



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, March 25, 2026
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on March 11, 2026.*



1. DEVELOPMENT PERMIT 25-009422
(REDMS No. 8332562)

APPLICANT: David Lee

PROPERTY LOCATION: 12060 and 12080 No. 5 Road

Director's Recommendations

That a Development Permit be issued at 12060 and 12080 No. 5 Road, which would permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.



2. DEVELOPMENT PERMIT 25-037550
(REDMS No. 8280988)

APPLICANT: JM Architecture Inc.

PROPERTY LOCATION: 3071 St. Edwards Drive

ITEM

Director's Recommendations

That a Development Permit be issued which would permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".



3. New Business

4. Date of Next Meeting: April 15, 2026

ADJOURNMENT



**Development Permit Panel
Wednesday, March 11, 2026**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Lloyd Bie, Director, Transportation
James Cooper, Director, Building Approvals

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 February 25, 2026 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 25-037757
(REDMS No. 8308609)**

APPLICANT: Deluxe Custom Homes Ltd.

PROPERTY LOCATION: 7480 and 7486 Williams Road

INTENT OF PERMIT:

1. Permit the construction of two small-scale multi-unit housing developments on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”; and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - (a) reduce the required front yard setback from 6.0 m to 4.5 m;
 - (b) reduce the required rear yard setback from 6.0 m to 3.0 m;
 - (c) permit an attached garage to be located within 6.0 m of the rear lot line; and

Development Permit Panel

Wednesday, March 11, 2026

- (d) permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.

Applicant's Comments

Ravi Sanghera, on behalf of Deluxe Custom Homes Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the property at 7480 Williams Road was previously rezoned in 2023 to permit compact residential development and facilitate the creation of two lots with shared driveway under the former “Coach House (ZS12) Broadmoor” zone;
- an associated subdivision application was subsequently approved by the City that created the current two lots, i.e., 7480 and 7486 Williams Road;
- In 2024, the two properties were rezoned from “Coach House (ZS12) Broadmoor” to “Small-Scale Multi-Unit Housing (RSM/L)” as part of the City’s implementation of Bill 44 that was passed by the Province and as a result, the previously approved development was unable to proceed as it did not comply with the new zoning;
- the subject development is proposing a similar design that was previously approved by Council;
- the proposed development consists of two lots separated by a shared drive aisle with each lot containing two two-storey front and back units, two enclosed parking spaces for the front units, one surface parking stall for the rear units and private open spaces for all the dwelling units on both lots;
- vehicular access to both lots are provided from Williams Road through the shared drive aisle; reciprocal access and parking arrangements over the shared drive aisle were secured through legal agreements on Title;
- pedestrian access to the front unit is provided directly from Williams Road while pedestrian access the rear unit is provided through the shared driveway and along the side yard pathways;
- the proposed variances relating to setbacks, garage placement, and exterior wall length are consistent with the development’s form and character that was previously approved by Council and similar to adjacent properties on Williams Road;
- windows of upper levels of units have been oriented to minimize overlook to adjacent properties;
- two on-site trees have been removed and six new trees are proposed to be planted on-site, exceeding the required 2:1 tree replacement ratio;
- the proposed development meets the live landscaping requirements;

Development Permit Panel

Wednesday, March 11, 2026

- the applicant had provided a landscaped security prior to the previous rezoning bylaw adoption which the City continues to hold; and
- the applicant has committed to demonstrate compliance with the required BC Energy Step Code 3 and Emissions Level 4 for the project.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed front-back dwelling units on each of the two lots in the proposed development is generally consistent with the development form and site layout of the rezoning application that was previously approved by Council in 2023, (ii) the proposal is also consistent with the form and character of adjacent properties along this section on the south side of Williams Road, (iii) the proposed variances would enable the proposed development to proceed as previously envisioned, (iv) three new trees are proposed to be planted on each lot, (v) landscape securities were collected at the time of rezoning, (vi) the subject properties were subdivided consistent with the previous Zoning Bylaw, and (vii) site servicing was secured at the time of subdivision of the property and frontage works associated with site servicing are currently under construction.

Panel Discussion

In reply to queries from the Panel, staff confirmed that (i) the form of development previously approved by Council though the prior rezoning and subdivision application for the subject property was not implemented as it was impacted by the introduction of Bill 44, a provincial legislation which mandated municipalities to revise their zoning bylaws to permit small-scale multi-unit housing (SSMUH), (ii) there is a utility right-of-way (ROW) mainly along the rear of 7480 Williams Road that extends into a portion of 7486 Williams Road, this area is occupied by a surface parking stall with permeable paving for the rear units, and (iii) the City's Engineering Department did not raise concerns regarding the proposed permeable paving treatment for the proposed parking stall along a portion of the ROW.

Correspondence

Ruby Hong Gao, 7468 Williams Road ([Schedule 2](#))

Staff noted that staff have responded to the correspondent and has been advised of the City's processes with regard to the requested change of the civic number for one of the lots (7486 Williams Road) and staff will work with the applicant regarding property addressing.

Gallery Comments

None.

Development Permit Panel

Wednesday, March 11, 2026

Panel Discussion

The Panel expressed support for the application, noting that (i) the proposed development fits well with its neighbourhood as it looks similar to adjacent residential properties, and (ii) the applicant has given careful attention to detail and use of materials, landscaping and paving treatment.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of two small-scale multi-unit housing developments on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)"; and*
2. *vary the provisions of the Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the required front yard setback from 6.0 m to 4.5 m;*
 - (b) *reduce the required rear yard setback from 6.0 m to 3.0 m;*
 - (c) *permit an attached garage to be located within 6.0 m of the rear lot line; and*
 - (d) *permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: March 25, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:46 p.m.).

CARRIED

Development Permit Panel
Wednesday, March 11, 2026

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, March 11, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

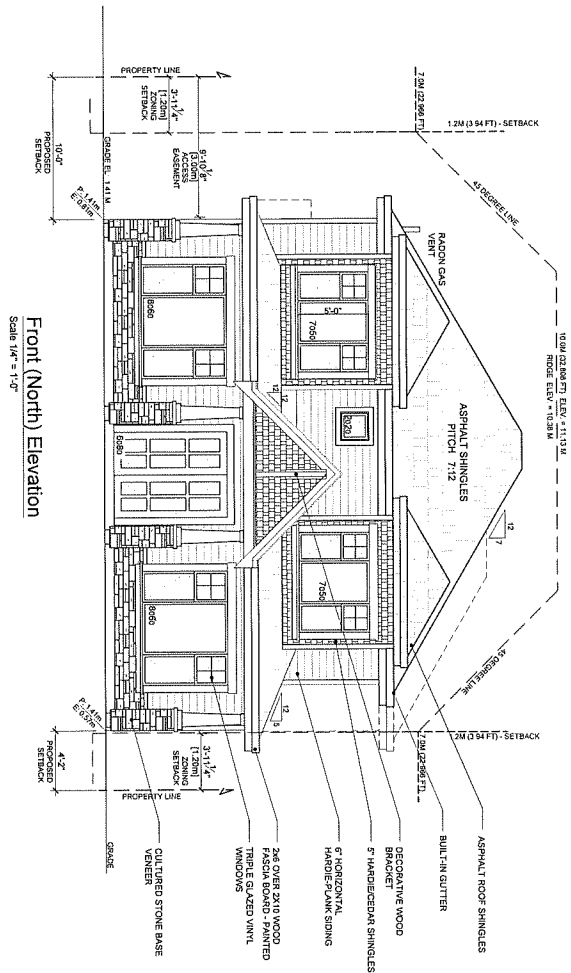
Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 11, 2026

7480/7486 Williams Road - DP25-037757

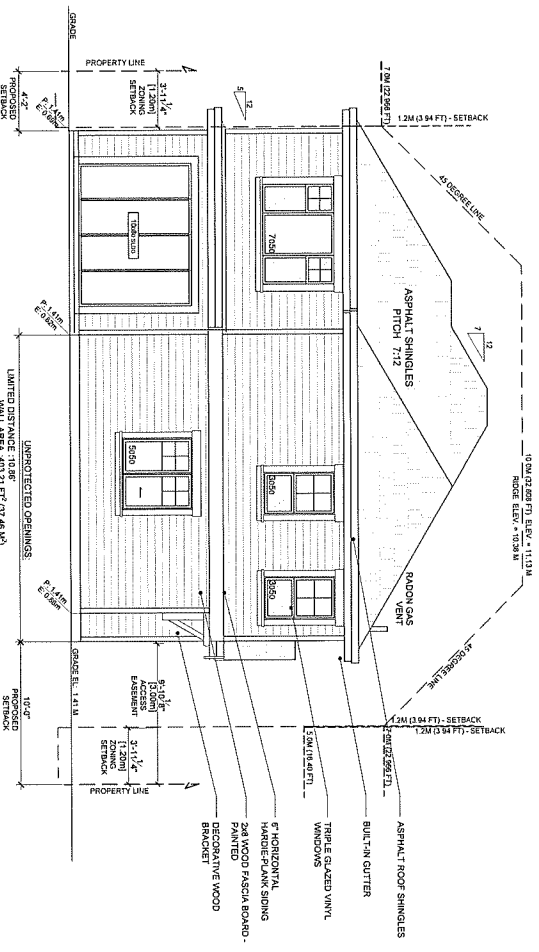
March 11, 2026

Development Permit Panel Meeting

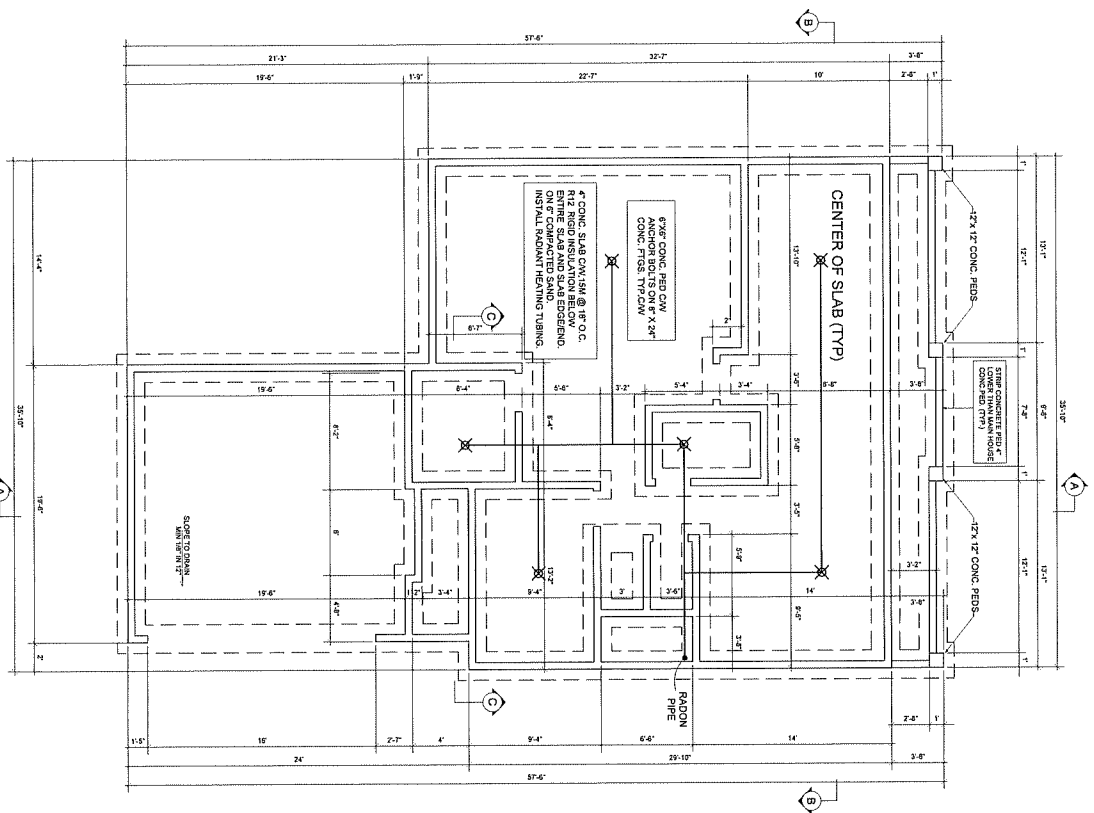
*DP to develop Small-Scale Multi-Unit Housing
(SSMUH)*



Front (North) Elevation
Scale 1/4" = 1'-0"



Rear (South) Elevation
Scale 1/4" = 1'-0"



Foundation Plan
Scale 1/4" = 1'-0"

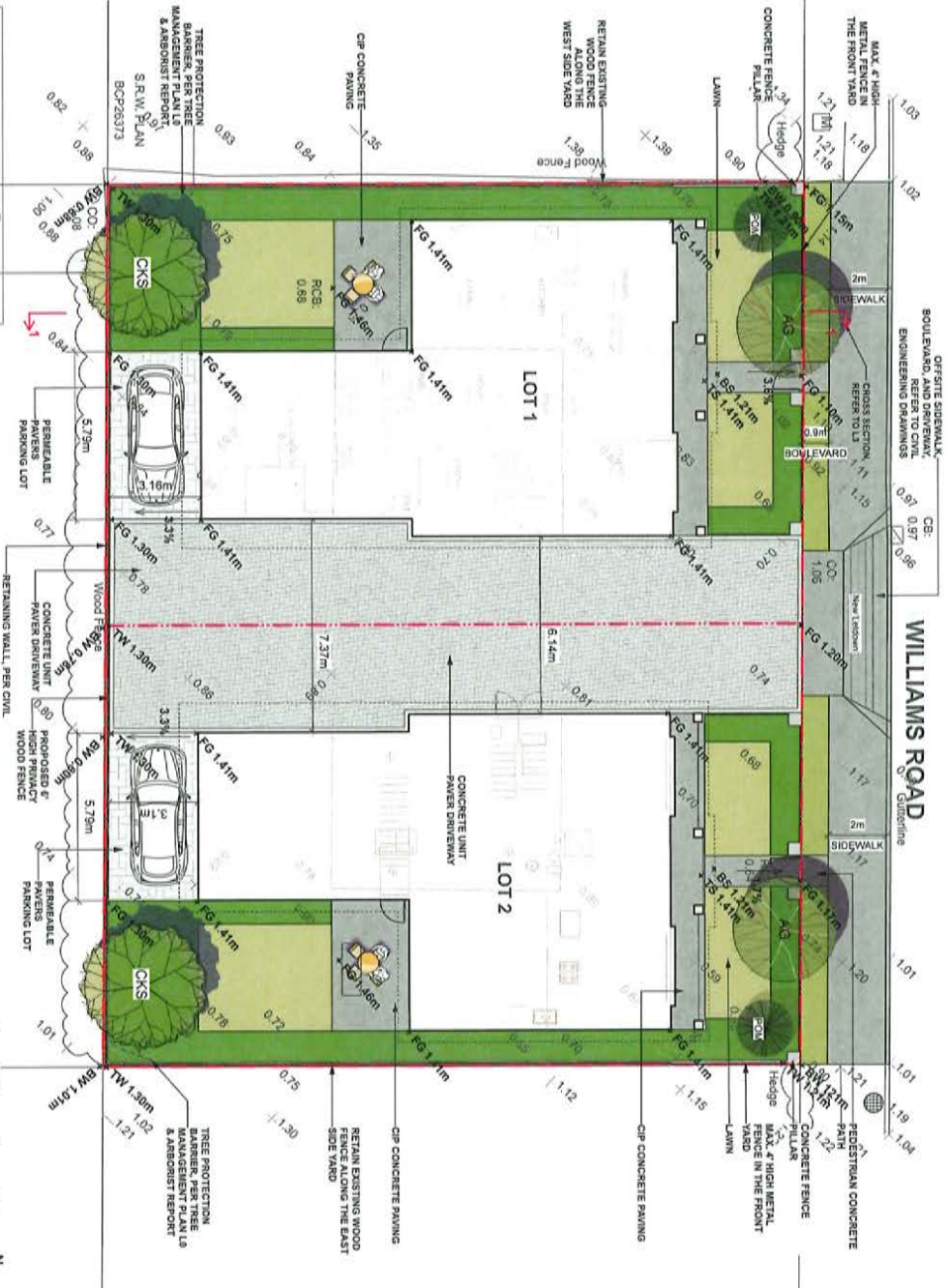
Veritica Design
7480 Williams Rd. - Sk. 7

LANDSCAPE LEGENDS	
SYMBOL	MATERIALS
	CP CONCRETE PAVING
	CONCRETE UNIT PAVES FOR DRIVEWAY
	PERMEABLE PAVES FOR PARKING LOT
	GRAVEL
	LAWN
	PLANTING BED
	6-7' HIGH WOOD FENCE
	MAX. 4' HIGH METAL FENCE
	STEPPING STONE PATH

LANDSCAPE NOTES

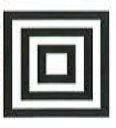
1. DO NOT SCALE DRAWINGS
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED LANDSCAPE AND SITE WORK SHALL BE AS SHOWN ON THIS PLAN BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHING, PATHWAYS, WALLS, PLANTING ETC., TO BE APPROVED BY THE CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGEND	
KEY	DESCRIPTION
+R9 1.2M	PROPOSED SPOT ELEVATIONS
+TW 1.5M	PROPOSED TOP OF WALL ELEVATION
+BW 1.2M	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.4M	PROPOSED TOP OF STAIR ELEVATION
+BS 1.2M	PROPOSED TOP OF STAIR ELEVATION
2%	SLOPE PERCENTAGE
EXISTING ELEVATIONS, PER SURVEY	



GRADING NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL DESIGN AND PROTECT ALL EXISTING TREES AND SHRUBS TO REMAIN. ALL UTILITIES FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE PROPER DRAINAGE AND PREVENT EROSION. ALL LANDSCAPE STRUCTURES, SEET LANDSCAPE AREAS TO BE A MINIMUM 2% SLOPE.



HOMING
LANDSCAPE
ARCHITECTURE

1000 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6H 1A5
TEL: (604) 273-1111
EMAIL: INFO@HOMINGARCH.COM

NO.	Date	Note
1	2022-05-08	ISSUED FOR REZONING APPLICATION
2	2022-04-29	ISSUED FOR REZONING CP

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

Landscape Layout and Grading Plan

L1

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 11, 2026

To Development Permit Panel	
Date:	MARCH 11, 2026
Item #:	1
Re:	DP 25-037757

From: Gao Ruby <elva_gao@hotmail.com>
Sent: Monday, March 2, 2026 11:23 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: House number for proposed development

You don't often get email from elva_gao@hotmail.com. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

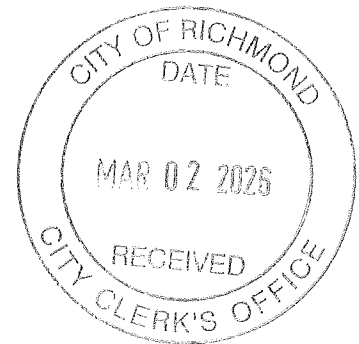
Hello

I am the owner of 7468 Williams road, and I received this notice from the city hall.

I would like to ask the City to change the 7486 lot (circled lot in the picture below) to another # as 7486 is too similar to my house #, the mail delivery will be mess up easily.

Thank you for your attention

Ruby Hong Gao



NOTICE OF DEVELOPMENT PERMIT PANEL MEETING

Richmond Development Permit Panel will meet to consider the proposed development on:

March 11, 2026 at 3:30 p.m.

Richmond City Hall, 6911 No. 3 Road
Council Chambers, First Floor

Subject Site: 7480 & 7486 Williams Road

Applicant: Deluxe Custom Homes Ltd.
 File: DP 25-037757
 City Contact: Alexander Coatin, Planning and Development Division
 Purpose: That a Development Permit be issued which would:

1. Permit the construction of two small-scale multi-unit housing developments on lots zoned "Small-Scale Multi-Unit Housing (RSMUL)" and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 for:
 - a) Reduce the required front yard setback from 6.0 m to 4.5m;
 - b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
 - c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
 - d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55% of the total lot depth.

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Sent from my iPhone



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 5, 2026

From: Joshua Reis
Director, Development

File: DP 25-009422

Re: **Application by David Lee for a Development Permit at 12060 and
12080 No. 5 Road**

Staff Recommendation

That a Development Permit be issued at 12060 and 12080 No. 5 Road, which would permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.

Joshua Reis
Director, Development

JR:ak
Att. 5

Staff Report

Origin

David Lee, on behalf of Haydenco Holdings Ltd. (Director: Hira Gaunder and Kamal Gaunder), has applied to the City of Richmond for permission to develop a two-storey industrial building at 12060 and 12080 No. 5 Road on a site zoned “Light Industrial (IL)” and associated Environmentally Sensitive Area (ESA) compensation. Vehicle access will be from an extension of the existing rear lane to Rice Mill Road. The site is currently vacant. A location and aerial map of the site is provided in Attachment 1.

The site is subject to a current rezoning application (RZ 22-005648) to rezone to “Light Industrial (IL)”, which received third reading at the Public Hearing held on September 3, 2024.

A Servicing Agreement (SA) application (SA 24-049510) is also associated with this project, which is required as a condition of rezoning adoption and includes, but is not limited to, the following improvements:

- Frontage works along No. 5 Road to accommodate additional on-street parking, a new multi-use path and related frontage improvements (new curb and gutter, asphalt trail and greened / treed boulevards).
- Construction of the rear lane along the entire east portion of the subject site. The lane is to be 7.5 m wide with rollover curbs on both sides and include street lighting. The lane will provide an extended connection between Rice Mill Road and No. 5 Road.
- Site servicing works to extend the necessary services, including any required connections, inspection chambers and meter gauges.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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: A lot zoned “Light Industrial (IL)” with an existing two-storey building on site.

To the East: A site split-zoned “Agriculture (AG1)”, “Light Industrial (IL)”, and “BC Ferries Fleet Maintenance and Moorage (ZI14)”. The site is owned by BC Ferry Services Inc and is used for BC Ferry fleet maintenance operations.

To the South: A vacant lot zoned “Light Industrial (IL)”. The property was recently rezoned (RZ 21-941597) to facilitate the development of two industrial buildings and rear lane connection. A Building Permit has been issued.

To the West: Immediately across No. 5 Road are sites zoned “Industrial Business Park (IB1)” with light industrial buildings, including the Richmond Animal Shelter.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the removal of off-site trees to the east of the subject site on lands designated as ESA, which were to be further assessed by a Qualified Environmental Professional (QEP) at the Development Permit (DP) stage. This included identifying ESA compensation planting and maximizing on-site landscape opportunities.

The Public Hearing for the rezoning of this site was held on September 3, 2024. At the Public Hearing, no concerns were noted with regard to the proposed rezoning.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the environmental concerns and other staff comments identified as part of the review of the subject DP application. Staff have worked with the applicant to increase on-site landscaping opportunities and provide off-site ESA compensation. Additionally, the DP application complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Light Industrial (IL)” zone.

Analysis

Conditions of Adjacency

- The subject site fronts No. 5 Road and is situated within an established industrial and mixed employment area. Surrounding uses include an existing industrial operation to the north, BC Ferries fleet maintenance facilities to the east and two industrial buildings currently under construction to the south. Across No. 5 Road are light industrial buildings. The proposed development is to facilitate the expansion of the existing industrial operations of the properties to the north at 12020 and 12040 No. 5 Road, which are also owned and operated by the business associated with this application.
- The proposed two-storey building form and tilt up concrete construction is generally consistent with the surrounding building heights and form of industrial development.
- Lands to the immediate east of the subject property are designated as Terrestrial ESA. Trees located within a portion of this area are impacted as a result of the required grading to accommodate the development and lane construction. Impacts to this area are considered as part of this report.
- The proposed lane extension will facilitate a north-south lane connection from Rice Mill Road through to 12120 No. 5 Road and function as a physical buffer, increasing the setback between the ESA lands and the industrial development on No. 5 Road.

Urban Design and Site Planning

- The development has been designed to enhance street presence along No. 5 Road and accommodate the lane extension to the east. The proposed configuration provides a continuous industrial frontage along No. 5 Road while providing vehicular access to the subject site through the rear lane.
- The proposed building will be set back 3.1 m from the west property line and be landscaped to provide a transition from the street to the subject industrial development. The building has been designed to maximize ground floor area for the industrial operations and to accommodate required vehicle circulation at the rear.

- A total of 15 on-site parking spaces are proposed, including one accessible parking space located in close proximity to a building entrance. The accessible parking space is accessed via a 1.5 m wide ramp to support site accessibility. One medium loading space is proposed at the rear of the building.
- A total of five Class 1 and five Class 2 bicycle parking spaces are provided consistent with Zoning Bylaw requirements. Class 1 bicycle parking spaces are located inside the building within a dedicated enclosure, and Class 2 spaces are located near the building's main entrance along No. 5 Road.
- The garbage and recycling enclosure is located at the rear of the building and screened from public view.

Architectural Form and Character

- The proposed building façade along No. 5 Road has been designed to maintain a consistent architectural language with the existing developments at 12020 and 12040 No. 5 Road, incorporating similar architectural characteristics, including a curved building envelope and blue-tinted glazing.
- Building massing is proposed to be articulated through a series of wall recesses along the front and rear elevations. These varied wall planes reduce the perceived scale of the development, add visual interest and support the functional needs of the business for loading and floor space.
- The proposed two-storey building is comprised largely of tilt-up concrete panels, similar to adjacent industrial developments. Concrete panels form the predominant façade material, with supplementary glazing, aluminum screening elements, and a green wall feature incorporated along the western elevation to strengthen the building's frontage presence.

Off-Site Tree Management and ESA Assessment

- Due to the adjacency of designated Terrestrial ESA lands (old fields and shrublands) to the east of the subject site, an enhanced environmental review was undertaken to assess the retention suitability of impacted off-site trees located within the ESA and to determine appropriate mitigation and compensation measures. The project QEP has identified that the existing vegetated areas are consistent with the old fields and shrubland category for this area and also observed significant incursion of invasive plant species (e.g. Himalayan blackberry) into the area.
- Approximately 80 m² of ESA on the adjacent property to the east will be impacted due to the required grading and construction of the proposed retaining wall and laneway extension works.
- At the time of rezoning, five off-site poplar trees, including two significant sized trees (tag #OS89 (85 cm), tag #OS256 (100 cm), tag #OS257 (80 cm), tag #OS258 (80 cm), tag #OS259 (100 cm)) were observed on the property to the east, within the ESA designated area, and had been identified for removal due to critical impacts resulting from the proposed grade changes and conflict with the required City lane.
- Upon further review by the applicant's arborist and QEP, an additional tree (tag # 94), a 30cm dbh cherry tree in poor condition, has been identified on the property to the east, which is also in conflict with the required works.
- The Arborist Report identifies the six off-site trees as having poor retention suitability due to their tall, narrow trunks, expansive but shallow root systems, and advanced stage of maturity.

In addition, the poplar tree species are also known to be susceptible to structural failure and disease. Given the requirement to construct a retaining wall to support the rear lane, regrade the subject site to meet flood protection requirements, and address the grade differential with the adjacent property, tree removal is recommended.

- The applicant has secured permission from the adjacent property owner of 12800 Rice Mill Road for the removal of six trees on their land. Authorization to complete ESA compensation planting on the neighbouring property was not granted and was requested by the neighbouring owner to be conducted off-site as they consider future development of their property. Any future development of the neighbouring property would be subject to a future ESA development permit.
- In addition, approximately 325m² of ESA on the property to the north at 12800 Rice Mill Road is impacted through the use of those lands for parking. The use of that area for parking was authorized by Council through an associated Temporary Use Permit (TUP) (TU 24-036427), which was issued by Council on December 15, 2025, and compensation for the encroachment into the ESA is proposed as part of this DP.

ESA Compensation

- Off-site ESA compensation for the off-site tree removals as part of the redevelopment of the subject site and the associated TUP on the property to the north are as follows and are proposed to occur on two City properties near the subject site:
 - Along the public pathway south of 12851 No. 5 Road, which is designated as Marine ESA: Seven trees consisting of a combination of Douglas Fir and Bigleaf Maples are proposed for ecological enhancement in addition to a number of shrubs. Enrichment of this pathway adjacent to Dyke Road is anticipated to increase the ecological function and wildlife utilization, resulting in an ESA habitat net gain of approximately 508 m².
 - Southwest corner of 12851 Rice Mill Road: 20 trees, including Black cottonwood, Bigleaf maple and Bitter cherry are proposed at the southwest corner of the Model Airplane Park. The increase in trees within the park will offer ecological benefits, including nesting opportunities for birds, pollinators and shelter for small mammals, resulting in a habitat net gain of approximately 512 m².
- The City's Parks department has reviewed the proposed compensation planting and supports the proposed off-site ESA compensation works (Attachment 4).
- Off-site compensation works are to be conducted through a SA, which is required to be entered into prior to DP issuance. Additionally, a landscape security of \$29,804.10 and \$28,672.10 for the properties at 12851 No. 5 Road and 12851 Rice Mill Road, respectively is required to ensure that the proposed planting will be completed. Prior to DP issuance, the applicant is required to enter into a Landscape Agreement that stipulates a monitoring and annual reporting period of five years by a QEP.

Landscape Design and Open Space Design

- On-site and City tree removal were assessed as part of the rezoning application, where it was determined that six on-site trees (tag # 83, 85, 86, 88, 251, 260), including a significant tree (tag # 251), and one city tree (tag # Ci1) are to be removed due to their poor condition. City tree compensation has been secured at rezoning for the removal of the City tree (tag # Ci1).

- Since the time of rezoning, an additional cherry tree (tag #261) was observed on site, measuring at 20 cm dbh. The project Arborist noted that this tree is also in poor health and recommends removal and replacement. The City's Tree Preservation staff support the Arborist's findings and recommendations.
- A total of seven on-site trees (including one significant-sized tree) have been identified for removal. As per the City's Tree Protection Bylaw, a total of 15 replacement trees are required.
- At the time of rezoning, four replacement trees were proposed to be planted on-site. Staff have worked with the applicant to increase the number of on-site replacement trees from four to nine. A mix of deciduous and coniferous species are selected for variation and to help soften the industrial development. All new on-site trees are proposed to be a minimum of 8 cm caliper for deciduous trees and a minimum 4.0 m in height for conifers.
- The remaining six required replacement trees that cannot be accommodated on site due to the proposed industrial building's footprint, and required maneuvering and circulation space, will be compensated through a revised cash-in-lieu contribution of \$4,500.00 (\$750 for each replacement tree) required prior to DP issuance.
- On-site landscaping provided along the No. 5 Road frontage includes a water feature, trees and shrubbery to help soften and screen the industrial development from the street.
- The proposed grading at the rear of the site is designed to City standards to enable a functional City lane. As a result, a retaining wall along the east property line is proposed. The applicant has confirmed that drainage will be managed on site.
- White painted steel railing type fencing, no higher than 1.76 m in height, is proposed along the east property line and for portions of the south property line at the rear of the site.
- A picnic table is proposed in the (west) front yard adjacent to a green wall, providing employees with a small outdoor amenity space.
- High efficiency automatic irrigation will be provided for the proposed landscaping on-site.
- A landscape security in the amount of \$42,430.66 is required prior to DP issuance to ensure the proposed on-site landscaping works are completed.

Crime Prevention Through Environmental Design

- The building frontage along No. 5 Road incorporates a high amount of glazing to provide clear sightlines and maximize passive surveillance opportunities. At the rear, the simple wall planes and strategically placed lighting help reduce entrapment areas.
- Landscaping has been designed to maintain views and passive surveillance through the provision of low shrubbery and deciduous trees.
- The proposed lighting will be DarkSky compliant and will be generally contained within the site through the provision of downward lighting fixtures and landscaping to mitigate glare and light pollution onto neighbouring properties.
- Security cameras will be installed on site, and ongoing surveillance on the existing properties to the north will extend to the subject site.

Sustainability

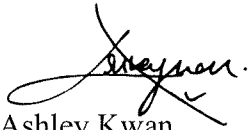
- At the rezoning stage, the proposed development included a minimum of two electric vehicle (EV) parking spaces, which were to be secured through a legal agreement prior to the rezoning bylaw adoption.

Since then, staff have worked with the applicant to increase the number of EV parking spaces to nine, which is consistent with current Zoning Bylaw requirements for non-residential EV charging infrastructure.

- The following sustainability related design/features are incorporated into the proposal:
 - Building construction to achieve a minimum 10 per cent better energy efficiency than the base BC Building Code requirement.
 - High efficiency LED lighting with auto shut-off capabilities.
 - Pre-ducting for future rooftop solar photovoltaic infrastructure as an alternative energy source.
 - Provision of water conservation features, including high-efficiency irrigation and water-conserving plumbing fixtures.

Conclusions

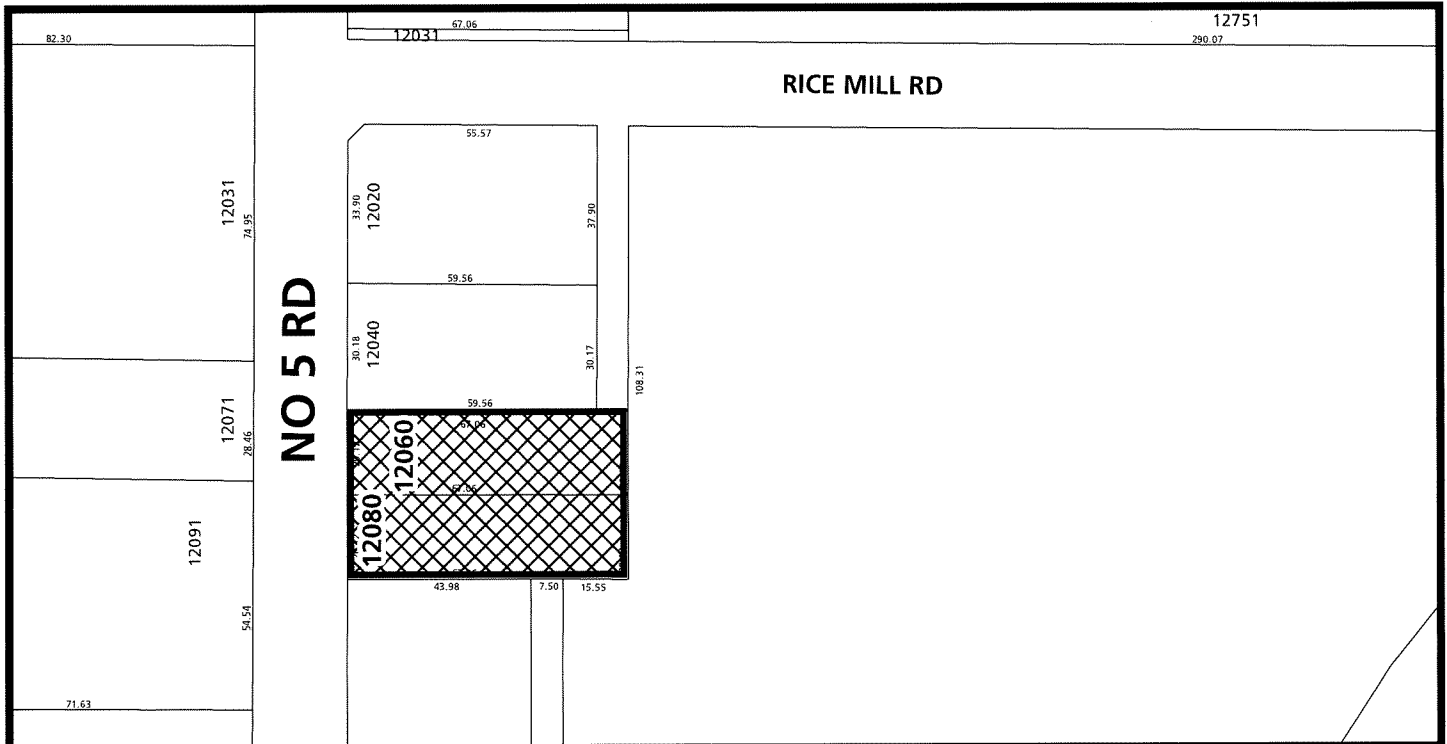
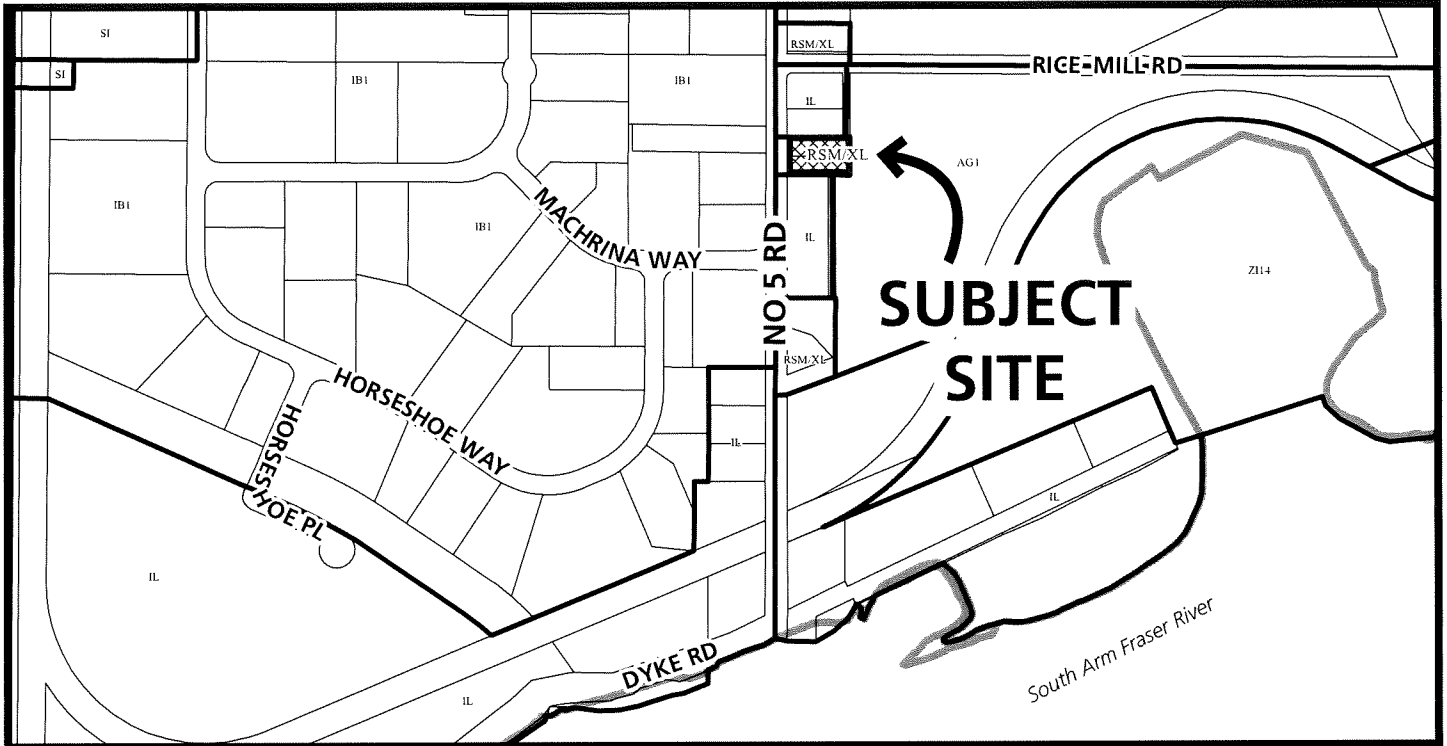
As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to Council issuance are attached (Attachment 5).



Ashley Kwan
Planner 1
(604-276-4173)

AK:js

- Att. 1: Location Maps
2: Development Application Data Sheet
3: Tree Management Plan
4: Off-site ESA Compensation Landscape Plans
5: Development Permit Considerations



DP 25-009422

Original Date: 03/20/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-009422

Original Date: 03/20/25
Revision Date: 02/27/26

Note: Dimensions are in METRES



DP 25-009422

Attachment 2

Address: 12060 & 12080 No 5 Road

Applicant: David Lee

Owner: Haydenco Holdings Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 1,870.16 m² (20,130.26 ft²)

Floor Area Net: 1,850.18 m² (19,915.16 ft²)

	Existing	Proposed
Site Area:	2,698 m ²	2,354 m ²
Land Uses:	Vacant	Light Industrial Building
OCP Designation:	Industrial	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Light Industrial (IL)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.0	0.79	None Permitted
Lot Coverage:	Max. 75%	67%	None
Setbacks (m):	Front: Min. 3.0 m Rear & Side: N/A	Front: 3.1 m Rear: 5.2 m Side (North): 0.1 m Side (South): 0.1 m	None
Height (m):	Max. 16.0 m	11.6 m	None
Bicycle Parking:	Class 1: 5 Class 2: 5	Class 1: 5 Class 2: 5	None
Off-street Parking Spaces – Regular (R)/Accessible (A):	Min 14 (R) and 1 (A)	14 (R) and 1 (A)	None
Total off-street Spaces:	15	15	None

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7230 - 72 Lorne Mews
 Vancouver, British Columbia
 V6M 3J7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

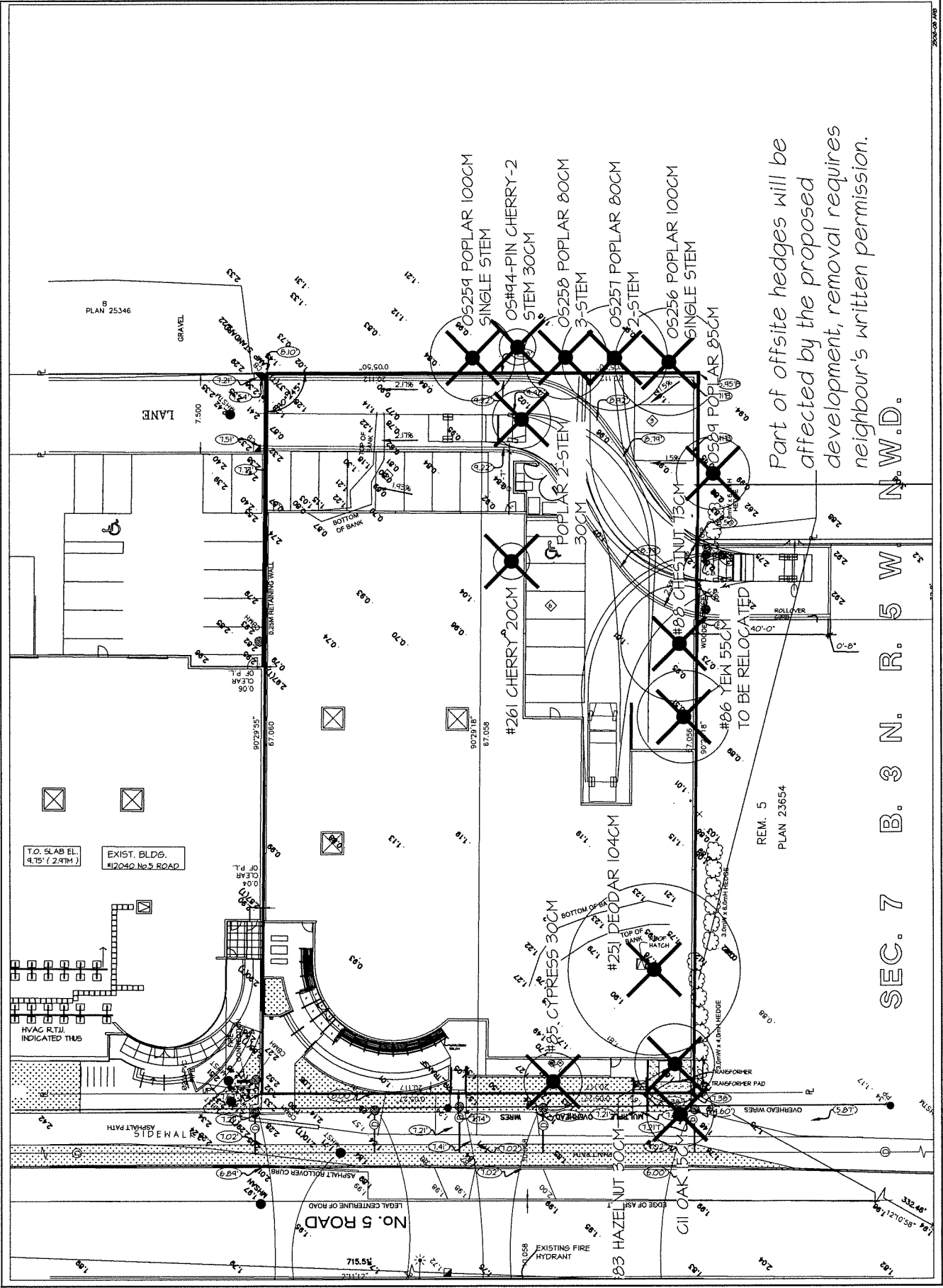


NO.	DATE	REVISION DESCRIPTION	BY
1		ISSUED FOR PERMIT	
2		REV. SITE LAYOUT - CHANGE DRIVE	
3		REV. SITE LAYOUT - CHANGE DRIVE	
4		REV. SITE LAYOUT - CHANGE DRIVE	
5		REV. SITE LAYOUT - CHANGE DRIVE	
6		REV. SITE LAYOUT - CHANGE DRIVE	
7		REV. SITE LAYOUT - CHANGE DRIVE	

PROJECT:
 ARBORIST
 12060/12080 NOS ROAD
 RICHMOND, BC

DRAWING TITLE:
 ARBORIST
 PLAN

DATE:	19-MAY-2022
SCALE:	AS SHOWN
DRAWN BY:	LM
CHECKED BY:	LM
DATE:	19-MAY-2022
DRAWING NUMBER:	L2a
PROJECT NUMBER:	



Part of offsite hedges will be affected by the proposed development, removal requires neighbour's written permission. N.W.D.

SEC. 7 B. 3 N. R. 5 W

REM. 5
 PLAN 23654

2506-208 208



LEGEND

- Site Boundary
- City of Richmond Environmentally Sensitive Area
- Approximate Total Restoration Area: 833m²

SCALE SOURCES:

- Street Map, Google Maps
- Aerial Image, Richmond Municipal GIS (2021)

DISCLAIMER:

This drawing is part of a NOT TO SCALE report. The information shown is subject to the conditions expressed in the Compliance Statement of this report.

NOTE:

All locations are approximate unless otherwise noted.

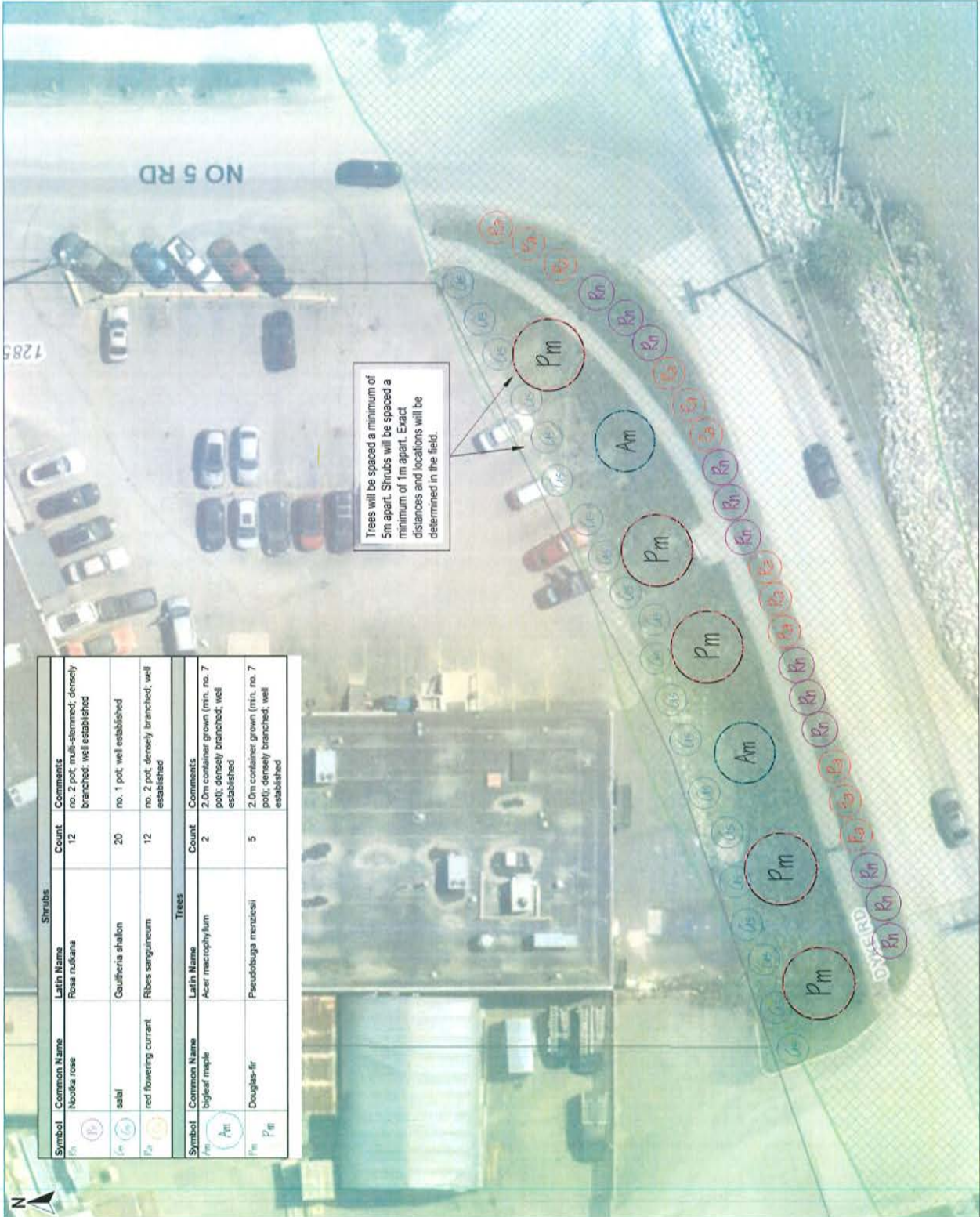
Prism Construction Ltd.

Temporary Use Permit OEP Report

Site Address: 12077 Ray Mill Road, Richmond, BC
 Remediation Address: 12071 No. 1 Road, Richmond, BC

SK BP May 15, 2025

ESA Compensation Plan



Shrubs			
Symbol	Common Name	Latin Name	Comments
Rn	Nootka rose	<i>Rosa nutkana</i>	no. 2 pot, multi-stemmed, densely branched; well established
Gc	satali	<i>Gaultheria shallon</i>	no. 1 pot, well established
Pa	red flowering currant	<i>Ribes sanguineum</i>	no. 2 pot, densely branched; well established
Trees			
Symbol	Common Name	Latin Name	Comments
Pm	bigleaf maple	<i>Acer macrophyllum</i>	2.0m container grown (min. no. 7 pot); densely branched; well established
Pm Pn	Douglas-fir	<i>Pseudotsuga menziesii</i>	2.0m container grown (min. no. 7 pot); densely branched; well established



LEGEND
 City of Richmond Environmentally Sensitive Area
 Approximate Total Restoration Area: 592m²

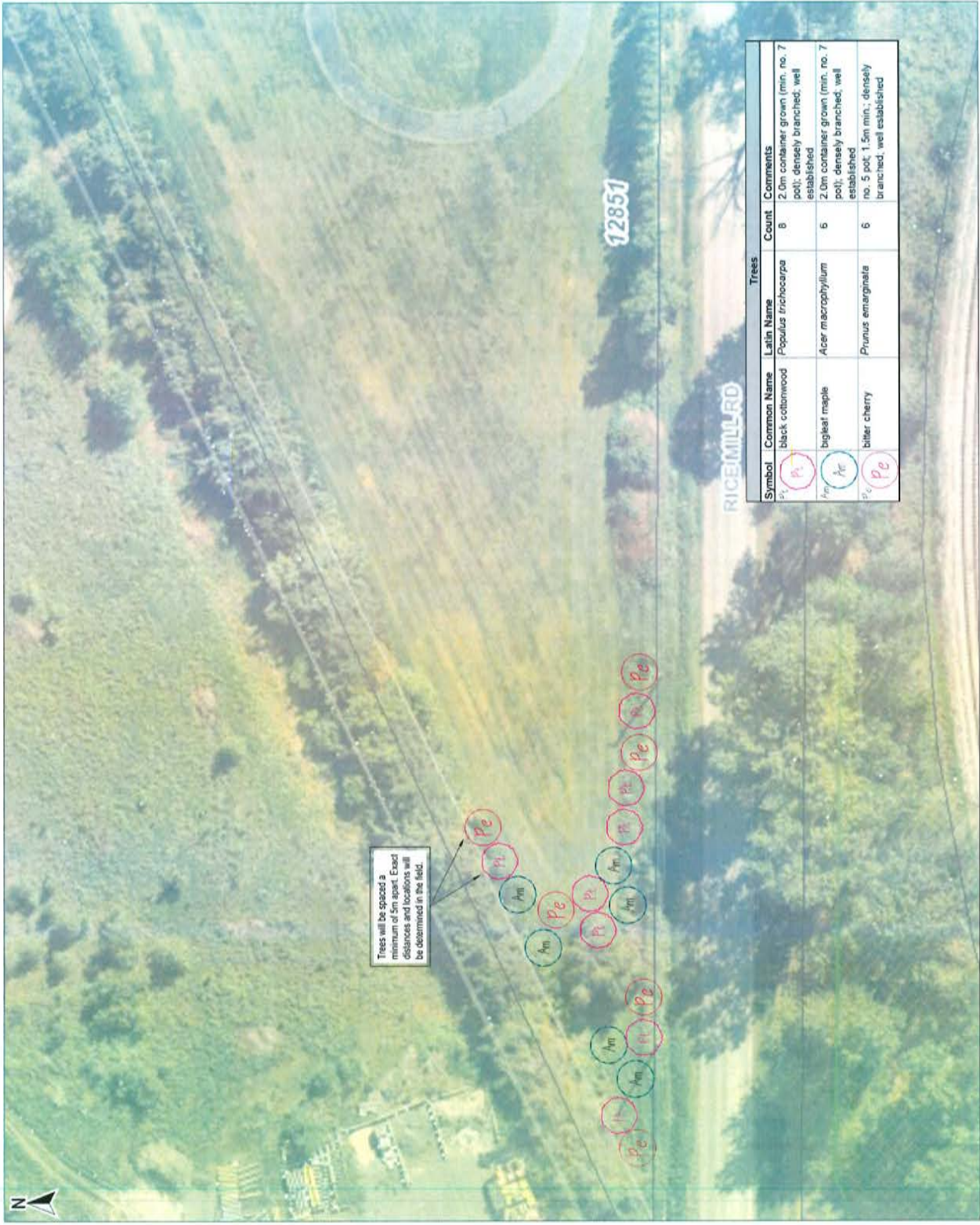


DISCLAIMER
 This drawing is part of a BEST Environmental Plan, Report and Site Statement prepared in the Compliance Statement of that report.
 All locations are approximate unless otherwise noted.

Prism Construction Ltd.
 Environmentally Sensitive Area Development Permit
 Site Address: 12851 & 12850 No. 1 Road, Richmond, BC
 Remediation Address: 12851 100th St, Richmond, BC

SK BP
 JUN 23, 2025
 PRJ091002

Proposed Compensation Plan
 03



Trees will be spaced a minimum of 3m apart. Exact distances and locations will be determined in the field.

12851

RICE MILL RD

Trees			
Symbol	Common Name	Latin Name	Comments
Pe	black cottonwood	Populus trichocarpa	2.0m container grown (min. no. 7 per pot); densely branched, well established
Am	bigleaf maple	Acer macrophyllum	2.0m container grown (min. no. 7 per pot); densely branched, well established
Pe	bitter cherry	Prunus emarginata	no. 5 pot; 1.5m min.; densely branched, well established



City of
Richmond

Development Permit Considerations

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

Address: 12060 & 12080 No 5 Rd

File No.: DP 25-009422

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

1. **(Rezoning Adoption)** Final adoption of the Zoning Amendment Bylaw 10580.
2. **(Off-site ESA Works)** Enter into a Servicing Agreement for the design and installation of off-site ESA compensation works to be completed on City properties at 12851 Rice Mill Road and south of 12851 No. 5 Road, and provide a Surety Bond, Letter of Credit or cash for off-site ESA landscaping in the amount of \$58,476.20 (\$28,672.10 and \$29,804.10 for the properties at 12851 Rice Mill Road and south of 12851 No. 5 Road respectively).
3. **(QEP Contract)** Submission of a contract entered into between the owner and a Qualified Environmental Professional (QEP) to supervise any works occurring in close proximity to the ESA during development of the site and to monitor and provide annual reporting to the City on the ESA compensation area for five years following City approval of substantial completion.
4. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$4,500.00 to the City's Tree Compensation Fund for the planting of (six) replacement trees within the City.
5. **(Landscape Security)** Receipt of a Surety Bond, Letter of Credit or cash for landscaping in the amount of \$42,430.66 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is to accompany the security, which is to set the terms for its use and release.
6. **(DP Notice Fees)** Payment of all fees in full cost for costs associated with Public Notices.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



No. DP 25-009422

To the Holder: Haydenco Holdings Ltd.
Property Address: 12060 & 12080 No. 5 Road
Address: 12020 No. 5 Road Richmond, BC, V7A 4G1

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 #18 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 \$42,430.66. 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 25-009422

To the Holder: Haydenco Holdings Ltd.

Property Address: 12060 & 12080 No. 5 Road

Address: 12020 No. 5 Road Richmond, BC, V7A 4G1

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.
DAY OF , .

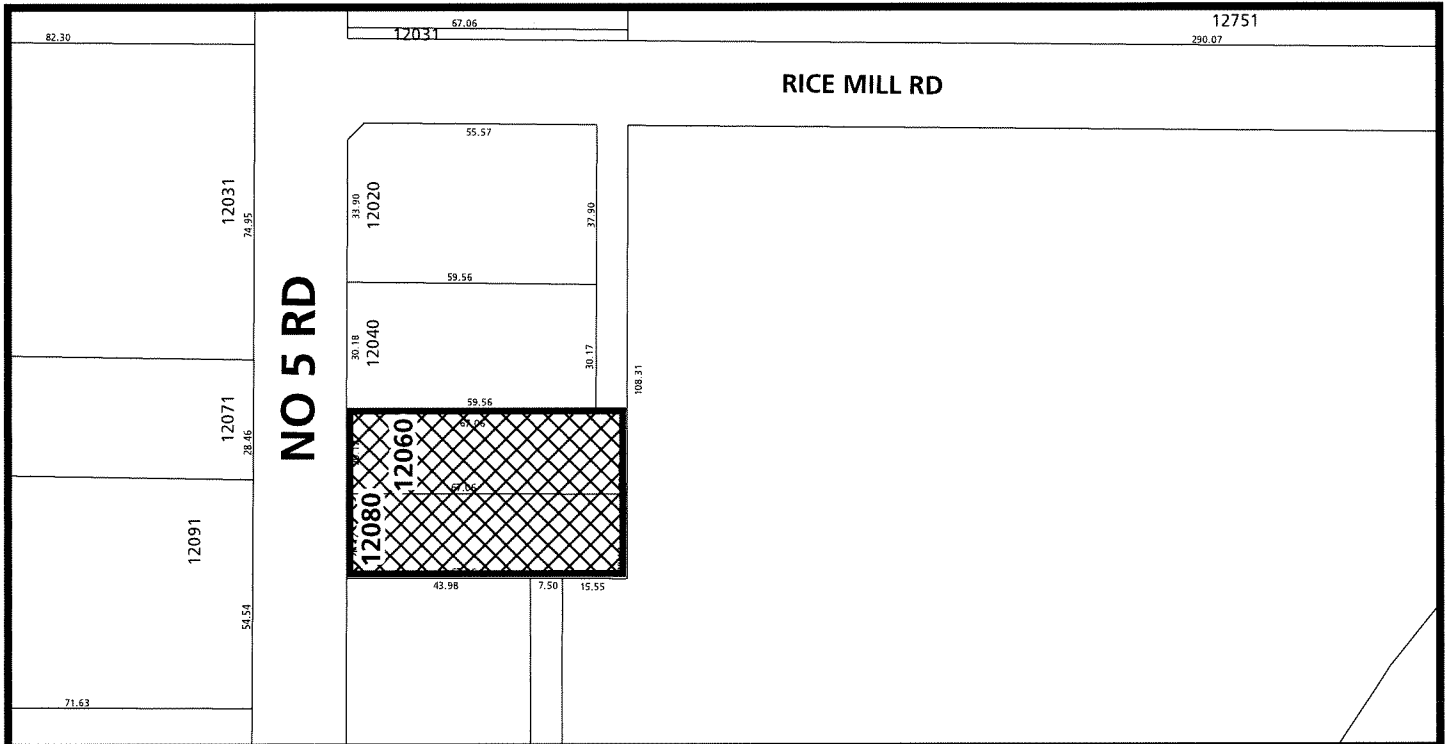
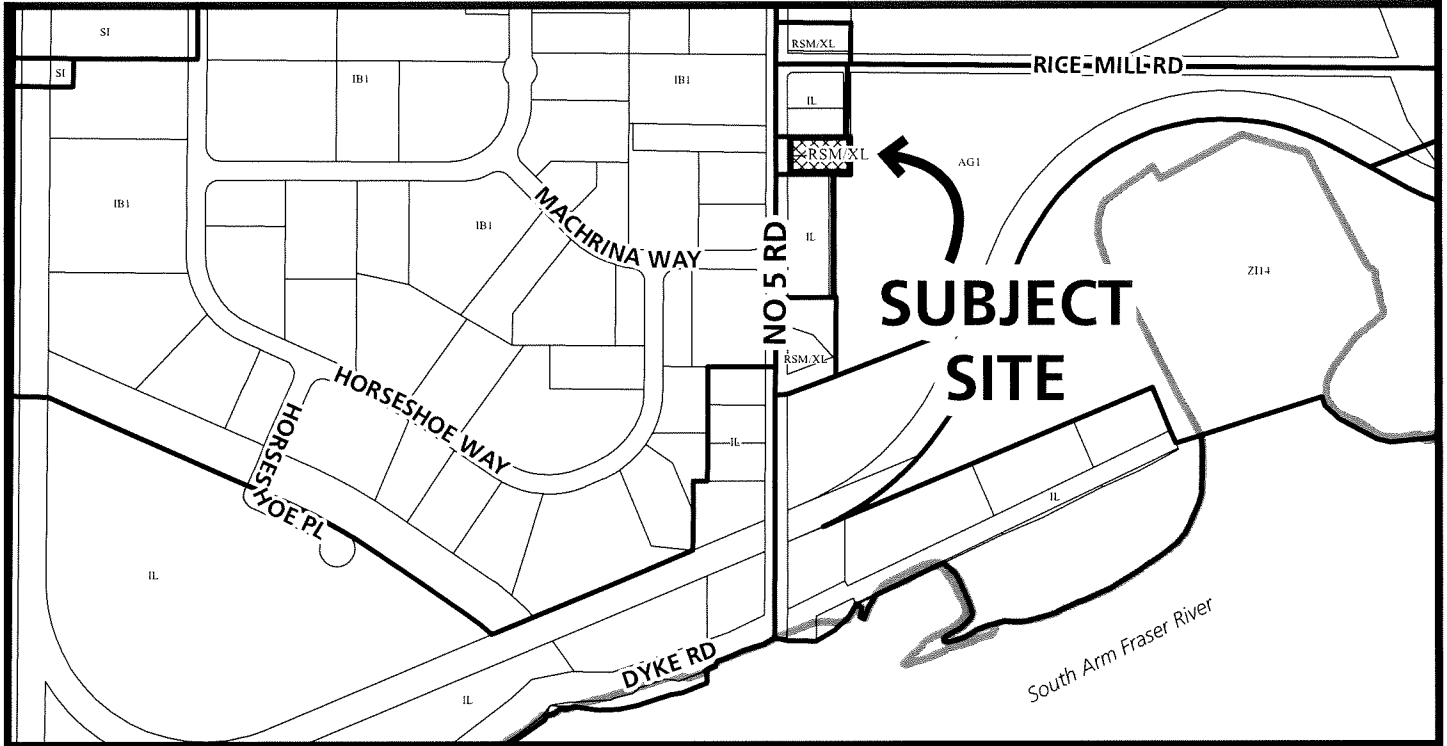
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

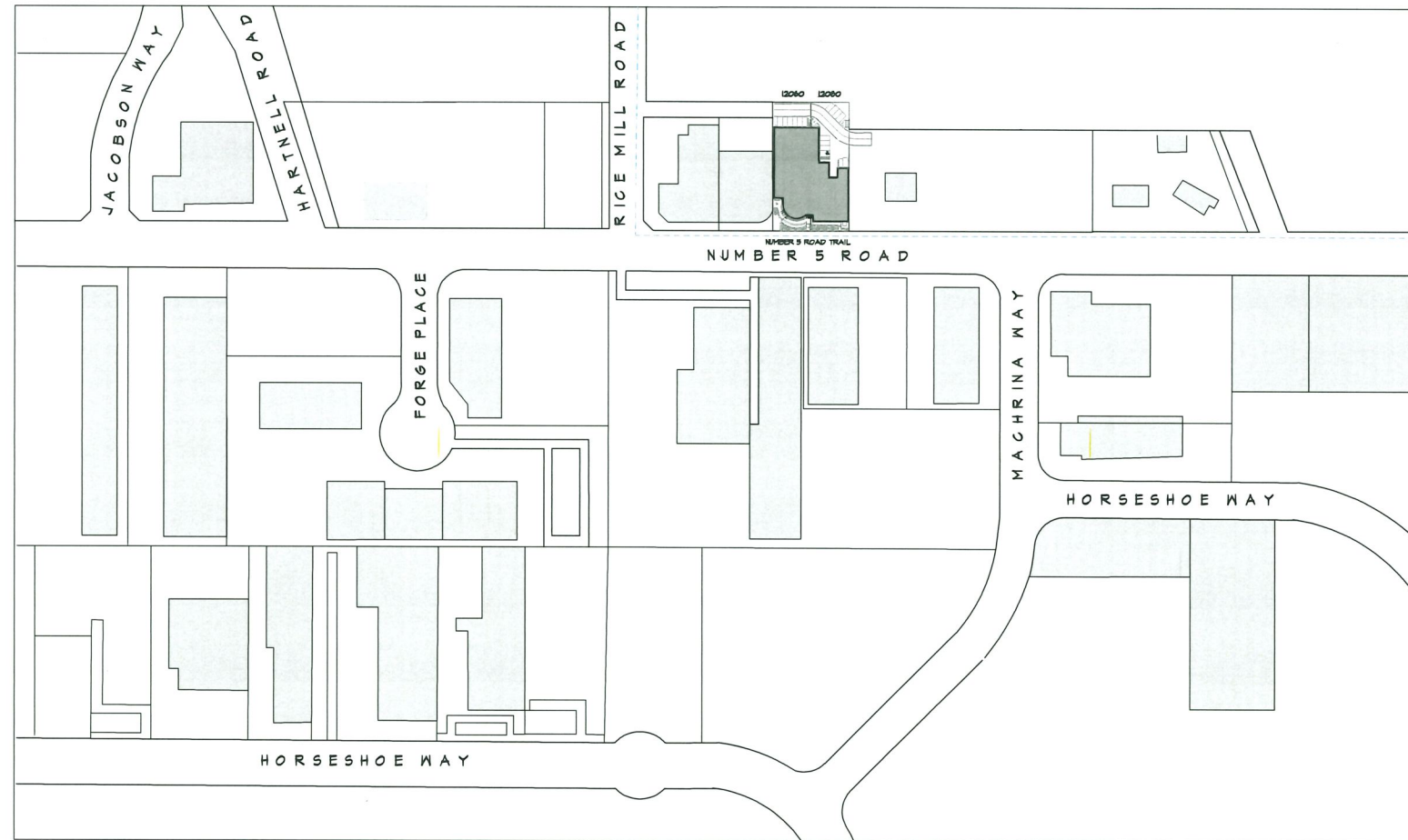


DP 25-009422 SCHEDULE "A"

Original Date: 03/20/25
Revision Date:

Note: Dimensions are in METRES

INDUSTRIAL OFFICE DEVELOPMENT (HAYDEN DRILLING - PHASE 3) 12060 No 5 ROAD



LIST OF DRAWINGS

ARCHITECTURAL	
A00.0	SITE CONTEXT & LIST OF DRAWINGS
A1.0	SITE PLAN
A01.2	RICHMOND MAP
A02.0	GROUND FLOOR PLAN
A03.0	SECOND FLOOR PLAN
A03.1	ROOF PLAN
A03.2	REFLECTED CEILING PLAN - GROUND FLOOR & SECOND FLOOR-A
A03.3	REFLECTED CEILING PLAN - SECOND FLOOR-B
A04.0	ELEVATIONS
A04.1	ELEVATIONS
A05.0 - A05.0	SECTIONS
A06.0	GARAGE ENCLOSURE PLAN
A04.1 - A04.3	DETAILS
A10.0 - 10.4	STAIR DETAILS
A11.0	GENERAL NOTES
A12.0	AREA PLAN - GROUND & SECOND FLOOR PLAN
STRUCTURAL	
S1.0	GENERAL NOTES
S2.1	FOUNDATION PLAN
S2.2	SECOND FLOOR FRAMING PLAN
S2.3	LOWER ROOF FRAMING PLAN
S2.4	UPPER ROOF FRAMING PLAN
S2.5	SCHEDULES AND SECTIONS
S3.1	PANEL ELEVATIONS
S3.2	PANEL ELEVATIONS SHEET 2
S3.3	SCHEDULES AND SECTIONS
S4.1	SECTIONS AND DETAILS (SHEET 1)
S4.2	SECTIONS AND DETAILS (SHEET 2)
MECHANICAL	
M1	SITE PLAN
M2	MAIN FLOOR PLAN - DRAINAGE
M3	MAIN FLOOR PLAN - WATER
M4	SECOND FLOOR PLAN - DRAINAGE
M5	SECOND FLOOR PLAN - WATER
M6	ROOF PLAN
M7	PLUMBING DETAILS
M8	MAIN FLOOR PLAN - HVAC
M9	SECOND FLOOR PLAN - HVAC
M10	ROOF PLAN - HVAC
M11	HVAC SCHEDULES
SPECIFICATIONS	
SPC-1	SPECIFICATIONS
SPC-2	SPECIFICATIONS
ELECTRICAL	
E1.0	SITE PLAN AND DETAILS
E1.1	RISER DIAGRAMS AND DETAILS
E1.2	SYMBOL LEGEND AND SCHEDULES
E2.0	MAIN FLOOR LIGHTING PLAN
E2.1	SECOND FLOOR LIGHTING PLAN
E3.0	MAIN FLOOR POWER AND AUXILIARY SYSTEMS PLAN
E3.1	SECOND FLOOR POWER AND AUXILIARY SYSTEMS PLAN
E3.2	ROOF POWER AND AUXILIARY SYSTEMS PLAN
E4.0	SPECIFICATIONS
CIVIL	
CIV0.0	COVER
CIV1.0	FIELD PICK-UP
CIV2.0	KEY PLAN
CIV3.0	SURFACE WORKS
CIV4.0	STORM SEWER
LANDSCAPE	
L1	TREE PLAN
L2	PLANTING PLAN
L3	IRRIGATION PLAN
L4	GRADING PLAN
L5	LANDSCAPE DETAILS
L6	LANDSCAPE SPECIFICATIONS

March 5, 2026
DP 25-009422
Plan #1

SHEET TITLE
SITE CONTEXT
PLAN & LIST OF
DRAWINGS
PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT
ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

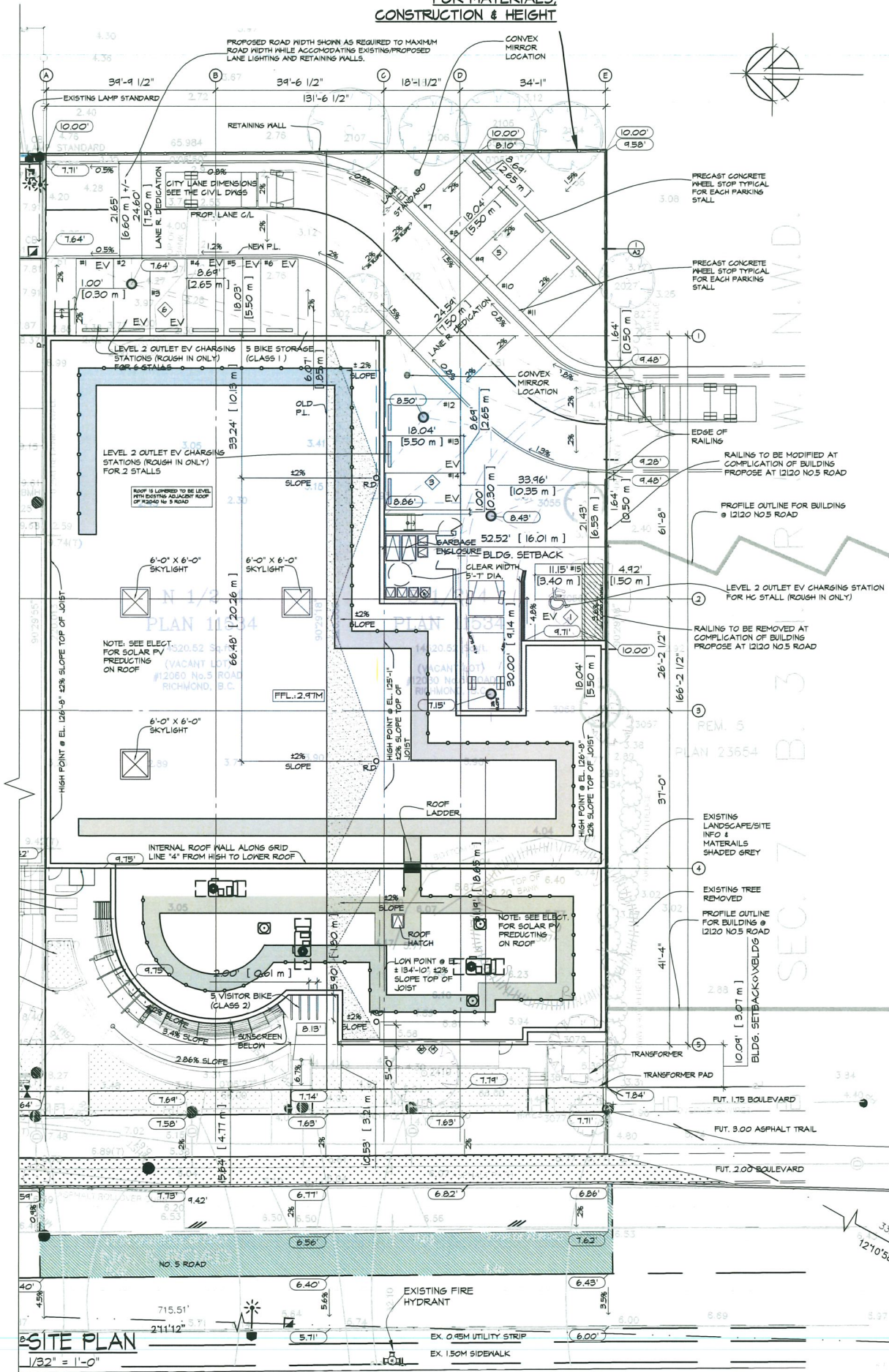
SCALE: 1/64"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
 CHECKED BY: MC



**NEW CHAIN LINK FENCE -
MATCH EXISTING ADJACENT
CONSTRUCTION & HEIGHT**



PROPERTY DESCRIPTION

CIVIC ADDRESSING - EXISTING

12060 AND 12080 No. 5 ROAD
RICHMOND, B.C.

ZONING EXISTING: RSM/XL

ZONING PROPOSED: LIGHT INDUSTRIAL 1 (MANUFACTURING)

LEGAL DESCRIPTION

LOT 4 SEC 6 BLK 3N R6 5N FL NPI1534 LOT 4, BLOCK 3N,
PLAN NPI1534, PART N/2, SECTION 6, RANGE 5N, NEWM
WESTMINSTER LAND DISTRICT, 1 SEC 7

SITE AREA

29,048.98 SF ± [2,698.5 M ±]

AFTER LANE DEDICATION 25,334.91 SF ± [2,354.5 M ±]

BUILDING AREA

4,16,946.78 SF ± [1,574.4 M ±]

SITE COVERAGE:

MAX. ALLOWABLE = 15%
16,946.78 / 25,334.91 SF. = 6.7%

FLOOR AREAS

	OFFICE	INDUSTRIAL	ELECT. ROOM	STAIRS	TOTAL
MAIN FLOOR	2,746.23 sqf [255.13 m ²]	4,044.4 sqf [3,747.1 m ²]	1,013.9 sqf [94.2 m ²]		6,944.78 sqf [6,441.4 m ²]
SECOND FLOOR	2,454.82 sqf [227.1 m ²]			50.95 sqf [4.7 m ²]	3,013.77 sqf [2,794.9 m ²]
MEZZANINE		164.71 sqf [15.27 m ²]			164.71 sqf [15.27 m ²]
TOTAL	5,101.05 sqf [472.23 m ²]	4,214.11 sqf [3,920.53 m ²]	1,013.9 sqf [94.2 m ²]	50.95 sqf [4.7 m ²]	20,130.26 sqf [1,870.16 m ²]

FLOOR AREA RATIO

MAXIMUM ALLOWABLE FLOOR AREA RATIO 1.0

14,915.16 / 29,048.98 SF. = 0.64

AFTER LANE DEDICATION 14,915.16 / 25,334.91 SF. = 0.74

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT YARD - No. 5	9.84' (3.0M)	10'-0" (3.05M)
NORTH SIDE YARD	0.0'	0.17' (0.05M)
SOUTH SIDE YARD	0.0'	0.22' (0.07M)
EAST REAR YARD	0.0'	17'-0" (5.18 M)

HEIGHT:

MAXIMUM ALLOWABLE: 40' (12M)

PROPOSED: 37'-4" (11.56M)

PARKING:

	REQUIRED	PROVIDED
REGULAR STALL	8.64' X 18.05' [2.65m X 5.5m]	14 STALLS
SMALL CAR	7.87' X 16.40' [2.4m X 5.0m]	1 STALLS
VAN H/C STALL	12.5' X 18.05' [3.81m X 5.5m]	1 STALLS

REQUIRED:

TOTAL REQUIRED 15 STALLS

PROVIDED:

TOTAL PROVIDED 15 STALLS

BICYCLE PARKING:

HORIZONTAL STALL 5.9' X 1.91' [1.80m X 0.6m]

REQUIRED:

CLASS 1 14,915.16 SF. X 0.21 / 1076.34 SF. (100.0 M²) = 500+5 STALLS

CLASS 2 14,915.16 SF. X 0.21 / 1076.34 SF. (100.0 M²) = 500+5 STALLS

PROVIDED:

CLASS 1 5 STALLS

CLASS 2 5 STALLS

LOADING

REQUIRED: TABLE 7.13.6.2. OF RICHMOND ZONING BYLAW

PROVIDED: LOADING 9.84' X 24.86' [3.00m X 9.1m]

3.2.2.65. Group D, up to 2 Storeys, Sprinklered

- 1) A building classified as Group D is permitted to conform to Sentence (2) provided
 - a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
 - b) it is not more than 2 storeys in building height, and
 - c) it has a building area not more than
 - i) 3 000 m² if 1 storey in building height, or
 - ii) 2 400 m² if 2 storeys in building height. 25,334 SF.

3.2.2.81. Group F, Division 2, up to 2 Storeys, Sprinklered

- 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 - a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
 - b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - i) have a fire-resistance rating not less than 45 min, or
 - ii) be of noncombustible construction.

3.2.2.81. Group F, Division 2, up to 2 Storeys, Sprinklered

- 1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided
 - a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
 - b) it is not more than 2 storeys in building height, and
 - c) it has a building area not more than
 - i) 4 500 m² if 1 storey in building height, or
 - ii) 1 800 m² if 2 storeys in building height. 14,915 SF.

- 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 - a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min, and
 - b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 - i) have a fire-resistance rating not less than 45 min, or
 - ii) be of noncombustible construction.

NOTE:
THE DESIGN WILL INCORPORATE THE FOLLOWING:
A. LEVEL 2 EV CHARGING
B. SOLAR PV READY
C. WATER CONSERVATION FEATURES (IRRIGATION AND PLUMBING), SENSOR FAUCETS, DUAL TOILET FLUSH, DROUGHT RESISTANT PLANTING
D. 10% BETTER ENERGY EFFICIENCY THAN THE BASE BC BUILDING CODE REQUIREMENTS

FOR LANE DESIGN AND TRACK HANDOVERING SEE CIVIL'S DRAWINGS.

WATER CONSERVATION:
DOUBLE FLUSH TOILET DROUGHT TOLERANT PLANTING

DRAINAGE TO BE MANAGED ON-SITE.

Energy Statement	
Code or Bylaw	BC Building Code
Version or Effective Date	2024
Relevant Sections	10.2
Energy Code or Standard	ANSI/ASHRAE/IES 90.1 - 2019
Compliance Method	ECB Method - Section 11
Climate Zone	4C
Energy Consultant	
Phone	+1 (778) 588-5753
Email	info@edge.ca

SURVEY INFORMATION PER SURVEY PLAN BY:
WATSON & BARNARD BC LAND SURVEYORS
1524-56th STREET, DELTA, B.C. V4L 2A8 P: 465-9433
IT IS THE OWNER'S / DEVELOPER'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ALL RIGHT OF WAIVES, EASEMENTS, AND COVENANTS PRIOR TO CONSTRUCTION.

LEGEND	ABBREVIATIONS
— GROUND FLOOD LIGHTS	B.E.R. - BASEMENT ELEVATION RESTRICTION
— LAMP STANDARD	C.B. - CATCH BASIN
— MANHOLE	D.D. - DECK DRAIN
— CATCH BASIN	EX. - EXISTING
— WATER VALVE	F.C.B. - FUTURE CATCH BASIN
— LANDSCAPE BOLLARD	F.H. - FIRE HYDRANT
— FIRE HYDRANT	I.C. - IN-CONTRACT
— SIAMENSE CONNECTION	L.B. - LAWN BASIN
— HANDICAPPED PARKING	L.B.L. - LANDSCAPE BOLLARD LIGHT
— HOSE BIBB	L.S. - LIGHT STANDARD
— UTILITIES BOX	M.H. - MANHOLE
— SHALE-ASPHALT PAVING	M.B.E. - MIN. BASEMENT ELEVATION
— ASPHALT	N.F.H.B. - HOSE BIB (NON-FREEZE TYPE)
— CONCRETE	N.I.C. - NOT IN CONTRACT
— EXISTING VEGETATION	O.I. - OIL INTERCEPTOR
— LANDSCAPED AREAS	P.P. - POWER POLE
— EXISTING TREE REMOVED	R.D. - ROOF DRAIN
	R.S. - ROOF SCUPPER
	S.G. - SMALL CAR PARKING
	S/W - SIDE WALK
	0.00 - ARCH
	0.00 - CIVIL
	0.00 - EXISTED GRADE

LSA

LO STUDIO architecture Inc.
#205 - 3751 Jacobs Rd, Richmond
B.C. V6V 2R4 | 604 - 276 - 0114

**March 5, 2026
DP 25-009422
Plan #2**

**SHEET TITLE
SITE PLAN**

**PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT**

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

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

DATE: FEB 23 2026

DRAWN BY: MC
CHECKED BY: MC



Copyright reserved. This plan and design are, and at all times remain, the exclusive property of LO Studio Architecture Inc. The General Contractor shall verify all dimensions and be responsible for all dimensions and conditions on the job site. He shall request clarification of errors and discrepancies on the contract drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and cost of rectification.

March 5, 2026
DP 25-009422
Plan #3

SHEET TITLE
MAIN FLOOR PLAN
PT 1

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

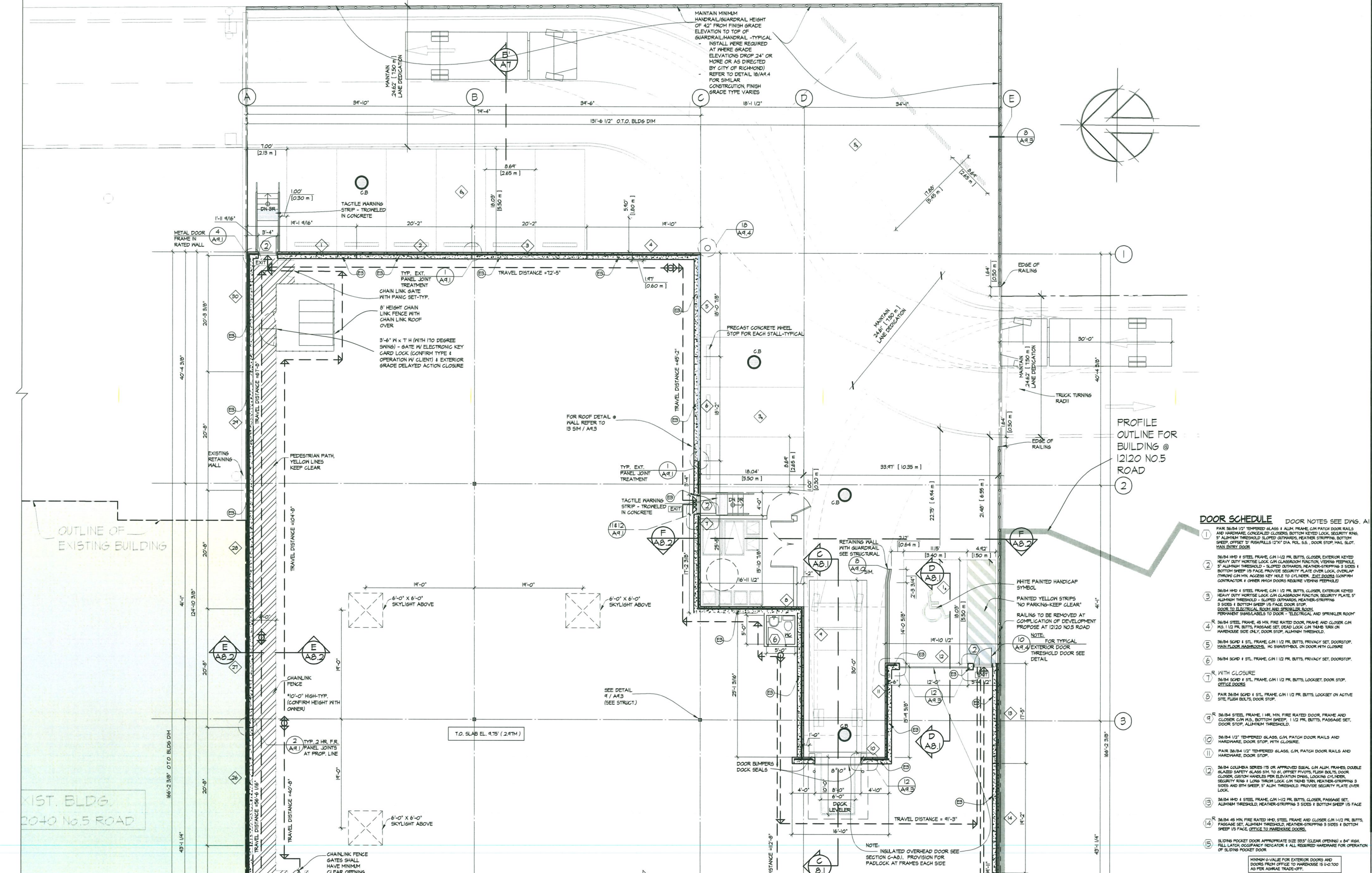
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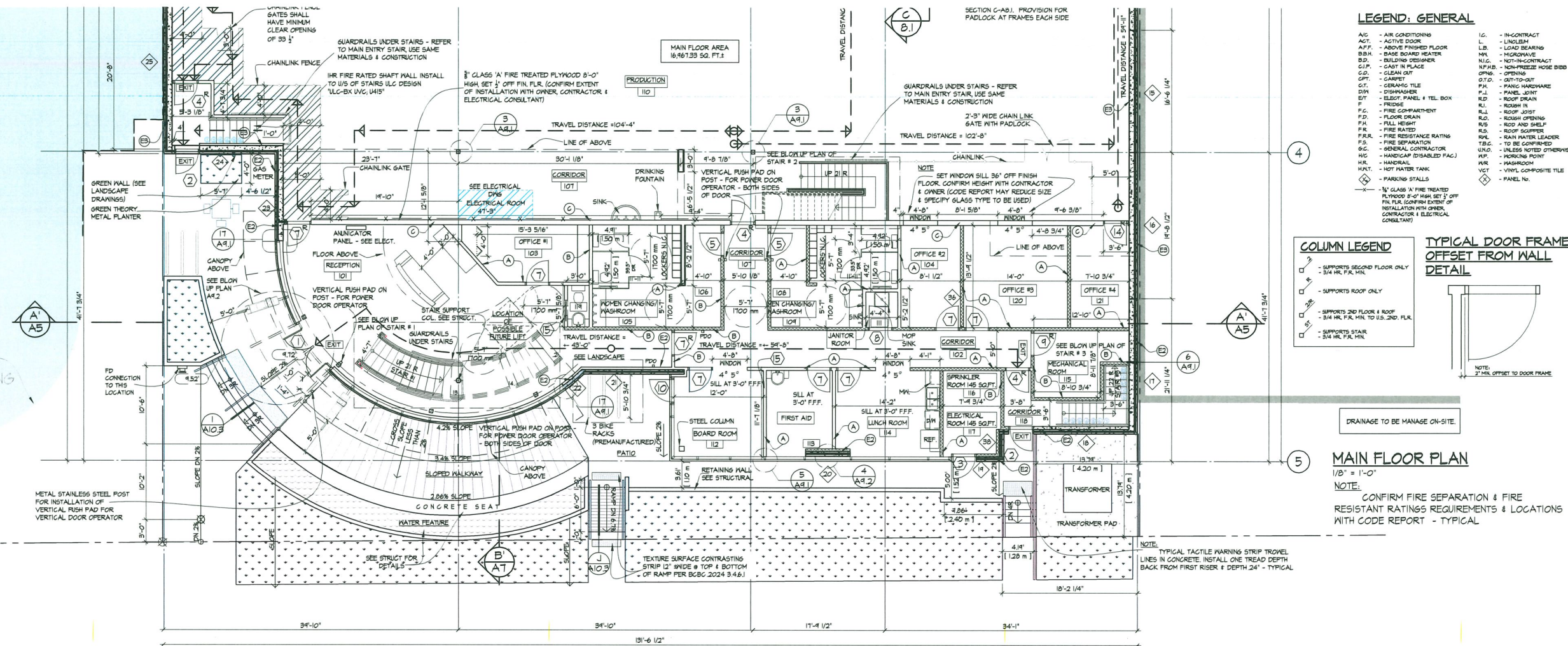
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DOOR SCHEDULE DOOR NOTES SEE DWG. A1

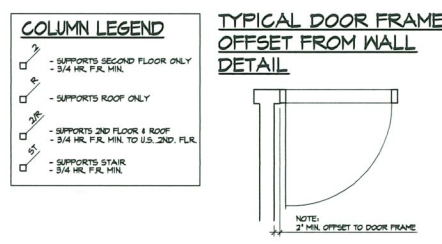
- 1 PAIR 36/84 1/2" TEMPERED GLASS, 6 ALUM. FRAME, 6/8" PATCH DOOR RAILS AND HARDWARE, CONCEALED CLOSERS, BOTTOM KEYS LOCK, SECURITY RING, 5" ALUMINUM THRESHOLD - SLOPED OUTWARDS, WEATHER STRIPPING, BOTTOM SWEEP, OFFSET 1" FROM RAILS TO 1/2" DIA. ROL. S.S. DOOR STOP, HALL ELEV. MAIN ENTRY DOOR
- 2 36/84 HD 1" STEEL FRAME, 6/8" 1/2" PR. BUTTS, CLOSER, EXTERIOR KEYS, HEAVY DUTY HORIZONTAL LOCK, 6/8" GLASSROOM FUNCTION, VISING FEETBOLTS, 5" ALUMINUM THRESHOLD - SLOPED OUTWARDS, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/2" FACE, PROVIDE SECURITY PLATE OVER LOCK, OVERLAP THROUGH CAN HALL, ACCESS KEY HOLE TO OUTDOOR, EDGE DOORS (CONFORM CONTRACTOR'S OTHER HIGH DOORS REQUIRE VISING FEETBOLTS)
- 3 36/84 HD 1" STEEL FRAME, 6/8" 1/2" PR. BUTTS, CLOSER, EXTERIOR KEYS, HEAVY DUTY HORIZONTAL LOCK, 6/8" GLASSROOM FUNCTION, VISING FEETBOLTS, 5" ALUMINUM THRESHOLD - SLOPED OUTWARDS, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/2" FACE, PROVIDE SECURITY PLATE OVER LOCK, OVERLAP THROUGH CAN HALL, ACCESS KEY HOLE TO OUTDOOR, EDGE DOORS (CONFORM CONTRACTOR'S OTHER HIGH DOORS REQUIRE VISING FEETBOLTS)
- 4 36/84 STEEL FRAME, 48 HR. FIRE RATED DOOR, FRAME AND CLOSER CAN 1 1/2" PR. BUTTS, PASSAGE SET, DEAD LOCK CAN THRU TURN ON WAREHOUSE SIDE ONLY, DOOR STOP, ALUMINUM THRESHOLD.
- 5 36/84 HD 1" STL. FRAME, 6/8" 1/2" PR. BUTTS, PRIVACY SET, DOORSTOP, MAIN FLOOR WAREHOUSE, HC SW/ST-POOL ON DOOR WITH CLOSURE
- 6 36/84 HD 1" STL. FRAME, 6/8" 1/2" PR. BUTTS, PRIVACY SET, DOORSTOP.
- 7 WITH CLOSURE
36/84 HD 1" STL. FRAME, 6/8" 1/2" PR. BUTTS, LOCKSET, DOOR STOP, OFFICE DOORS
- 8 PAIR 36/84 HD 1" STL. FRAME, 6/8" 1/2" PR. BUTTS, LOCKSET ON ACTIVE SIDE, FLUSH DOOR STOP
- 9 36/84 STEEL FRAME, 1 HR. MIN. FIRE RATED DOOR, FRAME AND CLOSER CAN 1 1/2" PR. BUTTS, BOTTOM SWEEP, 1/2" PR. BUTTS, PASSAGE SET, DOOR STOP, ALUMINUM THRESHOLD.
- 10 36/84 1/2" TEMPERED GLASS, 6/8" PATCH DOOR RAILS AND HARDWARE, DOOR STOP, WITH CLOSURE
- 11 PAIR 36/84 1/2" TEMPERED GLASS, 6/8" PATCH DOOR RAILS AND HARDWARE, DOOR STOP.
- 12 36/84 COLUMBIA SERIES 175 OR APPROVED EQUAL, 6/8" ALUM. FRAMES, DOUBLE GLAZED SAFETY GLASS 5/16" TO 6/16" OFFSET PRIVACY, FLUSH BOLTS, DOOR CLOSER, GOSTON HANDLES PER ELEVATION DWG, LOCKING CHANDLER, SECURITY RING + LONG THRU LOCK, 6/8" THRU TURN, WEATHER-STRIPPING 3 SIDES AND 8TH SWEEP, 5" ALUM. THRESHOLD, PROVIDE SECURITY PLATE OVER LOCK.
- 13 36/84 HD 1" STEEL FRAME, 6/8" 1/2" PR. BUTTS, CLOSER, PASSAGE SET, ALUMINUM THRESHOLD, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/2" FACE
- 14 36/84 48 HR. FIRE RATED HD, STEEL FRAME AND CLOSER CAN 1/2" PR. BUTTS, PASSAGE SET, ALUMINUM THRESHOLD, WEATHER-STRIPPING 3 SIDES + BOTTOM SWEEP 1/2" FACE, OFFICE TO WAREHOUSE DOORS.
- 15 SLIDING POCKET DOOR APPROPRIATE SIZE 335" (CLEAR OPENING) + 84" HIGH, ROLL LATCH, OCCUPANCY INDICATOR + ALL REQUIRED HARDWARE FOR OPERATION OF SLIDING POCKET DOOR.

MINIMUM G-VALUE FOR EXTERIOR DOORS AND DOORS FROM OFFICE TO WAREHOUSE IS 10-100 AS PER ASHRAE TRADE-OFF.



LEGEND: GENERAL

AC	AIR CONDITIONING	LG	IN-CONTRACT
ACT	ACTIVE DOOR	L	LINOLEUM
AF.F.	ABOVE FINISHED FLOOR	LB	LOAD BEARING
B.B.H.	BASE BOARD HEATER	ML	MICROWAVE
B.D.	BUILDING DESIGNER	N.C.	NOT-IN-CONTRACT
C.P.	CAST IN PLACE	N.F.H.	NON-FREEZE HOSE BIBB
C.D.	CLEAN CUT	OPNG.	OPENING
CF.	CHABRET	Q.T.D.	QTY-TO-QTY
GT.	CERAMIC TILE	R.H.	RANGE HARDWARE
D.W.	DISHWASHER	P.J.	PANEL JOINT
ET	ELECT. PANEL & TEL. BOX	R.D.	ROOF DRAIN
F	FURISH	R.L.	ROOF LIN.
F.C.	FIRE COMPARTMENT	R.J.	ROOF JOIST
F.D.	FLOOR DRAIN	R.O.	ROUGH OPENING
F.H.	FULL HEIGHT	R.S.	ROOF SCUPPER
F.R.	FIRE RATED	R.W.	RAIN AND SHELF
F.R.R.	FIRE RESISTANCE RATING	R.W.L.	RAIN WATER LEADER
F.S.	FIRE SEPARATION	T.B.C.	TO BE CONFIRMED
G.C.	GENERAL CONTRACTOR	U.L.C.	UNLESS NOTED OTHERWISE
H.C.	HANDICAP (DISABLED FAC.)	W.P.	WORKING POINT
H.R.	HANDRAIL	W.R.	WARRANTY
H.W.T.	HOT WATER TANK	V.C.T.	VINYL COMPOSITE TILE
P.	PARKING STALLS	W.	WALL
S.	STAIR	X	1" CLASS 'A' FIRE TREATED FLYWOOD 3/4" HIGH SET 1/2" OFF FIN. FLR. (CONFORM EXTENT OF INSTALLATION WITH OWNER, CONTRACTOR & ELECTRICAL CONSULTANT)



MAIN FLOOR PLAN
1/8" = 1'-0"
NOTE:
CONFIRM FIRE SEPARATION & FIRE RESISTANT RATINGS REQUIREMENTS & LOCATIONS WITH CODE REPORT - TYPICAL

GENERAL NOTES - WALLS (G.B., ETC.)

- ALL GYPSUM BOARD, METAL AND WOOD STUDS, CORNER AND EDGE BRACING, SCREWS, TAPING, SEALING, ETC. INCLUDING ALL PRODUCTS AND THEIR APPLICATIONS, MATERIALS, INSTALLATION AND CONSTRUCTION TO BE IN CONFORMANCE WITH CSA STANDARDS CAN. A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835, A836, A837, A838, A839, A840, A841, A842, A843, A844, A845, A846, A847, A848, A849, A850, A851, A852, A853, A854, A855, A856, A857, A858, A859, A860, A861, A862, A863, A864, A865, A866, A867, A868, A869, A870, A871, A872, A873, A874, A875, A876, A877, A878, A879, A880, A881, A882, A883, A884, A885, A886, A887, A888, A889, A890, A891, A892, A893, A894, A895, A896, A897, A898, A899, A900, A901, A902, A903, A904, A905, A906, A907, A908, A909, A910, A911, A912, A913, A914, A915, A916, A917, A918, A919, A920, A921, A922, A923, A924, A925, A926, A927, A928, A929, A930, A931, A932, A933, A934, A935, A936, A937, A938, A939, A940, A941, A942, A943, A944, A945, A946, A947, A948, A949, A950, A951, A952, A953, A954, A955, A956, A957, A958, A959, A960, A961, A962, A963, A964, A965, A966, A967, A968, A969, A970, A971, A972, A973, A974, A975, A976, A977, A978, A979, A980, A981, A982, A983, A984, A985, A986, A987, A988, A989, A990, A991, A992, A993, A994, A995, A996, A997, A998, A999, A1000.

SPRINKLER DESIGN NOTES

- THE OWNER MAY HAVE AN INDEPENDENT SPRINKLER DESIGNER CHECK THE SPRINKLER DRAWINGS PRIOR TO CONSTRUCTION. ALL COSTS TO BE PAID BY THE OWNER.
- THE SPRINKLER CONTRACTOR SHALL ENSURE, (COORDINATE) THAT THE SPRINKLER ZONES MATCH THE FIRE ALARM ZONES.
- THE FIRE CALLING AND ALL SPRINKLER LINES WHERE THEY PENETRATE A FIRE SEPARATION WITH A U.L.C. APPROVED FIRE CALKING COMPOUND. MAX. OPNG. SIZE SHALL NOT EXCEED THE PIPE O.D. + 1/2"
- FIRE EXTINGUISHERS TO BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR, ALL TO THE APPROVAL OF THE FIRE MARSHAL.
- THE GENERAL CONTRACTOR SHALL SUPPLY THE BUILDING DESIGNER WITH THE SPRINKLER ENGINEER'S INSPECTION REPORTS DURING CONSTRUCTION AND AT FINAL OCCUPANCY.
- FOR FINAL OCCUPANCY THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH THREE (3) SETS OF OPERATION AND MAINTENANCE DATA INCLUDING SPARE PARTS LIST, USE REQUIREMENTS, EQUIPMENT SHOP DRAWINGS (VALVES, SPRINKLERS AND DEVICES) REVISION DRAWINGS, REVISED AND CORRECTED AS-BUILTS AND CALCULATIONS, CONTRACTOR'S WARRANTY CERTIFICATE, AND ANY EXTENDED MANUFACTURER WARRANTIES.
- PRIOR TO FINAL OCCUPANCY THE GENERAL CONTRACTOR SHALL SUPPLY THE BUILDING DESIGNER WITH ALL NECESSARY SCHEDULES, FIRE ALARM VERIFICATION REPORT AND NFPA-10 CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR ABOVE (MAGNA AND UNDERGROUND PIPING), (ONE FOR EACH SYSTEM IF CONTROLLED BY A SEPARATE VALVE) AS WELL AS BACKFLOW PREVENTER TEST CERTIFICATION.
- WHEN BUILDINGS HAVE A SECOND STOREY, SPRINKLER DESIGN AND INSTALLATION SHALL ALLOW FOR MAIN AND SECOND FLOOR SPRINKLERS TO BE DRAINED OFF SEPARATELY, PROVIDE A MINIMUM OF TWO SEPARATE DRAINS.
- SPRINKLER DESIGN AND INSTALLATION FOR WAREHOUSE AREAS IN MULTI-TENANT BUILDINGS SHALL ENSURE THAT LOCATION AND NUMBER OF SPRINKLER HEADS ARE SUFFICIENT TO ENSURE THAT ADDITIONAL SPRINKLER HEADS ARE NOT REQUIRED WHEN DENSIFYING (PARTY) WALLS INDICATED ON PLANS AS FUTURE ARE CONSTRUCTED.
- SPRINKLER BACKFLOW PREVENTERS SHALL BE INSTALLED VERTICALLY WHENEVER A SPACE-SAVING CAN BE ACHIEVED BY VERTICAL INSTALLATION.
- FOR BUILDINGS ALLOWED TO BE OF COMBUSTIBLE CONSTRUCTION, THE SPRINKLER DESIGN SHALL ALLOW FOR UNSPRINKLERED CONCEALED SPACES UNLESS SUCH A DESIGN ALLOWANCE SHALL REQUIRE THE INSTALLATION OF A FIRE PUMP, IN WHICH CASE THE SPRINKLER DESIGNER SHALL NOTIFY THE BUILDING DESIGNER IN WRITING THAT THE SPRINKLER DESIGN DOES NOT ALLOW FOR UNSPRINKLERED COMBUSTIBLE CONCEALED SPACES.

FIRE SAFETY PROVISIONS - PLANS, ETC.

- GENERAL CONTRACTOR TO PROVIDE FIRE SAFETY PLAN DURING CONSTRUCTION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- FIRE SAFETY PLANS AND FIRE SAFETY PLAN STORAGE BOX SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR PRIOR TO APPLYING FOR OCCUPANCY PERMIT. THE BUILDING DESIGNER SHALL BE SUPPLIED WITH A COPY OF THE FIRE SAFETY PLAN.
- FIRE EXTINGUISHERS SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR, ALL TO THE APPROVAL OF THE FIRE MARSHAL.
- RECESSED FIRE DEPARTMENT EMERGENCY ACCESS KEY BOX SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR IN CITIES AND / OR MUNICIPALITIES THAT REQUIRE THEM. THE LOCATION SHALL BE CONFIRMED WITH THE FIRE MARSHALL AND BUILDING DESIGNER PRIOR TO CONSTRUCTION. CONTACT CHASS SECURITY, A) SCOTT LOCK AND SAFE, OR ACTION LOCK FOR KEY BOX SUPPLY.

WALL TYPES: EXTERIOR

- ELASTOMERIC PAINT FINISH TO ALL EXTERIOR EXPOSED CONCRETE
- TLT-UP CONG. PANELS - SEE STRUCTURAL DRNGS. FOR THICKNESS AND DETAILS.
- NOTE: TOTAL R VALUE: R3 + R10 = R13
- 1' TLT-UP CONG. PANELS WITH 1/2" G.B. OVER 8" HIL. ROCK VIB. ON 2' 10" HIL. STDS AT 8' O.C. SPACED 3' OFF CONG. FACE. C&I 2' 10" BATT INSULATION INS. INSULATE S&B BETWEEN 1" STDS AND CONG. WITH 2" THK. STYROFOAM SH RIGID INSULATION R-10. ADHESIVE INST. TO CONG. FILL NOT TO US OF FLOOR OR ROOF DECK OVER RESPECTIVELY.
- 2' TLT-UP CONG. PANELS WITH 2" RIGID INSULATION R-10 & 1/2" TLT UP CONCRETE PANEL (SEE STRUCTURAL DRAWINGS TO CONFIRM PANEL THICKNESS)
- 3' PREFINISHED METAL CLADDING HORIZONTAL FLAT PANEL 22 GA METAL TURNING CHANNELS - VERTICAL (SPACED O.C. AS REQUIRED TO MANUFACTURER GUIDELINES) AIR GAP HIL. 1/2" FREE & STICK MEMBRANE 3" EXTERIOR GRADE GYPSUM BREATHING, 3" STEEL STDS @ 18" O.C. 1/2" SIZE & SPACING CONFIRMED BY P. ENG AT SHOP DRAWING STAGE. FILL STEEL STUD VOID WITH MINERAL WOOL INSULATION 2 MIL POLY VAPOUR BARRIER @ GYPSUM WALLBOARD (PAINTED)

WALL TYPES: INTERIOR

- 5/8" TYPE 'X' G.B. ON OUTSIDE FACES OF 3 5/8" HIL. STDS AT 18" O.C. C&I 1/2" BATT SOUND INSULATION WHERE INDICATED ON PLAN (SEE 3" STEEL STDS WHERE REQUIRED)
- 1/2" TYPE 'X' G.B. ON EACH SIDE OF 3 5/8" STEEL STUDS AT 18" O.C. C&I 1/2" BATT SOUND INSULATION WHERE INDICATED ON PLAN (U.L.C. # 418 - USE 3" STEEL STUDS WHERE REQUIRED (I.E. PLUMBING, STEEL COLLUMS, OTHER ELEMENTS TO BE CONCEALED IN WALLS OR STRUCTURAL REQUIREMENTS)
- 5/8" FIRE RETARDER PLYWOOD (PAINTED) GLASS 'A' RATINGS ON WALL PROTECTION - SEE FLOOR PLAN FOR LOCATIONS (U.L.C. NO. 15, U418 (R) FRU)
- 3/4" TYPE 'X' GYPSUM WALL BOARD @ 5/8" STEEL STDS AT 18" O.C. FILL STEEL STDS WITH MINERAL WOOL INSULATION (SEE FLOOR PLAN FOR LOCATIONS)
- *SEE ALL STEEL STDS ON CONTINUOUS FOAM GASKET-TYPICAL*

March 5, 2026 DP 25-009422 Plan #5

SHEET TITLE
 SECOND FLOOR
 PLAN - PT 1

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT
 ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

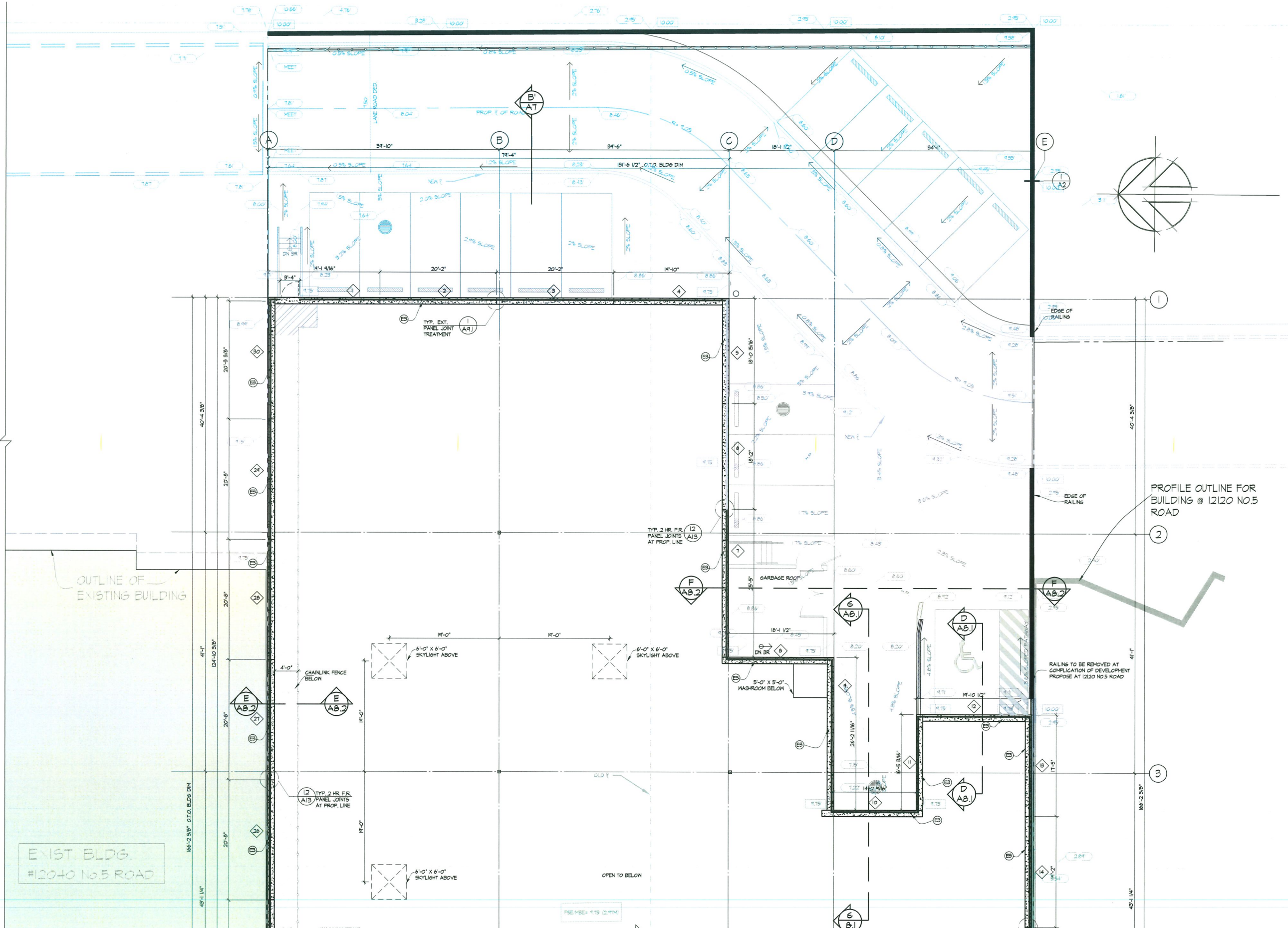
SCALE: 1/16"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
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March 5, 2026 DP 25-009422 Plan #6

SHEET TITLE
SECOND FLOOR
PLAN - PT 2

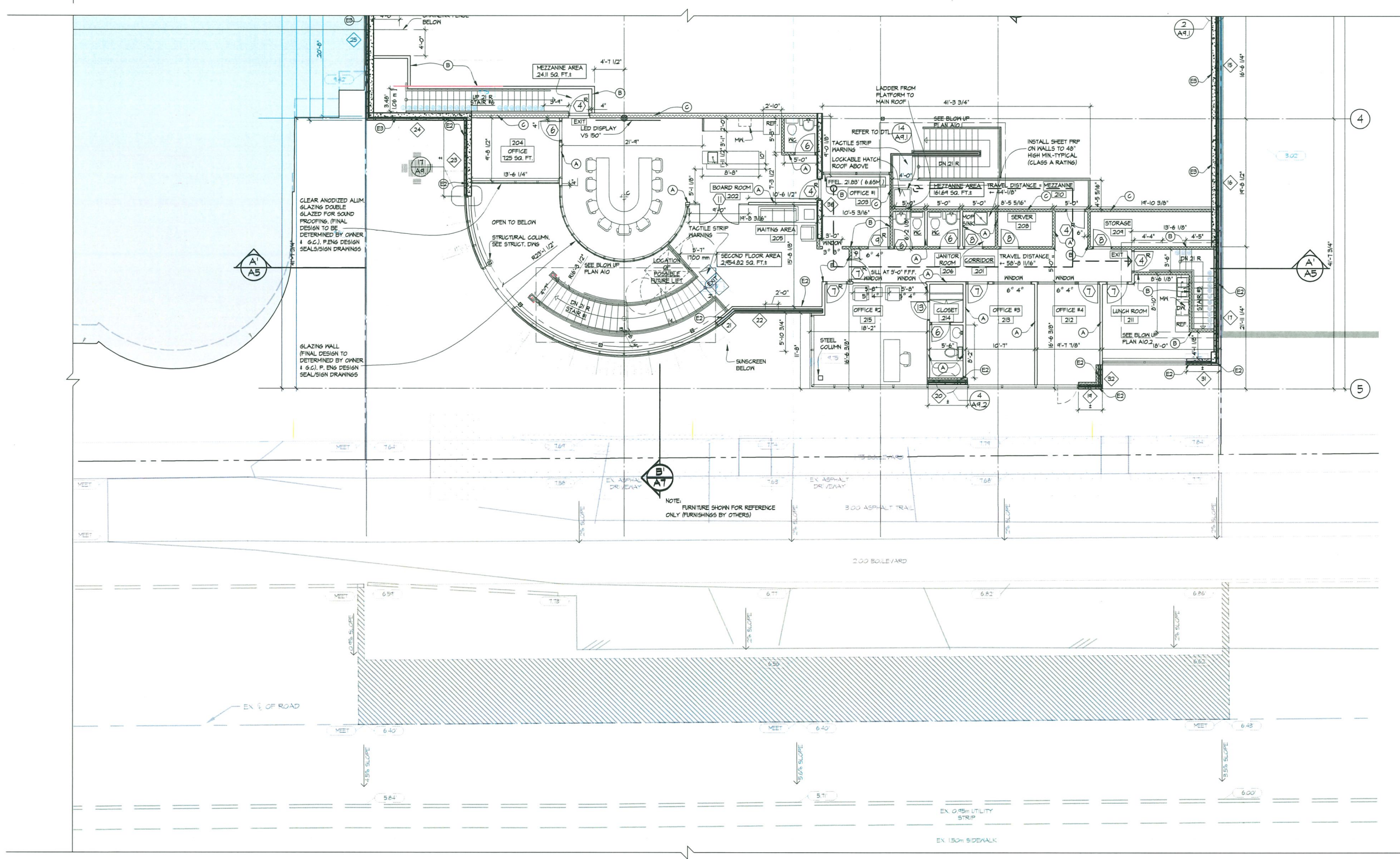
PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

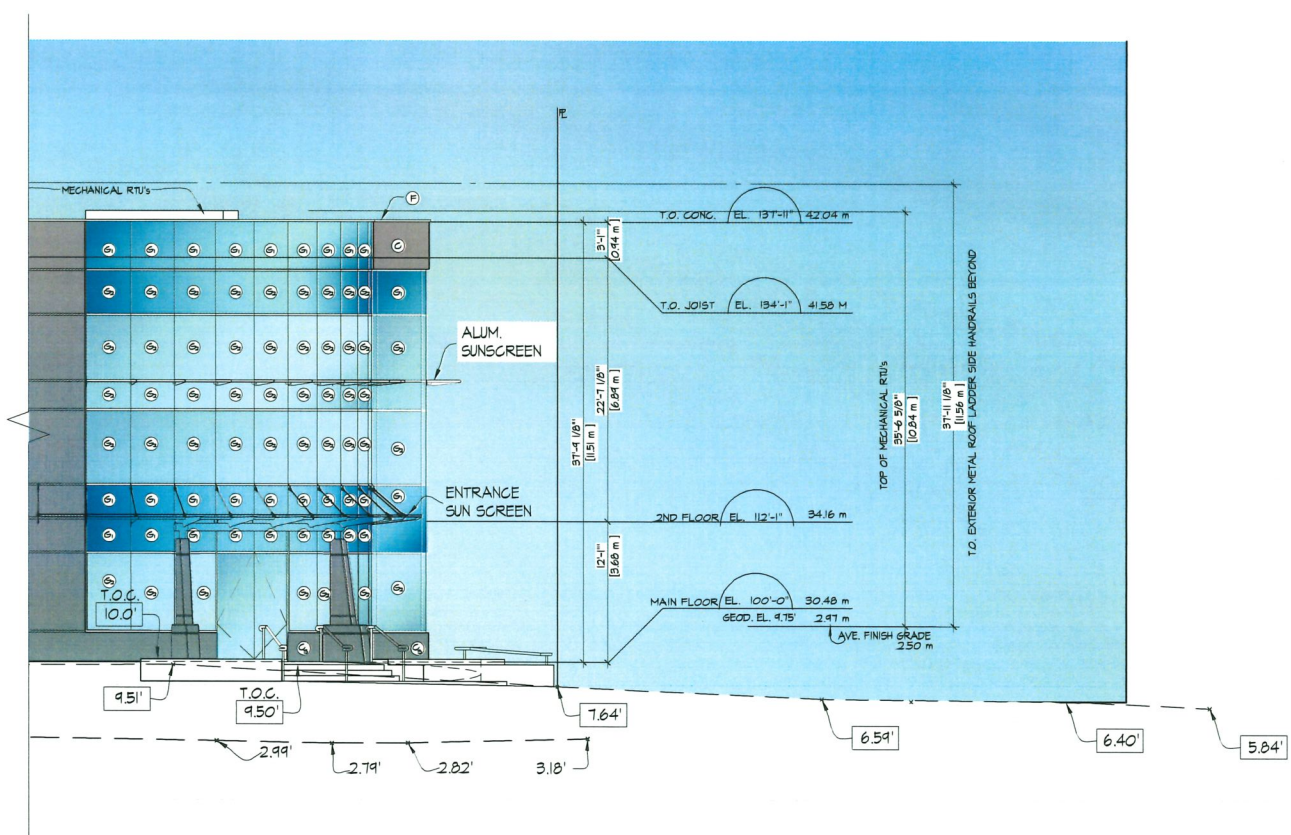
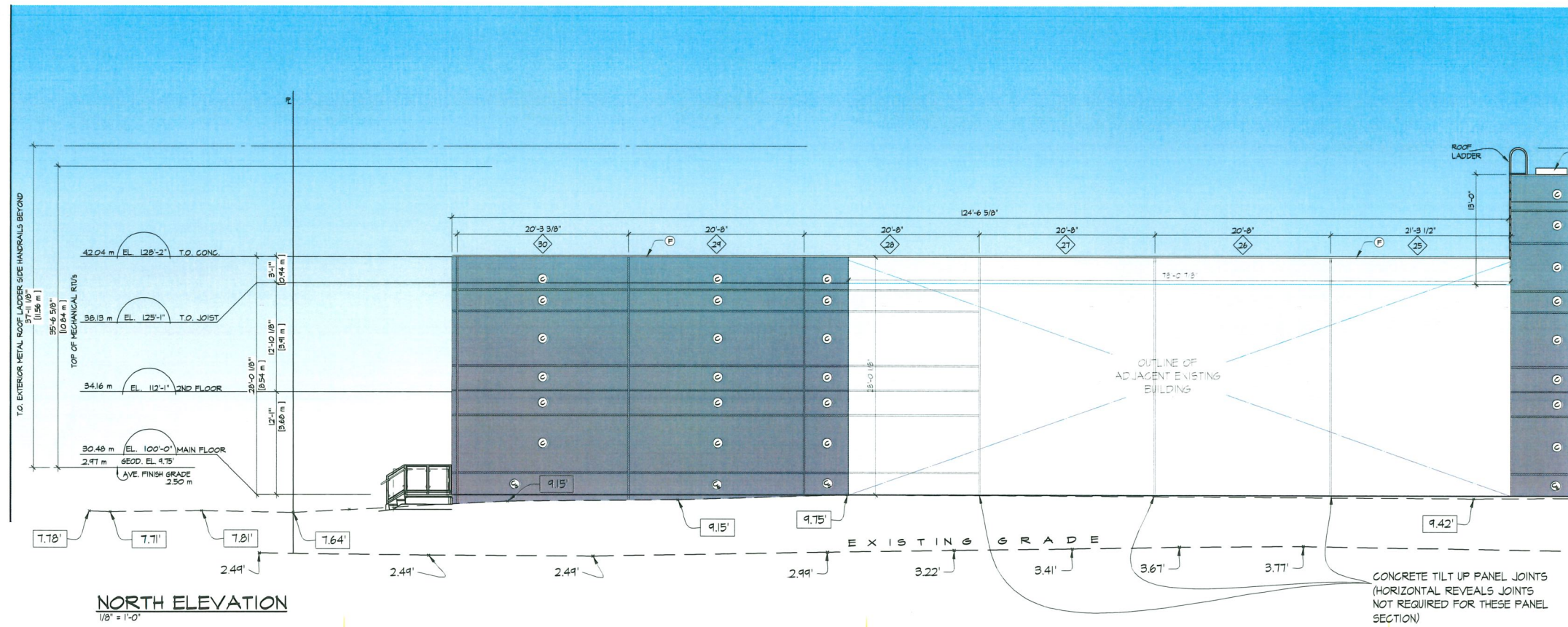
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DATE: FEB 09 2026

DRAWN BY: MC
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March 5, 2026 DP 25-009422 Plan #7



SHEET TITLE
 ELEVATIONS AT
 NORTH SIDE

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT

ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

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

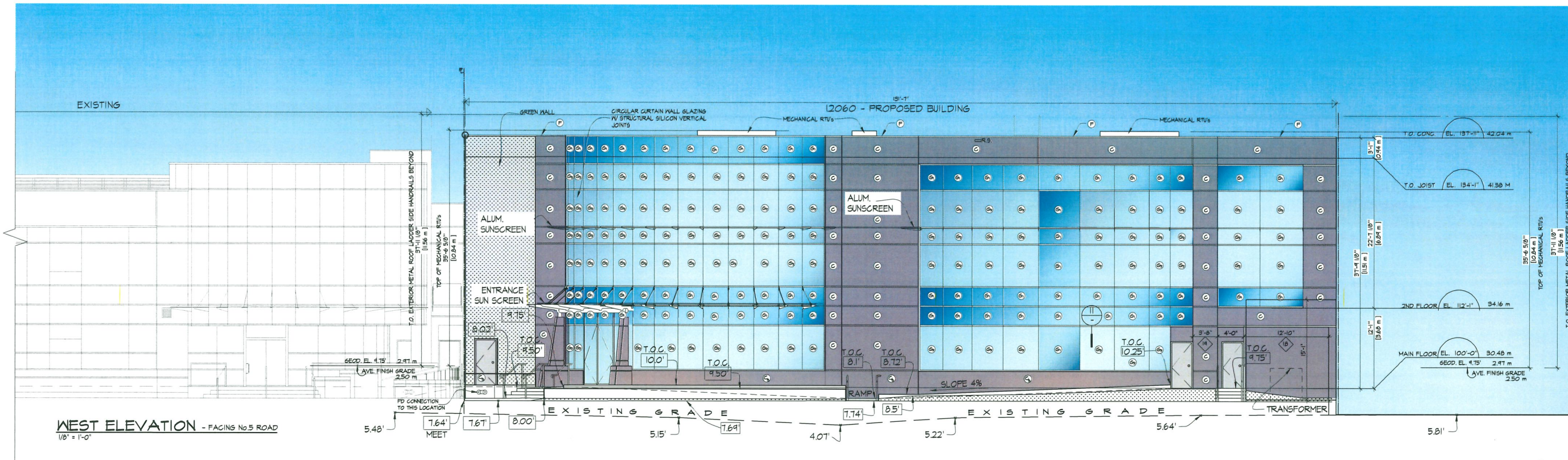
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March 5, 2026 DP 25-009422 Plan #8



WEST ELEVATION - FACING No 5 ROAD
 1/8" = 1'-0"

SHEET TITLE
 ELEVATIONS AT
 WEST SIDE

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT

ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

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

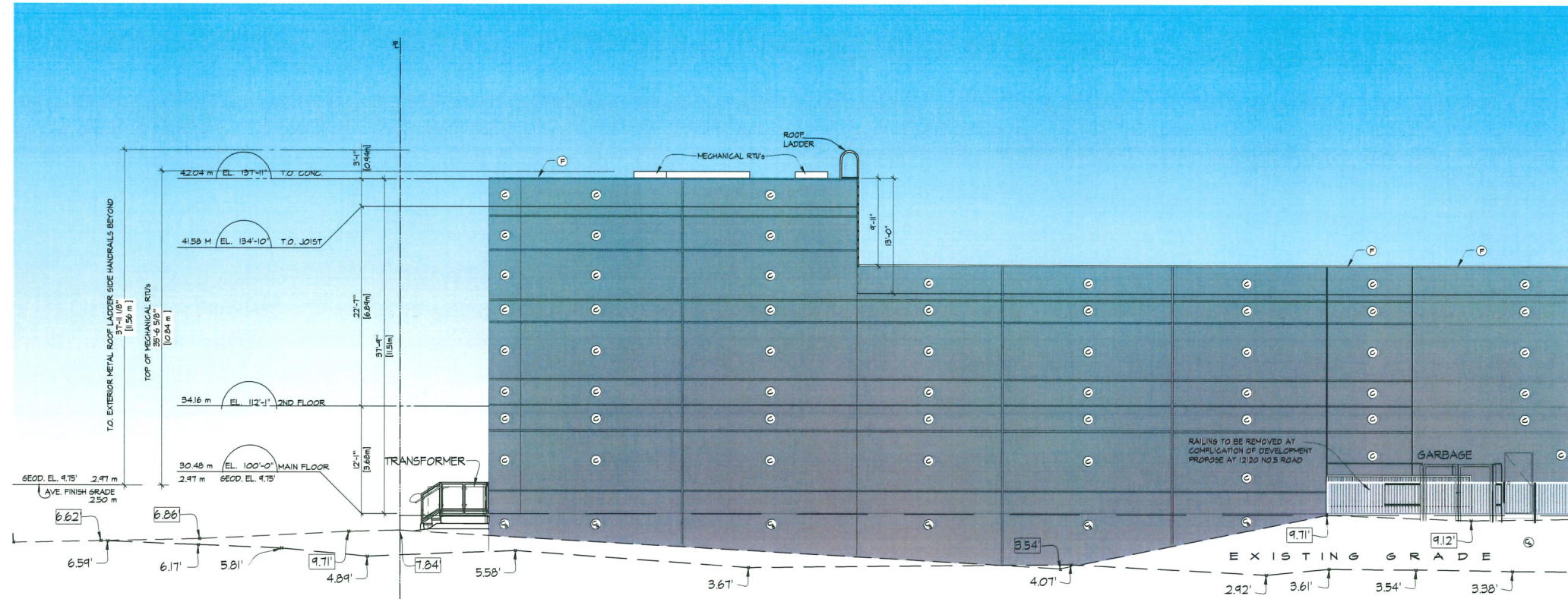
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DRAWN BY: MC
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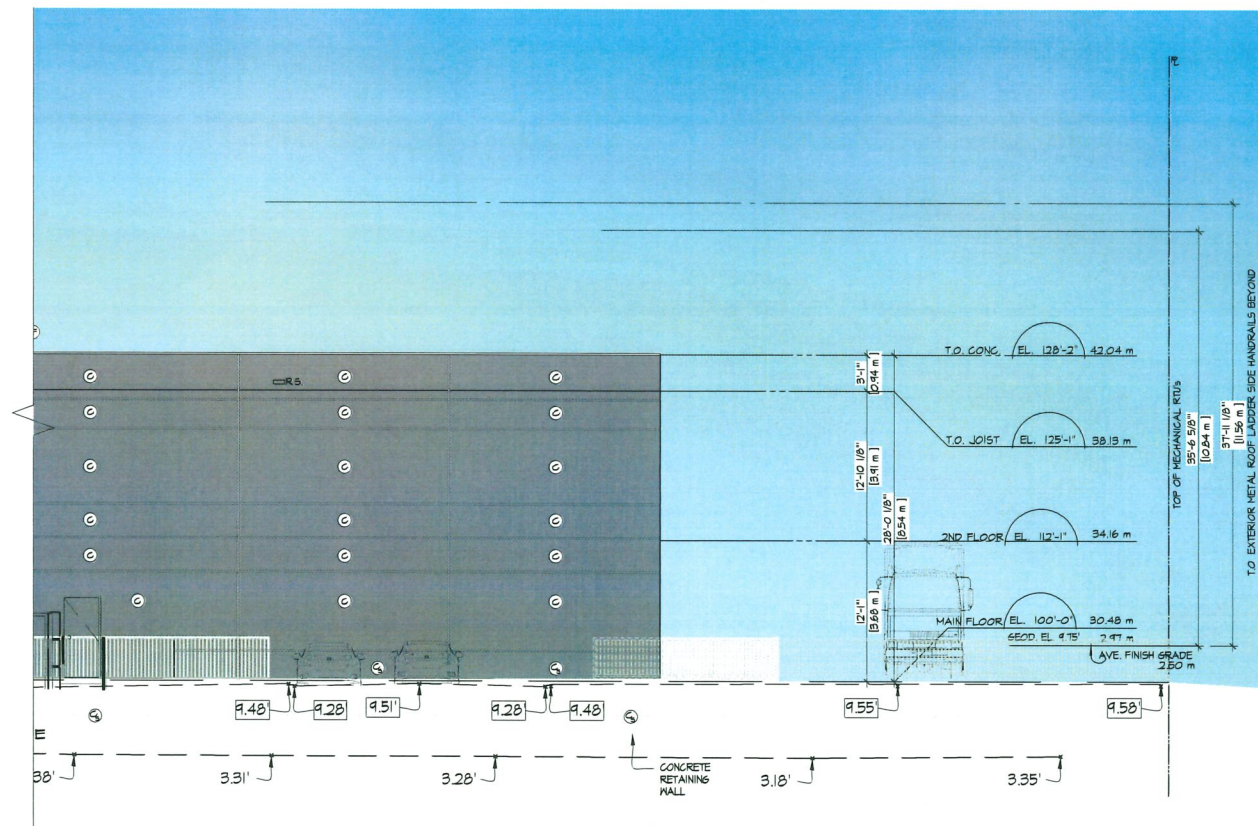


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March 5, 2026 DP 25-009422 Plan #9



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



SHEET TITLE
 ELEVATIONS AT
 SOUTH SIDE

PROJECT
 INDUSTRIAL
 OFFICE
 DEVELOPMENT

ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

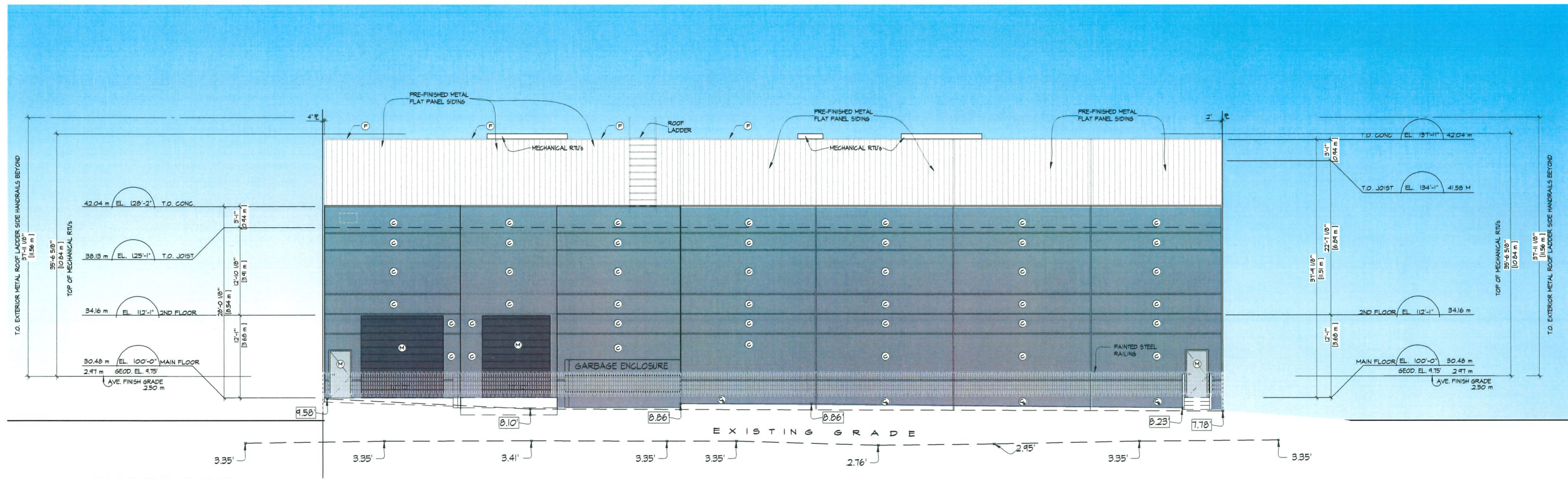
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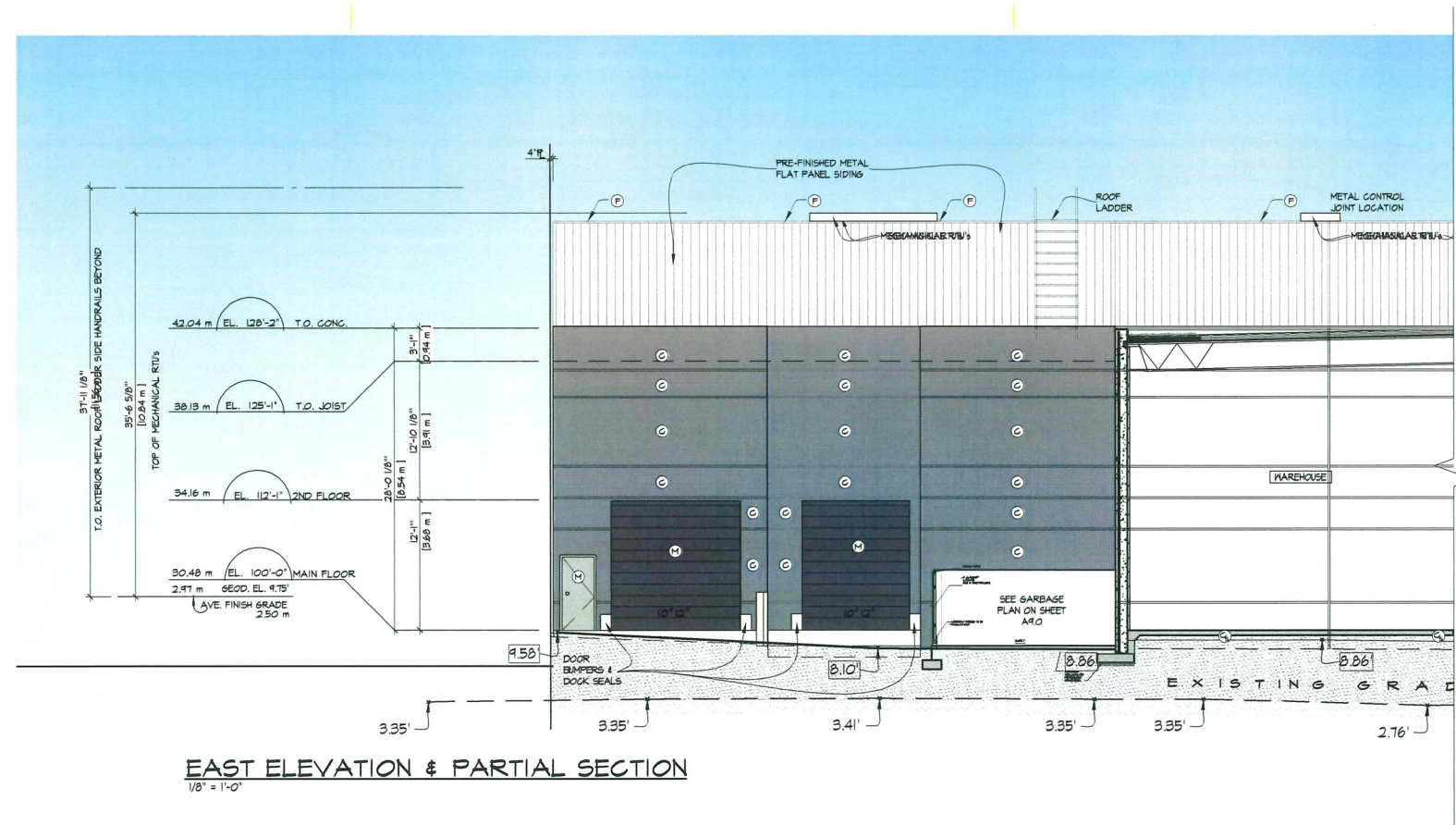
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March 5, 2026
DP 25-009422
Plan #10



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



EAST ELEVATION & PARTIAL SECTION
 1/8" = 1'-0"

SHEET TITLE
ELEVATIONS AT
EAST SIDE &
PARTIAL EAST
PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT
 ADDRESS
 12060 No 5 ROAD RICHMOND, B.C.

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

DATE: FEB 09 2026

DRAWN BY: MC

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March 5, 2026
DP 25-009422
Plan #11

SHEET TITLE
DETAILS - GARBAGE

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

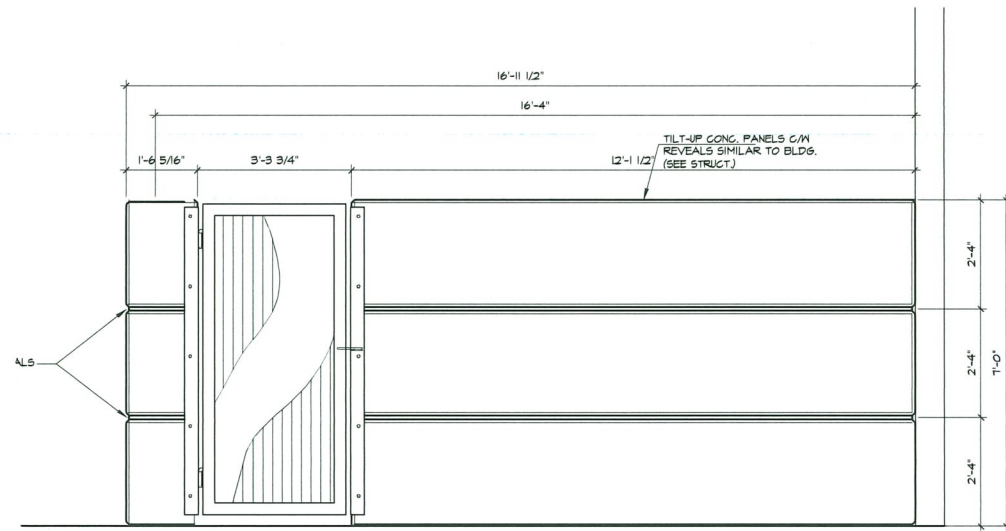
SCALE: 1/16" = 1'-0"

DATE: FEB 09 2026

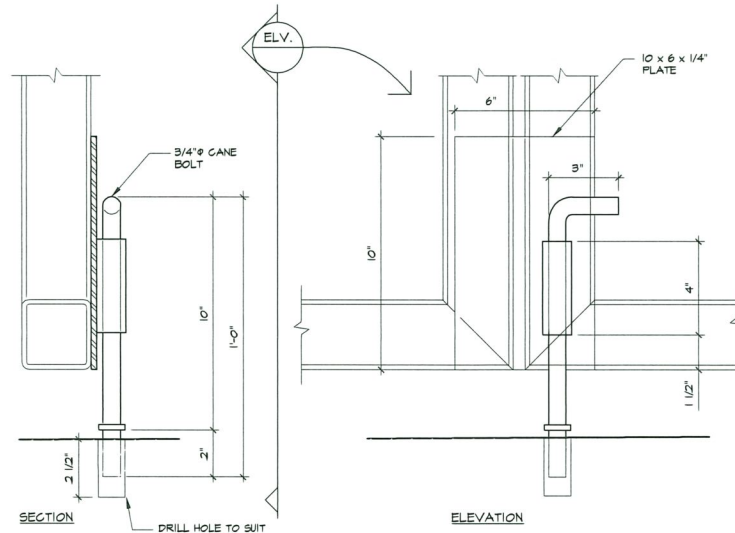
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CHECKED BY: MC



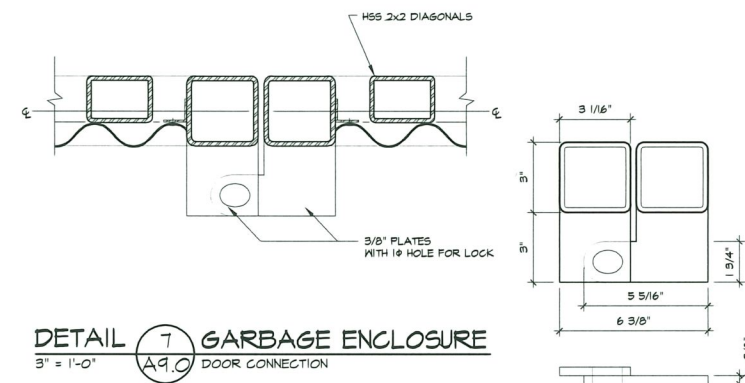
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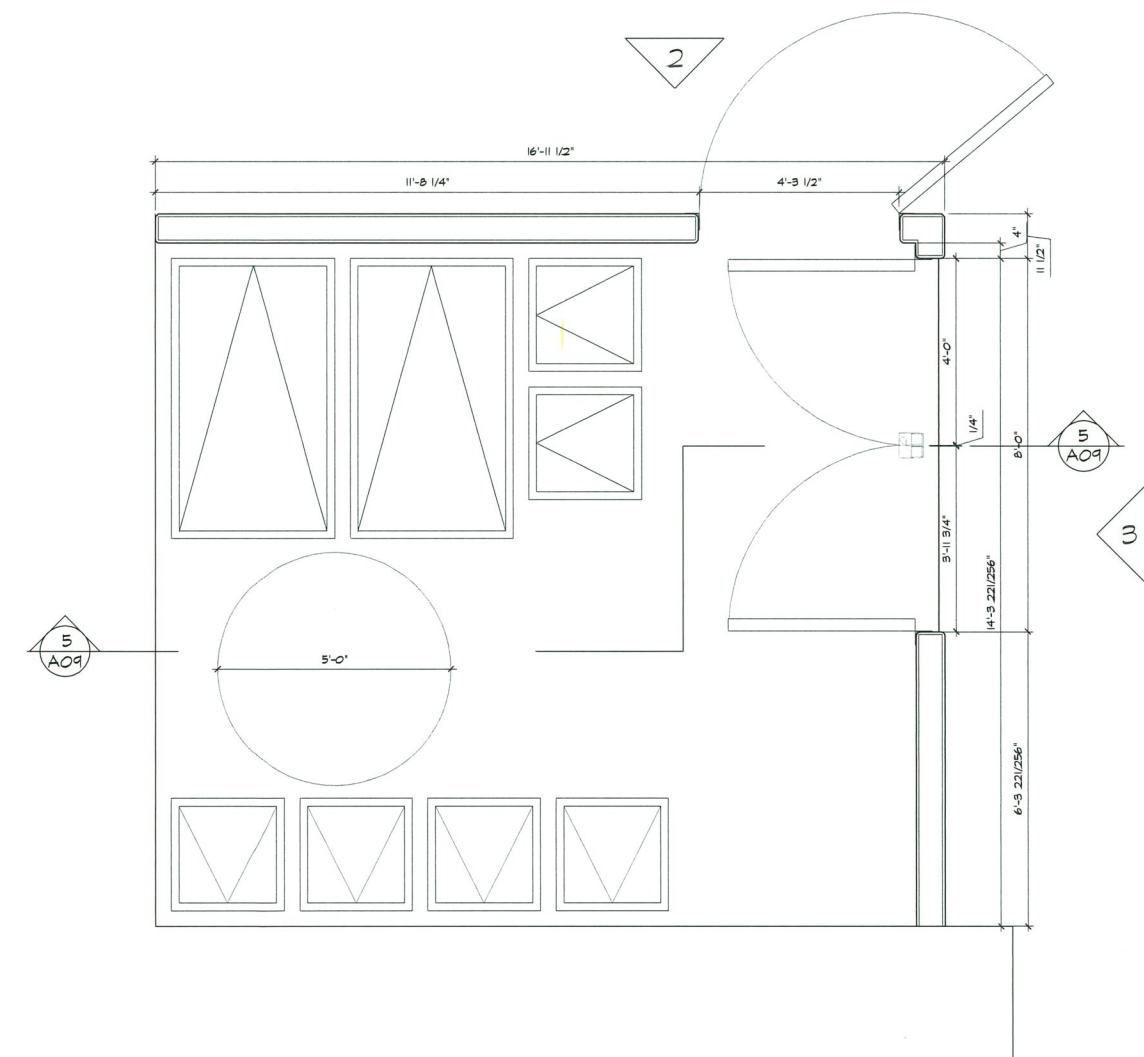
ELEVATION 2 BACK
1/2" = 1'-0"
A9.0



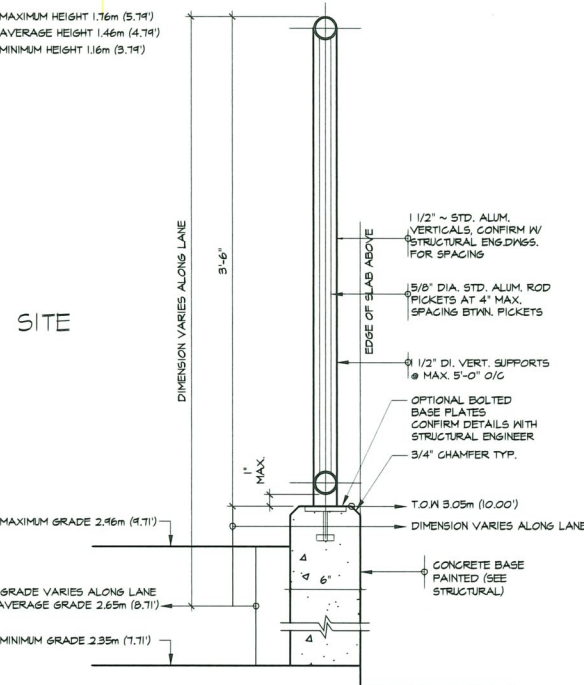
DETAIL 6 GARBAGE ENCLOSURE
3" = 1'-0"
A9.0 CANE BOLT CONNECTION



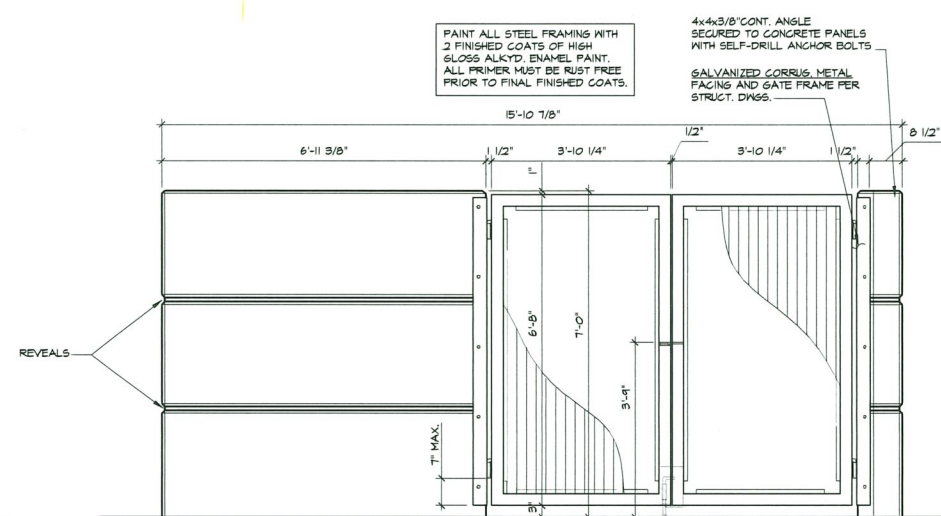
DETAIL 7 GARBAGE ENCLOSURE
3" = 1'-0"
A9.0 DOOR CONNECTION



DETAIL 1 GARBAGE ENCLOSURE PLAN
1/2" = 1'-0"
A9.0

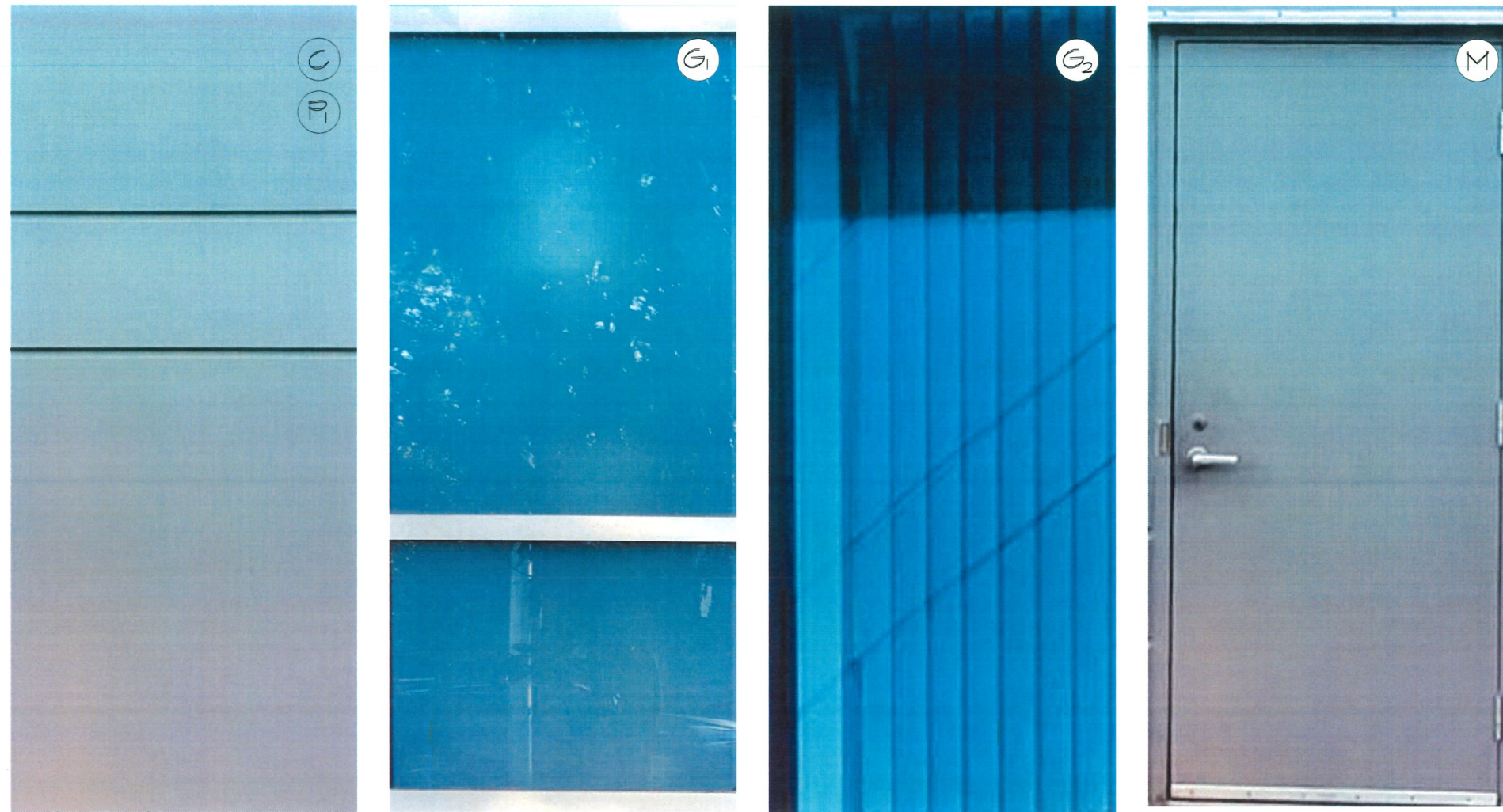


DETAIL 8 FENCE BASE
1 1/2" = 1'-0"
A9.0



ELEVATION 3 FRONT
1/2" = 1'-0"
A9.0

FOR ALL GRADING SEE CIVIL DRAWINGS



MATERIAL BOARD

EXT. FINISH SCHEDULE		PAINT REFERENCE COLOUR	
(C)	CONCRETE TILT-UP WALL PANELS PAINTED U.N.O.	(P)	BENJAMIN MOORE HC - 167 AMHEARST GRAY BENJAMIN MOORE HC - 170 STANINGTON GRAY
(C _S)	CAST-IN-PLACE SMOOTH FINISH CONCRETE PAINTED	(P)	BENJAMIN MOORE HC - 167 AMHEARST GRAY BENJAMIN MOORE HC - 170 STANINGTON GRAY
(F)	PRE-FINISHED METAL FLASHING 1st Choice: Gentek Sable 2nd Choice: Cascadia Regent Grey		
(M)	PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED	(P)	BENJAMIN MOORE HC - 167 AMHEARST GRAY BENJAMIN MOORE HC - 170 STANINGTON GRAY
(R)	MISCELLANEOUS METAL PAINTED AS PER GENERAL NOTES, PAINTING	(P ₂)	STEELWORK

GLAZING SCHEDULE

(G ₁)	EXTERIOR LITE: 6 MM BLUE TINTED (AZURLITE) GLASS, 1/2" AIR SPACE, INBOARD LITE: 6 MM DIFFUSED WHITE LAMINATE METAL BACK PAN C/W MINERAL WOOL INSULATION IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (5" BACK SECTIONS) 750D SERIES
(G ₂)	EXTERIOR LITE: 6 MM BLUE TINTED (AZURLITE) GLASS, 1/2" AIR SPACE, INBOARD LITE: 5 MM LOW E COATING ON #3 SURFACE. IN 2 3/4" X 1 1/2" CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMES (5" BACK SECTIONS) 750D SERIES

LSA

LO STUDIO architecture Inc.
#205 - 3751 Jacombs Rd, Richmond
B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Plan #12

SHEET TITLE
MATERIALS
BOARD

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

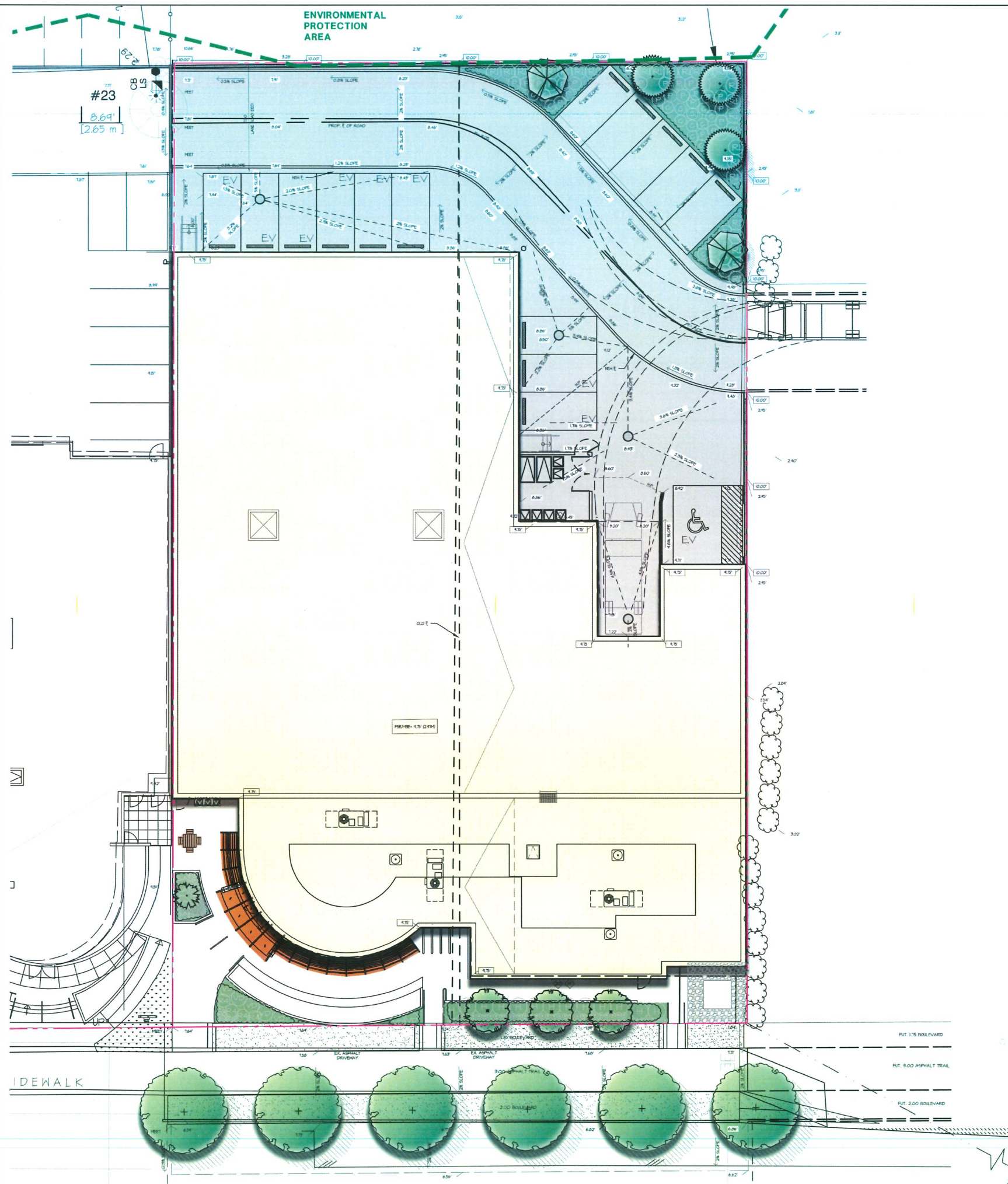
SCALE: 3/32"=1'-0"

DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC



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PLANT SCHEDULE-ONSITE TREES M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	KEEPIING NOOTKA CYPRESS	4M HT, B4B
2	2	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	8CM CAL; 1.2M STD; B4B
3	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SHEET GUM	8CM CAL; B4B
1	1	PICEA ABIES	NORWAY SPRUCE	4M HT, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA 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 PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE - OFFSITE STREET TREES M2 JOB NUMBER: 23-018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACINGS
6	6	FRAXINUS PENNSYLVANICA 'LEPRECHAUN'	LEPRECHAUN ASH	8CM CAL; B4B	26' (8m) O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA 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.

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V3M 3L7
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SCALE 1:200 (1/4"=1'-0")

23	MAR 04 2024
22	FEB 24 2024
21	FEB 24 2024
20	FEB 24 2024
19	OCT 28 2023
18	SEP 11 2023
17	MAY 24 2023
16	APR 24 2023
15	JAN 24 2023
14	JAN 20 2023
13	DEC 11 2022
12	DEC 04 2022
11	OCT 10 2022
10	SEP 05 2022
9	JUL 02 2022
8	JUN 23 2022
7	MAY 01 2022
6	APR 04 2022
5	NOV 08 2021
4	SEP 13 2021
3	AUG 24 2021
2	JUN 22 2021
1	MAR 30 2021

March 5, 2026
DP 25-009422
Plan #13

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD, RICHMOND, BC

DRAWING TITLE:
RENDERING

DATE: MAY 31st 23 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: LM
DESIGN: LM
CHK'D: MTLH
M2LA PROJECT NUMBER: 23-018

L1

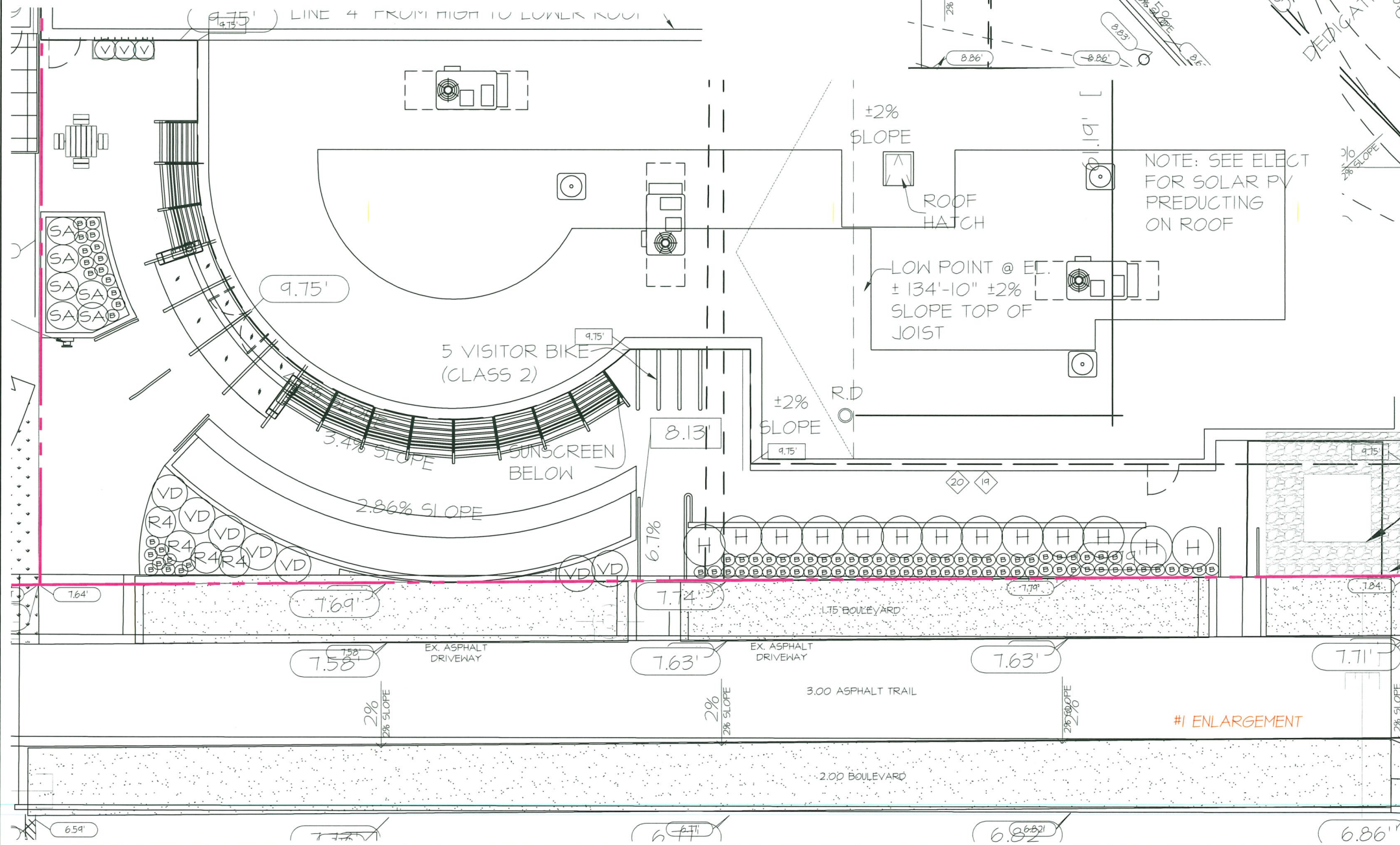
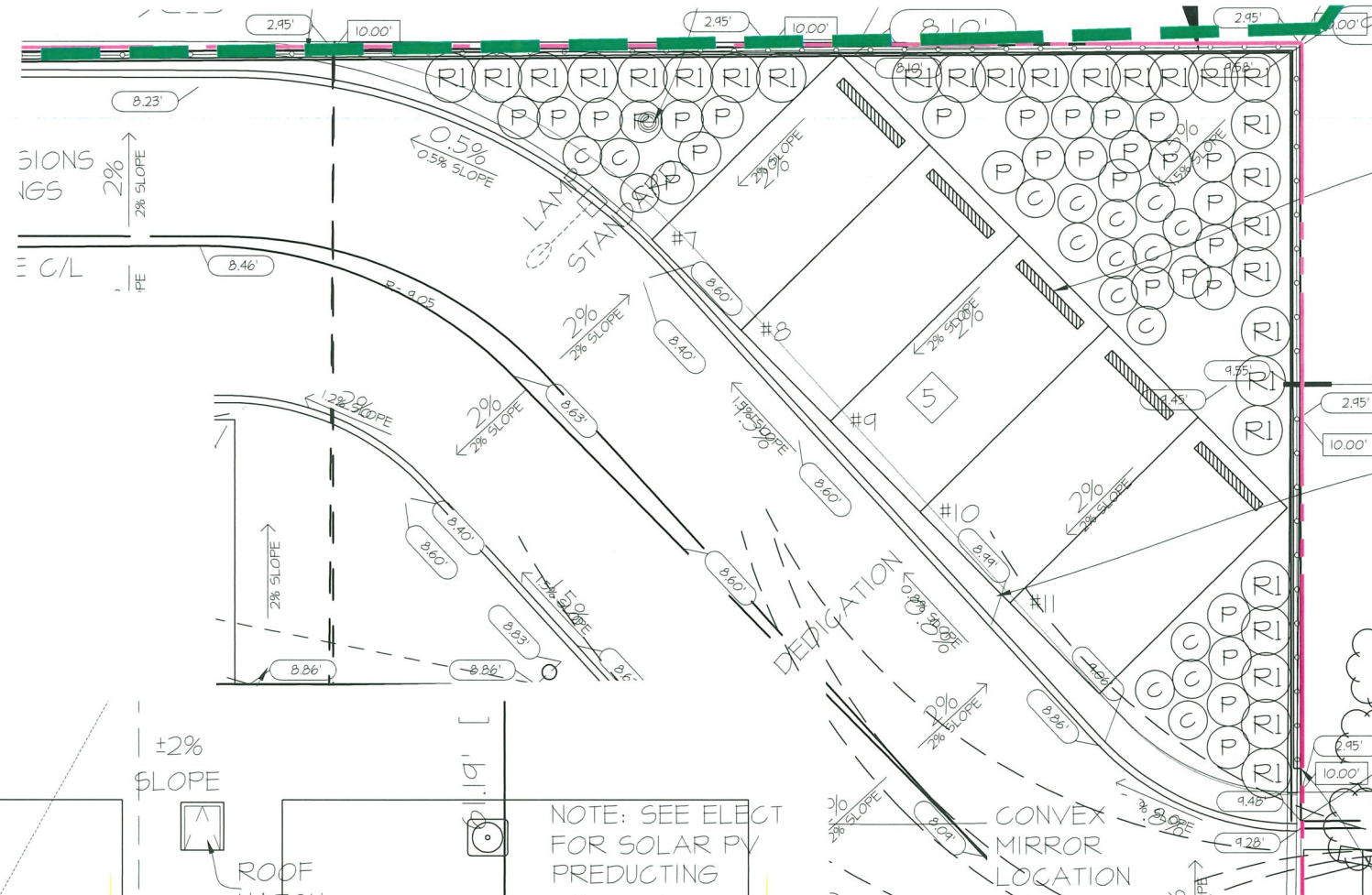
OF 7

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACINGS
SHRUB				
10	BUXUS SEMPERVIRENS SUFFRUTICOSA	DWARF ENGLISH BOXWOOD	#2 POT	16" O.C.
13	HYDRANGEA MACROPHYLLA ADRIA	DWARF BIGLEAF HYDRANGEA, BLUE	#2 POT, 50CM	48" O.C.
4	RHODODENDRON 'CREST'	RHODODENDRON, YELLOW/MAT	#3 POT	32" O.C.
24	ROSA RUBOSA 'PINK PAVEMENT'	PINK PAVEMENT RUBOSA ROSE, SALMON-PINK	#2 POT, 40CM	30" O.C.
6	SARCOCOGCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOGCA	#2 POT, 30CM	36" O.C.
7	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM	36" O.C.
GRASS				
24	PANICUM VIRGATUM 'RED HYBRID'	RED SWITCH GRASS	#1 POT	36" O.C.
VINE				
3	CLEMATIS ARMANDII	EVERGREEN CLEMATIS PINK	#2 POT, 40CM	24" O.C.
EC				
17	NEPETA HYBRID	CATMINT	#1 POT	36" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA 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.

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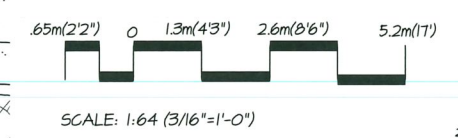
March 5, 2026
DP 25-009422
Plan #14

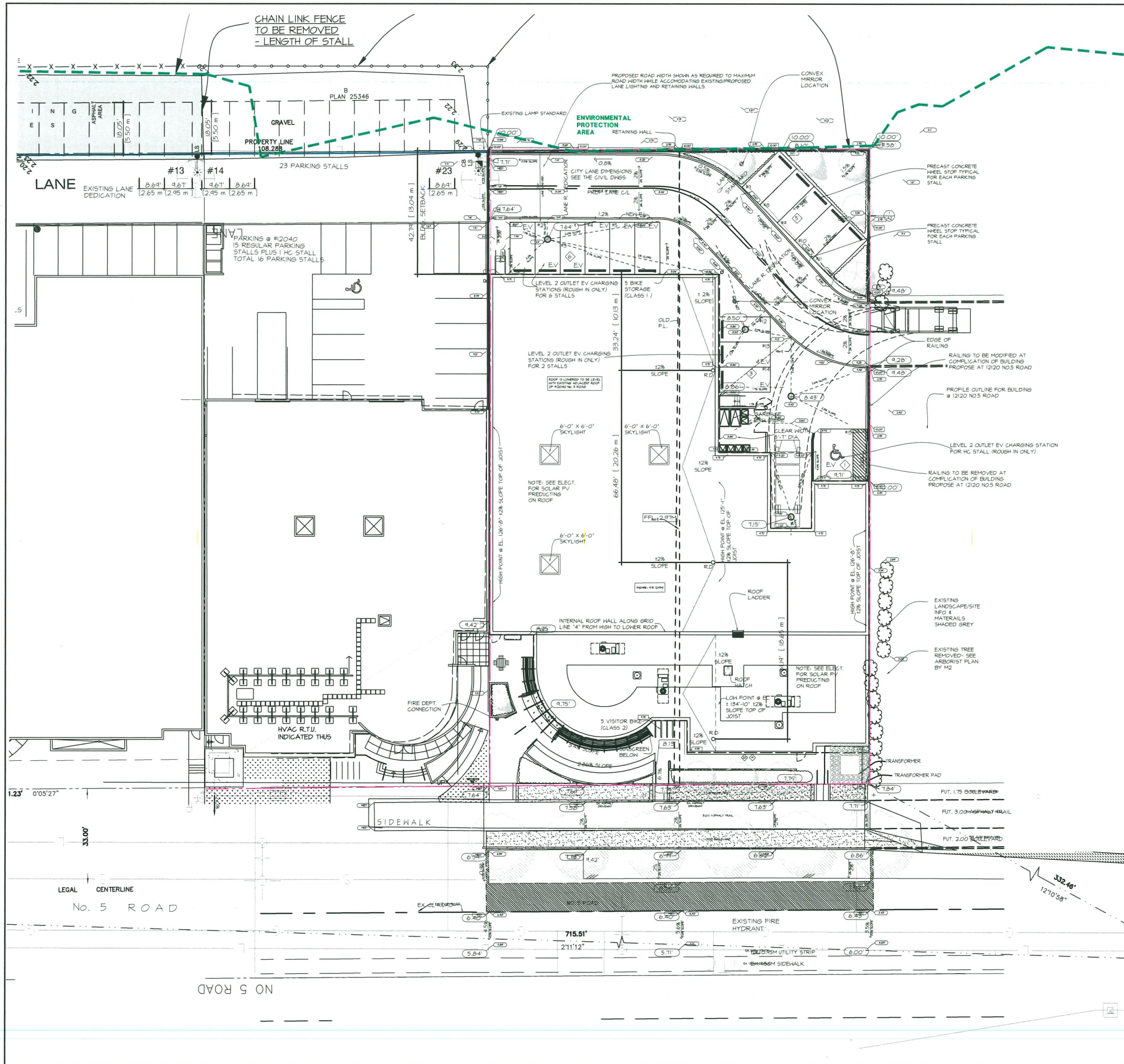
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21	FEB 20 2026
20	FEB 04 2026
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15	JAN 24 2025
14	JAN 20 2025
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12	DEC 04 2024
11	OCT 10 2024
10	AUG 08 2024
9	JUL 02 2024
8	JUN 13 2024
7	MAY 07 2024
6	APR 04 2024
5	NOV 18 2023
4	SEP 14 2023
3	MAR 24 2023
2	JAN 22 2023
1	MAR 28 2022

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
12060 NO.5 RD,
RICHMOND, BC

DRAWING TITLE:
SHRUB PLAN

DATE: MAY 31st 25	DRAWING NUMBER:
SCALE: 1" = 3/16"	L2
DRAWN: QL	OF 7
DESIGN: QL	M2LA PROJECT NUMBER: 23-018
CHK'D: HMLM	





LEGEND:
 PROPOSED GRADES BY CIVIL

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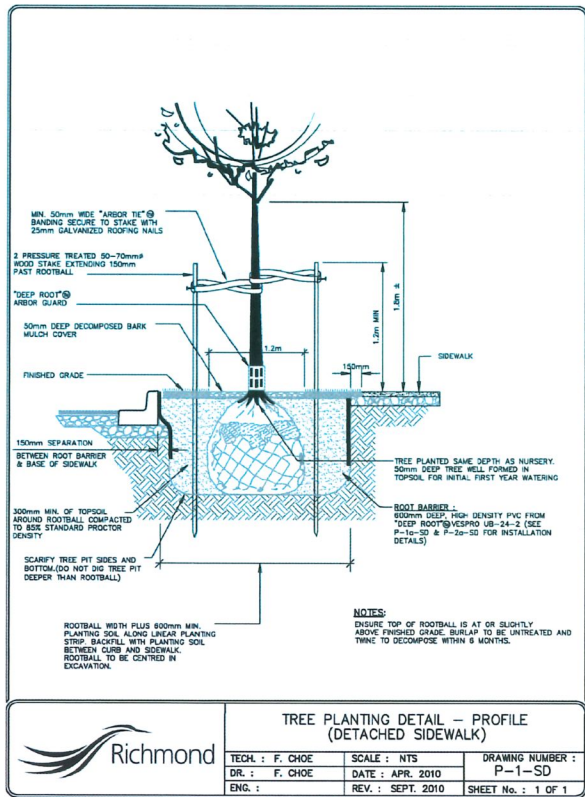
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11	OCT 10 2009
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9	JUL 02 2009
8	JUN 23 2009
7	MAY 01 2009
6	APR 01 2009
5	NOV 06 2008
4	SEP 01 2008
3	AUG 22 2008
2	JUN 22 2008
1	MAY 28 2008
NO.	DATE

SEAL:

PROJECT:
INDUSTRIAL OFFICE DEVELOPMENT
 12060 NO.5 RD,
 RICHMOND, BC

DRAWING TITLE:
GRADING PLAN

DATE: MAY 31st 23	DRAWING NUMBER:
SCALE: 1" = 1/16"	L4
DRAWN: QL	
DESIGN: QL	
CHKD: MTLH	
M2LA PROJECT NUMBER: 23018-24DP.19	OF 7

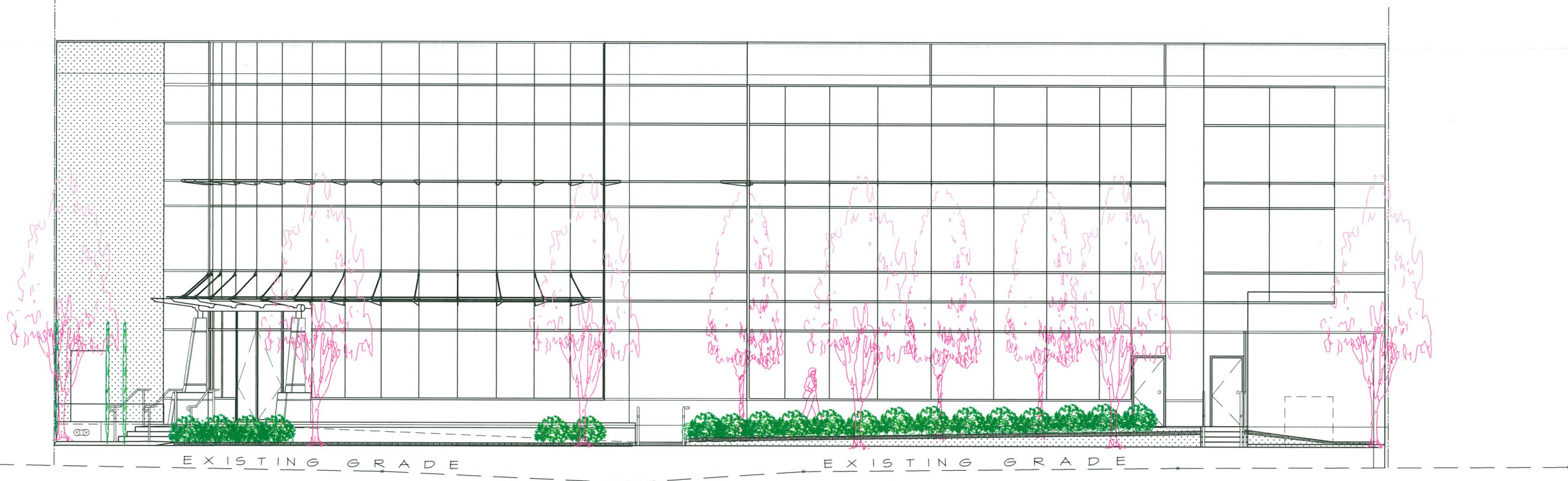


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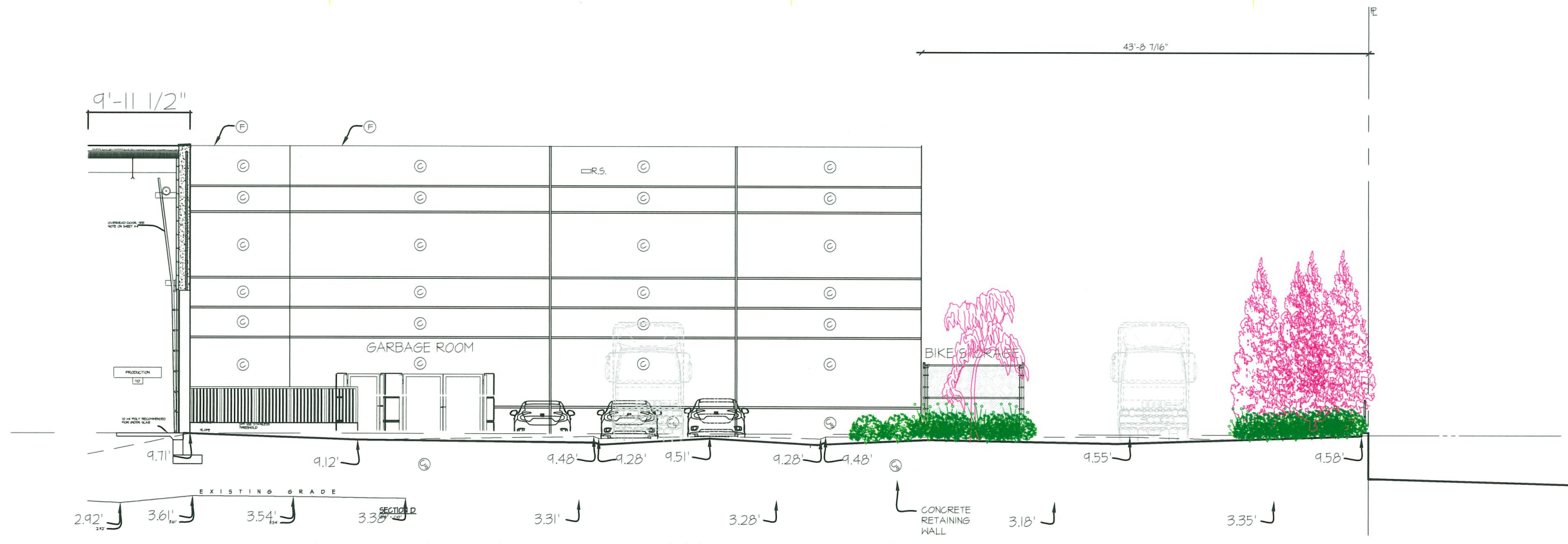


LANDSCAPE ARCHITECTURE

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WEST ELEVATION - FACING No.5 ROAD
 3/16" = 1'-0"



EAST SECTION - FROM REAR LANE TO P/L LOOKING NORTH

March 5, 2026
 DP 25-009422
 Plan #17

22	FEB 24 25
21	FEB 20 25
20	FEB 04 25
19	OCT 08 24
18	SEPT 11 24
17	MAY 24 24
16	APR 24 24
15	JAN 24 24
14	JAN 22 24
13	DEC 17 24
12	REG 04 24
11	OCT 30 24
10	JUL 29 24
9	JUL 01 24
8	JUN 27 24
7	MAY 07 24
6	MAY 04 24
5	MAY 04 24
4	SEP 13 23
3	APR 14 23
2	JUN 22 22
1	MAY 8 22

SEAL:

PROJECT:
**INDUSTRIAL OFFICE
 DEVELOPMENT**
 12060 NO.5 RD,
 RICHMOND, BC

DRAWING TITLE:
ELEVATIONS

DATE: MAY 31 23	DRAWING NUMBER:
SCALE: AS SHOWN	L6
DRAWN: QL	
DESIGN: QL	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	23-018

TYPE AA

WPX LED Wall Packs

Introduction
The WPX LED wall pack is a high-efficiency, high-output, and aesthetically appealing luminaire designed for exterior wall mounting. Available in three sizes, the WPX Series offers a choice of 1500 lumens with a wide uniform light beam.

Specifications

Model	Beam Angle	Height	Weight	Material	Color
WPX1500	120°	12"	1.5 lbs	Aluminum	Black
WPX3000	120°	18"	2.5 lbs	Aluminum	Black
WPX4500	120°	24"	3.5 lbs	Aluminum	Black

Features & Specifications

- High-efficiency LED chips
- Wide uniform light beam
- High-contrast, high-contrast beam
- High-contrast, high-contrast beam

TYPE BB

CS CONTRACTORS

Lighting & Signage

Contractor Select™ TWR LED LED Wall Pack Adjustable+Switchable+Photoctrl

Introduction
The Contractor Select™ TWR LED Wall Pack is a high-efficiency, high-output, and aesthetically appealing luminaire designed for exterior wall mounting. Available in three sizes, the Contractor Select™ TWR Series offers a choice of 1500 lumens with a wide uniform light beam.

Specifications

Model	Beam Angle	Height	Weight	Material	Color
CS1500	120°	12"	1.5 lbs	Aluminum	Black
CS3000	120°	18"	2.5 lbs	Aluminum	Black
CS4500	120°	24"	3.5 lbs	Aluminum	Black

Features & Specifications

- High-efficiency LED chips
- Wide uniform light beam
- High-contrast, high-contrast beam
- High-contrast, high-contrast beam

TYPE CC

LUMUX STEP LIGHT

Introduction
The LUMUX Step Light is a classic, architectural step light, precision engineered for durability and performance.

Specifications

Model	Beam Angle	Height	Weight	Material	Color
LUMUX1500	120°	12"	1.5 lbs	Aluminum	Black
LUMUX3000	120°	18"	2.5 lbs	Aluminum	Black
LUMUX4500	120°	24"	3.5 lbs	Aluminum	Black

Features & Specifications

- High-efficiency LED chips
- Wide uniform light beam
- High-contrast, high-contrast beam
- High-contrast, high-contrast beam

TYPE DD

Specification Sheet

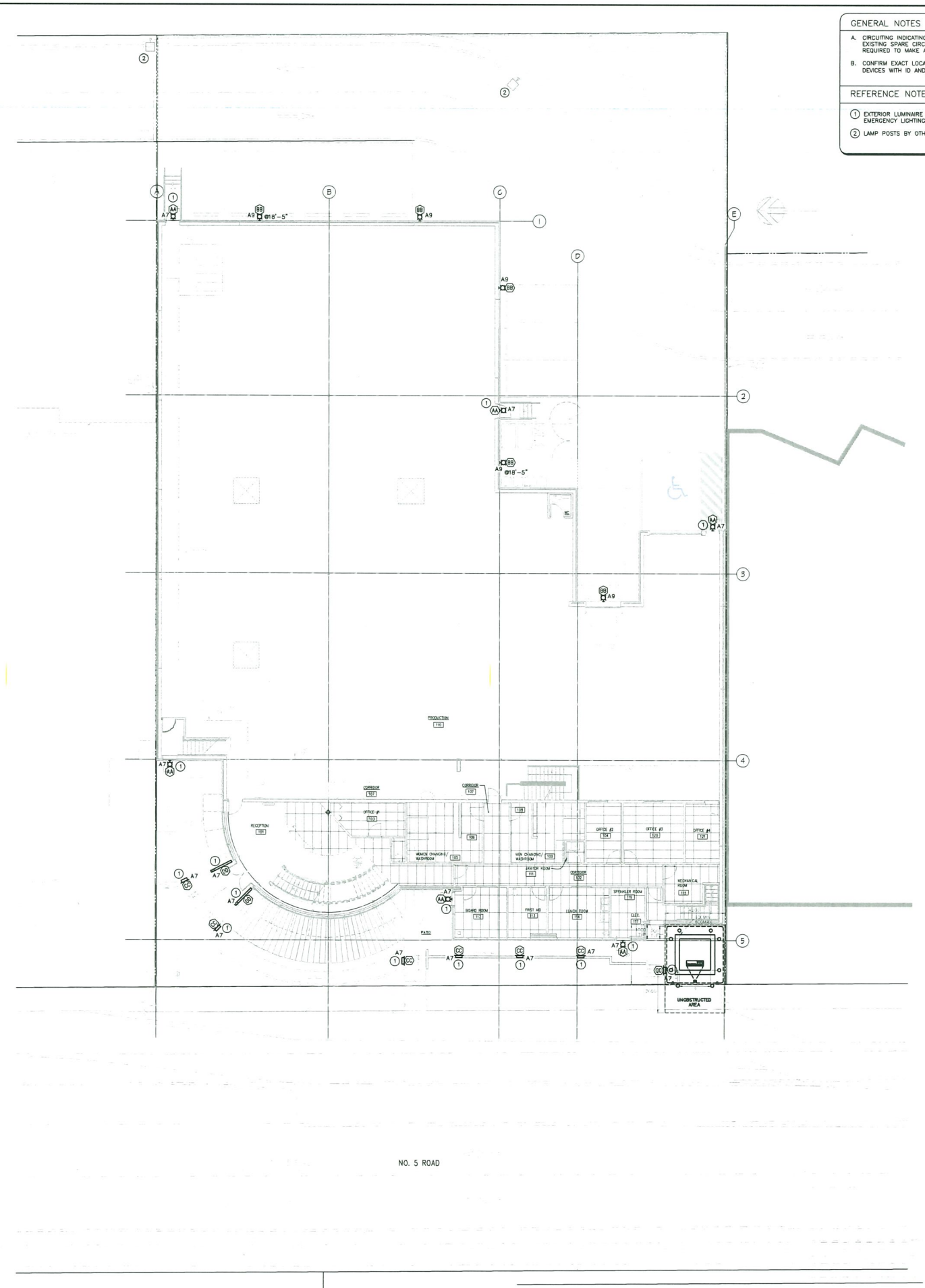
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Beam Angle	Height	Weight	Material	Color
120°	12"	1.5 lbs	Aluminum	Black
120°	18"	2.5 lbs	Aluminum	Black
120°	24"	3.5 lbs	Aluminum	Black

Features & Specifications

- High-efficiency LED chips
- Wide uniform light beam
- High-contrast, high-contrast beam
- High-contrast, high-contrast beam

2 EXTERIOR LUMINAIRE CUTSHEETS
SCALE: 1/8" = 1'-0"



1 EXTERIOR LIGHTING PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

- CIRCUITING INDICATING FOR GROUPING REFERENCE ONLY. REUSE EXISTING SPARE CIRCUITS OR PROVIDE NEW CIRCUITS AS REQUIRED TO MAKE ALL EQUIPMENT FUNCTIONAL.
- CONFIRM EXACT LOCATION AND HEIGHTS OF ALL ELECTRICAL DEVICES WITH ID AND/OR CLIENT PRIOR TO ROUGH-IN.

REFERENCE NOTES:

- EXTERIOR LUMINAIRE FED FROM INVERTER TO PROVIDE EMERGENCY LIGHTING ALONG EXTERIOR EXIT PATHWAY.
- LAMP POSTS BY OTHERS.

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Revision	Description	DATE/TIME

March 5, 2026
DP 25-009422
Plan #18

Issue	Description	DATE/TIME
7	RE-ISSUED FOR BUILDING PERMIT	25.FEB.2026
6	RE-ISSUED FOR BUILDING PERMIT	24.FEB.2026
5	RE-ISSUED FOR BUILDING PERMIT	23.FEB.2026
4	ISSUED FOR BUILDING PERMIT	18.JAN.2025
3	ISSUED FOR BUILDING PERMIT	02.MAY.2025
2	ISSUED FOR BUILDING PERMIT	24.JAN.2025
1	ISSUED FOR REVIEW	20.DEC.2024

opal ENGINEERING

Email: admin@opaleng.com
T: 604-475-6725 (Van. Local)
T: 778-557-8521 (Vic. Local)
EGSC PERMIT # 11033336
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Project:
INDUSTRIAL OFFICE DEVELOPMENT
12960 NO. 5 ROAD
RICHMOND

Drawing Name:
EXTERIOR LIGHTING PLAN AND LUMINAIRE CUTSHEETS

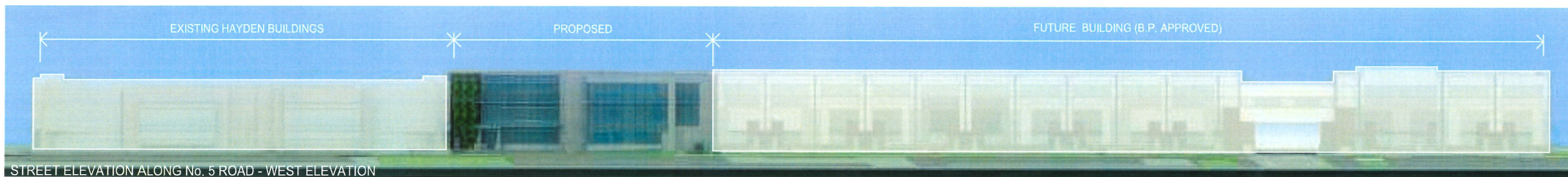
OPAL Project #: LSA-19

Scale: AS SHOWN	Drawing No.: E2.2
Drawn By: YS	
Design By: BS	

LSA

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B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Reference Plan



COLOURED
ELEVATIONS

PROJECT
INDUSTRIAL OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD
RICHMOND, B.C.

SCALE: NA

DATE: OCT. 2025

DRAWN BY: LSA
CHECKED BY: PS/SS/MC

SEAL

19-013-A1.1

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LSA

LO STUDIO architecture Inc.

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B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Reference Plan

SHEET TITLE
PERSPECTIVE AT
WEST SIDE (FRONT)

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

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

DATE: FEB 09 2026

DRAWN BY: MC

CHECKED BY: MC



WEST SIDE (FRONT) PERSPECTIVE - FACING No 5 ROAD
NT5

2/9/2026 1:26:05 PM, 1:1

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LSA

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#205 - 3751 Jacombs Rd, Richmond
B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Reference Plan

SHEET TITLE
PERSPECTIVE AT
WEST SIDE (FRONT)

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

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

DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC



WEST SIDE (FRONT) PERSPECTIVE - FACING No.5 ROAD

NTS

2/9/2026 1:26:09 PM, 1:1

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LSA

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B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026 DP 25-009422 Reference Plan

SHEET TITLE
PERSPECTIVE AT
SOUTH SIDE (FRONT)

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

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

DATE: FEB 09 2026

DRAWN BY: MC
CHECKED BY: MC

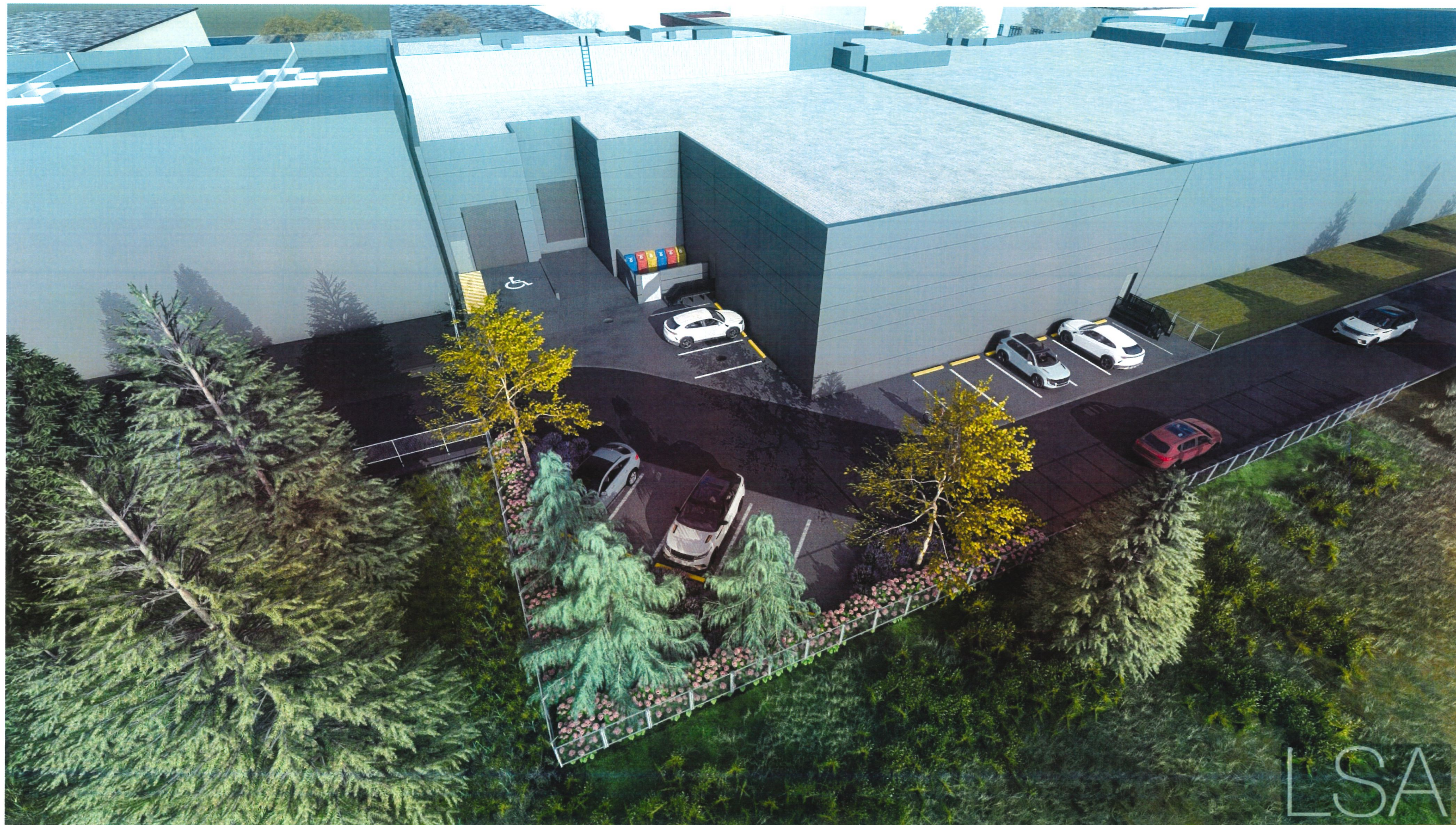


SOUTH SIDE (FRONT) PERSPECTIVE

NTS

2/9/2026 1:26:09 PM, 1:1

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LSA

LO STUDIO architecture Inc.

#205 - 3751 Jacombs Rd, Richmond
B.C. V6V 2R4 | 604 - 276 - 0114

March 5, 2026
DP 25-009422
Reference Plan

SHEET TITLE
PERSPECTIVE AT
REAR SIDE

PROJECT
INDUSTRIAL
OFFICE
DEVELOPMENT

ADDRESS
12060 No 5 ROAD RICHMOND, B.C.

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

DATE: FEB 09 2026

DRAWN BY: MC

CHECKED BY: MC



REAR SIDE PERSPECTIVE - FACING No 5 ROAD
NTS

2/9/2026 1:26:12 PM, 1:1

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City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 5, 2026

From: Joshua Reis
Director, Development

File: DP 25-037550

Re: Application by JM Architecture Inc. for a Development Permit at
3071 St. Edwards Drive

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

Joshua Reis
Director, Development
(604-247-4625)

JR:eml
Att. 2

Staff Report

Origin

JM Architecture Inc., on behalf of Richmond Airport Investments Ltd. (Director: Bob Choo), has applied to the City of Richmond for permission to undertake exterior renovations to the existing hotel building at 3071 St. Edwards Drive on a site zoned “Auto-Orientated Commercial (CA)” (Attachment 1). The scope of work associated with this permit is limited to the update of exterior finishes to the existing building and localized landscape improvements.

There is no servicing agreement associated with this Development Permit (DP) application, given the limited scope of works proposed.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) 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: Single-Family lots fronting Bridgeport on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the east: Across St. Edwards Drive, a commercial shopping plaza on a lot zoned “Auto-Orientated Commercial (CA)”.

To the south: Fronting St. Edwards Drive, a parking lot on a lot zoned “School and Institutional Use (SI)”.

To the west: A five-storey hotel on a lot zoned “School and Institutional Use (SI)” and “Auto-Orientated Commercial (CA)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject DP application.

The limited scope of the proposed exterior renovation work will neither significantly impact the overall existing form or massing of the hotel, nor result in an increase in net floor area. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Bridgeport Area Plan.

Advisory Design Panel Comments

The proposed exterior alterations are limited in scope and will not impact the overall form, massing, or site plan of the existing building. Given the limited scope of improvements, this proposal was not presented to the Advisory Design Panel for review and comment.

Existing Legal Encumbrances

There is an existing 3.0 m wide sanitary utility Statutory Right-of-Way (SRW) located along the drive aisle entrance to the site, fronting St. Edwards Drive. No encroachment into the SRW area is permitted.

Analysis

Flood Protection

- There is currently no flood indemnity covenant registered on Title for the subject site. Prior to the issuance of the DP, the applicant shall register a flood indemnity covenant to reflect the current flood construction standards as outlined in the Richmond Flood Plain and Designation Protection Bylaw 8402.

Conditions of Adjacency

- The subject site is located north of highway 99 and is a double-fronting property with frontages on St. Edwards Drive to the east and Bridgeport Road to the north.
- There is an existing row of mature hedges and trees along the shared west property line with the neighbourhood site that provides a natural screening between the existing hotel building and the adjacent hotel parking lot. Based on the scope of work proposed, there will be no impact to those trees.
- There are no anticipated impacts to adjacent properties relating to the proposed upgrades as the side yard setbacks and treatments remain the same.

Urban Design and Site Planning

- The existing Travel Lodge Hotel building is located within the centre of the subject site, with its main entrance-oriented east towards St. Edwards Drive.
- The hotel building consists of a primary 11-storey tower and a one-storey extension on the north wing of the building containing an existing restaurant.
- Surface parking and vehicle circulation are provided on the east, west and south sides of the hotel building with landscaped areas at the site perimeter and within internal drive aisles.
- The applicant is proposing to enhance pedestrian connectivity and safety on the subject site by providing a pedestrian pathway that will connect from St. Edwards Drive to the main hotel entrance.
- No changes to overall form, massing, siting, vehicle parking spaces, on-site vehicle circulation or pedestrian circulation are proposed as part of this application.

Architectural Form and Character

- The existing hotel building features a combination of painted stucco, blue finishes towards the top of the building and a blue seam metal roof.

- The cladding of the main hotel tower will be updated with an Exterior Insulation and Finish System (EIFS) marble coat, finished by Durabond, in a mix of charcoal, white and sand grain tones. The roof of the building will be repainted to a navy-blue colour.
- Pillars supporting the porte cochère will be updated with a porcelain slab finish.
- Existing lighting on the building is to be retained and consists of round downlighting, recessed linear lighting and flush-mounted linear LED lighting.
- The proposed building alterations and building materials are generally consistent with the OCP guidelines.

Landscape Design and Open Space Design

- Staff have conducted a site-visit, and the existing landscaping is generally in good to fair condition.
- As a part of the proposed exterior renovation, the applicant is proposing to plant four (4) new trees and make general enhancements to the existing landscaped areas around the building.
- The existing planted areas are proposed to be enhanced with additional plantings, including a mix of native and non-native shrubs and plantings. All landscaped areas on site are to be maintained with an automatic irrigation system.
- Existing trees on site are to be retained. Prior to BP, the applicant must obtain an arborist contract to supervise all on-site and off-site works within the tree protection zone of retained trees and ensure the installation of tree protection fencing around these trees.
- The new proposed pedestrian access between the main building entrance and St. Edwards Drive consists of a combination of concrete pavers and painted treatments to provide a clearly delineated path for pedestrians.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscape Security in the amount of \$76,261.58 (based on a cost estimate prepared by the Landscape Architect, including all materials, installation and a 10 per cent contingency) prior to DP issuance.
- Six (6) new (Class 2) bicycle parking spots will be provided to the north of the primary hotel entrance for access and visibility.
- No new signage is included as part of the proposed development. All signage on site is currently existing.

Sustainability

- As a part of the proposed development permit, the applicant is proposing to install EV charging infrastructure for four (4) spaces, each capable of providing Level 2 EV charging.

Crime Prevention Through Environmental Design (CPTED)

- Existing site lighting and natural surveillance opportunities are provided in the main parking area of the site.
- Space differentiation has previously been established between public and semi-public outdoor spaces with landscape buffers.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Emma Lovas
Planning Technician – Design
(604) 276-4262

EML:js

- Att. 1: Location Map
2: Development Application Data Sheet

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

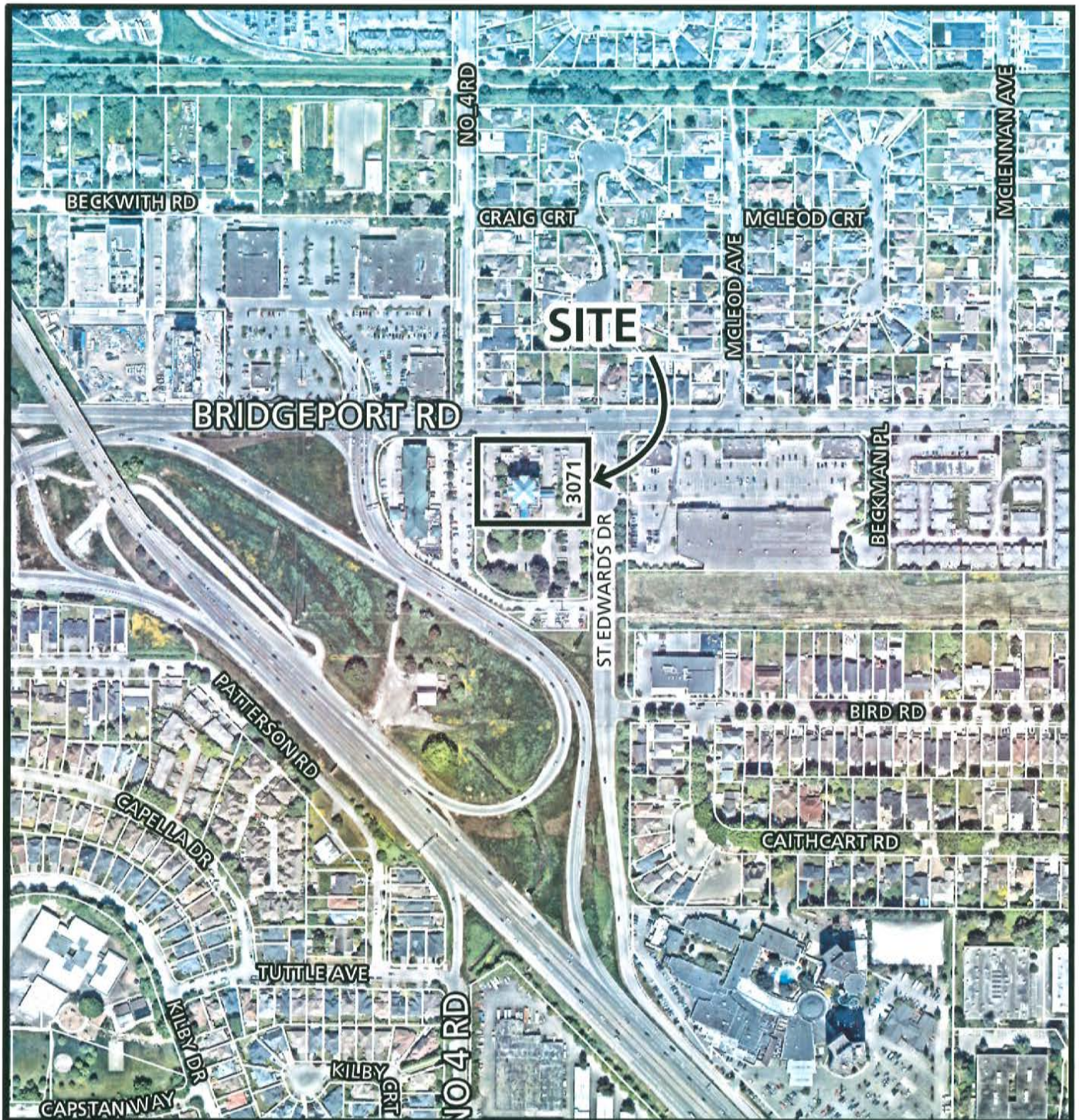
1. **(Landscape Security)** Receipt of a Letter-of-Credit for landscaping in the amount of \$76,261.58 (based on the cost estimate provided by a Registered Landscape Architect, including installation costs and 10% contingency), to the satisfaction of the Director of Development
2. **(Flood Covenant)** Registration of a flood indemnity covenant on title.
3. **(Electrical (EV) Parking)** Registration of a legal agreement on title to ensure that installation of EV charging infrastructure for a minimum of four (4) parking spaces, each capable of providing Level 2 EV charging is provided. Installation of the EV chargers at the time of construction is not mandatory.
4. **(DP Notice Fees)** Payment of all fees in full for costs associated with Public Notices.

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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>). Submission of a contract entered into between the applicant and a Certified Arborist supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the arborist to submit a post-construction assessment report for City review.



City of
Richmond



DP 25-037550

Original Date: 12/23/25
Revision Date:

Note: Dimensions are in METRES



DP 25-037550

Attachment 2

Address: 3071 St. Edwards Drive

Applicant: JM Architecture Inc.

Owner: Richmond Airport Investments Ltd.

Planning Area(s): Bridgeport Area Plan

	Existing	Proposed
Site Area:	12,080 m ²	No change
Land Uses:	Hotel	No change
OCP Designation:	Commercial	No change
Zoning:	Auto-Orientated Commercial (CA)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5	No change	None
Lot Coverage:	Max. 50%	No change	None
Setback – Front Yard:	Min. 3.0 m	No change	None
Setback – Interior Side Yard:	Min. 3.0 m	No change	None
Setback – Exterior Side Yard:	Min. 3.0 m	No change	None
Setback – Rear Yard:	Min. 3.0 m	No change	None
Height (m):	Max. 45.0 m	No change	None



No. DP 25-037550

To the Holder: JM Architecture Inc.
Property Address: 3071 St. Edwards Drive
Address: 107-15055, 54A Avenue, Surrey, BC V3S 5X7

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 #5 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 \$76,261.58 to ensure that development is carried out in accordance with the terms and conditions of the permit. 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 25-037550

To the Holder:

Property Address: 3071 St. Edwards Drive

Address: _____

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.

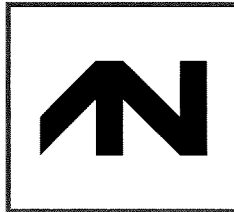
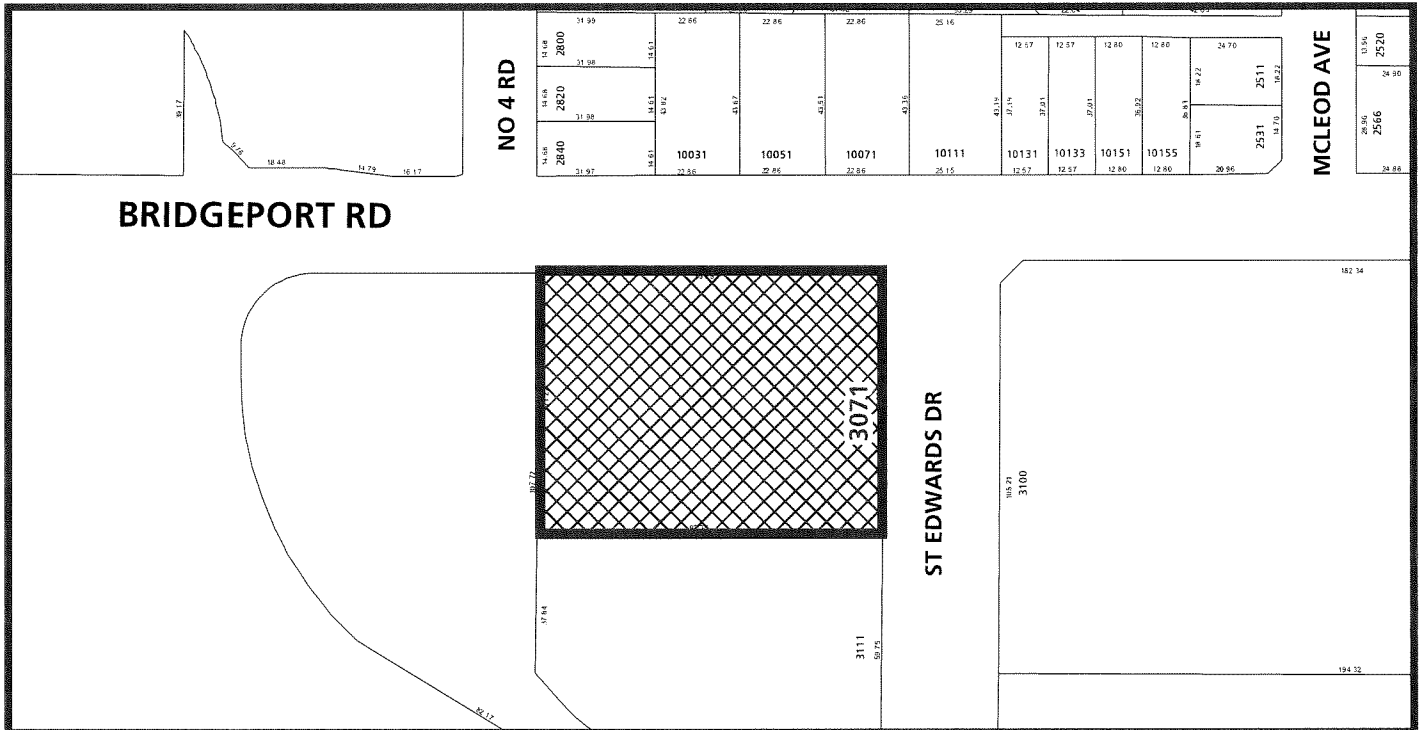
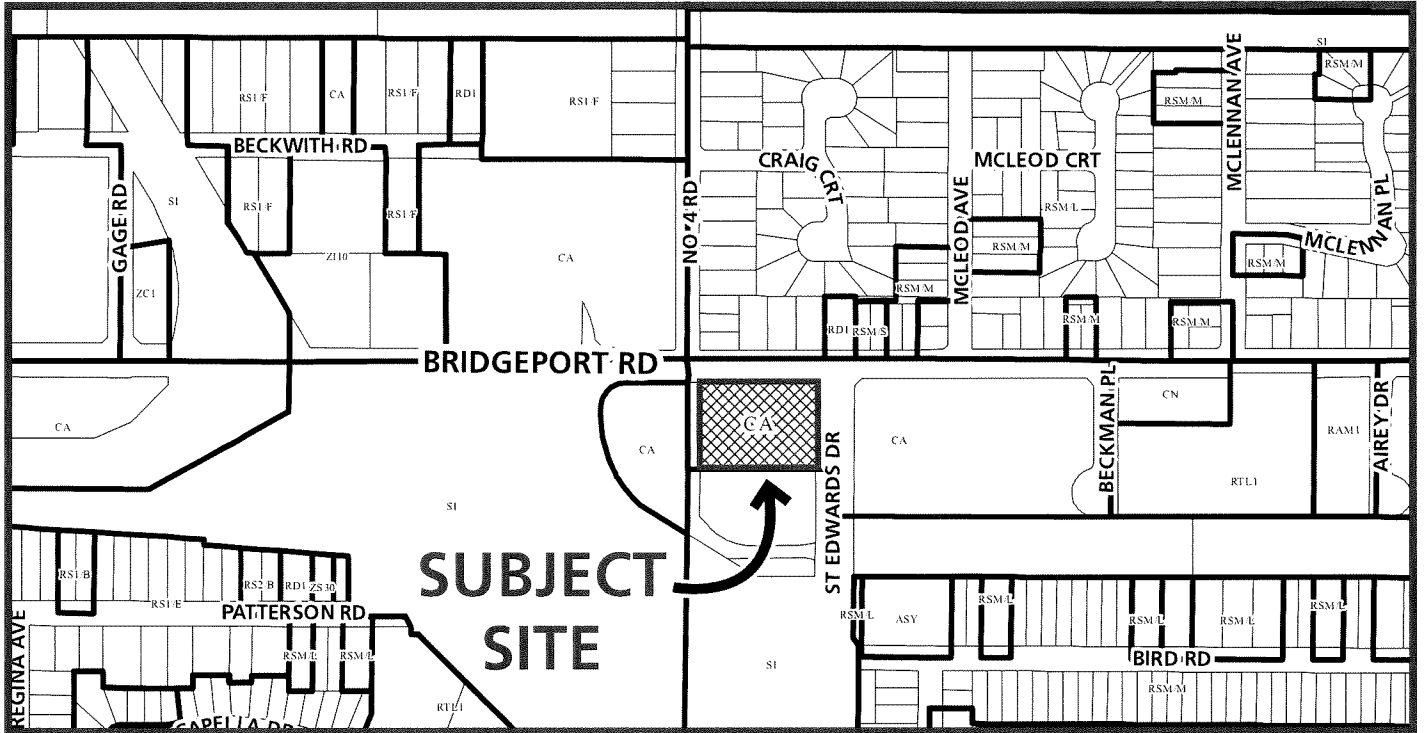
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



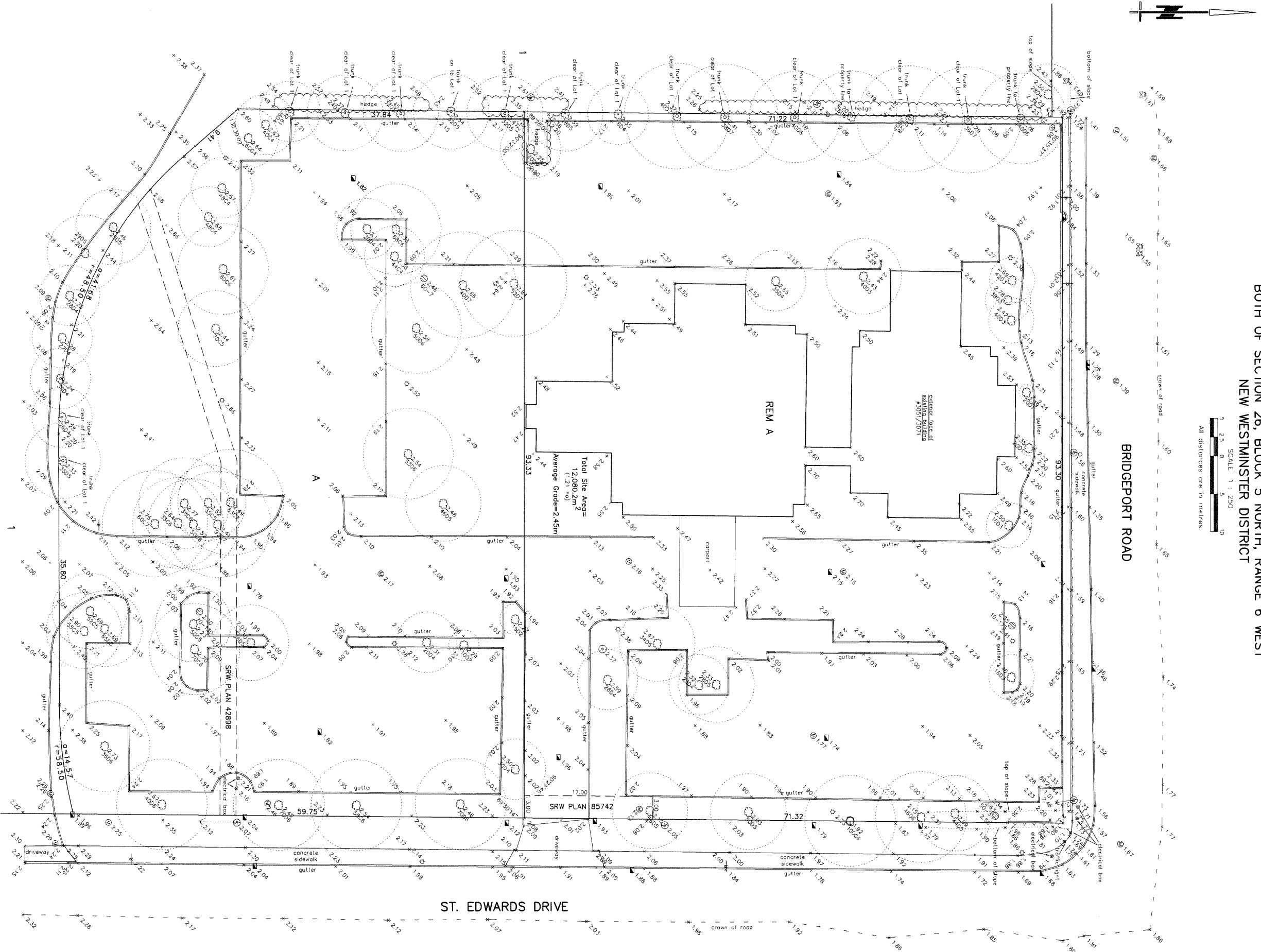
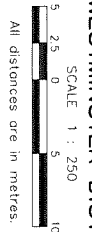
City of Richmond



DP 25-037550
SCHEDULE "A"

Original Date: 12/23/25
 Revision Date:
 Note: Dimensions are in METRES

SURVEY PLAN OF LOT A, EXCEPT: PART DEDICATED ROAD ON PLAN LMP35497, REFERENCE PLAN 71267
 AND LOT A, PLAN LMP35284
 BOTH OF SECTION 26, BLOCK 5 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from control monument GCM#951376 (77H4970) situated at the intersection of Brown Road and Brown Gate.
- Elevation = 1.79 metres.
- All dimensions along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.
- (S) denotes sump stand.
- (H) denotes tree stump.
- (T) denotes top of wall.
- (B) denotes bottom of wall.
- (C) denotes catch basin.
- (M) denotes manhole.
- (W) denotes water valve.
- (P) denotes sign post.
- (A) denotes area.
- (R) denotes tree stump.
- (L) height (cm).
- (D) diameter (cm).
- (R) life line radius (m).
- (C) concentric.
- (D) diameter (cm).

DP 25-037550
 March 3, 2026
 Plan #1

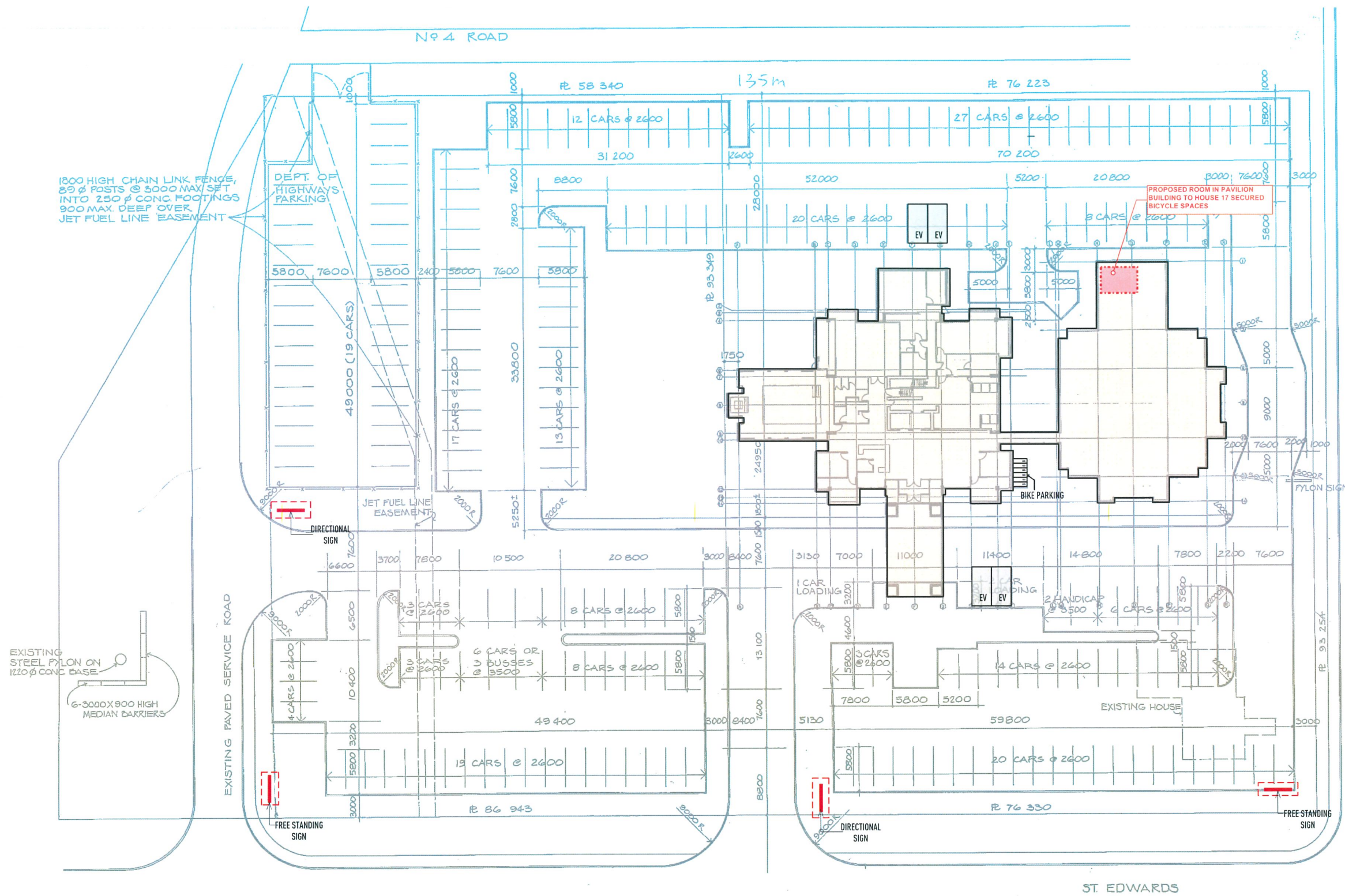
CIVIC ADDRESS
 3071-3111 ST. EDWARDS DRIVE
 RICHMOND, B.C.

ZONING: CA (REM A), SI (LOT A)

INSPECTED & CERTIFIED CORRECT.
 DATED THIS 17TH DAY OF DEC., 2025
 CERTIFIED CORRECT.
 DATED THIS 6TH DAY OF NOV., 2019

IVAN NGAN B.C.L.S.
LNLS METRO VANCOUVER
 LAND SURVEYORS
 1528 KINGSWAY, VANCOUVER, B.C. V5N 2R9
 T 604.327.1535 WEB WWW.LNLS.CA

PI(D)REM A) 003-584-721
 PI(D)LOT A) 023-930-322
 FILE: 19328_02TP



1800 HIGH CHAIN LINK FENCE, 89 Ø POSTS @ 5000 MAX SET INTO 250 Ø CONC. FOOTINGS 900 MAX. DEEP OVER JET FUEL LINE EASEMENT

DEPT. OF HIGHWAYS PARKING

PROPOSED ROOM IN PAVILION BUILDING TO HOUSE 17 SECURED BICYCLE SPACES

EXISTING STEEL Pylon ON 1220 Ø CONC. BASE
6-3000X900 HIGH MEDIAN BARRIERS

- LEGEND**
- EV E.V CAR PARKING 4 NOS.
 - B BIKE PARKING 5 NOS.
 - EXISTING SIGNAGE

DP 25-037550
March 3, 2026
Plan #2

REV	DATE	DESCRIPTION	BY
4	2025-01-13	ISSUES FOR DEVELOPMENT PERMIT	AT
5	2025-01-19	ISSUED FOR BUILDING PERMIT	AT
4	2025-04-05	ISSUED FOR BUILDING PERMIT	AT
3	2025-04-21	ISSUED FOR PRELIMINARY DISCUSSIONS	AT
2	2025-03-28	ISSUED FOR ENVELOPE CONSULTANT	JMM
1	2025-02-26	ISSUED FOR MEASUREMENT CHECK	JMM

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JM Architecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE

Principal: Joe M. Minnen
architect abc, ssk, mnc

107-15055 54A Avenue
Surrey, B.C. V3Z5K7
604-853-2003 - T
joe@jmanarchitecture.ca - E

Architect's Seal

Project Name: **TRAVELDGE EXTERIORS**

3071 St. Edwards Dr.
RICHMOND BC






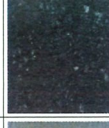
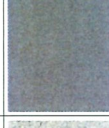
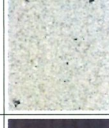
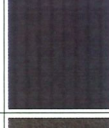
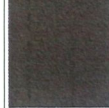
Owner:
Client Name:

SITE PLAN

START DATE: 2025-03
PROJECT No: 2025-07
DR. CH.
SCALE: 1:250

Project No: 2025-07
A-100

DO NOT SCALE DRAWING

EXTERNAL MATERIAL LEGEND		
MT	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE	
E05	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GEMSTONE DOLOMITE WHITE	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166	

NOTES:
 1 - CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE
 CM/BUILDER SHALL SUBMIT ARCHITECT'S & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
 2 - CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
 3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR
 4 - REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" SQUARE

EXTERIOR LIGHTING LEGEND	
L01	4" ROUND DOWNLIGHT WITH GLAZING, 3000K
L02	RECESSED 1.5" LINEAR LIGHTING WITH WHITE LENS, 3000K
L03	LINEAR LED LIGHTING W/WHITE LENS, FLUSH MOUNTED, SIZE 1"x2.4", 3000 K LED





DP 25-037550
March 3, 2026
Plan #3

REV	DATE	DESCRIPTION	BY
1	2025-11-01	ISSUED FOR DEVELOPMENT PERMIT	AT

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JM Architecture Inc.
 DESIGNING THE WORLD AS IT SHOULD BE
 Principal: Joe M. Minton
 architect abc, asa, mcaac
 107-15055 54A Avenue
 Surrey, B.C. V3S0K7
 604-853-2003 - T
 joe@jmachitecture.ca - E

Architect's Seal		Project Name	
		TRAVELODGE EXTERIORS	
3671 S. EDWARDS DR. RICHMOND BC		Client Name	
Owner		Client Name	
START DATE		2025-03	
PROJECT No		2025-07	
DR.		CH.	
SCALE		1:100	
REV		1	
Project No		2025-07	
A-204		A-204	

DO NOT SCALE DRAWING

SCALE

1:100

DR.

CH.

REV

1

Project No

2025-07

A-204

TOP OF ROOF
143'-0.9"

LEVEL 12
120'-0.9"

LEVEL 11
110'-0.5"

LEVEL 10
100'-0.0"

LEVEL 09
89'-11.5"

LEVEL 08
79'-11.1"

LEVEL 07
69'-10.6"

LEVEL 06
59'-10.1"

LEVEL 05
49'-9.6"

LEVEL 04
39'-9.2"

LEVEL 03
29'-8.7"

LEVEL 02
19'-8.2"

LEVEL 01
0.0"

1 EAST ELEVATION

EXTERNAL MATERIAL LEGEND		
MI	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM	
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E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166	

NOTES:
 1- CONTRACTOR SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE. CONTRACTOR SHALL SUBMIT ARCHITECT & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
 2- CIVIL AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
 3- CONTRACTOR TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SPECIFICATION & FINISH/COLOR.
 4- REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" SQUARE

EXTERIOR LIGHTING LEGEND	
L01	4 ROLPH DOWNLIGHT WITH GLAZING, 3000K
L02	RECESSED 1" X 1" LINEAR LIGHTING WITH COVER, 3000K
L03	LINEAR LED LIGHTING WITH WHITE LENS, FLUSH MOUNTED, SIZE 1 1/2" X 2" 3000 K LED



- TOP OF ROOF
143'-0.9"
- LEVEL 12
120'-0.9"
- LEVEL 11
110'-0.5"
- LEVEL 10
100'-0.0"
- LEVEL 09
89'-11.5"
- LEVEL 08
79'-11.1"
- LEVEL 07
69'-10.6"
- LEVEL 06
59'-10.1"
- LEVEL 05
49'-9.6"
- LEVEL 04
39'-9.2"
- LEVEL 03
29'-8.7"
- LEVEL 02
19'-8.2"
- LEVEL 01
0.0"

1 SOUTH ELEVATION
Scale: 1:100

DP 25-037550
March 3, 2026
Plan #4

REV	DATE	DESCRIPTION	BY
1	2025-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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 604-853-2003 - T
 joe@jmachitecture.ca - E

Architect's Seal

Project Name	TRAVELDGE EXTERIORS		
3071 St. EDWARDS Dr. RICHMOND BC	START DATE	2025-03	Owner Client Name
DR.	PROJECT No	2025-07	PROPOSED SOUTH ELEVATION
SCALE	1:100	CH.	
REV.	1	Project No. 2025-07	A-206

DO NOT SCALE DRAWING



1 3D VIEW
Scale: 1/75



2 3D VIEW
Scale: 1/75

DP 25-037550

March 3, 2026

Reference Plan

REV	DATE	DESCRIPTION	BY
1	2025-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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Architect's Seal

Project Name
TRAVELDGE EXTERIORS
 3871 S. EDWARDS Dr.
 RICHMOND BC

Owner
 Client Name

START DATE: 2025-03
 PROJECT No: 2025-07
 DR. CH.
 SCALE: 1:100

Project Name
TRAVELDGE EXTERIORS
 3871 S. EDWARDS Dr.
 RICHMOND BC

Owner
 Client Name

PERSPECTIVES

REV: 1	Project No: 2025-07	A-901
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DO NOT SCALE DRAWING



1 FRONT ENTRANCE
Scale: 1:100



2 FRONT ENTRANCE
Scale: 1:100

DP 25-037550
March 3, 2026
Reference Plan

REV	DATE	DESCRIPTION	BY
1	JUL-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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Architect Seal
START DATE: 2025-03
PROJECT No: 2025-07
DR: CH
SCALE: 1:100

Project Name: **TRAVELODGE EXTERIORS**
3071 St. EDWARDS Dr.
RICHMOND BC
Owner: Client Name
PERSPECTIVES
Project No: A-902
2025-07

DO NOT SCALE DRAWING



PICTURE OF EXISTING BUILDING

1 EXISTING LOOK OF BUILDING



BUILDING WITH PROPOSED COLOUR SCHEME

2 PROPOSED LOOK OF BUILDING
Scale: 1:100

DP 25-037550

March 3, 2026

Reference Plan

REV	DATE	DESCRIPTION	BY
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Architect's Seal

 START DATE: 2025-03
 PROJECT No: 2025-07
 DR: CH.
 SCALE: 1:100

Project Name: **TRAVELODGE EXTERIORS**
 3871 S. EDWARDS Dr.
 RICHMOND BC
 Owner: _____
 Client Name: _____
PERSPECTIVES
 Project No: **A-903**
 2025-07

DO NOT SCALE DRAWING