City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, November 28, 2018
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on November 14, 2018.

1. DEVELOPMENT PERMIT 15-708092
(REDMS No. 6004857 v. 4)

APPLICANT: 1004732 B.C. Ltd.

PROPERTY LOCATION: 6840 & 6860 No. 3 Road and 8051 Anderson Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of an 11-storey mixed commercial and residential building, including 75 dwelling units and 10,943 m^2 (117,791 ft^2) of commercial space, at 6840 & 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) – Brighouse Village".

2. DEVELOPMENT PERMIT 18-822484
(REDMS No. 5973074 v. 2)

APPLICANT: Anthem Properties Group Ltd.

PROPERTY LOCATION: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway

Director's Recommendations

That a Development Permit be issued which would permit the construction of 43 townhouse units and four secondary suites at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway on a site zoned "Town Housing – Steveston Highway (Steveston) (ZT85)".

3. New Business

4. Date of Next Meeting: December 12, 2018

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, November 14, 2018

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Jane Fernyhough, Chair Jim Young, Senior Manager, Capital Buildings Project Development Laurie Bachynski, Director, Administration and Compliance

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 October 24, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-785944
(REDMS No. 5720223)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 9880 Granville Avenue and 7031 No. 4 Road

INTENT OF PERMIT:

To permit the construction of seven three-storey townhouse units at 9880 Granville Avenue and 7031 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)".

Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., provided background information on the proposed development, noting that (i) the development consists of seven townhouse units, and (ii) vehicle access to the site from Granville Avenue is provided by the adjacent townhouse development to the west through a Statutory Right of Way (SRW) registered on Title of the adjacent property.

In addition, Mr. Zhao reviewed the building's architectural design, proposed exterior building materials, and landscape buffer to the Agricultural Land Reserve (ALR) to the east of the site and noted that the subject development meets the City's Official Community Plan (OCP) guidelines.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) each unit will be provided with a private yard with landscaping, shade tree, lawn area and patio, (ii) low aluminum fencing will be installed along the street frontages, (iii) a trellis feature is proposed at the entry to the pedestrian walkway on No. 4 Road, and (iv) a six-foot wood fence along the south property line will be installed to provide privacy.

In addition, Ms. Dimitrova reviewed (i) the proposed landscaping between townhouse units, (ii) the programming of the outdoor amenity area, (iii) the surface paving treatment for the internal drive aisle and visitor parking stalls, and (iv) the proposed planting for the ALR buffer along the site's No. 4 Road frontage.

Staff Comments

Wayne Craig, Director, Development, advised that (i) there is a Servicing Agreement associated with the project for frontage works along both street frontages as well as site service connections, (ii) the Servicing Agreement is a condition of building permit issuance, (iii) landscaping along No. 4 Road forms part of the buffer to the ALR on the east side of No. 4 Road, (iv) the ALR buffer planting plan was reviewed and endorsed by City's Agricultural Advisory Committee, (v) vehicle access to the subject site is through the adjacent townhouse development to the west currently under construction, (vi) shared garbage and recycling facility is located on the adjacent site to the west, (vii) the building has been designed to achieve the City's EnerGuide 82 standard for energy efficiency, and (viii) two convertible units are included in the project.

Panel Discussion

In reply to queries from the Panel, Mr. Zhao acknowledged that (i) proposed outdoor amenity area is not gated, (ii) the shared garbage and recycling facility at the adjacent development to the west which is currently under construction was designed to accommodate the needs of the subject development, (iii) electric vehicle charging is provided in townhouse units, and (iv) the two convertible units have been designed to meet the City's standard.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that it complements the existing townhouse development to the west and that the proposed landscaping provides year-round visual interest.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of seven three-storey townhouse units at 9880 Granville Avenue and 7031 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)".

CARRIED

2. DEVELOPMENT PERMIT 18-815966

(REDMS No. 5977699)

APPLICANT: I-Fly Vancouver

PROPERTY LOCATION: 9151 Van Horne Way

INTENT OF PERMIT:

To permit the construction of an indoor recreational skydiving facility at 9151 Van Horne Way with a maximum building height of 24.0 m (78.8 ft.) on a site zoned "Light Industrial (IL)".

Applicant's Comments

Bill Adams, Adams 1st Consultants, introduced the project with the aid of a video presentation showing how the proposed indoor recreational skydiving facility works.

David Fey, Jensen Fey Architects, with the aid of another video presentation (copy on file, City Clerk's Office) briefed the Panel on the architectural form and character of the proposed facility and highlighted the following:

- the proposed building can be viewed from multiple directions and the building design is intended to make the four sides of the building visually interesting;
- the project will improve the pedestrian experience along Van Horne Way;
- the proposed siting of the building and setbacks provide a potential to further develop the site;
- building materials include a combination of painted concrete, metal-like exterior insulation and finish system (EIFS) panels, and aluminum wood grain panel, among others;

- the proposed colour palette consists of warmer tones of gray, wood colours, and red; and
- the existing badminton centre and the adjacent surface parking lot to the west of the proposed I-Fly building will be improved.
- Oren Mizhari, Connect Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that (i) proposed landscaping along the perimeter of the site will provide screening to the parking lots, (ii) open pedestrian connections into the site are proposed, (iii) landscaping materials include drought-tolerant native plants, and (iv) low landscaping is proposed in the interior of the site, including limited areas in the parking lot.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement for frontage improvements along Van Horne Way which includes the introduction of a four-meter wide multi-use pathway and City utility upgrades, (ii) the street tree selection will be determined through the Servicing Agreement process, (iii) the project was reviewed and endorsed by the City's Advisory Design Panel, and (iv) there will be two Level 2 electric vehicle charging stations incorporated into the parking lot.

In addition, Mr. Craig clarified that there is no variance required for the proposed building height as the Zoning Bylaw allows a 25-meter building height in the area subject to an approved development permit.

Panel Discussion

In reply to queries from the Panel, the design team acknowledged that (i) a canopy is proposed above the building entrance fronting Van Horne Way to define the entry, (ii) the proposed use of the building is not noise-sensitive and the proposed building height will not impact the flight path of aircrafts going to and coming from Vancouver International Airport, (iii) the mechanical yard is used for conditioning air in the flight chamber and the equipment is too large and head pressure too high to be accommodated inside the proposed building, (iv) the roof overhang is a large projected soffit which symbolizes the idea of flight and provides opportunities for downward lighting, and (iv) the proposed off-site multi-use pathway on Van Horne Way fronting the site will be a significant improvement in the area.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the building is well-designed for its proposed use and the proposed landscaping for the parking lot is visually interesting.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of an indoor recreational skydiving facility at 9151 Van Horne Way with a maximum building height of 24.0 m (78.8 ft.) on a site zoned "Light Industrial (IL)".

CARRIED

3. DEVELOPMENT PERMIT 18-820582

(REDMS No. 5973337)

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 1000 Ferguson Road

INTENT OF PERMIT:

To permit the construction of temporary dewatering facilities on a site designated an Environmentally Sensitive Area.

Applicant's Comments

Trevor Jones, AECOM, accompanied by Keith Bell, AECOM, and Keith Ross, Urban Solutions, provided background information on the project and highlighted the following:

- Metro Vancouver is initiating an upgrade of the existing Iona Island Wastewater Treatment Plant (IIWWTP) from primary to secondary level treatment plant by 2030;
- the site's existing sludge lagoons and stockpiles will be decommissioned in preparation for the plant's upgrade and temporary mechanical dewatering facilities will be constructed adjacent to the existing plant;
- the applicant has applied for an Environmentally Sensitive Area (ESA) Development Permit to allow the construction of the temporary dewatering facilities as the subject site is designated by the City as an ESA;
- the applicant is proposing an ESA compensation and landscape restoration plan to offset the ESA impacted by the project, which would result in an overall net gain in ESA function;
- the project will be delivered through a design-build process where the selected building contractor finalizes the project design and receives the building and other necessary permits from the City; and

- the subject site is currently fenced and not accessible to the public.

In response to a query from the Panel, Mr. Jones confirmed that the design-build contract will be awarded in early 2019 and the project is expected to be functional by 2020.

Mr. Bell briefed the Panel on the existing on-site ESA conditions, noting that (i) the project site is not a freshwater wetland and consists mostly of gravel roads and a paved area, and (ii) the small vegetated portion of the site is dominated by invasive and non-native plant species.

Mr. Ross reviewed the ESA compensation plan for the project, noting that (i) ESA compensation planting will be done off-site, on an area within Iona Island Park on Canfor Point which is owned by Metro Vancouver, (ii) invasive species will be removed and native plant species will be planted in the off-site ESA compensation area, (iii) on-site landscape restoration will be done in distinct areas, (iv) the proposed ESA enhancements will be monitored by a Qualified Environmental Professional (QEP) for a period of five years,

In closing, Mr. Jones noted that (i) the subject application is part of a bigger project by Metro Vancouver, (ii) the proposed mechanical dewatering facilities are intended to be temporary and will be decommissioned and salvaged when the new secondary treatment facility is completed, and (iii) the project's landscape design team had previously done a similar ESA enhancement and landscaping approach at the Iona Regional Park area.

Staff Comments

Mr. Craig noted that (i) staff are satisfied that the proposed ESA compensation and landscape restoration will result in a net gain of the ecological function of the area, and (ii) the approach will support the City's ecological network objective.

Panel Discussion

In reply to queries from the Panel, Mr. Jones acknowledged that (i) the project area has been previously disturbed and the vegetated portion consists mostly of invasive species, (ii) no new fencing will be installed as part of the project, and (iii) the applicant worked with City staff in developing the ESA compensation and landscape restoration plan for the project.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the subject application, noting that (i) the proposed ESA compensation scheme will more than offset the extent of ESA that will be impacted by the project, (ii) the proposed landscaping will improve the site, and (iii) the applicant had previously done a successful on-site landscape restoration and the ESA rehabilitation plan will further benefit the area.

Panel Decision

It was moved and seconded
That a Development Permit be issued at 1000 Ferguson Road in order to allow construction of temporary dewatering facilities on a site designated an Environmentally Sensitive Area.

CARRIED

4. Date of Next Meeting: November 28, 2018

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:25 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, November 14, 2018.

Jane Fernyhough
Chair

Rustico Agawin
Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 6, 2018
From:	Wayne Craig Director of Development	**File:**	DP 15-708092
Re:	**Development Permit for the Application by 1004732 B.C. Ltd. for a Development Permit at 6840 & 6860 No. 3 Road and 8051 Anderson Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of an 11-storey mixed commercial and residential building, including 75 dwelling units and 10,943 m^2 (117,791 ft^2) of commercial space, at 6840 & 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) – Brighouse Village".

Wayne Craig
Director of Development

WC:sds
Att. 5

Staff Report

Origin

1004732 B.C. Ltd. has requested to revise the subject Development Permit application (DP 15-708092), which proposes to develop an 11-storey, 18,700 m^2 (201,292 ft^2), mixed commercial and residential building at 6840 & 6860 No. 3 Road and 8051 Anderson Road. The Development Permit application was previously endorsed by the Development Permit Panel on November 16, 2017. The original report to the Development Permit Panel, dated October 24, 2017, is provided in Attachment A (previously endorsed plans not attached).

The proposed revisions to the development permit application are minor in nature and reflect amended rezoning considerations approved by Council on October 22, 2018 for the associated rezoning (RZ 14-678448).

The revised rezoning considerations approved by Council removed the consideration requiring off-site statutory rights of way (SRWs) and modified additional considerations consequential to this change. The original rezoning considerations required the applicant to acquire off-site SRWs on three properties to the north of the subject site in order to utilize the evolving east-west lane system for movement of trucks entering and exiting the development. Despite early discussions, the owners of the properties on which the SRWs would be located declined to provide them. Staff worked with the applicant to make minor modifications to the proposed development in order to provide for a turnaround on site with exit onto Anderson Road. Staff notes that, in the future, when the lane is fully secured through redevelopment of the adjacent properties, through movement between Anderson Road and Buswell Street will be feasible.

Development Information

Please refer to the original staff report dated October 24, 2017 (Attachment A) for detailed information regarding the Development Permit application (previously endorsed plans not attached). A red-lined version of the revised Development Application Data Sheet is also provided demonstrating the changes from the previously endorsed Development Permit application (Attachment B).

Staff Comments

The revised Development Permit application includes the changes outlined below. The areas where changes are being proposed from the previously endorsed plans are demonstrated with clouding in Attachment C and are described in detail below. The project Architect and Landscape Architect have also provided letters (Attachment D) confirming that the clouded areas are the only changes made to the original plans endorsed by the Panel.

- A new turnaround area is proposed to be located in the northeast corner of the internal north-south lane, and requires that a portion of the building on the ground, mezzanine and second floors be recessed to provide adequate vehicle maneuvering area and clearance. The applicant has worked with the City's Transportation Department to ensure the turnaround area is functional and acceptable to staff.

- The proposed removal of the building area noted above results in a reduction of 11 vehicle parking spaces (two for commercial, seven for office and two for residential uses). The revised proposal still complies with the minimum required number of vehicle parking spaces as per Zoning Bylaw 8500, as the original proposal exceeded this requirement. Transportation demand management (TDM) measures that were secured as part of the original rezoning application, including end of trip facilities, car share spaces and pedestrian circulation improvements, will promote the use of alternative modes of travel to the site.

- The impacts to the building façade are relatively minor (recessing of the building) and only impact the north elevation facing the future east-west lane. The elevations in the architectural plans have been revised to reflect this change (Attachment C). The finishing on the parkade wall along the lane is consistent with the rest of the façade facing the lane and includes architectural concrete, painted concrete and metal mesh panels to provide visual interest.

- The design of the frontage improvements within the north-south lane and the new turnaround area will be determined through the Servicing Agreement. These will include:
  - Lighting, bollards, curb and gutter, pavement widening and decorative surface treatment for the expanded turnaround area in the interim condition.
  - Cash-in-lieu amount to restore the lane to the ultimate design.

- Through the Servicing Agreement design, a temporary loading bay on Anderson Road will be pursued for large vehicles, and additional signage will be required to identify the location. Once the lane network adjacent to the site expands in the future, any temporary on street loading facility will be removed.

Zoning Compliance/Variance

No variances were proposed in the original Development Permit application, and no variances are being proposed in the revised plans.

Conclusions

1004732 B.C. Ltd. has requested to revise the endorsed Development Permit associated with DP 15-708092 in order to develop an 11-storey, 18,700 m^2 (201,292 ft^2), mixed commercial and residential building at 6840 & 6860 No. 3 Road and 8051 Anderson Road. The applicant has made minor modifications to the design in order to address revised rezoning considerations resulting in the need for an on-site vehicle turnaround. The proposed revised design addresses functional requirements, meets the parking requirements of the Richmond Zoning Bylaw, is consistent with TDM objectives, and is consistent with the form and character of the development that was previously endorsed by the Development Permit Panel.

The list of development permit considerations is included in Attachment E, which has remained unchanged from the previously endorsed Development Permit and has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend endorsement of this revised Development Permit application.

Steven De Sousa
Planner 1

SDS:cas

Attachment A: Original Report to Development Permit Panel dated October 24, 2017
Attachment B: Revised Development Application Data Sheet
Attachment C: Revised Plans
Attachment D: Letters from the Architect and Landscape Architect
Attachment E: Development Permit Considerations

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 24, 2017
From:	Wayne Craig Director, Development	**File:**	DP 15-708092
Re:	**Application by 1004732 BC Ltd for a Development Permit at 6840, 6860 No. 3 Road and 8051 Anderson Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of an 11-storey, 18,700 m^2 (201,292 ft^2), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) - Brighouse Village".

Wayne Craig
Director, Development

JD/SDS:blg
Att. 7

Staff Report

Origin

1004732 BC Ltd. has applied to the City of Richmond for a Development Permit in order to develop an 11-storey, 18,700 m^2 (201,292 ft^2), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road. The site is being rezoned from "Downtown Commercial (CDT1)" to "City Centre High Density Mixed Use with Office (ZMU31) - Brighouse Village" under Bylaw 9510 (RZ 14-678448), which received third reading on February 20, 2017.

Key components of the development proposal include:

- A podium, mid-rise and tower form of development.
- Floor area comprised of approximately:
  - 1,149 m^2 (12,371 ft^2) of retail space on the ground level.
  - 9,794 m^2 (105,420 ft^2) of office space in an 11-storey tower component.
  - 7,757 m^2 (83,501 ft^2) of multi-family residential space in a 10-storey mid-rise component.
- A total of 75 dwelling units including:
  - 67 one-storey apartment units (ranging from studio to three-bedroom units).
  - eight two-storey townhouse units.
- 5% of the residential floor area allocated to five affordable housing units.
- 158 m^2 (1,706 ft^2) of indoor and 1,470 m^2 (15,826 ft^2) of outdoor common amenity space.

Through the rezoning, the project requires a Servicing Agreement, a District Energy Utility Agreement and a Housing Agreement. The Servicing Agreement works will include watermain, storm sewer, sanitary sewer and drainage upgrades, on-site and off-site street and lane frontage improvements, and a variety of off-site Transportation Demand Management (TDM) measures.

Background

The subject site is located in the City Centre's Brighouse Village on the northeast corner of No. 3 Road and Anderson Road. The site is currently being prepared for construction.

Development surrounding the subject site is as follows:

To the North: Three lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear. In addition, two lots fronting Park Road developed with low-scale commercial buildings and surface parking facing the street.

To the South: Across Anderson Road, four lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear, and at 8080 Anderson Road, an affordable housing development that was approved with a floor area ratio (FAR) of 3.48 and a height of 43.5 m GSC (DP 12-605094).

To the East: An existing commercial and residential podium and tower development with internal parking. Further to the east, a recently approved mixed-use podium and tower development that is beginning construction (DP 13-645286).

To the West: Across No. 3 Road, the Richmond City Hall precinct with an eight-storey civic building, landscaped grounds and a combination of underground and surface parking. In addition, across No. 3 Road, the Richmond Centre site, which is currently developed with a two-storey mall surrounded by surface parking and is under application for amendment of the OCP (CP 16-752923).

In general, the surrounding area has been, or is likely to be, redeveloped with higher density commercial, residential and mixed used developments consistent with the City Centre Area Plan – Brighouse Village.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 20, 2017, and following the Public Hearing the proposed Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 received second and third readings. There were no specific design issues identified by Council, staff or the public to be resolved through the Development Permit process.

Staff Comments

The proposed development scheme attached to this report complies with the provisions of the proposed "City Centre High Density Mixed Use with Office (ZMU31) - Brighouse Village" site-specific zone. The application has satisfactorily addressed the urban design and form and character objectives of the Official Community Plan Policies (General and City Centre Area Plan) and Development Permit Guidelines (General, High-rise Housing and City Centre Area Plan).

Zoning Compliance/Variances

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements. No variances are proposed.

Affordable Housing Density Bonusing

The proposed development complies with the affordable housing density bonusing provisions of the "ZMU31" zone. Five percent of the residential floor area, or approximately 396 m^2 (4,259 ft^2), will be secured as low-end market rental dwelling units, meeting the basic requirements of Table 1. Although the proposed development is less than 80 units, the developer has chosen to provide the affordable housing on-site rather than provide cash-in-lieu, consistent with the Affordable Housing Strategy at the time.

The proposed units are identified on the Development Permit plans. A Housing Agreement Bylaw and a Housing Covenant are required prior to final approval of the rezoning. The terms of the Housing Agreement will include requirements for integration of the affordable units with the market units, tenant access to the indoor and outdoor common amenity areas, and provision of parking spaces for the affordable housing units at no additional charge.

TABLE 1

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m^2 (400 ft^2)	$850	$34,000 or less	0%	0
1-Bedroom	50 m^2 (535 ft^2)	$950	$38,000 or less	40%	2
2- Bedroom	80 m^2 (860 ft^2)	$1,162	$46,500 or less	60%	3
3-Bedroom	91 m^2 (980 ft^2)	$1,437	$57,500 or less	0%	0
TOTAL		N/A	N/A	100%	5

(1) May be adjusted periodically, as provided for under adopted City policy.
(2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. Members appreciated the reinterpretation of the more typical Richmond tower and podium form and the contributions to the surrounding public realm. A variety of small refinements to the landscape plans and façade details were recommended.

A copy of the relevant excerpt from the Panel Minutes, taken February 22, 2017, is attached for reference (Attachment 3). The design response from the applicant has been included in the minutes, identified in '**bold italics**', immediately following each comment.

Analysis

Proposal Description

The massing of the proposed development is arranged to reflect the allocation of uses on the site. Double height retail spaces line both street frontages at the ground level and screen the internal parking from adjacent streets. The office uses are located in a 46.9 m (GSC) high tower component that overlooks both No. 3 Road and the interior podium-level courtyard. The residential uses are located in a 33.6 m (GSC) high midrise component that overlooks Anderson Road and the interior podium-level courtyard. Both components are set into a podium base, which is sized to express a continuous five-storey streetwall along No. 3 Road and a more residential two-storey scale along Anderson Road. Loading and five levels of parking are located within the podium. A two-storey high north-south lane runs through the podium from Anderson Road to the east-west lane and provides access to the parking entrances and loading bays.

Conditions of Adjacency

The proposed development is designed to respect both existing and future surrounding development as follows:

- To the North – No. 3 Road: The proposed development addresses potential future development to the north by:
  - Providing for a zero-lot line continuous podium/streetwall where the parcels meet.
  - Providing for future tower separation by locating the proposed office tower away from the common property line.

  - Providing an attractive, mid-block landscaped podium that will be visible from the site to the north.
  - Providing interim visual interest for the temporarily exposed wall along the north property line with a combination of architectural concrete, painted concrete, and metal mesh panels.
- To the North – Park Road: The proposed development addresses future development on these sites by:
  - Locating the bulk of the floor area toward the south and west areas of the subject site to support tower location flexibility on the sites to the north.
  - Providing an attractive, mid-block landscaped podium that will be visible from the site to the north.
  - Finishing the parkade wall along the lane with architectural concrete, painted concrete, and metal mesh panels to provide visual interest.
- To the East – Anderson Road: There is an existing mixed commercial and residential podium and tower development immediately to the east of the subject site. The proposed development addresses the existing development by:
  - Locating most of the residential floor area in a mid-rise building with windows oriented to the street and lane rather than to the neighbouring development.
  - Providing landscape screening of podium- and roof-level common amenity areas where they may affect privacy for adjacent units.
  - Reducing the massing along the common property line, by stepping of the podium and provision of building setbacks in various areas above the podium.
  - Treating areas of exposed common wall with architectural reveals to improve the outlook for the adjacent, primarily commercial uses.
  - Providing an attractive outlook for the residents to the multi-level landscaped podium.
- To the South and West – Anderson Road and No. 3 Road: The proposed development is separated from development to the south and west by City streets and is not expected to create significant impacts.

Urban Design - Public Realm

- Off-site Design – The site is located along a section of No. 3 Road that is designated as an "art walk" in the City Centre Area Plan (CCAP). The frontage improvements for the development are proposed to be enriched in terms of the widths of the public realm components, the level of finishing and the inclusion of public art.
  - No. 3 Road – Specific measures include:
    - A wider streetside boulevard, intended to preserve the existing street trees and incorporate a bus pad.
    - A wider bike lane and sidewalk to accommodate cyclist and pedestrian connections to and from the Canada Line station.
    - Materials and street furnishing specifications to be determined through the Servicing Agreement process.
  - Anderson Road – Specific measures include:
    - An interim frontage treatment that leaves the curb in its current location and provides for a 2.0 m wide sidewalk and a 1.85 m wide boulevard.
    - Boulevard to be finished with a combination of hard surfaces, soft landscape and trees.

  - Materials and street furnishing specifications determined through the Servicing Agreement process.
- Anderson Road Adjacent Frontage – As part of the TDM measures, the developer will be undertaking improvements in front of the existing development to the east to both upgrade them and make them consistent with the block face.
- East-West Lane – Specific measures include:
  - Frontage improvements on the north side of the subject site that will be constructed to City standards.
- Public Art – Specific measures include:
  - A Public Art contribution, which has been secured as cash-in-lieu through the rezoning.
  - The contribution will be used in conjunction with contributions from other area developments to establish a comprehensive art installation program along No. 3 Road between Granville Avenue and the Brighouse Canada Line Station.

- On-site Design – The on-site frontage components include the building setback areas along No. 3 Road and Anderson Road and the north-south lane connection accessed from Anderson Road.
  - Design of the ground level areas of the site include:
    - Gradually sloped transitions between the finished elevations of the sidewalk and the building's ground floor entries.
    - A 4.0 m building setback on both the No 3 Road and Anderson frontages that may be used to extend commercial spaces and activity into the outdoors.
    - Soft landscape set in planters combining trees, shrubs and perennials that are used to provide visual interest and define potential outdoor seating areas.
    - An enhanced north-south lane environment with decorative ground and wall finishing, including embedded lighting, to encourage pedestrian use and support public safety.
  - Design features of the building that contribute to the ground level open space include:
    - Commercial uses, with extensive glass storefronts (minimum 70% vision glass), facing the two City streets.
    - Commercial and residential lobby entrances that are inset from the storefronts.
    - Continuous glass-canopy weather protection over the storefronts.
    - Discreet canopies over the commercial and residential lobby entries.

Site and Functional Planning

- Pedestrians – Pedestrian access is provided from the two streets including: to the ground level commercial units on both frontages; from No. 3 Road to the office lobby; and from Anderson Road to the residential lobby. Pedestrian access is provided to the ground level commercial parking area through a parking lobby located on No 3 Road, as well as from the north-south lane.
- Cyclists – Commercial and residential bicycle storage is located in secure rooms in the Level 1 parkade. These have good access to both the drive aisle system and the internal building circulation. Male and female bicycle facilities are provided for the commercial uses as a TDM measure. These were secured by legal agreement through the rezoning.

- Vehicles – Vehicle access is provided from Anderson Road and from the north-south lane. Commercial and residential parking are secured separately and are accessed from both sides of the lane.
- Parking – The proposed parking meets the required parking as per the Zoning Bylaw.
- Loading – Three medium-sized truck-loading spaces are provided and are accessed from the north-south internal lane. Two of the medium truck loading spaces may be combined to create a large-sized truck space, as per the Zoning Bylaw.
- Waste Management – There are two waste storage areas (commercial and residential) at the south end of the development. Pickup will occur in the loading laybys adjacent to the north-south lane.
- On-site Functional Plans – The applicant has provided various draft plans demonstrating the location and functionality of truck manoeuvring, waste management facilities and on-site utilities (Attachment 4).

Architectural Form and Character

- Massing: The proposed massing distinctly expresses the retail, office and residential components of the development, providing good legibility for the building and the public realm. Office uses face No. 3 Road and residential uses face Anderson Road. The tower massing is concentrated toward the two street frontages, which will enhance streetscape definition and animate the streets with active uses.
- Streetscape: The typical required CCAP street setback/build-to line is 3.0 m. Consistent with the site-specific zone, the proposed street-setback/build-to lines are:
  - On No. 3 Road, 3.8 m on the ground level and 0.84 m above the ground level; and
  - On Anderson Road, 3.8 m on the ground level and 1.52 m above the ground level (office tower only). This inverts the more characteristic podium forward and tower back relationship of City Centre development.

  These setbacks were supported by staff at rezoning because:
  - The proposed development already accommodates a deep back-of-curb public realm along No. 3 Road, established to align with the typical Canada Line guideway setback to the north.
  - The proposal provides deeper building setbacks (3.8 m) at the ground level, which add to the effective size of the public realm on both streets.
  - The office tower massing establishes hierarchy between the major and minor streetscapes.
  - In the context of the large treed open space in front of City Hall, a tower forward approach helps to spatially contain and define the street.
  - The alternate form of development adds visual and spatial variety to the overall City building fabric.
- Podium: The internal rooftop podium is wrapped with both commercial and residential uses of different heights and architectural expression. Further, the podium itself is stepped. Together, these elements create a varied and active outdoor environment for the use of the commercial and residential building occupants, as well as for viewing from surrounding developments.
- Skyline: The proposed development has different height massing components, which increases skyline interest. The office tower includes a strong frame element rising above the top floor. These elements define the building at the skyline, as well as masks the more

utilitarian mechanical equipment areas located toward the centre of the roof. The residential midrise includes stepped massing for visual interest, and is topped with the indoor amenity space and a landscaped common outdoor amenity area.

- Façade Expression: The proposed building facades incorporate three different cladding languages. The podium is expressed as a glass box and faced with a simply patterned window wall. The main office and residential components are expressed as framed boxes set into the podium. Inside the frames, the window wall, sunshade and balcony treatments are varied to express the different uses and orientation conditions, as well as to provide visual interest.
  - For the office component, the north and south facades have curtain wall with randomly sized and spaced framing, plus sunshades on the south façade. The east and west façades include additional metal framing along with the random window spacing and sizing. The west façade includes an inset balcony with mock wood grain finishing for added visual interest.
  - The framed portion of the residential component, which faces north and south, has regular window spacing along with mock wood grain finishing on some of the vertical spandrel panels and overhang soffits. The balconies are articulated with a random pattern of clear glass railings and glass railings combined with metal panel upstands. The east walls of the residential component are clad in metal panels with a limited number of window openings and mock wood grain finished metal panels. Horizontal and vertical expression is more or less balanced on the office component whilst the residential component emphasizes horizontal lines.
  - Basic materials used in the project include the metal panels, vision and spandrel glass, architectural concrete and decorative metal screens. Colours for the different materials range from white through grey to blue-grey with the mock wood grain metal panel highlights.

Livability Features

- Accessibility – The proposed development will provide a variety of accessible unit types to address different abilities needs, as identified in the following table and on the architectural floor plans.

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- Support mobility and usability	Refer to drawings.
Adaptable + Basic Universal Housing	4	4	- Renovation potential for wheelchair plus added floor area for manoeuvring	
Barrier Free	1	0	- Move in with wheelchair - Includes basic universal housing	

The features related to each accessible unit type are identified on the plans and in the Accessibility Checklist (Attachment 5).

- Safety (CPTED) – The proposed development will include a variety of safety features consistent with the principles of Crime Prevention through Environmental Design as described in the Safety (CPTED) Checklist provided by the applicant (Attachment 6).
- Noise Mitigation – The proposed development will include a variety of features that address aircraft, traffic, land use and ambient urban noise as recommended in the acoustic consultant

report(s) provided by the applicant and subject to legal agreements required through the rezoning. Further to the legal agreements required through rezoning, a commercial noise covenant is required as a Development Permit Consideration.

- Amenity Space - Residential – A range of residential amenity spaces is provided, as follows:
  - Common Indoor Amenity Space – A fitness facility, with direct access to the podium-level outdoor amenity space, and a rooftop gathering space, with access to a rooftop outdoor common amenity space, are proposed.
  - Common Outdoor Amenity Space – Outdoor amenity areas include a large, podium-level open space on Level 5, with hard and soft landscaping and a variety of seating areas; an urban agriculture patio on Level 7; and, a large rooftop patio on Level 10, with a child's play area, a BBQ, seating and games areas. The proposed outdoor amenity areas provide for a good range of activity, sun access and outlook opportunities. All common outdoor areas will be provided with automatic irrigation and gas hook ups.
- Private Outdoor Amenity Space – All residential units are provided with attached private open space in the form of balconies or patios.

Residential Amenity Space	Guideline	Proposed
Amenity Space – Common Outdoor:	938 m^2	1,470 m^2
Amenity Space – Common Child Play:	225 m^2	225 m^2
Amenity Space – Common Indoor:	135 m^2	158 m^2
Amenity Space – Private Outdoor:	450 m^2	1,336 m^2

- Amenity Space - Commercial: A range of commercial amenity space will be provided, including outdoor patios at Levels 4 and 6 and a balcony at Level 9. These patios may or may not be common to the all the office uses, depending on final leasing arrangements. The Level 4 patio is shown in association with a fitness facility for the commercial tenants.

Landscape Form and Character

- Ground Level – The ground level design includes potential for outdoor patio seating or display spaces on both street frontages, as well as an enhanced environment for the north-south lane that runs through the building. The finishing of the storefront patios is cast-in-place concrete paving with a large grid pattern. The patio areas are bordered along No. 3 Road by the adjacent City sidewalk and along the Anderson Road property line by the sidewalk and intermittent raised planters with integrated seating. The planters include deciduous trees for summer shading of the storefront areas. The north-south lane includes special ground, wall and ceiling finishing in the section adjacent to Anderson Road. The finishing includes multi-coloured, irregularly patterned, rectangular strips with staggered embedded lighting.
- Podium Levels – There are a variety of developed outdoor spaces for the commercial and residential podium levels. The proposed landscape design includes a range of paving, planter and trellis shapes, which are located on different levels, but are intended to be read as a whole when viewed from the higher levels of the subject development and from surrounding development. The associated seating areas, activity areas and circulation paths run on the diagonal and offer a geometric counterpoint to the more angular/orthogonal building design. The urban agricultural area has south and west sun exposure and includes raised planters and

small tables with seating. Where needed, landscape screening in the form of trees and hedging provide privacy and/or visual interest for the existing building to the east.

- Rooftop Level – The main communal residential outdoor amenity space is located on the roof of the main residential building component and is directly associated with an indoor amenity space. There is a children play area with ball, Blokx and metal tube play equipment, as well as recreational, eating and lounging areas.
- Letter of Credit – A landscape letter of credit for $705,008.70 is required prior to issuance of the Development Permit.

Sustainability Features

- Sustainability – The proposed development will include a variety of sustainability features, including LEED Silver equivalency, as described in Sustainability Checklist provided by the applicant (Attachment 8).
- Green Roofs – In addition to the landscaped outdoor space, the proposed development includes extensive green roof on Office Level L6.
- District Energy Utility – As a consideration of rezoning, the proposed development will be DEU-ready.

Conclusions

Staff recommends endorsement of the attached development application proposal. It generally conforms to the provisions of the ZMU31 zoning and addresses relevant OCP and CCAP DP Guidelines. The distribution of uses and of building masses provides a strong public realm interface and respects existing and future developments. A variety of off-site and on-site improvements will enhance the City's public realm, transportation and utilities infrastructure. The proposed design of the architecture and landscape architecture is attractive, functional and liveable.

On this basis, staff recommend support of this Development Permit application.

Janet Digby, Architect AIBC
Planner 3
(604-247-4620)

JD: blg

Attachments:

Attachment 1	Development Permit Considerations
Attachment 2	Development Application Data Sheet
Attachment 3	Advisory Design Panel Minutes
Attachment 4	On-site Functional Plans
Attachment 5	Accessibility Measures Checklist
Attachment 6	Safety (CPTED) Measures Checklist
Attachment 7	Sustainability Measures Checklist

City of Richmond

Development Permit Considerations

File No.: DP 15-708092

Address: 6840, 6860 No. 3 Road & 8051 Anderson Road

Prior to Development Permit issuance, the developer is required to address the following considerations and conditions.

1. Receipt of a Letter-of-Credit for landscaping in the amount of $705,008.70.
2. Registration of a commercial noise covenant on Title, to the satisfaction of the City, indicating that commercial uses are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

Prior to Building Permit Issuance, the developer must complete the following requirements:

3. Incorporate information into the Building Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work), as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review, including but not limited to:
    - i. Statutory rights-of-way, easements, encroachments, no build areas, agreements and other legal restrictions.
    - ii. Flood construction level(s).
    - iii. Use, density, height, siting, building form, landscaping, parking and loading and other zoning provision requirements.
    - iv. Approved form and character (e.g. massing, building components, materials, detailing and colour).
    - v. Signage size and location.
    - vi. Site access and vehicular crossings.
    - vii. The required end-of-trip facilities.
    - viii. The required car share spaces and signage identification.
    - ix. The required shared commercial/visitor parking stalls.
    - x. The required EV-charging and EV-ready vehicle parking stalls.
    - xi. The details of the truck manoeuvring plan including, but not limited to turning templates and clear height requirements.
    - xii. The details of the waste management plan including, but not limited to storage and loading facilities.
    - xiii. The location of areas reserved for DEU connection facilities and notations regarding DEU pre-ducting and acceptable in-unit mechanical equipment.
    - xiv. The required affordable housing units, including their size and location.
    - xv. The required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as the case may be, including their associated design features.
    - xvi. The identified site and building accessibility measures on the plans, where relevant.
    - xvii. The identified safety measures (CPTED) checklist and identification of specific recommended measures on the plans, where relevant.
    - xviii. A LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalency including specific measures to be incorporated into the Building Permit plans.

xix. The additional sustainability measures identified in the sustainability checklist attached to the DP Panel report.

xx. Measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the aircraft, mixed-use, commercial or other noise-related covenants and bylaws, as recommended in acoustic and/or mechanical report submitted with the Development Permit application.

xxi. The required residential common indoor, common outdoor and private outdoor amenity areas including their location, size, use and finishing.

xxii. The location and specifications for landscaping including requirements for automatic irrigation and hose bibs.

xxiii. The location and dimensions of any on-sire and off-site tree protection fencing illustrated in the Arborist Report and/or Tree Management Plan submitted with the DP application.

xxiv. The location and details of any required replacement trees.

4. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow.

5. Submission of a Fire Safety Plan applicable for the duration of construction to the satisfaction of the Richmond Building & Fire Departments.

6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (http://www.richmond.ca/services/ttp/special.htm).

7. Issuance of a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

1. Some of the foregoing items may require a separate application.

2. Where the Director of Development deems it appropriate, required legal agreements are to be drawn as not only personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

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

The legal agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding Permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

3. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

4. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act;* which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities comply with all relevant legislation.

Excerpt from the Minutes of the

Advisory Design Panel Meeting

Wednesday, February 22, 2017 – 4:00 p.m.
Rm. M.1.003 / Richmond City Hall

2. DP 15-708092 – 12-STOREY HIGH-RISE, HIGH DENSITY MIXED USE RETAIL, OFFICE AND RESIDENTIAL WITH APPROXIMATELY 75 APARTMENTS, INCLUDING 5 AFFORDABLE HOUSING UNITS

ARCHITECT: GBL Architects

PROPERTY LOCATION: 6840 & 6860 No. 3 Road and 8051 Anderson Road

Applicant's Presentation

Daniel Eisenberg, GBL Architects, and Grant Brumpton, PWL Partnership, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- consider introducing a green roof over the mechanical equipment on the lower office roof to improve its appearance as viewed from the upper floors;

  RESPONSE: The mechanical room has been removed and replaced with a smaller louvered/open-air enclosure for an air-handling unit and heat-rejection units. Please refer to A3.07. The overall area of the green roof has increased.

- consider a bigger tree species on the inside row of street trees along Anderson Road for a more formal landscape treatment and to provide significant canopies along the Anderson Road streetscape; will also provide a more appropriate landscaping treatment to a large south-facing building façade with good sun exposure;

  RESPONSE: A larger tree species will be provided as recommended.

- proposed rooftop amenity spaces are well organized;

- consider introducing structures (e.g., storage shed and harvest table) and informal play space for children to support urban agriculture program area;

  RESPONSE: Storage has been integrated into one of the planters. We believe the area provides sufficient area for informal children's play including riding trikes. Outdoor food preparation and dining facilities are available at other shared amenity areas nearby. We considered adding a harvest table to this amenity area, but it would require the reduction of urban agriculture planter area.

- consider introducing more trees on the rooftop outdoor amenity area for the residential mid-rise to provide shading to the children's play area at the southwest corner; appreciate the indoor amenity area adjacent to the outdoor amenity space;

  RESPONSE: Shade trees have been added.

- consider maximizing the green roof area and making it an intensive green roof in view of the significant sun exposure to the rooftop;

  RESPONSE: Extensive green area has been reduced and accessible roof area has been increased. Program elements have been adjusted to suit.

- appreciate the public aspects of the proposed development, particularly the continuous use of glass façade at ground level; hope that the future development to the north will have an appropriate interface with the subject development;

- appreciate the materials package provided by the applicant which include the design rationale, diagrams, and previous and current proposals; helped the Panel better understand the project;

- support the project in general; overall massing and urban character of the buildings are appropriate for the site context; residential mid-rise with horizontal expression complements the verticality of the office tower; the project will be a good addition to the neighbourhood;

- appreciate the design of the ground level north-south lane under the residential mid-rise building; proposed lighting in the lane will enhance its visibility and visual appeal;

- review the finer details in the materiality of the buildings, e.g., the way in which claddings are joined to each other;

  RESPONSE: Finer details are being developed and will be submitted at BP stage. Please refer to A5.11, A5.13, A5.14, A8.01, A8.02, A8.03, & A8.05.

- consider larger glass panels on the curtain wall on the west facade as opposed to smaller glass panels;

  RESPONSE: Bigger glass panels will be considered (5 ft. modules where possible). Please refer to A10.01 through A10.04.

- patterning of the glazing on the north and south facades of the office tower are different; tie-in the patterning on the two facades of the office tower to enhance the overall visual appeal of the office tower;

  RESPONSE: Both patterns will be revised to tie-in the patterning. Please refer to A10.01 and A10.04.

- consider longer and more elegant louvers on the southern façade of the office tower to provide more shading;

  RESPONSE: Louver details to be provided at BP stage. Please refer to detail #1 on sheet A8.02.

- consider design development to the vertical dividers between the residential units along the continuous balconies in the mid-rise residential building to enhance the appearance of the building;

  RESPONSE: Balcony screen details to be provided at BP stage.

- generally support the proposed cladding materials; however, ensure the proposed alucobond brushed metal finishes are not too reflective;

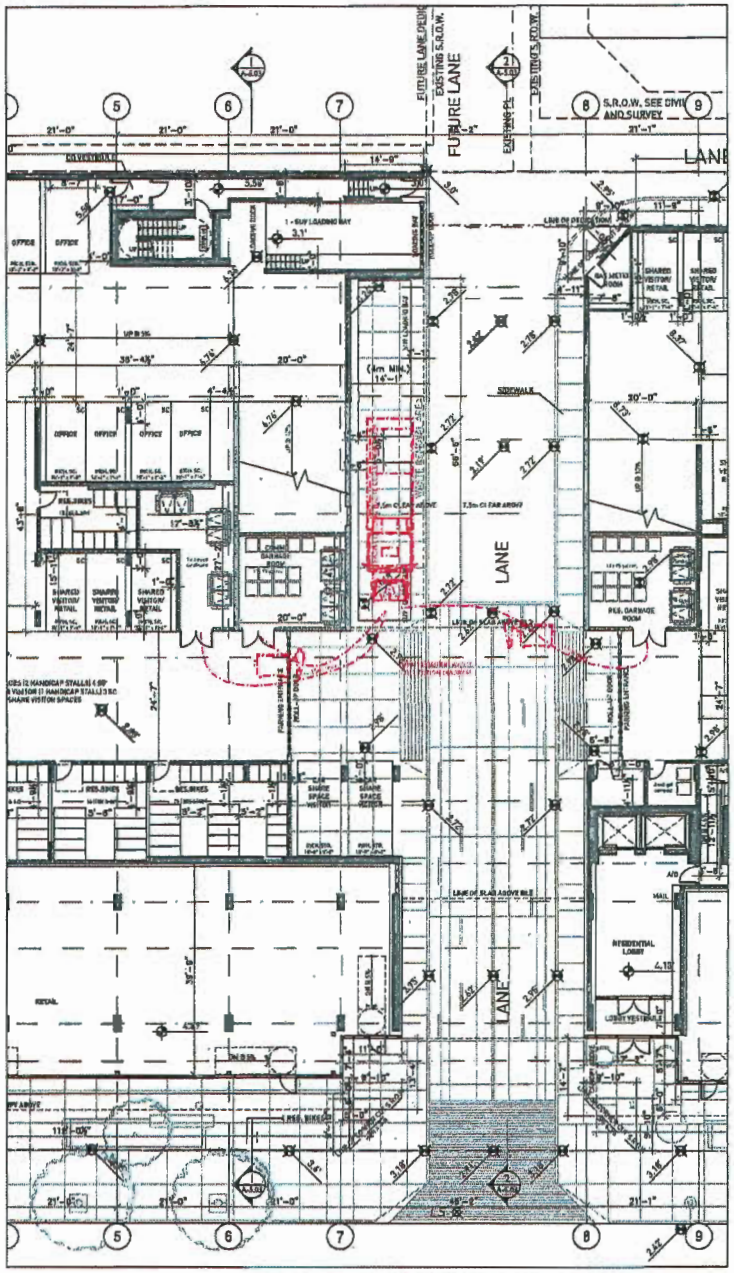
  RESPONSE: A material sample board has been submitted. Applicant will revise materials upon recommendations of Staff.

- applicant has addressed all issues previously raised by the Panel and proposed responses are satisfactory; applicant made a clear presentation on the past and current versions of the proposed development;
- the proposed development is well thought out and will provide a good precedent for other high-density projects in the neighbourhood; and
- the proposed development is supported as it achieves (i) improvements in grade level relationships between the buildings and immediate context, (ii) urban street edges, (iii) appropriate building separations, and (iv) clearly defined spatial boundary.

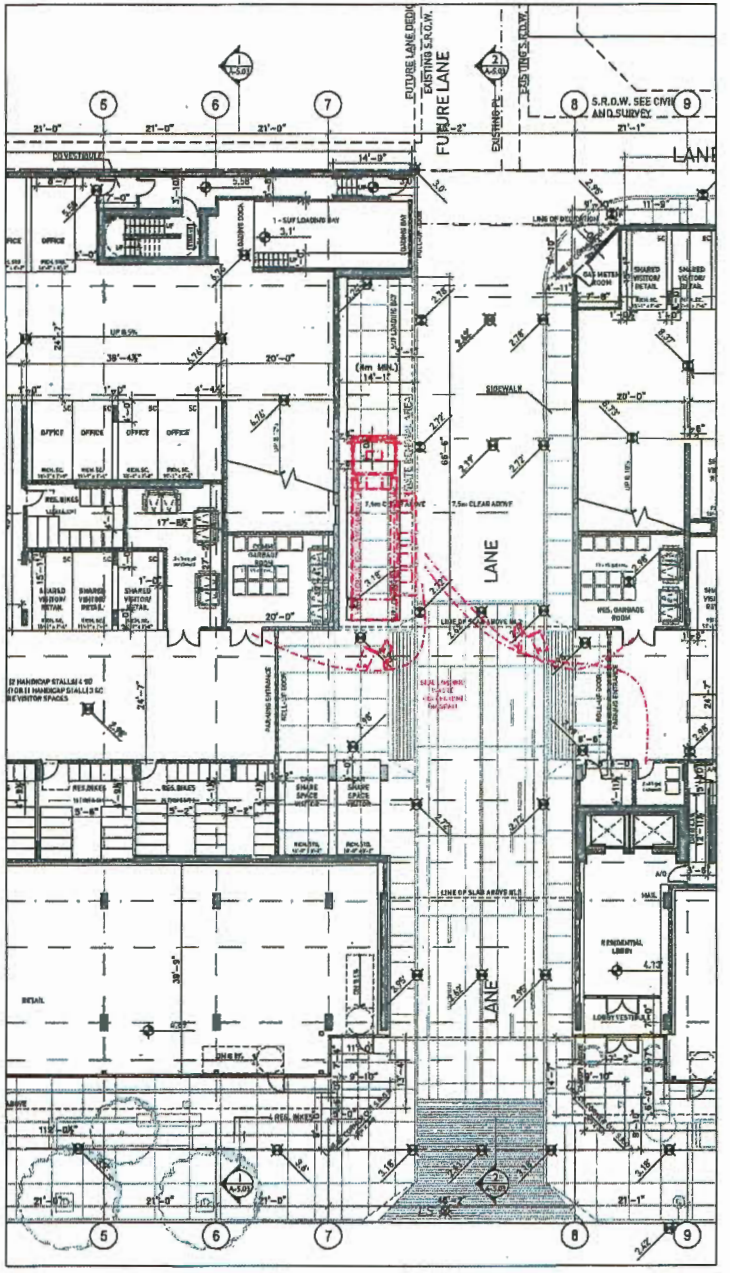
Panel Decision

It was moved and seconded
That DP 15-708092 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



WASTE COLLECTION DIAGRAM - FRONT LOADING



WASTE COLLECTION DIAGRAM - SIDE LOADING

gbl

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

20% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

N

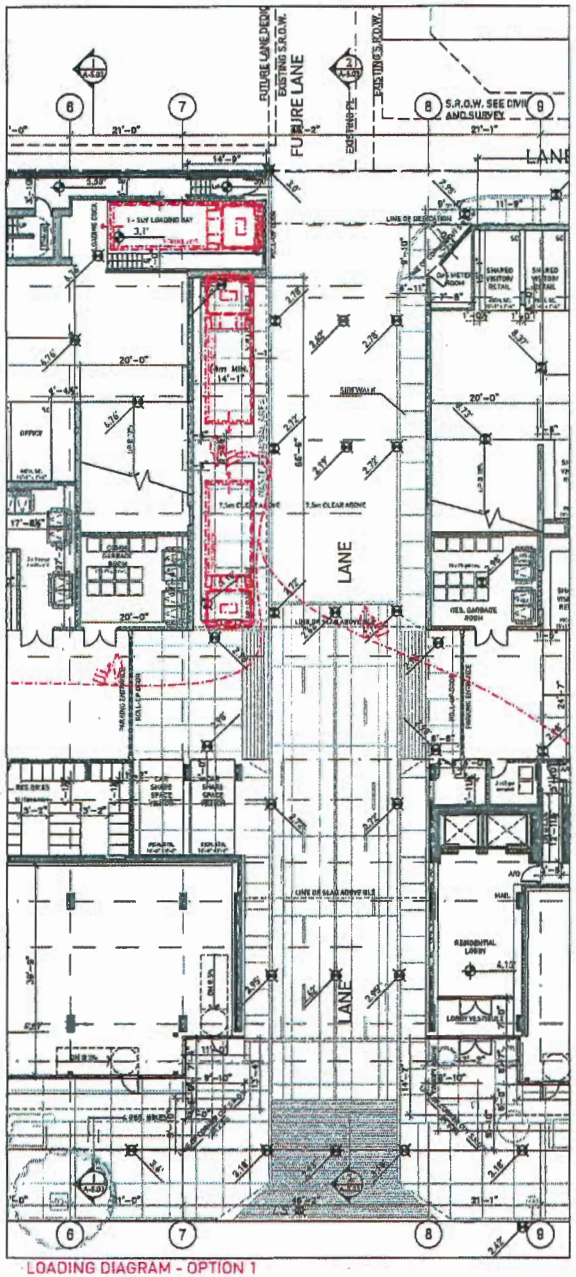
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1 FLOOR PLAN
GARBAGE COLLECTION
DIAGRAMS

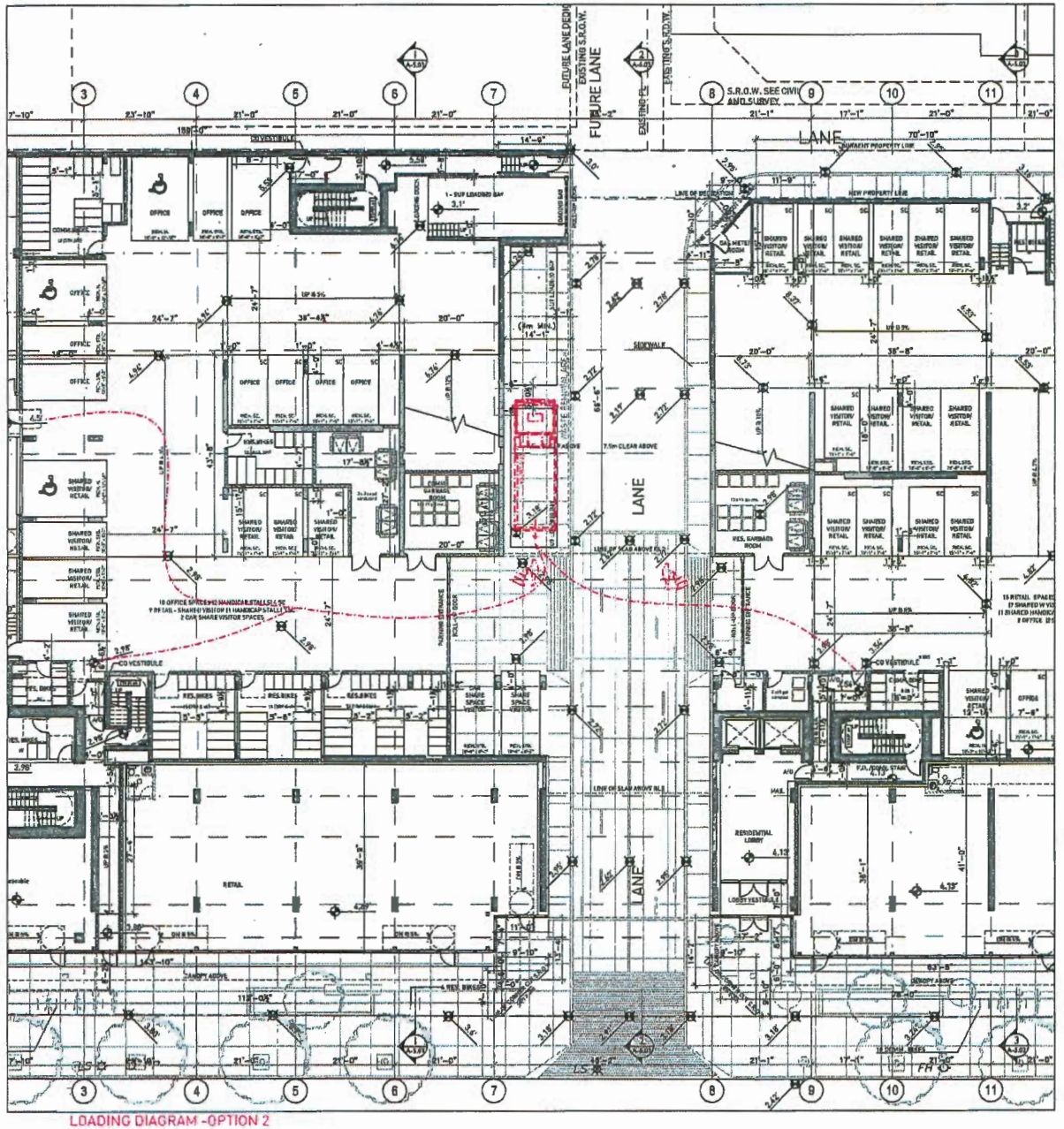
DATE	DATE
DRAWN BY	DE
CHECKED BY	AG
SCALE	1/32"=1'-0"
JOB NUMBER	1441

A-1.07

ATTACHMENT 4



LOADING DIAGRAM - OPTION 1
(TANDEM LOADING)



LOADING DIAGRAM -OPTION 2
SINGLE TRUCK LOADING

gbl

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1 FLOOR PLAN
LOADING DIAGRAMS

DATE	DATE
DRAWN BY	DS
CHECKED BY	AG
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-1.08

Accessibility Measures:

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- Support mobility and usability	Per OCP
Adaptable + Basic Universal Housing	4	4	- Renovation potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
Barrier Free	1	0	- Move in with wheelchair - Includes basic universal housing	Per BCDH

DEFINITION OF RESIDENTIAL UNIT TYPES:

AGING IN PLACE: PER OCP, PAGE 3-17, UNITS WILL HAVE HANDRAILS ON BOTH SIDES OF STAIRWELLS, LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID BLOCKING IN BATHROOMS TO FACILITATE GRAB BAR INSTALLATION NEAR TOILET, BATHTUB AND SHOWER.

ADAPTABLE (OR "UNIVERSAL ACCESS": PER BCBC 2012 SECTION 3.8, UNITS WILL HAVE CLEARANCES IN FRONT OF DOORS, BATHTUBS, SHOWERS, TOILETS AND VANITIES. KITCHENS WILL HAVE CONTINUOUS COUNTERSPACE BETWEEN RANGE AND SINK. UNITS WILL BE PRE-WIRED FOR INSTALLATION OF VISUAL ALARM SYSTEMS. ALL OUTLETS WILL BE NO LESS THAN 18" AFF AND NO MORE THAN 3' AFF. ALL CONTROLS AND SWITCHES WILL BE NO MORE THAN 48" AFF. SEE BCBC 2012 AND CFT CODE REPORT FOR FURTHER DETAILS.

BARRIER FREE: PER OCP PAGE 3-18, UNIT WILL MEET ALL REQUIREMENTS OF ADAPTABLE, OR "UNIVERSAL ACCESS", AS WELL AS: GRAB BARS IN BATHROOMS AT TOILET AND SHOWER / TUB LOCATIONS, COUNTERTOPS NO MORE THAN 32" AFF, VANITIES AND KITCHEN CUPBOARDS WITH KNEE SPACE UNDERNEATH SINK AND RANGE LOCATIONS, ONE WHEEL-IN SHOWER STALL PER UNIT, ALL CORRIDORS AT LEAST 42" WIDE, ALL APPLIANCES TO BE ACCESSIBLE TO 48" AFF.

4.16.11 MANEUVERING SPACE:
DOORWAYS PROVIDING ACCESS TO COMMON LIVING AREAS AND AT LEAST ONE BATHROOM AND ONE BEDROOM:

- CLEAR OPENING WIDTH OF NOT LESS THAN 800 mm.
- WHEN DOOR SWING IS AWAY FROM THIS AREA, NOT LESS THAN 1 220 mm LONG BY A WIDTH EQUAL TO THE DOOR ASSEMBLY PLUS NOT LESS THAN 300 mm
- WHEN THE DOOR SWING IS TOWARD THIS AREA, NOT LESS THAN 1 500 mm LONG BY A WIDTH OF THE DOOR ASSEMBLY PLUS NOT LESS THAN 600 mm
- ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED FROM THE REQUIREMENT TO PROVIDE THE 1200mm LONG CLEAR AREA AND 300mm OR 600mm CLEAR SPACE IF ROUGH IN WIRING IS PROVIDED FOR FUTURE CONVERSION FOR AN AUTOMATIC DOOR OPENER.

4.16.16-4.16.17 WINDOWS:

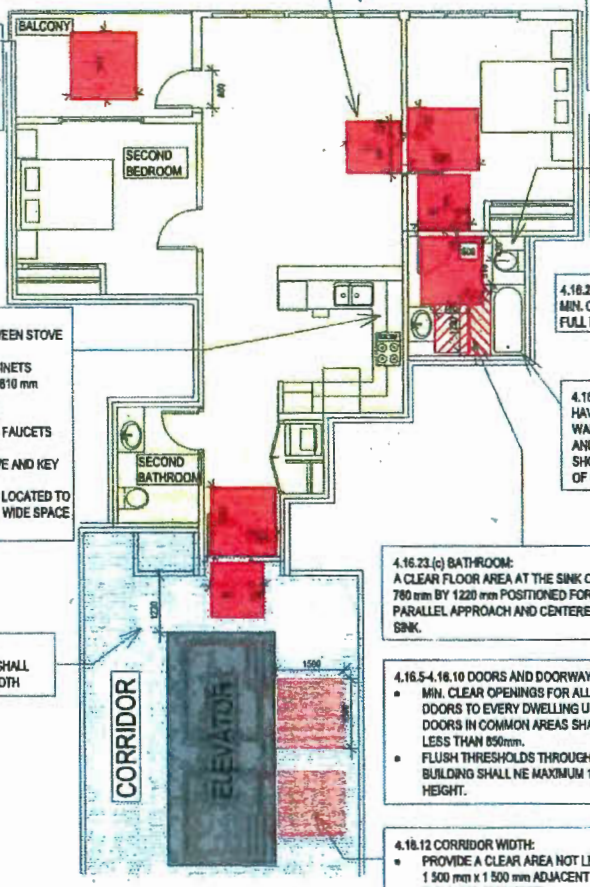
- AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750mm ABOVE THE FLOOR TO AFFORD SEATING VIEWING.
- "ACCESSIBLE" WINDOW HARDWARE ON THE ACCESSIBLE WINDOWS.

4.16.26-4.16.27 BEDROOM AND CLOSET:

- SUFFICIENT SPACE TO PROVIDE A TURNING DIAMETER OF 1500mm ON ONE SIDE OF A DOUBLE BED IN AT LEAST ONE BEDROOM
- CLOTHES CLOSET IN AT LEAST ONE BEDROOM TO HAVE CLEAR OPENING OF 900 mm, CLEAR FLOOR SPACE OF AT LEAST 750x1200mm AND CLOTHES HANGER ROD THAT CAN BE LOWERED TO 1200 mm

4.16.28-4.16.29 PATIOS AND BALCONIES:

- ACCESS DOOR SHALL HAVE A MIN. CLEAR OPENING OF 800 mm.
- MIN. DIMENSION OF 1500x1500 mm (EXCEPT "JULIET" OR "FRENCH" STYLE BALCONY OR PATIO.



4.16.23.(a) BATHROOM:
HAVE A TOILET POSITIONED WITH THE CENTERLINE OF THE TOILET 420 mm TO 480 mm FROM A SIDE WALL ON WHICH GRAB BAR CAN BE INSTALLED AND AT LEAST 510 mm FROM ANY OBSTRUCTION ON THE NON-GRAB BAR SIDE AND AT LEAST 800 mm FROM ANY OBSTRUCTION IN FRONT OF THE TOILET.

4.16.23.(c) BATHROOM:
MIN. CLEAR AREA OF 510 mm IN DEPTH ALONG THE FULL LENGTH OF THE BATHTUB.

4.16.25 KITCHEN:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- ADJUSTABLE SHELVES IN CABINETS
- PULL- OUT WORK BOARDS AT 810 mm HEIGHT
- PULL- OUT CABINET SHELVES
- EASY TO GRASP HANDLES ON FAUCETS AND CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES LOCATED TO PROVIDE A POTENTIAL 810mm WIDE SPACE UNDER THE COUNTER

4.16.23.(d) BATHROOM:
HAVE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE THE INSTALLATION OF GRAB BARS.

4.16.23.(c) BATHROOM:
A CLEAR FLOOR AREA AT THE SINK OF NOT 760 mm BY 1220 mm POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE SINK.

4.16.12 CORRIDOR WIDTH:

- CORRIDORS AND PASSAGEWAYS SHALL BE NOT LESS THAN 1 220 mm IN WIDTH

4.16.5-4.16.10 DOORS AND DOORWAYS:

- MIN. CLEAR OPENINGS FOR ALL ENTRY DOORS TO EVERY DWELLING UNIT AND DOORS IN COMMON AREAS SHALL BE NO LESS THAN 850mm.
- FLUSH THRESHOLDS THROUGH THE BUILDING SHALL NE MAXIMUM 13mm IN HEIGHT.

4.16.12 CORRIDOR WIDTH:

- PROVIDE A CLEAR AREA NOT LESS THAN 1 500 mm x 1 500 mm ADJACENT TO THE ELEVATOR ENTRANCE

4.16.2-4.13.4. BUILDING ACCESS :

- DWELLING UNITS AND AMENITIES TO BE ACCESSIBLE FROM A ROAD AND PARKING
- ACCESS TO ELEVATOR SHALL BE PROVIDED FROM BOTH THE ROAD AND THE ENTRY TO THE ON-SITE PARKING AREA.
- AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FROM THE MAIN ENTRY.

4.16.19-4.16.22 OUTLETS AND SWITCHES :

- LIGHT SWITCHES AND ELECTRICAL PANELS SHALL BE 900 TO 1200 mm FROM THE FLOOR.
- INTERCOM BUTTONS SHALL BE MAX. 1375 mm FROM THE FLOOR
- ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED 455 TO 1200 mm FROM THE FLOOR.
- THERMOSTAT SHALL BE LOCATED BETWEEN 900 TO 1200 mm FROM THE FLOOR.
- THE OPERABLE PART OF THE CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750mm
- ROCKER OR PADDLE- TYPE LIGHT SWITCHES.

4.16.13-4.16.15 FLOOR SURFACES :

- FLOOR SURFACES THROUGHOUT THE BUILDING, EXCEPT EXTERIOR BALCONY, PATIO AND DECK DOOR SILLS, SHALL HAVE NO ABRUPT CHANGES IN LEVEL (BREAK OF THE FLUSH THRESHOLD OF 13 mm HEIGHT)
- FLOOR SURFACES SHALL BE SLIP RESISTANT.

CFT Engineering Inc.
#800 - 1901 ROSSER AVENUE,
BURNABY, BC V5C 6R6
PH : 604-684-2384
FAX : 604-684-2402

RICHMOND ZONING BYLAW 8500
BASIC UNIVERSAL DESIGN FEATURES

MAY 28, 2013

Safety (CPTED) Measures:

- Entrance to parking from the lane is protected by overhead gates. Additional gate between residential and commercial are provided to minimize theft.
- Well lit parking areas with use of white paint throughout to enhance brightness and security.
- Secured garbage/recycling, storage and bike rooms.
- Electronic security features to lobby and other entries to limit and control access.
- Maximized visibility avoiding end-end corridors.
- Covered portion of the lane will be well lit and finished with high quality graffiti proof wall cladding,
- Glazing in all vestibule doors and enclosed corridors.
- Additional safety windows on side walls of vestibules in parkade for more view angles.
- Continuous retail frontage at grade along both streets with access to parking from one main commercial lob

Sustainability Narrative

DATE: April 1, 2016
TO: Matt Siegrye, Daniel Eisenberg
FROM: Kevin Welch
RE: iFortune Green Building Features

Project Goals
This project and design team are committed to embracing green building
operations. The project will be registered with the Canadian Green Building Co
designation of Silver through LEED® 2009 for New Construction and Major
Compliance.

Green Building Strategy
Measures being implemented to demonstrate iFortune's sustainability perform
represent 54 points in the LEED® 2009 Core & Shell rating system and include
What follows is a detailed description of how these targets will be reached at
the development, in attempts to reach LEED® Silver:

Sustainable Sites-
The site of the project is located in a dense downtown urban core, with opti
public transit options. Within a 400 m radius (approx. 5 minute walk) the
within 800 m (approx. 10 minute walk) lies access to the Richmond Brig
transit combined with local access to car share vehicles within 400 m, th
advantage for carless commuters.

Urban heat island effect will also be mitigated through the use of parking
and reflective roofing surfaces.

Water Efficiency-
The project will address water management through two design approach
flow plumbing fixtures, the project will be targeting a 40% reduction in the
Secondly, through the selection of drought resistant vegetation and water
provide a smart, integrated, approach to reducing demand on the City's wat
treated water supplies.

Energy and Atmosphere-
To achieve a minimum of five EAc1 credits or a 15% reduction from ASH
high performance building envelope, mechanical system, and electrical ele
Refer to Appendix A- Infortune Design Assist Energy Modelling Repor
discussed to achieve such energy performance. View Glass for Office and
and LEED EAc1 points.

In addition to its high performance design, the development will be commi
and energy management of the entire development for the duration of
continued energy savings and environmental benefit beyond the initial des

Materials and Resources-
Construction waste management will be an integral part of the building pe
through smart product selection, packaging and transport. Furthermore, e

will be addressed through a comprehensive waste management plan, detail
diversion of standard debris from landfill. Recycled content will be sought
steel and glass components, reducing the impact of extracting of virgin m
value in the recycling chain and so once the service life of the proposed buil
into new building materials is a viable option.

Indoor Environmental Quality-
To further improve the indoor air quality of the building, interior finishes a
the quantities of harmful Volatile Organic Compounds (VOCs) released
potential air contamination from construction activities, an Indoor Air Qual
construction and pre-occupancy phases to meet and exceed industry st
filtered using MERV 13 filtration where possible to maintain the highest qu

Innovation in Design and Regional Priority-
To innovate, the project will consider the use of green education and gr
occupants with the information they need to improve their own overall susta
project. Other opportunities being considered include the use of LED ligh
highly toxic mercury commonly found in florescent lighting fixtures.

As strategies discussed above support a holistic approach to reducing the proj
while simultaneously providing a healthy downtown lifestyle supportive of a red
of LEED, the strategies discussed above are amongst those targeted to achie

Through adoption the proposed energy performance parameters as outlined in
Modeling Report, iFortune's sustainability strategy was able to focus on build
Were the parameters identified for a minimum of 5 EAc1 points not to be in
alternatives would need to be considered:

SSc4.3- Electric Vehicle Charging (3 points)
-Provide class II charging stations for 3% of the project's total parking
-Designate these spaces with signage to be for EV charging only

EAc5- Measurement and Verification (1 point)
-Develop a project specific Measurement and Verification plan for instal
the performance of the building's energy conservation measures over
-Install additional metering and update Energy model after occupancy

Were additional energy savings to be found through the use of the View
commercial buildings. The additional saving found could allow for the elimina
intensive credits like the following:

SSc5.1- Protect and Restore open Space (1 Point)
-Provide at least 20% of site area in accessible native vegetation

MRc3- Regional Materials (1 Point)
-Source 20% (by cost) of project materials within 800 km of the project

Considering these and other options available to the project the LEED Silver ta
once the energy performance of the building has been affirmed.

INTEGRAL GROUP

print date 29/03/2016

13 Points

	Required
lls, Floors, and Roof	1 - 5
	1 - 2
	1
	1 - 2
	1 - 2
	1

12 Points

	Required
ince	Required
Control	Required
	1
	1
During Construction	1
nd Sealants	1
oatings	1
tems	1
Wood and Agrifibre Products	1
e Control	1
omfort	1
	1
	1
	1

6 Points

	1
	1
ormance-(SSc4.1 or SSc7.1)	1
cape Management Plan)	1
lighting)	1
	1

4 Points

	1
nly: SSc2 - Development Density	1
nly: MRc2 - Construction Waste M	1
nly: WEc3 - Water Use Reduction	1

gbl ARCHITECTS
1311 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
4.	DEC 22 2014	ISSUED FOR REZONING
5.	AUG 12 2015	ISSUED FOR DP
6.	AUG 24 2016	RE-ISSUED FOR RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

SUSTAINABILITY

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	
JOB NUMBER	A-1.04

City of Richmond

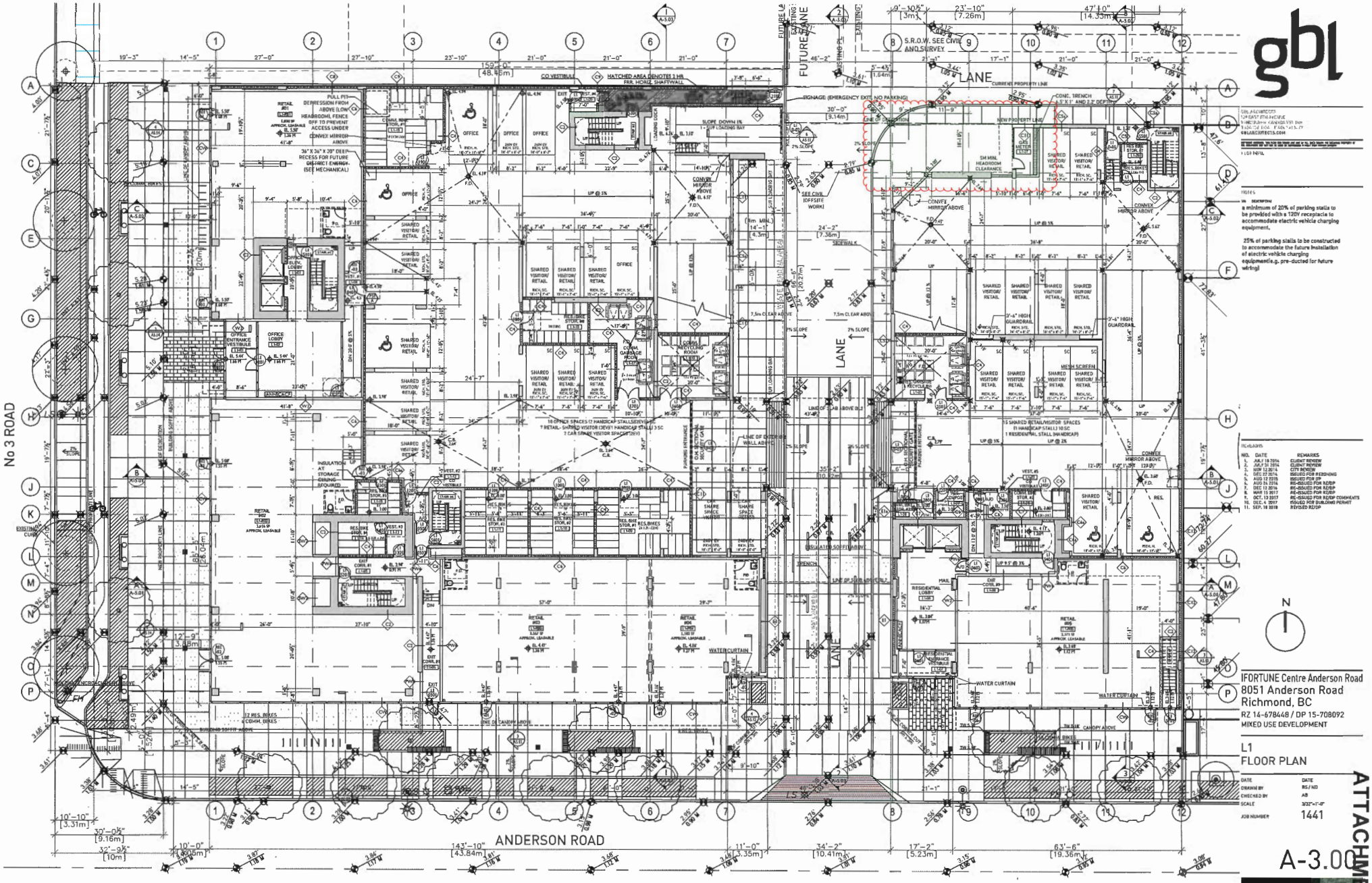
Development Application Data Sheet

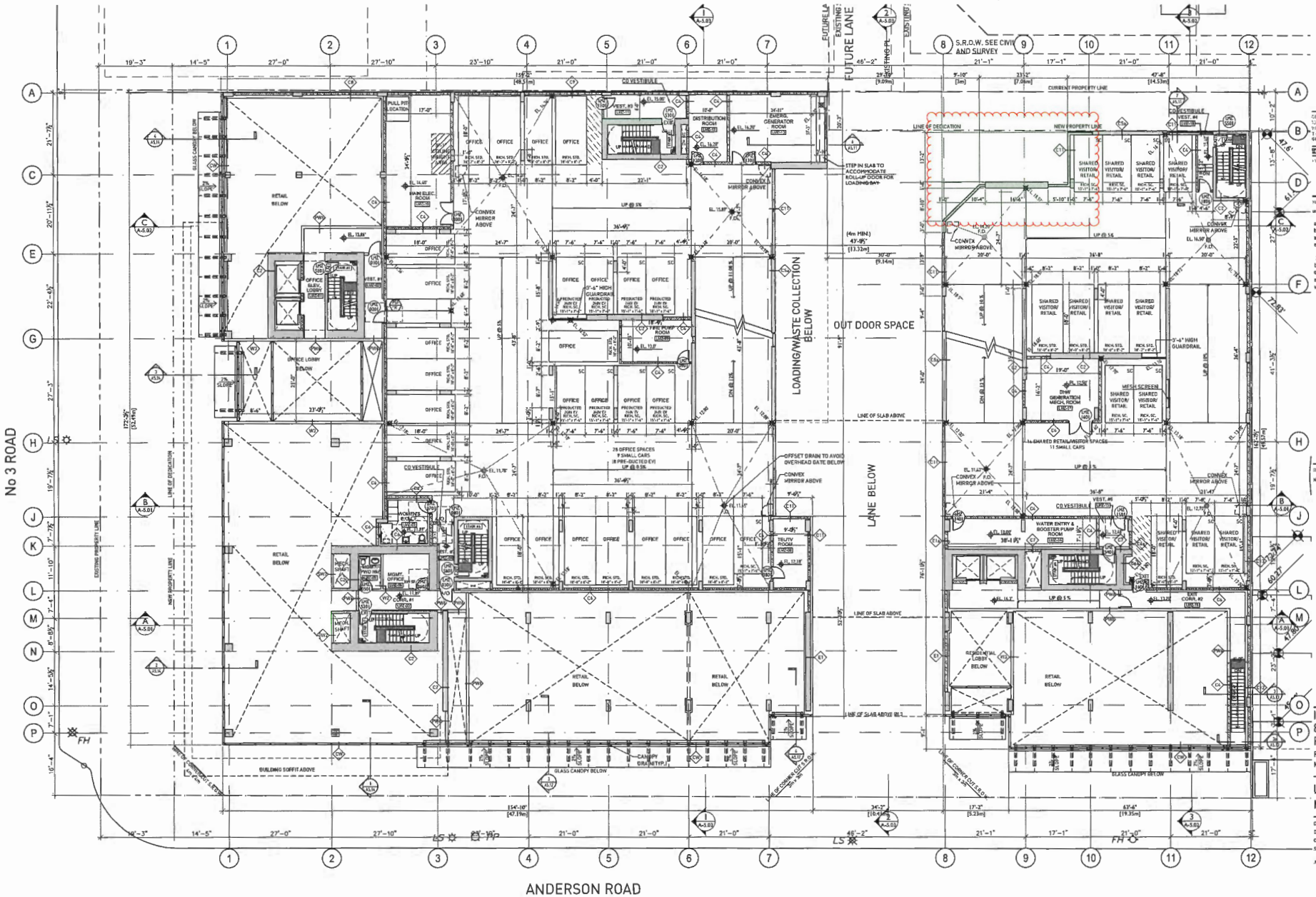
DP 15-708092	
Address:	6840, 6860 No. 3 Road & 8051 Anderson Road
Owner/Applicant:	1004732 BC Ltd. (c/o – Matt Stogryn, IFortune Homes)

DP 15-708092 (RZ 14-678448)	Rezoning	Development Permit
Land Uses:	Downtown Commercial/Residential	Downtown Commercial/Residential
Zoning:	ZMU31	ZMU31
Site Area (before and after dedications):	5219.39 m^2 / 4778.50 m^2	5219.39 m^2 / 4778.50 m^2
Net Development Site Area (for floor area calculation):	4881.26 m^2	4881.26 m^2
Number of Residential Units Total:	75 (70 market + 5 LEMR)	75 (70 market + 5 LEMR)

DP 15-708092	Required/Permitted	Proposed	Variance
Residential FAR (max):	1.6	1.59	None
Commercial FAR (max):	2.25	2.24	None
Indoor Amenity Space:	0.1	0.03	None
Total FAR (max:	3.85	3.83	None
Floor Area (max):	18,796 m^2	18,700.64 m^2	None
Lot Coverage (max):	90%	64%	None
Setback – Front Yard (min):	3.8/0.8 m	3.8/0.8 m	None
Setback – Exterior Side Yard (min):	3.8/1.5 m	3.8/1.5 m	None
Setback – Interior Side Yard (min):	0.0 m	0.0 m	None
Setback – Rear Yard (min):	0.0 m	0.0 m	None
Setback – Public Open Space at doorways (min):	1.5 m	1.5 m	None
Height Dimensional (GSC) (max):	47.0 m	46.94 m	None
Height Accessory (max):	12.0 m	n/a	None
Subdivision/Lot Size (min):	4780 m^2	4882 m^2	None
Off-street Parking – Commercial (incl. Accessible, EV) (min):	158	n/a	None
With TDM Reduction (10% on commercial parking):	141	~~152~~143	None
Off-street Parking – Residential (incl. Accessible, EV) (min):	75	~~82~~80	None
With TDM Reduction (0% on residential parking):	n/a	n/a	None
Off-Street Parking – Car Share (min):	2	2	None
Off-street Parking – Total (incl. Accessible, EV, CS) (min):	218	~~236~~225	None

Off-Street Parking – Visitor Parking (shared) (min):	15	15	None
Off-Street Parking – Disabled (Commerc'l + Resident'l) (min):	3+2	3+2	None
Small Car Stalls (max):	50%	48%	None
Class 1 Bicycle Parking – Commercial (min):	25	27	None
Class 2 Bicycle Parking – Commercial (min):	36	44	None
Class 1 Bicycle Parking – Residential (min):	94	94	None
Class 2 Bicycle Parking – Residential (min):	15	15	None
Loading – Medium (min per rezoning):	3	3	None
Loading – Large (min per rezoning):	2	2	None
Amenity Space – Common Outdoor:	938 m^2	1,470 m^2	None
Amenity Space – Common Child Play:	225 m^2	225 m^2	None
Amenity Space – Common Indoor:	488 m^2	158 m^2	None
Amenity Space – Private Outdoor:	450 m^2	1,336 m^2	None


No 3 ROAD
ANDERSON ROAD
LANE
FUTURE LANE
S.R.O.W. SEE CIVIL AND SURVEY
SIGNAGE (EMERGENCY EXIT, NO PARKING)
HATCHED AREA DENOTES 2 HR FRR HORIZ. SHAFTWALL
CONC. TRENCH 4.5"X1" AND 2.2" DEPTH
SEE CIVIL (OFFSITE WORK)
LINE OF DEDICATION
NEW PROPERTY LINE
CURRENT PROPERTY LINE
EXISTING PL
FUTURE PL
RETAIL 001
RETAIL 002
RETAIL 003
RETAIL 004
RETAIL 005
RESIDENTIAL LOBBY
OFFICE LOBBY
OFFICE ENTRANCE VESTIBULE
SHARED VISITOR/ RETAIL
OFFICE
RES. BIKE STOR. #1
RES. BIKE STOR. #2
RES. BIKE STOR. #3
RES. BIKE STOR. #4
RES. BIKE STOR. #5
RES. BIKE STOR. #6
RES. BIKE STOR. #7
RES. BIKE STOR. #8
RES. BIKE STOR. #9
RES. BIKE STOR. #10
RES. BIKE STOR.



gbl

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[illegible]
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PLOT INFO.

NOTES

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

REVISIONS

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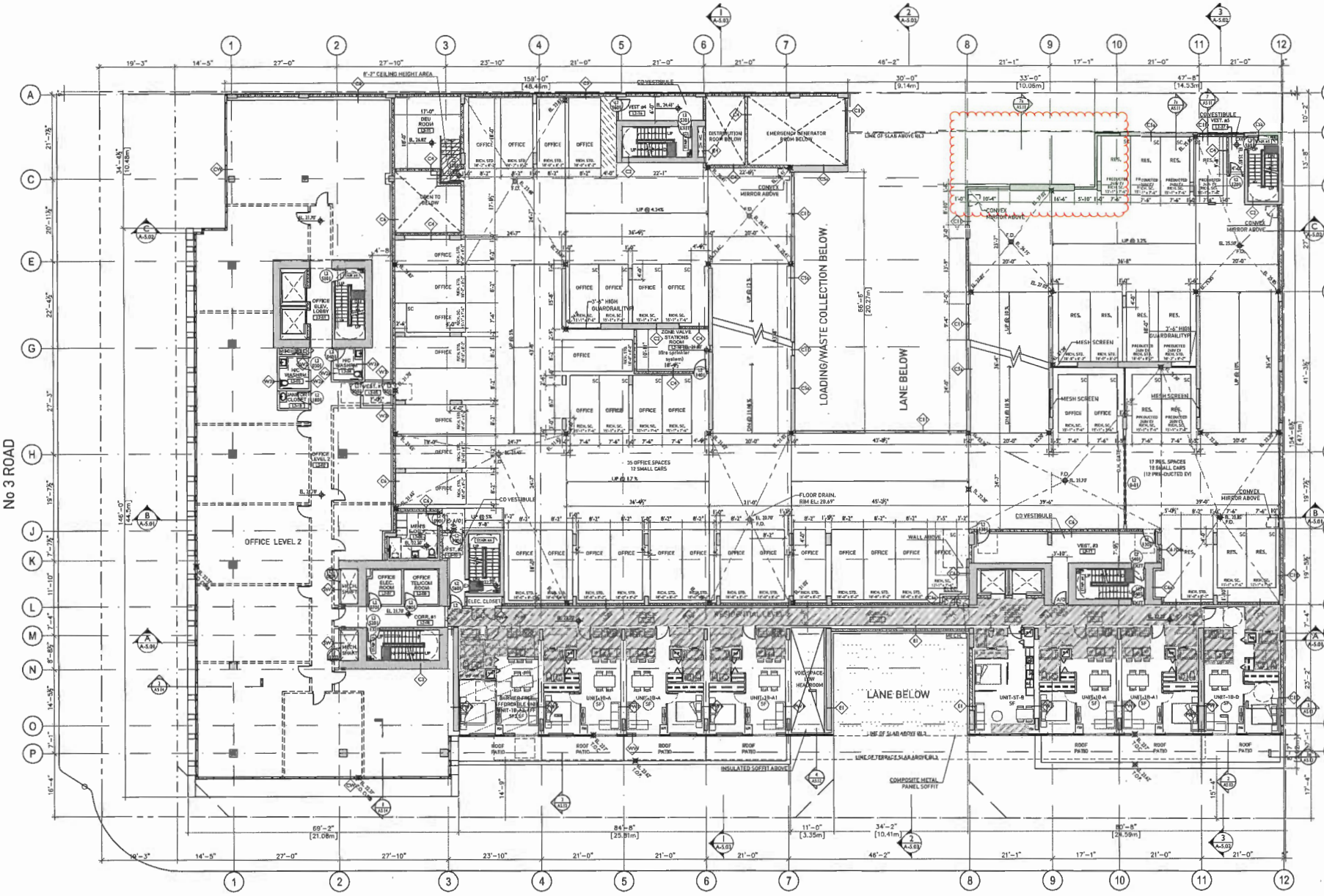
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS
10.	DEC. 4 2017	ISSUED FOR BUILDING PERMIT
11.	SEP. 18 2018	REVISED RZ/DP

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1
MEZZANINE

DATE	DATE
DRAWN BY	RS / NO
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.01



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139 EAST 8TH AVENUE
VANCOUVER CANADA V5T 1G6
T 604 736 1134 F 604 731 5277
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NOTES

NO DESCRIPTION

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipmentie.g. pre-ducted for future wiring)

ABBREVIATIONS:
B,U,H, =Basic Universal Housing features

REVISIONS

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11.	SEP. 18 2018	REVISED RZ/DP

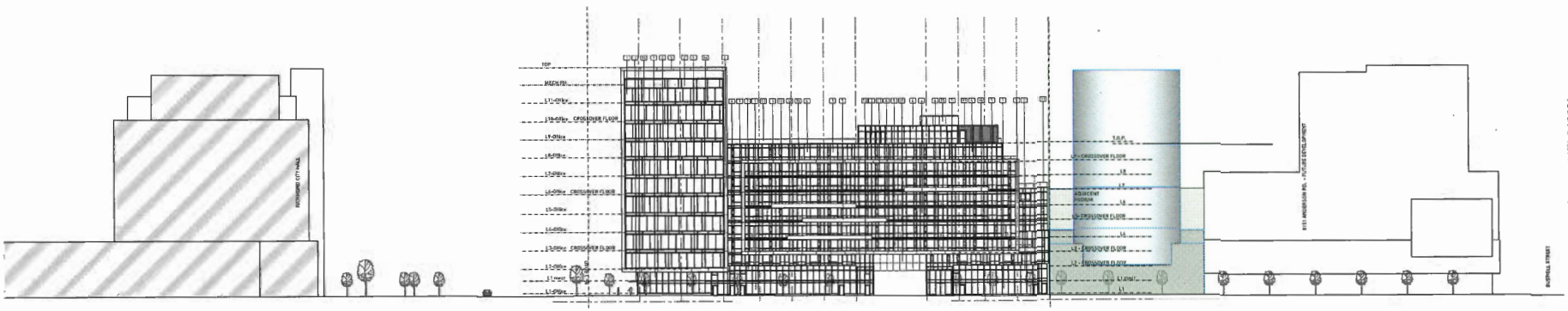
N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

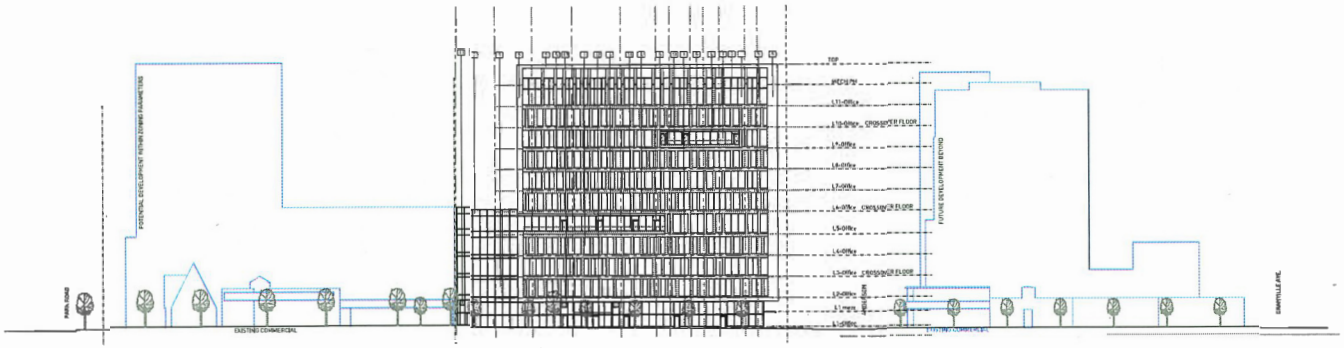
RES. L2 OFFICE. L2
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / NO
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

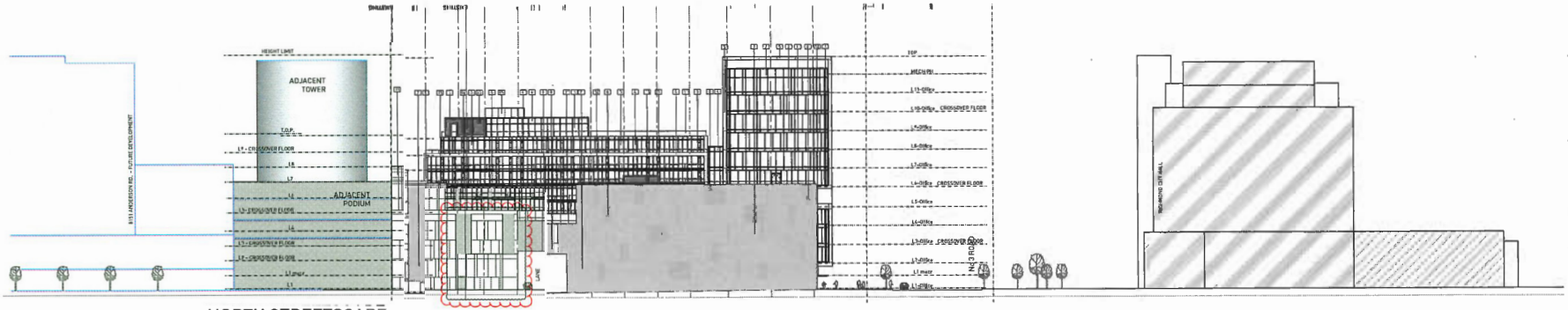
A-3.02



SOUTH STREETSCAPE (ANDERSON ROAD)



WEST STREETSCAPE (No 3 ROAD)



NORTH STREETSCAPE

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1-39 EAST 8TH AVENUE
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NOTES

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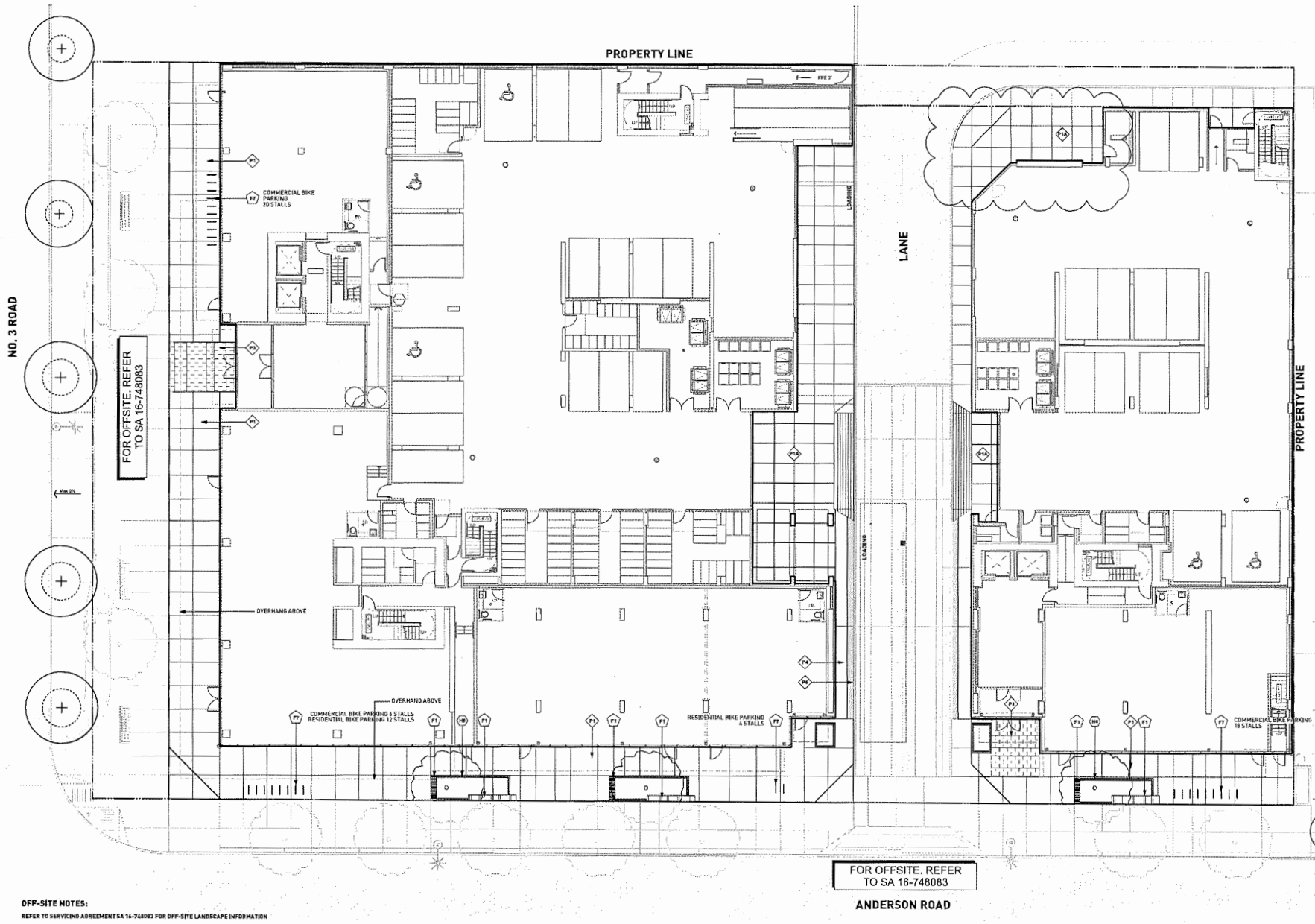
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

STREETSCAPE ELEVATIONS

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	1/32" = 1'-0"
JOB NUMBER	1441

A-4.03



OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

PWL partnership

gbl

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
01	2018/07/16	See 20171120 drawings for revision issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

LAYOUT AND MATERIALS
LEVEL 1

NORTH

SCALE: 3/32" = 1'

PROJECT NO. 14104

DATE

FILE NAME: 17080 RP PLAN.vwx

PLOTTED: 18-9-20 at 9:45:39 AM

DRAWN: ZL / MW REVIEWED: DB

DRAWING

L 1.01

ATTACHMENT D

Project Name: iFortune Centre

8051 Anderson Road, Richmond

Date: October 17, 2018

No. of Pages: 1

Attention:

Steven De Sousa

Policy Planning Department

City of Richmond,

6911 No. 3 Road
Richmond BC V6Y 2C1

Re: Application for RZ 14-678448

Architectural Summary

No additional changes were made to the previously endorsed DP other than what is identified in the attached clouded sheets.

Daniel Eisenberg

ASSOCIATE PRINCIPAL

ARCHITECT AIBC, MRAIC

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

gbl
EMERGENT ARCHITECTURE

PWL partnership

Steven De Sousa
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Oct 18, 2018

Re: 6840 & 6860 No. 3 Road and 8051 Anderson Road (DP 15-708092)

Dear Steven De Sousa,

This letter is prepared to confirm that no additional changes were made to the previously endorsed DP other than what is identified in the cloud lines shown in the Landscape Revised RZ/DP package dated 18th September 2018, and the value of the revised landscaping is equivalent to the landscaping contained in the endorsed DP.

Sincerely,
PWL Partnership Landscape Architects Inc.

Grant Brumpton BCSLA AALA CSLA
Principal

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
H. GRANT BRUMPTON
297

PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com

T 604.688.6111
F 604.688.6112

City of Richmond

Development Permit Considerations

File No.: DP 15-708092

Address: 6840, 6860 No. 3 Road & 8051 Anderson Road

Prior to Development Permit issuance, the developer is required to address the following considerations and conditions.

1. Receipt of a Letter-of-Credit for landscaping in the amount of $705,008.70.
2. Registration of a commercial noise covenant on Title, to the satisfaction of the City, indicating that commercial uses are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

Prior to Building Permit Issuance, the developer must complete the following requirements:

3. Incorporate information into the Building Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work), as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review, including but not limited to:
   - i. Statutory rights-of-way, easements, encroachments, no build areas, agreements and other legal restrictions.
   - ii. Flood construction level(s).
   - iii. Use, density, height, siting, building form, landscaping, parking and loading and other zoning provision requirements.
   - iv. Approved form and character (e.g. massing, building components, materials, detailing and colour).
   - v. Signage size and location.
   - vi. Site access and vehicular crossings.
   - vii. The required end-of-trip facilities.
   - viii. The required car share spaces and signage identification.
   - ix. The required shared commercial/visitor parking stalls.
   - x. The required EV-charging and EV-ready vehicle parking stalls.
   - xi. The details of the truck manoeuvring plan including, but not limited to turning templates and clear height requirements.
   - xii. The details of the waste management plan including, but not limited to storage and loading facilities.
   - xiii. The location of areas reserved for DEU connection facilities and notations regarding DEU pre-ducting and acceptable in-unit mechanical equipment.
   - xiv. The required affordable housing units, including their size and location.
   - xv. The required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as the case may be, including their associated design features.
   - xvi. The identified site and building accessibility measures on the plans, where relevant.
   - xvii. The identified safety measures (CPTED) checklist and identification of specific recommended measures on the plans, where relevant.
   - xviii. A LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalency including specific measures to be incorporated into the Building Permit plans.
   - xix. The additional sustainability measures identified in the sustainability checklist attached to the DP Panel report.
   - xx. Measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the aircraft, mixed-use, commercial or other noise-related covenants and bylaws, as recommended in acoustic and/or mechanical report submitted with the Development Permit application.

xxi. The required residential common indoor, common outdoor and private outdoor amenity areas including their location, size, use and finishing.

xxii. The location and specifications for landscaping including requirements for automatic irrigation and hose bibs.

xxiii. The location and dimensions of any on-sire and off-site tree protection fencing illustrated in the Arborist Report and/or Tree Management Plan submitted with the DP application.

xxiv. The location and details of any required replacement trees.

4. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow.
5. Submission of a Fire Safety Plan applicable for the duration of construction to the satisfaction of the Richmond Building & Fire Departments.
6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (http://www.richmond.ca/services/ttp/special.htm).
7. Issuance of a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

1. Some of the foregoing items may require a separate application.

2. Where the Director of Development deems it appropriate, required legal agreements are to be drawn as not only personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

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

The legal agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding Permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

3. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

4. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act;* which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities comply with all relevant legislation.

City of Richmond

Development Permit

No. DP 15-708092

To the Holder:	1004732 B.C. Ltd.
Property Address:	6840 & 6860 No. 3 Road and 8051 Anderson Road
Address:	C/O 415 - 5811 COONEY ROAD RICHMOND, BC V6X 3M1

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 #79 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 $705,008.70 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.

No. DP 15-708092

To the Holder:	1004732 B.C. Ltd.
Property Address:	6840 & 6860 No. 3 Road and 8051 Anderson Road
Address:	C/O 415 - 5811 COONEY ROAD RICHMOND, BC V6X 3M1

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.

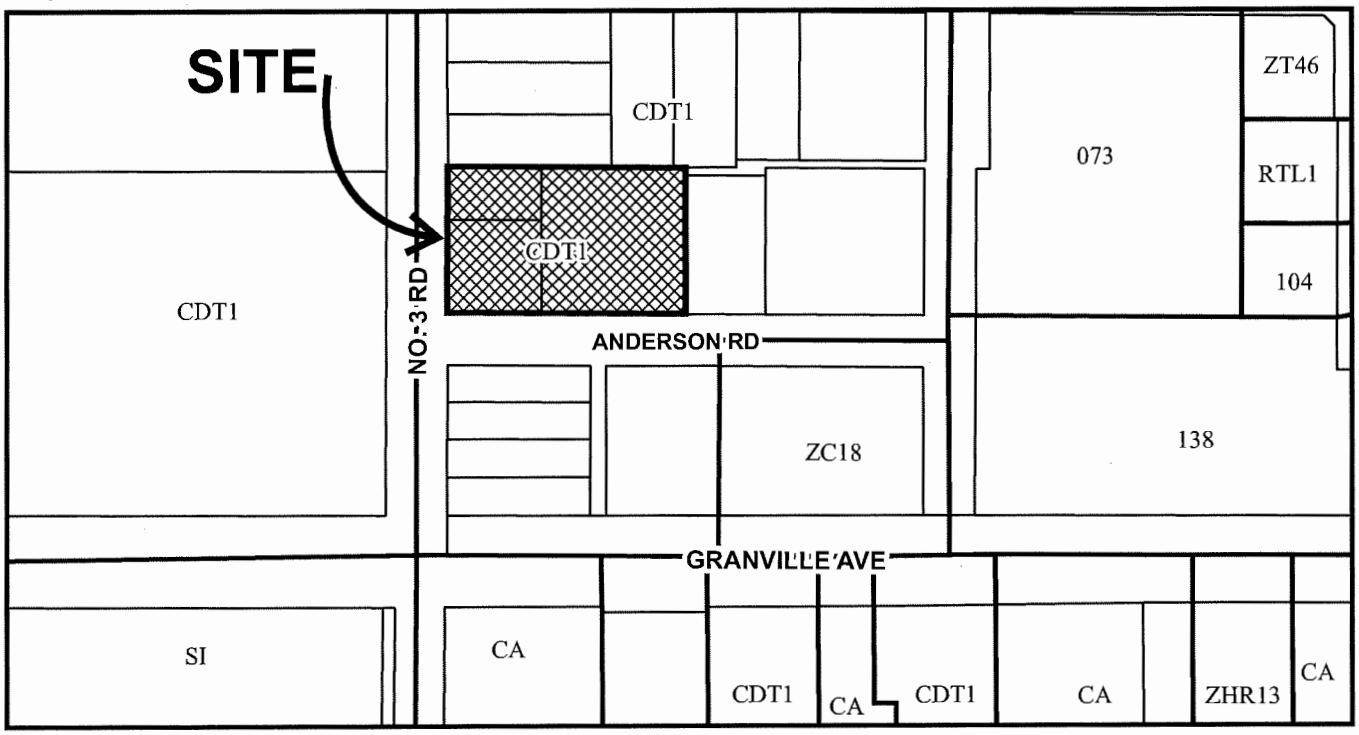
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

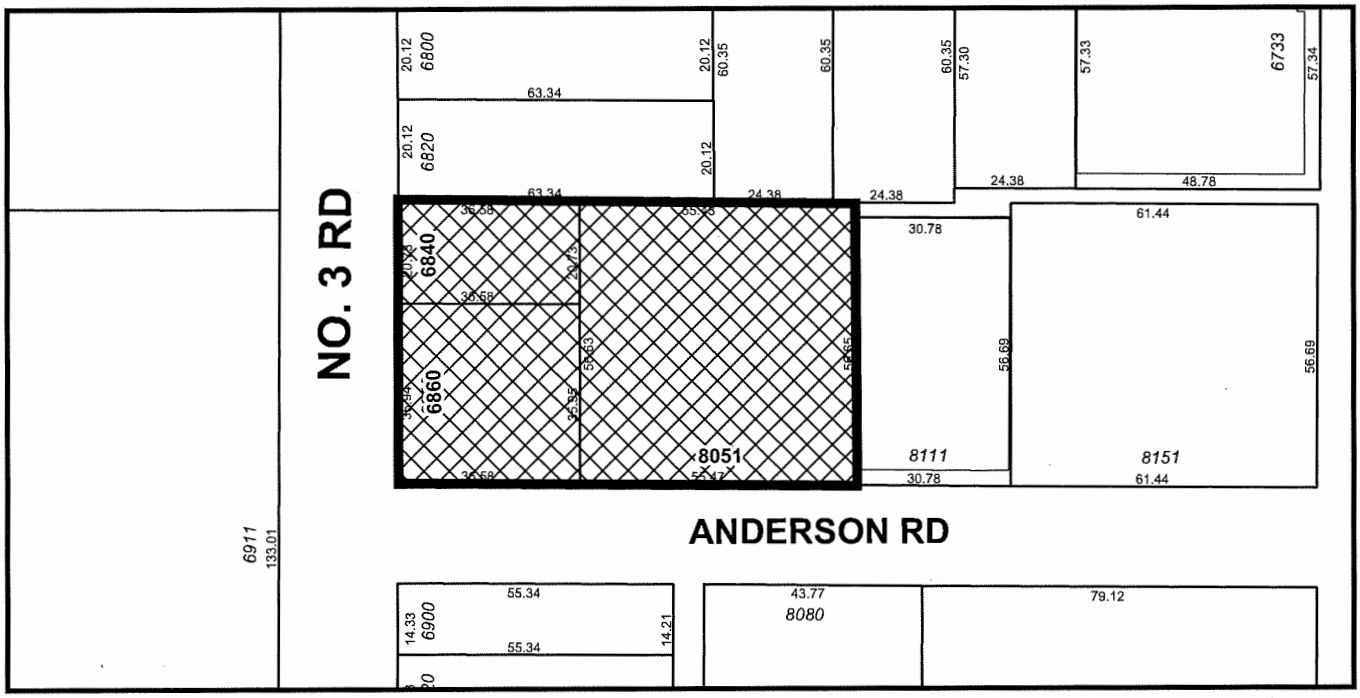
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



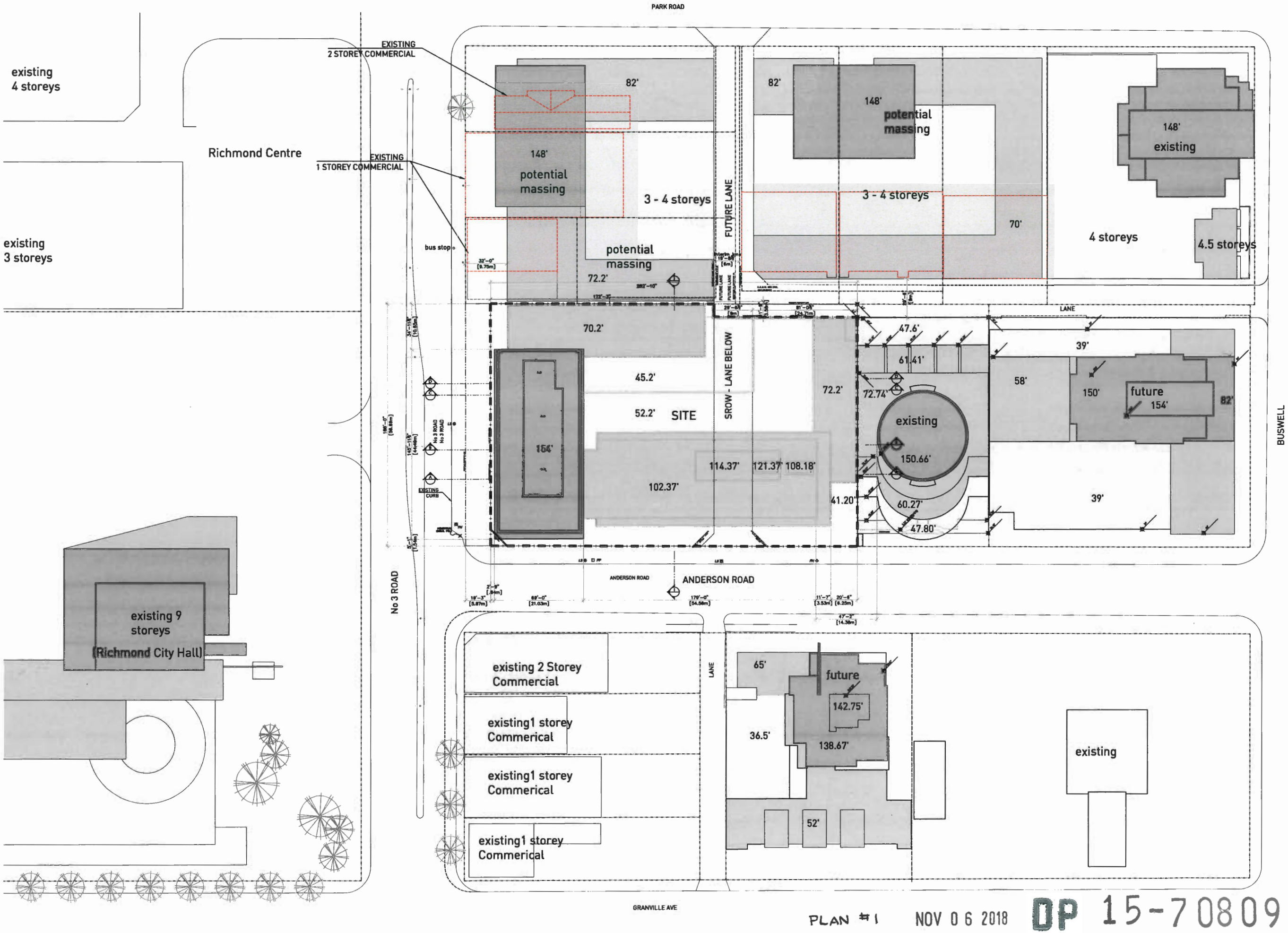


RZ 15-708092
SCHEDULE "A"

Original Date: 09/15/15

Revision Date:

Note: Dimensions are in METRES



PLAN #1 NOV 06 2018 DP 15-708092

gbl

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139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
4.	DEC 22 2014	ISSUED FOR REZONING
5.	AUG 12 2015	ISSUED FOR DP
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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS
10.	DEC. 4 2017	ISSUED FOR BUILDING PERMIT
11.	SEP. 18 2018	REVISED RZ/DP

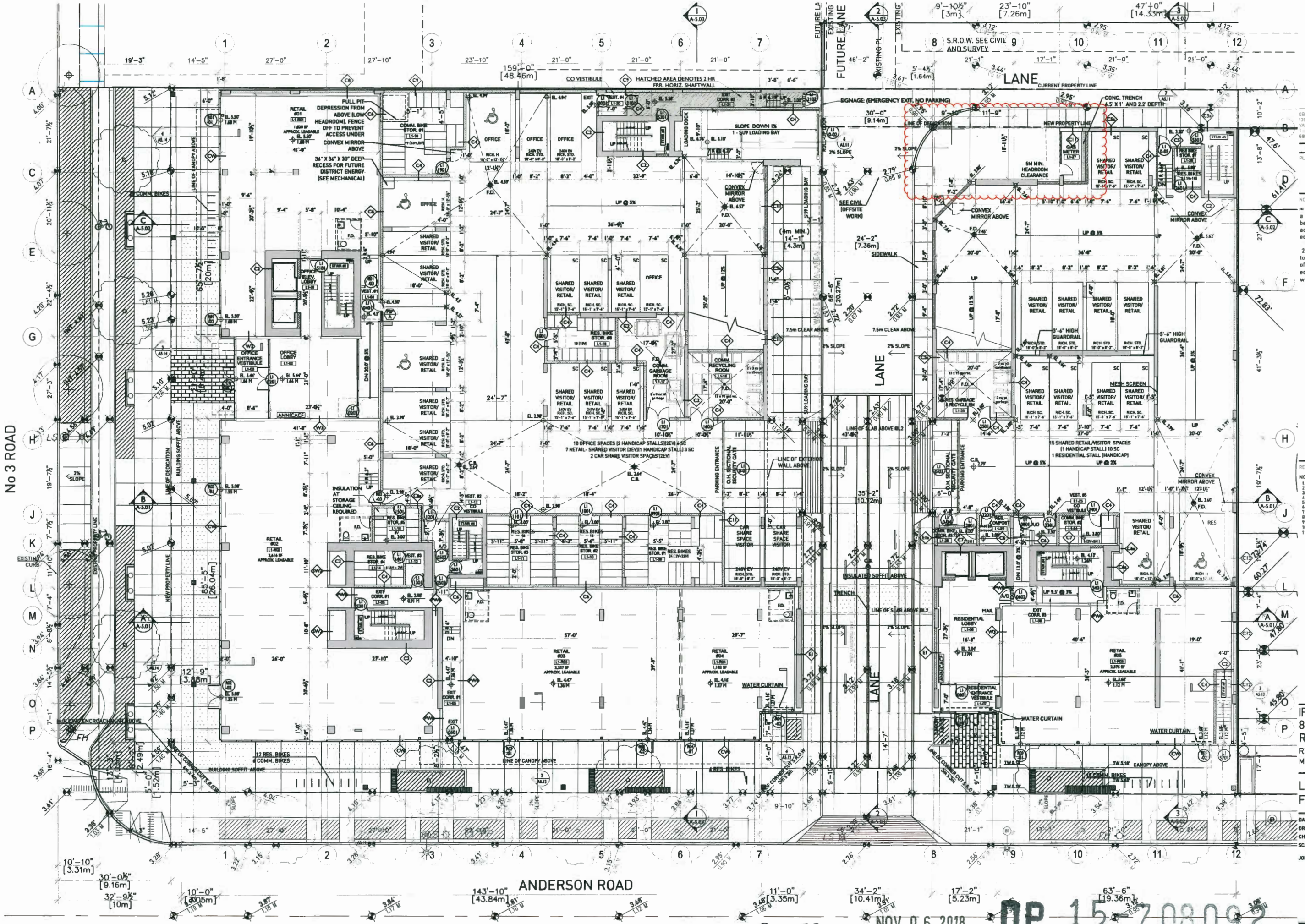
N

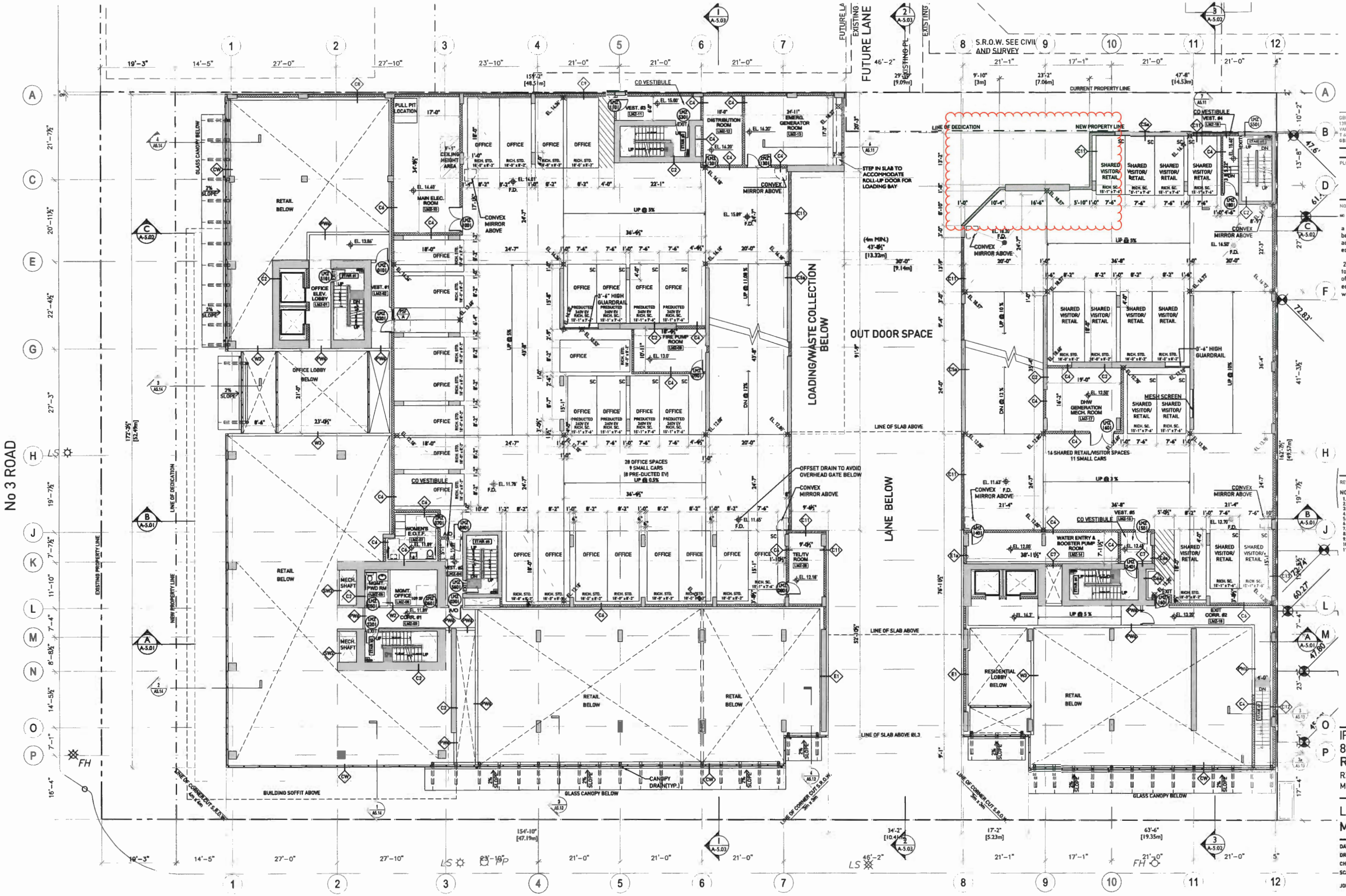
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

SITE PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	1/32"=1'-0"
JOB NUMBER	1441

A-1.05


No 3 ROAD
ANDERSON ROAD
LANE
FUTURE LANE
EXISTING LANE
CURRENT PROPERTY LINE
NEW PROPERTY LINE
LINE OF DEDICATION
S.R.O.W. SEE CIVIL AND SURVEY
SIDEWALK
SEE CIVIL (OFFSITE WORK)
159'-0" [48.46m]
65'-7½" [20m]
85'-5" [26.04m]
30'-0" [9.14m]
24'-2" [7.36m]
65'-6" [20.27m]
(4m MIN.) 14'-1" [4.3m]
9'-10½" [3m]
23'-10" [7.26m]
47'-10" [14.33m]
5'-4½" [1.64m]
10'-10" [3.31m]
30'-0½" [9.16m]
32'-9½" [10m]
10'-0" [3.05m]
143'-10" [43.84m]
11'-0" [3.35m]
34'-2" [10.41m]
17'-2" [5.23m]
63'-6" [19.36m]
35'-2" [10.72m]
RETAIL #01
RETAIL #02
RETAIL #03
RETAIL #04
RETAIL #05
OFFICE
OFFICE LOBBY
RESIDENTIAL LOBBY
SHARED VISITOR/ RETAIL
RES. BIKE STOR. #1
RES. BIKE STOR. #2
RES. BIKE STOR. #3
RES. BIKE STOR. #4
RES. BIKE STOR. #5
RES. BIKE STOR. #6
RES. BIKE STOR. #7
COMM. BIKE STOR. #1
COMM. RECYCLING ROOM
COMM. GARBAGE ROOM
RES. GARBAGE & RECYCLING
RES. COMPOST
LOADING DOCK
1 - SUV LOADING BAY
3 - MED. LOADING BAY
PULL PIT DEPRESSION FROM ABOVE (LOW HEADROOM), FENCE OFF TO PREVENT ACCESS UNDER
CONVEX MIRROR ABOVE
34" X 34" X 30" DEEP RECESS FOR FUTURE DISTRICT ENERGY (SEE MECHANICAL)
HATCHED AREA DENOTES 2 HR. FRR. HORIZ. SHAFTWALL
CO VESTIBULE
10 OFFICE SPACES (2 HANDICAP STALLS SIZE (V) A-SC
7 RETAIL- SHARED VISITOR (1EV)(1 HANDICAP STALL) 3 SC
2 CAR SHARE VISITOR SPACES (2EV)
15 SHARED RETAIL/VISITOR SPACES (1 HANDICAP STALL) 10 SC
1 RESIDENTIAL STALL (HANDICAP)
SIGNAGE: (EMERGENCY EXIT, NO PARKING)
CONC. TRENCH 4.5' X 1' AND 2.2' DEPTH
5M MIN. HEADROOM CLEARANCE
CONVEX MIRROR ABOVE
MESH SCREEN
6'-6" HIGH GUARDRAIL
5'-0" HIGH GUARDRAIL
LINE OF CANOPY ABOVE
LINE OF BUILDING SOFFIT ABOVE
LINE OF SLAB ABOVE BL.2
LINE OF EXTERIOR WALL ABOVE
INSULATED SOFFIT ABOVE
TRENCH
WATER CURTAIN
CANOPY ABOVE
12 RES. BIKES & COMM. BIKES
4 RES. BIKES
6 COMM. BIKES
INSULATION AT STORAGE CEILING REQUIRED
PARKING ENTRANCE
CAR SHARE SPACE VISITOR
SECURITY GATE
OH SECTIONAL DOOR
SLOPE DOWN 1% 1 - SUV LOADING BAY
UP @ 5%
UP @ 12.5%
UP @ 9.5%
UP @ 2%
DN 20.0%
DN 13.2%
2% SLOPE
7.5m CLEAR ABOVE
WASTE REMOVAL AREA
EXISTING CURB
EXISTING PL
EXISTING ROAD DEDICATION
BUILDING ENCROACHMENT ABOVE
LINE OF CANOPY AND BUILDING SOFFIT ABOVE
LINE OF CANOPY AND BUILDING SOFFIT ABOVE
LINE OF CANOPY ABOVE
LINE OF CANOPY AND BUILDING SOFFIT ABOVE
LINE OF CANOPY AND BUILDING SOFFIT ABOVE
LINE OF CANOPY AND BUILDING SOFFIT



gbl

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PLOT INFO

NOTES

NO DESCRIPTION

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
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4.	DEC 22 2014	ISSUED FOR REZONING
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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS
10.	DEC. 4 2017	ISSUED FOR BUILDING PERMIT
11.	SEP. 18 2018	REVISED RZ/DP

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1
MEZZANINE

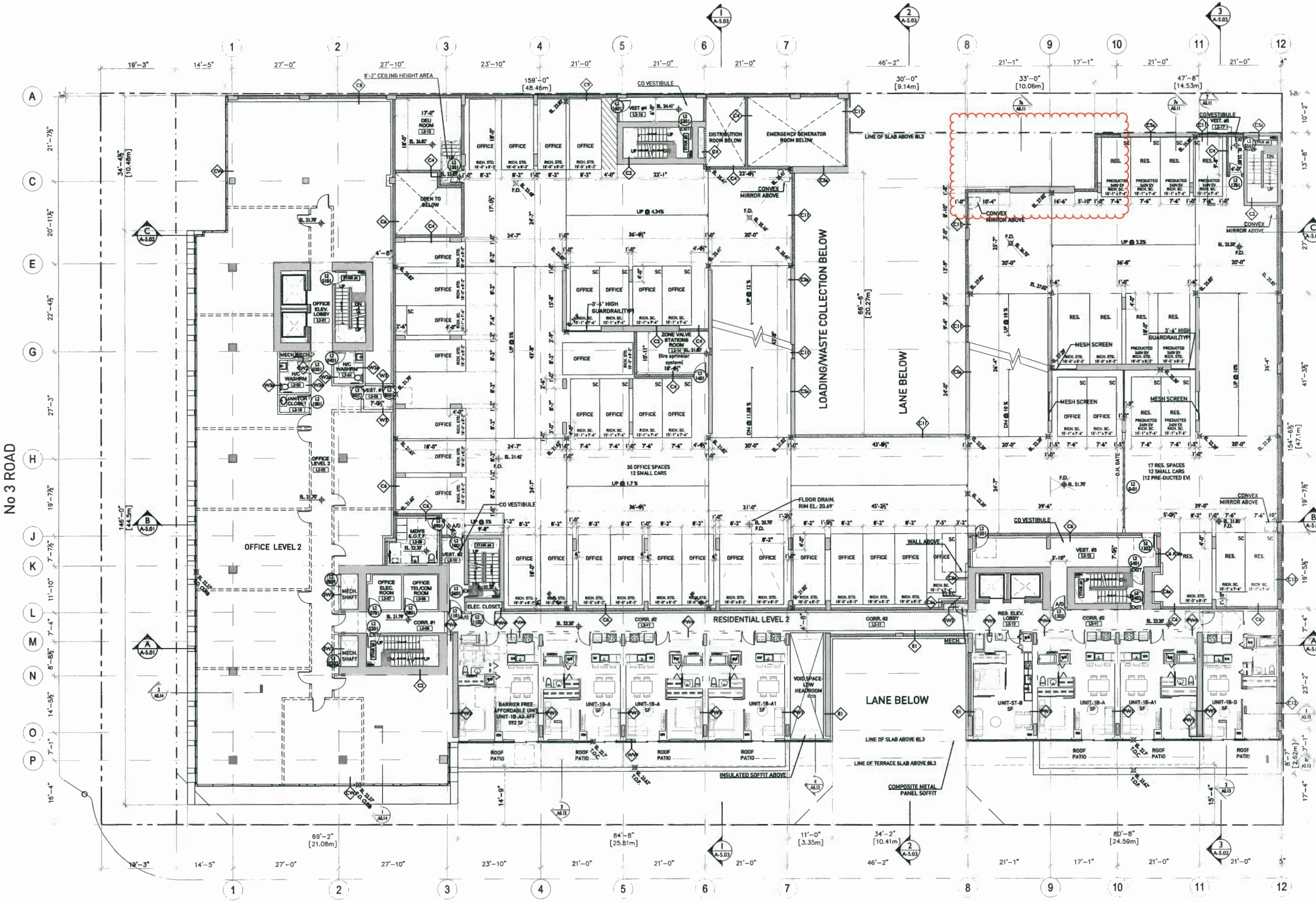
DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #3

NOV 0 6 2018

DP 15-708092

A-3.01



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PLOT INFO

NOTES

NO DESCRIPTION

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

ABBREVIATIONS:
B.U.H. =Basic Universal Housing features

REVISIONS

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2.	JULY 31 2014	CLIENT REVIEW
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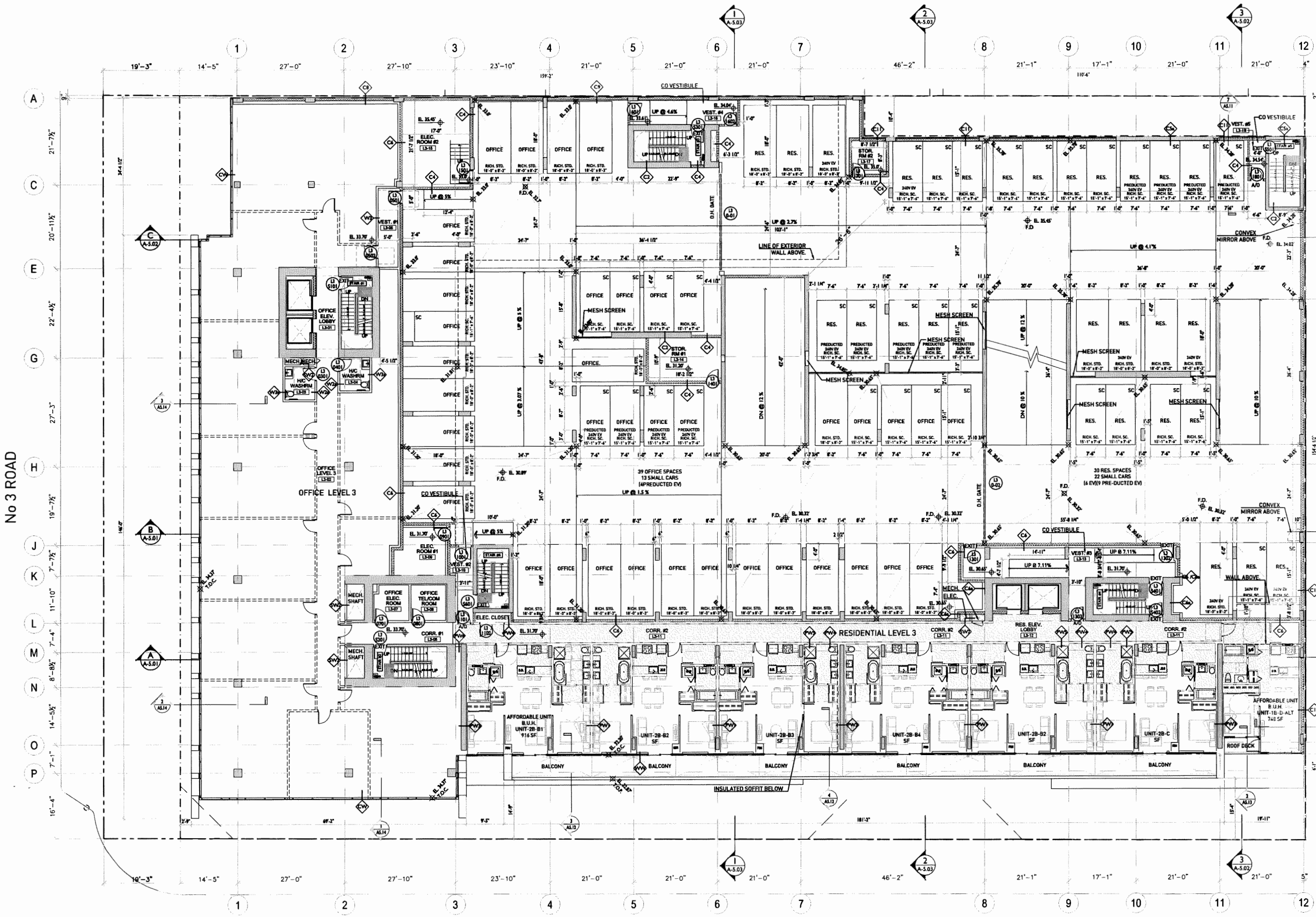
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L2 OFFICE. L2
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #4 NOV 0 6 2018 DP 15-708092

A-3.02



PLAN #5

NOV 06 2018

DP 15-708092

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PLOT INFO

NOTES

NO DESCRIPTION

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ABBREVIATIONS:
B.U.H. =Basic Universal Housing features

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2.	JULY 31 2014	CLIENT REVIEW
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10.	DEC 4 2017	ISSUED FOR BUILDING PERMIT
11.	SEP. 18 2018	REVISED RZ/DP

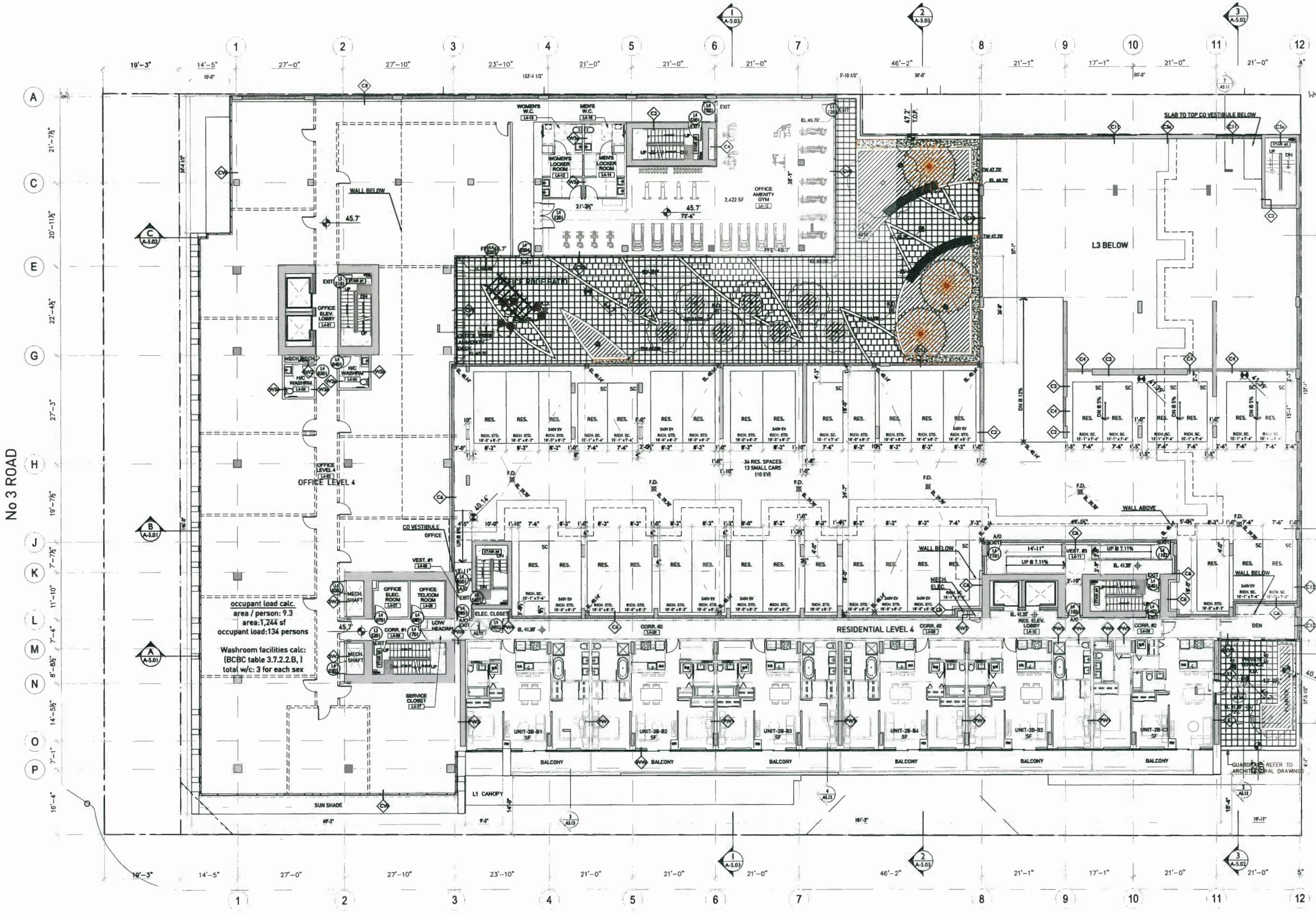
N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L3 OFFICE. L3
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.03



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PLOT INFO

NOTES

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N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L4 OFFICE. L4
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #6 NOV 06 2018 DP 15-708092

A-3.04

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PLOT INFO

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
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IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L5
FLOOR PLAN

DATE	DATE
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CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

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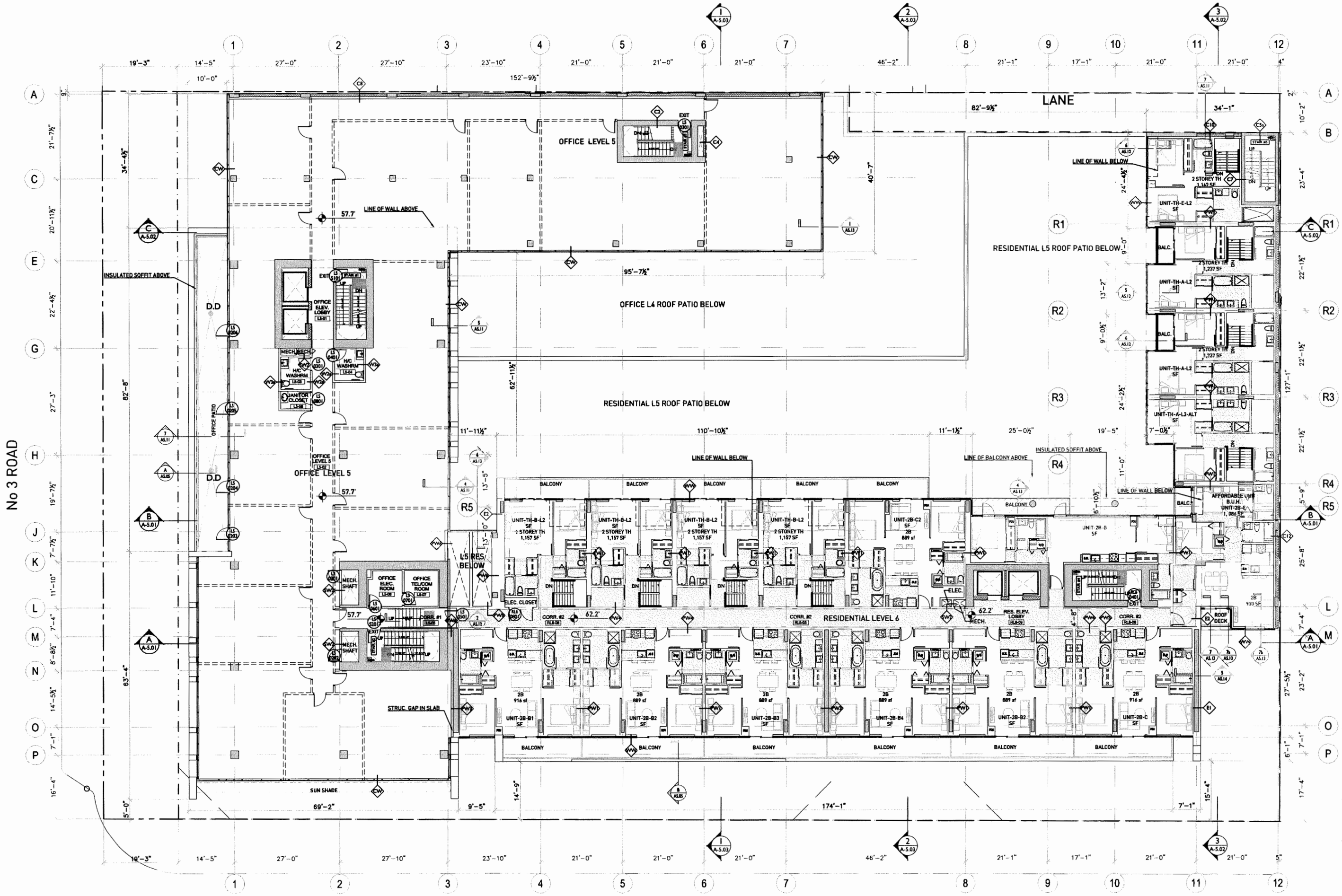
PLAN #7 NOV 0 6 2018 DP 15-708092



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1ST EAST 7TH AVENUE
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PLOT INFO

NOTES

NO. DESCRIPTION

REVISIONS

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1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
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IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

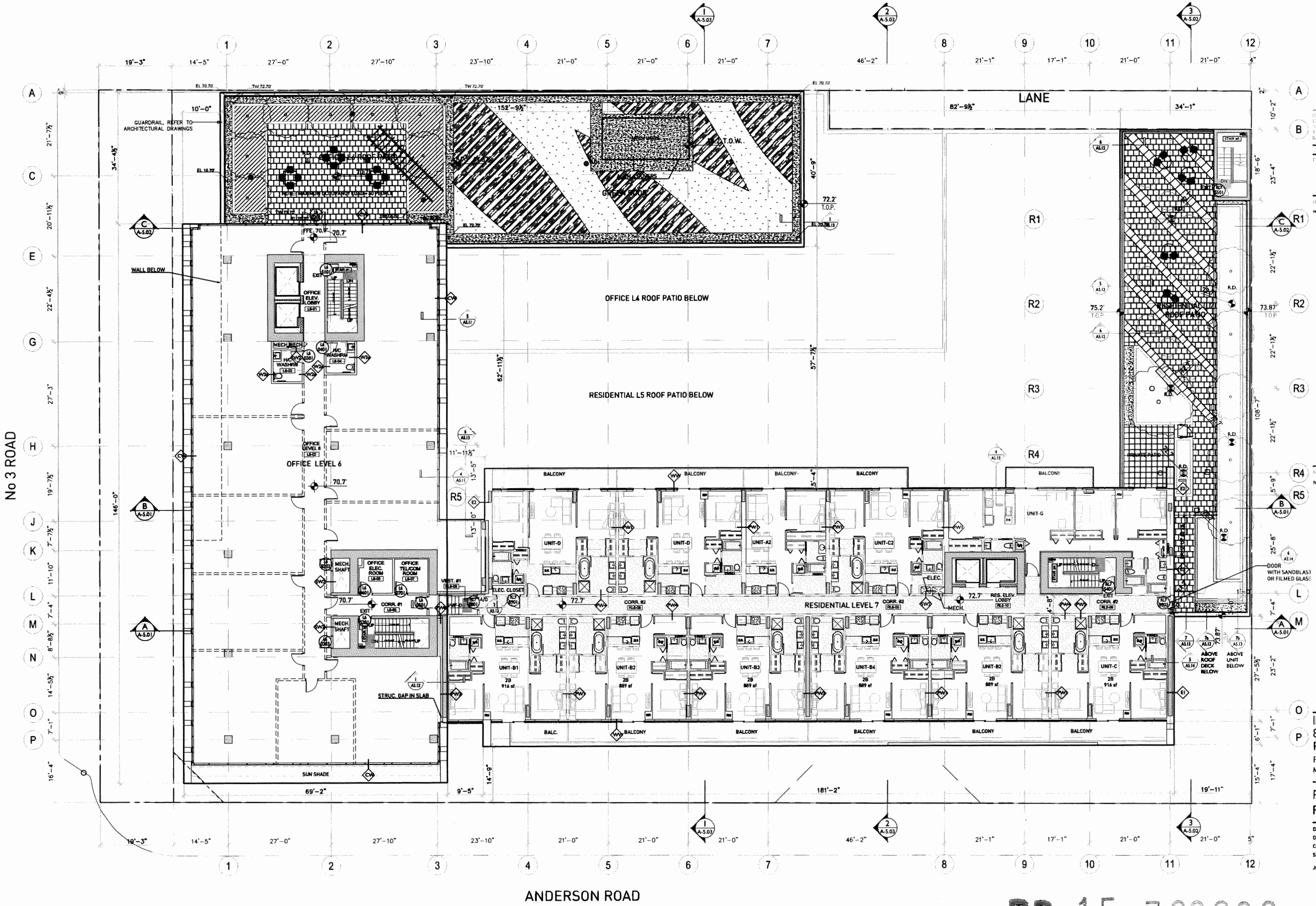
RES. L6 OFFICE. L5
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN # 8 NOV 0 6 2018

DP 15-708092

A-3.06



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PLOT INFO

NOTES

NO. DESCRIPTION

REVISIONS

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1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
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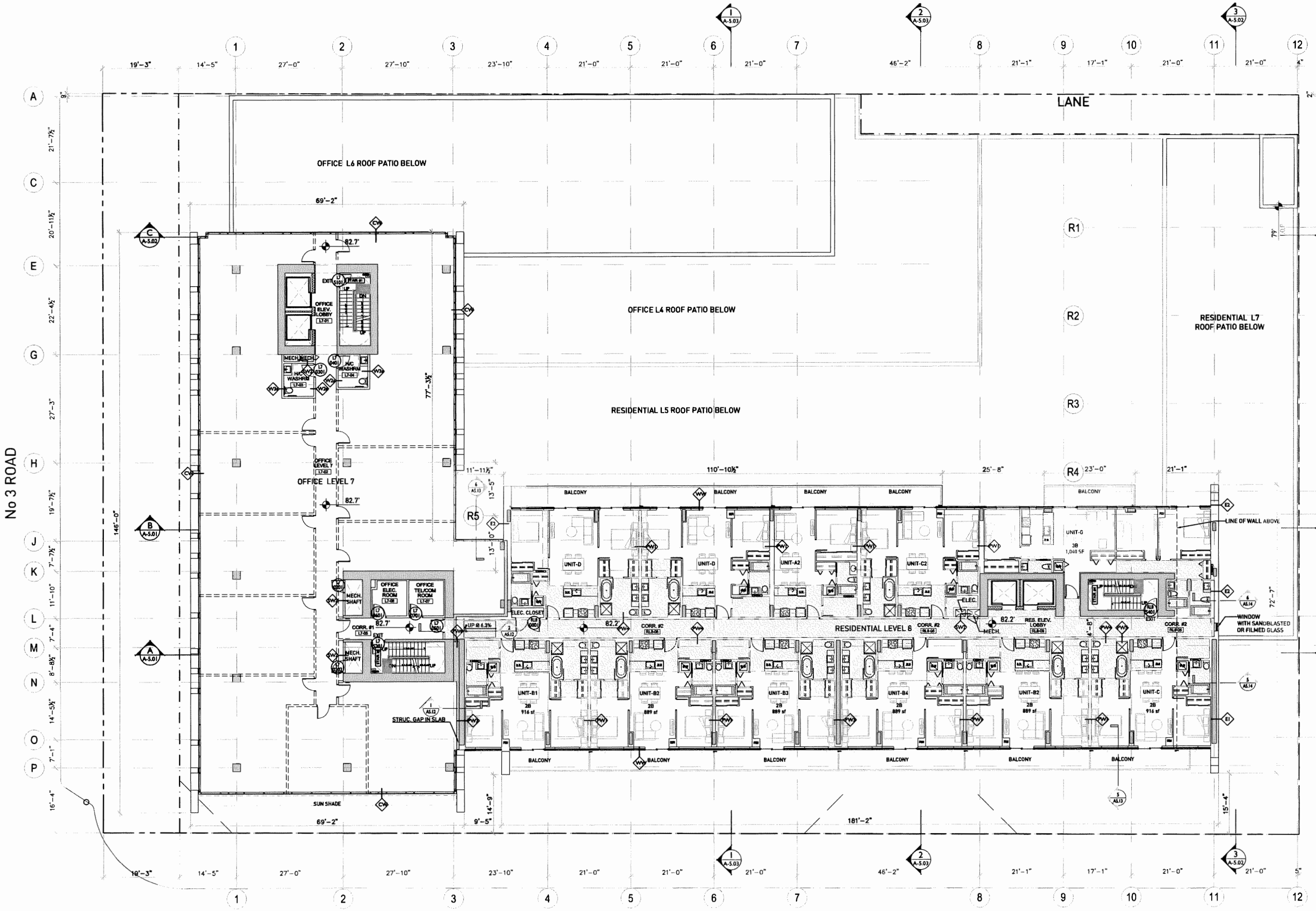
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L7 OFFICE. L6
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / NO
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #9 NOV 06 2018 DP 15-708092

A-3.07



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1 IN EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
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PLOT INFO

NOTES

NO. DESCRIPTION

REVISIONS

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1.	JULY 18 2014	CLIENT REVIEW
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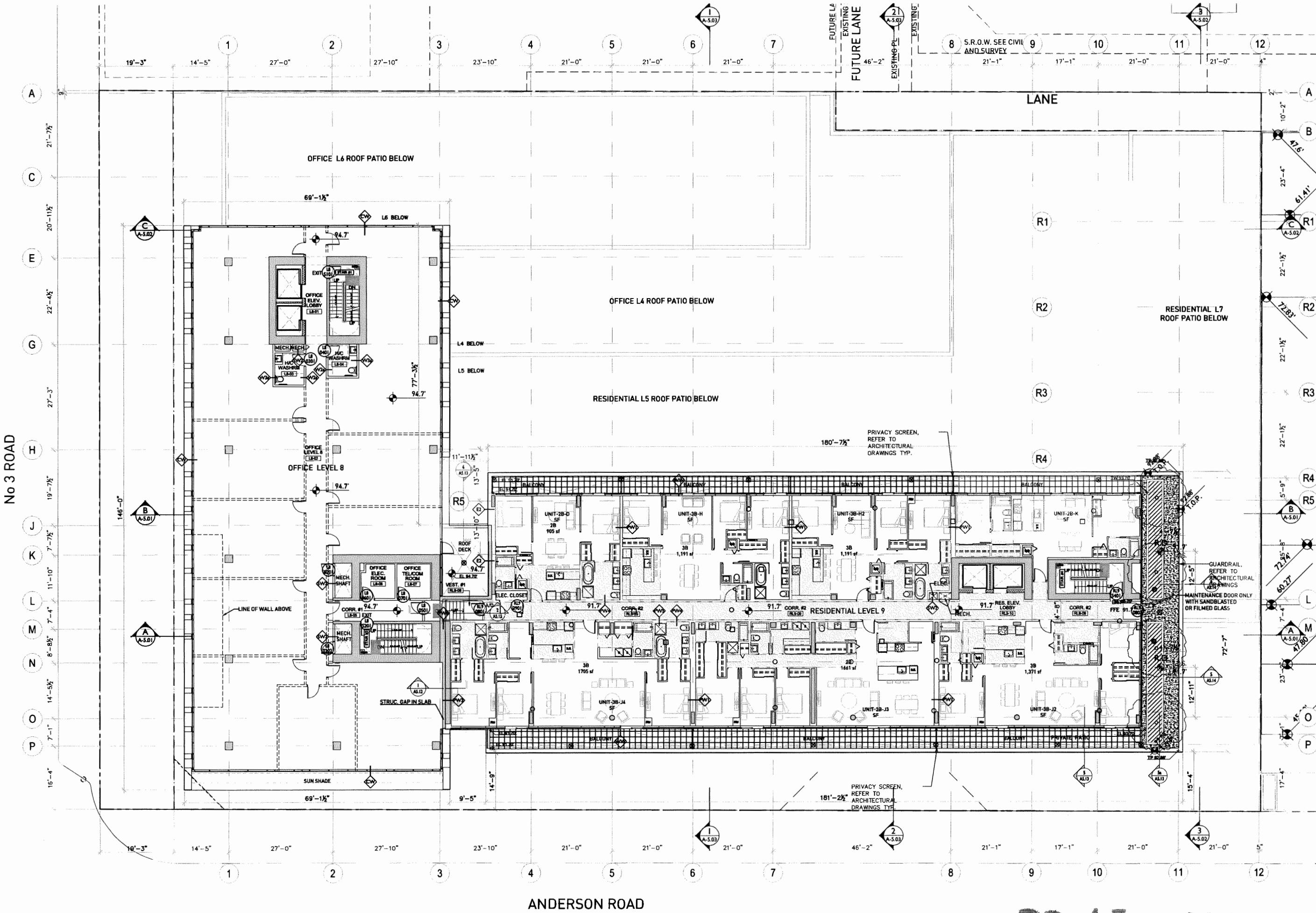
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L8 OFFICE. L7
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #10 NOV 06 2018 DP 15-708092

A-3.08



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GBL ARCHITECTS
1338 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R6
T 604 924 1154 F 604 731 5777
GBLARCHITECTS.COM

PLOT INFO

NOTES

NO. DESCRIPTION

REVISIONS

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1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
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4.	DEC 22 2014	ISSUED FOR REZONING
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6.	AUG 24 2016	RE-ISSUED FOR RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS
10.	DEC. 4 2017	ISSUED FOR BUILDING PERMIT
11.	SEP. 18 2018	REVISED RZ/DP

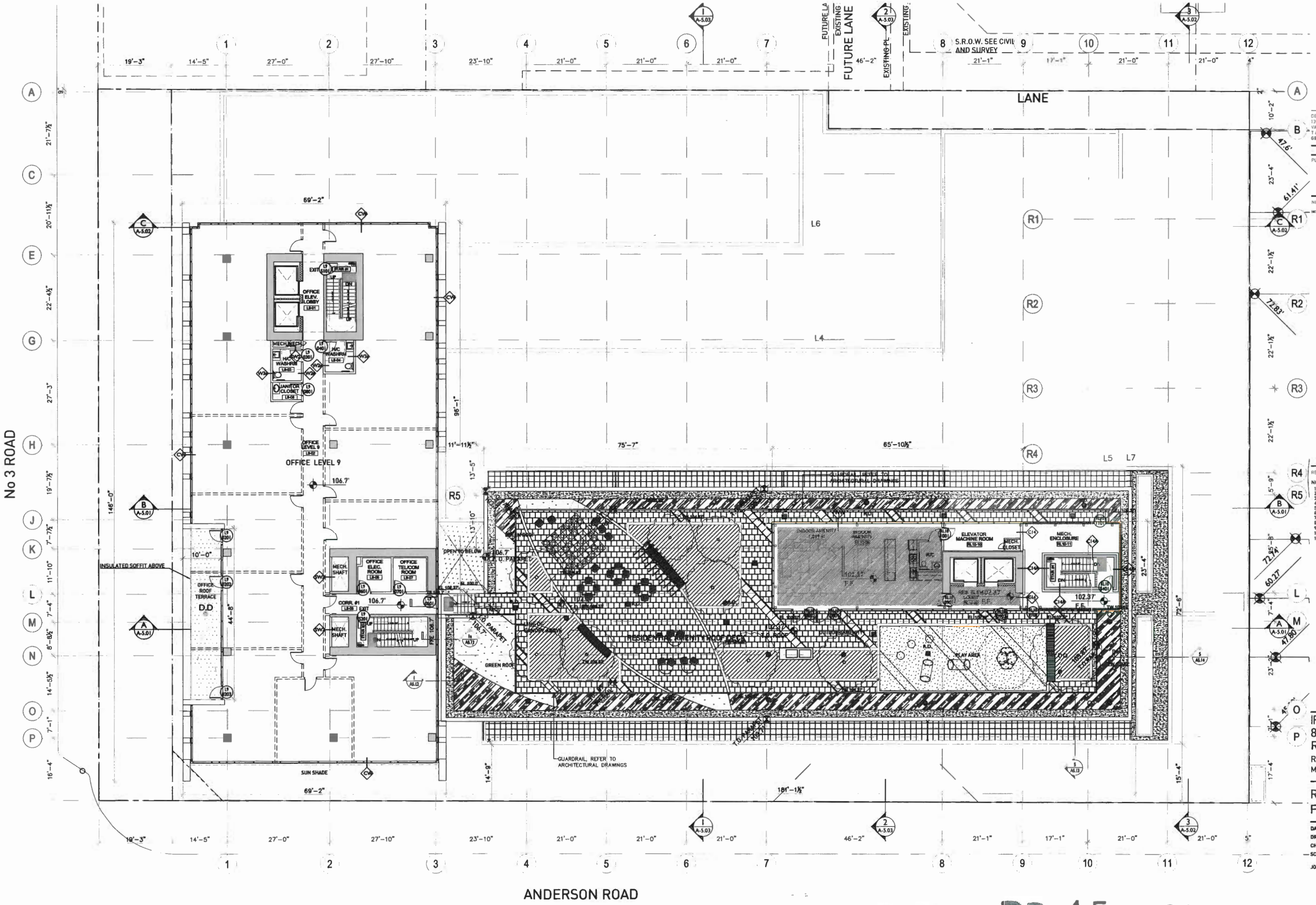
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L9 OFFICE. L8
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #11 NOV 06 2018 DP 15-708092

A-3.09



gbl

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731-5279
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PLOT INFO

NOTES

NO	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
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10.	DEC 4 2017	ISSUED FOR BUILDING PERMIT
11.	SEP. 18 2018	REVISED RZ/DP

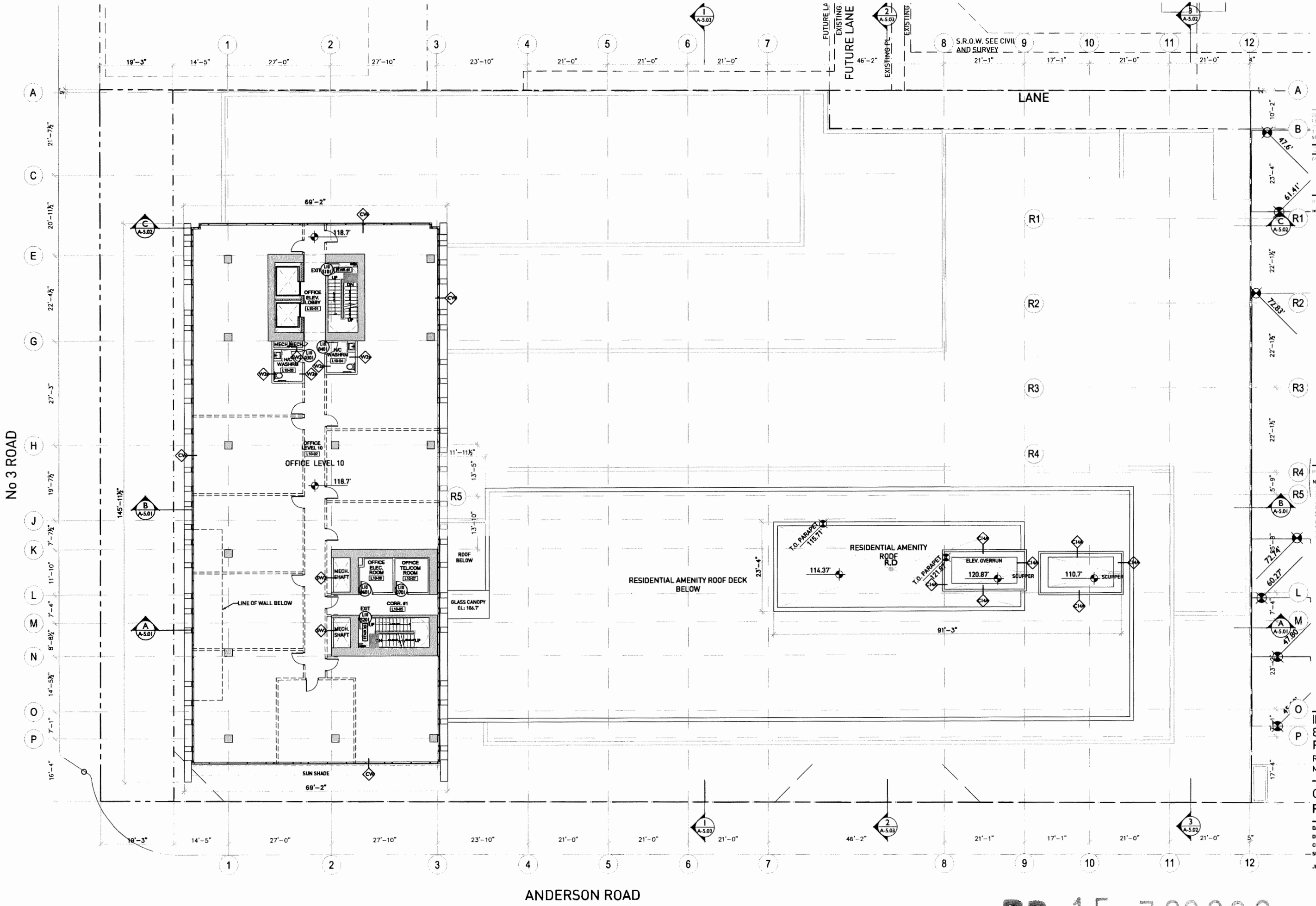
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. ROOF OFFICE. L9
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #12 NOV 06 2018 DP 15-708092

A-3.10



gbl

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R2
T 604 734 1150 F 604 734 1151
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PLOT INFO

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
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11.	SEP. 18 2018	REVISED RZ/DP

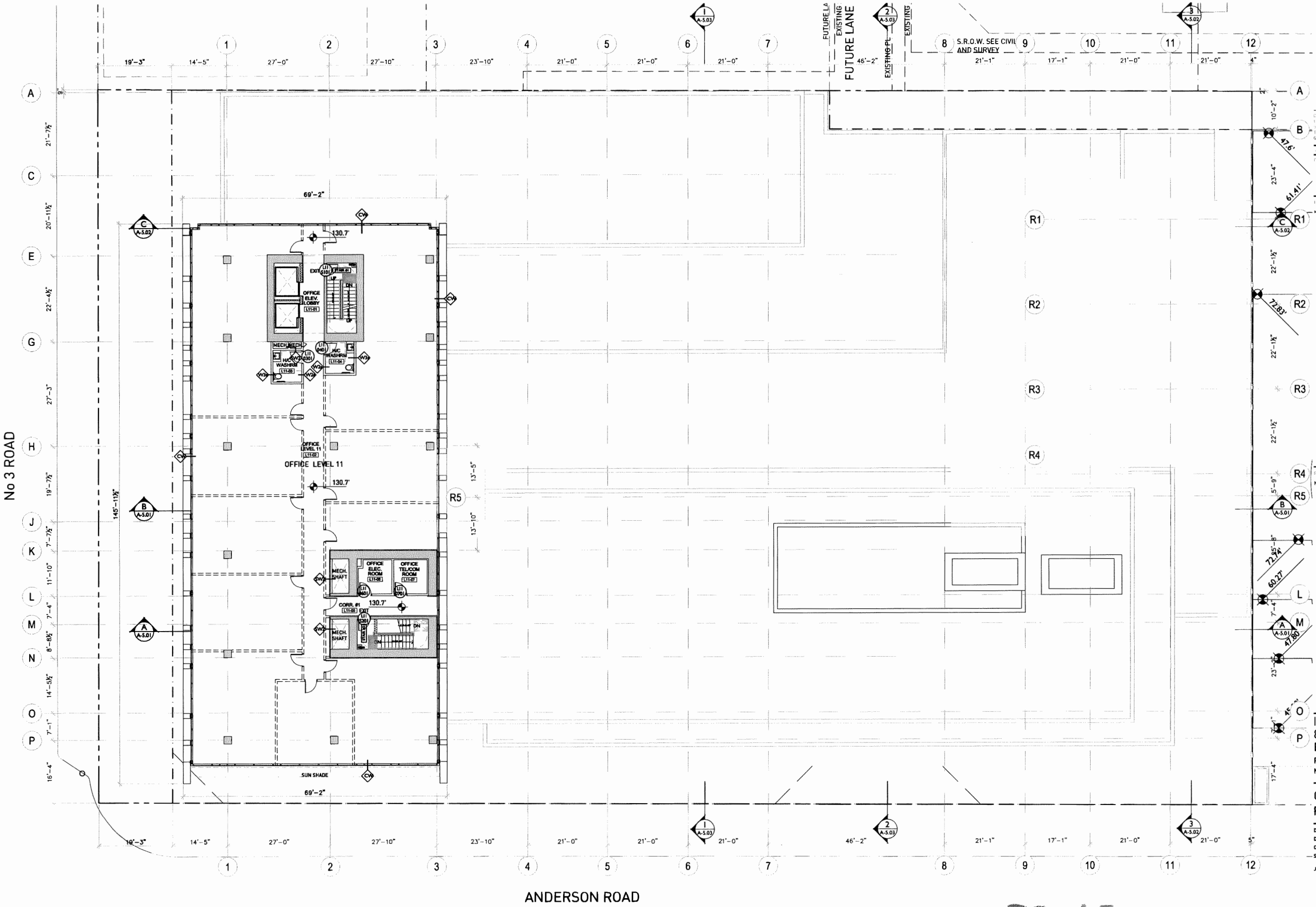
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

OFFICE. L10
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #13 NOV 06 2018 DP 15-708092

A-3.11



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GBL ARCHITECTS
129 EAST 7TH AVENUE
VANCOUVER, CANADA V5T 1R8
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PLOT INFO

NOTES

NO. DESCRIPTION

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11.	SEP. 18 2018	REVISED RZ/DP

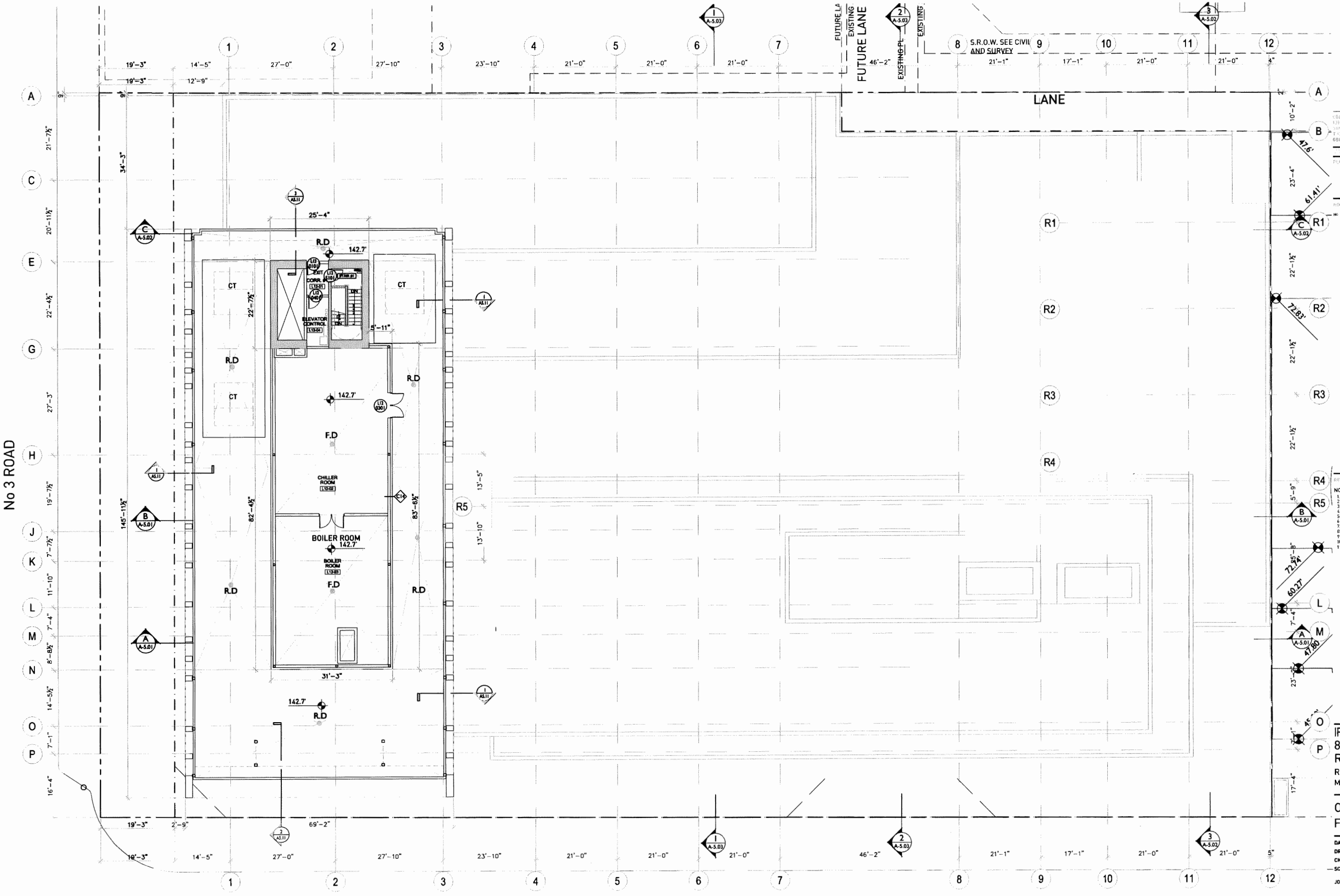
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

OFFICE. L11
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #14 NOV 06 2018 DP 15-708092

A-3.12



gbl

GBL ARCHITECTS
109 EAST 9TH AVENUE
VANCOUVER, CANADA V5T 1R5
T 604 926 1154 F 604 731 1222
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PLOT INFO

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
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2.	JULY 31 2014	CLIENT REVIEW
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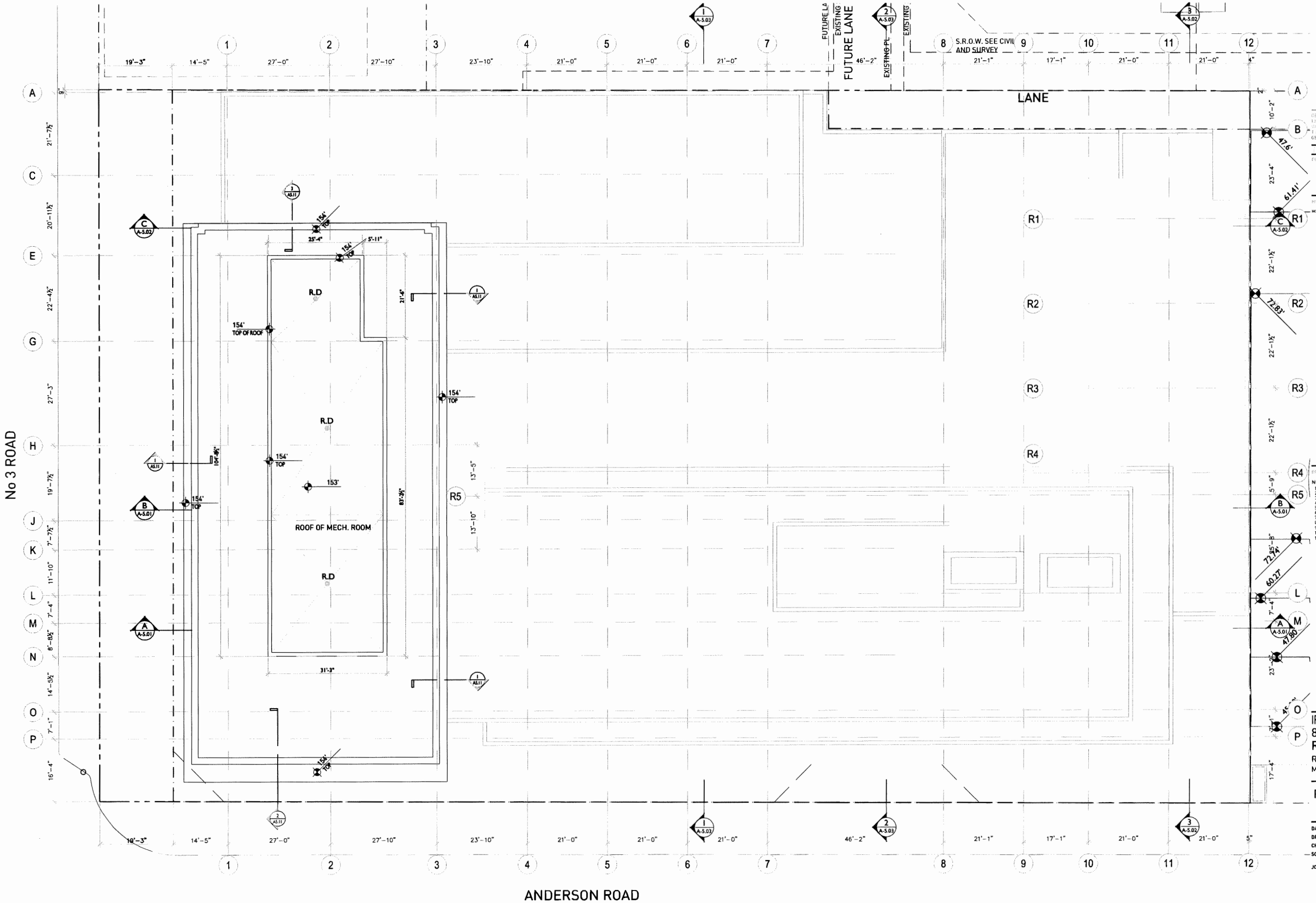
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

OFFICE ROOF
FLOOR PLAN

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #15 NOV 06 2018 DP 15-708092

A-3.13



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1 FOREAST 9TH AVENUE
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PLOT RIFD

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
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11.	SEP. 18 2018	REVISED RZ/DP

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

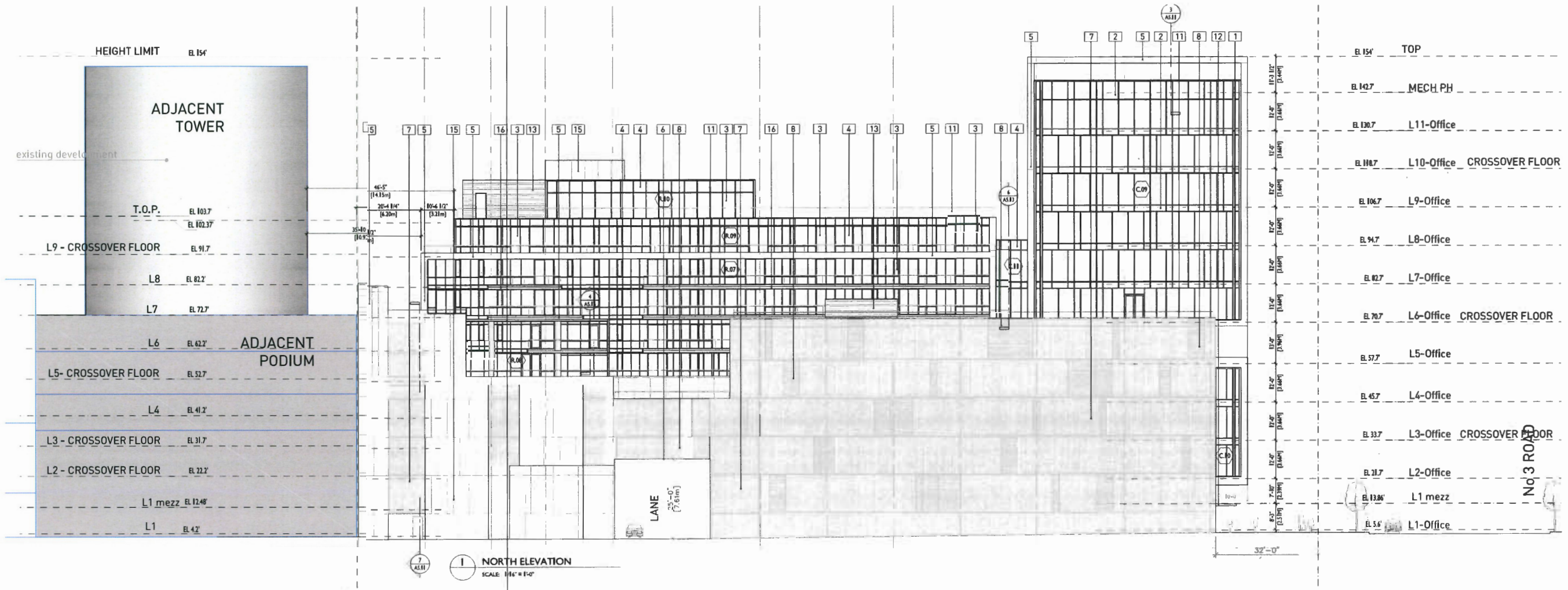
ROOF PLAN

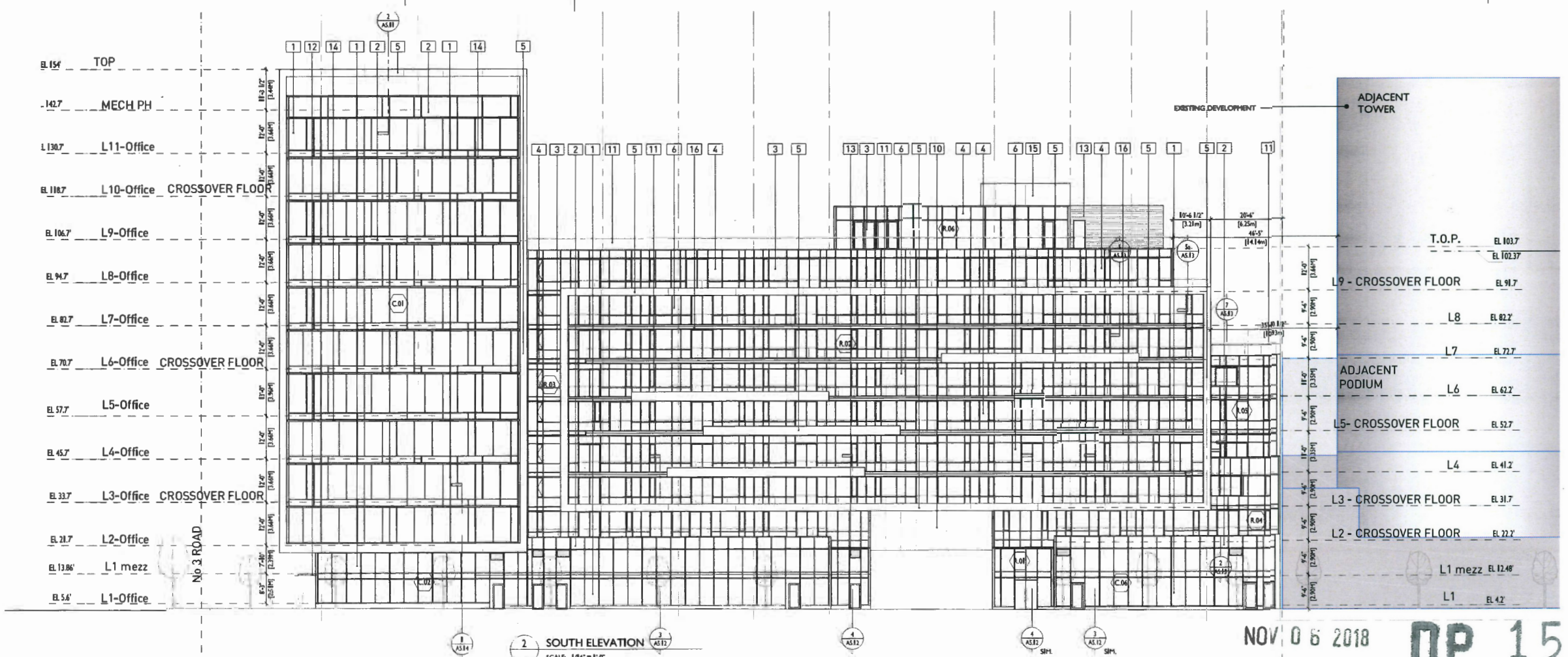
DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

PLAN #16 NOV 06 2018

DP 15-708092

A-3.14





MATERIAL LEGEND

NO.	MATERIAL
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING
7	VERTICAL METAL CLADDING - TYPE I
8	VERTICAL METAL CLADDING - TYPE II
9	HORIZONTAL METAL CLADDING - TYPE I
10	HORIZONTAL METAL CLADDING - TYPE II
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING
13	METAL MECHANICAL LOUVER
14	ALUMINUM SUNSHADE
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.

*SEE NEXT SHEET FOR COLOUR DESCRIPTIONS

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NOTES
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1.	JULY 18 2014	CLIENT REVIEW
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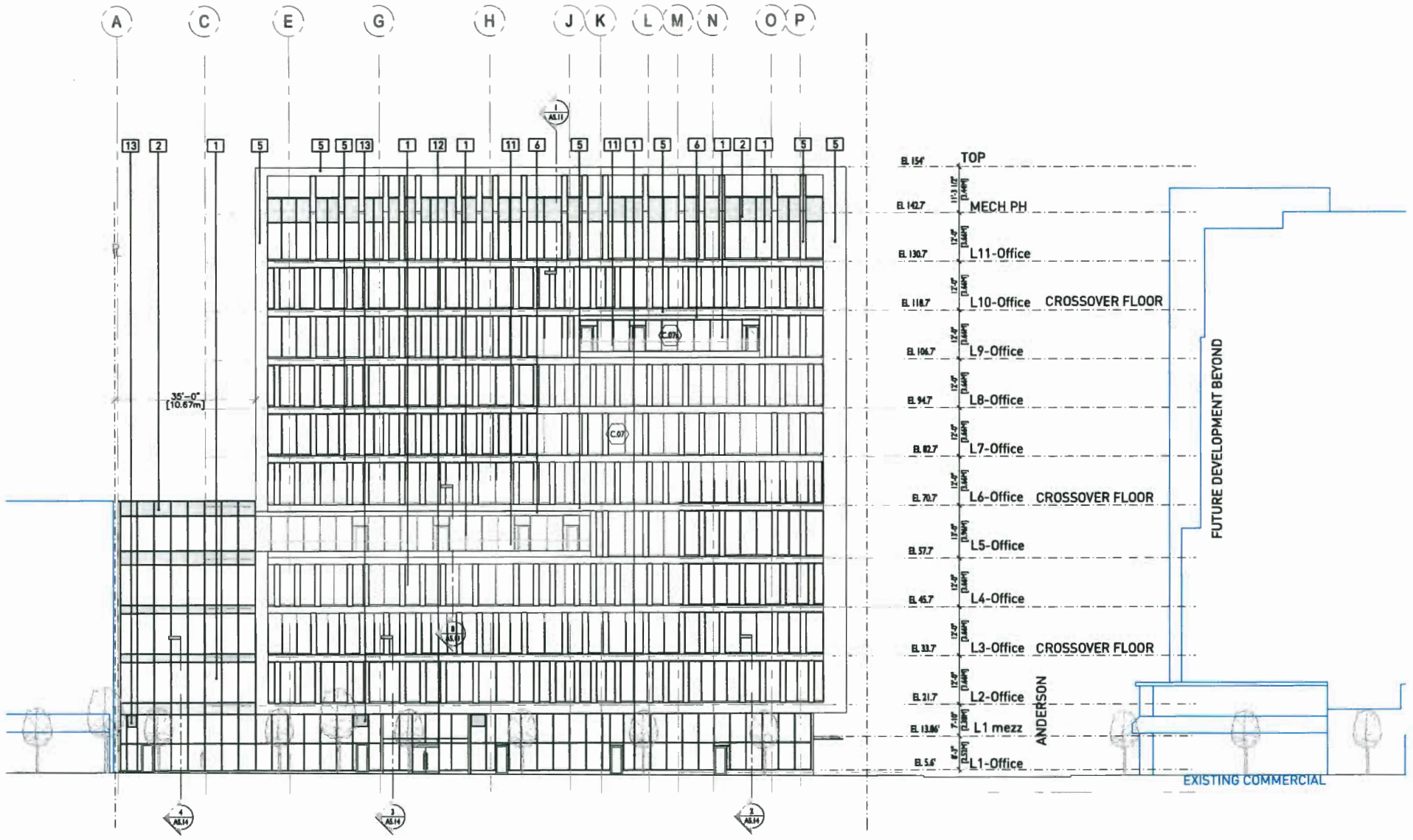
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / OP 15-708092
MIXED USE DEVELOPMENT

NORTH & SOUTH ELEVATIONS

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

NOV 06 2018
DP 15-708092
PLAN #17

A-4.01



MATERIAL LEGEND		
NO.	MATERIAL	
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS	
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	
7	VERTICAL METAL CLADDING - TYPE I	
8	VERTICAL METAL CLADDING - TYPE II	
9	HORIZONTAL METAL CLADDING - TYPE I	
10	HORIZONTAL METAL CLADDING - TYPE II	
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING	
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING	
13	METAL MECHANICAL LOUVER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MANUFACTURER. (TREMO VULKEM SYSTEM; OR BASF MASTERSEAL SYSTEM; OR PACIFIC POLYMER 5000/6000 SYSTEM)

gbl

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PLOT INFO.

NOTES

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IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

WEST
ELEVATION

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

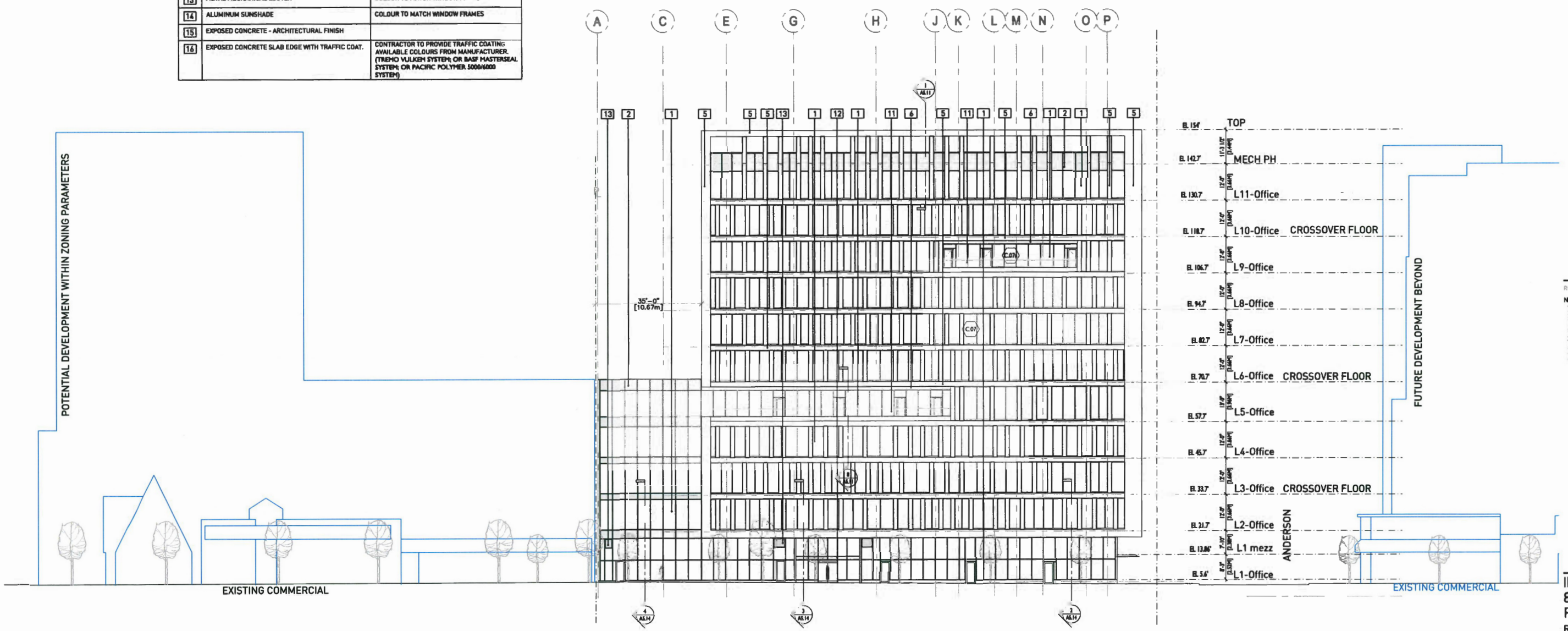
PLAN #18

NOV 0 6 2018

DP 15-708092

A-4.02

MATERIAL LEGEND		
NO.	MATERIAL	
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS	
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	
7	VERTICAL METAL CLADDING - TYPE I	
8	VERTICAL METAL CLADDING - TYPE II	
9	HORIZONTAL METAL CLADDING - TYPE I	
10	HORIZONTAL METAL CLADDING - TYPE II	
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING	
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING	
13	METAL MECHANICAL LOUVER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MANUFACTURER. (TREMCO VULKEM SYSTEM; OR BASF MASTERSEAL SYSTEM; OR PACIFIC POLYMER 5000/6000 SYSTEM)



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PLOT INFO.

NOTES

NO DESCRIPTION

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IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

WEST ELEVATION

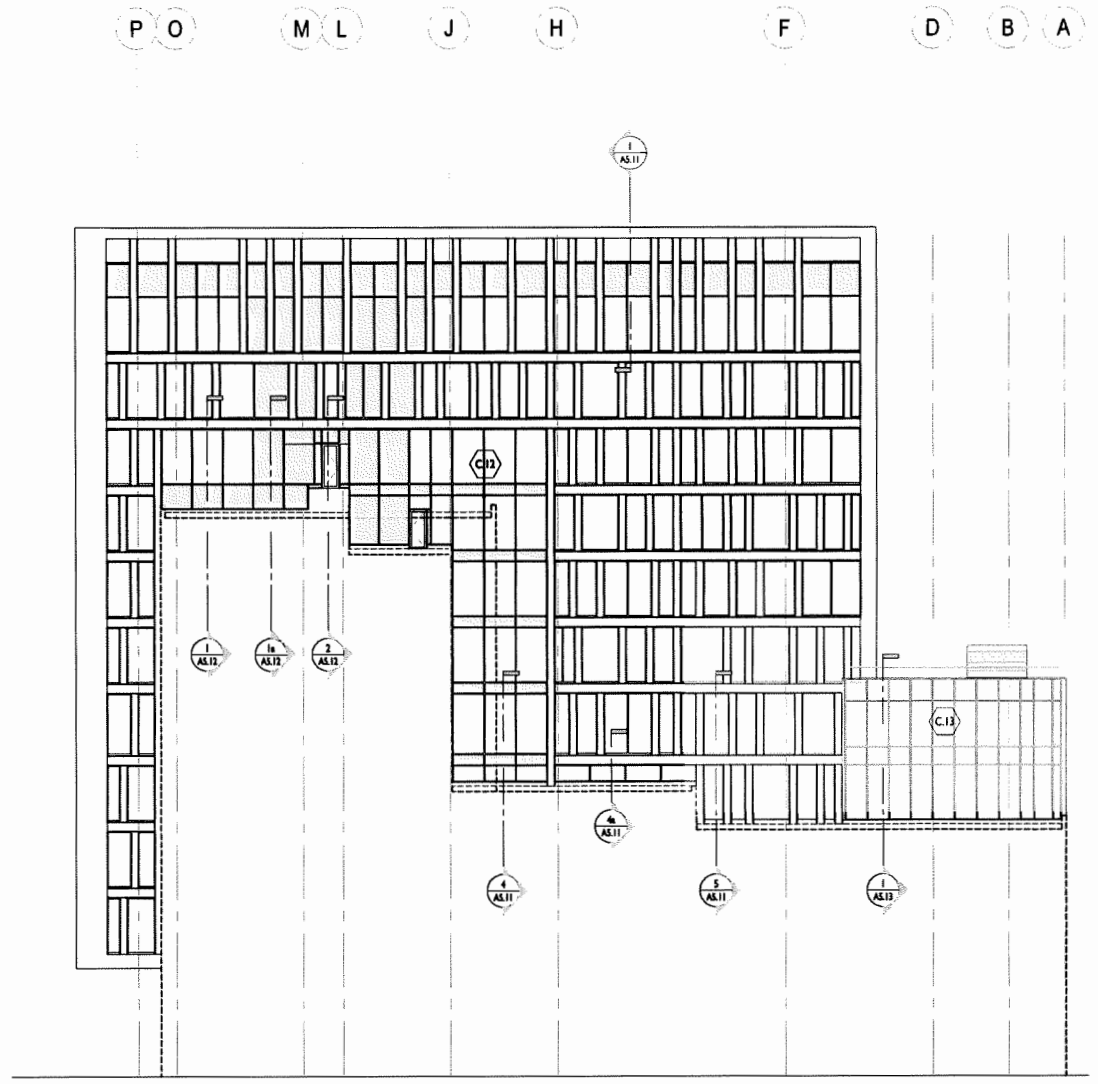
DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

PLAN # 19

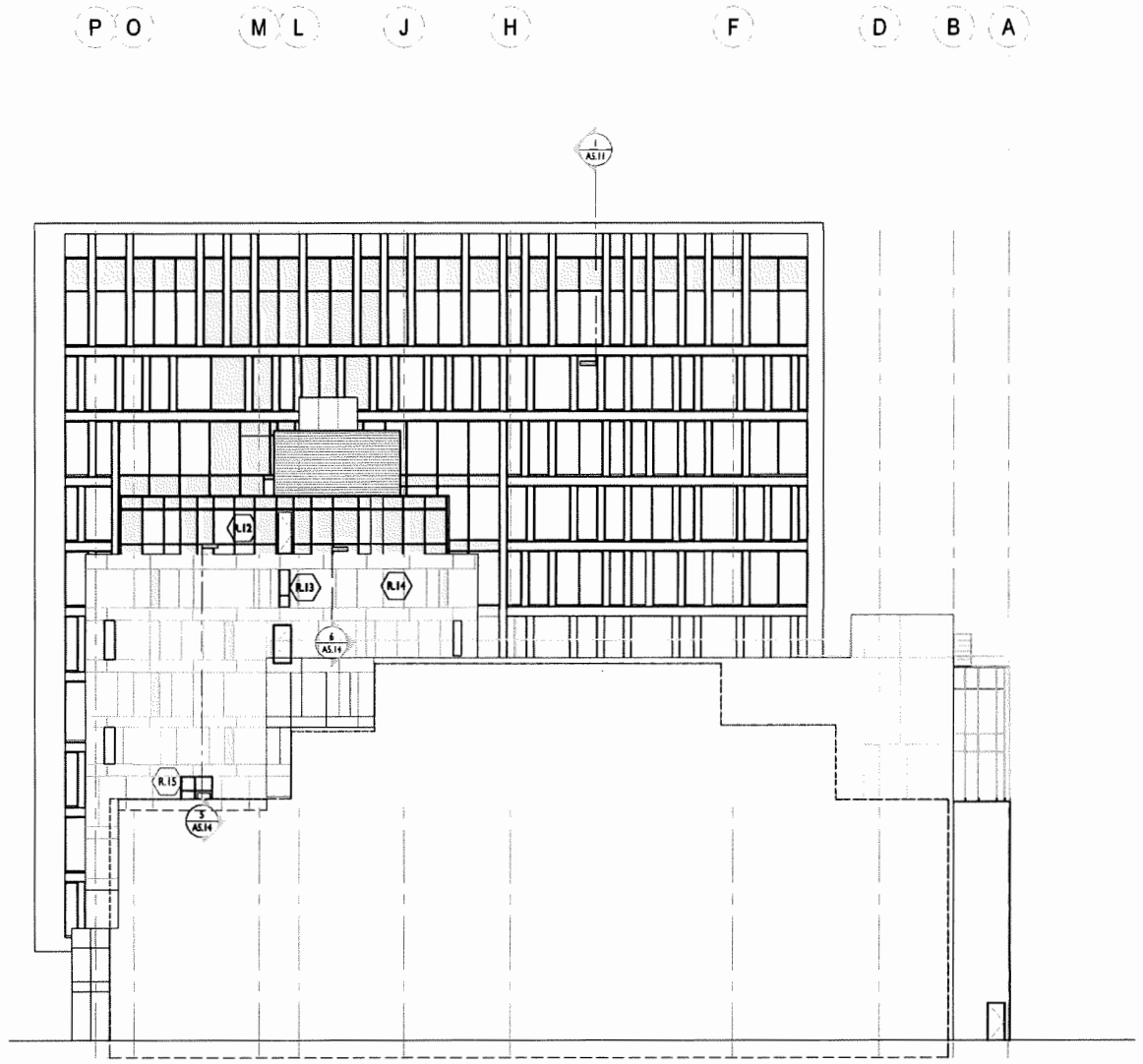
NOV 06 2018

DP 15-708092

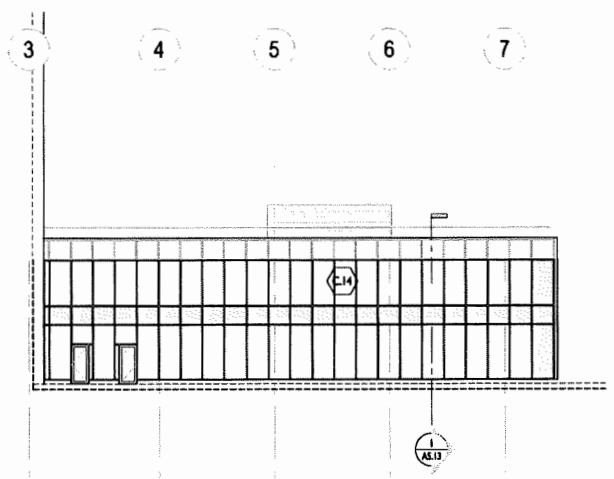
A-4.02



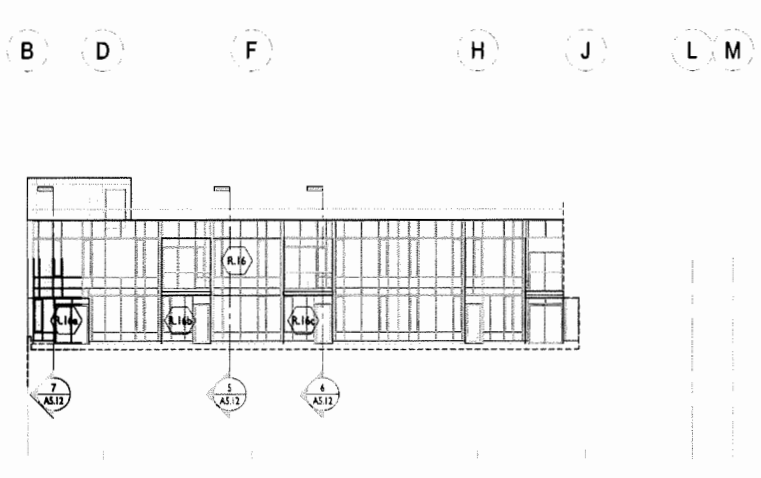
1 EAST ELEVATION
THROUGH COURTYARD AT RESIDENTIAL BLDG
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
EAST FIRE WALL
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
OFFICE BLDG AT COURTYARD
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
TOWNHOUSES AT COURTYARD
SCALE: 1/16" = 1'-0"

PLAN #20

NOV 0 6 2018

MATERIAL LEGEND		
NO.	MATERIAL	
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS	
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	
7	VERTICAL METAL CLADDING - TYPE I	
8	VERTICAL METAL CLADDING - TYPE II	
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10	HORIZONTAL METAL CLADDING - TYPE II	
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13	METAL MECHANICAL LOUVER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MANUFACTURER. (TREMO VULKEM SYSTEM; OR BASF MASTERSEAL SYSTEM; OR PACIFIC POLYMER 5000/6000 SYSTEM)

DP 15-708092

gbl

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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

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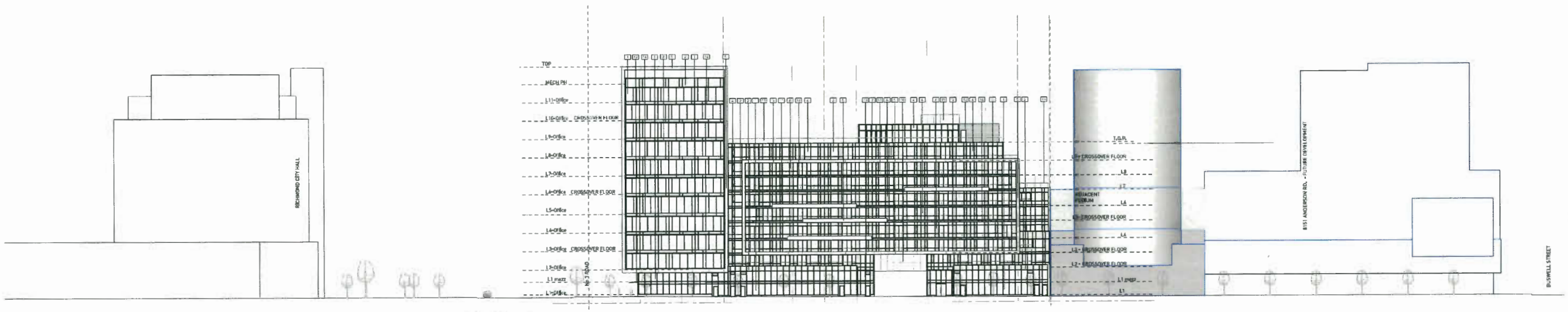
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

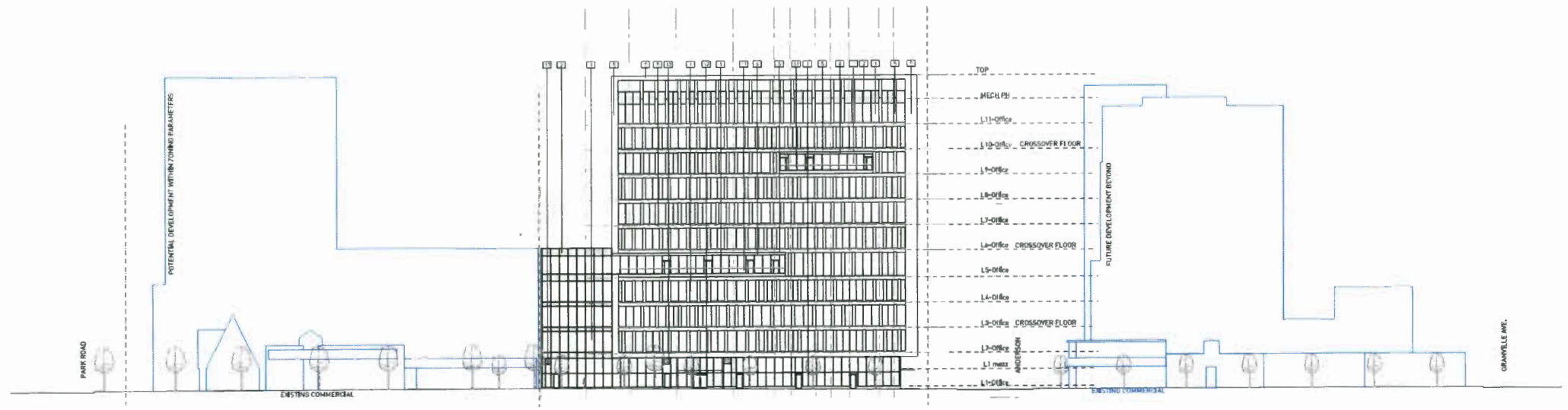
EAST ELEVATION /
COURTYARD ELEV.

DATE	DATE
DRAWN BY	RS / ND
CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

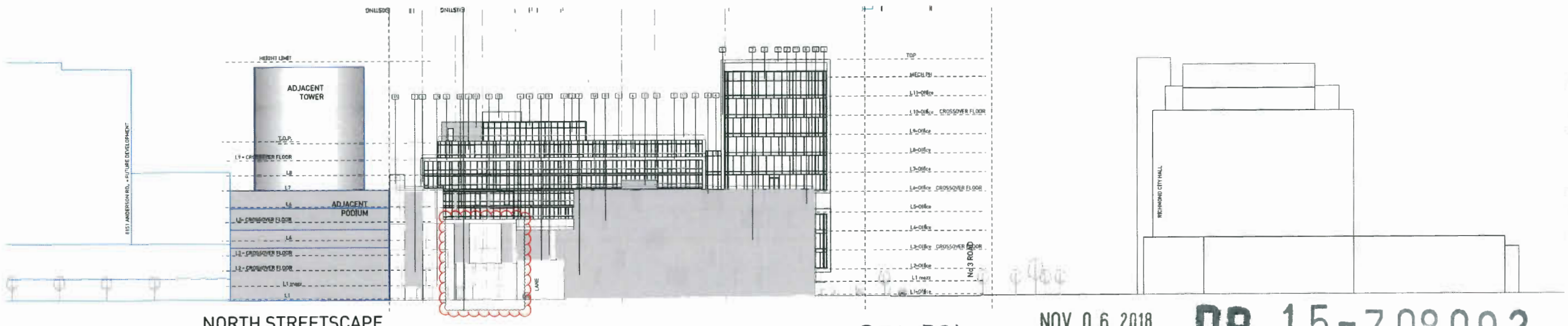
A-4.03



SOUTH STREETSCAPE (ANDERSON ROAD)



WEST STREETSCAPE (No 3 ROAD)



NORTH STREETSCAPE

PLAN # 21

NOV 0 6 2018

DP 15-708092

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NOTES

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8.	MAR 15 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS
10.	DEC. 4, 2017	ISSUED FOR BUILDING PERMIT

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STREETSCAPE ELEVATIONS

DATE	DATE
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SCALE	1/16" = 1'-0"
JOB NUMBER	1441

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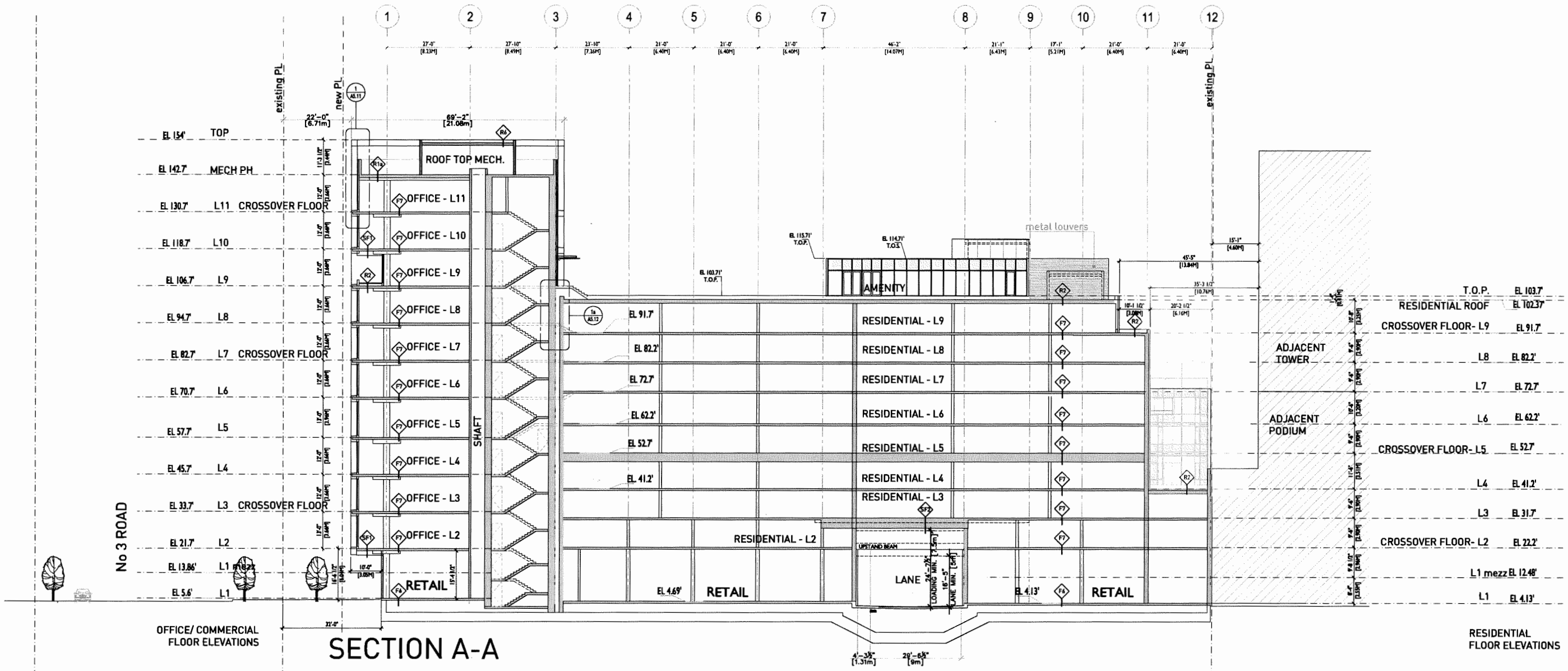

SECTION A-A

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NOTES

NO DESCRIPTION

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NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
4.	DEC 22 2014	ISSUED FOR REZONING
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11.	SEP. 18 2018	REVISED RZ/DP

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SECTION A-A

DATE	DATE
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JOB NUMBER	1441

PLAN # 22

NOV 0 6 2018

DP 15-708092

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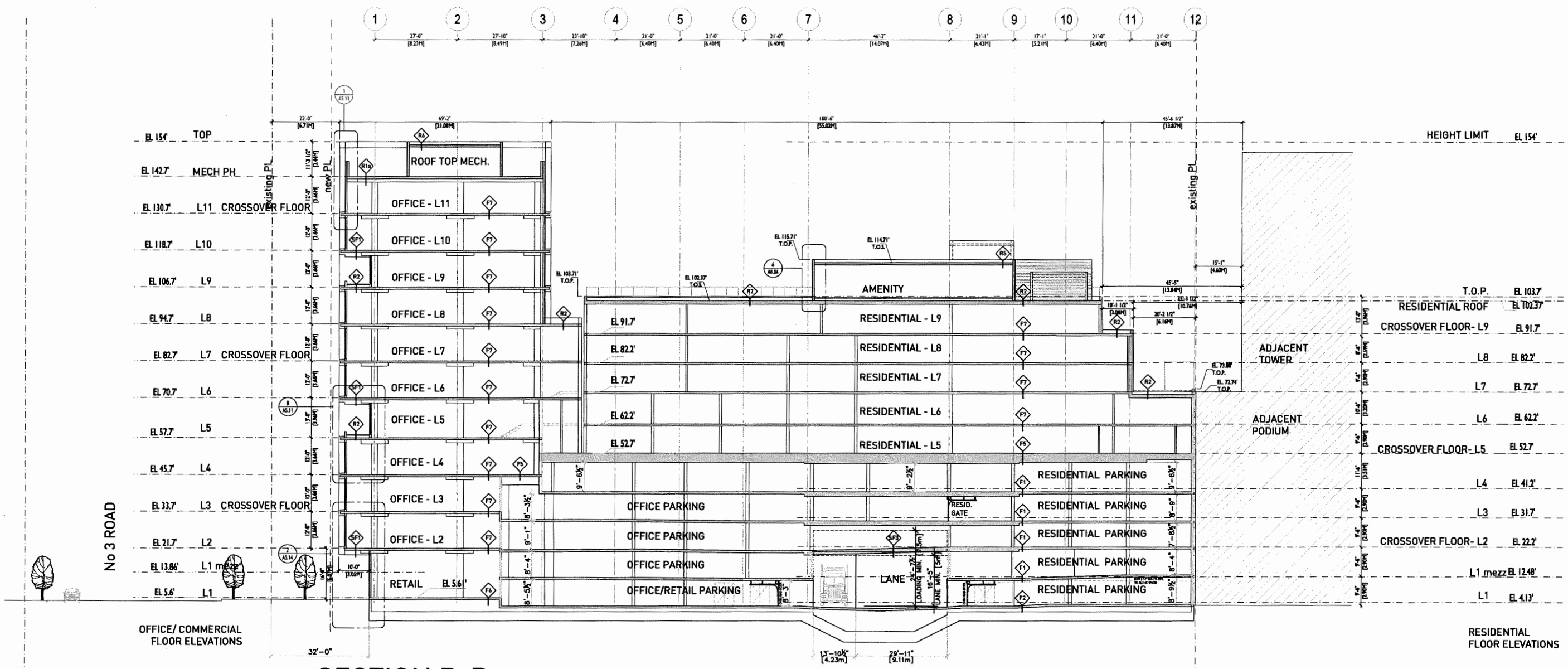

SECTION B-B

GBL ARCHITECTS
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NOTES:

NO	DESCRIPTION

REVISIONS

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2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
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SECTION B-B

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JOB NUMBER	1441

PLAN # 23 NOV 0 6 2018 DP 15-708092

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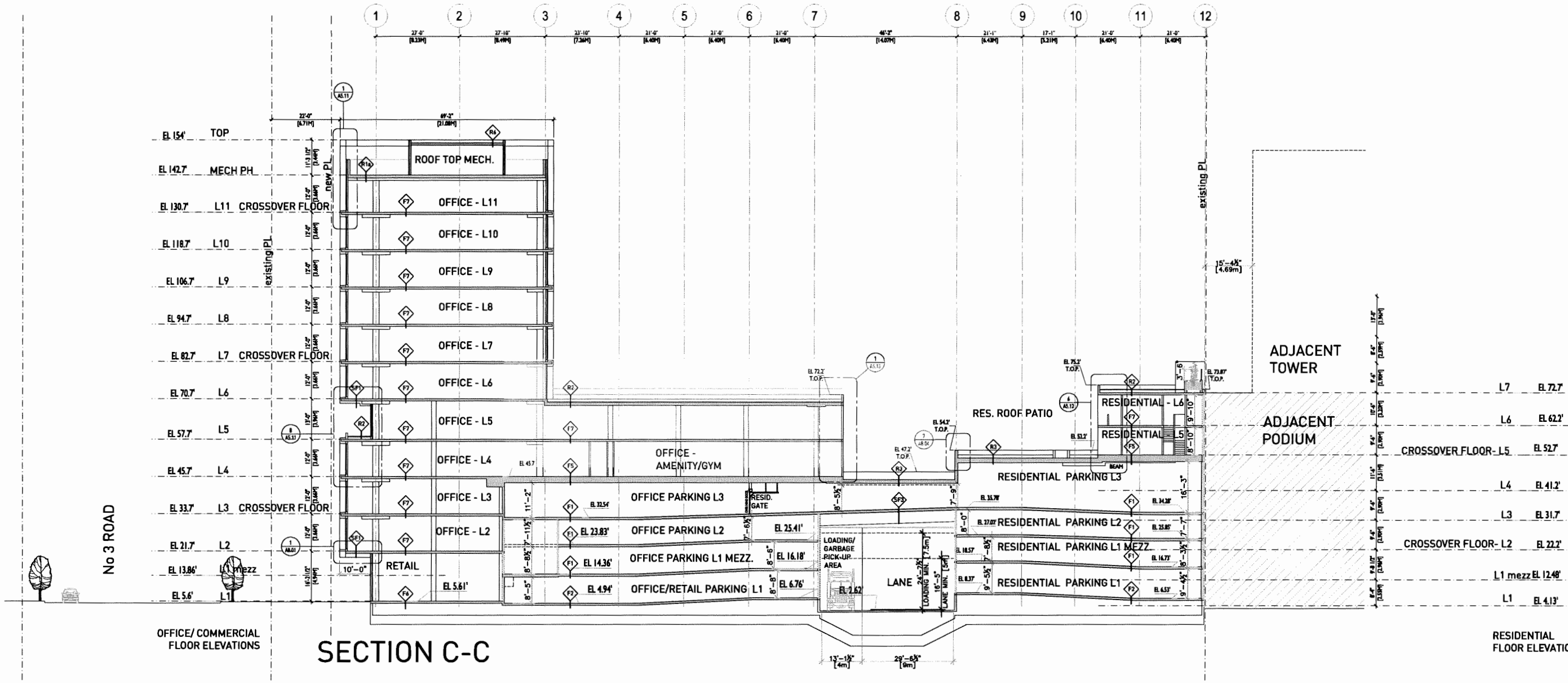

SECTION C-C

gbl

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SECTION C-C

DATE	DATE
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PLAN #24

NOV 0 6 2018

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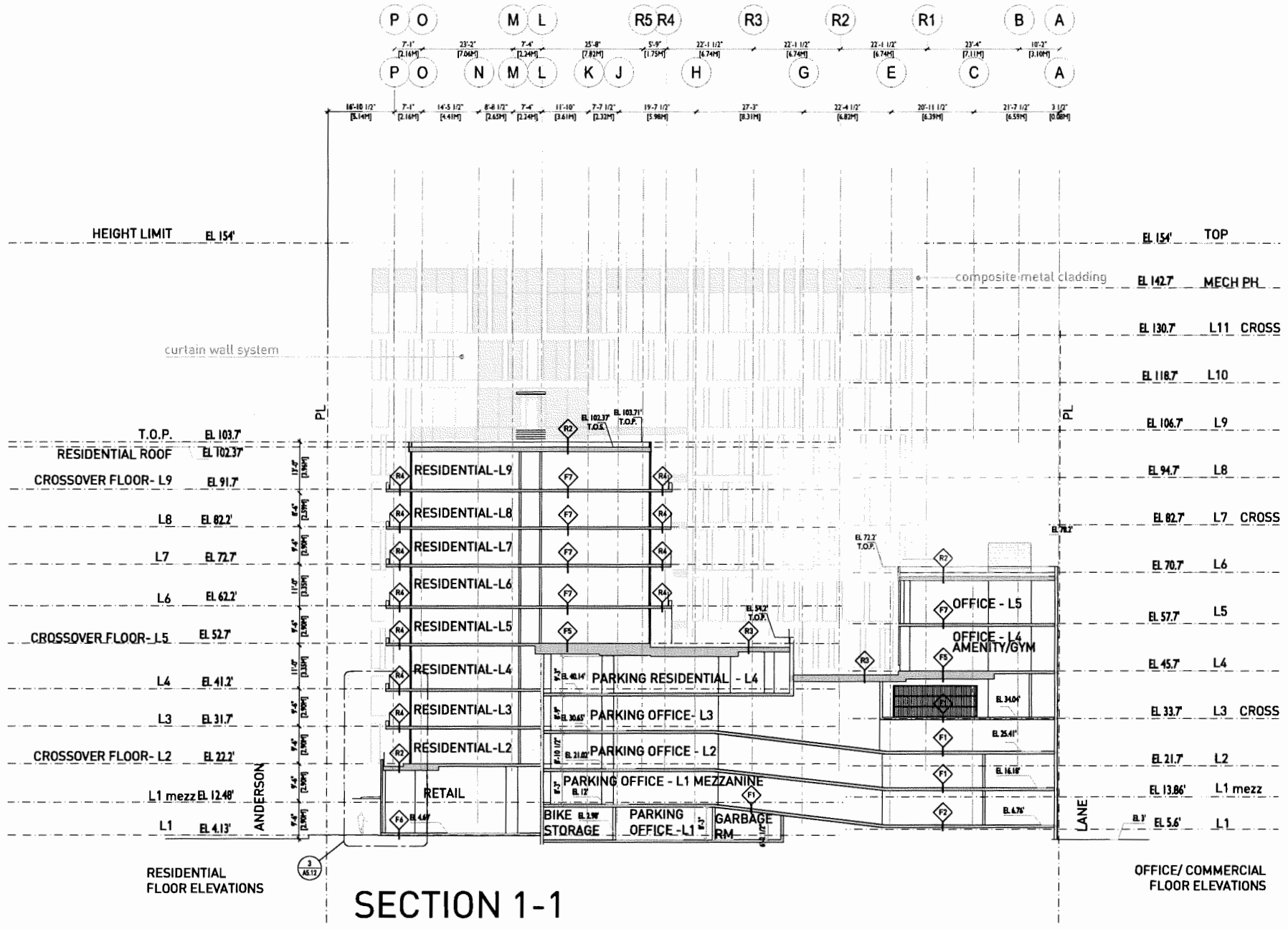

SECTION 1-1

PLAN # 25

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SECTION 1-1

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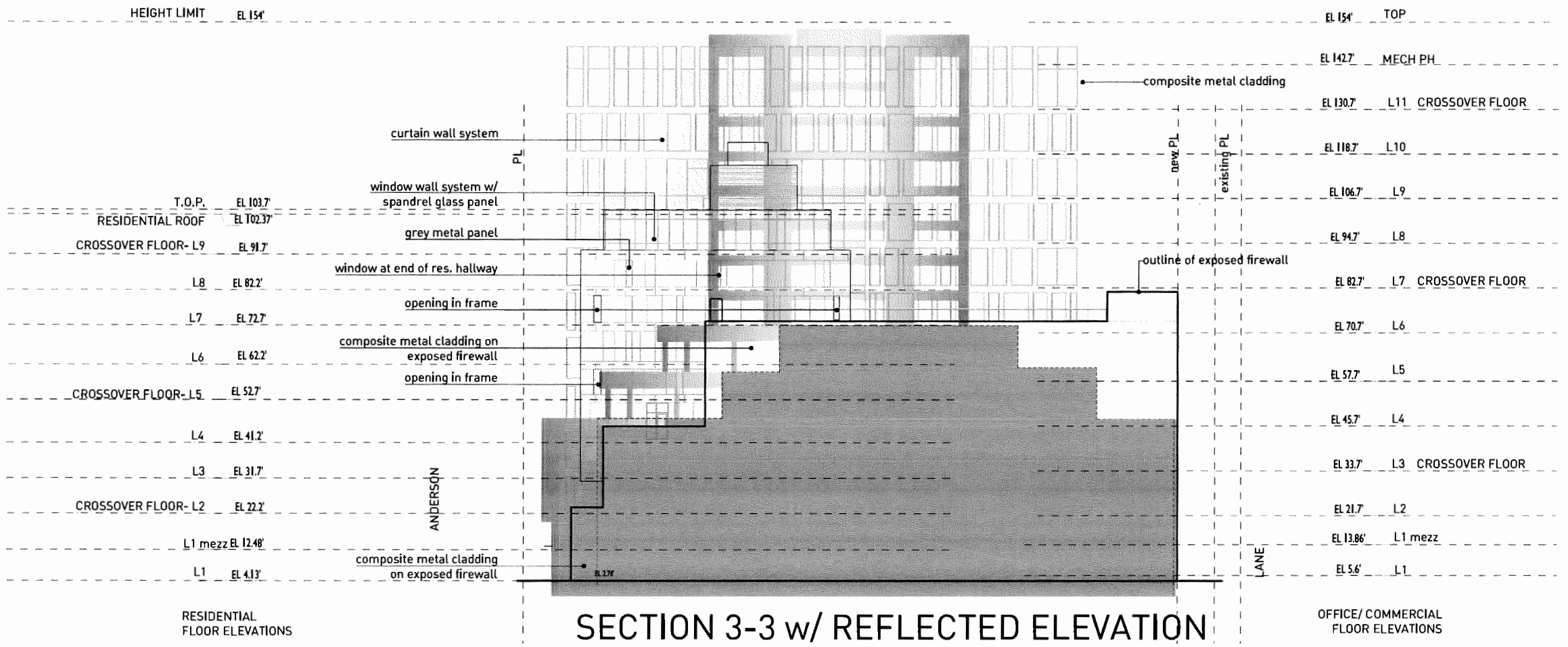
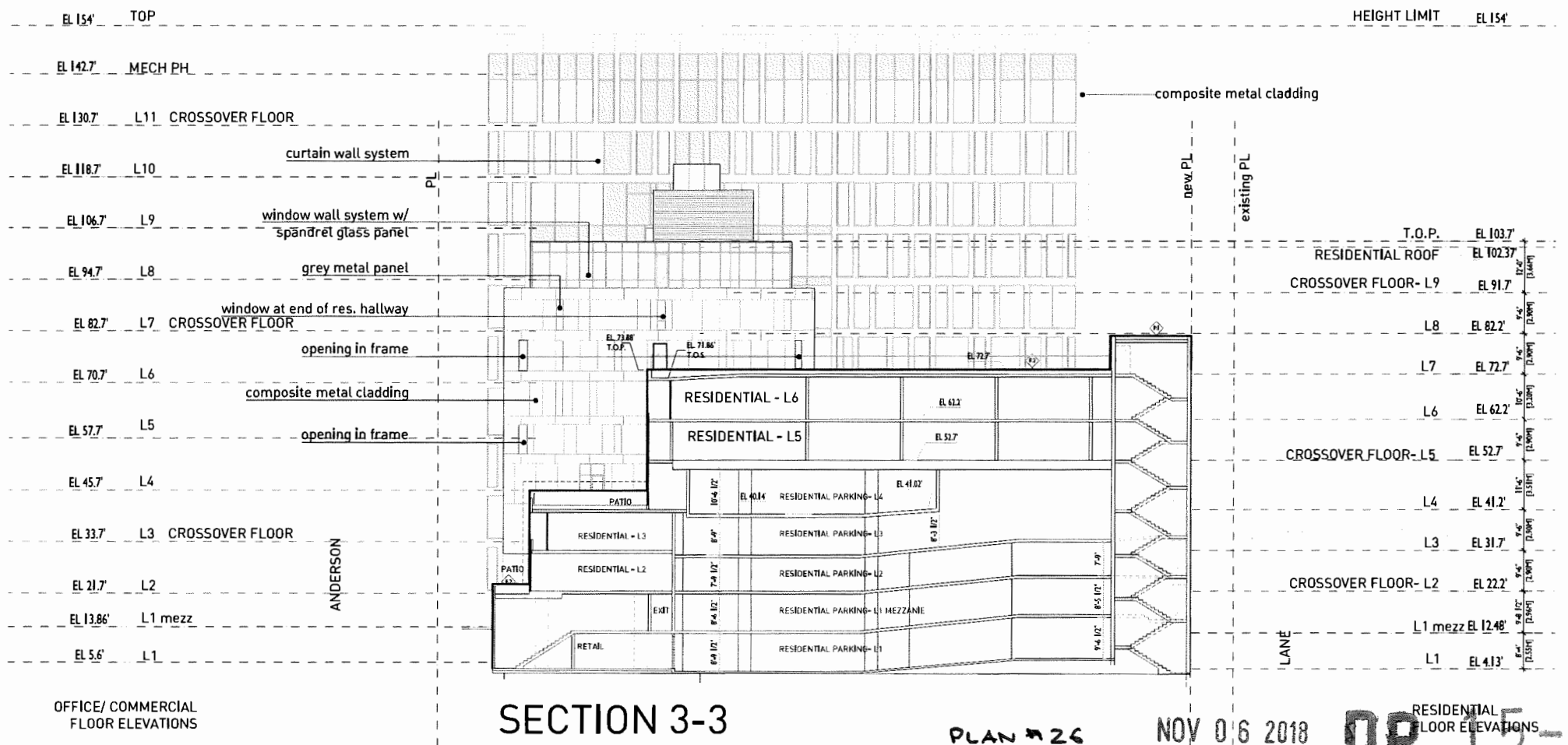


SECTION 3-3 w/ REFLECTED ELEVATION



SECTION 3-3

PLAN #26

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SECTION 3-3

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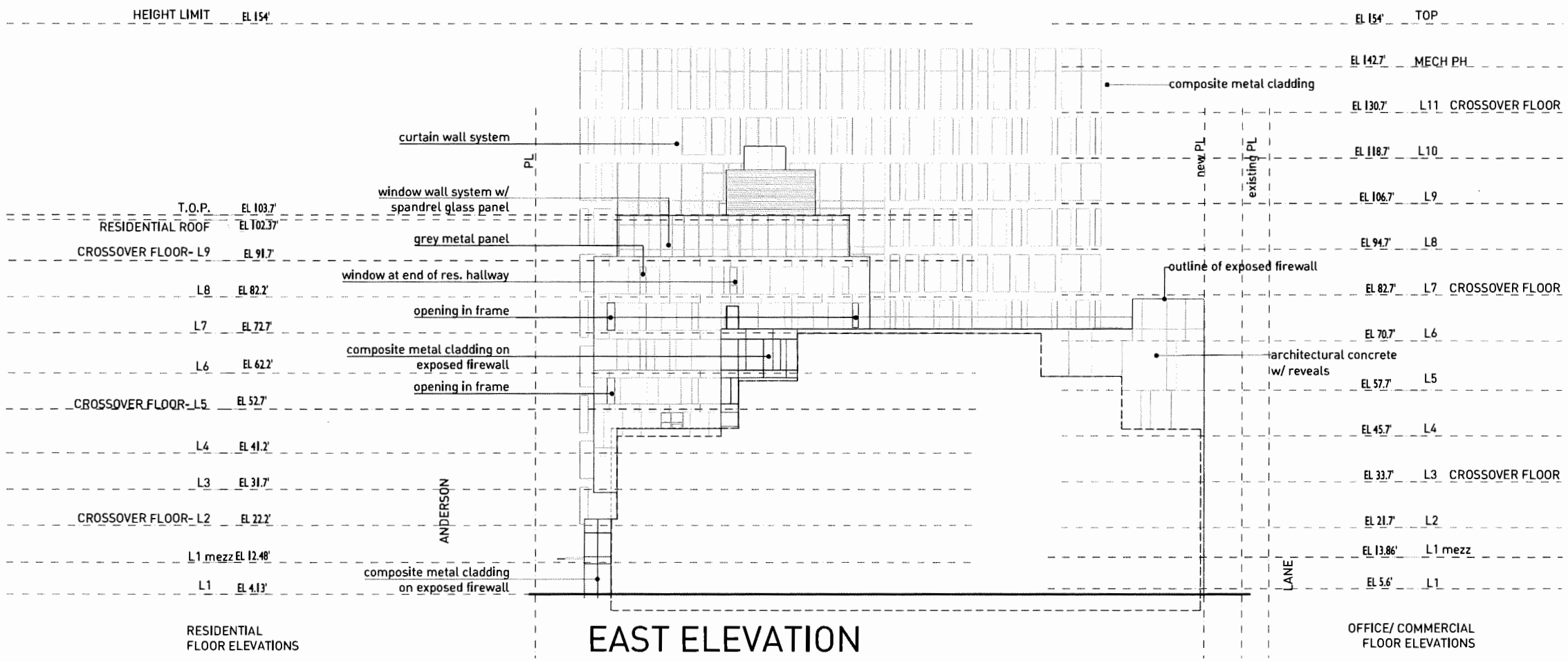
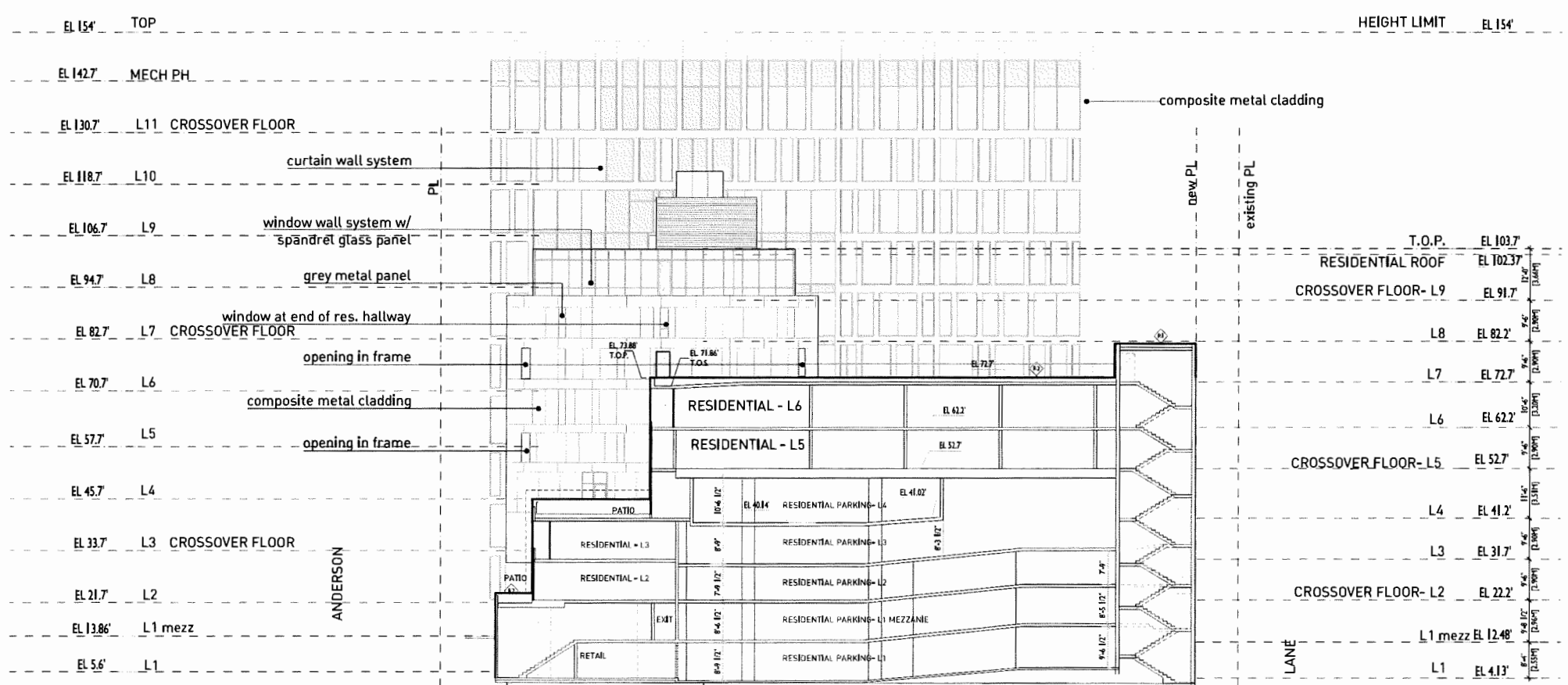


EAST ELEVATION



SECTION 3-3

PLAN #27

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SECTION 3-3

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JOB NUMBER	1441

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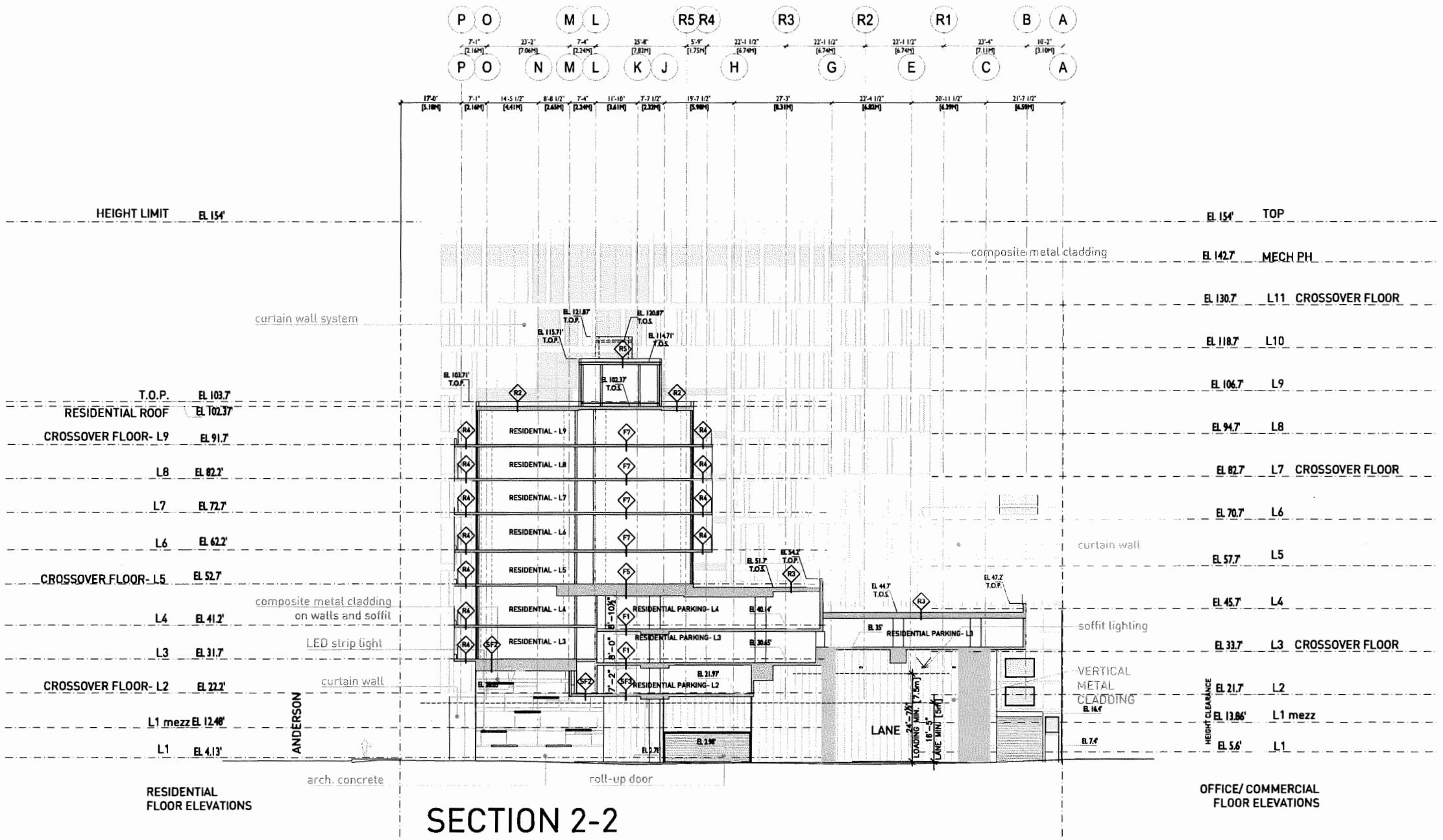

SECTION 2-2

PLAN # 28 NOV 0 6 2018

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SECTION 2-2

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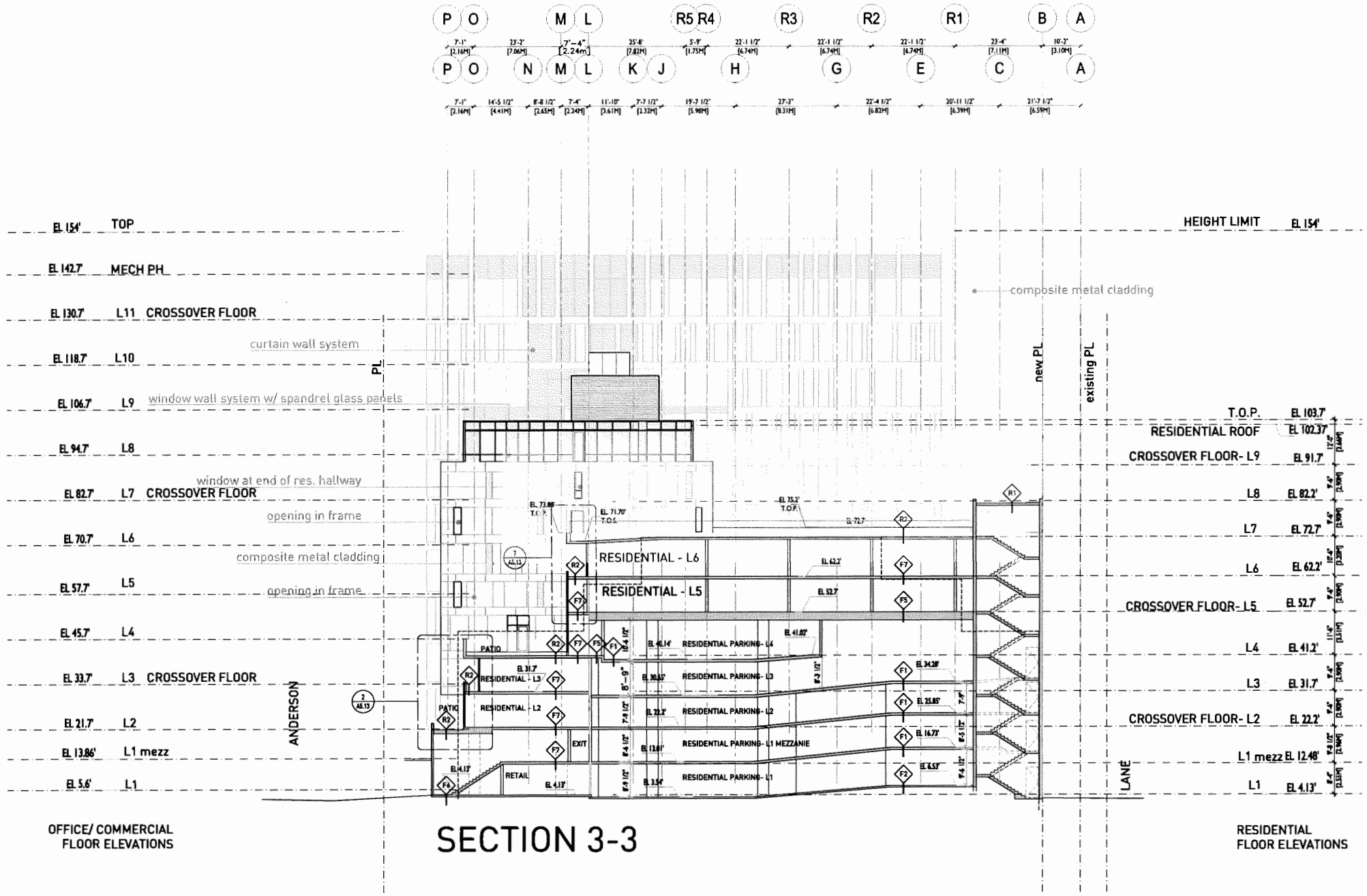

OFFICE/ COMMERCIAL FLOOR ELEVATIONS

SECTION 3-3

RESIDENTIAL FLOOR ELEVATIONS

PLAN # 29

NOV 0 6 2018

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SECTION 3-3

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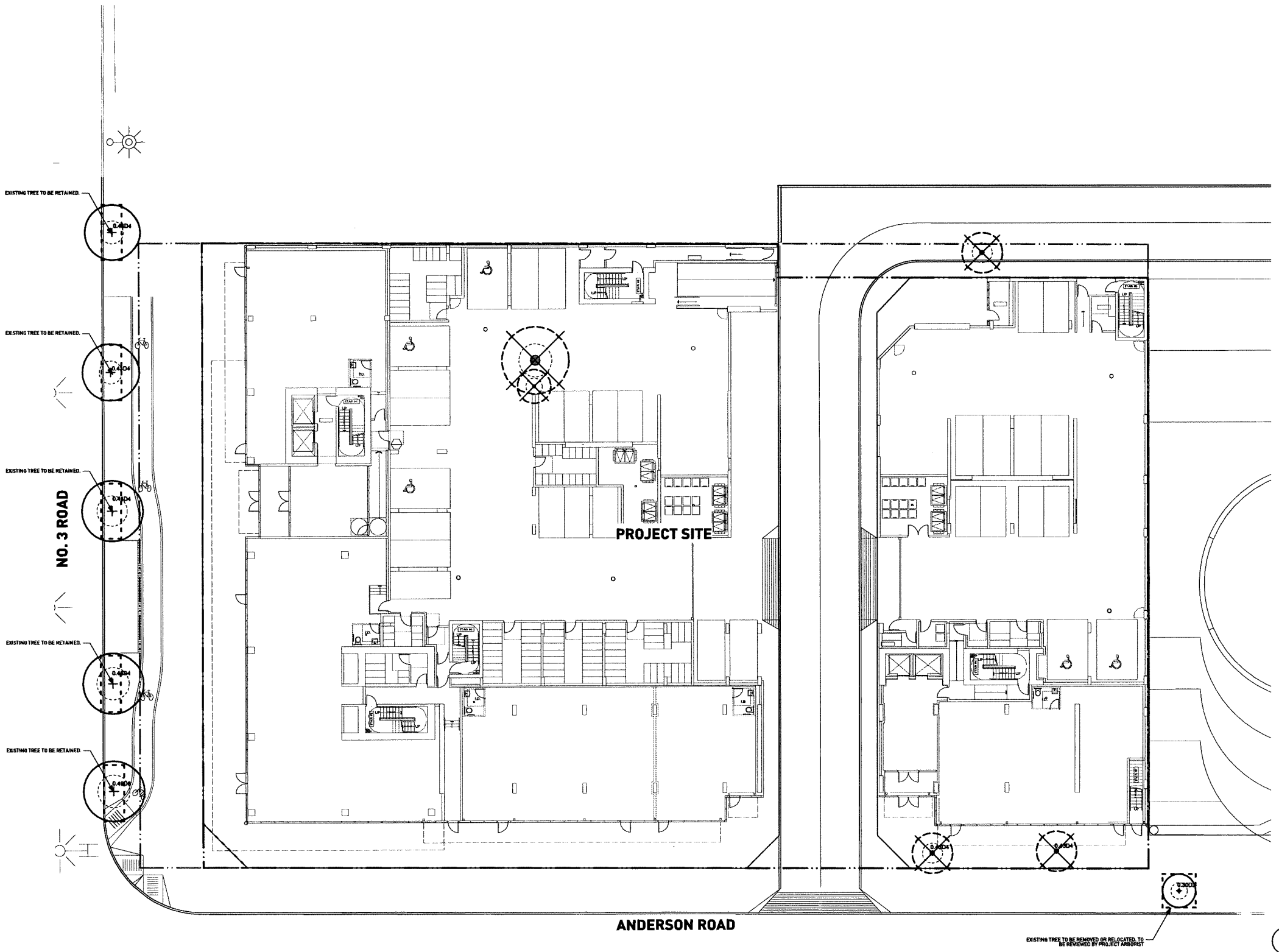


TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

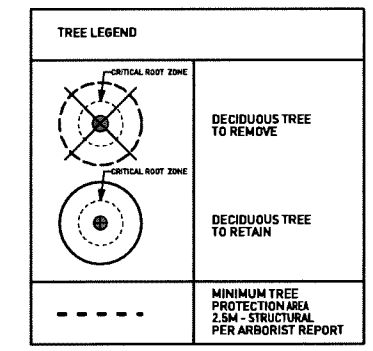
1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

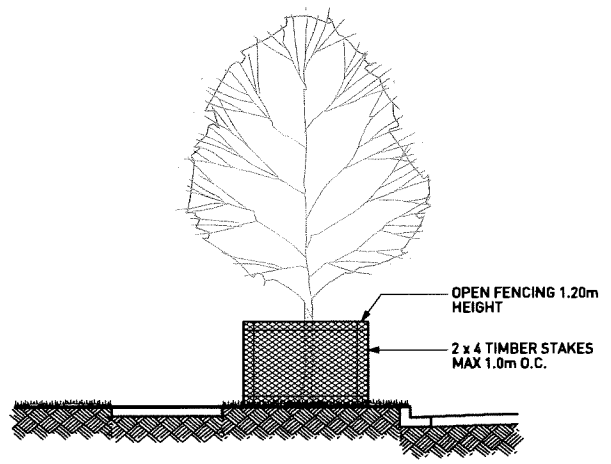
D. PROTECTION OF EXPOSED ROOTS

1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:

   A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
   B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
   C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.

2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.





1 TREE PROTECTION BARRIER FENCING DETAIL
nts

PWL partnership

PWL Partnership Landscape Architects Inc
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1201 West Pender Street
Vancouver BC Canada V6E 2V2

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
TREE MANAGEMENT PLAN

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NORTH | SCALE 1/16" = 1'

PROJECT NO.	14104
DATE	AUG 2016
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 9:45:39 AM
DRAWN	ZL REVIEWED GB

DRAWING
L 0.01

PLAN # 30

NOV 0 6 2018

DP 15-708092

GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

LANDSCAPE CONSTRUCTION NOTES

CONTRACT DOCUMENTS:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE LANDSCAPE CREW ON SITE ALWAYS HAS AND IS WORKING WITH THE LATEST CONTRACT DOCUMENTS (I.E. DRAWINGS, REVISIONS, SITE INSTRUCTIONS, ETC.)

COMPLIANCE:

PWL SHALL NOT ACCEPT RESPONSIBILITY OR LIABILITY AS IT RELATES TO THE LANDSCAPE CONSTRUCTION DUE TO DISREGARDS, ALTERATION OR FAILURE TO COMPLY WITH THE DESIGN, DRAWINGS, SPECIFICATIONS OR RECOMMENDATIONS OF THIS PROJECT DURING THE CONSTRUCTION STAGE.

CONSTRUCTION STAGE FIELD REVIEW:

1. FIELD REVIEW BY PWL SHOULD NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM THE PROJECT REQUIREMENTS.

2. FIELD REVIEW REPORT BY PWL IS THE STATEMENT OF THE FIELD REVIEWER THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, INFORMATION AND BELIEF, THE INSTALLATION IS IN ACCORDANCE WITH THE GENERAL INTENT OF THE DESIGN AND IN GENERAL COMPLIANCE WITH THE PLAN AND SPECIFICATION ON THIS PROJECT. FIELD REVIEW SERVICES DO NOT ASSUME RESPONSIBILITY FOR THE WORK OF CONTRACTORS.

GRADING LEGEND

Symbol	Description
	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

PAVING LEGEND

KEY	DETAIL	DESCRIPTION
P1	1/L5.01	**PAVING TYPE:** Light Duty CIP Concrete Sidewalk **SUPPLIER:** By Contractor **DESCRIPTION:** N/A **SIZE:** Refer to Civil Enginner and City of Richmond Standards for Assembly **FINISH:** N/A **COMMENT:** N/A
P1A	N/A	**PAVING TYPE:** Heavy Duty CIP Concrete **SUPPLIER:** By Contractor **DESCRIPTION:** N/A **SIZE:** Refer to Civil Enginner **FINISH:** Broom Finish **COMMENT:** Saw Cut 5'0" O/C Or As Shown
P3	4/L5.01	**PAVING TYPE:** Basalt Stone Paving **SUPPLIER:** Badrock Natural Stone **DESCRIPTION:** Black Tusk Basalt Paver **SIZE:** 24"x 8"x2" **FINISH:** Saw Cut All Sides, Split Top Exposed Face **COMMENT:** Running Bond Pattern.
P4	1/L5.01	**PAVING TYPE:** Heavy Duty CIP Colour Concrete Paving - Type I **SUPPLIER:** By Contractor **DESCRIPTION:** N/A **SIZE:** Refer to Civil Engineer and City of Richmond Standard for Assembly **FINISH:** Broom Finish. Graphite 8084 (Davies Colours) **COMMENT:** Saw Cut 5'0" O/C Or As Shown
P5	1/L5.01	**PAVING TYPE:** Heavy Duty CIP Colour Concrete Paving - Type II **SUPPLIER:** By Contractor **DESCRIPTION:** N/A **SIZE:** Refer to Civil Engineer and City of Richmond Standard for Assembly **FINISH:** Broom Finish. Kailua (Davies Colours) **COMMENT:** Saw Cut 5'0" O/C Or As Shown
P6	6/L5.01	**PAVING TYPE:** Hydrapressed Slab -Type I **SUPPLIER:** Abbotsford Concrete Products **DESCRIPTION:** Texada Series **SIZE:** 2'x2'x2" **FINISH:** Natural. Stack Bond **COMMENT:** Set on Pedestal from Pave-EL Pedestal Systam. Adjust Level to Suit
P7	6/L5.01	**PAVING TYPE:** Hydrapressed Slab -Type II **SUPPLIER:** Abbotsford Concrete Products **DESCRIPTION:** Texada Series **SIZE:** 2'x2'x2" **FINISH:** Charcoal. Running Bond **COMMENT:** Set on Pedestal from Pave-EL Pedestal System. Adjust Level to Suit
P8	6/L5.01	**PAVING TYPE:** Hydrapressed Slab -Type III **SUPPLIER:** Abbotsford Concrete Products **DESCRIPTION:** Cortez Series **SIZE:** 2'x2'x2" **FINISH:** Charcoal. Running Bond **COMMENT:** Set on Pedestal from Pave-EL Pedestal System. Adjust Level to Suit
P9	6/L5.01	**PAVING TYPE:** Hydrapressed Slab -Type IV **SUPPLIER:** Abbotsford Concrete Products **DESCRIPTION:** Texada Series **SIZE:** 2'x2'x2" **FINISH:** Charcoal. Slack Bond **COMMENT:** Set on Pedestal from Pave-EL Pedestal System. Adjust Level to Suit
P10	6/L5.01	**PAVING TYPE:** Hydrapressed Slab -Type V **SUPPLIER:** Abbotsford Concrete Products **DESCRIPTION:** Texada Series **SIZE:** 2'x2'x2" **FINISH:** Natural. Running Bond **COMMENT:** Set on Pedestal from Pave-EL Pedestal System. Adjust Level to Suit
P11	7/L5.01	**PAVING TYPE:** Composite Wood Decking **SUPPLIER:** Trex **DESCRIPTION:** Trex Transcend **SIZE:** 1" Square Edge Boards **FINISH:** Spiced Rum **COMMENT:** Contractor to Provide Semple to Approve Finish
P12	8/L5.01	**PAVING TYPE:** Resilience Surface **SUPPLIER:** Marathon Surface **DESCRIPTION:** Play Surface **SIZE:** Refer to Plans and Details **FINISH:** 50% Beige/ 50% Black **COMMENT:** Refer to Supplier Standards for Installation
P13	N/A	**PAVING TYPE:** Artificial Turf (Putting Green) **SUPPLIER:** Precision Greens (1-888-970-8771) **DESCRIPTION:** Putting Green **SIZE:** Refer to Plans and Details **FINISH:** **COMMENT:** Refer to Supplier Standards for Installation
P14	2/L5.01	**PAVING TYPE:** CIP Concrete Band **SUPPLIER:** By Contractor **DESCRIPTION:** N/A **SIZE:** Varies. Refer to Layout Plan and Details **FINISH:** Broom Finish. **COMMENT:** Saw Cut 5'0" O/C Or As Shown

SITE FURNISHING LEGEND

KEY	DETAIL	DESCRIPTION
F1	8/L5.02	**FURNISHING TYPE:** Custom Bench -Type I **SUPPLIER:** By Contractor **DESCRIPTION:** IPE Timber Bench **SIZE:** Refer to Plans and Details **FINISH:** Natural **COMMENT:**
F2	1/L5.02	**FURNISHING TYPE:** Custom Bench -Type II **SUPPLIER:** By Contractor **DESCRIPTION:** IPE Timber Bench **SIZE:** Refer to Plans and Details **FINISH:** Natural **COMMENT:**
F3	N/A	**FURNISHING TYPE:** Urban Agriculture Planter **SUPPLIER:** Barkman Concrete **DESCRIPTION:** Contempra Planter 105312 **SIZE:** 40"x17" **FINISH:** Colour: Flagstone **COMMENT:**
F4	2/L5.03	**FURNISHING TYPE:** Outdoor BBQ, Countertop And Sink **SUPPLIER:** By Contractor **DESCRIPTION:** S-660 Weber Gas BBQ **SIZE:** 31"(d)x49"(h)x40"(w) **FINISH:** **COMMENT:** Refer to Plans and Details for Countertop. Gas and Electrical Connections Required
F5	N/A	**FURNISHING TYPE:** Crawl Tunnel (428000099) **SUPPLIER:** REC TEC Industries **DESCRIPTION:** Metal Tunnel **SIZE:** Refer to Manufacturer Specification **FINISH:** **COMMENT:** Refer to Manufacturer Specification, House Keeping Pad Required
F6	N/A	**FURNISHING TYPE:** Storage And Compost **SUPPLIER:** By Contractor **DESCRIPTION:** Custom Compost and Storage **SIZE:** Refer to Plans and Details **FINISH:** **COMMENT:**
F7	8/L5.01	**FURNISHING TYPE:** Bike Rack **SUPPLIER:** Landscape Forms **DESCRIPTION:** 'Ride' Bike Rack **SIZE:** 4"x28"x26" **FINISH:** **COMMENT:**
F8	N/A	**FURNISHING TYPE:** Play Equipment -Resilient Ball **SUPPLIER:** Marathon Surface **DESCRIPTION:** 3D Rubber Spheres **SIZE:** 350mm, 450mm and 600mm **FINISH:** **COMMENT:** Shop drawings required
F9	N/A	**FURNISHING TYPE:** Play Equipment -Bloqx **SUPPLIER:** REC TEC Industries **DESCRIPTION:** Kompan Climbing Structure **SIZE:** **FINISH:** **COMMENT:**
F10	N/A	**FURNISHING TYPE:** Giant Chess Set **SUPPLIER:** Chess House **DESCRIPTION:** 16" Giant Chess and Checker Pieces **SIZE:** 16". Size Varies. **FINISH:** **COMMENT:**

HARDSCAPE LEGEND

KEY	DETAIL	DESCRIPTION
H1	7/L5.02	**HARDSCAPE TYPE:** Metal Gate **SUPPLIER:** By Contractor **DESCRIPTION:** Metal Gate **SIZE:** Refer to Details **FINISH:** Aluminium. Powdercoated to Match Architectural Gaurdrail and Handrail Finish. **COMMENT:** Engineered Shop Drawing Required
H2	1/L5.04	**HARDSCAPE TYPE:** Trellis - Type I **SUPPLIER:** By Contractor **DESCRIPTION:** Level 4 Office **SIZE:** Refer to Layout and Details **FINISH:** All Metal Components to be Powdercoated to Match Architectural Gaurdrail and Handrail Finish. **COMMENT:** Engineered Shop Drawing Required
H3	2/L5.04	**HARDSCAPE TYPE:** Trellis - Type II **SUPPLIER:** By Contractor **DESCRIPTION:** Level 6 Amenity **SIZE:** Refer to Layout and Details **FINISH:** All Metal Components to be Powdercoated to Match Architectural Gaurdrail and Handrail Finish. **COMMENT:** Engineered Shop Drawing Required
H4	3/L5.04	**HARDSCAPE TYPE:** Trellis - Type III **SUPPLIER:** By Contractor **DESCRIPTION:** Level 11 Amenity **SIZE:** Refer to Layout and Details **FINISH:** All Metal Components to be Powdercoated to Match Architectural Gaurdrail and Handrail Finish. **COMMENT:** Engineered Shop Drawing Required
H5	1/L5.05	**HARDSCAPE TYPE:** Trellis - Type IV **SUPPLIER:** By Contractor **DESCRIPTION:** Level 4 Office and Level 5 Amenity **SIZE:** Refer to Layout and Details **FINISH:** All Metal Components to be Powdercoated to Match Architectural Gaurdrail and Handrail Finish. **COMMENT:** Engineered Shop Drawing Required
H5	1,2/L5.02	**HARDSCAPE TYPE:** CIP Concrete Wall **SUPPLIER:** By Contractor **DESCRIPTION:** Refer to Architectural Drawing for Connection to Slab for Reinforcement and Footing Design. **SIZE:** Refer to Plans and Details **FINISH:** Light Sand Blast Finish **COMMENT:**
H7	3/L5.02	**HARDSCAPE TYPE:** Maintenance Strip **SUPPLIER:** By Contractor **DESCRIPTION:** Refer to Plans and Details **SIZE:** Varies. Refer to Plans and Details **FINISH:** **COMMENT:**

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171120 drawings for previous insurance
02	2018/08/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LEGEND

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SCALE

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
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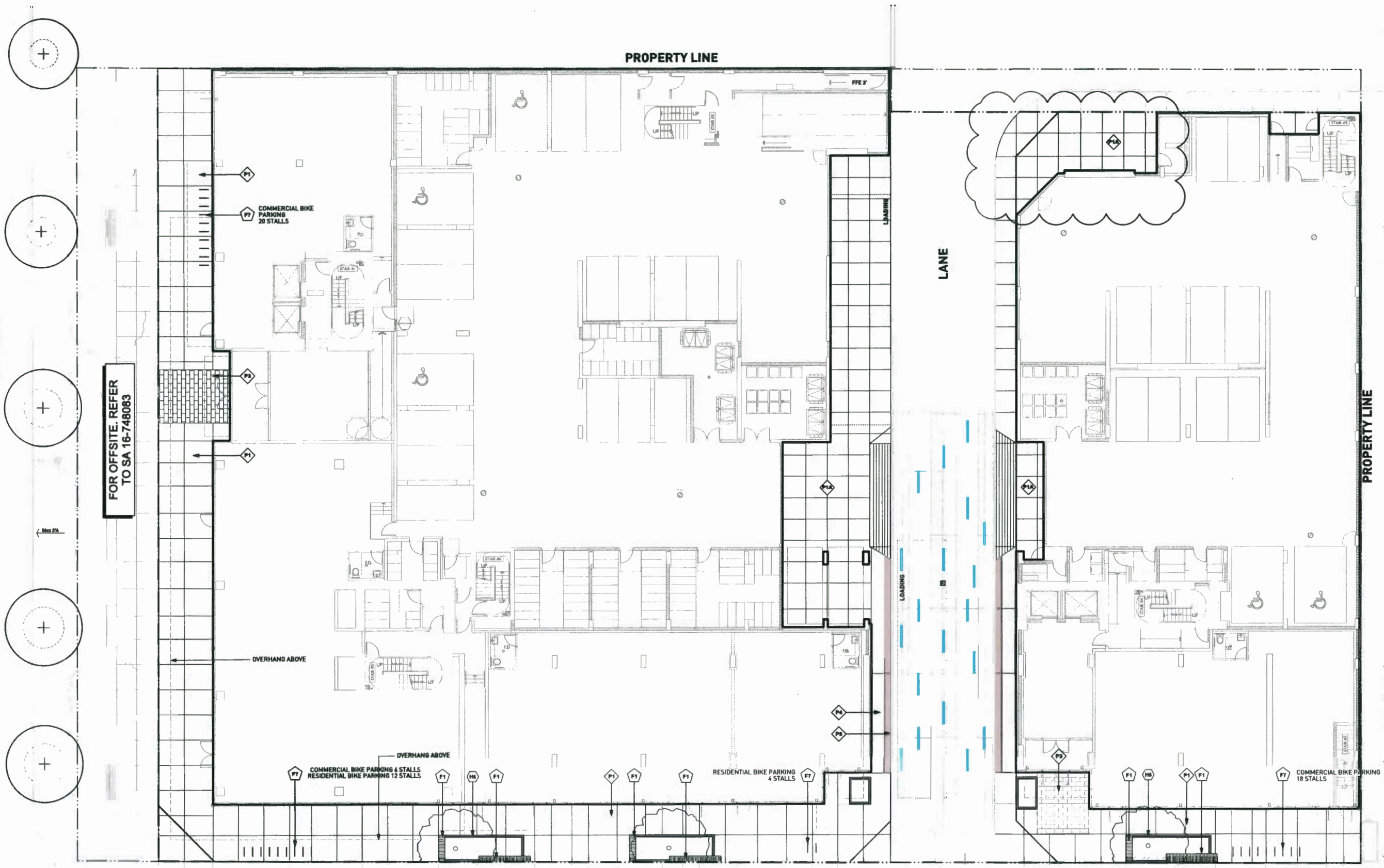
DRAWING
L0.02

PLAN # 31

NOV 0 6 2018

DP 15-708092



OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

FOR OFFSITE. REFER TO SA 16-748083

ANDERSON ROAD

PLAN #32

NOV 06 2018

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
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RICHMOND, BC

DRAWING TITLE

LAYOUT AND MATERIALS LEVEL 1

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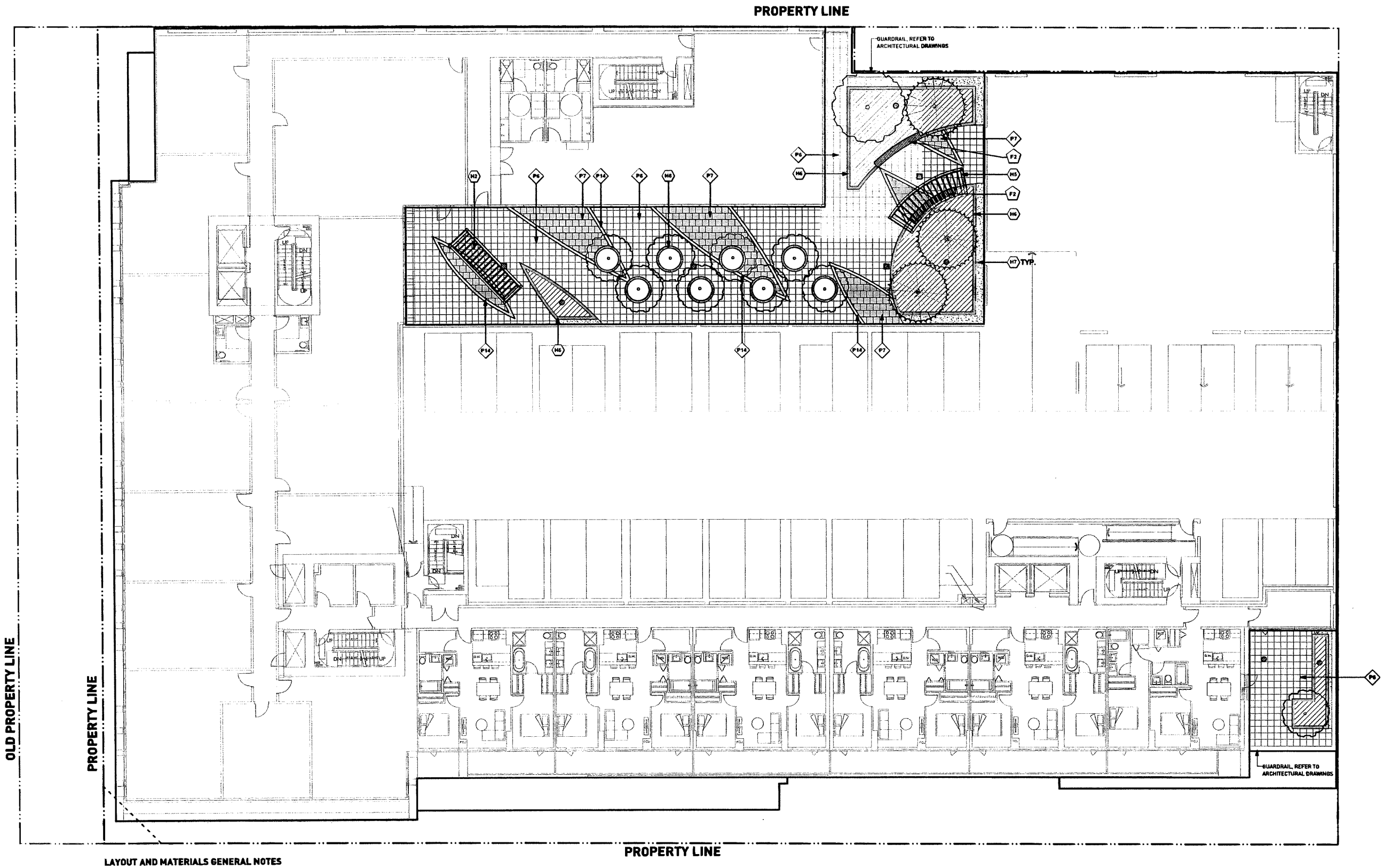
DRAWN	ZL / MW REVIEWED GB

DRAWING NO. L 1.01



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PLAN # 33

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/16	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

LAYOUT AND MATERIALS LEVEL 4

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REVIEWED	GB

DRAWING

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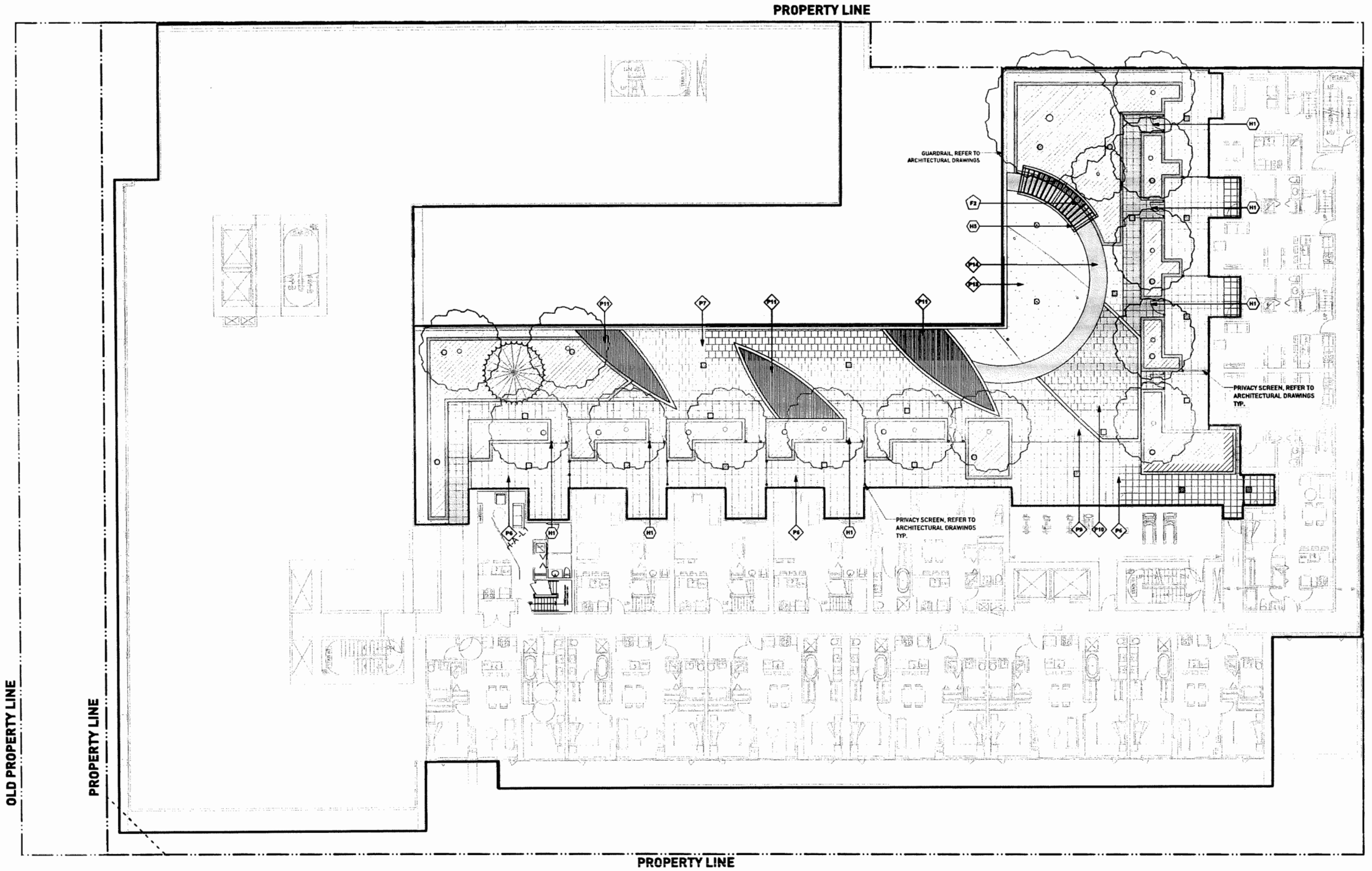

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

LAYOUT AND MATERIALS
LEVEL 5

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REVIEWED	BB

DRAWING

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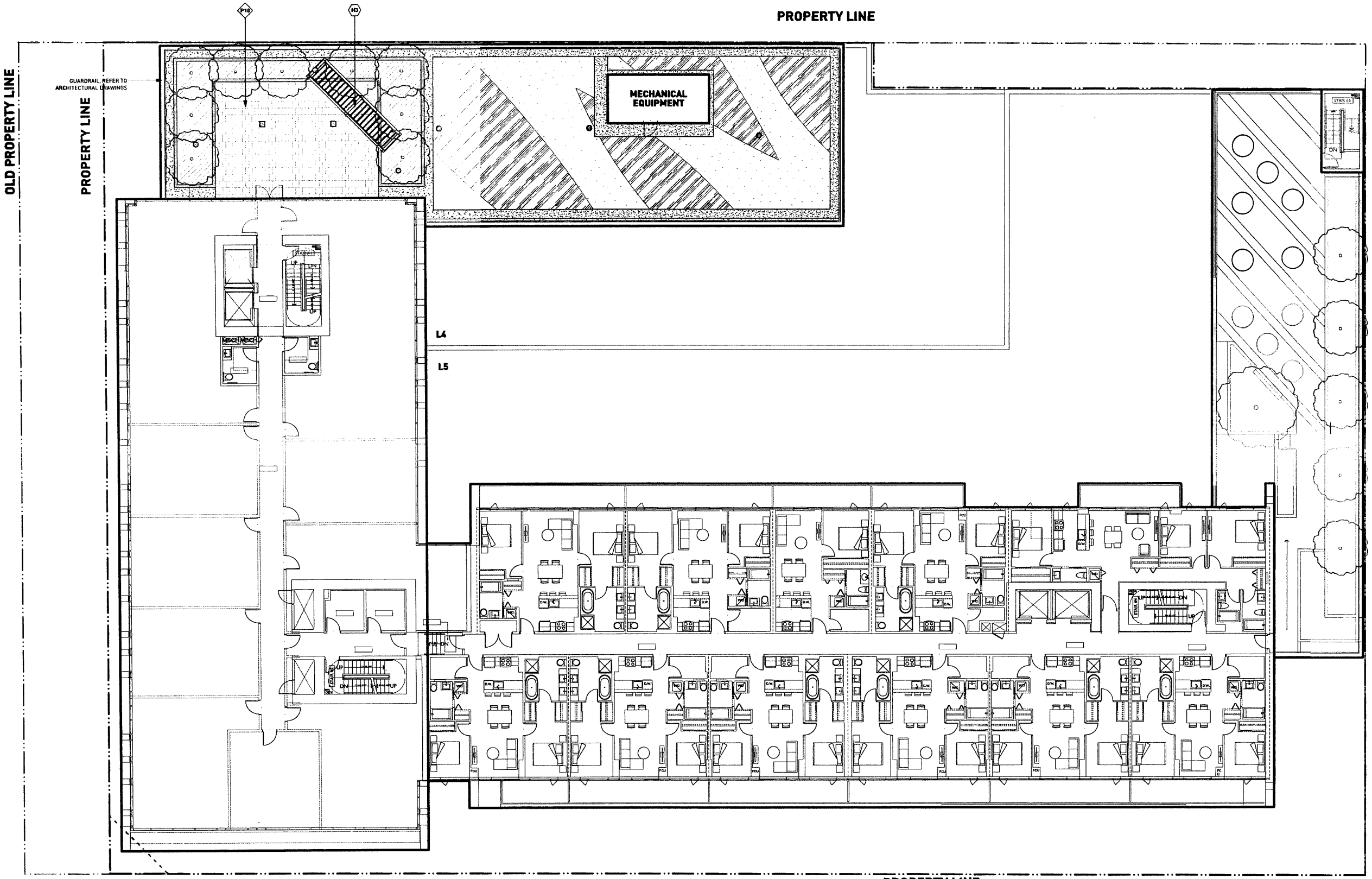

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
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RICHMOND, BC

DRAWING TITLE
LAYOUT AND MATERIALS
LEVEL 6

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REVIEWED	BB

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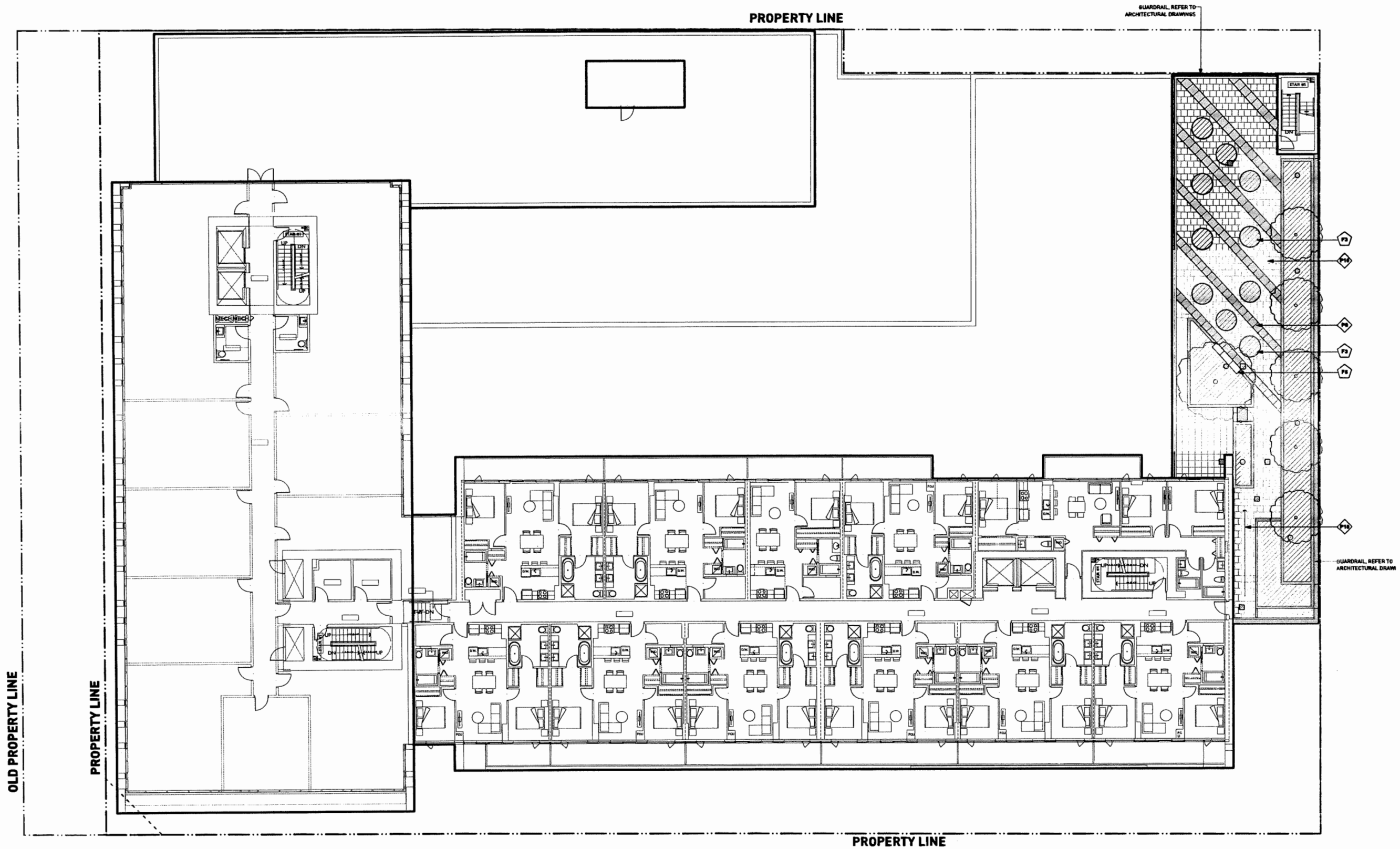

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GENERAL NOTES

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PLAN #36

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuances
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
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RICHMOND, BC

DRAWING TITLE
LAYOUT AND MATERIALS
LEVEL 7

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DRAWN	ZL / LC
REVIEWED	BB

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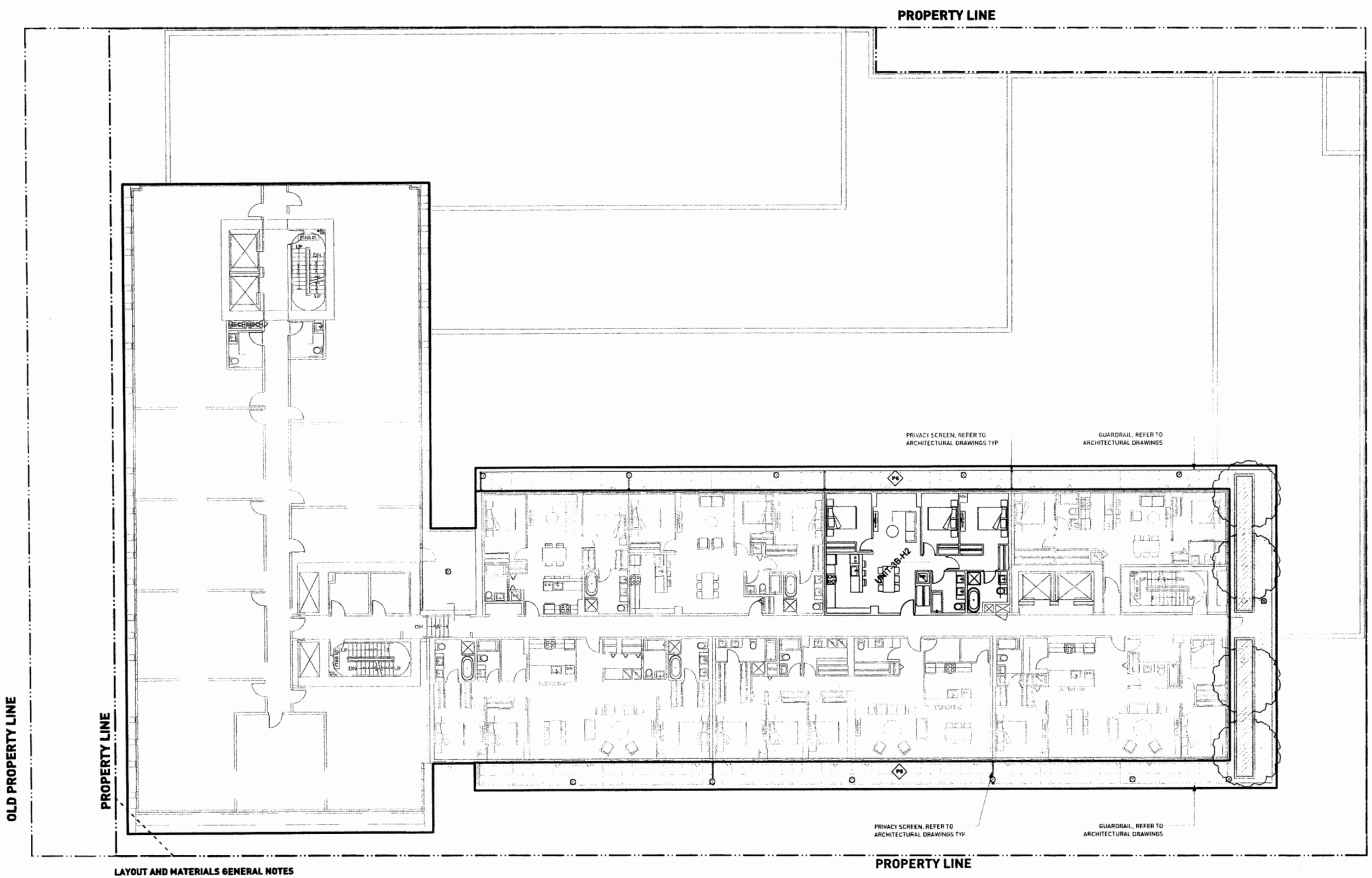

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4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

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PLAN # 37

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised R2/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

LAYOUT AND MATERIALS
LEVEL 9

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PROJECT NO.	14104
DATE	
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DRAWN	ZL / LC REVIEWED BB

DRAWING

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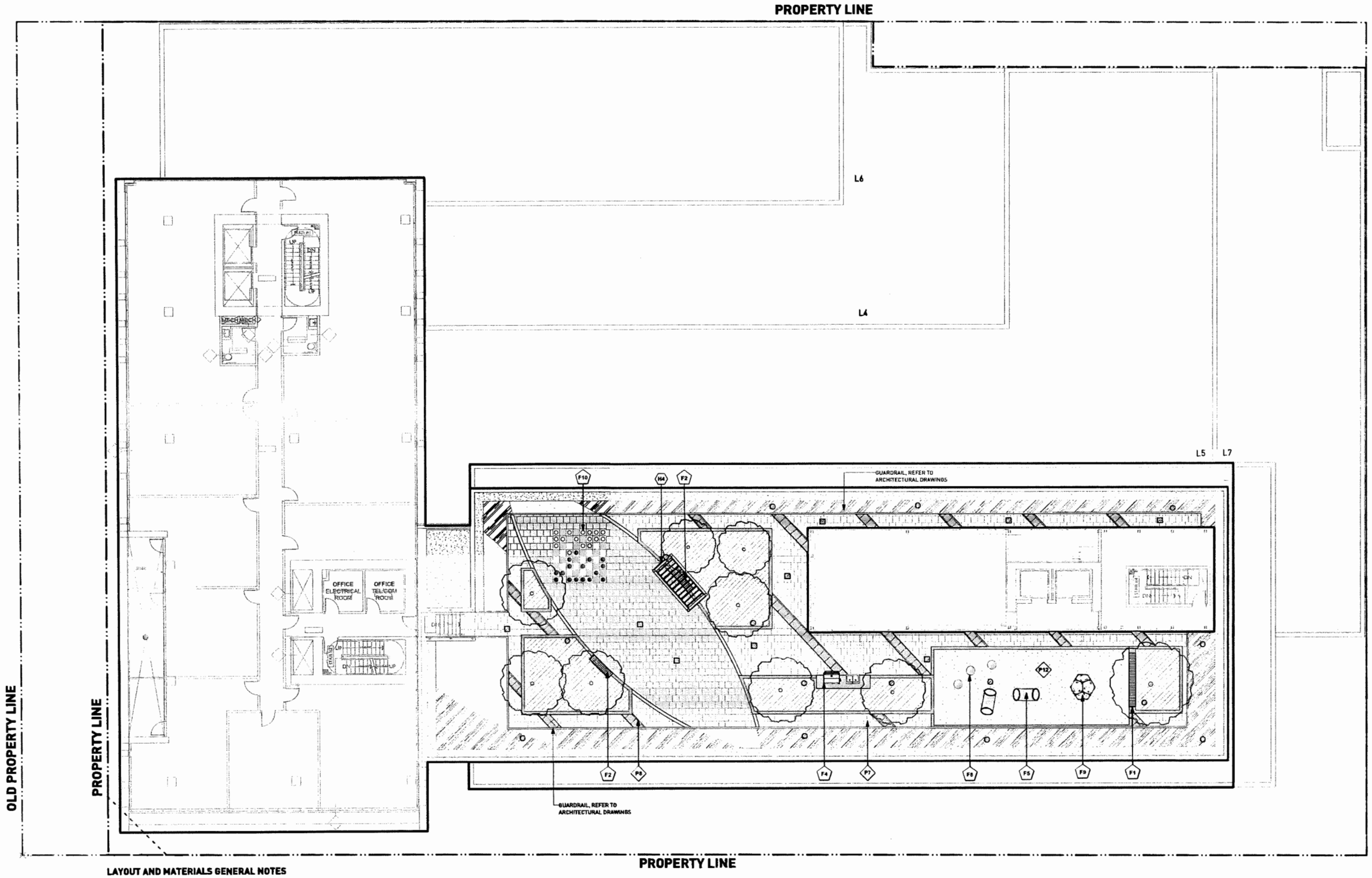

LAYOUT AND MATERIALS GENERAL NOTES

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4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION
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PLAN # 38

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuances
02	2018/09/10	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

LAYOUT AND MATERIALS
LEVEL 11

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NORTH

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PROJECT NO.	14104
DATE	
FILE NAME	17080 DP PLAN.vwx
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DRAWN	ZL / LC
REVIEWED	BB

DRAWING

L 1.07

PROPERTY LINE

NO. 3 ROAD

LANE

PROPERTY LINE

FOR OFFSITE. REFER TO SA 16-748083

OVERHANG ABOVE

OVERHANG ABOVE

LOADING

LOADING

GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING LEGEND

- Existing Elevation
- EL 0.94' Proposed Elevation
- FFE 0.94' Finished Floor Elevation
- TW 0.94' Proposed Top of Wall Elevation
- BW 0.94' Proposed Bottom of Wall Elevation
- Area Drain
- Slab Drain
- Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

FOR OFFSITE. REFER TO SA 16-748083

ANDERSON ROAD

PLAN # 39

NOV 06 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/10	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

GRADING
LEVEL 1

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 8:55:28 AM
DRAWN	XL / LC
REVIEWED	GB

DRAWING

L 2.01

PROPERTY LINE

GUARDRAIL, REFER TO ARCHITECTURAL DRAWINGS

EL 45.70'

TW 47.70'

EL 45.70'

AD 45.36'

TW 47.70'

FFE 46.7

FFE 46.7

EL 45.70'

EL 45.70'

AD 44.78'

AD 44.78'

AD 44.78'

OFFICE ROOF AMMENITY DECK EL 45.70'

TW 46.70'

GRADING LEGEND

EL 0.94'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

GRADING GENERAL NOTES

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OLD PROPERTY LINE

PROPERTY LINE

ON-SITE SET-UP

L1 CANOPY

GUARDRAIL, REFER TO ARCHITECTURAL DRAWINGS

PROPERTY LINE

PLAN #40

NOV 06 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND,BC

DRAWING TITLE

GRADING PLAN
LEVEL 4

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 9:45:39 AM
DRAWN	ZL / LC
REVIEWED	GB

DRAWING

L 2.02

GRADING LEGEND

EL 0.94'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

GRADING GENERAL NOTES

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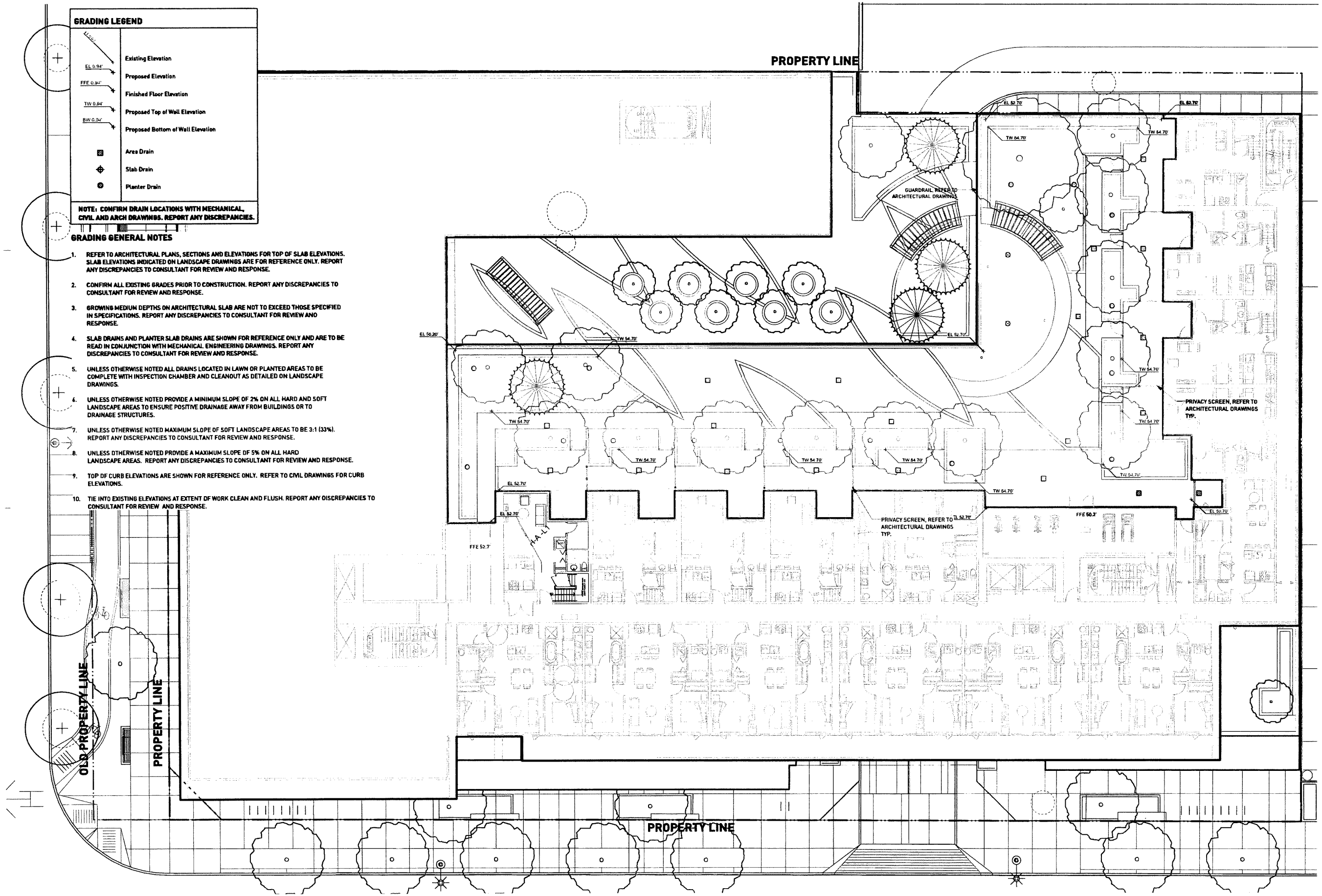

PLAN # 41

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/10/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
GRADING PLAN
LEVEL 5

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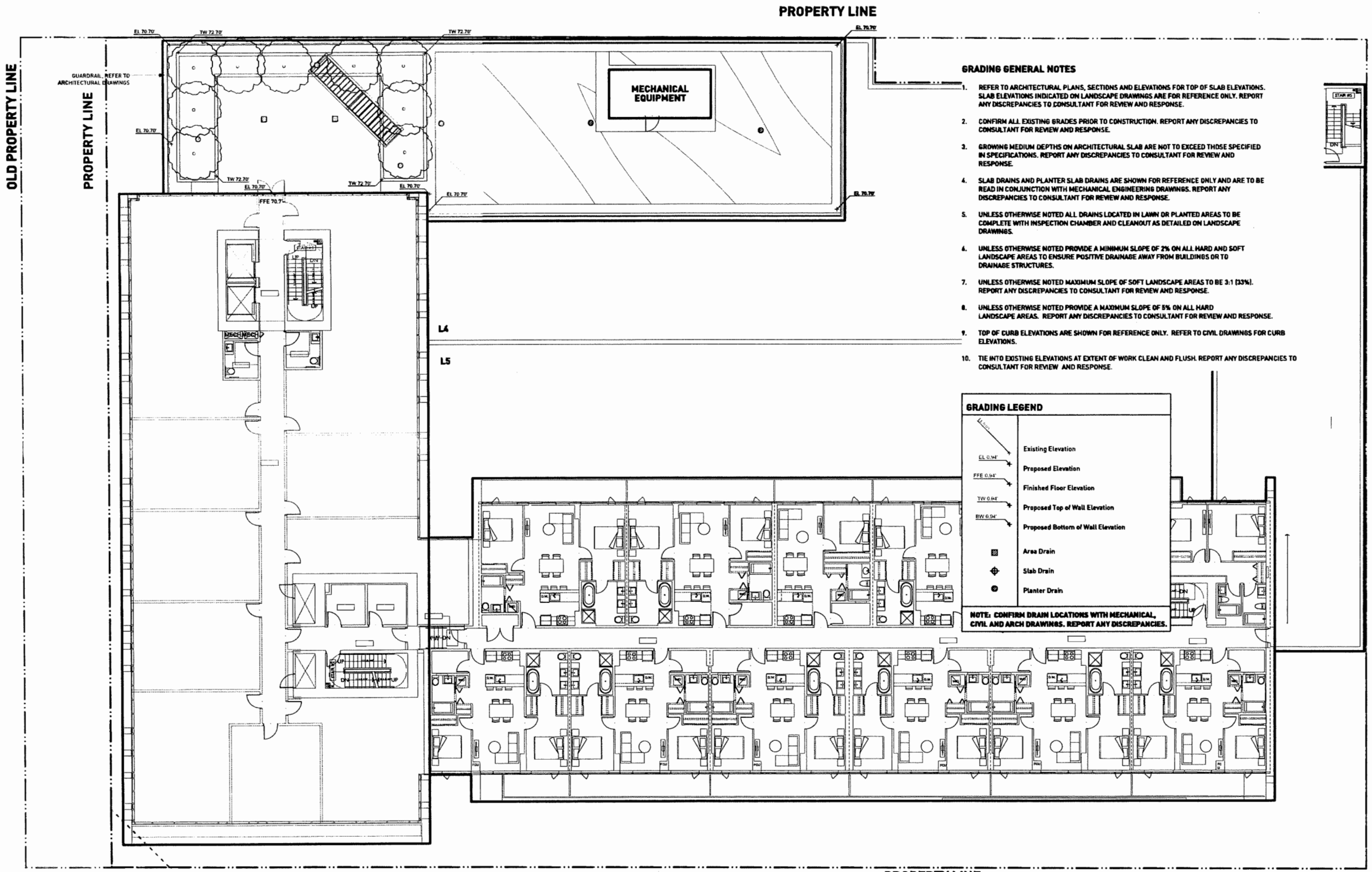
NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 8:45:39 AM
DRAWN	ZL / LC
REVIEWED	GB

DRAWING
L 2.03


PROPERTY LINE
OLD PROPERTY LINE
PROPERTY LINE
GUARDRAIL, REFER TO ARCHITECTURAL DRAWINGS
EL. 70.70'
TW 72.70'
EL. 70.70'
TW 72.70'
EL. 70.70'
TW 72.70'
EL. 70.70'
EL. 70.70'
MECHANICAL EQUIPMENT
EL. 70.70'
EL. 70.70'
FFE 70.7'
L4
L5
STAIR #5
DN
MECH/ELEC
FAN
DN
UP
DN
DN
DN

GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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GRADING LEGEND

- EL 0.94' — Existing Elevation
- FFE 0.94' — Proposed Elevation
- TW 0.94' — Finished Floor Elevation
- BW 0.94' — Proposed Top of Wall Elevation
- Area Drain
- Slab Drain
- Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

PROPERTY LINE

OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

GUARDRAIL, REFER TO ARCHITECTURAL DRAWINGS

TOP 76.70'
EL 73.70'

EL 73.70'

STAIR #5

EL 73.70'
DN

TW 76.70'

TW 76.70'

EL 73.70'

TW 76.70'

TW 75.70'

TW 75.27'

EL 73.70'

BS 72.70'
TW 75.70'
TS 73.70'

TW 75.70'

EL 73.70'

PRIVATE PATIO

TW 78.77'
TW 74.70'

TW 74.70'

GUARDRAIL, REFER TO ARCHITECTURAL DRAWI

TW 76.70'
TW 76.70'

TW 74.70'

FFE 72.7'

EL 72.70'

TW 74.70'

TOP 73.87'
TOP 73.87'

L4 BELOW

FW DN

PLAN # 43 NOV 06 2018 DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/10/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
GRADING PLAN
LEVEL 7

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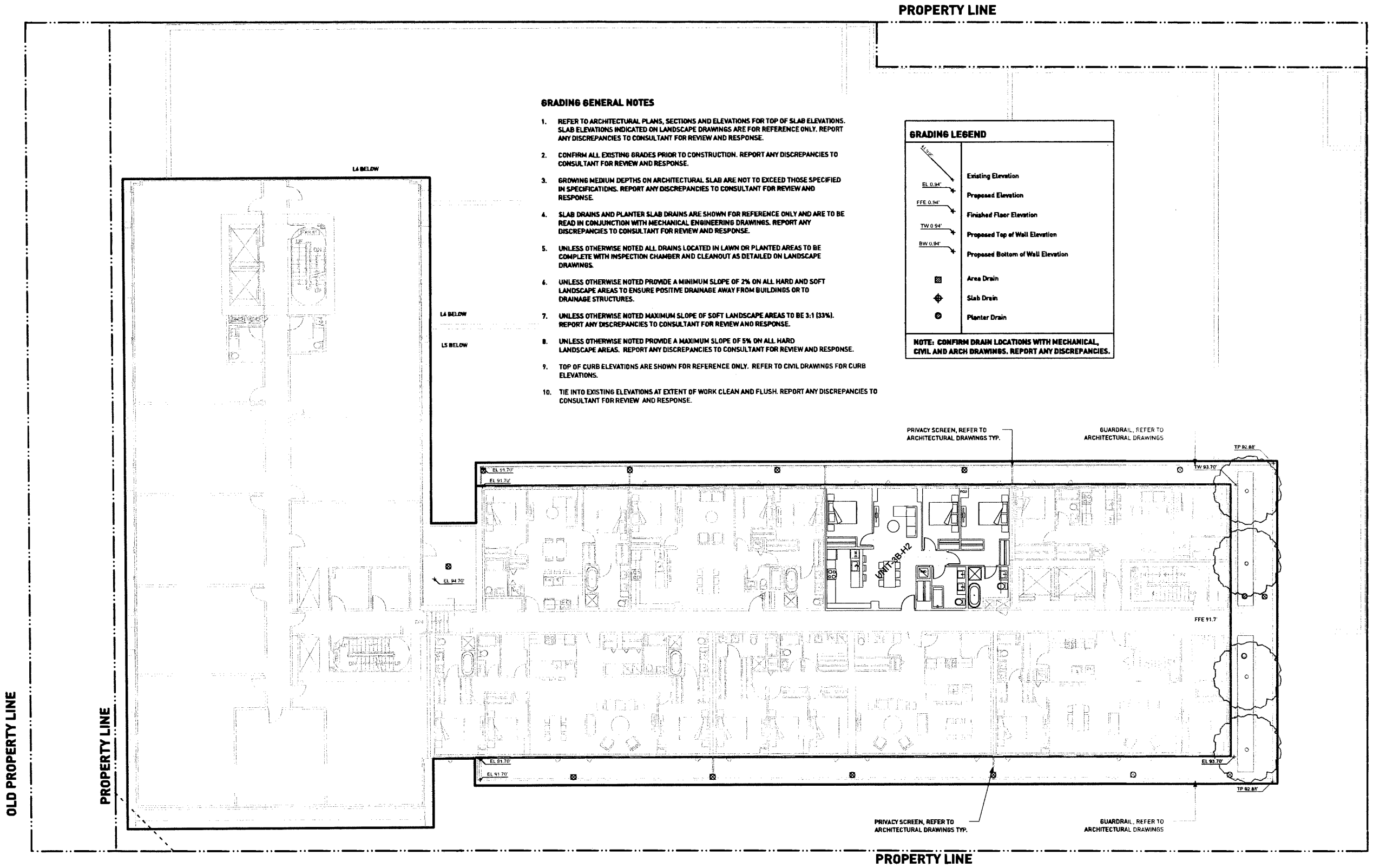
NORTH | SCALE 3/32" = 1'

PROJECT NO. 14104
DATE
FILE NAME 17080 BP PLAN.vwx
PLOTTED 18-8-28 at 9:45:39 AM
DRAWN ZL / LC REVIEWED BB

DRAWING
L 2.05



GRADING GENERAL NOTES

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GRADING LEGEND

EL 0.94'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

PLAN #44 NOV 0 6 2018 DP 15-708092

PWL partnership

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F 604.688.8112

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised KZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
GRADING PLAN
LEVEL 9

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 8:45:39 AM
DRAWN	ZL / LC REVIEWED BB

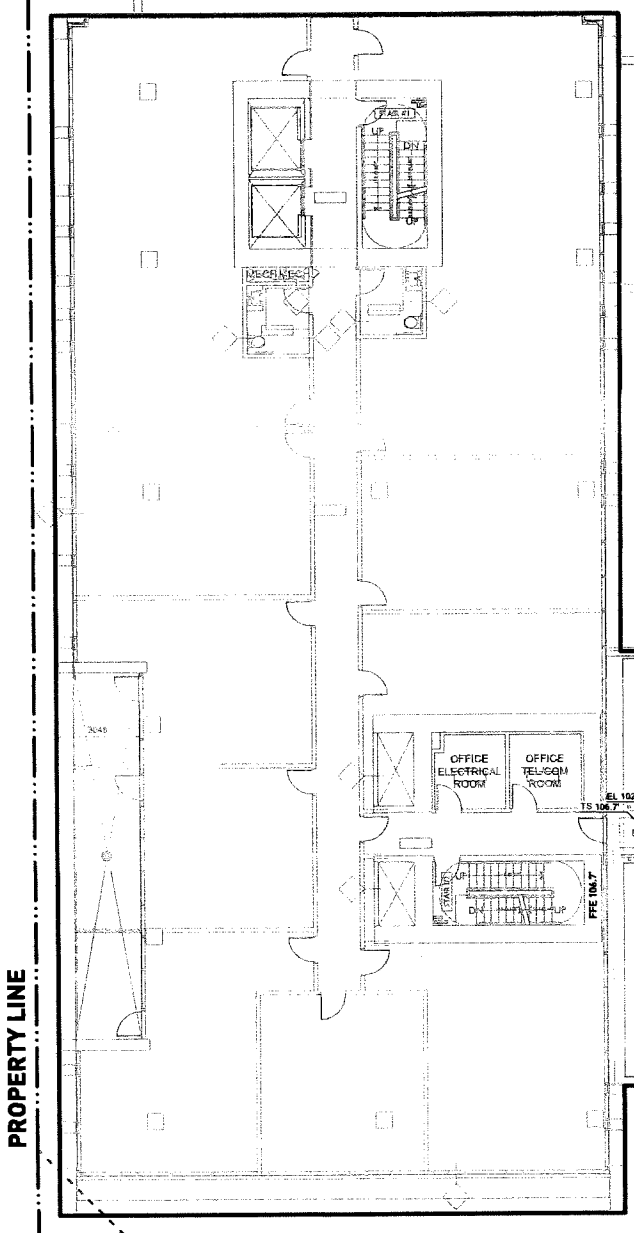
DRAWING
L 2.06

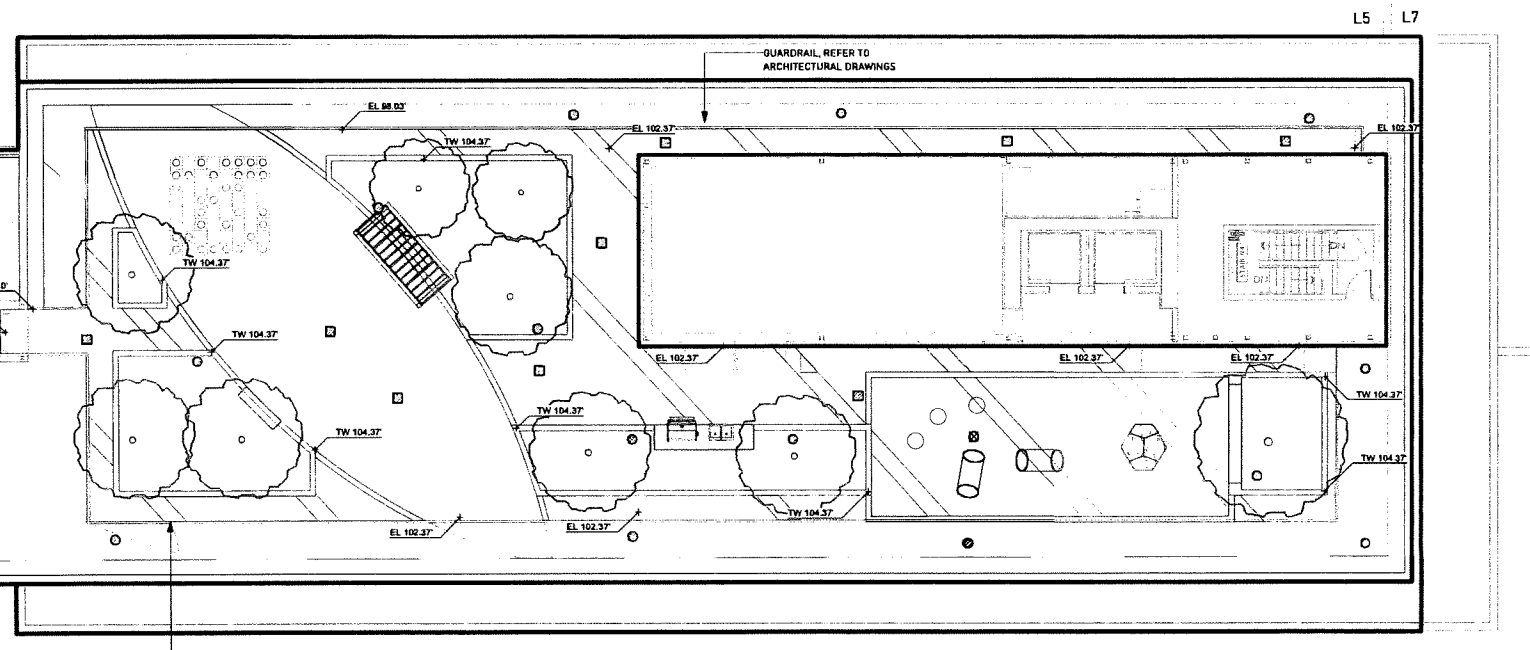
PROPERTY LINE

OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE





GRADING GENERAL NOTES

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GRADING LEGEND

EL 0.94'	Existing Elevation
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FFE 0.94'	Finished Floor Elevation
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	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

PLAN #45

NOV 06 2018

DP 15-708092

PWL partnership

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F 604.688.6112

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ISSUANCE AND ISSUES		
NO.	DATE	DESCRIPTION
01	2018/08/10	Sec 20171130 drawings for previous issuance
02	2018/09/10	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

GRADING PLAN
LEVEL 11

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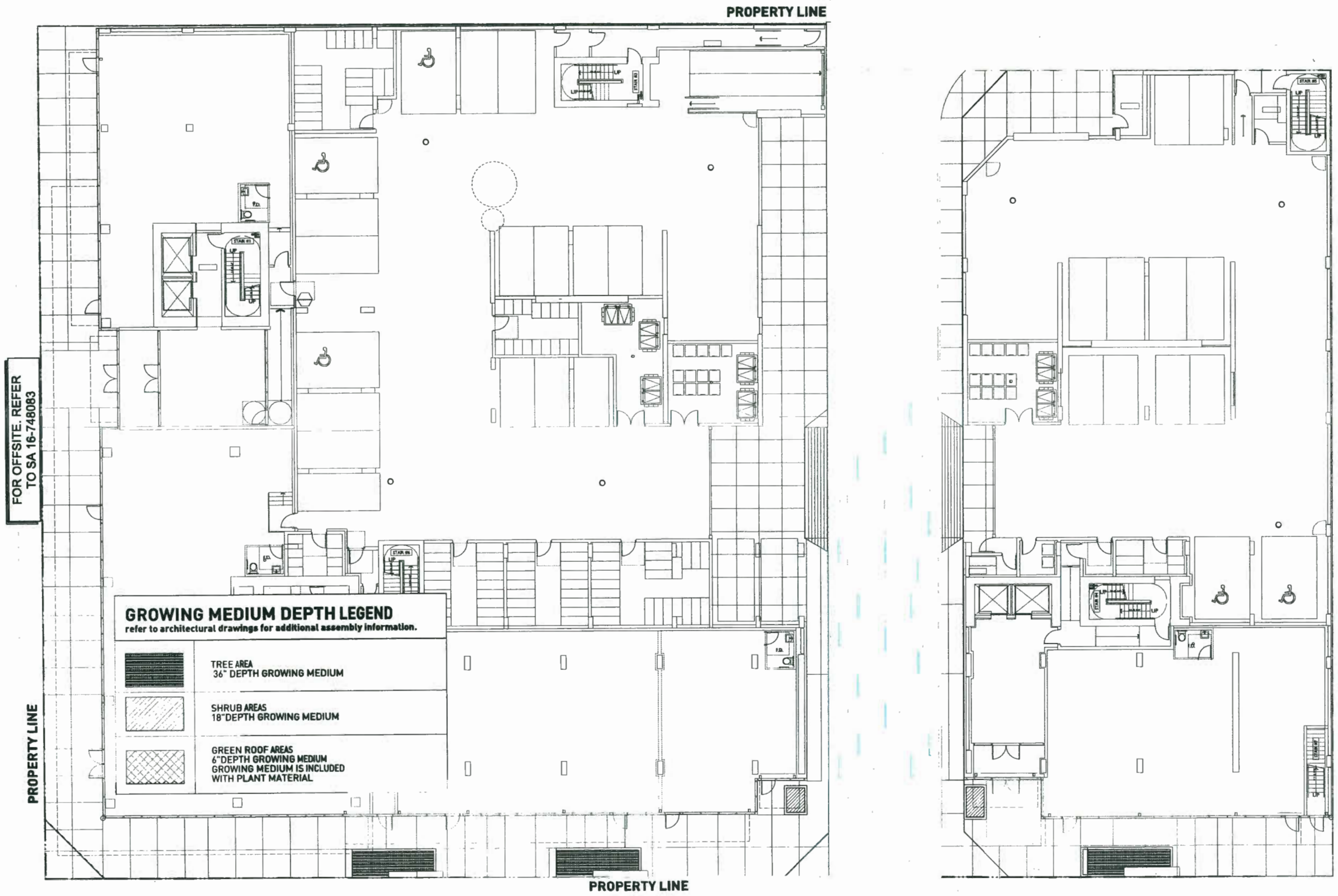
NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 9:45:38 AM
DRAWN	ZL / LC
REVIEWED	GB

DRAWING

L 2.07



PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous insurance
02	2018/08/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

GROWING MEDIUM
DEPTH DIAGRAM
LEVEL 1

NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 9:45:39 AM
DRAWN	ZL / LC REVIEWED BB
DRAWING	

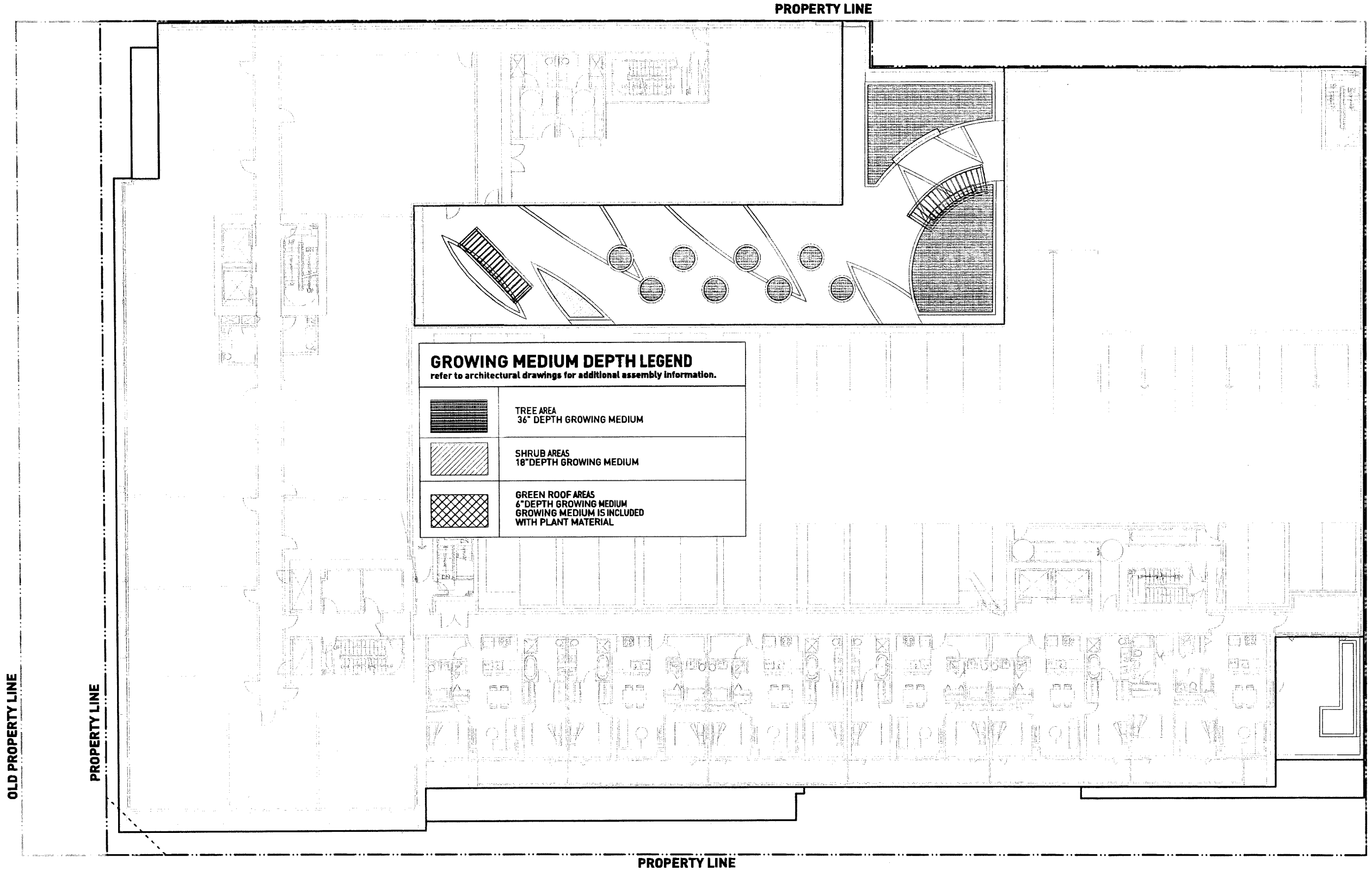
FOR OFFSITE. REFER TO SA 16-748083

PLAN #46

NOV 0 6 2018

DP 15-708092

L 3.01



PLAN # 47 NOV 0 6 2018 DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/16	See 20171130 drawings for previous issuance
02	2018/09/14	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
GROWING MEDIUM DEPTH DIAGRAM LEVEL 4

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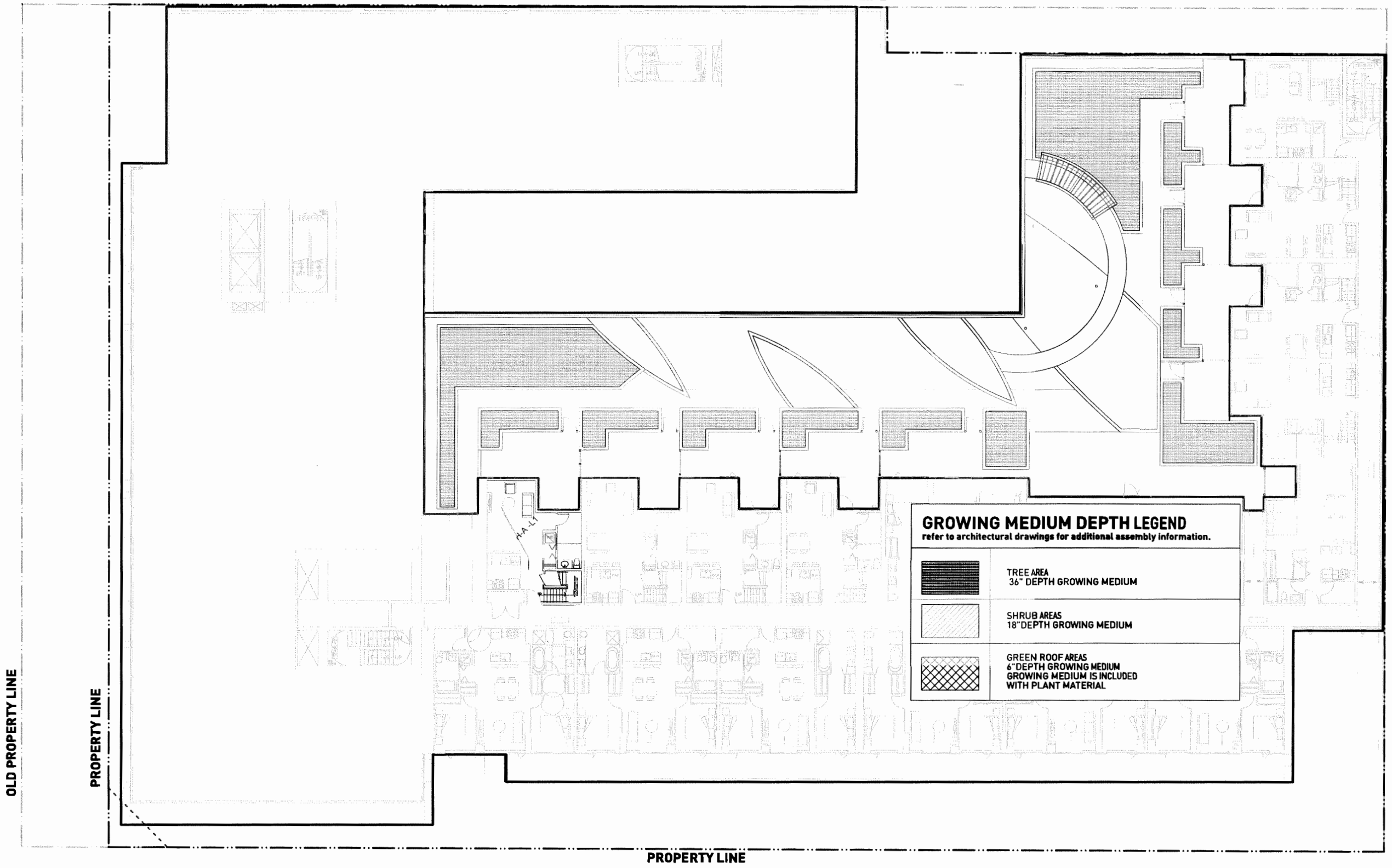
NORTH | SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 9:45:39 AM
DRAWN	ZL / LC REVIEWED BB

DRAWING
L 3.02



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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
GROWING MEDIUM DEPTH DIAGRAM LEVEL 5

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NORTH
SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 9:45:38 AM
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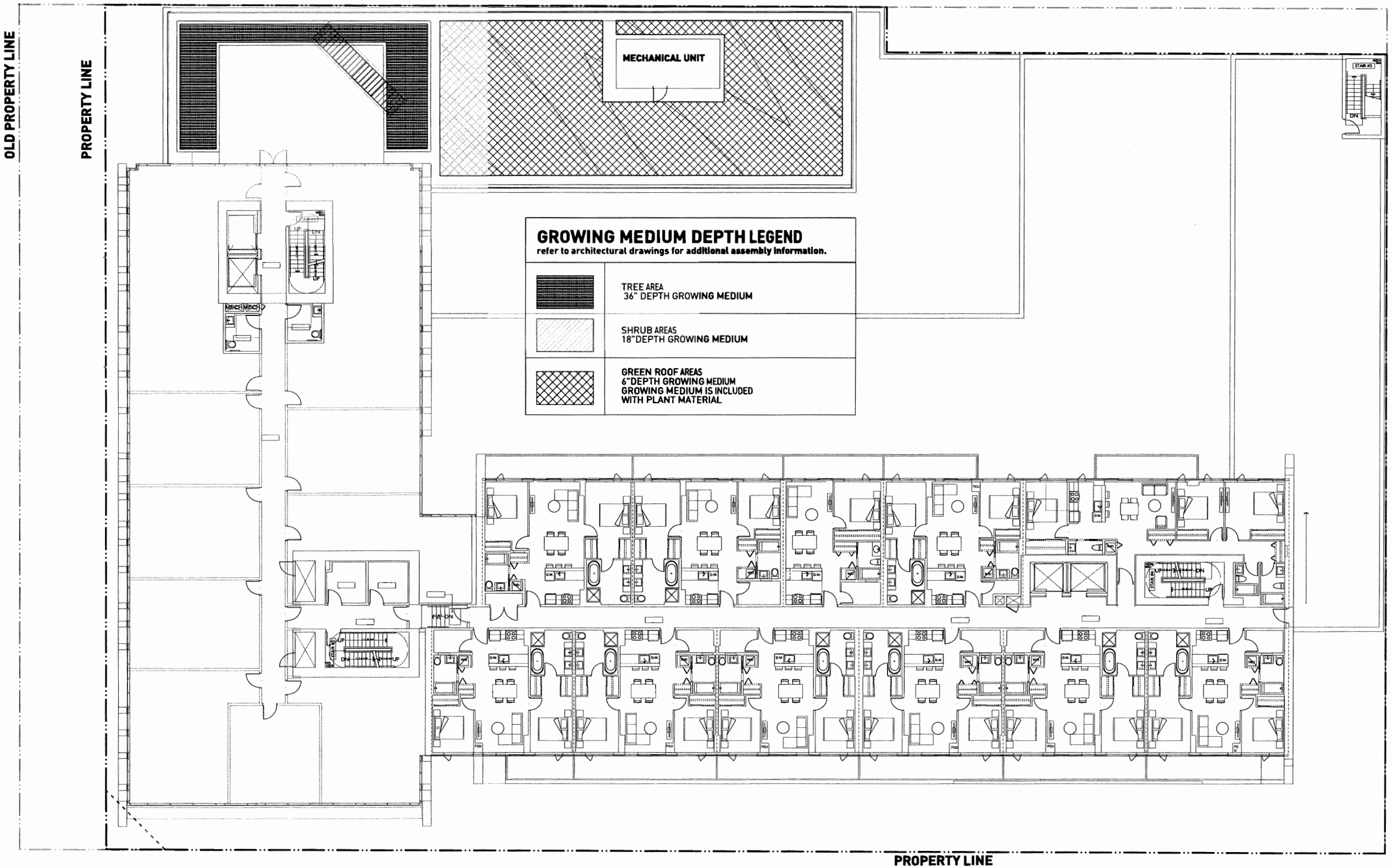
L 3.03

PLAN # 48
NOV 0 6 2018
DP 15-708092

PROPERTY LINE

OLD PROPERTY LINE

PROPERTY LINE



GROWING MEDIUM DEPTH LEGEND

refer to architectural drawings for additional assembly information.

	TREE AREA 36" DEPTH GROWING MEDIUM
	SHRUB AREAS 18"DEPTH GROWING MEDIUM
	GREEN ROOF AREAS 6"DEPTH GROWING MEDIUM GROWING MEDIUM IS INCLUDED WITH PLANT MATERIAL

PROPERTY LINE

PLAN # 49 NOV 0 6 2018 DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

GROWING MEDIUM
DEPTH DIAGRAM
LEVEL 6

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NORTH

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PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-26 at 8:45:39 AM
DRAWN	ZL / LC REVIEWED GB

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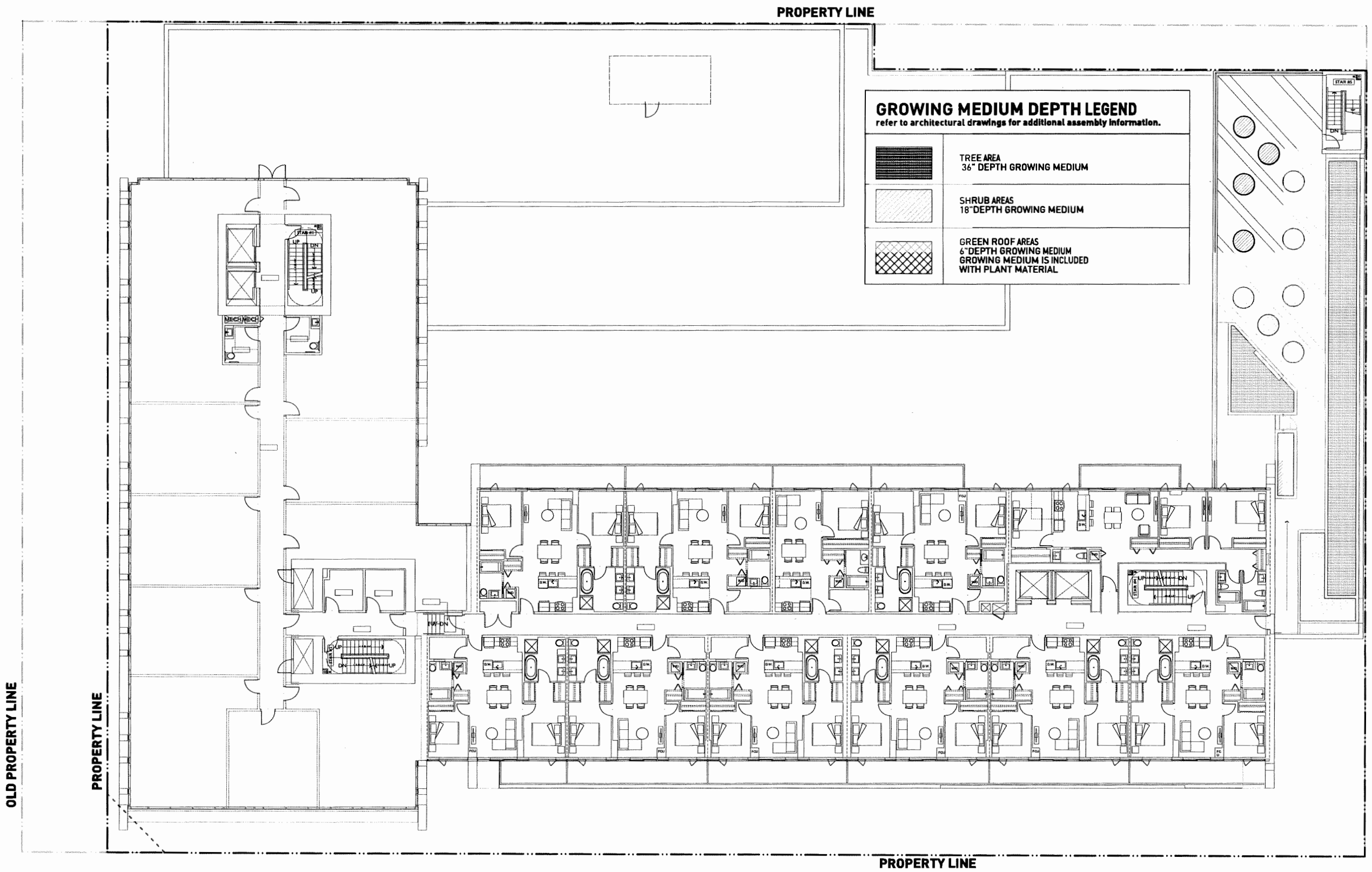
L 3.04



GROWING MEDIUM DEPTH LEGEND

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	SHRUB AREAS 18"DEPTH GROWING MEDIUM
	GREEN ROOF AREAS 6"DEPTH GROWING MEDIUM GROWING MEDIUM IS INCLUDED WITH PLANT MATERIAL

PLAN #50 NOV 06 2018 DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous insurance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

GROWING MEDIUM DEPTH DIAGRAM LEVEL 7

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NORTH

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FILE NAME	17080 BP PLAN.vwx
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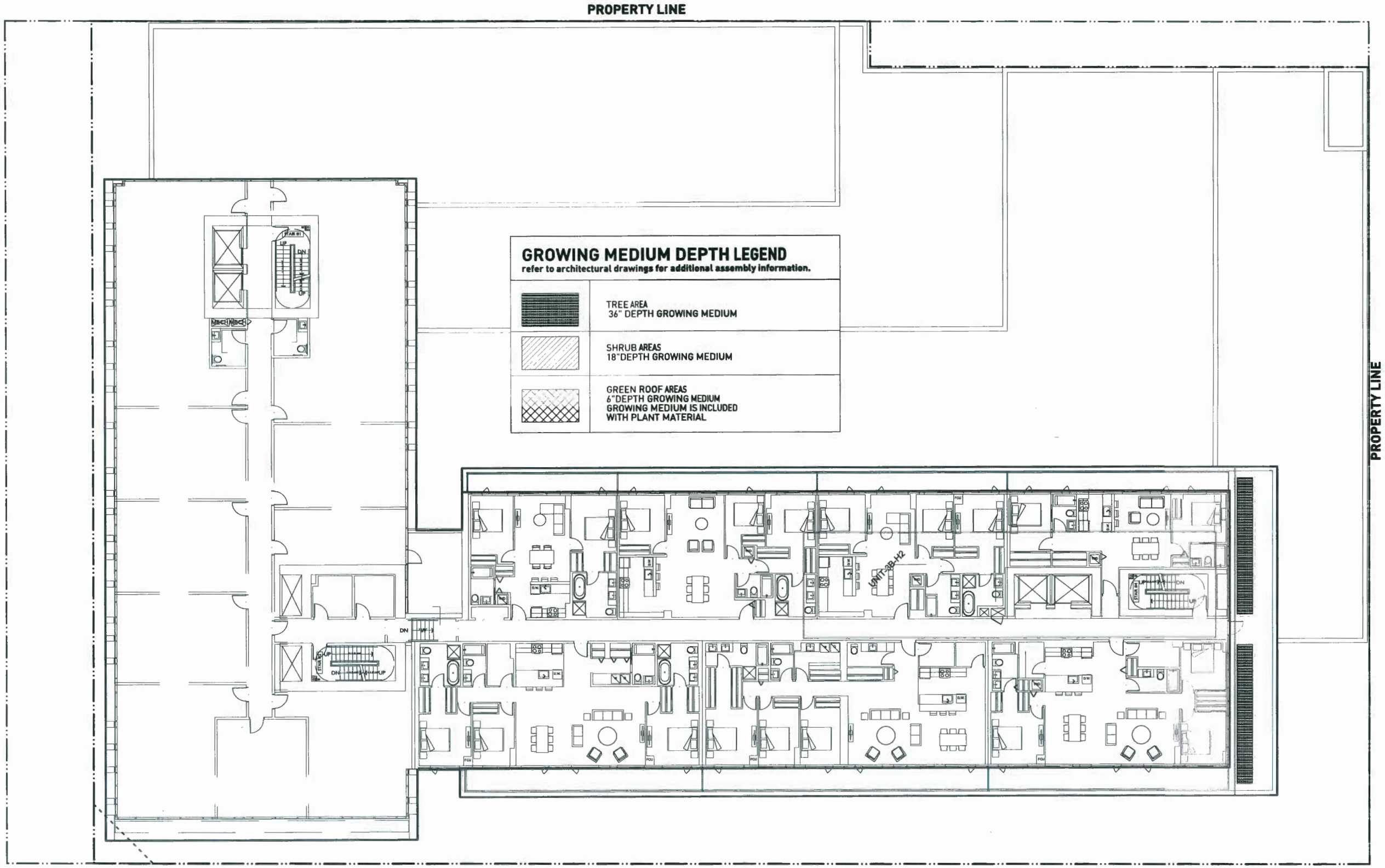
DRAWING

L 3.05

PROPERTY LINE



GROWING MEDIUM DEPTH LEGEND

refer to architectural drawings for additional assembly information.

	TREE AREA 36" DEPTH GROWING MEDIUM
	SHRUB AREAS 18"DEPTH GROWING MEDIUM
	GREEN ROOF AREAS 6"DEPTH GROWING MEDIUM GROWING MEDIUM IS INCLUDED WITH PLANT MATERIAL

PROPERTY LINE

PLAN # 51

NOV 0 6 2018

DP 15-708092

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01	2018/09/18	See 20171130 drawings for previous issuance
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PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
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DRAWING TITLE

GROWING MEDIUM DEPTH DIAGRAM LEVEL 9

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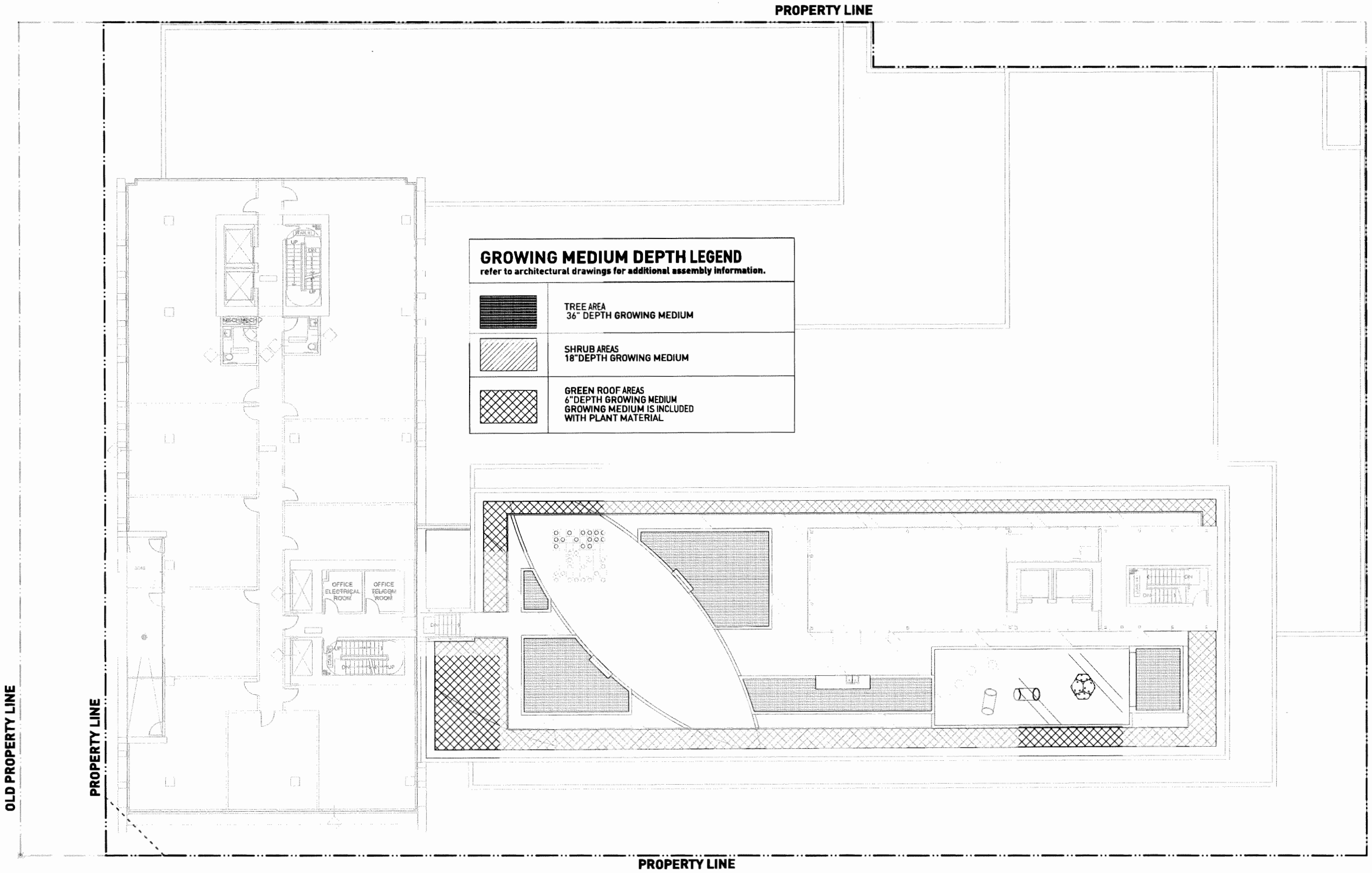
DRAWING

L 3.06



GROWING MEDIUM DEPTH LEGEND

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PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

GROWING MEDIUM
DEPTH DIAGRAM
LEVEL 11

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FILE NAME	17080 BP PLAN.vwx
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DRAWING

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Plant List

Hertune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
APL	30	Acer palmatum 'Green'	Green Japanese Maple	---	As Shown	B&B, Specimen and densely branched, no included bark
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B, Multi-stemmed, dense tree
CBF	4	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	5 cm cal. (2" cal.)	As Shown	B&B, Dense plant, good branching within 2' (0.6 m) of ground
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. (2 1/2" cal.)	As Shown	B&B, Well branched, dense tree, 6' (1.8 m) std.
POR	5	Picea omorika	Serbian Spruce	3.5 m ht. (11'-6" ht.)	As Shown	B&B, Well branched, dense tree
PCN	1	Pinus contorta	Shore Pine	4.0 m ht. (12'0" ht.)	As Shown	B&B, Well branched, dense tree, nursery grown
SPS	9	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
TPL	1	Thuja plicata	Western Red Cedar	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree, nursery grown
		Shrubs				
BMW	212	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm (15")	Well established
LPL	140	Lonicera pileata	Privet Honeysuckle	#2 pot	45cm (18")	30 cm (12") spread
REL	51	Rhododendron 'Elizabeth'	Elizabeth Rhododendron	#3 pot	75 cm (30")	Well established
SHH	131	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established
SJP	244	Skimmia japonica	Japanese Skimmia	---	60cm (24")	Well established
TXM	110	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.5m	60cm (24")	Well established, dense hedging plant / B & B
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.8m	60 cm (14")	Well established, dense hedging plant / B & B
VDV	65	Viburnum davidii	David Viburnum	#3 pot	60cm (24")	Well established
		Ground Cover				
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	38cm (15")	15cm (4") leads. Minimum 3 leads
PTM	639	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
		Perennials				
GMC	250	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm (15")	Well established
HNR	120	Helleborus niger	Christmas Rose	#1 pot	45 cm (18")	Well established
LHI	265	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm (16")	Well established
RBG	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm (18")	Well established
SLA	185	Stachys lanata	Lamb's Ear	#1 pot	38 cm (15")	Well established
		Ornamental Grasses				
CID	599	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm (15")	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	60 cm (24")	Well established
SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm (30")	Well established
		Ferns				
BSP	53	Blechnum spicant	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown
PMU	88	Polystichum munitum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
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GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

PLANT DETAILS

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SCALE: NTS

PROJECT NO.	
DATE	AUG 2015
FILE NAME	17080 BP PLAN.vwx
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DRAWING

L 4.01

PLAN # 53

NOV 0 6 2018

DP 15-708092

PROPERTY LINE

OLD PROPERTY LINE

FOR OFFSITE. REFER TO SA 16-748083

PROPERTY LINE

PLANTING GENERAL NOTES

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GENERAL NOTES

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8/RBG
13/AUV
10/LHI
5/SGG
1/SPS
15/BMW

PROPERTY LINE

OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

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ANDERSON ROAD

PLAN # 54

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/10	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANTING PLAN
LEVEL 1

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NORTH

SCALE 3/32"=1'-0"

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DATE	AUG 2018
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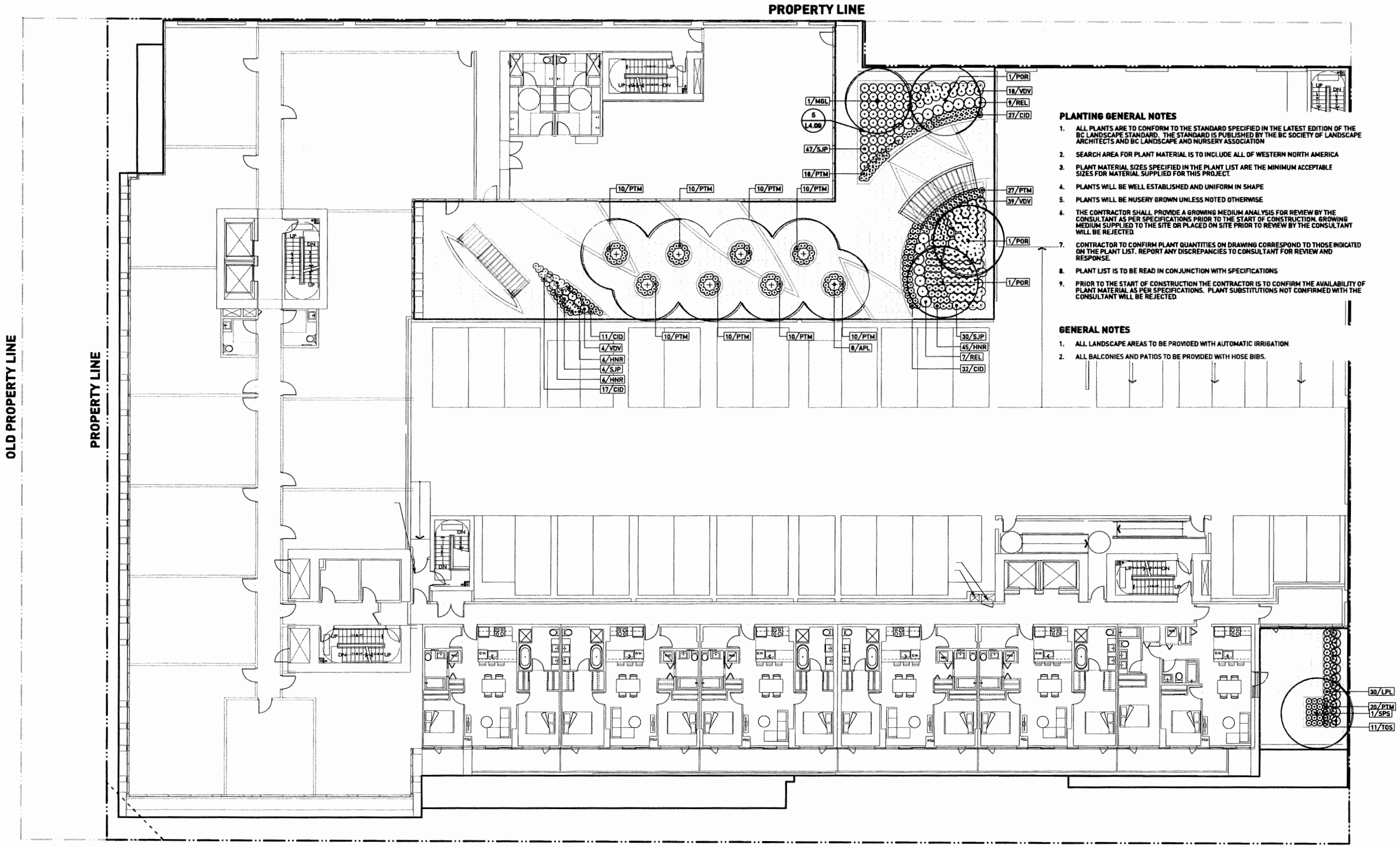

PLANTING GENERAL NOTES

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/nn/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANTING PLAN
LEVEL 4

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NORTH
SCALE 3/32"=1'-0"

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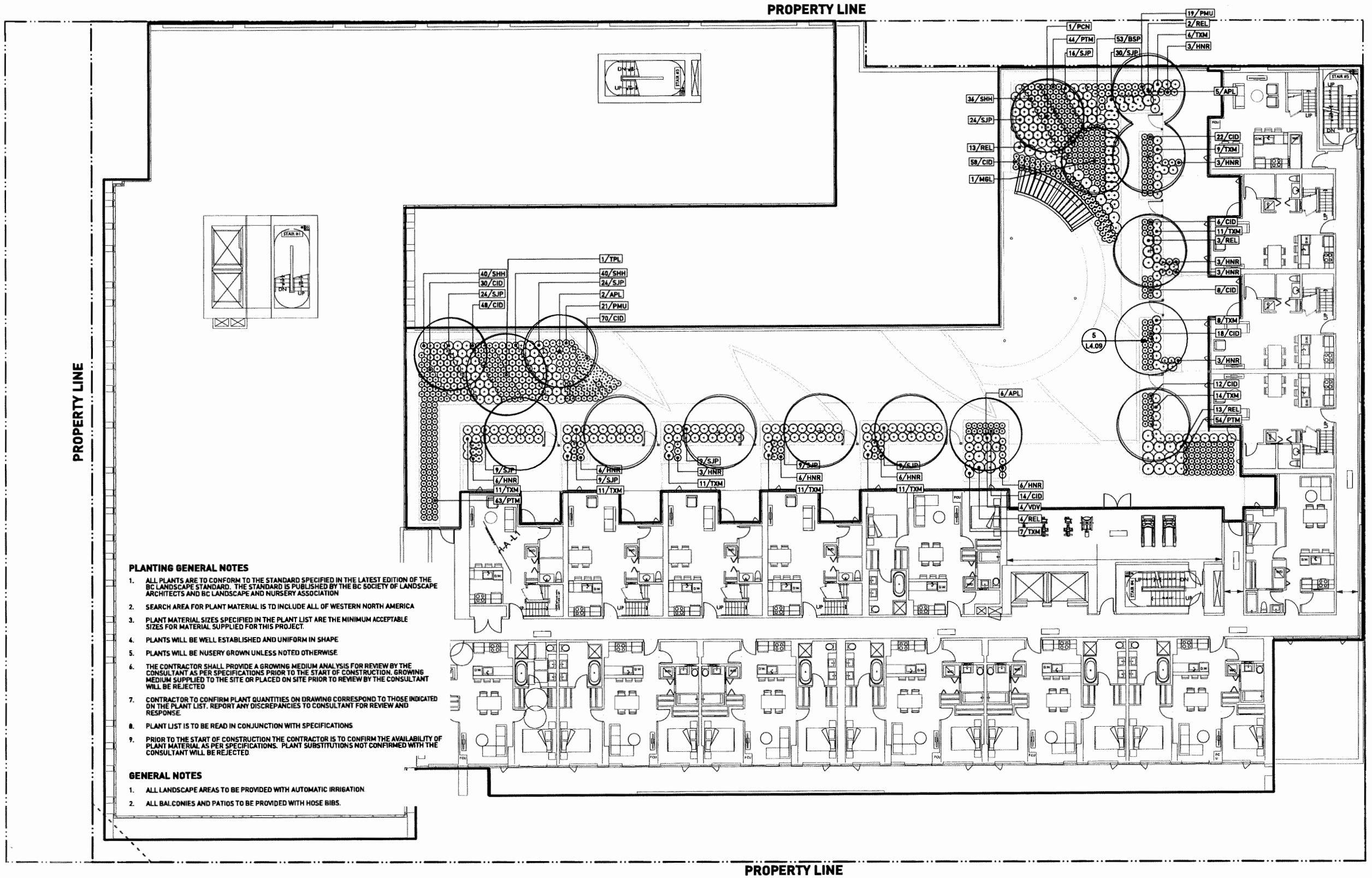

PLANTING GENERAL NOTES

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/OCT/18	See 20171130 drawings for previous issuance
02	2018/OCT/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

PLANTING PLAN
LEVEL 5

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NORTH

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DATE AUG 2015

FILE NAME 17080 BP PLAN.vwx

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DRAWING

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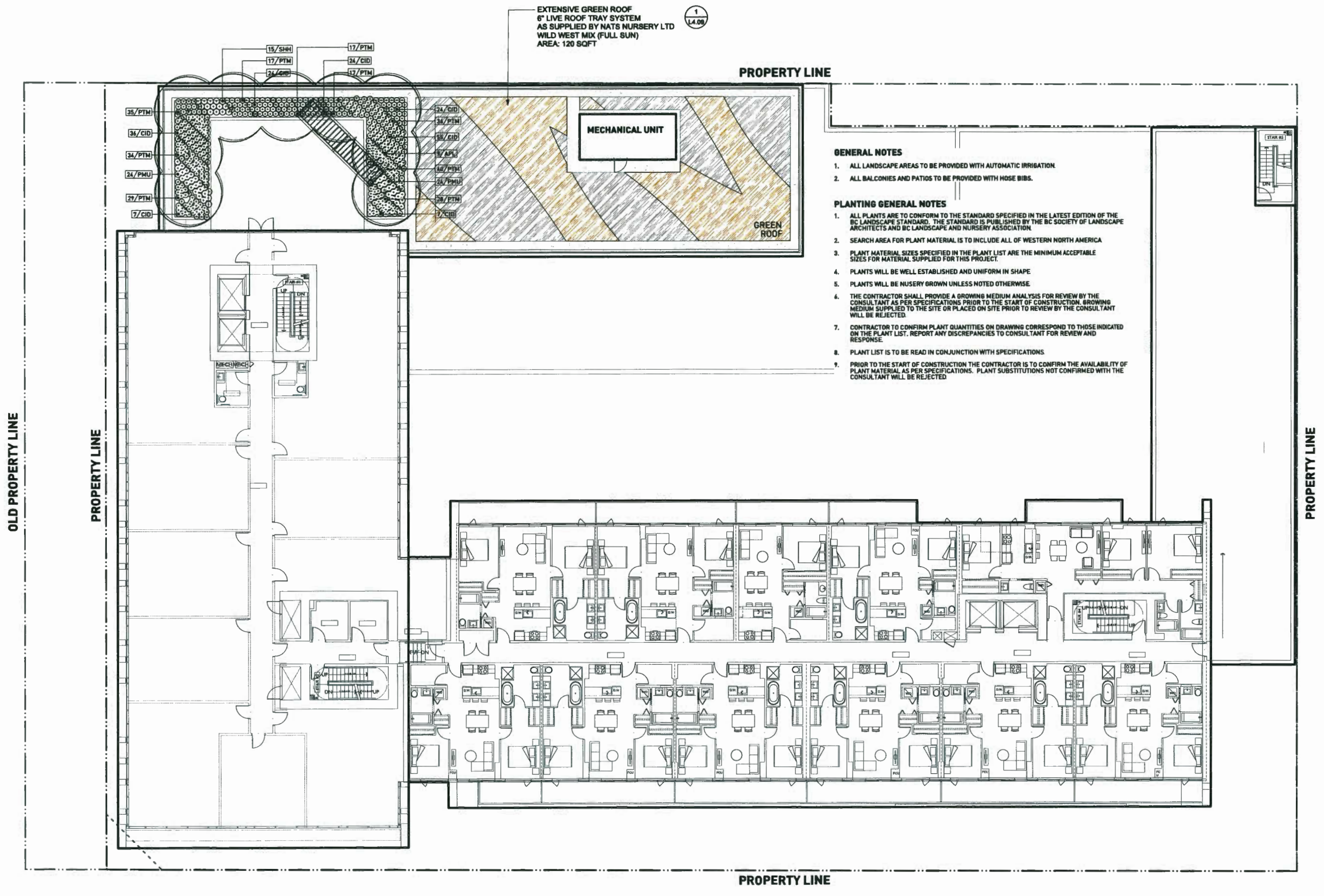

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7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED

PLAN # 57 NOV 0 6 2018 DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANTING PLAN
LEVEL 6

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NORTH
SCALE 3/32"=1'-0"

PROJECT NO.
DATE AUG 2015
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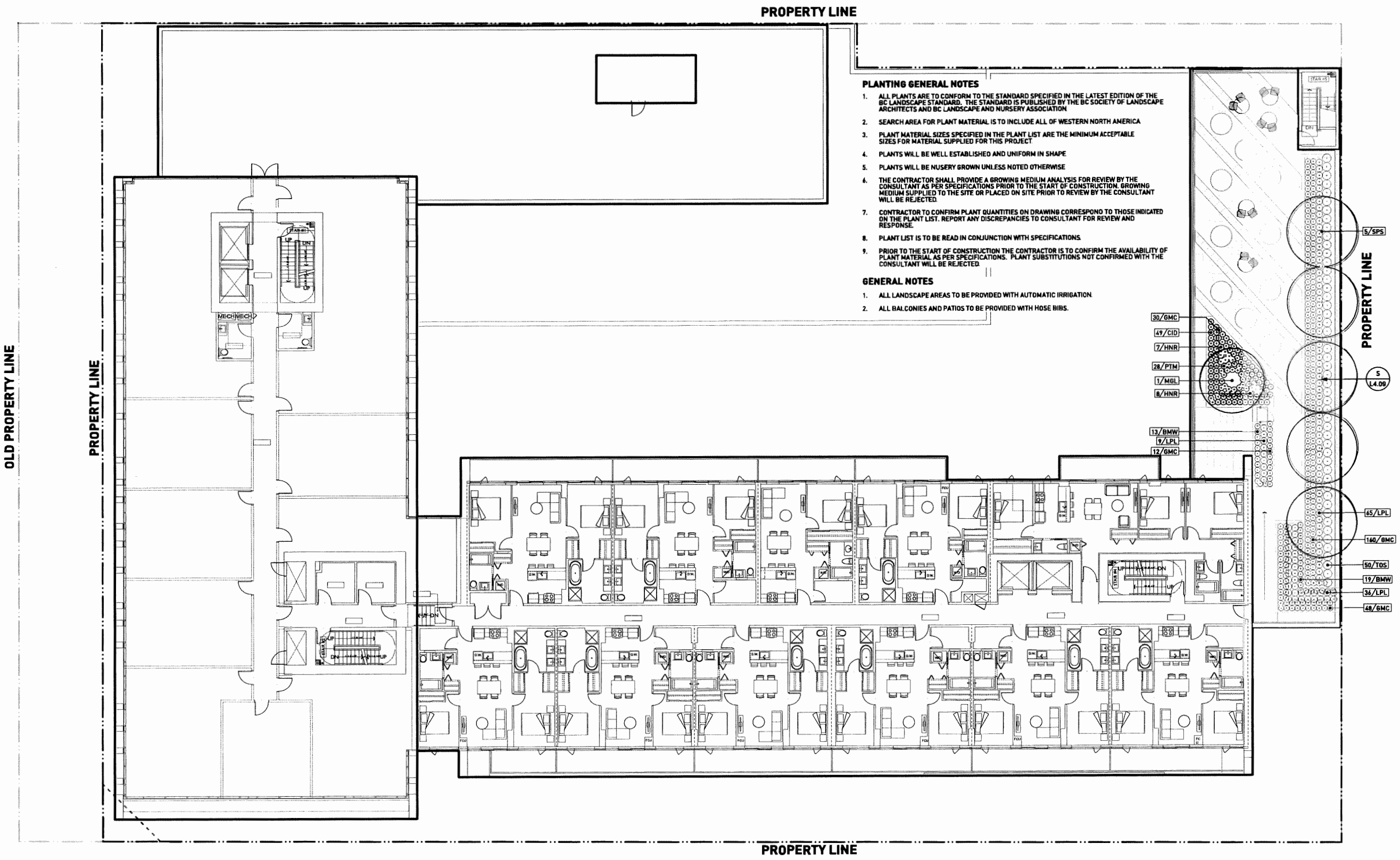

PLAN #58

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANTING PLAN
LEVEL 7

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NORTH
SCALE 3/32"=1'-0"

PROJECT NO.	
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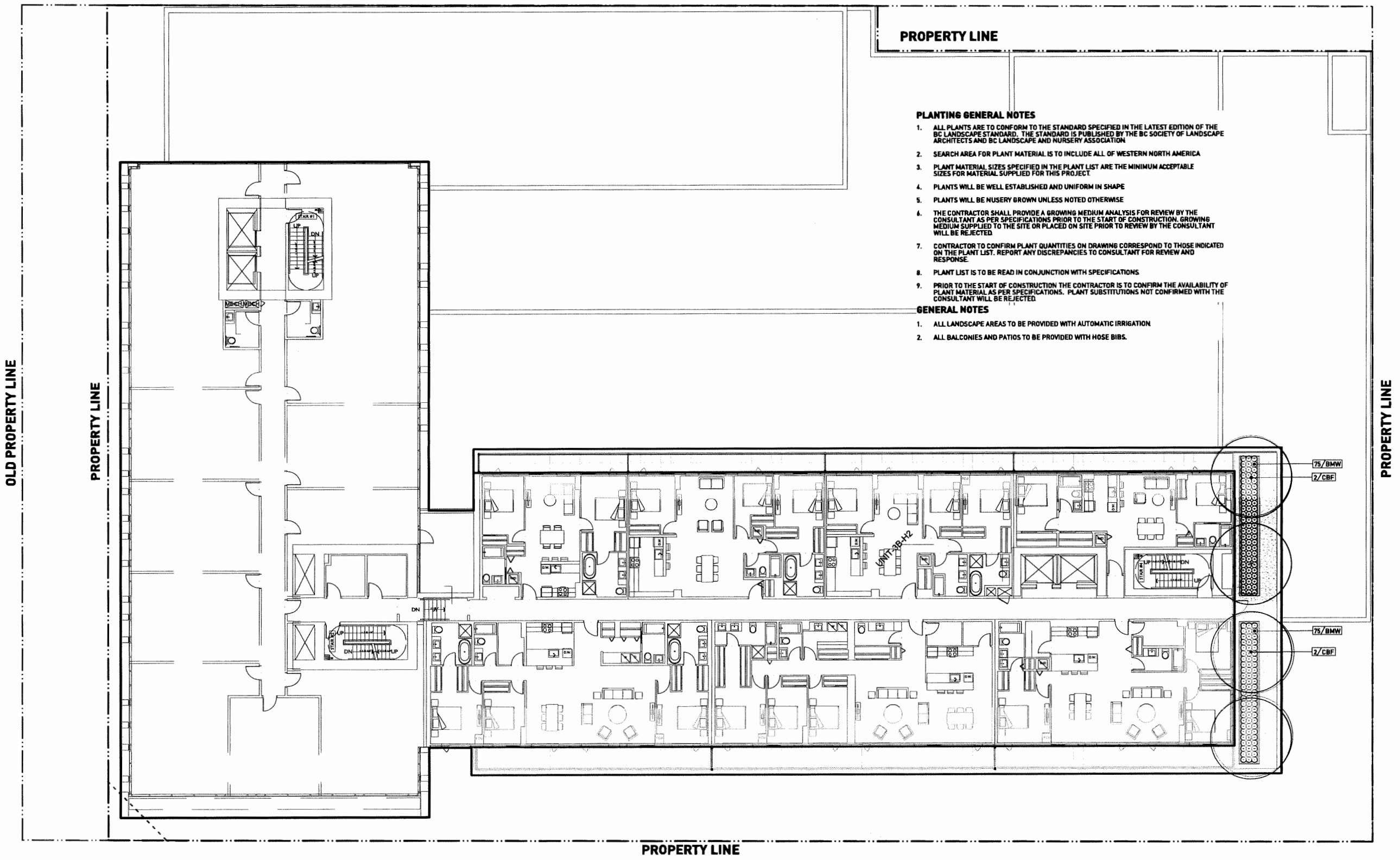

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE
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 PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLAN # 59

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANTING PLAN
LEVEL 9

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NORTH | SCALE

PROJECT NO.
DATE
FILE NAME 17080 BP PLAN.vwx
PLOTTED 18-9-20 at 8:45:40 AM
DRAWN | REVIEWED
DRAWING

L 4.07

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLANTING GENERAL NOTES

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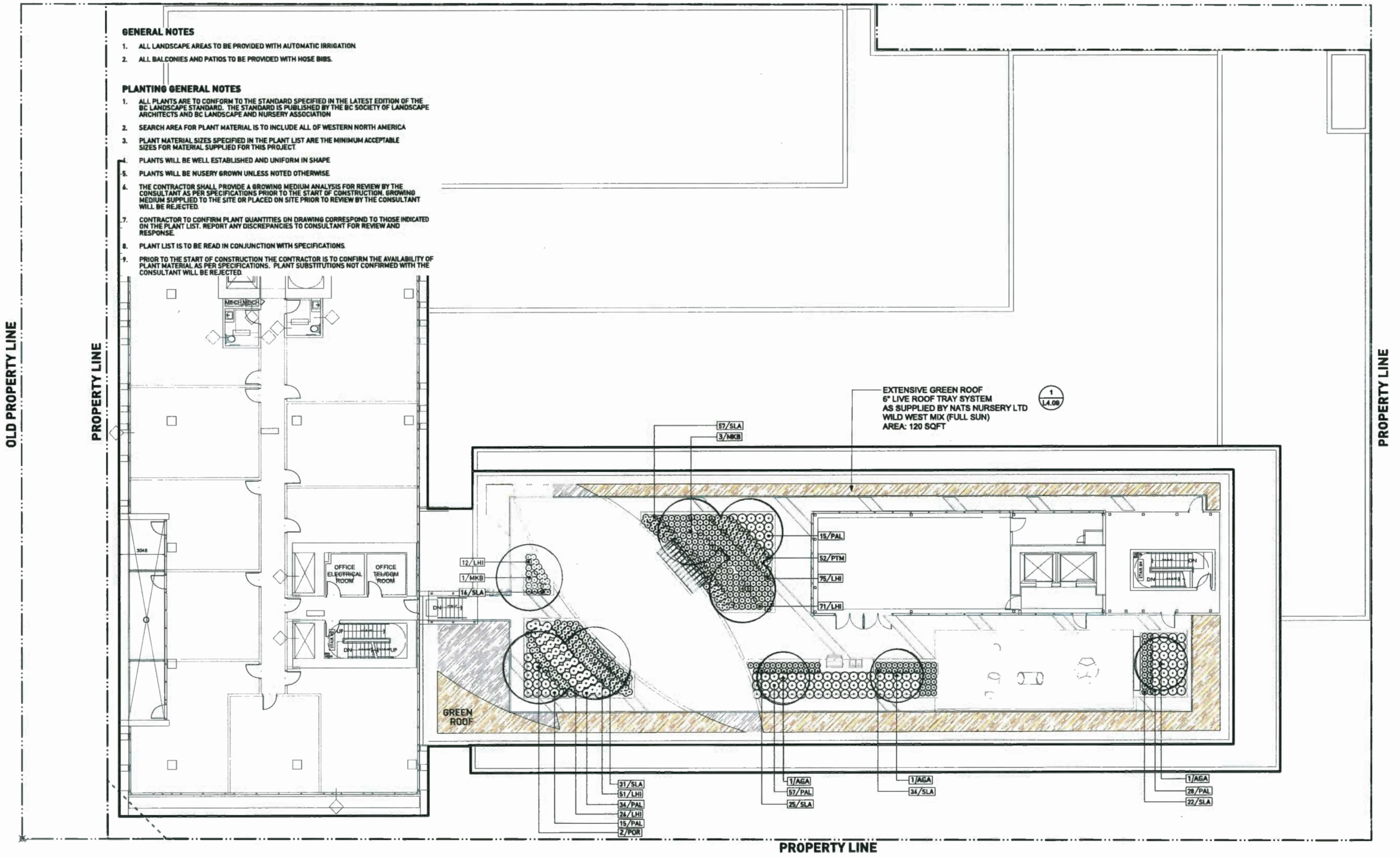

PLAN 960 NOV 0 6 2018 DP 18-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/10	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANTING PLAN
LEVEL 11

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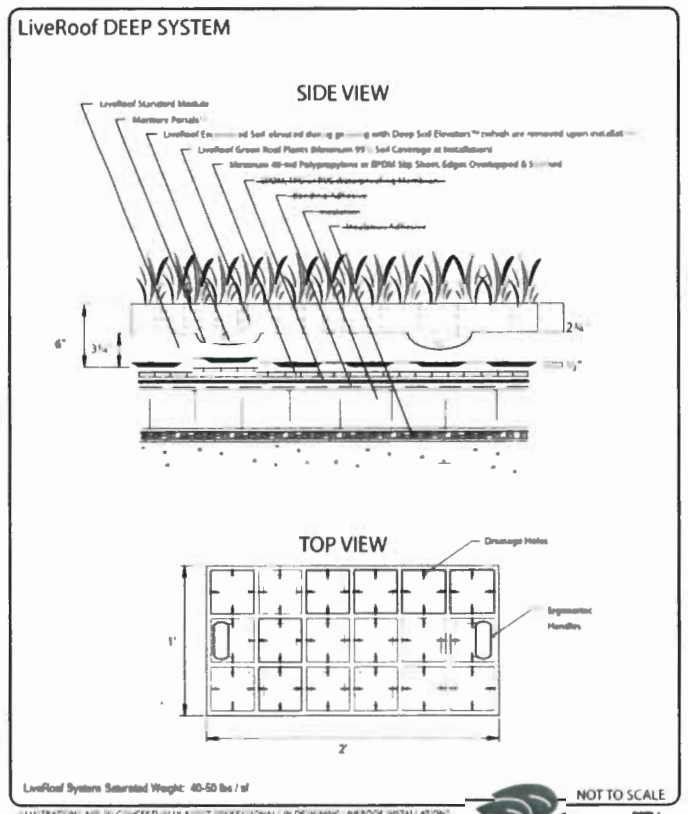
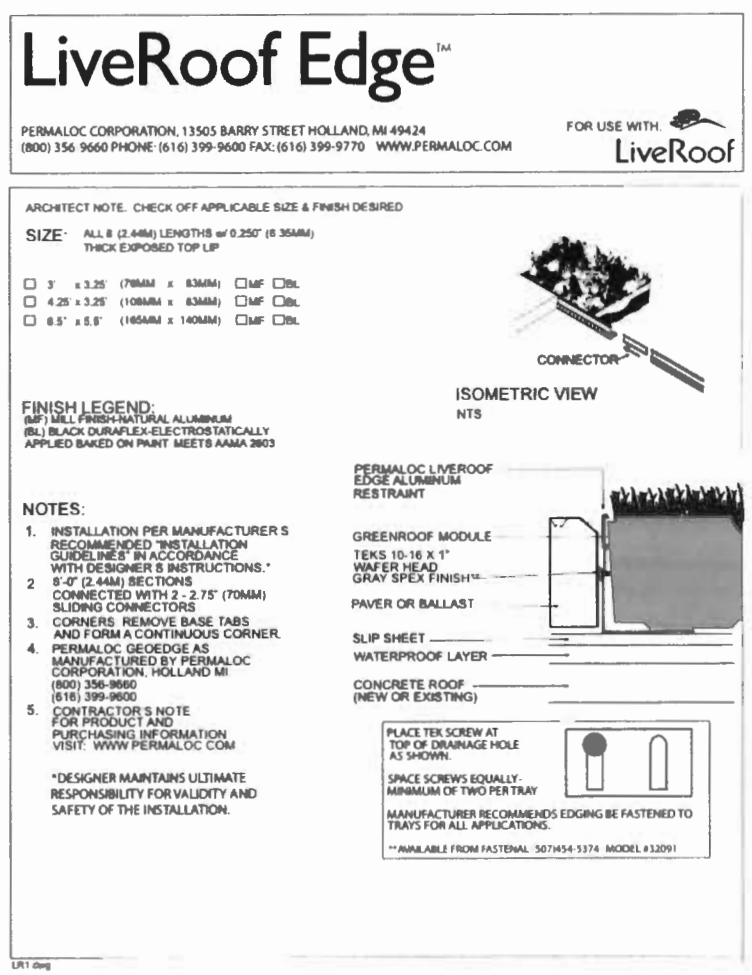
NORTH | SCALE 3/32"=1'-0"

PROJECT NO.	
DATE	AUG 2018
FILE NAME	17080 SP PLAN.vwx
PLOTTED	18-9-20 at 8:45:40 AM
DRAWN	ZL REVIEWED GB

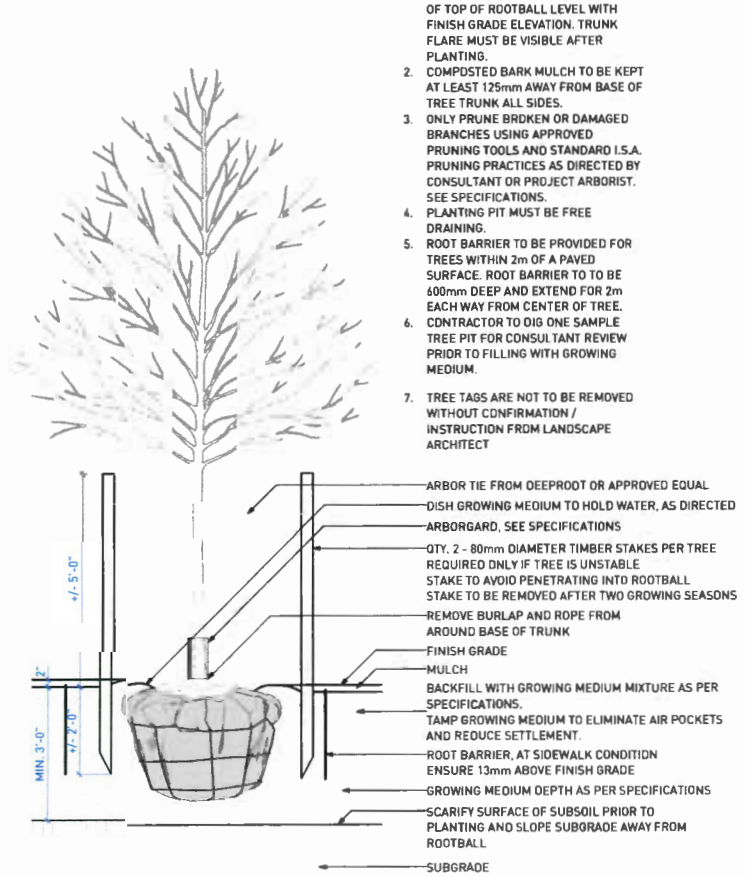
DRAWING NO.
L 4.08



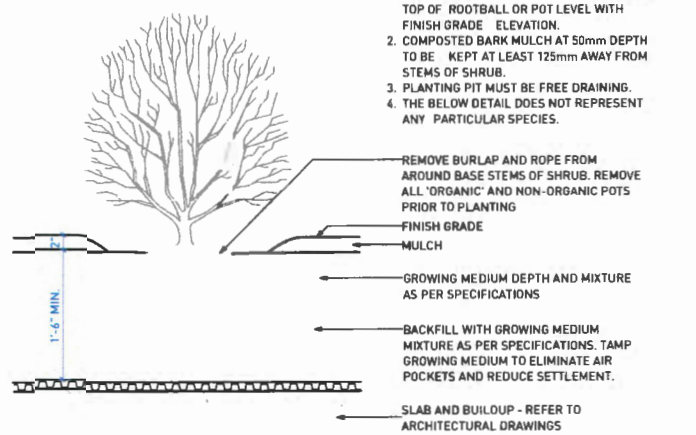
1 **GREEN ROOF DETAIL**
NTS



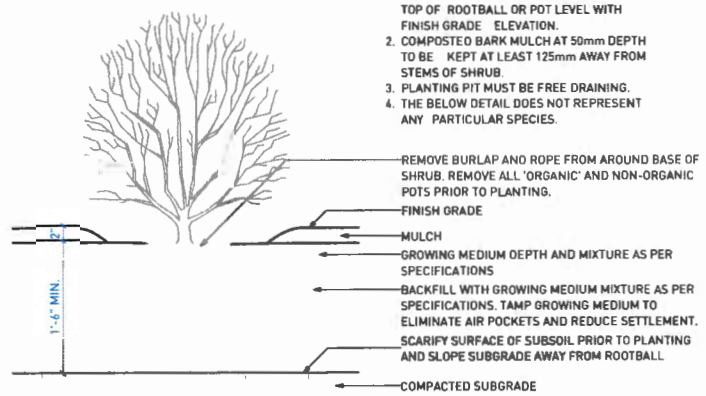
2 **TREE PLANTING ON SLAB**
NTS



3 **TREE PLANTING ON GRADE**
NTS



4 **SHRUB PLANTING ON SLAB**
NTS



5 **SHRUB PLANTING ON GRADE**
NTS

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION
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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 PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
PLANT DETAILS

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SCALE: NTS

PROJECT NO.

DATE	AUG 2015
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 9:45:40 AM
DRAWN	ZL
REVIEWED	GB

DRAWING
L 4.09

PLAN #61

NOV 06 2018

DP 15-708092

PROPERTY LINE

DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
2. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
4. LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION SLEEVES UNDER PAVED AREAS AND THROUGH WALLS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
5. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SLEEVING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
6. IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRACTOR. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
7. UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEER'S DRAWINGS.
8. CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 1	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L1
No. 2	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L1

IRRIGATION LEGEND

- Spray Irrigation
- Drip Irrigation
- Irrigation Sleeving
- Water Stubout for irrigation system
- Natural Gas Connection
- Hose Bib (HB)

FOR OFFSITE. REFER TO SA 16-748083

OLD PROPERTY LINE

PROPERTY LINE

#2 WATER STUBOUT 1-1/2" DIAMETER

#1 WATER STUBOUT 1-1/2" DIAMETER

PROPERTY LINE

FOR OFFSITE. REFER TO SA 16-748083

PLAN # 62

NOV 0 6 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
IRRIGATION
LEVEL 1

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NORTH

SCALE 3/32" = 1'

PROJECT NO. 14104
DATE
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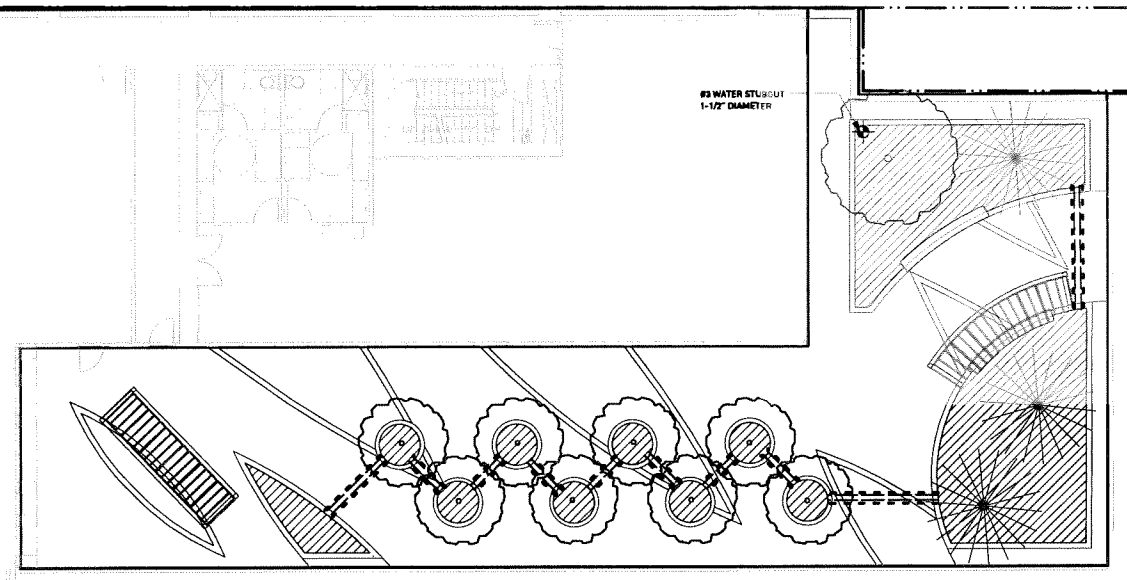
PLOTTED 18-9-20 at 8:45:40 AM
DRAWN ZL / LC REVIEWED SB
DRAWING

L 5.01

PROPERTY LINE



Drip Irrigation

Irrigation Sleeving

Water Stubout for irrigation system

Natural Gas Connection

HB Hose Bib

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 3	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L4

DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
2. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
4. LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION SLEEVES UNDER PAVED AREAS AND THROUGH WALLS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS
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8. CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE

OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PLAN #63

NOV 06 2018

DP 15-708092

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

IRRIGATION
LEVEL 4

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 8:45:40 AM
DRAWN	ZL / LC REVIEWED GB

DRAWING

L 5.02

PROPERTY LINE

DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED
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9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE

IRRIGATION LEGEND

- Spray Irrigation
- Drip Irrigation
- Irrigation Sleeving
- Water Stubout for irrigation system
- Natural Gas Connection
- HB — Hose Bib

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 4	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L5
No. 5	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L5

#4 WATER STUBOUT 1-1/2" DIAMETER

#5 WATER STUBOUT 1-1/2" DIAMETER

HB

HA-L1

OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PLAN #64

NOV 0 6 2018

DP 15-708092

PWL partnership

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Vancouver BC Canada V6E 2V2

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/19	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
IRRIGATION
LEVEL 5

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NORTH

SCALE 3/32" = 1'

PROJECT NO. 14104
DATE
FILE NAME 17080 BP PLAN.vwx
PLOTTED 18-8-20 at 8:45:40 AM
DRAWN ZL / LC REVIEWED GB

DRAWING
L 5.03

PROPERTY LINE

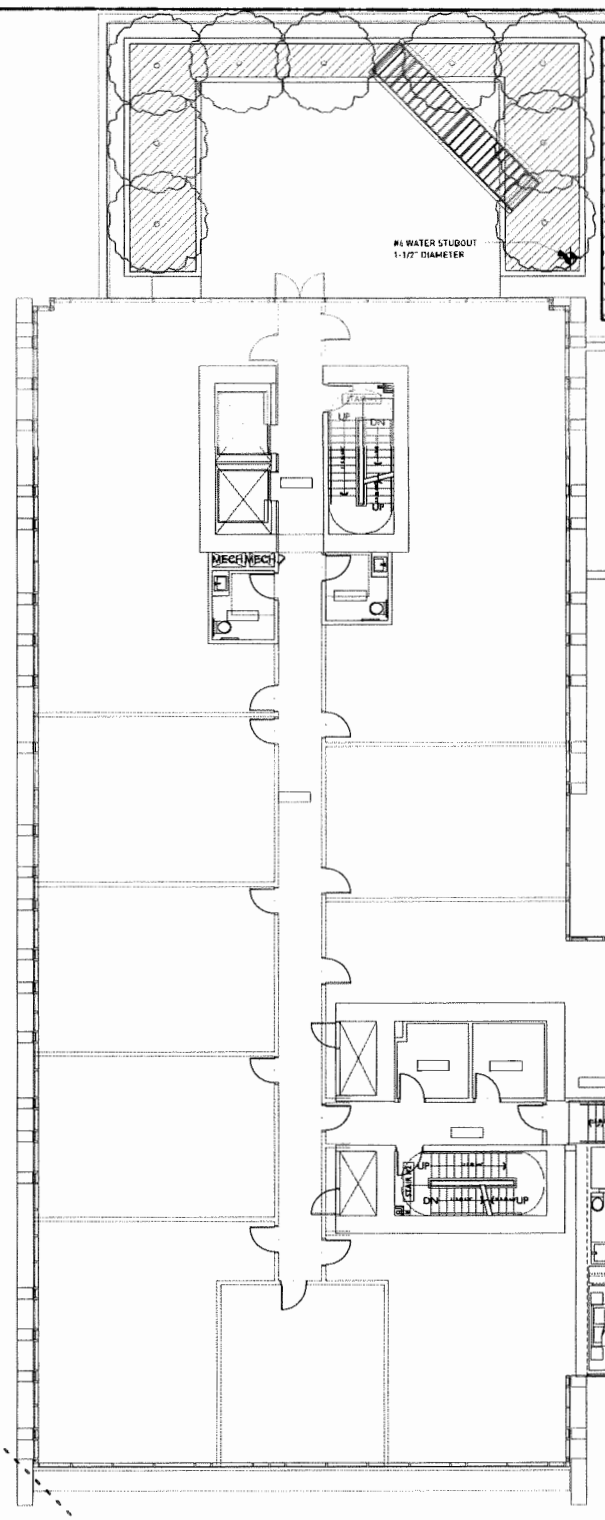
OLD PROPERTY LINE

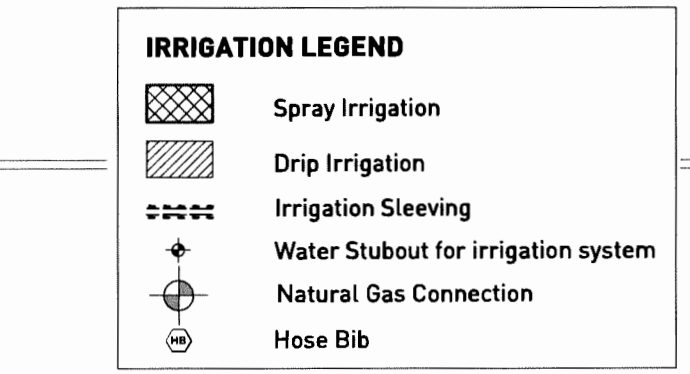
PROPERTY LINE

#7 WATER STUBOUT
1" DIAMETER

MECHANICAL UNIT

#1 WATER STUBOUT
1-1/2" DIAMETER





DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
2. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
4. LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION SLEEVES UNDER PAVED AREAS AND THROUGH WALLS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS
5. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SLEEVING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
6. IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRA CTOR. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
7. UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEER'S DRAWINGS.
8. CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 6	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L6
No. 7	1"	50	TBD by irrigation contractor	Spray irrigation on L6

PROPERTY LINE

PLAN # 65

NOV 0 6 2018

DP 15-708092

PWL partnership

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gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised #2/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
IRRIGATION
LEVEL 6

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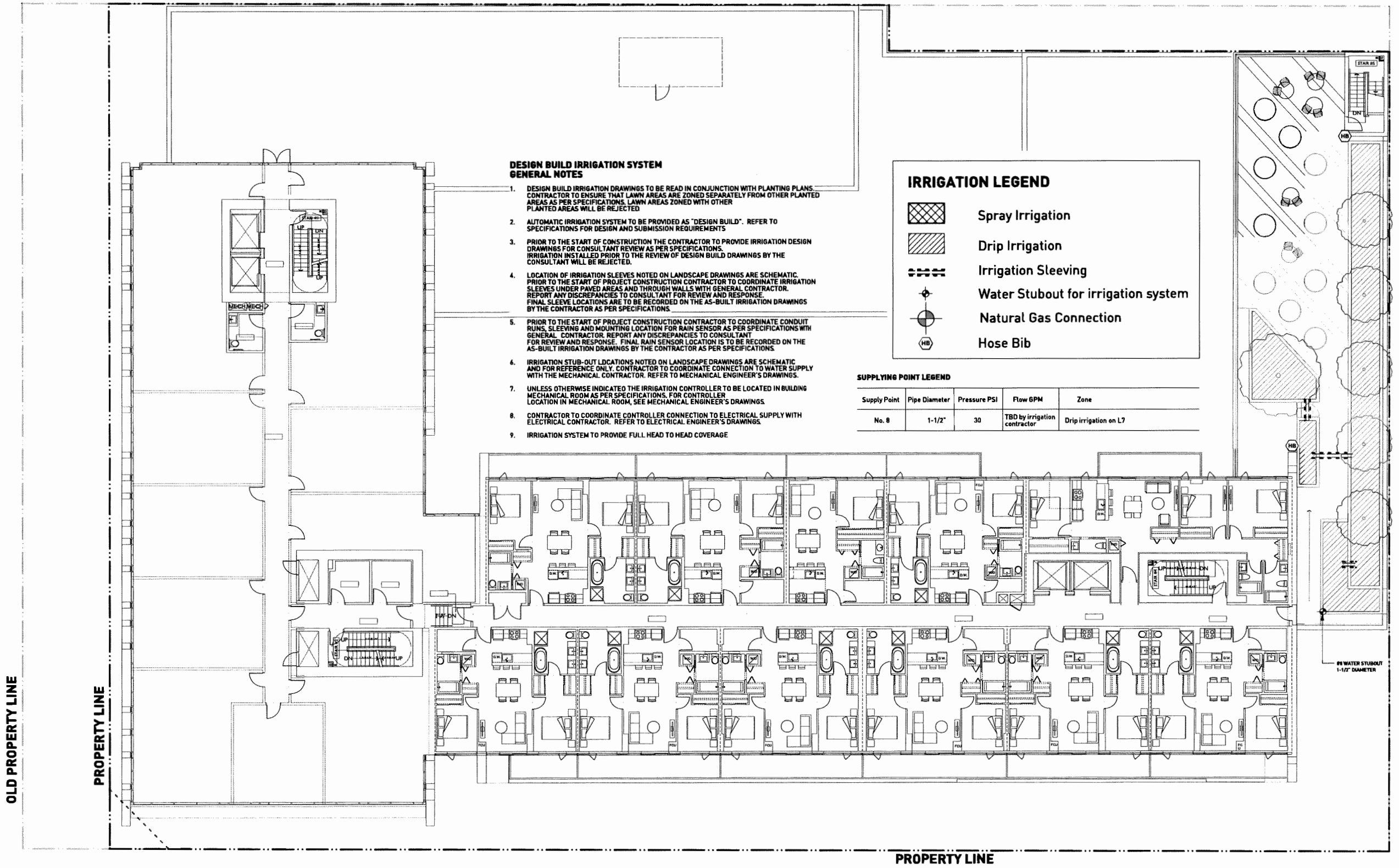
NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 8:45:40 AM
DRAWN	ZL / LC
REVIEWED	GB

DRAWING
L 5.04

PROPERTY LINE



OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED
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9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE

IRRIGATION LEGEND

- Spray Irrigation
- Drip Irrigation
- Irrigation Sleeving
- Water Stubout for irrigation system
- Natural Gas Connection
- HB — Hose Bib

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 8	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L7

PLAN # 66

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
IRRIGATION
LEVEL 7

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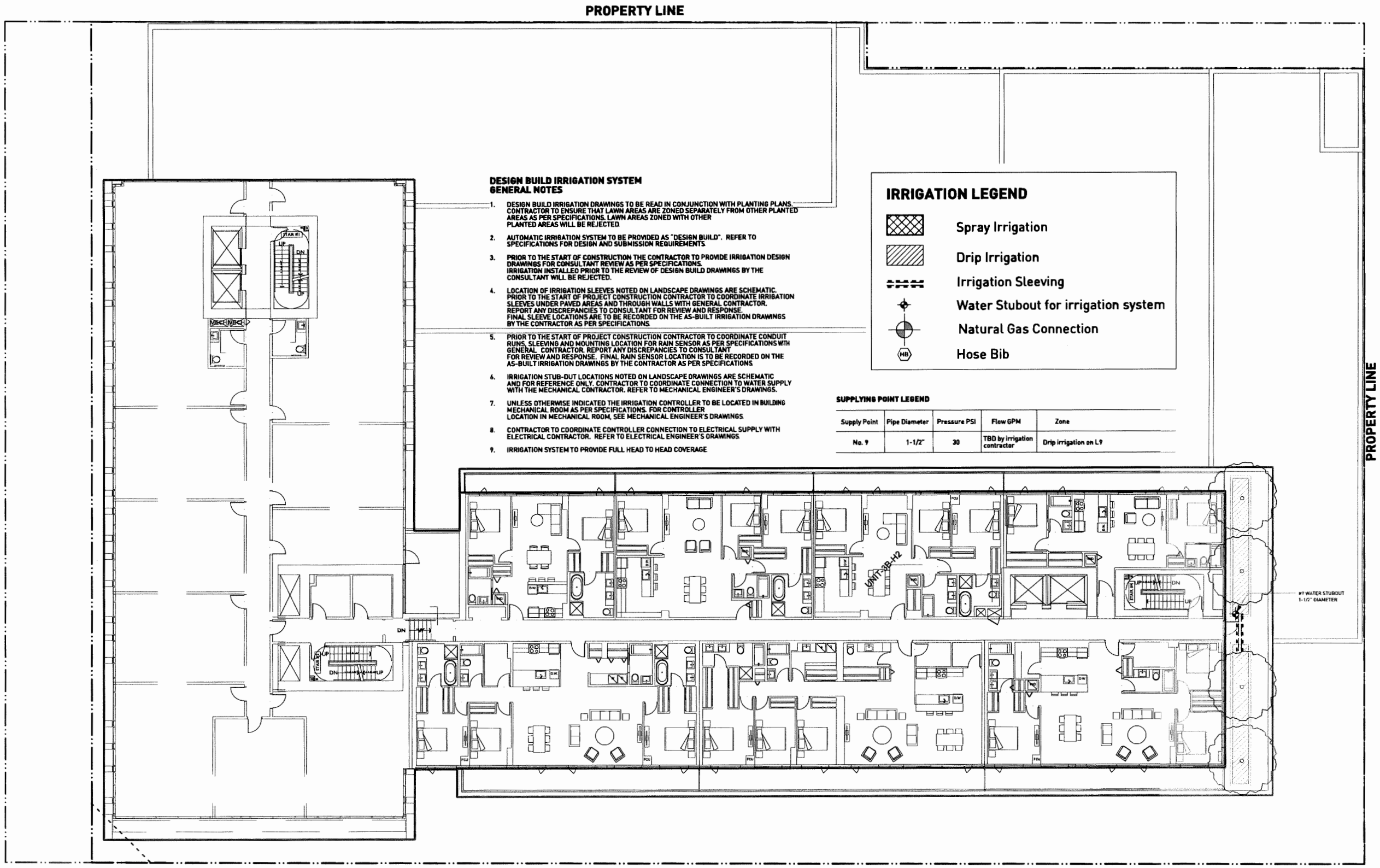
NORTH | SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 9:45:40 AM
DRAWN	ZL / LC REVIEWED GB

DRAWING
L 5.05



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9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

IRRIGATION LEGEND

- Spray Irrigation
- Drip Irrigation
- Irrigation Sleeving
- Water Stubout for irrigation system
- Natural Gas Connection
- HB Hose Bib

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 9	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L9

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous insurance
02	2018/08/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
IRRIGATION
LEVEL 9

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NORTH

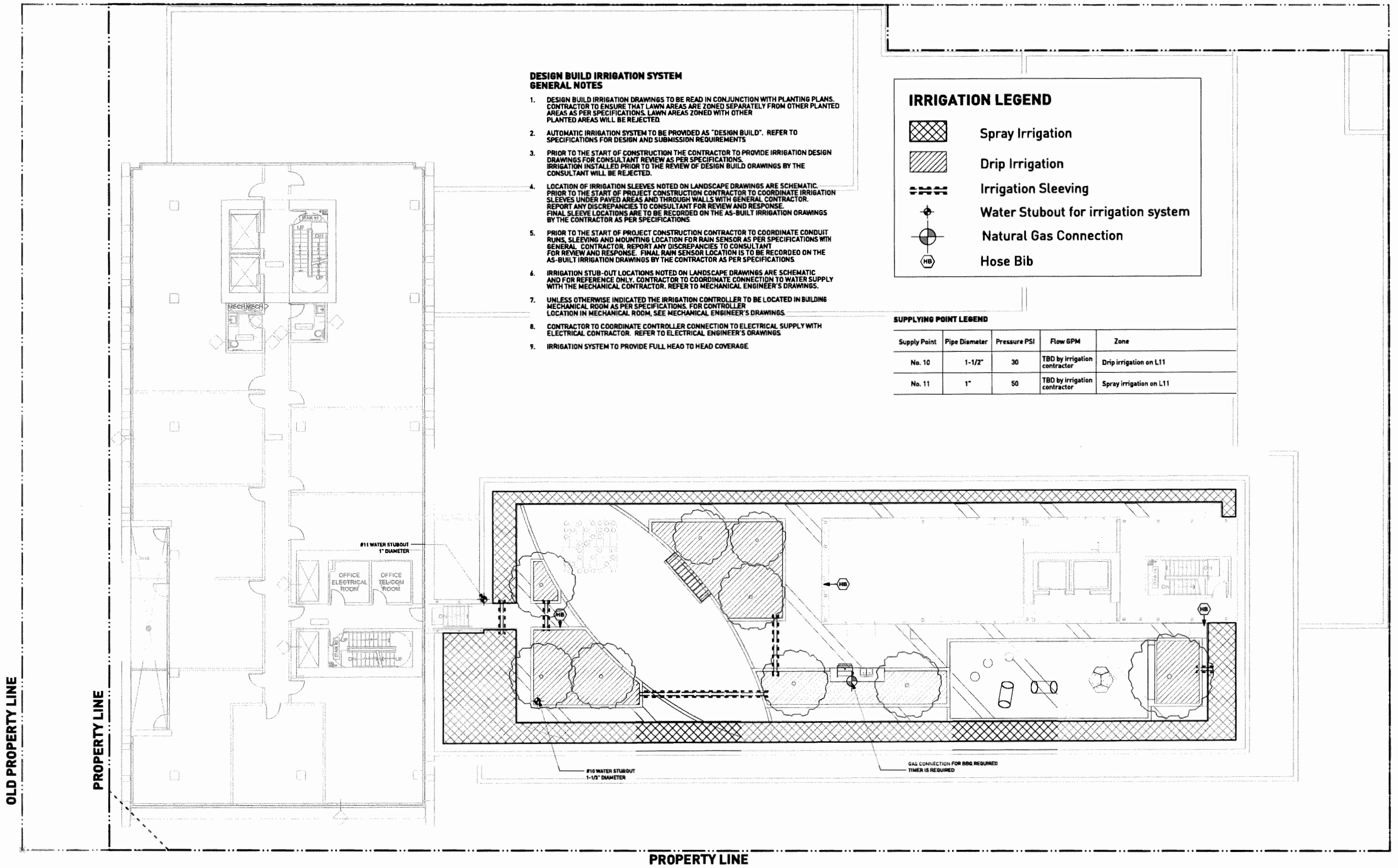
SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 9:45:40 AM
DRAWN	ZL / LC REVIEWED GB

DRAWING
L 5.06

PLAN # 67 NOV 06 2018 DP 15-708092

PROPERTY LINE



OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

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9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

IRRIGATION LEGEND

- Spray Irrigation
- Drip Irrigation
- Irrigation Sleeving
- Water Stubout for irrigation system
- Natural Gas Connection
- Hose Bib (HB)

SUPPLYING POINT LEGEND

Supply Point	Pipe Diameter	Pressure PSI	Flow GPM	Zone
No. 10	1-1/2"	30	TBD by irrigation contractor	Drip irrigation on L11
No. 11	1"	50	TBD by irrigation contractor	Spray irrigation on L11

PLAN # 68

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
IRRIGATION
LEVEL 11

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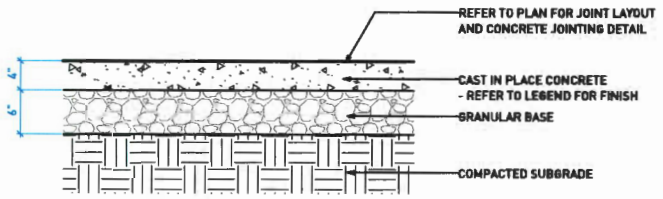
NORTH

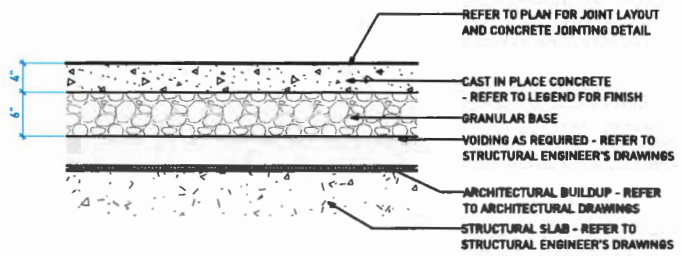
SCALE 3/32" = 1'

PROJECT NO. 14104
DATE
FILE NAME 17080 BP PLAN.vwx
PLOTTED 18-9-20 at 8:45:40 AM
DRAWN ZL / LC REVIEWED GB

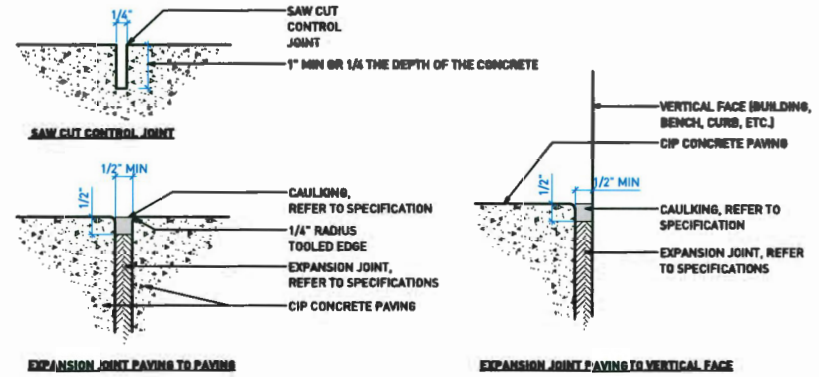
DRAWING
L 5.07



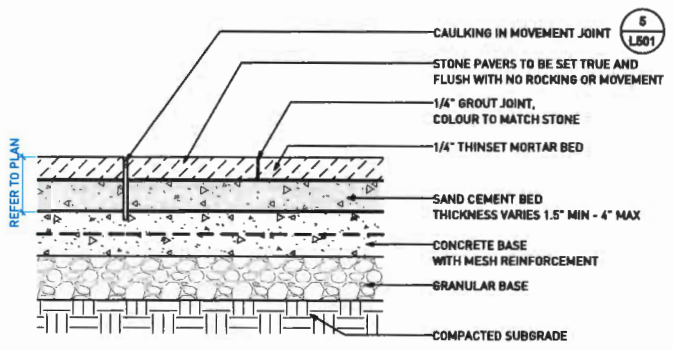
1 CAST IN PLACE CONCRETE ON GRADE LIGHT DUTY
Scale: 1" = 1'-0"



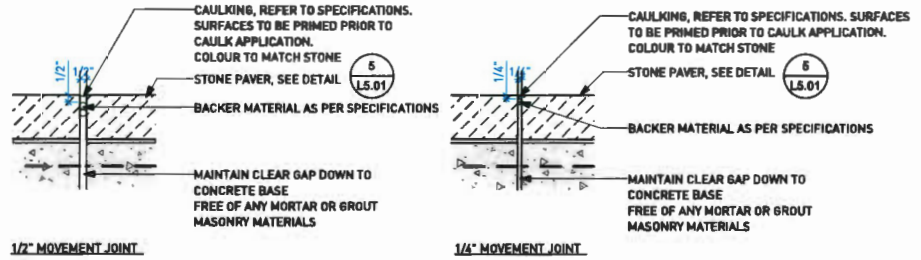
2 CAST IN PLACE CONCRETE ON SLAB: LIGHT DUTY
Scale: 1" = 1'-0"



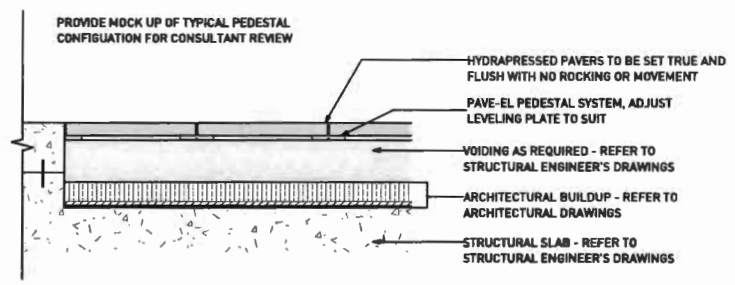
3 CONCRETE JOINTING
Scale: 6"=1'-0"



4 STONE PAVER ON SAND CEMENT BED ON GRADE
Scale: 1" = 1'-0"



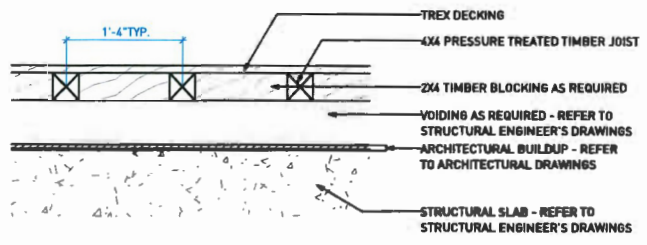
5 STONE PAVER MOVEMENT JOINT
Scale: 2"-1'-0"



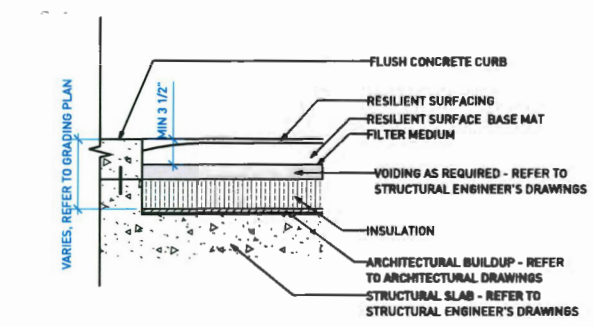
6 HYDRAPRESSED SLAB PAVERS ON SLAB
Scale: 1" = 1'-0"

NOTE:

CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR TREX DECK STRUCUTRE TO CONSULTANT FOR REVIEW, PRIOR TO INSTALLATION

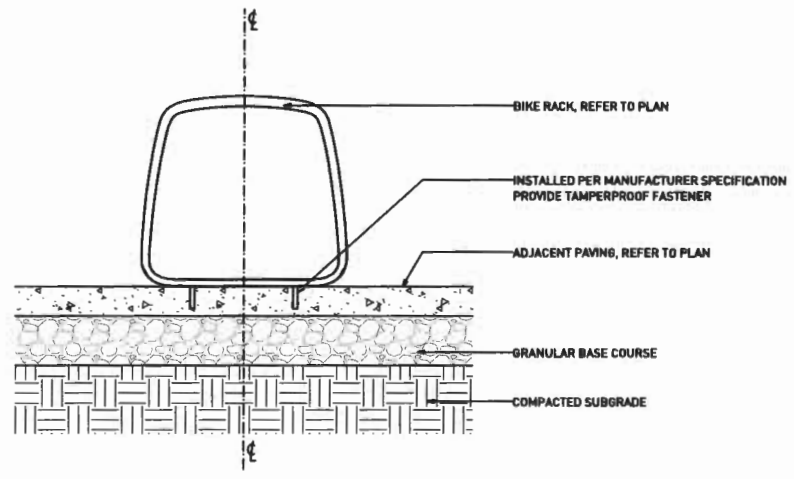


7 TREX DECKING
Scale: 1" = 1'-0"



NOTES:
1. SEE LEGEND FOR PLAY SURFACE MANUFACTURER
2. REFER TO MANUFACTURE'S SPECIFICATIONS REGARDING INSTALLATION
3. CONTRACTOR TO PROVIDE COLOUR SAMPLES TO CONSULTANT FOR APPROVAL PRIOR TO INSTALLATION

8 PERMEABLE RESILIENT PAVING AND FLUSH CONCRETE CURB
Scale: 1" = 1'-0"



9 BIKE RACK ON CONCRETE PAVING
Scale: 1"=1'-0"

PLAN #69

NOV 06 2018

DP 15-708092

PWL partnership

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gbl

GBL ARCHITECTS INC.
120 EWEN AVENUE
NEW WESTMINSTER BC CANADA V3M 5Y9
TEL 604 708 1478
FAX 604 708 1479

ISSUANCES AND ISSUES		
NO.	DATE	DESCRIPTION
1	17-12-1	Issued for Building Permit
2	18-09-18	Revised RZ/DP

PROJECT
IFORTUNE CENTER
ANDERSON ROAD

DRAWING TITLE
LANDSCAPE DETAILS

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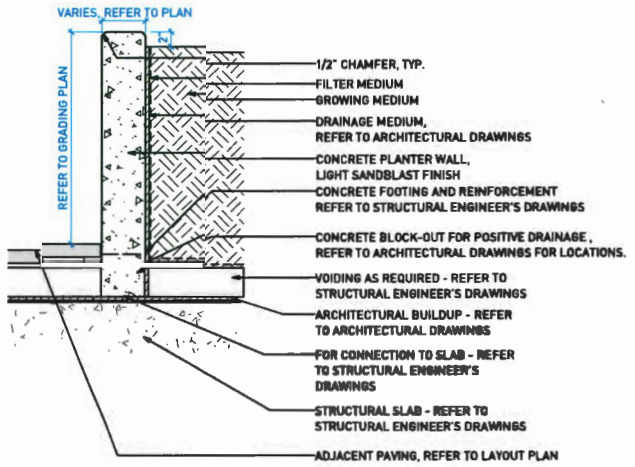
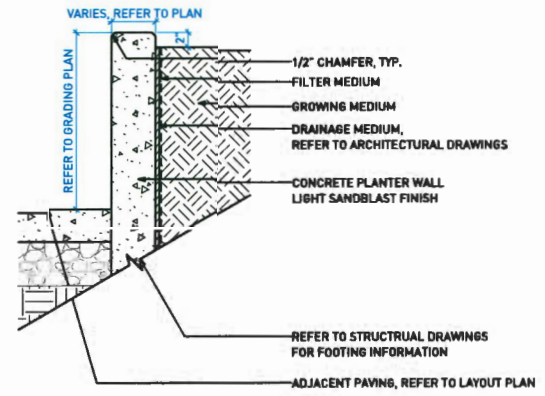
NORTH
SCALE
AS SHOWN

PROJECT NO.	14104
DATE	MARCH 2017
FILE NAME	17080 Details.vwx
PLOTTED	18-9-20
DRAWN	LC/EL
REVIEWED	GB

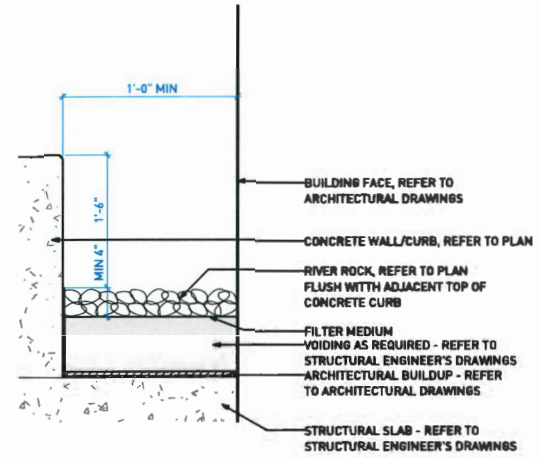
DRAWING
L 6.01



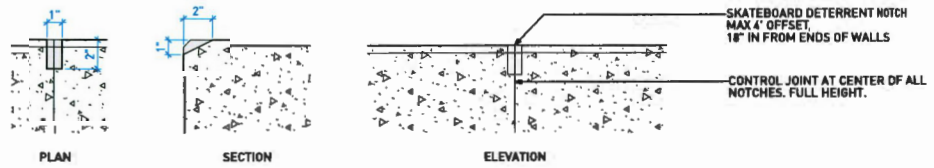
1 CAST IN PLACE CONCRETE WALL/CURB ON SLAB
Scale: 1" = 1'-0"



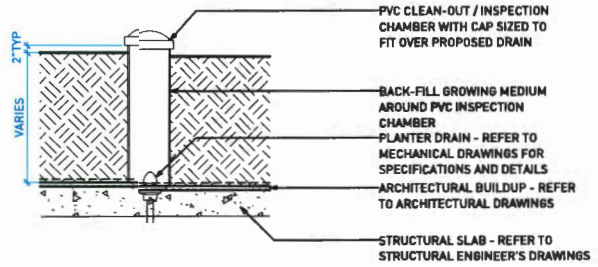
2 CAST IN PLACE CONCRETE WALL ON GRADE
Scale: 1" = 1'-0"



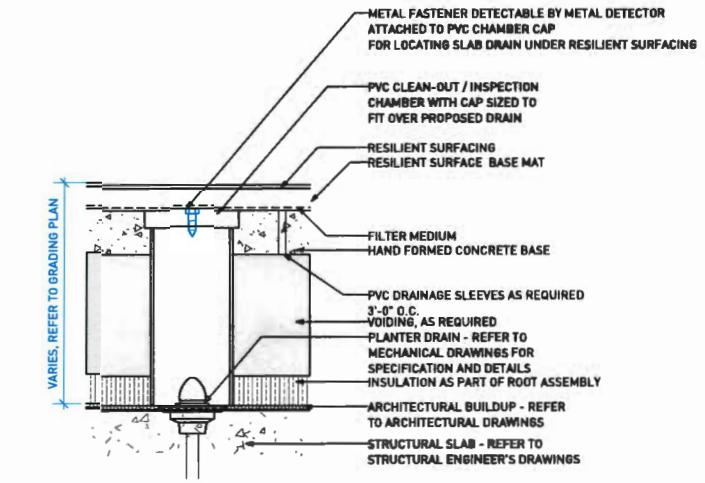
3 MAINTENANCE STRIP
Scale: 1" = 1'-0"



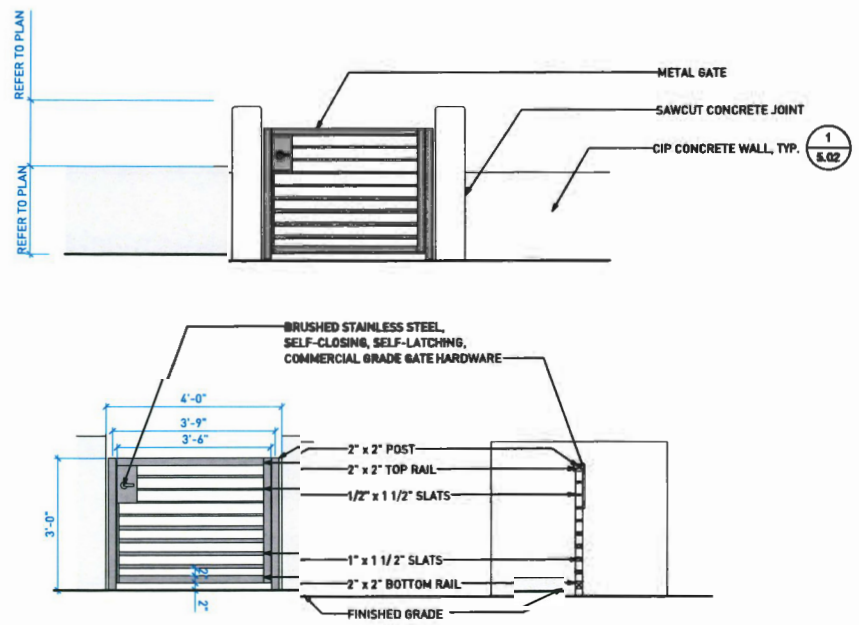
4 ANTI SKATEBOARD REVEAL ON CONCRETE WALL ALONG ANDERSON ROAD
Scale: 2" = 1'-0"



5 PLANTER DRAIN CLEAN-OUT
Scale: 1/2" = 1'-0"



6 SLAB DRAIN CLEAN OUT AT RESILIENT SURFACE
Scale: 1" = 1'-0"



7 METAL GATE
Scale: 1/2" = 1'-0"

NOTES:

1. PROVIDE SHOP DRAWINGS TO CONSULTANT FOR APPROVAL PRIOR TO FABRICATION.
2. METAL TO BE ALUMINIUM, POWDER COATED SILVER.
3. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH; NO SPOT WELDS.
4. PLANS AND DETAILS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS. REPORT ERRORS OR DISCREPANCIES TO CONSULTANT
5. BOLTED CONNECTIONS TO BE ASSEMBLED ON SITE ONLY. RECEPTORS TO BE PRE-DRILLED - NOT TO BE DRILLED ON SITE.

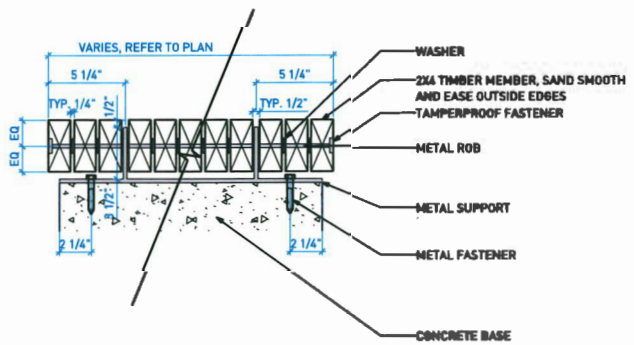
NOTES:

1, ALL TIMBER MEMBERS TO BE IPE WOOD

2, ALL FASTENERS TO BE STAINLESS STEEL UNLESS OTHERWISE SPECIFIED

3, ALL STRUCTURAL METAL COMPONENTS TO BE POWDER COATED ACCORDING TO SPECIFICATIONS UNLESS OTHERWISE NOTED, COLOUR TO MATCH ARCHITECTURAL GUARDRAIL/HANDRAIL FINISH.

4, SHOP DRAWINGS TO BE PROVIDED TO CONSULTANT AND STRUCTURAL ENGINEER TO BE SIGNED AND APPROVED PRIOR TO FABRICATION.



8 TIMBER BENCH TYPE 1 DETAIL
Scale: 2" = 1'-0"

PLAN #70

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-12-1	Issued for Building Permit
2	18-08-18	Revised RZ/DP

PROJECT
IFORTUNE CENTER
ANDERSON ROAD

DRAWING TITLE
LANDSCAPE DETAILS

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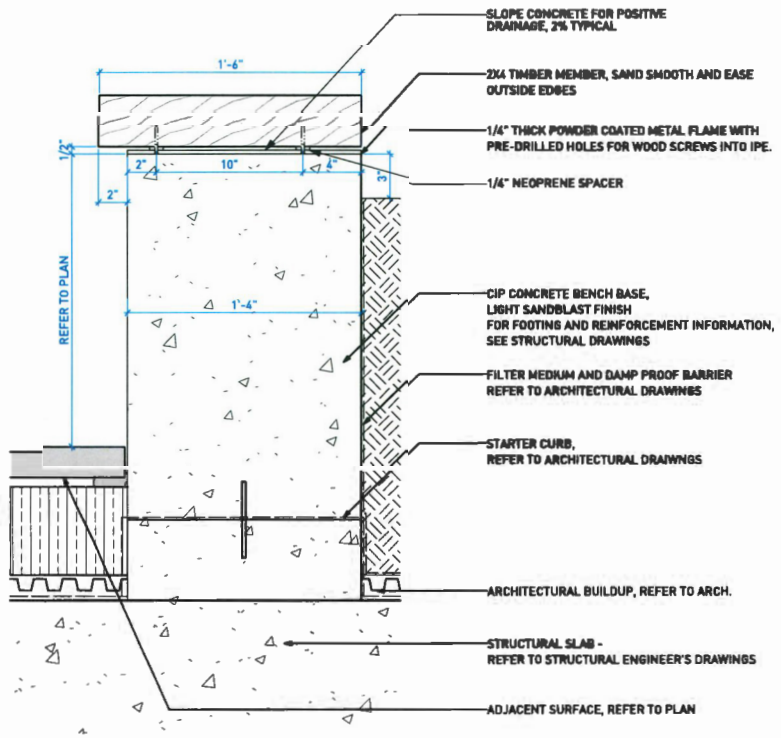
NORTH

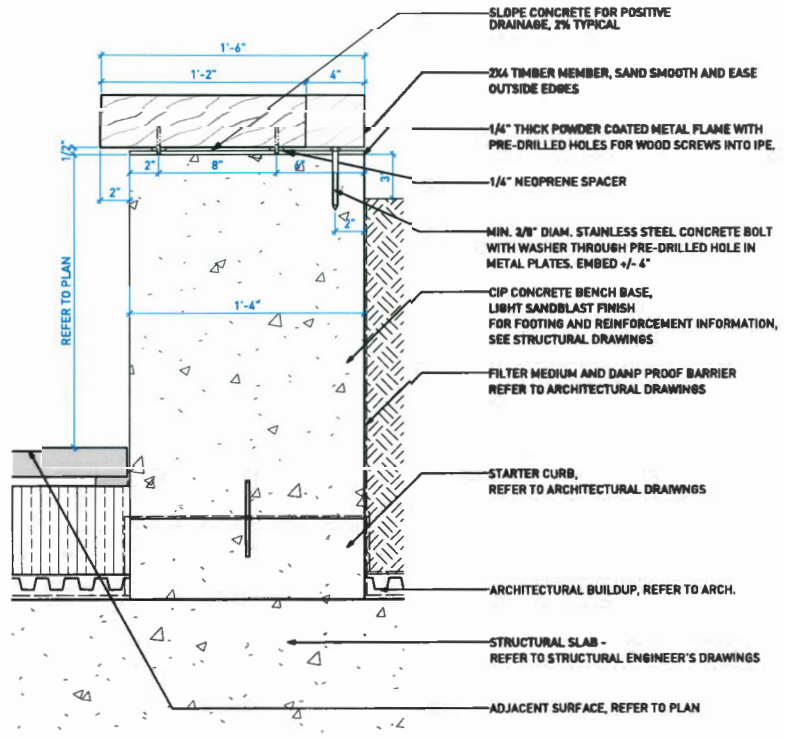
SCALE
AS SHOWN

PROJECT NO.	14104
DATE	MARCH 2017
FILE NAME	17080 Details.vwx
PLOTTED	18-8-20
DRAWN	LC/ZL
REVIEWED	GB

DRAWING
L 6.02



TYPICAL SECTION



SECTION THROUGH FASTENER TO CONCRETE BASE

1 TIMBER BENCH TYPE 2 DETAIL

Scale: 2" = 1'-0"

NOTES:

1, ALL TIMBER MEMBERS TO BE IPE WOOD

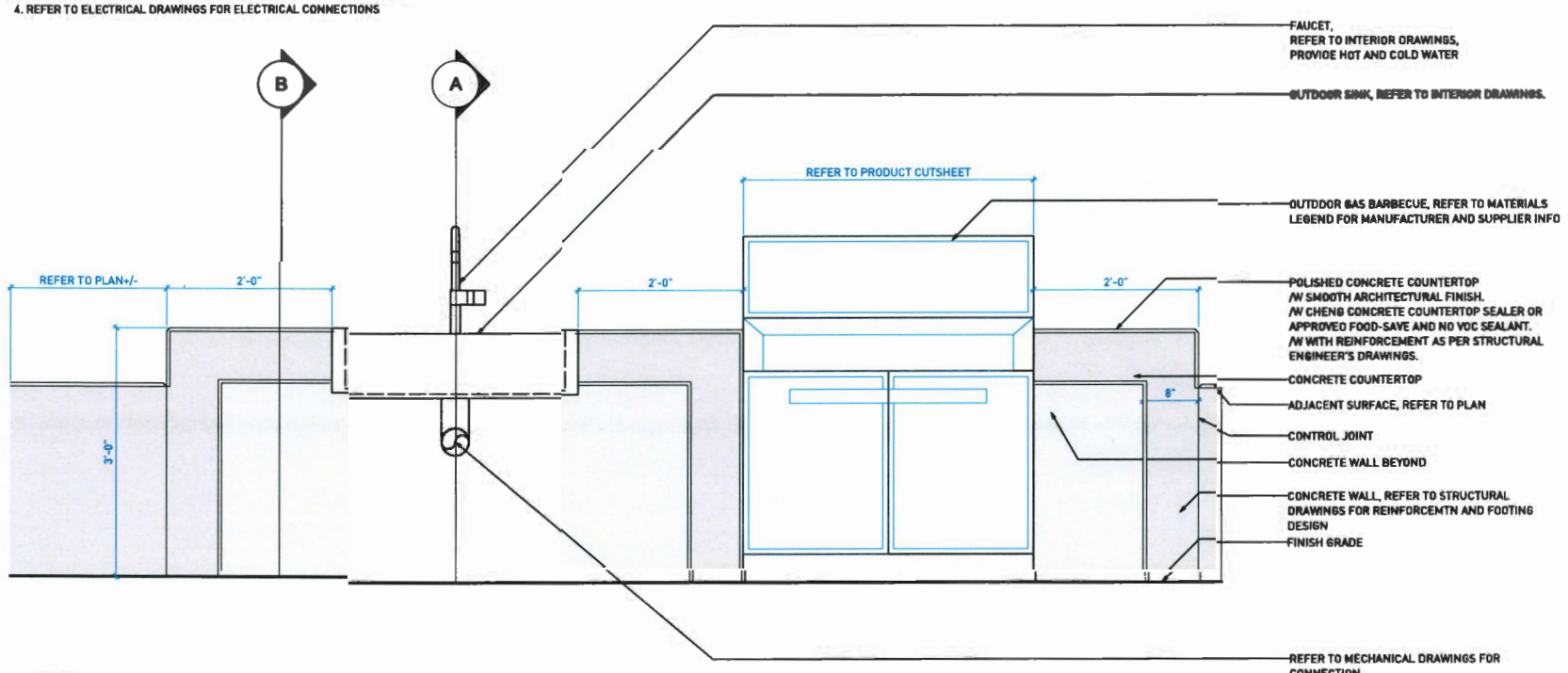
2, ALL FASTENERS TO BE STAINLESS STEEL UNLESS OTHERWISE SPECIFIED

3, ALL STRUCTURAL METAL COMPONENTS TO BE POWDER COATED ACCORDING TO SPECIFICATIONS UNLESS OTHERWISE NOTED, COLOUR TO MATCH ARCHITECTURAL GUARDRAIL/HANDRAIL FINISH.

4, SHOP DRAWINGS TO BE PROVIDED TO CONSULTANT AND STRUCTURAL ENGINEER TO BE SIGNED AND APPROVED PRIOR TO FABRICATION.

GENERAL NOTES:

1. PROVIDE HOT AND COOL WATER FOR SINK, REFER TO MECHANICAL DRAWINGS
2. PROVIDE OUTDOOR SINK SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION
3. REFER TO MECHANICAL DRAWINGS FOR GAS AND WATER CONNECTIONS
4. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONNECTIONS



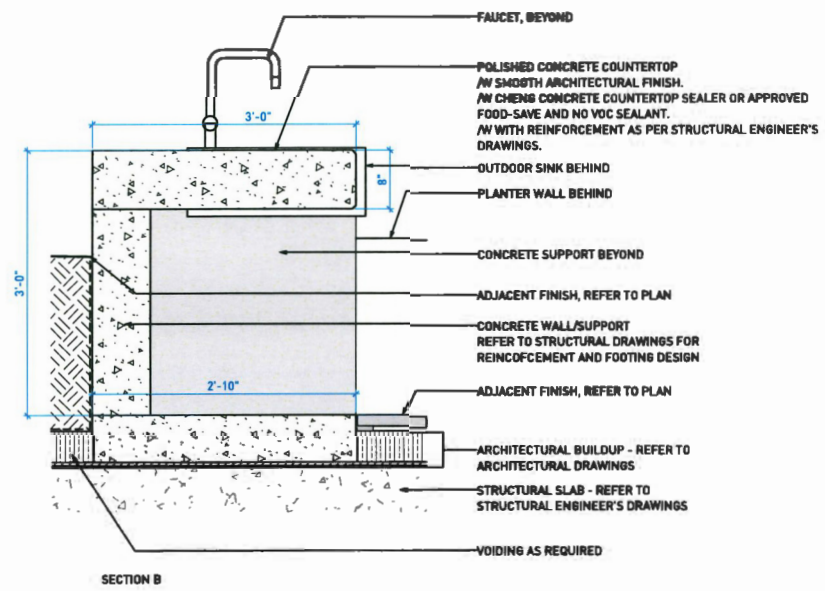
ELEVATION

NOTES:

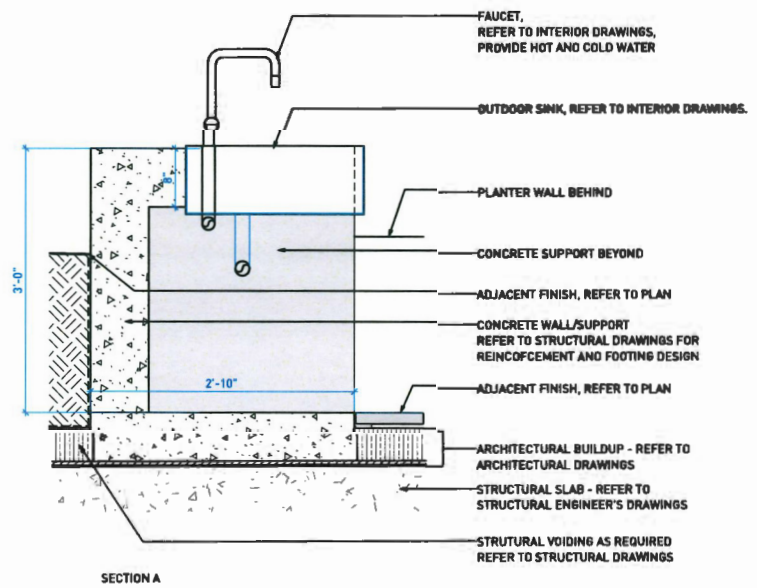
CONTRACTOR TO VERIFY BBQ AND SINK SELECTION DIMENSIONS PRIOR TO INSTALLATION

2 BBQ COUNTERTOP

Scale: 1"=1'-0"



SECTION B



SECTION A

PWL partnership

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FAX 604 688 4220

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-12-1	Issued for Building Permit
2	18-08-18	Revised RZ/DP

PROJECT
IFORTUNE CENTER ANDERSON ROAD

DRAWING TITLE
LANDSCAPE DETAILS

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NORTH

SCALE: AS SHOWN

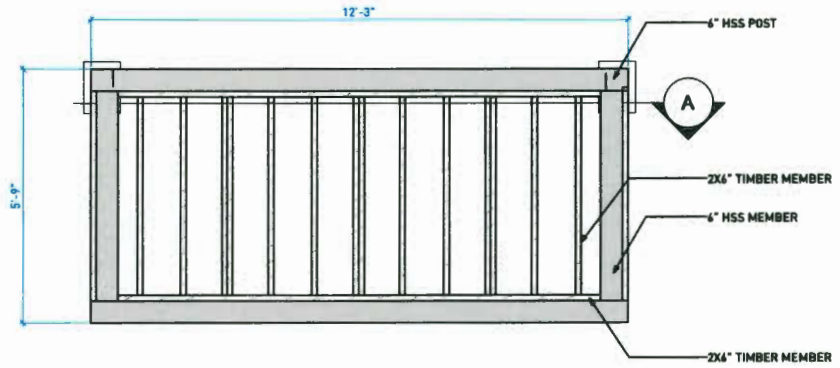
PROJECT NO.	14184
DATE	MARCH 2017
FILE NAME	17080 Details.vwx
PLOTTED	18-9-20
DRAWN	LC/EL
REVIEWED	GB

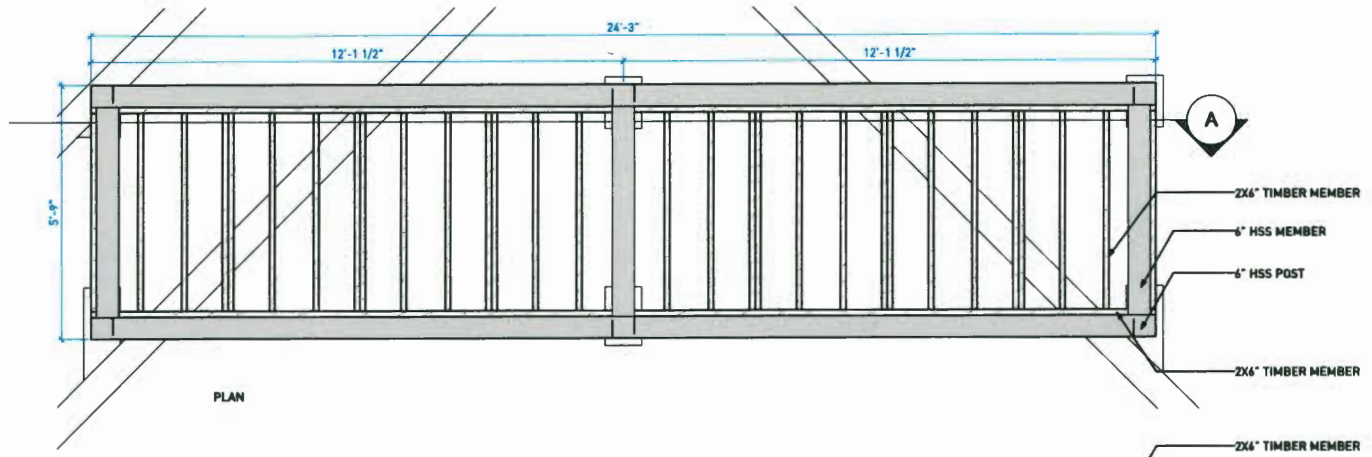
DRAWING
L 6.03

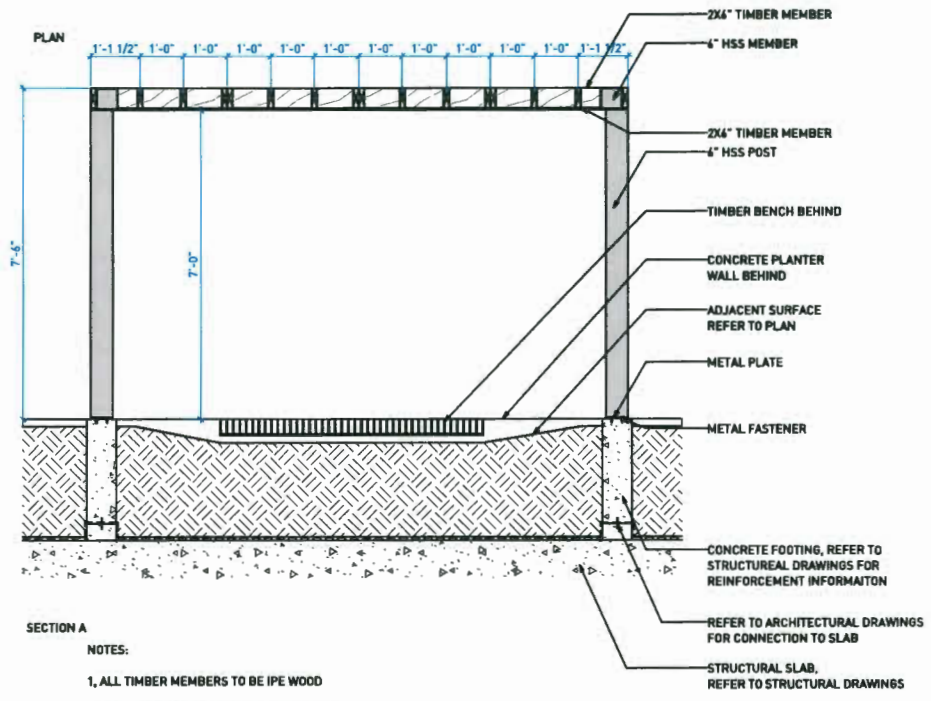
PLAN # 71

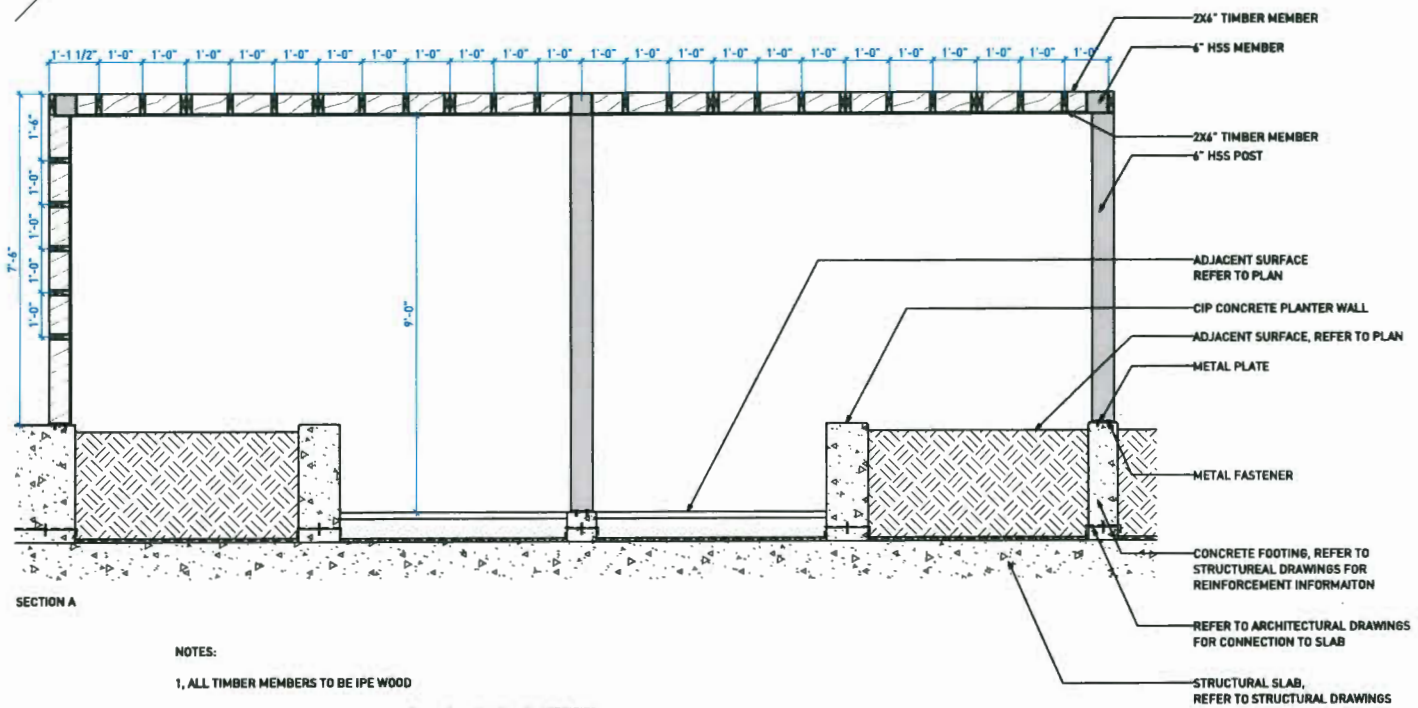
NOV 0 6 2018

DP 15-708092





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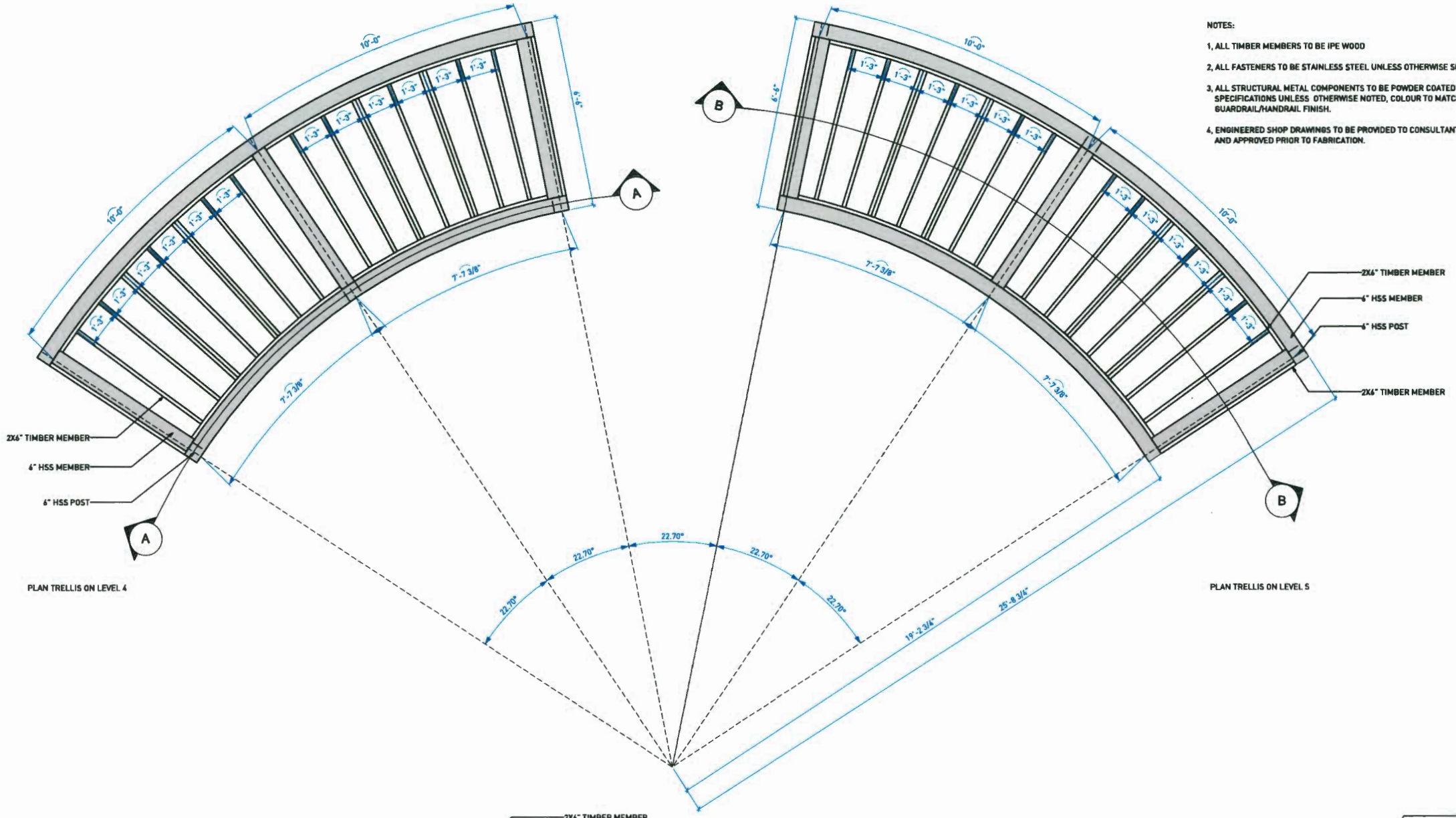


PLAN TRELLIS ON LEVEL 4

PLAN TRELLIS ON LEVEL 5

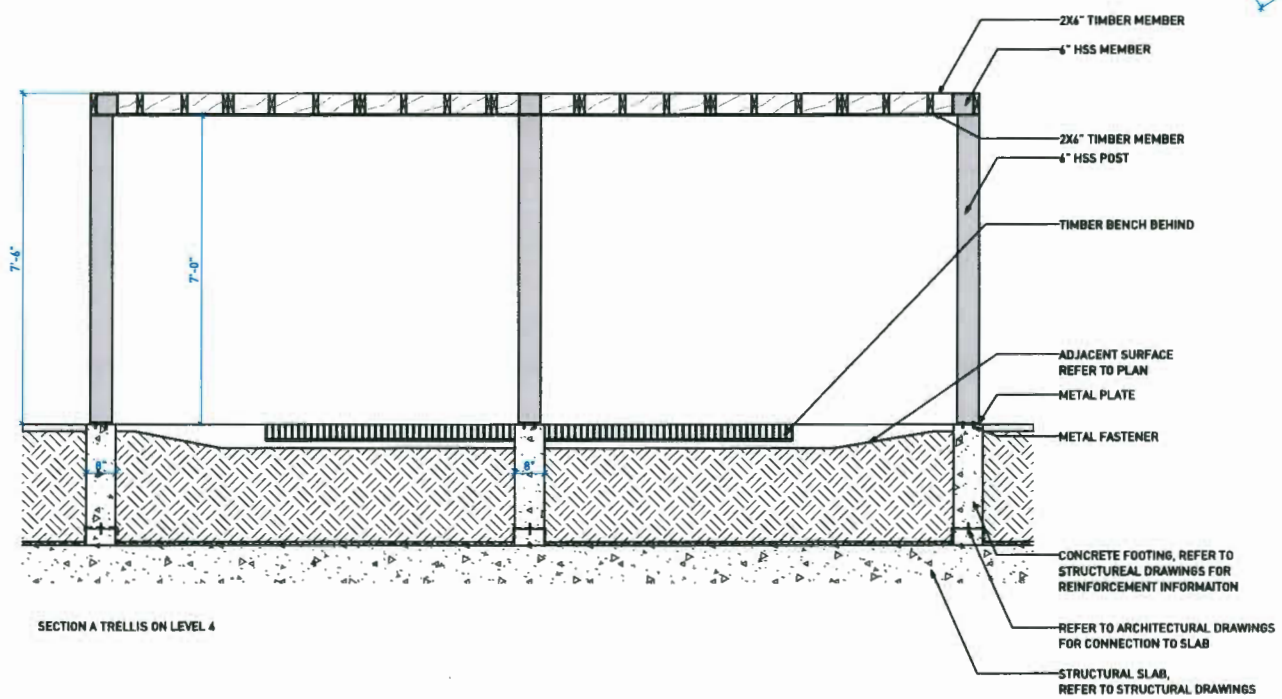
NOTES:

1, ALL TIMBER MEMBERS TO BE IPE WOOD

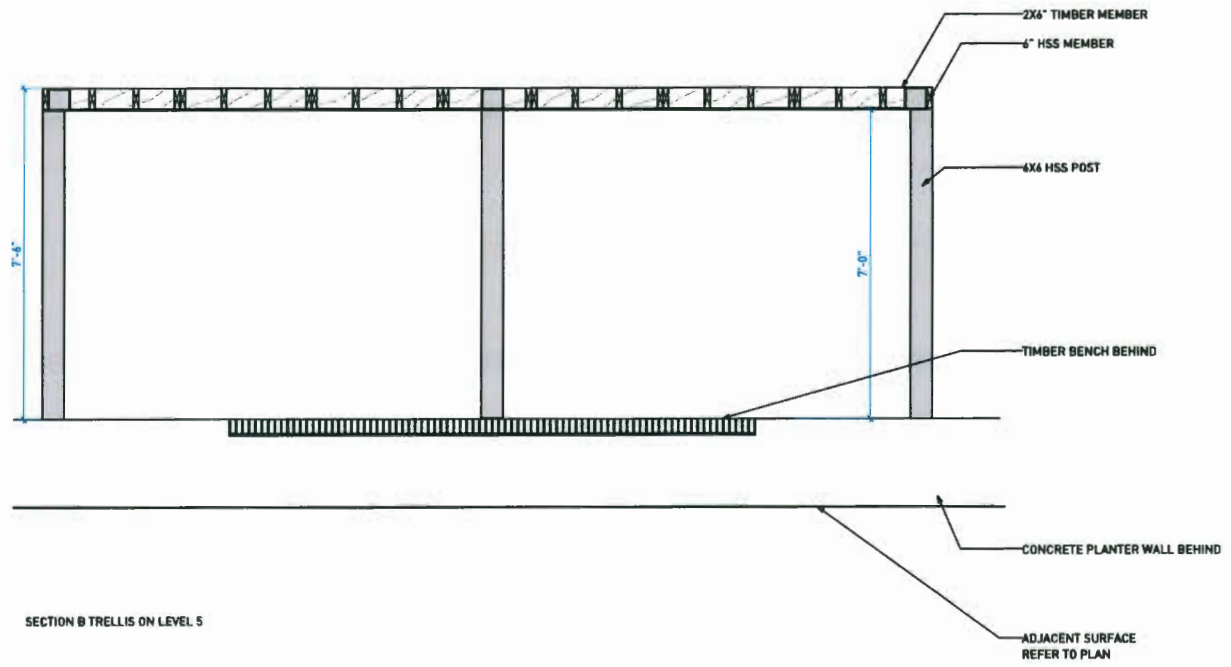
2, ALL FASTENERS TO BE STAINLESS STEEL UNLESS OTHERWISE SPECIFIED

3, ALL STRUCTURAL METAL COMPONENTS TO BE POWDER COATED ALUMINIUM ACCORDING TO SPECIFICATIONS UNLESS OTHERWISE NOTED, COLOUR TO MATCH ARCHITECTURAL GUARDRAIL/HANDRAIL FINISH.

4, ENGINEERED SHOP DRAWINGS TO BE PROVIDED TO CONSULTANT AND STRUCTURAL ENGINEER TO BE SIGNED AND APPROVED PRIOR TO FABRICATION.



SECTION A TRELLIS ON LEVEL 4



SECTION B TRELLIS ON LEVEL 5

1 TRELLIS STRUCTURE TYPE 3 ON LEVEL 4 AND 5
Scale: 1/2" = 1'-0"

PLAN #73

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-12-1	Issued for Building Permit
2	18-09-18	Revised RZ/DP

PROJECT
IFORTUNE CENTER
ANDERSON ROAD

DRAWING TITLE
LANDSCAPE DETAIL

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NORTH

SCALE
AS SHOWN

PROJECT NO.	14104
DATE	MARCH 2017
FILE NAME	17080 Details.vwx
PLOTTED	18-9-20
DRAWN	LC/ZL
REVIEWED	GB

DRAWING
L 6.05

PROPERTY LINE

LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

⊕		TYPE 1 - BOLLARD LIGHT
▬		TYPE 2 - STEP LIGHT/WALL LIGHT
●		TYPE 3 - FLUSH MOUNT ACCENT LIGHT
- - -		TYPE 4 - LED STRIP
⏚		TYPE 5 - OUTLET FOR SEASONAL LIGHTING
◭		TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

BIKE PATH

FOR OFFSITE. REFER TO SA 16-748083

EXISTING STREET LIGHT

BUS STOP, BY OTHERS

OVERHANG ABOVE

OVERHANG ABOVE

LOADING

LOADING

LANE

PROPERTY LINE

INGROUND FLUSH LIGHTING. REFER TO SA 16-748083 FOR FURTHER INFORMATION

PEDESTRIAN LIGHTING. REFER TO SA 16-748083 FOR FURTHER INFORMATION

LETDOWN BY OTHERS

EXISTING STREET LIGHT

FOR OFFSITE. REFER TO SA 16-748083

LET DOWN, TYP.

PLAN #74

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous insurance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LIGHTING PLAN
LEVEL 1 - FINAL

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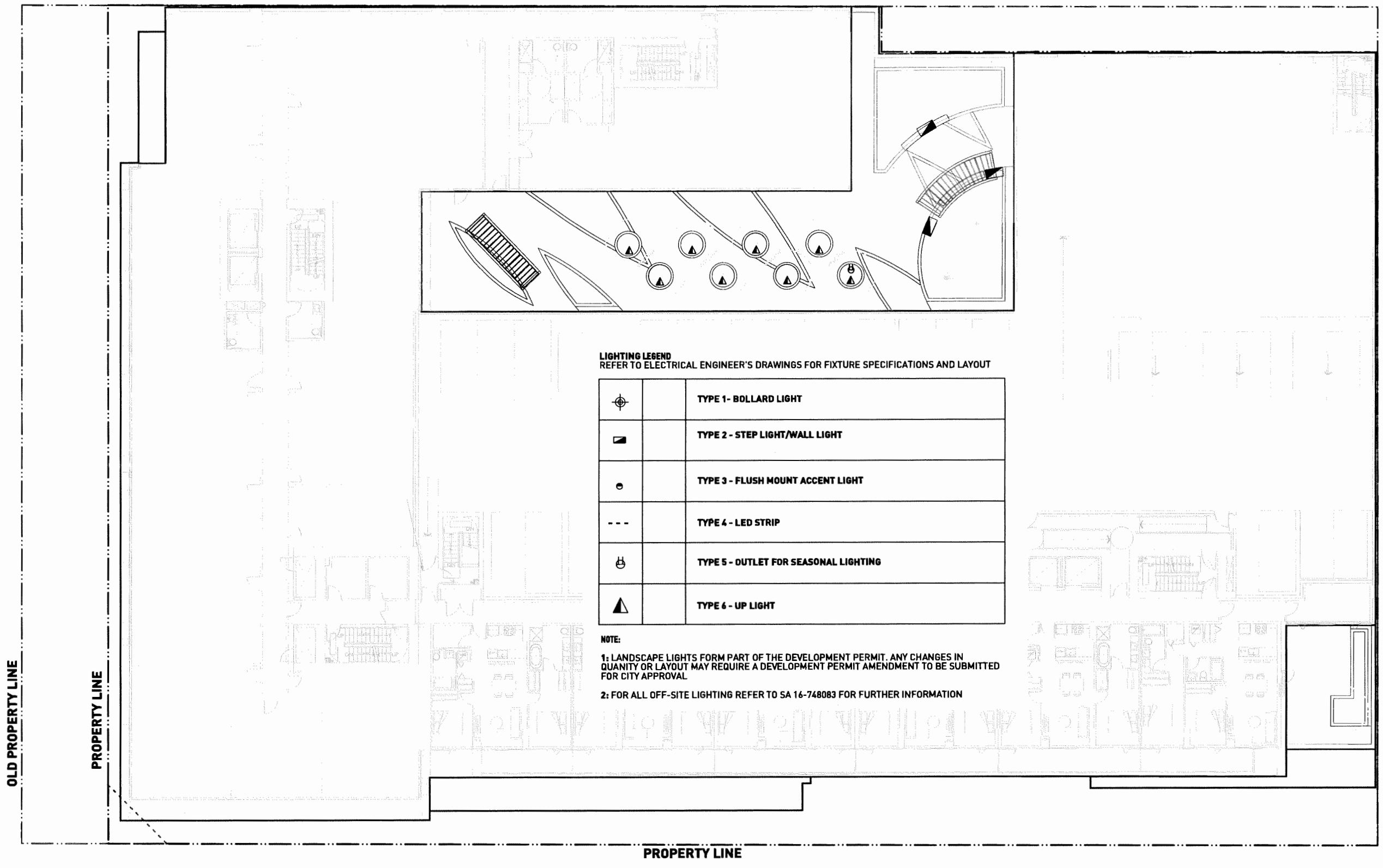
NORTH

SCALE 3/32" = 1'

PROJECT NO.	14184
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 11:20:15 AM
DRAWN	ZL / MW REVIEWED BB

DRAWING NO.
L 7.01



LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

⌖		TYPE 1- BOLLARD LIGHT
▬		TYPE 2 - STEP LIGHT/WALL LIGHT
●		TYPE 3 - FLUSH MOUNT ACCENT LIGHT
- - -		TYPE 4 - LED STRIP
⏻		TYPE 5 - OUTLET FOR SEASONAL LIGHTING
◭		TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PLAN #75 NOV 06 2018 DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous insurance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LIGHTING PLAN
LEVEL 4

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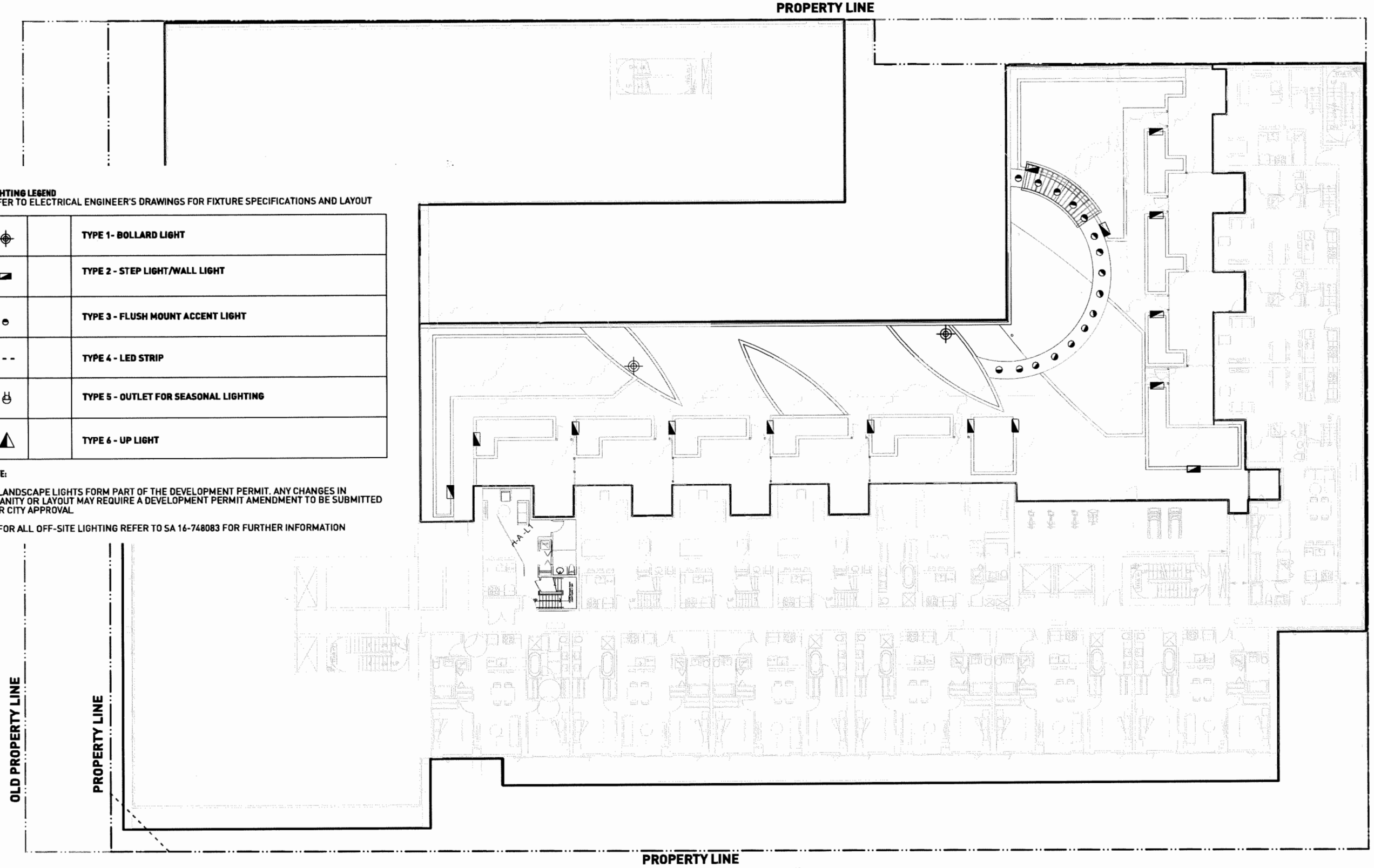
NORTH SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-20 at 10:24:59 AM
DRAWN	ZL / MW REVIEWED GB

DRAWING NO.
L 7.02



LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

⌖		TYPE 1- BOLLARD LIGHT
▰		TYPE 2 - STEP LIGHT/WALL LIGHT
●		TYPE 3 - FLUSH MOUNT ACCENT LIGHT
- - -		TYPE 4 - LED STRIP
⏚		TYPE 5 - OUTLET FOR SEASONAL LIGHTING
◭		TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PLAN #76

NOV 06 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	Sec 20171130 drawings for previous insurance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LIGHTING PLAN
LEVEL 5

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NORTH | SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 10:24:50 AM
DRAWN	ZL / MW REVIEWED GB

DRAWING
L 7.03

PROPERTY LINE

OLD PROPERTY LINE

PROPERTY LINE

MECHANICAL UNIT

L4

L5

LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

⊕		**TYPE 1 - BOLLARD LIGHT**
▰		**TYPE 2 - STEP LIGHT/WALL LIGHT**
●		**TYPE 3 - FLUSH MOUNT ACCENT LIGHT**
- - -		**TYPE 4 - LED STRIP**
⏚		**TYPE 5 - OUTLET FOR SEASONAL LIGHTING**
▲		**TYPE 6 - UP LIGHT**

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PROPERTY LINE

PWL partnership

PWL Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous issuance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LIGHTING PLAN
LEVEL 6

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NORTH

SCALE 3/32" = 1'

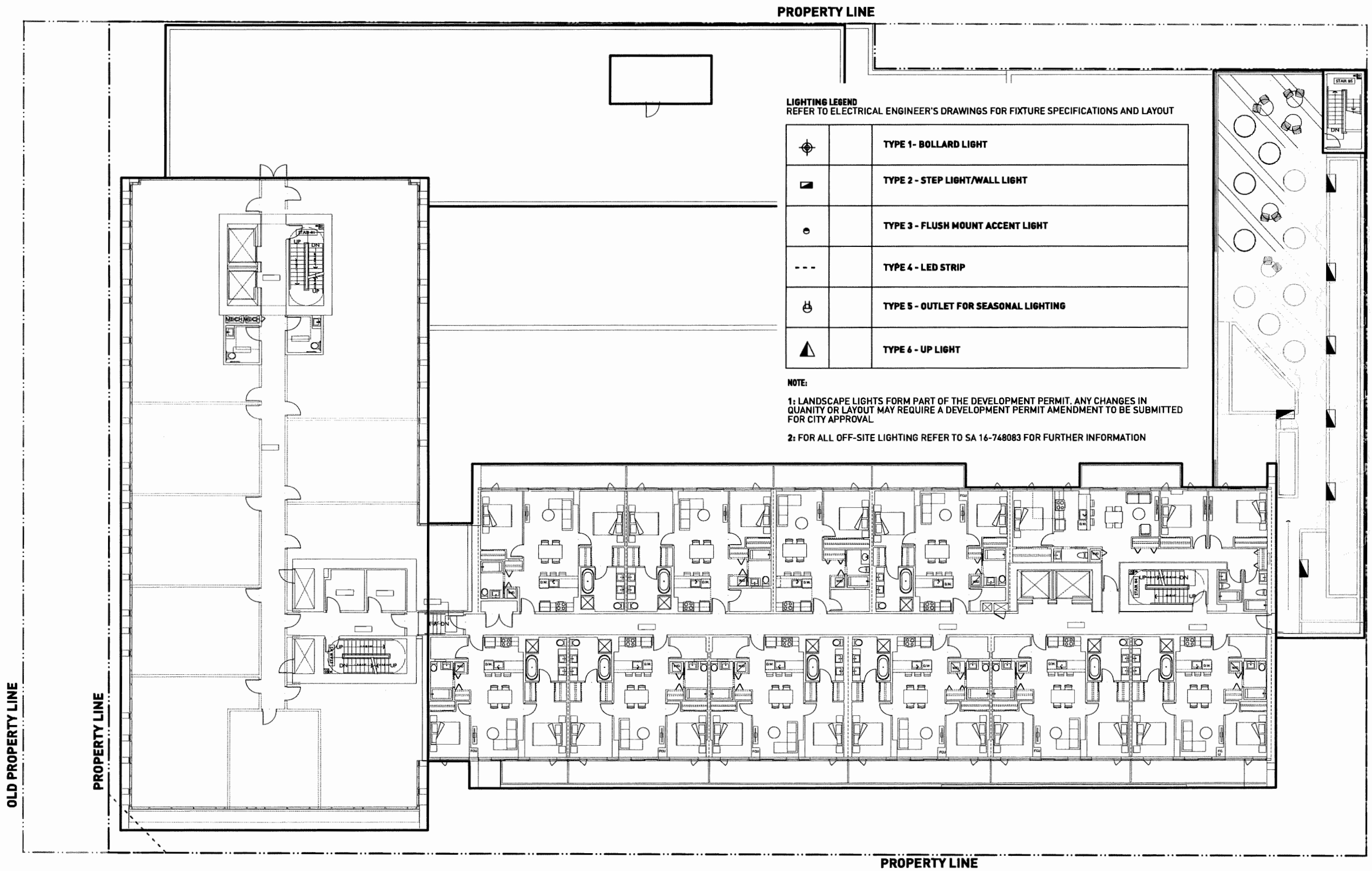
PROJECT NO. 14104
DATE
FILE NAME 17080 BP PLAN.vwx
PLOTTED 18-9-20 at 10:24:41 AM
DRAWN ZL / MW REVIEWED GB

DRAWING
L 7.04

PLAN #77

NOV 06 2018

DP 15-708092



PLAN #78

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/10	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LIGHTING PLAN
LEVEL 7

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 10:24:17 AM
DRAWN	ZL / MW
REVIEWED	GB

DRAWING
L 7.05

PROPERTY LINE

LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

⊕		**TYPE 1- BOLLARD LIGHT**
▰		**TYPE 2 - STEP LIGHT/WALL LIGHT**
●		**TYPE 3 - FLUSH MOUNT ACCENT LIGHT**
- - -		**TYPE 4 - LED STRIP**
⊎		**TYPE 5 - OUTLET FOR SEASONAL LIGHTING**
◭		**TYPE 6 - UP LIGHT**

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

OLD PROPERTY LINE

PROPERTY LINE

OFFICE ELECTRICAL ROOM

OFFICE TEL/COM ROOM

PROPERTY LINE

PLAN #79

NOV 0 6 2018

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/09/18	See 20171130 drawings for previous insurance
02	2018/09/18	Revised RZ/DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE
LIGHTING PLAN
LEVEL 11

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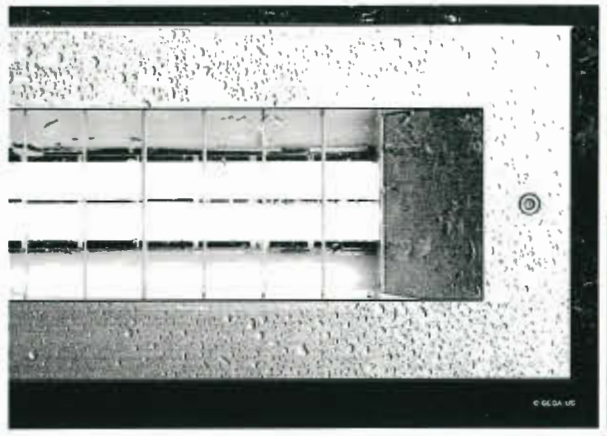
NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-9-20 at 10:24:10 AM
DRAWN	ZL / MW
REVIEWED	SB

DRAWING
L 7.06





LINEAR LIGHTING









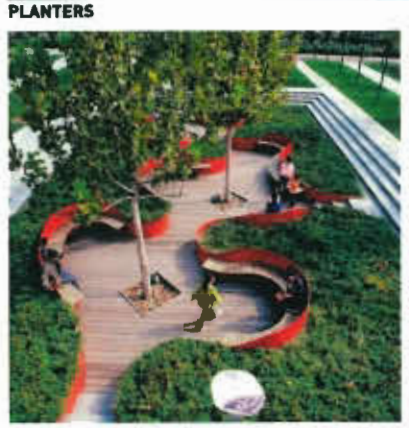
TRELLIS AND VINES








PLANTERS









PATHWAYS & SEATING

REFERENCE PLAN

NOV 0 6 2018

DP 15-708092

PWL partnership

PWL Partnership Landscape Architects Inc
8th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111
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gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/10	See 20171130 drawings for previous issuance
02	2018/09/10	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

PRECEDENT IMAGES

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SCALE

PROJECT NO.	14104
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FILE NAME	17080 BP PLAN.vwx
PLOTTED	18-8-30 at 10:51:06 AM
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REVIEWED	GB

DRAWING

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PLAY SPACES


PLAY SPACES


URBAN AGRICULTURE


PLAY EQUIPMENT


BIKE RACK


BENCH


BENCH


GARDEN STORAGE


BENCH


SEATING


EXTENSIVE GREEN ROOF


EXTENSIVE GREEN ROOF


EXTENSIVE GREEN ROOF


EXTENSIVE GREEN ROOF


EXTENSIVE GREEN ROOF


RESIDENTIAL PATIO


OUTDOOR FURNITURE


RESIDENTIAL PATIO


OUTDOOR LIVING ROOM


ROOF GARDEN

REFERENCE PLAN

NOV 06 2018

DP 15-708092

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gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2018/08/18	See 20171130 drawings for previous insurance
02	2018/09/18	Revised RZ/DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD
8501 ANDERSON ROAD
RICHMOND, BC

DRAWING TITLE

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SCALE

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PLOTTED	18-8-20 at 10:51:22 AM
DRAWN	ZL / LC REVIEWED GB
DRAWING	

L 0.04

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 6, 2018
From:	Wayne Craig Director, Development	**File:**	DP 18-822484
Re:	**Application by Anthem Properties Group Ltd. for a Development Permit at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of 43 townhouse units and four secondary suites at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway on a site zoned "Town Housing – Steveston Highway (Steveston) (ZT85)".

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

WC:el
Att. 4

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to develop 43 townhouse units at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway. Four of the 43 townhouse units are proposed to contain a ground-level secondary suite. The site is being rezoned from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1) zones to "Town Housing – Steveston Highway (Steveston) (ZT85)" zone for this project under Bylaw 9841 (RZ 17-765557), which received Third Reading following the Public Hearing on April 16, 2018. The site is currently vacant but previously contained nine single family homes and one duplex.

Frontage improvements including beautification works and storm sewer upgrades were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 17-788628). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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.

Background

Development surrounding the subject site is as follows:

- To the north, existing single-family dwellings on lots zoned "Single Detached (RS1/B)".
- To the east, existing single-family dwellings on lots zoned "Single Detached (RS1/C)" and "Single Detached (RS1/B)", which are identified for townhouse development under the Arterial Road Land Use Policy.
- To the south, Across Steveston Highway, existing single-family dwellings on lots zoned "Single Detached (RS1/B)" and "Single Detached (RS1/D)".
- To the west, a seven-unit two-storey townhouse complex on a lot zoned "Low Density Townhouses (RTL1)".

Rezoning and Public Hearing Results

On March 26, 2018, Council passed a resolution that the Public Hearing notification area for the rezoning application for this project (i.e., RZ 17-765557) be expanded beyond the usual 50 m to include the area outlined on the specified map (Attachment 2) to generally include properties fronting onto Swallow Drive, Wagtail Avenue, Warbler Avenue, Hummingbird Drive, Woodpecker Drive, and Chickadee Court. For consistency, the same notification area will be used for this Development Permit Panel meeting.

The Public Hearing for the rezoning of this site was held on April 16, 2018. At the Public Hearing, the following concerns about rezoning the property were expressed; the response to the concern is provided in *italics*.

1. Proposed Traffic Signal at Swallow Drive

   As part of the rezoning a traffic signal was proposed to be installed at Swallow Drive. Due to the concerns raised by area residents regarding the proposed traffic signal, Council directed staff to remove this requirement. Council also directed staff to allow the proposed driveway location to remain but be restricted to right-in/right-out only (i.e., with a raised concrete island in the middle to channelize the right-in and right-out vehicle movements). Registration of a right in/right out only covenant on Title is required prior to Development Permit Issuance. In addition, Council directed staff to amend the rezoning considerations to have the developer's voluntary contribution of $150,000 be directed towards upgrading the existing pedestrian signal at Steveston Highway and Lassam Road.

2. Parking in the Neighbourhood

   The proposed development meets the off-street parking requirement in the Zoning Bylaw; with two residential parking spaces and 0.2 visitor parking spaces for each unit. Four additional parking spaces will also be provided for the four secondary suites proposed.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Town Housing – Steveston Highway (Steveston) (ZT85)" zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday August 22, 2018 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed form, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.
- While three-storey units are proposed along Steveston Highway, the building height is stepped down to two storeys along the side property lines to provide appropriate transition to the adjacent single-family home to the east and two-storey townhouse development to the west.
- Two-storey units in duplex form (seven buildings) and triplex form (one building), as well as the outdoor amenity area are proposed along the rear (north) property line to minimize privacy and overlook concerns.

- Typically, two units per cluster (i.e., duplex buildings) are preferred along the rear yard interface with single-family housing; however, in order to provide a larger outdoor amenity space, one three-unit cluster (i.e., a triplex building) is being considered for the development.
- The existing site grade along the rear (north) property line (within the existing SRW) will be maintained to provide an appropriate transition to the adjacent single-family properties to the north. A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family homes. A low retaining wall will be installed to the south of the existing SRW to raise the back yards to the ground level of the proposed townhouse units.
- A low retaining wall (approximately 0.3 m high) will be installed along the side property lines with a 1.8 m tall wood fence on top.
- A variety of trees will be planted along the rear and side property lines to enhance the interfaces between the proposed townhouse development and the existing adjacent residential developments.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- Adjacent properties to the east have future potential for redevelopment as townhouses, and the proposed development will not reduce this potential. A statutory right-of-way (SRW) allowing access to/from the adjacent future development site through the subject site (over the internal drive aisle) has been secured at rezoning.

Urban Design and Site Planning

- The site layout includes 19 two-storey units and 24 three-storey units in 13 clusters.
- The layout of the townhouse units is oriented around a single driveway, providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages.
- Vehicle access will be limited to right-in/right-out only and will be provided in the western portion of the site, directly across from Swallow Drive; one separate pedestrian access will be provided in the eastern portion of the site.
- Units along Steveston Highway are designed to have a strong street presence with individual front entrances and yards. Low planting and permeable fencing will create semi-private spaces for those units and a pedestrian-oriented streetscape along Steveston Highway.
- The two-storey townhomes are arranged as duplexes and triplexes along the northern portion of the site to serve as a transition to the existing single-family homes. The low profile of the duplex and triplex form is complementary in scale and character to the single-family homes.
- Four of the three-storey townhouse units in Buildings 4, 6 and 9 (i.e. B2 units) will each contain a 1-bedroom ground-level secondary suite of approximately 30 m^2 (320 ft^2) in size.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to each of the secondary dwelling units.
- A total of nine visitor parking spaces, including two accessible visitor parking spaces, will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.

- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The indoor and outdoor amenity spaces are proposed opposite to the vehicle access to the site. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site and the indoor amenity building will be located adjacent to the outdoor amenity area.
- The proposed size of the outdoor amenity space exceeds the minimum area recommended by the Development Permit Guidelines.
- The applicant is proposing to provide a portion of the required indoor amenity space on-site with a 65 m^2 (700 ft^2) building; a cash contribution in-lieu ($24,850.00) of providing the balance of the required indoor amenity space (i.e., 35 m^2 or 376 ft^2) has been secured at rezoning stage.
- A mailbox kiosk will be provided in front of the indoor amenity building.
- The required garbage, recycling and organic waste storage enclosure is proposed adjacent to the indoor amenity building. The enclosures have been incorporated into the design of the indoor amenity building to minimize their visual impact. The proposed location will also be convenient to all of the units.

Architectural Form and Character

- The design of this project follows the West Coast tradition of simple forms and clean lines. The style of architecture is characterized by planar and mass elements, use of natural materials and the use of glass to connect indoor and outdoor spaces.
- Expansive roof overhang creates a sense of shelter and defines the entries to the townhouse units.
- Stepping in building form is achieved by changes in roof plane and massing elements. The step back at the third floor of the three-storey units reduces the scale of the buildings along the street.
- A pedestrian scale is generally achieved along Steveston Highway and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (composite cement siding, hardie-plank and hardie-panel etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- A palette of warm earth tone colours is proposed, with black for the metal railing, gutters/downspouts, and silver for vinyl window frames. Cedar-toned fibre cement panels are used extensively at soffits to bring visual warmth to the exteriors.

Tree Preservation

- Tree preservation has been reviewed at rezoning stage, but was reviewed once again in September, 2018 due to changes in tree condition; a total of 45 bylaw-sized trees on-site (up from 42 trees) are now identified for removal as three additional trees are now assessed as being in poor condition. To compensate for the loss of three additional trees that were

identified for retention at the rezoning stage, three Pyramidal Norway Spruce trees at 4.0 m tall (which exceed the minimum replacement tree size requirement of 3.5 m tall) are proposed to be planted in the outdoor amenity space.

- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 90 replacement trees are required. The applicant is proposing to plant 125 replacement trees on-site, which exceeds the bylaw requirements, including 28 conifers and 97 deciduous trees.
- Parks Operations staff has authorized the removal of one 34 cm caliper Western Red Cedar tree and a number of hedge rows located along the Steveston Highway frontage due to their poor condition and conflicts with proposed frontage improvements. Compensation of $1,300 has been secured at rezoning.
- One 60 cm caliper Douglas Fir tree (tag# 942) located on the proposed development site, one 40 cm caliper Pear tree (tag# 979) located on shared property line with the neighbouring property to the north (10801 Hollymount Drive) and five trees (OS002, OS003, OSO04, OS005 and OS006) located on neighbouring properties are identified for retention.
- Prior to Development Permit issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit is required. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees located on-site survived the construction, is reviewed by staff.
- To ensure the protected trees on-site and on neighbouring properties will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site.
- The applicant has committed to relocate a 20 cm caliper Red Oak tree (tag# 977) on-site to the proposed outdoor amenity area. Proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree, and a Tree Survival Security to the City in the amount of $5,000, have been secured at rezoning.

Landscape Design and Open Space Design

- The street edge along Steveston Highway has been well defined with landscaping including various trees, shrubs and ground covers. Each block of building will have individual identity with the use of varying trees and shrub planting to allow distinction through colour, texture and form. Each unit will have a private front yard with an outdoor patio to generate animation along the streetscape.
- All units along the rear (north) property line will have a private yard with a patio and a lawn area except for the two units at the northeast corner of the site. These two units will have a raised deck since the existing site grade is to be maintained for tree protection purposes. Construction of the deck will be monitored by the project arborist; a proof of contract with a Certified Arborist for the supervision of all works conducted within, or in close proximity, to tree protection zones have been secured at rezoning.
- Landscaping will be provided along the main east-west internal drive aisle between blocks of buildings to provide vertical green to soften the internal streetscape. Trellis with landscaping and grasscrete in front will be provided at each of the dead ends of the internal drive aisle to provide visual interests at the terminuses.

- Outdoor amenity space is design to be contiguous with an indoor amenity space; a built-in gas barbecue and a harvest table are proposed in close proximity to the amenity building.
- An outdoor ping-pong table is proposed to allow for physical play; and large open lawn areas are proposed for informal play and wellness activities for the residents.
- Natural play elements; including stepping logs and balance logs, as well as vertical agility poles, are proposed within the children's play area for active and creative play.
- Public Art and an interpretive heritage signage for the Spargo House (which was located on the development site) have been incorporated into the landscape design. The Public Art pieces to be installed on site will be arranged by the City's Public Art Program; a contribution of $52,895.42 has been secured at the rezoning stage. The interpretive heritage signage to be installed on site has been reviewed and approved by the City's Heritage Planner. To ensure the approved design of the interpretive heritage signage will be installed and maintained by the future strata, prior to the issuance of Development Permit, the applicant is required to register a legal agreement on Title to specify the design and the maintenance arrangement.
- Permeable pavers with decorative pattern will be used at the vehicle entrance.
- Pavers will be used at the dead ends of the internal drive aisle and at the intersection of the pedestrian walkway from Steveston Highway and the internal drive aisle to break up the long internal drive aisle. Pavers will also be used to highlight a pedestrian route along the main east-west drive aisle.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of $361,014.53 in association with the Development Permit.

Crime Prevention Through Environmental Design

- Site lighting and clear sight lines provide unobstructed views of surrounding area. Walkways are direct and open between buildings and along the internal drive aisle. Walkways and amenity space will be illuminated.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- Expansive glazing for each unit increases the visual presence and surveillance along Steveston Highway, the amenity area as well as internal walkway and drive aisle.

Sustainability

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.

- The architect advised that the following design/features will be incorporated into the development:
  - EnergyStar appliances and lighting.
  - EnergyStar windows.
  - Heat recovery ventilators.
  - Low flow fixtures.

Accessible Housing

- The proposed development includes five convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (i.e., the A6 units). The potential conversion of these units will require installation of a chair lift (where the staircase has been dimensioned to accommodate this in Unit A6's) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.

Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Notification Map
Attachment 3: Excerpt from Advisory Design Panel Meeting Minutes (August 22, 2018)
Attachment 4: Development Permit Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-822484 **Attachment 1**

Address: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway

Applicant: Anthem Properties Group Ltd. Owner: Anthem Steveston Developments Ltd.

Planning Area(s): Steveston (Schedule 2.4)

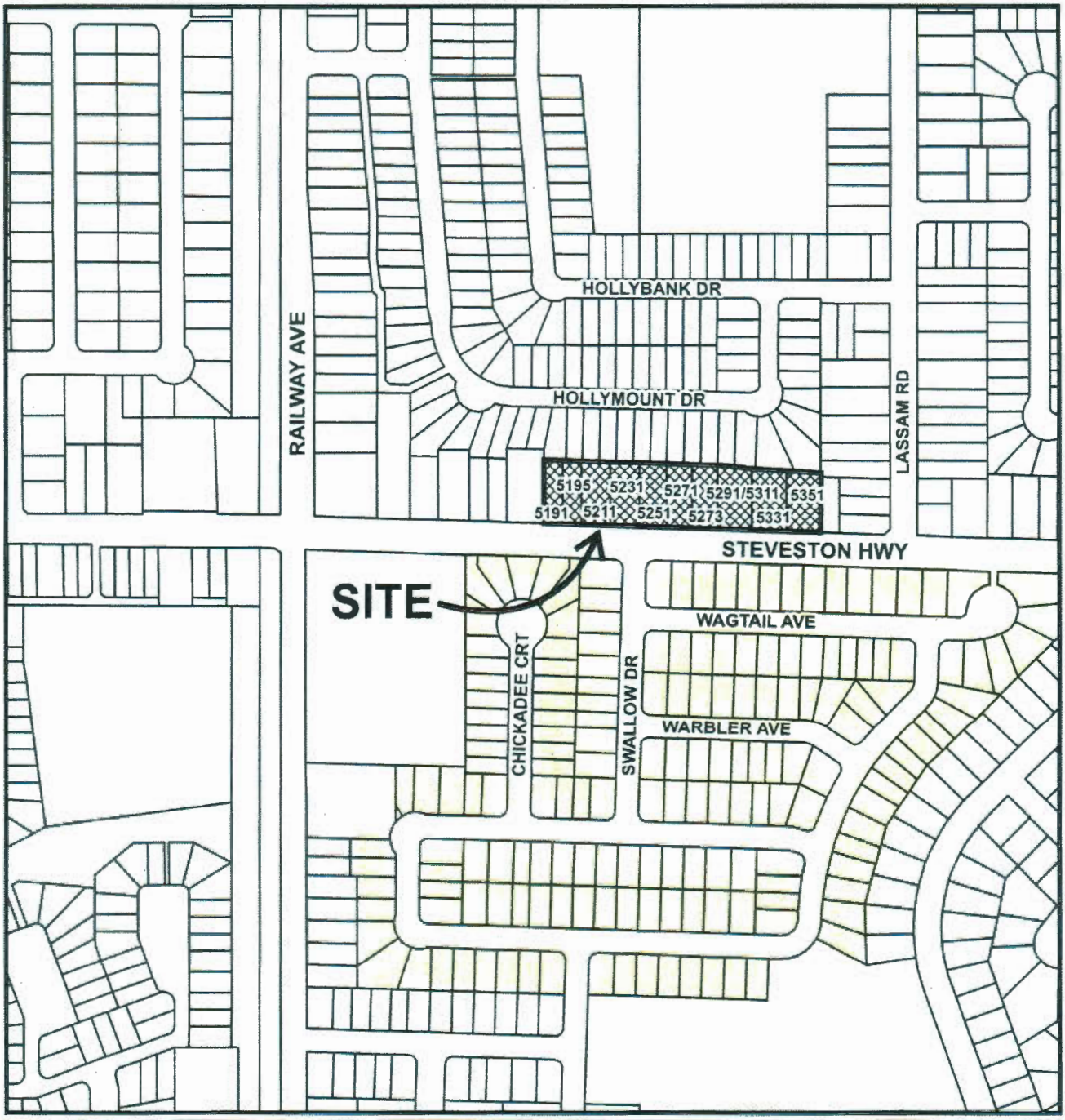
Floor Area Gross: 8137.3 m^2 Floor Area Net: 5876.9 m^2

	Existing	Proposed
Site Area:	8970 m^2	8970 m^2
Land Uses:	Single-Family Residential/Two-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Town Housing - Steveston Highway (Steveston) (ZT85)
Number of Units:	9 single-family homes & 1 duplex	43 townhouse units + 4 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.66	0.66	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65%	none
Lot Coverage – Landscaping:	Min. 25%	34%	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.36 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.21 m	none
Setback – Rear Yard (m):	Min. 6.0 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	9.66 m (3 storeys)	none
Lot Width:	Min. 50.0 m	200.0 m	none
Lot Depth:	Min. 35.0 m	45.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit +1 (R) per secondary suite	2 (R) and 0.21 (V) per unit +1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	90 (R) and 9 (V)	90 (R) and 9 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (86 x Max. 50% = 43)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (99 x Max. 50% = 49)	48	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (99 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.49 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	54 (Class 1) and 9 (Class 2)	64 (Class 1) and 9 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m^2 or Cash-in-lieu	65 m^2 + Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 43 units = 258 m^2	372 m^2	none

City of Richmond



RZ 17-765557

Original Date: 03/26/18

Revision Date:

Note: Dimensions are in METRES

ADDITIONAL NOTIFICATION AREA

Attachment 3

Excerpt from the Minutes from

The Design Panel Meeting

Wednesday, August 22, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-822484 - 43-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Integra Architecture Inc.

PROPERTY LOCATION: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway

Applicant's Presentation

Nicholas Kasidoulis, Anthem Properties, Shamus Sachs, Integra Architecture Inc., and Mary Chan Yip, PMG Landscape Architects, 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 comprehensive package and clear presentation of the project;
- interesting collection of buildings on a linear site; proposed single entry is appropriate for the length of the site;
- not concerned with the asymmetric arrangement of buildings along Steveston Highway; location of the driveway opposite Swallow Drive across Steveston Highway will avoid the possibility of headlights facing directly into townhouse units in the subject site;
- appreciate the arrangement of longer building forms and buffering along Steveston Highway;
- two-storey rear units (i.e., the duplexes and a triplex) provide an appropriate interface with the existing single-family homes to the north;
- appreciate the provision of a generous amenity area and the location of the indoor amenity adjacent to the outdoor amenity space; consolidating garbage and recycling and electrical room into one building form makes sense;
- consider replicating the paving treatment on the internal drive aisle adjacent to the amenity area to other parts of the long the internal drive aisle to break up the length of the asphalt;
  Pavers have been implemented intermittently and at the ends.

proposed variation in building forms and heights and articulation of each building will not necessitate the addition of more colours to the proposed colour palette;

- consider the long-term maintenance of the colour of the cedar material;
  The developer feels this is a future liability for the strata corporation and will proceed with cementitious material for soffits.
- investigate opportunities for using real wood on the building, e.g. on the soffit;
  The developer feels this is a future liability for the strata corporation and will proceed with cementitious material for soffits.
- overall, the design of the project works well;
- appreciate the clear package; landscape plans are helpful;
- appreciate the large outdoor spaces in the development;
- units facing the adjacent single-family homes to the north have nice deep yards considering the City's requirements for these back units, i.e., limited to 2-storey duplexes and triplex;
- appreciate the applicant for providing an arborist report for trees to be removed; applicant could have included identifying species in the tag;
- nice to see generous outdoor spaces in this form of development;
- appreciate that the landscape planning reflects the overhangs in the contemporary buildings;
- proposed outdoor amenity space is nice and large; appreciate the mature existing tree at the back; scale of hard outdoor spaces works;
- consider moving the indoor amenity building closer to the street to make the mail kiosk more accessible to residents; will also provide more breathing room for the large Douglas Fir tree at the back and free up some spaces to enlarge the play area for children;
  The small outdoor area has been designed as an informal meeting place for residents when gathering mail each day. Furthermore, low hedges and planting protect this area from the internal drive aisle and entry.
- review the planting between the soft and hard areas in the outdoor amenity area as there is need for more contiguous, useful and active spaces;
  With the existing Picea not surviving, the grades in the outdoor amenity can be integrated with the amenity building and surrounding area. The replacement trees have been placed north of the amenity space to allow for more open space for the residents to interact and have a better indoor outdoor relationship. The grades from the amenity building to outdoor patio, to the play space, and to the lawn area are accessible; it allows people to flow from one use to the next. This spatial configuration allows interaction for large group use during social events or as individuals.

- consider appropriate treatment for garbage and recycling in the indoor amenity building to make it a nice visual feature at the entry;
  From the outside, the garbage and recycling room will appear as part of the overall amenity building utilizing the same cladding material and windows facing the entry drive. Additional landscaping will be placed in front of the Garbage room to further soften the façade.
- appreciate the package and the unit plans for the convertible units; would appreciate if the model number of the vertical lift that would fit into the space was indicated;
  Chair lift is proposed, specification is included in the DP package.
- appreciate the comprehensive package provided by the applicant;
- the project is on the right track to meet EnerGuide 82 rating;
- commend the project's design team for the highly insulated building envelope assemblies;
- the project's mechanical system needs to be clarified;
  The units will have electric heat, NG instant hot water heat, and HRV.
- consider introducing variation in accent colours for duplex units along the internal drive aisle where the unit door is side-by-side with the garage door to provide identity to individual units;
  As noted in other comments from the ADP panel, we feel there is enough variation in materials that additional variation is not necessary.
- consider introducing the pop-up roof feature of the two-storey duplex units to the three-storey units facing Steveston Highway to maintain a consistent character for the pop-up roofs;
  In our opinion, maintaining a third storey without pop-up sections helps to reduce the height of the third floor and allows the project to read more like a two storey structure along Steveston Hwy, which is more in keeping with the existing two storey homes across the street and on each side of the development.
- consider a permeable paving surface treatment for the handicapped parking stalls adjacent to the internal drive aisle;
  Permeable paving has been added to handicap parking.
- appreciate the presentation of the project; the smart-looking buildings will become a catalyst for improving the neighbourhood;
- appreciate the treatment of the street, the introduction of the boulevard, layered approach into the front yard, and street-facing townhouse units;
- agree with Panel comment that aligning the right-in, right out entry with Swallow Drive across Westminster Highway makes sense;

- consider a lightly foliaged tree for the front yards of units to avoid shady yards;
  The tree species we have proposed in the front yards are 2 maple varieties Acer red rocket and Acer griseum and 1 dogwood variety Cornus 'starlight'. Acer red rocket is has a more columnar growth habit. The narrowness will allow light into the yards. Acer griseum has an open canopy with an upright branch pattern. This openness allows for light into the yards. Cornus 'starlight' has an upright oval crown. This upright growth pattern allows for filter light into the yards. With the selection, we believe that we comply with the intent of the comment.
- appreciate the retention of the large Douglas Fir tree at the back of the indoor amenity building; applicant is advised to be careful in saving the tree;
- appreciate the large outdoor amenity space which is centrally located and not lined up right with the site entry; will enhance the safety of children using the amenity space;
- there is a high density of trees proposed to be planted on the site, except at the amenity area; consider relocating and grouping the conifers farther to the north to free up the lawn area;
  Tree will be located to insure a usable amenity area.
- not concerned with grade changes in the amenity area; however, minimize or eliminate steps from the hard area to the soft area;
  Steps have been removed.
- consider opening up the children's play area a bit more; could install a barrier to prevent children from crossing the street; also consider improving the surveillance of children using the play area;
  Amenity open space has been adjusted to allow the children's play and grass area to be opened up more. A low fence and landscaping have been added to prevent children from running onto the street. Seating areas are available for surveillance.
- consider planting a tree on either side of the visitor parking stall between Buildings 1 and 4 to provide some vegetation on the long stretch of drive aisle; also investigate opportunities for planting in other areas along the long internal drive aisle; look at the Polygon development on No. 2 Road as precedent; applicant is also advised to take necessary precautions to ensure survivability of trees, e.g. putting root barrier around the tree;
  Proximity of and location of landscape space beside the visitor stalls prohibit us from planting large trees. It would conflict with the envelope. A hibiscus has been added for a large scale shrub.
- not supportive of the proposal to move the trees on the outdoor amenity area farther to the north as the original location of trees add visual value to the long stretch of buildings and road;

- internal drive aisle ends could be paved to provide additional parking stalls; if not possible, consider planting shrubs; also consider bringing some trees closer into the access;
  Planting has been added.
- consider a completely cast-in-place concrete wall for buildings facing Steveston Highway;
  The wall is quite low (12" +/-) above grade and will be blocked by planting. CIP concrete is used as an architectural detail at the individual entries.
- proposed public art seems interesting; public artist is encouraged to locate the subject site on the Richmond plats (i.e., maps that show a parcel of land and how it is subdivided into individual lots);
- in general, a well-presented and exciting project;
- appreciate the proposed materials and colours; however, the applicant is advised to be consistent in showing colours of materials in all their presentation materials;
- consider a different treatment for the indoor amenity building to highlight its publicness;
  While the materials of the amenity building are similar to the remaining development, extensive use of glass is utilized to distinguish the building and make the building more open and connected to the surrounding amenity area.
- consider variation/differentiation in materials for the gateways and pedestrian paths into the development; will bring diversity to the pedestrian experience along Steveston Highway;
  Pavers have been integrated throughout the site within the vehicle areas. In contrast, the pedestrian walkway is finished in concrete to provide a distinct change to allow for a designated pedestrian zone.
- appreciate the applicant for integrating public art at an early stage of the project;
- architecture and landscaping could be framed and synergized with the proposed public art; also consider the interaction of the public with the proposed public art;
  Both Pieces of public art have been relocated to the West side of the entry along the pedestrian path for a more direct interaction.
- appreciate the package provided by the applicant; however, consider larger fonts for future packages;
- quality of architecture presents a benchmark for developments along arterial roads in Richmond;
- good layering in the proposed landscaping;
- appreciate the proposed amenity area; the applicant is advised to consider the Panel comments to improve the amenity area;

- the internal drive aisle is very long; consider breaking them up intermittently with pavers; support Panel comments to introduce landscaping along the drive aisle and at the ends to provide visual interest and make them more pedestrian friendly;
  Pavers have been implemented intermittently and at the ends. Additional hibiscuses have been added to provide for large scale shrub plantings along the roadway.
- appreciate the provision of a variety of unit types;
- proposed public art piece and location is appropriate;
- variation in materials and colours may not be necessary due to the maturity of articulation and landscaping in the development; and
- no concern with the location of the proposed entry driveway.

Panel Decision

It was moved and seconded
That 18-822484 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 Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331, 5351 Steveston Hwy. **File No.:** DP 18-822484

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 9841
2. Registration of a legal agreement on title to restrict access to the property to right in/right out movements only.
3. Registration of a legal agreement on title to ensure that the design of the interpretive heritage signage to be installed on site is consistent with the design approved by the city's heritage planner (as shown in the Development Permit package) and that the interpretive heritage signage will remain on site and will be maintained by the future strata.
4. Receipt of a Letter-of-Credit for landscaping and tree survival security in the amount of $361,014.53. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

   Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. $48,000 in total) to ensure the replacement planting will be provided.
2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

_____ _____

Signed Date

City of Richmond

Development Permit

No. DP 18-822484

To the Holder:	ANTHEM PROPERTIES GROUP LTD.
Property Address:	5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 AND 5351 STEVESTON HIGHWAY
Address:	C/O NICHOLAS KASIDOULIS #300 – 550 BURRARD STREET VANCOUVER, BC V6C 2B5

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 #4 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 $361,014.53 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 18-822484

To the Holder:	ANTHEM PROPERTIES GROUP LTD.
Property Address:	5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 AND 5351 STEVESTON HIGHWAY
Address:	C/O NICHOLAS KASIDOULIS #300 – 550 BURRARD STREET VANCOUVER, BC V6C 2B5

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.

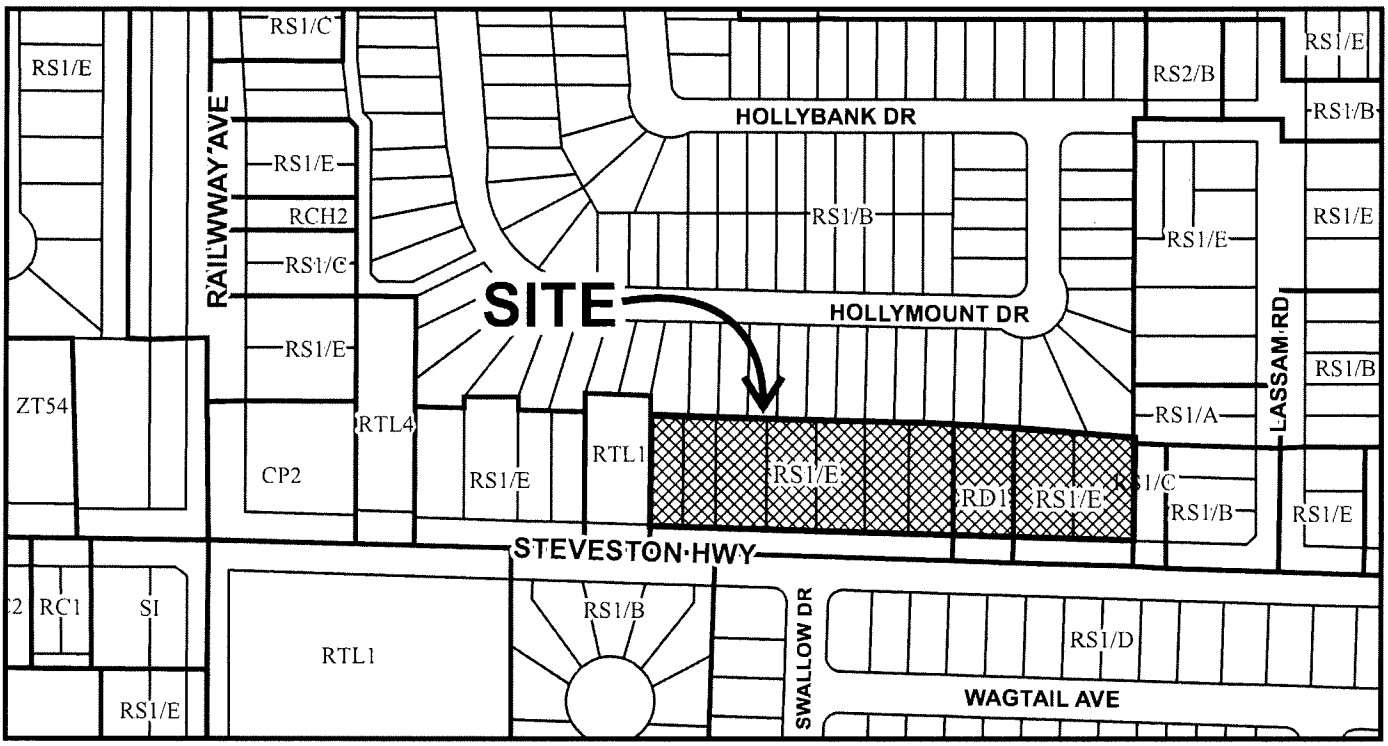
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

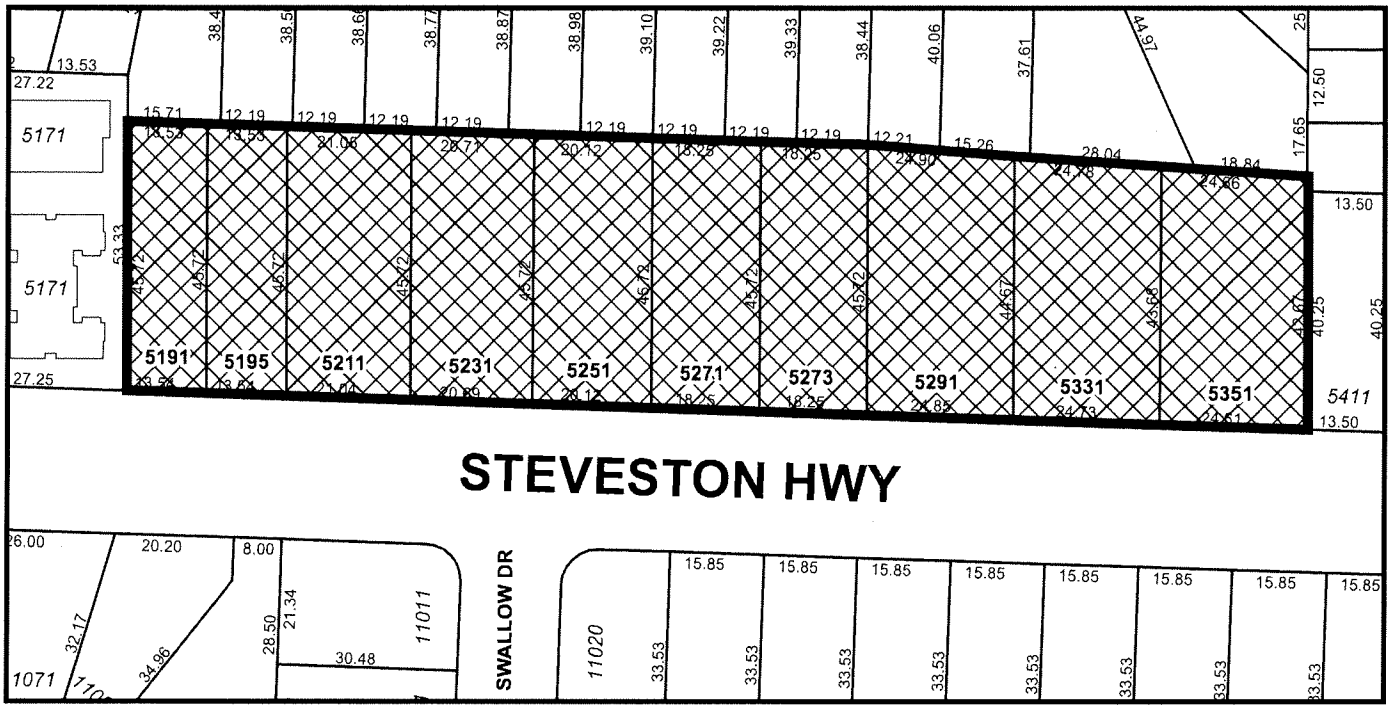
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 18-822484
SCHEDULE "A"

Original Date: 06/14/18

Revision Date:

Note: Dimensions are in METRES

Architectural Drawing Index

A-0.000 COVER		
A-0.000	COVER PAGE	
A-0.001	PROJECT DATA	
A-0.010	PRECEDENT IMAGES	1" = 1'-0"
A-0.020	MATERIALS	1/8" = 1'-0"
A-0.100	STEVESTON HWY PERSPECTIVE	
A-0.101	ENTRY - DRIVE AISLE PERSPECTIVE	
A-0.102	INTERNAL RD PERSPECTIVE	
A-0.300	CONTEXT MAP AND PHOTOS	
A-1.000 SITE		
A-1.000	SITE PLAN	1" = 30'
A-1.001	PARTIAL SITE PLAN	1/16" = 1'-0"
A-1.002	PARTIAL SITE PLAN	1/16" = 1'-0"
A-1.003	FIRE DEPT ACCESS PLAN	1" = 30'
A-1.004	PARKING PLAN	1:300
A-1.005	SITE ACCESSIBILITY	1" = 30'
A-1.006	STREETSCAPE ELEVATIONS	1/16" = 1'-0"
A-1.007	STREETSCAPE ELEVATIONS	1/16" = 1'-0"
A-1.008	SITE SECTIONS	1/16" = 1'-0"
A-1.100	OVERALL 1st FLOOR PLAN	1" = 30'
A-1.200	OVERALL 2ND FLOOR PLAN	1" = 30'
A-1.300	OVERALL 3RD FLOOR PLAN	1" = 30'
A-1.400	OVERALL ROOF PLAN	1" = 30'
BUILDING 1		
A-2.011	BUILDING 1 - 1st & 2nd FLOOR PLANS	1/8" = 1'-0"
A-2.012	BUILDING 1 - 3rd & 4th FLOOR PLANS	1/8" = 1'-0"
A-2.013	BUILDING 1 ELEVATIONS	1/8" = 1'-0"
A-2.014	BUILDING 1 SECTIONS	1/8" = 1'-0"
BUILDINGS 2,3,5,7,10,11, & 13		
A-2.021	BUILDINGS 2,3,.10,11, & 13 FLOOR PLANS	1/8" = 1'-0"
A-2.022	BUILDINGS 2,3,10,11, & 13 ELEVATIONS	1/8" = 1'-0"
A-2.023R	BUILDNG 5 & 7 ELEVATIONS	1/8" = 1'-0"
A-2.025	BUILDINGS 2,3,5,7,10,11, & 13 SECTIONS	1/8" = 1'-0"
BUILDING 4		
A-2.041	BUILDING 4 - 1st & 2nd FLOOR PLANS	1/8" = 1'-0"
A-2.042	BUILDING 4 - 3rd & 4th FLOOR PLANS	1/8" = 1'-0"
A-2.043	BUILDING 4 ELEVATIONS	1/8" = 1'-0"
A-2.044	BUILDING 4 SECTIONS	1/8" = 1'-0"
BUILDING 5		
A-2.051	BUILDING 5 FLOOR PLANS	1/8" = 1'-0"
A-2.052	BUILDING 5 ELEVATIONS	1/8" = 1'-0"
BUILDING 6		
A-2.061	BUILDING 6 1st & 2nd FLOOR PLANS	1/8" = 1'-0"
A-2.062	BUILDING 6 3rd FLOOR & ROOF PLAN	1/8" = 1'-0"
A-2.063	BUILDING 6 ELEVATIONS	1/8" = 1'-0"
A-2.064	BUILDING 6 SECTIONS	1/8" = 1'-0"
BUILDING 7		
A-2.071	BUILDING 7 FLOOR PLANS	1/8" = 1'-0"
A-2.072	BUILDING 7 ELEVATIONS	1/8" = 1'-0"
BUILDING 8		
A-2.081	BUILDING 8 FLOOR PLANS	1/8" = 1'-0"
A-2.082	BUILDING 8 ELEVATIONS	1/8" = 1'-0"
A-2.083	BUILDINGS 8 SECTIONS	1/8" = 1'-0"
BUILDING 9		
A-2.091	BUILDING 9 1st & 2nd FLOOR PLANS	1/8" = 1'-0"
A-2.092	BUILDING 9 3rd FLOOR & ROOF PLAN	1/8" = 1'-0"
A-2.093	BUILDING 9 ELEVATIONS	1/8" = 1'-0"
A-2.094	BUILDING 9 SECTIONS	1/8" = 1'-0"
BUILDING 12		
A-2.121	BUILDING 12 1st & 2nd FLOOR PLANS	1/8" = 1'-0"
A-2.122	BUILDING 12 3rd FLOOR & ROOF PLAN	1/8" = 1'-0"
A-2.123	BUILDING 12 ELEVATIONS	1/8" = 1'-0"
A-2.124	BUILDING 12 SECTIONS	1/8" = 1'-0"
AMENITY BUILDING		
A-2.141	AMENITY BUILDING FLOOR PLANS	
A-2.142	AMENITY BUILDING ELEVATIONS & SECTIONS	1/8" = 1'-0"
UNIT PLANS		
A-6.000	UNIT PLANS	
A-6.100	UNIT PLANS	
A-6.200	UNIT PLANS	
A-6.210	A6 CONVERTIBLE UNIT PLAN - MAIN FLOOR	
A-6.200	A6 CONVERTIBLE UNIT PLAN - UPPER FLOOR	
A-6.300	UNIT PLANS	
A-6.400	UNIT PLANS	1:0.25
AREA OVERLAYS		
A-9.000	LOT COVERAGE AREA OVERLAY	1:300
A-9.001	LANDSCAPE AREA OVERLAY	1:300
A-9.002	PRIVATE OUTDOOR SPACE AREA OVERLAY	1:300
A-9.011	BUILDING 1 AREA OVERLAY	1/8" = 1'-0"
A-9.021	BUILDING 2,3,5,7,8,10 & 13 AREA OVERLAYS	1/8" = 1'-0"
A-9.041	BUILDING 4 AREA OVERLAY	1/8" = 1'-0"
A-9.061	BUILDING 6 AREA OVERLAY	1/8" = 1'-0"
A-9.091	BUILDING 9 AREA OVERLAY	1/8" = 1'-0"
A-9.121	BUILDING 12 AREA OVERLAY	1/8" = 1'-0"



domus home energy

Schedule of Upgrade Commitments

All units: The following list of upgrades is identified for installation in all units.

Component	Upgrade
Wall insulation	R-24 nominal walls
Ceiling insulation	R-50 nominal main upper floor ceiling (vaulted ceilings not included)
Floor over garage	R-40 insulation
Windows + Sliding Doors	USI 1.4 maximum
Ventilation system	HVI certified ERV 70% SRE minimum efficiency
Heating system	Electronic thermostats on every floor
Domestic Hot Water	Instantaneous NG boiler – EF 0.95 minimum
Energy Star Lighting	100% Energy Star Lighting (including outdoor)
Energy Star Appliances	Energy Star certified fridge, dishwasher and clothes washer (95 kWh credit)
Increased Air-tightness	ACH 5.0 Units as-built shall achieve the stated air-tightness target, verified by means of a blower door test performed by the EA.
Solar Hot Water Ready	Per requirements of the BC Solar Hot Water Ready Regulation

CONTACT LIST

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Structural	Weiler Smith Bowers 118 – 3855 Henning Drive Burnaby, BC, V5C 6N5	Daryl Bowers		Bowers@weis-eng.com
Mechanical	Williams Engineering #200 – 1528 McCallum Road Abbotsford, BC, V2S 8A3	Stan Poznekoff Derek Hyde	604.855 7890	spoznekoff@williamsengineering.com dhyde@williamsengineering.com
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Civil	H.Y. Engineering Ltd #200 – 9128 – 152nd Street Surrey, BC V3R 4E7	John Vairo	604.583.1616	john.vairo@hyengineering.com
Geotechnical	Geopacific Consultants 1779 West 75th Avenue Vancouver, BC, V6P 6P2	Roberto Avendano	604.439.0922	avendano@geopacific.ca
Landscape	PMG Landscape Architects Ltd. C100-4185 Still Creek Drive Burnaby, BC V5C 6G9	Mary Chan-Yip	604.294 0011	mary@pmglandscape.com
Arborist	Arbortech Consulting 145 - 13051 Horseshoe Way Richmond, BC V7A 4V4	Norman Hol	604 275 4384	norm@acgroup.ca
Interior Designer	BYU Design Ltd. Unit 307 – 375 West 5th Avenue Vancouver, BC V5Y 1J6	Cheryl Broadhead	604.801 5330 ext216	Cheryl@byudesign.com
Environmental – Soils	Keystone Environmental Ltd 320 – 4400 Dominion Street Burnaby, BC, V5G 4G3	Kevin Wong	604..430.0671	kwong@keystoneenvironmental.ca
Survey	H.Y. Engineering Ltd #200, 9128 – 152nd Street Surrey, BC V3R 4E7	Eugene Wong	604 583 1616	eugene.wong@hyengineering.com
Traffic	Bunt & Associates 1550 - 1050 West Pender Street Vancouver, BC V6E 3S7	Christopher Cheng	604 685 6427	ccheng@bunteng.com
Authority	City of Richmond - Planning 6911 No. 3 Road Richmond BC V6Y 2C1	Karen McDougall	604.983 7373	kmcdougall@richmond.ca

PLAN # 1

NOV 0 6 2018

DP 18-822484

GEORGIA

5191 -5351 STEVESTON HWY, RICHMOND, BC
ISSUE 12: DP RESUBMISSION
RZ 17-765557

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[PROJECT TEAM]

Issue 11 - DP Resubmission	October 04, 2018
Issue 10 - PT	September 04, 2018
Issue 9 - SP-APP_ICATION	August 01, 2018
Issue 8 - DP	May 15, 2018
Issue 7 - DP-APP_ICATION	May 11, 2018
Issue 6 - SP REVIEW	April 17 2018
Issue 5 - REZONING RESPONSE	February 23, 2018
Issue 4 - REZONING	December 15, 2017
Issue 3 - CONSULTATION	September 01, 2017
Issue 2 - REZONING	Date 29.2017
Issue 1 - REZONING	March 07 2017

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

COVER PAGE

16392	[PROJECT]
Not to Scale	[SCALE]
October 15 , 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-0.000

PROJECT DATA - EXCLUSIONS

Existing Address 5211 to 5351 Steveston Highway, Richmond BC
Proposed Address Steveston Hwy, Richmond BC

	Unit #	Garage Exclusion (sq.ft.)	1st Stair & Entry Exclusion (sq.ft.)	2nd Stair Exclusion (sq.ft.)	3rd Stair Exclusion (sq.ft.)	1st Open Covered Area (sq.ft.) exempt	2nd Open Covered Area (sq.ft.) exempt	3rd Open Covered Area (sq.ft.) exempt
Building 01								
	A2	338.3	66.7	40.3				
	B1	348.4	54.5	53.2	47.9		107.3	
	B1	348.6	54.5	53.2	47.9		107.3	
	B3	370.9	57.6	49.8	42.5		97.0	
Subtotal		1406.2	233.3	196.5	138.3		311.6	
Buildings 02,03,05,07, 10, 11 & 13	A1	349.2	38.5	39.8		40.3		
	A1	349.2	38.5	39.8		40.3		
Subtotal		698.4	77.0	79.6	0.0	80.6	0.0	
Building 04								
	B3	370.9	57.6	49.8	42.5		97.0	
	B1	348.6	54.5	53.2	47.9		107.3	
	B1	348.6	54.5	53.2	47.9		107.3	
	B2	382.3	57.8	49.8	42.5		79.3	
Subtotal		1450.4	224.4	206.0	180.8		390.9	
Building 06								
	B2	382.3	57.8	49.8	42.5		79.3	
	B1	348.6	54.5	53.2	47.9		107.3	
	B1	347.9	54.5	53.2	47.9		107.3	
	B1	347.9	54.5	53.2	47.9		107.3	
	B1	348.6	54.5	53.2	47.9		107.3	
	B3	370.8	57.6	49.8	42.5		97.0	
Subtotal		2146.1	333.4	312.4	276.6		605.5	
Building 08								
	A1	350.3	38.5	39.8		40.3		
	A3	344.2	38.5	39.8				
	A1	349.3	38.5	39.8		40.3		
Subtotal		1043.8	115.5	119.4	0.0	80.6	0.0	
Building 09								
	B2	382.3	57.8	49.8	42.5		79.3	
	B1	348.6	54.5	53.2	47.9		107.3	
	B1	347.9	54.5	53.2	47.9		107.3	
	B1	347.9	54.5	53.2	47.9		107.3	
	B1	348.6	54.5	53.2	47.9		107.3	
	B2	382.3	57.8	49.8	42.5		79.3	
Subtotal		2157.6	333.6	312.4	276.6		587.8	
Building 12								
	B3	370.9	57.6	49.8	42.5		97.0	
	B1	348.4	54.5	53.2	47.9		32.0	
	B1	347.9	54.5	53.2	47.9		32.0	
	B1	347.9	54.5	53.2	47.9		32.0	
	B1	348.6	54.5	53.2	47.9		32.0	
	A2	338.3	66.7	40.3				
Subtotal		2102.0	342.3	302.9	234.1		225.0	

PROJECT DATA - AREA CALCULATIONS

Existing Address 5211 to 5351 Steveston Highway, Richmond BC
Proposed Address Steveston Hwy, Richmond BC

	Gross Floor Area	1st Floor Garage Exclusion (sq.ft.)	Stair & Entry Exclusion (sq.ft.)	Open Covered Area (sq.ft.) exempt	Common / Amenity Area Exclusion	Net Floor Area (sq.ft.)
Building 01						
1st Floor	2982.3	1406.2	233.3			1342.8
2nd Floor	2996.9		196.5	311.6		2488.8
3rd Floor	1984.9		138.3			1846.6
Building 02						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3		79.6			1826.7
Building 03						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3	0.0	79.6	0.0		1826.7
Building 04						
1st Floor	2894.1	1450.4	224.4			1219.3
2nd Floor	2852.7		206.0	390.9		2255.8
3rd Floor	2646.2		180.8			2465.4
Building 05						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3	0.0	79.6	0.0		1826.7
Building 06						
1st Floor	4275.3	2146.1	333.4			1795.8
2nd Floor	4114.9		312.4	605.5		3197.0
3rd Floor	3957.8		276.6			3681.2
Building 07						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3	0.0	79.6	0.0		1826.7
Building 08						
1st Floor	3010.0	1043.8	115.5	80.6		1770.1
2nd Floor	2853.9		119.4			2734.5
Building 09						
1st Floor	4403.7	2157.6	333.6			1912.5
2nd Floor	4103.3		312.4	587.8		3203.1
3rd Floor	3958.3		276.6			3681.7
Building 10						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3	0.0	79.6	0.0		1826.7
Building 11						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3	0.0	79.6	0.0		1826.7
Building 12						
1st Floor	4424.2	2102.0	342.3		61.8	1918.1
2nd Floor	4209.5		302.9	225.0		3681.6
3rd Floor	3296.2		234.1			3062.1
Building 13						
1st Floor	2029.6	698.4	77.0	80.6		1173.6
2nd Floor	1906.3	0.0	79.6	0.0		1826.7
Amenity						
1st Floor	810.1				810.1	0.0
Trash / Elec	263.8				263.8	
TOTAL (SF)	87589.40	15194.90	5234.70	2765.60	1135.70	63258.50
TOTAL (M)	8137.32	1411.65	486.32	256.93	105.51	5876.90

Project Name: Georgia
Client: Anthem

Project No. 16392
Date: October 23,2018

PROJECT DATA

Current Address	5191 to 5351 Steveston Highway, Richmond BC				
Proposed Address	**Steveston Highway, Richmond BC**				
Current Legal Description	Lot , Section, Township, New Westminster District, Plan				
Proposed Legal Description	**Lot, Section, Township, New Westminster District, Plan**				
Zoning	**RTM2**				
Gross Site Area (approximate)	2.22 acres			96,553 sq.ft.	8,970.0 m2
Road Dedications (to be confirmed)	0.00 acres			0 sq.ft.	0.00 m2
Net Site Area (approximate)	**2.22 acres**			**96,553 sq.ft.**	**8,970.00 m2**
Max FSR	0.66			63,725 sq.ft.	5,920.20 m2
Actual FSR (net site area)	**0.66**	**19 UPA**	**(net site area)**	**63,259 sq.ft.**	**5,878.90 m2**
Toal Gross Floor Area				**87,589 sq.ft.**	**8,137.32 m2**
Accessory Buildings				1136.2 **sq.ft.**	**105.56 m2**
Max. Lot Coverage (net site area)			40%	38,621 sq.ft.	3,588.00 m2
Lot Coverage - Buildings			**40%**	**38,184 sq.ft.**	**3,547.42 m2**
Max. Lot Coverage - Buildings, Structures, & Non Porous Surfaces			65%	62,760 sq.ft.	5,830.50 m2
Lot Coverage - Buildings			39.5%	38,184 sq.ft.	3,547.42 m2
Lot Coverage - Roads (non porous)			14.7%	14,175 sq.ft.	1,316.90 m2
Lot Coverage - Additional Structures & Non Porous Surfaces			10.7%	10,328 sq.ft.	959.47 m2
Min. Lot Coverage - Landscaping			25%	24,138 sq.ft.	2,242.50 m2
Lot Coverage - Landscaping			34%	32,606 sq.ft.	3,029.17 m2
Outdoor Amenity Space Required	43 units		6.00 m2/unit	2,777 sq.ft.	258.00 m2
Outdoor Amenity Space Provided	**43 units**		**8.65 m2/unit**	**4,005 sq.ft.**	**372.11 m2**
Indoor Amenity Space Required	40-49 ur units			1,078 sq.ft.	100.00 m2
Indoor Amenity Space Provided	**43 units**			**700 sq.ft.**	**65.03 m2**
Parking Required					
Residents - Townhouses	43 units	2 spaces per unit w/ Level 2 EV Charging			86.0 spaces
Residents - Lock Off Units	4 units	1 spaces per unit w/ Level 2 EV Charging			4.0 spaces
Visitors	43 units	0.20 spaces/unit			9 spaces
Total Parking Required	**43 units**				**99 spaces**
Parking Provided					
Residents - Townhouses	43 units	2 spaces per unit			86 spaces
Residents - Lock Off Units	4 units	1 spaces per unit			4 spaces
Visitors	43 units	0.20 spaces/unit			9 spaces
Total Parking Provided	**43 units**				**99 spaces**
Disabled Parking	**2%** of total spaces (rounded upward)		0.99 spaces		2 spaces
Max. Small Cars	**50%** of required spaces		49.30 spaces		49 spaces
Small Cars (incl. excess cars)	49% of required spaces plus	0 excess parking spaces			48 spaces
Bicycle Parking Required					
Residents (Class 1)	43 units	1.25 spaces per unit			54 spaces
Visitors (Class 2)	43 units	0.20 spaces/unit			9 spaces
Total Bicycle Parking Required	**43 units**				**62 spaces**
Parking Provided					
Residents (Class 1)	43 units	1.49 spaces per unit			64 spaces
Visitors (Class 2)	43 units	0.21 spaces/unit			9 spaces
Total Bicycle Parking Provided	**43 units**	**1.70 spaces per unit**			**73 spaces**
Max. Verticle Bicycle Spaces	**33%** of required spaces		21.12 spaces		21 spaces
Vertical Spaces (incl. excess cars)	33% of required spaces plus	excess parking spaces			21 spaces

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of Richmond approval

PLAN# 1A NOV 0 6 2018
DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

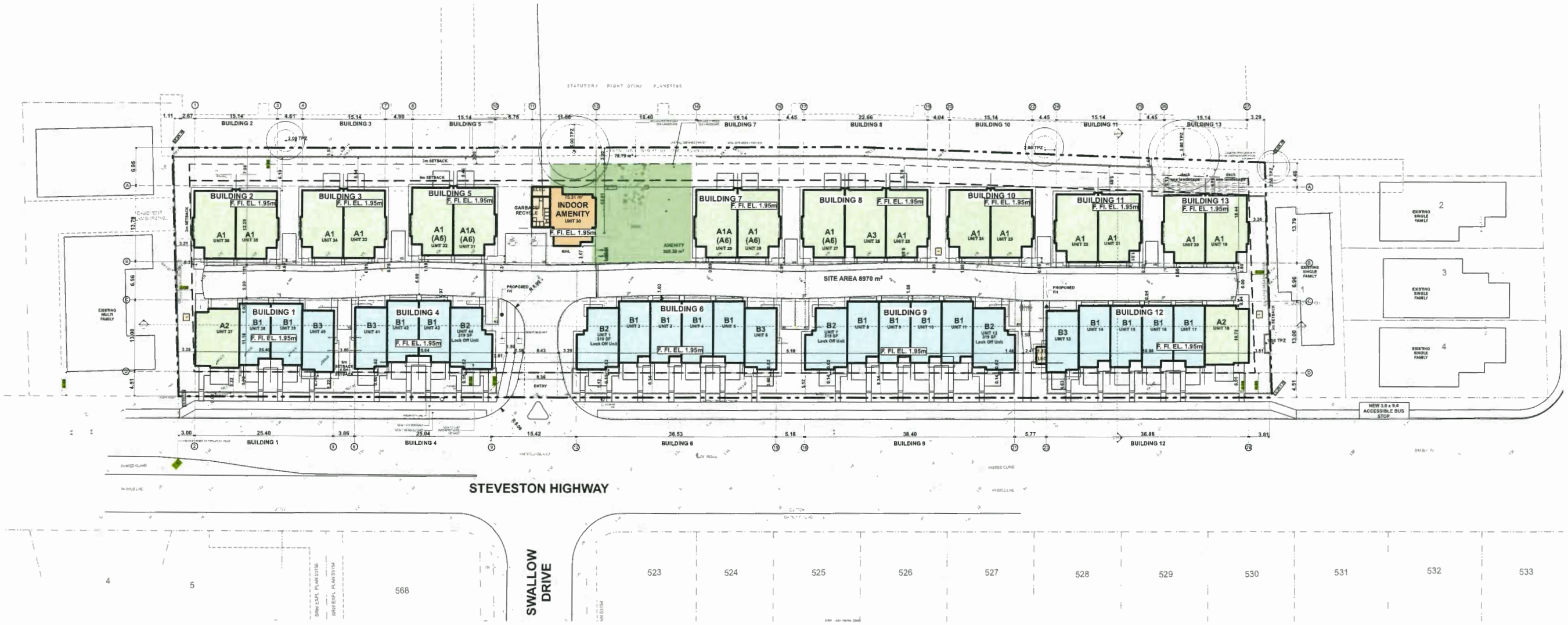
[TITLE]

PROJECT DATA

16392	[PROJECT]
Not to Scale	[SCALE]
October 23, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-0.001



		Grade (M)				Average
	Location	SW Corner	NW Corner	NE Corner	SE Corner	M
Building 01	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 02	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 03	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 04	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 05	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 06	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 07	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 08	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 09	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 10	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 11	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 12	Finished Grade	1.75	1.75	1.75	1.75	1.75
Building 13	Finished Grade	1.75	1.75	1.75	1.75	1.75
Amenity Building	Finished Grade	1.75	1.75	1.75	1.75	1.75
Site Corners	Finished Grade	1.50	0.98	0.96	1.25	1.17
	Average Finished Grade					**1.71**

SITE GRADING CALCULATIONS

PLAN #1B

NOV 0 6 2018

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ANTHEM PROPERTIES

[PROJECT]
GEORGIA
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
SITE PLAN

16392	[PROJECT]
1" = 30'	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

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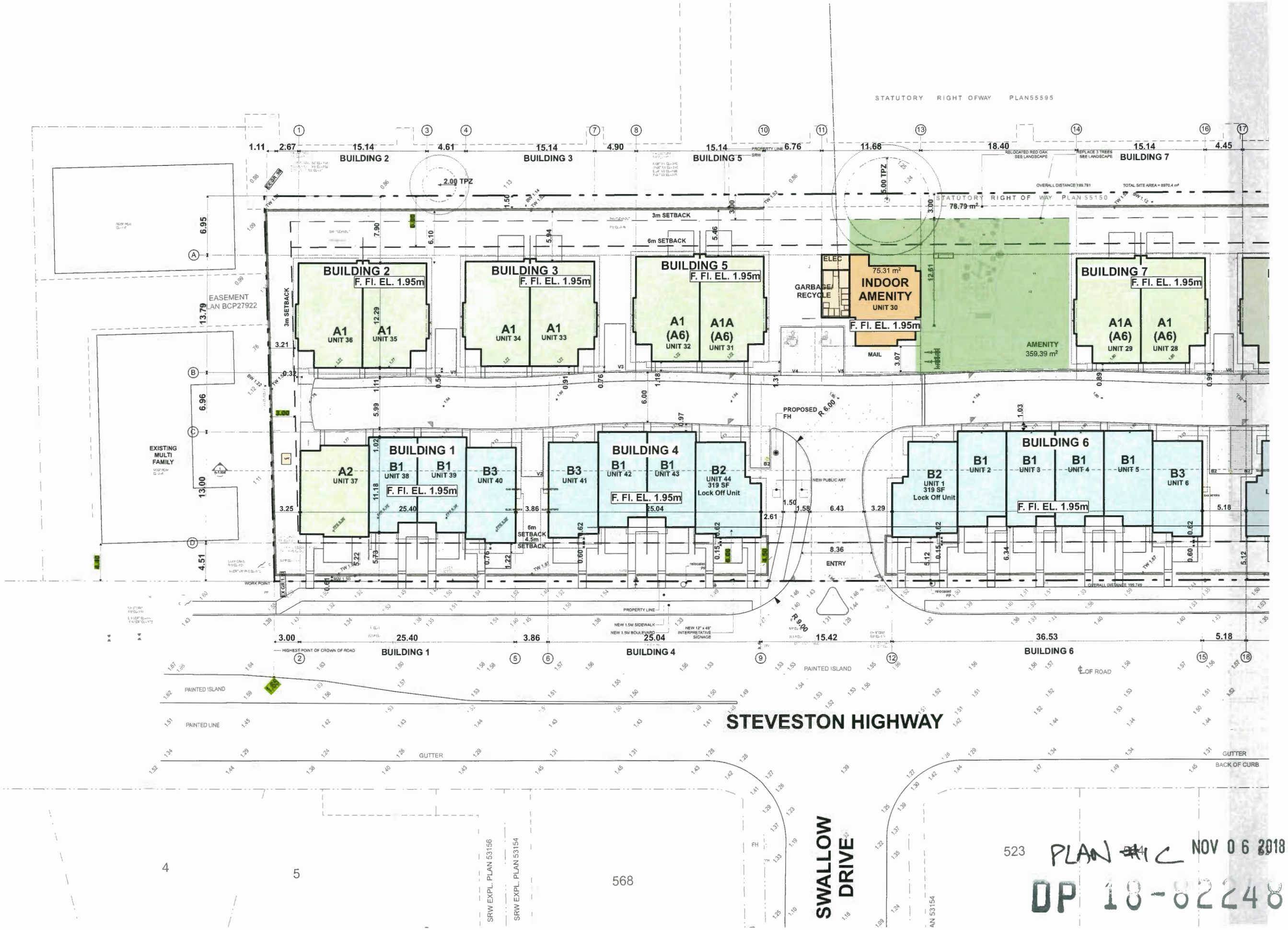

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[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

PARTIAL SITE PLAN

16392	[PROJECT]
1/16" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

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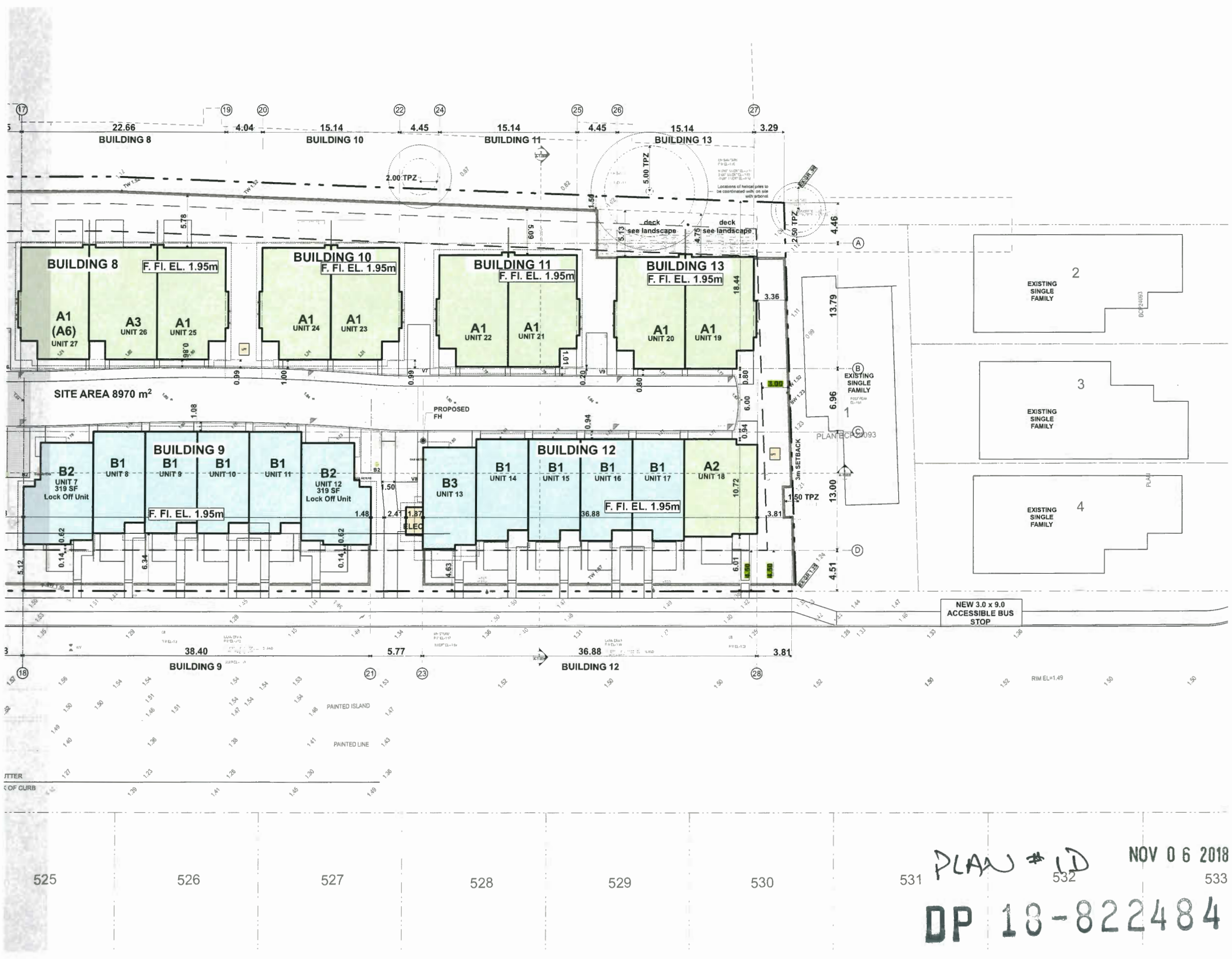

PLAN # 1D

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ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

PARTIAL SITE PLAN

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October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

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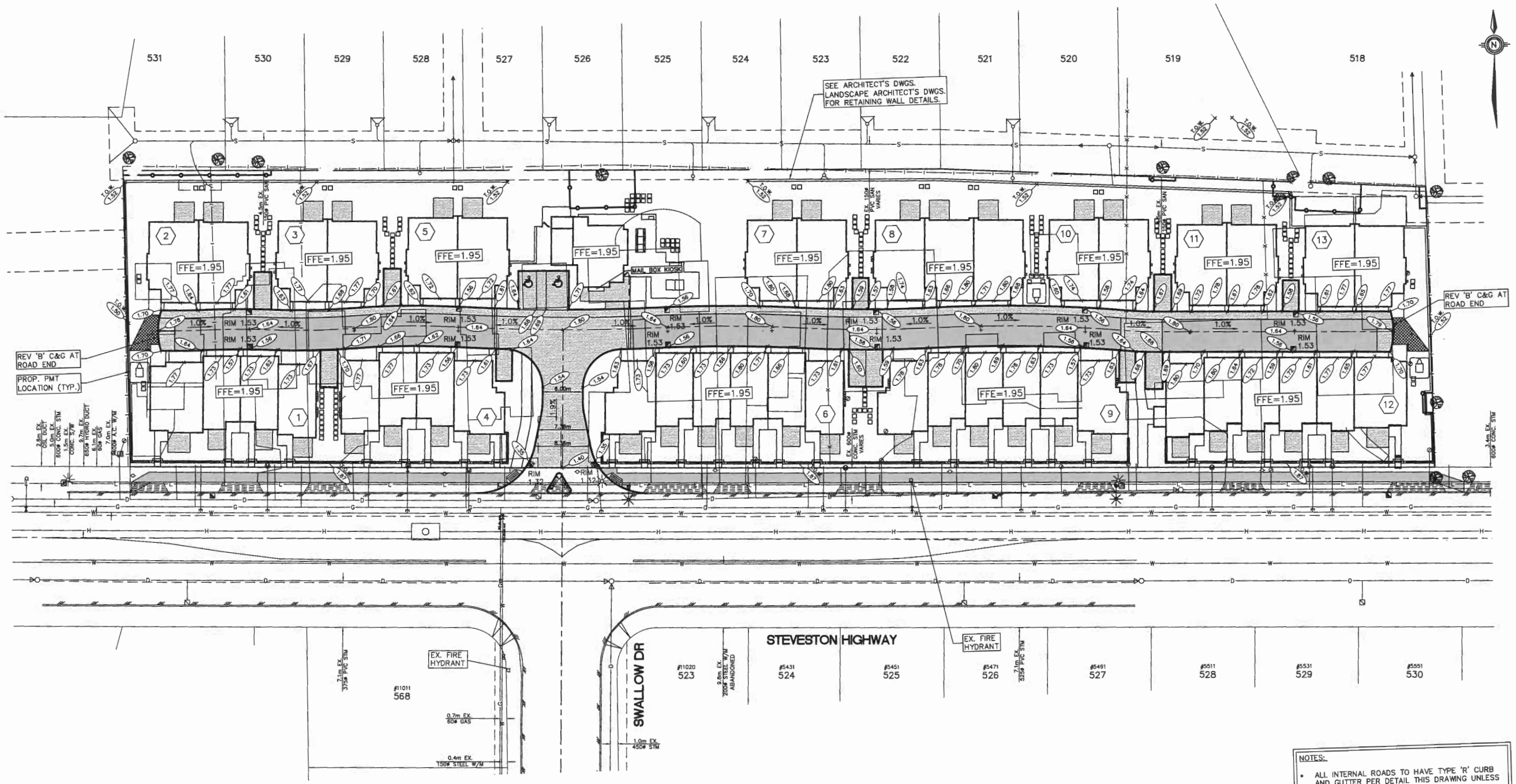
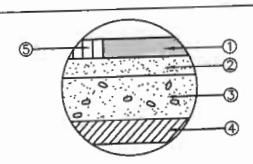




TYPICAL CROSS SECTION
ONSITE ROADWAYS
N.T.S.

① 65mm–TYPE 2 ASPHALT

② 150mm–19mm MINUS CRUSHED GRAVEL BASE COMPACTED TO 95% MPMDD. PROOF–ROLLING REQUIRED.

③ 300mm–RIVER SAND SUB–BASE COMPACTED TO 95% MPMDD. PROOF–ROLLING REQUIRED.

④ SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER.

⑤ UNIT PAVERS C/W 25mm SAND LEVELLING COURSE (SEE LANDSCAPE DRAWINGS FOR DETAILS)

THE ABOVE NOTED TYPICAL CROSS SECTION HAS BEEN DESIGNED BY GEOPACIFIC CONSULTANTS LTD.

ALL ROADWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GEOPACIFIC CONSULTANTS LTD. GEOTECHNICAL REPORT FILE NO. 14134 DATED AUGUST 7, 2016.

NO NATIVE MATERIAL IS TO BE USED FOR TRENCH BACKFILL PURPOSES UNDER PAVED AREAS IN ACCORDANCE WITH THE ABOVE MENTIONED GEOTECHNICAL ENGINEER'S REPORT.

LEGEND

- 300ø LAWN DRAIN c/w MIN. 100mm LEAD AT 1.0% (UNLESS OTHERWISE NOTED)
- 600ø LAWN DRAIN c/w MIN. 150mm LEAD AT 1.0% (UNLESS OTHERWISE NOTED)
- 600ø CATCH BASIN c/w MIN. 150mm LEAD
- 1.80 – PROPOSED FINISHED GRADE
- 1.00 – EXISTING GRADE
- MEET 1.75 – MEET EXISTING GRADE
- T.O.W. 1.50 – PROPOSED FINISHED GRADE AT TOP OF WALL
- FFE=1.90 – FINISHED FLOOR ELEVATION
- PROPOSED ROLLOVER CURB
- (2) – BUILDING NUMBER
- ASPHALT PAVEMENT FOR ROADS
- UNIT PAVERS, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FINAL FINISHING DETAILS
- PROPOSED SWALE
- EX. TREE TO BE RETAINED
- DIRECTION OF OVERLAND FLOW
- TREE PROTECTION FENCING

NOTES:
AMOUNT OF FILL TO BE PLACED ONSITE IS APPROX. 6000m³

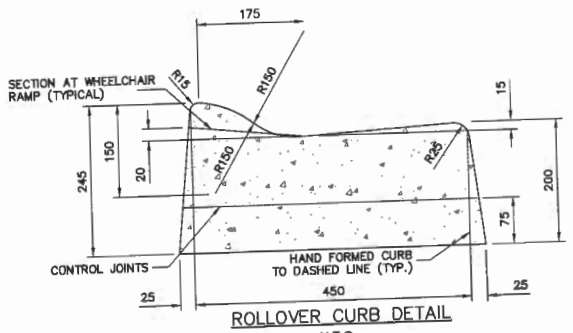
NOTES:
RETAINING WALLS TO BE C.I.P. CONCRETE RETAINING WALLS. SEE LANDSCAPE ARCHITECT'S DWGS. FOR ADDITIONAL DETAILS.

NOTES:
THE HIGHEST POINT OF THE ℄ OF THE ROAD ABUTTING THE PROPERTY IS 1.65m

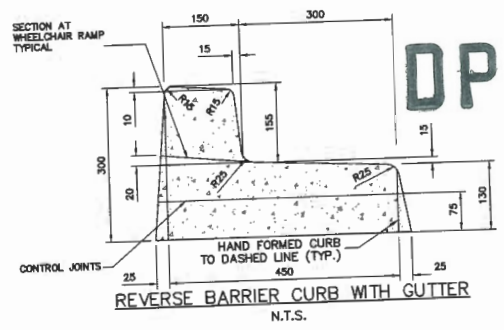
NOTES:

- ALL INTERNAL ROADS TO HAVE TYPE 'R' CURB AND GUTTER PER DETAIL THIS DRAWING UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS TO HAVE TYPE 'B' REVERSE CURB AND GUTTER PER DETAIL THIS DRAWING.
- FOR RETAINING WALL DETAILS SEE ARCHITECT'S DRAWINGS.

NOTES:
SEE ARCHITECT'S & LANDSCAPE ARCHITECT'S DRAWINGS FOR RETAINING WALL DETAILS



ROLLOVER CURB DETAIL
N.T.S.



REVERSE BARRIER CURB WITH GUTTER
N.T.S.

DP 18-822484
PLAN #1E
NOV 06 2018

H.Y. ENGINEERING LTD.
• #200–9128–152nd. ST. Surrey, BC V3R 4E7 • TEL 604–583–1616
• Website: www.hyengineering.com • FAX 604–583–1737

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[PROJECT TEAM]

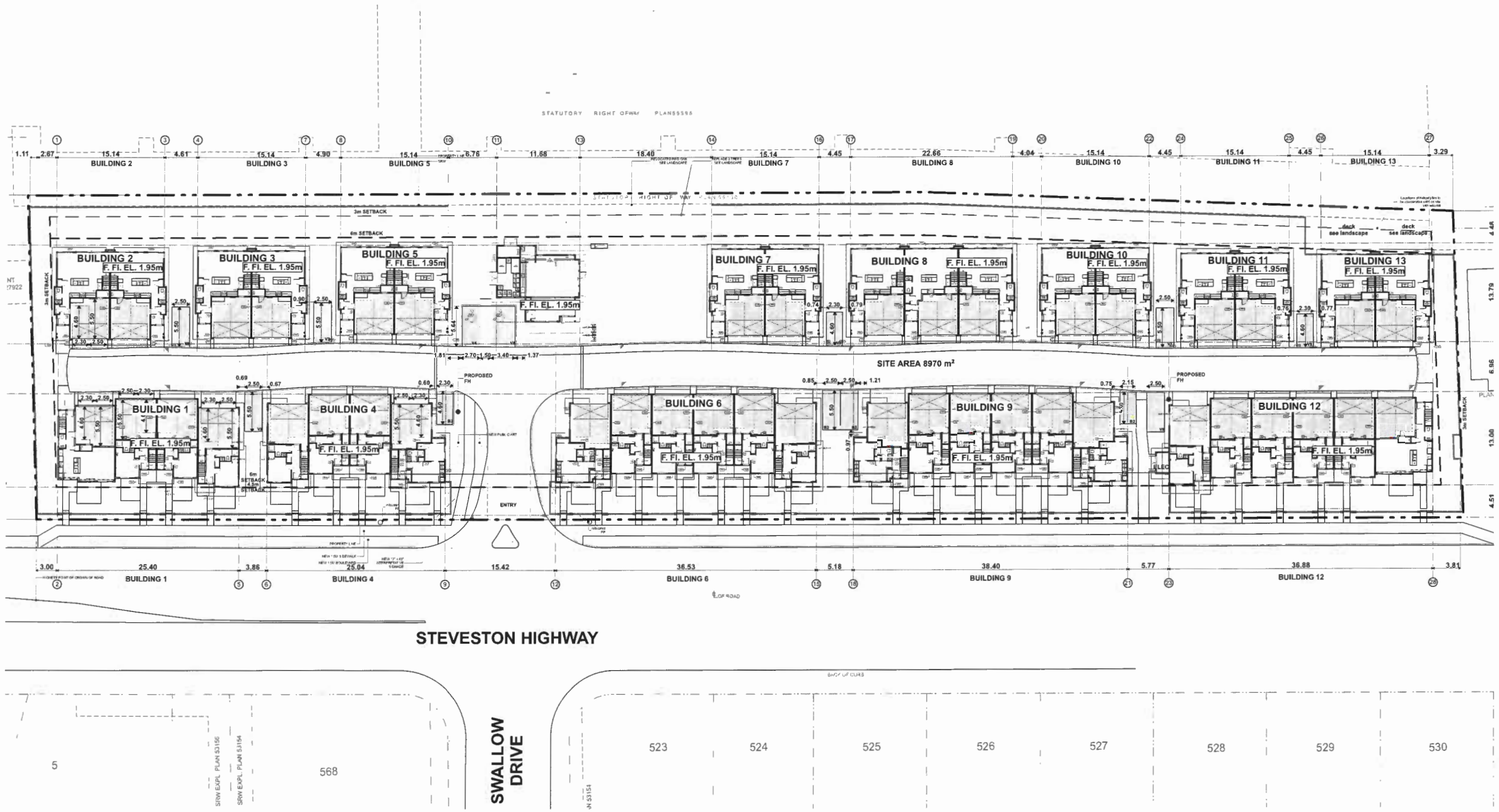
B 09–04–18 ISSUED FOR TENDER
A 03–08–18 ISSUED FOR B
[ARCHITECT SEAL]

[CLIENT]
ANTHEM PROPERTIES GROUP LTD.

[PROJECT]
GEORGIA
5191 - 5351 STEVESTON HWY
RICHMOND, BC
RZ16-726337

[TITLE]
ONSITE ROAD WORKS & GRADING PLAN

164558 - C02 [PROJECT]
1:300 [SCALE]
AUGUST 03, 2018 [DATE]
[ISSUE]
[DRAWING]



PLAN #2 NOV 0 6 2018

DP 18-822484

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[PROJECT TEAM]

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[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

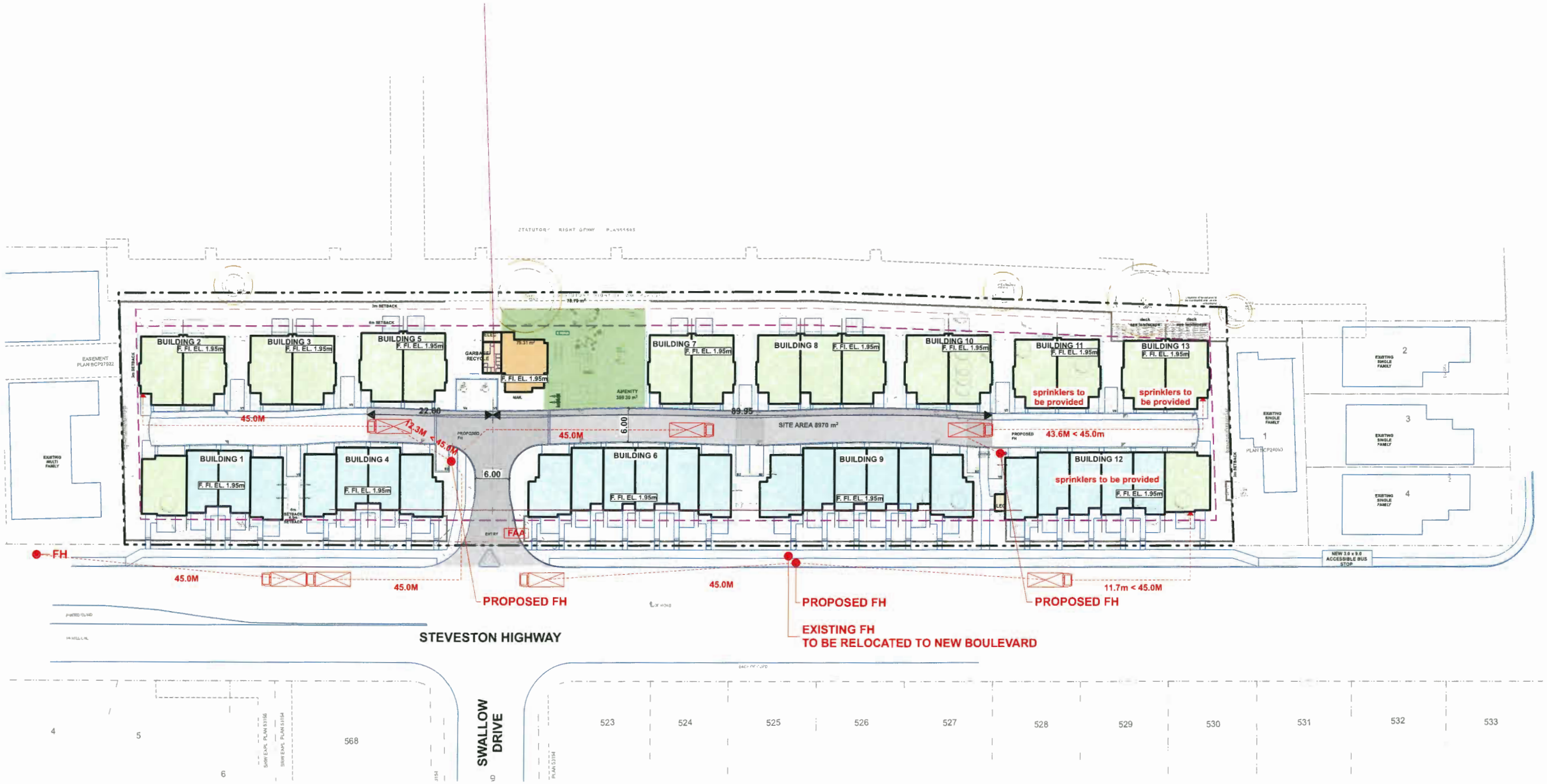
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

PARKING PLAN

16392	[PROJECT]
Not to Scale	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]
	[DRAWING]

A-1.004



DP 18-822484
PLAN #2A
NOV 0 6 2018

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
GEORGIA
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
FIRE DEPT ACCESS PLAN

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1" = 30'	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

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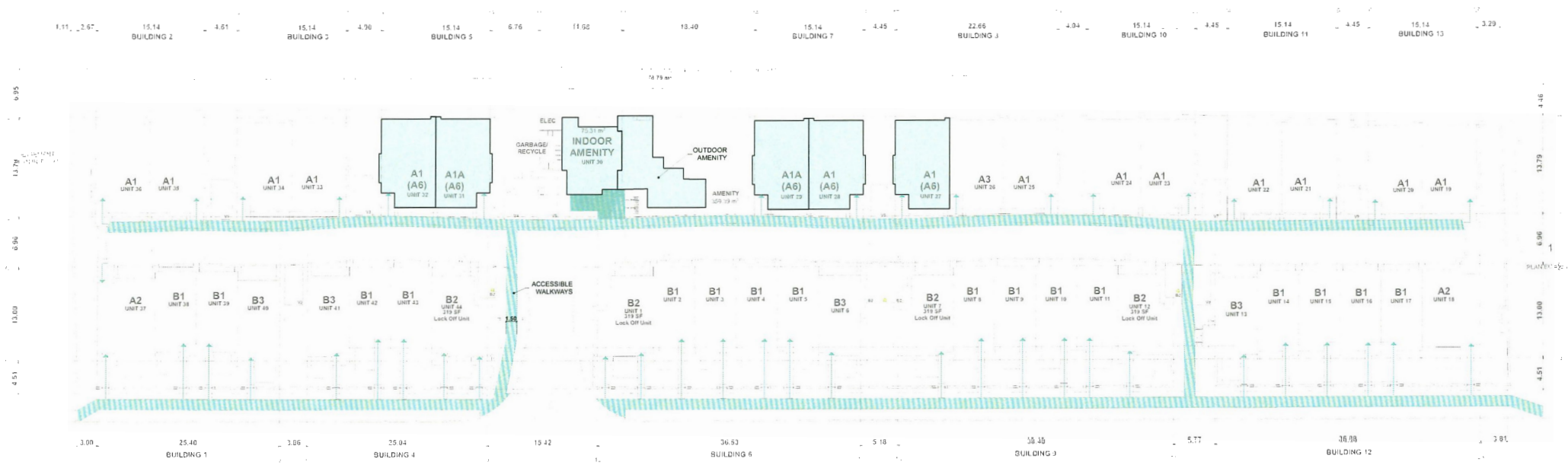



PLAN #2B NOV 06 2018

DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
SITE ACCESSIBILITY

16392	[PROJECT]
Not to Scale	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

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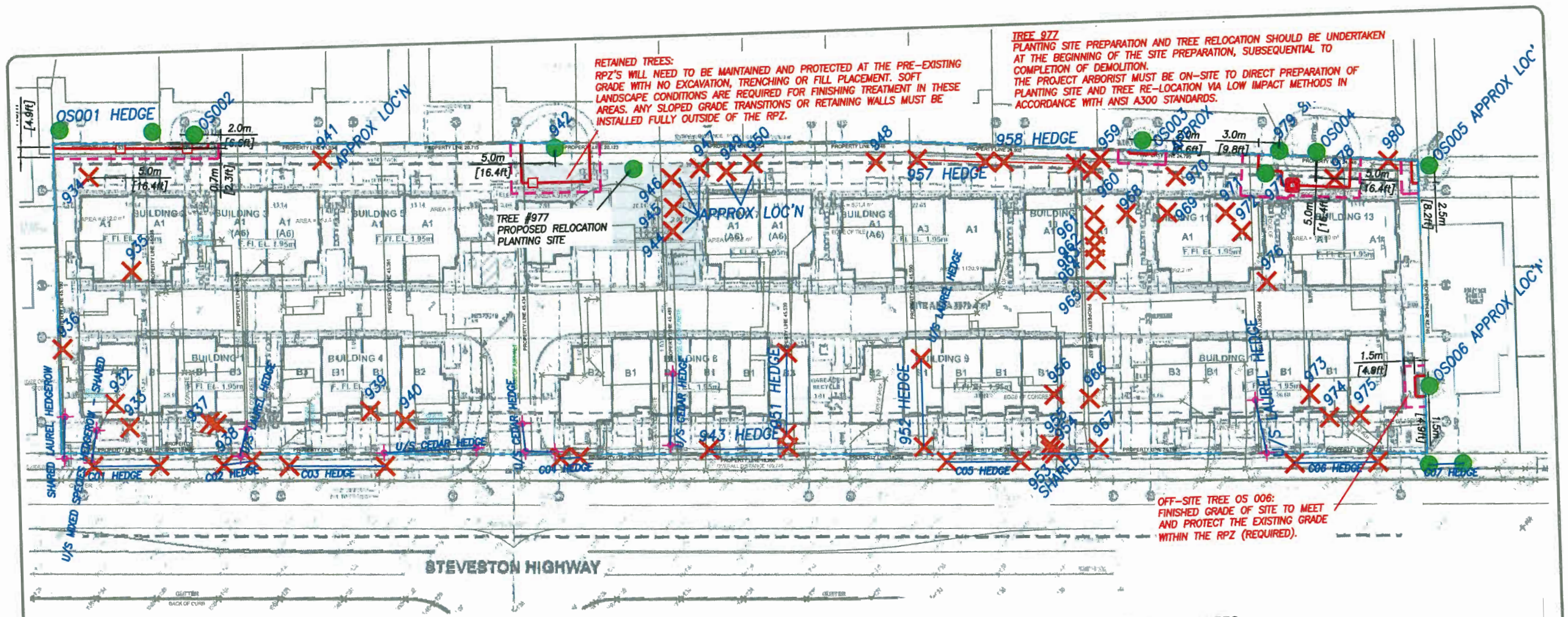


TREE MANAGEMENT IN PROJECT:

- denotes **RETENTION** tree (protection measures required).
- denotes **REMOVAL** tree (permit may be required).
- denotes **HIGH RISK REMOVAL** tree (permit may be required).
- denotes **OFF-SITE** tree (see report for treatment).
- denotes **NON-BYLAW** undersize tree (as measured by arborist).

TREE PROTECTION SPECIFICATIONS:

- denotes **CROWN PROTECTION ZONE – CPZ** (dripline extents)
- denotes **TREE ROOT PROTECITON ZONE - RPZ** alignment for **BARRIERS**. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to dripline extents.
- denotes **WORKING SPACE SETBACK (WSS)** 1.5m offset from RPZ or as specified by project arborist for **MANAGED WORK ACTIVITIES** with Project Arborist coordination and supervision.

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
Current aboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, healt
form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA		6cm C	Acer campestre	Field maple
AG		6cm C	Acer griseum	Paperbark maple
ARB		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		6cm C	Acer rubrum 'Red Sunset'	Red Sunset maple
DI		6cm C	Davidia involucrata	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP		6cm C	Fagus sylvatica 'Pendula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		6cm C	Stewartia pseudocamellia	Japanese stewartia
AP		6cm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		6cm C	Magnolia stellata	Star magnolia
PSAR		6cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		6cm C	Prunus x yedoensis	Yoshino cherry
SJ		6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

TREE RETENTION AND REPLACEMENT DETAIL - PROJECT DESIGN BASE

ACL FILE: **16263**
DATE: **REV 5: SEP 29, 2018**

ARBORTECH CONSULTING

NOV 0 6 2018
PLAN #3
DP 18-822484

TREE INVENTORY - CONDENSED

Tag #	Ht	Dbh	Tree Type	Cond	Loc	Action
932		62	Weeping willow	U	ON	Remove
933	20	41	Deodar cedar	U	ON	Remove
934		72	Flowering cherry	M	ON	Remove
935		57	Flowering cherry	U	ON	Remove
936		22 26 24	Walnut	U	ON	Remove
937	20	50	Sawara cypress	M	ON	Remove
938	20	Est. 65	Sawara cypress	M	ON	Remove
939	20	52	Blue spruce	U	ON	Remove
940	20	72	Deodar cedar	U	ON	Remove
941	5	32	Flowering cherry	U	ON	Remove
942	16	60	Douglas-fir	M	ON	RETAIN
943	6	20-32	Western redcedar	M	ON	Remove
944	8	25	Norway spruce	M	ON	Remove
945	8	20	Norway spruce	M	ON	Remove
946	8	22 (Est.)	Norway spruce	M	ON	Remove
947	10	35	Paper birch	U	ON	Remove
948		34	Flowering cherry	U	ON	Remove
949	20	22 (Est.)	Paper birch	U	ON	Remove
950	20	22 (Est.)	Paper birch	U	ON	Remove
951	5	20-22	Western redcedar	M	ON	Remove
952	8	20-31	Western redcedar	U	ON	Remove
953	4	34	Western redcedar	U	ON	REMOVE
954	4	25	Western redcedar	U	ON	Remove
955	4	40	Western redcedar	U	ON	Remove
956	9	19 22	Western redcedar	M	ON	Remove
957	8	22-45	Western redcedar	U	ON	Remove
958	4	20-30	Western redcedar	U	ON	Remove
959		9+9+11+12	Plum	U	ON	Remove
960		8+10+11	Plum	U	ON	Remove
961		30	Lawson cypress	U	ON	Remove
962		29+39	Lawson cypress	U	ON	Remove
963		40	Lawson cypress	U	ON	Remove
964		40	Lawson cypress	U	ON	Remove
965		50	Lawson cypress	U	ON	Remove
966	15	40	Sitka spruce	U	ON	Remove
967	4	36 28	Western redcedar	U	ON	Remove
968		20	Pear	U	ON	Remove
969		49	Flowering cherry	U	ON	Remove
970		22	Pear	U	ON	Remove
971		41	Flowering cherry	U	ON	Remove
972		22	Flowering cherry	M	ON	Remove
973		21+21+25	Sawara cypress	U	ON	Remove
974		11+19+22	Sawara cypress	U	ON	Remove
975		17+18+20	Sawara cypress	U	ON	Remove
976		43	Lawson cypress	U	ON	Remove
977		20	Red oak	M	ON	RETAIN
978		28	Apple	U	ON	Remove
979		40 (est.)	Pear	U	SHARED	RETAIN
980		10 12 16	Cherry	U	ON	Remove
OS 001		20-25	Western redcedar	U	OFF	PROTECT
OS 002		25	Japanese maple	S	OFF	PROTECT
OS 003		12+20+20	Plum	S	OFF	PROTECT
OS 004		60 (est)	Austrian pine	M	OFF	PROTECT
OS 005		30 (est.)	Japanese maple	S	OFF	PROTECT
OS 006		12 15	Plum	U	OFF	PROTECT
C01	2.5	<20	White cedar	M	CITY	REMOVE
C02	1.2	<20	Photinia	U	CITY	REMOVE
C03	2	<20	White cedar	S	CITY	REMOVE
C04		<20	White cedar	S	CITY	REMOVE
C05	4	<20	White cedar	S	CITY	REMOVE
C06	4	<20	White cedar	S	CITY	REMOVE
C07	4	<20	White cedar	S	CITY	PROTECT

ACL FILE:16263
DATE: REV 5: SEP 29, 2018

ARBORTECH CONSULTING

DP 18-822484
PLAN #3A
NOV 06 2018

PLANT SCHEDULE

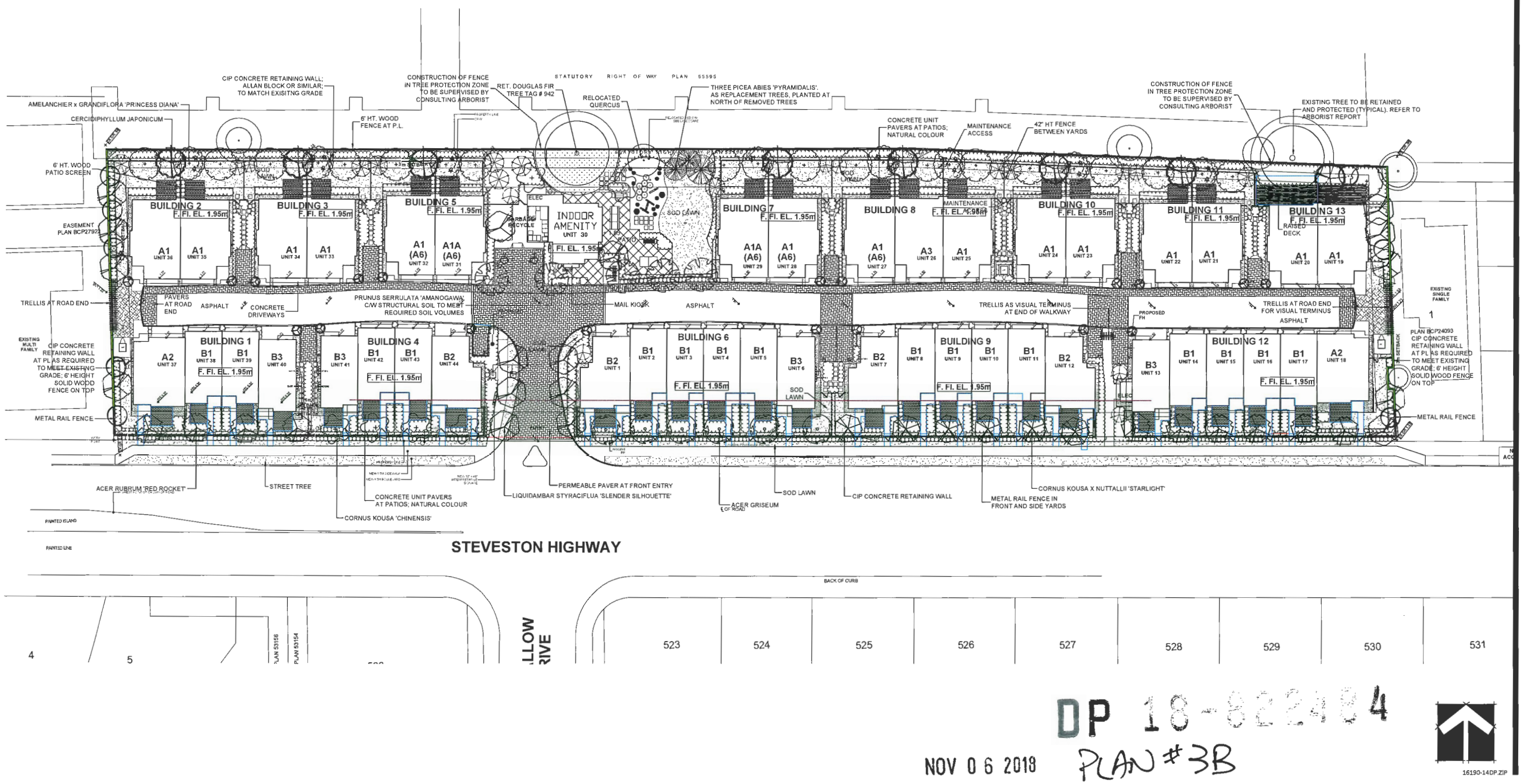
PMG PROJECT NUMBER: 16-190

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	10	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	8CM CAL; 2M STD; B&B
	8	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL; 1.8M STD; B&B
	8	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; B&B
	8	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B
	6	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	6 CM CAL
	6	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	6CM CAL., 1.8M STD.
	17	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL; 2M STD; B&B
	16	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL; 1.8M STD
	2	PICEA ABIES 'PYRAMIDALIS'	PYRAMIDAL NORWAY SPRUCE	3.5M HT; B&B
	1	PICEA ABIES 'PYRAMIDALIS'	PYRAMIDAL NORWAY SPRUCE	4M HT; B&B
	11	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.5M HT; B&B
	10	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.5M HT; B&B
	5	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B

MIN. 4.0M HT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

PAVER COLOURS:
ENTRY DRIVE AND T-INTESECTION - SHADOW BLEND
ROAD TERMINUS, PAVER BAND IN FRONT OF NORTH GARAGES, BANDS IN FRONT OF BLDG 6, 9 AND 12 - INDIAN SUMMER
SURFACE PARKING STALLS - SHADOW BLEND



DP 18-822484

NOV 06 2018

PLAN #3B

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	18.OCT.18	KIOSK ACCESS - GRASS GRID ADJUSTMENT	
14	18.OCT.17	CITY RESUBMISSION	
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
-	18.AUG.09	ISSUED FOR BP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#377 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

GEORGIA RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY RICHMOND, B.C.

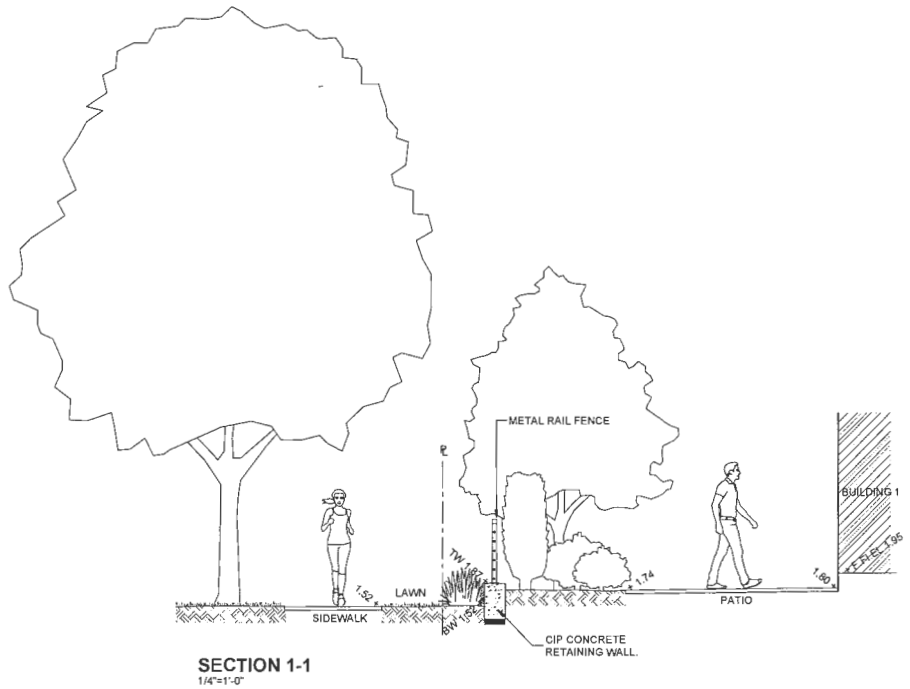
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	16.SEP.14	DRAWING NUMBER:	
SCALE:	1"=25'-0"		L1
DRAWN:	MR		
DESIGN:	MR		
CHK'D:	MCY		OF 8

16190-14DP.ZIP

PMG PROJECT NUMBER: 16-190



SECTION 1-1
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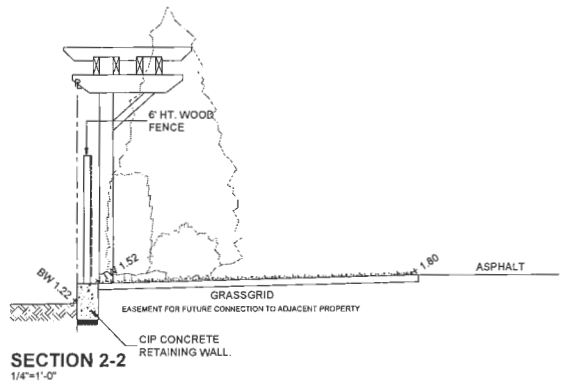

SECTION 2-2
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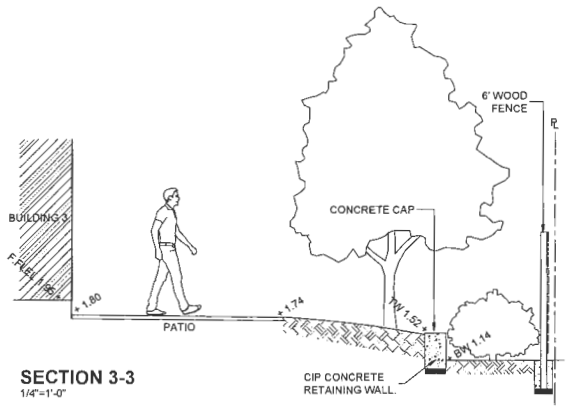

SECTION 3-3
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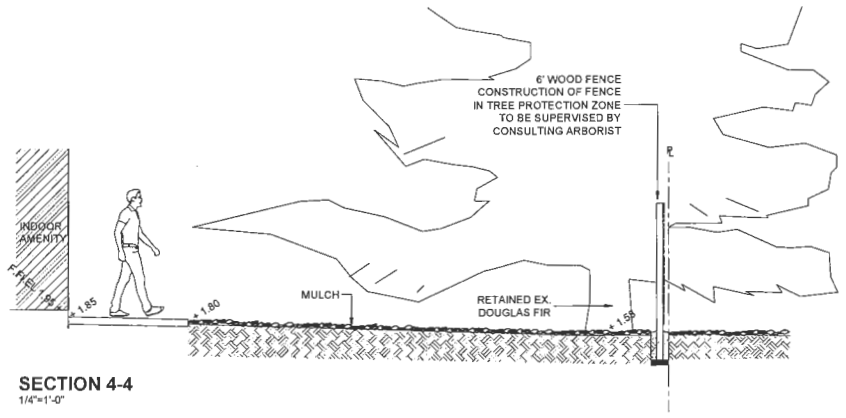

SECTION 4-4
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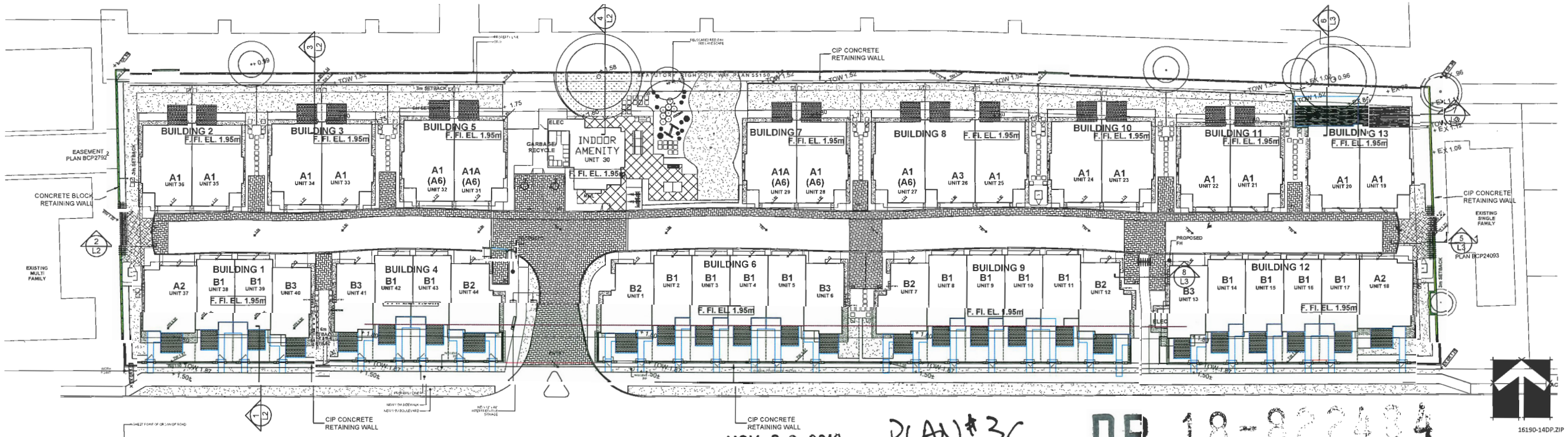

NOV 06 2018 PLAN*3C DP 18-822484

16190-14DP.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	18.OCT.18	KIOSK ACCESS - GRASS GRID ADJUSTMENT	
14	18.OCT.17	CITY RESUBMISSION	
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
	18.AUG.03	ISSUED FOR RP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#977 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

GEORGIA RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE GRADING PLAN

DATE:	16.SEP.14	DRAWING NUMBER:	
SCALE:	1"=25'-0"		**L2**
DRAWN:	DO		
DESIGN:	DO		OF 8
CHKD:	MCY		
PMG PROJECT NUMBER:			**16-190**

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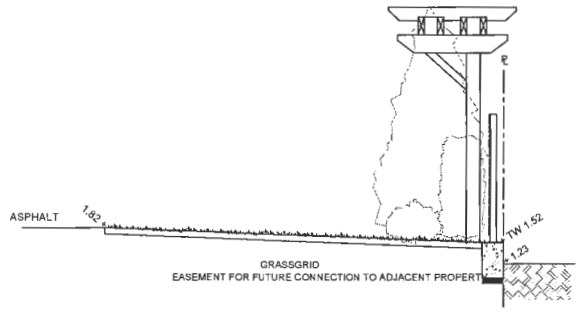
p: 604 294-0011 ; f: 604 294-0022

SEAL:



SECTION 5-5
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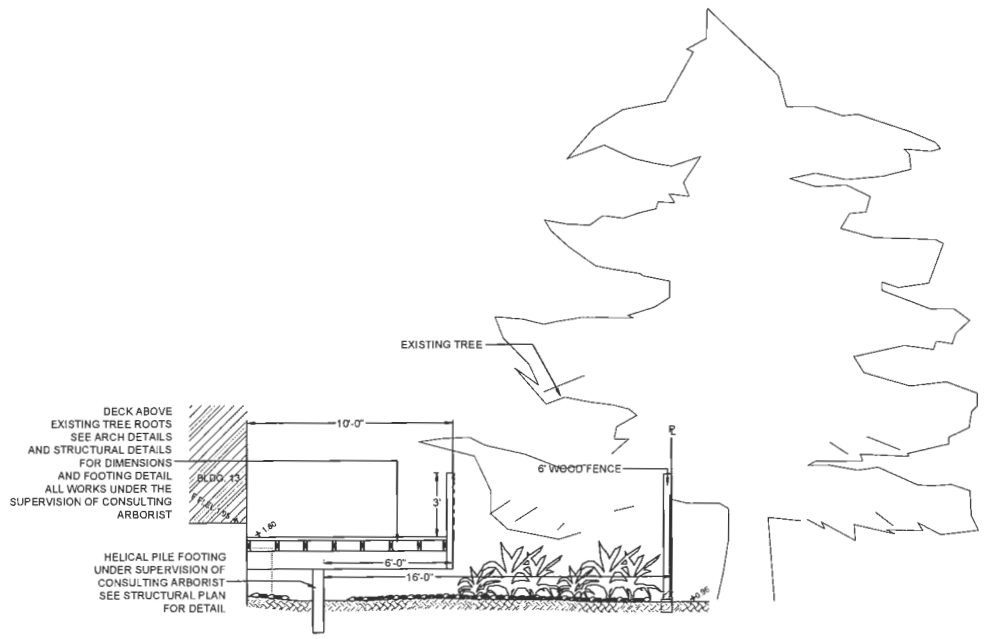
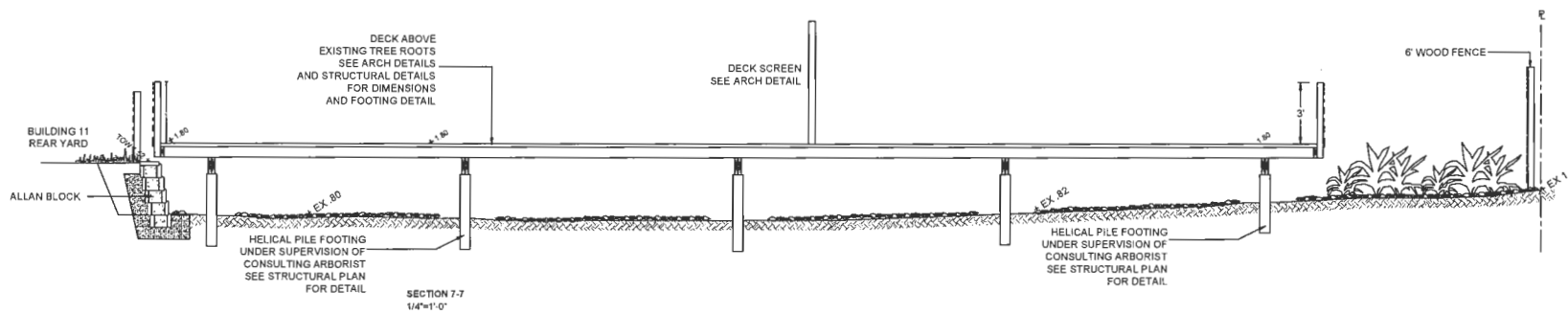
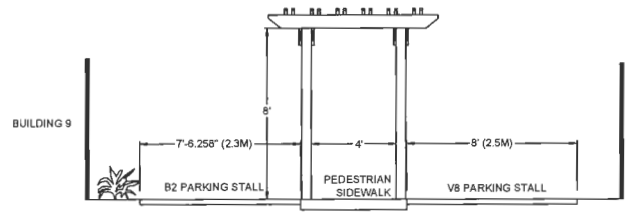


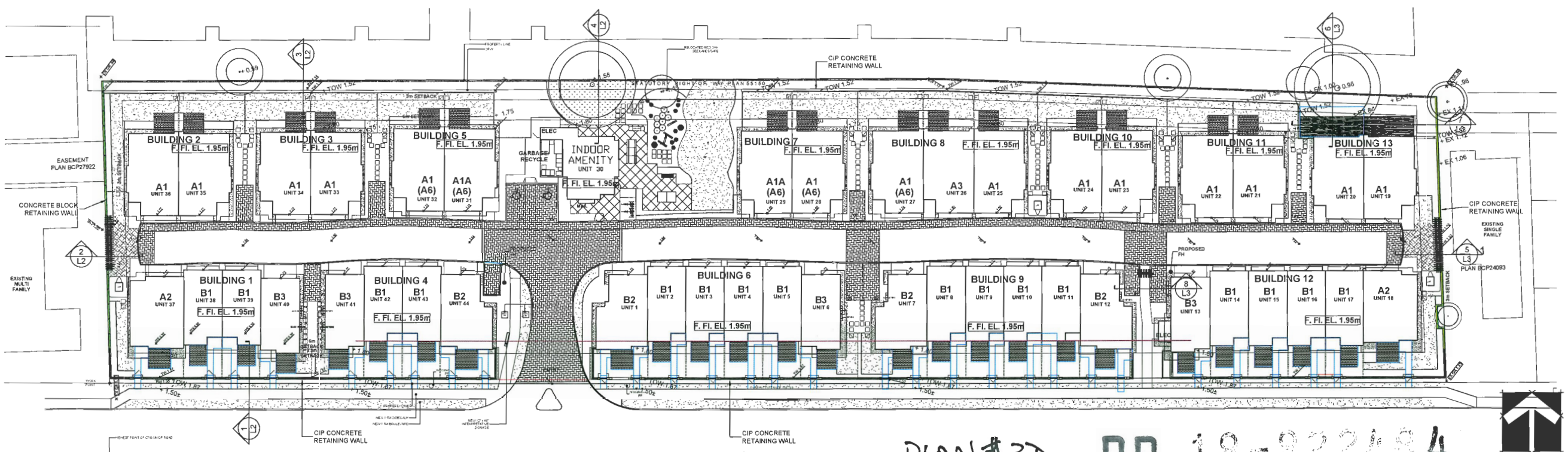
SECTION 6-6
1/4"=1'-0"



SECTION 7-7
1/4"=1'-0"



SECTION 8-8
1/4"=1'-0"



NOV 0 6 2018

PLAN #3D

DP 18-822484

16190-14DP.ZIP

NO.	DATE	REVISION DESCRIPTION	DR.
15	18.OCT.18	KIOSK ACCESS - GRASS GRID ADJUSTMENT	
14	18.OCT.17	CITY RESUBMISSION	
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
-	18.AUG.03	ISSUED FOR BP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#977 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.06	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

GEORGIA RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE GRADING PLAN

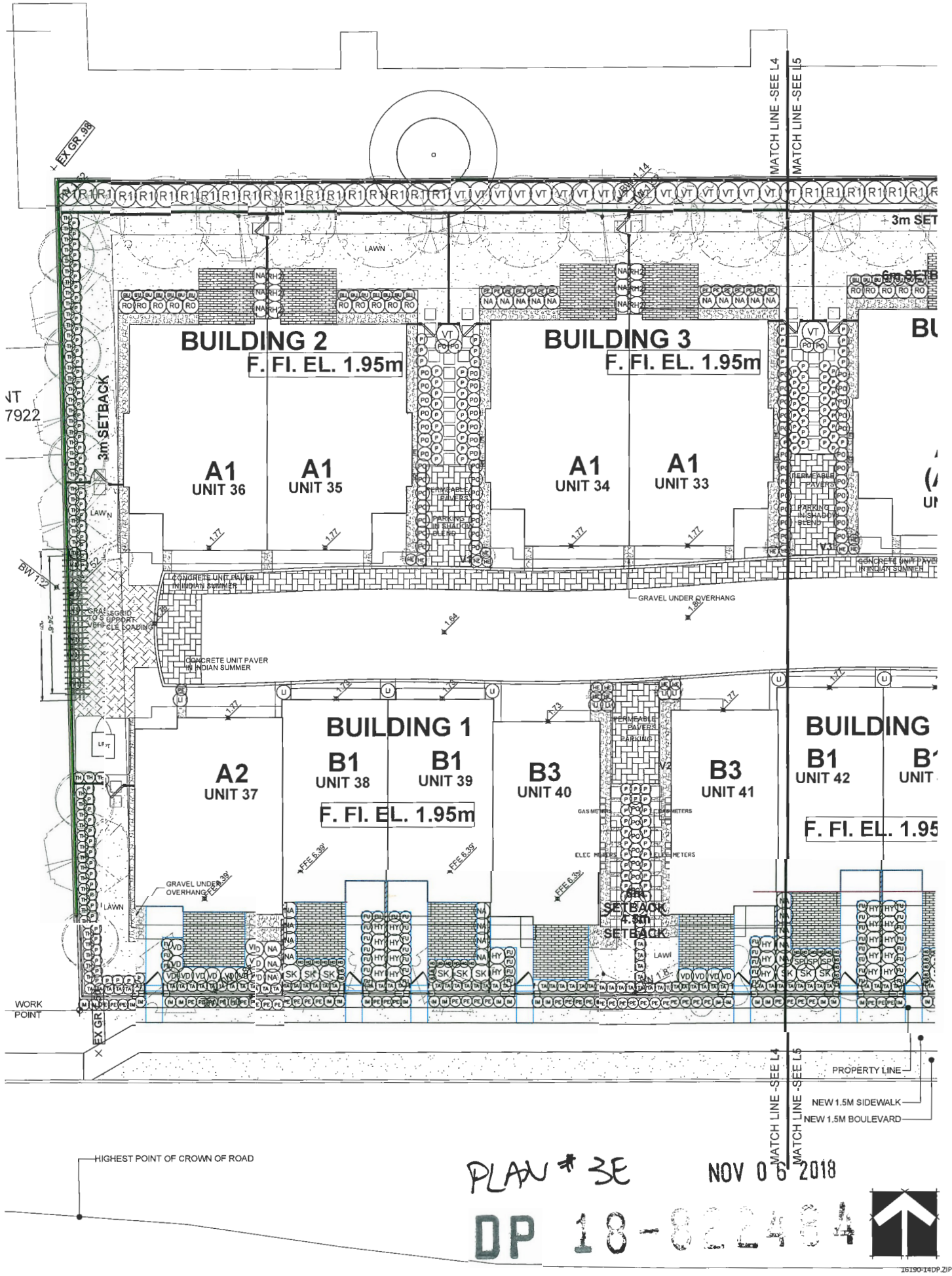
DATE:	16.SEP.14	DRAWING NUMBER:	
SCALE:	1"=30'-0"		**L3**
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 8
PMG PROJECT NUMBER:			**16-190**

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-190

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(BI)	89	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(CS)	77	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(HY)	19	HIBISCUS SYRIACUS	HIBISCUS	4CM CAL; 1.0M STD B&B
(HY)	110	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
(LC)	42	LIGUSTRUM TEXANUM	GLOBE PRIVET	1M HT; B&B
(NA)	160	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
(RO)	15	RHODODENDRON 'CAROLINE GRACE'	RHODODENDRON; CREAM PINK	#3 POT; 50CM
(RU)	24	RHODODENDRON 'UNIQUE'	RHODODENDRON; YELLOW; APRIL	#3 POT; 30CM
(RI)	85	RIBES SANGUINEUM 'KING EDWARD'	RED FLOWERING CURRANT 'K. EDWARD'	#3 POT; 80CM
(RN)	38	ROSA 'NOARE'	CARPET ROSE; RED	#2 POT; 40CM
(SK)	36	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
(SJ)	30	SPIRAEA JAPONICA 'GOLOMOUND'	DWARF GOLDMOUND SPIREA	#3 POT 40CM
(TA)	310	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
(TO)	103	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
(VD)	93	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
(VT)	111	VIBURNUM TINUS DWARF	DWARF VIBURNUM	#3 POT; 50CM
GRASS				
(HE)	70	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(IM)	148	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(PE)	333	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
(FZ)	154	FUCHSIA MAGELLANICA 'AUREA'	FUSCHIA	15CM POT
(HE)	30	HEMEROCALLIS	DAYLILY	#1 POT; 1-2 FAN
(HO)	116	HOSTA FORTUNEI 'AUREOMARGINATA'	HOSTA; GOLD AND GREEN VARIEGATED	#1 POT; 1 EYE
GSE	17	SEDUM ALBUM VAR. MICRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP	9CM POT
(P)	321	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
(PO)	369	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
VINES				
(VI)	12	LONICERA x BROWNII 'DROPMORE SCARLET'	HONEYSUCKLE	#2 POT; STAKED

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	18.OCT.18	KIOSK ACCESS - GRASS GRID ADJUSTMENT	
14	18.OCT.17	CITY RESUBMISSION	
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
-	18.AUG.03	ISSUED FOR SP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#977 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

GEORGIA RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY RICHMOND, B.C.

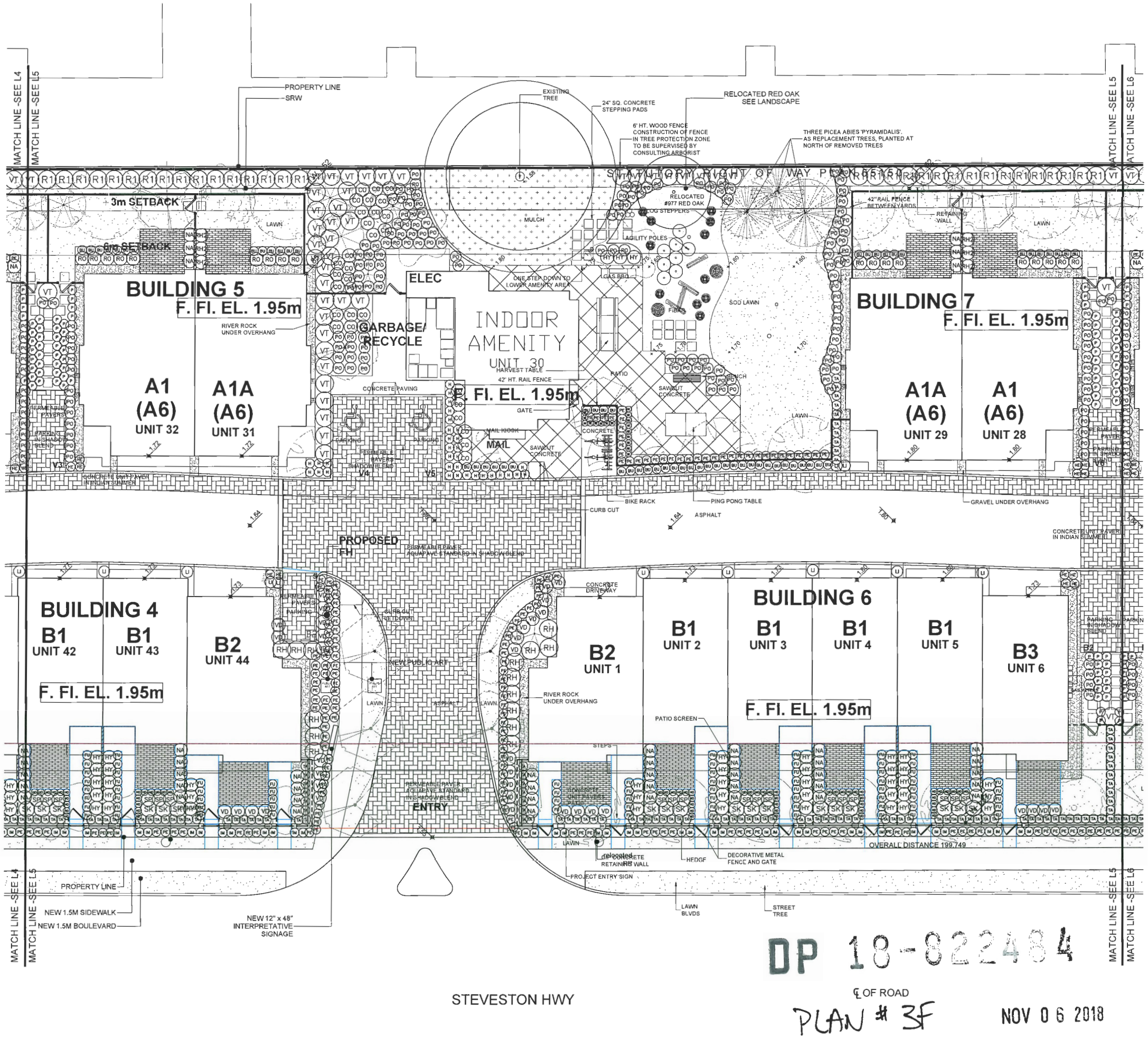
DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	16.SEP.14	DRAWING NUMBER:
SCALE:	1"=10'-0"	**L4**
DRAWN:	DO	
DESIGN:	DO	OF 8
CHK'D:	MCY	

PMG PROJECT NUMBER: **16-190**

16190-14DP.ZIP



DP 18-822484

PLAN # 3F

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14	18.OCT.17	CITY RESUBMISSION	
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-	18.AUG.03	ISSUED FOR BP	MCY
11	18.MAY.07	REVISION PER CUENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#977 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

GEORGIA RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	16.SEP.14	DRAWING NUMBER:	
SCALE:	1"=10'-0"		**L5**
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 8

PMG PROJECT NUMBER: **16-190**

16190-14DP.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	18.OCT.18	KIOSK ACCESS - GRASS GRID ADJUSTMENT	
14	18.OCT.17	CITY RESUBMISSION	
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
-	18.AUG.03	ISSUED FOR BP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.26	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#377 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

GEORGIA RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY
RICHMOND, B.C.

DRAWING TITLE:

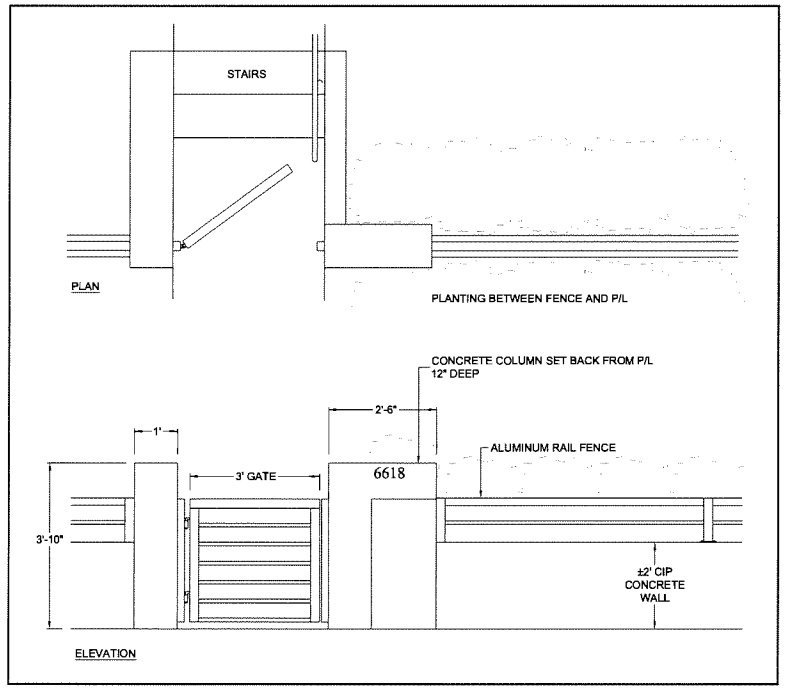
LANDSCAPE SHRUB PLAN

DATE:	16.SEP.14	DRAWING NUMBER:	L6
SCALE:	1"=10'-0"		
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 8
PMG PROJECT NUMBER:			16-190

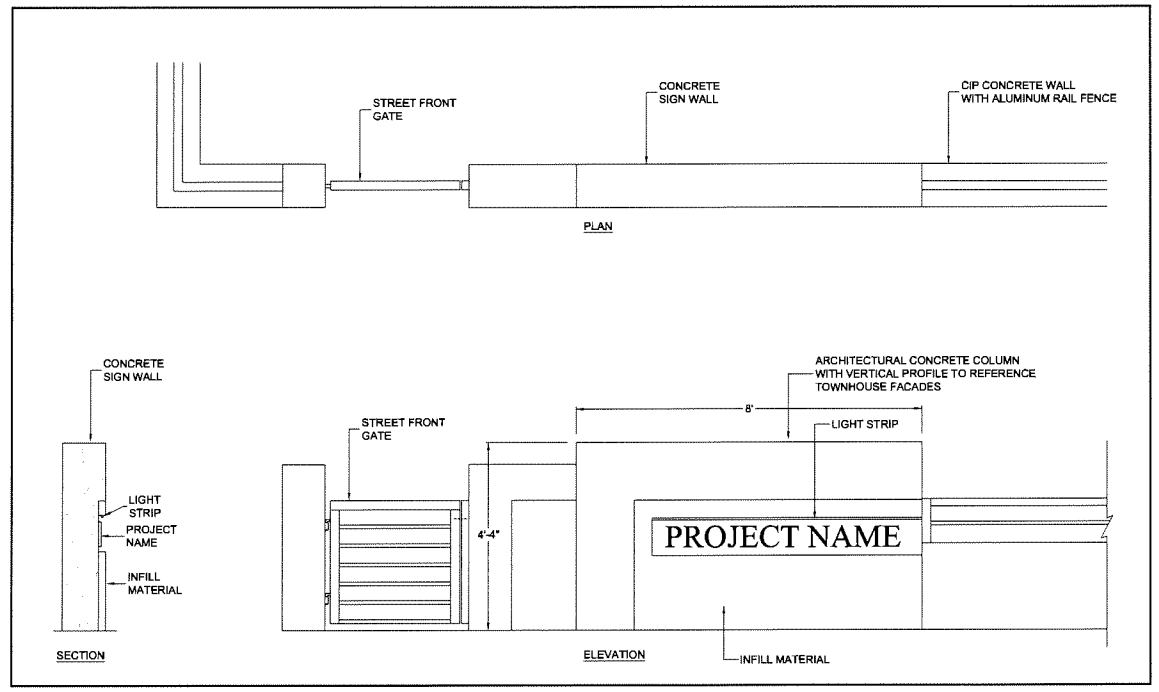
MATCH LINE -SEE L5
MATCH LINE -SEE L6
BUILDING 8
F. FI. EL. 1.95m
A1 (A6) UNIT 27
A3 UNIT 26
A1 UNIT 25
BUILDING 10
F. FI. EL. 1.95m
A1 UNIT 24
A1 UNIT 23
BUILDING 11
F. FI. EL. 1.95m
A1 UNIT 22
A1 UNIT 21
BUILDING 13
F. FI. EL. 1.95m
A1 UNIT 20
A1 UNIT 19
EX GR. 3.6
LAWN
CONCRETE UNIT PAVER IN INDIAN SUMMER
GRAVEL UNDER OVERHANG
GRASSGRID TO SUPPORT VEHICLE LOADING
3m SETBACK
PROPOSED FH
CURB CUT DOWN
BUILDING 9
B2 UNIT 7
B1 UNIT 8
B1 UNIT 9
B1 UNIT 10
B1 UNIT 11
B2 UNIT 12
B3 UNIT 13
BUILDING 12
B1 UNIT 14
B1 UNIT 15
B1 UNIT 16
B1 UNIT 17
A2 UNIT 18
F. FI. EL. 1.95m
ELEC
EX GR 1.25

DP 18-822484
PLAN #3G
NOV 06 2018

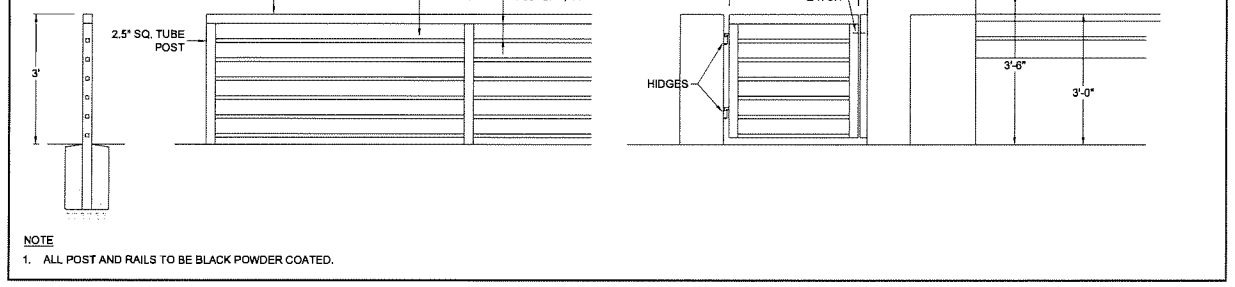
16190-14DP.ZIP



1 L1 **ALUMINIUM RAIL GATE/FENCE - STREET FRONT**
1/2"=1'-0"

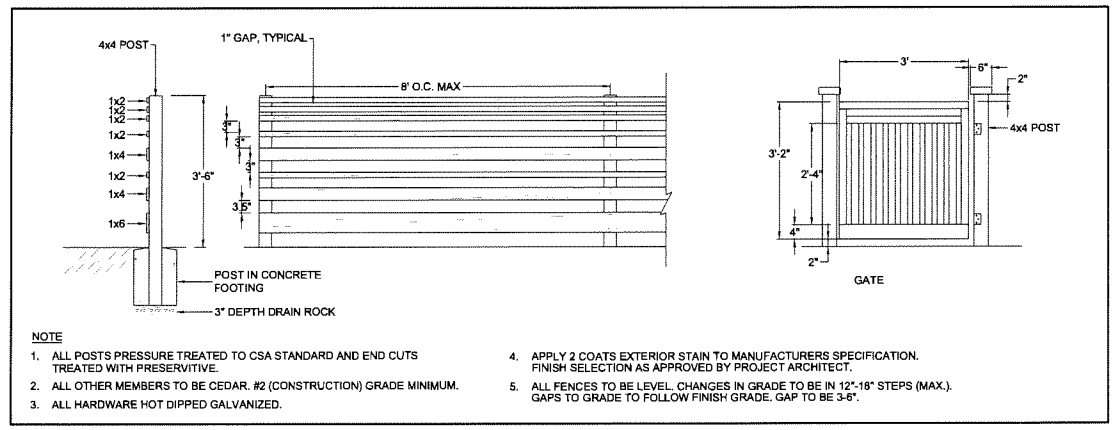


2 L1 **PROJECT ENTRY SIGN**
1/2"=1'-0"



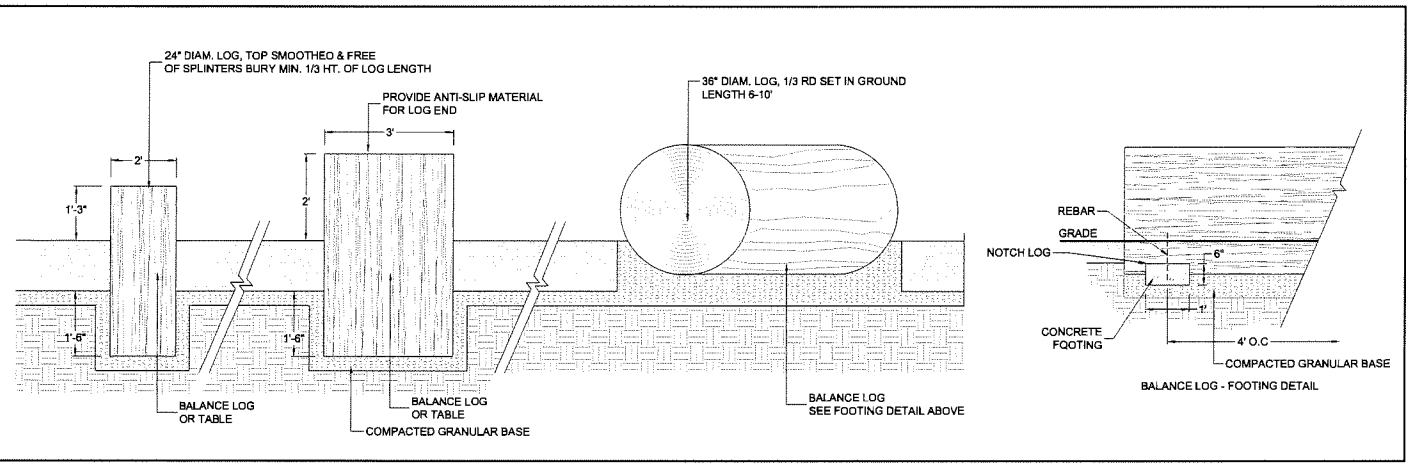
NOTE
1. ALL POST AND RAILS TO BE BLACK POWDER COATED.

3 L1 **36" HT. ALUMINIUM RAIL FENCE - FRONT YARD**
1/2"=1'-0"

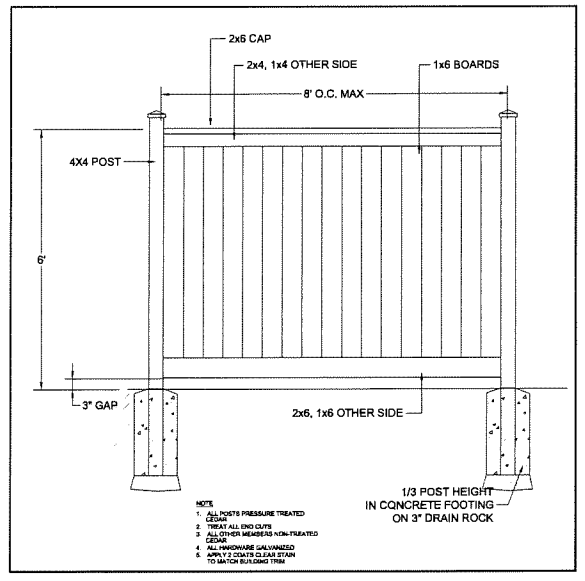


NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

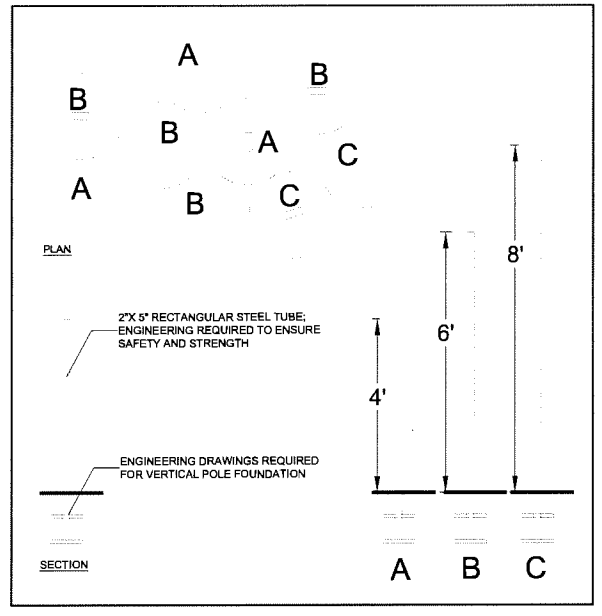
4 L1 **42" HT. WOOD FENCE - REAR YARD**
1/2"=1'-0"



5 **STEPPING LOGS AND BALANCE LOGS**
1/2" = 1' - 0"



6 **6'-0" HT SOLID WOOD FENCE**
1/2" = 1' - 0"



7 **VERTICAL AGILITY POLES**
1/2" = 1' - 0"

NOV 0 6 2018 PLAN #3H

DP 18-822484

16190-13DP.ZIP

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pmg LANDSCAPE ARCHITECTS
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SEAL:

NO:	DATE:	REVISION DESCRIPTION:	DR:
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
-	18.AUG.03	ISSUED FOR BP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#977 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	YR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT:

ANTHEM PROPERTIES

PROJECT:

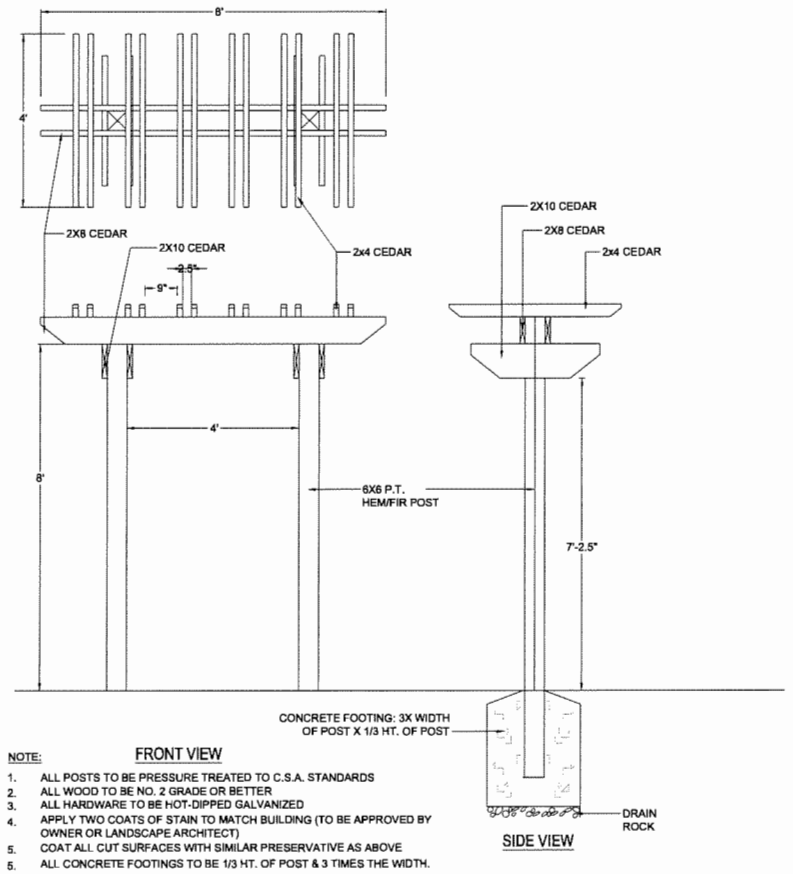
GEORGIA
RESIDENTIAL DEV.

5191 - 5351 STEVESTON HWY
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	17.AUG.22	DRAWING NUMBER:
SCALE:	AS SHOWN	**L7**
DRAWN:	DO	
DESIGN:	MCY	
CH'D:	MCY	OF 8
PMG PROJECT NUMBER:		**16-190**

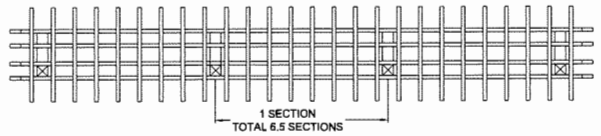


NOTE: FRONT VIEW

1. ALL POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL WOOD TO BE NO. 2 GRADE OR BETTER
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
6. ALL CONCRETE FOOTINGS TO BE 1/3 HT. OF POST & 3 TIMES THE WIDTH.

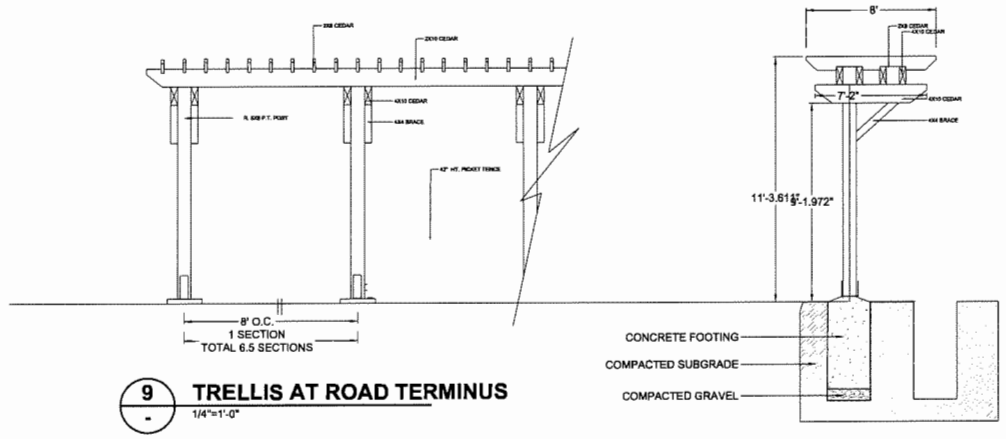
8 PEDESTRIAN TRELLIS

1/2"=1'-0"



WOOD NOTES:

1. ALL POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL WOOD TO BE NO. 2 GRADE OR BETTER
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY TWO COATS OF STAIN - BENJAMIN MOORE ARBOURCOAT - SEAGULL GREY
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
6. ALL FOOTINGS: 3 TIMES THE WIDTH OF THE POST X 1/3 HT. OF THE POST
7. DRAWING TO BE REVIEWED BY STRUCTURAL ENGINEER



9 TRELLIS AT ROAD TERMINUS

1/4"=1'-0"

PLAN #3I

NOV 06 2018

DP 18-822484

16190-13DP.ZIP

PMG LANDSCAPE ARCHITECTS
S C1 - 1 5 Cr Dr
B Br C V5C 6G9
6 29 11 6 29 22

SEAL

NO	DATE	REVISION DESCRIPTION	DR
13	18.OCT.14	CITY RESUBMISSION	
12	18.OCT.03	CITY RESUBMISSION	
-	18.AUG.03	ISSUED FOR BP	MCY
11	18.MAY.07	REVISION PER CLIENT COMMENTS	YR
10	18.APR.03	SHRUB PLANTING PLAN	DO
9	18.FEB.28	NEW SITE PLAN	DO
8	18.JAN.29	NEW SITE PLAN/ AMENITY AREA	MM/DO
7	17.DEC.14	NEW SITE PLAN	DO
6	17.OCT.12	#977 RED OAK RELOCATED	
5	17.SEP.22	SECTIONS	YR
4	17.AUG.18	NEW SITE PLAN / COMMENTS	DO
3	17.APR.05	UPDATED SITE PLAN	MM
2	17.MAR.31	UPDATED SITE PLAN	VR
1	17.MAR.27	NEW SITE PLAN	YR

CLIENT

ANTHEM PROPERTIES

PROJECT

GEORGIA RESIDENTIAL DEV.

S191 - 5351 STEVESTON HWY RICHMOND, B.C.

DRAWING TITLE

LANDSCAPE DETAILS

DATE	17.AUG.22	DRAWING NUMBER
SCALE	AS SHOWN	**L8**
DRAWN	DO	
DESIGN	MCY	
CHKD	MCY	OF 8

PMG PROJECT NUMBER 16-190



Spargo House in 2017

Spargo House (Circa 1930-2018)

In the early 1900s, Richmond was known for its rich agricultural land which attracted many immigrants from Europe. James Spargo (Giuseppe Spirito) was a skilled carpenter who immigrated to North America at the turn of the 20th century and settled in Steveston. Like other immigrants, he brought with him architectural styles and woodworking skills from Europe, and built the Spargo House mid-block on Steveston Highway between Railway Avenue and Lassam Road.

The Spargo House was an elegant example of the Italianate building style popular with early immigrant farmers who settled in Richmond. The house showcased Italianate design elements and fine craftsmanship including wood columns, arched doors and arched windows.





James (Giuseppe) Spargo and his wife Santina Spargo

INTERPRETIVE HERITAGE SIGNAGE

PLAN #3J NOV 0 6 2018
DP 18-822484



A JAMES HARDIE COLLECTION
HardiePlank Lap Siding
Select Cedarmill - 6" exposure
Colour: Timber Bark



B JAMES HARDIE COLLECTION
HardiePanel Siding
Smooth texture
BM 2124-20 Trout Gray



C JAMES HARDIE COLLECTION
Hardie Panel Siding
Smooth texture
BM 2134-50 Gull Wing Gray

E Silver - to match clear anodized aluminum windows



D WOODTONE RUSTIC SERIES
Horizontal 6" Fibre Cement Clading
Colour; 'Old Cherry'



K JAMES HARDIE COLLECTION
Hardie Panel Siding
Smooth texture
Iron Gray or colour to match



K B C — HARDIE REVEAL PANEL
A — JAMES HARDIE LAP SIDING
H — WOODTONE FIBER CEMENT PLANK SOFFIT
E — VINYL WINDOWS
D — WOODTONE HORIZONTAL SIDING
I — ROOF OVERHANG TRIMS COMBED SPRUCE
F — POWDERCOATED ALUMINUM / GLASS RAILINGS

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	Colour to match... Reference No.	Elements
A	Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	Dk. Gray	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	Lt. Gray	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	Cedar	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	Black	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	Black	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	Cedar	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	Black	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	Black	Doors	Black	Entry & Service Doors.
K	Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	Lt Gray	Garage Doors	Lt gray	Cw/ glazing as shown on door schedule

NOV 0 6 2018 PLAN #4 DP 18-822484

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ANTHEM PROPERTIES

[PROJECT]
GEORGIA
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
MATERIALS

16392 [PROJECT]
Not to Scale [SCALE]
October 15, 2018 [DATE]
12 - DP Resubmission [ISSUE]

[DRAWING]
A-0.020



STEVESTON HWY PERSPECTIVE

PLAN #4A NOV 06 2018
DP 18-822484

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ANTHEM PROPERTIES

[PROJECT]
GEORGIA
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
STEVESTON HWY PERSPECTIVE

16392	[PROJECT]
Not to Scale	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]
A-0.100



ENTRY - DRIVE AISLE PERSPECTIVE

PLAN #4B NOV 06 2018

DP 18-822484

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

ENTRY - DRIVE AISLE PERSPECTIVE

16392	[PROJECT]
Not to Scale	[SCALE]
October 23, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-0.101



INTERNAL RD PERSPECTIVE

DP 18-822484
PLAN #4C
NOV 06 2018

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ANTHEM PROPERTIES

[PROJECT]
GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
INTERNAL RD PERSPECTIVE

16392	[PROJECT]
Not to Scale	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]
A-0.102



STEVESTON HWY STREETSCAPE ELEVATION - SOUTH



STEVESTON HWY STREETSCAPE ELEVATION - SOUTH

DP 18-822484
PLAN #4D
NOV 0 6 2018

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[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

STREETSCAPE ELEVATIONS

16392	[PROJECT]
1/16" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-1.006



LANE STREETSCAPE ELEVATION - NORTH



LANE STREETSCAPE ELEVATION - NORTH

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

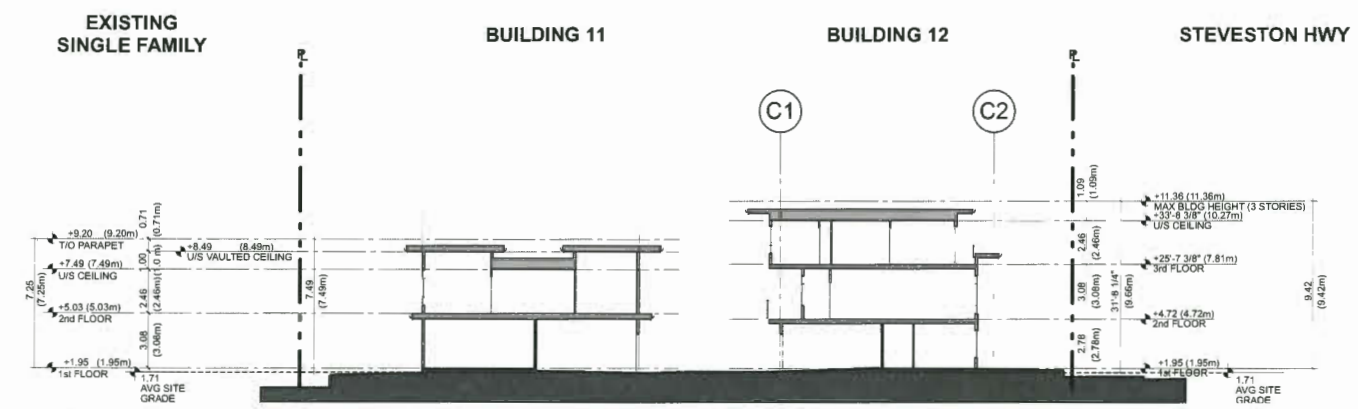
STREETSCAPE ELEVATIONS

16392	[PROJECT]
1/16" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

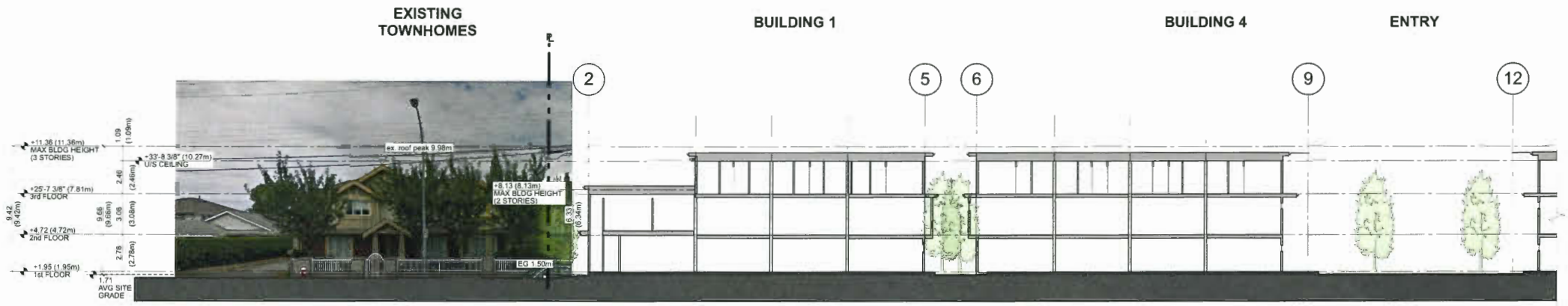
[DRAWING]

A-1.007

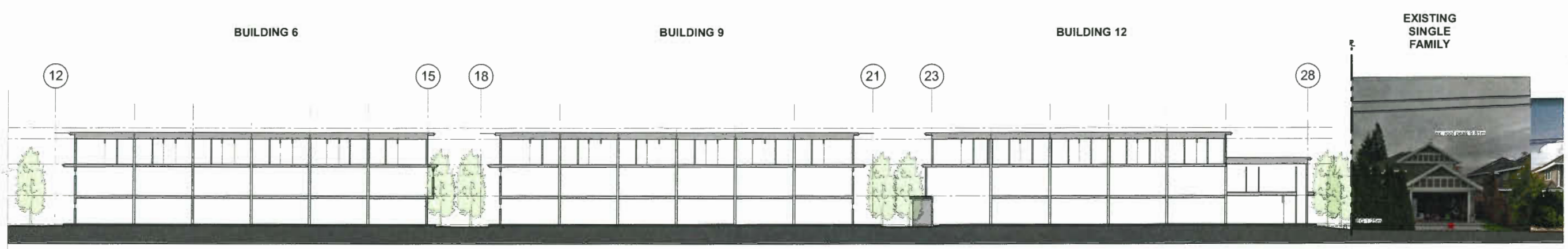
DP 18-822484
PLAN # 4E
NOV 0 6 2018



SITE SECTION N-S



SITE SECTION E-W



SITE SECTION E-W

NOV 0 6 2018 PLAN #4F DP 18-822484

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[ARCHITECT SEAL]

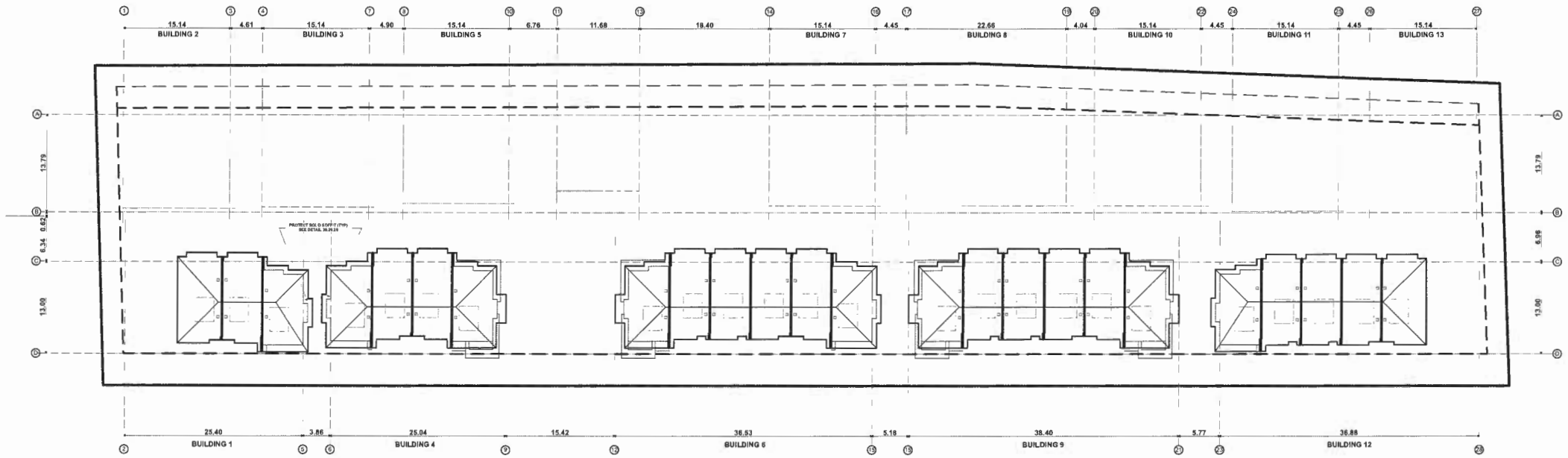
[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
GEORGIA
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]
SITE SECTIONS

16392 [PROJECT]
1/16" = 1'-0" [SCALE]
October 15, 2018 [DATE]
12 - DP Resubmission [ISSUE]

[DRAWING]
A-1.008



PLAN # 4G NOV 0 6 2018

DP 18-822484

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

OVERALL ROOF PLAN

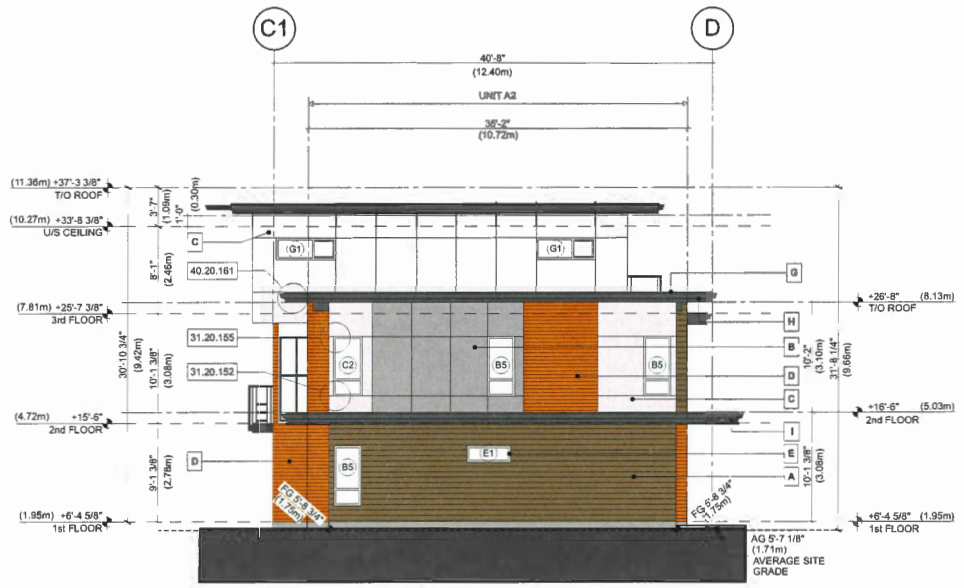
16392	[PROJECT]
1" = 30'	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

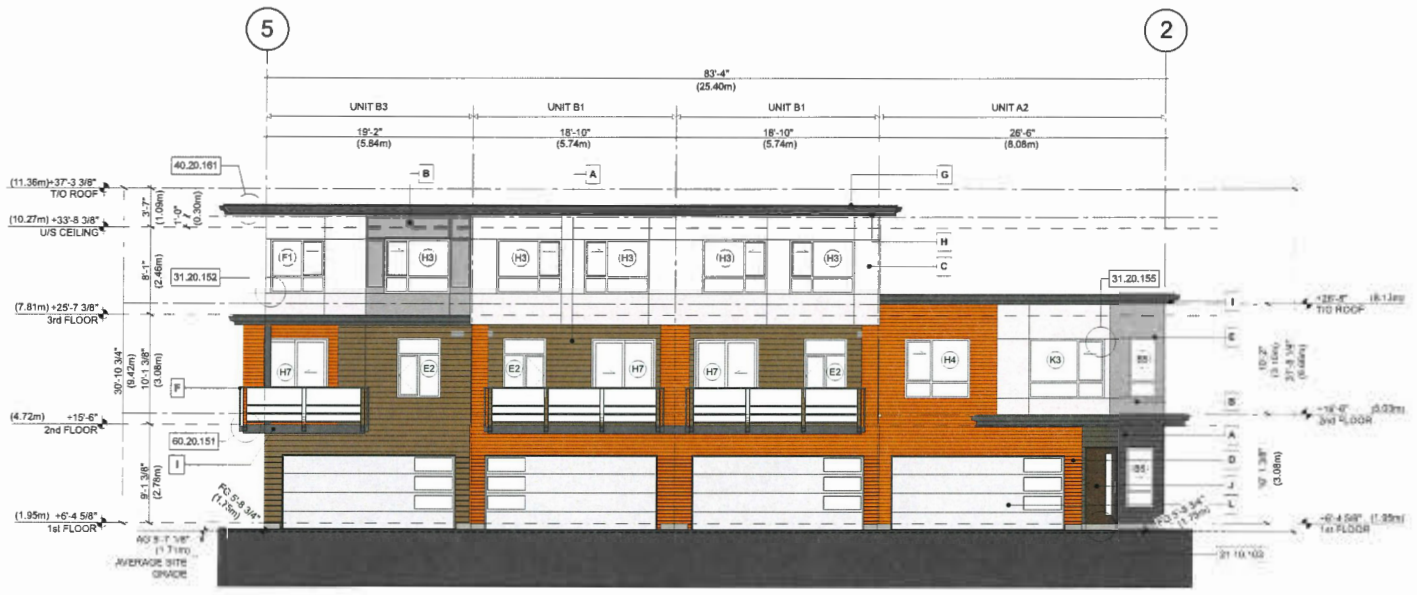
A-1.400



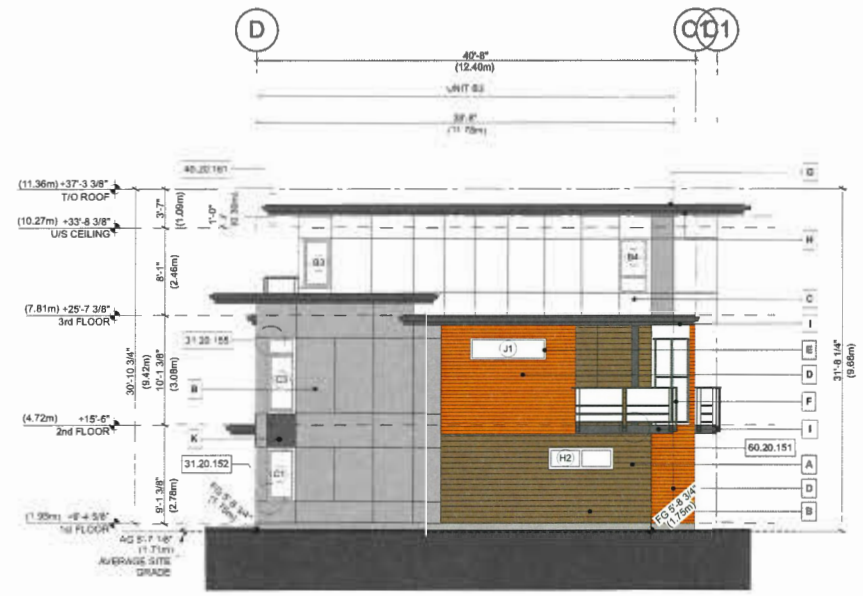
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	Colour to match... Reference No.	Elements
A	Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	Dk. Gray	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	Lt. Gray	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	Cedar	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	Black	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	Black	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	Cedar	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	Black	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	Black	Doors	Black	Entry & Service Doors
K	Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	Lt Gray	Garage Doors	Lt gray	C/w glazing as shown on door schedule

PLAN # 4H NOV 0 6 2018

DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDING 1 ELEVATIONS

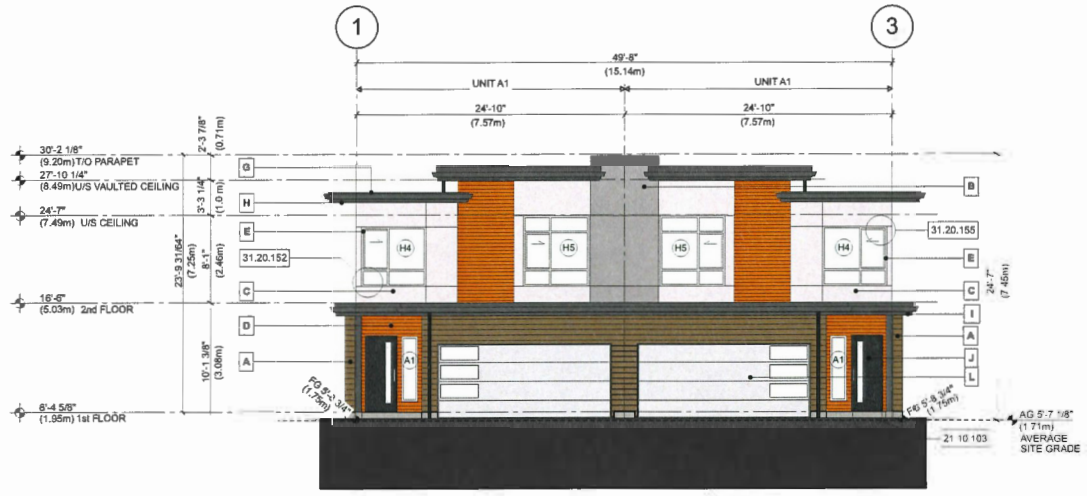
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

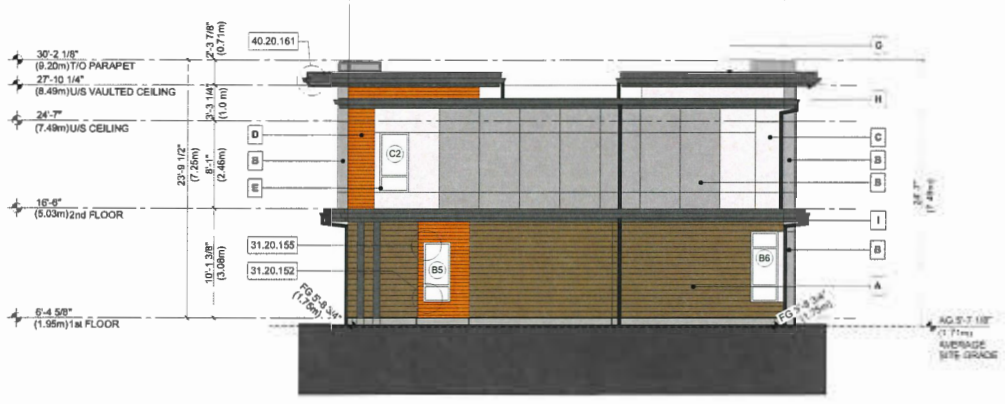
A-2.013



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	Colour to match... Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	C/w/ glazing as shown on door schedule

NOV 0 6 2018
PLAN # 41

DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDINGS 2,3,10,11, & 13 ELEVATIONS

16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.022



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	*Colour to match...* Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass

G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	Cwl glazing as shown on door schedule

NOV 0 6 2018
PLAN #4J
DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

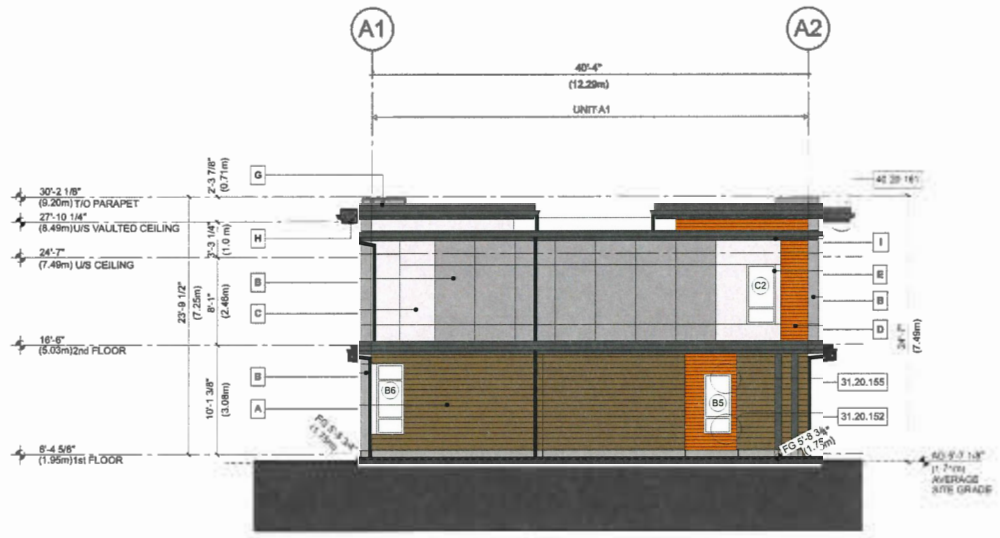
[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
GEORGIA
5191-5351 Steveston HWY
RICHMOND, BC

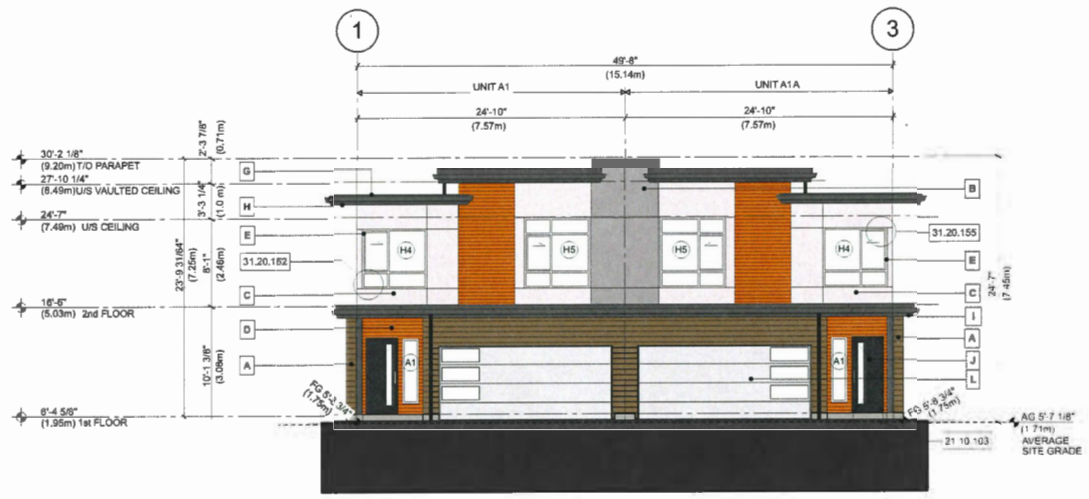
[TITLE]
BUILDING 4
ELEVATIONS

16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]
A-2.043



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	Colour to match... Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	C/w glazing as shown on door schedule

NOV 0 6 2018
PLAN #4K

DP 18-822484

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDING 5
ELEVATIONS

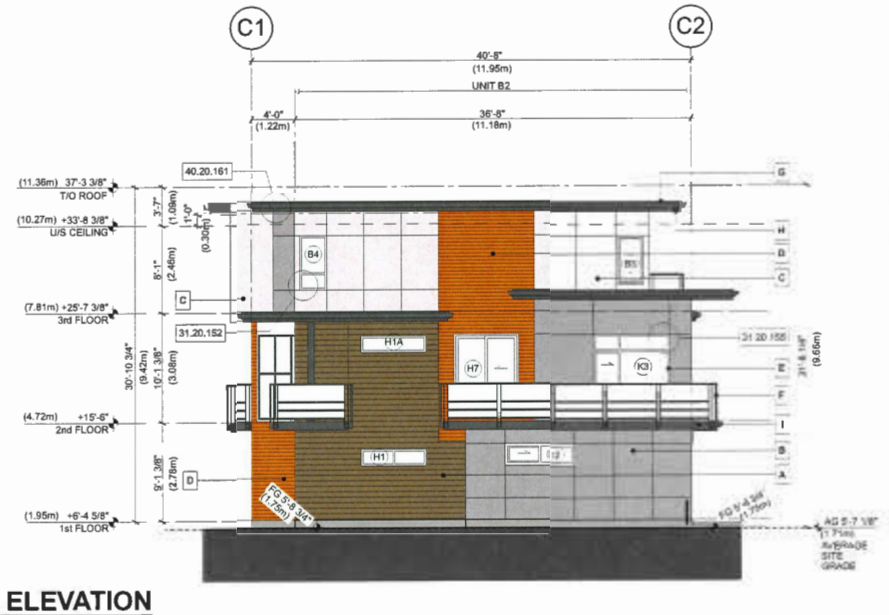
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.052



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	*Colour to match...* Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass

G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	Cw/ glazing as shown on door schedule

PLAN # 4L NOV 0 6 2018

DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDING 6
ELEVATIONS

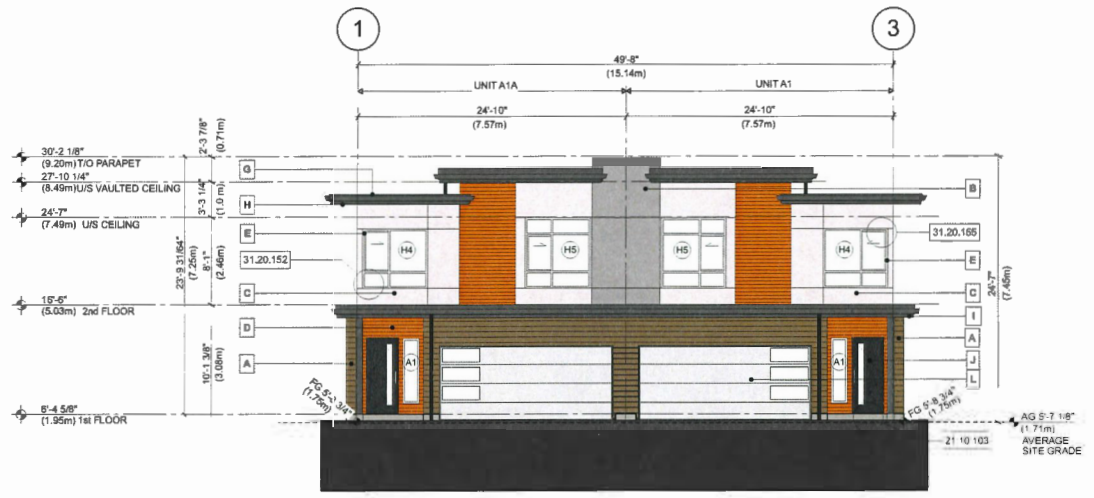
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.063



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	Colour to match... Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	C/w glazing as shown on door schedule

NOV 0 6 2018

PLAN # 4M

DP 18-822484

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDING 7
ELEVATIONS

16392 [PROJECT]

1/8" = 1'-0" [SCALE]

October 15, 2018 [DATE]

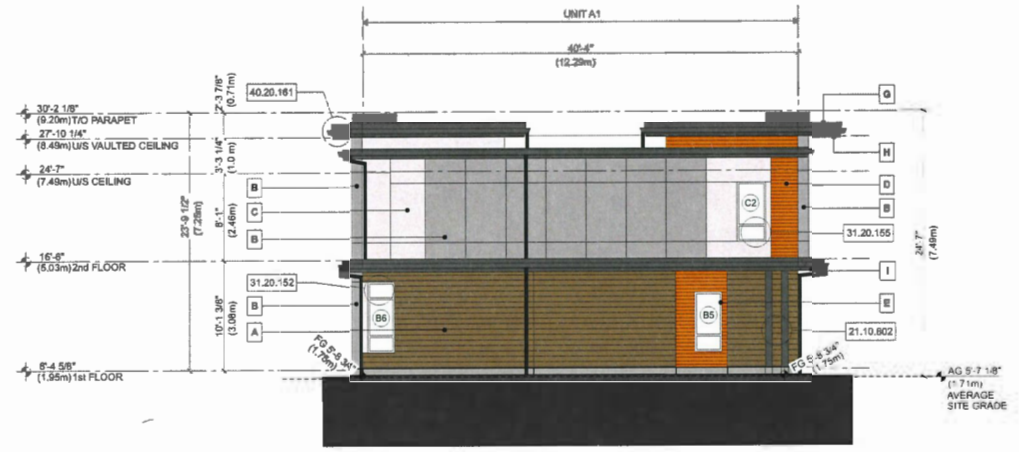
12 - DP Resubmission [ISSUE]

[DRAWING]

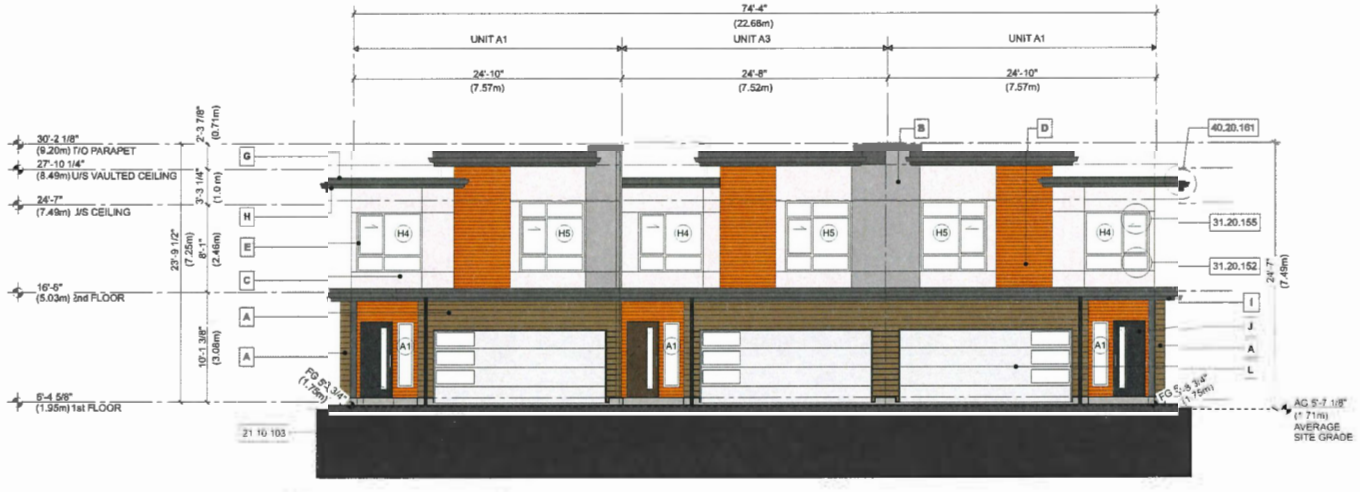
A-2.072



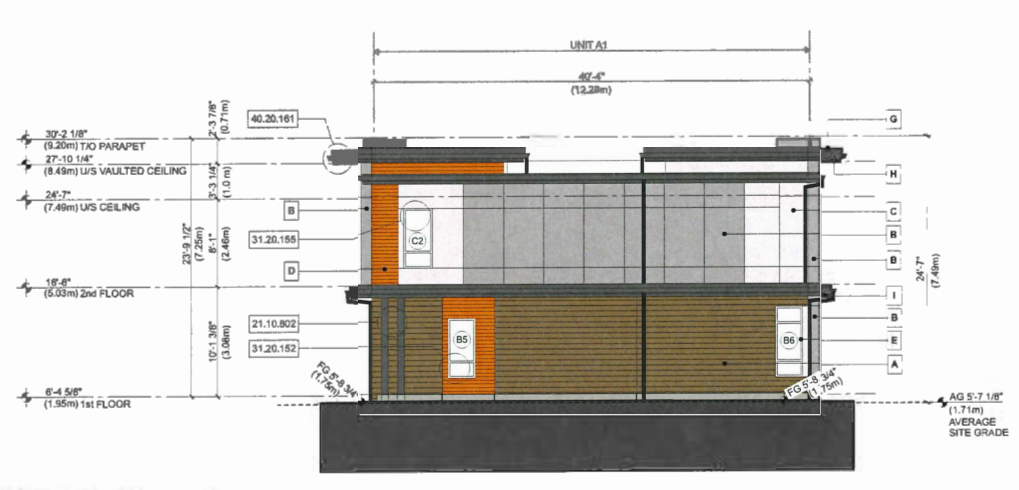
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	*Colour to match...* Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	Cwl glazing as shown on door schedule

PLAN # 4N

NOV 0 6 2018

DP 18-822484

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDING 8 ELEVATIONS

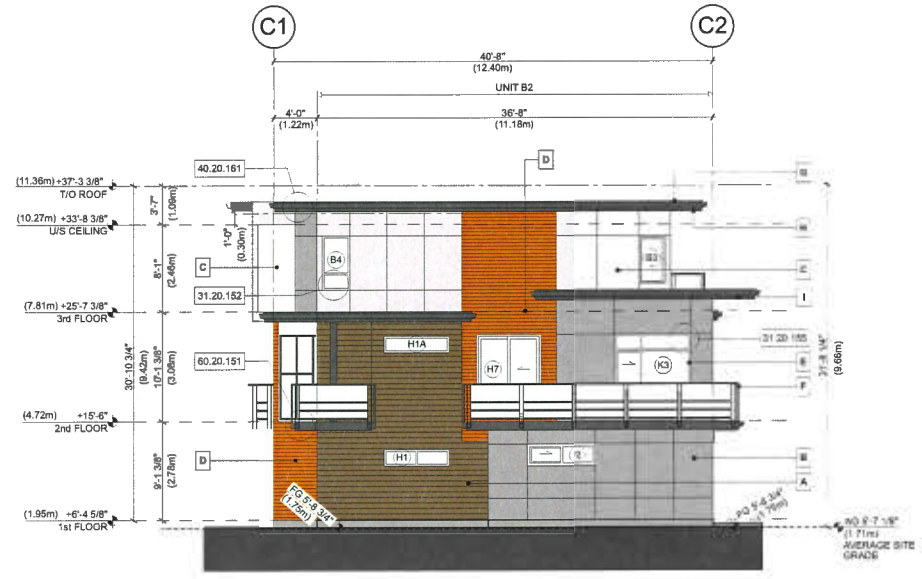
16392 [PROJECT]	
1/8" = 1'-0" [SCALE]	
October 15, 2018 [DATE]	
12 - DP Resubmission [ISSUE]	

[DRAWING]

A-2.082



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	*Colour to match...* Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass

G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	Clwf glazing as shown on door schedule

PLAN #40 NOV 0 6 2018

DP 18-822484

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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

BUILDING 9
ELEVATIONS

[PROJECT] 16392	
[SCALE] 1/8" = 1'-0"	
[DATE] October 17, 2018	
[ISSUE] 12 - DP Resubmission	

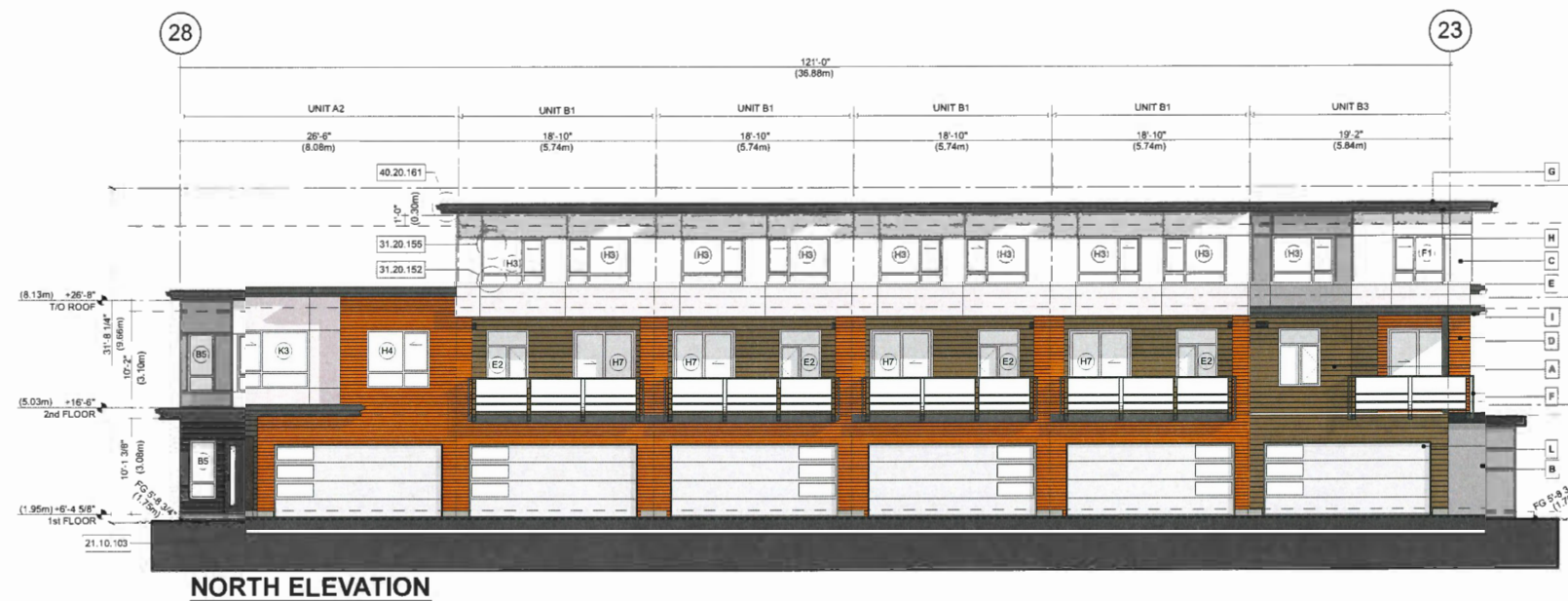
[DRAWING] A-2.093



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	*Colour to match...* Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass
G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	Clwl glazing as shown on door schedule

PLAN #4P

NOV 0 6 2018

DP 18-822484

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2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

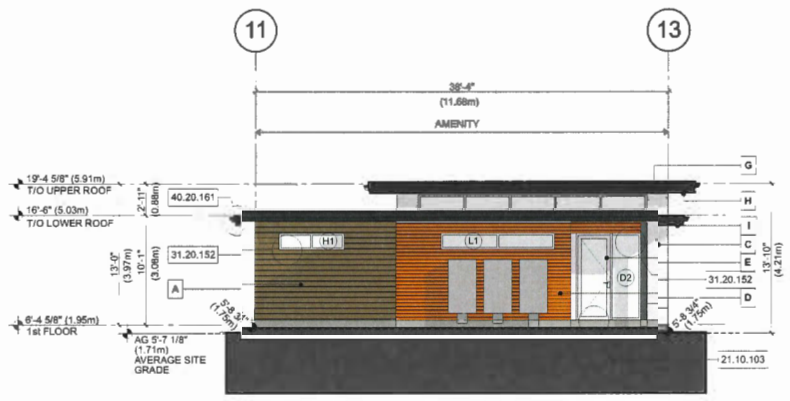
[TITLE]

BUILDING 12 ELEVATIONS

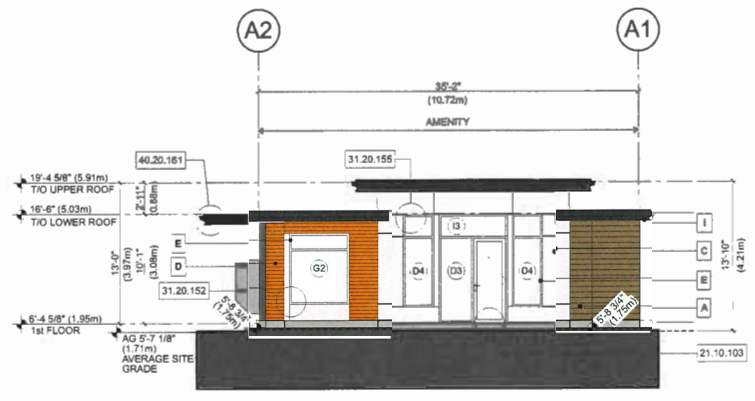
16392 [PROJECT]	
1/8" = 1'-0" [SCALE]	
October 15, 2018 [DATE]	
12 - DP Resubmission [ISSUE]	

[DRAWING]

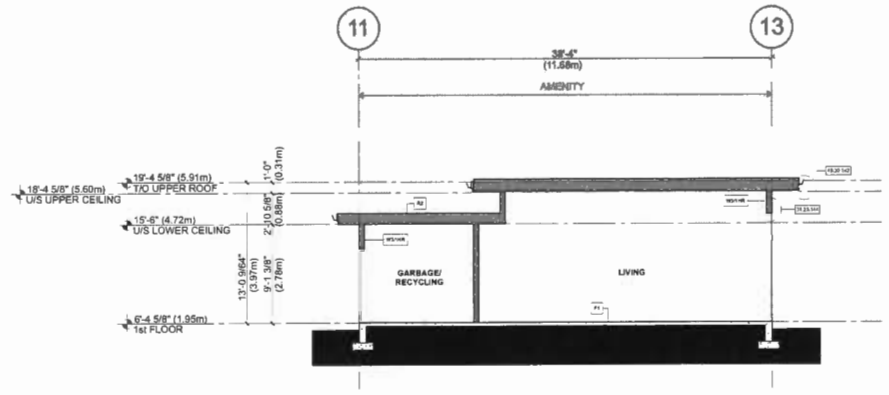
A-2.123



SOUTH ELEVATION



EAST ELEVATION



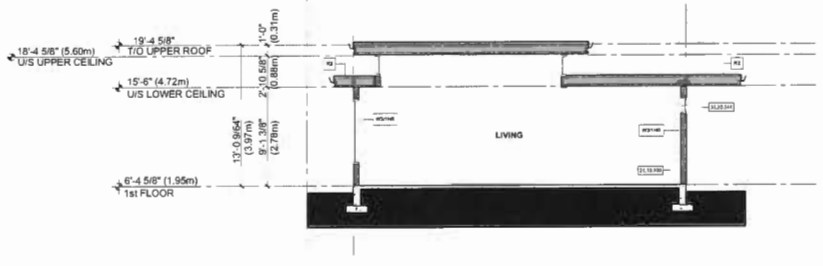
SECTION A-A



NORTH ELEVATION



WEST ELEVATION



SECTION B-B

MATERIAL AND COLOUR LEGEND

	Colour	Manufacturer	*Colour to match...* Reference No.	Elements
A	*Brown*	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
B	*Dk. Gray*	HardiePanel Siding Select cedarmill texture on Easy Trim	Benjamin Moore Trout Gray 2124-20	Exterior walls, selected locations
C	*Lt. Gray*	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
D	*Cedar*	Woodtone Fiber cement siding	Woodtone 'Old Cherry'	Exterior walls, selected locations
E	*Silver*	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
F	*Black*	Lindahl	to match 'I' HardieTrim Boards	Pre-finished Aluminum Railing c/w Clear Safety Glass

G	*Black*	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downpouts
H	*Cedar*	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Roof overhangs & balconies soffit
I	*Black*	Combed Spruce Trim Boards	Benjamin Moore Black Knight 2136-10	Balcony, Roof Fascias & Supporting Columns
J	*Black*	Doors	Black	Entry & Service Doors
K	*Charcoal*	HardiePanel Siding Smooth texture on Easy Trim	Iron Gray	Infill Panels
L	*Lt Gray*	Garage Doors	Lt gray	C/w glazing as shown on door schedule

PLAN # 4Q NOV 0 6 2018

DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

AMENITY BUILDING ELEVATIONS & SECTIONS

16392 [PROJECT]

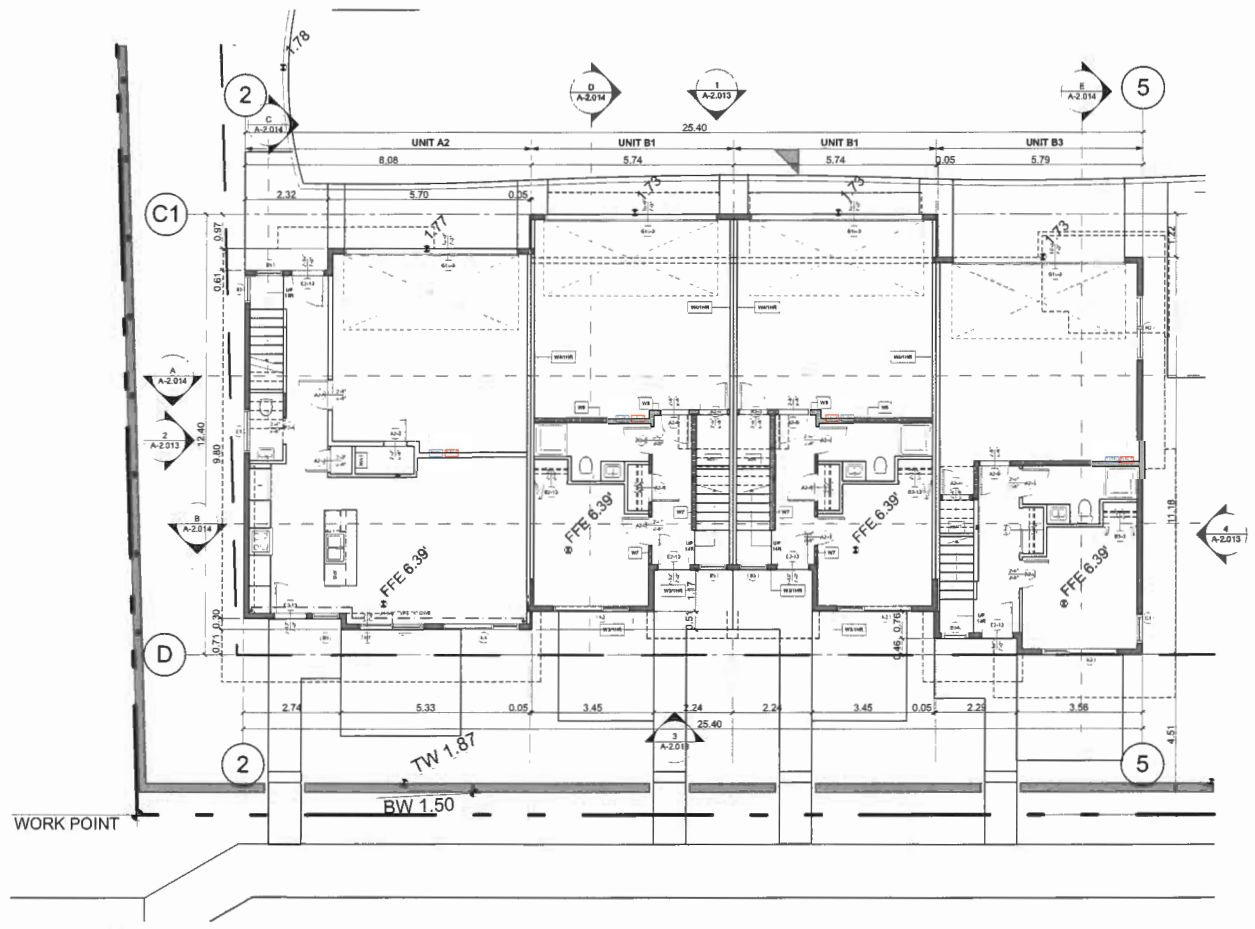
1/8" = 1'-0" [SCALE]

October 15, 2018 [DATE]

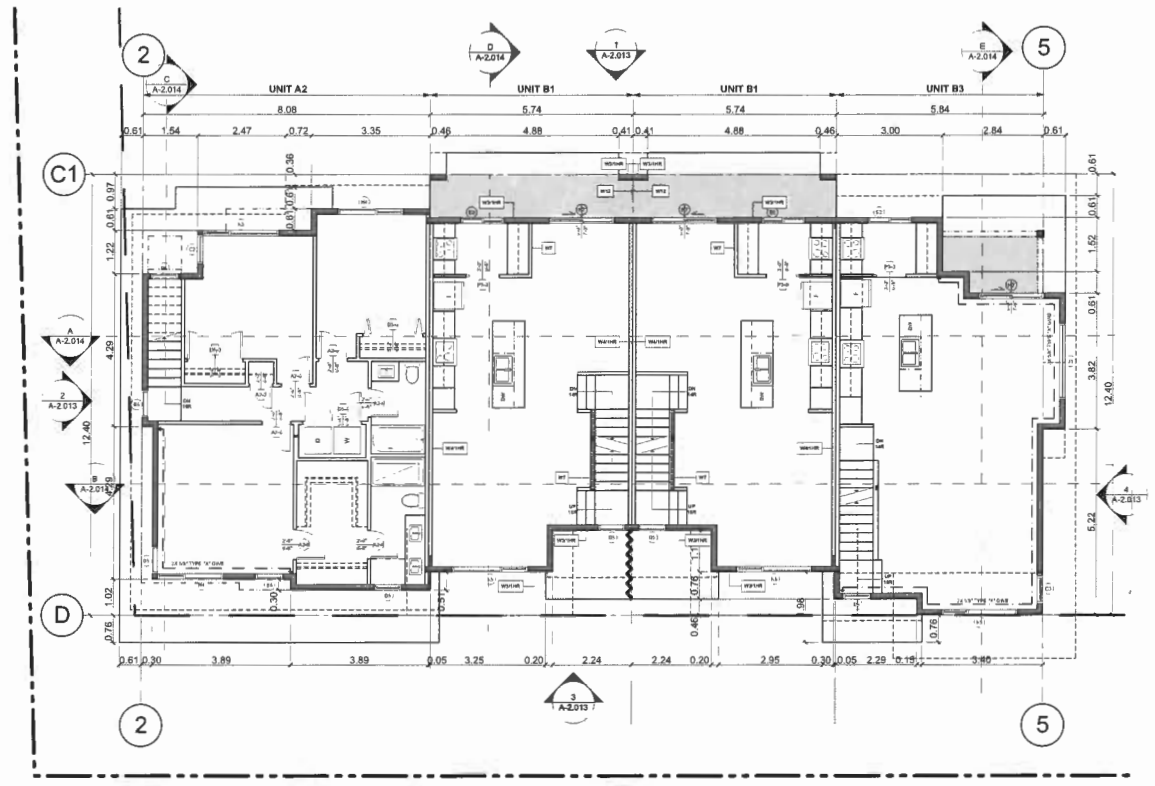
12 - DP Resubmission [ISSUE]

[DRAWING]

A-2.142



1st FLOOR



2nd FLOOR

SYMBOLS AND LEGENDS:

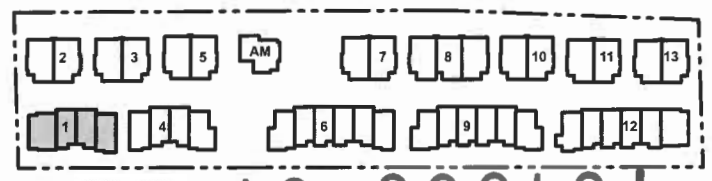
- W2/0hr — INDICATES WALL TYPE/WALL RATING (HR)
- CONCRETE BLOCK WALL
- CONCRETE WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR WALL
- LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR INSULATED WALL
- UPSTAND WALL OR LANDSCAPE - NOT FULL HEIGHT
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- CONCRETE COLUMN
- FIRE SEPARATIONS TO UNDERSIDE ROOF SHEATHING
- FIRE BLOCKING
- 6.18 — MINIMUM SQUARE FEET OF ATTIC / ROOF VENTILATION
- 14"X14" BUR FLAT TOP ROOF VENT 156 SQUARE INCHES OF FREE AIR AREA (1.083 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- ROOF ACCESS HATCH ABOVE
- RWL — RAIN WATER LEADER
- SOLAR HOT WATER CONDUIT TO ROOF (CAP BOTH ENDS) SEE MECH. DRAWINGS
- THROUGH WALL FLASHING
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
- BUILDING / ELEMENTS BELOW
- BUILDING / ELEMENTS BEYOND
- UNVENTED ROOF ASSEMBLY (SEE 30.20.201 DETAIL)

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1 m CEILING HEIGHT).
5. SEE INTERIOR CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES.
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA.
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA.
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN CLEAR FINISHED DIMENSION 500mm (1'-7 3/4") AND A MIN AREA OF 0.32m2 AS PER BCBC 2012 9.19.2.1.(2) WHEN SERVING A SINGLE DWELING UNIT. (1'-10" x 2'-2")
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 9.10.16. BCBC AT ALL CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 9.10.16.3.
    - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING.
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
15. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW AND WALL DESIGN.

NOV 0 6 2018

REFERENCE PLAN

KEY PLAN



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

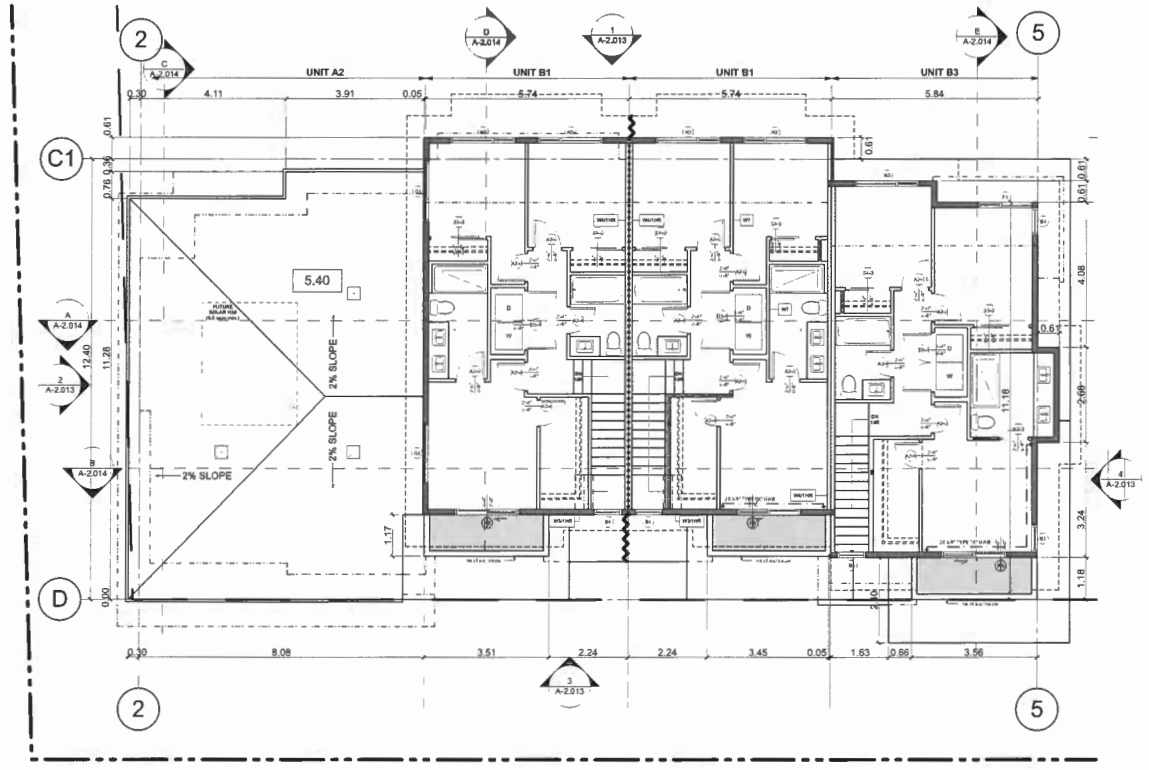
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

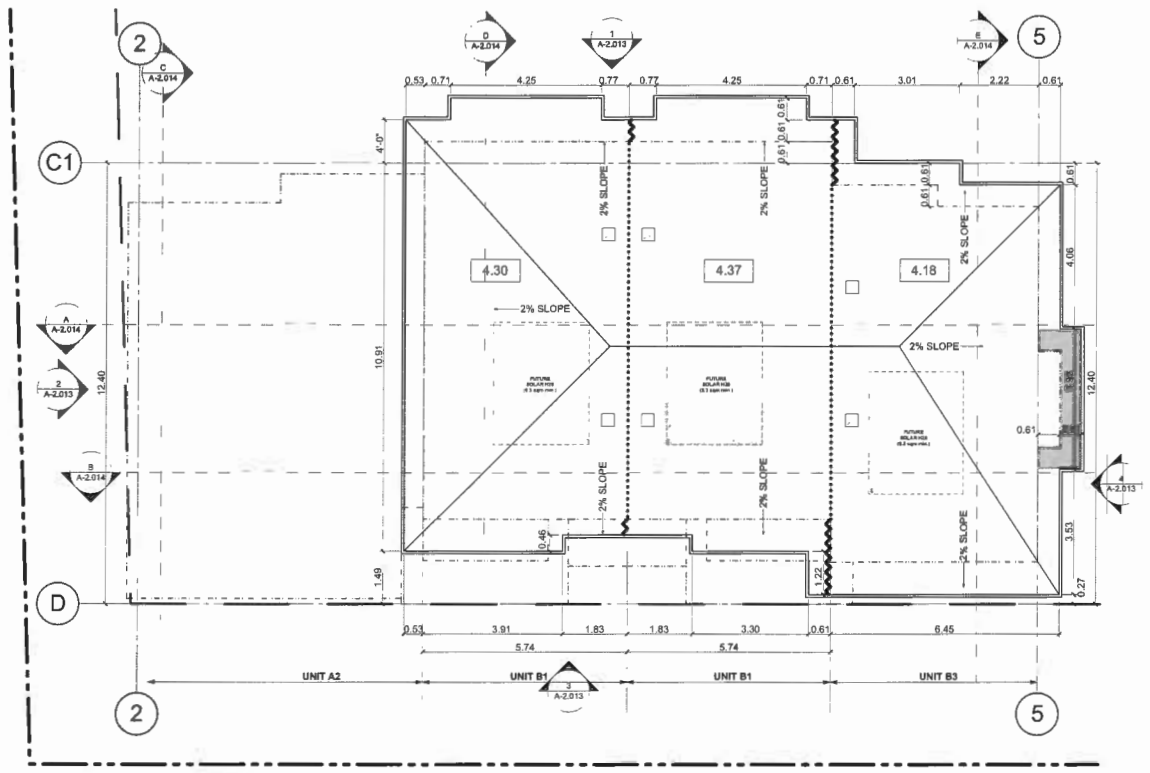
BUILDING 1 - 1st & 2nd FLOOR PLANS

[PROJECT] 16392	
[SCALE] 1/8" = 1'-0"	
[DATE] October 17, 2018	
[ISSUE] 12 - DP Resubmission	

[DRAWING] **A-2.011**



3rd FLOOR



ROOF PLAN

SYMBOLS AND LEGENDS:

- W2/0hr — INDICATES WALL TYPE/WALL RATING (HR)
- CONCRETE BLOCK WALL
- CONCRETE WALL
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- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
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- FIRE BLOCKING
- 6.18 — MINIMUM SQUARE FEET OF ATTIC / ROOF VENTILATION
- 14"X14" BUR FLAT TOP ROOF VENT 158 SQUARE INCHES OF FREE AIR AREA (1,083 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- ROOF ACCESS HATCH ABOVE
- RWL — RAIN WATER LEADER
- SOLAR HOT WATER CONDUIT TO ROOF (CAP BOTH ENDS) SEE MECH. DRAWINGS
- THROUGH WALL FLASHING
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
- BUILDING / ELEMENTS BELOW
- BUILDING / ELEMENTS BEYOND
- UNVENTED ROOF ASSEMBLY (SEE 30.20.201 DETAIL)

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
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12. PROVIDE FIRE BLOCK MATERIALS AS PER 9.10.16.3, - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING.
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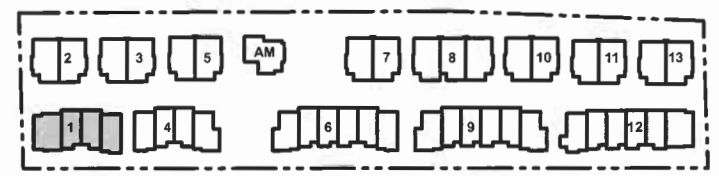
NOV 0 6 2018

REFERENCE PLAN

KEY PLAN



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

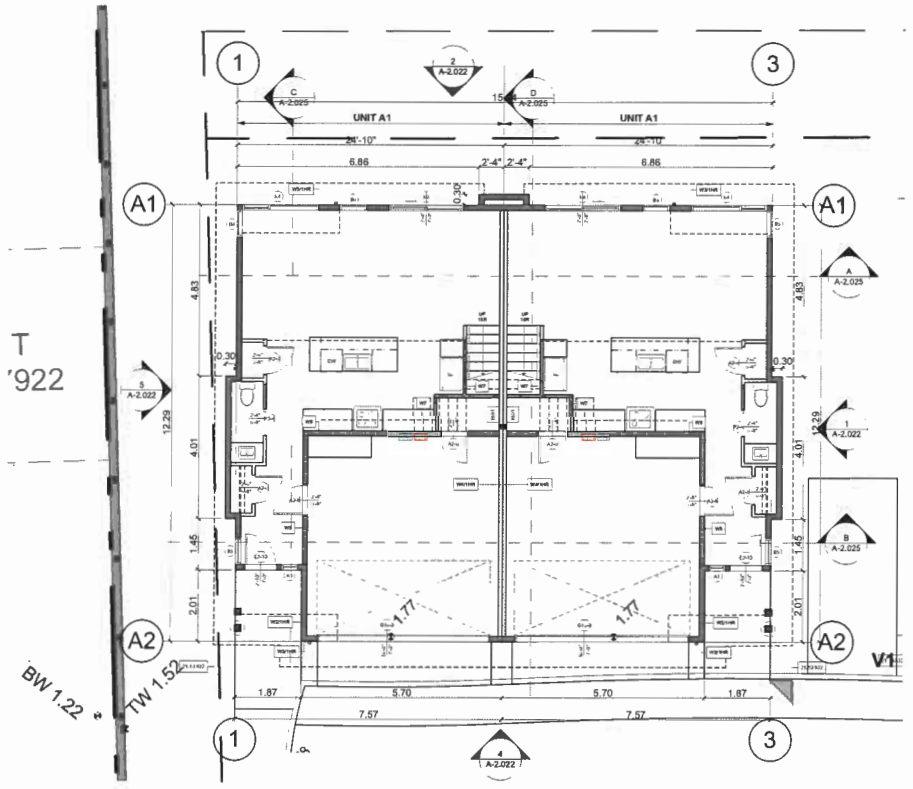
[TITLE]

BUILDING 1 - 3rd & 4th FLOOR PLANS

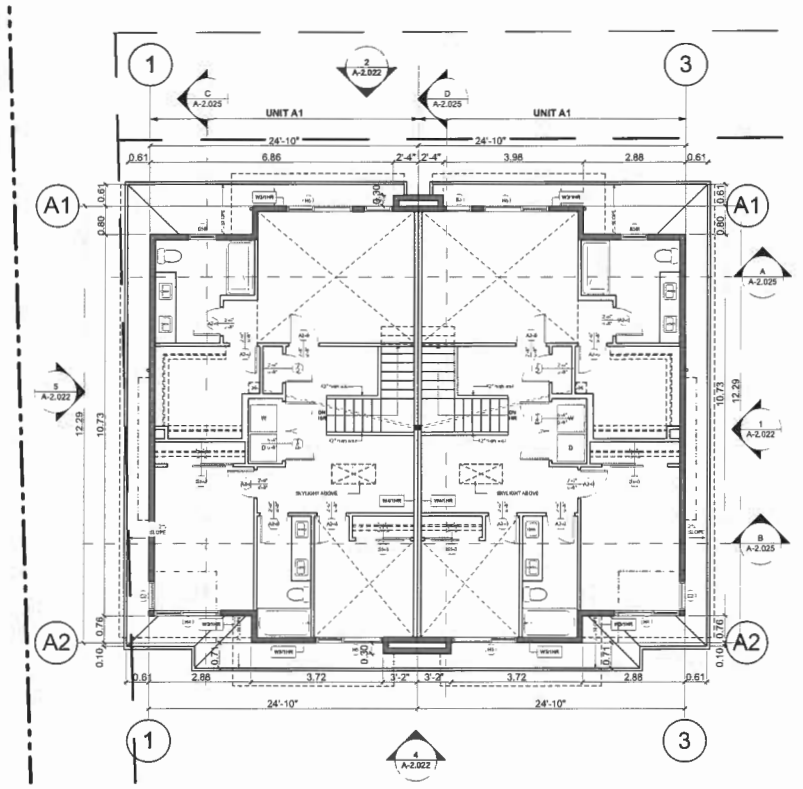
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.012



1st FLOOR



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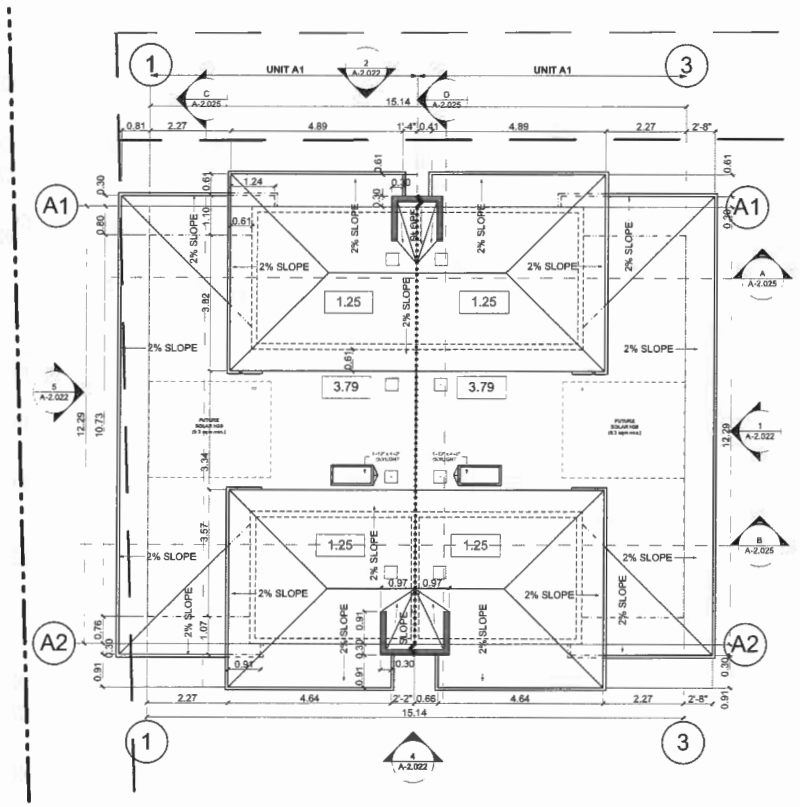

ROOF PLAN

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- ROOF ACCESS HATCH ABOVE
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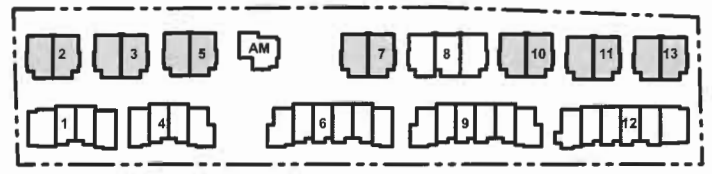
REFERENCE PLAN

NOV 0 6 2018

KEY PLAN



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

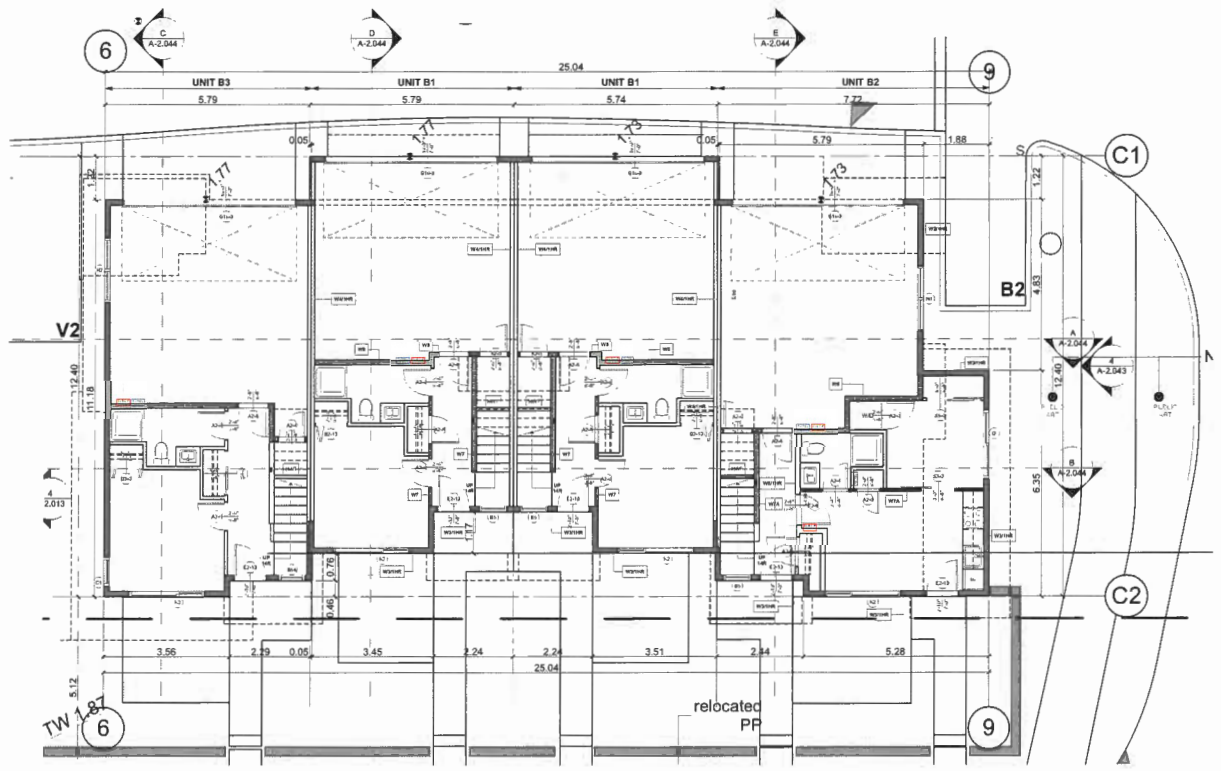
[TITLE]

BUILDINGS 2,3,,10,11, & 13 FLOOR PLANS

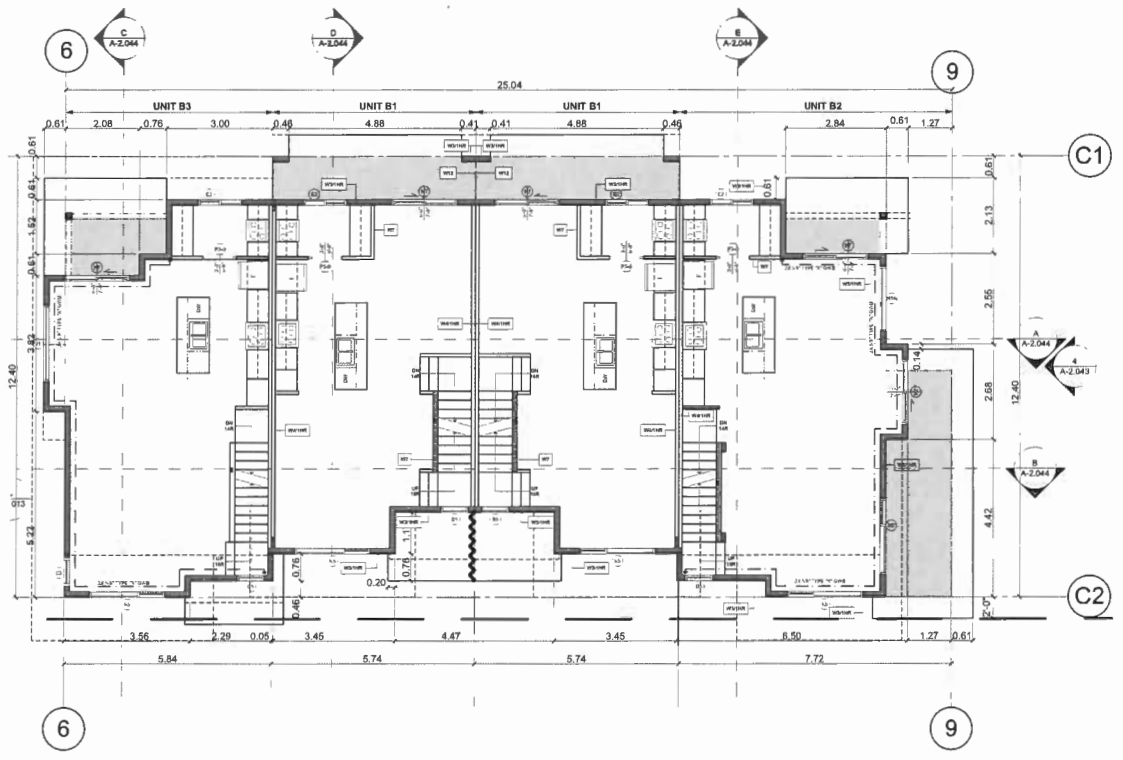
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.021



1st FLOOR



2nd FLOOR

SYMBOLS AND LEGENDS:

- W2/0hr — INDICATES WALL TYPE/WALL RATING (HR)
- CONCRETE BLOCK WALL
- CONCRETE WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR WALL
- LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR INSULATED WALL
- UPSTAND WALL OR LANDSCAPE - NOT FULL HEIGHT
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- CONCRETE COLUMN
- FIRE SEPARATIONS TO UNDERSIDE ROOF SHEATHING
- FIRE BLOCKING
- 6.18 — MINIMUM SQUARE FEET OF ATTIC / ROOF VENTILATION
- 14"X14" BUR FLAT TOP ROOF VENT 156 SQUARE INCHES OF FREE AIR AREA (1.083 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- ROOF ACCESS HATCH ABOVE
- RWL — RAIN WATER LEADER
- SOLAR HOT WATER CONDUIT TO ROOF (CAP BOTH ENDS) SEE MECH. DRAWINGS
- THROUGH WALL FLASHING
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
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- UNVENTED ROOF ASSEMBLY (SEE 30.20.201 DETAIL)

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
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6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA.
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA.
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN CLEAR FINISHED DIMENSION 500mm (1'-7 3/4") AND A MIN AREA OF 0.32m2 AS PER BCBC 2012 9.19.2.1.(2) WHEN SERVING A SINGLE DWELLING UNIT. (1'-10" x 2'-2")
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 9.10.16. BCBC AT ALL CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 9.10.16.3.
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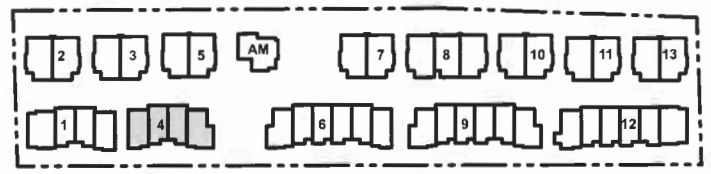
15. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW AND WALL DESIGN.

NOV 0 6 2018

REFERENCE PLAN

KEY PLAN



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[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

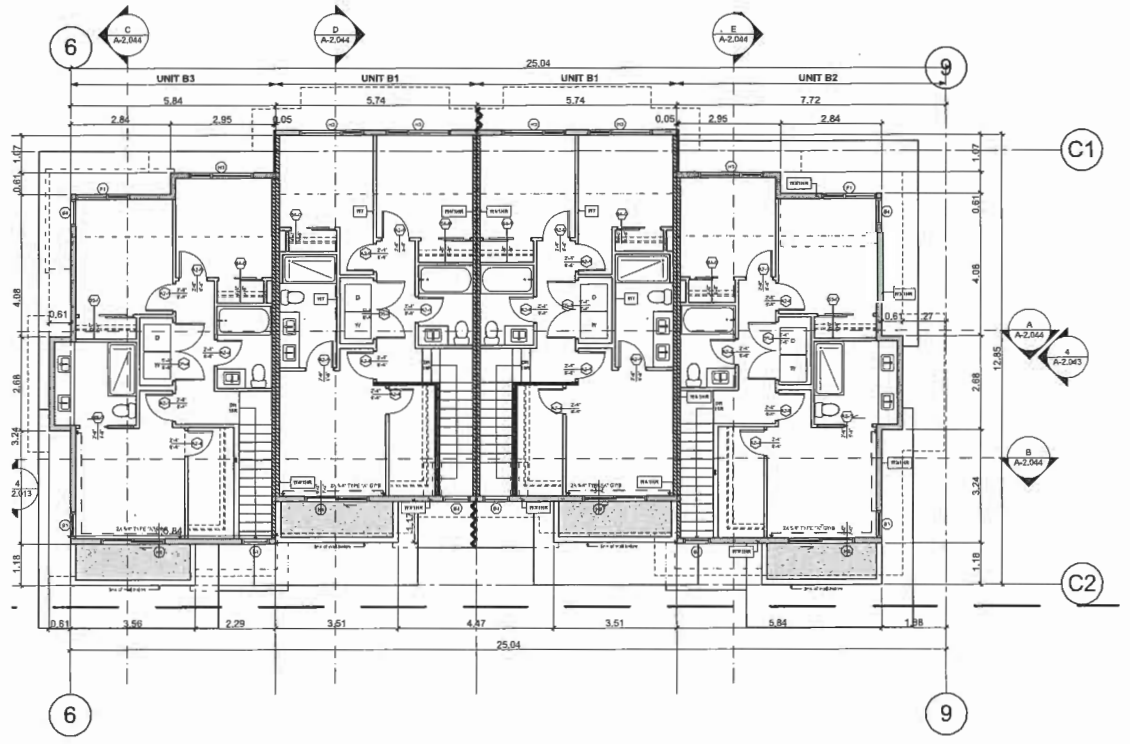
[TITLE]

BUILDING 4 - 1st & 2nd FLOOR PLANS

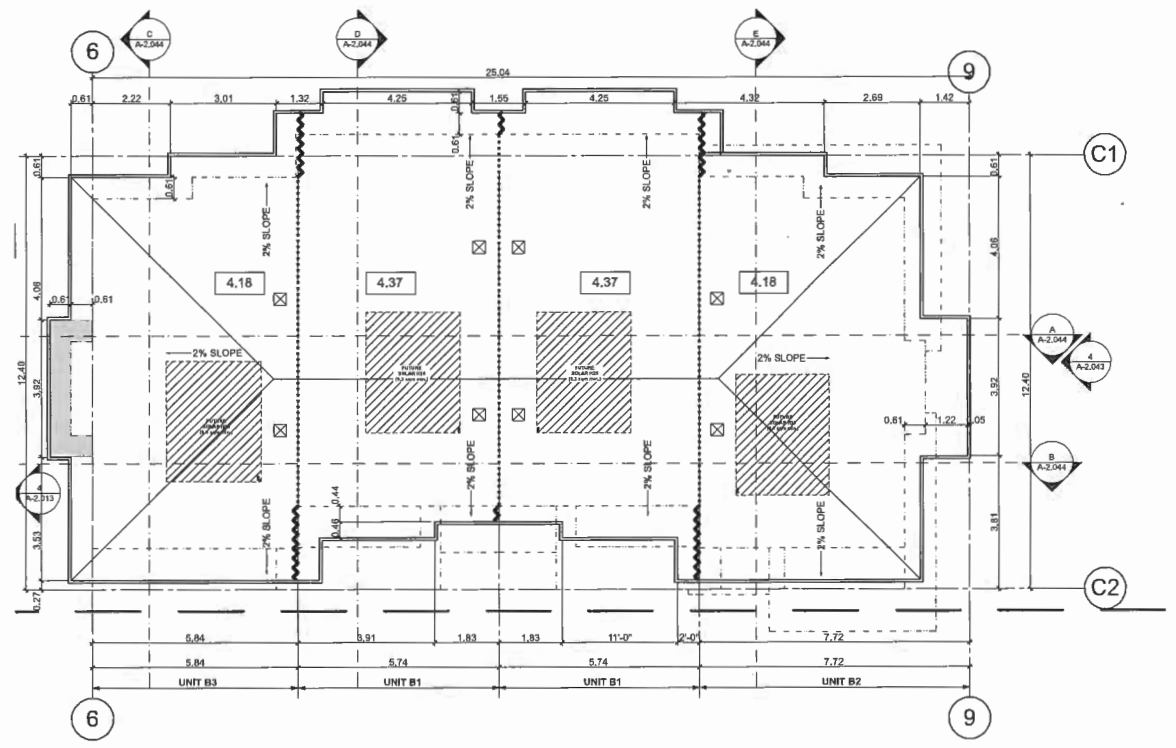
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.041



3rd FLOOR



ROOF PLAN

SYMBOLS AND LEGENDS:

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- CONCRETE WALL
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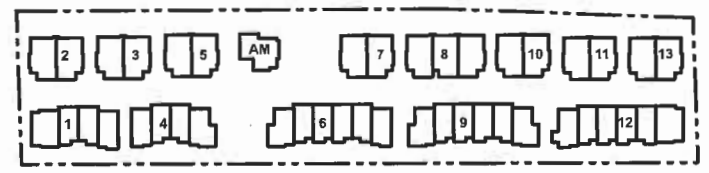
NOV 0 6 2018

KEY PLAN



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

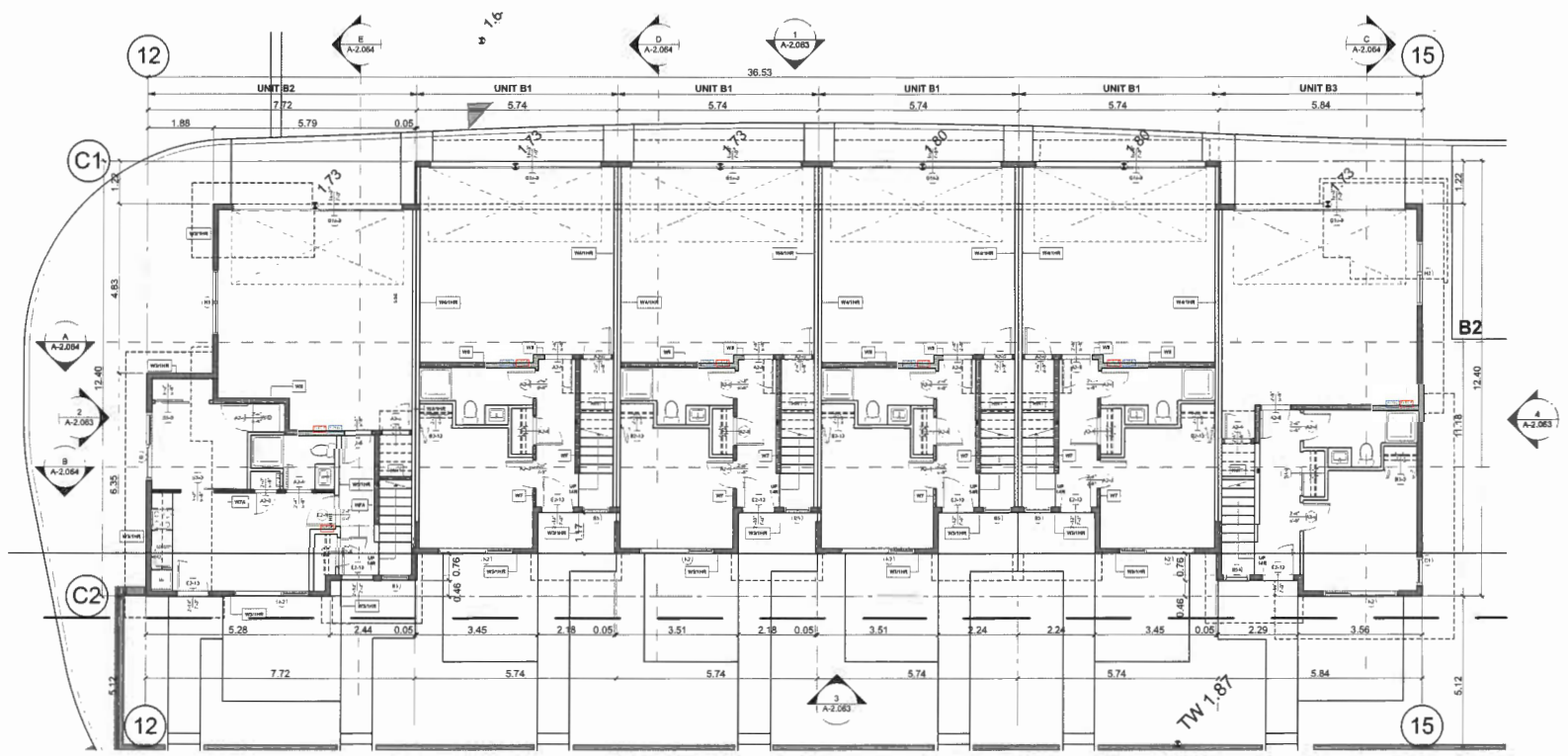
[TITLE]

BUILDING 4 - 3rd & 4th FLOOR PLANS

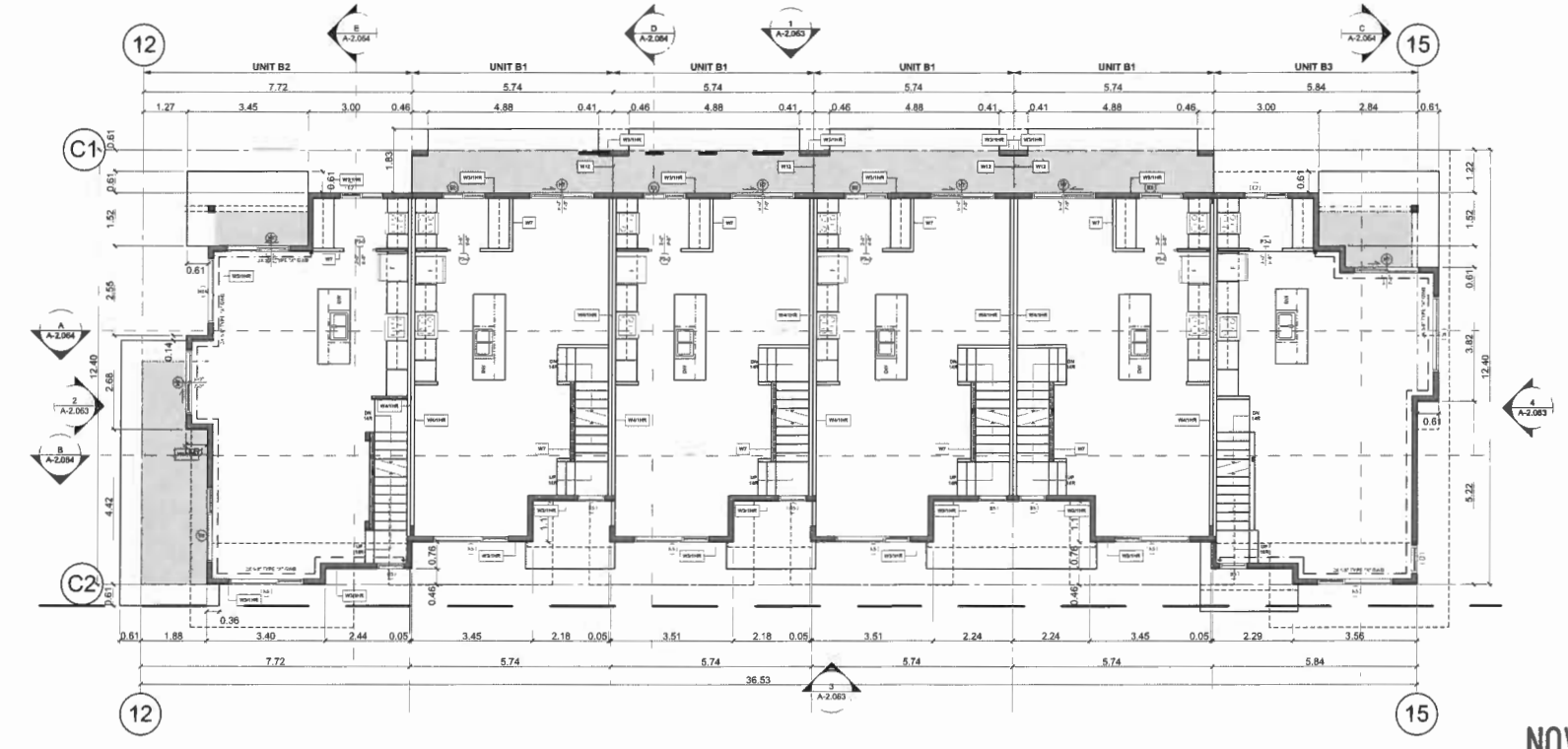
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.042



1st FLOOR



2nd FLOOR

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12. PROVIDE FIRE BLOCK MATERIALS AS PER 9.10.18.3. - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING.
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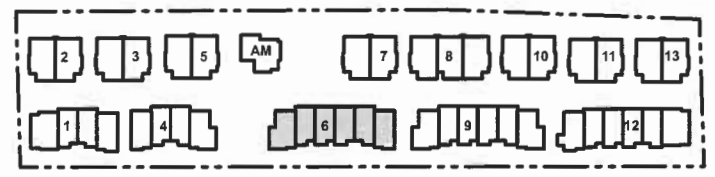
REFERENCE PLAN

NOV 0 6 2018

KEY PLAN



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ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

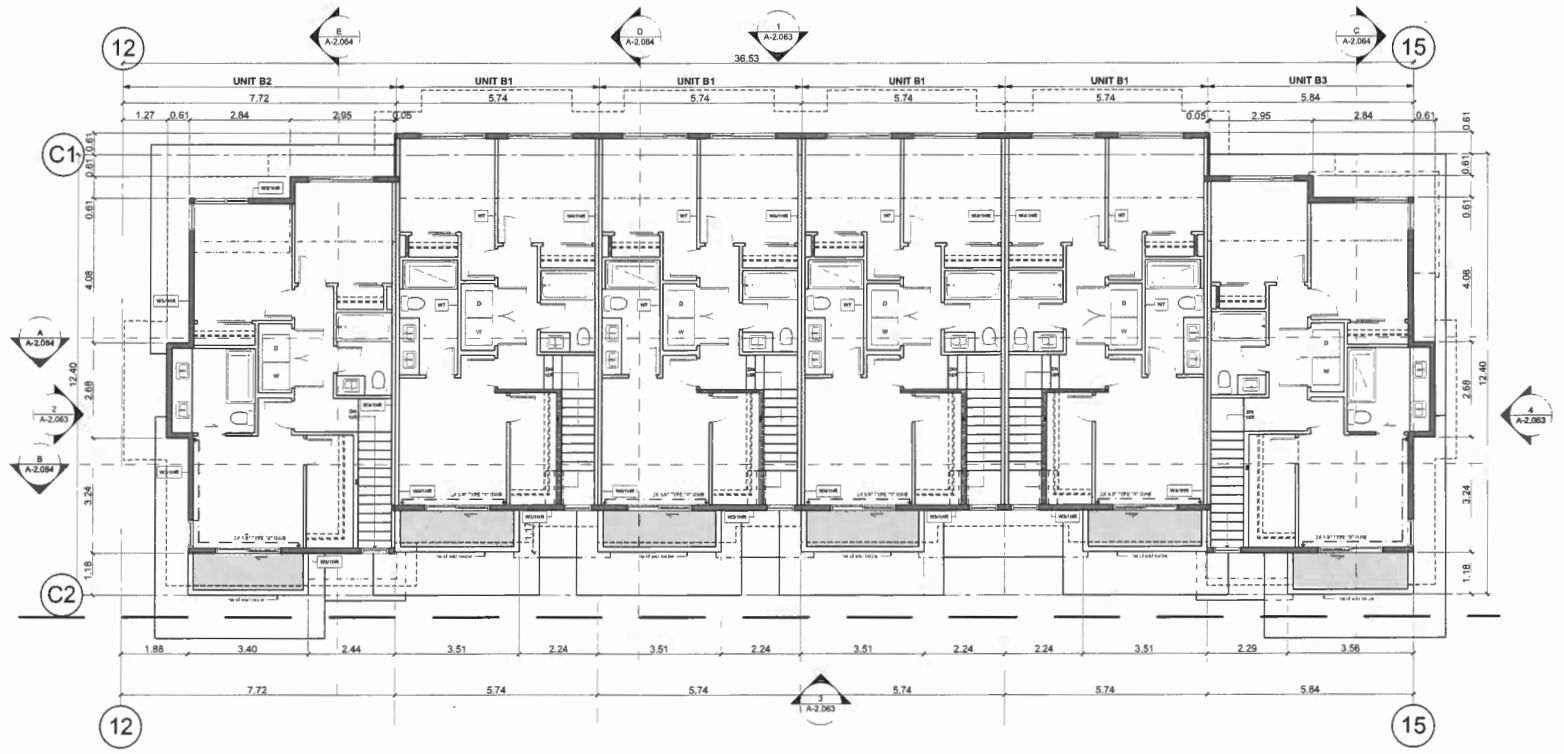
[TITLE]

BUILDING 6 1st & 2nd FLOOR PLANS

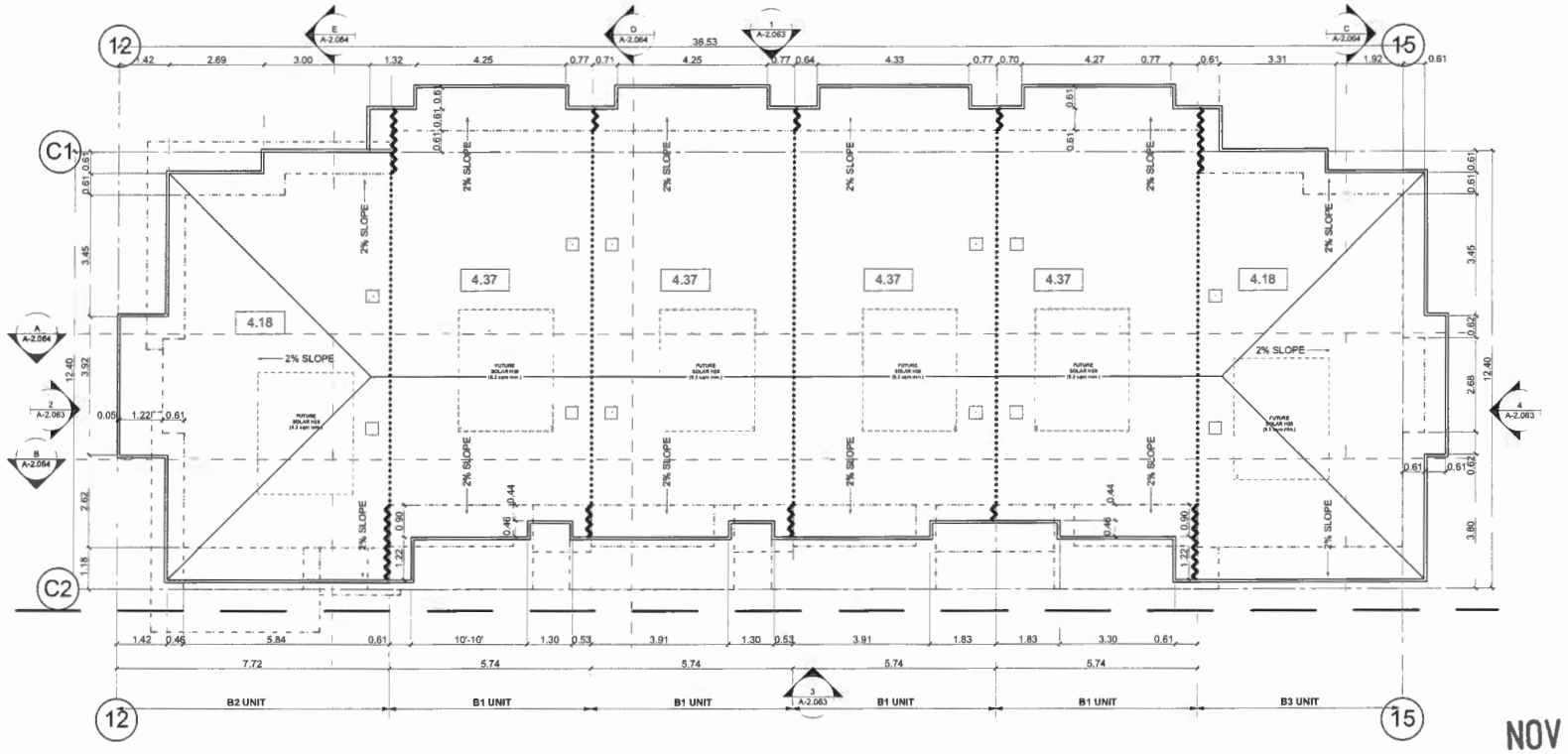
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.061



3rd FLOOR



ROOF PLAN

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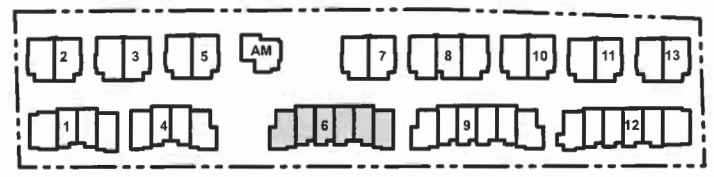

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[PROJECT]

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RICHMOND, BC

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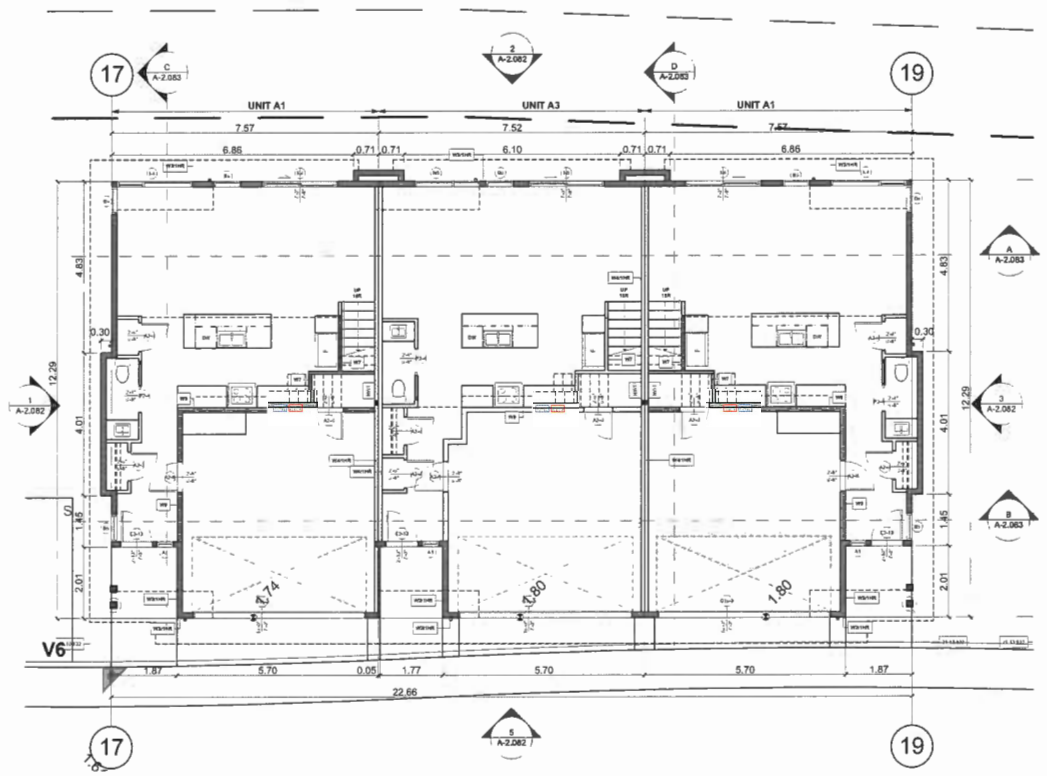
BUILDING 6 3rd FLOOR & ROOF PLAN

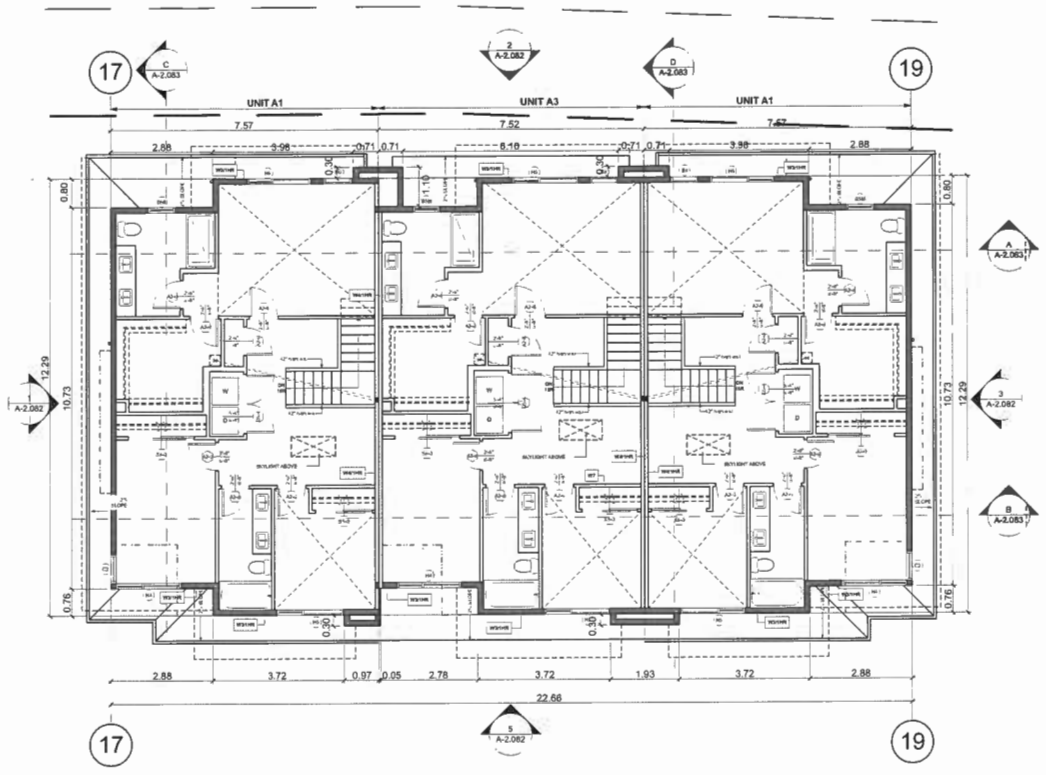
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.062



1st FLOOR



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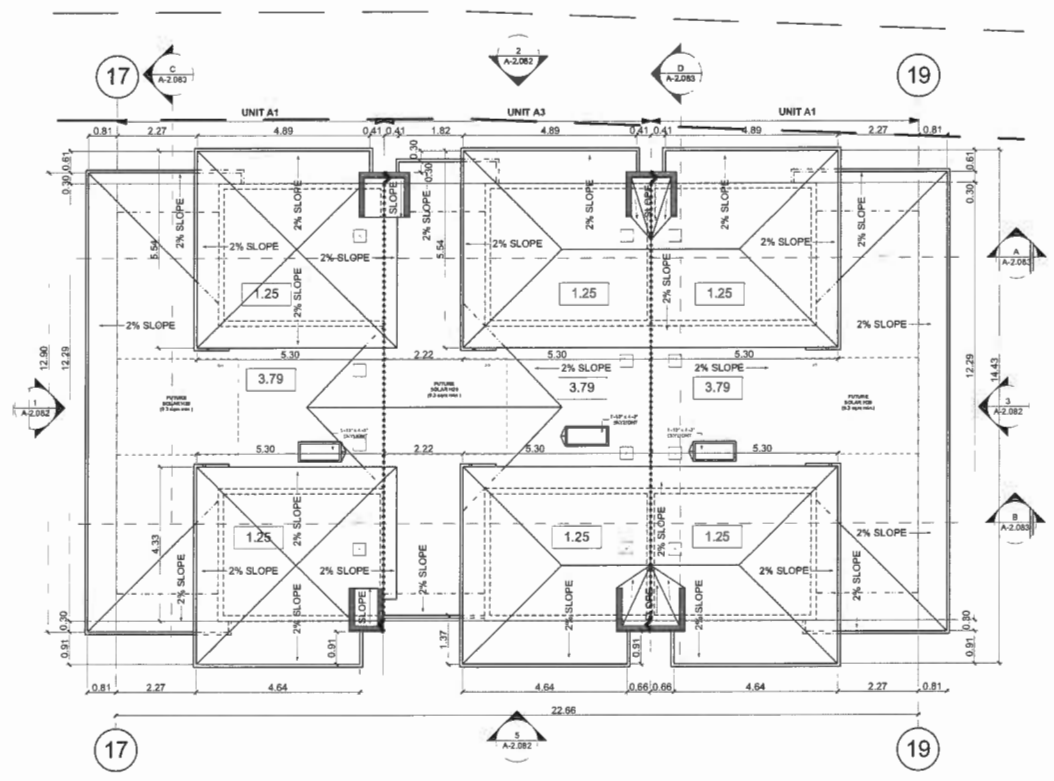

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- 14"X14" BUR FLAT TOP ROOF VENT 155 SQUARE INCHES OF FREE AIR AREA (1.083 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- ROOF ACCESS HATCH ABOVE
- RWL — RAIN WATER LEADER
- SOLAR HOT WATER CONDUIT TO ROOF (CAP BOTH ENDS) SEE MECH. DRAWINGS
- THROUGH WALL FLASHING
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
- BUILDING / ELEMENTS BELOW
- BUILDING / ELEMENTS BEYOND
- UNVENTED ROOF ASSEMBLY (SEE 30.20.201 DETAIL)

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1 m CEILING HEIGHT).
5. SEE INTERIOR CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES.
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA.
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA.
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2'-0" IN HEIGHT WITH ONE MIN CLEAR FINISHED DIMENSION 500mm (1'-7 3/4") AND A MIN AREA OF 0.32m2 AS PER BCBC 2012 9.19.2.1.(2) WHEN SERVING A SINGLE DWELING UNIT. (1'-10" x 2'-2")
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 9.10.16. BCBC AT ALL CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 9.10.16.3.
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15. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW AND WALL DESIGN.

REFERENCE PLAN

NOV 0 6 2018

KEY PLAN



DP 18-822484

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Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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N

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

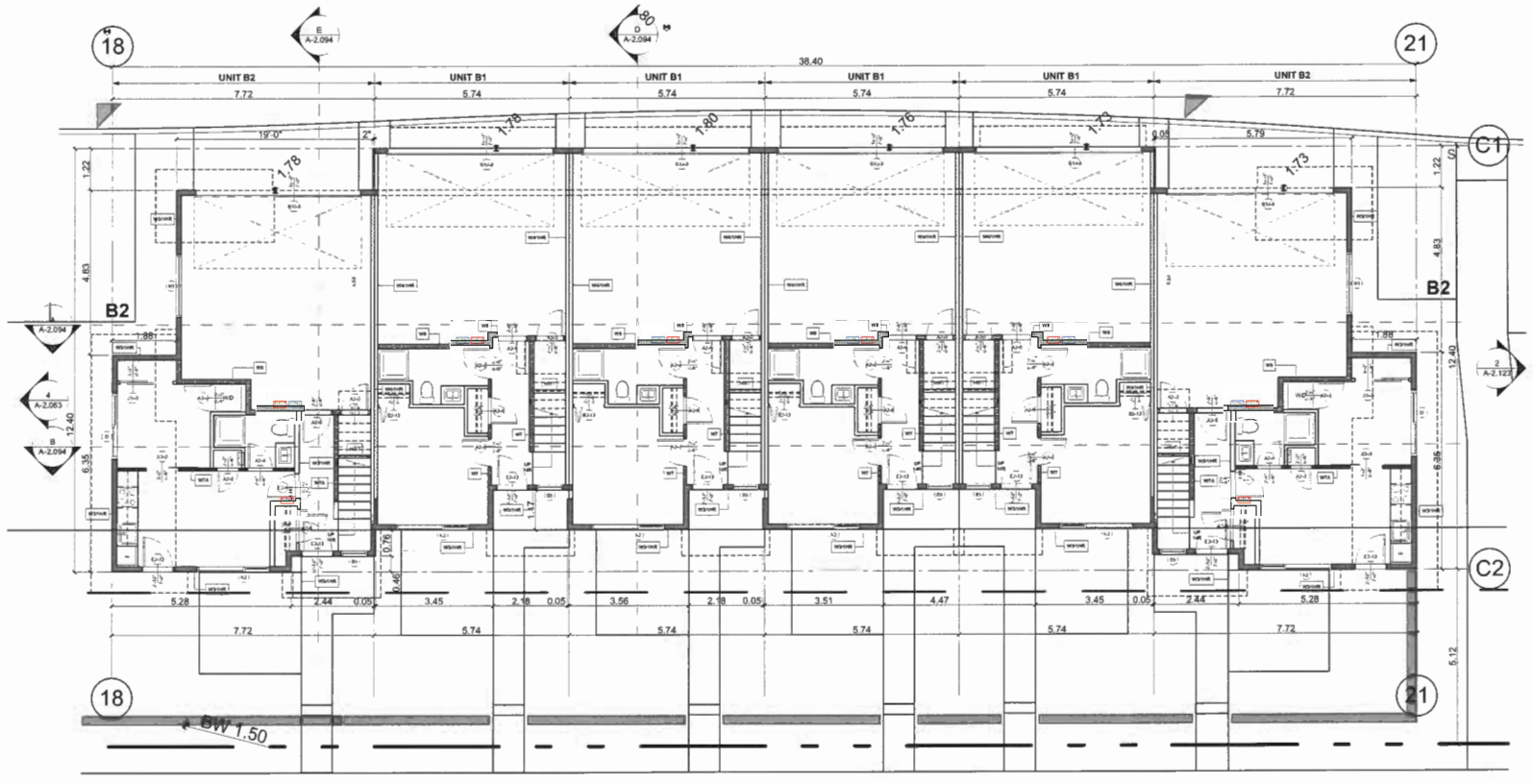
[TITLE]

BUILDING 8
FLOOR PLANS

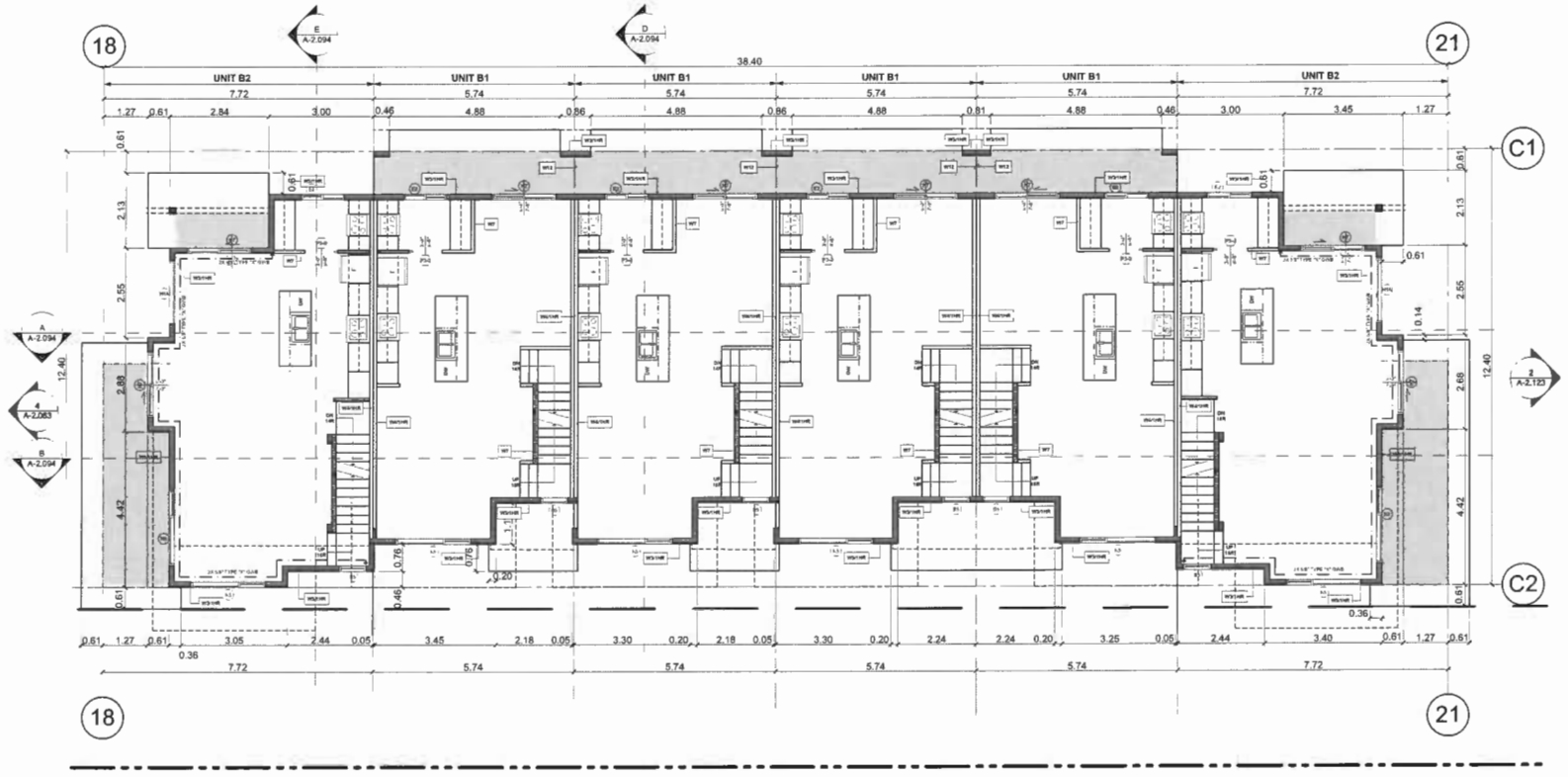
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.081



1st FLOOR



2nd FLOOR

SYMBOLS AND LEGENDS:

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- CONCRETE BLOCK WALL
- CONCRETE WALL
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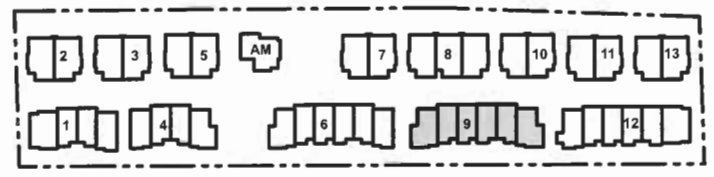
NOV 0 6 2018

KEY PLAN



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

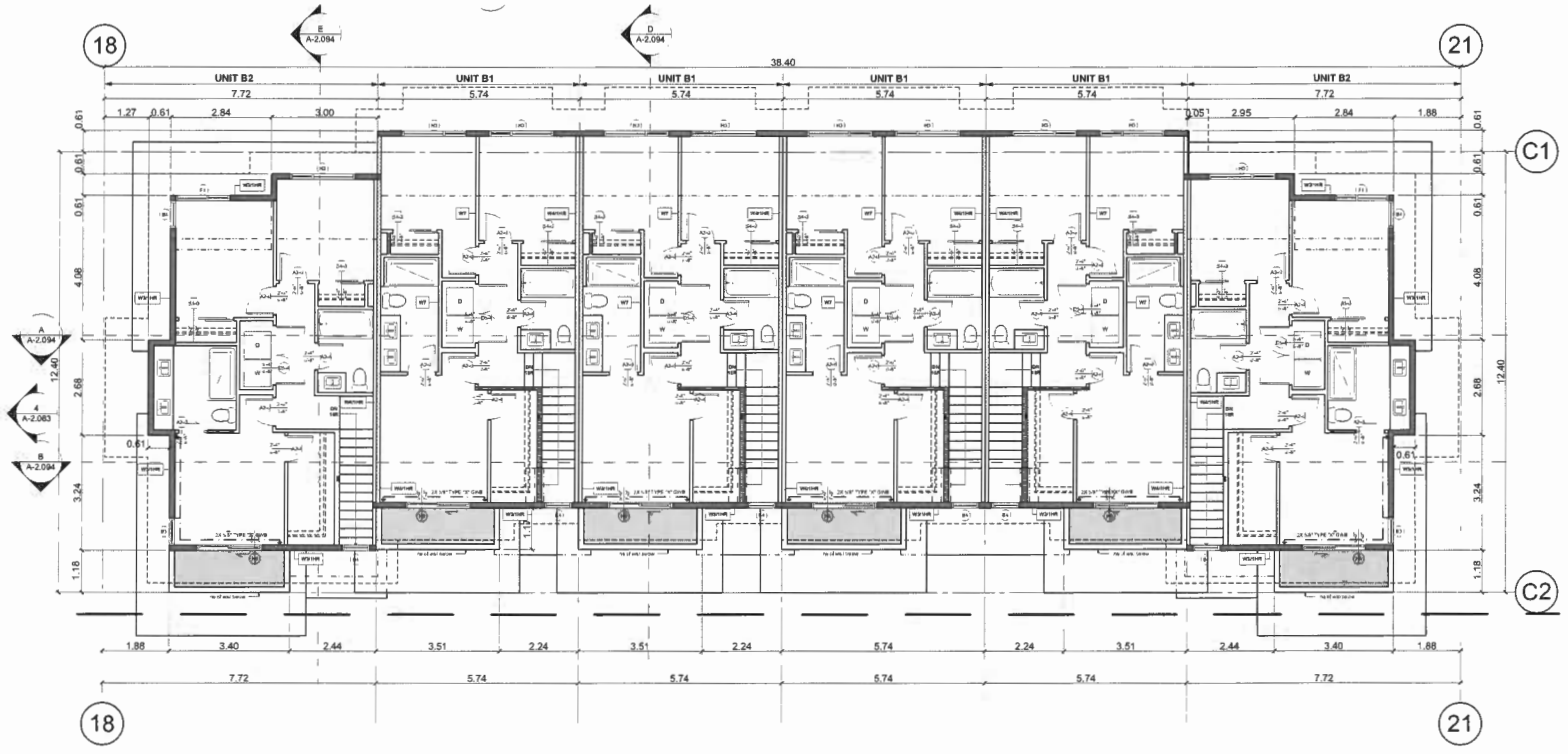
5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

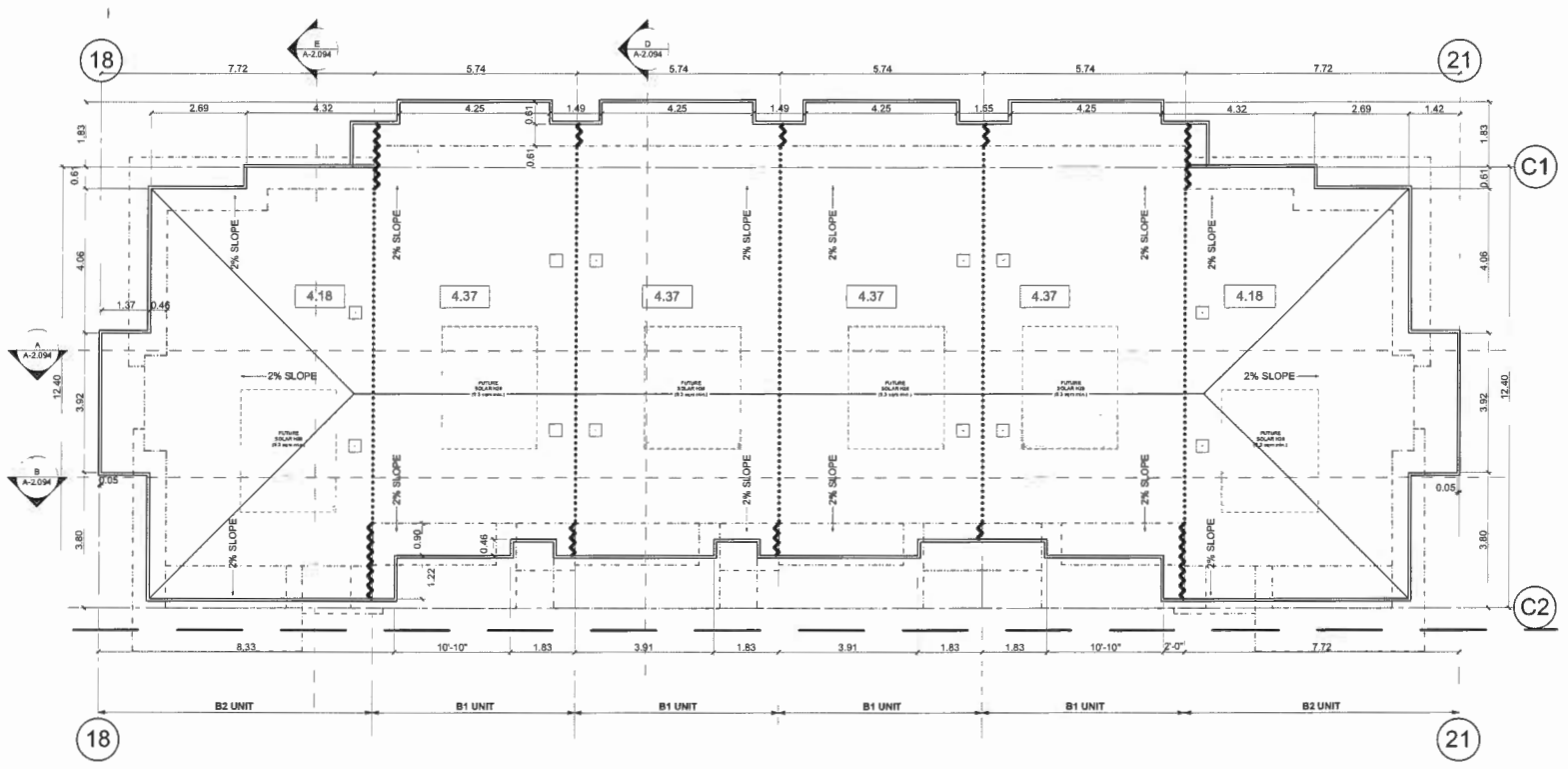
BUILDING 9 1st & 2nd FLOOR PLANS

[PROJECT] 16392	
[SCALE] 1/8" = 1'-0"	
[DATE] October 17, 2018	
[ISSUE] 12 - DP Resubmission	

[DRAWING] A-2.091



3rd FLOOR



ROOF PLAN

SYMBOLS AND LEGENDS:

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- CONCRETE WALL
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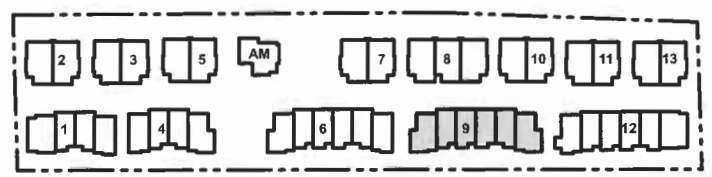
KEY PLAN



DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

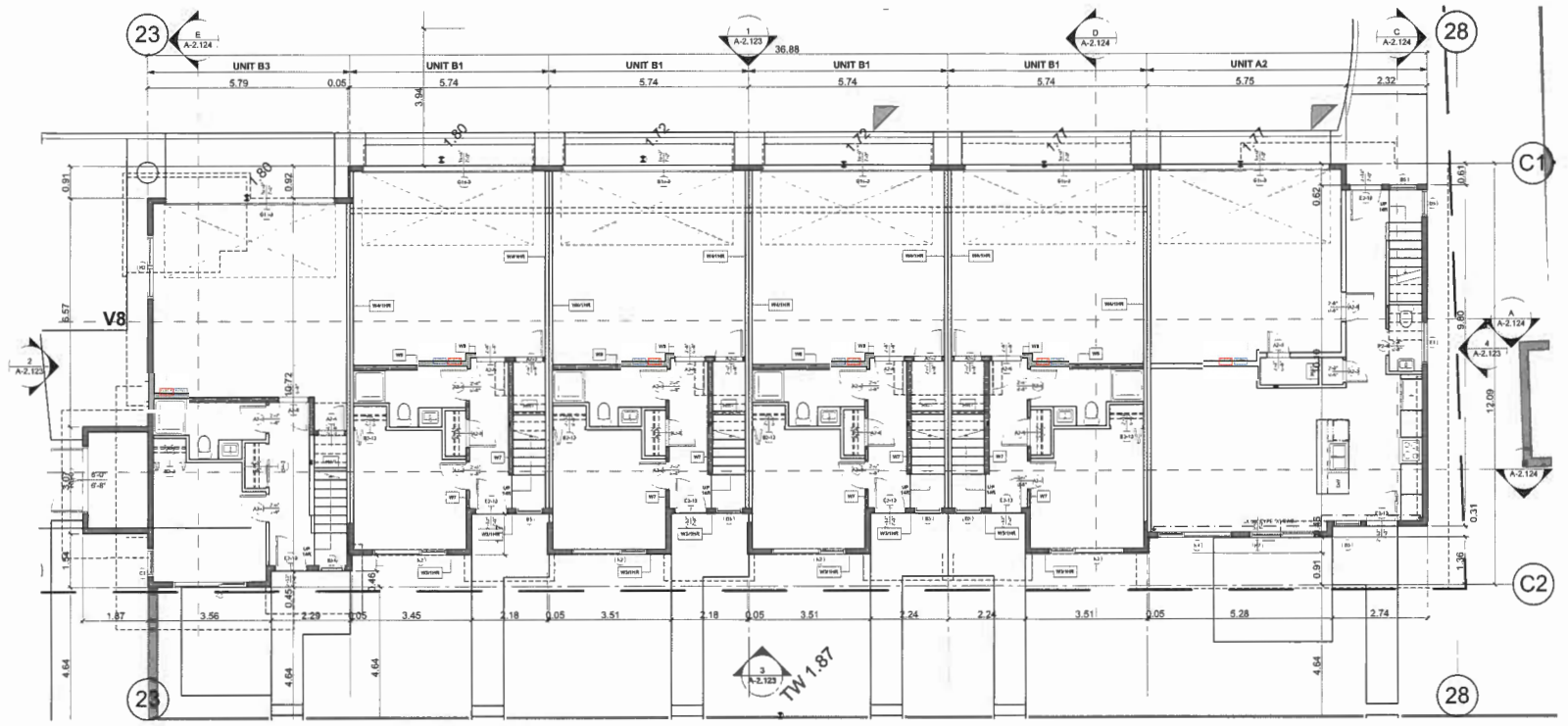
[TITLE]

BUILDING 9 3rd FLOOR & ROOF PLAN

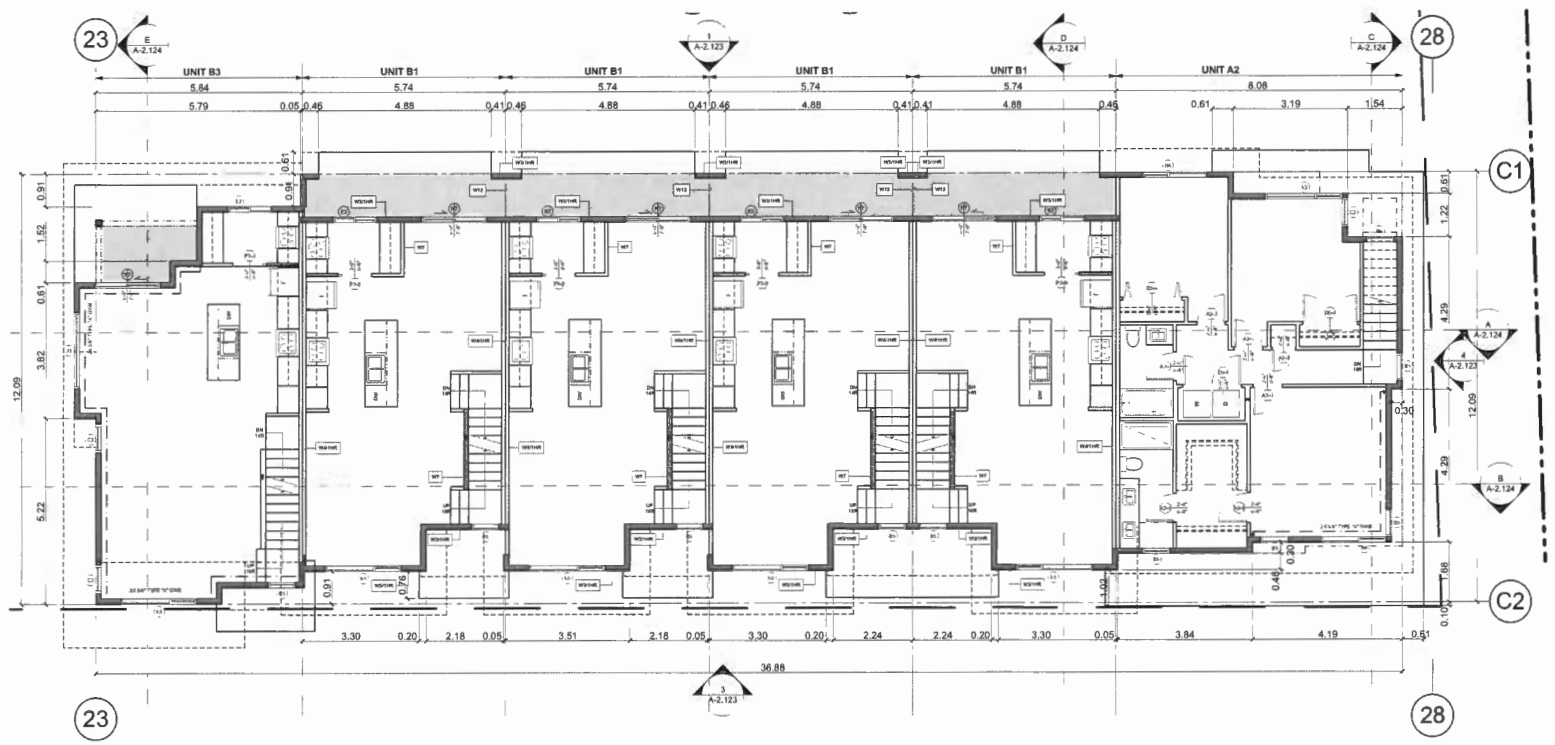
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.092



1st FLOOR



2nd FLOOR

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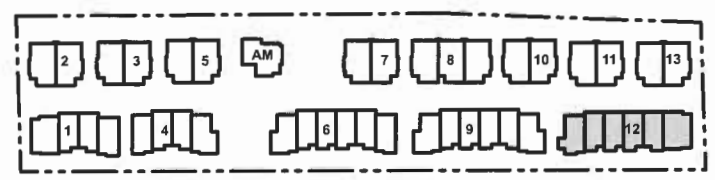

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[PROJECT TEAM]

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[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

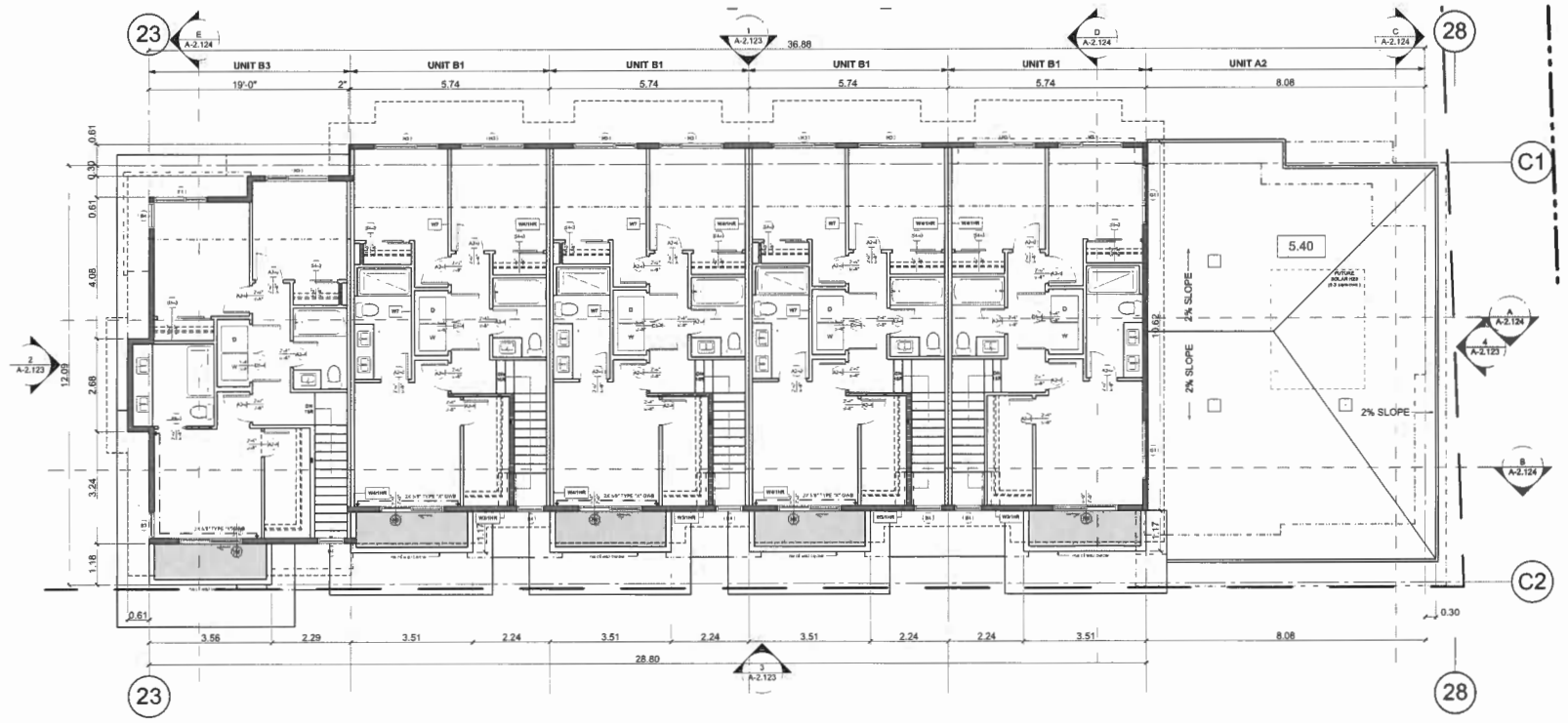
[TITLE]

BUILDING 12 1st & 2nd FLOOR PLANS

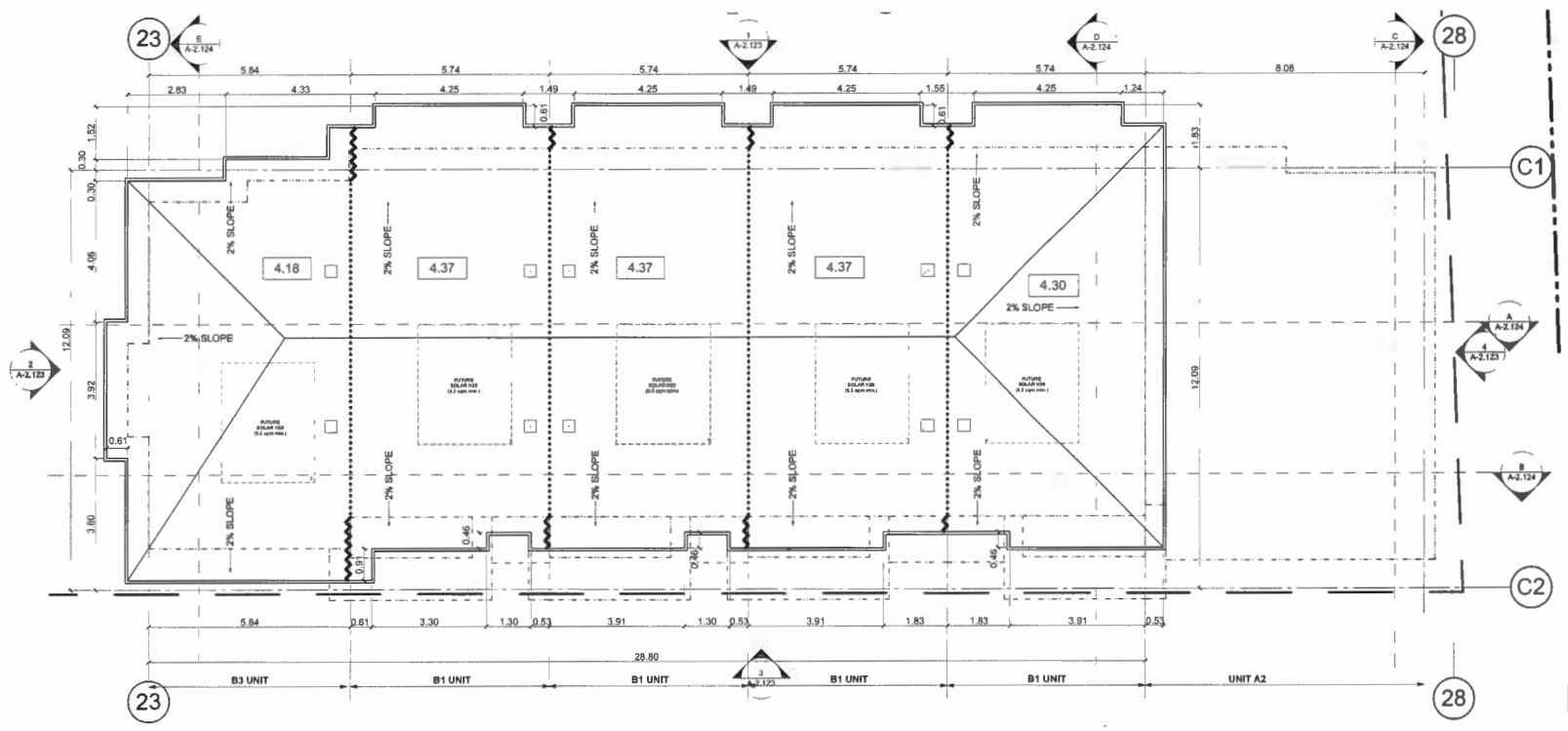
16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 17, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.121



3rd FLOOR



ROOF PLAN

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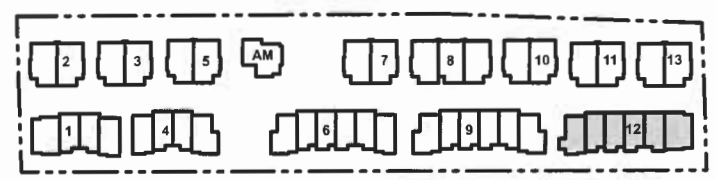
5. SEE INTERIOR CONSULTANT DRAWINGS FOR ALL INTERIOR FINISHES.
6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA.
7. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ SLOPED ROOFS - MIN 1/300 OF INSULATED CEILING AREA.
8. VENTS SHALL BE ON OPPOSITE SIDES OF THE BUILDING WITH AT LEAST 50% OF REQUIRED OPENINGS LOCATED AT TOP OF THE SPACE AND AT LEAST 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
9. PROVIDE ONE ATTIC ACCESS HATCH PER EACH CONCEALED ATTIC SPACE MORE THAN 2"-0" IN HEIGHT WITH ONE MIN CLEAR FINISHED DIMENSION 500mm (1'-7 3/4") AND A MIN AREA OF 0.32m2 AS PER BCBC 2012 9.19.2.1.(2) WHEN SERVING A SINGLE DWELING UNIT. (1'-10" x 2'-2")
10. PROVIDE FIRE SEPARATIONS CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING AT ALL PARTY WALL, CORRIDOR WALL, EXIT STAIR & SHAFT LOCATIONS. NO FRAMING OR TRUSS MEMBERS ARE TO PENETRATE FIRE SEPARATION.
11. PROVIDE FIRE BLOCKS AS PER 9.10.16. BCBC AT ALL CONCEALED SPACES INCLUDING VERTICAL SPACES GREATER THAN 3m IN HEIGHT, CRAWL SPACES, BALCONIES, ROOF PROJECTIONS, & ROOF SPACES WITHIN FIRE COMPARTMENTS.
12. PROVIDE FIRE BLOCK MATERIALS AS PER 9.10.16.3.
    - 0.38mm SHEET STEEL, 1/2" EXTERIOR GYPSUM BOARD, 1/2" PLYWOOD OR OSB, 2 LAYERS OF 3/4" LUMBER WITH STAGGERED JOINTS, OR 1 1/2" THICK LUMBER. FIRE STOP ALL PENETRATIONS OF FIRE BLOCKING.
13. REFER TO THE LANDSCAPE CONSULTANT DRAWINGS FOR FINAL EXTERIOR GRADING AND LAYOUT RETAINING WALLS SIDEWALKS PATIOS PLANTERS AND FENCING.
14. REFER TO CIVIL CONSULTANT DRAWINGS FOR ALL ROADS, CURB, GUTTER, DRIVEWAYS, SLOPES, AND THE DESIGN OF MUNICIPAL STREETS WITHIN THE PROPERTY OR OUTSIDE OF THE PROPERTY.
15. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW AND WALL DESIGN.

NOV 0 6 2018 REFERENCE PLAN

KEY PLAN



DP 18-822484

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

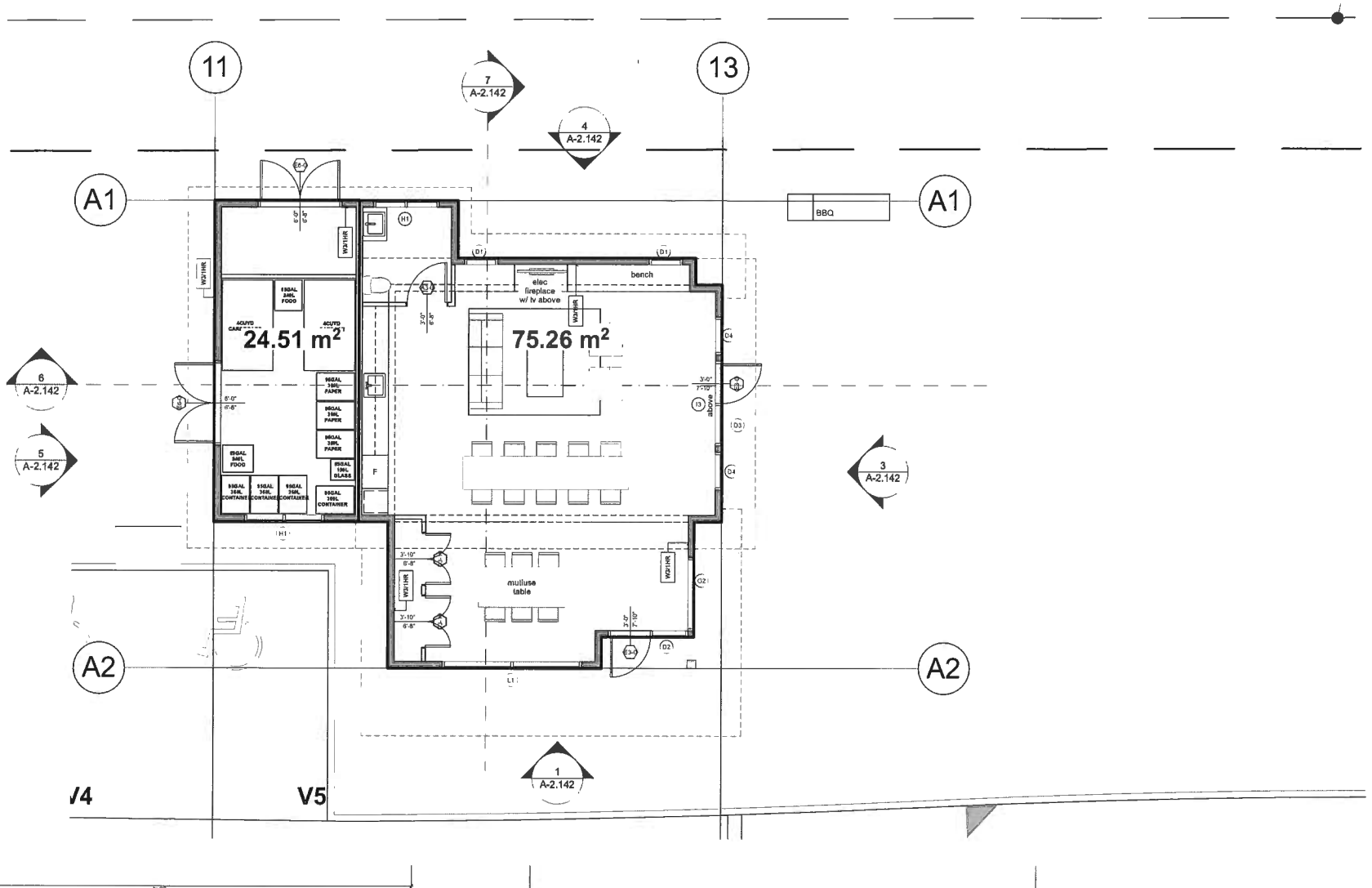
[TITLE]

BUILDING 12 3rd FLOOR & ROOF PLAN

16392	[PROJECT]
1/8" = 1'-0"	[SCALE]
October 15, 2018	[DATE]
12 - DP Resubmission	[ISSUE]

[DRAWING]

A-2.122



SYMBOLS AND LEGENDS:

- W2/0hr — INDICATES WALL TYPE/WALL RATING (HR)
- CONCRETE BLOCK WALL
- CONCRETE WALL
- EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING
- PARTY WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR WALL
- LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING
- INTERIOR INSULATED WALL
- UPSTAND WALL OR LANDSCAPE - NOT FULL HEIGHT
- SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING
- CONCRETE COLUMN
- FIRE SEPARATIONS TO UNDERSIDE ROOF SHEATHING
- FIRE BLOCKING
- 6.18 — MINIMUM SQUARE FEET OF ATTIC / ROOF VENTILATION
- 14"X14" BUR FLAT TOP ROOF VENT 156 SQUARE INCHES OF FREE AIR AREA (1.083 SF)
- VAULTED CEILING ABOVE
- DROPPED CEILING ABOVE
- ROOF ACCESS HATCH ABOVE
- RWL — RAIN WATER LEADER
- SOLAR HOT WATER CONDUIT TO ROOF (CAP BOTH ENDS) SEE MECH. DRAWINGS
- THROUGH WALL FLASHING
- PROPERTY LINE
- SETBACK LINE
- BUILDING / ELEMENTS ABOVE
- BUILDING / ELEMENTS BELOW
- BUILDING / ELEMENTS BEYOND
- UNVENTED ROOF ASSEMBLY (SEE 30.20.201 DETAIL)

1. REFER TO STRUCTURAL CONSULTANT DRAWINGS FOR LOCATION OF ALL LOAD-BEARING PARTITIONS AND SHEAR WALLS.
2. REFER TO UNIT PLAN DRAWINGS FOR DETAILED DIMENSIONS, INFORMATION, AND LOCATION OF INTERIOR LOAD-BEARING PARTITIONS.
3. DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING AND TO CENTRE OF PARTY WALLS.
4. ALL BATHROOM CEILINGS ARE TO BE DROPPED TO ACCOMMODATE PLUMBING ABOVE (MINIMUM OF 2.1 m CEILING HEIGHT).
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6. PROVIDE UNIFORMLY DISTRIBUTED UNOBSTRUCTED VENTILATION @ FLAT ROOFS - MIN 1/150 OF INSULATED CEILING AREA.
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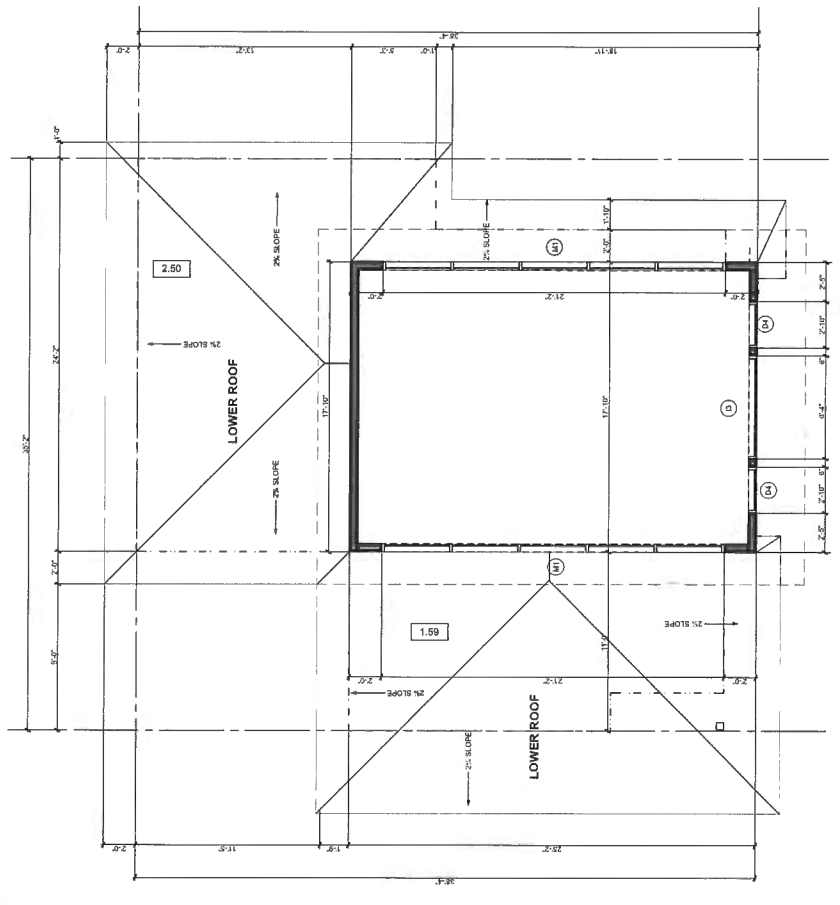
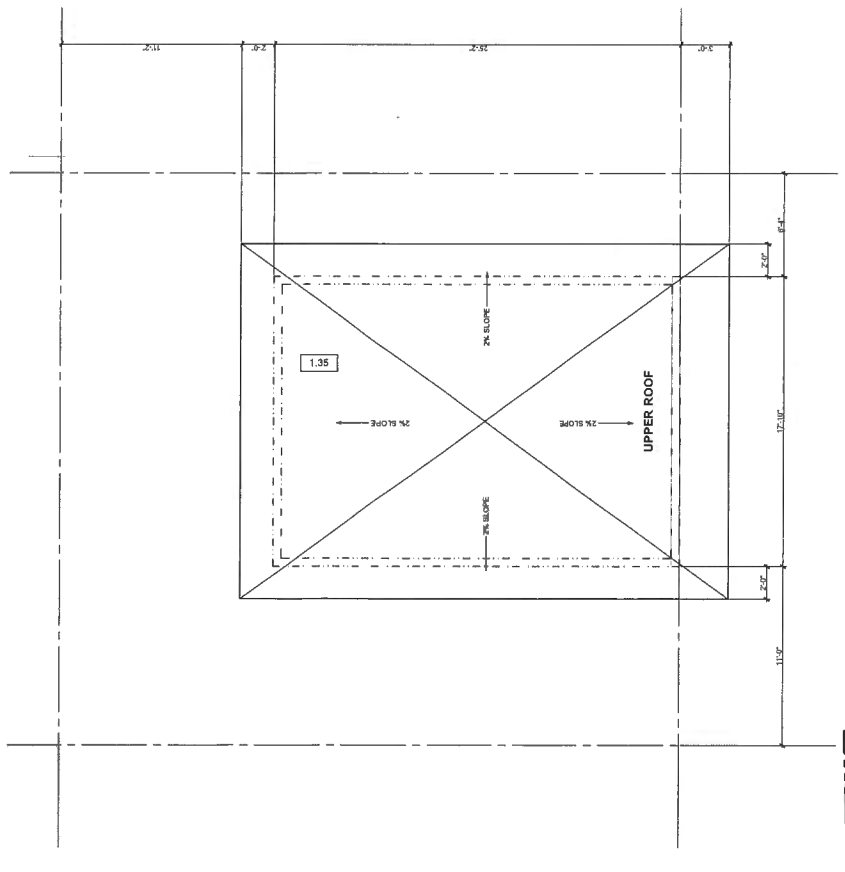
15. REFER TO THE ACOUSTICAL REPORT FOR THE SPECIFICATIONS FOR WINDOW AND WALL DESIGN.



CLERESTORY PLAN

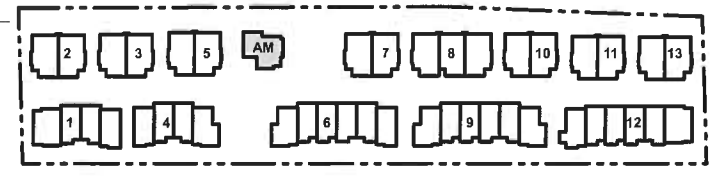


ROOF PLAN

NOV 0 6 2018

REFERENCE PLAN

KEY PLAN



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[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

GEORGIA

5191-5351 Steveston HWY
RICHMOND, BC

[TITLE]

AMENITY BUILDING FLOOR PLANS

16392 [PROJECT]

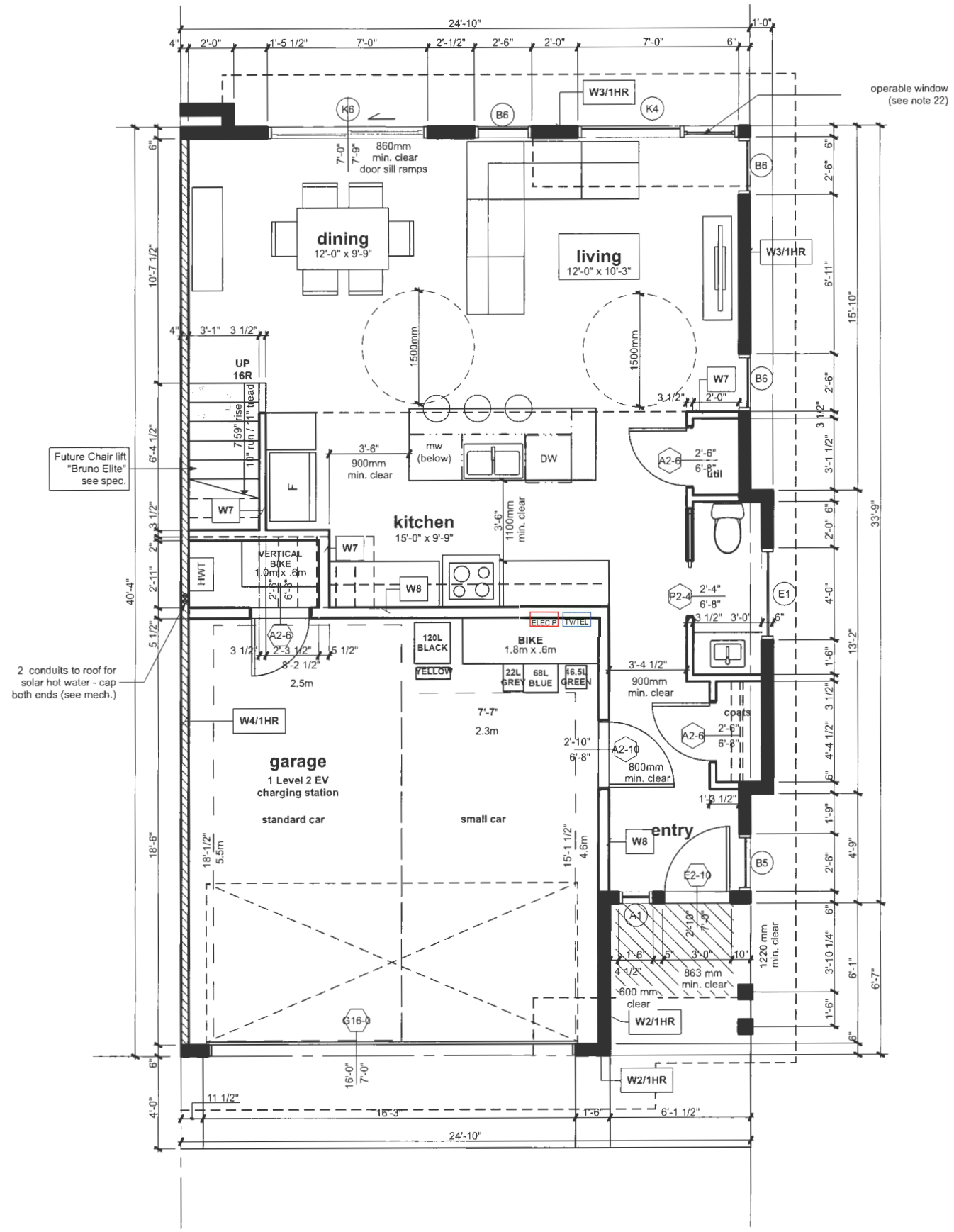
[SCALE]

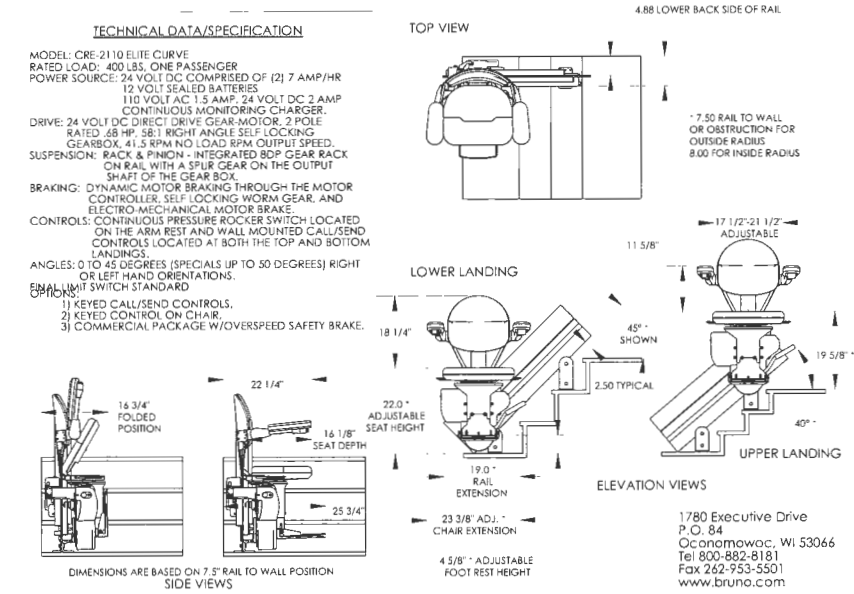
October 15, 2018 [DATE]

12 - DP Resubmission [ISSUE]

[DRAWING]

A-2.141





ILS-00904
SHEET 1 OF 2
REV. 10-05-09

CONVERTIBLE UNIT GUIDELINES

DOORS & DOORWAYS
1. ENTRY DOORS ARE A MINIMUM 863 mm BUT IDEALLY 914 mm AND HAVE CLEAR ACCESS.
2. ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 mm DEPTH BY DOOR WIDTH PLUS 600 mm ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRED PROVIDED FOR FUTURE AUTOMATIC DOOR OPENING).
3. INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 mm HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
4. PATIO/BALCONY MIN. 860 mm CLEAR OPENING. NOTE HOW ACCESSED.
5. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
6. LEVER-TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION
7. STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.
OR
VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
8. AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" x 12" SOLID LUMBER AT 914 mm TO CENTRE.

HALLWAYS
9. MIN. 900mm WIDTH

GARAGE
10. MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 m GARAGE WIDTH.
11. ACCESS FROM GARAGE TO LIVING AREA MIN. 800 mm CLEAR OPENING.

BATHROOM (MIN. 1)
12. TOILET CLEAR FLOOR SPACE MIN. 1020 mm AT SIDE AND IN FRONT.
13. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLTION AT TOILET, TUB AND SHOWER. REINFORED WITH 2" x 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
14. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
15. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
16. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
17. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESIBLE (LAYOUT OR FIXTURE PLACEMENT).

KITCHEN
18. CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPAEC (STOVE, SINK & MIN. 810 mm WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 mm TO 355 mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
19. CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
20. 1500 mm TURNING DIAMETER OR TURNING PATH DIAGRAM
21. LEVER TYPE HANDLES FOR PLUMBING FIXTURES

WINDOWS
22. MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

OUTLETS & SWITCHES
23. PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FAE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
24. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.©

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REFERENCE PLAN DP 18-822484

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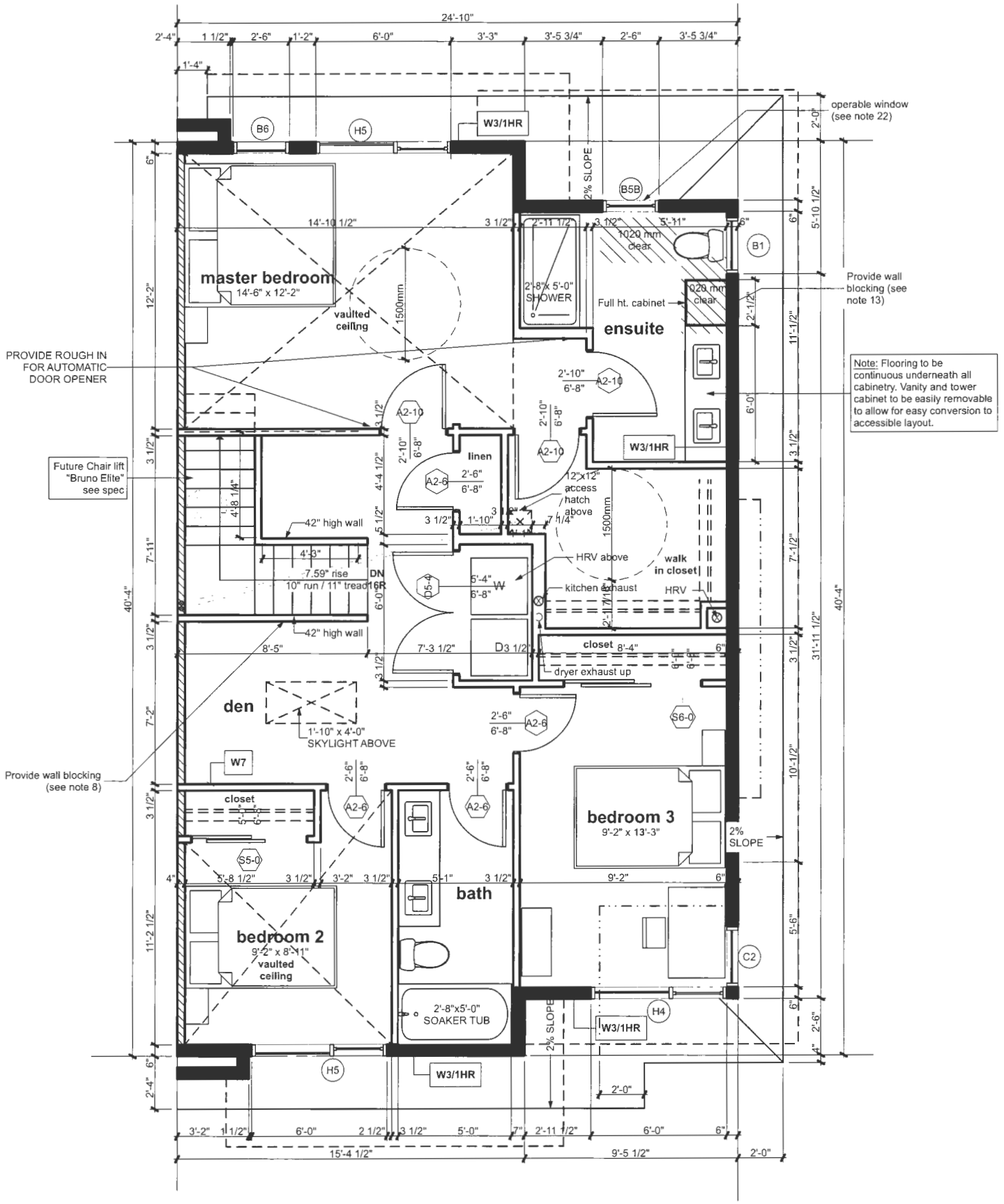
[TITLE]
A6 Convertible Unit Main Floor

16392 [PROJECT]	
1:0.50 [SCALE]	
October 23, 2018 [DATE]	
12 - DP Resubmission [ISSUE]	

[DRAWING]
A-6.210



CONVERTIBLE UNIT GUIDELINES

DOORS & DOORWAYS	1. ENTRY DOORS ARE A MINIMUM 863 mm BUT IDEALLY 914 mm AND HAVE CLEAR ACCESS. 2. ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 mm DEPTH BY DOOR WIDTH PLUS 600 mm ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRED PROVIDED FOR FUTURE AUTOMATIC DOOR OPENING). 3. INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 mm HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS. 4. PATIO/BALCONY MIN. 860 mm CLEAR OPENING. NOTE HOW ACCESSED. 5. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. 6. LEVER-TYPE HANDLES FOR ALL DOORS.
VERTICAL CIRCULATION	7. STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE. 8. AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" x 12" SOLID LUMBER AT 914 mm TO CENTRE.
HALLWAYS	9. MIN. 900mm WIDTH
GARAGE	10. MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 m GARAGE WIDTH. 11. ACCESS FROM GARAGE TO LIVING AREA MIN. 800 mm CLEAR OPENING.
BATHROOM (MIN. 1)	12. TOILET CLEAR FLOOR SPACE MIN. 1020 mm AT SIDE AND IN FRONT. 13. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLTION AT TOILET, TUB AND SHOWER. REINFORED WITH 2" x 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS. 14. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. 15. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. 16. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. 17. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESIBLE (LAYOUT OR FIXTURE PLACEMENT).
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OUTLETS & SWITCHES	23. PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FAE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. 24. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.©

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ANTHEM PROPERTIES

[PROJECT]

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[TITLE]

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16392	[PROJECT]
1:0.50	[SCALE]
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[DRAWING]

A-6.220