City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, February 11, 2015
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, January 14, 2015.

1. Development Permit 12-624180
(REDMS No. 4458316)

APPLICANT: GBL Architects Group Inc.

PROPERTY LOCATION: 8451 Bridgeport Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a high rise commercial, hotel and office development at 8451 Bridgeport Road on a site zoned "High Rise Office Commercial (ZC33) – (City Centre)."

2. New Business

3. Date of Next Meeting: Wednesday, February 25, 2015

4. Adjournment

City of Richmond

Minutes

Development Permit Panel
Wednesday, January 14, 2015

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Robert Gonzalez, General Manager, Engineering and Public Works John Irving, Director, Engineering

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

The Chair advised that the order of the agenda would be varied to consider Item No. 2 first.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, December 10, 2014, be adopted.

CARRIED

2. Development Permit 14-672823
(File Ref. No.: DP 14-672823, Xr: HA 14-672825) (REDMS No. 4473123)

APPLICANT: Steveston Flats Development Corp.

PROPERTY LOCATION: 3471 Chatham Street

INTENT OF PERMIT:

1. Permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m^2 (3,438 ft^2) commercial space on the ground floor; and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted building height from 12.0 m to 14.75 m to allow elevator access to the roof deck level.

Applicant's Comments

Rob Whetter, ZGF Cotter Architects Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) gave a brief overview of the proposed development with regard to (i) alternative options for rooftop accessibility, (ii) measures incorporated into the proposed development to address potential privacy overlook concerns from west facing balconies, (iii) long term options for the laneway network adjacent to the site, and (iv) the options to enhance the site's landscaping to improve pedestrian flow.

Mr. Whetter commented on alternatives to elevator access to the rooftop of the proposed development, noting that other options such as incline and vertical lifts are less convenient and are usually restricted to single occupant use. Also, he noted that the installation of incline or vertical lifts would potentially require the redesign of the upper floors. He added that he was of the opinion that an elevator installation is the best option for universal access to the rooftop.

Mr. Whetter then spoke of the proposed elevator access and noted that a different elevator design will lower the overrun by two feet compared to the original design. As a result, the proposed height variance will be reduced to 2.75 metres. Also, he noted that the overrun will have a better design integration with the building.

Discussion ensued regarding the overlook and setback associated with the proposed development. Mr. Whetter advised that in order to address privacy concerns, no cantilever balconies will be installed. Instead, balconies will be set into the building.

Mr. Whetter commented on the proposed development's west-facing balconies and noted that (i) three out of four corners of the building will have identical design treatment with a standardized kitchen and living and dining areas are flanked by an eight-foot deep patio, (ii) the west-facing balcony will be setback seven feet from the property line and adjacent living spaces will be pushed approximately 15 feet from the property line, (iii) the closest distance between the building's balconies and a neighbouring balcony will be 100 feet, (iv) evergreen trees along the property line and an upstand wall on the patios will restrict views to the neighbouring property.

Mr. Whetter noted that the proposed development will include recessed bays, which break up the building into house sized elements, reducing apparent mass and shadowing effects.

Discussion ensued with regard to enhancing landscaping to improve pedestrian flow throughout the site. Mr. Whetter noted that the rear lane adjacent to the proposed development is a dead-end lane with little traffic, making it friendly for pedestrians. He added that the removal of curbs is proposed for the rear lane parking area. Also, he noted that greenery will be maintained and bollards and wheel stops installed in the rear lane parking area.

Mr. Whetter noted that he believes that the proposed development is the only market housing in the area with all universal design suites.

Panel Discussion

Discussion ensued with regard to alternative elevator designs. In reply to queries from the Panel, Mr. Whetter advised that the applicant worked with Richmond Elevator and consulted with other elevator companies on options for the lowest elevator profile possible. He noted that to achieve a lower profile, the elevator design used overhead hooks instead of a hoist beam.

In reply to queries from the Panel, Mr. Whetter noted that the applicant examined other elevator options available such as an in-ground elevator, but found it was unsuitable for the site. He added that elevator alternatives such as stair lifts would require a redesign of the upper floors and are not universally accessible.

Discussion ensued with respect to privacy concerns associated with the proposed development and changes to balcony design during the phases of the approval process. Mr. Whetter commented on the orientation of the balconies and the reduction of the number of balconies from the original design. He noted that currently three balconies face west and that the living spaces are significantly setback to provide a breakdown in the building massing.

Staff Comments

Wayne Craig, Director, Development, commented on the adjacent lane, west of the proposed development, noting that there is significant City infrastructure under the lane. He advised that staff recommends that no changes be made to the lane and that the lane remain as City property.

Correspondence

None.

Gallery Comments

Ralph Turner, 3411 Chatham Street, made an inquiry with regard to the adjacent laneway and the proposed development's elevator.

Vince Miele, Richmond Centre for Disability, spoke in favour of the proposed development and its accessible features. He was of the opinion that there is insufficient universally designed structures in the Lower Mainland and that an elevator is the best option for access throughout the proposed development.

In reply to queries from the Panel, Mr. Miele noted that he has used other lift systems and was of the opinion that the alternatives to the elevator, such as stair lift systems, were less efficient and convenient.

Charmis Deboer, 10351 Springhill Crescent, commented on the challenges of access for paraplegic individuals and spoke in favour of the proposed development's accessible design. Also, she spoke of the various challenges associated with other lift systems.

Tony Beatty, 8311 Saunders Road, spoke in favour of using an elevator for rooftop access. He commented on the inefficiencies of switching between two lift systems when accessing the roof, especially during emergency situations.

Tom Parker, 8520 Granville Avenue, spoke in favour of the proposed development and supports the use of an elevator design for rooftop access.

Panel Discussion

Discussion ensued with regard to (i) design changes to address rooftop access and privacy concerns, (ii) universal access, (iii) design changes to balcony design, and (iv) the lowest elevator technology available.

Staff were then directed to confirm that the proposed elevator access for the proposed development uses the lowest elevator technology possible before the proposed application is presented to Council.

Panel Decision

It was moved and seconded

1. ***That a Development Permit be issued which would:***

   (a) permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m^2 (3,438 ft^2) commercial space on the ground floor; and

   (b) vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted building height from 12.0 m to 14.75 m to allow elevator access to the roof deck level; and

2. ***That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit 14-672823.***

CARRIED

1. Development Permit 14-657872

(File Ref. No.: DP 14-657872) (REDMS No. 4423108)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9051 and 9055 Dayton Avenue

INTENT OF PERMIT:

Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture, gave a brief overview of the proposed development regarding (i) urban design, (ii) conditions of adjacency, (iii) architectural form and character, and (iv) vehicle access to the site.

Mr. Yamamoto advised that the applicant is proposing the removal and replacement of the remaining portions of the perimeter hedging due to overgrowth pruning requirements and site pre-loading impacts. He noted that the applicant has spoken with adjacent neighbours regarding options for the replacement of the perimeter hedges.

Denitsa Dimitrova, PMG Landscape Architects, gave a brief overview of the landscape and open space design, noting the following:

- the applicant is proposing to remove and replace the remaining portions of the existing perimeter hedging;
- two types of fencing options were offered to adjacent neighbours;
- each unit will have a patio;
- the amenity space will have programming for adults and children;
- the play areas will include playground equipment and natural play elements to provide different play opportunities; and
- permeable pavers will be used on the driveway.

Panel Discussion

In reply to queries from the Panel, Mr. Yamamoto advised that the amenity space will be a clubhouse-type of building.

Discussion ensued with regard to the commitment made by the applicant to retain portions of the perimeter hedges during the rezoning process.

In reply to queries from the Panel, Mr. Yamamoto advised that portions of the perimeter hedging would have to be removed for maintenance and servicing upgrade purposes, noting that if portions of the perimeter hedging are trimmed, the hedge would become asymmetrical. He added that a different species of hedges are proposed to replace the original hedges. The proposed new hedges would use less space on-site and be easier to maintain.

Discussion then ensued with respect to (i) presenting the proposal to replace the current perimeter hedges after the rezoning process, (ii) the support received for the proposed replacement of the perimeter hedging and installation of fencing from the adjacent properties, and (iii) justification for the removal of the perimeter hedging.

Staff Comments

Mr. Craig advised that public correspondence received is included in the staff report and that no additional public correspondence have since been received.

Mr. Craig noted that the proposed development will be built to EnerGuide 82 standards and will include an indoor amenity building.

Gallery Comments

Wilson Leung, 9111 Dayton Avenue, expressed concern with regard to potential flooding on his property as a result of pre-loading the subject site. In reply to Mr. Lam, the Chair advised that City regulations require that storm water is managed on-site and that perimeter drainage is designed to capture runoff.

Panel Discussion

Discussion ensued with regard to the effect of the proposed hedge removal and replacement on the adjacent properties.

In reply to queries from the Panel, Mr. Yamamoto noted that sections of the existing hedges have been removed and sections have been pruned. The Chair cautioned the applicant on making significant alterations to the existing hedges prior to City approval.

Jackson Lee, Jacken Homes, advised that the trimming of the hedges were done by landscape professionals and were completed without damaging the hedges.

Discussion ensued regarding the consultation done with respect to the proposed hedge removal and replacement.

Mr. Lee advised that door-to-door consulting of adjacent properties was done to propose the replacement of the perimeter hedging and installation of perimeter fencing. Mr. Lee added that the proposed perimeter hedging and fence installation is intended to retain the privacy of the adjacent properties.

In reply to queries from the Panel, Eric Sze, Jacken Homes, advised perimeter drainage is required because of the grade changes to the site.

With regard to the neighbourhood consultation done, Mr. Lee noted that neighbouring properties were provided with letters and landscape plans detailing the proposed replacement of the existing hedges. He added that approximately 14 properties are potentially affected by the proposal.

Mr. Sze advised that the applicant received no expressed opposition to the proposed removal of the existing hedges on the condition that replacement hedges and fencing are installed. He added that the replacement hedges will be approximately eight to ten feet high.

In reply to queries from the Panel, Mr. Sze noted that existing hedges were not uniformly planted, and in some areas were planted too far in from the property line. The Chair stated that the hedges were planted in the same location during the rezoning process when the applicant committed to retain them. In response, Mr. Sze advised that the applicant underestimated the effect of the existing hedges on the proposed development.

Mr. Lee noted that the species of the replacement hedging will be tall and narrow and will be specifically for perimeter hedging.

Correspondence

Mr. Craig highlighted correspondence received from Kathy Stephens and Raymond Luetzen, which expressed concern regarding the proposed removal of sections of the perimeter hedging. He added that the townhouse properties adjacent to the proposed development have consented to the installation of new fencing and replacement of the perimeter hedging.

In reply to queries from the Panel, Sara Badyal, Planner 2, noted that there are letters from four adjacent property owners who are opposed to the proposed removal of the existing perimeter hedging.

Panel Discussion

Discussion ensued with regard to (i) presenting the proposal to replace the existing hedges after the rezoning process, (ii) the consultation done with adjacent neighbours, (ii) the opposition expressed by adjacent neighbours, (iv) the installation of new fencing, and (v) the architectural form and character of the proposed development.

The Chair expressed concern with regard to the lack of information associated with the proposed replacement of perimeter hedging and installation of new fencing.

Panel Decision

It was moved and seconded

That the staff report titled Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue, dated December 8, 2014, from the Director, Development, be referred back to staff to examine the proposal to replace existing perimeter hedging and install fencing along the property line and report back.

CARRIED

3. New Business

It was moved and seconded
That the Wednesday, January 28, 2015 Development Permit Panel meeting be cancelled.

CARRIED

4. Date of Next Meeting: Wednesday, February 11, 2015

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:52 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 14, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 14, 2015.

ZGF COTTER

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REZONING APPLICATION

3471 Chatham St. | DP Panel | January 14, 2014

Application referred back to staff to examine:

1. Alternative options for wheelchair access to the rooftop;

2. Measures incorporated into the proposed development to address potential privacy overlook concerns from west facing balconies;

3. Long term options for the laneway network adjacent to the site; and

4. Options to enhance the landscaping to improve the pedestrian flow throughout the site

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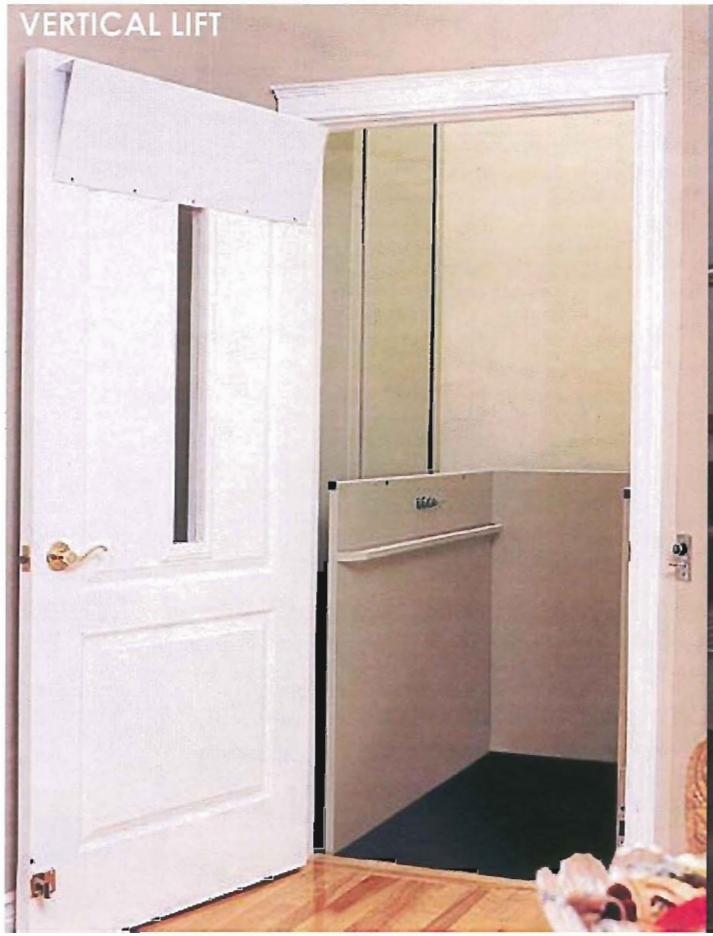

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ACCESS OPTIONS

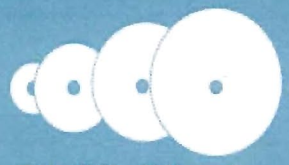
3471 Chatham St. | DP Panel | January 14, 2014

UNIVERSAL DESIGN

Making design accessible to everyone in society

4.4 MILLION
Canadians with disabilities in 2006

13.5 %
People with disabilities in Ontario in 2001



Population with disabilities by age in Canada.

7.2%
% Seniors in Canada in 1946

13.2%
% Seniors in Canada in 2006

7 PRINCIPLES OF UNIVERSAL DESIGN:

Equitable | Flexibility | Simple & intuitive | Perception information | Tolerance for error | Low physical effort | Size & space

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UNIVERSAL DESIGN

3471 Chatham St. | DP Panel | January 14, 2014

PREVIOUS DESIGN

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OVERRUN REDESIGN

3471 Chatham St. | DP Panel | January 14, 2014

REVISED DESIGN

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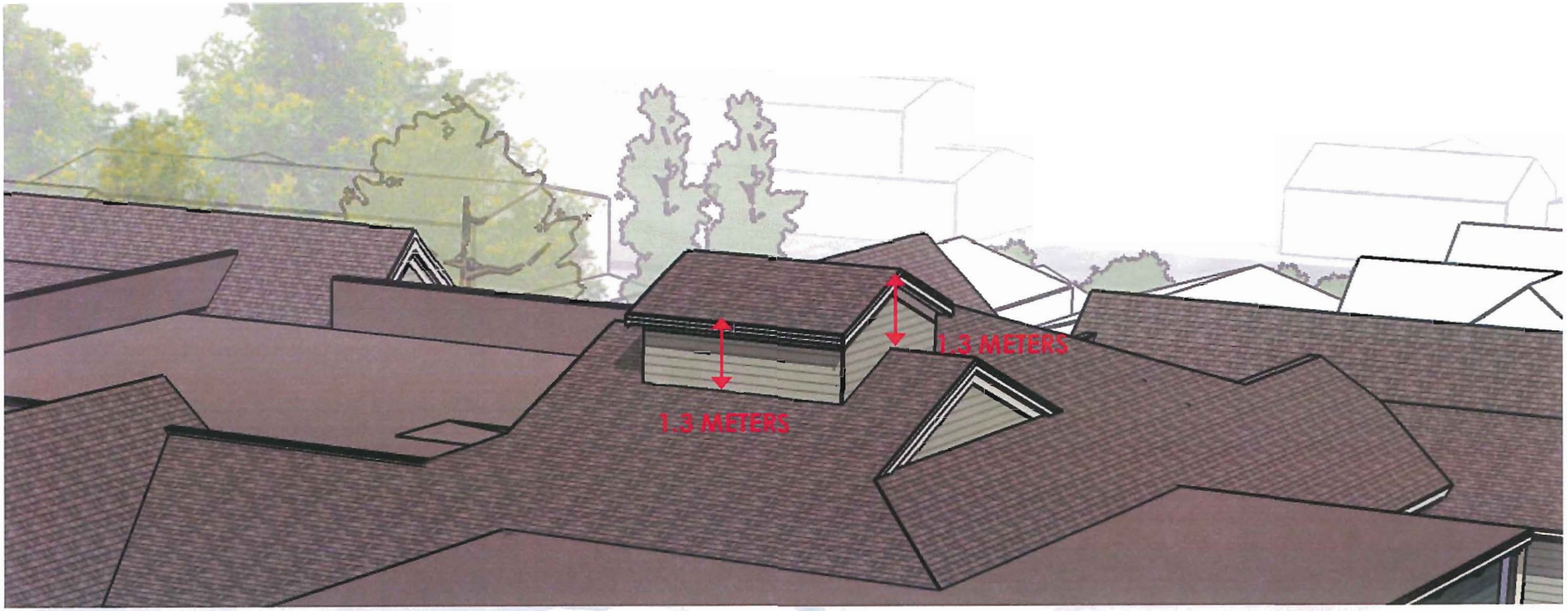
OVERRUN REDESIGN

3471 Chatham St. | DP Panel | January 14, 2014



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OVERRUN REDESIGN

3471 Chatham St. | DP Panel | January 14, 2014

PREVIOUS DESIGN

REVISED DESIGN

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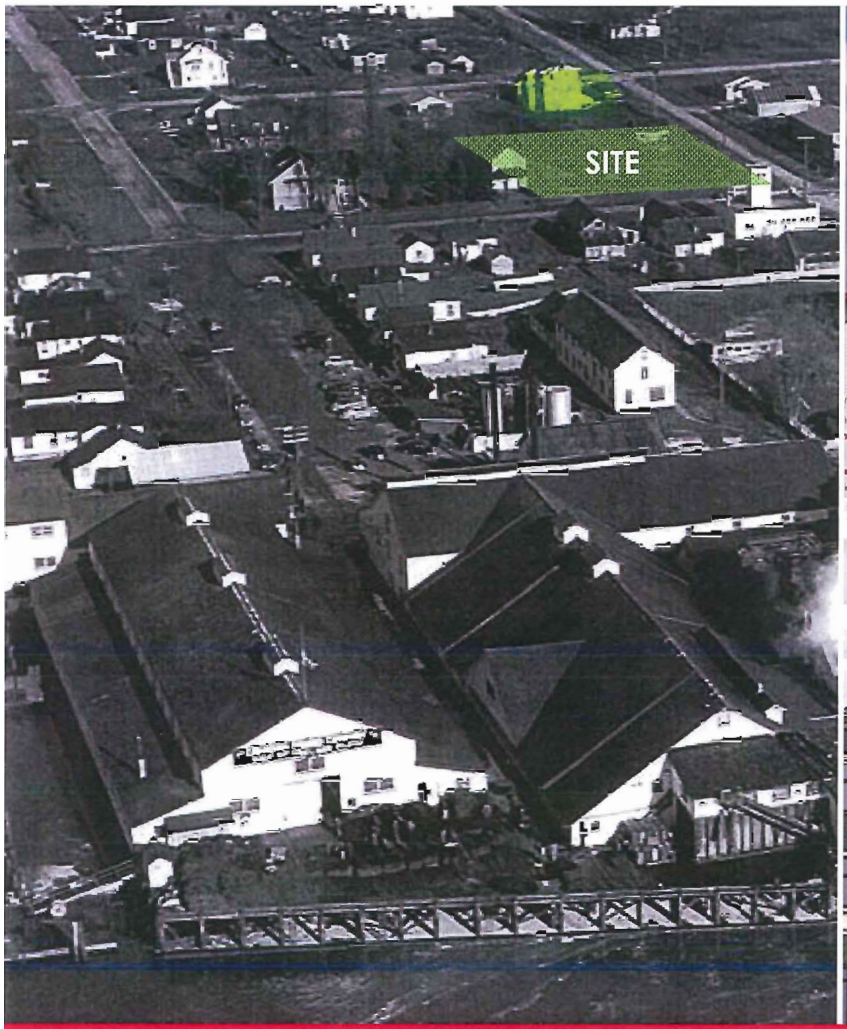
BEFORE & AFTER ELEVATIONS

3471 Chatham St. | DP Panel | January 14, 2014



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PRECEDENT

3471 Chatham St. | DP Panel | January 14, 2014

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4. Options to enhance the landscaping to improve the pedestrian flow throughout the site

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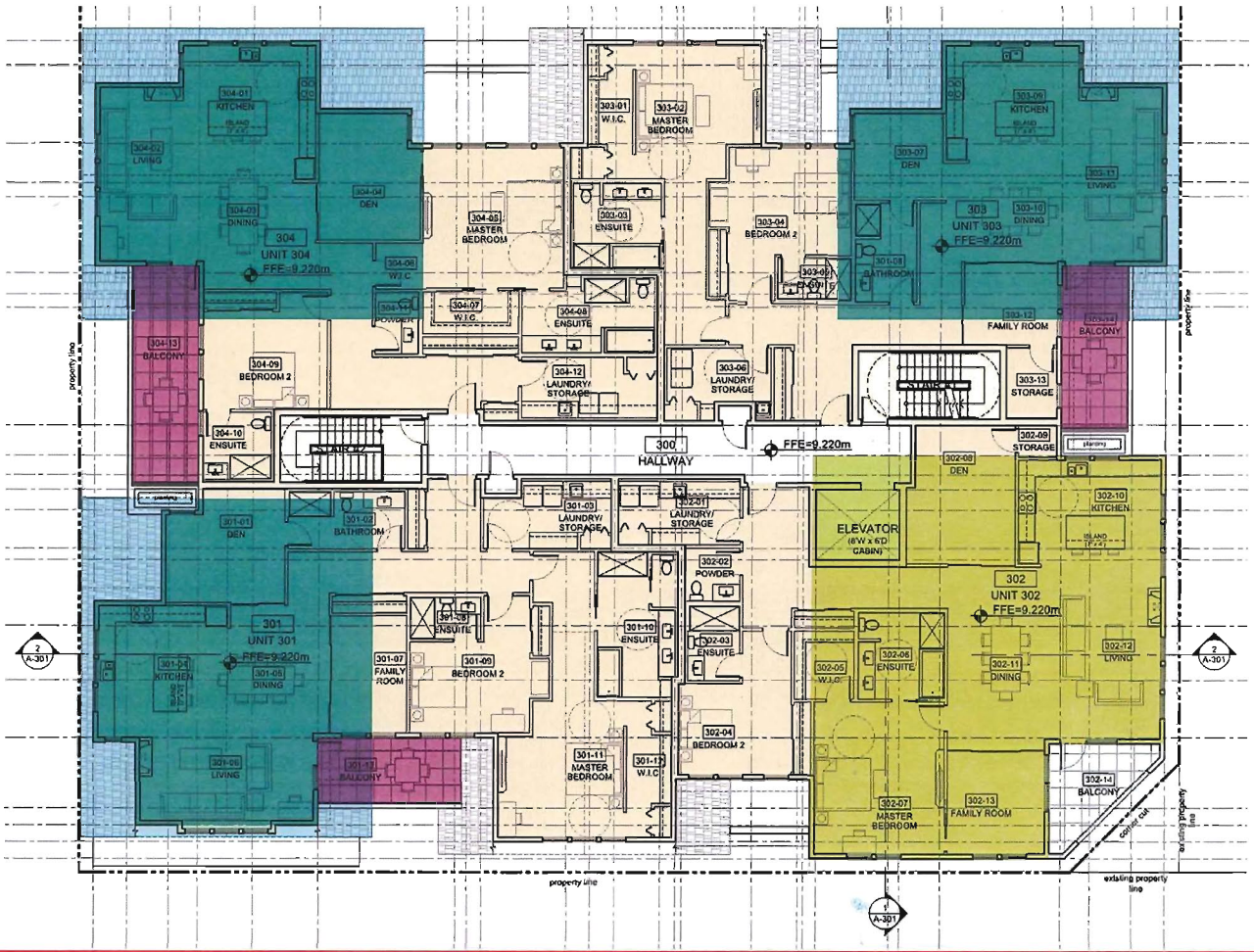
BALCONY DESIGN

3471 Chatham St. | DP Panel | January 14, 2014



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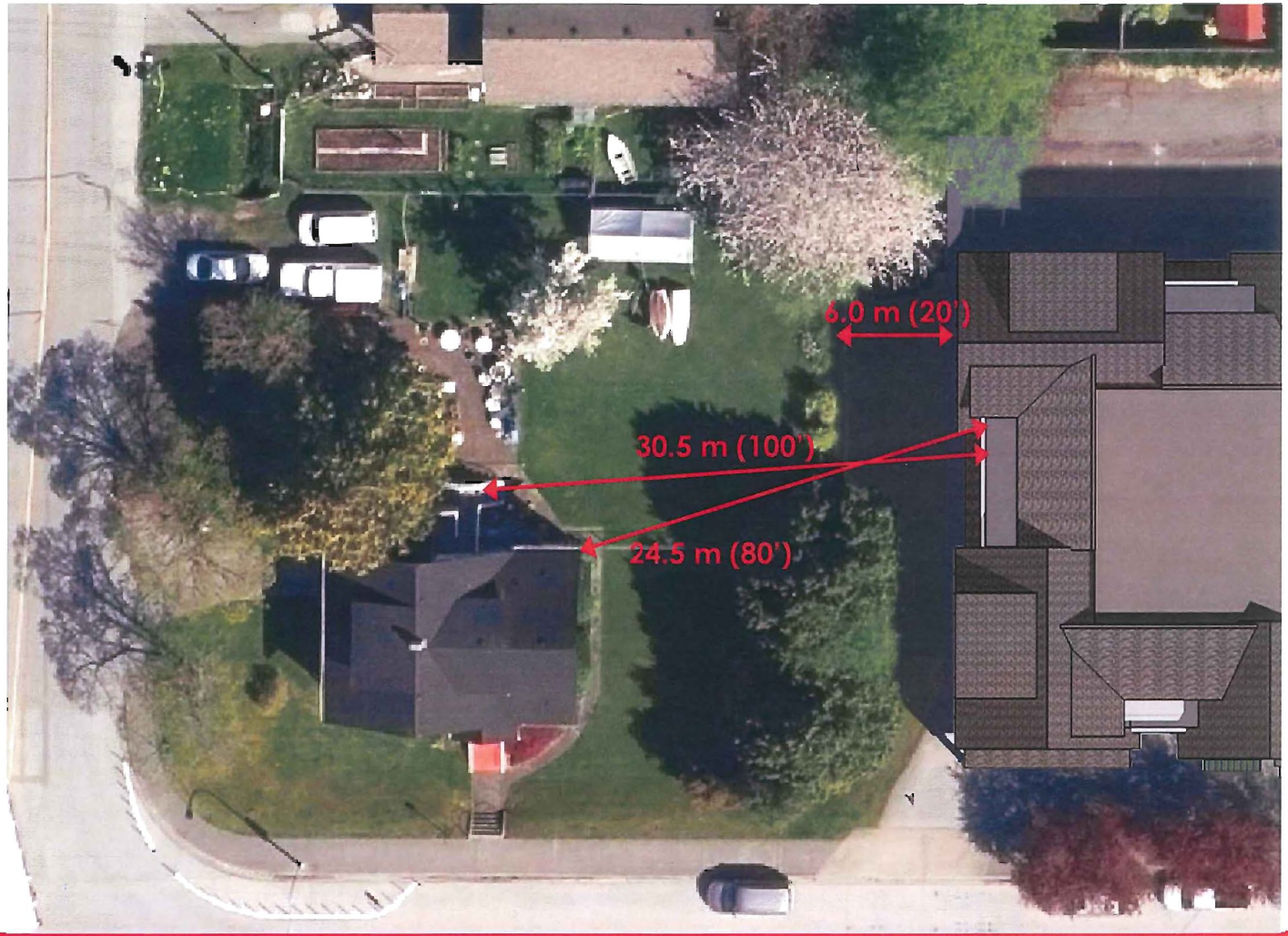
STANDARDIZED LAYOUTS

3471 Chatham St. | DP Panel | January 14, 2014



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PRIVACY & OVERLOOK

3471 Chatham St. | DP Panel | January 14, 2014

VIEW STUDY

STREETSCAPE ELEVATION

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PRIVACY & OVERLOOK

3471 Chatham St. | DP Panel | January 14, 2014

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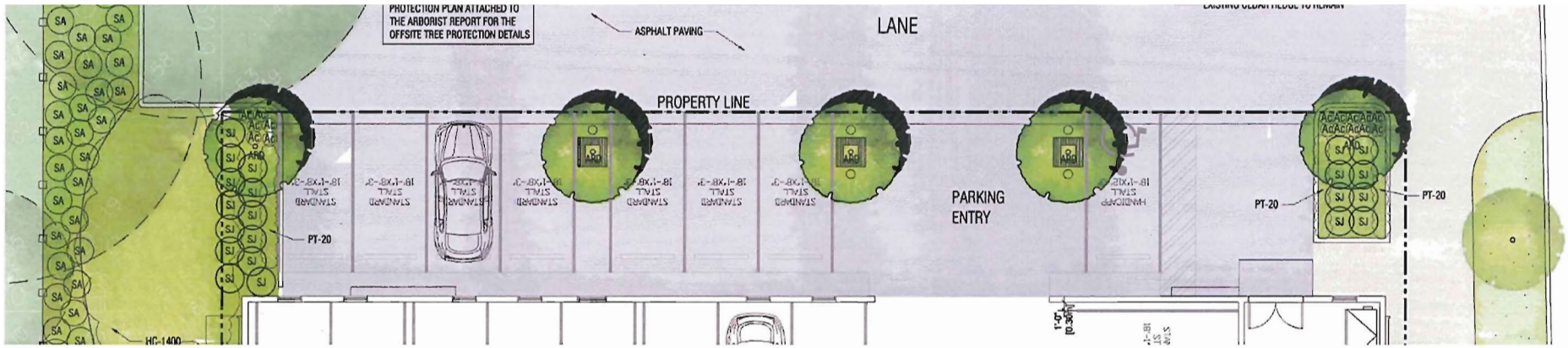
STEVESTON LANE PATTERNS

3471 Chatham St. | DP Panel | January 14, 2014



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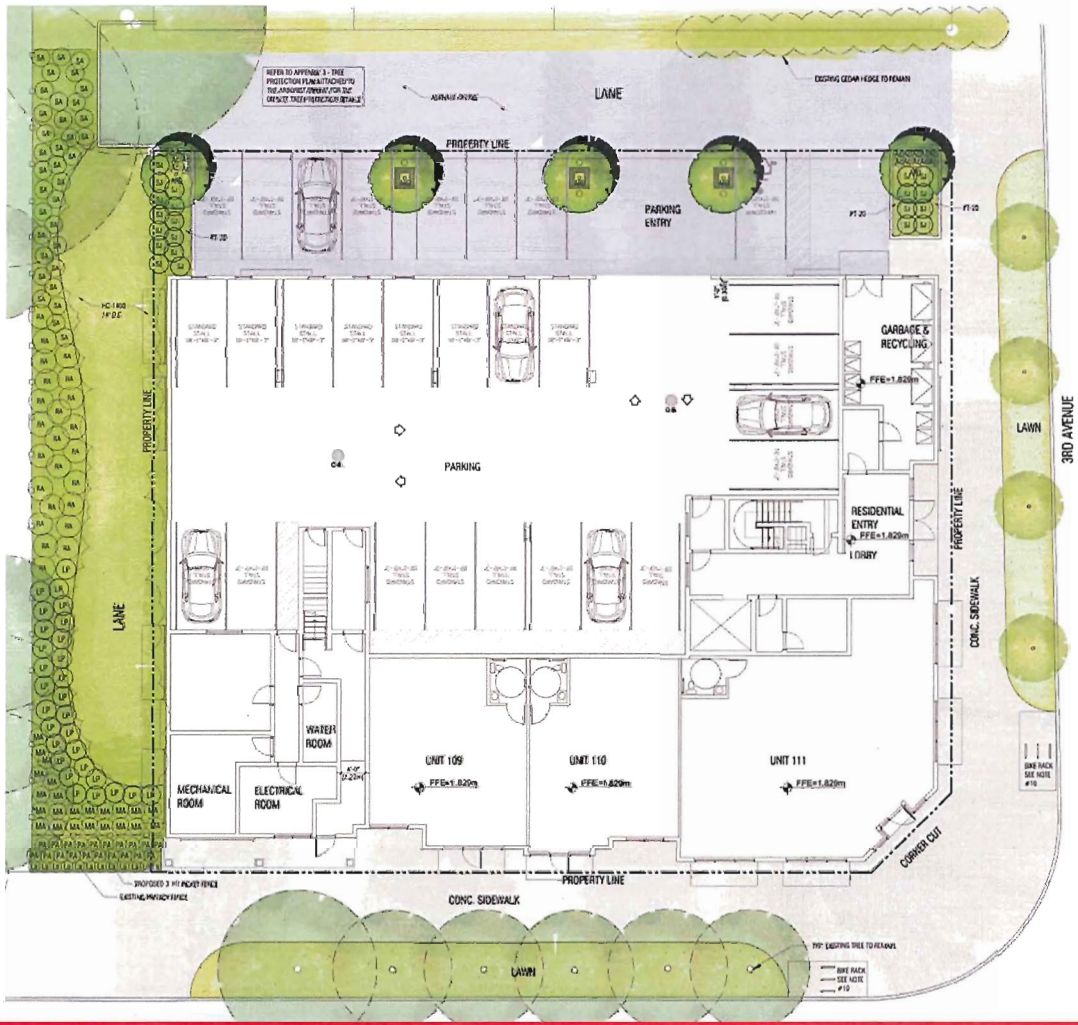
BARRIER-FREE GROUND PLANE

3471 Chatham St. | DP Panel | January 14, 2014



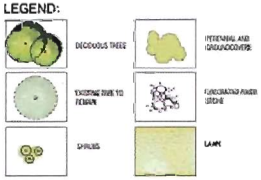
NOTE:

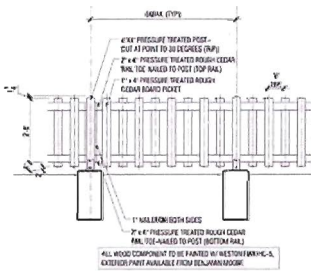
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY BY THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS 450MM
   B. GROUND COVERS 300MM
   C. SHRUBS 450MM
   D. TREE PITS 1000MM WITH 300MM BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVER PLANTING.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. IRRIGATION SYSTEM – AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED.
9. BIKE RACK: QTY. 6, SCIRROCCO SERIES BICYCLE RACK, STANDARD POWDERCOAT, ELIMINATOR BIKE ANNAPOLIS MAGLIN PH: 1877 260 3093
10. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECT (TBA).
11. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF RICHMOND, AT TIME OF INSTALLATION. CIP BOULEVARD SHALL BE LAWN.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
		DECIDUOUS TREES			
AR	9	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6CM CAL.	B&B
		SHRUBS			
LP	99	ILEX GLABRA 'LEO'	PRIDE'S HONEYGREEN	#5	CONTAINER
MA	43	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PA	20	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#3	CONTAINER
RA	24	RIBES ALPINUM	ALPINE CURRANT	#3	CONTAINER
SA	35	SYMPHORICARPOS ALBUS	SNOWBERRY	#3	CONTAINER
SJ	21	SKIMMIA JAPONICA 'REEVESIANA'	JAPANESE SKIMMIA	#3	CONTAINER
		GROUND COVERS			
Ac	10	ACTAEA CHINENSIS 'VISIONS'	BANEBERRY	#1	CONTAINER
Hc	1430	HYPERICUM CALYCINUM	ST. JOHN'S WORT	100MM POT	400MM O.C.
La	12	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	600MM O.C.
PI	103	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	100MM POT	400MM O.C.

LEGEND:





3' HT. PICKET FENCE
SCALE: 1/2"=1'-0"

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LANDSCAPE PLAN

3471 Chatham St. | DP Panel | January 14, 2014

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

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

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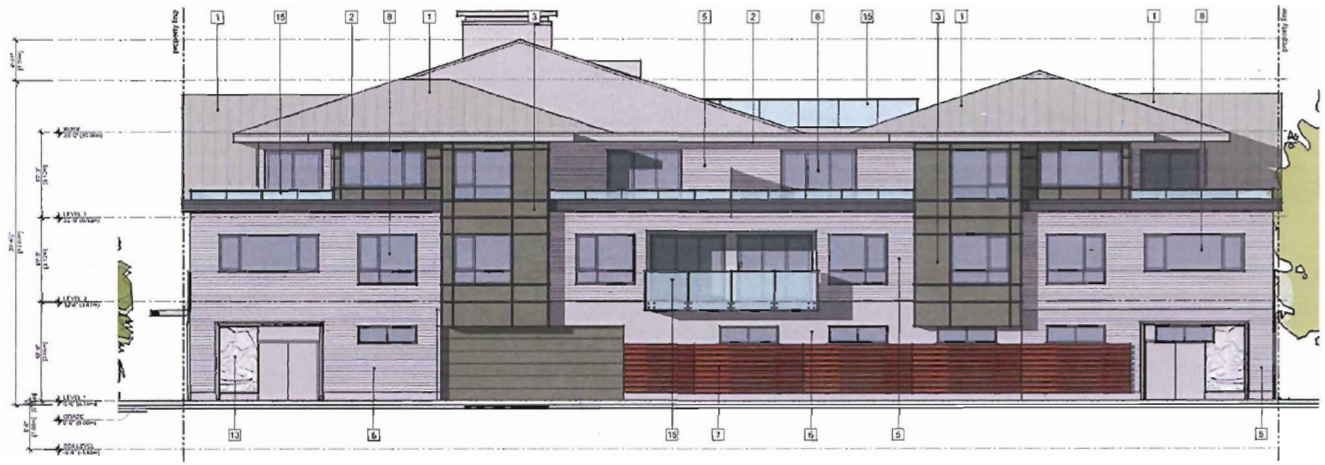
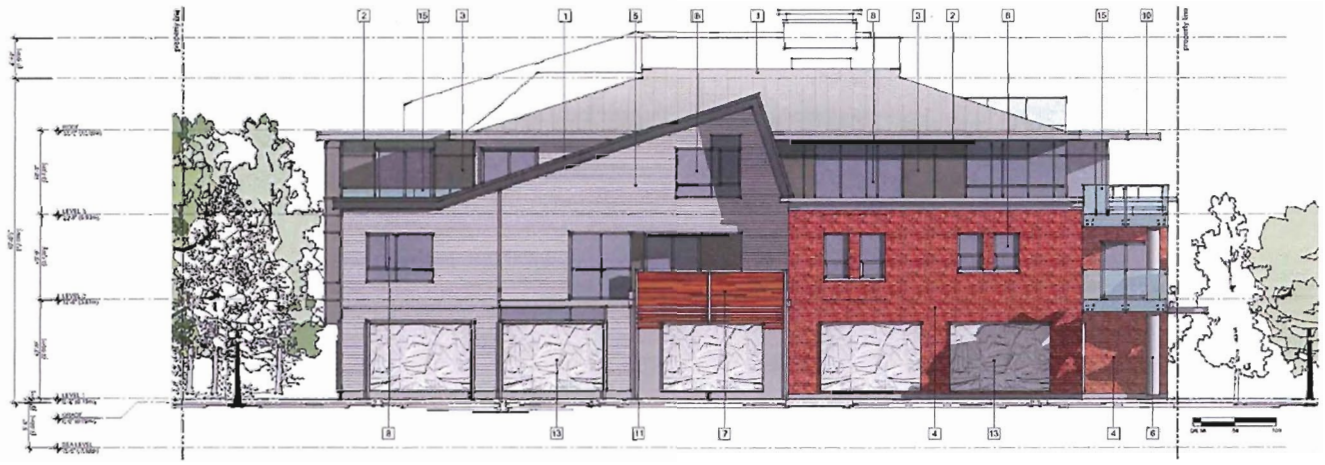
DESIGN EVOLUTION

3471 Chatham St. | DP Panel | January 14, 2014



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

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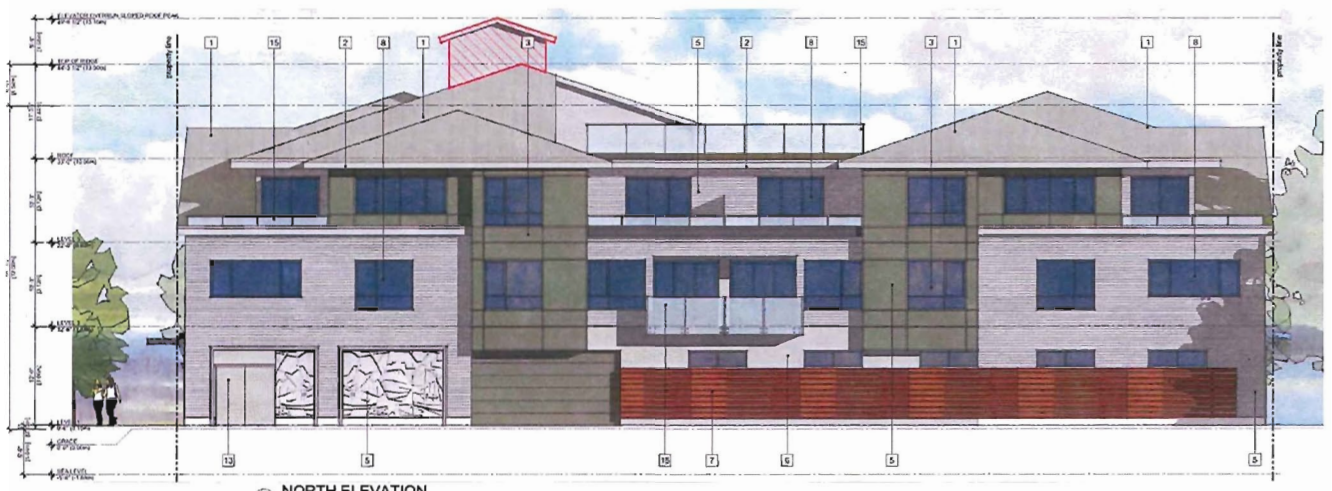
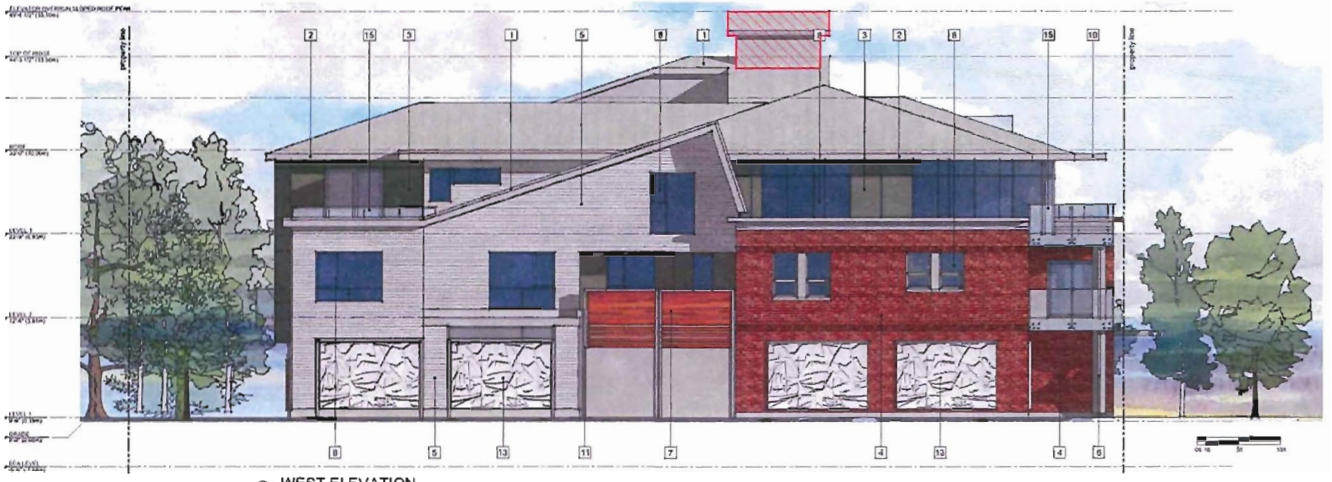
DESIGN EVOLUTION

3471 Chatham St. | DP Panel | January 14, 2014



① NORTH ELEVATION



② WEST ELEVATION

ZGF COTTER

ZGF COTTER ARCHITECTS INC.

DESIGN EVOLUTION

3471 Chatham St. | DP Panel | January 14, 2014

1 SOUTH ELEVATION

2 WEST ELEVATION

cotter ARCHITECTS

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT

Steveston Flats Development Corporation

SOUTH ELEVATION
WEST ELEVATION

A-201

ZGF COTTER

DESIGN EVOLUTION

3471 Chatham St. | DP Panel | January 14, 2014

1 SOUTH ELEVATION

2 WEST ELEVATION

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DESIGN EVOLUTION

3471 Chatham St. | DP Panel | January 14, 2014

1 SOUTH ELEVATION

2 WEST ELEVATION

ZGF COTTER

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DESIGN EVOLUTION

3471 Chatham St. | DP Panel | January 14, 2014

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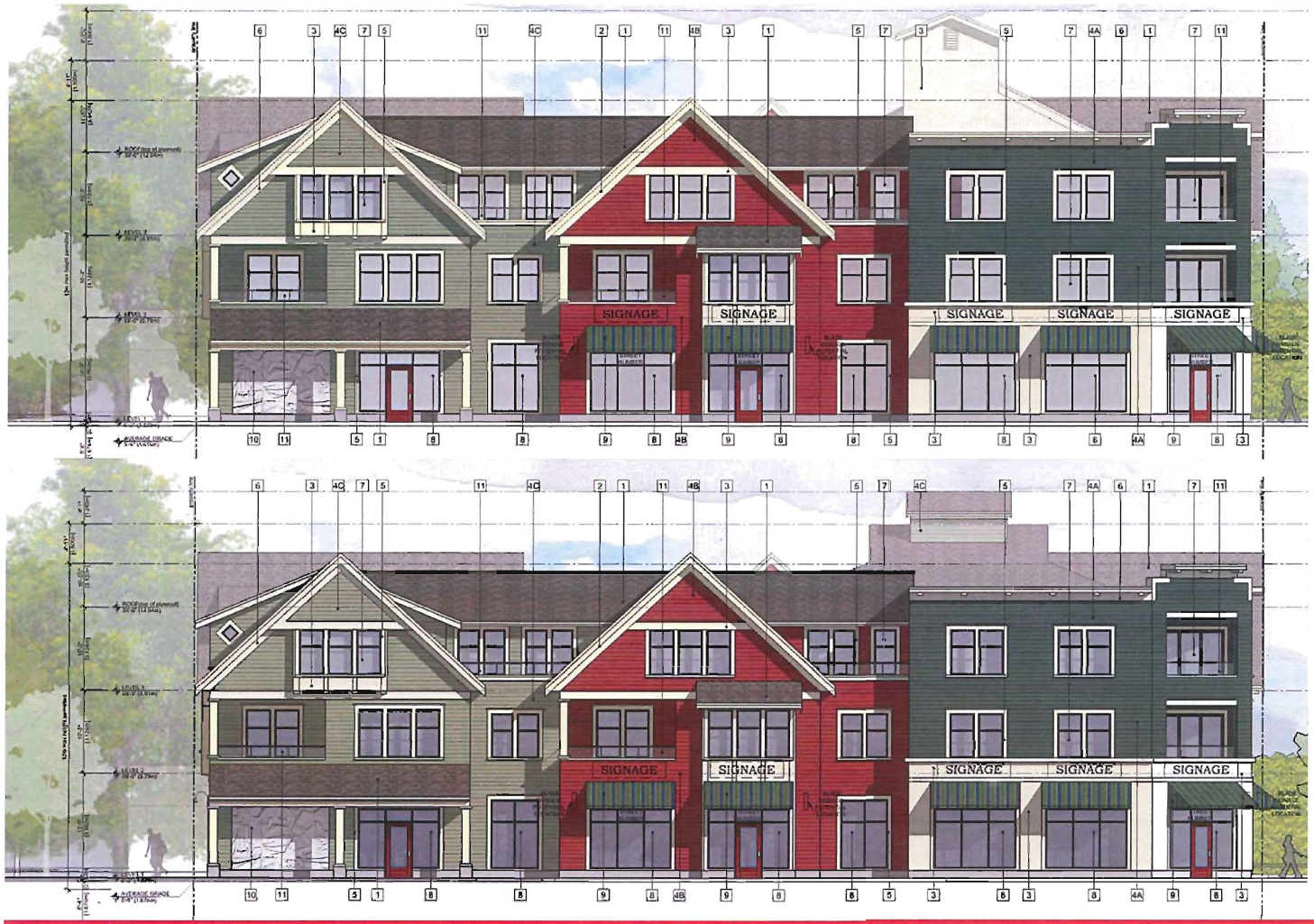
PERSPECTIVES

3471 Chatham St. | DP Panel | January 14, 2014

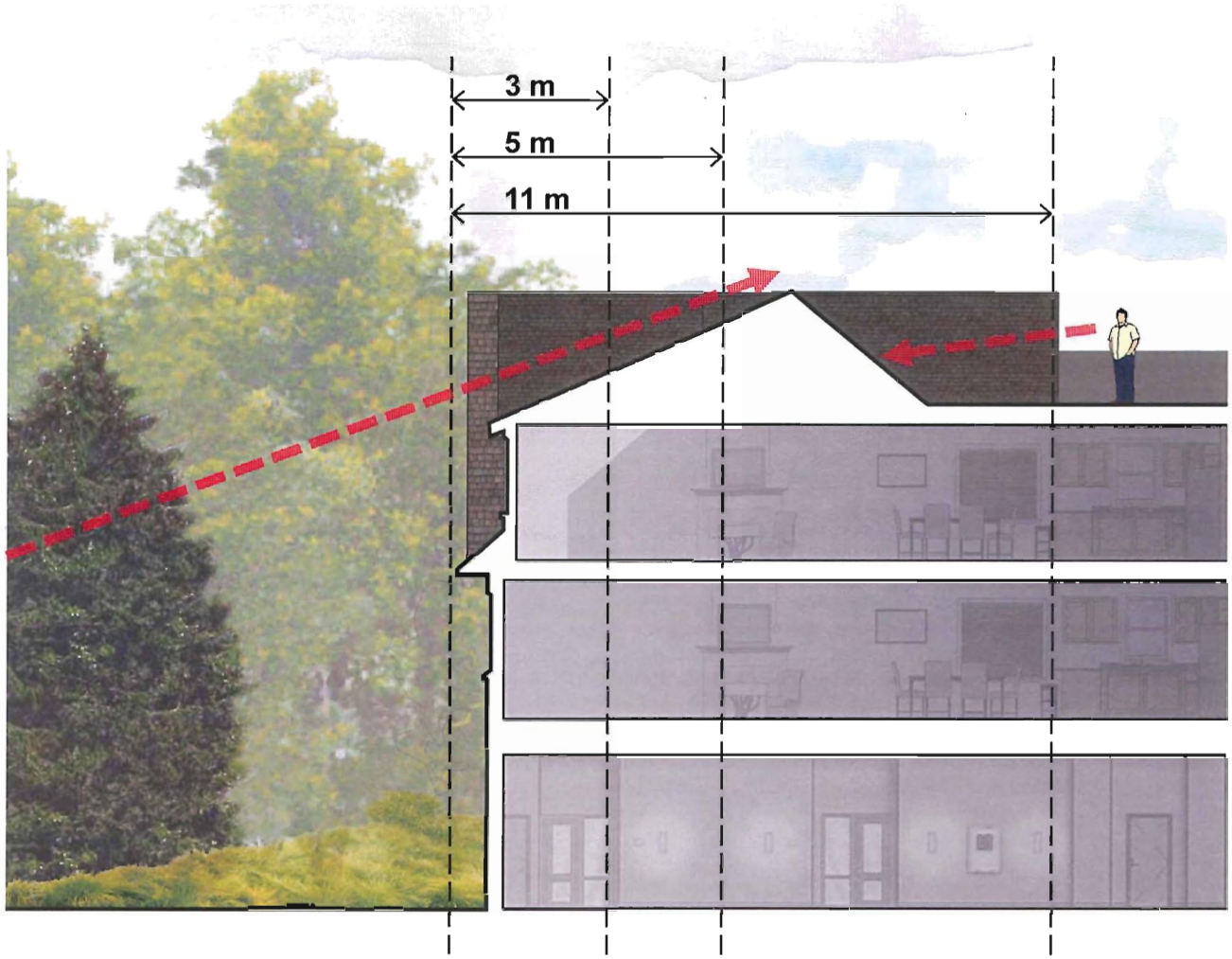


ZGF COTTER

ZGF COTTER ARCHITECTS INC.

BEFORE & AFTER ELEVATIONS

3471 Chatham St. | DP Panel | January 14, 2014



ZGF COTTER
ZGF COTTER ARCHITECTS INC.

SECTION DIAGRAM

3471 Chatham St. | DP Panel | January 14, 2014

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	January 20, 2015
From:	Wayne Craig Director of Development	**File:**	DP 12-624180
Re:	**Application by GBL Architects Group Inc. for a Development Permit at 8451 Bridgeport Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a high rise commercial, hotel and office development at 8451 Bridgeport Road on a site zoned "High Rise Office Commercial (ZC33) – (City Centre)".

Wayne Craig
Director of Development

SB:blg

Staff Report

Origin

GBL Architects Group Inc. has applied to the City of Richmond for permission to develop a high rise commercial development at 8451 Bridgeport Road. The proposed uses include general retail, restaurant, hotel and office. The proposed FAR is 3.0 (19,882 m^2) and the proposed building height is 47 m geodetic maximum. The proposed form of development includes three (3) towers of 9, 12, and 14-storey building height with a common five-storey podium. There would be approximately 100 hotel rooms.

The site is being rezoned from the "Light Industrial (IL)" zone to a new site specific zone, "High Rise Office Commercial (ZC33) – (City Centre)" for this project under Bylaw 9066 (RZ 12-605272). The bylaw received third reading on December 16, 2013.

All Engineering and Transportation requirements for the subject development were secured through the rezoning and the developer is responsible for the design and construction of off-site upgrades across the subject site's three street frontages, including road and utility works.

Development Information

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

Background

The subject site is situated in Bridgeport Village: an area designated for medium-density, mid and high-rise, business, entertainment, hospitality and arts uses under the City Centre Area Plan. The subject site is currently vacant. Development in the vicinity includes:

To the north, west and east: Across West Road, River Road and the future River Road extension, are vacant properties zoned "Light Industrial (IL)", including 9.29 ha of land and approximately 6.0 ha of foreshore area that is currently under application for a large multi-phase development with retail, entertainment, office, hotel, conference centre and park uses, commonly known as "Duck Island" (RZ 12-598104).

To the east: Across West Road, is a two-storey industrial building zoned "Light Industrial (IL)".

To the south: Across Bridgeport Road, are a number of properties under Land Use Contract 126, containing a vacant one-storey building, a one-storey restaurant building, a two-storey strata-titled office building, and a number of surface parking lots. A rezoning application is currently under staff consideration for a high-rise development on the lands between Bridgeport Road, No. 3 Road and Sea Island Way (RZ 13-628557).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning bylaw for this site was held on December 16, 2013. Through the rezoning and at the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified through the review of the proposed Development Permit. The proposed Development Permit complies with the Official Community Plan (OCP) and City Centre Area Plan (CCAP) designations and policies.

Community amenity contributions and registered legal agreements were secured through the rezoning. No additional community amenities are being sought through the subject Development Permit application.

Advisory Design Panel Comments

The Advisory Design Panel considered the subject development on April 9, 2014, and voted in favour of it moving forward to the Development Permit Panel, subject to the applicant giving consideration to the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'. Staff believe the applicant's revised design satisfactorily addresses the recommendations of the Panel.

Analysis

Proposal Description

The subject site is triangular, abutting Bridgeport Road, River Road and West Road. The proposed development includes a five-storey podium with a "tower" form at each vertex of the triangle. The podium includes street-fronting commercial uses at ground level along with parking and loading access and the tower entrances. There is parking in the other four levels of the podium. The podium is intersected by the three towers including a 14-storey eastern tower with hotel uses, a 9-storey western tower with office uses and a 12-storey northern tower with office uses. At the ground level, a secondary "service" road runs parallel to Bridgeport Road to provide access and drop off opportunities not available from Bridgeport Road (a provincial highway). The proposal addresses the CCAP Development Permit General Guidelines and Sub-Area Guidelines applicable to this site, generally as discussed in the following sections.

Conditions of Adjacency

- The proposed development is situated in a non-residential area of the City Centre and is anticipated to be surrounded by development with similar uses, scales and forms of development.
- Further, the proposed development is bounded by City streets on all three (3) sides, which reduces any potential for shadowing, overlook and outlook impacts on surrounding properties.
- The proposed location of towers on the subject site addresses the challenges of incorporating higher densities on a small, triangular property. Staff have assessed the surrounding development sites (particularly those under the current RZ applications), and all are considered large enough to offer the flexibility in tower siting necessary to meet the objectives of the tower spacing provision.

Public Realm

- In compliance with the CCAP, through the rezoning, the developer has agreed to provide for new road works including, among other things, the developer's contribution of land to widen West Road, extend River Road and improve and create two (2) new intersections along Bridgeport Road. Boulevard improvements, discussed below, further enhance the contributions to the public realm.
- The location of the proposed development on a heavily used provincial highway (Bridgeport Road) creates challenges for the design of the public realm, particularly in terms of providing the attractive pedestrian-activated environment envisioned by the CCAP.
- The proposed development addresses the CCAP objective on Bridgeport Road by: providing a substantial boulevard with a sidewalk and double row of trees along the street; creating a secondary private "service" road separated from Bridgeport by the boulevard; and by providing an enhanced alternate pedestrian route along the service road including building entries and restaurant and retail uses as well as articulated, patterned paving.
- The proposed development addresses the CCAP objectives along West Road by providing street-animating commercial uses, minimizing vehicular crossings and lining the boulevards with street trees.
- On River Road, where there is less ground level commercial frontage, plazas are provided at the corners and a double row of trees is provided to screen walls and enhance the pedestrian experience.
- The massing of the proposed development is intended to enhance the public realm with a well articulated, five- storey street wall around the perimeter of the site interspersed with higher building elements. This street wall helps to define the fronting streets spatially in a more urban manner whilst visually breaking up the overall development into a series of smaller, building forms.

Site and Functional Planning

- The design appropriately addresses the significant functional planning challenges of the site, including its triangular shape, small size, location on a highway and three street frontages. Parking and loading is accommodated onsite, upper level parking is screened , streetscapes are animated with commercial uses, vehicular access is provided to the longest frontages and "back of house" loading and waste management functions are accommodated.
- Loading bays are accessed directly from West and River Roads. To enhance pedestrian safety, deep outdoor aprons will improve visibility and view angles. To enhance pedestrian amenity, overhead doors will screen the loading from view.

Architectural Form and Character

The CCAP encourages development that will result in a mosaic of distinctive, yet cohesive, urban villages. The contemporary and unique style of the subject office and hotel development is consistent with this objective. The development is comprised of three (3) distinct "layers" that contribute to visual interest, pedestrian scale, and a distinct identity, as follows:

- **Base**: The ground floor of the towers and podium building, which contain street-fronting commercial units, tower lobbies, and hotel lobby, are strongly articulated with storefront glazing, projecting canopies and cantilevered upper floors, to make a strong visual statement around the perimeter of the site. The massing of the upper floors of the five-storey podium is broken down with a series of floating architectural "frames" surrounding decorative metal screening and vertical landscape strips that add texture to the facades and variations in colours and materials.
- **Hotel Tower**: The 14-storey hotel tower at the southeast corner of the site conveys a strong unique character facing south and west with a punched window expression and vertical lines created with white and charcoal coloured metal panels and terracotta panels enhancing recessed areas. Facing north and east, the hotel tower opens up with window wall glazing to take advantage of north light. The design contributes towards a highly textured and engaging streetscape experience.
- **Office Towers**: The development's high-rise forms vary in design and building height, are relatively simple in massing, break up the street wall and provide for a more varied, interesting streetscape. The 12- storey north tower provides texture along River Road with curtain wall glazing behind horizontal aluminum louvers for the west elevation and animates West Road with curtain wall glazing for the north elevation and glazed stairwell facing West Road. The nine-storey west tower provides the same louver texture along both River Road and Bridgeport Road west and south elevations. As a result of cantilevered upper floors, the towers appear to "float", white and diffused panels mark floor lines, and terracotta panels enhance recesses and add interest to both towers.

Landscape Design and Open Space Design

The development's landscape has been designed to provide a high quality commercial, office and hotel environment. In addition to providing streetscape frontage improvements along all three (3) frontages, the development incorporates four (4) key landscape design elements as follows:

- **Private internal drive aisle**: The drive aisle, which is approximately 9 m wide and located along the south edge of the site, is intended as a privately-owned/publicly-accessible, hotel and commercial access, loading and servicing area and linkage between River Road and West Road. The design includes high quality split stone paving in contrasting sizes and colours, and stainless steel light bollards to provide a dedicated pedestrian route along the building frontage.
- **Podium Rooftop Outdoor Amenity Space**: The podium roof provides shared outdoor passive amenity area for all three (3) towers and a designated amenity area for the hotel tower, including a swimming pool. The outdoor amenity design includes flexible textured stone paver areas, oiled teak timber benches, shallow water features, and raised planters with concrete upstand walls and planted with columnar Aspen trees, and a variety of shrubs and lawn. Movable picnic tables with shade umbrellas and seating will also be provided.

- **Green Screen**: Vertical columns of 3-inch deep green screen is provided to support vine growth in front of the decorative screening "frames" around the perimeter of the five-storey podium building.
- **West Tower Green Roof**: The roof of the lower nine-storey west office tower contains a large central screened mechanical area surrounded with extensive green roof, which is proposed to be a tile system planted with drought and heat tolerant sedum plants. This treatment will, among other things, improve views down onto the roof, contribute towards mitigating the development's urban heat island effect and air and storm water filtering.

Crime Prevention Through Environmental Design

The development incorporates CPTED strategies including, among other things:

- The development's site planning and building design provide for passive surveillance of most of the fronting street areas.
- Lobbies are placed in prominent locations and have clear sightlines to fronting streets.
- The parking structure and lobbies are designed to minimize alcoves and hidden corners.
- The parking structure will be well-lit, its interior will be painted white.
- Elevator lobbies and vestibules will include glazing as per Building Code requirements.

Sustainability

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds CCAP standards (i.e. LEED "Silver" equivalent), as per the attached LEED Checklist (Attachment 3). Highlights of the sustainability strategy include:

- A District Energy Utility (DEU) ready design providing for the hook-up of the three (3) towers to a City DEU utility when it comes available (as per legal agreements registered on Title).
- High efficiency building mechanical systems, lighting systems and passive design elements (e.g., punched wall expression with smaller window openings, horizontal louvers with curtain wall glazing, operable windows, 50% open screening for natural ventilation of parking levels).
- Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through the use of vegetation on extensive green systems over at least 20% of the site.
- At least 50% reduction in potable water consumption for irrigation through appropriate plant selection and a high efficiency irrigation system including moisture sensors and pressure reducing spray heads.
- An emphasis on the recycling of construction waste, using regionally manufactured building materials with recycled content, and measures aimed at minimizing construction impacts on the surrounding environment.

Public Art

- The developer has agreed to participate in the City's Public Art Program. A voluntary contribution of $87,756 towards public art was secured through the rezoning. The developer intends to install public art onsite and has identified the framed screened areas on the upper floors of the podium as a potential opportunity for artistic design enhancement. Public Art details will be finalized through the City's Public Art program process.

Conclusion

The proposed development is consistent with Richmond's objectives for the subject property and Bridgeport Village as set out in the City Centre Area Plan (CCAP), OCP and Zoning Bylaws. The project's distinctive form, pedestrian-oriented streetscapes, private open space, Public Art, and sustainable development measures (e.g., green roofs, LEED Silver), together with voluntary developer contributions secured at the project's rezoning stage (e.g. roads, City Centre arts and culture facilities funding), will enhance the establishment of Bridgeport Village as a business, entertainment, hospitality and arts area. On this basis, staff recommend support for the subject Development Permit application.

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Atttachments:
Attachment 1: Development Data Sheet
Attachment 2: Advisory Design Panel Minutes Annotated Excerpt
Attachment 3: Sustainability Strategy

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $ 2,304,234.38.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 12-624180 **Attachment 1**

Address: 8451 Bridgeport Road

Applicant: GBL Architects Group Inc. Owner: International Trade Center Properties Ltd. Incorp. #BC0909412

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

	Existing	Proposed
Site Area	6628.3 m^2	Same
Land Uses	Vacant	Hotel, Office, Commercial
OCP Designation	Commercial	Complies
Area Plan Designation	Urban Centre T5 (45 m)	Complies
Aircraft Noise Sensitive Development Policy	Area 1a Restricted Area	Complies
Zoning	High Rise Office Commercial (ZC33) – (City Centre)	Complies
Number of Units	Vacant	19,882 m^2 development including: 7,593 m^2 100-room hotel 9,066 m^2 office space 3,223 m^2 commercial space

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.0 including Village Centre bonus: Min. 1.0 office	3.0, including 1.37 office	None permitted
Lot Coverage	Max. 90%	50%	None
Setbacks: **Bridgeport Rd** **West Rd** **River Rd**	Min. 1.7 m at grade Min. 0.1 m above Min. 1.7 m at grade Min. 0.1 m above Min. 1.7 m at grade Min. 0.1 m above	Min. 9.1 m Min. 5.8 m Min. 1.7 m Min. 0.1 m Min. 3.9 m Min. 1.5 m	None
Height	Max. 47 m geodetic	Max. 47 m geodetic	None
Off-street Parking Spaces: **Hotel** **Office** **Commercial** **Total**	 115 122 73 310	 139 122 73 334	None
Accessible Parking Spaces	Min. 2% (7 spaces)	2% (7 spaces)	None
Small Car Parking Spaces	Max. 50% (167 spaces)	49.4% (165 spaces)	None
Bicycle Storage: **Class 1 (long term)** **Class 2 (short term)**	 36 52	 39 52	None
Loading Spaces: **Medium size (SU-9)** **Large size (WB-17)**	May be shared, or separate: 5 4	Shared 1 4	None

Attachment 2

Annotated excerpt from the Minutes from
The Advisory Design Panel Meeting

Wednesday, April 9, 2014

(Design response inserted in '***bold italics***')

4. DP 12-624180 – MIXED USE, HIGH-DENSITY, 3-TOWER DEVELOPMENT IN BRIDGEPORT VILLAGE (HOTEL, OFFICE & RETAIL/RESTAURANT)
APPLICANT: GBL Architects Group Inc.
PROPERTY LOCATION: 8451 Bridgeport Road

Applicant's Presentation

Architects Amela Brudar and Andrew Emmerson, GBL Architects, and Landscape Architect Julian Pattison, Considered Design, Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- The project is well done; a subtle piece of architecture; appreciate the fact that the planes are subtlety changing along the street; like the box expression of the podium – ***Noted.***
- Question the necessity of the V structure – ***Design improved, V structure removed.***
- Consider pulling back the floor to float the tower – ***Design improved, floating effect reinforced.***
- Design is good; like the concept of a combination of several volumes which fit well into the site; appreciate the different textures and accents; colours are powerful – ***Noted.***
- Design of the project responds well to the triangle-shaped site – ***Noted.***
- The V sign at the southeast corner of the site corresponds to the bigger V figure on the facade of Phase 1 office building – ***Design improved, V structures removed.***
- The applicant is advised to discuss with staff and public art planner regarding the process of incorporating public art in the early stage of the development of the project – ***Noted.***
- Support the idea of a service road parallel to Bridgeport Road; good public realm resolution along a busy street – ***Noted.***
- Spacing between trees is maximized at six meters; soil volume may be inadequate; look at Vancouver Courthouse precedent; review technical details – ***Technical details reviewed.***
- Series of forms at the podium level work well and complement the building architecture; understand the vertical definition of trees; consider further design development to increase the number of trees, increase canopy or tensile structures which provide enclosure as the podium is expected to get a lot of attention and sense of enclosure is important, particularly

at the pool – ***Reviewed. Glass fencing is provided around the pool to meet safety requirements and maximize views and sunlight exposure. Movable tensile structures will be considered in the future.***

- Appreciate the "premium" materials being proposed; hope that the proposed materials will be maintained as the project moves forward – ***Noted. High quality materials will be provided for the development.***
- Proposed vine planting is a nice touch and a bold gesture; review technical details, e.g. soil volume, to ensure survivability – ***Technical details reviewed.***
- Appreciate the use of waterfalls to help integrate the swimming pool into the amenity area; explore further ways to better integrate the swimming pool to the interior amenity space – ***Operable sliding walls will be provided at the fitness room connecting the two spaces.***
- Look at pedestrian access to the proposed development for people using public transport, e.g. bus, Skytrain, taxis, etc. – ***Reviewed. Commercial spaces at grade and the three tower lobbies front onto the sidewalks and the three tower lobbies are announced with special architectural and landscaping treatments.***
- Varying lengths of the terracotta vertical accents on building facades need to be linked geometrically; also, provide a sense of balance or feeling of movement – ***Reviewed.***
- Overall proposal is very well done as shown in the model – ***Noted.***
- The three towers are well done; the south façade of the hotel tower is very interesting and dynamic; however, its north facade reads like an office tower; consider further design development to the north façade to make the hotel tower truly iconic – ***The contrasting treatments on the southwest and northeast facades emphasize the sustainability strategy for the project and provide visual interest.***
- Appreciate the loading bays on the proposed service road, however, they may not be able to effectively service the commercial components of the proposed development located at the northern tip of the site – ***The loading bay design has been reviewed and approved by the project transportation engineer and accepted by City Transportation staff. All of the loading areas are accessible through the internal the parking structure.***
- Parking is difficult to lay-out on a triangular site; appreciate the proposed parkade screening on the south side; however, consider further buffering/screening on the West Road side – ***Design improved with translucent perforated metal screens to add interest to the building facades and will also serve to avoid visibility of parked cars from the three streets.***
- Concur with all the comments of the Panel – ***Noted.***
- Appreciate the level of dialogue between the applicant and City staff regarding the proposal – ***Noted.***

Panel Decision

It was moved and seconded
That 12-624180 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

KANECONSULTING

October 9, 2014

Project: 8451 Bridgeport Road, Richmond (International Trade Centre)

Re: Sustainability Memo

SUSTAINABILITY GOALS

The project sustainability goals are to provide a cost-effective high value development that meets or exceeds the City of Richmond's sustainability requirements. As illustrated in the attached scorecard, the project is targeting an equivalent level of LEED Silver in accordance with the City of Richmond requirements, with a minimum of 53 points. Throughout design development, the possible credits have been and continue to be evaluated for suitability and environmental benefit and selected as appropriate. The attached draft scorecard represents a living document and pending design development, the final selection of targeted credits may be different than those indicated.

CREDIT CATEGORIES

Strategies are summarized below, grouped by LEED credit categories.

Sustainable Sites

- Dense development with access to a variety of amenities for building occupants in the local community.
- Choice of transportation options including public transit stops adjacent to the site-Canada Line station within 800m of the development.
- Provision of secured, indoor bicycle storage for occupants and outdoor bicycle racks for visitors.
- Extensive green roof systems on the Podium and South Tower roof utilizing native and adaptive landscaping for more than 20% of the site area, providing stormwater detention to slow down the stormwater runoff from the site and reducing urban heat island effect.
- An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation throughout construction.

Water Efficiency

- A high efficiency irrigation system including moisture sensors, pressure reducing spray heads and drought tolerant native and non-invasive species will reduce water consumption for irrigation by more than 50%.
- Dual Flush water closet for hotel rooms (3L / 6L per flush)
- Low Flow water closet for commercial areas (4.2 L per flush)
- Low Flow Showers (5.7 L/min)
- Low Flow kitchen faucet (5.7 L/min)
- Low Flow lavatory faucet for hotel rooms (1.9 L/min)
- Low Flow lavatory faucet with auto sensor for commercial area and club washrooms (1.9L/min)
- Pint flush urinals for commercial and club male washrooms (0.5 L per flush)

13538 Pemberton Avenue, North Vancouver, BC V7P 2R6
604-924-0094

Energy and Atmosphere

- The project is in discussion with BC Hydro to participate their New Construction Program, which requires at least a 50,000kWh energy reduction as confirmed by an energy model and confirmation of installed systems. Building system features include:
    - Chilled and heating water 4-pipe fan coil system;
    - High efficiency air cooled chillers;
    - High efficiency heat recovery air cooled chillers;
    - High efficiency gas-fired condensing boilers;
    - Demand controlled heat recovery ventilation system;
    - High efficiency fluorescent/LED parkade lighting.
- The project is "DEU" ready, that is the project is capable to be connected to the City's "District Energy Utility" system when they are available.
- All refrigerant will be free from CFCs, and will meet LEED Lifecycle analysis requirements to minimize ozone depletion and global warming potential.
- Independent commissioning authority will be engaged on this project.

Materials and Resources

- Storage and collection of paper, cardboard, glass, plastic and metals and household organics
- Management of construction waste with a minimum diversion goal of 80%
- Preference given to materials with recycled / regional content

Indoor Environmental Quality

- Compliance with ASHRAE 62.1 – 2007 for outdoor air delivery.
- Indoor air quality will be managed through construction and prior to occupancy.
- Interior design to use low-emitting adhesives, sealants, paints and coatings.
- Interior design to use low-emitting Floorscore certified hard surface flooring and Green Label Plus certified carpets.
- Indoor pollutants to be controlled through use of entryway systems, MERV 13 filtration and appropriate physical separation of spaces.
- Connection to outdoor environments through the provision of views for 90% of occupied areas.
- Compliance with ASHRAE 55 - 2004 for thermal comfort.

Innovation in Design

- 100% of parking will be provided underground.
- Access to public transit with a frequency of more than 200 trips per day.
- Low mercury lighting design.
- LEED Accredited Professional as a team member

Regional Priority

- Building Durability
- Community Connectivity
- Solid Waste Management

KANE CONSULTING

International Trade Centre, 8451 Bridgeport Road

Preliminary Sustainability Scorecard

October 9, 2014

Y	Y?	N?	N			
53	**17**	**3**	**37**	**Total Project Score & Rating: SILVER**	Possible Points	**110**
				Certified 40 to 49 points Silver 50 to 59 points **Gold 60 to 79 points** Platinum 80 or more points		
20	**4**	**1**	**1**	**Sustainable Sites**	Possible Points	**26**
Y	Y?	N?	N			
Y				Prereq 1	**Construction Activity Pollution Prevention**	
1				Credit 1	**Site Selection**	**1**
5				Credit 2	**Development Density and Community Connectivity**	**3,5**
			1	Credit 3	**Brownfield Redevelopment**	**1**
6				Credit 4.1	**Alternative Transportation**, Public Transportation Access	**3,6**
1				Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	**1**
	3			Credit 4.3	**Alternative Transportation**, Low-Emitting and Fuel-Efficient Vehicles	**3**
2				Credit 4.4	**Alternative Transportation**, Parking Capacity	**2**
1				Credit 5.1	**Site Development**, Protect and Restore Habitat	**1**
1				Credit 5.2	**Site Development**, Maximize Open Space	**1**
1				Credit 6.1	**Stormwater Design**, Quantity Control.	**1**
	1			Credit 6.2	**Stormwater Design**, Quality Control.	**1**
1				Credit 7.1	**Heat Island Effect**, Non-Roof	**1**
1				Credit 7.2	**Heat Island Effect**, Roof	**1**
		1		Credit 8	**Light Pollution Reduction**	**1**
4	**1**		**5**	**Water Efficiency**	Possible Points	**10**
Y	Y?	N?	N			
Y				Prereq 1	**Water Use Reduction**	
2			**2**	Credit 1	**Water Efficient Landscaping**, Reduce by 50% , No Potable Water Use.	**2,4**
			2	Credit 2	**Innovative Wastewater Technologies**	**2**
2	**1**		**1**	Credit 3	**Water Use Reduction**, 30%, 35%, 40% Reduction.	**2-4**
6	**8**	**2**	**19**	**Energy and Atmosphere**	Possible Points	**35**
Y	Y?	N?	N			
Y				Prereq 1	**Fundamental Commissioning of Building Energy Systems**	
Y				Prereq 2	**Minimum Energy Performance**	
Y				Prereq 3	**Fundamental Refrigerant Management**	
4	**6**		**9**	Credit 1	**Optimize Energy Performance**	**1-19**
			7	Credit 2	**On-site Renewable Energy**	**1-7**
		2		Credit 3	**Enhanced Commissioning**	**2**
2				Credit 4	**Enhanced Refrigerant Management**	**2**
			3	Credit 5	**Measurement & Verification**	**3**
	2			Credit 6	**Green Power**	**2**

KANECONSULTING

6	1		7	Materials and Resources	Possible Points	14
Y	Y?	N?	N			
Y				Prereq 1	**Storage and Collection of Recyclables**	
			3	Credit 1.1	**Building Reuse**, Maintain Existing Walls, Floor and Roof	1-3
			1	Credit 1.2	**Building Reuse**, Maintain Interior Non-Structural Elements	1
2				Credit 2	**Construction Waste Management**, Divert 50% , 75%	1-2
			2	Credit 3	**Materials Reuse**, 5%, 10%	1-2
2				Credit 4	**Recycled Content**, 10%, 20%	1-2
2				Credit 5	**Regional Materials**, 20%, 30%	1-2
			1	Credit 6	**Rapidly Renewable Materials**	1
	1			Credit 7	**Certified Wood**	1

9	1		5	Indoor Environmental Quality	Possible Points	15
Y	Y?	N?	N			
Y				Prereq 1	**Minimum IAQ Performance**	
Y				Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	
			1	Credit 1	**Outdoor Air Delivery Monitoring**	1
			1	Credit 2	**Increased Ventilation**	1
1				Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
1				Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1				Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1				Credit 4.2	**Low-Emitting Materials**, Paints and Coatings	1
1				Credit 4.3	**Low-Emitting Materials**, Flooring Systems	1
1				Credit 4.4	**Low-Emitting Materials**, Composite Wood and Agrifiber	1
1				Credit 5	**Indoor Chemical & Pollutant Source Control**	1
			1	Credit 6.1	**Controllability of Systems**, Lighting	1
			1	Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1				Credit 7.1	**Thermal Comfort**, Design	1
			1	Credit 7.2	**Thermal Comfort**, Verification	1
	1			Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
1				Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

4	2			Innovation & Design Process	Possible Points	6
Y	Y?	N?	N			
1				Credit 1.1	**Innovation in Design: Exemp SSc7.1 - 100% U/G Parking**	1
1				Credit 1.2	**Innovation in Design: Exemp SSc4.1 - Public Transportation**	1
1				Credit 1.3	**Innovation in Design: Low Mercury in Lighting**	1
	1			Credit 1.4	**Innovation in Design: Green Cleaning or MRc5 or Other**	1
	1			Credit 1.5	**Innovation in Design: Exemp EAc6 - Green Power**	1
1				Credit 2	**LEED™ Accredited Professional**	1

4				Regional Priority	Possible Points	4
Y	Y?	N?	N			
1				Credit 1	**Durable Building**	1
1				Credit 2.1	**Regional Priority: RPc1**	1
1				Credit 2.2	**Regional Priority: MRc2**	1
1				Credit 2.3	**Regional Priority: SSc2**	1

Legend

	Credit Targeted
	Not Attempting
Y	**Prerequisite (Must Achieve)**

Sustianability Analysis by: Kane Consulting

City of Richmond

Development Permit

No. DP 12-624180

To the Holder:	GBL ARCHITECTS GROUP INC.
Property Address:	8451 BRIDGEPORT ROAD
Address:	C/O ANDREW EMMERSON 139 EAST 8TH AVENUE VANCOUVER, BC V5T 1R8

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 #26 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 $ 2,304,234.38 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 12-624180

To the Holder:	GBL ARCHITECTS GROUP INC.
Property Address:	8451 BRIDGEPORT ROAD
Address:	C/O ANDREW EMMERSON 139 EAST 8TH AVENUE VANCOUVER, BC V5T 1R8

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.

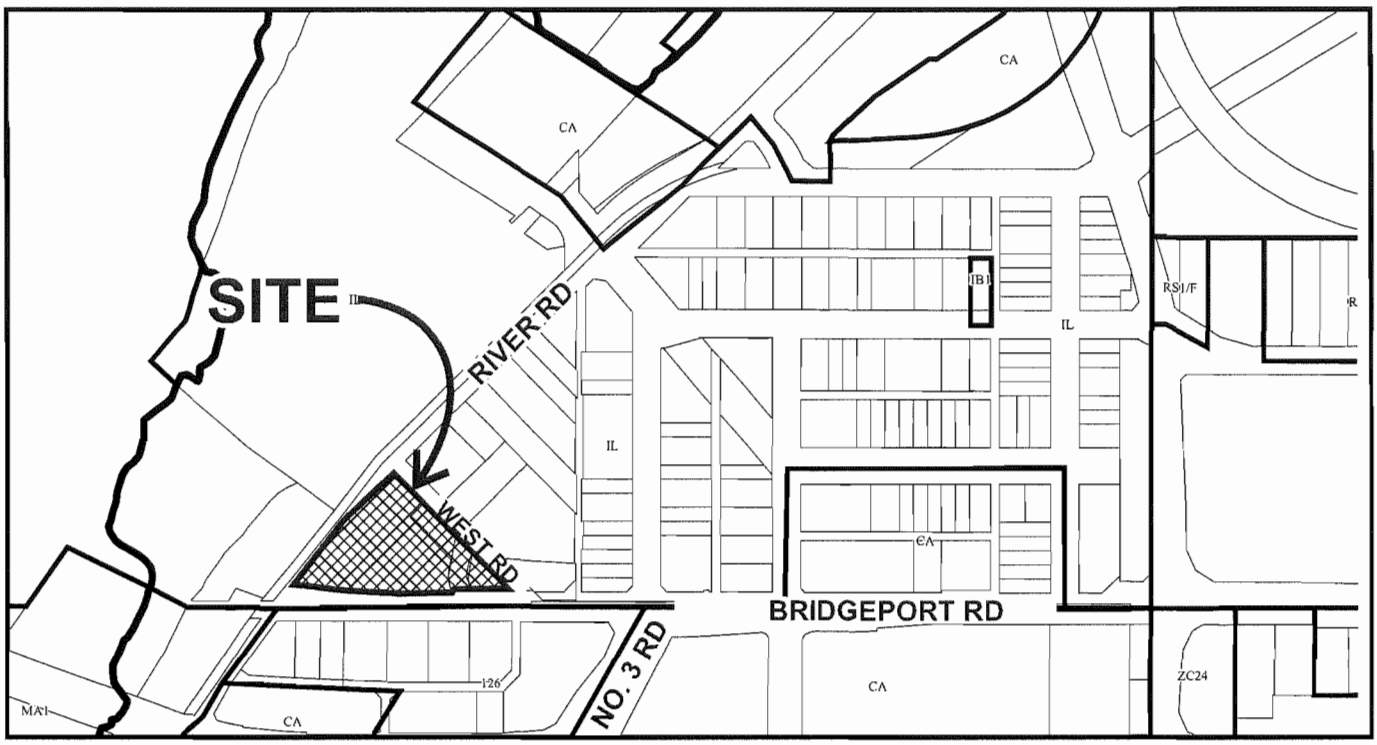
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

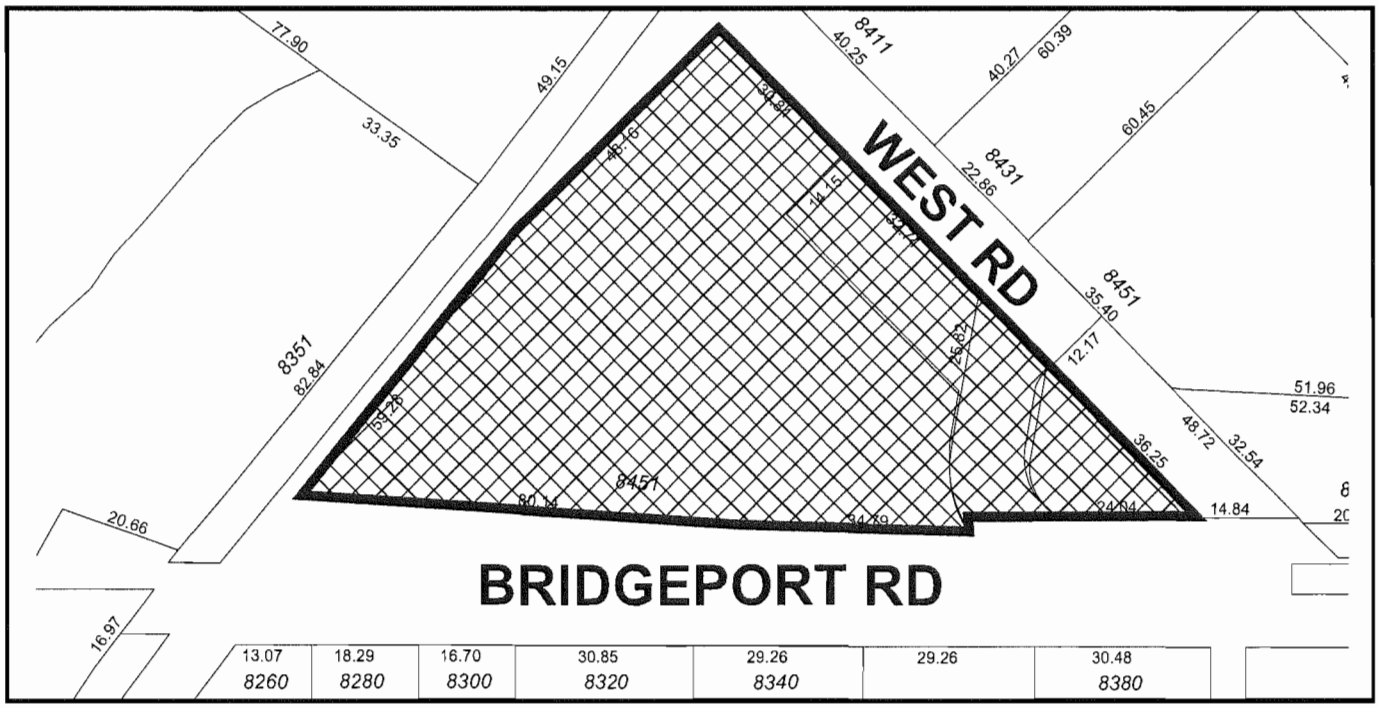
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





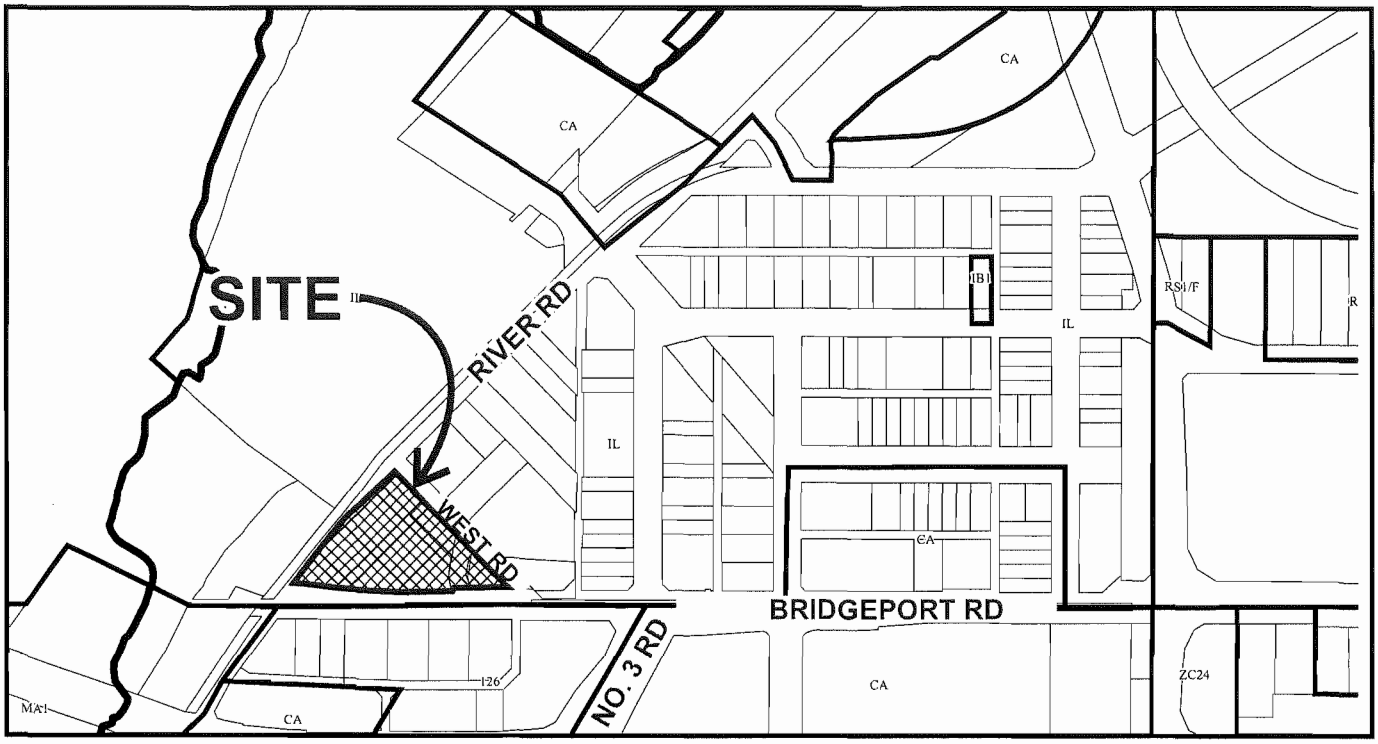
DP 12-624180
SCHEDULE "A"

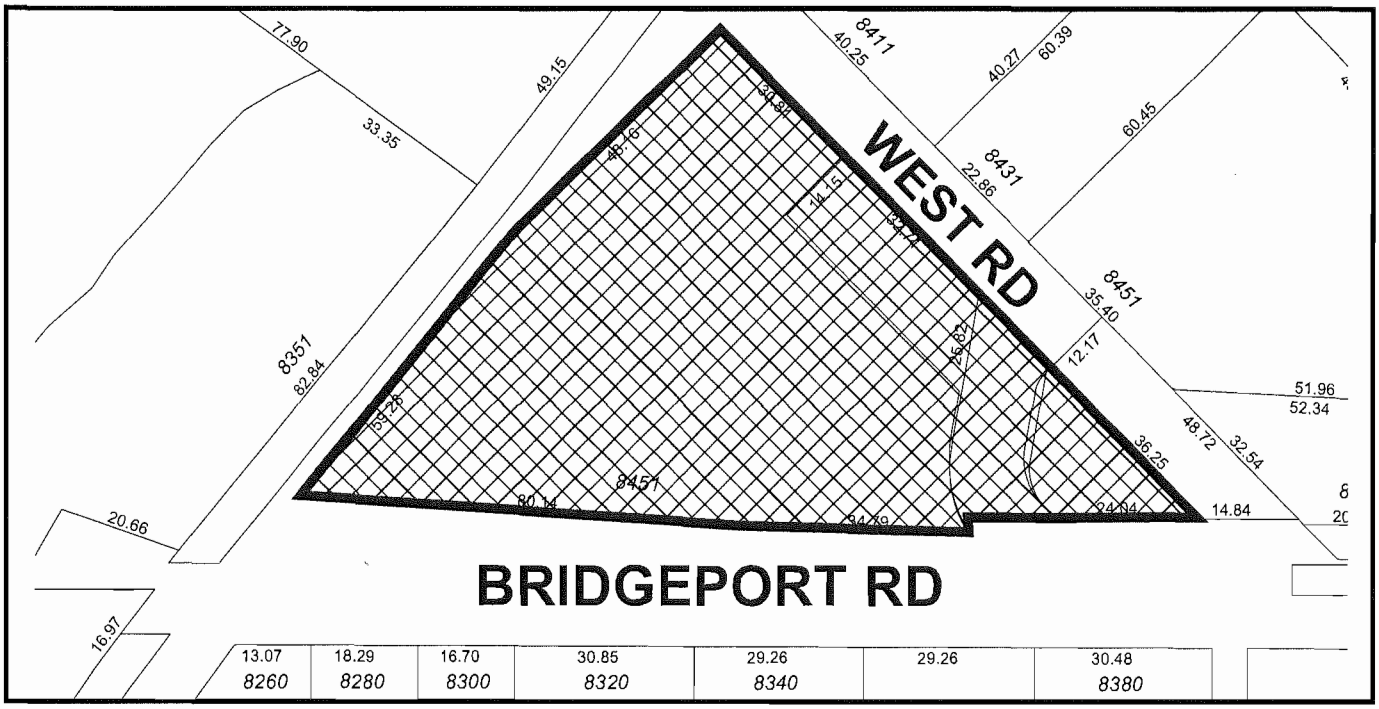
Original Date: 12/11/14

Revision Date:

Note: Dimensions are in METRES

City of
Richmond





DP 12-624180

Original Date: 12/11/14

Revision Date:

Note: Dimensions are in METRES

8451 BRIDGEPORT ROAD

Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- No variances are included in the proposal.
- DEU-ready – District Energy Utility (DEU) ready design providing for the hook-up of the three (3) towers to a City DEU utility when it comes available (as per legal agreements registered on Title).
- Sustainability – LEED Silver equivalency as per attached LEED Checklist, including:
  - Water efficient – At least 50% reduction in potable water consumption for irrigation through plant selection and high efficiency system including moisture sensors and pressure reducing spray heads.
  - Energy efficient – high efficiency equipment, lighting and controls
  - Air quality – indoor air quality management and low-emitting materials.
  - Recycling – secure area for garbage, organics and recycling.
  - Use of recycled content and regional materials
  - Construction waste management, including storage and collection of recyclables
  - Reduced Heat Island Effect and storm water run-off through minimum 20% site vegetation coverage.

HOTEL VERSANTE & OFFICE DEVELOPMENT
ALL AREAS ARE PRELIMINARY. SITE LAYOUT SUBJECT TO CITY'S APPROVAL

October 8, 2014

LEGAL DESCRIPTION:
LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

CIVIC ADDRESS:
8451 BRIDGEPORT ROAD, RICHMOND B.C.

GROSS SITE AREA BEFORE ADJUSTMENTS:			73,325 SF	6,812 m2
RIVER RD & WEST RD DEDICATION:			1,976 SF	184 m2
PUBLIC SIDEWALK ROW			4,101 SF	381 m2
SITE AREA:			67,248 SF	6,247 m2
NET SITE AREA AFTER ADJUSTMENTS:			71,349 SF	6,628 m2
GROSS BUILDABLE AREA:			239,585 SF	22,257 m2
FSR ALLOWED	3.00		214,047 SF	19,885 m2
FSR PROPOSED	3.00		214,017 SF	19,882 m2
COMMERCIAL	0.40		34,694 SF	3,223 m2
OFFICE	1.37		97,586 SF	9,066 m2
HOTEL	1.15		81,737 SF	7,593 m2
			214,017	

	HOTEL	OFFICE -NORTH	OFFICE-SOUTH	COMMERCIAL	NET AREA FAR	HOTEL ROOMS	CORE HOTEL	CORE N. TOWER	CORE S. TOWER	CORE CONN	AMENITY	GROSS AREA TOTAL
GROUND FLOOR	12,104	1,983	985	10,037	23,793	0	0	0	0	0	0	23,793
2ND FLOOR	3,648	345	0	4,774	8,664	0	742	673	449	519	0	11,047
3RD FLOOR	4,488	345	N/A	74	4,888	0	742	673	150	77	0	6,827
4TH FLOOR	4,888	340	572	8,596	12,601	8	753	673	730	518	0	15,276
5TH FLOOR	4,810	345	7,441	74	12,673	8	753	673	793	154	0	15,044
6TH FLOOR	4,996	0	10,310	6,865	22,207	10	768	0	793	759	1,072	25,597
7TH FLOOR	6,230	0	10,310	8,865	23,405	12	779	0	793	756	0	25,737
8TH FLOOR	6,230	7,056	10,310	0	23,596	12	779	804	793	0	0	25,972
9TH FLOOR	6,232	6,818	9,981	0	23,031	11	779	958	793	0	0	25,261
10TH FLOOR	6,231	6,816	10,310	0	23,360	11	779	958	0	0	0	24,796
11TH FLOOR	6,231	6,816	0	0	13,049	11	779	858	0	0	0	14,486
12TH FLOOR	5,644	7,053	0	0	12,697	6	779	858	0	0	0	14,134
13TH FLOOR	3,848	0	0	0	3,848	5	768	0	0	0	0	4,616
14TH FLOOR	6,218	0	0	0	6,218	5	793	0	0	0	0	7,010
TOTAL	81,737	37,326	90,260	34,694	214,017	100	9,992	6,125	5,593	2,787	1,072	239,585
TOTAL OFFICE			97,586									

PARKING CALCULATION:

HOTEL:				
10 SPACES PER GROSS 100m2 OF HOTEL FACILITIES	SEE DETAILED CALCULATION TO THE RIGHT			
1 SPACE PER 2 ROOMS				
3 SPACES FOR GROSS 100m2 OF GENERAL RETAIL				
15% RELAXATION AS PER 7.9.5.1.				
TOTAL HOTEL REQUIRED				131
OFFICE:				
3.75 SPACES PER GROSS 100m2 ON FIRST 2 LEVELS	2,716	SF		9
1.5 SPACES PER GROSS 100m2 ABOVE FIRST 2 LEVELS	94,869	SF		132
15% RELAXATION ABOVE 2ND FLOOR 7.9.5.1.				20
TOTAL OFFICE				122
COMMERCIAL:				
3.75 SPACES PER 100m2 ON FIRST 2 FLOORS	13,820	SF		48
1.5 SPACES PER GROSS 100m2 ABOVE FIRST 2 LEVELS	20,874	SF		26
15% RELAXATION AS PER 7.9.5.1.				4
TOTAL COMMERCIAL REQUIRED				73
TOTAL REQUIRED PARKING				326
TOTAL PROPOSED PARKING	incl. 7 H/C stalls			327

LOADING:				
1 MED SPACE + 1 PER EACH 6000m2 OVER 1861m2				4
1 LARGE SPACE + 1 PER EACH 5000m2 OVER 1961m2				5
TOTAL REQUIRED LOADING				9
TOTAL PROPOSED LOADING	RELAXATION REQUESTED			7

BICYCLE PARKING:	Class 1	Long term			
	Class 2	Short term			
HOTEL:					
0.27 CLASS 1 SPACE PER 100m2 OVER 100m2		15,176	SF		4
0.27 CLASS 2 SPACES PER 100m2 OVER 100m2		15,176	SF		4
TOTAL HOTEL:					7
OFFICE:					
0.27 CLASS 1 SPACE PER 100m2 OVER 100m2		97,586	SF		24
0.4 CLASS 2 SPACES PER 100m2 OVER 100m2		97,586	SF		36
TOTAL OFFICE:					60
COMMERCIAL:					
0.27 CLASS 1 SPACE PER 100m2 OVER 100m2		34,694	SF		8
0.4 CLASS 2 SPACES PER 100m2 OVER 100m2		34,694	SF		12
TOTAL COMMERCIAL:					21
TOTAL REQUIRED BICYCLE PARKING	class 1- 36			class 2- 52	
88	0.33 vertical allowed				
TOTAL PROPOSED BICYCLE PARKING	class 1- hor	35		class 2-	52
	class 1-vert	4		4 x 6st bro-way (10'-0"x62")	
91		39			52

			Allowed	PROVIDED
REQUIRED	2% H/C only		2	7
ALLOWED	50% small cars		164	163

TOTAL PARKING COUNT PROVIDED

	REG	SM	I&C	TOTAL
On grade				0
LVL1	11	3	7	21
LVL2	28	39	0	67
LVL3	40	40	0	80
LVL4	39	41	0	80
LVL5	39	40	0	79
TOTAL	157	163	7	327

AREA HOTEL	Retail	Bar/ Restaurant	Conference Lounge		# of ROOMS
GROUND	4,050	3,270	2,102		-
2ND FLOOR			554		
3RD FLOOR			3,185		
4TH FLOOR					8
5TH FLOOR					8
6TH FLOOR					10
7TH FLOOR					12
8TH FLOOR					12
9TH FLOOR					11
10TH FLOOR					11
11TH FLOOR					11
12TH FLOOR		1,585			6
13TH FLOOR					5
14TH FLOOR					6
	4,050	5,195	5,931	-	100
TOTAL	7,916 SF		735.42 m2		73.54
TOTAL	4,050 SF		376.25 m2		11.29
TOTAL	staff/guest rooms				50.00
TOTAL	3,210 SF		298.21 m2		11.18
PARKING REQ'D					146.01
PARKING REQ'D ABOVE 2ND LEVEL					52.03
Allowed Relaxation		15 % above 2nd floor			14.70
Total Parking Required					131.31

Parking Requirements		
10 Spaces/	100 m2	restaurant/banquet/conference lounge
3 Spaces/	100 m2	Retail/ General Convenience
1 Space /	2 rooms	
3.75 Spaces/	100 m2	Gross Leasable Floor Area - Restaurant

124.11

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

REVISIONS

NO.	DATE	DESCRIPTION
01	APR, 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
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08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

RICHMOND BC

FSR STATS

Plan 1 Jan 20, 2015

DP 12-624180

FSR-0.00

REFERENCE PLAN OF PART OF LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP37734

DRAFT PLAN EPP37735

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT
FOR STATUTORY RIGHT OF WAY PURPOSES (PUBLIC RIGHTS OF PASSAGE)

BCGS 92G.015

5 0 5 10 15 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

INTEGRATED SURVEY AREA NO. 18, CITY OF RICHMOND, NAD83 (CSRS)4.0.0.BC.1.GVRD.

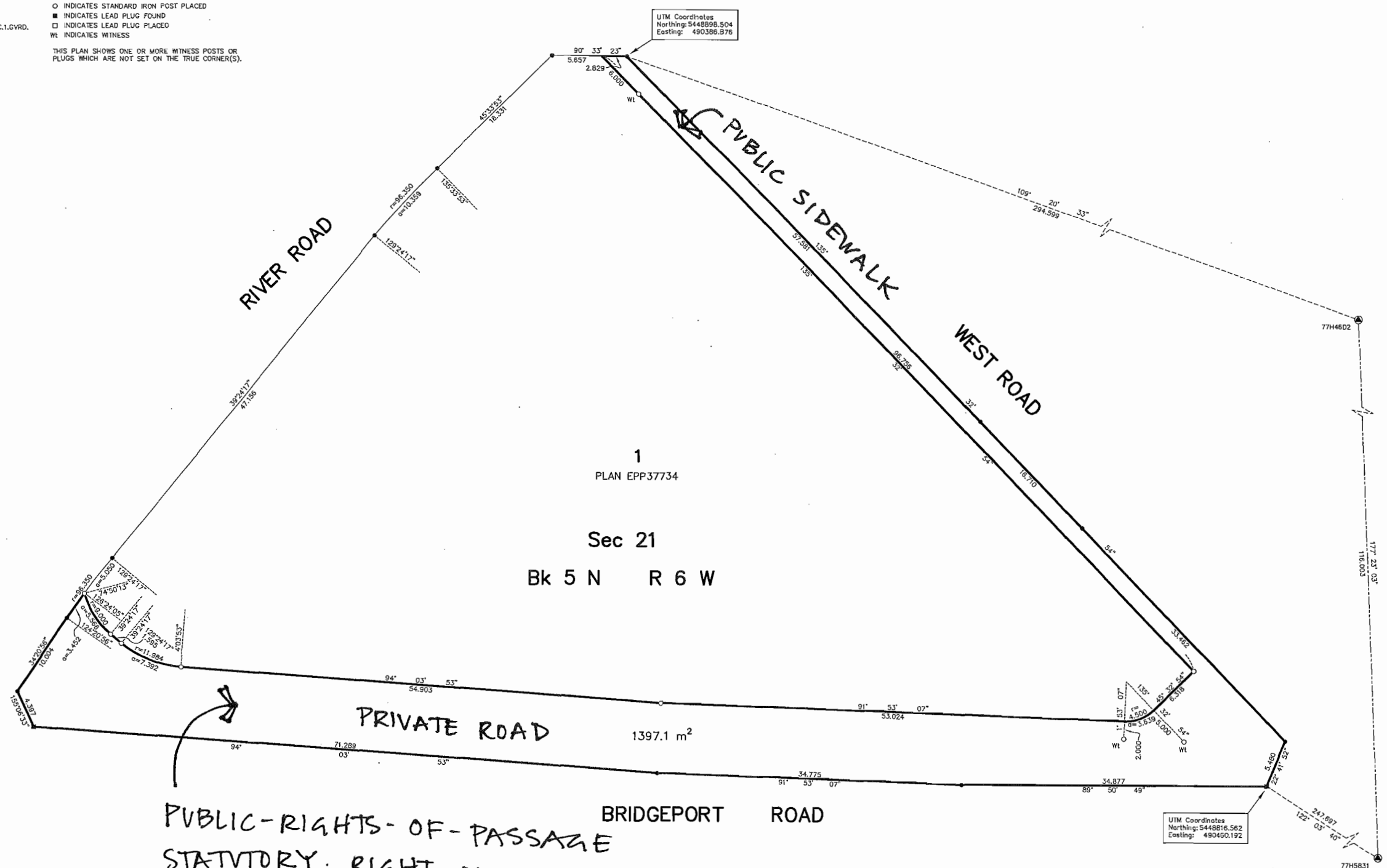
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 77H46D2 AND 77H5831.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996038 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 77H46D2 AND 77H5831.

LEGEND

- ⊕ INDICATES CONTROL MONUMENT FOUND
- ● INDICATES STANDARD IRON POST FOUND
- ○ INDICATES STANDARD IRON POST PLACED
- ■ INDICATES LEAD PLUG FOUND
- □ INDICATES LEAD PLUG PLACED
- Wt INDICATES WITNESS

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS OR PLUGS WHICH ARE NOT SET ON THE TRUE CORNER(S).



PUBLIC-RIGHTS-OF-PASSAGE
STATUTORY. RIGHT-OF-WAY

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137

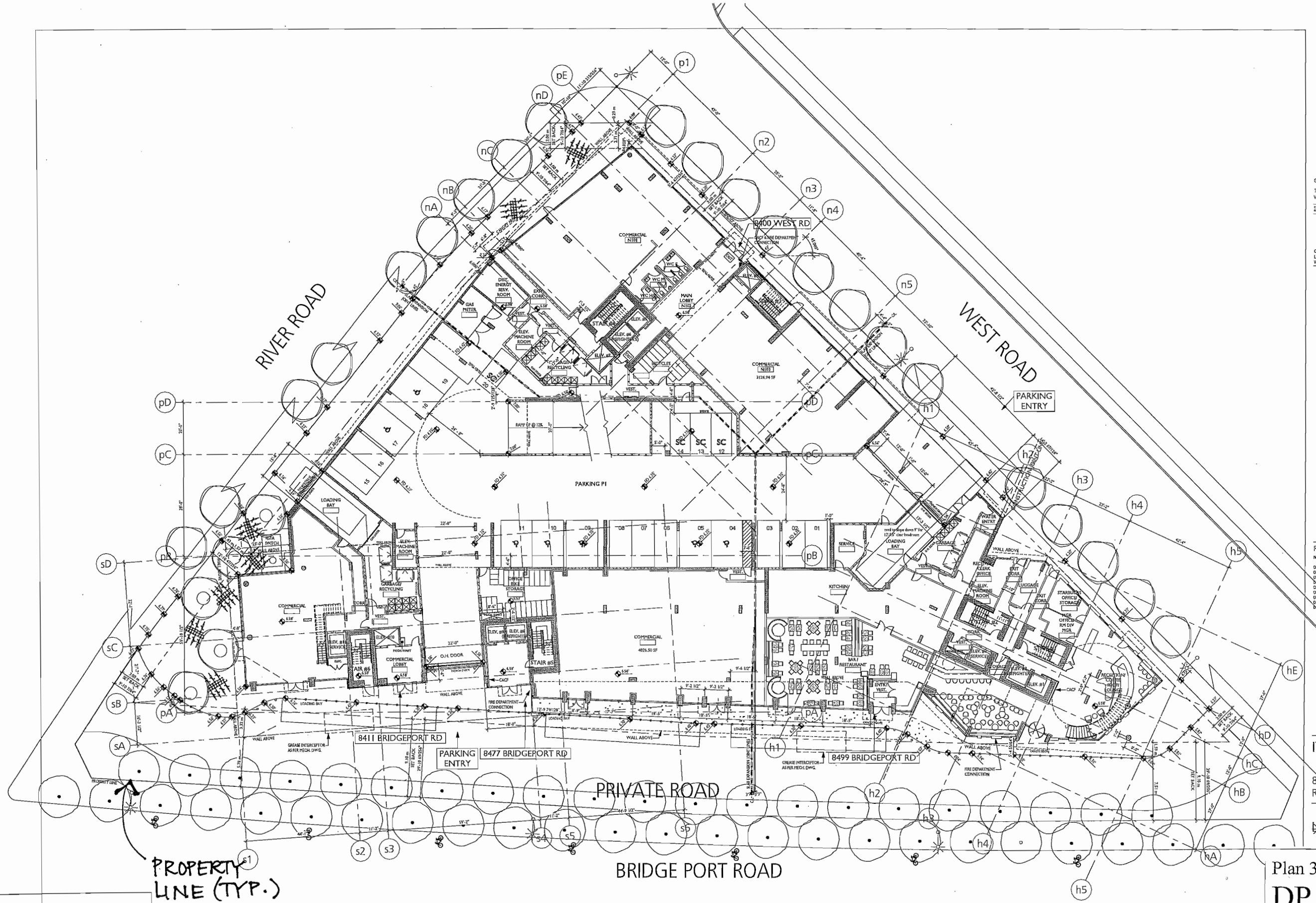
CADFILE:16907-6-REF.DWG

R-13-6-16907-REF-SRW

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

Plan 2 Jan 20, 2015

DP 12-624180



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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

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09	JAN 09, 2015	ISSUED FOR DP PANEL

ITC - BRIDGEPORT RD

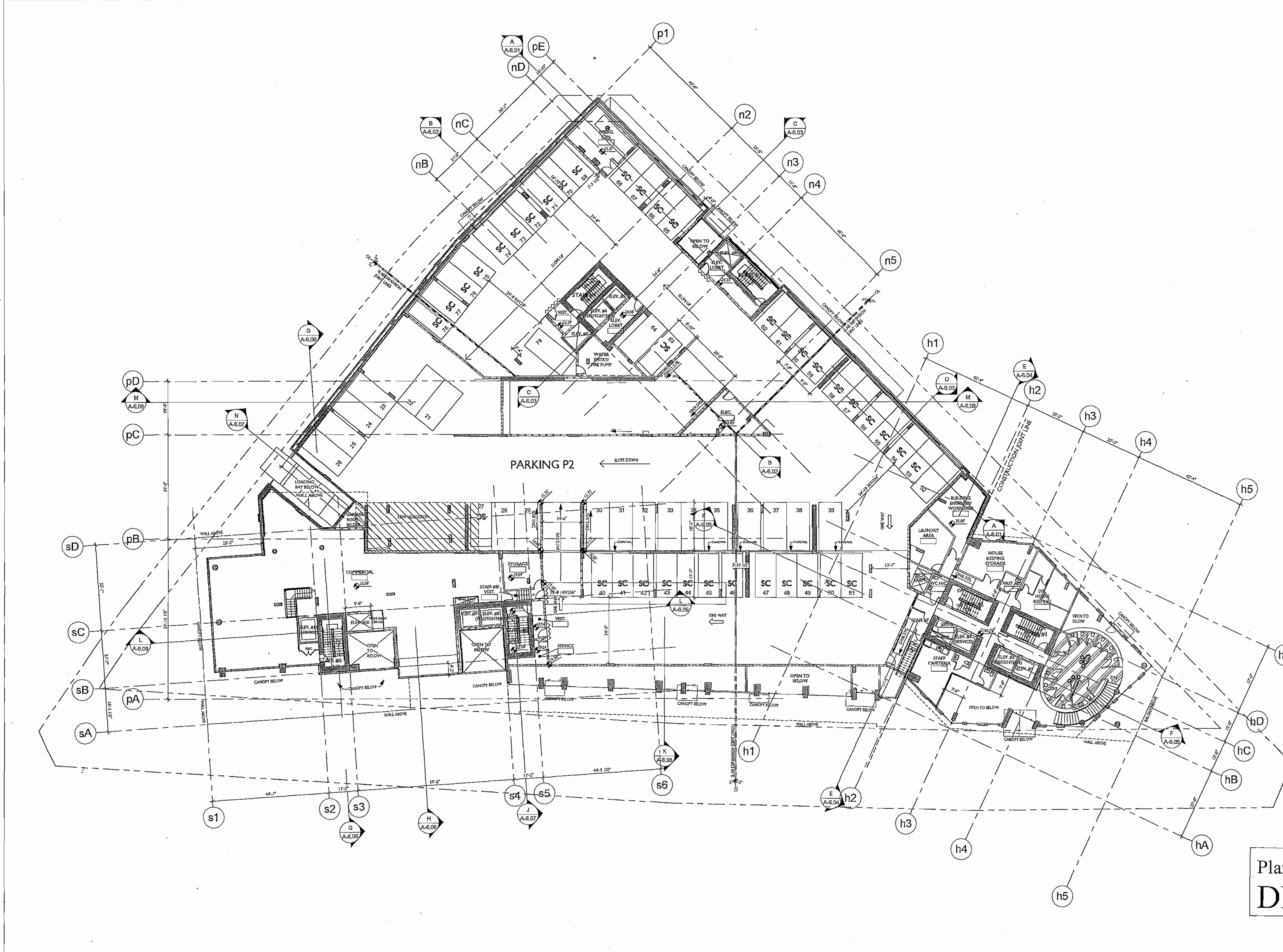
8477 BRIDGEPORT RD.
RICHMOND BC

LEVEL 1

Plan 3 Jan 20, 2015

DP 12-624180

(DP)A-2.01



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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

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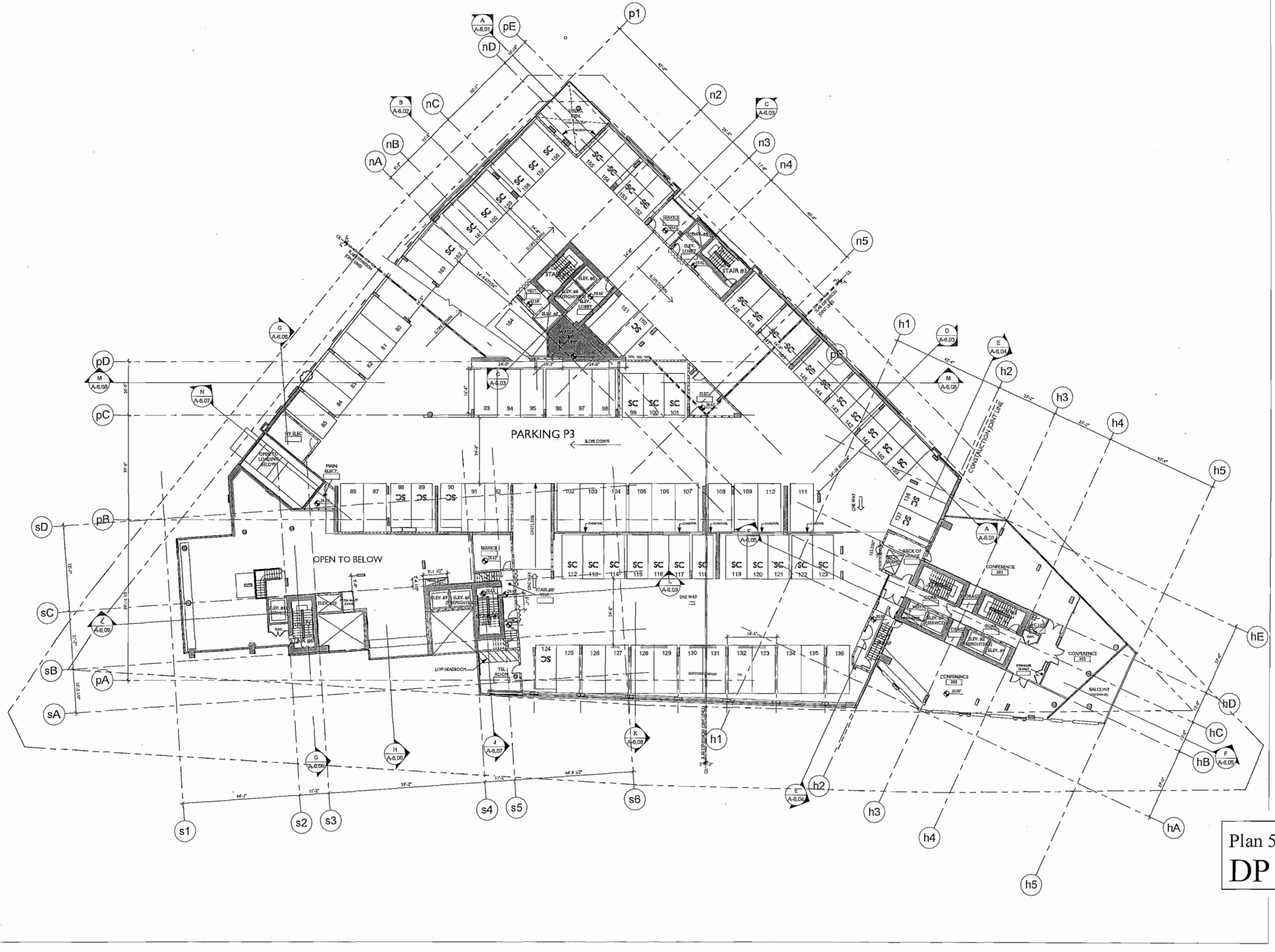
ITC - BRIDGEPORT RD
8477 BRIDGEPORT RD.
RICHMOND BC

LEVEL 2

Plan 4 Jan 20, 2015
DP 12-624180

(DP)A-2.02



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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 39992

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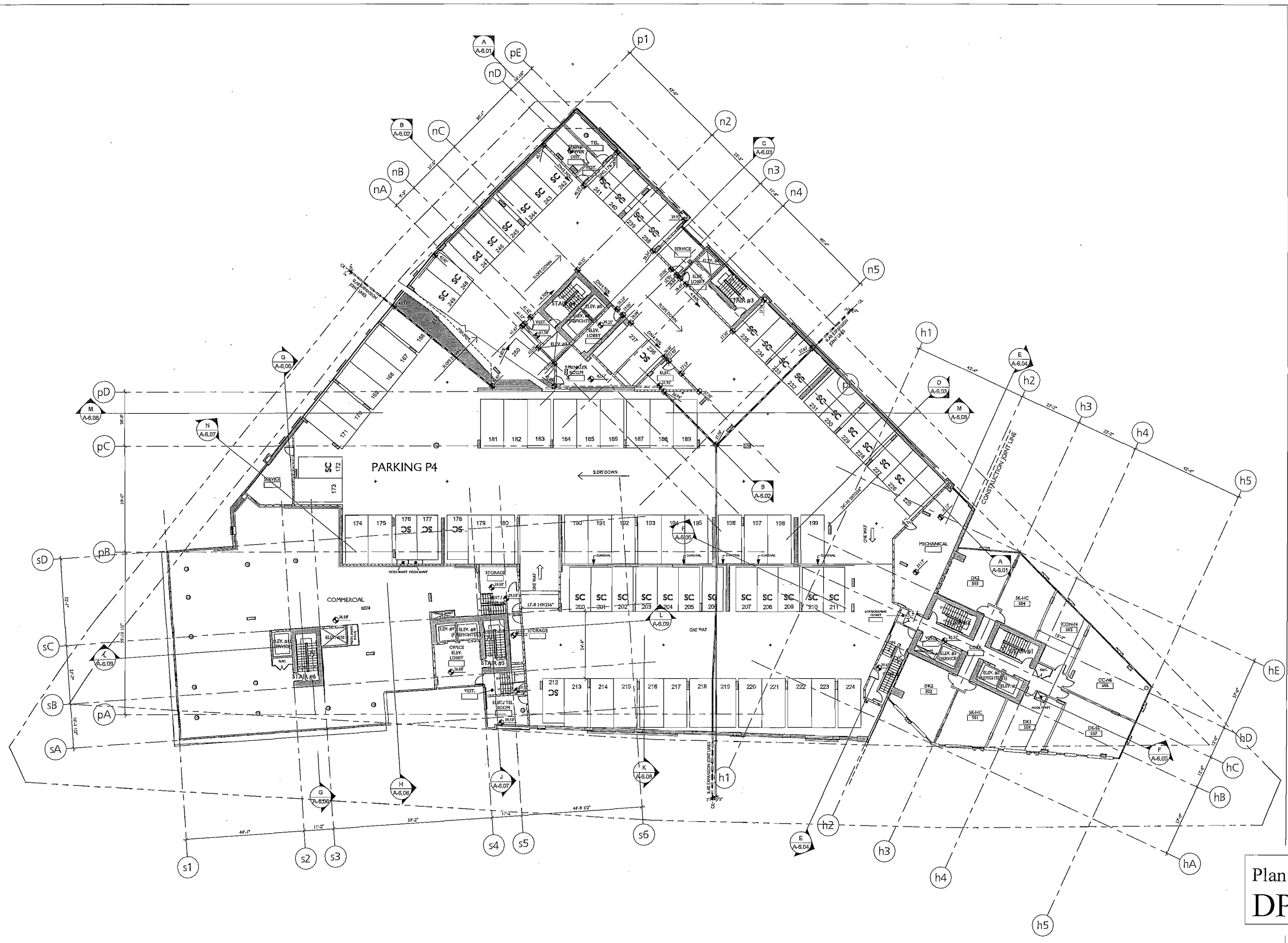
ITC - BRIDGEPORT RD
8477 BRIDGEPORT RD.
RICHMOND BC

LEVEL 3

Plan 5 Jan 20, 2015
DP 12-624180

(DP)A-2.03



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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 39592

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08	AUG 25, 2014	ISSUED FOR COORDINATION
09	JAN 09, 2015	ISSUED FOR DP PANEL

ITC - BRIDGEPORT RD

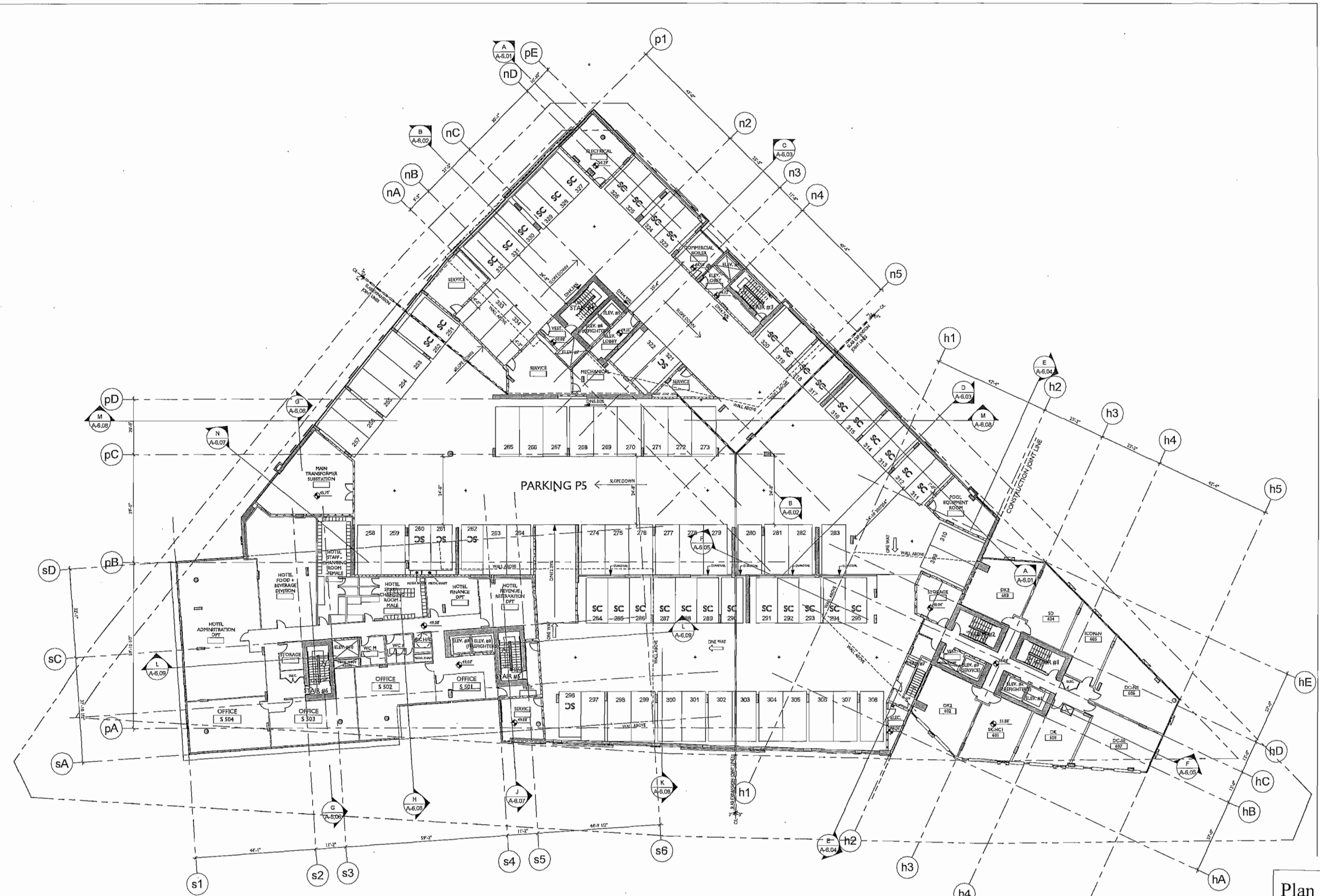
8477 BRIDGEPORT RD.
RICHMOND BC

LEVEL 4

Plan 6 Jan 20, 2015

DP 12-624180

(DP)A-2.04



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GBL ARCHITECTS
INC.
1338 EAST 8th AVENUE TEL 604 736 1156
VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5279

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35892

REVISIONS

NO.	DATE	DESCRIPTION
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09	JAN 09, 2015	ISSUED FOR DP PANEL

ITC - BRIDGEPORT RD

8477 BRIDGEPORT RD.
RICHMOND BC

LEVEL 5

Plan 7 Jan 20, 2015

DP 12-624180

(DP)A-2.05

Ⓐ 4" SQ SPLIT STONE SETTS

Ⓑ 8" SQ. SPLIT FACED STONE PAVING

Ⓒ STAINLESS STEEL LIGHT BOLLARDS

Ⓓ INGROUND LED LIGHTING

Ⓔ INSITU VEHICULAR CONCRETE

Ⓕ 14 CLASS 2 EXT.
BICYCLE PARKING STAINLESS STEEL RACK

Ⓖ 35 CLASS 2 EXT.
BICYCLE PARKING STAINLESS STEEL RACK

Ⓗ SIGNAGE TBC

① ESCOFET CARMEL 120 TREE SURROUNDS
BY LANDSCAPE FORMS. CONTACT:
JULIA RYAN T: 604.738.0455

0 5 15 25 35 45 M

721 East Hastings Street,
Vancouver
British Columbia
Canada
V6A 1R3

t: 778 386 4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

general notes

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

issue	date
DP INTAKE	30.10.12
DP INTAKE	02.10.13
DP RE-SUBMISSION	10.10.14

revision	date
F	30.10.12
G	02.10.13
H	16.06.14
I	10.10.14

project
8451 BRIDGEPORT ROAD DEVELOPMENT

legal
LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WEST DISTRICT PLAN 35992

drawing
LEVEL 1_ GENERAL ARRANGEMENT

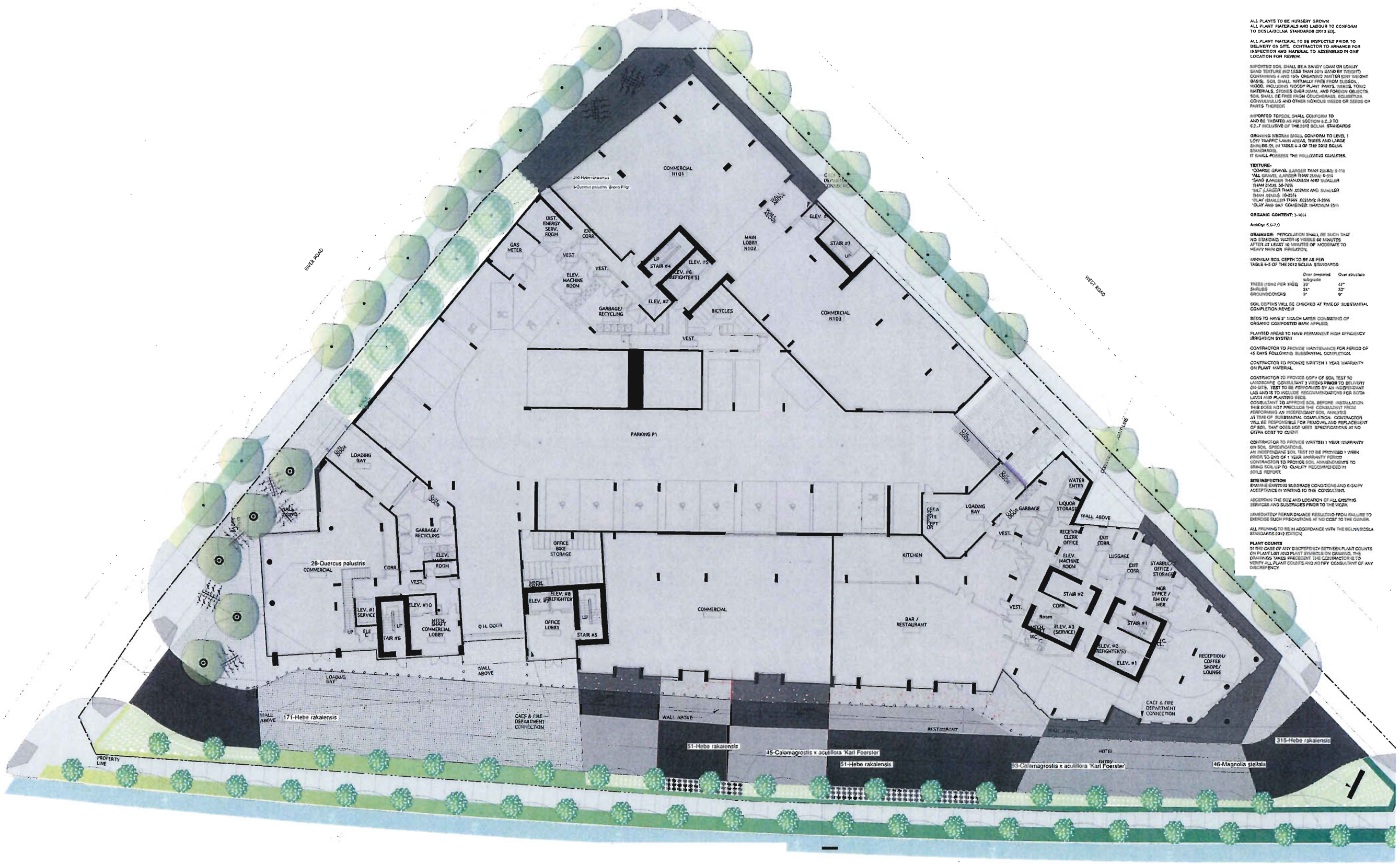
seal

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER JULIAN PATTISON 411

scale

Plan 8 Jan 20, 2015
DP 12-624180

number
L1_L1



PLANT SCHEDULE_ LEVEL 1

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Cal	138	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3 Cont	600mm	Full & Bushy
Hr	978	Hebe rakaiensis	Veronica	#3 Cont.	500mm	Full & Bushy
Ms	46	Magnolia stellata	Star Magnolia	#5cm Cal	6000mm	On Standard
Qp	28	Quercus palustris	Pin Oak	8cm Cal B&B	6000mm	Straight Trunk/ Full Crown
QpGP	5	Quercus palustris 'Green Pillar'	Pin Oak	8cm Cal.		Straight Trunk and Full Crown

0 5 15 25 35 45 M

ALL PLANTS TO BE NURSERY GROWN.
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2012 ED).

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE AND LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 10% ORGANIC MATTER DRY WEIGHT BASIS. SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 50MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVOLVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCSLA STANDARDS

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (IE. IN TABLE 6.3 OF THE 2012 BCLNA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES.

TEXTURE:
- COARSE GRAVEL (LARGER THAN 20MM): 0-1%
- ALL GRAVEL (LARGER THAN 2MM) 0-5%
- SAND (LARGER THAN 0.05MM AND SMALLER THAN 2MM): 50-70%
- SILT (LARGER THAN .002MM AND SMALLER THAN 0.05MM): 10-25%
- CLAY (SMALLER THAN .002MM): 0-20%
- CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

ACIDITY: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-3 OF THE 2012 BCSLA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	39"	42"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 2 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.
CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSES AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.
CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS 2012 EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPENCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPENCY.

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general notes

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issue	date
DP INTAKE	30.10.12
DP INTAKE	02.10.13
DP INTAKE	26.03.14
DP RE-SUBMISSION	10.10.14

revision	date
A	02.10.13
B	26.03.14
C	10.10.14

project
8451 BRIDGEPORT ROAD DEVELOPMENT

legal
LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WEST DISTRICT PLAN 35992

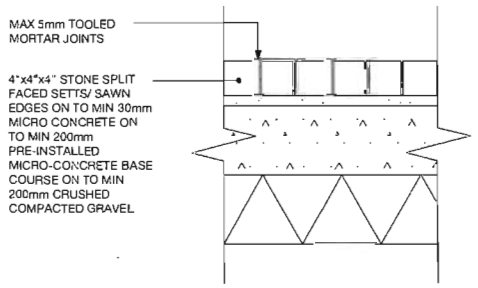
drawing
LEVEL 1_ PLANTING PLAN

seal

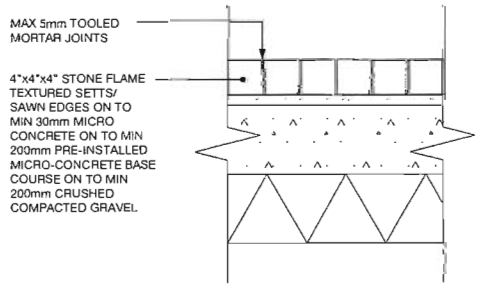
scale
1 : 200 METRIC

Plan 9 Jan 20, 2015
DP 12-624180

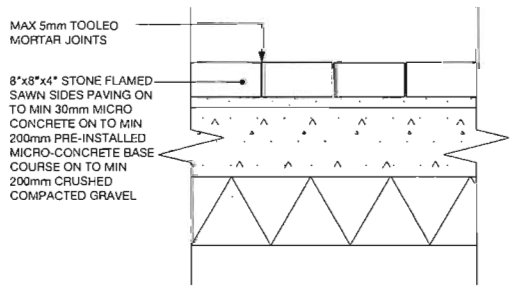
number
L1 L4



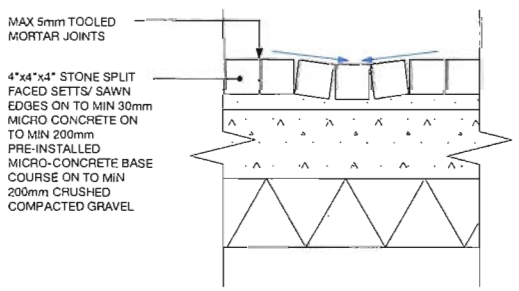
1 L1_L6 — 4" SQUARE SPLIT SETTS
Scale: 1:10



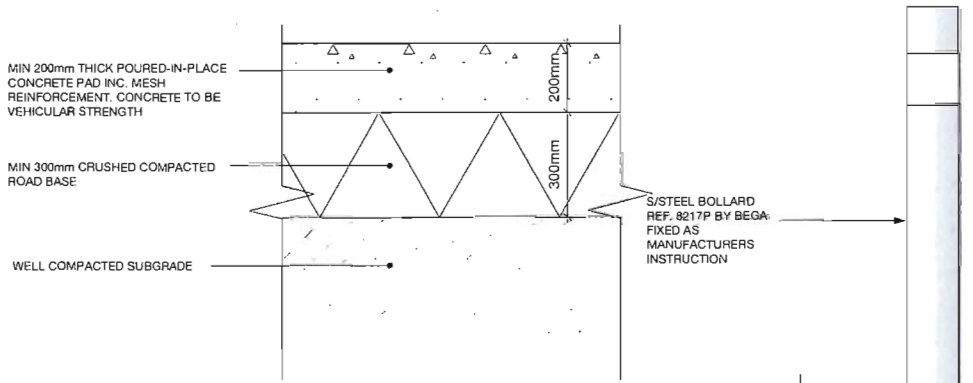
2 L1_L6 — 4" SQUARE FLAME TEXTURED SETTS
Scale: 1:10



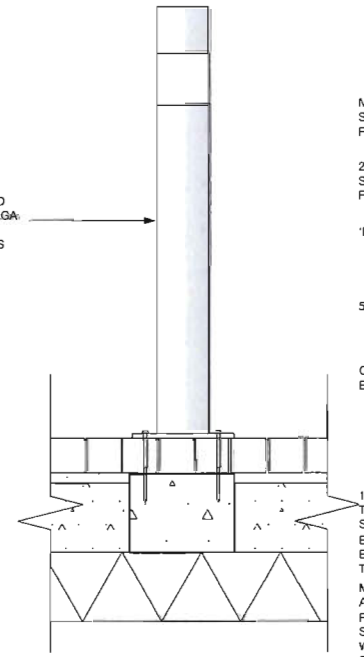
3 L1_L6 — 8" SQUARE STONE PAVING
Scale: 1:10



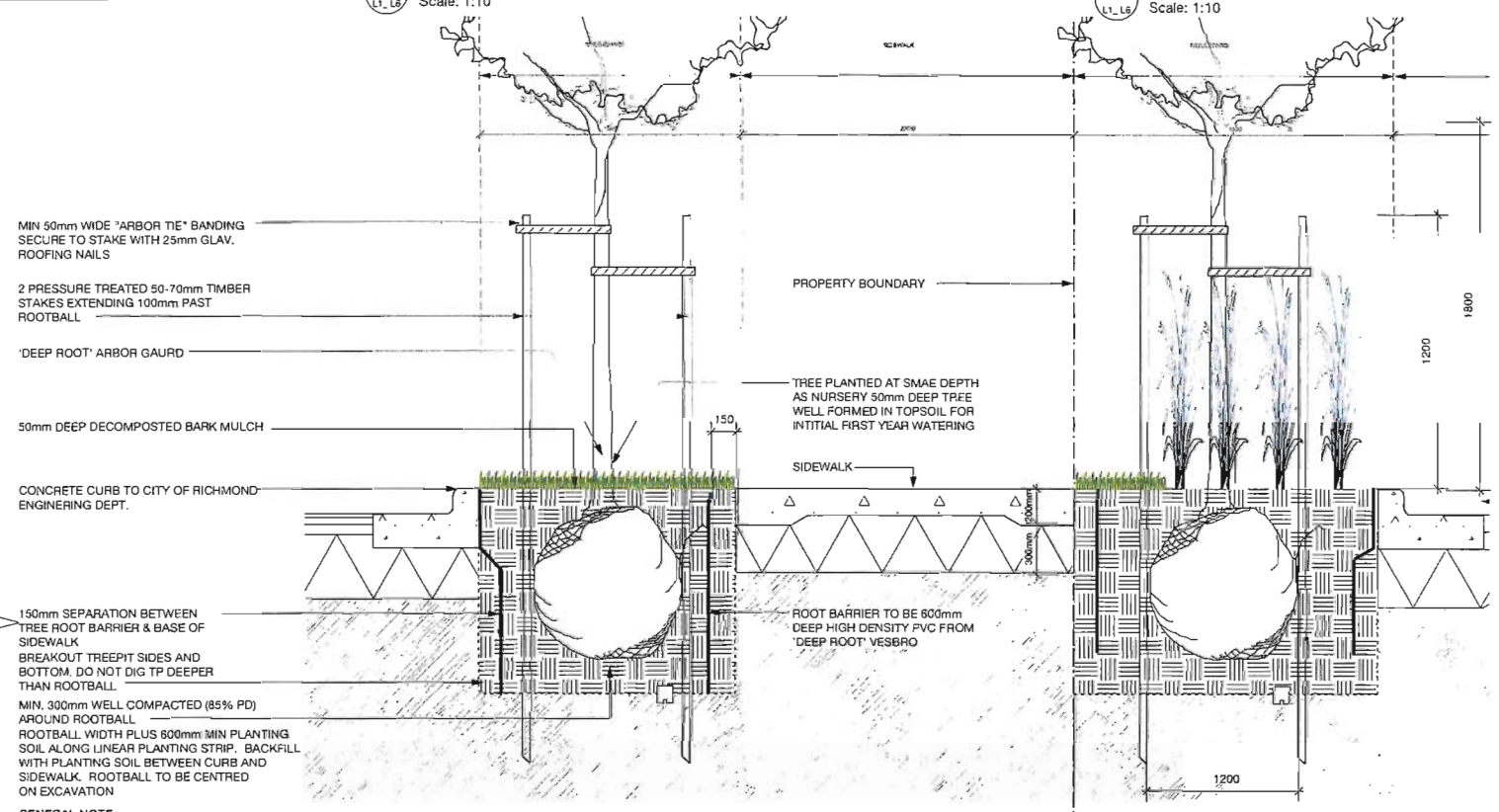
4 L1_L6 — 4" SQUARE SPLIT SETTS DRAINAGE CHANNEL
Scale: 1:10



7 L1_L6 — INSITU CONCRETE
Scale: 1:10

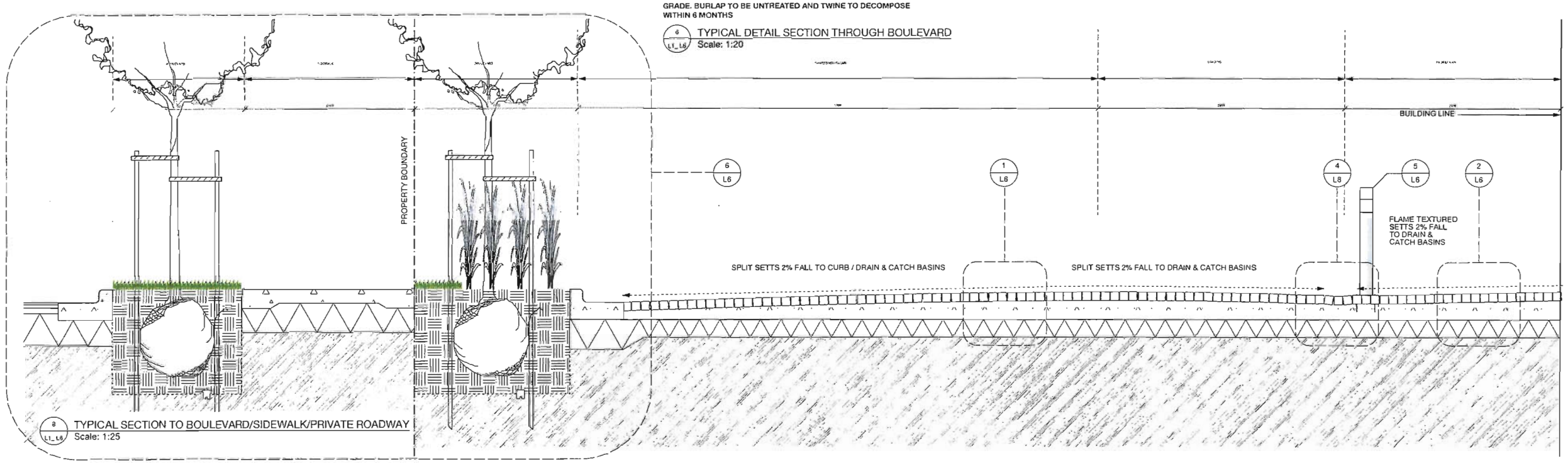


5 L1_L6 — S/STEEL BOLLARD
Scale: 1:10



GENERAL NOTE:
ENSURE TOP OF ROOTBALL IS AT OR SLIGHLTY ABOVE FINISHED GRADE. BURLAP TO BE UNTREATED AND TWINE TO DECOMPOSE WITHIN 6 MONTHS

6 L1_L6 — TYPICAL DETAIL SECTION THROUGH BOULEVARD
Scale: 1:20



8 L1_L6 — TYPICAL SECTION TO BOULEVARD/SIDEWALK/PRIVATE ROADWAY
Scale: 1:25

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issue	date
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revision	date
A	02.10.13
B	26.03.14

project
8451 BRIDGEPORT ROAD DEVELOPMENT

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drawing
LEVEL 1_ TYPICAL DETAILS

seal

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — JULIAN SUTTISON — 411

scale

Plan 10 Jan 20, 2015
DP 12-624180

number
L1_L6

2 POOL AREA DETAIL

1 GENERAL ARRANGEMENT
Scale: 1:200

0 5 15 25 35 45 M

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general notes

issue	date
DP INTAKE	30.10.12
DP INTAKE	03.10.13
COORDINATION	09.09.14
COORDINATION	24.09.14
DP RE-SUBMISSION	10.10.14

revision	date
A	27.08.12
B	05.09.12
C	12.09.12
D	12.10.05
E	03.10.13
F	16.06.14
G	10.09.14
H	24.09.14

project
8451 BRIDGEPORT ROAD DEVELOPMENT

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drawing
L6_GENERAL ARRANGEMENT

seal

scale
1 : 200 METRIC

Plan 11 Jan 20, 2015
DP 12-624180

number
L6_L1

Plant List

Common Name	Botanical Name	Qty	Scheduled Size	Remarks
Trees				
Columnar Aspen	Populus tremula 'Erecta'	12	5cm Cal	Full Loose Crown/ Straight Trunk
Shrubs				
Hick`S Yew	Taxus x media 'Hicksii'	198	5ft B&B	Full & Bushy
Royal Purple Smoke Tree	Cotinus coggygria 'Royal Purple'	18	1.5-1.8m M/S	Full and bushy plants
Perennials				
Hazel Spanish Lavender	Lavandula stoechas 'Hazel'	640	#3 Cont.	Full and Bushy
Myrtle, Periwinkle	Vinca minor 'Alba'	438	#1 Cont.	Full & Bushy
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foe	349	#3 Cont	Full & Bushy
Vines				
Total		1655		

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IT SHALL POSSESS THE FOLLOWING ANALYSIS:

TEXTURE:
"COARSE GRAVEL (LARGER THAN 20MM): 0-1%
"ALL GRAVEL (LARGER THAN 2MM): 0-5%
"SAND (LARGER THAN 0.05MM AND SMALLER THAN 2MM): 50-75%
"SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 15-25%
"CLAY (SMALLER THAN .002MM): 0-20%
"CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 7-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 15 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-5 OF THE 2012 BCLNA STANDARDS:

	Over grooved subgrade	Over smooth
TREES (new) PER PIECE	39"	48"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 3" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

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PLANT COUNTS
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DP INTAKE	26.03.14
DP RESUBMISSION	10.10.14

revision	date
A	03.10.13
B	26.03.14

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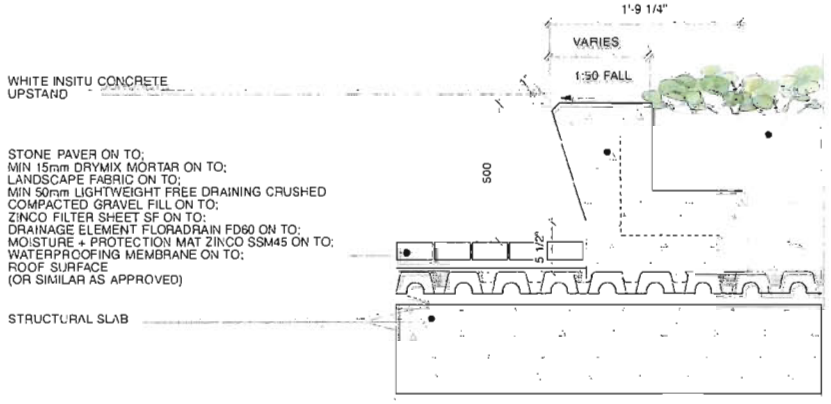
LEVEL 5_ PLANTING PLAN

seal
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JULIAN SATTISON
411

scale
1 : 200 METRIC

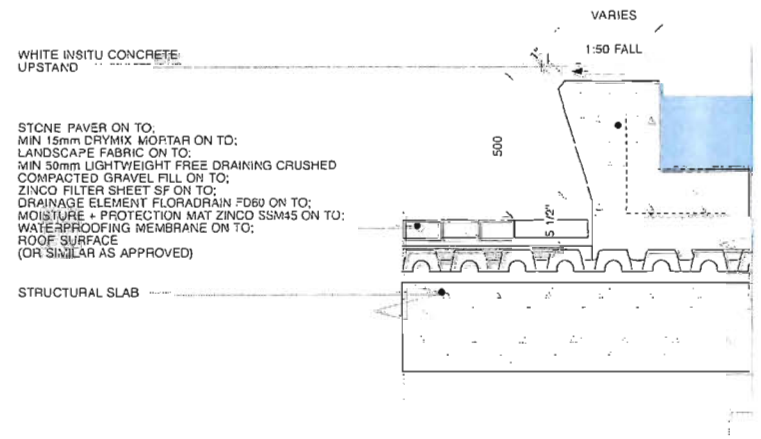
Plan 12 Jan 20, 2015
DP 12-624180

number
L6_L4



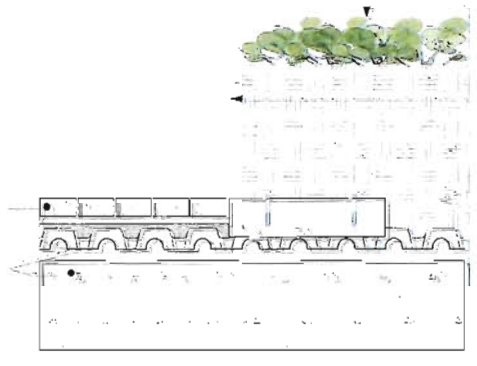
1 CONCRETE PLANTER EDGE TYPICAL
L6_L5 Scale: 1:10

SYSTEM BUILD-UP
-PLANT MATERIAL ON TO;
-GROWING MEDIUM ZINCO EXTENSIVE. DEPTH 500-900mm ON TO;
-ZINCO FILTER SHEET SF ON TO;
-DRAINAGE ELEMENT FLORADRAIN FD60 ON TO;
-MOISTURE + PROTECTION MAT ZINCO SSM45 ON TO;
-WATERPROOFING MEMBRANE ON TO;
-ROOF SURFACE
(OR SIMILAR AS APPROVED)

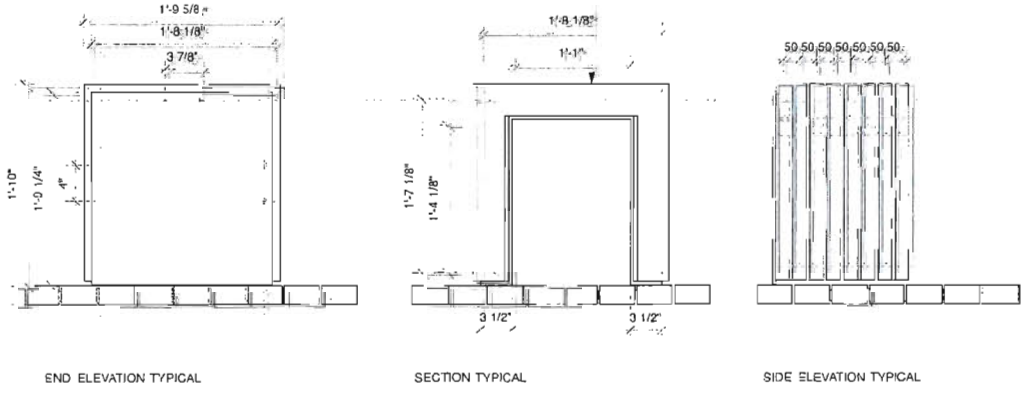


2 CONCRETE WATER RILL EDGE TYPICAL
L6_L3 Scale: 1:10

SYSTEM BUILD-UP
-PLANT MATERIAL ON TO;
-GROWING MEDIUM ZINCO EXTENSIVE. DEPTH 500-900mm ON TO;
-ZINCO FILTER SHEET SF ON TO;
-DRAINAGE ELEMENT FLORADRAIN FD60 ON TO;
-MOISTURE + PROTECTION MAT ZINCO SSM45 ON TO;
-WATERPROOFING MEMBRANE ON TO;
-ROOF SURFACE
(OR SIMILAR AS APPROVED)



3 CORETEN STEEL EDGE TYPICAL
L4_L6 Scale: 1:10

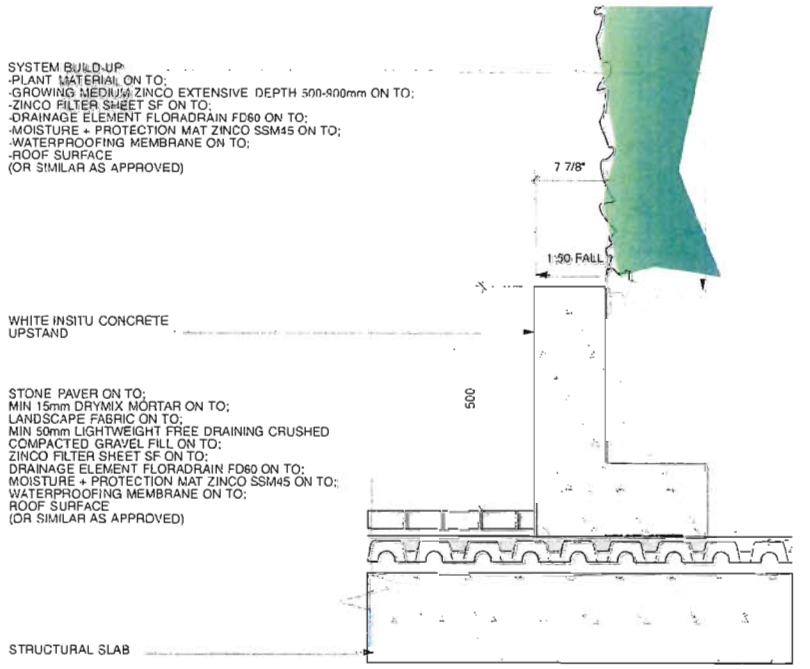


END ELEVATION TYPICAL

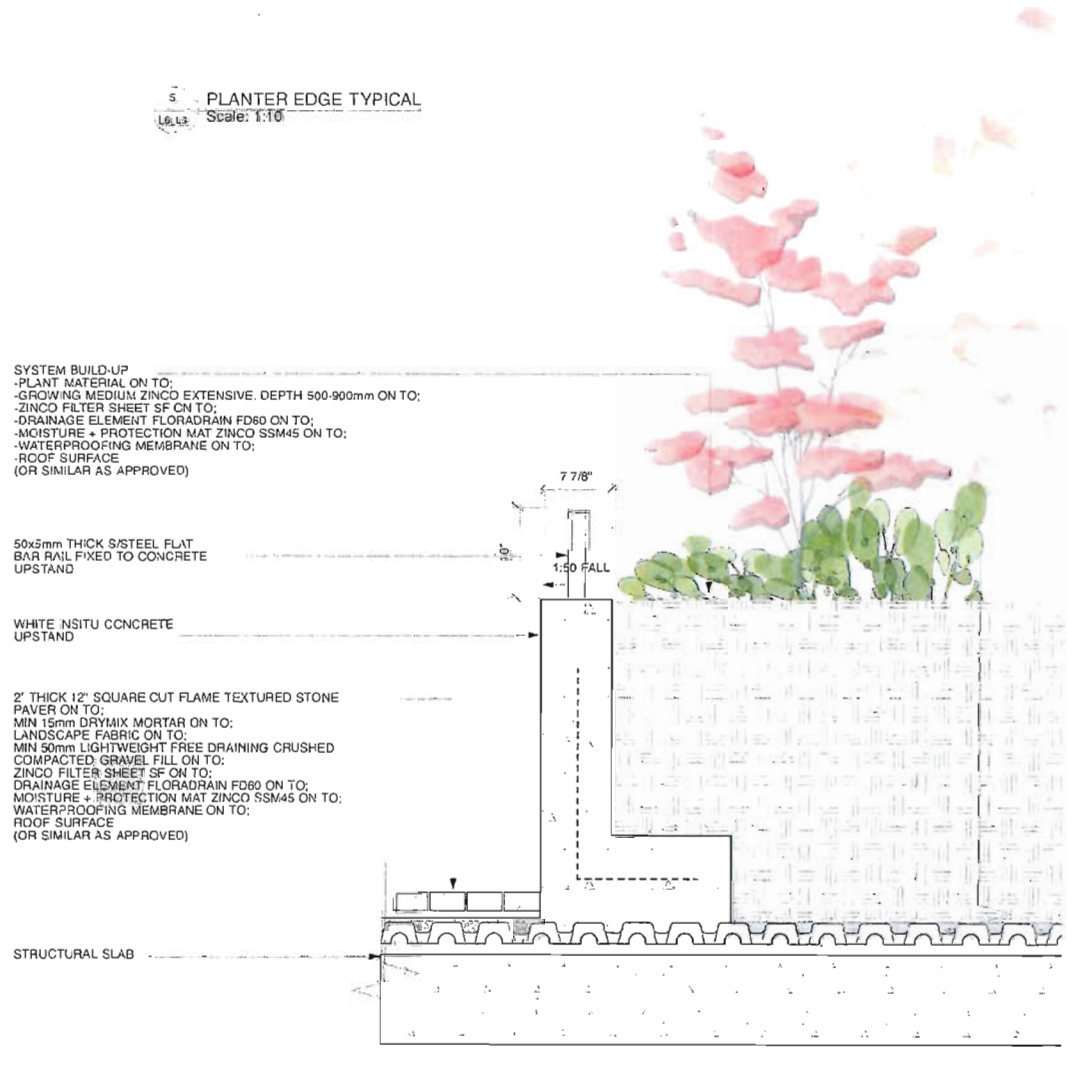
SECTION TYPICAL

SIDE ELEVATION TYPICAL

4 H/W TIMBER SEAT / PLAY OBJECT
L6 L3 Scale: 1:10



5 PLANTER EDGE TYPICAL
L6_L3 Scale: 1:10



6 CONCRETE EDGE DETAIL TO HIGH PLANTER
L6_L6 Scale: 1:10

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seal

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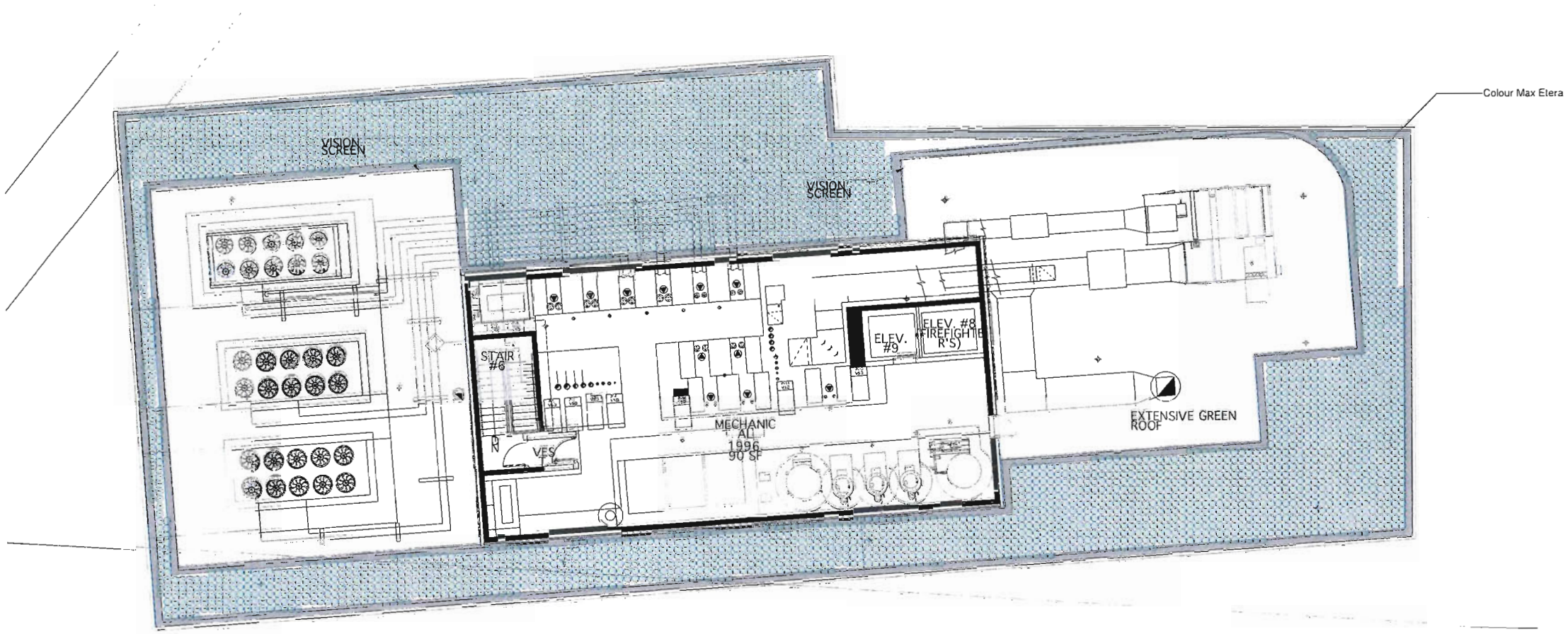
scale
AS SHOWN

Plan 13 Jan 20, 2015
DP 12-624180

number
L6_L6



ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Sedums	3412 sq'	Colour Max Etera	Colour Max Etera	Tile		Etera Tiles 2' sq per Tile

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2012 ED).

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IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL , WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2..3 TO 6.2..7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2012 BCLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 25MM): 0-1%
*ALL GRAVEL (LARGER THAN 2MM): 0-5%
*SAND (LARGER THAN.05MM AND SMALLER THAN 2MM): 50-70%
*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%
*CLAY (SMALLER THAN .002MM): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.
CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS 2012 EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPENCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPENCY.

considered design inc

721 East Hastings Street,
Vancouver
British Columbia
Canada
V6A 1R3

t: 778 386 4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

general notes

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

issue	date
DP RE-SUBMISSION	10.10.14

revision	date

project
8451 BRIDGEPORT ROAD DEVELOPMENT

legal
LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WEST DISTRICT PLAN 35992

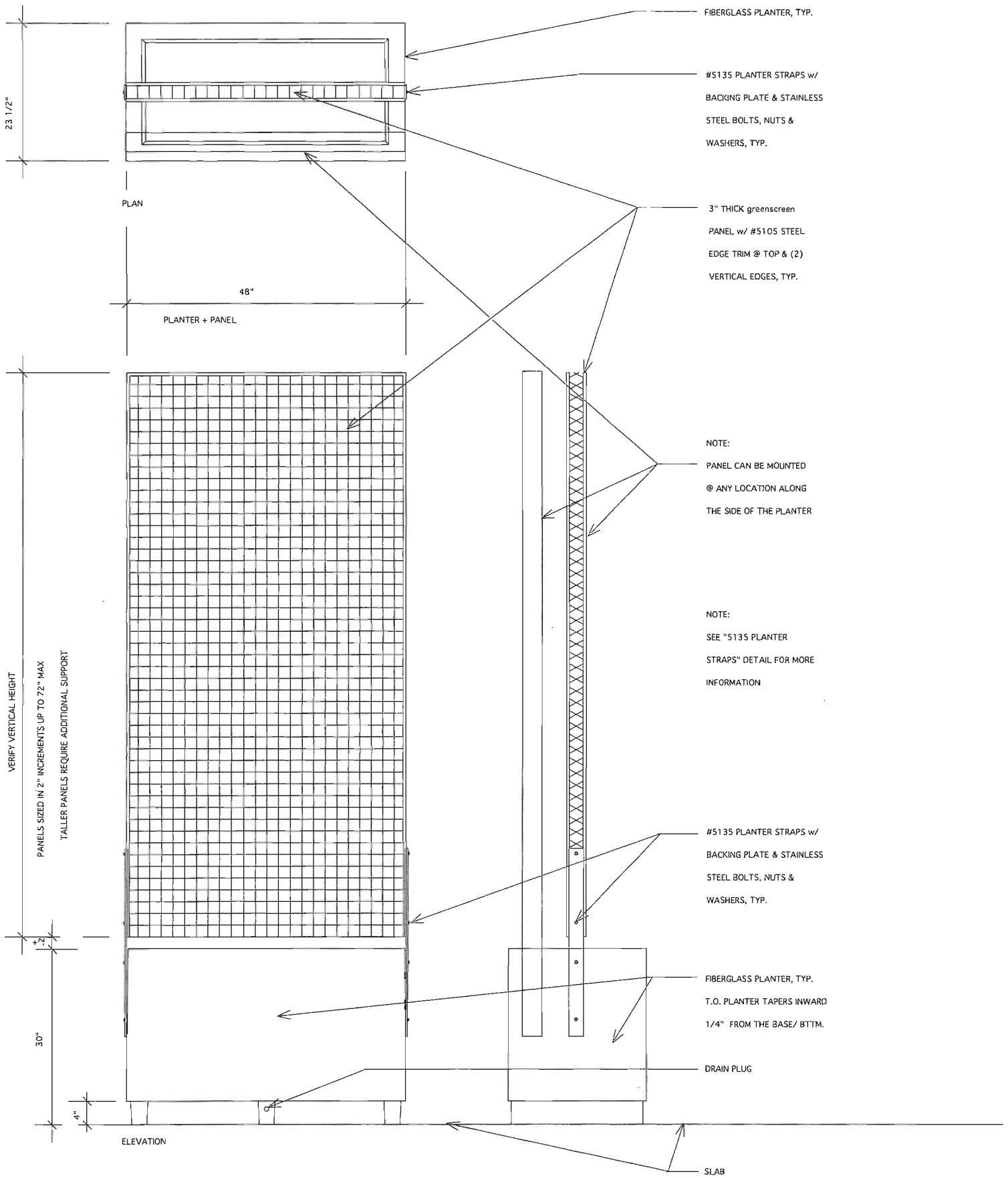
drawing
SOUTH TOWER ROOF _ GENERAL ARRANGEMENT

seal

scale
1 : 100 METRIC

Plan 14 Jan 20, 2015
DP 12-624180

number
STR_L1



considered design inc

509 - 2770 sophia street
vancouver
british columbia
canada
v5t 0a4

t: 778 386 4414
e:considered@me.com
w:www.weareconsidered.com

general notes

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

issue	date
DP INTAKE	26.03.14

revision **date**

project
8451 BRIDGEPORT ROAD DEVELOPMENT

legal
LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WEST DISTRICT PLAN 35992

drawing
GREENSCREEN TYPICAL

seal

scale
1:10 METRIC

Plan 15 Jan 20, 2015
DP 12-624180

number
L6_L6.1

RIVER RD

WEST RD

BRIDGEPORT ROAD ELEVATION

gBL
© GBL ARCHITECTS INC.
1440 - 1234 WEST 11TH AVENUE
VANCOUVER, BC CANADA V6H 3C9
TELEPHONE 604 736 1154
FACSIMILE 604 731 1379

PLOT INFO.
PLOT STAMP LOCATION

NOTES

REVISIONS
No DATE DESCRIPTION

8451 BRIDGEPORT ROAD
RICHMOND, BC

FOR MYIE LTD

BRIDGEPORT ROAD ELEVATION

DATE	FEBRUARY 2012
DRAWN BY	
CHECKED BY	
SCALE	1/16"=1'-0"
JOB NUMBER	1145

A-3.00

Plan 16 Jan 20, 2015
DP 12-624180

gBL

© GBL ARCHITECTS INC.
#40 - 3264 WEST 11TH AVENUE
VANCOUVER, BC CANADA V6K 2C9
TELEPHONE 604 736 1156
FACSIMILE 604 731 0279

PLOT INFO.
PLOT STAMP LOCATION

NOTES

BRIDGEPORT RD

RIVER RD

WEST ROAD ELEVATION

REVISIONS
No DATE DESCRIPTION
1

8451 BRIDGEPORT ROAD
RICHMOND, BC

FOR MYIE LTD

WEST ROAD
ELEVATION

DATE	FEBRUARY 2012
DRAWN BY	
CHECKED BY	
SCALE	1/16"=1'-0"
JOB NUMBER	1145

A-3.01

Plan 17 Jan 20, 2015
DP 12-624180

WEST RD

BRIDGEPORT RD

RIVER ROAD ELEVATION

gBL

GBL ARCHITECTS INC.
IHI - 3364 WEST 11TH AVENUE
VANCOUVER, BC CANADA V6J 2C9
TELEPHONE 604.736.1156
FACSIMILE 604.731.0329

PLOT INFO.
PLOT PLAN LOCATION

NOTES

REVISIONS
No DATE DESCRIPTION
1.

8451 BRIDGEPORT ROAD
RICHMOND, BC

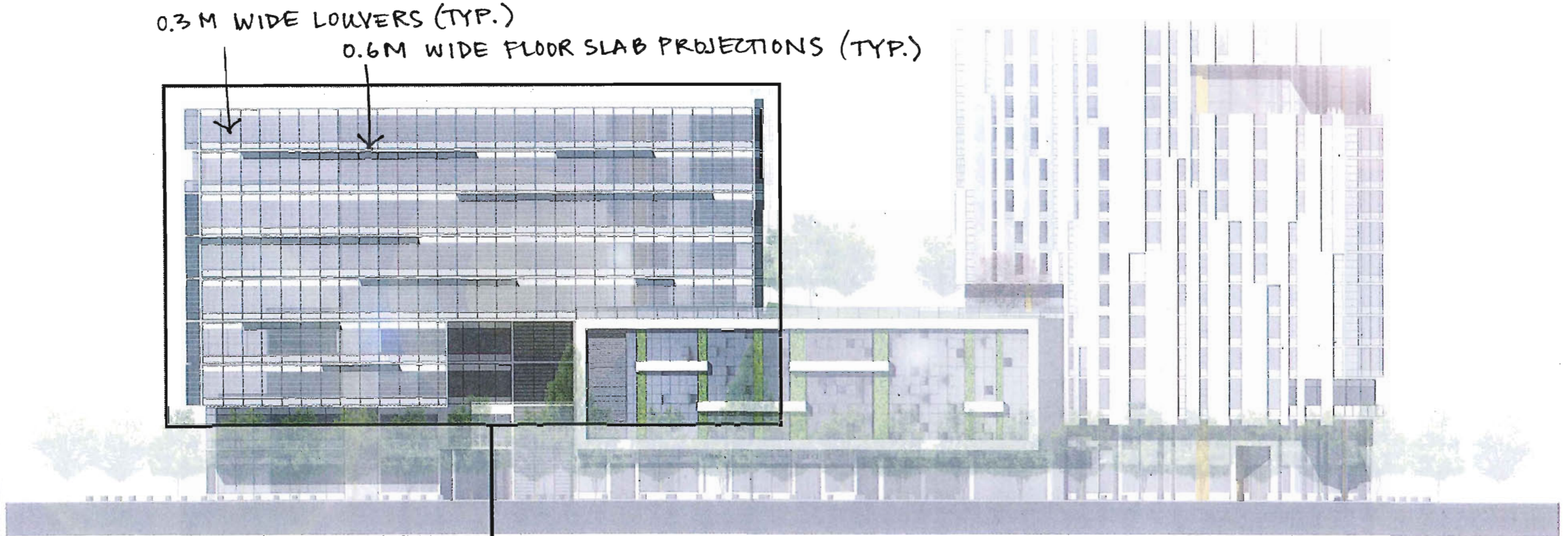
FOR MYIE LTD

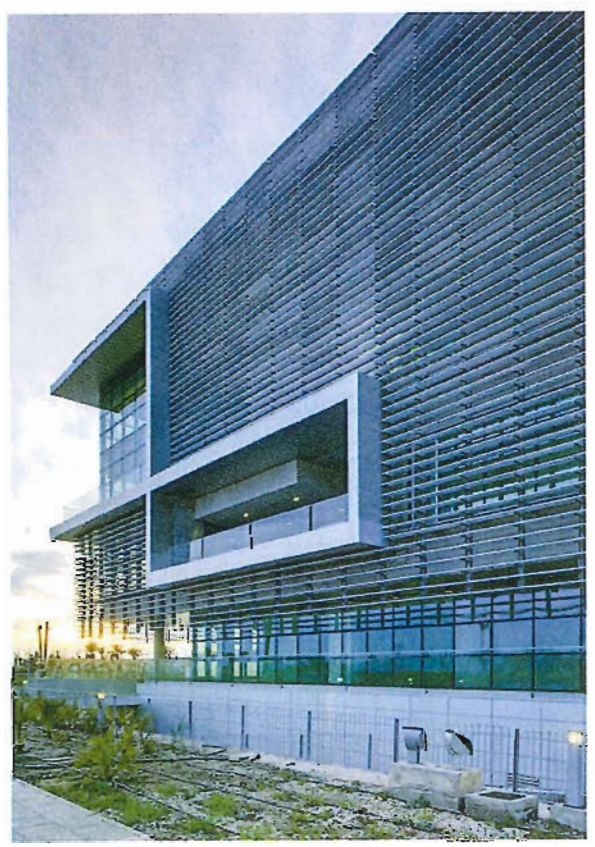
RIVER ROAD
ELEVATION

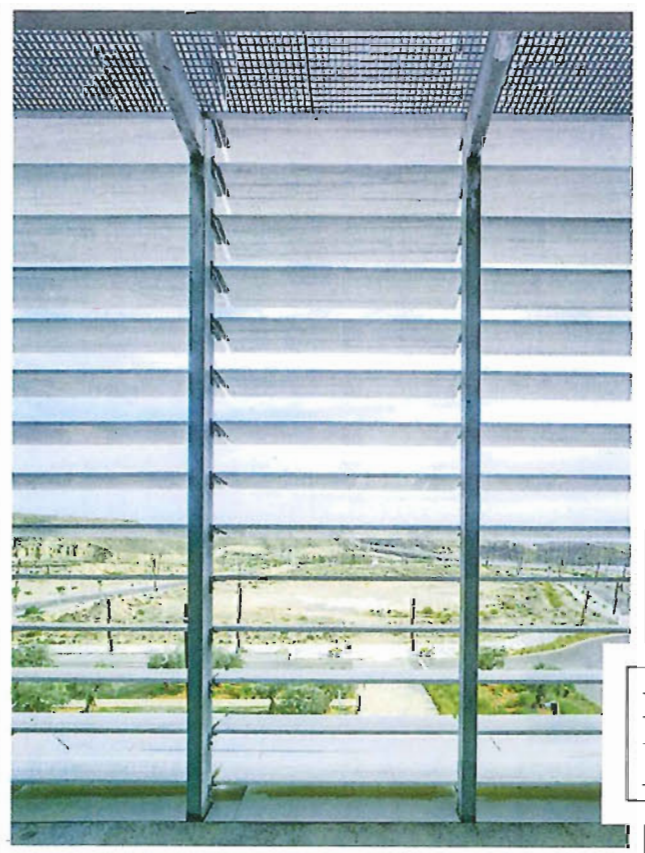
DATE	FEBRUARY 2012
DRAWN BY	
CHECKED BY	
SCALE	1/16"=1'-0"
JOB NUMBER	1145

A-3.02

Plan 18 Jan 20, 2015
DP 12-624180







gbl

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

CIVIC ADDRESS: 8351 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION: LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 29992

REVISIONS

NO.	DATE	DESCRIPTION
03	APR. 2012	REZONING APPLICATION
02	OCT. 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL ROI PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

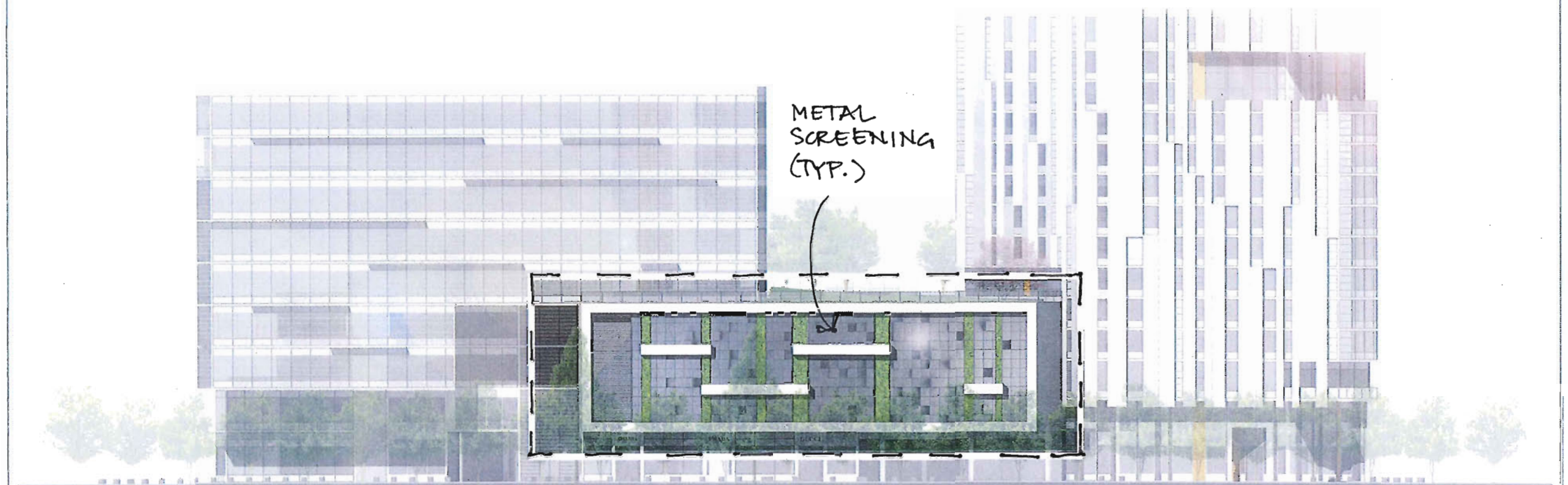
RICHMOND BC

SOLAR SCREENING PRECEDENTS

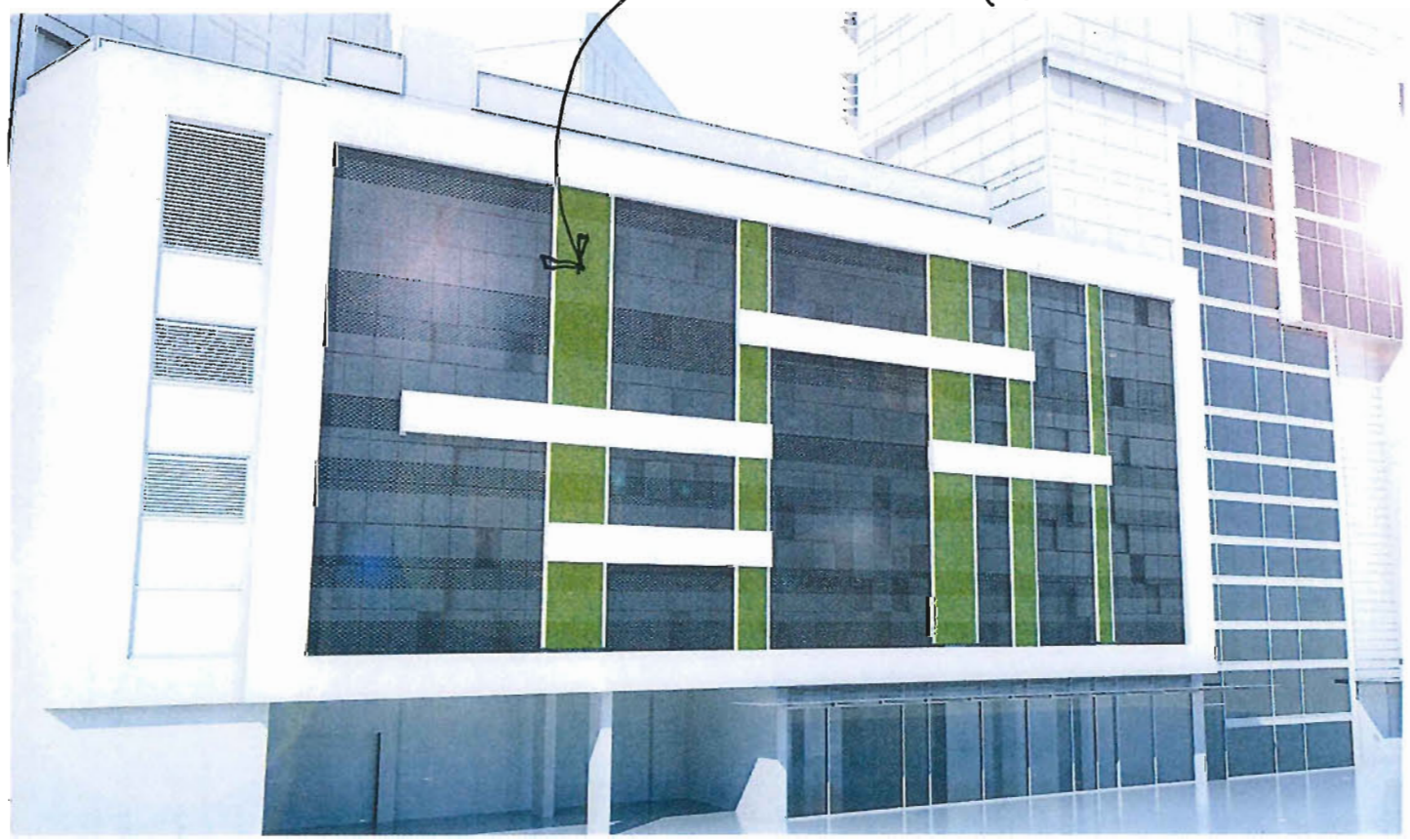
Plan 19 Jan 20, 2015

DP 12-624180

A-5.02



GREENSCREEN (TYP. SEE PLAN #15)



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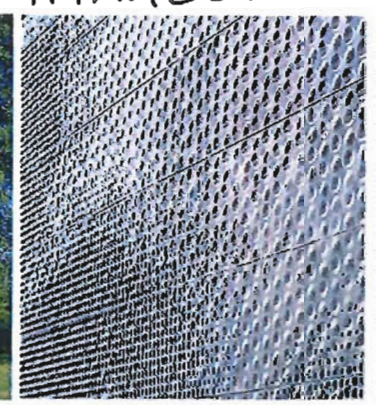
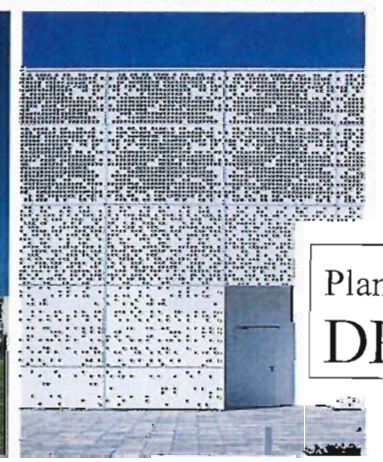




gbl

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

CIVIC ADDRESS: 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION: LOT 213, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 69592

REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 25, 2013	DP SUBMISSION
03	APR 25, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 20, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAR 28, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR MECHANICAL CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

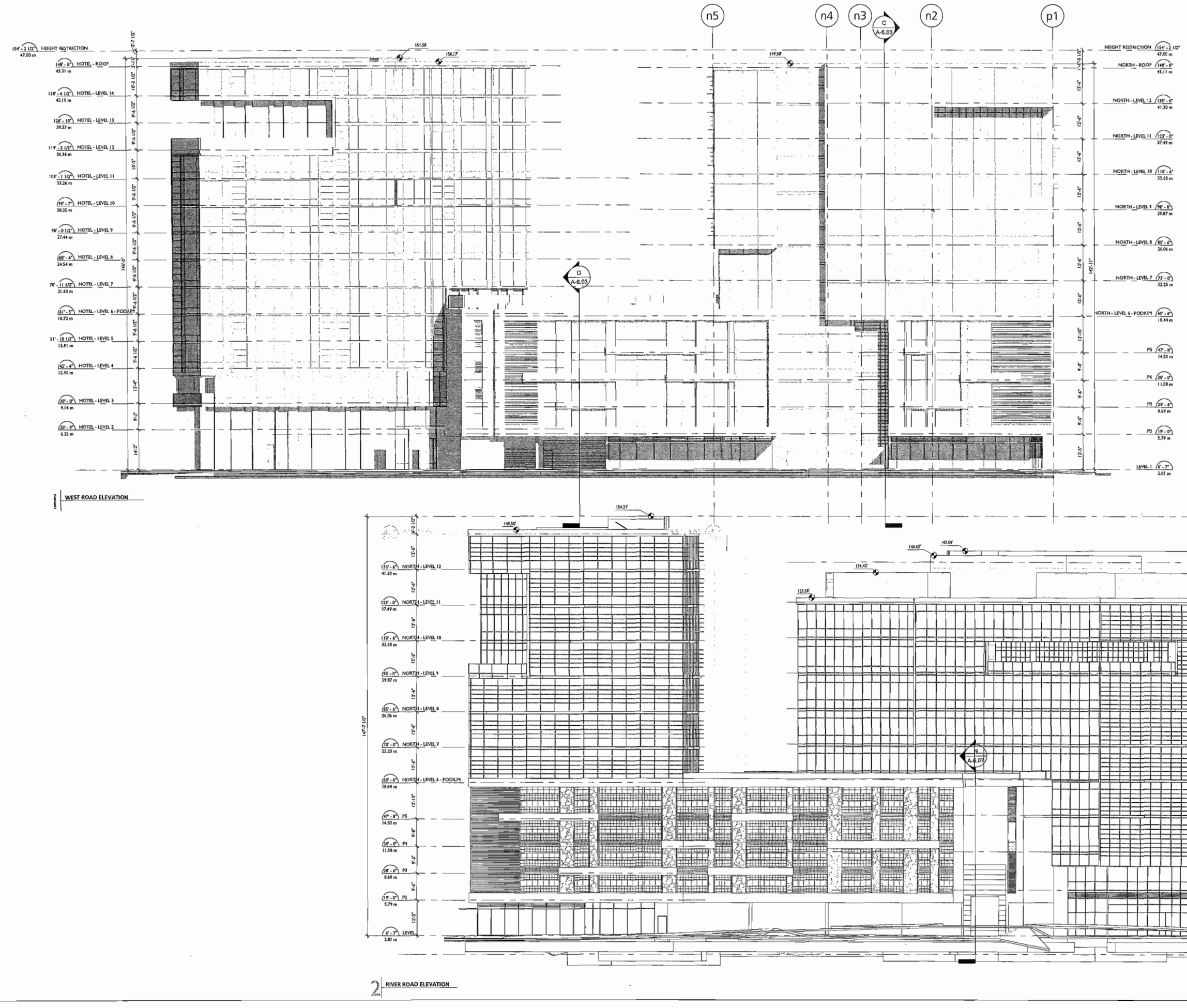
RICHMOND BC

BRIDGEPORT ROAD ELEVATION

Plan 20 Jan 20, 2015

DP 12-624180

A-5.02



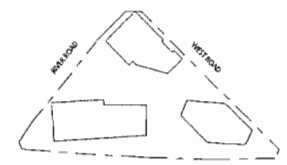
WEST ROAD ELEVATION

2 RIVER ROAD ELEVATION

gbl

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992



REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

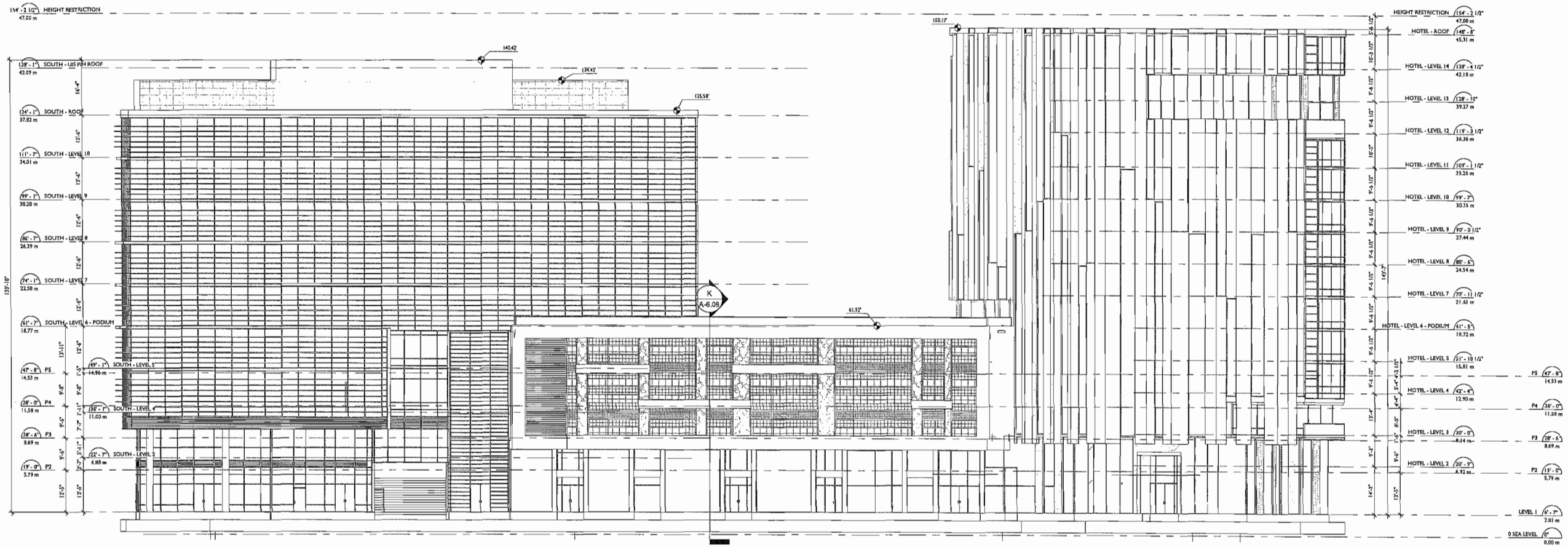
RICHMOND BC

WEST AND RIVER ROADS ELEVATIONS

Plan 21 Jan 20, 2015

DP 12-624180

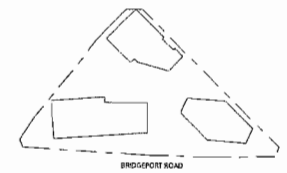
A-5.01



BRIDGEPORT ROAD ELEVATION

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35892



REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

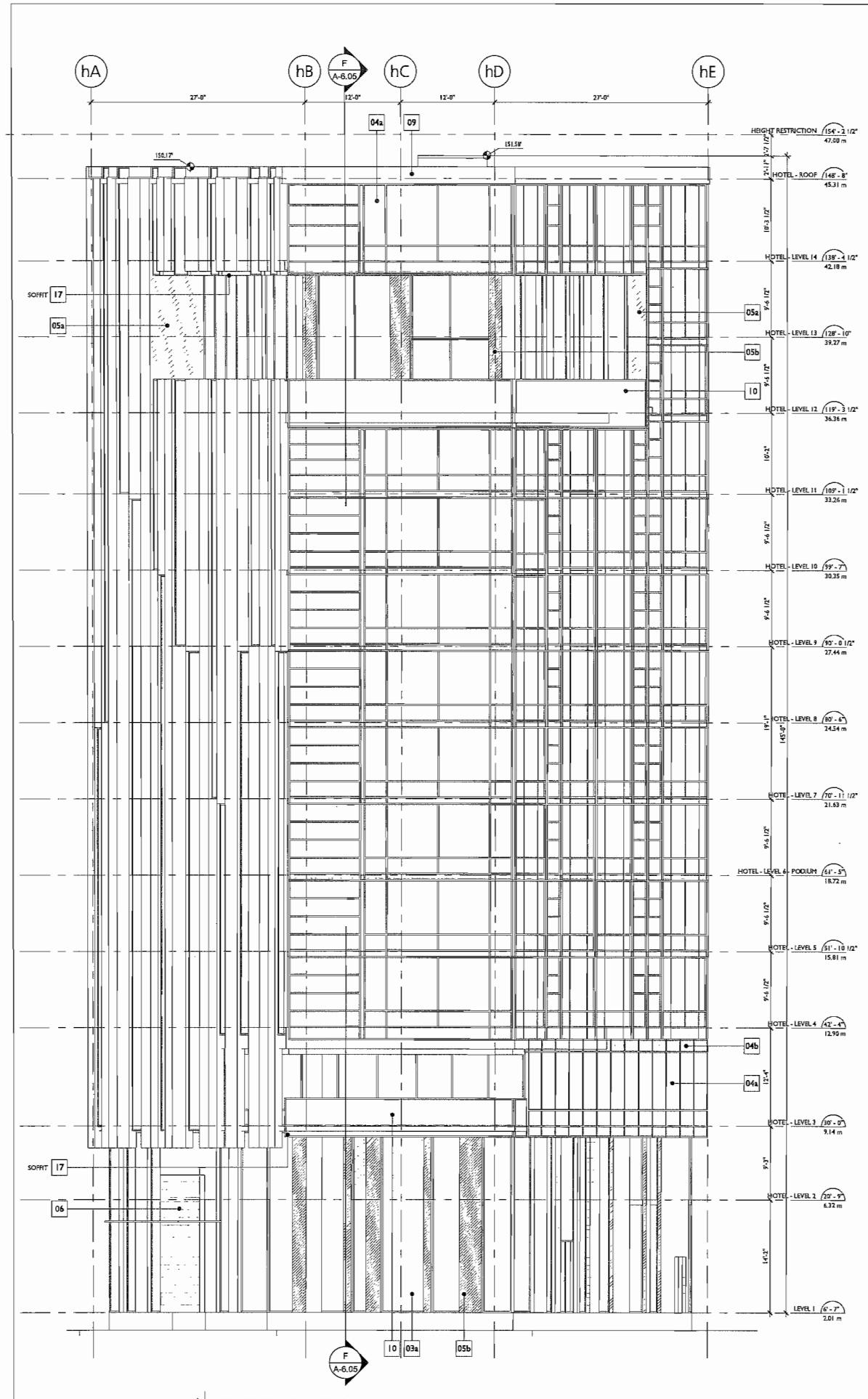
RICHMOND BC

BRIDGEPORT ROAD ELEVATION

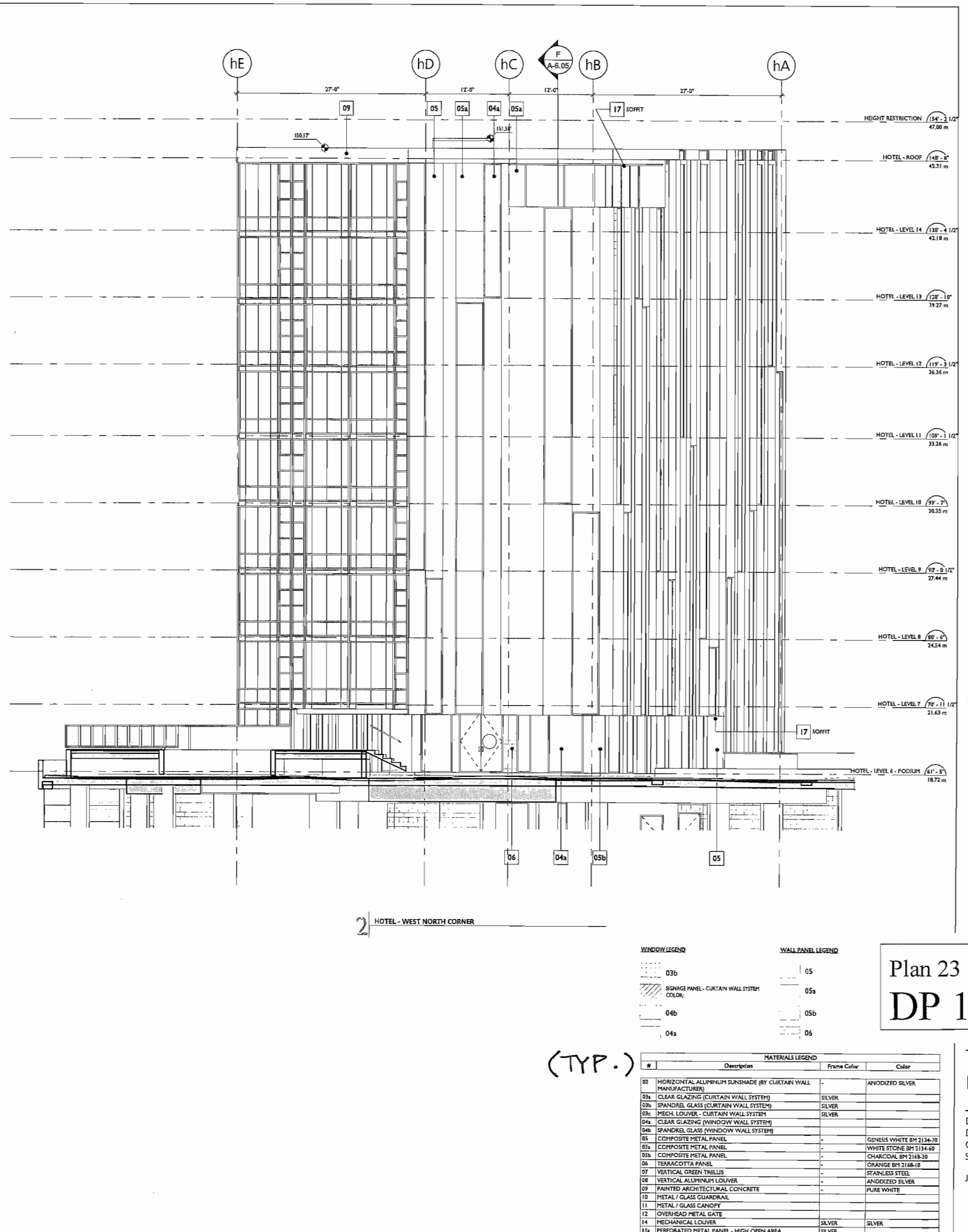
Plan 22 Jan 20, 2015

DP 12-624180

A-5.02



HOTEL - BRIDGEPORT RD ELEVATION



2 HOTEL - WEST NORTH CORNER

WINDOW LEGEND

- 03b
- SIGNAGE PANEL - CURTAIN WALL SYSTEM COLOR:
- 04b
- 04a

WALL PANEL LEGEND

- 05
- 05a
- 05b
- 06

(TYP.)

MATERIALS LEGEND

#	Description	Frame Color	Color
02	HORIZONTAL ALUMINUM SUNSHADE (BY CURTAIN WALL MANUFACTURER)	-	ANODIZED SILVER
03a	CLEAR GLAZING (CURTAIN WALL SYSTEM)	SILVER	
03b	SPANDREL GLASS (CURTAIN WALL SYSTEM)	SILVER	
03c	MECH. LOUVER - CURTAIN WALL SYSTEM	SILVER	
04a	CLEAR GLAZING (WINDOW WALL SYSTEM)		
04b	SPANDREL GLASS (WINDOW WALL SYSTEM)		
05	COMPOSITE METAL PANEL	-	GENESIS WHITE BM 2134-70
05a	COMPOSITE METAL PANEL	-	WHITE STONE BM 2134-60
05b	COMPOSITE METAL PANEL	-	CHARCOAL BM 2168-30
06	TERRACOTTA PANEL	-	ORANGE BM 2168-10
07	VERTICAL GREEN TRELLIS	-	STAINLESS STEEL
08	VERTICAL ALUMINUM LOUVER	-	ANODIZED SILVER
09	PAINTED ARCHITECTURAL CONCRETE	-	PURE WHITE
10	METAL / GLASS GUARDRAIL		
11	METAL / GLASS CANOPY		
12	OVERHEAD METAL GATE		
14	MECHANICAL LOUVER	SILVER	SILVER
15a	PERFORATED METAL PANEL - HIGH OPEN AREA	SILVER	
15b	PERFORATED METAL PANEL - MEDIUM OPEN AREA	SILVER	
15c	PERFORATED METAL PANEL - LOW OPEN AREA	SILVER	
16	METAL SCREEN	-	SILVER
17	PERFORATED ANODISED ALUM.	SILVER	

GBL ARCHITECTS INC.
139 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R8
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FAX 604 731 5279

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35092

REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL FD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

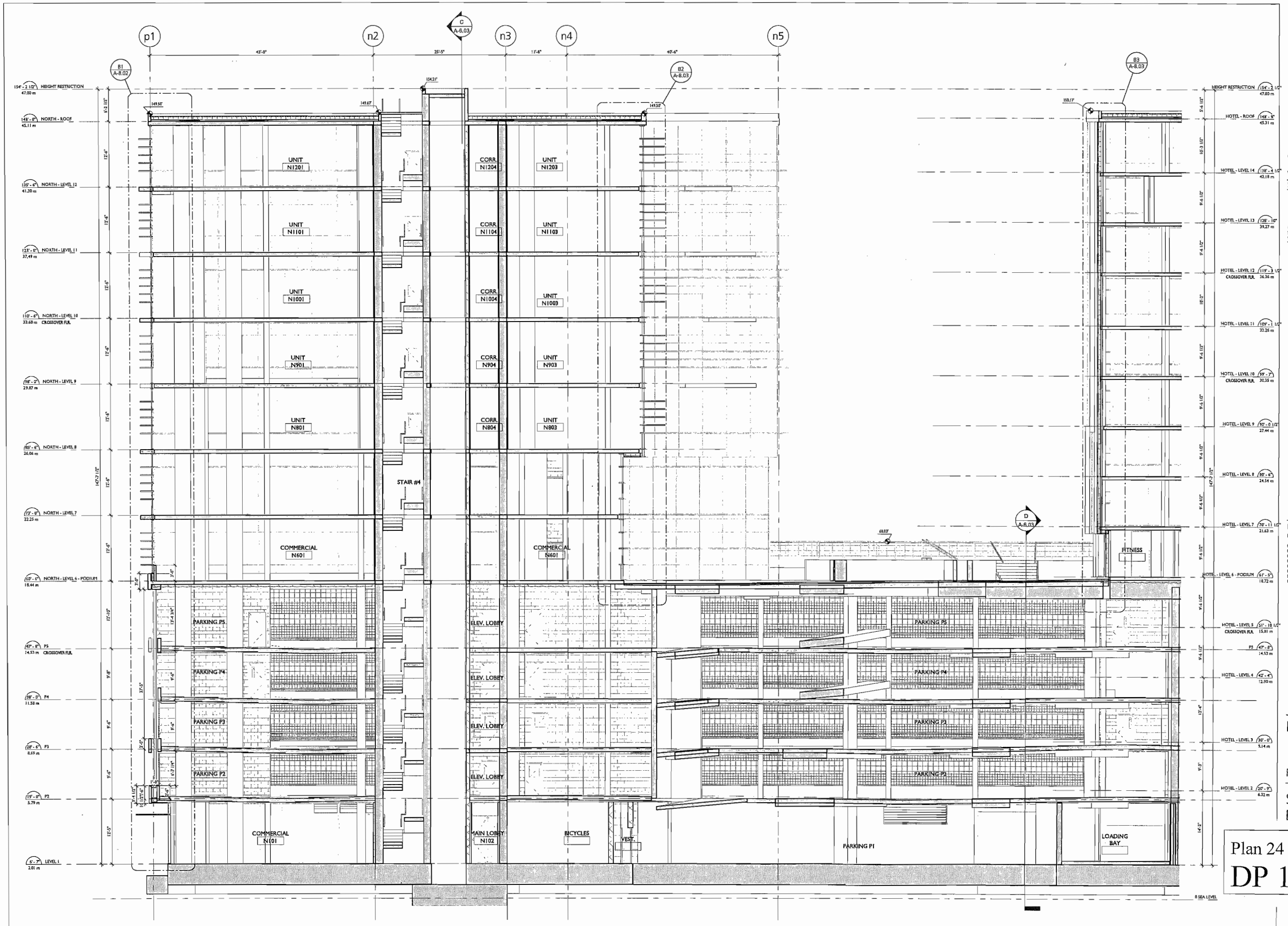
Plan 23 Jan 20, 2015

DP 12-624180

HOTEL ELEVATIONS

DATE 09/10/2014 4:49:16 PM
DRAWN BY
CHECKED BY
SCALE 1/8" = 1'-0"
JOB NUMBER 1145

A-5h.02



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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35892

REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

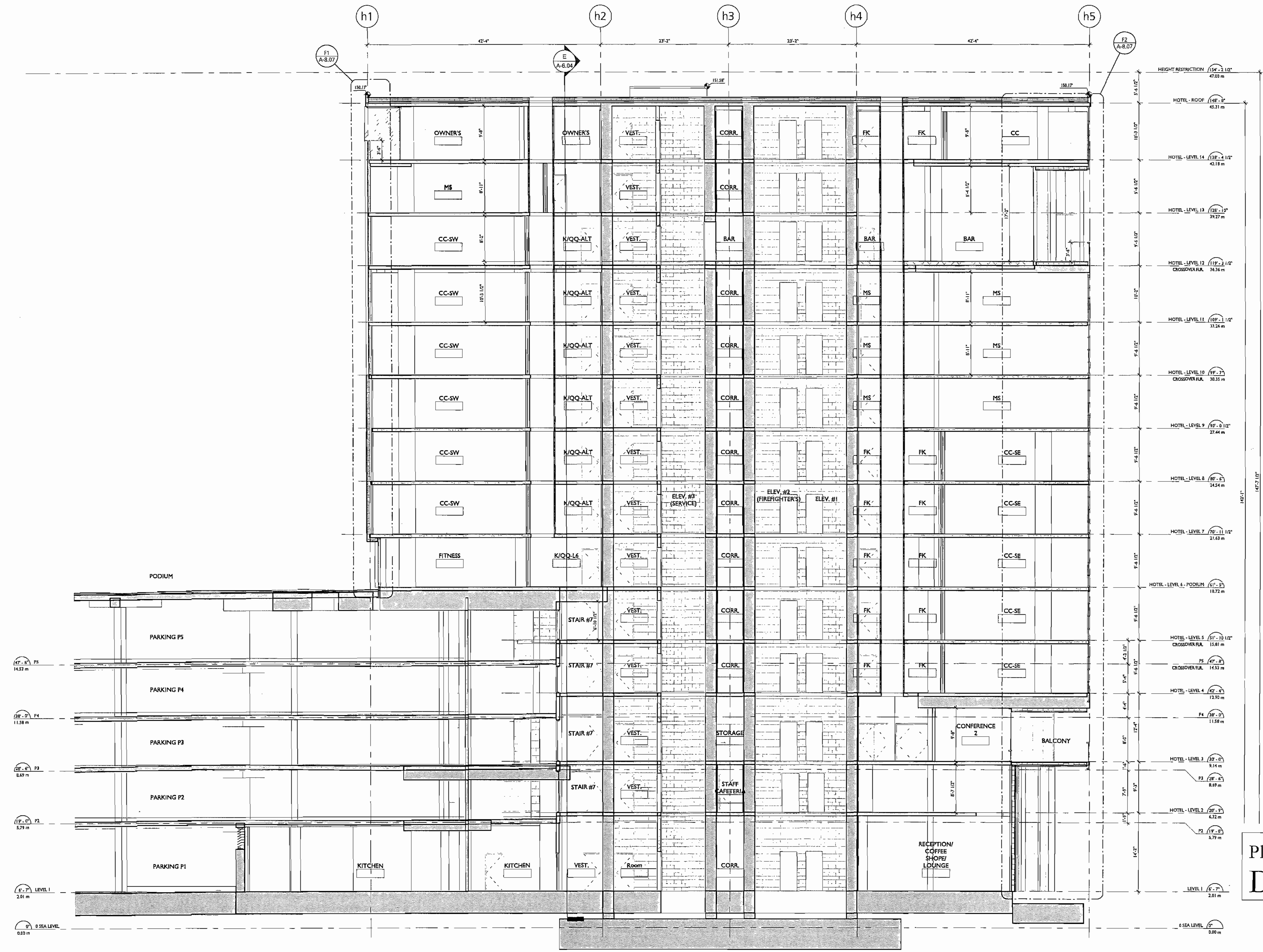
RICHMOND BC

SECTION B - NORTH BUILDING

Plan 24 Jan 20, 2015

DP 12-624180

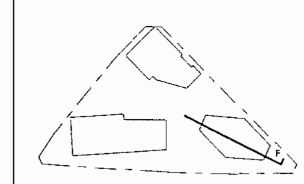
A-6.02



gbl

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992



KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
01	APR, 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

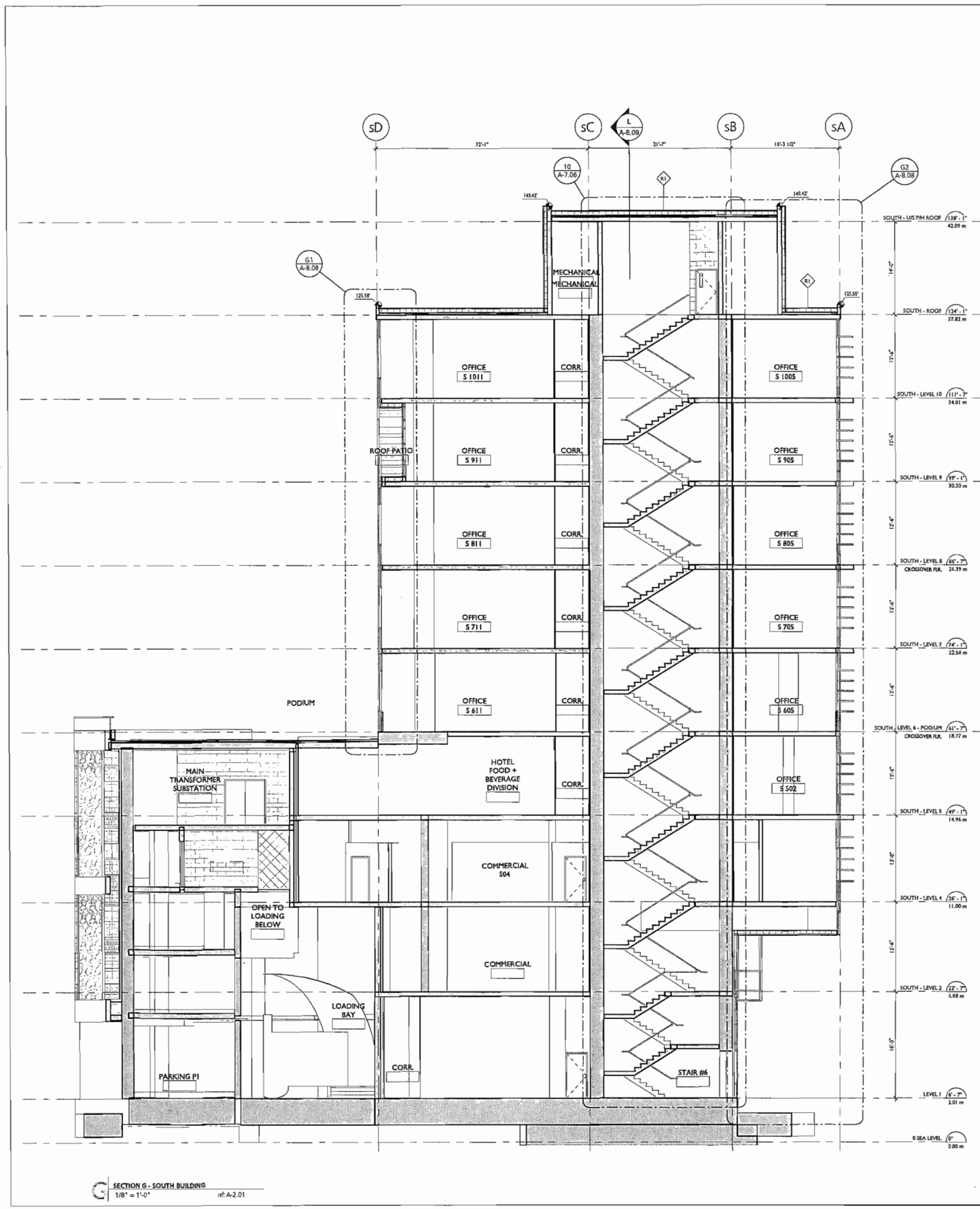
RICHMOND BC

SECTION F - HOTEL

Plan 25 Jan 20, 2015

DP 12-624180

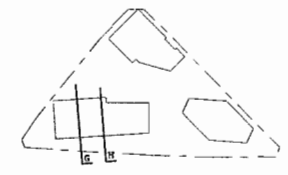
A-6.05



gbl

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992



REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

RICHMOND BC

SECTION G & H - SOUTH BUILDING

Plan 26 Jan 20, 2015

DP 12-624180

A-6.06

VIEW NW ALONG BRIDGEPORT ROAD

gBL

■ GBL ARCHITECTS INC.
440 - 2524 WEST 11TH AVENUE
VANCOUVER, BC CANADA V6J 3G9

TELEPHONE 604 738 1104
FACSIMILE 604 731 5179

PLOT INFO.

PLOT STAMP LOCATION

NOTES

REVISIONS

No	DATE	DESCRIPTION
1.		

8451 BRIDGEPORT ROAD
RICHMOND, BC

FOR MYIE LTD

3D VIEWS

DATE	FEBRUARY 2012
DRAWN BY	
CHECKED BY	
SCALE	1/16"=1'-0"
JOB NUMBER	1145

A-5.00

Reference Plan Jan 20, 2015
DP 12-624180

NOTE:
PROVIDE SIGNAGE OF MAXIMUM OCCUPANT LOAD OF 275 PERSONS ALLOWED IN NORTH OFFICE TOWER.

PODIUM - GARDENS

COMMERCIAL
14551

ABBREVIATIONS:

AD	AREA DRAIN
±g	EXISTING GRADE
FD	FLOOR DRAIN
fin.	FINISHED GRADE / ELEVATION
Ig.	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING, 1.0 DROP CEILING TO SUSPEND MAX. 1'-4". REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

GBL ARCHITECTS INC.

139 EAST 8th AVENUE TEL 604 736 1156
VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5279

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-8.01 TO A-8.XX FOR WINDOW DIMENSIONS. WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-8.01 TO A-8.03) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

6. ALL DIMENSIONS ARE TO FACE OF STUDS/ FOUNDATION WALLS U.N.O. AND TO CENTER OF PARTY WALLS.
T.O.SLAB ELEVATIONS ARE TO T.O.BASE CONCRETE SLAB.
DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR, WINDOW TYPE TAGS, REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS, REFER TO SLAB PLANS FOR T.O.SLAB ELEVATIONS AND SLAB SLOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DESIGN DWGS FOR FINISHES, CABINETRY, LOCKER & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT CRU'S.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH B.E.P. DWGS. WHERE DISCREPANCIES OCCUR, B.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

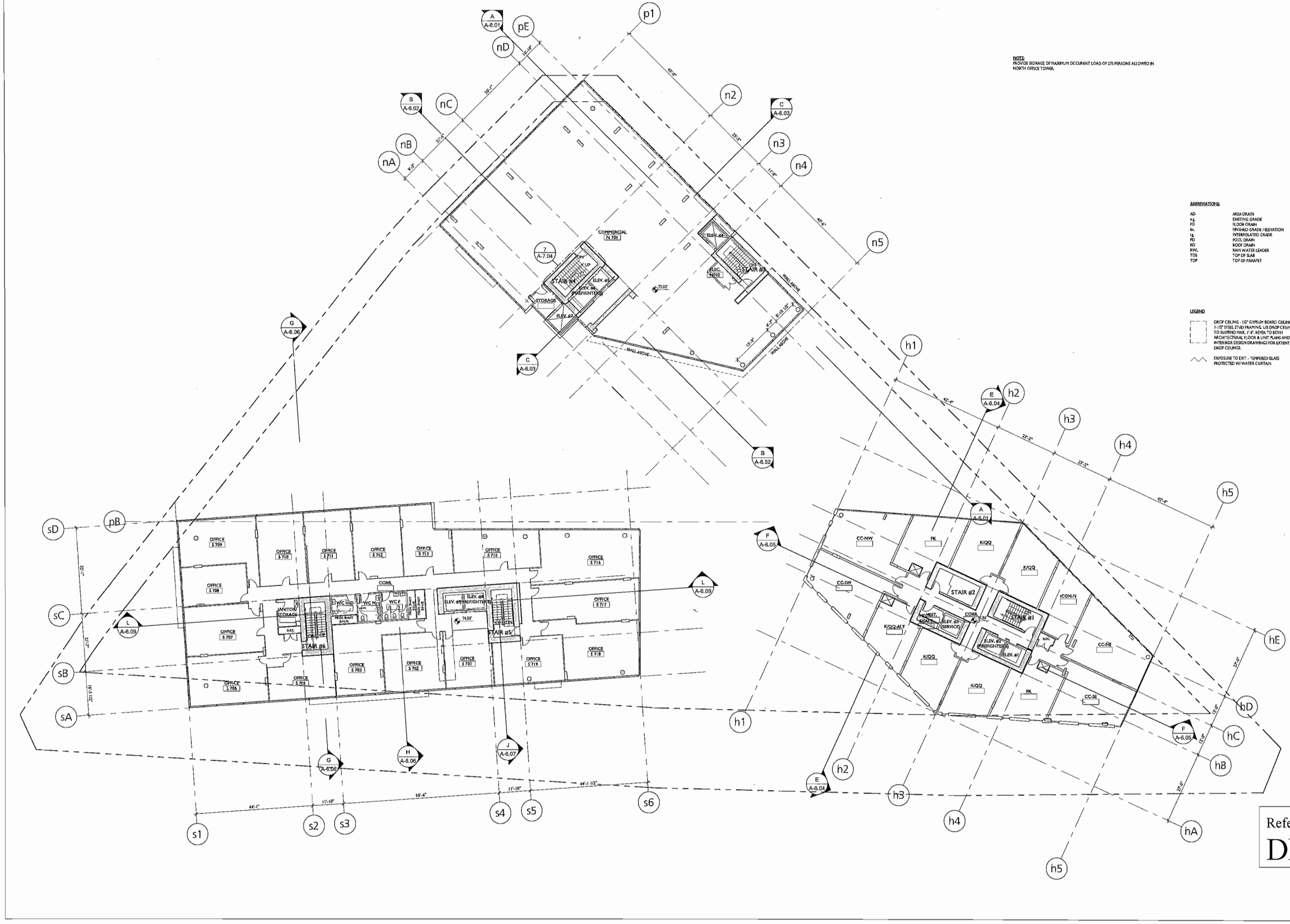
RICHMOND BC

LEVEL 6 - PODIUM

Reference Plan Jan 20, 2015

DP 12-624180

A-2.06



NOTE:
PROVIDE SIGNAGE OF MAXIMUM OCCUPANT LOAD OF 175 PERSONS ALLOWED IN NORTH OFFICE TOWER.

ABBREVIATIONS:

AD	AREA DRAIN
e.g.	EXISTING GRADE
FD	FLOOR DRAIN
fg.	FINISHED GRADE / ELEVATION
ig.	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING, U/S DROP CEILING TO SUSPEND MAX. 1'-6", REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-9.01 TO A-9.XX FOR WINDOW DIMENSIONS, WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-5.01 TO A-5.03) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

6. ALL DIMENSIONS ARE TO FACE OF STUDS/ FOUNDATION WALLS U.N.O. AND TO CENTER OF PARTY WALLS.
T.O.SLAB ELEVATIONS ARE TO T.O.BASE CONCRETE SLAB.
DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR WINDOW TYPE TAGS, REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS. REFER TO SLAB PLANS FOR T.O.SLAB ELEVATIONS AND SLAB SLOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DEEING DWGS FOR FINISHES, CABINETRY, LOCKER & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT CAUS.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH R.E.P. DWGS. WHERE DISCREPANCIES OCCUR, R.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY, REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

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05	MAR 18, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

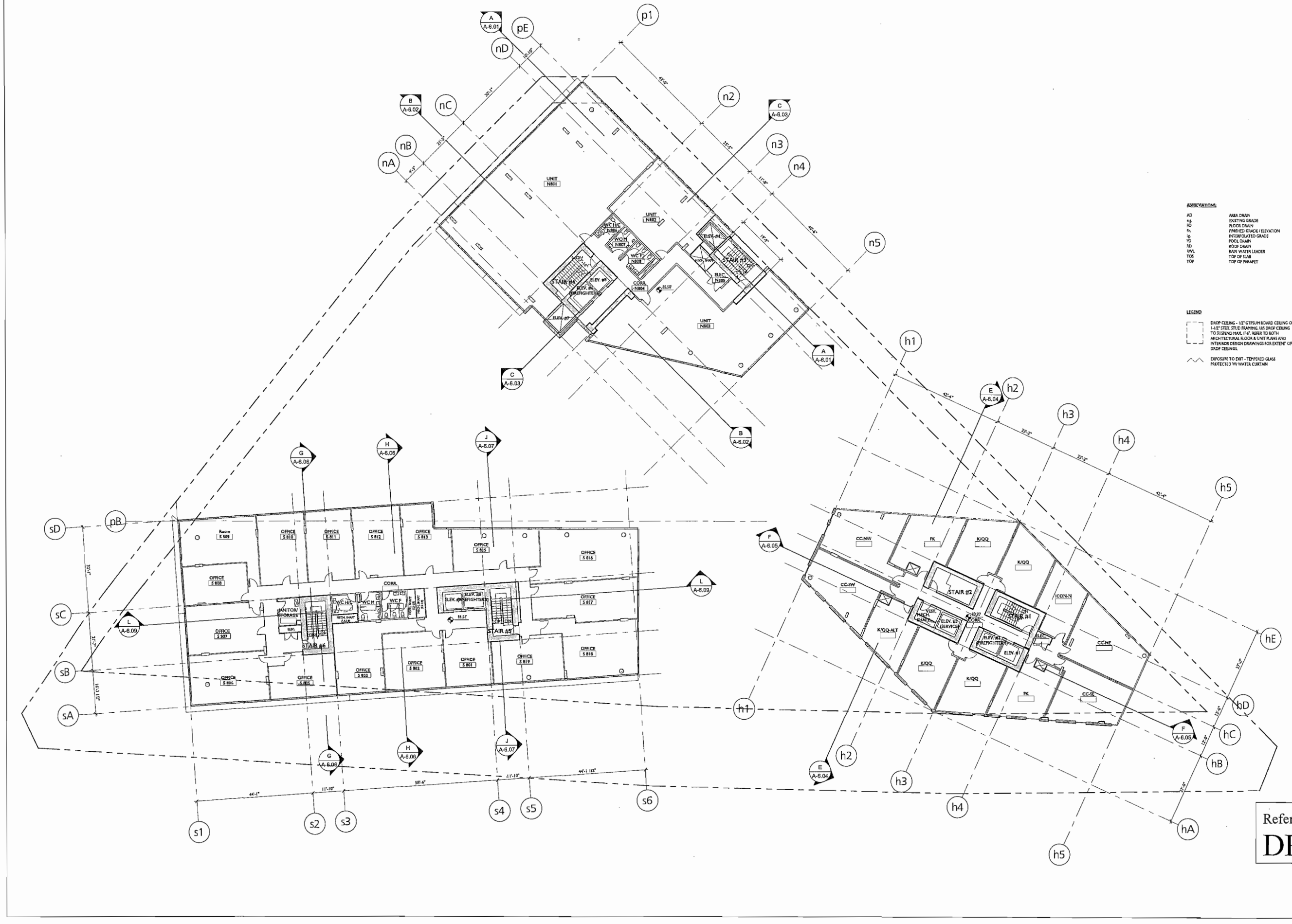
RICHMOND BC

LEVEL 7

Reference Plan Jan 20, 2015

DP 12-624180

A-2.07



ABBREVIATIONS:

AD	AREA DRAIN
e.g.	EXISTING GRADE
FD	FLOOR DRAIN
f.g.	FINISHED GRADE / ELEVATION
i.g.	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING, W/L DROP CEILING TO SUSPEND MAX. 1'-6", REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

GBL ARCHITECTS INC.

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

TEL 604 736 1156
FAX 604 731 5279

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35092

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWG TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-3.01 TO A-3.XX FOR WINDOW DIMENSIONS, WHERE DISCREPANCIES OCCUR VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDRIL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-5.01 TO A-5.03) AND WINDOW SCHEDULES, (A-3.01 TO A-3.XX)

6. ALL DIMENSIONS ARE TO FACE OF STUDS/ FOUNDATION WALLS U.N.O. AND TO CENTER OF PARTY WALLS.
T.O.S.LAB ELEVATIONS ARE TO T.O.BASE CONCRETE SLAB.
DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR WINDOW TYPE TAGS, REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS, REFER TO SLAB PLANS FOR T.O.S.LAB ELEVATIONS AND SLAB SLOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DESING DWGS FOR FINISHES, CABINETRY, LOCKS & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT CRU'S.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH B.E.P. DWGS. WHERE DISCREPANCIES OCCUR, B.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

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06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

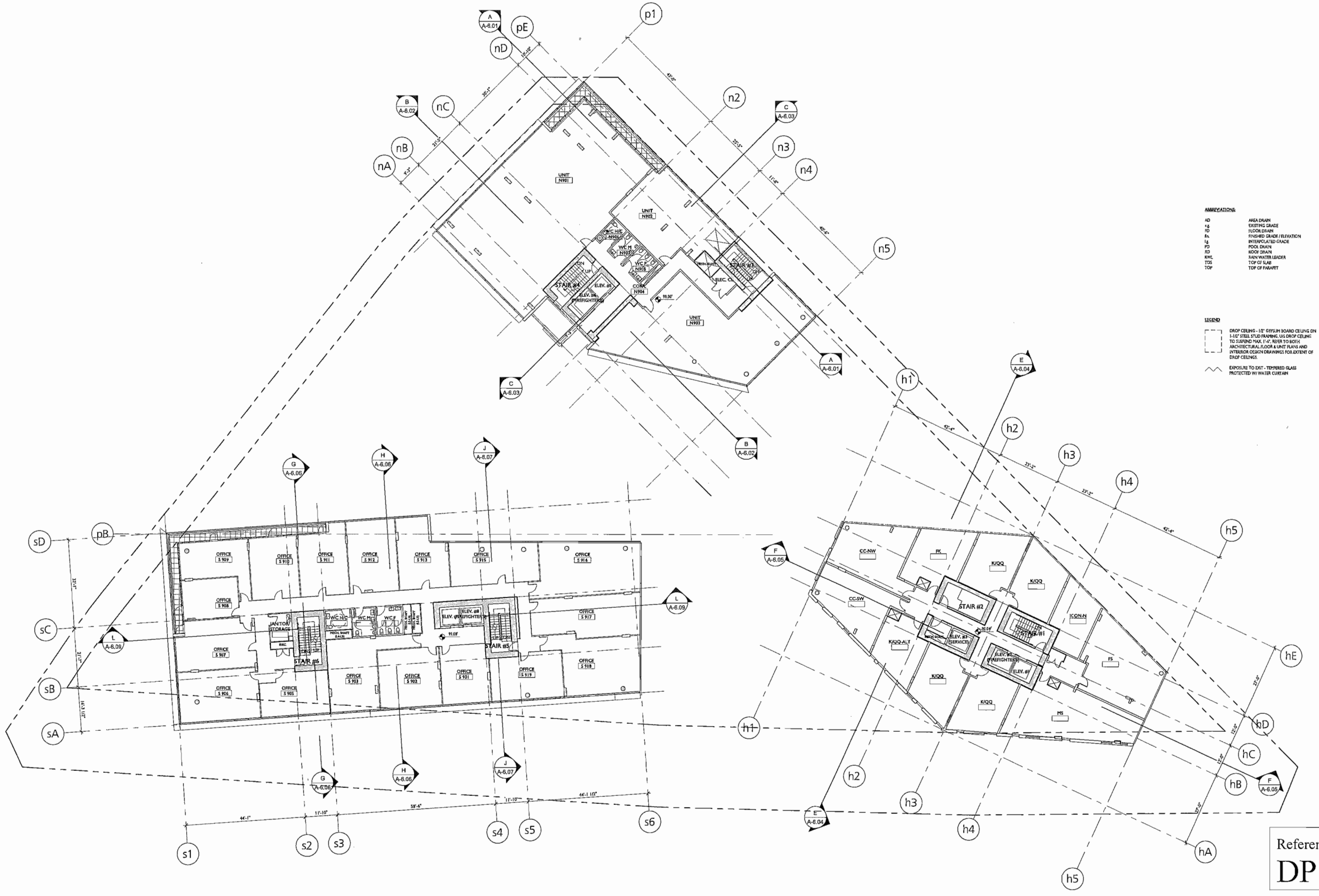
RICHMOND BC

LEVEL 8

Reference Plan Jan 20, 2015

DP 12-624180

A-2.08



ABBREVIATIONS:

AD	AREA DRAIN
±g	EXISTING GRADE
FD	FLOOR DRAIN
fin.	FINISHED GRADE / ELEVATION
ig	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING, US DROP CEILING TO SUSPEND MAX. 1'-6". REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-8.01 TO A-8.XX FOR WINDOW DIMENSIONS. WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-8.01 TO A-8.03) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

6. ALL DIMENSIONS ARE TO FACE OF STUDS/ FOUNDATION WALLS U.N.O. AND TO CENTER OF PARTY WALLS.
T.O.SLAB ELEVATIONS ARE TO T.O.BASE CONCRETE SLAB.
DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR WINDOW TYPE TAGS. REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS. REFER TO SLAB PLANS FOR T.O.SLAB ELEVATIONS AND SLAB SLOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DESIGNS DWGS FOR FINISHES, CABINETRY, LOCKER & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT CAUS.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH B.E.P. DWGS. WHERE DISCREPANCIES OCCUR, B.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

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06	MAY 30, 2014	DP RESUBMISSION
07	JUN 20, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

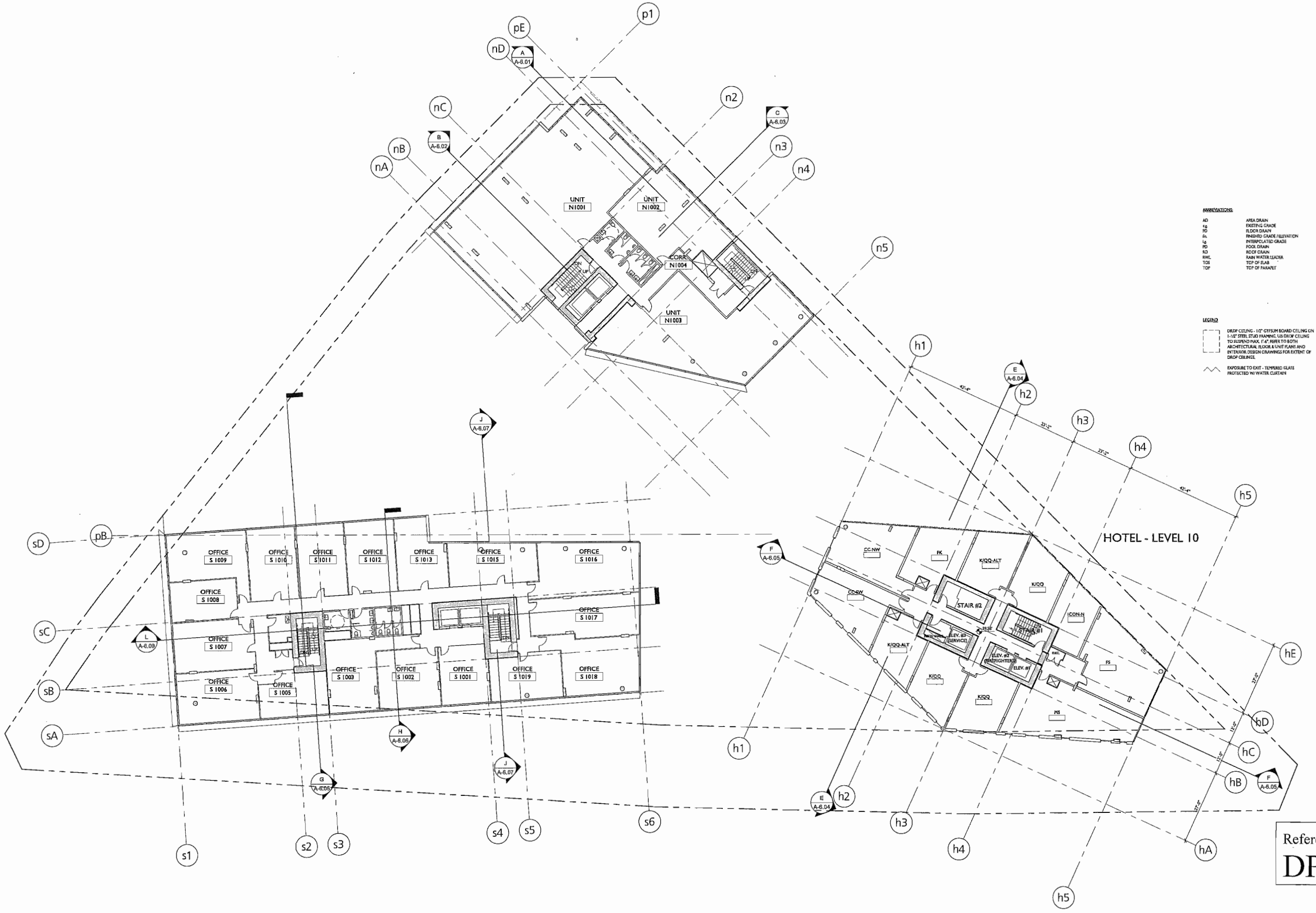
RICHMOND BC

LEVEL 9

Reference Plan Jan 20, 2015

DP 12-624180

A-2.09



ABBREVIATIONS:

AD	AREA DRAIN
eg	EXISTING GRADE
FD	FLOOR DRAIN
fin.	FINISHED GRADE / ELEVATION
ig	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING. US DROP CEILING TO ASSUMED MAX. 1'-6". REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 39982

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-6.01 TO A-9.XX FOR WINDOW DIMENSIONS, WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-6.01 TO A-6.03) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

6. ALL DIMENSIONS ARE TO FACE OF STUD/FOUNDATION WALLS U.N.O. AND TO CENTER OF PARTY WALLS.
T.O.SLAB ELEVATIONS ARE TO T.O.BASE CONCRETE SLAB.
DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR WINDOW TYPE TAGS. REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS. REFER TO SLAB PLANS FOR T.O.SLAB ELEVATIONS AND SLAB ELOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DESING DWGS FOR FINISHES, CABINETRY, LOCKER & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT CRUL.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH B.E.P. DWGS. WHERE DISCREPANCIES OCCUR, B.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

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06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

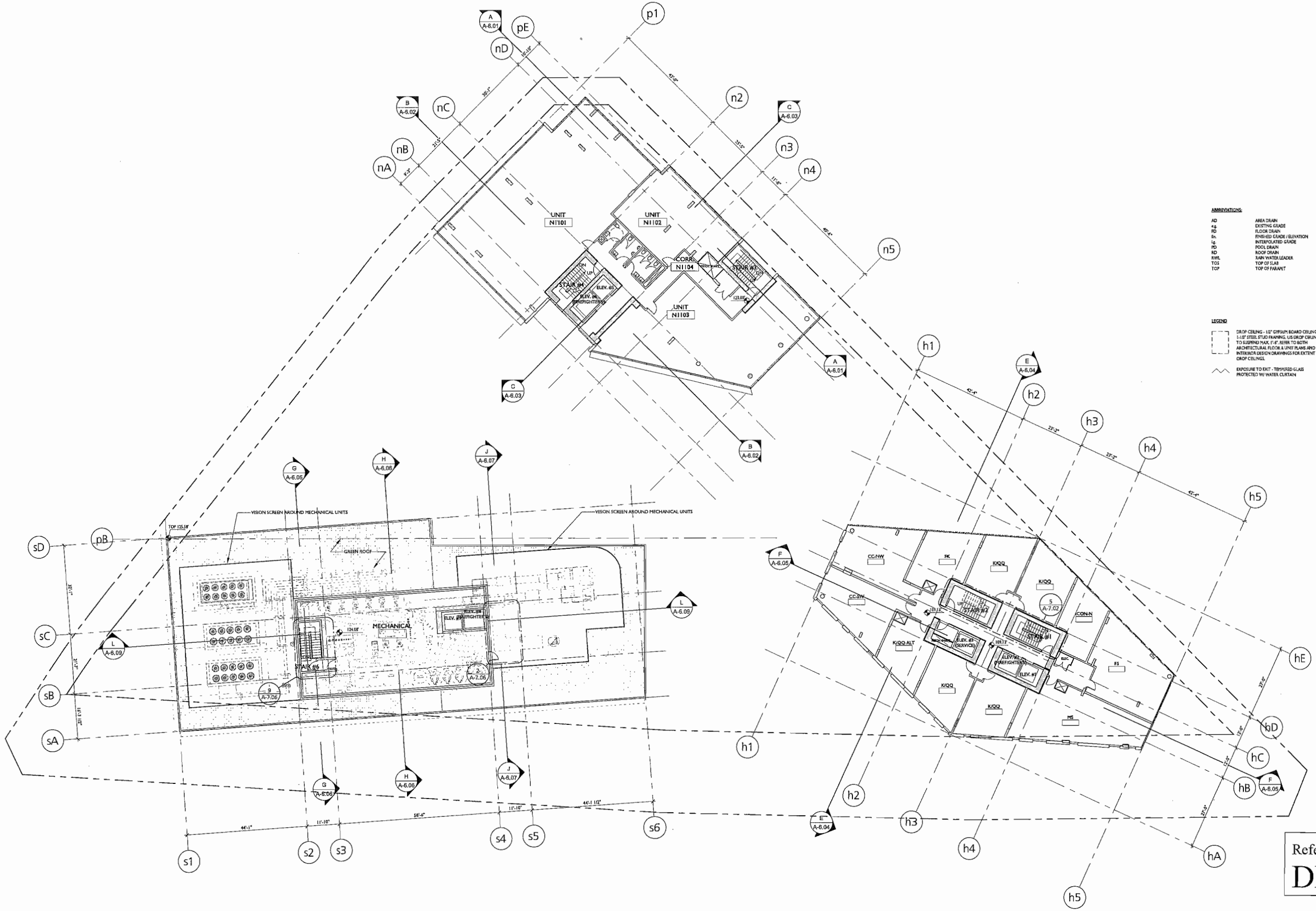
ITC - BRIDGEPORT RD

RICHMOND BC

LEVEL 10

Reference Plan Jan 20, 2015
DP 12-624180

A-2.10



ABBREVIATIONS:

AD	AREA DRAIN
e.g.	EXISTING GRADE
FD	FLOOR DRAIN
fin.	FINISHED GRADE / ELEVATION
ig.	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING, US DROP CEILING TO SUSPEND MAX. 1'-8". REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

GBL ARCHITECTS INC.

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

TEL 604 736 1156
FAX 604 731 5279

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35892

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-8.01 TO A-8.XX FOR WINDOW DIMENSIONS, WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-8.01 TO A-8.03) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

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DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR WINDOW TYPE TAGS, REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS. REFER TO SLAB PLANS FOR T.O.SLAB ELEVATIONS AND SLAB SLOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DESIGN DWGS FOR FINISHES, CABINETRY, LOCKER & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT EXITS.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH M.E.P. DWGS WHERE DISCREPANCIES OCCUR, M.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

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08	AUG 28, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

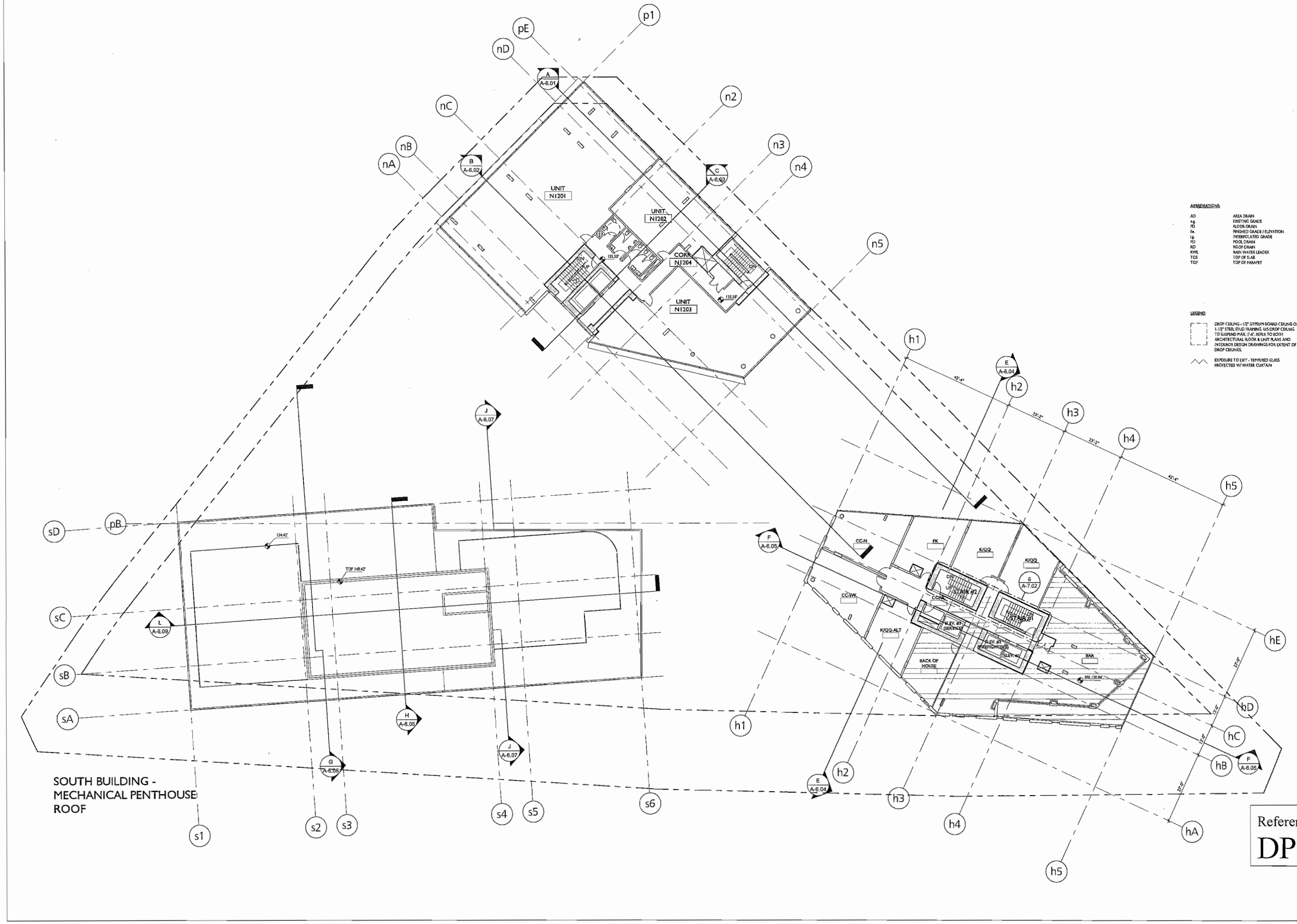
RICHMOND BC

LEVEL 11

Reference Plan Jan 20, 2015

DP 12-624180

A-2.11



ABBREVIATIONS:

AD	AREA DRAIN
e.g.	EXISTING GRADE
FD	FLOOR DRAIN
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RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING. US DROP CEILING TO SUSPEND MAX. 1'-6". REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35592

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

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LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-5.01 TO A-5.05) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

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T.O.SLAB ELEVATIONS ARE TO T.O. BASE CONCRETE SLAB.
DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.

7. REFER TO FLOOR PLANS FOR WINDOW TYPE TAGS. REFER TO UNIT PLANS FOR INTERIOR WALL ASSEMBLY TAGS & DOOR TAGS. REFER TO SLAB PLANS FOR T.O.SLAB ELEVATIONS AND SLAB SLOPES.

8. REFER TO LANDSCAPE DWGS FOR PLANTING / SIDEWALK LAYOUTS & NOTES.

9. REFER TO INTERIOR DESING DWGS FOR FINISHES, CABINETRY, LOCKER & BATHROOM FIXTURE SIZES AND DESIGN AND DROP CEILINGS IN SUITES AND PUBLIC SPACES EXCEPT CAUS.

10. ALL DETAILS TO BE READ IN CONJUNCTION WITH S.E.P. DWGS. WHERE DISCREPANCIES OCCUR, S.E.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

12. SUBJECT TO ANY ADDITIONAL CITY OF RICHMOND BP APPROVAL REQUIREMENTS AND TENANT IMPROVEMENT BP APPROVAL REQUIREMENTS.

13. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

REVISIONS

NO.	DATE	DESCRIPTION
01	APR. 2012	REZONING APPLICATION
02	OCT 29, 2012	DP APPLICATION
03	APR 05, 2013	FUNCTIONAL RD PLAN & LOADING REDESIGN
04	SEP 23, 2013	REVISED DP
05	MAR 19, 2014	DP
06	MAY 30, 2014	DP RESUBMISSION
07	JUN 26, 2014	ISSUED FOR ELEVATOR CONSULTANT
08	AUG 28, 2014	ISSUED FOR COORDINATION

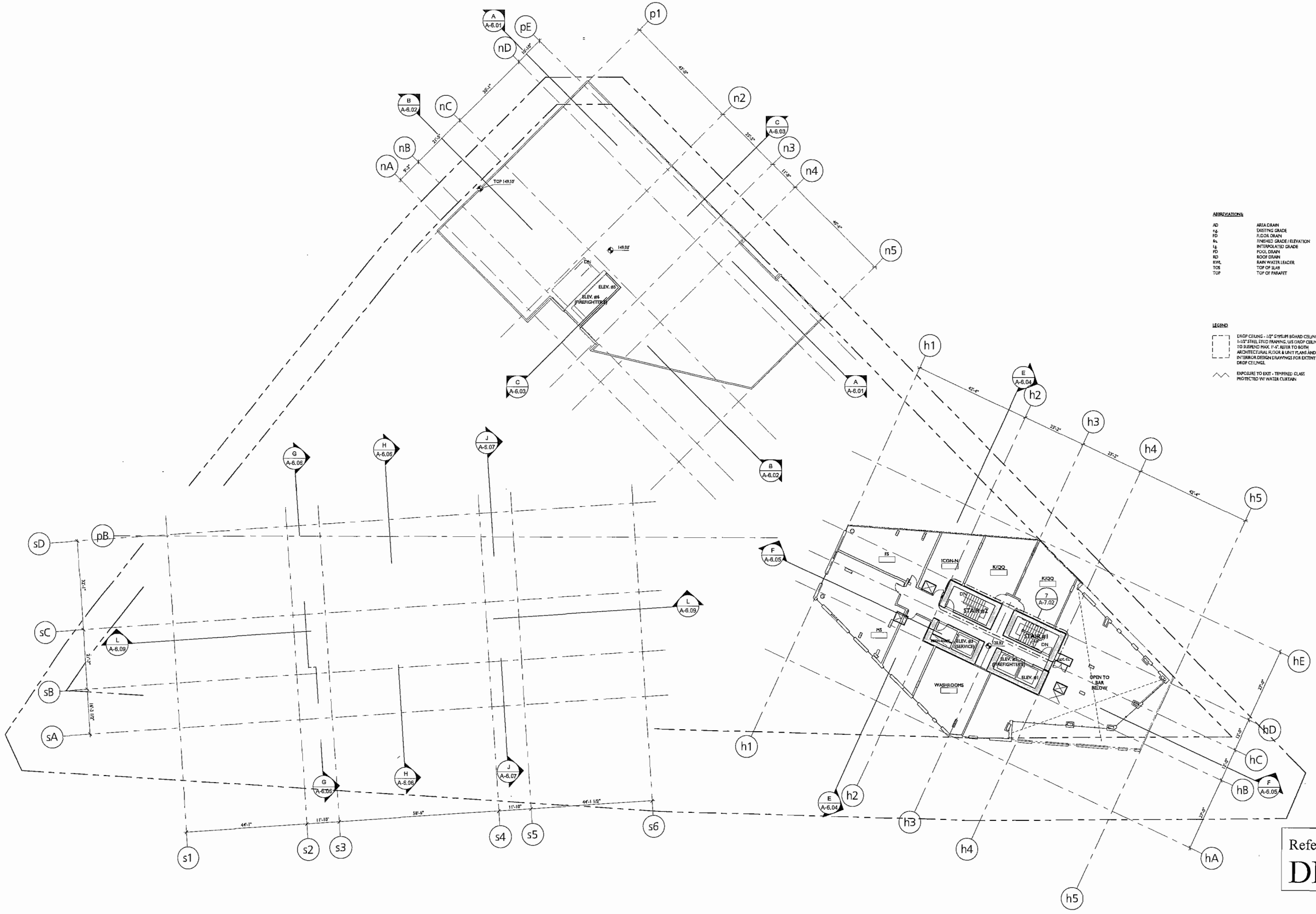
ITC - BRIDGEPORT RD

RICHMOND BC

LEVEL 12

Reference Plan Jan 20, 2015
DP 12-624180

A-2.12



ABBREVIATIONS:

AD	AREA DRAIN
e.g.	EXISTING GRADE
FD	FLOOR DRAIN
fg.	FINISHED GRADE / ELEVATION
ig.	INTERPOLATED GRADE
PD	POOL DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
TOS	TOP OF SLAB
TOP	TOP OF PARAPET

LEGEND

DROP CEILING - 1/2" GYPSUM BOARD CEILING ON 1-1/2" STEEL STUD FRAMING. USE DROP CEILING TO SUSPEND MAX. 1'-6". REFER TO BOTH ARCHITECTURAL FLOOR & UNIT PLANS AND INTERIOR DESIGN DRAWINGS FOR EXTENT OF DROP CEILINGS.

EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

gbl

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35592

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-9.01 TO A-9.XX FOR WINDOW DIMENSIONS, WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-5.01 TO A-5.03) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

6. ALL DIMENSIONS ARE TO FACE OF STUDS/ FOUNDATION WALLS U.N.O. AND TO CENTER OF PARTY WALLS.
T.O.SLAB ELEVATIONS ARE TO T.O BASE CONCRETE SLAB.
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10. ALL DETAILS TO BE READ IN CONJUNCTION WITH R.S.P. DWGS. WHERE DISCREPANCIES OCCUR, R.S.P. DWGS ARE TO TAKE PRECEDENCE.

11. 3D VIEWS ARE FOR CLARITY PURPOSES ONLY. REFER TO DETAILS FOR CONSTRUCTION ASSEMBLIES.

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08	AUG 29, 2014	ISSUED FOR COORDINATION

ITC - BRIDGEPORT RD

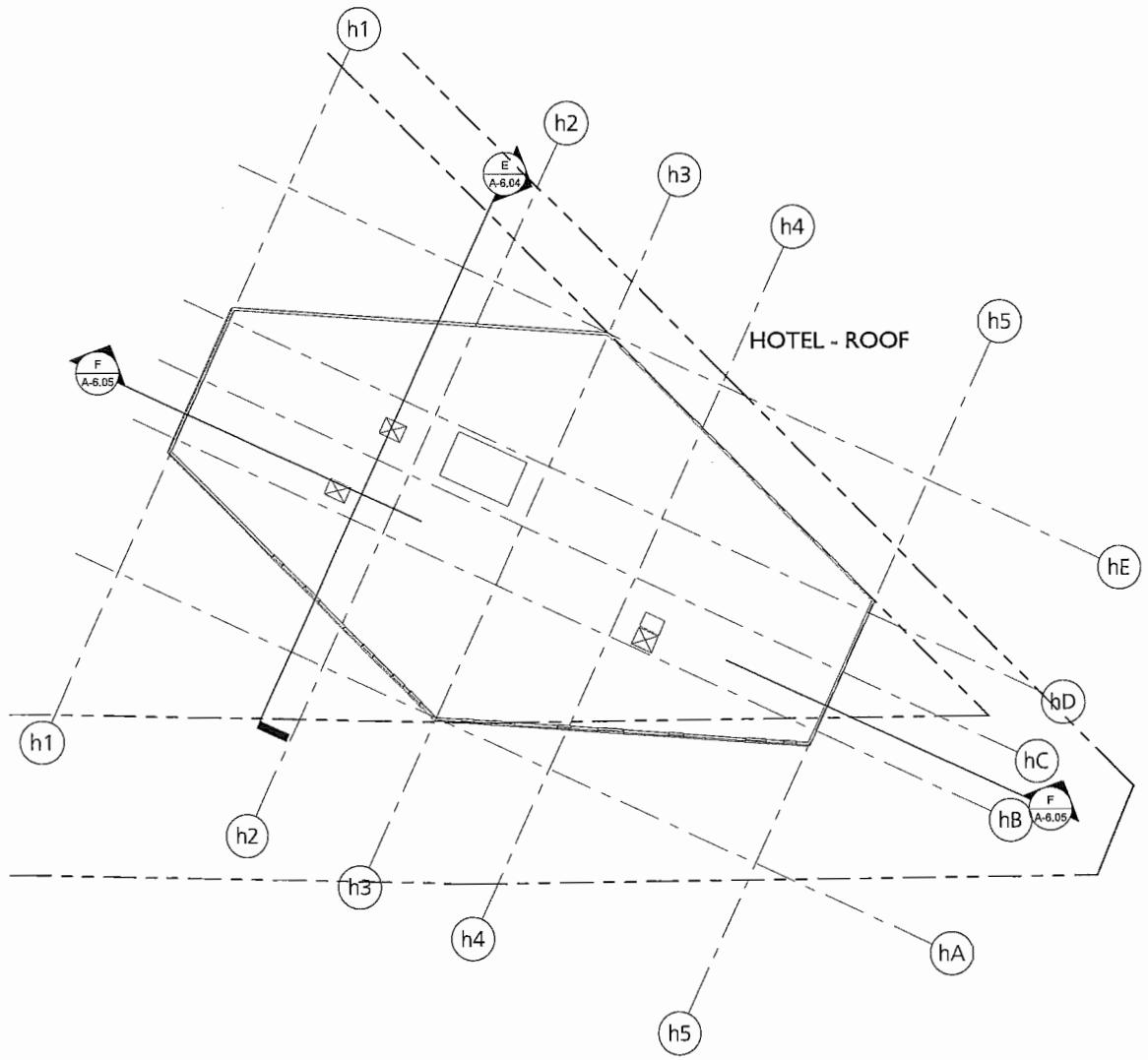
RICHMOND BC

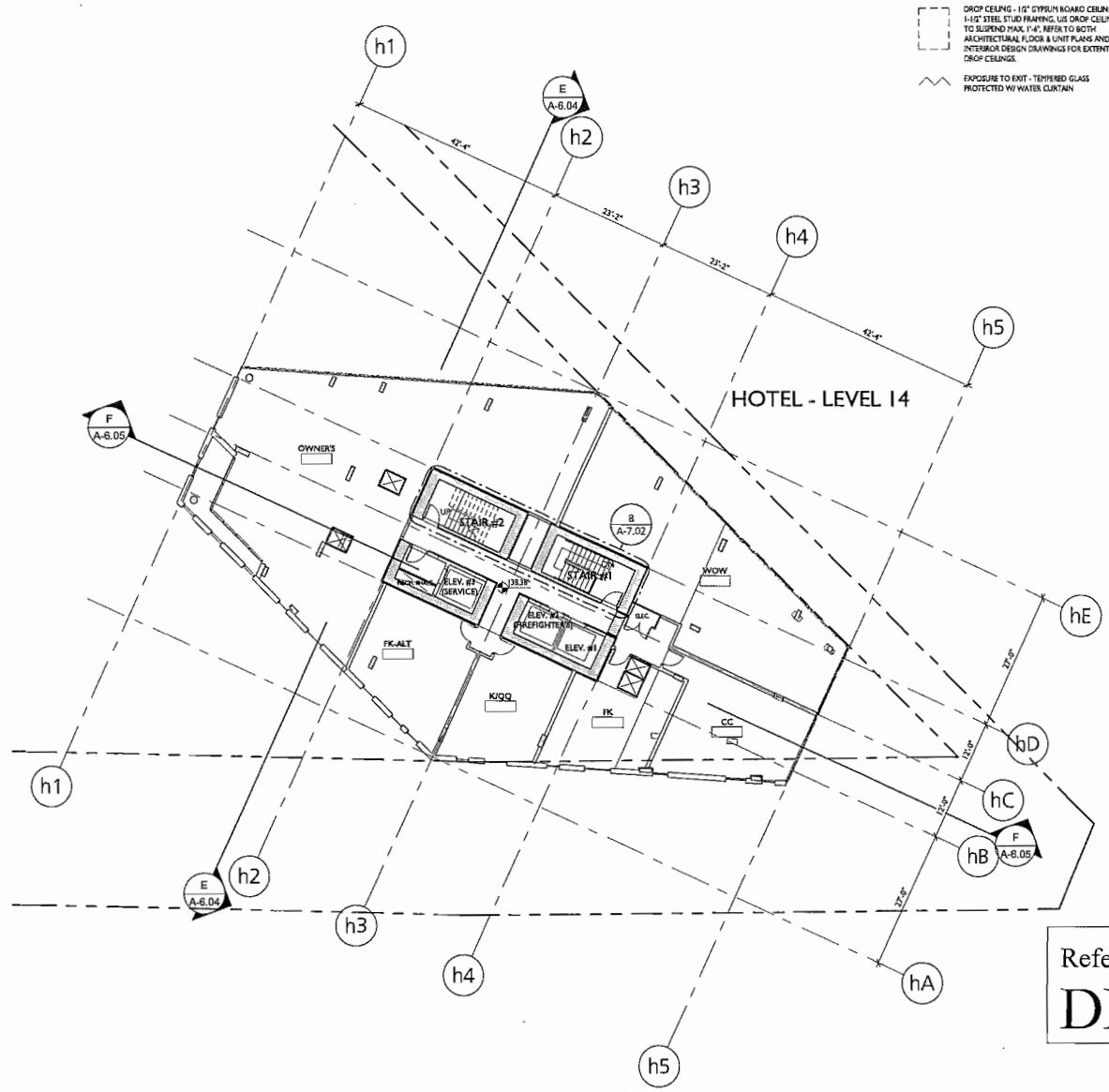
LEVEL 13

Reference Plan Jan 20, 2015

DP 12-624180

A-2.13





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EXPOSURE TO EXIT - TEMPERED GLASS PROTECTED W/ WATER CURTAIN

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

CIVIC ADDRESS : 8451 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION : LOT 215, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35932

GENERAL NOTES:

3. TO HAVE SIGNED AND SEALED SHOP DRAWINGS FOR STRUCTURAL GUARD WHERE SPECIFIED.

4. ALL DIMENSIONS WHICH REFER TO STRUCTURAL WALLS, COLUMNS ETC. ARE TO BE CONFIRMED WITH STRUCTURAL DWGS. WHERE DISCREPANCIES OCCUR, STRUCTURAL DWGS TO TAKE PRECEDENCE.

5. DIMENSIONS AT WINDOWS ARE ROUGH OPENING DIMENSIONS. REFER TO A-8.01 TO A-XXX FOR WINDOW DEFINITIONS. WHERE DISCREPANCIES OCCUR, VERIFY WITH ARCHITECT.
LOCATION OF OPERABLE WINDOWS AND SPANDREL PANELS TO BE READ IN CONJUNCTION WITH ELEVATIONS (A-5.01 TO A-5.30) AND WINDOW SCHEDULES. (A-9.01 TO A-9.XX)

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ITC - BRIDGEPORT RD

RICHMOND BC

LEVEL 14 + LEVEL 15

Reference Plan Jan 20, 2015
DP 12-624180

A-2.14