

PROJECT DATA

| | | | |
|-------------|---|---|---------------------------|
| A | PROJECT LEGAL DESCRIPTION: SECTION 11, BLOCK 3 NORTH, RANGE 7 WEST, NEW WESTMINSTER DISTRICT, PLAN LMP 49901 | | |
| | ADDRESS: | 4020 BAYVIEW STREET, RICHMOND, BRITISH COLUMBIA | |
| B | SITE AREA: | 14,057.00 SM | (151,313 SF) |
| C | F.A.R. ALLOWED: 0.8 X SITE AREA = | 11,245.60 SM | (121,050 SF) |
| | TOTAL F.A.R. PROPOSED | 11,148.00 SM | (120,000 SF) |
| D | F.A.R. CALCULATION: COMMERCIAL AREA: | | |
| | BUILDING 'A' - 1 | GROCER: | 1,430.10 SM (15,394 SF) |
| | | RESTAURANT: | 803.95 SM (8,654 SF) |
| | BUILDING 'A' - 2 | COMMERCIAL OTHER: | 57.87 SM (623 SF) |
| | BUILDING 'A' - 3 | COMMERCIAL OTHER: | 292.26 SM (3,146 SF) |
| | BUILDING 'B' F.A.R. | COMMERCIAL | 202.80 SM (2,183 SF) |
| D(a) | TOTAL COMMERCIAL FLOOR AREA | 2,786.98 SM | (30,000 SF) |
| | RESIDENTIAL FLOOR AREA | | |
| | | BUILDING 'C' F.A.R. | 1,620.73 SM (17,446 SF) |
| | | BUILDING 'D' F.A.R. | 3,346.58 SM (36,045 SF) |
| | | BUILDING 'E' F.A.R. | 3,391.68 SM (36,509 SF) |
| D(b) | TOTAL RESIDENTIAL FLOOR AREA | 8,360.99 SM | (90,000 SF) |
| D(c) | TOTAL F.A.R. PROPOSED D(a)+D(b)= | 11,148.00 SM | (120,000.0 SF) |
| E | LOT COVERAGE ALLOWED: 0.6xSITE AREA= | 8,434.2 SM | (90,788.0 SF) |
| F | LOT COVERAGE PROPOSED: | 5,574.2 SM | (6,000.0 SF) |
| | PARKING SPACE CALCULATIONS: | | |
| G | PARKING SPACE REQUIRED: | | |
| G(a) | RESTAURANT: | 8 SPACES PER 100 SM GLA FOR FIRST 350 SM & 10/ 100 SM ADDITIONAL GLA 74 SPACES | |
| G(b) | COMMERCIAL : | 3 SPACES PER 100 SM GLA 60 SPACES | |
| G(c) | RESIDENTIAL: | 1.5 SPACES PER UNIT 104 SPACES | |
| G(d) | VISITORS: | 0.2 SPACES PER UNIT 14 SPACES | |
| | TOTAL PARKING SPACE REQUIRED | 252 SPACES | |
| H | PARKING SPACE PROVIDED: | | |
| | COMMERCIAL PARKING SPACES BELOW GRADE AT A, B & PARTIAL C | 124 SPACES | |
| | ADDITIONAL PUBLIC PARKING SPACE AT GRADE BETWEEN A & B | 11 SPACES | |
| H(a) | TOTAL PARKING (A, B & PARTIAL C) | 135 SPACES | |
| H(b) | BLDG 'C' TOWN HOUSE (BELOW GRADE) | | |
| | RESIDENTS: | 17 SPACES | |
| | VISITORS: | 2 SPACES | |
| H(c) | BLDG 'D' APARTMENT (BELOW GRADE) | | |
| | RESIDENTS: | 58 SPACES | |
| | VISITORS: | 6 SPACES | |
| H(d) | BLDG 'E' APARTMENT (BELOW GRADE) | | |
| | RESIDENTS: | 58 SPACES | |
| | VISITORS: | 6 SPACES | |
| H(e) | ADDITIONAL PUBLIC PARKING SPACE BETWEEN C & D | 26 SPACES | |
| H(f) | ADDITIONAL PUBLIC PARKING SPACE BELOW GRADE | 37 SPACES | |
| | TOTAL RESIDENTIAL PARKING SPACE | 210 SPACES | |
| | TOTAL PARKING SPACE PROVIDED H(a)+H(b)+H(c)+H(d)+H(e)+H(f)= | 346 SPACES | |
| J | BUILDING HEIGHT ALLOWED: | 12.0 M | (39.37 F) |
| K | BUILDING HEIGHT PROPOSED: | 12.0 M | (39.37 F) |
| L | MINIMUM BUILDING SETBACK REQUIRED: | 1.0 M | (3.28 F) |
| M | MINIMUM BUILDING SETBACK PROVIDED: | VARIES BUT NOT < 1M (3.28 F) | |



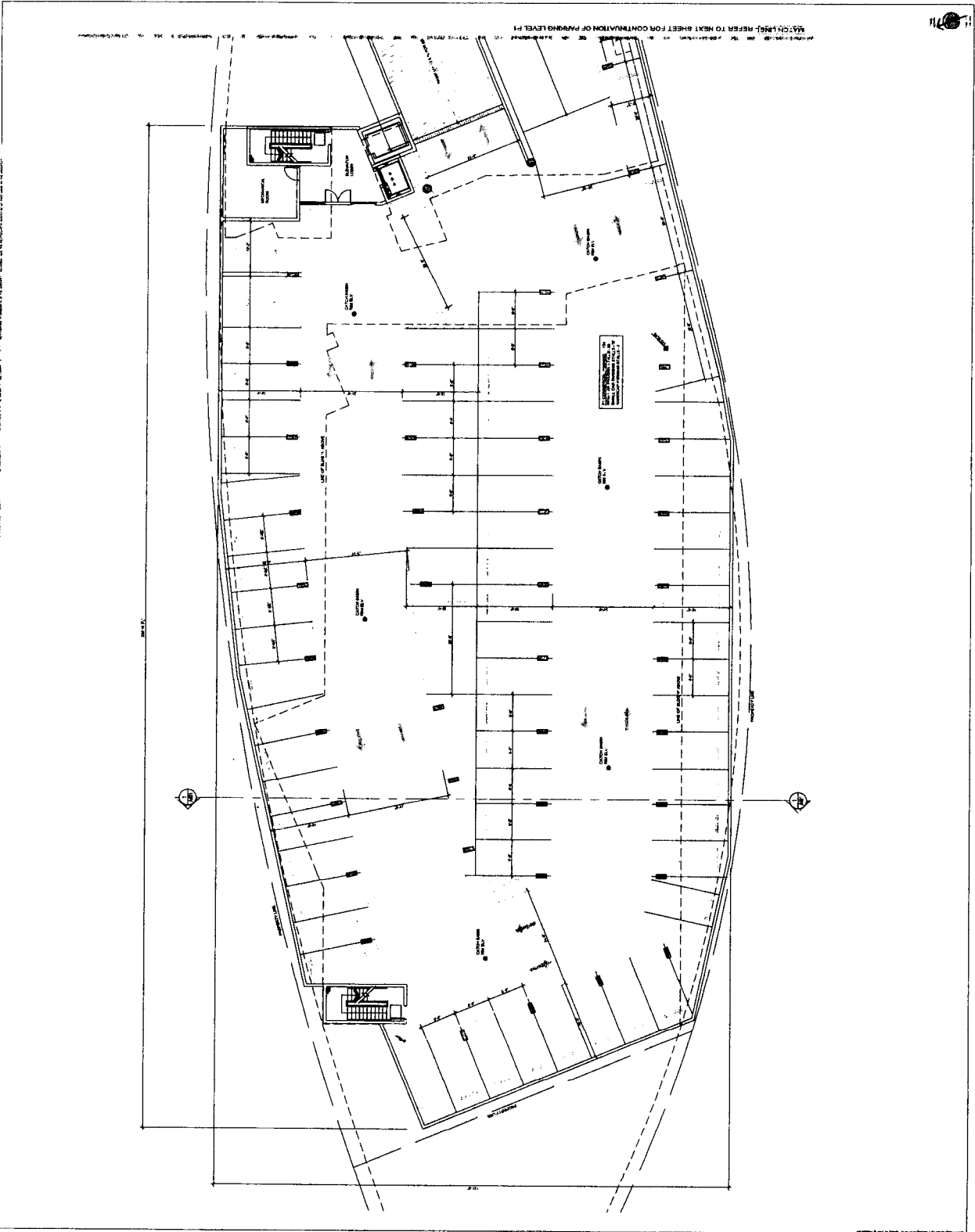
DATE: 11/14/11
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: THE MUSEUM AT IMPERIAL LANDING

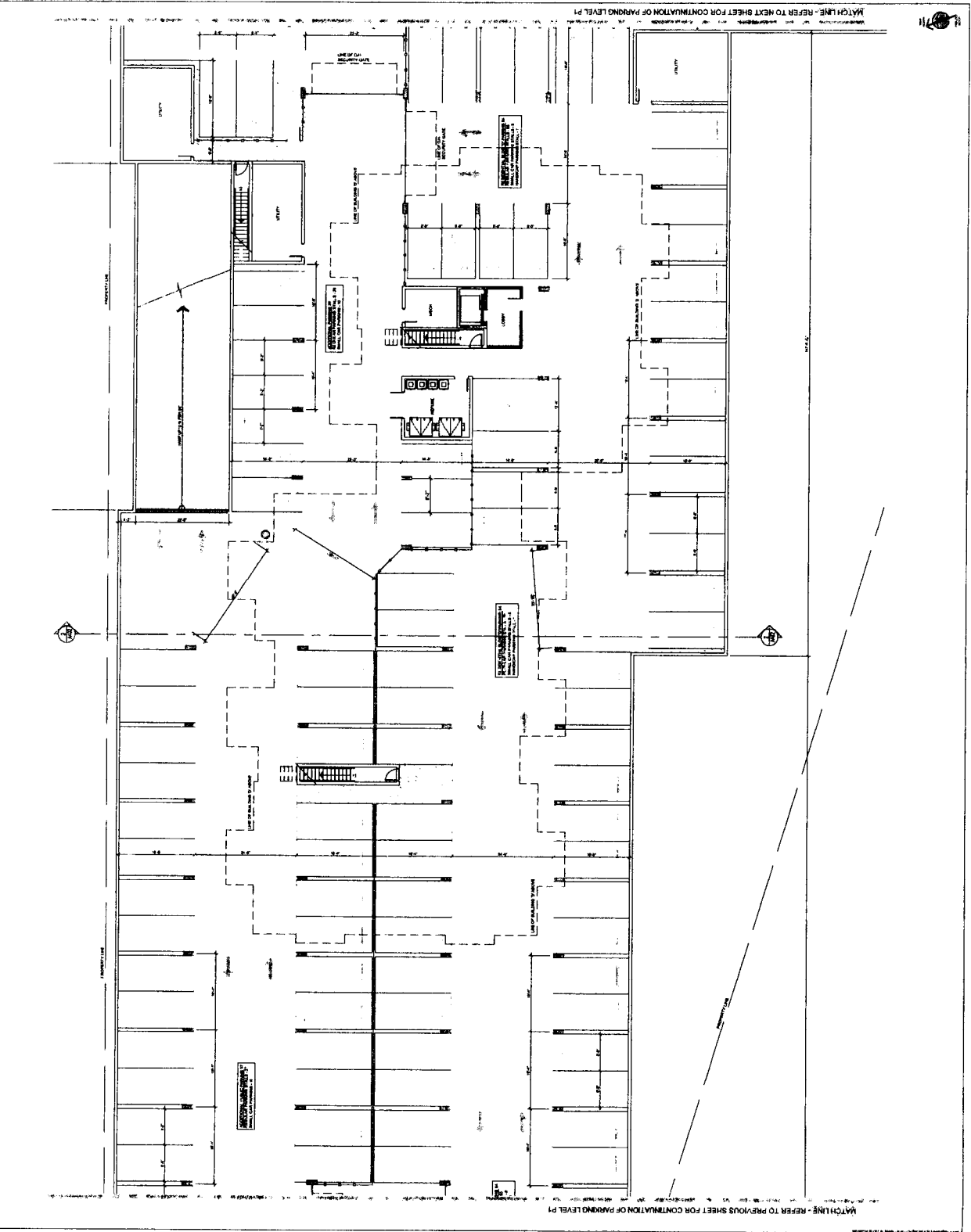
CHRIS DKEAKOS ARCHITECTS, INC.
 cda

ALL TRADE BUILDINGS
 4000 SOUTH AVENUE STREET
 WASHINGTON, DISTRICT OF COLUMBIA
 THE MUSEUM AT IMPERIAL LANDING

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 11/14/11 | ISSUED FOR PERMIT |
| 2 | 11/14/11 | ISSUED FOR PERMIT |
| 3 | 11/14/11 | ISSUED FOR PERMIT |
| 4 | 11/14/11 | ISSUED FOR PERMIT |
| 5 | 11/14/11 | ISSUED FOR PERMIT |

PARKING PLAN AT BUILDING A
 SHEET NO. A200





SHEET NO. 101
 SHEET TITLE: GARAGE FLOOR PLAN
 PROJECT: THE VILLAGE AT IMPERIAL LANDING
 DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

cda
 CHRIS DREXKOS
 ARCHITECTS, INC.

10150 W. IMPERIAL AVENUE, SUITE 100
 CARLSBAD, CALIFORNIA 92008
 PHONE: 760.439.1000
 FAX: 760.439.1001
 WWW.CDAARCHITECTS.COM

THE VILLAGE AT IMPERIAL LANDING
 PARKING PLAN
 AT BUILDING D

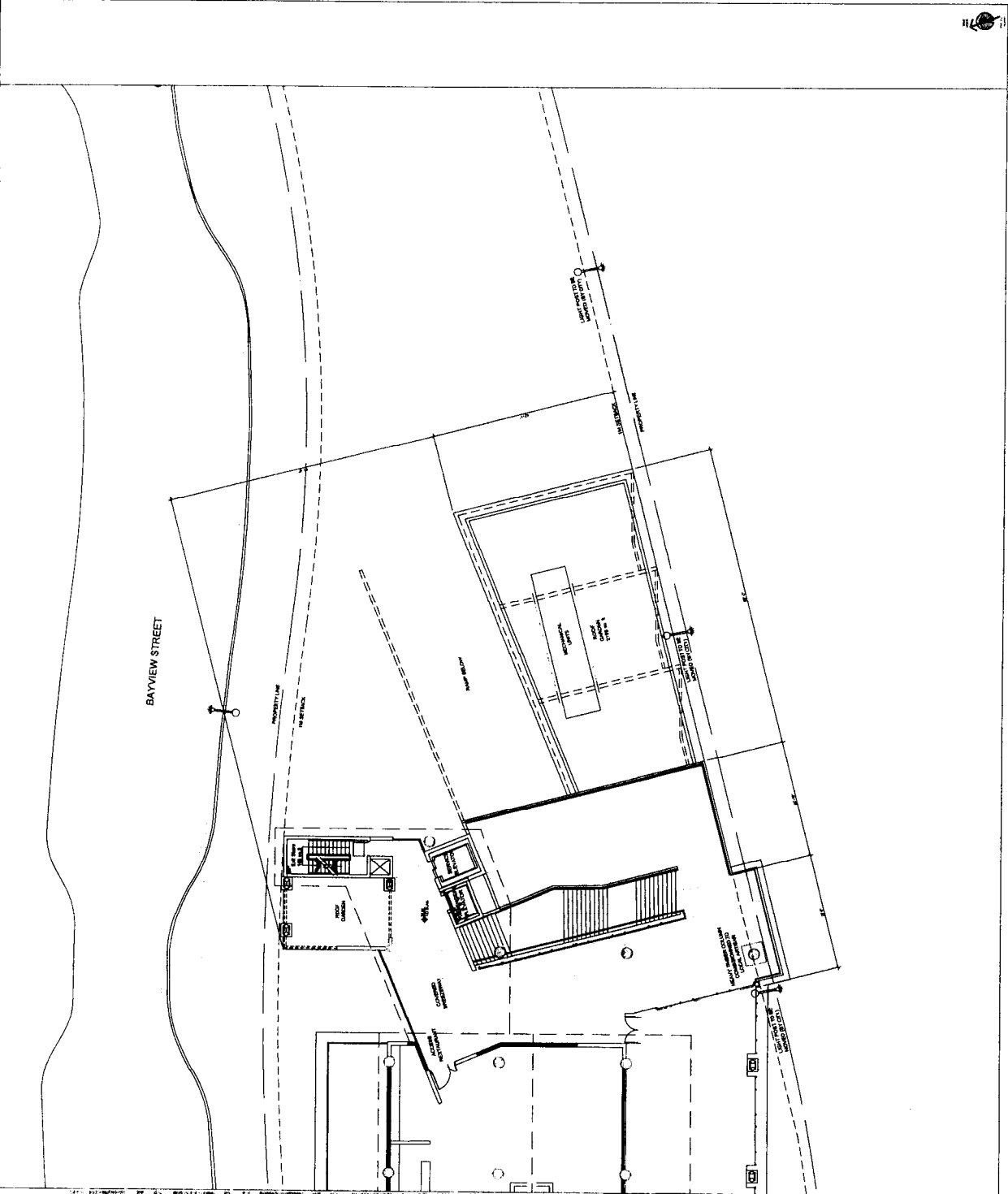
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A203



MATCHLINE - REFER TO PREVIOUS SHEET FOR CONTINUATION OF PARKING LEVEL P1
 MATCHLINE - REFER TO NEXT SHEET FOR CONTINUATION OF PARKING LEVEL P1

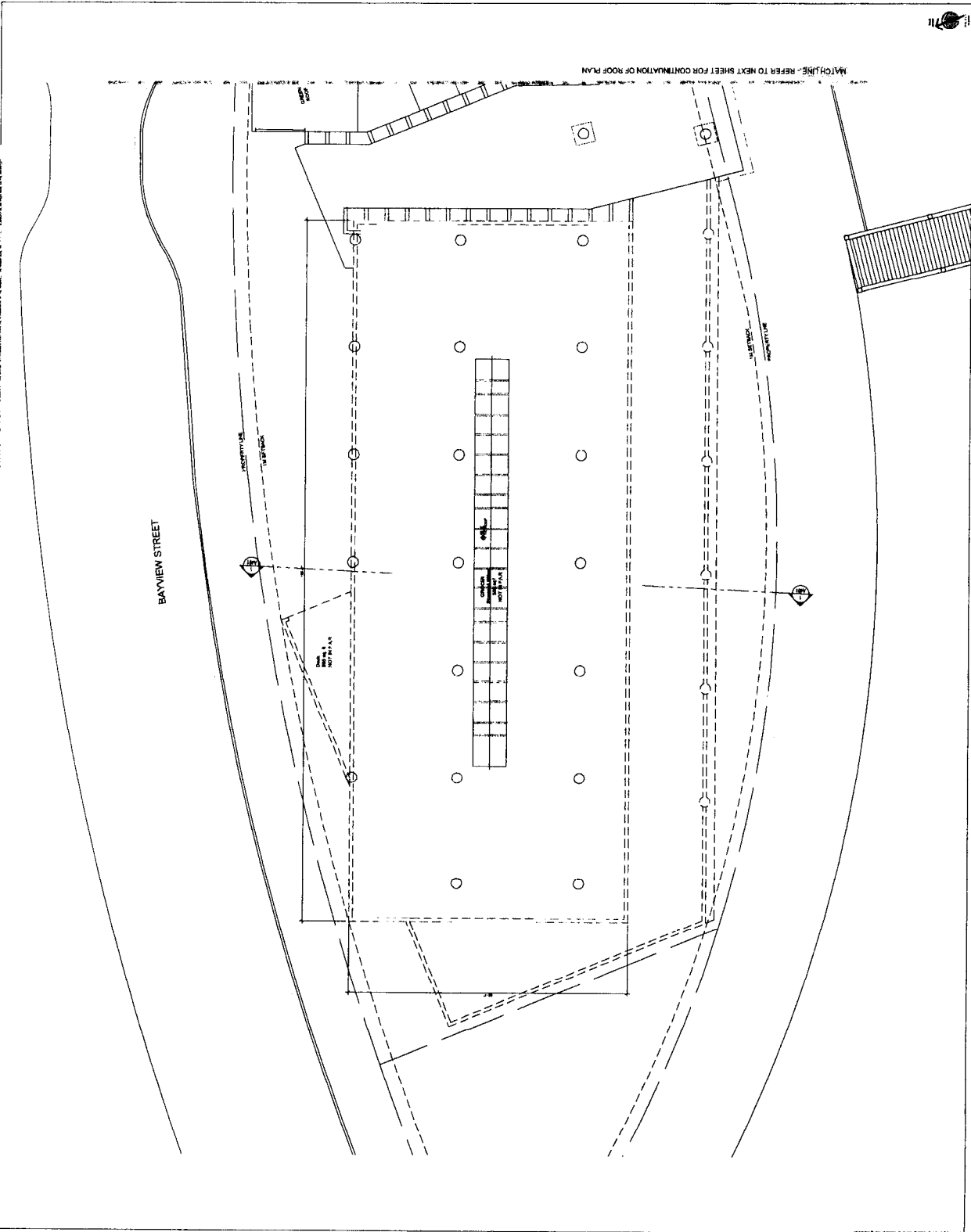
cda
 CHRIS DIMEAKOS
 ARCHITECTS, INC.
 1000 S. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.938.8888
 FAX: 714.938.8889
 WWW.CDAARCHITECTS.COM

PROJECT: THE VILLAGE AT IMPERIAL LANDING
 SHEET: FOUNDING A LEVEL 2
 DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]



MATCHLINE - REFER TO PREVIOUS SHEET FOR CONTINUATION OF LEVEL 2

| | | | | | | | | |
|---|----------------------|--|-----------------------|---|--|---|---|-------------------|
|  | SHEET NO. 1 DATE: | REVISIONS 1. 11/15/11 2. 11/15/11 3. 11/15/11 | PROJECT NO. 11-001 | CLIENT THE VILLAGE AT IMPERIAL LANDING | ARCHITECT CHRIS DREKOS ARCHITECTS, INC. 11000 W. CENTRAL EXPRESSWAY, SUITE 200 LOS ANGELES, CA 90045 TEL: 310.441.1100 FAX: 310.441.1101 WWW.CDAARCHITECTS.COM | MULTIPLE BUILDING 11000 W. CENTRAL EXPRESSWAY LOS ANGELES, CA 90045 THE VILLAGE AT IMPERIAL LANDING AT IMPERIAL LANDING |  | SHEET NO. A209 |
| | DRAWN BY DATE | | | | | | | |





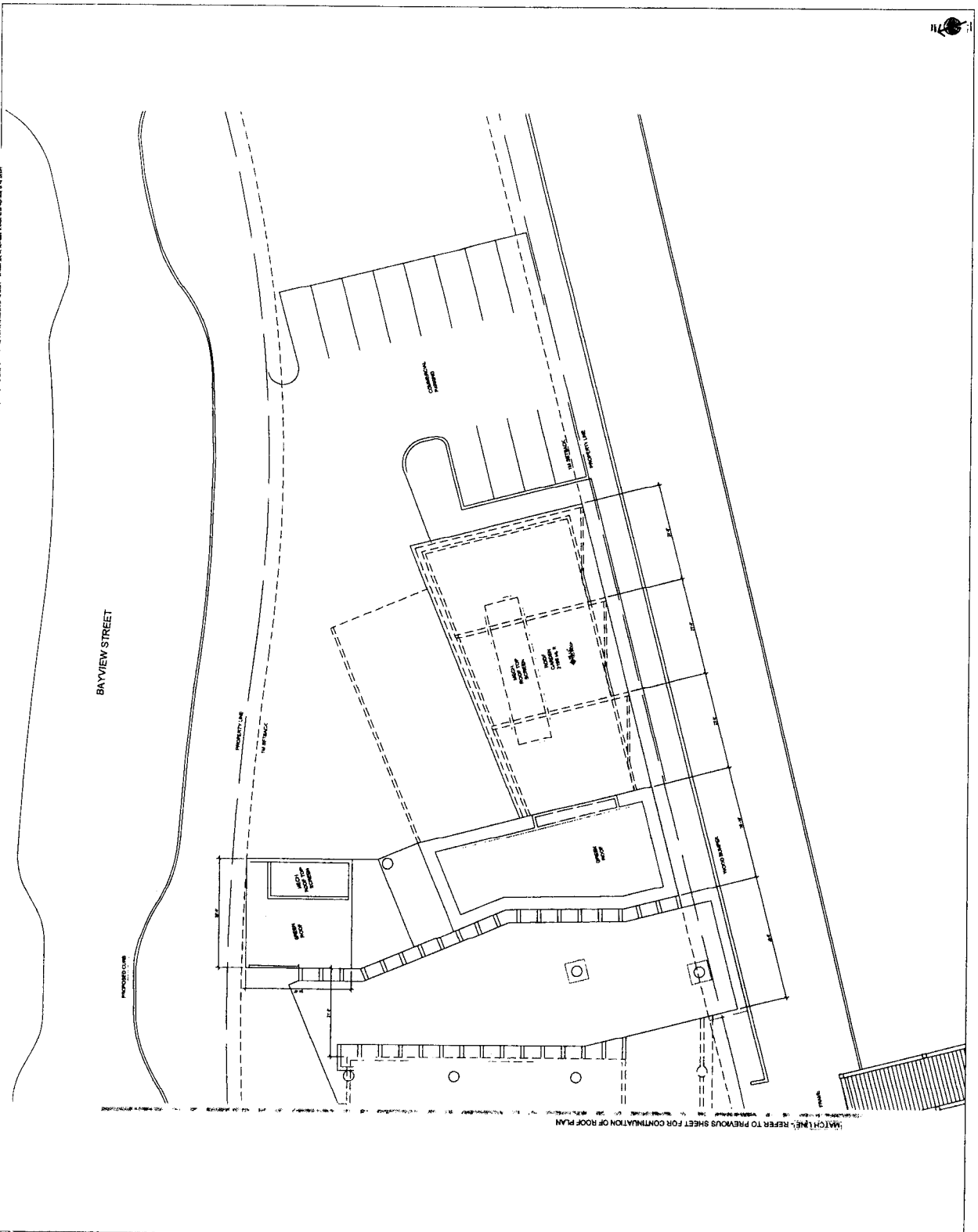
DATE: 10/15/10
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: BAYVIEW STREET
 SHEET: A210

CHRIS DIKEANOS ARCHITECTS, INC.
 cda

1000 BAYVIEW STREET
 FORT WORTH, TEXAS 76102
 TEL: 817.335.1111
 FAX: 817.335.1112
 WWW.CDA-ARCHITECTS.COM

**BUILDING A
 ROOF PLAN**

A210



MATCH LINE: REFER TO PREVIOUS SHEET FOR CONTINUATION OF ROOF PLAN

SECTION
DATE
BY
CHECKED
APPROVED

Chris Dikeanos
Architects, Inc.

10000 BAYVIEW STREET
IMPERIAL BEACH, CALIFORNIA 92246
TEL: 619-434-1111
WWW.CDAARCHITECTS.COM

THE VILLAGE
AT IMPERIAL LANDING

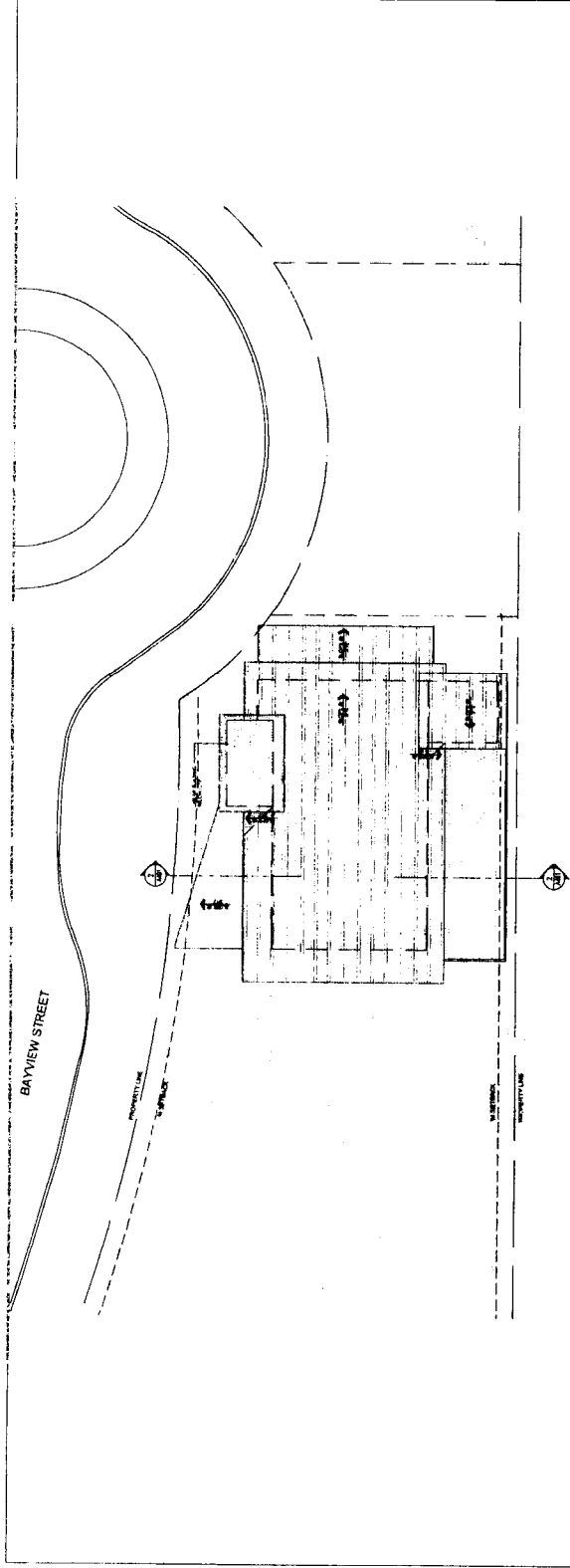
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| NO. | DATE | DESCRIPTION |
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| 9 | | ISSUED FOR PERMIT |
| 10 | | ISSUED FOR PERMIT |

DATE: 10/15/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

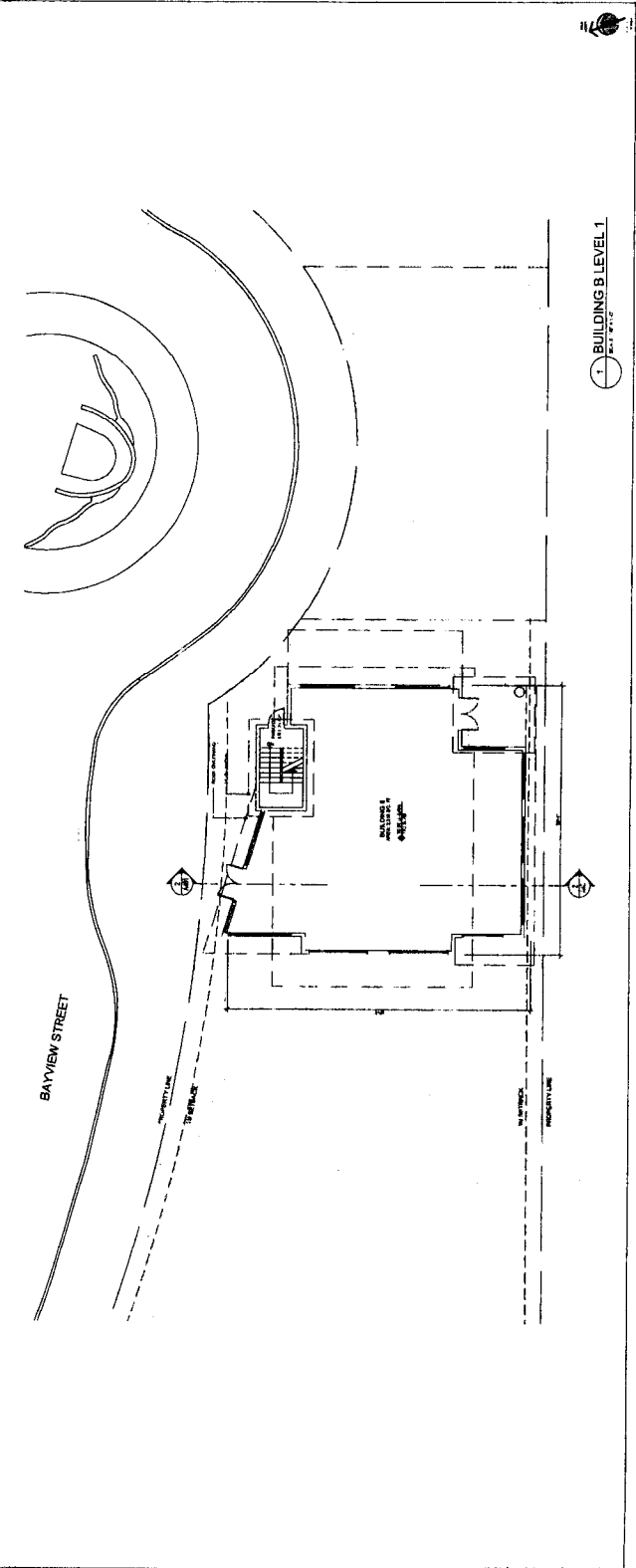
PROJECT: BUILDING B
MAIN FLOOR AND
ROOF PLAN

SCALE: AS SHOWN

A211



2. BUILDING B ROOF PLAN



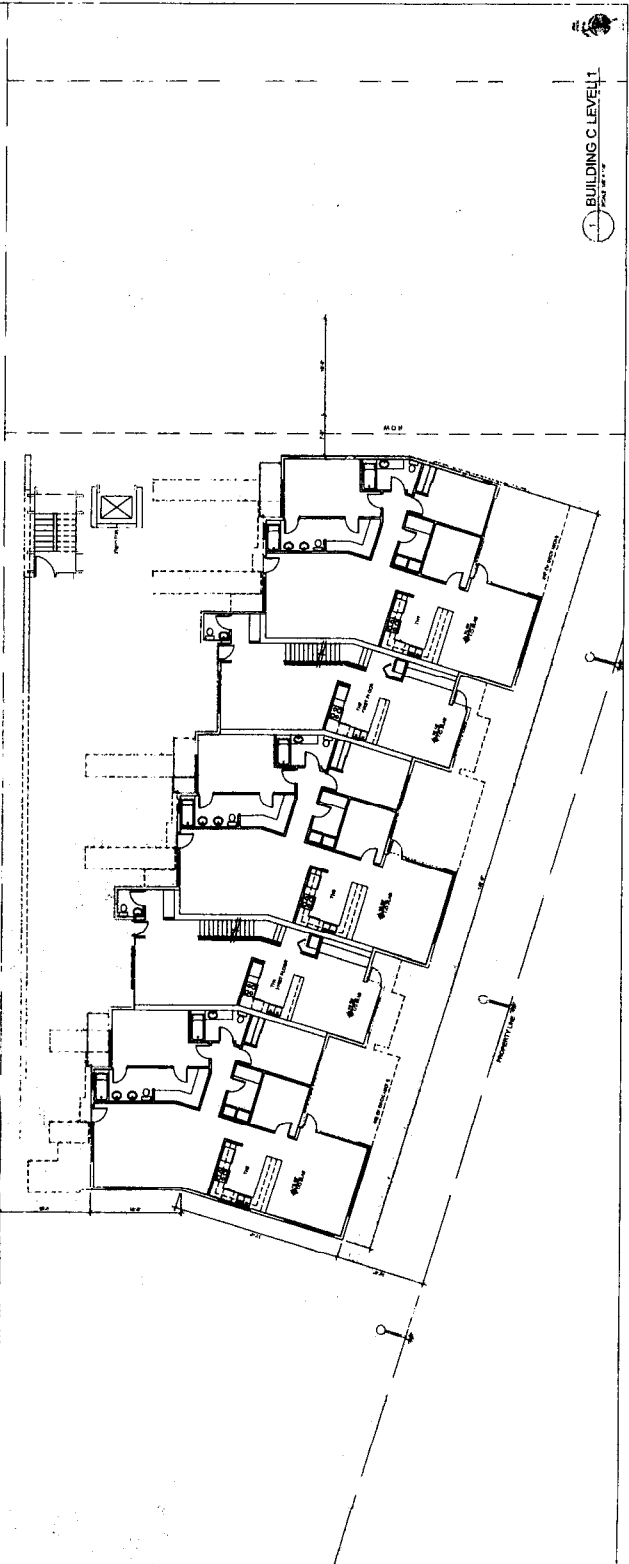
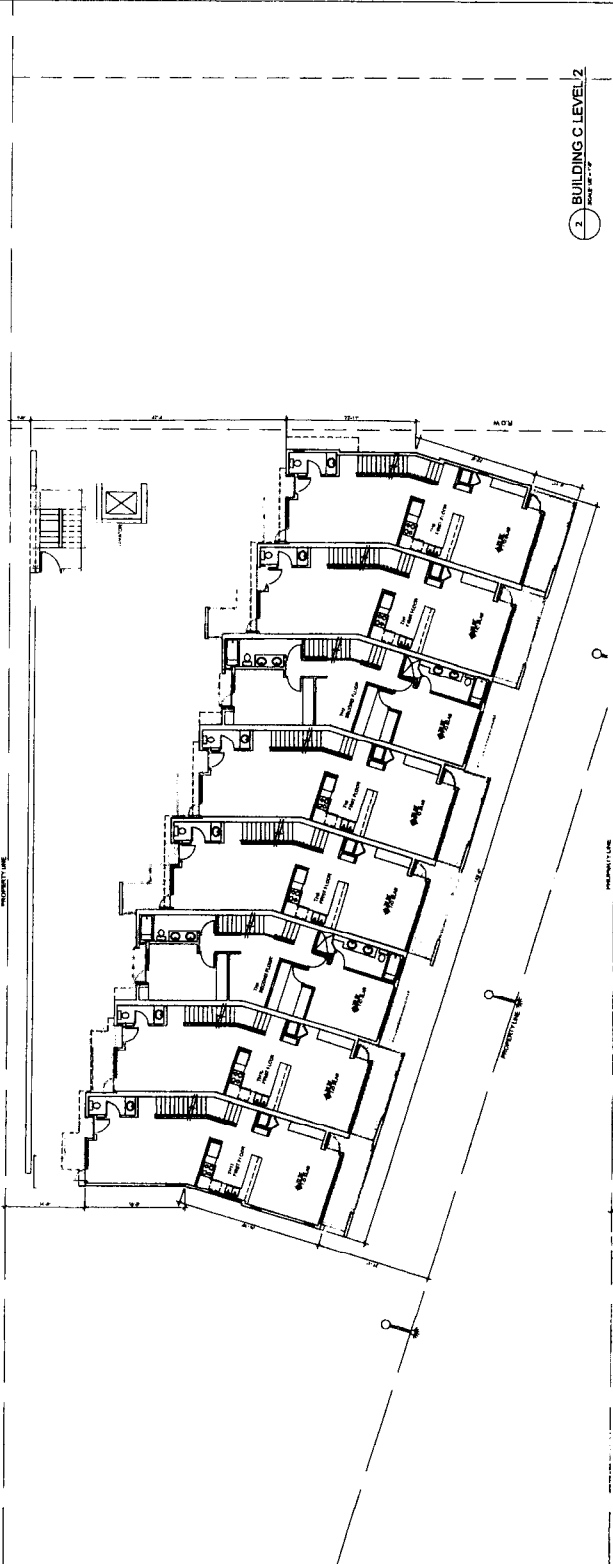
1. BUILDING B LEVEL 1

KEY PLAN
 1/8" = 1'-0"

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

cdca CHRIS DIKEAKIOS ARCHITECTS, INC.
 10000 WILSON BLVD., SUITE 100
 LOS ANGELES, CA 90024
 TEL: 310.441.1000 FAX: 310.441.1001
 WWW.CDCA-ARCHITECTS.COM

PROJECT: THE VILLAGE AT IMPERIAL LANDING
 DRAWING: BUILDING C LEVELS 1 AND 2
 SHEET: A212



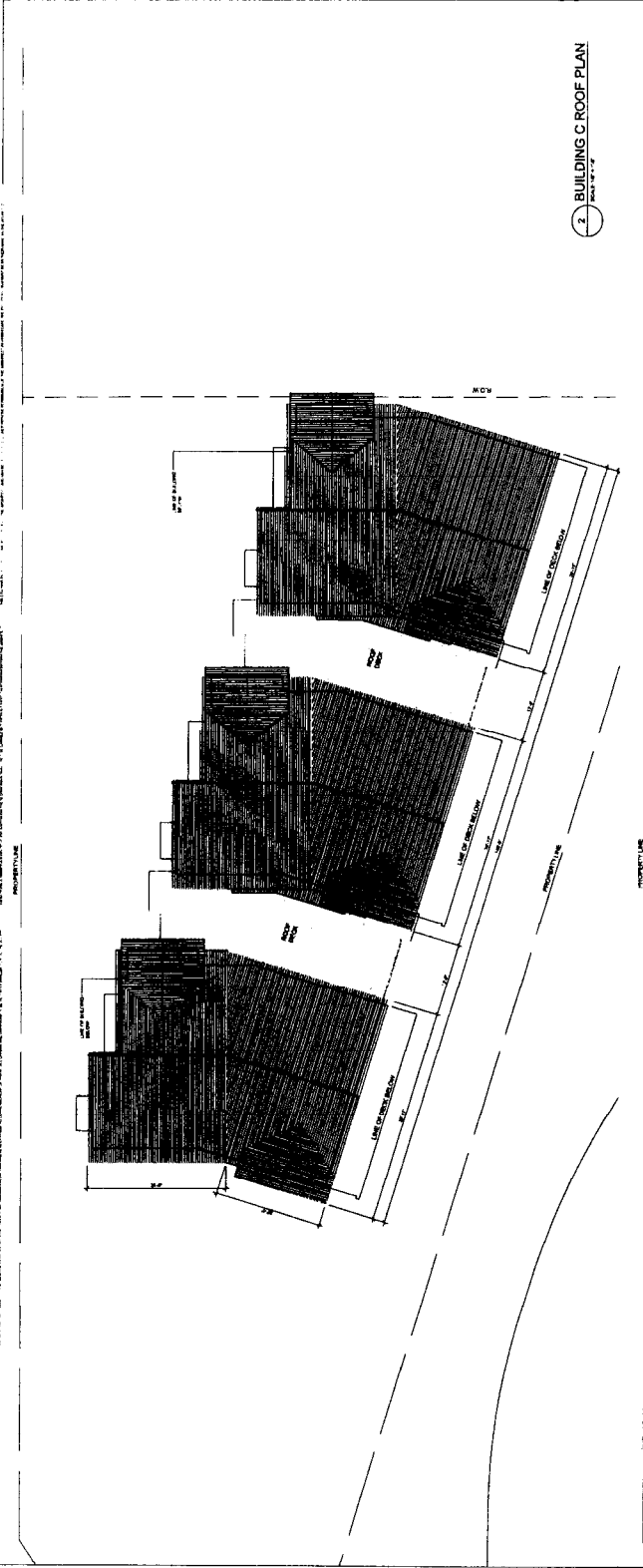
CITY PLAN
 COUNTY
 STATE
 PROJECT NO.
 SHEET NO.

CHRIS DINGEMANS ARCHITECTS, INC.
 1000 1st Street, Suite 100, Seattle, WA 98101
 TEL: 206.461.1111 FAX: 206.461.1112
 WWW.CDA-ARCHITECTS.COM

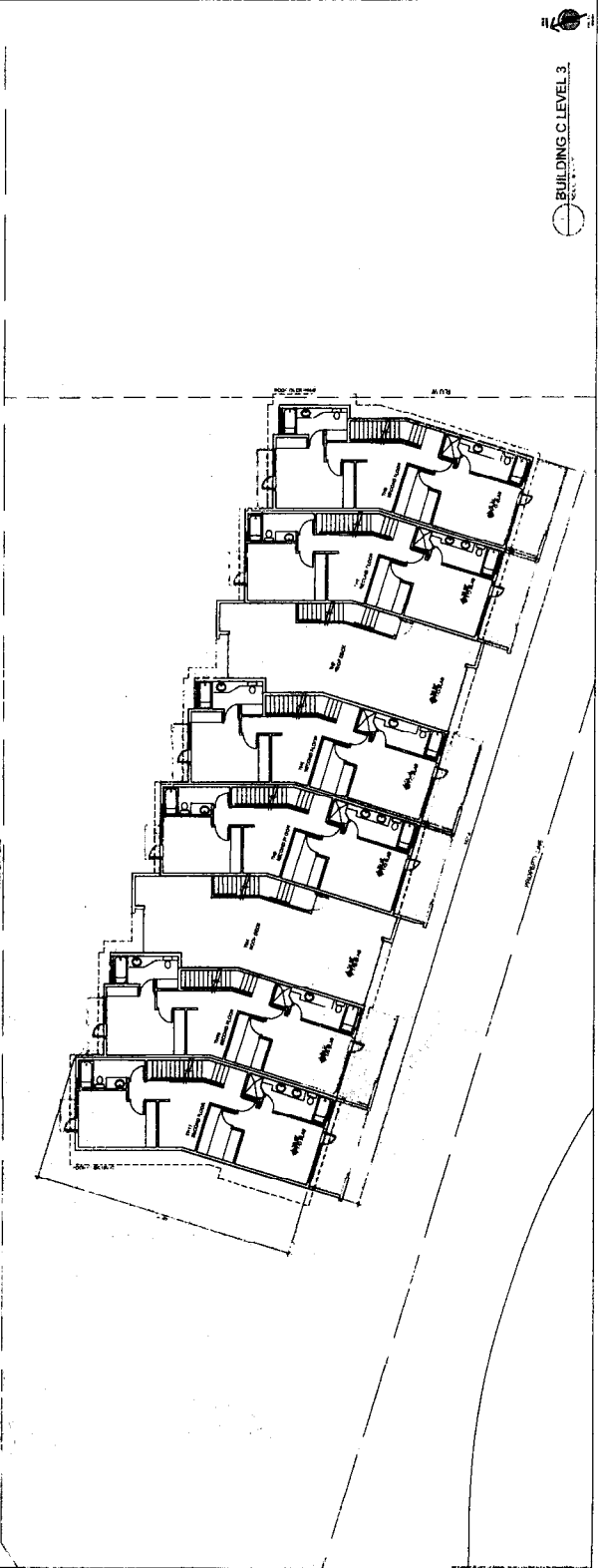
THE VILLAGE AT IMPERIAL LANDING
 COMMERCIAL/RESIDENTIAL
 100-1000 1ST STREET, SEATTLE, WA 98101

BUILDING C
 LEVEL 3 AND
 ROOF PLAN


A213



2. BUILDING C ROOF PLAN
 SCALE: 1/8" = 1'-0"



3. BUILDING C LEVEL 3
 SCALE: 1/8" = 1'-0"



DATE: 10/15/10
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT: [blank]

cd&a CHRIS DINEGAROS ARCHITECTS, INC.
 1000 15th Street, Suite 1000, Columbia, SC 29201
 (803) 733-1100
 www.cdandarc.com

ALL STATE PLANNERS
 1000 BAYVIEW STREET
 7TH FLOOR
 COLUMBIA, SC 29201
 AT IMPERIAL LANDING

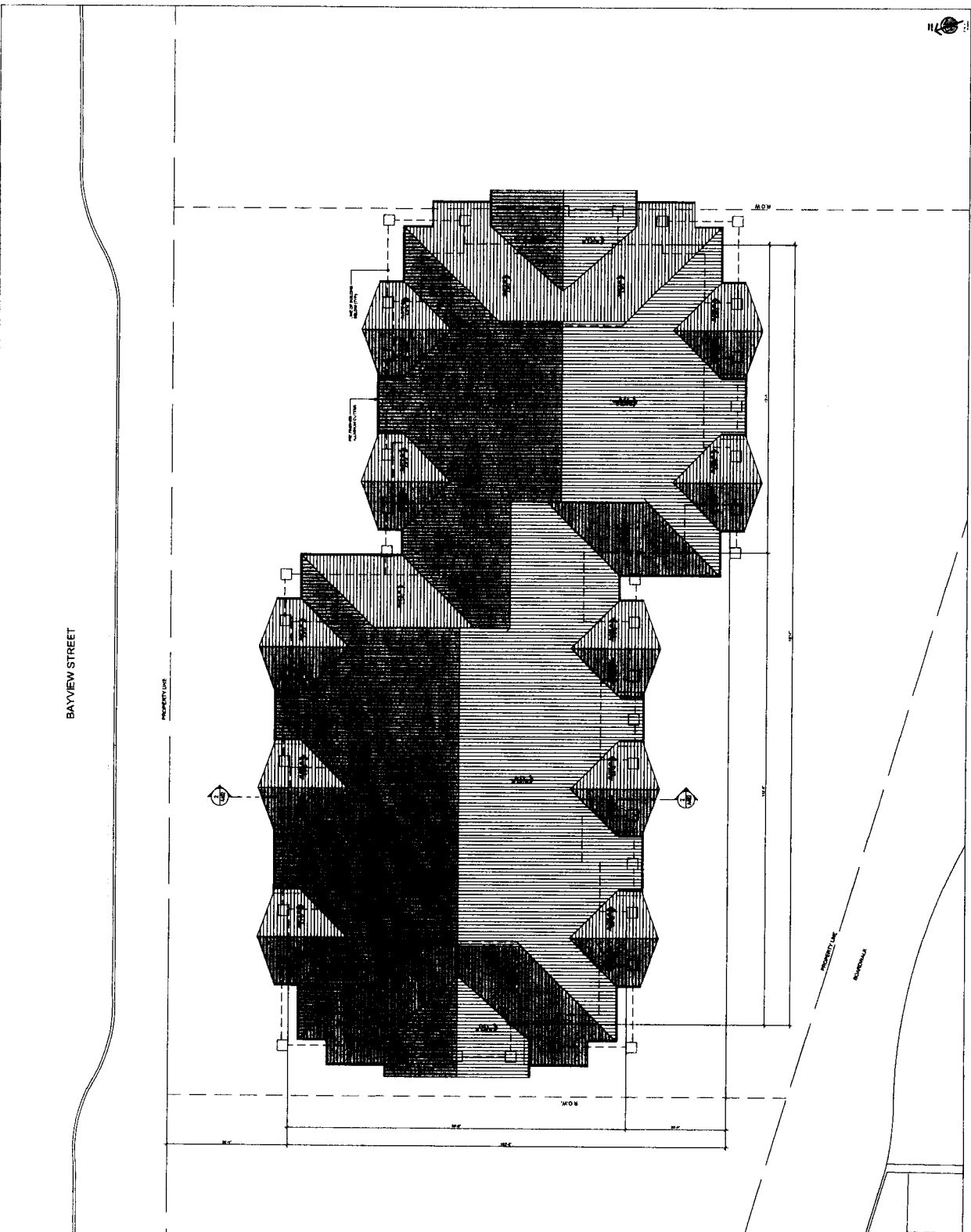
| | | |
|-----|----------|--------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 10/15/10 | ISSUED FOR PERMITS |

PROJECT: 1000 BAYVIEW STREET
 SHEET: 10 OF 10
 TITLE: 1000 BAYVIEW STREET
 ROOF PLAN

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

DATE: 10/15/10

PROJECT NO: A217



2. BUILDING ROOF PLAN
 SCALE: 1/4" = 1'-0"

Chris DREAMOS ARCHITECTS, INC.
 cda
 1000 BAYVIEW STREET
 SUITE 1000
 OAKLAND, CALIFORNIA 94612
 TEL: (415) 778-1000
 FAX: (415) 778-1001
 WWW.CDAARCHITECTS.COM

THE VILLAGE
 AT IMPERIAL LANDING

BUILDING E
 LEVEL 3 AND
 ROOF PLAN

A219

2. BUILDING ROOF PLAN
 SCALE: 1/4" = 1'-0"

PROPERTY LINE
 BAYVIEW STREET
 IMPERIAL LANDING

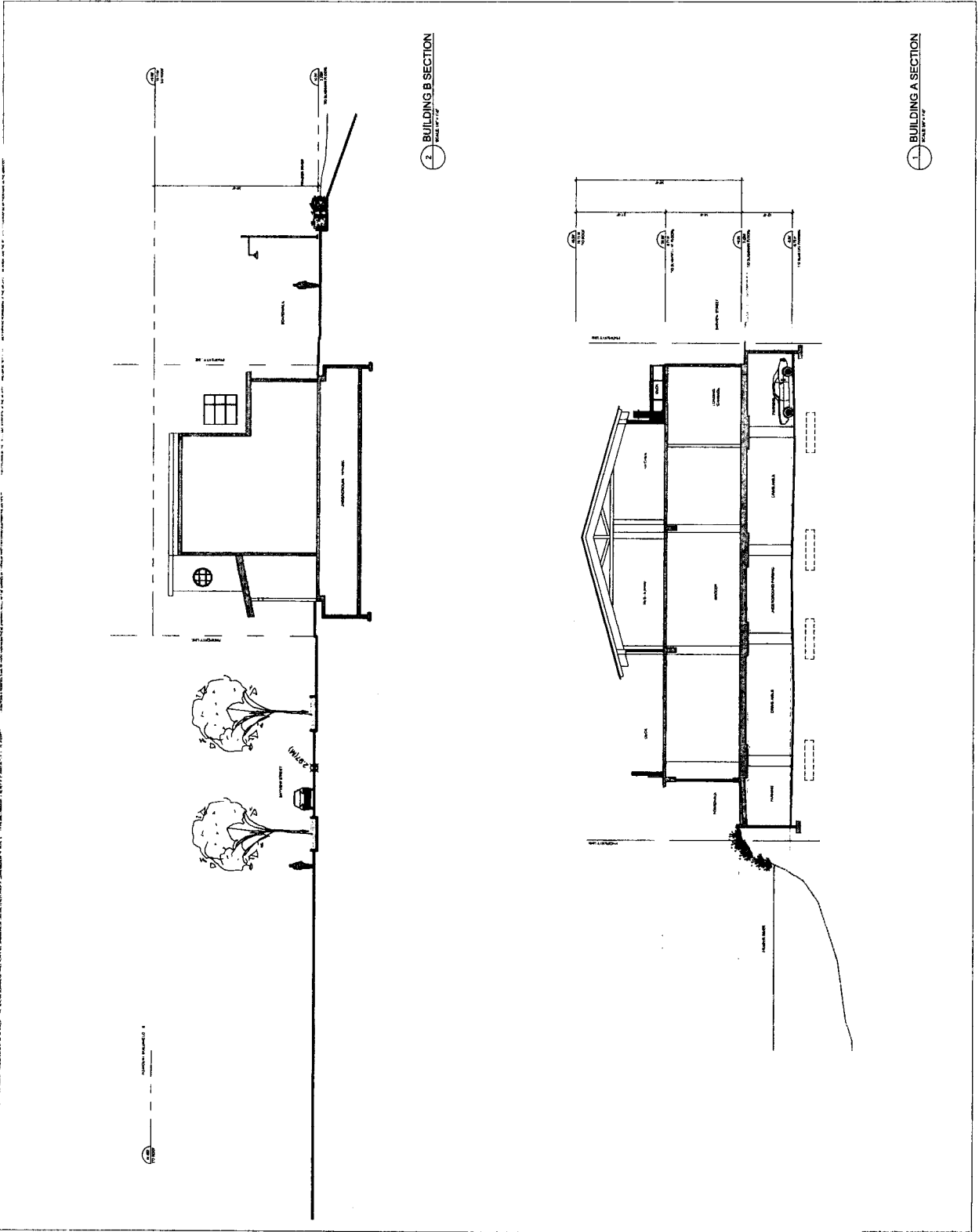
1. BUILDING LEVEL 3
 SCALE: 1/4" = 1'-0"

PROPERTY LINE
 BAYVIEW STREET
 IMPERIAL LANDING

| | |
|--|-----------------|
| DATE: 12/15/11 | BY: [Signature] |
| PROJECT: THE VILLAGE AT IMPERIAL LANDING | NO. 1 |
| DESCRIPTION: SECTION | |
| SCALE: 1/8" = 1'-0" | |

cda CHRIS DRINKS ARCHITECTS, INC.
 1000 W. 10TH STREET, SUITE 100
 ANAHEIM, CA 92801
 TEL: 714.771.1111 FAX: 714.771.1112
 WWW.CDAARCHITECTS.COM

PROJECT: THE VILLAGE AT IMPERIAL LANDING
 SHEET: BUILDING A & B SECTIONS
 DATE: 12/15/11

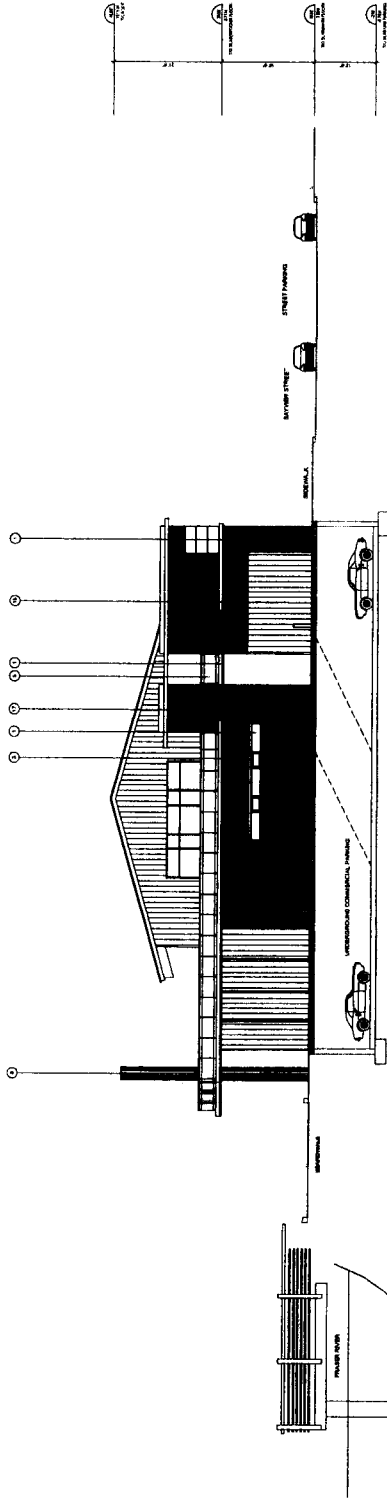


2. BUILDING B SECTION

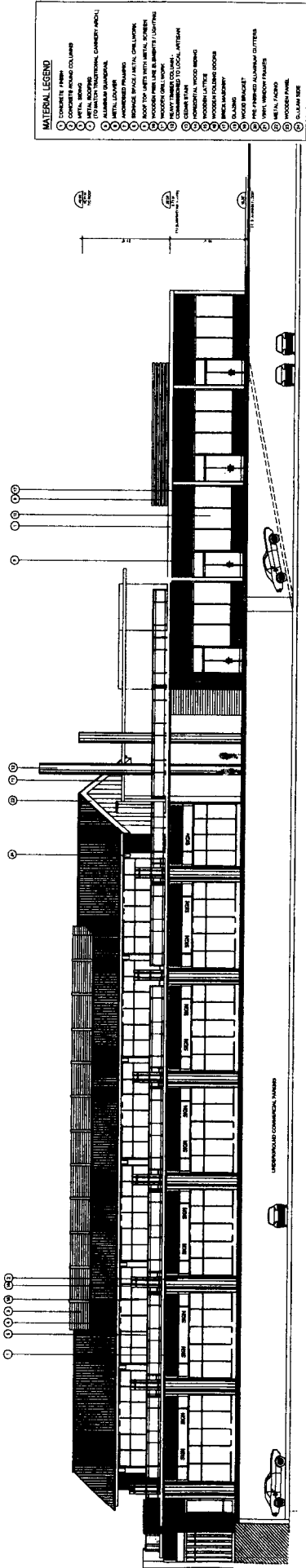
1. BUILDING A SECTION

MATERIAL LEGEND

| | |
|-----|---------------------------|
| 1 | CONCRETE FOUNDATION |
| 2 | CONCRETE FOUNDATION WALLS |
| 3 | METAL SIDING |
| 4 | PERFORATED METAL SCREENS |
| 5 | ALUMINUM CLADDING |
| 6 | WOOD SHAKES |
| 7 | WOOD SIDING |
| 8 | WOOD SHAKES |
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4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



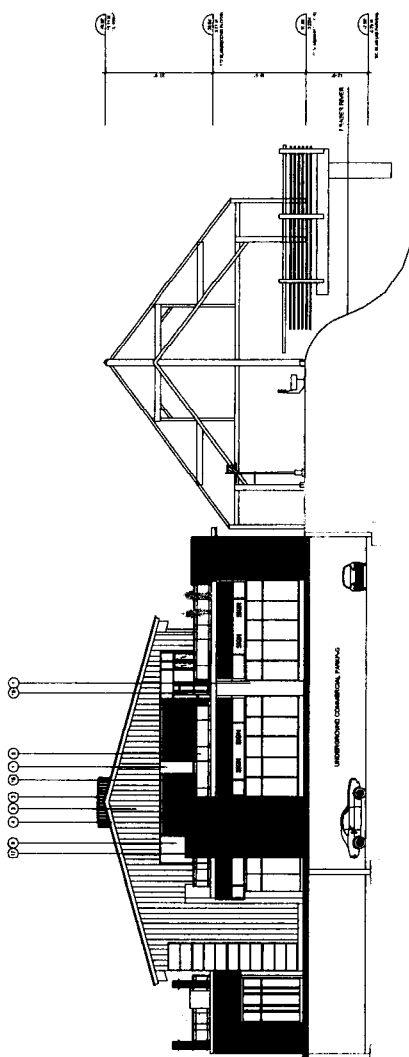
MATERIAL LEGEND

| | |
|-----|------------------------|
| 1 | CONCRETE FRAME COLIUMS |
| 2 | CONCRETE FRAME COLIUMS |
| 3 | WALL BRICK |
| 4 | WOOD BRICK |
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| 100 | WOOD BRICK |

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

MATERIAL LEGEND

| | |
|-----|--|
| 1 | CONCRETE FINISH |
| 2 | CONCRETE INSIDE WALLS |
| 3 | CONCRETE EXTERIOR WALLS |
| 4 | METAL ROOFING |
| 5 | INSULATION (TO MATCH EXISTING, COMPLETE MATCH) |
| 6 | METAL CLADDING |
| 7 | WOODEN FRAMING |
| 8 | WOODEN TRIM (MDF, GULLWORK) |
| 9 | WOODEN FLOORING (MDF, GULLWORK) |
| 10 | WOODEN WALLS (MDF, GULLWORK) |
| 11 | WOODEN WALLS (MDF, GULLWORK) |
| 12 | WOODEN WALLS (MDF, GULLWORK) |
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