Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 24, 2024

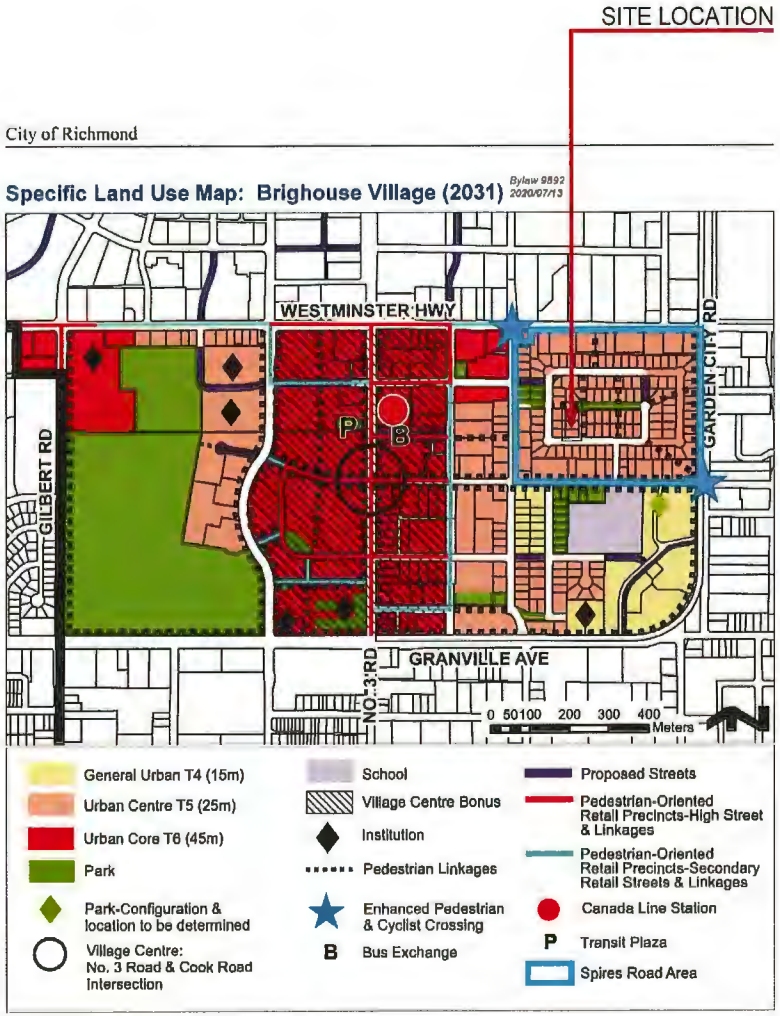
2024-04-24 Development Permit Panel Presentation

A 28-unit Townhouse Development
8635-8695 COOK CRESCENT, CITY OF RICHMOND

PROJECT INFO

Site Context

SE Corner



Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

PROJECT INFO

Neighboring Townhouse Developments

neighboring townhousing developments have received approvals in recent years

8888 Spires Road

"Parking Structure Townhouses"

8951, 8971 Spires Road and 8991 Spires Gate

"Parking Structure Townhouses"

8800 Spires Road

"Parking Structure Townhouses"

8671, 8731 Spires Road

"Parking Structure Townhouses"

PROJECT INFO

Features to Fit Into Surrounding Neighborhood

8888 Spires Road

"Parking Structure Townhouses"

8951, 8971 Spires Road and 8991 Spires Gate

"Parking Structure Townhouses"

8800 Spires Road

"Parking Structure Townhouses"

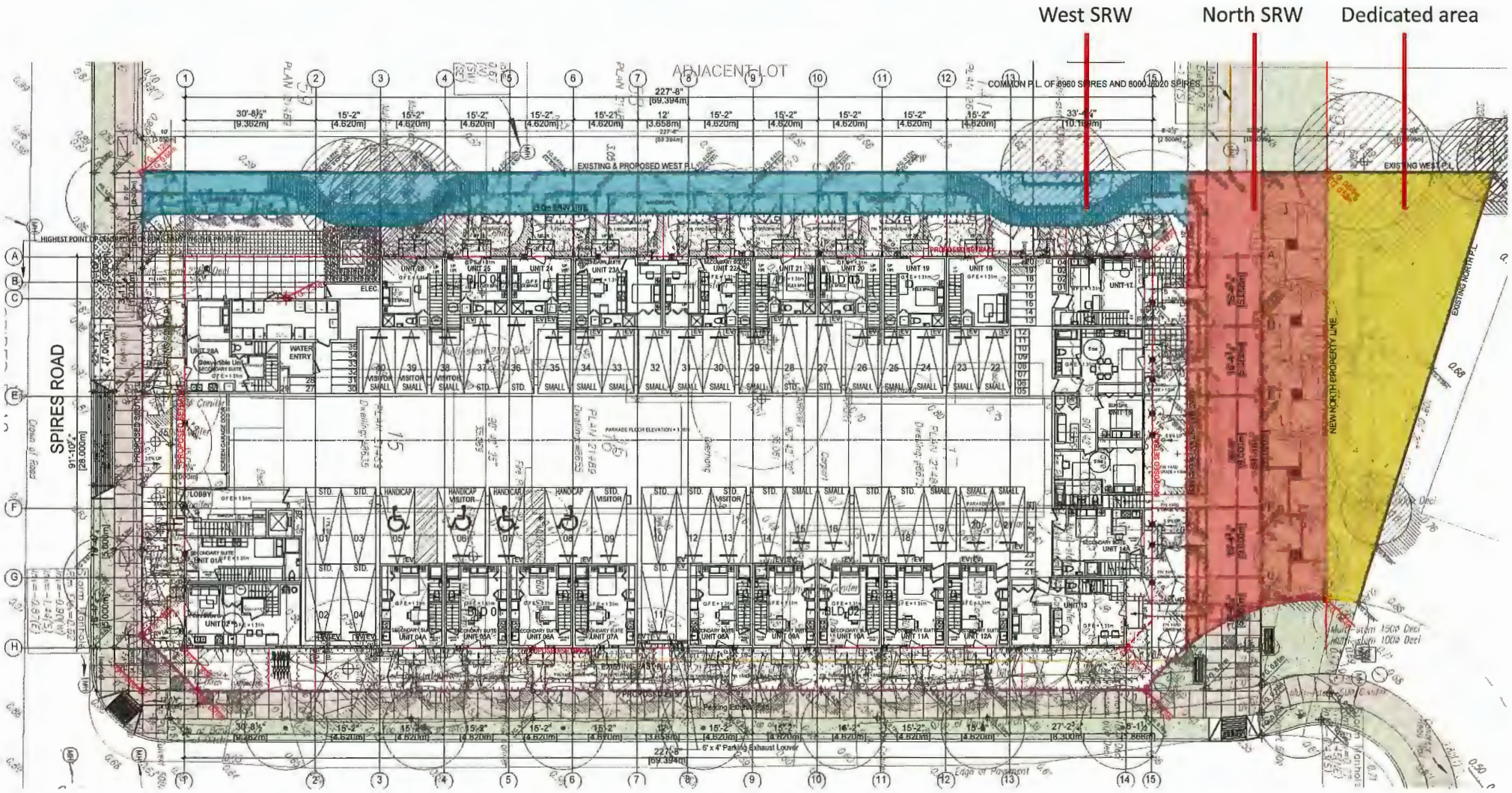
- reflects a contemporary take on the traditional architectural style in the Neighborhood
- similar size and proportion of building blocks
- common features e.g., pitched roofs and at-grade yards with weather-protected entries
- traditional roof gables to downsize building scale
- same material language e.g., asphalt shingle on gable roof and siding on exterior

8671, 8731 Spires Road

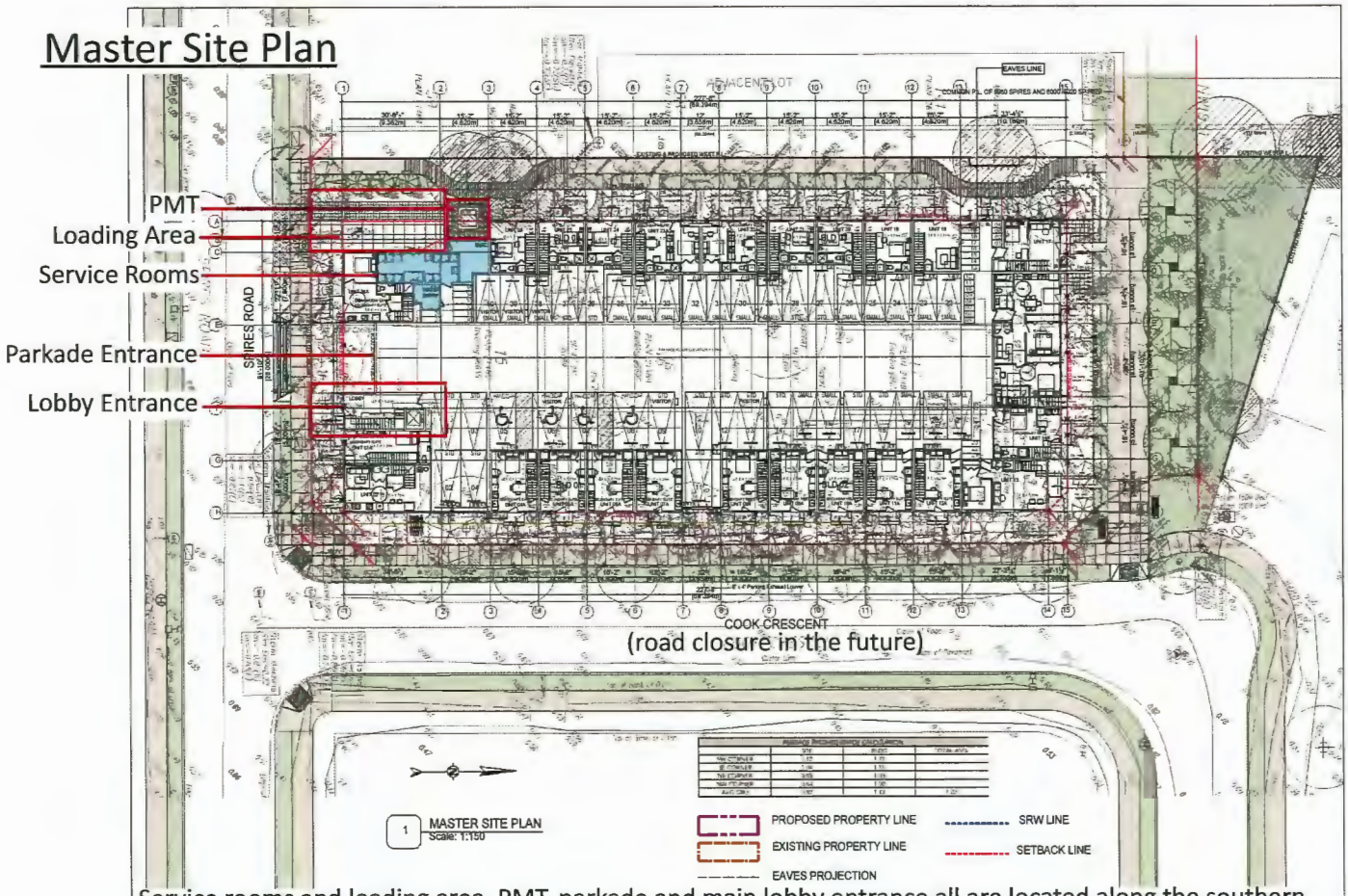
"Parking Structure Townhouses"

PROJECT INFO

Recap from Rezoning: Pedestrian Linkage in the north and the west



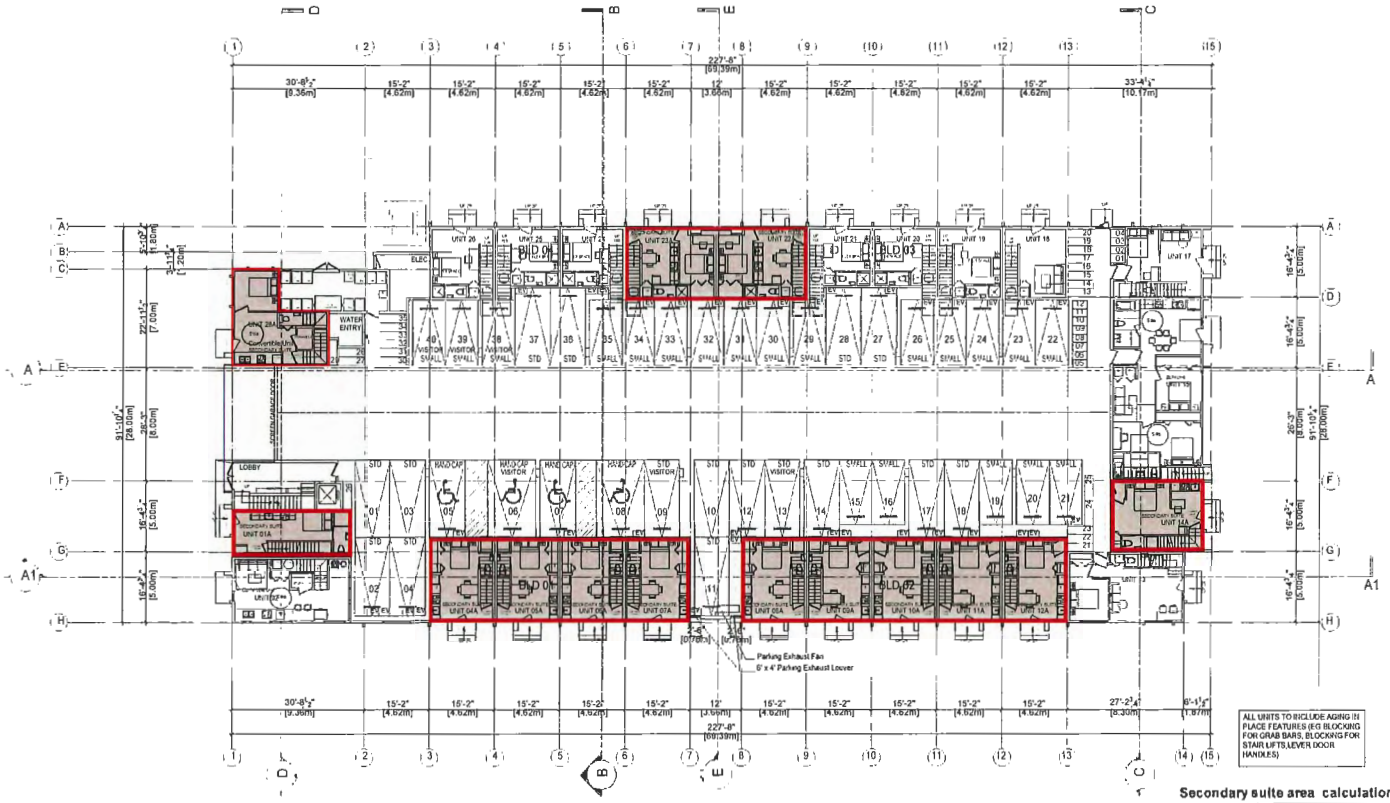
Master Site Plan



Service rooms and loading area, PMT, parkade and main lobby entrance all are located along the southern frontage because of road closure of cook crescent in the future.

Ground Floor Plan

14 (50%) Secondary Suite for Rental



ALL UNITS TO INCLUDE AGING IN PLACE FEATURES (EG BLOCKING FOR GRAB BARS, BLOCKING FOR STAIR LIFTS,LEVER DOOR HANDLES)

1 GROUND FLOOR PLAN
Scale: 1:150

SECONDARY SUITE

Secondary suite area calculation

Unit	Ground floor area(sq ft)	Stairs area(sq ft)	total(sq ft)	
Unit01A	300 55	12 83	288 12	
Unit04A	299 54	19 44	280 1	
Unit05A	299 54	19 44	280 1	
Unit06A	299 54	19 44	280 1	
Unit07A	299 54	19 44	280 1	Minimum floor area of at least 25 0sq m(269 1sq ft) less than 120sq m(1291 67sq ft)
Unit08A	299 54	19 44	280 1	
Unit09A	299 54	19 44	280 1	
Unit10A	299 54	19 44	280 1	
Unit11A	299 54	19 44	280 1	
Unit12A	299 54	19 44	280 1	
Unit14A	356 03	22 5	333 53	
Unit22A	354 16	27 43	320 75	
Unit23A	354 18	27 43	326 75	
Unit28A	396 20	16 50	369 8	

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	ISSUED FOR DP	19/07/2023
	ISSUED FOR DP COORDINATION	25/06/2023
	ISSUED FOR RZ RE-SUBMISSION	05/04/2023
	ISSUED FOR RZ RE-SUBMISSION	30/03/2023
	ISSUED FOR RZ APPLICATION	14/04/2022

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DP RESUBMISSION	25/03/2024

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PROJECT

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

CLIENT

SCALE

SEAL

DATE 25/03/2024

DRAWN BY

CHECKED BY

JOB NO

21-28

SHEET TITLE

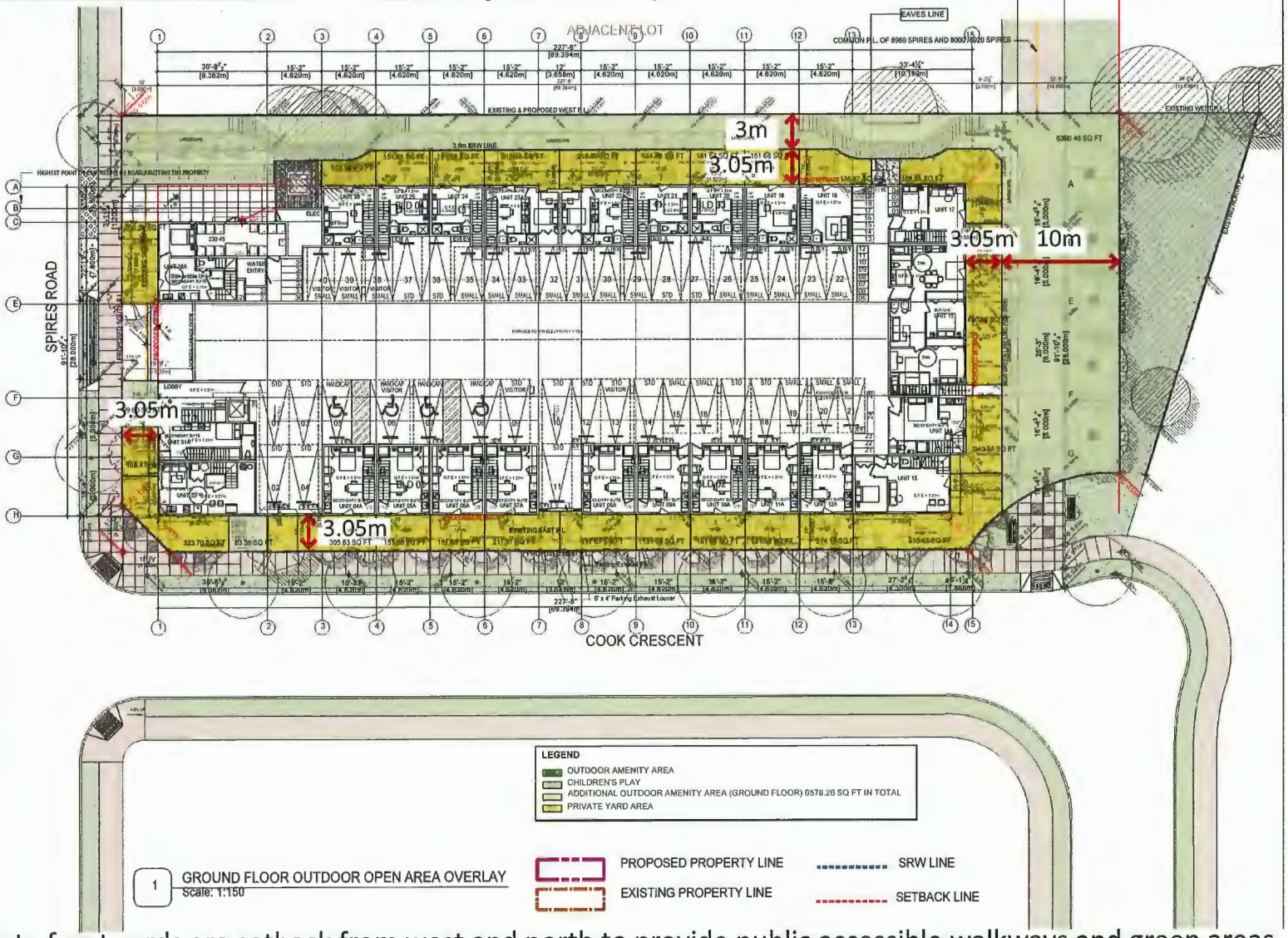
Ground Floor Plan

DRAWING NO

A2.01

REVISION No

Ground Floor Outdoor Amenity Overlay



LEGEND

- OUTDOOR AMENITY AREA
- CHILDREN'S PLAY
- ADDITIONAL OUTDOOR AMENITY AREA (GROUND FLOOR) 0578.20 SQ FT IN TOTAL
- PRIVATE YARD AREA

1 GROUND FLOOR OUTDOOR OPEN AREA OVERLAY
Scale: 1:150

PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SRW LINE
SETBACK LINE

The private front yards are setback from west and north to provide public accessible walkways and green areas.

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ADP		23/01/2024
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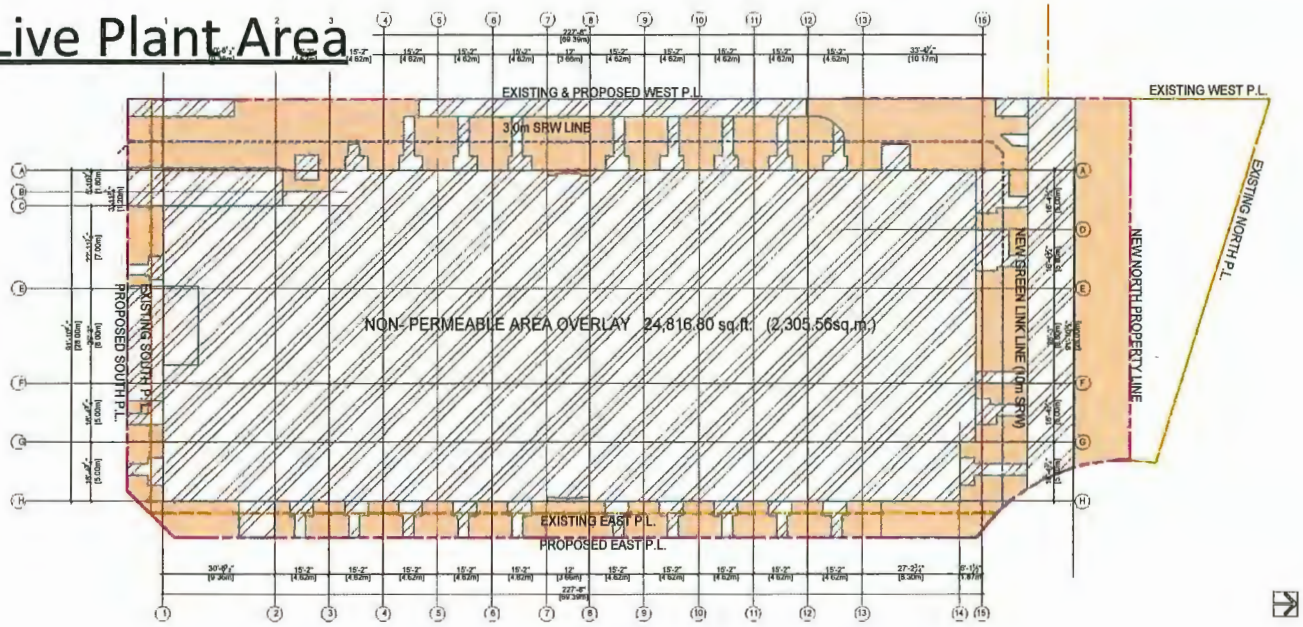
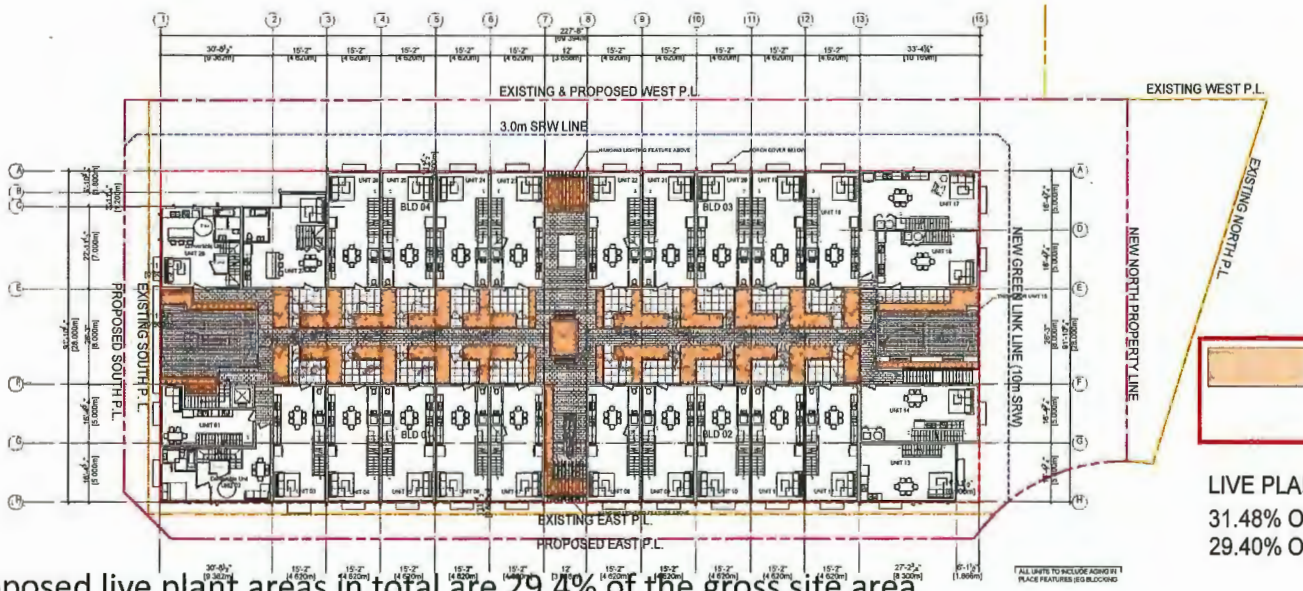
ISSUED FOR DP		04/07/2023
ISSUED FOR DP COORDINATION		26/06/2023
ISSUED FOR RZ RE-SUBMISSION		26/04/2023
ISSUED FOR RZ RE-SUBMISSION		06/03/2023
ISSUED FOR RZ APPLICATION		14/04/2022

REVISIONS:

ISSUED FOR:	DATE(D/M/Y)

Live Plant Area





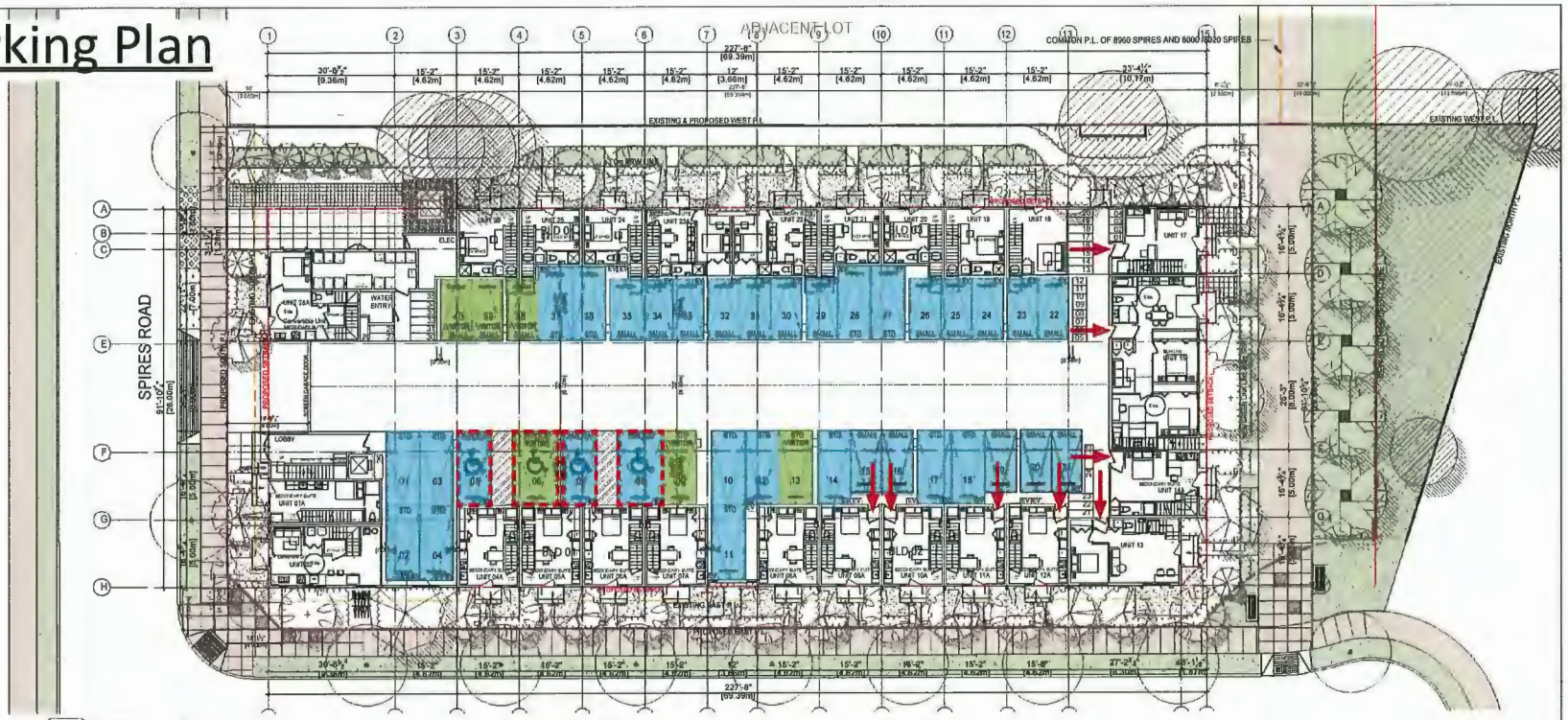
LIVE PLANT AREA OVERLAY (970.97sq.m in total)
8,358.31sq.ft. (776.51 sq.m) ON GROUND FLOOR
2093.08 sq.ft. (194.45 sq.m) ON SECOND FLOOR

LIVE PLANT AREA COVERAGE:
31.48% ON THE NET SITE AREA (970.97sq.m/ 3084.8 sq.m= 0.3148)
29.40% ON THE GROSS SITE AREA (970.97 sq.m/ 3302.8 sq.m= 0.2940)

Proposed live plant areas in total are 29.4% of the gross site area.

Approximately 80% of live plant areas is on G/F. The rest is on 2/F.

Parking Plan

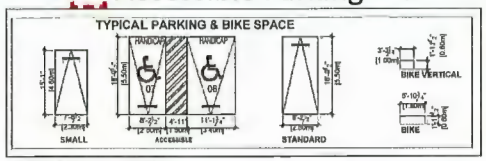


1 PARKING PLAN
Scale: 1:150

Residential Parking = 40

Visitor Parking = 6

Accessible Parking = 4



PARKING STALL (UNIT ASSIGN LIST)

PARKING & LOADING

	Bylaw Required/Allowed		Proposed	
Residential 1.2 spaces per unit	33.6	sec 7.9.3.1	34	ALL EV STALLS
Visitor 0.2 spaces per unit	5.6	sec 7.9.3.1	6	
Total spaces(round up to nearest whole #)	40	For >31 spaces provided, minimum 50% shall be standard stalls [sec.7.5.13]	40	21 Standard/Accessible 19 small stalls
Tandem Parking Spaces (Included in above Total)	20	Max 50% of required parking stalls	8	8 Standard
Quantity 10% of the required parking stalls (Included in above Total)	4	sec 7.5.14	4	ALL EV STALLS 3 for accessible stalls, 1 for Visitor
Loading 1 medium size for 11-40 Residential Units	1	sec 7.13.7	1	13m length, 3.25m width provided for loading area

ON-SITE BICYCLE STORAGE

	Bylaw Required/Allowed		Proposed
Class 1: Long term 1.25 spaces per unit	36	sec 7.14.9	36 (12 vertical, 23horizontal @ Parkade)
Class 2: Short Term 0.2 spaces per unit	6	sec 7.14.9	6 (1 @ Lobby Entrance Area 5@each)
Total	41		41

For unit 9 to 17, each of them has direct access from parkade for convenience and fire department access purpose.

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COMMENTARY

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	ISSUED FOR DP COORDINATION	28/06/2023
	ISSUED FOR RZ RE-SUBMISSION	06/04/2023
	ISSUED FOR RZ RE-SUBMISSION	20/01/2023
	ISSUED FOR RZ APPLICATION	14/04/2022

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DP RE-SUBMISSION	26/03/2024

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PROJECT:

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

CLIENT

SCALE:
SEAL
DATE: 26-03-2024
DRAWN BY
CHECKED BY
JOB NO 21-28

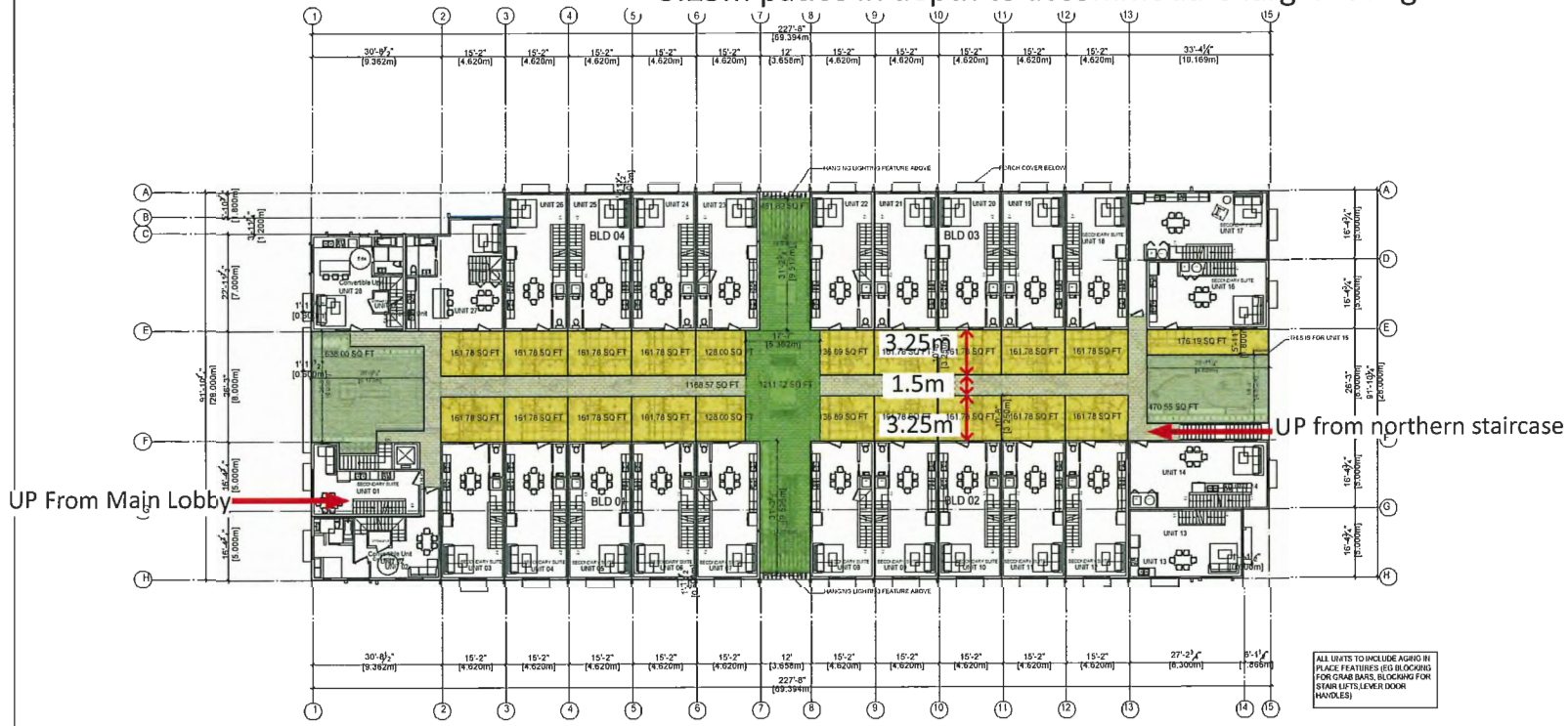
SHEET TITLE:

Parking Plan

DRAWING NO.: A1.02
REVISION No.:

2nd Floor Plan

- Courtyard accessed through main lobby and northern staircase
- 1.5mW pedestrian pathway to leave more space for greenery and amenities
- 3.25m patios in depth to accommodate larger lounge furnishings



LEGEND
- O UTDOOR AMENITY AREA
- C HILDREN'S PLAY
- A DDITIONAL OUTDOOR AMENITY AREA (2ND FLOOR) 1,117.06 SQ FT IN TOTAL
- P RIVATE YARD AREA

N

1 2ND FLOOR OUTDOOR OPEN AREA OVERLAY
Scale: 1:150

Amenity areas & children's play areas proposed caculation

areas type	depth(ft)	width(ft)	areas(sq.ft.)	areas(sq.ft.)	required
Amenity areas	12.00	31.23	374.76	1211.72	6.0sq.m(64.59sq.ft)/unit 28*6.0sq.m(64.59sq.ft)=168sq.m(1808.34sq.ft)
	17.58	26.25	461.48		
	12.00	31.29	375.48		
children's play areas	26.81	26.25	638.00	1108.55	3.0sq.m(32.29sq.ft)/unit 28*3.0sq.m(32.29sq.ft)=84sq.m(904.17sq.ft)
	28.96	16.25	470.55		
total amenity areas				2320.27	

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ISSUED FOR: DP COORDINATION	28/06/2023
ISSUED FOR: RZ RE SUBMISSION	06/04/2023
ISSUED FOR: RZ RE SUBMISSION	20/03/2023
ISSUED FOR: RZ APPLICATION	14/04/2022
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REVISIONS.

ISSUED FOR:	DATE (DMY)
DP RE SUBMISSION	19/12/2023

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8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

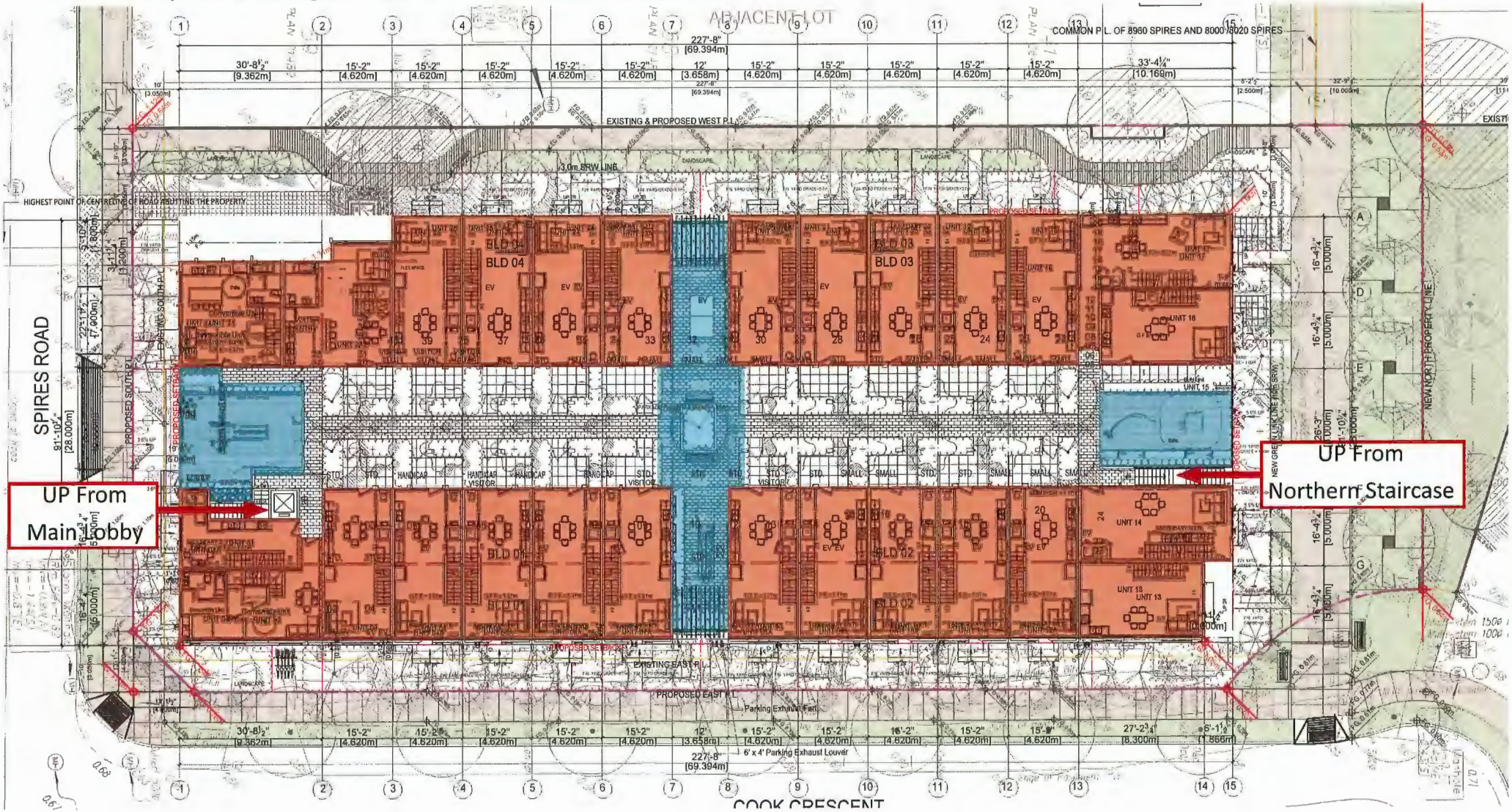
CLIENT

SCALE
DATE 25/01/2024
DRAWN BY
CHECKED BY
JOB NO. 21-26
SHEET TITLE
2ND Floor Outdoor Open Area Overlay

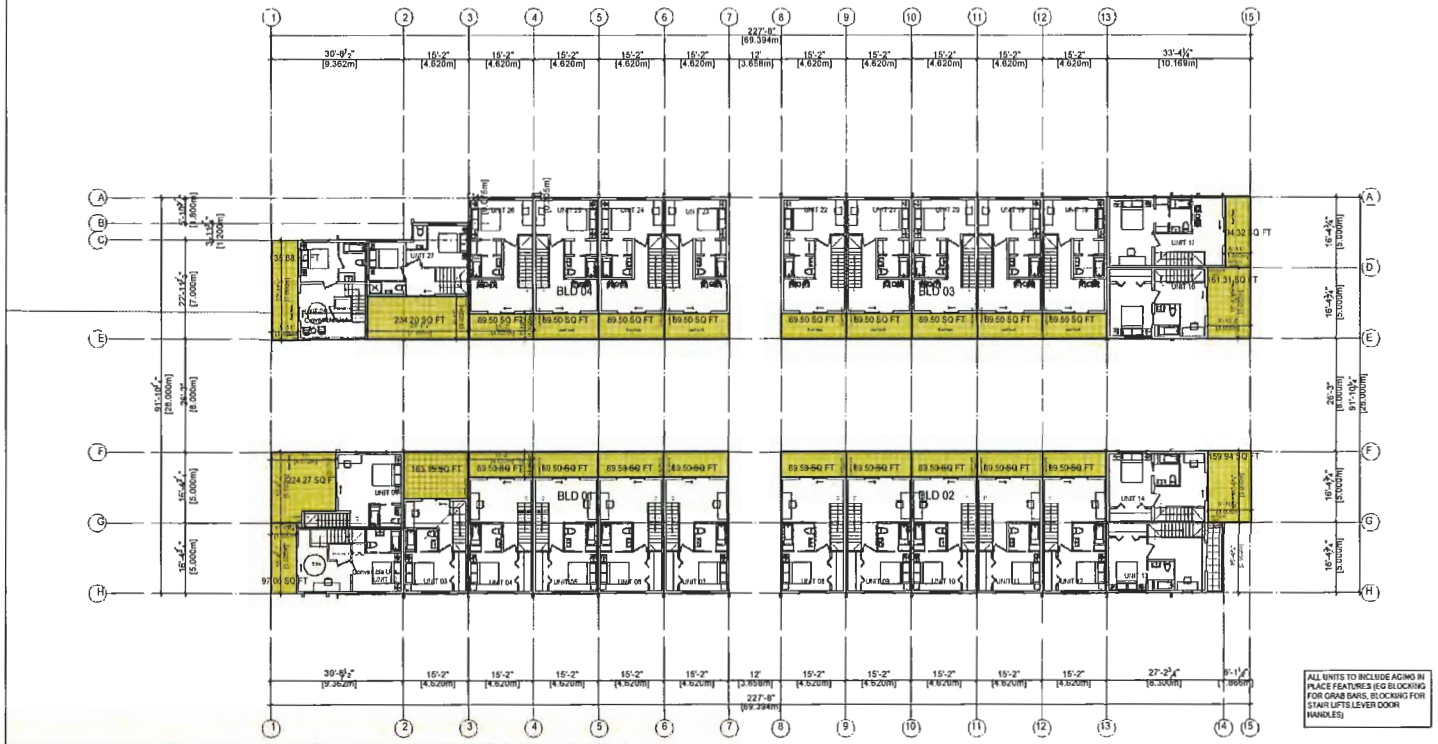
DRAWING NO. A2.02b
REVISION

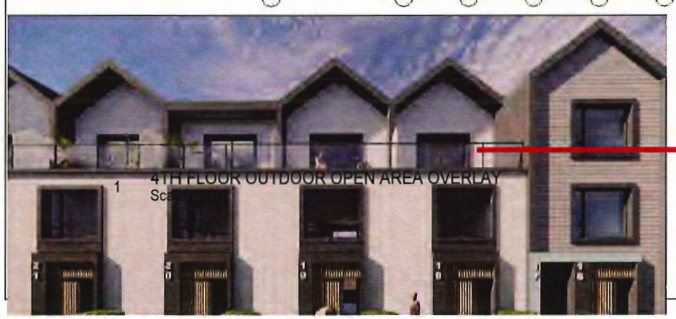
Connectivity with Ground Floor Green Spaces

- Connect the outdoor amenity with our North and West Side green belts.
- Outdoor spaces are integrated and achieve the functions as a system.



4th Floor Outdoor Amenity Overlay





4/F patios with glass fences

LEGEND
- OUTDOOR AMENITY AREA
- CHILDREN'S PLAY
- PRIVATE YARD AREA

N

- Each multi-level townhouse unit is provided with a roof patio
- More sunlight for central courtyard through transparent glass fences on 4th-floor patios

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	ISSUED FOR DP	13/07/2023
	ISSUED FOR DP COORDINATION	28/06/2023
	ISSUED FOR RZ FC SUBMISSION	30/04/2023
	ISSUED FOR RZ RS SUBMISSION	20/03/2023
	ISSUED FOR RZ APPLICATION	16/04/2022

REVISIONS:

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DP RESUBMISSION	19/03/2024

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TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE
DATE 28/03/2024
DRAWN BY
CHECKED BY
JOB NO. 21-28
SHEET TITLE

4TH Floor Outdoor Open Area Overlay

DRAWING NO. A2.04b

Streetscape - East Elevation

Scale: 1:250

Verical fins as separators

Hardie board (white finish)

Hardie board (grey finish)

- Different material on G/F to visually reduce height of building.
- Vertical fins, occasional black exterior, and glazing break G/F into parts instead of long solid walls.

Occasional Black Exterior

2 EAST ELEVATION - STREETSCAPE
Scale: 1:250

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7	ISSUED FOR DP	17/07/2023
6	ISSUED FOR DP COORDINATION	28/09/2022
5	ISSUED FOR RZ RE-SUBMISSION	08/04/2022
4	ISSUED FOR RZ RE-SUBMISSION	28/03/2022
3	ISSUED FOR RZ APPLICATION	14/04/2022

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DP R1 SUBMISSION	28/03/2024

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8635-8695 Cook Crescent, Richmond BC

CLIENT

SCALE:
DATE: 28/03/2024
DRAWN BY
CHECKED BY
JOB NO.: 21-28
SHEET TITLE

SEAL:

Street-Scape-02

DRAWING NO.: A5.02
REVISION No.:

Streetscape - West Elevation

1 WEST ELEVATION - STREETSCAPE
Scale: 1:250

2 EAST ELEVATION - STREET
Scale: 1:250

- Vertical metal tube elements hanging over the amenity areas to fill in spacing and activate building frontage further.
- Side facade of corner units is treated as the front facade.

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ISSUED FOR DP		04/07/2023
ISSUED FOR DP COORDINATION		26/05/2023
ISSUED FOR RZ RE-SUBMISSION		06/04/2023
ISSUED FOR RZ RE-SUBMISSION		20/07/2022
ISSUED FOR RZ APPLICATION		14/04/2022

REVISIONS:

ISSUED FOR:	DATE(DD/MM/YY)
DP RESUBMISSION	19/01/2024

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TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT:

SCALE: REAL:
DATE: 26/01/2024
DRAWN BY:
CHECKED BY:
JOB NO: 21-28
SHEET TITLE:

Street-Scape-02

DRAWING NO.: A5.02
REVISION No.:

1 VIEW FROM NORTHWEST

2 VIEW FROM SOUTHWEST

3 VIEW FROM SOUTHEAST

4 VIEW FROM NORTHEAST

Buildings are surrounded by pedestrian walkways, so that all corners are of equal importance and visual interest.

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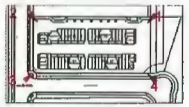

ADP	05/01/2024
ISSUED FOR DP RESUBMISSION	01/12/2023
ISSUED FOR DP	13/07/2023
ISSUED FOR DP COORDINATION	05/05/2023
ISSUED FOR RZ RE-SUBMISSION	06/04/2023
ISSUED FOR RZ RE-SUBMISSION	05/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022

NO.	REVISION	DATE(DD/MM/Y)

REVISIONS:

ISSUED FOR:	DATE(DD/MM/Y)
ADP RESUBMISSION	04/01/2024

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PROJECT:

8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT:

SCALE: | SEAL:

DATE: 26/01/2021

DRAWN BY:

CHECKED BY:

JOB NO.: 21-28

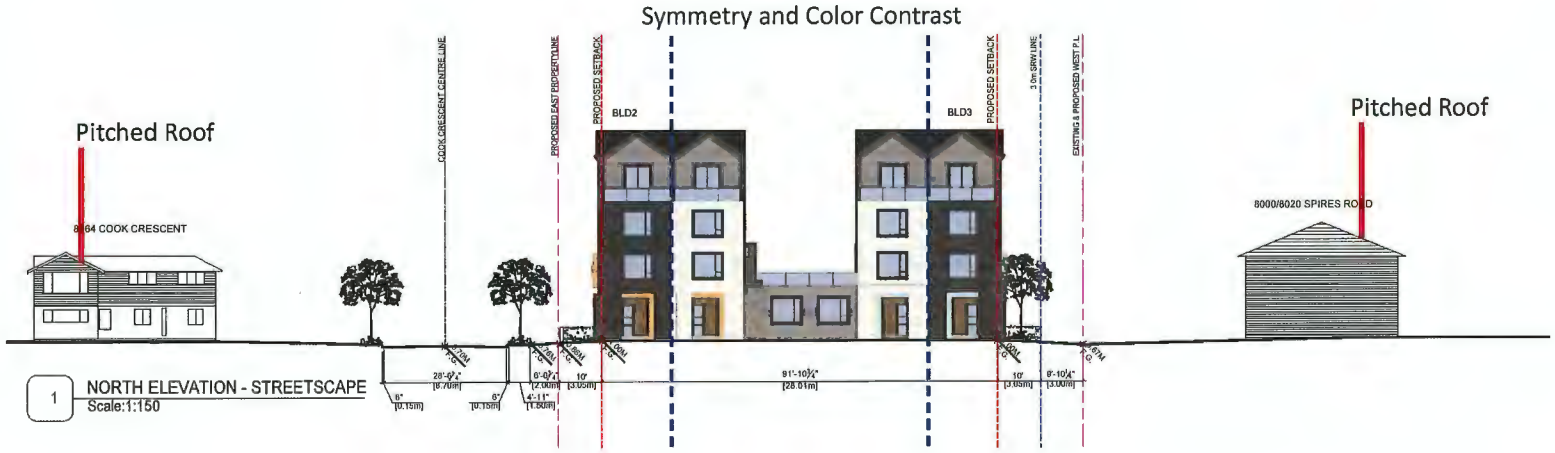
SHEET TITLE:

Perspective Rendering-01

DRAWING NO.: A6.01

REVISION NO.:

Streetscape - North & South Elevations



1 NORTH ELEVATION - STREETSCAPE
Scale:1:150

2 SOUTH ELEVATION - STREETSCAPE
Scale:1:150

- Contemporary take on traditional architectural style -- Pitched roof in the neighborhood.
- Symmetry and contrast of black and white are utilised to enhance the North and South Facade.

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NO. REVISION	DATE(D/M/Y)
ADP	25/01/2024
ISSUED FOR DP RESUBMISSION	9/10/2023
ISSUED FOR DP	5/07/2023
ISSUED FOR DP COORDINATION	22/06/2023
ISSUED FOR RZ RE-SUBMISSION	16/04/2023
ISSUED FOR RZ RE-SUBMISSION	28/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022

REVISIONS:

ISSUED FOR:	DATE(D/M/Y)
DP RESUBMISSION	14/03/2024

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PROJECT:

8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT:

SCALE: SEAL:
DATE: JANUARY
DRAWN BY
CHECKED BY
JOB NO
21-28
SHEET TITLE:

Street-Scape-01

DRAWING No. A5.01
REVISION No.

Further articulation to provide individuality to each block

Building 1
Sun (Yellow)

Building 2
Land (Orange)

Building 3
Water (Blue)

Building 4
Life (Green)

- Different color to the individual entry frames to give identity to each individual block.
- A signboard for each building block is hung at the corner unit to draw pedestrian attention.

Highlighting The Main Entrance

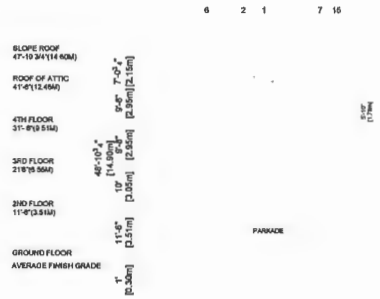
Parkade Entry | Signage
Main Lobby Entry

Parkade Entry | Signage
Main Lobby Entry

- The main lobby is under a large frame with the parkade entry.
- The architectural style of the frame is consistent with the overall contemporary style.
- Larger and higher than individual unit frames to be easily recognized.
- Features large glazing, which appears distinct from the individual unit entry with wood cladding.
- The address signage hung over lobby entry is for pedestrians to promptly notice its significance.

Elevation (BLD1)

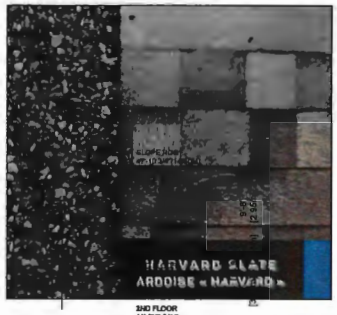
Exterior blends materials including asphalt shingle, Hardie board siding, metal flashing, metal panel and natural fluted panel.



1 NORTH ELEVATION
Scale: 1:150

2 EAST ELEVATION
Scale: 1:150

Extract from Material Board:



1. Asphalt Shingles Roof (Gray Finish)

2. Hardie Board (White Finish)

3. Hardie Board (Gray Finish)

5. Natural Walnut Fluted Panel

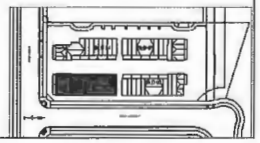
7. Charcoal Metal Flashing

12. Pre Matte-finished Metal Panel (BM Spring Sky 674)

3 SOUTH ELEVATION
Scale: 1:150

4 WEST ELEVATION
Scale: 1:150

1. Asphalt Shingles Roof (Gray Finish)
2. Hardie Board (White Finish)
3. Hardie Board (Gray Finish)
4. Hardie Board (Taupe Finish)
5. Natural Walnut Fluted Panel
6. Natural Walnut Wood Panel
7. Charcoal Metal Flashing
8. Hardie Board in Gray Finish for Window/Door/Edge Trim
9. Pre-finished Windows Frame (Black)
10. Metal Railing With Clear Glazing(Gray Paint)
11. Pre Matte-finished Metal Panel (BM Green Thumb CSP-870)
12. Pre Matte-finished Metal Panel (BM Spring Sky 674)
13. Pre Matte-finished Metal Panel (BM Yellow Highlighter 2021-40)
14. Pre Matte-finished Metal Panel (BM Orange Appeal 124)
15. Frosted Tempered Glass Screen



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NO	REVISION	DATE(DD/MM/YY)
	ADP	25/01/2024
	ISSUED FOR DP RESUBMISSION	18/12/2023
	ISSUED FOR DP	19/07/2023
	ISSUED FOR DP COORDINATION	28/06/2023
	ISSUED FOR RZ RESUBMISSION	06/04/2023
	ISSUED FOR RZ RZ SUBMISSION	20/07/2022
	ISSUED FOR REZ APPLICATION	14/06/2022

REVISIONS:

ISSUED FOR:	DATE(DD/MM/YY)
DP RESUBMISSION	25/01/2024

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PROJECT:
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT:

SCALE:
SEAL:
DATE: 25/01/2024
DRAWN BY
CHECKED BY:
JOB NO
21-28
SHEET TITLE

Elevations(BLD1)

DRAWING NO.: A3.02
REVISION No

SUN & SHADOWS STUDIES

SPRING EQUINOX TIME Mar 21ST 10:00AM | Mar 21ST 12:00PM | Mar 21ST 2:00PM | Mar 21ST 4:00PM

SUMMER SOLSTICE TIME June 21ST 10:00AM | June 21ST 12:00PM | June 21ST 2:00PM | June 21ST 4:00PM

AUTUMNAL EQUINOX TIME September 21ST 10:00AM | September 21ST 12:00PM | September 21ST 2:00PM | September 21ST 4:00PM

- 4/F patios are open to sky instead of being completely covered by pitched roof.
- Breaking the massing in the middle on the south and west sides to accommodate children's play areas and allow more sunlight to come through.

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NO	REVISION	DATE(D/M/Y)
	ISSUED FOR RZP	25/01/2024
	ISSUED FOR DP RESUBMISSION	19/12/2023
	ISSUED FOR DP	19/07/2023
	ISSUED FOR DP COORDINATION	29/06/2023
	ISSUED FOR RZ RE-SUBMISSION	28/04/2023
	ISSUED FOR RZ RE-SUBMISSION	30/03/2023
	ISSUED FOR RZ APPLICATION	14/04/2022

REVISIONS:

ISSUED FOR:	DATE(D/M/Y)
DP RESUBMISSION	26/03/2024

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PROJECT

8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE:	SEAL:
DATE: 26/03/2024	
DRAWN BY:	
CHECKED BY:	
JOB NO: 21-28	

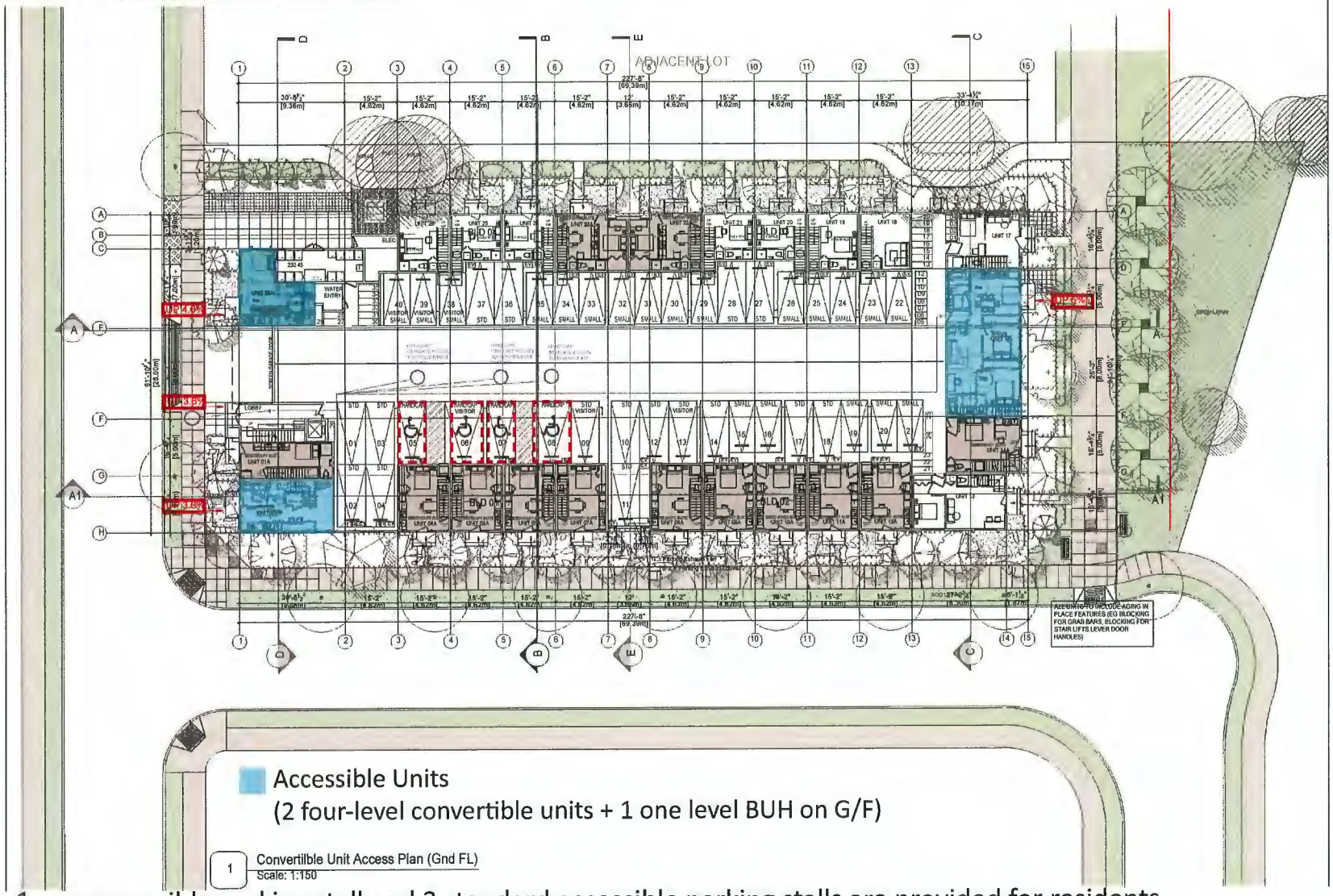
SHEET TITLE:

Sun & Shadows Studies

DRAWING NO.: A0.06

REVISION No.

G/F Accessibility Plan



Accessible Units
(2 four-level convertible units + 1 one level BUH on G/F)

1 Convertible Unit Access Plan (Gnd FL)
Scale: 1:150

- 1 van-accessible parking stall and 3 standard accessible parking stalls are provided for residents.
- All residents of accessible units can access their ground floor entry and main lobby with a slope of no more than 5%.

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NO.	REVISION	DATE(D/M/Y)
	ADP	25/01/2024
	ISSUED FOR DP RESUBMISSION	15/12/2023
	ISSUED FOR DP	16/01/2023
	ISSUED FOR DP COORDINATION	28/09/2023
	ISSUED FOR RZ RESUBMISSION	08/04/2023
	ISSUED FOR RZ RESUBMISSION	20/01/2023
	ISSUED FOR RZ APPLICATION	14/04/2022

REVISIONS:

ISSUED FOR:	DATE(D/M/Y)
ADP Resubmission	25/03/2024

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PROJECT

8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE

SEAL

DATE 23/03/2024

DRAWN BY

CHECKED BY

JOB NO.
21-28

SHEET TITLE

Convertible Unit Access Plan (GndFL)

DRAWING NO.: 7a

REVISION No.

2/F Accessibility Plan

Accessible Units
(2 four-level convertible units on 2/F)

1 Convertible Unit Access Plan (2nd FL)
Scale: 1:150

- The four-level convertible units 02 and 28 have an additional entry on the podium level.
- To enhance accessibility, there is an elevator in the lobby for residents to move upstairs from the ground floor. The main pedestrian pathway is 1.50m wide.

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NO.	REVISION	DATE (D/M/Y)
ADP		25-01-2024
ISSUED FOR DP RESUBMISSION		18-12-2023
ISSUED FOR DP		10-01-2023
ISSUED FOR DP CLIENT REVIEW		29-06-2023
ISSUED FOR RZ RESUBMISSION		06-04-2023
ISSUED FOR RZ RESUBMISSION		20-03-2023
ISSUED FOR RZ APPLICATION		15-04-2022

REVISIONS:

ISSUED FOR:	DATE (D/M/Y)
ADP Resubmission	23-02-2024

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PROJECT

8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE:
SEAL
DATE: 23-02-2024
DRAWN BY:
CHECKED BY:
JOB NO: 21-28
SHEET TITLE

Convertible Unit Access Plan (2nd FL)

DRAWING NO: A2.07b
REVISION No:

Sustainability Strategy

The proposed building will comply with BC Energy Step Code Step 4 target, fulfilling the City's requirements.

Current Requirements

The table below outlines Richmond's BC Energy Step Code requirements for Part 3 buildings.

Building Type	Jul 1, 2022 to Oct 30, 2023	After Oct 31, 2023
Residential greater than 6 stories or non-combustible construction	Step 3 *or* Step 2 and LCES	Step 3 w/ EL-1 *or* Step 2 w/ EL-2
Residential 6 stories or less with combustible construction	Step 4 *or* Step 3 and LCES	Step 4 w/ EL-1 *or* Step 3 w/ EL-2
Office and Retail buildings	Step 3 *or* Step 2 and LCES	Step 3 w/ EL-1 *or* Step 2 w/ EL-2
Hotels and Motels	Step 3 *or* Step 2 and LCES	Step 4 w/ EL-1 *or* Step 3 w/ EL-2

The proposed building is a combustible construction and is required to meet Step 4 w/ EL-1 or Step 6 w/ EL-2. Emission Level (EL) information of EL-1 and EL-2 are listed in the BC Building Code Section 10.3.

Table 1 Modelling Results Summary

Design Cases	TEUI	TEDI
Step 4	100.0	15.0
Proposed design	94.3	13.34

Proposed energy conservation measures (ECMs) to help the project achieve the energy and emission performance requirements:

- High-performance building envelope considering the thermal bridging effect

Model Inputs	Proposed
Glazing Information	
Window assembly U-value (including frame) (Btu/h.ft².°F) & SHGC	U 0.15 SHGC 0.38
WWR	22.66%
Envelope Information	
Overall wall effective R or U-value (ft².°F.h/ Btu)	Over all exterior wall R20.5 with TB: WF wall: effective R35 Wall between parkade and conditioned space: effective R24 Parkade exterior Wall: 8" reinforced concrete wall
Overall roof effective R-value (ft².°F.h/ Btu)	EffectiveR40

- Direct Ventilation with in-suite HRV (72% SRE) will be incorporated into the ventilation system design
- High-efficiency HVAC system with air source heat pump heating and cooling at suite level (heating COP of 3.5 and cooling SEER of 3.8

Other highlighted features include:

- Operable panes for natural ventilation and light penetration.
- Light-colored roof pavers for roof decks to reduce heat absorption and cooling loads.
- LED lights to reduce electrical power demands.
- High-efficiency heat pumps.
- Double-glazed windows for energy efficiency.

Landscape Design

MAGLIN
BENCH 870 BACKED IPE WOOD

MATERIAL LEGEND
SOD LAWN
BOARDWALK
CONCRETE PAVING
SAW-CUT CONCRETE WITH CHARCOAL COLOUR PANELS
MAGLIN 870 BACKED IPE WOOD
REFER TO DETAIL
6' - 8' HT SOLID WOOD FENCE

PLANT SCHEDULE

PMG PROJECT NUMBER: 22065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	8CM CAL;B&B
	1	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8CM CAL; B&B
	9	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8CM CAL; B&B
	2	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)	8CM CAL; BTD; B&B
	12	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	8CM CAL; TREE FORM; B&B
	8	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B
	8	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8CM CAL;B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AR PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEAURUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED USING DESIGN/BUILD HIGH EFFICIENCY, DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION.

REQUIRED REPLACEMENT TREES (8CM CAL): 58
ACTUAL REPLACEMENT TREES: 47
DEFICIT: 11

PLANT SCHEDULE - SRW

PMG PROJECT NUMBER: 22065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	AESCULUS CARNEA 'BRIOTII'	RED HORSE CHESTNUT	8CM CAL; 1.8M STD; B&B
	1	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8CM CAL; B&B
	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B

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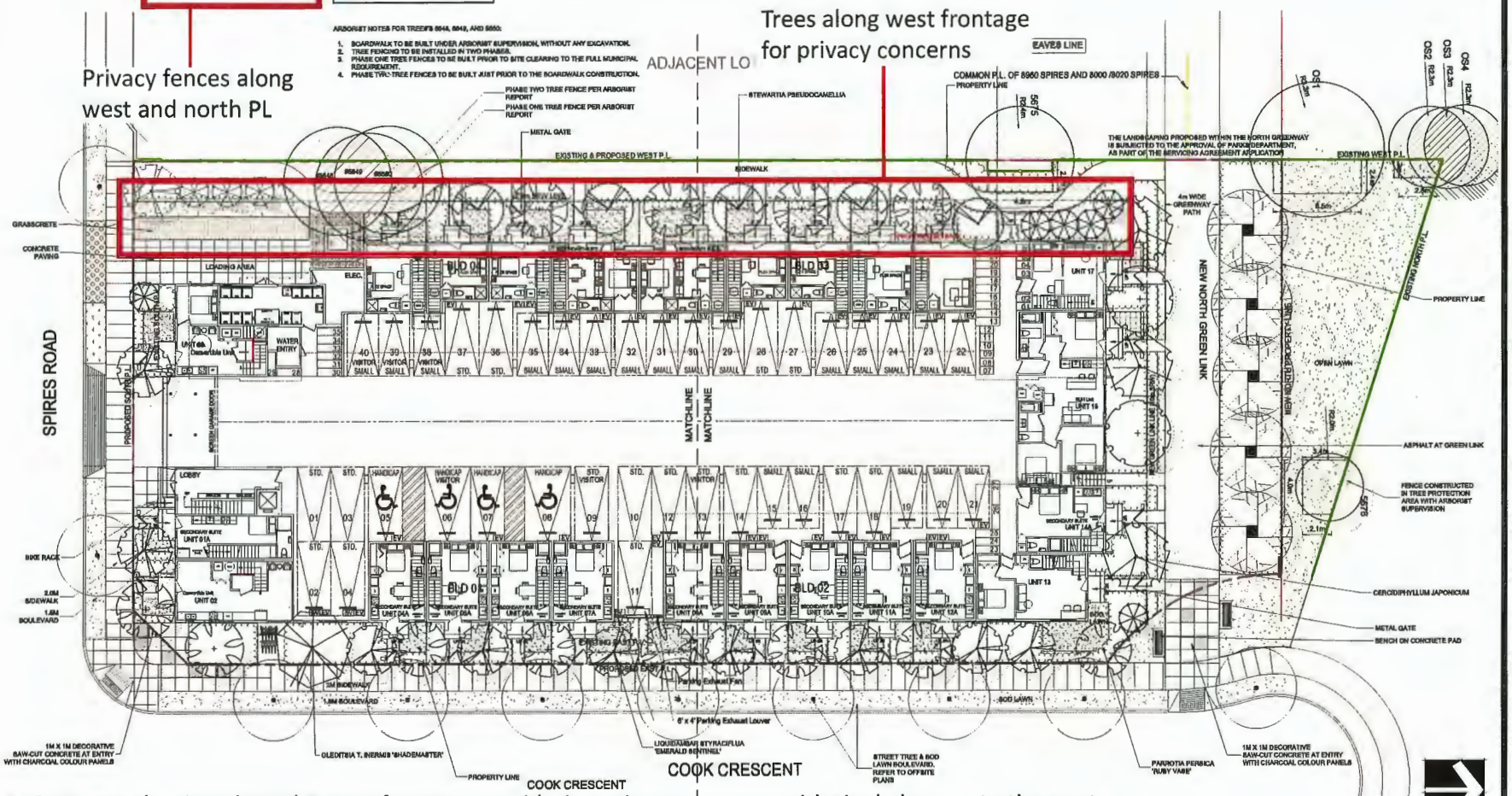
ARBORIST NOTES FOR TREES 8548, 8549, AND 8550:

1. BOARDWALK TO BE BUILT UNDER ARBORIST SUPERVISION, WITHOUT ANY EXCAVATION.
2. TREE FENCING TO BE INSTALLED IN TWO PHASES.
3. PHASE ONE TREE FENCES TO BE BUILT PRIOR TO SITE CLEARING TO THE FULL MUNICIPAL REQUIREMENT.
4. PHASE TWO TREE FENCES TO BE BUILT JUST PRIOR TO THE BOARDWALK CONSTRUCTION.



- Trees are planting along the west frontage considering privacy concerns with single houses to the west.
- A solid wood privacy fence proposed along the west and north property line to provide additional screening opportunities.
- Multiple trees retained along the west PL.

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pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 | f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.13	NEW SITE PLAN	JL
16	24.FEB.21	NEW SITE PLAN	YK
15	24.FEB.18	NEW SITE PLAN	YK
14	24.FEB.14	NEW SITE PLAN	JL
13	24.JAN.12	NEW SITE PLAN	YK
12	23.DEC.15	REVISION PER COMMENTS	MC/YK
11	23.NOV.08	REVISION PER COMMENTS	MHM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.30	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JL
5	23.MAR.08	NEW SITE PLAN	JL
4	23.MAR.06	NEW SITE PLAN	JL
3	23.DEC.20	NEW SITE PLAN	MC
2	22.DEC.15	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN GROUND LEVEL

DATE:	22.APR.12	DRAWING NUMBER:	
SCALE:	1:150		L1
DRAWN:	DO		
DESIGN:	DO		OF 11
CHK'D:	MCY		

PMG PROJECT NUMBER: 22-065

MAGLIN
BENCH 870 BACKED IPE WOOD

MATERIAL LEGEND
SOD LAWN
BOARDWALK
CONCRETE PAVING
SAW-CUT CONCRETE WITH CHARCOAL COLOUR PANELS
MAGLIN 870 BACKED IPE WOOD
REFER TO DETAIL
6' - 6" HT SOLID WOOD FENCE

PLANT SCHEDULE

PMG PROJECT NUMBER: 22065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	6CM CAL;B&B
	1	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; B&B
	9	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; B&B
	3	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)	6CM CAL; BTG; B&B
	12	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6CM CAL; TREE FORM, B&B
	5	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B
	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL;B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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REQUIRED REPLACEMENT TREES (6CM CAL): 58
ACTUAL REPLACEMENT TREES: 47
DEFICIT: 11

PLANT SCHEDULE - SRW

PMG PROJECT NUMBER: 22065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	AESCULUS CARNEA 'BRIOTII'	RED HORSE CHESTNUT	6CM CAL; 1.8M STD; B&B
	1	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; B&B
	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B

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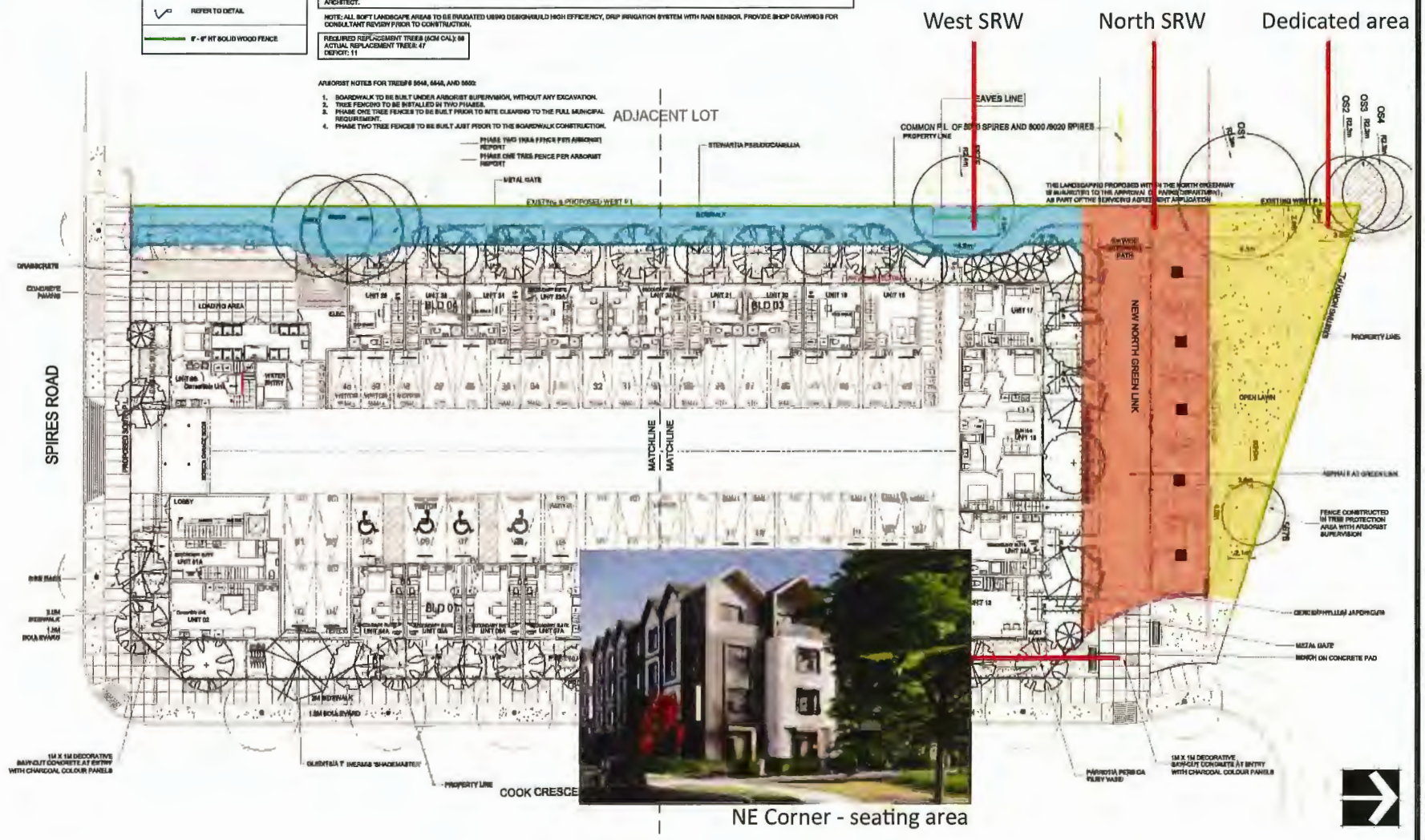

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.13	NEW SITE PLAN	AJ
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.16	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	AJ
13	24.JAN.18	NEW SITE PLAN	YR
12	23.DEC.13	REVISION PER COMMENTS	MSM
11	23.NOV.09	REVISION PER COMMENTS	MSM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.SEP.28	NEW SITE PLAN	MC
8	23.AUG.08	SITE PLAN COORDINATION	
7	23.MAR.30	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

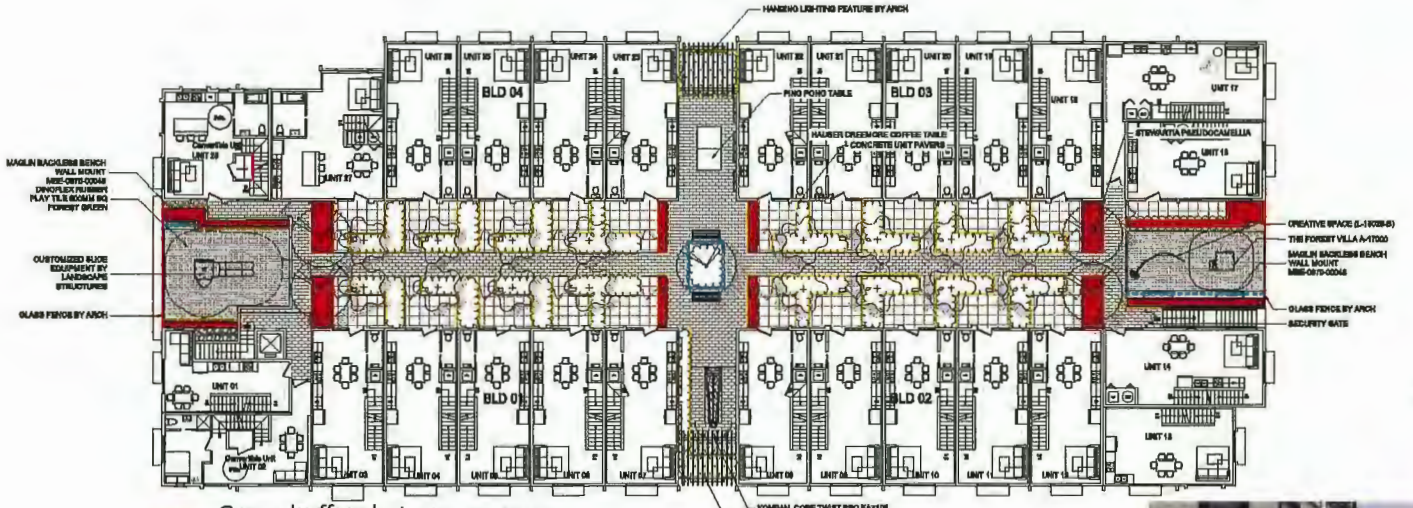
DRAWING TITLE:

LANDSCAPE PLAN GROUND LEVEL

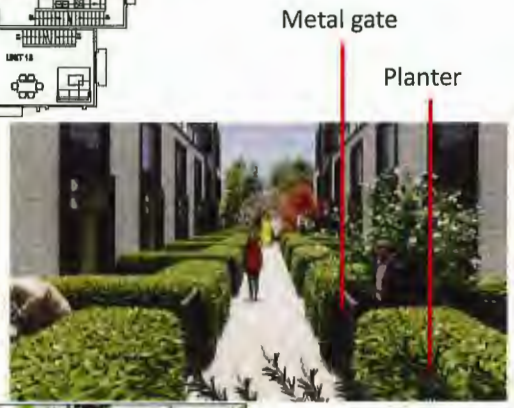
DATE:	22.APR.12	DRAWING NUMBER:
SCALE:	1:150	L1
DRAWN:	DO	
DESIGN:	DO	OF 11
CHKD:	MCY	

22065-19.ZIP

PMG PROJECT NUMBER: 22-065



Green buffers between common areas and residential units



MATERIAL LEGEND
SOD LAWN
BELGARD HOLLAND STONE
BELGARD CORTEX SLAB
DINOPLEX RUBBER PLAY TILE 600MM SQ FOREST GREEN
MAGLIN STD BACKED IPE WOOD
JAMISETTE THE FOREST VILLA A-17000
JAMISETTE CREATIVE SPACE (L-19039-S)
REFER TO DETAIL
PING PONG TABLE
CUSTOMIZED SLIDE EQUIPMENT BY LANDSCAPE STRUCTURES
KOMPAN, CORE TWIST PRO FAX108
MAGLIN BACKLESS BENCH WALL MOUNT MBE-0870-00048
18" HT. RETAINING WALL
6" CONCRETE CURB
GLASS FENCE BY ARCH

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	10	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B
	8	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	10CM CAL;B&B

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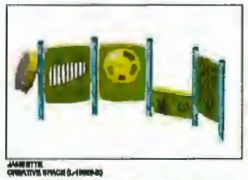
JAMISETTE FOREST VILLA


JAMISETTE CREATIVE SPACE (L-19039-S)

CONCEPT IMAGE ONLY, CUSTOMIZED SLIDE BY DEVELOPER

MAGLIN BACKLESS BENCH WALL MOUNT

MAGLIN STD BACKED IPE WOOD

KOMPAN CORE TWIST PRO

PING PONG TABLE

- Individual patios are separated from common spaces by metal gates and planters.
- Green buffers between the play/amenity area and residential units for privacy and noise mitigation.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.22	ISSUED FOR DP	
17	24.MAR.22	REV SITE PLAN	JO
16	24.FEB.22	REV SITE PLAN	TS
15	24.FEB.22	REV SITE PLAN	TS
14	24.FEB.22	REV SITE PLAN	JO
13	24.JAN.22	REV SITE PLAN	TS
12	22.DEC.21	REVISION PER COMMENTS	MC/VS
11	22.DEC.20	REVISION PER COMMENTS	MC/VS
10	22.OCT.27	REV SITE PLAN	MC
9	22.JUL.13	REV SITE PLAN	MC
8	22.JUL.05	SITE PLAN COORDINATION	
7	22.MAY.30	REV SITE PLAN	DO
6	22.MAY.13	REV SITE PLAN	JO
5	22.MAY.09	REV SITE PLAN	JO
4	22.MAY.05	REV SITE PLAN	JO
3	22.APR.26	REV SITE PLAN	MC
2	22.APR.19	REV SITE PLAN	MC
1	22.APR.04	REV SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8685 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

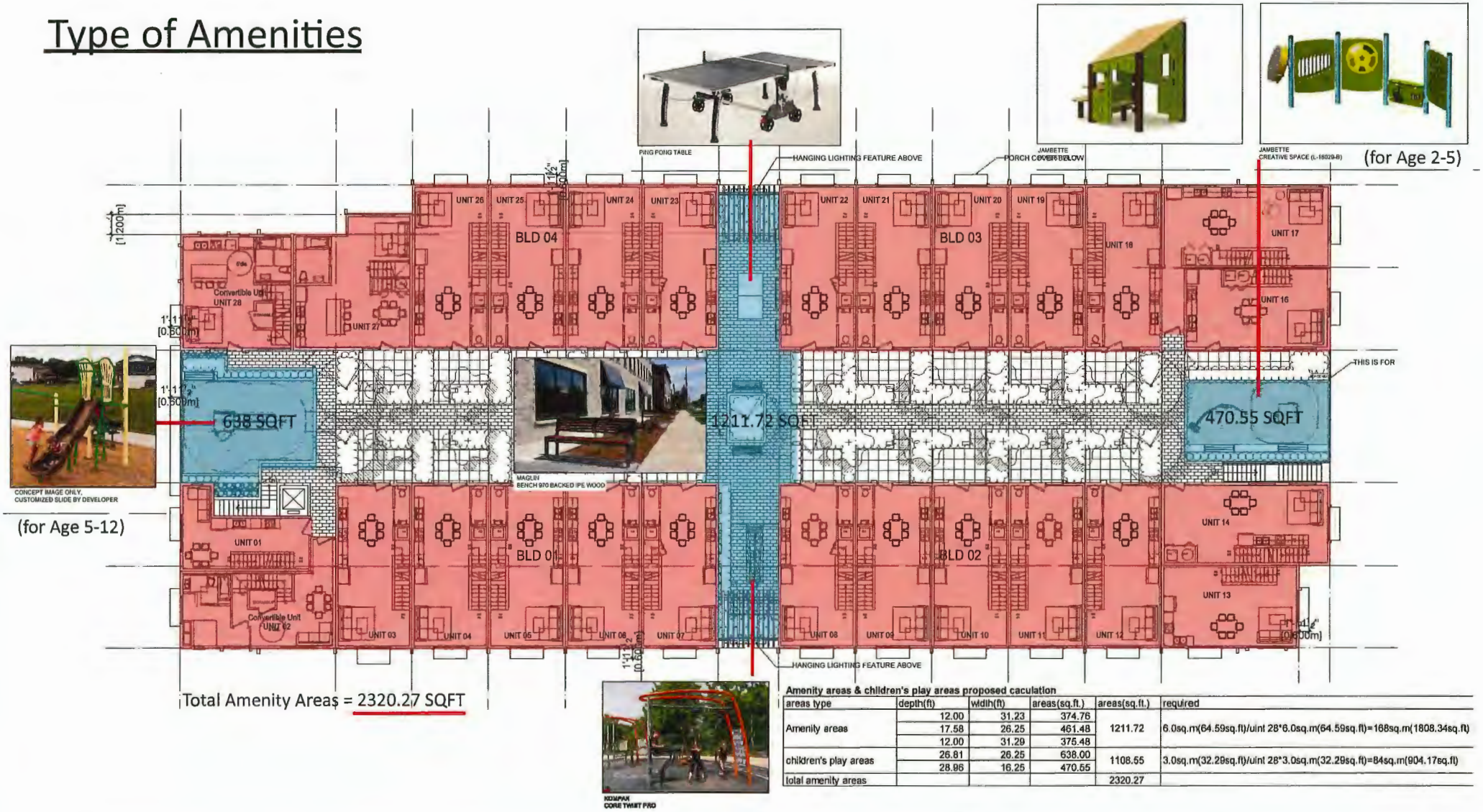
LANDSCAPE PLAN LEVEL 2

DATE:	22.APR.13	DRAWING NUMBER:
SCALE:	1:150	**L5**
DRAWN:	DO	
DESIGN:	DO	
CHKD:	MCY	OF 11

22065-18.ZIP

PMG PROJECT NUMBER: 22-065

Type of Amenities



Total Amenity Areas = 2320.27 SQFT

Amenity areas & children's play areas proposed caculation

areas type	depth(ft)	width(ft)	areas(sq.ft.)	areas(sq.ft.)	required
Amenity areas	12.00	31.23	374.76	1211.72	6.0sq.m(64.59sq.ft)/uint 28*6.0sq.m(64.59sq.ft)=168sq.m(1808.34sq.ft)
	17.58	26.25	461.48		
	12.00	31.29	375.48		
children's play areas	26.81	26.25	638.00	1108.55	3.0sq.m(32.29sq.ft)/uint 28*3.0sq.m(32.29sq.ft)=84sq.m(904.17sq.ft)
	28.96	16.25	470.55		
total amenity areas				2320.27	

- The play areas are in the south and another in the north between buildings, each for a different age group (age 2 to 5 and age 5-12).
- A variety of play equipment for different play opportunities and benches for caregivers are provided in play areas, surrounded by appropriate shrub material as screens for privacy and noise mitigation.

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(AJ)	6	AZALEA JAPONICA 'AUTUMN CHEER'	DWARF AZALEA; LIGHT PINK	#2 POT; 25CM
(AJ)	4	AZALEA JAPONICA 'GOLDEN LIGHTS'	DECIDUOUS AZALEA; YELLOW; L. MAY	#2 POT; 25CM
(BG)	17	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLELEAF BOX	#3 POT; 40CM
(HY)	20	HYDRANGEA SERRATA 'BLUESERR'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#2 POT; 30CM (#3 POT) 40CM
(IC)	6	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
(NA)	41	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 60CM
(PJ)	22	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 30CM
(RO)	24	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
(RR)	55	ROSA 'NOARTRAUM'	CARPET ROSE; PINK	#2 POT; 40CM
(TA)	251	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B
GRASS				
(FE)	108	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
PERENNIAL				
(LM)	16	LIRIOPE MUSCARI	BLUE LILY-TURF	19CM POT
GC				
(EC)	16	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
(PM)	8	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

ED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES T SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER EQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT JDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL TINED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE

ATED USING DESIGNBUILD HIGH EFFICIENCY, DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. PROVIDE INHOP DRAWINGS FOR

PLANT SCHEDULE - SRW

PMG PROJECT NUMBER: 22-065

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(BG)	72	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLELEAF BOX	#3 POT; 40CM
(IC)	49	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 60CM
(NA)	84	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 60CM
(RO)	84	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 60CM
(TA)	20	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B
GRASS				
(CE)	63	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(FE)	143	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
GC				
(PM)	36	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 35CM

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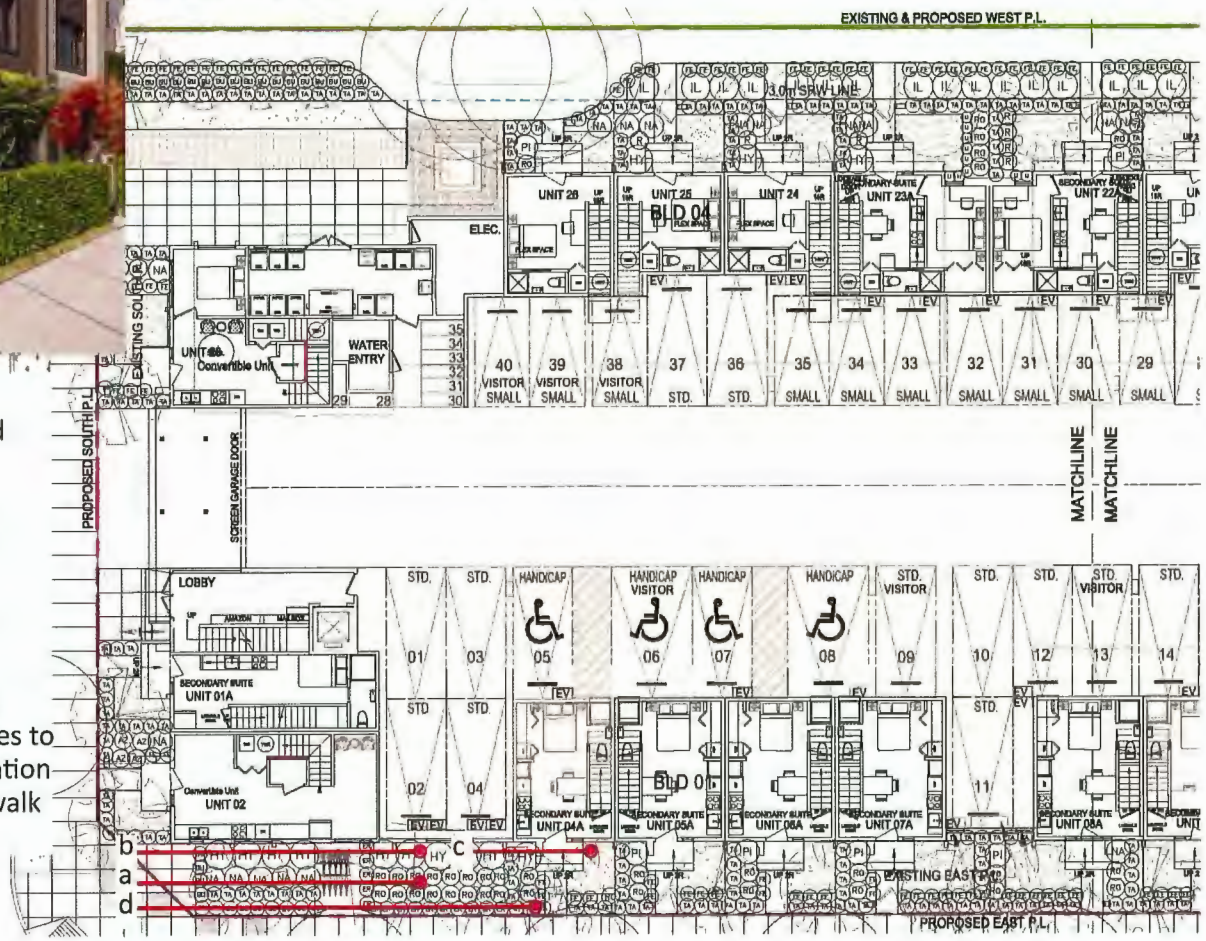

Front yards include:

a. layered pedestrian-scaled planting,

b. with foundation planting directly adjacent to the building.

c. usable open lawn/paving space.

d. a layer of planting on the streetside with metal gates to provide additional separation between the public sidewalk and the private yard.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	22.MAR.31	ISSUED FOR DP	
17	22.MAR.31	NEW SITE PLAN	DJ
16	22.FEB.21	NEW SITE PLAN	YS
15	22.FEB.15	NEW SITE PLAN	YS
14	22.FEB.14	NEW SITE PLAN	DJ
13	22.JAN.10	NEW SITE PLAN	YS
12	22.DEC.13	REVISION PLAN COMMENTS	MOYA
11	22.NOV.09	REVISION PLAN COMMENTS	MRM
10	22.OCT.27	NEW SITE PLAN	MC
9	22.SEP.28	NEW SITE PLAN	MC
8	22.APR.08	SITE PLAN COORDINATION	
7	22.MAR.30	NEW SITE PLAN	DO
6	22.MAR.18	NEW SITE PLAN	JS
5	22.MAR.09	NEW SITE PLAN	JS
4	22.MAR.06	NEW SITE PLAN	JS
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

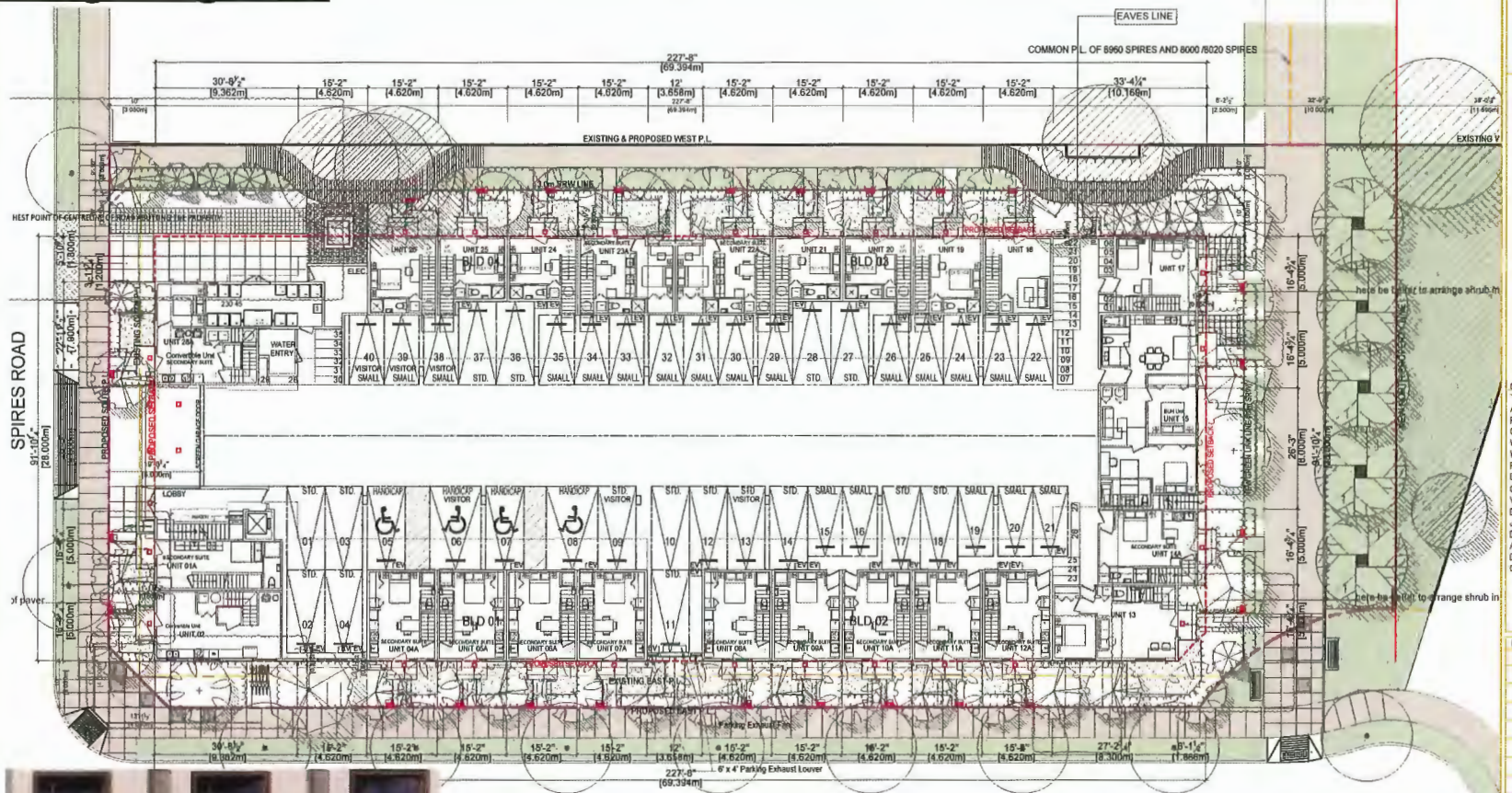
SHRUB PLAN
GROUND LEVEL

DATE:	22.APR.12	DRAWING NUMBER:
SCALE:	1:100	L2
DRAWN:	DO	
DESIGN:	DO	
CHKD:	MCY	OF 11

22065-19.ZIP

PMG PROJECT NUMBER: 22-065

G/F Lighting Plan



Recessed Pot Light

Outdoor Wall Mounted LED Light

OUTDOOR WALL MOUNT LED
LIGHT C/W DARK SKY COMPLIANCE
CONCEPTUAL IMAGE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	NOTES	LOCATION
	RECESSED POT LIGHT C/W DARK SKY COMPLIANCE			OUTDOOR
	OUTDOOR WALL MOUNT LED LIGHT C/W DARK SKY COMPLIANCE			OUTDOOR (UNIT LOCATION)

NOTE: ELECTRICAL ENGINEER TO CONFIRM

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WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS/BUILDERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB-SITE.
DESIGNER SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

NO.	DESCRIPTION	DATE

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

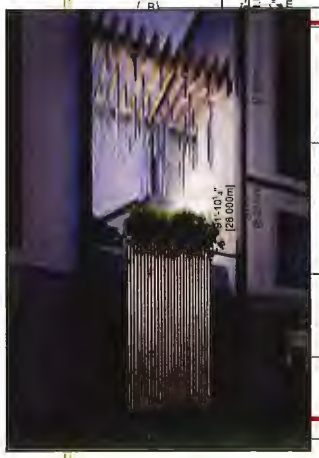
GROUND FLOOR LIGHTING PLAN

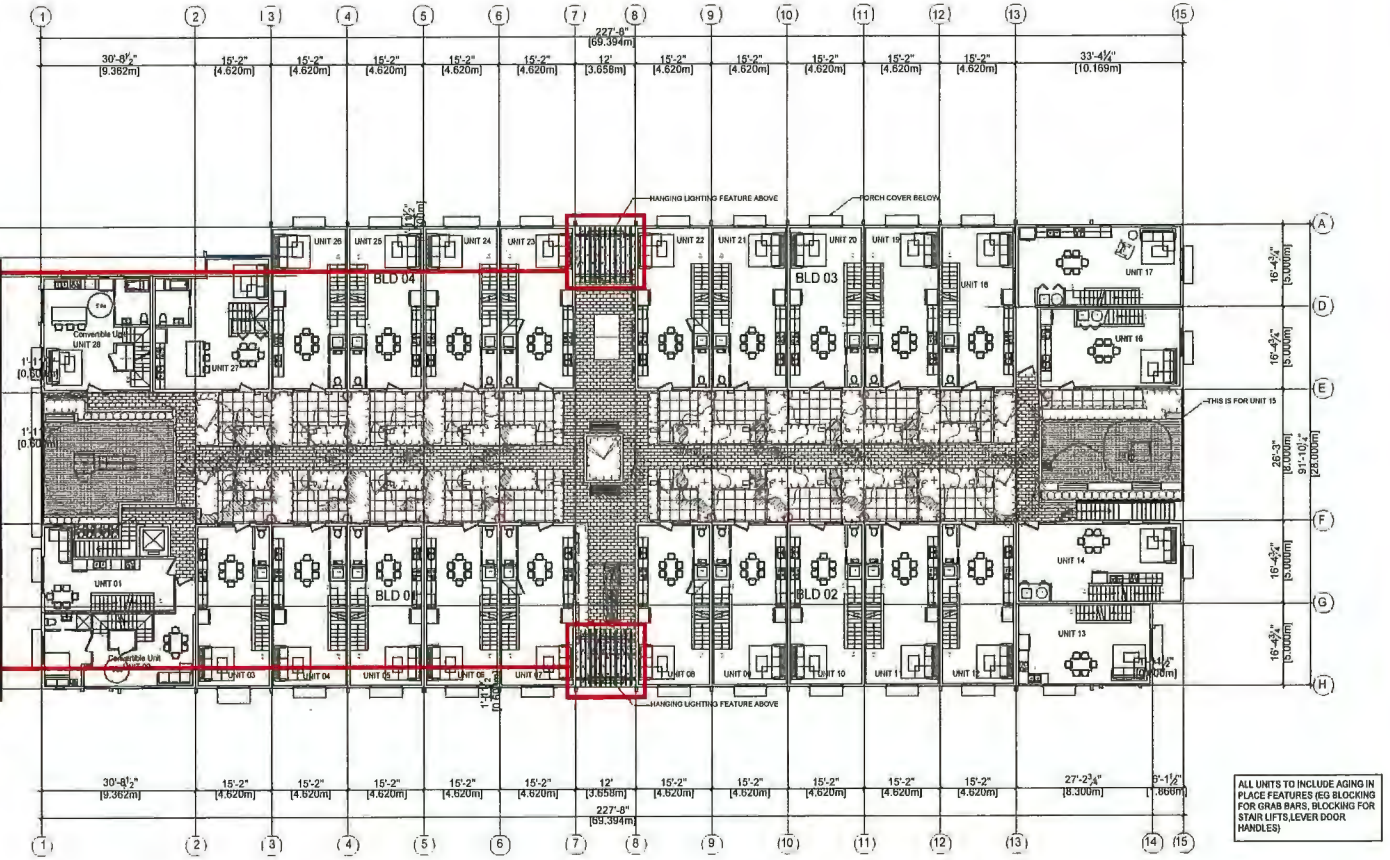
PROJECT:
DATE: 2024/03/26
DRAWN BY:
CHECKED BY:

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

- Two types of light on G/F.
- All proposed lighting fixtures are dark sky compliant lighting.

2/F Lighting Plan





1 2ND FLOOR PLAN
Scale: 3/32" = 1'-0"

TUBE ARCHITECTURAL LED OUTDOOR WALL MOUNT, DOUBLE SIDED
CONCEPTUAL IMAGE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	NOTES	LOCATION
O	TUBE ARCHITECTURAL LED OUTDOOR WALL MOUNT DOUBLE SIDED			OUTDOOR

NOTE: ELECTRICAL ENGINEER TO CONFIRM

PROJECT NORTH

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WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS/BUILDERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB-SITE.
DESIGNER SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

NO.	DESCRIPTION	DATE

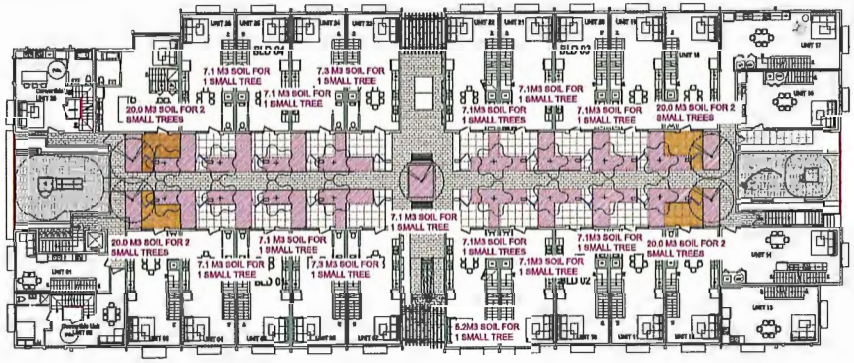
8635–8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

2/F LIGHTING PLAN

PROJECT:
DATE: 2024/03/28
DRAWN BY:
CHECKED BY:

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

- Wall mounted lighting on exterior walls.
- Some of the vertical metal tube elements over the amenity areas are equipped with LED lights at the end.

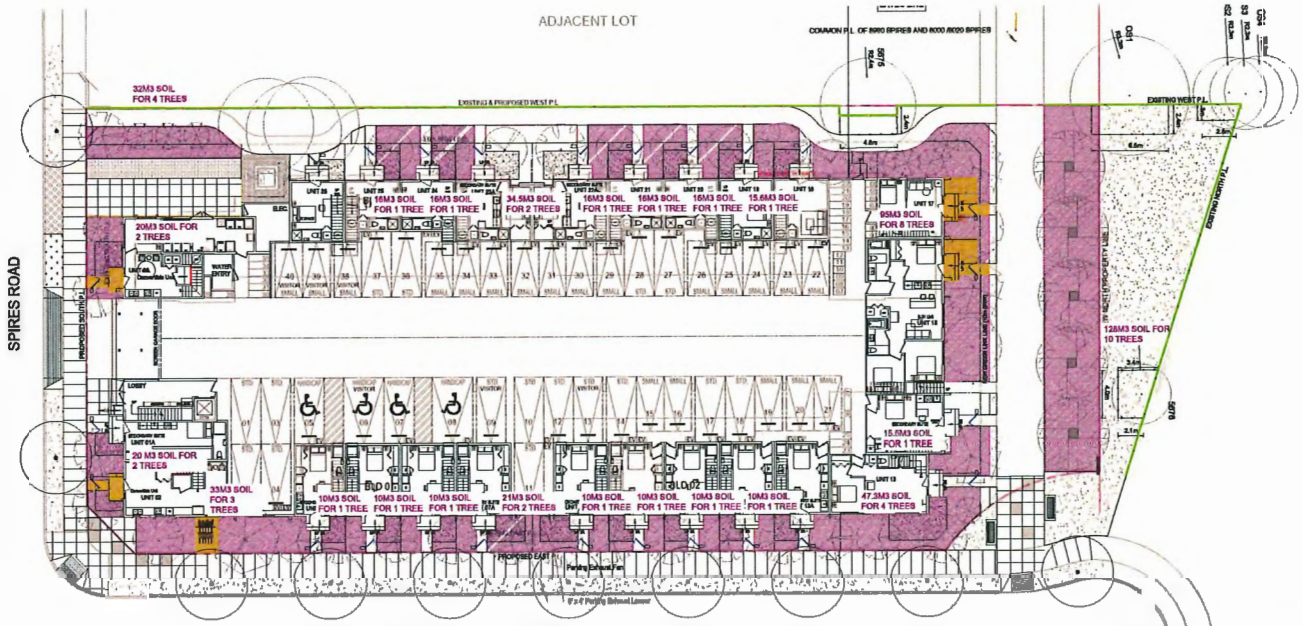


LEVEL 2

STRUCTURAL SOIL

AREA WITH 600MM SOIL DEPTH

NOTE: THE SOIL DEPTH FOR REST AREAS REFERS TO LANDSCAPE SPECIFICATIONS OR CANADIAN LANDSCAPE STANDARD.



GROUND LEVEL

Sufficient soil volume is proposed.

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pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
19	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	NJ
16	24.FEB.21	NEW SITE PLAN	TR
15	24.FEB.13	NEW SITE PLAN	TR
14	24.FEB.14	NEW SITE PLAN	NJ
13	24.JAN.30	NEW SITE PLAN	TR
12	23.DEC.15	REVISION PER COMMENTS	MCY/TR
11	23.NOV.08	REVISION PER COMMENTS	MMM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.30	NEW SITE PLAN	MC
8	23.APR.06	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.16	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	23.DEC.30	NEW SITE PLAN	MC
2	22.DEC.19	NEW SITE PLAN	MC
1	22.DEC.08	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

SOIL VOLUME PLAN

DATE:	22.APR.12	DRAWING NUMBER:
SCALE:	1:200	**L7**
DRAWN:	DO	
DESIGN:	DO	
CHKD:	MCY	OF 11

PMG PROJECT NUMBER: 22-065

22065-19.ZIP