City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Tuesday, March 10, 2015
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, February 25, 2015.

1. Development Permit 14-657872
(REDMS No. 4491744)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)

Director's Recommendations

That a Development Permit be issued which would permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."

2. Development Permit 14-668373
(REDMS No. 4497027)

APPLICANT: Kirk Yuen of Cape Construction (2001) Ltd.

PROPERTY LOCATION: 13040 No. 2 Road

ITEM

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m^2 (3,760 ft^2) of commercial space at 13040 No. 2 Road on a site zoned "Commercial Mixed Use (ZMU24) – London Landing (Steveston);" and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required number of off-street loading spaces from two (2) to one (1).***

3. General Compliance Ruling for "Phase 2" Development Permit 13-642725

(REDMS No. 4486028)

APPLICANT: Amela Brudar - GBL Architects

PROPERTY LOCATION: 8888 Patterson Road and 3333 Hazelbridge Way

Director's Recommendations

That the attached plans involving changes to the design of the Phase 2 building at 8888 Patterson Road and 3333 Hazelbridge Way (addressed as 8988 Patterson Road) are considered to be in General Compliance with Development Permit (DP 13-642725).

4. Development Permit 14-660646

(REDMS No. 4498706)

APPLICANT: Treviso Development Ltd. (0954462 BC Ltd.)

PROPERTY LOCATION: 22691 and 22711 Westminster Highway

Director's Recommendations

That Development Permit be issued which would:

1. ***permit the construction of eleven (11) three-storey townhouse units at 22691 and 22711 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton;" and***

ITEM

2. vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eleven (11) townhouse units.

5. Development Permit 14-671600

(REDMS No. 4500024)

APPLICANT: Am-Pri Developments (2012) Ltd.

PROPERTY LOCATION: 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of 96 three storey townhomes at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road on a site zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)."

6. New Business

7. Date of Next Meeting: Wednesday, March 25, 2015

8. Adjournment

City of Richmond

Minutes

Development Permit Panel
Wednesday, February 25, 2015

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cathryn Volkering Carlile, General Manager, Community Services Cecilia Achiam, Director, Administration and Compliance

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 11, 2015, be adopted.

CARRIED

1. Development Permit 14-677603
(File Ref. No.: DP 14-677603) (REDMS No. 4486783)

APPLICANT: Bil Ahira

PROPERTY LOCATION: 10760 Aintree Crescent

INTENT OF PERMIT:

1. permit the construction of a Coach House at 10760 Aintree Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1);" and
2. vary the provisions of Richmond Zoning Bylaw 8500 to allow the coach house to be located 2.0 m from the southern interior side lot line.

Applicant's Comments

Joel Marples, 8703 Young Road, Chilliwack, BC, provided a brief overview of the proposed application regarding (i) urban design, (ii) landscape and open space design, and (iii) architectural form and character.

Mr. Marples noted that that the proposed development will be setback approximately 2.0 metres from the south property line to reduce shadowing on adjacent properties to the north.

Panel Discussion

In reply to queries from the Panel, Mr. Marples noted the following:

- the design of the coach house would match the design of the main house;
- the design of the coach house would include grey stucco, dark trim and wood elements;
- the garage parking will be for the main house and would be directly off the lane;
- there will be fencing along the lane and a small courtyard for the coach house;
- the entrances to the coach house will include be a front door adjacent to the garage and a rear door to the yard;
- parking for the coach house will be on an adjacent gravel area;
- landscaping of the coach house area will include low ground cover plants, shrubs and pavers; and
- five replacement trees will be planted on-site.

Staff Comments

In reply to queries from Committee, Wayne Craig, Director, Development, noted that the proposed variance is due to a technical drafting error in the zoning and that the correct setback restriction would be 2.0 metres from the southern property line to limit shadowing on adjacent properties. Also, he noted that staff will bring forward an amendment to Richmond Zoning Bylaw 8500, Section 8.14.6(3) to clarify matters related to coach house setbacks later in 2015 as part of a package of housekeeping amendments to the Zoning Bylaw. He added that the applicant has worked cooperatively with staff to meet design guidelines for the neighbourhood.

Correspondence

None.

Gallery Comments

Sam Sandhu, 4691 Tilton Road, expressed concern with regard to the development permit process and the delays to the proposed application. He was of the opinion that the development process is cumbersome and escalates the costs of coach house development.

The Chair advised that with respect to coach house development, the requirements for the development permit was established by Council. Also, the approved development permit guidelines were established to address design concerns from residents.

Bil Ahara, 3441 East 48 Avenue, Vancouver, BC, expressed concern with the delays and added costs of the proposed application in relation to the development permit process.

Panel Discussion

In reply to queries from the Panel, Mr. Marples noted that the gravel parking area will include cedar fencing and that the applicant can examine opportunities for landscaping along the fence line.

Mr. Craig noted that the two coach house parking stalls are close to the minimum dimensions and there are landscaping opportunities along the north side of the parking area.

Discussion ensued with regard to the development permit process and opportunities to add landscaping along the gravel area.

As a result of the discussion, staff were directed to review opportunities for landscaping along the gravel parking area with the applicant.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of a Coach House at 10760 Aintree Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1);" and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500 to allow the coach house to be located 2.0 m from the southern interior side lot line.***

CARRIED

2. Development Permit 14-676361

(File Ref. No.: DP 14-676361) (REDMS No. 4480991)

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 1000 Ferguson Road

INTENT OF PERMIT:

Permit the Greater Vancouver Sewerage and Drainage District to construct a 550 m^2 screening and degrit building, a 20 m diameter thickener, 25 m^2 thickener Pump station and four 36 m^2 digester mixing pump buildings (one for each of the existing digesters) at 1000 Ferguson Road on a site designated an Environmentally Sensitive Area (ESA).

Applicant's Comments

Colin Meldrum, Metro Vancouver, Ken Medil, Project Manager, CH2M Hill, and Kevin Simpson, CH2M Hill, briefed the Panel on the proposed project and noted the following:

- the proposed upgrades to the waste treatment facility will free capacity and maintain quality of discharged material;
- the proposed project will include four small buildings to house digesters and a two-storey building to house screening equipment;
- a vegetation survey in line with the Richmond Environmentally Sensitive Area guidelines was completed;
- an assessment of wetland and wildlife habitat was completed;
- the proposed Compensation Plan is proposing a 3 to 1 ratio to compensate for trees removed on-site; and
- the proposed replanting follows the Ministry of Environment riparian planting guidelines of one tree or shrub for every square metre of area.

Panel Discussion

In reply to queries from the Panel, Mr. Meldrum advised that the proposed project has been approved by the Ministry of Environment as part of a plan to add secondary capacity to the facility by 2030 and the proposed improvements will be required to accommodate regional growth. He added that the proposed upgrades will assist in the screening of other material, such as sand, gravel and plastics that accompany wastewater, and will result in a higher quality discharge.

In reply to queries, Mr. Simpson noted that approximately 100 trees along with invasive plant species will be removed for the proposed project.

Staff Comments

Mr. Craig noted that staff are satisfied with the work done on the proposed compensation plan and that it is anticipated that the proposed compensation plan will produce higher quality and more productive habitat.

In reply to queries from the Panel, Mr. Craig noted that the City has received a letter of assurance from Metro Vancouver that the proposed landscaping will be installed on-site and that there will be a three year monitoring period.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to the generally positive impact of the proposed compensation plan and facility upgrade to wildlife habitat and wastewater discharge.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the Greater Vancouver Sewerage and Drainage District to construct a 550 m^2 screening and degrit building, a 20 m diameter thickener, 25 m^2 thickener Pump station and four 36 m^2 digester mixing pump buildings (one for each of the existing digesters) at 1000 Ferguson Road on a site designated an Environmentally Sensitive Area (ESA).

CARRIED

3. Development Permit 13-645286
(File Ref. No.: DP 13-645286) (REDMS No. 4294448)

APPLICANT: Andrew Cheung Architects Inc. on behalf of 684267 B.C. Ltd.

PROPERTY LOCATION: 8151 Anderson Road

INTENT OF PERMIT:

1. Permit the construction of a fifteen (15) storey high-rise building and a six (6) storey mid-rise building to create approximately 111 units, and ground level commercial units at 8151 Anderson Road on a site zoned "Downtown Commercial (CDT1);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the residential parking rate from the standard City wide parking rate to the City Centre Zone 1 parking rate.

Applicant's Comments

Kassra Tavakoli, Andrew Chung Architects Inc., and Alain Lamontagne, Durante Kruek Ltd., provided an overview of the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, and (iv) parking space design.

In reply to queries from the Panel, Mr. Tavakoli noted that the parking would be above grade and would be screened using a barcode pattern façade to allow for ventilation. He added that the storage rooms will be included to the parking area and as a result, vehicles will be parked further away from the façade. Also, in addition to screening, the façade will act as a public art component.

Mr. Lamontagne spoke of the landscape and open space design of the proposed development and noted the following:

- landscaping along Anderson Road will include trees, tree grates, paver boulevards and a standard concrete sidewalk;
- landscaping along Buswell Street would have a mix of urban and residential character and include a row of street trees with a lawn boulevard;
- a row of street trees will be planted within the property line;
- common amenities will be located on the main podium level and will include children play areas, outdoor living spaces, a dining area, a kitchen and lounge area;
- the amenity area will be fully accessible;
- edible planting material can be integrated along the south face of the building; and
- the amenity area can be used by multiple groups simultaneously.

In reply to queries from the Panel, Mr. Lamontagne, noted that there will be access to water in the kitchen amenity area on the podium and that there are no planned dedicated gardening areas for residents.

Discussion ensued with regard to water access in the garage area, and in reply to queries from the Panel, Mr. Tavakoli noted that hose bibs will be available in the garage area. He added that dog washing sinks are not available in the garage area however, the applicant can examine options to add the feature.

In reply to queries from the Panel, Mr. Tavakoli advised that (i) the commercial floor area will have provisions to allow for division between tenants; (ii) commercial tenant signage will be allocated to an area above the doors, underneath the glass canopy, and (iii) sign guidelines for commercial tenants will be introduced.

Staff Comments

Mr. Craig spoke of the proposed development and noted the following:

- the site will be serviced by a private geothermal utility for heating and cooling;

- 47 basic universal housing units are included;
- the applicant has taken advantage of the affordable housing density bonus and eight units will be secured for affordable housing through a Housing Agreement;
- the proposed development will meet the City's aircraft noise mitigation standards;
- a servicing agreement will provide frontage improvements along Anderson Road, Buswell Street and a rear lane to the north of the site;
- there will be an inaccessible green roof on the lower portion of the building;
- the comprehensive transportation demand package will include contributions towards future upgrades to traffic signals and crosswalks in the area as well as sidewalk weatherproofing; and
- seven pedestrian benches will be included in front of the site.

In reply to queries from the Panel, Mr. Craig advised that (i) a bus mall adjacent to the Brighouse Station is planned and it is anticipated that buses will be routed to that location, (ii) the affordable housing units meet all City requirements and will be distributed through three floors in the building, and (iii) the proposed development location would qualify for City Centre Zone 1 parking rates with the provided parking exceeding the Zone 1 requirements.

In response to queries from the Panel, Mr. Craig noted that if the site was to proceed through a rezoning, the City Centre Zone 1 parking rates would apply.

Correspondence

Joyce Chang, 8111 Anderson Road (Schedule 1)

In reply to queries from the Panel, Mr. Craig advised that the building's height meets the existing site zoning.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to the proposed development's urban design and architectural form and character.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of a fifteen (15) storey high-rise building and a six (6) storey mid-rise building to create approximately 111 units, and ground level commercial units at 8151 Anderson Road on a site zoned "Downtown Commercial (CDT1);" and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the residential parking rate from the standard City wide parking rate to the City Centre Zone 1 parking rate.***

CARRIED

4. Development Variance Permit 14-670015

(File Ref. No.: DV 14-670015) (REDMS No. 4496488)

APPLICANT: Lansdowne Congregation of Jehovah's Witnesses

PROPERTY LOCATION: 11014 Westminster Highway

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the interior side yard (west property line) from 7.5 m to 2.3 m and interior side yard (east property line) from 7.5 m to 6.9 m in order to permit the rebuild of the existing assembly hall within the same building footprint on the "Assembly (ASY)" zoned site at 11014 Westminster Highway.

Applicant's Comments

Bob Young, DST Architecture, provided an overview of the proposed application and noted the following:

- the applicant is proposing the demolition of the existing building;
- the proposed new building will remain one storey and will have the same footprint and foundation as the existing building;
- vehicle parking will be located behind the building;
- there is a single-family house on the east side of the site and the proposed building will encroach on the eastern setback by approximately 0.5 metres;
- a fence along the eastern perimeter of the site will be replaced at the applicant's cost;
- there are no residential properties bordering the western side of the site; and
- the western setback is proposed to have a larger variance however, the setback is consistent with the existing building.

Panel Discussion

In reply to queries from the Panel, Mr. Young noted that one or two existing trees may have to be removed to allow for the installation of an accessible ramp. He added that the applicant is in consultation with an arborist to minimize the number of trees removed on-site.

In reply to queries from the Panel, Mr. Young noted that the proposed application will allow for the (i) modernization of the building, (ii) relocation of the main entrance to the rear of the building, (iii) introduction of a more practical floor plan, and (iv) replacement of the auditorium floor.

Discussion ensued with regard to the riparian management area and Mr. Young advised that the building already encroaches on the riparian management area and anticipates that the demolition and construction activities associated with the proposed application will not impact said area.

In reply to queries from the Panel, Mr. Young noted that (i) the landscape plan includes improvements to the perimeter landscaping, (ii) no changes are planned for the front grass area, and (iii) signage may be placed either on the building or on the front lawn area.

Staff Comments

Mr. Craig acknowledged the applicant's effort in presenting a building design that reflects a residential character.

In reply to queries from the Panel regarding the riparian area adjacent to the site, Mr. Craig noted that (i) the riparian area runs along the western edge of the site, (ii) a landscape bond will be secured as part of the proposed application's consideration, (iii) there will be on-going maintenance of the area by sustainability and building staff, and (iii) the applicant is required to provide fencing for the riparian area during the construction.

Panel Discussion

Discussion ensued with regard to agricultural activities on the backlands of the site and in reply to queries from Committee, Mr. Young noted that there are no plans to agriculturally develop the backland area of the site.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded
That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the interior side yard (west property line) from 7.5 m to 2.3 m and interior side yard (east property line) from 7.5 m to 6.9 m in order to permit the rebuild of the existing assembly hall within the same building footprint on the "Assembly (ASY)" zoned site at 11014 Westminster Highway.

CARRIED

5. New Business

6. Date of Next Meeting: Tuesday, March 10, 2015

7. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:45 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, February 25, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 25, 2015.

To Development Permit Panel
Date: Feb 25/15
Item # 3
Re: 8151 Anderson Rd.
DP 13-645286

Feb. 23, 2015

Dear Mr. David Weber,

Re: DP 13-645286 property application at 8151 Anderson Road.

As the resident at 8111 Anderson Road, Richmond, B.C., Canada, we disagree this permit to apply due to the entire building needs much parking spaces and also commercial units need even more parking space.

The high raising building will block all view from our side facing downtown so we discourage to build some many high raising building. We suggest building the low raising residential homes and not even commercial units.

Best Regards,

Joyce Chang

CITY OF RICHMOND
DATE
FEB 24 2015
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City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	February 10, 2015
From:	Wayne Craig Director of Development	**File:**	DP 14-657872
Re:	**Application by Yamamoto Architecture Inc. for a Development Permit at 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)**		

Staff Recommendation

That a Development Permit be issued which would:

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

Wayne Craig
Director of Development

WC:sb
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)". The proposal includes a two-storey amenity building. The site is currently vacant as the buildings formerly occupying the site were demolished. The site was formerly addressed as 9051 and 9055 Dayton Avenue, the properties were consolidated and the new address is 9055 Dayton Avenue.

A staff report was reviewed by the Development Permit Panel at the meeting of January 14, 2015 (Attachment A) and referred back to staff. In response to the referral, the applicant has provided additional information and has revised the landscape design to:

- address fencing; and
- increase the height of replacement perimeter cedar hedge planting along the site property lines.

Background

The following referral motion was carried at the January 14, 2015 Development Permit Panel meeting:

> *"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."*

This staff report addresses the Development Permit Panel referral by providing a summary of information provided by the applicant and a summary of the proposed landscaping response, including fencing details and taller replacement perimeter cedar hedge planting along the site property lines.

Development Information

Please refer to the original Development Permit staff report dated December 8, 2014 (Attachment A) for information pertaining to development data, surrounding development, rezoning and public hearing results, public input received prior to December 8, 2014 and responses, Advisory Design Panel comments, as well as staff comments on the proposal.

Public Input

Public input was received regarding the proposal and discussed during the rezoning application process and in the original Development Permit staff report (Attachment A). After the original Development Permit staff report was written, the City received nine (9) additional pieces of correspondence (Attachment B), from four (4) adjacent neighbours who have also previously submitted correspondence.

Some of the concerns raised in the new correspondence were similar to other comments received by staff and were included in the original Development Permit staff report as well as during the rezoning process. The following new concerns were raised regarding the development proposal (staff comments are included in ***'bold italics'***):

- Small Number of Visitor Parking Spaces – ***The proposal includes 5 visitor parking spaces for 23 townhouse units, which meets the City zoning bylaw requirement to provide 0.2 visitor parking spaces per dwelling unit.***

- Potential for construction activities to damage neighbouring homes – ***The developer is required to ensure their construction does not cause damage to adjacent properties and is required to submit a geotechnical report as part of the Building Permit application.***

- Potential for construction activities to damage existing neighbouring trees – ***The developer is required to protect neighbouring trees. The project team includes a registered arborist and Landscape Architect. Neighbouring trees have been reviewed by a registered arborist and the project design includes tree protection areas where no retaining wall is proposed to ensure appropriate grading and construction set back. The identified tree protection areas (see DP plan #4e) are required to be fenced and require arborist supervision during construction activities.***

- Potential noise from Heat Pumps and noise bylaw compliance – ***As noted in the original Development Permit staff report, the developer has committed to achieve an EnerGuide rating of 82 and the project team is designing the project to achieve a higher rating of 83. To achieve this rating, the proposal includes heat pumps. The project team has confirmed that the proposed heat pump model complies with the City's noise bylaw requirement. The heat pumps for the proposed townhouses would be placed between the townhouse buildings to mitigate potential noise on adjacent properties. The heat pump for the proposed amenity building would be placed in a central location on the roof.***

The correspondence also included concerns regarding notification of the subject application consideration at the January 14, 2015 Development Permit Panel meeting. The standard practice for Development Permit Panel meetings is for the City Clerk's Department publishes a notice in the local Richmond Review newspaper for the Development Permit Panel meeting date and mails notices of the meeting to property owners within 50 meters of the development site. Notices for the January 14, 2015 Development Permit Panel meeting were delivered to properties within 50 meters of 9055 Dayton Avenue. Unfortunately notices were not delivered to the additional properties within 50 meters of 9051 Dayton Avenue due to a technical issue that has now been identified and corrected.

The correspondence also included a desire to remove existing trees from a neighbouring property. Staff provided the resident with information regarding the City's Tree Protection Bylaw 8057 and the tree removal permit application process.

Analysis

Developer Initiated Communication with Neighbours

In response to discussion at the Development Permit Panel meeting held on January 14, 2015, the developer provided individualized letters to each of the neighbouring (18) single-family home properties with additional details on the proposed hedge removal, replacement hedge planting and the proposed fencing treatment along the shared property line(s) between the development site and the neighbouring property.

A context map showing the development site, the neighbouring (18) single-family home properties and the neighbouring two (2) strata-titled townhouse developments is included in this report (Attachment C). As shown in public correspondence attached to this report, some neighbours remain concerned about the proposed hedge removal.

The developer submitted a summary of their communication with the residents of the eighteen (18) neighbouring single-family home properties, including copies of letters the developer hand delivered to the properties on January 19, 2015 (Attachment D).

Letters received from the property managers of the two (2) neighbouring strata-titled townhouse developments were received and included in the original staff report.

Existing Perimeter Hedging

As noted in the original Development Permit staff report, the design proposal includes removing all of the existing cedar perimeter hedging. The applicant has advised that the initial hedge retention proposed in the rezoning staff report became difficult as a result of further site soil investigations and further hedge condition and location details discovered during hedge pruning. The applicant discovered that it would not be possible to retain the privacy provided by the hedges at the lower level due to the extent of pruning that was needed for the overgrown hedge and that there was a conflict between geotechnical site preloading requirements and standard foundation design. Hedges are not protected by the City's tree protection bylaw. The proposed replacement hedging would provide visual screening, and is expected to grow at a rate of about 0.3 m per year, but may take a number of years to fully replace existing mature hedges.

Several adjacent neighbours have expressed concern about the proposed hedge removal. In response to the concerns expressed and the Development Permit Panel's referral to examine the proposal to replace existing perimeter hedging, the developer has revised the landscape design to increase the size of emerald green cedar hedges from a range of 2.4 m to 3 m height to a minimum of 3 m height, which will provide appropriate screening between the proposed two-storey townhouses and neighbouring two-storey townhouse developments and single-family homes.

In addition, along the drive aisles connecting to Dixon Avenue and Dayton Avenue, 1.5 m height columnar Irish Yew hedges are proposed in these areas where there was no existing perimeter hedging. Both the proposed 3 m height emerald green cedar hedges and 1.5 m height columnar

Irish Yew hedges are expected to grow approximately 0.3 m in height each year, ultimately creating an effective screen to adjacent properties.

Proposed Perimeter Fencing

In response the Development Permit Panel's referral to examine the proposal to install fencing along the property line, the applicant has revised the landscape plan to identify 1.8 m height solid wood privacy fencing along all shared property lines, except for small areas where black plastic coated chain link fencing and no fencing will be provided as requested by the three (3) adjacent land owners.

Conclusions

The applicant has satisfactorily addressed Development Permit Panel's referral, examining the issues of replacing existing perimeter hedging and installing fencing along the property line.

In response to the referral, discussion at Development Permit Panel, discussions with neighbours and working with staff, the applicant has revised the landscape proposal to increase the height of proposed replacement perimeter hedging from 2.4 m to a minimum of 3 m, which will ultimately provide an effective screen to adjacent properties. The landscape proposal was also revised to provide areas with 1.8 m height wood perimeter fencing, areas with no perimeter fencing and areas with black plastic coated chain link fencing as requested by neighbours of the development site.

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

Sara Badyal

Sara Badyal
Planner 2
SB:rg

Attachment A: Original Development Permit staff report dated December 8, 2014
Attachment B: Public Input (received after December 8, 2014)
Attachment C: Context Map of Site and Surrounding Neighbours
Attachment D: Summary of Developer Communication with Neighbours in January 2015
Attachment E: Aerial Photograph (2011)

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of $254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- 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).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- 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.*

Attachment A

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	December 8, 2014
From:	Wayne Craig Director of Development	**File:**	DP 14-657872
Re:	**Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue**		

Staff Recommendation

That a Development Permit be issued which would:

1. 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)".

Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the "Assembly (ASY)" zone to the "Low Density Townhouses (RTL2)" zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned "Community Commercial (CC)".

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned "Single Detached (RS1/B)" and "Single Detached (RS1/K)".

To the south, across Dayton Avenue, are single detached dwellings on properties zoned "Single Detached (RS1/B)".

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned "Low Density Townhouses (RTL1)" and "Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)".

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned "Single Detached (RS1/C)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in ***'bold italics'***):

- Surface water run-off onto neighbouring properties – ***Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.***

- Construction hours of operation compliance with noise regulation – ***Developers are required to comply with the City's Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City's Good Neighbour Program.***
- Ability of community resources to accommodate new development – ***The City's Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.***

Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in ***'bold italic'*** font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – ***Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.***
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – ***The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.***
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – ***Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.***
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – ***The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.***

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – ***The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.***

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and complies with the "Low Density Townhouses (RTL2)" zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

Urban Design and Site Planning

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

Architectural Form and Character

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached ("stand-alone") unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.

- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of $254,221.28 as a requirement of the Development Permit.

Sustainability

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - Energy efficient Energy Star rated appliances and heat pump.
  - Water efficient low flow fixtures.
  - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
  - Permeable pavers in patios and the internal drive aisle increase storm water infiltration.
  - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Crime Prevention Through Environmental Design (CPTED)

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

Accessible Housing

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of $254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- 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).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- 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.*

Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)
Attachment 3: Predicted Energuide Rating Report
Attachment 4: Public Correspondence

City of Richmond

Development Permit

No. DP 14-657872

To the Holder:	YAMAMOTO ARCHITECTURE INC.
Property Address:	9051 AND 9055 DAYTON AVENUE
Address:	C/O KAREN MA 2386 OAK STREET VANCOUVER, BC V6H 4J1

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 #11 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 $254,221.28. 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 14-657872

To the Holder:	YAMAMOTO ARCHITECTURE INC.
Property Address:	9051 AND 9055 DAYTON AVENUE
Address:	C/O KAREN MA 2386 OAK STREET VANCOUVER, BC V6H 4J1

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.

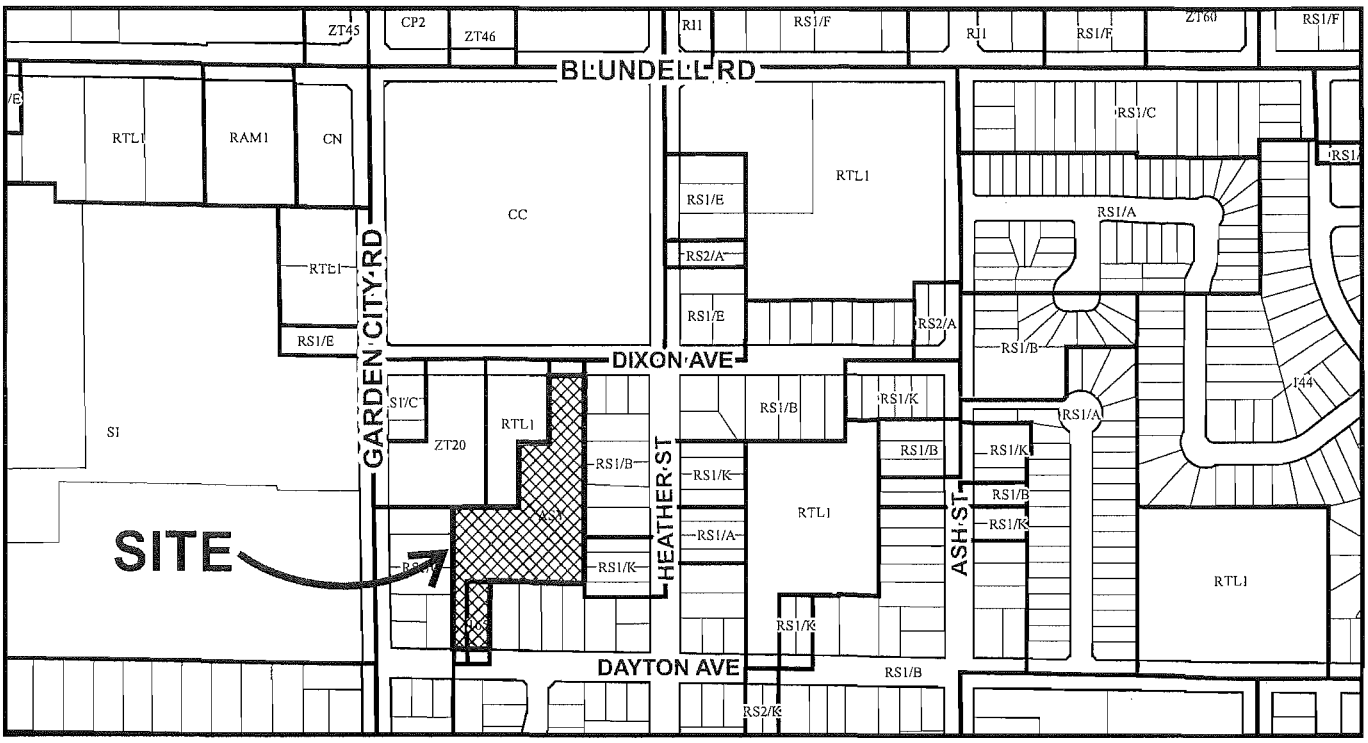
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

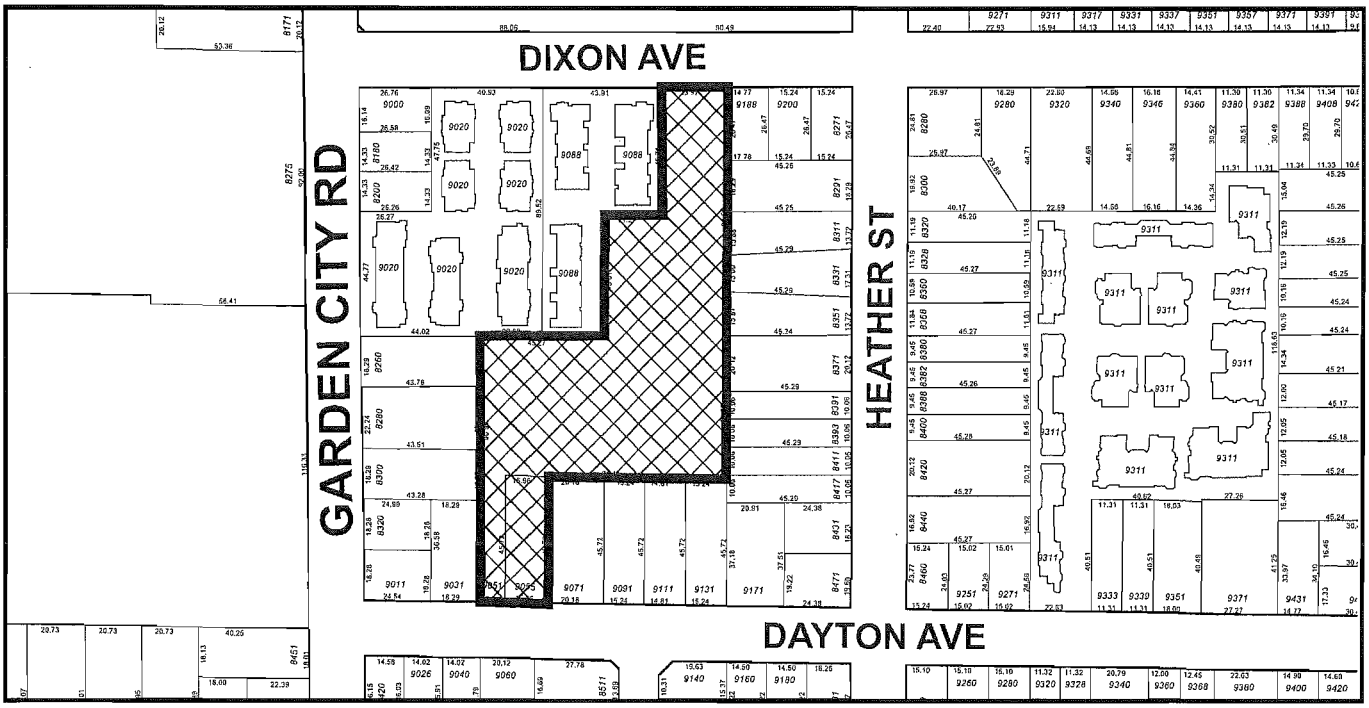
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 14-657872
SCHEDULE "A"

Original Date: 03/17/14

Revision Date: 01/15/15

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-657872 **Attachment 1**

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc. Owner: Dayton CWL Investments Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor)

	Existing	Proposed
Site Area:	8,849 m^2 (as per survey)	Remains the same
Land Uses:	Formerly Institutional and Residential	Multi-Family Residential
OCP Designation:	Formerly Community Institutional	Neighbourhood Residential
Zoning:	Formerly	Low Density Townhouses (RTL2)
Number of Units:	Formerly Church and Single Detached House	23 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	0.55	None permitted
Lot Coverage: Building area Non-porous area Planting area	 Max. 40% Max. 65% Max. 25%	 40% 61% 32%	None
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks: Dayton Avenue Dixon Avenue Interior Side Yard	 Min. 6 m Min. 6 m Min. 3 m	 6 m 6 m 3 m to 7 m	None
Height	Max. 9 m	9 m and two-storey	None
Off-street Parking Spaces: Resident Visitor Accessible Total	 46 5 (1) 51	 46 5 (1) 51	None
Tandem Parking Spaces	Max. 50%	None	None
Amenity Space – Indoor	Min. 70 m^2	416 m^2	None
Amenity Space – Outdoor	Min. 138 m^2	203 m^2	None

Attachment 2

Advisory Design Panel Meeting

Wednesday, October 22, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in ***'bold italic'*** text)

DP 14-657872	23-UNIT TOWNHOUSE DEVELOPMENT
PROPERTY LOCATION	9051, 9055 Dayton Avenue

Applicant's Presentation

Architect Karen Ma, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- interesting project; character is unique; appreciate that the applicant trying to do something different in Richmond – ***Noted.***
- concern on the roofline of the middle unit at the western side of the development (A2 Unit) with a simple wing style; creates blank, tall and boxy façades that are visible to the adjacent development; consider further design development to this type of unit; other units are successful and bring a nice contemporary look to the development – ***Facade improved with band of hardi board with metal reveals to highlight roof, box out to provide depth and additional windows to provide animation.***
- appreciate the provision of an indoor amenity building for the proposed development given its size – ***Noted.***
- review whether angles and articulation of the roofs will work for future solar panel installation – ***Pre-ducting for future solar panel installation will be provided as it is a requirement of the rezoning.***
- appreciate the site plan; creates interesting elevations on the street – ***Noted.***
- like the palette of the architecture, e.g. the red elements are not overwhelming – ***Noted.***
- one-way access into the development off Dayton Avenue needs to be strictly enforced – ***Noted. Additional paver area added to reinforce one-way access along with required bollards.***
- like the project and appreciate the model; appreciate the materials; the standing seam metal roof material will provide interesting texture; roof line valleys will need careful detailing – ***Noted.***
- agree with comments to mitigate the tall and blank façades – ***Improved as noted above.***
- sustainability features, e.g. future installation of solar panels, should be pursued in view of the absence of a District Energy Utility in the area – ***Pre-ducting for future solar panels will***

be provided as noted above. In addition, the development will be built to achieve a Energuide rating of 83.

- appreciate the contemporary character of the project – ***Noted.***
- appreciate the provision of an indoor amenity building; however, consider introducing permeable paving to the internal drive aisle in front of the building to better announce its presence to the overall development – ***Entry improved with natural colour 0.6 m by 0.6 m concrete pavers added at amenity area entry.***
- appreciate the applicant's efforts to incorporate planting along the internal drive aisle – ***Noted.***
- look at the location of the proposed open space (which includes garden plots between the indoor amenity building and hedge and tree planting) to ensure adequate sunlight exposure and achieve its intended function as a social gathering place – ***Design improved. Gardening plots provided between buildings 7 and 12 with greater area for gathering and sunlight exposure.***
- ¾-inch clear crushed gravel between buildings appears utilitarian and harsh; consider more appropriate landscaping material, e.g. round rocks, with more aesthetic appeal – ***Design improved, crushed gravel replaced with river rock.***
- hope that the one-way entry off Dayton Avenue will become a two-way driveway in the future – ***One-way entry on Dayton Avenue is a requirement of the rezoning, secured with a legal agreement.***
- appreciate the provision of a convertible unit in the proposed development; consider adding a second convertible unit; consider pocket doors in lieu of swing doors, e.g. in the powder room of the convertible unit, to improve accessibility – ***Considered. The proposal includes one (1) convertible unit, but all units will have aging in place features. Swing doors are preferred due to maintenance concerns.***
- look at opportunities to plant larger trees in some places to help diffuse the tightness of the site – ***Eight (8) larger growing Armstrong Maple trees are proposed.***
- consider opportunities for incorporating sustainable water initiatives as the site is relatively impermeable – ***Proposal includes low-flow fixtures in units and drought resistant planting in landscape design.***
- like the new approach to townhouse development in Richmond – ***Noted.***
- look at the orientation of the roof lines and daylight opportunities between buildings; also consider introducing variations to the roof lines – ***Considered. The proposal includes three roof line types, with the combination of butterfly and simple gable roofs creating an interesting internal streetscape.***

Panel Decision

It was moved and seconded
That DP 14-657872 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel. **CARRIED**

ATTACHMENT 3

E3 Eco Group Inc.

e3ecogroup.com

Predicted Energuide Rating

for 9051 Dayton Avenue, Richmond, BC.

Dayton CWL Investments

17 November, 2014

2014

Introduction:

E3 ECO GROUP Inc. was asked to perform HOT2000 energy evaluation on a plan addressed as **9051 Dayton Avenue, Richmond, BC.** The modeling was carried out according to the format defined by the EnerGuide Rating System for New Homes evaluation procedures.

Weather Location: Vancouver

Base Case Review: Single Family Dwelling

Slab on Grade	R12 full under slab insulation and R12 skirt insulation
Above Grade Wall Construction	2x6 @ 16"o.c. R20 interior batt insulation & R20 headers
Roof Construction	Hip roof: Trusses @ 24"o.c with R40 batt insulation; cathedral ceilings: 2x10 @ 24" o.c. with R28 batt insulation
Window Specification	Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Door Specification	Steel with polyurethane insulation core. Glazing in doors: Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Ventilation Specification	Bathroom fans only
Air Tightness	5.5 ACH@50Pa, an estimate based on typical local construction
Space Heating System	Natural Gas, High Efficiency Condensing Boiler (95% AFUE) (Triangle tube Prestige Solo)
Supplemental Heating	Natural Gas fireplace with spark ignition (sealed) (not all units have fireplaces)
Domestic Hot Water	Natural Gas, Indirect Fired Water Heater, 50 US gal tank, e.f. 0.79 (Triangle tube Smart Series)
Energy Credits:	
Drainwater Heat Recovery	0 kWh/yr
Low energy lighting	0 kWh/yr
Energy Star appliances	0 kWh/yr

Dayton - Yamamoto – basecase.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A base case	**76**	29500	18800
Unit A1 base case	**76**	32700	18500
Unit A2 base case	**76**	29800	18450
Unit B base case	**75**	33500	20900
Unit B1 base case	**76**	32100	18800
Unit B2 base case	**74**	34800	22300
Unit B3 base case	**76**	33100	19290

Upgrade scenario 3:

Space Heating System	**EnergyStar rated (minimum HSPF 7.1 and SEER 14.5) air source heat pump system sized to heat the entire home, with condensing boiler back up heating system**

Dayton - Yamamoto – iteration 4.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A upgrade 3	**83**	29500	10600
Unit A1 upgrade 3	**83**	32700	10500
Unit A2 upgrade 3	**83**	29800	10600
Unit B upgrade 3	**83**	33500	11300
Unit B1 upgrade 3	**83**	32100	10700
Unit B2 upgrade 3	**83**	34800	11800
Unit B3 upgrade 3	**83**	33100	10750

Notes:

1. Design Heat loss calculation is based on design conditions assumed. This figure can be used to size the heating system, although unit size will have to take into account system efficiency, operating conditions and provide a margin for quick recovery.
2. The calculated energy consumption estimates are based on data entered and assumptions made within the computer program based on standard user profiles. The estimates may not reflect actual energy requirements of this house due to variations in weather, actual construction details used, performance of equipment, lifestyle and number of occupants.

If you have any questions regarding this report, please contact me at your earliest convenience.

Kristi Owens,CEA,SBA,AT
E3 Eco Group Inc.
e: kristi@e3ecogroup.com

Einar Halbig
E3 Eco Group Inc.
e: einar@e3ecogroup.com

Attachment 4

Public Correspondence

	Correspondence Received
Kathy Stephens	September 5, 2014 August 14, 2014 and June 13, 2014
Raymond Luetzen	August 26, 2014 and August 19, 2014
Richard Wong	August 25, 2014
Rebecca Leung	August 12, 2014
Dan Lazar Property Manager for Dixon Court	July 15, 2014
Chara Lee Property Manager for Dixon Gardens	July 11, 2014

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Friday, 05 September 2014 10:30 AM
To: Badyal, Sara; MayorandCouncillors
Subject: RZ 11-589989 . 9051 and 9055 Dayton Ave

Hi Sara,
I talked to my neighbours today and nobody seems to know that they are suppose to get in touch with you regarding the removal of 200 hedge trees19 feet tall at the back of all our yards. Every neighbour I talked to is very confused about this process because the letter we received from Jackson Lee gives a different reason than yours for removing the hedge and a different phone number then yours as a contact.

None of the neighbours going to City Hall asking questions about this development were ever told at anytime before or after the rezoning that the Development plan could and would be changed because of a mistake made by the developer. Is this common practice? I find that the Developer not knowing about how wide the hedges were is hard to believe. If they surveyed the property or just stood and looked at the line of the hedge you would know how wide the hedge is because you can see the hedge is not in line on their property and never was.

None of the neighbours ever wanted the hedge removed. I do not want the hedge to be removed because it is very private in my backyard and we use our backyard for many family gatherings. We spend time on our upper and lower deck patios all year round. It is also a buffer for noise and dust coming from all the construction. An eight foot hedge replacement is an insult to us. We will be able to see right into the new townhouses and they in turn will be looking right into our houses, patios and yards for the next 10 years. Plus there will be no buffer from the construction, dust and noise.

The previous owners of 9051 and 9055 Dayton Ave. needed to do some work on our property line and removed our fence and replaced it with the chain link fence. I have a dog and we need a fence up at all times. So not having a fence for 4 weeks or however long it will take is a big issue for us.

Could you send me a copy of your recommendation?

Thanks,
Kathy Stephens

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 14 August 2014 01:43 PM
To: Badyal, Sara
Subject: Subject RZ 11-589989 File

Hello Sara,

I have received a letter from Jacken Homes about having to remove the hedges now instead of when they were saying they would not have to when they put in for the rezoning (RZ 11 589989) and the Development Permit (DP 14-657872). This is because someone on their end made a mistake. As you have been told before, this is a big issue to all the neighbours this affects. Someone told me developers use tactics to get things approved for rezoning and then change the plans after rezoning is approved because most of the public does not know they can. But I am not suggesting they are in this case.

Jackson Lee phoned me to tell me all the neighbours were in agreement with the hedge removal and they were his hedges and what was my problem. Well I have talked to 8 neighbours who feel the same as I do.

1. In the letter from Jackson Lee it states the hedges impacts the backyards of the townhouses. Can they still build the way things are and just have a smaller back yard?

2. In your e-mail to me you state, "The terms of any agreements with the neighbours would need to be clarified in writing."

2a. Is that the letter they sent us?
2b. Do we need to sign to say we do or do not agree?
2c. Please explain what that means to me in my position.

3. In the Landscape tree plan, Has anything been changed beside the height of the hedges? What is the difference between the new hedges they are proposing? How many years will it take for them to grow to the height of the hedges now?

4. Are there any other changes or updates?

5.Will the hedges stay if none of the neighbours want them removed and then replaced with smaller hedges? Will we get a vote?

6.What is our recourse?

Regards,
Kathy Stephens

From: Kathy Stephens [mailto:katstep1@gmail.com]
Sent: Friday, 13 June 2014 03:04 PM
To: Badyal, Sara
Subject: RZ 11-589989 File

Hi Sara,

Jackson Lee has been phoning and came to our house to talk about the tree line (hedge) around the property.

They informed us that somebody made a mistake and the tree line or hedge will have to come down now.

The neighbourhood is a buzz now and I would like to know if the city is going to allow this.

The neighbourhood did not challenge the rezoning because we were informed in writing that the Tree line (Hedge) would stay.

Regards,
Kathy Stephens

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Tuesday, 26 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your response.

As previously noted, the consultation with the developer has only been that we would get notice 2 weeks prior to having the hedge removed. If you would like me to send you a copy of the developer's consultation process I will do so.

The land grade increase of 2 feet between our lot and the new development should also create further flooding issues during the rainy season, a fact that was not consulted with neighbours and just added to the correspondence in sketch form.

Hopefully, you will also make the above part of your review.....

When can we expect a decision on the city's review....

Anxiously waiting...

On Aug 26, 2014, at 3:23 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Mr. Leutzen,

At this time, staff are reviewing the developer's request to remove additional sections of the perimeter hedge and no decision has been made. As part of our review, the developer is consulting with the neighbours

Please feel free to call me at 604-276-4282

Regards,

Sara Badyal, M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

From: Raymond Luetzen [mailto:rluetzen@icloud.com]
Sent: Tuesday, 19 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your quick response. Somehow your take on the events that still have to take place and approved, differ greatly from the content in the letter from the developer. He suggests that with two weeks notice the hedge will be removed while perimeter drainage will take place over a 4 week period. It is after this that retaining walls, fencing and planting of of an Emerald Cedar hedge will take place.

I firmly believe that "it's a done deal" and that any amount of further consultation on this subject will fall on deaf ears.

You must have copies of letters that have gone to the affected owners, that clearly state the choices focus around a fence(which already exists), the planting of a tree hedge(which will take many years to provide equivalent privacy screening), but no compromise on the existing hedge.

I ask the same question that I posed in earlier correspondence....will the existing hedge be removed this fall?

On Aug 19, 2014, at 5:34 PM, Raymond Luetzen <rluetzen@icloud.com> wrote:

Sara,

Based on a letter I received from Jacken Homes on August 5, 2014, the issue with the 35 year old hedge has been resolved in favour of the developer. This decision changes the original plans from the hedge stays to the hedge goes,we get a fence and small tree hedge that will take years to develop and town homes moved closer to our property line.

I would like to know how this was changed without the knowledge of the affected neighbours.

Respectfully

Ray Luetzen

Badyal, Sara

From: RICHARD WONG [wong.richard@shaw.ca]
Sent: Monday, 25 August 2014 02:45 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton Development
Attachments: Letter from 9051 Dayton.pdf

Categories: Red Category

Hi Sara,

I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. I have spoken to you at the outset of the rezoning process briefly of these matters concerning our neighbouring community.

Mr. Jackson Lee and his general contractor had spoken to me on their project a few months back prior to the attached letter received by the neighbouring community. At that time, I had voiced my concern in regards to the privacy and noise issues along the west side of my home since they intend to construct a roadway, and entry driveway. I had mentioned the unobstrusive glaring of evening headlight paths into the front of my house since they will be removing the fifty feet of hedges that has been shared along the west property line bordering the front of the house. At that time, I had asked about their proposed plan about that issue, and they had responded with no positive feedback, but requested that I provide them with some solution.

As well, they wanted my permission to allow them to remove the beautiful hedges bordering the north of my property, and my decision would allow them to follow suit with the rest of the neighbours along Dayton Avenue. I responded that they should involve their landscape architect for a resolve, as the contractor did not know how to address this contradictory privacy issue among the rest of the neighbouring community. In regards to the proposed townhouse complex entry driveway on Dayton Avenue, in retrospect, the city planner should of had the forsight to allow the entry lane to this proposed complex on the west side of their property as it was originally located for the last forty years which would leave a peaceful twenty feet backyard bordering my west property line and the new residences.

I have attached the letter that was sent to all the Dayton Avenue neighbours, and the neighbours have asked me to represent them in inquiring on our choices in this matter. By looking at the Section Sheet SK1, the proposed new retaining wall is comprised of railway ties, and the neighbours are concerned about possible water runoff into their property since the townhouse complex is elevated higher. A solid concrete foundation could be a better solution, but that is a choice of the geotechnical engineer and financial economics. The neighbours are also concerned of the initial spacing of the proposed new tree hedging. The neighbours would prefer if they had no choice of keeping the original trees, that the new hedges be a completed privacy barrier, not one that will take the next ten years to mature into a privacy barrier.

I thank you in advance for your opinion in this matter if any that our neighbouring community can take heart of a satisfactory resolve.

Thank You,

Richard Wong

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

August 5th, 2014

Dear Mr. Wong,

Further to our conversations with you a few weeks ago, we are writing to provide you with further information regarding the plans for our hedges on 9051 Dayton Avenue.

The portion of hedge that is currently on our side of our shared property line was not previously identified to be removed at the rezoning stage. We had prematurely assumed that we would be able work with the existing hedge but we have under-estimated the effect and growth of the hedges and how it impacts the useable space of the backyards of the new homes, and for that reason we are proposing to remove and replace the existing hedge. Attached you will find a new landscape plan showing the proposed landscaping and cross section of our shared property line.

We understand that the existing hedges offer separation between our properties while providing privacy, and that privacy retention is of utmost importance. Our proposed plan includes the replacement of the existing Western Red Cedar hedges with a more manageable type of hedge, such as the Emerald Cedar, that will benefit all parties in terms of ongoing maintenance. Along our shared property line, our finished grade will be approximately 1 to 2 feet higher than your property. The replacement hedges will be a minimum of 8 feet in height. This combines for a minimum privacy screening of 9 feet along our shared property line immediately from the planting of the new hedges.

Our planned course of action is designed to limit the time of lost privacy screening. The existing hedges will be retained during the preloading stage until the perimeter drainage is ready to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete in approximately 4 weeks. Replacement hedges and fence would be installed immediately after to bring back the privacy provided by the previous hedge. We are currently estimating that this portion of the work would take place sometime in the Fall of 2014. We will notify you in writing at least two weeks prior to the existing hedges being removed.

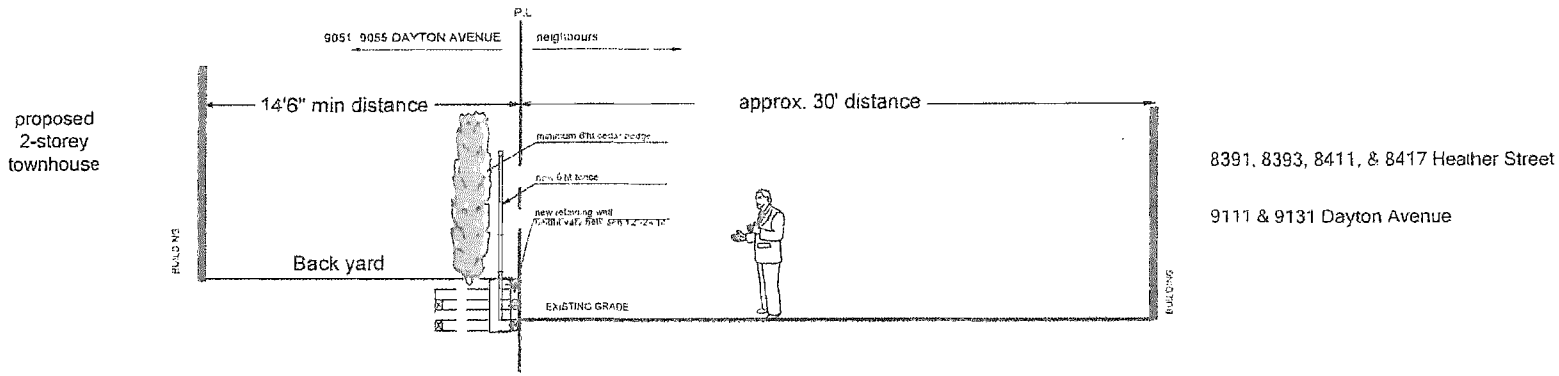
Lastly, you will notice from the cross section illustration prepared by our Landscape Architect, we are now proposing a chain link fence instead of a wooden fence. This change is due to the feedback of the neighbourhood and that some neighbours would prefer to see only hedges. The chain link fence would allow the hedges to grow in between the links and over time only the hedge would be visible. A chain link fence is also expected to both last longer and require less maintenance than a wooden fence. However,

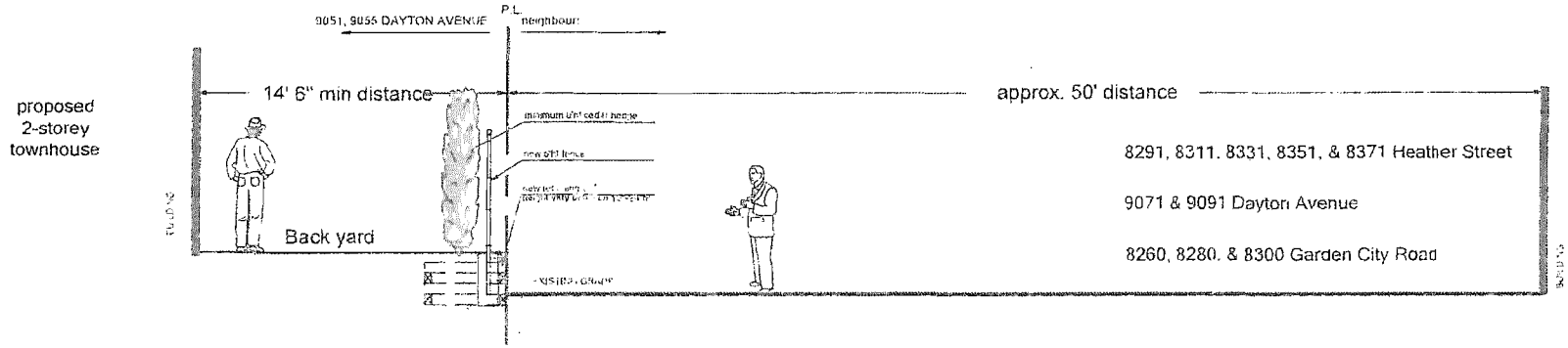
If your preference is for a wooden fence, please let us know so that we may make the appropriate arrangements.

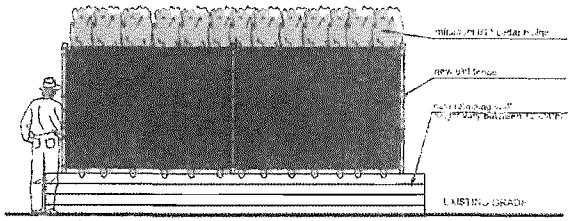
We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from City of Richmond at 604-276-4138.

Sincerely,

Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson@jackenhomes.com







FRONT VIEW FROM THE NEIGHBOUR'S YARDS

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

PROJECT: **9051, 9055 DAYTON AVENUE**
RICHMOND

TITLE: **SECTIONS / ELEVATION AT Property Line**

DATE: 14.06.06
SCALE: 1/4"=1'-0"
JOBS NO: 11-238
SHEET NO: 1 OF 1

SK1

Badyal, Sara

From: Rebecca Leung [rleung@cnv.org]
Sent: Tuesday, 12 August 2014 03:09 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave
Attachments: DSC09111.JPG; DSC09110.JPG

Importance: High

Hi Sara,

Today we have received a letter with attached plans from the developer of 9051 Dayton Ave. We were asked about changing wood fence at the perimeter to chain-linked fence. However, I noticed that their "Approved Rezoning Plan" Revision 7 dated July 11, 14 (see attached) is very different than the one we reviewed at the City Hall.

To name a few:
1). The perimeter existing hedge were ALL gone.
2). The setback of the buildings are greatly reduced. (see attached Section view at property line showing 14.5' setback)
3). The new plant schedule shows a total of 99 trees which is 29 trees more than the version I saw at the City Hall. However, hundreds of trees are proposed to be removed. The dense green area is greatly reduced. And we think that this is not acceptable.

With the new grade elevations and the wood retaining wall, a few of the neighbours I have talked to are worried about the surface run off. If the new grade elevation was approved by the City, could you let me know if there's any requirements from the City to ensure that the water is not draining to the neighbouring properties which are mostly on the lower side?

I know that a few of our neighbours also have the same concerns. I will try to talk to them more in these few days. But the major one is that we want to verify with you to see if this is REALLY the City's approved plan.

We really appreciate your help.

Thanks,

Rebecca Leung
Assistant Plan Checker 2, Community Development
t: 604.982.3916 | e: rleung@cnv.org

City of North Vancouver
141 West 14th Street, North Vancouver, BC V7M 1H9
Reception: 604.990.4220| f: 604.985.0576 | www.cnv.org

LOUWIN
MANAGEMENT LTD

363-13988 Gamble RD
Richmond, BC V6V 2K1

Phone: 6042079316
Fax: 6042079386
Email: bklein@louwin.com

July 15, 2014

Jacken Investments Inc.
9002 Oak Street,
Vancouver BC V6P 4B9

Dear Jackson:

Re: **Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave**
Dixon Court, 9088 Dixon Ave, Richmond BC

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Court consented that to allow removal of the 6 trees on unit #8 and removal of the 3 trees in the middle of the complex, with the condition that Jacken Investments Inc. pay for the tree removal, clean up, etc and the hedges on the south and east side of our property should be 10 feet tall.

For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best Regards,

Dan Lazar
Property Manager
Louwin Management Ltd.
On Behalf of Strata Council Strata Plan LMS 3817

Citybase
Management Ltd.
Property Management

July 11th, 2014

Jacken Homes
9002 Oak Street,
Vancouver, BC V6P 4B9

RE: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Gardens, 9020 Dixon Ave, Richmond, B.C.

Dear Jackson,

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Gardens consented that your ideas will benefit both complexes. Therefore, Strata Council has no objections on both proposals of hedges removal and new landscape design.

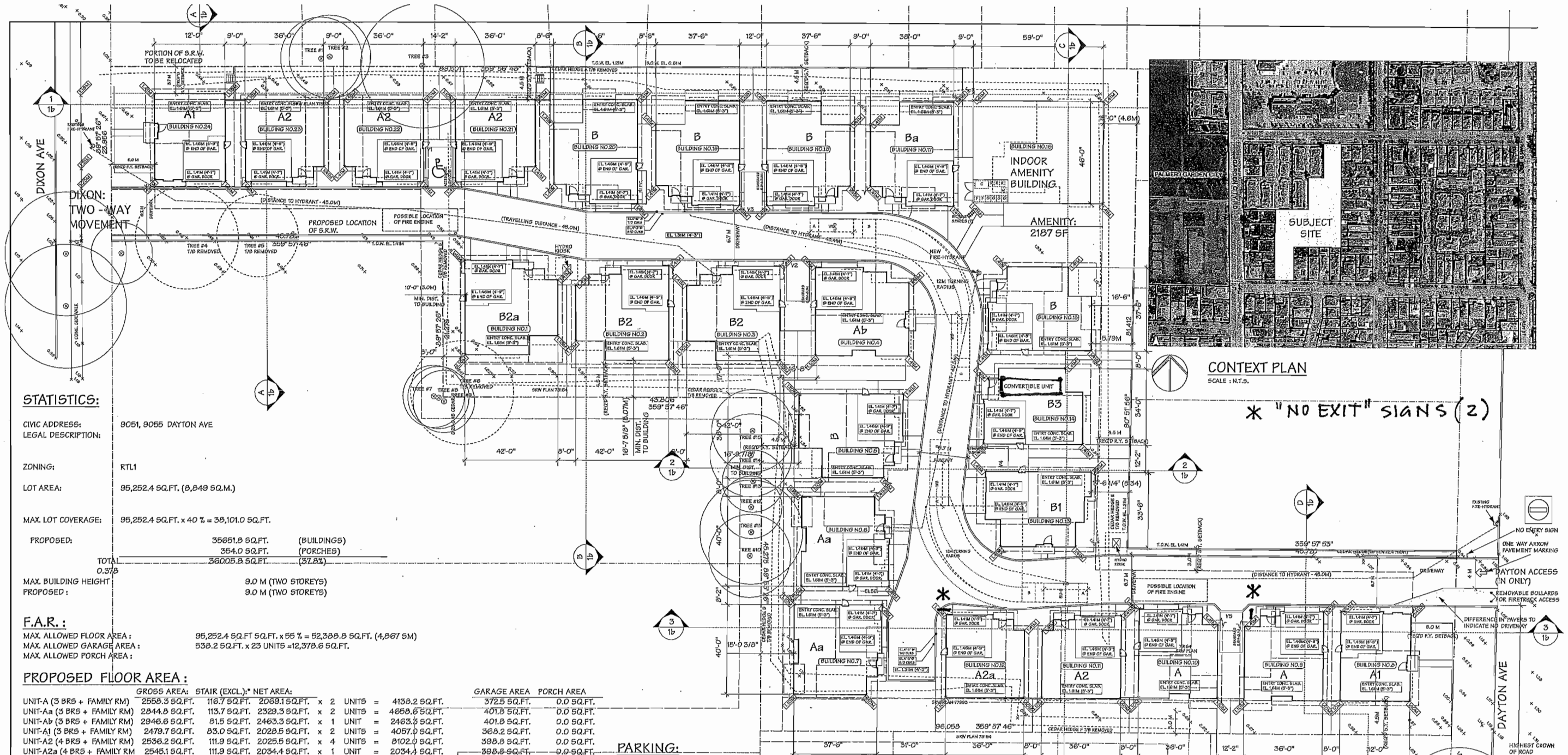
For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best regards,

Chara Lee
Property Manager
Citybase Management Ltd.
(Agent for the Owners of Strata Plan BCS 783)

CITYBASE MANAGEMENT LTD.
Unit 400 – 1200 W. 73rd Avenue, Vancouver, B.C. Canada V6P 6G5
Tel: (604) 708-8998
Fax: (604) 708-9982



CONTEXT PLAN
SCALE : N.T.S.

STATISTICS:

CIVIC ADDRESS: 9051, 9055 DAYTON AVE
LEGAL DESCRIPTION:

ZONING: RTL1

LOT AREA: 95,252.4 SQ.FT. (8,849 SQ.M.)

MAX. LOT COVERAGE: 95,252.4 SQ.FT. x 40 % = 38,101.0 SQ.FT.

PROPOSED:

	35651.8 SQ.FT.	(BUILDINGS)
	354.0 SQ.FT.	(PORCHES)
TOTAL	36005.8 SQ.FT.	(37.8%)
0.378		

MAX. BUILDING HEIGHT 9.0 M (TWO STOREYS)
PROPOSED : 9.0 M (TWO STOREYS)

F.A.R. :

MAX. ALLOWED FLOOR AREA : 95,252.4 SQ.FT SQ.FT. x 55 % = 52,388.8 SQ.FT. (4,867 SM)
MAX. ALLOWED GARAGE AREA : 538.2 SQ.FT. x 23 UNITS =12,378.6 SQ.FT.
MAX. ALLOWED PORCH AREA :

PROPOSED FLOOR AREA :

	GROSS AREA:	STAIR (EXCL.):*	NET AREA:					GARAGE AREA	PORCH AREA
UNIT-A (3 BRS + FAMILY RM)	2558.3 SQ.FT.	116.7 SQ.FT.	2069.1 SQ.FT.	x	2	UNITS	= 4138.2 SQ.FT.	372.5 SQ.FT.	0.0 SQ.FT.
UNIT-Aa (3 BRS + FAMILY RM)	2844.8 SQ.FT.	113.7 SQ.FT.	2329.3 SQ.FT.	x	2	UNITS	= 4658.6 SQ.FT.	401.8 SQ.FT.	0.0 SQ.FT.
UNIT-Ab (3 BRS + FAMILY RM)	2946.6 SQ.FT.	81.5 SQ.FT.	2463.3 SQ.FT.	x	1	UNIT	= 2463.3 SQ.FT.	401.8 SQ.FT.	0.0 SQ.FT.
UNIT-A1 (3 BRS + FAMILY RM)	2479.7 SQ.FT.	83.0 SQ.FT.	2028.5 SQ.FT.	x	2	UNITS	= 4057.0 SQ.FT.	368.2 SQ.FT.	0.0 SQ.FT.
UNIT-A2 (4 BRS + FAMILY RM)	2536.2 SQ.FT.	111.9 SQ.FT.	2025.5 SQ.FT.	x	4	UNITS	= 8102.0 SQ.FT.	398.8 SQ.FT.	0.0 SQ.FT.
UNIT-A2a (4 BRS + FAMILY RM	2545.1 SQ.FT.	111.9 SQ.FT.	2034.4 SQ.FT.	x	1	UNIT	= 2034.4 SQ.FT.	398.8 SQ.FT.	0.0 SQ.FT.
UNIT-B (3 BRS + FAMILY RM)	2998.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x	5	UNITS	= 12256.0 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-Ba (3 BRS + FAMILY RM)	2998.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x	1	UNIT	= 2451.2 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-B1 (3 BRS + FAMILY RM)	2691.5 SQ.FT.	131.8 SQ.FT.	2146.7 SQ.FT.	x	1	UNIT	= 2146.7 SQ.FT.	413.0 SQ.FT.	0.0 SQ.FT.
UNIT-B2 (3 BRS + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x	2	UNITS	= 5119.0 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-B2a (3 BRS + FAMILY RM	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x	1	UNITS	= 2559.5 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-B3 (3 BRS + FAMILY RM)	2774.7 SQ.FT.	115.1 SQ.FT.	2281.6 SQ.FT.	x	1	UNITS	= 2281.6 SQ.FT.	378.0 SQ.FT.	0.0 SQ.FT.
SUBTOTAL					23	UNITS	= 52267.5 SQ.FT. (54.6%)	3497.3 SQ.FT.	0.0 SQ.FT.

ADDITIONAL AREA :

ELEC. ROOMS : 60.0 SQ.FT. x 2 ROOMS = 120.0 SQ.FT.
TOTAL = 52387.5 SQ.FT. (55.0%)

*10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCL.

SEE PLAN # 2 FOR DP DEVELOPMENT NOTES

SITE PLAN
SCALE : 1" = 20'-0"

PARKING:

REQUIRED :	2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
	TOTAL	=	50.6	SPACES
PROVIDED :	2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	5	SPACES (VISITORS)
	TOTAL	=	51	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 23 UNITS	=	28.8	SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
	TOTAL	=	33.4	SPACES
PROVIDED BICYCLE :	2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
	1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
	BICYCLE RACK	=	5	SPACES (CLASS 2)
	TOTAL	=	34	SPACES

AMENITY AREA

REQUIRED	INDOOR	:	MIN. 70 SQ.M. (753 SQ.FT.)
	OUTDOOR	:	138 SQ.M. (1485 SQ.FT.)
PROVIDED	INDOOR	:	416 SQ.M. (4478 SQ.FT.)
	OUTDOOR	:	203 SQ.M. (2187 SQ.FT.)

LEGEND:
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

ADDITIONAL NOTES:

ONE CONVERTIBLE UNIT PROVIDED - UNIT Ba IN BUILDING 14

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	AUG. 28, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
	JUL. 10, 2013	REZONING APPL. REVISIONS

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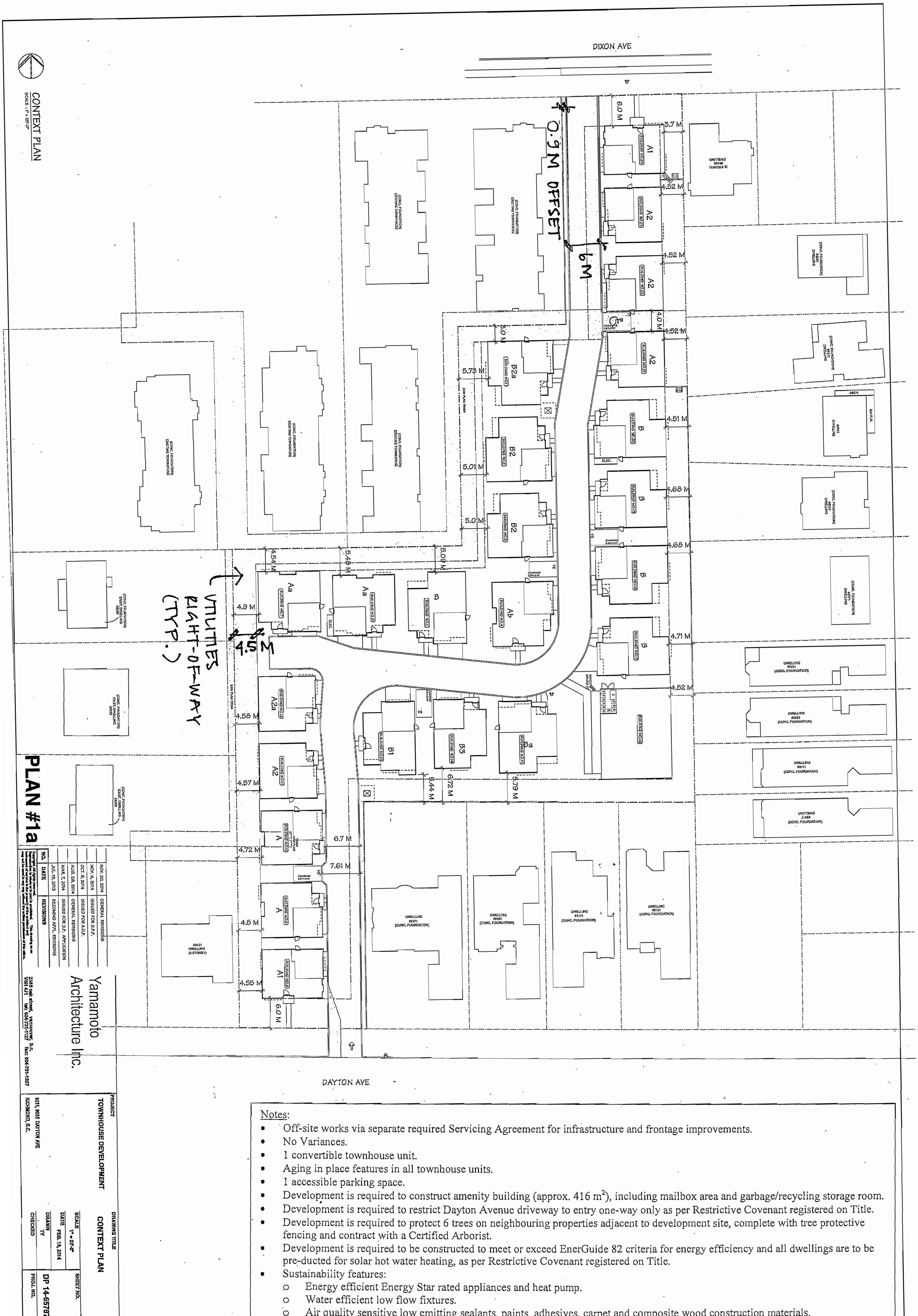
PLAN #1

Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1527

PROJECT: TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVE
RICHMOND, B.C.

DRAWING TITLE: SITE PLAN
SCALE: 1" = 20'-0"
DATE: FEB. 18, 2014
DRAWN: TY
CHECKED
SHEET NO.
PROJ. NO.

Plan 1 Dec 8, 2014
DP 14-657872

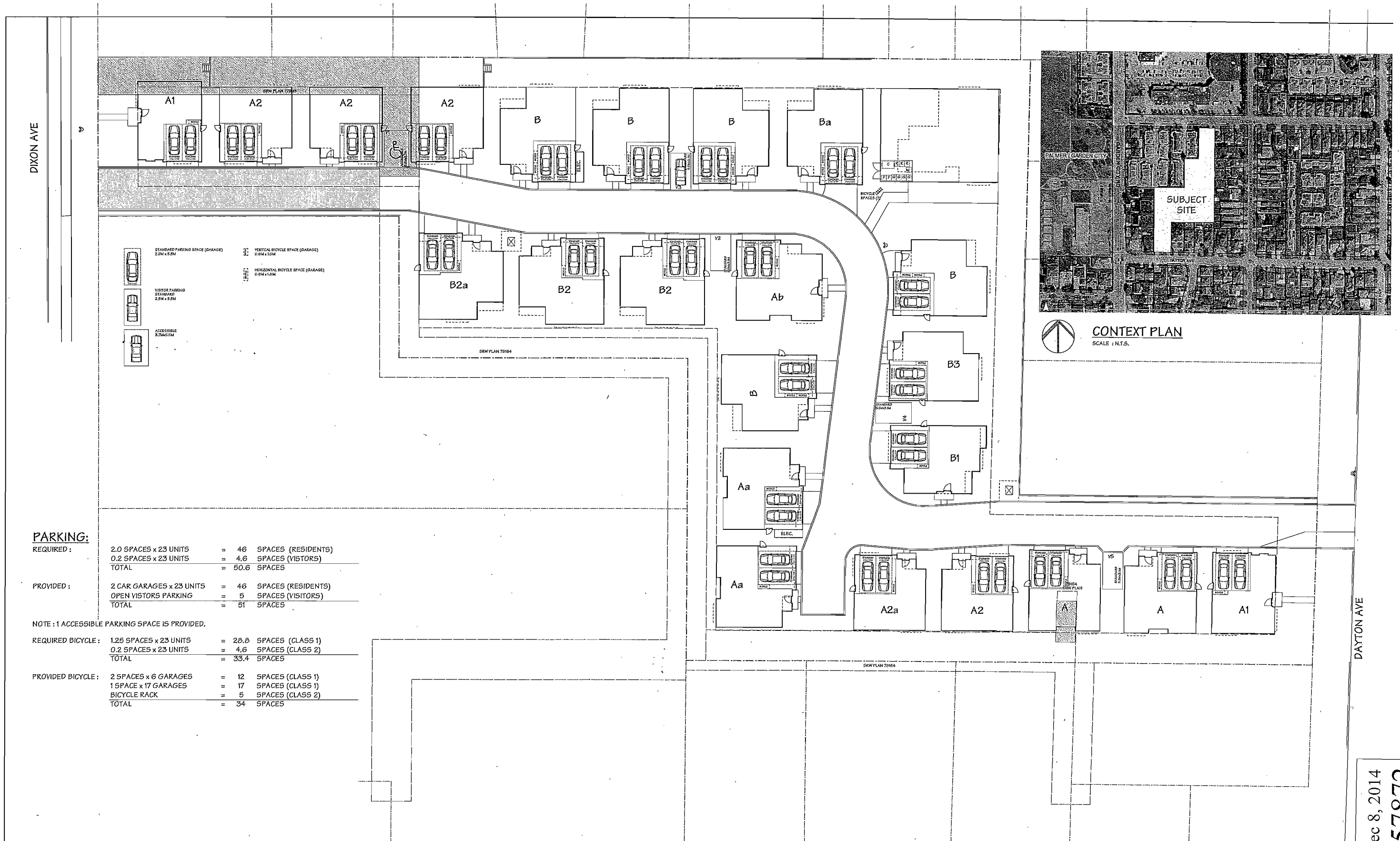


Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- No Variances.
- 1 convertible townhouse unit.
- Aging in place features in all townhouse units.
- 1 accessible parking space.
- Development is required to construct amenity building (approx. 416 m^2), including mailbox area and garbage/recycling storage room.
- Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
- Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
- Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
- Sustainability features:
  - o Energy efficient Energy Star rated appliances and heat pump.
  - o Water efficient low flow fixtures.
  - o Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
  - o Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
  - o Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Plan 2 Dec 8, 2014

DP 14-657872



CONTEXT PLAN
SCALE : N.T.S.

PARKING:

REQUIRED :	2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
	TOTAL	=	50.6	SPACES
PROVIDED :	2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	5	SPACES (VISITORS)
	TOTAL	=	51	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 23 UNITS	=	28.8	SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
	TOTAL	=	33.4	SPACES
PROVIDED BICYCLE :	2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
	1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
	BICYCLE RACK	=	5	SPACES (CLASS 2)
	TOTAL	=	34	SPACES

PARKING PLAN
SCALE : 1" = 20'-0"

PLAN #2

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
	JUL. 19, 2013	REZONING APPL. REVISIONS

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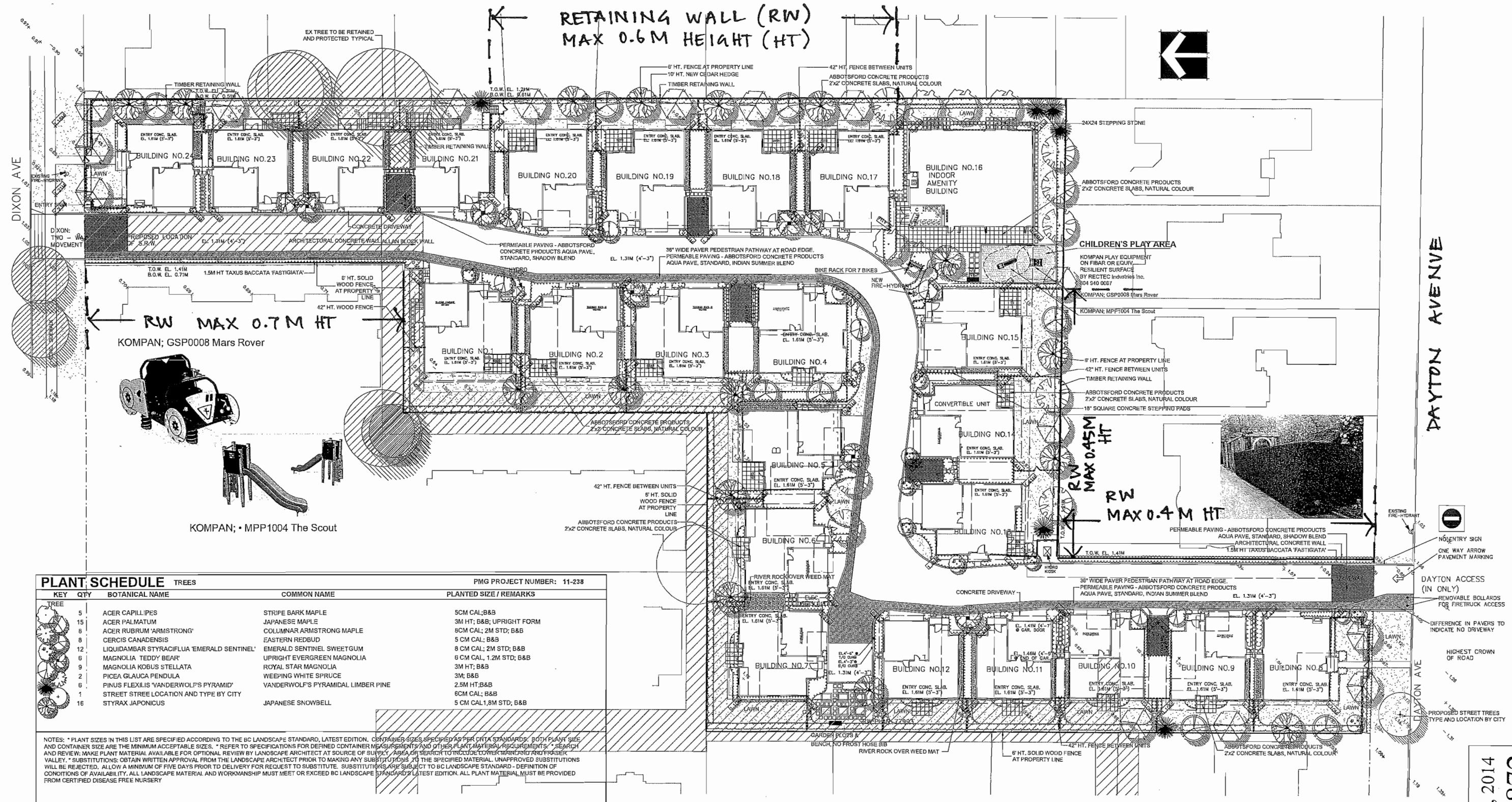
Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-3127 fax: 604-731-1327

PROJECT
TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVE
RICHMOND, B.C.

DRAWING TITLE
PARKING PLAN

SCALE 1" = 20'-0"
SHEET NO.
DATE MAR. 6, 2014
DRAWN KM
CHECKED
PROJ. NO.

Plan 3
Dec 8, 2014
DP 14-657872



PLANT SCHEDULE

TREES

PMG PROJECT NUMBER: 11-238

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER CAPILLIPES	STRIPE BARK MAPLE	5CM CAL;B&B
	15	ACER PALMATUM	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM
	8	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B
	8	CERCIS CANADENSIS	EASTERN REDBUD	5 CM CAL; B&B
	12	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8 CM CAL; 2M STD; B&B
	6	MAGNOLIA 'TEDDY BEAR'	UPRIGHT EVERGREEN MAGNOLIA	6 CM CAL, 1.2M STD; B&B
	9	MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT; B&B
	2	PICEA GLAUCA PENDULA	WEEPING WHITE SPRUCE	3M; B&B
	6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT;B&B
	1	STREET STREE LOCATION AND TYPE BY CITY		6CM CAL; B&B
	16	STYRAX JAPONICUS	JAPANESE SNOWBELL	5 CM CAL1,8M STD; B&B

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

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	14.DEC.09	REVISION AS PER CITY COMMENTS	DO
12	14.NOV.20	AS PER CITY REQUEST	DO
11	14.NOV.05	AS PER ADP COMMENTS	DO
10	14.OCT.10	NEW SITE PLAN	DO
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2	13.NOV.19	NEW SITE PLAN	DO
1	12.SEP.19	REVISED ARBORIST REPORT	NT

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

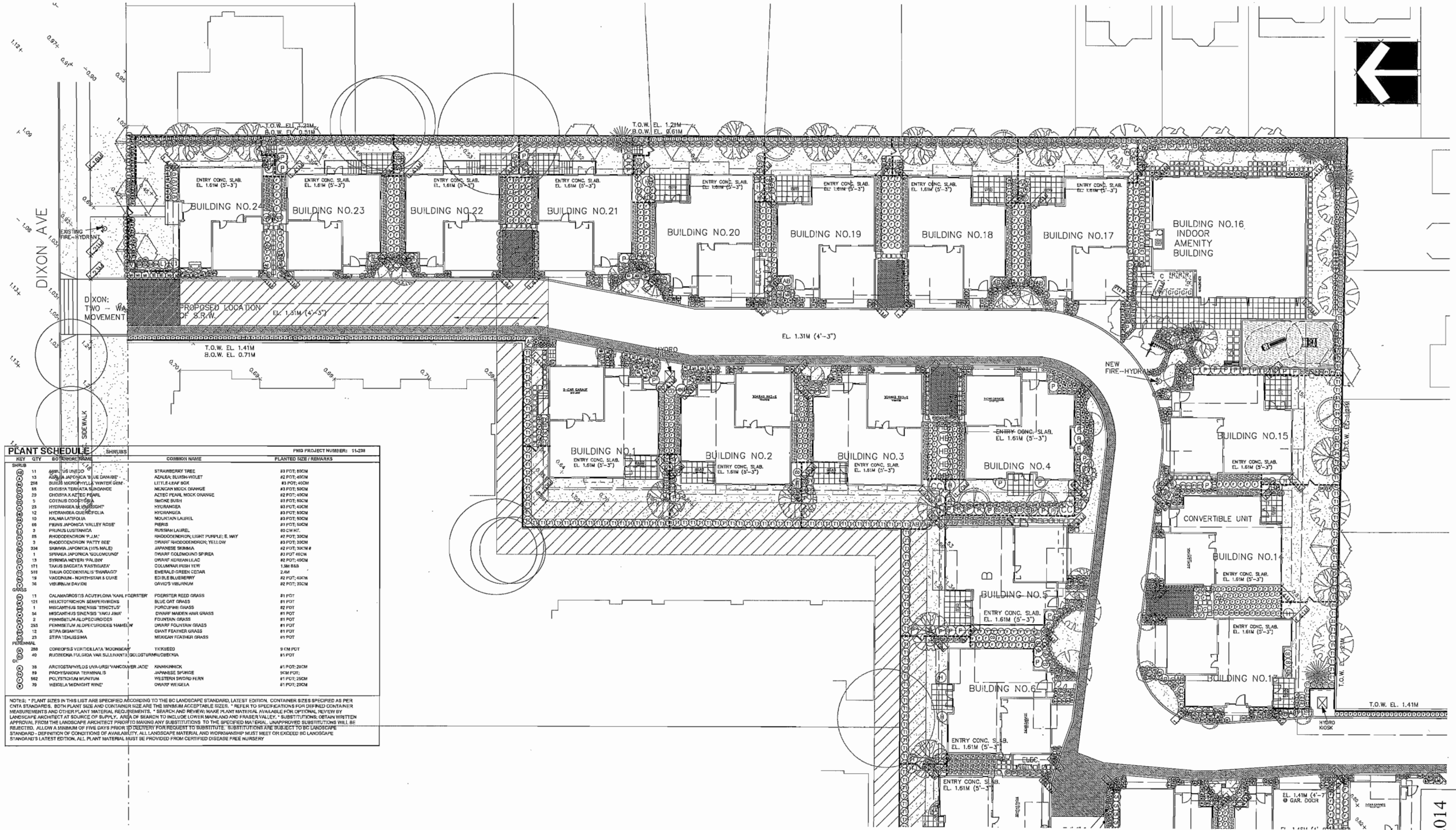
LANDSCAPE TREE PLAN

DATE:	12.SEP.14
SCALE:	1"=20'-0"
DRAWN:	NT
DESIGN:	NT
CHKD:	PCM

DRAWING NUMBER: **L1**

PMG PROJECT NUMBER:

Plan 4a Dec 8, 2014
DP 14-657872



PLANT SCHEDULE

PMG PROJECT NUMBER: 11-238

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AR	11	ARBUTUS UNEDO	STRAWBERRY TREE	#3 POT; 60CM
AJ	13	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUSH VIOLET	#2 POT; 40CM
BM	258	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CS	65	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CA	29	CHOISYA X AZTEC PEARL	AZTEC PEARL MOCK ORANGE	#2 POT; 40CM
CO	5	COTINUS COGGYGRIA	SMOKE BUSH	#3 POT; 60CM
HI	23	HYDRANGEA M. 'INCREDIBLE'	HYDRANGEA	#3 POT; 40CM
HQ	12	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT; 50CM
KL	10	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 POT; 50CM
PJ	69	PIERIS JAPONICA 'VALLEY ROSE'	PIERIS	#3 POT; 50CM
PL	3	PRUNUS LUSITANICA	RUSSIAN LAUREL	#3 CM HT.
RJ	85	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#2 POT; 30CM
RB	3	RHODODENDRON 'PATTY BEE'	DWARF RHODODENDRON; YELLOW	#3 POT; 30CM
SJ	334	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM #
SG	1	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT 40CM
SM	13	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#2 POT; 40CM
TB	171	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.8M B&B
TO	510	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2.4M
VC	19	VACCINIUM - NORTHSTAR & DUKE	EDIBLE BLUEBERRY	#2 POT; 40CM
VD	36	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CA	11	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
HS	121	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
MS	1	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	#2 POT
MS	54	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN HAIR GRASS	#1 POT
PA	2	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
PA	253	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 POT
SG	12	STIPA GIGANTEA	GIANT FEATHER GRASS	#1 POT
ST	23	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
CV	280	CONVOLVULUS VERTICILLATA 'MOONSHINE'	TICKSEED	9 CM POT
RF	40	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA	#1 POT
GROUNDCOVER				
AU	38	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
PT	89	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	9CM POT;
PM	562	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
WM	39	WEIGELA 'MIDNIGHT WINE'	DWARF WEIGELA	#1 POT; 20CM

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11	14.NOV.05	AS PER ADP COMMENTS	DD
10	14.OCT.10	NEW SITE PLAN	DD
9	14.AUG.27	NEW SITE PLAN	PC
8	14.JUL.28	NEW SITE PLAN	DD
7	14.JUL.11	AS PER CLIENT REQUEST	DD
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	14.JUN.06	AS PER CITY REQUEST	DD
4	14.FEB.28	NEW SITE PLAN	DD
3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.15	NEW SITE PLAN	DD
1	12.SEP.19	REVISED ARBORIST REPORT	NT

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

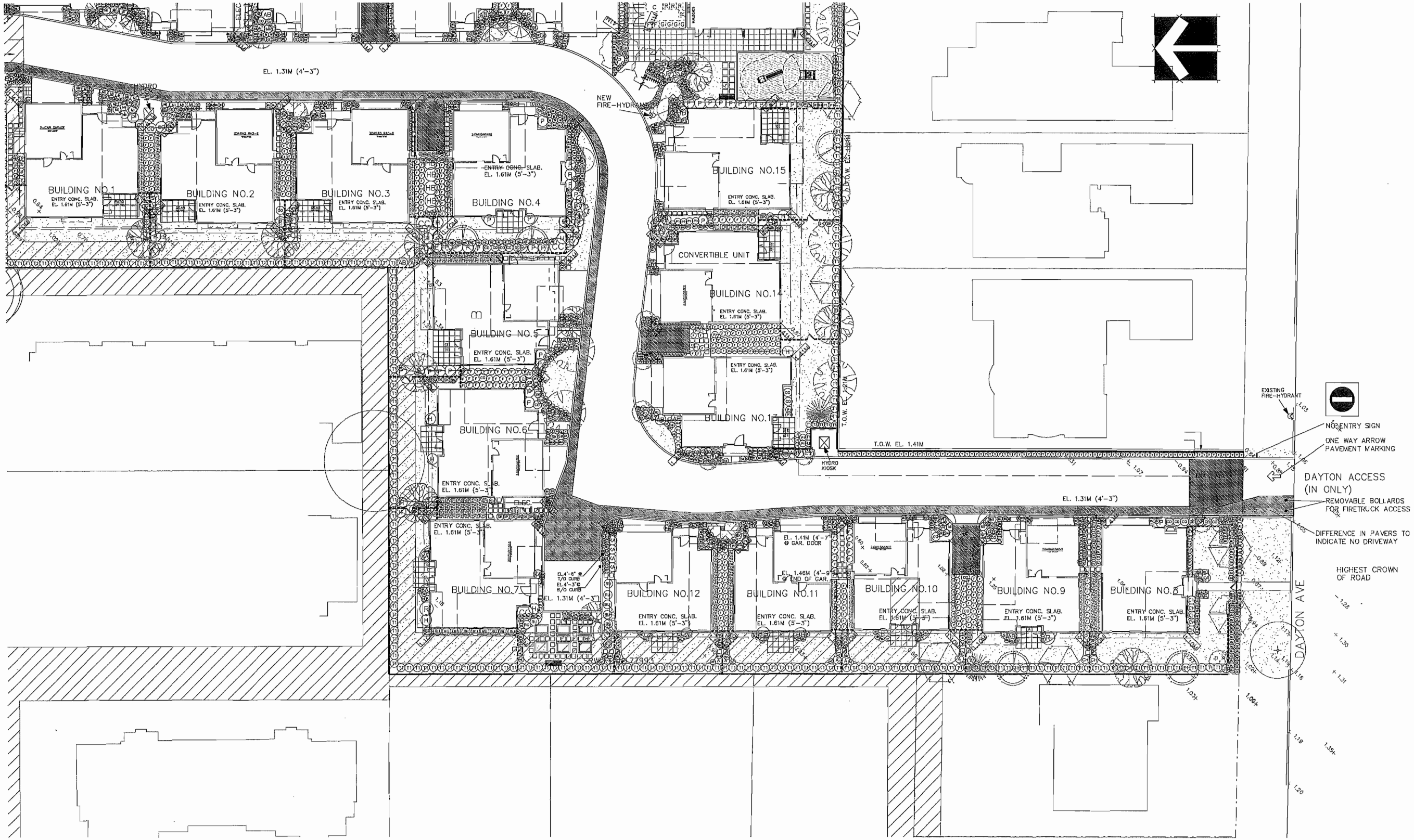
LANDSCAPE SHRUB PLAN A

DATE:	12.SEP.14
SCALE:	1/16"=1'-0"
DRAWN:	NT
DESIGN:	NT
CHKD:	PCM

DRAWING NUMBER: **L2**

PMG PROJECT NUMBER:

Plan 4b Dec 8, 2014
DP 14-657872



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3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DO
1	12.SEP.19	REVISED ARBORIST REPORT	NT

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

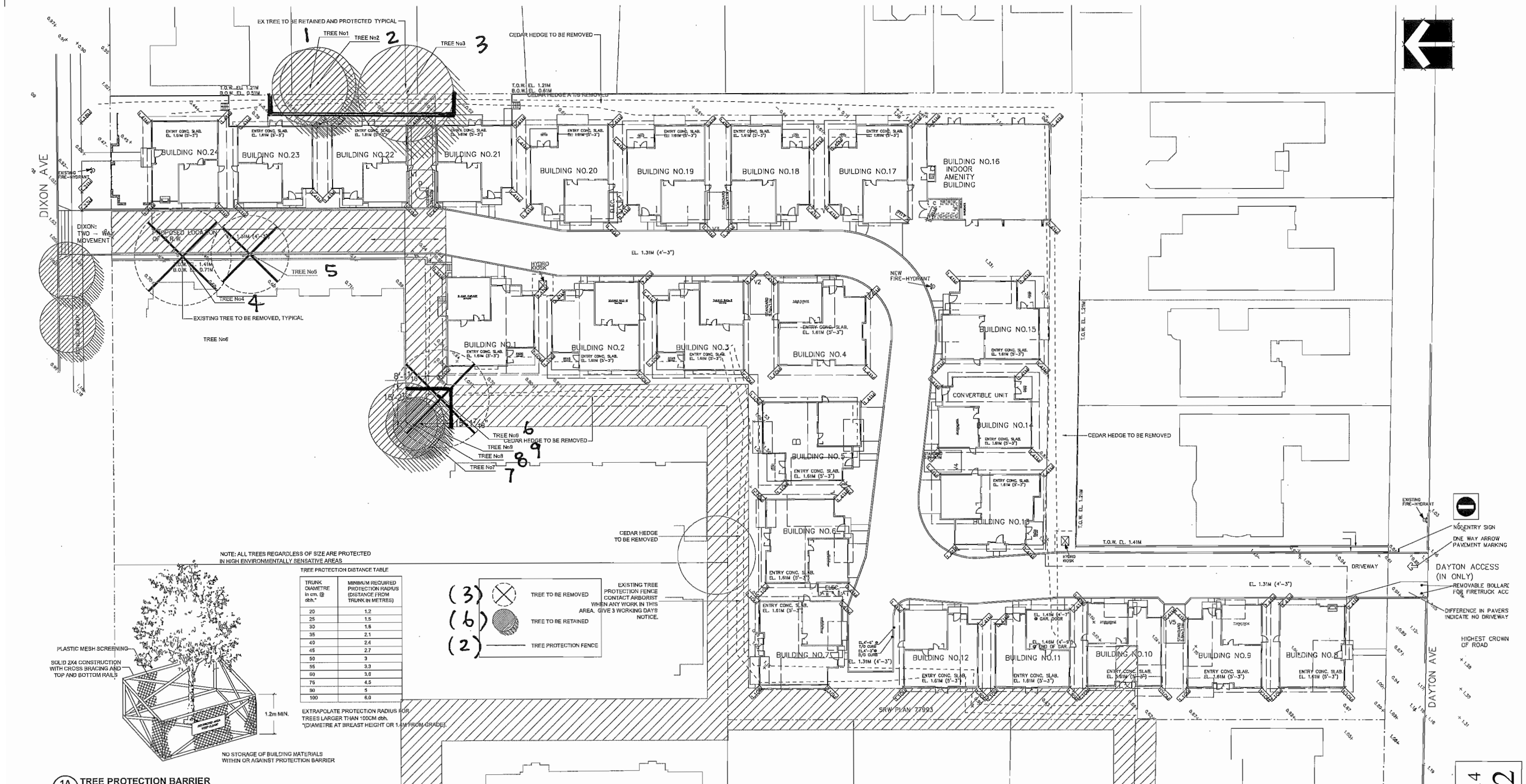
LANDSCAPE SHRUB PLAN B

DATE:	12.SEP.14
SCALE:	1/16"=1'-0"
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: **L3**

PMG PROJECT NUMBER:

Plan 4c Dec 8, 2014
DP 14-657872



TRUNK DIAMETRE in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

1A L-3 TREE PROTECTION BARRIER

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2	13.NOV.19	NEW SITE PLAN	DO
1	12.SEP.19	REVISED ARBORIST REPORT	NT

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

TREE RETENTION PLAN

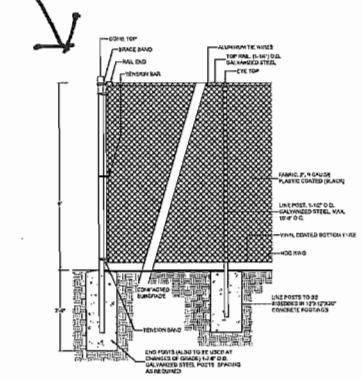
DATE: 12.SEP.14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHK'D: PCM

DRAWING NUMBER: **L4**

PMG PROJECT NUMBER:

Plan 4d Dec 8, 2014
DP 14-657872

NOTES:
WILL ONLY USE AT REQUESTED OF NEIGHBOUR DURING CONSTRUCTION PROCESS

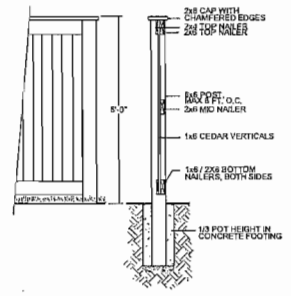


1A / L5 6'-0" HT CHAIN LINK FENCE
3/ 8"= 1'-0"

MAX 1.8 M HEIGHT

NOTE FOR ALL WOODWORK

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-5".
6. FENCE POST, FOOTING ATS LOCATED ON PRIVATE PROPERTY INSIDE MINIMUM 150 MM

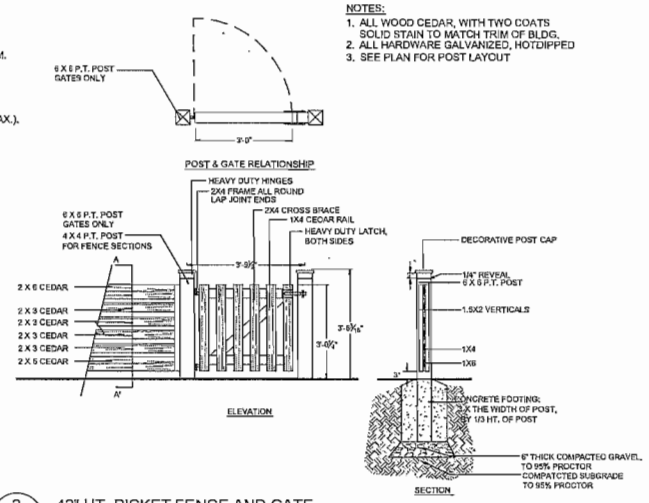


1 / L5 6'-0" HEIGHT WOOD FENCE
3/ 8"= 1'-0"

MAX 1.8 M HEIGHT

NOTES:

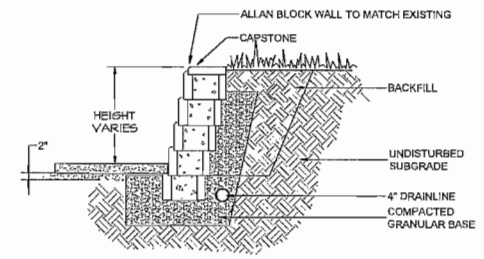
1. ALL WOOD CEDAR, WITH TWO COATS SOLID STAIN TO MATCH TRIM OF BLDG.
2. ALL HARDWARE GALVANIZED, HOTDIPPED
3. SEE PLAN FOR POST LAYOUT



2 / L5 42" HT PICKET FENCE AND GATE
3/ 8"= 1'-0"

NOTES:

1. SEE ENGINEERING DWG FOR HEIGHT OF WALLS
2. ALLAN BLOCK CLASSIC WALL COLOUR TO MATCH EXISTING
3. INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS



4 / L5 ALLAN BLOCK WALL
1 /2"= 1'-0"

NOTES:

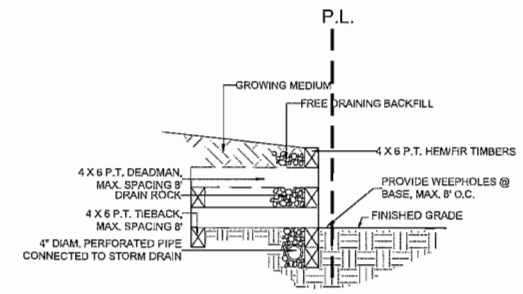
ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. (RETENTION 0.40 LBS. PER CU. FT. OF WOOD) TREAT ALL CUT SURFACES, DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE

DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 4'8" O.C., TWO EACH END.

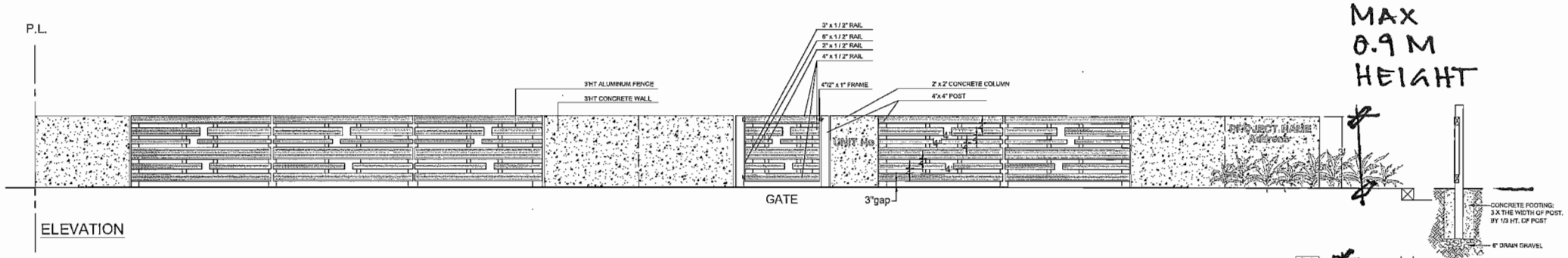
TIEBACK AT 8'0" O.C. MAXIMUM DEADMEN CONTINUOUS REBAR PINS AS SHOWN 4'-3'0" INTO COMPACTED SUBGRADE.

BACKFILL IN 12" LAYERS; COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES.

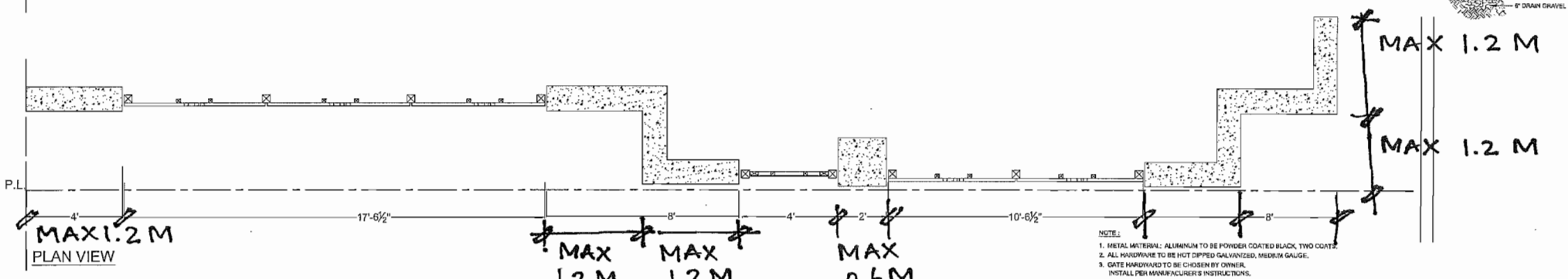
TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN; FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL. WALL MUST BE WITHIN THE PROPERTY LINE.



5 / L5 TIMBER RETAINING WALL
1 /2"= 1'-0"



ELEVATION



PLAN VIEW

3 / L-5 3' HT STREET FRONTAGE
3/ 8"= 1'-0"

MAX 0.9 M HEIGHT

MAX 1.2 M

MAX 1.2 M

MAX 1.2M

MAX 1.2 M

MAX 1.2 M

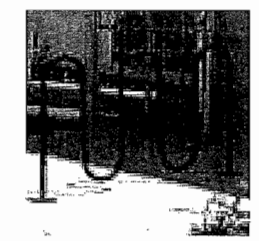
MAX 0.6M

MAX 1.2M

MAX 1.2M

MAX 0.9 M HEIGHT

DAYTON & DIXON STREETSCAPE FENCING DETAIL



MAGLIN BIKE RACK - MBR400, TITANIUM

MAGLIN BENCH - SCB1600, TITANIUM FRAME, HDPC SLATS

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3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DG
1	12.SEP.19	REVISED ARBORIST REPORT	NT

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	12.SEP.14
SCALE:	AS SHOWN
DRAWN:	NT
DESIGN:	NT
CHK'D:	FCM

DRAWING NUMBER: L5

PMG PROJECT NUMBER:

Plan 4e Dec 8, 2014
DP 14-657872

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

[illegible]

1.2 TESTING

[illegible]

1.3 SUBMITTALS

[illegible]

1.4 SITE REVIEW

[illegible]

1.5 WORKMANSHIP

[illegible]

1.6 WARRANTIES

[illegible]

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

[illegible]

2.2 MATERIALS

[illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

[illegible]

3.2 GRADES

[illegible]

3.3 LANDSCAPE DRAINAGE

[illegible]

3.4 GROWING MEDIUM TESTING

[illegible]

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

[illegible]

3.6 ROUGH GRASS AREA - SEEDING

[illegible]

3.7 HYDROSEEDING

[illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

3.8 LAWN AREAS - SODDING

[illegible]

3.9 PLANTS AND PLANTING

[illegible]

3.10 INSTALLING LANDSCAPE ON STRUCTURES

[illegible]

3.11 ESTABLISHMENT MAINTENANCE

[illegible]

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DO
12	14.NOV.20	AS PER CITY REQUEST	DO
11	14.NOV.06	AS PER ADP COMMENTS	DO
10	14.OCT.10	NEW SITE PLAN	DO
9	14.AUG.27	NEW SITE PLAN	PC
8	14.JUL.28	NEW SITE PLAN	DO
7	14.JUL.11	AS PER AGENT REQUEST	DO
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DO
5	14.JUN.05	AS PER CITY REQUEST	DO
4	14.FEB.28	NEW SITE PLAN	DO
3	13.NOV.22	REV. SHRUB PLAN	BC
2	13.NOV.19	NEW SITE PLAN	DO
1	13.SEP.19	REVISED ARBORIST REPORT	NT

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

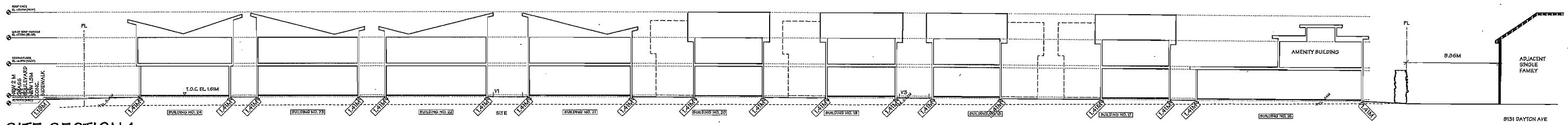
DATE:	12.SEP.14
SCALE:	AS SHOWN
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: L6

PMG PROJECT NUMBER:

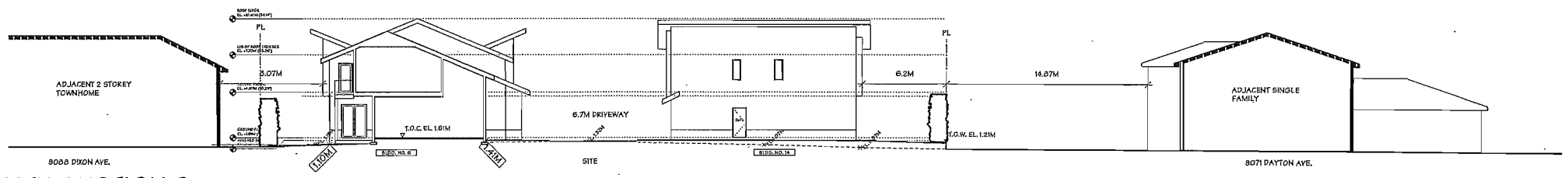
112

Plan 4f Dec 8, 2014
DP 14-657872



SITE SECTION 1

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



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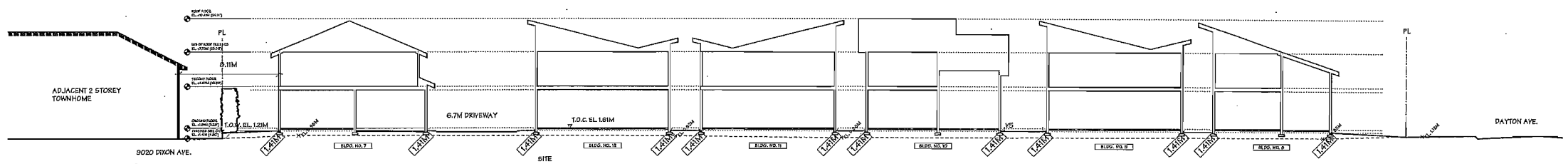

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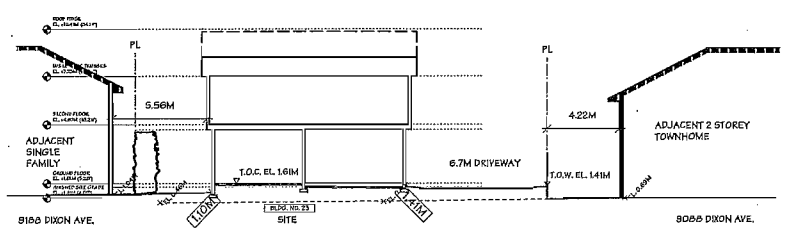
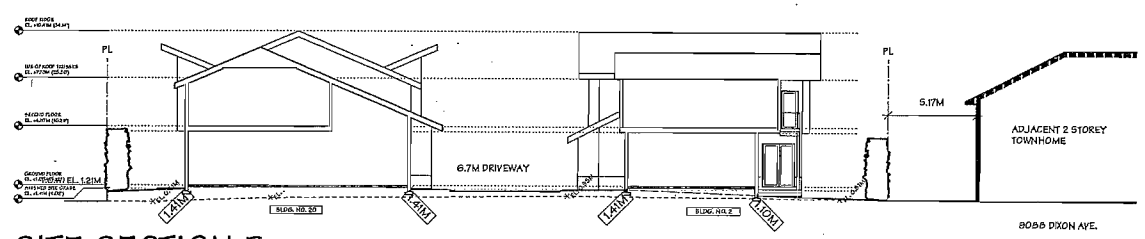


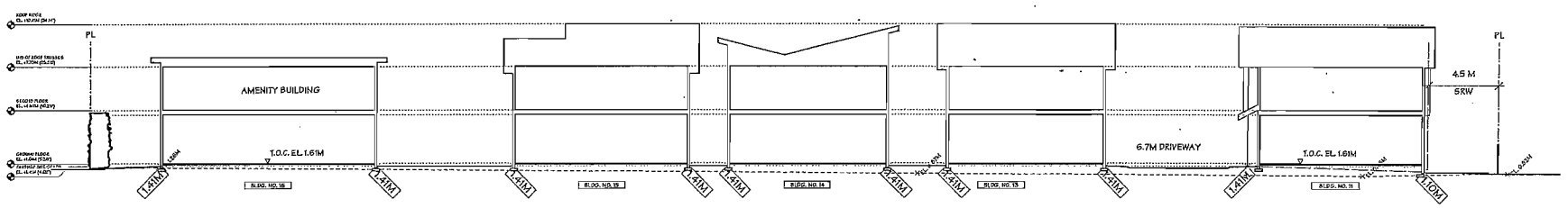
SITE SECTION A

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



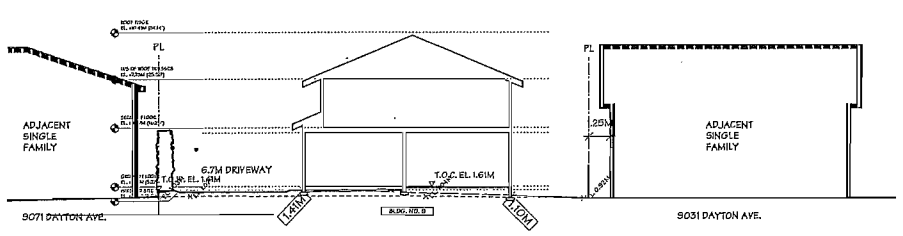
SITE SECTION B

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



SITE SECTION C

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



SITE SECTION D

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

PLAN #1b

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 3, 2014	GENERAL REVISIONS

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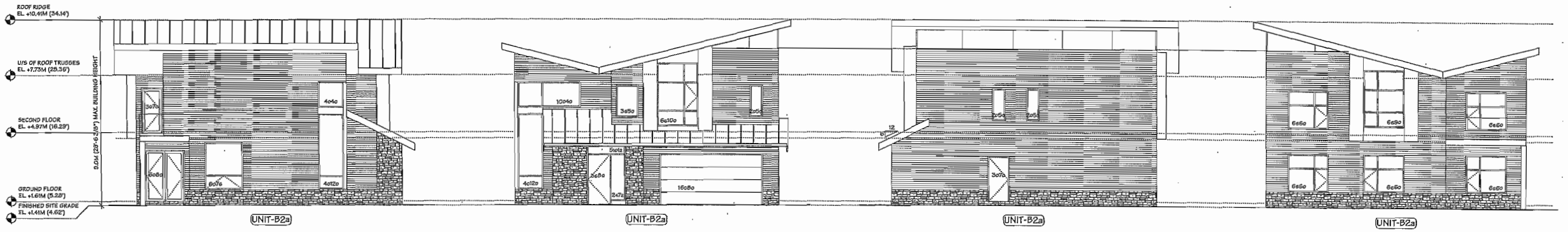
Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVE
RICHMOND, B.C.

DRAWING TITLE
SITE SECTIONS

SCALE 1/16"=1'0"	SHEET
DATE SEPT. 18, 2012	
DRAWN TY	DP
CHECKED	PROJ.

Plan 5 Dec 8, 2014
DP 14-657872

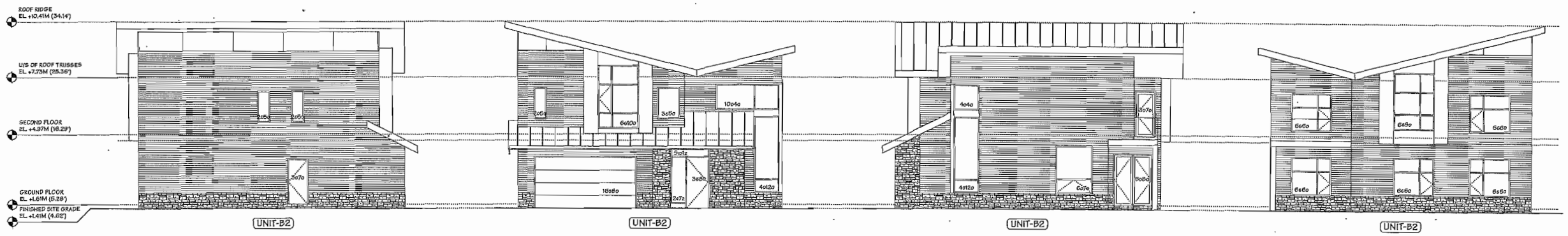


UNIT-B2a
BUILDING NO. 1
SOUTH ELEVATION
COLOUR SCHEME - C

UNIT-B2a
BUILDING NO. 1
EAST ELEVATION
COLOUR SCHEME - C

UNIT-B2a
BUILDING NO. 1
NORTH ELEVATION
COLOUR SCHEME - C

UNIT-B2a
BUILDING NO. 1
WEST ELEVATION
COLOUR SCHEME - C

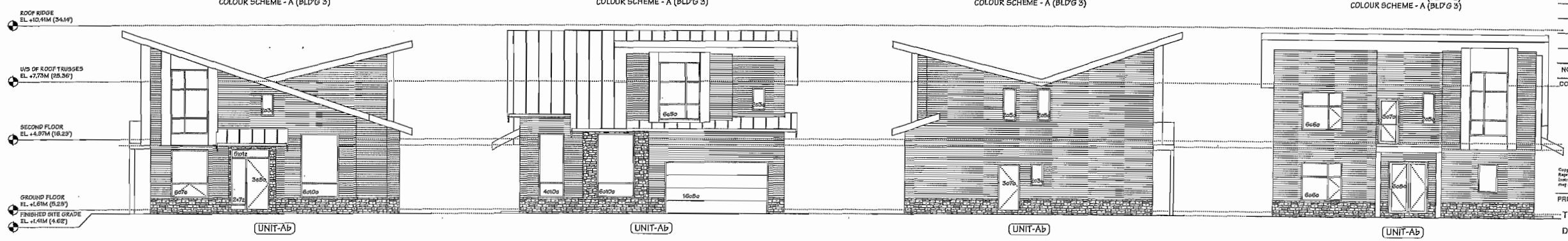


UNIT-B2
BUILDING NO. 2 & 3
SOUTH ELEVATION
COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

UNIT-B2
BUILDING NO. 2 & 3
EAST ELEVATION
COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

UNIT-B2
BUILDING NO. 2 & 3
NORTH ELEVATION
COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

UNIT-B2
BUILDING NO. 2 & 3
WEST ELEVATION
COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

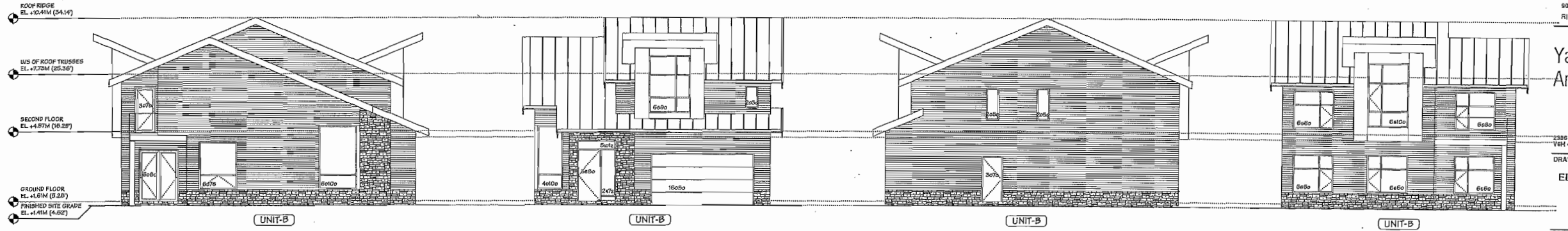


UNIT-Ab
BUILDING NO. 4
SOUTH ELEVATION
COLOUR SCHEME - C

UNIT-Ab
BUILDING NO. 4
EAST ELEVATION
COLOUR SCHEME - C

UNIT-Ab
BUILDING NO. 4
NORTH ELEVATION
COLOUR SCHEME - C

UNIT-Ab
BUILDING NO. 4
WEST ELEVATION
COLOUR SCHEME - C



UNIT-B
BUILDING NO. 5
WEST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 5
SOUTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 5
EAST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 5
NORTH ELEVATION
COLOUR SCHEME - B

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #4

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT
TOWNHOUSE
DEVELOPMENT

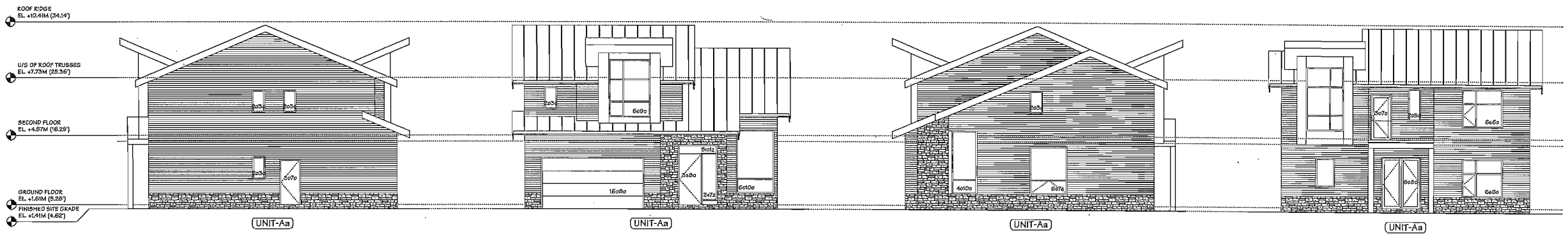
9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.
2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1927

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 6 Dec 8, 2014
DP 14-657872



UNIT-Aa

BUILDING NO. 6

WEST ELEVATION

COLOUR SCHEME - A

UNIT-Aa

BUILDING NO. 6

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-Aa

BUILDING NO. 6

EAST ELEVATION

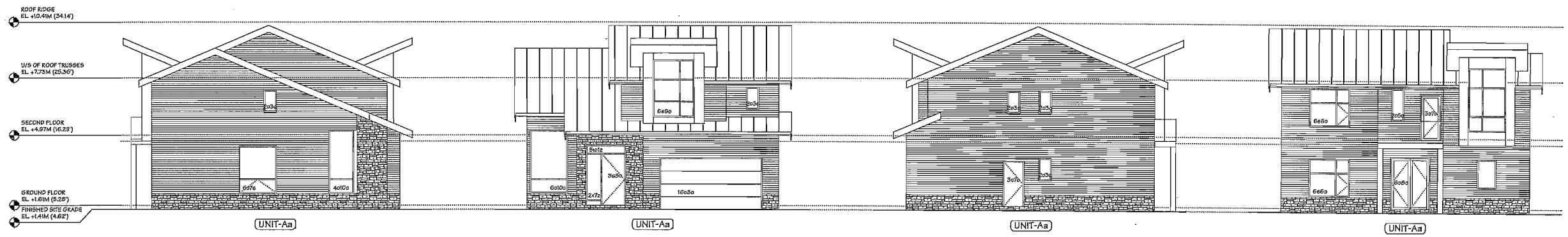
COLOUR SCHEME - A

UNIT-Aa

BUILDING NO. 6

NORTH ELEVATION

COLOUR SCHEME - A



UNIT-Aa

BUILDING NO. 7

WEST ELEVATION

COLOUR SCHEME - C

UNIT-Aa

BUILDING NO. 7

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-Aa

BUILDING NO. 7

EAST ELEVATION

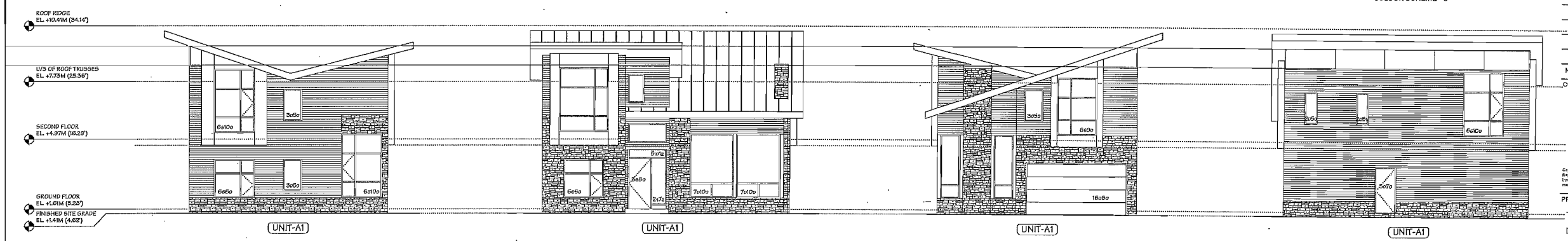
COLOUR SCHEME - C

UNIT-Aa

BUILDING NO. 7

NORTH ELEVATION

COLOUR SCHEME - C



UNIT-A1

BUILDING NO. 8

WEST ELEVATION

COLOUR SCHEME - A

UNIT-A1

BUILDING NO. 8

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-A1

BUILDING NO. 8

EAST ELEVATION

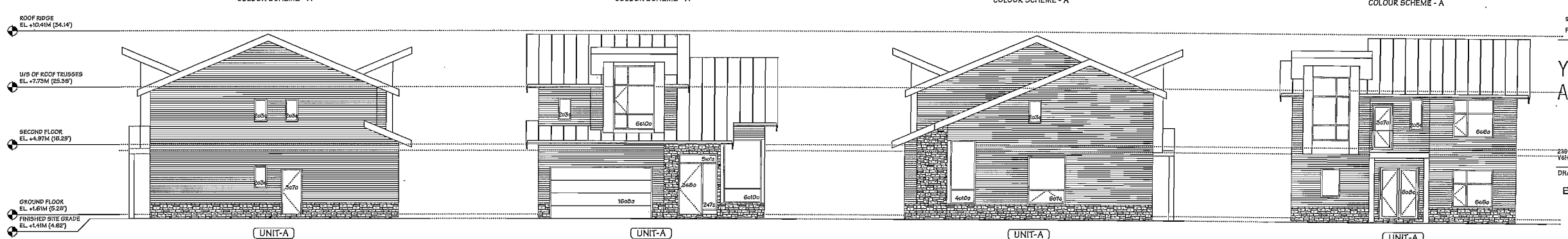
COLOUR SCHEME - A

UNIT-A1

BUILDING NO. 8

NORTH ELEVATION

COLOUR SCHEME - A



UNIT-A

BUILDING NO. 9

SOUTH ELEVATION

COLOUR SCHEME - B

UNIT-A

BUILDING NO. 9

EAST ELEVATION

COLOUR SCHEME - B

UNIT-A

BUILDING NO. 9

NORTH ELEVATION

COLOUR SCHEME - B

UNIT-A

BUILDING NO. 9

WEST ELEVATION

COLOUR SCHEME - B

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #5

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9251, 9265 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

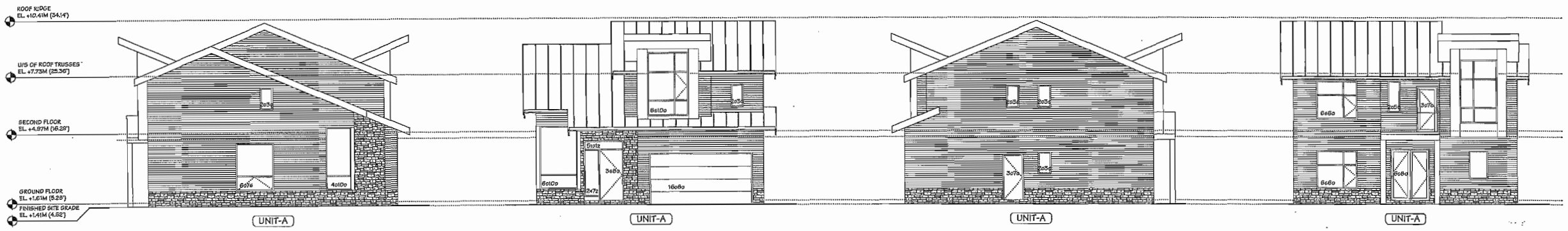
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 7

Dec 8, 2014

DP 14-657872



UNIT-A

BUILDING NO. 10

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-A

BUILDING NO. 10

EAST ELEVATION

COLOUR SCHEME - C

UNIT-A

BUILDING NO. 10

NORTH ELEVATION

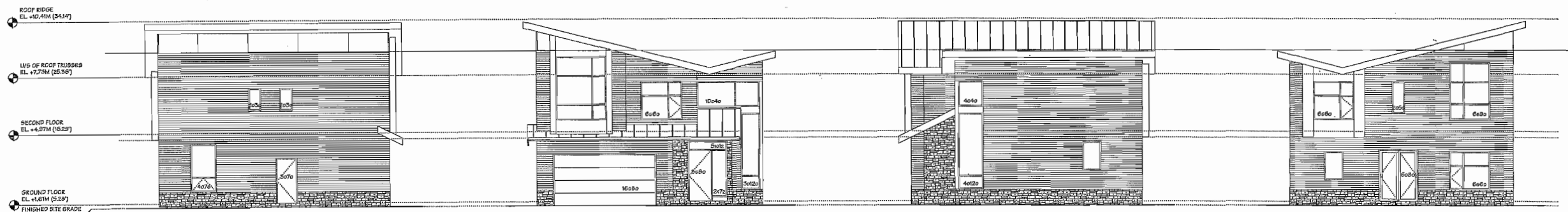
COLOUR SCHEME - C

UNIT-A

BUILDING NO. 10

WEST ELEVATION

COLOUR SCHEME - C



UNIT-A2

BUILDING NO. 11

SOUTH ELEVATION

COLOUR SCHEME - B

UNIT-A2

BUILDING NO. 11

EAST ELEVATION

COLOUR SCHEME - B

UNIT-A2

BUILDING NO. 11

NORTH ELEVATION

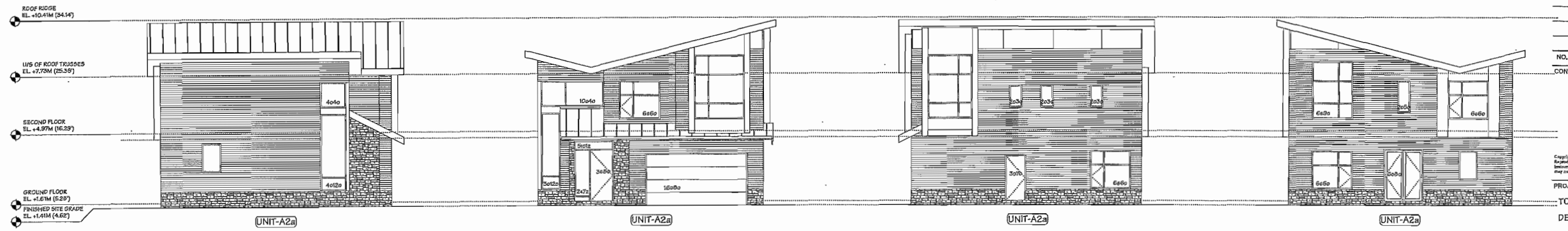
COLOUR SCHEME - B

UNIT-A2

BUILDING NO. 11

WEST ELEVATION

COLOUR SCHEME - B



UNIT-A2a

BUILDING NO. 12

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-A2a

BUILDING NO. 12

EAST ELEVATION

COLOUR SCHEME - A

UNIT-A2a

BUILDING NO. 12

NORTH ELEVATION

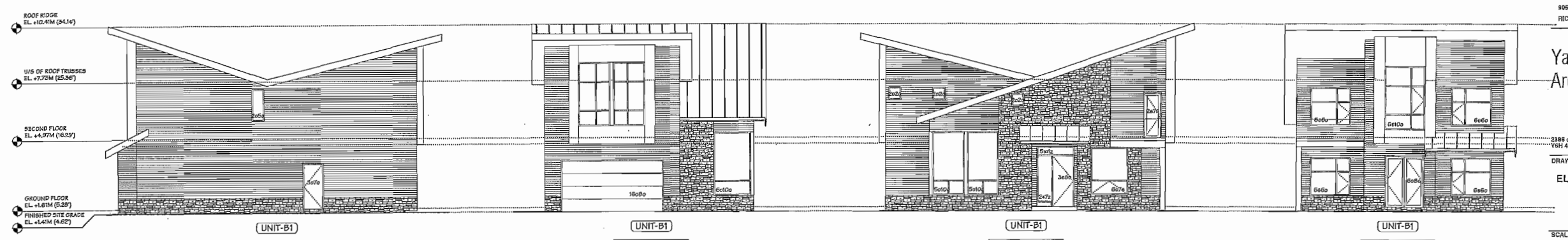
COLOUR SCHEME - A

UNIT-A2a

BUILDING NO. 12

WEST ELEVATION

COLOUR SCHEME - A



UNIT-B1

BUILDING NO. 13

EAST ELEVATION

COLOUR SCHEME - C

UNIT-B1

BUILDING NO. 13

NORTH ELEVATION

COLOUR SCHEME - C

UNIT-B1

BUILDING NO. 13

WEST ELEVATION

COLOUR SCHEME - C

UNIT-B1

BUILDING NO. 13

SOUTH ELEVATION

COLOUR SCHEME - C

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #6

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

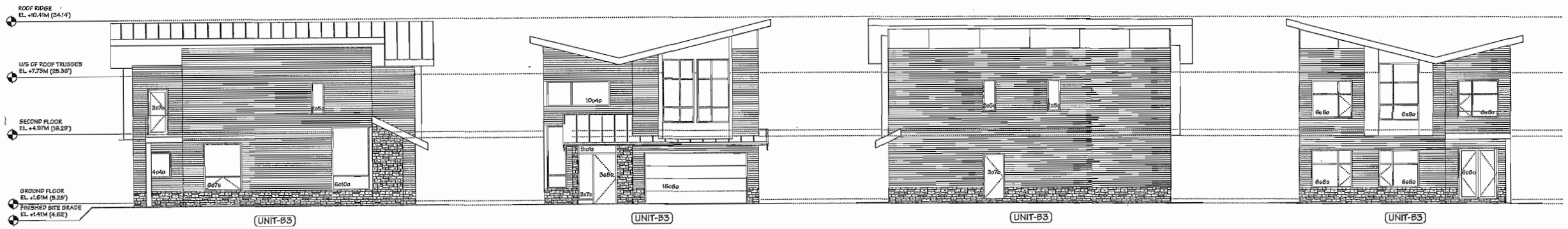
2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1927

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 8 Dec 8, 2014 DP 14-657872



UNIT-B3

BUILDING NO. 14

EAST ELEVATION

COLOUR SCHEME - A

UNIT-B3

BUILDING NO. 14

NORTH ELEVATION

COLOUR SCHEME - A

UNIT-B3

BUILDING NO. 14

WEST ELEVATION

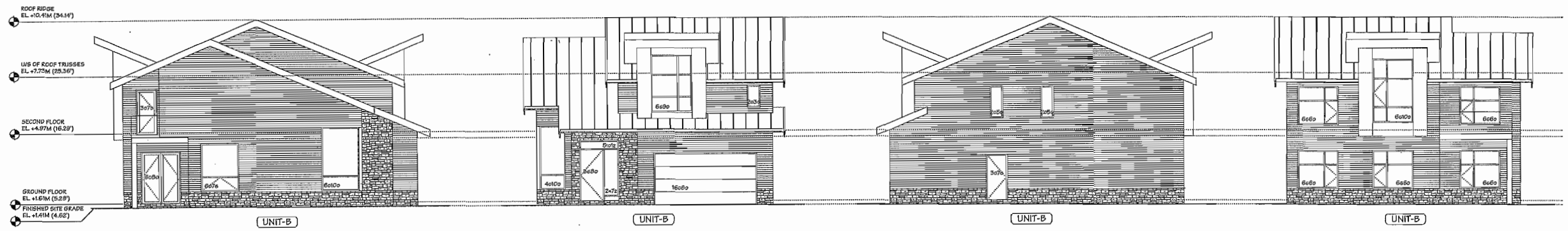
COLOUR SCHEME - A

UNIT-B3

BUILDING NO. 14

SOUTH ELEVATION

COLOUR SCHEME - A



UNIT-B

BUILDING NO. 15

EAST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 15

NORTH ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 15

WEST ELEVATION

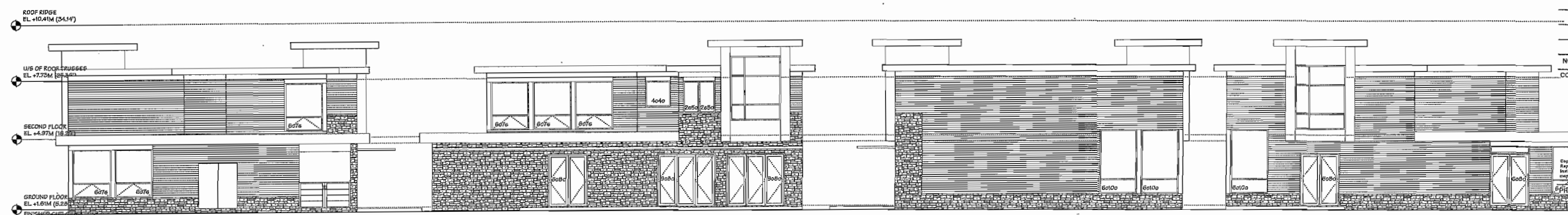
COLOUR SCHEME - B

UNIT-B

BUILDING NO. 15

SOUTH ELEVATION

COLOUR SCHEME - B



AMENITY

BUILDING NO. 16

NORTH ELEVATION

AMENITY

BUILDING NO. 16

WEST ELEVATION

AMENITY

BUILDING NO. 16

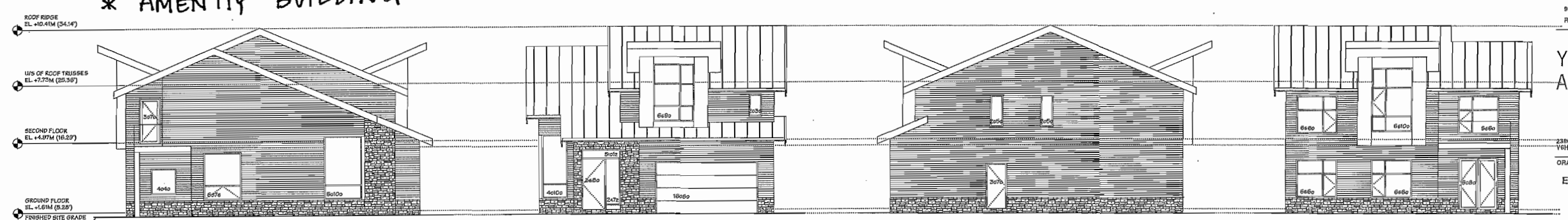
SOUTH ELEVATION

AMENITY

BUILDING NO. 16

EAST ELEVATION

* AMENITY BUILDING



UNIT-Ba

BUILDING NO. 17

NORTH ELEVATION

COLOUR SCHEME - A

UNIT-Ba

BUILDING NO. 17

WEST ELEVATION

COLOUR SCHEME - A

UNIT-Ba

BUILDING NO. 17

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-Ba

BUILDING NO. 17

EAST ELEVATION

COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #7

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 6, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

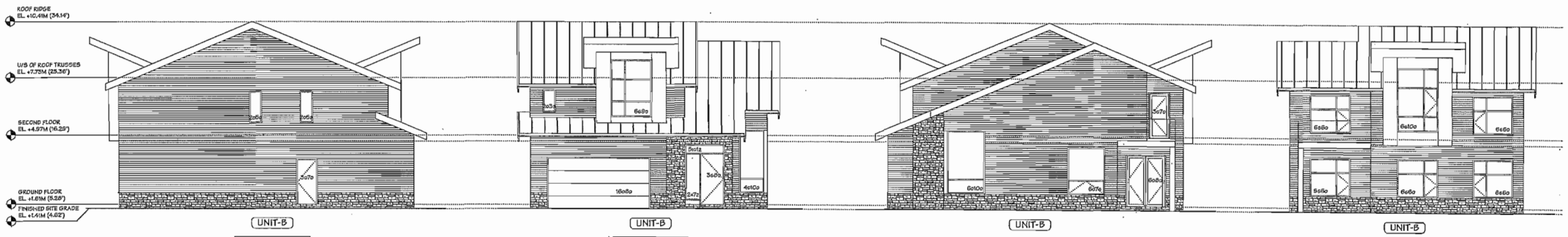
2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 9 Dec 8, 2014 DP 14-657872



UNIT-B

BUILDING NO. 18

NORTH ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 18

WEST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 18

SOUTH ELEVATION

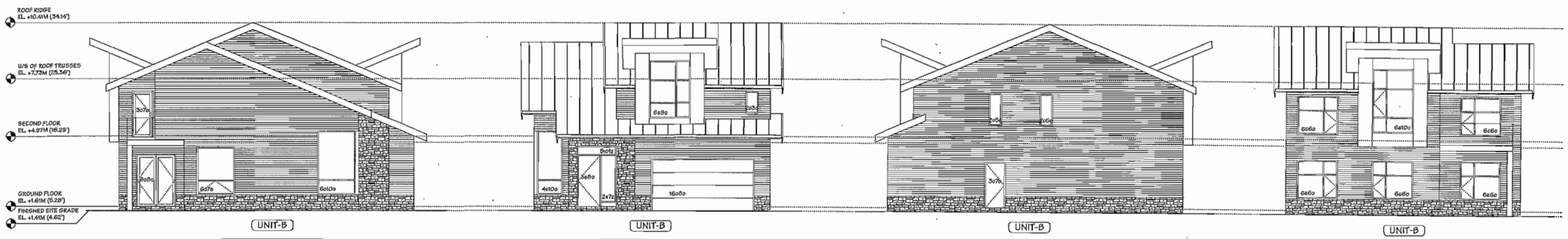
COLOUR SCHEME - B

UNIT-B

BUILDING NO. 18

EAST ELEVATION

COLOUR SCHEME - B



UNIT-B

BUILDING NO. 19, 20

NORTH ELEVATION

COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)

UNIT-B

BUILDING NO. 19, 20

WEST ELEVATION

COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)

UNIT-B

BUILDING NO. 19, 20

SOUTH ELEVATION

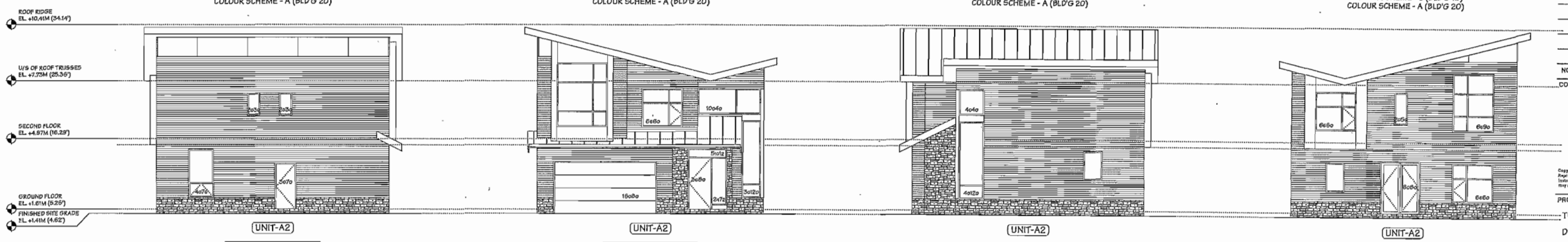
COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)

UNIT-B

BUILDING NO. 19, 20

EAST ELEVATION

COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)



UNIT-A2

BUILDING NO. 21 & 23

NORTH ELEVATION

COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)

UNIT-A2

BUILDING NO. 21 & 23

WEST ELEVATION

COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)

UNIT-A2

BUILDING NO. 21 & 23

SOUTH ELEVATION

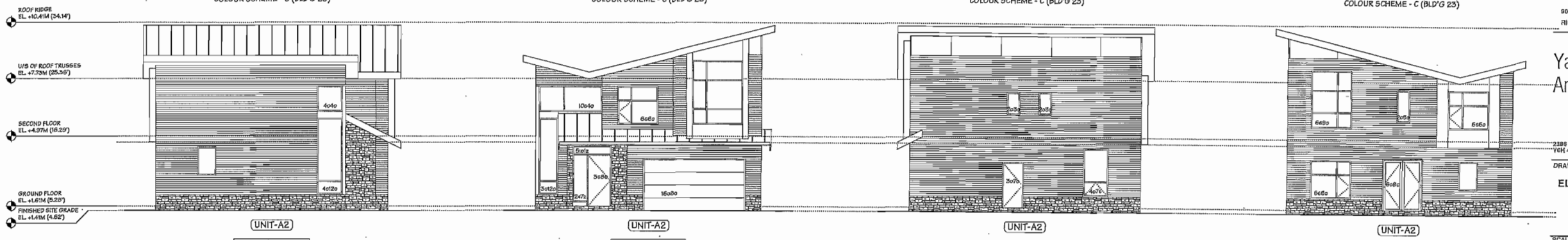
COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)

UNIT-A2

BUILDING NO. 21 & 23

EAST ELEVATION

COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)



UNIT-A2

BUILDING NO. 22

NORTH ELEVATION

COLOUR SCHEME - A

UNIT-A2

BUILDING NO. 22

WEST ELEVATION

COLOUR SCHEME - A

UNIT-A2

BUILDING NO. 22

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-A2

BUILDING NO. 22

EAST ELEVATION

COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #8

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

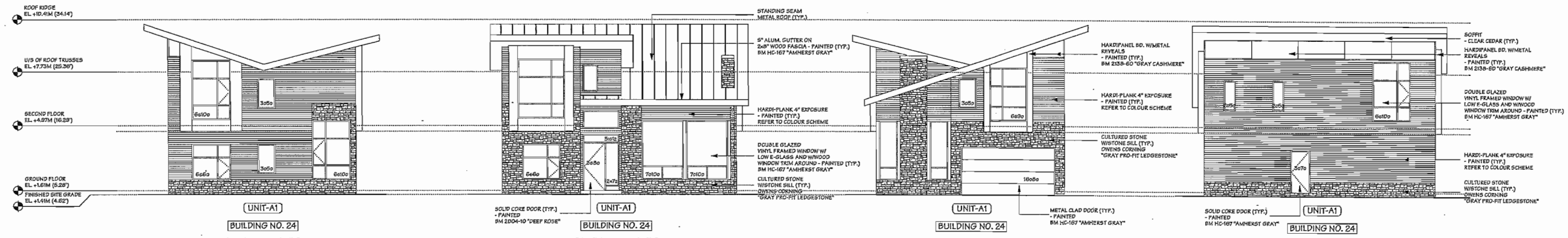
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 10 Dec 8, 2014

DP 14-657872



EAST ELEVATION
COLOUR SCHEME - B

NORTH ELEVATION
COLOUR SCHEME - B

WEST ELEVATION
COLOUR SCHEME - B

SOUTH ELEVATION
COLOUR SCHEME - B

BALCONIES FOR DWELLING UNITS INCLUDE METAL GUARDRAILS WITH GLASS INSERT (TYP.)

COLOUR SCHEME -A

ROOF (STANDING SEAM METAL) :	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
FASCIA BD. & DOOR/WINDOW TRIM (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARDI-PANEL W/METAL REVEALS) :	BENJAMIN MOORE / 2138-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARDIPLANK SID'G) :	BENJAMIN MOORE / HC-165 (BOOTHBAY GRAY)
GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL) :	OWENS CORNING (GRAY PRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / 2004-10 (DEEP ROSE)
REAR ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARB./RECYC. ROOM DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GARAGE DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL) :	"FLAT BLACK"
RAILINGS/GUARDRAILS (METAL) :	"FLAT BLACK"

* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS

COLOUR SCHEME - B

ROOF (STANDING SEAM METAL) :	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
FASCIA BD. & DOOR/WINDOW TRIM (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARDI-PANEL W/METAL REVEALS) :	BENJAMIN MOORE / 2138-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARDIPLANK SID'G) :	BENJAMIN MOORE / HC-104 (COPLEY GRAY)
GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL) :	OWENS CORNING (GRAY PRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / 2004-10 (DEEP ROSE)
REAR ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARB./RECYC. ROOM DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GARAGE DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL) :	"FLAT BLACK"
RAILINGS/GUARDRAILS (METAL) :	"FLAT BLACK"

* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS

COLOUR SCHEME - C

ROOF (STANDING SEAM METAL) :	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
FASCIA BD. & DOOR/WINDOW TRIM (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARDI-PANEL W/METAL REVEALS) :	BENJAMIN MOORE / 2138-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARDIPLANK SID'G) :	BENJAMIN MOORE / HC-21 (HUNTINGTON BEIGE)
GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL) :	OWENS CORNING (GRAY PRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / 2004-10 (DEEP ROSE)
REAR ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARB./RECYC. ROOM DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GARAGE DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL) :	"FLAT BLACK"
RAILINGS/GUARDRAILS (METAL) :	"FLAT BLACK"

* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 CAITON AVE
RICHMONO, B.C.

Yamamoto Architecture Inc.

2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

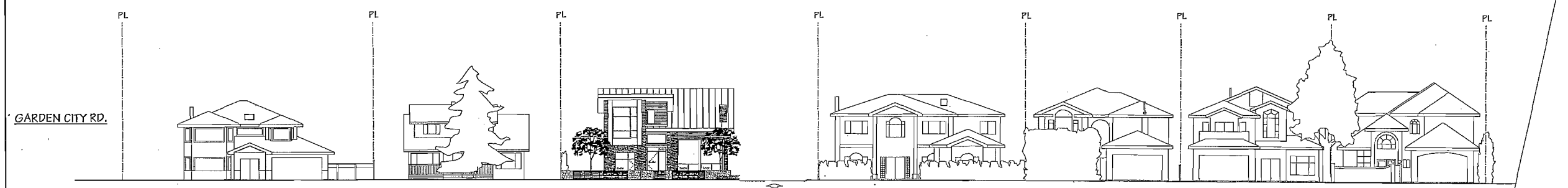
DRAWING TITLE

ELEVATIONS

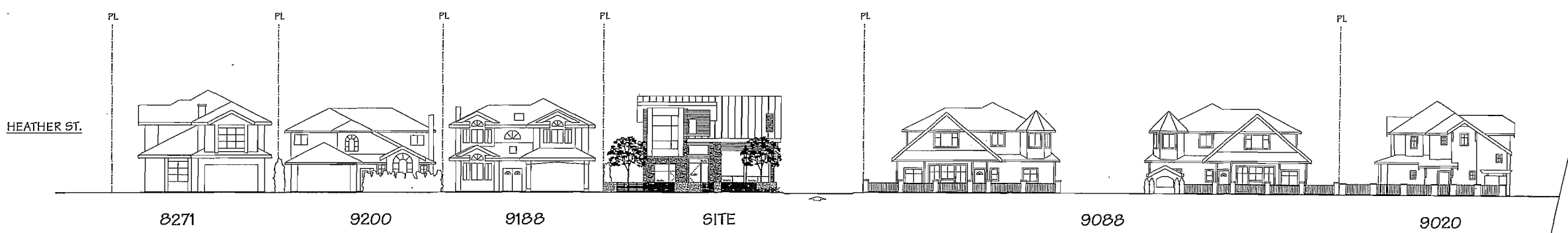
SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

PLAN #9

Plan 11 Dec 8, 2014
DP 14-657872



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS
	DEC. 3, 2014	FENCE REVISED
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2385 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

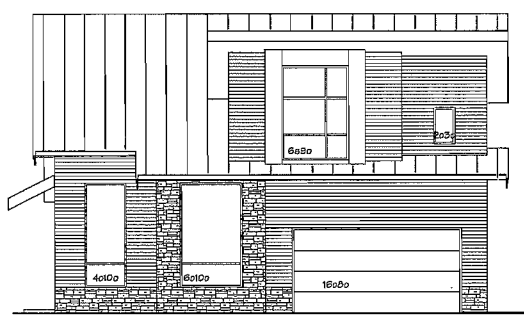
STREETSCAPE ELEVATIONS

SCALE 1/16" = 1'-0"	SHEET NO.
DATE MAY 12, 2014	
DRAWN TY	DP 14-657872
CHECKED	PROJ. NO. 1111

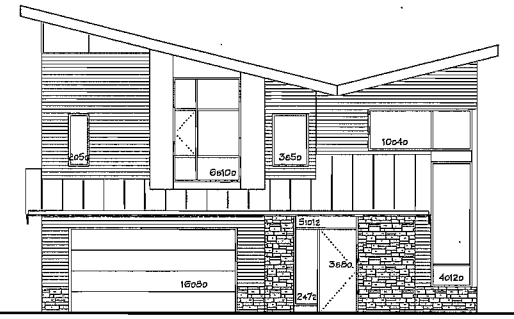
PLAN #1c

Reference Plan Dec 8, 2014
DP 14-657872

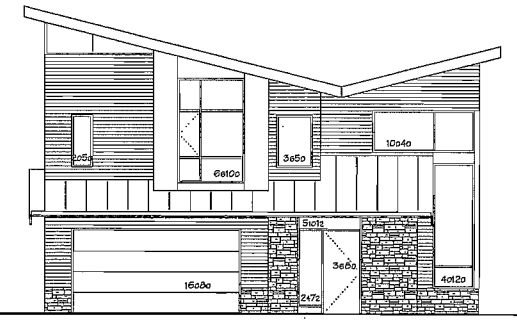
DRIVE AISLE STREETSCAPE - LOOKING WEST



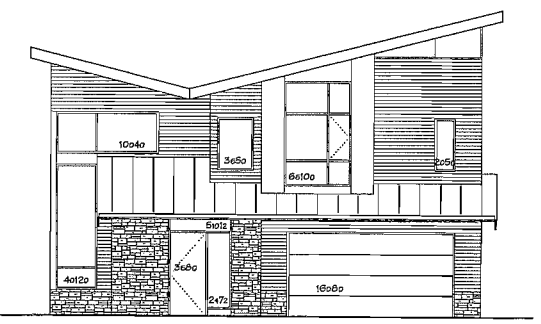
UNIT-Ab
BUILDING NO. 4
EAST ELEVATION



UNIT-B2
BUILDING NO. 3
EAST ELEVATION

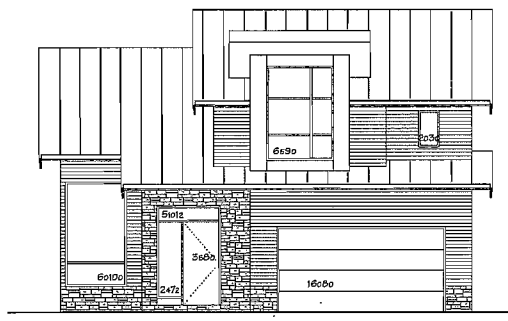


UNIT-B2
BUILDING NO. 2
EAST ELEVATION



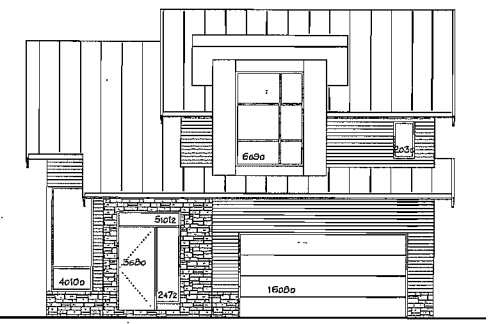
UNIT-B2a
BUILDING NO. 1
EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING NORTH

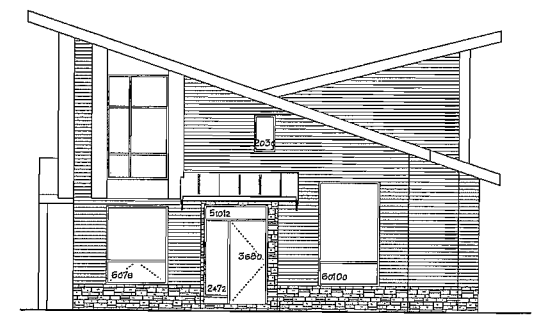


UNIT-Aa
BUILDING NO. 7
SOUTH ELEVATION

UNIT-Aa
BUILDING NO. 6
SOUTH ELEVATION

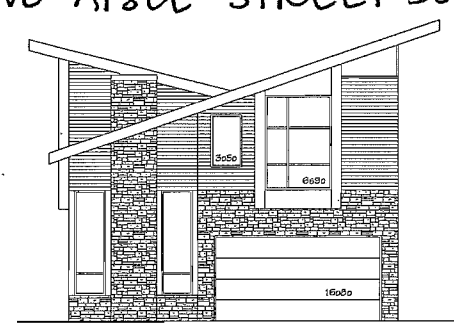


UNIT-B
BUILDING NO. 5
SOUTH ELEVATION

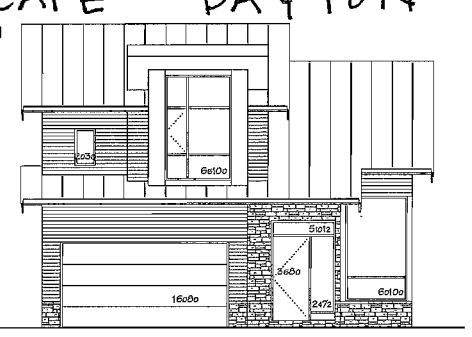


UNIT-Ab
BUILDING NO. 4
SOUTH ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST

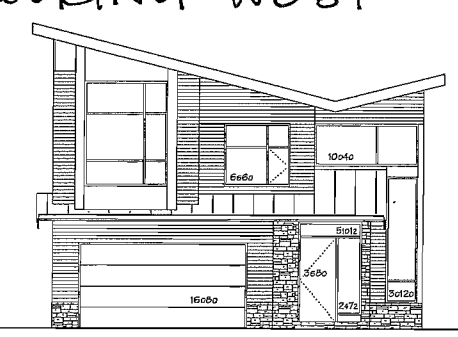


UNIT-A1
BUILDING NO. 8
EAST ELEVATION

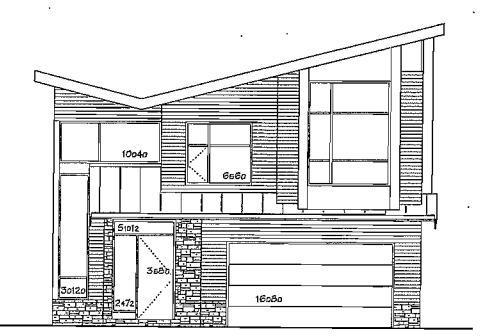


UNIT-A
BUILDING NO. 9
EAST ELEVATION

UNIT-A
BUILDING NO. 10
EAST ELEVATION



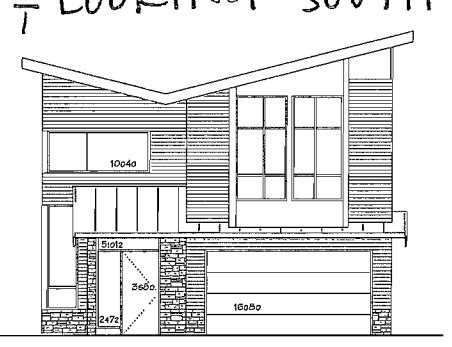
UNIT-A2
BUILDING NO. 11
EAST ELEVATION



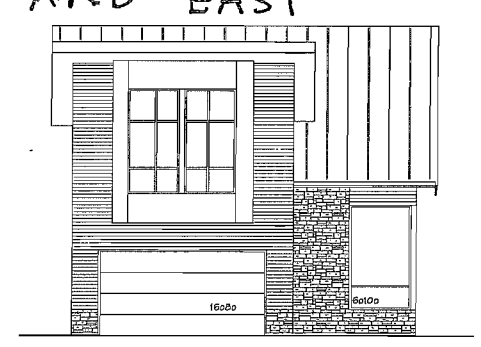
UNIT-A2
BUILDING NO. 12
EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING SOUTH AND EAST

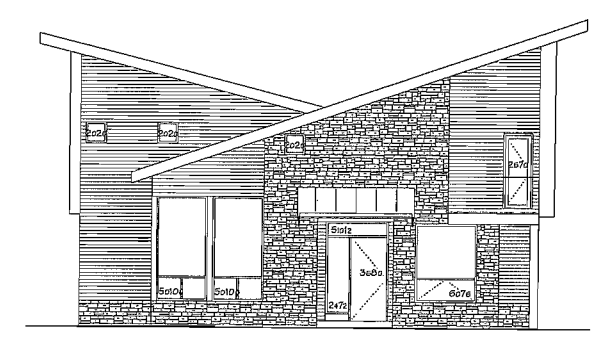
UNIT-B
BUILDING NO. 15
NORTH ELEVATION



UNIT-B3
BUILDING NO. 14
NORTH ELEVATION



UNIT-B1
BUILDING NO. 13
NORTH ELEVATION



UNIT-B1
BUILDING NO. 13
WEST ELEVATION

PLAN #1d

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT
TOWNHOUSE
DEVELOPMENT

9851, 9855 DAYTON AVE
RICHMOND, B.C.

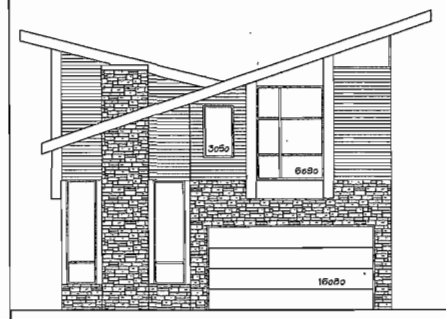
Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY	DP 14-657872
CHECKED	PROJ. NO. 1111

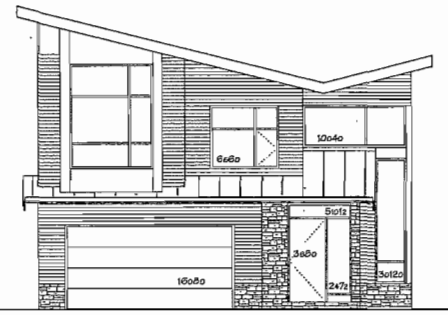
Reference Plan Dec 8, 2014
DP 14-657872



UNIT-A1

BUILDING NO. 24

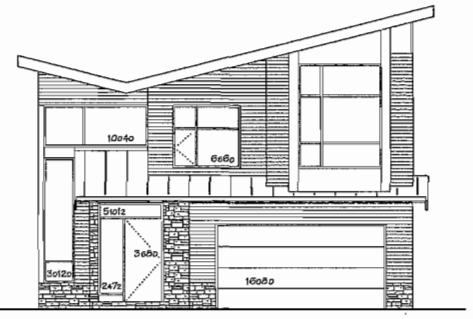
WEST ELEVATION



UNIT-A2

BUILDING NO. 23

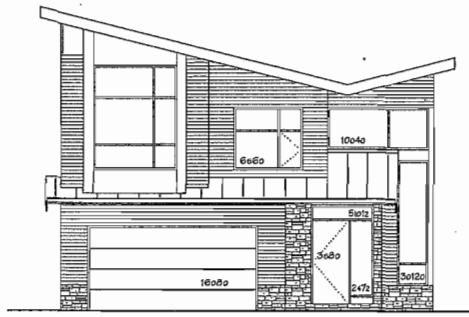
WEST ELEVATION



UNIT-A2

BUILDING NO. 22

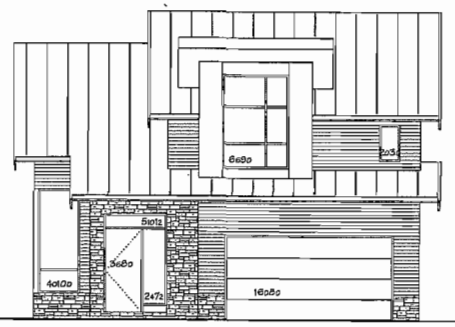
WEST ELEVATION



UNIT-A2

BUILDING NO. 21

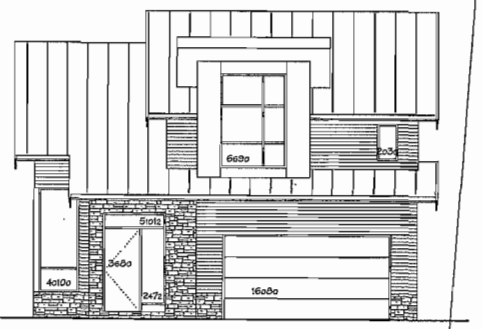
WEST ELEVATION



UNIT-B

BUILDING NO. 20

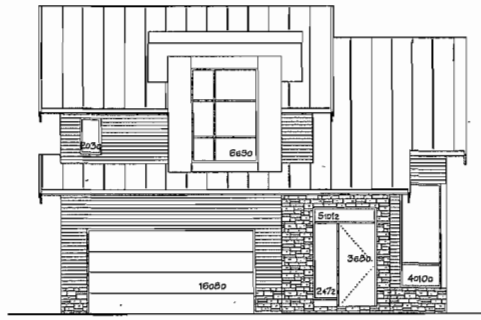
WEST ELEVATION



UNIT-B

BUILDING NO. 19

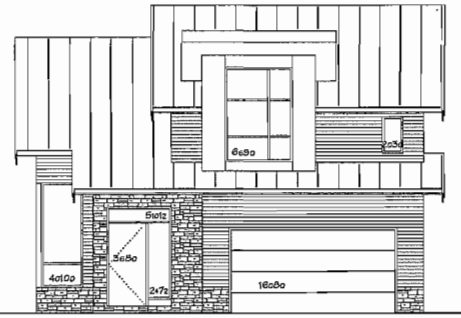
WEST ELEVATION



UNIT-B

BUILDING NO. 18

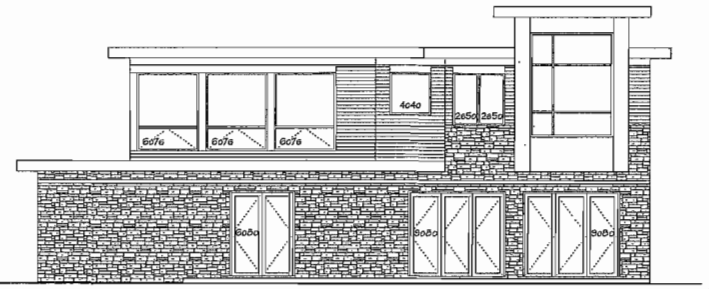
WEST ELEVATION



UNIT-Ba

BUILDING NO. 17

WEST ELEVATION



AMENITY

BUILDING NO. 16

WEST ELEVATION

DRIVE AISLE STREETSCAPE — DIXON TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 3, 2014	ISSUED FOR A.D.P.
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT

TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

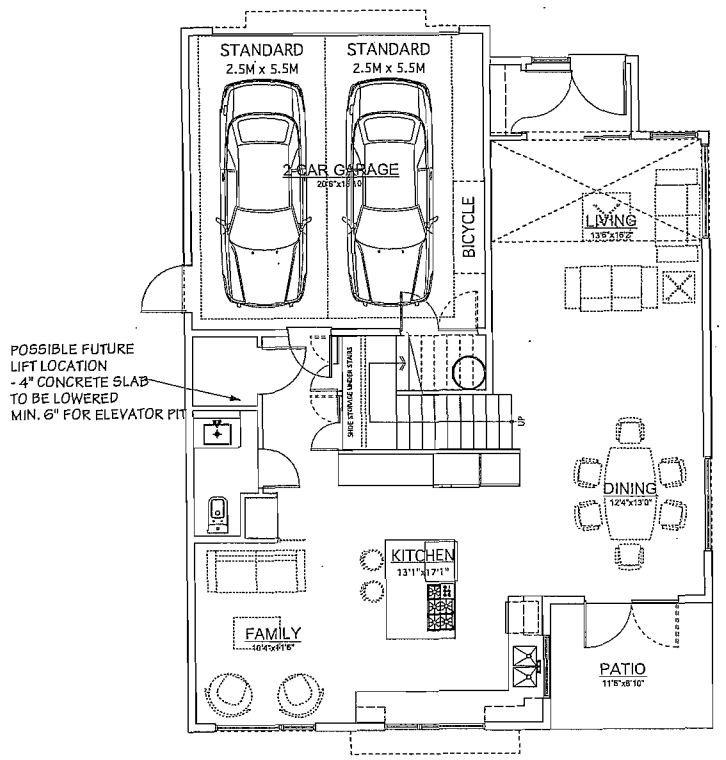
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY	DP 14-657(
CHECKED	PROJ. NO. 111

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #1e

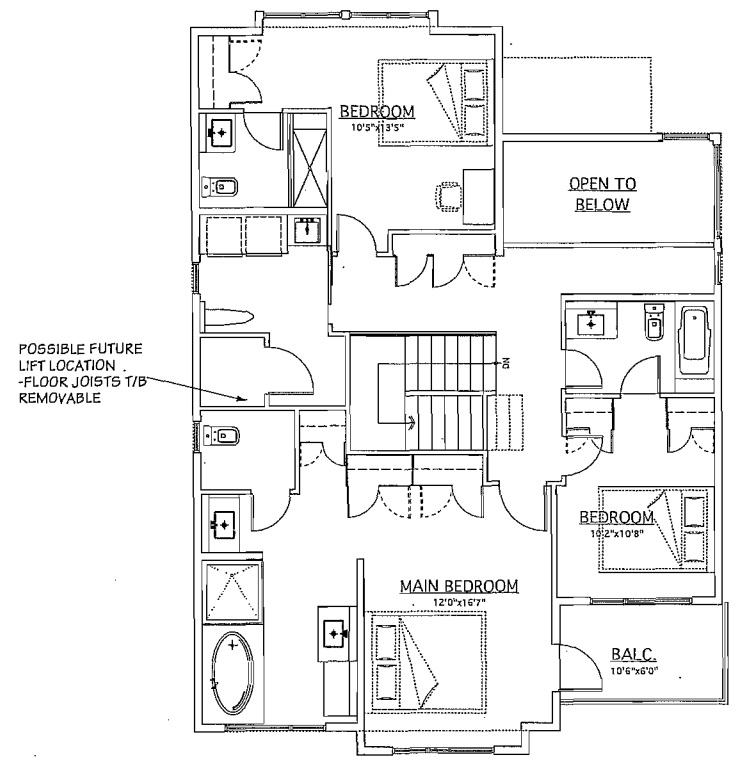
BEFORE:



UNIT-Ba

GROUND FLOOR PLAN

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

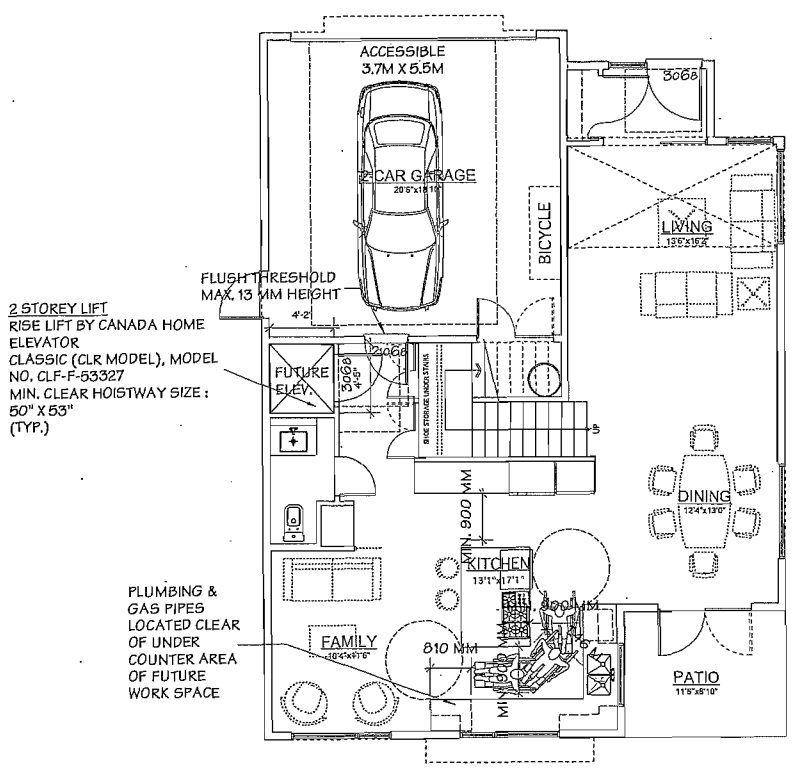


UNIT-Ba

SECOND FLOOR PLAN

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

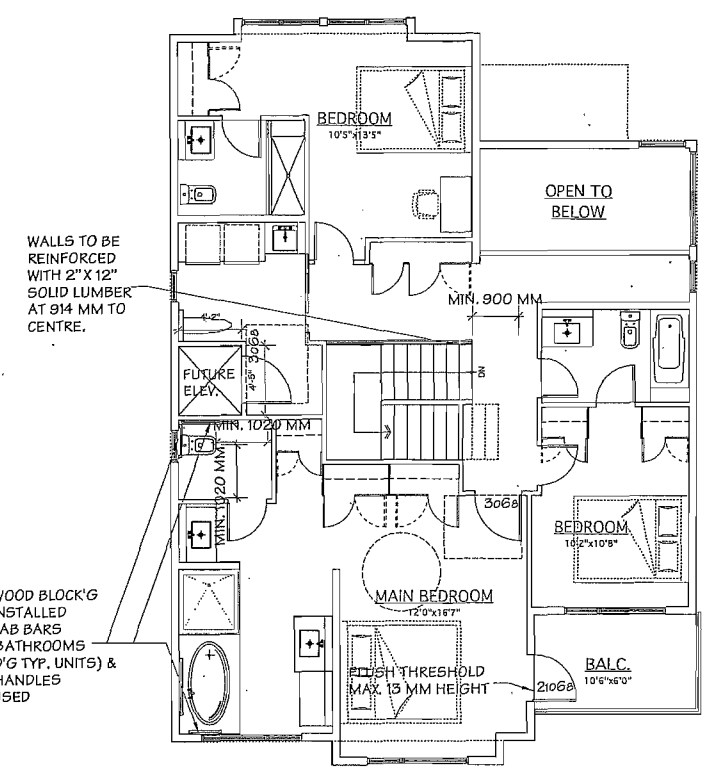
AFTER:



UNIT-Ba

GROUND FLOOR PLAN

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



UNIT-Ba

SECOND FLOOR PLAN

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

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	COMPLIES.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
VERTICAL CIRCULATION	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN- FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83;

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME. WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-65787
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

PLAN #16

CONVERTIBLE UNIT PLAN

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
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SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

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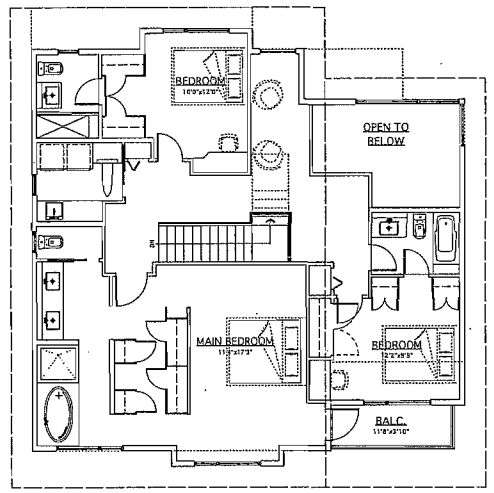
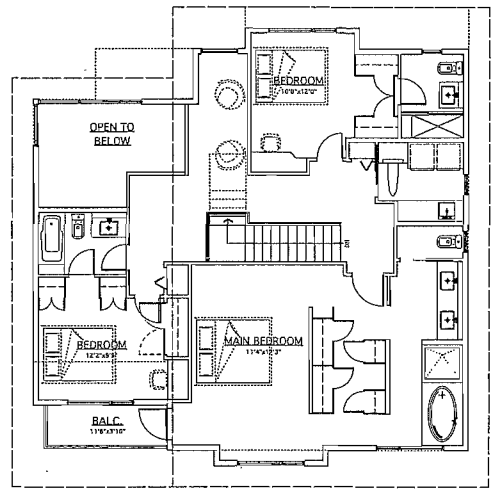
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE FRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



UNIT-B2a

SECOND FLOOR PLAN

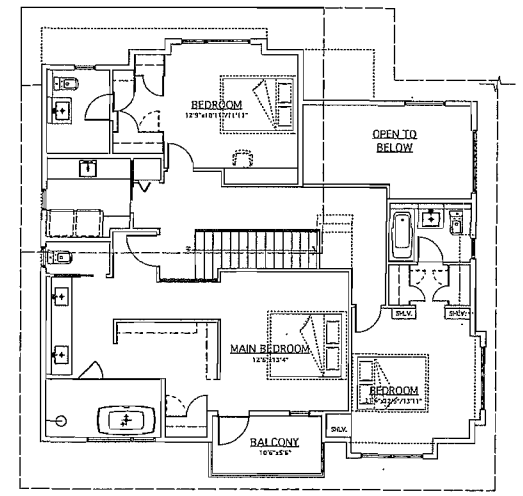
SCALE : 1/8" = 1'-0"



UNIT-B2

SECOND FLOOR PLAN

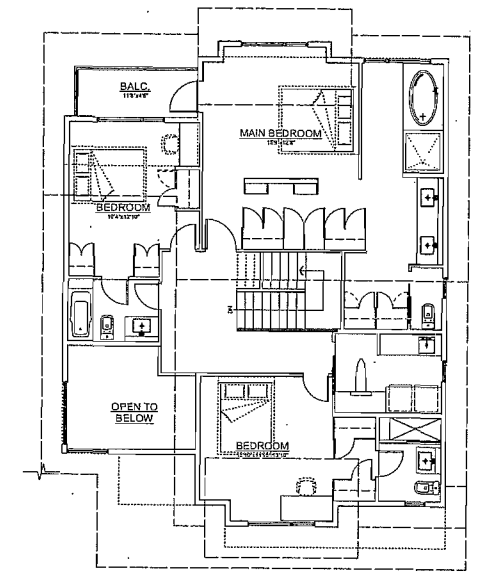
SCALE : 1/8" = 1'-0"



UNIT-Ab

SECOND FLOOR PLAN

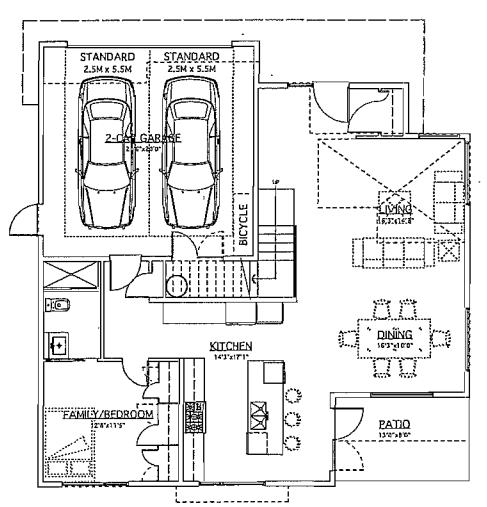
SCALE : 1/8" = 1'-0"



UNIT-B

SECOND FLOOR PLAN

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

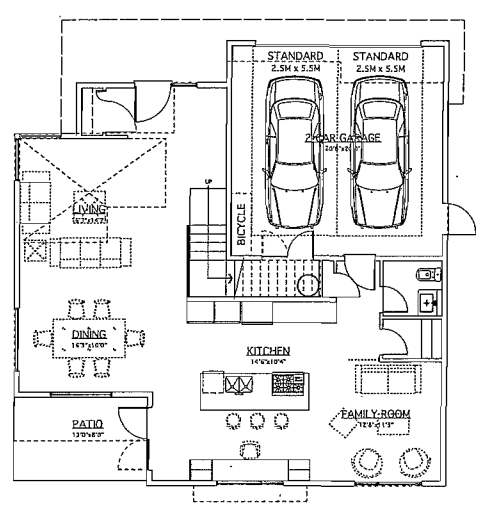


UNIT-B2a

GROUND FLOOR PLAN

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

BUILDING NO. 1

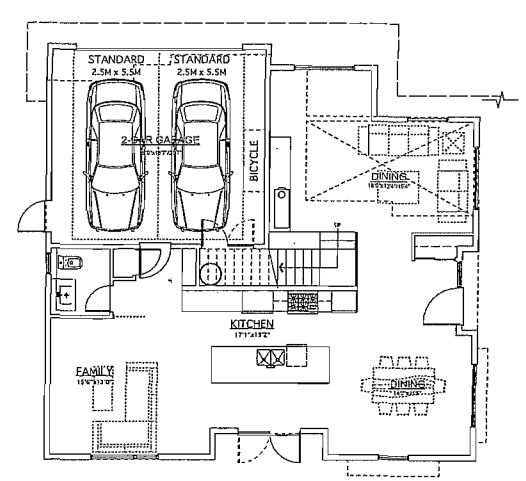


UNIT-B2

GROUND FLOOR PLAN

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

BUILDING NO. 2 & 3

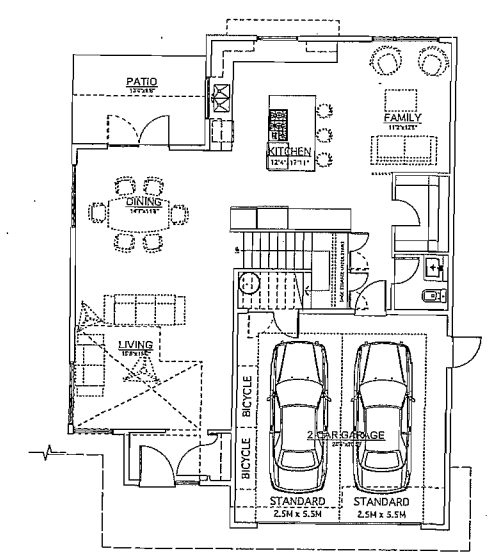


UNIT-Ab

GROUND FLOOR PLAN

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

BUILDING NO. 4



UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 5

PLAN #10

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2396 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TV/KM	DP 14-65787
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
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SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

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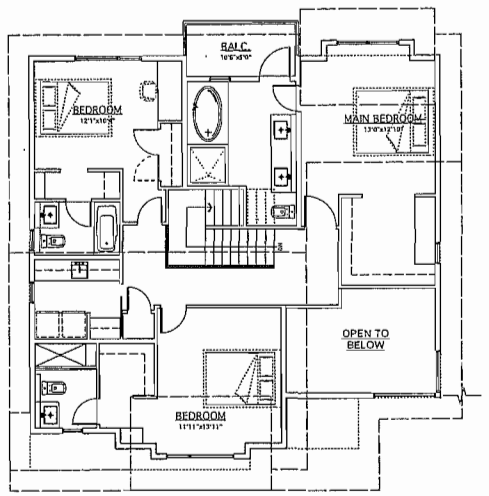
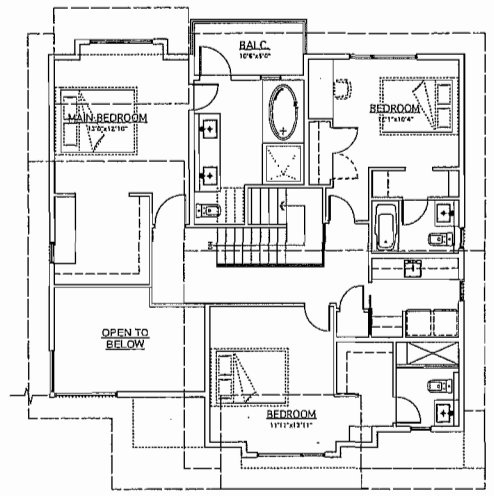
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



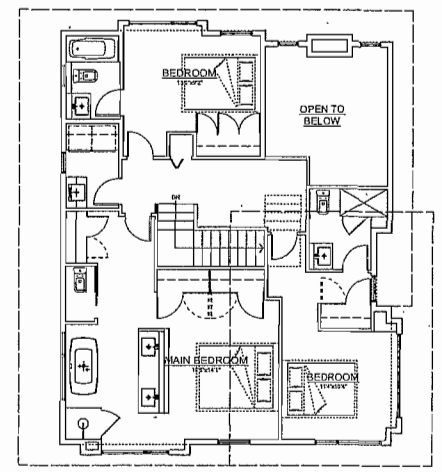
UNIT-Aa

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



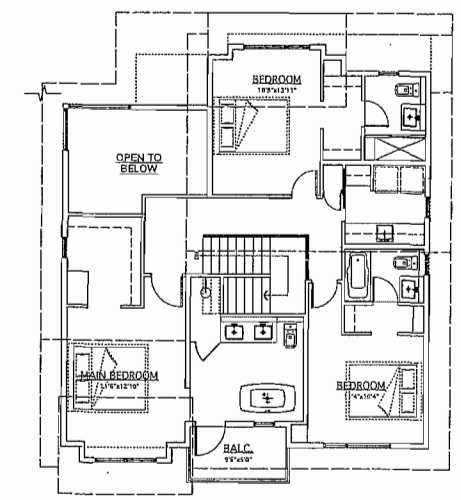
UNIT-Aa

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



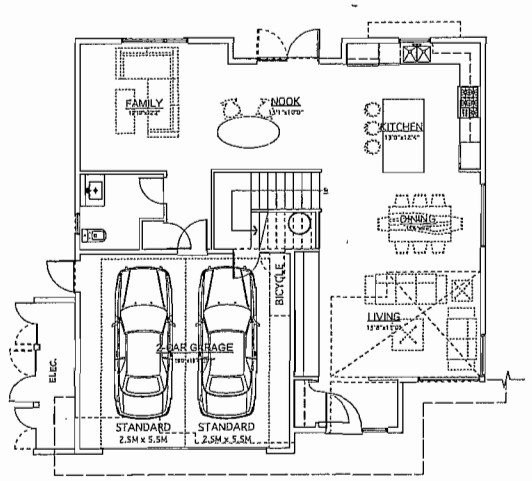
UNIT-A1

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-A

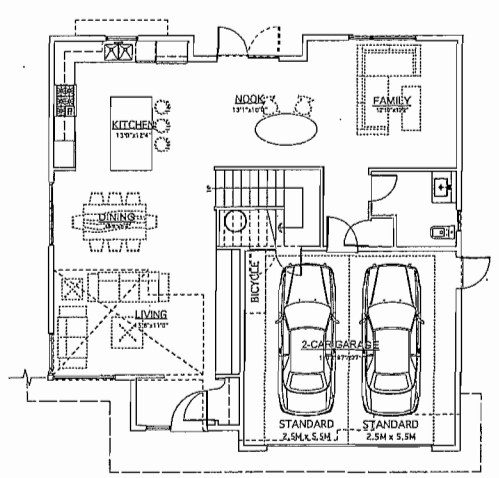
SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-Aa

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

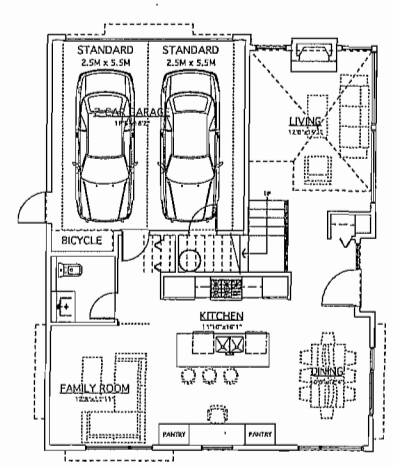
BUILDING NO. 6



UNIT-Aa

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

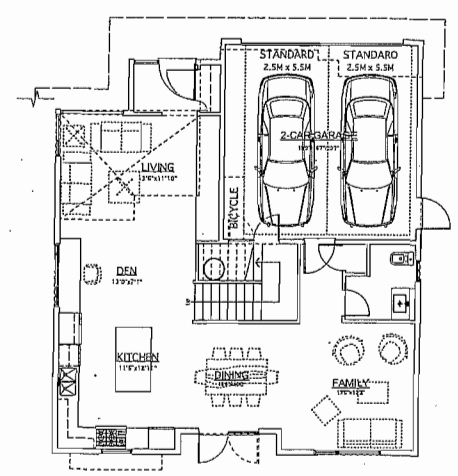
BUILDING NO. 7



UNIT-A1

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 8



UNIT-A

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 9

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-6578
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #11

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

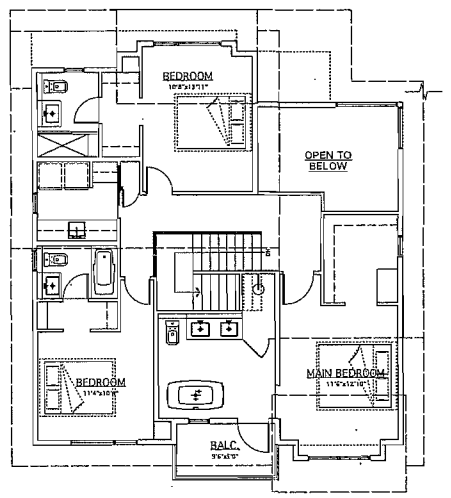
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

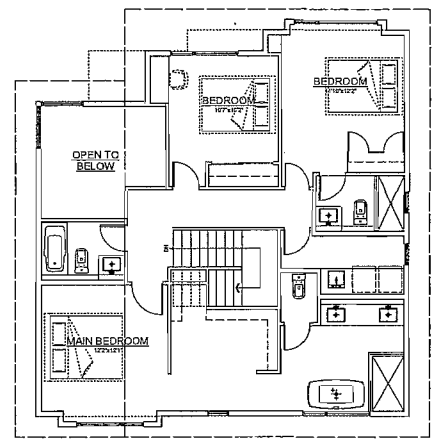
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.73 (TRIANGLE TUBE SMART SERIES)



UNIT-A

SECOND FLOOR PLAN

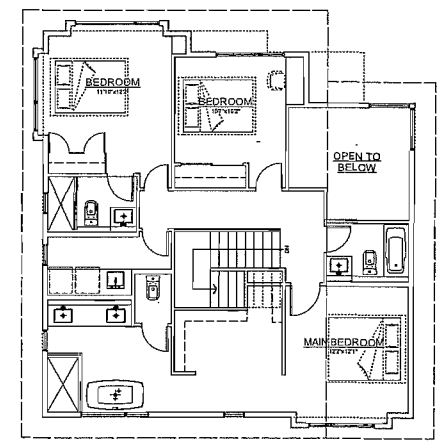
SCALE : 1/8" = 1'-0"



UNIT-A2

SECOND FLOOR PLAN

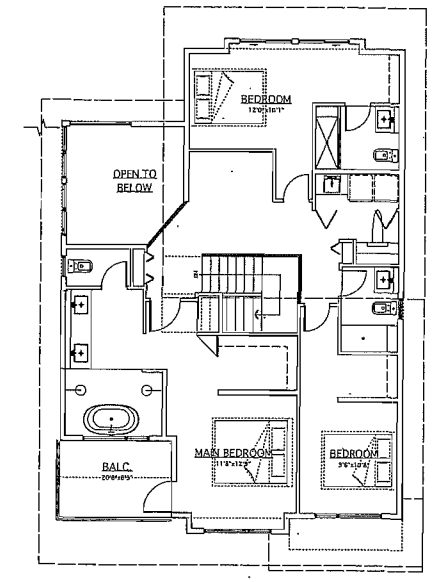
SCALE : 1/8" = 1'-0"



UNIT-A2a

SECOND FLOOR PLAN

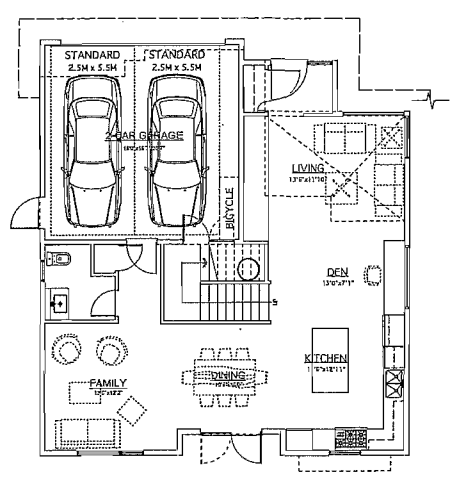
SCALE : 1/8" = 1'-0"



UNIT-B1

SECOND FLOOR PLAN

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

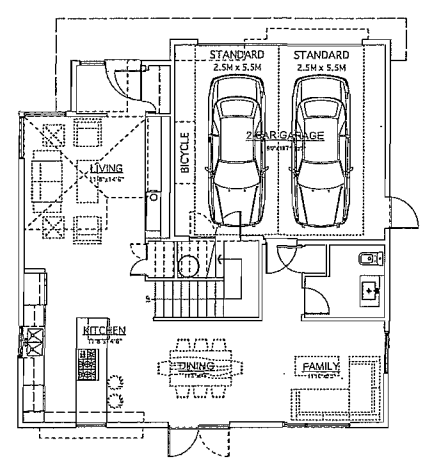


UNIT-A

GROUND FLOOR PLAN

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

BUILDING NO. 10

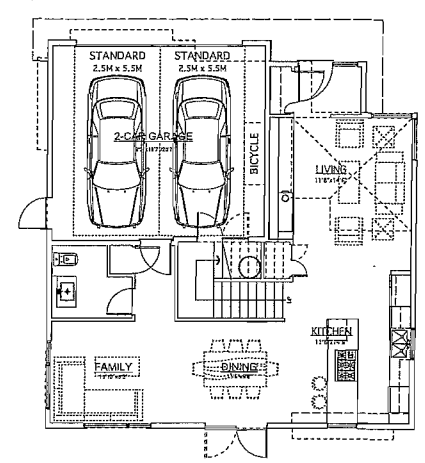


UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 11

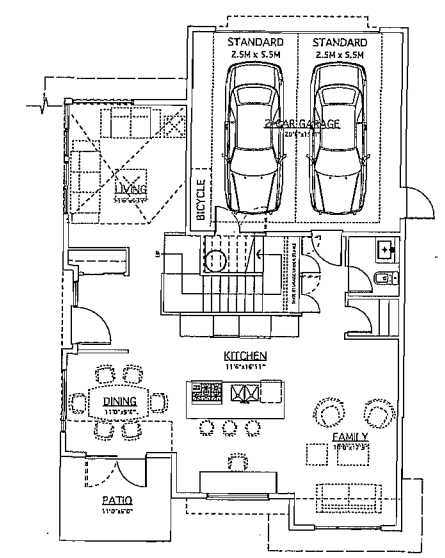


UNIT-A2a

GROUND FLOOR PLAN

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

BUILDING NO. 12



UNIT-B1

GROUND FLOOR PLAN

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

BUILDING NO. 13

PLAN #12

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 5, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

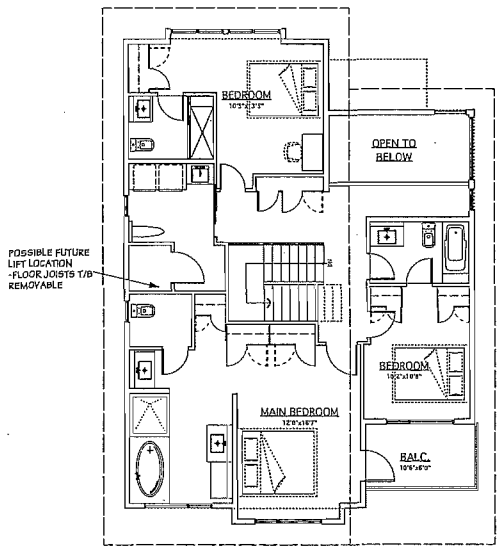
DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-6578
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

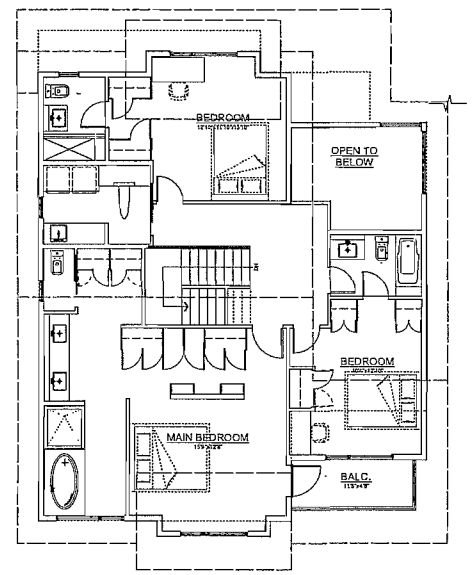
DP 14-657872



UNIT-B3

SECOND FLOOR PLAN

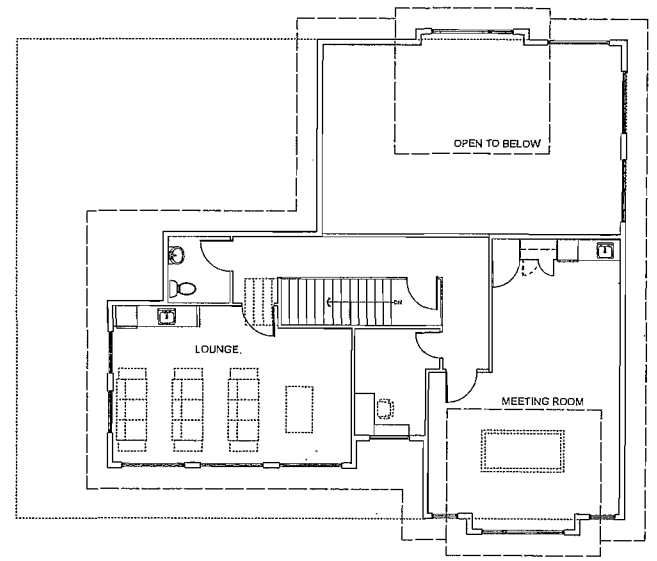
SCALE : 1/8" = 1'-0"



UNIT-B

SECOND FLOOR PLAN

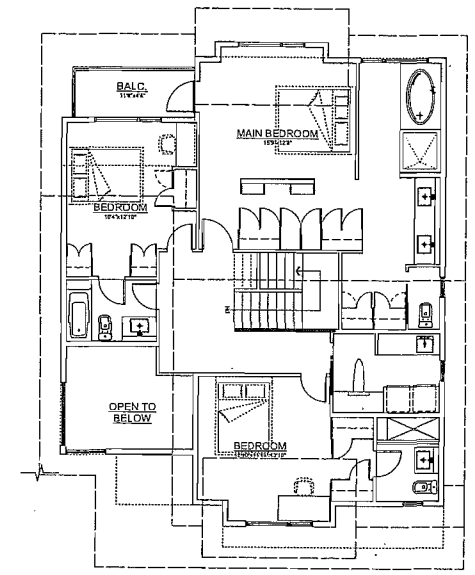
SCALE : 1/8" = 1'-0"



AMENITY

SECOND FLOOR PLAN

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



UNIT-Ba

SECOND FLOOR PLAN

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

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

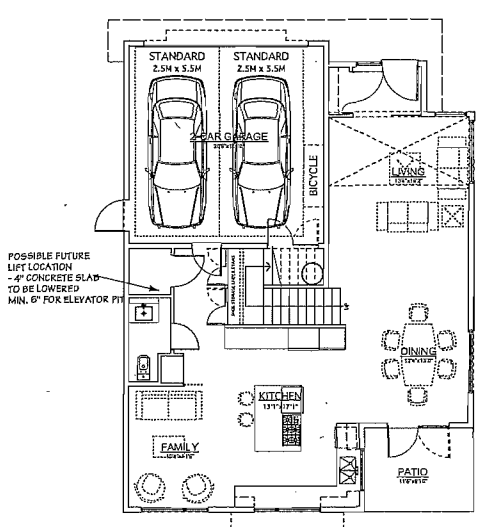
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

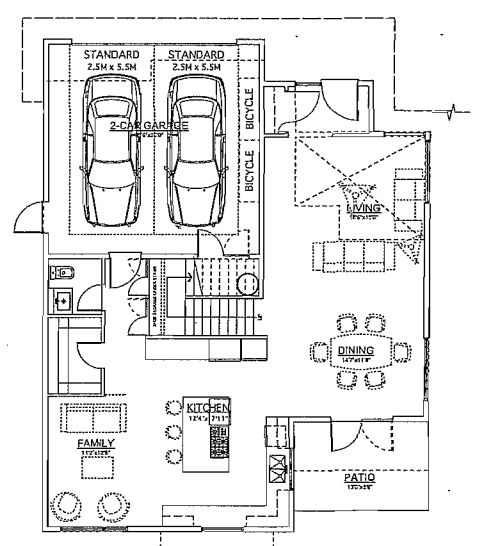


UNIT-B3

GROUND FLOOR PLAN

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

BUILDING NO. 14

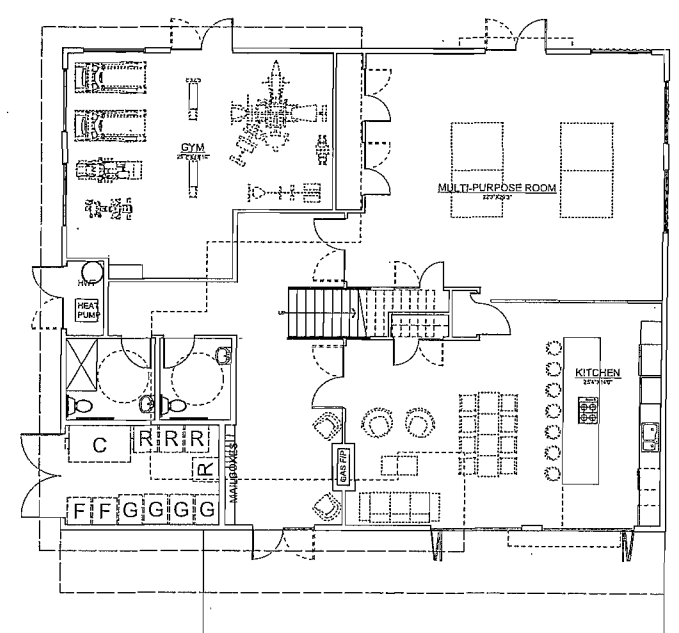


UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 15

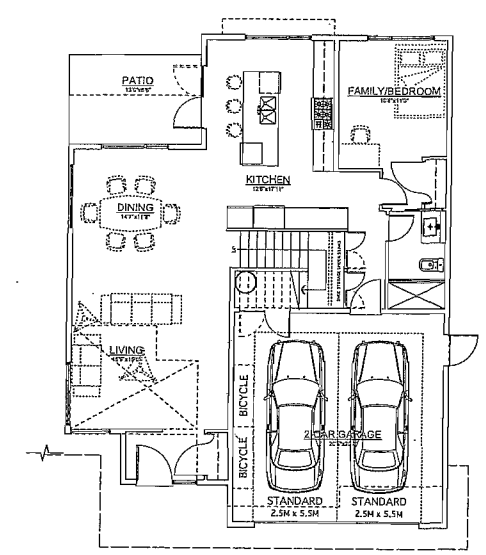


AMENITY

GROUND FLOOR PLAN

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

BUILDING NO. 16



UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 17

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 3, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

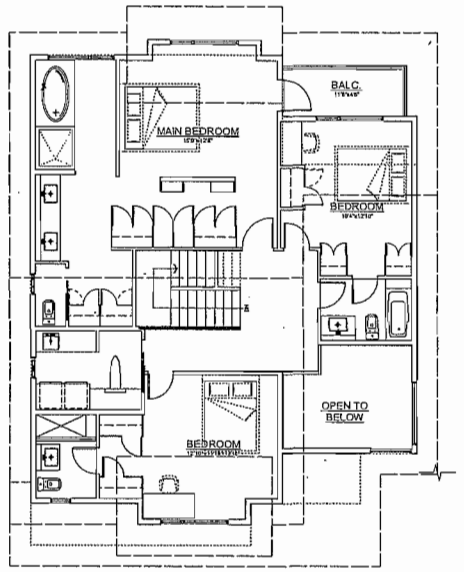
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

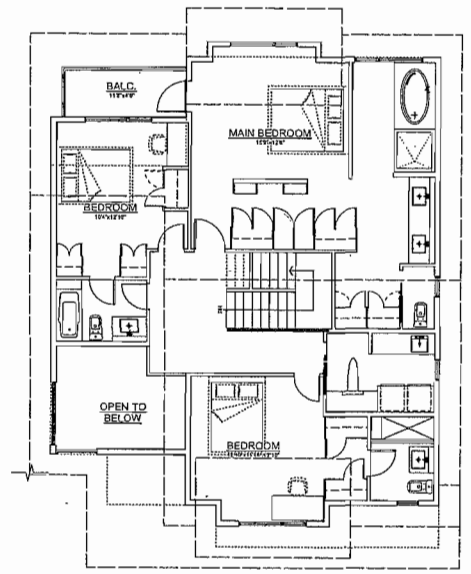
PLAN #13



UNIT-B

SECOND FLOOR PLAN

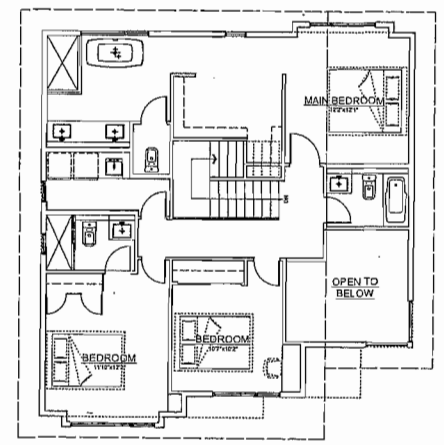
SCALE : 1/8" = 1'-0"



UNIT-B

SECOND FLOOR PLAN

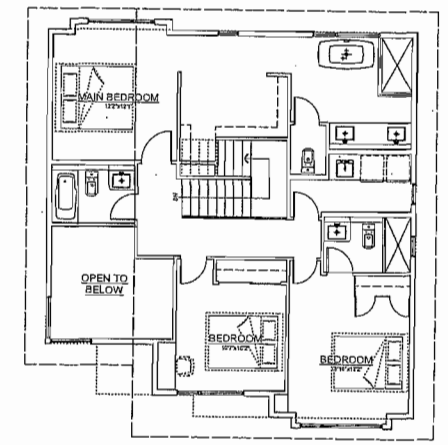
SCALE : 1/8" = 1'-0"



UNIT-A2

SECOND FLOOR PLAN

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



UNIT-A2

SECOND FLOOR PLAN

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

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

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- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
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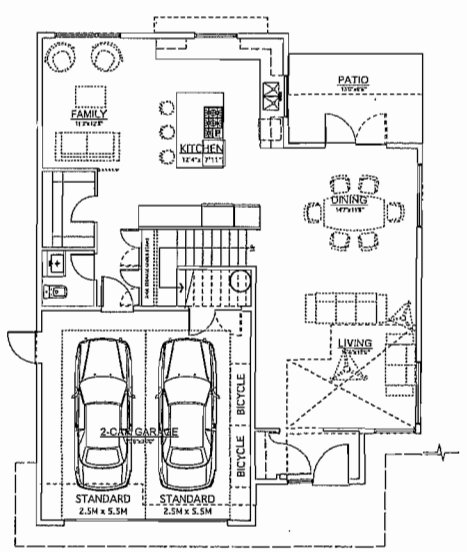
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

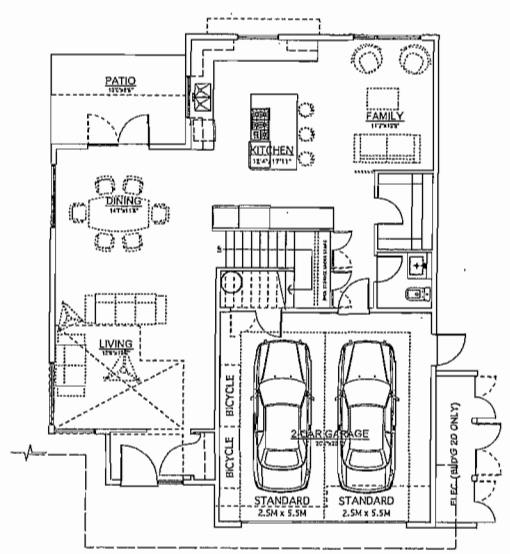


UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 18

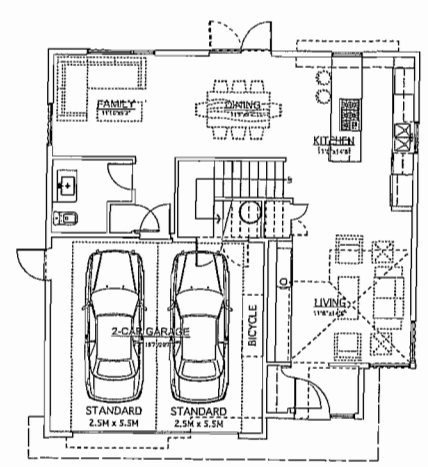


UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 19, 20

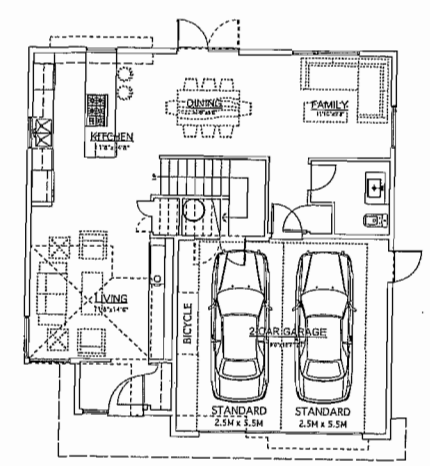


UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 21 & 23



UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 22

PLAN #14

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van, b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

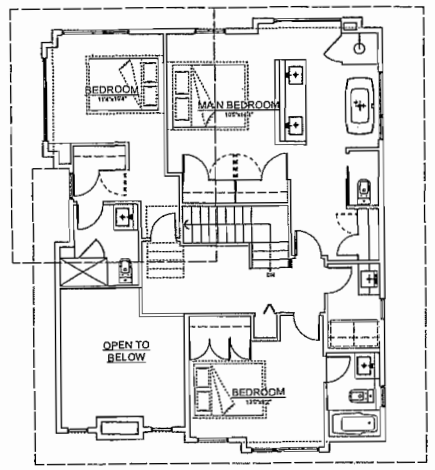
DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-6578
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

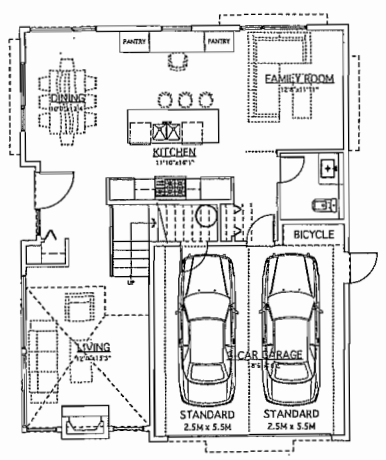
DP 14-657872



UNIT-A1

SECOND FLOOR PLAN

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



UNIT-A1

GROUND FLOOR PLAN

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

BUILDING NO. 24

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
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- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #15

Attachment B

Public Correspondence

	Correspondence Received
Raymond Luetzen	February 6, 2015 January 15, 2015
Kathy Stephens and Mike Thorne	February 3, 2015 January 30, 2015 January 15, 2015
Irene Webster	January 27, 2015 January 26, 2015
Wilson Leung	January 13, 2015

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Friday, 06 February 2015 04:33 PM
To: Badyal, Sara
Subject: Townhouse Development

Sara,

It has become obvious that the amount of run-off water from the new development onto our property has increased substantially. I hope that the city of Richmond will be closely supervising the promised perimeter drainage portion of this project. I need some assurance that I will not be faced with increased flooding of my property after the completion of this project. The developer just refers back to the city requirements and nothing further……..

From my understanding, the perimeter drainage project will start in mid March….

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Thursday, 15 January 2015 01:31 PM
To: Badyal, Sara
Subject: Townhome Development

Sara,

It appears that we were not given an opportunity to attend a meeting regarding the town home development proposals and process. To receive this information from neighbours that were notified is typical of the selective consultation process, adapted by Richmond City Hall. I have on file that any further changes that have been disputed by affected neighbours would be communicated in writing. Needless to say, we are very disappointed and plan to continue our due recourse.....

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Tuesday, 03 February 2015 11:52 AM
To: Badyal, Sara
Subject: Re: DP 14-657872

Hi Sara,

We just wanted to mention that 5 guest parking spots for 23 townhouses seems very limited. We believe 1 or 2 of these guest parking spots are handicapped.

Thanks,
Mike Thorne
Kathy Stephens

On Mon, Feb 2, 2015 at 12:52 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Kathy & Mike,

Thank you for your email. I will review the following concerns that I understand from your email below and will get back to you this week:

- Potential for construction activities to cause foundation cracking and house settling
- Potential for construction activities to damage your existing 20 foot tall tree adjacent to shared property line
- Potential noise from Heat Pumps and noise bylaw compliance
- Flooding in back yard
- Potential for overlook from townhouses into back yard and house.

If I have misunderstood any of your concerns, please let me know.

Council has endorsed the rezoning application, which included a development proposal to construct a townhouse complex and remove portions of the hedge. The developer is required to complete the items listed in the rezoning staff report before the rezoning is sent to Council for final approval. The development permit has not been approved yet, so final landscape details such as further hedge removal are not yet decided.

I did not write a letter to David Boram although I understand he was a representative of the congregation that previously owned the site. There was a significant amount of discussion with representatives of religious assembly properties throughout Richmond leading up to the current OCP policy. I will do some research and get back to you.

Thank you for the suggestion. I will include your letter in my staff report regarding the DP application.

If you have any questions or comments, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal

Development Applications Division

City of Richmond

604-276-4282

From: Kathy Stephens [mailto:katstep1@gmail.com]
Sent: Friday, 30 January 2015 05:24 PM
To: Badyal, Sara
Subject: DP 14-657872

Hi Sara,

Just wanted to let you know that we are still against the 200 hedge trees being removed. Our neighbour Ray Luetzen told us you said it is already a done deal. That is sad for us.

We think if the neighbourhood knew how the process worked we all would of been at the rezoning meeting.

We hear that David Boram had a letter from the City of Richmond about rezoning so that he could sell that property. Where could we get a copy of that letter?

We have met with Jackson Lee and discussed these issues:

Foundation cracking and our house settling monitored.

Our 20 foot tree that is under a foot from the property line that Jackson did not know about. Might die.

Heat Pump location and noise bylaw.

Drainage- our back shed has been flooded ever since the sand has been put down. It contains our lawn mower, blower, weed eater, pressure washer, yard tools, camping gear..etc.

The new hedge trees and new fence.

The townhouse complex being able to look into our back yard and house. Losing our privacy after over 20 years.

If we could make a suggestion for the next development it would be to get the developer to invite all the neighbours to a meeting and have a question and answer session. Instead of getting little bits of information here and there.

Take care,

Kathy Stephens

Mike Thorne

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 15 January 2015 04:27 PM
To: Badyal, Sara
Subject: Re: DP Application regarding 9051 and 9055 Dayton Avenue

Hi Sara,

I want to know what was approved at this meeting without about half of the affected people being informed of the meeting. Was there approval to remove the hedge?

Kathy Stephens

On Thu, Jan 15, 2015 at 3:36 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:
Hello Ms. Stephens,

Thank you for leaving a phone message for Barry Konkin this morning. I was very sorry to learn that you did not receive a notification letter for the DP Panel meeting yesterday and wanted to take this opportunity to send you an email.

The DP application was reviewed yesterday at the January 14, 2015 DP Panel meeting and was referred back to staff. I will review the referral with the applicant and when the referral has been addressed I will be writing another staff report to DP Panel. Although I am not sure of the meeting date, when my staff report is ready the City Clerk's office will place DP Panel meeting notification in the local newspaper and will send a notification letter to all properties within 50 m of the applicant's site.

For your information, here is a website link to the DP Panel meeting agendas & minutes. My staff report is available in the meeting agenda for the January 14, 2015 & the meeting minutes will be posted as soon as they are finalized.
http://www.richmond.ca/cityhall/council/agendas/dpp.htm

I will ensure that our City Clerks office sends a notification letter to you before the next meeting.

If you have any questions or comments, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 16 January 2015 01:31 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave + DP 14-657872

From: Kathy Stephens [mailto:katstep1@gmail.com]
Sent: Thursday, 15 January 2015 11:53 AM
To: Konkin, Barry; MayorandCouncillors
Subject: Re RZ 11-589989 9051 and 9055 Dayton Ave

To Barry Konkin,

I and my neighbours are very shocked and disappointed that we were not informed about the Design Panel meeting. I hear there was even a vote at this meeting about this development.
Sara Badyal told me that all the neighbours involved, would get a notice from the City of Richmond about upcoming discussions relating to this development.

The process seems very flawed.

I was informed of this meeting only after the fact by a neighbour.

Why did I not get a notice about this meeting as I am directly affected by the outcome?

How many of my neighbours that are directly affected by the outcome of this meeting did not get notified about this meeting?

Who and how is it decided who is informed about these meetings.

I have been very active in this process from the beginning and expected to be updated and informed before the fact.

I have phoned you but would appreciate a response by e-mail.

Concerned,
Kathy Stephens
8371 Heather Street

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 02 February 2015 12:11 PM
To: Badyal, Sara
Subject: 8291 Heather St - tree removal

From: CE WEBSTER [mailto:i_m_webster@shaw.ca]
Sent: Tuesday, 27 January 2015 11:25 AM
To: Badyal, Sara
Subject: Re: 8291 Heather St - tree removal

Hello Sara
Thank-you for your guidance in this matter. WE, as homeowners and wishing to conserve our trees, feel that holding on to them will cause concerns in later years. Despite the best efforts of all concerned the tree roots will inadvertently be damaged and in later years the trees will become a nuisance(death) and a risk for the surrounding properties. Also their existing hedge will need to be removed. The time is right for the tree removal as the back property is vacant.
We have concerns about the drainage and the suggestion of additional earth or a retaining wall add to the concern of root destruction.
Hopefully I can navigate the process without problems.

Thank you again
Irene Webster

From: "Sara Badyal" <SBadyal@richmond.ca>
To: "i_m_webster@shaw.ca" <i_m_webster@shaw.ca>
Sent: Monday, January 26, 2015 4:44:05 PM
Subject: 8291 Heather St - tree removal questions

Hello Mrs Webster,

I understand that you have some concerns about trees located in your back yard. Here is a link to the City's website to provide you with information about the City's Tree Bylaw:

http://www.richmond.ca/sustainability/environment/treeremoval.htm

The webpage also includes links to a number of tree bylaw bulletins. I recommend starting with bulletins Tree-01 and Tree-08 for a better understanding of the tree bylaw and permit application process.

If you have any questions or concerns, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal , M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

From: Jackson Lee [mailto:jackson.lee@jackenhomes.com]
Sent: Monday, 26 January 2015 11:59 AM

To: Badyal, Sara
Cc: i m webster@shaw.ca; ericmlsze@gmail.com; Taizo Yamamoto
Subject: 8291 Heather Street

Hi Sara,

Hope you had a nice weekend. Just a quick heads up, we were able to visit some of our neighbours over the weekend and wanted to let you know specifically of a discussion with Mr. & Mrs. Webster at 8291 Heather Street. They have concerns with the 3 large trees in their yard that are currently within our tree protection zone and would want to apply to have them removed. Mrs. Webster is aware of the process required for tree permits and she will proceed as such. She is included in this email and if you should have any additional guidance for her in this process, we would appreciate your help. I have also discussed the possibility of completing the retaining wall if the trees are removed for continuity. I will be working closely with Mrs. Webster with any issues regarding the trees/fence/hedges/retaining wall.

On another note, I will complete the full report of our findings and email you by the end of the day and await confirmation for the meeting scheduled for February 25.

Regards,

Jackson Lee
Jacken Investments Inc.
9002 Oak Street
Vancouver, BC V6P 4B9
Cell: 778.865.4783
Tel: 604.266.0808
Fax: 1.888.490.3953
www.jackenhomes.com

Badyal, Sara

From: W L [wleungws@gmail.com]
Sent: Tuesday, 13 January 2015 02:25 PM
To: Badyal, Sara
Subject: Flooding problem with 9051 Dayton Ave construction

Hi Sara,

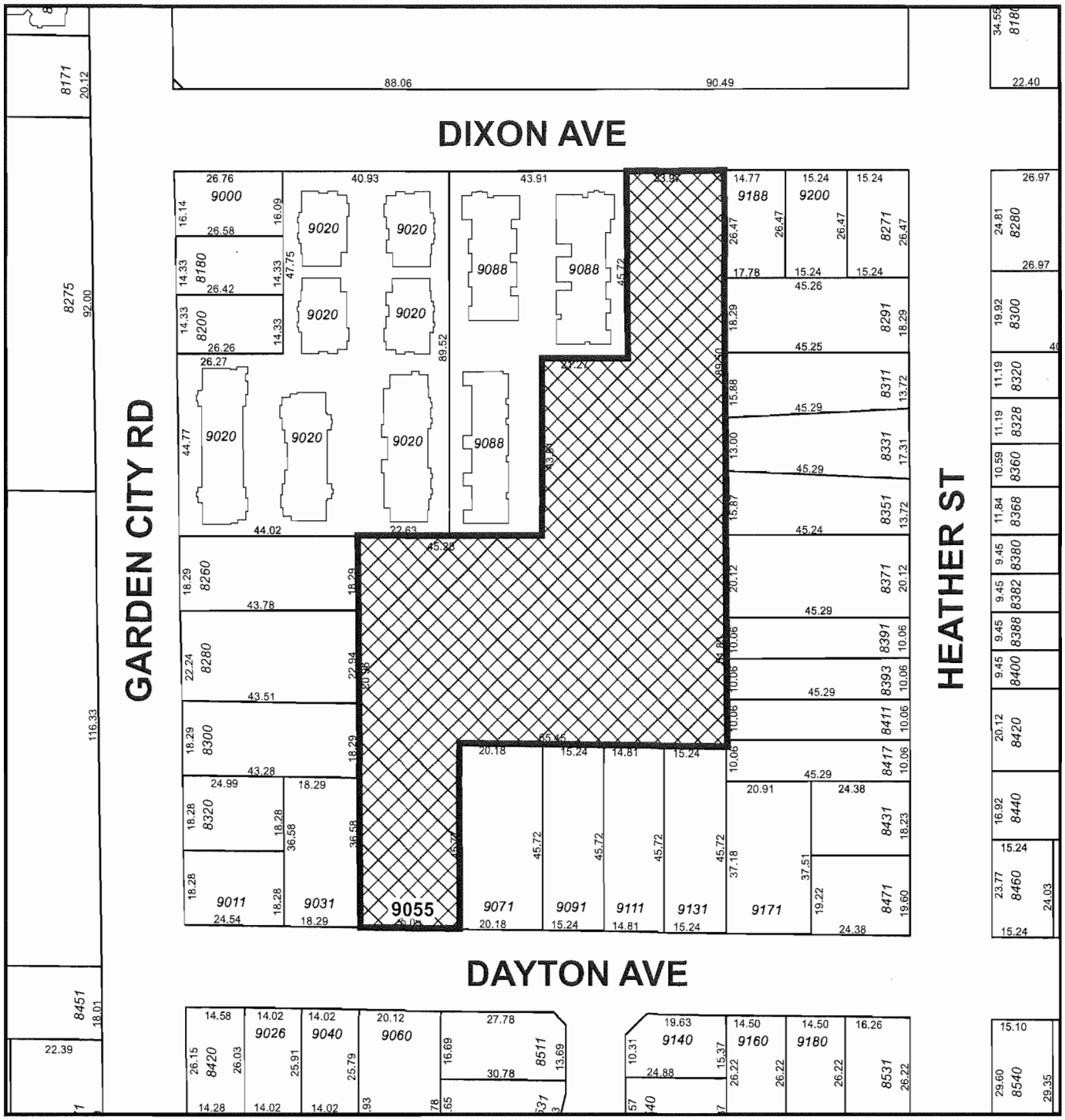
Thanks for your help in contacting the Developer regarding the surface water overflowing from their site onto our backyard (9111 Dayton Ave). It was up to less than 10' away from our house. The builder came and rectified the problem temporarily. We are hoping that the problem will not come up again during or after their construction.

Thanks again for your help!

Wilson

Attachment C

City of Richmond



9055 Dayton Avenue
Context Map showing neighbours
(DP 14-657872)

Original Date: 01/29/15

Revision Date

Note: Dimensions are in METRES

Attachment D

Badyal, Sara

From: Jackson Lee [jackson.lee@jackenhomes.com]
Sent: Tuesday, 17 February 2015 02:31 PM
To: Badyal, Sara
Subject: 9055 Dayton Avenue - Summary

Hi Sara,

Further to the DPP meeting held on January 14th as per request of the Panel, we have provided letters to update our neighbours and to confirm the information with our neighbours in regards to the hedge and fence type that we propose to remove and replace. We have also addressed other questions and concerns that our neighbours had.

Information Letters & Discussions with Neighbours

On January 19th, information letters were hand-delivered to 18 single family homes that border the site with specific information that affects each individual owner. During the week of January 19th, phone calls and emails were received from neighbours with other questions related to the development and in-person meetings were arranged for January 25th and 27th.

The removal of the hedges proposed after the public hearing held in January 2013 affect 9 of these neighbours, specifically

- 9071 & 9091 Dayton Avenue
- 8291, 8311, 8331, 8351, 8371 & 8391 Heather Street
- 9188 Dixon Avenue

The meetings and discussions held over the period of January 19th to January 27th facilitated six discussions with nine of the neighbours that are affected by the new proposal. These six households include:

- 9071 & 9091 Dayton Avenue
- 8291, 8311, 8351 & 8371 Heather Street

Feedback was positive and understanding of the proposal with five of these discussions. The owners of 8371 Heather are strongly opposed to the removal of the existing hedge but are understanding of the situation after our discussion.

8391 Heather, 8331 Heather and 9188 Dixon are the three neighbours that we were unable to talk to as there was no one home at the time of our visits on January 25th and 27th. It should be noted that we previously spoke with all three homeowners in August 2014 and they did not have issues with the proposal at that time. These homeowners have received two letters outlining the proposal and should have had the opportunity with the Development Permit Panel held on January 14th to discuss any concerns. Neither we, nor the City, have received any response or comments from these three homeowners to date since the proposal of further hedge removal.

The remaining nine single family homes are unaffected by the new proposal but the letters serve to inform the neighbours, confirm the information and finalize the hedge and fencing details proposed. We were also able to touchbase with five of the neighbours that are not are not affected by the new proposal and they did not have further questions or concerns. These interactions were with:

- 8260 & 8300 Garden City
- 9031 & 9131 Dayton Avenue

- 8393 Heather Street

The four neighbours that are not affected by the new proposal that we were unable to get in touch with on January 25th and January 27th are:

- 8280 Garden City
- 9111 Dayton Avenue
- 8411 & 8417 Heather Street

It should be noted that we previously contacted these homeowners in August 2014 and they did not have issues with the plan to replace the fence and hedges at that time. These homeowners have received two letters outlining the proposal and had the opportunity to attend the Development Permit Panel held on January 14 to discuss any concerns. Neither we, nor the City, have received any response or comments from these homeowners to date.

Fence & Hedge Replacement

For all 18 single-family neighbours, we have not received any request to change the type of fencing proposed in our letters to them for their backyards. Specific fencing requests that were previously made since August 2014 are for 3 of the 18 single family neighbours, specifically 9071 and 9091 Dayton request that no fence be installed between the properties and 8371 Heather request for a chain link fence. All other 15 homes find the wood fence to be acceptable. If any neighbour requires a change in the fence type, the request should be made in writing addressed to the applicant prior to the installation as proposed.

In August 2014, it was also offered to the neighbours affected by the new proposal the opportunity to install a row of cedar hedges, at our cost, on their side of the property line but have not received any request to arrange such installation. The general consensus with those that discussed this option is that having these hedges on their side would require regular upkeep and maintenance.

Other Landscaping Concerns

The owner of 9071 Dayton Avenue provided a sketch of what he would like to see on the drive aisle beside his property. He requests that the emerald cedar hedging to continue on for the drive aisle, instead of the columnar Irish yew hedges proposed. After further consultation with the architect, we are unable to comply with the owner's wishes as there is not enough space to provide the same emerald cedar hedges used elsewhere to establish the hedge and allow them to thrive in the constrained space. The landscape architect has selected plants that are suitable for the conditions provided and should provide for excellent screening and greenery. This has been conveyed to the owner of 9071 Dayton Avenue that the existing plan should remain in place.

The owners of 8291 Heather has safety concerns about the three tall trees that exist in their backyard that are protected by tree protection zone on the development site and are considering the removal of the trees. We advised the homeowner they must apply to the City for tree permits for removal and comply with the rules and regulations in place in regards to these trees. This does not change the existing plans and the existing tree protection fencing remains in place to protect the existing trees in our neighbour's yard.

Noise Concern

The owners of 8291 and 8371 Heather Street had expressed concern regarding the sound that will be generated by the heat pump proposed in the development. We referred the owners to the City's Noise Bylaw, specifically for quiet zone that allows for 45dBA at night time and 55dBA for daytime. We reviewed the specifications of the proposed heat pump and assured the homeowners that the distance between the unit and the property will provide sufficient distance to reduce the sound produced down and below the

allowable decibel as set out by the bylaw. The homeowner was further assured that the additional distance provided by their backyards, some up to 65 feet, should more than alleviate the sound at the point of reception, for example, their bedrooms. The neighbours understood and was satisfied with the explanation.

Drainage Concerns

Owners of 9111 Dayton Avenue, 8291, 8351 and 8371 Heather had discussed the issues of existing flooding in their backyards. We assured the homeowners that the City has regulations that require storm water is managed on the proposed development site and that perimeter drainage is designed to capture runoff and ensure storm water is contained and directed into the storm drainage system. We advised the owners that we cannot comment on the drainage of their homes but will ensure that the development complies with City drainage requirements. The City will also perform inspections to ensure drainage is properly constructed. We also reviewed with the homeowners the City's requirement for Wood Retaining Walls that shall be designed and constructed utilizing the Building Approvals Division's Wood Retaining Wall Design PSBldg07-2, dated October 18, 2012 specifically reviewing the detail pertaining to the perimeter drain. The neighbours understood and was satisfied with the explanation.

Building Height

The issue of building height was discussed with the owner of 8371 Heather. We assured the owner that the development is for two storey units and follows the design guidelines and height limit restrictions set by the City. The units do not exceed the allowable height so there is no variance requested in the development. Overlook from the second floor into this neighbour's yard was discussed and it was discussed that the new homes will be able to look into their yards from the second floor as the yard has approximately 65 feet to the home.

I trust this summary is thorough and has addressed all of your concerns. Please let me know if you require any other information.

Regards,

Jackson Lee

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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Wallace Chan
8260 Garden City Road
Richmond, BC V6Y 2P2

January 16, 2015

Dear Mr. Chan

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
8280 Garden City Road
Richmond, BC V6Y 2P2

August 5th, 2014

To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Thind Family
8300 Garden City Road
Richmond, BC V6Y 2P2

January 15, 2015

Dear Thind Family,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
9031 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2015

To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the panel with that information.

Bordering on your east side property line, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
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www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2014

Dear Mr. Wong,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your backyard. As a result, we are not planning to install a new fence along your rear property line. Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property. Bordering on your west side property line, we are planning to install a new 6 foot tall wooden fence on our property and 5 foot tall columnar Irish yew hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
Jacken Homes
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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Juliana Yung
9091 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mrs. Yung,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your rear property line. **As a result, we are not planning to install a new fence along your rear property line.** Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We will put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
Jacken Homes
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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Wilson Leung
9111 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mr. Leung,

Thank you for attending our Development Permit Application presentation to the City of Richmond. We appreciate your contribution and comments to the panel. As you are aware, feedback from the panel requested that we finalize and confirm with our neighbours on the proposed hedge and fence replacement and return to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing fence will be retained until perimeter drainage is to be constructed. At that time, the fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period of 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after we complete the work to bring back the privacy provided previously. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

Our previous conversations with you had indicated that you have concerns with existing drainage issues in your backyard. The panel assured you that this was a common concern and they receive similar comments on a regular basis. Our construction is designed by engineers and the city's engineering department has floodplain design requirements to follow.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
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Jacken Homes
9002 Oak Street
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Mr. & Mrs. Altshuler
9131 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mr. Altshuler,

Thank you for attending our Development Permit Application presentation to the City of Richmond on January 14, 2015. As you are aware, feedback from the panel requested that we finalize and confirm with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing fence will be retained until perimeter drainage is to be constructed. At that time, the fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period of 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after we complete the work to bring back the privacy provided previously. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

My previous conversations with you had indicated that you would be interested in securing additional hedges for your own backyard use. Please let me know in writing or email if you are still interested in the additional hedges and we can work out the details together.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
Jacken Homes
Cell: 778-865-4783
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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
8417 Heather Street
Richmond, BC V6Y 2R3

January 16, 2015

To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your backyard at the northwest corner of your property, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Grace Qin
8411 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mrs. Qin,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedge on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We will put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Liliani Ho
8393 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mrs. Ho,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedge and fence will be retained until perimeter drainage is to be constructed. At that time, the hedge and fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. David Liu
8391 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mr. Liu,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedge and fence will be retained until perimeter drainage is to be constructed. At that time, the hedge and fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mike & Kathy Stephens
8371 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. & Mrs. Stephens,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you indicated that you would prefer to have a chain link fence. Bordering on your back yard, we are planning to install a new 6 foot tall black plastic coated chain link fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of our properties and it should provide for adequate temporary fencing to ensure your dog is safely secured within your back yard. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Ray Luetzen
8351 Heather Street
Richmond, BC V6Y 2R3

January 15th, 2015

Dear Mr. & Mrs. Luetzen,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. From our previous email correspondence, you showed interest in planting a row of hedges on your side of the fence. Please let me know if you are still interested so we may begin planning and arranging for this installation in the spring time.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

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Vancouver, BC V6P 4B9
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Mr. Lawrence Ho
8331 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. Ho,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. Please notify me in writing if you wish to make these arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,

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Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Michael Kramer
8311 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. Kramer,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Mickey Webster
8291 Heather Street
Richmond, BC V6Y 2R3

January 15th, 2015

Dear Mr. & Mrs. Webster,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Stephen Kwok
9188 Dixon Avenue
Richmond, BC V6Y 1E4

January 16, 2015

Dear Mr. Kwok

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your west side property line, we will be installing a new 6 foot tall wooden fence with 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

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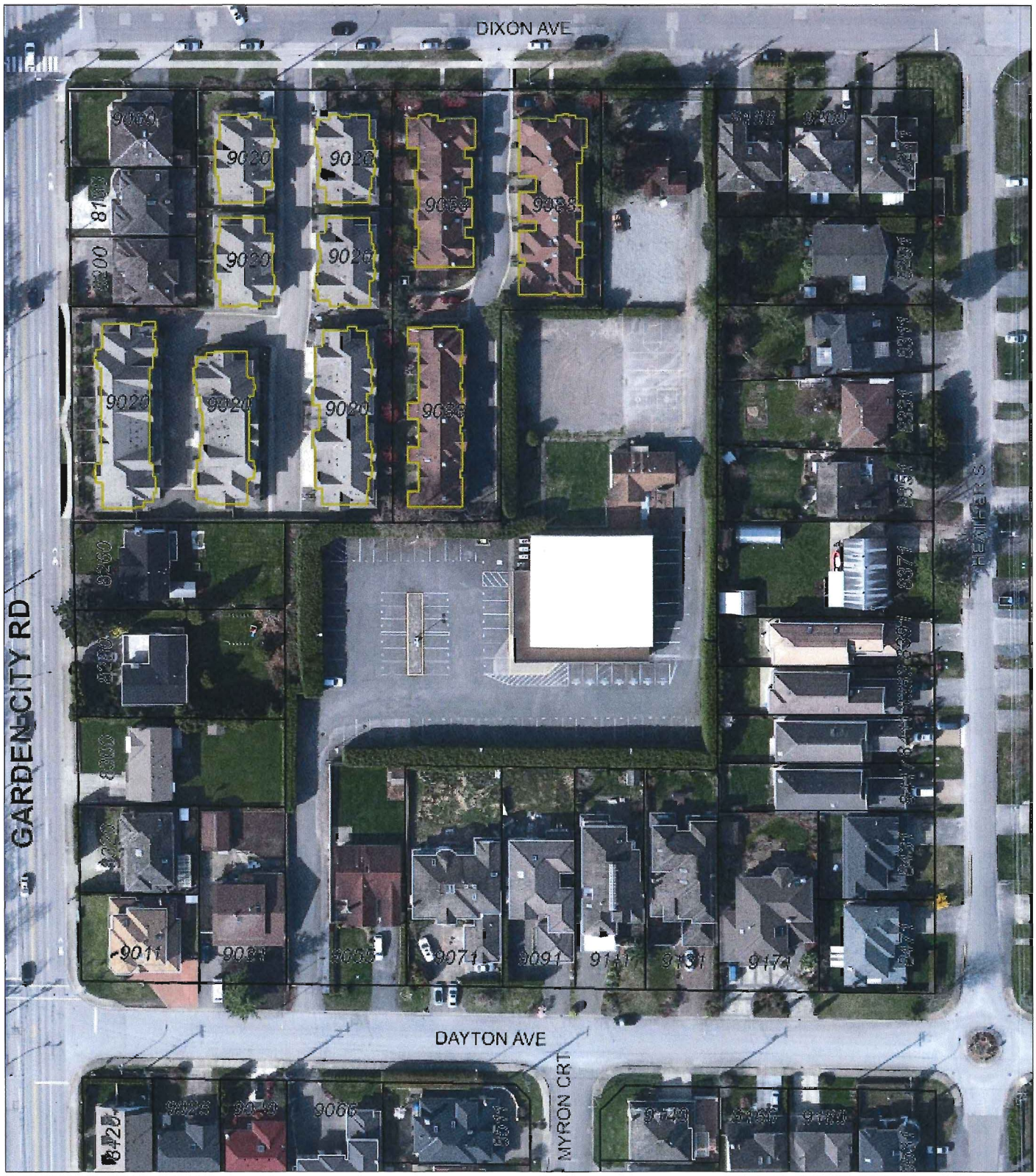
2011 Aerial Photograph



54.1 0 27.05 54.1 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Richmond

Development Permit

No. DP 14-657872

To the Holder:	YAMAMOTO ARCHITECTURE INC.
Property Address:	9051 AND 9055 DAYTON AVENUE
Address:	C/O KAREN MA YAMAMOTO ARCHITECTURE INC. 2386 OAK STREET, VANCOUVER, BC V6H 4J1

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 #11 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 $254,221.28 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 14-657872

To the Holder:	YAMAMOTO ARCHITECTURE INC.
Property Address:	9051 AND 9055 DAYTON AVENUE
Address:	C/O KAREN MA YAMAMOTO ARCHITECTURE INC. 2386 OAK STREET, VANCOUVER, BC V6H 4J1

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.

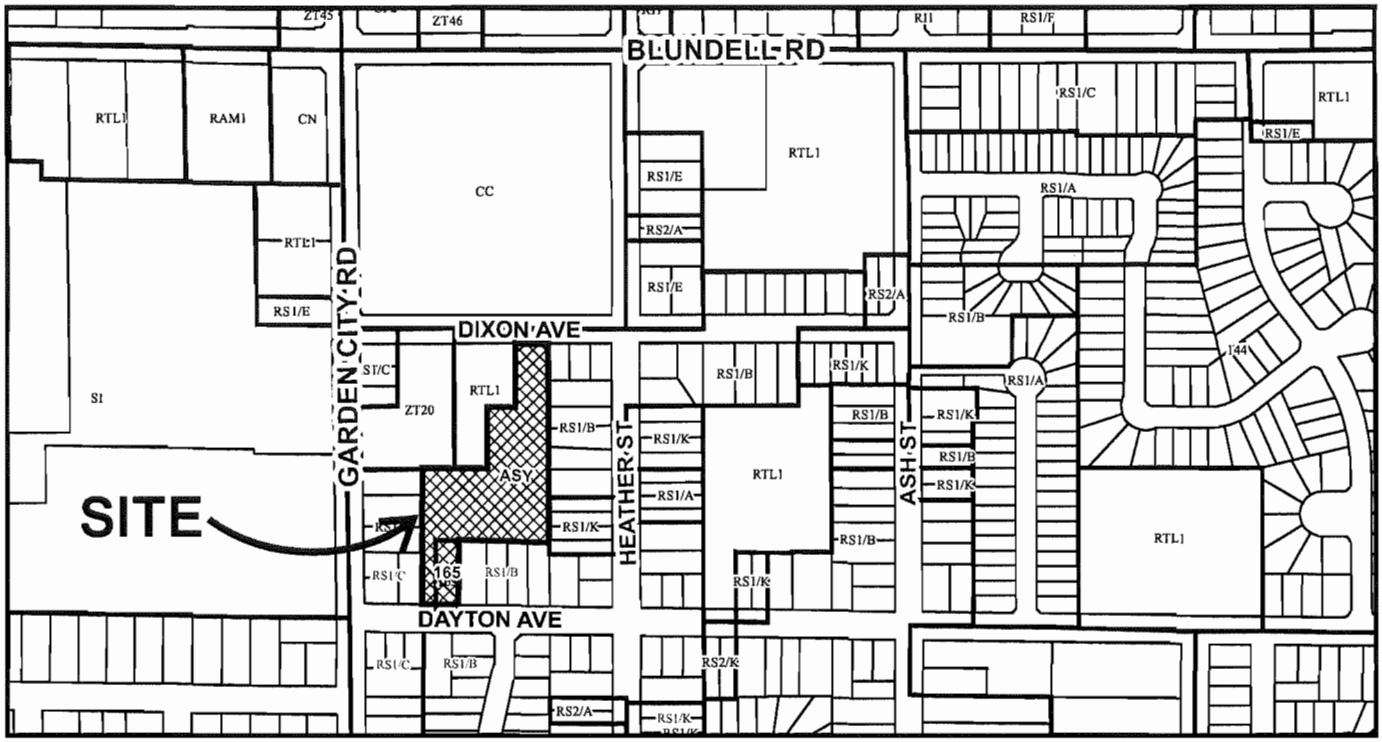
   This Permit is not a Building Permit.

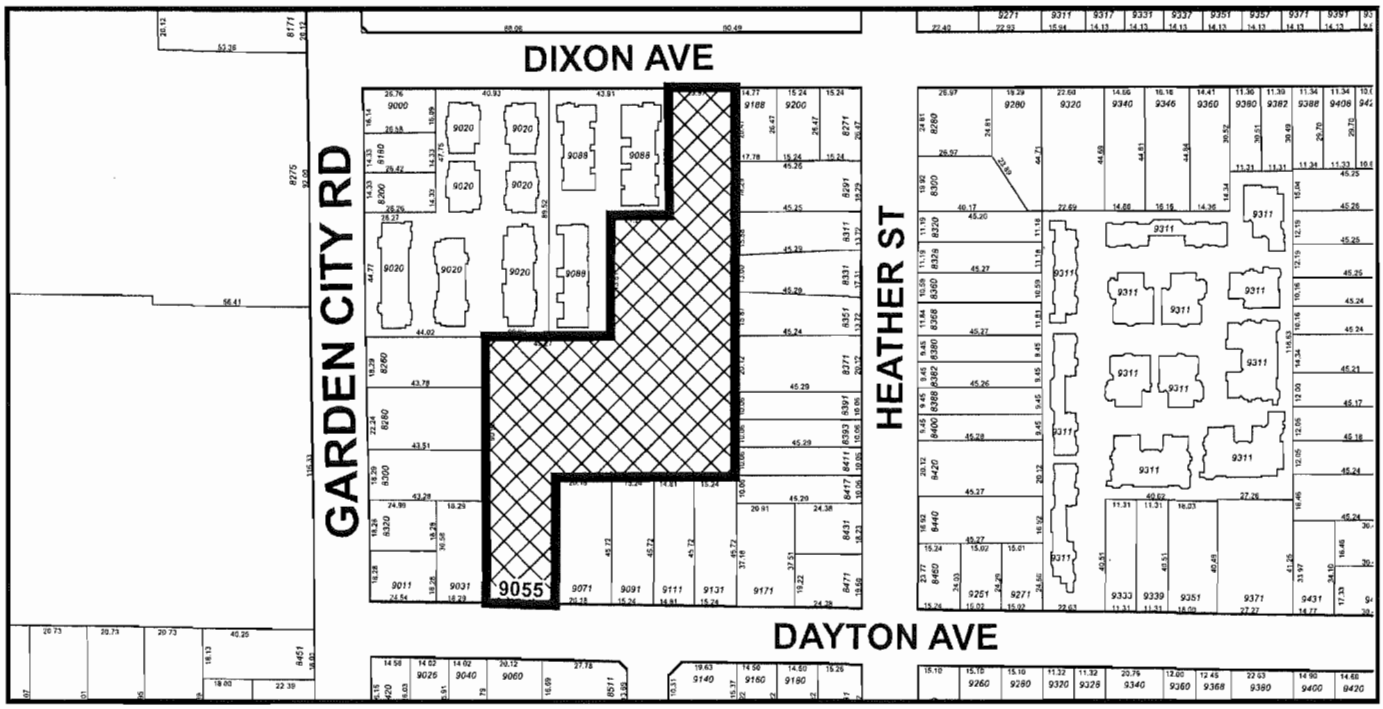
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond



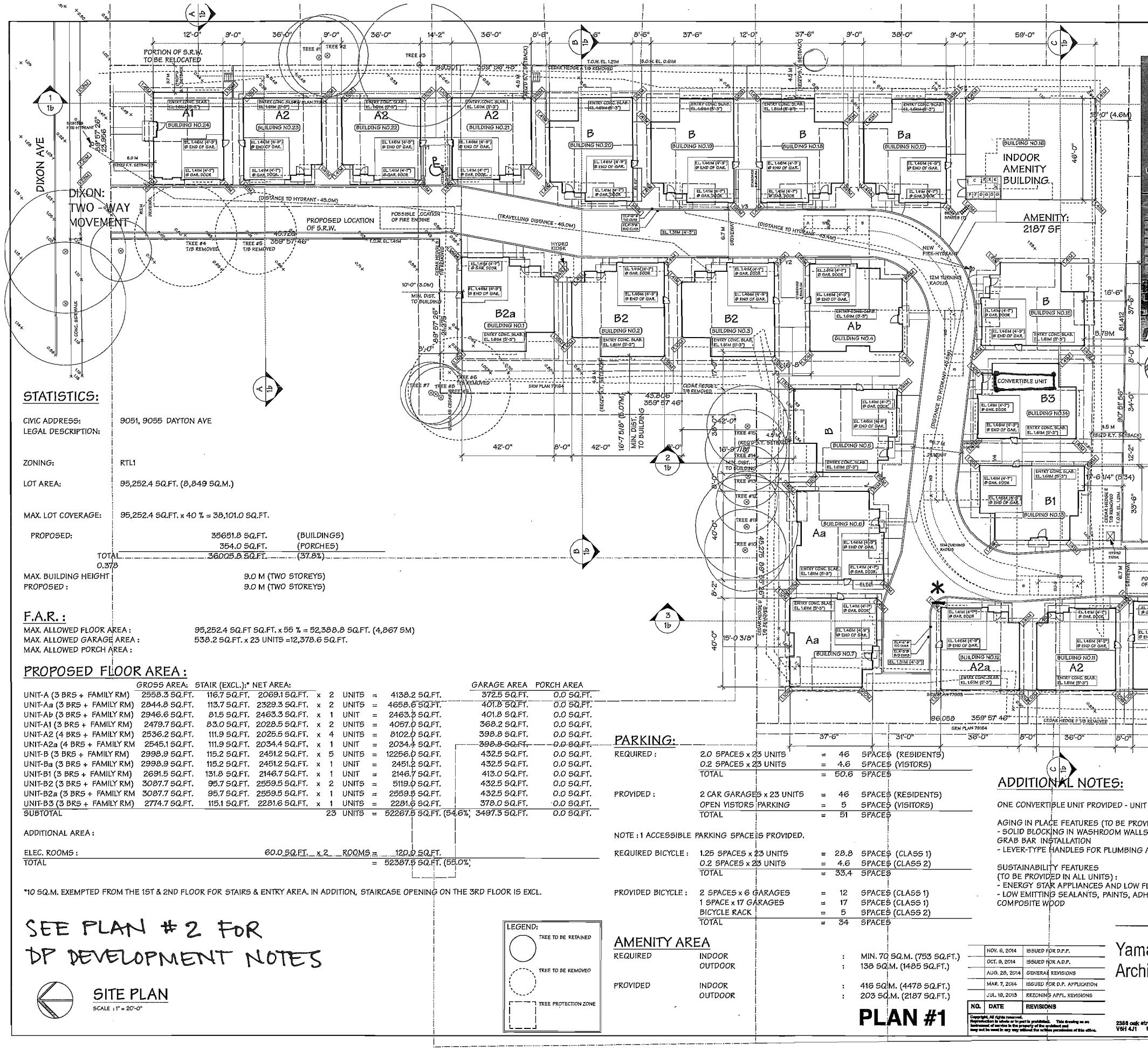


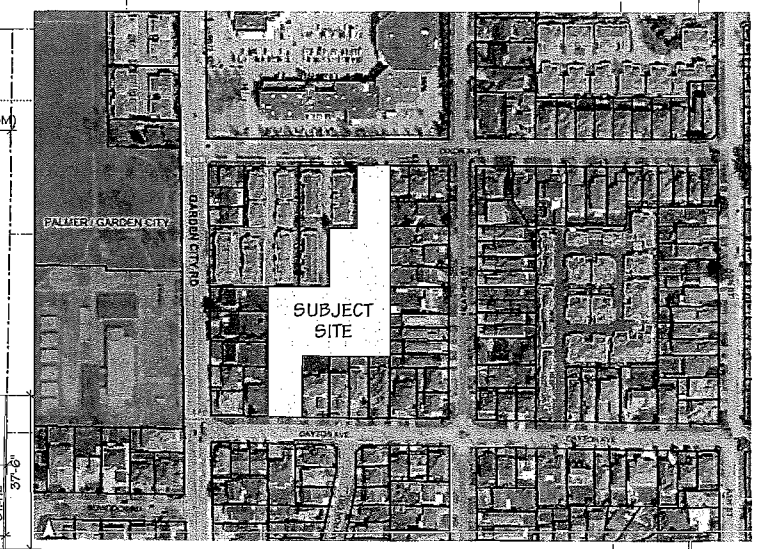
DP 14-657872
SCHEDULE "A"

Original Date: 03/17/14

Revision Date: 02/17/15

Note: Dimensions are in METRES





CONTEXT PLAN
SCALE : N.T.S.

STATISTICS:

CIVIC ADDRESS: 9051, 9055 DAYTON AVE
LEGAL DESCRIPTION:

ZONING: RTL1

LOT AREA: 95,252.4 SQ.FT. (8,849 SQ.M.)

MAX. LOT COVERAGE: 95,252.4 SQ.FT. x 40 % = 38,101.0 SQ.FT.

PROPOSED:	35651.8 SQ.FT.	(BUILDINGS)
	354.0 SQ.FT.	(PORCHES)
TOTAL	36005.8 SQ.FT.	(37.8%)
0.378		

MAX. BUILDING HEIGHT 9.0 M (TWO STOREYS)
PROPOSED : 9.0 M (TWO STOREYS)

F.A.R. :

MAX. ALLOWED FLOOR AREA : 95,252.4 SQ.FT SQ.FT. x 55 % = 52,388.8 SQ.FT. (4,867 SM)
MAX. ALLOWED GARAGE AREA : 538.2 SQ.FT. x 23 UNITS =12,378.6 SQ.FT.
MAX. ALLOWED PORCH AREA :

PROPOSED FLOOR AREA :

	GROSS AREA:	STAIR (EXCL.):*	NET AREA:					GARAGE AREA	PORCH AREA
UNIT-A (3 BRS + FAMILY RM)	2558.3 SQ.FT.	116.7 SQ.FT.	2069.1 SQ.FT.	x	2	UNITS	= 4138.2 SQ.FT.	372.5 SQ.FT.	0.0 SQ.FT.
UNIT-Aa (3 BRS + FAMILY RM)	2844.8 SQ.FT.	113.7 SQ.FT.	2329.3 SQ.FT.	x	2	UNITS	= 4658.6 SQ.FT.	401.8 SQ.FT.	0.0 SQ.FT.
UNIT-Ab (3 BRS + FAMILY RM)	2946.6 SQ.FT.	81.5 SQ.FT.	2463.3 SQ.FT.	x	1	UNIT	= 2463.3 SQ.FT.	401.8 SQ.FT.	0.0 SQ.FT.
UNIT-A1 (3 BRS + FAMILY RM)	2479.7 SQ.FT.	83.0 SQ.FT.	2028.5 SQ.FT.	x	2	UNITS	= 4057.0 SQ.FT.	368.2 SQ.FT.	0.0 SQ.FT.
UNIT-A2 (4 BRS + FAMILY RM)	2536.2 SQ.FT.	111.9 SQ.FT.	2025.5 SQ.FT.	x	4	UNITS	= 8102.0 SQ.FT.	398.8 SQ.FT.	0.0 SQ.FT.
UNIT-A2a (4 BRS + FAMILY RM	2545.1 SQ.FT.	111.9 SQ.FT.	2034.4 SQ.FT.	x	1	UNIT	= 2034.4 SQ.FT.	398.8 SQ.FT.	0.0 SQ.FT.
UNIT-B (3 BRS + FAMILY RM)	2998.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x	5	UNITS	= 12256.0 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-Ba (3 BRS + FAMILY RM)	2998.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x	1	UNIT	= 2451.2 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-B1 (3 BRS + FAMILY RM)	2691.5 SQ.FT.	131.8 SQ.FT.	2146.7 SQ.FT.	x	1	UNIT	= 2146.7 SQ.FT.	413.0 SQ.FT.	0.0 SQ.FT.
UNIT-B2 (3 BRS + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x	2	UNITS	= 5119.0 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-B2a (3 BRS + FAMILY RM	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x	1	UNITS	= 2559.5 SQ.FT.	432.5 SQ.FT.	0.0 SQ.FT.
UNIT-B3 (3 BRS + FAMILY RM)	2774.7 SQ.FT.	115.1 SQ.FT.	2281.6 SQ.FT.	x	1	UNITS	= 2281.6 SQ.FT.	378.0 SQ.FT.	0.0 SQ.FT.
SUBTOTAL					23	UNITS	= 52267.5 SQ.FT. (54.6%)	3497.3 SQ.FT.	0.0 SQ.FT.

ADDITIONAL AREA :

ELEC. ROOMS : 60.0 SQ.FT. x 2 ROOMS = 120.0 SQ.FT.
TOTAL = 52387.5 SQ.FT. (55.0%)

*10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCL.

SEE PLAN # 2 FOR DP DEVELOPMENT NOTES

SITE PLAN
SCALE : 1" = 20'-0"

LEGEND:
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

PARKING:

REQUIRED :	2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
	TOTAL	=	50.6	SPACES
PROVIDED :	2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	5	SPACES (VISITORS)
	TOTAL	=	51	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 23 UNITS	=	28.8	SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
	TOTAL	=	33.4	SPACES
PROVIDED BICYCLE :	2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
	1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
	BICYCLE RACK	=	5	SPACES (CLASS 2)
	TOTAL	=	34	SPACES

AMENITY AREA

REQUIRED	INDOOR	:	MIN. 70 SQ.M. (753 SQ.FT.)
	OUTDOOR	:	138 SQ.M. (1485 SQ.FT.)
PROVIDED	INDOOR	:	416 SQ.M. (4478 SQ.FT.)
	OUTDOOR	:	203 SQ.M. (2187 SQ.FT.)

ADDITIONAL NOTES:

ONE CONVERTIBLE UNIT PROVIDED - UNIT Ba IN BUILDING 14

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	AUG. 28, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
	JUL. 18, 2013	REZONING APPL. REVISIONS

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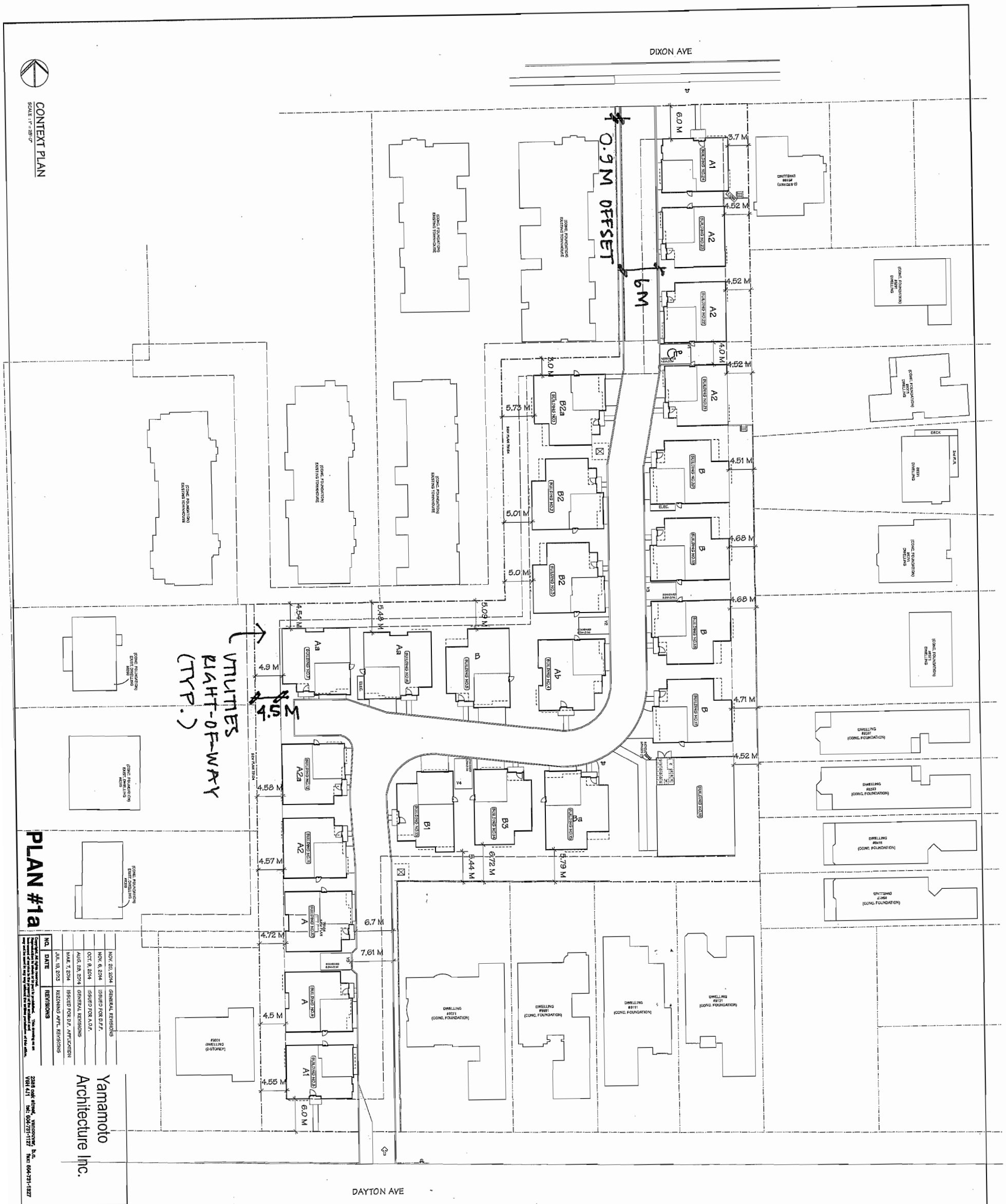
PLAN #1

Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT: TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVE
RICHMOND, B.C.

DRAWING TITLE: SITE PLAN
SCALE 1" = 20'-0"
SHEET NO.
DATE FEB. 13, 2014
DRAWN TY
CHECKED
PROJ. NO.

Plan 1
DP 14-657872
Dec 8, 2014



Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- No Variances.
- 1 convertible townhouse unit.
- Aging in place features in all townhouse units.
- 1 accessible parking space.
- Development is required to construct amenity building (approx. 416 m^2), including mailbox area and garbage/recycling storage room.
- Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
- Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
- Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
- Sustainability features:
  - Energy efficient Energy Star rated appliances and heat pump.
  - Water efficient low flow fixtures.
  - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
  - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
  - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.O.P.
	AUG. 28, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
	JUL. 19, 2013	REZONING APPL. REVISIONS

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Yamamoto Architecture Inc.
2388 ASH STREET, VANCOUVER B.C. V5Y 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT: TOWNHOUSE DEVELOPMENT
9551, 9555 DAYTON AVE
RICHMOND, B.C.

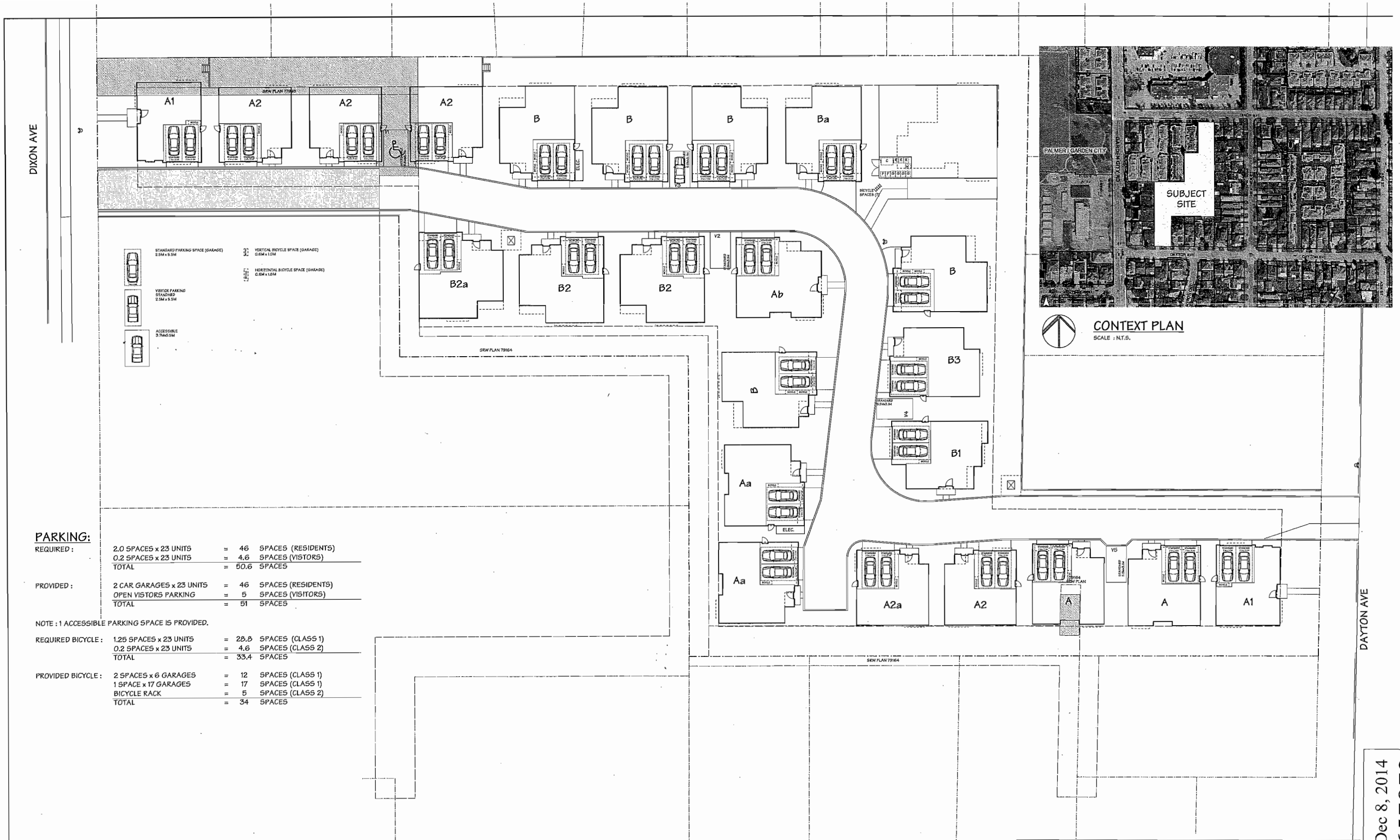
DRAWING TITLE: CONTEXT PLAN

SCALE: 1" = 25'-0"
DATE: FEB. 13, 2014
DRAWN: TY
CHECKED:

SHEET NO.: DP 14-657872
PROJ. NO.:

Plan 2 Dec 8, 2014

DP 14-657872



PARKING:

REQUIRED :	2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
	TOTAL	=	50.6	SPACES
PROVIDED :	2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	5	SPACES (VISITORS)
	TOTAL	=	51	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 23 UNITS	=	28.8	SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
	TOTAL	=	33.4	SPACES
PROVIDED BICYCLE :	2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
	1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
	BICYCLE RACK	=	5	SPACES (CLASS 2)
	TOTAL	=	34	SPACES

PARKING PLAN

SCALE : 1" = 20'-0"

PLAN #2

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	AUG. 28, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
	JUL. 19, 2013	REZONING APPL. REVISIONS

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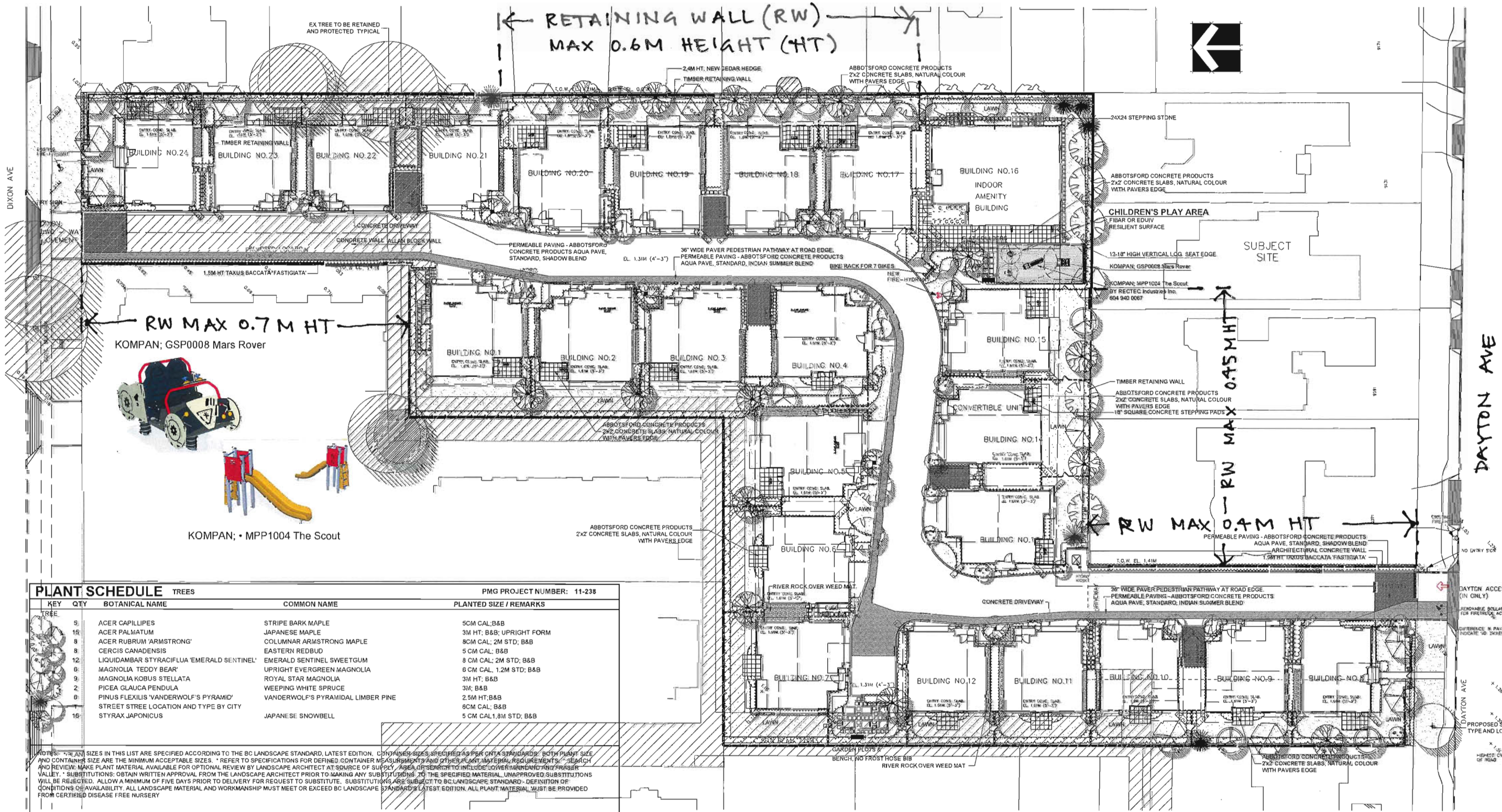
Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-3127 fax: 604-731-1327

PROJECT
TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVE
RICHMOND, B.C.

DRAWING TITLE
PARKING PLAN

SCALE 1" = 20'-0"	SHEET NO.
DATE MAR. 6, 2014	
DRAWN KM	
CHECKED	PROJ. NO.

Plan 3 Dec 8, 2014
DP 14-657872



PLANT SCHEDULE

TREES

PMG PROJECT NUMBER: 11-238

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER CAPILLIPES	STRIPE BARK MAPLE	5CM CAL;B&B
	15	ACER PALMATUM	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM
	8	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B
	8	CERCIS CANADENSIS	EASTERN REDBUD	5 CM CAL; B&B
	12	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8 CM CAL; 2M STD; B&B
	6	MAGNOLIA TEDDY BEAR'	UPRIGHT EVERGREEN MAGNOLIA	6 CM CAL, 1.2M STD; B&B
	9	MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT; B&B
	2	PICEA GLAUCA PENDULA	WEEPING WHITE SPRUCE	3M; B&B
	6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT;B&B
	1	STREET STREE LOCATION AND TYPE BY CITY		6CM CAL; B&B
	16	STYRAX JAPONICUS	JAPANESE SNOWBELL	5 CM CAL;1.8M STD; B&B

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

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FASCIE PLAN:	DD
14	15.JAN.05	NEW SITE PLAN	DD
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DD
12	14.NOV.20	AS PER CITY REQUEST	DD
11	14.NOV.05	AS PER ADP COMMENTS:	DD
10	14.OCT.30	NEW SITE PLAN:	DD
9	14.AUG.27	NEW SITE PLAN:	PC
8	14.JUL.28	NEW SITE PLAN:	DD
7	14.JUL.11	AS PER CLIENT REQUEST:	DD
6	14.JUN.30	REVISED STATUS AS PER CLIENT REQUEST:	DD
5	14.JUN.06	AS PER CITY REQUEST:	DD
4	14.FEB.26	NEW SITE PLAN:	DD
3	13.NOV.22	REVISED PLAN:	RC
2	13.NOV.19	NEW SITE PLAN:	DD
1	12.SEP.15	REVISED ARBORIST REPORT	NT
18	15.JAN.30	REVISED BUILDING NUMBERS:	DD
17	15.JAN.26	REVISION AS PER CITY REQUEST	DD
16	15.JAN.26	ISSUED FOR DP	DD

PROJECT:

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

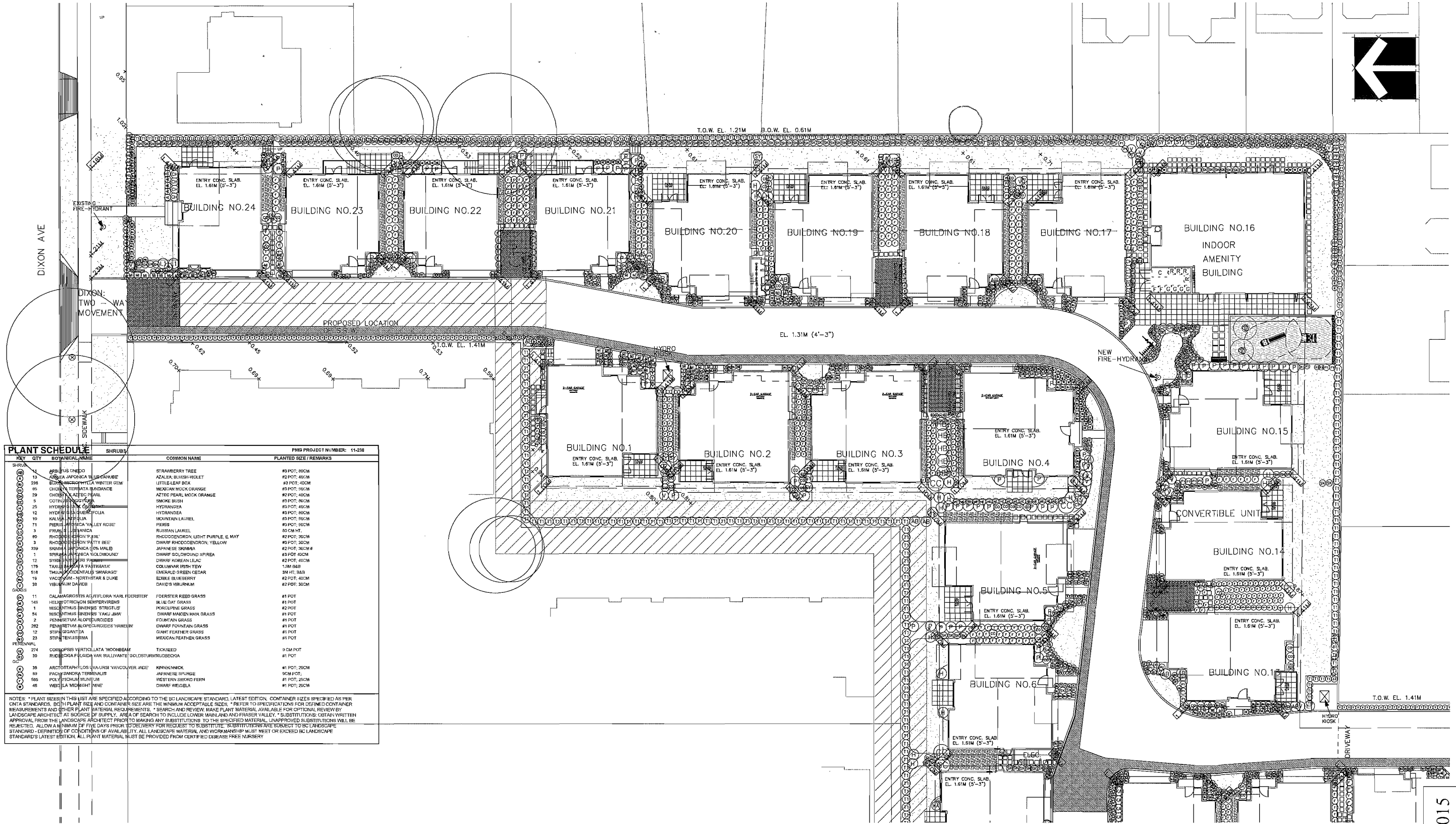
LANDSCAPE TREE PLAN

DATE:	12.SEP.14
SCALE:	1"=20'-0"
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: **L1**

PMG PROJECT NUMBER:

Plan 4a Feb 10, 2015
DP 14-657872



PLANT SCHEDULE

PMG PROJECT NUMBER: 11-238

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	11	ARBUTUS UNEDO	STRAWBERRY TREE	#3 POT; 80CM
AJ	13	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUSH-VIOLET	#2 POT; 40CM
BM	236	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CA	65	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 60CM
CM	29	CHOISYA 'AZTEC PEARL'	AZTEC PEARL MOCK ORANGE	#2 POT; 40CM
CO	5	COTINUS COGGYGRIA	SMOKE BUSH	#3 POT; 80CM
HA	25	HYDRANGEA 'ANNABELLE'	HYDRANGEA	#3 POT; 40CM
HQ	12	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT; 80CM
KL	19	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 POT; 50CM
PJ	71	PIERIS JAPONICA 'VALLEY ROSE'	PIERIS	#3 POT; 50CM
PL	3	PRUNUS LAURANICA	RUSSIAN LAUREL	50 CM HT.
RP	80	RHODODENDRON 'P.J.M.'	RHODODENDRON, LIGHT PURPLE, E. MAY	#2 POT; 30CM
RY	3	RHODODENDRON 'PETITE BEE'	DWARF RHODODENDRON, YELLOW	#3 POT; 30CM
SJ	339	SKIMMIA JAPONICA (70% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM #
SG	1	SPIREA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT 40CM
SP	12	SYRINGA PATULA 'MISS KIM'	DWARF KOREAN LILAC	#2 POT; 40CM
TF	175	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.0M B&B
TO	516	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	3M HT; B&B
VA	19	VACCINIUM - 'NORTHSTAR & DUKE'	EDIBLE BLUEBERRY	#2 POT; 40CM
VD	28	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CF	11	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
HS	145	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
MS	1	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	#2 POT
MY	54	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN HAIR GRASS	#1 POT
PA	2	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
PH	262	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
SG	12	STIPA GIGANTEA	GIANT FEATHER GRASS	#1 POT
ST	23	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
CV	274	COREOPSIS VERTICILLATA 'MOONBEAM'	TICKSEED	9 CM POT
RF	39	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA	#1 POT
GC				
AU	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
PT	89	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	9CM POT;
PM	585	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
WM	45	WEIGELA 'MIDNIGHT WINE'	DWARF WEIGELA	#1 POT; 20CM

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FENCE PLAN	DO
14	15.JAN.09	NEW SITE PLAN	DO
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DO
12	14.NOV.20	AS PER CITY REQUEST	DO
11	14.NOV.05	AS PER ADP COMMENTS	DO
10	14.OCT.10	NEW SITE PLAN	DO
9	14.AUG.27	NEW SITE PLAN	PC
8	14.JUL.28	NEW SITE PLAN	DO
7	14.JUL.11	AS PER CLIENT REQUEST	DO
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DO
5	14.JUN.06	AS PER CITY REQUEST	DO
4	14.FEB.28	NEW SITE PLAN	DO
3	13.NOV.22	REV. SHRUB PLAN	AC
2	13.NOV.19	NEW SITE PLAN	DO
1	12.SEP.19	REVISED ARBORIST REPORT	NT
17	15.JAN.29	REVISION AS PER CITY REQUEST	DO
16	15.JAN.26	ISSUED FOR BP	DO

PROJECT:

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

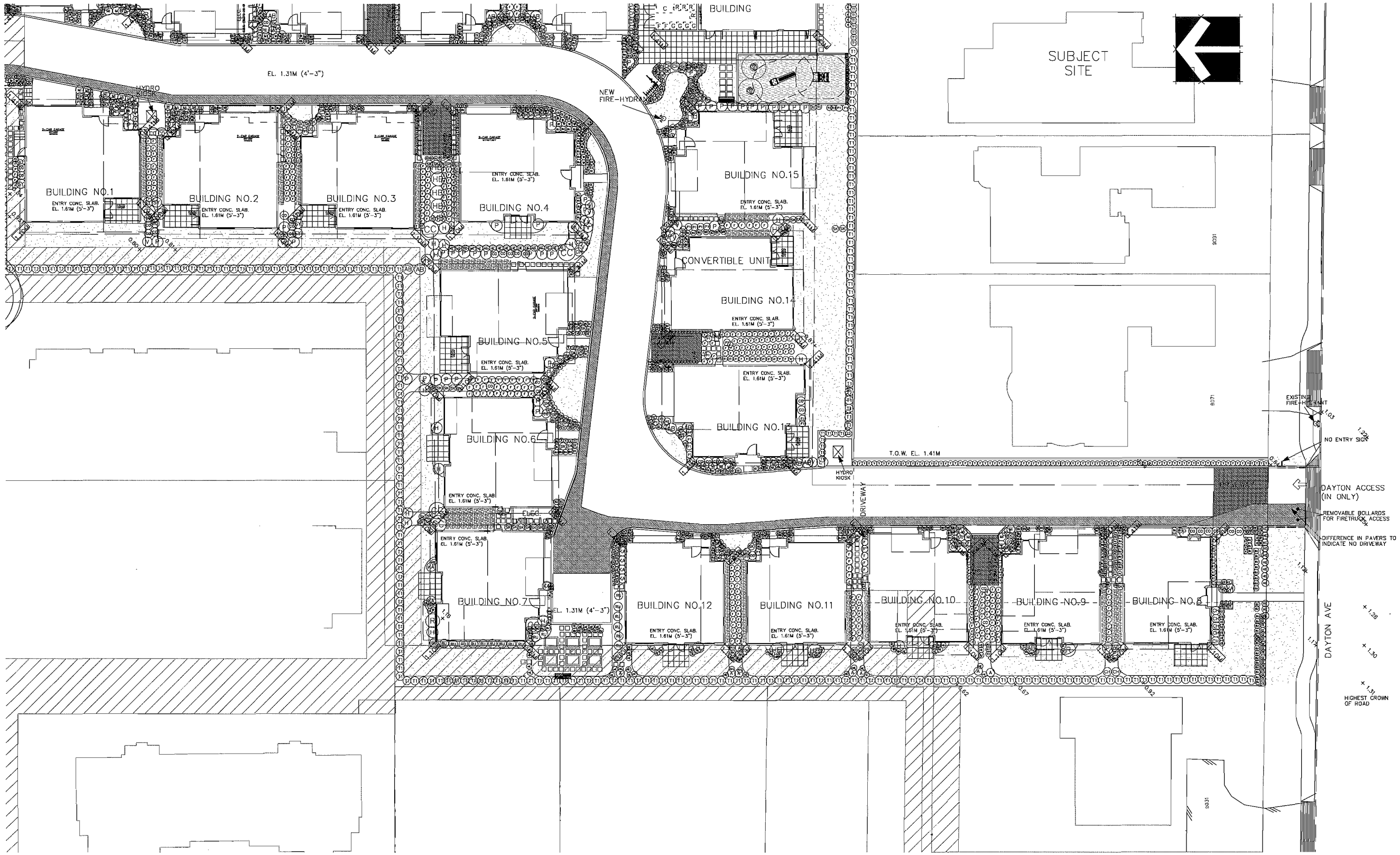
LANDSCAPE SHRUB PLAN A

DATE:	12.SEP.14
SCALE:	1/16"=1'-0"
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: **L2**

PMG PROJECT NUMBER:

Plan 4b Feb 10, 2015
DP 14-657872



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FENCE PLAN	DO
14	15.JAN.05	NEW SITE PLAN	DO
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DO
12	14.NOV.20	AS PER CITY REQUEST	DO
11	14.NOV.05	AS PER ADP COMMENTS	DO
10	14.OCT.10	NEW SITE PLAN	DO
9	14.AUG.27	NEW SITE PLAN	RC
8	14.JUL.28	NEW SITE PLAN	DO
7	14.JUL.11	AS PER CLIENT REQUEST	DO
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DO
5	14.JUN.06	AS PER CITY REQUEST	DO
4	14.FEB.28	NEW SITE PLAN	DO
3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DO
1	12.SEP.19	REVISED ARBORIST REPORT	NT
17	15.JAN.29	REVISION AS PER CITY REQUEST	DO
16	15.JAN.26	ISSUED FOR BP	DO

PROJECT:

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

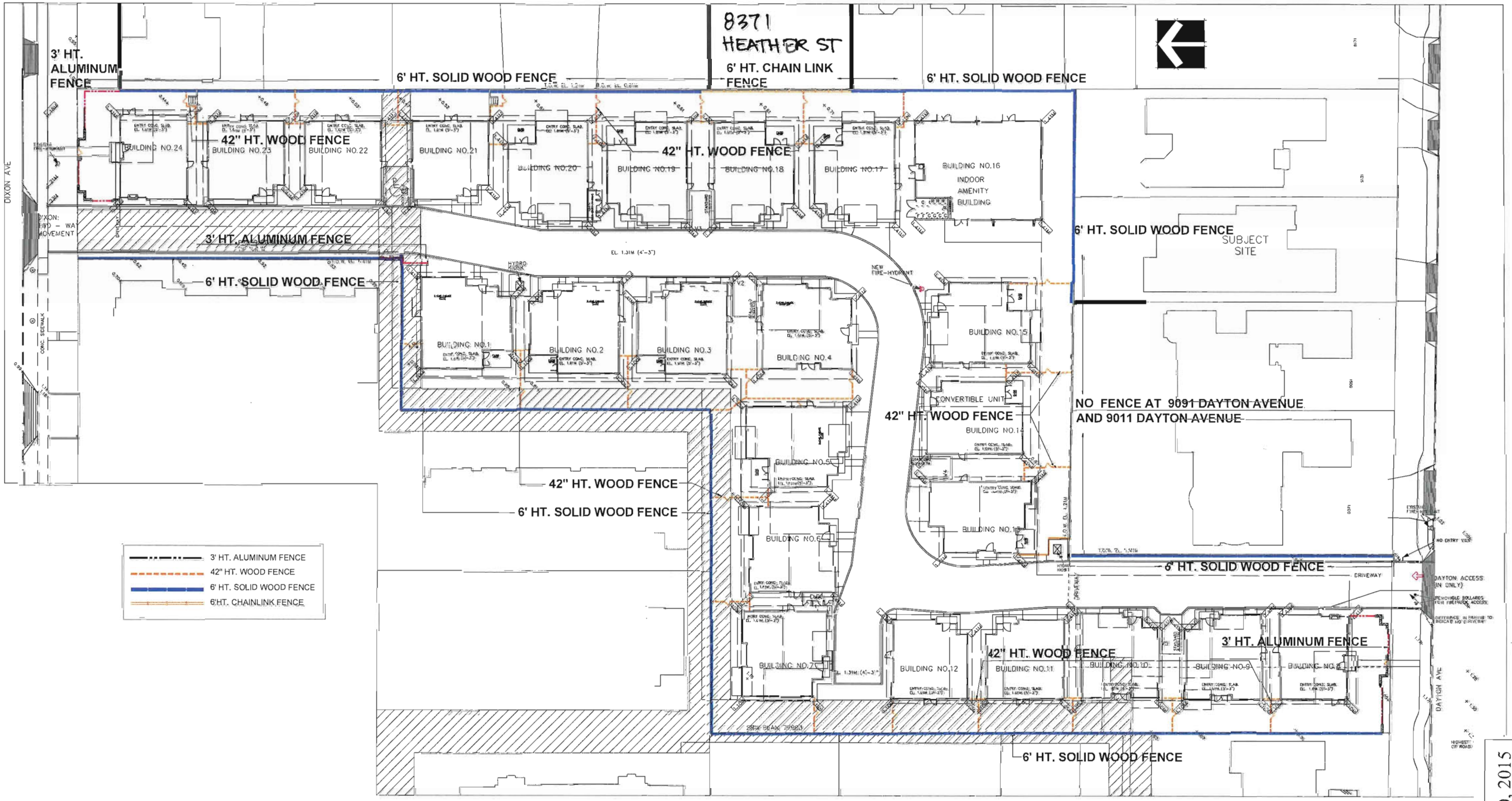
LANDSCAPE SHRUB PLAN B

DATE:	12.SEP.14
SCALE:	1/16"=1'-0"
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: **L3**

PMG PROJECT NUMBER:

Plan 4c Feb 10, 2015
DP 14-657872



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NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FENCE PLAN	DD
14	15.JAN.05	NEW SITE PLAN	DD
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DD
12	14.NOV.20	AS PER CITY REQUEST	DD
11	14.NOV.05	AS PER ADP COMMENTS	DD
10	14.OCT.10	NEW SITE PLAN	DD
9	14.AUG.27	NEW SITE PLAN	DD
8	14.JUL.28	NEW SITE PLAN	DD
7	14.JUL.11	AS PER CLIENT REQUEST	DD
6	14.JUN.26	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	14.JUN.04	AS PER CITY REQUEST	DD
4	14.FEB.28	NEW SITE PLAN	DD
3	13.NOV.22	NEW SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DD
1	12.SEP.19	REVISED ARBORIST REPORT	NT
17	15.JAN.29	REVISION AS PER CITY REQUEST	DD
16	15.JAN.26	ISSUED FOR RZ	DD

PROJECT:

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

FENCE PLAN

DATE:	12.SEP.14
SCALE:	1"=20'-0"
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: **L4**

PMG PROJECT NUMBER:

Plan 4d Feb 10, 2015
DP 14-657872

8291 HEATHER ST

8371 HEATHER ST

9088 DIXON AVE

EX TREE TO BE RETAINED AND PROTECTED TYPICAL

TREE No1 TREE No2 TREE No3 TREE No4 TREE No5 TREE No6 TREE No7 TREE No8 TREE No9 TREE No10

CEDAR HEDGE TO BE REMOVED

EXISTING TREE TO BE REMOVED, TYPICAL

DIXON AVE

DIXON: TWO - WAY MOVEMENT

PROPOSED LOCATION OF SSIW

EXISTING FIRE-HYDRANT

BUILDING NO.24 BUILDING NO.23 BUILDING NO.22 BUILDING NO.21 BUILDING NO.20 BUILDING NO.19 BUILDING NO.18 BUILDING NO.17 BUILDING NO.16 INDOOR AMENITY BUILDING

BUILDING NO.1 BUILDING NO.2 BUILDING NO.3 BUILDING NO.4 BUILDING NO.5 BUILDING NO.6 BUILDING NO.7 BUILDING NO.8 BUILDING NO.9 BUILDING NO.10 BUILDING NO.11 BUILDING NO.12 BUILDING NO.13 BUILDING NO.14 BUILDING NO.15

CONVERTIBLE UNIT

SUBJECT SITE

NEW FIRE-HYDRANT

HYDRO KIOSK

DRIVEWAY

DAYTON ACCESS (IN ONLY)

REMOVABLE BOLLARDS FOR FIRETRUCK ACCESS

DIFFERENCE IN PAVERS TO INDICATE NO DRIVEWAY

NO ENTRY SIGN

DAYTON AVE

HIGHEST CROWN OF ROAD

SIW PLAN 27983

TREE TO BE REMOVED (3)

TREE TO BE RETAINED (7)

TREE PROTECTION FENCE (3)

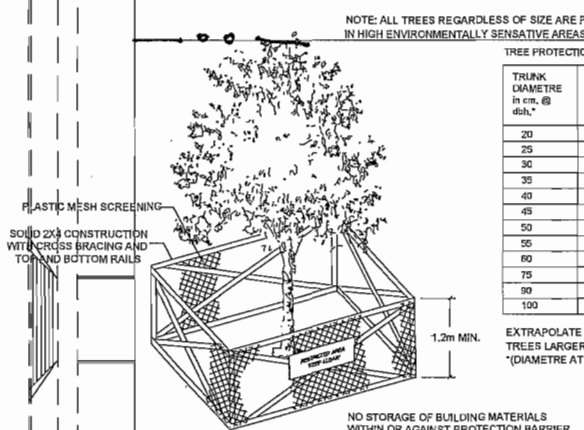
NOTE:
FOR NEIGHBORING TREES WITHIN CRITICAL ROOT ZONE HEDGE REMOVAL EXCAVATION AND PERIMETER DRAINAGE INSTALLATION REQUIRE CERTIFIED ARBORIST SUPERVISION AND SPECIAL CONSTRUCTION METHODS.

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSATIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETRE in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh.
*(DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE).



1A L-3 TREE PROTECTION BARRIER

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FENCE PLAN	DD
14	15.JAN.05	NEW SITE PLAN	DD
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DD
12	14.NOV.20	AS PER CITY REQUEST	DD
11	14.NOV.03	AS PER ADP COMMENTS	DD
10	14.OCT.10	NEW SITE PLAN	DD
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8	14.JUL.28	NEW SITE PLAN	DD
7	14.JUL.11	AS PER CLIENT REQUEST	DD
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	14.JUN.06	AS PER CITY REQUEST	DD
4	14.FEB.28	NEW SITE PLAN	DD
3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DD
1	12.SEP.19	REVISED ARBORIST REPORT	NT
19	15.FEB.16	REVISED TREE MANAGEMENT PLAN	DD
18	15.JAN.30	REVISED BUILDING NUMBERS	DD
17	15.JAN.29	REVISION AS PER CITY REQUEST	DD
16	15.JAN.26	ISSUED FOR RP	DD

PROJECT:

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

TREE RETENTION PLAN

DATE: 12.SEP.14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM

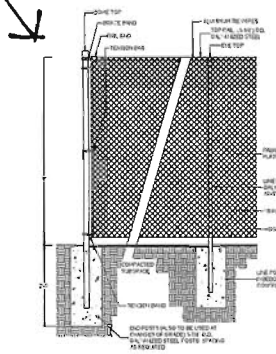
DRAWING NUMBER: **L5**

PMG PROJECT NUMBER:

Plan 4e Feb 10, 2015
DP 14-657872

AS REQUESTED BY NEIGHBOUR, AT 8371 HEATHER ST

NOTES:
WILL ONLY USE AT REQUESTED OF NEIGHBOUR DURING CONSTRUCTION PROCESS

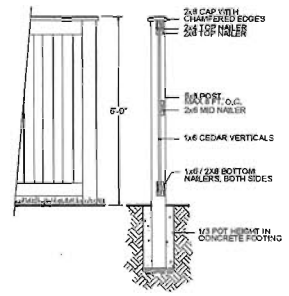


1A / L5 6'-0" HT CHAIN LINK FENCE 3/ 8"= 1'-0"

MAX 1.8M HT.

NOTE FOR ALL WOODWORK

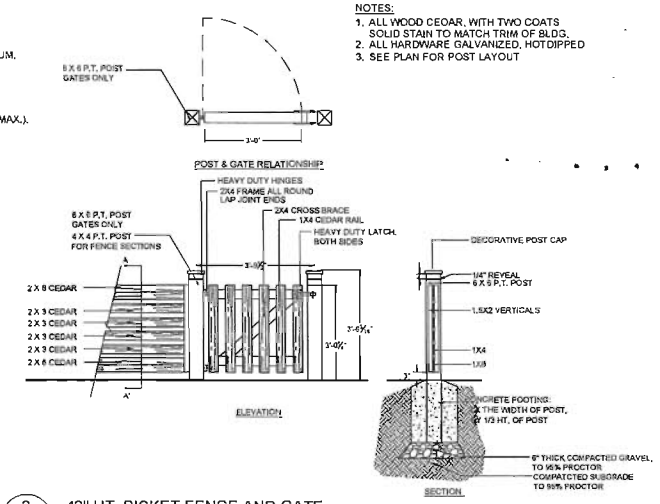
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".
6. FENCE POST, FOOTING ATS LOCATED ON PRIVATE PROPERTY INSIDE MINIMUM 150 MM.



1 / L5 6'-0" HEIGHT WOOD FENCE 3/ 8"= 1'-0"

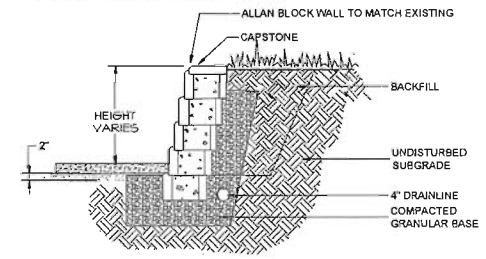
MAX 1.8M HT.

NOTES:
1. ALL WOOD CEDAR, WITH TWO COATS SOLID STAIN TO MATCH TRIM OF BLDG.
2. ALL HARDWARE GALVANIZED, HOTDIPPED
3. SEE PLAN FOR POST LAYOUT



2 / L5 42" HT PICKET FENCE AND GATE 3/ 8"= 1'-0"

NOTES:
1. SEE ENGINEERING DWG FOR HEIGHT OF WALLS
2. ALLAN BLOCK CLASSIC WALL COLOUR TO MATCH EXISTING
3. INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS



4 / L5 ALLAN BLOCK WALL 1 /2"= 1'-0"

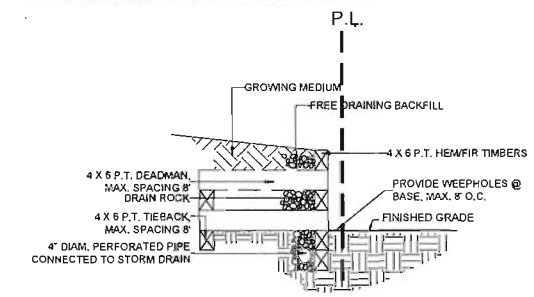
NOTES:
ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS, (RETENTION 0.40 LBS. PER CU. FT. OF WOOD) TREAT ALL CUT SURFACES. DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE

DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 48" O.C., TWO EACH END.

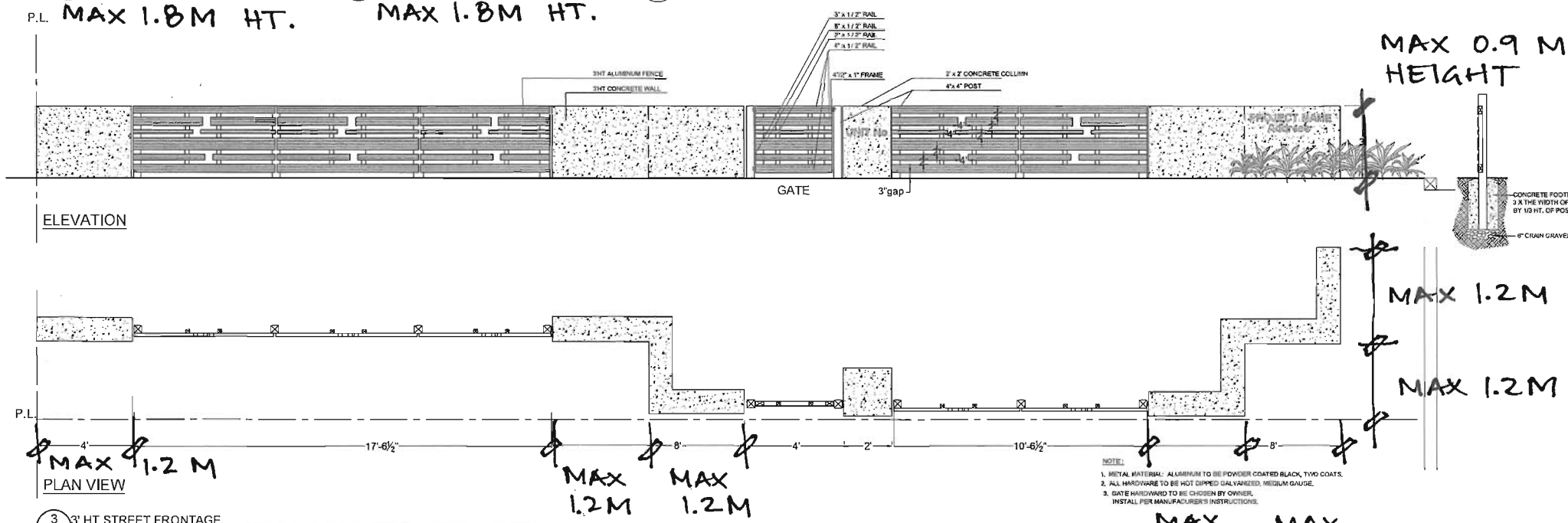
TIEBACK AT 96" O.C. MAXIMUM DEADMEN CONTINUOUS REBAR PINS AS SHOWN +/-30" INTO COMPACTED SUBGRADE.

BACKFILL IN 12" LAYERS; COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES.

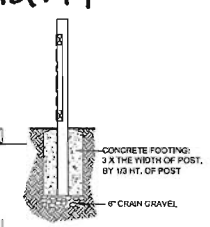
TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN. FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL. WALL MUST BE WITHIN THE PROPERTY LINE.



5 / L5 TIMBER RETAINING WALL 1 /2"= 1'-0"



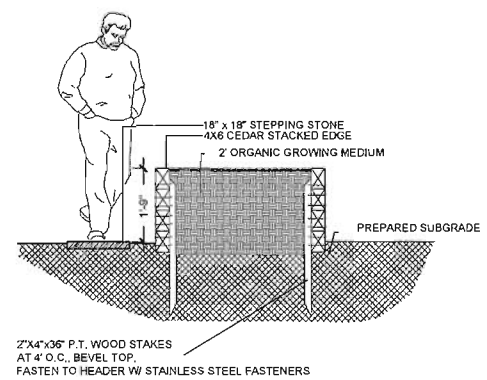
MAX 0.9 M HEIGHT



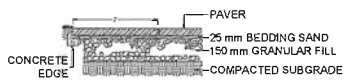
NOTE:
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

3 / L-5 3' HT STREET FRONTAGE 3/ 8"= 1'-0"

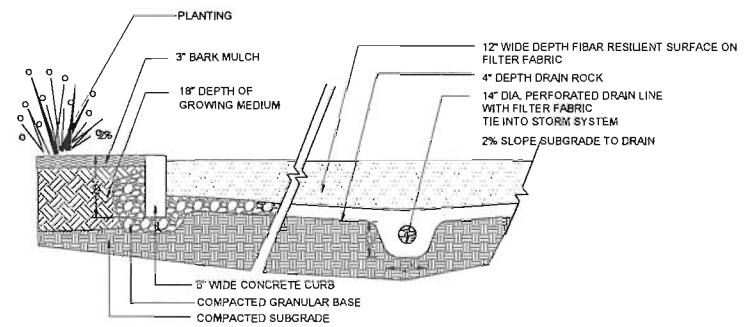
DAYTON + DIXON STREETSCAPE FENCING DETAIL



5 / L5 GARDEN PLOTS 1/2"= 1'-0"



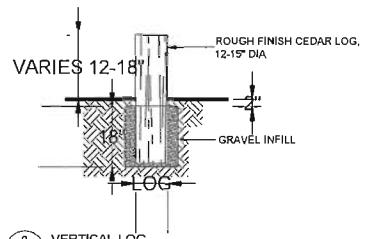
5 / L5 PAVERS EDGE 1/2"= 1'-0"



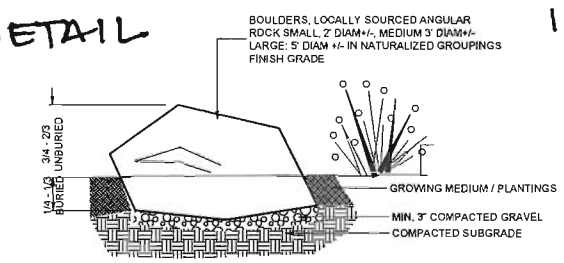
7 / L5 RESILIENT PLAY SURFACE 1/2"= 1'-0"

MAGLIN BENCH - SCB1600, TITANIUM FRAME, HDPC SLATS

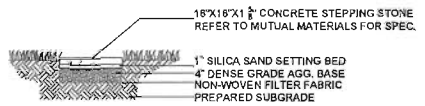
MAGLIN BIKE RACK - MBR400, TITANIUM



8 / L5 VERTICAL LOG 1/2"= 1'-0"



9 / L5 FLAT BOULDER 1/2"= 1'-0"



10 / L5 18X18" STEPPING STONE 1/2"= 1'-0"

11238-1

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

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FENCE PLAN	CD
14	15.JAN.05	NEW SITE PLAN	CD
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DD
12	14.NOV.20	AS PER CITY REQUEST	CD
11	14.NOV.05	AS PER ADP COMMENTS	CD
10	14.OCT.10	NEW SITE PLAN	CD
9	14.AUG.27	NEW SITE PLAN	PC
8	14.JUL.28	NEW SITE PLAN	CD
7	14.JUL.11	AS PER CLIENT REQUEST	DD
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	14.JUN.06	AS PER CITY REQUEST	DD
4	14.FEB.28	NEW SITE PLAN	DD
3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DD
1	12.SEP.19	REVISED ARBORIST REPORT	NT
17	15.MAY.27	REVISED BUILDING NUMBERS	DD
16	15.JAN.26	ISSUED FOR BP	DD

PROJECT:

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	12.SEP.14
SCALE:	AS SHOWN
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM

DRAWING NUMBER: **L6**

PMG PROJECT NUMBER: 11

Plan 4f Feb 10, 2015
DP 14-657872

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, 2012 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008. Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium – quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting –plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil.
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas, Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
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.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (soluble K) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site – protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, soil, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work. Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Bark fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn __________ 6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers __________ 15" (400mm)
.4.1.3 Groundcover only areas, if defined on plan __________ 9" (225mm)
.4.1.4 Tree & large shrub pits __________ depth to conform to depth of rootball – width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn __________ 9" (210mm)
.4.2.2 Groundcover areas __________ 12" (300mm)
.4.2.3 Lawn without automatic irrigation __________ 12" (300mm)
.4.2.4 Shrub & groundcover areas __________ 15" (380mm)
.4.2.5 Trees and specimen shrubs __________ 30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA – SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing. All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
10% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 – 50% sulphur urea coated, 112 kg/ha (100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs/acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: if a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS – SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass – public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.6 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 – 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2008, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to BC Landscape Standard – definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required, ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie – available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 – 3" (65 – 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 – Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture hardiness class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three – Hadiac. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm) or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 – 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight fill required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at first progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis.
.9.5 Mowing and Trimming – All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

11238-

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
17	15.JAN.27	REVISED BUILDING NUMBERS	DD
16	15.JAN.26	ISSUED FOR BP	DD
15	22	REVISED FENCE PLAN	DD
14	15.JAN.05	NEW SITE PLAN	DD
13	14.DEC.03	REVISION AS PER CITY COMMENTS	DD
12	14.NOV.20	AS PER CITY REQUEST	DD
11	14.NOV.05	AS PER ADP COMMENTS	DD
10	14.OCT.10	NEW SITE PLAN	DD
9	14.AUG.27	NEW SITE PLAN	PC
8	14.JUL.28	NEW SITE PLAN	DD
7	14.JUL.11	AS PER CLIENT REQUEST	DD
6	14.JUN.30	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	14.JUN.06	AS PER CITY REQUEST	DD
4	14.FEB.28	NEW SITE PLAN	DD
3	13.NOV.22	REV. SHRUB PLAN	RC
2	13.NOV.19	NEW SITE PLAN	DD
1	12.SEP.19	REVISED ARBORIST REPORT	NT

PROJECT:

TOWNHOUSE DEVELOPMENT

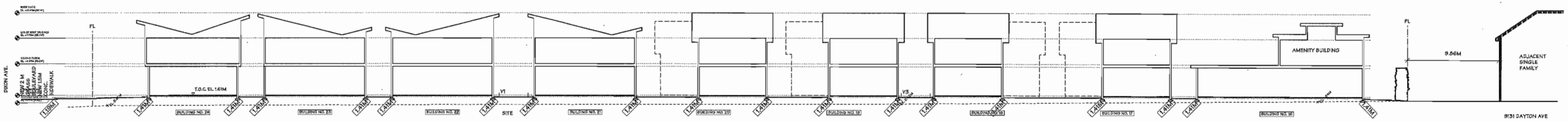
9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE:	12.SEP.14
SCALE:	
DRAWN:	NT
DESIGN:	NT
CHK'D:	PCM
DRAWING NUMBER:	L7
PMG PROJECT NUMBER:	1?

Plan 4g Feb 10, 2015
DP 14-657872



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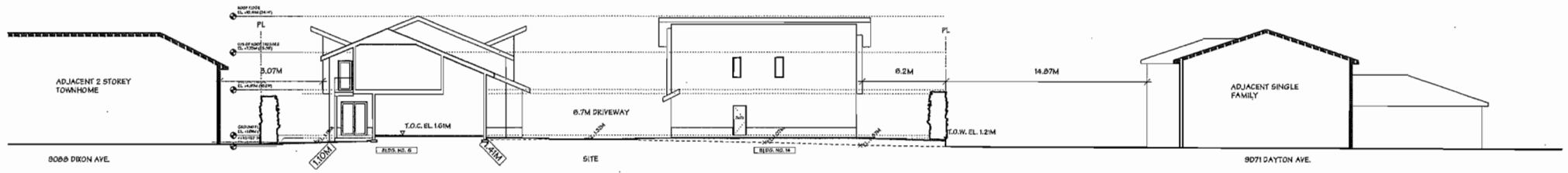

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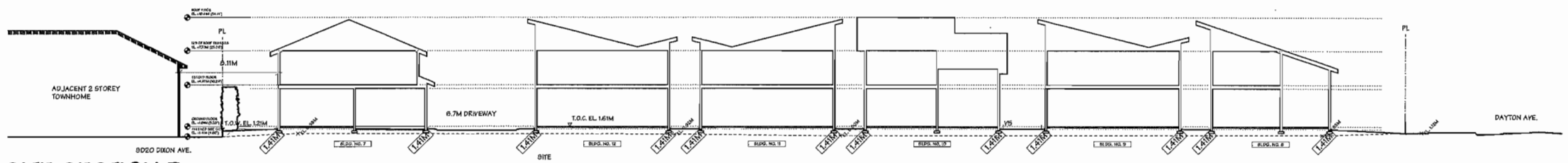

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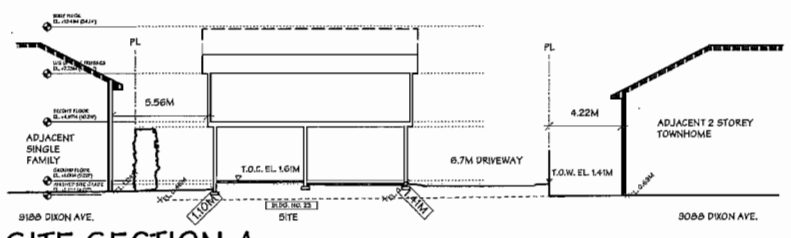

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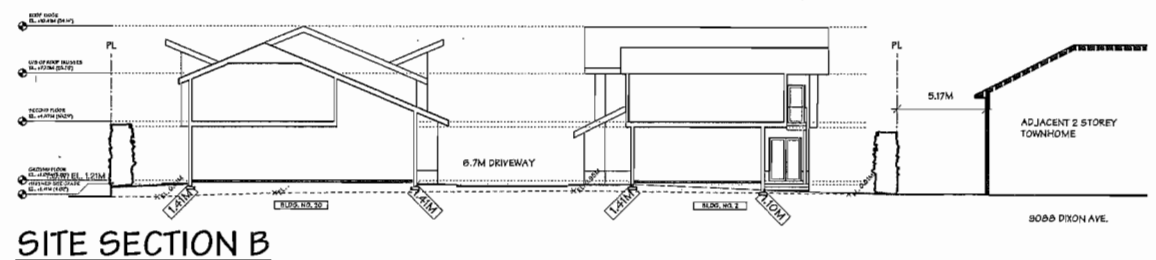

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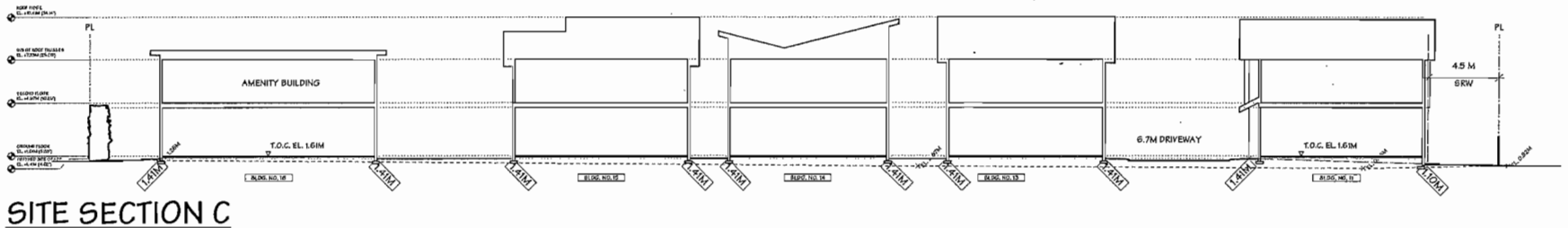

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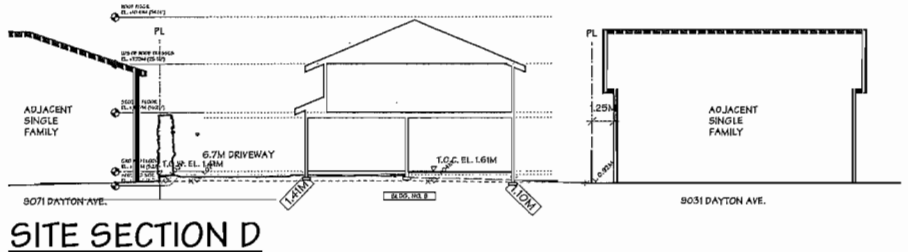

SITE SECTION D

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

PLAN #1b

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 3, 2014	GENERAL REVISIONS

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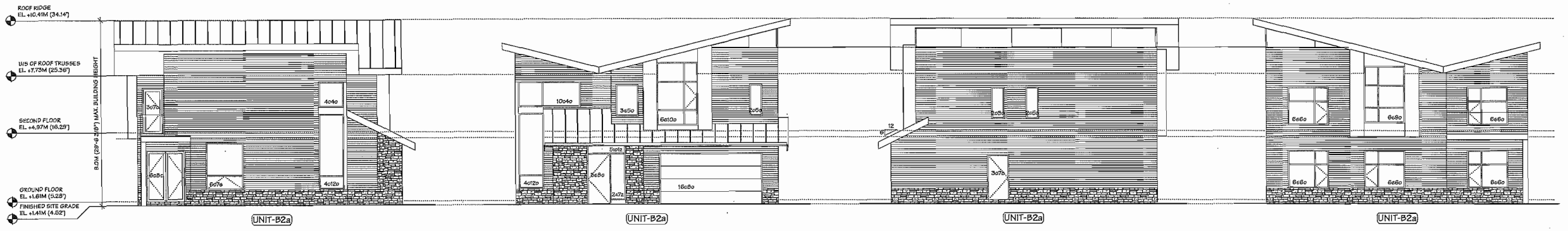
PROJECT
TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVE
RICHMOND, B.C.

DRAWING TITLE
SITE SECTIONS

SCALE 1/16"=1'0"
SHEET
DATE SEPT. 18, 2012
DRAWN TY
DP
CHECKED
PROJ.

Plan 5
Dec 8, 2014
DP 14-657872



UNIT-B2a

BUILDING NO. 1

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-B2a

BUILDING NO. 1

EAST ELEVATION

COLOUR SCHEME - C

UNIT-B2a

BUILDING NO. 1

NORTH ELEVATION

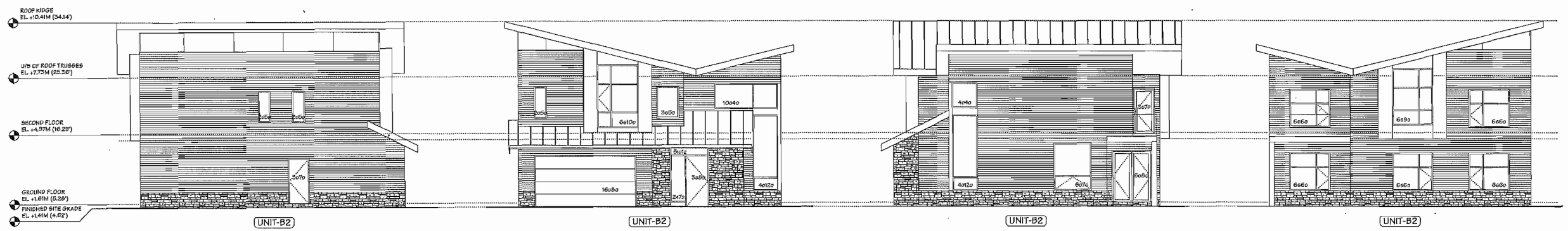
COLOUR SCHEME - C

UNIT-B2a

BUILDING NO. 1

WEST ELEVATION

COLOUR SCHEME - C



UNIT-B2

BUILDING NO. 2 & 3

SOUTH ELEVATION

COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

UNIT-B2

BUILDING NO. 2 & 3

EAST ELEVATION

COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

UNIT-B2

BUILDING NO. 2 & 3

NORTH ELEVATION

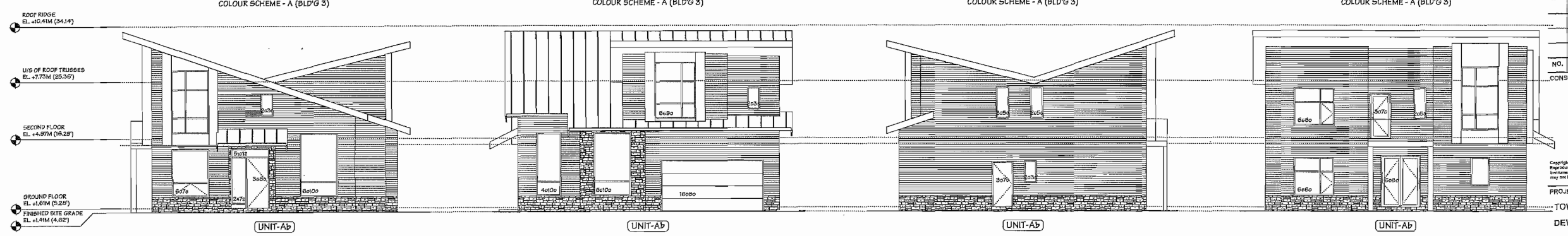
COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)

UNIT-B2

BUILDING NO. 2 & 3

WEST ELEVATION

COLOUR SCHEME - B (BLD'G 2)
COLOUR SCHEME - A (BLD'G 3)



UNIT-A5

BUILDING NO. 4

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-A5

BUILDING NO. 4

EAST ELEVATION

COLOUR SCHEME - C

UNIT-A5

BUILDING NO. 4

NORTH ELEVATION

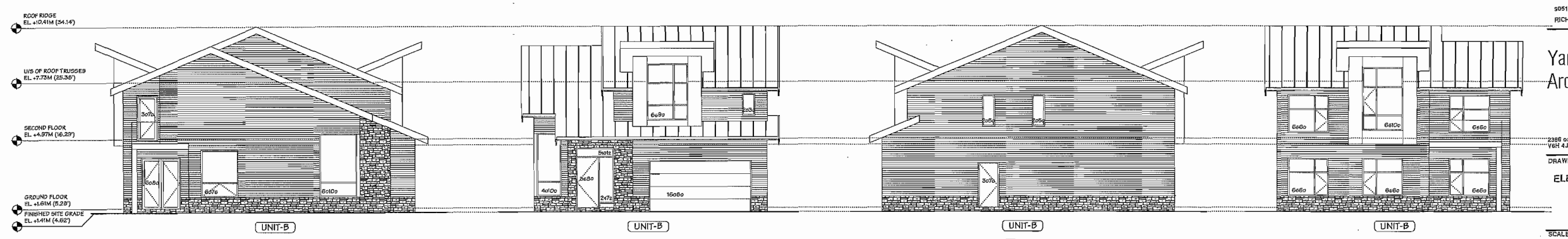
COLOUR SCHEME - C

UNIT-A5

BUILDING NO. 4

WEST ELEVATION

COLOUR SCHEME - C



UNIT-B

BUILDING NO. 5

WEST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 5

SOUTH ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 5

EAST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 5

NORTH ELEVATION

COLOUR SCHEME - B

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #4

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9059 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

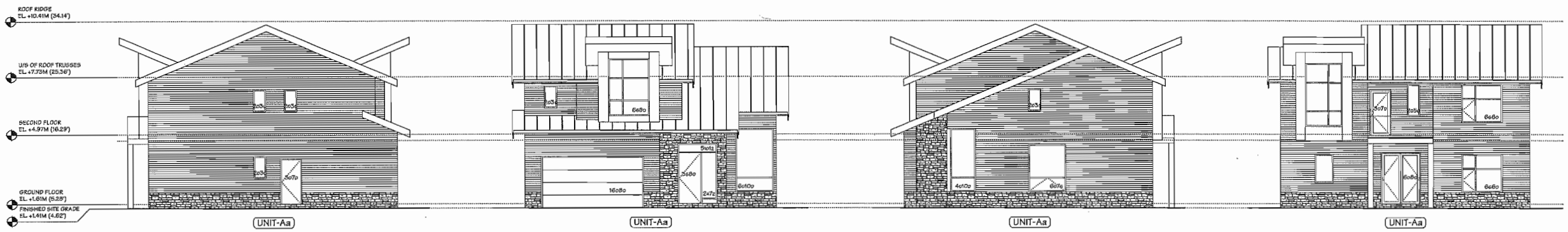
2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 6 Dec 8, 2014 DP 14-657872



UNIT-Aa

BUILDING NO. 6

WEST ELEVATION

COLOUR SCHEME - A

UNIT-Aa

BUILDING NO. 6

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-Aa

BUILDING NO. 6

EAST ELEVATION

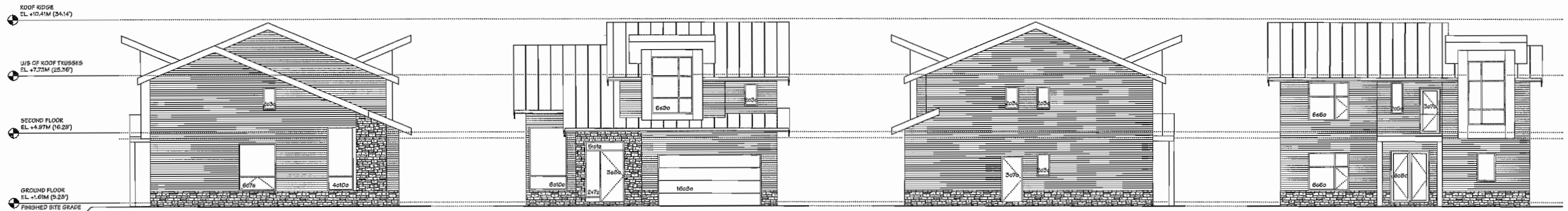
COLOUR SCHEME - A

UNIT-Aa

BUILDING NO. 6

NORTH ELEVATION

COLOUR SCHEME - A



UNIT-Aa

BUILDING NO. 7

WEST ELEVATION

COLOUR SCHEME - C

UNIT-Aa

BUILDING NO. 7

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-Aa

BUILDING NO. 7

EAST ELEVATION

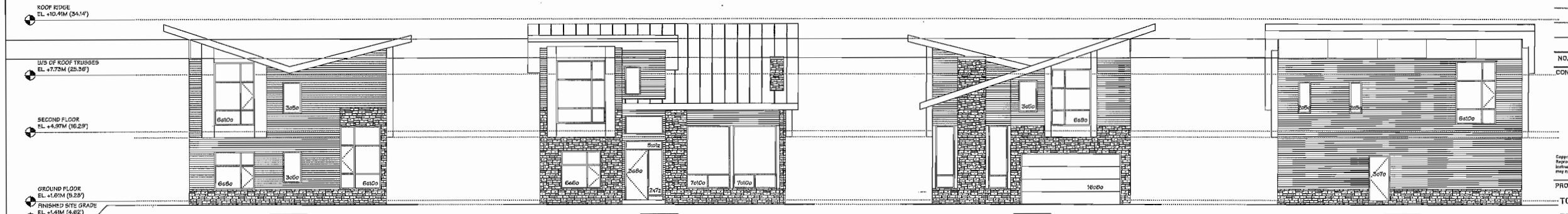
COLOUR SCHEME - C

UNIT-Aa

BUILDING NO. 7

NORTH ELEVATION

COLOUR SCHEME - C



UNIT-A1

BUILDING NO. 8

WEST ELEVATION

COLOUR SCHEME - A

UNIT-A1

BUILDING NO. 8

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-A1

BUILDING NO. 8

EAST ELEVATION

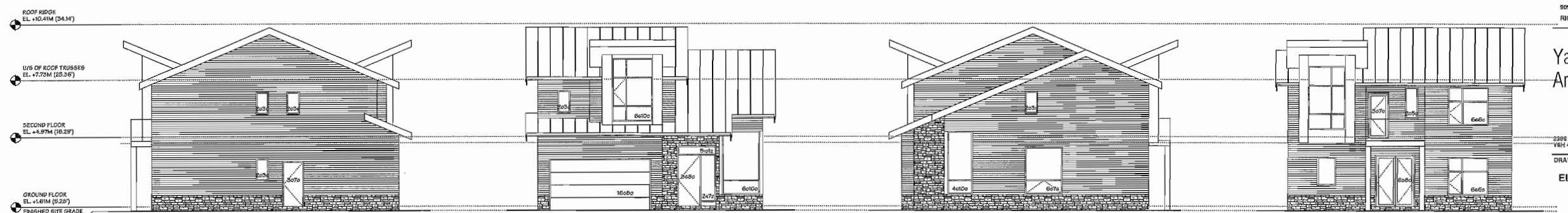
COLOUR SCHEME - A

UNIT-A1

BUILDING NO. 8

NORTH ELEVATION

COLOUR SCHEME - A



UNIT-A

BUILDING NO. 9

SOUTH ELEVATION

COLOUR SCHEME - B

UNIT-A

BUILDING NO. 9

EAST ELEVATION

COLOUR SCHEME - B

UNIT-A

BUILDING NO. 9

NORTH ELEVATION

COLOUR SCHEME - B

UNIT-A

BUILDING NO. 9

WEST ELEVATION

COLOUR SCHEME - B

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #5

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.F.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
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V6H 4J1 tel: 731-1127 fax: 731-1327

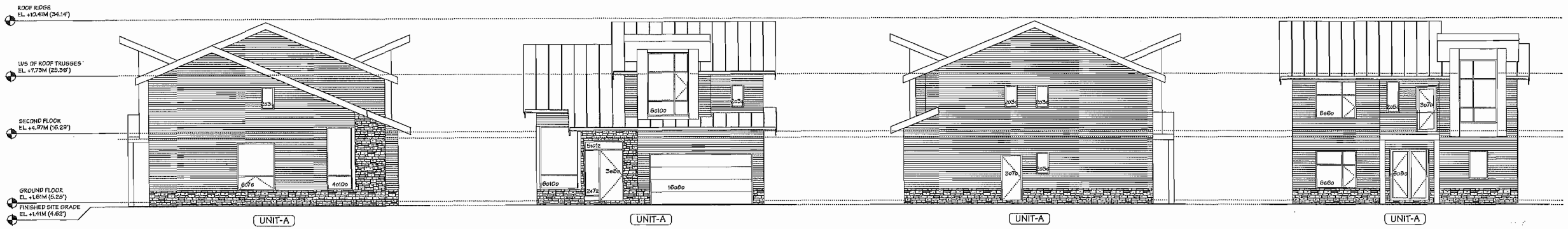
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 7 Dec 8, 2014

DP 14-657872



UNIT-A

BUILDING NO. 10

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-A

BUILDING NO. 10

EAST ELEVATION

COLOUR SCHEME - C

UNIT-A

BUILDING NO. 10

NORTH ELEVATION

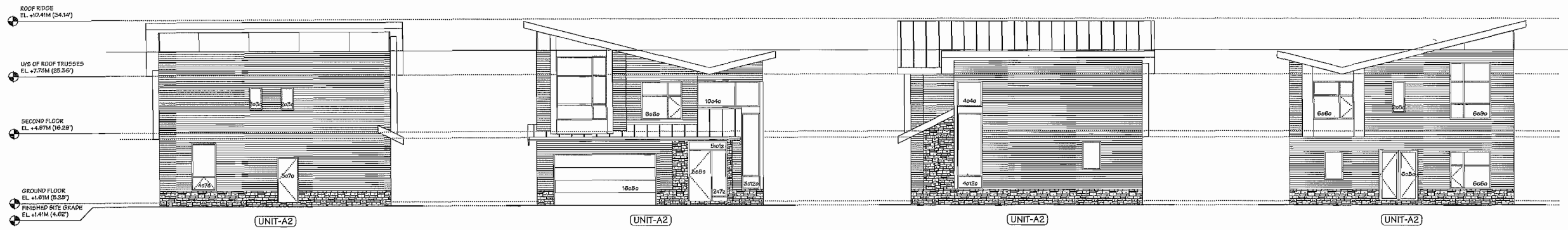
COLOUR SCHEME - C

UNIT-A

BUILDING NO. 10

WEST ELEVATION

COLOUR SCHEME - C



UNIT-A2

BUILDING NO. 11

SOUTH ELEVATION

COLOUR SCHEME - B

UNIT-A2

BUILDING NO. 11

EAST ELEVATION

COLOUR SCHEME - B

UNIT-A2

BUILDING NO. 11

NORTH ELEVATION

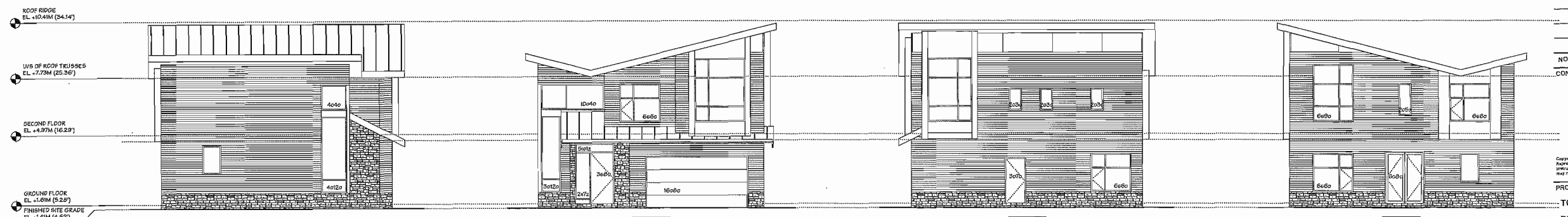
COLOUR SCHEME - B

UNIT-A2

BUILDING NO. 11

WEST ELEVATION

COLOUR SCHEME - B



UNIT-A2a

BUILDING NO. 12

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-A2a

BUILDING NO. 12

EAST ELEVATION

COLOUR SCHEME - A

UNIT-A2a

BUILDING NO. 12

NORTH ELEVATION

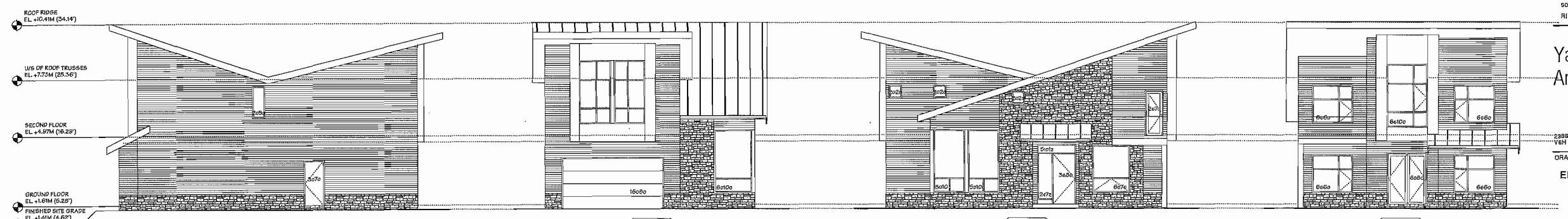
COLOUR SCHEME - A

UNIT-A2a

BUILDING NO. 12

WEST ELEVATION

COLOUR SCHEME - A



UNIT-B1

BUILDING NO. 13

EAST ELEVATION

COLOUR SCHEME - C

UNIT-B1

BUILDING NO. 13

NORTH ELEVATION

COLOUR SCHEME - C

UNIT-B1

BUILDING NO. 13

WEST ELEVATION

COLOUR SCHEME - C

UNIT-B1

BUILDING NO. 13

SOUTH ELEVATION

COLOUR SCHEME - C

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #6

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

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V6H 4J1 tel: 731-1127 fax: 731-1927

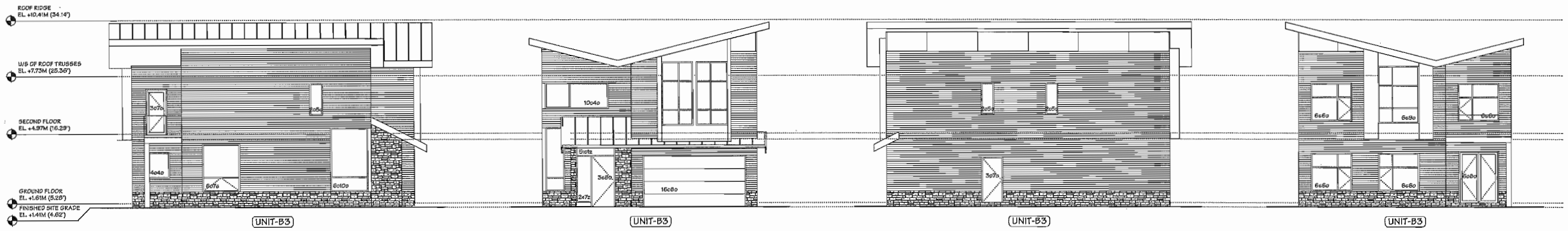
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 8 Dec 8, 2014

DP 14-657872



UNIT-B3

BUILDING NO. 14

EAST ELEVATION

COLOUR SCHEME - A

UNIT-B3

BUILDING NO. 14

NORTH ELEVATION

COLOUR SCHEME - A

UNIT-B3

BUILDING NO. 14

WEST ELEVATION

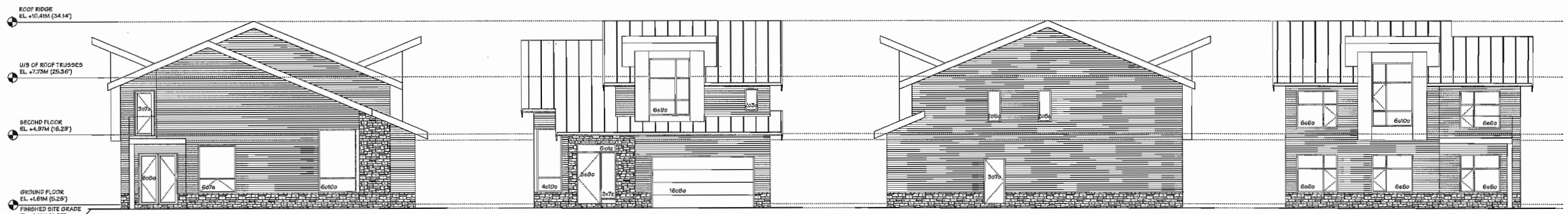
COLOUR SCHEME - A

UNIT-B3

BUILDING NO. 14

SOUTH ELEVATION

COLOUR SCHEME - A



UNIT-B

BUILDING NO. 15

EAST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 15

NORTH ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 15

WEST ELEVATION

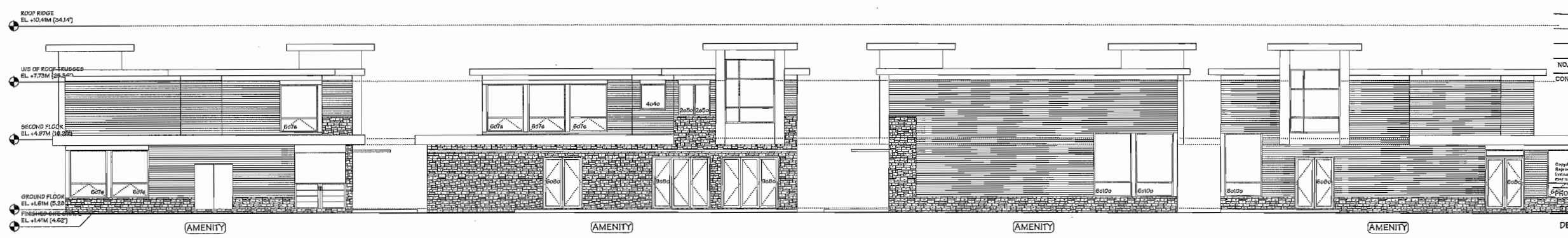
COLOUR SCHEME - B

UNIT-B

BUILDING NO. 15

SOUTH ELEVATION

COLOUR SCHEME - B



AMENITY

BUILDING NO. 16

NORTH ELEVATION

* AMENITY BUILDING

AMENITY

BUILDING NO. 16

WEST ELEVATION

AMENITY

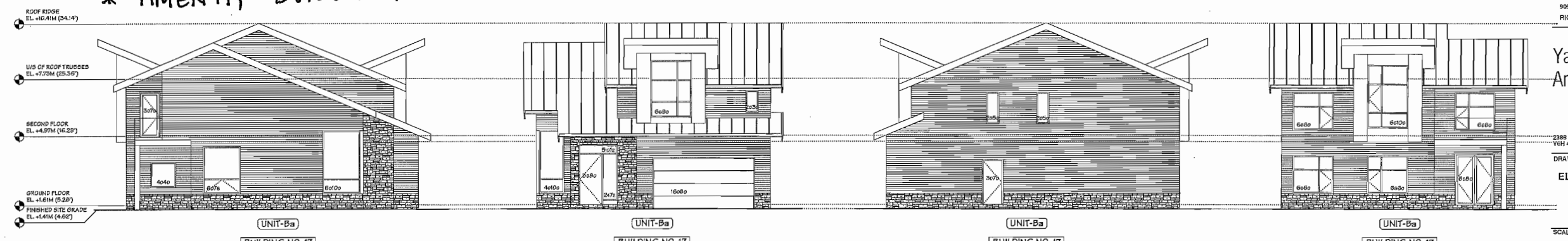
BUILDING NO. 16

SOUTH ELEVATION

AMENITY

BUILDING NO. 16

EAST ELEVATION



UNIT-Ba

BUILDING NO. 17

NORTH ELEVATION

COLOUR SCHEME - A

UNIT-Ba

BUILDING NO. 17

WEST ELEVATION

COLOUR SCHEME - A

UNIT-Ba

BUILDING NO. 17

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-Ba

BUILDING NO. 17

EAST ELEVATION

COLOUR SCHEME

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #7

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

5051, 5059 OAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

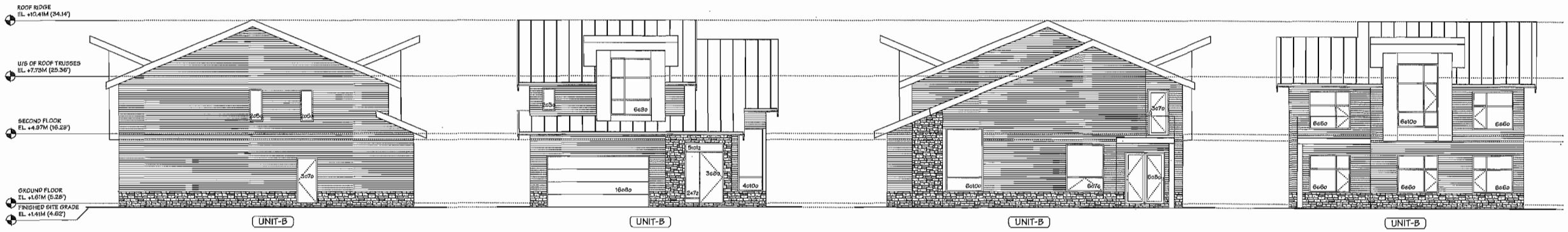
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 9 Dec 8, 2014

DP 14-657872



UNIT-B

BUILDING NO. 18

NORTH ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 18

WEST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 18

SOUTH ELEVATION

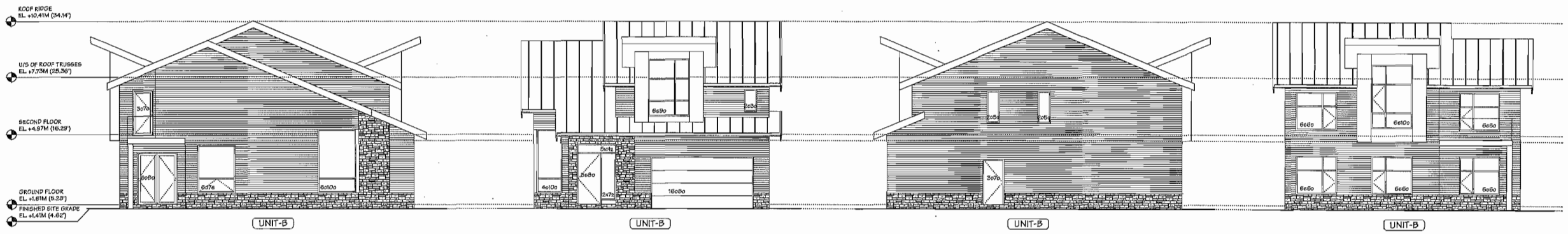
COLOUR SCHEME - B

UNIT-B

BUILDING NO. 18

EAST ELEVATION

COLOUR SCHEME - B



UNIT-B

BUILDING NO. 19, 20

NORTH ELEVATION

COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)

UNIT-B

BUILDING NO. 19, 20

WEST ELEVATION

COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)

UNIT-B

BUILDING NO. 19, 20

SOUTH ELEVATION

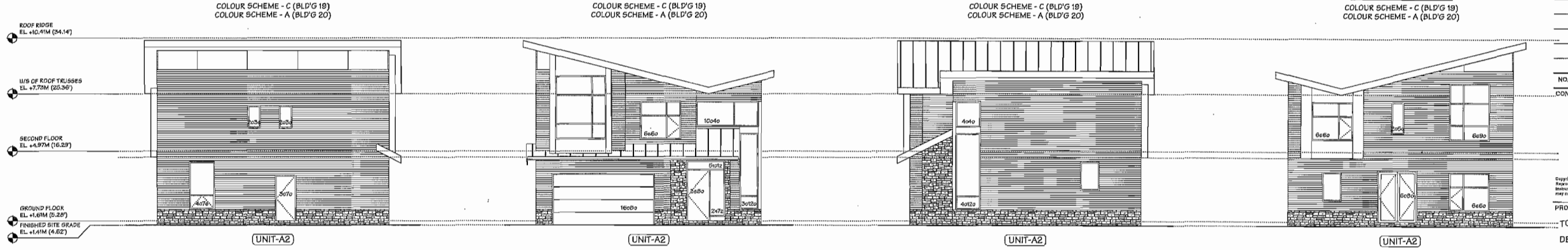
COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)

UNIT-B

BUILDING NO. 19, 20

EAST ELEVATION

COLOUR SCHEME - C (BLD'G 19)
COLOUR SCHEME - A (BLD'G 20)



UNIT-A2

BUILDING NO. 21 & 23

NORTH ELEVATION

COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)

UNIT-A2

BUILDING NO. 21 & 23

WEST ELEVATION

COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)

UNIT-A2

BUILDING NO. 21 & 23

SOUTH ELEVATION

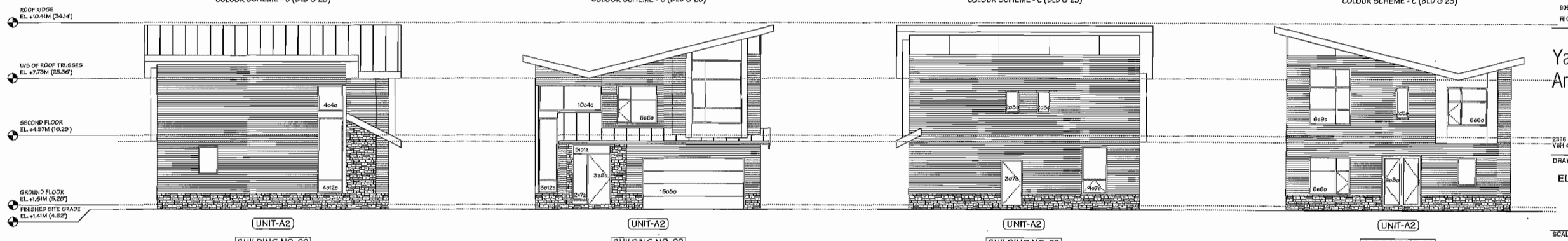
COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)

UNIT-A2

BUILDING NO. 21 & 23

EAST ELEVATION

COLOUR SCHEME - B (BLD'G 21)
COLOUR SCHEME - C (BLD'G 23)



UNIT-A2

BUILDING NO. 22

NORTH ELEVATION

COLOUR SCHEME - A

UNIT-A2

BUILDING NO. 22

WEST ELEVATION

COLOUR SCHEME - A

UNIT-A2

BUILDING NO. 22

SOUTH ELEVATION

COLOUR SCHEME - A

UNIT-A2

BUILDING NO. 22

EAST ELEVATION

COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #8

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

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Yamamoto Architecture Inc.

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V6H 4J1 tel: 731-1127 fax: 731-1327

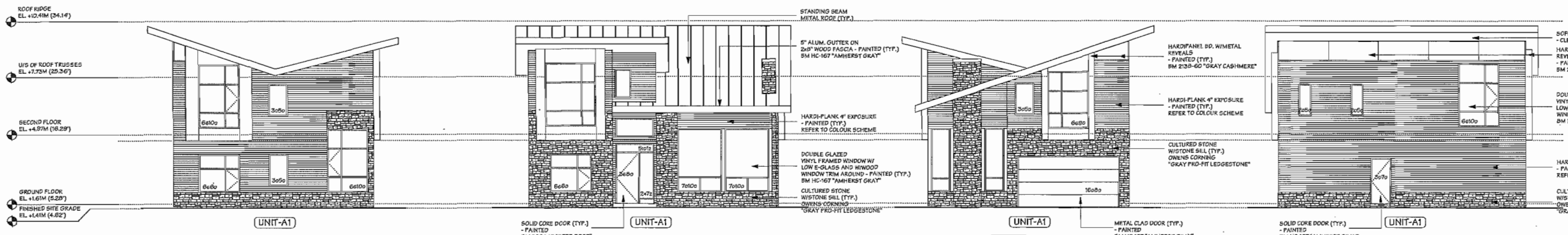
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Plan 10 Dec 8, 2014

DP 14-657872



EAST ELEVATION
COLOUR SCHEME - B

NORTH ELEVATION
COLOUR SCHEME - B

WEST ELEVATION
COLOUR SCHEME - B

SOUTH ELEVATION
COLOUR SCHEME - B

BALCONIES FOR DWELLING UNITS INCLUDE
METAL GUARDRAILS WITH GLASS INSERT (TYP.)

COLOUR SCHEME -A

ROOF (STANDING SEAM METAL) :	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
FASCIA BD. & DOOR/WINDOW TRIM (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARDI-PANEL W/METAL REVEALS) :	BENJAMIN MOORE / 2138-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARDIPLANK SIDG) :	BENJAMIN MOORE / HC-165 (BOOTHBAY GRAY)
GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL) :	OWENS CORNING (GRAY PRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / 2004-10 (DEEP ROSE)
REAR ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARB./RECYC. ROOM DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GARAGE DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL) :	"FLAT BLACK"
RAILINGS/GUARDRAILS (METAL) :	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	

COLOUR SCHEME - B

ROOF (STANDING SEAM METAL) :	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
FASCIA BD. & DOOR/WINDOW TRIM (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARDI-PANEL W/METAL REVEALS) :	BENJAMIN MOORE / 2138-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARDIPLANK SIDG) :	BENJAMIN MOORE / HC-104 (COPLEY GRAY)
GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL) :	OWENS CORNING (GRAY PRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / 2004-10 (DEEP ROSE)
REAR ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARB./RECYC. ROOM DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GARAGE DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL) :	"FLAT BLACK"
RAILINGS/GUARDRAILS (METAL) :	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	

COLOUR SCHEME - C

ROOF (STANDING SEAM METAL) :	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
FASCIA BD. & DOOR/WINDOW TRIM (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARDI-PANEL W/METAL REVEALS) :	BENJAMIN MOORE / 2138-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARDIPLANK SIDG) :	BENJAMIN MOORE / HC-21 (HUNTINGTON BEIGE)
GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL) :	OWENS CORNING (GRAY PRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / 2004-10 (DEEP ROSE)
REAR ENTRY DOOR (SOLID WOOD CORE) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARB./RECYC. ROOM DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GARAGE DOOR (METAL CLAD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD) :	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL) :	"FLAT BLACK"
RAILINGS/GUARDRAILS (METAL) :	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	

NO.	DATE	REVISIONS
	NOV. 20, 2014	GENERAL REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DATTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

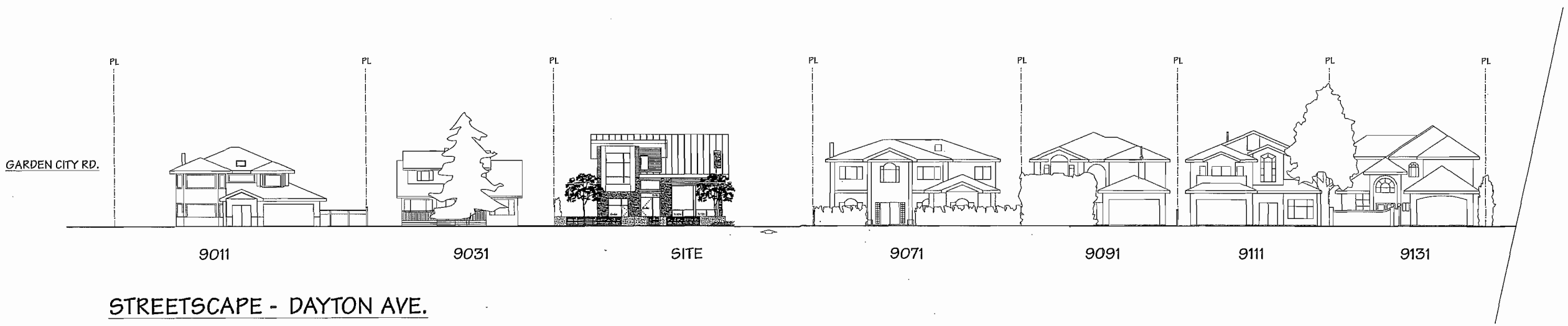
2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

PLAN #9

Plan 11 Dec 8, 2014
DP 14-657872



STREETSCAPE - DAYTON AVE.

STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS
	DEC. 3, 2014	FENCE REVISED
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

STREETSCAPE ELEVATIONS

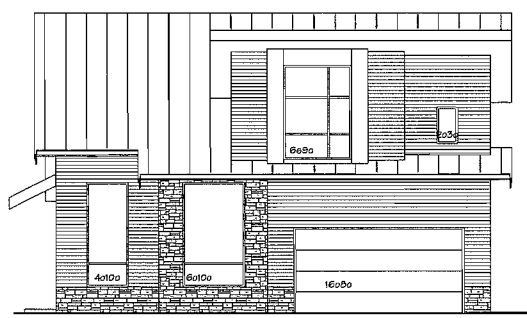
PLAN #1c

SCALE 1/16" = 1'-0"	SHEET NO.
DATE MAY 12, 2014	
DRAWN TY	DP 14-657872
CHECKED	PROJ. NO. 1111

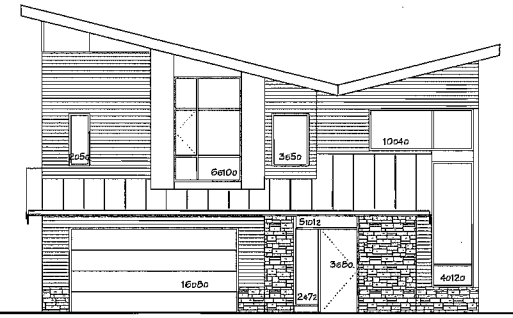
Reference Plan Dec 8, 2014

DP 14-657872

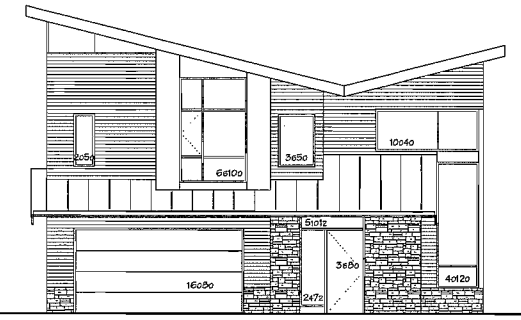
DRIVE AISLE STREETSCAPE - LOOKING WEST



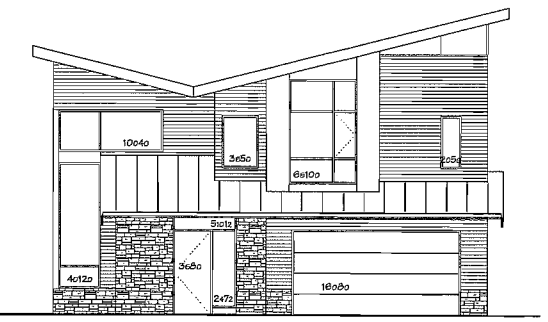
UNIT-Ab
BUILDING NO. 4
EAST ELEVATION



UNIT-B2
BUILDING NO. 3
EAST ELEVATION

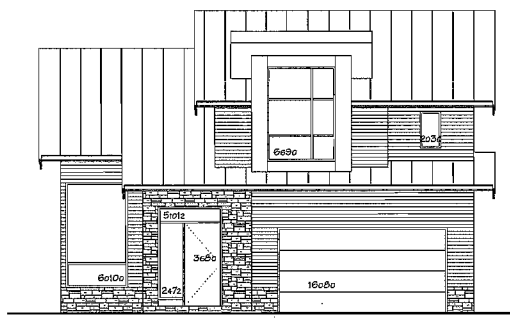


UNIT-B2
BUILDING NO. 2
EAST ELEVATION

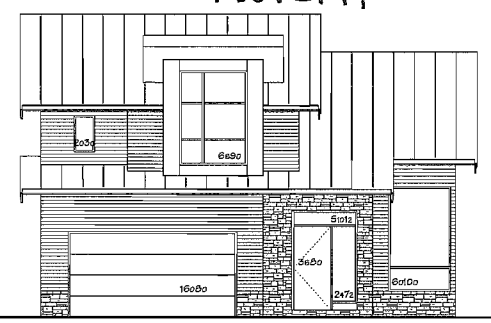


UNIT-B2a
BUILDING NO. 1
EAST ELEVATION

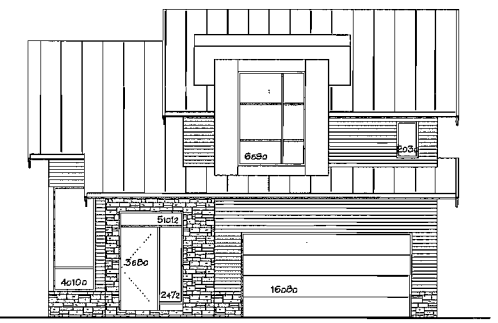
DRIVE AISLE STREETSCAPE - LOOKING NORTH



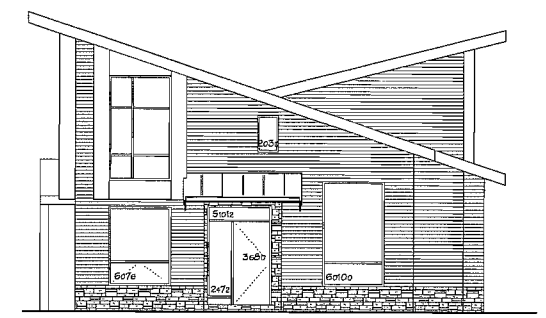
UNIT-Aa
BUILDING NO. 7
SOUTH ELEVATION



UNIT-Aa
BUILDING NO. 6
SOUTH ELEVATION

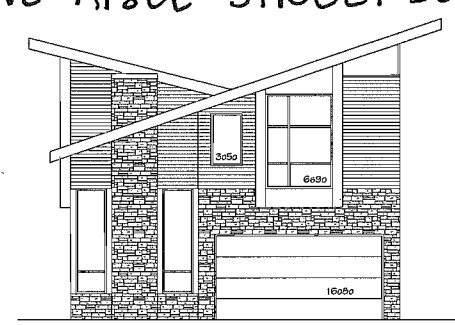


UNIT-B
BUILDING NO. 5
SOUTH ELEVATION



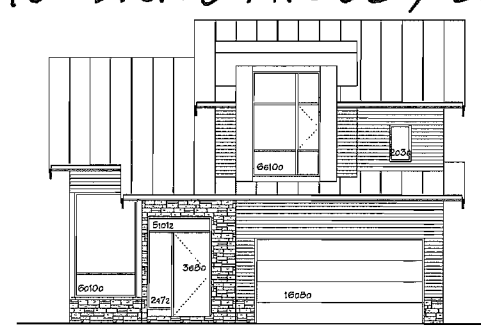
UNIT-Ab
BUILDING NO. 4
SOUTH ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



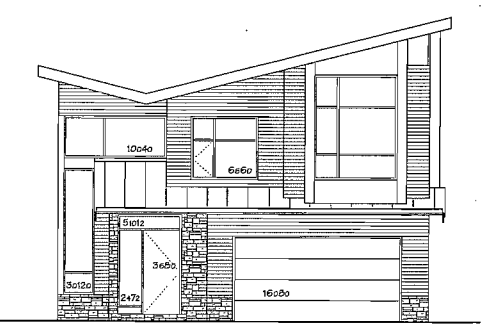
UNIT-A1
BUILDING NO. 8
EAST ELEVATION

UNIT-A
BUILDING NO. 9
EAST ELEVATION



UNIT-A
BUILDING NO. 10
EAST ELEVATION

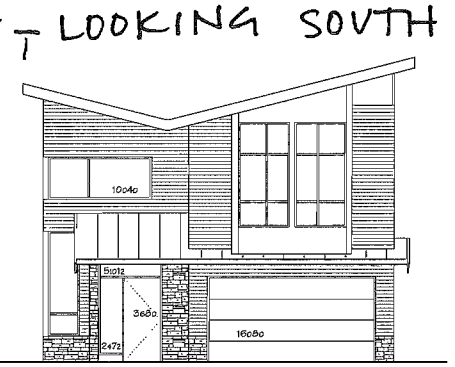
UNIT-A2
BUILDING NO. 11
EAST ELEVATION



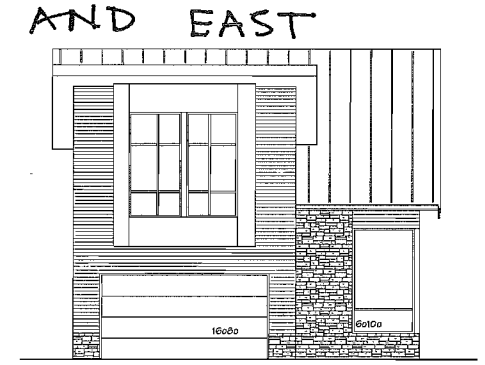
UNIT-A2
BUILDING NO. 12
EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING SOUTH AND EAST

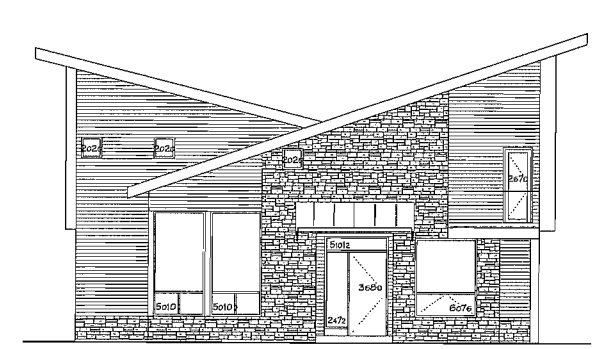
UNIT-B
BUILDING NO. 15
NORTH ELEVATION



UNIT-B3
BUILDING NO. 14
NORTH ELEVATION



UNIT-B1
BUILDING NO. 13
NORTH ELEVATION



UNIT-B1
BUILDING NO. 13
WEST ELEVATION

PLAN #1d

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

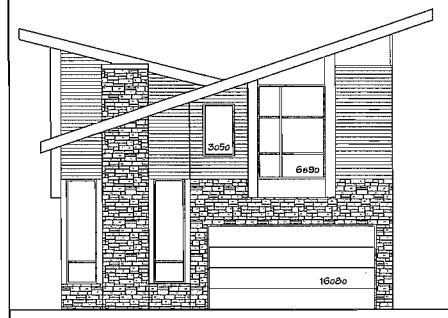
Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY	DP 14-657872
CHECKED	PROJ. NO. 1111

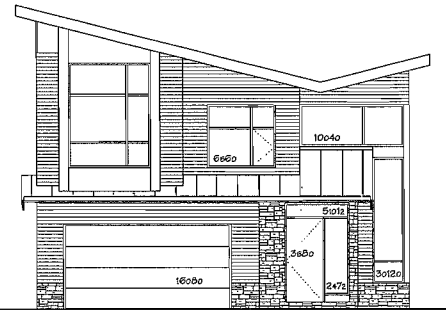
Reference Plan Dec 8, 2014
DP 14-657872



UNIT-A1

BUILDING NO. 24

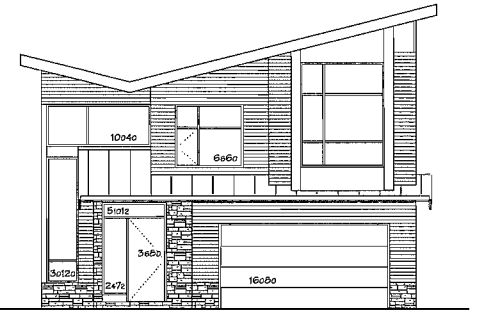
WEST ELEVATION



UNIT-A2

BUILDING NO. 23

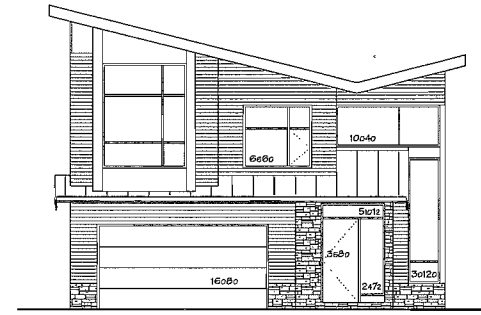
WEST ELEVATION



UNIT-A2

BUILDING NO. 22

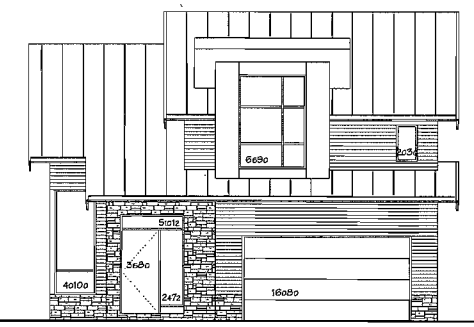
WEST ELEVATION



UNIT-A2

BUILDING NO. 21

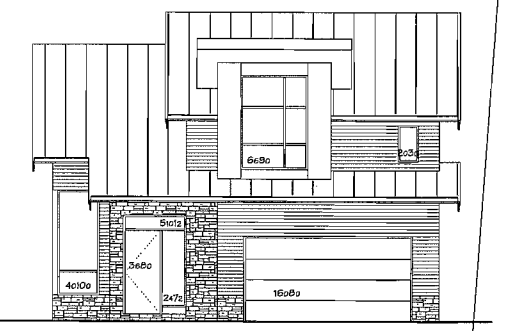
WEST ELEVATION



UNIT-B

BUILDING NO. 20

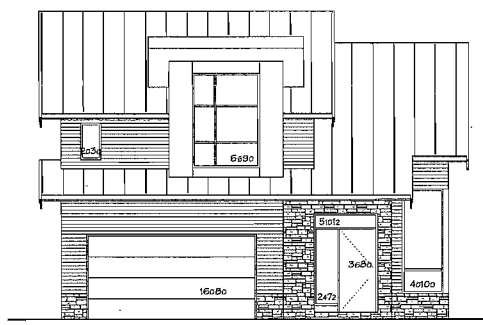
WEST ELEVATION



UNIT-B

BUILDING NO. 19

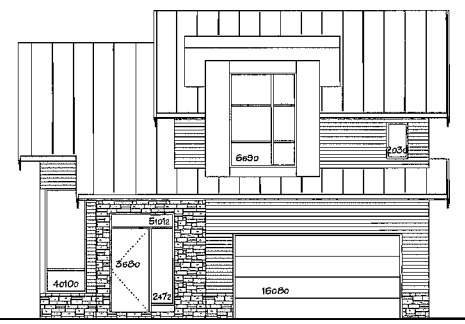
WEST ELEVATION



UNIT-B

BUILDING NO. 18

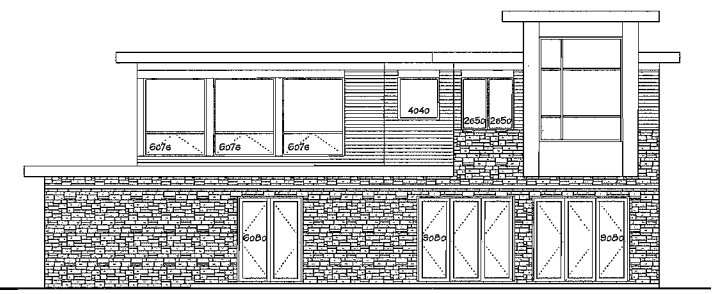
WEST ELEVATION



UNIT-Ba

BUILDING NO. 17

WEST ELEVATION



AMENITY

BUILDING NO. 16

WEST ELEVATION

DRIVE AISLE STREETSCAPE — DIXON TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 3, 2014	ISSUED FOR A.D.P.
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE

DEVELOPMENT

9051, 9055 DAYTON AVE

RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

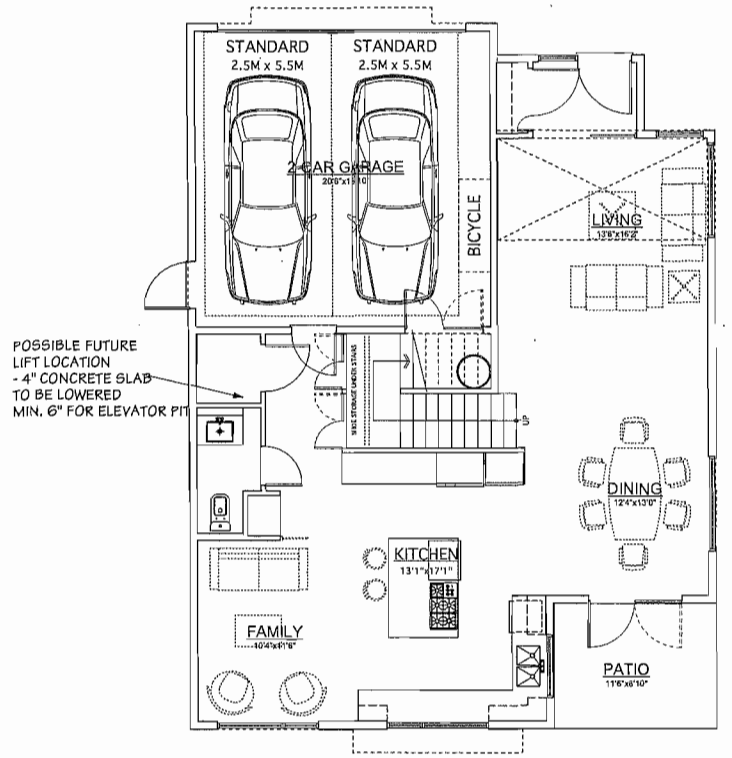
SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY	DP 14-657
CHECKED	PROJ. NO. 111

PLAN #1e

Reference Plan Dec 8, 2014

DP 14-657872

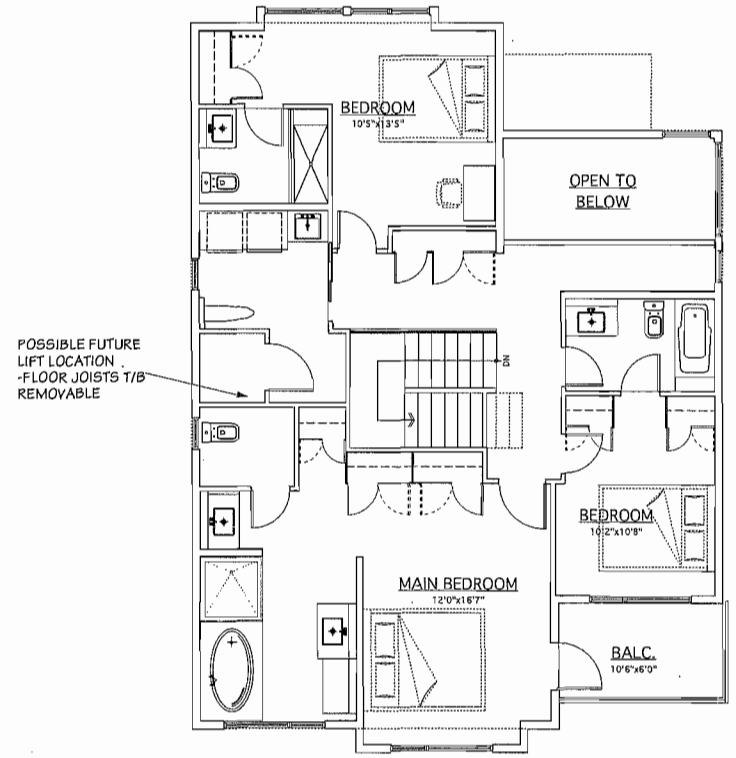
BEFORE:



UNIT-Ba

GROUND FLOOR PLAN

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

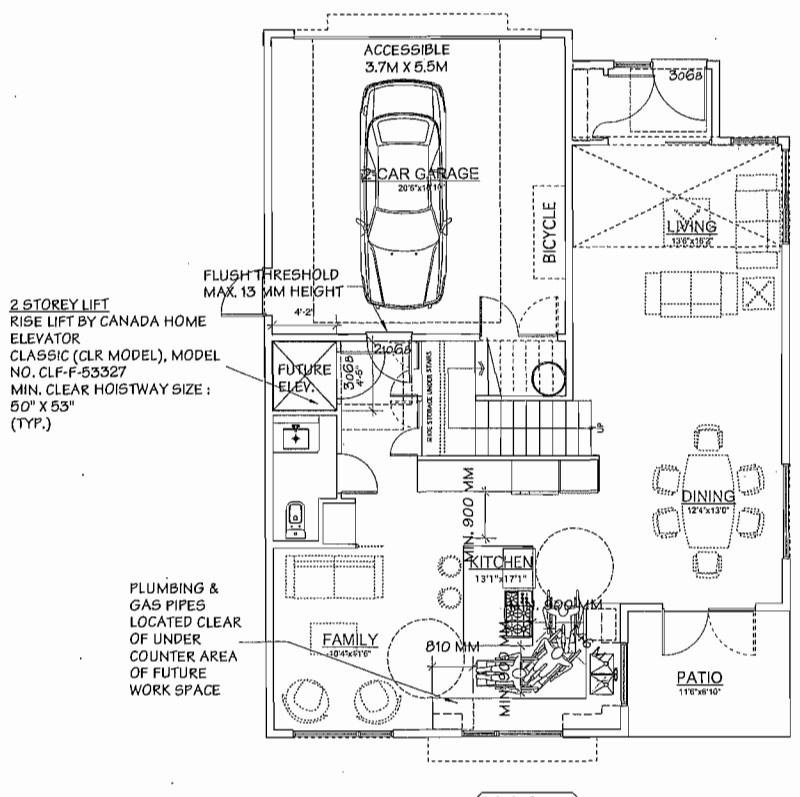


UNIT-Ba

SECOND FLOOR PLAN

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

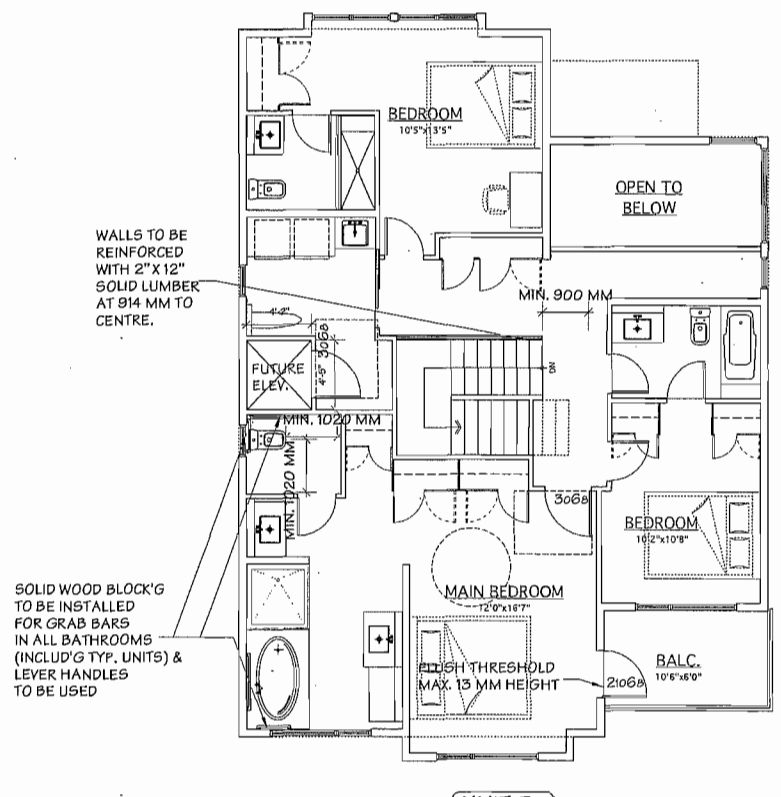
AFTER:



UNIT-Ba

GROUND FLOOR PLAN

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



UNIT-Ba

SECOND FLOOR PLAN

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

CONVERTIBLE UNIT PLAN

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	COMPLIES.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
VERTICAL CIRCULATION	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2"X12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN- FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE
GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE

DEVELOPMENT

9051, 9055 DAYTON AVE

RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-65787
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

PLAN #16

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

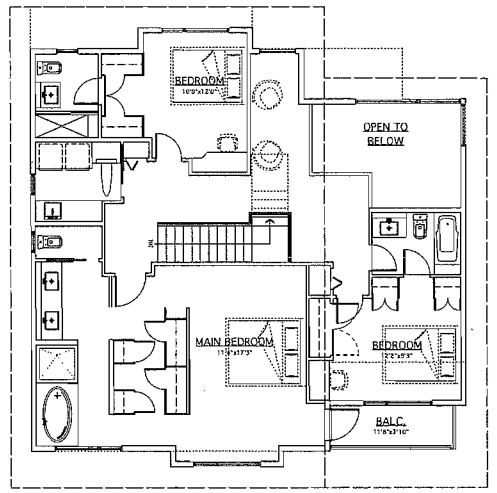
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE
GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

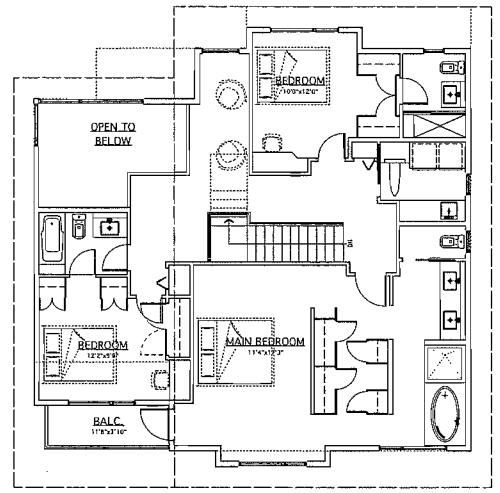
ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.78 (TRIANGLE TUBE SMART SERIES)



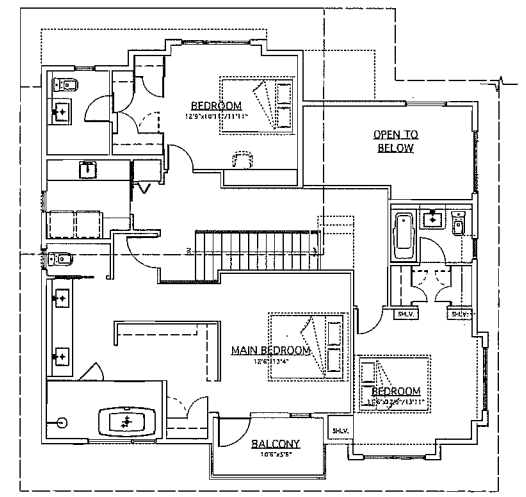
UNIT-B2a

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



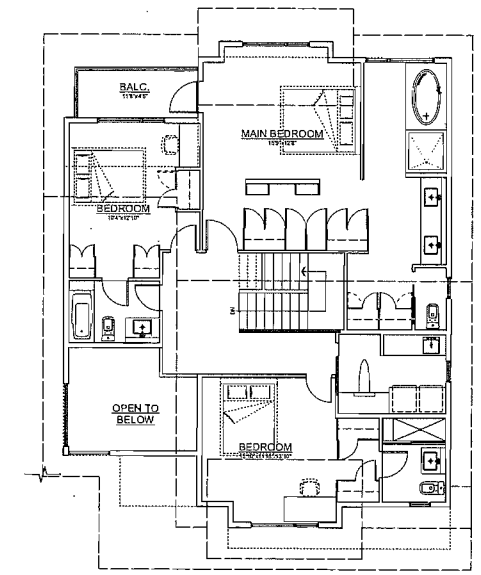
UNIT-B2

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



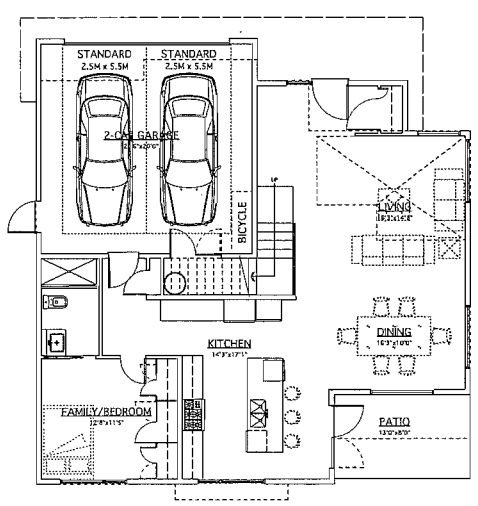
UNIT-Ab

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-B

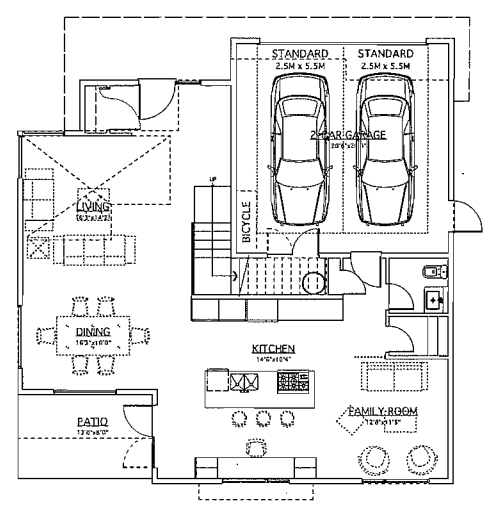
SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-B2a

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

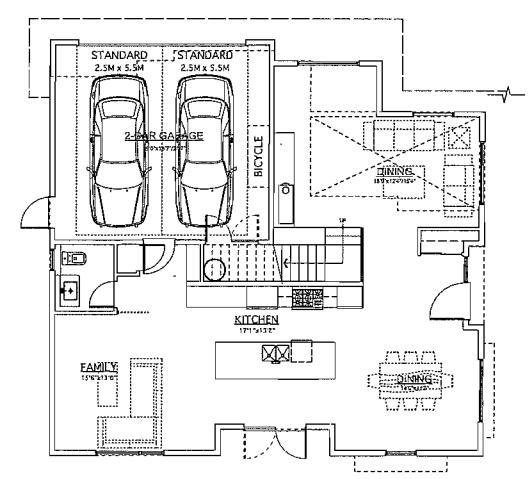
BUILDING NO. 1



UNIT-B2

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

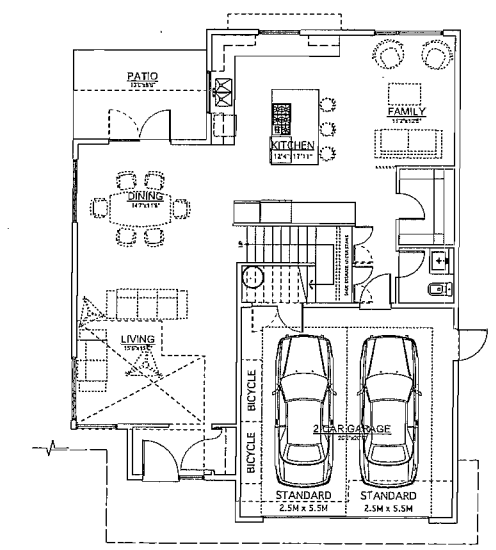
BUILDING NO. 2 & 3



UNIT-Ab

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 4



UNIT-B

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 5

PLAN #10

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAVTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-65787
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

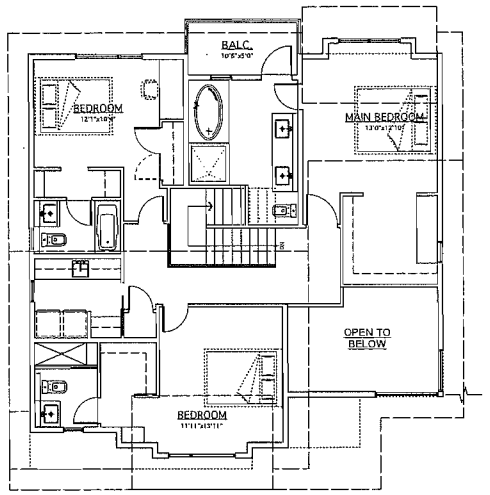
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

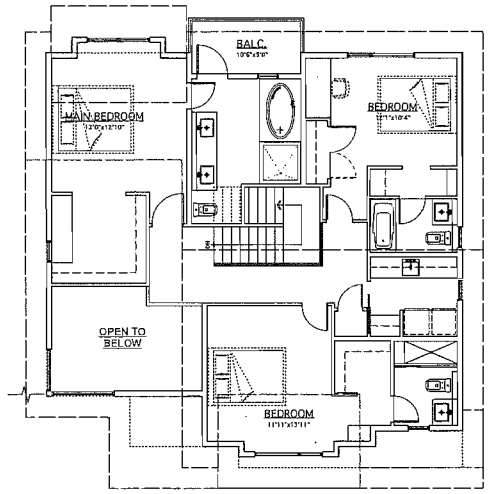
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIXED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



UNIT-Aa

SECOND FLOOR PLAN

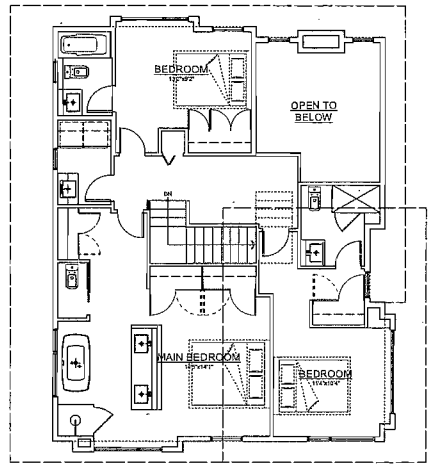
SCALE : 1/8" = 1'-0"



UNIT-Aa

SECOND FLOOR PLAN

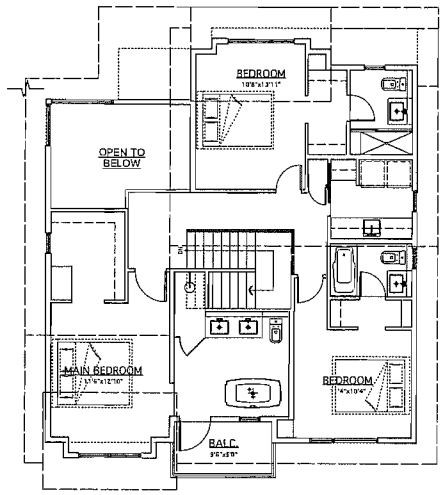
SCALE : 1/8" = 1'-0"



UNIT-A1

SECOND FLOOR PLAN

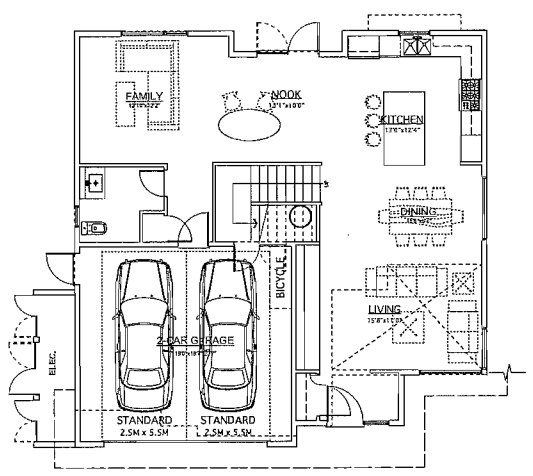
SCALE : 1/8" = 1'-0"



UNIT-A

SECOND FLOOR PLAN

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

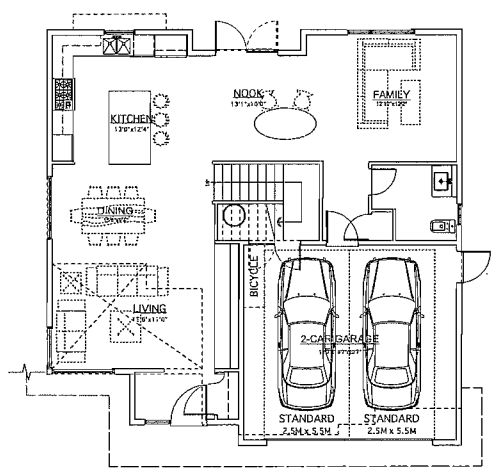


UNIT-Aa

GROUND FLOOR PLAN

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

BUILDING NO. 6

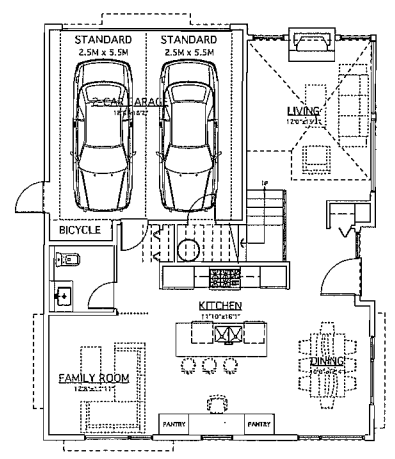


UNIT-Aa

GROUND FLOOR PLAN

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

BUILDING NO. 7

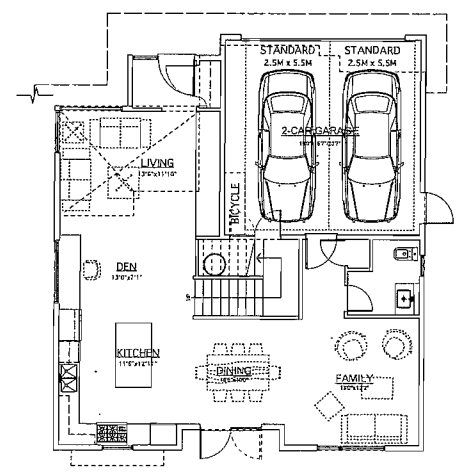


UNIT-A1

GROUND FLOOR PLAN

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

BUILDING NO. 8



UNIT-A

GROUND FLOOR PLAN

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

BUILDING NO. 9

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van, b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-6578
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

PLAN #11

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE
GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
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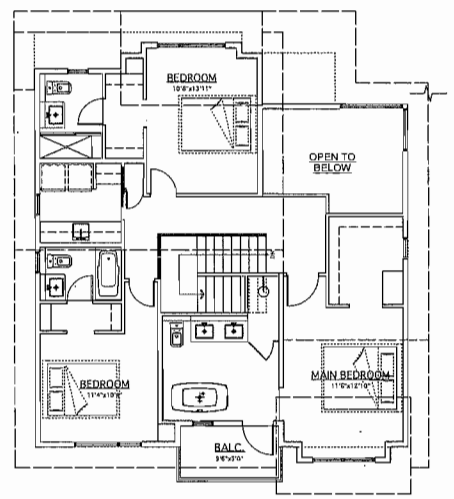
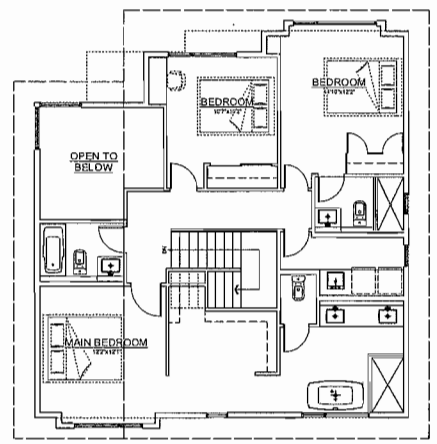
ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.73 (TRIANGLE TUBE SMART SERIES)



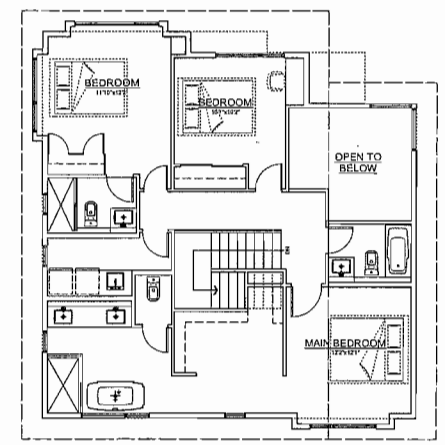
UNIT-A

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



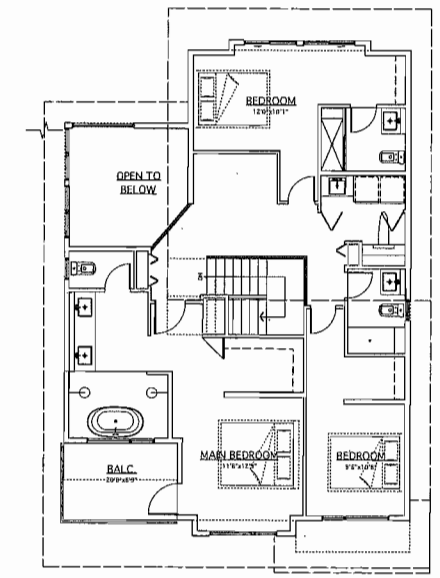
UNIT-A2

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



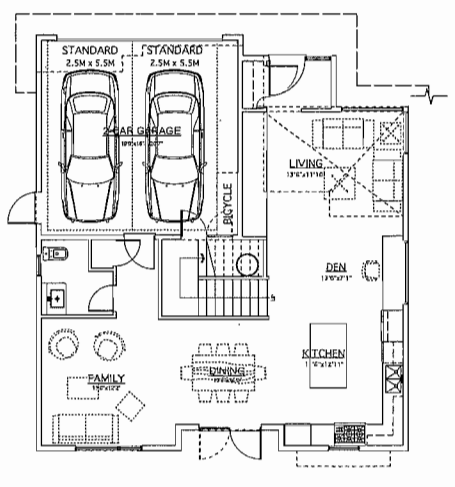
UNIT-A2a

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-B1

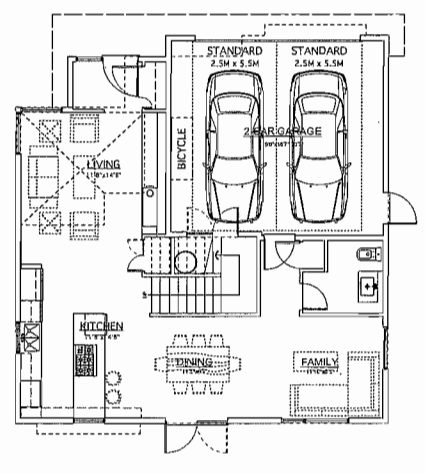
SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-A

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

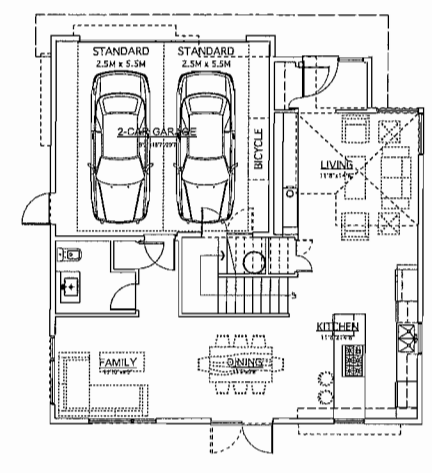
BUILDING NO. 10



UNIT-A2

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

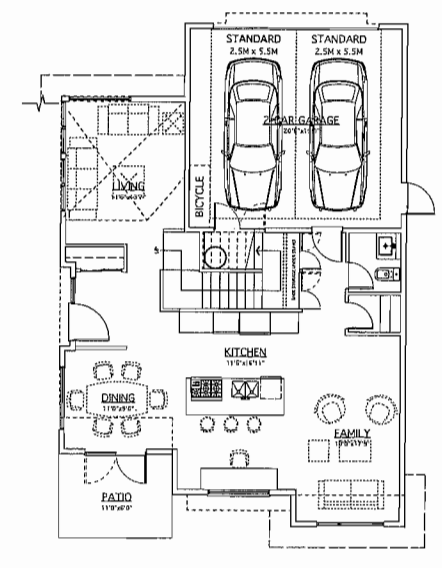
BUILDING NO. 11



UNIT-A2a

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 12



UNIT-B1

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 13

PLAN #12

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-6578
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

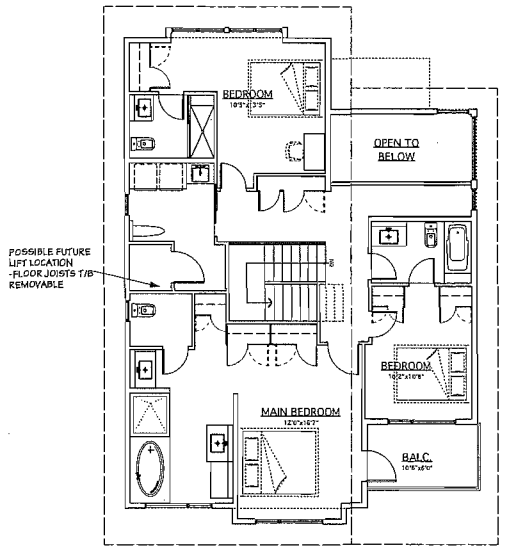
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE
GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

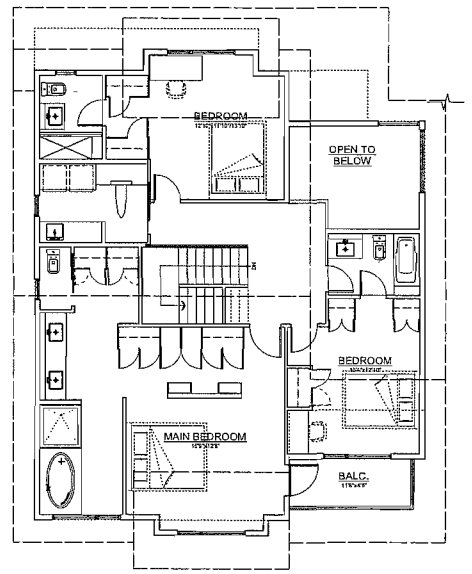
ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



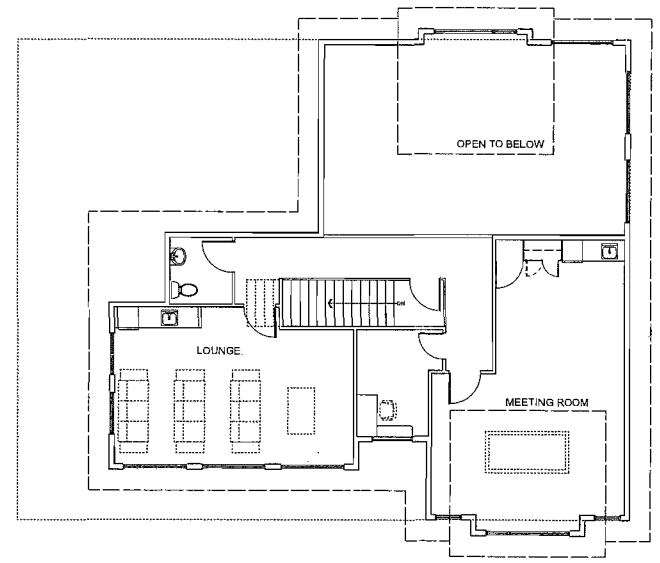
UNIT-B3

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



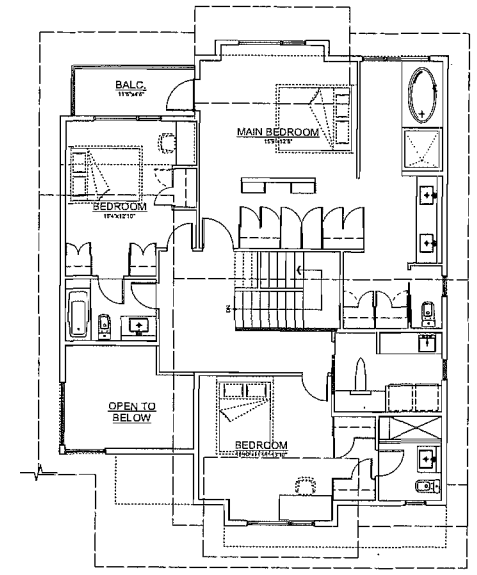
UNIT-B

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



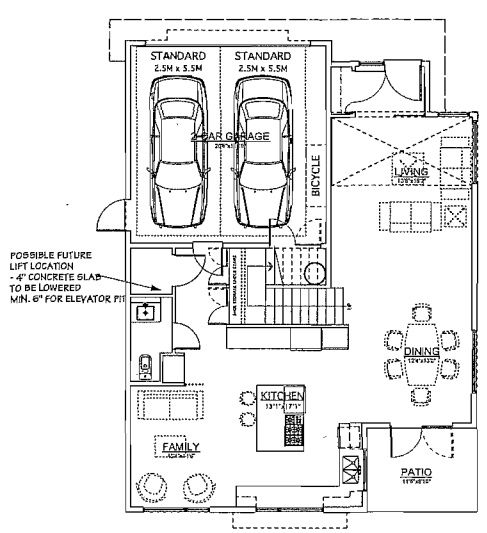
AMENITY

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-Ba

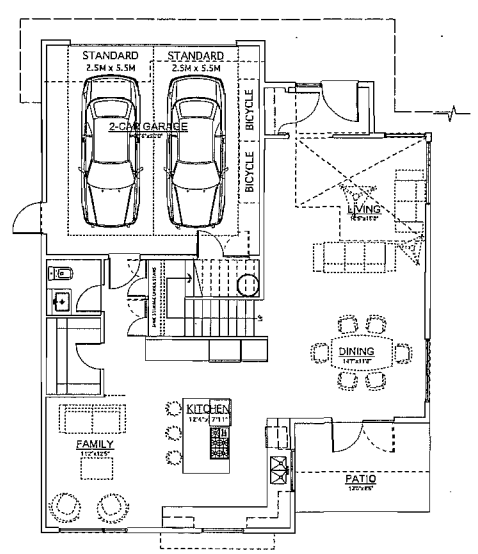
SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



UNIT-B3

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

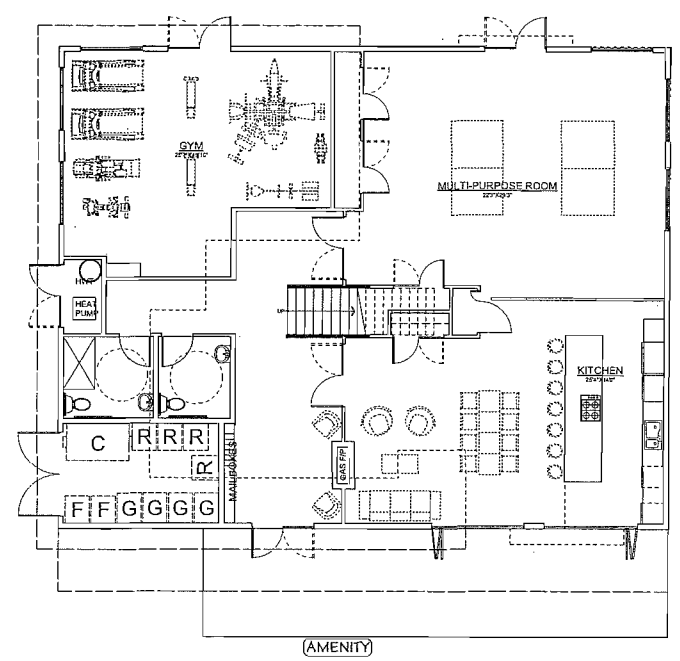
BUILDING NO. 14



UNIT-B

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

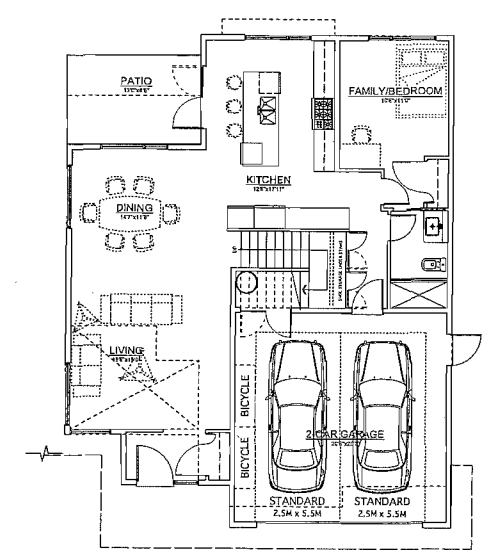
BUILDING NO. 15



AMENITY

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 16



UNIT-B

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 17

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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PROJECT

TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-65787
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

PLAN #13

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

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- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

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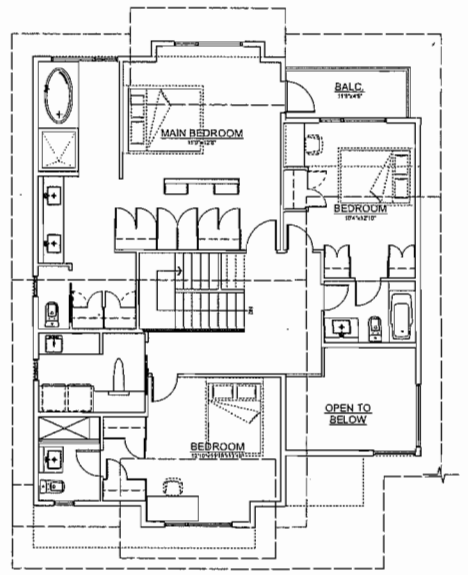
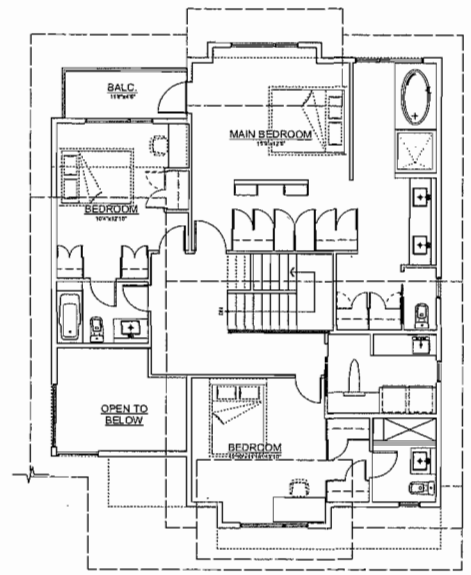
- STEEL WITH POLYURETHANE INSULATION CORE DOORS. GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.78 (TRIANGLE TUBE SMART SERIES)



UNIT-B

SECOND FLOOR PLAN

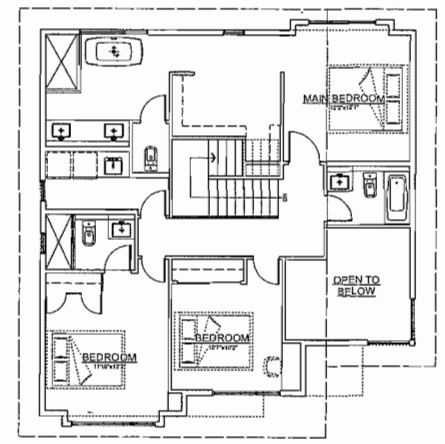
SCALE : 1/8" = 1'-0"



UNIT-B

SECOND FLOOR PLAN

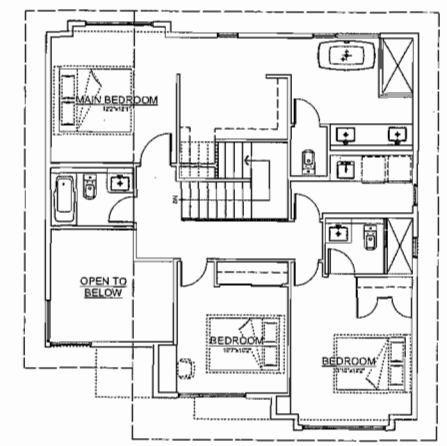
SCALE : 1/8" = 1'-0"



UNIT-A2

SECOND FLOOR PLAN

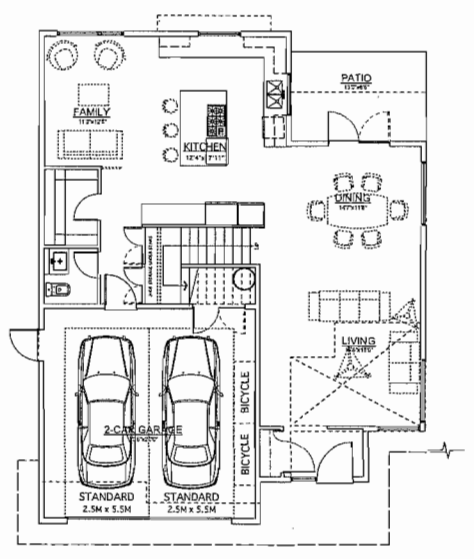
SCALE : 1/8" = 1'-0"



UNIT-A2

SECOND FLOOR PLAN

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

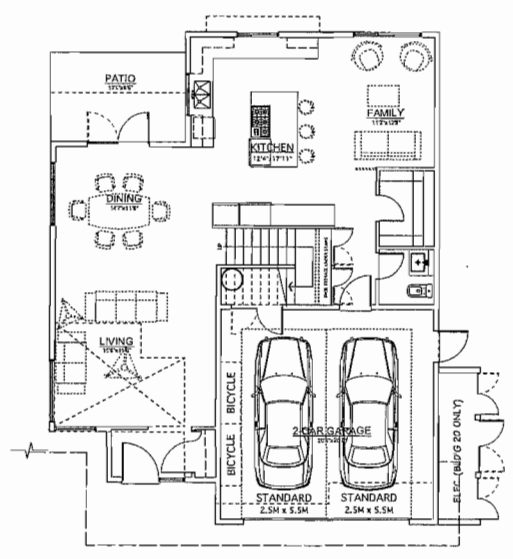


UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 18

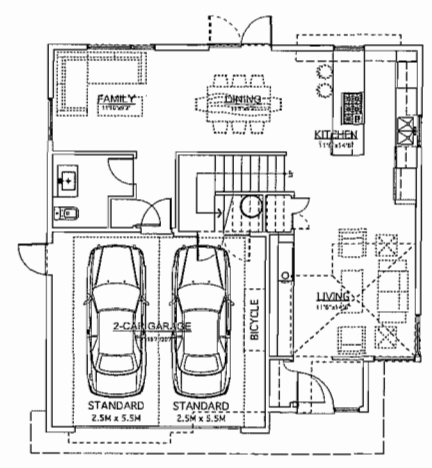


UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 19, 20

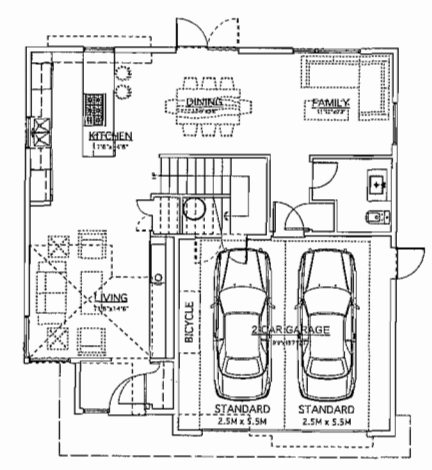


UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 21 & 23



UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 22

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

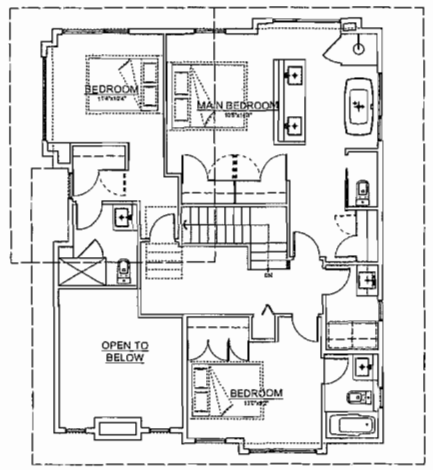
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-6578
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014

DP 14-657872

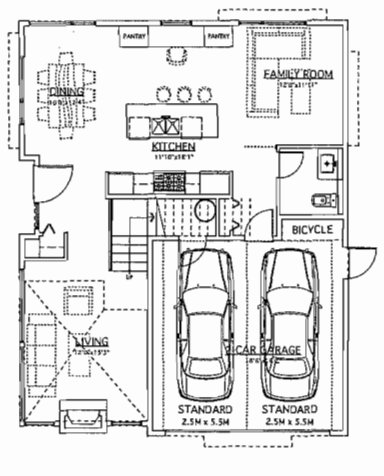
PLAN #14



UNIT-A1

SECOND FLOOR PLAN

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



UNIT-A1

GROUND FLOOR PLAN

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

BUILDING NO. 24

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE
GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 8, 2014	ISSUED FOR A.D.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

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PROJECT

TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY/KM	DP 14-657872
CHECKED	PROJ. NO. 1111

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #15

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	February 13, 2015
From:	Wayne Craig Director of Development	**File:**	DP 14-668373
Re:	**Application by Kirk Yuen of Cape Construction (2001) Ltd. for a Development Permit at 13040 No. 2 Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m^2 (3,760 ft^2) of commercial space at 13040 No. 2 Road on a site zoned "Commercial Mixed Use (ZMU24) – London Landing (Steveston)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Reduce the required number of off-street loading spaces from two (2) to one (1).

Wayne Craig
Director of Development

WC:sb
Att.

Staff Report

Origin

Kirk Yuen of Cape Construction (2001) Ltd. has applied to the City of Richmond for permission to develop a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m^2 (3,760 ft^2) of commercial space on a site zoned "Commercial Mixed Use (ZMU24) – London Landing (Steveston)".

The site is being rezoned from the "Light Industrial (IL)" zone to the "Commercial Mixed Use (ZMU24) – London Landing (Steveston)" site-specific zone under Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748). The rezoning bylaw received Public Hearing and 3rd reading on May 20, 2014.

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 road frontage, including road and utility works via a Servicing Agreement.

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 an area identified in the Steveston Area Plan as the London/Princess waterfront neighbourhood and also the London Landing Character Area. The area is designated for mixed-use (Commercial Industrial with Residential & Office Above) projects, heritage residential projects and residential projects in a "fine grained urban fabric" composed of many simple, yet distinctive buildings set close together. The subject site currently contains a two-storey light industrial building, which is intended to be demolished to accommodate the development proposal. Development surrounding the subject site is as follows:

- To the north: A three-storey mixed-use townhouse development with commercial space at grade fronting No. 2 Road, zoned "Commercial Mixed Use (ZMU13) – London Landing (Steveston)".
- To the north-east: There is a public-rights-of-passage right-of-way (ROW) registered over the north-east edge of the neighbouring three-storey townhouse development described above, including the drive aisle and areas of landscaping. Beyond the ROW is the City's greenway and farm land in the Agricultural Land Reserve (ALR).
- To the south-east: A five-storey mixed-use development with commercial space at grade fronting London Road, zoned "Commercial Mixed Use (ZMU8) – London Landing (Steveston)".

- To the south: A four-storey mixed-use development on the corner of No. 2 Road and London Road with commercial space at grade fronting London Road, zoned "Commercial Mixed Use (ZMU14) – London Landing (Steveston)".
- To the west: Across No. 2 Road, are undeveloped industrial lands currently used in support of Steveston Harbour and zoned "Light Industrial (IL)".

Rezoning and Public Hearing Results

The development proposal was reviewed at two (2) Public Hearings: February 17, 2014 and May 20, 2014. At the Public Hearing held on February 17, 2014, the rezoning bylaw was referred back to staff:

"(1) for more information on the notion of utilizing the same garbage contractor for the proposed project as the one currently utilized by the existing adjacent building;
(2) to consider the necessity of the second loading bay and whether it can be mitigated or potentially eliminated;
(3) to examine the pathway through the adjacent property and to encourage discussion with the adjacent Strata Corporation regarding the soundness of the pathway;
(4) for more information about the need and timing of potential road improvements to No. 2 Road south of Steveston Highway; and
(5) to examine potential privacy overlook issues associated with the proposed development."

The 2nd Public Hearing for the rezoning bylaw for this site was held on May 20, 2014. The referral rezoning staff report considered at the Public Hearing included the developer's response to public concerns regarding access across the neighbouring development, which was to revise the proposal to eliminate the second loading bay and relocate the servicing area away from the rear southeast corner of the site, eliminating the need for access across the neighbouring development over the neighbouring parking structure.

At the Public Hearing held on May 20, 2014, staff were asked to investigate the implementation of traffic calming measures along No. 2 Road. In response, Transportation staff conducted a traffic study and are in the process of investigating traffic calming measures. Vehicle speed along No. 2 Road between Andrews Road and London Road was found to be over the posted speed limit of 50 km/h, but within traffic enforcement tolerances. Traffic calming measures south of Moncton Street are being investigated as part of the future No. 2 Road widening project under consideration in the City's Five Year Capital Plan for 2015-2019. The project is currently slated for design in 2016 with construction to begin in 2017 subject to funding availability and Council approval as part of the future Five Year Capital Program approval process. In addition, resident concern regarding vehicle speeding was forwarded to RCMP's Traffic Division and staff requested that the area be monitored by "Speedwatch". This is a local team of volunteers coordinated by the RCMP that check neighbourhood speeds using electronic signs that provide drivers with instant feedback on their current speed.

Public Input

Correspondence was received and discussed in the two (2) rezoning staff reports for the proposal dated January 15, 2013 and March 18, 2014. After March 18, 2014 and at the May 20, 2014 Public Hearing further input was received from the public including concerns about rezoning the property. After Public Hearing, the City received three (3) additional items of correspondence regarding the development proposal (Attachment 2).

Many of the concerns were similar to concerns discussed in the rezoning staff reports. There was a new concern expressed associated with the proposed building regarding the potential for construction activities to damage neighbouring properties. The developer is required to ensure their construction does not cause damage to adjacent properties and will be required to submit a geotechnical report as part of their Building Permit application.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit. The proposed Development Permit complies with the Official Community Plan (OCP) and Steveston Area Plan designations and policies and is in compliance with the "Commercial Mixed Use (ZMU24) – London Landing (Steveston)" zone, but requires a variance to the Zoning Bylaw 8500 as described below.

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

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

1) Reduce the required number of off-street loading spaces from two (2) to one (1).

(Staff supports the proposed variance as it is requested in response to the Council referral from the Public Hearing held on February 17, 2014 to consider eliminating the second loading bay and public concerns regarding access across the neighbouring development. The applicant revised the proposal to eliminate the second loading bay and relocate the servicing area away from the rear southeast corner of the site, thereby eliminating the need for access across the neighbouring development, and over the parking structure. The proposed loading bay would be shared by residents and commercial units a legal agreement for the shared use of the loading bay was secured through the rezoning. This arrangement was reviewed and supported by Transportation staff.)

Advisory Design Panel Comments

The Advisory Design Panel considered the subject development on October 22, 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 3). 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 proposed development includes a central four-storey mixed-use building surrounded by residential unit outdoor patios and common outdoor amenity areas on top of a proposed one-level parking structure. The proposed building includes street-fronting commercial use at ground level, residential apartment units behind and on upper floors and residential indoor amenity space on all four (4) floors. The proposed development is constrained by a number circumstances, including: a long and narrow site configuration; limited street frontage and access opportunities; adjacent development which have limited setbacks; and a high flood construction level requirement. The proposal addresses the OCP Development Permit guidelines applicable to this site, generally as discussed in the following sections.

Conditions of Adjacency

- The proposal utilizes building height as well as setbacks to address adjacencies. The proposed building height of four (4) storeys provides a transition between the five (5) storey mixed-use buildings with raised flood construction level ground floors to the south and the lower three (3) storey mixed-use buildings with lower ground floors to the north.
- The proposed development building massing is pulled away from the edges of the site to provide adequate building separation to mitigate shadowing and privacy overlook impacts on adjacent existing buildings. As noted in the original rezoning staff report, the proposal provides a greater building separation than the 1:4 building separation ratio identified for consideration in the OCP Development Permit guidelines.
    - To the north, there would be a 21.4 m (70.2 ft) separation between the existing building at 13020 No. 2 Road and the proposed residential units. For the angled building at 13028 No. 2 Road, at the closest point, there would be a 9.1 m (30 ft.) separation of the existing building to the proposed residential units.
    - To the south, the proposed building would be closer to the existing party wall of the existing building at 6033 London Road that is located adjacent to No. 2 Road. The proposed building would be further setback at the rear of the property, providing a 24.8 m (81.3 ft.) separation between the existing building at 6111 London Road and the proposed residential units. The proposed building setbacks result in there being only a small portion of the proposed building facing the existing building at 6231 London Road and a separation of 24.8 m (81.3 ft.) to the proposed residential units.
    - To the east, there would be a 17.2 m (56.3 ft) separation between the existing building at 6233 London Road and the proposed residential units.

Public Realm

- Secured through the rezoning, the developer has agreed to construct new frontage improvement road works through a Servicing Agreement and to provide a voluntarily contribution of $150,000 towards wayfinding projects in the South Dike and Britannia Heritage Shipyards trail areas, enhancing the public realm and pedestrian safety.

- Raising the ground floor level to comply with the required Flood Construction Level, accommodate loading bay height clearances and match the floor lines of the neighbouring development to the south creates challenges, but the design of the proposed development provides an attractive pedestrian-oriented environment with street-animating commercial uses, minimizing vehicular crossing and lining the boulevard with street trees.
- The proposed development addresses No. 2 Road and provides a transition between the two adjacent developments by: extending the pavement widening, grass boulevard with street trees and 2 m wide sidewalk to match works recently constructed to the south and providing a lay-by for street parking and loading and to transition to the existing driveway and curb line to the north.

Site and Functional Planning

- Parking and loading is accommodated onsite in a parking structure, vehicular access is provided at the edge of the street frontage. "Back of house" loading and waste management functions are accommodated in the parking structure, with a collection day holding area for recycling carts located in front of the wheelchair ramp along the No. 2 Road frontage.
- The loading bay is shared between residential and commercial uses and is accessed directly from No. 2 Road. To enhance pedestrian safety, a deep outdoor apron will be installed to improve visibility and view angles. To enhance pedestrian amenity, the loading bay is set back from the street and the view is mitigated with an overhead open trellis structure.
- The developer has agreed to enter into a legal agreement to ensure the provision of electric vehicle charging features as a consideration of the Development Permit, identifying:
  - a minimum of 20% of resident parking spaces (20 parking spaces) to be provided with a 120V receptacle to accommodate electric vehicle charging equipment;
  - an additional 25% of resident parking spaces (25 parking spaces) to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g., pre-ducted for future wiring).
- The developer has agreed to enter into a legal agreement to ensure the provision of bicycle amenities as a consideration of the Development Permit, including:
  - shared use of bicycle storage rooms for all residents;
  - use of rooms for bicycle storage only and not habitable area (e.g., storage);
  - a minimum of one (1) 120 volt receptacle to accommodate electric vehicle charging equipment for every 10 Class 1 bicycle parking spaces; and
  - access for commercial tenants to the small bicycle storage room located in the residential parking area.

Architectural Form and Character

- The Steveston Area Plan encourages development in the mixed-use area of the London Landing Character Area to provide a "fine grained urban fabric" composed of simple, yet distinctive buildings set close together. The contemporary style of the subject commercial and residential development is reminiscent of the marine and industrial heritage of the area and is consistent with this objective.
- The development design contributes to visual interest, pedestrian scale, and a distinct identity. The development's four-storey form is relatively simple in massing and the longer north and south elevations are articulated and have massing shifts to provide for a more varied, interesting facades. The design animates No. 2 Road with large areas of aluminum

framed storefront glazing, heavy timber framing, steel and glass canopy providing weather protection and a breezeway leading to the residential lobby. Visual interest is provided to the building design with a natural palette and mix of materials including: Heavy timber framing at the ground level, white horizontal hardiplank siding, silver metal vertical cladding, light grey hardipanel framed with clear anodized aluminum reveals, charcoal coloured vinyl window frames with accent charcoal coloured spandrel panels, and glass and metal guardrails.

Landscape Design and Open Space Design

- The development's proposed landscape has been designed to provide a high quality residential environment. The podium rooftop provides a variety of shared outdoor amenity areas including: an ornamental protected courtyard at the residential lobby and overlooked by indoor amenity areas; a small orchard with eight (8) fruit bearing cherry trees, an urban agriculture area with twelve (12) raised garden beds, overhead trellis, garden shed and compost facilities; and a children's play area with an imaginative play rotating 'ship' and 'sailing boat' equipment as well as benches for adult supervision. The podium rooftop includes walkways connecting residential unit outdoor patio areas, shared outdoor amenity areas, No. 2 Road at the front of the site, and the City's greenway at the rear northeast corner of the site. The outdoor amenity design also includes paver areas interplanted with Thyme, raised planting beds surrounding residential unit patios
- The edges of the podium provide landscape greenery and buffering to the future and neighbouring residents. The south edge of the podium would be planted with Japanese Snowbell, Magnolia and self fertile fruiting Cherry trees, Golden Sedge grass and English Yew shrubs. The north edge features a stepped planter edge and cascading planting to provide a sensitive grade transition to the neighbouring ground-oriented development. The north edge is planted with Japanese Snowbell, Magnolia and Coral Bark Maple trees, cascading Creeping Raspberry vines and English Yew shrubs. Additional area of Dwarf Maiden Hair grass borders the children's play area.
- In addition, the development is providing streetscape frontage improvements along the No. 2 Road frontage, including new sidewalk, boulevard with street trees, and road widening.
- The developer will be providing a landscaping security in the amount of $111,590.60 as a consideration of the Development Permit.

Crime Prevention Through Environmental Design

- The development incorporates CPTED strategies including:
- The development's site planning and building design provides opportunities for passive surveillance.
- The breezeway to the lobby is placed in a prominent location, access controlled with a security gate and the lobby has clear sightlines.
- 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.
- The elevator lobby and vestibules will include glazing as per Building Code requirements.

Accessible Housing

- The proposed development includes six (6) basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m^2 (20 ft^2) per unit, which the proposed has incorporated.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

Highlights of the proposed sustainability strategy include:

- Landscaping diversity with indigenous, drought tolerant native and non-invasive planting
- Opportunities for urban agriculture with garden plots in the outdoor amenity area, edible planting and composting facilities.
- Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through providing a parking structure and the use of vegetation on the parking structure roof.
- Electric vehicle provisions (20% of resident spaces provided with 120V outlets and an additional 25% pre-ducted for future outlets)
- Energy efficient appliances, windows, lighting systems, and mechanical equipment.
- Water efficient low flush toilets.
- An emphasis on sustainable, recycled, renewable and Low VOC building materials.
- Recycling facilities will be provided for the use of construction personnel and residents.

Public Art

- The developer has agreed to participate in the City's Public Art Program. A voluntary contribution of $44,591 towards public art was secured through the rezoning.

Affordable Housing

- The developer has agreed to support the City's affordable housing strategy with a voluntary contribution of $223,656 to the City's affordable housing fund secured through the rezoning.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and London/Princess waterfront neighbourhood as set out in the Steveston Area Plan, OCP and Zoning Bylaws. The project's distinctive form, pedestrian-oriented streetscape, private open space, together with voluntary developer contributions secured at the project's rezoning stage (e.g., affordable housing, public art and way-finding project funding), will enhance the neighbourhood. On this basis, staff recommend support for the subject Development Permit application.

Sara Badyal.

Sara Badyal
Planner 2

SB:rg

Attachments:
Attachment 1: Development Data Sheet
Attachment 2: Public Input
Attachment 3: Advisory Design Panel Minutes Annotated Excerpt

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

- Enter into a legal agreement to ensure the provision of electric vehicle charging features: a minimum of 20% of parking spaces to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; an additional 25% of parking spaces to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g., pre-ducted for future wiring).
- Enter into a legal agreement to: ensure the provision and shared use of bicycle storage rooms; prohibit conversion into habitable area (e.g., storage); ensure the provision of a minimum of one 120 volt receptacle to accommodate electric vehicle charging equipment for every 10 Class 1 bicycle parking spaces; and ensure that commercial tenants have access to the small bicycle storage room located in the residential parking area.
- Receipt of a Letter-of-Credit for landscaping in the amount of $111,590.60.

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

- Enter into an Encroachment Agreement for removable wheelchair ramp, entry stairs, planters, walkways and and overhead canopies that project into the utilities SRW on the site along the No. 2 Road property line.
- Incorporation in the BP plans all sustainability and accessibility measures identified through the Rezoning and Development Permit application staff reports, including six (6) BUHF units.
- 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.*
- 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.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-668373 **Attachment 1**

Address: 13040 No. 2 Road

Applicant: Kirk Yuen of Cape Construction (2001) Ltd. Owner: Matthew & Flora Chen

Planning Area(s): London/Princess Waterfront Neighbourhood & London Landing Character Area (Steveston)

	Existing	Proposed
Site Area	4,046 m^2	No Change
Land Uses	Light Industrial	Mixed-Use Commercial and Residential
Area Plan Designation	Mixed-Use (Commercial Industrial with Residential & Office Above)	Complies
Zoning	Formerly Light Industrial (IL)	Commercial Mixed-Use (ZMU24) – London Landing (Steveston)
Flood Construction Level	2.9 m GSC	3.8 m GSC to 4.42 m GSC
Number of Units	10 units	2 or 3 CRU and 55 Apartments

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.37 including commercial space at grade	1.37 including 349.3 m^2 commercial space at grade	None permitted
Lot Coverage	Max. 54%	54%	None
Setbacks: No 2 Road Side Yard Rear Yard	 Min. 4.5 m None None	 4.5 m Min. 0 to 10.9 m 12.5 m	None
Height	Max. 21 m & four storeys	16 m to 19.8 m & four storeys	None
Parking Spaces: Commercial/Visitor Resident Accessible Total	 11 83 (2%) 94	 12 99 (3) 111	None
Small Car Parking	Max. 50%	3.6% (4 spaces)	None
Tandem Parking	Permitted	None	None
Electric Vehicle	Residential OCP guideline: 20% with 120V outlets 25% pre-ducted	 20% (20 spaces) 28% (28 spaces)	None
Loading Spaces	**1 residential & 1 commercial**	**1 (shared)**	**1 Loading Space Reduction**
Bicycle Storage: Class 1 (secure) Class 2 (outdoor)	 70 11	 80 12	None
Indoor Amenity Space	Min. 100 m^2	284 m^2	None
Outdoor Amenity Space	Min. 330 m^2	474 m^2	None

ATTACHMENT 2

MayorandCouncillors

From: Webgraphics
Sent: Friday, 30 May 2014 1:06 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #792)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #792)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/30/2014 1:05:33 PM

Survey Response

Your Name	Y.H. Guo
Your Address	6233 London Road
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	A 4 storey building is just TOO LARGE for this lot!!!!!! And expending No. 2 road is NOT going to solve the problem. All developers want to make the most of their $$$, do they really care about the neighborhood? Building a 4 storey building in this tiny lot is just NOT A GOOD IDEA.

PHOTOCOPIED

JUN - 2 2014

SAD

& DISTRIBUTED

CITY OF RICHMOND
DATE
JUN - 2 2014
RECEIVED
CITY CLERK'S OFFICE

Badyal, Sara

From: Badyal, Sara
Sent: Wednesday, 21 May 2014 02:56 PM
To: Badyal, Sara
Subject: FW: 13040 No 2 Rd - public correspondence after Public Hearing

From: klaus gade [mailto:klausgade@hotmail.com]
Sent: Tuesday, 20 May 2014 08:35 PM
To: MayorandCouncillors
Cc: Badyal, Sara
Subject: No.2 Rd Develpoment

Dear Mayor and Councillors,

Thank you for your time on Tuesday evening regarding 13040 No.2 Road.
As is always the case, one thinks of things after one has had time to consider what has been said.
Does it really make sense to build first and then think about sufficient roads second?
If council was concerned enough to ask for an engineer's report while the easement was an issue at 6233 London Road, then why is it not a concerned now? Is this now swept under the rug?
As mentioned at the meeting and in my letter, why do we need more commercial space? The commercial space available in our building and the next one and in the town housing to the north has numerous vacancies. The developer's representative at the meeting suggested day care; really?
The developer's representative is correct; the present structure there now needs to be cleaned up. But again I will emphasize, why so big? Profits no doubt. Is it necessary?
Please consider carefully what is built, where and how big. I see our ALR disappearing and for what? Profits.
You are charged with the stewardship of the city and the land around it. Please plan wisely.
Sincerely,

Klaus Gade
311/6233 London Road

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 20 May 2014 8:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #791)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #791)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 8:38:08 PM

Survey Response

Your Name	Aizheng Shi
Your Address	421-6233 London Road
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	Our sole concern is the loss of our privacy. We are to the east side of the proposed development, which is only 14.2m (NOT 17.17m) to our living room window.

PHOTOCOPIED

MAY 21 2014

SAD

& DISTRIBUTED

CITY OF RICHMOND
DATE
MAY 21 2014
RECEIVED
CITY CLERK'S OFFICE

Attachment 3

Annotated Excerpt from the Minutes from
The Advisory Design Panel Meeting

Wednesday, October 22, 2014

(Design response in ***'bold italic'*** text)

DP 14-668373:	Mixed Use Development (55 Residential units over Commercial space)
APPLICANT:	Cape Construction
LOCATION:	13040 No. 2 Road

Applicant's Presentation

Architect Tom Bell, GBL Architects Inc., and Patricia Campbell, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- Site plan is well sorted out; look at opportunity for more sunlight exposure to urban agriculture – ***Reviewed. The proposed location will benefit from morning sun and provides a relatively quiet buffer between the more active children's play area to the north and the quieter contemplative orchard area to the south, which also serves as a quieter buffer and pleasant overlook for neighbouring buildings.***
- Agree with staff comment regarding the linearity of the open space; consider changing tree sizes and varying tree species to better respond to the building form (i.e., stepping back and forth) – ***Design improved.***
- Look at opportunity for vine planting on the trellis feature; ensure adequate soil volume – ***Design improved.***
- Look at the courtyard to the main lobby; consider adding one tree to the three-tree composition – ***Design improved.***
- The site is difficult and narrow but handled well by the applicant; the length of the building is well handled; the introduction of subtle breaks is successful – ***Noted.***
- Clarify the intention of the north-facing common courtyard – ***Two common courtyard areas are provided. A hard paved courtyard is provided for the commercial tenants and individual screened patios are provided for residential units. A small common garden courtyard provides a break in the linear massing of the building, an opportunity for landscaping relief and is intended as a quiet contemplative space for seating and garden sculptures. The largest courtyard provides for the children's play area.***
- Would like to see the retail level brought down but understand the project's response to the flood plain issue – ***The height of the commercial units is further impacted by the minimum required clearance for SU-9 trucks manoeuvring in and out of the loading bay at the parking level below.***

- Appreciate the project's response to its context; however, the building blocks of the adjacent developments should have been included in the model to better understand how the project relates to neighbouring developments – ***Noted.***
- The architecture is well done; however, the use of heavy timber is not appropriate for the proposed development – ***The heavy timber framing references the existing neighbouring development and is reminiscent of the area's marine and industrial heritage. While the colour palette of the building materials is neutral overall, the natural wood provides an element of warmth which is also complemented by natural stained cedar soffits at the balconies and roof eaves.***
- Look at the symmetry on the front elevation – ***Reviewed. The symmetry is in part dictated by the narrowness of the street frontage on No. 2 Road and reinforces the continuous commercial storefront.***
- The character of the retail frontage is negatively affected by the ramp; consider turning the ramp 90 degrees or introducing architectural elements and landscaping features to mitigate the blank wall expression of the ramp – ***Reviewed. Unfortunately due to the narrowness of the site, turning the ramp 90 degrees would significantly reduce the amount of commercial space. The ramp will be visually interesting, accommodates needed on-site holding area for recycling carts and will be explored as a possible location for public art with the City's Public Art Program in a way that will be integrated with the accessibility requirements while also providing a more approachable expression overall.***
- The ramp works well for access; however, explore further ways to enhance the accessibility to the retail units; also consider incorporating landscaping elements to the ramp – ***Noted above.***
- Consider providing accessible ramp for residents of the proposed development down to the City's greenway at the northeast corner of the site – ***Design improved.***
- Pleased to see the detailed drawings of the unit designs; appreciate the pocket doors on bathrooms of standard units; consider the same feature for the adaptable units to create more usable floor space – ***Reviewed.***
- Look at the accessibility of balconies to the residents – ***Balconies for adaptable units will be designed with swing doors and flush thresholds.***
- The project is well designed and responds well to its context – ***Noted.***
- Applicant is encouraged to have an actual public art project located either adjacent to the City's greenway or at the frontage – ***Noted above.***
- Look at the surface treatment of the walkways to ensure universal accessibility throughout the communal spaces; ensure that movement of wheelchairs, strollers, etc. will not be impeded – ***Universal accessibility will be provided.***
- Consider further treatment to the ramp to mitigate its prominence at the frontage – ***Noted above.***
- Providing an accessible ramp to the City's greenway at the northeast corner of the site may be challenging; should the applicant not be able to provide a ramp , look at the detailing of the steps to accommodate bicycles to create synergy – ***Noted above.***

- Appreciate the project's response to its context through building articulation and attention to detail – ***Noted.***
- Appreciate the use of integral heavy timber in the proposed development – ***Noted.***

Panel Decision

It was moved and seconded that DP 14-668373 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

City of Richmond

Development Permit

No. DP 14-668373

To the Holder:	KIRK YUEN CAPE CONSTRUCTION (2001) LTD.
Property Address:	13040 No. 2 ROAD
Address:	EILEEN ALBANG, GBL ARCHITECTS 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the required number of off-street loading spaces from two (2) to one (1).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #18 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of $111,590.60 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 14-668373

To the Holder:	KIRK YUEN CAPE CONSTRUCTION (2001) LTD.
Property Address:	13040 No. 2 ROAD
Address:	EILEEN ALBANG, GBL ARCHITECTS 139 EAST 8th AVENUE VANCOUVER, BC V5T 1R8

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

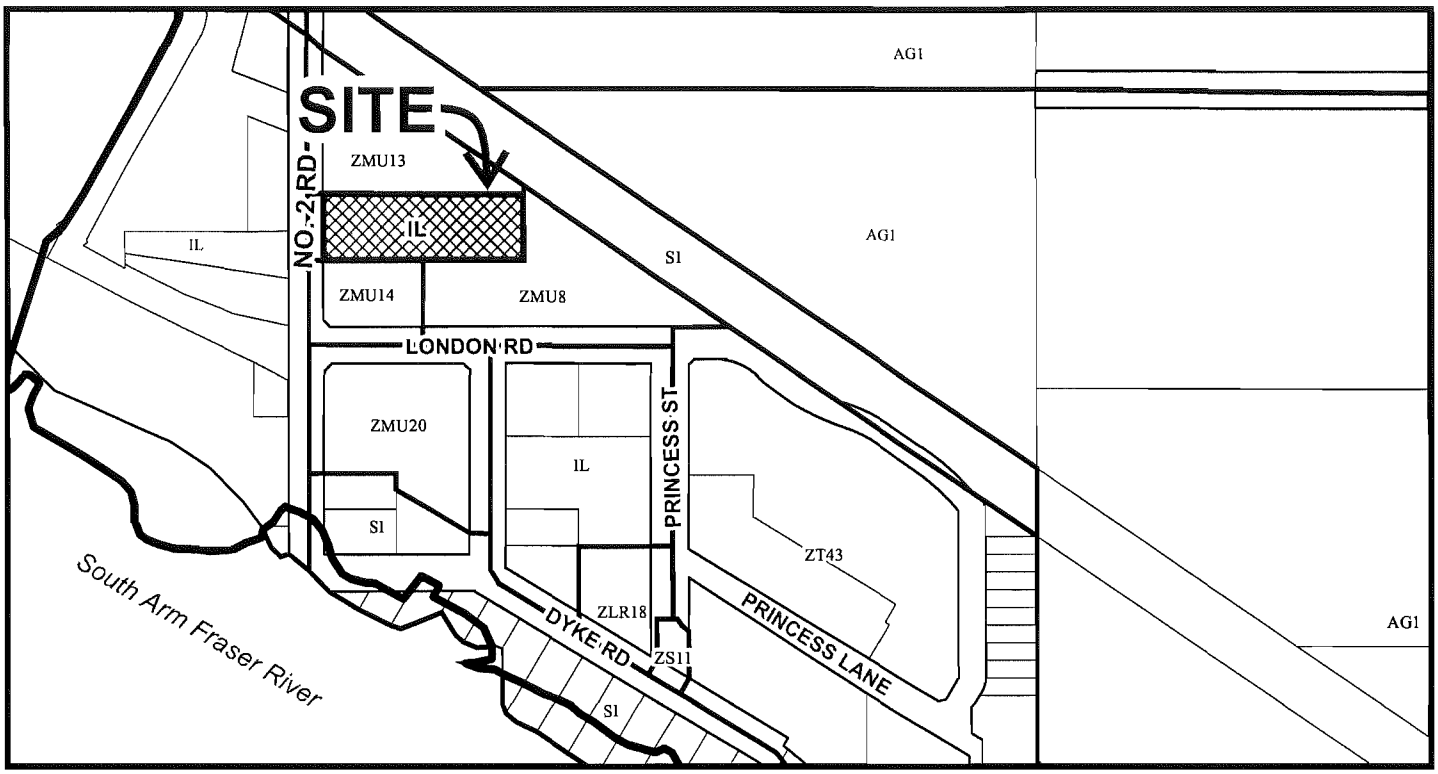
   This Permit is not a Building Permit.

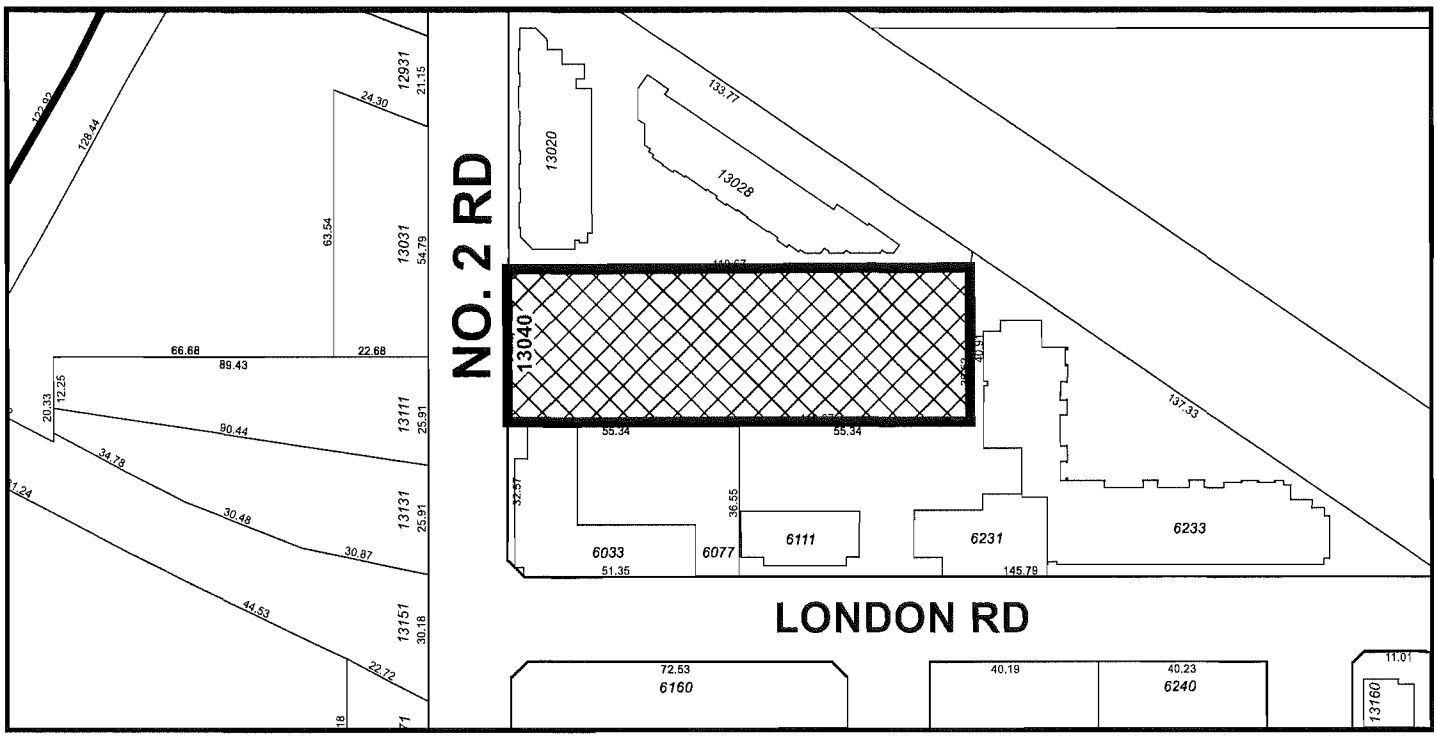
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 14-668373
SCHEDULE "A"

Original Date: 08/08/14

Revision Date: 02/17/15

Note: Dimensions are in METRES

Notes:

- Separate encroachment permit required for removable on-site structures in utility right-of-way, including: wheelchair ramp, entry stairs and overhead canopy.
- Separate permit(s) required for commercial signage.
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Variance included to provide only one (1) Loading Bay, which is required to shared by residents and commercial units.
- 6 Basic Universal Housing Units, which are required to comply with Section 4.16 requirements and benefit from Section 4.6 floor area exemption in Zoning Bylaw 8500.
- Aging in place features in all dwelling units include:
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers
- 3 accessible parking spaces
- Electric vehicle charging features:
  - Minimum 20% of resident parking spaces provided with a 120V receptacle to accommodate electric vehicle charging equipment
  - Additional minimum 25% of resident parking spaces pre-ducted for future wiring.
  - Minimum one 120 volt receptacle to accommodate electric vehicle charging for every 10 Class 1 bicycle parking spaces
- Development is required to construct common indoor amenity area (approx. 284 m^2), including amenity rooms on all 4 floors.
- Sustainability features:
  - Landscaping that provides diversity with indigenous, drought tolerant native and non-invasive planting
  - Opportunities for urban agriculture with garden plots in the outdoor amenity area, edible planting and composting facilities.
  - Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through providing a parking structure and the use of vegetation on the parking structure roof.
  - Electric vehicle provisions (20% of resident spaces provided with outlets and an additional 25% pre-ducted for future outlets)
  - Energy efficient 'Energy Star' appliances, windows, lighting systems, and space and water heating and cooling equipment.
  - Water efficient low flush toilets.
  - An emphasis on sustainable, recycled and renewable building materials as well as Low VOC products.
  - Construction and demolition waste will be recycled, and recycling facilities will be provided for residents.

13040 No. 2 Road, Richmond

HARBOUR WALK

(Parking entry from No 2 Road)

STATISTICS

CIVIC ADDRESS:
13040 No. 2 Road, Richmond

LEGAL DESCRIPTION:
STRATA LOTS 1 THROUGH 10 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS3089

ZONING: ZMU24 - Commercial Mixed Use London Landing (Steveston)

SET BACKS:
WEST
No. 2 Road 4.5M (14'-9")
No minimum Side Yard / Rear Yard

HEIGHT:

Permitted	68.89'	21.0m	
Proposed	4 Storeys	16.0m (+/-)	(Main Roof)
	64.92'	19.79m	(T.O. Elev. Penthouse)

SITE AREA:	36.6mx110.6m	43,550.00 SF	4,046.00 SM	
SITE COVERAGE (PERMITTED):	0.54	23517 SF	2,184.80 SM	

FAR	RESIDENTIAL+ COMMERCIAL	PERMITTED FAR	PROPOSED FAR	
FAR ALLOWED (RESIDENTIAL+COMMERCIAL)	59,664	1.37	1.37	59,663
FAR ALLOWED (AMENITY)	4,355	0.10	0.07	3,060
TOTAL FAR ALLOWED	64,019	1.47		
TOTAL FAR PROPOSED	62,723		1.44	62,723
VARIANCE	-1,296			

DENSITY CALCULATION

RESIDENTIAL		UNITS a	GROSS FLOOR AREA b	c	d	e	f	g	h=b+c+d+e+f+g	i=d+e+f+g	j=h-d
Level		Units	Residential	Commercial (double height)	Amenity	Service Exclusions	Stair / Elev Exclusions	Misc. Area Exclusions	Gross Area	Total Exclusions	Total FAR
Level 1	(TOWNHOUSE L1)	18	14,226.00	3,760.00	640.00	930.00	-	14.00	19,570.00	1,584.00	17,986.00
Level 2	(TOWNHOUSE L2)		11,470.00		1,275.00	14.00	1,011.00		13,770.00	2,300.00	11,470.00
Level 3		23	15,645.00		635.00	52.00	350.00	158.00	16,840.00	1,195.00	15,645.00
Level 4		14	14,562.00		510.00	48.00	350.00	60.00	15,530.00	968.00	14,562.00
Total Area		55	55,903.00	3,760.00	3,060.00	1,044.00	1,711.00	232.00	65,710.00	6,047.00	59,663.00

PARKING CALCULATION:

TOTAL PARKING :		REQUIRED	PROVIDED			TYPE
Section 7.7.4.						
1.5 SPACES PER DWELLING UNIT	55 x 1.5	82.5	99			0 small; 2 WC
VISITORS/ 0.2 PER DWELLING UNIT*	55 x 0.2	11.0				
COMMERCIAL / RETAIL / OFFICE (3 PER 100SM)* (OR DAYCARE)	350 m2	12	12			4 small; 1 WC
TOTAL PARKING		**105.5**	**111**			

*Commercial Parking Spaces are proposed to be shared with Visitor Parking Spaces as per preliminary City comments received on Sept. 24, 2013

BICYCLE PARKING CALCULATION:

TOTAL BICYCLE PARKING :		REQUIRED	PROVIDED			TYPE
Section 7.14						
1.25 SPACES PER DWELLING UNIT	55 x 1.25	69.0	76			CLASS 1
0.2 SPACES PER DWELLING UNIT	55 x 0.2	11.0	12			CLASS 2
0.27 SPACES PER 100.0m2 OF CRU AREA	4 x 0.27	1.0	4			CLASS 1
TOTAL BICYCLE PARKING		**81.0**	**92**			

LOADING SPACE CALCULATION:

TOTAL LOADING SPACES :		**REQUIRED	PROVIDED			TYPE
Section 7.13.6.						ON-SITE
RESIDENTIAL - 11 to 80 UNITS	55	1	1	**SHARED		MEDIUM
COMMERCIAL - 101 m2 to 500 m2	350m2	1	1	**SHARED		MEDIUM
**TOTAL LOADING		2	1	**SHARED		

**Request for Variance: City staff support shared Loading Bay use for this project.

DRAWING LIST

A-0.00	PROJECT DATA	NTS
A-0.01	SITE CONTEXT	NTS
A-0.02	DESIGN RATIONALE	NTS
A-0.03	SITE CONTEXT AERIAL	NTS
A-0.04	SITE CONTEXT PHOTOS	NTS
A-0.05	SURVEY PLAN	1/16"=1'-0"
A-0.06	CONTEXT PHOTOS	NTS
A-0.07	SHADOW STUDIES	NTS
A-1.00	PARKING PLAN	1/16"=1'-0"
A-1.00a	PARKING PLAN - PART 1	1/8"=1'-0"
A-1.00b	PARKING PLAN - PART 2	1/8"=1'-0"
A-1.01	LOADING DIAGRAMS - 1	3/16" = 1'-0"
A-1.02	LOADING DIAGRAMS - 2	3/16" = 1'-0"
A-2.00	SITE / GROUND FLOOR PLAN	1/16"=1'-0"
A-2.01	GROUND FLOOR PLAN - CLR	3/32"=1'-0"
A-2.01a	GROUND FLOOR PLAN - PART 1	1/8"=1'-0"
A-2.01b	GROUND FLOOR PLAN - PART 2	1/8"=1'-0"
A-2.02	2ND FLOOR PLAN - CLR	3/32"=1'-0"
A-2.02a	2ND FLOOR PLAN - PART 1	1/8"=1'-0"
A-2.02b	2ND FLOOR PLAN - PART 2	1/8"=1'-0"
A-2.03	3RD FLOOR PLAN - CLR	3/32"=1'-0"
A-2.03a	3RD FLOOR PLAN - PART 1	1/8"=1'-0"
A-2.03b	3RD FLOOR PLAN - PART 2	1/8"=1'-0"
A-2.04	4TH FLOOR PLAN - CLR	3/32"=1'-0"
A-2.04a	4TH FLOOR PLAN - PART 1	1/8"=1'-0"
A-2.04b	4TH FLOOR PLAN - PART 2	1/8"=1'-0"
A-2.05	ROOF PLAN - CLR	3/32"=1'-0"
A-3.00	STREETSCAPE ELEVATION	1/16"=1'-0"
A-3.01	ELEVATIONS - EAST / WEST	3/32"=1'-0"
A-3.02	ELEVATIONS - NORTH / SOUTH	3/32"=1'-0"
A-3.03	COLOUR ELEVATIONS - NORTH / WEST	1/8"=1'-0"
A-3.04	ELEVATIONS - MATERIALS	1/4"=1'-0"
A-3.05	3D IMAGES / PERSPECTIVE VIEWS	NTS
A-3.06	3D IMAGES / PERSPECTIVE VIEWS	NTS
A-4.01	SECTION A-A	AS NOTED
A-4.02	SECTIONS B-B	AS NOTED
A-4.03	SECTIONS C-C	AS NOTED
A-4.04	SECTIONS D-D	AS NOTED
A-4.05	SECTIONS E-E	AS NOTED
A-5.01	UNIT PLANS - 1BR	1/4"=1'-0"
A-5.02	UNIT PLANS - 1BR	1/4"=1'-0"
A-5.03	UNIT PLANS - 2BR	1/4"=1'-0"
A-5.04	UNIT PLANS - 2BR	1/4"=1'-0"
A-5.05	UNIT PLANS - 2BR + DEN	1/4"=1'-0"
A-5.06	UNIT PLANS - 3BR	1/4"=1'-0"
A-5.07	UNIT PLANS - CH-A1, CH-A2	1/4"=1'-0"
A-5.08	UNIT PLANS - CH-A3, CH-A4, CH-A5	1/4"=1'-0"
A-5.09	UNIT PLANS - CH-B1, CH-B2	1/4"=1'-0"
A-5.10	UNIT PLANS - CH-C1, CH-C2	1/4"=1'-0"
L1	LANDSCAPE PLAN	1/16"=1'-0"
L2	SHRUB PLAN WEST	1/8"=1'-0"
L3	SHRUB PLAN EAST	1/8"=1'-0"

gbl

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

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NOTES

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MARCH 2012	REZONING APPLICATION
2	APRIL 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR REZONING APPLICATION
4	DEC 20 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUN 25 2014	ISSUED FOR REVIEW
6	JUL 22 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 22 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 13 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

Plan 2 Feb 13, 2015

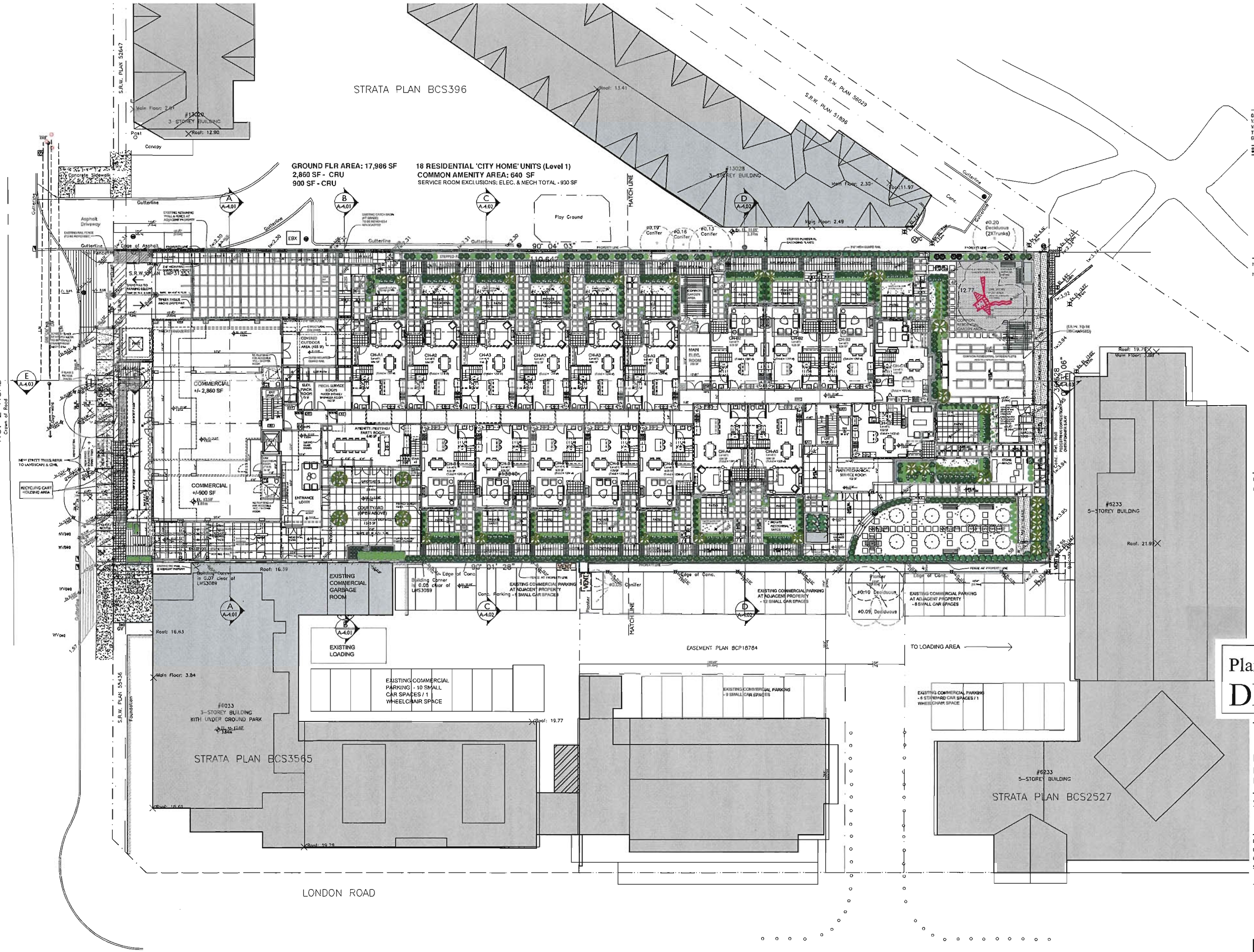
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

PROJECT DATA

DATE	FEB. 2012
DRAWN BY	RF, EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119

A-0.00



GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

NOTES

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MARCH 2012	REZONING APPLICATION
2	APRIL 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR REZONING APPLICATION
4	DEC 09 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUNE 25 2014	ISSUED FOR REVIEW
6	JUL 22 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 22 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 13 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

Plan 3a Feb 13, 2015

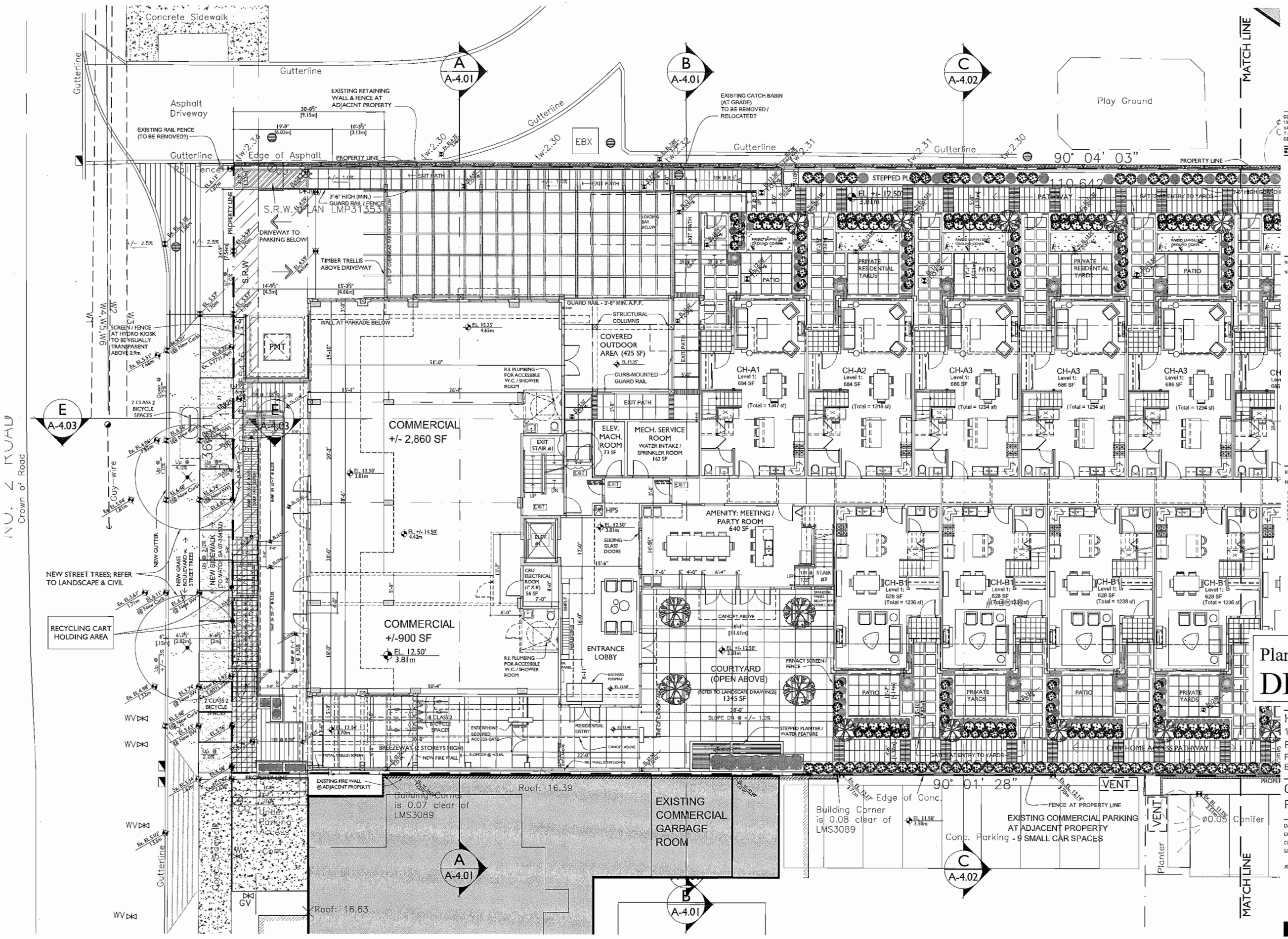
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

SITE / GROUND FLOOR PLAN

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/16" = 1'-0"
JOB NUMBER	1119

A-2.00



gbl

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 734 1156 F 604 731 5279
GBLARCHITECTS.COM

NOTES
NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 01 2012	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	JAN 27 2013	RESUBMITTED FOR REZONING APPLICATION
4	DEC 04 2013	RESUBMITTED FOR REZONING APPLICATION
5	APR 25 2014	ISSUED FOR REVIEW
6	JUL 25 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 23 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 12 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DP

Plan 3b Feb 13, 2015

DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

GROUND FLOOR PLAN
PART 1

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

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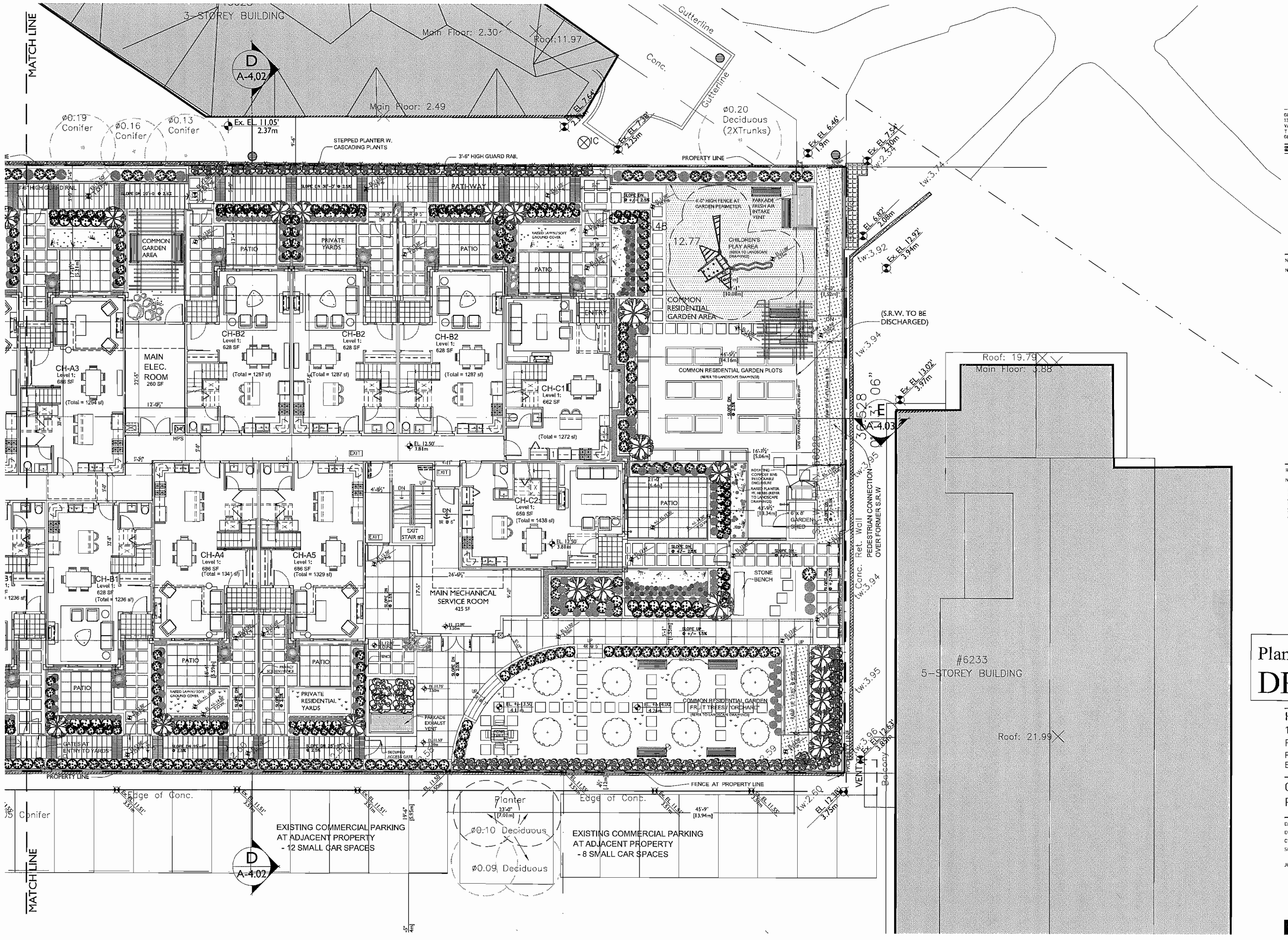

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N

NOTES

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 01 2012	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 02 2013	RESUBMITTED FOR REZONING APPLICATION
4	DEC 09 2013	RESUBMITTED FOR REZONING APPLICATION
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7	DEC 12 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 10 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

Plan 3c Feb 13, 2015

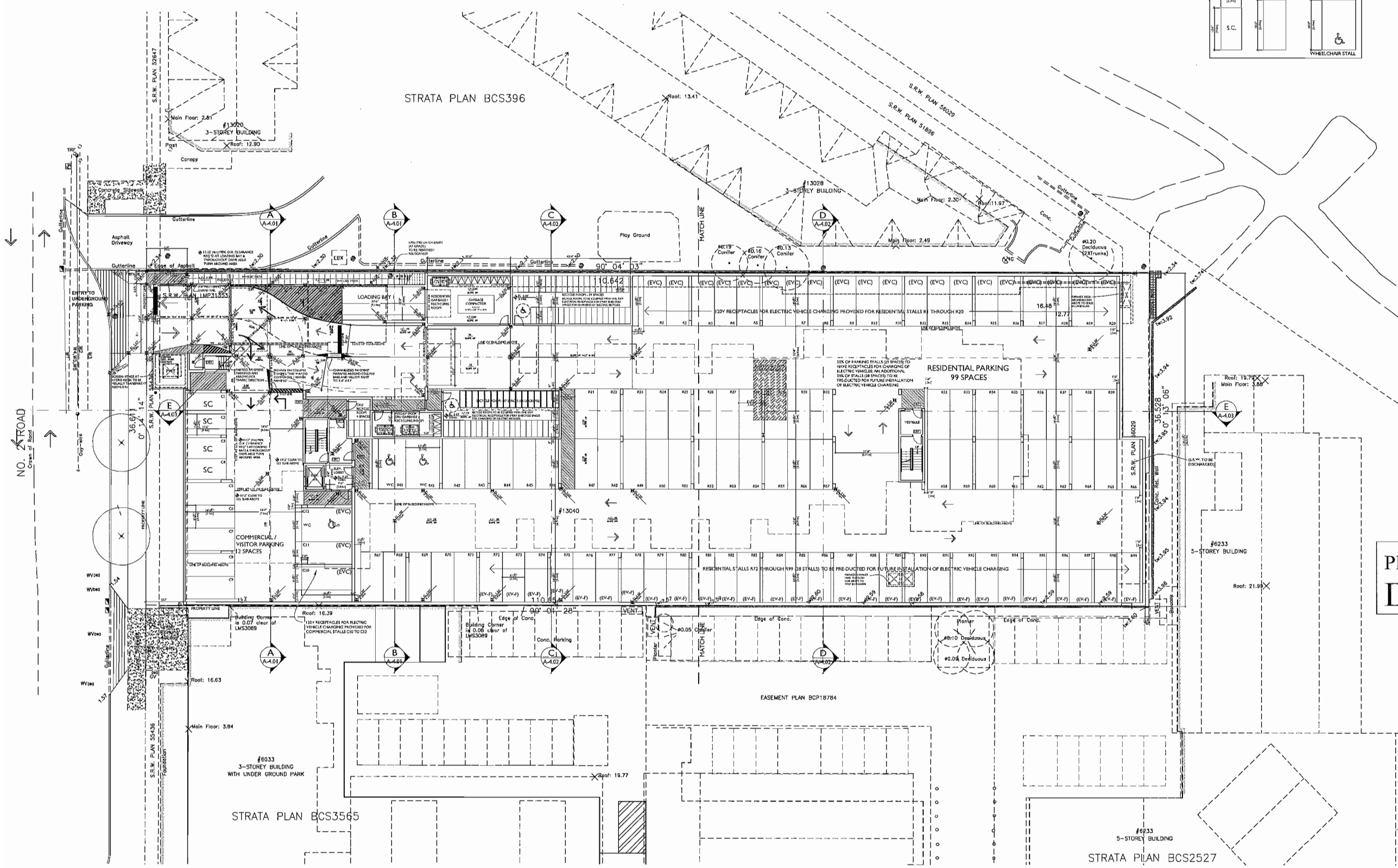
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

GROUND FLOOR PLAN
PART 2

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.01b



PARKING STALL SIZES AND COUNT = 111

SMALL CAR STALLS	STANDARD CAR STALLS
No. = 4 (4%)	No. = 107 (96%)

S.C. — WHEELCHAIR STALL

gbl

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8	FEB 10 2015	REVISED ELECTRICAL RIDERS - RE-ISSUED FOR DPA

Plan 4a Feb 10, 2015

DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

PARKING PLAN

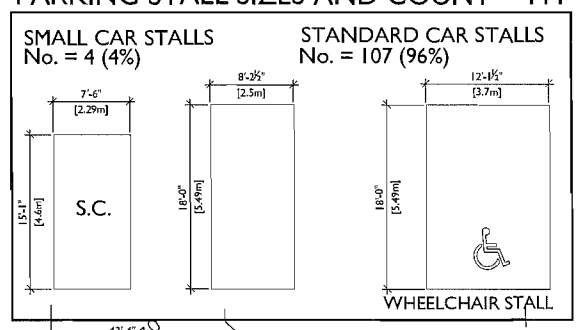
DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/16" = 1'-0"
JOB NUMBER	1119

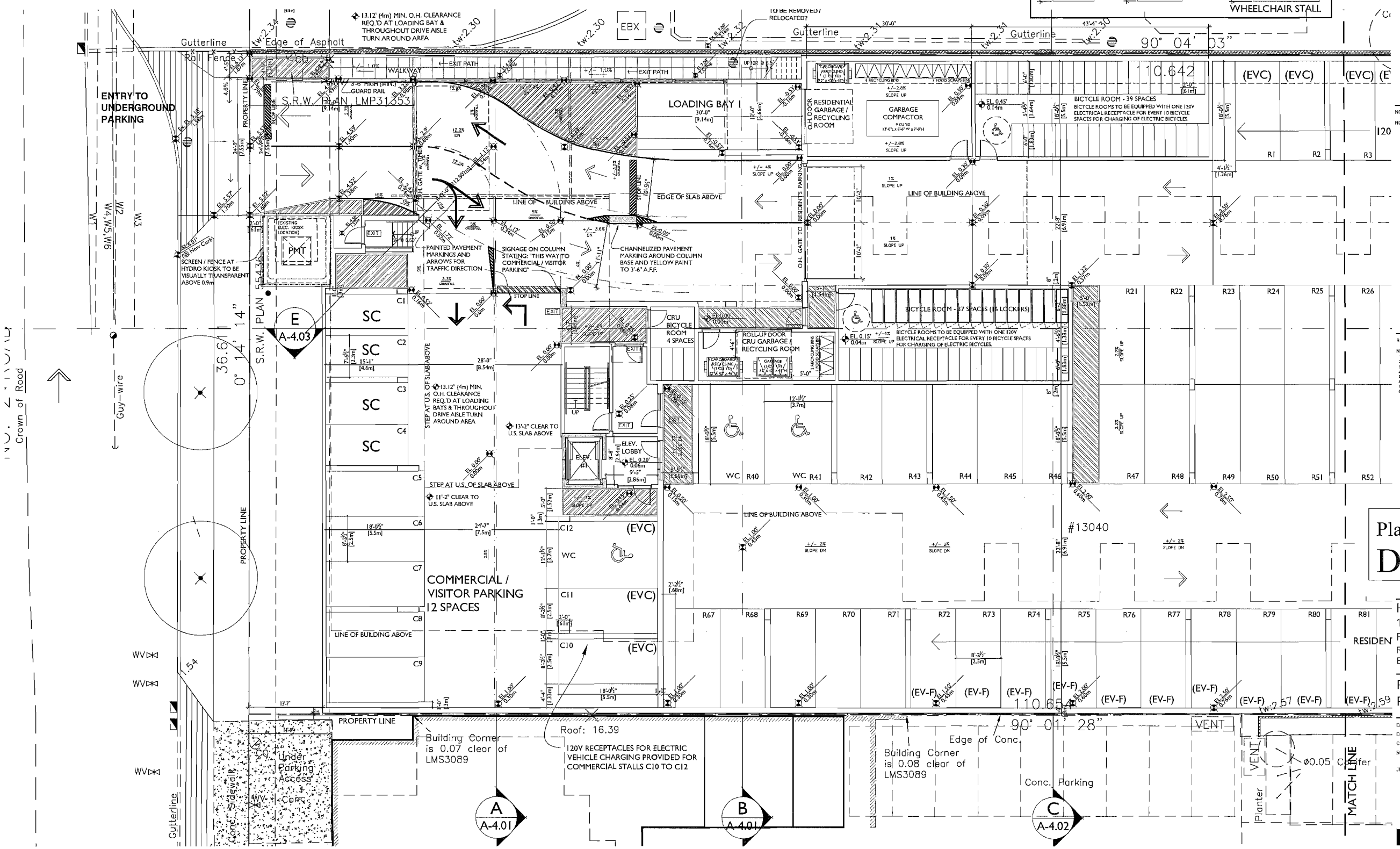
A-1.00

PARKING STALL SIZES AND COUNT = 111

SMALL CAR STALLS
No. = 4 (4%)

STANDARD CAR STALLS
No. = 107 (96%)





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Plan 4b Feb 13, 2015

DP 14-668373

HARBOUR WALK
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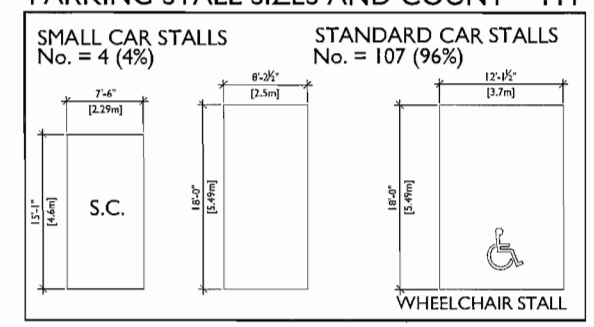
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

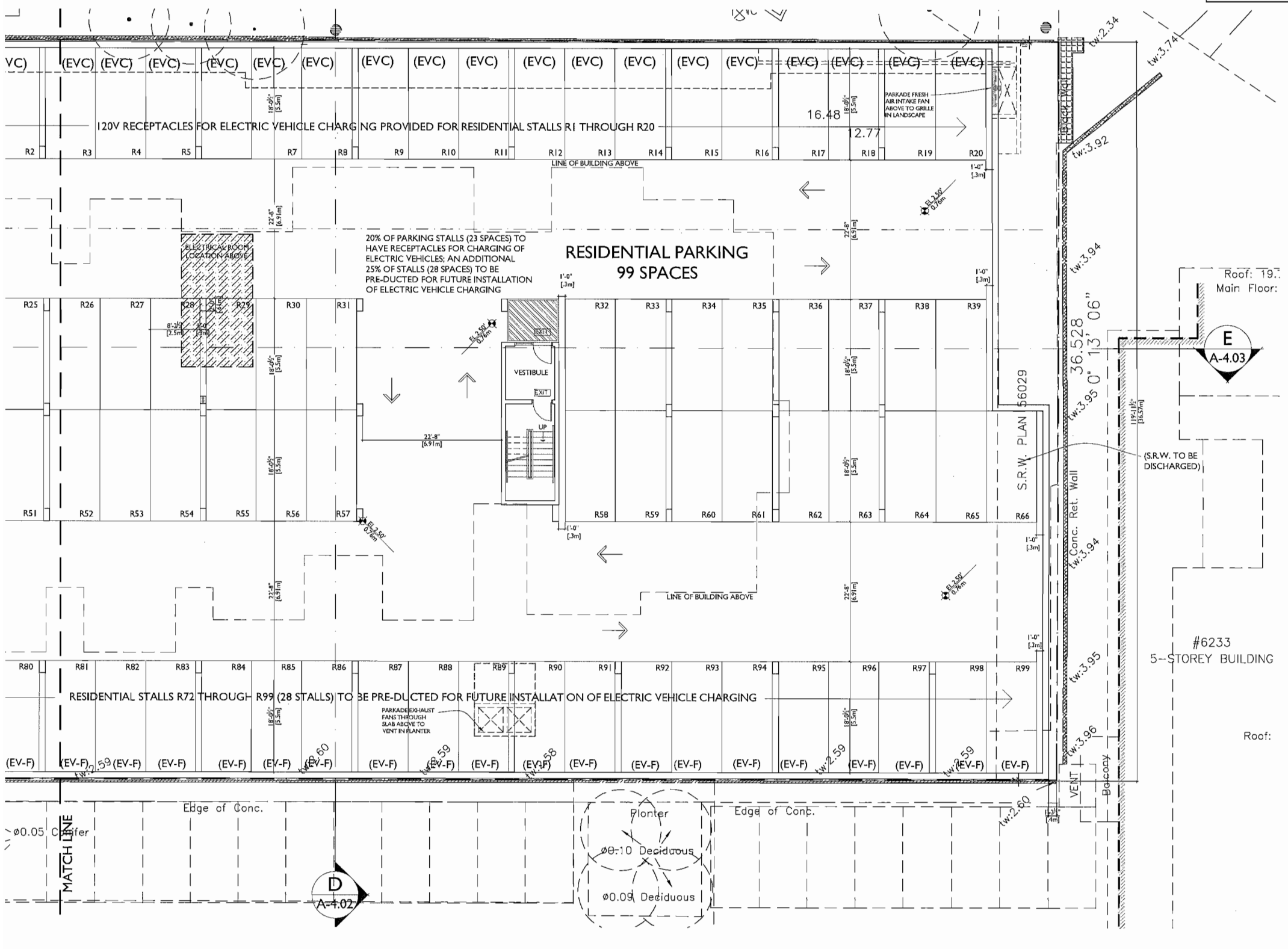
PARKING PLAN
PART 1

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-1.00a

PARKING STALL SIZES AND COUNT = 111





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Plan 4c Feb 13, 2015

DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

PARKING PLAN
PART 2

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

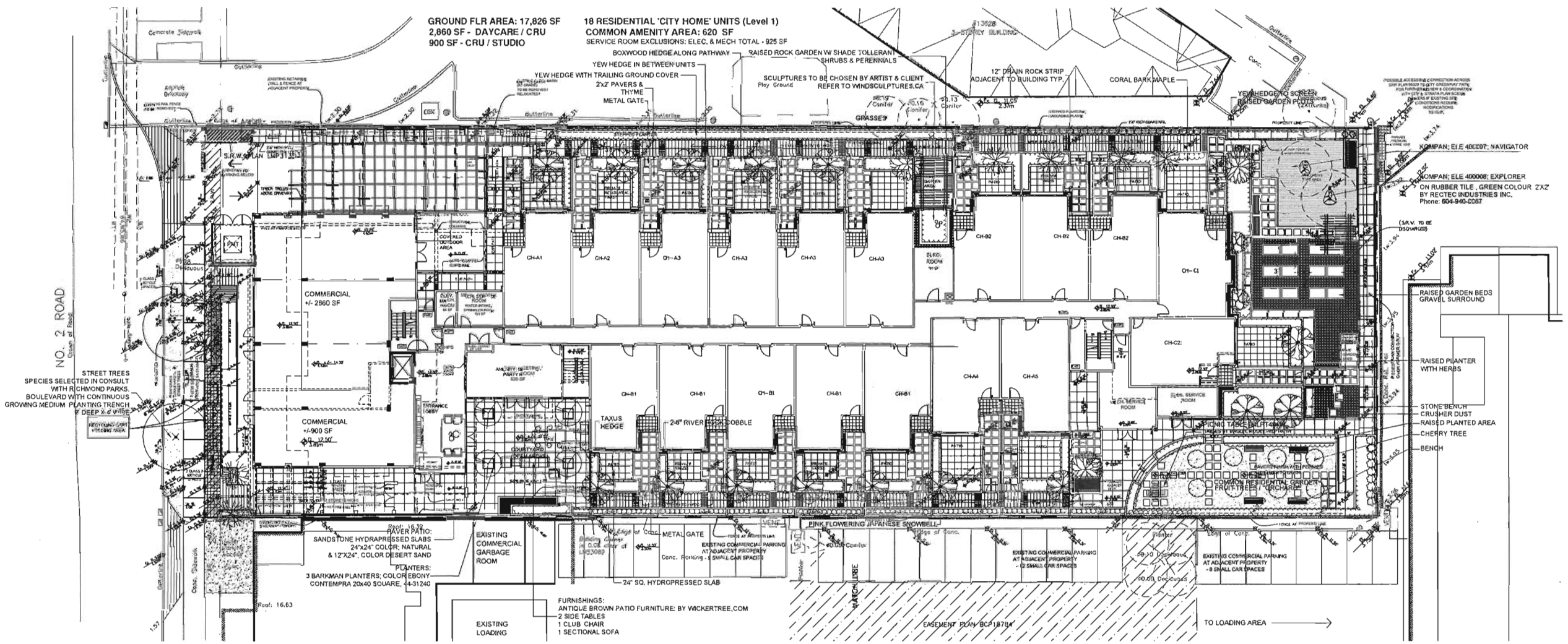
A-1.00b

PLANT SCHEDULE

PMG PROJECT NUMBER: 13-097

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	8	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	#7 POT; 1M SPRD
	3	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA (WHITE)	2M HT; B&B
	2	MALUS DOLGO	DOLGO CRAB APPLE	2.5 M HT.
	8	PRUNUS CERASUS 'EVANS'	SELF FERTILE FRUITING CHERRY TREES	5CM CAL.; 1.2M STD.-UNIFORM
	2	SELECTED IN CONSULT WITH CITY OF RICHMOND	STREET TREES	6 CM CAL.; 1.8M SPECIMEN
	15	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5 CM CAL.; 1.2M STD.- UNIFORM FORM
	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5CM CAL.; 1.5M STD; B&B

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

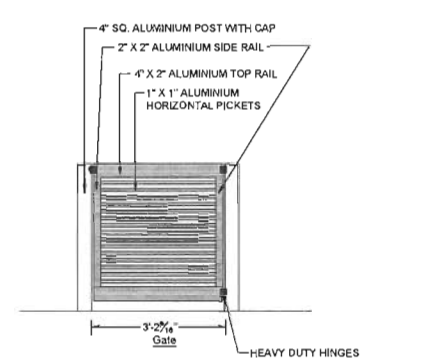


WISHBONE BENCH
MODENA Model No MAL-5,
in Metallic Silver

WISHBONE BIKE RACK
TENAJ Model No TJBR-34,
in Metallic Silver

RAISED GARDEN BEDS

2'x2' PAVERS & THYME



1 / L1 UNITS ENTRY GATE
SCALE: 1/2"=1'-0"

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	12.FEB.22	AS PER CLIENT REQUEST	DD
4	14.OCT.19	NEW SITE PLAN	DD
3	14.OCT.17	NEW SITE PLAN	DD
2	14.JUL.21	ISSUED FOR DP	PCW/DD
1	13.DEC.05	NEW SITE PLAN	RH

CLIENT:

Plan 5a Feb 13, 2015
DP 14-668373

HARBOUR WALK
MIXED USE DEVELOPMENT

13040 NO. 2 ROAD
RICHMOND, BC

DRAWING TITLE:

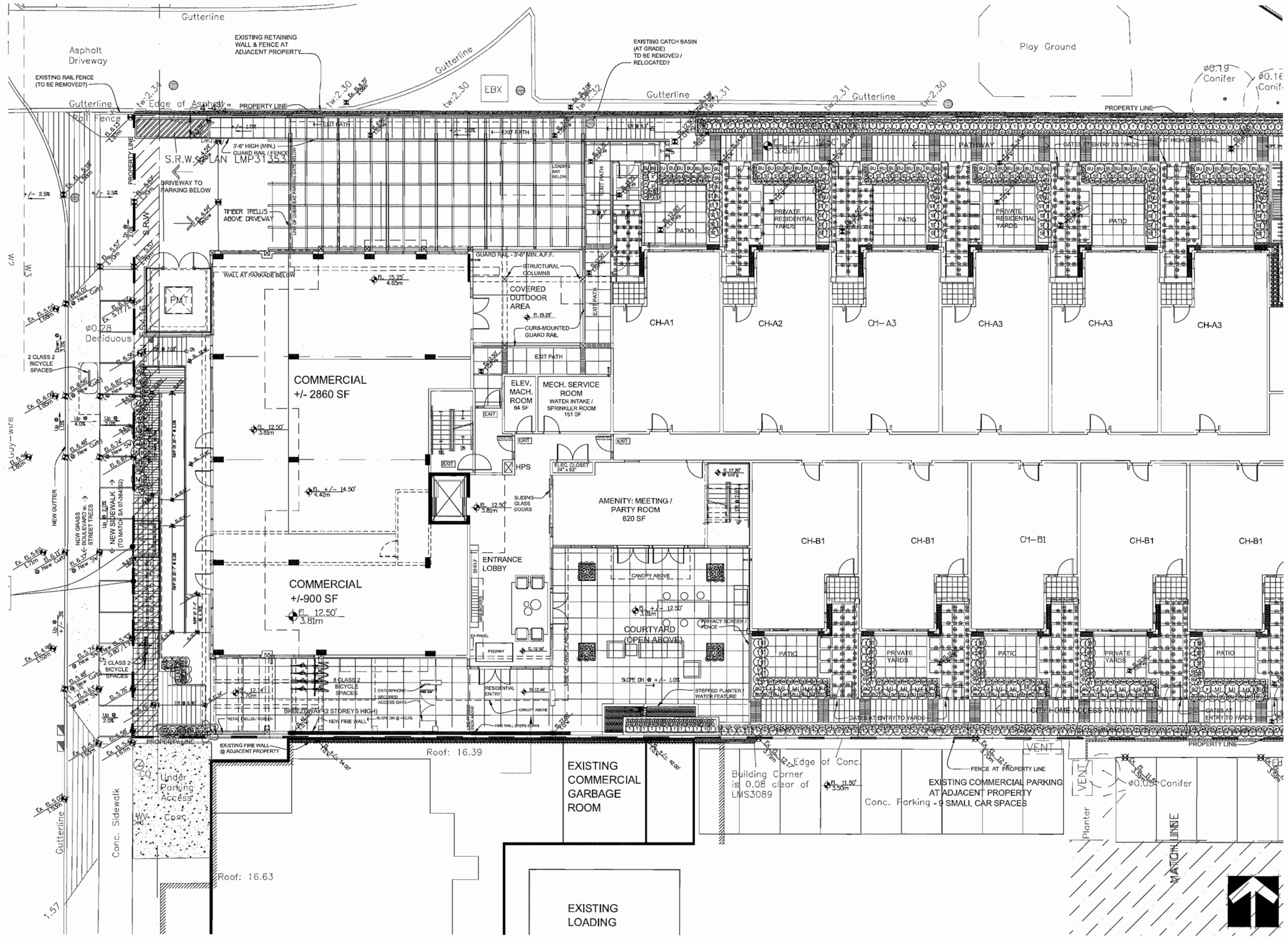
LANDSCAPE PLAN

DATE: 13.JUL.03
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD/ PC
CHK'D: PC

DRAWING NUMBER: **L1** OF 3

13097-8.ZIP

PMG PROJECT NUMBER: 13-097



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	12.DEC.22	AS PER CLIENT REQUEST	DD
4	14.DEC.19	NEW SITE PLAN	DD
3	14.OCT.07	NEW SITE PLAN	DD
2	14.JUL.21	ISSUED FOR DP	PCM/DD
1	13.DEC.05	NEW SITE PLAN	RH

CLIENT:

Plan 5b Feb 13, 2015

DP 14-668373

HARBOUR WALK
MIXED USE DEVELOPMENT

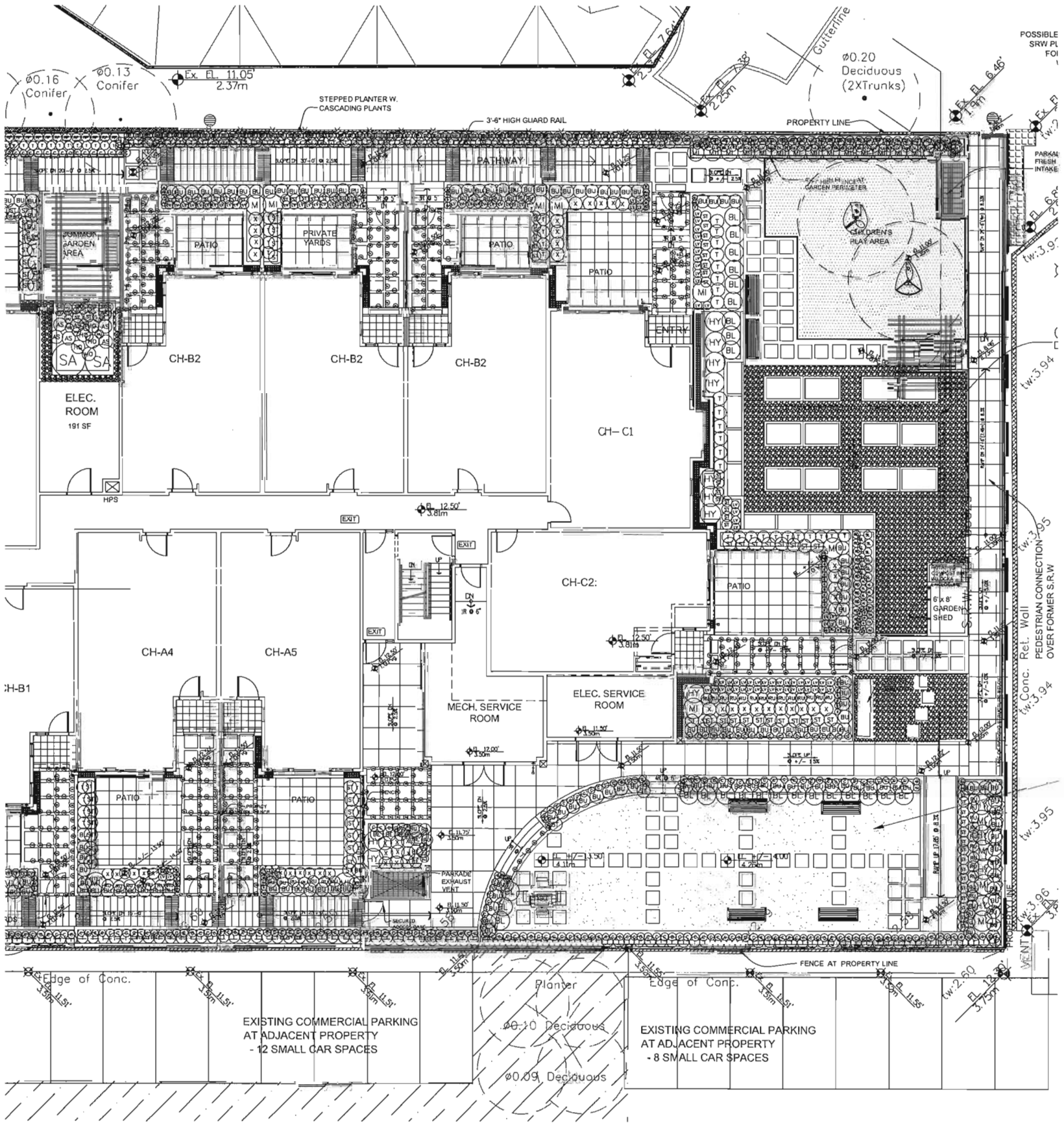
13040 NO. 2 ROAD
RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN WEST

DATE:	13.JUL.03	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L2**
DRAWN:	RH	
DESIGN:	RH	
CHK'D:	PCM	OF 3

PMG PROJECT NUMBER: **13-097**



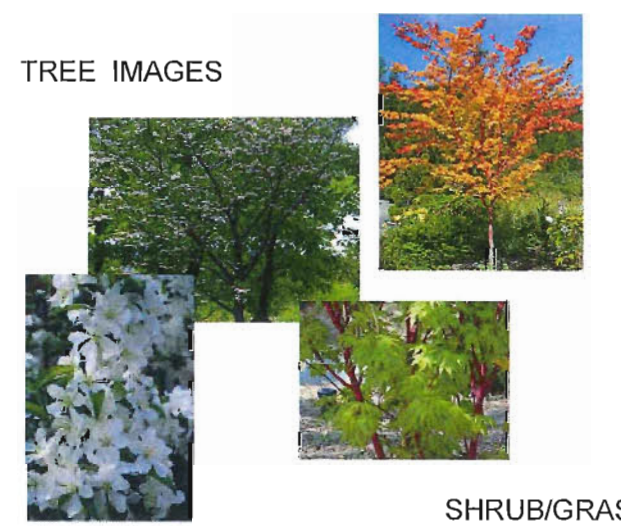
PLANT SCHEDULE

PMG PROJECT NUMBER: 13-097

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AL	7	ALLIUM SCHOENOPRASUM	CHIVES	#1 POT
BU	6	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	RED DWARF BARBERRY	#2 POT; 30CM
BL	282	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
HY	14	HYDRANGEA MACROPHYLLA -WHITE	WHITE HYDRANGEA	#3 POT; 40CM
LI	2	LIGUSTRUM TEXANUM	GLOBE PRIVET	CONTAINER STD; #3 POT; 70CM, 2 SHERE TOPIARY
RM	12	ROSMARINUS OFFICINALUS	ROSEMARY	#1 POT
SC	2	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#3 POT
TX	409	TAXUS BACCATA	ENGLISH YEW	1.5 M
VA	25	VACCINIUM - ELLIOT & REKA	2 VARIETIES OF BLUEBERRY	#3 POT
GRASS				
CO	443	CAREX O. EVERGOLD	GOLDEN SEDGE	11 CM POT
CO	63	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
MI	48	MISCANTHUS 'YAKU JIMA'	DWARF MAIDEN HAIR GRASS	#2 POT
ST	237	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
JA	9	JASMINUM OFFICINALE	COMMON WHITE JASMINE	#2 POT; 40CM STAKED
PERENNIAL				
AU	81	AUBRIETA AXCENT DEEP PURPLE	ROCK CRESS	9 CM POT
HE	10	HEUCHERA MAGRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT
HO	5	HOSTA FORUNTEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#2 POT; 1-2 EYE
LA	262	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	#1 POT
RU	73	RUDBECKIA F. SULLIVANTII 'GOLDSTURM'	BLACK EYED SUSAN	15 CM POT
SA	11	SALVIA OFFICINALIS	SAGE	#1 POT
TH	1026	THYMUS SERPHYLLUM	MOTHER OF THYME	9 CM POT
AS	7	ASPLENIUM SCOLOPENDRIUM	HART'S TONGUE FERN	#1 POT
OR	105	ORIGANUM VULGARE 'AUREUM'	OREGANO	#1 POT; 20CM
RU	190	RUBUS PENTALOBUS	CREEPING RASBERRY	9 CM POT
TH	4	THYMUS	CULINARY THYME	4" POT

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

TREE IMAGES



SHRUB/GRASSES IMAGES

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5.	12.DEC.22	AS PER CLIENT REQUEST	DO
4.	14.DEC.19	NEW SITE PLAN	DO
3.	14.OCT.07	NEW SITE PLAN	DO
2.	14.Jun.23	ISSUED FOR DP	PCM/DO
1.	13.DEC.06	NEW SITE PLAN	RH

CLIENT:

Plan 5c Feb 13, 2015

DP 14-668373

HARBOUR WALK
MIXED USE DEVELOPMENT

13040 NO. 2 ROAD
RICHMOND, BC

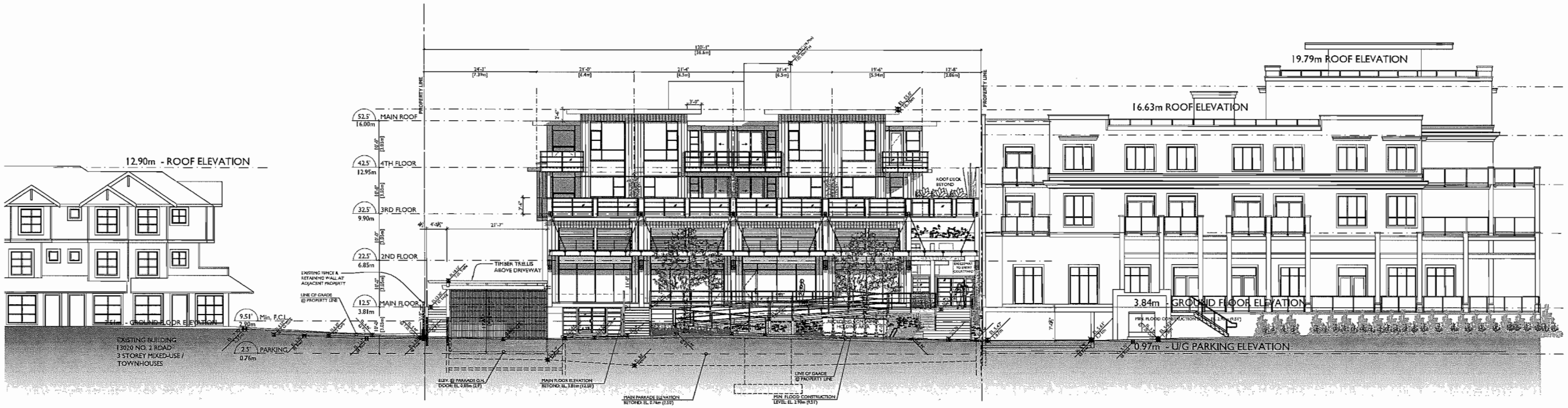
DRAWING TITLE:

SHRUB PLAN EAST

DATE:	13.JUL.03	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	L3
DRAWN:	RH	
DESIGN:	RH	
CHK'D:	PCM	OF 3

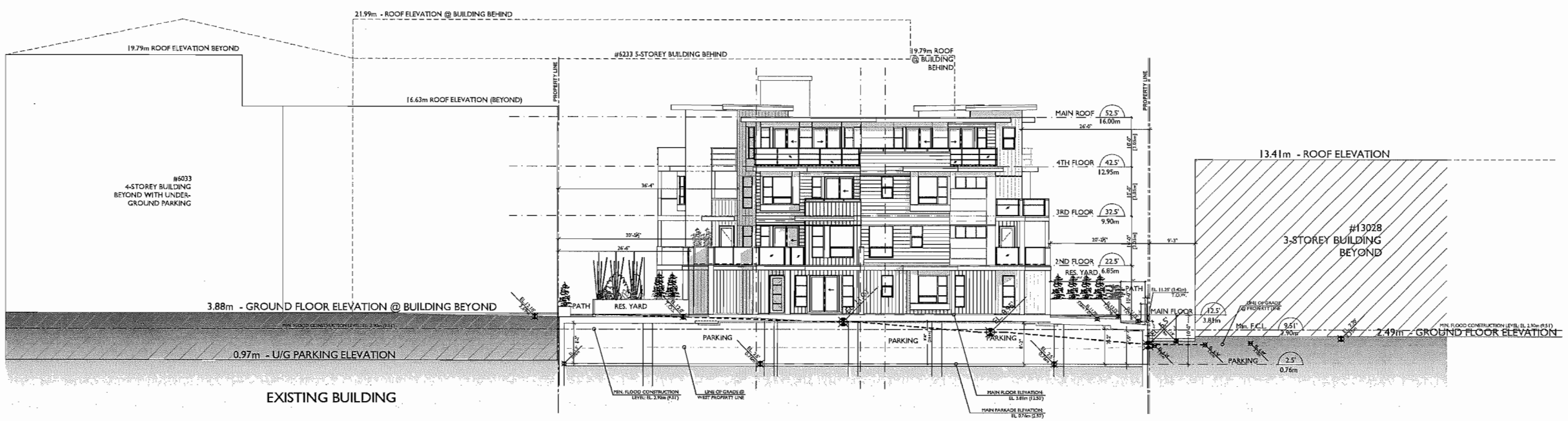
13097-8.ZIP

PMG PROJECT NUMBER: 13-097



WEST ELEVATION

EXISTING BUILDING
#6033 LONDON ROAD
4-STOREY BUILDING
w. U.G. PARKING



EXISTING BUILDING

EAST ELEVATION

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Plan 6 Feb 13, 2015

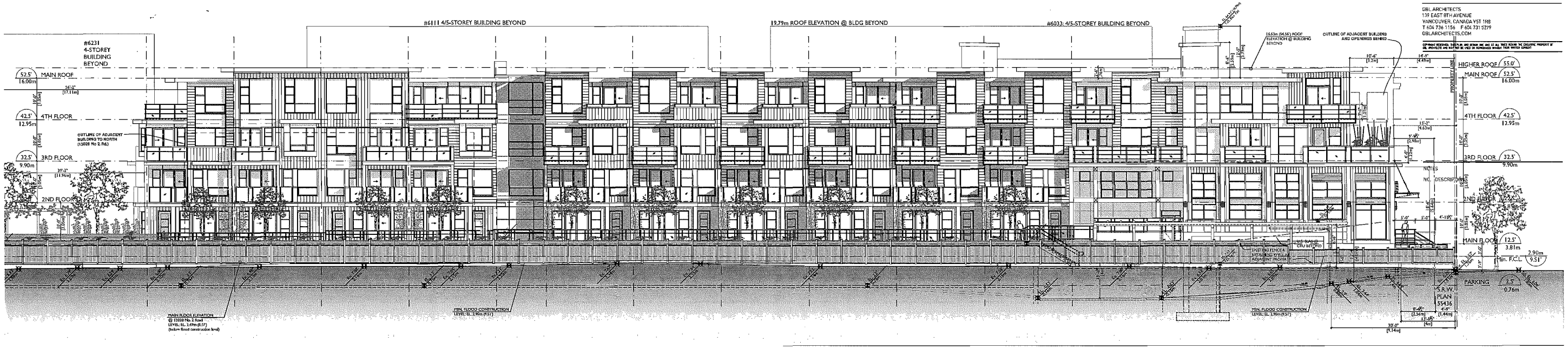
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

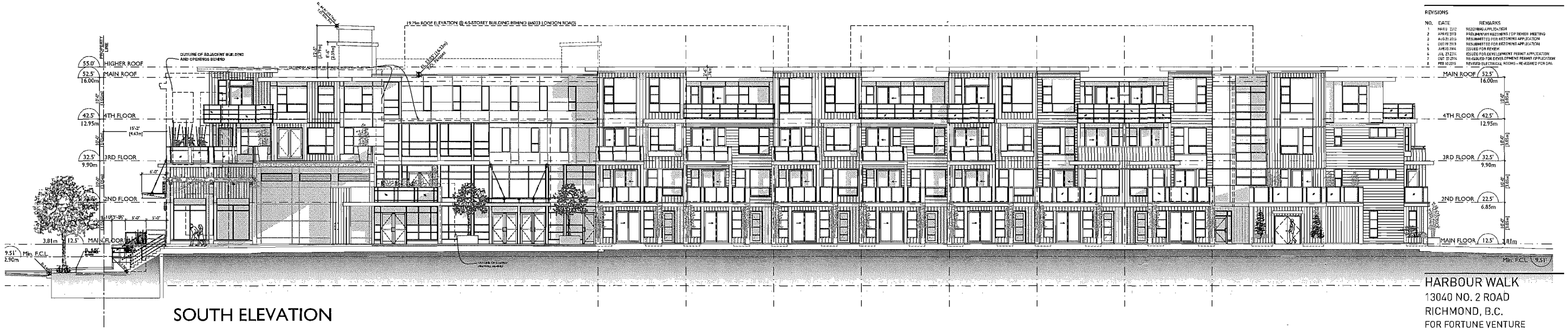
ELEVATIONS
EAST / WEST

DATE	JUL. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	3/32" = 1'-0"
JOB NUMBER	1119

A-3.01



NORTH ELEVATION



SOUTH ELEVATION

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HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

ELEVATIONS
NORTH / SOUTH

DATE	JUL. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	3/32" = 1'-0"
JOB NUMBER	1119

Plan 7 Feb 13, 2015
DP 14-668373

A-3.02

WEST ELEVATION

PARTIAL NORTH ELEVATION

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

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 01 2012	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 02 2013	RESUBMITTED FOR REZONING APPLICATION
4	DEC 09 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUN 05 2014	ISSUED FOR REVIEW
6	JUL 30 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 22 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

Plan 8 Feb 13, 2015

DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

COLOUR ELEVATIONS
NORTH / WEST

DATE	SEP. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-3.03

MATERIALS LEGEND

1 SILVER METAL VERTICAL CLADDING
2 WHITE HARDIPLANK HORIZONTAL SIDING
3 LIGHT GREY HARDIPANEL W. CLEAR ANODIZED ALUMINUM REVEALS
4 CHARCOAL SPANDREL PANEL
5 ALUMINUM STOREFRONT WINDOWS - CHARCOAL FRAMES
6 VINYL WINDOWS - CHARCOAL FRAME
7 STEEL & GLASS CANOPY
8 GLASS & METAL GUARDRAIL
9 HEAVY TIMBER POSTS
10 STEEL RAMP SECTIONS W. METAL HANDRAILS - CHARCOAL
11 CEDAR SOFFIT - CLEAR STAIN
12 WOOD FASCIA TRIM - CHARCOAL
13 CHARCOAL METAL SCREEN PLANTED W. GREENERY
14 ALUMINUM LOUVRES - CHARCOAL FINISH
15 STONE VENEER

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PARTIAL NORTH ELEVATION

PARTIAL WEST ELEVATION

Plan 9 Feb 13, 2015
DP 14-668373

NOTES
NO. DESCRIPTION

REVISIONS

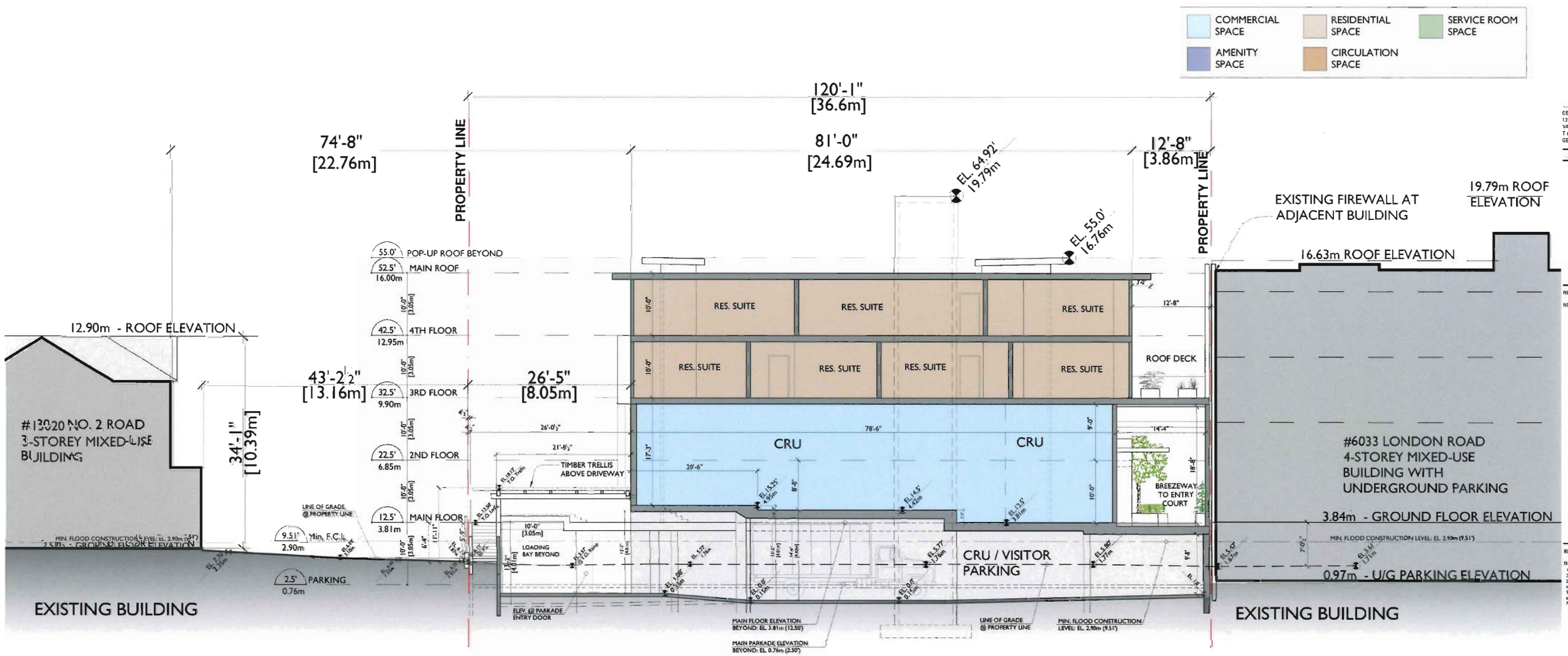
NO.	DATE	REMARKS
1	MARCH 2012	REZONING APPLICATION
2	APRIL 30, 2012	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUGUST 2012	RESUBMITTED FOR REZONING APPLICATION
4	DECEMBER 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUNE 23, 2014	ISSUED FOR REVIEW
6	JUL. 23, 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC. 12, 2014	RESUBMITTED FOR DEVELOPMENT PERMIT APPLICATION

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

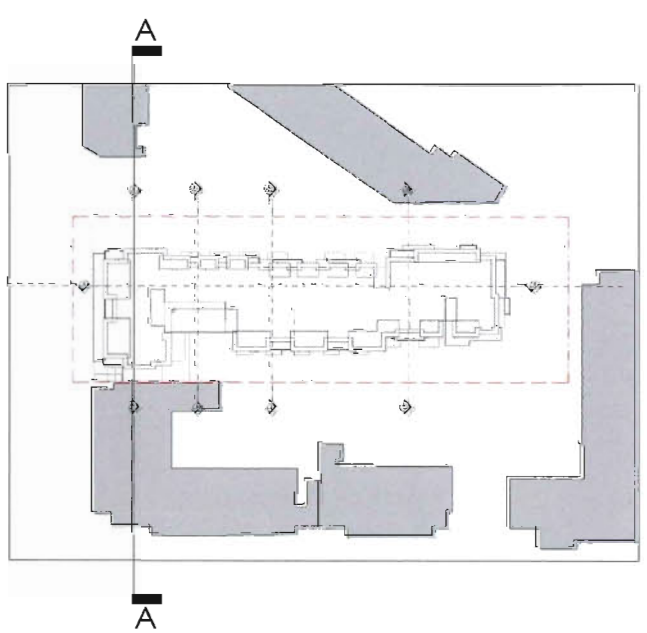
ELEVATIONS
TYPICAL MATERIALS

DATE	JUL. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/4" = 1'-0"
JOB NUMBER	1119

A-3.04



SECTION A-A



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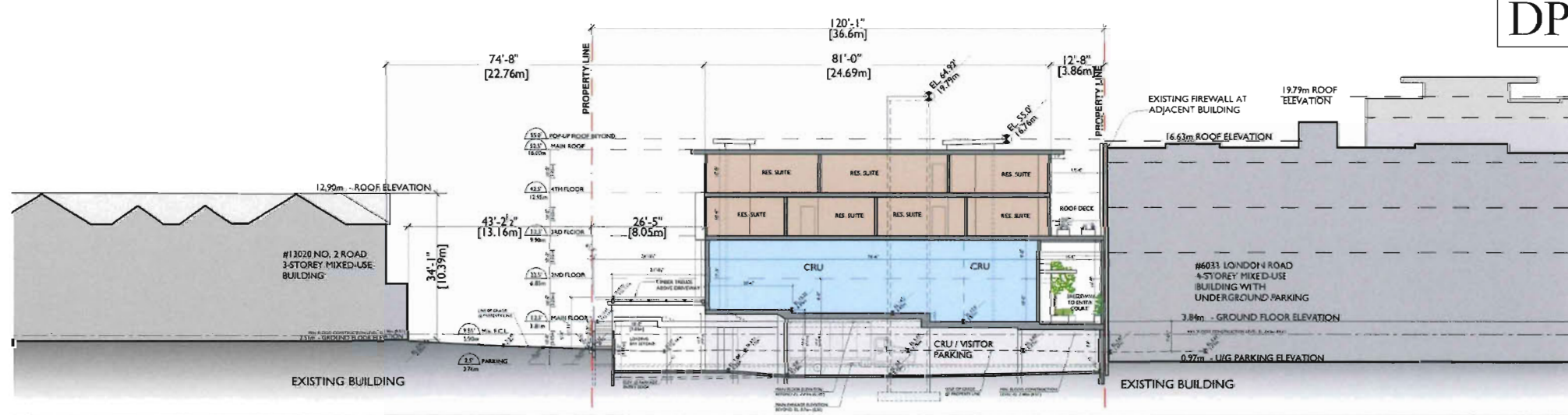


SECTION A-A

Plan 10 Feb 13, 2015

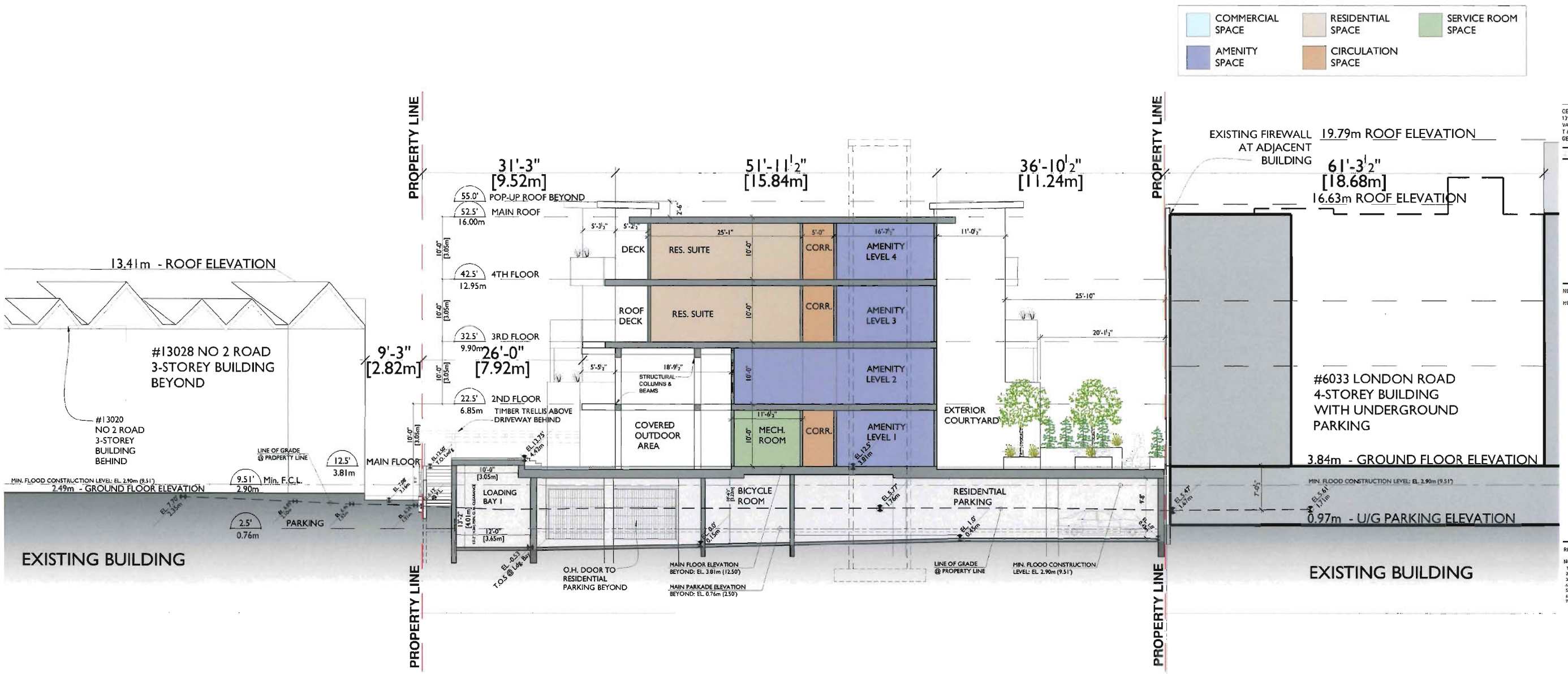
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

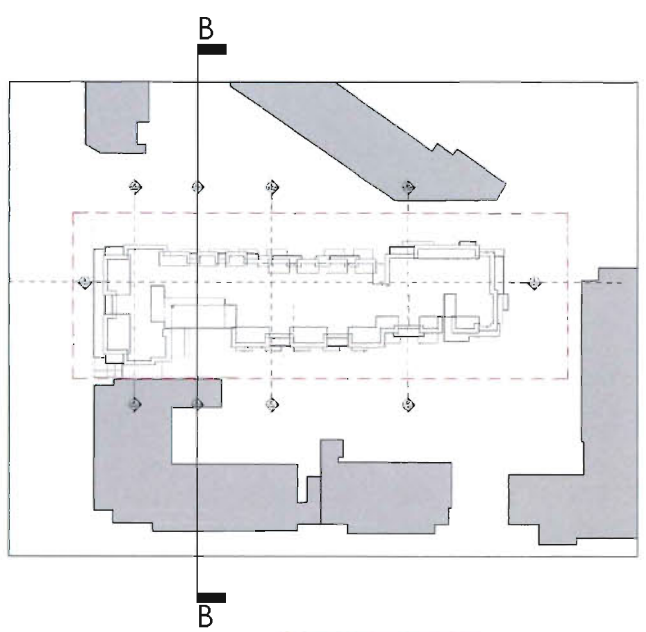
SECTION A-A

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

A-4.01



SECTION B-B



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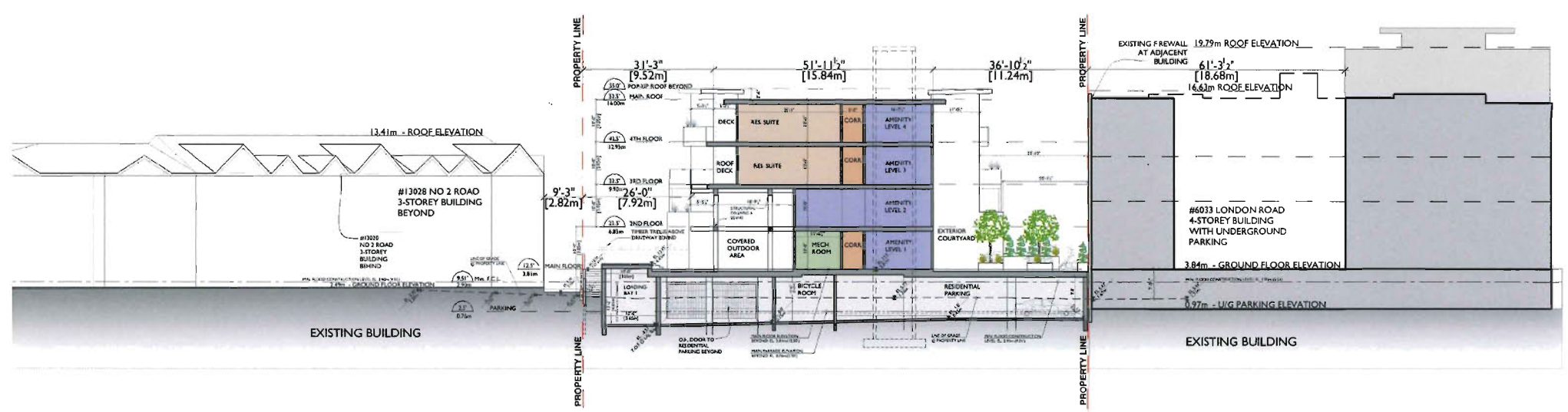

SECTION B-B

Plan 11 Feb 13, 2015

DP 14-668373

gbl

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

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 01 2013	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR REZONING APPLICATION
4	OCT 04 2013	RESUBMITTED FOR REZONING APPLICATION
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7	DEC 23 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

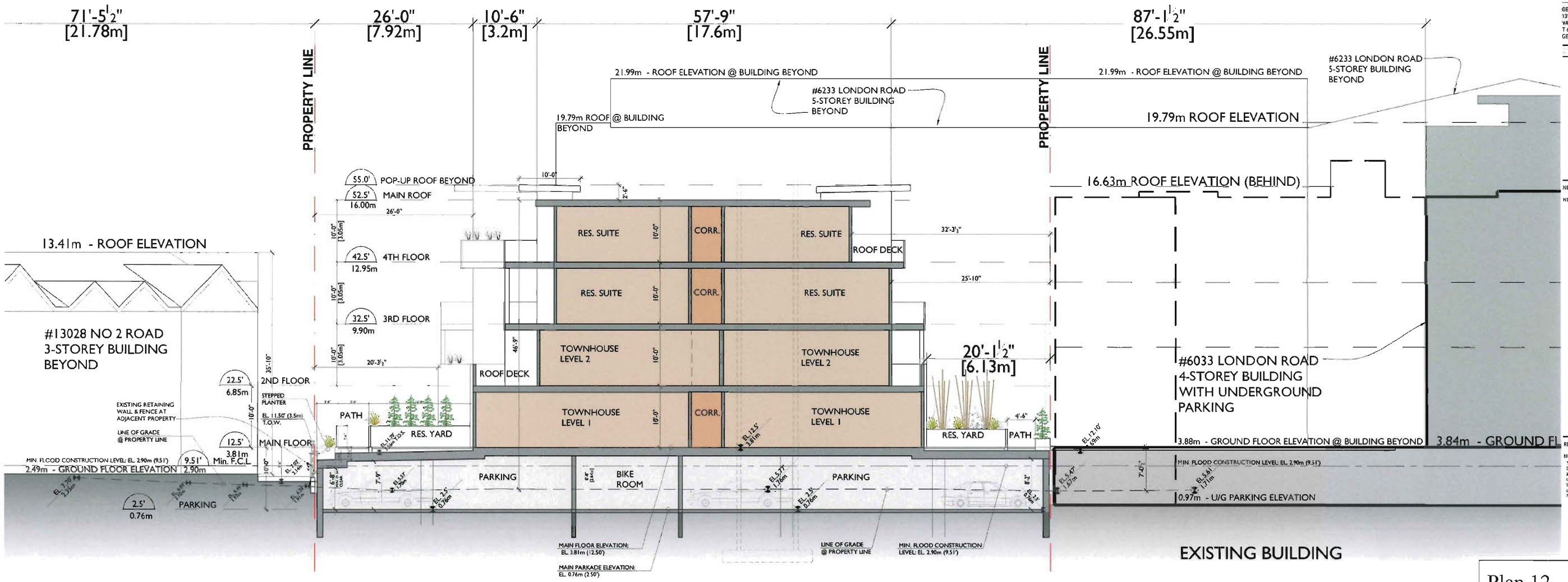
HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

SECTION B-B

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

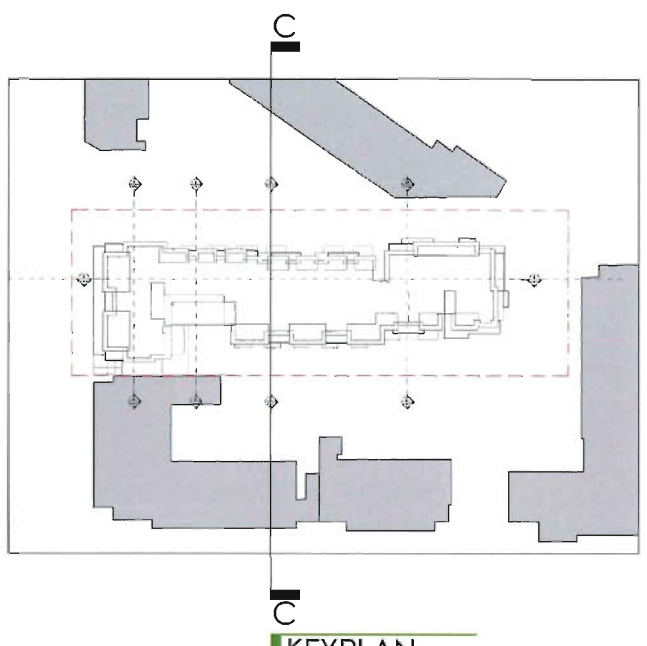
A-4.02

COMMERCIAL SPACE | RESIDENTIAL SPACE | SERVICE ROOM SPACE
AMENITY SPACE | CIRCULATION SPACE



SECTION C-C

Plan 12 Feb 13, 2015
DP 14-668373



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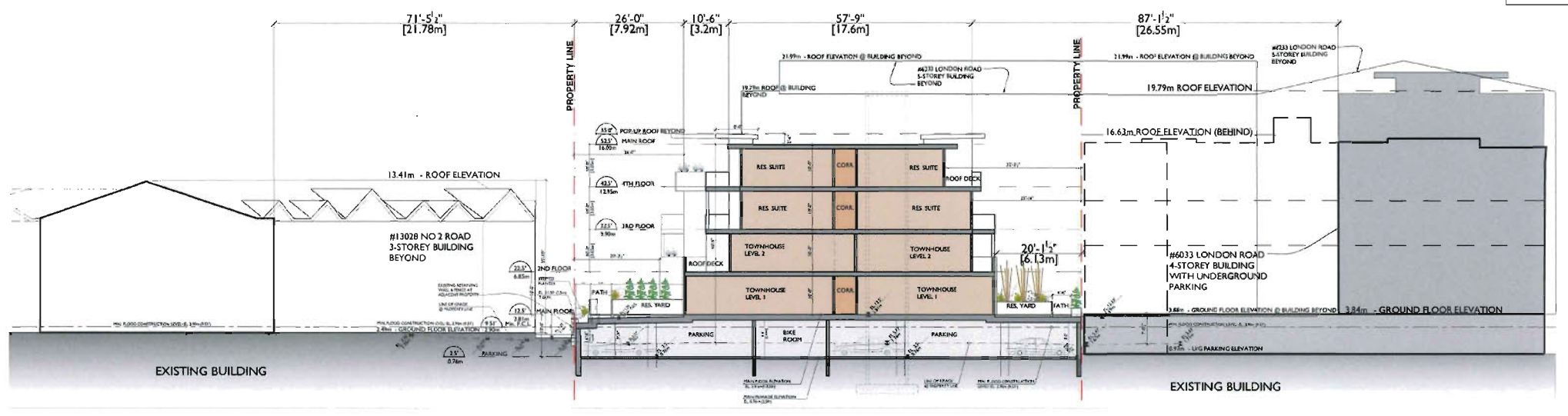

SECTION C-C

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NOTES

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 01 2012	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
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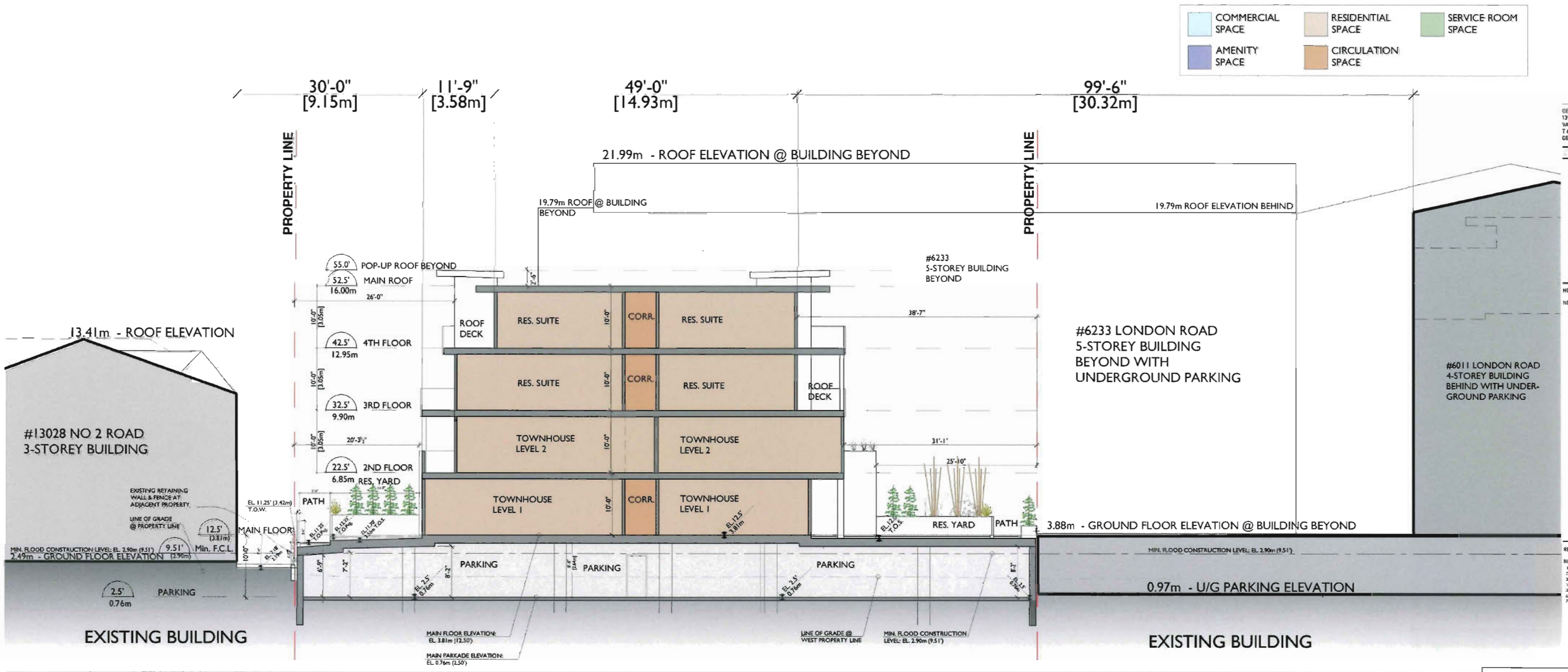
HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

SECTION C-C

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

A-4.03



SECTION D-D

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NOTES

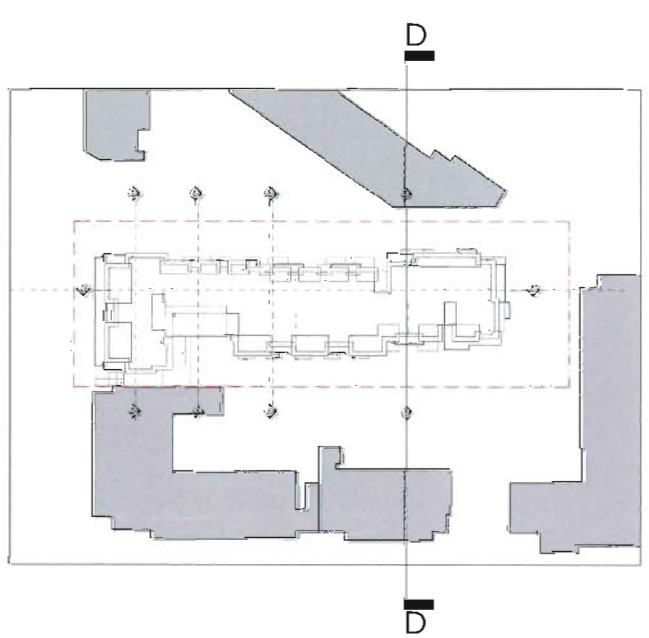
NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MARCH 2012	REZONING APPLICATION
2	SEPT 07 2012	PRELIMINARY REZONING SUBMISSION REVIEW
3	NOV 28 2013	RESUBMITTED FOR REZONING APPLICATION
4	OCT 09 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUNE 25 2014	ISSUED FOR REVIEW
6	JUL 25 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 23 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

Plan 13 Feb 13, 2015

DP 14-668373



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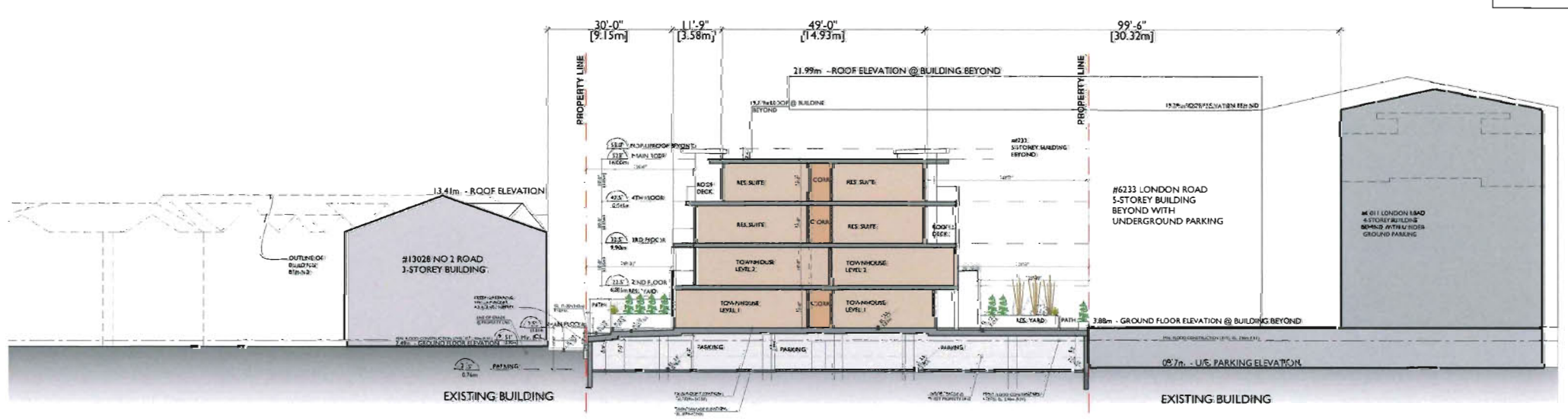


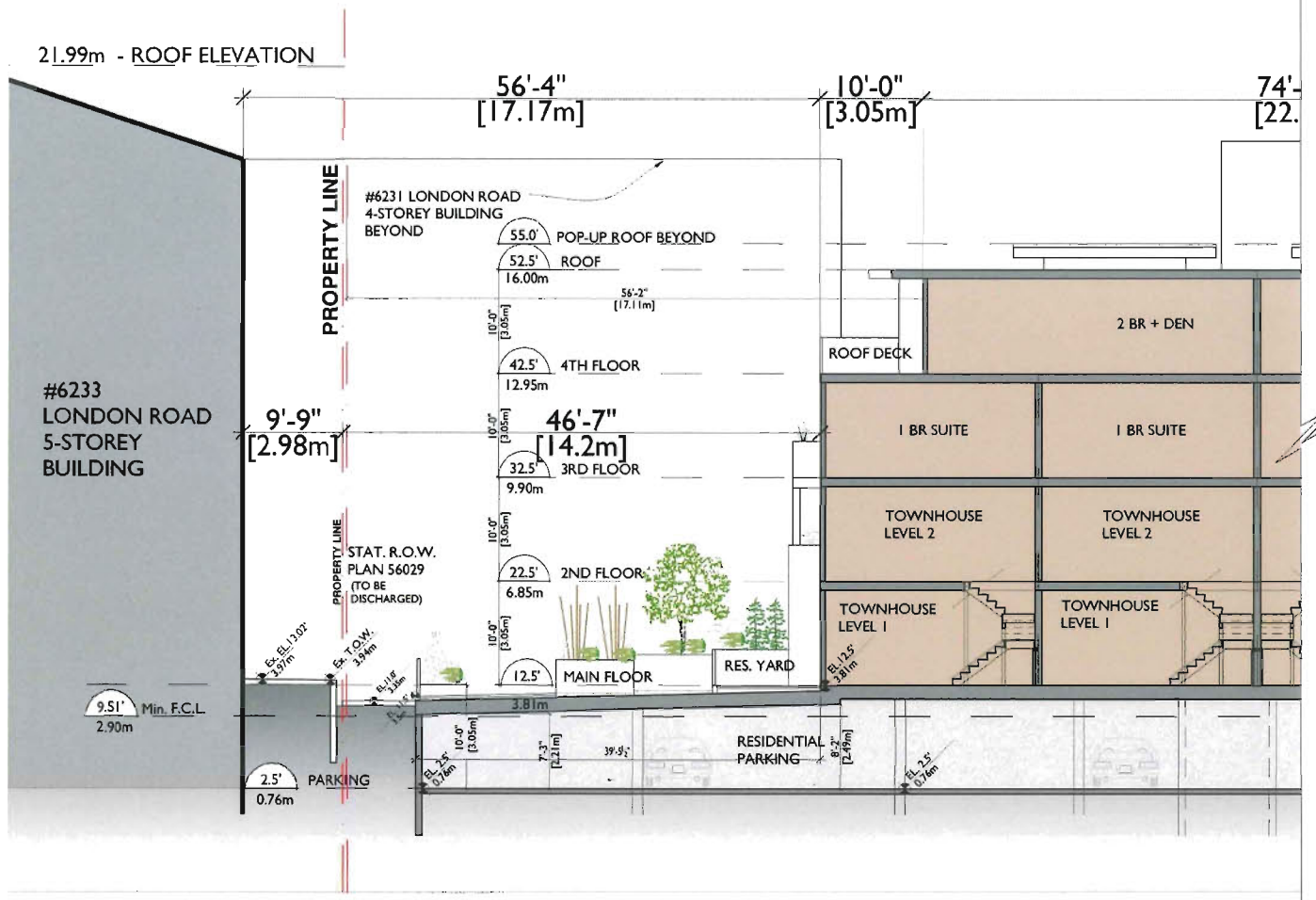
SECTION D-D

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

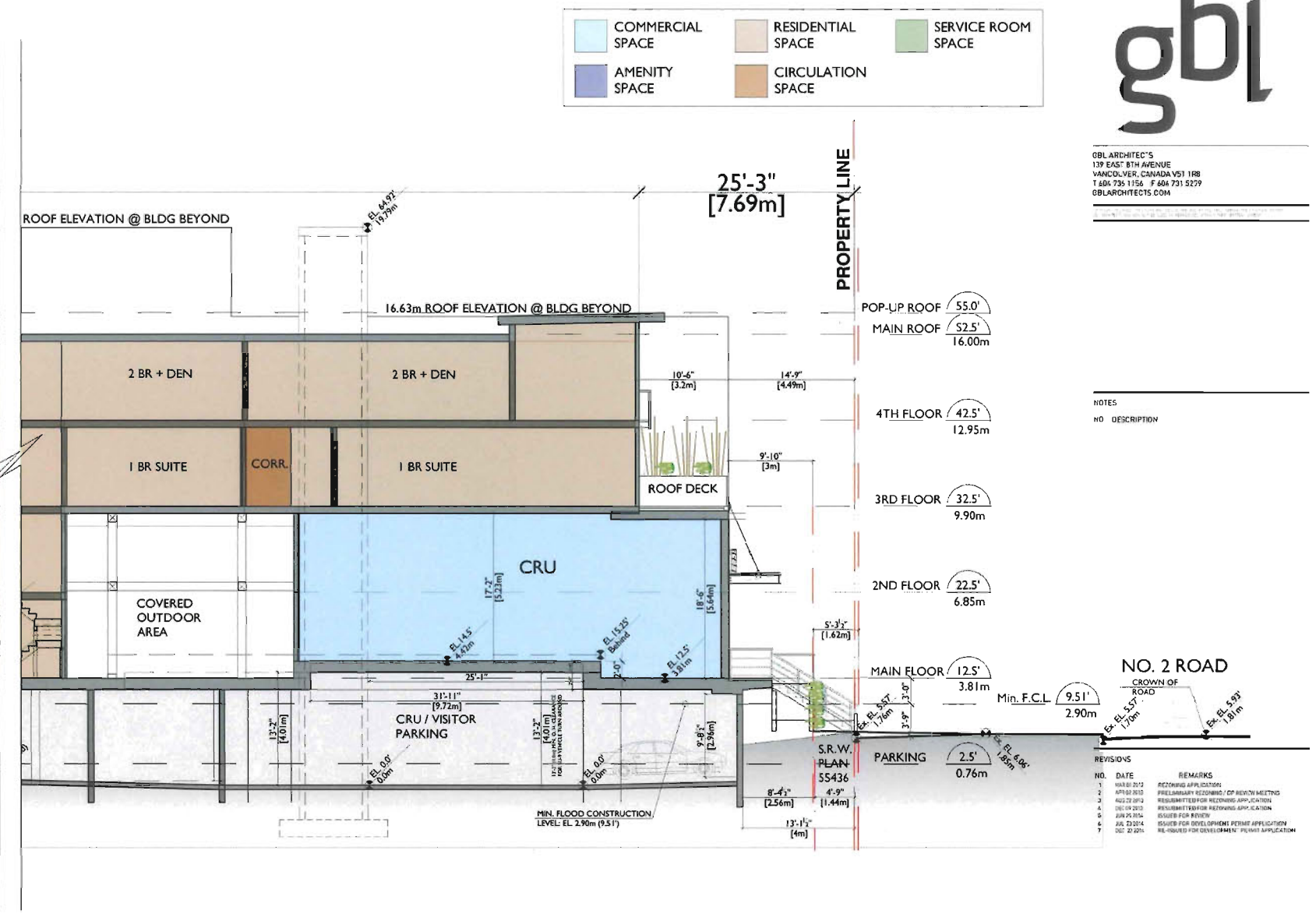
SECTION D-D

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

A-4.04



SECTION E-E - EAST END



SECTION E-E - WEST END

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NOTES

NO	DESCRIPTION

REVISIONS

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1	MAR 01 2012	REZONING APPLICATION
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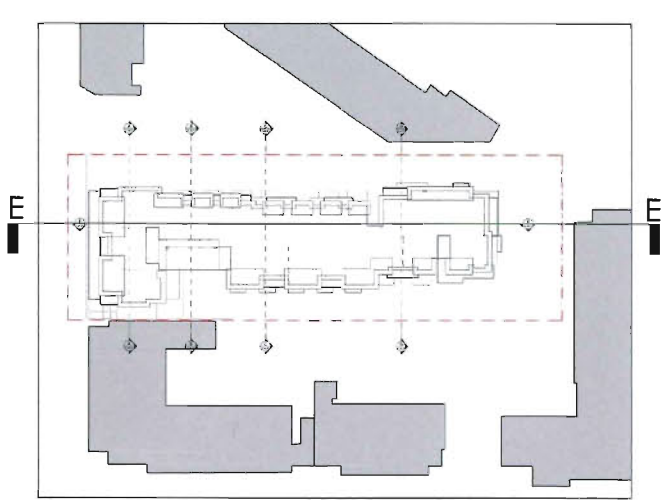
7	DEC 22 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

Plan 14 Feb 13, 2015

DP 14-668373



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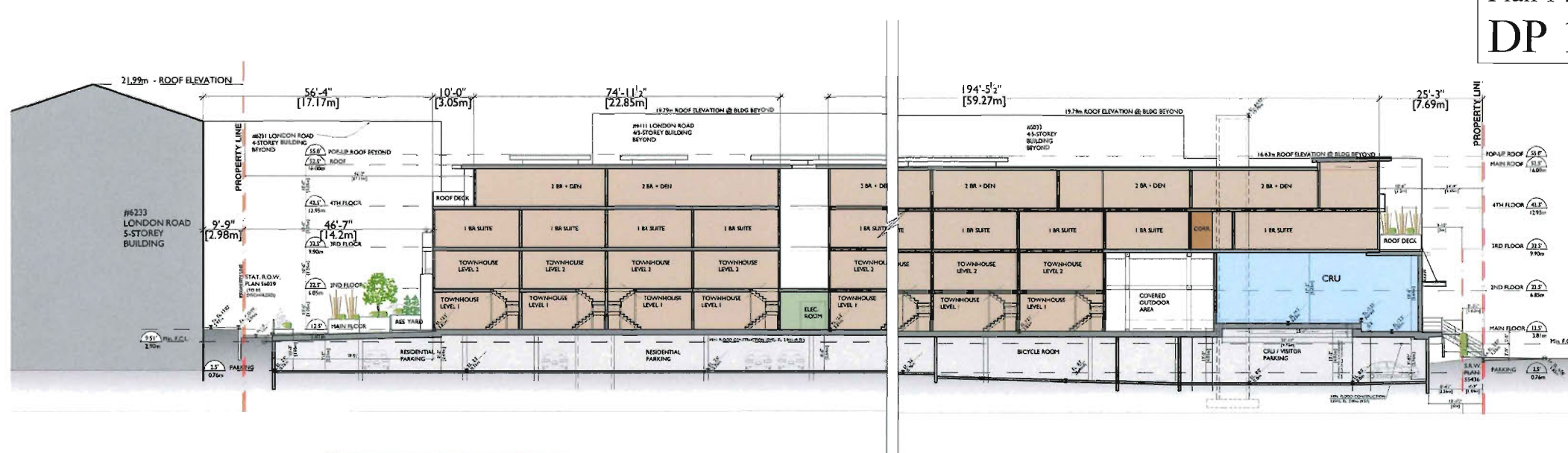


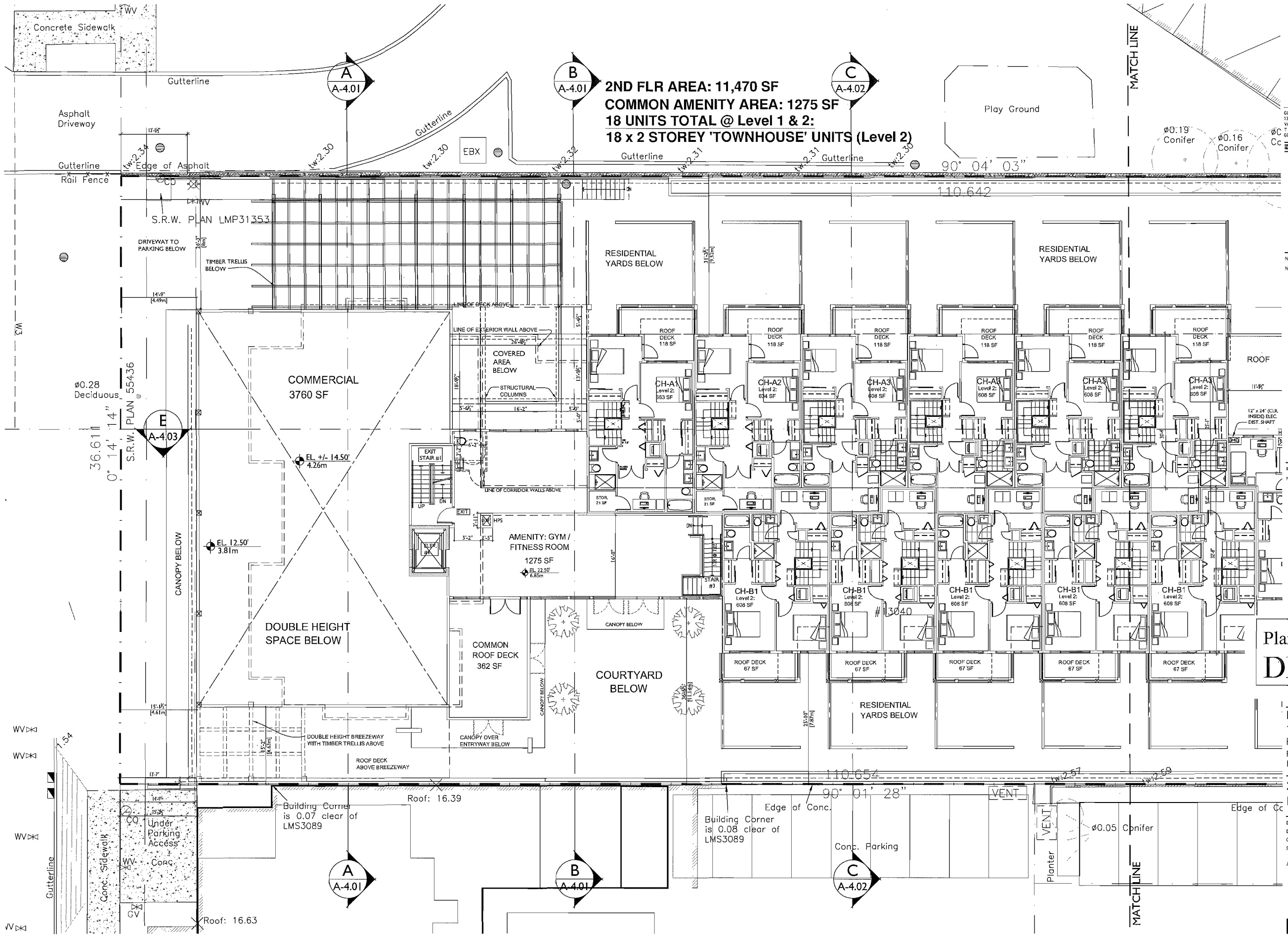
SECTION E-E

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

SECTION E-E

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

A-4.05



gbl

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NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 8 2012	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR REZONING APPLICATION
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7	DEC 29 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 02 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

Plan 15a Feb 13, 2015

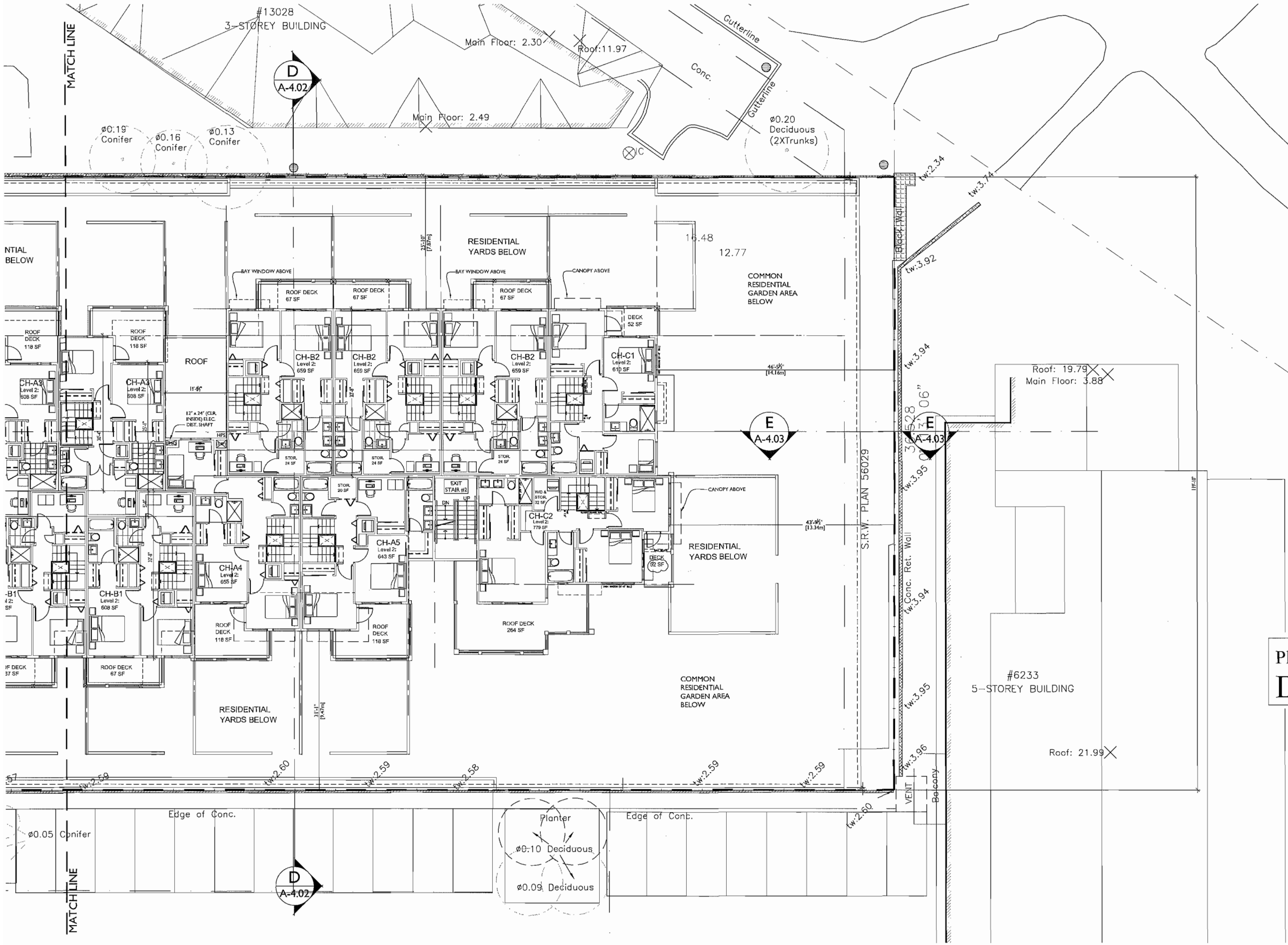
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

2ND FLOOR PLAN
PART 1

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.02a



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

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	MAR 07 2012	REZONING APPLICATION
2	APR 02 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR REZONING APPLICATION
4	DEC 09 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUN 25 2014	ISSUED FOR REVIEW
6	JUL 23 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 23 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 10 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

Plan 15b Feb 13, 2015

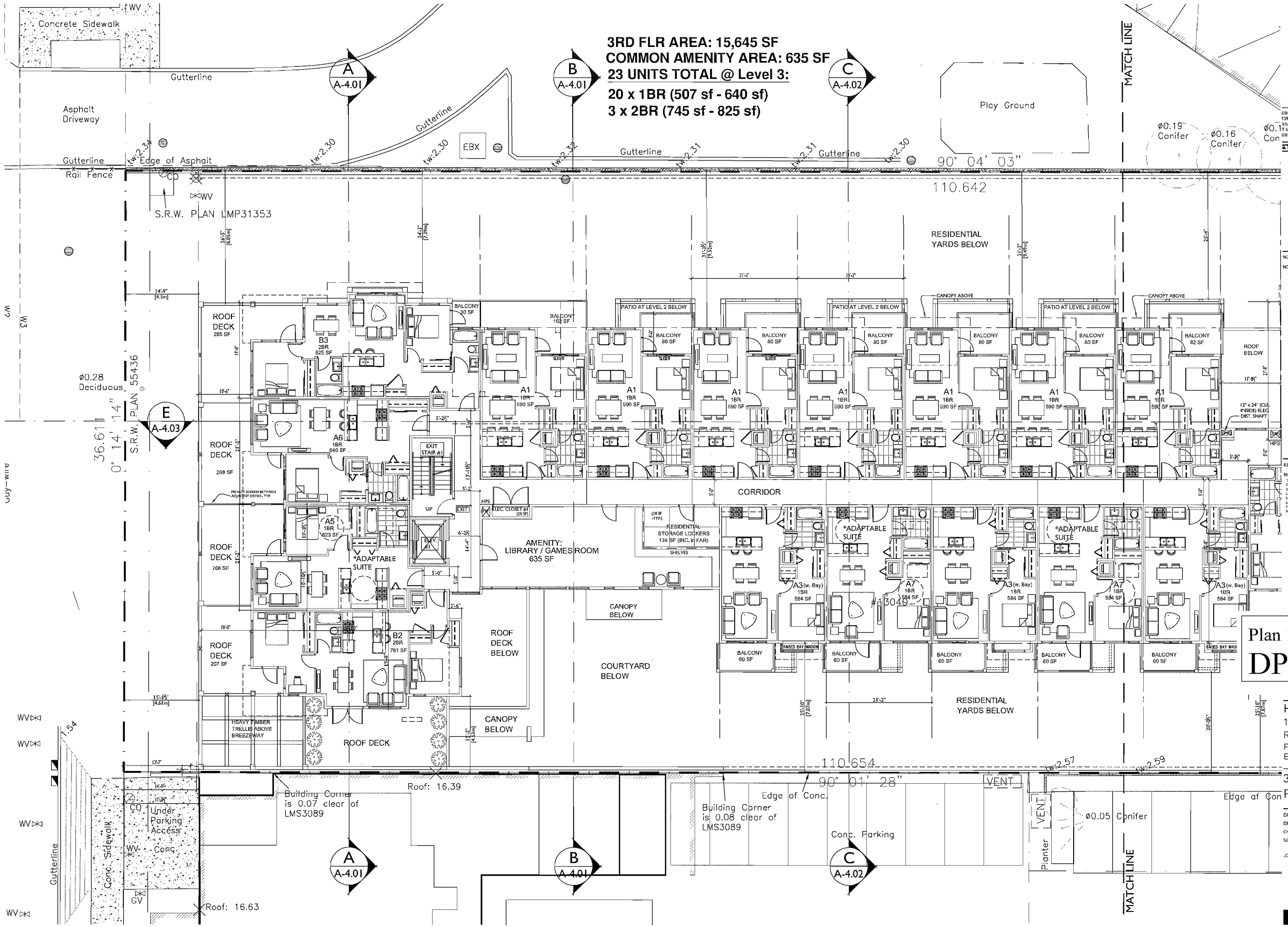
DP 14-668373

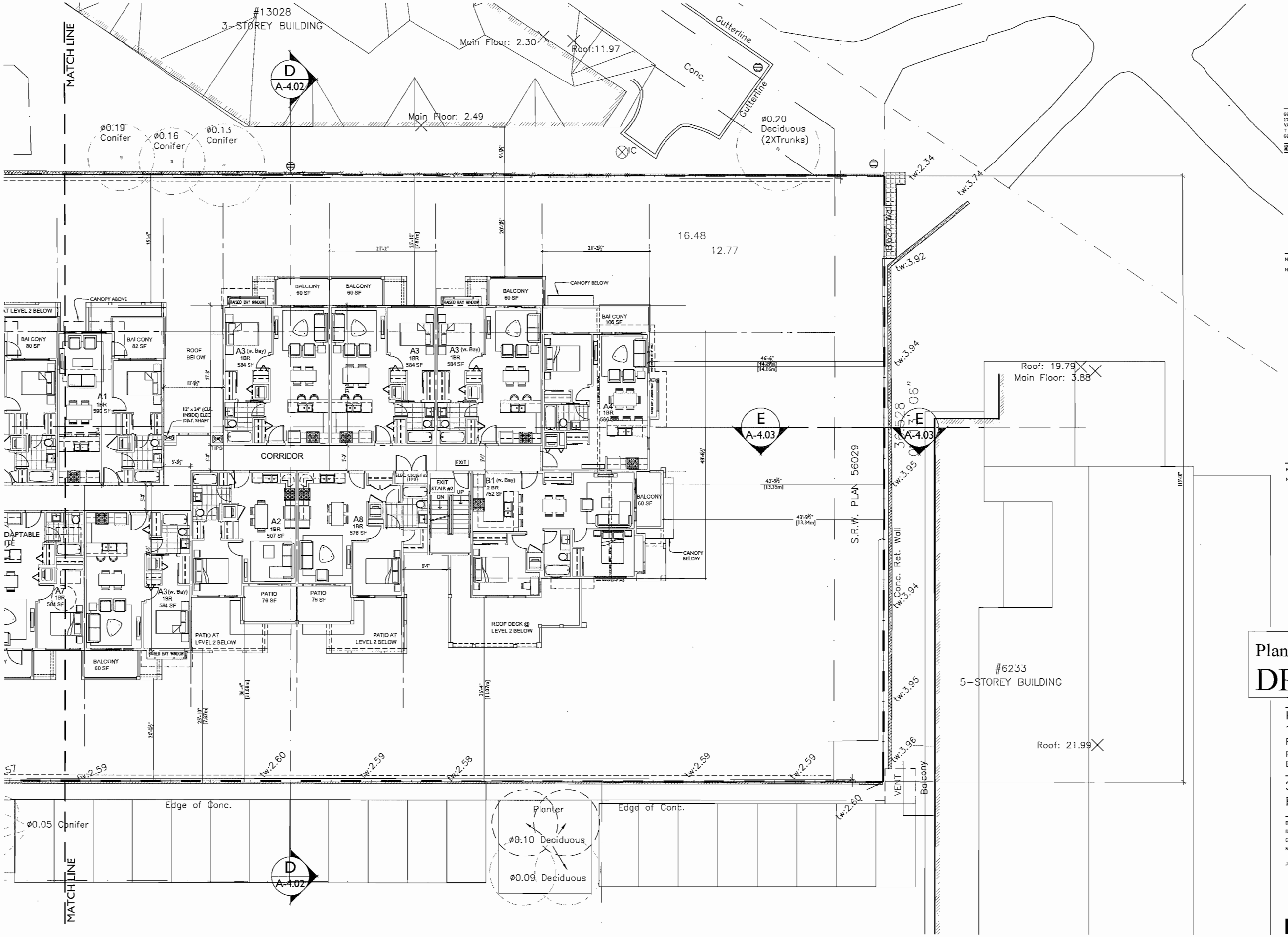
HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

2ND FLOOR PLAN
PART 2

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.02b


3RD FLR AREA: 15,645 SF
COMMON AMENITY AREA: 635 SF
23 UNITS TOTAL @ Level 3:
20 x 1BR (507 sf - 640 sf)
3 x 2BR (745 sf - 825 sf)
Concrete Sidewalk
Gutterline
Asphalt Driveway
Edge of Asphalt
Rail Fence
S.R.W. PLAN LMP31353
Play Ground
MATCH LINE
110.642
90° 04' 03"
RESIDENTIAL YARDS BELOW
ROOF DECK
ROOF BELOW
PATIO AT LEVEL 2 BELOW
CANOPY ABOVE
CORRIDOR
AMENITY: LIBRARY / GAMES ROOM 635 SF
RESIDENTIAL STORAGE LOCKERS 134 SF (INC. 1/2 FAR)
*ADAPTABLE SUITE
CANOPY BELOW
ROOF DECK BELOW
COURTYARD BELOW
HEAVY TIMBER TRELLIS ABOVE BREEZEWAY
ROOF DECK
EXIT STAIR #1
ELEC. CLOSET #1
Under Parking Access
Conc. Sidewalk
Building Corner is 0.07 clear of LMS3089
Roof: 16.39
Roof: 16.63
110.654
90° 01' 28"
Edge of Conc.
Building Corner is 0.08 clear of LMS3089
Conc. Parking
VENT
Planter
Ø0.05 Conifer
Ø0.19 Conifer
Ø0.16 Conifer
Ø0.28 Deciduous
S.R.W. PLAN 55436
36.611
0° 14' 14"
Guy-wire
#13040
Plan 16a Feb 13, 2015
DP 14-668373
HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.
3RD FLOOR PLAN
PART 1
DATE FEB. 2013
DRAWN BY EA
CHECKED BY TB
SCALE 1/8" = 1'-0"
JOB NUMBER 1119
A-2.03a
GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM
NOTES
NO. DESCRIPTION
REVISIONS
NO. DATE REMARKS
1 MARCH 2012 REZONING APPLICATION
2 APRIL 2012 PRELIMINARY REZONING / DP REVIEW MEETING
3 AUG 23 2013 RESUBMITTED FOR REZONING APPLICATION
4 SEPT 20 2013 RESUBMITTED FOR REZONING APPLICATION
5 JUN 25 2014 ISSUED FOR REVIEW
6 JUL 21 2014 ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7 DEC 21 2014 RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8 FEB 13 2015 REVISED ELECTRICAL ROOMS - RE-ISSUED PER DPA



gbl

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NOTES

NO.	DESCRIPTION

REVISIONS

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2	APR 12 2013	PRELIMINARY REZONING / DP REVIEW MEETING
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4	DEC 19 2013	RESUBMITTED FOR REZONING APPLICATION
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Plan 16b Feb 13, 2015

DP 14-668373

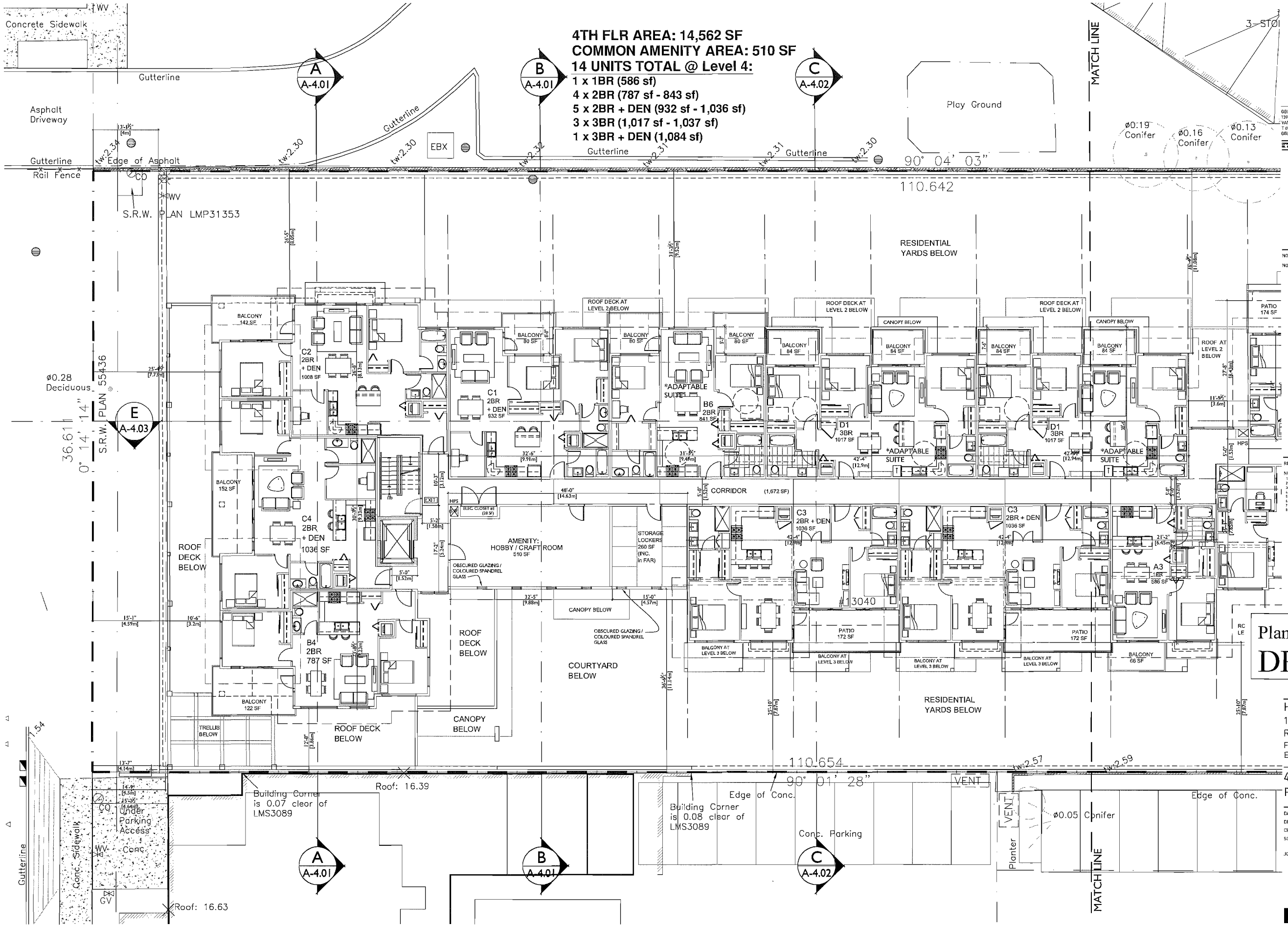
HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

3RD FLOOR PLAN
PART 2

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.03b

4TH FLR AREA: 14,562 SF
COMMON AMENITY AREA: 510 SF
14 UNITS TOTAL @ Level 4:
1 x 1BR (586 sf)
4 x 2BR (787 sf - 843 sf)
5 x 2BR + DEN (932 sf - 1,036 sf)
3 x 3BR (1,017 sf - 1,037 sf)
1 x 3BR + DEN (1,084 sf)



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T 604 736 1156 F 604 731 5279
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NOTES

NO.	DESCRIPTION

REVISIONS

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6	JUL 29 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 21 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 10 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

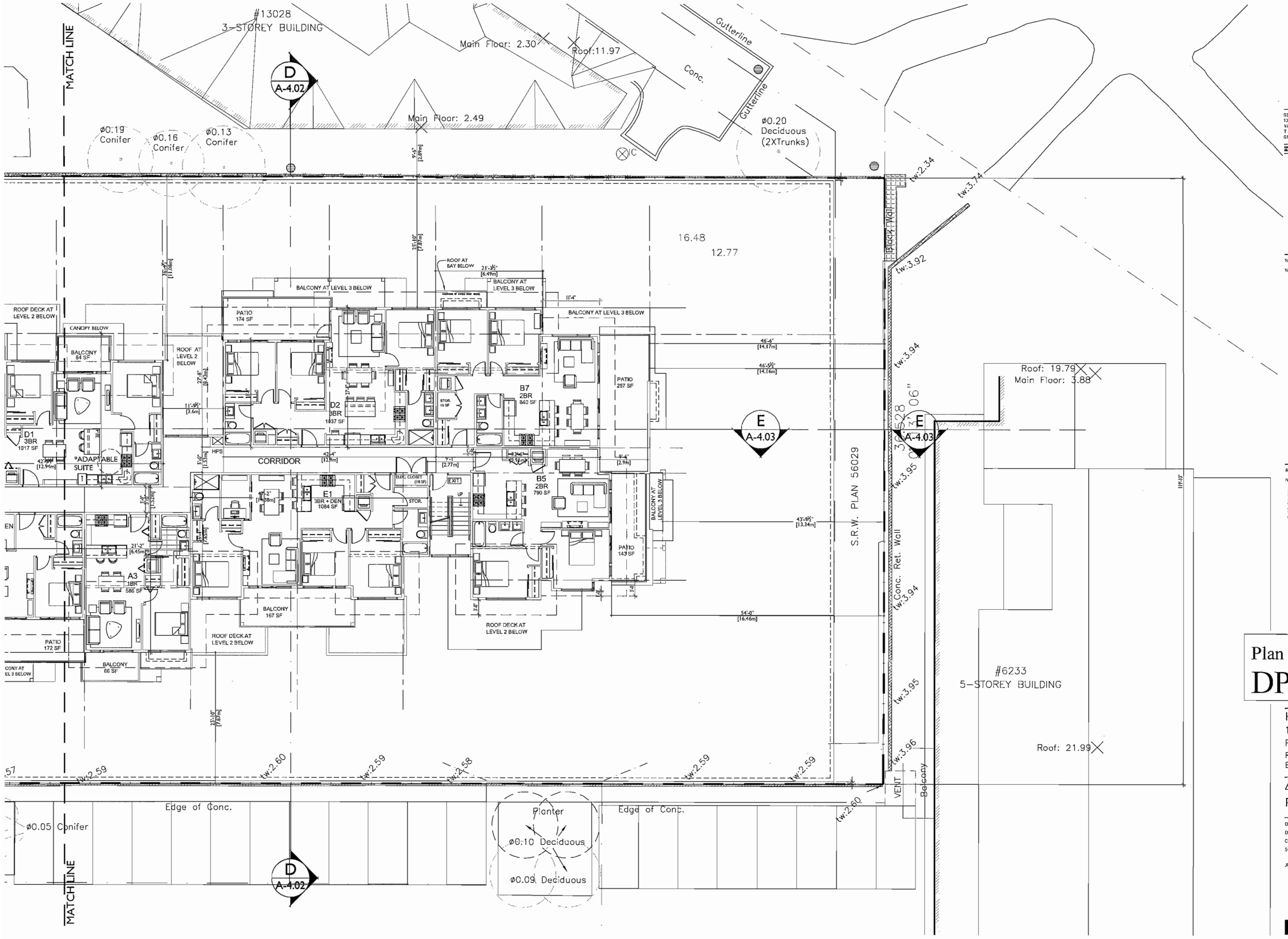
Plan 17a Feb 13, 2015
DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

4TH FLOOR PLAN
PART 1

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.04a



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REVISIONS

NO.	DATE	REMARKS
1	MAR 27 2013	REZONING APPLICATION
2	APRIL 2013	PRELIMINARY REZONING / DP REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR REZONING APPLICATION
4	OCT 24 2013	RESUBMITTED FOR REZONING APPLICATION
5	JUN 25 2014	ISSUED FOR REVIEW
6	JUL 29 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	DEC 22 2014	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION
8	FEB 02 2015	REVISED ELECTRICAL ROOMS - RE-ISSUED FOR DPA

Plan 17b Feb 13, 2015

DP 14-668373

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4TH FLOOR PLAN
PART 2

DATE	FEB. 2013
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SCALE	1/8" = 1'-0"
JOB NUMBER	1119

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2	[illegible]	PRELIMINARY REZONING / DP REVIEW MEETING
3	[illegible]	RESUBMITTED FOR REZONING APPLICATION
4	[illegible]	RESUBMITTED FOR REZONING APPLICATION
5	[illegible]	ISSUED FOR REVIEW
6	[illegible]	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
7	[illegible]	RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

HARBOUR WALK
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ROOF PLAN

DATE	JUN. 2013
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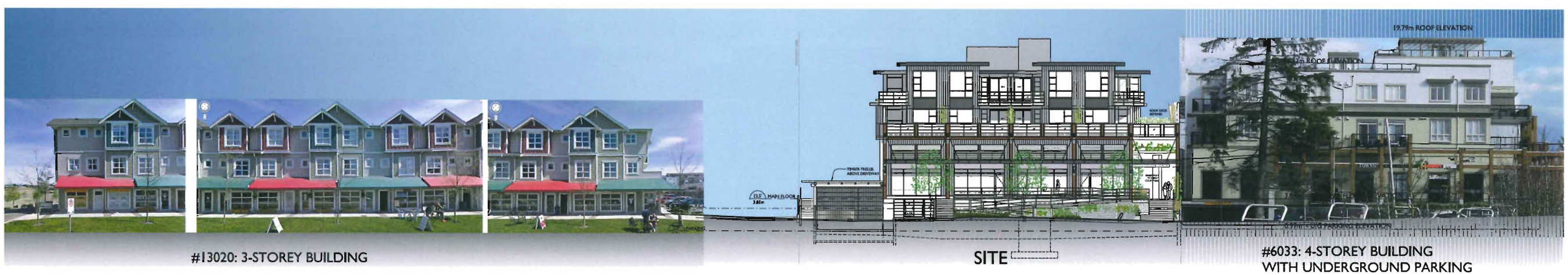
SCALE	3/32" = 1'-0"
JOB NUMBER	1119

A-2.05

STREETVIEW FROM NO. 2 ROAD LOOKING SOUTH

STREETVIEW FROM NO. 2 ROAD LOOKING NORTH



STREETSCAPE ALONG NO. 2 ROAD

Reference Plan Feb 13, 2015

DP 14-668373

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HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

STREETSCAPE
NO. 2 ROAD

DATE	OCT. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	3/32" = 1'-0"
JOB NUMBER	1119

A-3.00

VIEW FROM NO. 2 ROAD - NORTHWEST CORNER

VIEW OF NORTH SIDE FACING EAST

VIEW OF NORTH SIDE FACING WEST

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13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE ENTERPRISES LTD.

3D IMAGES
PERSPECTIVE VIEWS

DATE	JUL., 2014
DRAWN BY	ED, EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119

A-3.05

VIEW FROM SOUTHEAST CORNER

VIEW FROM NORTHEAST CORNER

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FOR FORTUNE VENTURE ENTERPRISES LTD.

3D IMAGES
PERSPECTIVE VIEWS

DATE	JUL. 2014
DRAWN BY	ED, EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119

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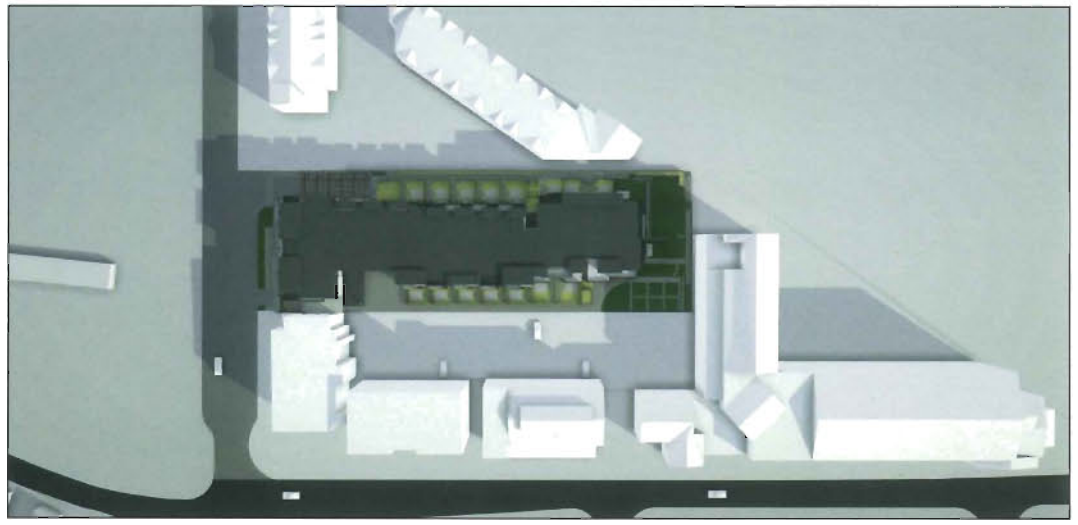

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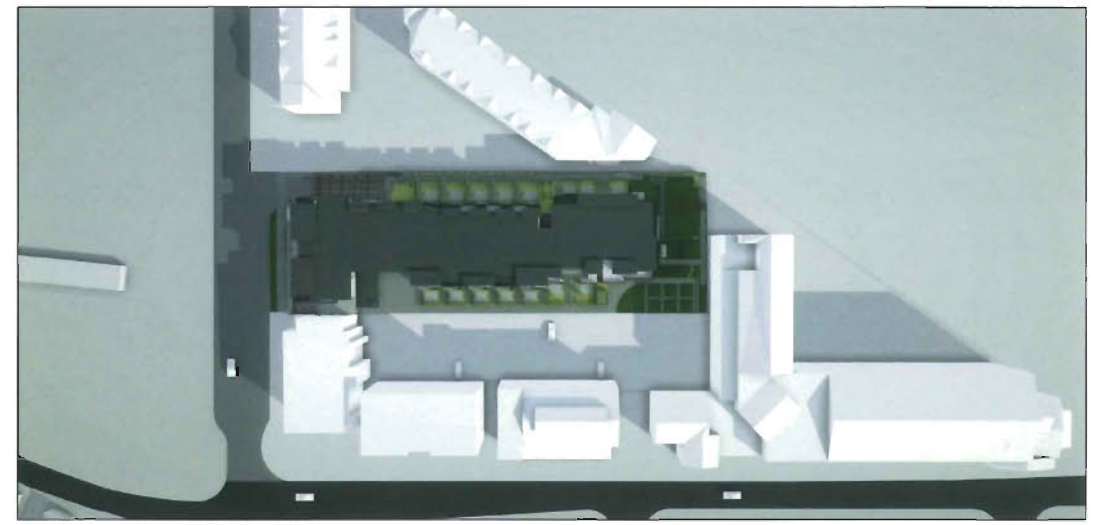

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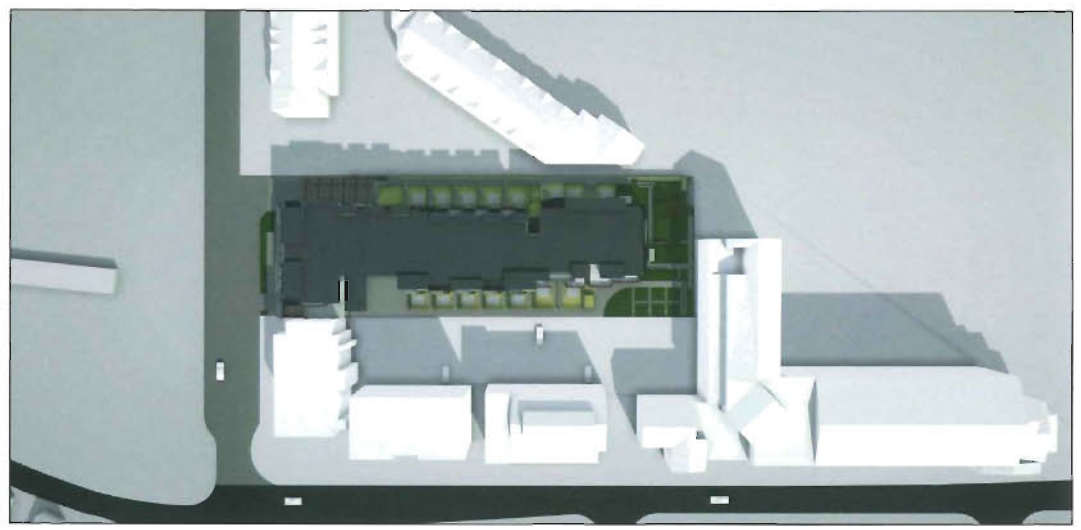

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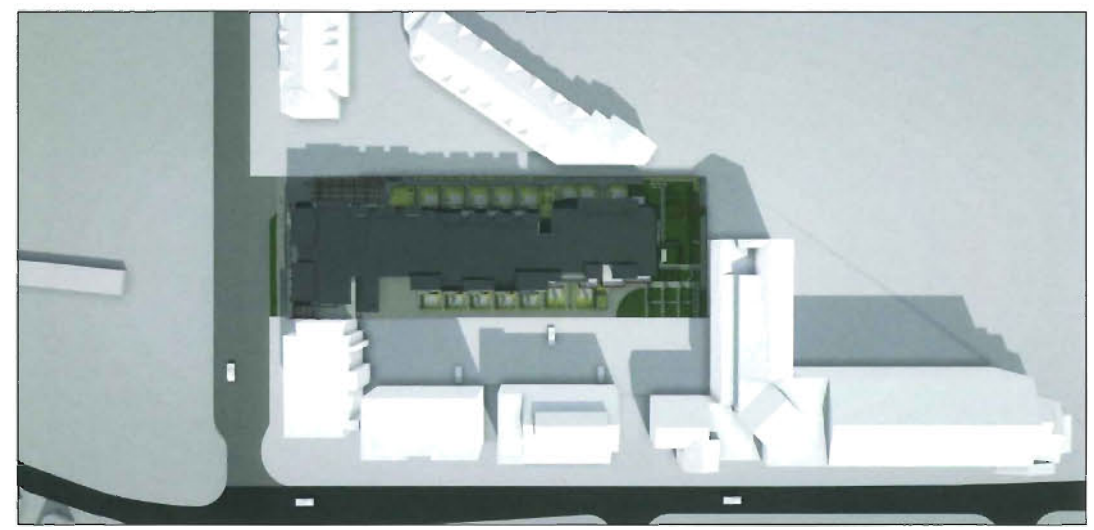

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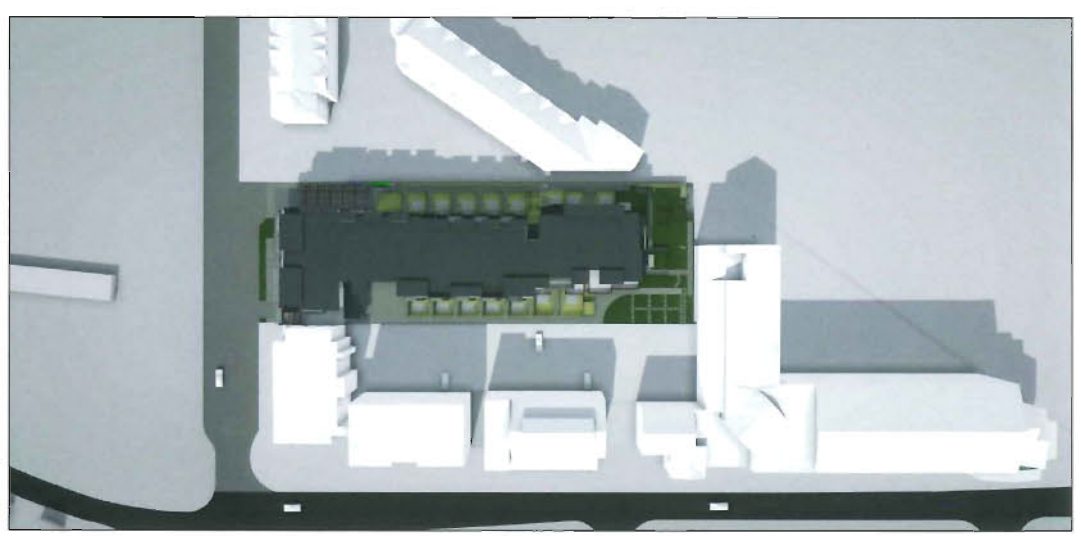

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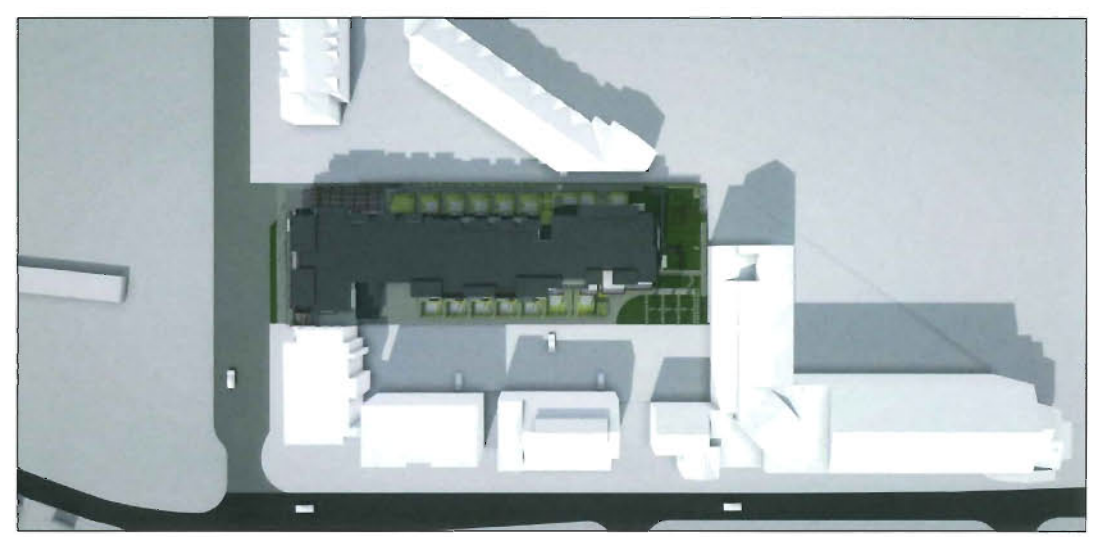

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Reference Plan Feb 13, 2015

DP 14-668373

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
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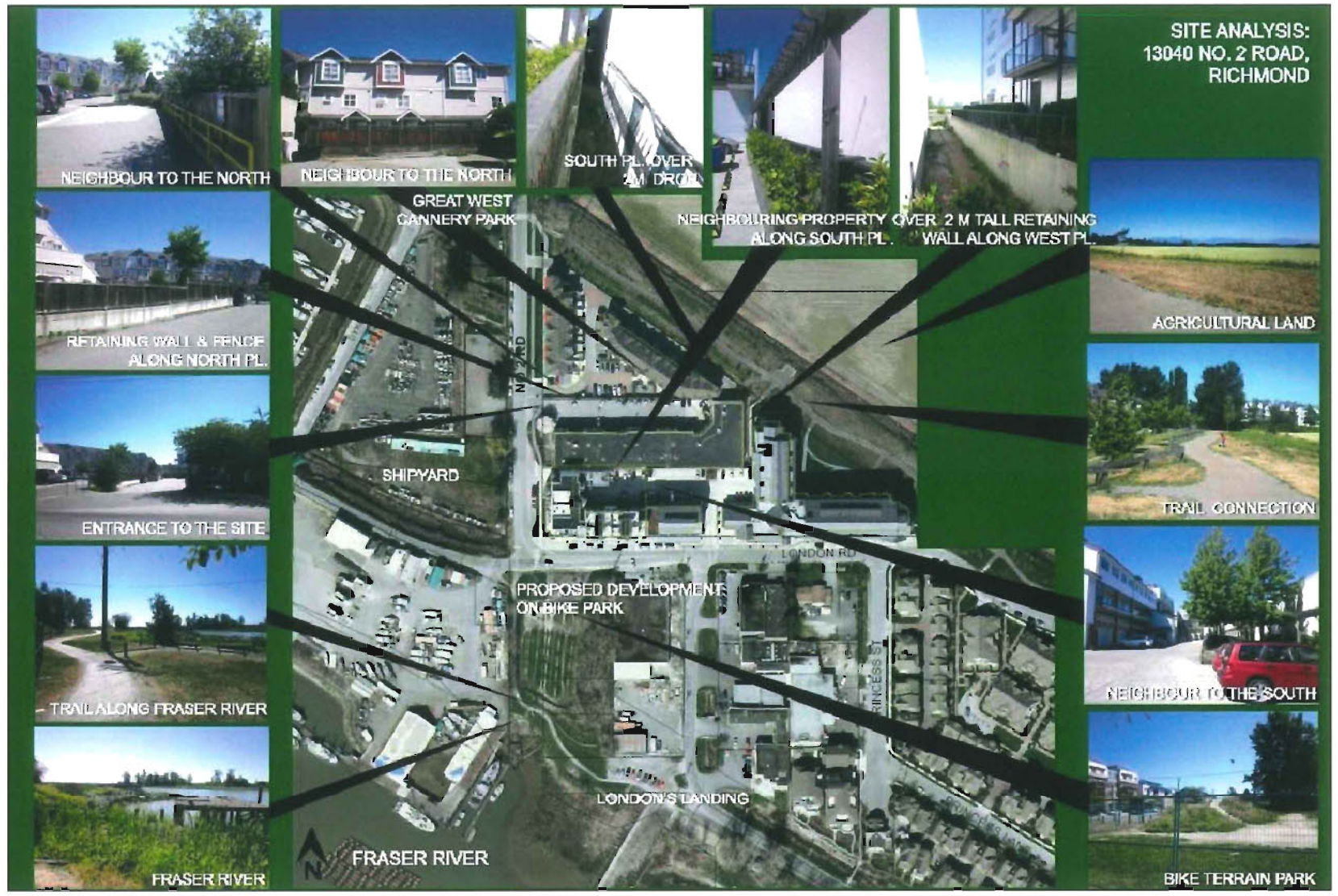
SHADOW STUDIES

DATE	JUL. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119

A-0.07



SITE CONTEXT

VIEW A - STREETSCAPE ALONG LONDON ROAD

VIEW B - STREETSCAPE ALONG NO. 2 ROAD

Reference Plan Feb 13, 2015
DP 14-668373

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SITE CONTEXT
& PHOTOS

DATE	FEB. 2012
DRAWN BY	RF, EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119

A-0.04

EXISTING ADJACENT DRIVEWAYS AT NO. 2 ROAD

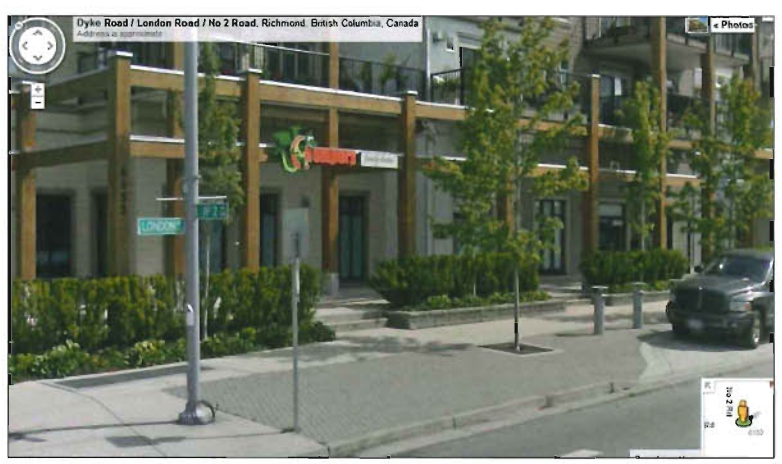
EXISTING DRIVEWAY & SIDEWALK AT NO. 2 ROAD

EXISTING BUILDING AT #13040 NO. 2 ROAD

PARKADE ENTRY AT ADJACENT BUILDING

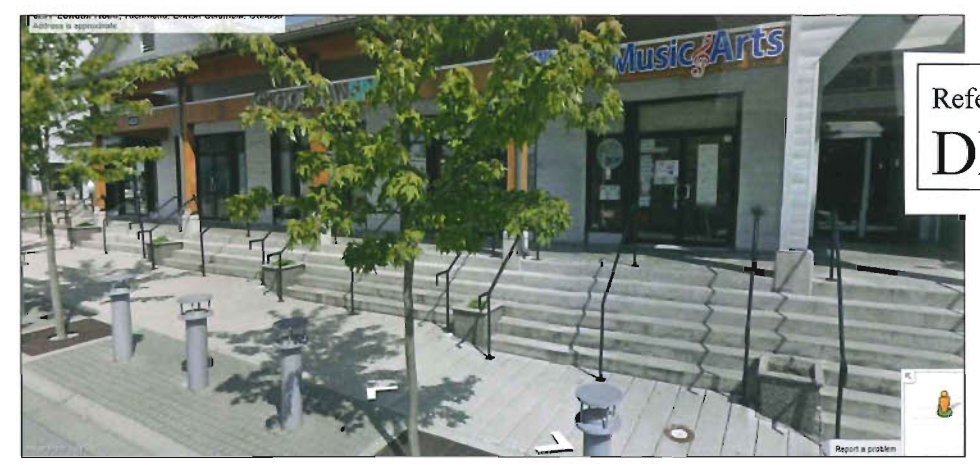
EXISTING ADJACENT BUILDING TO SOUTH

VIEW FROM CORNER OF NO. 2 ROAD & LONDON ROAD



SIDEWALK & LANDSCAPING AT STREET CORNER

VIEW TOWARD SITE FROM LONDON ROAD



SIDEWALK & RAISED CRU ENTRIES ALONG LONDON ROAD

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CONTEXT PHOTOS

DATE	MAR. 2013
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SCALE	NTS
JOB NUMBER	1119

A-0.06

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	February 16, 2015
From:	Wayne Craig Director of Development	**File:**	DP 13-642725
Re:	**Application by Amela Brudar - GBL Architects for a General Compliance Ruling for "Phase 2" at 8888 Patterson Road and 3333 Hazelbridge Way**		

Staff Recommendation

That the attached plans involving changes to the design of the Phase 2 building at 8888 Patterson Road and 3333 Hazelbridge Way (addressed as 8988 Patterson Road) are considered to be in General Compliance with Development Permit (DP 13-642725).

Wayne Craig
Director of Development

WC:spc
Att.

Staff Report

Origin

Amela Brudar – GBL Architects, on behalf of Concord Pacific, has requested a General Compliance ruling regarding Development Permit DP 13-642725 for the proposed development of the "Concord Gardens" Phase 2 building at 8888 Patterson Road and 3333 Hazelbridge Way (Attachment 1), which was endorsed by the Development Permit Panel at its meeting on January 15, 2014 and approved by Council on January 27, 2014.

Drawings indicating the scope of the proposed changes (Attachment 2) and the proposed replacement Development Permit plans (Attachment 3) are attached to this report.

Finding of Facts

The "Concord Gardens" Phase 2 building is the second of three phases proposed for 8888 Patterson Road and 3333 Hazelbridge Way. Phase 1 is currently under construction (DP 12-611486 / BP 13-643300) and a Development Permit for the third phase is under review (DP 14-670686). The two final phases of "Concord Gardens" will be the subject of a future Development Permit application on an adjacent property south of the subject site (3340 Sexsmith Road).

The proposed changes to the approved Phase 2 Development Permit include the following:

1) Indoor Amenity Space Enhancements
   The approved Development Permit provides for a large, multi-level, indoor amenity facility at the lower levels of Phase 2 for the shared use of all five phases of "Concord Gardens", together with two smaller indoor amenity spaces at Levels 4 and 11 for the private use of Phase 2 residents. No change is proposed to the distribution or use of these indoor amenity spaces; however, the developer proposes changes to the larger facility to enhance its attractiveness and operation, including:
   - Addressing Vancouver Coastal Health requirements by rearranging the swimming pool area so that pool users enter via the change rooms, the spa is removed from the wet area, and the pool is divided into a larger pool for swimming and a smaller, gradual entry pool for children's play; and
   - Enhancing use of the gymnasium, especially for badminton and basketball, by increasing its clear height from 5.2 m to 7.6 m (17 ft to 25 ft) (without changing the approved building height) and adding windows to allow for day-lighting.

2) Structural and Mechanical Issues
   The approved Development Permit provides for mechanical and structural systems to support the approved building, but the proposed increase in gymnasium height, changes in the pool design, and District Energy Utility (DEU) detailed design requirements, among other things, necessitate changes to these systems that affect the approved design including:
   - Replacing the "V" shaped columns at the large amenity facility (due to structural issues that made them squat and bulky) with a simplified structural system integrated into the building facade and a lighter colonnade and sunshade;
   - Raising the finished floor elevation of the lowest dwelling level by 0.67 m (2.2 ft) due to structural issues affecting parkade headroom, together with related landscape changes along the Garden City Road townhouse frontage; and
   - Enlarging the mechanical rooms proposed for the Level 11(mid-rise) and tower rooftops, together with related minor landscape changes.

3) Design Development Issues
Technical issues arising through design development have prompted the developer to propose various changes to the approved design of Phase 2, including:
   - Refinements to the privately-owned, publicly-accessible Neighbourhood Park to improve playground safety, enhance public access, and mitigate venting of the below-grade parkade;
   - Landscape changes to mitigate potential streetscape impacts related to above-grade utilities;
   - Window pattern changes to mitigate conflicts with columns and sheer walls; and
   - The conversion of two standard units to Basic Universal Housing (BUH) units (increasing Phase 2's total from 48 to 50 BUH units) and the application of the standard Zoning Bylaw floor area exclusion of 1.86 m^2 (20 ft^2) per BUH unit (i.e. 93.0 m^2 (1,000 ft^2) in total).

Staff Comments

Building Design

Staff's review of the proposed changes to the approved building design determined the following:

1) At the large indoor/outdoor amenity facility:
   - Changes to the pool and gymnasium enhance the amenity of the facility and satisfy Vancouver Coastal Health requirements; and
   - The replacement of the approved design's bold V-shaped columns with a lighter, airier, colonnade and perforated sunshade complements the clean, modern lines of the overall development, enhances the relationship of the building's lower level with its upper floors (where the sunshade is part of the approved design), and provides visual interest and architectural features that are in scale with the character and quality of the on-site landscape, garden pavilion, and adjacent public Neighbourhood Park.

2) At the Garden City Road townhouses, the proposed increase in the grade change between the sidewalk and the units, from 1.78 m (5.8 ft) to 2.45 m (8.0 ft), has been handled sensitively. As per the approved design, the townhouses have direct access to the sidewalk and the frontage is landscaped with plants and trees; however, the type of plant material has been revised to include more climbing vines that will green the proposed terrace walls and complement the character of the adjacent parks, while the increased elevation of the townhouse patios will help buffer them from Garden City Road's traffic noise and related impacts.

3) At the Level 11 (mid-rise) rooftop, the proposed addition of a mechanical room at the west side of the approved indoor amenity/elevator penthouse building has negligible impact on the surrounding indoor/outdoor amenity area due to its small size, its integration into the design of the amenity/penthouse building, and its screening with a raised planter bed, tree, and built-in garden storage shed.

4) At the tower rooftop, the proposed expansion of the mechanical space has been designed to minimize impacts on the form and character of the approved design by breaking the mechanical enclosure into two parts, varying their heights and setbacks, and cladding them in materials like those used elsewhere on the building (i.e. a higher, cubic volume clad in solid, iridescent metal panels and a lower, rectangular volume screened with an open lattice). This, together with a band of perforated sunshades around the edge of the rooftop (which is part of the approved design), will help the mechanical enclosures to visually blend into the overall building design and significantly screen views from the Neighbourhood Park and public and amenity areas below.

5) At various locations across the building's facades, the developer proposed to vary the approved window pattern to screen structural elements. As the approved window pattern is a subtly random combination of vision glass and coloured spandrel panels, the proposed changes are expected to be undetectable.

6) The proposed increase in the number of BUH units is supportive of City policy and has no impact on the approved form or character of the approved development.

The proposed building changes enhance the amenity of the development and address technical issues, while respecting the overall form and character of the approved design. Staff support the developer's proposed changes.

Landscape Design

Landscape changes are proposed to the approved Development Permit in relation to the building changes described above and various technical issues. Staff's review of these proposed changes determined the following:

1) At the Neighbourhood Park, the proposed introduction of vents (for the below-grade parkade) is successfully mitigated by integrating them into walkways, signage, and a new play structure (the latter of which is designed to satisfy City playground safety standards).

2) At the building's lower levels:
   - Along Patterson Road, increased utility requirements have reduced the developer's ability to install soft landscaping between the tower lobby and loading area, but this is expected to have a negligible impact on the streetscape because the developer proposes to relocate some equipment into the parkade, enclose the above-grade utility box, and replace a gravel area (formerly for the relocated equipment) with an attractive metal grill set flush with the adjacent sidewalk and bike parking area; and
   - At the shared amenity space, the developer proposes to enlarge the outdoor pool/sunning deck and separate it from other deck areas, simplify the circulation, revise the design of the reflecting pond and planting areas to enhance privacy and visual interest, and refine the design of the garden pavilion to provide for an outdoor fireplace and a light, elegant structure in character with the building's proposed colonnade and perforated sunshade.

3) At Level 5, the proposed change to the gymnasium is screened by expanding the previously approved extensive green roof.

4) At the Level 11 (mid-rise) roof deck, the proposed mechanical room is screened with planting and a storage room that will enhance the use of the approved garden plots.

The proposed landscape changes do not reduce the overall size, function, or quality of the development's outdoor amenity spaces, and they provide for the integration of the indoor pool with adjacent outdoor spaces in a manner this is both attractive and satisfies Vancouver Coastal Health (pool) requirements. Staff support the developer's proposed changes.

Analysis

The proposed modifications to the design of the subject Phase 2 development satisfy Richmond's General Compliance Criteria as follows:

- No new or increased development variances are proposed;

- No increase in net density (i.e. after standard Zoning Bylaw exclusions) is proposed beyond what was specified in the approved Development Permit (i.e. 20,759.6 m^2 / 223,454 ft^2);
- No elements are altered that raised concern with the public, Advisory Design Panel, or Development Permit Panel during the original Development Permit process;
- No proposed changes detract from the quality, form, or character of the building;
- No change to the approved site coverage, siting, scale, spacing, or configuration of the building is proposed;
- No reduction in the overall size or quality of indoor or outdoor amenity space is proposed;
- No reduction in the Development Permit landscape value is proposed;
- No vehicle access, loading, or parking requirements are altered; and
- No features are inconsistent with the applicable Development Permit Guidelines.

Conclusions

Amela Brudar – GBL Architects, on behalf of Concord Pacific, has requested a General Compliance ruling with respect to proposed changes to the "Concord Gardens" Phase 2 building at 8888 Patterson Road and 3333 Hazelbridge Way. The subject changes are proposed to address amenity space enhancements, Basic Universal Housing, and structural and mechanical issues. The changes satisfy Richmond's General Compliance Criteria, enhance the project's amenity facilities, and are consistent with the quality and character of development established through the approved Development Permit. In light of this, staff recommend that the proposed changes are considered to be in General Compliance with the approved Development Permit (DP 13-642725).

Suzanne Carter-Huffman.

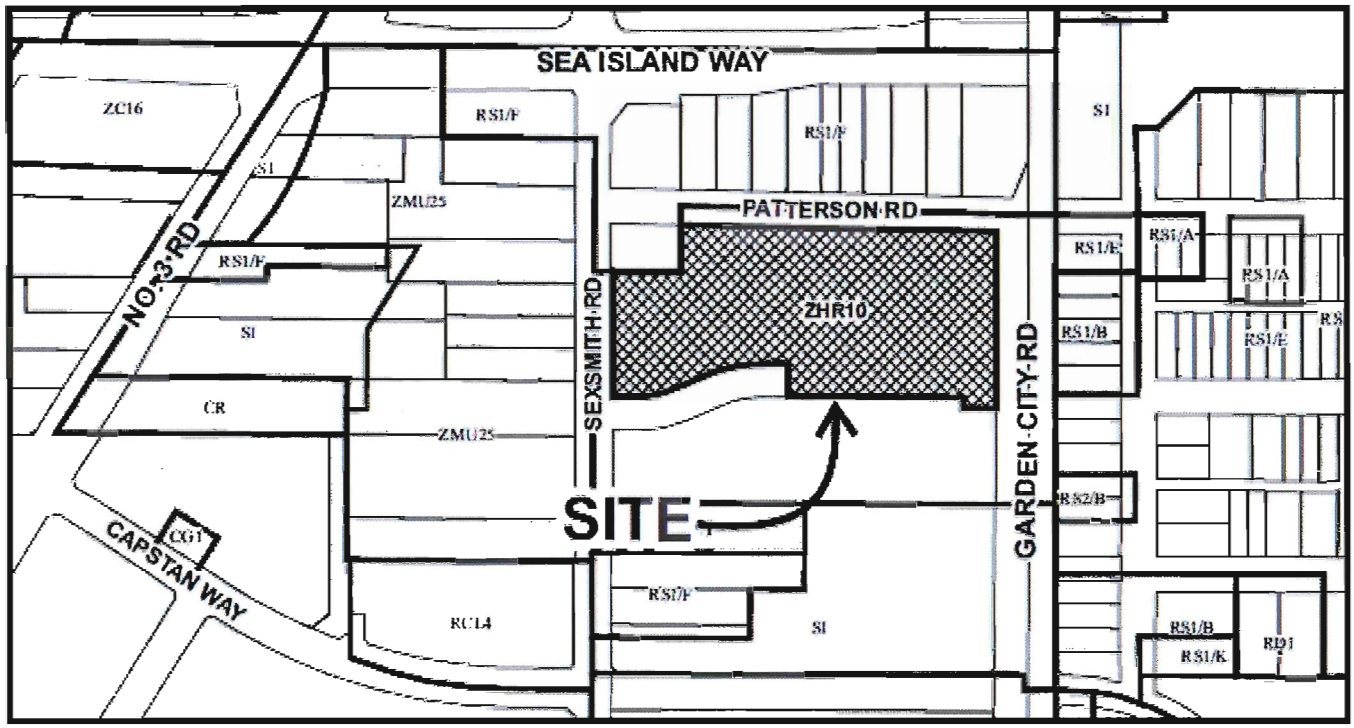
Suzanne Carter-Huffman
Senior Planner/Urban Design

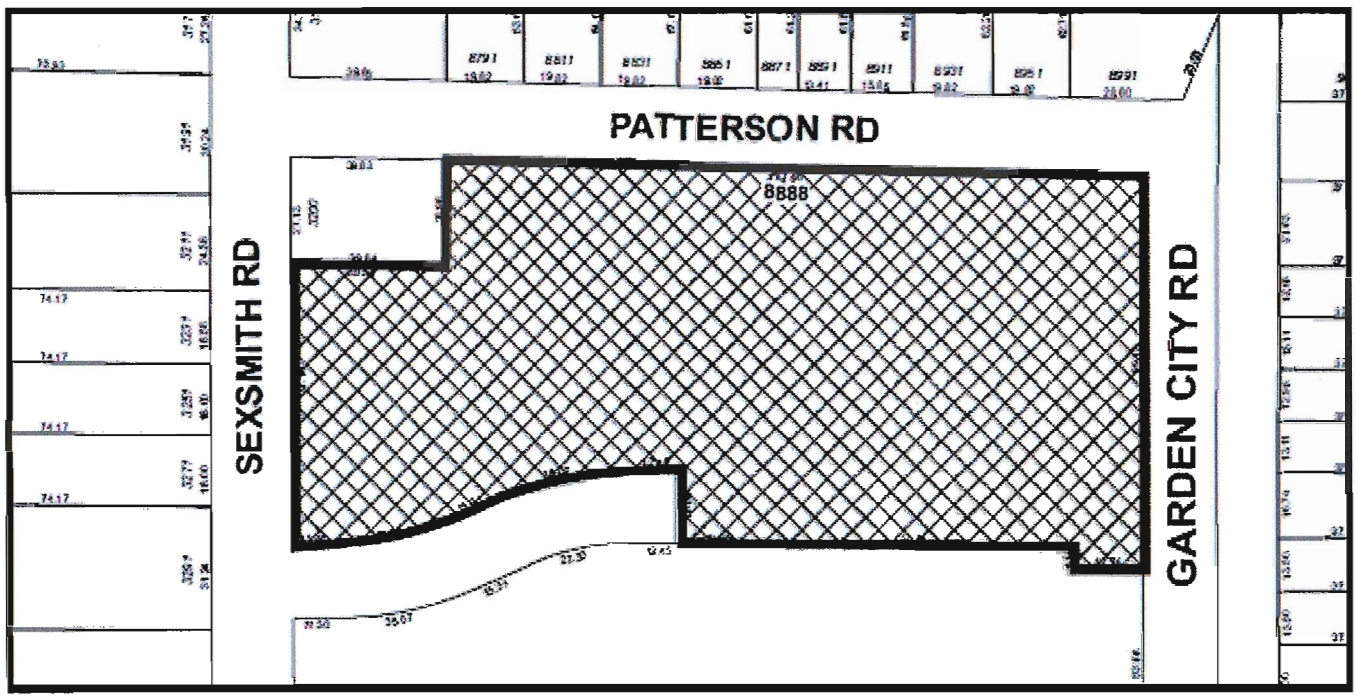
SPC:cas

Att. 1 Location Map
Att. 2 General Scope of Proposed Changes to the Approved Development Permit
Att. 3 Proposed Replacement Development Permit Plans

City of Richmond

ATTACHMENT 1
Location Map





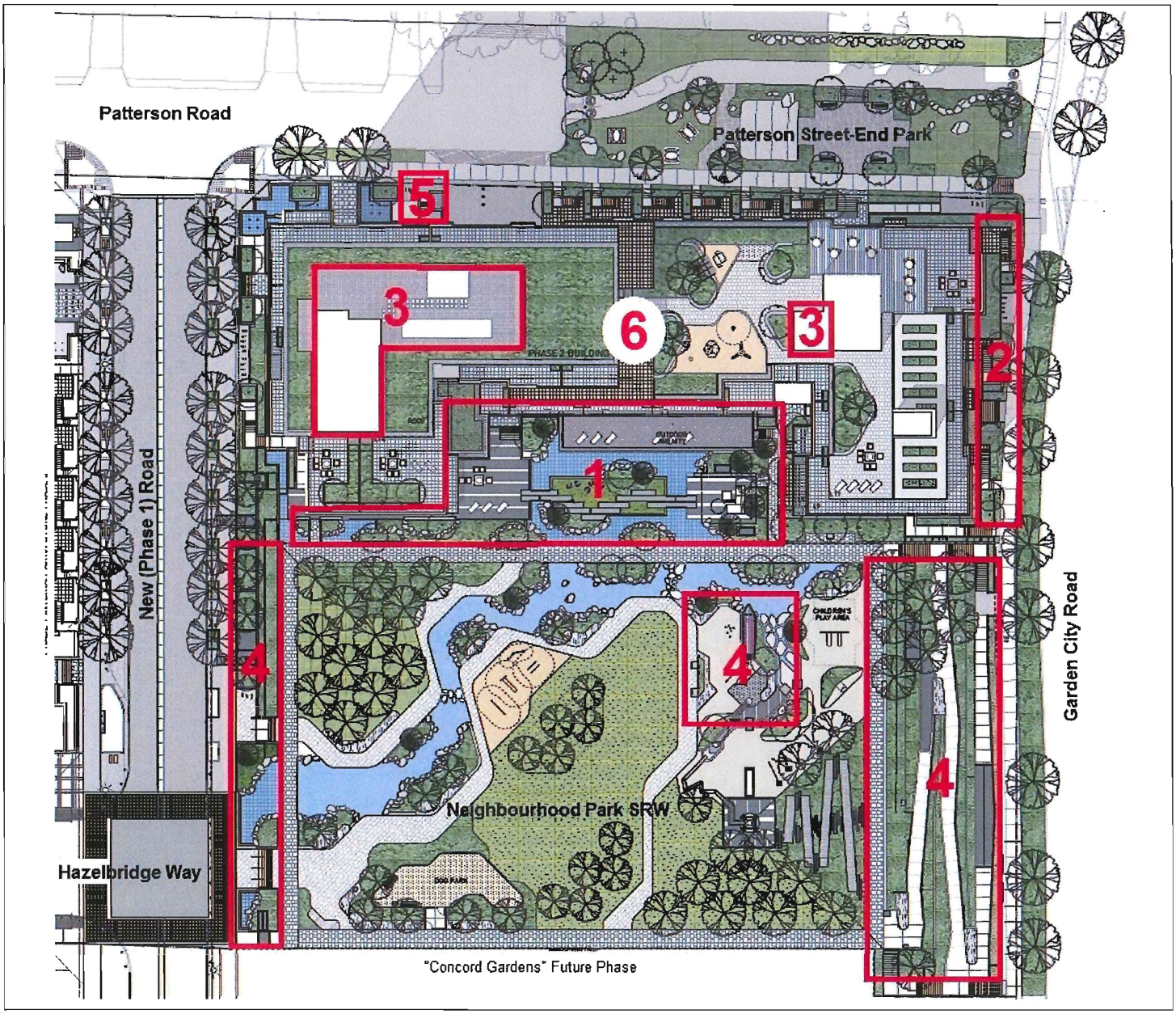
DP 13-642725

Original Date: 02/12/15

Revision Date:

Note: Dimensions are in METRES

4486028



General Scope of Proposed Changes to the Approved Development Permit: Site Plan

1 Improvements to lower-level indoor amenity facilities (e.g., pool, gym) and related landscaping in coordination with the replacement of exterior "V" columns with a lighter colonnade and sunshade

2 Landscape changes along the Garden City Road townhouse frontage to address a rise of 0.67 m (2.2 ft) in the residential floor elevation and provide for a pedestrian-friendly streetscape

3 Screening and landscape changes to address increased mechanical equipment requirements at the mid-rise and tower rooftop levels

4 Neighbourhood Park improvements provided to improve playground safety, enhance public access, and mitigate venting of the parkade structure beneath the park

5 Landscape changes to mitigate potential streetscape impacts related to above-grade utilities

6 Window pattern changes to mitigate conflicts with columns and sheer walls

7 Two (2) additional Basic Universal Housing (BUH) units

Proposed Change

1 Improvements to lower-level indoor amenity facilities (e.g., pool, gym) and related landscaping in coordination with the replacement of exterior structural columns with a lighter colonnade and sunshade

View as Approved

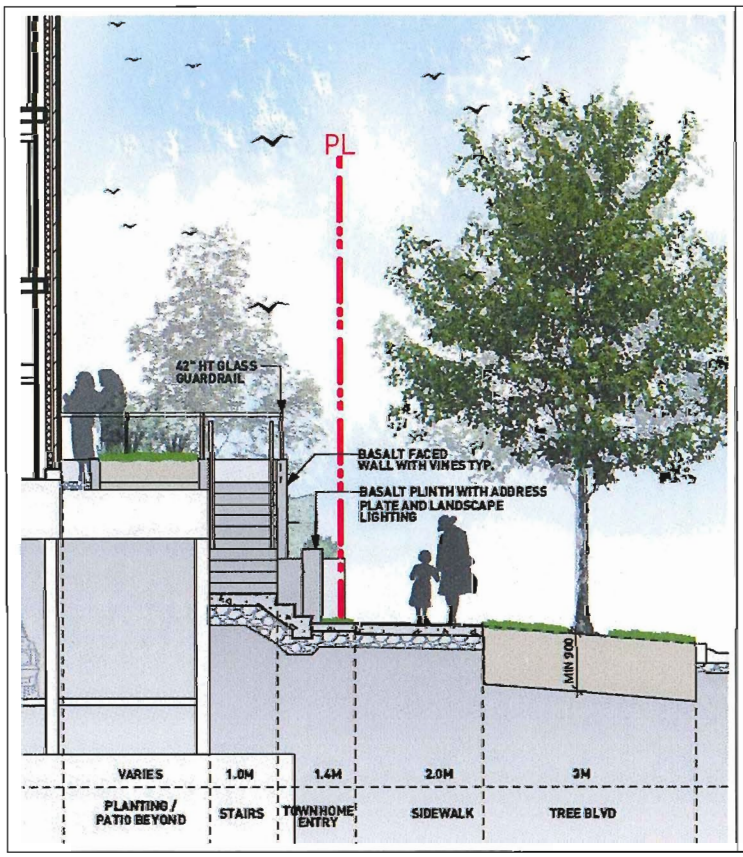
View as Proposed

Proposed Change

2 Landscape changes along the Garden City Road townhouse frontage to address a rise of 0.67 m (2.2 ft) in the residential floor elevation and provide for a pedestrian-friendly streetscape

View as Approved

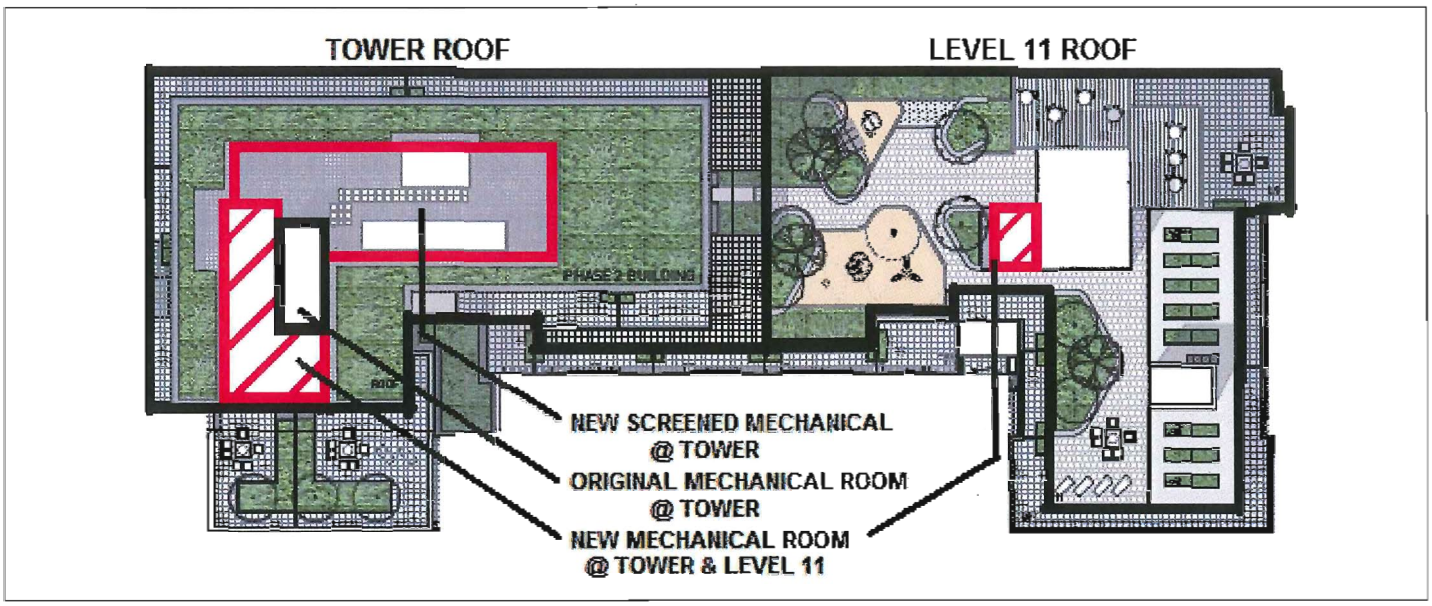
View as Proposed



Proposed Change

3 Screening and landscape changes to address increased mechanical equipment requirements at the mid-rise and tower rooftop levels

View showing the extent of Approved & Proposed Rooftop Mechanical

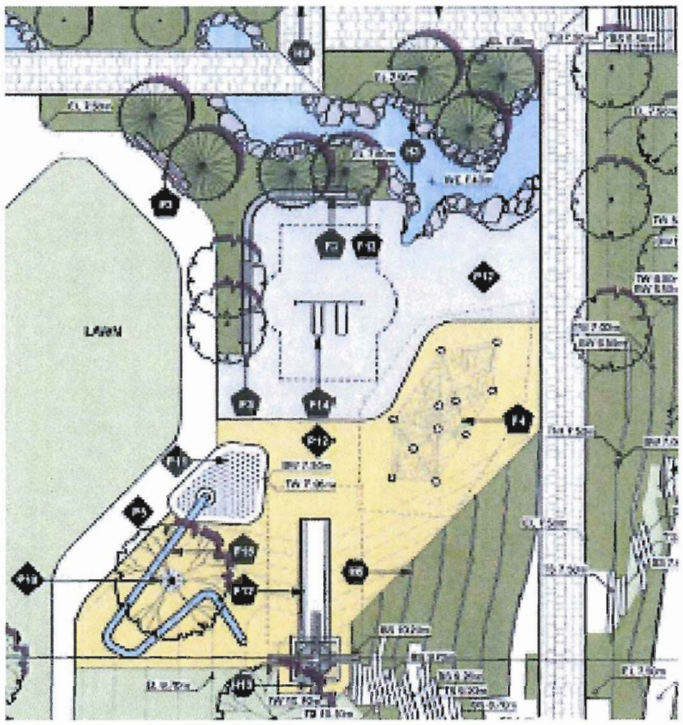


View as Proposed – Tower mechanical screened from view by perforated sunshades & special wall treatment

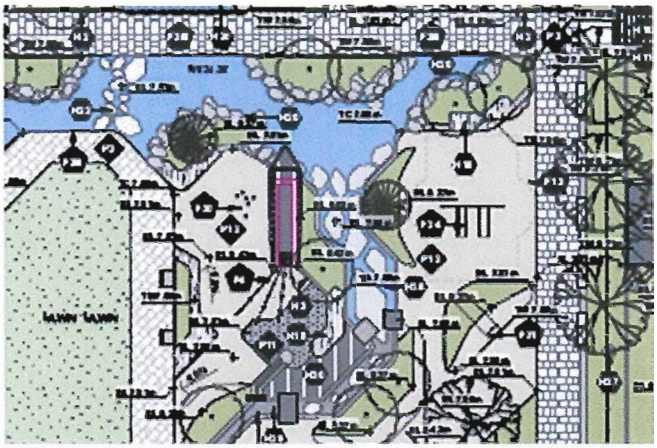
Proposed Change

4 Neighbourhood Park improvements provided to improve playground safety, enhance public access, and mitigate venting of the parkade structure beneath the park

Playground as Approved



Proposed with new play ship & expanded water play



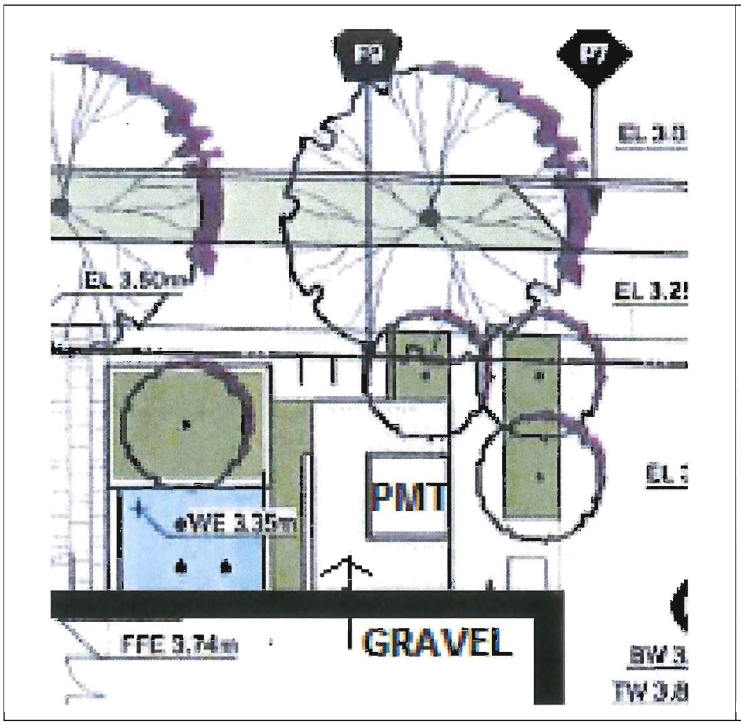
East pathway as Approved

Proposed with new seating, railings & concealed vents

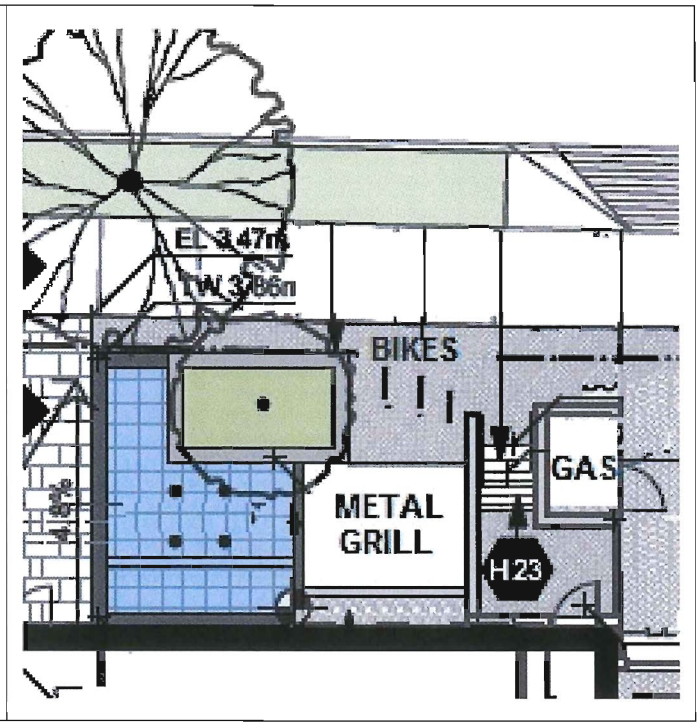
Proposed Change

5 Landscape changes to mitigate potential streetscape impacts of above-grade utility equipment

View as Approved



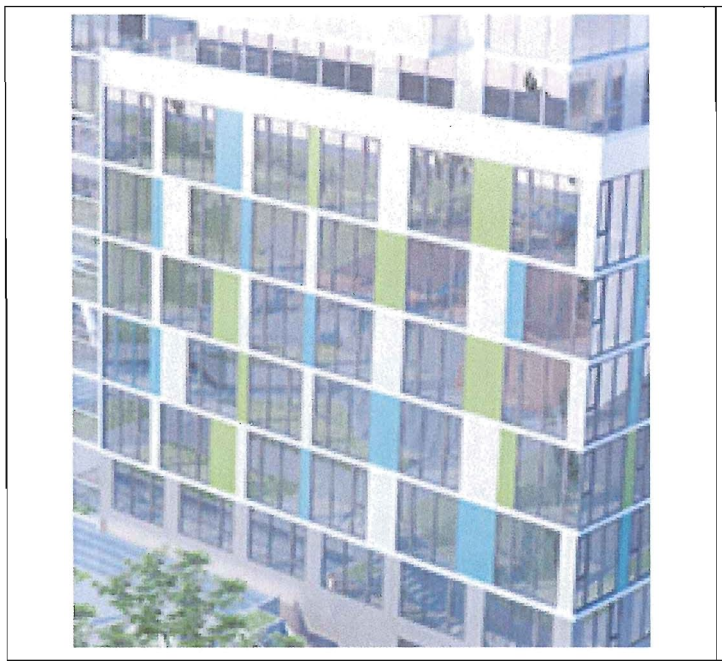
View as Proposed



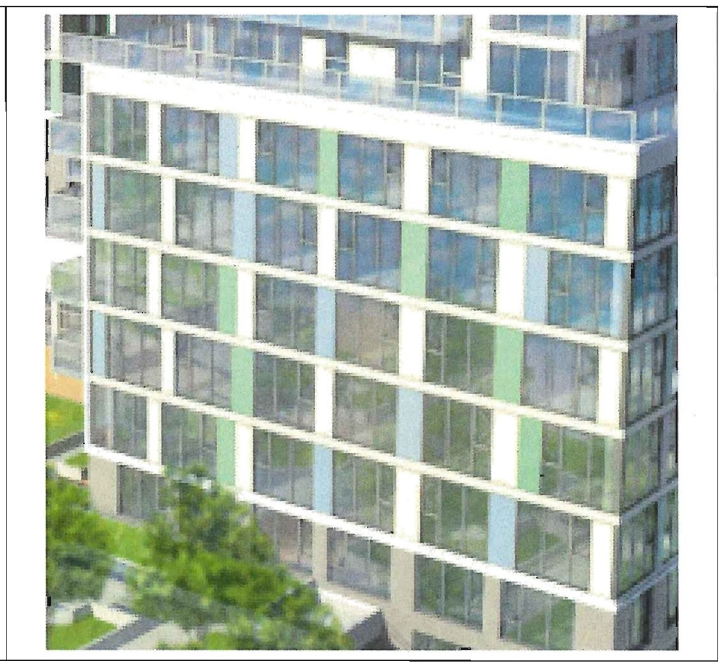
Proposed Change

6 Window pattern changes to mitigate conflicts with columns and sheer walls

Fenestration as Approved (Example)



Fenestration as Proposed (Example)



SEXSMITH RD AND PATTERSON RD PHASE 2

LEGAL DESCRIPTION:
LOT 1: SECTIONS 27 AND 28; BLOCK 5;NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT; Plan EPP27512

CIVIC ADDRESS: 8988 Patterson Rd, Richmond, BC

ZONING: CD
GUIDELINES: CCAP

HEIGHT:
91.8' (28m measured from CL of Garden City Rd.) for portions of a building located less than 164' (50m) from a lot line abbutting Garden City Road; and 154.2' (47m geodetic) elsewhere.
Accesory buildings: 16.4'
Accesory Structures: 39.4'

MINIMUM HABITAL FLOOR ELEVATION:
2.9m geodetic

SET BACKS:
3.7m (12 ft)

SITE AREA (B): 101,352 SF 9415.9 sq.m
SITE AREA (LESS NEIGHBOURHOOD PARK): 44,390 SF 4123.9 sq.m

PHASE 2	ALLOWED	PROPOSED
GROSS FLOOR		252,581
AMENITY		20,423
FAR AREA	224,965	223,454

FSR CALCULATIONS

	A	B	C	D=A-B-C-E	E	F	G=C+E+F	H=A-G
LEVEL	GROSS AREA	INTERNAL CIRCULATION	AMENITY	SUITE AREA	CORES	BUH EXEMPTIONS	TOTAL DEDUCTIONS	FSR AREA
LEVEL 1	0	0		0			0	0
LEVEL 2	17054	3080	6672	6945	357	80	7109	9945
LEVEL 3	22216	584	12021	8849	762	60	12843	9373
LEVEL 4	15870	2193	1186	11832	658	40	1884	13985
LEVEL 5	24616	2217		21741	658	180	838	23778
LEVEL 6	24583	2217		21709	658	120	778	23805
LEVEL 7	24583	2217		21709	658	120	778	23805
LEVEL 8	24583	2217		21709	658	140	798	23785
LEVEL 9	22529	2103		19769	657	100	757	21771
LEVEL 10	22529	2103		19769	657	100	757	21771
LEVEL 11	12623	1089	543	10596	395	20	958	11665
LEVEL 12	12075	1089		11680	395	20	415	11660
LEVEL 13	12075	1089		10591	395	20	415	11660
LEVEL 14	8623	800		7425	399	0	399	8225
LEVEL 15	8623	800		7425	399	0	399	8225
TOTAL	252581	23795	20423	201748	7704	1000	29127	223454

MECHANICAL ROOM ON ROOF IS LESS THAN 100m2 THUS IS EXEMPT FROM FSR CALCULATIONS

UNIT MIX

MARKET HOUSING	10 - BUH											
TYPE	A1	A1a	A1b	A2	A3	A4	A5	A6	B1	B1-ALT	B2	B2-ALT
DESCRIPTION	1 BED & DEN	1 BED & DEN	1 BED & DEN	1 BED & DEN	1 BED & DEN	1 BED	1 BED, 1.5 BATH & DEN	1 BED	2 BED, 2 BATH & DEN	2 BED, 2 BATH & DEN	2 BED, 2 BATH	2 BED, 2 BATH
UNIT AREA-SF	535	569	569	551	547	565	641	522	998	975	870	844
Level 1												
Level 2												
Level 3				1						1		1
Level 4	3	5	1	1						1	1	
Level 5	6	4		1	1	1			1		1	
Level 6-8 (no. per floor)	7	5		1	1	1			1		1	
3	21	15		3	3	3			3		3	
Level 9	5	5			1	1	1	1				
Level 10	5	5			1	1	1	1				
Level 11-13 (no. per flr)	4				1	1						
3	12				3	3						
Level 14												
Level 15												
TOTAL # UNITS	52	34	1	6	9	9	2	2	4	2	5	1
UNIT AREA SF	27,820	19,346	569	3,305	4,923	5,086	1,282	1,044	3,992	1,950	4,350	844

MARKET HOUSING			10 - BUH	1 - BUH	18 - BUH										
TYPE	B3	B4	B5	B6	B7	B8	B11	B12	B13	C1	C2	C3	C5	C6	D2
DESCRIPTION	2 BED, 2 BATH	2 BED, 2 BATH	2 BED, 2 BATH & DEN	2 BED, 2 BATH	2 BED, 2.5 BATH & DEN	2 BED, 2 BATH & DEN	2 BED, 2 BATH	2 BED, 2 BATH	2 BED, 2 BATH & DEN	3 BED, 2 BATH	3 BED, 2 BATH & DEN	3 BED, 2 BATH	3 BED, 3 BATH & DEN	3 BED, 2 BATH	1 BED
UNIT AREA-SF	762	849	804	770	1,001	884	757	881	983	1,048	1,139	1,135	1,397	1,124	450
Level 1															
Level 2															
Level 3										1					
Level 4		1	1							1					1
Level 5	1	1	2	1	3	1	1			1				1	1
Level 6-8 (no. per floor)	1	1	2	1	3	1	1			1				1	1
3	3	3	6	3	9	3	3			3				3	3
Level 9	1	1	1		3	1	1	1			1	1		1	1
Level 10	1	1	1		3	1	1	1			1	1		1	1
Level 11-13 (no. per flr)	1	1				1	1		1				1	1	1
3	3	3				3	3		3				3	3	3
Level 14															
Level 15															
TOTAL # UNITS	9	10	11	4	18	9	9	2	3	6	2	2	3	9	10
UNIT AREA SF	6,858	8,490	8,844	3,080	18,018	7,956	6,813	1,762	2,949	6,288	2,278	2,270	4,191	10,116	4,500

MARKET HOUSING								AFFORDABLE HOUSING			14,652	SF	17	UNITS		TOTAL
TYPE	H1	H2	H3	H4	H5	H6	H7	AH-TH1	AH-TH2	AH-TH3	AH-A (BUH)	AH-B (BUH)	AH-C1 (BUH)	AH-C2 (BUH)	AH-D (BUH)	
DESCRIPTION	2 BED, 2 BATH	4 BED, 4.5 BATH	3 BED, 2.5 BATH	3 BED, 2 BATH & DEN	3 BED, 3 BATH & DEN	2 BED, 2 BATH	5 BED, 4 BATH	2 BED, 2.5 BATH	2 BED, 2.5 BATH	2 BED, 2.5 BATH	1 BED & DEN	2 BED	3 BED, 2 BATH	3 BED, 2 BATH	STUDIO	
UNIT AREA-SF	859	2,362	1,247	1,322	1,543	948	2,276	1,104	1,295	1,202	553	845	967	1,094	471	
Level 1																0
Level 2								1	4	1		1	1	1	1	10
Level 3											2				1	7
Level 4											2					18
Level 5											2					30
Level 6-8 (no. per floor)																30
3																90
Level 9																27
Level 10																27
Level 11-13 (no. per flr)																14
3																42
Level 14	1	1	1	1	1											5
Level 15			1	1	1	1	1									5
TOTAL # UNITS	1	1	2	2	2	1	1	1	4	1	6	1	1	1	2	261
UNIT AREA SF	859	2,362	2,494	2,644	3,085	948	2,276	1,104	5,180	1,202	3,318	845	967	1,094	942	198,244

AFFORDABLE HOUSING

AFFORDABLE HOUSING FOR PHASE 2			
HOUSING UNIT COMPONENTS	MINIMUM HOUSING UNIT	MIN. REQ'D COMBINED FLOOR AREA	PROVIDED FLOOR AREA
DEFFERED AREA A (PHASE 1)	30% OF HOUSING UNITS (30% OF 11,705 SQ.FT.)	326.3 SQ.M. (3,512 SQ.FT)	
AREA B (PHASE 2)	5% OF TOTAL AREA - DEFFERED HOUSING UNITS FROM AREA A (PHASE 1) (5% * 222,097 SQ.FT. - 3,512 SQ.FT.)	1,015.3 SQ.M. (10,929 SQ.FT.)	
TOTAL	6.5% OF TOTAL AREA B (PHASE 2)	1,341.6 SQ.M. (14,441 SQ.FT.)	1,361.2 SQ.M. (14,652 SQ.FT.)

UNIT DESIGN FEATURES

BASIC UNIVERSAL HOUSING (BUH) UNITS			
	Aging In Place	Basic Universal Housing (BUH) Units for Phase 2	NOTES
AFFORDABLE HOUSING	36%	64% (11 UNITS)	2 STOREY TOWN HOUSE UNITS WILL BE DESIGNED FOR AGING IN PLACE
MARKET HOUSING	85% UNITS	15% (39 UNITS)	SEE BUH LABEL ON UNIT MIX FOR UNIT TYPE

Note: Aging In Place features include stairwell handrails, lever type handles for plumbing features and door handles and solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.
Note: BUH units conform to Richmond Zoning Bylaw requirements

AMENITY, OCP & CCAP AREA

Amenity Space (261 Units)

Indoor

Rate	Required (sq.m.)		Shared	Phase 2	Total
2.0sq.m/unit	522	Level 2	619.8	0	619.8
		Level 3	1116.8	0	1116.8
		Level 4	25.6	84.6	110.2
		Level 11	0.0	50.5	50.5
			1762.2	135.0	1897.2

(Provided (sq.m.))

Outdoor

Rate	Required (sq.m.)	Provided (sq.m.)	
6.0sq.m/unit	1,566	Level 2/3	804.9
		Level 4	13.9
		Level 11	704.6
			1523.4
		Children's Play (up to 3.0sqm/unit = 783sqm)	
		Level 11	96.4
Sub Total			1,619.8
10% of Site	412.4		495.0
Total	(sq.m.)		2,114.8
	(sq.ft.)		22,764

NOTES:

VARIANCES ARE INDICATED ON THE SITE PLAN.

AFFORDABLE HOUSING UNITS(SECURED VIA A HOUSING AGREEMENT ARE SHOWN ON LEVELS 2,3,4 & 5 FRONTING PATTERSON ROAD AND GARDEN CITY ROAD.

BASIC UNIVERSAL HOUSING (BUH) UNITS ARE LABELED ON THE PLANS AS "BUH"

ALL UNITS SHALL INCORPORATE AGING IN PLACE FEATURES INCLUDING BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BARS AND LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES.

120V ELECTRIC VEHICLE (EV) PLUG-INS AND ROUGH INS FOR RESIDENTS VEHICLES AND CLASS 1 BIKE STORAGE ARE LABELED ON THE PARKING PLANS. IN ADDITION SIX 240V QUICK CHARGE PLUG-INS ARE GROUPED TOGETHER AS PART OF THE VISITOR PARKING.

THE STATUTORY RIGHT OF WAY PLAN IS INCLUDED IN THE REFERENCE PLANS

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

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

Replacement Plan 1A
DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR CDR REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS CDR DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
Phase 2
Richmond, BC
for Concord Pacific

STATISTICS

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1251

A-0.01

PARKING STATS

Concord @ Sexsmith and Patterson Rd
Transitional Parking Strategy for 8888 Patterson Rd, 8988 Patterson Rd and 3333 Hazelbridge Way
Phases 1, 2 & 5 (Lot 1: Area A, B & E)
DP 13-642725 (Phase 2) and BP 13-643300 (Phase 1) - Pending Applications
NOTE: MIN. PARKING REQUIRED/PROVIDED AS PER LEGAL AGREEMENT REGISTERED ON TITLE

Lot 1

		Parking	ZONE 2A			ZONE 1			Electric Vehicle (EV) Based on Total Provided in Zone 1 320/40				240V Quick Charge Located in the Visitor Parking of Phase 2	Bike Parking							
									30% 120V EV Parking Spaces		25% EV Rough-in for future 120V			Class 1 Based on total unit count			10% EV Bike Spaces @ 120V Based on Total Provided		Class 2 Based on total unit count		
			Rate	Required	Provided	Rate	Required	Provided	Rate	Required & Provided	Rate	Required & Provided		Rate	Required	Provided	Rate	Required	Rate	Required	Provided
Phase 1/ Area A		Residential Parking																			
ARTS	20	20	0.81	16	16	0.81	16	16	-	-	-	-		1.25	25	25					
Market	260	260	1.08	281	293	0.9	234	253	-	-	-	-		1.25	325	325					
Total	280	Sub-Total		297	309		250	269		-		-									
		Visitor Parking																			
		280	0.18	51	51	0.18	51	51	-	-	-	-									
		Total		348	**360**		302	**320**	0.30	**96**	0.25	**80**			350	350	0.10	35	0.20	56	56
		Phase 1 Transitional for future Phase 5						40	0.30	12	0.25	10				48	0.10	5			
Total					**360**			**360**		**108**		**90**			350	398		40			56
Phase 2/ Area B		Residential Parking																			
AH	17	17	0.81	14	14	0.81	14	14	-	-	-	-		1.25	22	22					
Market	244	246	1.08	266	380	0.9	222	237	-	-	-	-		1.25	298	308					
Total	261	Sub-Total		280	394		236	251		-		-									
		Visitor Parking																			
		263	0.18	48	48	0.18	48	48	-	-	-	-									
									-	-	-	-									
										-		-	6								
		Total		328	**442**		284	**299**	0.30	**90**	0.25	**75**	**6**		320	329	0.10	33	0.20	52	53
		Phase 1 Transitional for future Phase 5						143	0.30	43	0.25	36				117	0.10	12			
Total					**442**			**442**		**133**		**110**	**6**		320	446		45			53
Phase 5/ Area E		Residential Parking (estimate)																			
AH	est. 10	10				0.81	9		-	-	-	-		1.25	13	13					
Market	est. 122	122				0.9	110		-	-	-	-		1.25	153	153					
Total	est. 132	Sub-Total					119			-		-									
Note: Phase 5 unit count is an estimate only. Total parking provided is the total of Phase 1 & 2 transitional parking numbers above.		Visitor Parking (estimate)																			
		132				0.18	24		-	-	-	-									
									-	-	-	-									
										-		-									
		Total					143	**183**	0.30	**55**	0.25	**46**			165	165	0.10	17	0.20	27	27

Summary

		Zone 2A			Zone 1			120V EV Stalls	Rough-in for future 120V EV Stalls	240V EV Quick Charge	Class 1 Bike Storage			Class 1 Bike 120V EV stalls	Class 2 Bike Storage		
			Req'd	Prov'd		Req'd	Prov'd					Req'd	Prov'd			Req'd	Prov'd
Phase 1/Area A 280 units	Residential		297	309		250	269				ARTS		25				
	Visitor		51	51		51	51	96	80	-	MARKET		325	35			
	Total		348	360		302	320					350	350			56	56
Phase 2/Area B 263 units	Residential		280	394		236	251				AH		22				
	Visitor		48	48		48	48	90	75	6	MARKET		307	33			
	Total		328	442		284	299					320	329			52	53
															SUB TOTAL	108	109
Phase 5/Area E est. 132 units	Residential		N/A			119					FROM PHASE 1		48				
	Visitor					24		55	46		FROM PHASE 2		117	17			
	Total					143	183					165	165		ESTIMATED	27	27
Lot 1 Total			676	802		728	802	241	201	6		835	844	85	ESTIMATED	135	136

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE TEL 604 734 1486
VANCOUVER, BC V5T 1R1 FAX 604 731 5579

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH DANIELS WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

Replacement Plan 1B
DP 13-642725 Feb 16/15

REVISIONS

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10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR CDN REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS CDN DP COMMENTS
13.	17 OCT 2014	UPDATED SITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	03 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	PARK AREA REVISED PER KEY-FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	22 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	05 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	12 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
Phase 2
Richmond, BC
for Concord Pacific

PARKING STATS

DATE	13/02/2015
DRAWN BY	JAL
CHECKED BY	D-K
SCALE	N.S
JOB NUMBER	1251

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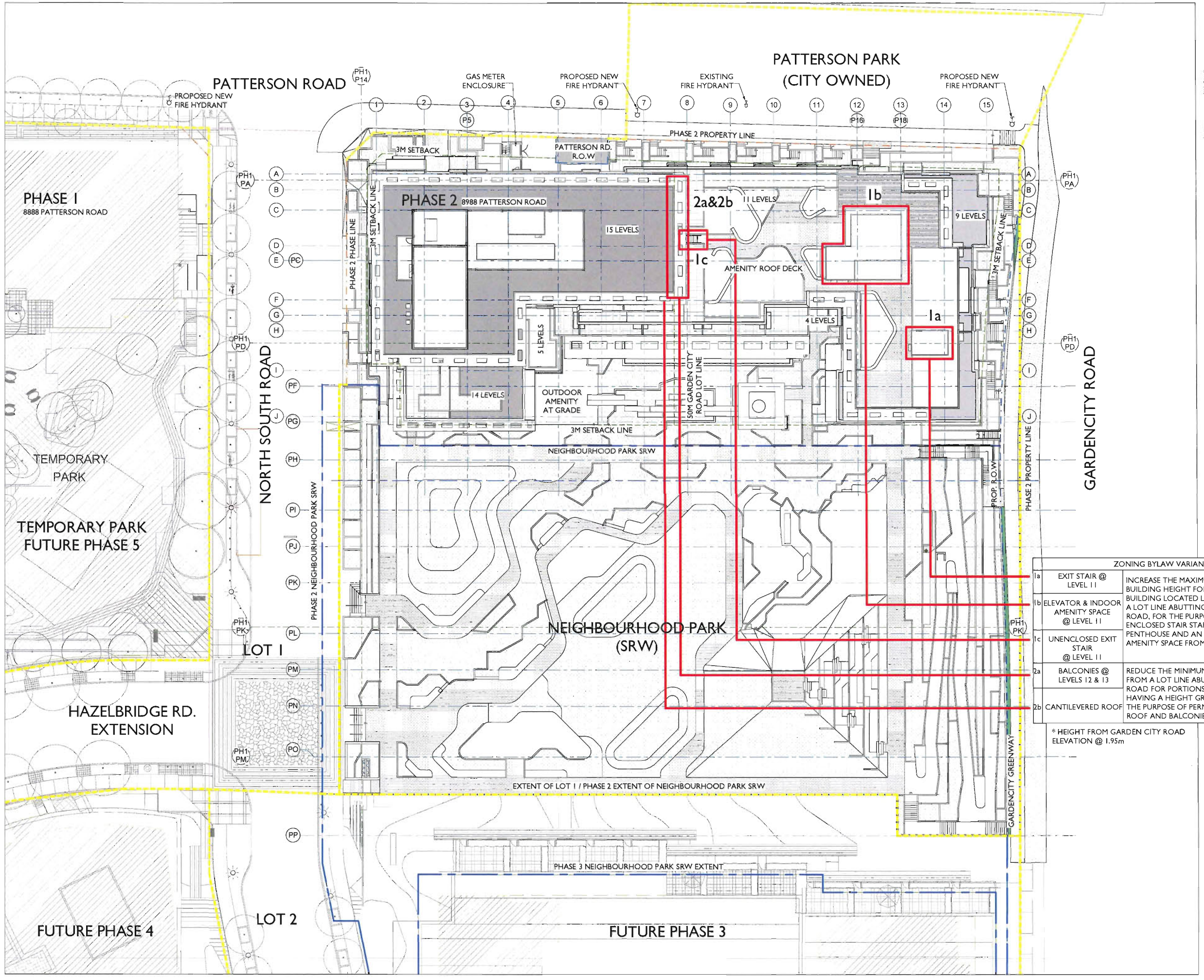

ZONING BYLAW VARIANCES		
1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m*
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	

* HEIGHT FROM GARDEN CITY ROAD ELEVATION @ 1.95m

gbl

GBL ARCHITECTS INC.
639 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 0279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 2A
DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR CDR REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS CDR DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER CDR FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	06 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

SITE PLAN

DATE	15/02/2015 5:12:07 PM
DRAWN BY	JML / SR
CHECKED BY	MG
SCALE	1:75
JOB NUMBER	1251

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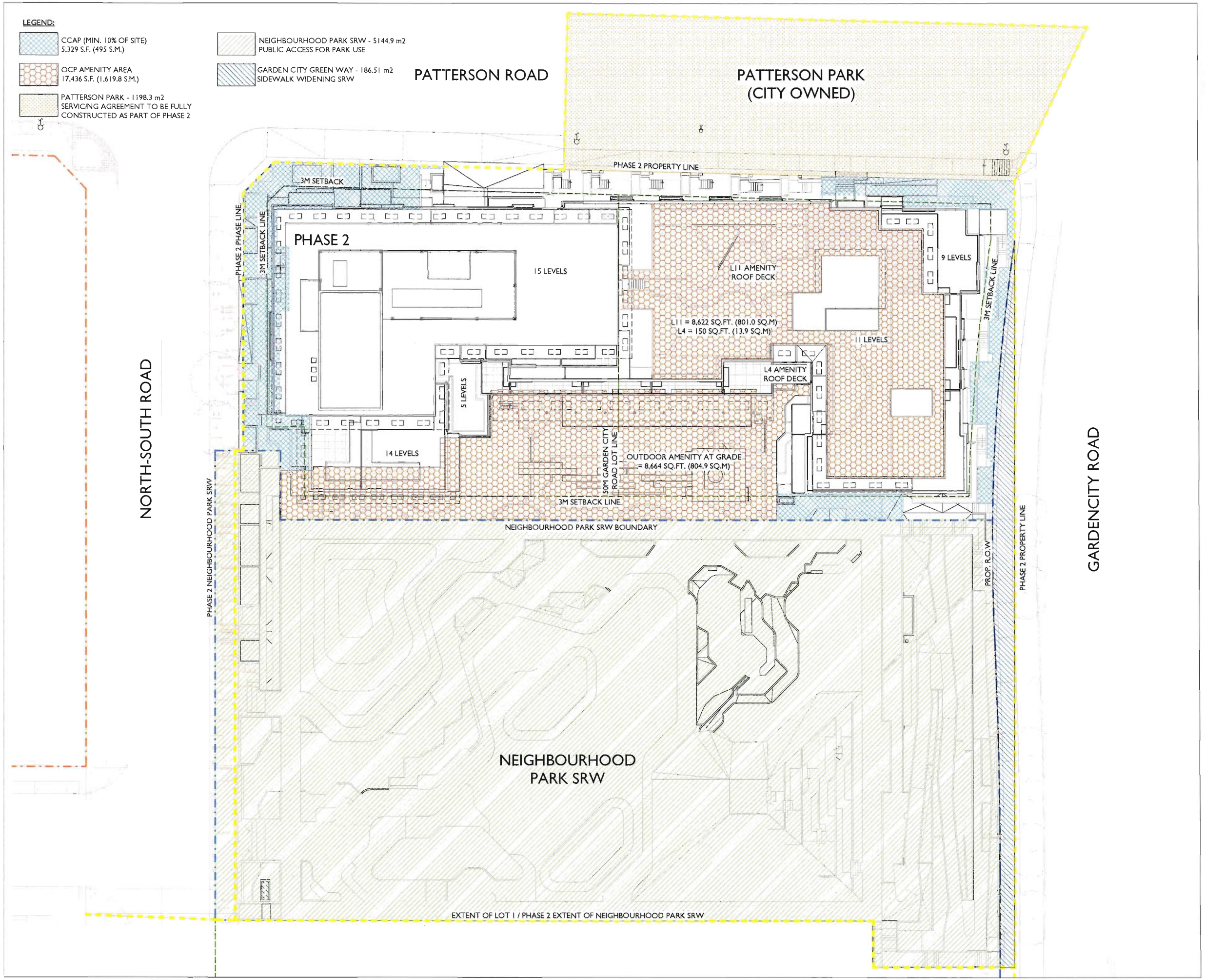
LEGEND:

- CCAP (MIN. 10% OF SITE) 5,329 S.F. (495 S.M.)
- OCP AMENITY AREA 17,436 S.F. (1,619.8 S.M.)
- PATTERSON PARK - 1198.3 m2 SERVICING AGREEMENT TO BE FULLY CONSTRUCTED AS PART OF PHASE 2
- NEIGHBOURHOOD PARK SRW - 5144.9 m2 PUBLIC ACCESS FOR PARK USE
- GARDEN CITY GREEN WAY - 186.51 m2 SIDEWALK WIDENING SRW



gbl

GBL ARCHITECTS INC
539 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1536
FAX 604 733 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN eas27512

Replacement Plan 2B

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	15 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	20 MAY 2014	PROGRESS SET
8.	26 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR COR REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS COR DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER VDP FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	21 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

AREA PLAN
(CCAP & OCP)

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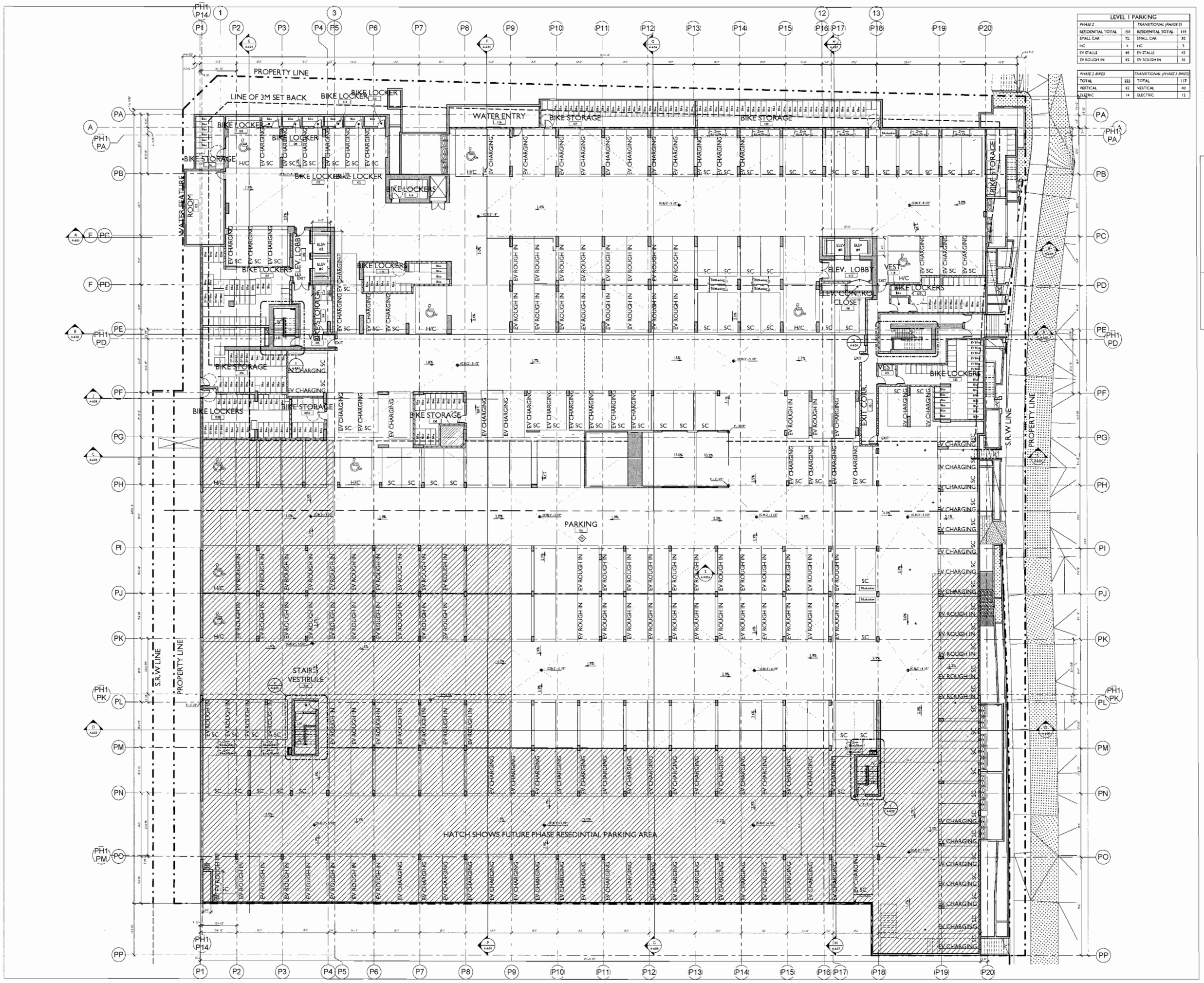

LEVEL 1 PARKING			
PHASE 2		TRANSITIONAL (PHASE 3)	
RESIDENTIAL TOTAL	150	RESIDENTIAL TOTAL	119
SMALL CAR	72	SMALL CAR	32
H/C	4	H/C	3
EV STALLS	48	EV STALLS	43
EV ROUGH IN	42	EV ROUGH IN	36

PHASE 2 BIKES		TRANSITIONAL (PHASE 3 BIKES)	
TOTAL	222	TOTAL	117
VERTICAL	43	VERTICAL	40
ELECTRIC	14	ELECTRIC	12

gbl

GBL ARCHITECTS INC
1201 EASTERN AVENUE
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TEL 604 734 1156
FAX 604 731 9219

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

PARKING LEGEND

ABBREVIATIONS

REVISIONS

NO	DATE	DESCRIPTION
1	01 MAR 2013	PROGRESS SET
2	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4	01 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	11 DEC 2013	CITY REVIEW
6	16 DEC 2013	DP APPLICATION - PRIOR TO
7	30 MAR 2014	PROGRESS SET
8	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10	29 SEPT 2014	ISSUED FOR CITY REVIEW
11	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR DDR REVIEW
12	14 OCT 2014	ISSUED TO ADDRESS DDR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15	07 NOV 2014	ISSUED FOR COORDINATION
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	PDR AREA REVISED PER KCH FEEDBACK
18	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	16 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	19 FEB 2015	REISSUED FOR GENERAL COMPLIANCE

Replacement Plan 3

DP 13-642725 Feb 16/15

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 1

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CHECKED BY	MG
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JOB NUMBER	1251

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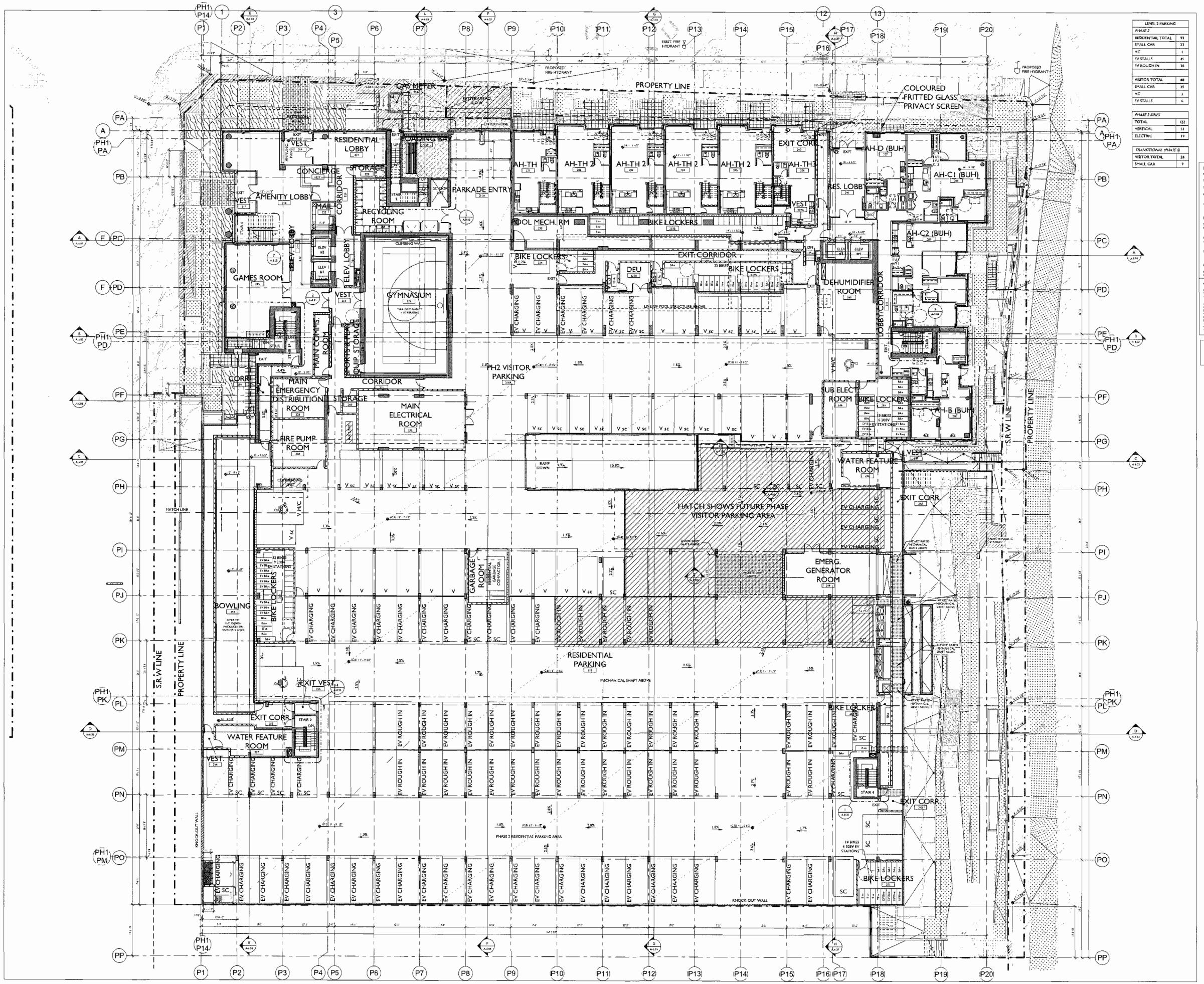

LEVEL 2 PARKING	
PHASE 2	
RESIDENTIAL TOTAL	99
SMALL CAR	33
HC	1
EV STALLS	45
EV ROUGH IN	38
VISITOR TOTAL	48
SMALL CAR	35
HC	2
EV STALLS	6

PHASE 2 BIKES	
TOTAL	122
VERTICAL	51
ELECTRIC	19

TRANSITIONAL (PHASE 1)	
VISITOR TOTAL	24
SMALL CAR	9

gbl

GBL ARCHITECTS INC
909 EAST BAY AVENUE
VANCOUVER, BC CANADA V6T 1T8
TEL: 604.734.1186
FAX: 604.734.1279

Legal Address: LOT 1; SECTIONS 27 AND 28, BLOCK 5, NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN EPP77514.

PARKING LEGEND

ABBREVIATIONS

LEGEND

REVISIONS

NO	DATE	DESCRIPTION
1	15 MAR 2013	PROGRESS SET
2	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3	19 DEC 2013	ADVISORY DESIGN PANEL SUBMISSION
4	13 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	19 DEC 2013	CITY REVIEW
6	16 DEC 2013	DP APPL CAT DW - PRIOR TO
7	30 MAR 2014	PROGRESS SET
8	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9	05 SEPT 2014	ISSUED FOR CONSULTANT REVIEW
10	29 SEPT 2014	ISSUED FOR CITY REVIEW
11	07 OCT 2014	REVISED PER CITY COMMENTS & ISSUED FOR CITY REVIEW
12	10 OCT 2014	ISSUED TO ADDRESS CITY DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14	26 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15	27 NOV 2014	ISSUED FOR COORDINATION
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	POOL AREA REVISED PER ICHA REQUIRMENTS
18	22 DEC 2014	REVISED PLANS ISSUED FOR COASTAL HEALTH REVIEW
19	20 JAN 2015	ISSUED FOR DP GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	10 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

Replacement Plan 4

DP 13-642725 Feb 16/15

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 2

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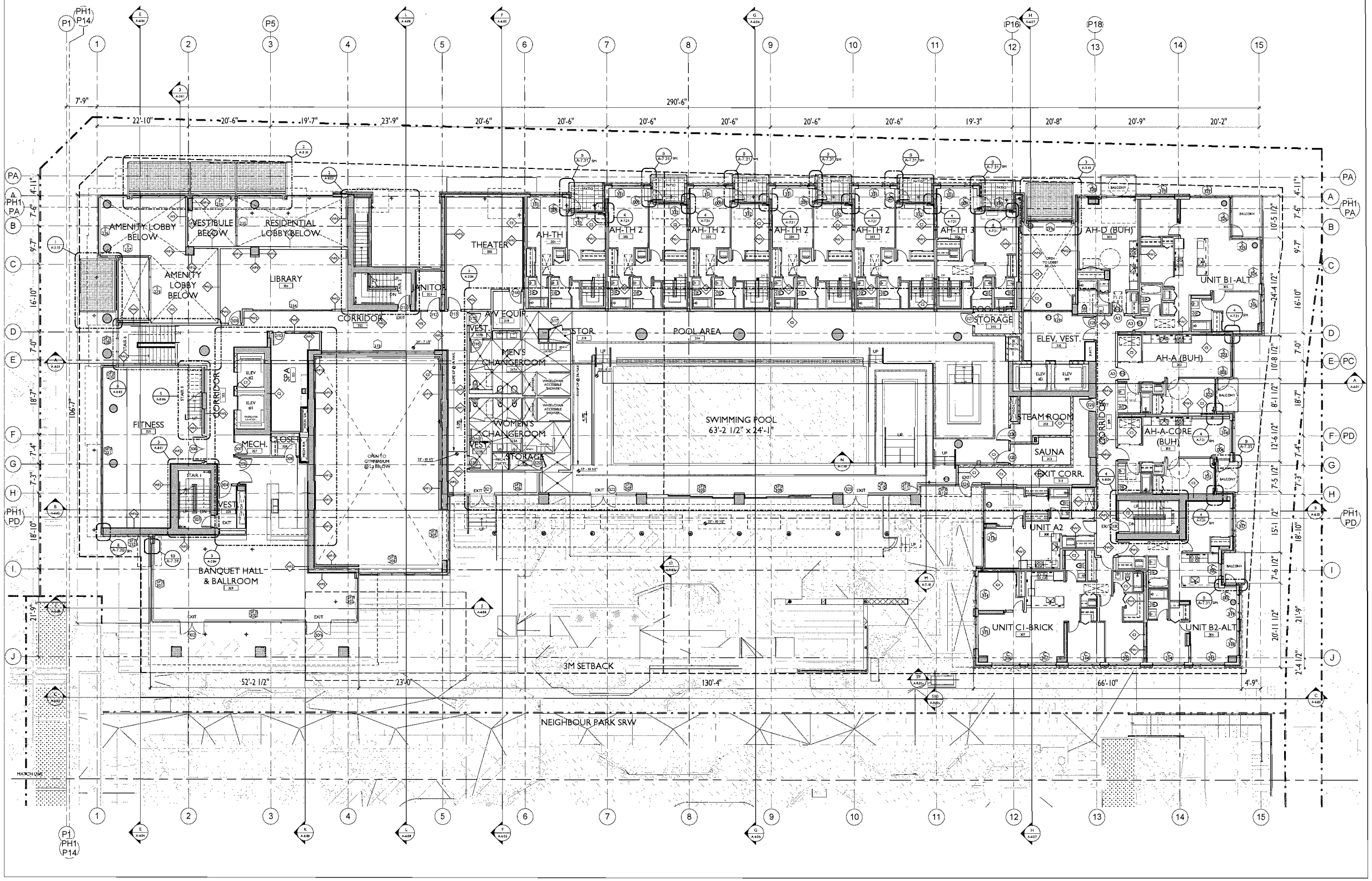

gbl

GBL ARCHITECTS INC.
207 EAST 6th AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1136
FAX 604 721 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

LEGEND:
2 DEFINED FOOT PRINT OF UNDERGROUND PARKADE (ON UPPER GARDEN AT TERRACE LEVEL, BELOW BUILDING ABOVE)

Replacement Plan 5

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	16 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
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13.	17 OCT 2014	UPDATED SLITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	04 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER VCH - FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	03 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 3 NORTH

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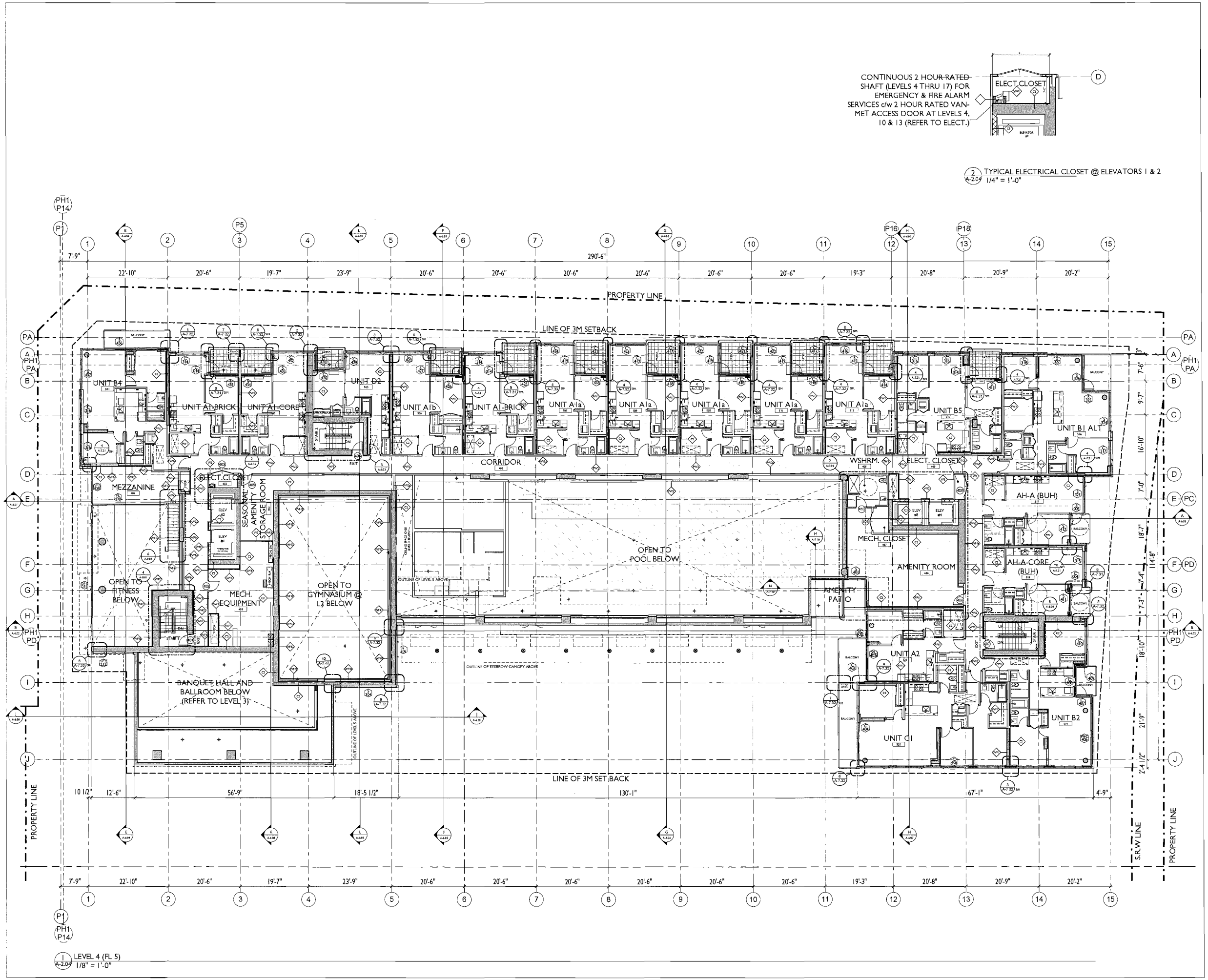

gbl

GBL ARCHITECTS INC
131 EASTERN AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 736 0279

Legal Address: LOT 1, SECTIONS 27 AND 28, BLOCK 5, NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN EPP27512

LEGEND:

Replacement Plan 6

DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	19 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
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12	14 OCT 2014	ISSUED TO ADDRESS CDR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR DP1 GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 4 (FLOOR 5)

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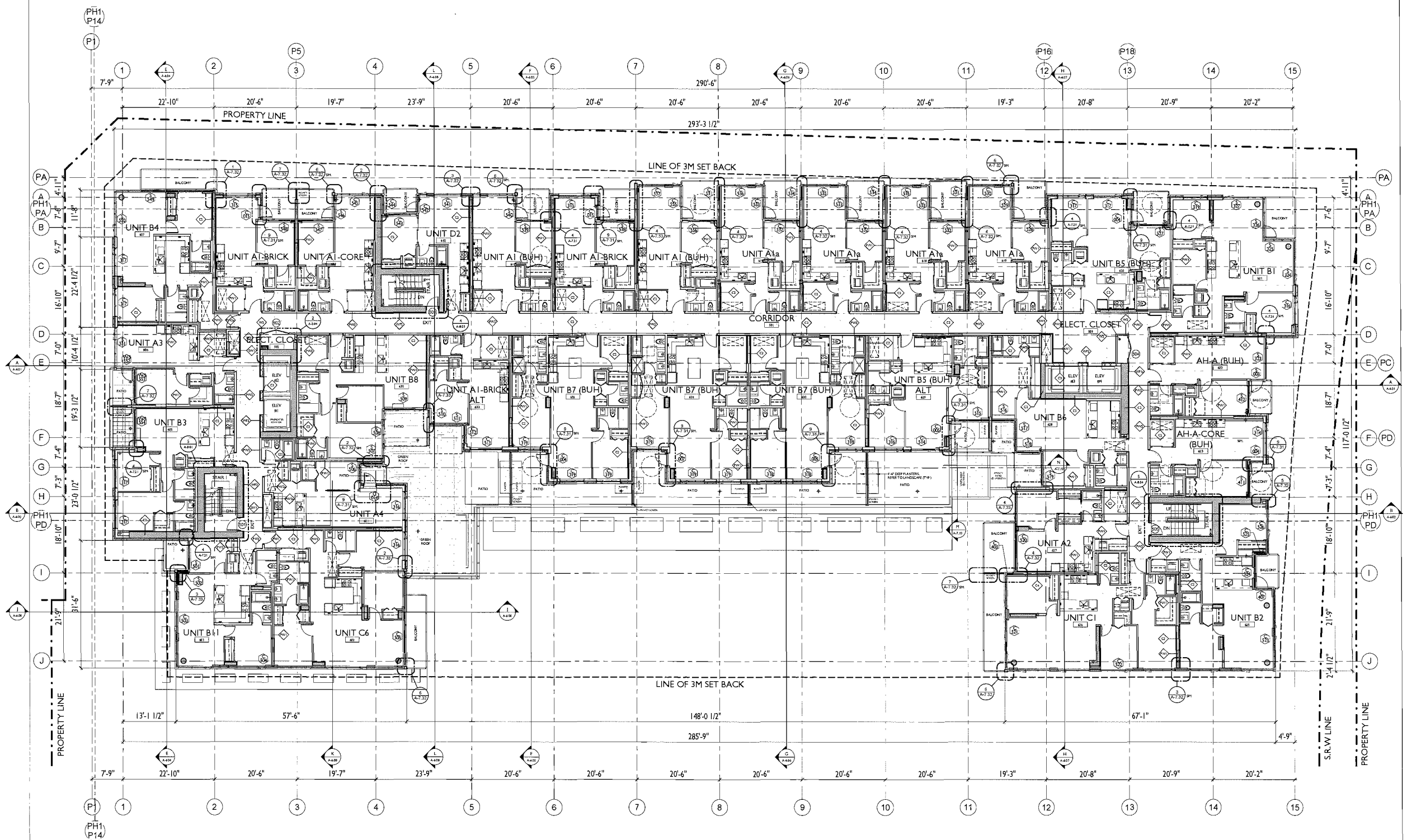

gbl

GBL ARCHITECTS INC
1201 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1556
FAX 604 731 0279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 7

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1	14 MAR 2013	PROGRESS SET
2	29 MAY 2013	DEVELOPMENT PERMIT APPLICATION
3.	10 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
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19	29 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
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21	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 5 (FLOOR 6)

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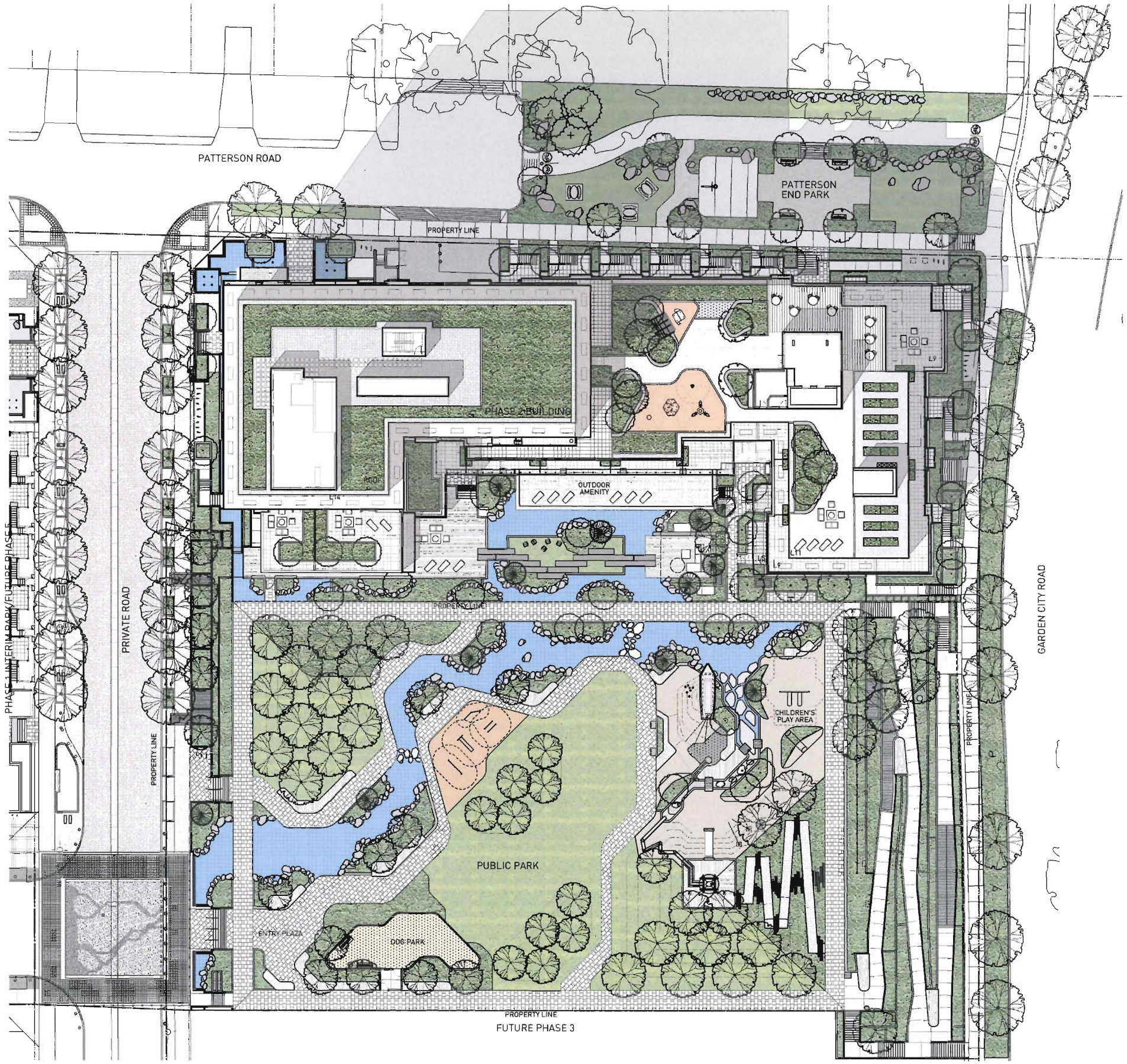

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
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F 604.688.4172

gBL

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/13	Issued for DP
02	2013/11/18	Revised per City Comment
03	2013/12/16	Re-Issued for DP
04	2015/02/16	Re-Issued for general compliance

Replacement Plan 8A
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
RENDERED PLAN

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NORTH
SCALE 1:250

PROJECT NO.	1286
DATE	July 2013
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REVIEWED	DL/ GB

DRAWING

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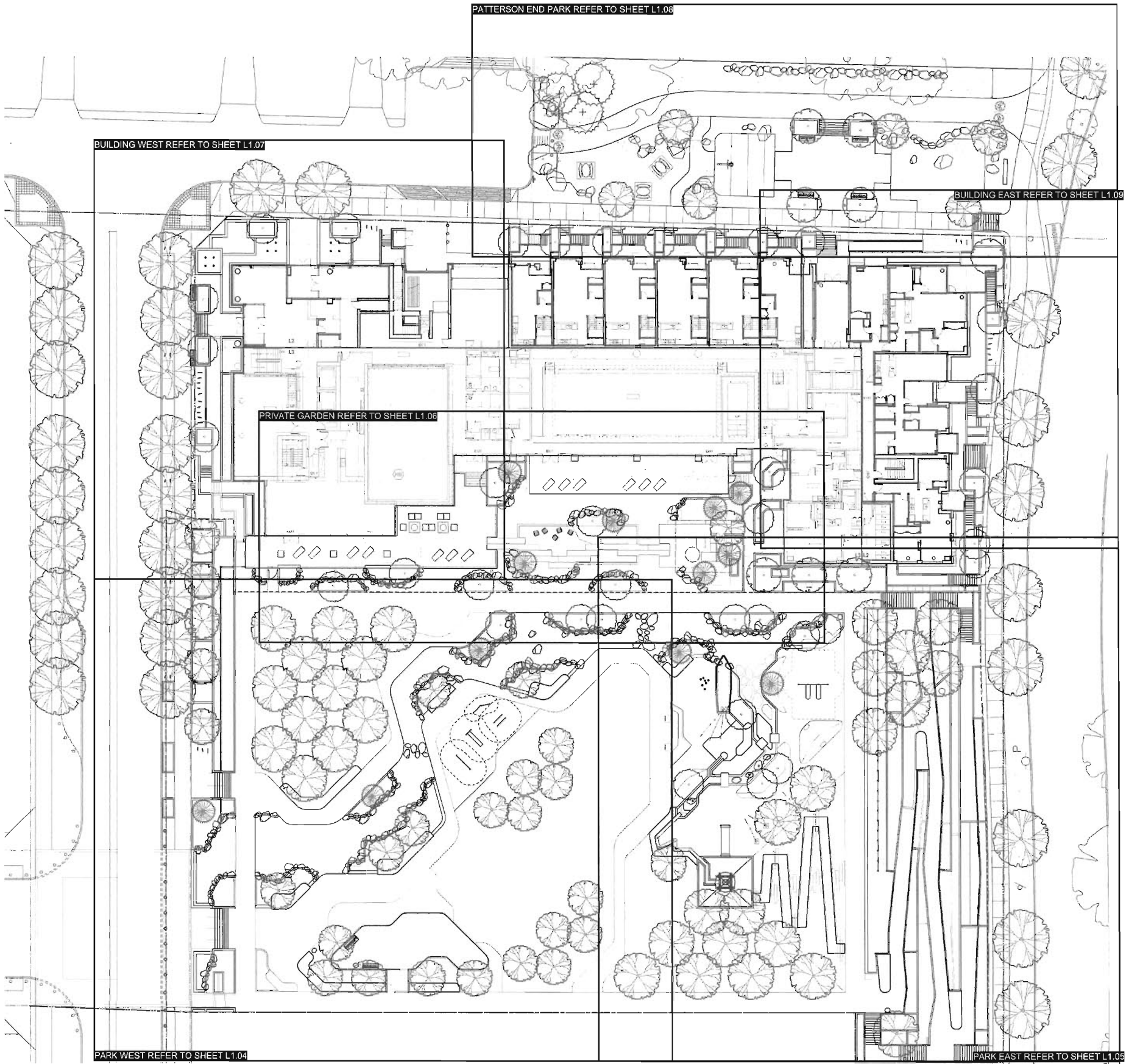

PWL partnership

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gBL

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/13	Issued for DP
02	2013/11/18	Revised per City Comment
03	2013/12/16	Re-Issued for DP
04	2016/02/16	Re-Issued for general compliance

Replacement Plan 8B
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
KEY PLAN
GROUND FLOOR

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NORTH

SCALE 1:250

PROJECT NO.	1286
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FILE NAME	1286 Plan DP.vwx
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DRAWN	JZ
REVIEWED	DL/ GB

DRAWING

LDP 1.01

PAVING MATERIAL LEGEND

P1		**CAST IN PLACE CONCRETE PAVING** FINISH: LIGHT SANDBLAST COMMENT: SAW CUT 5' O.C., OR AS SHOWN ON PLAN
P2		**CAST IN PLACE CONCRETE PAVING** FINISH: BROOM FINISH COMMENT: SAW CUT 5' O.C., OR AS SHOWN ON PLAN
P1		**NATURAL GRANITE STONE PAVING** FINISH: SAWCUT RUNNING PATTERN. COMMENT: CHAMFER ON ALL EXPOSED SIDES
P4		**HYDRAPRESSED SLAB TYPE 1** FINISH: SLATE FINISH, COLOUR: CHARCOAL COMMENT: STACK BOND
P5		**HYDRAPRESSED SLAB TYPE 2** FINISH: LIGHT SANDBLASTED FINISH, COLOUR: GREY GRANITE COMMENT: RUNNING BOND
P6		**UNIT PAVER TYPE 1** COLOUR: SIERRA GREY COMMENT: RUNNING BOND
P2		**UNIT PAVER TYPE 2** COLOUR: SIERRA GREY COMMENT: HERRINGBONE
P4		**ASPHALT PAVING (REFER TO CIVIL)** FINISH: SAWCUT BOTTOM AND FLAME ALL EXPOSED FACES COMMENT:REFER TO PLAN FOR PATTERN
P9		**MAINTENANCE STRIP** SIZE: 19MM COMMENT: N/A
P10		**GRANULAR PAVING** SIZE: 3/4" DIAMETER COMMENT: N/A
P11	1 / L7.01	**PLAY SAND** DESCRIPTION WASHED PLAY SAND COMMENT: N/A
P12		**RESILIENT PLAY SURFACE** FINISH: 50% GREY AND 50% RED COMMENT: CAST IN PLACE RESILIENT RUBBER

HARDSCAPE MATERIAL LEGEND

H1		**CONCRETE PLINTH** FINISH: LIGHT SANDBLASTED FINISH COMMENT: WITH ADDRESS SIGNAGE & LIGHTING
H2		**CONCRETE WALL** DESCRIPTION: CAST IN PLACE CONCRETE WALL FINISH: LIGHT SANDBLASTED FINISH
H3		**CONCRETE CURB** DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H4		**CONCRETE FLUSH CURB OR BAND** DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H5		**CONCRETE STAIRS** WITH METAL HANDRAILS SIZE: REFER TO PLAN, TO SLOPE 2%, ENGINEERED SHOP DRAWINGS REQUIRED FINISH: LIGHT SANDBLASTED FINISH
H6		**LANDSCAPE STONE WALL TYPE 1** DESCRIPTION: BASALT STONE WALL, 3/4" THICK BASALT VENEER FINISH: SPLIT FACE FINISH
H7		**LANDSCAPE STONE WALL TYPE 2** DESCRIPTION: BASALT STONE WALL, 3" THICK BASALT STONE WALL FINISH: FLAME FINISH
H8	4 / L7.02	**METAL GATE - FOR DOG PARK** DESCRIPTION: ALUMINUM, COMMENT: REFER TO PLAN AND DETAILS , MATCH ARCHITECTURAL GUARDRAIL -HANDRAIL FINISH
H9	2 / L7.01	**METAL GATE - FOR PATIO** DESCRIPTION: ALUMINUM, COMMENT: REFER TO PLAN AND DETAILS , MATCH ARCHITECTURAL GUARDRAIL -HANDRAIL FINISH
H10		**METAL GUARDRAIL** FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H11		**LANDSCAPE GUARDRAIL** COMMENT: REFER TO PLAN AND DETAILS , MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H12		**METAL FENCE TYPE 1** FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H13		**METAL FENCE TYPE 2** FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H14		**METAL TRELLIS AND SEATING STRUCTURE** DESCRIPTION: HSS AND IPE FINISH: NATURAL
H15		**METAL GRATE** SIZE: REFER TO PLAN
H16	1 / L7.03	**LANTERN STRUCTURAL** DESCRIPTION: ON HILL, REFER TO PLAN AND DETAIL. SHOP DRAWINGS REQUIRED COMMENT: NATURAL
H17		**SEATING PLATFORM** FINISH: IPE SEATING PLATFORM COMMENT: NATURAL FINISH
H18		**WATER WALL** FINISH: BASALT FACED COMMENT: REFER TO PLAN AND DETAILS
H19	1 / L7.02	**GRANITE BOULDER TYPE 1** DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL "GRIZZLY" BOULDER IN WATER FEATURE
H20		**GRANITE BOULDER TYPE 2** DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENT: "GRIZZLY" STEPPING STONE IN LANDSCAPED AREA
H21		**GRANITE BOULDER TYPE 3 - STEPPING STONE** DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENT: "GRIZZLY" STEPPING STONE IN WATER FEATURE
H22		**TACTILE WARNING STRIP TYPE 1** DESCRIPTION: COLOUR CONCRETE FINISH: LIGHT SANDBLASTED FINISH
H23		**CONCRETE RAMP** DESCRIPTION: WITH METAL HANDRAIL ON BOTH SIDE FINISH: LIGHT SANDBLASTED FINISH
H24		**BASALT SLAB STEPS** FINISH: FLAME FINISH
H25		**FEATURE POST** SIZE: REFER TO ARCHITECTURAL DRAWINGS COMMENT: REFER TO ARCHITECTURAL DRAWINGS
H26		**CONCRETE RUNNEL** DESCRIPTION: WATER RUNNEL FINISH: LIGHT SANDBLASTED FINISH
H27		**PUBLIC PARK SIGNAGE** DESCRIPTION: METAL SIGNAGE FINISH: LIGHT SANDBLASTED FINISH
H28		**DECKING** DESCRIPTION: RESYSTA DECKING FINISH: GLAZE FVG C24 WITH SEALENT RFS

SITE FURNITURE LEGEND

F1		**PICNIC TABLE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALIC SILVER
F2		**BENCH TYPE 1** DESCRIPTION: "MAGGIE" LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALIC SILVER
F3		**METAL BULLRAIL - WITH LIGHTING** DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F4		**METAL BULLRAIL - WITHOUT LIGHTING** DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F5		**MOUNTAINEER ROPE** DESCRIPTION: RECTEC INDUSTRIES FINISH: COROCORD CUSTOM DESIGN
F6		**LOUNGE CHAIR TYPE 1** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL - CHILL LOUNGE CHAIR BY FROG FINISH: BLACK POLYETHYLENE
F2		**LOUNGE CHAIR TYPE 2** DESCRIPTION: DEDON 029028 FINISH: FIBER 066 BLEACH
F4		**FIRE BOWL** DESCRIPTION: SOLUS DECOR FINISH: ELEVATED HALO 48
F9		**BIKE RACK** DESCRIPTION: FORMS AND SURFACES - BIKE GARDEN FINISH: ALUMINUM TEXTURE PODWERCOATED
F10		**URBAN AGRICULTURAL PLANTER BOX** DESCRIPTION: BARKMAN CONCRETE LTD - CUBE PLANTER FINISH: SMOOTH FINISH, COLOUR: EBONY
F11		**URBAN AGRICULTURAL COMPOST** DESCRIPTION: BY CONTRACTOR, REFER TO PLAN AND DETAILS FINISH: NATURAL
F13		**TRASH RECEPTACLE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL, GRETCHEN FINISH: IPE AND PODWERCOATED BLACK
F14		**K &K RETAINING WEIR** DESCRIPTION: RECTECINDUSTRIES
F13	3 / L7.01	**WATER PLAY ELEMENT** DESCRIPTION: RECTEC INDUSTRIES WATER PUMP AND WATER TROUGH
F16		**BASKETBALL HOOP** DESCRIPTION: BISON INC. FINISH: PR70 PACKAGE ON BA777 POLE
F11		**BOLLARD** DESCRIPTION: STONE EVENT OR APPROVAL EQUAL -GLACIAL STONE BOLLARD FINISH: POLISHED SMOOTH
F18		**PLAY EQUIPMENT TYPE 1** DESCRIPTION: RECTEC INDUSTRIES FINISH: BLOOX1 (BLX4100)
F19		**PLAY EQUIPMENT TYPE 2** DESCRIPTION: RECTEC INDUSTRIES FINISH: PLAYHOUSE (M700070P)
F20		**PLAY EQUIPMENT TYPE 3** DESCRIPTION: RECTEC INDUSTRIES FINISH: SPINNER BOWL (ELE400024E)
F21		**PLAY EQUIPMENT TYPE 4** DESCRIPTION: RECTEC INDUSTRIES FINISH: SPICA3 (GXY8016XX)
F22		**PLAY EQUIPMENT TYPE 5** DESCRIPTION: RECTEC INDUSTRIES FINISH: SEESAW BLAZER (ELE400021)
F23		**CHILDREN'S SLIDE** DESCRIPTION: LANDSCAPE STRUCTURE INC FINISH: PLAY BOOSTER STAINLESS STEEL SLIDE
F24		**SWING ELEMENT** DESCRIPTION: LANDSCAPE STRUCTURE INC FINISH: SINGLE POST SWING 177332
F25		**OUTDOOR FUNITURE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: CHIPMAN CHAIR WITH ARMS AND DINNING TABLE
F26		**OUTDOOR FITNESS EQUIPMENT TYPE 1** DESCRIPTION: RECTEC INDUSTRIES FINISH: PUSH-UP BARS ELE 5900109
F27		**OUTDOOR FITNESS EQUIPMENT TYPE 2** DESCRIPTION: RECTEC INDUSTRIES FINISH: SIT-UP BENCH LOW ELE 5900113
F28		**OUTDOOR FITNESS EQUIPMENT TYPE 3** DESCRIPTION: RECTEC INDUSTRIES FINISH: PARALLEL BARS ELE 5900106
F29		**OUTDOOR FITNESS EQUIPMENT TYPE 4** DESCRIPTION: RECTEC INDUSTRIES FINISH: AB STRETCHER ELE 5900105
F30		**HANDHOLDS** DESCRIPTION: RECTEC INDUSTRIES FINISH: BLOOX GRIPS
F11		**CRAWL TUNNEL (428000099)** DESCRIPTION: RECTEC INDUSTRIES FINISH: (428000099)

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/13	Issued for DP
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Replacement Plan 8C
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LEGENDS

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SCALE

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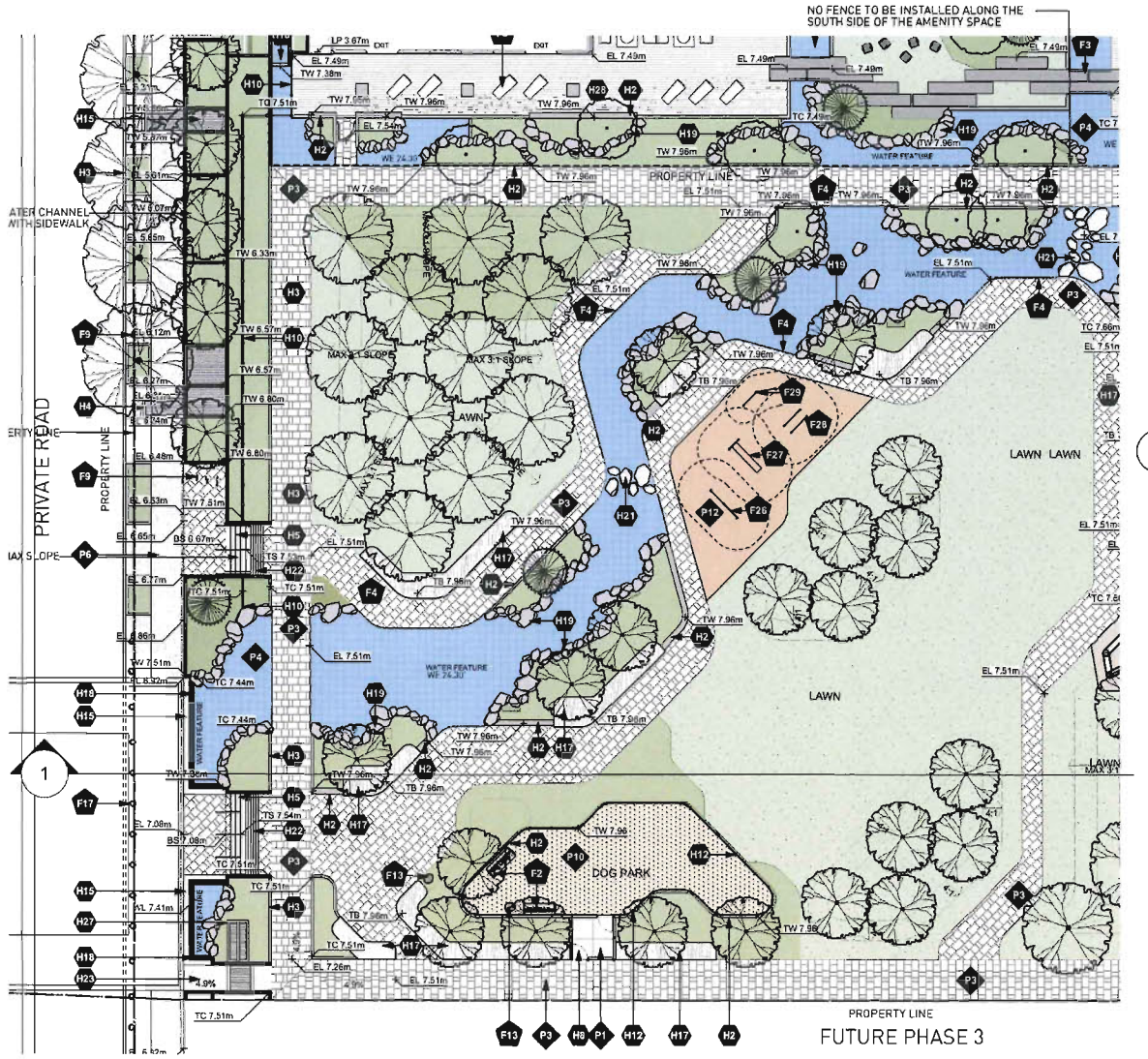

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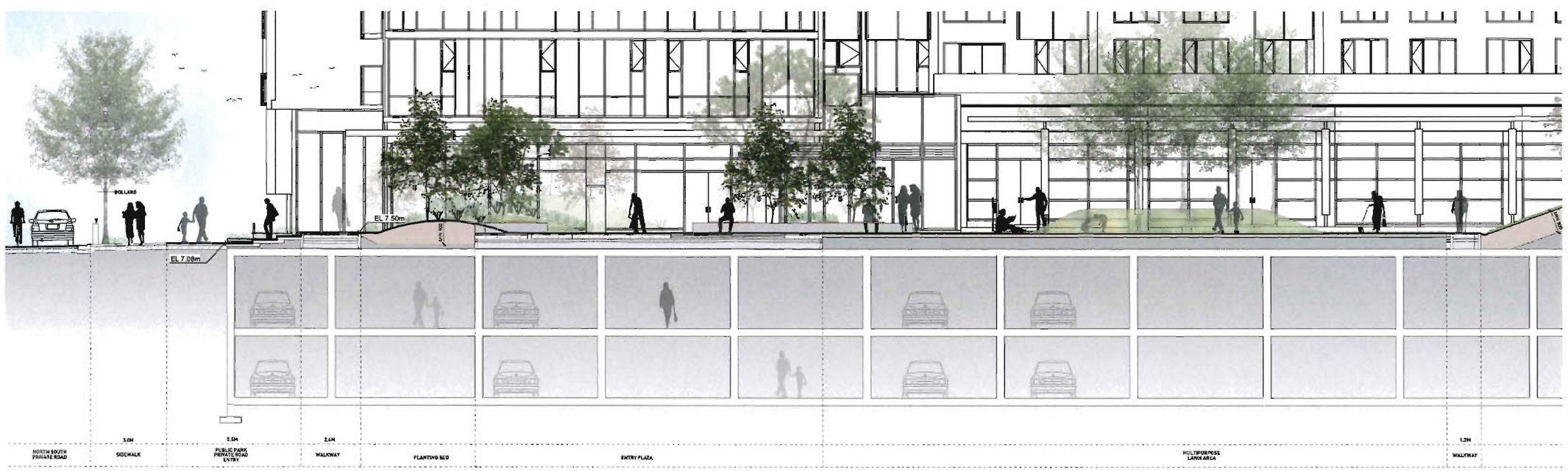
PARK WEST PLAN

2 PERSPECTIVE

3 PERSPECTIVE



4 SECTION 1
SCALE 1:100

PAVING MATERIAL LEGEND

P1		CAST IN PLACE CONCRETE PAVING
P2		CAST IN PLACE CONCRETE PAVING
P3		NATURAL GRANITE STONE PAVING
P4		CONCRETE CURB
P5		HYDRAPRESSED SLAB TYPE 1
P6		HYDRAPRESSED SLAB TYPE 2
P7		UNIT PAVER TYPE 1
P8		UNIT PAVER TYPE 2
P9		ASPHALT PAVING (REFER TO CIVIL)
P10		MAINTENANCE STRIP
P11		GRANULAR PAVING
P12	1/L7.01	PLAY SAND
P13		RESILIENT PLAY SURFACE

HARDSCAPE MATERIAL LEGEND

H1		CONCRETE PLINTH
H2		CONCRETE WALL
H3		CONCRETE CURB
H4		CONCRETE FLOOR COLOR OR BAND
H5		CONCRETE STAIRS (WITH METAL HANDRAILS)
H6		LANDSCAPE STONE WALL TYPE 1
H7		LANDSCAPE STONE WALL TYPE 2
H8	1/L7.01	METAL GATE - FOR DOG PARK
H9	2/L7.01	METAL GATE - FOR POOL
H10		METAL GUARDRAIL
H11		LANDSCAPE GUARDRAIL
H12		METAL FENCE TYPE 1
H13		METAL FENCE TYPE 2
H14		METAL TRELLIS AND SEATING STRUCTURE
H15		METAL CRATE
H16	1/L7.01	LANTERN STRUCTURAL
H17		SEATING PLATFORM
H18		WATER WALL
H19	1/L7.01	GRANITE BOULDER TYPE 1
H20		GRANITE BOULDER TYPE 2
H21		GRANITE BOULDER TYPE 3 - STEPPING STONE
H22		TACTILE WARNING STRIP TYPE 1
H23		CONCRETE RAMP
H24		BASALT SLAB STEPS
H25		FEATURE POST
H26		CONCRETE BENCH
H27		PUBLIC PARK SIGNAGE
H28		DECKING
H29		NOSE BAR

SITE FURNITURE LEGEND

F1		PICNIC TABLE
F2		BENCH TYPE 1
F3		METAL BOLLARD - WITH LIGHTING
F4		METAL BOLLARD - WITHOUT LIGHTING
F5		MOUNTAINEER PIPE
F6		LOUNGE CHAIR TYPE 1
F7		LOUNGE CHAIR TYPE 2
F8		FIRE PITS
F9		BIKE RACK
F10		URBAN AGRICULTURAL PLANTER POT
F11		URBAN AGRICULTURAL COMPOST
F12		TRASH RECEPTACLE
F13		WALL RETAINING WALL
F14	1/L7.01	WATER PLAY ELEMENT
F15		BASKETBALL HOOP
F16		BOLLARD
F17		PLAY EQUIPMENT TYPE 1
F18		PLAY EQUIPMENT TYPE 2
F19		PLAY EQUIPMENT TYPE 3
F20		PLAY EQUIPMENT TYPE 4
F21		PLAY EQUIPMENT TYPE 5
F22		CHILDREN'S SLIDE
F23		SWING ELEMENT
F24		OUTDOOR FURNITURE
F25		OUTDOOR FITNESS EQUIPMENT TYPE 1
F26		OUTDOOR FITNESS EQUIPMENT TYPE 2
F27		OUTDOOR FITNESS EQUIPMENT TYPE 3
F28		OUTDOOR FITNESS EQUIPMENT TYPE 4
F29		HAMMOCKS
F30		CANAL TUNNEL ELEMENTS

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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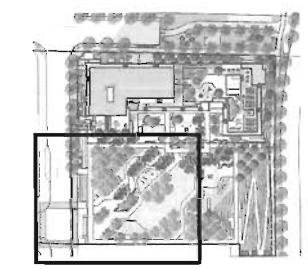
Replacement Plan 8D

DP 13-642725 Feb 16/15



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
PARK WEST

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NORTH | SCALE: AS SHOWN

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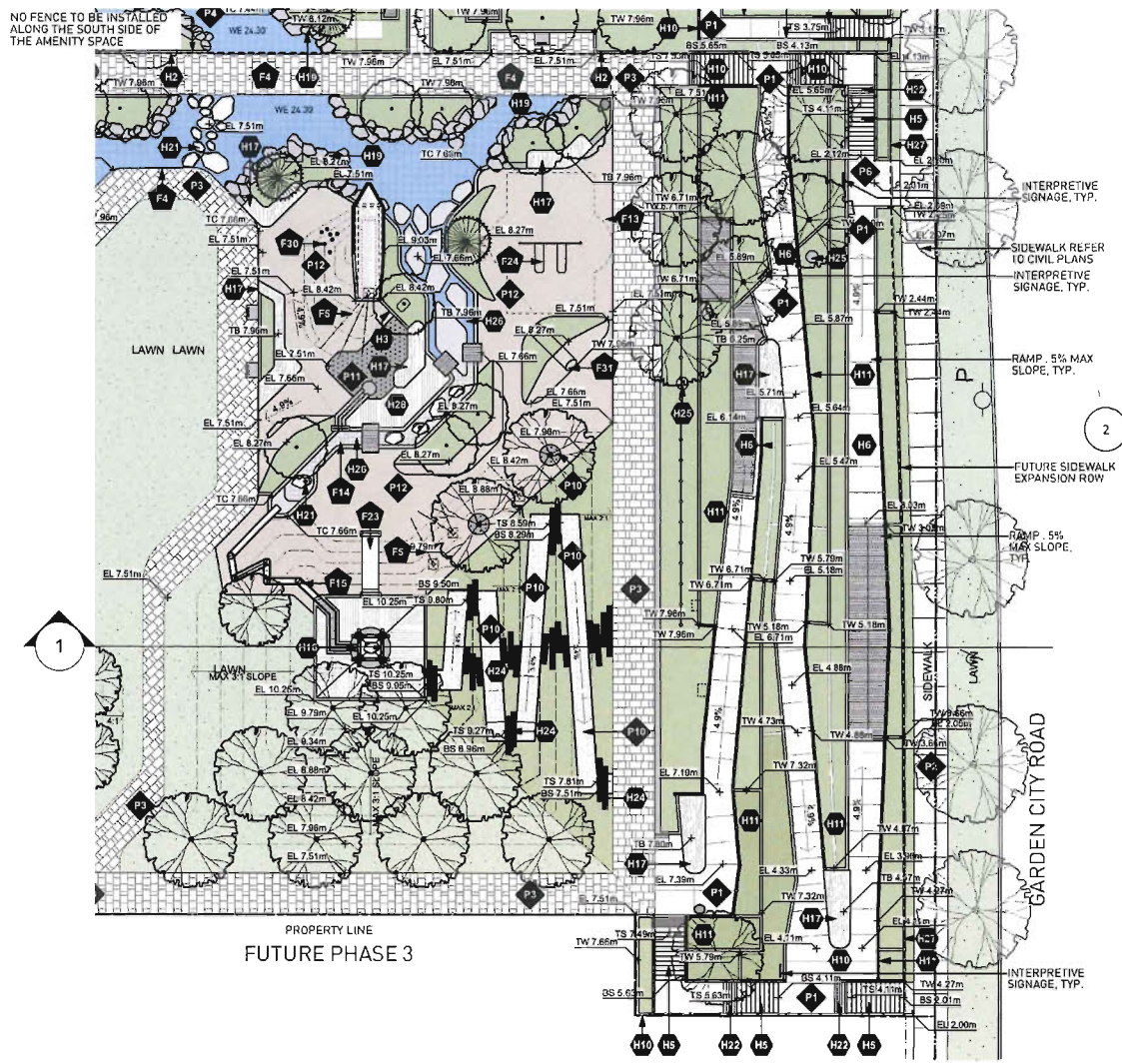

1 PARK EAST PLAN
SCALE 1:200

2 PERSPECTIVE

3 PERSPECTIVE

4 SECTION 1
SCALE 1:200

PAVING MATERIAL LEGEND

P1		CAST IN PLACE CONCRETE PAVING FINISH: LIGHT SANDBLASTED COMMENT: REFER TO PLAN AND DETAILS
P2		CAST IN PLACE CONCRETE PAVING FINISH: BROOM FINISH COMMENT: SAW CUTS 1' OC, 3M AS SHOWN ON PLAN
P3		NATURAL GRANITE STONE PAVING FINISH: CONCRETE PAVING PATTERN COMMENT: SEAMLESS IN ALL EXPOSED SIDES
P4		HYDRAPRESSED SLAB TYPE 1 FINISH: SLAB PATTERN COMMENT: STACK BOND
P5		HYDRAPRESSED SLAB TYPE 2 FINISH: LIGHT SANDBLASTED FINISH, STACK BOND COMMENT: REFER TO PLAN
P6		UNIT PAVER TYPE 1 COLOUR: DARK GREY COMMENT: REFER TO PLAN
P7		UNIT PAVER TYPE 2 COLOUR: DARK GREY COMMENT: REFER TO PLAN
P8		ASPHALT PAVING (REFER TO CIVIL) FINISH: SMOOTH FINISH AND FLAME ALL EXPOSED FACES COMMENT: REFER TO PLAN FOR PATTERN
P9		MAINTENANCE STRIP COLOUR: TBMP COMMENT: NOA
P10		GRANULAR PAVING COLOUR: DARK GREY COMMENT: NOA
P11	1 / P.01	PLAY SAND DESCRIPTION: NON-STAINED PLAY SAND COMMENT: NOA
P12		RESILIENT PLAY SURFACE FINISH: SAN-SERT SURFACE COMMENT: COLOR TBMP SAMPLE REQUIRED

HARDSCAPE MATERIAL LEGEND

H1		CONCRETE PLINTH FINISH: LIGHT SANDBLASTED FINISH COMMENT: SEE APPROVED COLOUR & CLEARANCE
H2		CONCRETE WALL DESCRIPTION: CAST IN PLACE CONCRETE WALL FINISH: LIGHT SANDBLASTED FINISH
H3		CONCRETE TOWN DESCRIPTION: CAST IN PLACE CONCRETE TOWN IN PADS, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H4		CONCRETE FLUSH CURB OR BAND DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H5		CONCRETE STAIRS WITH METAL HANDRAILS NOTE: REFER TO PLAN, RESPONSIBILITY OF ENGINEERED SHOP DRAWINGS REQUIRED FINISH: LIGHT SANDBLASTED FINISH
H6		LANDSCAPE STONE WALL TYPE 1 DESCRIPTION: FACIAL STONE WALL, 304 MAX HEIGHT, REFER TO PLAN FINISH: GREY, FACE FINISH
H7		LANDSCAPE STONE WALL TYPE 2 DESCRIPTION: FACIAL STONE WALL, 3' THICK CASCADE STONE WALL FINISH: FACE FINISH
H8	1 / P.01	METAL GATE - FOR DOG PARK DESCRIPTION: AS SHOWN COMMENT: REFER TO PLAN AND DETAILS - MATCH ARCHITECTURAL COMPONENT, HARDWARE FINISH
H9	1 / P.01	METAL GATE - FOR PATIO DESCRIPTION: AS SHOWN COMMENT: REFER TO PLAN AND DETAILS - MATCH ARCHITECTURAL COMPONENT, HARDWARE FINISH
H10		METAL GRANDSTAIR FINISH: MATCH ARCHITECTURAL COMPONENT, HARDWARE AND HARDWARE FINISH
H11		LANDSCAPE GUARDRAIL COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL COMPONENT AND HARDWARE FINISH
H12		METAL FENCE TYPE 1 FINISH: MATCH ARCHITECTURAL COMPONENT AND HARDWARE FINISH
H13		METAL FENCE TYPE 2 FINISH: MATCH ARCHITECTURAL COMPONENT AND HARDWARE FINISH
H14		METAL TABLES AND SEATING STRUCTURE DESCRIPTION: AS SHOWN FINISH: NATURAL
H15		METAL GRATE SIZE: REFER TO PLAN
H16	1 / P.01	LANTERN STRUCTURAL DESCRIPTION: AS SHOWN - REFER TO PLAN AND DETAIL - SHOP DRAWINGS REQUIRED COMMENT: NATURAL
H17		SEATING PLATFORM FINISH: AS SEATING PLATFORM COMMENT: NATURAL FINISH
H18		WATER WALL FINISH: REFER TO SPECS COMMENT: REFER TO PLAN AND DETAILS
H19	1 / P.01	GRANITE BOULDER TYPE 1 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL FINISH: "BRUSH" SURFACE STONE IN LANDSCAPED AREA
H20		GRANITE BOULDER TYPE 2 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL FINISH: "BRUSH" SURFACE STONE IN LANDSCAPED AREA
H21		GRANITE BOULDER TYPE 3 - STEPPING STONE DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL FINISH: "BRUSH" SURFACE STONE IN LANDSCAPED AREA
H22		TACTILE WARNING STRIP TYPE 1 DESCRIPTION: COLOUR CONTRASTING FINISH: LIGHT SANDBLASTED FINISH
H23		CONCRETE RAMP DESCRIPTION: METAL HANDRAIL ON EACH SIDE FINISH: LIGHT SANDBLASTED FINISH
H24		BASALT SLAB STEPS FINISH: FLAME FINISH
H25		FLAGPOLE POST SIZE: REFER TO PLAN & DETAIL DRAWINGS COMMENT: REFER TO APPROVED CONTROL DRAWINGS
H26		CONCRETE TRENCHES DESCRIPTION: WATER SURFACE FINISH: LIGHT SANDBLASTED FINISH
H27		PUBLIC PARK SIGNAGE DESCRIPTION: METAL CABINET FINISH: LIGHT SANDBLASTED FINISH
H28		DECKING DESCRIPTION: REFER TO DRAWINGS FINISH: SEALED FOR SAN-SERT SURFACE
H29		HOSE BIB

SITE FURNITURE LEGEND

F1		PICNIC TABLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALLIC DRIVER
F2		BENCH TYPE 1 DESCRIPTION: "MADDOX" LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALLIC DRIVER
F3		METAL BOLLARD - WITH LIGHTING DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F4		METAL BOLLARD - WITHOUT LIGHTING DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F5		MOUNTAINEER BIKE DESCRIPTION: RECYCLE INDUSTRIES FINISH: CONTRASTING COLOUR
F6		LOUNGE CHAIR TYPE 1 DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL - CHAIR TYPE 1 OVERSIZED FINISH: BLACK POLYETHYLENE
F7		LOUNGE CHAIR TYPE 2 DESCRIPTION: SWING BENCH FINISH: FIBERGLASS
F8		FIRE PIT DESCRIPTION: BY CONTRACTOR FINISH: CLEAN FIBERGLASS
F9		BIKE RACK DESCRIPTION: PORTA BIKE RACKS - SIMS CANADA OR EQUAL, SUBMITTED ARCHITECT APPROVAL
F10		URBAN AGRICULTURAL PLANTER BOX DESCRIPTION: BARRAN AND CONCRETE TOP - CONCRETE PLANTER FINISH: BRUSH FINISH, COLOUR: DRIFTWOOD
F11		URBAN AGRICULTURAL COMPOST DESCRIPTION: BY CONTRACTOR, REFER TO PLAN AND DETAILS FINISH: NATURAL
F12		TRASH RECEPTACLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL, SIDE FINISH FINISH: WELDED PERFORATED STEEL
F13		X-BRACE RETAINING WALL DESCRIPTION: RECYCLE INDUSTRIES
F14	2 / P.01	WATER PLAY ELEMENT DESCRIPTION: RECYCLE INDUSTRIES REFER TO PLAN AND DETAILS FOR LOCATION
F15		BASKETBALL ROOF DESCRIPTION: BIRDSEYE FINISH: METAL FRAME PAINTED WHITE
F16		BOLLARD DESCRIPTION: STONE EQUAL OR APPROVAL EQUAL - BEACHS STONE BOLLARD FINISH: POLISHED GRANITE
F17		PLAY EQUIPMENT TYPE 1 DESCRIPTION: RECYCLE INDUSTRIES FINISH: HEAVY DUTY
F18		PLAY EQUIPMENT TYPE 2 DESCRIPTION: RECYCLE INDUSTRIES FINISH: PLAYFULLY DESIGNED
F19		PLAY EQUIPMENT TYPE 3 DESCRIPTION: RECYCLE INDUSTRIES FINISH: DEFINED EQUAL TO EXAMPLE
F20		PLAY EQUIPMENT TYPE 4 DESCRIPTION: RECYCLE INDUSTRIES FINISH: ANCHOR DEFINED
F21		PLAY EQUIPMENT TYPE 5 DESCRIPTION: RECYCLE INDUSTRIES FINISH: DEFINED EQUAL TO EXAMPLE
F22		CHILDREN'S SLIDE DESCRIPTION: LANDSCAPE STRUCTURES INC FINISH: PLAYSCAPE 5 CHANNEL CHUTE SLIDE
F23		SWING ELEMENT DESCRIPTION: LANDSCAPE FORM, SWING INC FINISH: SWING POST EMBED STEEL
F24		OUTDOOR FURNITURE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: CONTRASTING COLOUR TO THE SURFACE AND BENCHES TYPE 1
F25		OUTDOOR FITNESS EQUIPMENT TYPE 1 DESCRIPTION: RECYCLE INDUSTRIES FINISH: HEAVY DUTY BUILT ALL WEATHER
F26		OUTDOOR FITNESS EQUIPMENT TYPE 2 DESCRIPTION: RECYCLE INDUSTRIES FINISH: OF THE SENIOR EXERCISE STATION
F27		OUTDOOR FITNESS EQUIPMENT TYPE 3 DESCRIPTION: RECYCLE INDUSTRIES FINISH: WELDED, EXTRA ALL WEATHER
F28		OUTDOOR FITNESS EQUIPMENT TYPE 4 DESCRIPTION: RECYCLE INDUSTRIES FINISH: METAL FRAME, BUILT TO LAST
F29		MANHOLES DESCRIPTION: RECYCLE INDUSTRIES COMMENT: REFER TO PLAN
F30		DRAIN, TUNNEL DOOR/WIPER DESCRIPTION: RECYCLE INDUSTRIES FINISH: ALUMINUM

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REVISIONS AND ISSUES

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01	2013/11/13	Issued for DP
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Replacement Plan 8E

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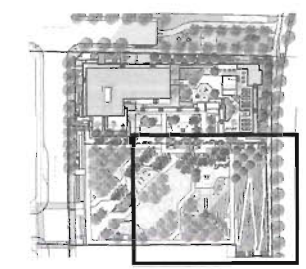

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN PARK EAST

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NORTH | SCALE: AS SHOWN

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DRAWING

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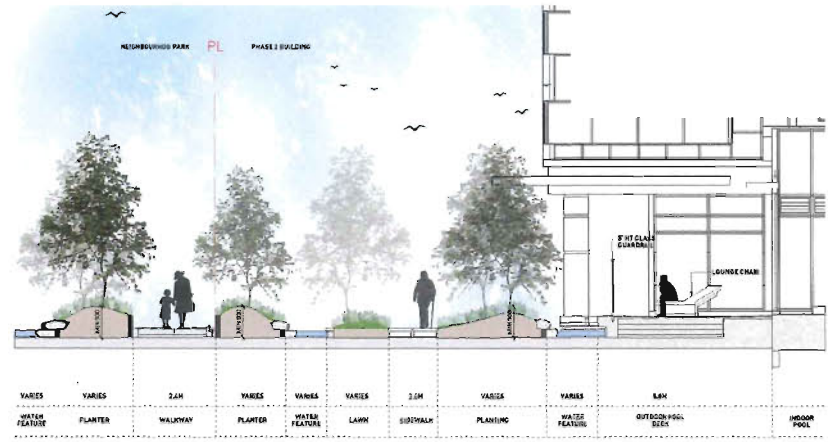
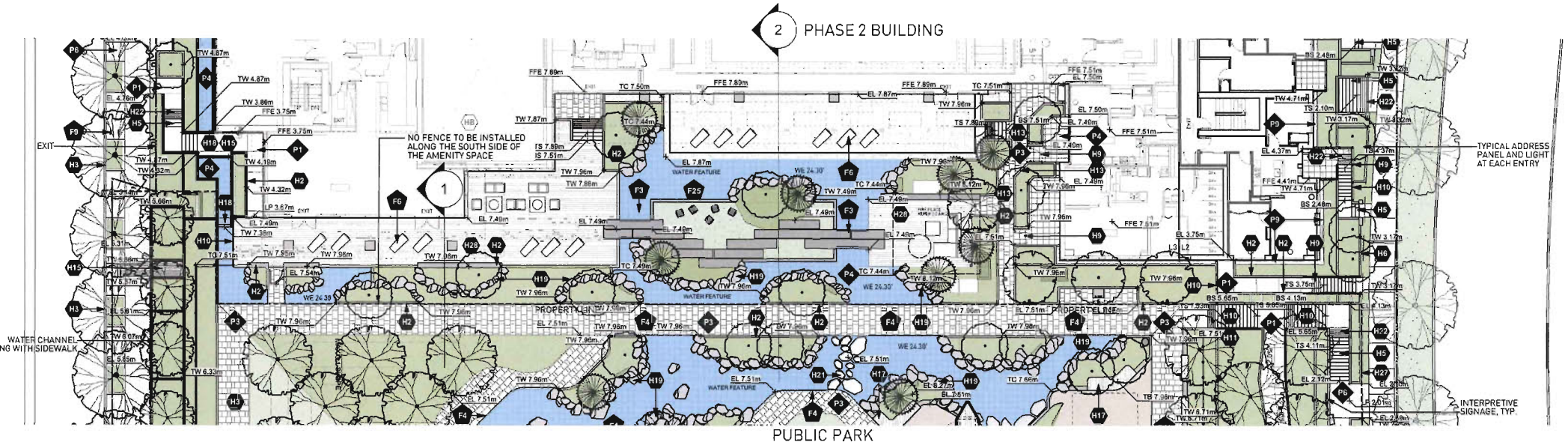


2 SECTION
SCALE 1:100



3 PRIVATE GARDEN PLAN
SCALE 1:200

4 PERSPECTIVE

PAVING MATERIAL LEGEND

P1		CAST IN PLACE CONCRETE PAVING FINISH: LIGHT SANDBLAST COMMENTS: SAW CUT JOINTS, ON AS SHOWN ON PLAN
P2		CAST IN PLACE CONCRETE PAVING FINISH: MEDIUM BROOM COMMENTS: SAW CUT JOINTS, ON AS SHOWN ON PLAN
P3		NATURAL GRANITE STONE PAVING FINISH: SANDBLAST COMMENTS: RANDOM PATTERN, CHAMFERED EDGES
P4		HYDRAPRESSED SLAB TYPE 1 FINISH: GLASS FINISH, LIGHT SANDBLAST COMMENTS: FINISH TO MATCH
P5		HYDRAPRESSED SLAB TYPE 2 FINISH: LIGHT SANDBLAST FINISH, COLOUR: GREY COMMENTS: RANDOM BOND
P6		UNIT PAVER TYPE 1 COLOUR: VARIES COMMENTS: RANDOM BOND
P7		UNIT PAVER TYPE 2 COLOUR: VARIES COMMENTS: RANDOM BOND
P8		ASPHALT PAVING (REFER TO CIVIL) FINISH: TRADITIONAL COMMENTS: CROSS TO PLANS FOR PATTERN
P9		MAINTENANCE STRIP SIZE: VARIES COMMENTS: N/A
P10		GRAVEL PAVING SIZE: 3/4" BRANDTON COMMENTS: N/A
P11	1 / L7.01	PLAY SAND DESCRIPTION: WASHED PLAY SAND COMMENTS: N/A
P12		RESILIENT PLAY SURFACE FINISH: SAND, GREY AND TAN, TBD COMMENTS: COST AS PER TBD WITH SUPPLIER

HARDSCAPE MATERIAL LEGEND

H1		CONCRETE PLINTH FINISH: LIGHT SANDBLAST, ARTIST FINISH COMMENTS: SEE ARCHITECTURAL DRAWINGS
H2		CONCRETE WALL DESCRIPTION: CAST IN PLACE CONCRETE WALL FINISH: LIGHT SANDBLAST, ARTIST FINISH
H3		CONCRETE CURB DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLAST, ARTIST FINISH
H4		CONCRETE FLUSH CURB OR BAND DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLAST, ARTIST FINISH
H5		CONCRETE STAIRS WITH METAL HANDRAILS DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLAST, ARTIST FINISH
H6		LANDSCAPE STONE WALL TYPE 1 DESCRIPTION: BASALT STONE WALL, 30" THICK, NATURAL FINISH FINISH: NATURAL FINISH
H7		LANDSCAPE STONE WALL TYPE 2 DESCRIPTION: BASALT STONE WALL, 3" THICK, SMALL STONE WALL FINISH: NATURAL FINISH
H8	1 / L7.02	METAL GATE - PAR DOO PARK DESCRIPTION: SEE DRAWINGS COMMENTS: REFER TO PLAN AND DETAILS, ARTIST ARCHITECTURAL DRAWINGS, HARDWARE FINISH
H9	2 / L7.02	METAL GATE - RED PATIO DESCRIPTION: SEE DRAWINGS COMMENTS: REFER TO PLAN AND DETAILS, ARTIST ARCHITECTURAL DRAWINGS, HARDWARE FINISH
H10		METAL GUARDRAIL FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H11		LANDSCAPE GUARDRAIL COMMENTS: REFER TO PLAN AND DETAILS, ARTIST ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H12		METAL FENCE TYPE 1 FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H13		METAL FENCE TYPE 2 FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H14		METAL TRELLIS AND SEATING STRUCTURE DESCRIPTION: AS SHOWN FINISH: NATURAL
H15		METAL GRATE SIZE: REFER TO PLAN
H16	1 / L7.02	LANTERN STRUCTURAL DESCRIPTION: SEE DRAWINGS, REFER TO PLAN AND DETAIL, ENGINEER REQUIRED COMMENTS: ENGINEERING
H17		SEATING PLATFORM FINISH: DRY SEATING PLANTER COMMENTS: MATERIAL FINISH
H18		WATER WALL FINISH: BASALT FINISH COMMENTS: REFER TO PLAN AND DETAILS
H19	1 / L7.02	GRANITE SEAT TYPE 1 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENTS: "SIERRA" GRANITE STONE AS INDICATED ON PLAN
H20		GRANITE BOULDER TYPE 2 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENTS: "SIERRA" GRANITE STONE AS INDICATED ON PLAN
H21		GRANITE BOULDER TYPE 3 - STEPPING STONE DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENTS: "SIERRA" GRANITE STONE AS INDICATED ON PLAN
H22		TACTILE WARNING STRIP TYPE 1 DESCRIPTION: CUT DARK CONCRETE FINISH: LIGHT SANDBLASTED FINISH
H23		CONCRETE RAMP DESCRIPTION: METAL FINISH - HANDRAIL ON EDGE - SEE FINISH: LIGHT SANDBLASTED FINISH
H24		BASALT SLAB STEPS FINISH: PLANTE FINISH
H25		FEATURE POST SIZE: REFER TO ARCHITECTURAL DRAWINGS COMMENTS: REFER TO ARCHITECTURAL DRAWINGS
H26		CONCRETE BANDS DESCRIPTION: WATER BUBBLE FINISH: LIGHT SANDBLASTED FINISH
H27		PUBLIC PARK SIGNAGE DESCRIPTION: METAL SIGNAGE FINISH: LIGHT SANDBLASTED FINISH
H28		SEDUM DESCRIPTION: SEDUM SPECIES FINISH: SEE PLANTING PLAN
H29		NOSE BIB

SITE FURNITURE LEGEND

F1		PICNIC TABLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALIC SILVER
F2		BENCH TYPE 1 DESCRIPTION: "MAGNUS" LANDSCAPE FORMS OR APPROVED EQUAL FINISH: NATURAL OR WHITE
F3		METAL BULLARD - WITH LIGHTING DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F4		METAL BULLARD - WITHOUT LIGHTING DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F5		MOUNTAINEER ROPE DESCRIPTION: REFER TO DRAWINGS FINISH: SUBCONTRACTOR DESIGN
F6		LOUNGE CHAIR TYPE 1 DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL, CHILL - SINGLE CHAIR BY FRIES FINISH: SEASIDE POLYETHYLENE
F7		LOUNGE CHAIR TYPE 2 DESCRIPTION: BUDDY LOUNGER FINISH: TIMBER OR TEAK
F8		FIRE BOWL DESCRIPTION: TO CO BE LOR FINISH: CLEANED FINISH
F9		BIKE RACK DESCRIPTION: FORMS AND WORKS BICACES - ZONE GARDEN FINISH: ALUMINUM SATURN FORMS/ZONE/AP
F10		URBAN AGRICULTURAL PLANTER MIX DESCRIPTION: SAMMAN CONCORD LTD. - CORE PLANTER FINISH: SANDSTONE FINISH, POLYTONE FINISH
F11		URBAN AGRICULTURAL COMPOST DESCRIPTION: BY CONTRACTOR, REFER TO PLANS AND DETAILS FINISH: NATURAL
F12		TRASH RECEPTACLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL, LITTERGEM FINISH: RED AND STONE FINISH OR BLACK
F13		X 5.5 RETAINING WEIR DESCRIPTION: REFER TO DRAWINGS
F14	1 / L7.03	WATER PLAY ELEMENT DESCRIPTION: SEE DRAWINGS FINISH: SEE DRAWINGS
F15		BASKETBALL HOOP DESCRIPTION: REFER TO FINISH: INTERNATIONAL ON BASKETBALL
F16		BOLLARD DESCRIPTION: STONE SYSTEM OR APPROVED EQUAL - GRANITE STONE BOLLARD FINISH: POLISHED FINISH
F17		PLAY EQUIPMENT TYPE 1 DESCRIPTION: REFER TO DRAWINGS FINISH: DESIGN TO PLAN
F18		PLAY EQUIPMENT TYPE 2 DESCRIPTION: REFER TO DRAWINGS FINISH: ALUMINUM OR SIMILAR
F19		PLAY EQUIPMENT TYPE 3 DESCRIPTION: REFER TO DRAWINGS FINISH: SANDBLAST BLUE, BY LANDSCAP
F20		PLAY EQUIPMENT TYPE 4 DESCRIPTION: AS SHOWN ON PLAN FINISH: GALVANIZED WIRE
F21		PLAY EQUIPMENT TYPE 5 DESCRIPTION: REFER TO DRAWINGS FINISH: SEE PLAN AND DETAILS
F22		CHILDREN'S SLIDE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: PLAY BOOSTER STAINLESS STEEL SLIDE
F23		SWING ELEMENT DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: SINGLE POST SWING TYPE
F24		OUTDOOR PONGPONG DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: COMPANION COMPANION AND SWIMMING TABLE
F25		OUTDOOR FITNESS EQUIPMENT TYPE 1 DESCRIPTION: REFER TO DRAWINGS FINISH: PLUS OF BARS ELE SPARTAN
F26		OUTDOOR FITNESS EQUIPMENT TYPE 2 DESCRIPTION: REFER TO DRAWINGS FINISH: OF GENERATION ELE SPARTAN
F27		OUTDOOR FITNESS EQUIPMENT TYPE 3 DESCRIPTION: REFER TO DRAWINGS FINISH: SPARTAN ELE SPARTAN
F28		OUTDOOR FITNESS EQUIPMENT TYPE 4 DESCRIPTION: REFER TO DRAWINGS FINISH: ELEVATED ELE SPARTAN
F29		HANGSELES DESCRIPTION: REFER TO DRAWINGS FINISH: ALUM SPAR
F30		CRAWL TUNNEL (GERMANY) DESCRIPTION: REFER TO DRAWINGS FINISH: GERMANY

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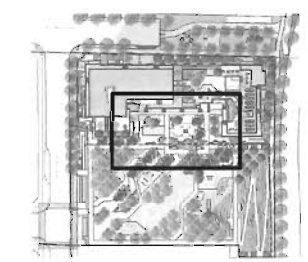
REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/13	Issued for DP
02	2013/11/18	Revised per City Comment
03	2013/12/16	Re-Issued for DP
04	2015/02/16	Re-Issued for general compliance

Replacement Plan 8F
DP 13-642725 Feb 16/15



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN PRIVATE GARDEN

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NORTH
SCALE: AS SHOWN

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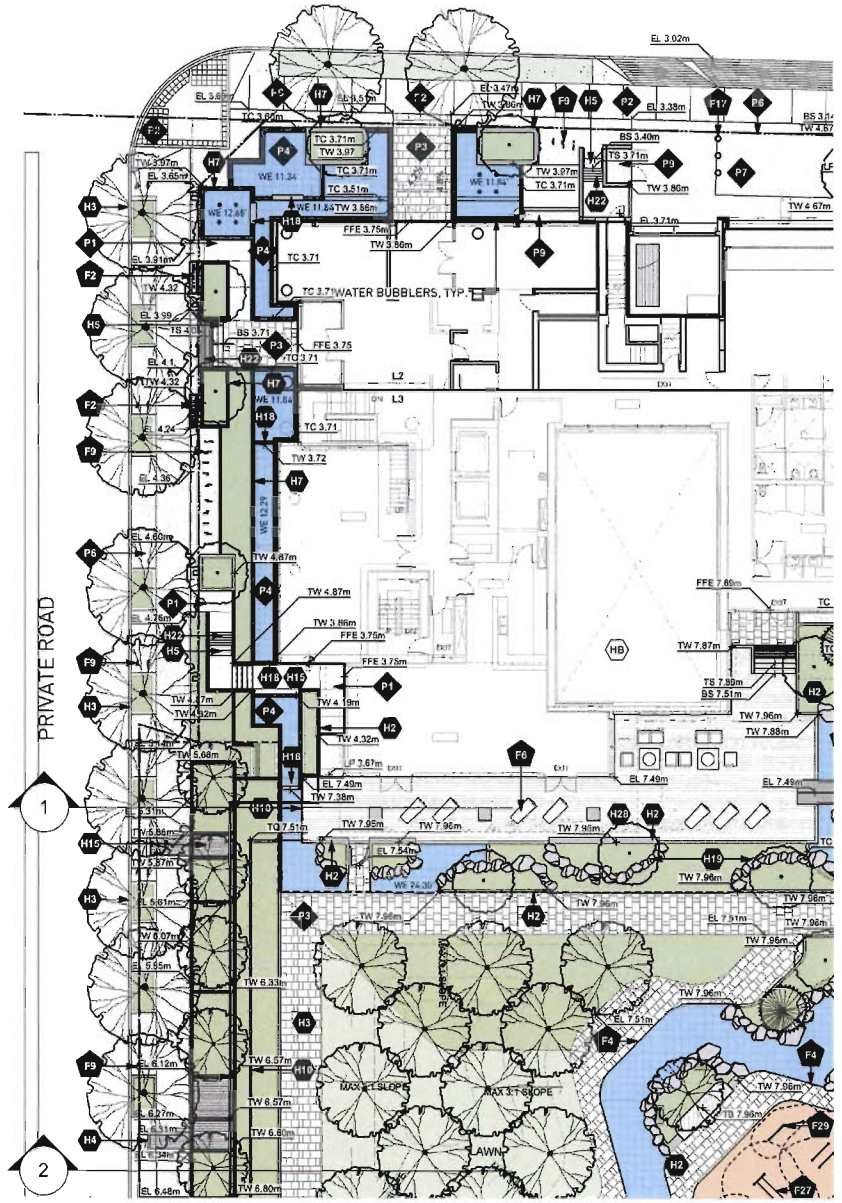
DRAWN	REVIEWED

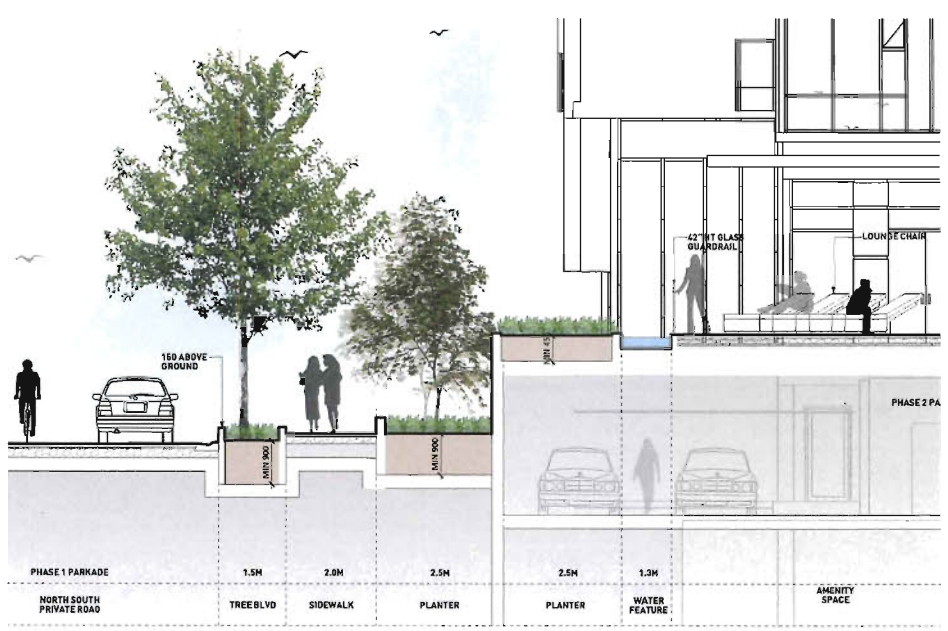
DRAWING

LDP 3.03



1 BUILDING WEST PLAN
SCALE 1:200

2 PERSPECTIVE



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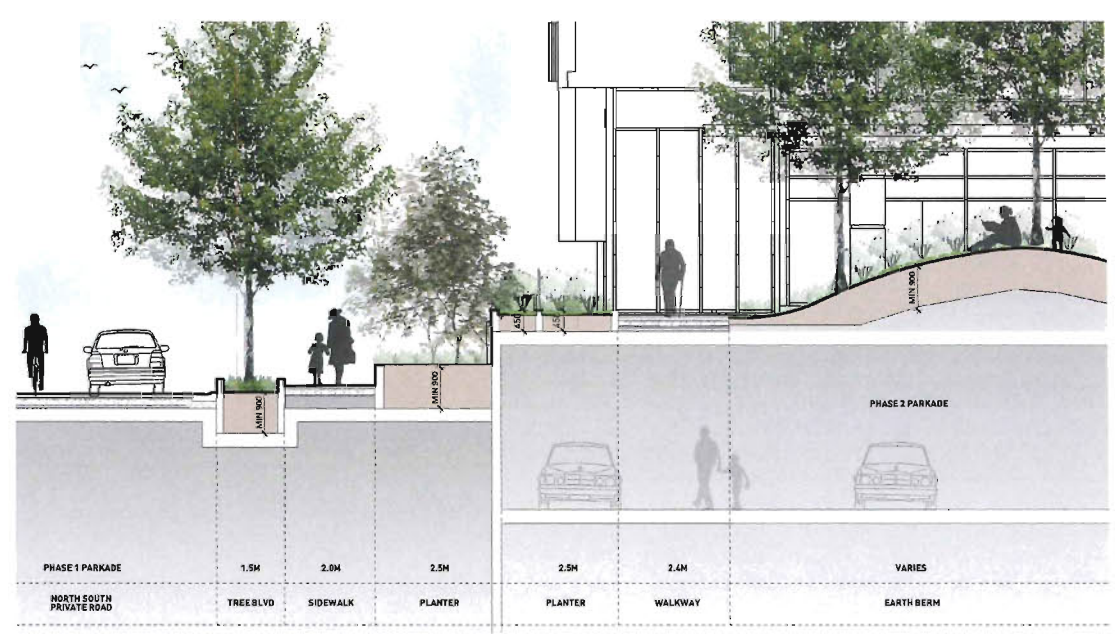

4 SECTION 2
SCALE 1:75

PAVING MATERIAL LEGEND

P1		CAST IN PLACE CONCRETE PAVING
P2		CAST IN PLACE SANDBLAST PAVING
P3		NATURAL GRANITE STONE PAVING
P4		HYDRAPRESSED SLAB TYPE 1
P5		HYDRAPRESSED SLAB TYPE 2
P6		UNIT PAVER TYPE 1
P7		UNIT PAVER TYPE 2
P8		ASPHALT PAVING (REFER TO CIVIL)
P9		MAINTENANCE STRIP
P10		GRANULAR PAVING
P11	1 / L7.01	PLAY SAND
P12		RESILIENT PLAY SURFACE

HARDSCAPE MATERIAL LEGEND

H1		CONCRETE PLINTH
H2		CONCRETE WALL
H3		CONCRETE CURB
H4		CONCRETE FLOW GUIDE OR BAND
H5		CONCRETE STAIRS WITH METAL HANDRAILS
H6		LANDSCAPE STONE WALL TYPE 1
H7		LANDSCAPE STONE WALL TYPE 2
H8	1 / L7.01	METAL GATE - FOR DOG PARK
H9	1 / L7.01	METAL GATE - FOR PATIO
H10		METAL GUARDRAIL
H11		LANDSCAPE GUARDRAIL
H12		METAL FENCE TYPE 1
H13		METAL FENCE TYPE 2
H14		METAL TRELLIS AND SEATING STRUCTURE
H15		METAL GRATE
H16	1 / L7.01	LANTERN STRUCTURAL
H17		SEATING PLATFORM
H18		WATER WALL
H19	1 / L7.01	GRANITE BOULDER TYPE 1
H20		GRANITE BOULDER TYPE 2
H21		GRANITE BOULDER TYPE 3 - STEPPING STONE
H22		TACTILE WARNING STRIP TYPE 1
H23		CONCRETE RAMP
H24		BASALT SLAB STEPS
H25		FEATURE POST
H26		CONCRETE DRAINS
H27		PUBLIC PARK SIGNAGE
H28		DECKING
H29		HOSE BIB

SITE FURNITURE LEGEND

F1		PICNIC TABLE
F2		BENCH TYPE 1
F3		METAL BOLLARD - WITH LIGHTING
F4		METAL BOLLARD - WITHOUT LIGHTING
F5		MAINTAINER REFS
F6		LOUNGE CHAIR TYPE 1
F7		LOUNGE CHAIR TYPE 2
F8		FIRE BOWL
F9		BIKE RACK
F10		URBAN AGRICULTURAL PLANTER BOX
F11		URBAN AGRICULTURAL COMPOST
F12		TRASH RECEPTACLE
F13		K-9 DRINKING WELL
F14	1 / L7.01	WATER PLAY ELEMENT
F15		BASKETBALL HOOP
F16		BOLLARD
F17		PLAY EQUIPMENT TYPE 1
F18		PLAY EQUIPMENT TYPE 2
F19		PLAY EQUIPMENT TYPE 3
F20		PLAY EQUIPMENT TYPE 4
F21		PLAY EQUIPMENT TYPE 5
F22		CHILDREN'S SLIDE
F23		SWING ELEMENT
F24		OUTDOOR FURNITURE
F25		OUTDOOR FITNESS EQUIPMENT TYPE 1
F26		OUTDOOR FITNESS EQUIPMENT TYPE 2
F27		OUTDOOR FITNESS EQUIPMENT TYPE 3
F28		OUTDOOR FITNESS EQUIPMENT TYPE 4
F29		HANDHOLDS
F30		CRAWL TUNNEL (UNDERDEPTH)

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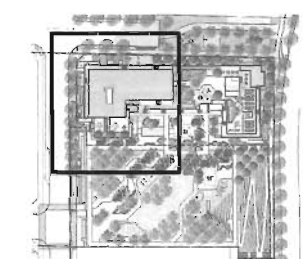
REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2012/11/13	Issued for DP
02	2012/11/18	Revised per City Comment
03	2012/12/16	Re-Issued for DP
04	2015/02/16	Re-Issued for general compliance

Replacement Plan 8G

DP 13-642725 Feb 16/15



CONCORD PACIFIC

PROJECT

CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE

LAYOUT AND MATERIALS PLAN BUILDING WEST

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NORTH

SCALE: AS SHOWN

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 Plan DP.vwx
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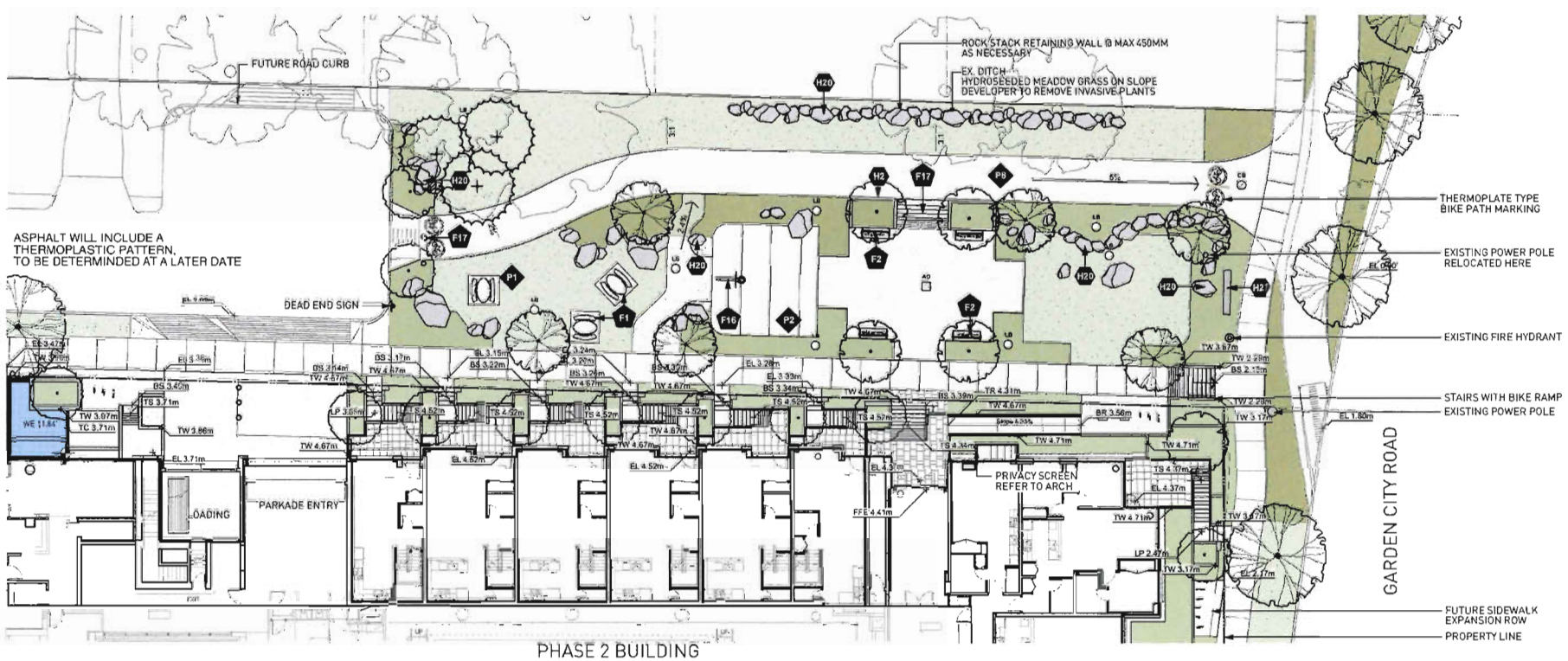
DRAWN	JZ
REVIEWED	DL / GB

DRAWING

LDP 3.04

1 PERSPECTIVE



2 POCKET PARK PLAN
SCALE 1:200

PAVING MATERIAL LEGEND

P1		**CAST IN PLACE CONCRETE PAVING** FINISH: LIGHT SANDBLAST COMMENT: SPACE LIT FOR ON AS CROSS ONLY LAN
P2		**CAST IN PLACE CONCRETE PAVING** FINISH: BROOM FINISH COMMENT: SAW CUT 6 ac. ON AS CROSS ONLY LAN
P3		**NATURAL GRANITE STONE PAVING** FINISH: FLAMED FINISH BOTTOM COMMENT: SANDBLAST ON ALL EXPOSED SIDES
P4		**HYDRAPRESSED BLOCK TYPE 1** FINISH: SLIDE FINISH - COLOR: GRAPHITE COMMENT: BROOM SWEPT
P5		**HYDRAPRESSED BLOCK TYPE 2** FINISH: LIGHT CHISELED EDGE / SMOOTH CROSS SURFACE WITH SHADE COMMENT: TRADITIONAL BOND
P6		**UNIT PAVER TYPE 1** COLOUR: DRAKA GREY COMMENT: RUNNING BOND
P7		**UNIT PAVER TYPE 2** COLOUR: DRAKA GREY COMMENT: HERRINGBONE
P8		**ASPHALT PAVING (REFER TO CIVIL)** FINISH: SANDSET BOTTOM AND FINE SILT DRY FINISH COMMENT: REFER TO ASPHALT MATERIAL
P9		**NO MAINTENANCE STRIP** SIZE: 150M COMMENT: N/A
P10		**DRAINAGE GRATE** SIZE: 150 - REFER TO COMMENT: N/A
P11	1 / L7.01	**PLAY SAND** DESCRIPTION: SAND FOR SAND BOX AREAS COMMENT: N/A
P12		**RESILIENT PLAY SURFACE** FINISH: 100% GREY VULCANIZED RUBBER COMMENT: CAST IN PLACE RESILIENT RUBBER

HARDSCAPE MATERIAL LEGEND

H1		**CONCRETE PLANTER** FINISH: LIGHT SANDBLASTED FINISH COMMENT: WITH ACCENTS SANDBLASTED & LEVERED
H2		**CONCRETE WALL** DESCRIPTION: CAST IN PLACE CONCRETE WALL FINISH: LIGHT SANDBLASTED FINISH
H3		**CONCRETE CURB** DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H4		**CONCRETE FLUSH CURB ON SAND** DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H5		**CONCRETE STAIRS WITH METAL HANDRAILS** SIZE: REFER TO PLAN. TO SUBMIT PL ENGINEERING SHOP DRAWINGS REQUIRED FINISH: LIGHT SANDBLASTED FINISH
H6		**LANDSCAPE STONE WALL TYPE 1** DESCRIPTION: BASALT STONE WALL, SIZE: 300 X 300 BASALT STONE FINISH: SPLIT FACE FINISH
H7		**LANDSCAPE STONE WALL TYPE 2** DESCRIPTION: BASALT STONE WALL, 1 TIER BASALT STONE WALL FINISH: FLAMED FINISH
H8	1 / L7.02	**METAL GATE - FOR DOG PARK** DESCRIPTION: ALUMINUM COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL GUARDRAIL AND RAILING FINISH
H9	2 / L7.02	**METAL GATE - FOR PATIO** DESCRIPTION: ALUMINUM COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL GUARDRAIL AND RAILING FINISH
H10		**METAL GUARDRAIL** FINISH: MATCH ARCHITECTURAL GUARDRAIL AND RAILING FINISH
H11		**LANDSCAPE GUARDRAIL** COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL GUARDRAIL AND RAILING FINISH
H12		**METAL FENCE TYPE 1** FINISH: MATCH ARCHITECTURAL GUARDRAIL AND RAILING FINISH
H13		**METAL FENCE TYPE 2** FINISH: MATCH ARCHITECTURAL GUARDRAIL AND RAILING FINISH
H14		**METAL TRELLIS AND SEATING STRUCTURE** DESCRIPTION: MULLA BRIDGE FINISH: NATURAL
H15		**METAL GRATE** SIZE: REFER TO PLAN
H16	1 / L7.02	**LANTERN STRUCTURAL** DESCRIPTION: CANVAS, REFER TO PLAN AND DETAIL SHOP DRAWINGS REQUIRED COMMENT: NATURAL
H17		**SEATING PLATFORM** FINISH: REFER TO PLAN FINISH COMMENT: NATURAL FINISH
H18		**WATER WELL** FINISH: BRUSH FINISH COMMENT: REFER TO PLAN AND DETAILS
H19	1 / L7.02	**GRANITE BOULDER TYPE 1** DESCRIPTION: NORTHWEST LANDSCAPE SUPPLIER APPROVED BOULDER FINISH: "BOULDER" IN WATER FEATURE
H20		**GRANITE BOULDER TYPE 2** DESCRIPTION: NORTHWEST LANDSCAPE SUPPLIER APPROVED BOULDER COMMENT: "BOULDER" STEPPING STONE AT LANDSCAPE AREA
H21		**GRANITE BOULDER TYPE 3 - STEPPING STONE** DESCRIPTION: NORTHWEST LANDSCAPE SUPPLIER APPROVED BOULDER COMMENT: "BOULDER" STEPPING STONE IN WATER FEATURE
H22		**TACTILE WARNING STRIP TYPE 1** DESCRIPTION: COLOUR CONCRETE FINISH: LIGHT SANDBLASTED FINISH
H23		**CONCRETE RAMP** DESCRIPTION: WITH STEEL HANDRAIL ON BOTH SIDE FINISH: LIGHT SANDBLASTED FINISH
H24		**BASALT SLAB STEPS** FINISH: FLAMED FINISH
H25		**FEATURE POST** SIZE: REFER TO ARCHITECTURAL DRAWINGS COMMENT: REFER TO ENGINEERING DRAWINGS
H26		**CONCRETE RUNNEL** DESCRIPTION: WATER RUNNEL FINISH: LIGHT SANDBLASTED FINISH
H27		**PUBLIC PARK SIGNAGE** DESCRIPTION: METAL SIGNAGE FINISH: LIGHT SANDBLASTED FINISH
H28		**SEATING** DESCRIPTION: REFER TO DETAILS FINISH: SLATS FINISH WITH SEALANT APPLIED
H29		**NOSE RIB**

SITE FURNITURE LEGEND

F1		**PICNIC TABLE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METAL COLOR: [illegible]
F2		**BENCH TYPE 1** DESCRIPTION: "WASTOP" LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METAL COLOR: [illegible]
F3		**METAL BOLLARD - WITH LIGHTING** DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F4		**METAL BOLLARD - WITHOUT LIGHTING** DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F5		**MOUNTAINEER ROPE** DESCRIPTION: REFER TO ARCHITECTURAL FINISH: CORDS AND CUSTOM DESIGN
F6		**LEANING CHAIR TYPE 1** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL - "BELL LOUNGE CHAIRS" REF.
F7		**LEANING CHAIR TYPE 2** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: BLACK OR YELLOW
F8		**TIRE SWING** DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM PIPE
F9		**BIKE RACK** DESCRIPTION: BICYCLE LOCKER - BIKE GARDEN FINISH: ALUMINUM TEXTURE BY [illegible]
F10		**COMMUNAL RURAL PLANTER MIX** DESCRIPTION: [illegible] FINISH: [illegible]
F11		**COMMUNAL RURAL COMPOST** DESCRIPTION: BY CONTRACTOR, REFER TO DETAILS REQUIRED FINISH: NATURAL
F12		**STAIR RECEPTACLE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL, CATCHMAN FINISH: [illegible]
F13		**K.E.C. RETAINING WEIR** DESCRIPTION: [illegible]
F14	1 / L7.03	**WATER PLAY ELEMENT** DESCRIPTION: [illegible] FINISH: [illegible]
F15		**BASKETBALL HOOP** DESCRIPTION: [illegible] FINISH: [illegible]
F16		**BOLLARD** DESCRIPTION: [illegible]
F17		**PLAY EQUIPMENT TYPE 1** DESCRIPTION: [illegible] FINISH: [illegible]
F18		**PLAY EQUIPMENT TYPE 2** DESCRIPTION: [illegible] FINISH: [illegible]
F19		**PLAYEQUIPMENT TYPE 3** DESCRIPTION: [illegible] FINISH: [illegible]
F20		**PLAY EQUIPMENT TYPE 4** DESCRIPTION: [illegible] FINISH: [illegible]
F21		**PLAY EQUIPMENT TYPE 5** DESCRIPTION: [illegible] FINISH: [illegible]
F22		**CHILDREN'S SLIDE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: [illegible]
F23		**SPINE ELEMENT** DESCRIPTION: LANDSCAPE STRUCTURE INC FINISH: [illegible]
F24		**OUTDOOR FURNITURE** DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: CHAMPAGNE [illegible]
F25		**OUTDOOR FITNESS EQUIPMENT TYPE 1** DESCRIPTION: [illegible] FINISH: [illegible]
F26		**OUTDOOR FITNESS EQUIPMENT TYPE 2** DESCRIPTION: [illegible] FINISH: [illegible]
F27		**OUTDOOR FITNESS EQUIPMENT TYPE 3** DESCRIPTION: [illegible] FINISH: [illegible]
F28		**OUTDOOR FITNESS EQUIPMENT TYPE 4** DESCRIPTION: [illegible] FINISH: [illegible]
F29		**WHEELBOX** DESCRIPTION: [illegible] FINISH: [illegible]
F30		**CAMPS TERMES SUNDIAL** DESCRIPTION: [illegible] FINISH: [illegible]

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/13	Issued for DP
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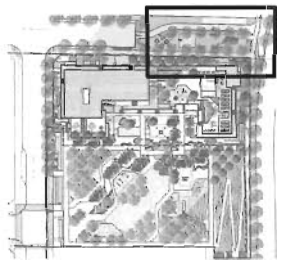
Replacement Plan 8H

DP 13-642725 Feb 16/15



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
POCKET PARK

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NORTH | SCALE: AS SHOWN

PROJECT NO.	1286
DATE	JULY 2013
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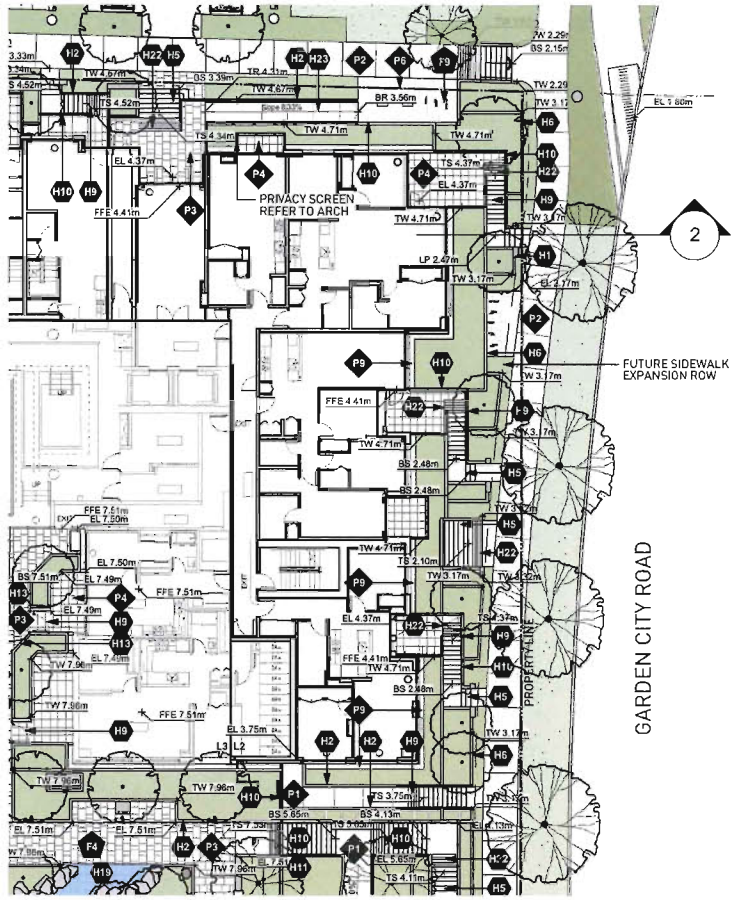
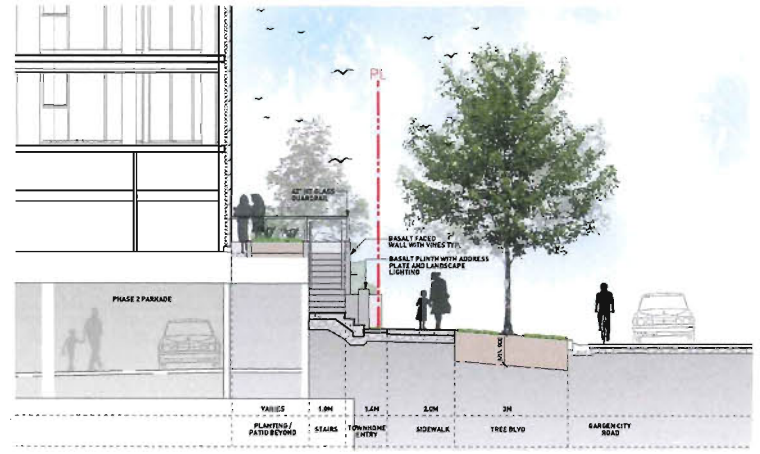
REVIEWED	LD / GB

DRAWING

LDP 3.05



1 BUILDING EAST PLAN
SCALE 1:200



2 BUILDING EAST PLAN
SCALE 1:100

3 PERSPECTIVE

PAVING MATERIAL LEGEND

P1		CAST IN PLACE CONCRETE PAVING FINISH: LIGHT SANDBLASTED COMMENT: SAW CUT 1" O.C. OR AS SHOWN ON PLAN
P2		CAST IN PLACE CONCRETE PAVING FINISH: SCORED FINISH COMMENT: SAW CUT 1" O.C. OR AS SHOWN ON PLAN
P3		NATURAL GRANITE STONE PAVING FINISH: SANDBLASTED FINISH COMMENT: SMOOTH SAWN FINISH, REFINISHED SIDES
P4		HYDRAPRESSED SLAB TYPE 1 FINISH: SLATE FINISH, COLOUR: CHARCOAL COMMENT: STACK BOND
P5		HYDRAPRESSED SLAB TYPE 2 FINISH: LIGHT SANDBLASTED FINISH, COLOUR: GREY GRANITE COMMENT: RUNNING BOND
P6		UNIT PAVER TYPE 1 COLOUR: SIERRA GREY COMMENT: RUNNING BOND
P7		UNIT PAVER TYPE 2 COLOUR: SIERRA GREY COMMENT: HERRINGBONE
P8		ASPHALT PAVING (REFER TO CIVIL) FINISH: SMOOTH BROOM FINISH, WITH 2 MM SILI EMULSIFIED ASPHALT COMMENT: REFER TO PLANTING PLAN
P9		HOMETOWN STRIP SIZE: 300x300 COMMENT: TBD
P10		GRANULAR PAVING SIZE: 20/ 40MM STONE COMMENT: TBD
P11	1 / L1.01	PLAY SAND SIZE: 0.5 TO 0.1 MM, WELL-PLAYSAND COMMENT: TBD
P12		RESILIENT PLAY SURFACE FINISH: TPV, SEMI-GLOSS, RED COMMENT: CAST IN PLACE RESILIENT RUBBER

HARDSCAPE MATERIAL LEGEND

H1		CONCRETE PLINTH FINISH: LIGHT SANDBLASTED FINISH COMMENT: REFER TO DETAILS, SIGNAGE & LIGHTING
H2		CONCRETE WALL DESCRIPTION: CAST IN PLACE CONCRETE WALL FINISH: LIGHT SANDBLASTED FINISH
H3		CONCRETE CURB DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H4		CONCRETE FLUSH CURB OR BAND DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLAN AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H5		CONCRETE STAIRS INTERNAL HARDWARE SIZE: REFER TO PLAN TO BE SPECIFIC, ENGINEERED SHOP DRAWINGS REQUIRED FINISH: LIGHT SANDBLASTED FINISH
H6		LANDSCAPE STONE WALL TYPE 1 DESCRIPTION: BASALT STONE WALL, 24" THICK BASALT VENEER FINISH: SPLIT FACE FINISH
H7		LANDSCAPE STONE WALL TYPE 2 DESCRIPTION: BASALT STONE WALL, 2" THICK BASALT STONE WALL FINISH: TO CIVIL PLAN
H8	1 / L7.01	METAL GATE - FOR DOG PARK DESCRIPTION: ALUMINUM COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL GUARDRAIL, HANDRAIL FINISH
H9	1 / L7.01	METAL GATE - FOR PATIO DESCRIPTION: ALUMINUM COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL GUARDRAIL, HANDRAIL FINISH
H10		METAL GUARDRAIL FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H11		LANDSCAPE GUARDRAIL COMMENT: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H12		METAL FENCE TYPE 1 FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H13		METAL FENCE TYPE 2 FINISH: MATCH ARCHITECTURAL GUARDRAIL AND HANDRAIL FINISH
H14		METAL TRELLIS AND SEATING STRUCTURE DESCRIPTION: MTL AND FC FINISH: NATURAL
H15		METAL GRATE SIZE: REFER TO PLAN
H16	1 / L7.01	LANTERN STRUCTURAL DESCRIPTION: 200 MM, REFER TO PLAN AND DETAIL, SHOP DRAWINGS REQUIRED COMMENT: NATURAL
H17		SEATING PLATFORM FINISH: REFER TO PLAN AND DETAIL COMMENT: NATURAL FINISH
H18		WATER WALL FINISH: BASALT FACED COMMENT: REFER TO PLAN AND DETAILS
H19	1 / L7.01	GRANITE BOULDER TYPE 1 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL SIZE: 1.5' X 1.5' X 1.5' OR AS SHOWN ON PLAN
H20		GRANITE BOULDER TYPE 2 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENT: "ORGANIC" COMPOSITE STONE IN LANDSCAPED AREA
H21		GRANITE BOULDER TYPE 3 - STEPPING STONE DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENT: "ORGANIC" COMPOSITE STONE IN LANDSCAPED AREA
H22		TACTILE WARNING STRIP TYPE 1 DESCRIPTION: COLOUR: CONTRASTING FINISH: LIGHT SANDBLASTED FINISH
H23		CONCRETE BAND DESCRIPTION: WITH METAL HANDRAIL ON BOTH SIDE FINISH: LIGHT SANDBLASTED FINISH
H24		BASALT SLAB STEPS FINISH: FLAMED FINISH
H25		PEDESTRIAN POST SIZE: REFER TO ARCHITECTURAL DRAWINGS COMMENT: REFER TO ARCHITECTURAL DRAWINGS
H26		CONCRETE RUNNER DESCRIPTION: WATER RUNNER FINISH: LIGHT SANDBLASTED FINISH
H27		PUBLIC PARK SIGNAGE DESCRIPTION: METAL SIGNAGE FINISH: LIGHT SANDBLASTED FINISH
H28		BOLLARDS DESCRIPTION: BERLINER BOLLARDS FINISH: CLAIR PAINT WITH SEALENT REQ.
H29		HOSE BIB

SITE FURNITURE LEGEND

F1		PICNIC TABLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALLIC SILVER
F2		BENCH TYPE 1 DESCRIPTION: MAGGIE LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALLIC SILVER
F3		METAL BOLLARD - WITH LIGHTING DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F4		METAL BOLLARD - WITHOUT LIGHTING DESCRIPTION: BY CONTRACTOR FINISH: ALUMINUM
F5		UNDERCARRIER RACK DESCRIPTION: METRO INDUSTRIES FINISH: CONCORD CUSTOM FINISH
F6		LOUNGE CHAIR TYPE 1 DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL - CHILL LOUNGE CHAIR BY KRUG FINISH: BLACK POLYETHYLENE
F7		LOUNGE CHAIR TYPE 2 DESCRIPTION: METRO FINISH FINISH: FIBERGLASS BLACK
F8		FIRE BOWL DESCRIPTION: SOLUS DECOR FINISH: AS SHOWN IN PLAN
F9		BIKE RACK DESCRIPTION: FORMS AND CONTACTS - BIKE CHARGER FINISH: AS SHOWN ON FURNITURE PLAN
F10		URBAN AGRICULTURAL PLANTER BOX DESCRIPTION: BUSHMAN CONTAINERS - CUBE PLANTER FINISH: SMOOTH FINISH COLOUR: BROWN
F11		URBAN AGRICULTURAL COMPOST DESCRIPTION: BY CONTRACTOR, REFER TO PLAN AND DETAILS FINISH: NATURAL
F12		TRASH RECEPTACLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL - DETOUR FINISH: SPLIT FACE CONCRETE BLOCK
F13		K & R RETAINING WEIR DESCRIPTION: METRO INDUSTRIES
F14	1 / L7.01	WATER PLAY ELEMENT DESCRIPTION: METRO INDUSTRIES WATER PUMP AND WATER TO DRAIN
F15		BASKETBALL HOOP DESCRIPTION: BROOKING FINISH: PROFESSIONAL GRADE BATTI POLE
F16		BOLLARD DESCRIPTION: SOLID EVENT OR APPROVE EQUAL - GRANITE STONE BOLLARD FINISH: FLAMED FINISH
F17		PLAY EQUIPMENT TYPE 1 DESCRIPTION: METRO INDUSTRIES FINISH: AS DEPICTED ELEMENT
F18		PLAY EQUIPMENT TYPE 2 DESCRIPTION: METRO INDUSTRIES FINISH: PLAYSCAPE DIMENSIONS
F19		PLAY EQUIPMENT TYPE 3 DESCRIPTION: METRO INDUSTRIES FINISH: SPEARS (BLAZER BELEMBO)
F20		PLAY EQUIPMENT TYPE 4 DESCRIPTION: METRO INDUSTRIES FINISH: SPEARS (CHIPPER)
F21		PLAY EQUIPMENT TYPE 5 DESCRIPTION: METRO INDUSTRIES FINISH: SPEARS (BLAZER BELEMBO)
F22		CHILD SAFETY ELEM DESCRIPTION: LANDSCAPE FORMS INC FINISH: PLAY BOOSTER 2 TANGLE ELEMENT TO CIV
F23		SWING ELEMENT DESCRIPTION: LANDSCAPE FORMS INC FINISH: TANGLE 4 SEAT SWING 1 TYPE
F24		OUTDOOR FURNITURE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: CHATHAM CHAIR NATURAL AND CHATHAM TABLE
F25		OUTDOOR FITNESS EQUIPMENT TYPE 1 DESCRIPTION: METRO INDUSTRIES FINISH: WOODLAND SWING SET
F26		OUTDOOR FITNESS EQUIPMENT TYPE 2 DESCRIPTION: METRO INDUSTRIES FINISH: SIT-UP BENCH 1 ON FLT 2 ON 13
F27		OUTDOOR FITNESS EQUIPMENT TYPE 3 DESCRIPTION: METRO INDUSTRIES FINISH: PARALLEL BARS 1 TYPE 3
F28		OUTDOOR FITNESS EQUIPMENT TYPE 4 DESCRIPTION: METRO INDUSTRIES FINISH: AB STRETCHER 1 ELEMENTS
F29		WAYFINDING DESCRIPTION: METRO INDUSTRIES FINISH: METAL SIGNS
F30		CRANE TUNNEL (ADDITIONAL) DESCRIPTION: METRO INDUSTRIES FINISH: TUNNEL

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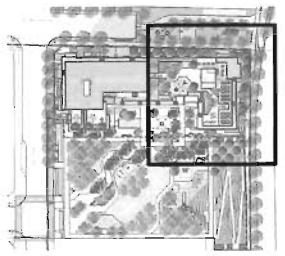
Replacement Plan 8I
DP 13-642725 Feb 16/15



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN LEVEL 3

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NORTH
SCALE: AS SHOWN

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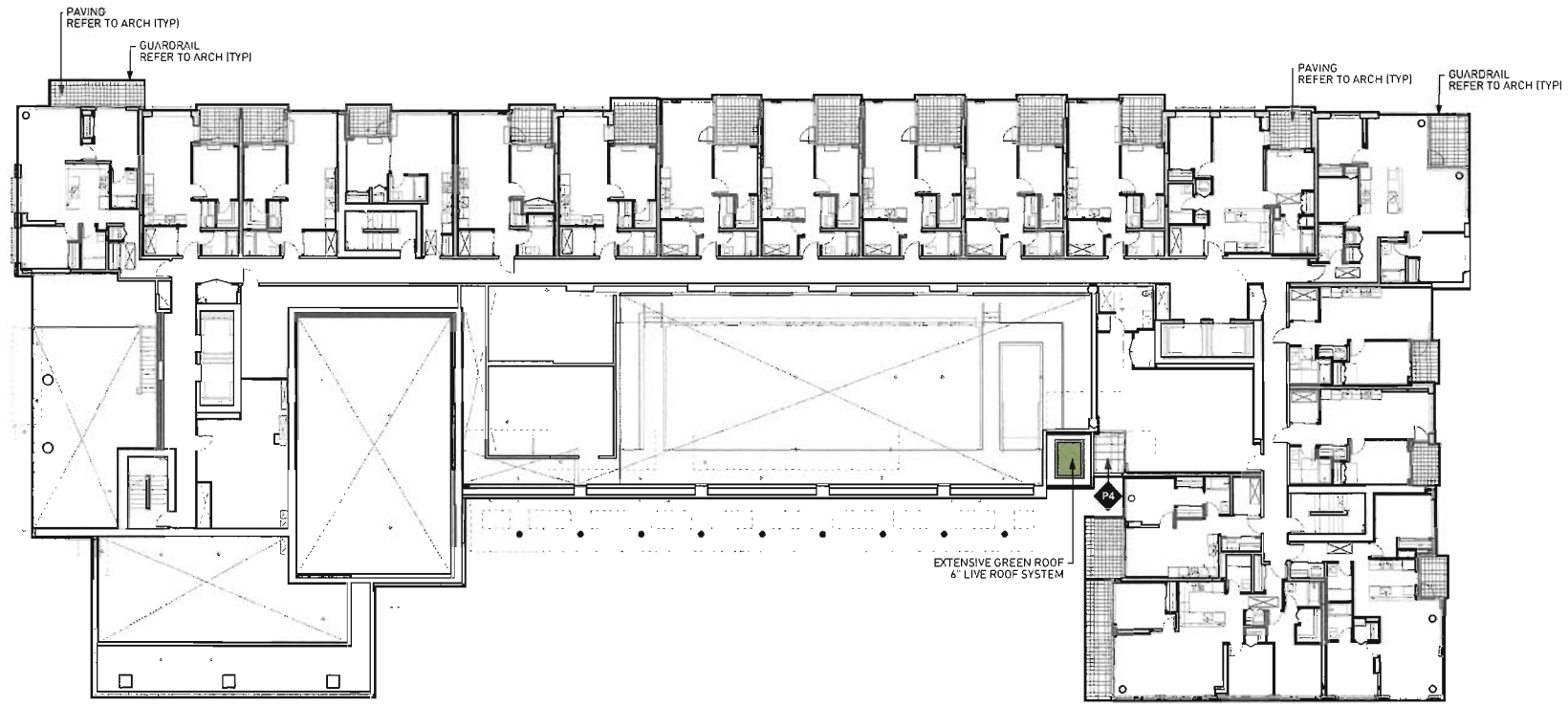

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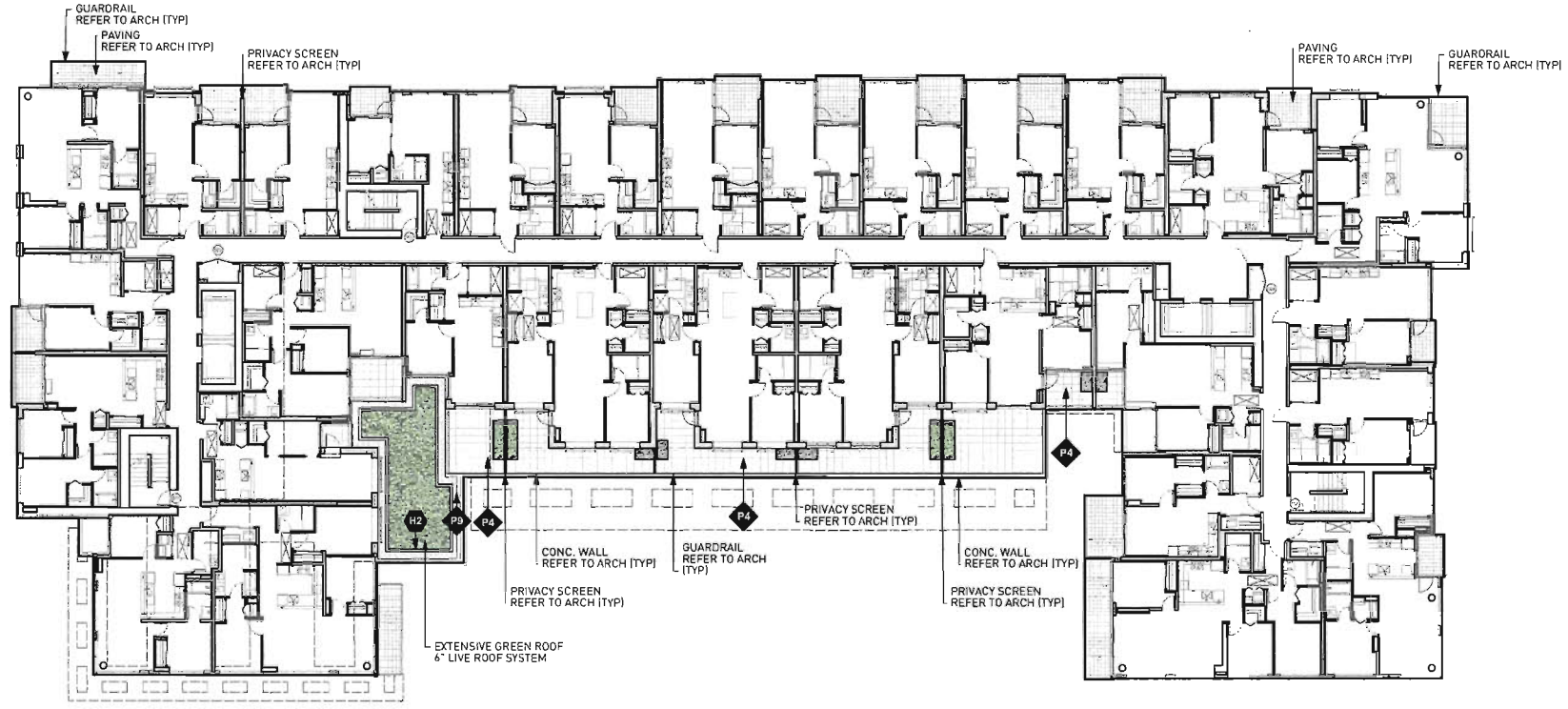

2 ROOF PLAN LEVEL 5

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03	2013/12/16	Re-issued for DP
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Replacement Plan 8J

DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT

CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE

LAYOUT AND
MATERIALS PLAN
ROOF PLAN LEVEL 4 AND 5

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NORTH

SCALE 1:200

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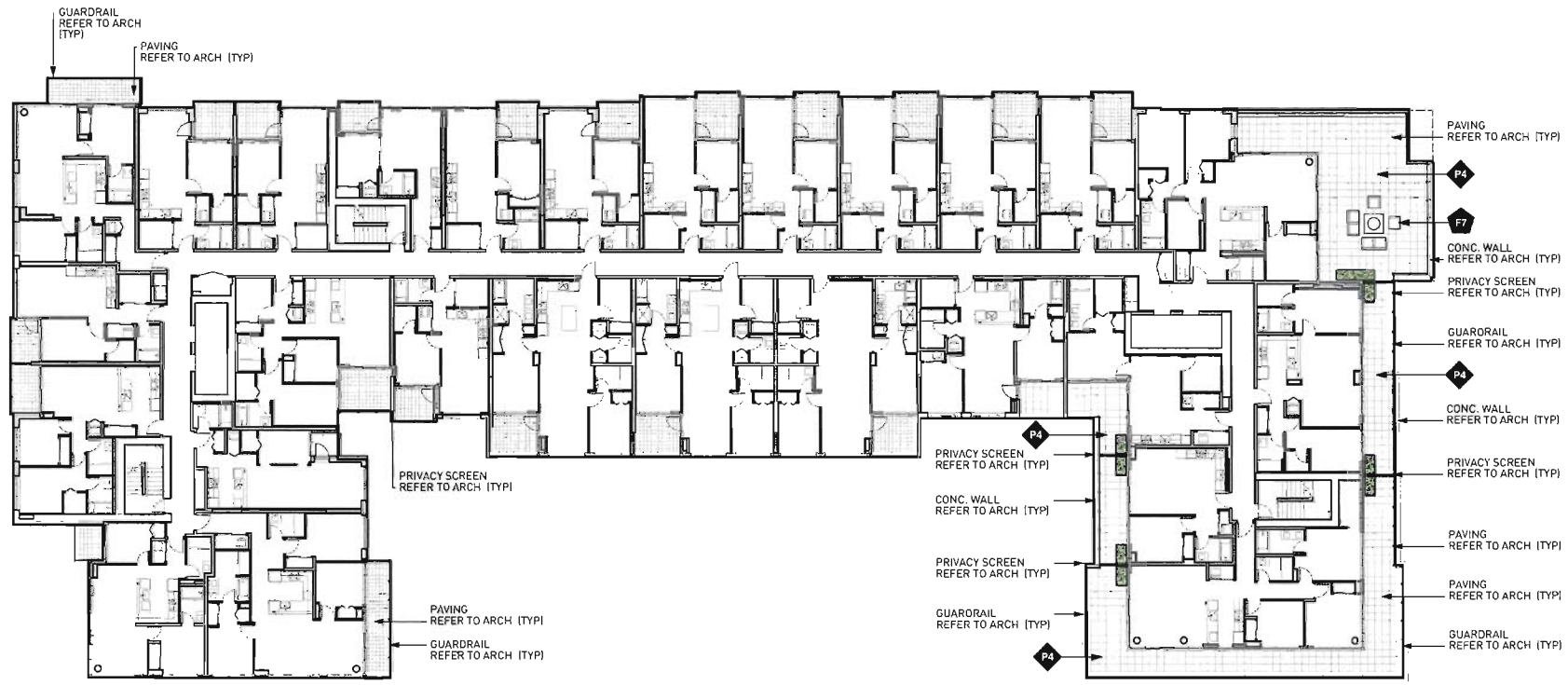

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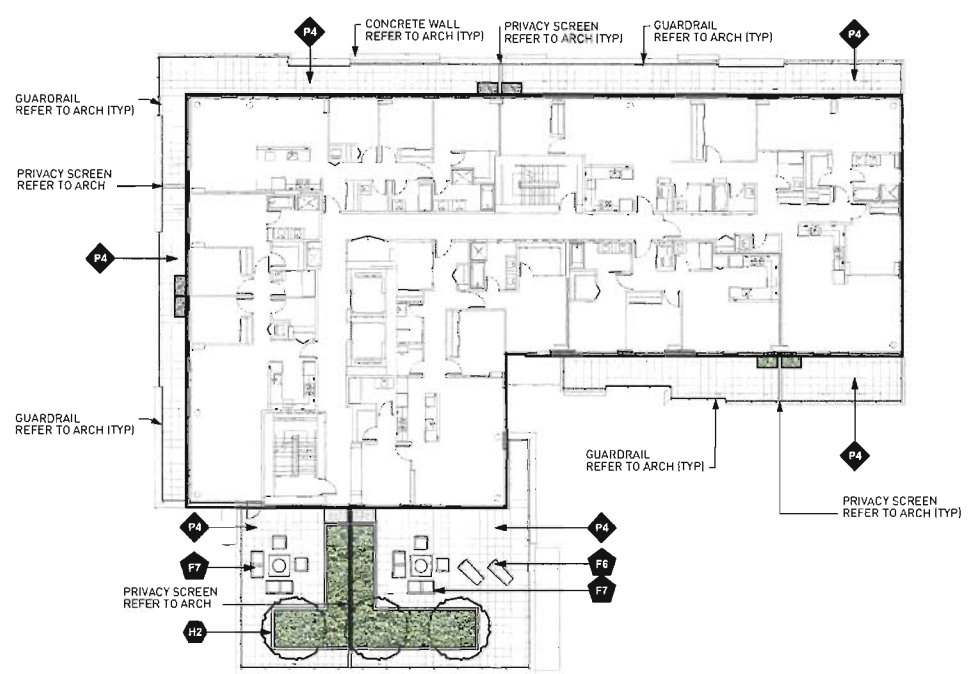

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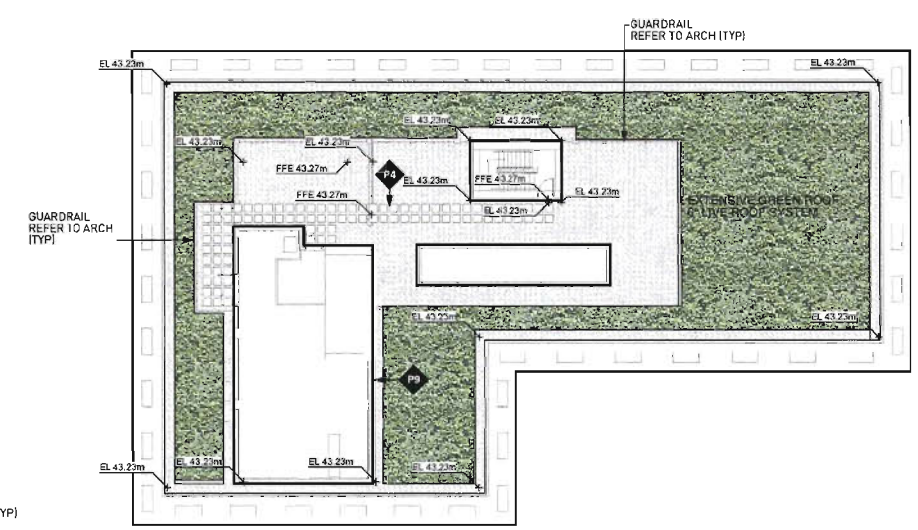

3 ROOF PLAN

PWL partnership

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Replacement Plan 8K
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CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND
MATERIALS PLAN
LEVEL 9, L14 AND ROOF

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NORTH
SCALE 1:200

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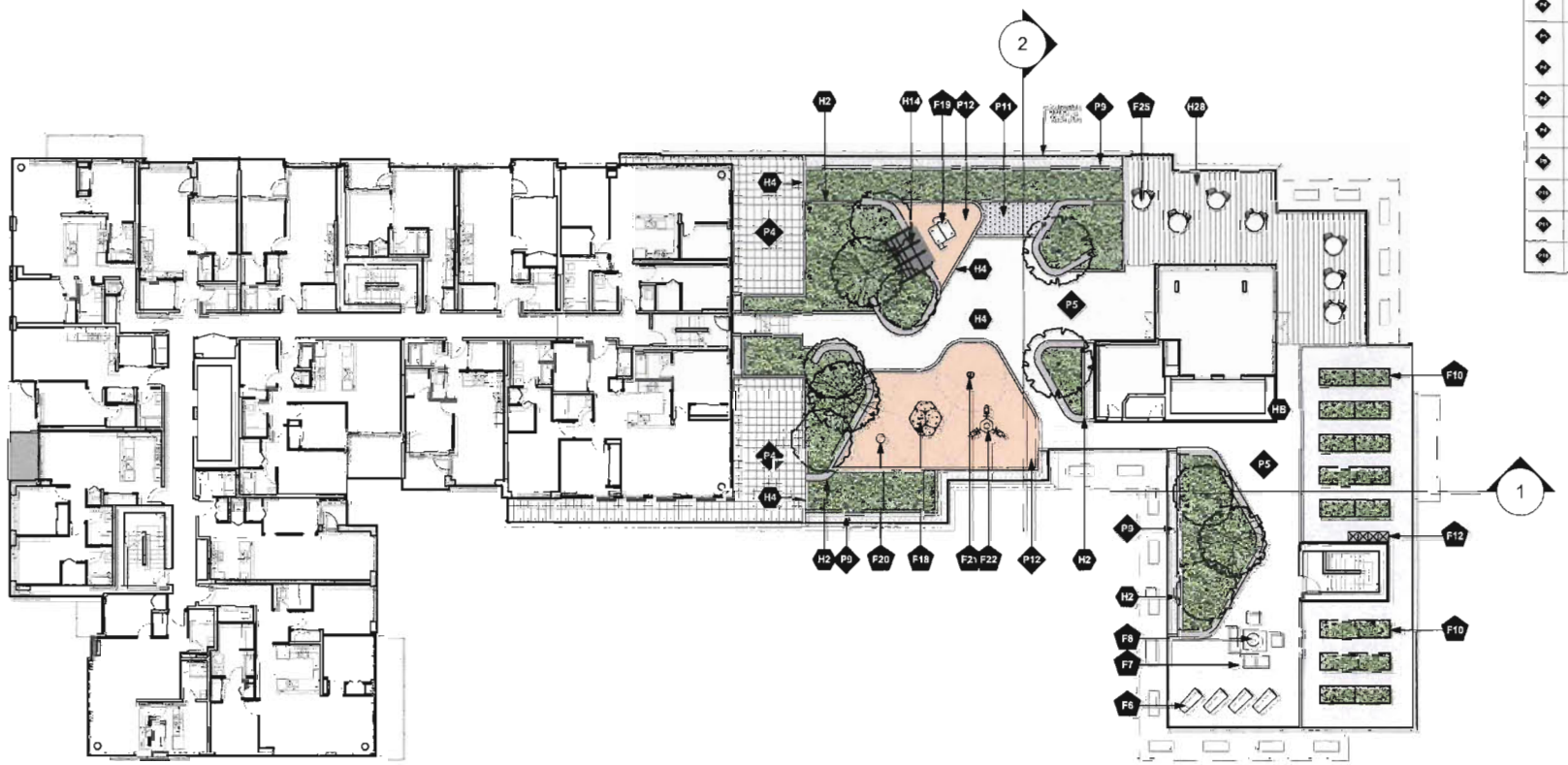

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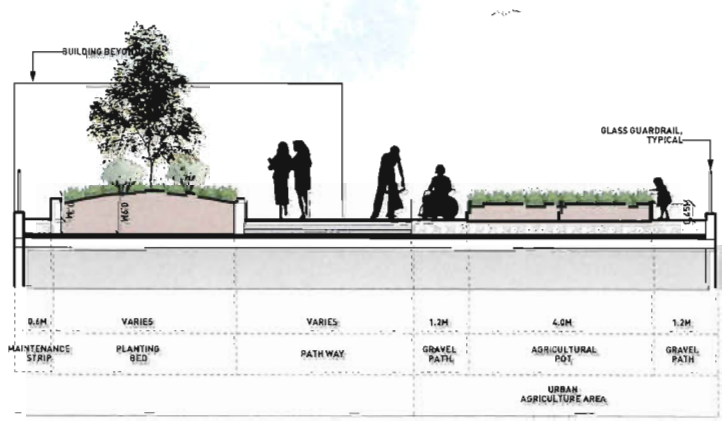

2 SECTION 1
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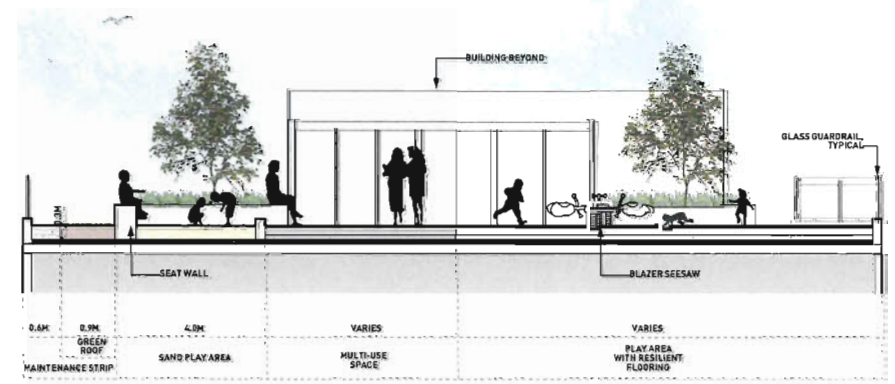

3 SECTION 2
SCALE 1:75

PAVING MATERIAL LEGEND

P1		CAST IN PLACE CONCRETE PAVING FINISH: LIGHT SANDBLAST COMMENTS: CAST JOINT S.O.L. (SF AS SHOWN ON PLAN)
P2		CAST IN PLACE CONCRETE PAVING FINISH: SANDBLAST COMMENTS: CAST JOINT S.O.L. (SF AS SHOWN ON PLAN)
P3		NATURAL GRANITE STONE PAVING FINISH: SLIP/SOFT FINISH, SHADE PATTERN COMMENTS: JOINTS TO BE ALL EXPOSED JOINTS
P4		HYDRAPRESSED SLAB TYPE 1 FINISH: HEAVY BROOM, COLOUR: CHARCOAL COMMENTS: SLOPE TO DRAIN
P5		HYDRAPRESSED SLAB TYPE 2 FINISH: LIGHT SANDBLASTED FINISH, COLOUR: GREY (BASE) COMMENTS: BUSHARD BORE
P6		UNIT PAVER TYPE 1 CO. COIL CERAMIC DRY COMMENTS: BUSHARD BORE
P7		UNIT PAVER TYPE 2 CO. COIL CERAMIC DRY COMMENTS: BUSHARD BORE
P8		ASPHALT PATHS (REFER TO GRID) FINISH: SLIP/SOFT FINISH, COLOUR: BLACK, LIGHTGRAY FACES COMMENTS: REFER TO PLANTING PLAN
P9		MAINTENANCE STRIP TYPE: TBD COMMENTS: TBD
P10		GRAVEL AT PATIOS TYPE: 3/4" CRUSHED COMMENTS: TBD
P11	TYP	PLAY SAND PROVIDE FULL AND SAFE PLAY SAND COMMENTS: TBD
P12		RESILIENT PLAY SURFACE FINISH: SOLID GREY AND YELLOW COMMENTS: CAST IN PLACE (TBD) SEE DRAWING

HARDSCAPE MATERIAL LEGEND

H1		CONCRETE PLANTER FINISH: LIGHT SANDBLASTED FINISH COMMENTS: REFER TO ARCHITECTURAL DRAWINGS & DETAILS
H2		CONCRETE WALL DESCRIPTION: CAST IN PLACE CONCRETE WALL FINISH: LIGHT SANDBLASTED FINISH
H3		CONCRETE CURB DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLANS AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H4		CONCRETE CURB DESCRIPTION: CAST IN PLACE CONCRETE WALL, REFER TO PLANS AND DETAILS FINISH: LIGHT SANDBLASTED FINISH
H5		CONCRETE STAIRS WITH METAL HANDRAILS DIM. REFER TO PLAN, TO ELEV. TO ENGINEER TO FINISH DRAWING RECEIVED FINISH: LIGHT SANDBLASTED FINISH
H6		LANDSCAPE STONE WALL TYPE 1 DESCRIPTION: BASALT STONE WALL, 24" HIGH BASALT VENEER FINISH: SPLIT FACE FINISH
H7		LANDSCAPE STONE WALL TYPE 2 DESCRIPTION: BASALT STONE WALL, 8" HIGH BASALT STONE WALL FINISH: FLAME FINISH
H8	TYP	METAL GATE - FOR DOG PARK DESCRIPTION: A. GRAVIN COMMENTS: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL DRAWINGS, HARDWARE FINISH
H9	TYP	METAL GATE - FOR PATIO DESCRIPTION: A. GRAVIN COMMENTS: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL DRAWINGS, HARDWARE FINISH
H10		METAL GUARDRAIL FINISH: PAINTED ARCHITECTURAL DRAWINGS AND HARDWARE FINISH
H11		LANDSCAPE GUARDRAIL COMMENTS: REFER TO PLAN AND DETAILS, MATCH ARCHITECTURAL DRAWINGS AND HARDWARE FINISH
H12		METAL FENCE TYPE 1 FINISH: PAINTED ARCHITECTURAL DRAWINGS AND HARDWARE FINISH
H13		METAL FENCE TYPE 2 FINISH: PAINTED ARCHITECTURAL DRAWINGS AND HARDWARE FINISH
H14		METAL TRELLIS AND SEATING STRUCTURE DESCRIPTION: REFER TO PLAN FINISH: NATURAL
H15		METAL GATE SEE REFER TO PLAN
H16	TYP	LANTERN STRUCTURAL DESCRIPTION: REFER TO PLAN AND DETAILS, REFER TO ARCHITECTURAL DRAWINGS COMMENTS: NATURAL
H17		SEATING PLATFORM FINISH: ON SEATING PLATFORM COMMENTS: NATURAL FINISH
H18		WATER WALL FINISH: SHOP FINISH COMMENTS: REFER TO PLAN AND DETAILS
H19	TYP	GRANITE BOULDER TYPE 1 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENTS: "BOULDER" BOULDER IN WATER FEATURE
H20		GRANITE BOULDER TYPE 2 DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENTS: "BOULDER" BOULDER STONE IN LANDSCAPED AREA
H21		GRANITE BOULDER TYPE 3 - STEPPING STONE DESCRIPTION: NORTHWEST LANDSCAPE SUPPLY OR APPROVED EQUAL COMMENTS: "BOULDER" BOULDER STONE IN WATER FEATURE
H22		TRELLIS WARMING STRUCTURE TYPE 1 DESCRIPTION: CEDUR CONCRETE FINISH: LIGHT SANDBLASTED FINISH
H23		CONCRETE RAMP DESCRIPTION: WITH METAL HANDRAIL ON BOTH SIDE FINISH: LIGHT SANDBLASTED FINISH
H24		BASALT SLAB STEPS FINISH: FLAME FINISH
H25		FEATURE POST SEE REFER TO ARCHITECTURAL DRAWINGS COMMENTS: REFER TO ARCHITECTURAL DRAWINGS
H26		CONCRETE SUNDIAL DESCRIPTION: ROUGH FINISHED FINISH: LIGHT SANDBLASTED FINISH
H27		PUBLIC ART MONUMENT DESCRIPTION: TBD FINISH: LIGHT SANDBLASTED FINISH
H28		BIOSWALE DESCRIPTION: REFER TO CIVIL DRAWINGS COMMENTS: REFER TO ARCHITECTURAL DRAWINGS
H29		HOSE BIB

SITE FURNITURE LEGEND

F1		BENCH TYPE 1 DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METAL DESIGN
F2		BENCH TYPE 2 DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: METALLIC SILVER
F3		METAL BUBBLE - WITH LIGHTING DESCRIPTION: TBD CONTRACTOR FINISH: ALUMINUM
F4		METAL BUBBLE - NON-LIGHTING DESCRIPTION: TBD CONTRACTOR FINISH: ALUMINUM
F5		"MOUNTAINS" BENCH DESCRIPTION: REFER TO ARCHITECTURAL FINISH: CORRODED CUSTOM DESIGN
F6		LITTER CONTAINER TYPE 1 DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL CHILL LITTER CONTAINER OR TUBE FINISH: BLACK POLYETHYLENE
F7		LITTER CONTAINER TYPE 2 DESCRIPTION: TBD ARCHITECT FINISH: PAINTED BLACK
F8		TABLE DESCRIPTION: CUSTOM DESIGN COMMENTS: REFER TO ARCHITECTURAL DRAWINGS
F9		BIKE RACK DESCRIPTION: FORMS AND FUNCTION - SIMS HARDING FINISH: FLAME APPLIANCE POWDER COATED
F10		"URBAN" HORTICULTURAL PLANTER BOX DESCRIPTION: INTERNATIONAL CONCRETE LTD. TUBE BENCHES FINISH: SMOOTH FINISH - COLOUR: GREY
F11		URBAN HORTICULTURAL GARDENS DESCRIPTION: BY CONTRACTOR, "WORKS" HANDMADE BED FINISH: EARTHWORK
F12		TRASH RECEPTACLE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL, ARE TYPE FINISH: PAINT, POWDER COATED BLACK
F13		"CAN" RECYCLING BIN DESCRIPTION: REFER TO DRAWINGS
F14	TYP	TRAFFIC BOLLARD DESCRIPTION: REFER TO DRAWINGS FINISH: PAINT, COLOUR TO MATCH
F15		BASKETBALL HOOP DESCRIPTION: BASKETBALL FINISH: PAINTED PACKAGE ON BOTH SIDES
F16		BOULDERS DESCRIPTION: REFER TO PLAN AND DETAILS OR APPROVED EQUAL, "BOULDER" BOULDERS FINISH: PEELED GRANITE
F17		PLAY EQUIPMENT TYPE 1 DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING
F18		PLAY EQUIPMENT TYPE 2 DESCRIPTION: REFER TO DRAWINGS FINISH: PLANKS OR INTERCEPT
F19		PLAY EQUIPMENT TYPE 3 DESCRIPTION: REFER TO DRAWINGS FINISH: SPRING BOW, BENCHMARK
F20		PLAY EQUIPMENT TYPE 4 DESCRIPTION: REFER TO DRAWINGS FINISH: SPRING EQUIPMENT
F21		PLAY EQUIPMENT TYPE 5 DESCRIPTION: REFER TO DRAWINGS FINISH: SPRING EQUIPMENT
F22		CHILDREN'S ART DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: PLAY ACCESSORIES OR BENCH WITH LEGS
F23		SWINGING HEAT DESCRIPTION: CUSTOM DESIGN STRUCTURE BY FINISH: SINGLE POST SINGLE TYPE
F24		SUNSHADE STRUCTURE DESCRIPTION: LANDSCAPE FORMS OR APPROVED EQUAL FINISH: SHADE CLOTH, SHADE STRUCTURE, SHADE SAILS
F25		OUTDOOR FITNESS EQUIPMENT TYPE 1 DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING
F26		OUTDOOR FITNESS EQUIPMENT TYPE 2 DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING
F27		OUTDOOR FITNESS EQUIPMENT TYPE 3 DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING
F28		OUTDOOR FITNESS EQUIPMENT TYPE 4 DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING
F29		BIKE LOCKER DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING
F30		CRANE TRANSLOCATION DESCRIPTION: REFER TO DRAWINGS FINISH: TO SUIT PLANTING

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REVISIONS AND ISSUES

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01	2013/11/13	Issued for DP
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Replacement Plan 8L
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
LAYOUT AND MATERIALS PLAN
ROOF PLAN LEVEL 11

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NORTH
SCALE: AS SHOWN

PROJECT NO.	1286		
DATE:	JULY 2013		
FILE NAME:	1286 Plan.DP.vwx		
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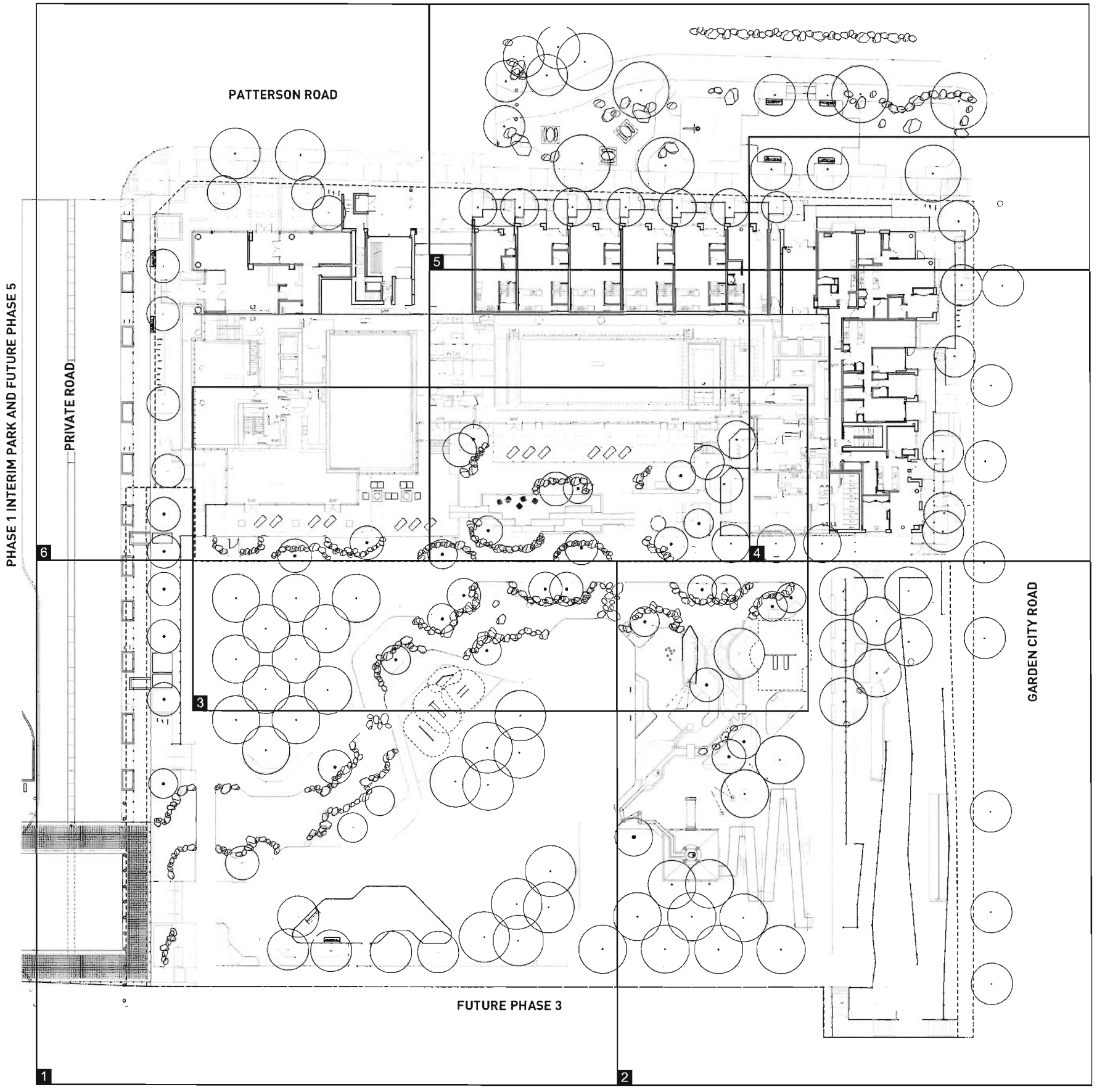
DRAWN:	JZ	REVIEWED:	DL / GB

DRAWING
LDP 3.09



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Replacement Plan 8M
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING KEY PLAN
GROUND FLOOR

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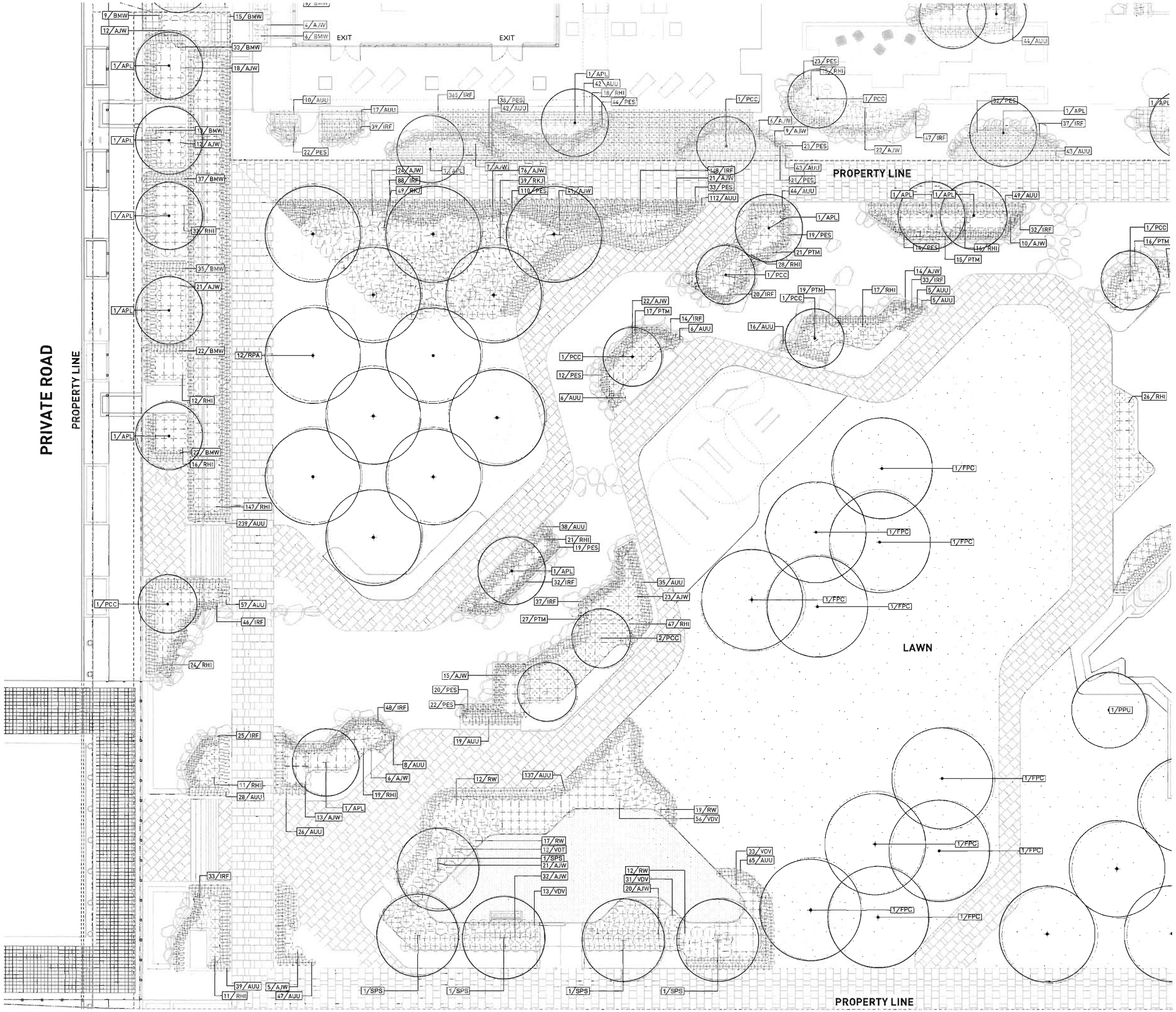
NORTH
SCALE 1:250

PROJECT NO.	1286
DATE	MAY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:52:09 AM
DRAWN	JT/KE/MP/ZL REVIEWED

DRAWING
LDP 4.01



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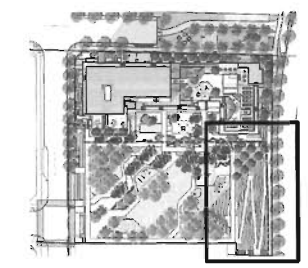
07	2015/02/16	Re-issued for general compliance



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RIHCMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
PUBLIC PARK WEST

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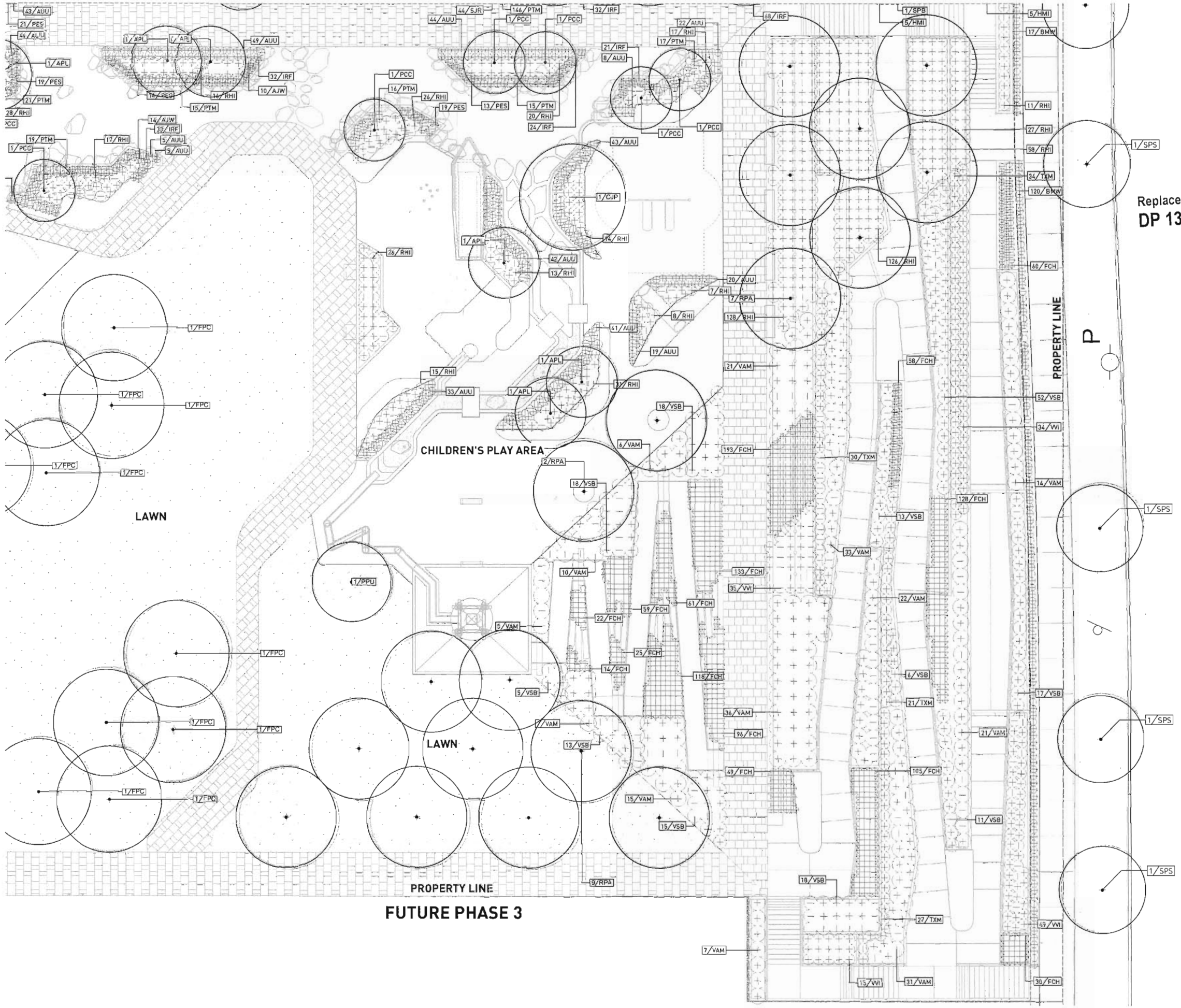
NORTH
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:52:55 AM
DRAWN	JT/KE/MP/ZL REVIEWED

DRAWING
LDP 4.03



Replacement Plan 8O
DP 13-642725 Feb 16/15

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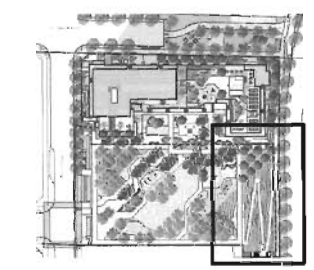
05	2014/06/30	Issued for BP Application
06	2014/11/17	Issued for Pricing Coordination
07	2015/02/16	Re-issued for general compliance



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
PUBLIC PARK EAST

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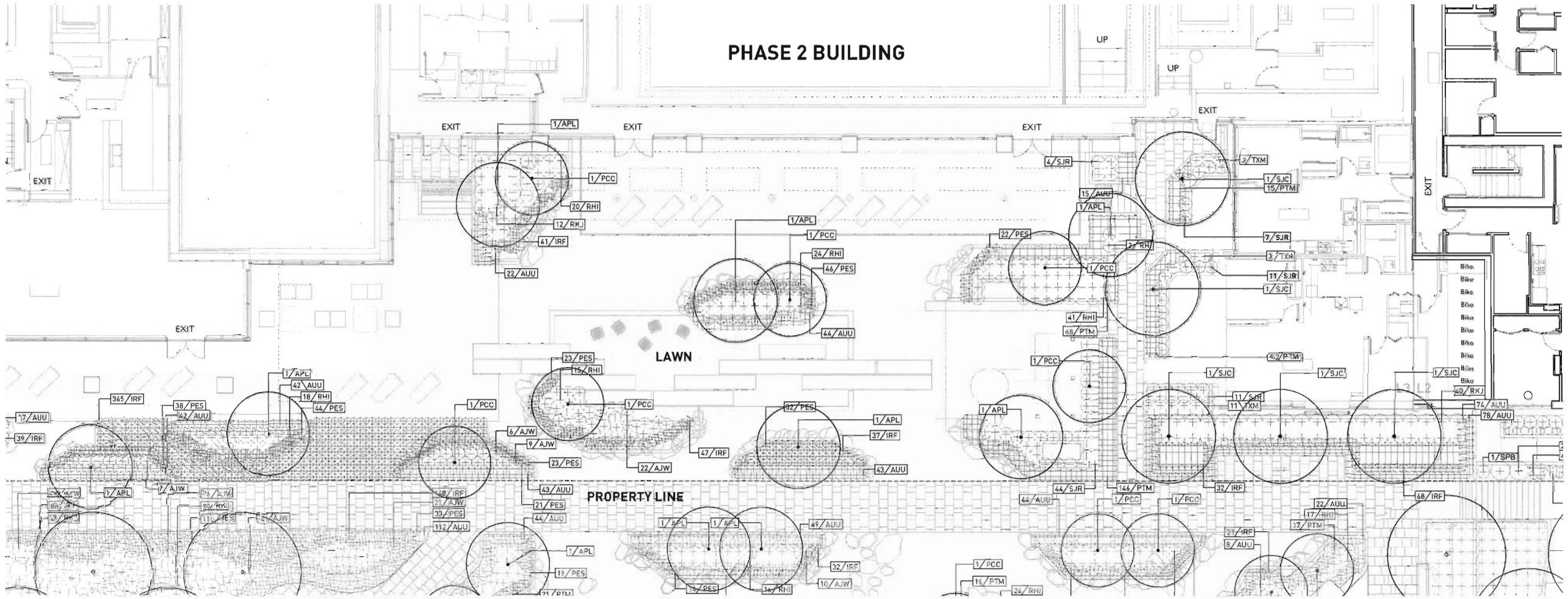
NORTH
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:54:08 AM
DRAWN	JT/KE/MP/ZL REVIEWED

DRAWING
LDP 4.03

Replacement Plan 8P
DP 13-642725 Feb 16/15



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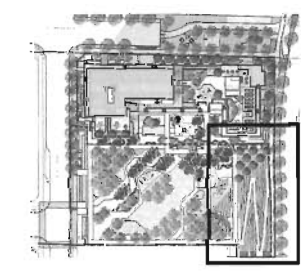

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
BUILDING
AMENITY AREA

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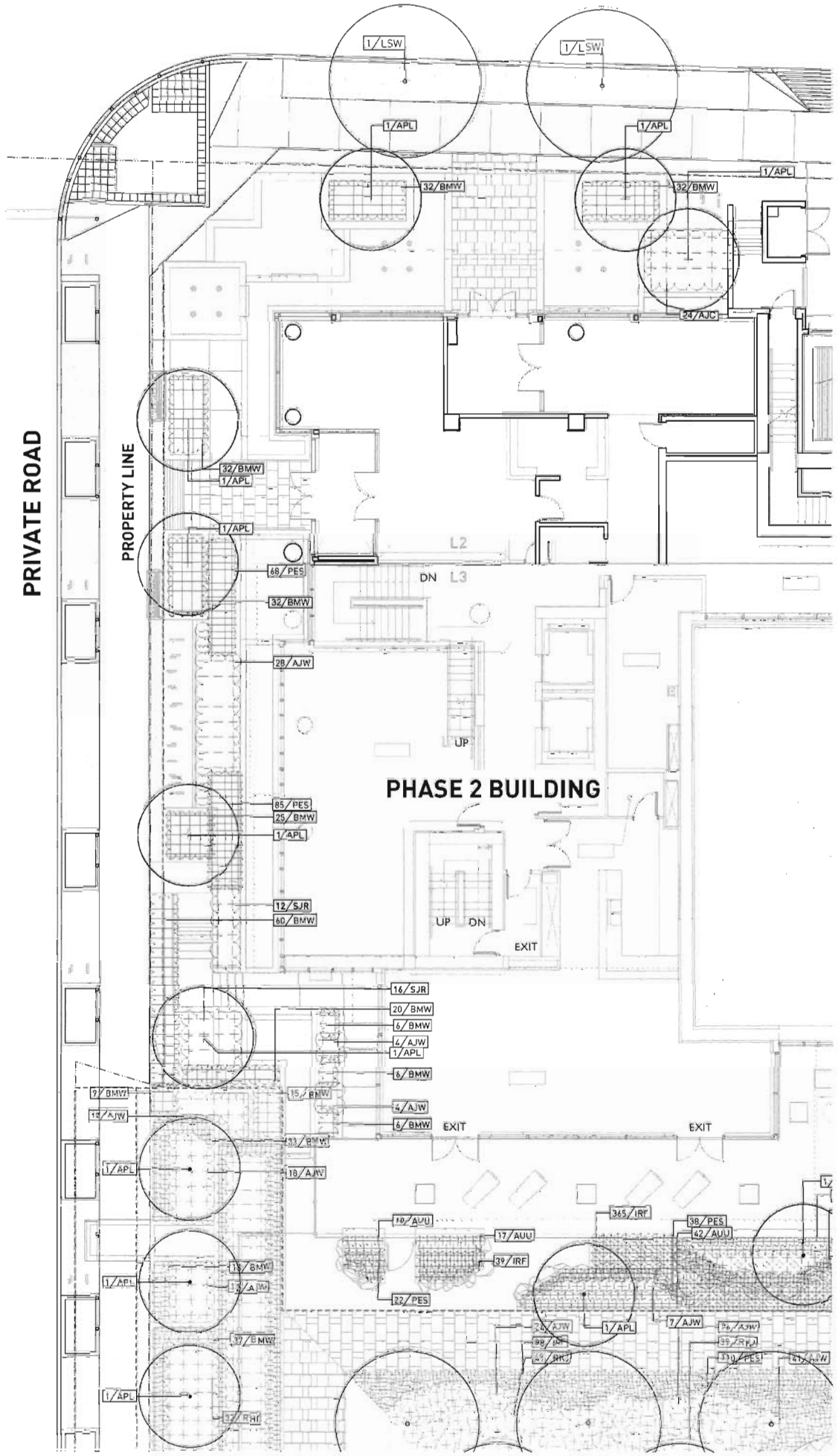
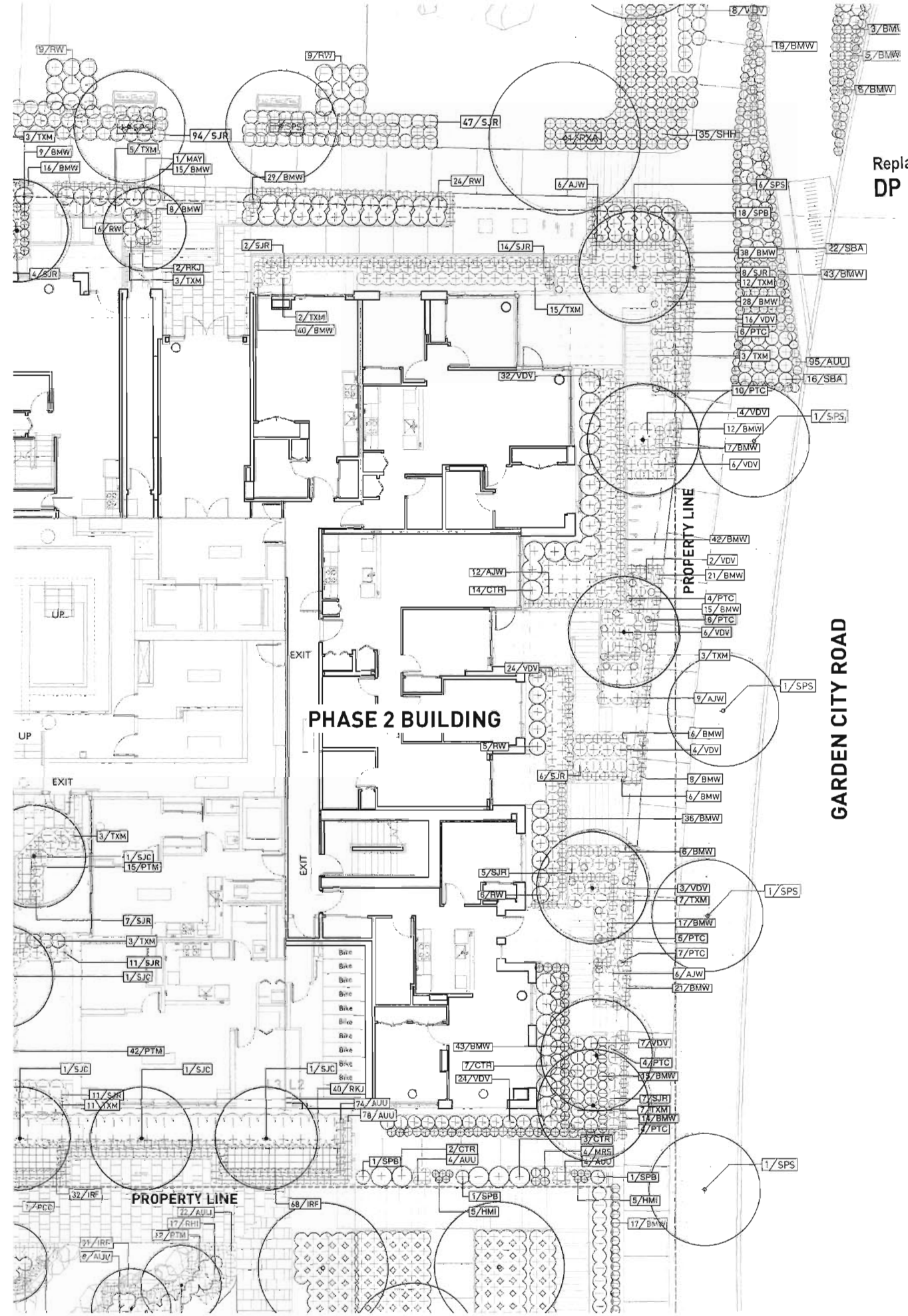
NORTH
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:54:43 AM
DRAWN	JT/KE/MP/ZL REVIEWED

DRAWING
LDP 4.04





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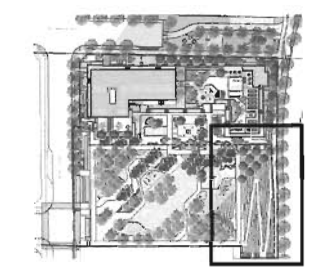

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
BUILDING
AMENITY AREA

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NORTH
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:55:21 AM
DRAWN	JT/KE/MP/ZL REVISED

DRAWING
LDP 4.05

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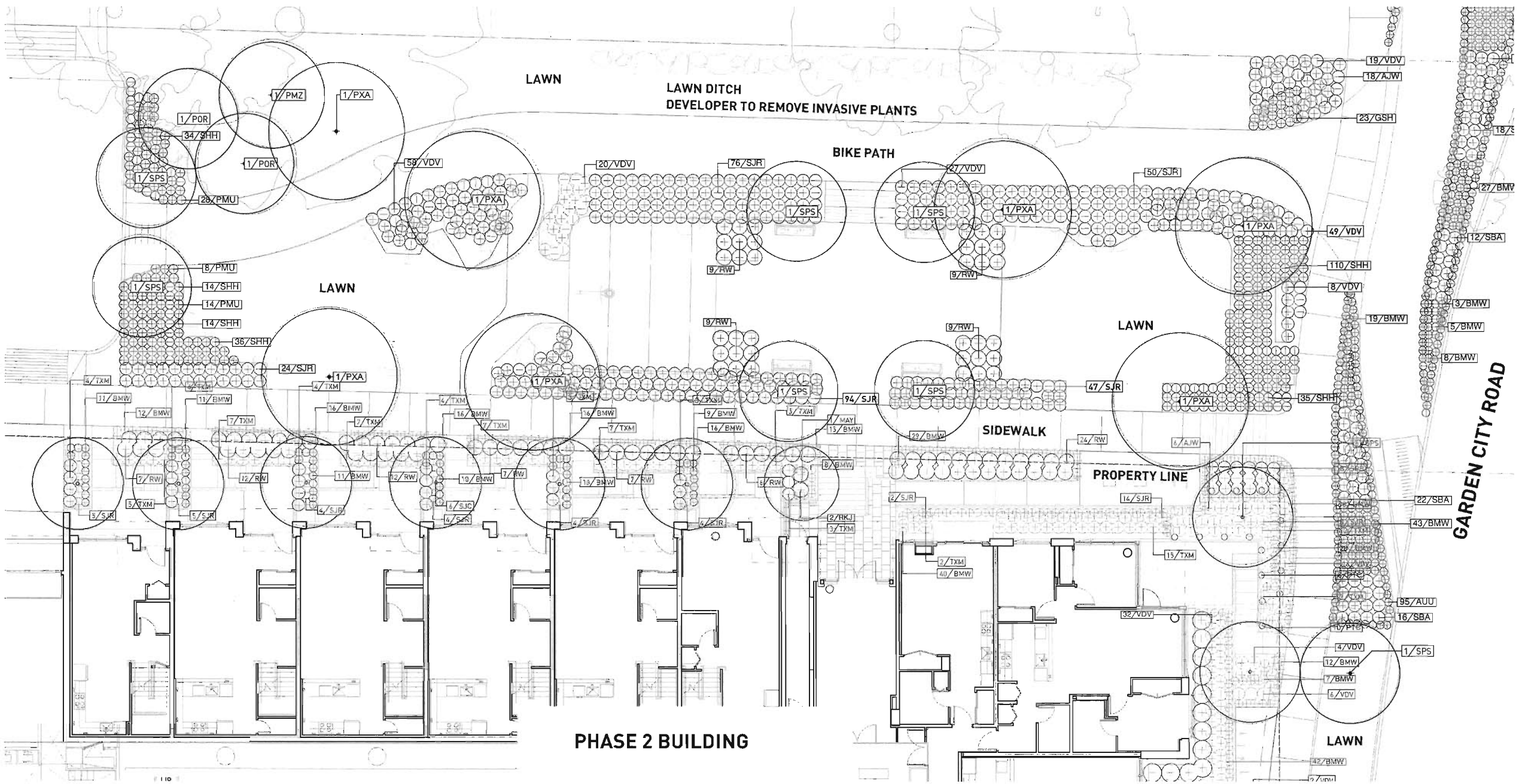
DP 13-642725 Feb 16/15



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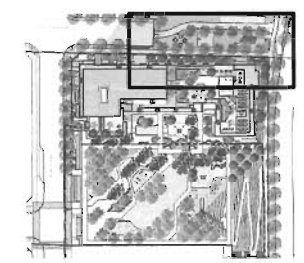
05	2014/06/30	Issued for BP Application
06	2014/11/17	Issued for Pricing Coordination
07	2015/02/16	Re-issued for general compliance



CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
PATTERNSON END PARK

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SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
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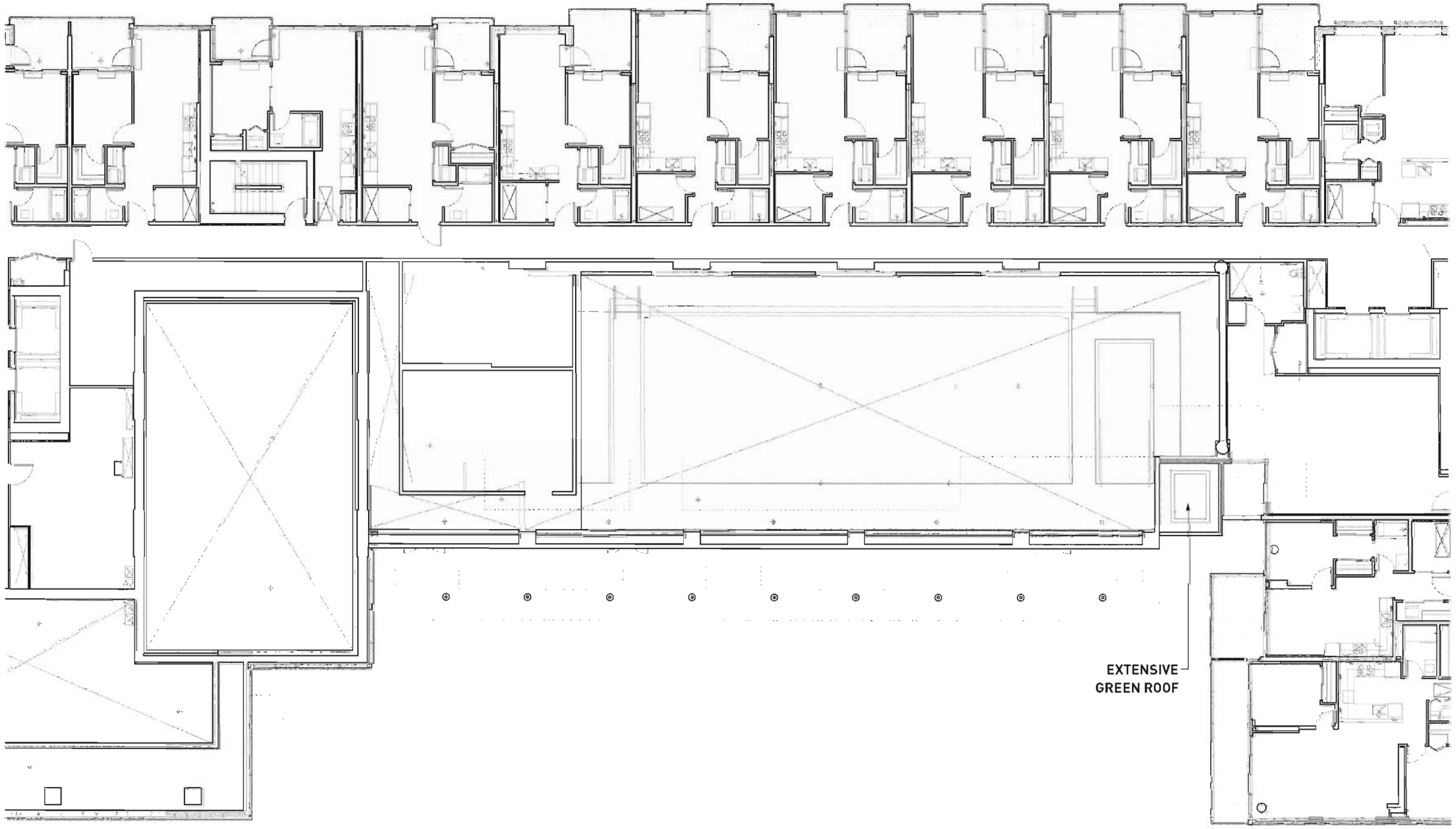
PLOTTED	15-2-16 at 7:55:59 AM
DRAWN	JT/KE/PM/ZL REVIEWED

DRAWING
LDP 4.06



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05	2014/06/30	Issued for BP Application
06	2014/11/17	Issued for Phasing Coordination
07	2015/02/16	Re-issued for general compliance

Replacement Plan 8S
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
LEVEL 4

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PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
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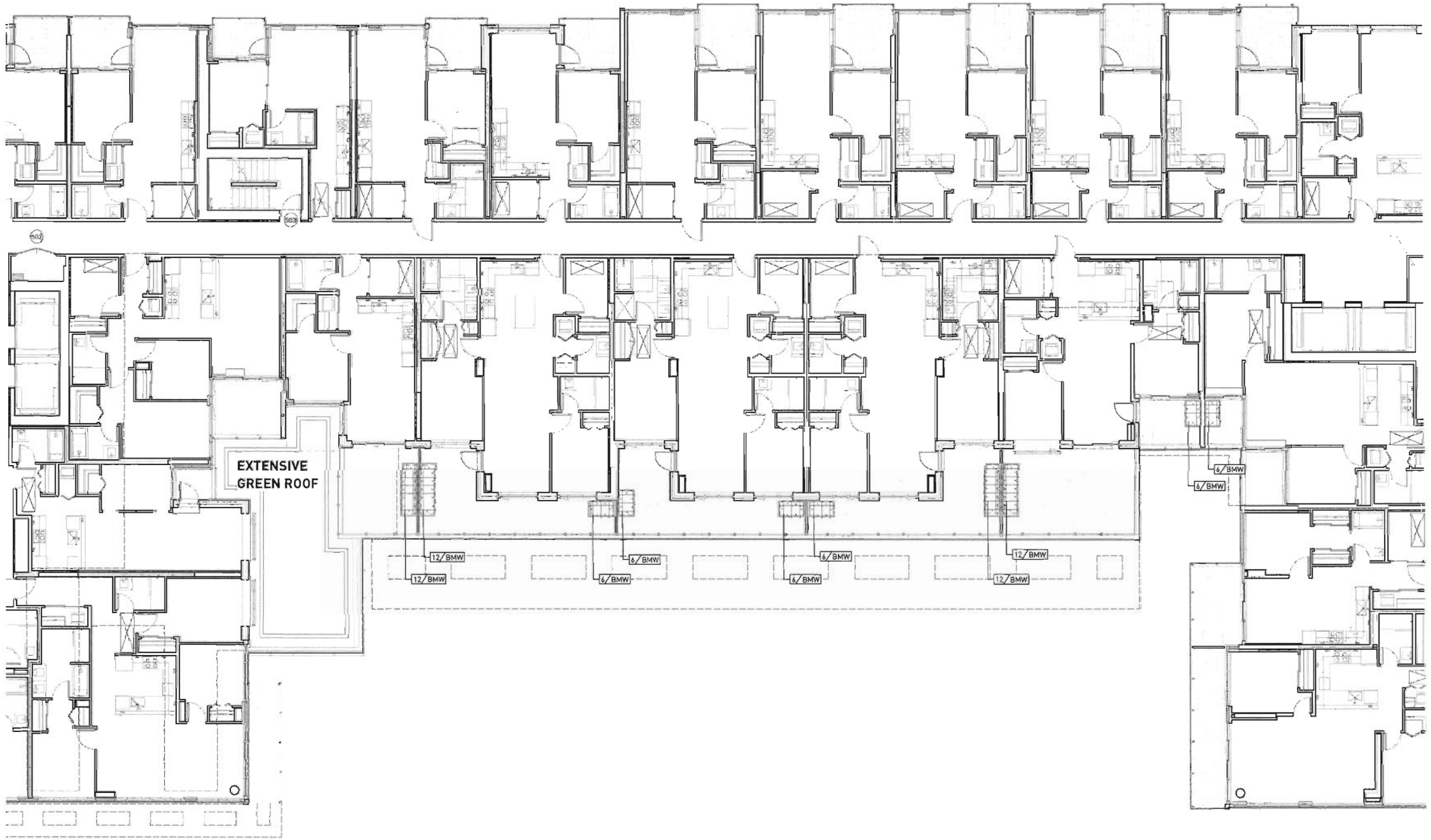
DRAWN	JT/KE/PM/ZL
REVIEWED	

DRAWING

LDP 4.07



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07	2015/02/16	Re-issued for general compliance

Replacement Plan 8T
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
LEVEL 5

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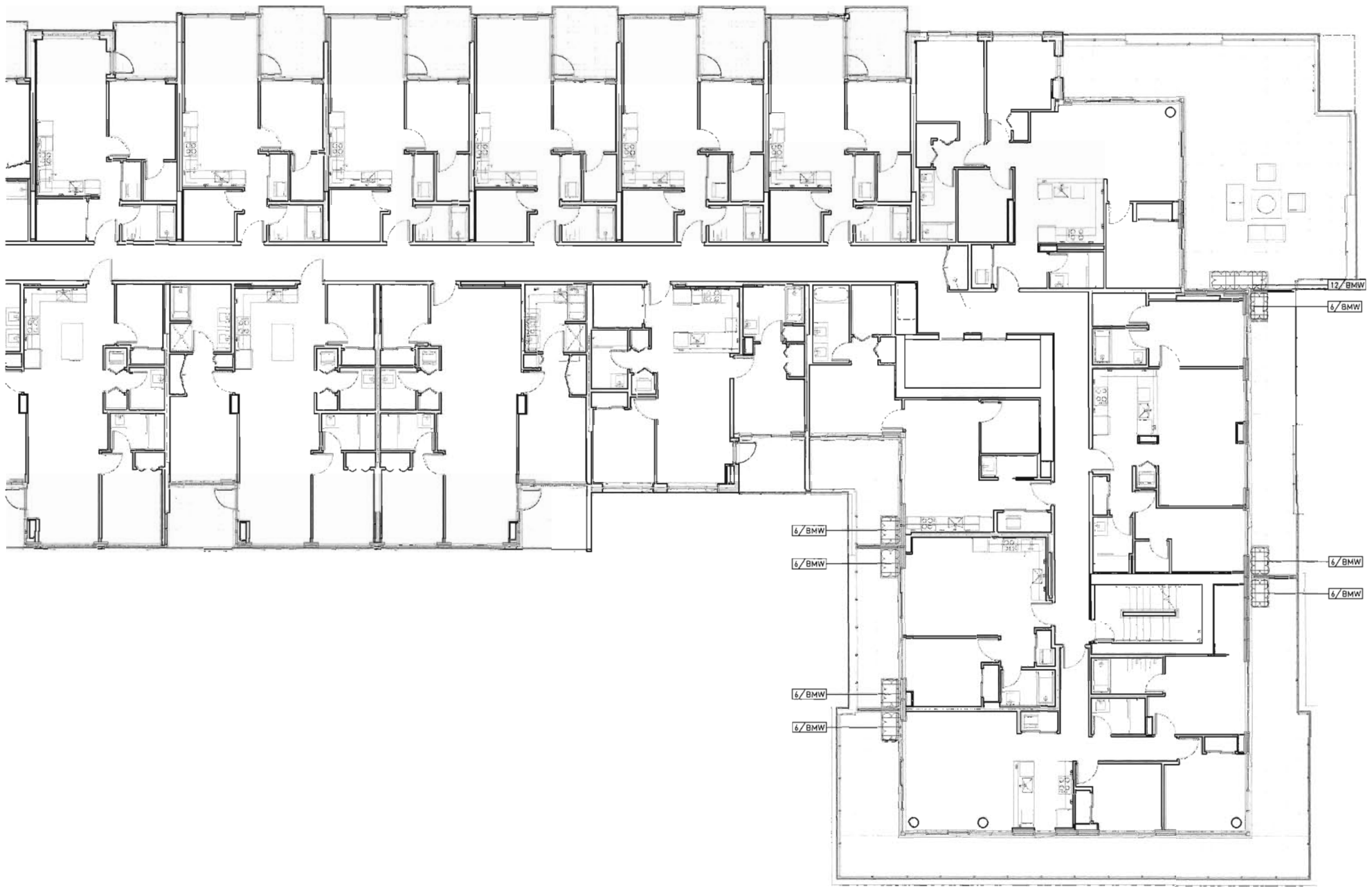
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:58:06 AM
DRAWN	JT/KE/PM/ZL REVIEWED

DRAWING

LDP 4.08



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07	2015/02/16	Re-issued for general compliance

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DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
LEVEL 9

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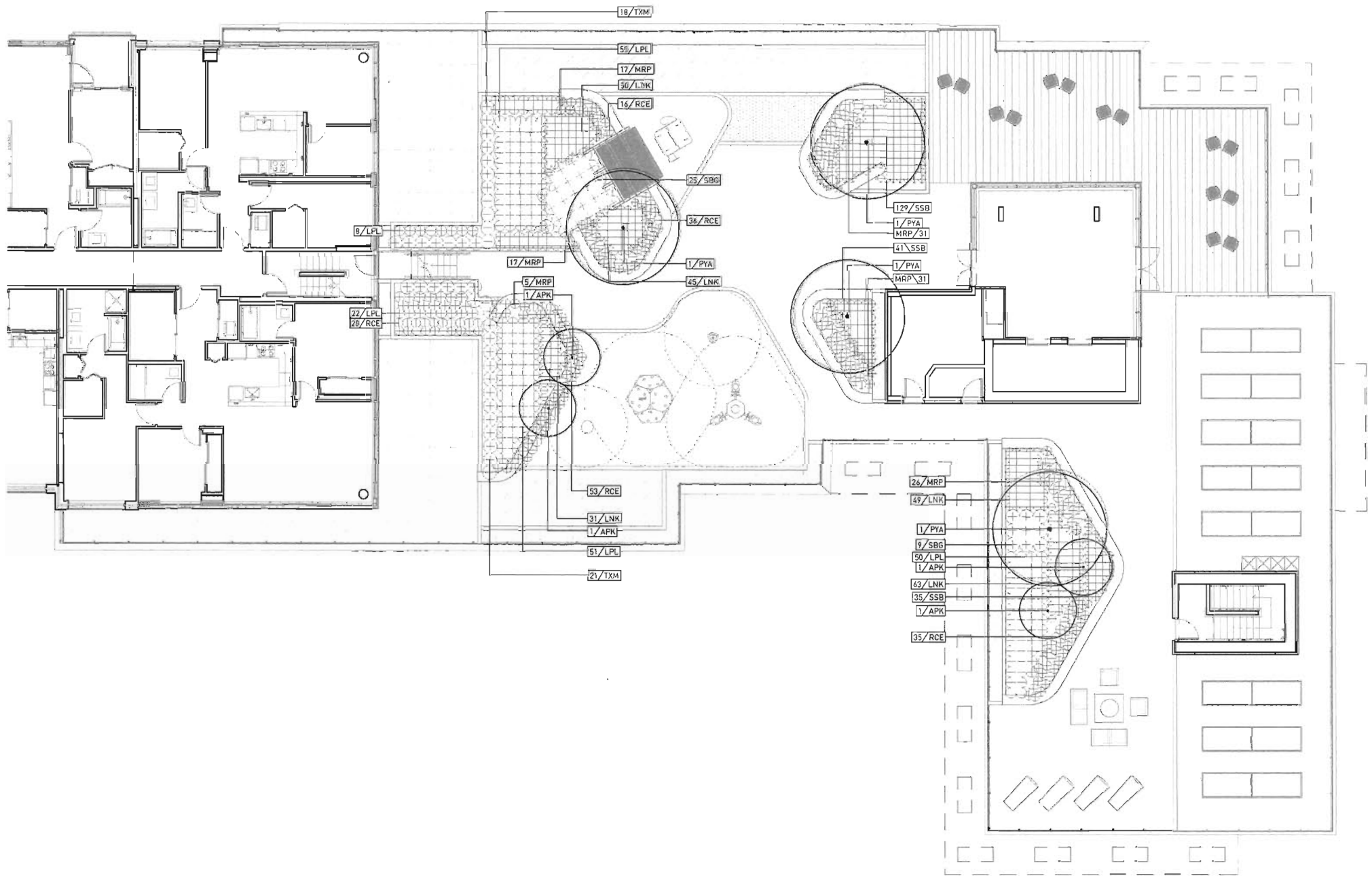
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:58:22 AM
DRAWN	JT/KE/PM/ZL REVISED

DRAWING
LDP 4.09



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Replacement Plan 8V
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
LEVEL 11

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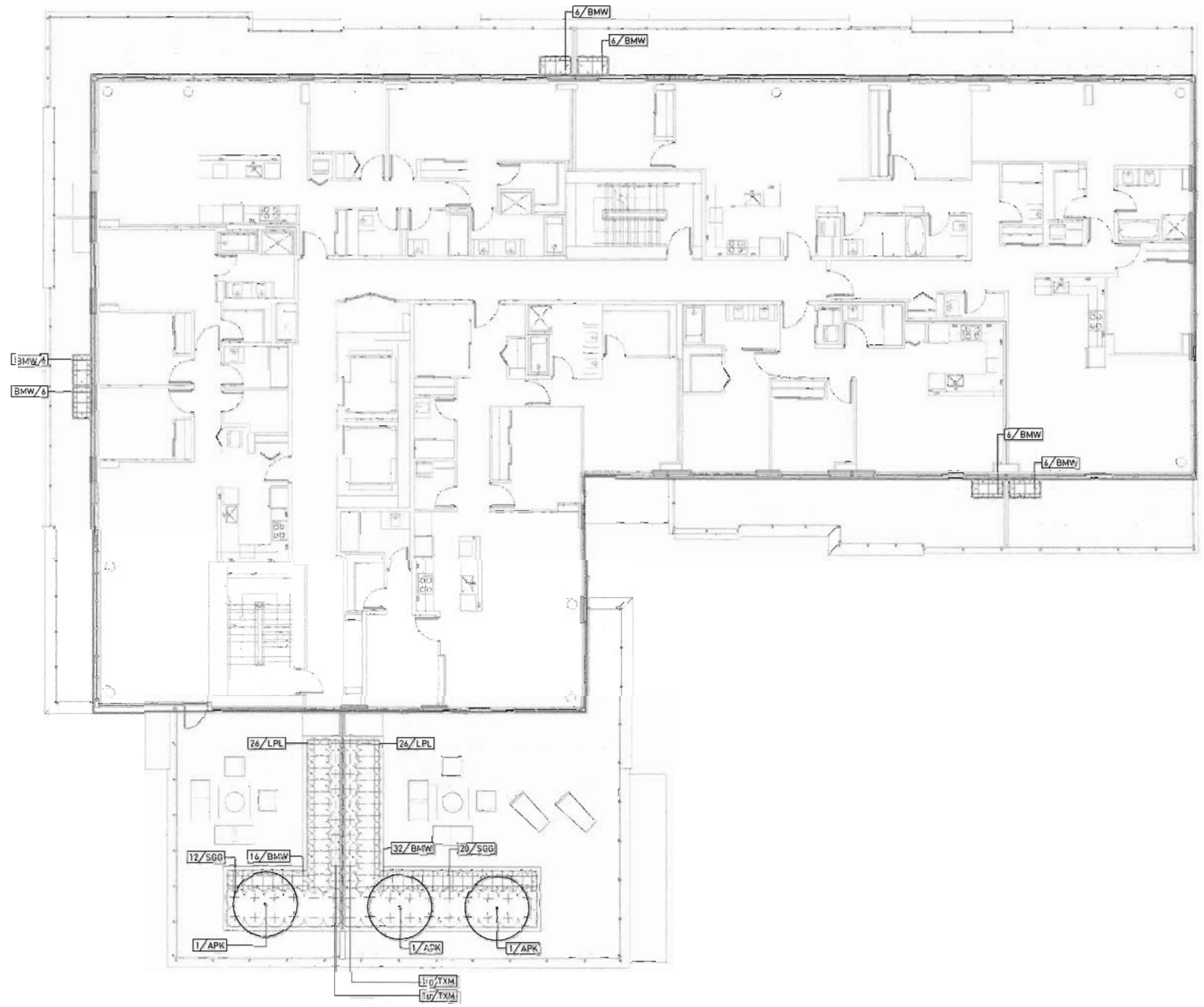
SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.vwx
PLOTTED	15-2-16 at 7:58:45 AM
DRAWN	JT/KE/PM/ZL REVIEWED

DRAWING
LDP 4.10



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Replacement Plan 8W
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
LEVEL 14

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NORTH: SCALE: 1:100

PROJECT NO.	1288
DATE	JULY 2013
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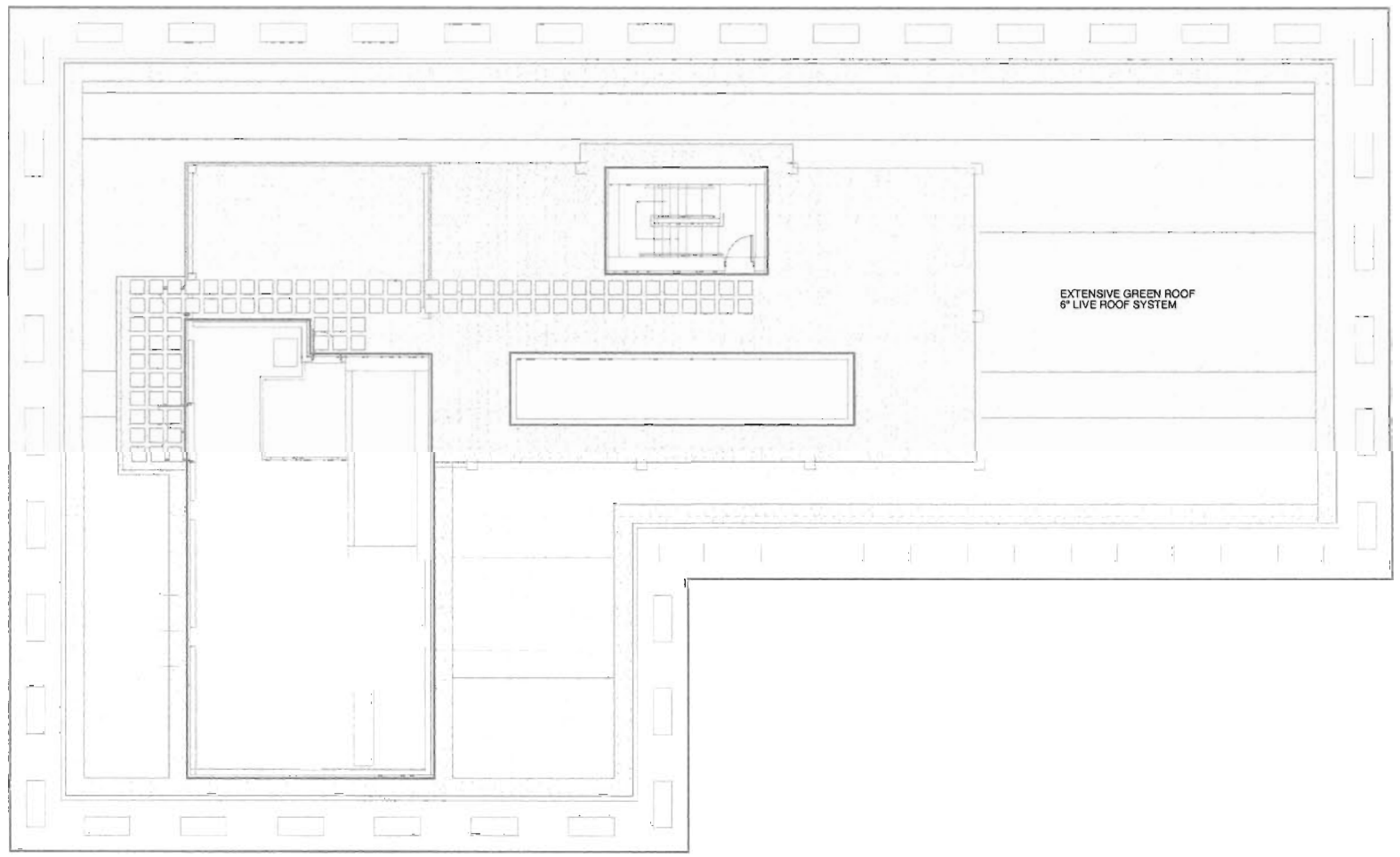
DRAWING
LDP 4.11



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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/13	Issued for DP
02	2013/11/18	Revised per City Comments
03	2013/12/16	Re-issued for DP
04	2014/05/30	Issued for BP Coordination
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06	2014/11/17	Issued for Pricing Coordination
07	2015/02/16	Re-issued for general compliance

Replacement Plan 8X
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANTING PLAN
LEVEL ROOF

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NORTH

SCALE 1:100

PROJECT NO.	1286
DATE	JULY 2013
FILE NAME	1286 PLANTING.dwg
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DRAWING
LDP 4.12

Plant List
Public Park

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
APL	13	Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
CJP	1	Cercidiphyllum japonicum	Japanese Katsura Tree	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
FPC	10	Fraxinus pennsylvanica 'Cimmzon'	Cimmzon Green Ash	8 cm cal. (3" cal.)	As Shown	B&B, Specimens
PPU	1	Parrotia persica - Upright form	Persian Ironwood	5 cm cal. (2" cal.)	As Shown	B&B, Straight trunk, uniform branching, 5' (1.5 m) std.
PCC	11	Pinus contorta var. contorta	Shore Pine	2.4m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree, nursery grown
RPA	30	Robinia pseudoacacia	Black Locust	8cm cal. (3" cal.)	As Shown	B&B, Well Branched, Dense tree,
SPS	5	Stewartia pseudocamellia	Japanese Stewartia	6 cm cal. (2 1/3" cal.)	As Shown	B&B, Well branched, dense tree
		Shrubs				
AJW	406	Azalea japonica 'Ward's Ruby'	Ward's Ruby Japanese Azalea	#3 pot	60cm (24")	Well established
BMW	324	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	38cm (15")	Well established
RKJ	88	Rhododendron 'Ken Jaweck'	Ken Jaweck Rhododendron	#3 pot	75cm (30")	Well established
RHI	928	Rhododendron impeditum	Cloud Land Rhododendron	#2 pot	60cm (24")	Well established
RW	60	Rhododendron williamsianum	Williams Rhododendron	#3 pot	80cm (32")	Well established
TXM	112	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
VSB	186	Vaccinium 'Sunshine Blue'		#1 pot	75cm (30")	Well established, to be maintained at 450mm ht.
VAM	228	Vaccinium macrocarpon	Cranberry	#1 pot	90cm (36")	Well established
VOT	12	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm (30")	Well established, nursery grown
VVI	133	Vaccinium vitis-idaea 'Red Pearl'	Red Pearl Lingonberry	#1 pot	#1 pot	Well established
VDV	133	Viburnum davidii	David Viburnum	#3 pot	60cm (24")	Well established
		Ground Cover				
AUU	[illegible]	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Mimimum 3 leads, nursery grown
FCH	1151	Fragaria chiloensis	Beach Strawberry	#1 pot	30cm (12")	10cm (4") height. Well established, nursery grown
PTM	147	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
PES	281	Petasites albus	White Butterbur	#1 pot	30cm (12")	Well established, nursery grown
		Perennials				
IRF	601	Iris foetidissima	Scarletberry Iris	#1 pot	30cm (12")	Well established
PTC	46	Parthenocissus tricuspidata	Boston Ivy	#2 pot	As Shown	Staked, full development

Plant List
Ph2 Building

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
APL	14	Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
MAY	1	Magnolia sieboldii	Oyama Magnolia	3m ht. (10'-0" ht.)	As Shown	B&B, Uniform branching, dense tree
PCC	6	Pinus contorta var. contorta	Shore Pine	2.4m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree, nursery grown
SPS	6	Stewartia pseudocamellia	Japanese Stewartia	6 cm cal. (2 1/3" cal.)	As Shown	B&B, Well branched, dense tree
SJC	11	Styrax japonica	Japanese Snowbell	6 cm cal. (2 1/3" cal)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8m) std
		Shrubs				
AJC	24	Azalea japonica 'Hino Crimson'	Hino Crimson Japanese Azalea	#2 pot	60cm (24")	Well established
AJW	113	Azalea japonica 'Ward's Ruby'	Ward's Ruby Japanese Azalea	#3 pot	60cm (24")	Well established
BMW	816	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	38cm (15")	Well established
CTR	26	Choisya ternata	Mexican Orange Blossom	#3 pot	90cm (36")	Well established
RKJ	54	Rhododendron 'Ken Jaweck'	Ken Jaweck Rhododendron	#3 pot	75cm (30")	Well established
RHI	120	Rhododendron impeditum	Cloud Land Rhododendron	#2 pot	60cm (24")	Well established
RW	86	Rhododendron williamsianum	Williams Rhododendron	#3 pot	80cm (32")	Well established
SJR	173	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#3 pot	60cm (24")	Well established
SPB	21	Spiraea betulifolia	Birch-leaf Spirea	#2 pot	90cm (36")	Well established
TXM	129	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
VDV	128	Viburnum davidii	David Viburnum	#3 pot	60cm (24")	Well established
		Ground Cover				
AUU	438	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Mimimum 3 leads, nursery grown
MRS	4	Mahonia repens	Creeping Barberry	#1 pot	40cm (16")	Well established, nursery grown
PTM	271	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") height
PES	424	Petasites albus	White Butterbur	#1 pot	30cm (12")	Well established, nursery grown
		Perennials				
HMI	10	Heuchera micrantha	Alumroot	#1 pot	30 cm (12")	Well established, nursery grown
IRF	629	Iris foetidissima	Scarletberry Iris	#1 pot	30cm (12")	Well established
PTC	46	Parthenocissus tricuspidata	Boston Ivy	#2 pot	As Shown	Staked, full development

Plant List
SA

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
LSW	2	Liquidambar styraciflua 'Worplesdon'	Worplesdon Sweetgum	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
POR	2	Picea omorika	Serbian Spruce	3.5 m ht. (11'-6" ht.)	As Shown	B&B, Well branched, dense tree
PXA	7	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
PMZ	1	Pseudotsuga menziesii	Douglas Fir	5 m ht. (16'-6" ht.)	As Shown	B&B, Uniform, dense branching, nursery growth
SPS	14	Stewartia pseudocamellia	Japanese Stewartia	6 cm cal. (2 1/3" cal.)	As Shown	B&B, Well branched, dense tree
		Shrubs				
AJW	18	Azalea japonica 'Ward's Ruby'	Ward's Ruby Japanese Azalea	#3 pot	60cm (24")	Well established
BMW	489	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	38cm (15")	Well established
CTR	28	Choisya ternata	Mexican Orange Blossom	#3 pot	90cm (36")	Well established
GSH	23	Gaultheria shallon	Salal	#2 pot	45cm (18")	Well established, nursery grown
RW	36	Rhododendron williamsianum	Williams Rhododendron	#3 pot	80cm (32")	Well established
SHH	243	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established
SJR	291	Skimmia japonica 'Rubella'	Red Flowered Japanese Skimmia	#3 pot	60cm (24")	Well established
SBA	154	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60cm (24")	Well established
VDV	213	Viburnum davidii	David Viburnum	#3 pot	60cm (24")	Well established
		Ground Cover				
AUU	30	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Mimimum 3 leads, nursery grown
		Perennials				
PTC	46	Parthenocissus tricuspidata	Boston Ivy	#2 pot	As Shown	Staked, full development
PMU	50	Polystichum munitum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

Plant List
ROOF TOP

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
APK	7	Acer palmatum 'Katsura'	Katsura Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark
PYA	4	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 6' (1.8 m) std.
		Shrubs				
BMW	222	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	38cm (15")	Well established
SBG	34	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	60cm (24")	Well established
TXM	59	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
		Ground Cover				
LPL	238	Lonicera pileata	Privet Honeysuckle	#1 pot	45 cm (18")	30 cm (12") spread
MRP	127	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40cm (16")	Well established, nursery grown
RCE	160	Rubus calcynoides 'Emerald Carpet'	Emerald Carpet Taiwan Creeping Rubus	#1 pot	38cm (15")	15cm (6") leads. Minimum 3 leads
		Perennials				
LNK	238	Lupinus nootkatensis	Nootka Lupine	#1 pot	30 cm (12")	Well established, nursery grown
SSB	205	Salvia superba	Perennial Salvia	10 cm pot	30 cm (12")	Well established

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Replacement Plan 8Y
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
PLANT LIST

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NORTH

SCALE: NTS

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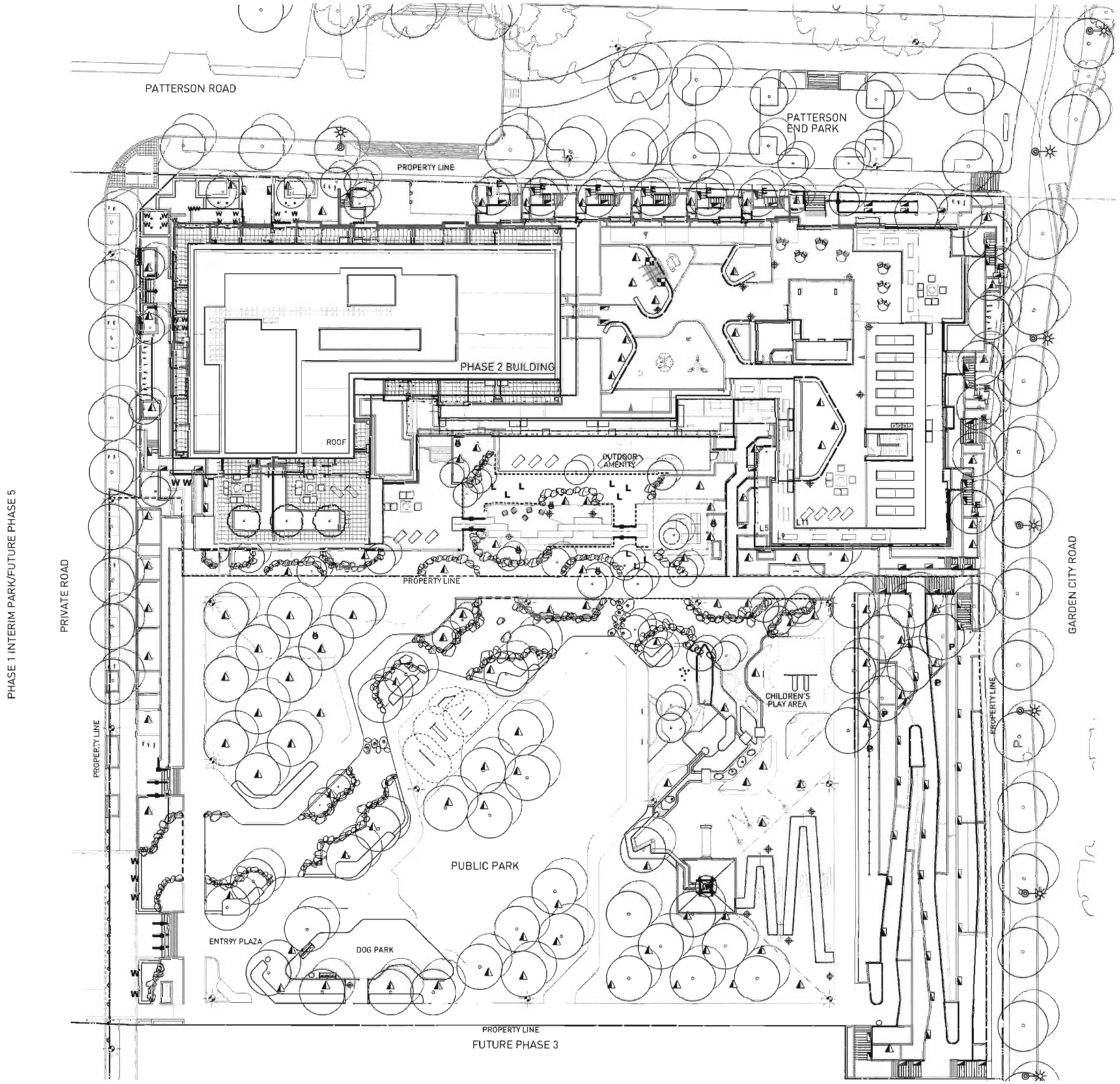

LIGHTING TYPES

LIGHTING LEGEND

REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR FIXTURE TYPES AND LAYOUT. CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANT FOR COMMENTS.

	TYPE 1 - STREET LIGHT WITH PEDESTRIAN LIGHT DESIGN REFERENCE: SCHREDER - FURYO 3		TYPE 10 - UNDERWATER LED STRIP
	TYPE 2 - PEDESTRIAN STREET LIGHT DESIGN REFERENCE: SCHREDER - ALTURA LED		TYPE 11 - LUMENRAIL LED
	TYPE 3 - STREET LIGHT DESIGN REFERENCE: SCHREDER - FURYO 3	W	TYPE 12 - SUBMERSIBLE ACCENT LIGHT
	TYPE 4 - TRAFFIC SIGNAL	L	TYPE 13 - LANDSCAPE LANTERN
	TYPE 5 - BOLLARD LIGHT	E	TYPE 14 - ENTRY LANTERN
	TYPE 6 - STEP LIGHT/WALL LIGHT	LH	TYPE 15 - LIGHT HOUSE LANTERN
	TYPE 7 - DOWN LIGHT AT STRUCTURES	P	TYPE 16 - LANDSCAPE POST
	TYPE 8 - UP LIGHT	•	TYPE 17 - FLUSH MOUNT ACCENT LIGHT
	TYPE 9 - LED ROPE LIGHT		OUTLET FOR SEASONAL LIGHTING

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NORTH

SCALE 1:250

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DRAWING

LDP 5.01

NOTE: REFER TO FURNITURE LEGEND FOR PRODUCT INFO

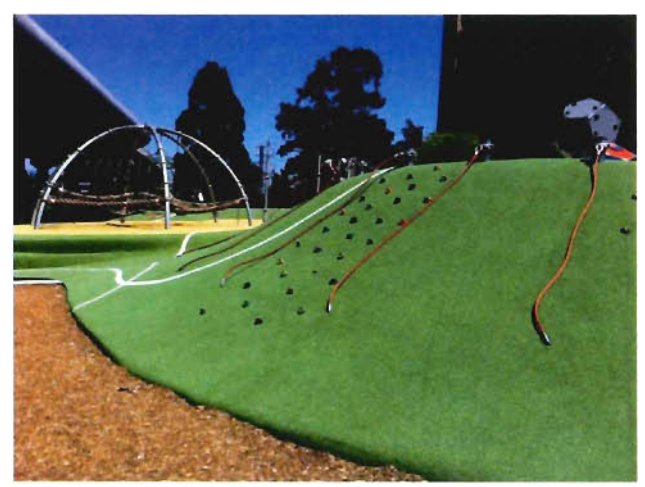
1 BIKE RACK

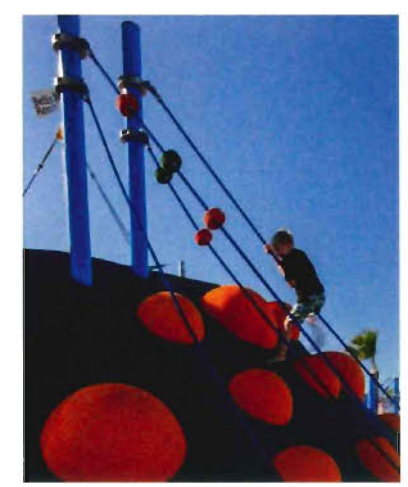
NOTE: REFER TO FURNITURE LEGEND FOR PRODUCT INFO

2 OUTDOOR FITNESS

NOTE: REFER TO FURNITURE LEGEND FOR PRODUCT INFO

3 BENCH





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4 MOUNTAINEERING ROPE

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PROJECT
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PHASE 2
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OUTDOOR FURNITURE

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NORTH
SCALE

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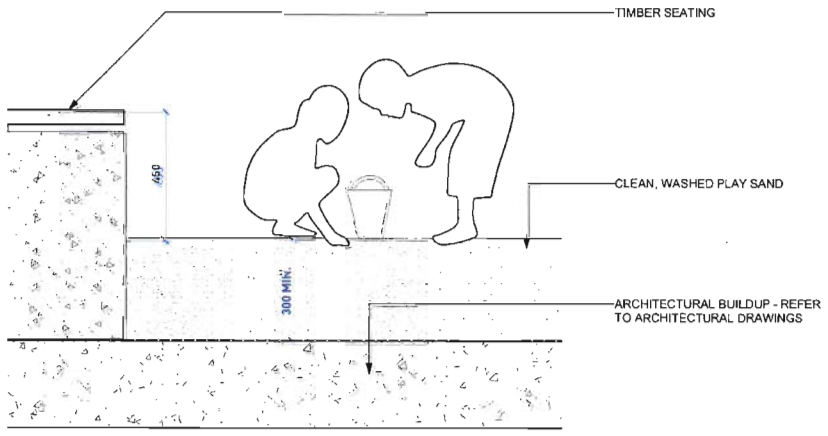

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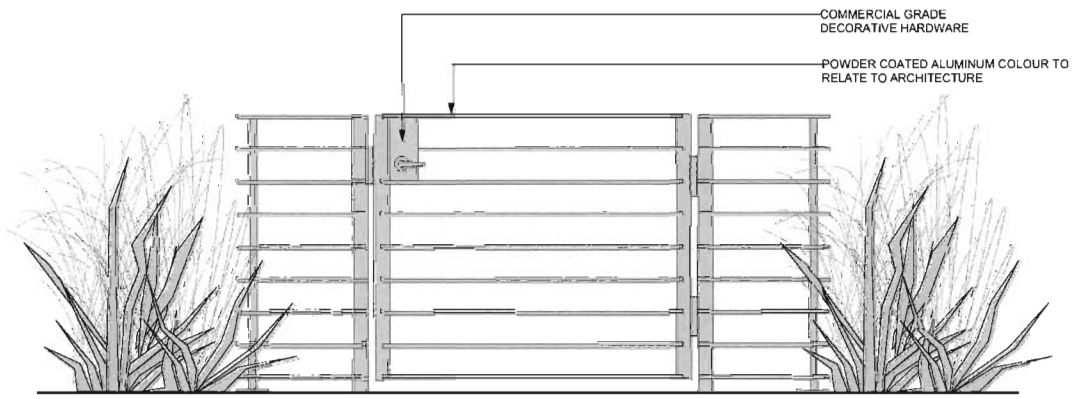

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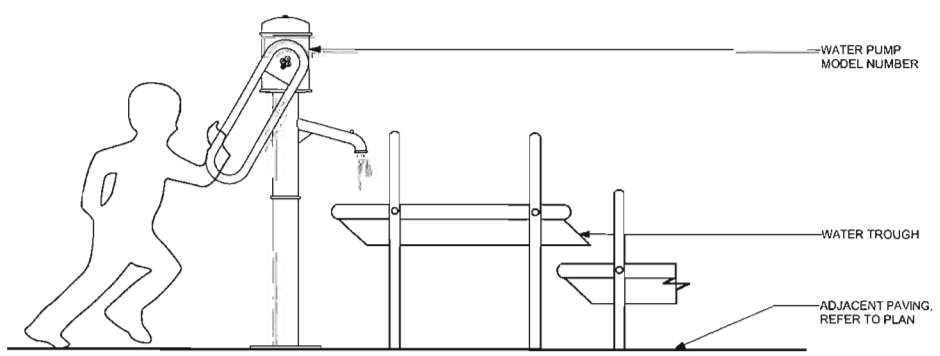

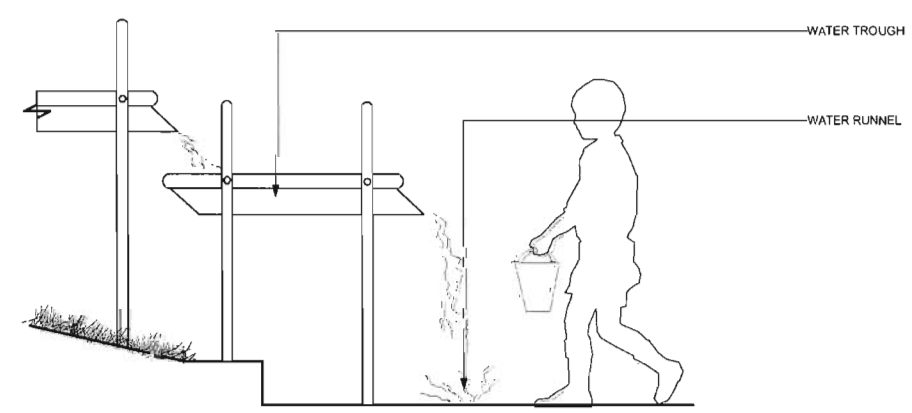

3 WATER PLAY ELEMENT
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DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

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DETAILS

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SCALE
AS SHOWN

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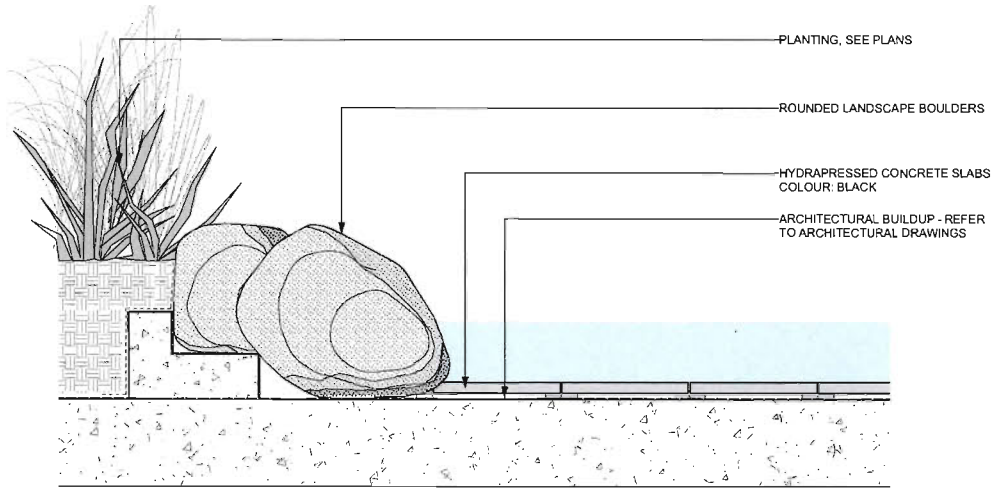

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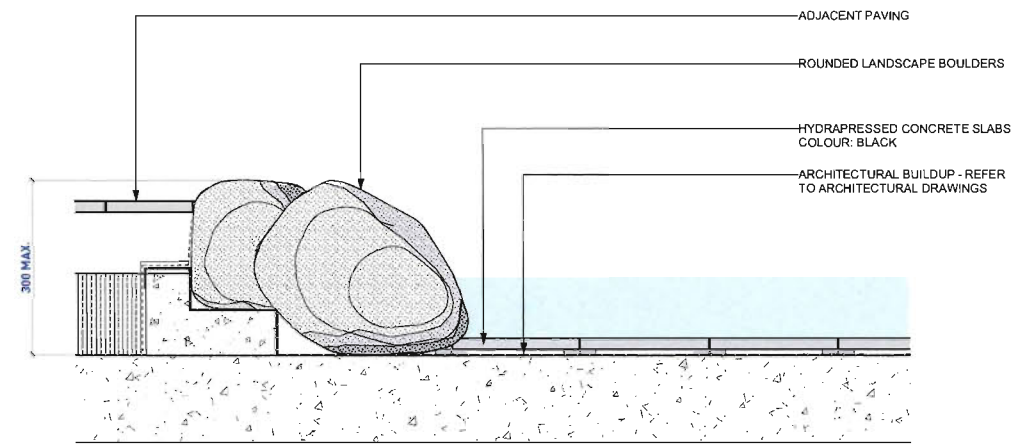

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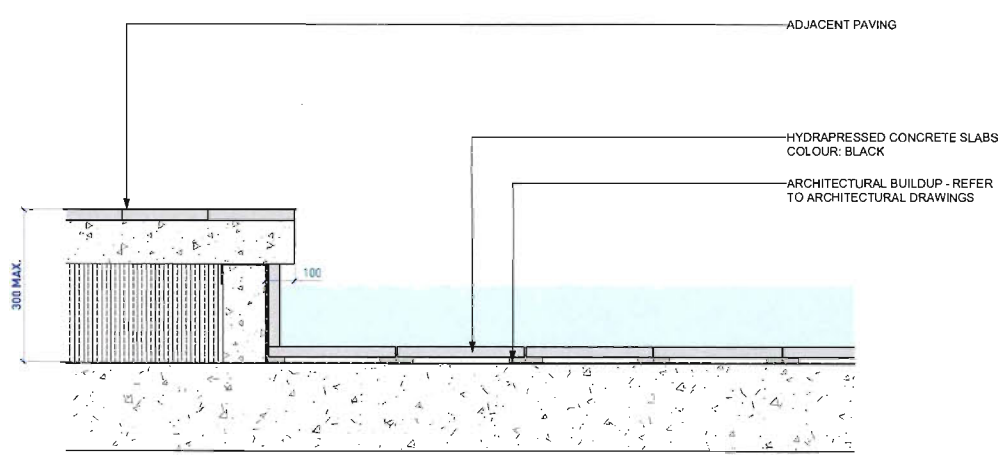

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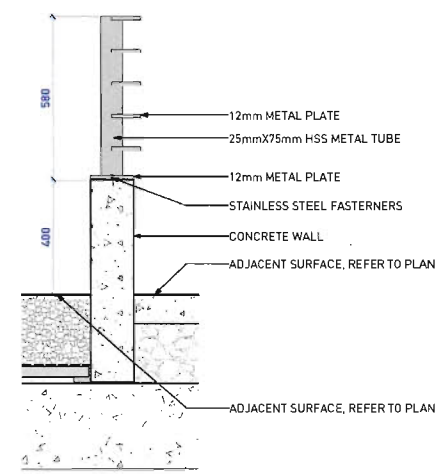

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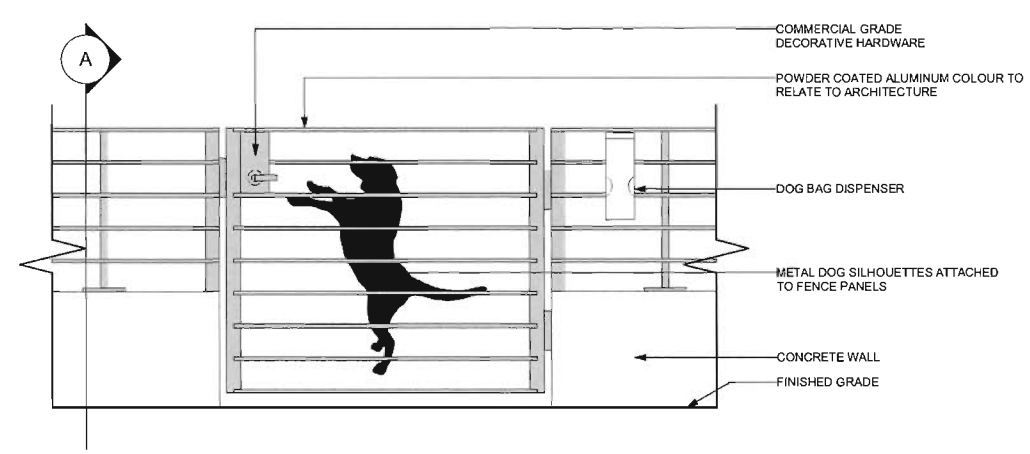

4 DOG PARK GATE/FENCE
Scale: 1:12

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Replacement Plan 8CC
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

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DETAILS

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SCALE
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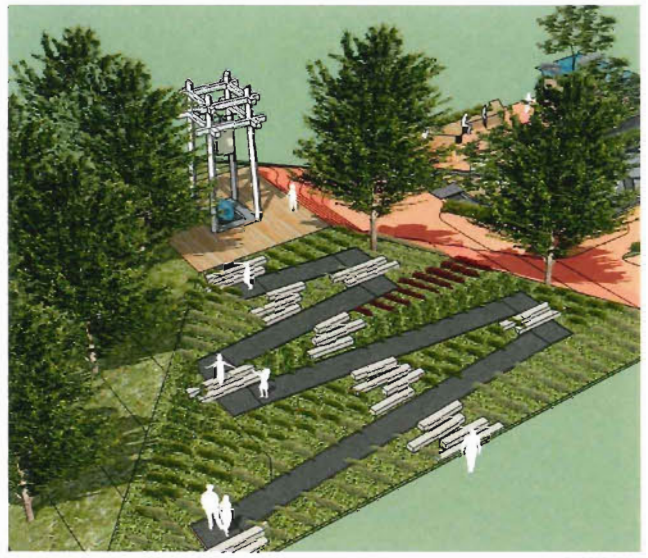
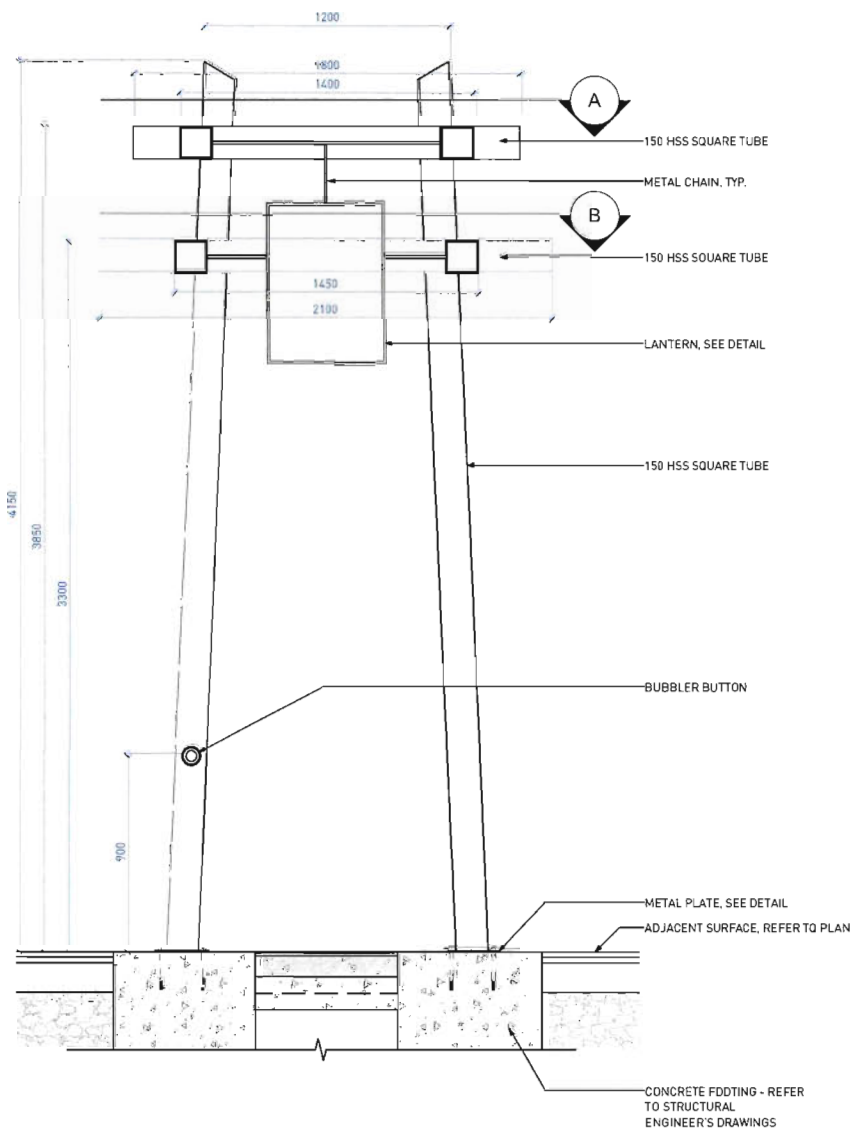
DRAWING
LDP 7.02



PERSPECTIVE

NOTE:

1. COLOUR OF STRUVTURE TO BE POWDER COATEO WHITE.



1 STRUCTURE ON HILL
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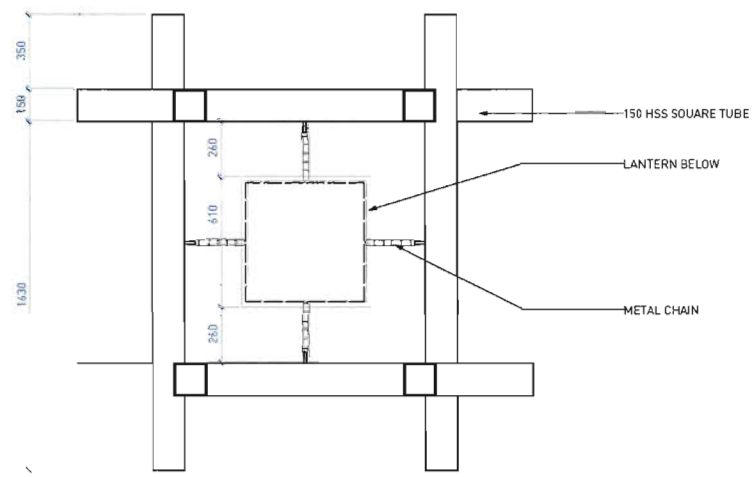

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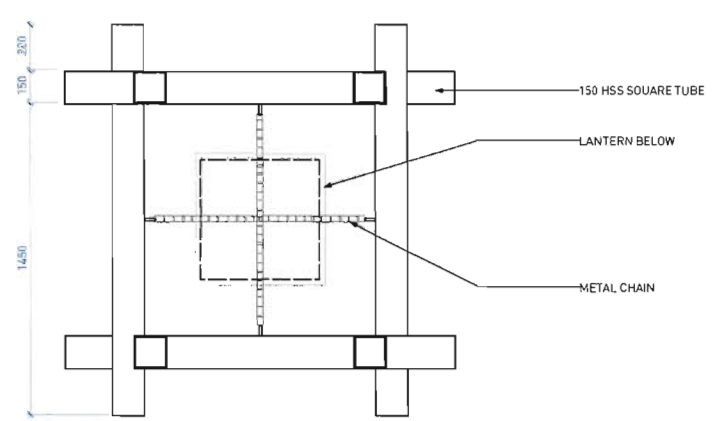

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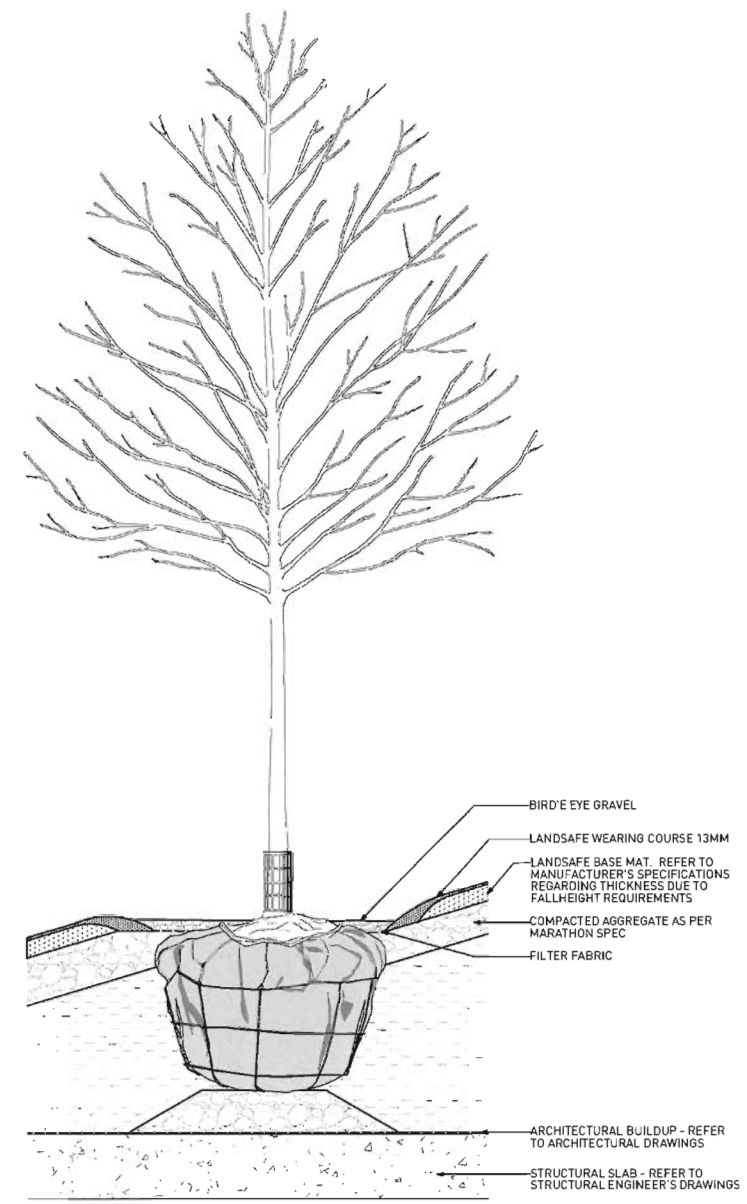

2 TREE PLANTING IN RESILIENT SURFACING
Scale: 1:15

ATTENTION:
REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REFERENCES, INSTALLATION METHODS AND APPROVALS

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Annex Hume
1201 West Pender Street
Vancouver BC Canada V6E 2V2
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gBL

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/18	Revised per City Comments
02	2013/12/16	Re-issued for DP
03	2015/02/16	Re-issued for general compliance

Replacement Plan 8DD
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
DETAILS

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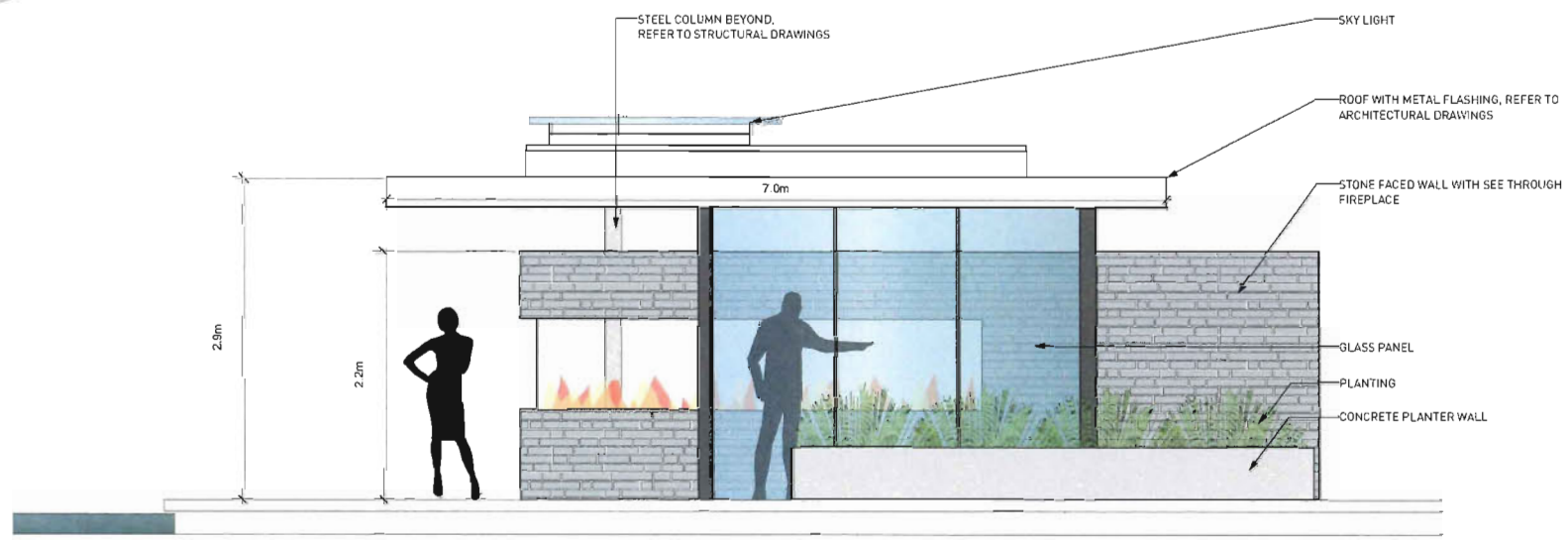
SCALE
AS SHOWN

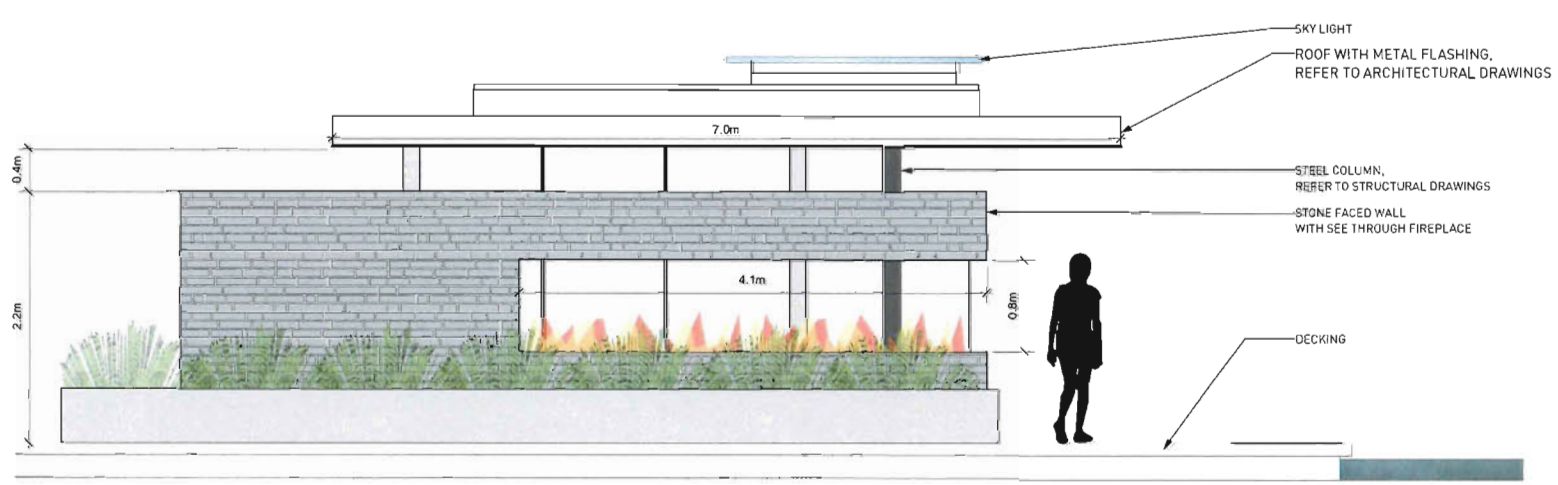
PROJECT NO.	1286
DATE	NOV 2013
FILE NAME	1286 DETAILS.vwx
PLOTTED	15-2-16 at 10:46:28 AM
DRAWN	MP/ZL
REVIEWED	GB

DRAWING NO
LDP 7.03

1 WEST ELEVATION OF PAVILION
Scale: 1:30



2 WEST ELEVATION OF PAVILION
Scale: 1:30



3 WEST ELEVATION OF PAVILION
Scale: 1:30

VIEW FROM THE PARK

VIEW FROM AMENITY AREA

VIEW FROM OUTDOOR POOL DECK

4 PERSPECTIVE
NTS

PWL partnership

PWL Partnership Landscape Architects Inc
5th Floor, East Pender Street
1201 West Pender Street
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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
01	2013/11/18	Revised per City Comments
02	2013/12/16	Re-Issued for DP
03	2014/02/18	Re-Issued for general compliance

Replacement Plan 8EE
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
DETAILS

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SCALE
AS SHOWN

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DRAWING
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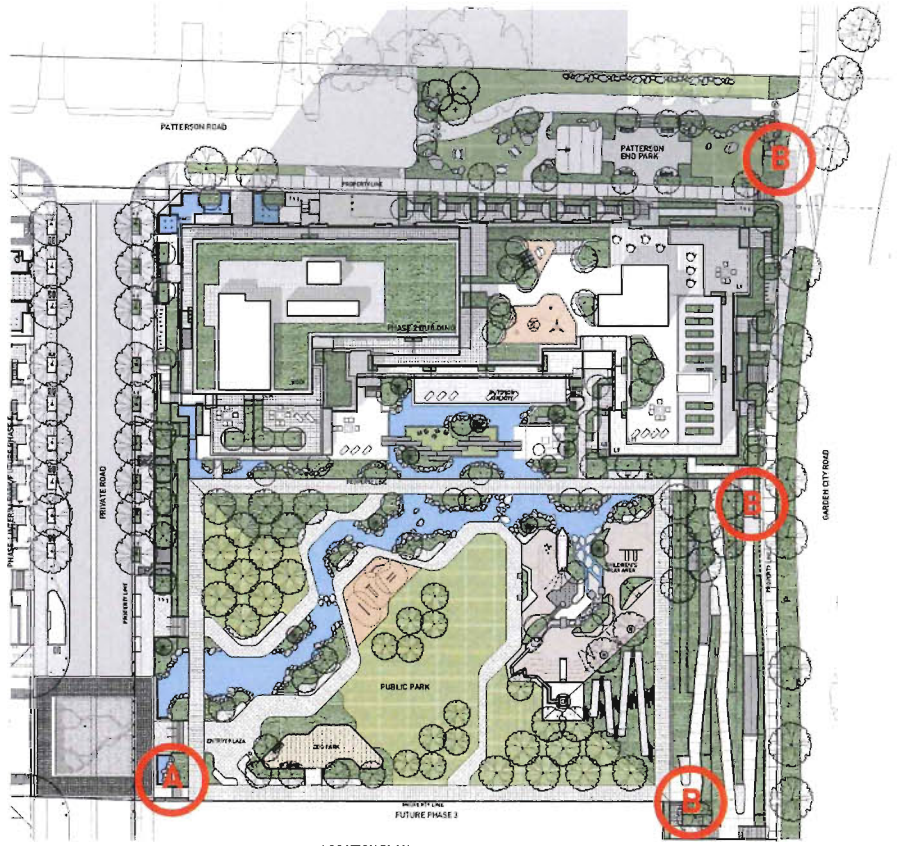
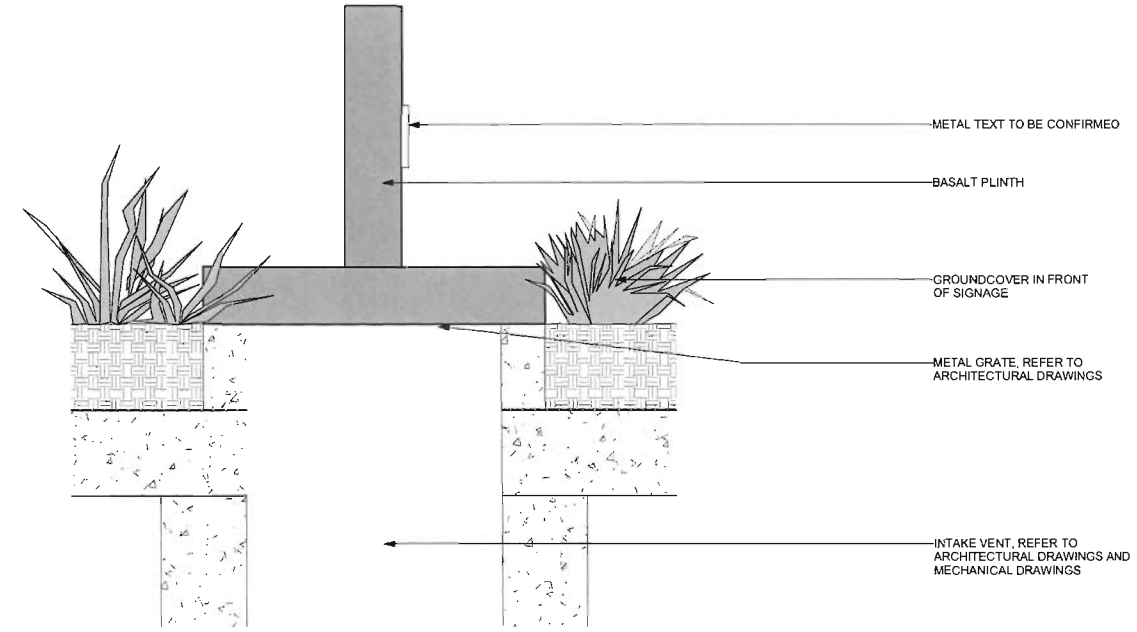
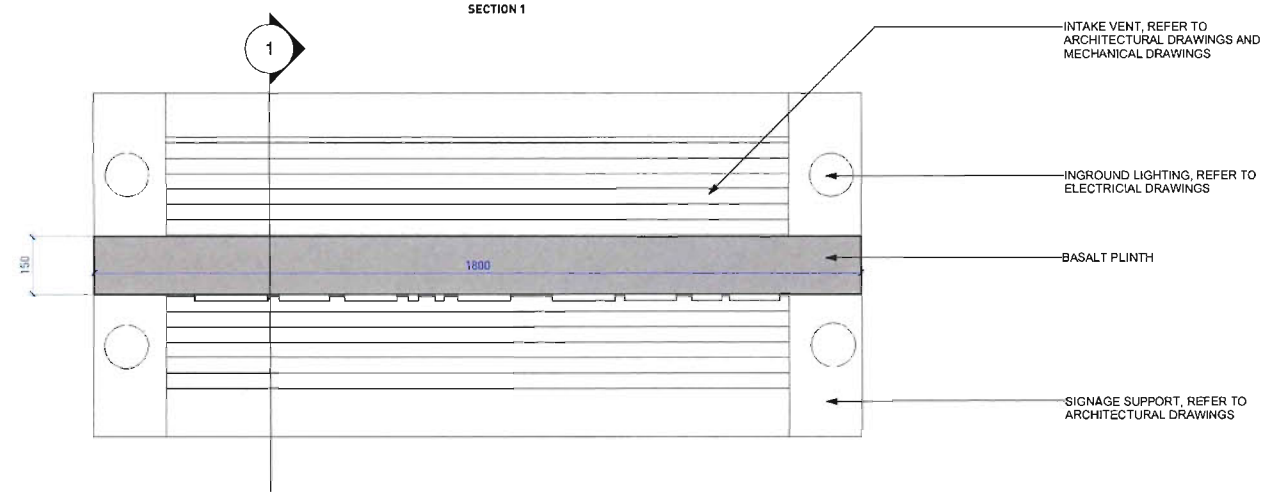


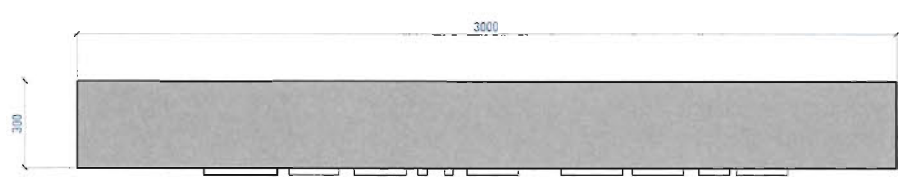
LOCATION PLAN



SECTION 1



SIGNAGE A PLAN VIEW



SIGNAGE B PLAN VIEW

SIGNAGE B ELEVATION

SIGNAGE A ELEVATION

1 PUBLIC PARK SIGNAGE
Scale: 1:10

ATTENTION:
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PWL partnership

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REVISIONS AND ISSUES

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02	2013/12/18	Re-Issued for DP
03	2015/02/16	Re-Issued for general compliance

Replacement Plan 8FF
DP 13-642725 Feb 16/15

CONCORD PACIFIC

PROJECT
CONCORD GARDENS
PHASE 2
RICHMOND, BC
FOR CONCORD PACIFIC

DRAWING TITLE
DETAILS

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SCALE
AS SHOWN

PROJECT NO.	1286
DATE	NOV 2013
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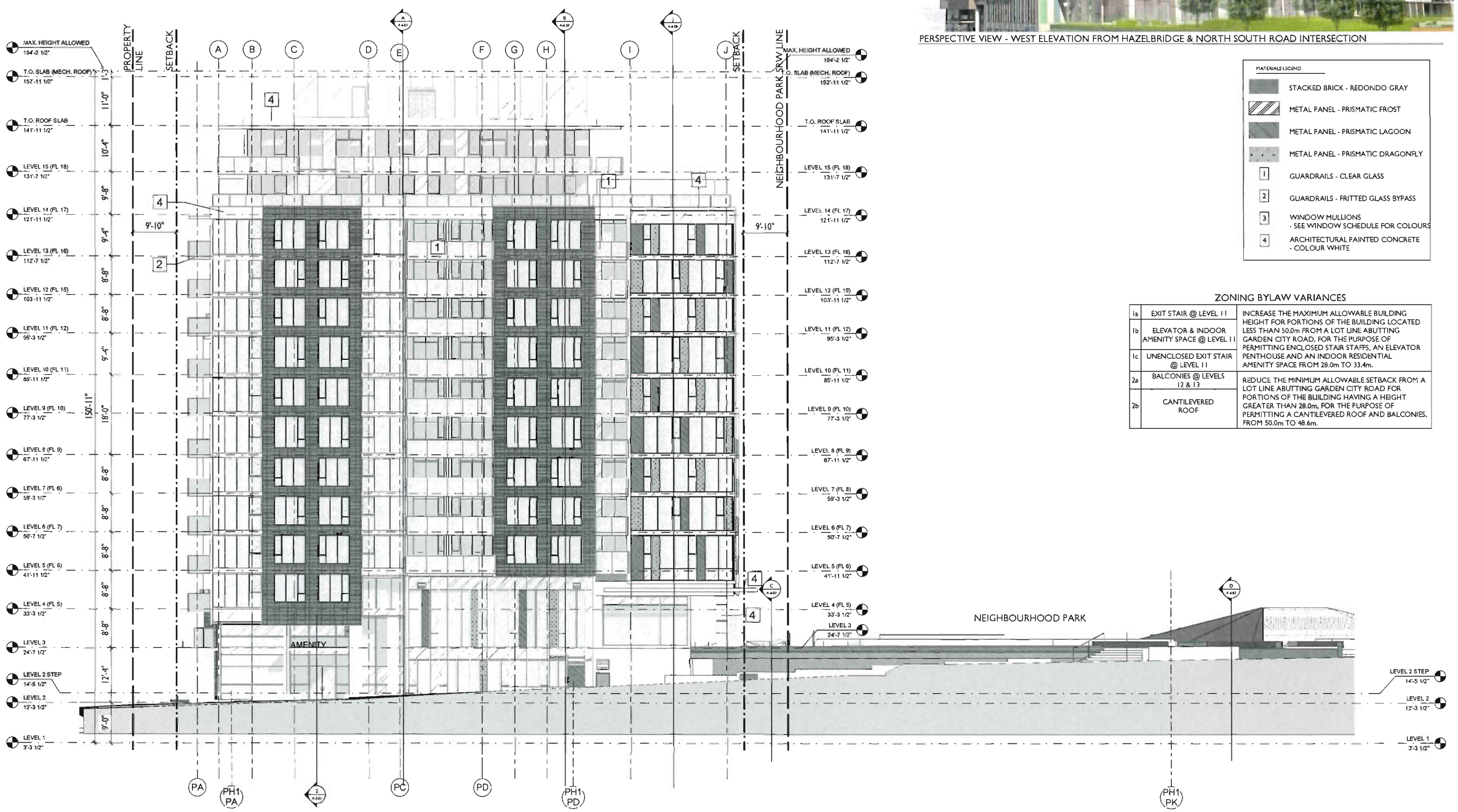
REVIEWED	GB

DRAWING
LDP 7.05



1 (A-5.01) WEST ELEVATION (NORTH/SOUTH ROAD)
1/8" = 1'-0"

PERSPECTIVE VIEW - WEST ELEVATION FROM HAZELBRIDGE & NORTH SOUTH ROAD INTERSECTION

MATERIALS LEGEND

- STACKED BRICK - REDONDO GRAY
- METAL PANEL - PRISMATIC FROST
- METAL PANEL - PRISMATIC LAGOON
- METAL PANEL - PRISMATIC DRAGONFLY
- 1 GUARDRAILS - CLEAR GLASS
- 2 GUARDRAILS - FRITTED GLASS BYPASS
- 3 WINDOW MULLIONS - SEE WINDOW SCHEDULE FOR COLOURS
- 4 ARCHITECTURAL PAINTED CONCRETE - COLOUR WHITE

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m.
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	

gbl
GBL ARCHITECTS INC.
139 EASTERN AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1136
FAX 604 731 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5, NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 9
DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR DP REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS COS DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	10 DEC 2014	PROJ. AREA REVISED PER HDP FEEDBACK
18.	24 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	25 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	30 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

WEST ELEVATION
(NORTH/SOUTH ROAD)

DATE	15/02/2015 5:04:34 PM
DRAWN BY	JHL
CHECKED BY	HG
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

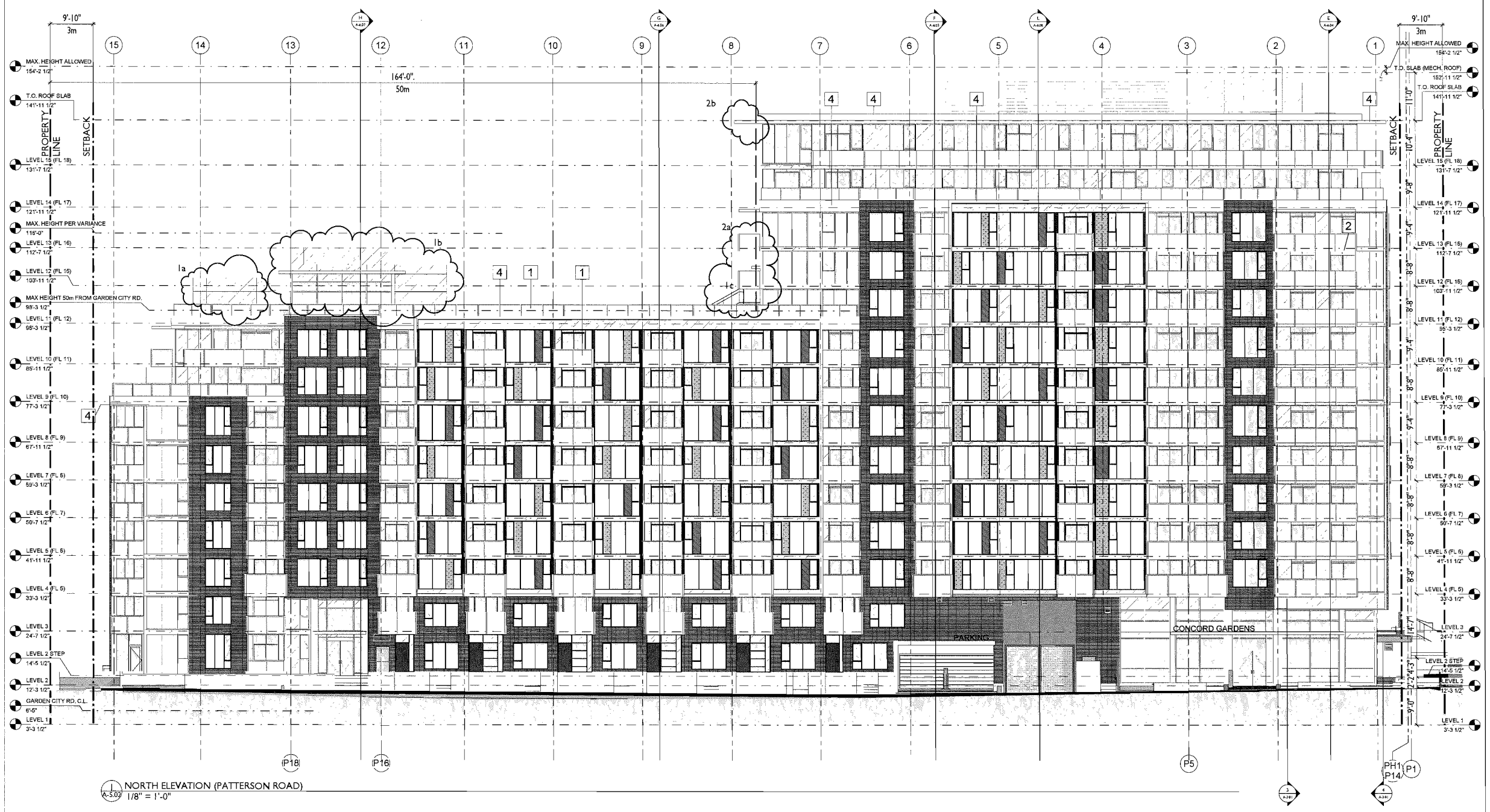
A-5.01

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m.
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	

MATERIALS LEGEND

- STACKED BRICK - REDONDO GRAY
- METAL PANEL - PRISMATIC FROST
- METAL PANEL - PRISMATIC LAGOON
- METAL PANEL - PRISMATIC DRAGONFLY
- 1 GUARDRAILS - CLEAR GLASS
- 2 GUARDRAILS - FRITTED GLASS BYPASS
- 3 WINDOW MULLIONS - SEE WINDOW SCHEDULE FOR COLOURS
- 4 ARCHITECTURAL PAINTED CONCRETE - COLOUR WHITE



1 / A-5.02 NORTH ELEVATION (PATTERSON ROAD)
1/8" = 1'-0"

gbl

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

Legal Address: LOT 1; SECTIONS 27 AND 29; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN Legp27512

Replacement Plan 10

DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	16 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION.
9.	05 SEPT. 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT. 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR CPR REVIEW
12.	10 OCT 2014	ISSUED TO ADDRESS CSR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15	07 NOV 2014	ISSUED FOR COORDINATION
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	05 JAN. 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	23 JAN. 2015	ISSUED FOR CONSULTANT COORDINATION
21	30 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	12 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

NORTH ELEVATION
(PATTERSON ROAD)

DATE	15/02/2015 5:48:27 PM
DRAWN BY	JHL
CHECKED BY	MG
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-5.02

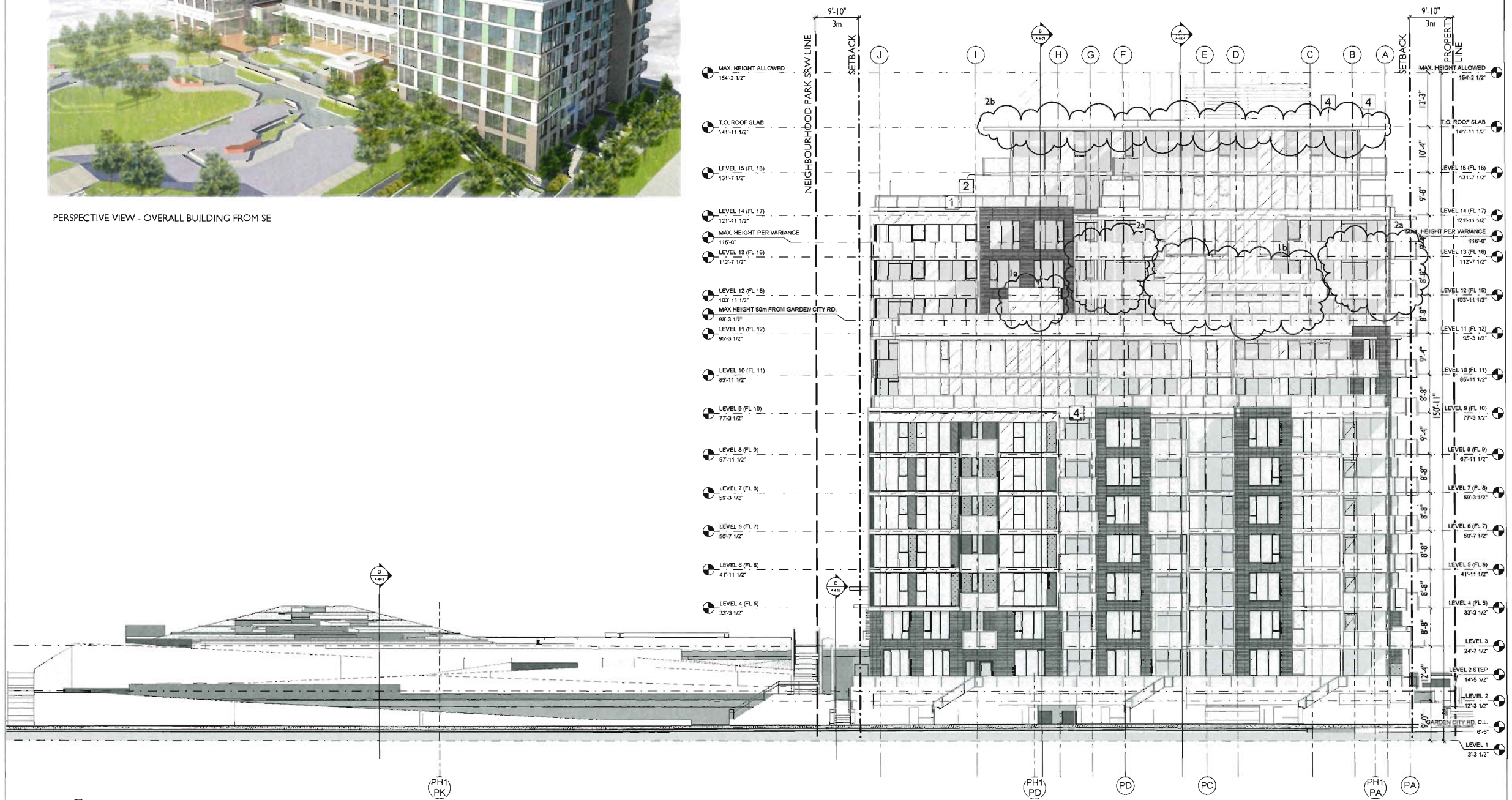
PERSPECTIVE VIEW - OVERALL BUILDING FROM SE

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	

MATERIALS LEGEND

- STACKED BRICK - REDONDO GRAY
- METAL PANEL - PRISMATIC FROST
- METAL PANEL - PRISMATIC LAGOON
- METAL PANEL - PRISMATIC DRAGONFLY
- 1 GUARDRAILS - CLEAR GLASS
- 2 GUARDRAILS - FRITTED GLASS BYPASS
- 3 WINDOW MULLIONS - SEE WINDOW SCHEDULE FOR COLOURS
- 4 ARCHITECTURAL PAINTED CONCRETE - COLOUR WHITE



EAST ELEVATION (GARDEN CITY ROAD)
1/8" = 1'-0"

gbl

GBL ARCHITECTS INC.
109 East 8th Avenue
Vancouver, BC Canada V5T 1R6
TEL 604 736 1156
FAX 604 731 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN eap27512

Replacement Plan 11
DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	26 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	30 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	17 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	23 MAY 2014	PROGRESS SET
8.	26 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR CDR REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS CDR DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER HCH FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

EAST ELEVATION
(GARDEN CITY RD)

DATE	14/02/2015 3:03:59 PM
DRAWN BY	JHL
CHECKED BY	MS
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-5.03

PERSPECTIVE VIEW - SOUTH ELEVATION FROM SE CORNER OF PUBLIC PARK

PERSPECTIVE VIEW - POOL PATIO EYEBROW & COLUMNS

PERSPECTIVE VIEW - LANDSCAPE PAVILION FROM BALLROOM PATIO

MATERIALS LEGEND

- STACKED BRICK - REDONDO GRAY
- METAL PANEL - PRISMATIC FROST
- METAL PANEL - PRISMATIC LAGOON
- METAL PANEL - PRISMATIC DRAGONFLY
- 1 GUARDRAILS - CLEAR GLASS
- 2 GUARDRAILS - FRITTED GLASS BYPASS
- 3 WINDOW MULLIONS - SEE WINDOW SCHEDULE FOR COLOURS
- 4 ARCHITECTURAL PAINTED CONCRETE - COLOUR WHITE

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m.
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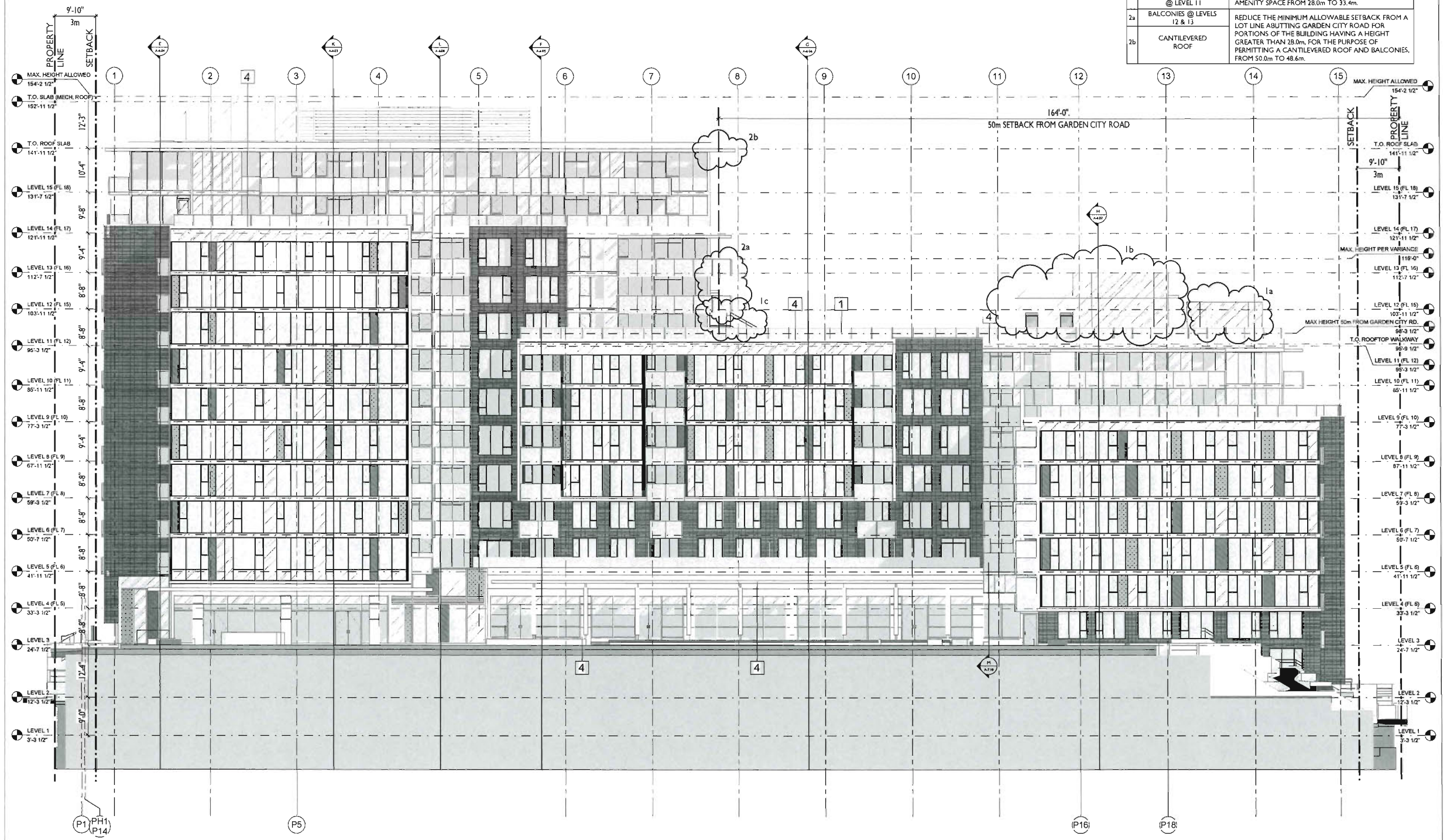
2b	CANTILEVERED ROOF	



1 SOUTH ELEVATION (NEIGHBORHOOD PARK)
A-5.04 1/8" = 1'-0"

gbl

GBL ARCHITECTS INC
101-1681 W. 8th AVENUE
VANCOUVER, BC CANADA V6J 1R6
TEL 604 736 1136
FAX 604 731 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27912

Replacement Plan 12

DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
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12.	16 OCT 2014	REVISED TO ADDRESS CDR DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR CONSTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	11 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR CONSTAL HEALTH REVIEW
19.	09 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	REVISED FOR CONSULTANT COORDINATION
21.	09 FEB 2015	REVISED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

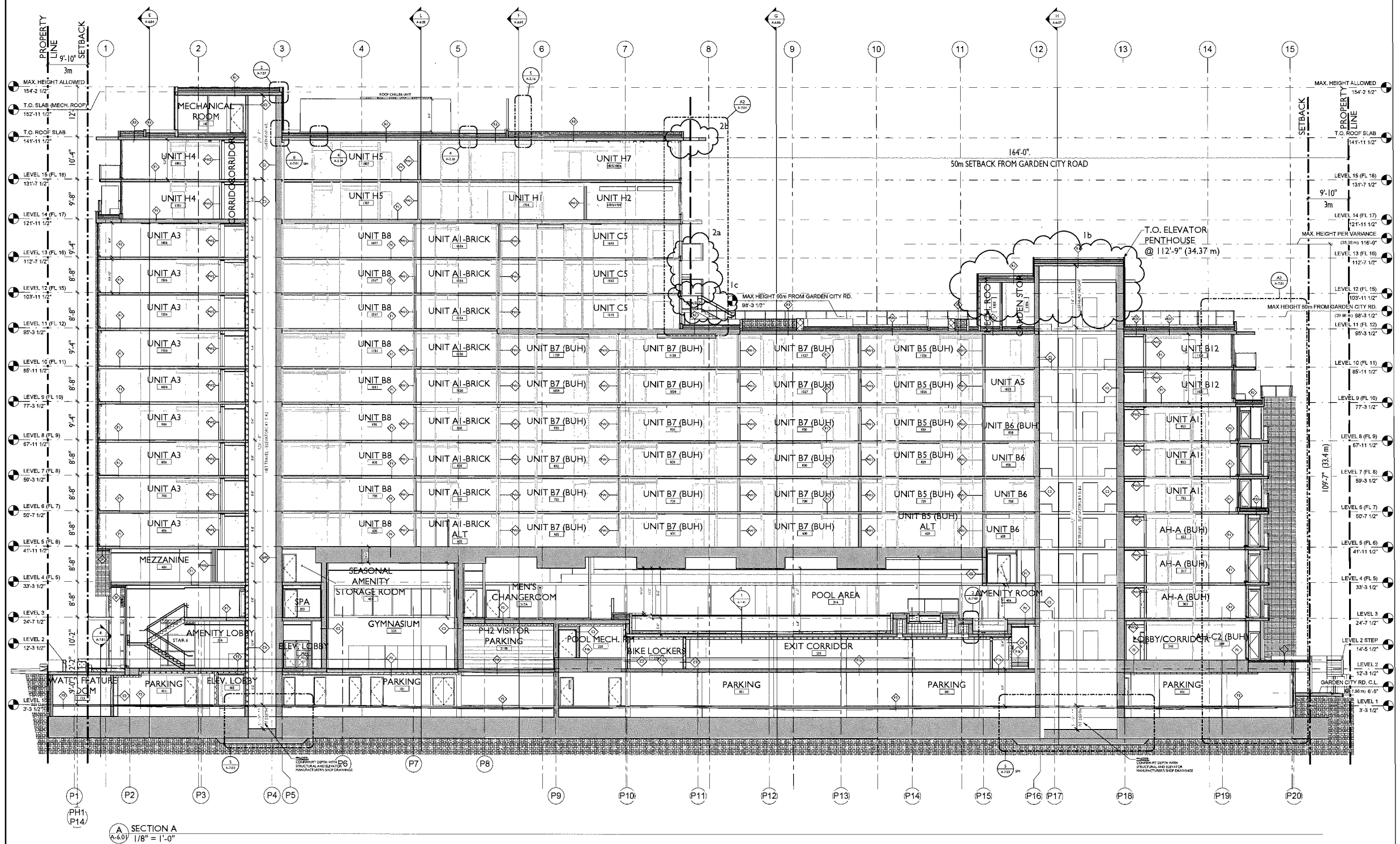
SOUTH ELEVATION
(NEIGHBORHOOD PARK)

DATE	15/02/2015 4:33:34 PM
DRAWN BY	JHG
CHECKED BY	MG
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-5.04

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m.
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	



A A-6.01 SECTION A
1/8" = 1'-0"

gbl

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

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 13

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	06 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	06 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	09 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER RFI COMMENTS & ISSUED FOR CON REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS CON & P COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS
14.	06 NOV 2014	ISSUED FOR REVIEW & COORDINATION
15.	07 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
16.	07 NOV 2014	ISSUED FOR COORDINATION
17.	19 DEC 2014	ISSUED FOR CONSULTANT COORDINATION
18.	22 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	29 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	09 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

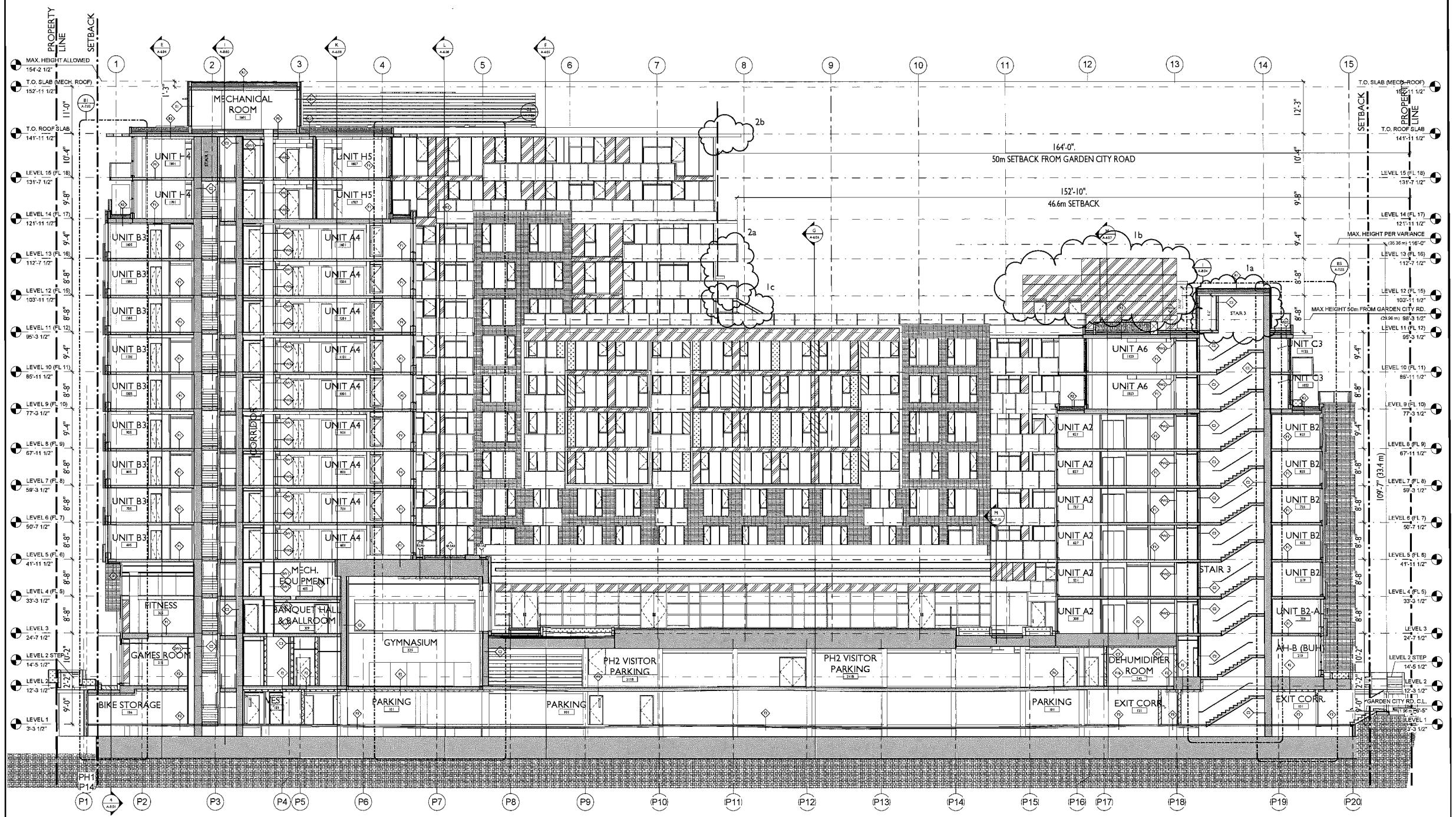
SECTION A

DATE	15/02/2015 7:12:44 PM
DRAWN BY	JH/LSR
CHECKED BY	MG
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-6.01

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m.
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	



B A-6.02 SECTION B
1/8" = 1'-0"

gbl

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

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 14

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1	16 MAR 2013	PROGRESS SET
2	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	13 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7	30 MAY 2014	PROGRESS SET
8	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR COR REVIEW
12	14 OCT 2014	UPDATE TO ADDRESS COR DP COMMENTS
13.	17 OCT 2014	MITIGATED SITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	REVISED FOR COASTAL HEALTH REVIEW
15	07 NOV 2014	ISSUED FOR COORDINATION
16	07 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	PROJ. AREA REVISED PER VCH FEEDBACK
18	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	30 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

SECTION B

DATE	15/02/2015 7:25:14 PM
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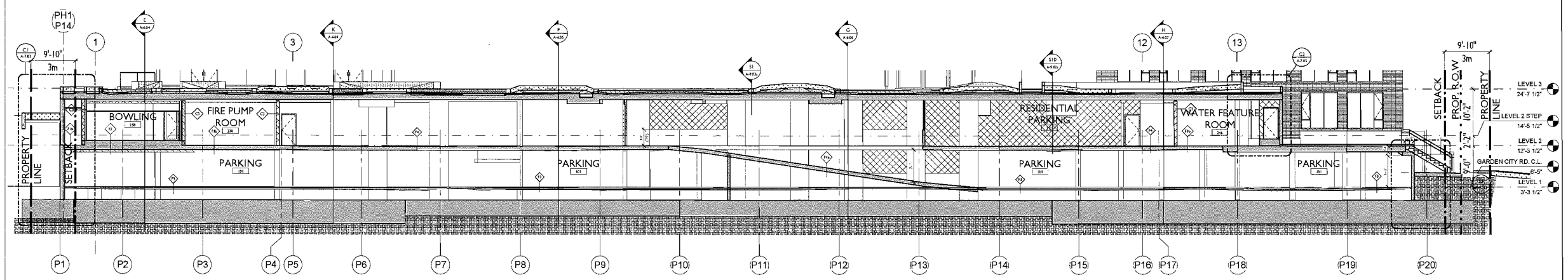
CHECKED BY	MG
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-6.02



C A-6.03 SECTION C
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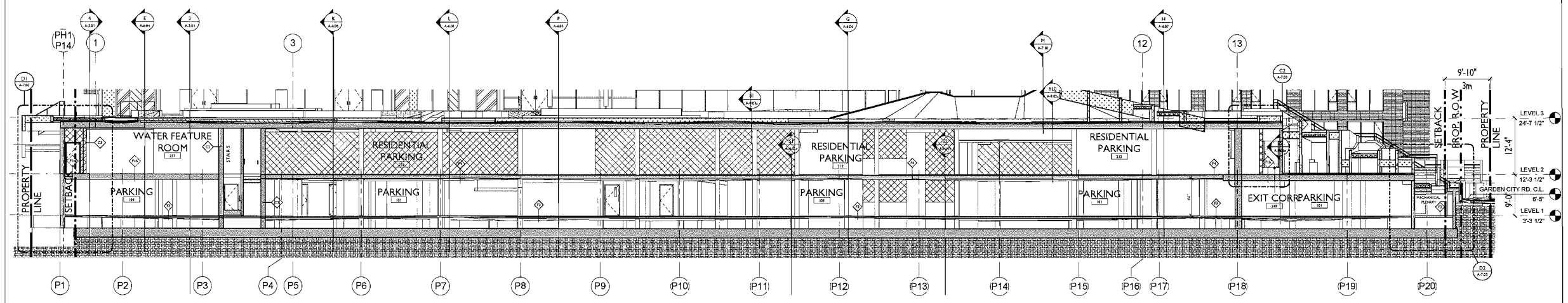


D A-6.03 SECTION D
1/8" = 1'-0"

gbl

GBL ARCHITECTS INC
1304 EASTERN AVENUE
VANCOUVER, BC CANADA V5T 1R2
TEL 604 736 4136
FAX 604 731 0079

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 15

DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	16 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	28 MAY 2014	PROGRESS SET
8.	26 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR CDR REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS FOR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER HCA FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	26 JAN. 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	22 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

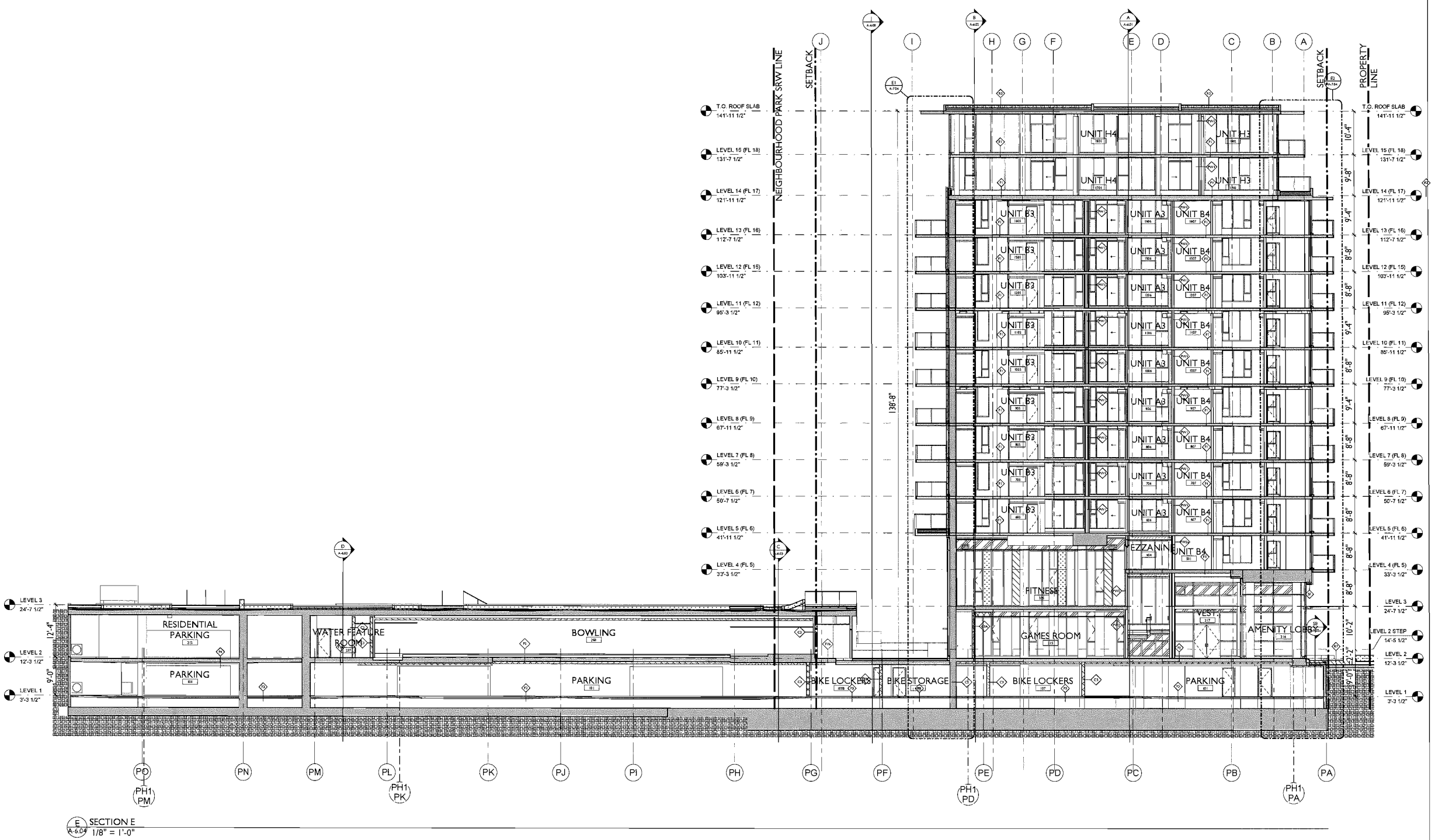
SECTIONS C & D

DATE	15/02/20/15 7:49:54 PM
DRAWN BY	JM/LSR
CHECKED BY	MS
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-6.03

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m.
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	



E SECTION E
A-6.04 1/8" = 1'-0"

gbl
GBL ARCHITECTS INC.
109 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R9
TEL 604 736 1156
FAX 604 736 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

Replacement Plan 16

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	20 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10	29 SEPT 2014	ISSUED FOR CITY REVIEW
11	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR COR REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS COR DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15	07 NOV 2014	ISSUED FOR COORDINATION
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	20 JAN 2015	ISSUED FOR CITY SPATIAL COMPLIANCE REVIEW
20.	25 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

SECTION E

DATE	15/02/20 9:51:30 PM
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CHECKED BY	MG
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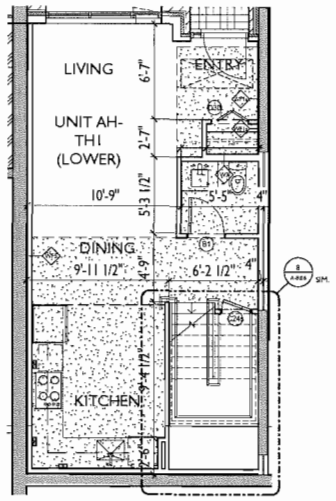
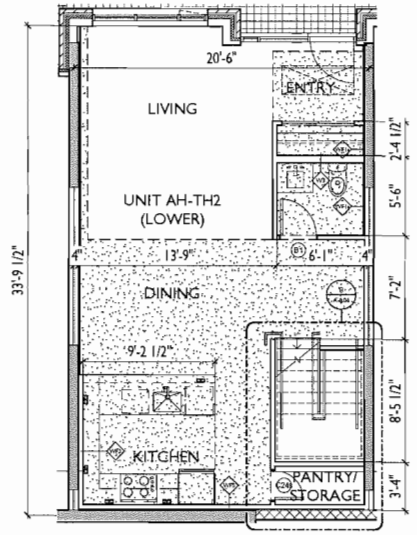
JOB NUMBER	1251

A-6.04



1 A-4.01 UNIT - AH-TH 1 LOWER
1/4" = 1'-0"



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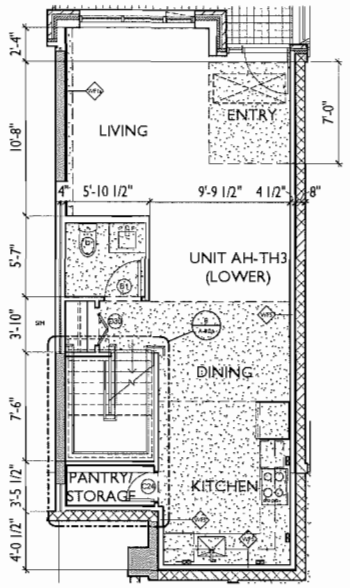

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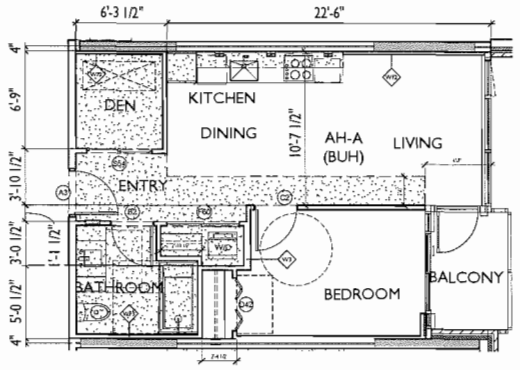
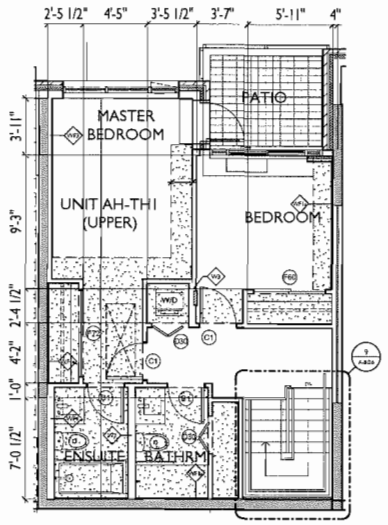
1/4" = 1'-0"



7 A-4.01 UNIT - AH-A (BUH)
1/4" = 1'-0"



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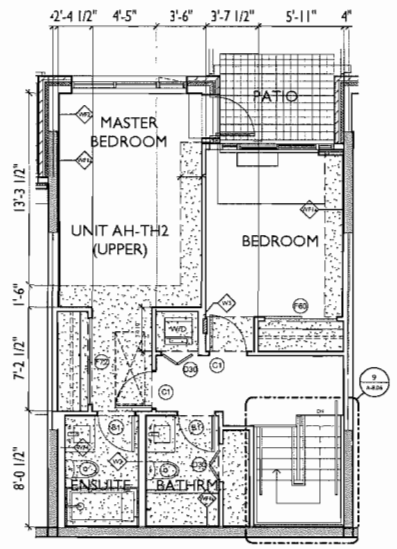

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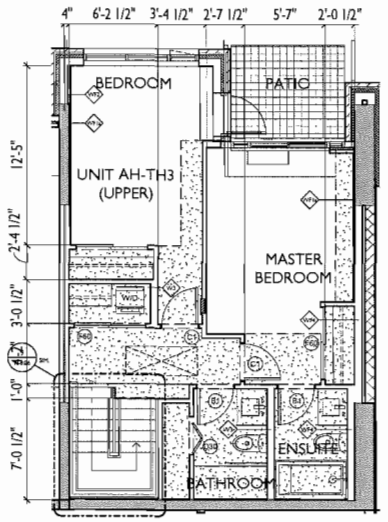

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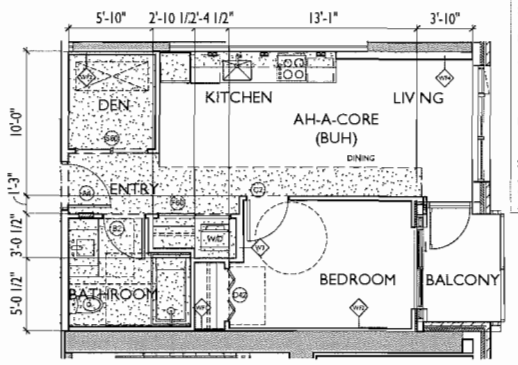

8 A-4.01 UNIT - AH-A-CORE (BUH)
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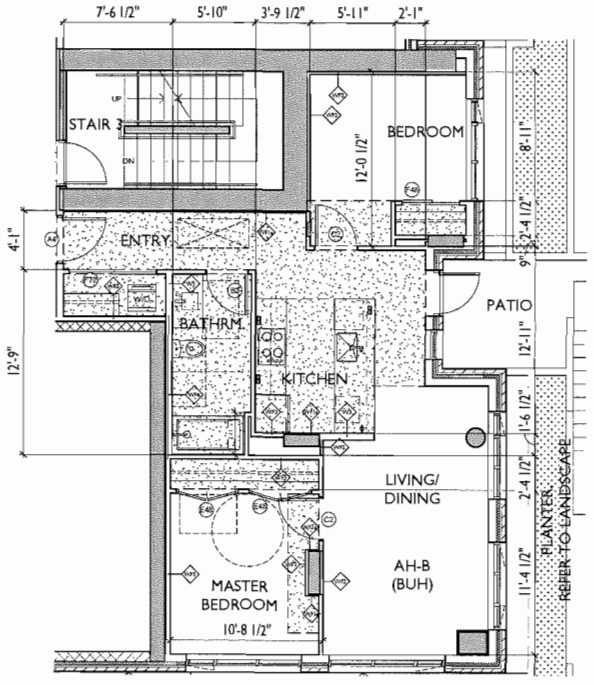
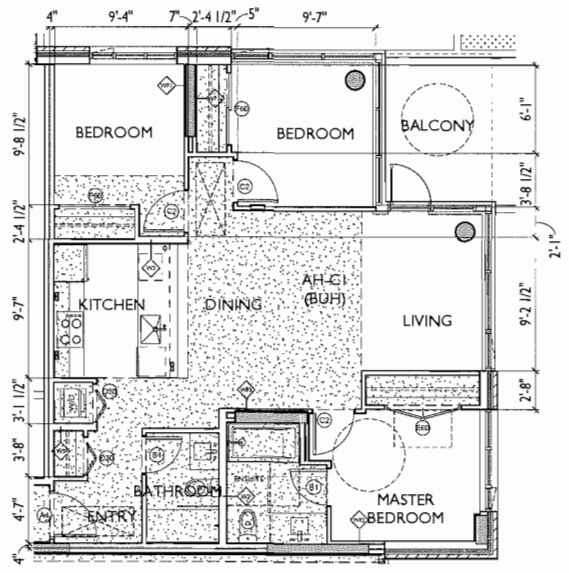
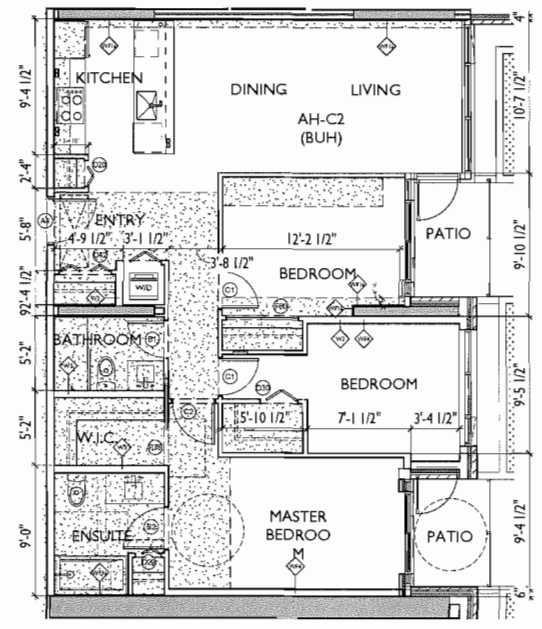


9 A-4.01 UNIT - AH-B (BUH)
1/4" = 1'-0"



10 A-4.01 UNIT - AH-C1 (BUH)
1/4" = 1'-0"



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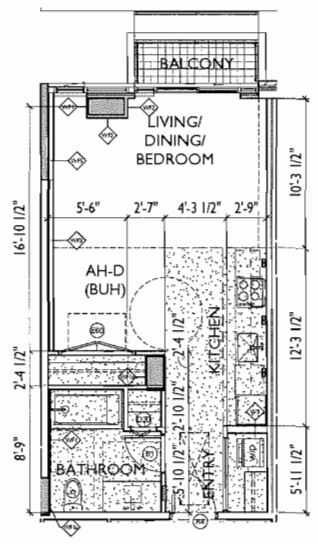

12 A-4.01 UNIT - AH-D (BUH)
1/4" = 1'-0"

GENERAL AFFORDABLE HOUSING REQUIREMENTS

- SINGLE STOREY AFFORDABLE HOUSING (AH) UNITS MUST COMPLY WITH THE CITY OF RICHMOND ZONING BYLAW REQUIREMENTS FOR BASIC UNIVERSAL HOUSING (BUH). REFER TO SHEET A4.02 FOR NOTES REGARDING BUH UNIT STANDARDS & REQUIREMENTS.
- TWO STOREY AH UNITS MUST PROVIDE AGING IN PLACE

BASIC UNIVERSAL HOUSING FEATURES - NOTES:
BUH HAS BEEN ADDED TO THE TITLE OF UNITS THAT INCORPORATE "BASIC UNIVERSAL HOUSING FEATURES" TO COMPLY WITH RICHMOND ZONING BYLAW

1) AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FOR THE MAIN ENTRY (@ MAIN LOBBY).

FOR DETAILED FEATURES OF HANDICAPPED AND BASIC UNIVERSAL HOUSING
- REFER TO PAGE A-4.02

UNIT PLAN GENERAL NOTES:

1. REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT PLANS, WINDOW TYPE DESIGNATIONS.

2. REFER TO INTERIOR DESIGN DWGS FOR FINISHES AT DWELLING UNITS.

3. ALL INTERIOR PARTITION WALLS TO BE WALL TYPE 'W2' AND EXTEND TO U/S OF SLAB U.N.O.

4. ALL BATHTUBS TO BE 2'-8" x 5'-0" U.N.O. ALL SHOWERS TO BE 3'-0" x 3'-0" MIN. U.N.O. CONFIRM ACTUAL ROUGH-IN WITH SUPPLIER PRIOR TO FRAMING. FRAMING AT TUBS AND SHOWERS TO EXTEND MIN. 2-1/2" PAST EDGE OF TUB OR SHOWER FOR TILE AND GWB FINISHING. REFER TO INTERIOR DESIGN DRAWINGS.

5. VERIFY PRIOR TO CONSTRUCTION THAT ALL APPLIANCES FIT WITHIN THE DIMENSIONS SPECIFIED (INCLUDING CLEARANCES FOR FRIDGE DOOR IN OPEN POSITION).

6. GC TO SUPPLY AND INSTALL BACKING TO ALL WALL MOUNTED ELECTRICAL FIXTURES, TOILET PAPER HOLDERS, TOWEL BARS, TOWEL RINGS ETC. AS REQUIRED. GC TO COORDINATE AND REVIEW ALL DRAWINGS (ARCHITECTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN) FOR BACKING REQUIREMENTS. BACKING INSTALLATION SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.

7. ALL INTERIOR DOORS ARE TO BE CENTERED AT WALL OR 5" FROM THE NEAREST WALL U.N.O.

8. ALL WALL SURFACES SHALL BE FLUSH U.N.O. ENSURE FLUSH GYPSUM BOARD FINISH AT WALL TYPE TRANSITIONS.

9. REFER TO INTERIOR DESIGN PACKAGE FOR COORDINATED LOCATIONS OF CEILING MOUNTED FIXTURES & MECHANICAL UNIT ACCESS PANEL DETAILS.

10. ALL CONDUIT, DUCTWORK, PLUMBING, DRAIN, GAS & SERVICE LINES ARE TO BE ENCLOSED WITHIN GWB CEILING AND/OR BULKHEAD ASSEMBLIES. G.C. TO REVIEW CONSULTANT DRAWING PACKAGES AND, IF CONFLICTS ARISE, ADVISE ARCHITECT PRIOR TO SERVICE INSTALLATION.

gbl
GBL ARCHITECTS INC.
939 EAST 6th AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604.736.1154
FAX 604.733.5279

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Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Plan 17A
DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1	14 MAR 2013	PROGRESS SET
2	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	19 DEC 2013	CITY REVIEW
6	16 DEC 2013	DP APPLICATION - PROJ. 102
7	20 MAY 2014	PROGRESS SET
8	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9	05 SEPT 2014	ISSUED FOR DP ENVELOPE REVIEW
10	29 SEPT 2014	ISSUED FOR CITY REVIEW
11	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR CDR REVIEW
12	16 OCT 2014	ISSUED TO ADDRESS CDR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS
14	06 NOV 2014	ISSUED FOR REVIEW & COORDINATION
15	07 NOV 2014	ISSUED FOR CONSTRUCTION REVIEW
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	POOL AREA REVISED PER CO - FEEDBACK
18	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

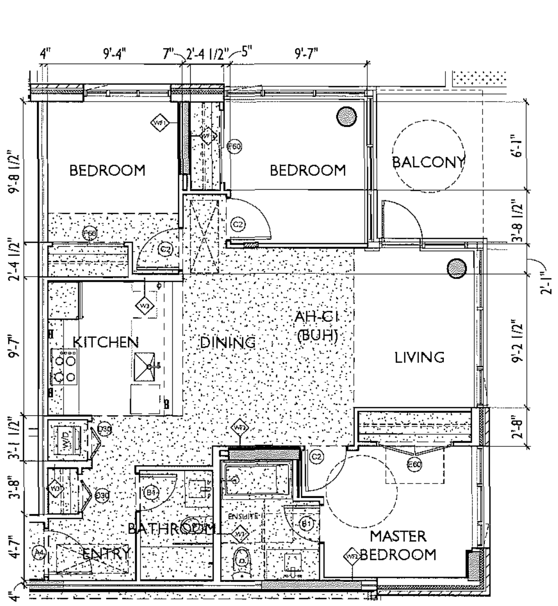
CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

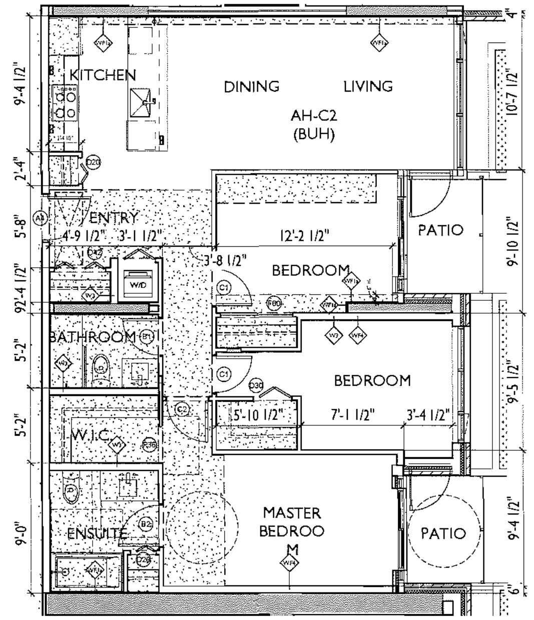
UNIT PLANS
AFFORDABLE HOUSING

DATE	15/02/2015 8:42:35 PM
DRAWN BY	SR
CHECKED BY	MG
SCALE	1/4" = 1'-0"
JOB NUMBER	1251

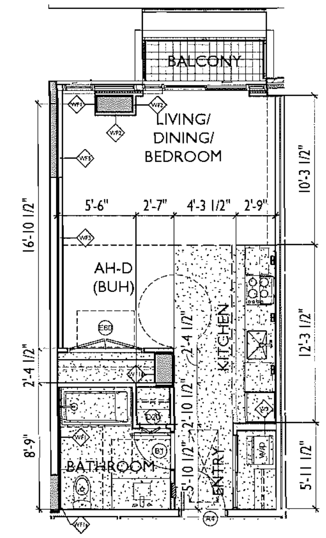
A-4.01



3 UNIT - AH-C1 (BUH)
A-4.02 1/4" = 1'-0"



1 UNIT - AH-C2 (BUH)
A-4.02 1/4" = 1'-0"



2 UNIT - AH-D (BUH)
A-4.02 1/4" = 1'-0"

GENERAL BUILDING HANDICAPPED REQUIREMENTS

EXTERIOR
- RAMPS, WALKWAYS, HANDRAILS TO BE CONSTRUCTED TO MEET BCBC, CURRENT EDITION

GENERAL
- ALL THRESHOLDS TO BE A MAXIMUM OF 1/2"
- IT IS RECOMMENDED ALL EXIT DOORS HAVE A CONTRASTING OR DIFFERENT COLOUR FROM WALL SURFACES

EXTERIOR FRONT ENTRY
- PROVIDE POWER ASSISTED ENTRY DOORS
- PROVIDE HANDICAPPED ACCESSIBLE ENTER-PHONE
- PROVIDE VOICE EMERGENCY INTERCOM - CONTROLLED BY FIRE FIGHTERS AT ANNUNCIATOR PANELS PROVIDED WITH VOICE MESSAGE CAPABILITY

INTERIOR LOBBY
- FLOOR FINISH TO BE NON SLIP
- PROVIDE 5'FOOR TURNING RADIUS IN FRONT OF MAILBOXES

STAIRS
- ALL TO MEET BCBC, CURRENT EDITION, INCLUDING TACTILE WARNING STRIPS AND HANDRAILS

CORRIDORS
- OBSTRUCTIONS IN CORRIDORS TO MEET MAXIMUM PROJECTION REQUIREMENTS OF BC BUILDING ACCESS HANDBOOK, CURRENT EDITION
- PROVIDE VISUAL ALARMS WHERE FIRE GONGS/BELLS ARE INSTALLED TO MEET BCBC, CURRENT EDITION

DOORS

ACCESS TO EXIT DOORS THAT OPEN INTO OR LOCATED IN PUBLIC CORRIDOR MUST MEET BC BUILDING ACCESS HANDBOOK, CURRENT EDITION - 3'-0" WIDE DOORS MINIMUM
- DOOR ACCESS FOR IN-SWINGING DOORS - PROVIDE 24" TO WALL ON LATCH SIDE
- DOOR ACCESS FOR OUT-SWINGING DOORS - PROVIDE 12" TO WALL ON LATCH SIDE
- ALL SWING DOOR HANDLES TO BE EITHER LEVER TYPE
- ALL THRESHOLDS IN H/C SUITES TO BE A MAXIMUM OF 1/2"
- ALL THRESHOLDS TO BALCONY IN H/C SUITES TO BE MAXIMUM OF 1/2"
- INSTALL 'D' PULLS ON ALL POCKET DOORS (MINIMUM DOOR SIZE OF 3'-4")
- INSTALL 'D' PULLS ON ALL PATIO TYPE DOORS
- ASSURE DOOR OPENING IS AT LEAST 2'-10" CLEAR WITH DOOR IN OPEN POSITION
- ASSURE 5 FOOT TURNING RADIUS INSIDE AND OUTSIDE SUITE ENTRY DOORS AS PER VANCOUVER BUILDING BY-LAW, CURRENT EDITION
- ADJUST DOOR CLOSER TENSION FORCES TO MEET H/C REQUIREMENTS.

BASIC UNIVERSAL HOUSING FEATURES - NOTES

* DENOTES UNITS THAT INCORPORATE "BASIC UNIVERSAL HOUSING FEATURES"
WILL COMPLY WITH RICHMOND ZONING BYLAWDENOTES UNITS THAT INCORPORATE "BASIC UNIVERSAL HOUSING FEATURES"
WILL COMPLY WITH RICHMOND ZONING BYLAW
REFER TO FLOOR PLANS FOR LOCATIONS OF THE UNITS INCORPORATING "BASICE UNIVERSAL HOUSING FEATURES".

1) AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FOR THE MAIN ENTRY. (MAIN LOBBY)

2) ROUGH-IN WIRING FOR AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED AT EACH UNIT ENTRY DOOR.

3) THE MINIMUM CLEAR OPENINGS FOR ALL ENTRY DOORS TO EVERY DWELLING UNIT AND DOORS IN COMMON AREAS SHALL BE NO LESS THAN 855.0 mm(WHICH WILL BE PROVIDED BY A SWING DOOR).

4) THE MINIMUM CLEAR OPENING FOR THE INTERIOR DOORS TO AT LEAST ONE BEDROOM AND ONE ACCESSIBLE BATHROOM IN EVERY DWELLING UNIT SHALL BE NO LESS THAN 800.0 mm.

5) DOORS IN EVERY DWELLING UNIT AND COMMON AREAS SHALL BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF WRIST.

6) FLUSH THRESHOLDS THROUGHOUT THE BUILDING SHALL BE A MAXIMUM OF 13.0 mm IN HEIGHT.

7) THE ABOVE-NOTED REQUIREMENTS FOR DOORS DO NOT APPLY TO MECHANICAL ROOMS, SERVICE AREAS, CLOSETS, ETC. WHERE THROUGH ACCESS IS NOT REQUIRED AND ACCESS TO A PERSON WITH A DISABILITY IS NOT ANTICIPATED.

8) ENTRY DOORS TO EVERY DWELLING UNIT AND DOOR ASSEMBLIES IN COMMON AREAS SHALL HAVE A CLEAR AND LEVEL AREA WHICH IS NOT LESS THAN THE FOLLOWING:
A) WHERE THE DOOR SWINGS TOWARD THE AREA (PULL DOOR), 1220.0 mm LONG BY WIDTH OF THE DOOR PLUS AT LEAST 600.0 mm CLEAR SPACE ON THE LATCH SIDE.
B) WHERE THE DOOR SWINGS AWAY FROM THE AREA (PUSH DOOR), 1220.0 mm LONG BY WIDTH OF THE DOOR PLUS AT LEAST 600.0 mm CLEAR SPACE ON THE LATCH SIDE.
C) WHERE THERE ARE DOORS IN A SERIES IN COMMON AREAS, THERE MUST BE SEPARATION OF AT LEAST 1220.0 mm PLUS THE WIDTH OF THE DOOR.
D) ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED FROM THE REQUIREMENT TO PROVIDE THE 1220.0 mm LONG CLEAR AREA AND 600.0 mm CLEAR SPACE IF ROUGH IN WIRING IS PROVIDED FOR FUTURE CONVERSION FOR AN AUTOMATIC DOOR OPENER.

CORRIDOR WIDTHS

9) COMMON CORRIDORS SHALL BE NO LESS THAN 1220.0 mm WIDE.

FLOOR SURFACES

10) FLOOR SURFACES THROUGHOUT THE BUILDING SHALL HAVE NO ABRUPT CHANGES IN LEVEL, I.E., A MAXIMUM BREAK OF THE FLUSH THRESHOLD OF 13.0 mm HEIGHT.

11) FLOOR SURFACES SHALL BE SLIP RESISTANT.

12) WHERE CARPETS ARE USED, THEY MUST BE FIRMLY FIXED, HAVE A FIRM UNDERLAY AND PILE UNDER 13.0 mm HEIGHT.

13) WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750.0 mm ABOVE THE FLOOR TO AFFORD SEATED VIEWING. AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL AFFORD SUCH SEATED VIEWING.

14) WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE OPENING MECHANISMS OPERABLE WITH ONE HAND AND OF A TYPE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE UNIT.

OUTLETS AND SWITCHES

15) LIGHT SWITCHES, ELECTRICAL PANELS AND INTERCOM BUTTONS SHALL BE A MAXIMUM 1220.0 mm FROM THE FLOOR.

16) ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED NOT LESS THAN 450.0 mm FROM THE FLOOR.

17) THERMOSTATS SHALL BE LOCATED BETWEEN 900.0 mm TO 1350.0 mm FROM THE FLOOR.

18) THE OPERABLE PART OF CONTROLS SHALL BE LOCATED WITHIN REACH OF THE CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750.0 mm.

19) LIGHT SWITCHES WILL BE ROCKER OR PADDLE-TYPE SWITCHES.

BATHROOMS

20) AT LEAST ONE BATHROOM SHALL:
A) HAVE A TOILET POSITIONED WITH THE CENTRE LINE OF THE TOILET 420.0 mm TO 480.0 mm FROM A SIDE WALL ON WHICH A GRAB BAR BAN BE INSTALLED AND AT LEAST 1020.0 mm FROM ANY OBSTRUCTION ON THE NON-GRAB BAR SIDE *OR* IN FRONT OF THE TOILET; AND
B) HAVE A CLEAR FLOOR AREA AT THE SINK OF 760.0 mm BY 1220.0 mm POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE SINK.
C) HAVE A MINIMUM CLEAR AREA OF 914.0 mm IN DEPTH ALONG THE FULL LENGTH OF THE BATHTUB.
D) HAVE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE THE INSTALLATION OF GRAB BARS; AND
E) INCLUDE EASY TO GRASP HANDLES ON FAUCETS, E.G., LEVER-TYPE FAUCETS.

21) WHERE BATHROOMS ARE PROVIDED TO SERVE A COMMON AMENITY SPACE, AT LEAST ONE SHALL BE WHEELCHAIR ACCESSIBLE AS DESCRIBED IN THE BUILDING CODE AND THE TOP OF THE RIM OF THE TOILET IN THAT ONE BATHROOM SHALL BE 480.0 mm ABOVE THE FLOOR.

KITCHENS

22) THE KITCHEN MUST HAVE:
A) SOME USABLE COUNTER SPACE AND CUPBOARDS THAT CAN BE EASILY ACCESSED BY PEOPLE WITH DISABILITIES, INCLUDING PEOPLE WITH WHEELCHAIRS, E.G., CONTINUOUS COUNTER BETWEEN THE STOVE AND SINK; ADJUSTABLE SHELVES IN ALL CABINETS; PULL-OUT WORK BOARDS AT 810.0 mm HEIGHT; AND PULL-OUT CABINET SHELVES;
B) EASY TO GRASP HANDLES ON FAUCETS, E.G., LEVER-TYPE FAUCETS;
C) EASY TO GRASP HANDLES ON CUPBOARDS, E.G., D OR J TYPE CABINET HANDLES AND GRAB EDGES UNDER COUNTERS;
D) TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS; AND
E) PLUMBING AND UTILITY PIPES LOCATED TO PROVIDE FOR A POTENTIAL 810.0 mm WIDE UNDER COUNTER WORKSPACE SO AS NOT TO PREVENT THE EASY FUTURE CONVERSION OF COUNTER SPACE AND SINKS TO BEING UNIVERSALLY ACCESSIBLE FOR KNEE SPACE UNDER THE SINK WHERE THERE IS A COUNTER TOP STOVE BUILT IN.

BEDROOM AND CLOSET

23) THE SPACE AROUND A BED IN A DWELLING UNIT THAT CONSISTS OF A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE SUFFICIENT SPACE TO PROVIDE A TURNING DIAMETER OF 1500.0 mm ON ONE SIDE OF A DOUBLE BED.

24) THE CLOSET IN A DWELLING UNIT THAT CONSISTS OF A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE A CLEAR OPENING OF AT LEAST 900.0 mm, CLEAR FLOOR SPACE OF AT LEAST 750.0 mm BY 1200.0mm AND A CLOTHES HANGER ROD THAT CAN BE LOWERED TO 1200.0 mm.

PATIOS AND BALCONIES

25) ACCESS DOORS SHALL HAVE A MINIMUM CLEAR OPENING OF 860.0 mm.

26) MINIMUM DIMENSIONS OF ANY BALCONY OR PATIO SHALL BE 1500.0 mm BY 1 500.0 mm.

ALL REMAINING SUITS WILL INCORPORATE AGING IN PLACE
FEATURES:
- STAIRWELL HANDRAILS;
- LEVER TYPE HANDLES FOR: PLUMBING FIXTURES, DOOR HANDLES;
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER.

BASIC UNIVERSAL HOUSING FEATURES - NOTES:
BUH HAS BEEN ADDED TO THE TITLE OF UNITS THAT INCORPORATE "BASIC UNIVERSAL HOUSING FEATURES" TO COMPLY WITH RICHMOND ZONING BYLAW

1) AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FOR THE MAIN ENTRY (@ MAIN LOBBY).

FOR DETAILED FEATURES OF HANDICAPPED AND BASIC UNIVERSAL HOUSING
- REFER TO PAGE A-4.02

UNIT PLAN GENERAL NOTES:

1. REFER TO FLOOR PLANS FOR ORIENTATION OF UNIT PLANS, WINDOW TYPE DESIGNATIONS.

2. REFER TO INTERIOR DESIGN DWGS FOR FINISHES AT DWELLING UNITS.

3. ALL INTERIOR PARTITION WALLS TO BE WALL TYPE 'W2' AND EXTEND TO U/S OF SLAB U.N.O.

4. ALL BATHTUBS TO BE 2'-8" x 5'-0" U.N.O. ALL SHOWERS TO BE
3'-0" x 3'-0" MIN. U.N.O. CONFIRM ACTUAL ROUGH-IN WITH SUPPLIER PRIOR TO FRAMING. FRAMING AT TUBS AND SHOWERS TO EXTEND MIN. 2-1/2" PAST EDGE OF TUB OR SHOWER FOR TILE AND GWB FINISHING. REFER TO INTERIOR DESIGN DRAWINGS.

5. VERIFY PRIOR TO CONSTRUCTION THAT ALL APPLIANCES FIT WITHIN THE DIMENSIONS SPECIFIED (INCLUDING CLEARANCES FOR FRIDGE DOOR IN OPEN POSITION).

6. GC TO SUPPLY AND INSTALL BACKING TO ALL WALL MOUNTED ELECTRICAL FIXTURES, TOILET PAPER HOLDERS, TOWEL BARS, TOWEL RINGS ETC. AS REQUIRED. GC TO COORDINATE AND REVIEW ALL DRAWINGS (ARCHITECTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN) FOR BACKING REQUIREMENTS. BACKING INSTALLATION SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.

7. ALL INTERIOR DOORS ARE TO BE CENTERED AT WALL OR 5" FROM THE NEAREST WALL U.N.O.

8. ALL WALL SURFACES SHALL BE FLUSH U.N.O. ENSURE FLUSH GYPSUM BOARD FINISH AT WALL TYPE TRANSITIONS.

9. REFER TO INTERIOR DESIGN PACKAGE FOR COORDINATED LOCATIONS OF CEILING MOUNTED FIXTURES & MECHANICAL UNIT ACCESS PANEL DETAILS.

10. ALL CONDUIT, DUCTWORK, PLUMBING, DRAIN, GAS & SERVICE LINES ARE TO BE ENCLOSED WITHIN GWB CEILING AND/OR BULKHEAD ASSEMBLIES. G.C. TO REVIEW CONSULTANT DRAWING PACKAGES AND, IF CONFLICTS ARISE, ADVISE ARCHITECT PRIOR TO SERVICE INSTALLATION.

gbl

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

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

Replacement Plan 17B
DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	11 DEC 2013	CITY REVIEW
6	16 DEC 2013	DP APPLICATION - PRIOR TO
7	30 MAY 2014	PROGRESS SET
8	30 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR COR REVIEW
12	14 OCT 2014	ISSUED TO ADDRESS COR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD
PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

UNIT PLANS [A]
1 BEDROOM UNITS

DATE	15/02/2015 8:55:10 PM
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SCALE	1/4" = 1'-0"
JOB NUMBER	1251

A-4.02

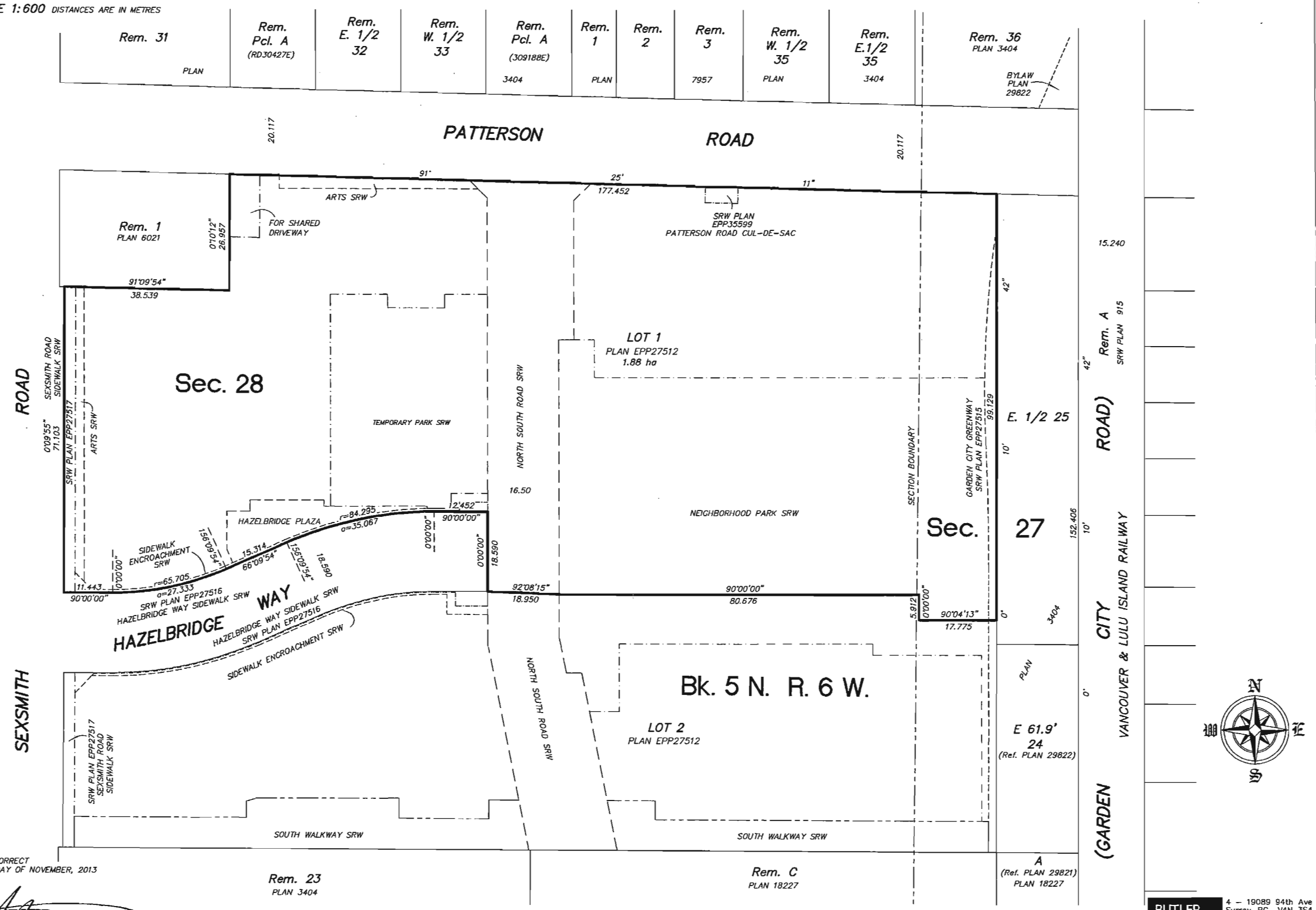
SURVEY PLAN OF LOT 1 SECTIONS 27 AND 28
BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN EPP27512

CIVIC ADDRESS:
8888 PATTERSON ROAD
RICHMOND, B.C.

P.I.D. 029-003-610

0 20 40

SCALE 1:600 DISTANCES ARE IN METRES



CERTIFIED CORRECT
THIS 26th DAY OF NOVEMBER, 2013

B.C.L.S.
JESSE MORIN

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUTLER SUNDVICK
4 – 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 3486
Dwg: 3486-S1-LOT 1

gbl
GBL ARCHITECTS INC.
129 EAST 8TH AVENUE
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TEL 604 736-1156
FAX 604 736-5228

Legal Address: LOT 1; SECTIONS 27 AND 28;
BLOCK 5; NORTH RANGE 6 WEST;
NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Reference Plan
DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	14 MAR 2013	PRELIMINARY
2.	26 JULY 2013	DP/REZONING INITIAL REVIEW APPLICATION
3.	16 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - DP APPLICATION REVISE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - REVISE TO
7.	30 MAR 2014	PRELIMINARY
8.	20 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	20 SEPT 2014	ISSUED FOR CONSULTANT REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	31 OCT 2014	REVISED PER CITY COMMENTS & / OR ISSUED FOR CITY REVIEW
12.	14 OCT 2014	ISSUED TO ADVISORY DESIGN PANEL MEMBERS
13.	17 OCT 2014	UPDATED ISSUED PLANS MADE AVAILABLE FOR REVIEW BY DESIGN PANEL
14.	06 NOV 2014	ISSUED FOR CONSULTANT REVIEW
15.	12 NOV 2014	ISSUED FOR CITY REVIEW
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	ISSUED FOR REVISED REVIEW - FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR CONSULTANT REVIEW
19.	20 JAN 2015	ISSUED FOR CITY REVIEW - CONSULTANT REVIEW
20.	13 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	20 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	12 FEB 2015	REISSUED - DP APPLICATION - CONSULTANT

CONCORD PACIFIC

CONCORD GARDENS
Phase 2
Richmond, BC
for Concord Pacific

SURVEY PLAN

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JOB NUMBER	1251

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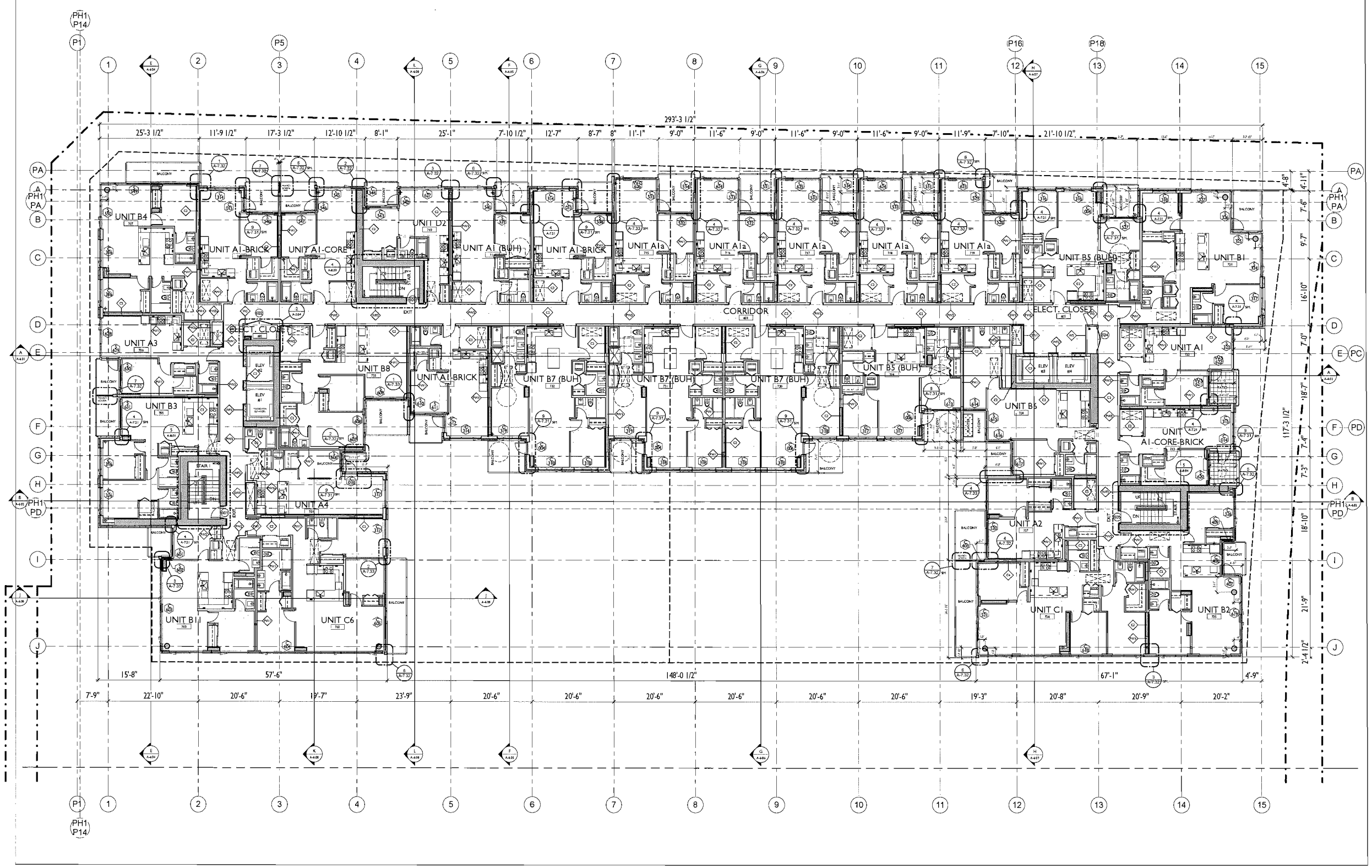

gbl

GBL ARCHITECTS INC
101-E EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 9279

Legal Address: LOT 1, SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP22512

Replacement Reference Plan

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1	16 MAR 2013	PROGRESS SET
2	19 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4	12 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5	11 DEC 2013	CITY REVIEW
6	16 DEC 2013	DP APPLICATION - PRIOR TO
7	20 MAY 2014	PROGRESS SET
8	20 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10	29 SEPT 2014	ISSUED FOR CITY REVIEW
11	07 OCT 2014	REVISED PER DP COMMENTS & ISSUED FOR COR REVIEW
12	14 OCT 2014	ISSUED TO ADDRESS DDR DP COMMENTS
13	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15	07 NOV 2014	ISSUED FOR COORDINATION
16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17	19 DEC 2014	POOL AREA REVISED PER VCH FEEDBACK
18	22 DEC 2014	REISSUED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19	29 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 6-8 (FLOOR 7-9)

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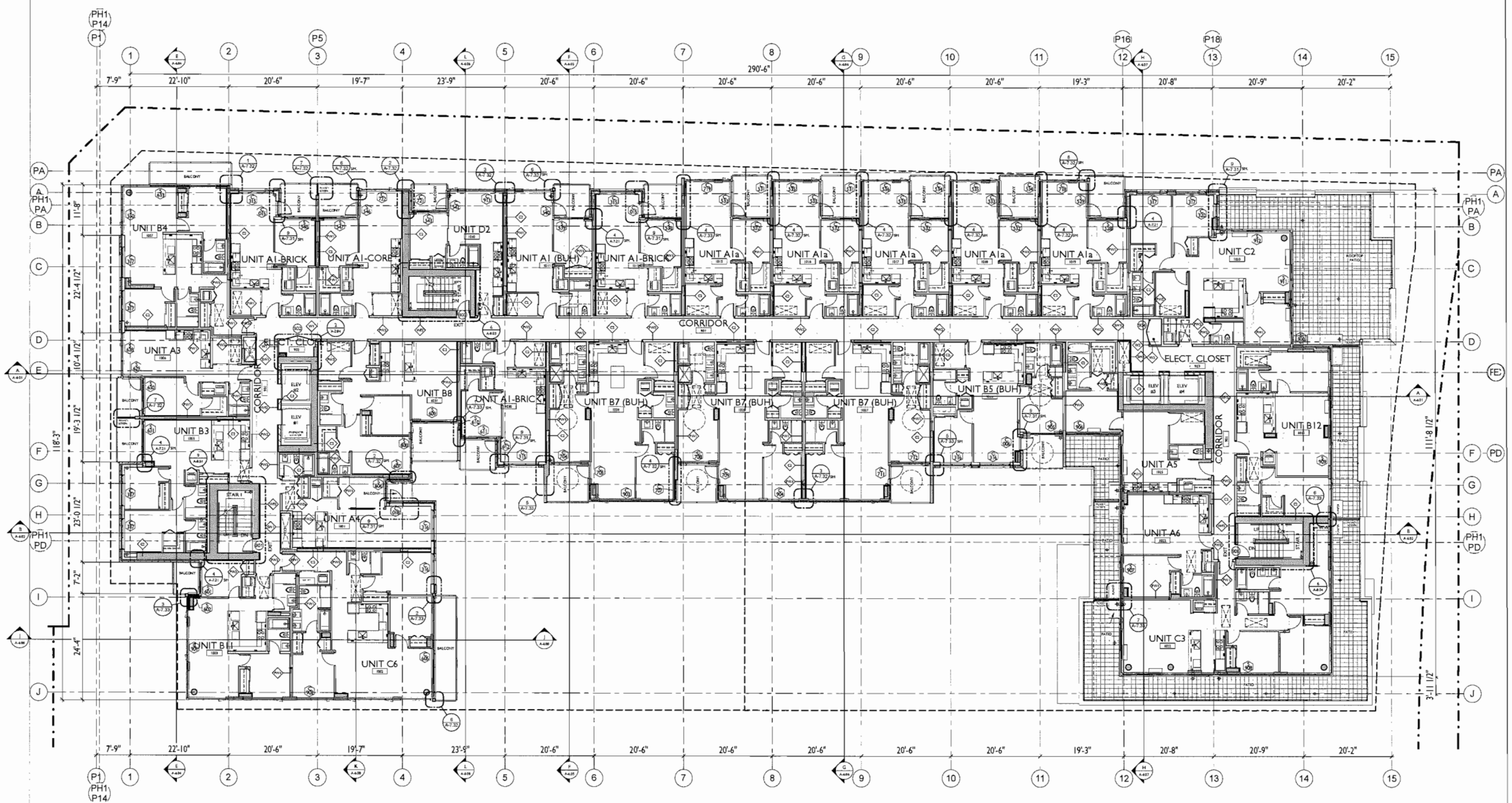

gbl

GBL ARCHITECTS, INC
729 BAIRD 6th AVENUE
VANCOUVER, BC CANADA V6T 1R8
TEL 604 736 1154
FAX 604 731 5279

Legal Address: LOT 1, SECTIONS 27 AND 28, BLOCK 5, NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN eep27512

Replacement Reference Plan

DP 13-642725 Feb 16/15

REVISIONS

NO.	DATE	DESCRIPTION
1.	04 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
3.	15 OCT 2013	ADVISORY DESIGN PANEL SUBMISSION
4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
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10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
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12.	14 OCT 2014	ISSUED TO ADDRESS CDN BP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS
14.	06 NOV 2014	ISSUED FOR REVIEW & COORDINATION
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POOL AREA REVISED PER FOR FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	25 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	05 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR BP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 9 (FLOOR 10)

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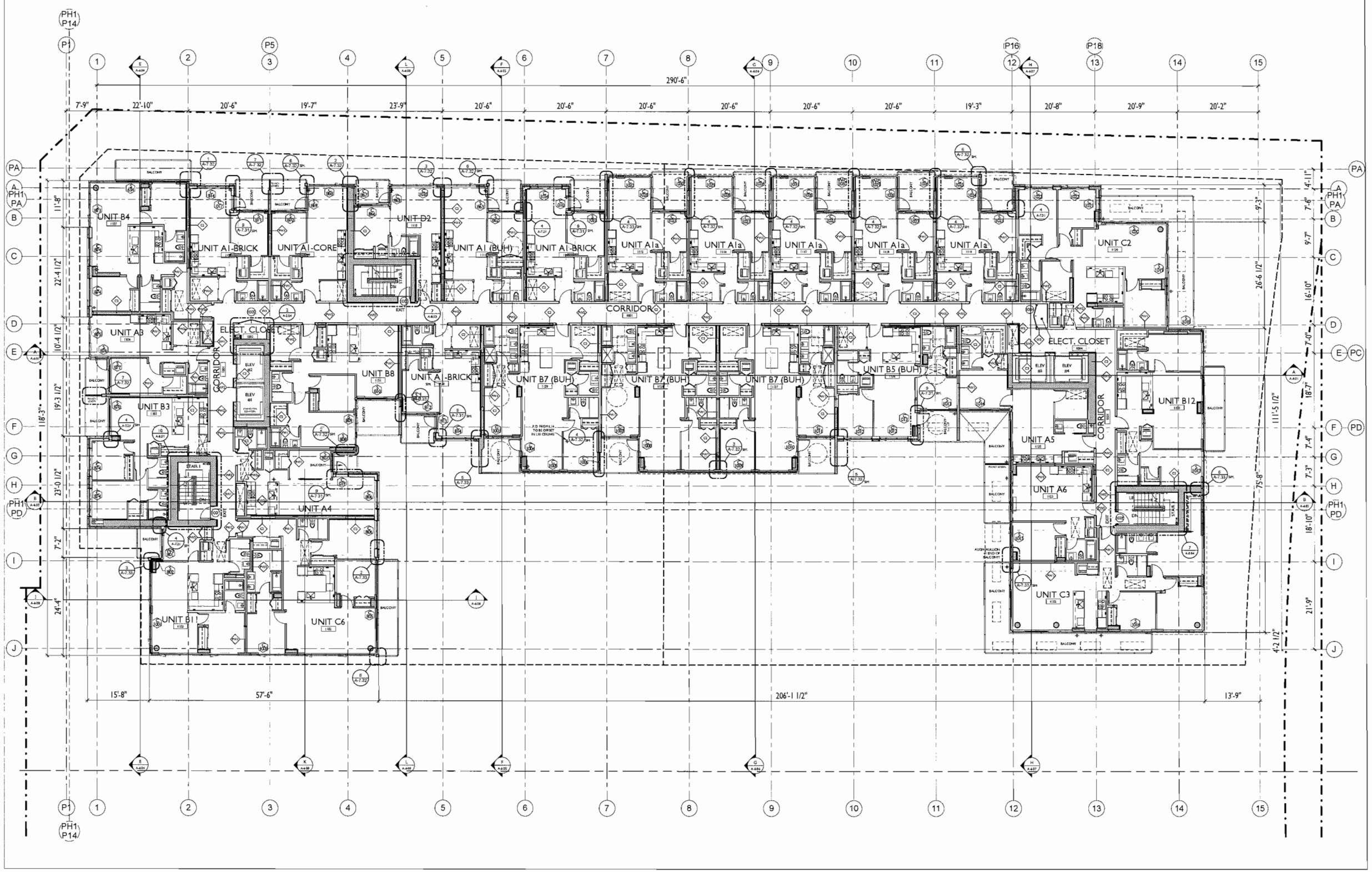

gbl

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101 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1136
FAX 604 721 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Reference Plan
DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
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12.	14 OCT 2014	ISSUED TO ADDRESS CDP DP COMMENTS
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21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 10 (FLOOR 11)

DATE	5/22/2015 9:02:48 PM
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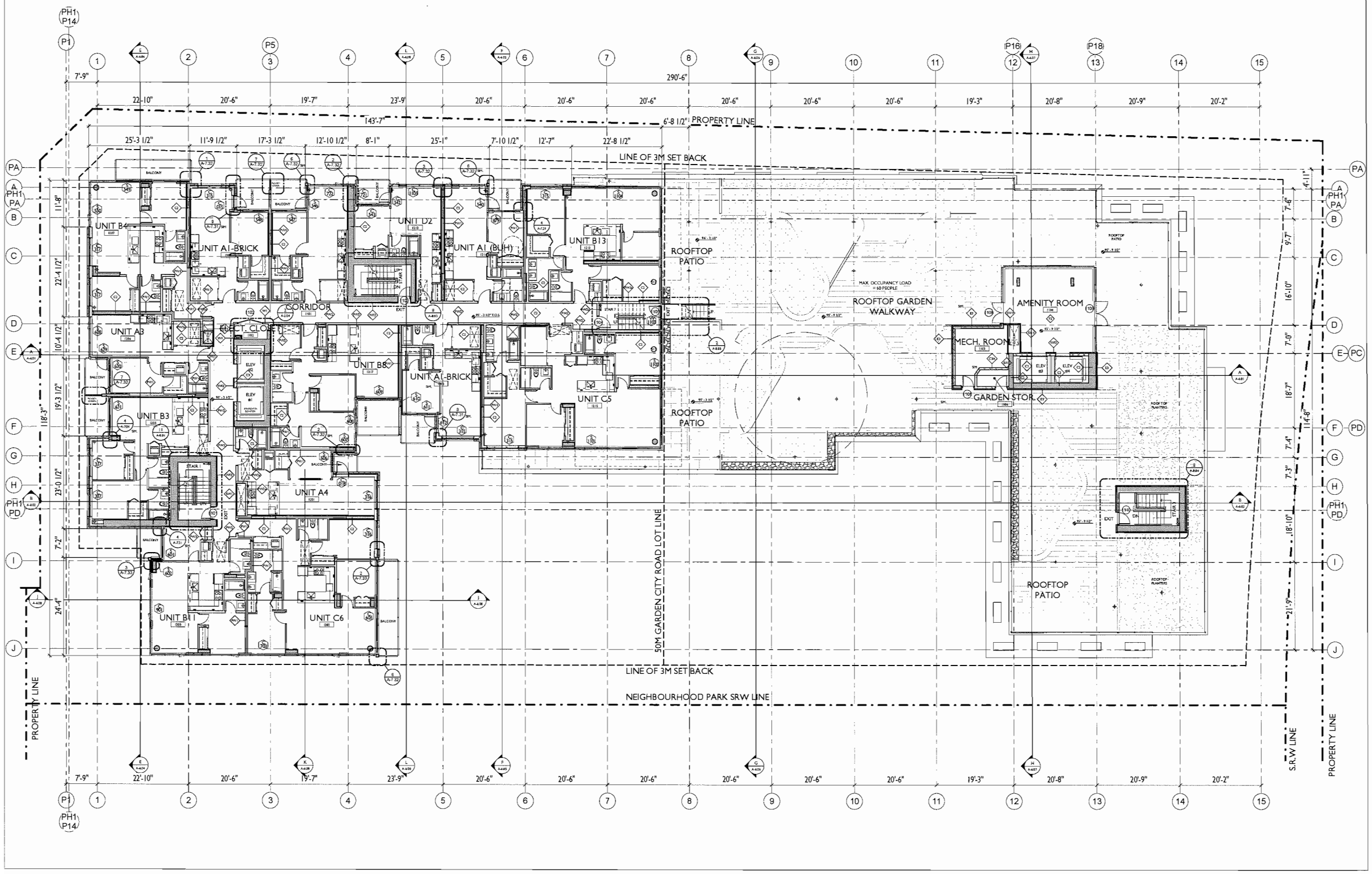

gbl

GBL ARCHITECTS, INC
1201 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1154
FAX 604 731 5579

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

LEGEND:
1 DENOTES NEW PARTS OF BUILDING FRAMED ON SURVEYED BUILDING OUTLINE PROVIDED BY BCLS

Replacement Reference Plan

DP 13-642725 Feb 16/15

REVISIONS

NO	DATE	DESCRIPTION
1.	14 MAR 2013	PROGRESS SET
2.	29 JULY 2013	DEVELOPMENT PERMIT APPLICATION
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4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	11 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIOR TO
7.	30 MAY 2014	PROGRESS SET
8.	26 JUNE 2014	ISSUED FOR BUILDING PERMIT APPLICATION
9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER SP COMMENTS & ISSUED FOR CDN REVIEW
12.	14 OCT 2014	ISSUED TO ADDRESS CDN DP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	06 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
15.	07 NOV 2014	ISSUED FOR COORDINATION
16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	19 DEC 2014	POWDER AREA REVISED PER VCH FEEDBACK
18.	22 DEC 2014	REVISED & RE-ISSUED FOR COASTAL HEALTH REVIEW
19.	23 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20.	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21.	03 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 11 [FLOOR 12]

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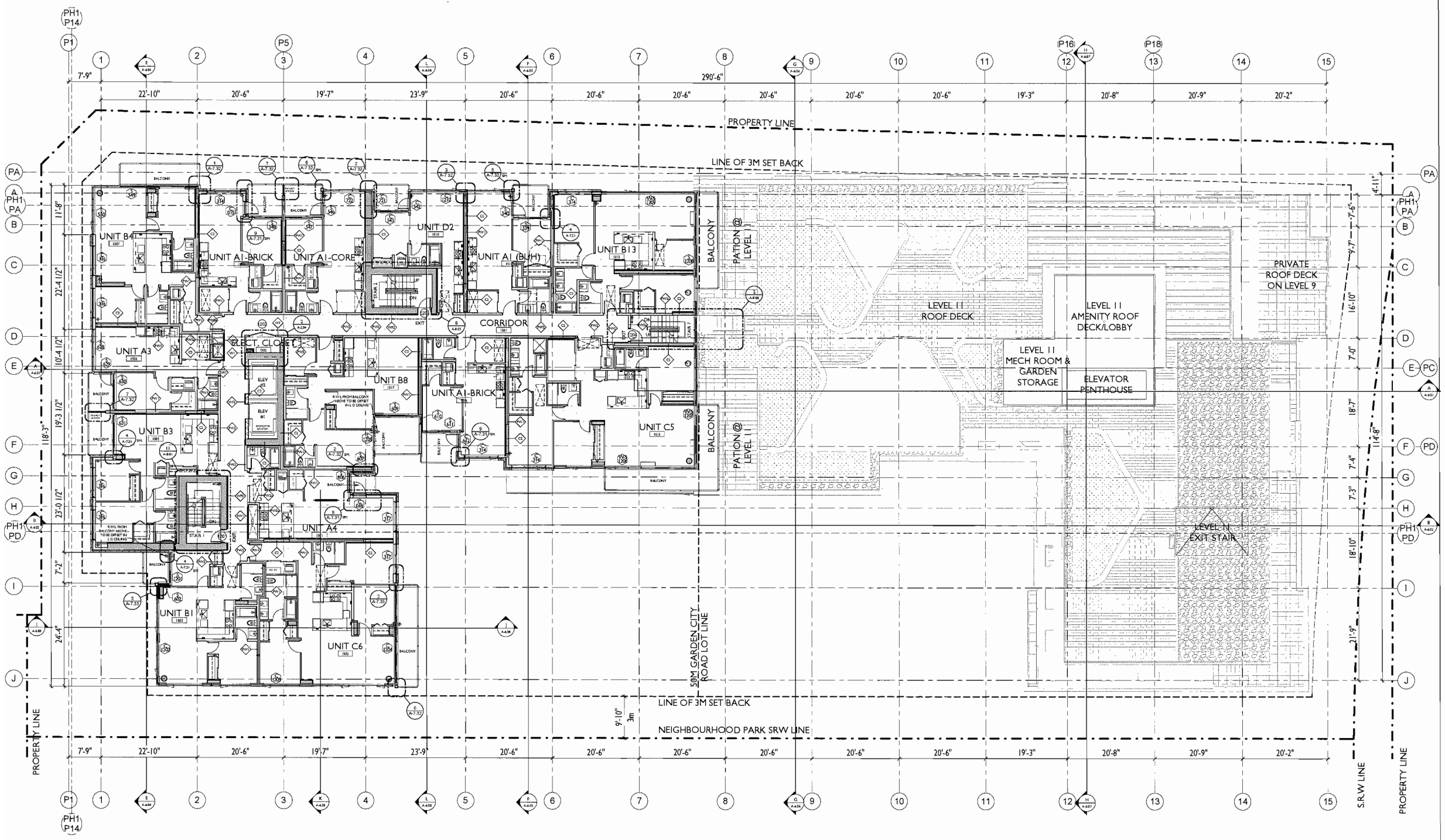

gbl

GBL ARCHITECTS INC
139 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 736 9579

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

LEGEND:
G DENOTES FLOOR WHERE DIFFERS FROM MAIN OR ENTRANCE LEVEL (GARDEN LEVEL MAY BE ON LOCATIONS NOT TYPICAL ABOVE)

Replacement Reference Plan

DP 13-642725 Feb 16/15

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NO	DATE	DESCRIPTION
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4.	14 NOV 2013	CITY REVIEW - STAFF COMMENTS RESPONSE
5.	19 DEC 2013	CITY REVIEW
6.	16 DEC 2013	DP APPLICATION - PRIME TD
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9.	05 SEPT 2014	ISSUED FOR ENVELOPE REVIEW
10.	29 SEPT 2014	ISSUED FOR CITY REVIEW
11.	07 OCT 2014	REVISED PER BP COMMENTS & ISSUED FOR COR REVIEW
12.	14 OCT 2014	REVISED TO ADDRESS COR BP COMMENTS
13.	17 OCT 2014	UPDATED SUITE PLANS ISSUED FOR REVIEW & COORDINATION
14.	04 NOV 2014	ISSUED FOR COASTAL HEALTH REVIEW
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16.	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
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19.	20 JAN 2015	ISSUED FOR CITY GENERAL COMPLIANCE REVIEW
20	23 JAN 2015	ISSUED FOR CONSULTANT COORDINATION
21	09 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 12-13 (FLOOR 15-16)

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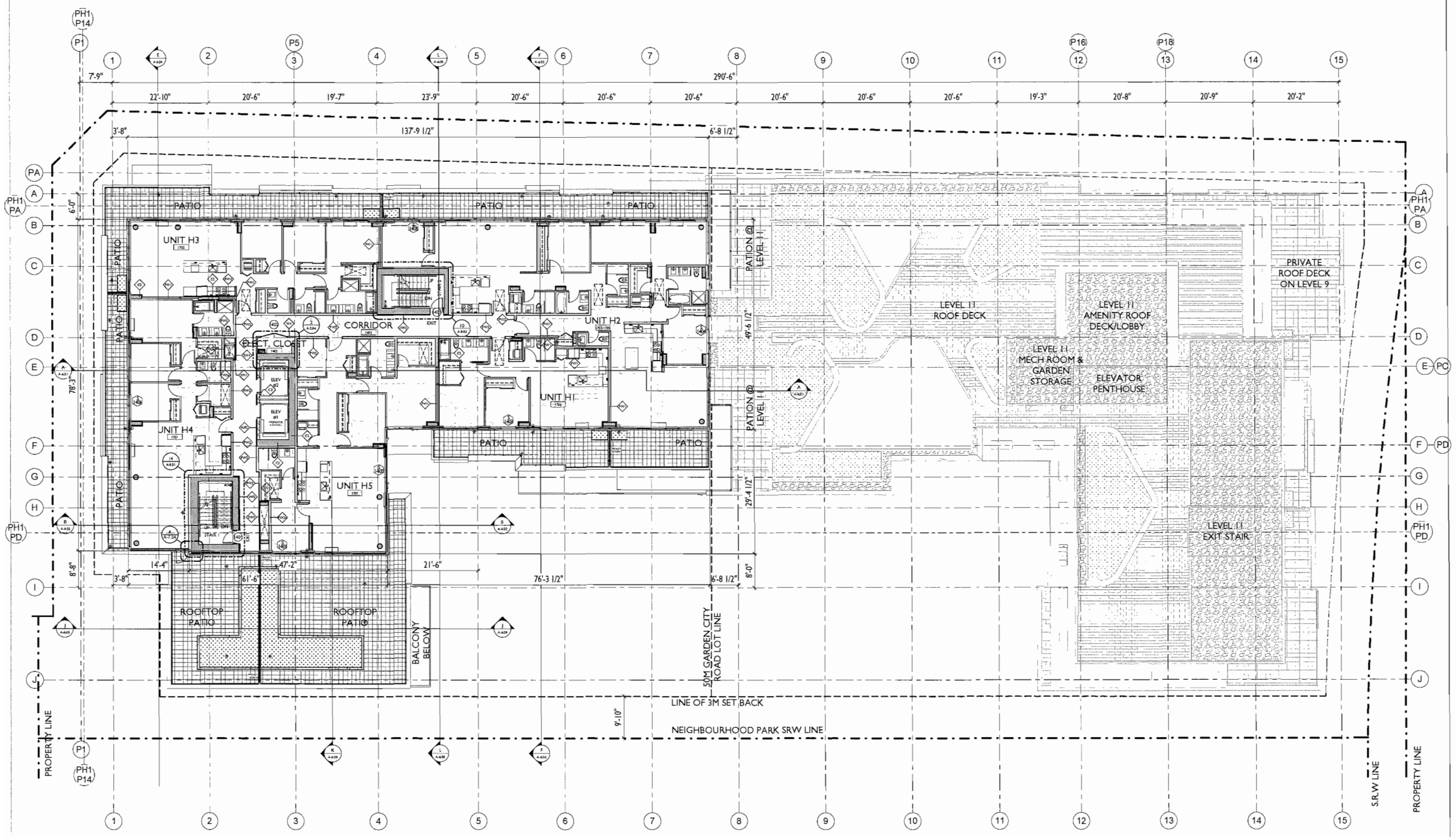

gbl

GBL ARCHITECTS, INC
129 EASTERN AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1154
FAX 604 731 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

Replacement Reference Plan
DP 13-642725 Feb 16/15

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CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 14 (FLOOR 17)

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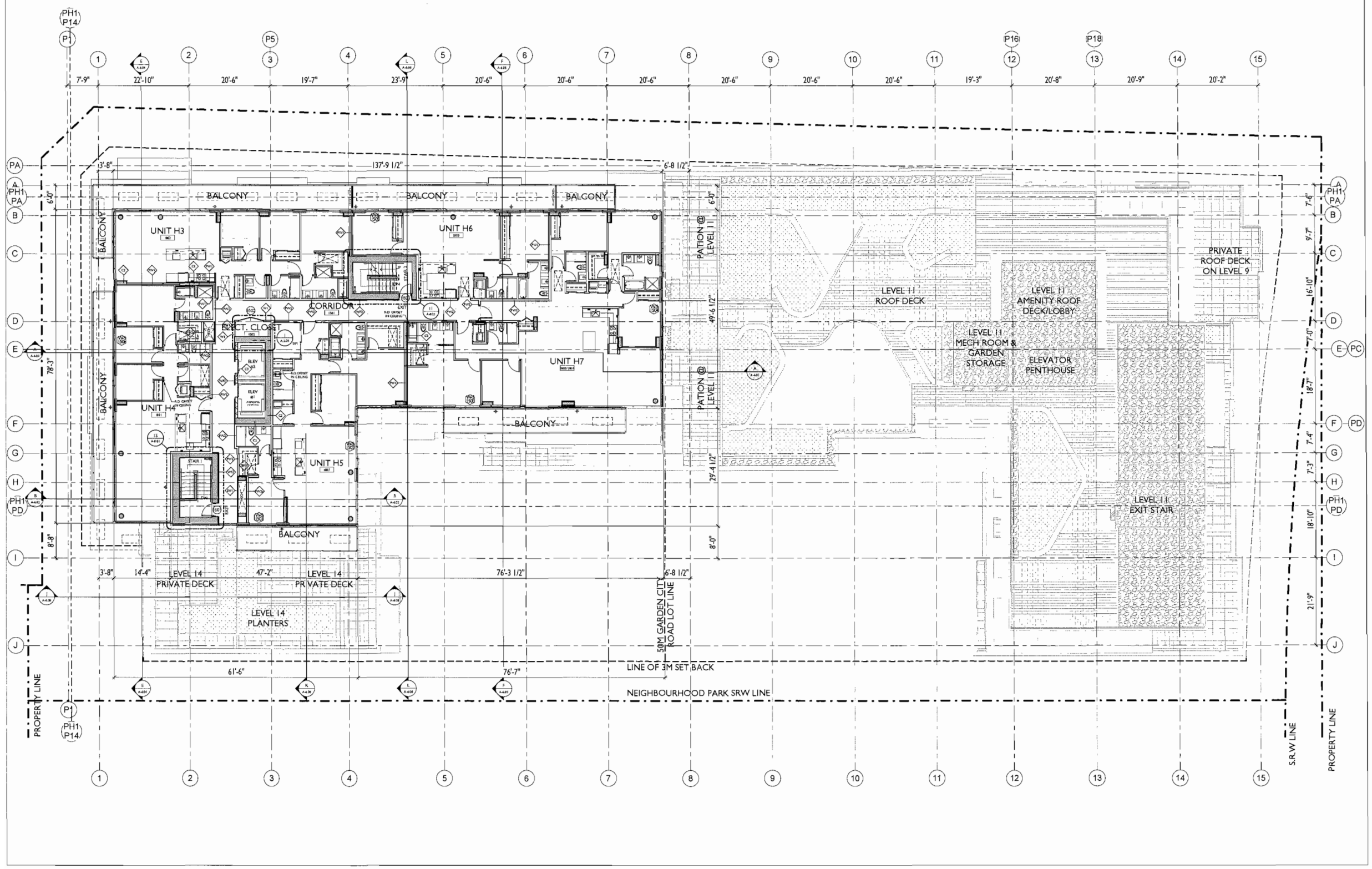

gbl

GBL ARCHITECTS INC
201 6491 AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL: 604 736 6184
FAX: 604 736 0279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN EPP27512

Replacement Reference Plan

DP 13-642725 Feb 16/15

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CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

LEVEL 15 (FLOOR 18)

DATE	14/02/2015 10:58:47 AM
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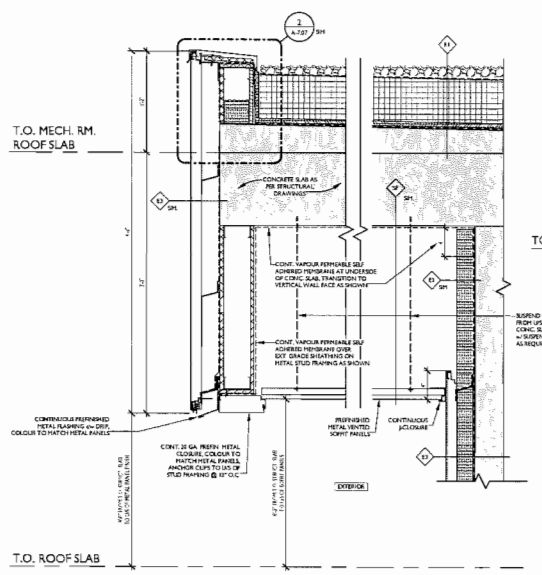

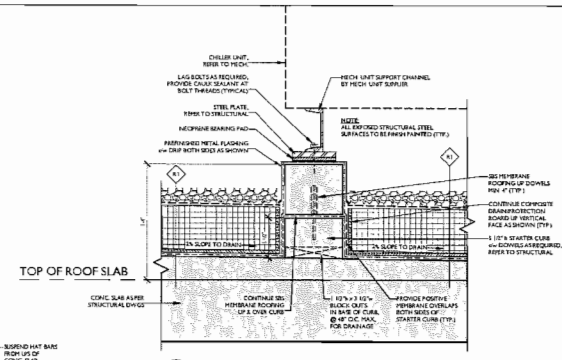

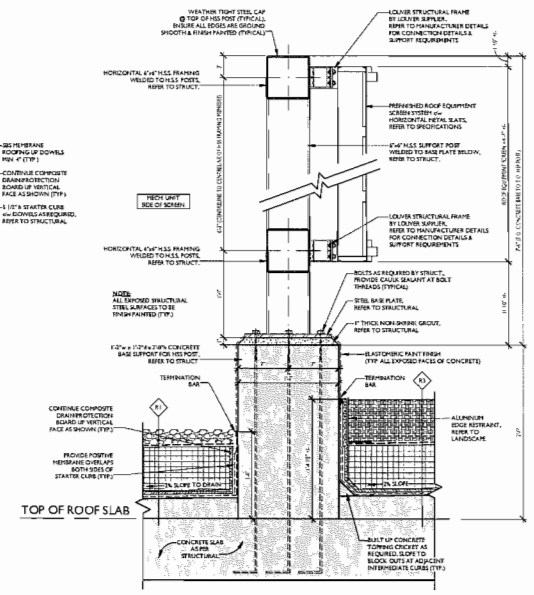

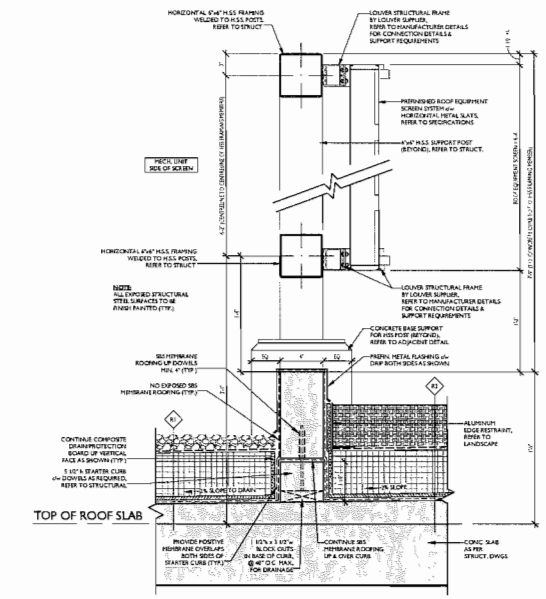

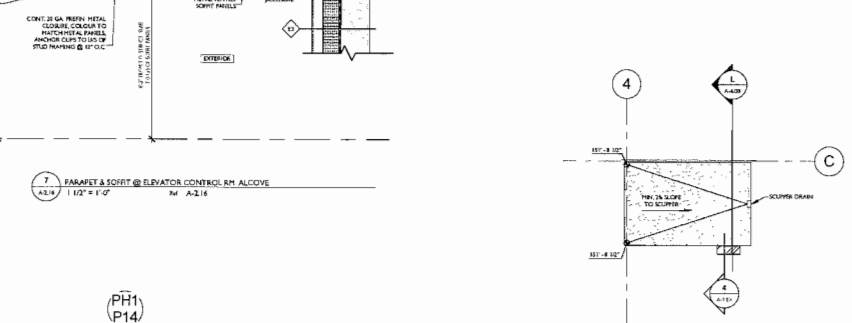

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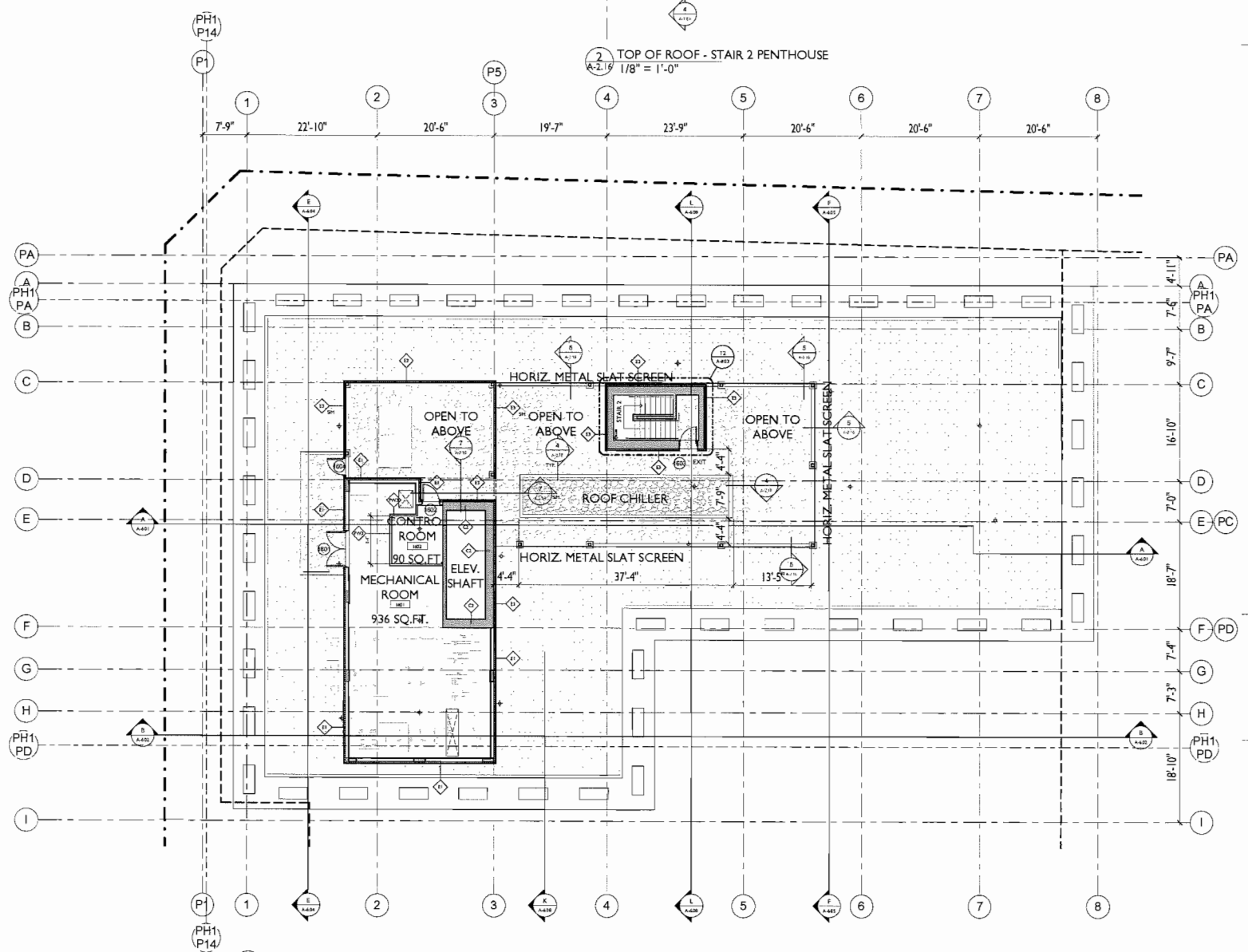
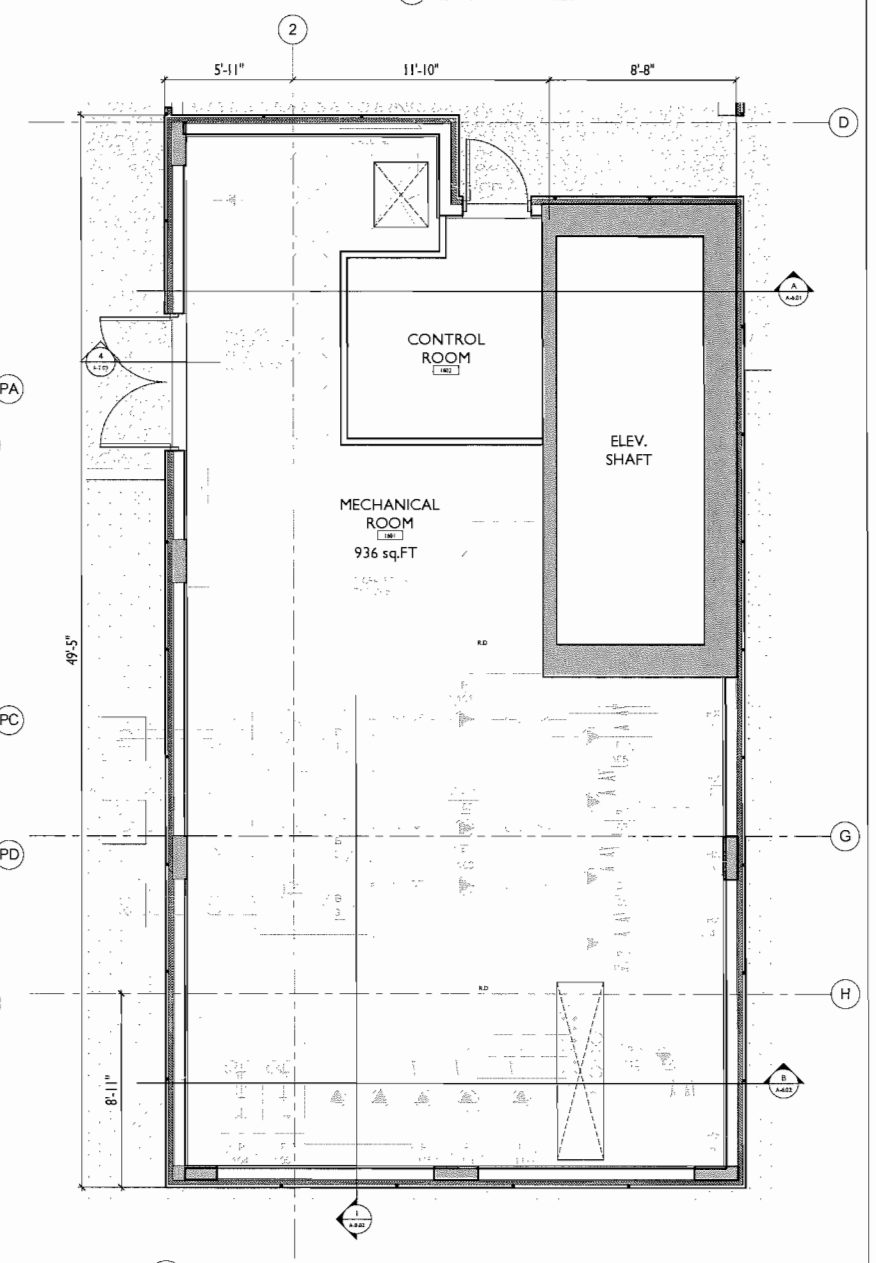


1 A-2.16 TOP OF ROOF
1/8" = 1'-0"



3 A-2.16 ENLARGED MECHANICAL PENTHOUSE
3/8" = 1'-0"

gbl

GBL ARCHITECTS, INC
1339 EAST 8th AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1136
FAX 604 736 5279

Legal Address: LOT 1; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN eep27512

Replacement Reference Plan
DP 13-642725 Feb 16/15

REVISIONS

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16	17 NOV 2014	ISSUED FOR CONSULTANT COORDINATION
17.	09 DEC 2014	POOL AREA REVISED PER KSP FEEDBACK
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21	30 FEB 2015	ISSUED FOR CONSULTANT COORDINATION
22	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

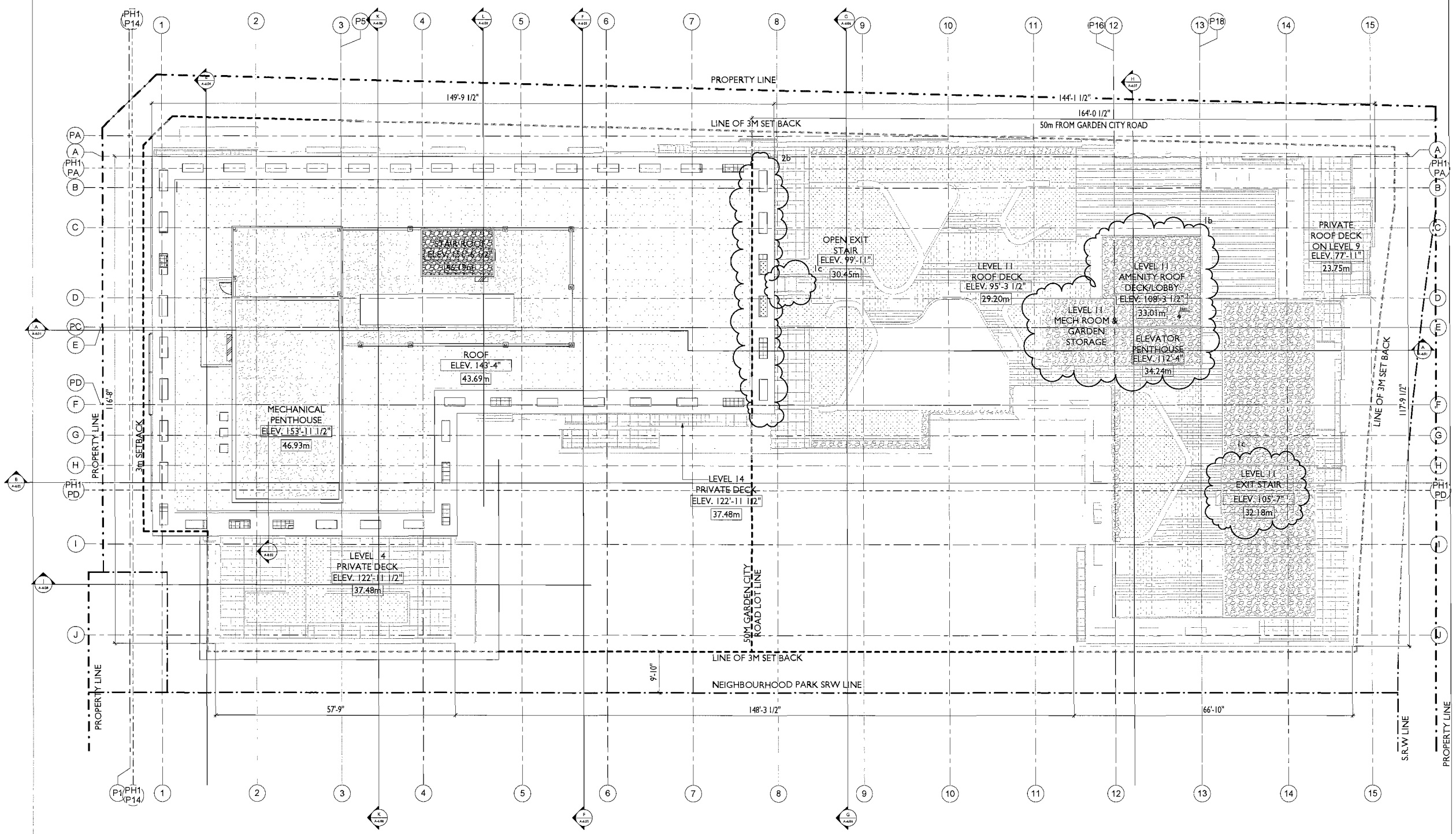
MECHANICAL
PENTHOUSE PLAN

DATE	14/02/2015 10:44:32 AM
DRAWN BY	SK
CHECKED BY	MG
SCALE	1/8" = 1'-0"
JOB NUMBER	1251

A-2.16

ZONING BYLAW VARIANCES

1a	EXIT STAIR @ LEVEL 11	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR PORTIONS OF THE BUILDING LOCATED LESS THAN 50.0m FROM A LOT LINE ABUTTING GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTING ENCLOSED STAIR STAFFS, AN ELEVATOR PENTHOUSE AND AN INDOOR RESIDENTIAL AMENITY SPACE FROM 28.0m TO 33.4m
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 11	
1c	UNENCLOSED EXIT STAIR @ LEVEL 11	
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR PORTIONS OF THE BUILDING HAVING A HEIGHT GREATER THAN 28.0m, FOR THE PURPOSE OF PERMITTING A CANTILEVERED ROOF AND BALCONIES, FROM 50.0m TO 48.6m.
2b	CANTILEVERED ROOF	



1 ROOF PLAN
A-2.17 1/8" = 1'-0"

gbl
GBL ARCHITECTS INC
927 EASTERN AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 737 3079

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Legal Address: LOT 1, SECTIONS 27 AND 28, BLOCK 5, NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN eap27512

Replacement Reference Plan
DP 13-642725 Feb 16/15

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22.	13 FEB 2015	REISSUED FOR DP GENERAL COMPLIANCE

CONCORD PACIFIC

CONCORD GARDENS
PHASE 2
8988 Patterson Rd,
Richmond, BC

ROOF PLAN

DATE	16/02/2015 12:19:51 PM
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SCALE	
JOB NUMBER	1251

A-2.17

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	February 13, 2015
From:	Wayne Craig Director of Development	**File:**	DP 14-660646
Re:	**Application by Treviso Development Ltd. (0954462 BC Ltd.) for a Development Permit at 22691 and 22711 Westminster Highway**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eleven (11) three-storey townhouse units at 22691 and 22711 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eleven (11) townhouse units.

Wayne Craig
Director of Development

WC:ke
Att.

Staff Report

Origin

Treviso Development Ltd. (0954462 BC Ltd.) has applied to the City of Richmond for permission to develop eleven (11) three-storey townhouse units at 22691 and 22711 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton".

The site is being rezoned from "Single-Detached (RS1/F)" to "Town Housing (ZT11) – Hamilton" for this project under Richmond Zoning Amendment Bylaw 9064 (RZ 11-590130). 3rd Reading was granted on November 18, 2013.

A Servicing Agreement application (SA 13-650261) has been submitted and is being reviewed by staff for off-site road upgrades and frontage works. Approval of the Servicing Agreement is a rezoning consideration of Richmond Zoning Amendment Bylaw 9064.

Surrounding Development

Development surrounding the subject site is as follows:

To the north, an existing townhouse development zoned "Town Housing – Hamilton (ZT3)";

To the east, across Westminster Highway are vacant "Single-Detached (RS1/F)" zoned lots and a townhouse development zoned "Town House – Hamilton (ZT11)";

To the south, existing houses zoned "Single-Detached (RS1/B)"; and

To the west, existing houses zoned "Single-Detached (RS1/B)".

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.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on November 18, 2013. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Provisions for adequate parking within the development site and driveway access, which is located and accessed from Westminster Highway.
- Comments from the residents of the townhouse development directly to the north about an existing retaining wall in need of repair and if it would be feasible for the townhouse strata and developer to work cooperatively to repair the retaining wall.

Staff worked with the applicant to address these issues as described below:

- The plans allow for a total of 22 parking stalls for the residents and 3 visitor parking stalls, which meet the minimum Richmond Zoning Bylaw requirements for townhouse off-street parking.

- The site access located at the northeast corner of the subject site has been reviewed and is supported by the Transportation Division. The location of the driveway access is also positioned at the north edge of the site to avoid potential conflicts with the signalized intersection at McLean Avenue and Westminster Highway.
- The current adjacency condition along the site's north edge consists of a small retaining wall along on the edge of the townhouse site to the north as a result of the subject site's lower grade. The development on the subject site will slightly raise the elevation to the site, which will result in another small retaining wall that will abut the existing retaining wall to the north. The developer has confirmed that they have come to an agreement with the townhouse strata to the north to repair any damage to the existing retaining wall as a result of preload activities.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town House – Hamilton (ZT11)" except for the zoning variances noted below.

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

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

1) Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eleven (11) townhouse units.

   Staff supports the proposed variance as the related rezoning application was submitted prior to the Bylaw Amendment related to tandem parking being approved by Council in March 2013. The rezoning report for this development identified a site plan that incorporated the proposed tandem parking configuration with supporting rationale, which was supported by Council when they considered the rezoning at Public Hearing on November 18, 2013.

   The incorporation of tandem parking has a number of advantages on this site and locational context:

   - ***Supporting a townhouse typology that meets the minimum required Flood Construction Level (FCL) (3.5 m) applicable in the Hamilton Sub Area by providing for all of the habitable residential spaces to be on the second and third levels of the three-storey buildings, which is consistent with the development of other townhouses in Hamilton.***
   - ***Minimal increase from the existing grade (approximately 0.7 m or 2.3 ft.) to the proposed finished site grade of the subject site, which improves the grade relationship with adjacent properties by avoiding large or high retaining walls.***
   - ***Allows for a more compact form of development that results in more landscaping and reduced pavement/hard surfacing. Proposed lot coverage is 35%, which is lower than other low density townhouses in the City that typically allow for 40% lot coverage.***

Transportation staff have reviewed the proposed tandem parking configuration of the development and have no concerns. A restrictive covenant preventing the conversion of the tandem parking areas to habitable space has been secured through the rezoning.

Advisory Design Panel Comments

The Advisory Design Panel reviewed and supported the project on October 22, 2014. 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 ***'italics'***.

Analysis

Conditions of Adjacency

- The proposed site design incorporates two (2) three-storey townhouse clusters into the development and provides for a 6 m (20 ft.) front yard along Westminster Highway that is consistent with the existing three-storey townhouse development to the north and single-family residential subdivision to the south. Impacts related to shadowing and overlook to the south and west will be mitigated through a side yard setback ranging from 5 m (16.4 ft.) to 6 m (20 ft.), rear yard setback ranging from 3.3 m (11 ft.) to 10.9 m (35.5 ft.). The existing single-family lots have rear yards adjacent to the proposed development.
- The proposed site design and building layout involves one (1) three-storey building cluster along Westminster Highway that contains 5 units and one (1) three-storey 6 unit building at the rear, which will be consistent with existing building clusters and road pattern of the development to the north.
- The location of the drive-aisle and vehicle maneuvering area at the north edge of the site and walkway at the south end of the site next to the outdoor amenity area provides for additional separation to the adjacent residential uses.
- The irregular geometry of the development site facilitates varied setbacks and yard spaces for the rear units minimizing potential overlook and shadowing for properties to the west.
- Retaining walls to address grade changes between the site and neighbouring properties will be kept to a minimum. Along the south edge of the site, a 1 m (3.3 ft.) tall split face block retaining wall is proposed on the subject site. Minimal grade changes are proposed along the west edge of the development as the site grading and cross-sections indicate that the elevation of the rear yards of the existing single-family will be higher than the subject site. Along the north edge of the site (adjacent to an existing retaining wall implemented as part of the townhouse development to the north to address a difference in grade) a split face block retaining wall is proposed to abut the existing retaining wall at a height ranging from 0.5 m (1.5 ft.) to 0.6 m (2 ft.).

Urban Design and Site Planning

- Vehicle access will be provided at the north edge of the site and central drive-aisle will provide the access to the unit garages. A larger open space/drive-aisle courtyard area is located at the north end of the site to accommodate space required for truck and larger vehicle on-site maneuvering to prevent backing out onto Westminster Highway.
- For the building cluster along Westminster Highway, continuity of the streetscape is maintained by having unit entrances directly accessible and fronting the public road. A difference in grade of the road/sidewalk and the higher elevation at the unit entrance

necessitates the implementation of a set of stairs (ranging in 2 to 4 risers) in the front yard entrance pathway, incorporated into the 6 m (20 ft.) front yard setback.

- The rear building provides for a much more articulated and varied setback approach to address the existing geometry of the development site and also to accommodate the interior drive-aisle maneuvering courtyard. The lot geometry allows for rear yard areas that increase in size from south to north.
- The outdoor amenity space is located along the south edge of the site. At the south east corner, adjacent to an internal walkway providing access to Westminster Highway, is a children's play area. A play structure/spring toy, bench seating and a durable all weather surface suitable for use in all weather conditions are provided. At the south west corner of the site, an additional outdoor amenity is provided in the form of a garden plot area for urban farming. The southern orientation allows for maximum sunlight exposure and the amenity area meets minimum size requirements.

Architectural Form and Character

- The density and three-storey massing of the proposed development are consistent with the low-density townhouse forms that surround the subject site. The five-unit townhouse block facing Westminster Highway also repeats the five-unit townhouse block pattern established by the development to the north.
- The proposed development differs from residential development typical of the area, however, by incorporating flat roofs and contemporary forms of building articulation (i.e. flush bay windows, strong vertical design elements). The proposal uses a single "row house" module to clearly differentiate it from surrounding townhouse forms.
    - The use of a flat roof form, in combination with the raised grade of the site, serves to reduce the apparent scale of the development in relation to the pitched-roof townhouse development to the north.
    - The more contemporary architectural expression, which was evident in the conceptual design scheme provided during the rezoning process and has been further developed through the development permit process, and received the support of the Advisory Design Panel. As the last small redevelopment site along this portion of Westminster Highway, this approach contributes to desirable stylistic variation along the streetscape.
    - Because of the small site frontage, the single repeating module is limited to five-units and avoids the monotony that can occur with longer frontages.
- Strong vertical forms articulate the facades and are expressed with continuous brick cladding and recessed vertical columns that span the entire three-stories. This verticality is offset with pop-out boxes on the third floor. Large windows present a friendly and animated face to the street.
- Proposed external cladding materials consist primarily of brick veneer, hardi-panel and metal cladding (for the bay windows). Other exterior features (i.e., entrance doors, garage doors, balcony railings) are consistent with the contemporary design of the project. Careful detailing of the intersection of the forms and materials further reinforces the contemporary character.

Landscape Design and Open Space Design

- The landscape plan submission provides for an appropriate amount of trees to be planted on the subject site to adequately compensate for tree removals required as part of this

development and is consistent with tree replacement required at the time of rezoning. The landscape plan also provides for the planting of a specimen conifer tree along the site's Westminster Highway frontage based on the recommendation of Tree Protection staff.

- The townhouse units that front onto Westminster Highway will have landscaping that consists of a concrete walkway, pavers at the entrance landing, small sodded lawn area surrounded by double row of deciduous trees, cedars and low level shrubs. A 1 m (3.5 ft.) tall wooden fence will provide separation for front yard open spaces. The rear yard open spaces will be landscaped with a combination of low to medium shrubs and a row of deciduous trees and separated by a 1 m (3.5 ft. wooden fence).
- Decorative pavers are implemented in the drive-aisle, interior courtyard vehicle manoeuvring area in front of the rear building and visitor parking stalls, which will help differentiate functional areas as well as provide visual interest to the hard surfaced areas.
- A strip of landscaping along the north edge of the front building will provide a transition from the building to the drive aisle. On the north side of the drive-aisle adjacent to the townhouse development to the north, a 1.8 m (6 ft.) fence is proposed with plantings to provide additional screening.
- A decorative trellis is located on top of the north fence and south fence (adjacent to the visitor parking area) to highlight the drive aisle entrance to the development and provide visual interest to end of the drive aisle and visitor parking area.
- A landscape security ($81,000) will be secured through this Development Permit application.

Crime Prevention Through Environmental Design

- Active and passive surveillance of the outdoor amenity area and mailboxes located at the south east corner of the development is achieved by the adjacent private walkway through the development to Westminster Highway and front townhouse building block.
- Site lines are maintained and blind corners and hidden areas are minimized throughout the development through the large courtyard area in the drive aisle.
- Low landscaping and fencing is implemented within the internal areas of the development to enhance visibility of the outdoor amenity area and front/rear yards of the development.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a stair lift (additional stair width and maneuvering areas are accommodated in the plan), additional manoeuvering space in the living areas (including bedroom and bathroom) and installation of sliding pocket doors.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Lever-type handles for plumbing fixtures and door handles; and
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability Measures

- The developer has engaged a Certified Energy Advisor who has submitted a report confirming that with some minor unit upgrades, the project will be able to achieve an EnerGuide rating of 82. A legal agreement will be secured on the subject site as a

Development Permit consideration to ensure that the proposed development complies with the energy consultant's recommendations to achieve and EnerGuide 82 rating.

- Additional sustainability measures incorporated into the project include:
  - Use of drought resistant landscaping.
  - Permeable pavers in the drive-aisles, drive-aisle courtyard area and visitor parking areas.
  - Light coloured building materials to reduce heat island effect.

Conclusions

The proposed 11 unit three-storey townhouse development has addressed conditions of adjacency, site planning and design, architectural form/character and landscaping design objectives established in the applicable Development Permit guidelines. The scale of the development fits in well with surrounding residential land uses and the contemporary modern design will add additional character and interest to the neighbourhood.

Kevin Eng
Planner 2

KE:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $81,000; and
- Registration of a legal agreement on title of the consolidated site identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency.

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

- 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.*
- Submission of construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- Incorporation of accessibility measures in the Building Permit (BP) plans as determined via the Rezoning and/or Development Permit process.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-660646 **Attachment 1**

Address: 22691 and 22711 Westminster Highway

Applicant: Treviso Development Ltd. Owner: Treviso Development Ltd.

Planning Area(s): Hamilton Area Plan

Floor Area Gross: 1,787 m^2 Floor Area Net: 1,059 m^2

	Existing	Proposed
Site Area:	1,810 m^2	1,810 m^2
Land Uses:	Vacant – Currently preloaded	Low Density Townhouse
OCP Designation:	Neighbourhood Residential (Single Family 0.55 FAR)	No change - complies
Zoning:	Town Housing (ZT11) - Hamilton	No change
Number of Units:	Vacant	11 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6 FAR	0.58 FAR	none permitted
Lot Coverage:	Max. 35%	35%	none
Setback – Front Yard:	Min. 6 m	6.16 m	none
Setback – Side Yard (north):	none	4.74 m	none
Setback – Side Yard (south):	none	5.19 m	none
Setback – Rear Yard (west):	none	3.29 m (southwest corner)	none
Height (m):	Max. 10.6 m	9.65 m	none
Off-street Parking Spaces – Resident:	22	22	none
Off-street Parking Spaces – Visitor:	3	3	none
Total off-street Spaces:	25	25	none
Tandem Parking Spaces	Up to 50% permitted	**100% of the resident parking spaces proposed to be parked in tandem**	**Variance required**
Amenity Space – Outdoor:	Min. 66 m^2	105 m^2	none

Jka
architecture planning interior design

MEMORANDUM

Townhouse Development	**Feb 02, 2015**
Project Name	date
22691 Westminster Hwy, Richmond, BC	**1228**
Project address	Project Number
to	
City of Richmond	**Kevin Eng**
City	attention
Pawan Bains	
Client representative / Project manager	attention
from	
Jordan Kutev Architect inc	**Jordan Kutev**
Architect	from

Hi Kevin,

Further to our last memo dated January 05, 2015, based on our most recent discussions & revisions to the drawings, please find below our updated response to the ADP comments.

Applicant's Presentation

Architect Jordan Kutev, JKA Architecture Planning Interior Design, and Landscape Architect Mary Chan Yip, PMG Landscape Architects Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the provision of pocket door in the powder room as it creates extra floor space and enhances accessibility; also consider a pocket door for the ensuite washroom on the second floor in lieu of a swing door;
    - *JKA has provided a pocket door for said ensuite bathroom.*
- provide weather protection for the future vertical access and review the logistics of an individual having to use the lift; also look at the width of the stairway and landing area to anticipate the future installation of a stair climbing lift;
    - *To improve comfort and weather protection for users we propose a future stair lift thus replacing the previous garaventa lift in the convertible unit. We have also increased the width of the subject staircase so that it is able to accommodate the stair lift whenver required.*
- the contemporary character of the proposed development fits well with its surrounding neighbourhood; appreciate the architectural renderings provided by the applicant;

- look at the proposed location of garbage and recycling as it negatively impacts the internal courtyard at the driveway; also consider a buffer for the corner unit of the subject site to provide protection from vehicles, e.g. large trucks moving and manoeuvring within the site;
    - *The garbage/recycling area has been retained towards the west of the building A based on discussion with city staff, and a landscape strip has been included towards the east of building A which acts as a buffer from the driveway.*
- consider introducing landscape treatments to soften the edge of the corner unit of Building A to provide safety and protection from vehicles making a 90 degree turn at the corner;
    - *A landscape strip has been added at that east edge of building A.*
- the proposed building architecture is exciting and a welcome change in Richmond;
- agree with comments to introduce landscaping features to soften the edge and provide separation to the corner unit;
    - *A landscape strip has been added at that east edge of building A.*
- proposed landscaping is well resolved; however, consider introducing planting to soften the hard paved surfaces of the central courtyard and manoeuvering drive-aisle;
    - *Since the central courtyard is also the drive aisle to access garage in every unit, planting would become an obstacle for vehicular access.*
- look at planting along the internal drive aisle;
    - *Since the central courtyard is also the drive aisle to access the garage in every unit, planting would become an obstacle for vehicular access.*
- consider a more suitable approach to fencing to match the contemporary character of the proposed development;
    - *Fence design has been revised by landscape architect to better blend with the contemporary character of the proposed development.*
- agree with comments regarding the proposal for landscaping treatment of the corner unit; note that the proposed picket fence is not consistent with the contemporary character of the building;
    - *A landscape strip has been added at that east edge of building A.*
    - *Fence design has been revised by landscape architect to better blend with the contemporary character of the proposed development.*

- large gardens at the back units can only be accessed from the garage; consider additional access, e.g. by providing stairs from the decks into the gardens;
  - *Access through means of a single flight, simple treated wood, open stair directly from the deck to the garden was explored but was not supported by City staff who would prefer an L or a U shaped stair more elaborately finished to match the exterior finishes of the development. In consideration of the additional cost of an elaborate stair with glass railings, & the L or U shaped stair chopping off the garden space by its volume, and to expedite the application process, the developer has removed the stairs from the proposal.*
- central courtyard lacks greenery; consider trees in grates;
  - *Since the central courtyard is also the drive aisle to access the garage in every unit, planting would become an obstacle for vehicular access.*
- like the strong architecture of the buildings; however, reconsider the stark white panels on the upper end of the buildings and the white picket fence; consider a more toned down and sophisticated colour treatment for these elements , e.g. dark grey or medium grey;
  - *We have proposed the use of white panels to add some contrast to the palette of the exterior finishes and colors thus providing a gentle rhythm to the overall design.*
- look at the possibility of a rooftop terrace to provide additional outdoor amenity space for residents especially during summer;
  - *Client does not want a rooftop terrace.*
- consider relocating garbage and recycling to (i) minimize garbage truck movement within the development, (ii) reduce the truck turning radius, and (ii) address safety issues; may involve relocating the community gardens; and
  - *The relocation was explored and found not to be feasible. City staff are in support of the current configuration.*
- should garbage and recycling be relocated, ensure that the proposed convertible unit will not be located adjacent to it.
  - *The proposed convertible unit is away from the garbage/recycling area.*

Yours truly,

Jordan Kutev
Principal
Jordan Kutev Architect Inc

City of Richmond

Development Permit

No. DP 14-660646

To the Holder:	Treviso Development Ltd. (0954462 BC Ltd.)
Property Address:	22691 and 22711 Westminster Highway
Address:	C/O Vikram Tiku (Jordan Kutev Architect) 180-2250 Boundary Road Burnaby, BC V5M 3Z3

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. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eleven (11) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of $81,000 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 14-660646

To the Holder:	Treviso Development Ltd. (0954462 BC Ltd.)
Property Address:	22691 and 22711 Westminster Highway
Address:	C/O Vikram Tiku (Jordan Kutev Architect) 180-2250 Boundary Road Burnaby, BC V5M 3Z3

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

   This Permit is not a Building Permit.

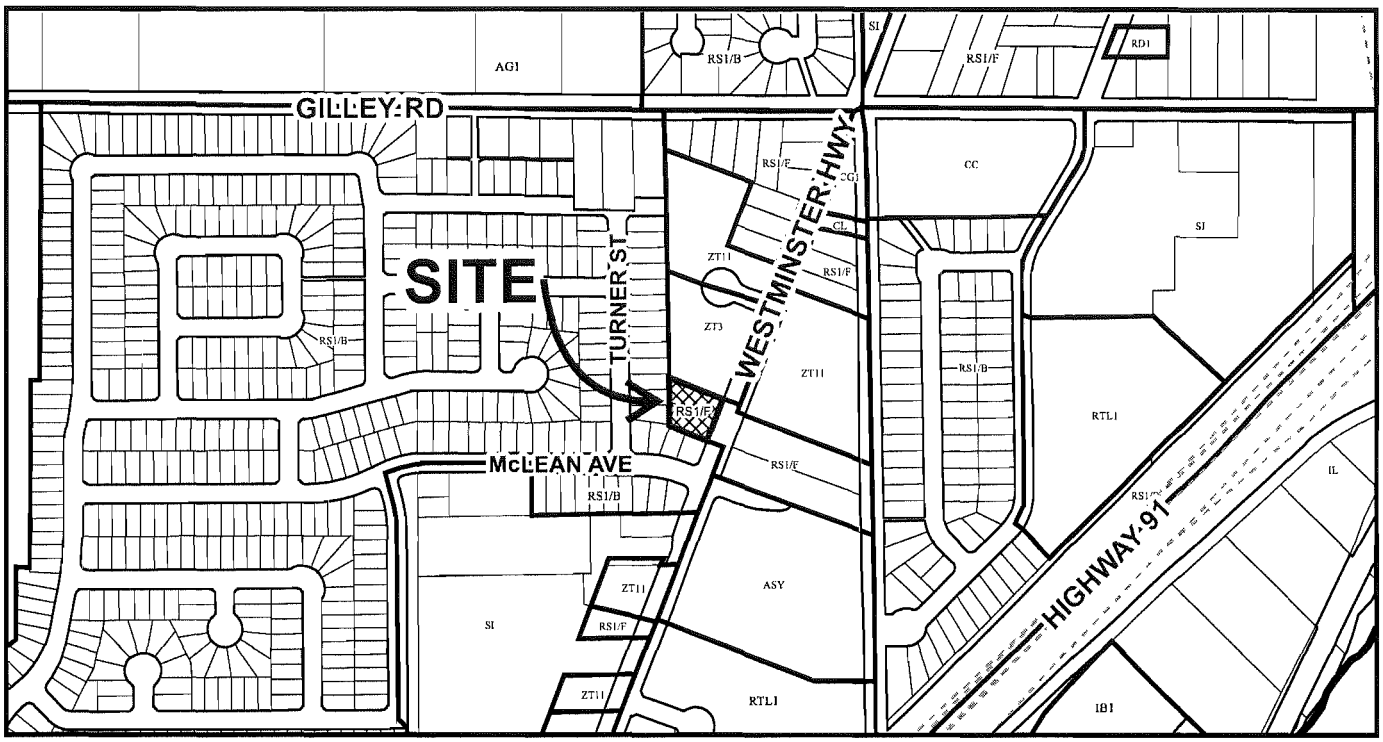
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

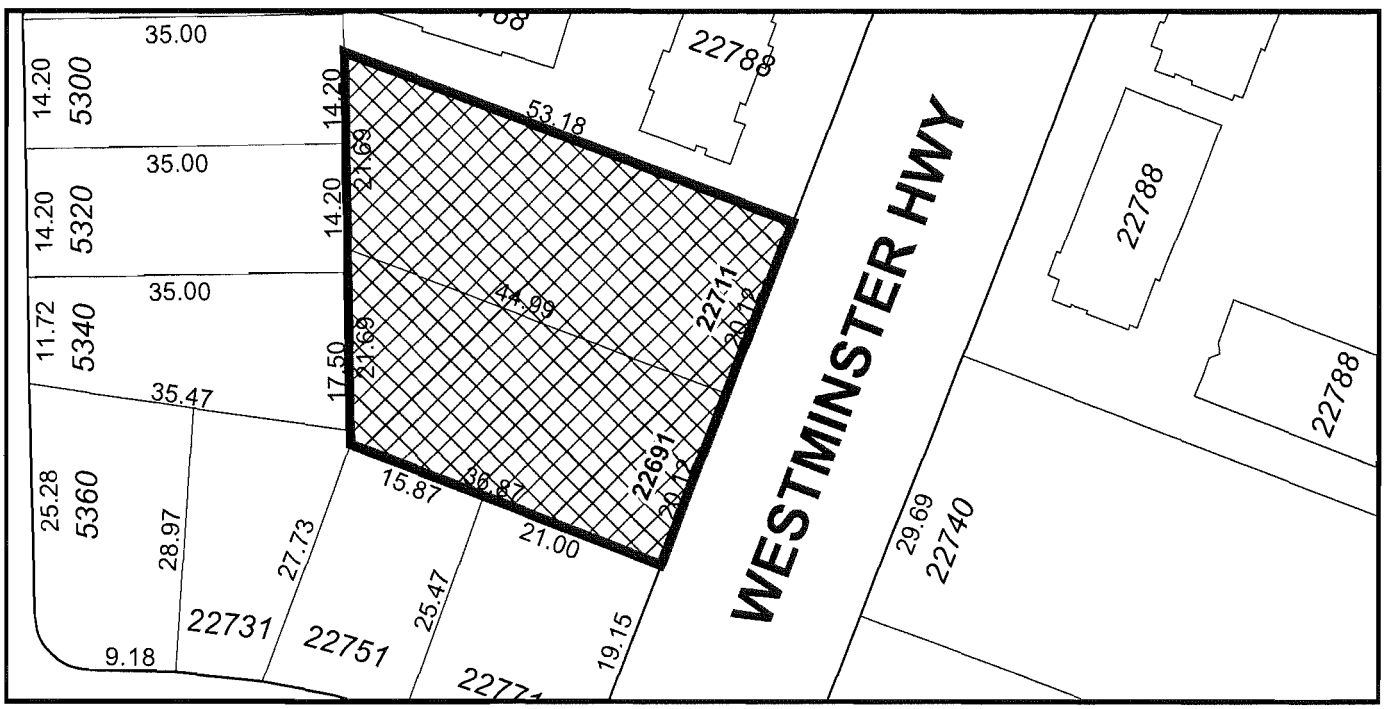
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



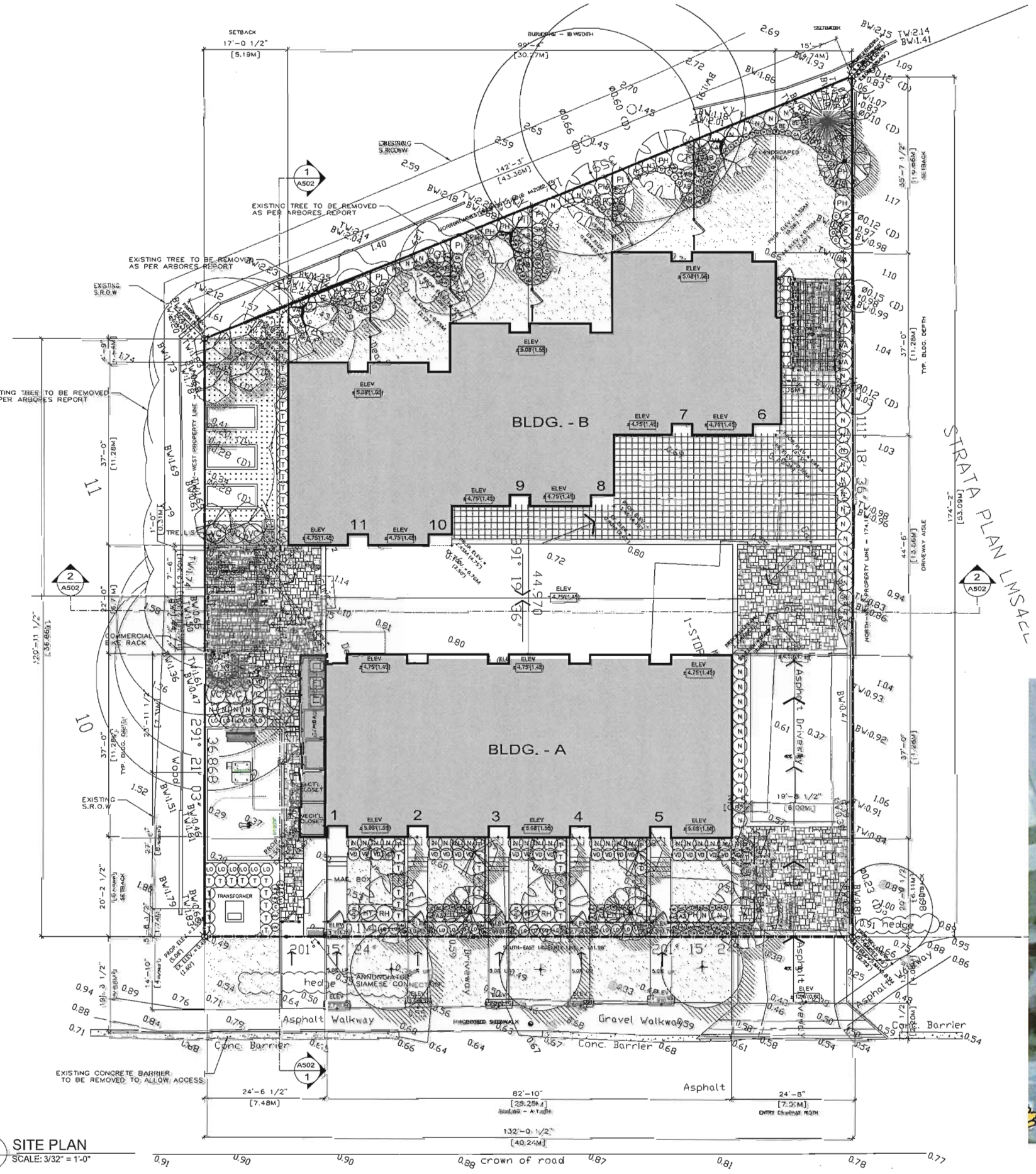


DP 14-660646
SCHEDULE "A"

Original Date: 04/23/14

Revision Date: 02/18/15

Note: Dimensions are in METRES



1 A151 SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT STATISTICS

11 UNIT TOWNHOUSE
22691 Westminster Hwy, Richmond, British Columbia

Project Name:	11 Unit Townhouse
Civic address:	22691 & 22711 Westminster Hwy., Richmond, B.C.
Legal Description:	2 SEC 7 BLK4N RG4W PL16960 & 2 SEC 7 BLK4N RG4W PL 16960
Proposed Zoning:	ZT 11
Site area:	19480.23 sq.ft. [1809.77 sq.m.] = 0.4472 Acres

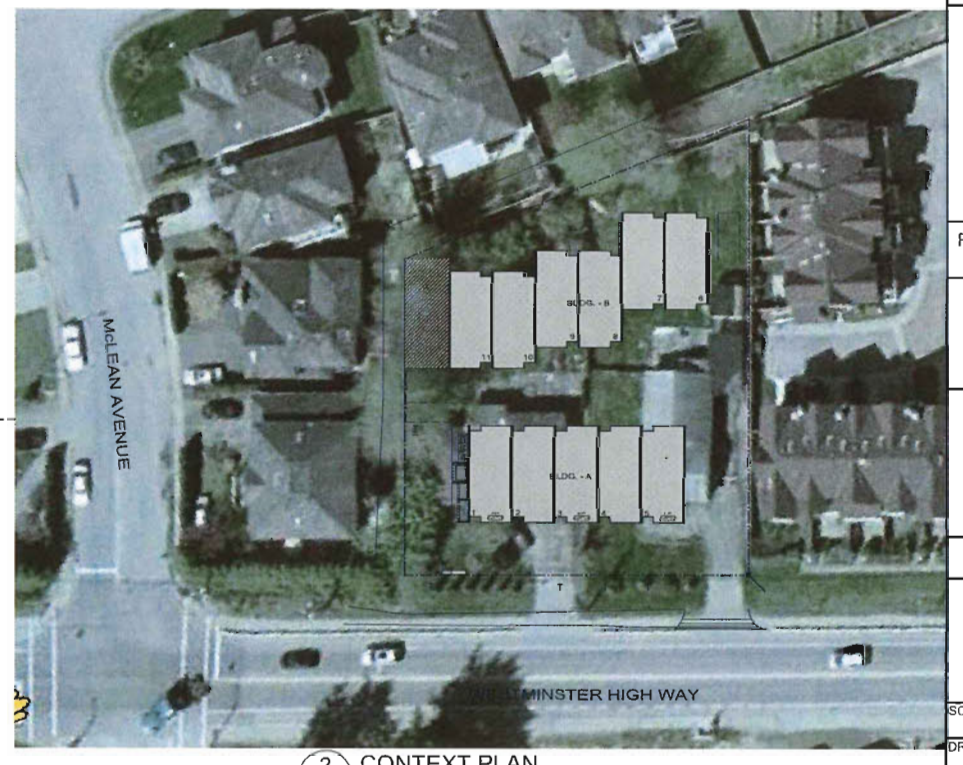
	Allowed / required	Proposed
Uses	Multi-Family	11 Units Townhouse.
Site coverage	[19480.23 x 35%] = 6818.08 sq. ft.	Surface Coverage: Principal Building: 6743.32 sq. ft. (626.47 sq. m.) 35%
Density	11.17 Units	11 Units
F.A.R.	0.60 11688.138 sq. ft.	0.58 11400.58 sq. ft.
Building Height	34.77 ft. (10.60 m.)	31.82 ft. [9.65 m.] 3 storeys
Setbacks Building A Front Westminster Hwy		20.20 ft. [6.16 m.]
Side South-West		24.54 ft. [7.48 m.]
North-East		24.83 ft. [7.51m.]
Rear North-West		63.74 ft. [19.43 m.]
Building B Front Westminster Hwy		79.23 ft. [24.15 m.]
Side South-West		17.02 ft. [5.19 m.]
North-East		15.55 ft. [4.74 m.]
Rear North-West		10.76 ft. [3.29 m.]
Building Separation		22.0 ft. [6.71 m.]
Off-Street Parking Spaces Visitor Parking	11 X 2 per Unit 3 spaces	26 spaces
Accessible Parking	1 space	
	TOTAL 26	

Gross Floor Area (sq.ft.)

	Garage	Main Level	Upper Level	Total	Garage Deduct.	Stair Deduct.	Total
BUILDING A	2604.00	2604.00	2604.00	7812.00	2433.38	283.53	5378.62
BUILDING B	3575.68	3217.9	3586.17	10379.85	3138.26	1092.16	6149.59
MECH. & ELECT. CLOSET/GARBAGE	200.41			200.41			
Total Gross Area	6379.32	5821.9	6190.17	18392.26	5571.64	1375.69	11528.21

Unit Details (sq.ft.)
Condo Development Building

	Garage	Main Level	Upper Level	Total	Garage Deduct.	Stair Deduct.	Total
Building A (Unit type A)							
Unit 1	530.63	535	692.33	1757	324.41	156.64	1276.94
Unit 2	593.14	534.36	596.83	1724.35	339.52	145.4	1239.43
Unit 3	593.14	534.36	596.83	1724.35	339.52	145.4	1239.43
Unit 4	593.14	534.36	596.83	1724.33	339.52	145.4	1239.41
Unit 5	593.14	534.36	596.83	1724.33	339.52	145.4	1239.41
Unit 6	593.14	534.36	596.83	1724.33	339.52	145.4	1239.41
Total	3555.69	3203.44	3580.84	10339.97	2036.59	871.43	7432.43
Building B (Unit type B)							
Unit 7	594.21	530	801.22	1925.43	339	165.88	1420.57
Unit 8	594.78	535.5	895.41	1925.69	339.2	165.44	1420.25
Unit 9	594.78	535.5	895.41	1925.69	339.2	165.44	1420.25
Unit 10	593.7	534.45	597.3	1725.45	337.12	165.44	1422.89
Unit 11	594.14	534.43	596.27	1724.84	336.15	167.36	1420.33
Unit 12	600.13	539	601.65	1740.78	331.56	175.42	1433.22
Total	3571.66	3207.8	4386.17	10167.37	2014.08	1043.16	8510.53
Total Hab. Area	6663.91	6889.34	8581.02	19933.25	4051.81	1914.59	15968.85



2 A151 CONTEXT PLAN
SCALE: 1/32" = 1'-0"

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DO NOT SCALE THIS DRAWING.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING MUST REFER TO THE ARCHITECTURAL DRAWINGS. REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN BEFORE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH

jordan kutev
architect

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f 604 299 3826
e info@a.cc
180 - 2259 Commercial Drive
Vancouver, B.C. V5N 5K5

PRIME CONSULTANT

Plan #1

FEB 13 2015

DP 14-660646

CONSULTANT

SEAL

NO	DATE	REMARKS
5	28 JAN '15	RE-ISSUED FOR DP
4	5 JAN '15	RE-ISSUED FOR DP
3	8 OCT '14	ISSUED FOR DP
2	11 APR'14	ISSUED FOR DP
1	01 FEB'13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

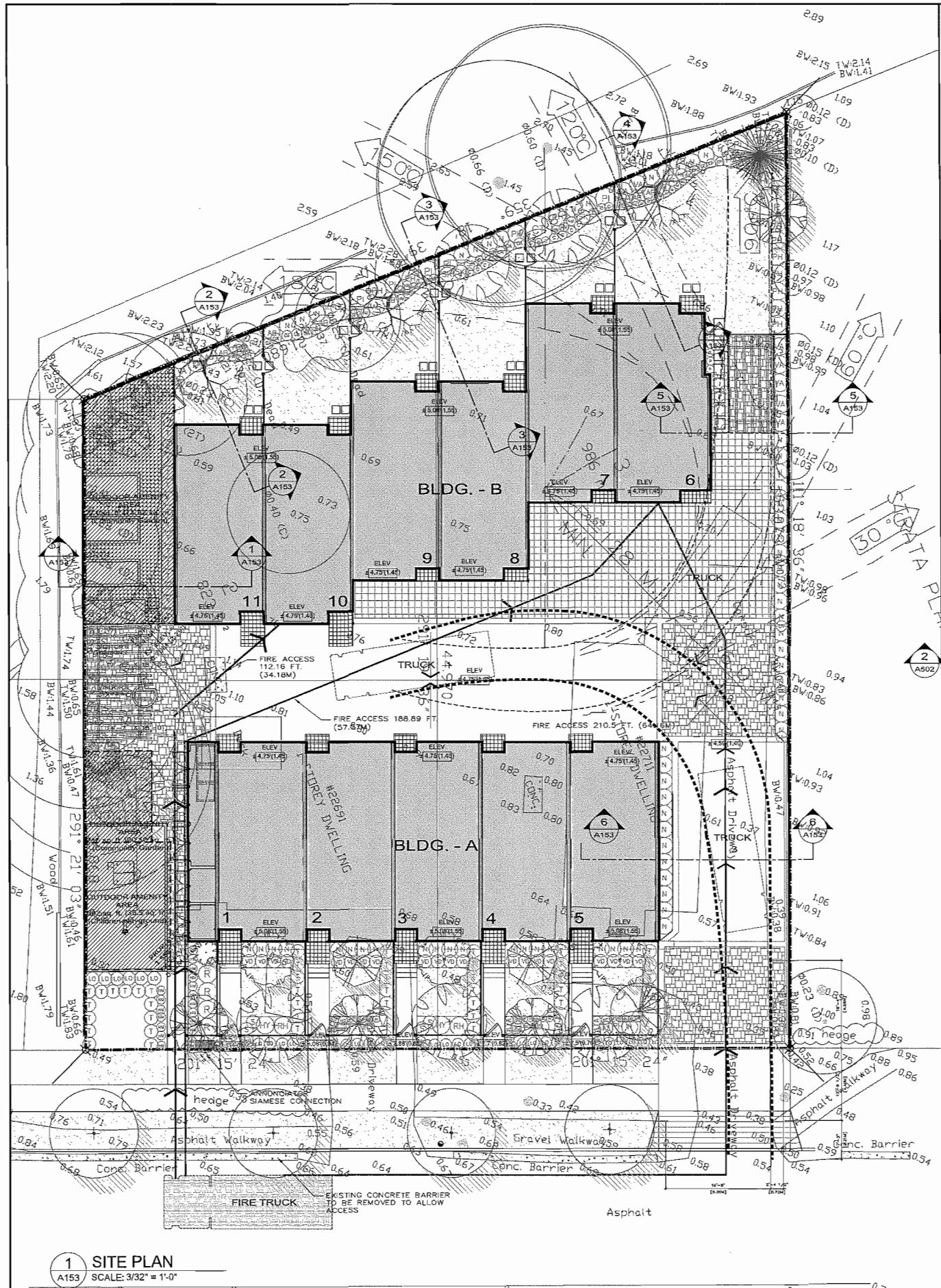
22691 Westminster Hwy.,
Richmond, B.C.

SITE PLAN

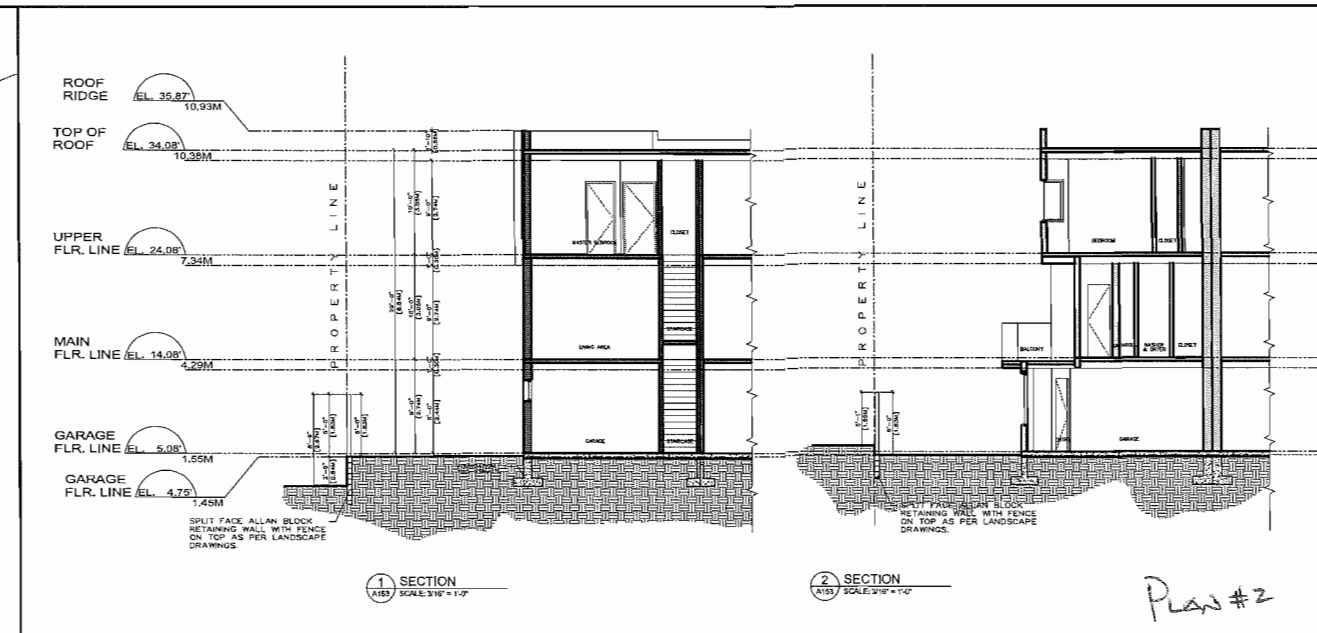
RE-ZONING

A151

SCALE: AS SHOWN	PROJECT NO: 1228
DRAWN BY: KT	DATE:
CHECKED BY: VT,JK	22JAN2013



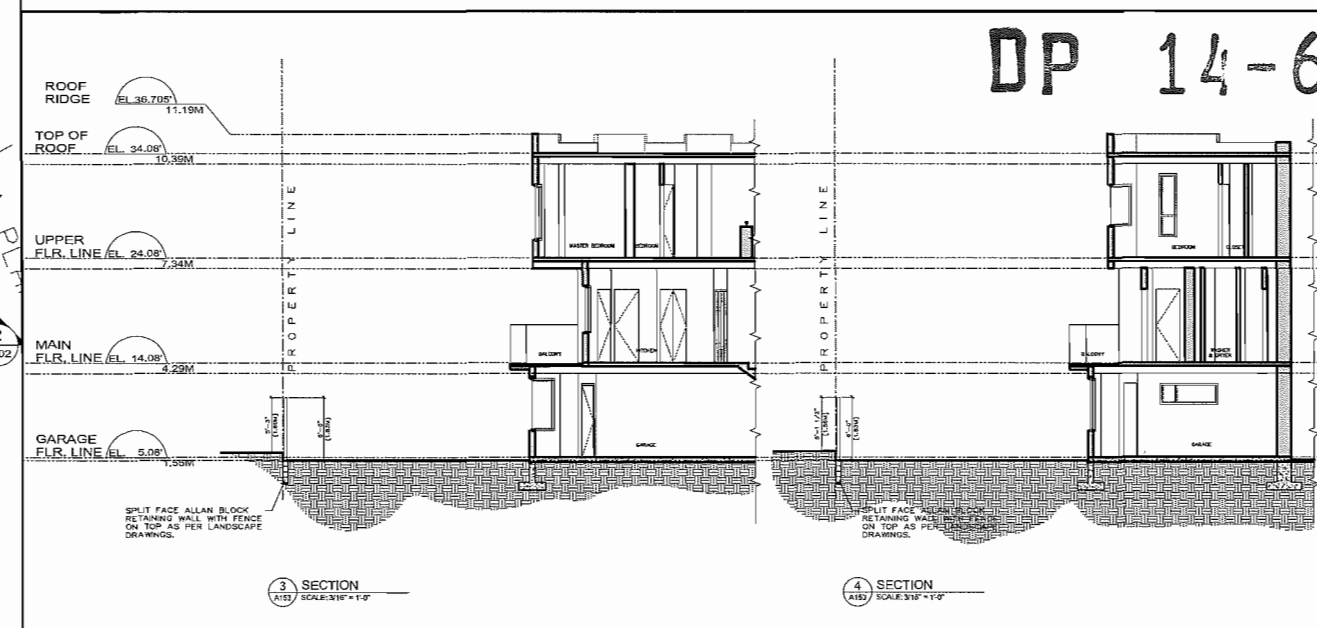
1 SITE PLAN
A153 SCALE: 3/32" = 1'-0"



1 SECTION
A153 SCALE: 3/16" = 1'-0"

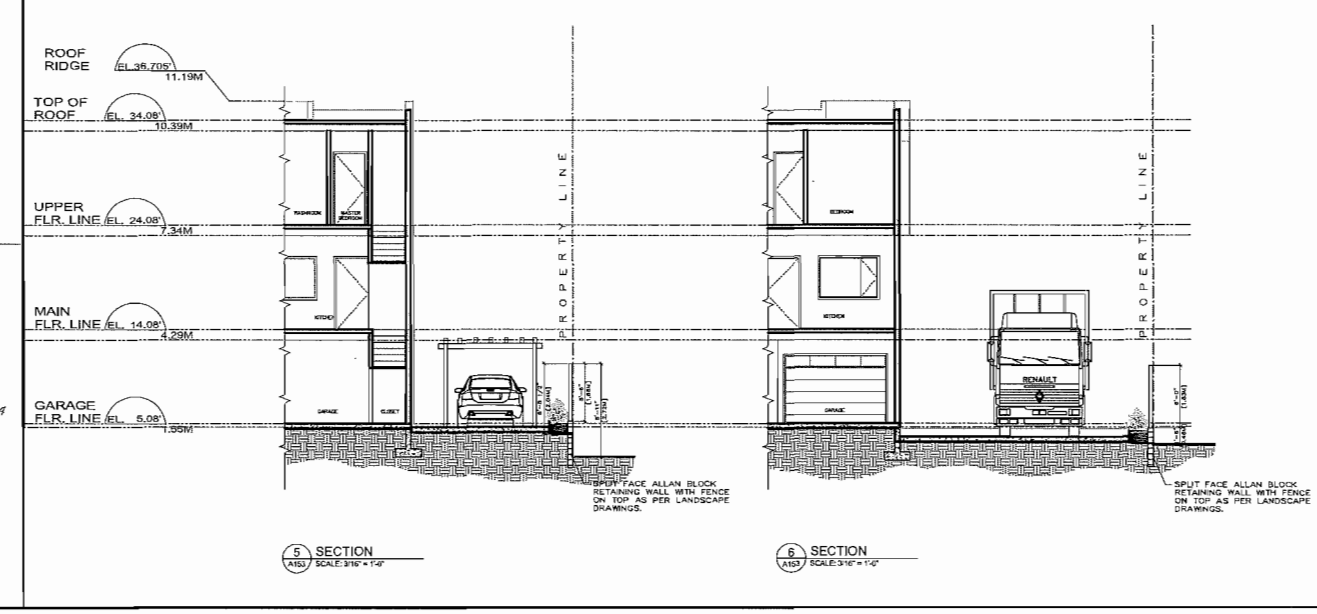
2 SECTION
A153 SCALE: 3/16" = 1'-0"

Plan #2



3 SECTION
A153 SCALE: 3/16" = 1'-0"

4 SECTION
A153 SCALE: 3/16" = 1'-0"



5 SECTION
A153 SCALE: 3/16" = 1'-0"

6 SECTION
A153 SCALE: 3/16" = 1'-0"

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THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THESE DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION AND REFER TO AND VERIFY CIVIL, STRUCTURAL, MECHANICAL, SYMPHONIC, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN ENGINEERING DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

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burnaby bc v5m 3z3

PRIME CONSULTANT

FEB 1 3 2015

DP 14-660646

CONSULTANT

SEAL

NO	DATE	REMARKS
4	02 FEB' 15	RE-ISSUED FOR DP
3	26 JAN' 15	RE-ISSUED FOR DP
2	05 JAN' 15	RE-ISSUED FOR DP
1	8 OCT'14	ISSUED FOR DP

PROPOSED TOWNHOUSE

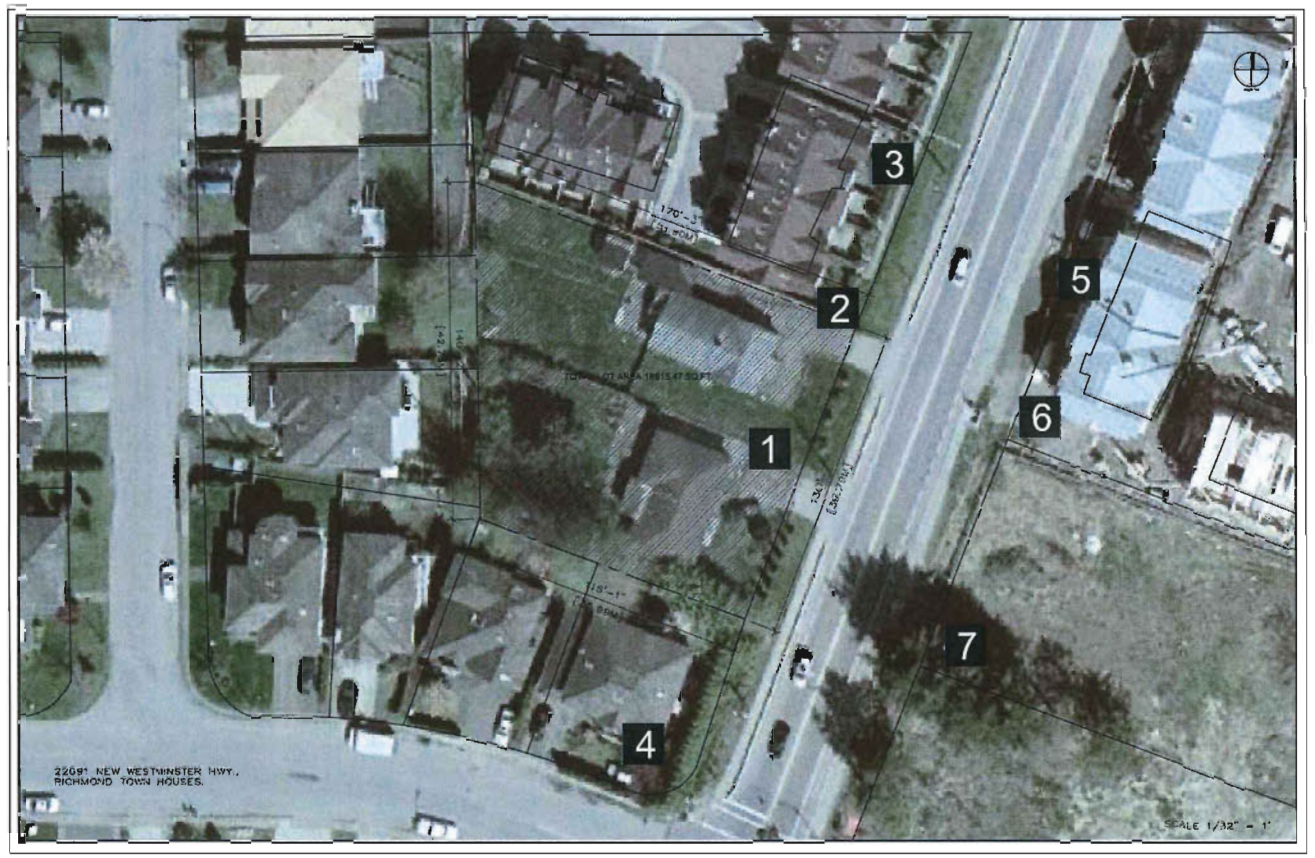
22691 Westminster Hwy.,
Richmond, B.C.

GARBAGE & FIRE TRUCK
ACCESS PLAN

RE-ZONING

A153

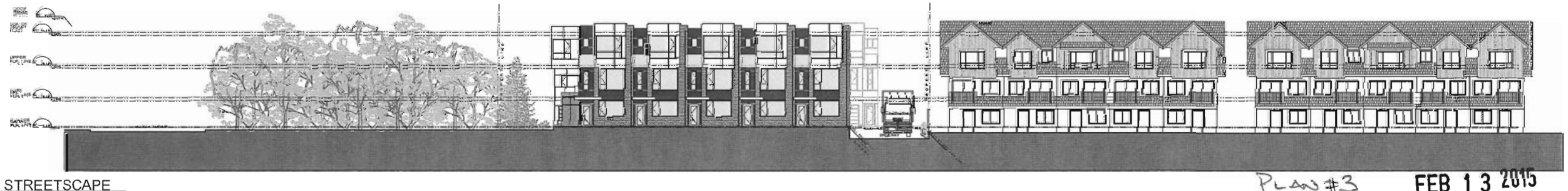
SCALE: AS SHOWN	PROJECT NO: 1228
DRAWN BY: VE	DATE: 22JAN2013
CHECKED BY: VT,JK	



1 A100 CONTEXT PLAN
SCALE: N.T.S.

2 A100 CONTEXT IMAGES
SCALE: N.T.S.

3 A100 PICTURE STREET SCAPE
SCALE: N.T.S.



4 A100 STREETSCAPE
SCALE: 1/16" = 1'-0"

PLAN #3 FEB 13 2015

DP 14-660646

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burnaby bc v5m 3z3

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
03	26 JAN' 15	RE-ISSUED FOR DP
02	05 JAN' 15	ISSUED FOR DP
01	8 OCT' 14	ISSUED FOR DP

PROPOSED TOWNHOUSE

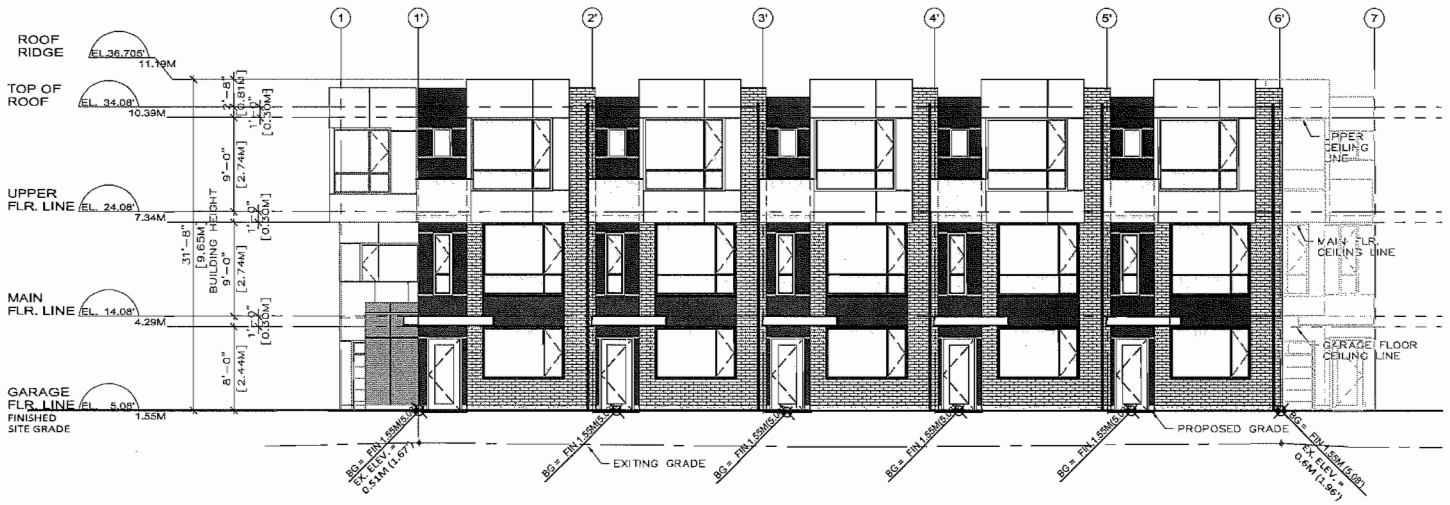
22691 Westminster Hwy.,
Richmond, B.C.

CONTEXT IMAGES
AND STREETSCAPE

RE-ZONING

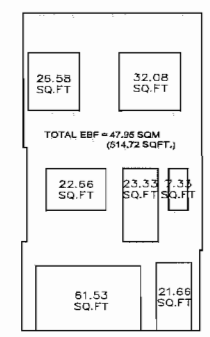
A100

SCALE: N.T.S.	PROJECT NO: 1228
DRAWN BY: VE	DATE: 22JAN2013
CHECKED BY: JK	



1 A401 SOUTH EAST ELEV. BLDG.-A
SCALE: 1/8" = 1'-0"

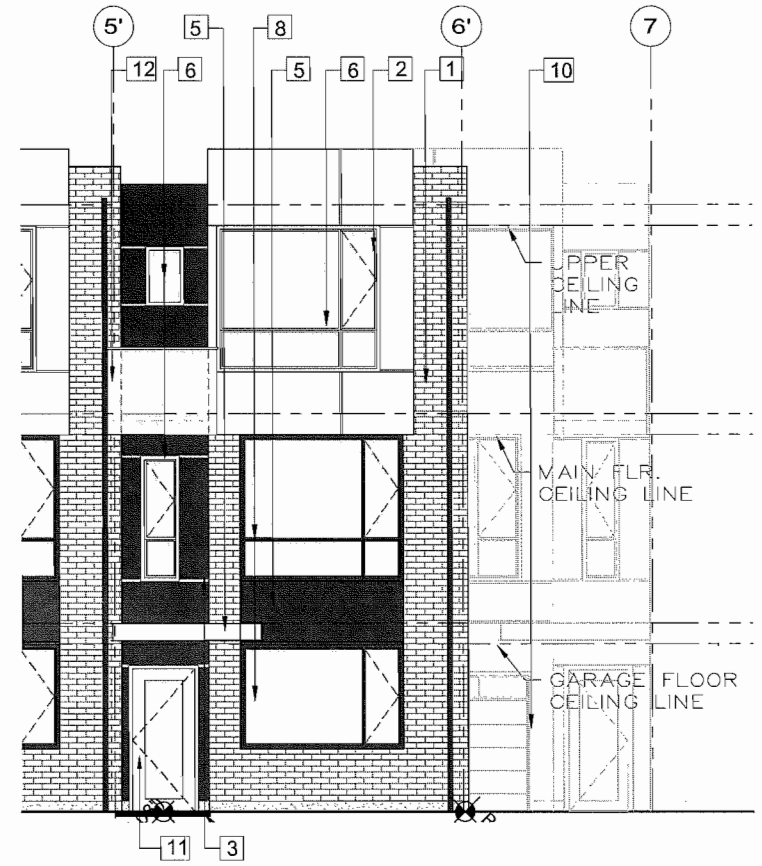
2 A401 NORTH WEST ELEV. BLDG.-A
SCALE: 1/8" = 1'-0"



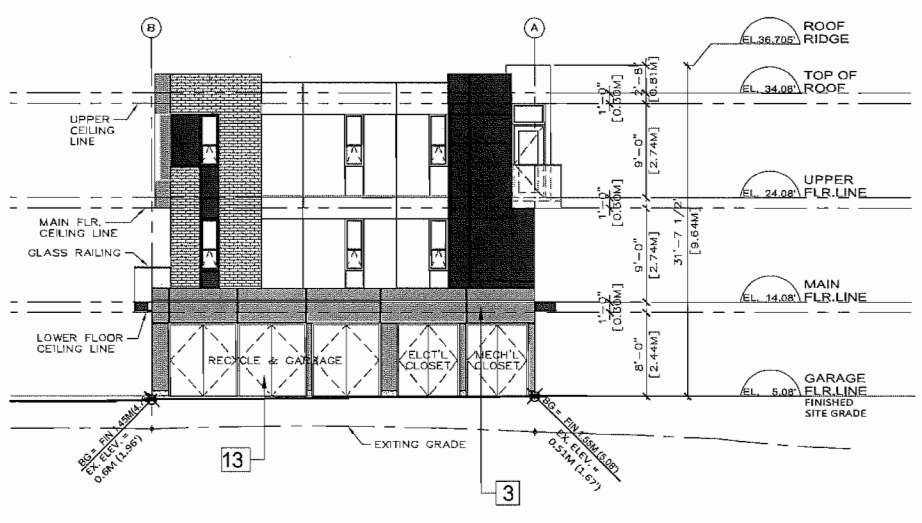
SPATIAL CALCULATION (BUILDING A)
(FRAMING TRIMMED)

LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	% OF UNPROTECTED OPENING ALLOWED	% OF UNPROTECTED OPENING PROPOSED	MINIMUM REQUIRED FRR	TYPE OF CLADDING REQUIRED	TYPE OF CLADDING PROPOSED
NORTH 3.35 m. [11.00 ft.]	47.96 sq.m. [514.72 sq.ft.]	53 % 25.41 sqm. (273.60 sq.ft.)	27.01 % 12.13 sqm. (130.17 sq.ft.)	N/ hr	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE

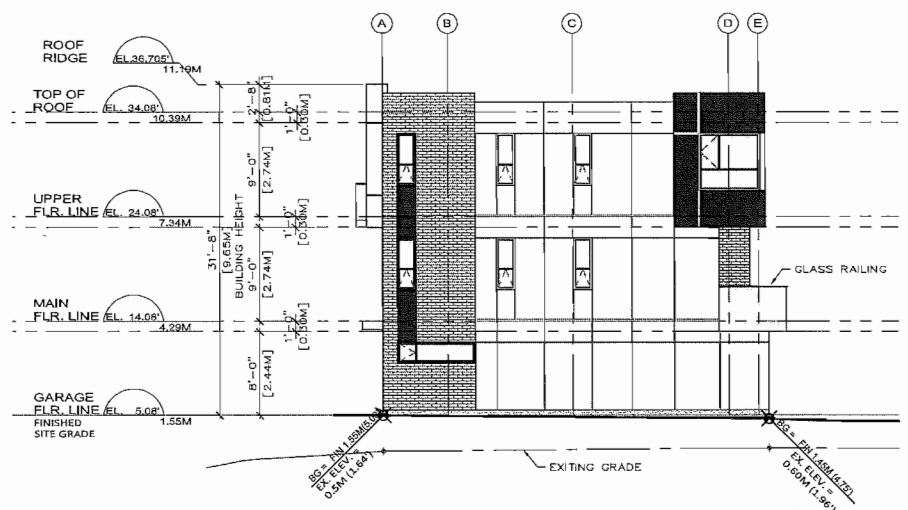
3 A401 NORTH-WEST ELEV. (E.B.F.)
SCALE: 1/8" = 1'-0"



7 A401 ELEVATION FINISHES
SCALE: 1/4" = 1'-0"



5 A401 SOUTH WEST ELEV. BLDG.-A
SCALE: 1/8" = 1'-0"



6 A401 NORTH EAST ELEV. BLDG.-A
SCALE: 1/8" = 1'-0"

MATERIAL FINISHES:

1 - BRICK VENEER.

2 - HARDI PANEL W/EAZY TRIM REVEALS. ARCTIC WHITE COLOR.

3 - HARDI PANEL W/EAZY TRIM REVEALS. IRON GRAY COLOR.

4 - HARDI PANEL W/EAZY TRIM REVEALS. LIGHT MIST COLOR.

5 - METAL CLADDING. MATTE BLACK.

6 - VINYL WINDOWS. STANDARD WHITE.

7 - VINYL WINDOWS. STANDARD BLACK.

8 - METAL CANOPY. WHITE.

9 - METAL CANOPY. BLACK.

10 - GARAGE DOOR. BLACK.

11 - WOOD/GLASS ENTRY DOOR. STAINED.

12 - GLASS BALCONY GUARDRAIL.

13 - METAL DOORS PAINTED TO MATCH.

Plan #4 FEB 13 2015

DP 14-660646

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PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
04	26 JAN 15	RE-ISSUED FOR DP
03	05 JAN 15	RE-ISSUED FOR DP
02	06 OCT 14	ISSUED FOR DP
01	01 FEB 13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

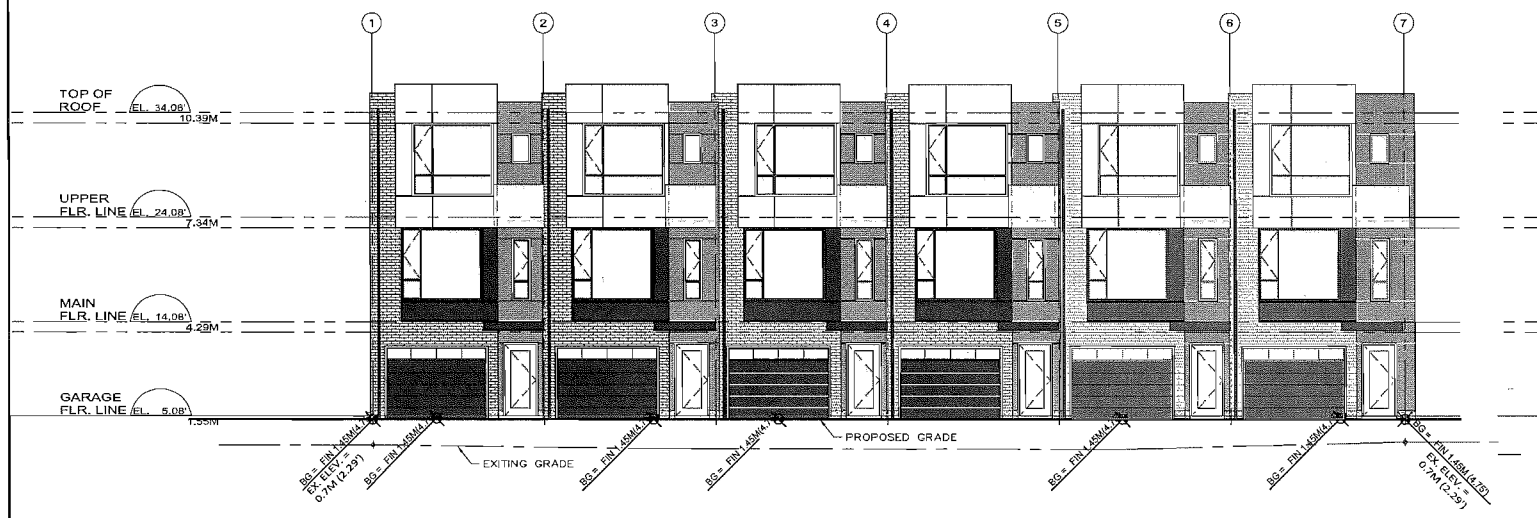
22691 Westminster Hwy., Richmond, B.C.

BUILDING-A ELEVATIONS AND MATERIAL FINISHES

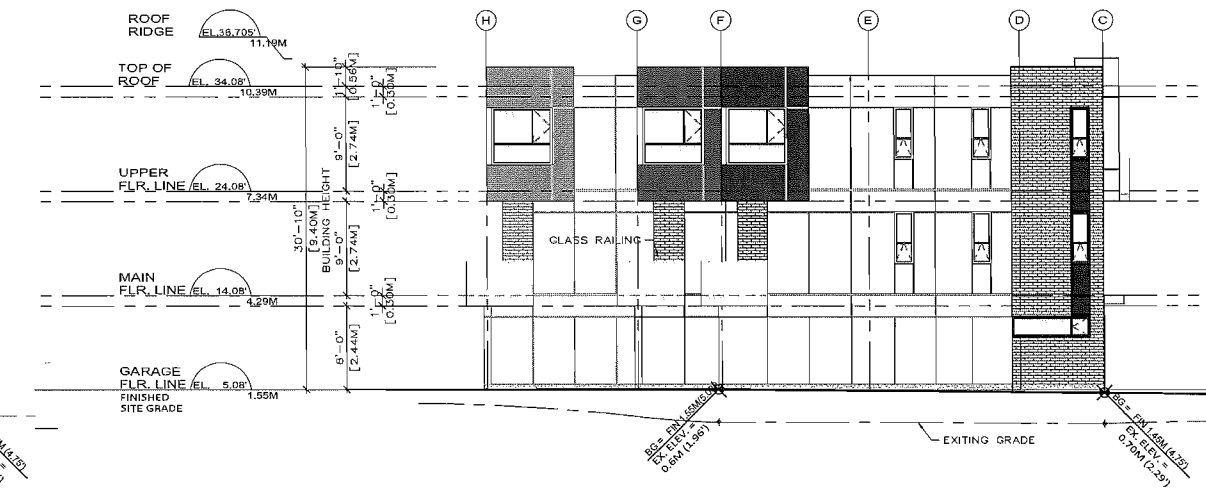
RE-ZONING

A401

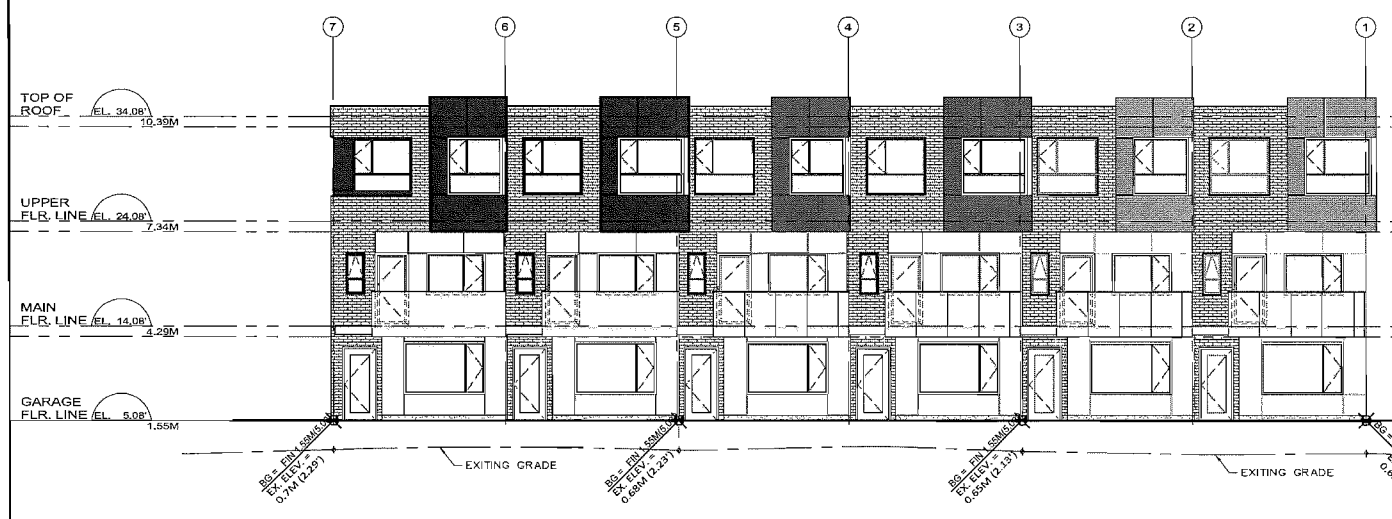
SCALE: 1/8" = 1'-0"	PROJECT NO: 1228
DRAWN BY: VE	DATE: 07JAN2013
CHECKED BY: VT,JK	



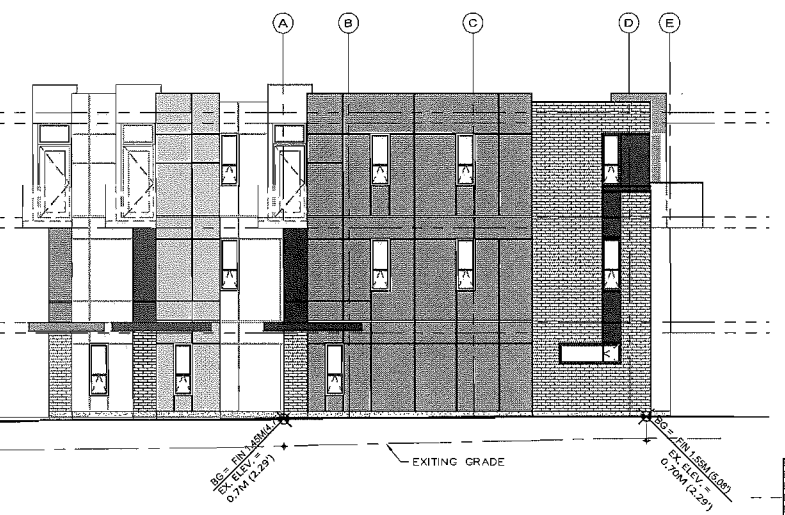
1 A402 SOUTH EAST ELEV. BLDG.-B
SCALE: 1/8" = 1'-0"



2 A402 SOUTH WEST ELEV. BLDG.-B
SCALE: 1/8" = 1'-0"



3 A402 NORTH WEST ELEV. BLDG.-B
SCALE: 1/8" = 1'-0"



4 A402 NORTH EAST ELEV. BLDG.-B
SCALE: 1/8" = 1'-0"

MATERIAL FINISHES:

1 - BRICK VENEER.

2 - HARDI PANEL W/EAZY TRIM REVEALS. ARCTIC WHITE COLOR.

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4 - HARDI PANEL W/EAZY TRIM REVEALS. LIGHT MIST COLOR.

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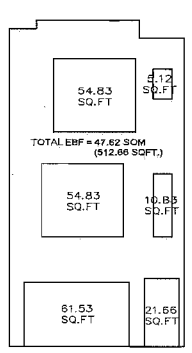
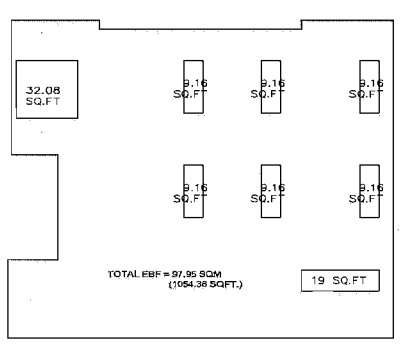


SPATIAL CALCULATION (BUILDING B)
SPRINKLERED THROUGHOUT

LIMITING DISTANCE		AREA OF EXPOSING BUILDING FACE	% OF UNPROTECTED OPENING: ALLOWED	% OF UNPROTECTED OPENING: PROPOSED	MINIMUM REQUIRED FRR	TYPE OF CLADDING REQUIRED	TYPE OF CLADDING PROPOSED
SOUTH-EAST	3.33 m. [11.00 ft.]	47.52 sq.m. [512.06 sq.ft.]	51 % [27.53 sq.m.]	45.74 % [21.73 sq.m.] [233.8 sq.ft.]	45 hr	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE

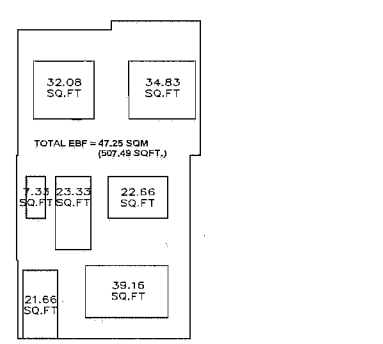
5 A402 SOUTH EAST ELEV. (E.B.F.)
SCALE: 1/8" = 1'-0"



SPATIAL CALCULATION (BUILDING B)
SPRINKLERED THROUGHOUT

LIMITING DISTANCE		AREA OF EXPOSING BUILDING FACE	% OF UNPROTECTED OPENING: ALLOWED	% OF UNPROTECTED OPENING: PROPOSED	MINIMUM REQUIRED FRR	TYPE OF CLADDING REQUIRED	TYPE OF CLADDING PROPOSED
SOUTH-WEST	5.18 m. [17.04 ft.]	97.95 sq.m. [1054.38 sq.ft.]	25.6 % [24.15 sq.m.]	19.39 % [19.00 sq.m.]	45 hr	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE

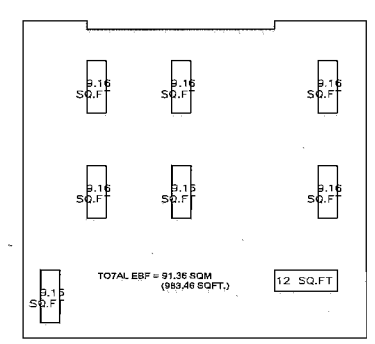
6 A402 SOUTH WEST ELEV.BUILDING B (E.B.F.)
SCALE: 1/8" = 1'-0"



SPATIAL CALCULATION (BUILDING B)
SPRINKLERED THROUGHOUT

LIMITING DISTANCE		AREA OF EXPOSING BUILDING FACE	% OF UNPROTECTED OPENING: ALLOWED	% OF UNPROTECTED OPENING: PROPOSED	MINIMUM REQUIRED FRR	TYPE OF CLADDING REQUIRED	TYPE OF CLADDING PROPOSED
NORTH-WEST	3.29 m. [10.79 ft.]	47.14 sq.m. [507.49 sq.ft.]	50 % [23.57 sq.m.]	38.67 % [18.23 sq.m.]	45 hr	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE

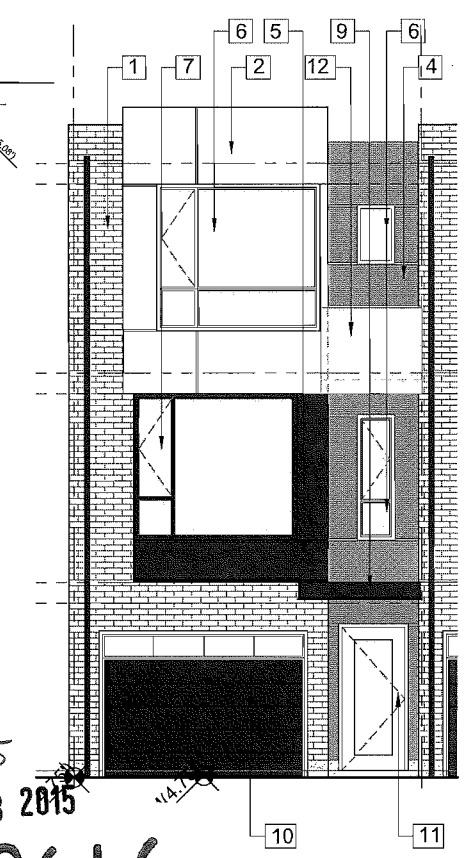
7 A402 NORTH WEST ELEV. (E.B.F)
SCALE: 1/8" = 1'-0"



SPATIAL CALCULATION (BUILDING B)
SPRINKLERED THROUGHOUT

LIMITING DISTANCE		AREA OF EXPOSING BUILDING FACE	% OF UNPROTECTED OPENING: ALLOWED	% OF UNPROTECTED OPENING: PROPOSED	MINIMUM REQUIRED FRR	TYPE OF CLADDING REQUIRED	TYPE OF CLADDING PROPOSED
NORTH-EAST	4.74 m. [15.55 ft.]	91.36 sq.m. [983.46 sq.ft.]	40 % [36.54 sq.m.]	17.4 % [15.92 sq.m.]	45 hr	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE

8 A402 NORTH EAST ELEV. BUILDING B(E.B.F.)
SCALE: 1/8" = 1'-0"



PLAN #5

FEB 13 2015

DP 14-660646

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PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
05	28 JAN '15	RE-ISSUED FOR DP
04	05 JAN '15	RE-ISSUED FOR DP
03	08 OCT '14	ISSUED FOR DP
02	11 APR '14	ISSUED FOR DP
01	01 FEB '13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

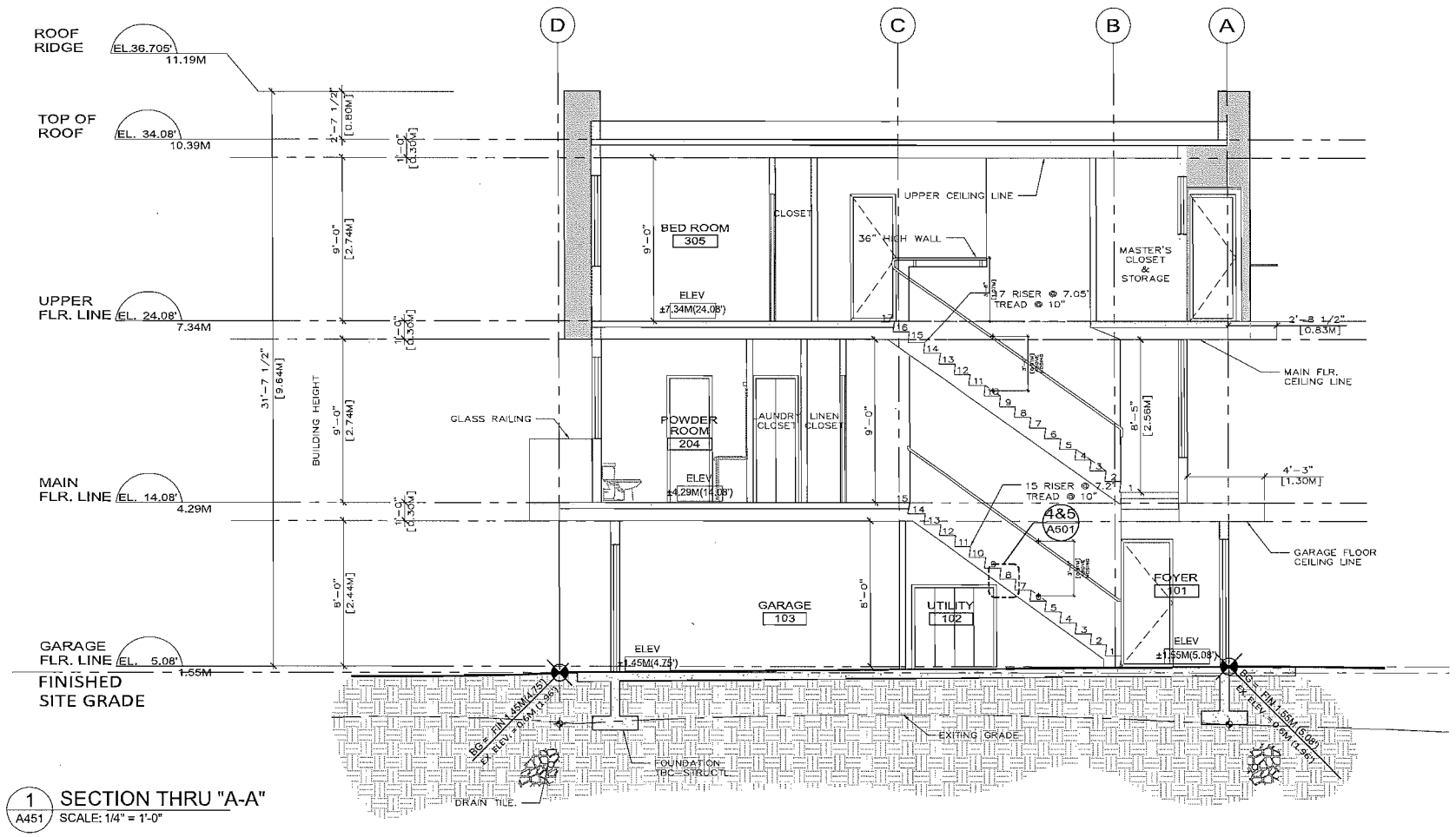
22691 New Westminster., Richmond, B.C.

BUILDING-B ELEVATIONS

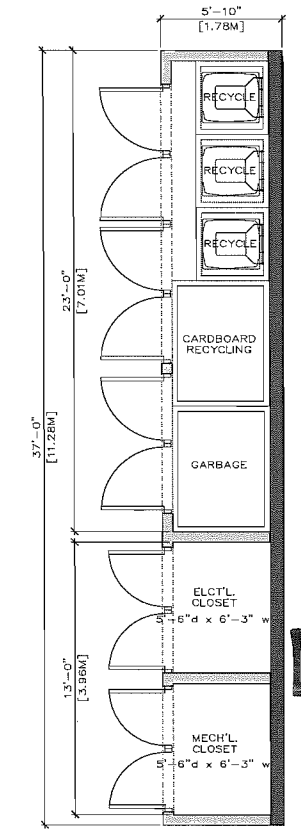
RE-ZONING

A402

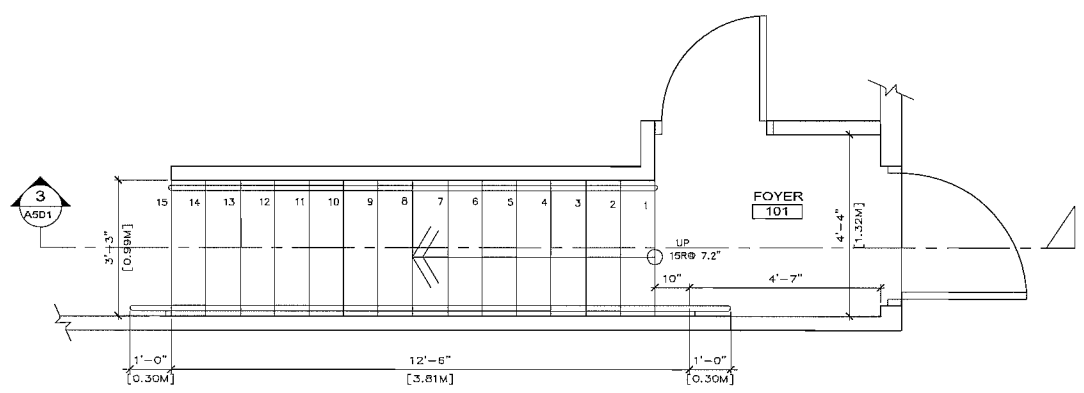
SCALE: 1/8" = 1'-0"	PROJECT NO: 1228
DRAWN BY: KT	DATE: 07JAN2013
CHECKED BY: VT,JK	



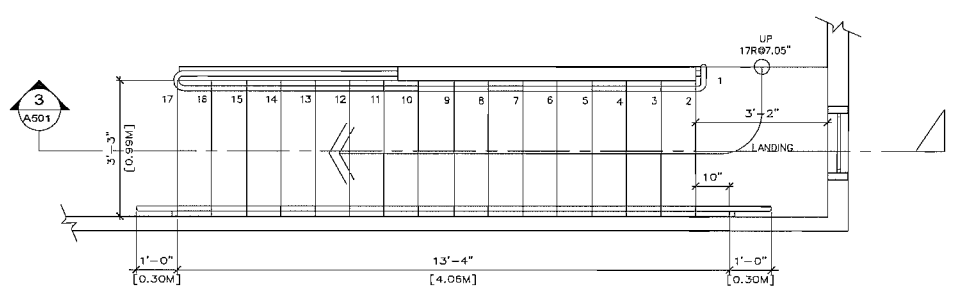
1 A451 SECTION THRU "A-A"
SCALE: 1/4" = 1'-0"



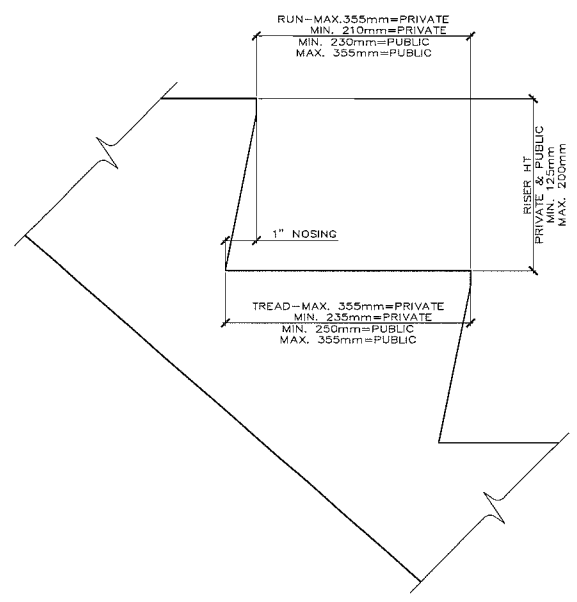
2 A451 ELEC.CLOSET & GARBAGE AREA
SCALE: 1/4" = 1'-0"



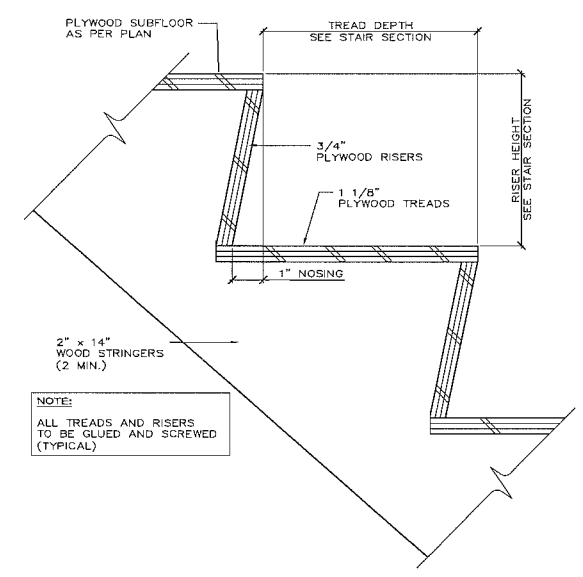
3 A451 LOWER FLR. STAIR PLAN
SCALE: 1/2" = 1'-0"



4 A451 MAIN FLR. STAIR PLAN
SCALE: 1/2" = 1'-0"



5 A451 STAIR PART 9 REQUIREMENTS
SCALE: 3" = 1'-0"



6 A451 WOOD STAIR PLYWOOD TREAD/RISER
SCALE: 1/4" = 1'-0"

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NORTH

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PRIME CONSULTANT

Plan #6

FEB 13 2015

DP 14-660646

CONSULTANT

SEAL

NO	DATE	REMARKS
04	26 JAN' 15	RE-ISSUED FOR DP
03	05 JAN' 15	RE-ISSUED FOR DP
02	08 OCT' 14	ISSUED FOR DP
01	01 FEB' 13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

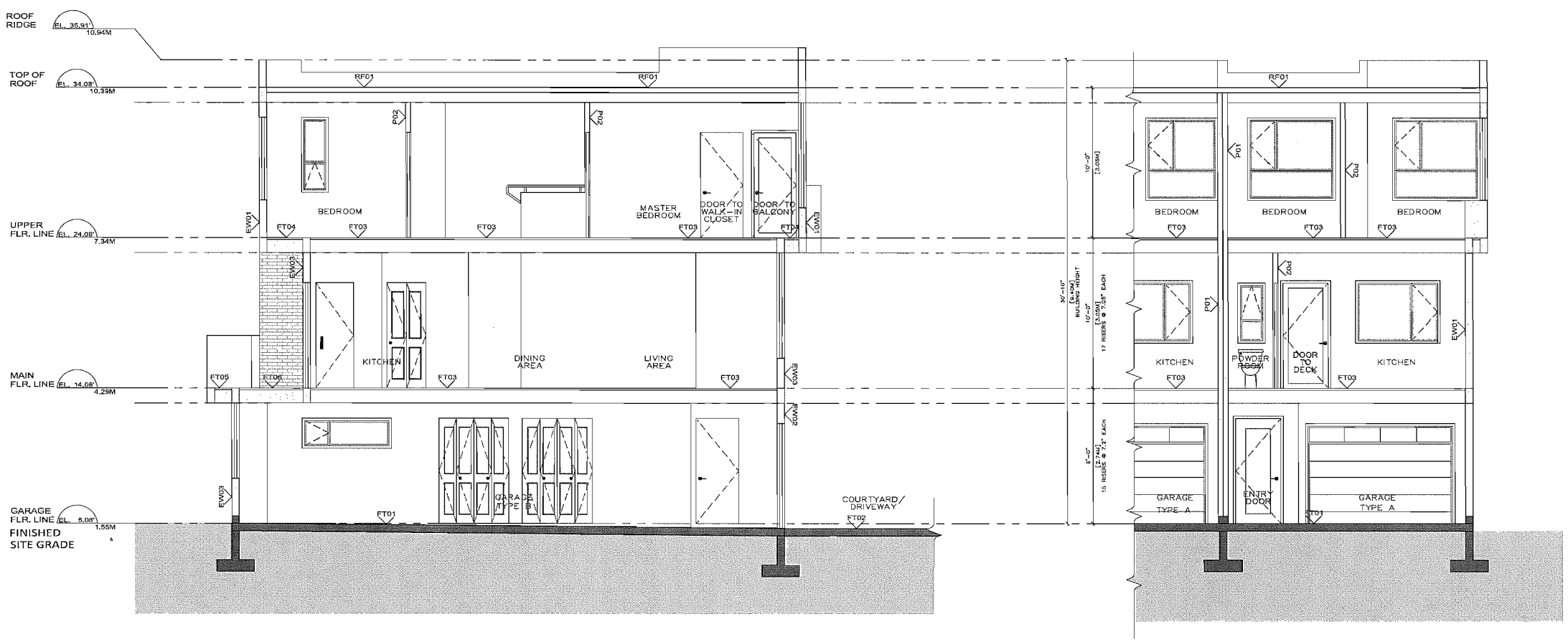
22691 Westminster Hwy., Richmond, B.C.

SECTION A-A
STAIR DETAILS

RE-ZONING

A451

SCALE: 1/4" = 1'-0"	PROJECT NO: 1228
DRAWN BY: KT	DATE: 07JAN2013
CHECKED BY: VT,JK	



1 A501 TYPICAL SECTION
SCALE: 1/2" = 1'-0"

2 A501 TYPICAL SECTION
SCALE: 1/2" = 1'-0"

PLAN #7

FEB 13 2015

DP 14-660646

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PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
03	28 JAN 15	RE-ISSUED FOR DP
02	05 JAN 15	RE-ISSUED FOR DP
01	01 FEB 13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

22691 Westminster Hwy.,
Richmond, B.C.

TYPICAL UNIT SECTIONS

RE-ZONING

A501

SCALE: AS SHOWN	PROJECT NO: 1228
DRAWN BY: VE	DATE: 07JAN2013
CHECKED BY: VT,JK	

KOMPAN SCRAMBER AND PLAYHOUSE

PLANT SCHEDULE

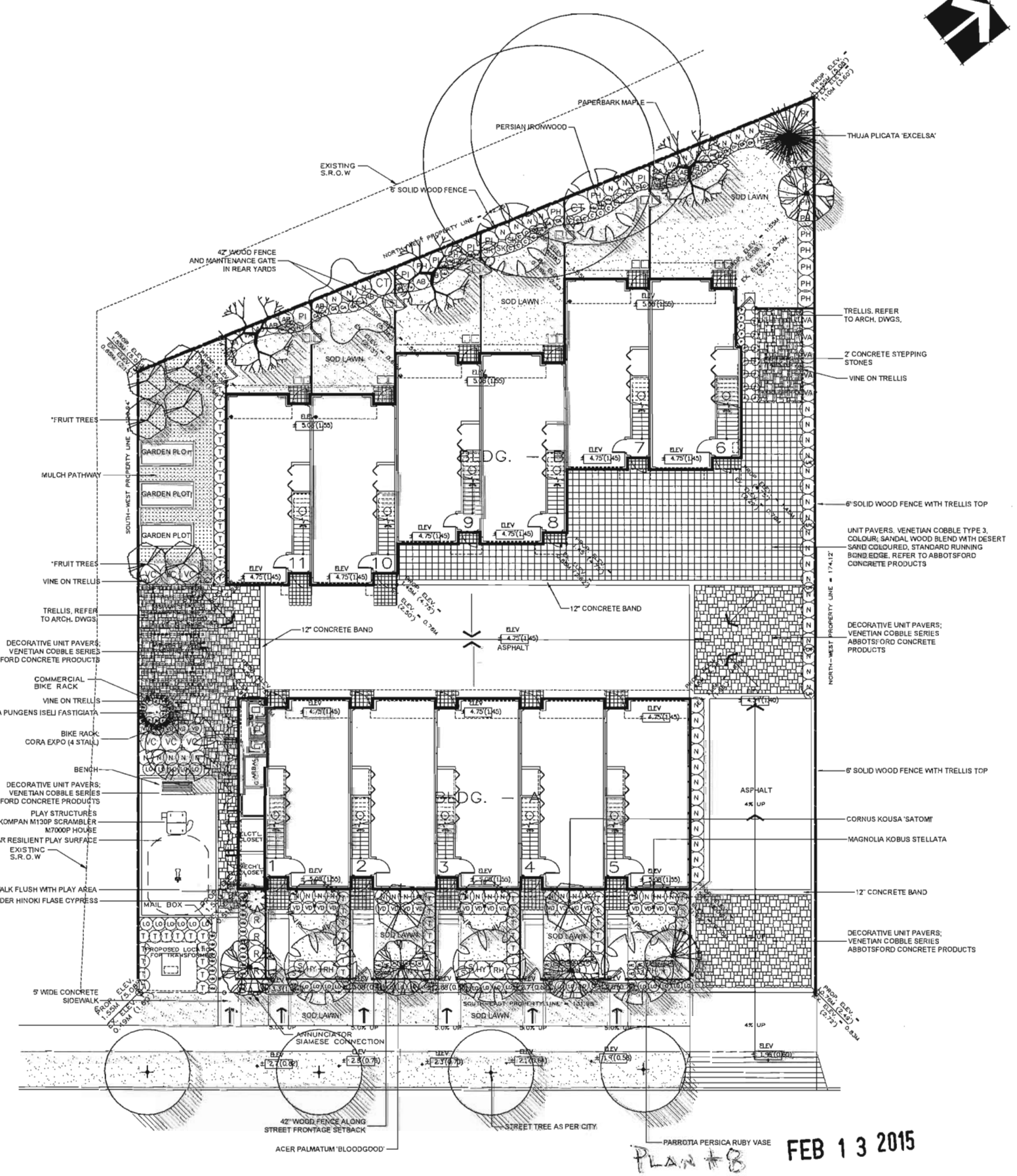
PMG PROJECT NUMBER: 13-007

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	*FRUIT TREE	-	5CM CAL; B&B
	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	4	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	6CM CAL; UPRIGHT FORM
	1	CHAMAECYPARIS OBTUSA GRACILIS	SLENDER HINOKI FLASE CYPRESS	3.5M HT; B&B
	2	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	3	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA (WHITE)	2M HT; B&B
	1	MAGNOLIA SOULANGIANA 'RUSTICA RUBRA'	RED MAGNOLIA	9CM CAL; B&B
	6	PARROTIA PERSICA RUBY VASE	PERSIAN IRONWOOD	8CM CAL; 1.8M STD.,TREE FORM B&B
	1	PICEA PUNGENS 'HOOPSII'	BLUE SPRUCE	3.5M HT; B&B
	1	PICEA PUNGENS ISELI FASTIGIATA	FASTIGIATE SERBIAN SPRUCE	3.5M HT; B&B
	1	PINUS NIGRA SELECT	AUSTRIAN PINE VAR	5M HT; B&B
	4	STREET TREE	BY CITY	-
SHRUB				
(AB)	10	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#3 POT
(AZ)	3	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#2 POT; 25CM
(B)	2	BERBERIS THUNBERGII 'AUREA'	AUREA BARBERRY	#2 POT; 25CM
(C)	2	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	YELLOW SMOKE BUSH	#5 POT
(GA)	12	GARDENIA JASMINOIDES 'FROSTPROOF'	GARDENIA	#2 POT
(H)	3	HEBE CALEDONIA	CALEDONIA HEBE	#2 POT; 40CM
(HY)	4	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
(N)	74	NANDINA DOMESTICA MOONBAY	HEAVENLY BAMBOO	#3 POT; 50CM
(P)	15	PHYSOCARPUS OPULIFOLIUS MONLO DIABOLO	PURPLE NINEBARK	#3 POT; 60CM
(PI)	10	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
(R)	2	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#2 POT
(R)	6	RHODODENDRON 'PURPLE GEM'	RHODODENDRON; PURPLE	#3 POT
(SK)	4	SKIMMIA JAPONICA 'MACROPHYLLA'	LARGE LEAF JAPANESE SKIMMIA	#3 POT; 50CM
(S)	4	SPIRAEA X JAPONICA 'CANDLE LIGHT'	CANDLE LIGHT SPIRAEA	#2 POT; 40CM
(T)	59	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2 HT; B&B, TRIMMED TO 1.0M
(VC)	6	VACCINIUM CORYMBOSUM	BLUECROP BLUEBERRY	#3 POT; 60CM
(VO)	9	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(VD)	25	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
(Y)	3	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
(C)	17	CAREX 'PRAIRIE FIRE'	PRAIRIE FIRE	#1 POT
VINE				
(CA)	3	CAMPSIS GRANDIFLORA	CHINESE TRUMPET VINE	#3 POT; 75CM; STAKED
(LJ)	7	LONICERA JAPONICA	HONEYSUCKLE	#2 POT; 60CM; STAKED
PERENNIAL				
(LV)	20	HELLEBORUS	LENTEN ROSE	#1 POT
(HM)	52	HEMEROCALLIS	DAYLILY	#1 POT; 1-2 FAN
(UO)	9	HEUCHERA X BLACK CURRENT	BLACK CURRENT FOAMY BELLS	#1 POT
GC				
(EP)	5	EPIMEDIUM X RUBRUM	BARRENWORT	#1 POT; 25CM
(LO)	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT
(P)	33	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	9CM POT

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

*FRUIT TREES

MALUS 'GOLDEN DELICIOUS'	GOLDEN DELICIOUS APPLE	5CM CAL; B&B
MALUS 'FUJI'	FUJI APPLE	5CM CAL; B&B
PRUNUS DOMESTICA 'ITALIAN'	ITALIAN PLUM	5CM CAL; B&B



PLAN #8

FEB 13 2015

DP 14-660646

13007-10.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	15.JAN.26	GARBAGE ENTRY DRIVEWAY AND STAIRS	
9	15.JAN.08	NEW SITE PLAN	DO
8	14.OCT.07	UPDATED TYMT LOCATION	CLG
7	14.09.12	UPDATED SITE PLAN	
6	14.JUL.08	NEW SITE PLAN	MB
-	14.APR.10	ISSUED FOR DP	MCY
4	14.FEB.07	NEW SITE PLAN	DO
3	13.JUN.05	NEW SITE PLAN	DO
2	13.APR.24	NEW SITE PLAN	RH
1	13.APR.17	NEW SITE PLAN	RH

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

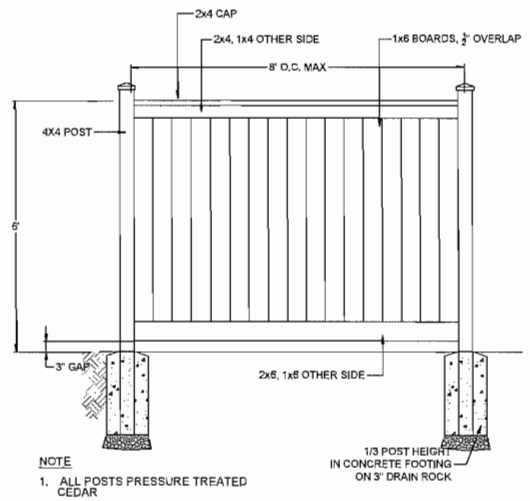
22691, 22711 WESTMINISTER HWY RICHMOND

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	13.JAN.17	DRAWING NUMBER:	
SCALE:	3/32"=1'-0"		L1
DRAWN:	RH		
DESIGN:	RH		
CHK'D:	MCY		OF 2

PMG PROJECT NUMBER: 13-007

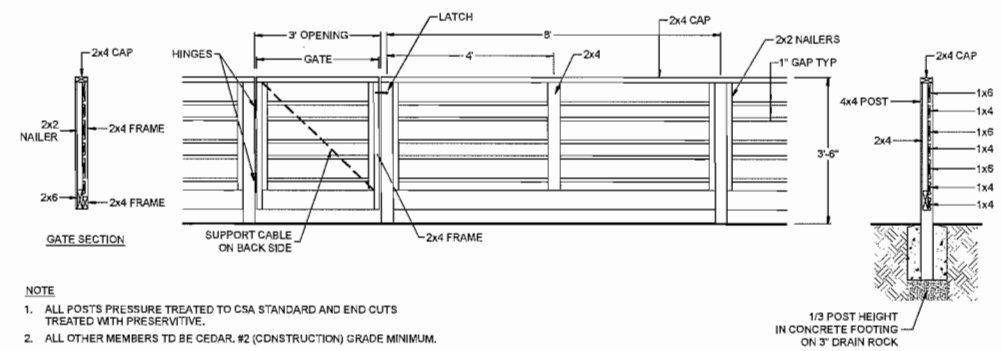


NOTE

1. ALL POSTS PRESSURE TREATED CEDAR
2. TREAT ALL END CUTS
3. ALL OTHER MEMBERS NON-TREATED CEDAR
4. ALL HARDWARE GALVANIZED
5. APPLY 2 COATS CLEAR STAIN TO MATCH BUILDING TRIM

1 6 FT HEIGHT SOLID FENCE

1/2"=1'-0"

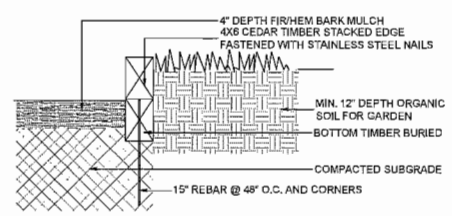


NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

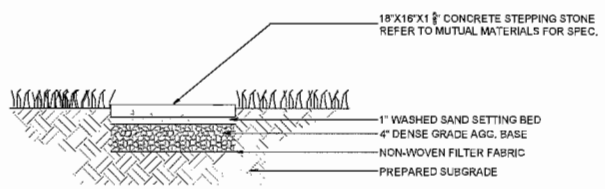
2 42" HT. WOOD FENCE & GATE

1/2"=1'-0"



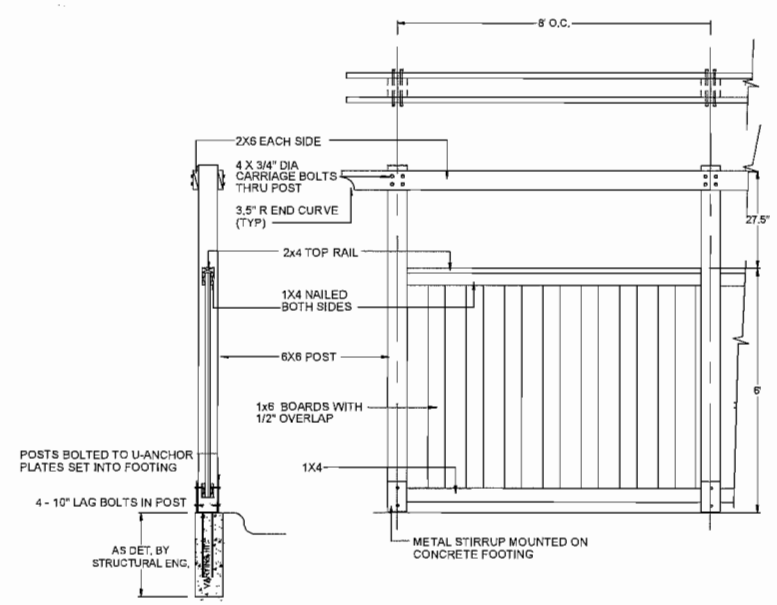
3 GARDEN PLOTS

1"=1'-0"



4 18X18" STEPPING STONE

1"=1'-0"



NOTES:
1. ALL WOOD P.T. HEM/FIR.
2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PREAPPROVED BY OWNER)
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. HARDWARE TO BE MEDIUM GAUGE.

5 FENCE WITH TRELLIS AT NORTH PL ADJACENT TO ENTRY ROAD

1/2"=1'-0"

13007-10.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	15.JAN.20	GARBAGE, ENTRY DRIVEWAY AND STAIRS	
9	15.JAN.06	NEW SITE PLAN	DO
8	14.OCT.07	UPDATED PMT LOCATION	CLG
7	14.09.12	UPDATED SITE PLAN	
6	14.JUL.03	NEW SITE PLAN	MK
-	14.APR.10	ISSUED FOR DP	MCY
4	14.FEB.07	NEW SITE PLAN	DO
3	13.JUN.05	NEW SITE PLAN	DO
2	13.APR.24	NEW SITE PLAN	RH
1	13.MAR.19	NEW SITE PLAN	MM

CLIENT:

PLAN #9

FEB 13 2015

DP 14-660646

PROJECT:

TOWNHOUSE DEVELOPMENT

22691, 22711 WESTMINISTER HWY RICHMOND

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 13.02.01

SCALE: AS NOTED

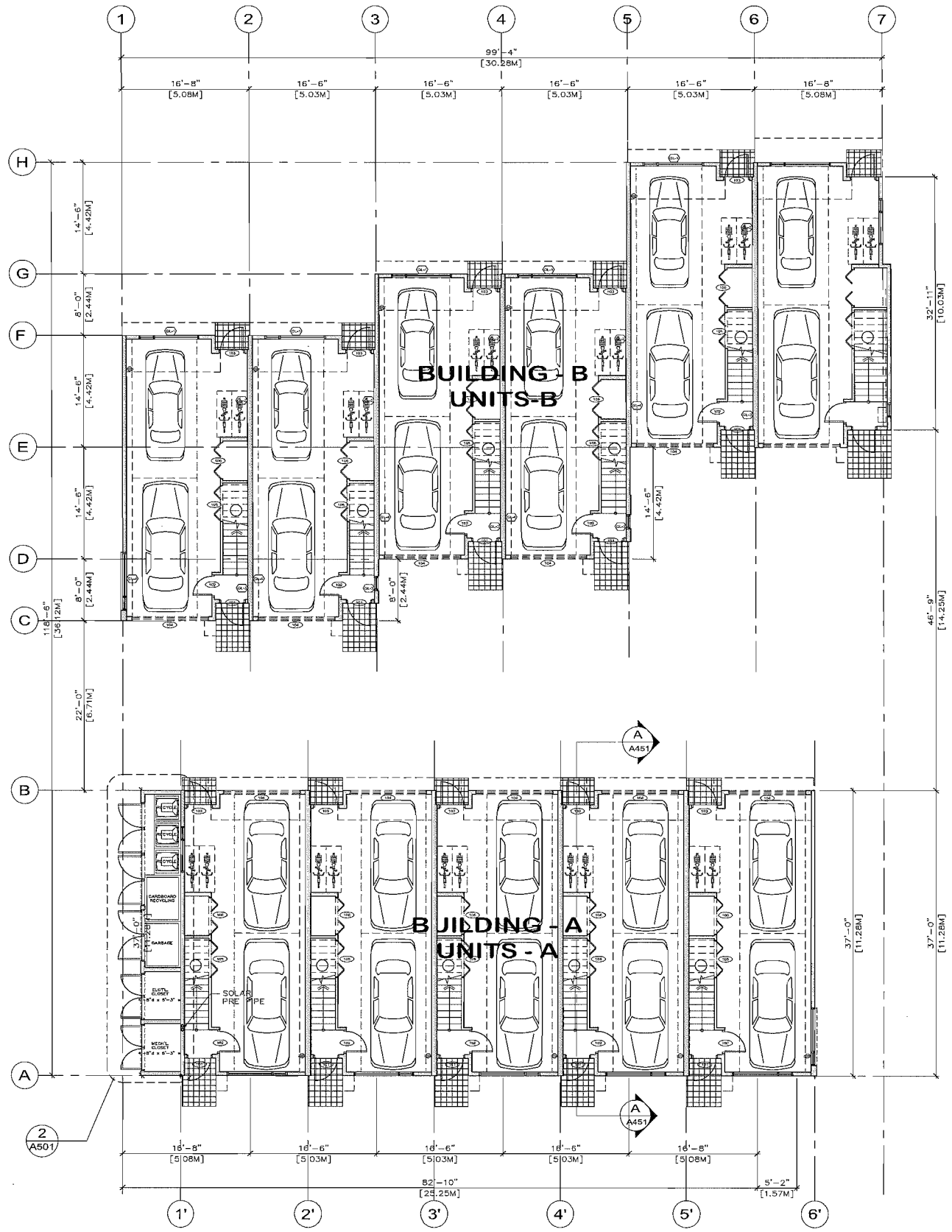
DRAWN:

DESIGN:

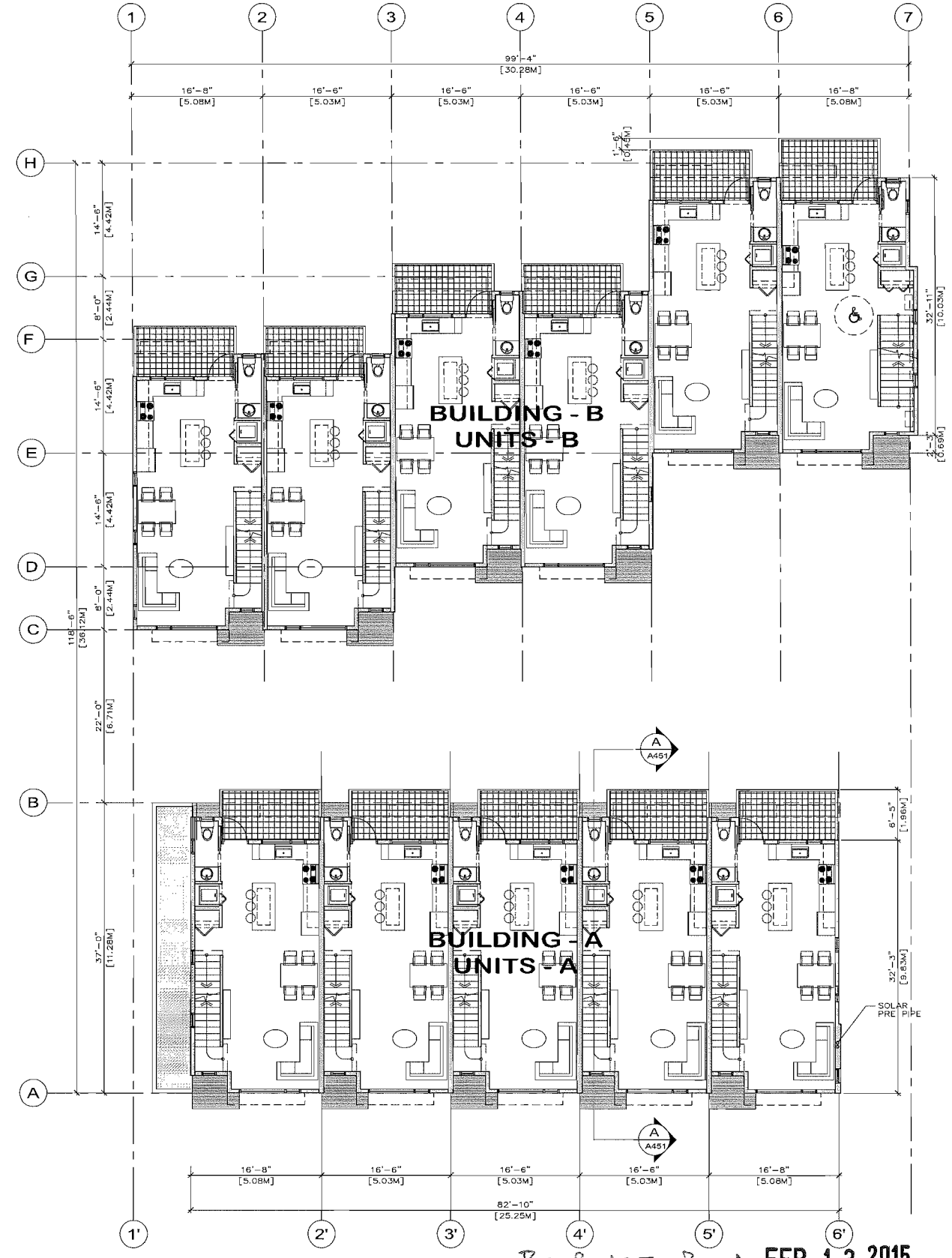
CHK'D:

DRAWING NUMBER: **L2** OF 2

PMG PROJECT NUMBER: **13-007**



1 A201 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A201 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

REFERENCE PLAN FEB 13 2015

DP 14-660646

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SEAL

NO	DATE	REMARKS
06	02 FEB' 15	RE-ISSUED FOR DP
05	25 JAN' 15	RE-ISSUED FOR DP
04	05 JAN' 15	RE-ISSUED FOR DP
03	09 OCT' 14	ISSUED FOR DP
02	11 APR' 14	ISSUED FOR DP
01	01 FEB' 13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

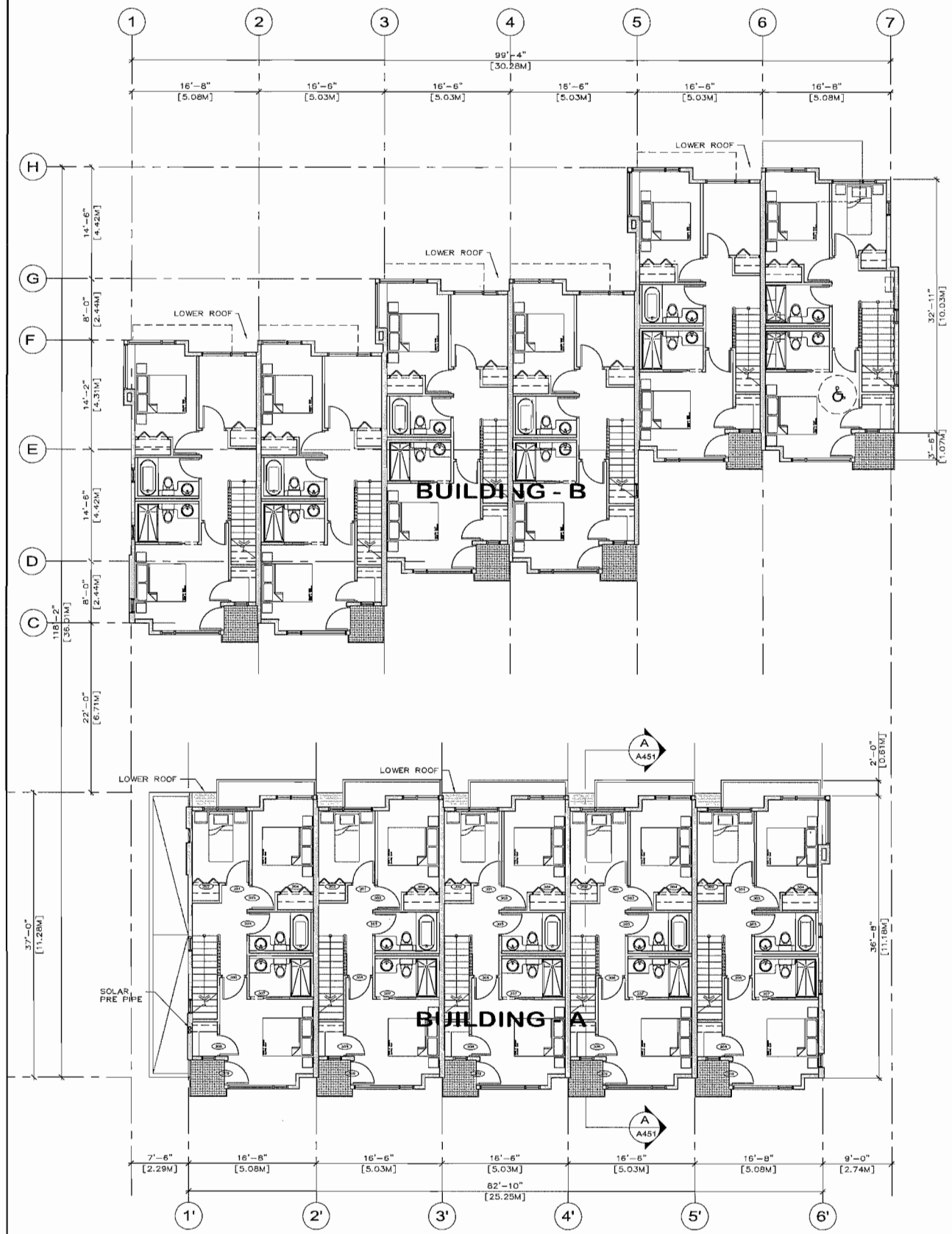
22691 Westminster Hwy.,
Richmond, B.C.

GARAGE FLOOR PLAN
&
MAIN FLOOR PLAN

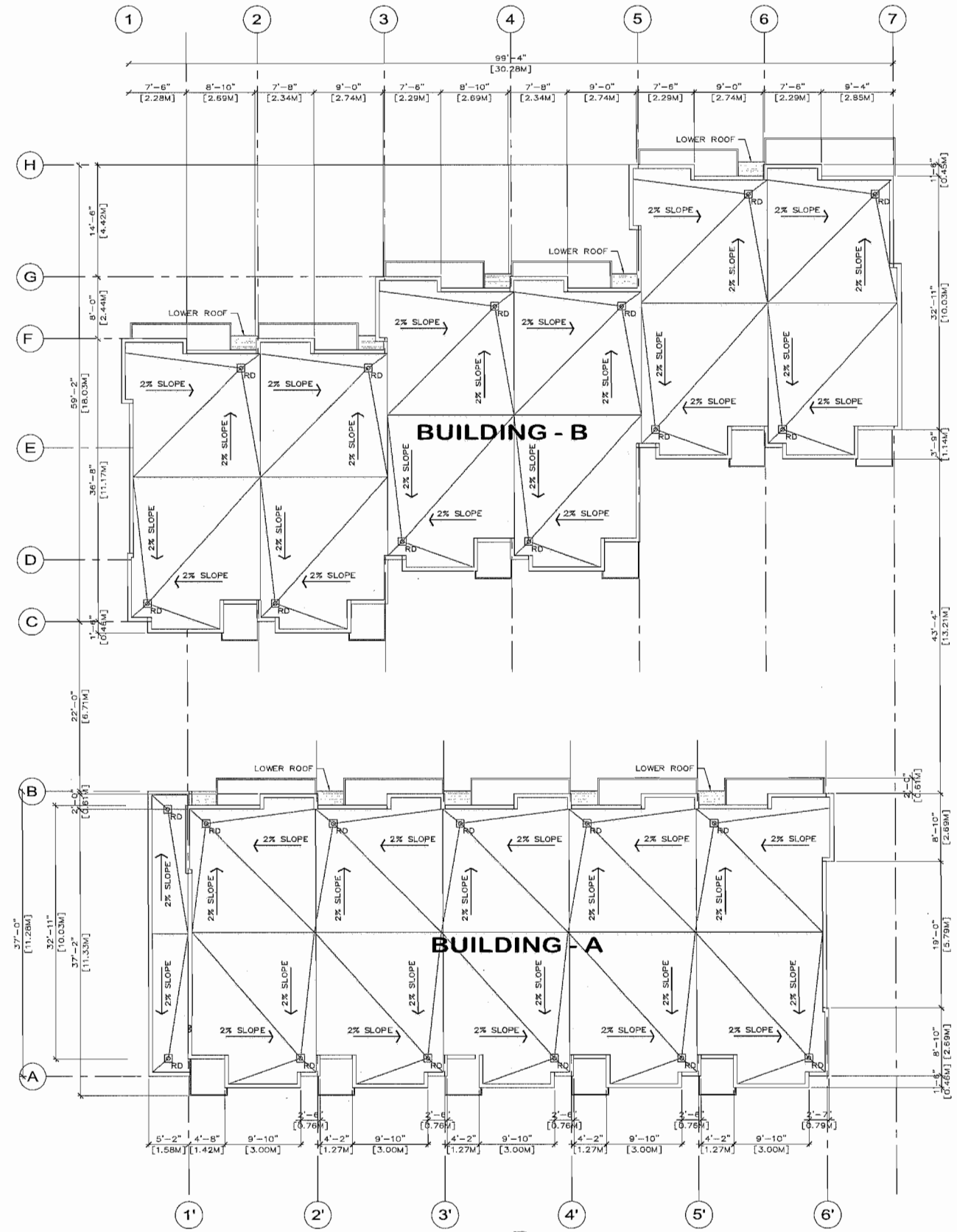
DEVELOPMENT PERMIT

A201

SCALE: 1'-0" = 1/8"	PROJECT NO: 1228
DRAWN BY: VE	DATE: 21JAN2013
CHECKED BY: VT,JK	



1 A202 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A202 ROOF PLAN
SCALE: 1/8" = 1'-0"

REFERENCE PLAN FEB 1 3 2015

DP 14-660646

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PRIME CONSULTANT

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NO	DATE	REMARKS
06	02 FEB' 15	RE-ISSUED FOR DP
05	26 JAN' 15	RE-ISSUED FOR DP
04	05 JAN' 15	RE-ISSUED FOR DP
03	08 OCT' 14	ISSUED FOR DP
02	11 APR' 14	ISSUED FOR DP
01	01 FEB' 13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

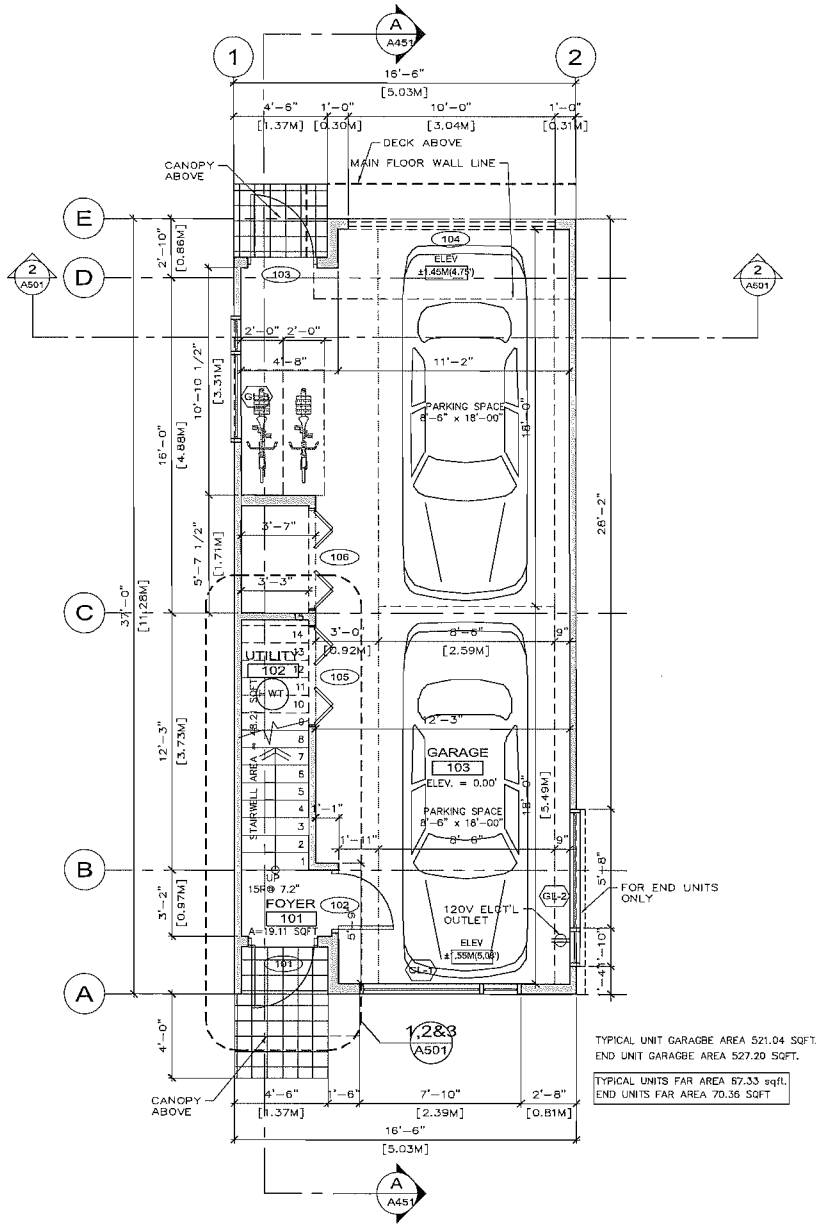
22691 Westminster Hwy,
Richmond, B.C.

UPPER FLOOR PLAN
&
ROOF PLAN

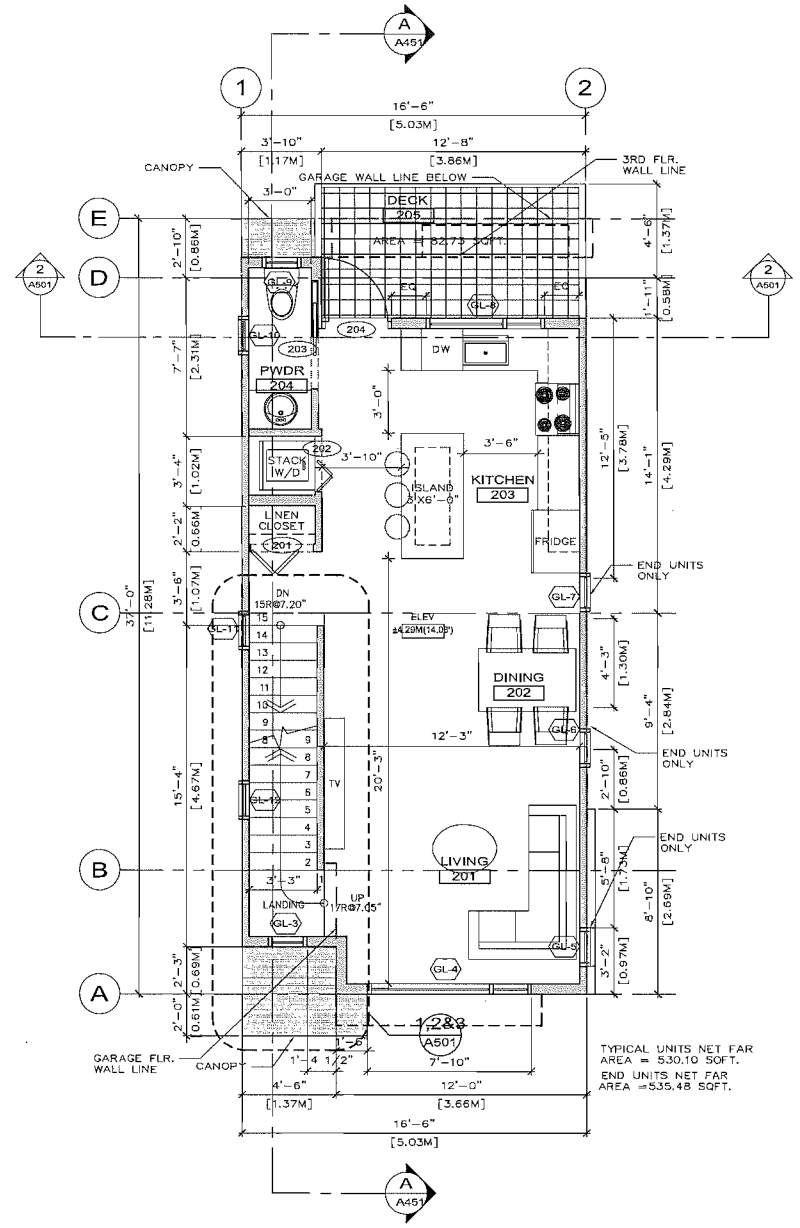
RE-ZONING

A202

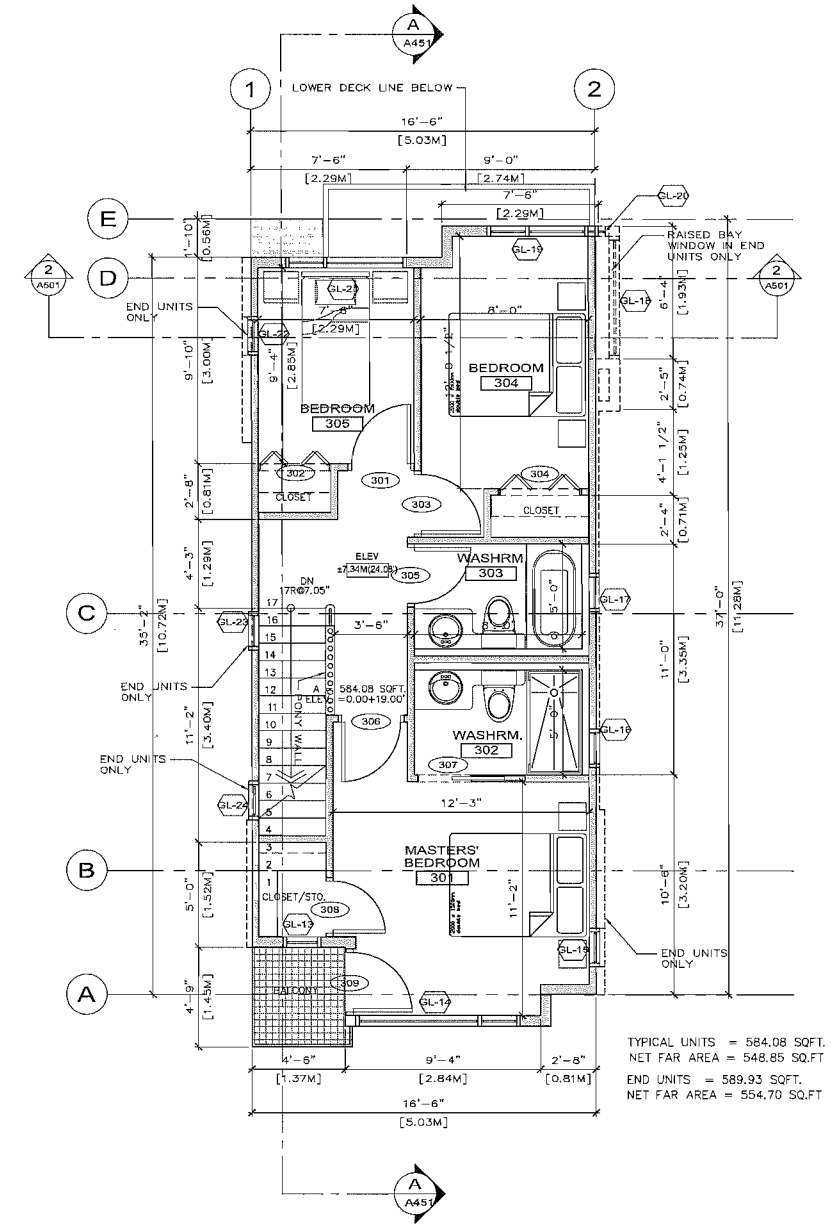
SCALE: 1'-0" = 1/8"	PROJECT NO: 1228
DRAWN BY: VE	DATE:
CHECKED BY: VT,JK	21JAN2013



1 A203 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A203 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A205 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFERENCE PLAN FEB 13 2015

DP 14-660646

ALL UNITS TO PROVIDE THE POTENTIAL TO ACCOMODATE:

- LEVER TYPE HANDLES FOOR DOOR HANDLE AND PLUMBING FIXTURES.
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER.

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NO	DATE	REMARKS
06	02 FEB '15	RE-ISSUED FOR DP
05	26 JAN '15	RE-ISSUED FOR DP
04	05 JAN '15	RE-ISSUED FOR DP
03	08 OCT '14	ISSUED FOR DP
02	11 APR '14	ISSUED FOR DP
01	01 FEB '13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

22691 Westminster Hwy., Richmond, B.C.

TYP. UNITS FLOOR PLAN (UNIT-A)

RE-ZONING

A203

SCALE: 1/4" = 1'-0"	PROJECT NO: 1228
DRAWN BY: KT	DATE: 07JAN2013
CHECKED BY: VT,JK	

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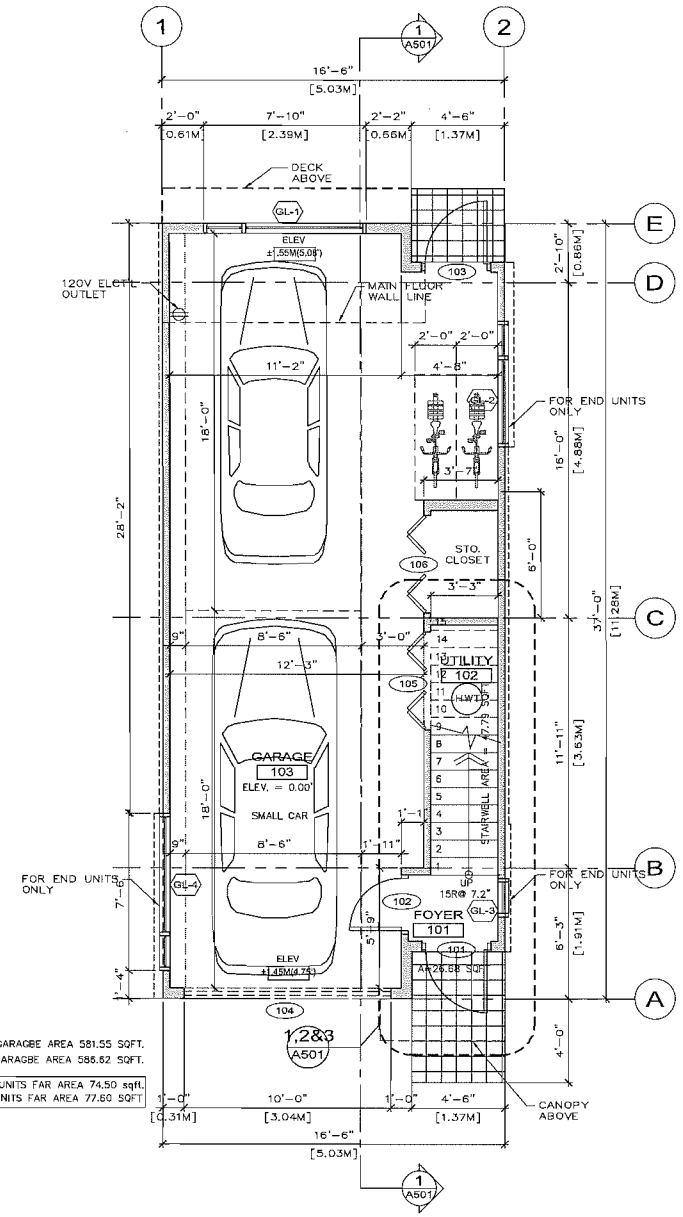
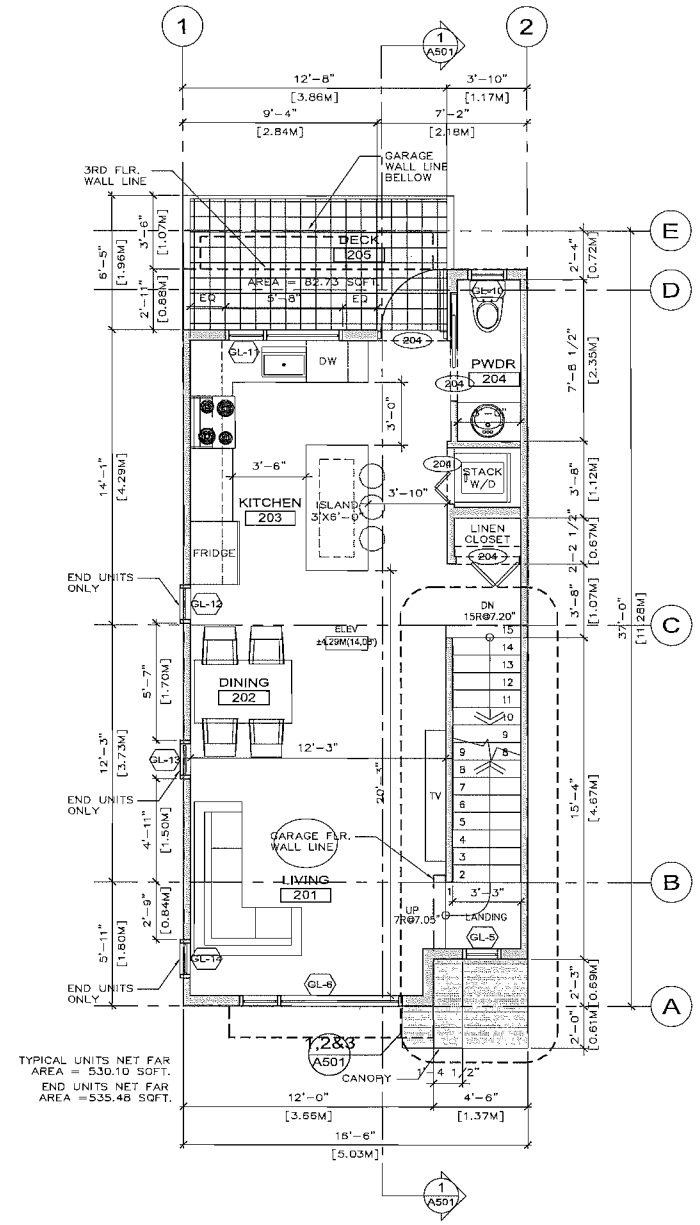
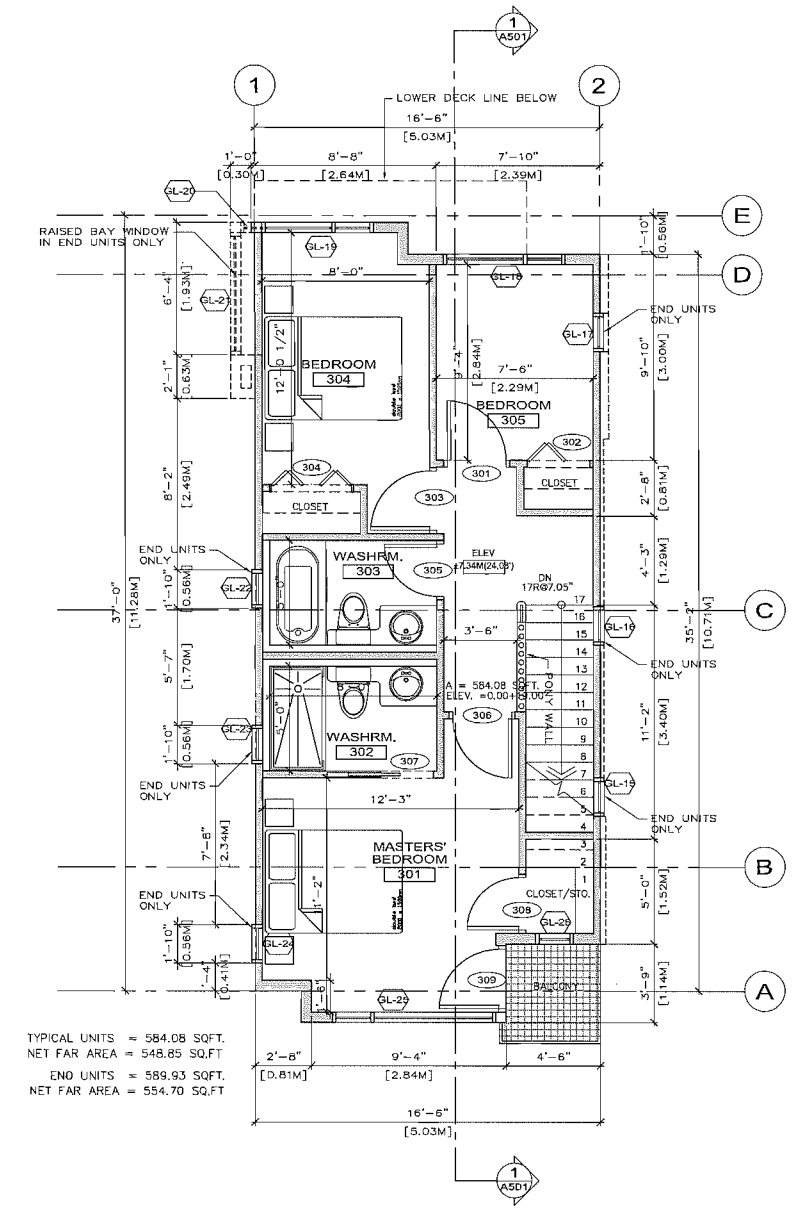


1 A204 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A204 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A204 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFERENCE PLAN FEB 13 2015

DP 14-660646

ALL UNITS TO PROVIDE THE POTENTIAL TO ACCOMODATE:

– LEVER TYPE HANDLES FOOR DOOR HANDLE AND PLUMBING FIXTURES.
– SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER.

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SEAL

NO	DATE	REMARKS
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05	29 JAN '15	RE-ISSUED FOR DP
04	05 JAN '15	RE-ISSUED FOR DP
03	08 OCT '14	ISSUED FOR DP
02	11 APR '14	ISSUED FOR DP
01	01 FEB '13	ISSUED FOR RE-ZONING

PROPOSED TOWNHOUSE

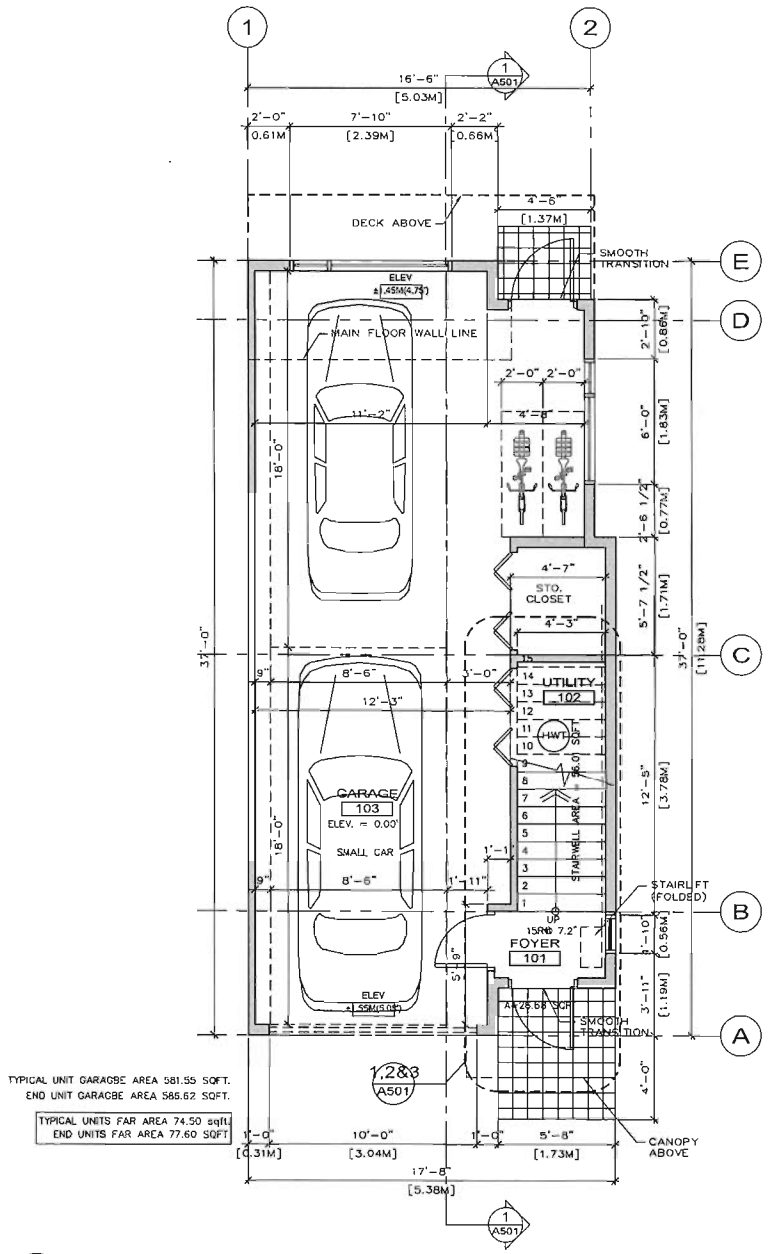
22691 Westminster Hwy., Richmond, B.C.

TYP. UNIT FLOOR PLANS (UNIT-B)

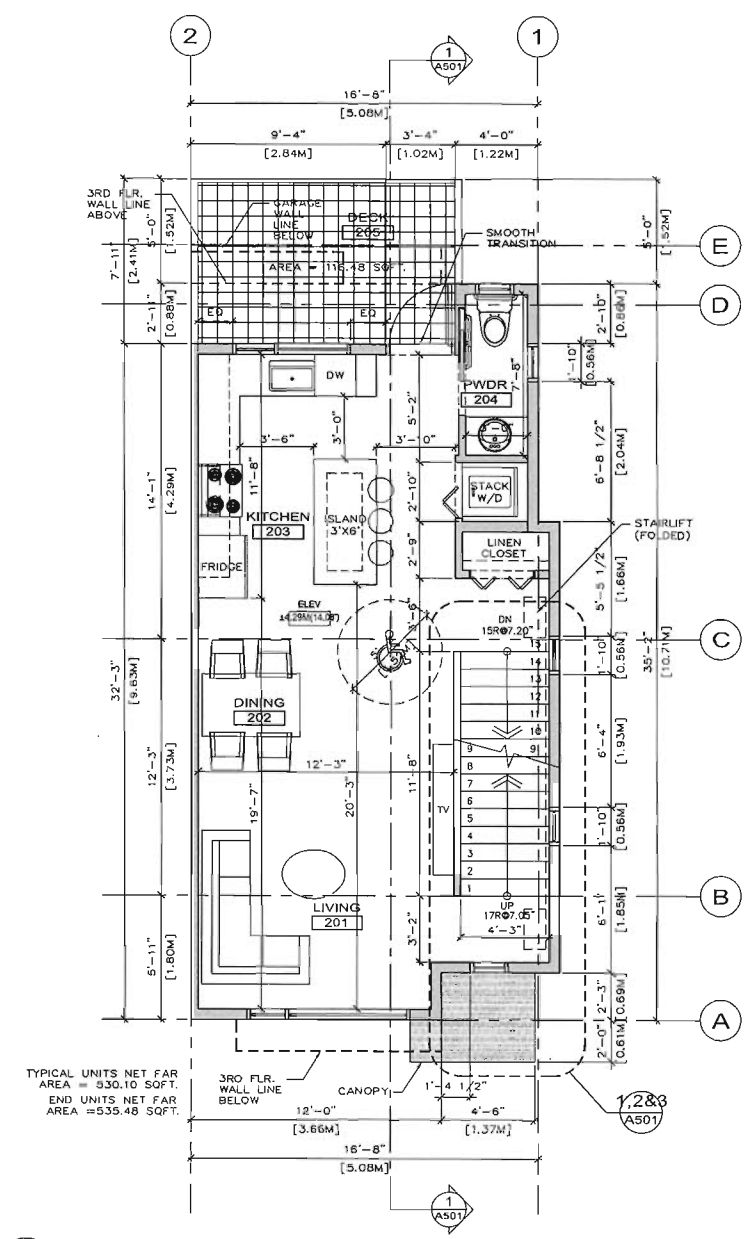
RE-ZONING

A204

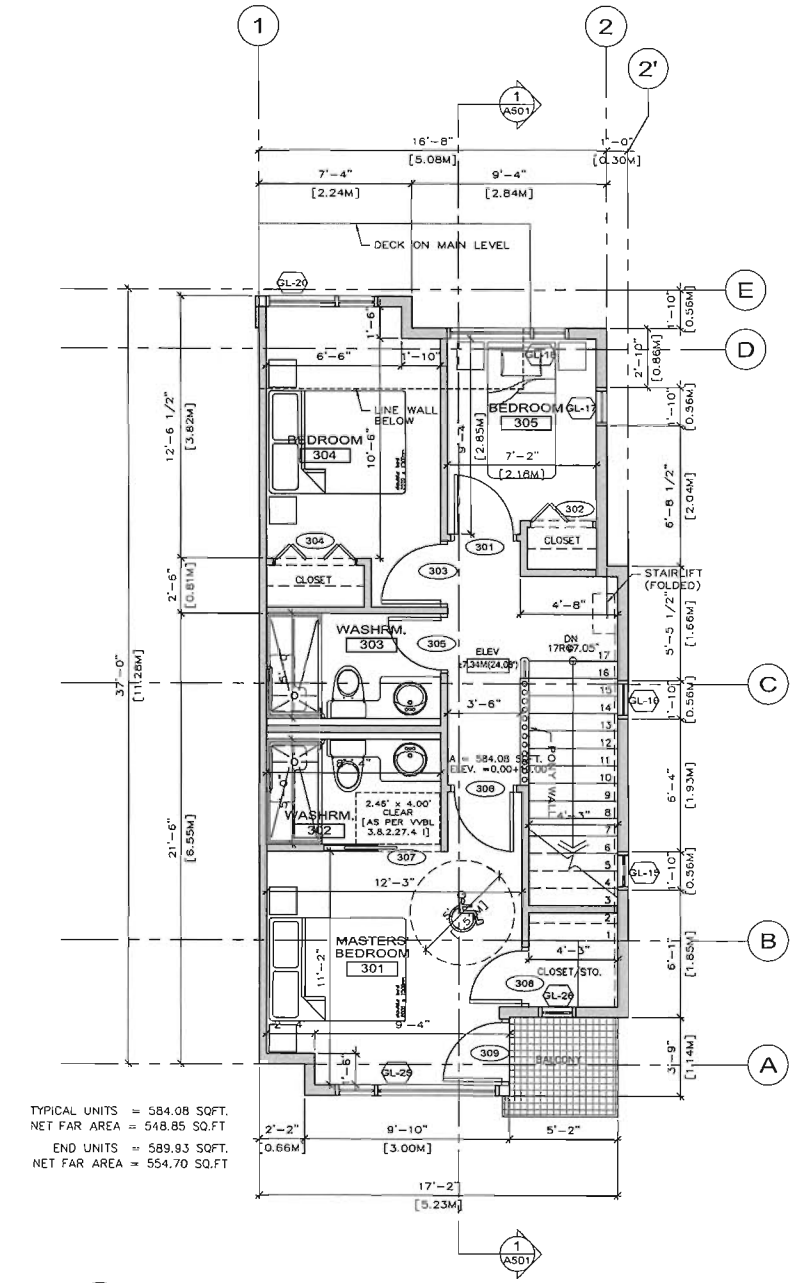
SCALE: 1/4" = 1'-0"	PROJECT NO: 1228
DRAWN BY: KT	DATE:
CHECKED BY: VT,JK	07JAN2013



1 A205 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A205 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

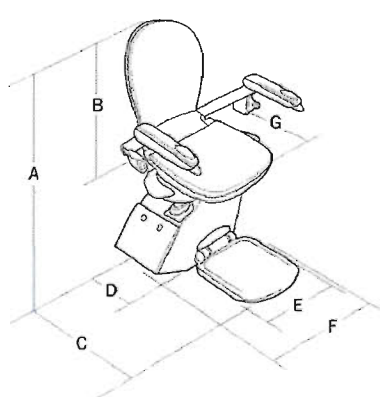


3 A205 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED FUTURE STAIRLIFT TO BE INSTALLED IN CORVERTIBLE UNIT.

THIS STAIRLIFT IS SPECIFIED TO MEET, OR EXCEED THE REQUIREMENTS OF:

- BS EN 81-40: 2008 – BRITISH STANDARD – 'SPECIFICATION FOR POWERED STAIRLIFTS'
- CE MARK – ACORN STAIRLIFT MEETS THE REQUIREMENTS OF THE APPLICABLE EUROPEAN DIRECTIVE(S).
- ASME COMPLIANT FOR MECHANICAL AND ELECTRICAL HAZARDS – ASME A18.1 AND A17.5.
- ISO 9386: 2-2000 INTERNATIONAL STANDARD FOR STAIRLIFTS



Dimensions		mm	Inch
A	Overall height	980	38.5
B	Height of Seat	440	17.25
C	Overall depth (from wall)	570	22.5
D	Overall depth (when folded)	310	12.25
E	Width of footrest	310	12.25
F	Overall width	605	23.25
G	Depth of seat	405	16

REFERENCE PLAN FEB 13 2015

DP 14-660646

ALL UNITS TO PROVIDE THE POTENTIAL TO ACCOMODATE:

– LEVER TYPE HANDLES FOOR DOOR HANDLE AND PLUMBING FIXTURES.
– SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER.

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH OTHER AND BY LAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

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PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
03	02 FEB' 15	RE-ISSUED FOR DP
02	29 JAN' 15	RE-ISSUED FOR DP
01	05 JAN' 15	RE-ISSUED FOR DP

PROPOSED TOWNHOUSE

22691 Westminster Hwy., Richmond, B.C.

CONVERTIBLE UNIT FLOOR PLANS (UNIT - 6B)

DEVELOPMENT PERMIT

A205

SCALE: 1/4" = 1'-0"	PROJECT NO: 1228
DRAWN BY: VE	DATE: 07JAN2013
CHECKED BY: VT,JK	

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	February 19, 2015
From:	Wayne Craig Director of Development	**File:**	DP 14-671600
Re:	**Application by Am-Pri Developments (2012) Ltd. for a Development Permit at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of 96 three storey townhomes at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road on a site zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)".

Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

Am-Pri Developments (2012) Ltd. has applied to the City of Richmond for permission to develop 96 three storey townhomes at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road on a site zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)". The site is currently vacant.

The site is proposed to be consolidated and rezoned from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)" for this project under Bylaw 9136 (RZ 13-649999 – third reading received on July 21, 2013).

A Servicing Agreement for offsite improvements (e.g. sidewalks, boulevards, lighting, road improvements, utility installations, etc.) along both the Alexandra Road and Alderbridge Road frontages is required prior to Rezoning adoption.

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.

Surrounding Development

Development surrounding the subject site is as follows:

To the North: An existing 26 building three storey townhouse development (known as "Wishing Tree") on a 24,291 m^2 sized lot containing 141 units [zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)"], a City owned park/greenway at 9611 Alexandra Road and a single, large lot currently zoned "Single Detached (RS1/F)".

To the East: A multi-family residential site (9728 Alexandra Road) zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)". This site was recently rezoned (Polygon Development 296 Ltd. RZ 13-649641 adopted Dec. 8, 2014) to allow development of approximately 64 three storey townhouse dwellings. The Development Permit (DP 14-667441) was also issued on Dec. 8, 2014.

To the South: Alderbridge Way and the Garden City lands (5555 No. 4 Road) to the south of that. The 55 hectare (136.5 acres) Garden City lands are zoned "Agriculture (AG1)".

To the West: A lot (9560 Alexandra Road) zoned "Single Detached (RS1/F)". An application for rezoning from "Single-Detached (RS1/F)" to "Town Housing (ZT67)" has been submitted by Yamamoto Architecture Inc. in order to construct 21 townhouse units.

Background

Project Overview
The Developer's intent is to create a multi-family development with approximately 96 three storey townhouses in a total of 21 buildings plus a centrally located 119 m^2 (1,280.9 ft^2) amenity building and two separate open space amenity areas totaling approximately 576 m^2 (6,200 ft^2). An 20 m wide (215.28 ft^2), 1,068 m^2 (11,495.8 ft^2) greenway is proposed across the north-western portion of the property that will become part of the future link between Alderbridge Way and the interior of the Alexandra Neighbourhood. This greenway link is a key component of the Alexandra Neighbourhood Land Use Plan. The greenway will be included within the Servicing Agreement and design, construction and enhancement will be coordinated with the City Parks Department.

Related Policies & Studies

Official Community Plan- West Cambie Area Plan
The subject properties are designated "Neighbourhood Residential" in the Official Community Plan – West Cambie Area Plan with the exception of a greenway strip over 9540 Alexandra Road and portions of 9560 – 9600 Alexandra Road. Townhouses are permitted within the areas designated for Neighbourhood Residential. The OCP also notes the remnant Environmentally Sensitive Area designation which is addressed through this application.

Affordable Housing Strategy
The applicant will not utilize the available density bonus provisions and is proposing a project density of 0.65 FAR with a monetary contribution to the Affordable Housing Reserve in accordance with the contribution rates established by Council Policy 5044. The monetary contribution was included as part of the Rezoning Considerations.

Environmentally Sensitive Area Designations and Response
The Environmentally Sensitive Area (ESA) features on the subject site were reassessed in detail through the project's Rezoning application. The site plan submitted through this Development Permit application provide a 3 m (9,84 ft) wide native species vegetation strip along the site's entire eastern property line. This vegetation strip was designed with the intent of complementing a similar vegetation strip being incorporated into a newly approved development at 9728 Alexandra Road immediately to the east of the subject property. A second four metre wide vegetation strip is included in the 6 m (19.68 ft) wide setback along the southern edge of the site adjacent to Alderbridge Road. The Development Considerations include requirements for legal agreements to be registered to protect and maintain the ESA strips prior to the Development Permit being issued.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Confirmation of the site plan in relation to the Zoning Schedule "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)", detailing building massing and design,

provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas;
- Details on the existing vegetation, ESA mitigation, compensation and long term maintenance plan preparation and protection;
- Follow up on tree assessments on City lands and trees on shared property boundaries;
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas;
- Confirmation of the Public Art response;
- Resolving on-site garbage collection and appropriate vehicle movement allowances;
- Provision of an emergency vehicle access between the subject site and Alderbridge Way;
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans;
- Addressing accessibility features within the units;
- Addressing drainage concerns adjacent to the Alexandra Road greenway and in the corridor between this site and the Polygon site to the east. Design of the greenway with parks and engineering; and
- Confirmation of the sustainability measures that will be built into the units.

The applicant worked closely with staff to ensure that each of these elements are addressed in the final design plans.

Environmentally Sensitive Area Habitat Balance and Compensation
As identified through the Rezoning report from the Director of Development (RZ 13-649999 report dated May 28, 2014) the objective of the vegetation compensation and enhancement measures proposed for this site is to create high quality songbird habitat and movement corridors for small birds and animals using native trees and shrubs. The detailed landscaping plans submitted for this Development Permit are consistent with this overall objective and should provide foraging, roosting and general songbird habitat opportunities along the proposed ESA corridor strips and should result in a higher quality of habitat than what had previously existed on the site.

The overall habitat balance analysis provided by Stantec's biologist for the Rezoning indicated that a net loss of 37 m^2 (398.26 ft^2) was anticipated for the site as a result of the development. A follow up analysis by Stantec of the Development Permit compensation and enhancement plans confirms this net loss figure. The Developer has agreed to provide a voluntary contribution of $1,518.00 (based on $48.00/$m^2$) for environmental enhancements as compensation for the habitat losses incurred on site. This contribution amount is included in the Rezoning Considerations.

Vegetation enhancements and drainage requirements within the 20 m (65.62 ft) wide greenway will be coordinated through the Servicing Agreement and in consultation with Parks staff.

Legal agreements regarding the protection and maintenance of the ESA area are included as requirements to be completed prior to final issuance of the Development Permit. Submission of a bird nesting survey report biologist prior to site clearing is included as a requirement in the Development Permit Considerations.

Zoning Compliance
The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)".

Urban Design Response

Advisory Design Panel Comments
This application was reviewed by the Advisory Design Panel (ADP) on two separate occasions. At their initial review on November 19, 2014 the proposal was referred back to staff to address concerns including:

- the overall design appeared too repetitive;
- internal corridors were too long and without visual relief;
- building elements needing more resolution in terms of articulation and roof forms;
- placement of hydro kiosks;
- additional children's play space being needed; and
- shadowing impacts onto the central open space.

The applicant worked with staff to address the concerns raised by the Panel ultimately redesigning both the site plan and building elevations and roof elements. The redesigned plans were resubmitted to the Advisory Design Panel on January 21, 2015, receiving unanimous support. A copy of the relevant excerpt from the Advisory Design Panel Minutes of January 21, 2015 are 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***'.

Conditions of Adjacency
- The form and massing of the proposed 3 storey townhouse development is consistent with existing and proposed townhouse developments to the north, east (Polygon's recently approved 64 unit, three storey "Jayden Mews" townhouse project) and to the west (a 20-21 three storey townhouse proposal under review). Grade elevations for the projects on both sides of the subject site are anticipated to match the site grades proposed for the subject site.
- Vegetation buffer strips proposed along the site's southern boundary adjacent to Alderbridge will provide a soft visual barrier from the south and will be consistent with the vegetation buffer sought from adjacent developments.
- A 3 m (9.84 ft) wide ESA native vegetation strip is provided along the eastern property line complementing a similar ESA native vegetation strip provided by the Polygon development located to the east of the subject site (DP 14-667441).
- The 20 m (65.62 ft) wide greenway strip along approximately half of the site's frontage with Alexandra Road will both buffer adjacent units from the street and will create a soft green edge providing a visual break to the residential presence along Alexandra Road.
- A Statutory Right of Way, required as part of the project's Rezoning Considerations, will provide legal access through the subject site to the property to the west.

- Way finding signage is proposed near the main driveway entrance showing the layout of both the subject site and the adjacent site to the west to facilitate visitors to the site as well as emergency service providers.
- Dwelling units fronting onto Alexandra Road will be constructed with their front entrance doors oriented to the street to lend a more pedestrian friendly face to the street.

Public Realm

- This development will be required to construct a 3.3 m (10.83 ft) wide shared cyclist and pedestrian pathway plus a 1.5 m (4.92 ft) wide treed boulevard at its interface with Alderbridge Way. These works will connect with similar provisions from developments to both the east and west and ultimately creating a continuous pedestrian walking pathway between Garden City Road and No. 4 Road.
- Additional tree planting will be secured through the project's Servicing Agreement to enhance the centre median of Alderbridge Way along the length of the site's frontage.
- Along Alexandra Road, frontage improvements included in the project's Servicing Agreement include raising the road bed itself, provision of parking spaces and lighting on one side of the road, a 1.5 m (4.92 ft) grassed boulevard with street trees and a 2 m (6.56 ft) wide sidewalk.

Site and Functional Planning

- The site is designed around two separate open space areas both of which include tables and chairs, trellis features and open grassed areas.
- Pedestrian circulation has been accommodated throughout the interior of the site incorporating 1.5 m (4.92 ft) wide walkways leading to most of the units in the north-eastern wing of the project as well as units in the centre of the project near the amenity building.
- Vehicle circulation within the project is in the form of a loop in the central part of the site making it easy for larger trucks to access and exit the site.
- A bollarded emergency access is provided to allow emergency service vehicles to access the site from Alderbridge Way should it be necessary. If an additional emergency access is created for the property to the west (9560 Alexandra Road) staff will explore whether the emergency access for the subject site can be closed and the access landscaped. If this can be achieved staff will also determine whether any related legal agreements related to the emergency access off Alderbridge Way for the subject property can be discharged.
- Colored unit pavers are used to aid pedestrian circulation through the site and alert motorists to higher pedestrian traffic areas.
- Way finding signage will be located near the main entrance to the complex.
- A bicycle rack is conveniently located adjacent to the central amenity building.

Landscaping Form and Character

- Landscaping is stratified into three distinct groups addressing residential areas, restoration planting in the 20 m (65.62 ft) greenway area and the Environmentally Sensitive Area (ESA) buffer strips.
- In the residential areas along the internal roadways taller vegetation is incorporated to soften the interior spaces.
- Residential vegetation provides a mix of native trees and flowering shrubs and ground covers.

- Tree and shrub selections proposed for the restoration area and the ESA strips are predominately comprised of native species.
- A total of 216 trees are proposed for planting on site – fully addressing the Official Community Plan (OCP) 2:1 replacement requirements.
- Separate maintenance schedules have been prepared to address the different planting areas.
- A large 95 m^2 (1,022.57 ft^2) children's play area is proposed in the southern portion of the central amenity area. An integrated climbing structure, log steppers and pin tail play equipment over a pea gravel base comprise the play space. Nearby picnic tables and benches have also been incorporated into the central amenity space.
- Based on the cost estimates provided by the Developer's consultants a landscape security in the amount of $471,165.75 (inclusive of a 10% contingency) is included in the Development Permit Considerations.

Architectural Form and Character

- The Developer has purposely sought to create a modern contemporary building form that also addresses aspects such as liveability, aging in place, sustainability and accessibility in the project's design.
- The project has been designed with seven different unit sizes ranging from approximately 152.4 m^2 to 175 m^2 (1,640.4 ft^2 to 1,883.68 ft^2) and all of the 96 residential units have been designed with 3 bedrooms. This combination contributes to the overall massing requirements of each unit and the building mass as a whole.
- Each unit includes private outdoor amenity space typically in backyards and balconies.
- Exterior elevations incorporate three color schemes to differentiate units and blocks of units.
- A variety of bay forms, bay sizes and roof forms are used to avoid excessive repetition.
- Color is also used to accentuate projecting elements.
- Both building masses and individual units have been stepped to provide a more interesting face to the internal road.
- Roof forms throughout the project are varied including pop-up elements as well as gable forms.
- Building elevations include a base of stone wainscot on strategic frontages, premium quality vinyl, hardie panel, hardie plank siding, painted board and batten and metal clad entry and garage doors. Asphalt roof shingles are used on all roofing elements.
- The central amenity building has been designed to be consistent with the residential buildings.

Accessible Housing

- The proposed development includes ten (10) convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the removal of a floor structures on two levels to accommodate a future elevator, the installation of an automatic door opener (prewired) and additional grab bar installations (wood blocking installed to accommodate). A convertible unit checklist in included in the design plans.
- The ten convertible dwellings provide features allowing for ready conversion to accommodate individuals with disabilities or in wheel chairs. Inside garage spaces for these units have sufficient space to accommodate accessible access. The convertible unit floor plans include a checklist of convertible features.

- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Crime Prevention through Environmental Design (CPTED)

- Residential unit doorways are readily visible from the internal drive aisles or from pedestrian circulation pathways that will be lit with lighted bollards.
- Metal clad entry doors are proposed for all the residential units.
- Key areas of the internal drive aisle (e.g. driveway ends, at bends in the entrance driveway) will be lit with lighted bollards.
- Vehicle stop bollards will be located at the emergency access to prevent unauthorized vehicles from accessing Alderbridge Way. The bollards will permit pedestrian access through to Alderbridge Way. This aspect addresses desire lines of movement through the site.
- The children`s play area is located away from vehicle drive aisles and includes benches to facility parental observation while children are playing.
- The mail box facility will be located in a well lit area within the amenity building and protected from the elements.

Servicing Agreements/Engineering

Frontage improvements are proposed along Alexandra Road including raising the Alexandra road surface, the installation of concrete sidewalks, parking along the south side of Alexandra Road and new light standards. In addition, upgrading and/or replacement of existing sanitary lines, storm lines, water main lines, additional fire hydrants and the undergrounding of hydro lines, will be required as part of development's off-site works.

A land dedication along Alderbridge Way was included in the Rezoning Considerations to accommodate the installation of a new public sidewalk and a treed boulevard that will ultimately run between Garden City Road and No. 4 Road.

Sustainability

Sustainability Initiatives

The Developer has committed to achieving an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating for this townhouse project. An Ener-Guide analysis has been performed based on the project's design plans by Capture Energy (report dated October 24, 2014) confirming that the required Ener-Guide 82 rating will be achieved by all the residential units in this development.

In addition to the Ener-Guide objectives, the Developer has committed to including the following sustainability measures in all of the development's 96 units:

- Separate thermostats for each room;
- Low-E energy star rated windows;

- Low flow fixtures and energy star appliances are included in all the units;
- Fully insulated garage walls;
- Ener-Guide rated electric range (optional to purchasers);
- Advanced sealing package, foam around window and door openings and all exterior wall penetrations;
- Fibreglass exterior doors;
- Minimum 30 year roofing material - with 30 year manufacturer's warranty;
- Natural stone countertops;
- Many suppliers and trades are to recycle their own waste;
- Building a central recycling centre; and
- Many products used for these homes will be manufactured within 800 km.

Conclusions

Significant efforts were made by the Developer and the design team to address concerns raised by the Advisory Design Panel and staff with the initial design proposal. The revised proposal presents a significant improvement and a design package which will complement Richmond's urban landscape. Staff are recommending support of the proposed development proposal.

David Brownlee
Planner 2

DCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $428,332.50 (inclusive of a 10% contingency).
- Registration of legal agreements for the protection of the site's ESA areas, ensuring that they will not be abandoned or removed and adherence to the Landscape Maintenance plan as it applies to those areas
- Submission of a registerable plan prepared by a registered Surveyor defining the ESA vegetation areas and acceptable to the Director of Development.
- Registration of a statutory right-of-way to the satisfaction of the Director of Development, over the internal drive-aisle for emergency service providers unless alternative emergency access is provided to the satisfaction of the Director of Development.
- Receipt of a voluntary contribution of $1,518.00 for environmental enhancements as compensation for habitat losses incurred on site.
- Submission of a bird nesting survey report by a registered professional biologist prior to site clearing. (Note this was originally a requirement of the Rezoning Considerations but under the advise provided by the consulting biologist the report needs to be done within seven days of clearing the site in order to be accurate as the bird nesting season is approaching.

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

- 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.*
- 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.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-671600 **Attachment 1**

Address: 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

Applicant: Am-Pri Developments (2012) Ltd. Owner: Am-Pri Developments (2012) Ltd.

Planning Area(s): West Cambie Area Plan (2.11A)

Floor Area Gross: 10,468.10 m^2 Floor Area Net: 10417.01 m^2

	Existing	Proposed
Site Area:	16,209 m^2	16,100 m^2 net of dedications
Land Uses:	Single Family Residential, Two-Family Residential, Vacant	Multiple Family Residential
OCP Designation:	Neighbourhood Residential, Park	Same
Area Plan Designation:	Residential Area 2	Same
Zoning:	9580,9600,9660,9680 Alexandra Road: Single Detached (RS1/F) 9620 and 9626 Alexandra: Two-Unit Dwellings (RD1)	Town Housing (ZT67)
Number of Units:	5 dwellings were in place prior to demolition. Currently none on site.	96
Other Designations:	Environmentally Sensitive Area (ESA)	Portions to be retained. Compensation / replacement required for impacts.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 or 0.75 with affordable housing contribution per West Cambie Area Plan	0.65	None permitted
Lot Coverage – Building:	Max. 40%	38.1%	None
Lot Size (min. area):	10,000 m^2	16,100 m^2	None
Setback – Front Yard (m):	Min. 5.0 m	Min. 4.5 m	Addressed via Zoning Text Amendment
Setback – Side Yards (m):	Min. 3.0 m	Min. 3.0 m	None
Setback – Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	None
Height (m):	12.0 m	10.7 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	1.5 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	144 (R) and 20 (V)	192 (R) and 20 (V)	None

Tandem Parking Spaces:	Permitted	94 spaces in 47 units (49%)	None
Bicycle Stalls	Class 1: 1.25/unit (120 stalls) Class 2: 0.20/unit (20 stalls)	Class 1: 147 Class 2: 20	None
Amenity Space – Indoor:	100 m^2	119.3 m^2	None
Amenity Space – Outdoor:	576 m^2	576 m^2	None
Private Outdoor Space/Unit:	30 m^2	30 m^2	None

Other: *Tree replacement compensation required for loss of significant trees.*

Excerpt from the Minutes from

The Design Panel Meeting

Wednesday, January 21, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

- use of decorative pavers on the internal drive aisles need to be rationalized; too much in less important areas and less in more important areas; consider using pavers on the crosswalks to make them more prominent;

  The paving design has been updated to highlight pedestrian walking areas over vehicular access. Pavers are already located at crosswalks but they have been enhanced to increase visibility and prominence.

- reconsider use of stone wainscot at the base of the buildings as it will be screened by landscaping as seen in the architectural renderings presented by the applicant; relocate the material to more visible and prominent locations to get more value from a high quality material;

  Stone wainscot will remain on the base of the buildings as it will enrich the frontages. Though partially screened by landscaping, these areas will remain visible and represent the "front face" of the development.

- proposed amenity building lacks programming; also lacking from an architectural point of view, i.e. trailer-like appearance; the amenity building should make a high impact statement on the project in view of its central location in a large project; consider a higher ceiling and a more dramatic roofline;

  Amenity building plan included and elevations enhanced to be more consistent with the architecture of the residential buildings.

- the applicant is proposing a unique townhouse style in Richmond; however, the same concept has already been seen in many projects in Richmond; the applicant should consider more unique styles in future townhouse projects;

  We have varied the style by the width of the townhouse units, and through coloration of the projecting elements. With future townhouse projects we are always trying to develop innovative and unique styles that are contextually sensitive.

- driveway entry is too zigzag; driving experience goes in many directions within a short distance; this is not desirable from functional and esthetic perspectives;

  Exact geometry of the entry driveway will be further refined in consultation with our Civil Engineer during Building Permit stage. We feel that the meandering entry creates a good traffic control measure to slow cars entering and leaving the development.

- appreciate the many positive improvements to the project done by the applicant; proposed curved main internal drive aisle is a positive approach; however, vehicular route to some buildings (e.g. to the middle buildings northeast of the site) from the entry appears circuitous;

  See comment above. Vehicular movements are quite straight forward and some meandering is introduced to achieve variety and interest, and traffic calming.

- applicant has made some big improvements to the project since it was first presented to the Panel; appreciate the introduction of new roof forms which mitigate the monotonous appearance of the buildings;

  We appreciate the comment

- consider replacing vinyl with hardie materials;

  Some vinyl is used, but the amount has been reduced since initial ADP, and we have selected a more premium vinyl product for better appearance and colour.

- internal drive aisles appear barren; bigger trees and additional unit pavers will help soften the harshness of the drive aisles;

  Larger trees in planters have been added to the drive aisles. Unit pavers have been added in drive aisles to support pedestrian way-finding.

- reducing the setback for buildings fronting onto Alexandra Road will open up the internal drive aisles and provide additional space for planting;

  Buildings are at the minimum setback, buildings on the south-eastern portion of the site are set back from the landscape buffer to allow for pedestrian circulation and adequate private yard space.

- the amenity building should pick up on the architecture of the townhouse buildings;

  The amenity building has been redesigned to be more consistent with the townhouses.

- appreciate the introduction of pop-up roofs; however, having two buildings (e.g. Buildings 16 and 19) with pop-up roofs sited adjacent to each other is too much; siting of buildings with pop-up roofs adjacent to buildings with shed roofs works better;

  We have maintained the proposed roof forms for these buildings as they create a spacing and rhythm of alternative rooflines that is consistent throughout the project.

- introducing dark trims mitigates the repetitiveness of the building forms; however, the volumes appear busy; consider simplifying the volumes, e.g. introducing uniform colour for trim and cladding;

  The trim colours have been lightened to provide less contrast with the box-out elements, and will help to unify the forms in contrast with the base-walls.

- simplify the pedestrian circulation areas (including pedestrian crossings) within the proposed development as they are not clearly delineated;

  The pedestrian circulation areas (including pedestrian crossings) have been enhanced and clearly delineated with unit pavers using a particular colour

- hope that the public art plan for the project involving students of Emily Carr University of Art and Design will be achieved;

  The Course with Emily Carr University is well underway. The students have had four sessions in January 2015 including:

  1. Class introduction
  2. Site Visit and presentation by Project Biologist
  3. In class session with presentation by John Stiles, Public Art Expert and Principal at Stantec Consulting
  4. Visit to City Hall for presentations by Eric Fiss, Jamie Esko, Sustainability Department Staff and a tour and presentation of the City Archives.

  On February 4th, the Developer will present the project and company background to students and will be followed by a detailed presentation by the project Landscape Architects, who will present their scope of work and strategy to the students.

- appreciate the big improvements in the project; however, the proposed amenity building needs to make a stronger statement in terms of its architecture;

  See responses above, the amenity building has been redesigned

- patterning of decorative paving needs more clarity and efficiency to help in delineating wayfinding and crosswalks; no need for more materiality and expense in paving;

  The pedestrian circulation areas (including pedestrian crossings) have been enhanced and clearly delineated with unit pavers using a particular colour

- appreciate the provision of more convertible units and introduction of pocket doors in the convertible units;

  Pocket doors introduced into the convertible units

- look at pedestrian areas in the proposed development; consider introducing coloured unit pavers in lieu of roll-over curbs to enhance pedestrian accessibility;

  Roll over curbs are required for drainage, however, all pedestrian crossings have been treated with an alternate colour of unit pavers

- ensure that mailboxes are located inside the amenity building to provide weather protection for residents picking up their mail;

  Mailboxes located inside the amenity building

- the project is proceeding in the right direction in terms of sustainability and energy savings; however, there is no provision for water conservation; applicant is encouraged to use low-flow fixtures; also the applicant should consider using energy star appliances;

  Low-flow fixutres and energy star appliances will be used

- agree with comments that the proposed amenity building needs further design development;

  See comments above

- agree with comments regarding the need to review the use of decorative paving to better highlight the important areas in the project, e.g. at the portion of the drive aisle adjacent to the amenity building;

  The paving design has been updated to highlight pedestrian walking areas over vehicular access. Pavers are already located at crosswalks but they have been enhanced to increase visibility and prominence.

- the pedestrian walkway at the northeast parcel of the site appears awkward in terms of wayfinding; relying on signs to get people to the front doors of C units is not the best design solution; and

  An additional walkway has been added providing more visible access, and better circulation to the entries of the southeastern row of C units. This circulation route has been further enhanced by providing a stronger delineation for pedestrians

- appreciate the relocation of hydro kiosks out of the vegetated ESA strip along the east property line.

  We appreciate the comment

City of Richmond

Development Permit

No. DP 14-671600

To the Holder:	Am-Pri Developments (2012) Ltd.
Property Address:	9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road
Address:	9751 No. 6 Road Richmond, BC V6W 1B5

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 #42 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 $428,332.50 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 14-671600

To the Holder:	Am-Pri Developments (2012) Ltd.
Property Address:	9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road
Address:	9751 No. 6 Road Richmond, BC V6W 1B5

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.

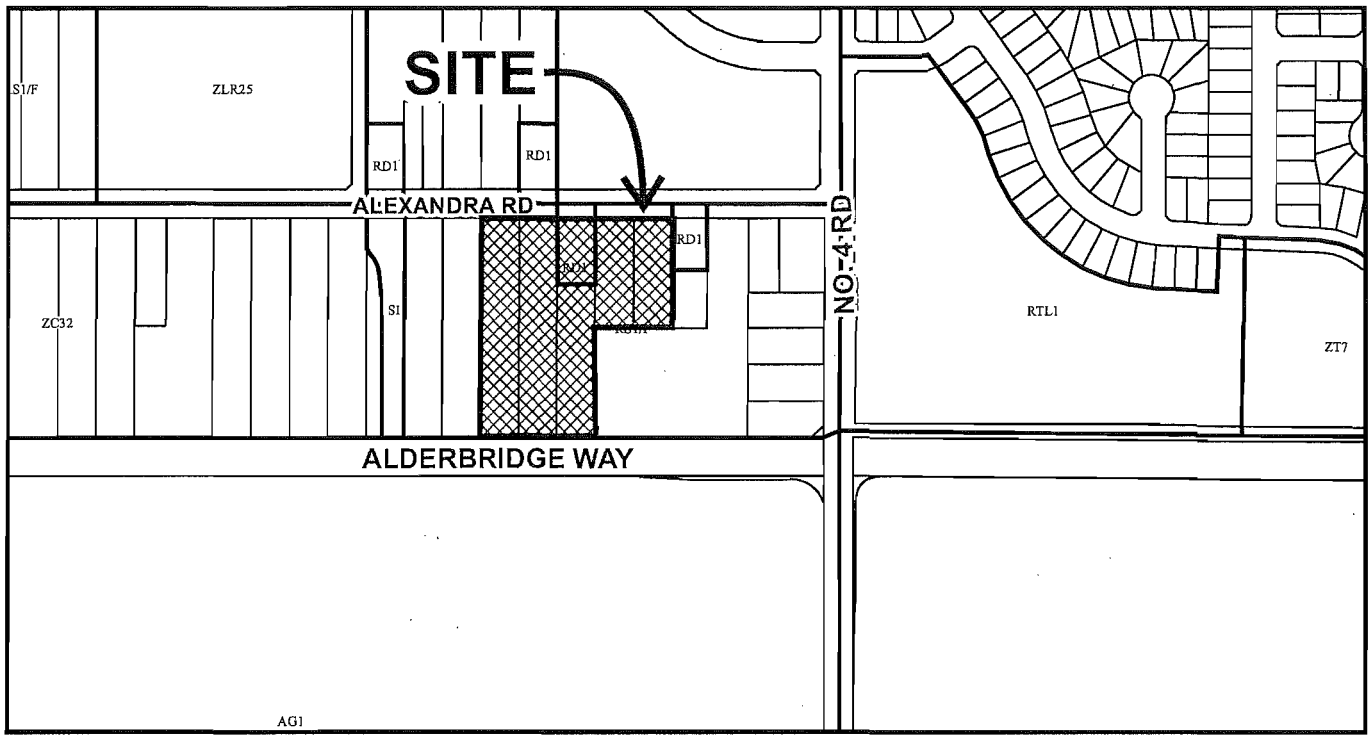
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

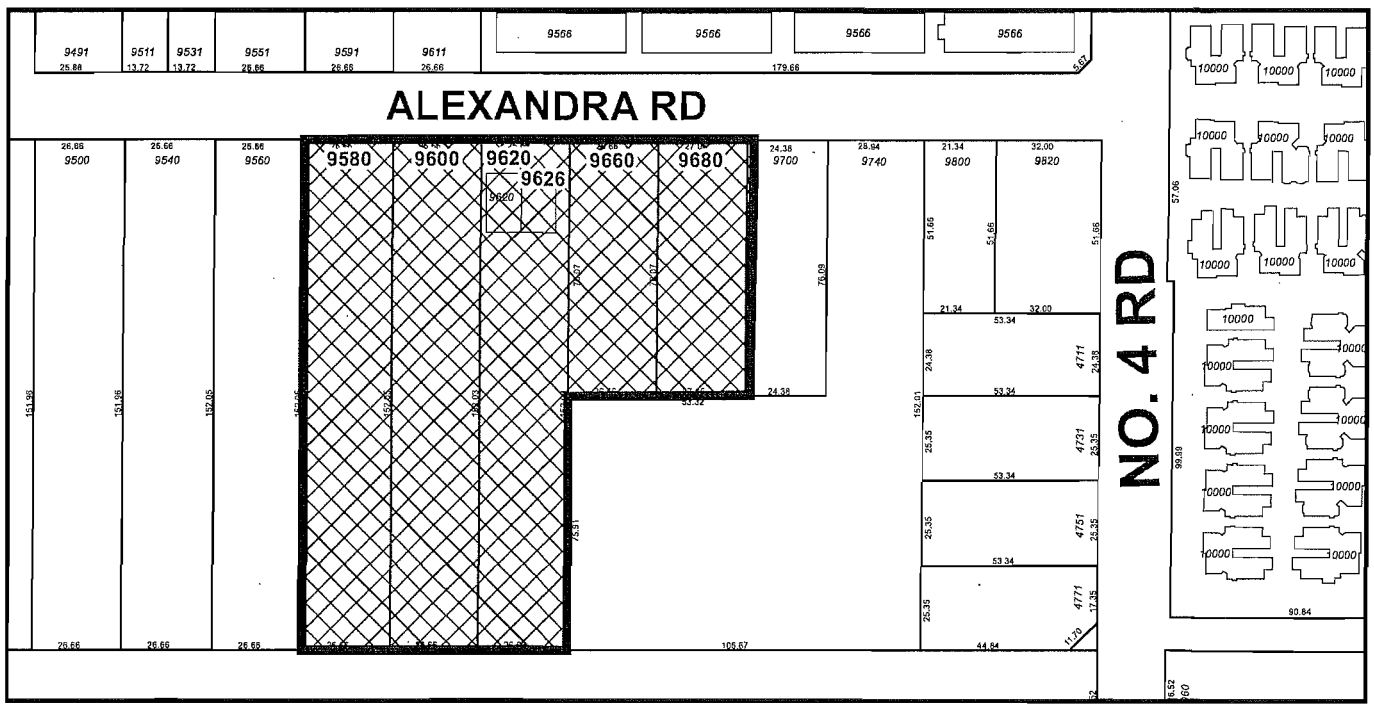
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





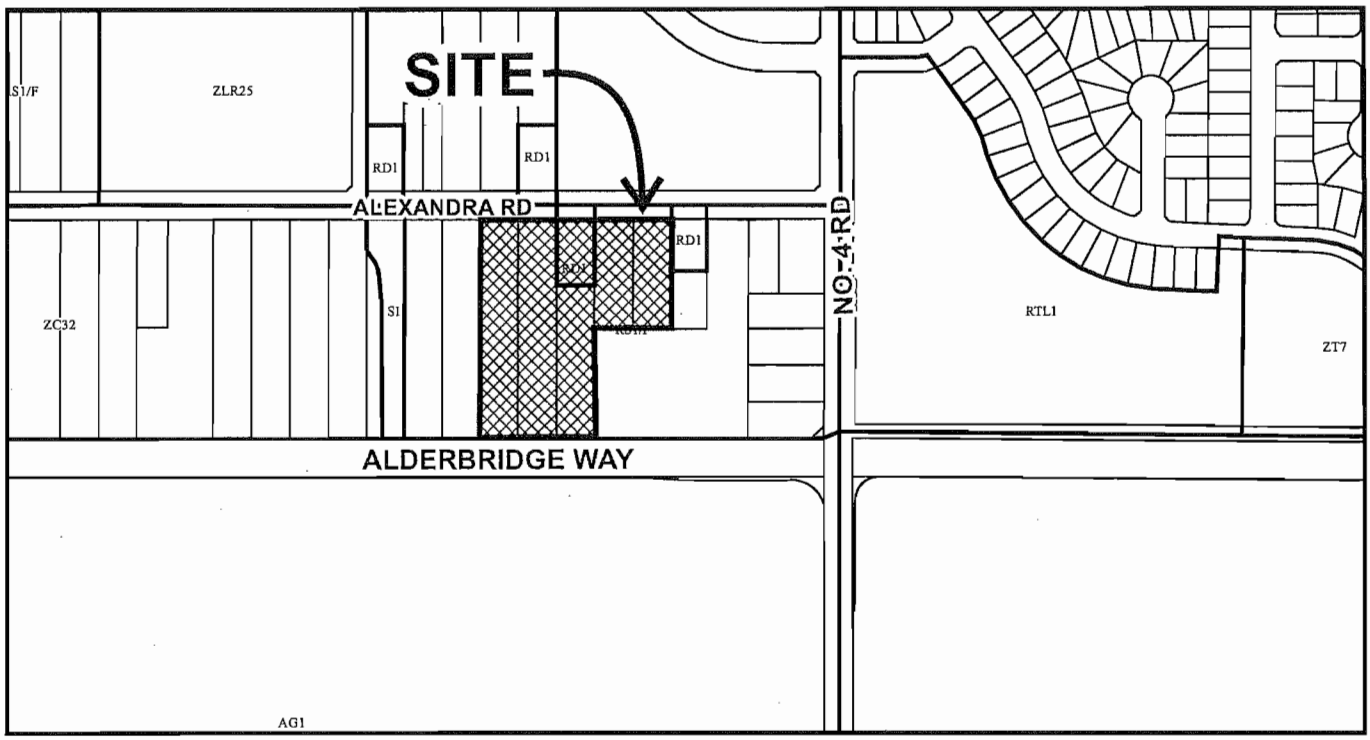
DP 14-671600
SCHEDULE "A"

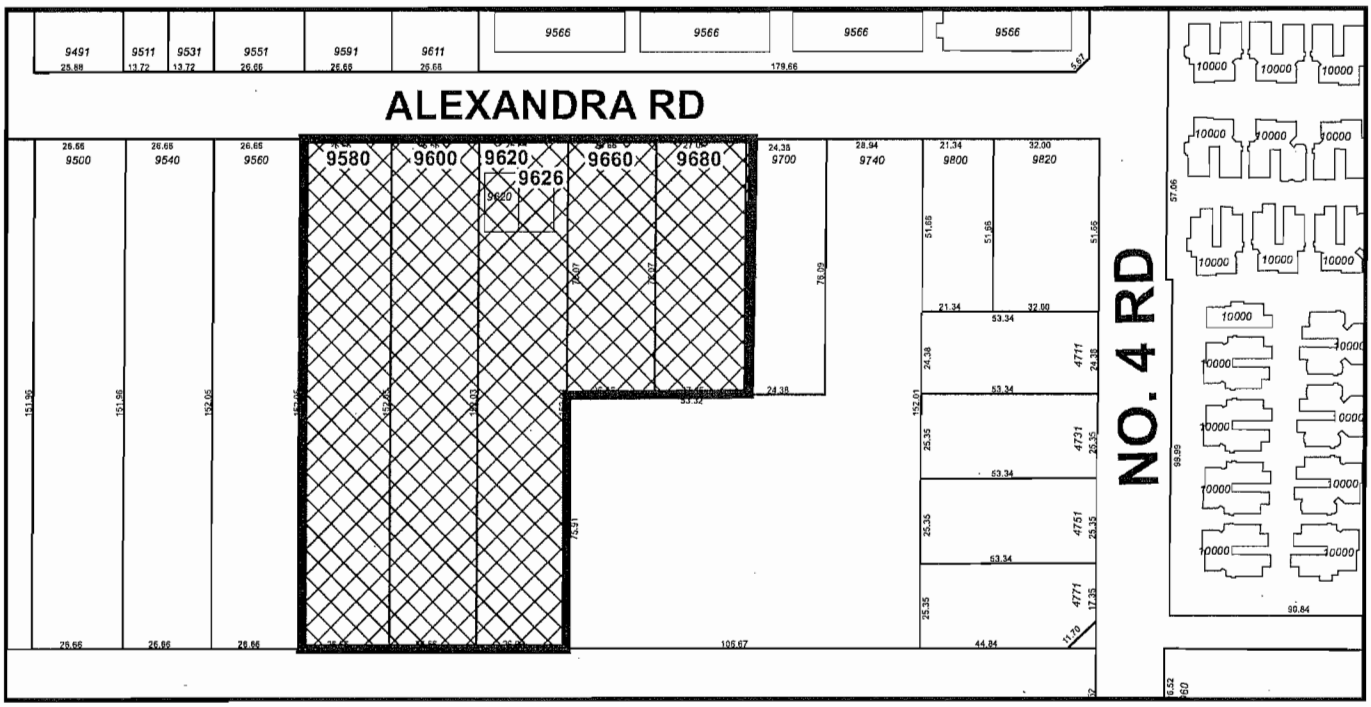
Original Date: 09/05/14

Revision Date: 02/06/15

Note: Dimensions are in METRES

City of Richmond





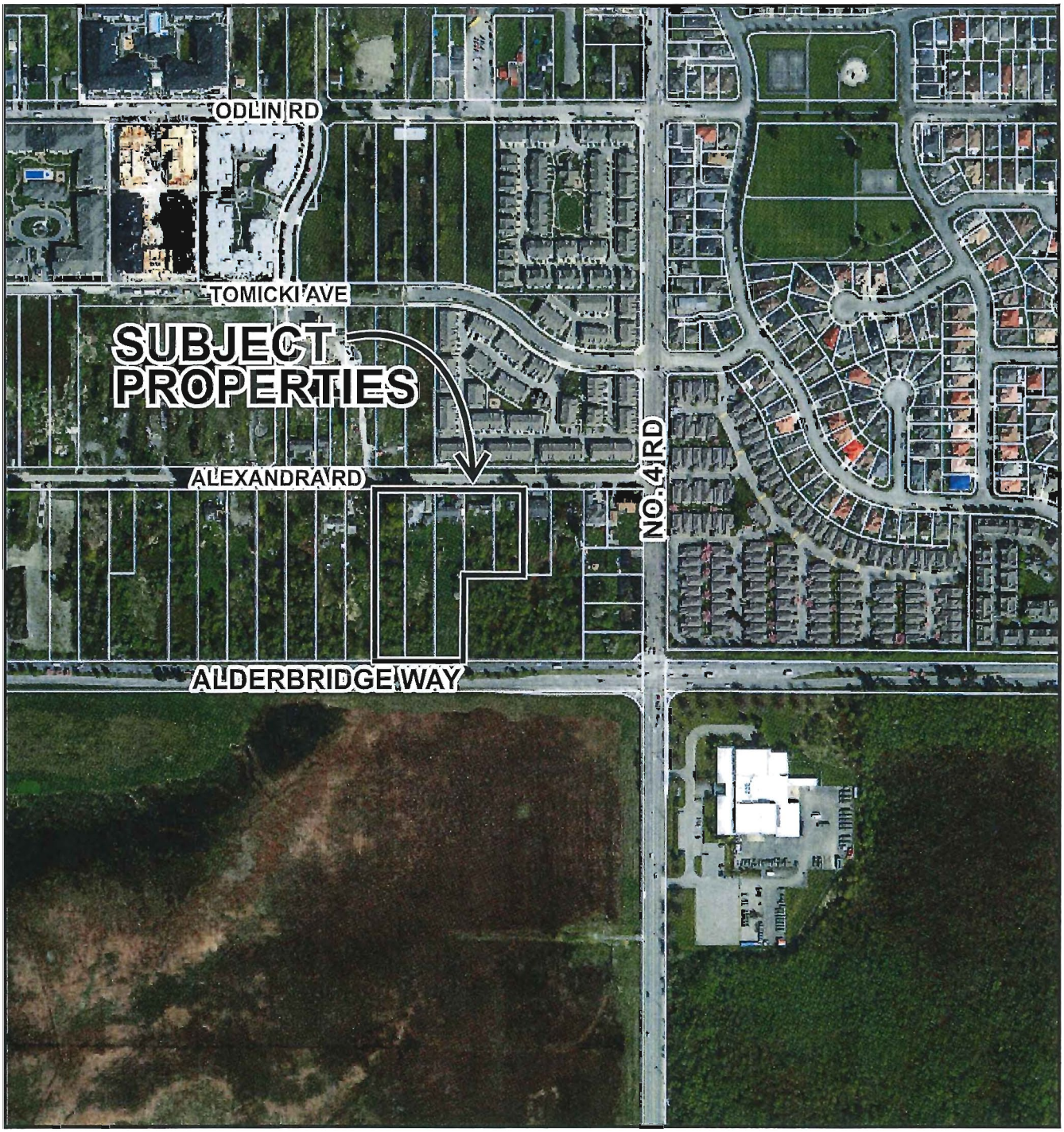
DP 14-671600

Original Date: 09/05/14

Revision Date: 02/06/15

Note: Dimensions are in METRES

City of
Richmond

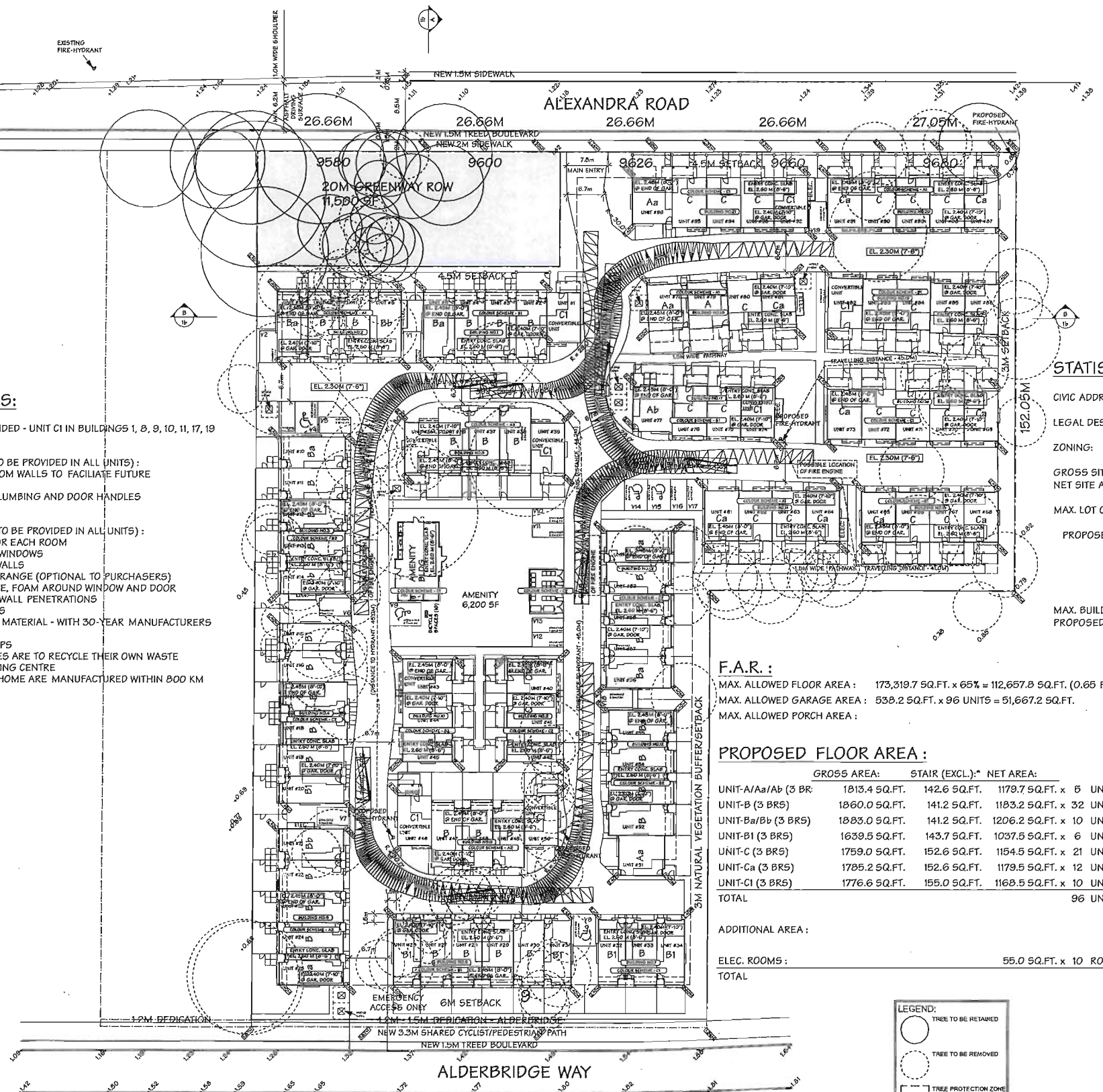


DP 14-671600

Original Date: 09/05/14

Revision Date: 02/06/15

Note: Dimensions are in METRES



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

SITE AREA AFTER GREENWAY ROW

ADDITIONAL NOTES:

TEN CONVERTIBLE UNITS PROVIDED - UNIT C1 IN BUILDINGS 1, 8, 9, 10, 11, 17, 19 AND 21

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY MEASURES (TO BE PROVIDED IN ALL UNITS) :
- SEPARATE THERMOSTATS FOR EACH ROOM
- LOW-E ENERGY STAR RATED WINDOWS
- FULLY INSULATED GARAGE WALLS
- ENERGUIDE RATED ELECTRIC RANGE (OPTIONAL TO PURCHASERS)
- ADVANCED SEALING PACKAGE, FOAM AROUND WINDOW AND DOOR OPENINGS AND ALL EXTERIOR WALL PENETRATIONS
- FIBERGLASS EXTERIOR DOORS
- MINIMUM 30-YEAR ROOFING MATERIAL - WITH 30-YEAR MANUFACTURERS WARRANTY
- NATURAL STONE COUNTERTOPS
- MANY SUPPLIERS AND TRADES ARE TO RECYCLE THEIR OWN WASTE
- BUILDING A CENTRAL RECYCLING CENTRE
- MANY PRODUCTS USED FOR HOME ARE MANUFACTURED WITHIN 800 KM

STATISTICS:

CIVIC ADDRESS:	9580, 9600, 9620/9626, 9660, 9680 ALEXANDRA RD. RICHMOND, B.C.
LEGAL DESCRIPTION:	
ZONING:	ZT67
GROSS SITE AREA:	174,476.6 SQ.FT. (16,209 SQ.M.)
NET SITE AREA:	173,319.7 SQ.FT. (16,100 SQ.M./1.610 HA)
MAX. LOT COVERAGE:	173,319.7 SQ.FT. x 40 % = 69,327.9 SQ.FT.

PROPOSED:	57934.3 SQ.FT.	(BUILDINGS)
	6573.9 SQ.FT.	(PORCHES)
	414.9 SQ.FT.	(GARB./RECYCL. ENCL.)
	1177.0 SQ.FT.	(OUTDOOR AMENITY BLD'G)
TOTAL	66100.1 SQ.FT.	(38.1%)

MAX. BUILDING HEIGHT :	12.0 M (THREE STOREYS)
PROPOSED :	10.7 M (THREE STOREYS)

EFFECTIVE SITE AREA:	161,812 SQ.FT. (15,032 SQ.M./1.50 HA 3.715 ACRES
DENSITY ON EFFECTIVE SITE AREA:	0.70 FAR (112,663 SF / 161,812 SF) 25.8 UPA 64 UPHa

F.A.R. :

MAX. ALLOWED FLOOR AREA : 173,319.7 SQ.FT. x 65% = 112,657.8 SQ.FT. (0.65 FAR)
MAX. ALLOWED GARAGE AREA : 538.2 SQ.FT. x 96 UNITS = 51,667.2 SQ.FT.
MAX. ALLOWED PORCH AREA :

PROPOSED FLOOR AREA :

	GROSS AREA:	STAIR (EXCL.):*	NET AREA:				GARAGE AREA:	PORCH AREA:
UNIT-A/Aa/Ab (3 BR:	1813.4 SQ.FT.	142.6 SQ.FT.	1179.7 SQ.FT.	x 5	UNITS	= 5898.5 SQ.FT.	491.1 SQ.FT.	36.0 SQ.FT.
UNIT-B (3 BRS)	1860.0 SQ.FT.	141.2 SQ.FT.	1183.2 SQ.FT.	x 32	UNITS	= 37862.4 SQ.FT.	535.6 SQ.FT.	39.7 SQ.FT.
UNIT-Ba/Bb (3 BRS)	1883.0 SQ.FT.	141.2 SQ.FT.	1206.2 SQ.FT.	x 10	UNITS	= 12062.0 SQ.FT.	535.6 SQ.FT.	39.7 SQ.FT.
UNIT-B1 (3 BRS)	1639.5 SQ.FT.	143.7 SQ.FT.	1037.5 SQ.FT.	x 6	UNITS	= 6225.0 SQ.FT.	458.3 SQ.FT.	39.7 SQ.FT.
UNIT-C (3 BRS)	1759.0 SQ.FT.	152.6 SQ.FT.	1154.5 SQ.FT.	x 21	UNITS	= 24244.5 SQ.FT.	451.9 SQ.FT.	100.0 SQ.FT.
UNIT-Ca (3 BRS)	1785.2 SQ.FT.	152.6 SQ.FT.	1179.5 SQ.FT.	x 12	UNITS	= 14154.0 SQ.FT.	453.1 SQ.FT.	100.0 SQ.FT.
UNIT-C1 (3 BRS)	1776.6 SQ.FT.	155.0 SQ.FT.	1168.5 SQ.FT.	x 10	UNITS	= 11685.0 SQ.FT.	453.1 SQ.FT.	100.0 SQ.FT.
TOTAL				96	UNITS	= 112131.4 SQ.FT.	47158.6 SQ.FT.	6385.6 SQ.FT.

ADDITIONAL AREA :

ELEC. ROOMS :	55.0 SQ.FT. x 10 ROOMS=	550.0 SQ.FT.	
TOTAL		= 112681.4 SQ.FT.	(65.0%)

PARKING:

REQUIRED :	1.5 SPACES x 96 UNITS	=	144	SPACES (RESIDENTS)
	0.2 SPACES x 96 UNITS	=	19.2	SPACES (VISTORS)
	TOTAL	=	163.2	SPACES
PROVIDED :	2 CAR GARAGES x 96 UNITS	=	192	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	20	SPACES (VISITORS)
	TOTAL	=	212	SPACES

NOTE : 5 ACCESSIBLE PARKING SPACES ARE PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 96 UNITS	=	120	SPACES (CLASS 1)
	0.2 SPACES x 96 UNITS	=	19.2	SPACES (CLASS 2)
	TOTAL	=	139.2	SPACES
PROVIDED BICYCLE :	2 SPACES x 49 GARAGES	=	98	SPACES (CLASS 1)
	1 SPACE x 49 GARAGES	=	49	SPACES (CLASS 1)
	BICYCLE RACK	=	20	SPACES (CLASS 2)
	TOTAL	=	167	SPACES

AMENITY AREA

REQUIRED	INDOOR	: MIN. 100 SQ.M. (1,076 SQ.FT.)
	OUTDOOR	: 576 SQ.M. (6,200 SQ.FT.)
PROVIDED	INDOOR	: 119.3 SQ.M. (1,177 SQ.FT.)
	OUTDOOR	: 576 SQ.M. (6,200 SQ.FT.)

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

LEGEND:
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

(96 UNITS)

49 2-CAR (51%)
47 TANDEM (49%)

PROPOSED FIRE-HYDRANT

PLAN #1

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION

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Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
TOWNHOUSE DEVELOPMENT
9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

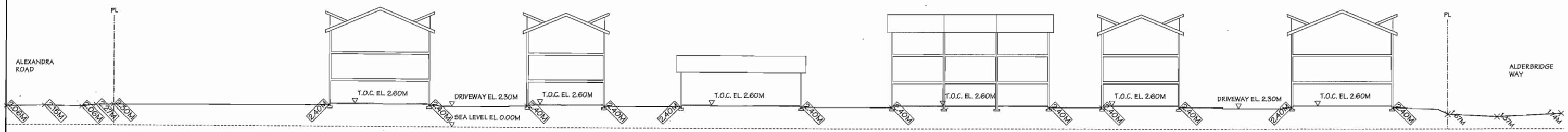
DRAWING TITLE
SITE PLAN
STATISTICS

SCALE 1/32" = 1'-0"	SHEET NO.
DATE DEC. 19, 2014	
DRAWN TY	
CHECKED	PROJ. NO. 1311

MAR 10 2015

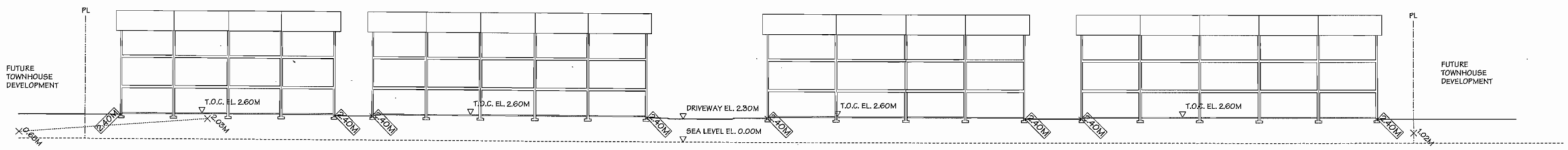
DP 14-671600

Plan #1



SITE SECTION - A

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



SITE SECTION - B

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

MAR 1 0 2015

DP 14-671600

PLAN #1a

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION

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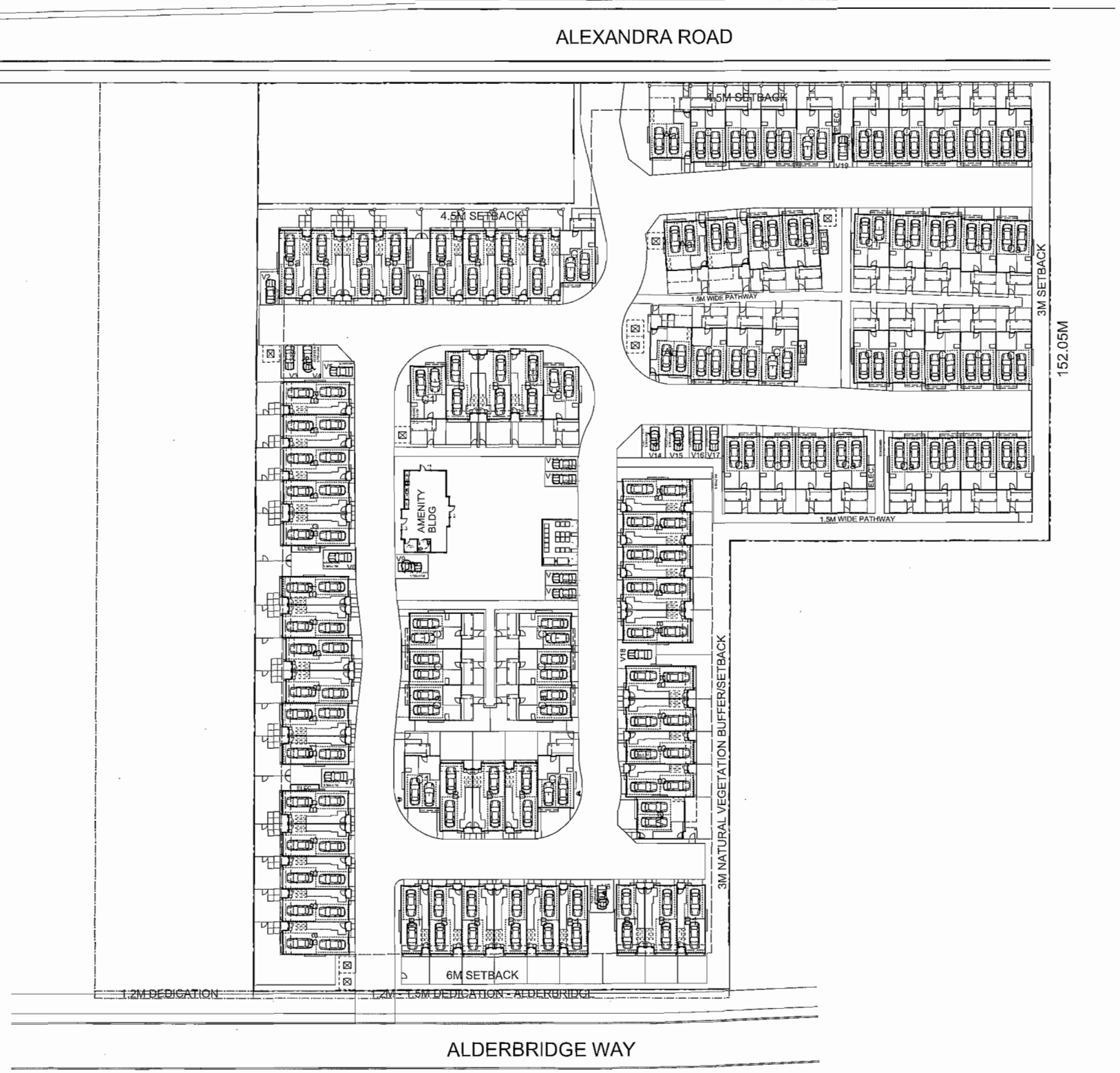
Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
TOWNHOUSE DEVELOPMENT
9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

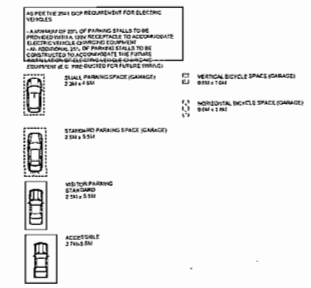
DRAWING TITLE
SITE SECTIONS

SCALE 1/16" = 1'-0"	SHEET NO.
DATE JAN. 12, 2015	
DRAWN WC	
CHECKED	PROJ. NO. 1311

Plan #2



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



PARKING:

REQUIRED :	1.5 SPACES x 96 UNITS	=	144	SPACES (RESIDENTS
	0.2 SPACES x 96 UNITS	=	19.2	SPACES (VISTORS)
	TOTAL	=	163.2	SPACES
PROVIDED :	2 CAR GARAGES x 96 UNI	=	192	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	20	SPACES (VISITORS)
	TOTAL	=	212	SPACES

NOTE : 5 ACCESSIBLE PARKING SPACES ARE PROVIDED.

REQUIRED BICYCL	1.25 SPACES x 96 UNITS	=	120	SPACES (CLASS 1)
	0.2 SPACES x 96 UNITS	=	19.2	SPACES (CLASS 2)
	TOTAL	=	139.2	SPACES
PROVIDED BICYCL	2 SPACES x 49 GARAGES	=	98	SPACES (CLASS 1)
	1 SPACE x 49 GARAGES	=	49	SPACES (CLASS 1)
	BICYCLE RACK	=	20	SPACES (CLASS 2)
	TOTAL	=	167	SPACES

MAR 1 0 2015

DP 14-671600

PLAN #2

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION

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Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1327 fax: 604-731-1327

PROJECT
TOWNHOUSE DEVELOPMENT
9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

DRAWING TITLE
PARKING PLAN

SCALE 1/32" = 1'-0"	SHEET NO.
DATE MAR. 24, 2014	
DRAWN TY	
CHECKED	PROJ. NO. 1311

Plan #3

LANDSCAPE DP DRAWING LIST

COVER SHEET AND DRAWING LIST		
1	L-001	COVER SHEET & DRAWING LIST
LAYOUT PLANS		
2	L-101	CONCEPTUAL LAYOUT PLAN
3	L-102	CONCEPTUAL LAYOUT PLAN (TREES REMOVED)
4	L-103	CROSS SECTIONS
5	L-104	LIGHTING PLAN
6	L-105	MAINTENANCE PLAN
7	L-106	ESA DESIGNATION SURVEY (NORTHERN SECTION)
8	L-107	ESA DESIGNATION SURVEY (SOUTHERN SECTION)
PLANTING PLANS		
9	L-201	PLANT LIST & TREE LAYOUT PLAN
10	L-202	PLANTING PLAN: RESIDENTAIL UNITS
11	L-203	PLANTING PLAN: RESTORATION AREA
12	L-204	PLANTING PLAN: NATIVE PLANTING BUFFER
DETAILS		
13	L-301	FENCE & SCREENING DETAILS
14	L-302	SITE STRUCTURES AND FURNISHINGS DETAILS
15	L-303	PLANTING DETAILS
16	L-304	PLAYGROUND DETAILS

GENERAL NOTES:

1. This drawing forms part of a set and may not be separated. This drawing must be read in conjunction with all other drawings in the set and all specifications included in the contract documents.
2. Any ambiguity in the drawings, specifications or details is to be reported to the Contract Administrator for direction. This drawing shall not be used for construction unless stamped and signed by the Landscape Architect. Contractor not to proceed in uncertainty.
3. Contractor to visit the site to confirm all site conditions prior to submitting bids. Discrepancies to be reported to the Contract Administrator for clarification.
4. Limits of work to be clearly understood by the contractor prior to any work taking place on the site. Contractor to contact Contract Administrator for direction if clarification is required.
5. Contractor to locate and stake all utilities prior to any excavation work or planting on the site. Do not plant directly above underground utilities. Report any discrepancies to the Contract Administrator for direction.
6. Contractor to take necessary precautions to protect existing site features unless specified for removal / demolition. This includes all survey bars, stakes and monuments. Make good any damage.
7. Drawings may be scaled for approximate layout only. All measurements are metric.
8. Contractor shall supply all materials in quantities sufficient to complete work shown on these drawings. Any discrepancies between quantities shown and the plant list shall be reported to the Contract Administrator for direction.
9. All materials specified in landscape works shall conform to the British Columbia Landscape Standard (BCLNA) Landscape Standard. Contract to report any discrepancies between the drawings, specifications and B.C. L.N.A. Landscape Standard, to the Contract Administrator prior to commencement of work.
9. Upon completion of work each day, remove all debris, garbage and surplus materials from the site. Keep the site clean and useable at all times.
10. Contractor to protect all existing landscape features (both hardscape and softscape) from damage and is responsible for any damage incurred.

V:\1-Wf\active\1-LAA_Local_Gov\Author PC Projects\144313145\05_Drawings\05-01_Current\Sheets\000 Drawing List\AMPD_Drawing List And Cover Page.dwg
2015/02/05 2:24 PM By: Fidler, Darren

ORIGINAL SHEET - Arch D

Stantec
1100-111 Dunsmuir St.
Vancouver, BC, Canada, V6B 6A3
Tel. (604) 696-8000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Consultants

	By	Appd.	YY.MM.DD
ISSUED FOR DPP	DM	ED	15.02.05
ISSUED FOR DP	DM	ED	15.01.13

Issued

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
LANDSCAPE DRAWING LIST AND NOTES

Project No. 144313145
Scale As Noted
Drawing No. L - 001
Revision 0

Reference

MAR 10 2015

DP 14-671600

LEGEND

- NATIVE PLANTING BED (REFER TO DRAWING (REFER TO SHEETS L-200)
- SOD
- NATIVE PLANTING BUFFER (RESTORATION PLANTING
- TOWNHOUSE PATIOS AND WALKWAYS: CIP CONCRETE PAVING WITH SQUARE SAWCUT PATTERN
- CONCRETE UNIT PAVERS
- CONCRETE UNIT PAVERS
- 1m BROOM FINISHED CONCRETE BORDER
- ASPHALT
- GRASSCRETE FOR FIRE ACCESS
- PLAYGROUND SURFACE. 5mm PEA GRAVEL STONES WITH 200mm WIDE CIP CONCRETE EDGE SURROUND
- RIDGE PLAYGROUND STRUCTURE AND SAFETY FALL ZONE. SEE L - 304 FOR PLAYGROUND EQUIPMENT DETAILS
- 2.0m HIGH WOOD FENCE (REFER TO DETAIL 1 ON L-302)
- 2.0m HIGH WOOD PRIVACY SCREEN (REFER TO DETAIL 2 ON L-302)
- 1.2m HIGH WOOD FENCE (REFER TO DETAIL 3 ON L-301)
- 1.2m HIGH METAL FENCE WITH PIERS (REFER TO DETAIL 4 ON L-301)
- BIKE RACKS BY LANDSACPE FORMS SEE DETAIL 4 ON SHEET L-302
- FIRE HYDRANT
- REMOVABLE BOLLARDS SEE DETAIL 5 ON SHEET L-302
- WOOD TRELLIS SEE DETAIL 2 ON L - 302
- MultiplCITY PICNIC TABLE BY LANDSCAPE FORMS
- TREE IN TREE GRATE SEE DETAIL 3 ON L-302 TREE GRATE TYPE: R-6708 BOULEVARD COLLECTION TREE GRATE 48" X 48" BY NEENAH FOUNDARY
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPOSED NATIVE TREES TOTAL = 277

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Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
CONCEPTUAL LAYOUT PLAN

Project No. 144313145
Scale As Noted
Drawing No. L - 101
Revision 0

Plan #4

DP 14-671

MAR 1 0 2015

ORIGINAL SHEET - Arch D

LEGEND

- NATIVE PLANTING BED (REFER TO DRAWING (REFER TO SHEETS L-200)
- SOD
- NATIVE PLANTING BUFFER (RESTORATION PLANTING
- TOWNHOUSE PATIOS AND WALKWAYS: CIP CONCRETE PAVING WITH SQUARE SAWCUT PATTERN
- CONCRETE UNIT PAVERS
- CONCRETE UNIT PAVERS
- 1m BROOM FINISHED CONCRETE BORDER
- ASPHALT
- GRASSCRETE FOR FIRE ACCESS
- PLAYGROUND SURFACE: 6mm PEA GRAVEL STONES WITH 200mm WIDE CIP CONCRETE EDGE SURROUND
- RIDGE PLAYGROUND STRUCTURE AND SAFETY FALL ZONE. SEE L - 304 FOR PLAYGROUND EQUIPMENT DETAILS
- 2.0m HIGH WOOD FENCE (REFER TO DETAIL 1 ON L-302)
- 2.0m HIGH WOOD PRIVACY SCREEN (REFER TO DETAIL 2 ON L-302)
- 1.2m HIGH WOOD FENCE (REFER TO DETAIL 3 ON L-301)
- 1.2m HIGH METAL FENCE WITH PIERS (REFER TO DETAIL 4 ON L-301)
- BIKE RACKS BY LANDSACPE FORMS SEE DETAIL 4 ON SHEET L-302
- FIRE HYDRANT
- REMOVABLE BOLLARDS SEE DETAIL 5 ON SHEET L-302
- WOOD TRELLIS SEE DETAIL 2 ON L - 302
- MultiplCITY PICNIC TABLE BY LANDSCAPE FORMS
- TREE IN TREE GRATE SEE DETAIL 3 ON L-302 TREE GRATE TYPE: R-8708 BOULEVARD COLLECTION TREE GRATE 48" X 48" BY NEENAH FOUNDARY
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPOSED NATIVE TREES TOTAL = 277

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Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
CONCEPTUAL LAYOUT PLAN TREES REMOVED

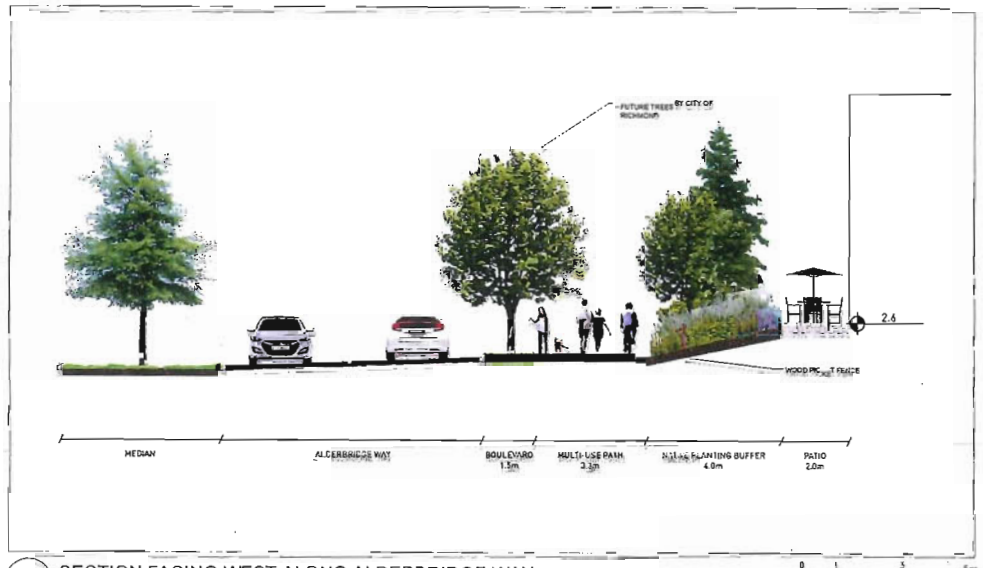
Project No. 144313145
Scale As Noted
Drawing No. L - 102
Revision 0

MAR 10 2015

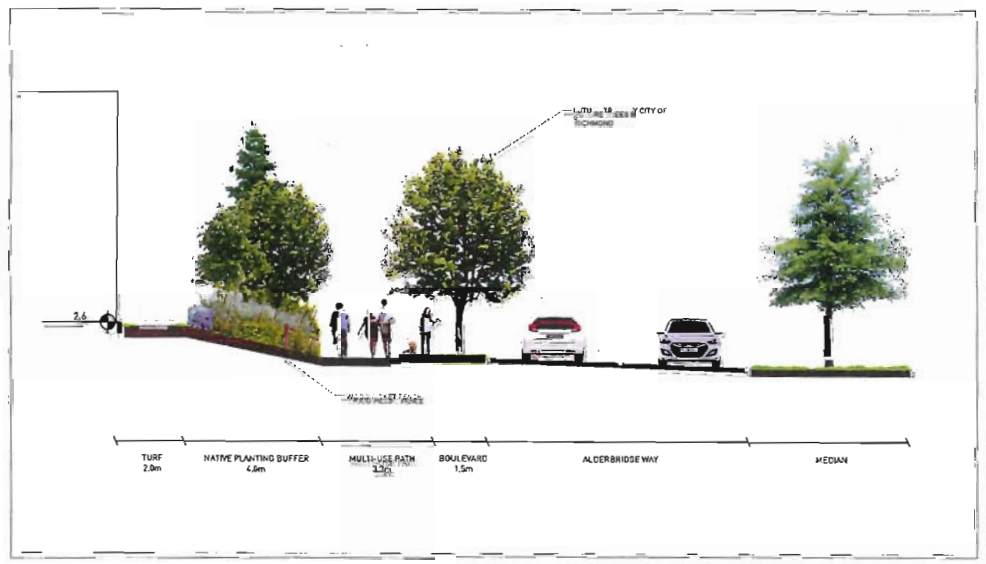
DP 14-671600

Plan #5

ORIGINAL SHEET - Arch D

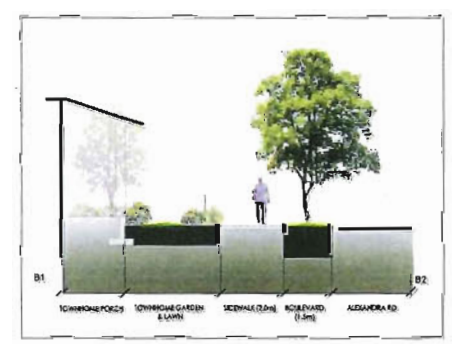


1 L-103 1:100 SECTION FACING WEST ALONG ALDERBRIDGE WAY

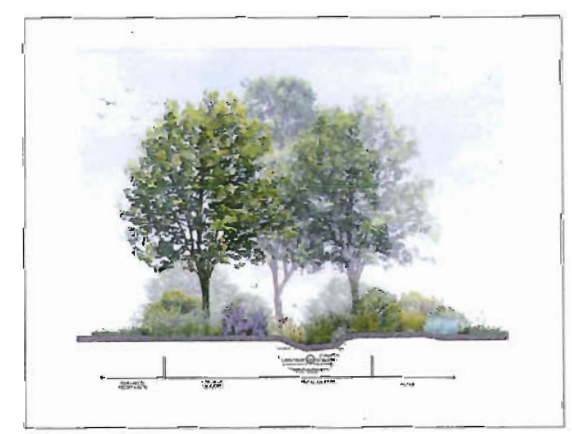


2 L-103 1:100 SECTION FACING EAST ALONG ALDERBRIDGE WAY

3 L-103 1:100 GREENWAY ON ALEXANDRA ROAD



4 L-103 1:100 SECTION FACING WEST BY ALEXANDRA ROAD



5 L-103 1:100 BUFFER

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LANDSCAPE PACKAGE

Alexandra Road

Title
CROSS SECTIONS

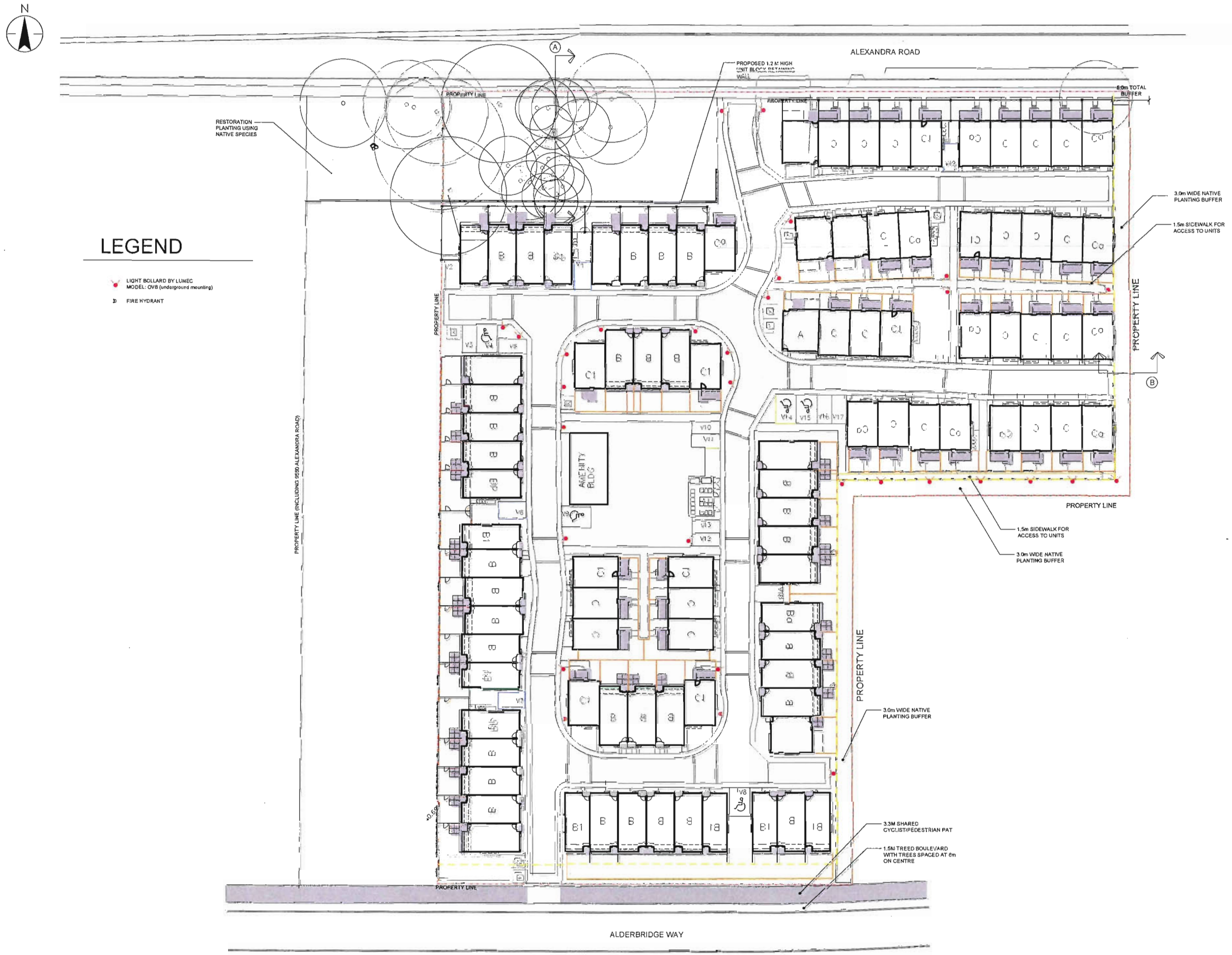
Project No. 144313145
Scale As Noted
Drawing No. L - 103
Revision 0

MAR 10 2015

DP 14-671600

Plan #6

ORIGINAL SHEET - Arch D



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Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

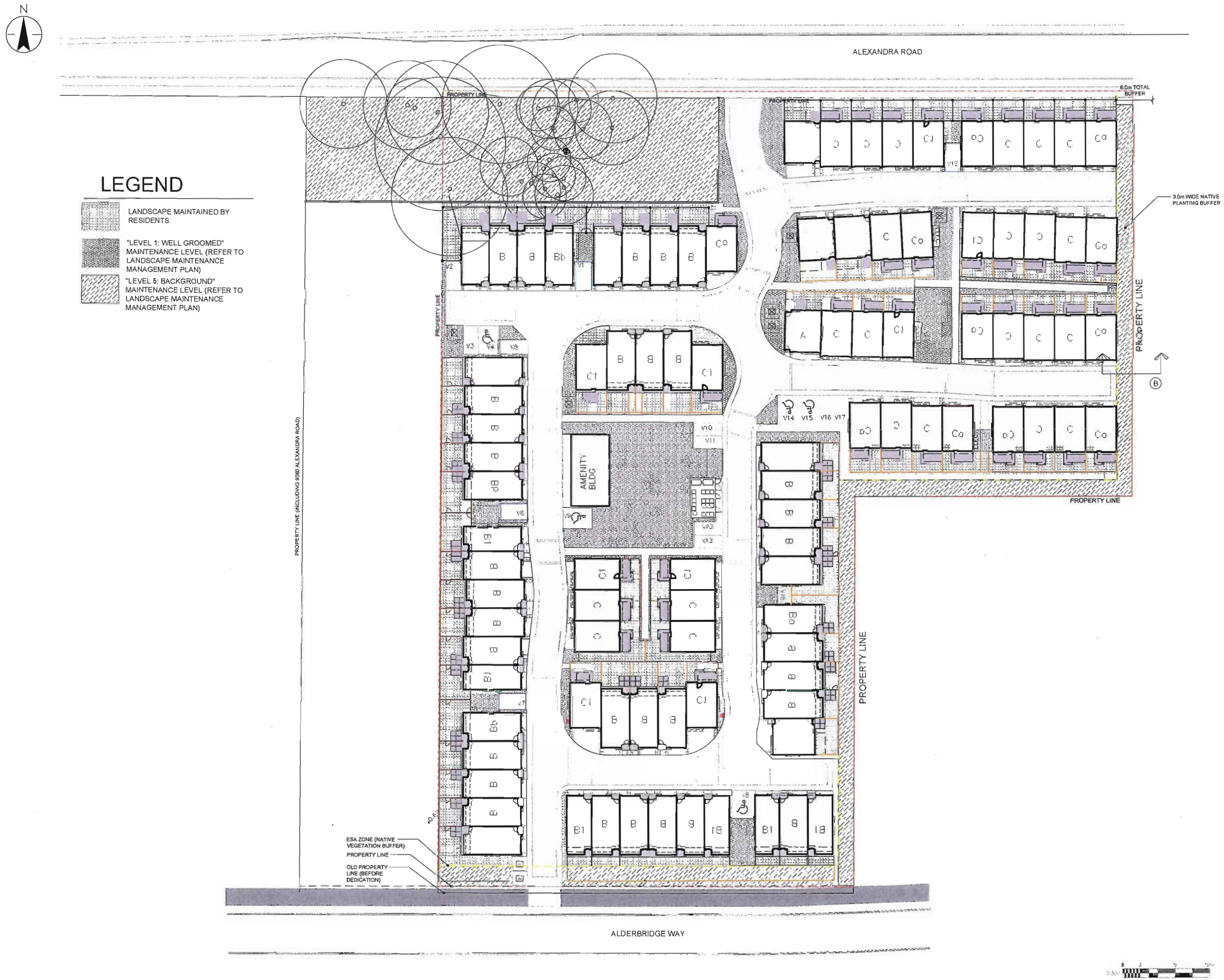
Title
LIGHTING PLAN

Project No.	Scale
144313145	As Noted
Drawing No.	**Revision**
L - 104	0

DP 14-671600

MAR 10 2015

Plan #7



LEGEND

- LANDSCAPE MAINTAINED BY RESIDENTS
- "LEVEL 1: WELL GROOMED" MAINTENANCE LEVEL (REFER TO LANDSCAPE MAINTENANCE MANAGEMENT PLAN)
- "LEVEL 5: BACKGROUND" MAINTENANCE LEVEL (REFER TO LANDSCAPE MAINTENANCE MANAGEMENT PLAN)

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Alexandra Road

Title
MAINTENANCE PLAN

Project No.	Scale
144313145	As Noted
Drawing No.	Revision
L - 105	0

DP 15-671600

MAR 10 2015

Plan #8

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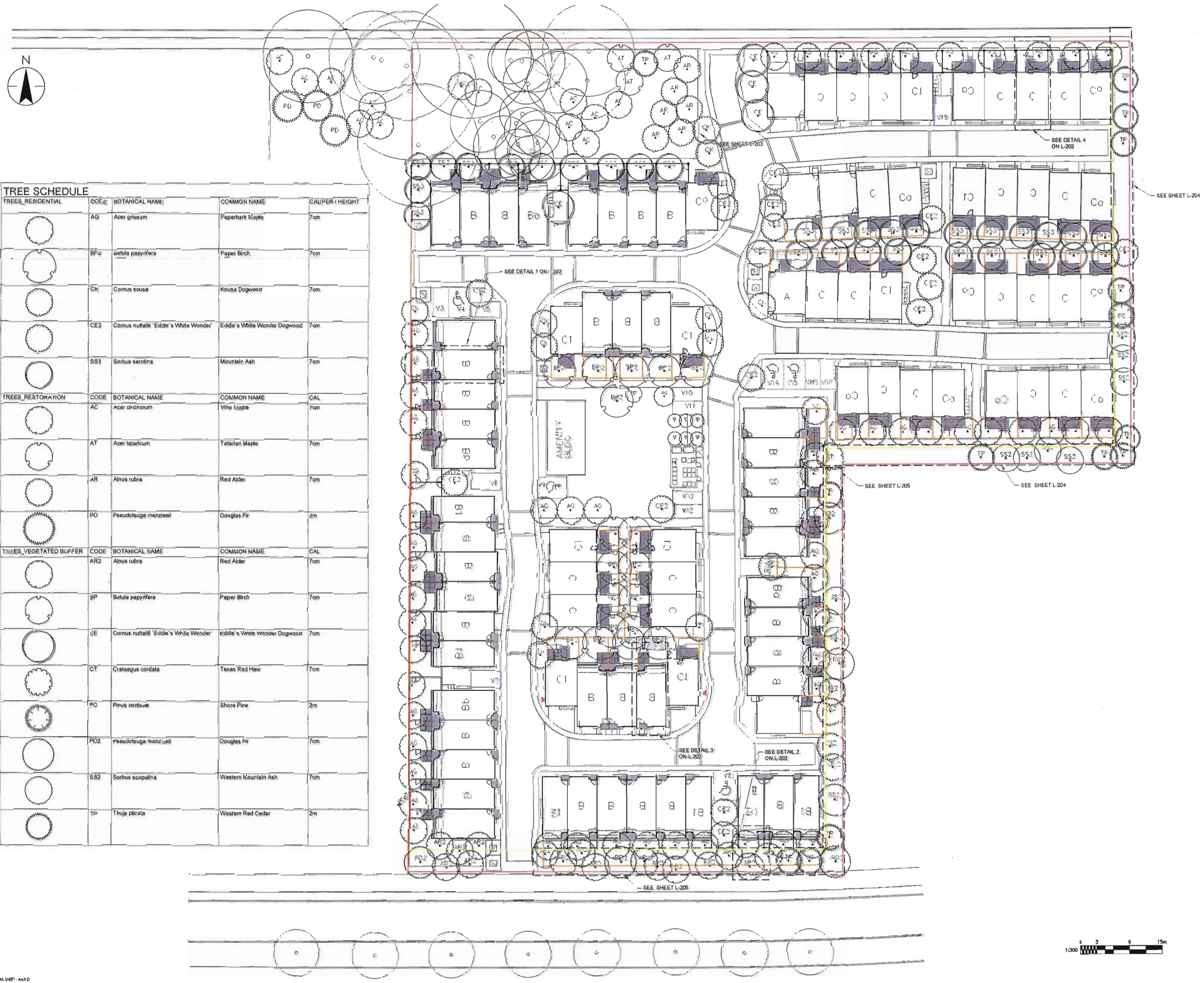

TREE SCHEDULE

TREES_RESIDENTIAL	CODE	BOTANICAL NAME	COMMON NAME	CALIPER / HEIGHT
	AG	Acer griseum	Paperbark Maple	7cm
	BPo	Betula papyrifera	Paper Birch	7cm
	CK	Cornus kousa	Kousa Dogwood	7cm
	CE2	Cornus nuttallii 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	7cm
	SS3	Sorbus serotina	Mountain Ash	7cm
TREES_RESTORATION	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CAL**
	AC	Acer circinatum	Vine Maple	7cm
	AT	Acer tataricum	Tatarian Maple	7cm
	AR	Alnus rubra	Red Alder	7cm
	PD	Pseudotsuga menziesii	Douglas Fir	2m
TREES_VEGETATED BUFFER	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CAL**
	AR2	Alnus rubra	Red Alder	7cm
	BP	Betula papyrifera	Paper Birch	7cm
	CE	Cornus nuttallii 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	7cm
	CT	Crataegus cordata	Texas Red Haw	7cm
	PC	Pinus contorta	Shore Pine	2m
	PD2	Pseudotsuga menziesii	Douglas Fir	7cm
	SS2	Sorbus scopulina	Western Mountain Ash	7cm
	TP	Thuja plicata	Western Red Cedar	2m

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2015/02/05 3:25 PM By: McKar, Darren

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Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
PLANTING PLAN
TREE LAYOUT AND KEY PLAN

Project No. 144313145

Scale As Noted

Drawing No. L - 201

Revision 0

MAR 1 0 2015

DP 14-671

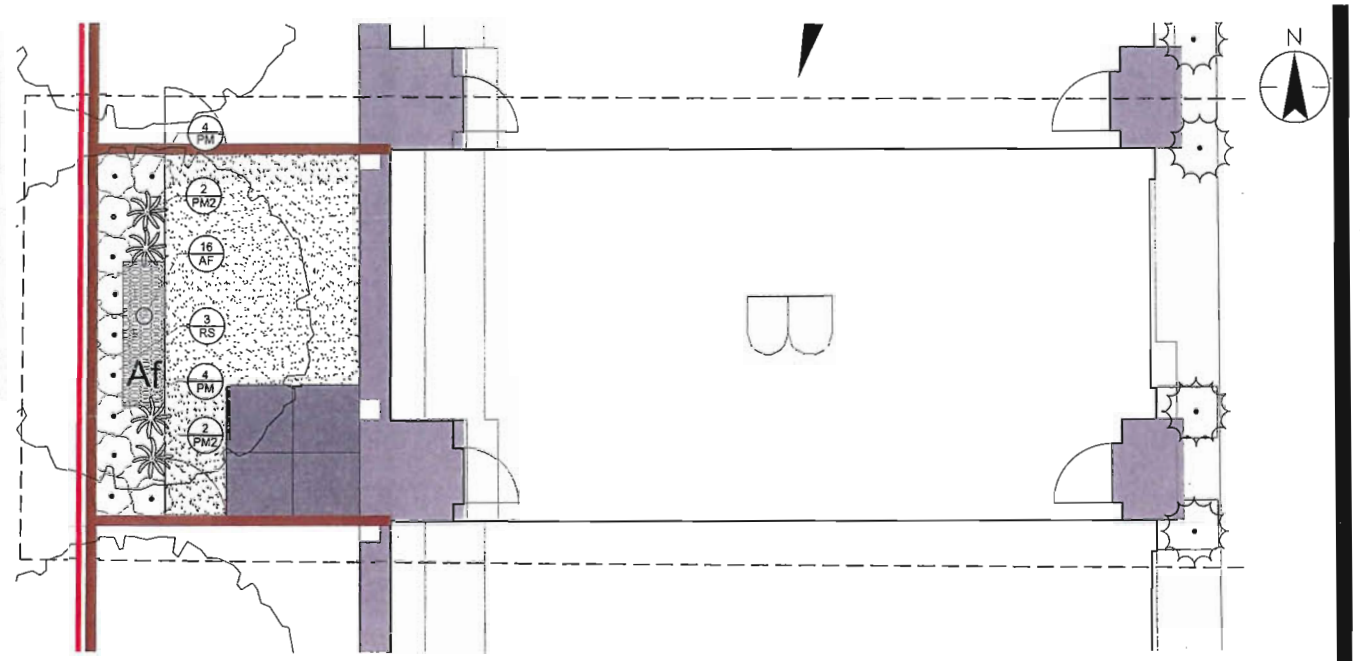
Plan #9

SHRUB SCHEDULE

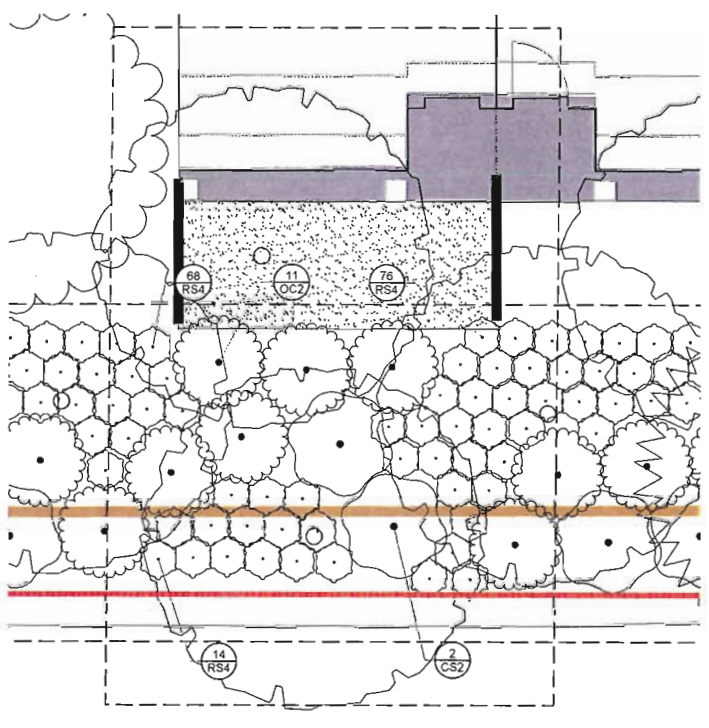
RESIDENTAIL SHRUBS	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING O.C.
	Oemleria cerasiformis	Indian Plum	#3	0.60m
	Philadelphus coronarius	Sweet Mockorange	#3	1m
	Physocarpus malvaceus	Mallow Ninebark	#3	0.60m
	Polystichum munitum	Western Sword Ferri	#3	0.60m
	Ribes sanguineum	Red Flowering Currant	#3	0.60m
	Spiraea douglasii	Western Spirea	#3	0.60m
	Taxus x media	Dense Yew	#5	1m
	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	#5	1m
RESTORATION	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
	Cornus stolonifera	Dogwood	#3	1m
	Gaultheria shallon	Salal	#3	0.40m
	Philadelphus coronarius	Sweet Mockorange	#3	1m
	Rubus spectabilis	Salmonberry	#3	0.60m
SHRUBS_BUFFER	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
	Cornus stolonifera	Dogwood	#3	1.50m
	Oemleria cerasiformis	Indian Plum	#3	1.20m
	Ribes sanguineum	Red Flowering Currant	#3	0.60m
	Rubus spectabilis	Salmonberry	#3	0.60m
	Rubus ursinus	California Blackberry	#3	0.60m
	Symphoricarpos albus	Common White Snowberry	#3	0.50m

PERENNIAL SCHEDULE

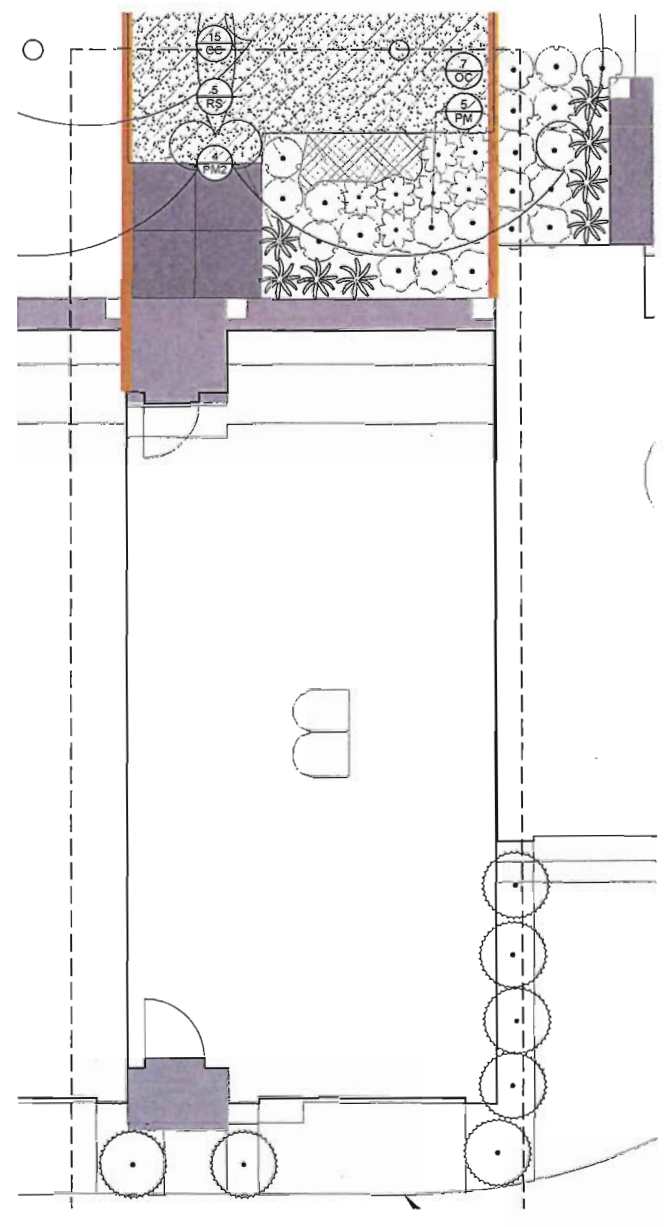
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING O.C.
	Allium cernuum	Nodding Wild Onion	#1	300mm
	Aquilegia formosa	Western Columbine	#1	300mm
	Aster subspicatus	Douglas Aster	#1	300mm
	Cornus canadensis	Bunchberry Dogwood	#1	300mm
	Dicentra formosa	Western Bleeding-Heart	#1	300mm
	Epilobium angustifolium	Firewood	#1	300mm
	Maianthemum dilatatum	False Lily-of-the-Valley	#1	300mm



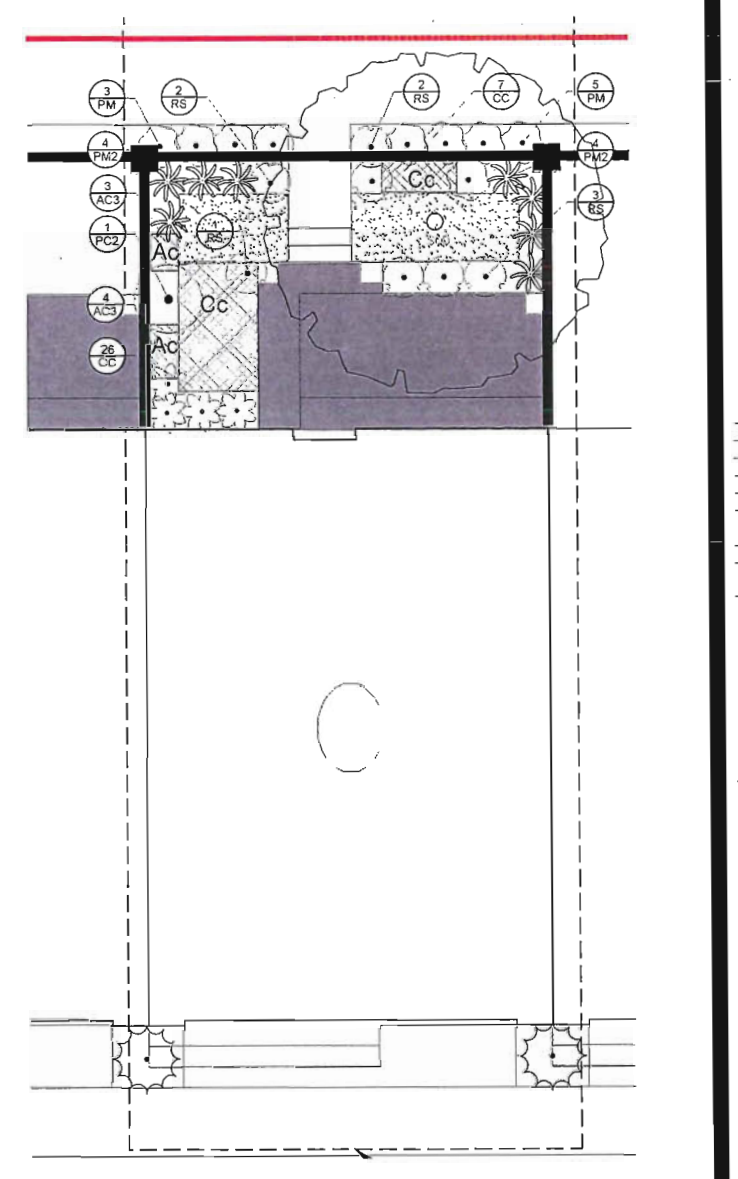
1 L-202 INDICATIVE PLANTING FOR B UNITS 1:50



2 L-202 TYPICAL PLANTING SEGMENT IN NATIVE PLANTING BUFFER 1:50



3 L-202 INDICATIVE PLANTING FOR B UNITS (SOUTH) 1:50



4 L-202 INDICATIVE PLANTING FOR C UNITS (NORTH) 1:50

1:100 0 1 3 5m

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Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Rood

Title
PLANTING PLAN
RESIDENTAIL AREAS

Project No. 144313145
Scale As Noted
Drawing No. L - 202
Revision 0

DP 14-671

MAR 10 2015

Plan #10

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2015/02/03 3:25 PM By: Allan_Doran

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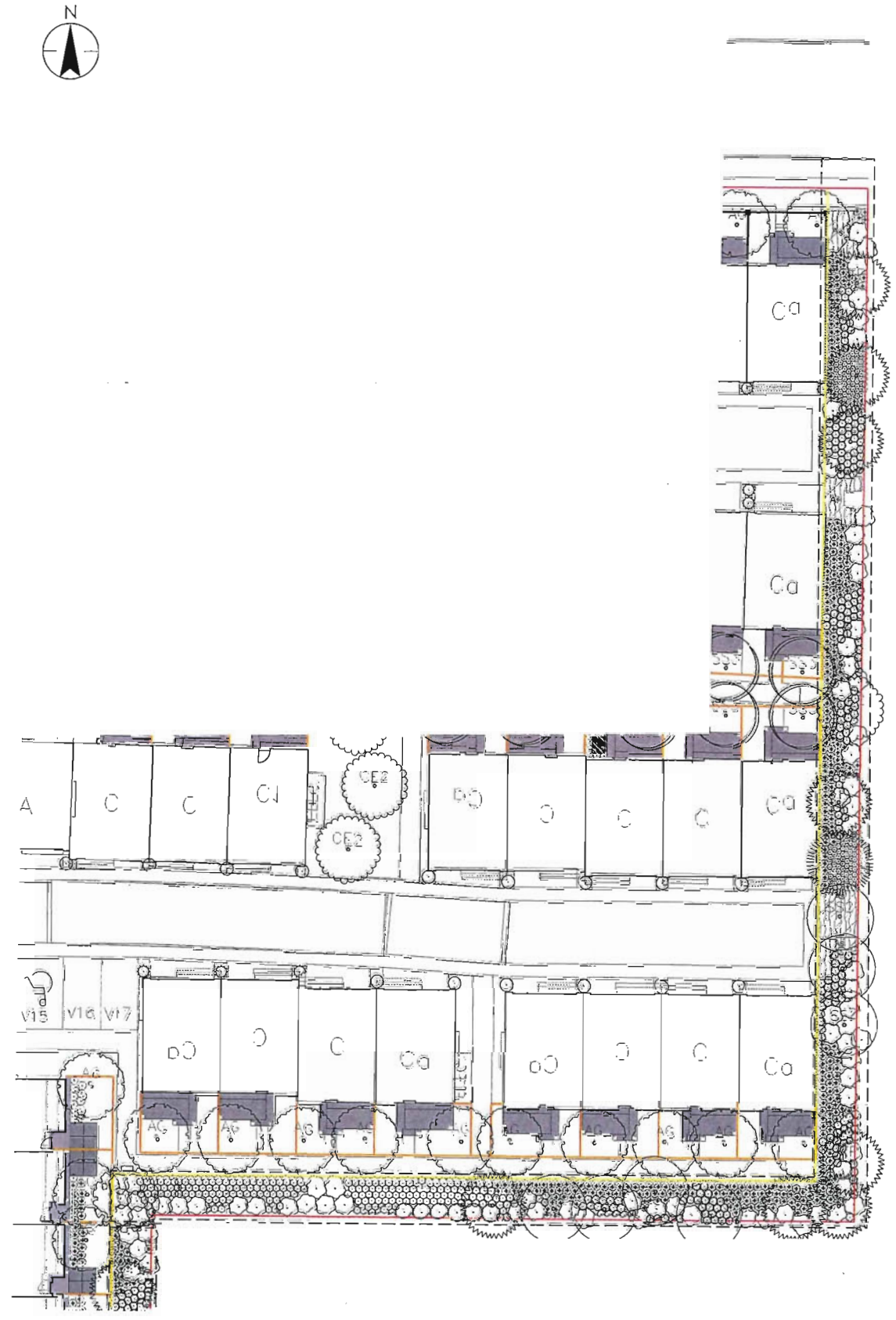

1 L-204 1:200 NATIVE PLANTING BUFFER (NORTH WEST)

1:200 0 2 6 10m

SHRUB SCHEDULE

RESIDENTAIL SHRUBS	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
	Oemleria cerasiformis	Indian Plum	#3	0.60m
	Philadelphus coronarius	Sweet Mockorange	#3	1m
	Physocarpus malvaceus	Mallow Ninebark	#3	0.60m
	Polystichum munitum	Western Sword Fern	#3	0.60m
	Ribes sanguineum	Red Flowering Currant	#3	0.60m
	Spiraea douglasii	Western Spirea	#3	0.60m
	Taxus x media	Dense Yew	#5	1m
RESTORATION	**BOTANICAL NAME**	**COMMON NAME**	**POT SIZE**	**SPACING**
	Cornus stolonifera	Dogwood	#3	1m
	Gaultheria shallon	Salal	#3	0.40m
	Philadelphus coronarius	Sweet Mockorange	#3	1m
	Rubus spectabilis	Salmonberry	#3	0.60m
SHRUBS_BUFFER	**BOTANICAL NAME**	**COMMON NAME**	**POT SIZE**	**SPACING**
	Cornus stolonifera	Dogwood	#3	1.50m
	Oemleria cerasiformis	Indian Plum	#3	1.20m
	Ribes sanguineum	Red Flowering Currant	#3	0.60m
	Rubus spectabilis	Salmonberry	#3	0.60m
	Rubus ursinus	California Blackberry	#3	0.60m
	Symphoricarpos albus	Common White Snowberry	#3	0.60m

PLANT SCHEDULE

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
	Allium cernuum	Nodding Wild Onion	#1	300mm
	Aquilegia formosa	Western Columbine	#1	300mm
	Aster subspicatus	Douglas Aster	#1	300mm
	Cornus canadensis	Bunchberry Dogwood	#1	300mm
	Dicentra formosa	Western Bleeding-Heart	#1	300mm
	Epilobium angustifolium	Firewood	#1	300mm
	Malanthemum dilatatum	False Lily-of-the-Valley	#1	300mm

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DP 14-671600

Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title PLANTING PLAN
NATIVE PLANTING BUFFER - NORTH WEST

Project No. 144313145

Scale As Noted

Drawing No. L - 204

Revision 0

Plan # 12

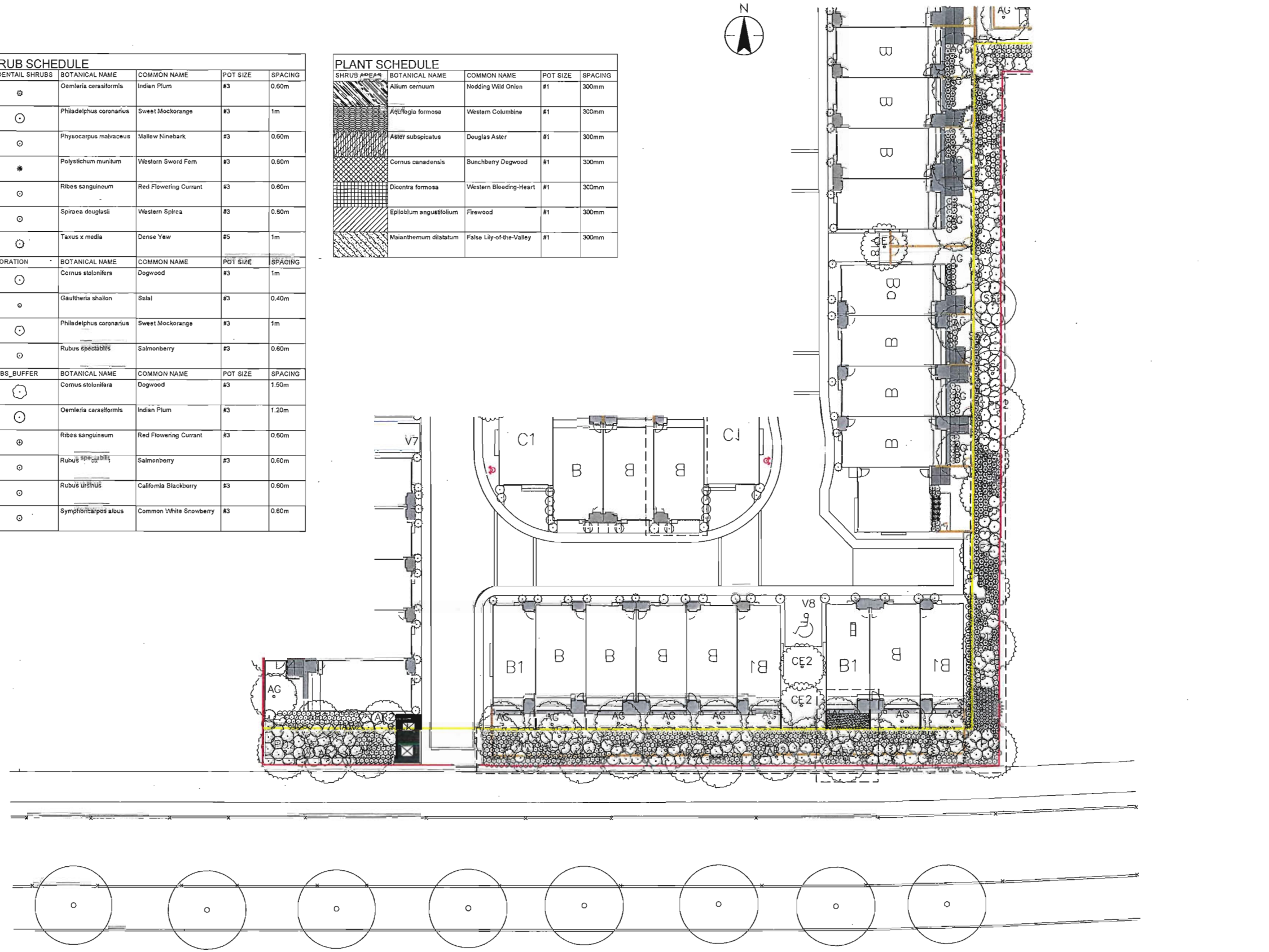
ORIGINAL SHEET - Arch D

SHRUB SCHEDULE

RESIDENTAIL SHRUBS	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
	Oemleria cerasiformis	Indian Plum	#3	0.60m
	Philadelphus coronarius	Sweet Mockorange	#3	1m
	Physocarpus malvaceus	Mallow Ninebark	#3	0.60m
	Polystichum munitum	Western Sword Fern	#3	0.60m
	Ribes sanguineum	Red Flowering Currant	#3	0.60m
	Spiraea douglasii	Western Spirea	#3	0.60m
	Taxus x media	Dense Yew	#5	1m
RESTORATION	**BOTANICAL NAME**	**COMMON NAME**	**POT SIZE**	**SPACING**
	Cornus stolonifera	Dogwood	#3	1m
	Gaultheria shallon	Salal	#3	0.40m
	Philadelphus coronarius	Sweet Mockorange	#3	1m
	Rubus spectabilis	Salmonberry	#3	0.60m
SHRUBS_BUFFER	**BOTANICAL NAME**	**COMMON NAME**	**POT SIZE**	**SPACING**
	Cornus stolonifera	Dogwood	#3	1.50m
	Oemleria cerasiformis	Indian Plum	#3	1.20m
	Ribes sanguineum	Red Flowering Currant	#3	0.60m
	Rubus spectabilis	Salmonberry	#3	0.60m
	Rubus ursinus	California Blackberry	#3	0.60m
	Symphoricarpos albus	Common White Snowberry	#3	0.60m

PLANT SCHEDULE

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
	Allium cernuum	Nodding Wild Onion	#1	300mm
	Aquilegia formosa	Western Columbine	#1	300mm
	Aster subspicatus	Douglas Aster	#1	300mm
	Cornus canadensis	Bunchberry Dogwood	#1	300mm
	Dicentra formosa	Western Bleeding-Heart	#1	300mm
	Epilobium angustifolium	Firewood	#1	300mm
	Maianthemum dilatatum	False Lily-of-the-Valley	#1	300mm



1 L-202 NATIVE PLANTING BUFFER (SOUTH WEST) AND ALDERBRIDGE WAY MEDIAN MEDIAN
1:200

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Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title PLANTING PLAN
NATIVE PLANTING BUFFER - SOUTH WEST

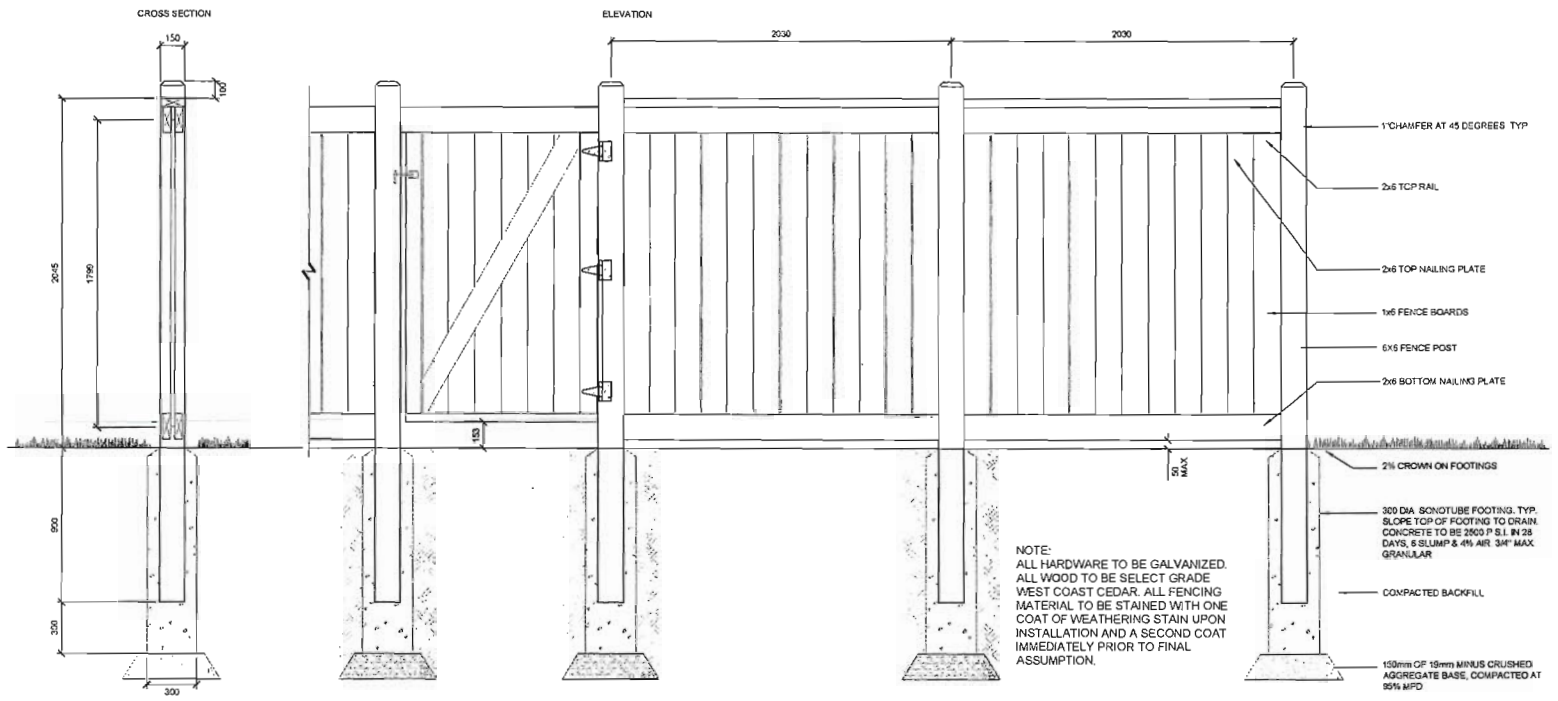
Project No. 144313145
Scale As Noted
Drawing No. L - 205
Revision 0

Plan #13

MAR 1 0 2015

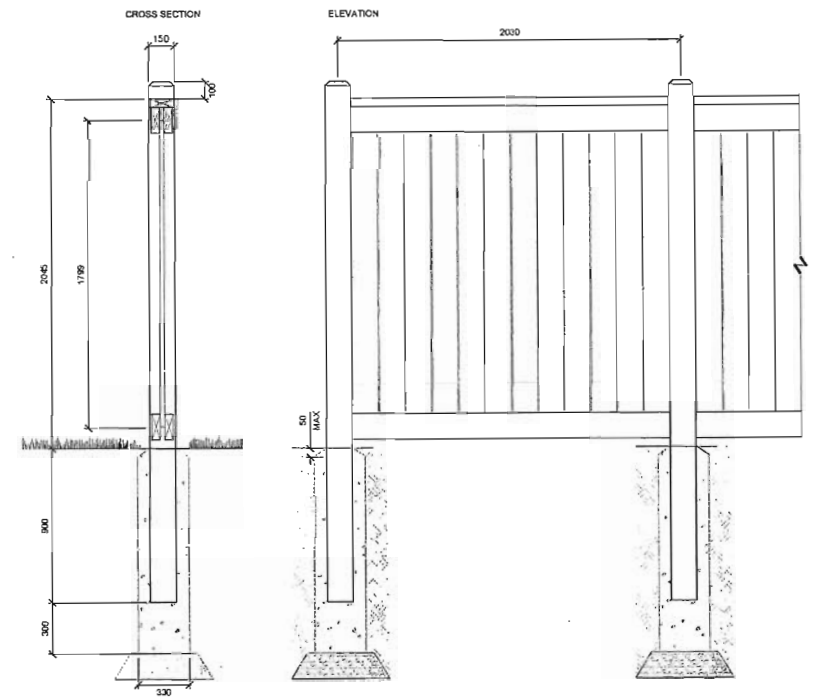
DP 14-671600

ORIGINAL SIZE: 841 x 1189 - Arch D

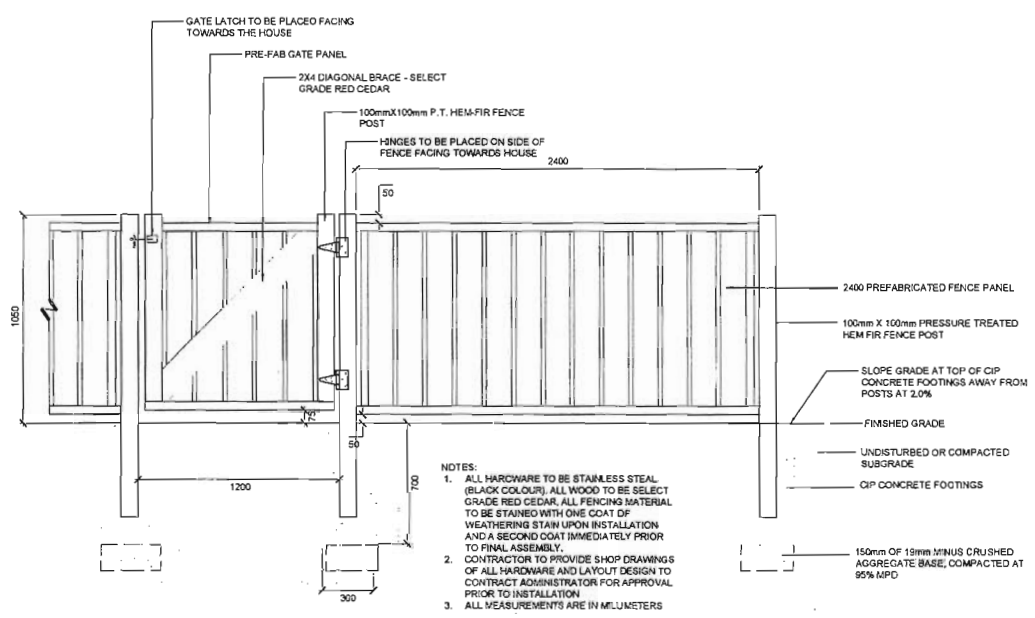


NOTE:
ALL HARDWARE TO BE GALVANIZED.
ALL WOOD TO BE SELECT GRADE WEST COAST CEDAR. ALL FENCING MATERIAL TO BE STAINED WITH ONE COAT OF WEATHERING STAIN UPON INSTALLATION AND A SECOND COAT IMMEDIATELY PRIOR TO FINAL ASSUMPTION.

3 / L-301 2.0 m WOOD PRIVACY FENCE AND GATE DETAIL
1:20

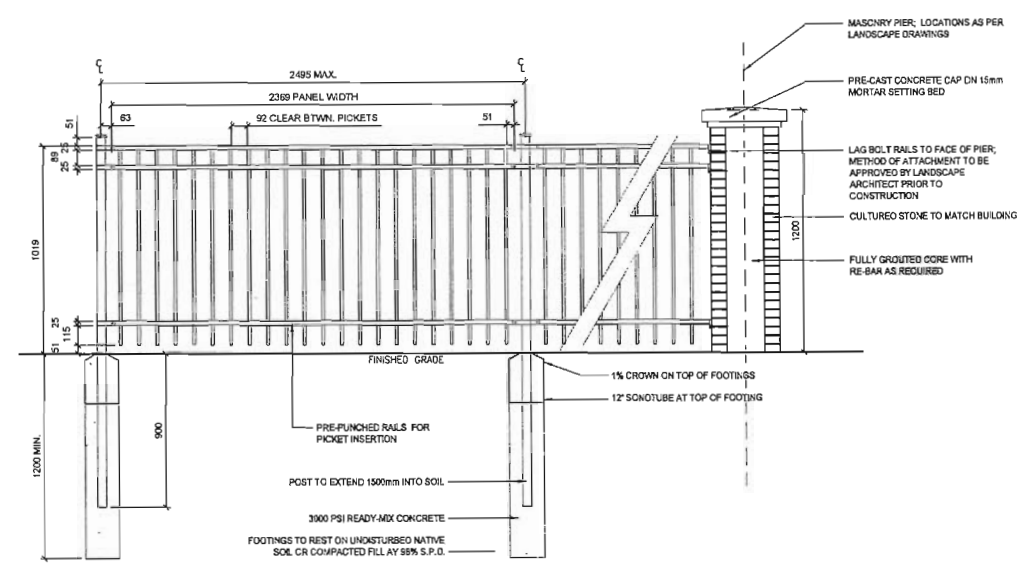


2 / L-301 2.0 m WOOD PRIVACY SCREEN
N.T.S.



NOTES:
1. ALL HARDWARE TO BE STAINLESS STEAL (BLACK COLOUR). ALL WOOD TO BE SELECT GRADE RED CEDAR. ALL FENCING MATERIAL TO BE STAINED WITH ONE COAT OF WEATHERING STAIN UPON INSTALLATION AND A SECOND COAT IMMEDIATELY PRIOR TO FINAL ASSEMBLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL HARDWARE AND LAYOUT DESIGN TO CONTRACT ADMINISTRATOR FOR APPROVAL PRIOR TO INSTALLATION
3. ALL MEASUREMENTS ARE IN MILLIMETERS

3 / L-301 1.2 m WOOD PICKET FENCE & GATE DETAIL
N.T.S.



4 / L-301 1.2 m METAL PICKET FENCE WTIH GATE & PIERS DETAIL
N.T.S.

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ISSUED FOR DP	DM	ED	15.01.13
Issued	By	Appd.	YY.MM.DD
File Name:	Dwn.	Chkd.	Dsgn. YY.MM.DD

Permit-Seal

Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
FENCE AND SCREENING DETAILS

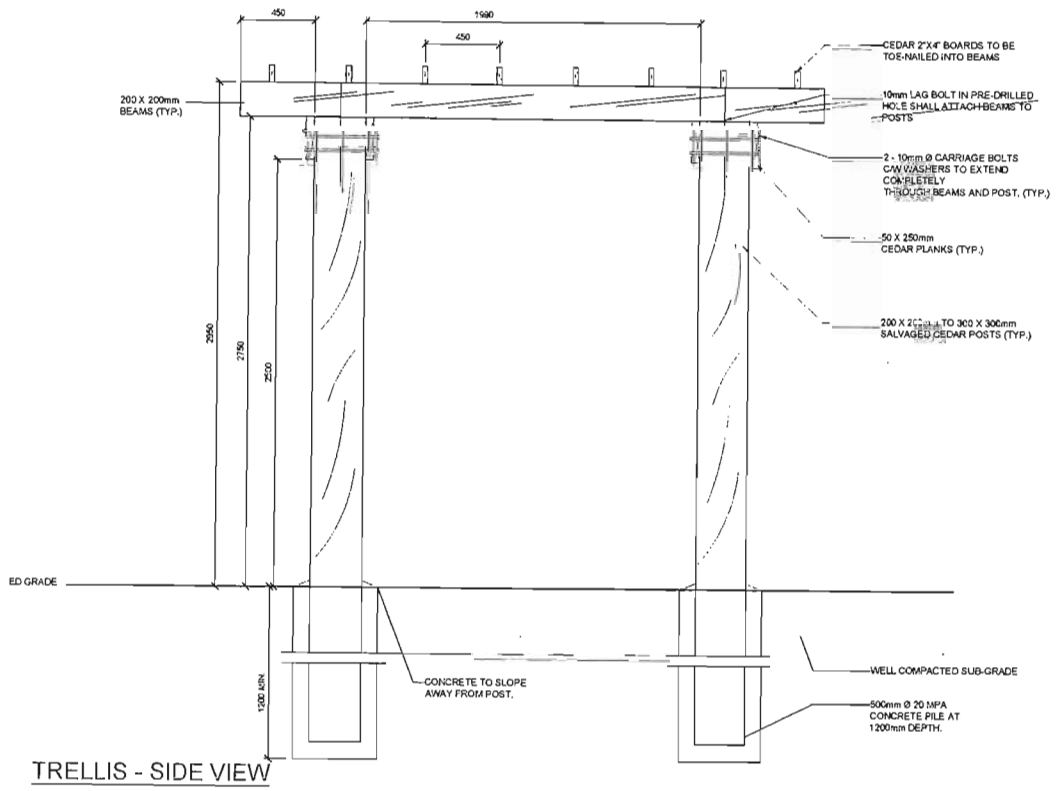
Project No. 144313145
Scale As Noted
Drawing No. L - 301
Revision 0

Plan #14

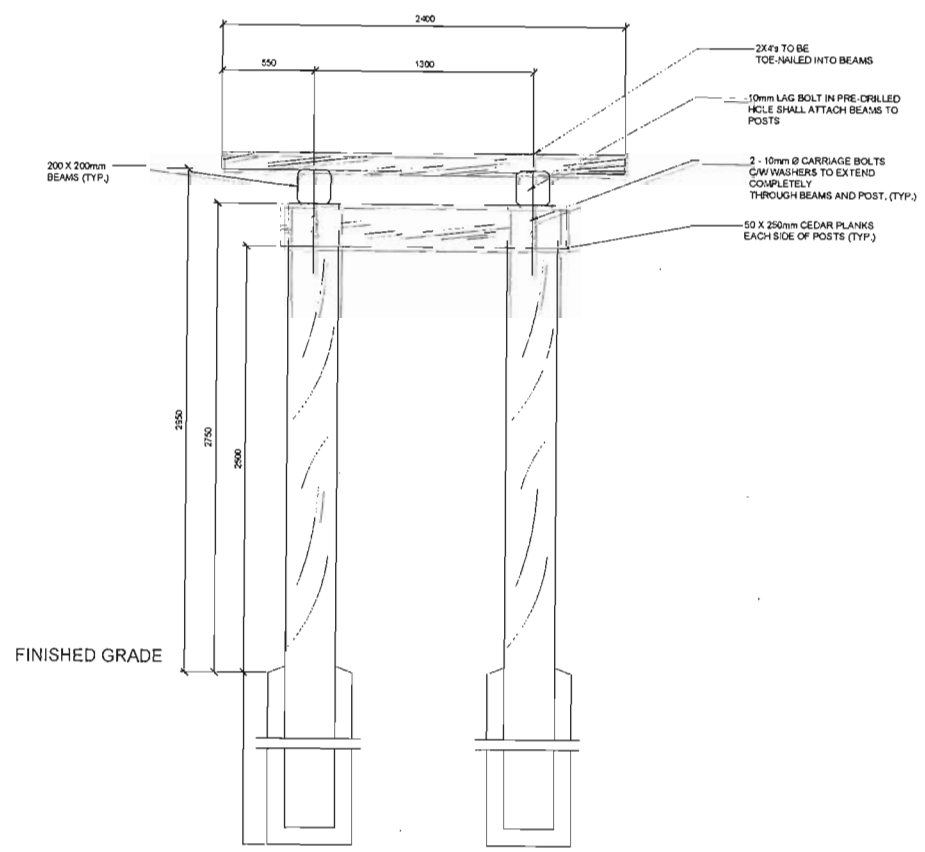
MAR 1 0 2015

DP 15-671000

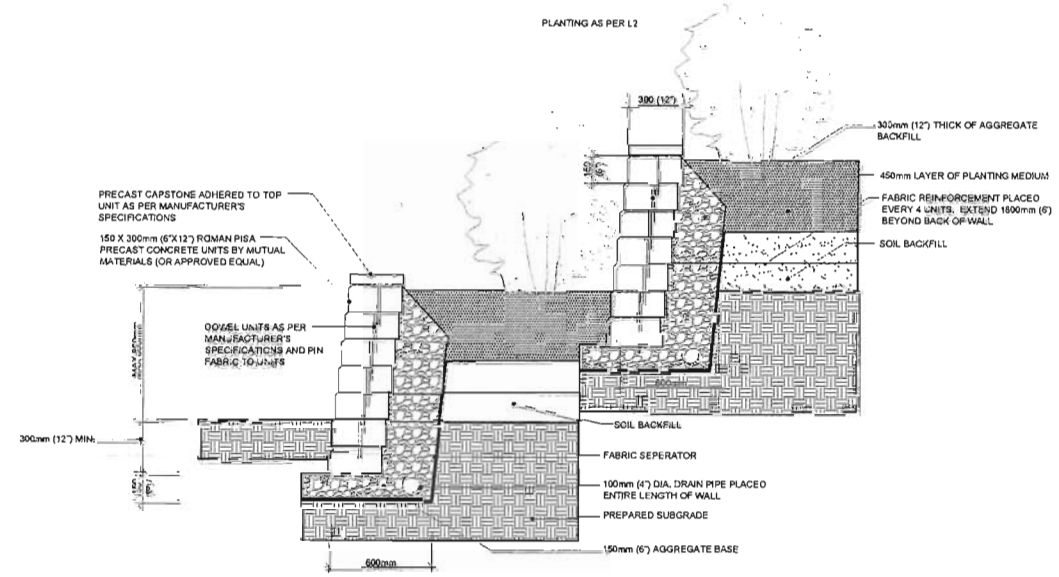
ORIGINAL SHEET - Arch D



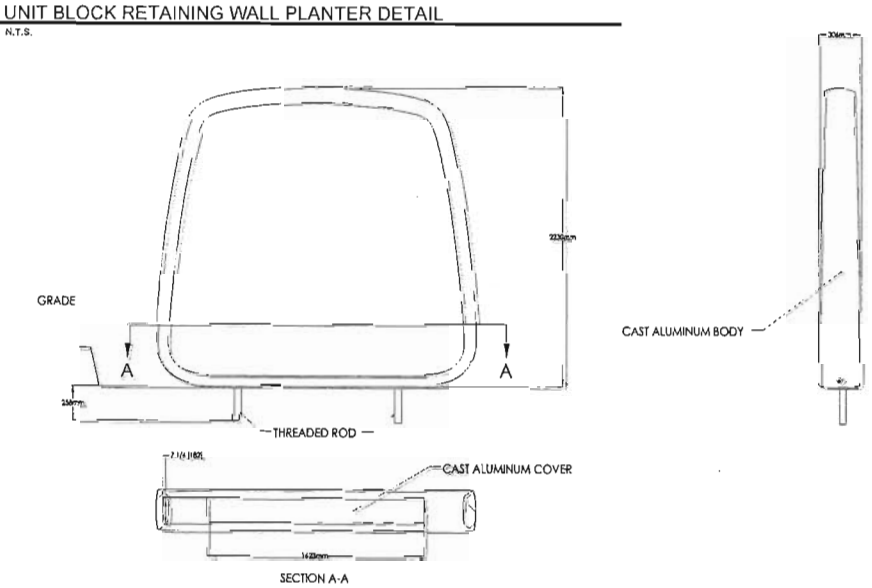
1 L-302 Wood Trellis - Front View
N.T.S.



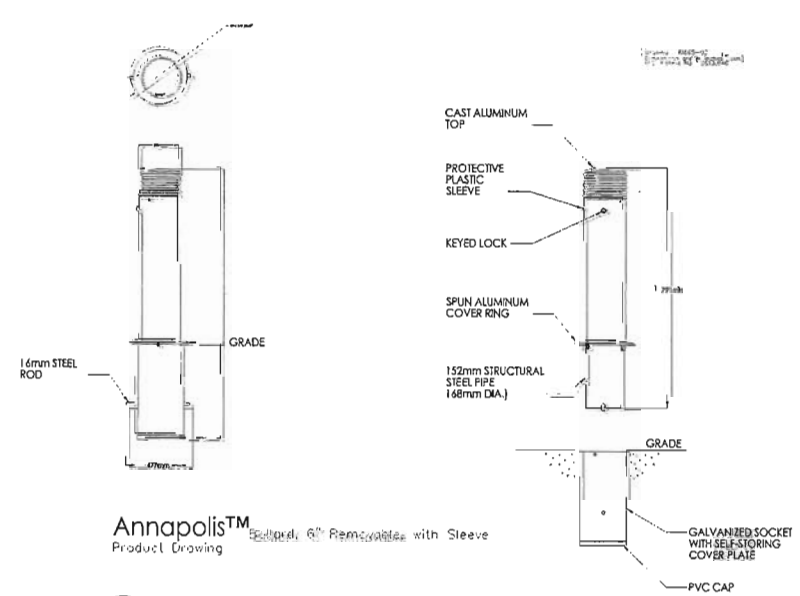
2 L-302 Wood Trellis -Side View
N.T.S.



3 L-302 UNIT BLOCK RETAINING WALL PLANTER DETAIL
N.T.S.



4 L-302 Ride Bike Rack By Landscape Forms
N.T.S.



5 L-302 ANNAPOLIS REMOVABLE BOLLARD BY LANDSCAPE FORMS
N.T.S.

ORIGINAL SHEET - Arch D

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File Name:	Dwn.	Chkd.	Dsgn. YY.MM.DD

Permit-Seal

Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
SITE STRUCTURES
AND SITE FURNISHINGS DETAILS

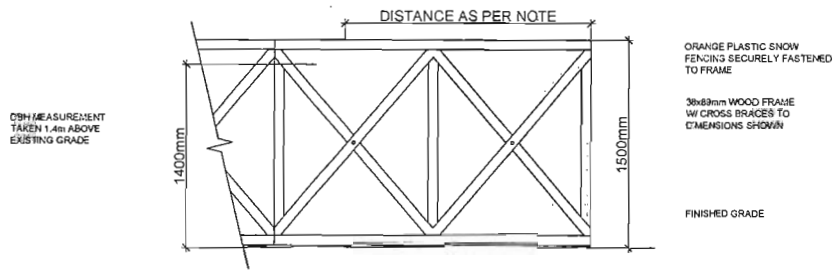
Project No. 144313145
Scale As Noted
Drawing No. L-302
Revision 0

Plan #15

MAR 10 2015

DP 14-671600

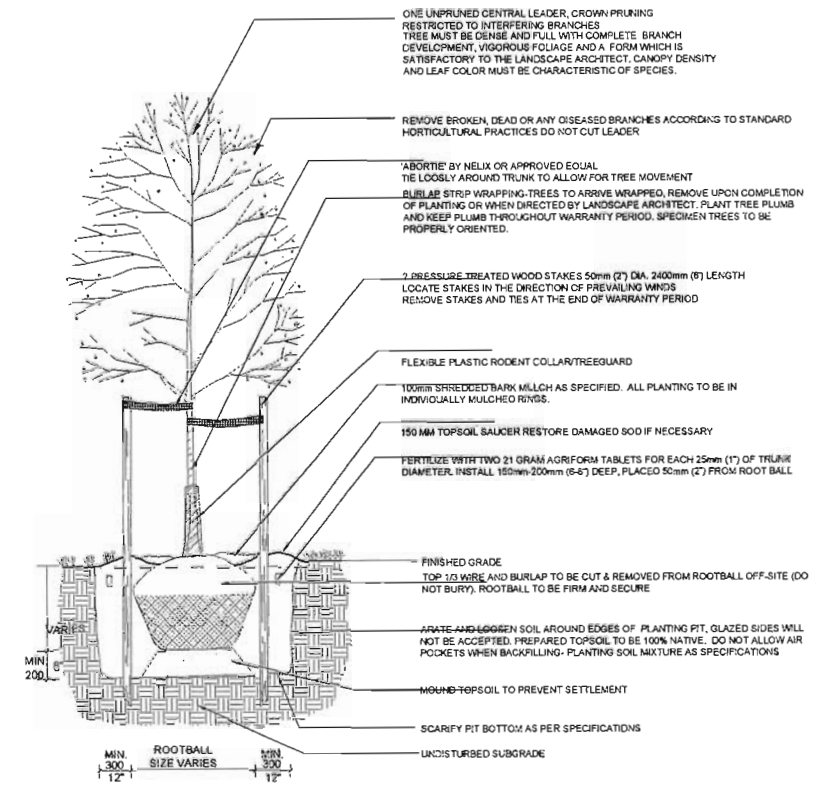
TRUNK DIAMETER	
<10cm	1200mm
10-29 cm	3625mm
30-40 cm	4600mm
41-59 cm	6000mm
51-69 cm	7200mm
61-70 cm	8400mm
71-80 cm	9600mm
81-90 cm	10800mm
91-100 cm	12000mm



NOTES:

1. TREE PROTECTION FENCING TO BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.
2. FENCING TO BE CONSTRUCTED ON ALL SIDE OF PROTECTED TREES.

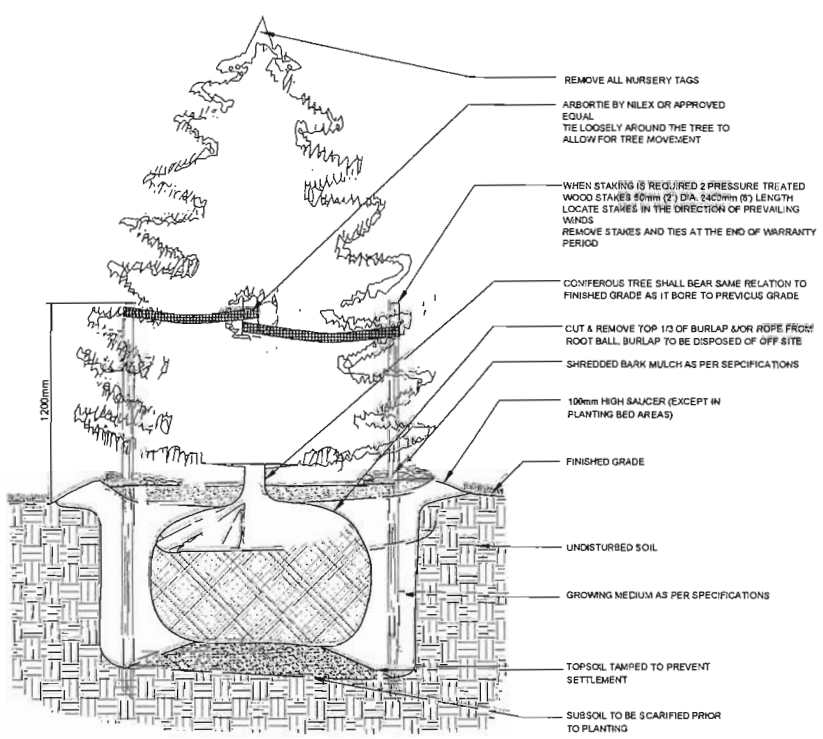
1 / L-303 TEMPORARY TREE PROTECTION FENCING DETAIL
N.T.S.



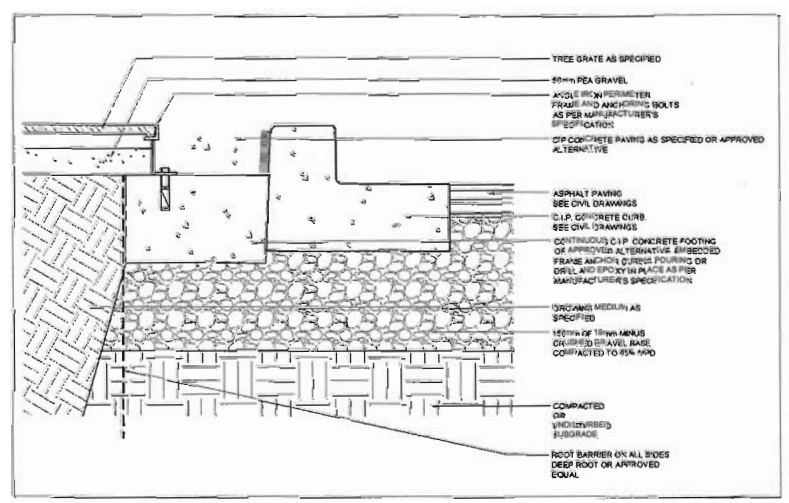
NOTES:

1) SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
2) THE TREE ILLUSTRATED DOES NOT REPRESENT ANY PARTICULAR SPECIES OR VARIETY.
3) NO WEAK GRAFT UNION ACCEPTED.
4) PLANT TREE SO THAT NURSERY SOIL LINE MATCHES FINISHED GRADE AFTER SETTLING. IN HEAVY CLAY OR POOLY DRAINED SOILS, ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100mm HIGHER THAN SURROUNDING GRADE
5) REMOVE ALL NURSERY TAGS, METAL OR PLASTIC

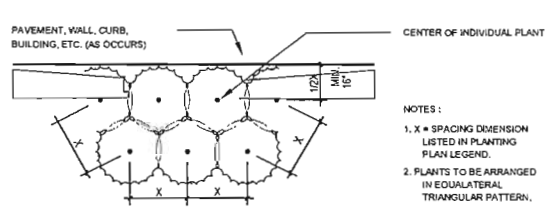
2 / L-303 DECIDIOUS TREE PLANTING DETAIL (TYPICAL)
N.T.S.



4 / L-303 CONIFEROUS TREE PLANTING DETAIL (TYPICAL)
N.T.S.



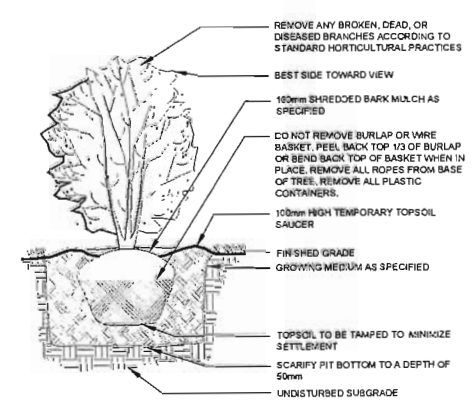
7 / L-303 TREE GRATE ANCHORING DETAIL
NTS



NOTES:

1. X = SPACING DIMENSION LISTED IN PLANTING PLAN LEGEND.
2. PLANTS TO BE ARRANGED IN EQUALATERAL TRIANGULAR PATTERN.

5 / L-303 SHRUB AND GROUNDCOVER SPACING DETAIL (TYPICAL)
N.T.S.



NOTES

1) SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING
2) PLANT STOCK MOVED WHILE IN LEAF SHALL BE COVERED WHILE IN TRANSIT OR IN TEMPORARY STORAGE
3) SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE
4) TAMP TOPSOIL WHEN BACKFILLING TO REMOVE AIR POCKETS
5) REMOVE ALL NURSERY TAGS, METAL OR PLASTIC

6 / L-303 SHRUB PLANTING DETAIL (TYPICAL)
N.T.S.

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ISSUED FOR DPP	DM	ED		15.02.05
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Issued	By		Appd.	YY.MM.DD

File Name:

Permit-Seal

Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
PLANTING DETAILS

Project No. 144313145

Scale As Noted

Drawing No. L - 303

Revision 0

Plan #16

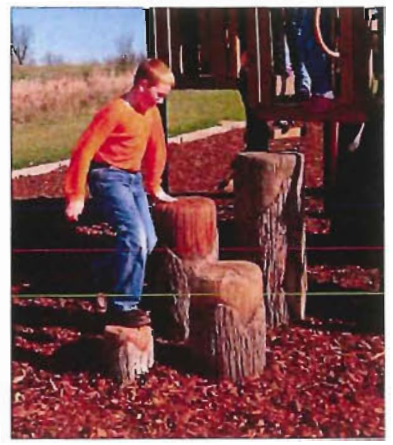
MAR 10 2015

DP 14-671600

ORIGINAL SHEET - Arch D

Product Description (from website):
The Ridge offers lots of upper-body training and places to hang out. The core of the structure appeals to children's basic need to be together with friends, and allows them to have a private chat while still watching their peers play on other activities. This structure's optimal play choices have been designed for both solo and group play. The accessible stairway complies with the guidelines of the Americans with Disabilities Act, providing access to elevated activities. Moreover, the stairway is not merely accessible from the interior. The outside of the staircase is also climbable, adding play value to an otherwise merely practical element. The Ridge supports traditional playground games such as "Don't touch the ground" by ensuring that all activities are interconnected.

1 / L-304 Play Equipment - Kopman: Ridge - ELE500003
N.T.S.



Features
- Durable, pre-cast concrete
- Hand-painted
- Realistic, peeled bark look
- Also available as a FlyBoaster® climber and Freestanding Play
- Galvanized steel footers safely anchor legs to ground
- Versatile and functional - use as climbers, steppers or seats
- Attaches to deck heights 16", 24", 32", 40"

2 / L-304 Play Equipment - Kopman: Log Steppers
N.T.S.

The Pin Tail is the tail shape for surfing large powerful, hollow waves. Surfing inside the barrel of a breaking wave is one of the best surfing experiences possible. We don't think anyone has been having a similar play activity out there in town? The Pin Tail with its smart rocking mechanism does the trick. It is also suitable for a rough ride. The ideal experience for older kids and young adults.

3 / L-304 Play Equipment - PINTAIL
N.T.S.

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Issued

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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Client/Project
Am-Pri Developments Ltd.

LANDSCAPE PACKAGE

Alexandra Road

Title
PLAYGROUND DETAILS

Project No. 144313145
Scale As Noted
Drawing No. L - 304
Revision 0

Plan #17

MAR 10 2015

DP 14-671600

V:\1187\active\144313145_land_arch\other PC Projects\144313145-05_drawings\05-01_current\sheetfiles\300-Details\L-303-304.dwg
2015/02/05 3:26 PM By: Miller, Darren

ORIGINAL SHEET - Arch D

ALEXANDRA ROAD - NORTH ELEVATION

COLOUR SCHEME - A1

COLOUR SCHEME - C1

ALEXANDRA ROAD - NORTH ELEVATION

COLOUR SCHEME - B1

COLOUR SCHEME - A1

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE NOV. 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #4

MAR 10 2015

DP 14-671000

Plan # 18

ALDERBRIDGE WAY - SOUTH ELEVATION

COLOUR SCHEME - A2

COLOUR SCHEME - B1

COLOUR SCHEME - C1

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

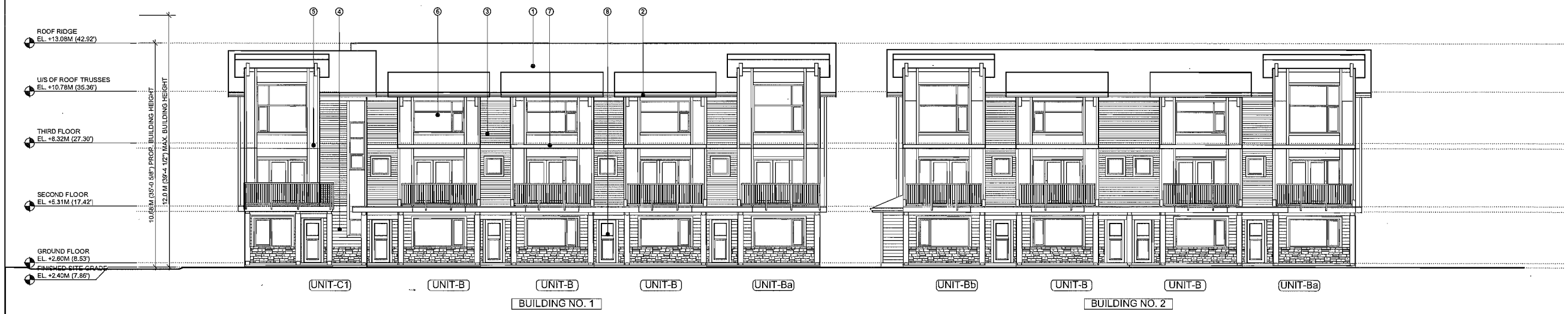
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE NOV. 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #5

Plan #19

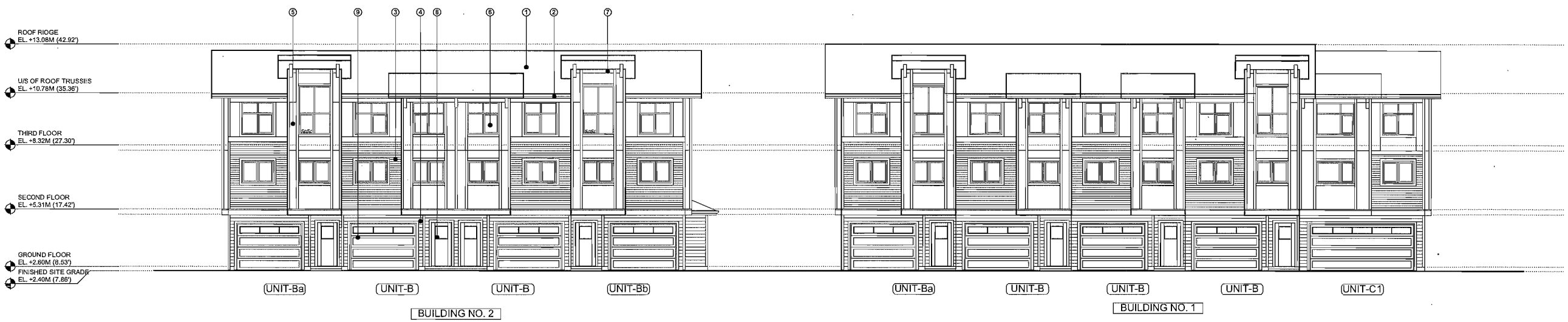
MAR 10 2015
DP 14-671600



NORTH ELEVATION
COLOUR SCHEME - B1

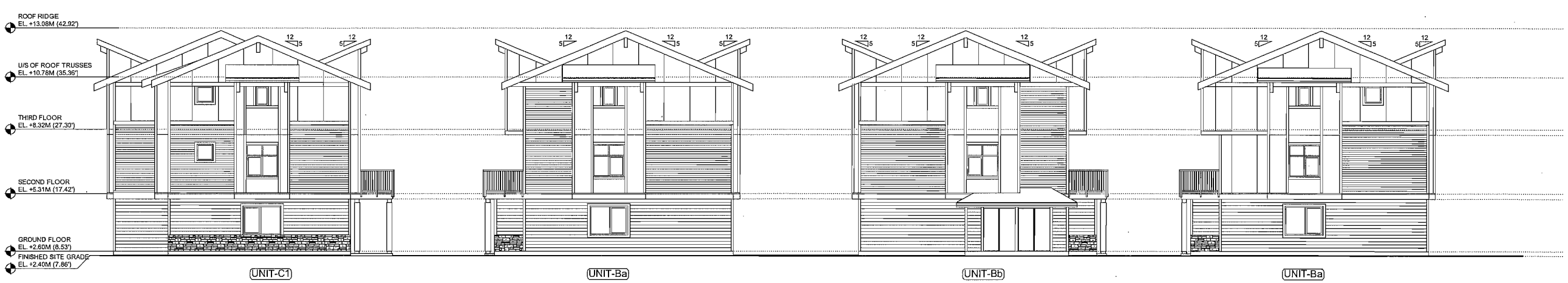
ALEXANDRA ROAD - NORTH ELEVATION

NORTH ELEVATION
COLOUR SCHEME - A1



SOUTH ELEVATION
COLOUR SCHEME - A1

SOUTH ELEVATION
COLOUR SCHEME - B1



EAST ELEVATION
COLOUR SCHEME - B1

WEST ELEVATION
COLOUR SCHEME - B1

EAST ELEVATION
COLOUR SCHEME - A1

WEST ELEVATION
COLOUR SCHEME - A1

PLAN #6

1. ASPHALT ROOF SHINGLES
2. 5.5" ALUMINIUM GUTTER ON 2X8 FASCIA - PAINTED
3. 4" VINYL SIDING
4. 5" HARDI-PLANK SIDING - PAINTED
5. HARDI PANEL - PAINTED
6. VINYL WINDOW
7. WOOD WINDOOR TRIM, POST, HORIZ.BAND, BRACKET - PAINTED
8. METAL CLAD ENTRY DOOR - PAINTED
9. METAL CLAD GARAGE DOOR - PAINTED

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARB.RECYCL. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
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	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

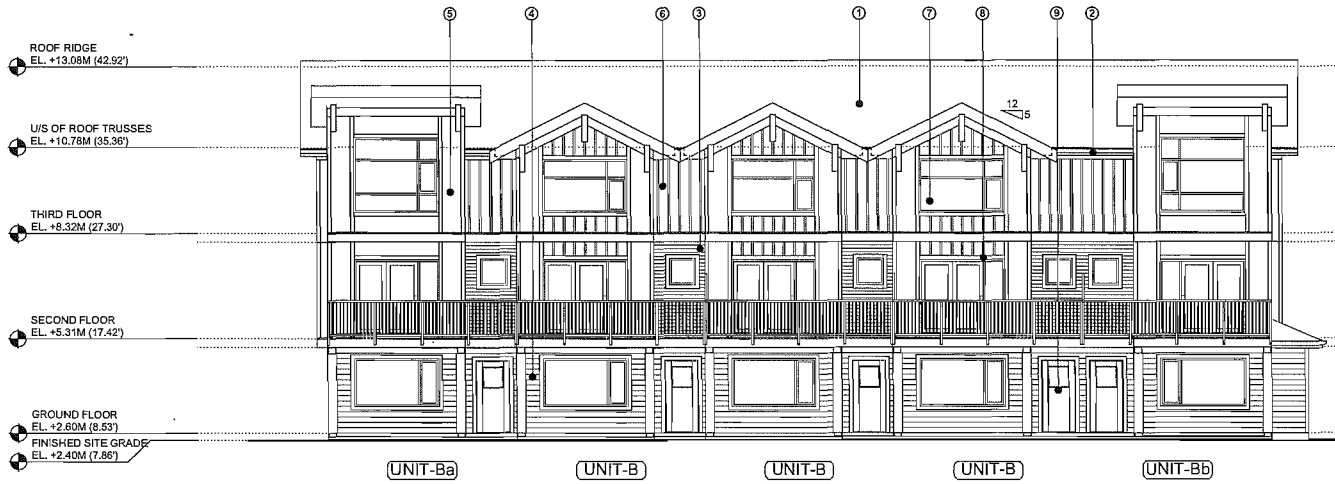
2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

MAR 10 2015
DP 14-671600

Plan # 20



BUILDING NO. 3

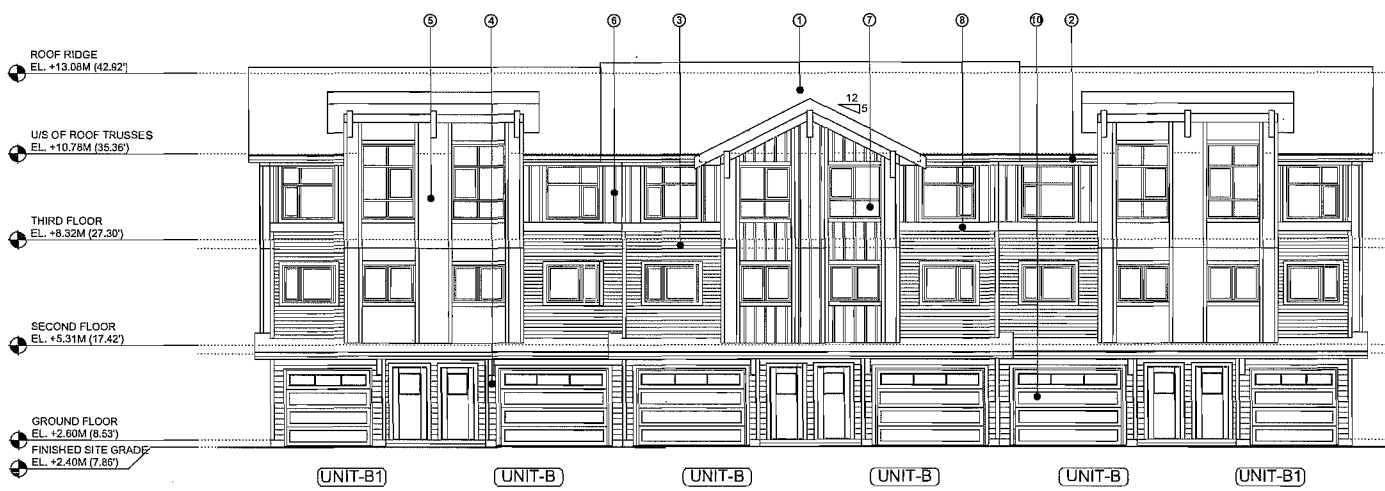
WEST ELEVATION

COLOUR SCHEME - B2

BUILDING NO. 4

WEST ELEVATION

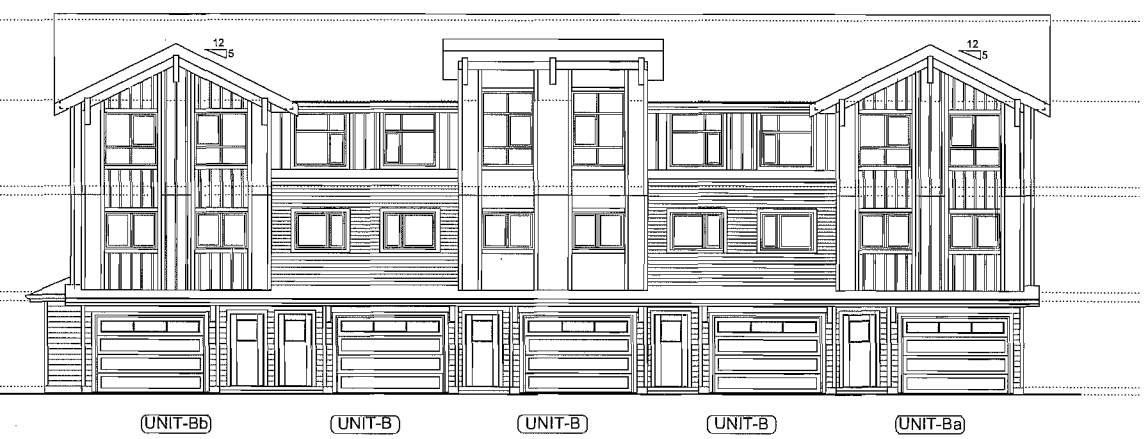
COLOUR SCHEME - C2



BUILDING NO. 4

EAST ELEVATION

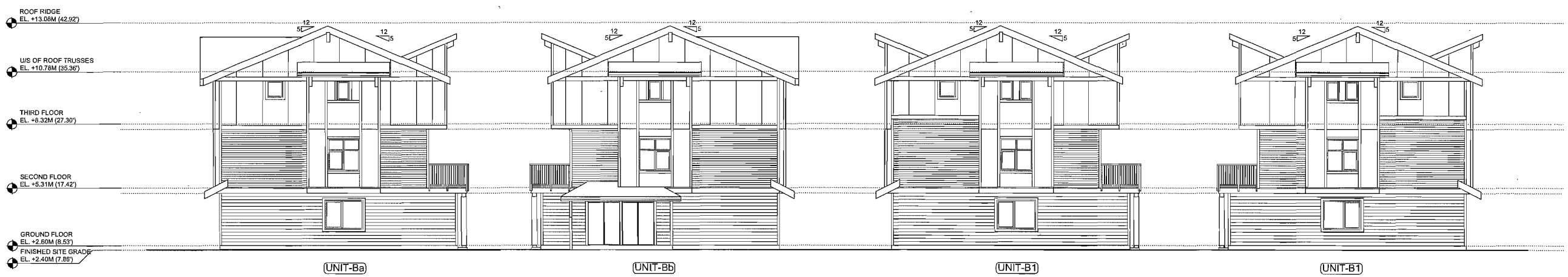
COLOUR SCHEME - C2



BUILDING NO. 3

EAST ELEVATION

COLOUR SCHEME - B2



BUILDING NO. 3 — NORTH ELEVATION — COLOUR SCHEME - B2

BUILDING NO. 3 — SOUTH ELEVATION — COLOUR SCHEME - B2

BUILDING NO. 4 — NORTH ELEVATION — COLOUR SCHEME - C2

BUILDING NO. 4 — SOUTH ELEVATION — COLOUR SCHEME - C2

PLAN #7

1. ASPHALT ROOF SHINGLES
2. 6.5" ALUMINUM GUTTER ON 2x8 FASCIA - PAINTED
3. 4" VINYL SIDING
4. 6" HARDI-PLANK SIDING - PAINTED
5. HARDI PANEL - PAINTED
6. BOARD AND BATTEN - PAINTED
7. VINYL WINDOW
8. WOOD WINDOOR TRIM, POST, HORIZ.BAND, BRACKET - PAINTED
9. METAL CLAD ENTRY DOOR - PAINTED
10. METAL CLAD GARAGE DOOR - PAINTED

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
N.HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, BASE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARBAGE/RECYCLE DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "ARMENIST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

CONSULTANT

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

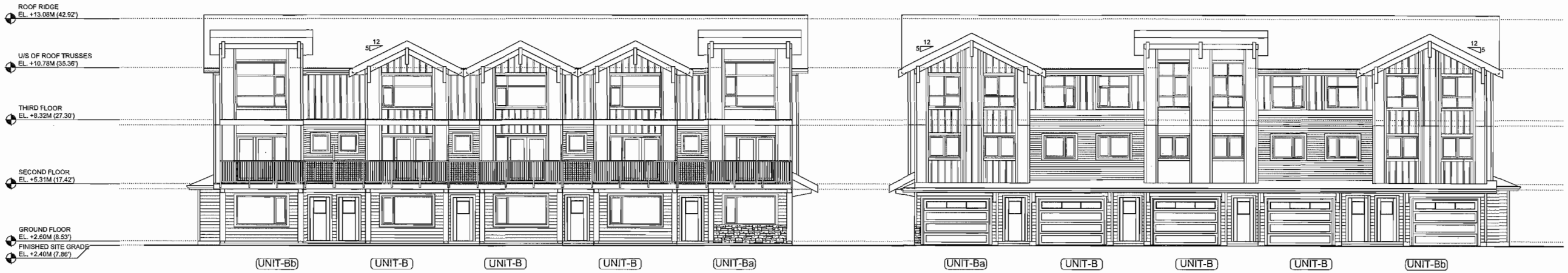
DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

MAR 10 2015

DP 14-679170

Plan #21



BUILDING NO. 5

WEST ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 5

EAST ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 6

SOUTH ELEVATION

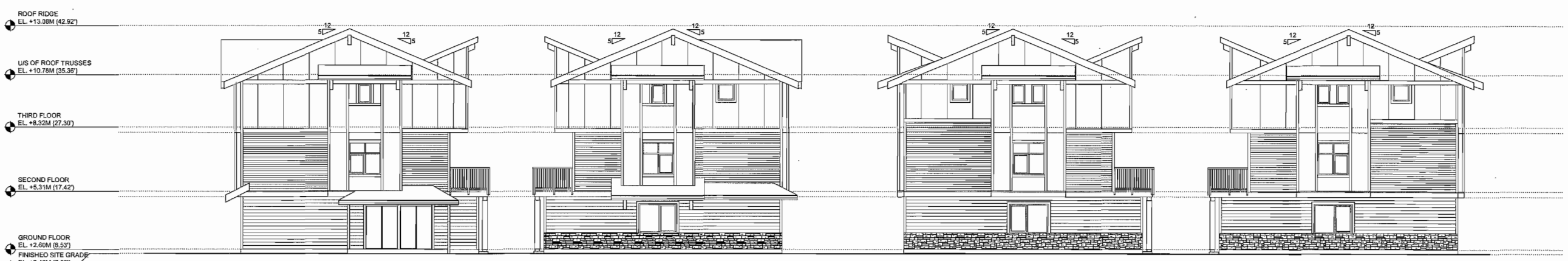
COLOUR SCHEME - B1

ALDERBRIDGE WAY - SOUTH ELEVATION

BUILDING NO. 7

SOUTH ELEVATION

COLOUR SCHEME - C1



BUILDING NO. 5

NORTH ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 5

SOUTH ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 6

WEST ELEVATION

COLOUR SCHEME - B1

BUILDING NO. 6

EAST ELEVATION

COLOUR SCHEME - B1

PLAN #8

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLOURPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA MAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
BRASS ENTRY DOOR, GARAGE DOOR, GARB.RECYCL. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
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	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

MAR 10 2015

DP 14-671600

Plan #22

BUILDING NO. 6

NORTH ELEVATION

COLOUR SCHEME - C1

BUILDING NO. 7

NORTH ELEVATION

COLOUR SCHEME - B1

BUILDING NO. 7

TYP. SIDE ELEVATION

COLOUR SCHEME - B1

BUILDING NO. 8

NORTH ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 11

SOUTH ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 8

SOUTH ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 11

NORTH ELEVATION

COLOUR SCHEME - A2

BUILDING NO. 9

EAST ELEVATION

COLOUR SCHEME - C2

BUILDING NO. 10

WEST ELEVATION

COLOUR SCHEME - B2

BUILDING NO. 9

WEST ELEVATION

COLOUR SCHEME - C2

BUILDING NO. 10

EAST ELEVATION

COLOUR SCHEME - B2

BUILDING NO. 8-11

TYP. SIDE ELEV.

PLAN #9

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"

GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"

GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"

GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"

ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"

FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

WINDOW & DOOR TRIMS, WOOD TRIM:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"

GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"

ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2126-60 "GRAY CASHMERE"

REAR ENTRY DOOR, PARKADE DOOR, GARB./RECYCL. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "HAMPSHIRE GRAY"

FENCE:
METAL
-PAINTED "WHITE"

RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

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	NOV. 7, 2014	ISSUED FOR A.D.P.
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DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

MAR 10 2015

DP 14-671600

Plan # 23

BUILDING NO. 13

WEST ELEVATION

COLOUR SCHEME - C2

BUILDING NO. 12

WEST ELEVATION

COLOUR SCHEME - B2

BUILDING NO. 12

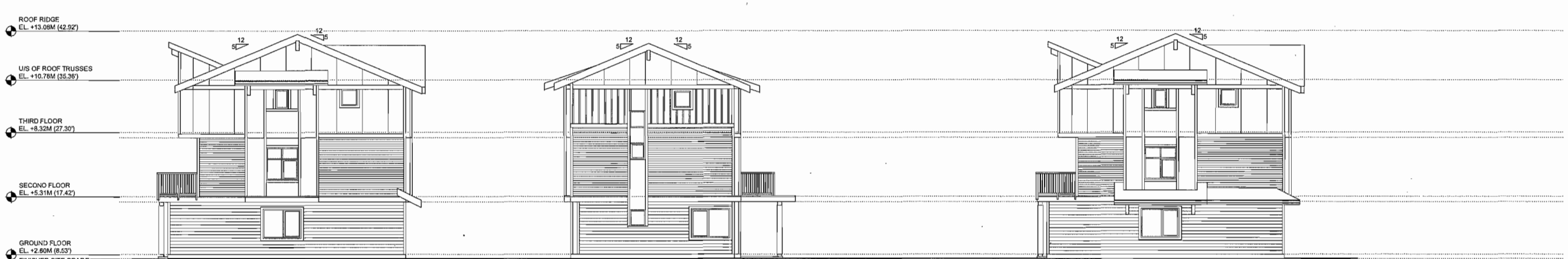
EAST ELEVATION

COLOUR SCHEME - B2

BUILDING NO. 13

EAST ELEVATION

COLOUR SCHEME - C2



BUILDING NO. 12 & 13

TYP. SIDE ELEV.

BUILDING NO. 12

SOUTH ELEVATION

COLOUR SCHEME - B2

BUILDING NO. 13

NORTH ELEV.

COLOUR SCHEME - C2

PLAN #10

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CHARRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA MAZE"
GROUND FLOOR ACCENT WALL:
DYKNIS COMMINS
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, BARB.INSCYT. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-163 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
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Yamamoto Architecture Inc.

2366 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

MAR 10 2015

DP 14-671600

Plan #24

BUILDING NO. 15

BUILDING NO. 14

NORTH ELEVATION

COLOUR SCHEME - B1

NORTH ELEVATION

COLOUR SCHEME - A1

BUILDING NO. 14

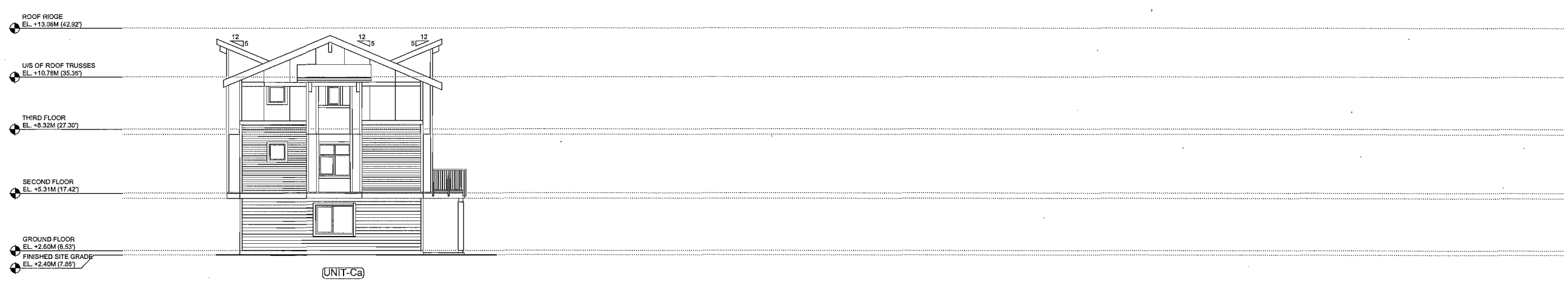
BUILDING NO. 15

SOUTH ELEVATION

COLOUR SCHEME - A1

SOUTH ELEVATION

COLOUR SCHEME - B1



BUILDING NO. 13 & 14

TYP. SIDE ELEVATION

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARB.RECYCL. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
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DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

PLAN #11

MAR 10 2015

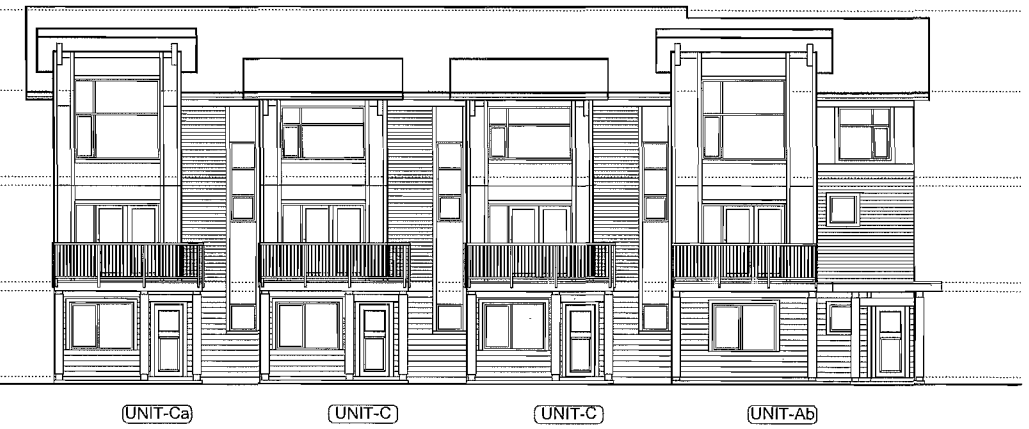
DP 14-671600

Plan #25

BUILDING NO. 16

SOUTH ELEVATION

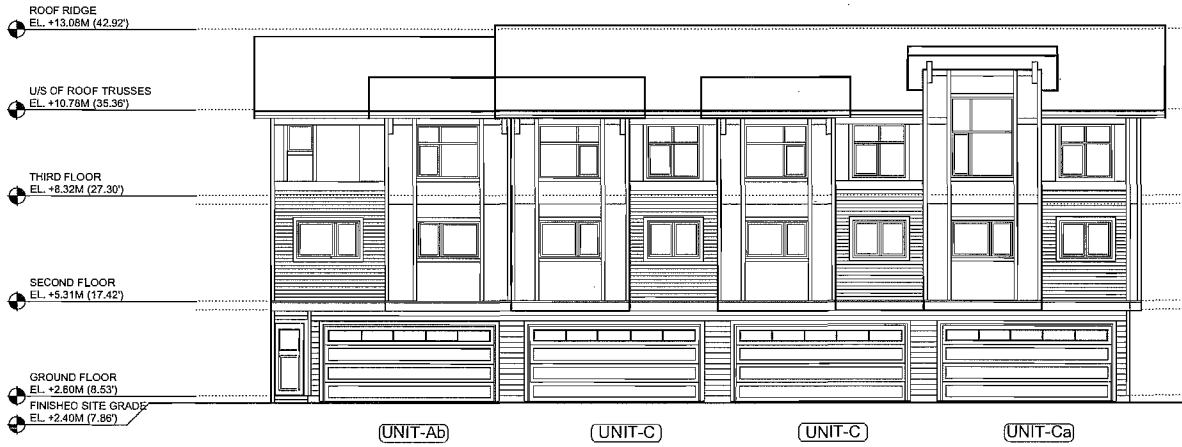
COLOUR SCHEME - C1



BUILDING NO. 17

SOUTH ELEVATION

COLOUR SCHEME - B1



BUILDING NO. 17

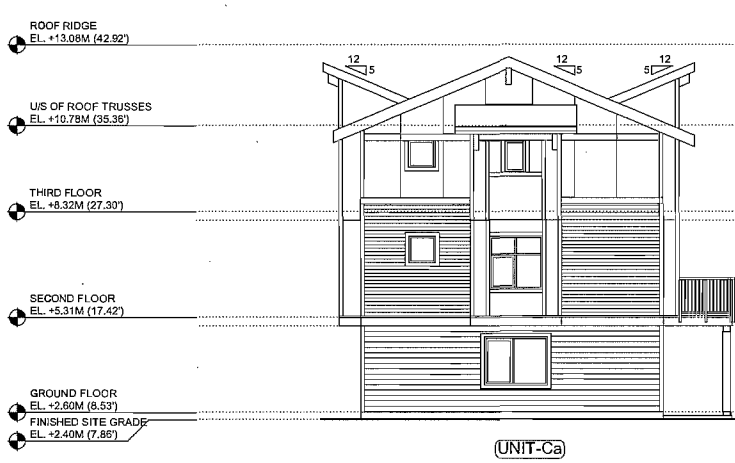
NORTH ELEVATION

COLOUR SCHEME - B1

BUILDING NO. 16

NORTH ELEVATION

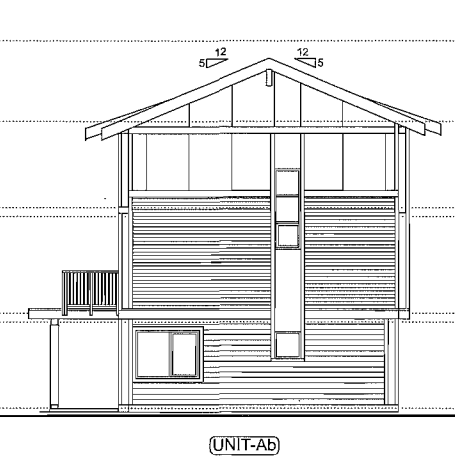
COLOUR SCHEME - C1



BUILDING NO. 16

TYP. SIDE ELEVATION

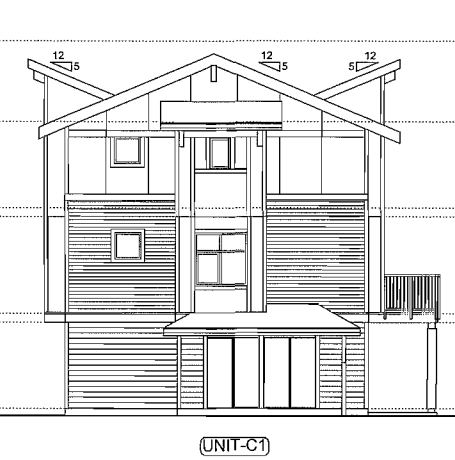
COLOUR SCHEME - C1



BUILDING NO. 17

WEST ELEVATION

COLOUR SCHEME - B1



BUILDING NO. 17

EAST ELEVATION

COLOUR SCHEME - B1

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARB RECYCL. DOOR:
ALUM CLAD
-PAINTED BENJAMIN MOORE HC-167 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.O.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

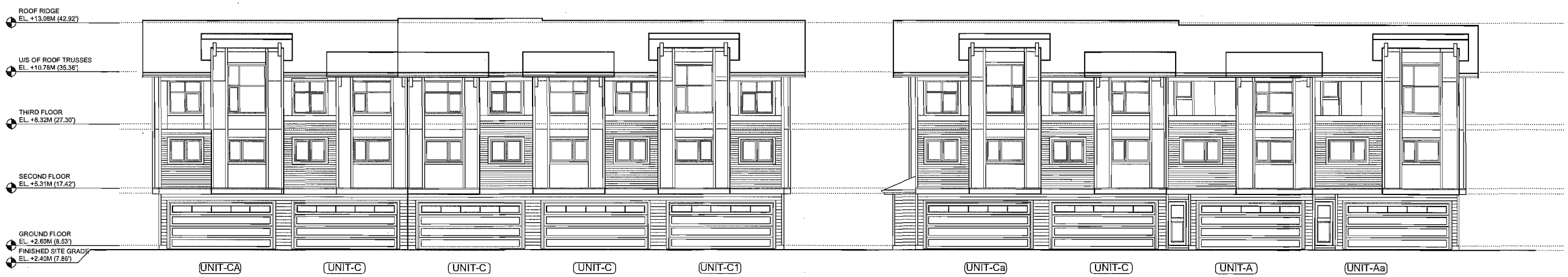
SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

PLAN #12

MAR 1 0 2015

DP 14-671600

Plan # 26



BUILDING NO. 19

NORTH ELEVATION

COLOUR SCHEME - B1

BUILDING NO. 18

NORTH ELEVATION

COLOUR SCHEME - A1

BUILDING NO. 18

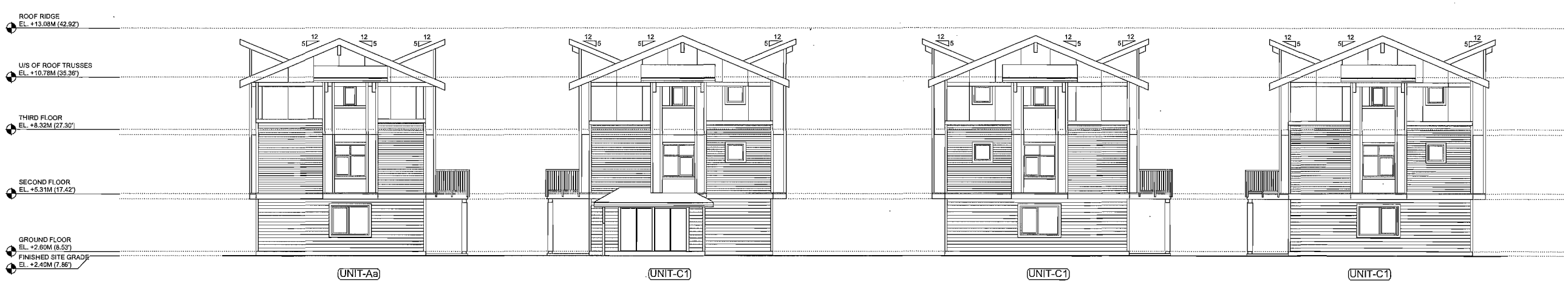
SOUTH ELEVATION

COLOUR SCHEME - A1

BUILDING NO. 19

SOUTH ELEVATION

COLOUR SCHEME - B1



BUILDING NO. 18

WEST ELEVATION

COLOUR SCHEME - A1

BUILDING NO. 18

EAST ELEVATION

COLOUR SCHEME - A1

BUILDING NO. 19

EAST ELEVATION

COLOUR SCHEME - B1

BUILDING NO. 19

WEST ELEVATION

COLOUR SCHEME - B1

PLAN #13

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"CRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2136-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARB./RECYCL. DOOR:
ALUM. CLAD
- PAINTED BENJAMIN MOORE HC-157 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
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	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

MAR 10 2015

DP 14-671600

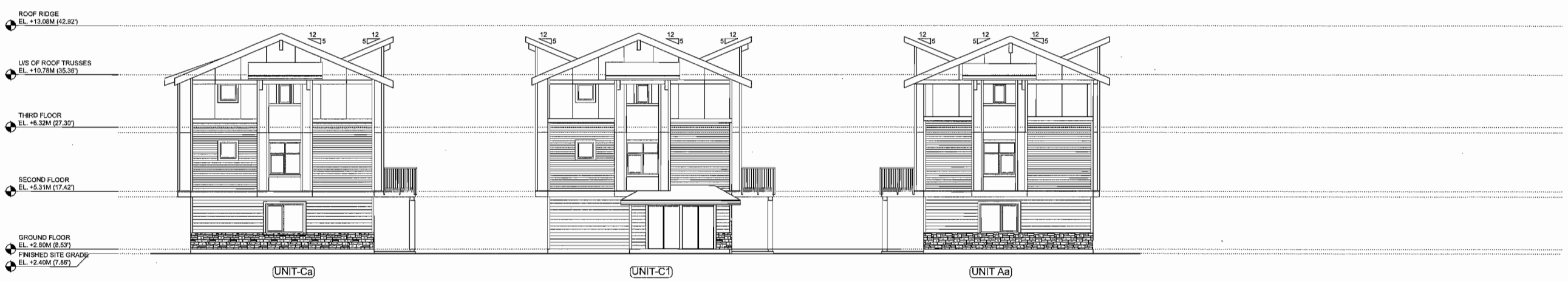
Plan #27

NORTH ELEVATION - ALEXANDRA RD.
COLOUR SCHEME - A1

NORTH ELEVATION - ALEXANDRA RD.
COLOUR SCHEME - C1

SOUTH ELEVATION
COLOUR SCHEME - C1

SOUTH ELEVATION
COLOUR SCHEME - A1



TYP. SIDE ELEVATION
COLOUR SCHEME - A1

EAST ELEVATION
COLOUR SCHEME - C1

WEST ELEVATION
COLOUR SCHEME - C1

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "BROWNSTONE"
GROUND FLOOR WALL:
C1. HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2. HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, BASE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-50 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARB./RECYCL. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "AMHERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

MAR 1 0 2015

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

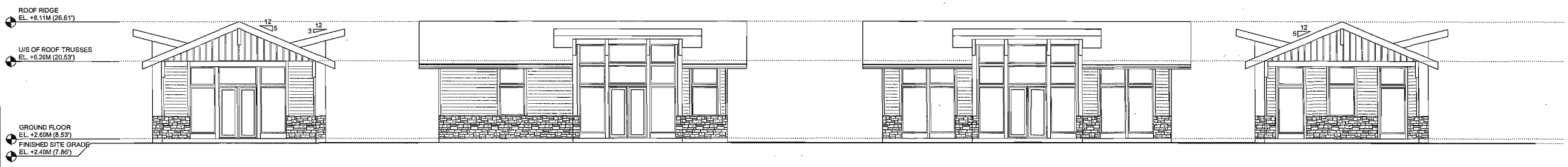
DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

PLAN #14

Plan #28

DP 14-671600



INDOOR AMENITY

NORTH ELEVATION
COLOUR SCHEME - C1

INDOOR AMENITY

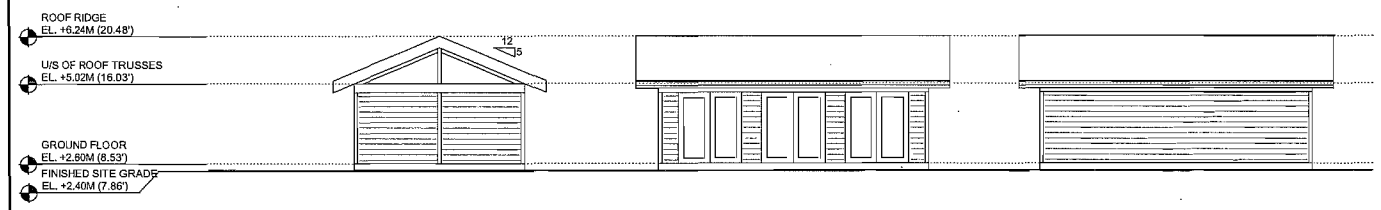
WEST ELEVATION
COLOUR SCHEME - C1

INDOOR AMENITY

EAST ELEVATION
COLOUR SCHEME - C1

INDOOR AMENITY

SOUTH ELEVATION
COLOUR SCHEME - C1



GARBAGE/RECYCLING

TYP. SIDE ELEVATION
COLOUR SCHEME - C2

GARBAGE/RECYCLING

EAST ELEVATION
COLOUR SCHEME - C2

GARBAGE/RECYCLING

WEST ELEVATION
COLOUR SCHEME - C2

COLOUR / MATERIAL SCHEME

SCHEME A1 & A2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "CYPRESS"
GROUND FLOOR WALL:
A1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
A2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME B1 & B2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "HERITAGE BLUE"
GROUND FLOOR WALL:
B1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
B2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

SCHEME C1 & C2

2ND & 3RD FLOOR WALL:
4" VINYL SIDING
-PAINTED ROYAL BUILDING PRODUCTS "GRAYSTONE"
GROUND FLOOR WALL:
C1: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "IRON GRAY"
C2: HARDIE-PLANK
-PAINTED JAMES HARDIE COLOURPLUS "WOODSTOCK BROWN"

COMMON ELEMENTS

ROOF:
ASPHALT SHINGLES
"CHARCOAL"
ACCENT WALL:
HARDIEPANEL BOARD
-PAINTED JAMES HARDIE COLORPLUS "ARCTIC WHITE"
FASCIA BOARD, RAKE BOARD, BRACKETS, POSTS:
WOOD
- PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"
WINDOW & DOOR TRIMS, WOOD TRIMS:
WOOD
- PAINTED BENJAMIN MOORE 2137-50 "SEA HAZE"
GROUND FLOOR ACCENT WALL:
OWENS CORNING
"GRAY SOUTHERN LEDGESTONE"
ENTRY DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE 2138-60 "GRAY CASHMERE"
REAR ENTRY DOOR, GARAGE DOOR, GARB./RECYCL. DOOR:
ALUM. CLAD
-PAINTED BENJAMIN MOORE HC-167 "HAVERST GRAY"
FENCE:
METAL
-PAINTED "WHITE"
RAILINGS, GUARDRAIL:
METAL
-PAINTED BENJAMIN MOORE 2124-10 "WROUGHT IRON"

NO.	DATE	REVISIONS
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	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

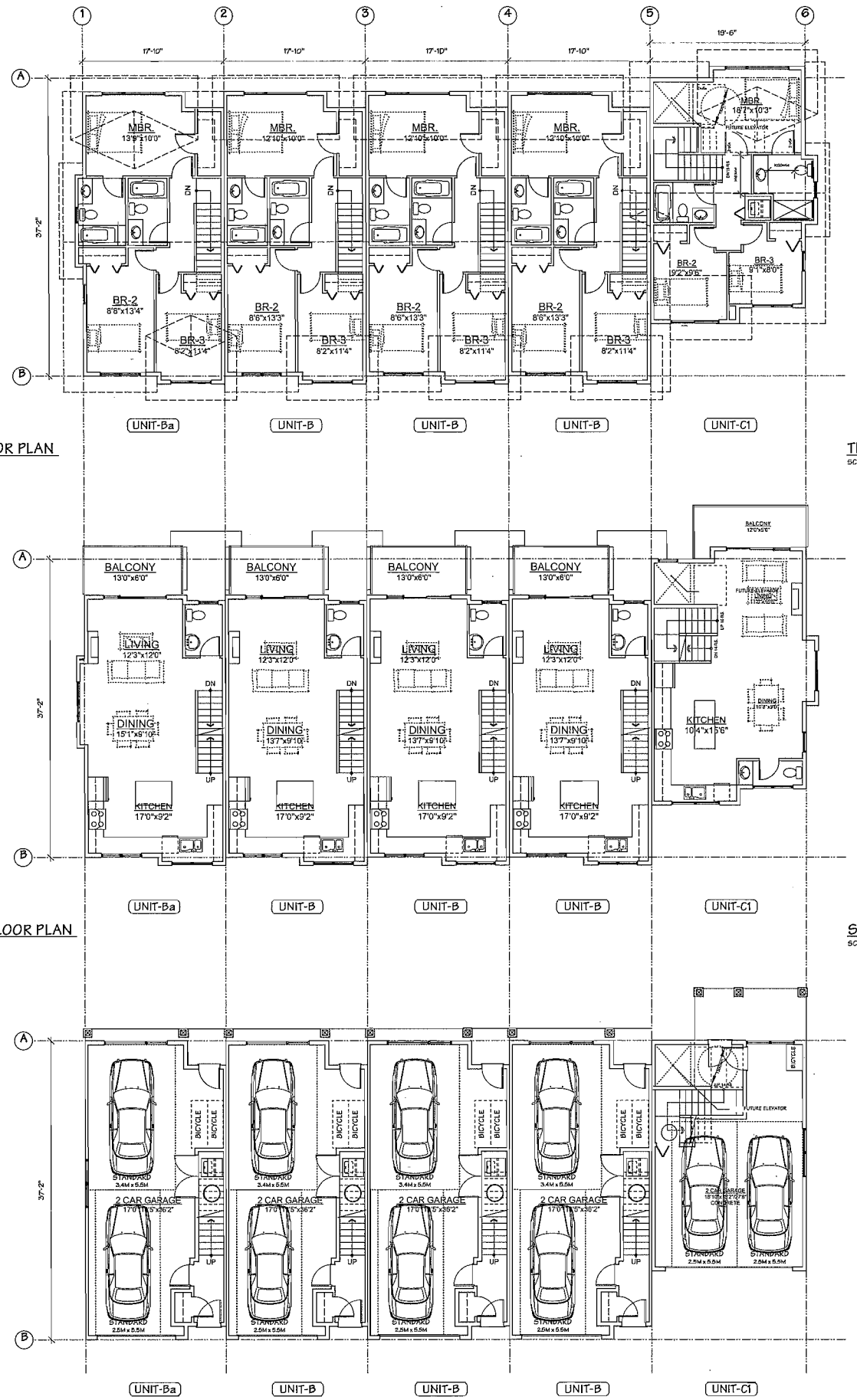
ELEVATIONS

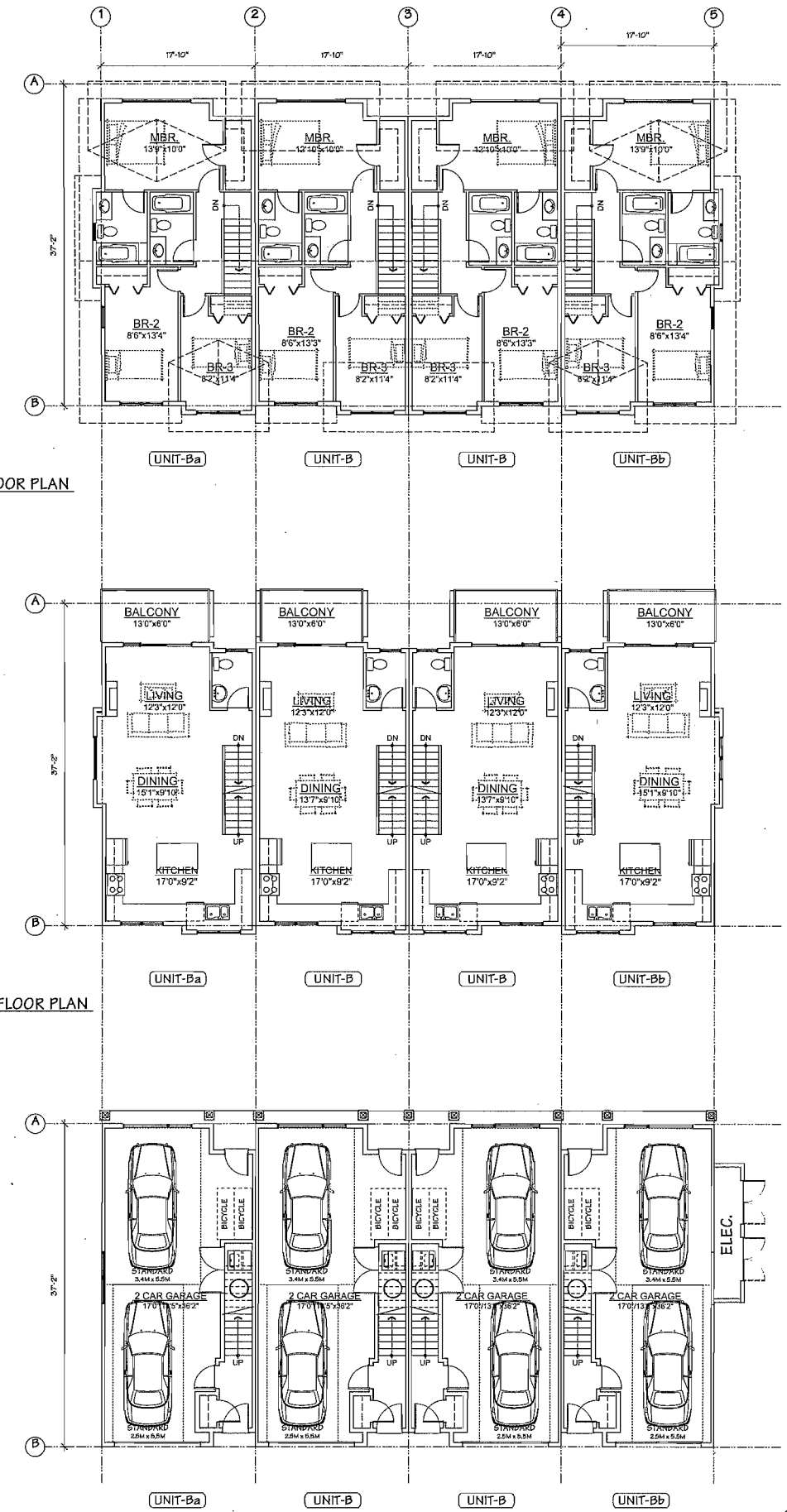
SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

PLAN #15

Plan #29

MAR 10 2015
DP 14-671600





AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY MEASURES
(TO BE PROVIDED IN ALL UNITS) :
- SEPARATE THERMOSTATS FOR EACH ROOM
- LOW-E ENERGY STAR RATED WINDOWS
- FULLY INSULATED GARAGE WALLS
- ENERGUIDE RATED ELECTRIC RANGE (OPTIONAL TO PURCHASERS)
- ADVANCED SEALING PACKAGE, FOAM AROUND WINDOW AND DOOR OPENINGS AND ALL EXTERIOR WALL PENETRATIONS
- FIBERGLASS EXTERIOR DOORS
- MINIMUM 30-YEAR ROOFING MATERIAL - WITH 30-YEAR MANUFACTURERS WARRANTY
- NATURAL STONE COUNTERTOPS
- MANY SUPPLIERS AND TRADES ARE TO RECYCLE THEIR OWN WASTE
- BUILDING A CENTRAL RECYCLING CENTRE
- MANY PRODUCTS USED FOR HOME ARE MANUFACTURED WITHIN 800 KM

NO.	DATE	REVISIONS
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96 UNIT TOWNHOUSE DEVELOPMENT

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V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

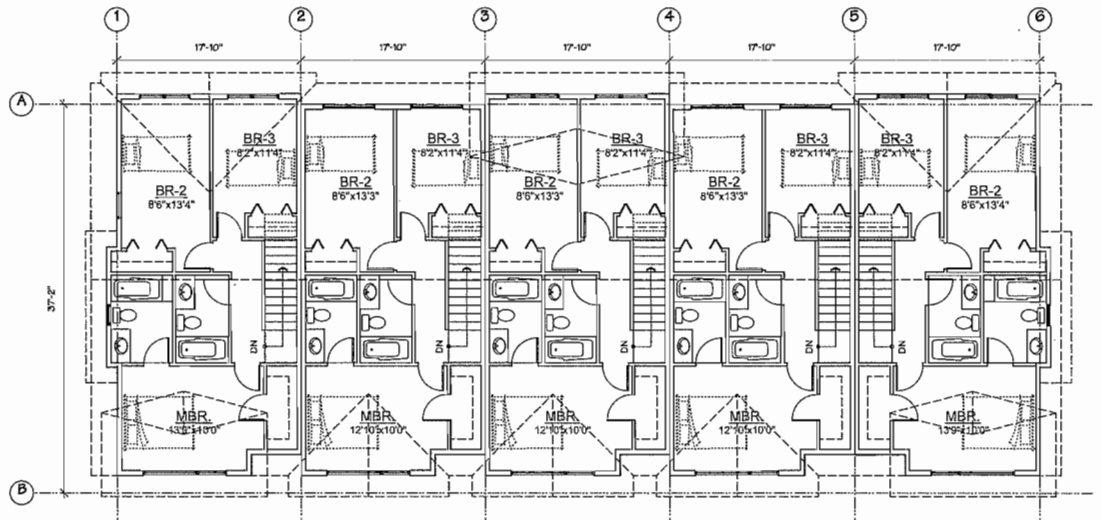
SCALE 1/8" = 1'-0"	SHEET NO.
DATE NOV. 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #16

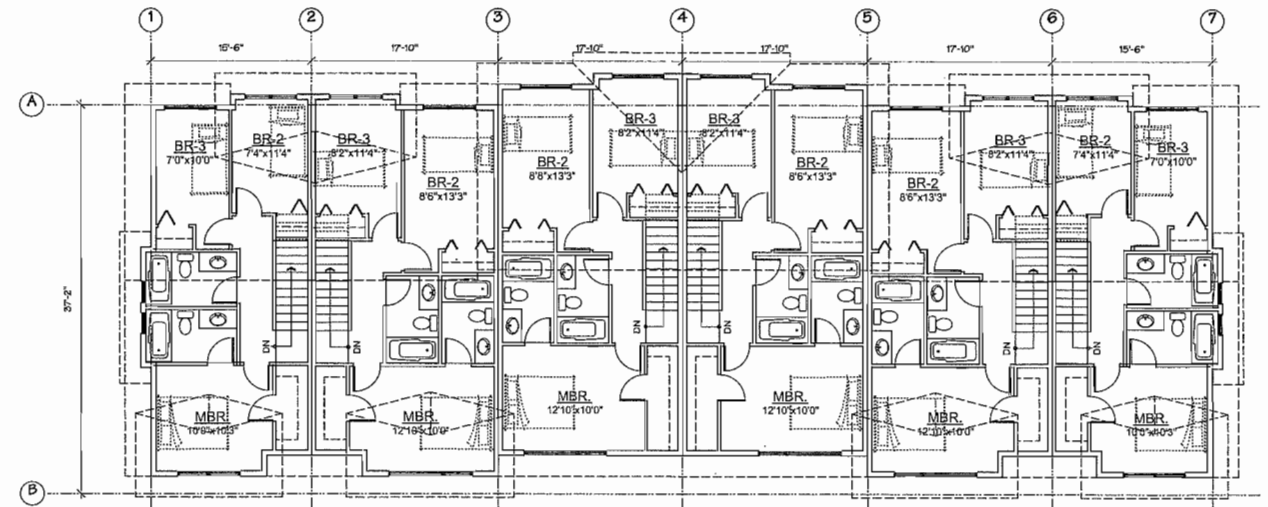
MAR 10 2015

DP 14-671600

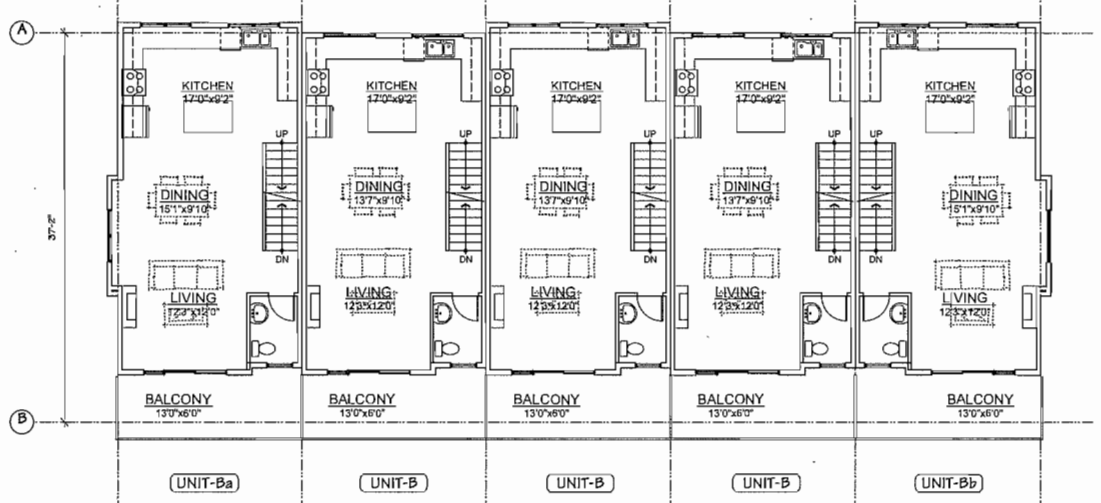
Plan #30



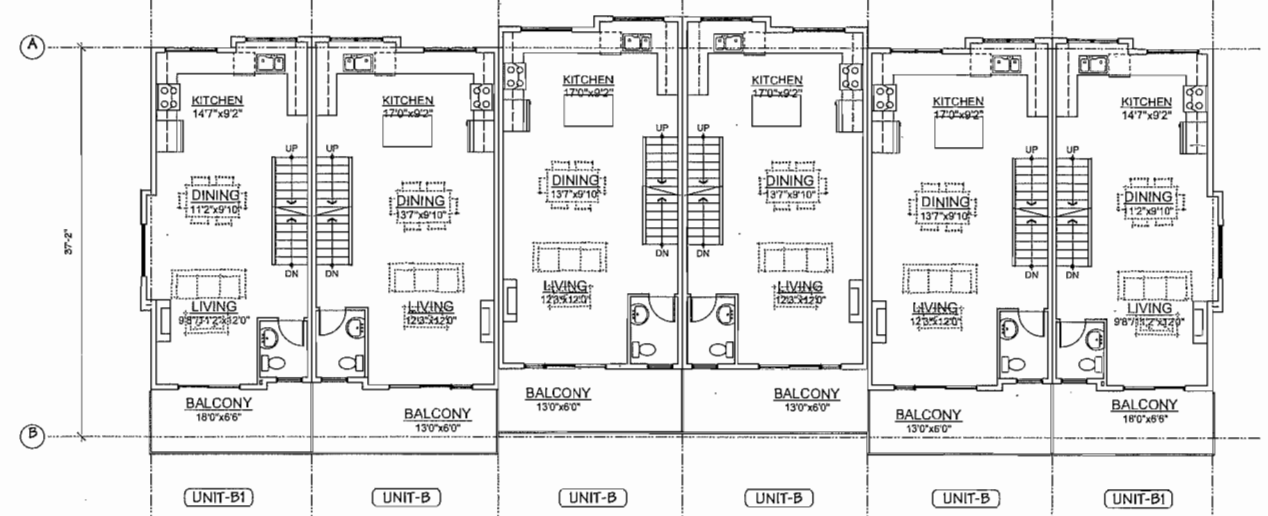
THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



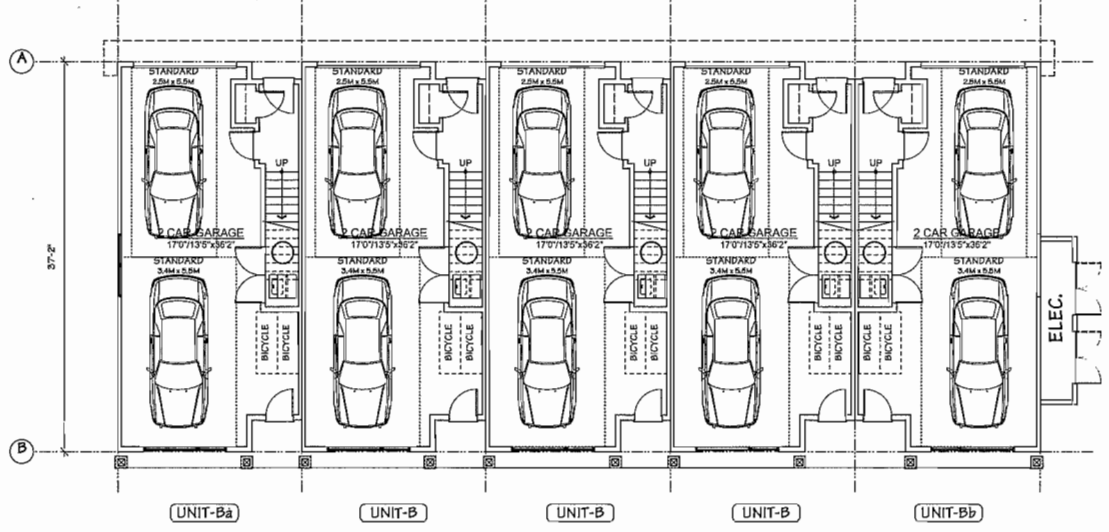
THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

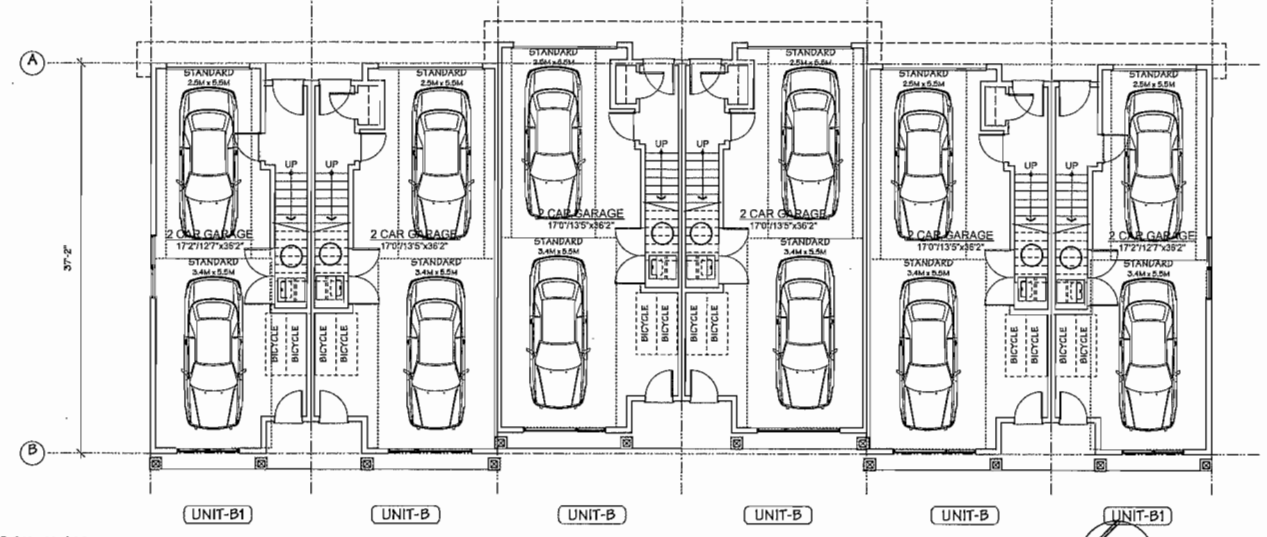


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 3



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 4

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY MEASURES
(TO BE PROVIDED IN ALL UNITS) :
- SEPARATE THERMOSTATS FOR EACH ROOM
- LOW-E ENERGY STAR RATED WINDOWS
- FULLY INSULATED GARAGE WALLS
- ENERGUIDE RATED ELECTRIC RANGE (OPTIONAL TO PURCHASERS)
- ADVANCED SEALING PACKAGE, FOAM AROUND WINDOW AND DOOR OPENINGS AND ALL EXTERIOR WALL PENETRATIONS
- FIBERGLASS EXTERIOR DOORS
- MINIMUM 30-YEAR ROOFING MATERIAL - WITH 30-YEAR MANUFACTURERS WARRANTY
- NATURAL STONE COUNTERTOPS
- MANY SUPPLIERS AND TRADES ARE TO RECYCLE THEIR OWN WASTE
- BUILDING A CENTRAL RECYCLING CENTRE
- MANY PRODUCTS USED FOR HOME ARE MANUFACTURED WITHIN 800 KM

MAR 10 2015

DP 14-671600

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto Architecture Inc.

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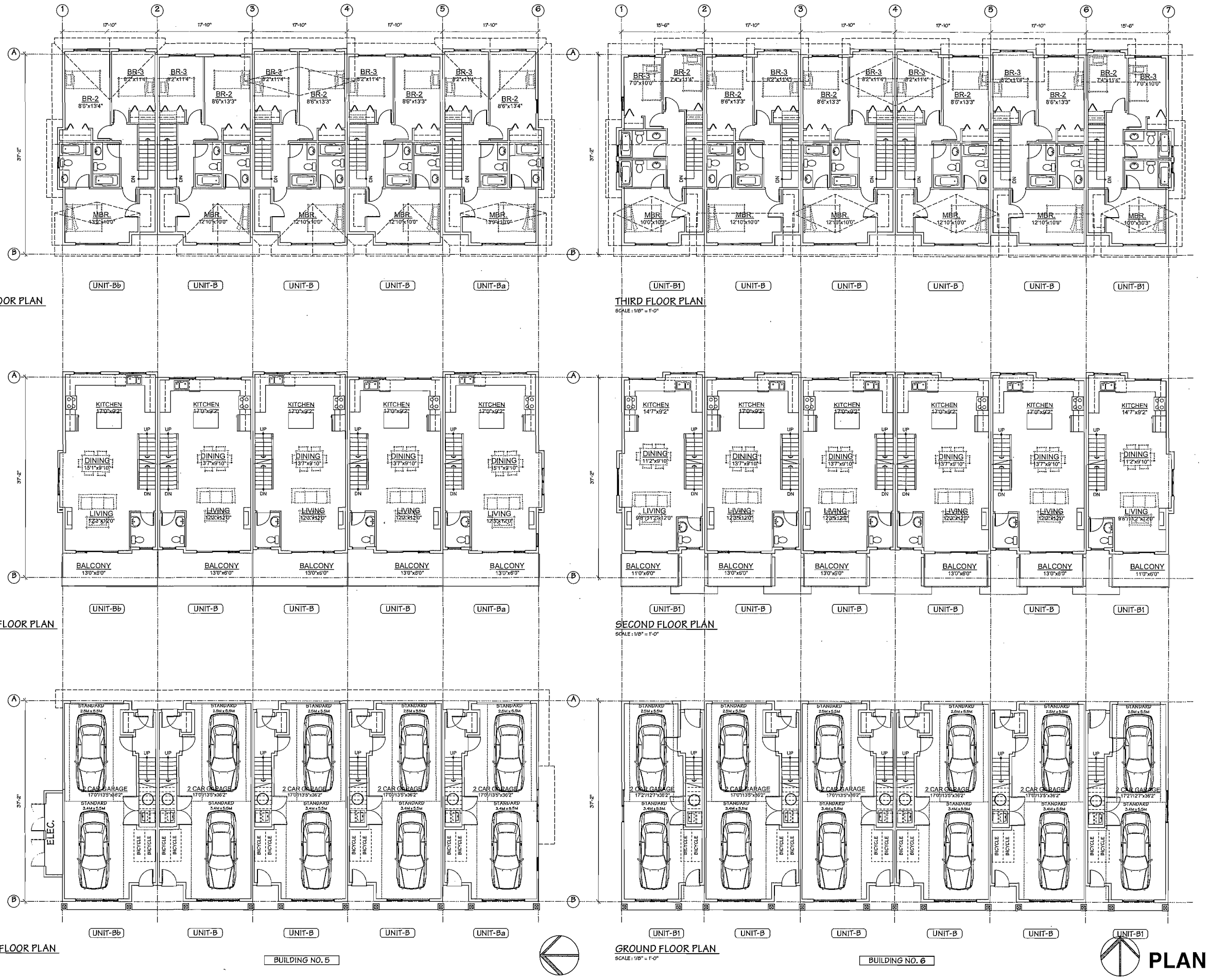
DRAWING TITLE
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE NOV. 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #17

Plan #31



AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY MEASURES
(TO BE PROVIDED IN ALL UNITS) :
- SEPARATE THERMOSTATS FOR EACH ROOM
- LOW-E ENERGY STAR RATED WINDOWS
- FULLY INSULATED GARAGE WALLS
- ENERGUIDE RATED ELECTRIC RANGE (OPTIONAL TO PURCHASERS)
- ADVANCED SEALING PACKAGE, FOAM AROUND WINDOW AND DOOR OPENINGS AND ALL EXTERIOR WALL PENETRATIONS
- FIBERGLASS EXTERIOR DOORS
- MINIMUM 30-YEAR ROOFING MATERIAL - WITH 30-YEAR MANUFACTURERS WARRANTY
- NATURAL STONE COUNTERTOPS
- MANY SUPPLIERS AND TRADES ARE TO RECYCLE THEIR OWN WASTE
- BUILDING A CENTRAL RECYCLING CENTRE
- MANY PRODUCTS USED FOR HOME ARE MANUFACTURED WITHIN 800 KM

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

CONSULTANT

MAR 1 0 2015

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

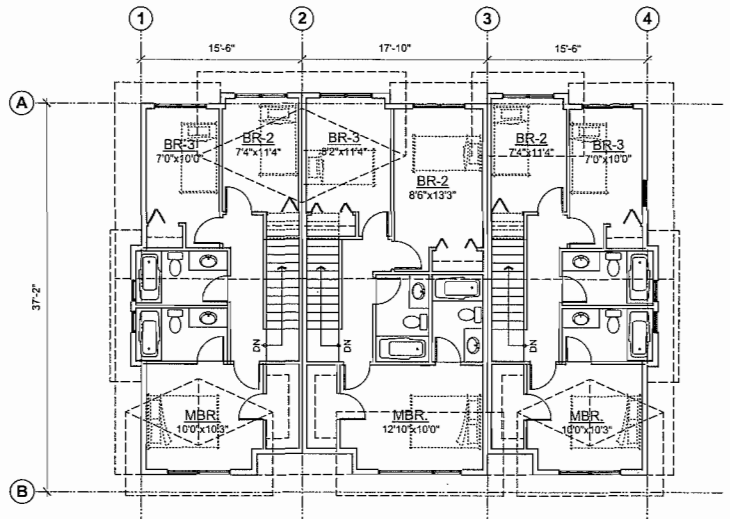
DRAWING TITLE
FLOOR PLANS

DP 14-671600

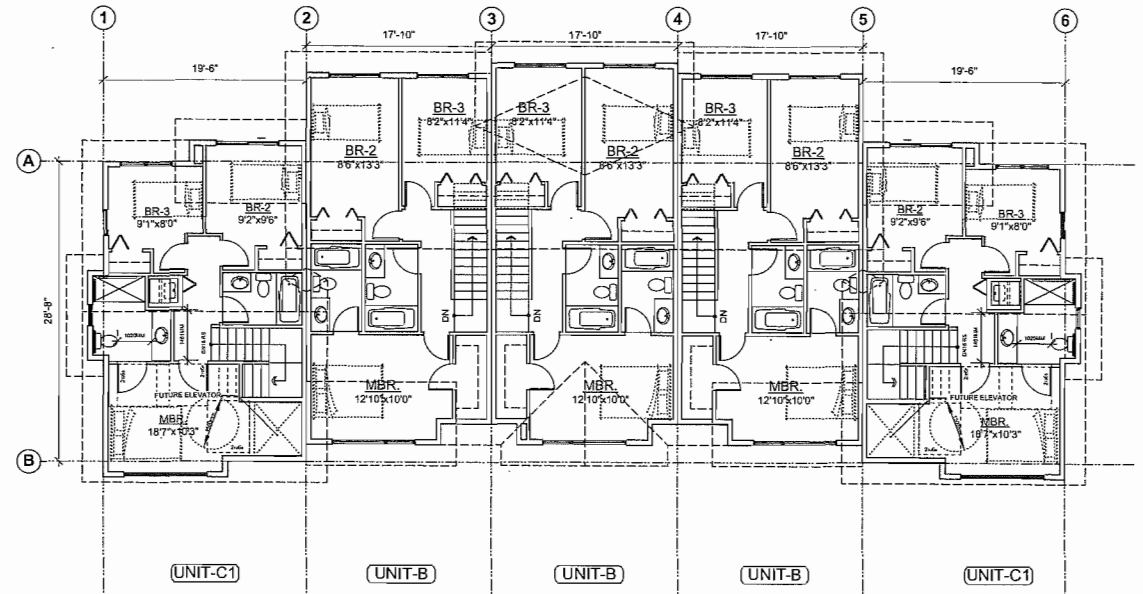
SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #18

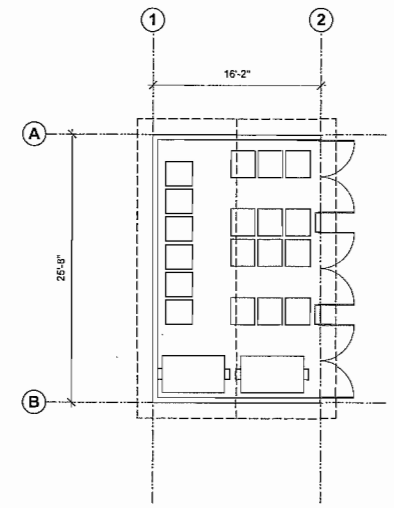
Plan #32



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

GARBAGE

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY MEASURES
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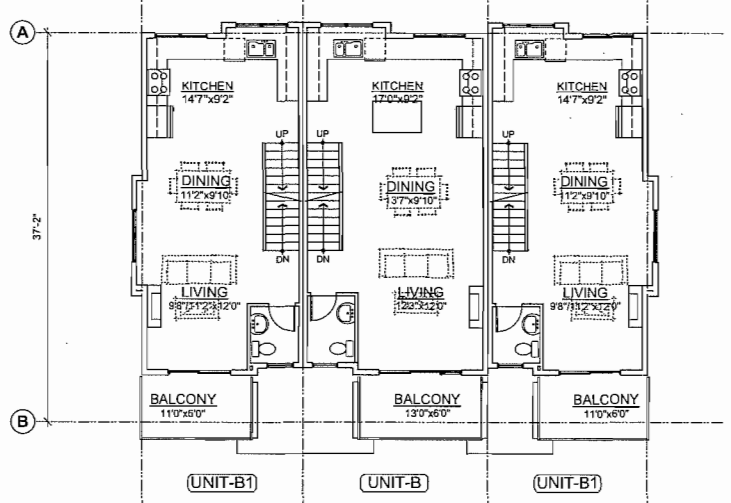
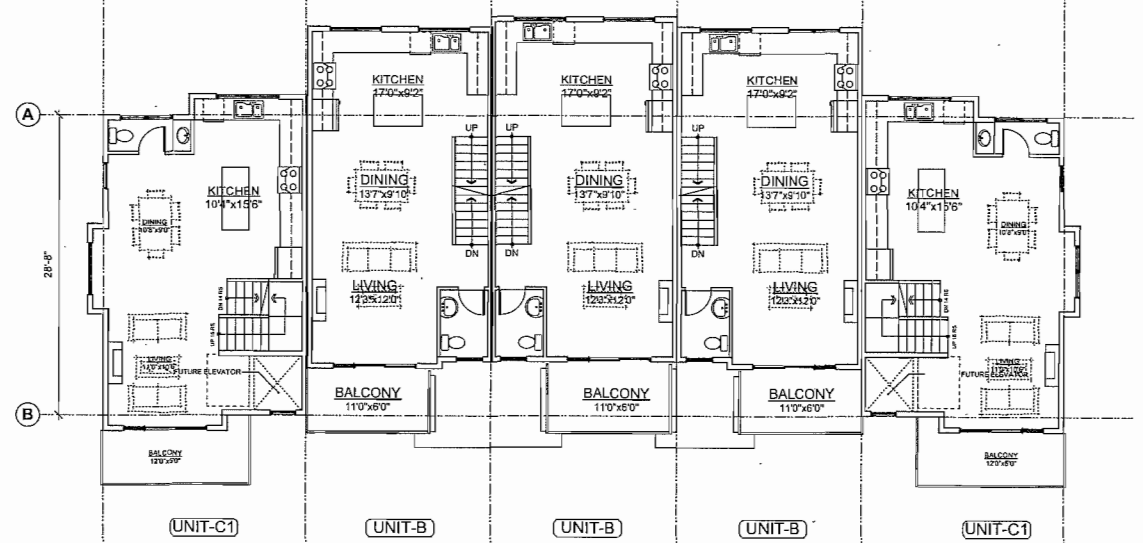
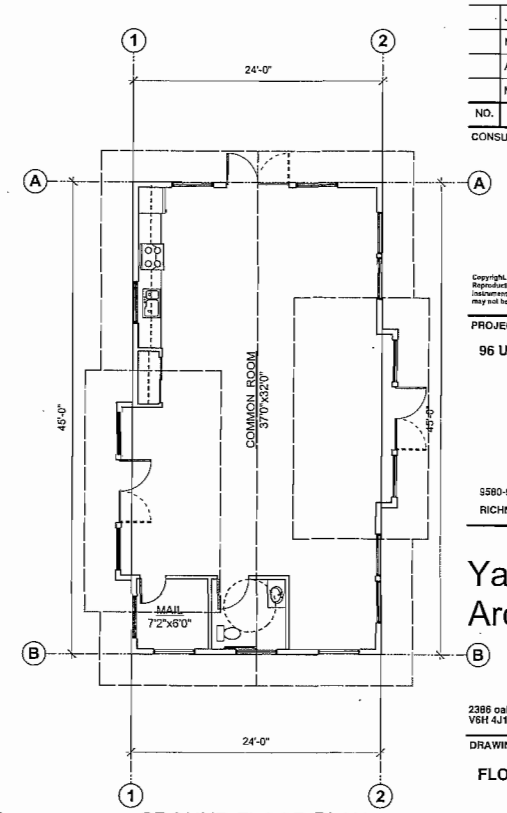
- MANY PRODUCTS USED FOR HOME ARE MANUFACTURED WITHIN 800 KM



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

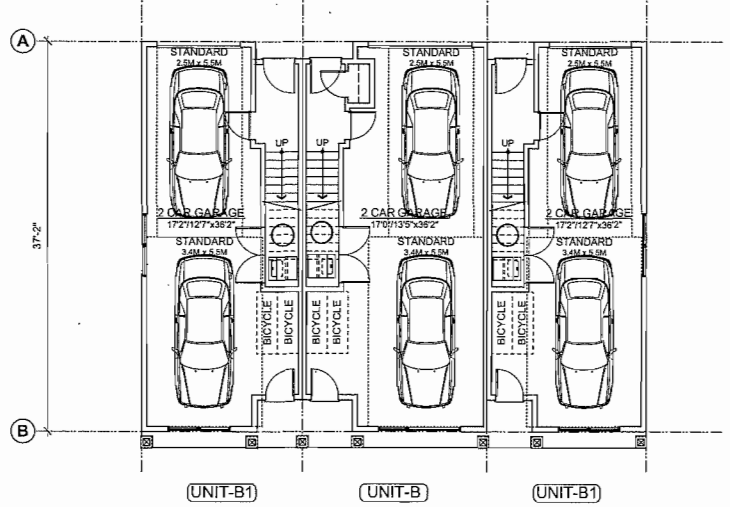


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



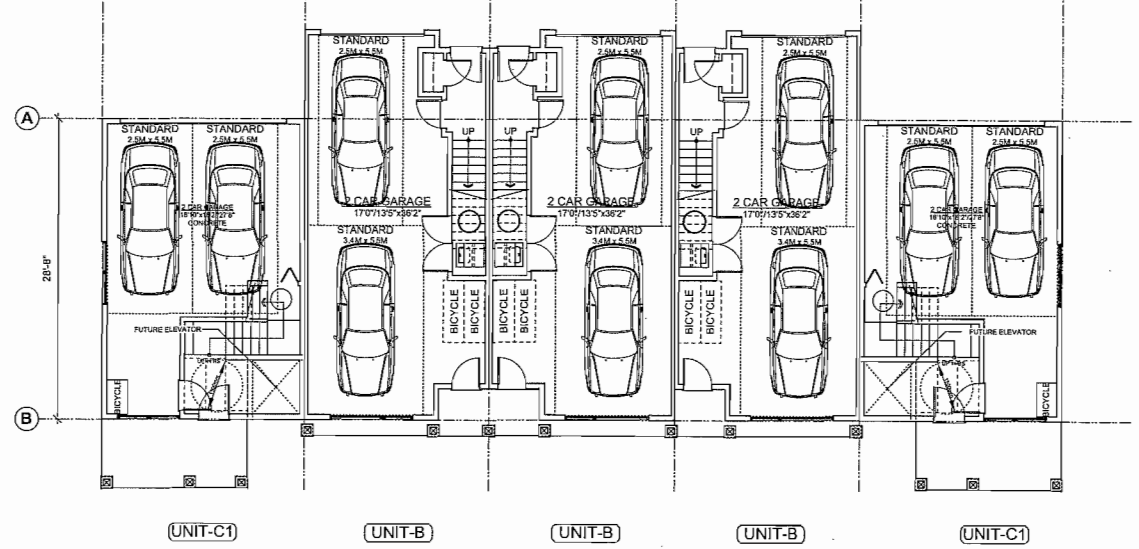
GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

INDOOR AMENITY



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 7



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 8 , NO. 11 MIRRORED

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.
2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

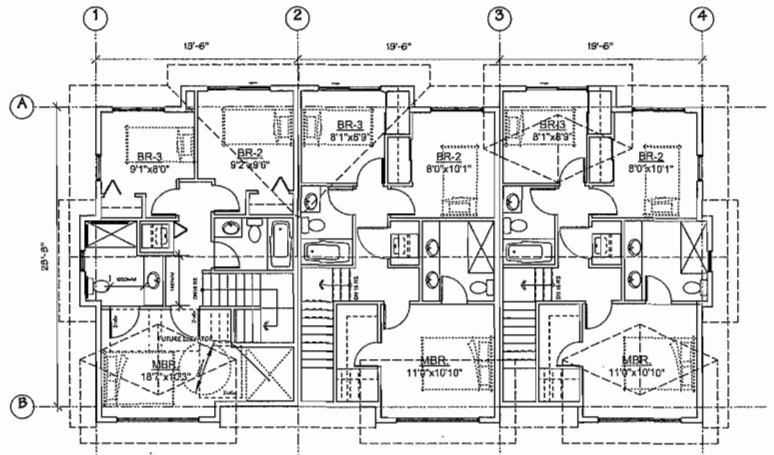
SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #19

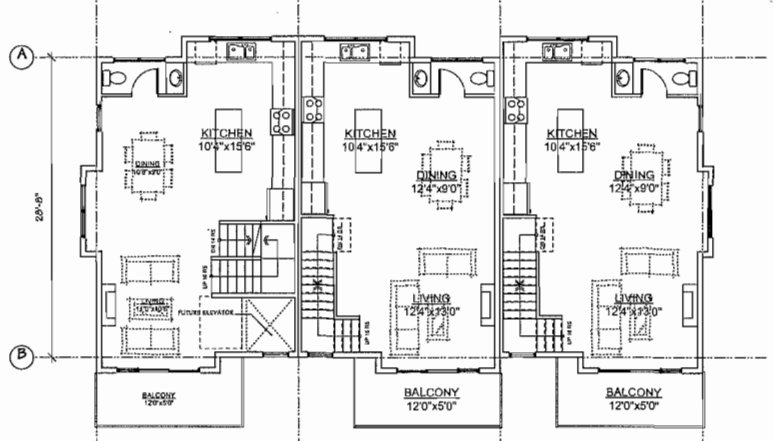
MAR 1 0 2015

DP 14-671600

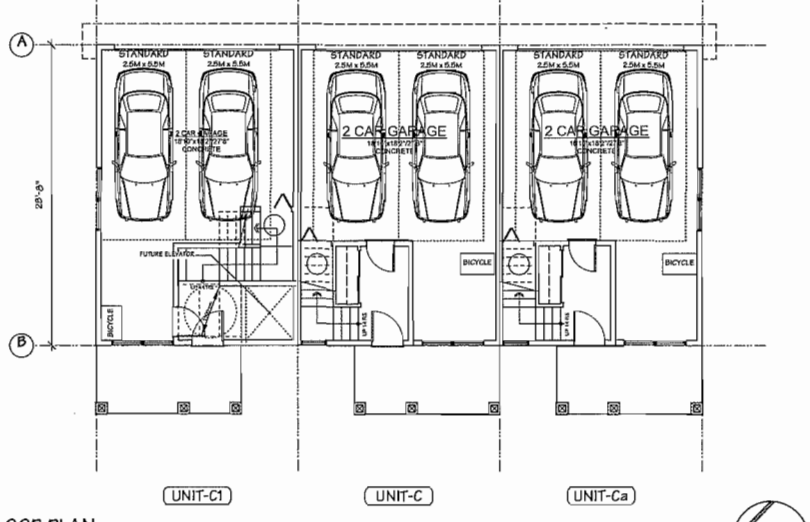
Plan # 33



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

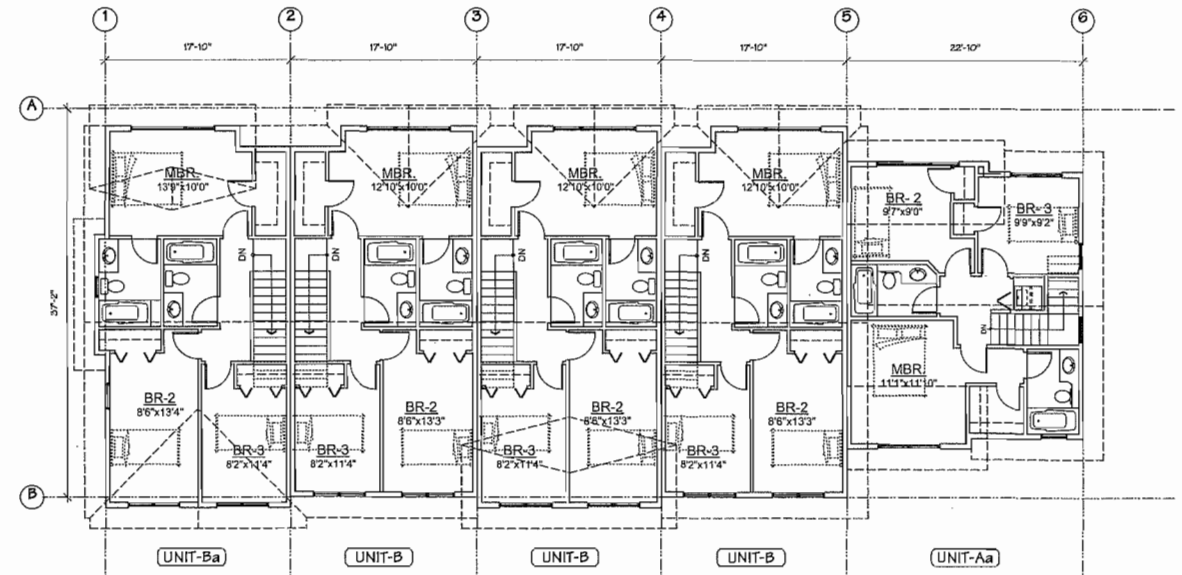


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

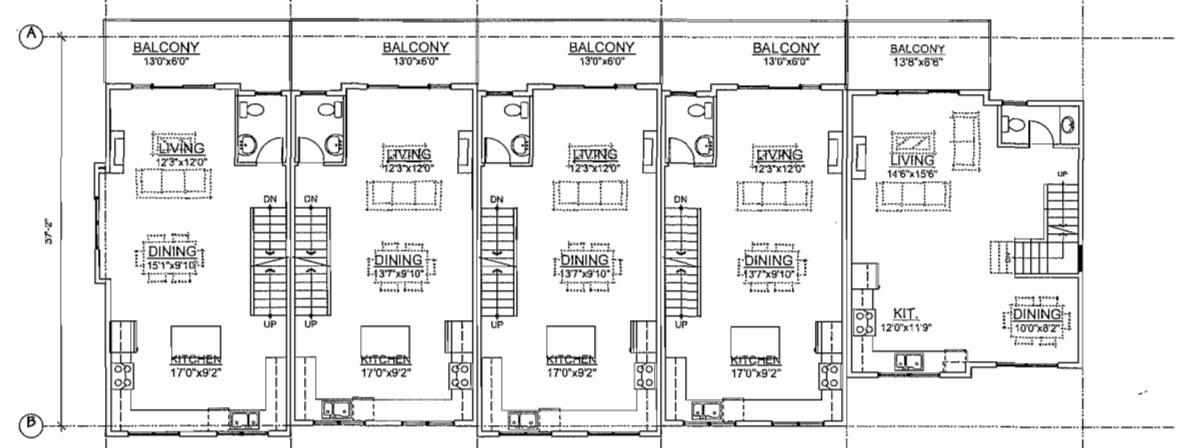


GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

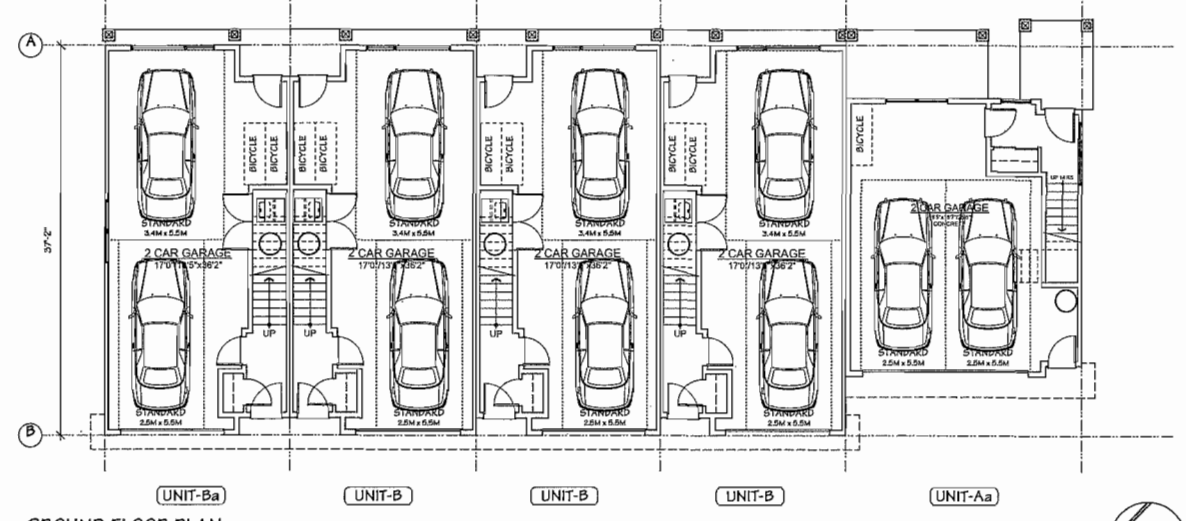
BUILDING NO. 9 , NO. 10 MIRRORED



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 12

PLAN #20

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
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CONSULTANT

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9880 ALEXANDRA ROAD
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Yamamoto
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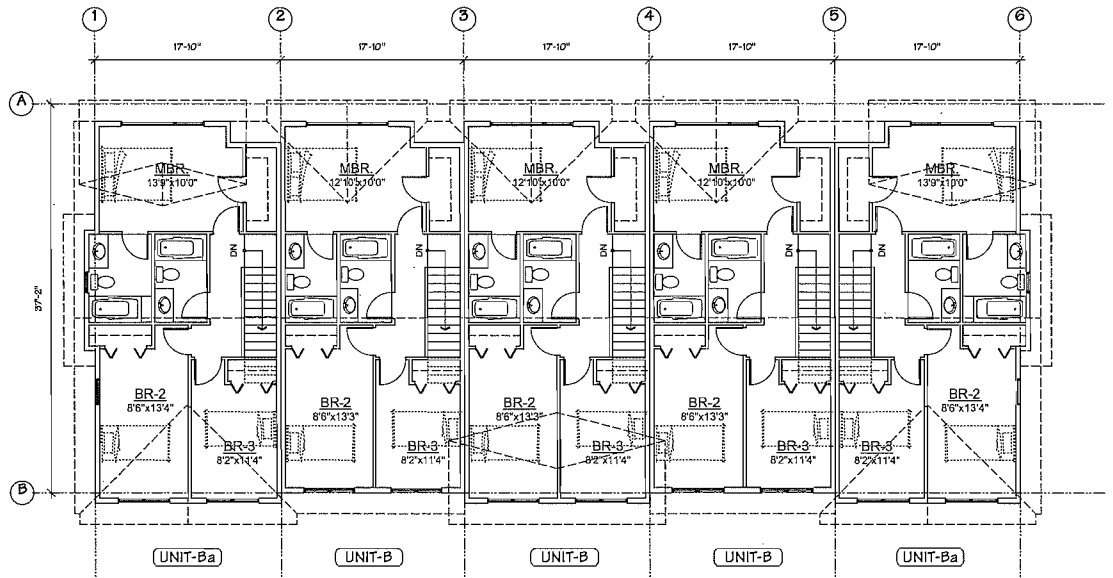
DRAWING TITLE
FLOOR PLANS

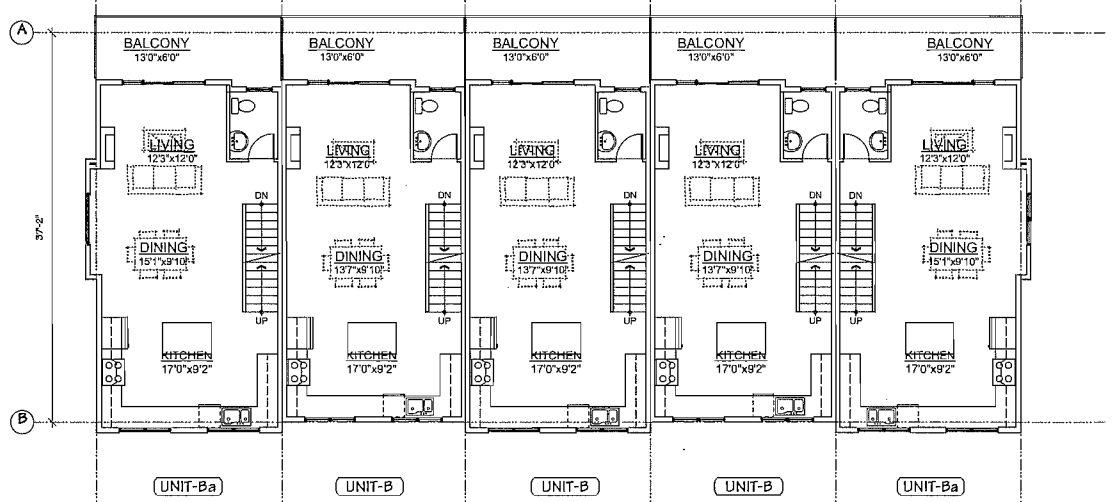
SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

DP 14-671600

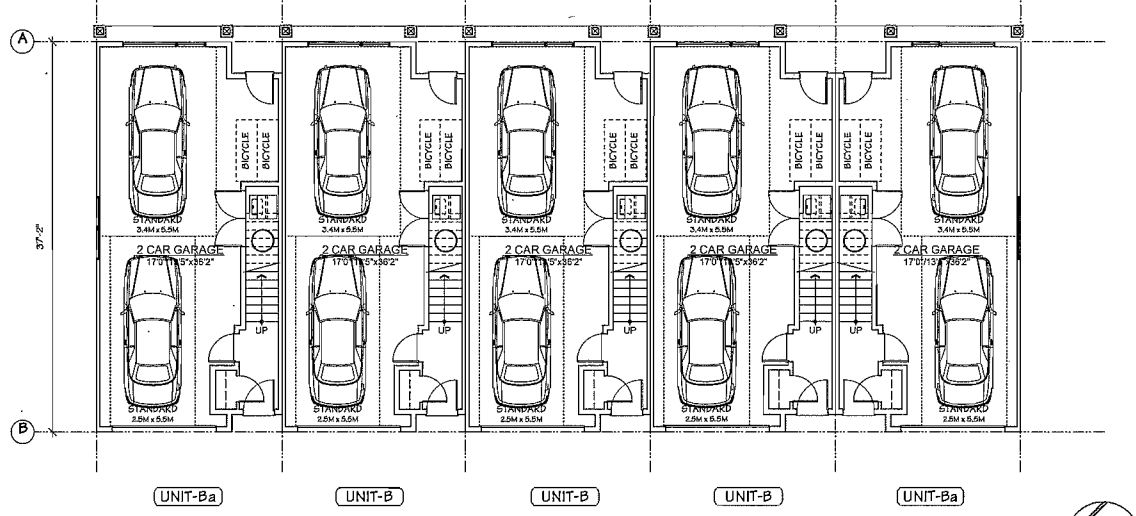
Plan #34



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

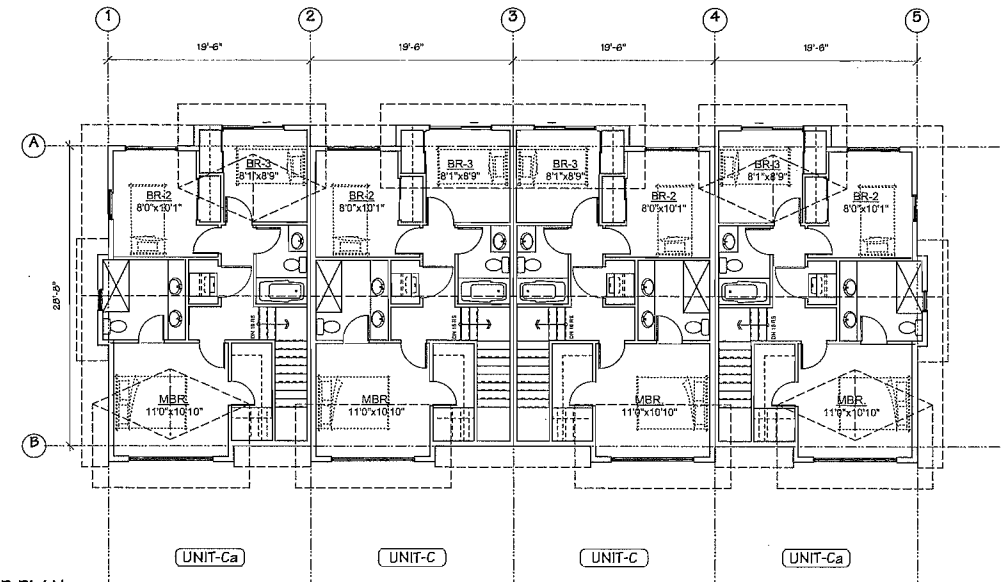


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

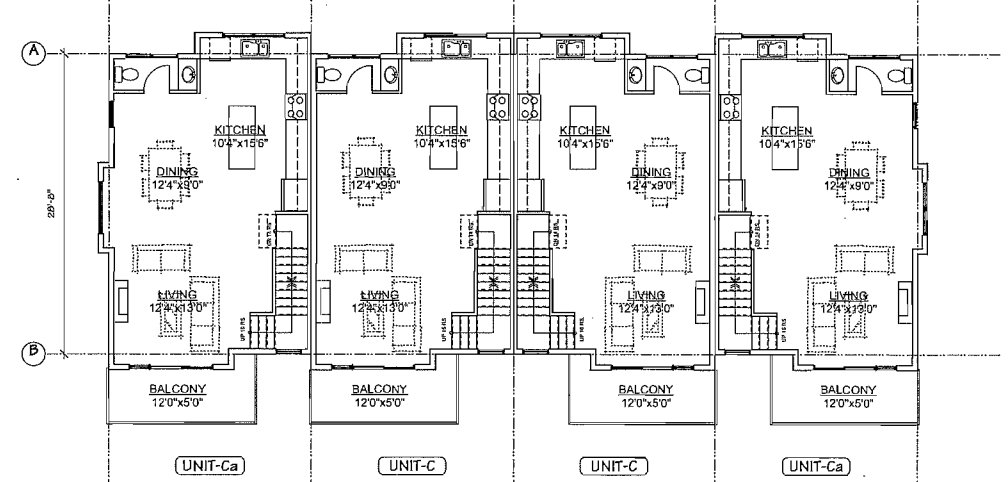


GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

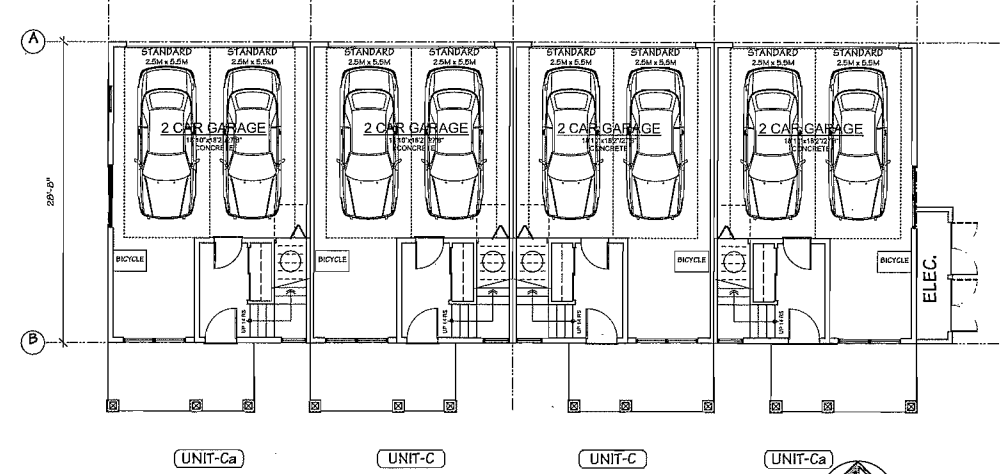
BUILDING NO. 13



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 14

PLAN #21

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
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CONSULTANT

MAR 10 2015

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9590 ALEXANDRA ROAD
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DRAWING TITLE
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
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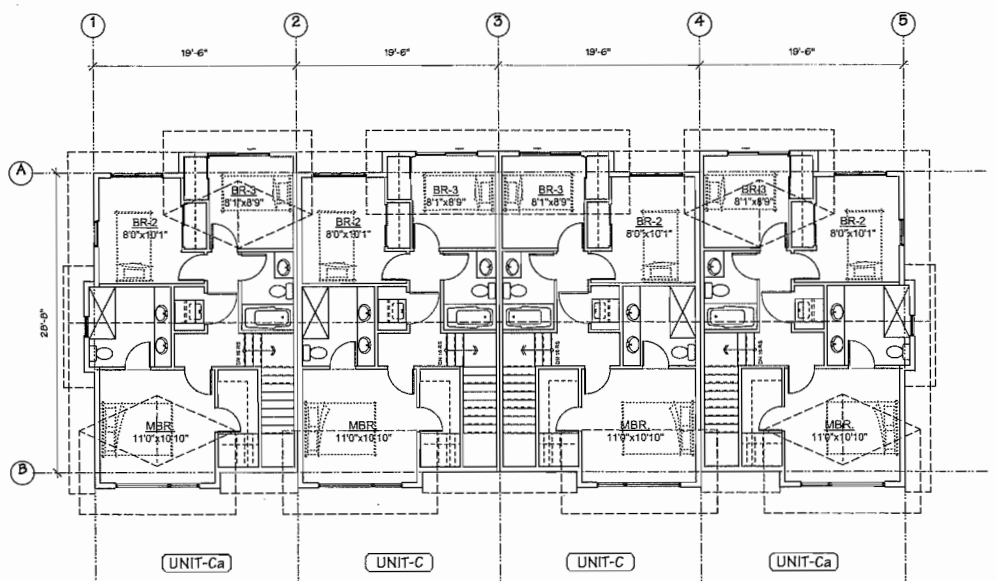
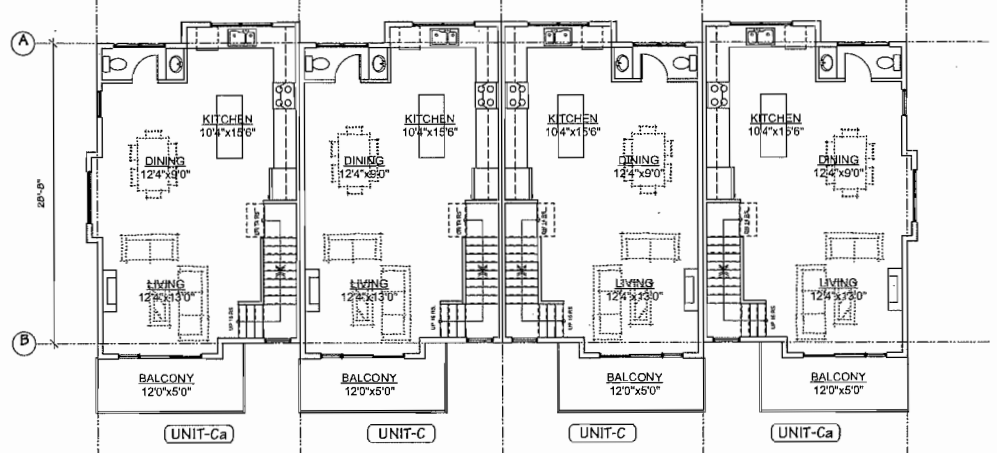
CHECKED	PROJ. NO. 1311

DP 14-671600

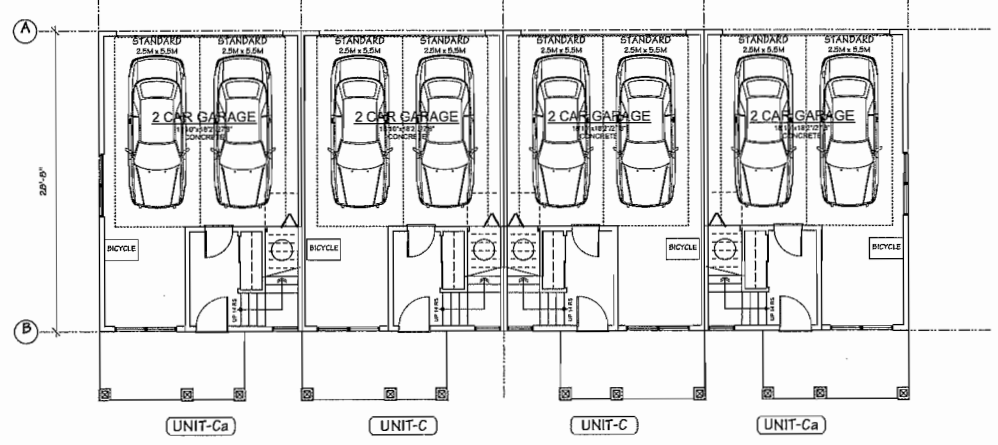
Plan #35



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

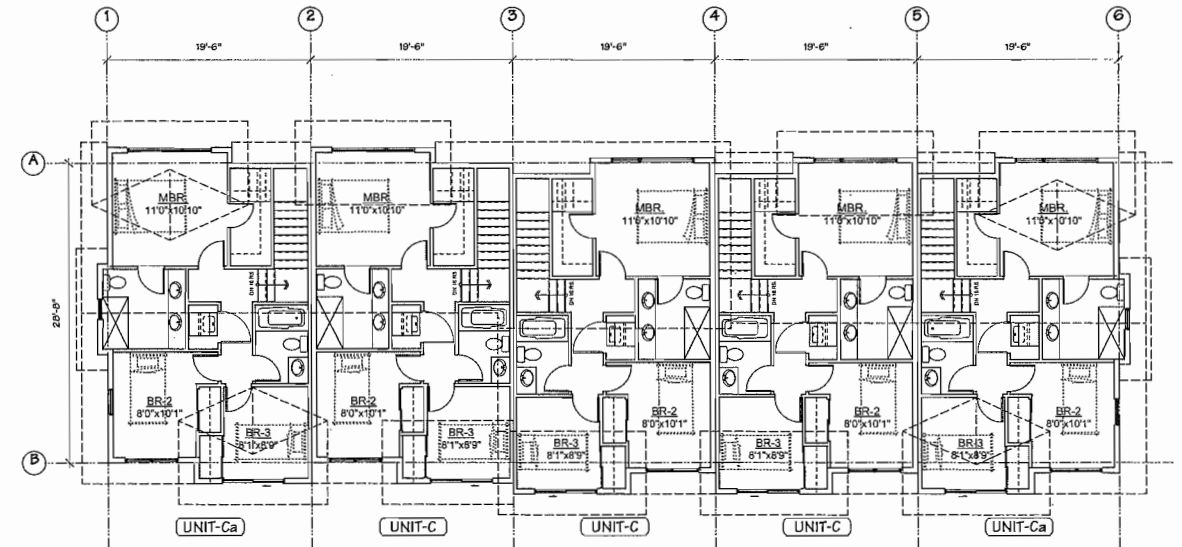


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

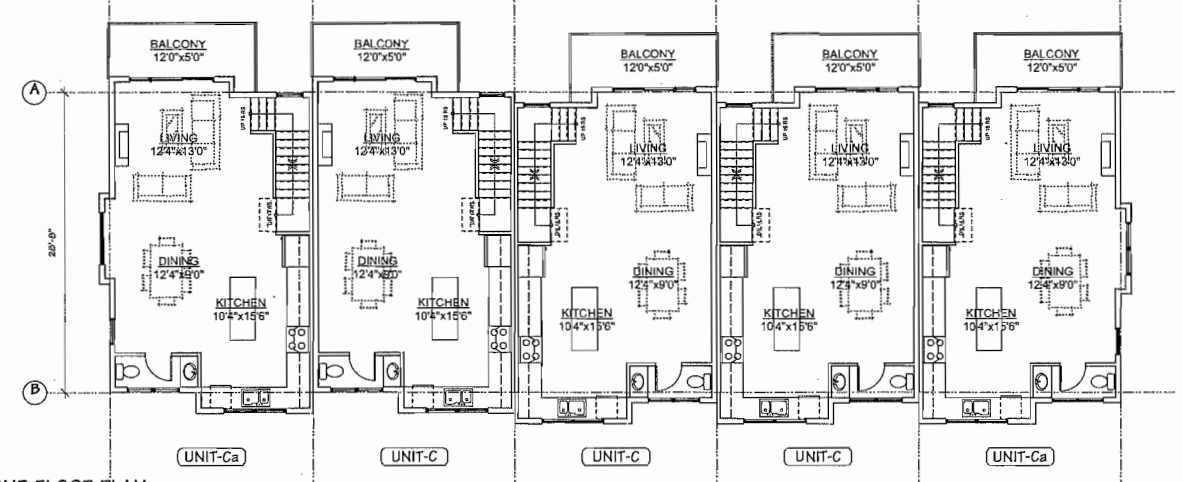


GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

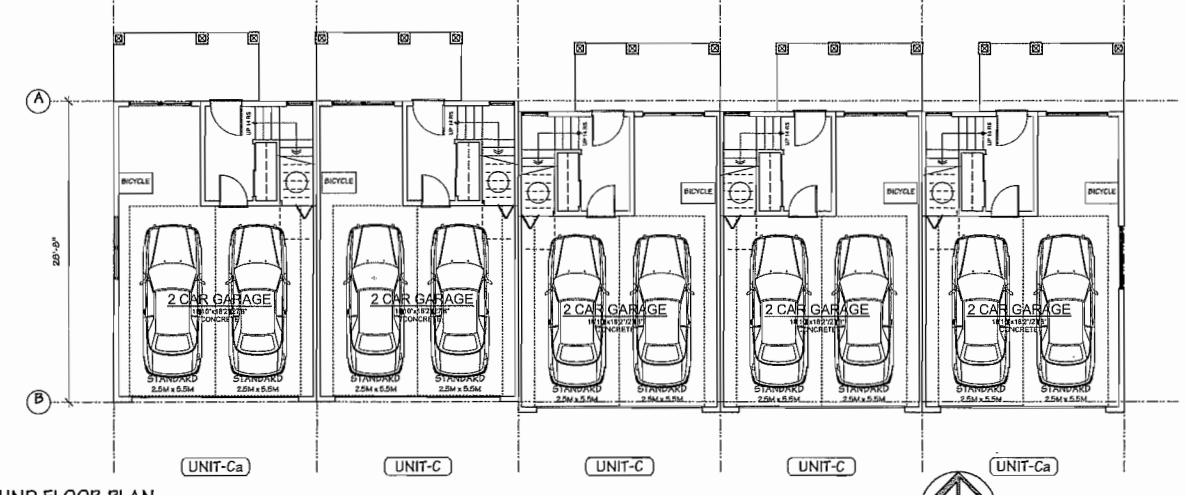
BUILDING NO. 15



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 16

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :
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96 UNIT TOWNHOUSE DEVELOPMENT

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DRAWING TITLE
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
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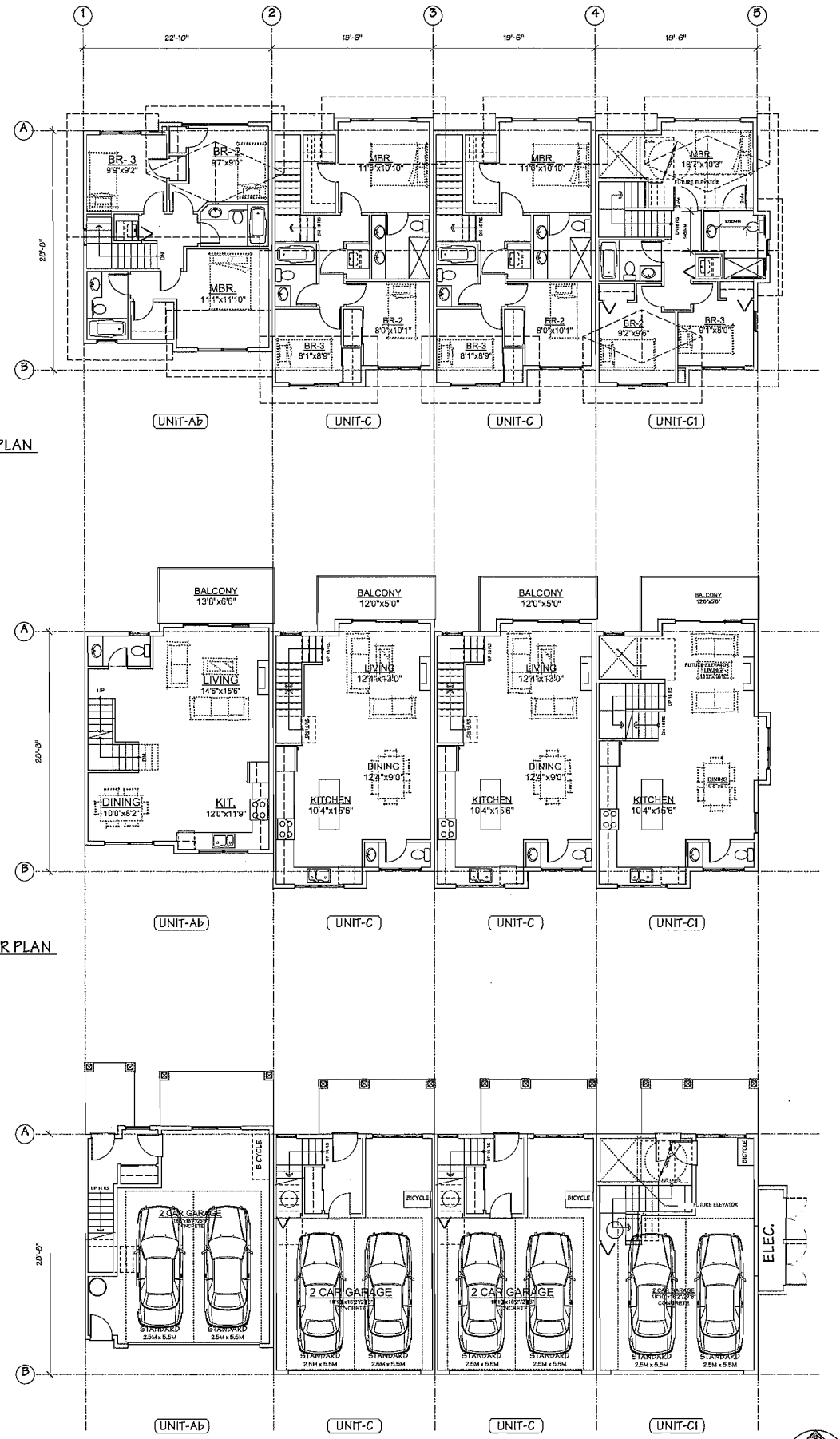
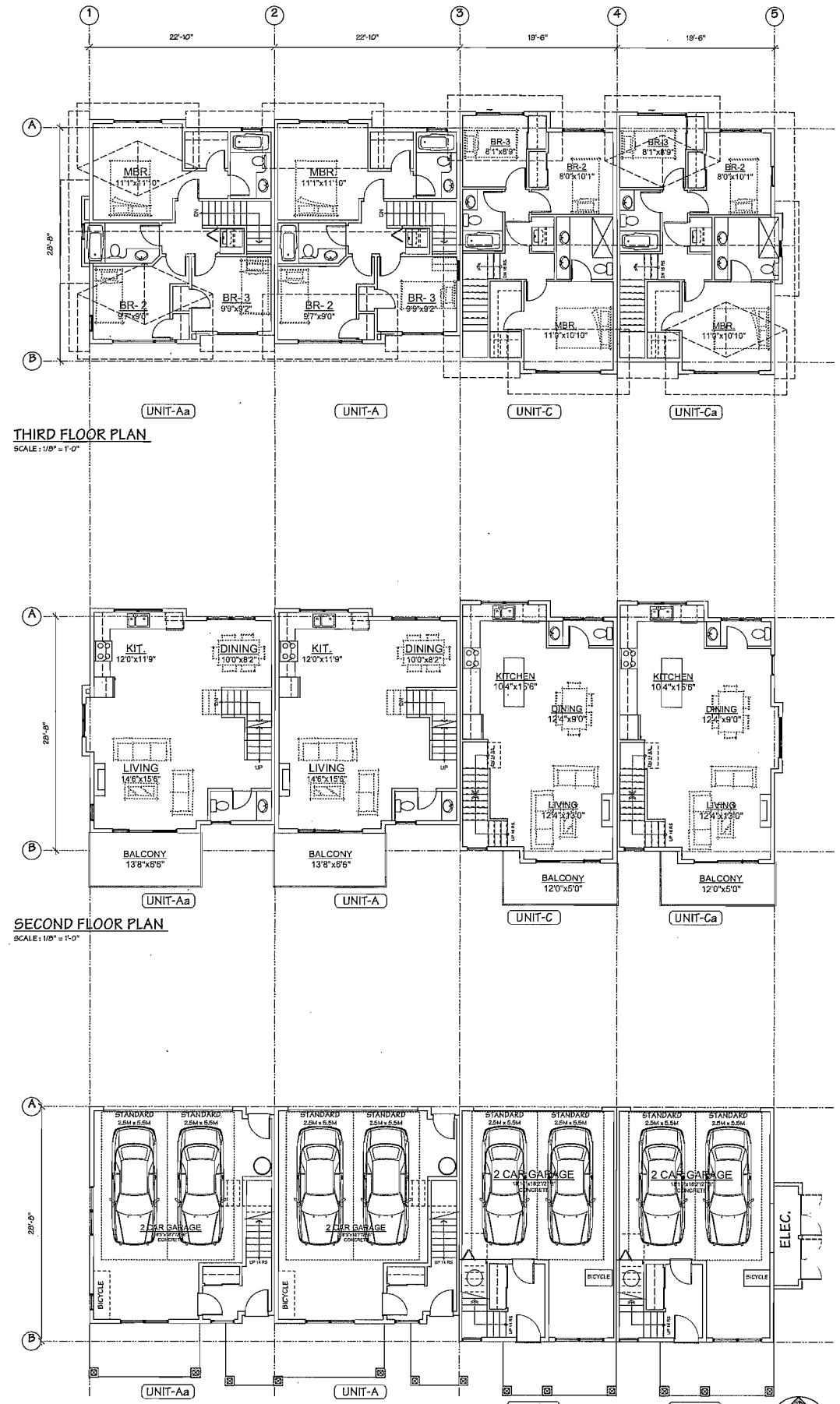
PLAN #22

MAR 10 2015

DP 14-671600

Plan #36





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NO.	DATE	REVISIONS
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	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2366 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

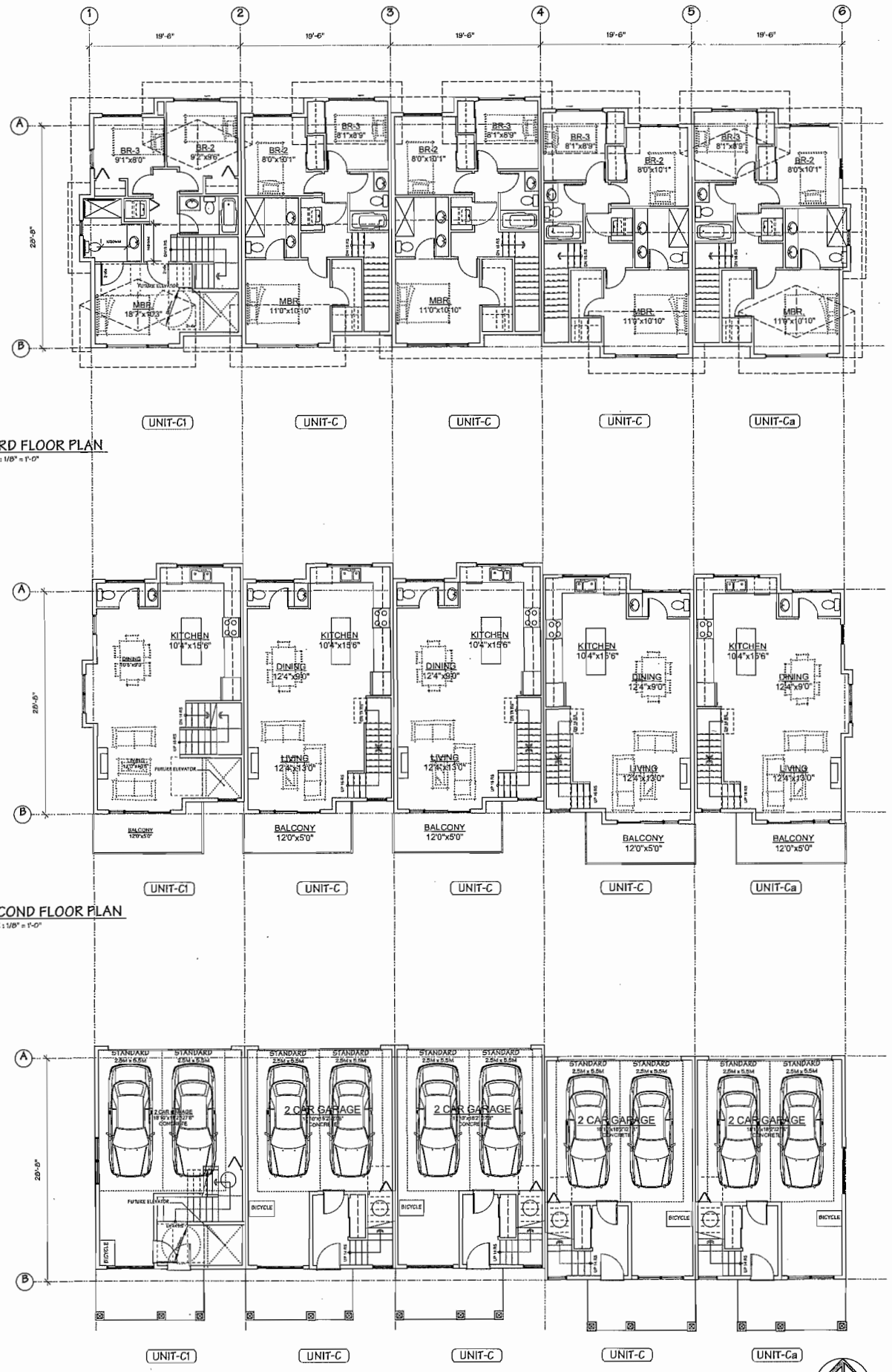
SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

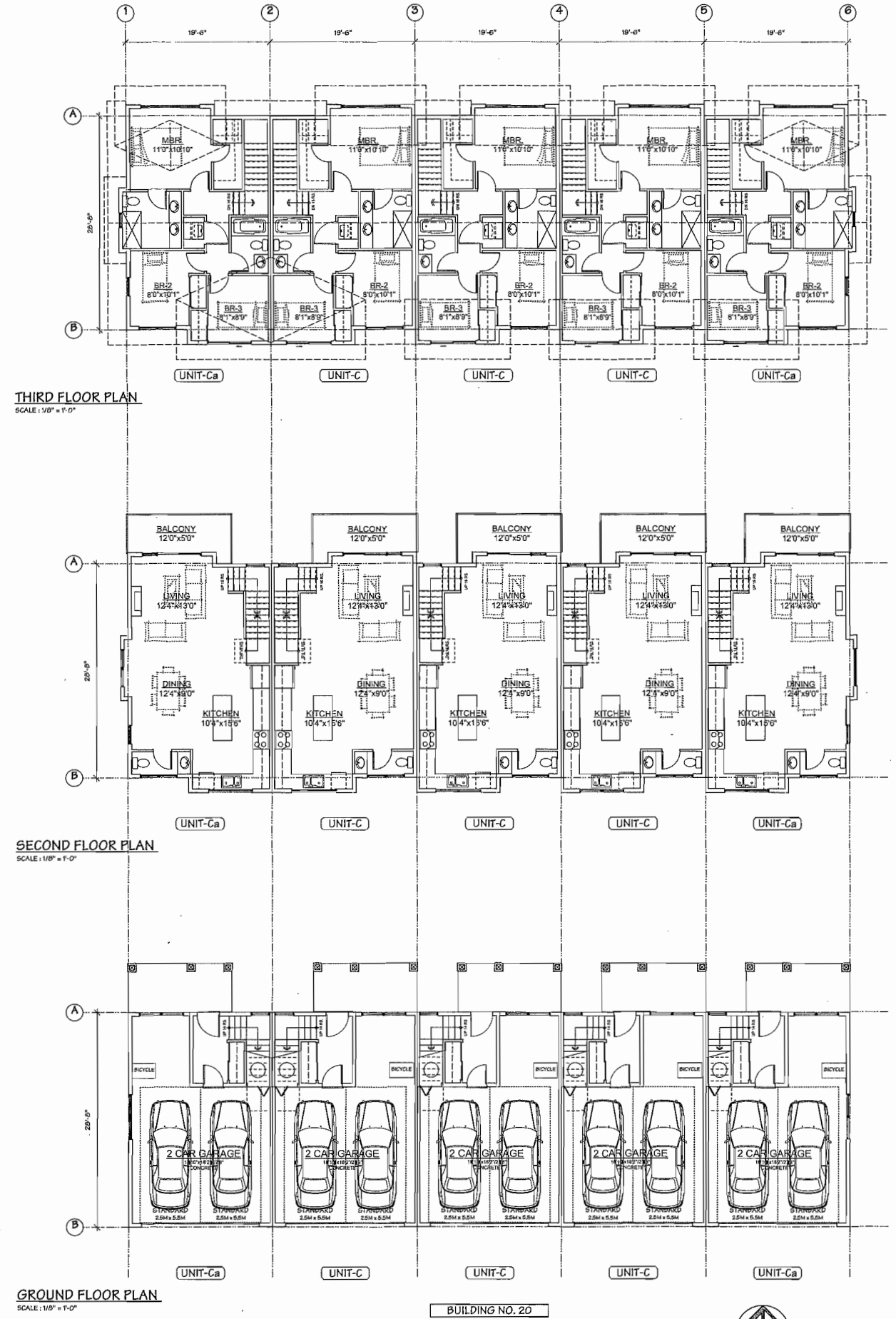
PLAN #23

MAR 10 2015

DP 14-671600

Plan #37





AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY MEASURES
(TO BE PROVIDED IN ALL UNITS) :
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- MINIMUM 30-YEAR ROOFING MATERIAL - WITH 30-YEAR MANUFACTURERS WARRANTY
- NATURAL STONE COUNTERTOPS
- MANY SUPPLIERS AND TRADES ARE TO RECYCLE THEIR OWN WASTE
- BUILDING A CENTRAL RECYCLING CENTRE
- MANY PRODUCTS USED FOR HOME ARE MANUFACTURED WITHIN 800 KM

NO.	DATE	REVISIONS
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PROJECT
96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
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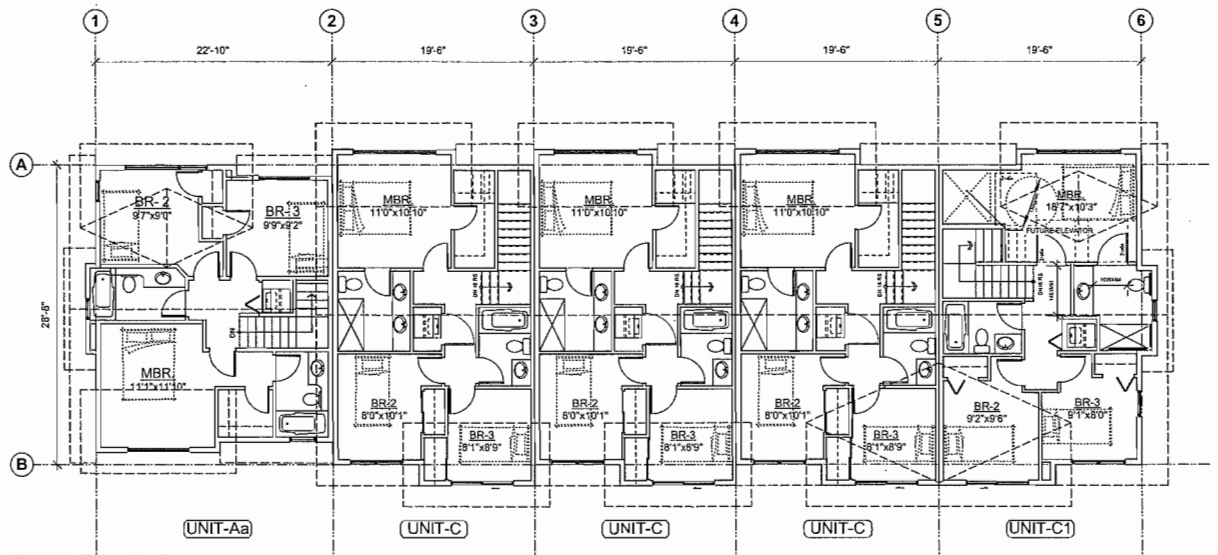
DRAWING TITLE
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #24

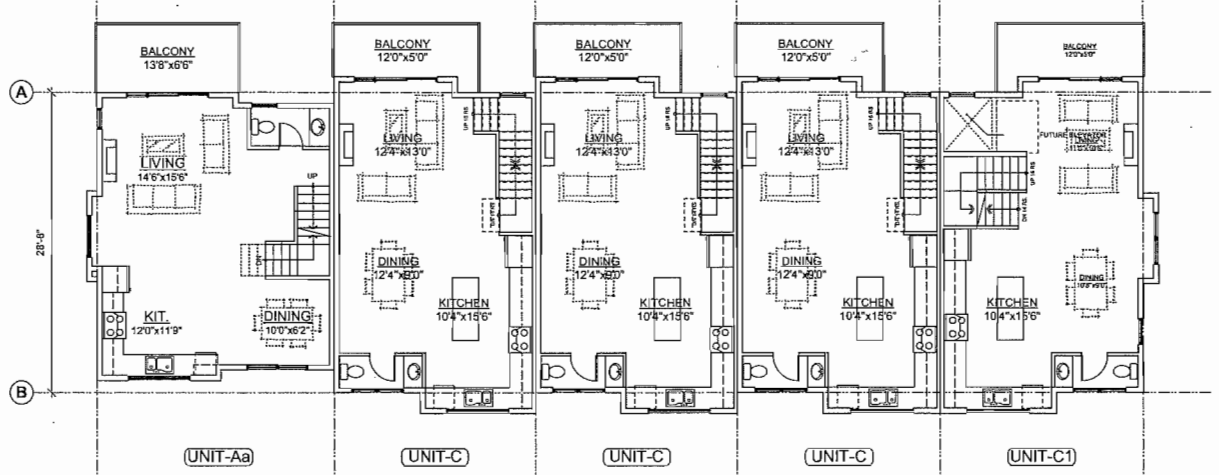
DP 14-671600

Plan #38



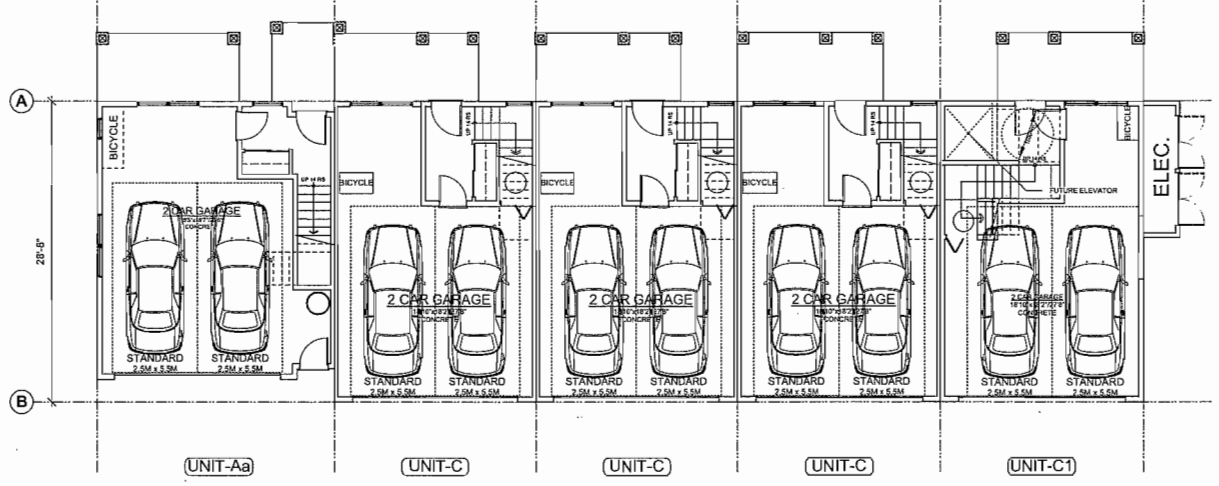
THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

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



GROUND FLOOR PLAN

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

BUILDING NO. 21

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
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(TO BE PROVIDED IN ALL UNITS) :
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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

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V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

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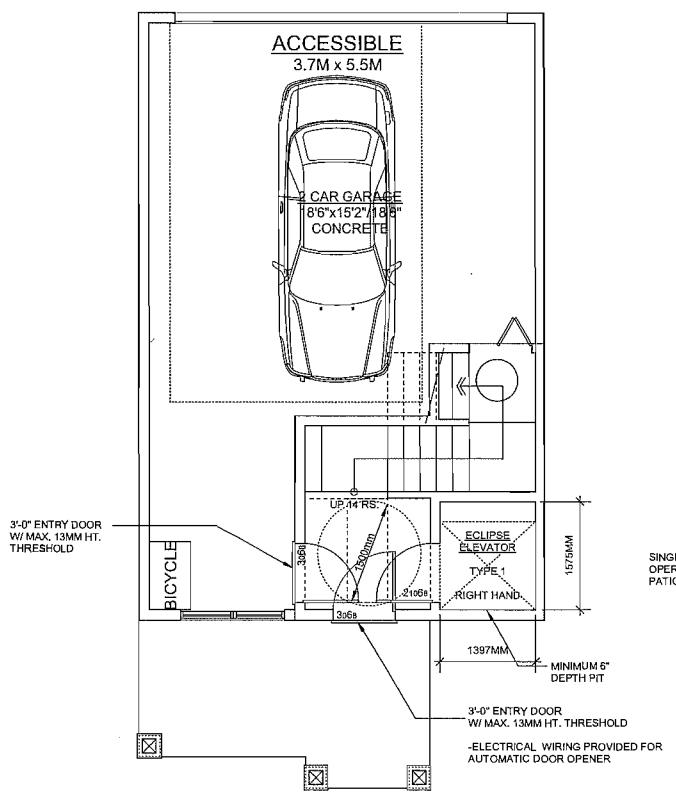
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

PLAN #25

MAR 10 2015

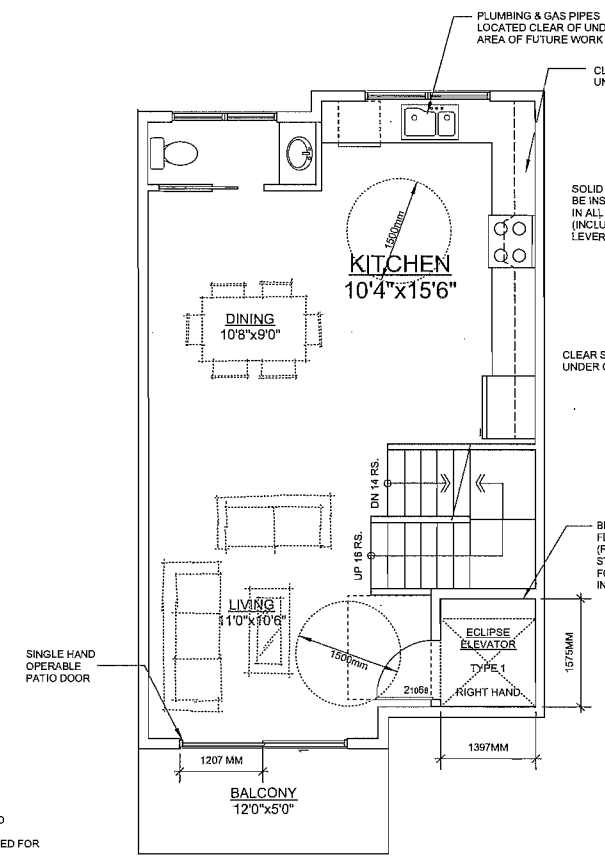
DP 14-671600

Plan #39



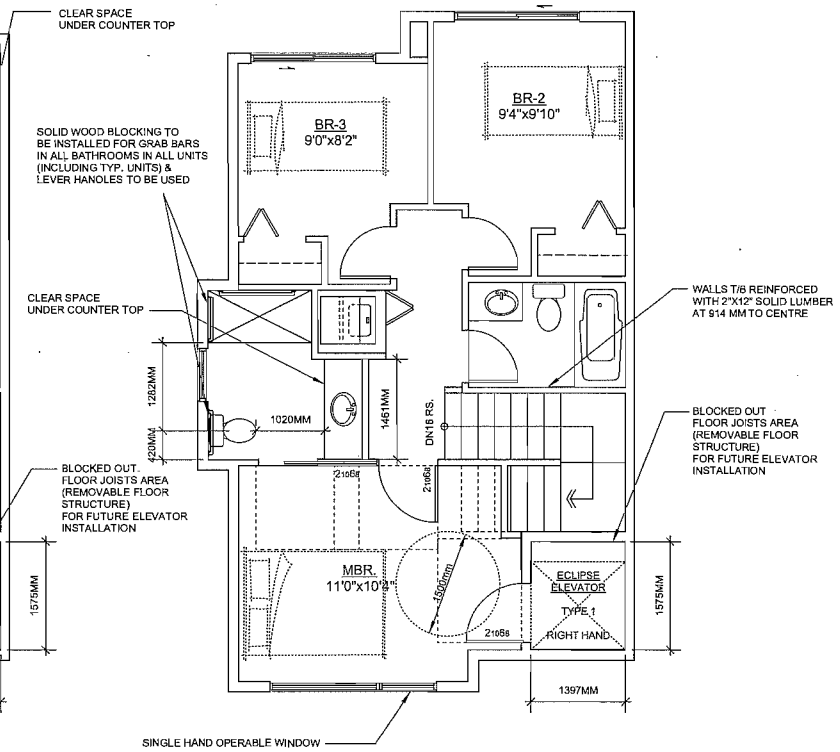
UNIT-C1

GROUND FLOOR PLAN



UNIT-C1

SECOND FLOOR PLAN



UNIT-C1

THIRD FLOOR PLAN

CONVERTIBLE UNIT CHECKLIST :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshhold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	NOT APPLICABLE
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR	NOT APPLICABLE
	Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure	COMPLIES
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914mm to centre.	COMPLIES
Hallways	Min. 900 mm width	COMPLIES
Garages	Min. 1 accessible parking space with min. 4 m garage width	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.	COMPLIES
	Wall blocking for future grab bar installation at toilet, tub, and shower. Reinforced with 2"x12" solid lumber in all bathtub, shower, and toilet locations.	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)	COMPLIES
	All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and rcreation.	COMPLIES

AGING IN PLACE FEATURES
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MAR 10 2015

DP 14-671600

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9680 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1311

CONVERTIBLE UNIT PLAN
SCALE : 1/4" = 1'-0"

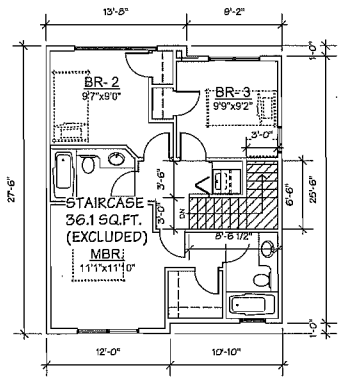
PLAN #26

Plan # 40

THIRD FLOOR PLAN

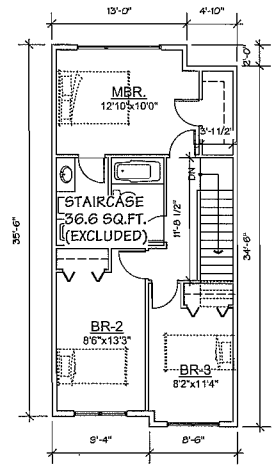
SCALE : 1/8" = 1'-0"

1179.8 SQ.FT.



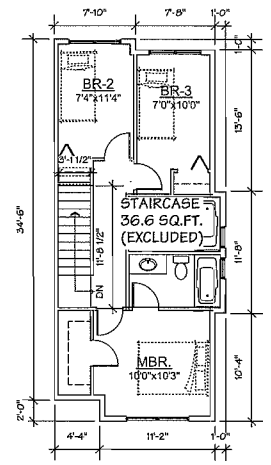
UNIT-A
GROSS: 607.9 SQ.FT.
NET: 571.8 SQ.FT.

1183.1 SQ.FT.



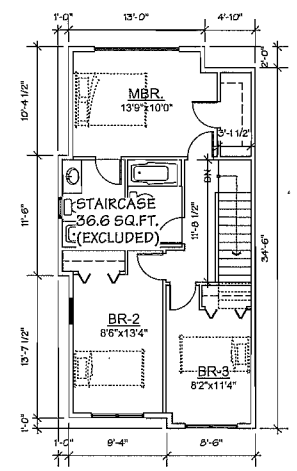
UNIT-B
GROSS: 631.9 SQ.FT.
NET: 595.3 SQ.FT.

1037.5 SQ.FT.



UNIT-B1
GROSS: 561.1 SQ.FT.
NET: 524.5 SQ.FT.

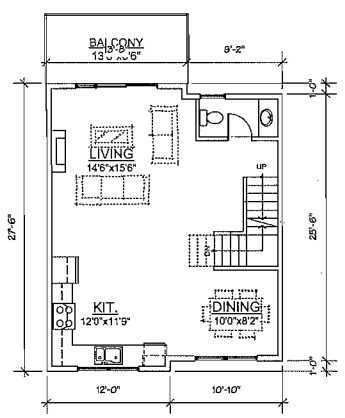
1206.2 SQ.FT.



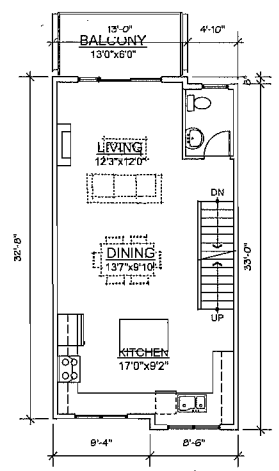
UNIT-Ba
GROSS: 643.4 SQ.FT.
NET: 606.8 SQ.FT.

SECOND FLOOR PLAN

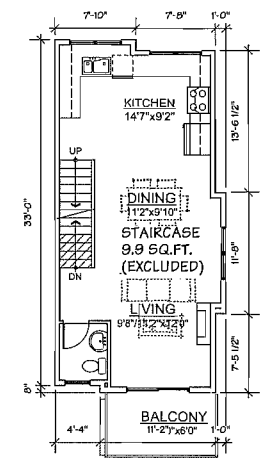
SCALE : 1/8" = 1'-0"



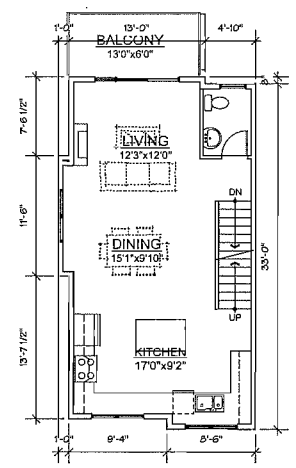
UNIT-A
GROSS: 607.9 SQ.FT.
NET: 607.9 SQ.FT.



UNIT-B
GROSS: 587.8 SQ.FT.
NET: 587.8 SQ.FT.



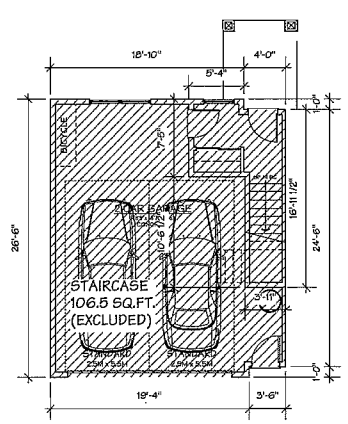
UNIT-B1
GROSS: 522.9 SQ.FT.
NET: 513.0 SQ.FT.



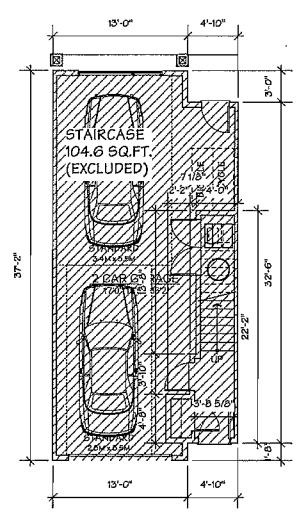
UNIT-Ba
GROSS: 599.3 SQ.FT.
NET: 599.3 SQ.FT.

GROUND FLOOR PLAN

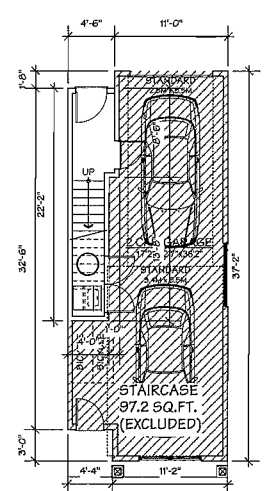
SCALE : 1/8" = 1'-0"



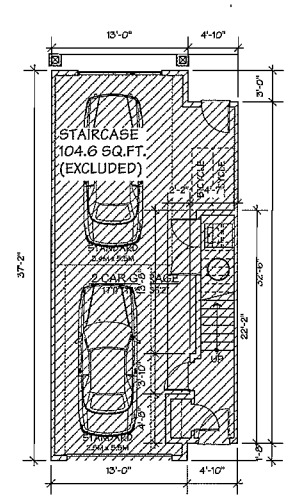
UNIT-A
GROSS: 597.6 SQ.FT.
NET: 0 SQ.FT.
/ 491.1 SQ.FT.
(GARAGE-EXCLUDED)



UNIT-B
GROSS: 640.2 SQ.FT.
NET: 0 SQ.FT.
/ 535.6 SQ.FT.
(GARAGE-EXCLUDED)



UNIT-B1
GROSS: 555.5 SQ.FT.
NET: 0 SQ.FT.
/ 458.3 SQ.FT.
(GARAGE-EXCLUDED)



UNIT-Ba
GROSS: 640.2 SQ.FT.
NET: 0 SQ.FT.
/ 535.6 SQ.FT.
(GARAGE-EXCLUDED)

F.A.R. CALCULATION :

UNIT:	GROSS AREA:	STAIRS (EXEMPTED AREA):	NET FLOOR AREA:	GARAGE (EXEMPTED AREA):
A-1F	597.6 SF	106.5 SF	0.0 SF	491.1 SF
A-2F	607.9 SF	0.0 SF	607.9 SF	
A-3F	607.9 SF	36.1 SF	571.8 SF	
	1813.4 SF	142.6 SF	1179.8 SF	
B-1F	640.2 SF	104.6 SF	0.0 SF	535.6 SF
B-2F	587.8 SF	0.0 SF	587.8 SF	
B-3F	631.9 SF	36.6 SF	595.3 SF	
	1860.0 SF	141.2 SF	1183.1 SF	
B1-1F	555.5 SF	97.2 SF	0.0 SF	458.3 SF
B1-2F	522.9 SF	9.9 SF	513.0 SF	
B1-3F	561.1 SF	36.6 SF	524.5 SF	
	1639.5 SF	143.7 SF	1037.5 SF	
Ba/Bb-1F	640.2 SF	104.6 SF	0.0 SF	535.6 SF
Ba/Bb-2F	599.3 SF	0.0 SF	599.3 SF	
Ba/Bb-3F	643.4 SF	36.6 SF	606.8 SF	
	1883.0 SF	141.2 SF	1206.2 SF	

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MAR 1 0 2015

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FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
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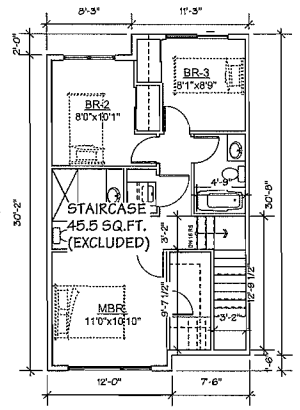
DP 14-671600

PLAN #27

Plan #41

1154.5 SQ.FT.



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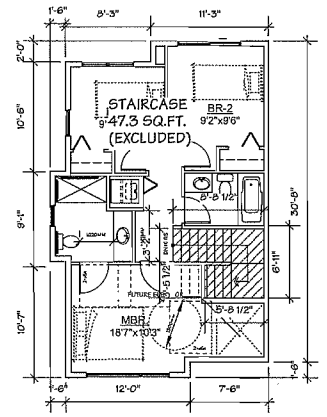
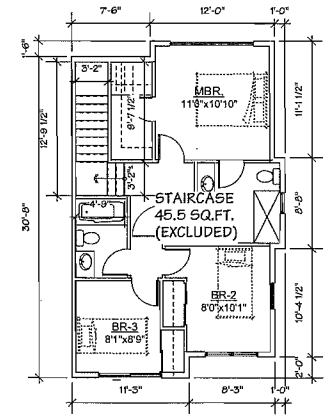


1170.8 SQ.FT.



UNIT-C
GROSS: 599.5 SQ.FT.
NET: 554.0 SQ.FT.

UNIT-C1
GROSS: 613.1 SQ.FT.
NET: 565.8 SQ.FT.

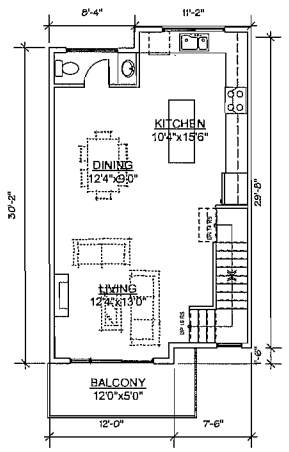
UNIT-CA
GROSS: 608.2 SQ.FT.
NET: 562.6 SQ.FT.

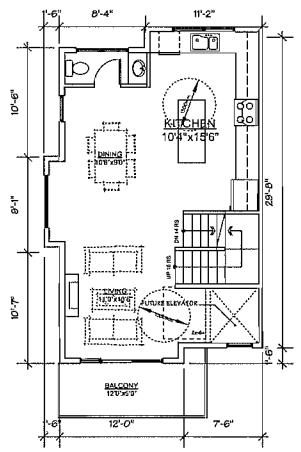
F.A.R. CALCULATION :

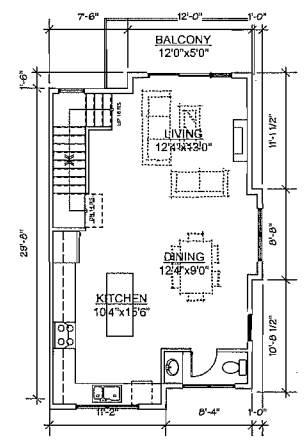
UNIT:	GROSS AREA:	STAIRS (EXEMPTED AREA):	NET FLOOR AREA:	GARAGE (EXEMPTED AREA):
C-1F	559.0 SF	107.1 SF	0.0 SF	451.9 SF
C-2F	600.5 SF	0.0 SF	600.5 SF	
C-3F	599.5 SF	45.5 SF	554.0 SF	
	1759.0 SF	152.6 SF	1154.5 SF	
C1-1F	559.0 SF	107.7 SF	28.3 SF	453.1 SF
C1-2F	613.1 SF	0.0 SF	613.1 SF	
C1-3F	613.1 SF	47.3 SF	565.8 SF	
	1785.2 SF	155.0 SF	1207.3 SF	
CA-1F	560.2 SF	107.1 SF	0.0 SF	453.1 SF
CA-2F	608.2 SF	0.0 SF	608.2 SF	
CA-3F	608.2 SF	45.5 SF	562.6 SF	
	1776.6 SF	152.6 SF	1170.8 SF	

THIRD FLOOR PLAN

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







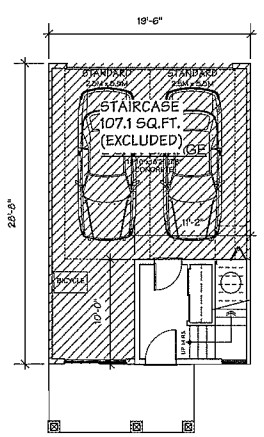
UNIT-C
GROSS: 600.5 SQ.FT.
NET: 600.5 SQ.FT.

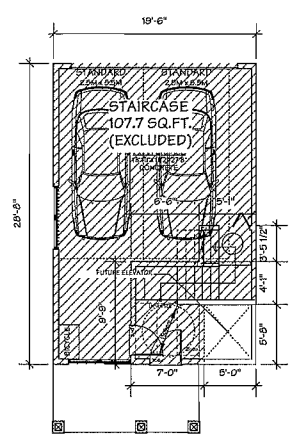
UNIT-C1
GROSS: 613.1 SQ.FT.
NET: 613.1 SQ.FT.

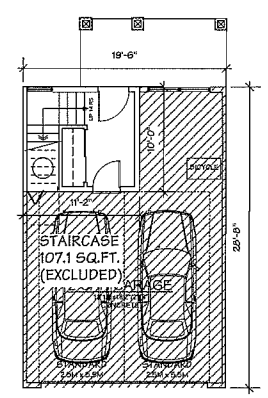
UNIT-CA
GROSS: 608.2 SQ.FT.
NET: 608.2 SQ.FT.

SECOND FLOOR PLAN

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







UNIT-C
GROSS: 559.0 SQ.FT.
NET: 0 SQ.FT.
/ 451.9 SQ.FT.
(GARAGE-EXCLUDED)

UNIT-C1
GROSS: 559.0 SQ.FT.
NET: 28.3 SQ.FT.
/ 453.1 SQ.FT.
(GARAGE-EXCLUDED)

UNIT-CA
GROSS: 560.2 SQ.FT.
NET: 0 SQ.FT.
/ 453.1 SQ.FT.
(GARAGE-EXCLUDED)

GROUND FLOOR PLAN

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

NO.	DATE	REVISIONS
	JAN. 12, 2015	ISSUED FOR A.D.P.
	NOV. 7, 2014	ISSUED FOR A.D.P.
	AUG. 25, 2014	ISSUED FOR D.P. APPLICATION
	MAR. 31, 2014	ISSUED FOR REZONING

CONSULTANT

MAR 1 0 2015

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PROJECT

96 UNIT TOWNHOUSE DEVELOPMENT

9580-9580 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUG. 21, 2014	
DRAWN WC	
CHECKED	PROJ. NO. 1311

PLAN #28

Plan #42