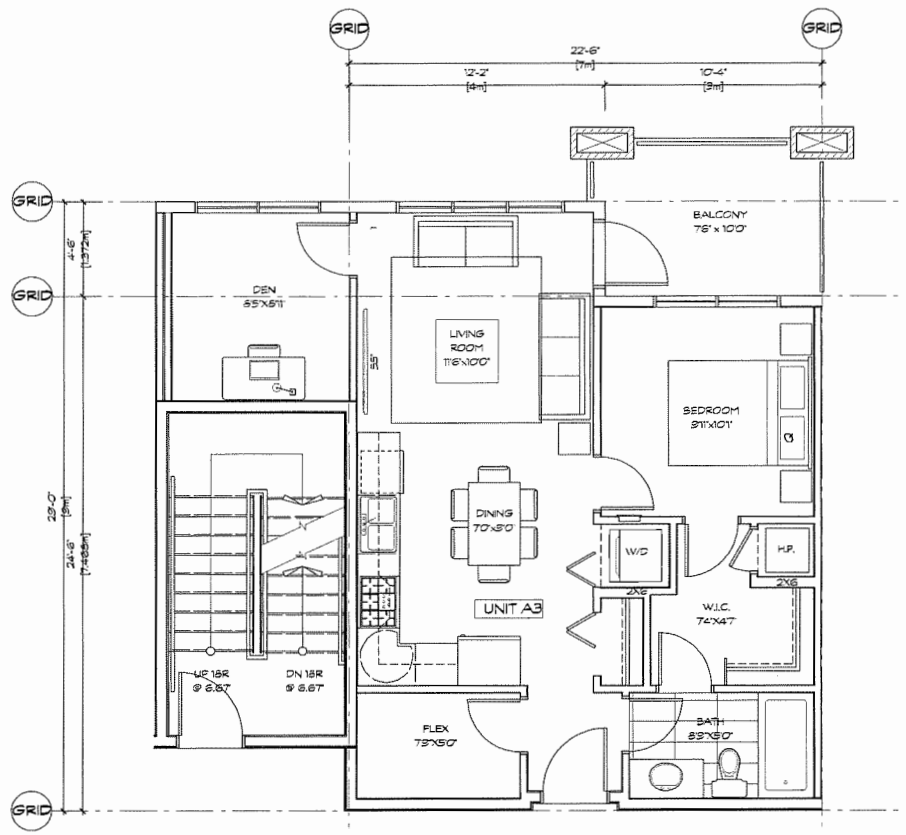
1 UNIT A 598.4 S.F. (23 UNITS)
SCALE: 1/4" = 1'-0"



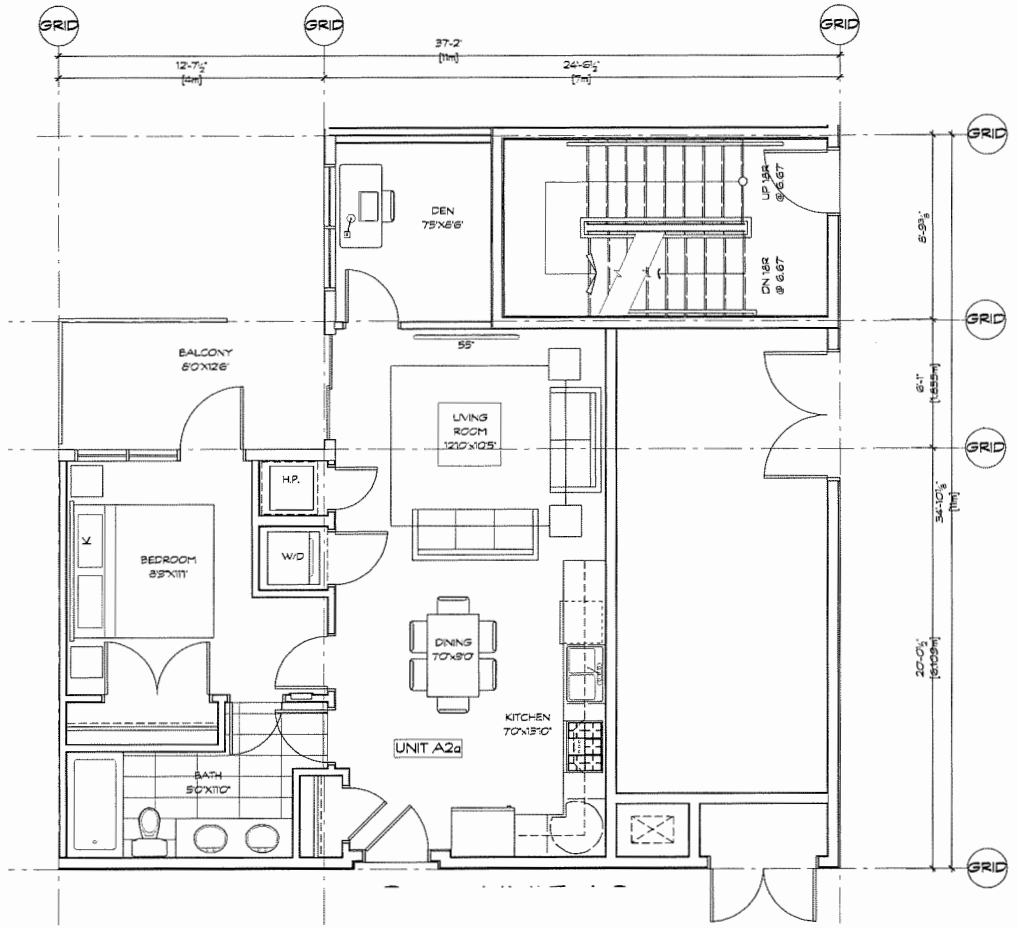
2 UNIT A1 629.1 S.F. (8 UNITS)
SCALE: 1/4" = 1'-0"



3 UNIT A2 682.1 S.F. (8 UNITS)
SCALE: 1/4" = 1'-0"



4 UNIT A3 682.1 S.F. (3 UNITS)
SCALE: 1/4" = 1'-0"



5 UNIT A2A 272.4 S.F. (3 UNITS)
SCALE: 1/4" = 1'-0"

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008E4018 STOLBERG ST
RICHMOND, BC

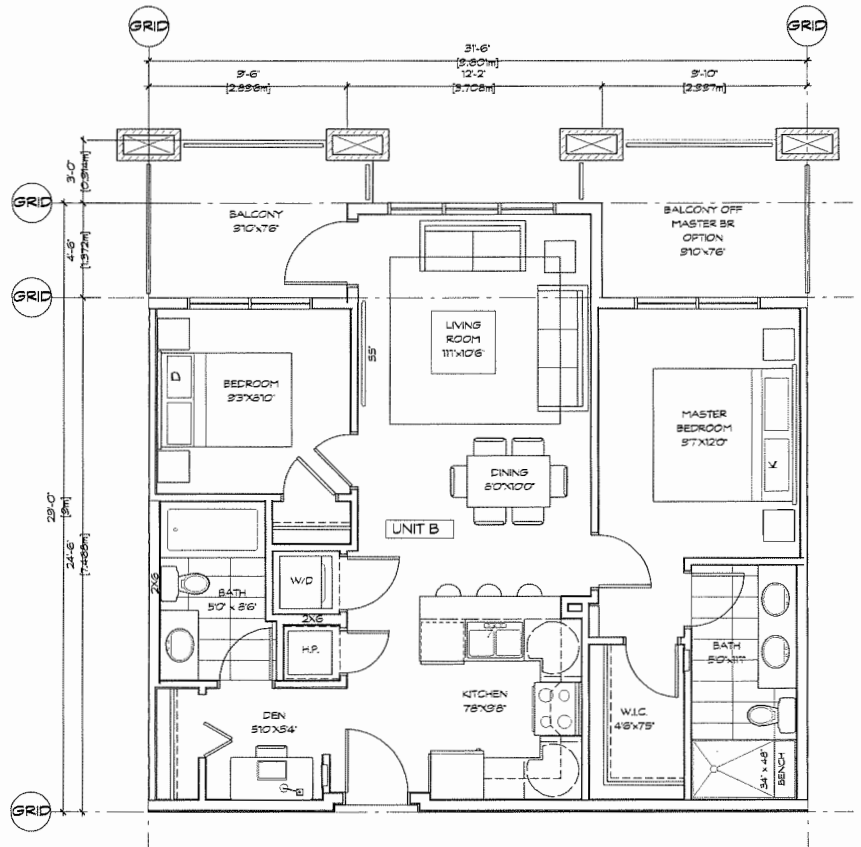
DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 564

SHEET TITLE:
UNIT A PLANS

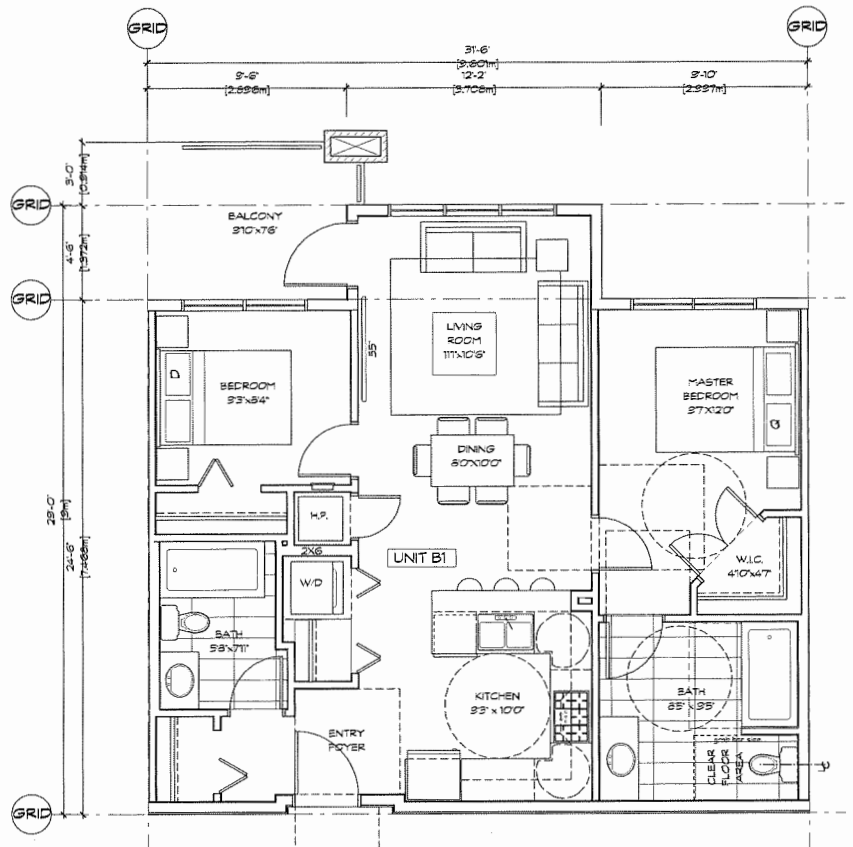
REVISION NO.:	SHEET NO.:
-	A6.0

DP 17-794280—2

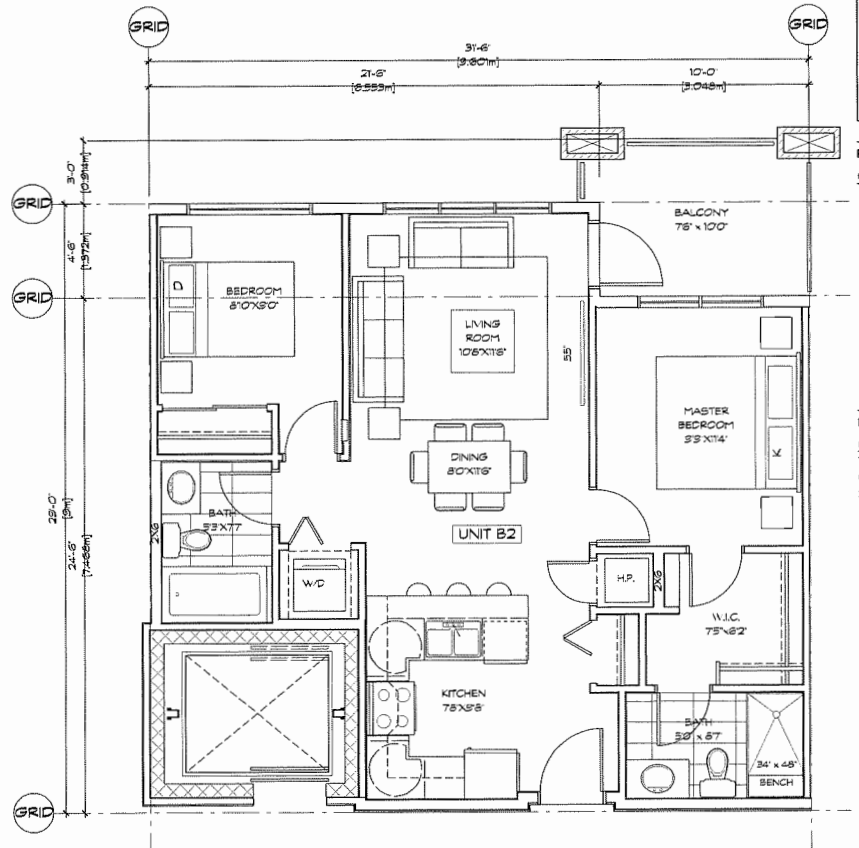
File: RC456_unit plans.vwx Plotted: 18.9.28 at 9:23:55 AM



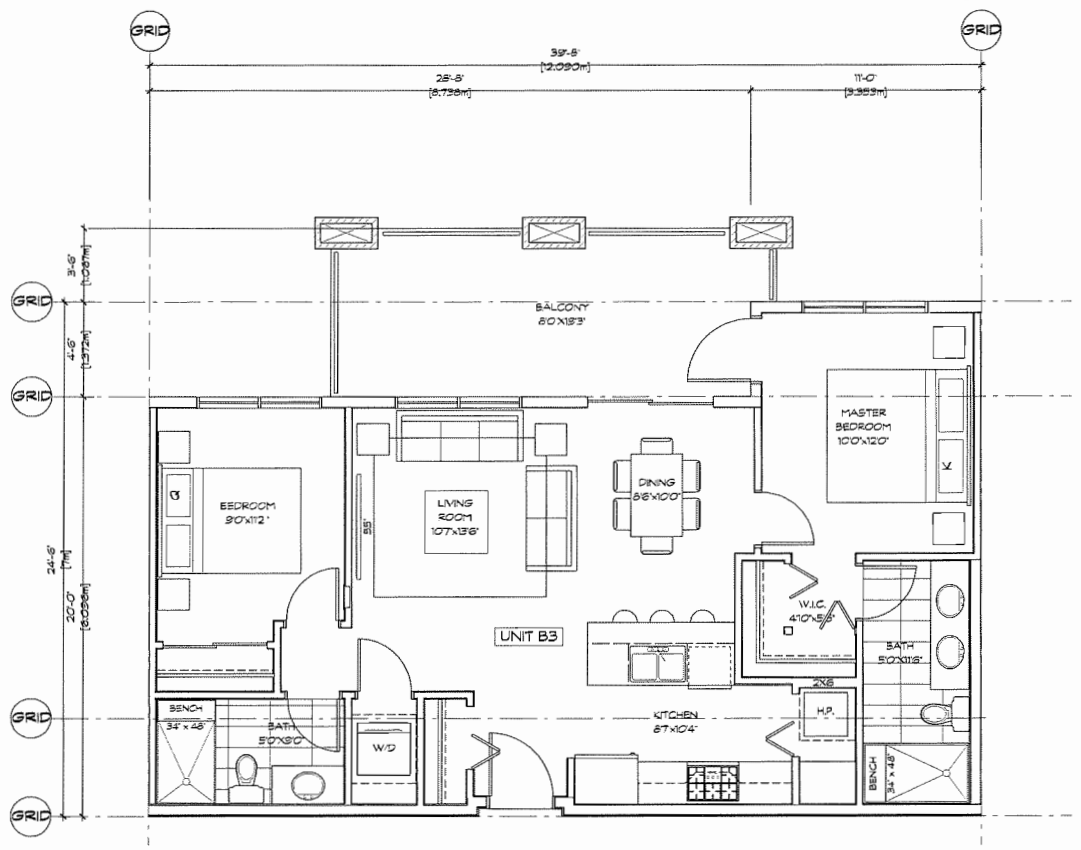
1 UNIT B 815.8 S.F. (12 UNITS)
SCALE: 1/4" = 1'-0"



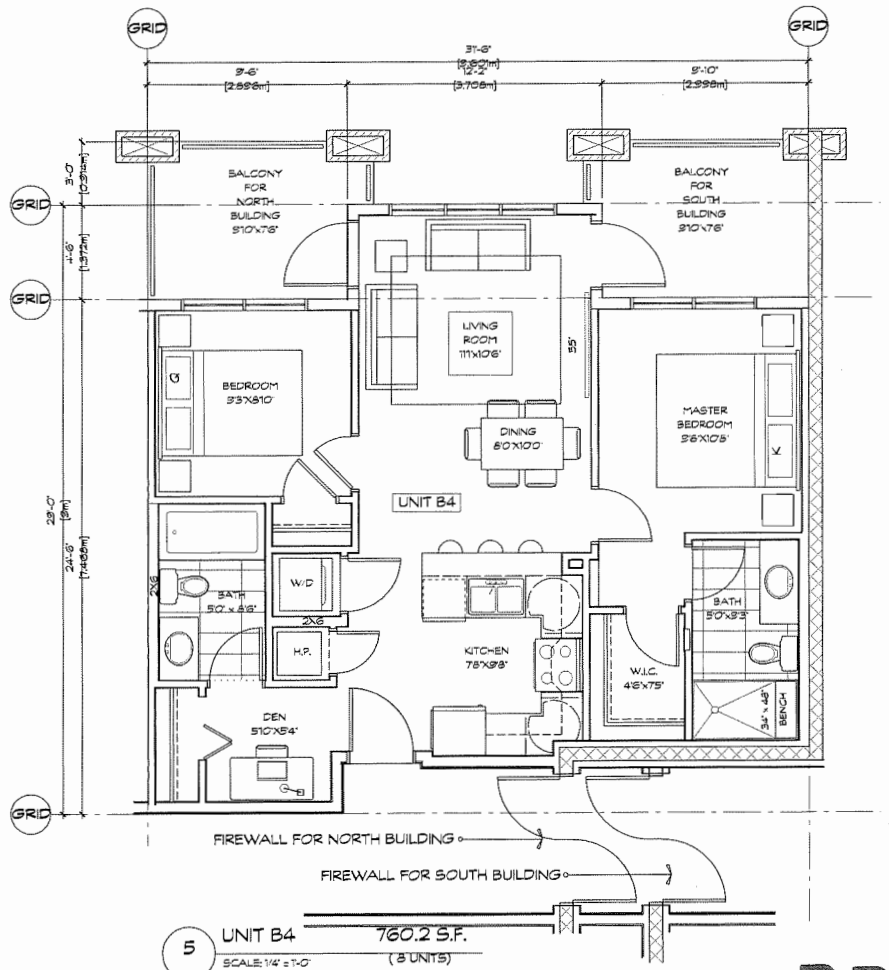
2 UNIT B1 815.1 S.F. (12 UNITS)
SCALE: 1/4" = 1'-0"



3 UNIT B2 774.4 S.F. (14 UNITS)
SCALE: 1/4" = 1'-0"



4 UNIT B3 829.1 S.F. (8 UNITS)
SCALE: 1/4" = 1'-0"



5 UNIT B4 760.2 S.F. (8 UNITS)
SCALE: 1/4" = 1'-0"

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
400854018 STOLBERG ST
RICHMOND, BC

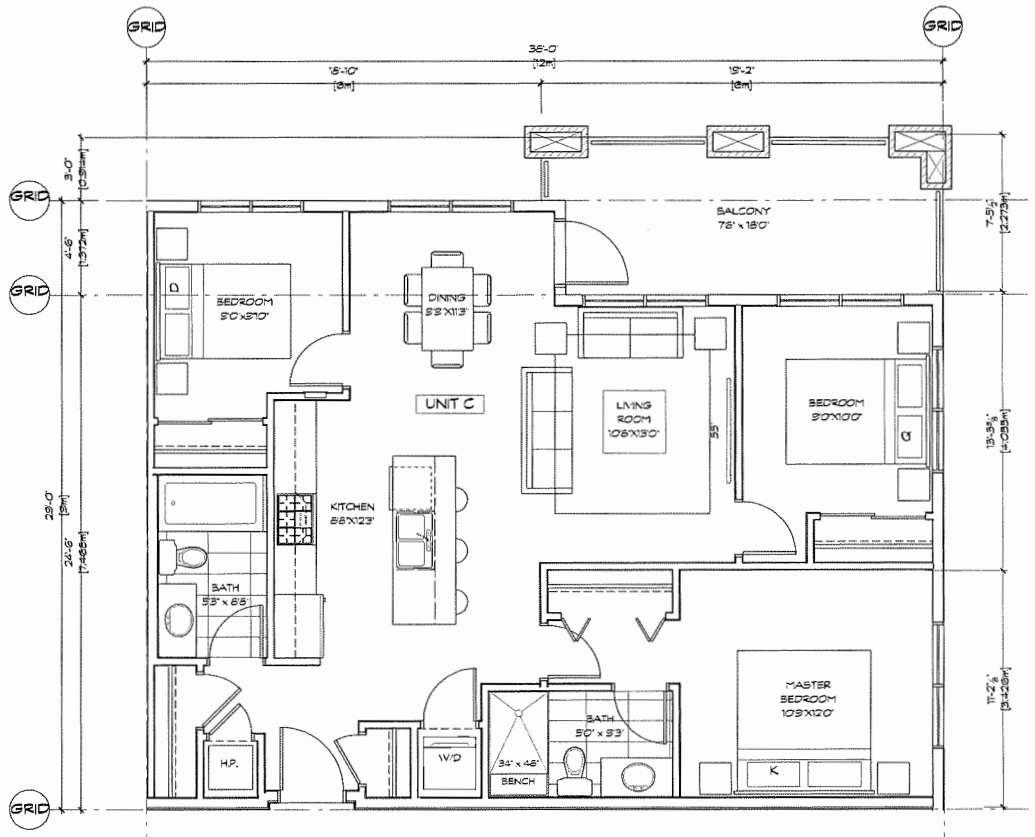
DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 564

SHEET TITLE: UNIT B PLANS

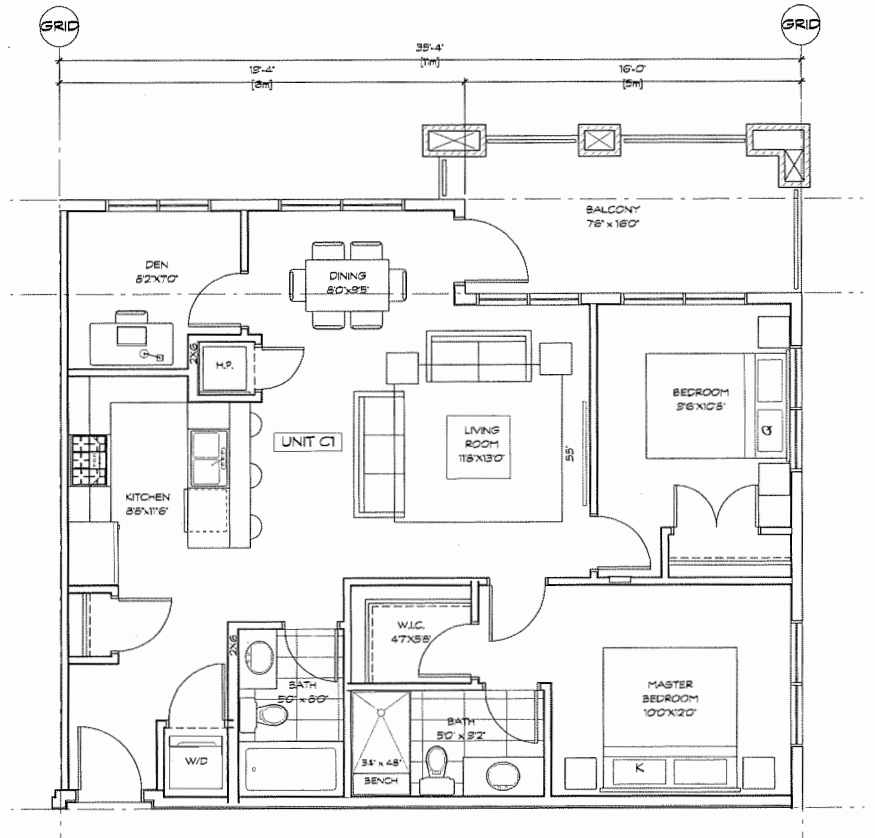
REVISION NO.:	SHEET NO.:
-	A6.1

DP 17-794280-29

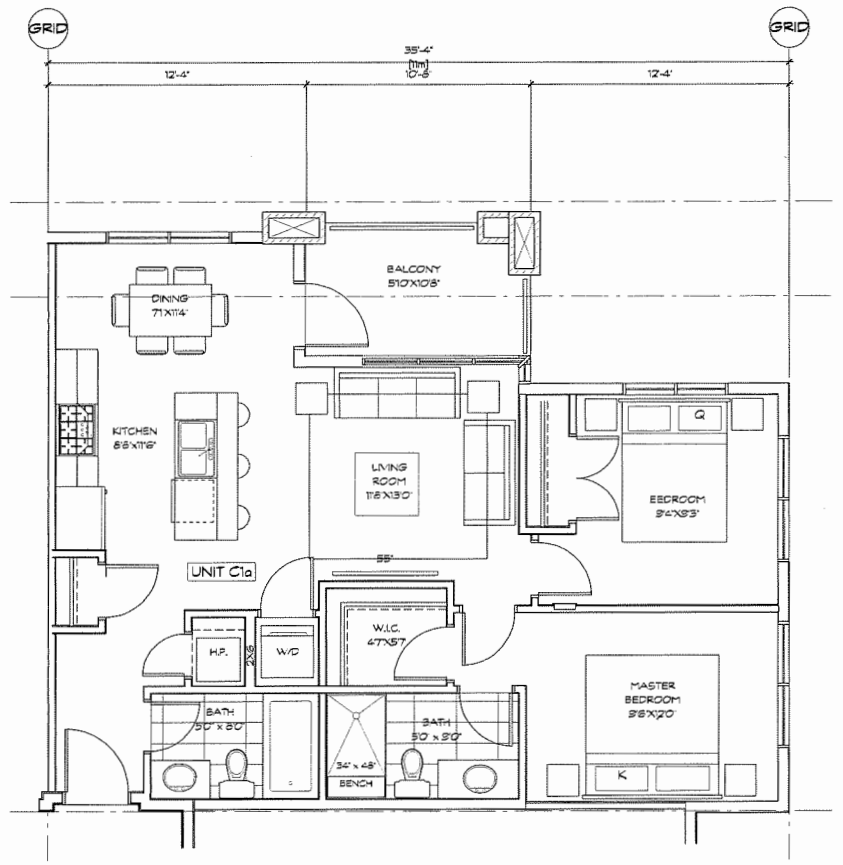
File: RC564_unit plans.rvt Plotted: 18-9-28 at 9:23:51 AM



1 UNIT C 1008.0 S.F. (8 UNITS)
SCALE: 1/4" = 1'-0"



2 UNIT C1 940.5 S.F. (19 UNITS)
SCALE: 1/4" = 1'-0"



3 UNIT C1A 903.8 S.F. (3 UNITS)
SCALE: 1/4" = 1'-0"

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008E4018 STOLBERG ST
RICHMOND, BC

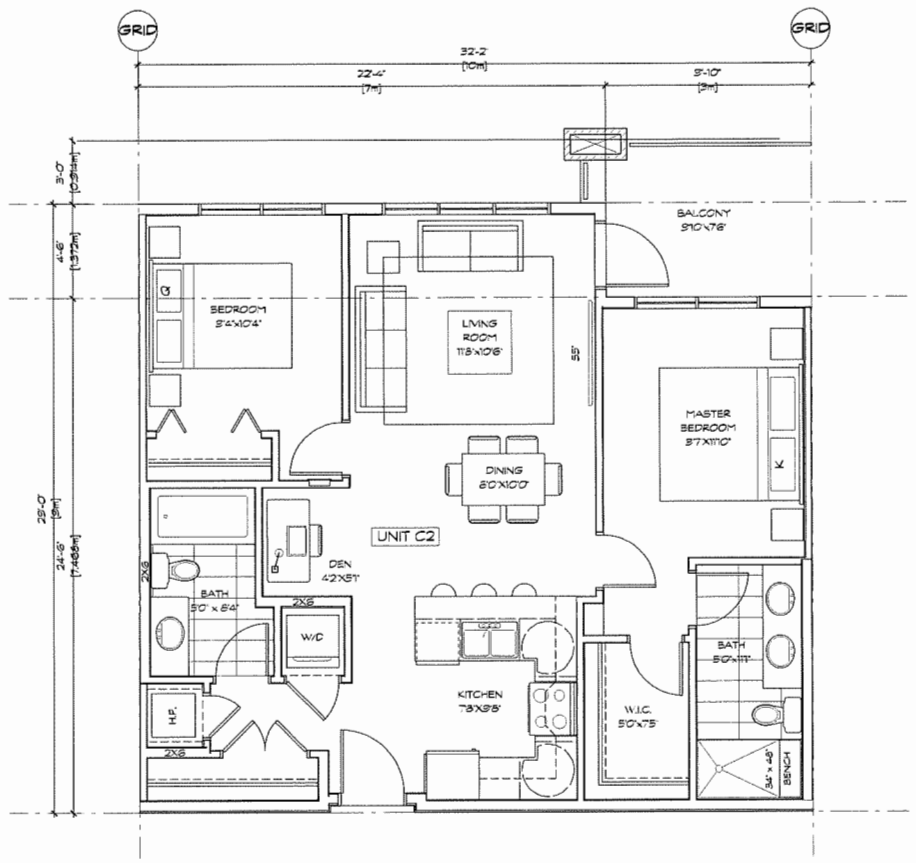
DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 564

SHEET TITLE:
UNIT C PLANS

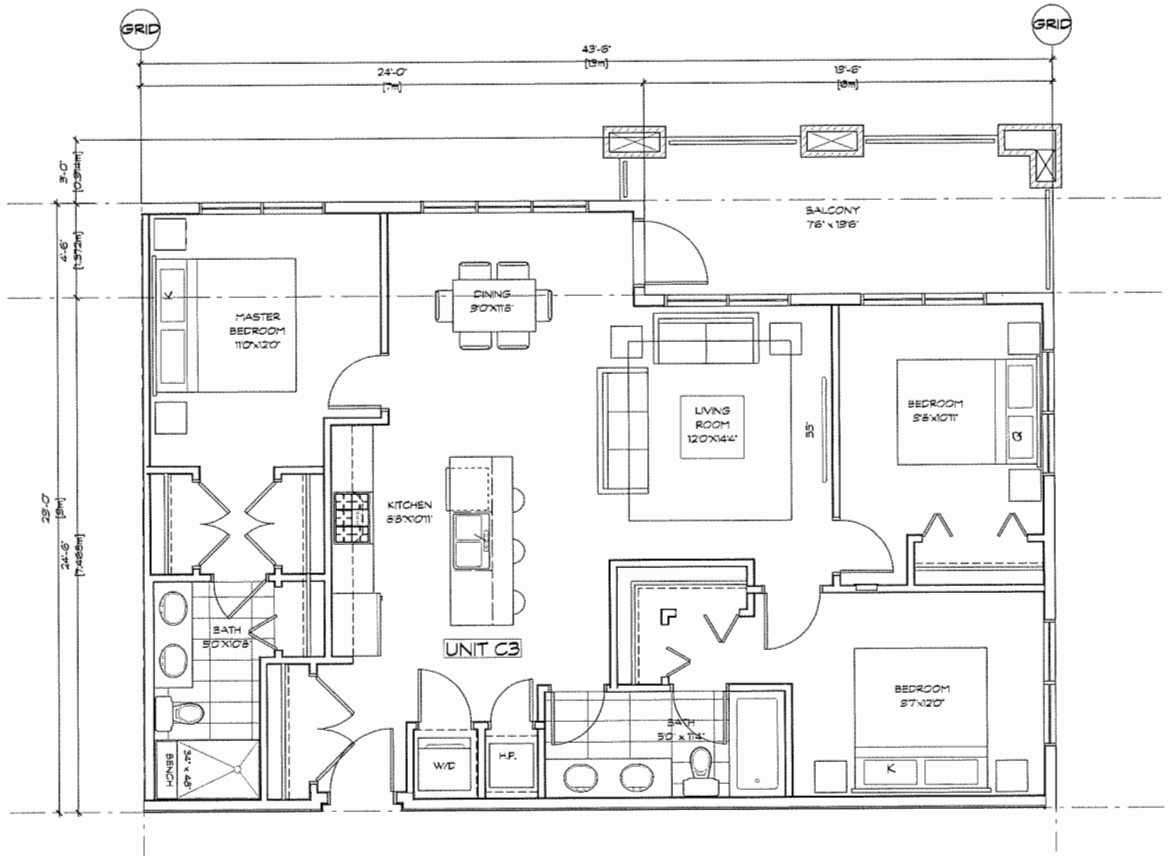
REVISION NO.:	SHEET NO.:
-	A6.2

DP 1/7/19 280-30

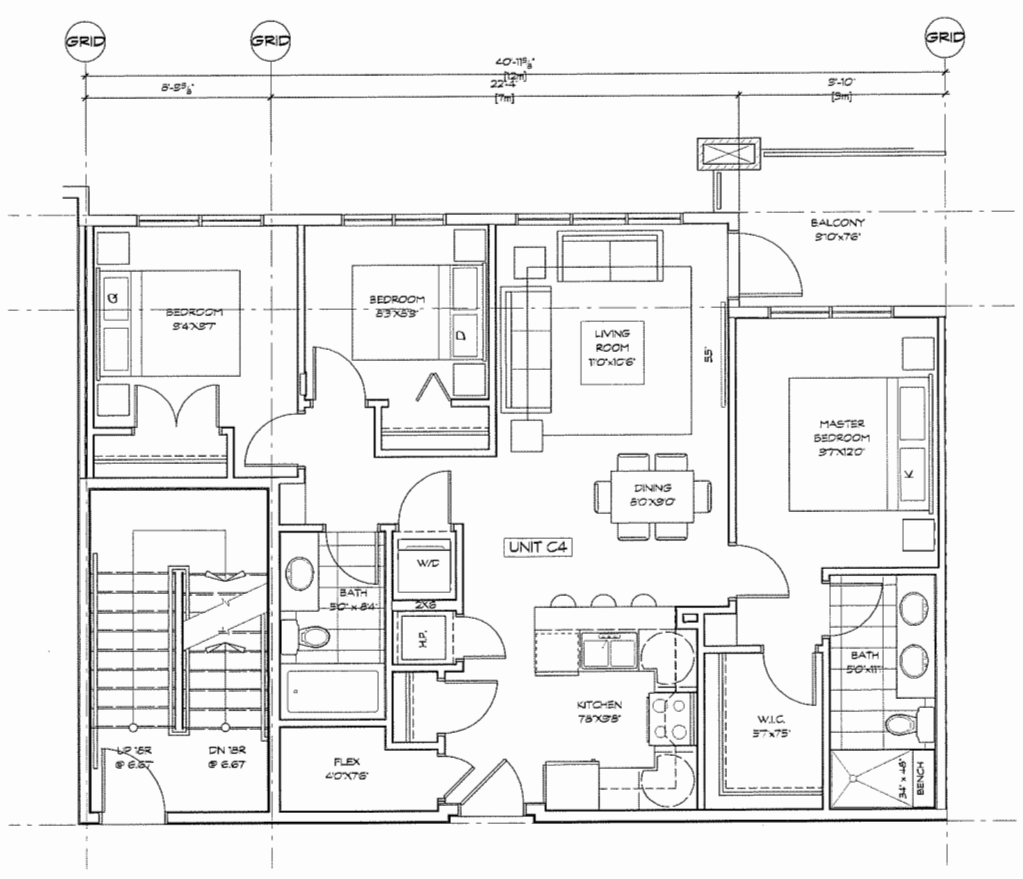
File: 1564561_unit plans.vwx Plotted: 28.09.18 9:23:33 AM



1 UNIT C2 878.5 S.F.
SCALE: 1/4" = 1'-0" (48 UNITS)



2 UNIT C3 1188.6 S.F.
SCALE: 1/4" = 1'-0" (10 UNITS)



3 UNIT C4 988.0 S.F.
SCALE: 1/4" = 1'-0" (6 UNITS)

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

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

PROJECT:
RESIDENTIAL DEVELOPMENT
4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 584

SHEET TITLE:
UNIT C PLANS

REVISION NO.:	SHEET NO.:
-	A6.3

DP 17-794280-31

File: RC584_unit plans.pwx Plotted: 19-9-28 at 8:33:58 AM

4008/4018 STOLBERG STREET, RICHMOND_UNIT SUMMARY

UNIT TYPE	FLOOR AREA	BEDROOM NUMBER	BUILDING LEVELS				TOTAL	TOTAL AREA	PERCENTAGE
	SQ.FT.		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNITS	PER UNIT TYPE	%
UNIT A:	598.4 SQ.FT.	1 BEDROOMS	7	7	7	7	28 UNITS	16,754.6 SQ.FT.	14.3%
UNIT A1: (BUH UNIT) **	629.1 SQ.FT.	1 BEDROOMS	2	2	2	2	8 UNITS	5,032.7 SQ.FT.	4.1%
UNIT A2:	599.7 SQ.FT.	1 BEDROOMS	2	2	2	2	8 UNITS	4,797.3 SQ.FT.	4.1%
UNIT A2a:	672.4 SQ.FT.	1 BEDROOMS	0	1	1	1	3 UNITS	2,017.3 SQ.FT.	1.5%
UNIT A3:	682.1 SQ.FT.	1 BEDROOMS	0	1	1	1	3 UNITS	2,046.3 SQ.FT.	1.5%
UNIT B:	815.8 SQ.FT.	2 BEDROOMS	3	3	3	3	12 UNITS	9,789.6 SQ.FT.	6.1%
UNIT B1: (BUH UNIT) **	815.1 SQ.FT.	2 BEDROOMS	3	3	3	3	12 UNITS	9,781.5 SQ.FT.	6.1%
UNIT B2:	774.4 SQ.FT.	2 BEDROOMS	2	4	4	4	14 UNITS	10,841.5 SQ.FT.	7.1%
UNIT B3:	829.1 SQ.FT.	2 BEDROOMS	2	2	2	2	8 UNITS	6,633.1 SQ.FT.	4.1%
UNIT B4:	760.2 SQ.FT.	2 BEDROOMS	2	2	2	2	8 UNITS	6,081.8 SQ.FT.	4.1%
UNIT C:	1,008.0 SQ.FT.	3 BEDROOMS	2	2	2	2	8 UNITS	8,063.8 SQ.FT.	4.1%
UNIT C1:	940.5 SQ.FT.	2 BEDROOMS	4	5	5	5	19 UNITS	17,868.8 SQ.FT.	9.7%
UNIT C1a:	821.0 SQ.FT.	2 BEDROOMS	0	1	1	1	3 UNITS	2,463.0 SQ.FT.	1.5%
UNIT C2:	878.5 SQ.FT.	2 BEDROOMS	13	11	11	11	46 UNITS	40,403.1 SQ.FT.	23.5%
UNIT C3:	1,159.9 SQ.FT.	3 BEDROOMS	1	3	3	3	10 UNITS	11,598.8 SQ.FT.	5.1%
UNIT C4:	988.0 SQ.FT.	3 BEDROOMS	0	2	2	2	6 UNITS	5,927.8 SQ.FT.	3.1%
NET SALEABLE FLOOR AREA :	160,107.4 SQ.FT.		TOTAL UNITS :				196 UNITS	160,107.4 SQ.FT.	100.0%

BUH UNIT TYPES	UNIT TYPE	UNIT NUMBER	PERCENTAGE
** REQUIRED 10% OF TOTAL UNITS BY THE CITY OF RICHMOND	A1 & B1	20	10.2%

UNIT TYPE:	UNIT TYPE	UNIT NUMBER	PERCENTAGE
1 BEDROOM	A, A1, A2, A2a, A3	50	25.5%
2 BEDROOM	B, B1, B2, B3, B4, C1, C1a, C2	122	62.2%
3 BEDROOM	C, C3, C4	24	12.2%
TOTAL :		196 UNITS	100.0%

4008 STOLBERG STREET, RICHMOND (NORTH BUILDING) UNIT SUMMARY

UNIT TYPE	FLOOR AREA	BEDROOM NUMBER	BUILDING LEVELS				TOTAL	TOTAL AREA	PERCENTAGE
	SQ.FT.		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNITS	PER UNIT TYPE	%
UNIT A:	598.4 SQ.FT.	1 BEDROOMS	5	5	5	5	20 UNITS	11,967.6 SQ.FT.	22.0%
UNIT A1: (BUH UNIT) **	629.1 SQ.FT.	1 BEDROOMS	2	2	2	2	8 UNITS	5,032.7 SQ.FT.	8.8%
UNIT A2:	599.7 SQ.FT.	1 BEDROOMS	0	1	1	1	3 UNITS	1,799.0 SQ.FT.	3.3%
UNIT A2a:	672.4 SQ.FT.	1 BEDROOMS	0	0	0	0	0 UNITS	0.0 SQ.FT.	0.0%
UNIT A3:	682.1 SQ.FT.	1 BEDROOMS	0	1	1	1	3 UNITS	2,046.3 SQ.FT.	3.3%
UNIT B:	815.8 SQ.FT.	2 BEDROOMS	1	1	1	1	4 UNITS	3,263.3 SQ.FT.	4.4%
UNIT B1: (BUH UNIT) **	815.1 SQ.FT.	2 BEDROOMS	1	1	1	1	4 UNITS	3,260.5 SQ.FT.	4.4%
UNIT B2:	774.4 SQ.FT.	2 BEDROOMS	1	2	2	2	7 UNITS	5,420.8 SQ.FT.	7.7%
UNIT B3:	829.1 SQ.FT.	2 BEDROOMS	0	0	0	0	0 UNITS	0.0 SQ.FT.	0.0%
UNIT B4:	760.2 SQ.FT.	2 BEDROOMS	1	1	1	1	4 UNITS	3,040.9 SQ.FT.	4.4%
UNIT C:	1,008.0 SQ.FT.	3 BEDROOMS	2	2	2	2	8 UNITS	8,063.8 SQ.FT.	8.8%
UNIT C1:	940.5 SQ.FT.	2 BEDROOMS	1	1	1	1	4 UNITS	3,761.8 SQ.FT.	4.4%
UNIT C1a:	821.0 SQ.FT.	2 BEDROOMS	0	1	1	1	3 UNITS	2,463.0 SQ.FT.	3.3%
UNIT C2:	878.5 SQ.FT.	2 BEDROOMS	5	4	4	4	17 UNITS	14,933.8 SQ.FT.	18.7%
UNIT C3:	1,159.9 SQ.FT.	3 BEDROOMS	0	1	1	1	3 UNITS	3,479.8 SQ.FT.	3.3%
UNIT C4:	988.0 SQ.FT.	3 BEDROOMS	0	1	1	1	3 UNITS	2,963.8 SQ.FT.	3.3%
NET SALEABLE FLOOR AREA :	71,457.1 SQ.FT.		TOTAL UNITS :				91 UNITS	71,457.1 SQ.FT.	100.0%

BUH UNITS	UNIT TYPE	UNIT NUMBER	PERCENTAGE
** REQUIRED 10% OF TOTAL UNITS BY THE CITY OF RICHMOND	A1 & B1	12	13.2%

UNIT TYPE:	UNIT TYPE	UNIT NUMBER	PERCENTAGE
1 BEDROOM	A, A1, A2, A2a, A3	34	37.4%
2 BEDROOM	B, B1, B2, B3, B4, C1, C1a, C2	43	47.3%
3 BEDROOM	C, C3, C4	14	15.4%
TOTAL :		91 UNITS	100.0%

4018 STOLBERG STREET, RICHMOND (SOUTH BUILDING) UNIT SUMMARY

UNIT TYPE	FLOOR AREA	BEDROOM NUMBER	BUILDING LEVELS				TOTAL	TOTAL AREA	PERCENTAGE
	SQ.FT.		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNITS	PER UNIT TYPE	%
UNIT A:	598.4 SQ.FT.	1 BEDROOMS	2	2	2	2	8 UNITS	4,787.0 SQ.FT.	7.8%
UNIT A1: (BUH UNIT) **	629.1 SQ.FT.	1 BEDROOMS	0	0	0	0	0 UNITS	0.0 SQ.FT.	0.0%
UNIT A2:	599.7 SQ.FT.	1 BEDROOMS	2	1	1	1	5 UNITS	2,998.3 SQ.FT.	4.8%
UNIT A2a:	672.4 SQ.FT.	1 BEDROOMS	0	1	1	1	3 UNITS	2,017.3 SQ.FT.	2.9%
UNIT A3:	682.1 SQ.FT.	1 BEDROOMS	0	0	0	0	0 UNITS	0.0 SQ.FT.	0.0%
UNIT B:	815.8 SQ.FT.	2 BEDROOMS	2	2	2	2	8 UNITS	6,526.6 SQ.FT.	7.8%
UNIT B1: (BUH UNIT) **	815.1 SQ.FT.	2 BEDROOMS	2	2	2	2	8 UNITS	6,521.0 SQ.FT.	7.8%
UNIT B2:	774.4 SQ.FT.	2 BEDROOMS	1	2	2	2	7 UNITS	5,420.8 SQ.FT.	6.7%
UNIT B3:	829.1 SQ.FT.	2 BEDROOMS	2	2	2	2	8 UNITS	6,633.1 SQ.FT.	7.8%
UNIT B4:	760.2 SQ.FT.	2 BEDROOMS	1	1	1	1	4 UNITS	3,040.9 SQ.FT.	3.8%
UNIT C:	1,008.0 SQ.FT.	3 BEDROOMS	0	0	0	0	0 UNITS	0.0 SQ.FT.	0.0%
UNIT C1:	940.5 SQ.FT.	2 BEDROOMS	3	4	4	4	15 UNITS	14,108.3 SQ.FT.	14.3%
UNIT C1a:	821.0 SQ.FT.	2 BEDROOMS	0	0	0	0	0 UNITS	0.0 SQ.FT.	0.0%
UNIT C2:	878.5 SQ.FT.	2 BEDROOMS	8	7	7	7	29 UNITS	25,475.3 SQ.FT.	27.6%
UNIT C3:	1,159.9 SQ.FT.	3 BEDROOMS	1	2	2	2	7 UNITS	8,119.2 SQ.FT.	6.7%
UNIT C4:	988.0 SQ.FT.	3 BEDROOMS	0	1	1	1	3 UNITS	2,963.8 SQ.FT.	2.9%
NET SALEABLE FLOOR AREA :	88,610 SQ.FT.		TOTAL UNITS :				105 UNITS	88,610.3 SQ.FT.	100.0%

BUH UNITS	UNIT TYPE	UNIT NUMBER	PERCENTAGE
** REQUIRED 10% OF TOTAL UNITS BY THE CITY OF RICHMOND	A1 & B1	8	7.6%

UNIT TYPE:	UNIT TYPE	UNIT NUMBER	PERCENTAGE
1 BEDROOM	A, A1, A2, A2a, A3	16	15.2%
2 BEDROOM	B, B1, B2, B3, B4, C1, C1a, C2	79	75.2%
3 BEDROOM	C, C3, C4	10	9.5%
TOTAL :		105 UNITS	100.0%

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
19.12.17	DP SUBMISSION
08.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE: N.T.S.	PROJECT NO.: 584

SHEET TITLE:

UNIT SUMMARY

REVISION NO.:	SHEET NO.:
-	A6.4

DP 17-794280-3

File: RC584_unit plans.vwx Plotted: 18 9 28 at 5:23:53 AM

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH – 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 16" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbortsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ag	4	Acer griseum	paperbark maple	as shown	15' full height	full, bushy plants
Apo	3	Acer palmatum 'Osakazuki'	Japanese maple	as shown	#7 cont.	multistemmed/ bushy plants
Bn	11	Betulus nigra	river birch	as shown	3- 4m specimen/ B&B	low branching/ vary heights
Ccf	22	Cercis canadensis forest pansy	Eastern redbud	as shown	5cm cal/ B&B	2m standard/ full crown
Di	1	Davidia involucrata	dove tree	as shown	5cm/B&B	
Fsd	19	Fagus sylvatica dawyck gold	golden beech	as shown	4m ht. B&B	Full, bushy plants
Pic	10	Pinus cembra	Swiss Stone Pine	as shown	3.5m ht/B&B	
Pse	1	Pseudotsuga menziesii	Douglas Fir	as shown	2.5m ht/ B&B	full/ bushy canopies
Stj	39	Styrax japonica	Japanese snowbell	as shown	6cm/ B&B	full/ dense crown
SHRUBS						
Aj	191	Azalea japonica 'Hino White'	white evergreen azalea	2'0"	#2 cont.	full/ bushy plants
Azs	73	Azalea schlippenbachii	royal azalea	2'6"	#2 cont.	full/ bushy plants
Cod	279	Cotoneaster dammeri	bearberry cotoneaster	2'0"	#2 cont	full/ bushy plants
Cr	3	Campsis radicans	Trumpet creeper	3'0"	#2 cont/ staked	full/ bushy plants
Csp	9	Chaenomeles speciosa	flowering quince	4'0"	#5 cont.	bushy plants
Do	47	Daphne odora	Fragrant Daphne	3'0"	#2 cont.	full/ bushy plants
Ecm	94	Echinacea 'Milkshake'	Milkshake Coneflower	1'6"	#2 cont.	full/ bushy plants
Ep	94	Echinacea purpurea	coneflower	1'6"	#2 cont.	full/ bushy plants
Gs	94	Gaultheria shallon	salal	2'0"	#2 cont.	full/ bushy plants
Hp	172	Hydrangea paniculata 'Little Lime'	Limelight Hardy Hydrangea	3'0"	#3 cont.	full/ bushy plants
Icc	20	Ilex crenata compacta	Japanese Holly	457'0"	#5 cont.	full/ bushy plants
Icc	191	Ilex crenata compacta	Japanese Holly	1'6"	#5 cont.	full/ bushy plants
Las-1	112	Liriope muscari 'Majestic'	Majestic Lilyturf	1'6"	#2 cont.	staked
Lp	22	Lonicera pileata	box leaf honeysuckle	4'0"	#2 cont.	full/ bushy plants
Mis	8	Miscanthus sinensis 'Morning Light'	morning light maiden grass	610'0"	#3 cont.	full/ bushy plants
Mis	569	Miscanthus sinensis 'Morning Light'	morning light maiden grass	2'0"	#3 cont.	full/ bushy plants
Mr	94	Mahonia repens	Creeping Oregon grape	2'0"	#3 cont.	full/ bushy plants
Pa	94	Pennisetum alopecuroides	Fountain Grass	2'0"	#2 cont.	full/ bushy plants
Pot	49	Physocarpus opulifolius	ninebark	2'6"	#4 cont.	full/bushy
Ps	563	Polystichum setiferum	Alaska fern	1'6"	#2 cont.	full/ bushy plants
Pt	430	Pachysandra terminalis	Japanese Spurge	10"	4" pot	full/ bushy plants
Ram	59	Rosa 'Alba Meidiland'	white rose	3'0"	#2 cont.	full/ bushy plants
Rh	113	Rhododendron 'Hotei'	rhododendron (yellow)	3'0"	#7 cont.	full/ bushy plants
RhG	94	Rubeckia "Goldstrum"	Golden Coneflower	1'0"	#2 cont	full/ bushy plants
Ro	94	Rosmarinus officinalis	Common Rosemary	1'6"	#2 cont.	full/ bushy plants
Rr	94	Rosa rugosa 'Meitozaure'	Rugostar Raspberry rose	3'0"	#2 cont.	full/ bushy plants
Sew	108	Sedum ewersii	Pink Mongolian Stonecrop	1'6"	#1 cont.	full, bushy plants
Sh	458	Sarcococca hookeriana	sweet box	1'6"	#2 cont.	Full, bushy plants
Ski	108	Sedum kimnachii	Mexican sedum	1'6"	#1 cont.	full, bushy plants
Spa	108	Sedum pachyclados	Gray Stonecrop	1'6"	#1 cont.	full, bushy plants
Spd	64	Spiraea douglasii	hardhack	2'6"	#2 cont.	full/ bushy plants
Spe	108	Sedum 'Purple Emperor'	autumn Stonecrop	1'6"	#1 cont.	full, bushy plants
Spj	108	Sedum spurium 'Pink Jewel'	Two-row stonecrop 'Pink Jewel'	1'6"	#1 cont.	full, bushy plants
Ssi	108	Sedum sieboldii	October Daphne	1'6"	#1 cont.	full, bushy plants
Ssp	108	Sedum spurium 'Green Mantle'	Two-row stonecrop	1'6"	#1 cont.	full, bushy plants
Tbr	30	Taxus baccata 'Repandens'	dwarf English yew	3'0"	1m ht/B&B	full and bushy
Tj	9	Trachelospermum jasminoides	star jasmine	1'6"	#2 cont.	staked
Tmh	720	Taxus media 'Hicksii'	Anglojap Yew	1'6"	1.2m/B&B	full, bushy plants
Vd	35	Viburnum davidii	viburnum	2'6"	#3 cont.	full, bushy plants
Vh	303	Vancouveria hexandra	American barrenwort	1'4"	4" pot	
Vor	16	Viburnum opulus 'Roseum'	snowball tree	3'6"	1m high B&B	full/ bushy plants
Vpt	27	Viburnum plicatum f. tomentosum	doublefile viburnum	3'6"	1m high B&B	full/ bushy plants
Vva	10	Vitis vinifera atropurpurea	Purple Leaf Grape	3'0"	#2 cont/ staked	full/ bushy plants
Vvc	10	Vitis vinifera concord	Concord Grape	0"	#2 cont.	staked
	0			0"		
GROUNDCOVERS/ PERENNIALS						
LAWN						
		Non-Netted, grown on sand				
NOTES:						
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON						

4008 STOLBERG STREET

for Everwell Group Holding Ltd. Partnership.

Civic Address: 4008 Stolberg Street, Richmond BC
Legal Address: ***

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456 f | 604.683.1459 w | www.etala.ca

CONSULTANT TEAM

OWNER:	Everwell Group Holding Ltd. Partnership.
ARCHITECT:	RCA Architects
LANDSCAPE:	ETA Landscape Architecture

ISSUED FOR RE-DP: Sept 28, 2018

DRAWING LIST

La.1	Landscape Concept Plan
Lb.0	Landscape Key Plan
Lb.1	Landscape Materials: Plan 1
Lb.2	Landscape Materials: Plan
Lb.3	Landscape Materials: Plan 3
Lb.4	Landscape Materials: Plan 4
Lb.5	Landscape Materials: Children's Play
Lb.6	Landscape Grading: Plan 1
Lb.7	Landscape Grading: Plan
Lb.8	Landscape Grading: Plan 3
Lb.9	Landscape Grading: Plan 4
Lc.1	Landscape Planting: Plan 1
Lc.2	Landscape Planting: Plan 2
Lc.3	Landscape Planting: Plan 3
Lc.4	Landscape Planting: Plan 4
Lc.5	Landscape Irrigation: Plan 1
Lc.6	Landscape Irrigation: Plan 2
Lc.7	Landscape Irrigation: Plan 3
Lc.8	Landscape Irrigation: Plan 4
Ld.1	Landscape Lighting: Plan 1
Ld.2	Landscape Lighting: Plan 2
Ld.3	Landscape Lighting: Plan 3
Ld.4	Landscape Lighting: Plan 4
Ld.5	Landscape Lighting: Specifications
Le.1	Landscape Sections
Le.2	Landscape Sections
Lf.1	Landscape Details - Softscape
Lf.2	Landscape Details - Hardscape
Lf.3	Landscape Details - Site Furnishings

DP 17-794290-33

No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone

Approvals	No.	Date	Issue Notes

Design Firm

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

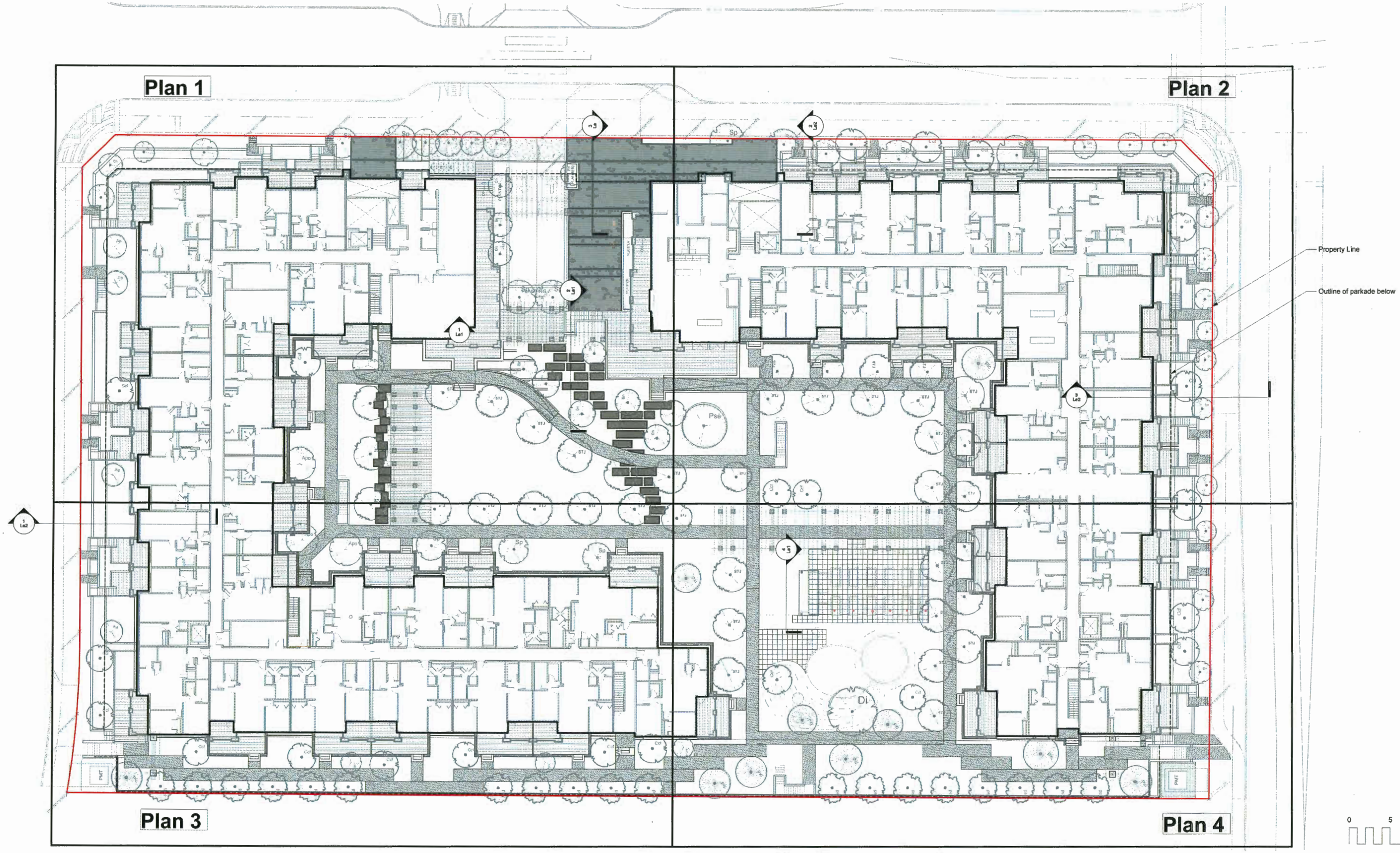
Project Title
4008 Stolberg Street

Professional Stamp

Drawing Title
Landscape Plan

Project Manager	DT
Drawn By	DT
Reviewed By	
Project ID	21748
Scale	1:200
Drawing No.	La.1
Date	07/12/2017
	of 30
	Fri, 2018 Sep 28
	21748 4008 Stolberg.vwx

DP 17-794280-34



No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

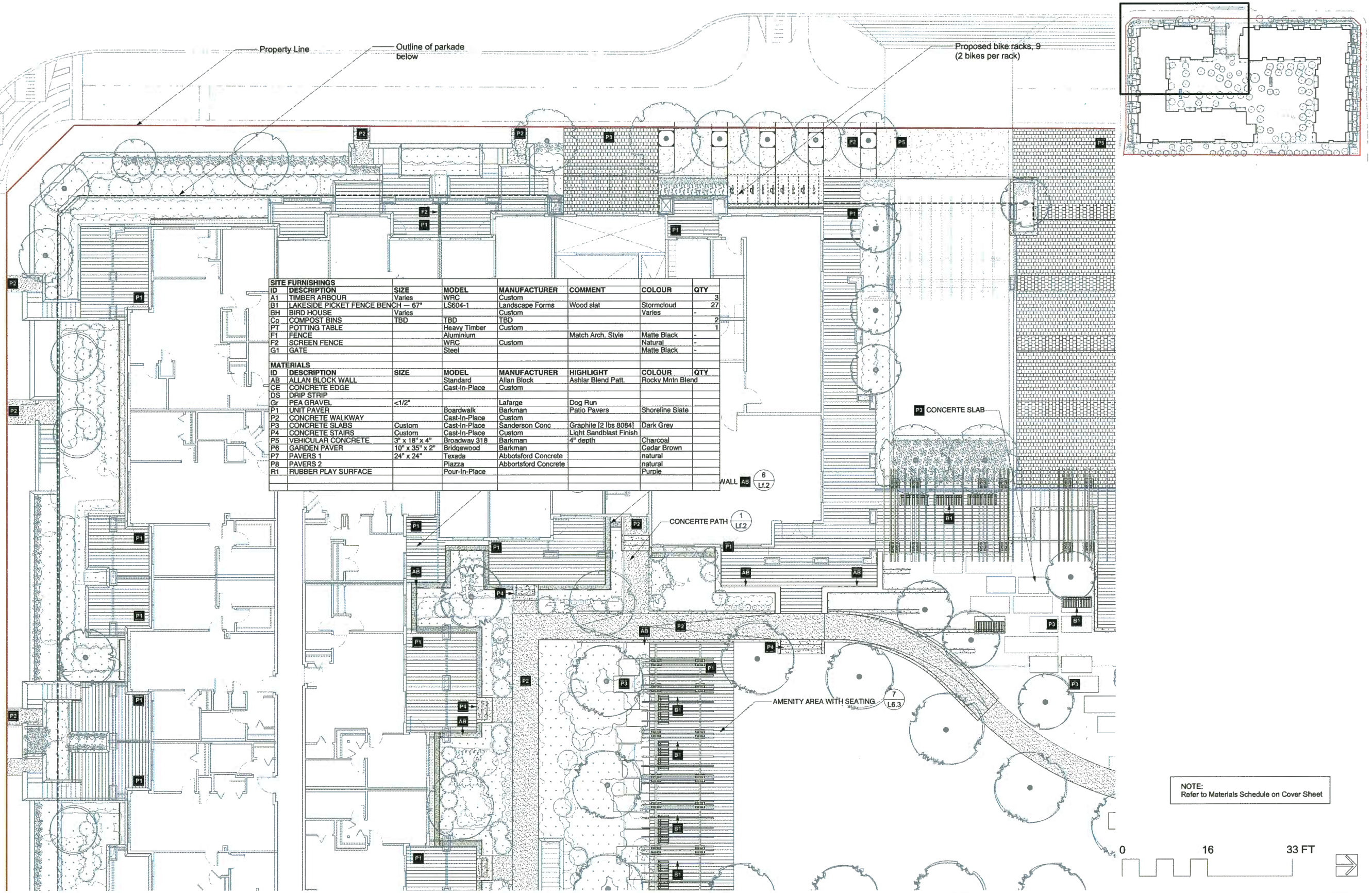
Project Title: 4008 Stolberg Street

Professional Stamp

Drawing Title: Key Plan

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: NTS
Reviewed By	Drawing No. Lb.0
Date: 06/12/2017	of 30
File: Fri, 2018 Sep 28	
Name: 21748 4008 Stolberg .vwx	

DP 17794280-1



SITE FURNISHINGS

ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH — 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-

MATERIALS

ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbortsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	

No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

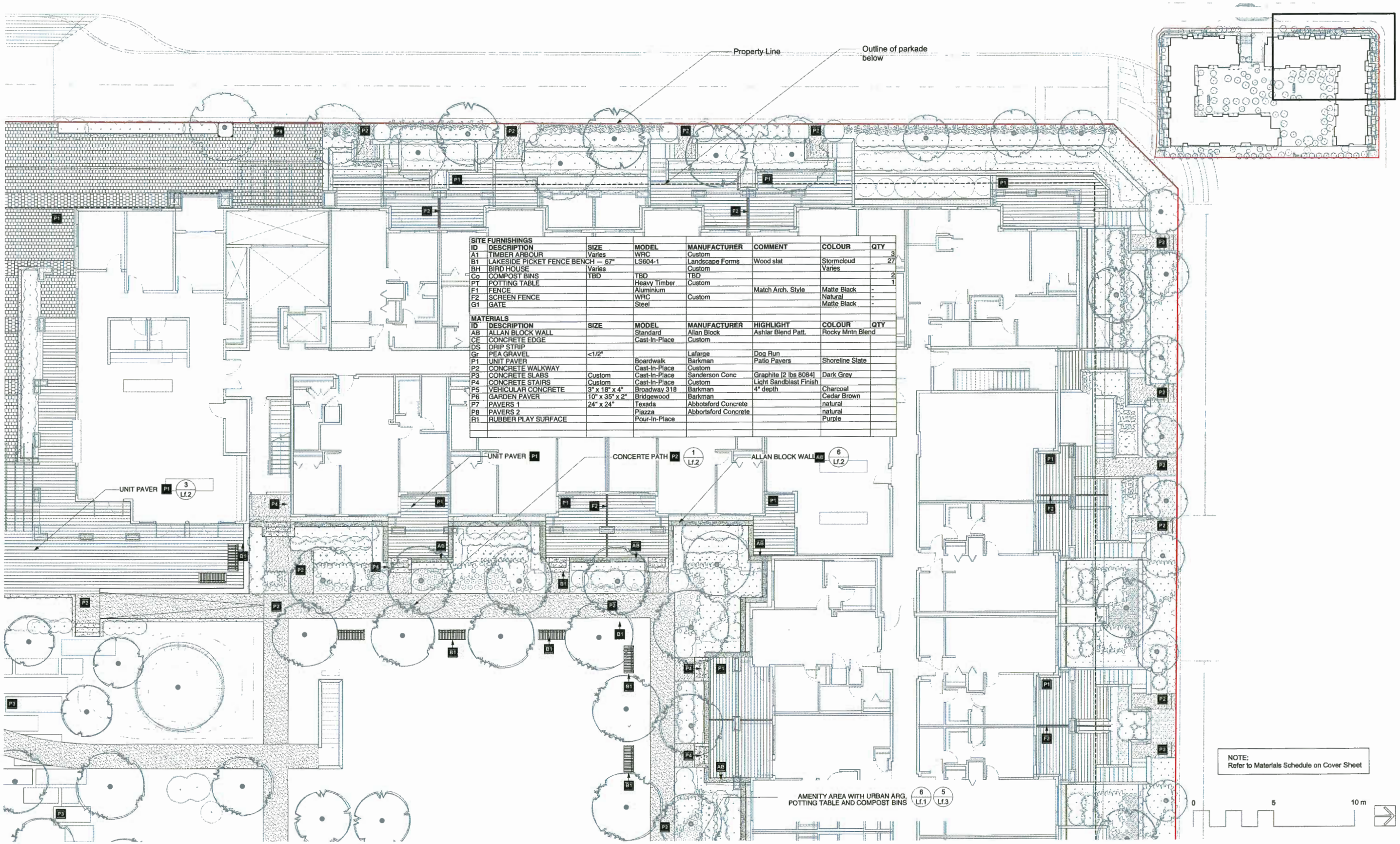
Project Title: 4008 Stolberg Street

Professional Stamp

Drawing Title: Landscape Materials Plan 1

Project Manager	DT
Project ID	21748
Drawn by	DT
Scale	1:100
Reviewed By	
Drawing No.	Lb.1
Date	06/12/2017
	of 30
	Fri, 2018 Sep 28
	21748 4008 Stolberg .vwx

DP 17-794280-36



SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH — 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Plazza	Abbotsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

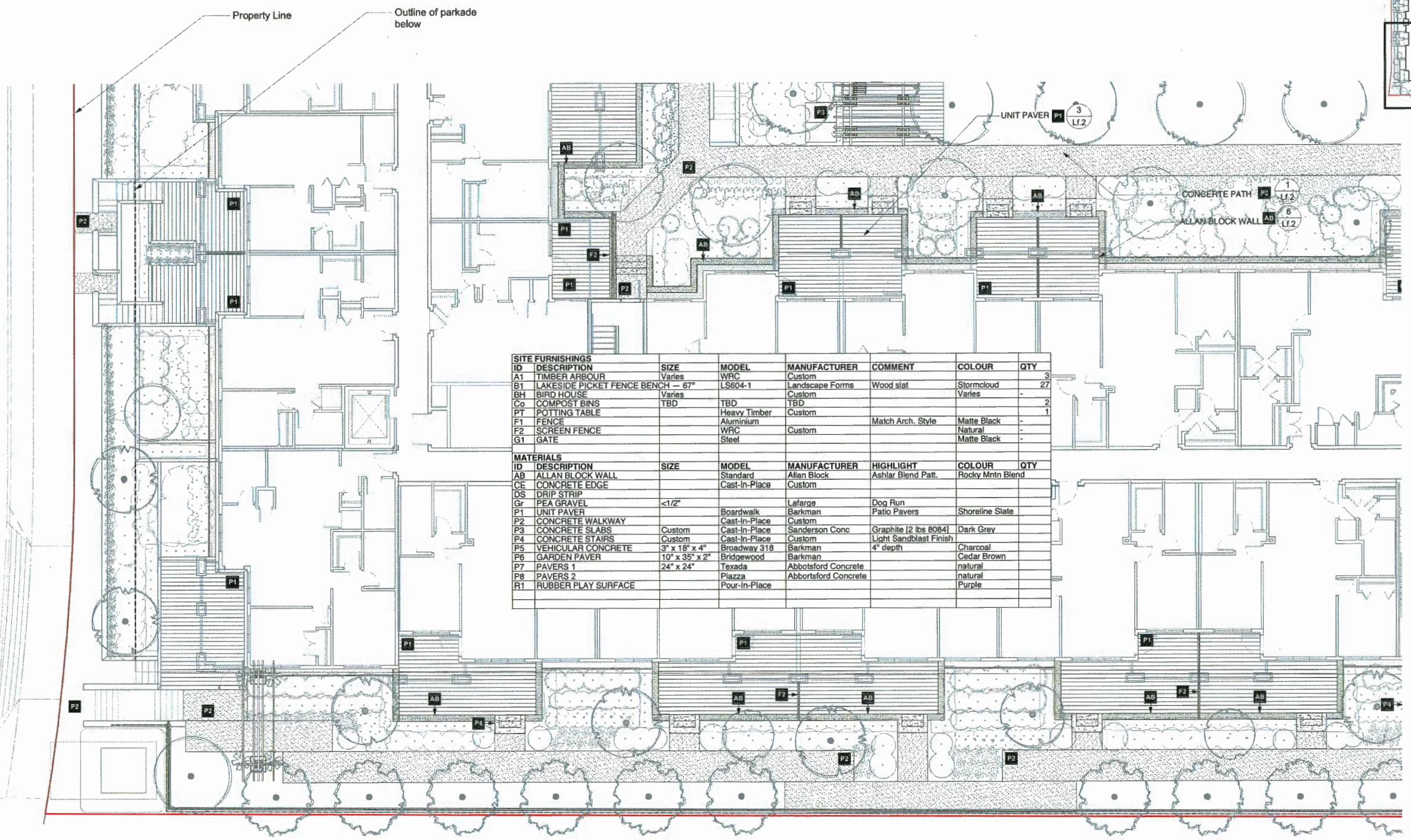
Project Title: 4008 Stolberg Street

Professional Stamp

Drawing Title: Landscape Materials Plan 2

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: 1:100
Reviewed By	Drawing No.
Date: 06/12/2017	Lb.2
— Fri, 2018 Sep 28	of 30
21748 4008 Stolberg .vwx	

DP 17-794280-37



SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH – 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbortsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	

NOTE:
Refer to Materials Schedule on Cover Sheet

0 5 10 m

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-8-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address
All Rights Reserved to eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project Title
4008 Stolberg Street

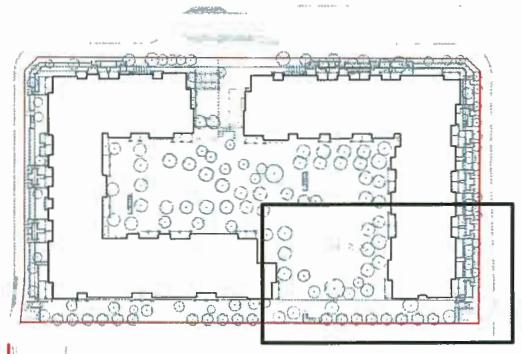
Professional Stamp

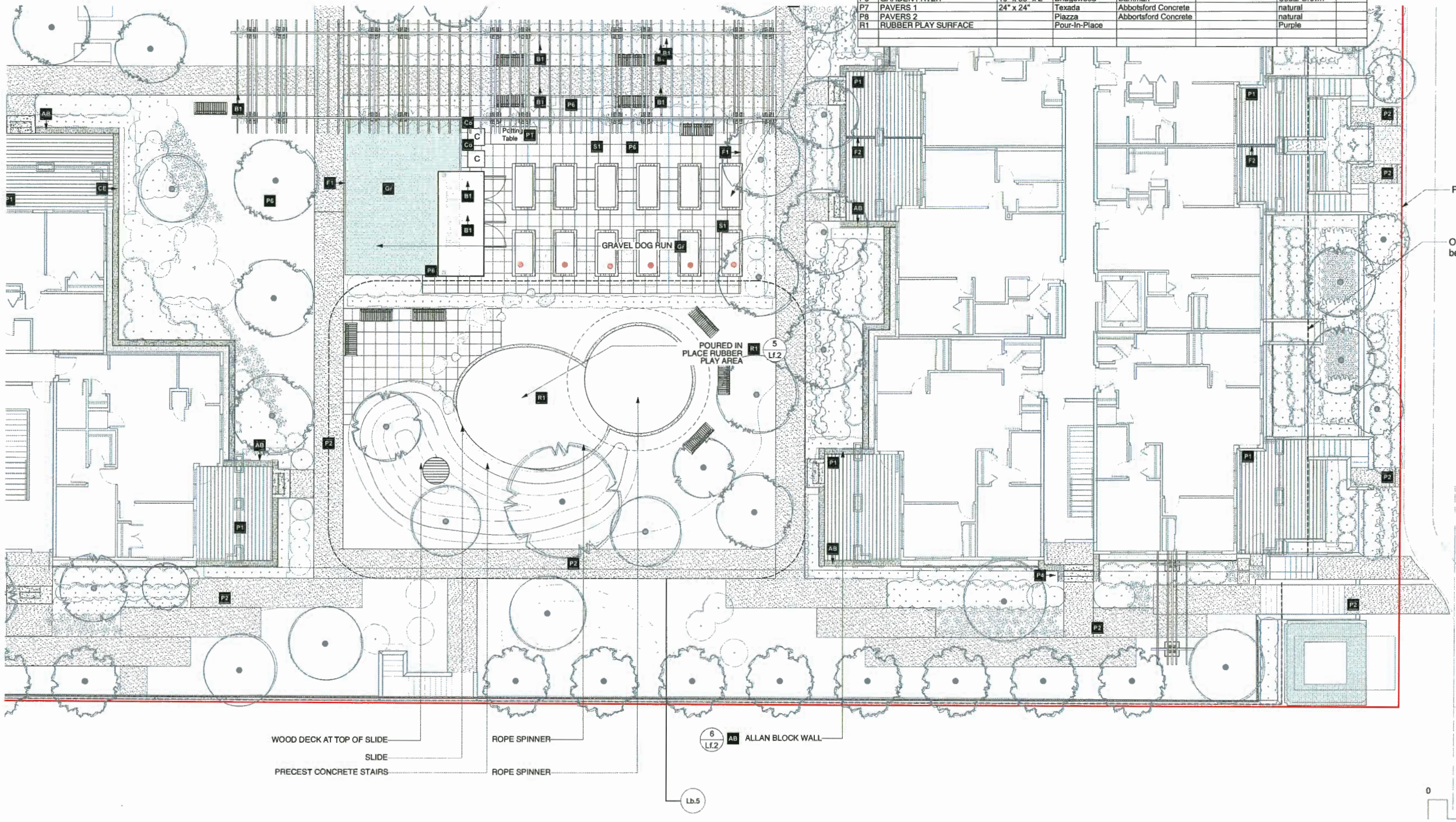
Drawing Title
Landscape Materials
Plan 3

Project Manager	Project ID
DT	21748
Drawn By	Scale
DT	1:100
Reviewed By	Drawing No.
Date	Lb.3
06/12/2017	of
Fri, 2018 Sep 28	30
21748 4008 Stolberg.vwx	

DP 17-794280-38

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH — 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbotsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	





NOTE:
Refer to Materials Schedule on Cover Sheet

0 5 10 M

No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address
All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

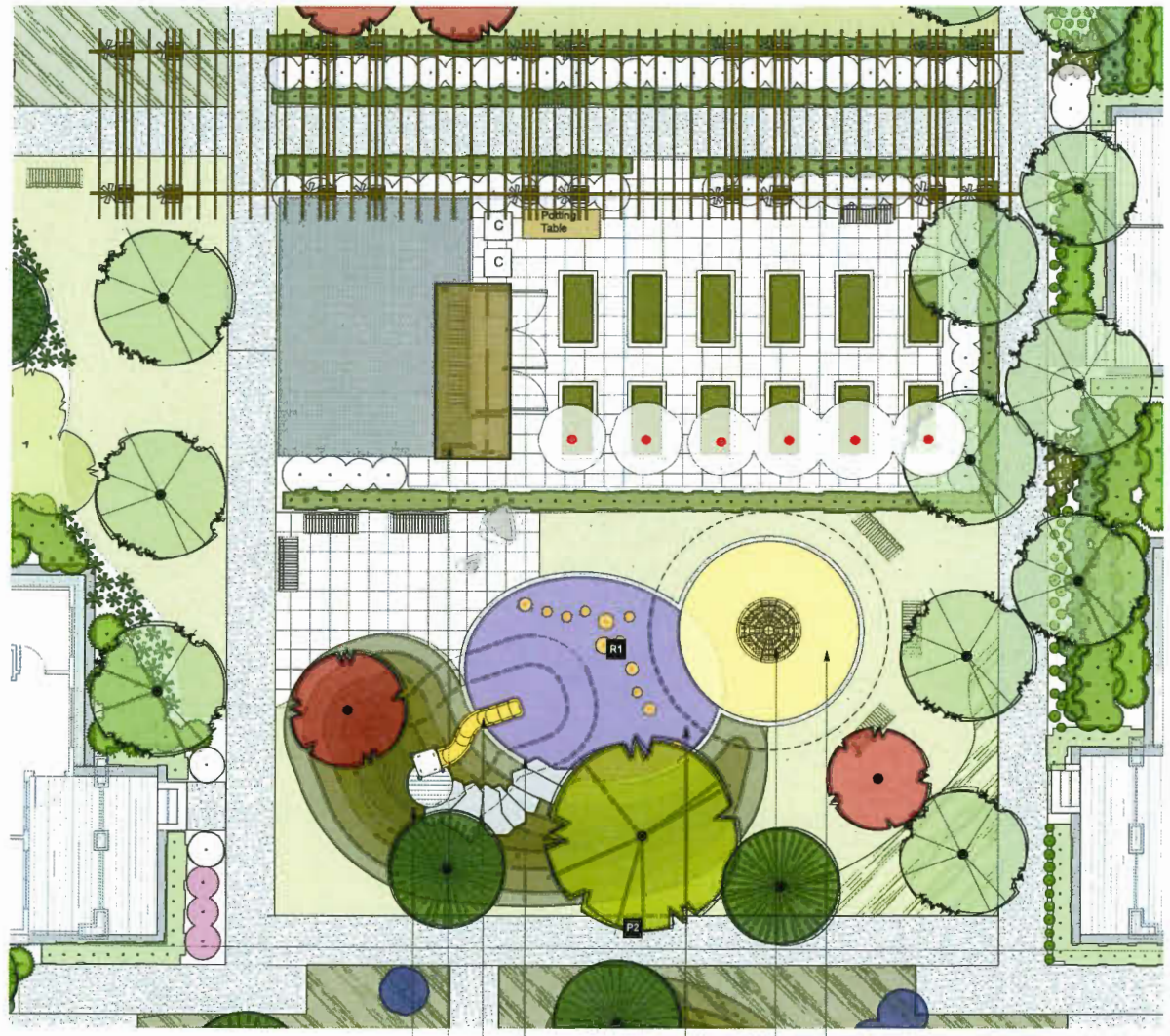
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Materials Plan 4

Professional Seals

Project Manager	Project ID
DT	21748
Drawn By	Scale
DT	1:100
Reviewed By	Drawing No.
Date: 06/12/2017	Lb.4 of 30
Fri, 2018 Sep 28	
21748 4008 Stolberg .vwx	

DP 17-794280-39



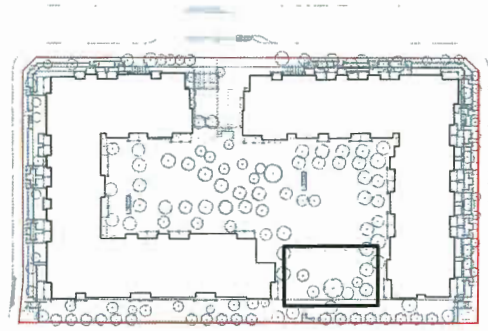
DYNAMO PLAYGROUNDS

PRODUCT SPECIFICATION

Product Name	Mini Apollo™
Product Number	DX-1200
Size – Diameter	2.00 m / 6' 7"
Size – Height	2.44 m / 8' 0"
Shipping Weight	485 kg / 1069.2 lb
Shipping Volume	4.18 m³ / 147.6 ft³
Foundations	1
Concrete Volume	0.27 m³ / 9.5 ft³

	ASTM F-1487	CSA Z614	EN 1176
Ages	2 years - 5 years	18 months - 5 years	2 years - 6 years
Capacity	15	15	15
Use Zone – Diameter	5.66 m / 18' 7"	5.60 m / 18' 4"	6.00 m / 19' 8"
Fall Height	1.45 m / 4' 9"	1.45 m / 4' 9"	1.45 m / 4' 9"

*Note: Concrete must be minimum 3500 PSI / 25MPa

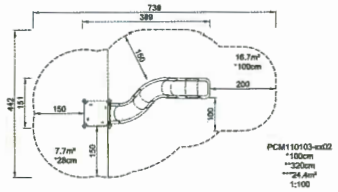


Grape 1216

Poured in Place Rubber play surface

KOMPAN

PCM110103 - Embankment Slide - Curved



Compost Bin and Potting Table

Sitting Stumps

Roman Steps up to Slide

Lakeside Picket Fence Bench

NOTE:
Refer to Materials Schedule on Cover Sheet

0 5 10 m

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-8-7	Issue for ADP		

Design Firm
eta landscape architecture
1590 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project Title: 4008 Stolberg Street

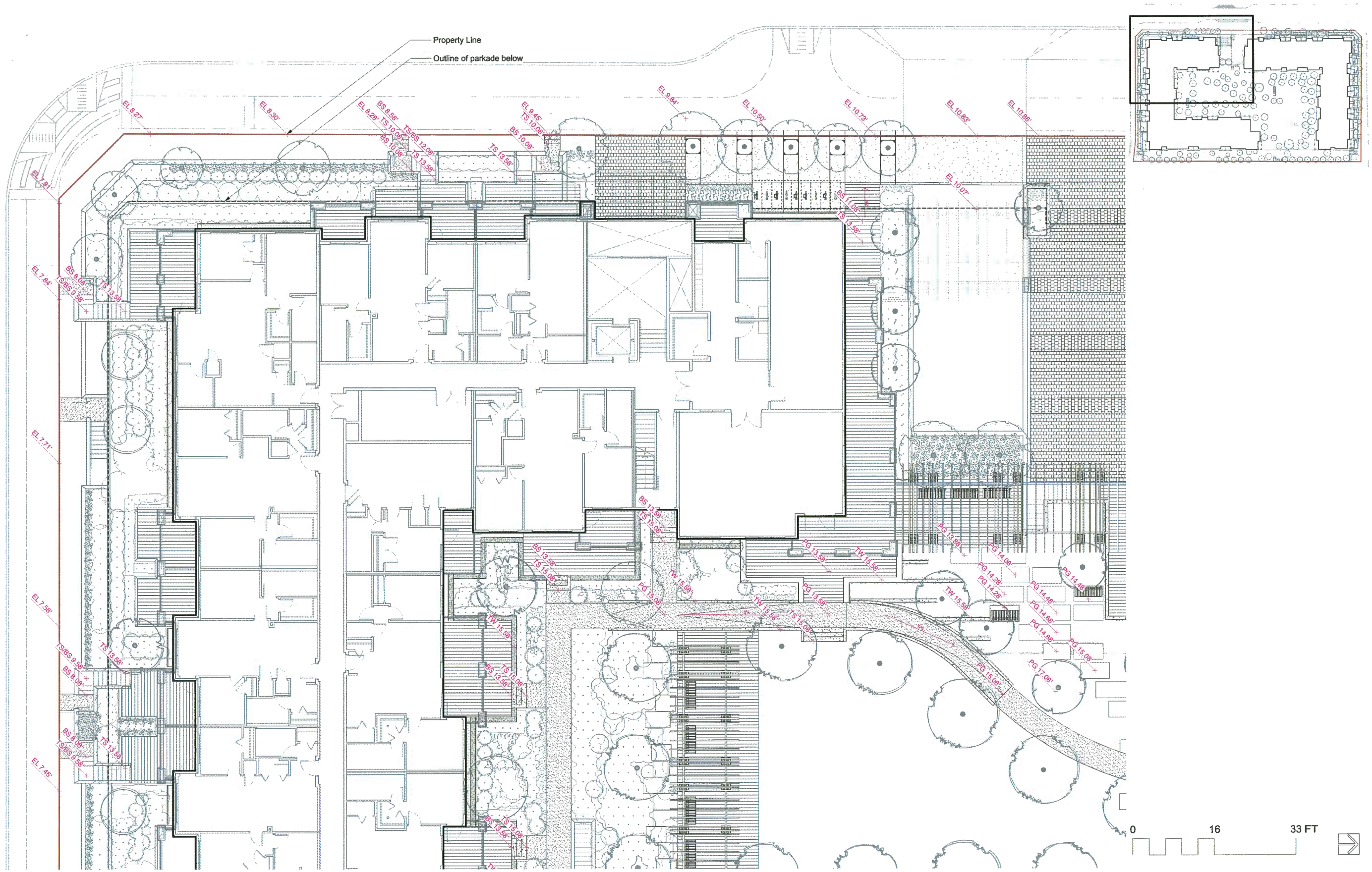
Drawing Title: Children's Play

Professional Stamp

Project Manager: DT
Project ID: 21748
Drawn By: DT
Scale: 1:100
Reviewed By
Drawing No.
Date: 06/12/2017
Fri, 2018 Sep 28
21748 4008 Stolberg.vwx

of 30

DP 17-794280-4



No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No. Date Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address
All Rights Reserved by eta landscape architecture Inc.. Information contained on these documents is part of the Consultant's instruments of service,,and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any either use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant..

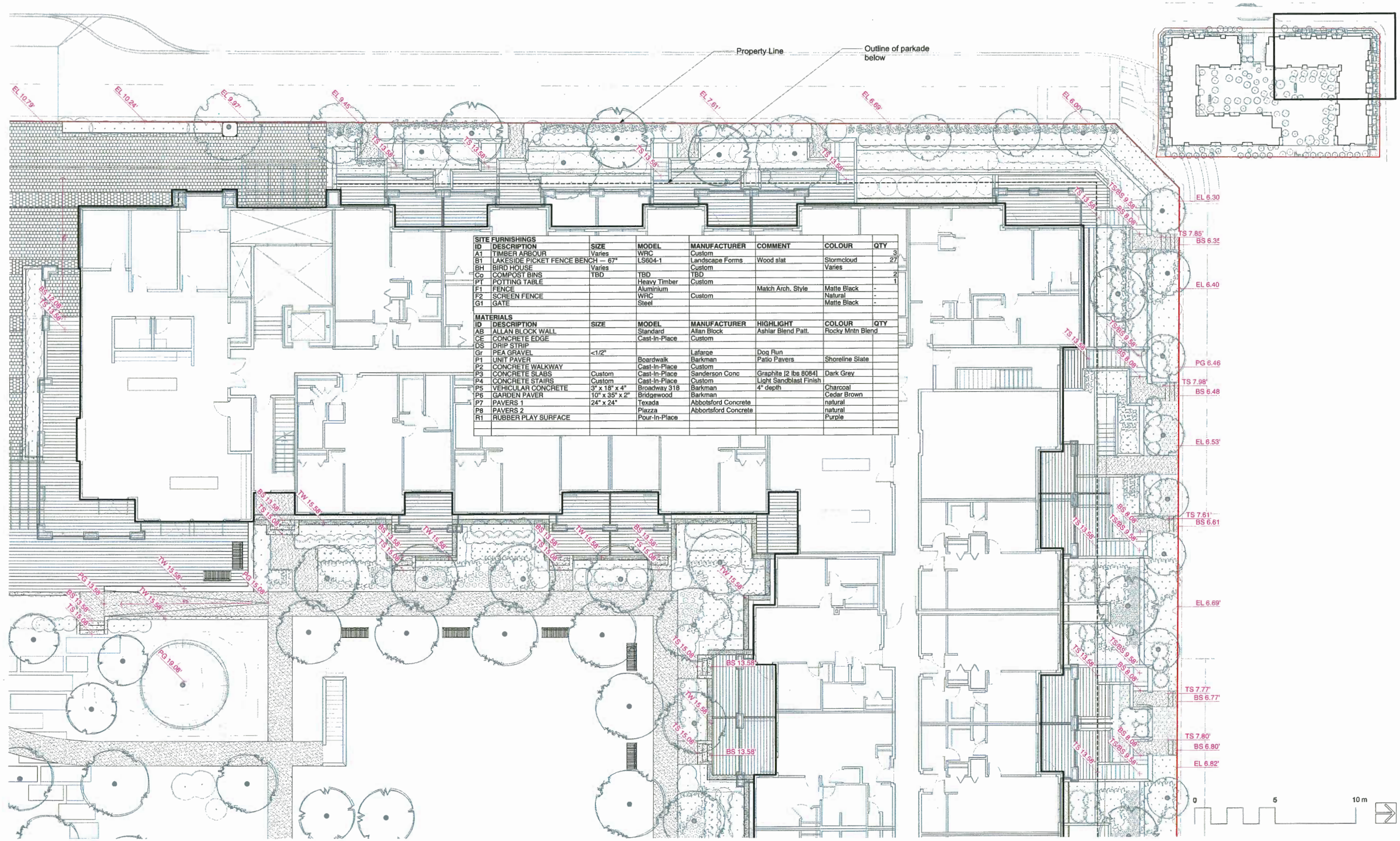
Project Title
4008 Stolberg Street

Professional Stamp

Drawing Title
Landscape Grading Plan 1

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: 1:100
Reviewed By	Drawing No.
Date: 06/12/2017	Lb.6 of 30
file: Fri, 2018 Sep 28	
file name: 21748 4008 Stolberg .vwx	

DP 17-794280-41



SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH — 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-

MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbotsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

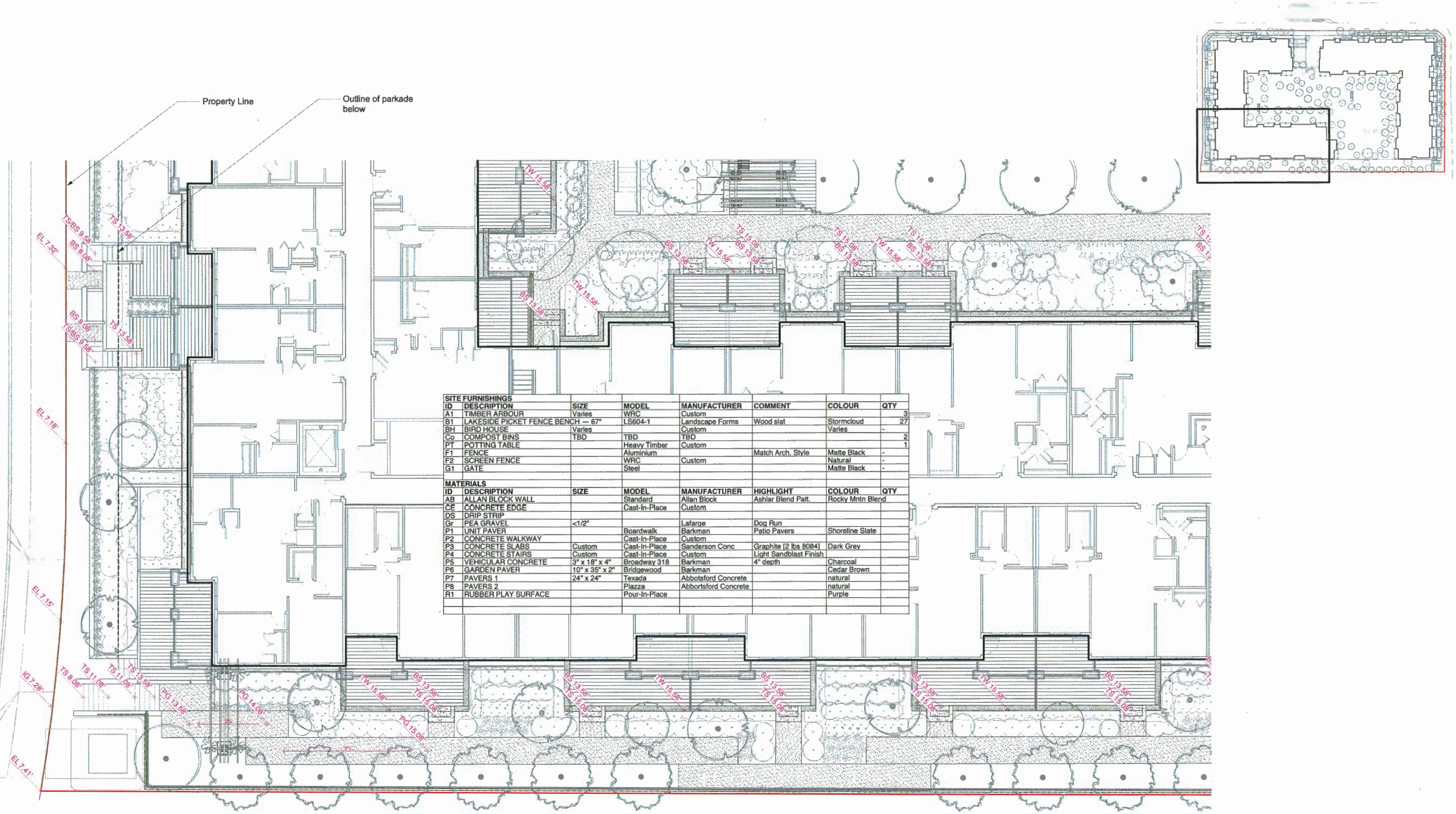
Project Title: 4008 Stolberg Street

Professional Stamp

Drawing Title: Landscape Grading Plan 2

Project Manager	DT
Project ID	21748
Drawn By	VG
Scale	1:100
Reviewed By	
Drawing No.	Lb.7 of 30
Date	06/12/2017
Fri, 2018 Sep 28	
21748 4008 Stolberg .vwx	

DP 17-794280-42



SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH – 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-

MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbortsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	

0 5 10 m

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address
All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project Title
4008 Stolberg Street

Professional Stamp

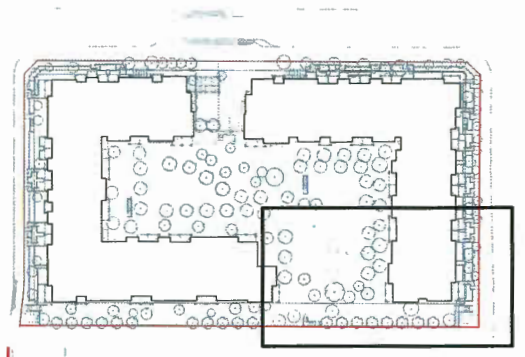
Drawing Title
Landscape Grading Plan 3

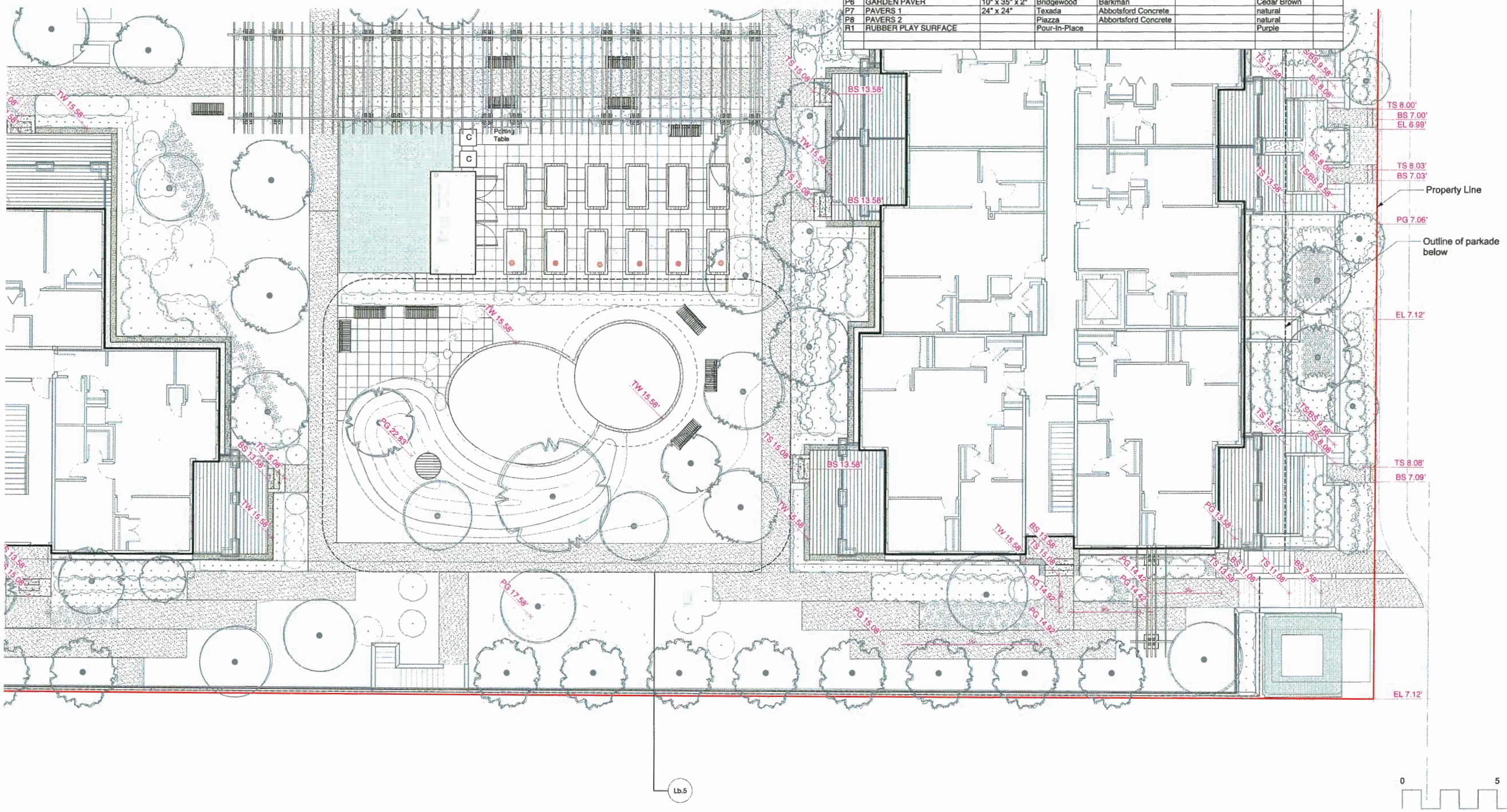
Project Manager	DT
Project ID	21748
Drawn By	VG
Scale	1:100
Reviewed By	
Drawing No.	Lb.8 of 30
Date	06/12/2017
Plot Date	Fri, 2018 Sep 28
File Name	21748 4008 Stolberg .vwx

DP 17-794280-4

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
A1	TIMBER ARBOUR	Varies	WRC	Custom			3
B1	LAKESIDE PICKET FENCE BENCH — 67"		LS604-1	Landscape Forms	Wood slat	Stormcloud	27
BH	BIRD HOUSE	Varies		Custom		Varies	-
Co	COMPOST BINS	TBD	TBD	TBD			2
PT	POTTING TABLE		Heavy Timber	Custom			1
F1	FENCE		Aluminium		Match Arch. Style	Matte Black	-
F2	SCREEN FENCE		WRC	Custom		Natural	-
G1	GATE		Steel			Matte Black	-

MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
AB	ALLAN BLOCK WALL		Standard	Allan Block	Ashlar Blend Patt.	Rocky Mntn Blend	
CE	CONCRETE EDGE		Cast-In-Place	Custom			
DS	DRIP STRIP						
Gr	PEA GRAVEL	<1/2"		Lafarge	Dog Run		
P1	UNIT PAVER		Boardwalk	Barkman	Patio Pavers	Shoreline Slate	
P2	CONCRETE WALKWAY		Cast-In-Place	Custom			
P3	CONCRETE SLABS	Custom	Cast-In-Place	Sanderson Conc	Graphite [2 lbs 8084]	Dark Grey	
P4	CONCRETE STAIRS	Custom	Cast-In-Place	Custom	Light Sandblast Finish		
P5	VEHICULAR CONCRETE	3" x 18" x 4"	Broadway 318	Barkman	4" depth	Charcoal	
P6	GARDEN PAVER	10" x 35" x 2"	Bridgewood	Barkman		Cedar Brown	
P7	PAVERS 1	24" x 24"	Texada	Abbotsford Concrete		natural	
P8	PAVERS 2		Piazza	Abbortsford Concrete		natural	
R1	RUBBER PLAY SURFACE		Pour-In-Place			Purple	





No.	Date	Revision Notes	Zone	Approvals
C	18-9-26	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	16-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC . Canada . V6J 1H4
t | 604.683.1455
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

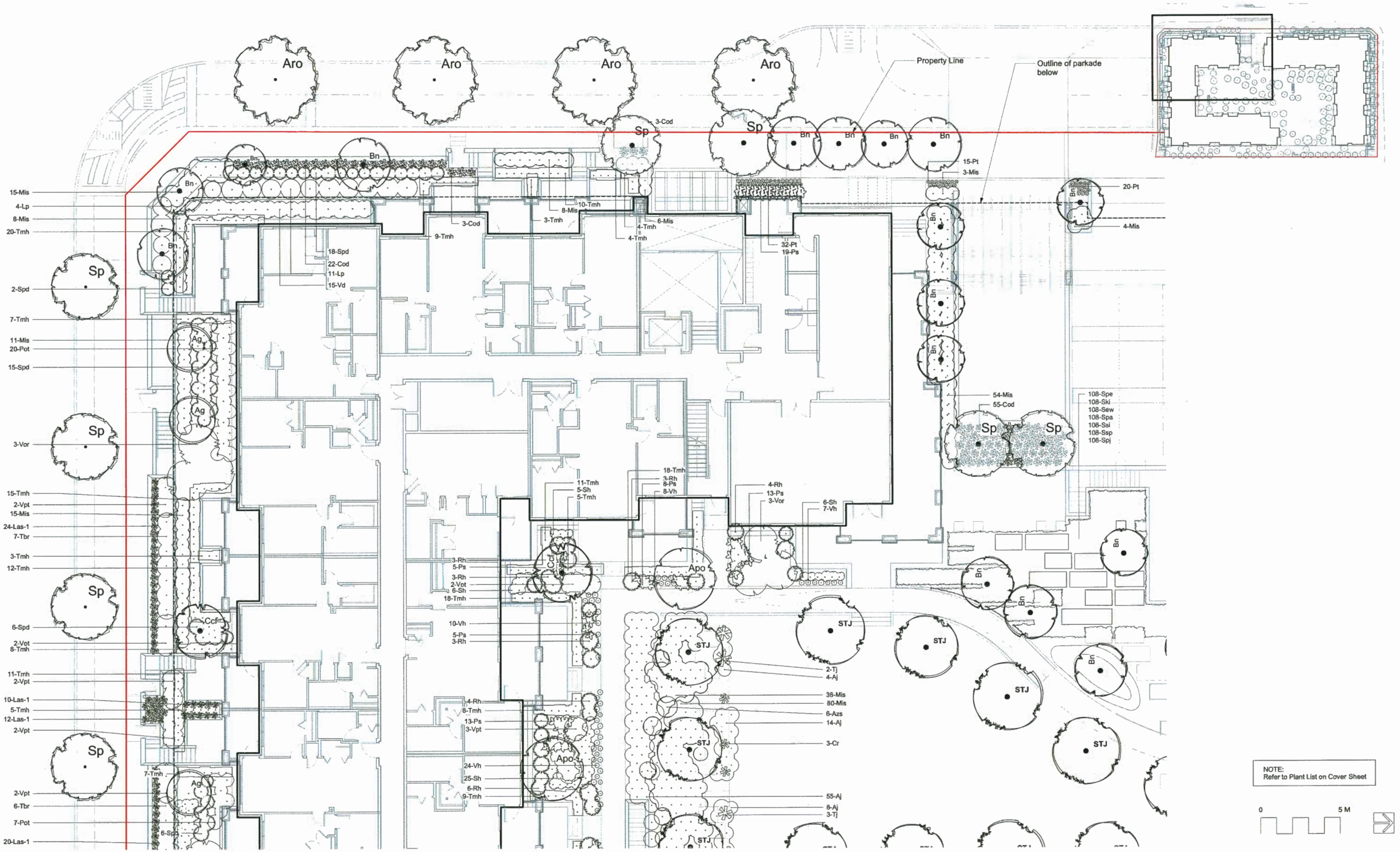
Project Title
4008 Stolberg Street

Professional Stamp

Drawing Title
Landscape Grading Plan 4

Project Manager: DT
Project ID: 21748
Drawn By: VG
Scale: 1:100
Reviewed By
Drawing No.: Lb.9 of 30
Date: 06/12/2017
Fri, 2018 Sep 28
21748 4008 Stolberg .nwx

DP 17-794 280-



No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-8-7	Issue for ADP		

Issue Notes

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

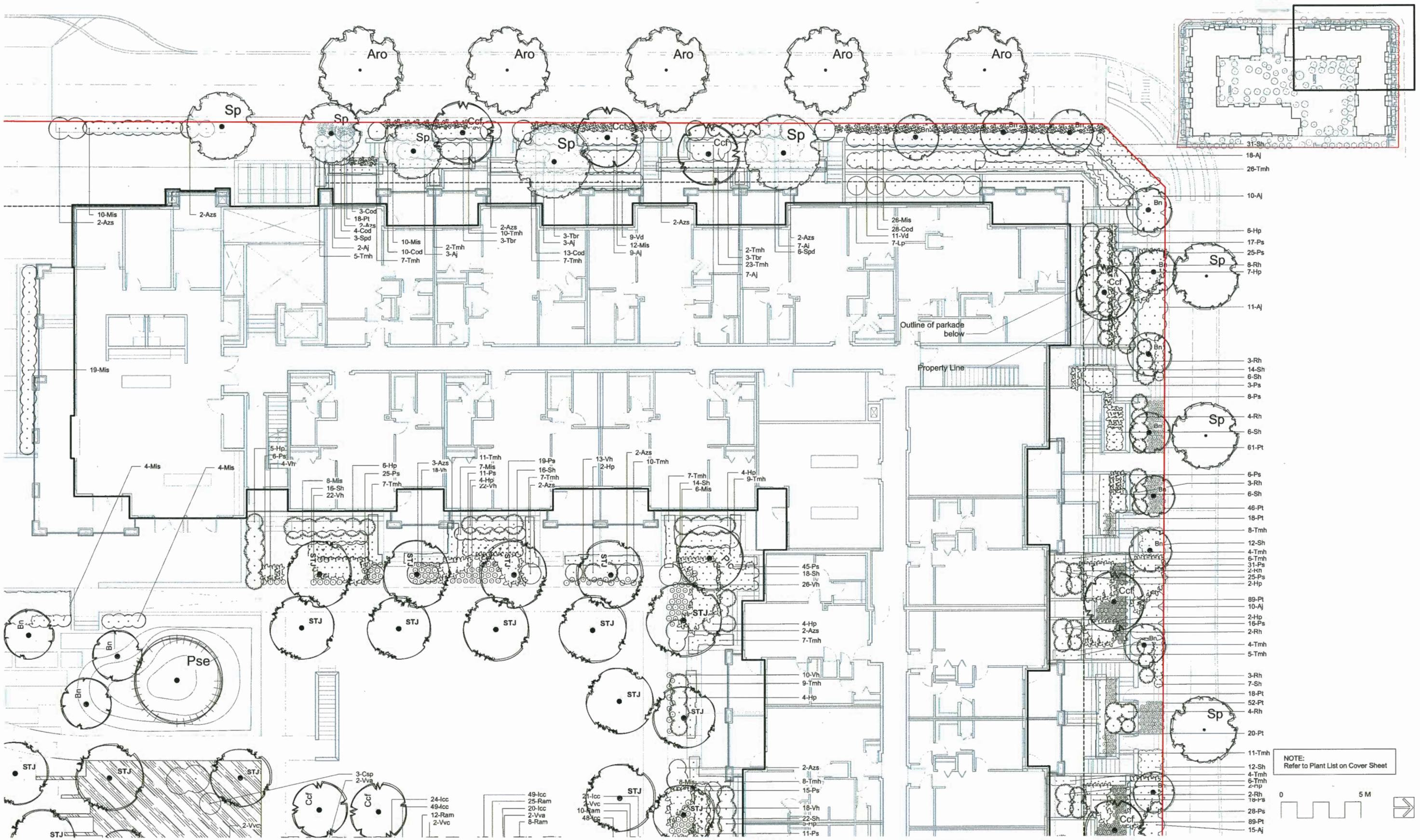
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Planting Plan 1

Project Manager	DT
Project ID	21748
Drawn By	DT
Scale	1:100
Reviewed By	
Drawing No.	Lc.1
Date	06/12/2017
of	30

PM, 2018 Sep 28
21748 4008 Stolberg.vwx

DP 17-794280-45



No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service , and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant .

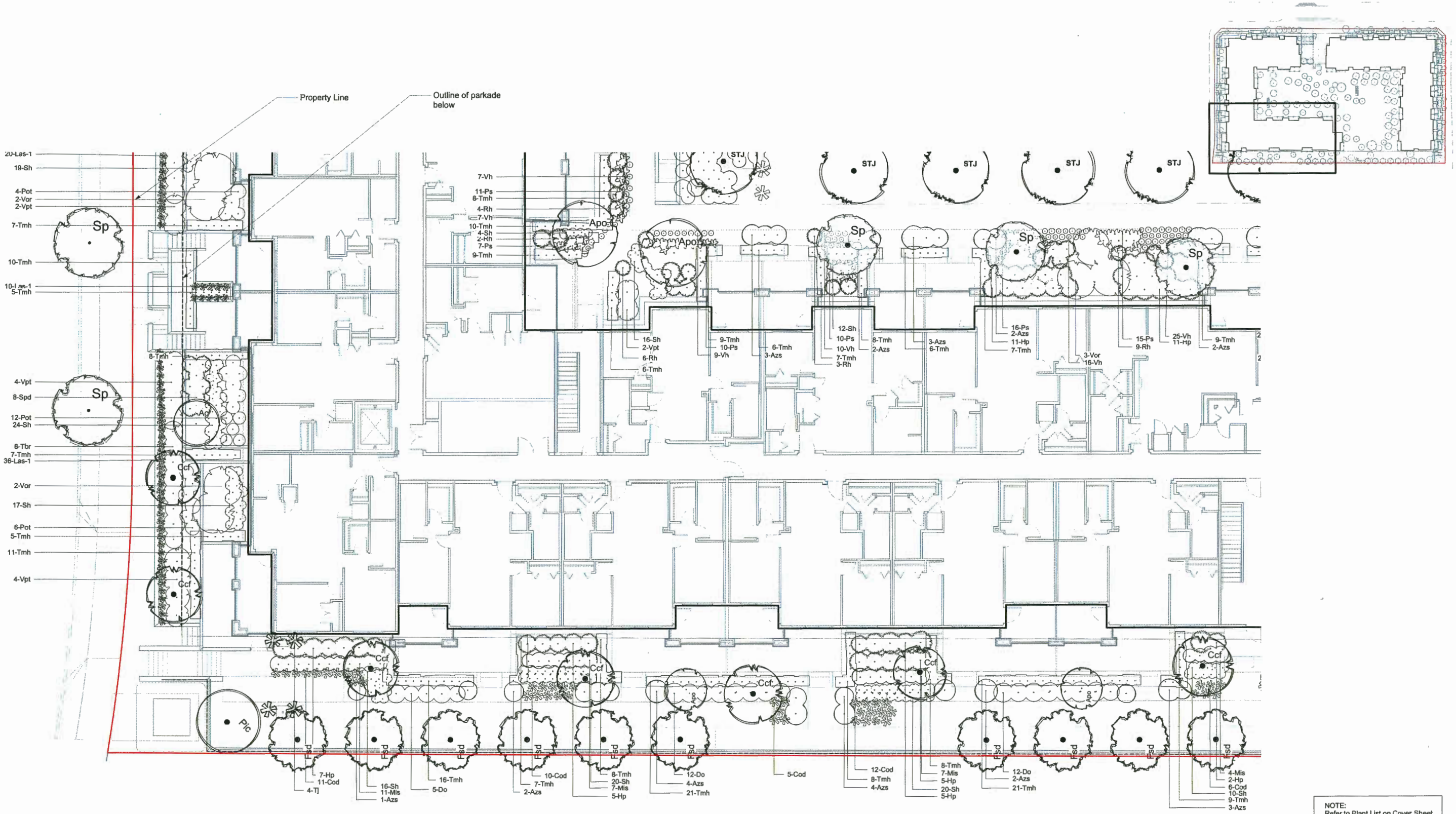
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Planting Plan 2

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: 1:100
Reviewed By:	Drawing No.: Lc.2
Date: 06/12/2017	of 30

Fri, 2018 Sep 28
21748 4008 Stolberg .pwx

DP 17 79426U-46



NOTE:
Refer to Plant List on Cover Sheet

0 5 M

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t. | 604.683.1456
f. | 604.683.1459
w. | www.etala.ca

Legal Address
All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

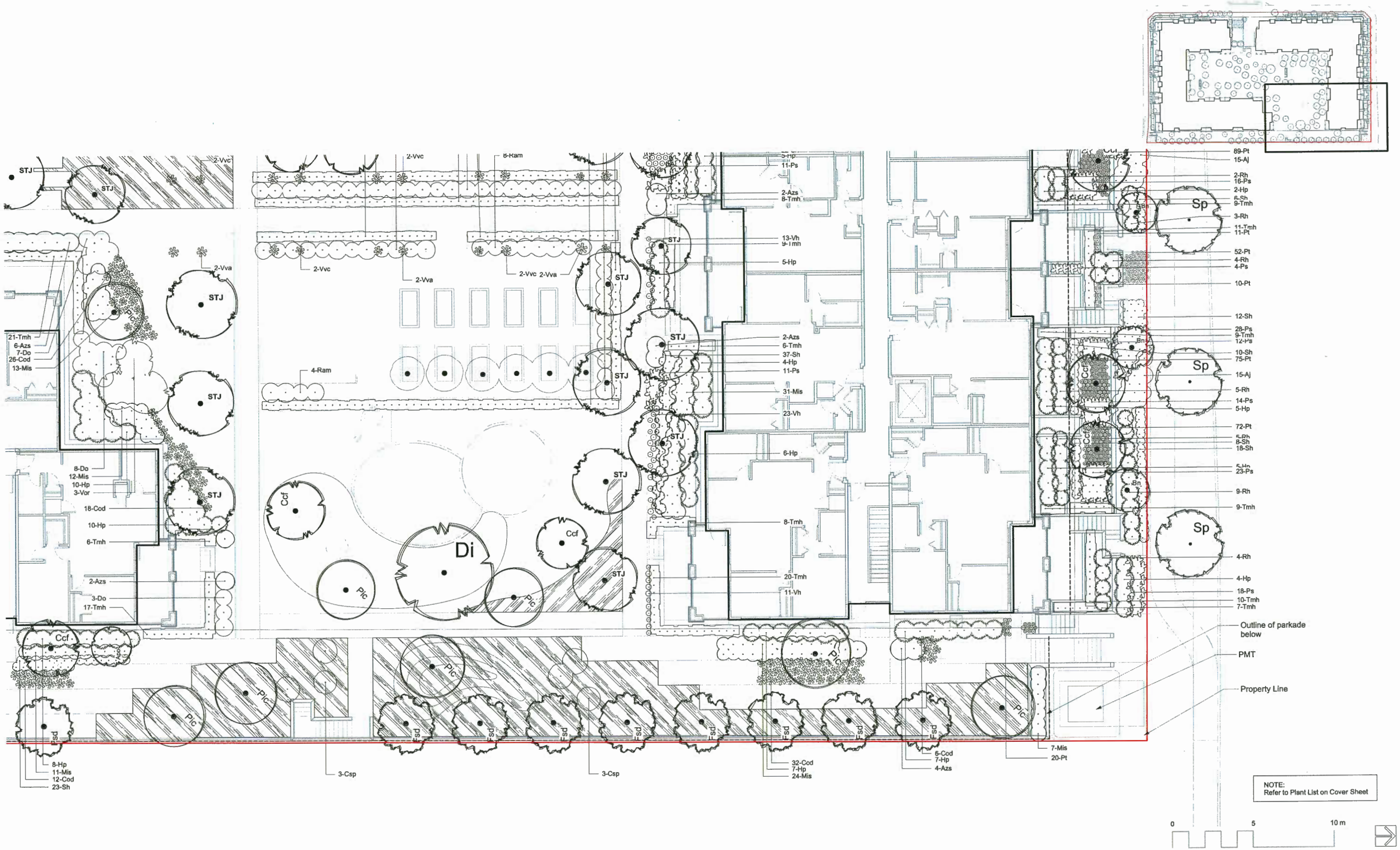
Project Title
4008 Stolberg Street

Professional Stamp

Drawing Title
Landscape Planting
Plan 3

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: 1:100
Reviewed By	Drawing No.: Lc.3
Date: 06/12/2017	of 30
Fri, 2018 Sep 28	21748 4008 Stolberg .rvtx

DP 17-794280-47



No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

Issue Notes

eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

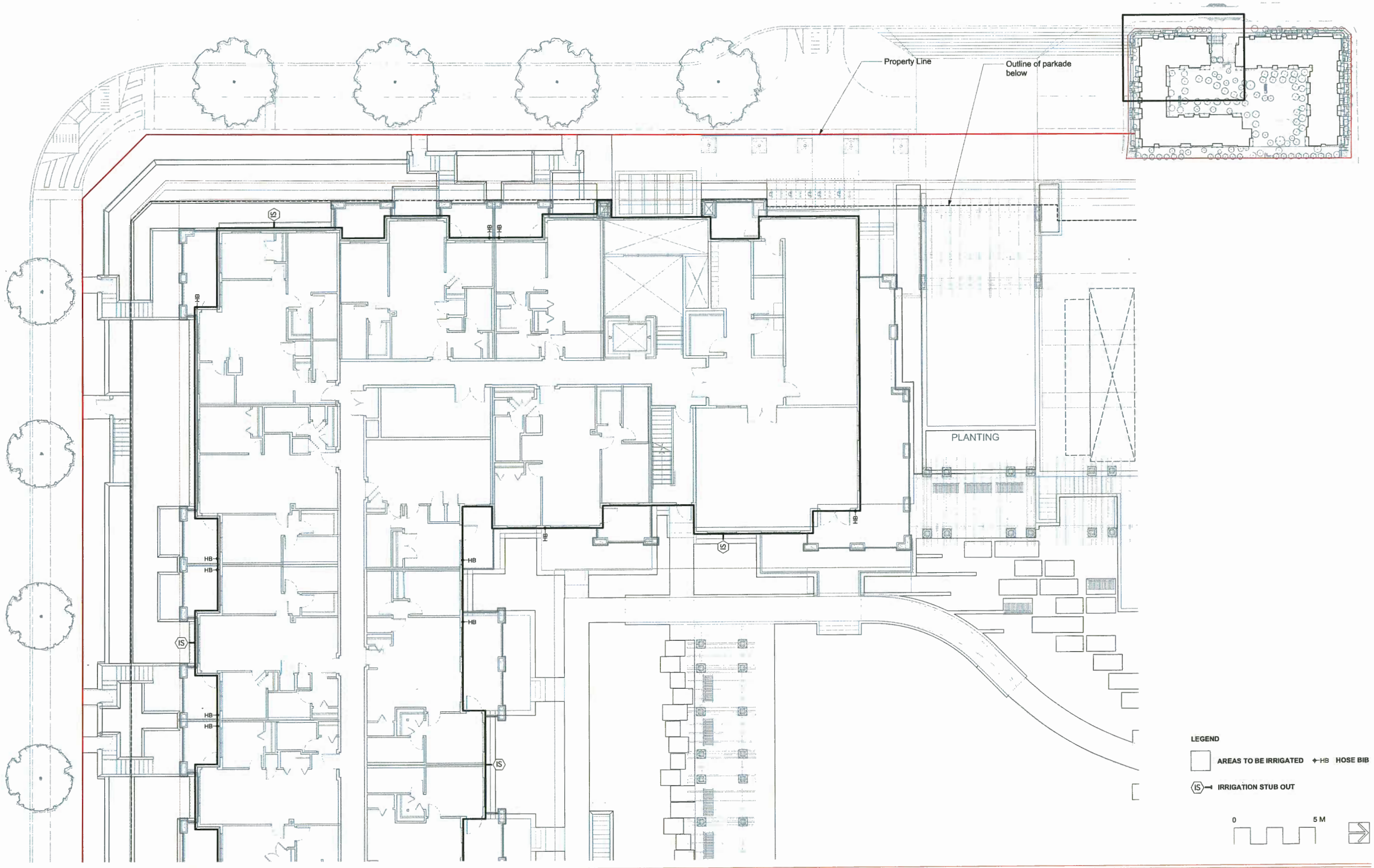
All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project Title: 4008 Stolberg Street

Drawing Title: Landscape Planting Plan 4

Project Manager: DT
Project ID: 21748
Drawn By: DT
Scale: 1:100
Reviewed By:
Drawing No.: Lc.4
Date: 06/12/2017
of 30
Fri, 2018 Sep 28
21748 4008 Stolberg .vwx

DP 17-794280-48



LEGEND

AREAS TO BE IRRIGATED HB HOSE BIB

IS IRRIGATION STUB OUT

0 5 M

No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC . Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

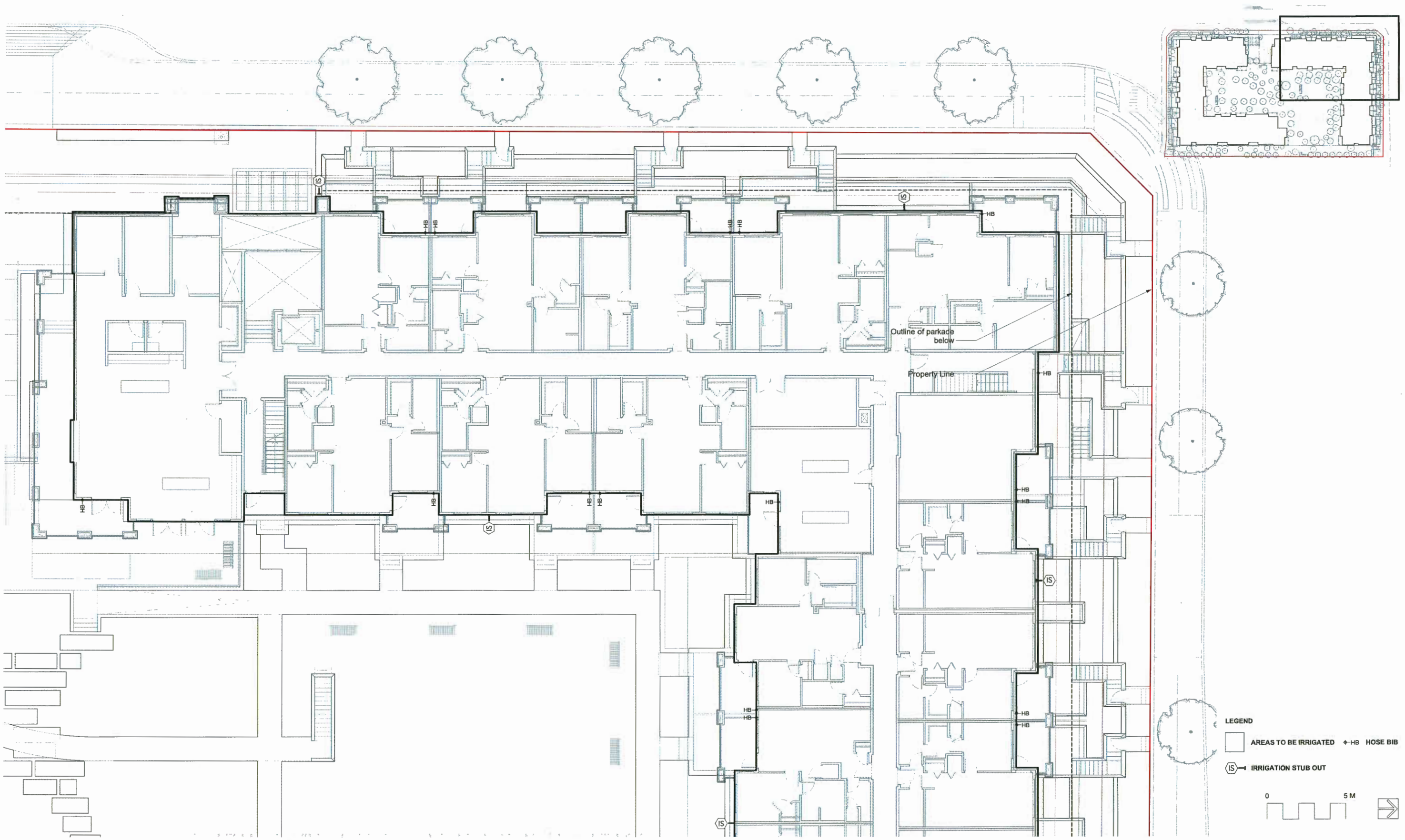
Project Title: 4008 Stolberg Street

Professional Stamp

Drawing Title: Irrigation Planting Plan 1

Project Manager: DT	Project ID: 21748
Drawn By: VG	Scale: 1:100
Reviewed By	Drawing No.: Lc.5
Date: 06/12/2017	of 30
Fri, 2018 Sep 28	
21748 4008 Stolberg.vwx	

DP 17-794280 — 49



No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant retains exclusive ownership thereof. Such information shall not be used for any purpose other than the project for which it was prepared, and no alteration, reuse or modification of the documents without the Consultant's prior written consent will be at its recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

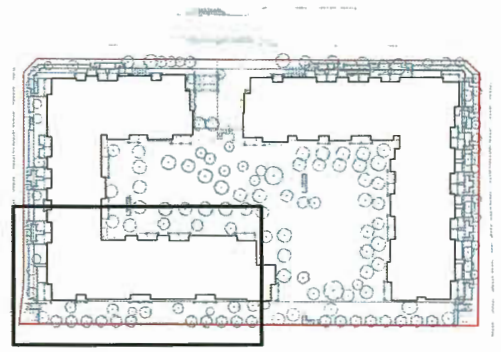
Project Title
4008 Stolberg Street

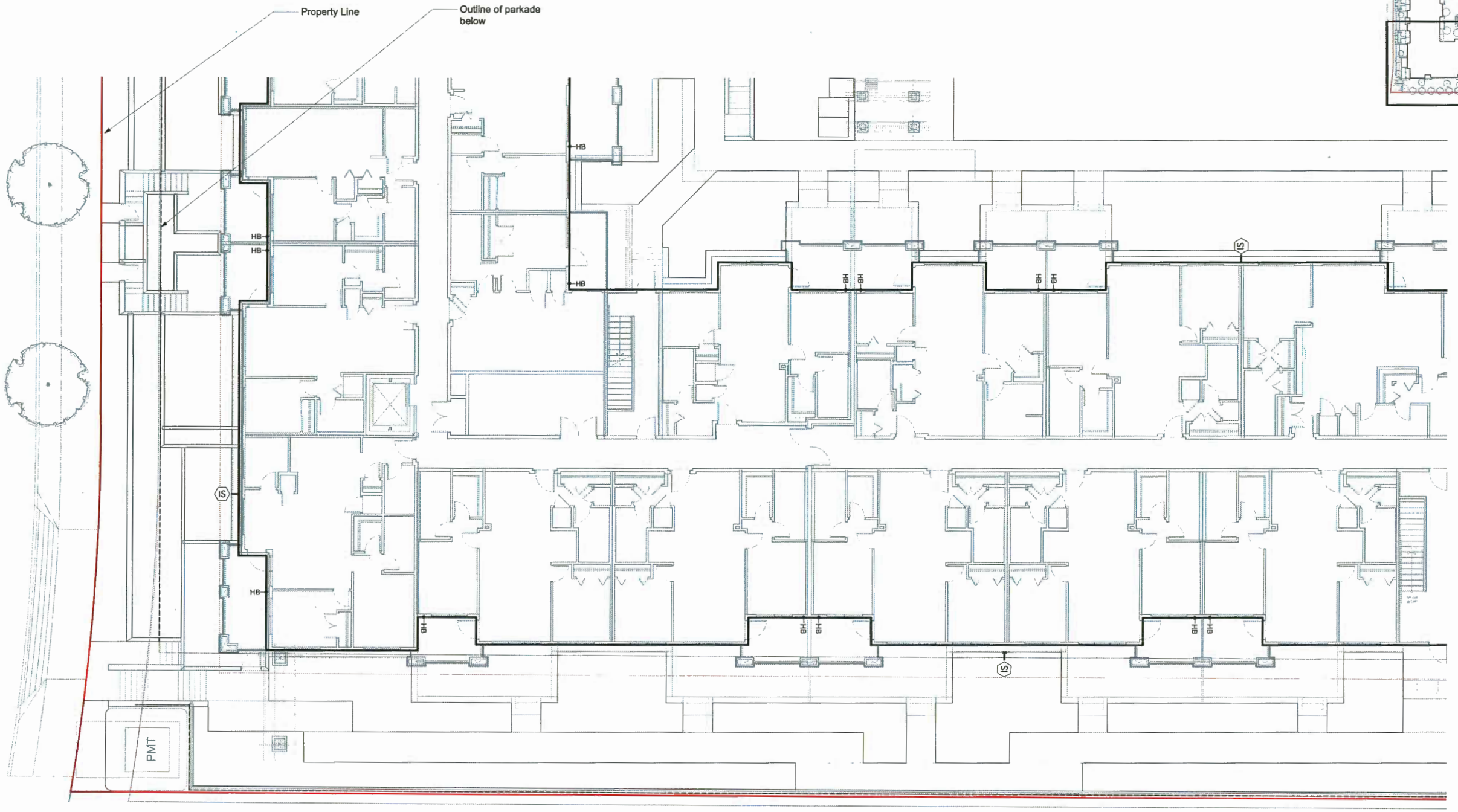
Professional Stamp

Drawing Title
Landscape Irrigation Plan 2

Project Manager	DT
Project ID	21748
Drawn By	VG
Scale	1:100
Reviewed By	
Drawing No.	Lc.6
Date	06/12/2017
	of 30
File Name	Fri, 2018 Sep 28 21748 4008 Stolberg .vwx

DP 17-794280-50





LEGEND

AREAS TO BE IRRIGATED ⟵HB HOSE BIB

IS⟵ IRRIGATION STUB OUT

0 5 M

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc. Information contained on these documents is part of the Consultant's instruments of service...and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

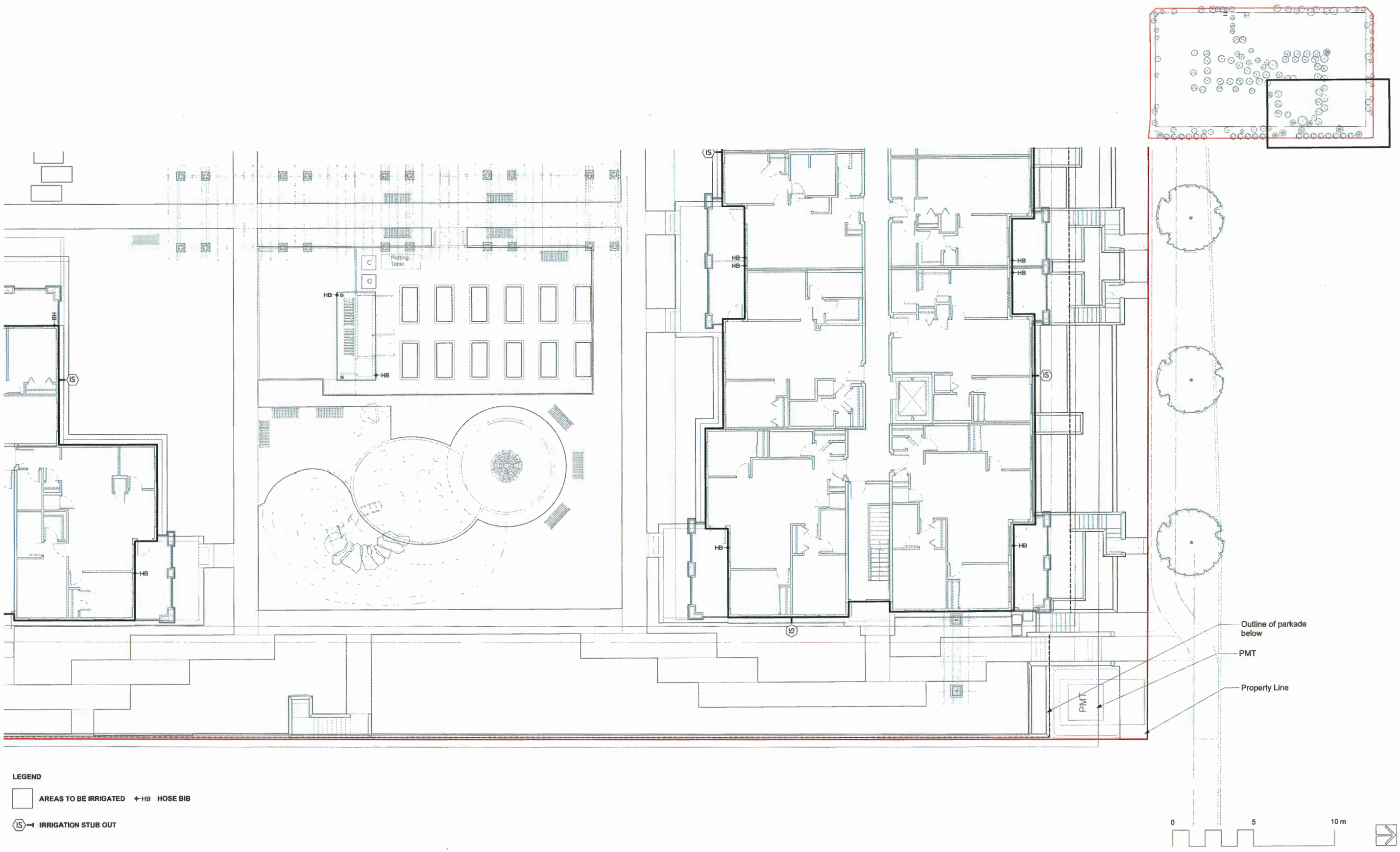
Project Title
4008 Stolberg Street

Professional Stamp

Drawing Title
Landscape Irrigation Plan 3

Project Manager	DT
Project ID	21748
Drawn By	VG
Scale	1:100
Reviewed By	
Drawing No.	Lc.7
Date	06/12/2017
of	30
file name	21748 4008 Stolberg .vwx

DP 17-794280-S1



LEGEND

AREAS TO BE IRRIGATED HB HOSE BIB

IS IRRIGATION STUB OUT

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-8-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC . Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's exclusive right of service, and the Consultant shall retain ownership thereof. All information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

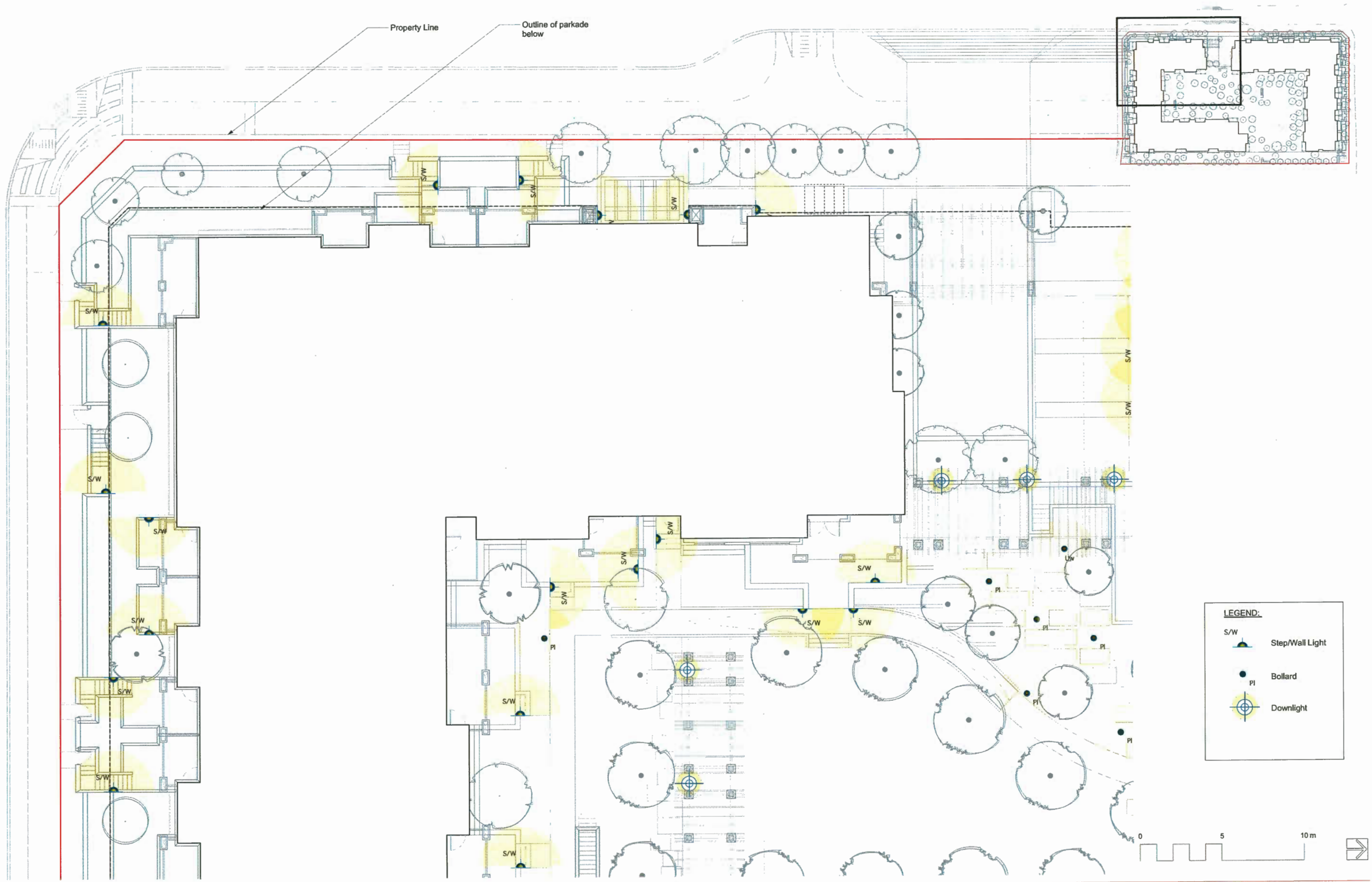
Project Title: 4008 Stolberg Street

Drawing Title: Irrigation Planting Plan 4

Professional Stamp

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: 1:100
Reviewed By	Drawing No. Lc.8
Date: 06/12/2017	of 30
Last Plotted: Fri, 2018 Sep 28	File name: 21748 4008 Stolberg .vwx

DP 17-794280-S2



No.	Date	Revision Notes	Zone	Approvals
C	18-9-26	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

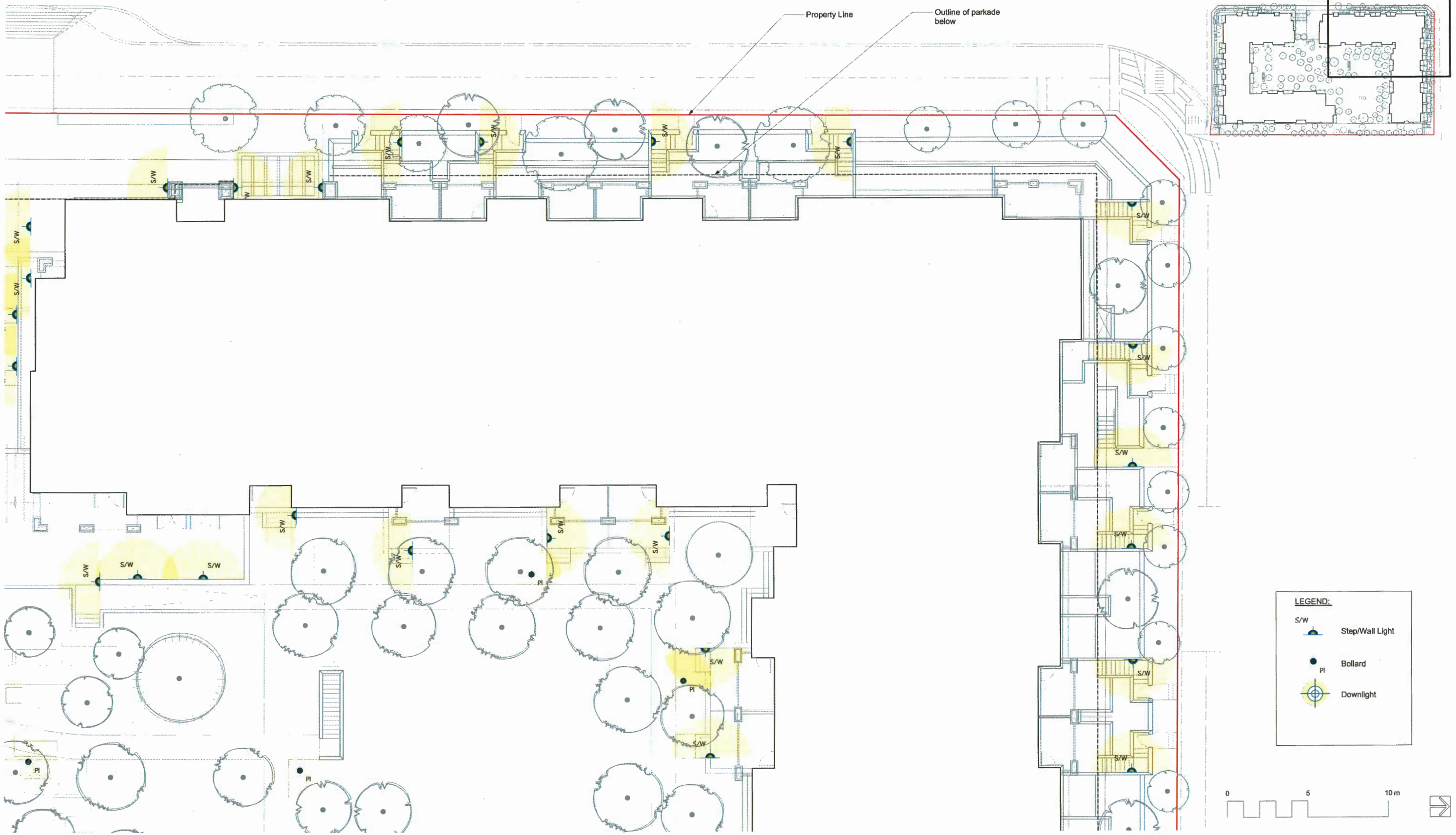
Project Title
4008 Stolberg Street

Drawing Title
Landscape Lighting Plan 1

Professional Stamp

Project Manager	DT
Project ID	21748
Drawn By	DT
Scale	1:100
Reviewed By	
Drawing No.	Ld.1
Date	06/12/2017
	of 30
Plotted	Fri, Sep 28
File Name	21748 4008 Stolberg.vwx

DP 17-794280-53



eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

No. Date Revision Notes

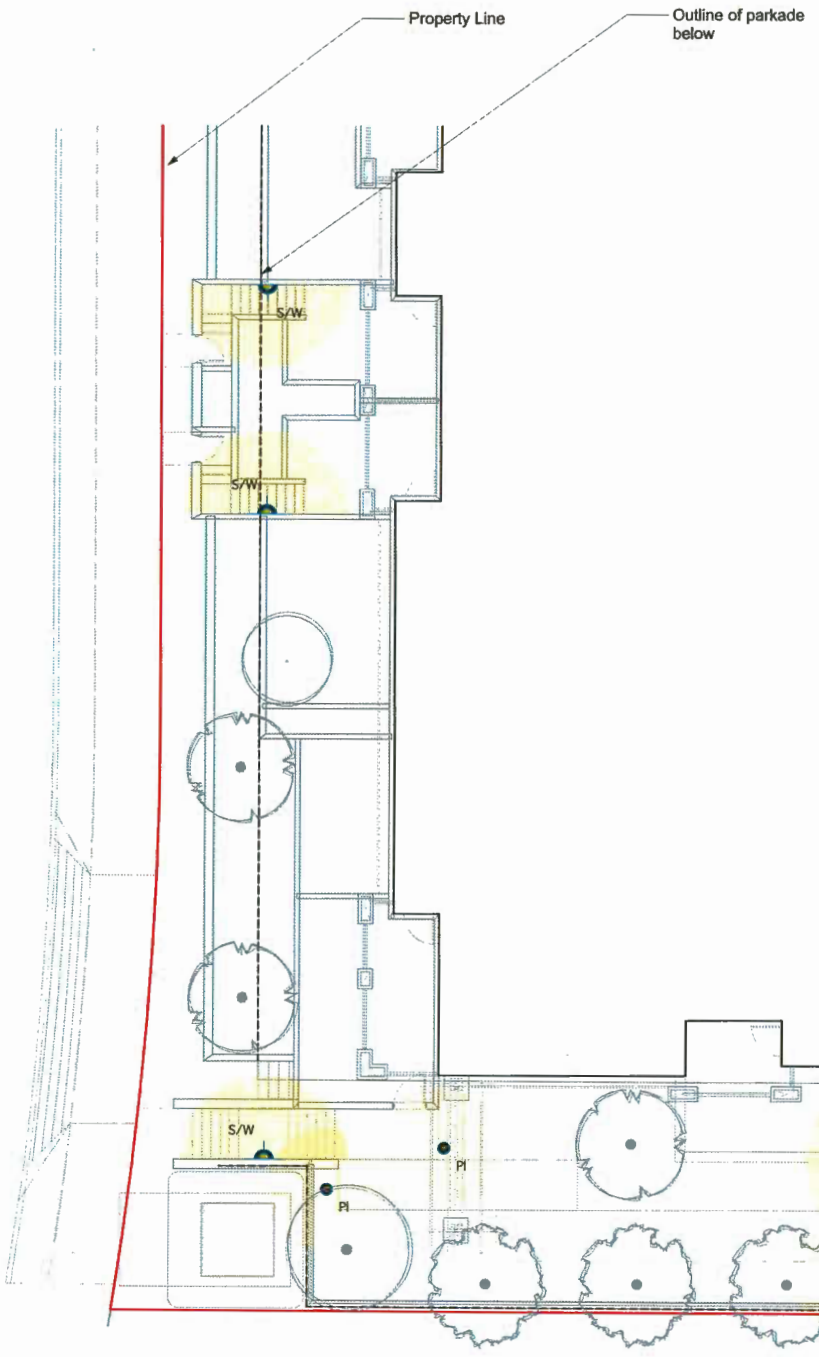
Zone Approvals No. Date Issue Notes

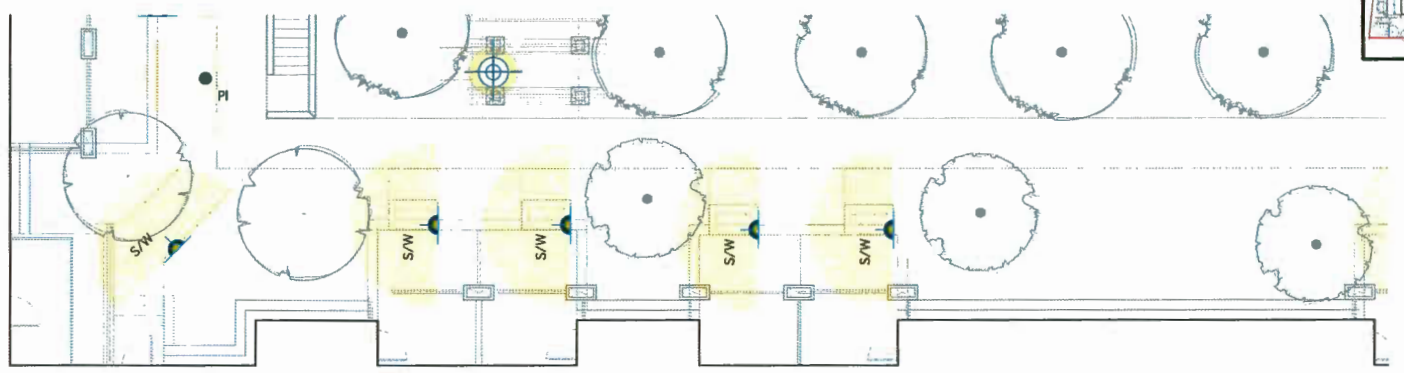
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Lighting Plan 2

Project Manager: DT
Drawn By: DT
Reviewed By:
Date: 08/12/2017
Fri, 2018 Sep 28
21748 4008 Stolberg.vwx
Project ID: 21748
Scale: 1:100
Drawing No.: Ld.2 of 30

DP 17-794280-54





LEGEND:

S/W — Step/Wall Light

PI — Bollard

Downlight

0 5 10 m

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc.. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant..

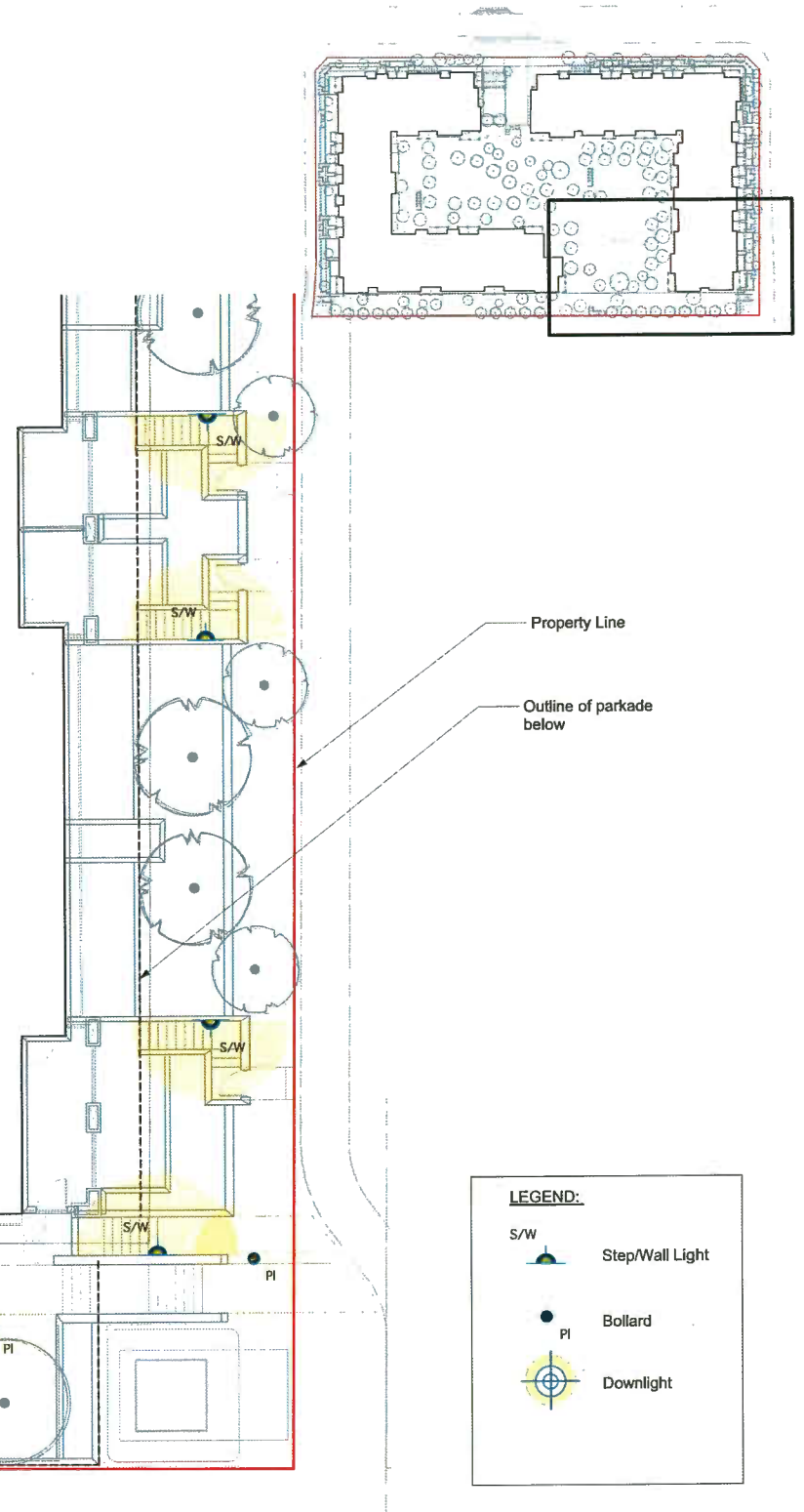
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Lighting Plan 3

Professional Stamp

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: 1:100
Reviewed By	Drawing No.
Date: 06/12/2017	Ld.3 of 30
Fri, 2018 Sep 28	
21748 4008 Stolberg .vwx	

DP 17-794 280-55



LEGEND:

S/W Step/Wall Light

PI Bollard

Downlight

0 5 10 m

No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.- Information contained on these documents is part of the Consultant's instruments of service , and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

Project Title: 4008 Stolberg Street

Drawing Title: Landscape Lighting Plan 4

Professional Stamp

Project Manager	DT
Project ID	21748
Drawn By	DT
Scale	1:100
Reviewed By	
Drawing No.	Ld.4
Date	06/12/2017
	of 30
Plot Date	Fri, 2018 Sep 28
File Name	21748 4008 Stolberg .vwx

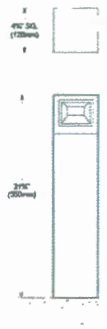
DP 17-794280-56

MINI CUBIKS
BOLLARD LED

SPECIFICATION SHEET

Project name:

Type:



Ground mounted bollard suitable for walkways and paths, using a solid aluminum fin to wall recessed luminaires.

Luminaire manufacturer/series:
Power input: 11W
Lumens: 1244lm (measured to 3000K)
Luminaire efficacy: 113lm/W (for 3000K)

Source: LED module, (LM-80 tested)
3000k : 90CRI,
4000k : 80CRI,
Lumen maintenance: 70% of initial lumens at 50 000 hours (L70), (LM79 tested).

Optics: watertight, 1, 2 or 3 window, version available upon request.

Mounting: recess with flange accessory or bolted to ground.

Materials:
Body: Die-cast and extruded aluminum
Reflector: 99.99% pure aluminum
Diffuser: Clear heated polycarbonate,
Hardware: Stainless steel screws and silicone gaskets.

Electrical: Integral high efficiency electronic power supply, rated at 50 000 hours, 120-277V

Finish: Aluminum grey

Weight: 6.9lbs (4kg)

Warranty: 5 year limited warranty

Certification: cULus for wet location.

Ratings: IP66, IK10

SISTEMALUX

MINIZIP
DOWNLIGHT

SPECIFICATION SHEET

Project name:

Type:

Ceiling recessed downlight luminaire, ideal for any architectural mood, task functional lighting and accent lighting.

Luminaire manufacturer/series:
Power input: 6W
Lumens: 292 to 313 lm
Luminaire efficacy: 49 to 52 lm/W

Source: LED module p.4/-85 tested
3000K : 85CRI,
4000K : 85CRI,
Lumen maintenance: 70% of initial lumens at +50 000 hours (L70), (LM79 tested).

Optics: Fixed, adjustable a=0°.

Materials:
Body: Die-cast aluminum with 3mm thick stainless steel mud ring
Reflector: 99.99% pure aluminum
Diffuser: 3mm thick borosilicate/clear tempered glass,
** 304 mesh steel screws and silicone gasket
Black trim: Polypropylene

Electrical: Integral high efficiency laminated power supply rated at 50 000 hours, 120-277V.

Mounting: Recessed installation in lplus ceiling, or in structure using back box accessory.

Finish: Stainless steel

Weight: 2.4lbs (1.1kg)

Warranty: 5 year limited warranty

Certification: cULus for wet location.

Ratings: IP66, IK09

SISTEMALUX

SKILL RECTANGULAR
LED

SPECIFICATION SHEET

Project name:

Type:

Wall-mounted step light.

Luminaire manufacturer/series:
Power input: 3.5W to 28W
Lumens: 313 to 392 lm (delivered)
Luminaire efficacy: 89 lm/W

Source: 90lm/ LED, LM-80 LEDs,
3000K : 85CRI
4000K : 80CRI
Lumen maintenance: >70% of initial lumens at 50 000 hours (L70), (LM-79 tested)

Optics: Aluminum light.

Materials:
Body: Die-cast aluminum
Diffuser: Lexan-wall glass

Electrical: See power supply options on page 3.

Mounting: See mounting options on page 3.

Finish: White or Aluminum grey.

Weight: 2.65lbs (1.2kg).

Warranty: 5 year limited warranty.

Certification: cULus listed for wet location.

Ratings: IP65, IK08

SISTEMALUX

LEGEND:

S/W — Step/Wall Light

PI — Bollard

Downlight

No.	Date	Revision Notes
C	18-9-28	Issued for ReDP addressing ADP comments
B	18-9-20	Issued for ReDP
A	18-6-7	Issue for ADP

Zone Approvals

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture Inc.. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant..

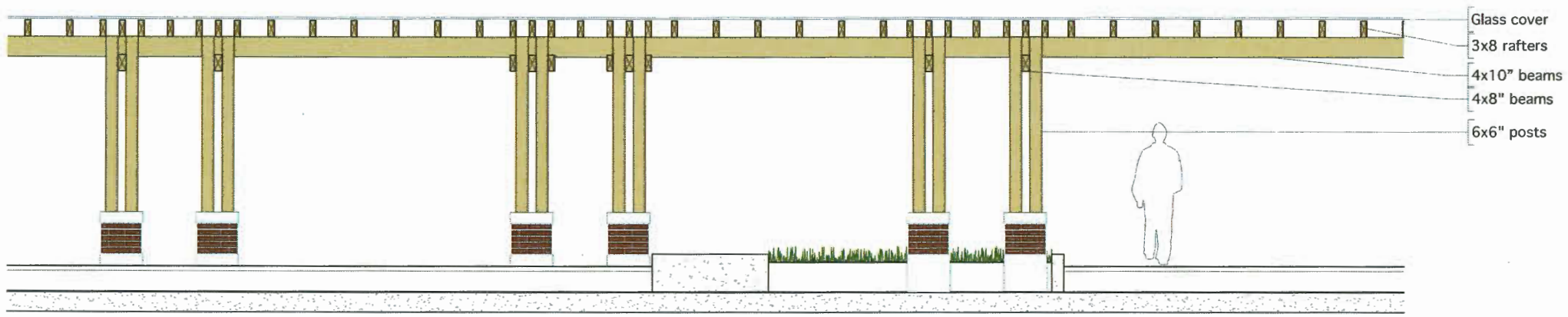
Project Title
4008 Stolberg Street

Drawing Title
Landscape Lighting Plan 4

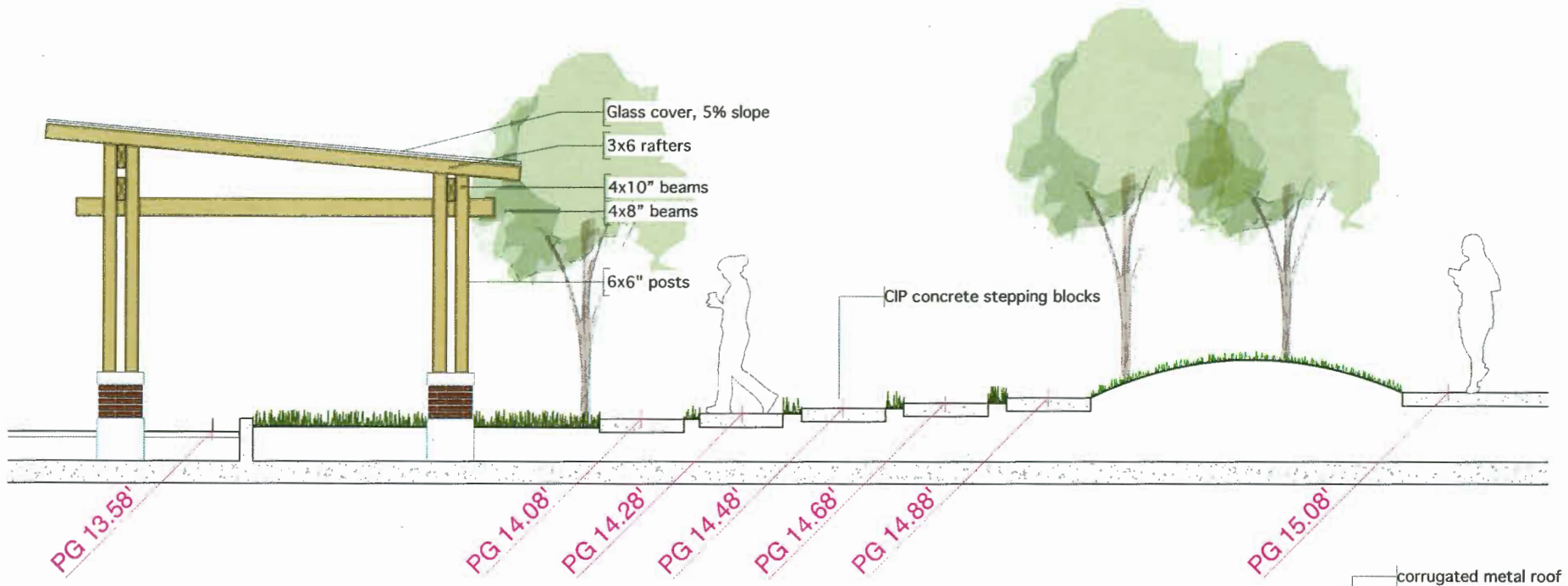
Professional Stamp

Project Manager: DT
Project ID: 21748
Drawn By: DT
Scale: 1:100
Reviewed By:
Drawing No.: Ld.5 of 20
Date: 06/12/2017
Plt, 2018 Sep 28
21748 4008 Stolberg.pwg

DP 17-794280 -S7

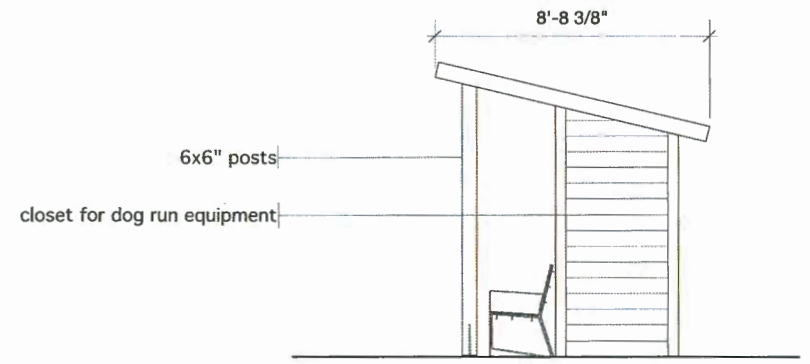


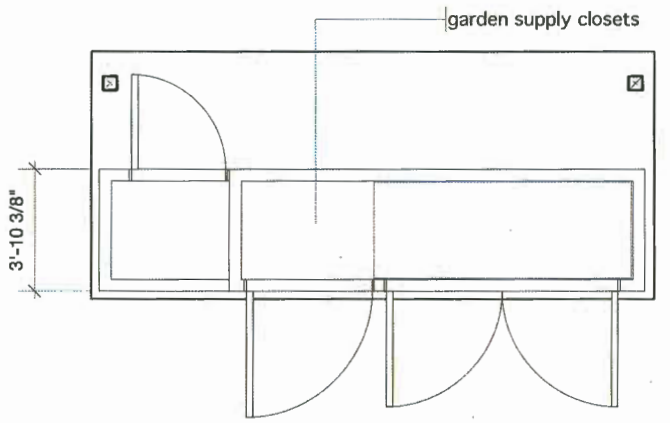
1 Section: West: Courtyard and Trellis
Scale: 3/8" = 1'-0"

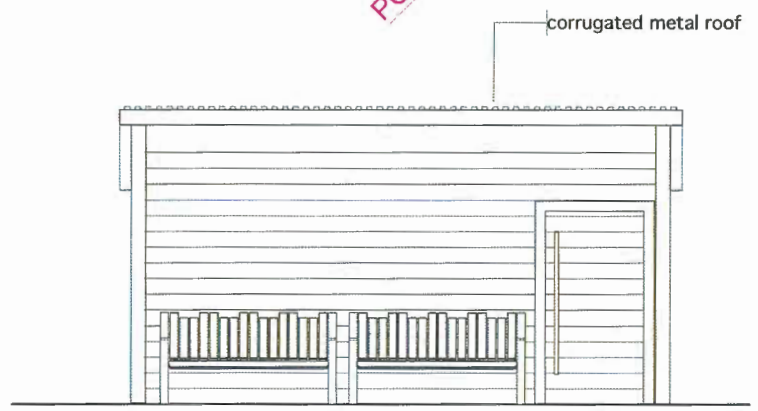


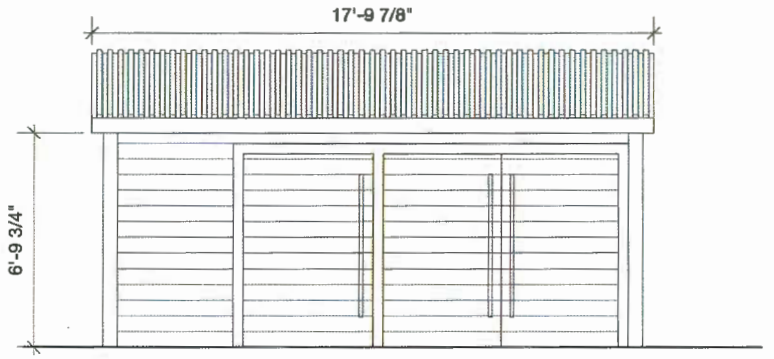
2 North: Courtyard and Trellis
Scale: 3/8" = 1'-0"

NOTE:
Other arbours to be detailed similarly.









3 Elevation: Garden Storage Shed
Scale: 3/8" = 1'-0"

No.	Date	Revision Notes	Zone	Approvals
C	18-9-28	Issued for ReDP addressing ADP comments		
B	18-9-20	Issued for ReDP		
A	18-8-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address

All Rights Reserved by eta landscape architecture Inc.. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

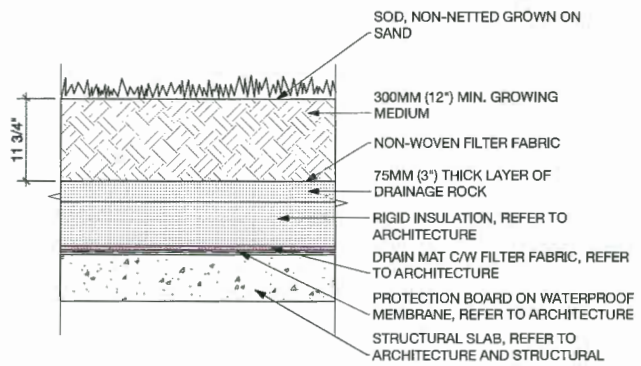
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Sections

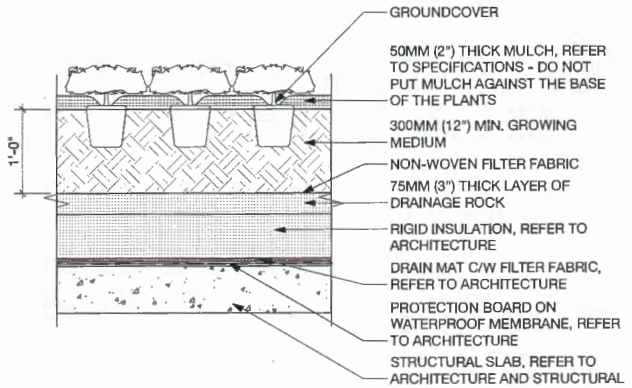
Professional Stamp

Project Manager: DT	Project ID: 21748
Drawn By: DT	Scale: as noted
Reviewed By	Drawing No.
Date: 06/12/2017	
Fri, 2018 Sep 28	of 30
21748 4008 Stolberg .rvmx	

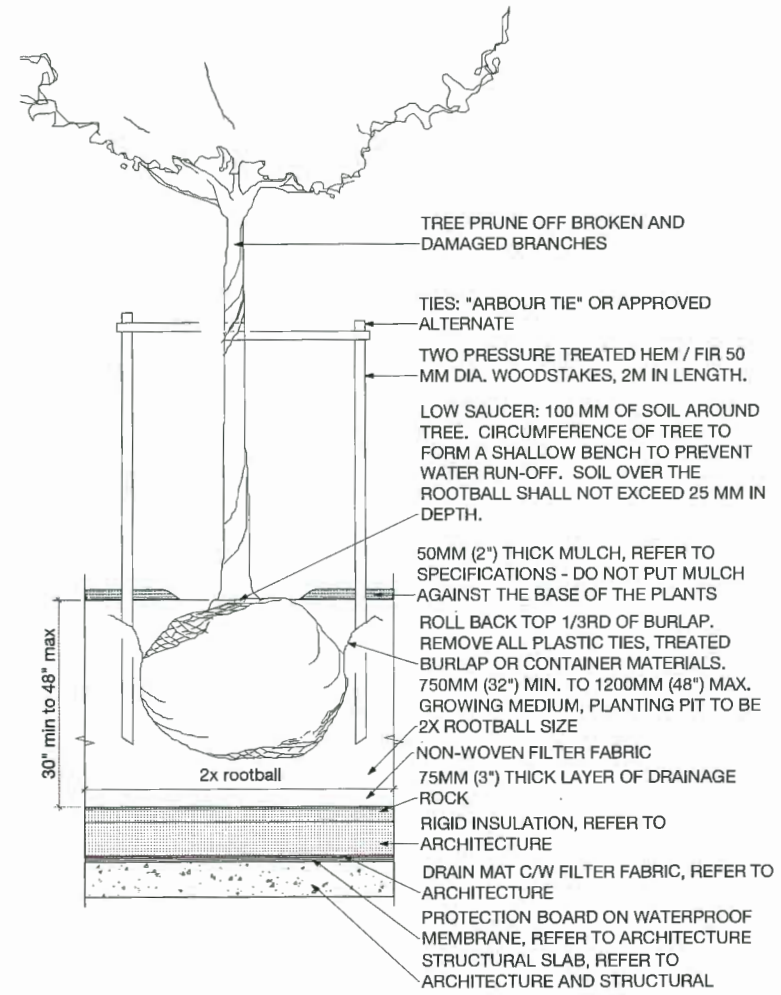
DP 17-794280-58



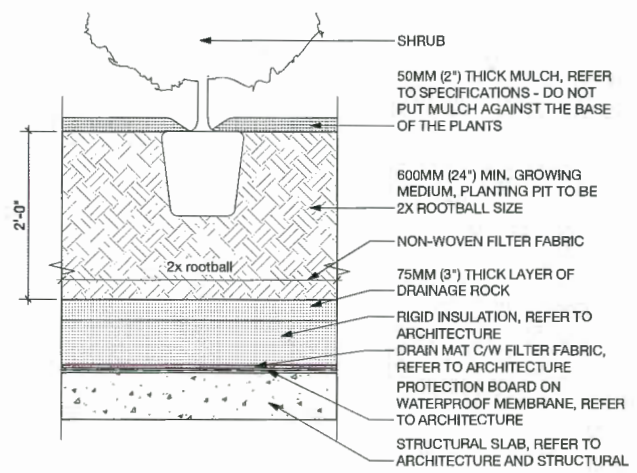
1 Detail: Sod on Slab - typical
Scale: 1" = 1'-0"



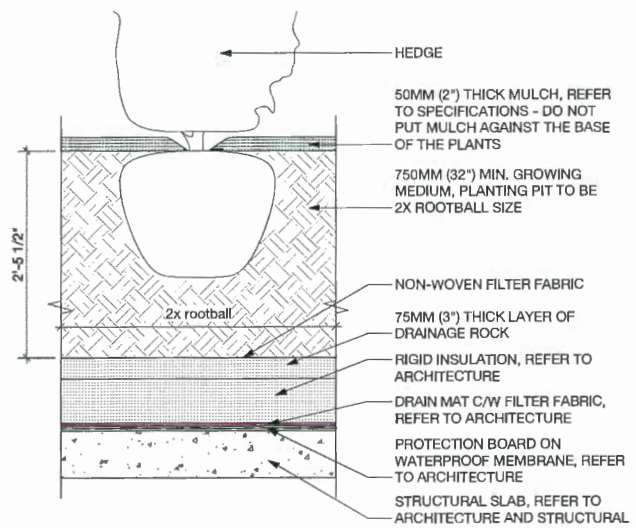
2 Detail: Groundcover on Slab - typical
Scale: 1" = 1'-0"



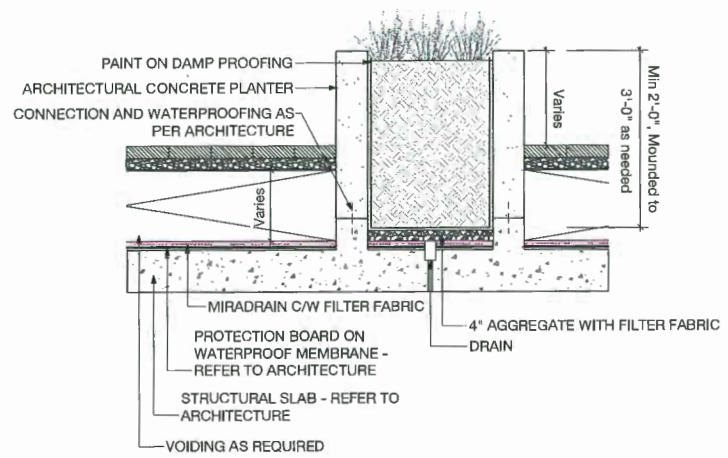
5 Detail: Tree on Slab - typical
Scale: 3/4" = 1'-0"



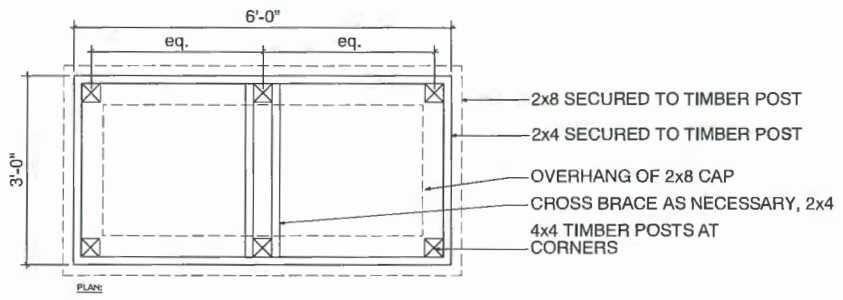
3 Detail: Shrub on Slab - typical
Scale: 1" = 1'-0"



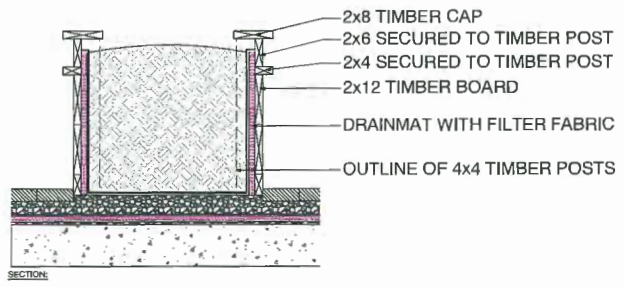
4 Detail: Hedge on Slab - typical
Scale: 1" = 1'-0"



7 Detail: Concrete Planter - typical
Scale: 3/4" = 1'-0"



6 Detail: Timber Planter - typical
Scale: 3/4" = 1'-0"



No.	Date	Revision Notes	Zone	Approvals
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1890 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal/Address
All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purposes other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

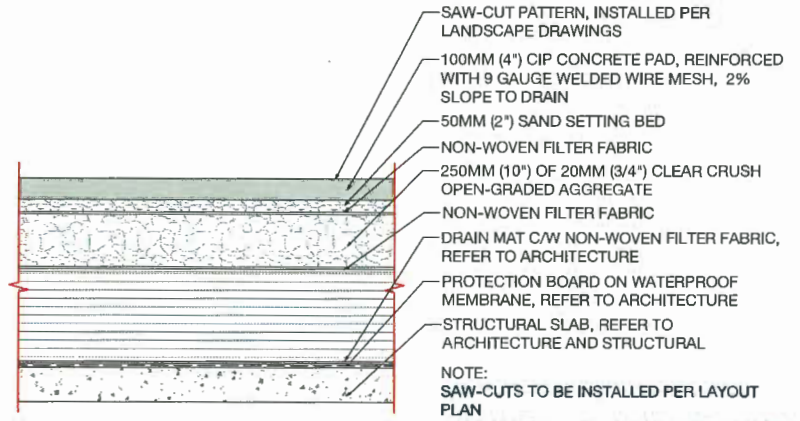
Project Title
4008 Stolberg Street

Professional Stamp

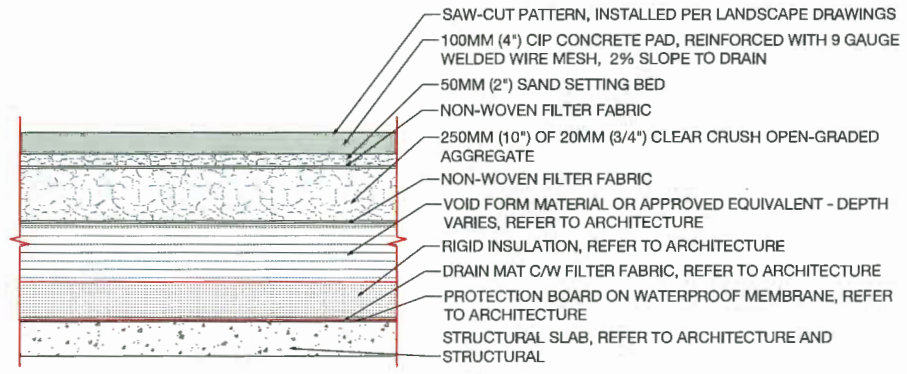
Drawing Title
Landscape Details
Softscape

Project Manager	DT
Project ID	21748
Drawn By	DT
Scale	as noted
Reviewed By	
Drawing No.	Lf.1
Date	06/12/2017
	of 30
Wed, 2018 Sep 19	
21748 4008 Stolberg.vwx	

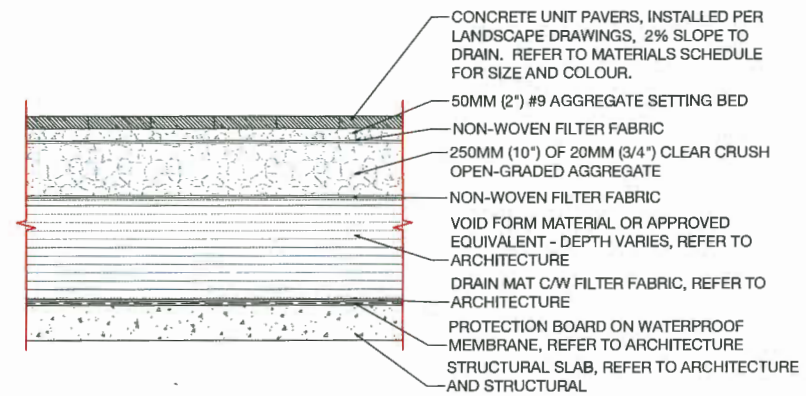
DP 17-794280 -60



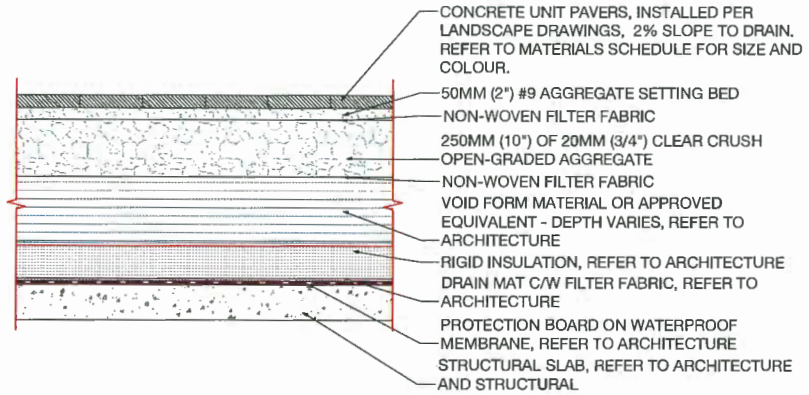
1 Detail: Pedestrian Concrete on Slab, No Insulation
Scale: 3/4" = 1'-0"



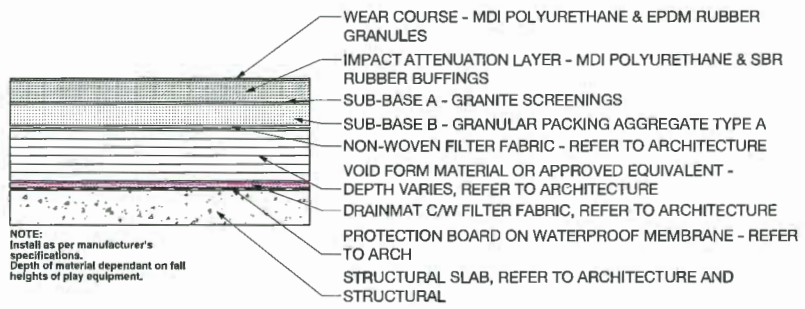
2 Detail: Pedestrian Concrete on Slab, on Insulation
Scale: 3/4" = 1'-0"



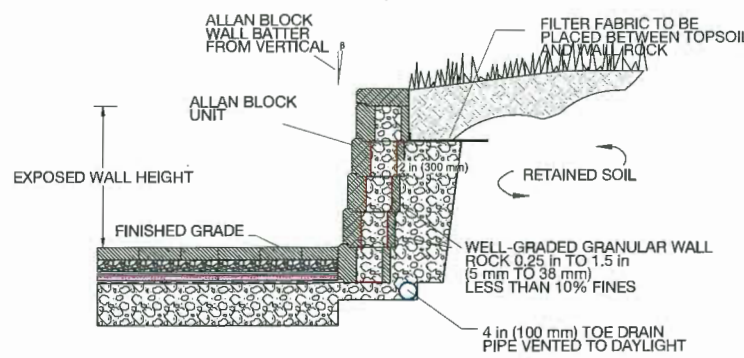
3 Detail: Pedestrian Unit Paver Concrete on Slab, No Insulation
Scale: 3/4" = 1'-0"



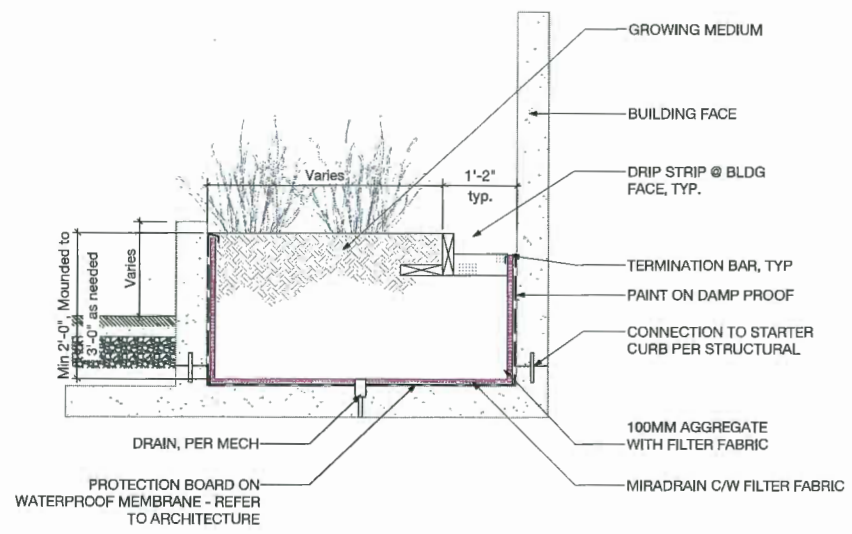
4 Detail: Pedestrian Unit Paver Concrete on Slab, on Insulation
Scale: 3/4" = 1'-0"



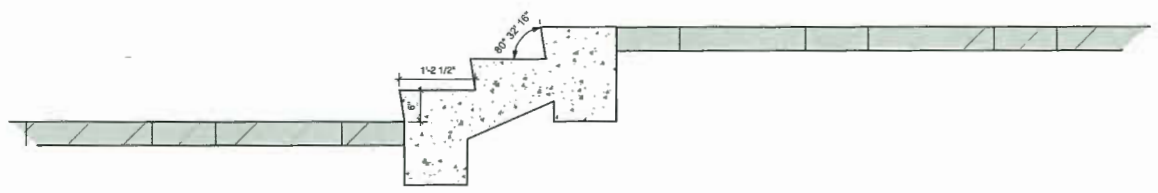
5 Detail: Poured in Place Rubber on Slab
Scale: 3/4" = 1'-0"



6 Detail: Allan Block Wall
Scale: 3/4" = 1'-0"



7 Detail: Drip Strip
Scale: 3/4" = 1'-0"



8 Detail: Stairs
Scale: 3/4" = 1'-0"

No.	Date	Revision Notes	Zone	Approvals
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

Legal Address
All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used, in any manner other than stated, without written consent from the Consultant. Any prior use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

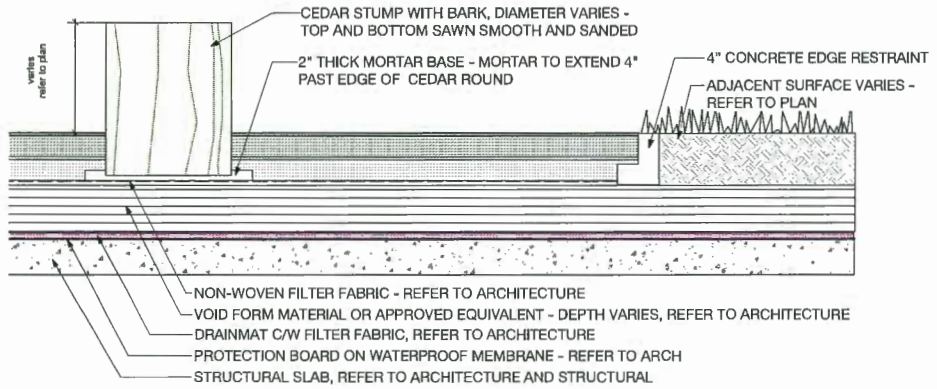
Project Title: 4008 Stolberg Street

Drawing Title: Landscape Details Hardscape

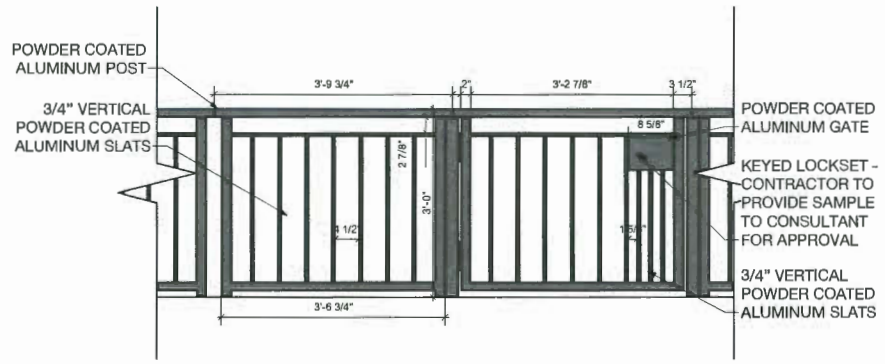
Professional Stamp

Project Manager	Project ID
DT	21748
Drawn By	Scale
DT	as noted
Reviewed By	Drawing No.
Date: 06/12/2017	Lf.2 of 30
Wed, 2018 Sep 19	
21748 4008 Stolberg.vwx	

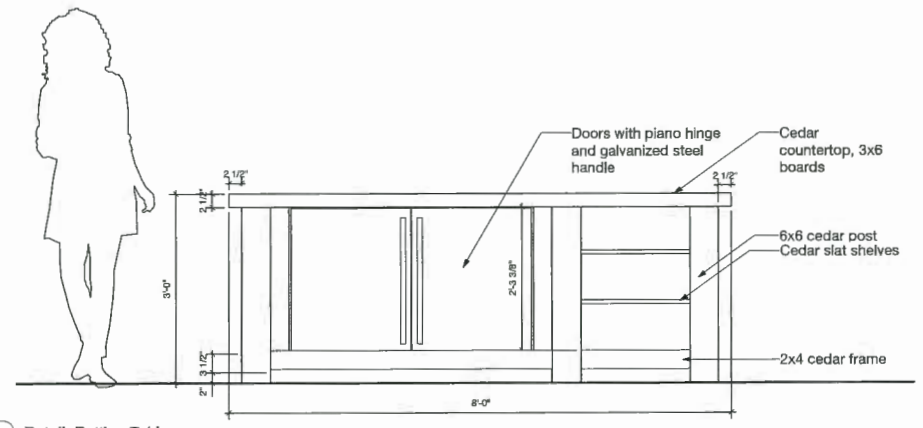
DP 17-794280 -61



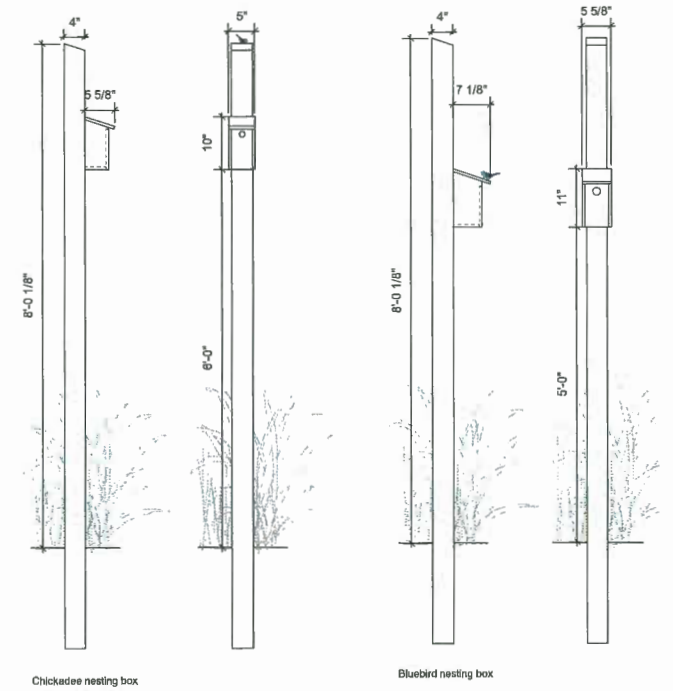
3 Detail: Pour-In-Place Resilient Surfacing w/ Cedar Stump and Edge Restraint
Scale: 3/4" = 1'-0"



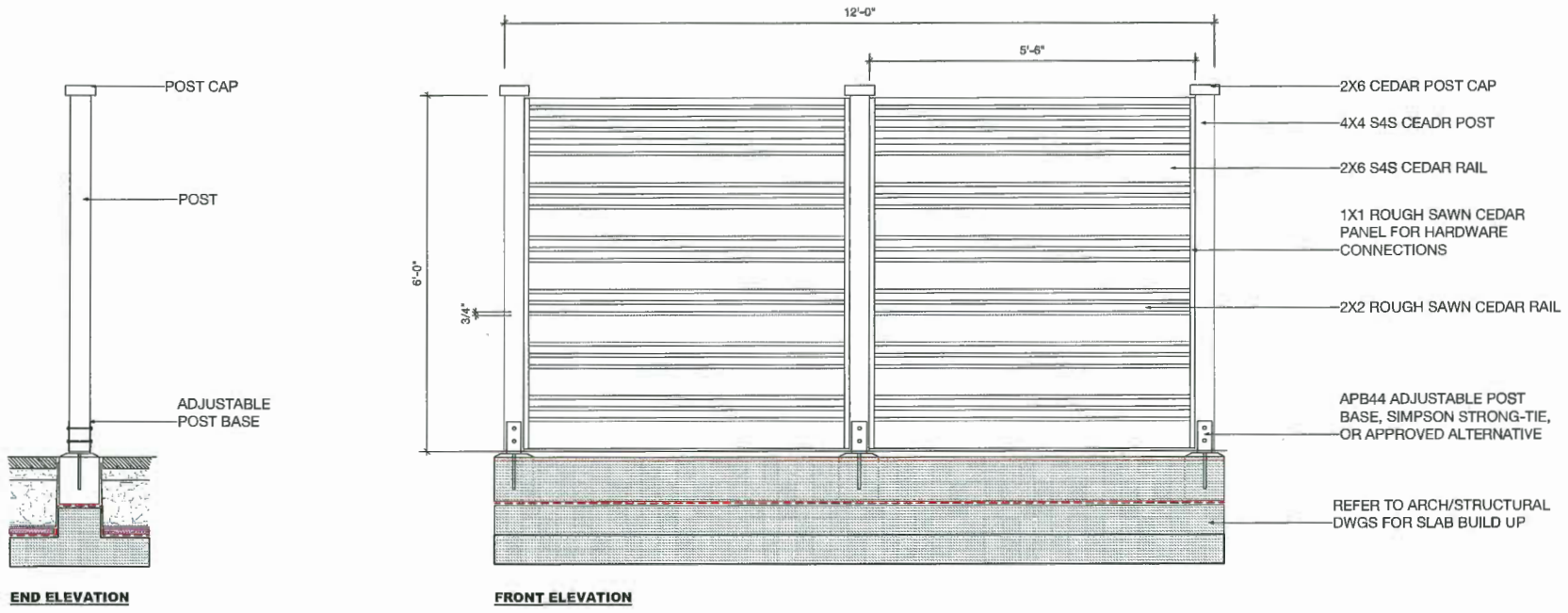
4 Detail: Aluminum Fence w/ Gate
Scale: 3/4" = 1'-0"



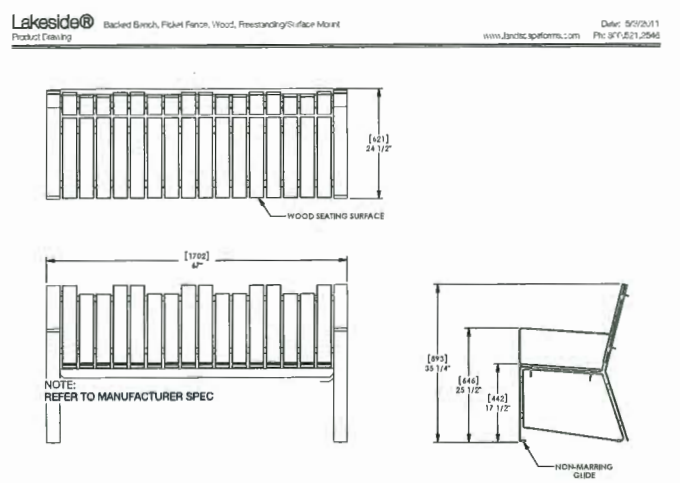
5 Detail: Potting Table
Scale: 3/4" = 1'-0"



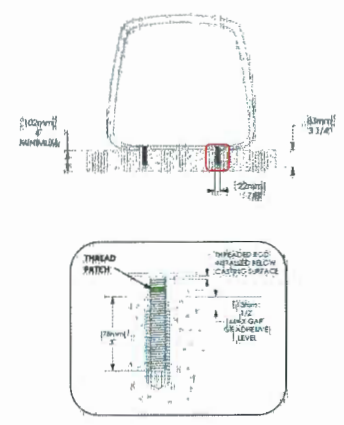
6 Detail: Bird Houses
Scale: 3/4" = 1'-0"



7 Detail: Western Red Cedar Screen Fence
Scale: 3/4" = 1'-0"



8 Detail: "Lakeside" Bench
Scale: 3/4" = 1'-0"



9 Detail: "Ride" Bike Rack
Scale: 3/4" = 1'-0"

No.	Date	Revision Notes	Zone	Approvals
B	18-9-20	Issued for ReDP		
A	18-6-7	Issue for ADP		

No.	Date	Issue Notes

Design Firm
eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada . V6J 1H4
t | 804.683.1456
f | 804.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Legal Address

Project Title
4008 Stolberg Street

Professional Stamp

Drawing Title
Landscape Details
Site Furnishings

Project Manager	DT
Project ID	21748
Drawn By	DT
Scale	as noted
Reviewed By	
Drawing No.	Lf.3
Date	06/12/2017
	Wed, 2018 Sep 19
	21748 4008 Stolberg.vwx

of 30

DP 17-794280-62

LOOKING SOUTH-EAST FROM CAMBIE ROAD

LOOKING SOUTH - EAST FROM CAMBIE ROAD

LOOKING SOUTH FROM CAMBIE ROAD

LOOKING SOUTH FROM STOLBERG STREET

LOOKING SOUTH - EAST FROM CAMBIE ROAD

LOOKING SOUTH - WEST FROM CAMBIE ROAD

LOOKING NORTH - EAST FROM CAMBIE ROAD

LOOKING WEST FROM CAMBIE ROAD

LOOKING SOUTH FROM CAMBIE ROAD

SITE CONTEXT & VICINITY PLAN

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

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
22.12.2017	DP SUBMISSION
06.04.2018	PARTIAL DP RESUBMISSION
12.05.2018	DP RESUBMISSION
06.08.2018	RE-ISSUED FOR DP
28.09.2018	RE-ISSUED FOR DP

SEAL:

CICCOZZI
ARCHITECTURE

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

PROJECT:

RESIDENTIAL DEVELOPMENT

4008&4018 STOLBERG ST
RICHMOND, BC

DRAWN:	CHECKED BY:
KW	RC
SCALE:	PROJECT NO.:
1:000	564

SHEET TITLE:

CONTEXT PHOTOS

REVISION NO.:	SHEET NO.:
-	A0.1

File: R:\564_Cover Sheet.vwx Plotted: 18-5-31 at 9:26:41 AM

DP 17-794280 - Reference