



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 24, 2017

From: Wayne Craig
Director, Development

File: DP 16-743848

Re: Application by Oval 8 Holdings Ltd. for a Development Permit at
6622/6688 Pearson Way

Staff Recommendation

1. That a Development Permit be issued which would permit the construction of a mixed-use complex that includes two 13-storey and one low rise building with 284 residential units; including 14 two-storey units with street-oriented patio decks, and 1,562 m² (16,813 ft²) of street fronting commercial space; for a combined total area of approximately 35,793 m² (385,272 ft²) at 6622/6688 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)".

 Wayne Craig
Director, Development

FM:blg
Att. 5

Staff Report

Origin

Oval 8 Holdings Ltd. has applied to the City of Richmond for permission to develop 6622/6288 Pearson Way to build a mixed-use complex that includes two (2) 13- storey and one (1) four- storey low-rise building. A total of 284 residential units is proposed including 14 two-storey townhome units with street oriented patio decks, and 1,562 m² (16,813 ft²) of street fronting commercial space for a combined total area of approximately 35,793 m² (385,272 ft²) on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. The proposal also provides parking for a total of 519 cars (including 66 parking spaces for the use of 5111 Hollybridge Way found at the prior rezoning of the site). This parcel is the second site to be developed on the east side of the Richmond Olympic Oval and is currently vacant.

Updating the existing Servicing Agreement (SA 12-599103) for the site will be required to works including curb and gutter works along Hollybridge Way and roadworks including boulevards, bike paths, buffer strip, and sidewalks, along the four (4) frontages of the site.

Development Information

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

Background

The proposed development site is part of the Richmond Oval Neighbourhood which is envisioned as the premiere riverfront neighbourhood with high level of public amenities such as parks and open space, as well as a showcase of sustainable practices.

Council had previously approved issuance of a Development Permit (DP 11-587896) for development of the subject site, but development did not proceed to construction.

Development surrounding the subject site is as follows:

To the north, across Pearson Way (E-W), a residential development being completed under construction on site (Lot 9) zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”, and the publicly-accessible open space proposed to extend from Pearson Way (E-W) and the River, between Lot 9 and the newly created Lot 17. The adjacent residential development on Oval Parcel 9 (6611 Pearson Way) includes two (2) buildings of a height and density similar to the proposed development.

To the east, across Pearson Way N-S, two (2) vacant lots intended for future development of a three-storey City-owned child care facility (Oval Parcel 13) and to the east and northeast (Oval Parcel 17), a future development including three (3) multi-storey residential buildings, on sites zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. The future residential development on Parcel 17 is intended to be of a similar form and character as the subject proposal and other existing buildings in the immediate area.

To the south, across River Road, the River Park Place development which is a two-phase residential-commercial mixed-use development by Intracorp under construction on sites zoned “Residential/Limited Commercial (RCL3)” adjacent this project includes a 15-storey residential tower at the corner of River Road and Gilbert Road, commercial uses at ground level and residential above along River Road, and lower (three-storey³ and five-storey) residential blocks along the Gilbert Road and Pearson Way South (N-S) frontages. Phase II is starting construction on the site bound by River Road, Pearson Way South (N-S), Pearson Way South (E-W) for a 16-storey residential tower and a 15-storey residential tower.

To the west, across Hollybridge Way and canal, the Richmond Oval and surrounding open space on lands zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”.

Rezoning and Public Hearing Results

The Public Hearing for the original rezoning for the Oval Neighbourhood lands was held on May 16, 2011. No concerns were expressed by the public.

A second Public Hearing for a Zoning Text Amendment to the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone to allow subdivision and the creation of publicly-accessible open space to the site was held on November 16, 2015. No concerns were expressed by the public.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application.

During the Development Permit review process, staff worked with the applicant to address several design issues that were critical to achieving the urban design objectives for the area.

The following is a summary of the aspects of the proposal identified for resolution and how the applicant has addressed them (shown in ***bold Italics***):

- Concerns regarding the definition of visual and physical desired lines, way-finding and the pedestrian experience along Pearson Way (N-S) as a pedestrian connection to the on-site publicly-accessible open space. Issues related to building separation to future development on the east side of Pearson Way (N-S) was also a concern.

A larger setback from Pearson Way (N-S) on Building “B” to open up the space toward the new park area at the northern end of Pearson Way (N-S) and changes made to the units at the northeast corner of building were introduced. These changes include: deletion of the corner column, cutting back the townhouse patio and balcony corner, and moving back a portion of the mass of the service areas of the building.

In addition, the developer has committed to provide a larger setback from the street (minimum additional 1.5 m) of any building to be built on their site (Parcel 17) across the street in the future. Actual required setback to achieve this objective will be determined via the future Development Permit review process.

- Concerns regarding about the building mass articulation in relationship to the large floor plate of the two larger buildings, and the width of Building “B”.

The width of Building “B” was reduced by 3.0 m (10.0 ft.) in order to increase views towards the public open space. Orientation of the building and adjustment to floor plate size help to increasing building separations while improving views for both the public and private users.

Building “A” massing was revised to articulate vertical expression by pulling back portions of the balconies along the north and south sides of the building. The balconies in Building “A” are separated into three (3) horizontal sections along north and south elevation; with 24 in. concrete upstands and privacy screen to create an impression of multiple buildings. Similar mass articulation is also found in Building “B”.

- Concerns regarding the flat east façade of Building “B” and expression on the service areas of the podium between Buildings “A” and “B” toward the street and the interface with the Pearson Way (N-S) sidewalk; including pedestrian experience, streetscape animation, fronting uses, building articulation, façade character and landscape design.

The design is being revised to feature a small balcony projecting toward the street, at mid-point of the east elevation of Building “B” and simplified expression of materials and architectural component of the east façade provide a degree of mass articulation.

In addition, revisions to the lower portion of the proposed development, along Pearson Way (N-S) has been redesigned to express a good unity of materials (glass, stone and screening) and cleaner, simple lines of the various service use components of the building, as expressed toward the street. The building materials and landscaping changes contribute to enrich the pedestrian experience of pedestrians. Some of these changes include:

- *Additional planting and ground cover added along the entire east side of building to softens the Pearson Way (N-S) frontage.*
- *Metal and wood screening of the gas meter room.*
- *Entrance to the internal street from Pearson Way (N-S) was slightly recessed to help articulate the building frontage.*
- *Glass extended along the eastern side of the northeast corner townhouse introduced to help animating the street and promotes casual surveillance over the street.*
- Concerns regarding the low mass of the office floor proposed over retail in Building “C” on River Road. Scale/proportions and massing of the various components (proposed swimming pool and the two (2) levels of office above the street level retail) appear out of scale in relationship to developments under construction across River Road.

The office component of this building has been deleted and has been replaced with four (4) residential levels to achieve a higher massing along River Road. All units have generous balconies facing south and views towards the central internal courtyard to the north. The top of the building is articulated with living areas and outdoor patio spaces that take advantage of the south sun exposure. At street level, an appropriate setback for the residential lobby of the new Building “C” and adjacent CRU provided along River Road to achieve articulation to the retail street level frontage.

- Concerns regarding expression of the northeast corner townhome toward the street.

The northeast corner townhouse patio has been pulled away from the sidewalk to help open up the view corridor towards the new public open space as pedestrians walk up Pearson Way (N-S). Further improvements have been made to the northeast corner by dropping the landscaped area to meet the sidewalk's street grade. Additional planting (hedges/shrubs) have also been introduced along these two (2) frontages to soften the landscape edge.

- Concerns regarding overall layout, size and variety of activities of the children's play area on Level 2.

Children's play area has been increased in size and wider variety of activity areas for various children age groups provided.

In addition, the proposed development generally complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone of the City of Richmond Zoning Bylaw 8500.

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel and answered questions from the Panel on December 7, 2016. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 7, 2016 is attached for reference (Attachment 2). The design response from the applicant to the each of the aspects discussed/commented at the meeting has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

Contextual relationships primarily focus on the proposed development interface with the Richmond Olympic Oval to the west; the residential development being completed on 6611 Pearson Way (Parcel 9) and the publicly-accessible open space to the north, across Pearson Way (E-W) (Attachment 3).

- Location and orientation of the proposed residential buildings on the site reflect the developer's overall scheme for future development of the lands to the east.
- The height, massing and overall scale of the residential buildings, and especially Building "A, along Hollybridge Way, respond well to the urban scale defined by the Richmond Olympic Oval, the buildings being completed on Lot 9 to the north, and the various open areas surrounding the proposed development.
- Location of the two (2) main residential buildings on the west and north sides of the proposed development allow for adequate separation to buildings being completed on Lot 9 to the north, and future residential buildings to be built on Parcel 17 to the east and northeast. Orientation of the two (2) main building provides for framed long views toward the river from many of the residential units in the proposed development.

- The low rise residential building extending along River Road toward the Pearson Way (N-S) and River Road intersection provides adequate separation and is of a scale and massing that is compatible and proportional to the scale of the future two-storey City-owned child care facility to be built on Lot 13 on the corner site.
- The mass of the swimming pool and residential building along River Road relate well to the development under construction on the south side of River Road.
- The position of the central arrival/drop-off courtyard on Pearson Way (E-W), in front of the main residential lobby of the proposed development relates well and is complementary to the residential development on Lot 9, across the street, and contributes to the variety and richness of the public realm toward the on-site publicly-accessible open space that connects to the riverfront linear park/dike.

Urban Design and Site Planning

The proposed development includes three (3) residential buildings:

- Building “A”; a curving 13-storey building along Hollybridge Way, from River Road to Pearson Way (E-W) that is a counterpart to the curving form of the roof lines of the Richmond Olympic Oval.
- Building “B”; a rectangular 13-storey building extending parallel, along the eastern half of Pearson Way (E-W) connecting to public open space extending between the riverfront and Pearson Way (E-W).
- Building “C”; a four-storey building over retail/commercial space occupying the eastern end of the site frontage on River Road that establishes a continuous street wall.

The site planning and overall design of the proposed development responds well to the general Urban Design principles articulated in the Development Permit Guidelines of the “City Centre Area Plan” and the specific Urban Design objectives identified for the area of the “Richmond Olympic Oval Neighbourhood.”

Main features of the proposed development that contribute to the overall quality of the built environment and public realm in the area include, among others:

- Location and orientation of the two (2) larger residential buildings in relationship to the larger public use open area to the north of Pearson Way (E-W) ensure an appropriate scale and mass relationship to the scale of the open space, and the existing and proposed future buildings on the new Lot 17.
- The height of Buildings “A” and “B”, as apparent from the street, is less than their actual height (47.0 m) due to the two-storey penthouses being recessed from the lower levels of the building by setbacks that range from 3.0 m to 5.0 m. The recess of the penthouse levels is substantially larger at the north and south ends of Building “A” which provides stepping ends to the upper portion of the building.
- Residential floors above the retail-commercial units at ground level define a strong five-storey street-wall for Building “C” consistent with the height, continuity and scale of the street wall, as recommended in the CCAP Design Guidelines for the area.

- The scale and mass of the covered swimming pool located between Building “C” and Building “A”, facilitate the mass transition from the five-storey Building “C” to the River Road Plaza.
- The River Road Plaza adds interest and activity to the public use space that invites pedestrians to pause, sit and socialize, while also allowing retailers in adjacent commercial retail units (CRU’s) to use for café seating during day and evening hours. Down lights along the columns and perimeter of the plaza and recessed lights along the seating/planter walls adjacent to the parkade walkway entrance will ensure safe use of this space in the evenings.
- The recessed portion of the retail-commercial frontage at the base of Building “A” facilitates the extension of the open space of the plaza toward the corner of Hollybridge Way and open pedestrian views toward the Richmond Oval and surrounding open spaces.
- The residential lobby and elevator core for Building “C” is located mid-block along River Road and setback by approximately 2.0 m; this setback helps break up and create an interesting street frontage, enhancing the public realm.
- Main access to the lobby the residential units (Buildings “A” and “B”) is from the arrival/drop-off auto courtyard from Pearson Way (E-W).
- The two- storey townhouse units forming the podium of Building “A”, provide a pedestrian scale and achieve a good physical and visual relationship to the street, contributing to the public realm of the Hollybridge Way Greenway that runs along the west side of the building. The indoor space of these lower level units, also found at the base of Building “B”, extend onto semi-private outdoor patios/decks slightly raised above the sidewalk level to achieve a scale transition between the buildings and the public realm, while also providing an adequate level of privacy to their residents.
- The private on-site amenities provided in the interior Central Courtyard, including landscaping and open corridor around most of the courtyard’s perimeter create an intimate environment for the residents and provide attractive views for the residents in upper levels of the residential buildings.

Architectural Form and Character

The CCAP Urban Design guidelines and other City policies (e.g. pedestrian-friendly streetscapes, varied tower roof forms and others) are applicable to the subject site. The proposed form of development which includes a five-storey street wall and pedestrian-friendly retail at grade along River Road, and the pedestrian scale generated by the townhouses and treatment of the lower portion of Building “B”, is generally consistent with CCAP Urban Design objectives for the area.

- The mass of Buildings “A” and “B” is articulated by a vertical break the horizontal lines of the balconies on both sides of the buildings. These breaks are achieved by a 0.6 m. concrete upstand and vertical glass visual screen creating an impression of various buildings placed side by side.
- Townhouse units making up the podium at the base of Building “A” along Hollybridge Way provide a scale transition along the Hollybridge Way Greenway that is the main access route to the waterfront.

- Frontage along Pearson Way (E-W) also includes 10 two-storey street fronting townhouses. The architectural character of the units forms a podium at the base of Building “A”. Combined with the townhouse units in Building “B”, this podium defines a pedestrian friendly environment at street level. This pedestrian scale at the base of Building “B”, in front of the publicly-accessible open space to the north, across Pearson Way (E-W), is reinforced by a series of double height columns and the strong continuous horizontal band of the upstand of the decks of units on the third level that front onto the park area.
- The overall residential character of the public realm is enhanced by the good treatment of the interface area between private decks/patios and the street along Hollybridge Way and Pearson Way, and the clear definition of height of the street level commercial portion of the development along River Road that ensure a strong presence of the CRU’s frontage.
- The proposed development includes a variety of housing types and sizes that provide a wide range of unit choices. The majority of the 284 residential units are 2 BR + Den and larger (93 to 250 m²).

The size range of the dwelling units is generally as follows:

- 14 - 2 and 3 BR + Den Townhomes: from 130 m² to 250 m² (1,400 ft² to 2,700 ft²)
- 63 - 1 BR and 1 BR + Den units: from 51 m² to 70 m² (550 ft² to 750 ft²)
- 143 - 2 BR and 2 BR + Den units: from 93 m² to 111.5 m² (1,000 ft² to 1,200 ft²)
- 46 - 3 BR Units: 120 m² (1,300 ft²)
- 18 - 3 BR and 4BR + Den Penthouses Units: from 145 m² to 250 m² (1,600 ft² to 2,700 ft²)
- The buildings utilize high quality materials; with emphasis on the use of natural material to relate the buildings to their natural context. Stone and wood finishes are used in the lower levels of the building to relate the podium to the ground level. The upper portion of the buildings include uniform glassing and metal railings in the long balconies which are finished with wood soffit underneath; the penthouse level includes light metal siding and metal fins.
- The podium component of Buildings “A” and “B” is clad in dress stone – Travertine, projecting a bold statement at street level. Above the podium, the three (3) buildings forming part of the proposed development include a combination of wood siding, Low-E-Vision glass, off-white spandrel glass and fritted glass (soft and darker greens).
- The upper portion of the retail/commercial front along River Road includes metal louvers while the frame of the gateway into the internal street at the back of the River Road Plaza, the side of the pool volume and at the base of Building “C” residential floors is finished in wood siding. Glass and steel canopies are provided as weather protection along the entire frontage of the commercial uses along River Road.

Landscape Design and Open Space Design

River Road Frontage

- Street level retail uses along the River Road frontage will provide animation to the street. Streetscape includes a double row of street trees, a wide sidewalk and a separated bicycle path.

- The patterned paving of the public use open spaces that include the River Road Plaza and the covered open area in front of the retail/commercial space at the base of Building “A” include cast in place concrete of a sand colour, scoring lines and granite bands that accentuate the pedestrian-friendly and unique character streetscape. The pavement pattern of the River Road plaza will also be extended and used for the internal street that links Hollybridge Way and Pearson Way (N-S). Minor revisions to the existing Servicing Agreement for the project will be required before issuance of the Development Permit.
- Pavement directly along and in front of the commercial frontage along River Road include continuous colour and textured bands that extends in parallel along the building frontage to the pedestrian crossings at Hollybridge Way and Pearson Way (N-S) intersections to assist with orientation and guiding of vision impaired pedestrians.
- The River Road plaza and the covered extension of this open space toward Hollybridge Way provide a unique public amenity that takes advantage of the southwest exposure and invites pedestrians to pause, sit, socialize, and observe people and street activities. The plaza will include a Public Art piece; the “Flower Tree”, as part of the implementation of Phase II of the Public Art Program for the Oval Village neighbourhood.
- During business hours, the River Road plaza will also play the role of an open lobby area for pedestrians to access and egress from the internal street that provides parking for CRU customers and visitors. A semi-transparent overhead door; open during the day but close after business hours, separates the public plaza from the internal street.
- Public access to these open urban spaces on River Road will be secured by a Public Rights-of-Passage (PROP) Right-of-Way (ROW) on title that will grant unrestricted use by the public. Detailed design of the River Road plaza, including landscaping, will be prior to registration of the PROP ROW and coordinated with the Servicing Agreement for the site development.

Hollybridge Way Greenway and Pearson Way

The proposed development integrates with the 7.0 m wide Hollybridge Way Greenway along the west side of the development site. The developer will construct, maintain and assume liability over the Hollybridge Way Greenway PROP ROW. Details of the ROW currently registered on title will be adjusted and finalized to reflect the actual location of Building “A”.

- Landscaping treatment and proposed sidewalk pavement pattern highlight the Hollybridge Way Greenway as a pedestrian corridor that provides access from the south, from the City Centre area to the riverfront, and create a pedestrian-friendly streetscape.
- Paving of the Hollybridge Way Greenway will match existing paving on the west side of Hollybridge Way, and will include cast in place concrete with a light brown finish, score lines and a granite band. In addition, it will include grey and charcoal unit pavers arranged in a random pattern to suggest a more informal pedestrian corridor.
- Pearson Way (N-S) from River Road to Pearson Way (E-W) includes trees on both sides of a 2.6 m wide sidewalk (one city boulevard and one tree on private property) to enhance this pedestrian corridor from the residential areas to the south, to the publicly-accessible open space and further to the Middle Arm of the Fraser River waterfront.

- Proposed planting between the east side of the sidewalk and the building frontage along Pearson Way (N-S) will contribute to providing visual interest and soften the expression of the various service components of the building toward the street. An additional 0.60 m. wide Statutory Right of Way (SROW) will be added to the registered SROW already registered on title to achieve the proposed 2.60 m. wider Pearson Way (N-S) sidewalk.
- The portion of Pearson Way (E-W), from Pearson Way (N-S) to Hollybridge Way, includes a 2.0 m wide treed boulevard that provides a buffer from vehicular traffic and the sidewalk. A planting area, hedge, railing, and grade changes will separate public spaces (sidewalk) from lower level unit private patios. Low light brown finish cast in place concrete with score lines are proposed for the raised planters along the inside edge of the sidewalk and the raised patios of street fronting units of Building B to ensure residents an adequate level of privacy.

Indoor and Outdoor Amenity Areas

The proposed development provides adequate indoor and outdoor amenity space on-site for the shared use of residents in accordance with the CCAP guidelines.

Central Interior Courtyard

- Central outdoor courtyard in Level 2 provides a variety of outdoor amenity spaces; including common use spaces for use by all residents, semi-private zones and private decks directly accessed from adjacent residential units in Building “B”. The central open space is also a visual extension of the various indoor amenity spaces (swimming pool, gym, social lounge, and others) that surround it.
- A party room occupies a central location within the upper courtyard, between Buildings “A” and “B”. A wood deck follows the organic forms found elsewhere in the landscaped courtyard and extends out into the garden and children’s play area. Areas of the courtyard that extend to the east have a more contemplative and semi-private character.
- This party room deck and party room is surrounded by a combination of spaces that include a quiet landscaped area, a gathering space and the children’s play area.
- The children’s play area will feature landscaping and a natural adventure playground area and includes three (3) diverse activity zones that are linked by an adventure path. Materials include natural materials to create a friendly environment, while also including a slide, wood steps and seating, log balance beam, platforms and a footbridge.
- An open, covered, cast in place concrete boardwalk extends between the active area of the courtyard on the west and the quiet garden area to the east (between Buildings “B” and “C”) that include a reflecting pool and low mound landscaped islands, strip-pattern planting, and cast in place concrete stepping stones.
- Overall landscaping planting on the Central Interior Courtyard and the auto/pedestrian arrival courtyard on Pearson Way (E-W) includes climate-tolerant plants and a diversity of species that will reduce water consumption and discourage insect infestations. Soft landscape areas will include native trees and plants. The areas will be mulched to conserve moisture.
- The developer has submitted a cost estimate for the on-site landscaping. The developer will provide a Letter of Credit in the amount of \$1,548,934 as a security for the proposed work.

Indoor Amenity Space

Indoor amenity space is provided in Level 2; and two (2) meeting rooms are provided on Level 1. The total indoor amenity space is distributed as follows:

Level 1

- Meeting Rooms 67.3 m² (725 ft²)

Level 2

- Swimming Pool, Sauna, Steam Room
along River Road Frontage 504.0 m² (5,425 ft²)
- Two (2) Music Rooms 23.5 m² (253 ft²)
- Two (2) Craft Rooms 42.1 m² (453 ft²)
- Gym and Yoga Room 137.6 m² (1,481 ft²)
- Party Room and Associated Spaces 198.3 m² (2,134 ft²)
- Social Lounge 80.7 m² (869 ft²)

TOTAL 1,053.8 m² (11,339 ft²)

Outdoor Amenity Space

The central outdoor amenity space/courtyard is located on Level 2.

- Total outdoor amenity is approximately 2,180 m² (23,465 ft²) and includes children's play areas, gardens, reflecting pool, outdoor deck around party room, and a covered but open walking around most of the courtyard.
- Area of the children's play component included in the total outdoor amenity space is 680 m² (7,319 ft²). This natural playscape provides health risk and adventure for children of all ages to enjoy.

Parking, Loading and Garbage/Recycling CollectionParking

All access to parking, including shared visitor/commercial parking on Level PG and part in Level P1 and to resident's secured parking on Levels P1 and P2, is provided via an "internal/covered street" that is accessed from both Hollybridge Way on the west and Pearson Way (N-S) on the east.

Parking provided exceeds the parking requirements of the Richmond Zoning Bylaw, and satisfies the Rezoning Considerations requirements associated to provision of parking for Oval Lot 6. The required commercial parking spaces for the proposed development and Oval Lot 6 are to be shared visitor/commercial spaces.

- 519 parking spaces are provided on site (473 spaces are required). The general breakdown of the total number of parking provided includes:

Residents Parking

- 386 resident parking spaces; of which eight (8) are handicap parking spaces, provided in Level P2 and P1 (341 parking spaces required).
- 78 of the resident parking are provided in private garages (mostly on Level P1).

Shared Visitor/Commercial Parking

- 133 commercial/visitor parking spaces provided; including seven (7) handicap spaces, provided mostly in Level PG, and part of Level P1 (132 parking spaces required to meet the required 66 spaces for the subject development and 66 spaces to meet the needs of Oval Parcel 6; as required by the Rezoning Considerations of the Oval lands).
- Access to the shared visitor/commercial parking spaces will be open during business hours; estimated to be in operation up to 11:00 p.m. to satisfy the needs of the restaurant on Oval Lot 6.
- Existing legal agreements will ensure access and use of the 66 parking spaces provided for the use of 5111 Hollybridge Way (Parcel 6) in Parking Levels PG and P1 of the proposed development. These documents will require minor revisions to reflect the new development. These modifications are to be negotiated and registered at the Land Title Office prior to Development Permit issuance.
- For security purposes the residents parking is separated from the public shared visitor/commercial parking areas by chain link fence walls and a set of two (2) security gates.

Loading Spaces and Garbage Collection

The “internal/covered street” on Level PG (street level) between Hollybridge Way and Pearson Way (N-S) also provides access for trucks to the loading areas for residential and commercial recycling and waste collection operations, and other service areas of the building.

- Three (3) loading bays are provided on-site for two (2) SU9 and for one (1) larger/wider size loading space (that can accommodate two (2) medium size trucks). These loading spaces are all located on Level PG (street level). The loading bays dimensions and overhead required clearance for operation of the waste service trucks meet the Zoning Bylaw requirements. Additional overhead clearance (6.05 m or 19 ft. 10 in.) is provided on one of the west side large loading bays, where the recycling collection trucks will operate.
- Garbage pickup will be via a private company which has specialized trucks and equipment to access the parking Level PG and the loading spaces provided. The applicant has provided turning radius templates that demonstrate adequate maneuvering of trucks in and out of the loading spaces and for servicing of the compactors. Transportation Department and Environmental Programs have reviewed the proposal and loading areas configuration and has found them acceptable.
- There are two (2) garbage/compactor and recycling rooms located on Level PG. Garbage is delivered to the garbage/compactor rooms via vertical chute from the residential floor of the two (2) larger residential buildings (Building “A” and Building “B”) while the needs of the 16 units in the low-rise residential building on River Road (Building “C”) will be served by a small holding garbage room at the entrance to the internal street from Pearson Way (N-S) and the eastern loading, recycling room and compactor node.

Crime Prevention Through Environmental Design

The proposed building incorporates several of the basic CPTED design principles. In general, the extensive use of glazing in the units and perimeter townhouses along the street and the

internal courtyards provide for passive surveillance over Pearson Way, the arrival/drop-off courtyard and the second level outdoor amenity space.

Specific CPTED features provided in the proposed development include:

- Secure resident parking separated from the commercial/visitor parking.
- Residential and commercial lobbies are separated.
- Access to the residents secure parking takes place through a set of two gates that allow access of one vehicle at a time. Second gate will not open until the first gate has closed behind the vehicle.
- Appropriate / efficient lightings within parkade.
- Separate parkade and residential buildings stairs.
- Access to the residential parking levels will be secured by overhead gates activated electronically at the entrance point on Level P1.
- The overhead gates located at Hollybridge Way and Pearson Way will automatically close based on the hours of operation for the retail space and will be accessible via intercom and remote control operation.
- The proposal makes provisions for security cameras and all parking areas are provided with appropriate lighting levels.
- Extensive use of security glazing is provided for the exit stair's vestibules located in the parkade levels.
- Efficient and adequate outdoor lighting will be installed to define residential entrances and public spaces (i.e., plaza area on River Road frontage).
- Parkade walls painted with light colour and glass provided in all stairs/elevator vestibules at the parking garage levels.
- Good definition of public and semi-public spaces. Patio area of townhouses along street perimeter streets raised above the public sidewalk provide for casual surveillance while providing privacy to residents.
- Open and fully glazed building lobby maximizes visibility and observation towards the auto courtyard.
- The gym and entertainment room walls on Level 2 feature glazing to allow for natural, casual surveillance over the podium roof garden and children's play area.
- The building will provide concierge service located at the main lobby overseeing the auto courtyard.
- Fully glazed secondary lobby within the internal street allows additional natural observation.
- Pre-wired in-suite security alarm system provided for all suites.
- Planting, hedges, railing and grade changes will be utilized to define and separate public from private patios
- Plaza at River Road, auto court yard at Pearson Way (E-W) and L2 outdoor podium are illuminated along walkways and/or edge of planters.

- ***Accessible Housing and Aging in Place***

Site Accessibility/Circulation

Proposed development generally complies with the Richmond OCP Guidelines focus on Accessibility (Universal Design Principles). Detailed drawings addressing these accessibility aspects of the proposal will be provided at the Building Permit stage.

Some of the accessibility features found in the proposed development include, among others, the following:

- Designated Parking space(s) designated for people with disabilities will be painted with the international symbol of accessibility. They are located close to resident's elevator lobbies that will be equipped with a power door operator.
- Shared visitor/commercial parking spaces for people with disabilities is located on level PG (street level) along the interior street in the immediate proximity of the elevator for visitors and the River Road plaza.
- Directional signage regarding location of parking spaces for people with disabilities and additional hidden shared visitor/commercial parking spaces will be provided; details will be discussed at the Building Permit stage.
- Building design and floor plan layout provide adequate width of paths that facilitate access to open spaces, building lobby and amenity areas for the mobility impaired. All pedestrian pathways are as direct as possible and fully accessible to people with disabilities (wheelchair users).

Basic Universal Housing and Aging in Place Features

- The proposed development includes 23 Basic Universal Housing (BUH) units distributed in Levels 3 to 9 in Building "B" and Levels 2 to 4 in Building "C" (Attachment 4) that are designed to be easily renovated to accommodate a future resident in a wheelchair.
- The number of Basic Universal Housing (BUH) units provided represent 8.1% of the total number of units in the proposed development. Detailed plans floor plans will be provided at the Building Permit stage.
- The 23-single level Basic Universal Housing (BUH) units and all outdoor and indoor amenity spaces will meet the universal accessibility provisions listed in the Basic Universal Housing Features section of the City of Richmond Zoning Bylaw, and are permitted a density exclusion of 1.86 m^2 (20 ft^2) per unit.
- Ramps are provided to allow wheelchair access to the central courtyard and to the building main lobby.
- In addition, all units in the proposed development incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures (in one bathroom) and door handles.
 - For the purpose of facilitating aging-in-place, one (1) of the bathrooms in each unit in the proposed development will be provided with blocking in the walls to allow for "grab bar" installation beside toilets, bathtubs and showers.

○
Affordable Housing

The proposed development is not required to incorporate affordable housing units in the building, as the developer previously provided a cash-in-lieu payment of \$ 6,791,769.00 to the City's Capital Affordable Housing Reserve Fund in-lieu of building affordable housing units on-site, as per Section 20.4.4.3(a) of the Zoning Bylaw 8500, as amended. These funds were used for the construction of the "Storeys" project as an affordable housing special development circumstance project.

Public Art

- On September 20, 2016, the Public Art Advisory Committee reviewed the proposed amendments to the River Green Village Master Public Art Plan and the River Green Village Lot 12 Detailed Public Art Plan. A key recommendation in the revised Master Public Art Plan is to reduce the funding for Lot 9 and increase the funding for Lot 12. The "Flower Tree" artwork; which had been proposed for the Lot 9 public pier site, is to be relocated to Lot 12 in a plaza setting. The new site will be on private property along River Road.
- The Richmond Public Art Advisory Committee unanimously supported the re-allocation of funds in the master plan for Public Art in the River Green development and supported the relocation of the "Flower Tree" from the Lot 9 public pier to the Lot 12 River Road plaza.
- The developer will contribute \$15,500 to reconcile the combined total Public Art contribution associated with development of Lots 9 and 12 as per the revised River Green Village Master Public Art Plan

Minimum Flood Plain Elevation

- Richmond Flood Plain Designation and Protection – Bylaw No. 8204 establishes the flood plain elevation for this site at 2.9 m (9.51 ft.) geodetic. The proposed development will comply with these requirements.

Sustainability Aspects of the Proposal

Leadership in Energy and Environmental Design (LEED)

The CCAP requires that development project applications greater than 2,000 m² in size, demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, district energy, storm water management and quality).

The applicant has submitted a statement indicating that the project is currently targeting between 50 and 60 points (Silver), as per the design requirements for a LEED Silver Certification level under the LEED Canada Building Design and Construction 2009 Rating System. Although the developer is not registering the Project with the Canada Green Building Council, nor is seeking a LEED Certification, the proposed design includes equivalent LEED Silver sustainability features. A LEED Strategy Report and Scorecard has been received by the City (Attachment 5), which provides a summary of LEED design and construction requirements and an overview of the sustainable design and construction practices associated with the proposed development.

Final formal LEED scoreboard for the proposed development will be submitted by the applicant to demonstrate full LEED Silver equivalency prior to the City issuing a Development Permit.

District Energy Utility (DEU)

The CCAP encourages the coordinated planning of City infrastructure with the aim of advancing opportunities to implement environmentally responsible services in areas undergoing significant change; such as the Oval Village.

On this regard, the proposed development has been designed and will be built to facilitate its connection to a DEU in the Oval Village (for 70% of space heating) after this utility becomes operational.

Sustainable Architectural and Landscaping Aspects of the Proposal

Design aspects of the proposed development that address and respond to basic sustainability principles include:

- High efficient Low-E glazing, large overhangs, relatively deep balconies and eyebrows that contribute to minimizing heat gain.
- More than 10% of construction materials will be locally sourced and/or contain recycled content.
- Only low VOC paints, sealants, and coatings will be used inside the units to improve air quality and human health.
- The design features water conserving toilets, showers, and lavatories; reducing water consumption by more than 30% compared to a typical building.
- The building design features a reduction in energy use of more than 15% compared to a typical building.
- High efficiency lighting in the parkade and interior spaces contributes to the energy efficient design.
- Parking located below grade to minimize hardscape and reduce the footprint of the project.
- Landscaping includes features native trees and plants, climate-tolerant plants and a diversity of species to reduce water consumption and discourage insect infestations.
- Irrigation will be provided through a high efficiency system featuring smart irrigation controllers, moisture sensors and computer-controlled monitoring. Drip systems will be used for hedge areas.
- Storm water will be managed using pervious paving, soft landscaping and groundcover, and vegetated roof gardens on Level 2 podium to reduce heat island effect and will include drought-resistant sedums and plants.
- Large trees along Hollybridge Way and double rows of trees along New River Road will provide shade to reduce heat island effect on the site.
- The existing trees located on site were harvested, milled, and will be used as material for furniture and art in common areas.
- The project is located on an infill site in an urban neighbourhood; with access to high quality transit, public amenities, and services.
- Private shuttle service is provided to nearby Canada Line stations for River Green residents.
- Secure parking for bicycles to be provided for all residents.
- Level 2 (240V) plug-ins for electric vehicles will be provided in 40% of parking stalls.

•

Noise Related Aspects of the Proposal

- Prior to the Development Permit being issued, the subject development will provide reports by a registered professional qualified in acoustics identifying the measures needed to satisfy the “Noise Management” standards set out in the OCP, installation of any needed mechanical ventilation and central air conditioning (or approved equivalent).
- The site is situated in a transitional industrial area and may be subject to noises not typical of other residential neighbourhoods; a covenant was registered on Title during the rezoning phase on this regard.

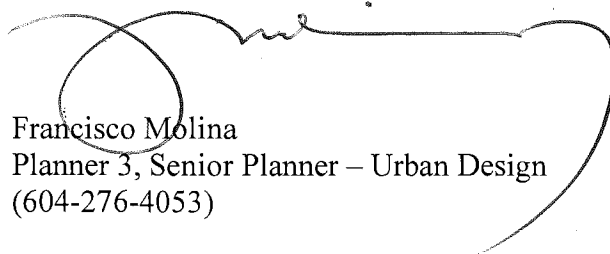
Engineering Works

Current Servicing Agreement (SA 12-599103) will be adjusted to include works related to curb and gutter along Hollybridge Way and the improvements (e.g., boulevard, bike path, buffer strip, sidewalk, etc.) along the four (4) frontages of the site (e.g., River Road, Pearson Way (N-S), Pearson Way (E-W) and Hollybridge Way).

Conclusions

The proposed development has achieved a good mass and form relationship to the Richmond Oval, contributes to framing/containing the large publicly-accessible open space fronting onto the riverfront, and successfully addressed and resolved the on-site challenges posed by this unique site, while preserving the potential for an harmonious interface to future developments to the east and northeast.

The proposed development is responsive to the urban design objectives for the Richmond Oval neighbourhood and will make an important contribution to maintaining the standard for high quality architectural and urban design for this riverfront neighbourhood. Staff recommend the issuance of a Development Permit by Council.



Francisco Molina
Planner 3, Senior Planner – Urban Design
(604-276-4053)

FM:blg

Attachments:

- Attachment 1: Development Data Sheet
- Attachment 2: Excerpts of the Advisory Design Panel Minutes and Applicant Responses
- Attachment 3: Schematic Site Context
- Attachment 4: Basic Universal Housing (BUH) Units, Location
- Attachment 5: LEED Strategy Report and Scorecard

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

1. Receipt of a Letter of Credit for landscaping in the amount of \$1,548,934 based on the preliminary cost estimates (includes hard and soft landscaping and 10% contingency) provided by PFS Studio, the Landscape Architects for the proposed development.
2. Revise existing legal agreement relating to the provision of 66 parking stalls for 5111 Hollybridge Way (Lot 6) ensuring unrestricted use and access to these parking spaces in the shared visitor/commercial parking areas located in Levels PG and P1 of the proposed development; including the installation of way-finding signage on the subject parking levels. Revisions to reflect the new building layout, and location and access to parking spaces.
3. Revise existing legal agreement on Title, ensuring that the required 132 shared visitors/commercial parking spaces (including the 66 parking spaces to satisfy the parking requirements of Lot 6) located in Level PG and Level P1 are not allocated to any specific tenant. Revisions to reflect the new building layout, and location and access to parking spaces.
4. Providing a cash contribution in the amount of \$15,500 to reconcile the various Public Art contributions required in association with Lot 9 and Lot 12 as per revised River Green Village Master Public Art Plan
5. Amending Covenant (BB1991707) re: Statutory Right-of-Way along the west property line property line of the site for the Hollybridge Way Greenway registered on Title for the purpose of reflecting the final variable width (minimum of 7.0 m wide) of the Hollybridge Way Greenway along the west side of the development site, generally following the alignment of the street level commercial frontage and external wall of the planter defining the patio area of the townhomes. This Right-of- Way to provide for the following:
 - 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access; together with related uses, features, utilities, and bylaw enforcement.
 - The design, construction, and maintenance of the Right-of-Way and all associated liability to be the responsibility of the owner, to the satisfaction of the City.
6. Making adjustments to the Public Right of Passage Right-of-Way registered on Title to reflect the revised extent of the plaza area, and the outdoor frontage of the commercial retail unit at the base of Building "A" at the southwest corner of the site, as identified in "Sketch A" attached, ensuring unrestricted public use of these spaces. This Right-of-Way to provide for the following:
 - 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, and bylaw enforcement.
 - Maintenance of the Right-of-Way and all associated liability to be the responsibility of the owner.
7. Registration of an additional 0.60 m wide SROW along the east property line to be added to the SROW already registered on title to achieve a 2.60 m. wide sidewalk on Pearson Way (N-S), as per "Sketch B" attached.
8. Submission of final LEED strategy report and scoreboard confirming that the proposed development will achieve between 50 and 60 points (LEED Silver) or LEED Silver equivalency, to the satisfaction of the City.
9. Submission of a Title Summary report identifying the existing charges on Title and confirming substantial registration of legal agreements associated with this Development Permit.

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

- Revise Servicing Agreement (SA 12-599103) to reflect changes to the curb & gutter along Hollybridge Way and the improvements (e.g., boulevard, bike path, buffer strip, sidewalk, etc.) along the four (4) frontages of the site (e.g., River Road, Pearson Way (N-S), Pearson Way (E-W) and Hollybridge Way).
- The City receiving a Letter of Credit or cash-in-lieu contribution in the amount of approximately \$935,656 (estimated value to be confirmed via Building Permit drawings) that reflects the updated Park Development DCC in regard to the Parcel 12 portion of the required contribution for the phased design and construction of City-owned park along the riverfront.
- 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 Parking and Traffic Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>). 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.
- Incorporation of accessibility, sustainability and ageing-in-place measures in Building Permit (BP) plans as determined via the Development Permit process.

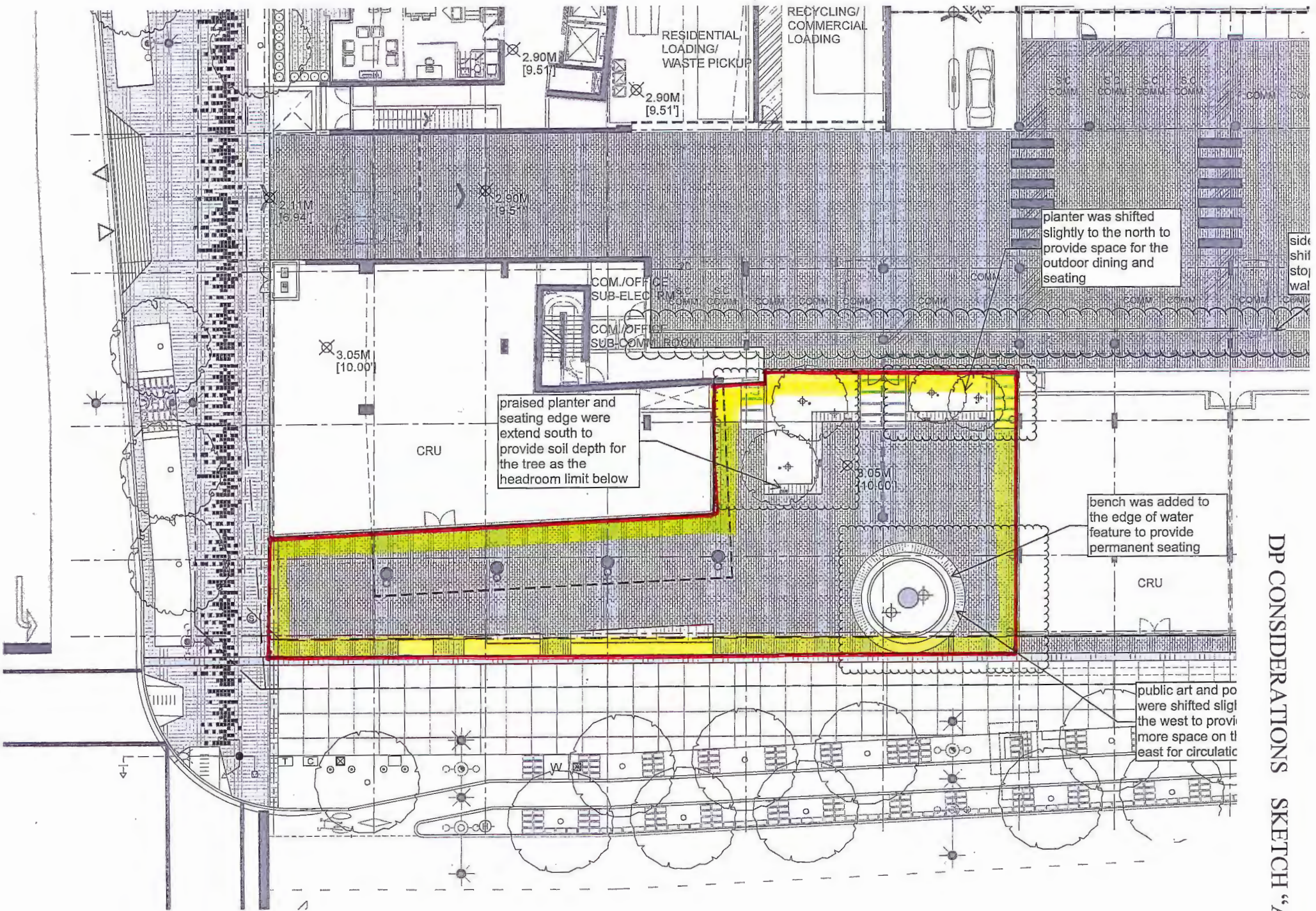
Note: (*) This requires a separate application.

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.

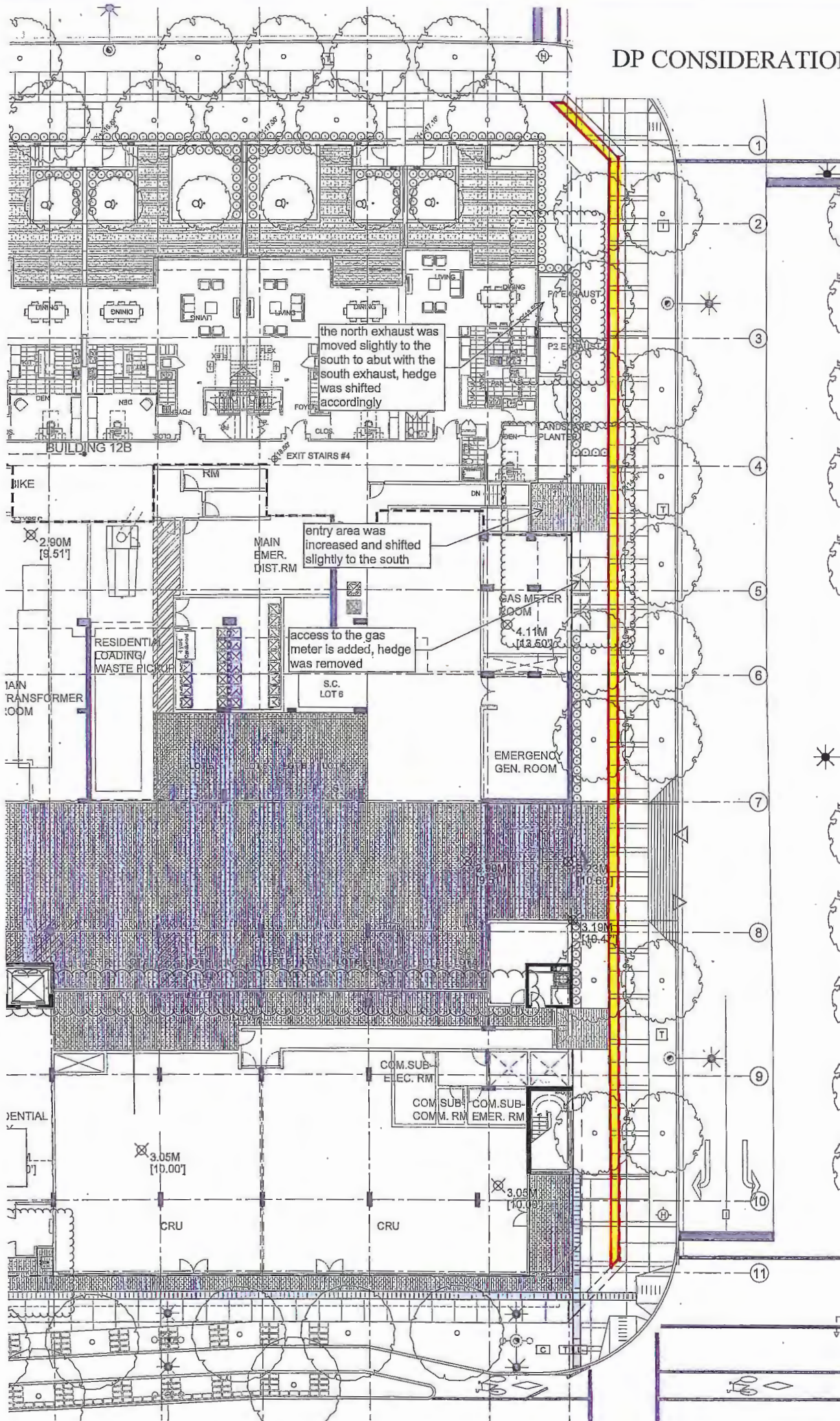
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director 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.



DP CONSIDERATIONS SKETCH "A"

DP CONSIDERATIONS SKETCH "B"





City of Richmond

Development Application Data Sheet

Development Applications Department

DP 16-743848

Attachment 1

Address: 6622/6688 Pearson Way

Applicant: Oval 8 Holdings Ltd.

Owner: Oval 8 Holdings Ltd.

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

Floor Area Gross: 67,608 m²

Floor Area Net: 35,793 m²

	Existing	Proposed
Site Area:	10,902.8 m ² (117,361.07 ft ²)	10,902.8 m ²
Land Uses:	Vacant	Mixed Commercial-Residential
OCP Designation:	Urban centre T5 (45 m)	Urban Centre T5 (45 m)
Zoning:	"High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"	"High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"
Number of Units:	N/A	284 residential units 1,562 m ² (16,813 ft ²)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio On Lot "L" (Proposed Development Lot):	Residential : 83,227.5 m ² Commercial: 3,261 m ² (Combined Max. area on Lots "J" and "L" regardless of subdivision. With all commercial uses on Lot "L")	Residential: 34,231 m ² Commercial: 1,562 m ² Total: 35,793 m ²	none permitted
Lot Coverage:	Max. 90%	72.9%	none
Setback – Front (River Road):	Min. 3.0 m	3.0 m	none
Setback – Front (Pearson Way E-W)	Min. 3.0 m	3.0 m	none
Setback – Side (Hollybridge Way):	Min. 3.0 m	4.5 m	none
Setback – Side (Pearson Way (N-S):	Min. 3.0 m	3.6 m	none
Height (m):	Max. 47.0 m	47.0 m	none
Lot Size:	10,000 min.	10,902.8 m ²	none
Off-street Parking Spaces – Residential	341	386	none
Off-street Parking Spaces – Shared Visitor/Commercial:	66	67	none
Off-street Parking Spaces – Shared Visitor/Commercial for Oval Parcel 6:	66	66	none

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Accessible:	11	15	none
Total off-street Spaces:	473	519	none
Tandem Parking Spaces	not permitted	0	
Amenity Space – Indoor:	100 m ²	1,053.4 m ²	none
Amenity Space – Outdoor:	Min. 1,602 m ² (6 m ² /unit)	2,180	none
Children Play Area in Outdoor Amenity Space	Max. 600 m ² (3 m ² /unit)	600 m ²	none
Loading Spaces	4	3 2 medium and 1 large (equivalent to medium)	none
Bicycle Parking (Class 1)	Residential: 355 Commercial: 5	Residential: 355 Commercial: 18	none
Bicycle Parking (Class 2)	Residential: 57 Commercial: 7	Residential: 57 Commercial: 7	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 7, 2016 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Winston Chong, Acting Chair
Jane Vorbrodt (*arrived at 4:08 p.m.*)
Grant Brumpton
Tom Parker
Jubin Jalili
Harley Grusko
Sheng Zhao
Sara Badyal, Planner 2
Kevin Eng, Planner 2
Francisco Molina, Planner 3

Also Present: Suzanne Carter-Huffman, Planner 3

Absent: Rustico Agawin, Auxiliary Committee Clerk
Doug Shearer
Cst. Barry Edwards
Steve Jedreicich

1. ADOPTION OF THE MINUTES

It was moved and seconded

That the minutes of the meeting of the Advisory Design Panel held on Wednesday, November 9, 2016 be adopted.

CARRIED

3. DP 16-743848 – HIGH-RISE HIGH DENSITY MIXED USE DEVELOPMENT, INCLUDING TWO 13-STOREY TOWERS, 283 UNITS AND 1,517 SQ.M. OF COMMERCIAL SPACE

ARCHITECT: James KM Cheng Architects Inc.

PROPERTY LOCATION: 6622 and 6688 Pearson Way

Applicant's Presentation

Architect James Cheng, James KM Cheng Architects, and Landscape Architect Christopher Phillips, PFS Studio, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the high quality of the applicant's presentation and packages circulated to the Panel;
[As of January 16, 2017] Noted, thank you for the comment.
- consider opening up more the corner of Pearson Way (N-S) and Pearson Way (E-W) for more spatial openness toward the new public open space;
[As of January 16, 2017] The architect discussed and resolved this issue with FMolina on January 9, 2017. Below is a list of the agreed changes to the North East corner of building B:
 - *cut back the balcony edge*
 - *delete the column*
 - *cut back the townhouse patio*
 - *pull back the building face north of the gas meter room**Please refer to A2.04-A2.06 (A2.07-A2.11 are similar) & A4.01-4.02 for the updated changes.*
- support the proposed interface between Building B and Pearson Way (N-S);
[As of January 16, 2017] Noted, thank you for the comment.
- proposed water feature on the podium level courtyard is expansive; pathway leading to the lookout platform is long; consider introducing a loop to create flexibility of movement in the area or a destination node; applicant may need to reduce the size of the water feature;
[As of January 16, 2017] The size of the water feature has been reduced. A pathway was added to the building C north corridor to provide an alternative route to the lookout platform and to create a loop. Please refer to L2.02.

- support the siting of the podium level outdoor children's play area; appreciate its low-key character and use of natural material in the play area;
[As of January 16, 2017] Noted, thank you for the comment.
- consider introducing urban agriculture on the podium level outdoor amenity area
[As of January 16, 2017] Based on our landscape architects experience, the urban farm located on the structural rooftop will likely not succeed due to the limited number of pots, inconvenient access, lack of maintenance, damages to the roof membranes and theft issued. Based on our experience in the City of Vancouver, most of the rooftop urban agriculture in new residential buildings have been abandoned.
- support the proposed surface paving treatment on the ground plane;
[As of January 16, 2017] Noted, thank you for the comment.
- the new proposal is a significant improvement over the previous proposal, particularly the outdoor spaces and public pedestrian circulation around the perimeter of the subject site;
[As of January 16, 2017] Noted, thank you for the comment.
- could the two-lane Pearson Way (E-W) and Pearson Way (N-S) become a one-way street to provide more space for public pedestrian circulation?
[As of January 16, 2017] The road network system for Pearson Way was approved by Council as a two way street and is already constructed to facilitate this type of vehicle movement.
- appreciate the consideration for the public realm, e.g. corridors along the streets; however, not sure how the proposed trees along River Road will impact the views toward the new public open space;
[As of January 16, 2017] From the previous DP, we have improved the permeability along the River Road frontage by shifting the plaza from the middle of the block, to now connect to the west corner which naturally has less trees as it's located near the intersection. This change has provided more visibility from both River Road and Hollybridge Way. The street trees are grouped to accommodate street lights, fire hydrant and other utilities. This results in several view corridors toward the plaza. All of the proposed trees locations have been previously approved by the City during the original Rezoning Servicing Agreement 11-564833.

- the project is targeting a LEED Silver Equivalency; however, the applicant has not provided a LEED scorecard to measure the project's sustainability features; the package circulated to the Panel has little information on the project's sustainability features;
[As of January 16, 2017] The LEED score card has been provided as part of the overall Development Permit Drawing Package. The project will meet LEED Silver Equivalency. The LEED Score Card and Strategy Report are attached in the email.
- size of some CRUs appear big; note that as per ASHRAE requirements, a vestibule needs to be constructed for CRUs exceeding 3,000 square feet;
[As of January 16, 2017] Vestibule is added where the CRU is over 3,000 sf. Please refer to A2.03.
- hard to see the 45 percent glass-to-wall ratio for the proposed development; note that code compliance may be hard to achieve given the extent of exposed slab edges and the amount of spandrel glass;
[As of January 16, 2017] Based on the current building elevations the glass-to-wall ratio is 60%
- the consolidation of open spaces towards the river front is a significant improvement over the previous proposal;
[As of January 16, 2017] Noted, thank you for the comment.
- appreciate the ends of Buildings A and B; also appreciate the simplicity of the tower portion; nice to see a new handling of the upper two storeys instead of a platform; appreciate the treatment to the top two floors which are well articulated;
[As of January 16, 2017] Noted, thank you for the comment.
- appreciate the attention given to the public realm and its accessibility to people in wheelchairs;
[As of January 16, 2017] Noted, thank you for the comment.
- agree with the comment regarding the high quality of the package materials circulated to the Panel; however, some of the renderings in the package are not updated;
[As of January 16, 2017] The renderings have been updated and they will be presented in person at Development Permit Panel.
- appreciate the reconfiguration of the site layout for Lot 12 and new Lot 17;
[As of January 16, 2017] Noted, thank you for the comment.
- appreciate the proposed internal street as a solution to the lack of surface parking on the street;
[As of January 16, 2017] Noted, thank you for the comment.

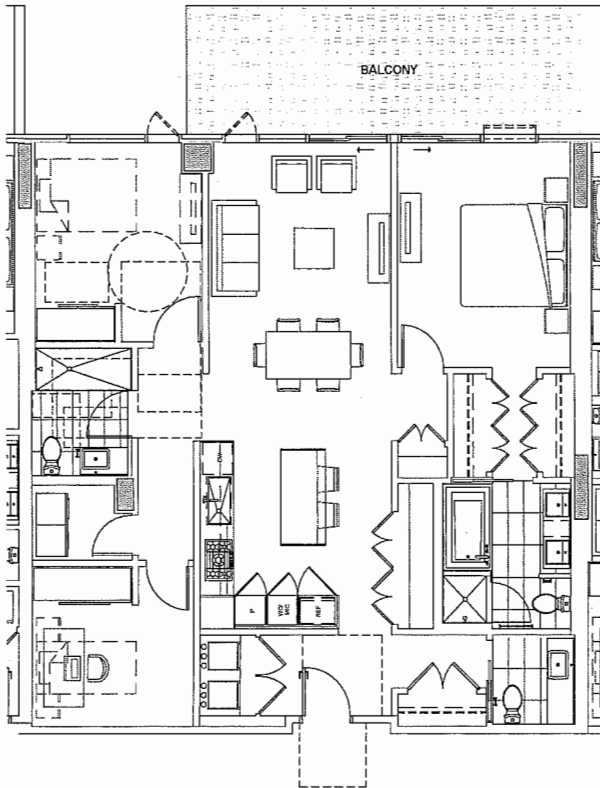
- appreciate the water feature on the podium level courtyard; will benefit the residential units facing the water feature;
[As of January 16, 2017] Noted, thank you for the comment.
- buildings are neighbourly and sensitive to their context;
[As of January 16, 2017] Noted, thank you for the comment.
- Lot 12 (Phase 3) has a lot of similarities to Phase 1 of the overall River Green Project; proposed detailing should differentiate the subject development from Phase 1 of the overall development;
[As of January 16, 2017] The general building massing, site condition and materials are generally different when comparing Lot 12 to Aspac's Phase 1 project. We will further develop the details to differentiate the two projects while continuing to keep some similarities to ensure the neighborhood reads as one village.
- the layout of the landlocked subject site was carefully thought out; appreciate the reconfiguration of the former Lot 15 and Lot 16 into the new Lot 17 to suit the subject site; hope that the next phase would continue the thoughtfulness;
[As of January 16, 2017] Noted, thank you for the comment.
- public realm was well thought out; appreciate the well-conceived internal street;
[As of January 16, 2017] Noted, thank you for the comment.
- agree with comment regarding the similarity of the proposed development with Phase 1 of the overall development; investigate ways to make the proposed development unique; and
[As of January 16, 2017] Noted, thank you for the comment.
- appreciate the open spaces and spatial relationships between the buildings in the proposed development and in the new Lot 17.
[As of January 16, 2017] Noted, thank you for the comment.

Panel Decision

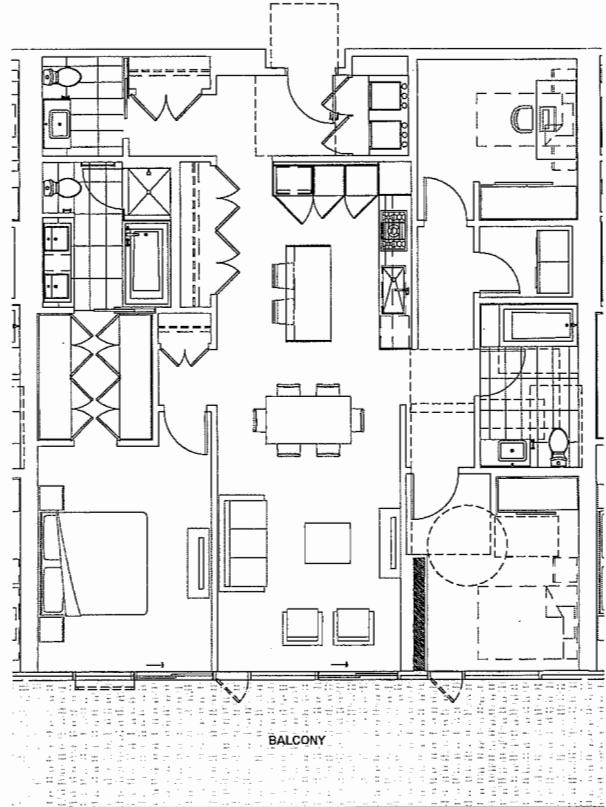
It was moved and seconded

That DP 16-743848 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

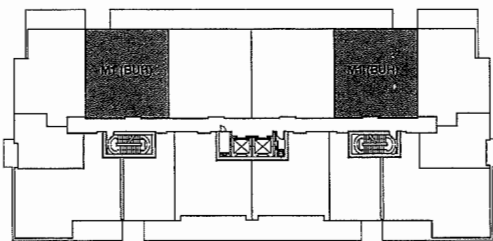
CARRIED



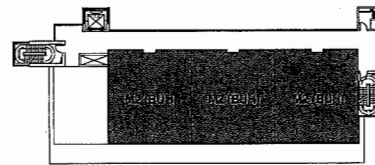
UNIT TYPE M1



UNIT TYPE M2



BUILDING B, LEVELS 3-9



BUILDING C, LEVELS 2-4

BASIC UNIVERSAL HOUSING (BUH) UNITS CALCULATION			
BUILDING	BUH UNITS	NO. OF UNITS	
BUILDING A	0	127	0.0%
BUILDING B	14	140	10.0%
BUILDING C	9	16	56.3%
TOTAL	23	283	8.1%

ALL UNITS NOT DESIGNATED AS BASIC UNIVERSAL HOUSING MEET AGING-IN-PLACE REQUIREMENTS

Preliminary LEED Canada-NC 2009 Project Scorecard

53	12	47	Total Project Score	Possible Points	110
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Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 or more points
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18	1	7	Sustainable Sites	Possible Points	26
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Y	?	N			
			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	3, 5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation, Public Transportation Access	3, 6
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
3			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation, Parking Capacity	2
	1		Credit 5.1	Site Development, Protect and Restore Habitat	1
	1		Credit 5.2	Site Development, Maximize Open Space	1
	1		Credit 6.1	Stormwater Design, Quantity Control	1
	1		Credit 6.2	Stormwater Management, Quality Control	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
	1		Credit 7.2	Heat Island Effect, Roof	1
		1	Credit 8	Light Pollution Reduction	1

4	1	5	Water Efficiency	Possible Points	10
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Y	?	N			
			Prereq 1	Water Use Reduction	
2		2	Credit 1	Water Efficient Landscaping, Reduce by 50%	2, 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3.1	Water Use Reduction	2-4

10		25	Energy & Atmosphere	Possible Points	35
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Y	?	N			
			Prereq 1	Fundamental Commissioning of Bldg Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
3		16	Credit 1	Optimize Energy Performance, 25% to 56% Energy Cost Saving	1-19
		7	Credit 2	On-Site Renewable Energy, 1% to 13%	1-7
		2	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement & Verification	3
2			Credit 6	Green Power	2

2	2		Regional Priority	Possible Points	4
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	Y	?	N		
			Credit 1	Durable Building	1
1			Credit 2.1	Regional Priority Credit: SSc2	1
1			Credit 2.2	Regional Priority Credit: WEc3; >35%	1
		1	Credit 2.3	Regional Priority Credit: SSc6.2:	1

4	3	9	Materials & Resources	Possible Points	14
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Y	?	N			
			Prereq 1	Storage & Collection of Recyclables	
		5	Credit 1.1	Building Reuse, Maintain Existing Walls, Floors & Roof	1-3
		1	Credit 1.2	Building Reuse, Maintain Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management, Divert 50% or 75%	1-2
		2	Credit 3	Materials Reuse, Specify 5% or 10%	1-2
1	1		Credit 4	Recycled Content, Specify 10% or 20%	1-2
1	1		Credit 5	Regional Materials, 20% or 30% Extracted & Manufactured Regionally	1-2
		1	Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

10	4	1	Indoor Environmental Quality	Possible Points	15
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Y	?	N			
			Prereq 1	Minimum IAQ Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials, Paints and Coating	1
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifibre Products	1
	1		Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of System: Lighting	1
1			Credit 6.2	Controllability of Systems: Thermal Comfort	1
1			Credit 7.1	Thermal Comfort, Design	1
1			Credit 7.2	Thermal Comfort, Verification	1
	1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

5	1		Innovation & Design Process	Possible Points	6
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Y	?	N			
1			Credit 1.1	Innovation in Design: Green Building Education Program	1
1			Credit 1.2	Innovation in Design: Green Cleaning	1
1			Credit 1.3	Innovation in Design:	1
1			Credit 1.4	Innovation in Design: Low Mercury Lamps	1
	1		Credit 1.5	Innovation in Design:	1
1			Credit 2	LEED™ Accredited Professional	1

River Green Parcel 12 - DP Phase LEED Scorecard and Strategy Report

Address: 6622/6688 Pearson Way, Richmond BC
 Date: 16-Jan-2017
 LEED Target: Silver Equivalency (City of Richmond Requirement for rezoning over 2000m2 received after January 1st 2009)
 Point Requirement: 50
 Version: LEED Canada 2009



Stantec Project Number: 115612048
 CaGBC Registration Number: N/A

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

General Notes

LEED Boundary to align with construction scope for Parcel 12

Project Totals (estimate)							53	11	47	Targeted To be Investigated NA / Cost Prohibitive	
Category	Prerequisite / Credit	Label	Points	Design / Construction	Responsibility	LEED Requirement	Y	N			
Sustainable Sites	Prereq 1	Construction Activity Pollution Prevention	REQ	C	Civil	Requires development and implementation of a sedimentation and erosion control plan specific to the site.	Y				ESC Plan to be developed and reviewed prior to start of construction.
Sustainable Sites	Credit 1	Site Selection	1	d	LEED Consultant	Requires that no development take place on ecologically sensitive land or public parkland.	1				Previously developed site that meets credit requirements.
Sustainable Sites	Credit 2	Development Density and Community Connectivity	3, 5	d	LEED Consultant	Requires a minimum development density of 13,800m2 per hectare, located within a community of equivalent density. Opt 2 located on previously developed site within 800 m of residential area (25 units per hectare).	5				Project meets FSR and community connectivity requirements.
Sustainable Sites	Credit 3	Brownfield Redevelopment	1	d	Owner	Requires that the project be developed on a contaminated or brownfield site and that remediation is provided as required by the relevant regulatory agency.	1				Contaminated groundwater was found on site and treated for iron removal before discharge into the Fraser River.
Sustainable Sites	Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6	d	LEED Consultant	Requires proximity to 1 or more stops for 2 or more bus routes.	6				Project is 750 meters from Canada Line (Landsdowne Station). TransLink is planning at least one bus route to serve the site and link the community to the station. ASPAC has provided funding for TDM measures including transit shelters on site.
Sustainable Sites	Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	d	Architect	Requires the provision of secure and covered bicycle parking facilities for a minimum of 5% of Full-Time Equivalent (FTE) building occupants. Requires the provision of secure bicycle parking for a minimum of 5% of peak Transient Users and 15% residents. Requires shower and changing facilities in the building, or within 183 meters for 0.5% of FTE occupants.	1				Extensive bicycle storage facilities are included in the project design, exceeding LEED requirements. Occupants: 868 residents and 247 commercial (assume 30 FTE and 217 transient). 143 bicycle stalls required and 439 provided. 1 shower/change facility required and 2 provided
Sustainable Sites	Credit 4.3	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	3	d	Architect	Requires the installation of alternative-fuel refueling stations for 3% of total vehicle parking capacity of the site.	3				Electric vehicle plug-in (L2-240V) are planned for 40% of parking stalls
Sustainable Sites	Credit 4.4	Alternative Transportation: Parking Capacity	2	d	NA	Size parking capacity to meet but not exceed local zoning requirements, and either: Participate in a car sharing program that can accommodate 5% of residents; OR Provide 20% less parking than required by the standard local zoning by-law requirements.			2		Parking provided exceeds City requirements.
Sustainable Sites	Credit 5.1	Site Development: Protect and Restore Habitat	1	C	NA	For previously developed areas or graded sites: Restore or protect a minimum 50% of the site area (excluding building footprint) or 20% of the total site area (including building footprint).			1		The project is not pursuing this credit.
Sustainable Sites	Credit 5.2	Site Development: Maximize Open Space	1	d	NA	For sites with local zoning open space requirements, requires the open space to exceed local zoning requirements by 25%. For sites with no local zoning requirements, requires vegetated open space area equal in area to the building footprint.			1		The project is not pursuing this credit.

Sustainable Sites	Credit 6.1	Storm water Design: Quantity Control	1	d	Civil	For sites with existing imperviousness less than 50%: Implement a storm water management plan that prevents post-development peak discharge rate and quantity from exceeding the pre-development condition for the 1 and 2-year 24 hour design storm.			1	Civil analysis indicates additional detention measures are required in order to meet quantity control requirements.
Sustainable Sites	Credit 6.2	Storm water Design: Quality Control	1	d	Civil	Requires the implementation of a storm water management plan that reduces impervious cover, promotes infiltration and captures and treats 90% of the average annual rainfall using acceptable best management practices (BMPs). BMPs must be capable of removing 80% of total suspended solids (TSS).			1	Civil analysis indicates additional detention measures are required in order to meet quality control requirements.
Sustainable Sites	Credit 7.1	Heat Island Effect: Non-Roof	1	C	LEED Consultant	Requires a minimum of 50% of the parking be underground. The roof of the parking cover must have a minimum solar reflectance index (SRI) of 29.	1			Parking is located below grade.
Sustainable Sites	Credit 7.2	Heat Island Effect: Roof	1	d	Landscape Architect	Requires the use of roofing materials with a high SRI (78 for low-sloped roof, 29 for steep sloped roof) for at least 75% of the roof's surface, OR the installation of a green roof for at least 50% of the roof's surface, OR use a combination of high SRI material and green roof.		1		Green terrace located on L12. Further analysis of area data required to confirm compliance.
Sustainable Sites	Credit 8	Light Pollution Reduction	1	d	NA	For interior lighting: Reduce the input power of all non-emergency interior luminaires by at least 50% between 11pm and 5am. Manual override can last no longer than 30 minutes. OR All openings in the envelope with a direct line of sight to any non-emergency luminaires must have automatically controlled shielding between 11pm and 5am. For exterior lighting: All partially or fully shielded exterior luminaires must meet the Full Cutoff IESNA Classification.			1	The project is not pursuing this credit.
Water Efficiency	Prereq 1	Water Use Reduction	REQ	d	Mechanical	Use 20% less potable water than calculated baseline AND install a permanent water meter for buildings and associated grounds. The LEED Baseline is as follows: Showers: 9.5 L/min (2.5 gpm) Kitchen: 8.3 L/min (2.2 gpm) Lavatories: 8.3 L/min (2.2 gpm)	Y			Plumbing design to feature high efficiency fixtures and faucets as follows: Amenity Spaces Showers: 9.5 L/min (2.5 gpm) Kitchen: 3.8 L/min (1.0 gpm) Lavatories: 1.9 L/min (0.5 gpm) Residential Spaces: Shower: 9.0 L/min (2.38 gpm) Kitchen: 3.8 L/min (1.0 gpm) Lavatory: 3.8 L/min (1.0 gpm)
Water Efficiency	Credit 1	Water Efficient Landscaping	2, 4	d	Landscape Architect	Requires that potable water consumption for irrigation be reduced by 50% from a calculated midsummer baseline case. Landscaped area must constitute at least 5% of the project site area (2 points) OR Use no potable water for irrigation (4 points)	2		2	High efficiency smart irrigation system planned for the site.
Water Efficiency	Credit 2	Innovative Wastewater Technologies	2	d	NA	Requires the reduction of potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures or non-potable water			2	The project is not pursuing this credit.
Water Efficiency	Credit 3	Water Use Reduction	2, 4	d	Mechanical	Requires the use of strategies that in aggregate use 30% (2 points), 35% (3 points), or 40% (4 points) less potable water than the water use baseline calculated for the building. The LEED Baseline is as follows: Showers: 9.5 L/min (2.5 gpm) Kitchen: 8.3 L/min (2.2 gpm) Lavatories: 8.3 L/min (2.2 gpm)	2	1	1	See WEp1
Energy & Atmosphere	Prereq 1	Fundamental Commissioning of Building Energy Systems	REQ	C	Commissioning Agent	Requires that a contract be in place to engage a Commissioning Authority to: • Report results, findings and recommendations directly to the owner • Develop and incorporate commissioning requirements into the construction documents • Develop and implement a commissioning plan • Verify the installation and performance of the systems to be commissioned • Complete a summary of the commissioning report	Y			Commissioning authority is a qualified member of the ASPAC team. Requirements of this prerequisite will be implemented by the ASPAC team member

Energy & Atmosphere	Prereq 2	Minimum Energy Performance	REQ	d	Energy Modeler	Requires that the project achieve an energy cost savings of at least 10% better than ASHRAE 90.1-2007.	Y		Stantec completed a schematic design model in May 2016 and a model update in January 2017. The following items were found to have a major impact on the design performance: 1. LED lighting in residential suites 2. Parkade lighting 3. District energy performance
Energy & Atmosphere	Prereq 3	Fundamental Refrigerant Management	REQ	d	Mechanical	Requires zero use of Chlorofluorocarbon (CFC) based refrigerants in building heating, ventilation, and air conditioning (HVAC) systems.	Y		Project design will meet credit requirements.
Energy & Atmosphere	Credit 1	Optimize Energy Performance	19	d	Energy Modeler	Up to 19 points are available under this credit. Points achieved are based on energy cost savings over the ASHRAE 90.1-2007 reference building.	3	16	See Eap2, preliminary energy model results indicate 17.7% energy cost savings
Energy & Atmosphere	Credit 2	On-Site Renewable Energy	7	d	NA	Requires at least 1% (1 point), 3% (2 points), 5% (3 points), 7% (4 points), 9% (5 points), 11% (6 points), or 13% (7 points) of the building's total energy use to be supplied by on-site renewable energy systems.		7	The project is not pursuing this credit.
Energy & Atmosphere	Credit 3	Enhanced Commissioning	2	C	Commissioning Agent	In addition to the tasks in Eap1 above, this credit requires that a contract be in place to implement the following additional tasks: • Have documented commissioning authority experience in at least 2 building projects • The individual serving as the CxA must be: o Independent of the work of design and construction o Not be an employee of, or contracted through the design firm o Not be an employee of, or contracted through a contractor or construction manager holding construction contracts o May be a qualified employee or consultant of the owner • Conduct a minimum of 1 commissioning design review • Must review contractor submittals • Develop a systems manual • Verify that the requirements for training operating personnel and building occupants are completed. • Be involved in reviewing the operation of the building with O&M staff and occupants within 10 months after substantial completion. A plan for resolving outstanding commissioning-related issues must be included.		2	
Energy & Atmosphere	Credit 4	Enhanced Refrigerant Management	2	d	Mechanical	Requires that either no refrigerants are used OR, refrigerants are selected that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change.	2		Project design will meet credit requirements.
Energy & Atmosphere	Credit 5	Measurement & Verification	3	C	NA	Requires development of an M&V Plan consistent with Option D: Calibrated Simulation The M&V period must cover at least 1 year of post-construction occupancy. A corrective action plan should be in place if energy savings are not achieved. OR Requires development of an M&V Plan consistent with Option B: Energy Conservation Measure Isolation. The M&V period must cover at least 1 year of post-construction occupancy. A corrective action plan should be in place if energy savings are not achieved.	3		Metering will be installed to meet credit requirements. Per page 334 of the LEED reference guide, for the residential suites it is only required to meter central equipment and common utilities
Energy & Atmosphere	Credit 6	Green Power	2	C	NA	Provide at least 35% of the building's regulated electricity from renewable sources by engaging in a two-year renewable energy contract.	2		A renewable energy contract will be made in compliance with this credit's requirements
Materials & Resources	Prereq 1	Storage & Collection of Recyclables	REQ	C	Architect	Provision of an area in the building dedicated to the collection and storage of materials for recycling, including paper, corrugated cardboard, glass, plastics, and metals.	Y		A recycling collection and storage room is included in design.
Materials & Resources	Credit 1	Building Reuse: Maintain Existing Walls, Floors and Roof	1-5	C	NA	Requires that at least 55% (1 point), 75% (2 points), or 95% (3 points) (based on surface area) of the existing building structure, including structural floor, roof, decking, and		5	The project is not pursuing this credit.
Materials & Resources	Credit 1.1	Building Reuse: Maintain Interior Non-Structural Elements	1	C	NA	For Core and Shell: Maintain existing building structure (includes structural floor and roof decking) and envelope. 25% (1 point), 33%		1	The project is not pursuing this credit.

Materials & Resources	Credit 2	Construction Waste Management	1-2	C	General Contractor	Requires the development of a Construction Waste Management Plan that will ensure either 50% (1 point) or 75% (2 points) of construction waste is diverted from the landfill.	2		General Contractor to submit a CWMP prior to construction phase and submit monthly progress reports to Stantec for review.
Materials & Resources	Credit 3	Materials Reuse	1-2	C	NA	Requires the use of salvaged, refurbished or reused materials, products and furnishings for		2	The project is not pursuing this credit.
Materials & Resources	Credit 4	Recycled Content	1-2	C	General Contractor	Requires that total recycled content of all materials used in the project constitute at least either 10% (1 point) or 20% (2 points) of all materials by cost (excluding mechanical and electrical components).	1	1	To be addressed in project specification and confirmed during construction reporting. Preliminary analysis based on Parcel 9 construction data includes a recycled content value of 12% (1 point).
Materials & Resources	Credit 5	Regional Materials	1-2	C	General Contractor	Requires that at least either 20% (1 point) or 30% (2 points) of the materials used in the project (by cost) must be extracted, processed and manufactured locally. If shipped by truck, local materials are defined as those within 800 km of the project site. If shipped by ship or rail, local materials are defined as those within a 2,400 km radius.	1	1	To be addressed in project specification and confirmed during construction reporting. Preliminary analysis based on Parcel 9 construction data includes a regional content value of 24% (1 point).
Materials & Resources	Credit 6	Rapidly Renewable	1	C	NA	Requires that rapidly renewable materials		1	The project is not pursuing this credit.
Materials & Resources	Credit 7	Certified Wood	1	C	General Contractor	Requires that 50% of the wood-based materials and products used on the project (by cost) be certified by the Forest Stewardship Council (FSC).		1	To be reviewed during tender phase based on product availability and cost.
Indoor Environmental Quality	Prereq 1	Minimum Indoor Air Quality Performance	REQ	d	Mechanical	Requires that the building design meet the requirements of ASHRAE 62.1-2010-Ventilation for Acceptable Indoor Air Quality (with errata but without addenda).	Y		Mechanical design complies with ASHRAE 62.1 2007 standard.
Indoor Environmental Quality	Prereq 2	Environmental Tobacco Smoke (ETS) Control	REQ	d	Owner	Requires that smoking be prohibited in the building and within 7.5m of entries, operable windows and air intakes, and that weather-stripping be installed on all entry doors off common area corridors. If weather-stripping is not installed, adequate pressurization must be demonstrated via blower door test.	Y		Credit requirements to be met through corridor pressurization. No smoking permitted in the building.
Indoor Environmental Quality	Credit 1	Outdoor Air Delivery Monitoring	1	d	Mechanical	Requires that a permanent CO2 monitoring system be installed that provides feedback on space ventilation performance and monitor CO2 concentrations within all densely occupied spaces.	1		CO2 monitoring system to be included in design.
Indoor Environmental Quality	Credit 2	Increased Ventilation	1	d	Mechanical	Design ventilation systems in accordance with ASHRAE 62.1-2007 and provide outside air through a central or individual system, ducted directly to the suite with air distributed to all regularly occupied areas in the suite.		1	The project is not pursuing this credit.
Indoor Environmental Quality	Credit 3.1	Construction IAQ Management Plan: During Construction	1	C	General Contractor	Requires that an Indoor IAQ management plan be implemented during construction based upon the Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) methodology. Documentation requirements include 18 photographs showing various IAQ protection methods (housekeeping, HVAC protection, source control, scheduling etc.). Six photos must be taken at three different times throughout construction to demonstrate compliance.	1		GC to develop a Construction Management Plan prior to construction.
Indoor Environmental Quality	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	C	General Contractor	Requires that an Indoor IAQ management plan be implemented after all construction finishes have been installed and the building has been completely cleaned before occupancy. Opt 1: After construction ends and prior to occupancy complete a building flush-out with supply air volume of 4,300 cubic meters of outdoor air per square meter of floor area, while maintaining an internal temperature of 16°C and RH of 60%. Opt 2: Air testing: Conduct an IAQ testing that meets the United States Environmental Protection Agency Compendium of Methods for Air Pollutants in Indoor Air. Must also test air quality to meet LEED Canada Reference guide maximum concentration values.		1	Strategy to be determined during construction.
Indoor Environmental Quality	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	C	General Contractor	Requires that all adhesives and sealants applied inside the building envelope meet or are less than maximum allowable volatile organic compound (VOC) level.	1		To be addressed in specification and confirmed during construction reporting.

Indoor Environmental Quality	Credit 4.2	Low-Emitting Materials: Paints and Coatings	1	C	General Contractor	Requires that all paints and coatings applied inside the building envelope meet or are less than maximum allowable VOC level.	1		To be addressed in specification and confirmed during construction reporting.
Indoor Environmental Quality	Credit 4.3	Low-Emitting Materials: Flooring Systems	1	C	General Contractor	Requires that all carpet specified and installed meet or exceed the requirements of the Carpet and Rug Institute (CRI) Green Label program.	1		To be addressed in specification and confirmed during construction reporting.
Indoor Environmental Quality	Credit 4.4	Low-Emitting Materials: Composite Wood and Agri-fibre Products	1	C	General Contractor	Requires that all composite wood and agri-fibre products contain no added urea-formaldehyde.	1		To be addressed in specification and confirmed during construction reporting.
Indoor Environmental Quality	Credit 5	Indoor Chemical & Pollutant Source Control	1	C	Mechanical	Requires permanent entry way systems at all high volume entryways (i.e. pedi-grids). Requires installation of MERV 13 filters on all mechanical units prior to occupancy.	1	1	To be assessed as design progresses.
Indoor Environmental Quality	Credit 6.1	Controllability of Systems: Thermal Comfort	1	C	Mechanical	Requires controls for each individual for airflow, temperature for at least 50% of the occupants in regularly occupied areas. Requires comfort system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.	1		Strategy to be identified as design progresses.
Indoor Environmental Quality	Credit 6.2	Controllability of Systems: Lighting	1	C	Electrical	Requires individual lighting controls for 90% of building occupants for lighting. Requires lighting system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.	1		Lighting design to meet credit requirements.
Indoor Environmental Quality	Credit 7.1	Thermal Comfort: Design	1	C	Mechanical	Requires that mechanical design meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 55-2010. Demonstrate compliance in accordance with the Section 6.1.1 documentation. Design must allow for tenants to also meet this credit.	1		Mechanical design to meet credit requirements.
Indoor Environmental Quality	Credit 7.2	Thermal Comfort: Verification	1	C	Mechanical	Install a permanent monitoring system to verify that the building meets EQc7.1 criteria. Conduct a thermal comfort survey of occupants within 6 to 18 months of occupancy.	1		To be assessed as design progresses.
Indoor Environmental Quality	Credit 8.1	Daylight & Views: Daylight	1	C	Architect	Requires that the project achieve a minimum Daylight Factor of 2% / 250 Lux in 75% of all regularly occupied areas.		1	
Indoor Environmental Quality	Credit 8.2	Daylight & Views: Views	1	C	Architect	Requires that the project achieve a direct line between 0.76m and 2.3m above the finish floor for building occupants in 90% of all regularly occupied areas. The entire floor area of private offices can be counted if 75% or more of the area has a direct line of sight to perimeter vision glazing.		1	
Innovation & Design Process	Credit 1.1	Innovation in Design	1	C	Sustainability Consultant	Requires Exemplary Performance in a credit area, implementation of requirements from another rating system, and/or use of innovative sustainability strategies.	1		Exemplary performance SSC7.1 - 100% underground parking
Innovation & Design Process	Credit 1.2	Innovation in Design	1	C	Sustainability Consultant	Requires Exemplary Performance in a credit area, implementation of requirements from another rating system, and/or use of innovative sustainability strategies.	1		Exemplary performance SSC4.3 - EV charging beyond requirements
Innovation & Design Process	Credit 1.3	Innovation in Design	1	C	Sustainability Consultant	Requires Exemplary Performance in a credit area, implementation of requirements from another rating system, and/or use of innovative sustainability strategies.	1		Green cleaning program
Innovation & Design Process	Credit 1.4	Innovation in Design	1	C	Sustainability Consultant	Requires Exemplary Performance in a credit area, implementation of requirements from another rating system, and/or use of innovative sustainability strategies.	1		Green Power
Innovation & Design Process	Credit 1.5	Innovation in Design	1	C	Sustainability Consultant	Requires Exemplary Performance in a credit area, implementation of requirements from another rating system, and/or use of innovative sustainability strategies.		1	Integrated Pest Management Program

Innovation & Design Process	Credit 2	LEED Accredited Professional	1	C	Sustainability Consultant	Requires a principal member of the project team to be a LEED AP.	1			
Regional Priority	Credit 1	Durable Building	1	C	Building Envelope Consultant	Requires that the project team develop and implement a Building Durability Plan, in accordance with the principles in CSA S478-95 (R2001) – Guideline on Durability in Buildings. The project must engage a qualified building science professional to develop and deliver the Building Durability Plan.		1		To be considered as design progresses
Regional Priority	Credit 2.1	Regional Priority Credit	1	C	Sustainability Consultant	Meet Regional Priority credit for site location. Project must achieve base credit and then propose that credit for Regional Priority.	1			MRc2
Regional Priority	Credit 2.2	Regional Priority Credit	1	C	Sustainability Consultant	Meet Regional Priority credit for site location. Project must achieve base credit and then propose that credit for Regional Priority.	1			SSc2
Regional Priority	Credit 2.3	Regional Priority Credit	1	C	Sustainability Consultant	Meet Regional Priority credit for site location. Project must achieve base credit and then propose that credit for Regional Priority.			1	



City of Richmond

Development Permit

No. DP 16-743848

To the Holder: OVAL 8 HOLDINGS LTD.
Property Address: 6622/6688 PEARSON WAY
Address: C/O 1830 - 1055 WEST HASTINGS STREET
VANCOUVER, BC V6E 3E9

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 #57 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 \$1,548,934 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.

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VANCOUVER, BC V6E 3E9

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

Development Permit

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Address: C/O 1830 - 1055 WEST HASTINGS STREET
VANCOUVER, BC V6E 3E9

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AUTHORIZING RESOLUTION NO.
DAY OF , .

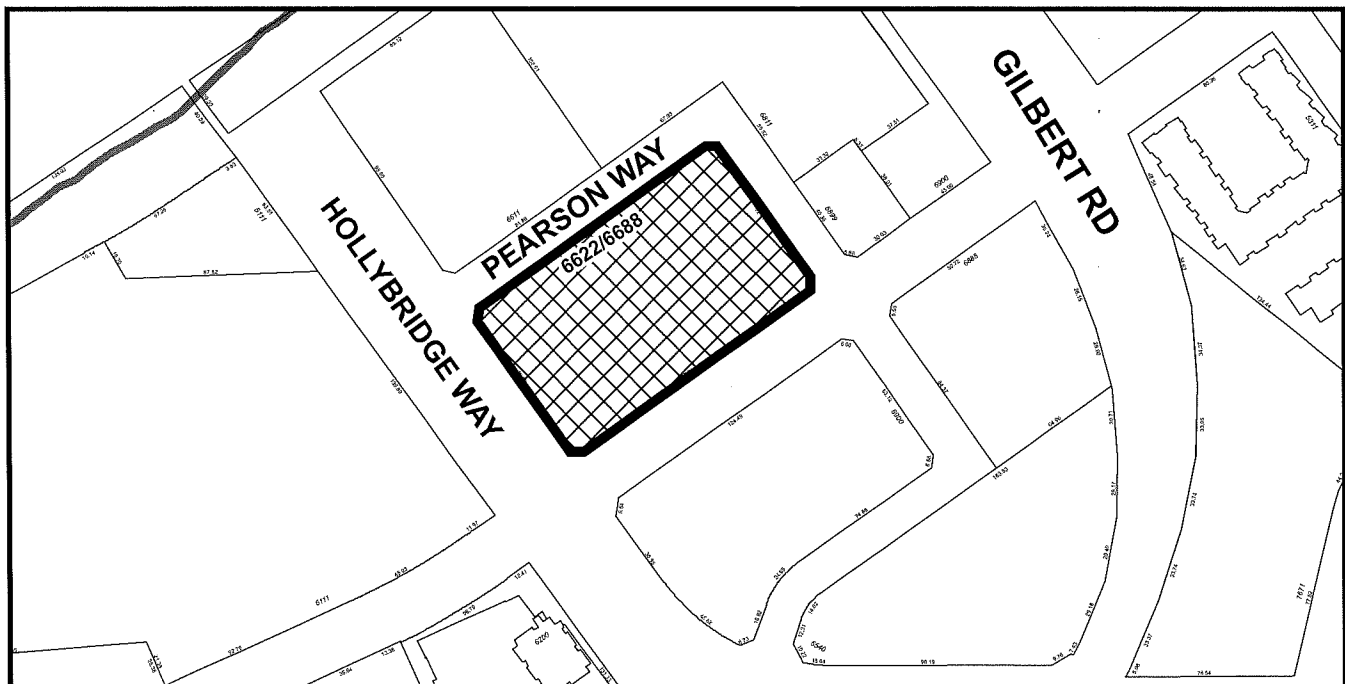
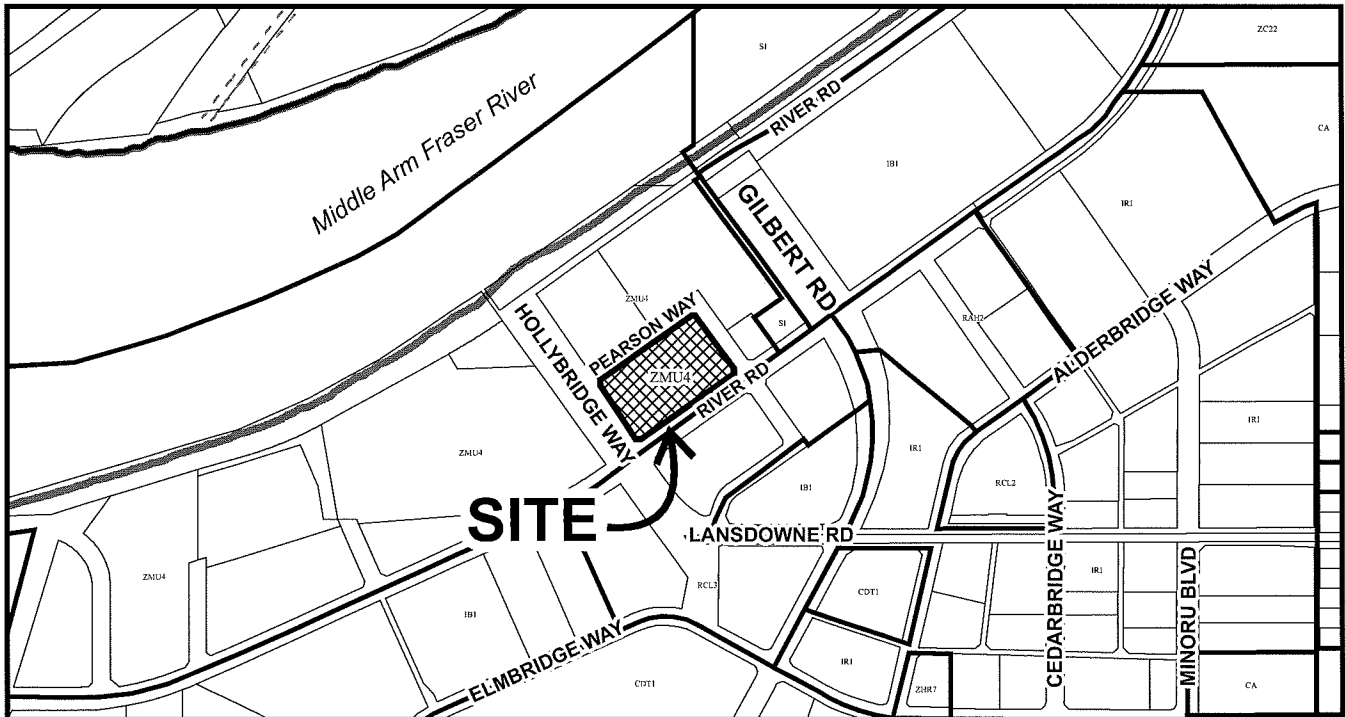
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



DP 16-743848

Original Date: 09/28/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Permit

No. DP 16-743848

To the Holder: OVAL 8 HOLDINGS LTD.
Property Address: 6622/6688 PEARSON WAY
Address: C/O 1830 - 1055 WEST HASTINGS STREET
VANCOUVER, BC V6E 3E9

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 #57 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 \$1,548,934 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 16-743848

To the Holder: OVAL 8 HOLDINGS LTD.
Property Address: 6622/6688 PEARSON WAY
Address: C/O 1830 - 1055 WEST HASTINGS STREET
VANCOUVER, BC V6E 3E9

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

RIVER GREEN LOT 12



ISSUED FOR DEVELOPMENT PERMIT PANEL
DP 16-743848
JANUARY 18, 2017



ASPAC

JAMES KM CHENG | **ARCHITECTS**

PROJECT CONSULTANTS

OWNER
ARCHITECT
LANDSCAPE ARCHITECT
STRUCTURAL CONSULTANT
MECHANICAL CONSULTANT
ELECTRICAL CONSULTANT
CIVIL CONSULTANT

Oval 8 Holdings Ltd.
James KM Cheng Architects Inc.
PFS Studio
Dialog
Yoneda & Associates
Nemetz (S/A) & Associates Ltd.
Aplin & Martin Consultants Ltd.

CODE CONSULTANT
GEOTECHNICAL CONSULTANT
LEGAL SURVEYOR
LEED CONSULTANT
WATER FEATURE CONSULTANT
ELEVATOR CONSULTANT

LMDG Building Code Consultant Ltd.
GeoPacific Consultant Ltd.
Matson Peck & Topliss Surveyors
Stantec
Vincent Helton & Associates Ltd.
John W. Gunn Consultants Inc.



A. FROM THE INTERSECTION OF RIVER ROAD & HOLLYBRIDGE WAY LOOKING TOWARD PARCEL 12



B. FROM PEARSON WAY LOOKING TOWARD RICHMOND OVAL



C. FROM THE INTERSECTION OF RIVER ROAD & PEARSON WAY LOOKING TOWARD PARCEL 12



D. FROM RIVER ROAD LOOKING WEST



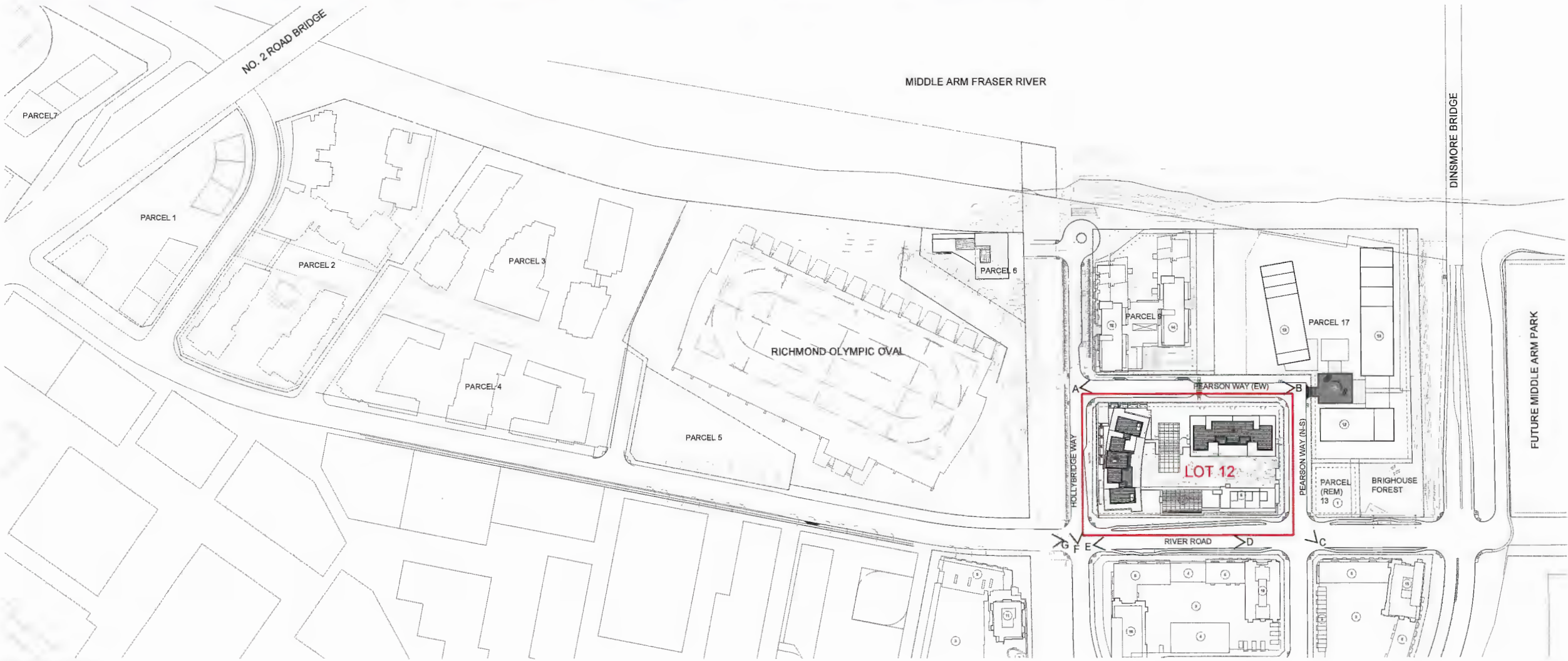
E. FROM THE INTERSECTION OF RIVER ROAD & HOLLYBRIDGE WAY LOOKING EAST



F. FROM THE INTERSECTION OF RIVER ROAD & HOLLYBRIDGE WAY LOOKING NORTH



G. FROM THE INTERSECTION OF RIVER ROAD & HOLLYBRIDGE WAY LOOKING WEST



CONTEXT PLAN

DP 16-743848

BLOCK KEY PLAN

ASPAC

JAMES KM CHENG ARCHITECTS INC

300-777 West 10th Avenue
Vancouver, B.C. Canada V6Y 1Y8
Tel: 604.673.0370 Fax: 604.673.7907
Email: info@jkmcheng.com

29 AUG 2016 ISSUED FOR DP SUBMISSION
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RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

SITE CONTEXT

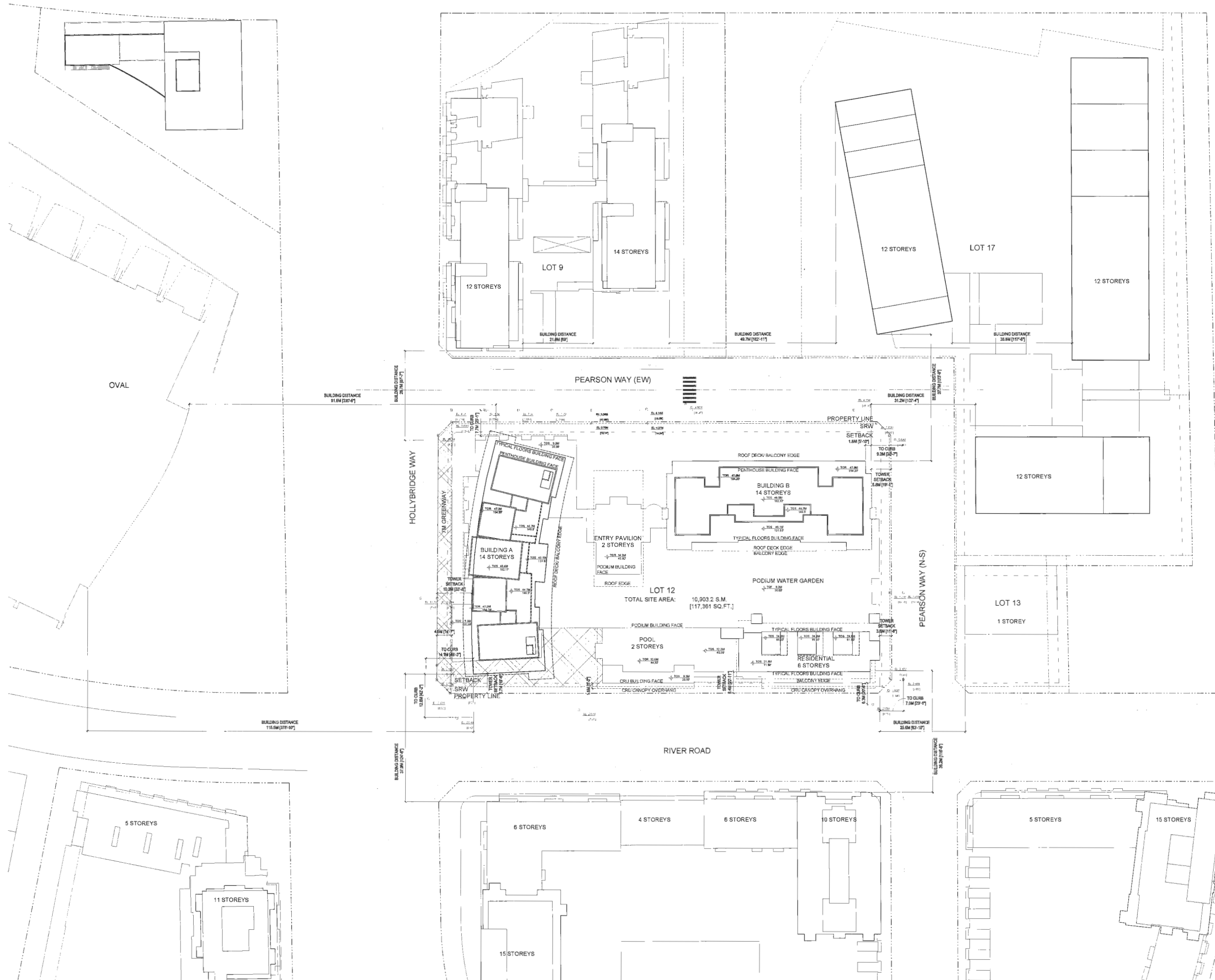
NTS

14-812

24 Nov. 2016

A0.02

16 JAN. 2017



ADDITIONAL ROW REQUESTED BY PLANNING DEPARTMENT

25 AUG 2016 ISSUED FOR DP SUBMISSION
25 NOV 2016 ISSUED FOR ADP SUBMISSION
15 JAN 2017 ISSUED FOR DPP SUBMISSION



BLOCK KEY PLAN



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RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

CONTROL SITE PLAN

1:400
14-812
15 Jan. 2017
A1.03
16 JAN. 2017

85861-107-112
2



S.C. SMALL CAR
COMM. COMMERCIAL CAR
ACCESSIBLE ROUTE

20 AUG 2016 ISSUED FOR DP SUBMISSION
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16 JAN 2017 ISSUED FOR DPP SUBMISSION



BLOCK KEY PLAN

ASPAC river green

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Email: info@jkmcheng.com



LOT 13

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RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVEL P2

1:200

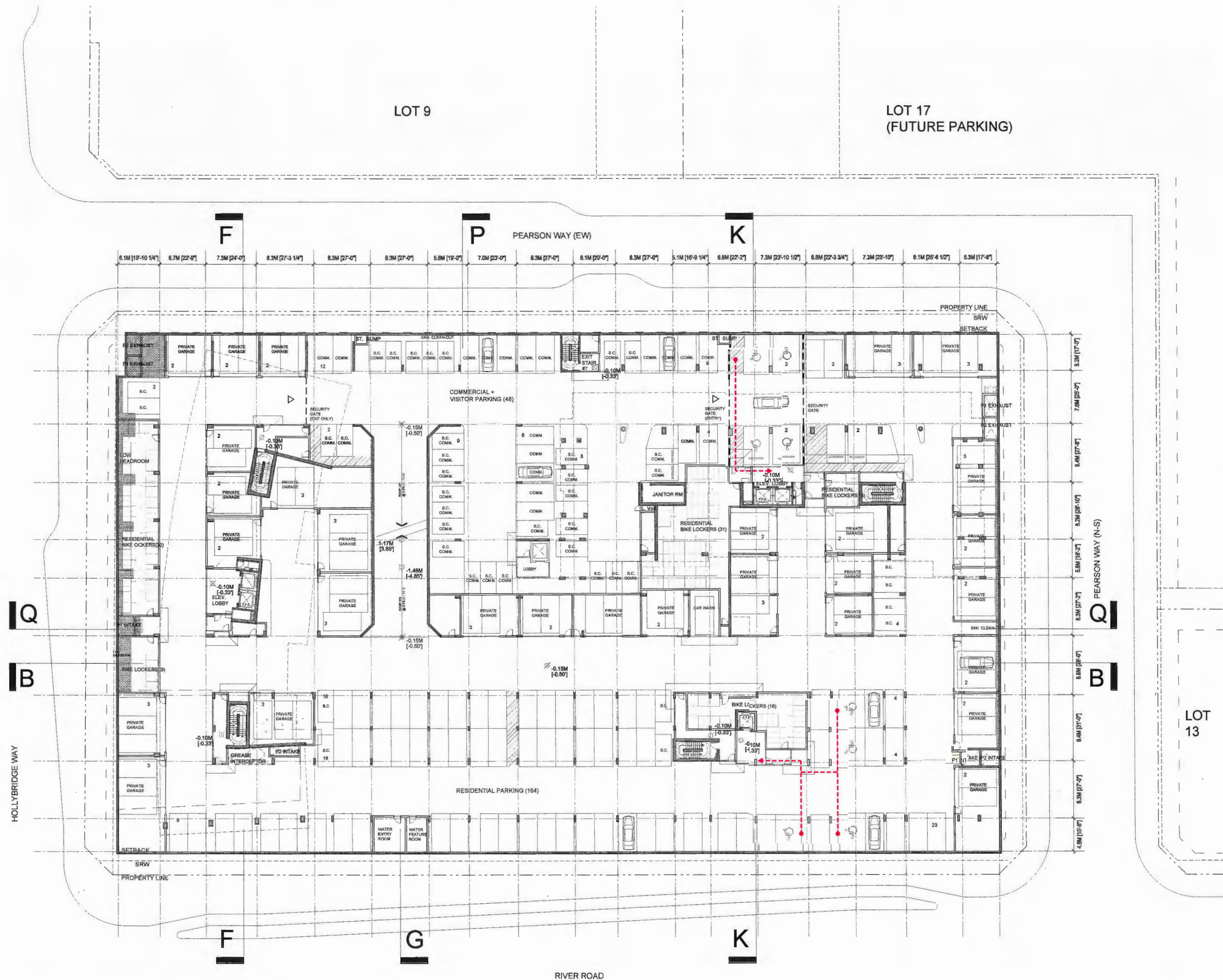
14-812

17 Jan. 2017

A2.01

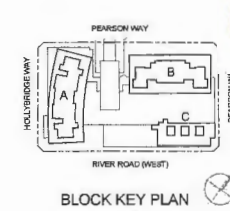
16 JAN. 2017

DP 16-743848



29 AUG 2018
25 NOV 2016
16 JAN 2017

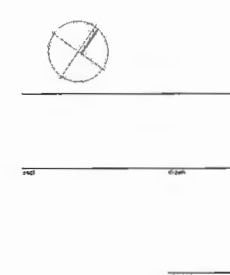
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ISSUED FOR ADP SUBMISSION
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Email: info@jameskmcheng.com



RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVEL P1

1:200

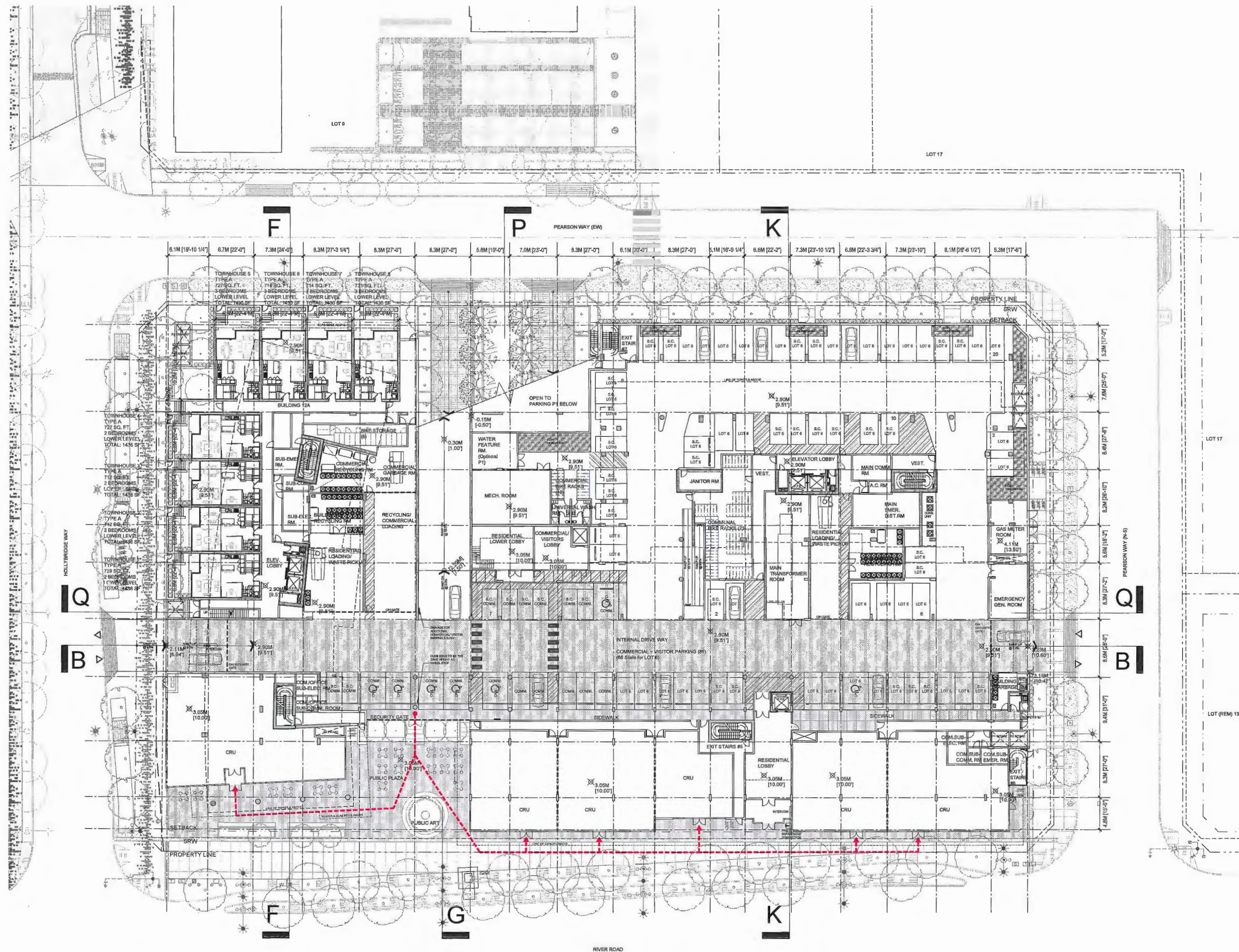
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16 Jan. 2017

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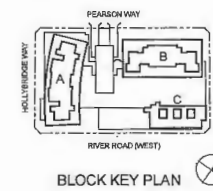
16 JAN. 2017

DP 16-743848



S.C. SMALL CAR
COMM. COMMERCIAL CAR
ACCESSIBLE ROUTE
LOT 6 LOT6 COMMERCIAL CAR

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Email: info@jkmcheng.com

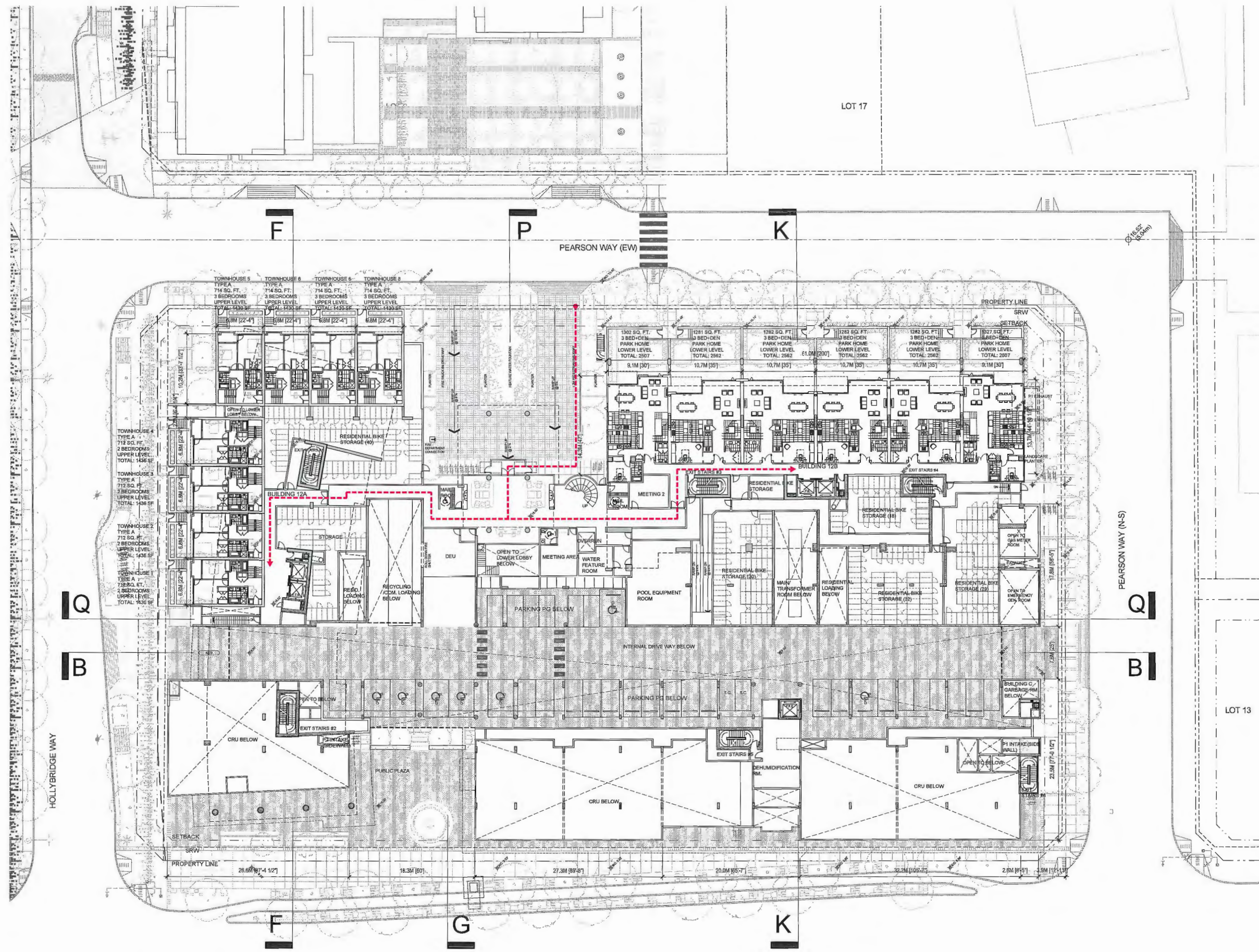


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RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
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FLOOR PLAN
LEVEL PG

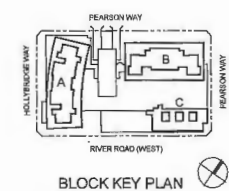
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14-812
20 Jan. 2017
A2.03
16 JAN. 2017

DP 16-743848



S.C. SMALL CAR
 COMM. COMMERCIAL CAR
 ACCESSIBLE ROUTE

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 16 JAN 2017 ISSUED FOR DPP SUBMISSION



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 Email: info@jamesky.cheng.com



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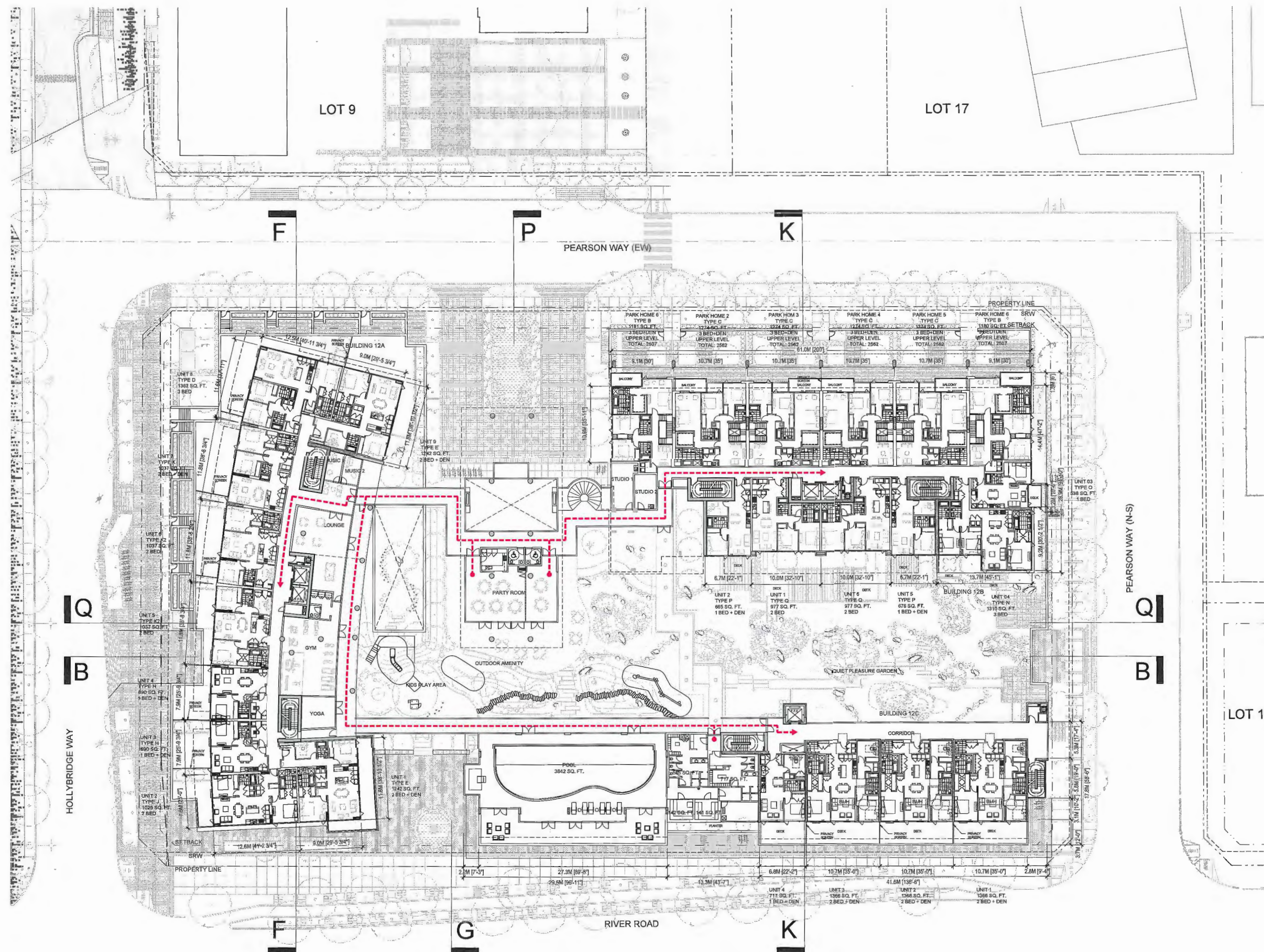
RIVER GREEN - Lot 12
 DP 16-743848
 6622/6688 Pearson Way
 Richmond, BC

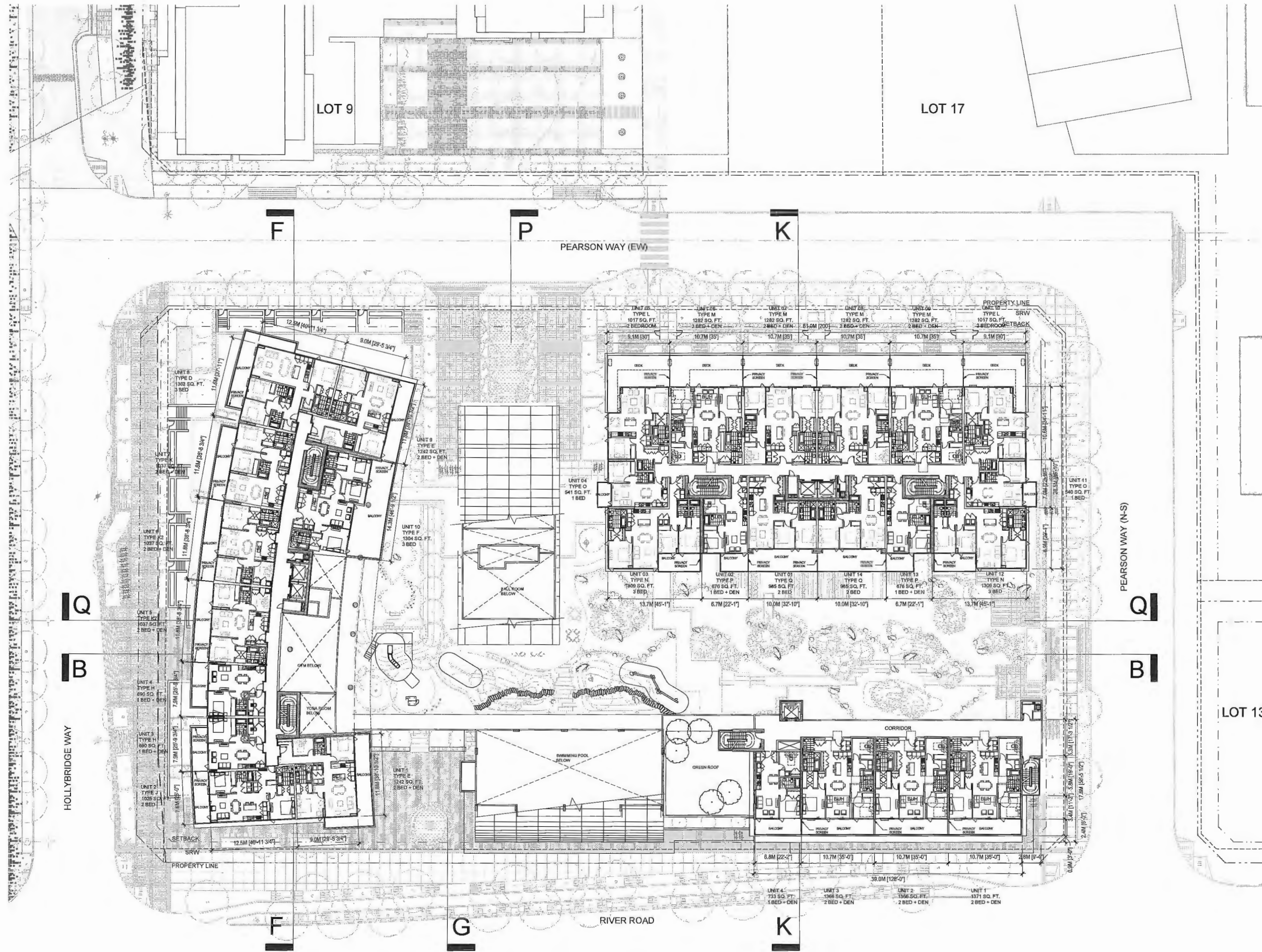
FLOOR PLAN
 LEVEL 1

1:200
 project number 14-812
 16 Jan. 2017

A2.04
 16 JAN. 2017

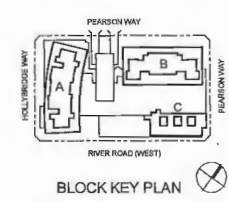
DP 16-743848





29 AUG 2016
25 NOV 2016
16 JAN 2017

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ARCHITECTS INC



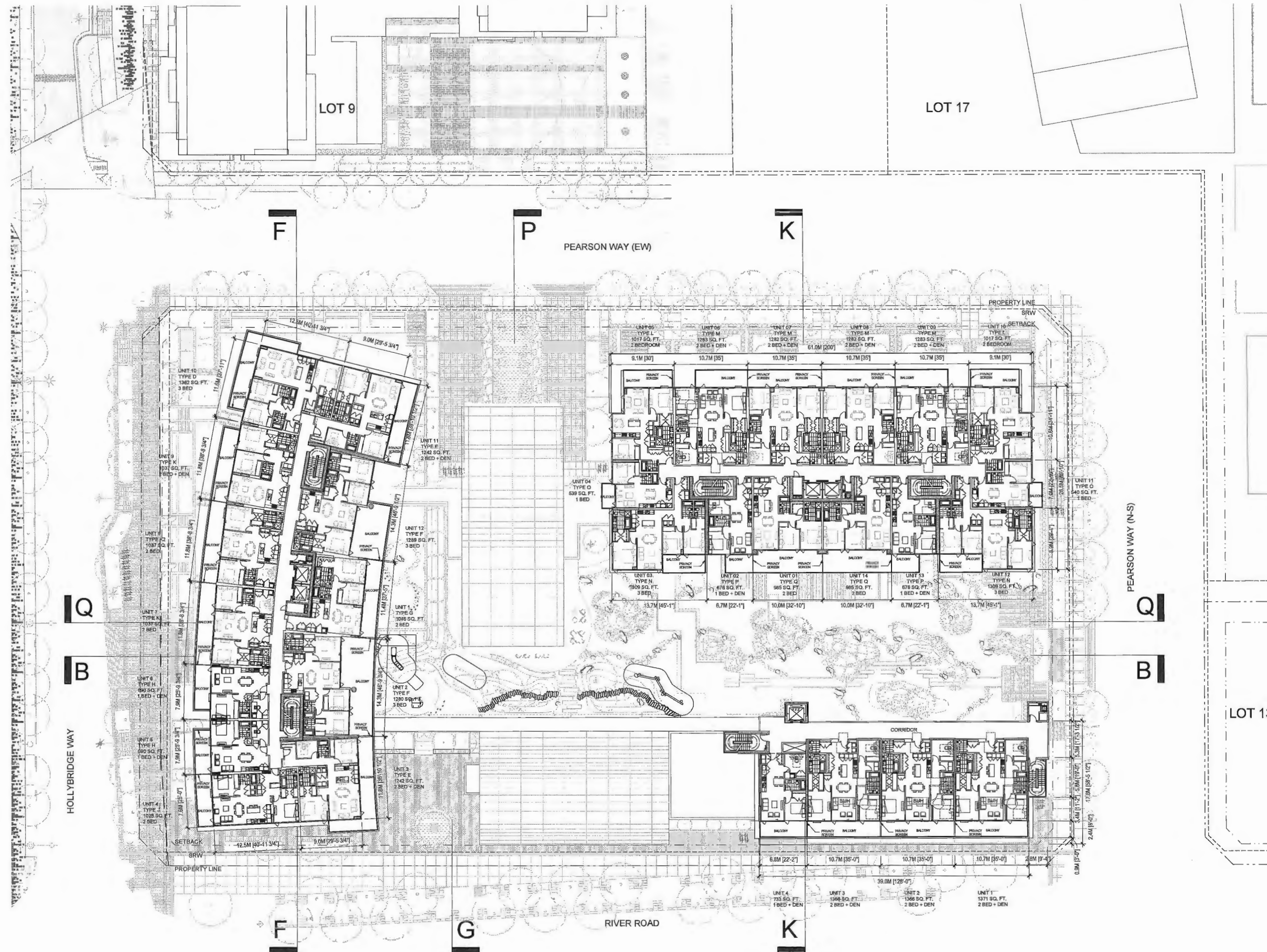
RIVER GREEN - Lot 12
DP 16-743848
8622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVEL 3

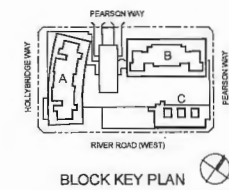
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14-812
20 Jan, 2017

A2.06
16 JAN, 2017

8 DP 16-743848



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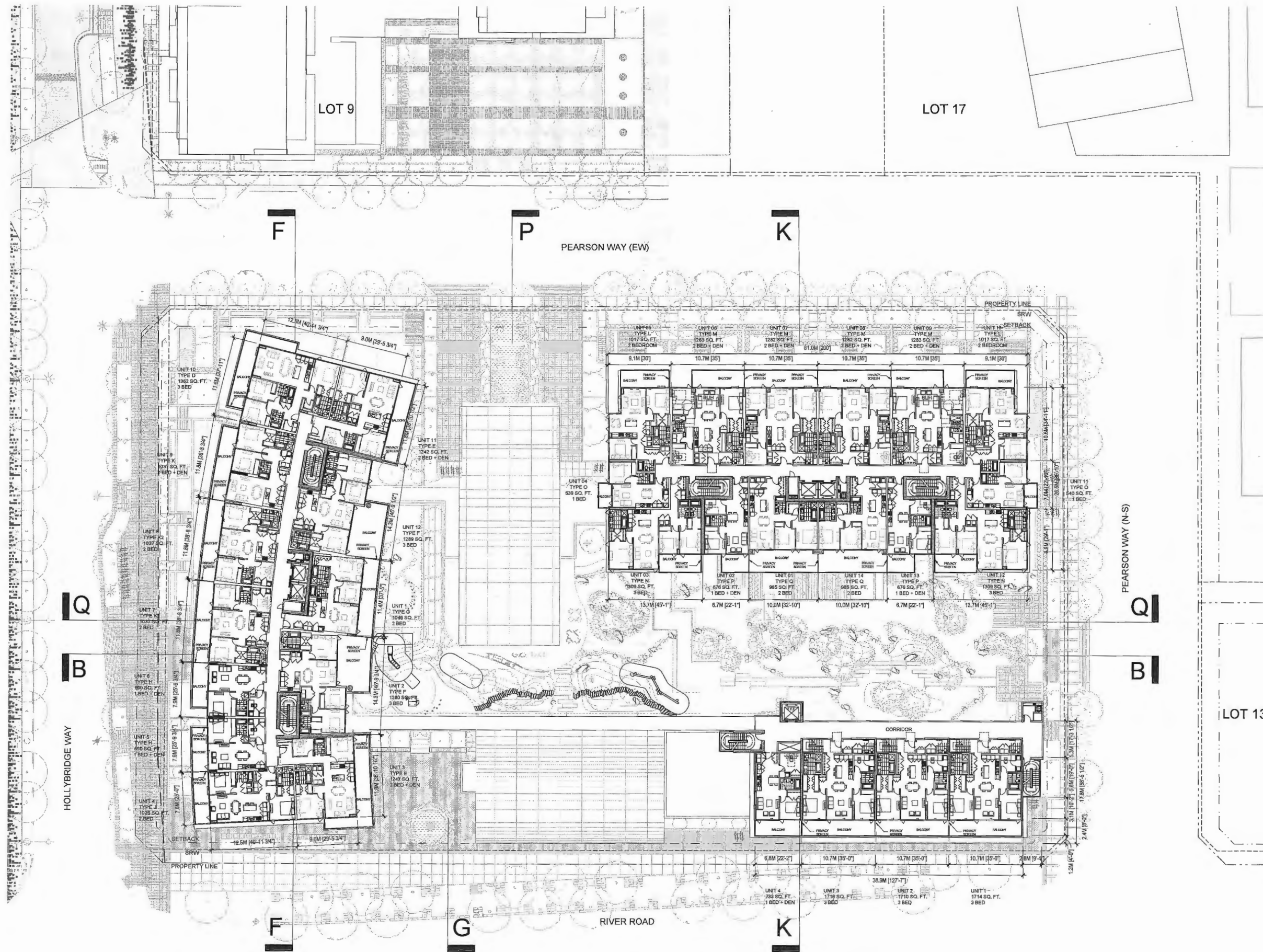
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Vancouver, B.C. Canada V6Y 1Y6
Tel: 604.681.0001 Fax: 604.681.7007
Email: info@jkmcheng.com



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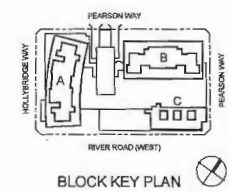
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LEVEL 4
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Project Number: 14-812
Revision Date: 20 Jan. 2017
Drawing Number: A2.07
Issue Date: 16 JAN. 2017

9 DP 16-743848



29 AUG 2015
25 NOV 2016
16 JAN 2017

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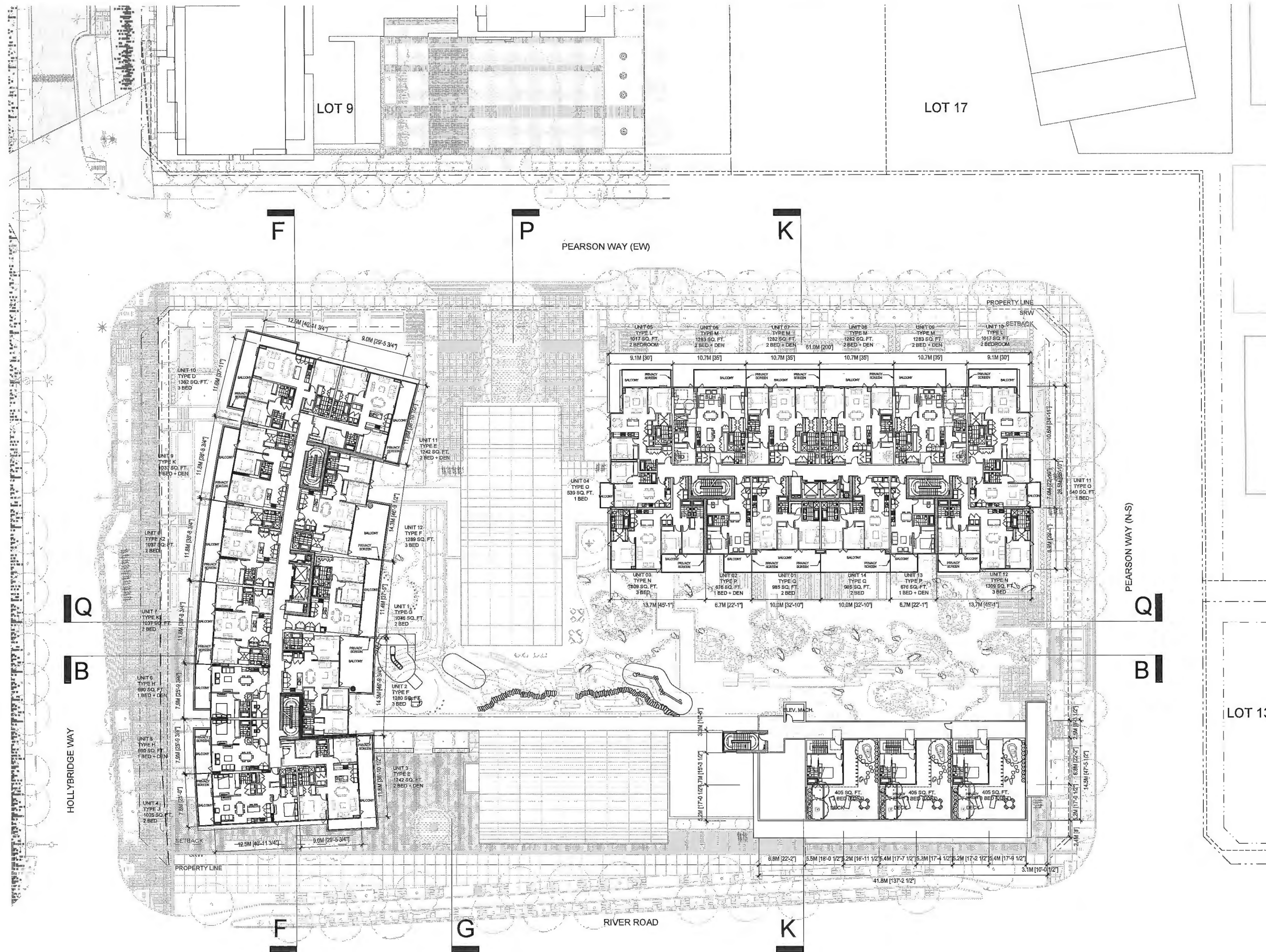
RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVEL 5

1:200
14-812
22 Jan, 2017

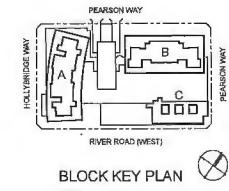
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16 JAN, 2017

DP 16-743848



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25 NOV 2016
16 JAN 2017

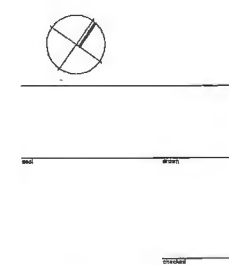
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RIVER GREEN - Lot 12
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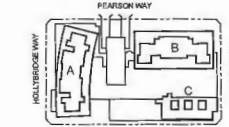
FLOOR PLAN
LEVEL 6

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Date: 16 JAN. 2017

DP 16-743848

date	critical path
29 AUG 2015	ISSUED FOR DP SUBMISSION
25 NOV 2016	ISSUED FOR ADP SUBMISSION
16 JAN 2017	ISSUED FOR DPP SUBMISSION



BLOCK KEY PLAN

ASPAC 

ARCHITECTS IN



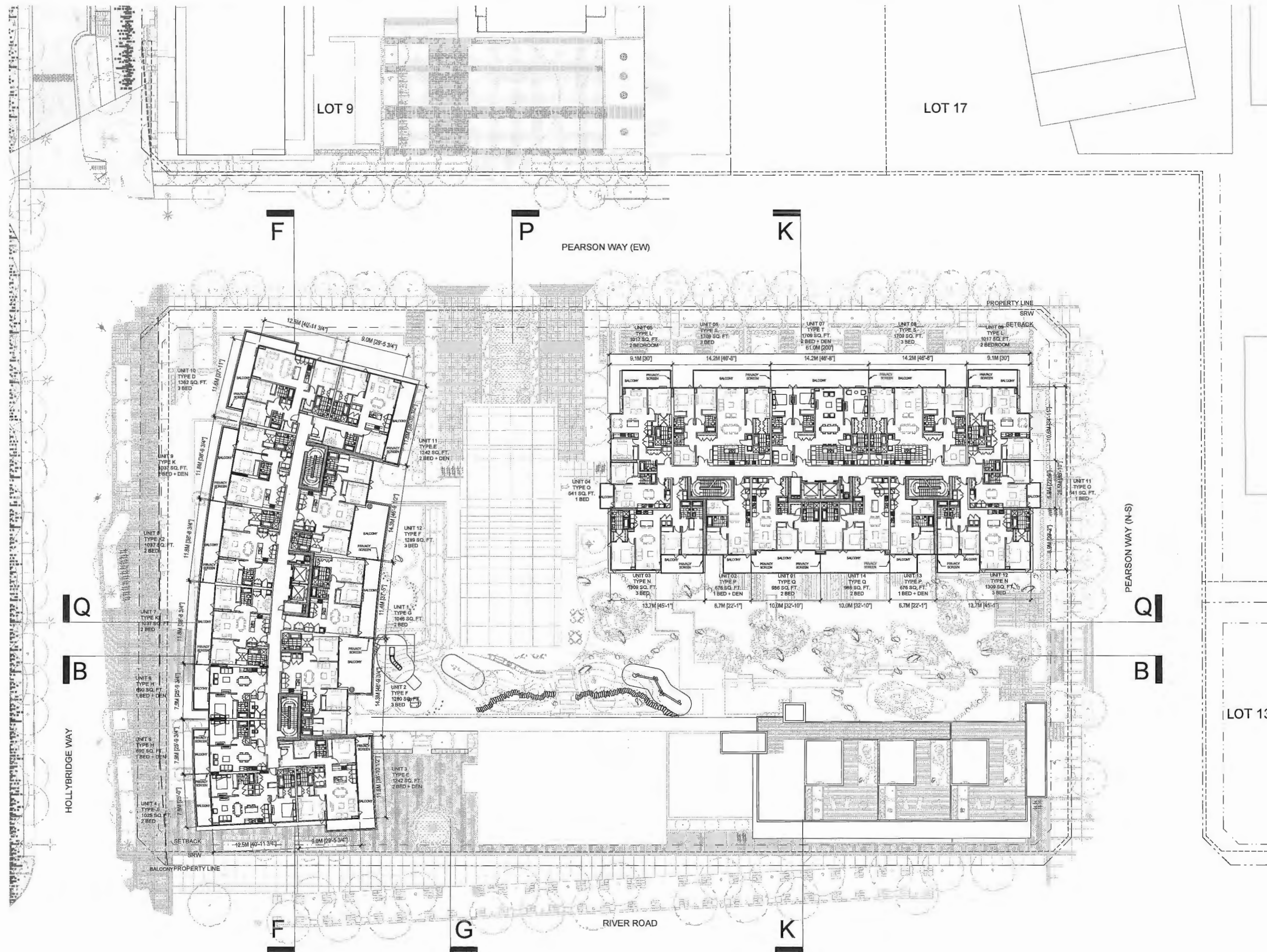
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RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVELS 7-9

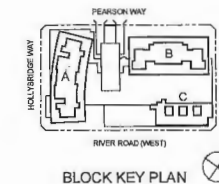
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project number: **A2.10**
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revision date	issue date
20 Jan. 2017	16 JAN. 2017



29 AUG 2015
25 NOV 2016
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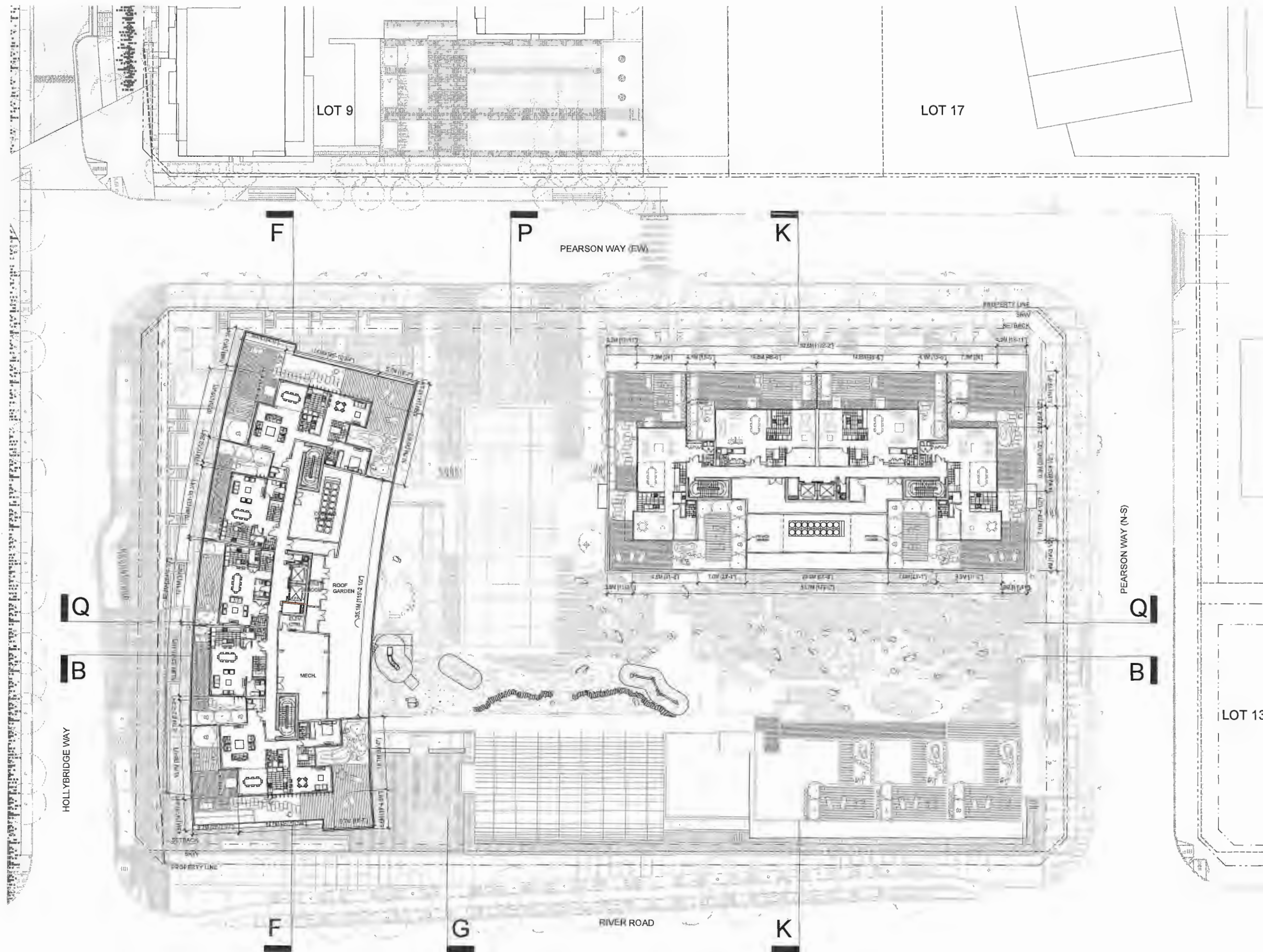
RIVER GREEN - Lot 12
DP 16-743848
6622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVELS 10-11

1:200
14-812
22 Jan. 2017

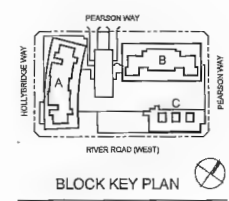
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16 JAN. 2017

13 DP 16-743848



29 AUG 2016
 25 NOV 2016
 16 JAN 2017

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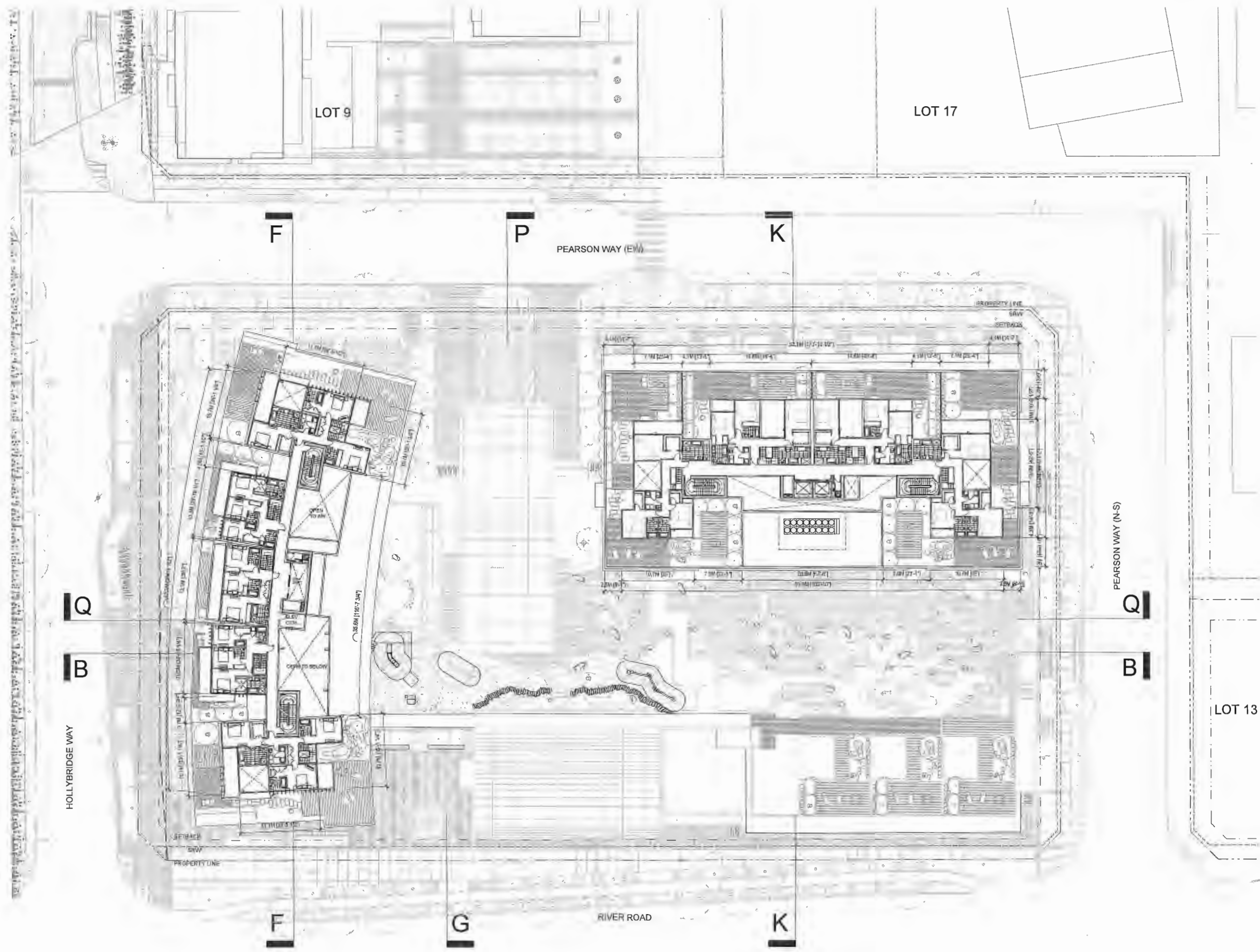


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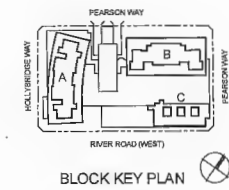
RIVER GREEN - Lot 12
DP 16-743848
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 Richmond, BC

FLOOR PLAN	
LEVEL 12	
Scale	Drawing Number
1:200	A2.12
Project Number	
14-812	
Issue Date	Issue Date
20 Jan. 2017	16 JAN. 2017

14 DP 16-743848



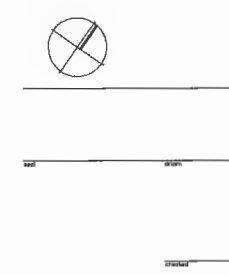
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RIVER GREEN - Lot 12
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6622/6688 Pearson Way
Richmond, BC

FLOOR PLAN
LEVEL 13

Scale: 1:200

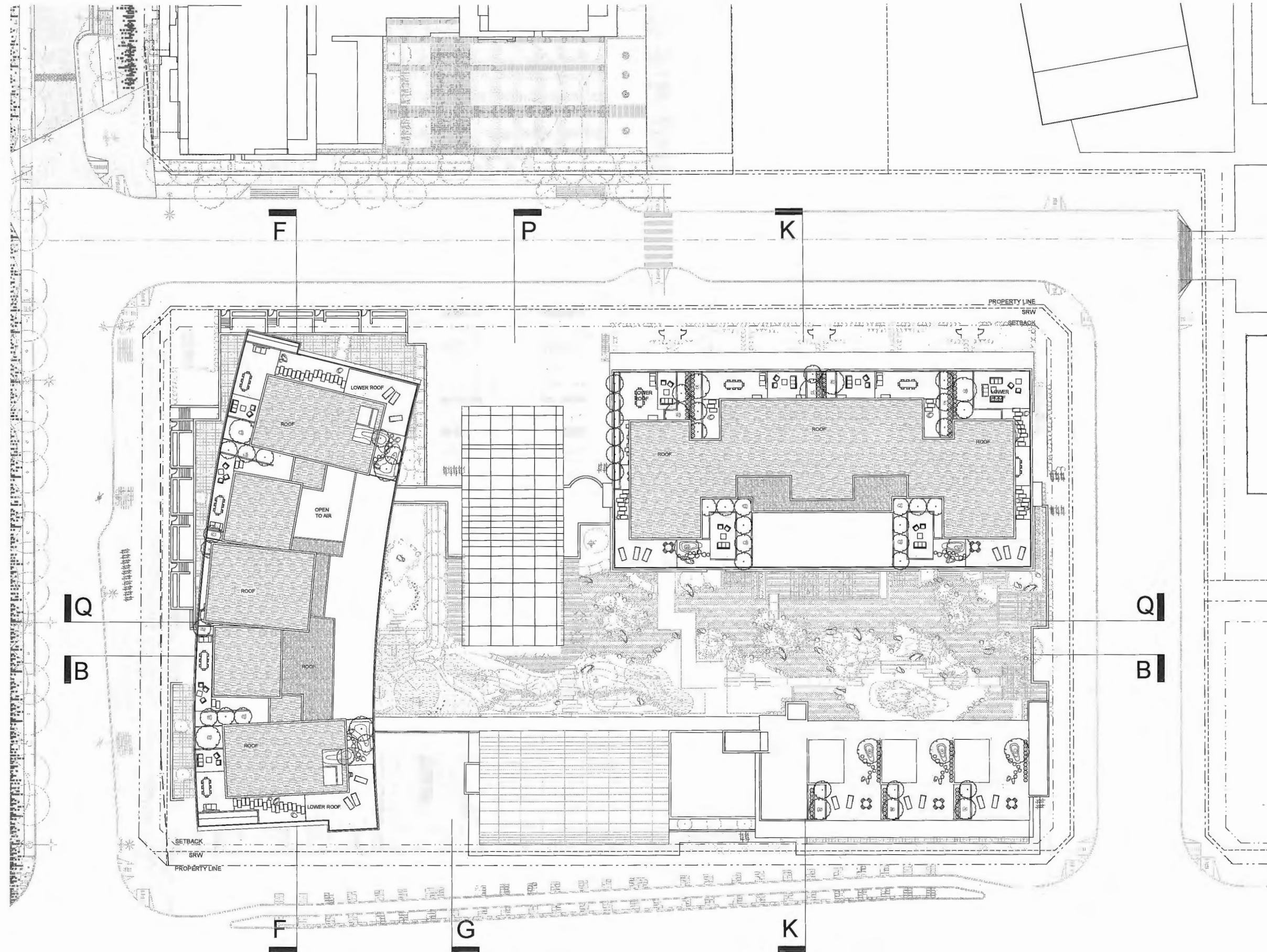
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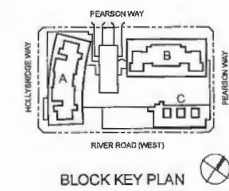
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Issue Date: 16 JAN. 2017

DP 16-743848



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ASPAC **river green**

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July 2017 27 West Eighth Avenue
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 TEL: 604.681.1787 FAX: 604.681.1787
 Email: info@jkmcheng.com

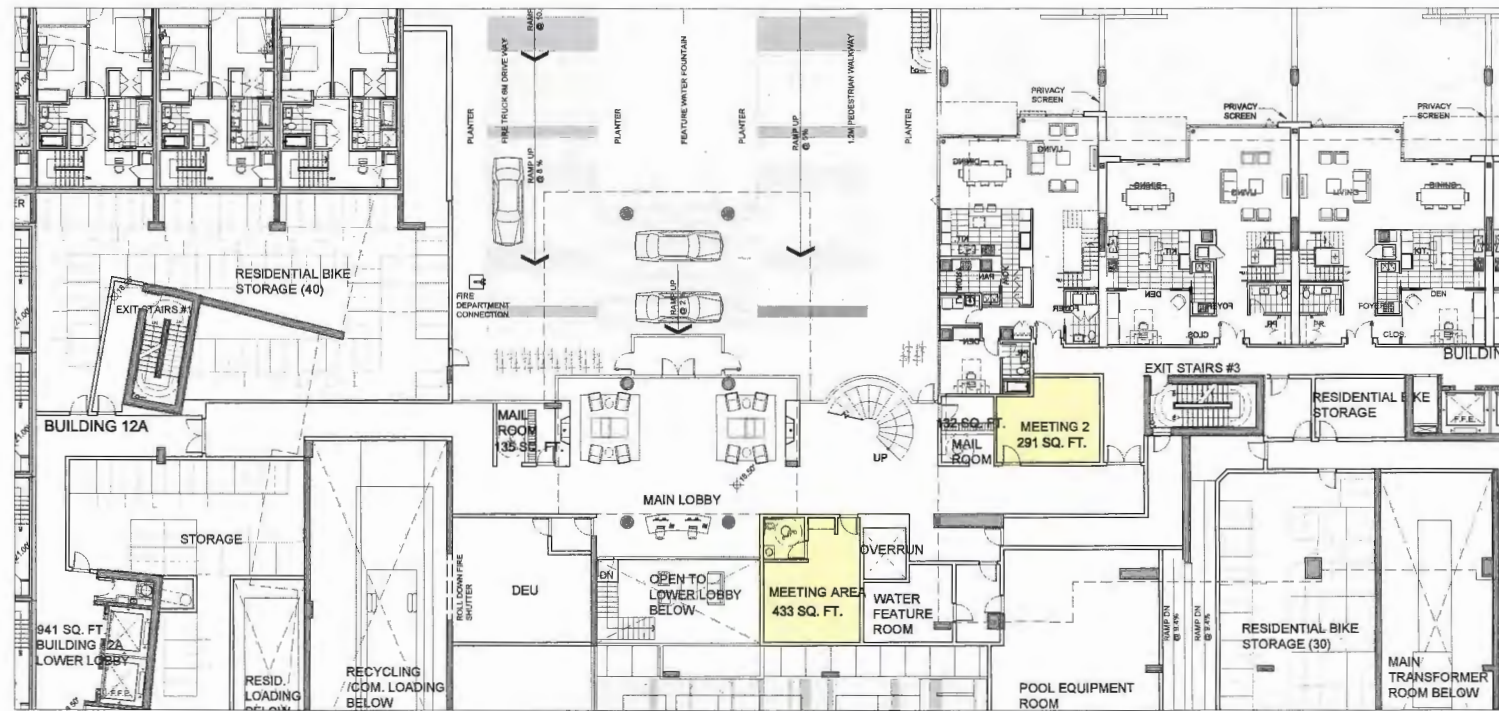


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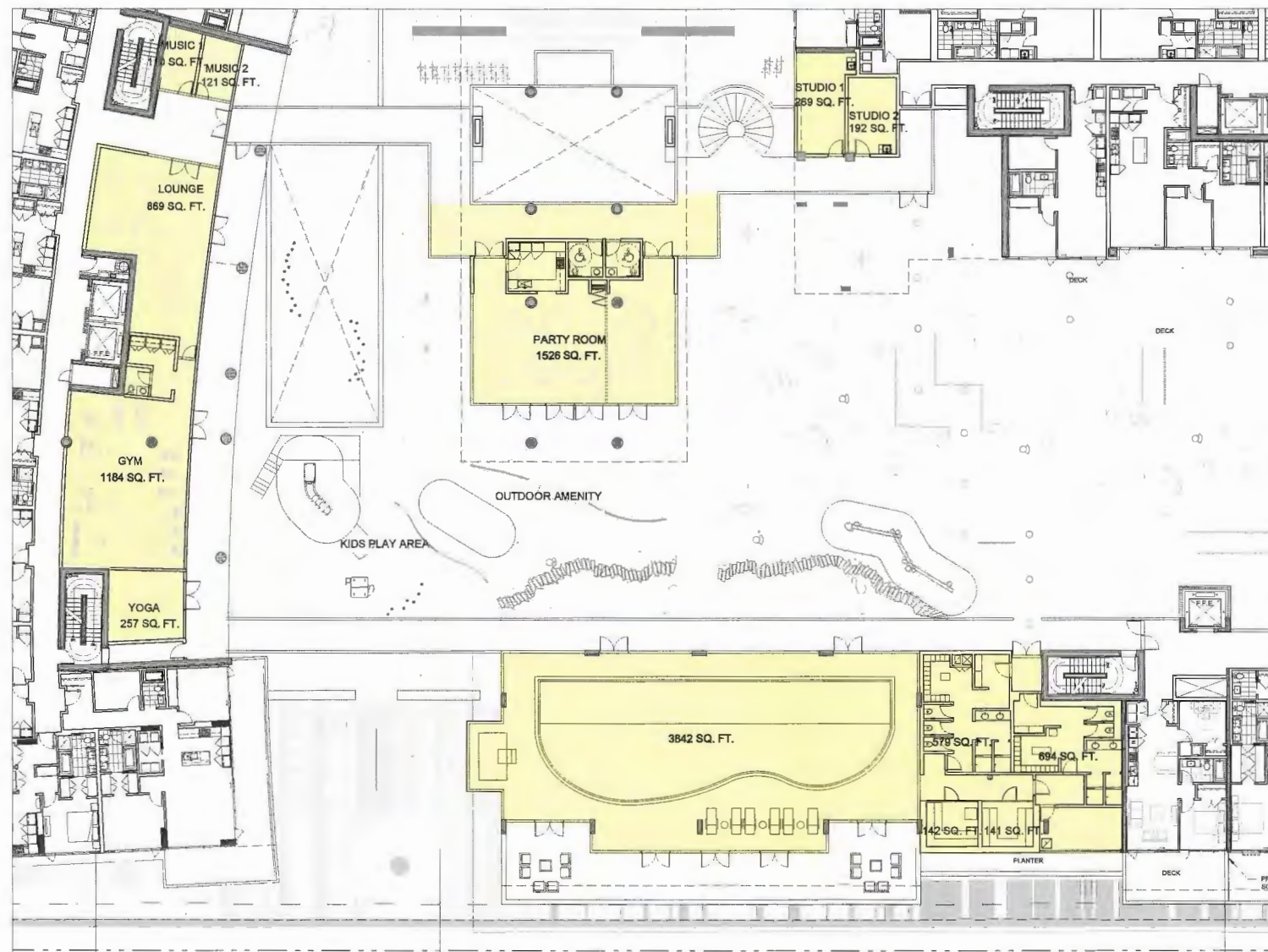
RIVER GREEN - Lot 12
 DP 16-743848
 6622/6688 Pearson Way
 Richmond, BC

FLOOR PLAN	
ROOF PLAN	
Scale	Sheet Number
1:200	A2.14
Project Number	14-612
Issue Date	20 Jan, 2017
Issue Date	16 JAN, 2017

16 DP 16-743848



L1 FLOOR PLAN



L2 FLOOR PLAN

Level	Function	Area	
L2	Pool Pavilion (Including changing rooms, sauna and steam room)	504.0 sm	5,425 sf
L2	Pre-function Area (in front of party room)	56.5 sm	608 sf
L2	Party Room with Kitchen & Bathroom	141.8 sm	1,526 sf
L2	Music Rooms	23.5 sm	253 sf
L2	Craft Studios	42.1 sm	453 sf
L2	YOGA Room	24.9 sm	268 sf
L2	GYM Room (Included washroom & changing)	112.7 sm	1,213 sf
L2	Residents Social Lounge	80.7 sm	869 sf
L1	Meeting Rooms	67.3 sm	724 sf
TOTAL		1,053.4 sm	11,339 sf



ASPAC

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Site 200.77 West Eighth Avenue
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Tel: 604.271.4333 Fax: 604.271.7567
Email: info@jameskhcheng.com



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RIVER GREEN - Lot 12
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6622/6688 Pearson Way
Richmond, BC

INDOOR AMENITY
SPACE PLAN

1:150

14-812

19 Jan. 2017

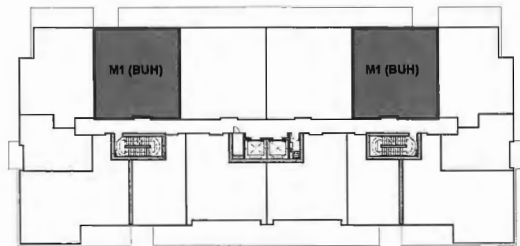
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16 JAN. 2017

17 DP 16-743848



UNIT TYPE M1



BUILDING B, LEVELS 3-9

BASIC UNIVERSAL HOUSING (BUH) UNITS CALCULATION			
BUILDING	BUH UNITS	NO. OF UNITS	
BUILDING A	0	127	0.0%
BUILDING B	14	140	10.0%
BUILDING C	9	16	56.3%
TOTAL	23	283	8.1%



UNIT TYPE M2



BUILDING C, LEVELS 2-4

ALL UNITS NOT DESIGNATED AS BASIC UNIVERSAL HOUSING MEET AGING-IN-PLACE REQUIREMENTS

BASIC UNIVERSAL HOUSING (BUH) FEATURES (RICHMOND ZONING BY LAW 8500 SECTION 4.16)

BUILDING ACCESS

- 4.16.2 EACH DWELLING UNIT AND EACH TYPE OF AMENITY SPACE SHALL BE ACCESSIBLE TO A PERSON WITH A DISABILITY FROM A ROAD AND FROM AN ON-SITE PARKING AREA.
- 4.16.3 ACCESS TO THE ELEVATOR SHALL BE PROVIDED FROM BOTH THE ROAD AND THE ENTRY TO THE ON-SITE PARKING AREA.
- 4.16.4 AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FOR THE MAIN ENTRY.

DOORS AND DOORWAYS

- 4.16.5 THE MINIMUM CLEAR OPENINGS FOR ALL ENTRY DOORS TO EVERY DWELLING UNIT AND DOORS IN COMMON AREAS SHALL BE NO LESS THAN 850.0 MM (WHICH WILL BE PROVIDED BY A SWING DOOR).
- 4.16.6 THE MINIMUM CLEAR OPENING FOR THE INTERIOR DOORS TO AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND TO COMMON LIVING AREAS IN EVERY DWELLING UNIT SHALL BE NO LESS THAN 800.0 MM (WHICH WILL BE PROVIDED BY A SWING DOOR).
- 4.16.7 DOORS IN EVERY DWELLING UNIT AND COMMON AREAS SHALL BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF WRIST.
- 4.16.8 FLUSH THRESHOLDS THROUGHOUT THE BUILDING SHALL BE A MAXIMUM OF 13.0 MM IN HEIGHT.
- 4.16.9 THE ABOVE-NOTED REQUIREMENTS FOR DOORS DO NOT APPLY TO MECHANICAL ROOMS, SERVICE AREAS, CLOSETS, ETC. WHERE THROUGH ACCESS IS NOT REQUIRED AND ACCESS TO A PERSON WITH A DISABILITY IS NOT ANTICIPATED.

MANEUVERING SPACE AT DOORWAYS

- 4.16.11 ENTRY DOORS TO EVERY DWELLING UNIT AND DOOR ASSEMBLIES IN COMMON AREAS SHALL HAVE A CLEAR AND LEVEL AREA WHICH IS NOT LESS THAN THE FOLLOWING:
 - A) WHERE THE DOOR SWINGS TOWARD THE AREA (PULL DOOR), 1500.0 MM LONG BY THE WIDTH OF THE DOOR PLUS AT LEAST 600.0 MM CLEAR SPACE ON THE LATCH SIDE. THIS REQUIREMENT TO APPLY TO DOOR ASSEMBLIES TO ONE BATHROOM AND ONE BEDROOM IN 2 BEDROOM AND LARGER DWELLING UNITS.
 - B) WHERE THE DOOR SWINGS AWAY FROM THE AREA (PUSH DOOR), 1220.0 MM LONG BY THE WIDTH OF THE DOOR PLUS AT LEAST 300.0 MM CLEAR SPACE ON THE LATCH SIDE. THIS REQUIREMENT TO APPLY TO DOOR ASSEMBLIES TO COMMON LIVING AREAS IN EVERY DWELLING UNIT, AND ONE BATHROOM AND ONE BEDROOM IN 2 BEDROOM AND LARGER DWELLING UNITS.
 - C) WHERE THERE ARE DOORS IN A SERIES IN COMMON AREAS, THERE MUST BE SEPARATION OF AT LEAST 1220.0 MM PLUS THE WIDTH OF THE DOOR.
 - D) ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED FROM THE REQUIREMENT TO PROVIDE THE 1220.0 MM LONG CLEAR AREA AND 300.0 MM OR 600.0 MM CLEAR SPACE IF ROUGH IN WIRING IS PROVIDED FOR FUTURE CONVERSION FOR AN AUTOMATIC DOOR OPENER.

CORRIDOR WIDTHS

- 4.16.12 COMMON CORRIDORS SHALL BE NO LESS THAN 1220.0 MM WIDE AND PROVIDE A CLEAR AREA NOT LESS THAN 1500.0 MM BY 1500.0 MM ADJACENT TO THE ELEVATOR ENTRANCE.

FLOOR SURFACES

- 4.16.13 BREAK OF THE FLUSH THRESHOLD OF 13.0 MM HEIGHT, THIS REQUIREMENT DOES NOT APPLY TO EXTERIOR BALCONY, PATIO AND DECK DOOR SILLS.
- 4.16.14 FLOOR SURFACES SHALL BE SLIP RESISTANT.
- 4.16.15 WHERE CARPETS ARE USED, THEY MUST BE FIRMLY FIXED, HAVE A FIRM UNDERLAY AND PILE UNDER 13.0 MM HEIGHT.

WINDOWS

- 4.16.16 WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750.0 MM ABOVE THE FLOOR TO AFFORD SEATED VIEWING. AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL AFFORD SUCH SEATED VIEWING.
- 4.16.17 WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE OPENING MECHANISMS OPERABLE WITH ONE HAND AND OF A TYPE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE UNIT.

OUTLETS AND SWITCHES

- 4.16.18 LIGHT SWITCHES AND ELECTRICAL PANELS SHALL BE 900.0 TO 1200.0 MM FROM THE FLOOR. INTERCOM BUTTONS SHALL BE A MAXIMUM 1375.0 MM FROM THE FLOOR.
- 4.16.19 ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED 455.0 MM TO 1200.0 MM FROM THE FLOOR.
- 4.16.20 THERMOSTATS SHALL BE LOCATED BETWEEN 900.0 MM TO 1200.0 MM FROM THE FLOOR.
- 4.16.21 THE OPERABLE PART OF CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750.0 MM.
- 4.16.22 LIGHT SWITCHES WILL BE ROCKER OR PADDLE-TYPE SWITCHES.

BATHROOMS

- 4.16.23 AT LEAST ONE BATHROOM SHALL:
 - A) HAVE A TOILET POSITIONED WITH THE CENTRE LINE OF THE TOILET 420.0 MM TO 480.0 MM FROM A SIDE WALL ON WHICH A GRAB BAR CAN BE INSTALLED AND AT LEAST 510.0 MM FROM ANY OBSTRUCTION ON THE NON-GRAB BAR SIDE AND AT LEAST 800.0 MM FROM ANY OBSTRUCTION IN FRONT OF THE TOILET; AND
 - B) HAVE A CLEAR FLOOR AREA AT THE SINK OF 760.0 MM BY 1220.0 MM POSITIONED FOR A PARALLEL APPROACH AND CENTRED ON THE SINK;
 - C) HAVE A MINIMUM CLEAR AREA OF 510.0 MM IN DEPTH ALONG THE FULL LENGTH OF THE BATHTUB.
 - D) HAVE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE THE INSTALLATION OF GRAB BARS; AND E) INCLUDE EASY TO GRASP HANDLES ON FAUCETS, E.G., LEVER-TYPE FAUCETS.

KITCHENS

- 4.16.25 THE KITCHEN MUST HAVE:
 - A) SOME USABLE COUNTER SPACE AND CUPBOARDS THAT CAN BE EASILY ACCESSED BY PEOPLE WITH DISABILITIES, INCLUDING PEOPLE WITH WHEELCHAIRS, E.G., CONTINUOUS COUNTER BETWEEN THE STOVE AND SINK; ADJUSTABLE SHELVES IN ALL CABINETS; PULL-OUT WORK BOARDS AT 810.0 MM HEIGHT; AND PULL-OUT CABINET SHELVES;
 - B) EASY TO GRASP HANDLES ON FAUCETS, E.G., LEVER-TYPE FAUCETS;
 - C) EASY TO REACH AND GRASP HANDLES ON CUPBOARDS, E.G., D OR J TYPE CABINET HANDLES AND GRAB EDGES UNDER COUNTERS;
 - D) TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS; AND
 - E) PLUMBING AND UTILITY PIPES LOCATED TO PROVIDE FOR A POTENTIAL 810.0 MM WIDE UNDER COUNTER WORKSPACE SO AS NOT TO PREVENT THE EASY FUTURE CONVERSION OF COUNTER SPACE AND SINKS TO BEING UNIVERSALLY ACCESSIBLE FOR KNEE SPACE UNDER THE SINK AND WHERE THERE IS A COUNTER TOP STOVE BUILT IN.

BEDROOM & CLOSET

- 4.16.26 THE SPACE AROUND A BED IN A DWELLING UNIT THAT CONSISTS OF A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE SUFFICIENT SPACE TO PROVIDE A TURNING DIAMETER OF 1500.0 MM ON ONE SIDE OF A DOUBLE BED.
- 4.16.27 THE CLOTHES CLOSET IN A DWELLING UNIT THAT CONSISTS OF A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE A CLEAR OPENING OF AT LEAST 900.0 MM, CLEAR FLOOR SPACE OF AT LEAST 750.0 MM BY 1200.0 MM AND A CLOTHES HANGER ROD THAN CAN BE LOWERED TO 1200.0 MM.

PATIOS AND BALCONIES

- 4.16.28 ACCESS DOORS SHALL HAVE A MINIMUM CLEAR OPENING OF 800.0 MM.
- 4.16.29 MINIMUM DIMENSIONS OF ANY BALCONY OR PATIO SHALL BE 1500.0 MM BY 1500.0 MM. THIS REQUIREMENT DOES NOT APPLY TO "JULIET" OR "FRENCH" STYLE OF BALCONY OR PATIO.

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DATE: 29 AUG 2016
25 NOV 2016
16 JAN 2017

REVISION:
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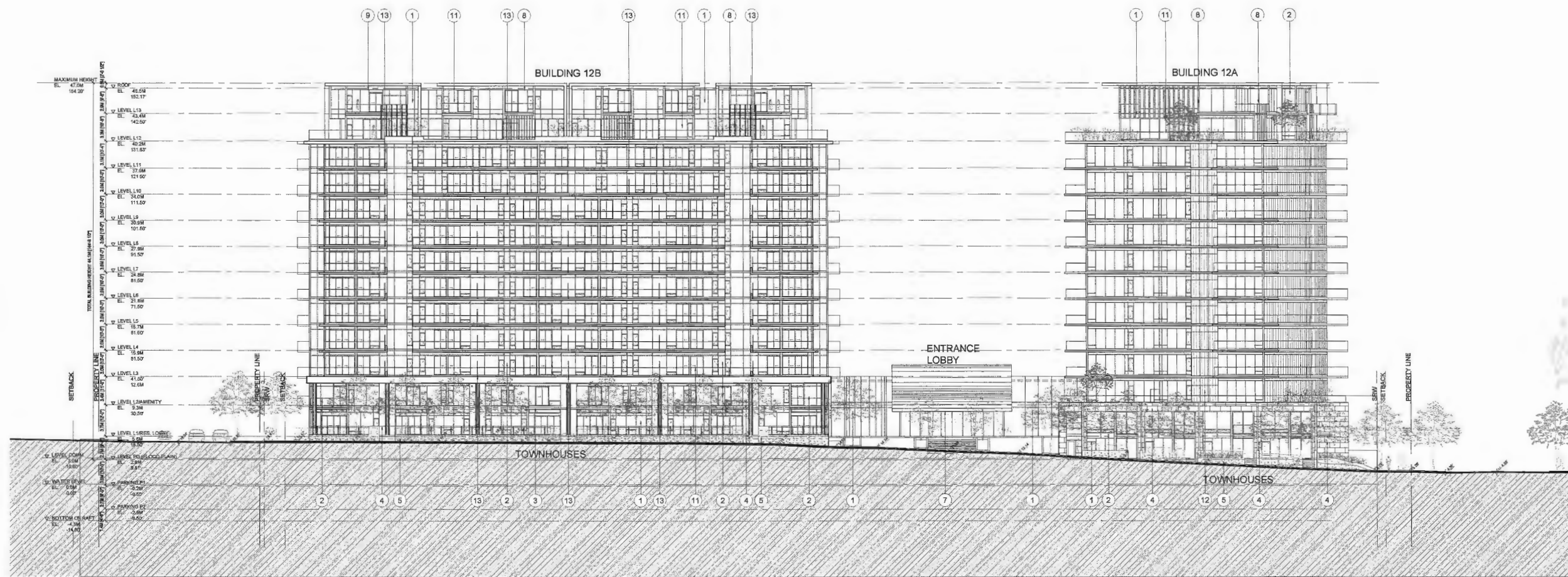
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RIVER GREEN - Lot 12
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BUH &
AGING-IN-PLACE
UNITS

N.T.S.
14-812
16 Jan. 2017

18
DP 16-743848
18 JAN 2017



PEARSON WAY
(N-S)

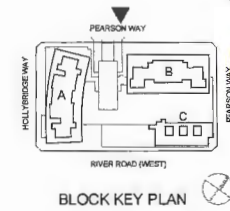
PARCEL 12

HOLLYBRIDGE WAY

- LEGEND**
- 1 LOWE VISION GLASS
 - 2 SPANDREL GLASS - OFF WHITE
 - 3 PAINTED ARCHITECTURAL CONCRETE
 - 4 DRESS STONE - TRAVERTINE
 - 5 RUBBLE GRANITE RANDOM PATTERN (GRAY)
 - 6 WOOD SIDING
 - 7 WOOD SOFFIT
 - 8 METAL SIDING / FINIS
 - 9 METAL PANEL
 - 10 METAL LOUVER
 - 11 GLASS & METAL RAILING
 - 12 FRITTED GLASS
 - 13 PRIVACY SCREEN

29 AUG 2016
25 NOV 2016
10 JAN 2017

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ISSUED FOR LPP SUBMISSION



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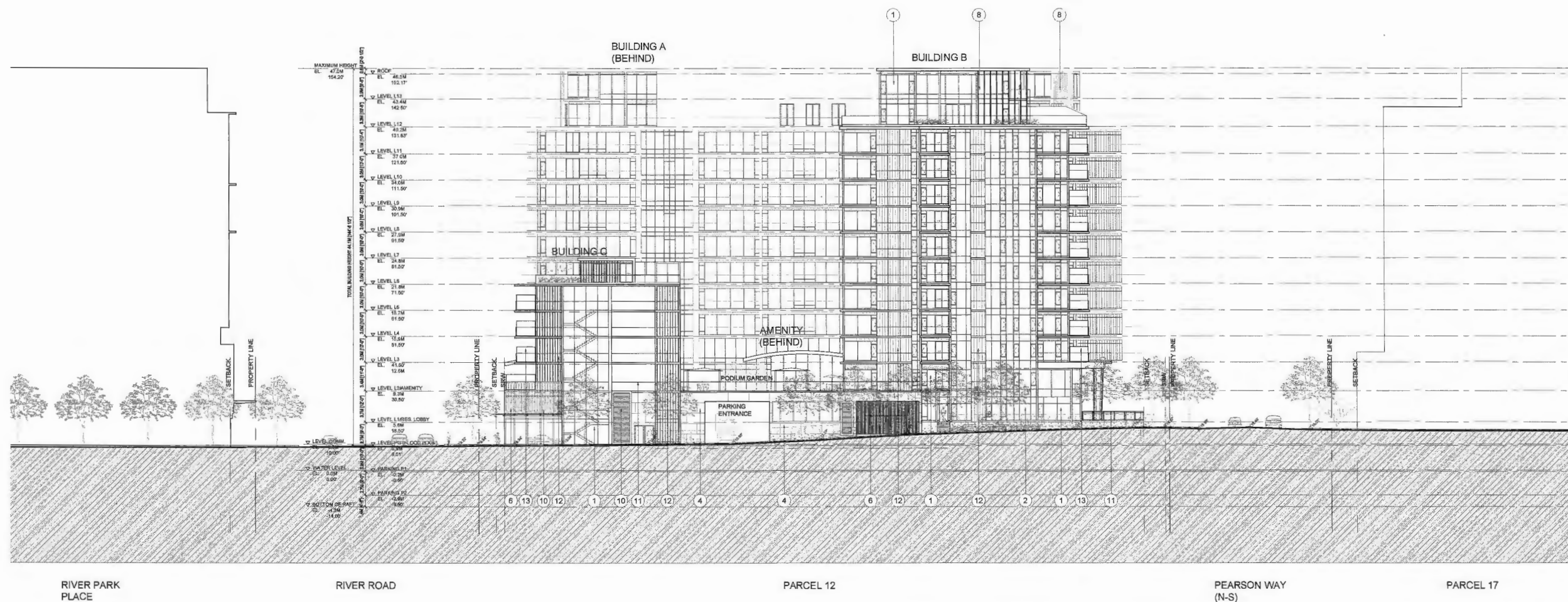
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PEARSON WAY E-W

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13 Jan. 2017

16 JAN. 2017

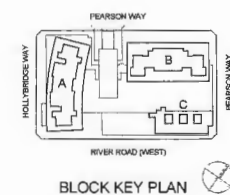
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DP 16-743848



- MATERIALS LEGEND**
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 - ② SPANDREL GLASS - OFF WHITE
 - ③ PAINTED ARCHITECTURAL CONCRETE
 - ④ DRESS STONE - TRAVERTINE
 - ⑤ RUBBLE GRANITE RANDOM PATTERN (GRAY)
 - ⑥ WOOD SIDING
 - ⑦ WOOD SOFFIT
 - ⑧ METAL SIDING / FINIS
 - ⑨ METAL PANEL
 - ⑩ METAL LOUVER
 - ⑪ GLASS & METAL RAILING
 - ⑫ FRITTED GLASS
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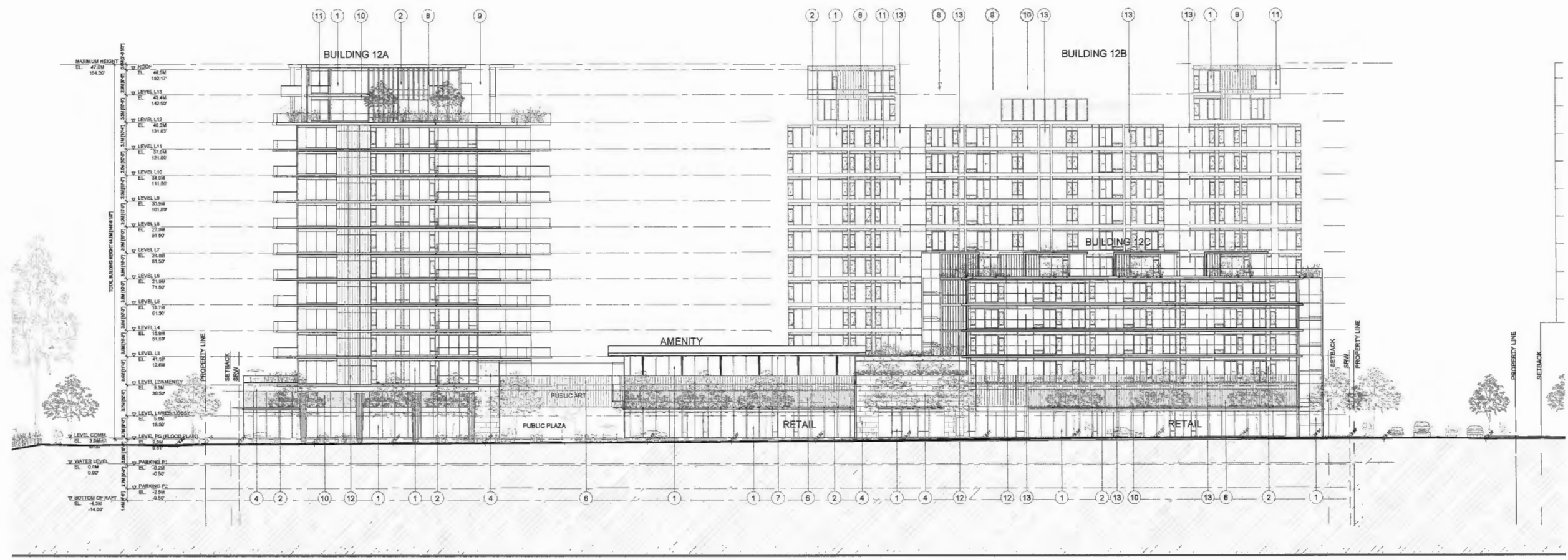
EAST ELEVATION
PEARSON WAY N-S

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14-812 **A4.02**

15 Jan. 2017 18 JAN. 2017

DP 16-743848



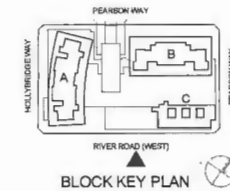
HOLLYBRIDGE
WAY

PARCEL 12

PEARSON WAY (N-S)

- LEGEND**
- 1 LOW-EVISION GLASS
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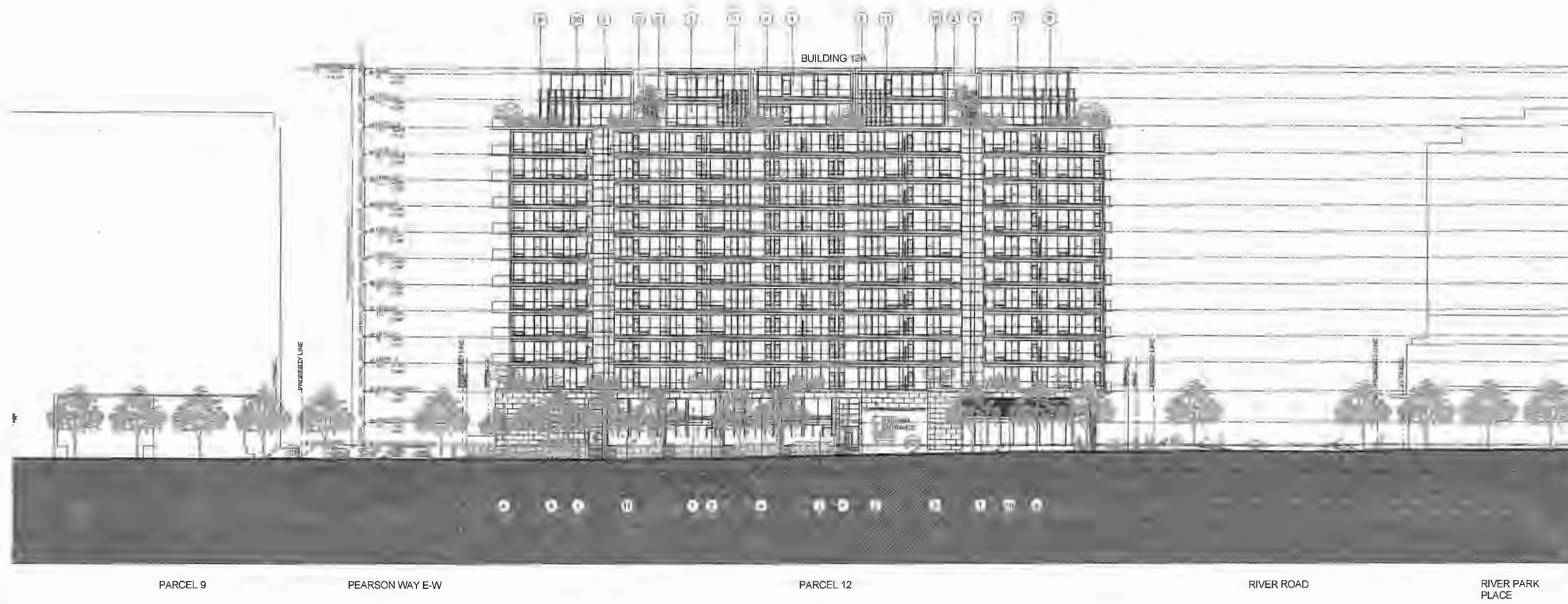
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SOUTH ELEVATION
RIVER ROAD

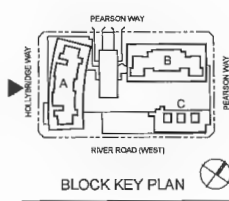
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Revision: 16 Jan. 2017
Sheet: 16 JAN. 2017


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- Notes
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 - ② SPANDREL GLASS - OFF WHITE
 - ③ PAINTED ARCHITECTURAL CONCRETE
 - ④ DRESS STONE - TRAVERTINE
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WEST ELEVATION
 HOLLYBRIDGE WAY

Scale Drawing number

1:200

Project number 14-812

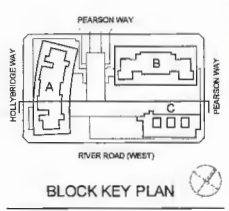
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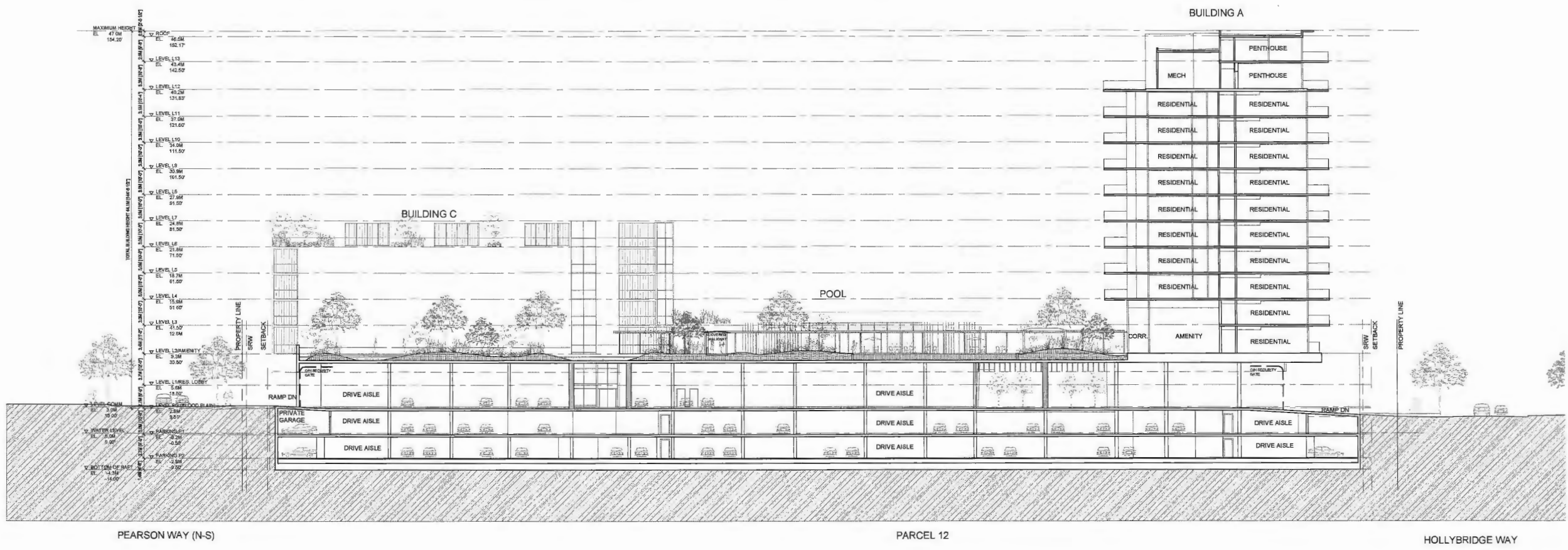


ASPAC river green
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SECTION B-B
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14-812
17 Jan. 2017
A5.01
16 JAN. 2017

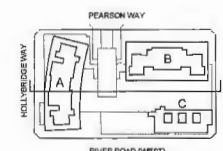


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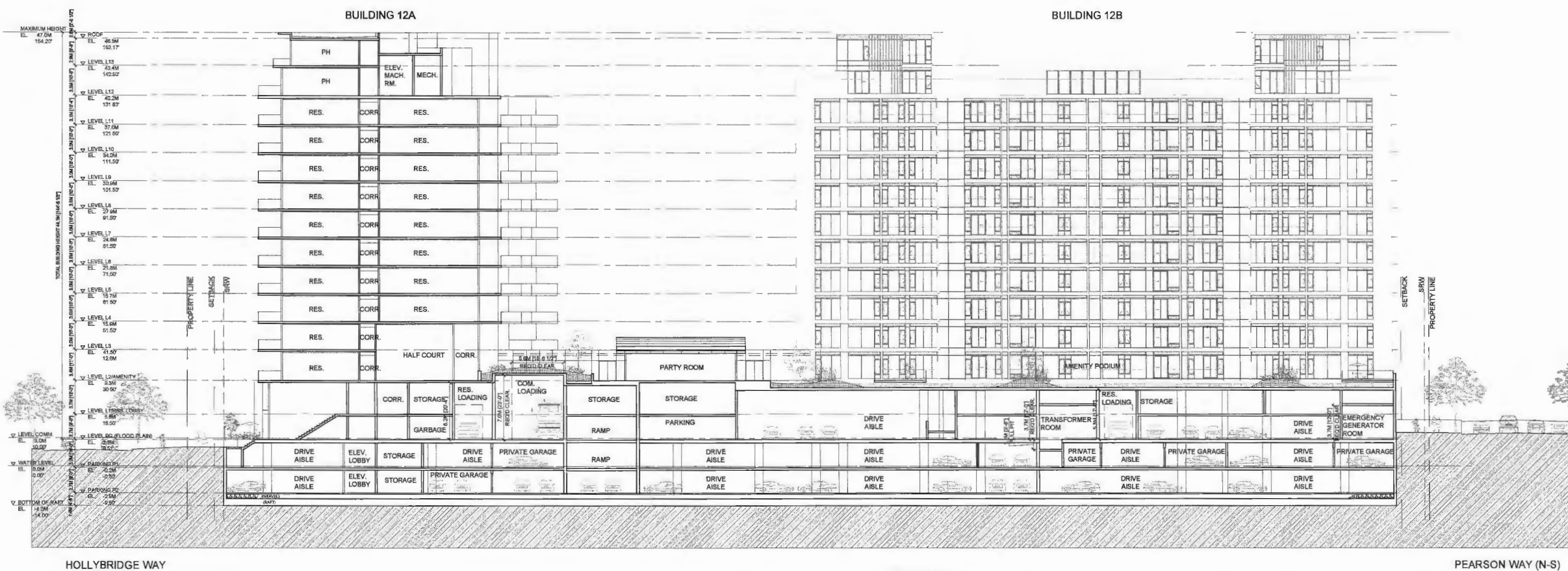


BLOCK KEY PLAN

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PARCEL 12

SECTION Q-Q

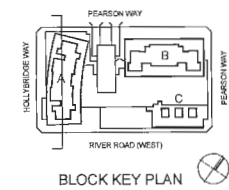
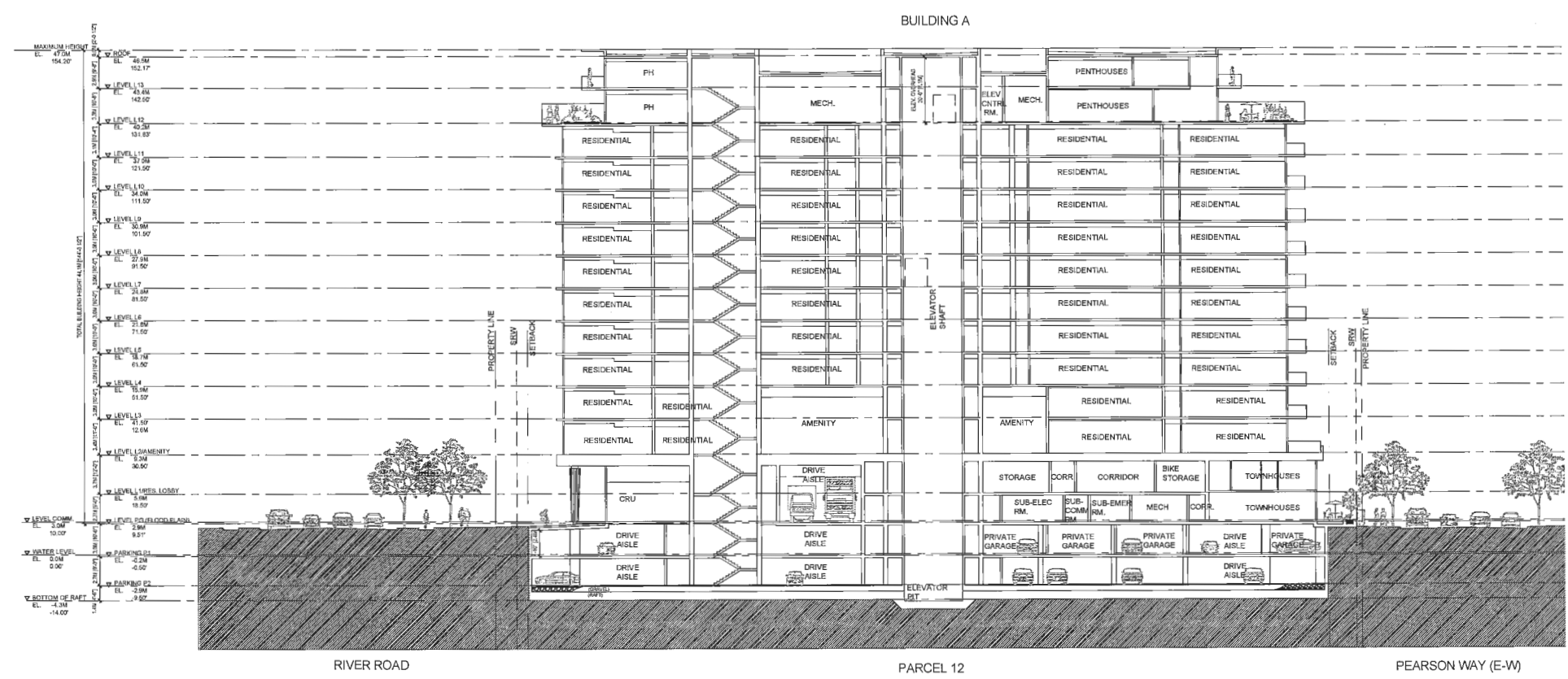
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14-812
16 Jan. 2017


A5.02

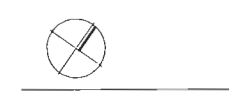
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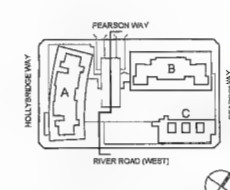
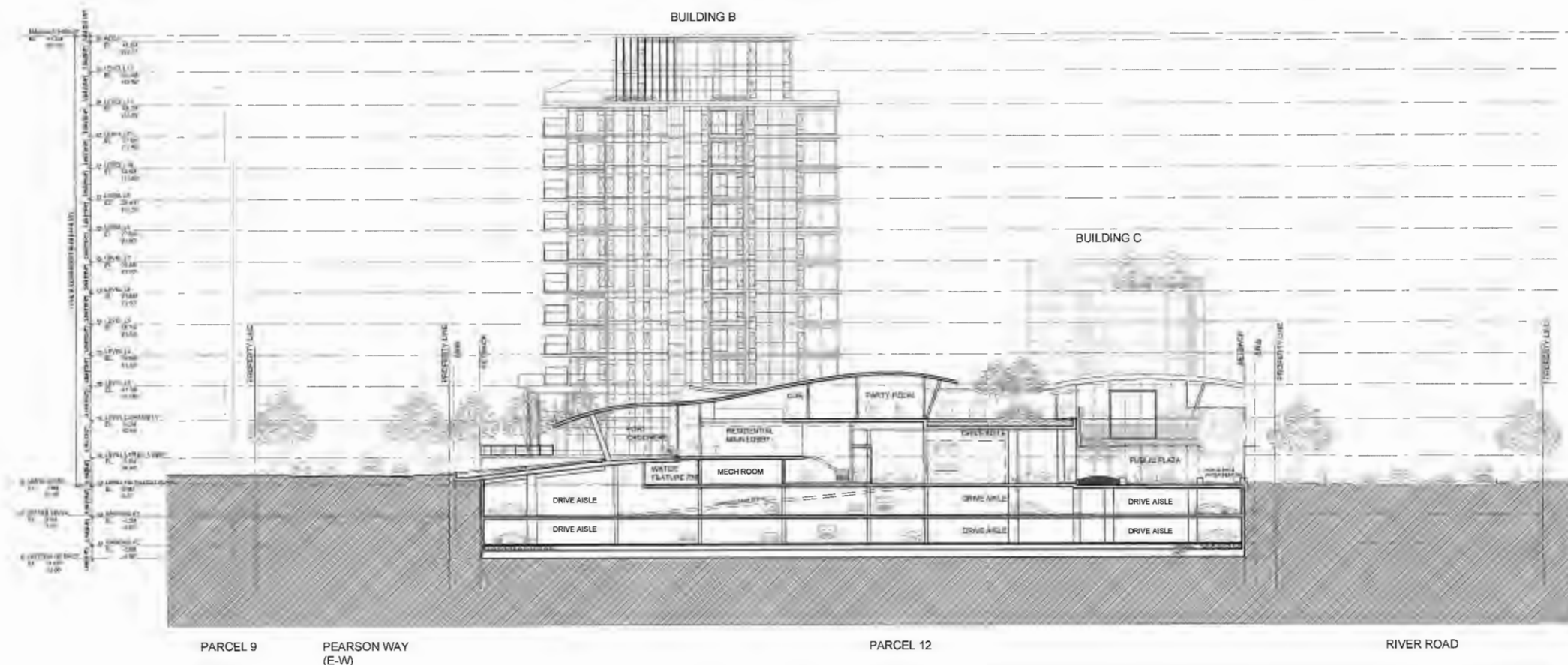
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SECTION F-F
Drawing number
1:200
Project number
14-812
Revision date
8 Jan. 2017
Sheet number
A5.11
Date
16 JAN. 2017

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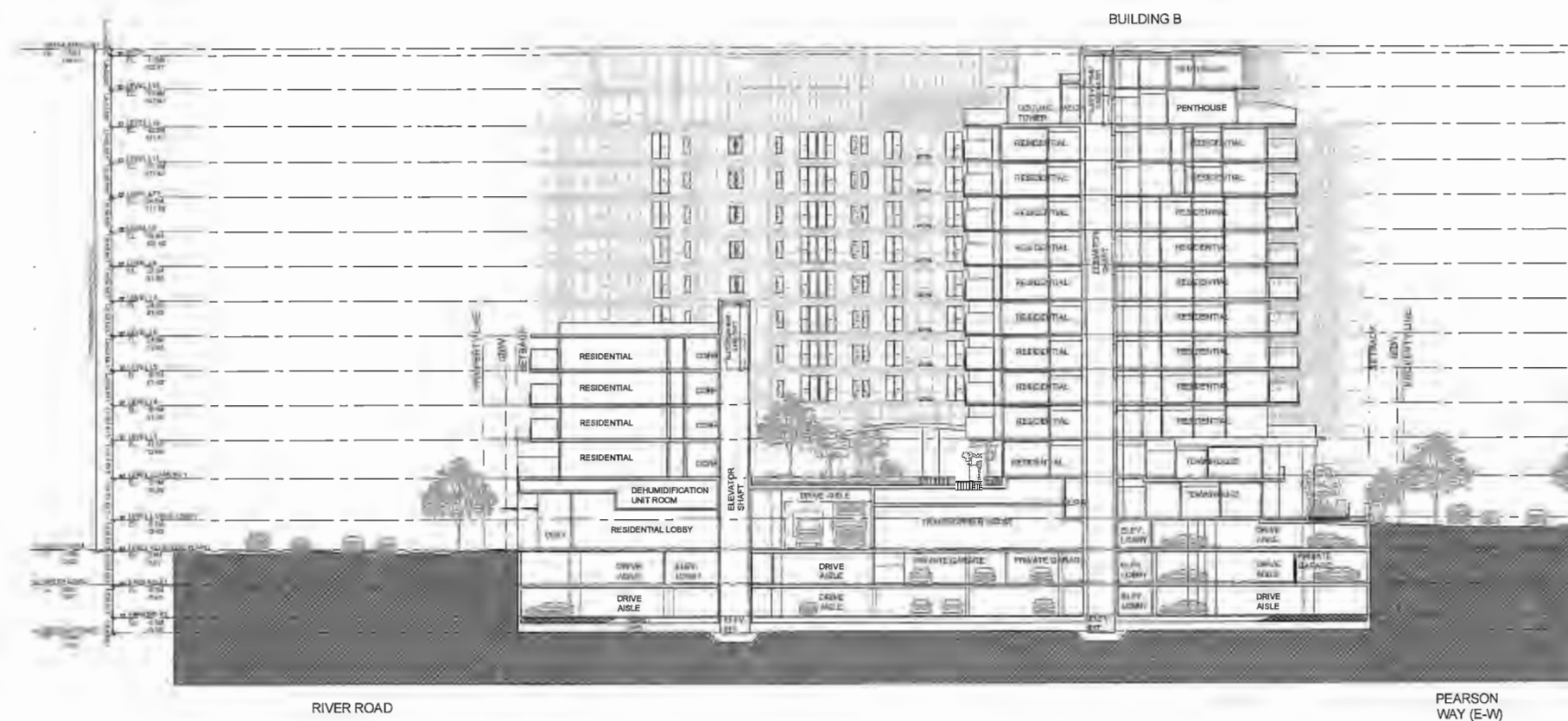


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 Section Date: 16 Jan. 2017
 Drawing Number: **A5.12**
 Section Date: 16 JAN. 2017

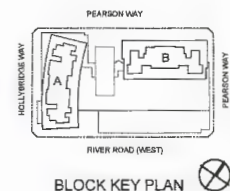
DP 16-743848
26

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Symbol	Description
[Symbol]	Tree
[Symbol]	Shrub
[Symbol]	Grass
[Symbol]	Water
[Symbol]	Path
[Symbol]	Boundary



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PFS STUDIO



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RIVER GREEN
 Lot 12
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Podium Level Plan

Sheet number

14-812 (PFS-15036)

Issue date

16 JAN., 2017

DP 16-743848



NO.	REVISION
1	10/10/16
2	10/10/16
3	10/10/16
4	10/10/16
5	10/10/16



BLOCK KEY PLAN

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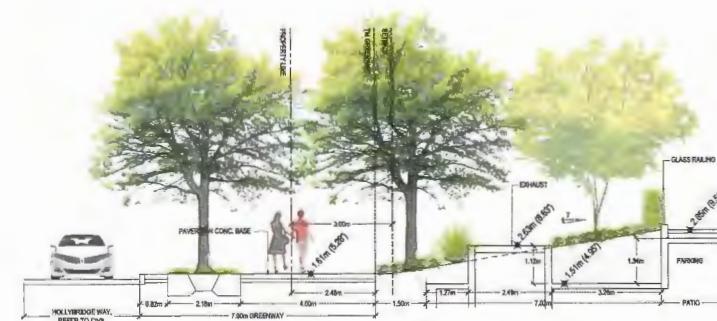
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Project number: 14-812 (PFS-15036)

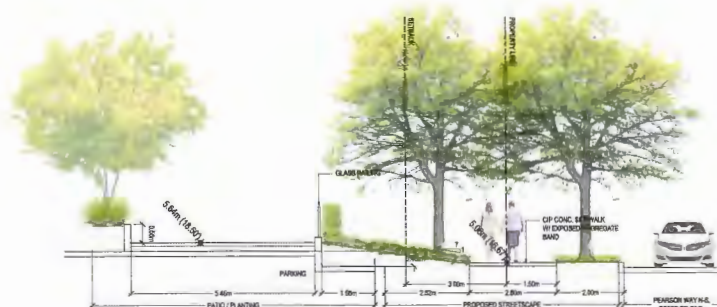
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3/ DP 16-743848

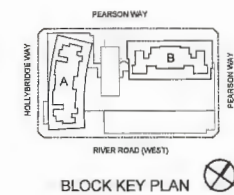


Lot 12 Northwest Corner



Lot 12 Northeast Corner

NO.	DATE	DESCRIPTION
1	10/10/16	10/10/16
2	10/10/16	10/10/16
3	10/10/16	10/10/16



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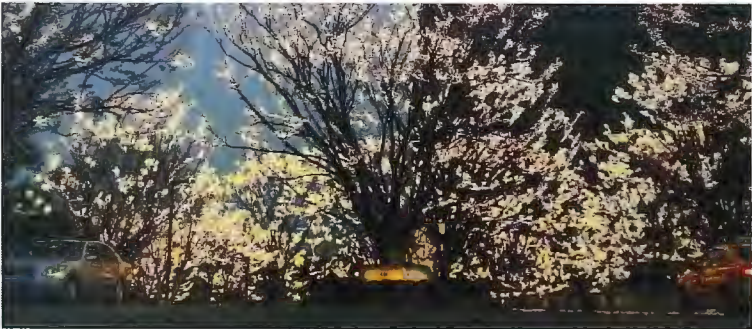
Landscape Sections

14-812 (PFS-15036)

16 JAN., 2017

DP 16-743848 32

ENTRY / ARRIVAL



Drive Court



Water Feature



Stone Paving

RIVER ROAD



Plaza paving



Pocket Plaza



Water feature

HOLLYBRIDGE WAY



Precast Pavers

PEARSON WAY

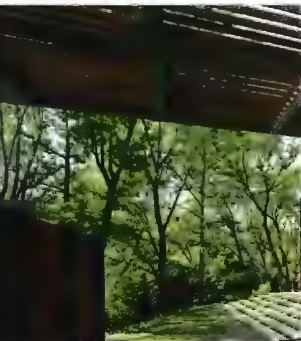
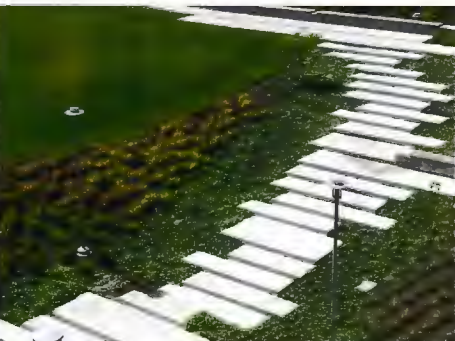


Private Patios

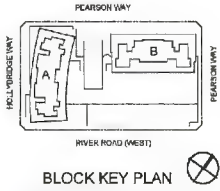
COURTYARD



Kids' Area



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ASPAC

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PFS STUDIO



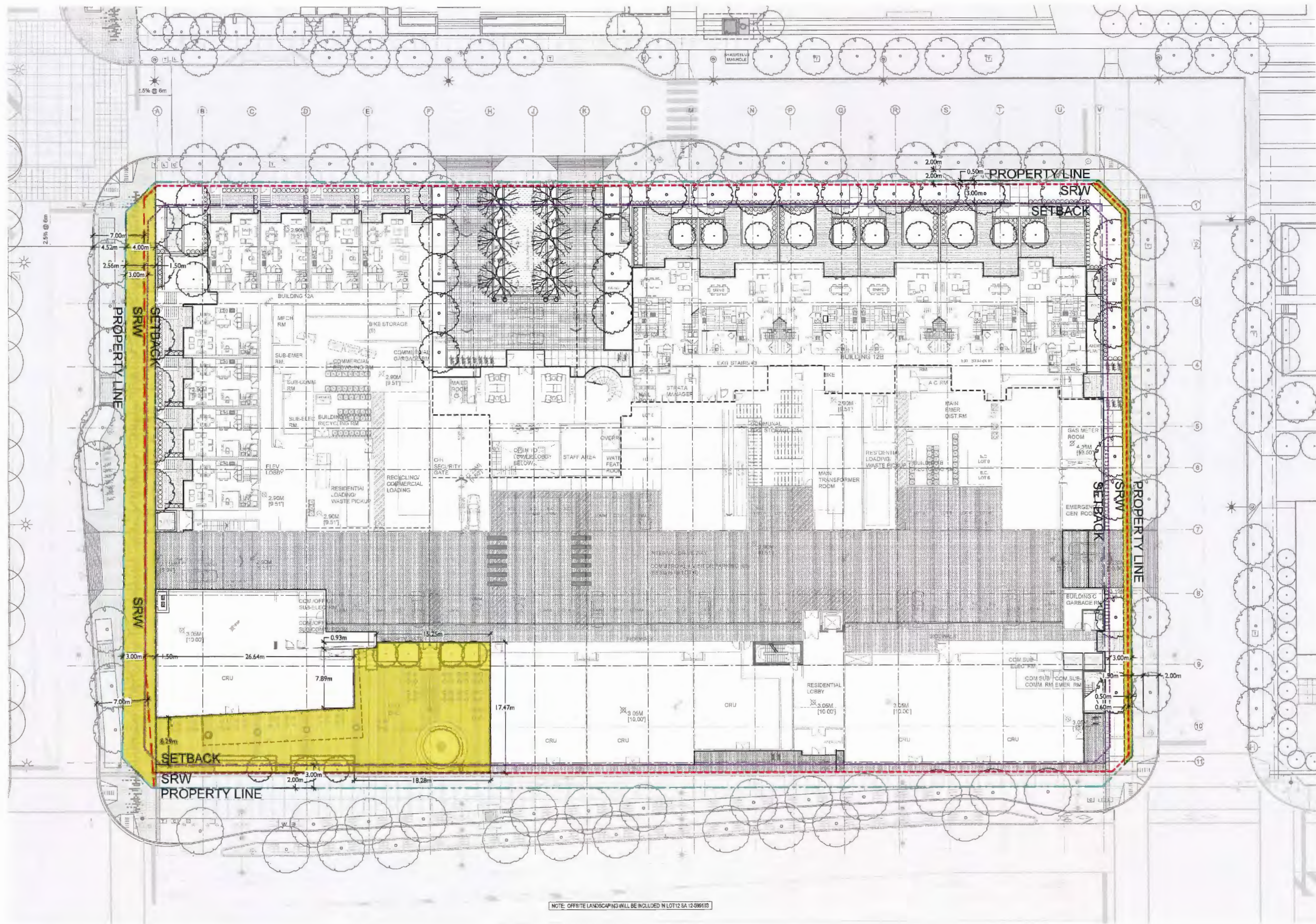
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CHECKED

RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Precedent Images

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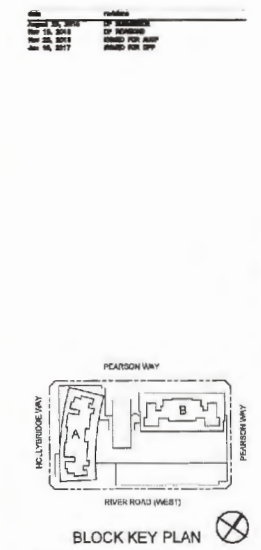


LEGEND

- PROPERTY LINE
- CURRENT R.O.W.
- GREENWAY SRW ON HOLLYBRIDGE WAY
- SETBACK LINE
- UNDERGROUND PARKING OUTLINE
- PROPOSED ROW AREA

DRAWING LIST

- | | |
|---|---|
| <p>1.01: LANDSCAPE SITE PLAN</p> <p>1.01A: LANDSCAPE WATER PLAN - LEVEL PG AND LEVEL 1</p> <p>1.01B: LANDSCAPE WATER PLAN - LEVEL 2</p> <p>1.01C: LANDSCAPE WATER PLAN - LEVEL 12</p> <p>1.01D: LANDSCAPE LAYOUT PLAN - LEVEL PG AND LEVEL 1</p> <p>1.01E: LANDSCAPE LAYOUT PLAN - LEVEL 2</p> <p>1.01F: LANDSCAPE LAYOUT PLAN - LEVEL 12</p> <p>1.01G: LANDSCAPE GRADING PLAN - LEVEL PG AND LEVEL 1</p> <p>1.01H: LANDSCAPE GRADING PLAN - LEVEL 2</p> <p>1.01I: LANDSCAPE GRADING PLAN - LEVEL 12</p> <p>1.01J: LANDSCAPE PLANTING PLAN - LEVEL PG AND LEVEL 1</p> <p>1.01K: LANDSCAPE PLANTING PLAN - LEVEL PG AND LEVEL 1 NW</p> <p>1.01L: LANDSCAPE PLANTING PLAN - LEVEL PG AND LEVEL 1 SW</p> <p>1.01M: LANDSCAPE PLANTING PLAN - LEVEL PG AND LEVEL 1 SE</p> <p>1.01N: LANDSCAPE PLANTING PLAN - LEVEL PG AND LEVEL 1 NE</p> <p>1.01O: LANDSCAPE PLANTING PLAN - LEVEL 2</p> | <p>1.02A: LANDSCAPE PLANTING PLAN - LEVEL 2 NW</p> <p>1.02B: LANDSCAPE PLANTING PLAN - LEVEL 2 NE</p> <p>1.02C: LANDSCAPE PLANTING PLAN - LEVEL 12</p> <p>1.02D: LANDSCAPE PLANTING PLAN - LEVEL 12 NW</p> <p>1.02E: LANDSCAPE PLANTING PLAN - LEVEL 12 SW</p> <p>1.02F: LANDSCAPE PLANTING PLAN - LEVEL 12 SE & NE</p> <p>1.02G: LANDSCAPE LIGHTING PLAN - LEVEL PG AND LEVEL 1</p> <p>1.02H: LANDSCAPE LIGHTING PLAN - LEVEL 2</p> <p>1.02I: LANDSCAPE LIGHTING PLAN - LEVEL 12</p> <p>1.02J: LANDSCAPE SECTIONS A-F</p> <p>1.02K: LANDSCAPE SECTIONS G-H</p> <p>1.02L: LANDSCAPE DETAILS - PAVING</p> <p>1.02M: LANDSCAPE DETAILS - PLANTING</p> <p>1.02N: LANDSCAPE DETAILS - FURNISHING</p> <p>1.02O: LANDSCAPE DETAILS - WATER FEATURES</p> |
|---|---|



ASPAC 

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PFS STUDIO 



RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Site Plan

1/16" = 1'

14-812 (PFS-15036)

L1.01

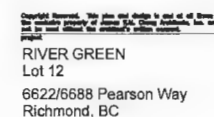
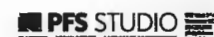
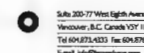
16 JAN, 2017

DP 16-743848

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BLOCK KEY PLAN 

JAMES KM CHENG | ARCHITECTS

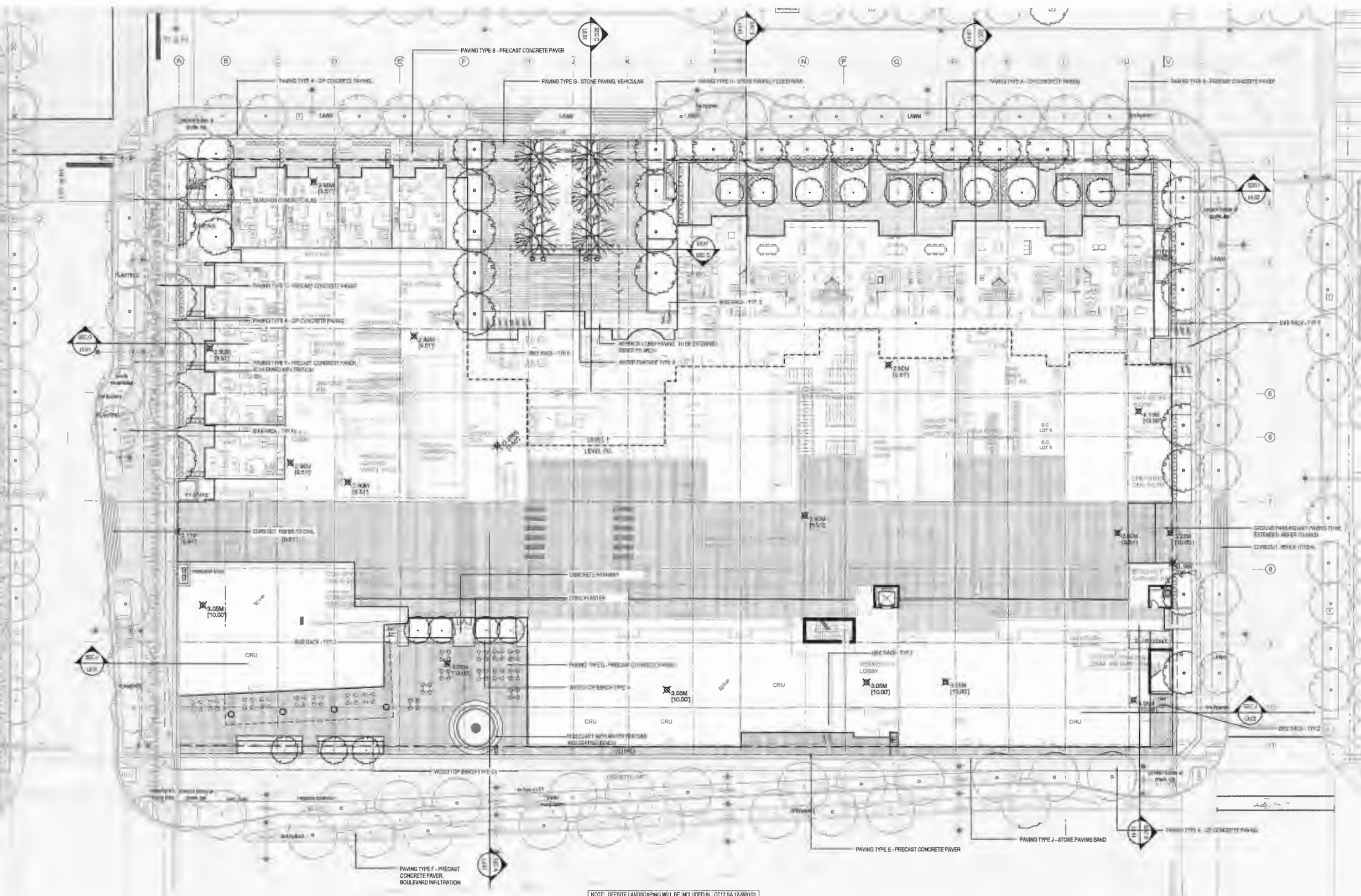


Landscape Material Plan
Level PG and Level 1

1/16" = 1'
project number 14-812 (RES-15036) L2.0
















L2.0

16 JAN. 2



NOTE: OFFSITE LANDSCAPING WILL BE INCLUDED IN LOT 12 SA 12-589103

MATERIALS LEGEND

 <p>PAVING TYPE A - CIP CONCRETE GROUND LEVEL - SEPARATE AT PERSON WAY AND RIVER ROAD MANHOLE AT FRESH SINKAGE LEVEL, NATURAL COLOR</p>	 <p>PAVING TYPE E - STONE PAVING - PEDESTRIAN FORMALISM - CONCRETE SALT AND PEPPER GRANITE LIGHT GREY, ENJOY</p>	 <p>PAVING TYPE G - STONE PAVING - PEDESTRIAN GROUND LEVEL - SEPARATE AT RIVER ROAD CIP CONCRETE - CONCRETE</p>	 <p>PAVING TYPE H - WOOD DECK FORMALISM LEVEL - PATIOS FORMALISM LEVEL</p>	 <p>PAVING TYPE I - PEBBLE STONE FORMALISM LEVEL - BULGARIAN PEBBLE FORMALISM LEVEL - BULGARIAN PEBBLE MEDIUM TRACHYTE PEBBLE 30X30MMETER</p>
 <p>PAVING TYPE B - PRECAST CONCRETE PAVEMENT GROUND LEVEL - MATCH OTHER FORMALISM FORMALISM LEVEL - NATURAL, GREY COLOR, 8.5X24X75G/MS</p>	 <p>PAVING TYPE C - PRECAST CONCRETE PAVEMENT GROUND LEVEL - INTERLOCK AT HOLLYBROOK WAY 8.5X24X75G/MS - NATURAL AND CHARCOAL, C210</p>	 <p>PAVING TYPE D - PRECAST CONCRETE PAVEMENT GROUND LEVEL - SEPARATE FROM PLAZA CIP CONCRETE - BRACK AND CHARCOAL COLOR</p>	 <p>PAVING TYPE F - PRECAST CONCRETE PAVEMENT GROUND LEVEL - ORIFRONTAGE AT RIVER ROAD THIRPALLS, GREY CHARCOAL COLOR</p>	 <p>PAVING TYPE J - PRECAST CONCRETE PAVEMENT GROUND LEVEL - INTERLOCK AT HOLLYBROOK WAY AND RIVER ROAD 11.6X20X75, GREY COLOR</p>
 <p>PAVING TYPE K - STONE PAVING, VEHICULAR GROUND LEVEL - NORTH SIDE COURT BLACK FINISH, CONCRETE</p>	 <p>PAVING TYPE L - STONE PAVING, PEDESTRIAN FORMALISM LEVEL - BULGARIAN PEBBLE SALT AND PEPPER GRANITE LIGHT GREY, ENJOY</p>	 <p>PAVING TYPE M - RUBBERIZED PLAY SURFACE FORMALISM LEVEL - ARTIST AT MIXED BLACK AND BLUE COLOR, MIXED BLACK AND BLUE COLOR</p>	 <p>PAVING TYPE N - RUBBERIZED PLAY SURFACE FORMALISM LEVEL - ARTIST AT MIXED BLACK AND BLUE COLOR, MIXED BLACK AND BLUE COLOR</p>	 <p>PAVING TYPE O - RUBBERIZED PLAY SURFACE FORMALISM LEVEL - ARTIST AT MIXED BLACK AND BLUE COLOR, MIXED BLACK AND BLUE COLOR</p>

BIKE RACK SCHEDULE

LOCATION	RACKS	CAPACITY
POCKET PLAZA	2	4
ARKWING COURT	10	20
PENNSON PARK N S	6	12
RIVERROAD LIBRARY	2	4
SOUTHEAST GRU	2	4
HOLLYSRIDGE WAY	10	20
TOTAL	32	64

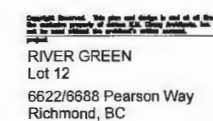
LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. ALL DIMENSIONS AND MATERIALS SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. DIMENSIONS FOR UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO EIR DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERING DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LIFT DOWN.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROWWAYS.
7. LANDSCAPE DESIGN IS TO BE CONSIDERED AS PART OF THE CITY OF RICHMOND STREET REPAIRING PROGRAM DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. ALL TREE PLANTING AND SELECTIONS FOR LANDSCAPE IMPROVEMENTS, ALL DIMENSIONS ARE NOMINAL.
9. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
10. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.



JAMES KM CHENG | ARCHITECTS

PFS STUDIO



1 / 16" = 1'

~~project number~~

14-812 (PFS-15036)

L2.0

16 JAN



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TYPE A

MA: KIM

PAVING TYPE 4 - C/P CONCRETE
GROUND LEVEL: SIDEWALK AT FRANKLIN/VALE AND FRANKLIN
AND FRANKLIN AT FRANKLIN/VALE, NATURAL, LIGHT, CROWNED

PAVING TYPE 5 - PRECAST CONCRETE PAVEMENT
GROUND LEVEL: INTERSECTION RAILROADS
PERMANENT LEVEL, NATURAL, GREY COLOR, 5' X 8' PANEL 3/16" GRISS

PAVING TYPE 6 - PRECAST CONCRETE PAVEMENT
GROUND LEVEL: SIDEWALK AT KELLY/BROADWAY, 5'
5' 7/8" PANEL 3/16" NATURAL, AND BROADWAY, COL CO

PAVING TYPE 7 - PRECAST CONCRETE PAVEMENT
GROUND LEVEL: SOUTH SIDE/POLE PLAZA
SOUTH SIDE, 2' X 8' PANEL 3/16" GRISS

PAVING TYPE 8 - PRECAST CONCRETE PAVEMENT
GROUND LEVEL: SIDEWALK AT FRANKLIN/VALE
CROWNED, GREY CHARCOAL COLOR

PAVING TYPE 9 - PRECAST CONCRETE PAVEMENT
GROUND LEVEL: SIDEWALK AT KELLY/FRANKLIN, VALE
AND FRANKLIN, VALE, GREY COLOR

PAVING TYPE 10 - STONE PAVING, VEHICULAR
GROUND LEVEL: INTERSECTION COURT
BLACK BRICK, 12" X 12"


PAVING TYPE 11 - STONE PAVING, PEDESTRIAN
GROUND LEVEL: WALKWAY TO NORTH WARDEN/STREET
SALT AND PEPPER, BRICK, 12" X 12", GREY COLOR


	<p>PAVING TYPE I: STONE PAVING - PEDESTRIAN POZZOLAN LIME, COVERED WALKWAY SALT AND PEPPER GRANITE, LIGHT GRAY, BLACK/2</p>
	<p>PAVING TYPE J: STONE PAVING BAND GRINDING LIME, JORDANITE RAIN FLOW BAY PAVEMENT, COLORED</p>
	<p>PAVING TYPE K: WOOD DECK POZZOLAN LIME, PAVES PENNYHOUSE LEVEL</p>
	<p>PAVING TYPE L: PEBBLE STONE POZZOLAN LIME, BULBING POWDER PENNYHOUSE LEVEL, BUILDING PAVEMENT MODERN BLACK, POLAR, 3/4 DIAMETER</p>
	<p>PAVING TYPE M: C-10 CONC STEPPING STAIRS POZZOLAN LIME, POLAR, 3/4 OF CONCRETE, SAND/ART</p>
	<p>PAVING TYPE M2: C-10 CONC STEPPING STAIRS PENNYHOUSE LEVEL OF CONCRETE, SAND/ART</p>
	<p>PAVING TYPE M3: STEPPING STONE POZZOLAN LIME PENNYHOUSE LEVEL, PLASTER, STONE, POLAR/BLACK, BLACK/BLACK</p>
	<p>PAVING TYPE N: RUBBERIZED PLAY SURFACE POZZOLAN LIME, MOD PL MODERN BLACK ART, POLAR, MODERN BLACK AND RUBBER</p>


[illegible]


The diagram illustrates 12 types of play features, each with a unique symbol and a descriptive label:


- WOOD TOP BENCH TYPE A**
GROUND LEVEL - SOUTH POINT PLAZA
- WOOD TOP BENCH TYPE B**
PODUM LEVEL - HADSPART / OUTDOOR DINING PATIO / VIEW
- WOOD TOP BENCH TYPE C1**
GROUND LEVEL - POCKET PLAZA
- WOOD TOP BENCH TYPE C2**
PODUM LEVEL - KIDS PLAY
- BBQ COUNTER / FIRE PLACE**
PODUM LEVEL - OUTDOOR DINING PATIO
- FIRE PIT**
PODUM LEVEL - VIEWING PLATFORM
- PLAY FEATURE TYPE A - LOG STUMPS**
PODUM LEVEL - KIDS PLAY
- PLAY FEATURE TYPE B - PLAY DECK**

 PLAY FEATURE TYPE C - LOGS
POODUM LEVEL - KIDS PLAY

 PLAY FEATURE TYPE D - WOOD POLES
POODUM LEVEL - KIDS PLAY

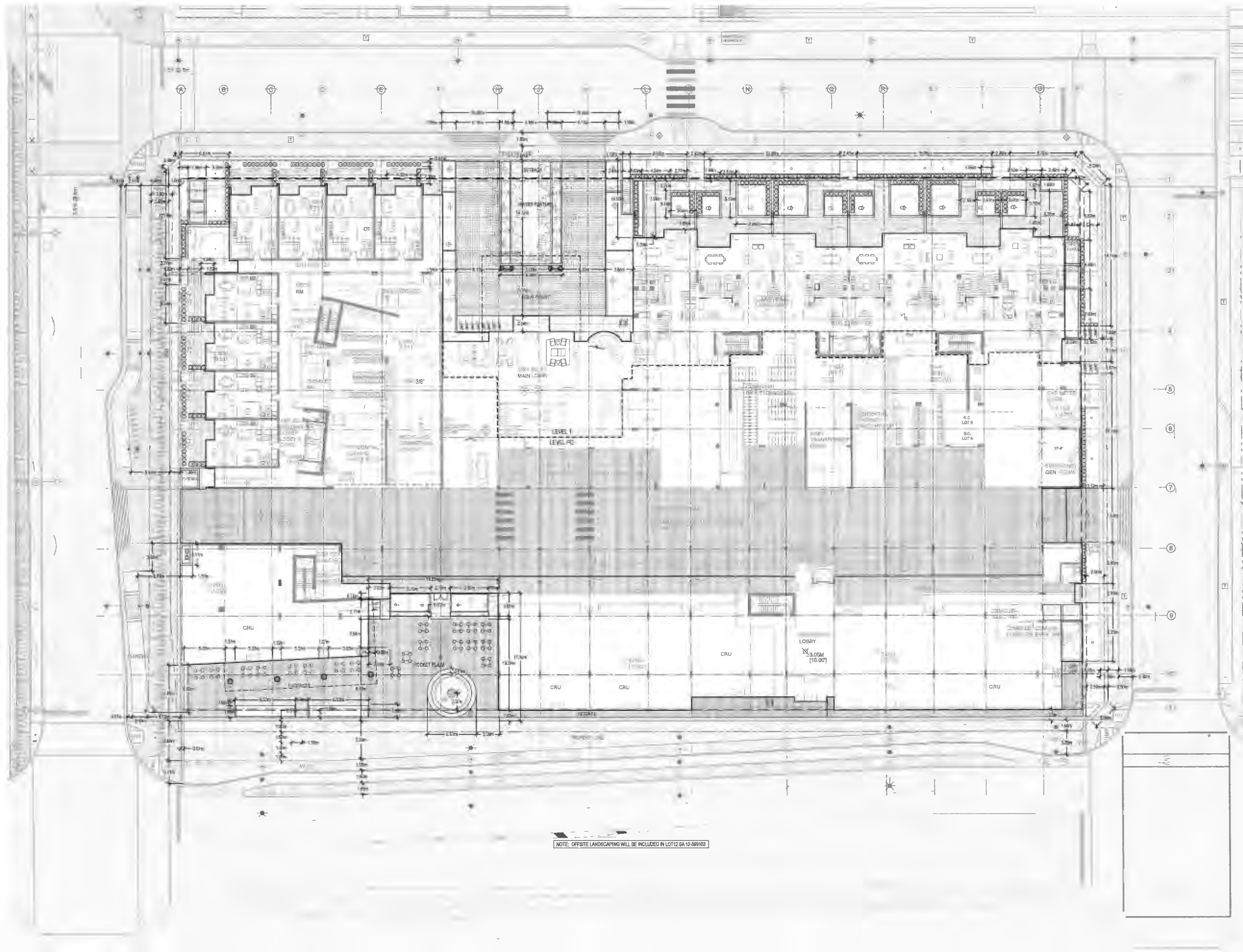
 PLAY FEATURE TYPE E - PLAY HOUSE
POODUM LEVEL - KIDS PLAY

 BIKE RACK
CROOKED LEVEL - ENTRANCES

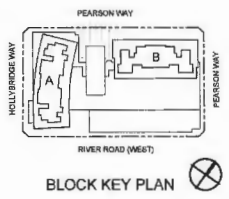
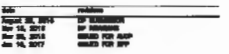
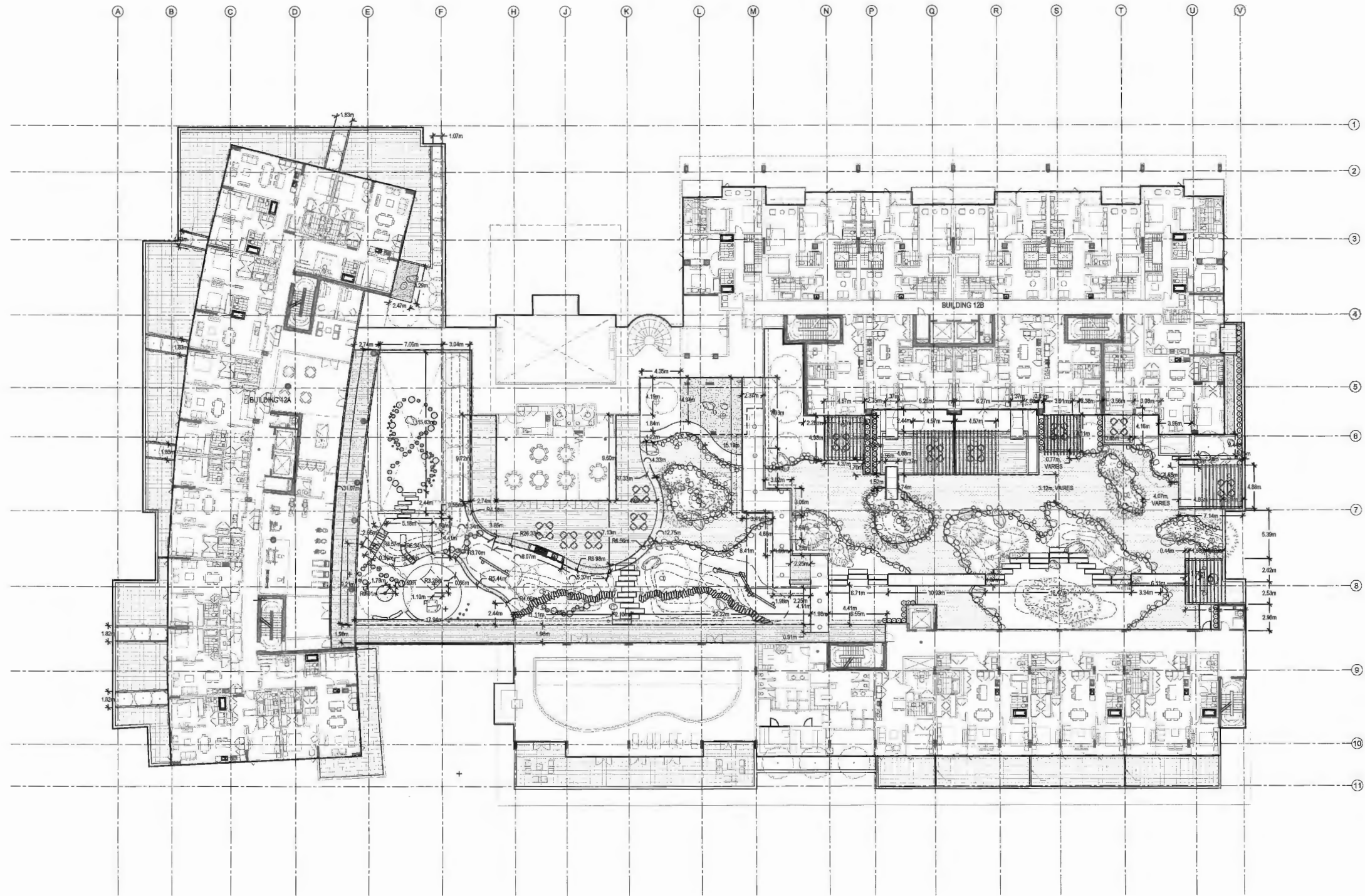
 BALANCING LOGS
POODUM LEVEL - KIDS PLAY

LOCATION	RACKS	CAPACITY
FOOTST PLAZA	2	4
ARMING COURT	10	20
PEARSON WAY N-S	6	12
RIVER ROAD LOBBY	2	4
SOUTHEAST CRU	2	4
HOLLYBRIDGE WAY	10	20
TOTAL	32	64

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLAN. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL AND CIVIL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO UTILITIES OR CIVIL DRAWINGS FOR VERIFICATION.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LIFTWAYS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND ERECTION OF ALL STRUCTURES AND IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER THE AUTHORITY OF THE CITY OF RICHMOND.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL.
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.



1/16\"	1/8\"	1/4\"	1/2\"	3/4\"	1\"	1 1/2\"	2\"	3\"	4\"	6\"	8\"	12\"	18\"	24\"	36\"	48\"	60\"	72\"	84\"	96\"	108\"	120\"	144\"	168\"	192\"	216\"	240\"	264\"	288\"	312\"	336\"	360\"	384\"	408\"	432\"	456\"	480\"	504\"	528\"	552\"	576\"	600\"	624\"	648\"	672\"	696\"	720\"	744\"	768\"	792\"	816\"	840\"	864\"	888\"	912\"	936\"	960\"	984\"	1008\"	1032\"	1056\"	1080\"	1104\"	1128\"	1152\"	1176\"	1200\"	1224\"	1248\"	1272\"	1296\"	1320\"	1344\"	1368\"	1392\"	1416\"	1440\"	1464\"	1488\"	1512\"	1536\"	1560\"	1584\"	1608\"	1632\"	1656\"	1680\"	1704\"	1728\"	1752\"	1776\"	1800\"	1824\"	1848\"	1872\"	1896\"	1920\"	1944\"	1968\"	1992\"	2016\"	2040\"	2064\"	2088\"	2112\"	2136\"	2160\"	2184\"	2208\"	2232\"	2256\"	2280\"	2304\"	2328\"	2352\"	2376\"	2400\"	2424\"	2448\"	2472\"	2496\"	2520\"	2544\"	2568\"	2592\"	2616\"	2640\"	2664\"	2688\"	2712\"	2736\"	2760\"	2784\"	2808\"	2832\"	2856\"	2880\"	2904\"	2928\"	2952\"	2976\"	3000\"	3024\"	3048\"	3072\"	3096\"	3120\"	3144\"	3168\"	3192\"	3216\"	3240\"	3264\"	3288\"	3312\"	3336\"	3360\"	3384\"	3408\"	3432\"	3456\"	3480\"	3504\"	3528\"	3552\"	3576\"	3600\"	3624\"	3648\"	3672\"	3696\"	3720\"	3744\"	3768\"	3792\"	3816\"	3840\"	3864\"	3888\"	3912\"	3936\"	3960\"	3984\"	4008\"	4032\"	4056\"	4080\"	4104\"	4128\"	4152\"	4176\"	4200\"	4224\"	4248\"	4272\"	4296\"	4320\"	4344\"	4368\"	4392\"	4416\"	4440\"	4464\"	4488\"	4512\"	4536\"	4560\"	4584\"	4608\"	4632\"	4656\"	4680\"	4704\"	4728\"	4752\"	4776\"	4800\"	4824\"	4848\"	4872\"	4896\"	4920\"	4944\"	4968\"	4992\"	5016\"	5040\"	5064\"	5088\"	5112\"	5136\"	5160\"	5184\"	5208\"	5232\"	5256\"	5280\"	5304\"	5328\"	5352\"	5376\"	5400\"	5424\"	5448\"	5472\"	5496\"	5520\"	5544\"	5568\"	5592\"	5616\"	5640\"	5664\"	5688\"	5712\"	5736\"	5760\"	5784\"	5808\"	5832\"	5856\"	5880\"	5904\"	5928\"	5952\"	5976\"	6000\"	6024\"	6048\"	6072\"	6096\"	6120\"	6144\"	6168\"	6192\"	6216\"	6240\"	6264\"	6288\"	6312\"	6336\"	6360\"	6384\"	6408\"	6432\"	6456\"	6480\"	6504\"	6528\"	6552\"	6576\"	6600\"	6624\"	6648\"	6672\"	6696\"	6720\"	6744\"	6768\"	6792\"	6816\"	6840\"	6864\"	6888\"	6912\"	6936\"	6960\"	6984\"	7008\"	7032\"	7056\"	7080\"	7104\"	7128\"	7152\"	7176\"	7200\"	7224\"	7248\"	7272\"	7296\"	7320\"	7344\"	7368\"	7392\"	7416\"	7440\"	7464\"	7488\"	7512\"	7536\"	7560\"	7584\"	7608\"	7632\"	7656\"	7680\"	7704\"	7728\"	7752\"	7776\"	7800\"	7824\"	7848\"	7872\"	7896\"	7920\"	7944\"	7968\"	7992\"	8016\"	8040\"	8064\"	8088\"	8112\"	8136\"	8160\"	8184\"	8208\"	8232\"	8256\"	8280\"	8304\"	8328\"	8352\"	8376\"	8400\"	8424\"	8448\"	8472\"	8496\"	8520\"	8544\"	8568\"	8592\"	8616\"	8640\"	8664\"	8688\"	8712\"	8736\"	8760\"	8784\"	8808\"	8832\"	8856\"	8880\"	8904\"	8928\"	8952\"	8976\"	9000\"	9024\"	9048\"	9072\"	9096\"	9120\"	9144\"	9168\"	9192\"	9216\"	9240\"	9264\"	9288\"	9312\"	9336\"	9360\"	9384\"	9408\"	9432\"	9456\"	9480\"	9504\"	9528\"	9552\"	9576\"	9600\"	9624\"	9648\"	9672\"	9696\"	9720\"	9744\"	9768\"	9792\"	9816\"	9840\"	9864\"	9888\"	9912\"	9936\"	9960\"	9984\"	10008\"	10032\"	10056\"	10080\"	10104\"	10128\"	10152\"	10176\"	10200\"	10224\"	10248\"	10272\"	10296\"	10320\"	10344\"	10368\"	10392\"	10416\"	10440\"	10464\"	10488\"	10512\"	10536\"	10560\"	10584\"	10608\"	10632\"	10656\"	10680\"	10704\"	10728\"	10752\"	10776\"	10800\"	10824\"	10848\"	10872\"	10896\"	10920\"	10944\"	10968\"	10992\"	11016\"	11040\"	11064\"	11088\"	11112\"	11136\"	11160\"	11184\"	11208\"	11232\"	11256\"	11280\"	11304\"	11328\"	11352\"	11376\"	11400\"	11424\"	11448\"	11472\"	11496\"	11520\"	11544\"	11568\"	11592\"	11616\"	11640\"	11664\"	11688\"	11712\"	11736\"	11760\"	11784\"	11808\"	11832\"	11856\"	11880\"	11904\"	11928\"	11952\"	11976\"	12000\"	12024\"	12048\"	12072\"	12096\"	12120\"	12144\"	12168\"	12192\"	12216\"	12240\"	12264\"	12288\"	12312\"	12336\"	12360\"	12384\"	12408\"	12432\"	12456\"	12480\"	12504\"	12528\"	12552\"	12576\"	12600\"	12624\"	12648\"	12672\"	12696\"	12720\"	12744\"	12768\"	12792\"	12816\"	12840\"	12864\"	12888\"	12912\"	12936\"	12960\"	12984\"	13008\"	13032\"	13056\"	13080\"	13104\"	13128\"	13152\"	13176\"	13200\"	13224\"	13248\"	13272\"	13296\"	13320\"	13344\"	13368\"	13392\"	13416\"	13440\"	13464\"	13488\"	13512\"	13536\"	13560\"	13584\"	13608\"	13632\"	13656\"	13680\"	13704\"	13728\"	13752\"	13776\"	13800\"	13824\"	13848\"	13872\"	13896\"	13920\"	13944\"	13968\"	13992\"	14016\"	14040\"	14064\"	14088\"	14112\"	14136\"	14160\"	14184\"	14208\"	14232\"	14256\"	14280\"	14304\"	14328\"	14352\"	14376\"	14400\"	14424\"	14448\"	14472\"	14496\"	14520\"	14544\"	14568\"	14592\"	14616\"	14640\"	14664\"	14688\"	14712\"	14736\"	14760\"	14784\"	14808\"	14832\"	14856\"	14880\"	14904\"	14928\"	14952\"	14976\"	15000\"	15024\"	15048\"	15072\"	15096\"	15120\"	15144\"	15168\"	15192\"	15216\"	15240\"	15264\"	15288\"	15312\"	15336\"	15360\"	15384\"	15408\"	15432\"	15456\"	15480\"	15504\"	15528\"	15552\"	15576\"	15600\"	15624\"	15648\"	15672\"	15696\"	15720\"	15744\"	15768\"	15792\"	15816\"	15840\"	15864\"	15888\"	15912\"	15936\"	15960\"	15984\"	16008\"	16032\"	16056\"	16080\"	16104\"	16128\"	16152\"	16176\"	16200\"	16224\"	16248\"	16272\"	16296\"	16320\"	16344\"	16368\"	16392\"	16416\"	16440\"	16464\"	16488\"	16512\"	16536\"	16560\"	16584\"	16608\"	16632\"	16656\"	16680\"	16704\"	16728\"	16752\"	16776\"	16800\"	16824\"	16848\"	16872\"	16896\"	16920\"	16944\"	16968\"	16992\"	17016\"	17040\"	17064\"	17088\"	17112\"	17136\"	17160\"	17184\"	17208\"	17232\"	17256\"	17280\"	17304\"	17328\"	17352\"	17376\"	17400\"	17424\"	17448\"	17472\"	17496\"	17520\"	17544\"	17568\"	17592\"	17616\"	17640\"	17664\"	17688\"	17712\"	17736\"	17760\"	17784\"	17808\"	17832\"	17856\"	17880\"	17904\"	17928\"	17952\"	17976\"	18000\"	18024\"	18048\"	18072\"	18096\"	18120\"	18144\"	18168\"	18192\"	18216\"	18240\"	18264\"	18288\"	18312\"	18336\"	18360\"	18384\"	18408\"	18432\"	18456\"	18480\"	18504\"	18528\"	18552\"	18576\"	18600\"	18624\"	18648\"	18672\"	18696\"	18720\"	18744\"	18768\"	18792\"	18816\"	18840\"	18864\"	18888\"	18912\"	18936\"	18960\"	18984\"	19008\"	19032\"	19056\"	19080\"	19104\"	19128\"	19152\"	19176\"	19200\"	19224\"	19248\"	19272\"	19296\"	19320\"	19344\"	19368\"	19392\"	19416\"	19440\"	19464\"	19488\"	19512\"	19536\"	19560\"	19584\"	19608\"	19632\"	19656\"	19680\"	19704\"	19728\"	19752\"	19776\"	19800\"	19824\"	19848\"	19872\"	19896\"	19920\"	19944\"	19968\"	19992\"	20016\"	20040\"	20064\"	20088\"	20112\"	20136\"	20160\"	20184\"	20208\"	20232\"	20256\"	20280\"	20304\"	20328\"	20352\"	20376\"	20400\"	20424\"	20448\"	20472\"	20496\"	20520\"	20544\"	20568\"	20592\"	20616\"	20640\"	20664\"	20688\"	20712\"	20736\"	20760\"	20784\"	20808\"	20832\"	20856\"	20880\"	20904\"	20928\"	20952\"	20976\"	21000\"	21024\"	21048\"	21072\"	21096\"	21120\"	21144\"	21168\"	21192\"	21216\"	21240\"	21264\"	21288\"	21312\"	21336\"	21360\"	21384\"	21408\"	21432\"	21456\"	21480\"	21504\"	21528\"	21552\"	21576\"	21600\"	21624\"	21648\"	21672\"	21696\"	21720\"	21744\"	21768\"	21792\"	21816\"	21840\"	21864\"	21888\"	21912\"	21936\"	21960\"	21984\"	22008\"	22032\"	22056\"	22080\"	22104\"	22128\"	22152\"	22176\"	22200\"	22224\"	22248\"	22272\"	22296\"	22320\"	22344\"	22368\"	22392\"	22416\"	22440\"	22464\"	22488\"	22512\"	22536\"	22560\"	22584\"	22608\"	22632\"	22656\"	22680\"	22704\"	22728\"	22752\"	22776\"	22800\"	22824\"	22848\"	22872\"	22896\"	22920\"	22944\"	22968\"	22992\"	23016\"	23040\"	23064\"	23088\"	23112\"	23136\"	23160\"	23184\"	23208\"	23232\"	23256\"	23280\"	23304\"	23328\"	23352\"	23376\"	23400\"	23424\"	23448\"	23472\"	23496\"	23520\"	23544\"	23568\"	23592\"	23616\"	23640\"	23664\"	23688\"	23712\"	23736\"	23760\"	23784\"	23808\"	23832\"	23856\"	23880\"	23904\"	23928\"	23952\"	23976\"	24000\"	24024\"	24048\"	24072\"	24096\"	24120\"	24144\"	24168\"	24192\"	24216\"	24240\"	24264\"	24288\"	24312\"	24336\"	24360\"	24384\"	24408\"	24432\"	24456\"	24480\"	24504\"	24528\"	24552\"	24576\"	24600\"	24624\"	24648\"	24672\"	24696\"	24720\"	24744\"	24768\"	24792\"	24816\"	24840\"	24864\"	24888\"	24912\"	24936\"	24960\"	24984\"	25008\"	25032\"	25056\"	25080\"	25104\"	25128\"	25152\"	25176\"	25200\"	25224\"	25248\"	25272\"	25296\"	25320\"	25344\"	25368\"	25392\"	25416\"	25440\"	25464\"	25488\"	25512\"	25536\"	25560\"	25584\"	25608\"	25632\"	25656\"	25680\"	25704\"	25728\"	25752\"	25776\"	25800\"	25824\"	25848\"	25872\"	25896\"	25920\"	25944\"	25968\"	25992\"	26016\"	26040\"	26064\"	26088\"	26112\"	26136\"	26160\"	26184\"	26208\"	26232\"	26256\"	26280\"	26304\"	26328\"	26352\"	26376\"	26400\"	26424\"	26448\"	26472\"	26496\"	26520\"	26544\"	26568\"	26592\"	26616\"	26640\"	26664\"	26688\"	26712\"	26736\"	26760\"	26784\"	26808\"	26832\"	26856\"	26880\"	26904\"	26928\"	26952\"	26976\"	27000\"	27024\"	27048\"	27072\"	27096\"	27120\"	27144\"	27168\"	27192\"	27216\"	27240\"	27264\"	27288\"	27312
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ASPAC

JAMES KH CHENG ARCHITECTS INC

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PFS STUDIO

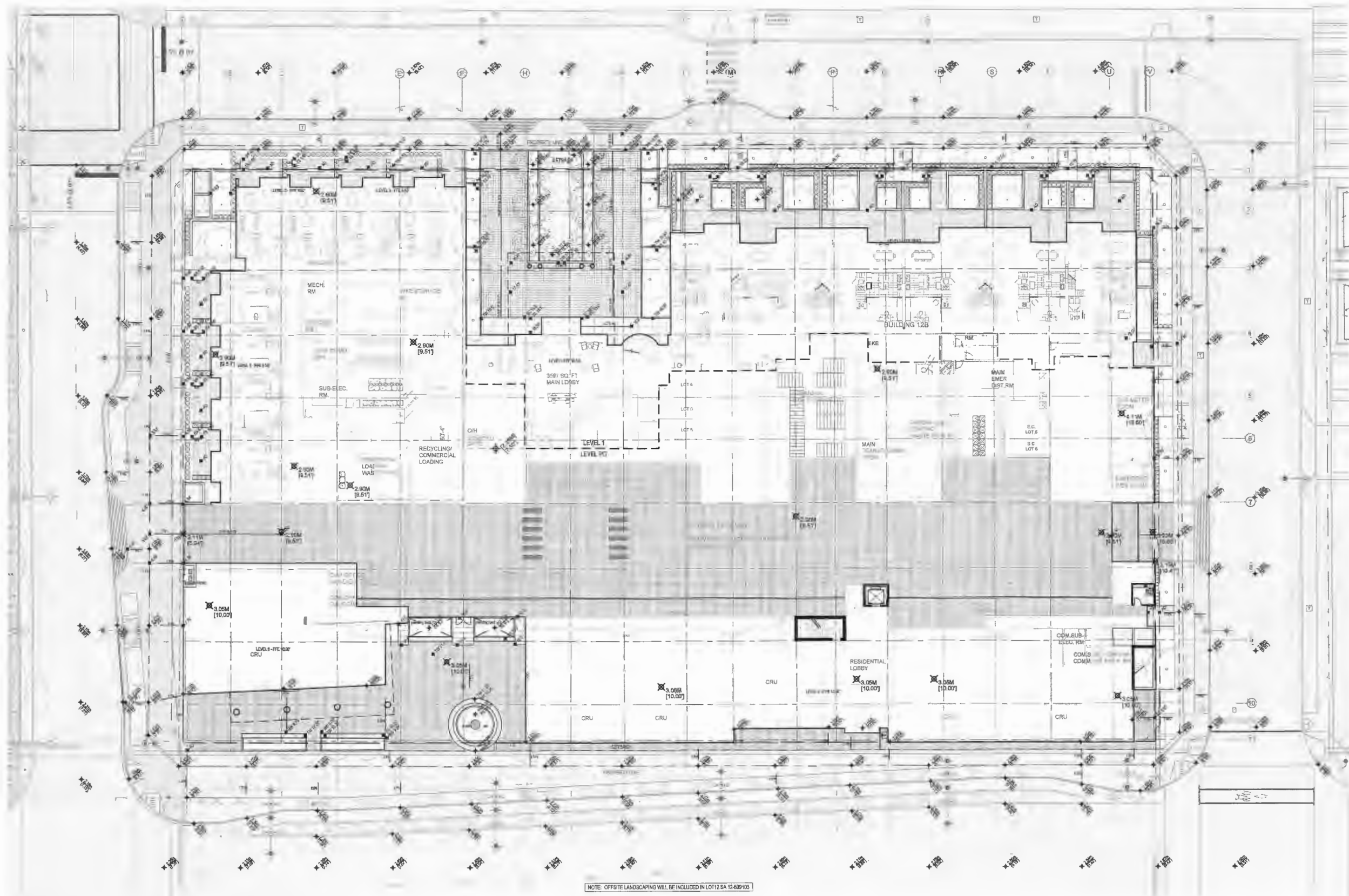


RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Layout Plan
Level 2

1 / 16" = 1'
14-812 (PFS-15038)
16 JAN., 2017

DP 16-743848

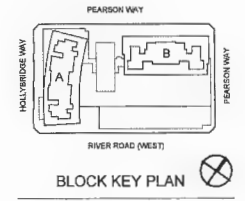


GRADING LEGEND	
CP	CAST-IN-PLACE
PS	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
RM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION

HP	HIGH POINT
RD	ROAD CROWN
▲	PROPOSED BUILDING / ROAD ELEVATION
▲	PROPOSED SPOT ELEVATION
▲	SLOPE

- GRADING GENERAL NOTES**
1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
 2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
 3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
 4. UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 4% (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
 5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

PEARSON WAY
HOLLYWOOD WAY
RIVER ROAD (WEST)
PEARSON WAY



ASPAC 

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PFS STUDIO 



RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

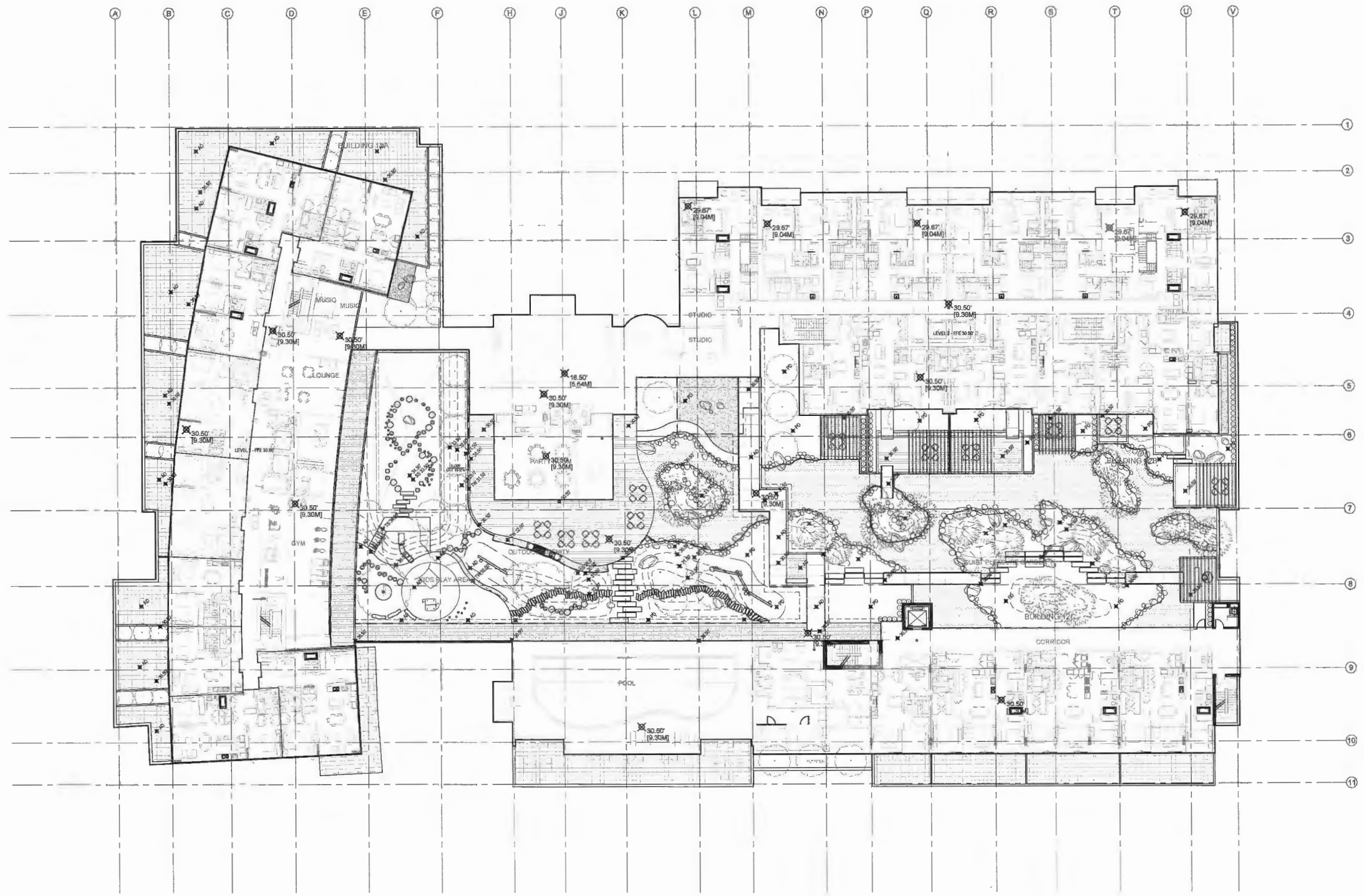
Landscape Grading Plan
Level PG and Level 1

1/16" = 1'

14-812 (PFS-15036)

16 JAN., 2017

DP 16-743848



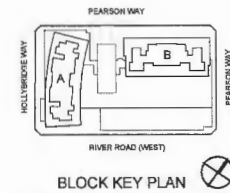
GRADING LEGEND	
CP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
RM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION

HP	HIGH POINT
RC	ROAD CROWN
	PROPOSED BUILDING / ROAD ELEVATION
	PROPOSED SPOT ELEVATION
	SLOPE

GRADING GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

DATE	DESCRIPTION
14-01-17	14-01-17
14-01-17	14-01-17
14-01-17	14-01-17
14-01-17	14-01-17



ASPAC

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PFS STUDIO

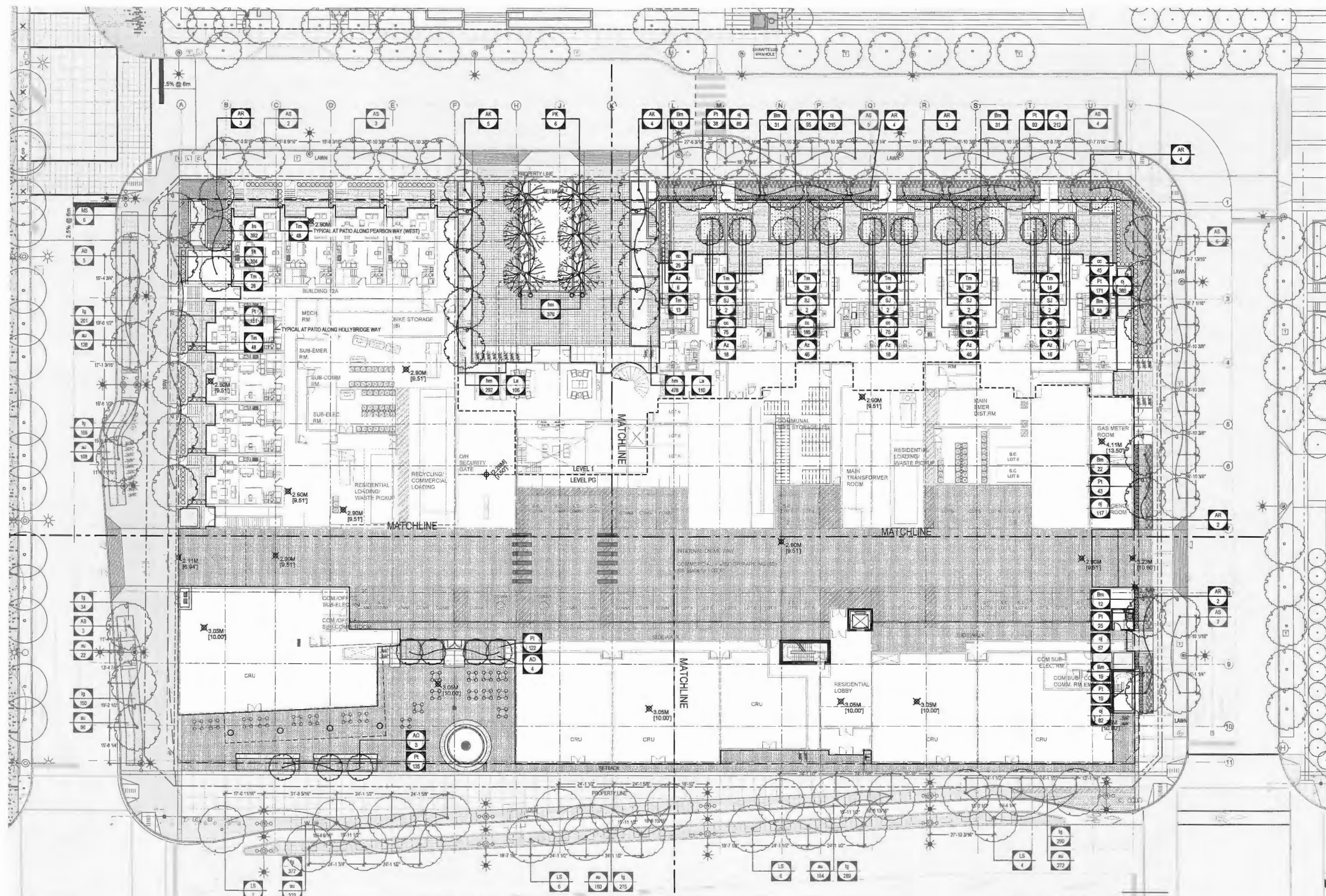


RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Grading Plan
Level 2

1/16" = 1'
14-812 (PFS-15036)
18 JAN., 2017

DP 16-743848
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PLANTS SCHEDULE

KEY CITY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES				
A# 1	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN) FULL
A# 7	ACER PALMATUM 'OSAKAZUKU'	OSAKAZUKU JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN) FULL
A# 30	ACER CRINATUM	VINE MAPLE	5CM HL, WB	MULTI-STEMMED (3 MIN) FULL
A# 13	ACER PALMATUM 'KATSURA'	KATSURA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN) FULL
A# 18	ACER FRAXINIFOLIUM 'SCANDLID'	COLUMBIAN RED MAPLE	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
M# 6	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM HL, WB	6" STANDARD, UNIFORM SIZE & QUALITY
M# 34	MAGNOLIA SEBOLDII	OYAMA MAGNOLIA	8CM HL, WB	MULTI-STEMMED (3 MIN) FULL
P# 7	PINUS CONTORTA	SHORE PINE	3.0M HT, WB	SPECIES + A PICTUREQUE QUAIL
P# 19	PRUNUS SEROTINA 'KANZAN'	JAPANESE ROSEHEDGE CHERRY	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
S# 12	STYRAX JAPONICUS 'ORABISSA'	JAPANESE STOWELL BEECH	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
SF # 9	STEWARTIA PSEUDOCAMILLA	JAPANESE STEWARTIA	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
TP #5	THUJA PLICATA 'EXCELSA'	EXCELSA RED CEDAR	2.5M HT, WB	FULL, UNIFORM SIZE & QUALITY
OFF-SITE STREETSCAPE				
A# 6	ABUTILON X GARNEA 'WITOT'	RED HORSE CHESTNUT	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
A# 22	ACER RUBRUM SCANDLID	COLUMBIAN RED MAPLE	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
PF # 8	PALMIETUM STYRACIS 'WORPLESS'	SWEET GUM	7CM HL, WB	FULL, UNIFORM SIZE & QUALITY
aj 1313	ASTROPHYTE UVA URSI 'VANCOUVER BLUE'	KINGSMAN WICK	#1 POT, 18" OC.	
aj 1361	PESTICIA QUA VAR. GLAUCA 'ELVES BLUE'	BLUE PELEGUE	#1 POT, 18" OC.	

KEY	QTY	BOTANICAL NAME
SHRUBS / GROUNDCOVERS		
<input type="checkbox"/>	181	AZALEA ARFONICA GIRARD'S GRIMON
<input type="checkbox"/>	Bm 324	BUXUS MICROPHYLLA 'WINTER GEM'
<input type="checkbox"/>	Cs 109	CORNUS SERICEA
<input type="checkbox"/>	Er 4403	ERICA DARLYNSENIS 'X MEDITERRANEAN WHITE'
<input type="checkbox"/>	400	GALLIHERIA SHALLOM
<input type="checkbox"/>	1	LAURUS NERII 'AUSTROFOLIA' 'MUNSTEAD'
<input type="checkbox"/>	0	LONCERA NITIDA
<input type="checkbox"/>	Pl 1287	PACHYDENDRON TERMINALIS
<input type="checkbox"/>	Rb 37	RHOODODENDRON 'YAKU PRINCESS'
<input type="checkbox"/>	Cs 357	SEMPERVIVUS GAULTIOIA
<input type="checkbox"/>	Tm 751	SEMPERVIVUS 'PURPLE EMPEROR'
<input type="checkbox"/>	Tm 261	TAXUS MEDIA 'M.M. EDDIE'
<input type="checkbox"/>	Tp 8135	THEMIS PRAECOX 'PURPLE CARPET'

COMMON NAME	SIZE	DESCRIPTION
EVERGREEN AZALEA	85 POT	24" O.C.
LITTLE LEAF BOXWOOD	83 POT	18" O.C.
RED STEM DOGWOOD	#1 POT	22" O.C.
MEDITERRANEAN HEATHER	#1 POT	12" O.C.
SALAL	#1 POT	12" O.C.
WINEBERRY LAVENDER	#2 POT	18" O.C.
BOX-LEAF HONEY-SUCKLE	85 POT	18" O.C.
JAPANESE SPURGE	#1 POT	18" O.C.
WHITE DWARF RHODODENDRON	85 POT	24" O.C.
CAUCASICA STONECROP	#1 POT	12" O.C.
FLUTING STONECROP	#1 POT	12" O.C.
H.M. EDDY VINE	40" HIGHMALE	FEET GROWN 22-24"
CREEPING THYME	4" POT	6" O.C.

KEY	KEY	BOTANICAL NAME
GRASSES / PERENNIALS		
1	313	ANCHUS TRYPHLOS (VA-URS)
2	2605	BLEUCHARN SPICAT
3	0	CAULMAGROSTIS 'KARL FORESTER'
4	1067	CAREX CARPORYPHELLE 'THE BEATLES'
5	356	CAREX MORROWII 'ICE DANCE'
6	37	EUPHORBIA JAPONICA 'IRUL FENI'
7	161	FESTUCA OVINA 'VAU GLAUCIA' 'ELIANH'S BLUE'
8	415	HAKONIA CHALCIDA MACRA
9	259	HEMERICALLIS 'JOAN SENIOR'
10	147	IRIS SIBERICA
11	2574	OPHIOPOGON JAPONICUS

COMMON NAME	SIZE	DESCRIPTION
KINKIKINK	#1 POT	15" O.C.
DEER FERN	#1 POT	12" O.C.
FEATHER REED GRASS	#2 POT	18" O.C.
MOPHEAD SPRING SEDGE	#1 POT	12" O.C.
MORROW'S SEDGE	#1 POT	12" O.C.
EVERGREEN SPURGE	#2 POT	18" O.C.
BLUE FESCUE	#1 POT	12" O.C.
JAPANESE FOREST GRASS	#1 POT	12" O.C.
JOAN SENIOR DAYLILY	#1 POT	12" O.C.
SIBERIAN IRIS	#1 POT	12" O.C.
MONDO GRASS	#1 POT	12" O.C.

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFICATION IS PUBLISHED JOINTLY BY THE EC SOCIETY OF LANDSCAPE ASSOCIATION (BSLNA).
2. ALL PLANT MATERIAL SHALL INCLUDE ALL OF THE FOLLOWING:
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS TO BE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR PLANT. THE CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR PLANT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED PLANT

ED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD, THIS
ARE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY
EASTERN NORTH AMERICA OR AS SPECIFIED.
SIZES TO BE SUPPLIED TO THIS PROJECT.
IN SHAPE AND SIZE.
WISSE NOTED: ONLY CERTIFIED B.O.D. NURSERY STOCK WILL BE
FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR
TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT
DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST
OR REVIEW AND RESPONSE.
OF COMPLIANCE
TO CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS
ROVALLS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY

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RIVER GREEN
Lot 12
6622/26688 Pearson Way
Richmond, BC

085

Landscape Planting Plan
Level PG and Level 1

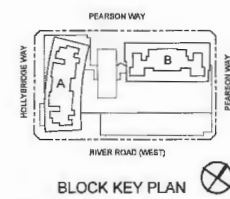
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date	comment
August 28, 2018	SP FORGOTTEN
Nov 16, 2018	SP FORGOTTEN
Nov 28, 2018	SHARED FOR ALDP
Jan 16, 2017	SHARED FOR DFF



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PFS STUDIO PROFESSIONAL FILM SERVICES

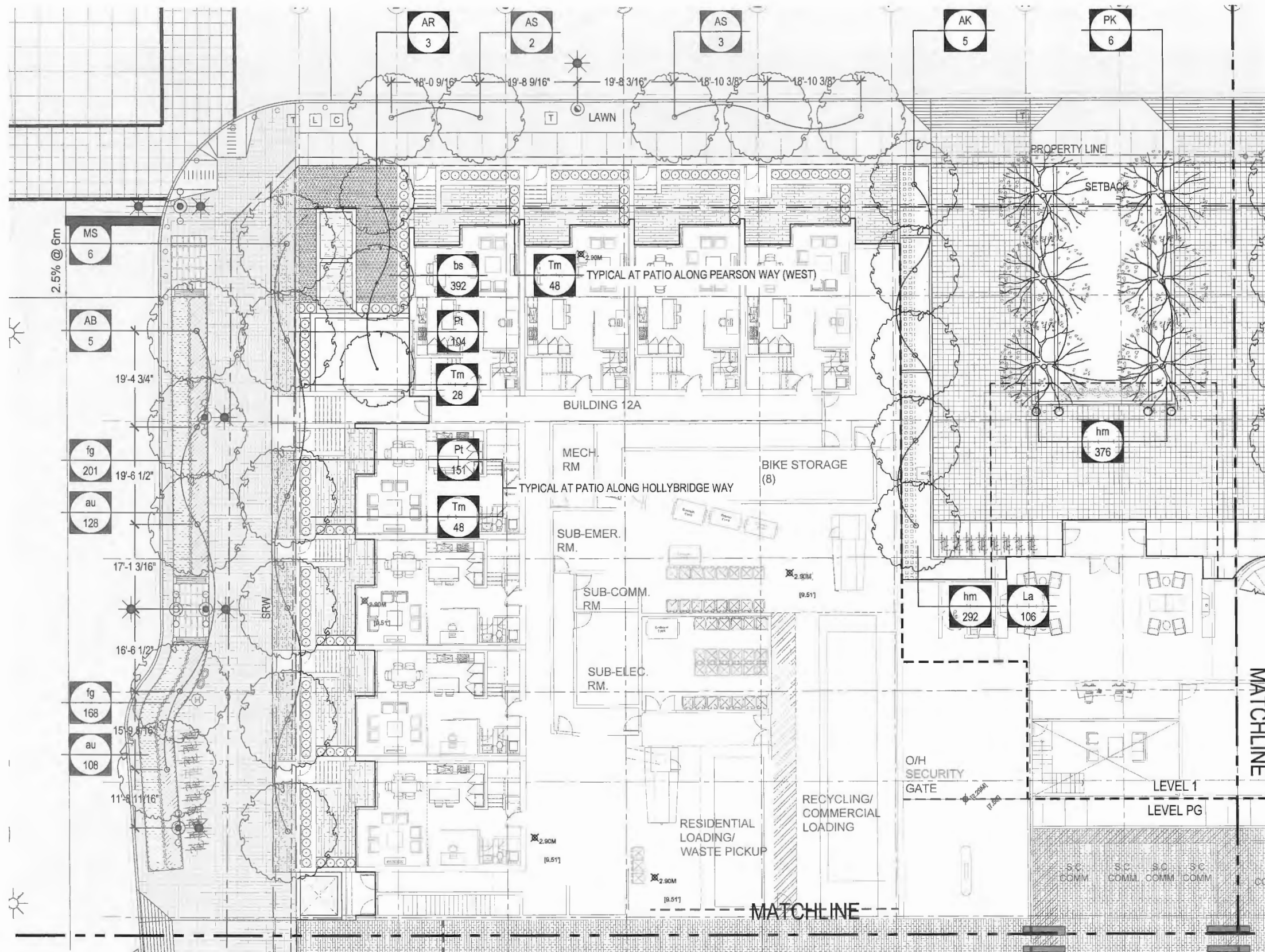
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Landscape Planting Plan
Level PG and Level 1

1 / 16" = 1'

16 JAN., 2017

42 DP 16-743848



PLANTING SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AR 1	ACER PALMATUM 'NO SHIME'	NO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AR 7	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AR 30	ACER CIRCINATUM	VINE MAPLE	50M CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AK 13	ACER PALMATUM 'KATSURU'	KATSURU JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AR 18	ACER RUBRUM 'SCANDIA'	COLUMBIAN RED MAPLE	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
MS 5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	70M CAL, WB	6 STANDARD, UNIFORM SIZE & QUALITY
MS 34	MAGNOLIA SEBOLDII	DIYAMA MAGNOLIA	80M CAL, WB	MULTI-STEMMED (3 MIN.) FULL
PC 7	PRUNUS CONTORTA	SHORE PRUNE	3.0M HT, WB	SPECIMEN & PICTURE QUALITY
PK 8	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
SL 12	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	70M CAL, WB	SPECIMEN QUALITY, 6 STD, FULL
SP 9	STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
TP 45	TAHA PUCATA 'EXCELSA'	EXCELSA RED CEDAR	2.5M HT, WB	FULL, UNIFORM SIZE & QUALITY

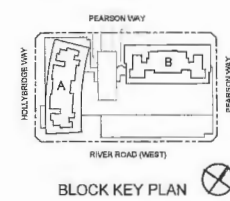
KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AR 151	AZALEA JAPONICA 'GRANDIS CRIMSON'	EVERGREEN AZALEA	45 POT	24" O.C.
AR 324	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	40 POT	18" O.C.
CS 108	CORNUS SERICEA	RED STEM DOGWOOD	40 POT	22" O.C.
DR 1403	ERICA DARKLENSIS 'X' MEDITERRANEAN WHITE	MEDITERRANEAN HEATHER	40 POT	12" O.C.
GA 400	GAULTHERIA SHALLO	SAUL	40 POT	12" O.C.
LA 216	LAVANDULA ANGLUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	40 POT	18" O.C.
LI 0	LONGERA NITIDA	BOXLEAF HONEYSUCKLE	40 POT	18" O.C.
PL 287	PACHYANDRA TERNstroemii	JAPANESE SPRUCE	40 POT	18" O.C.
SC 557	SEDUM CAUTICOLA	WHITE DWARF RHODODENDRON	40 POT	24" O.C.
SD 751	SEDUM SP. 'PURPLE EMPEROR'	CAURICAULA STONECROP	40 POT	12" O.C.
TM 381	TAXUS MEDIA 'YIM EDDIE'	AUTUMN STONECROP	40 POT	12" O.C.
TP 815	THYMUS PRAECOX 'PURPLE CARPET'	H.M. EDDIE YIM	4" POT	6" O.C.

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AR 1313	ARCTOSTAPHYLOS UVA-URSI	EVERGREEN AZALEA	45 POT	24" O.C.
AR 2605	BLECHNUM SPICATUM	LITTLE LEAF BOXWOOD	40 POT	18" O.C.
DR 1087	CAREX CARPAPHYLLEA 'THE BEAKLES'	RED STEM DOGWOOD	40 POT	22" O.C.
GA 955	CAREX MORROWII 'ICE DANCE'	MEDITERRANEAN HEATHER	40 POT	12" O.C.
GA 97	EUPHORBIA CHARACIAS WULFENII	SAUL	40 POT	12" O.C.
GA 1981	FESTUCA OVINA VAR. 'GLAUCOA' 'TALLAH' & BLUE	MUNSTEAD LAVENDER	40 POT	18" O.C.
GA 4916	HAKONECHLOA MACRA	BOXLEAF HONEYSUCKLE	40 POT	18" O.C.
GA 147	IRIS SIBIRICA	JAPANESE SPRUCE	40 POT	18" O.C.
GA 2874	OPHIOPOGON JAPONICUS	WHITE DWARF RHODODENDRON	40 POT	24" O.C.

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCLSA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
12. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

DATE	REVISION
10/15/2017	1. INITIAL DESIGN
10/15/2017	2. REVISED DESIGN
10/15/2017	3. REVISED DESIGN
10/15/2017	4. REVISED DESIGN

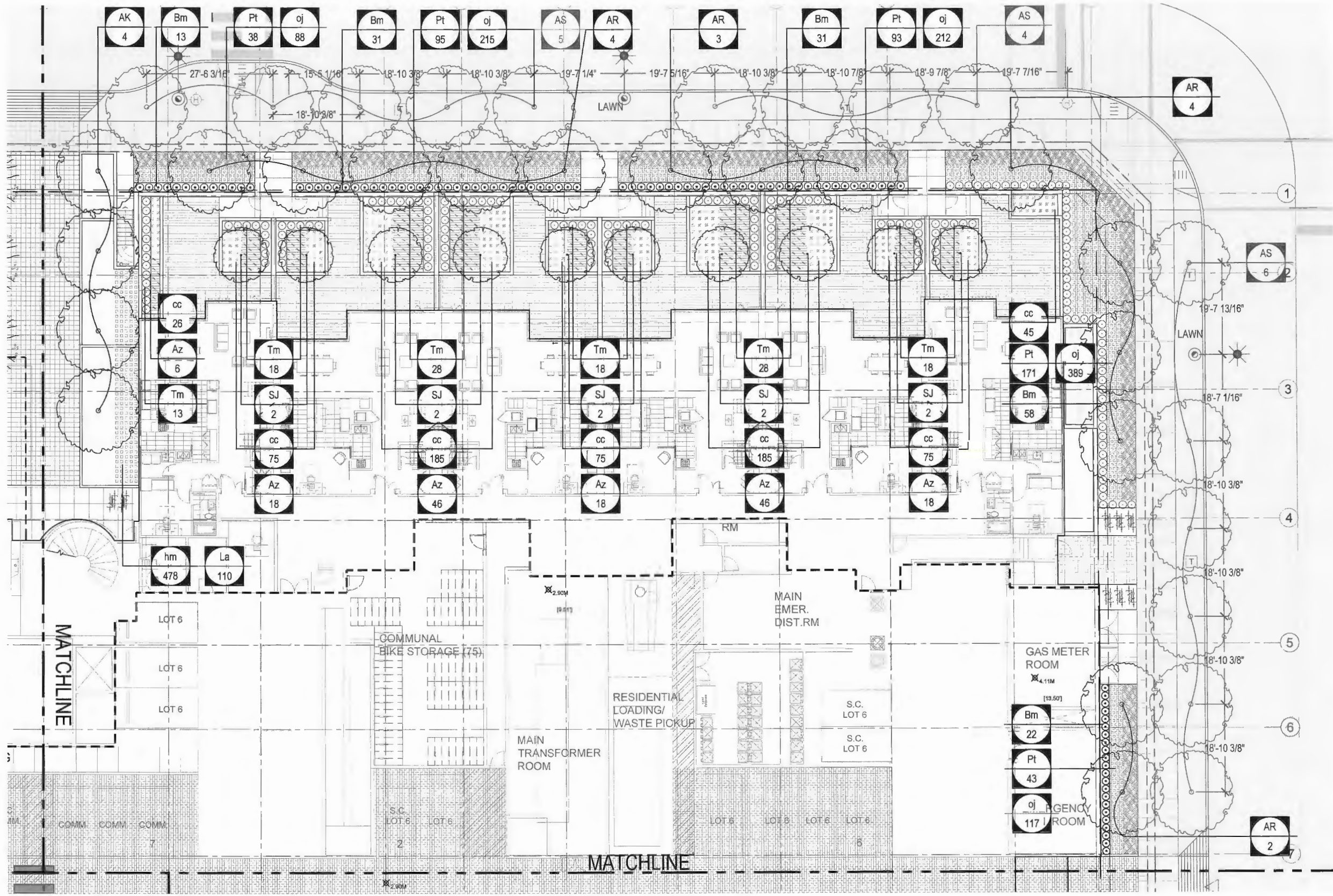


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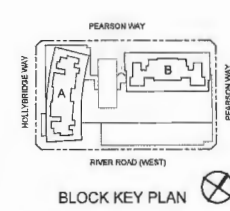
PFS STUDIO
1/16" = 1'

RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC
Landscape Planting Plan
Level PG and Level 1
14-812 (PFS-15036)
16 JAN., 2017

16-743848
43



SYMBOL	DESCRIPTION
[Symbol]	Tree
[Symbol]	Shrub
[Symbol]	Grass
[Symbol]	Water
[Symbol]	Path
[Symbol]	Boundary



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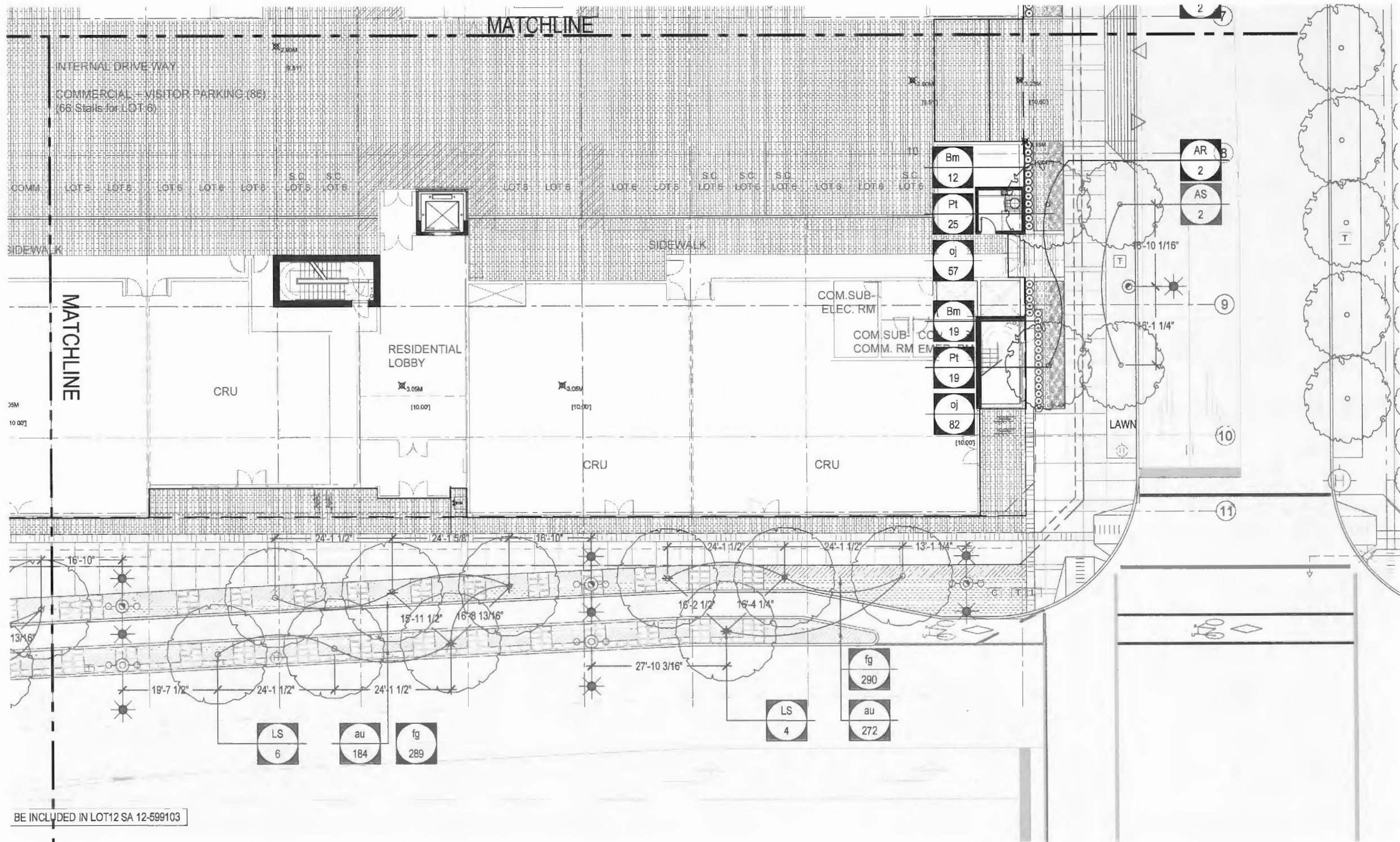
PLANTS SCHEDULE										PLANTING GENERAL NOTES									
KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION					
TREES																			
A1	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	A1	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	A1	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
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AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
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AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
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AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
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AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					
AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL	AC	ACER PALMATUM 'YATSUBA'	YATSUBA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL					

RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Planting Plan
Level PG and Level 1

1/16" = 1'
14-812 (PFS-15036)
16 JAN., 2017

16-743848
44



BE INCLUDED IN LOT12 SA 52-599103

PLANTS SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AA 1	ACER PALMUTUM 'NO SHIMU'	AC SHIMU JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AO 7	ACER PALMUTUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AK 13	ACER PALMUTUM 'KATSURU'	KATSURU JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AR 18	ACER RUBRUM 'SCANDLON'	COLUMBIAN RED MAPLE	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
MO 5	MAGNOLIA GRANDIFLORA 'LITTLE CHIM'	EVERGREEN SOUTHERN MAGNOLIA	70M CAL. WB	8 STANDED, UNIFORM SIZE & QUALITY
MO 34	MAGNOLIA BILGOLDI	OVAMA MAGNOLIA	90M CAL. WB	MULTI-STEMMED (3 MIN.) FULL
PC 7	PRUNUS CONTORTA	SHORE PINE	3.0M HT. WB	SPECIFIED & POST-REQUISITE QUALITY
PK 6	PRUNUS SERRULATA 'KAZAN'	JAPANESE FLOWERING CHERRY	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
SJ 12	SYRAX JAPONICUS 'OBASIA'	JAPANESE SNOWBELL TREE	70M CAL. WB	SPECIFIED QUALITY #810, FULL
SP 8	STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
TP 45	THUJA PLICATA 'EXCELSA'	EXCELSA RED CEDAR	2.5M HT. WB	FULL, UNIFORM SIZE & QUALITY
OFF-SITE STREETSCAPE				
AB 6	ALBICORNUS X CARNEA 'BRIGHT'	RED HORSE CHESTNUT	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
AS 22	ACER RUBRUM 'SCANDLON'	COLUMBIAN RED MAPLE	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
LS 23	LIQUIDAMBAR STYRACIFLORA 'WORPLESDON'	SWEET GUM	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
au 1313	ARCTOSTAPHYLOS UVA URSI 'VANDERKAMP'	KINKY KAMICK	#1 POT, 12" O.C.	
fg 1981	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT, 12" O.C.	

BIRCHES / ORNAMENTALS

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AB 191	AZALEA JAPONICA 'GRANDIS CRIMSON'	EVERGREEN AZALEA	#5 POT	24" O.C.
Bm 324	BURUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#2 POT	18" O.C.
Co 100	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	22" O.C.
E 1403	ERICA CARLENYENSIS X 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs 400	GALUTHERA SHALLOON	SALAL	#1 POT	12" O.C.
Ls 215	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Li 0	LONCERA NITIDA	BOULEAF HONEYBUCKLE	#1 POT	18" O.C.
Pi 1287	PACHYRANDEA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Rh 37	RHOCHODENDRON 'YAKU PRINCESS'	WHITE DWARF RHOCHODENDRON	#3 POT	24" O.C.
Se 557	SEDUM CAUTICOLA	CALIF. CAULA STONECROP	#1 POT	12" O.C.
Si 751	SEDUM SP. 'PURPLE EMPEROR'	AUTUMN STONECROP	#1 POT	12" O.C.
Tm 381	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	#1 POT	12" O.C.
tp 8135	THYMUS PRATENSIS 'PURPLE CARPET'	CREeping THYME	4" POT	8" O.C.

GRASSES / PERENNIALS

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
au 1313	ARCTOSTAPHYLOS UVA URSI	KINKY KAMICK	#1 POT	12" O.C.
bs 3038	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ck 0	CALAMAGROSTIS KARL FORESTER	FEATHER REED GRASS	#1 POT	12" O.C.
cs 1307	CAREX CARPENSIS 'THE SEATLES'	MORPHEUS SPRING SEDGE	#1 POT	12" O.C.
cm 555	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
es 67	EUPHORBIA CHARACIS WALL-EM	EVERGREEN SPURGE	#2 POT	18" O.C.
fg 1981	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
hm 4518	HAKONEGLOSA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
h 288	HAKONEGLOSA MACRA	JOAN SENIOR DAYLILY	#1 POT	12" O.C.
ls 147	LISSIBERICA	SIBERIAN IRIS	#1 POT	12" O.C.
o 2074	OPHIPOGON JAPONICUS	MONDO GRASS	#1 POT	12" O.C.

PLANTING GENERAL NOTES

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
au 1313	ARCTOSTAPHYLOS UVA URSI	KINKY KAMICK	#1 POT	12" O.C.
bs 3038	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ck 0	CALAMAGROSTIS KARL FORESTER	FEATHER REED GRASS	#1 POT	12" O.C.
cs 1307	CAREX CARPENSIS 'THE SEATLES'	MORPHEUS SPRING SEDGE	#1 POT	12" O.C.
cm 555	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
es 67	EUPHORBIA CHARACIS WALL-EM	EVERGREEN SPURGE	#2 POT	18" O.C.
fg 1981	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
hm 4518	HAKONEGLOSA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
h 288	HAKONEGLOSA MACRA	JOAN SENIOR DAYLILY	#1 POT	12" O.C.
ls 147	LISSIBERICA	SIBERIAN IRIS	#1 POT	12" O.C.
o 2074	OPHIPOGON JAPONICUS	MONDO GRASS	#1 POT	12" O.C.

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cm 555	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
es 67	EUPHORBIA CHARACIS WALL-EM	EVERGREEN SPURGE	#2 POT	18" O.C.
fg 1981	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
hm 4518	HAKONEGLOSA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
h 288	HAKONEGLOSA MACRA	JOAN SENIOR DAYLILY	#1 POT	12" O.C.
ls 147	LISSIBERICA	SIBERIAN IRIS	#1 POT	12" O.C.
o 2074	OPHIPOGON JAPONICUS	MONDO GRASS	#1 POT	12" O.C.

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- PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
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ASPAC

JAMES KM CHENG ARCHITECTS INC.

PFS STUDIO

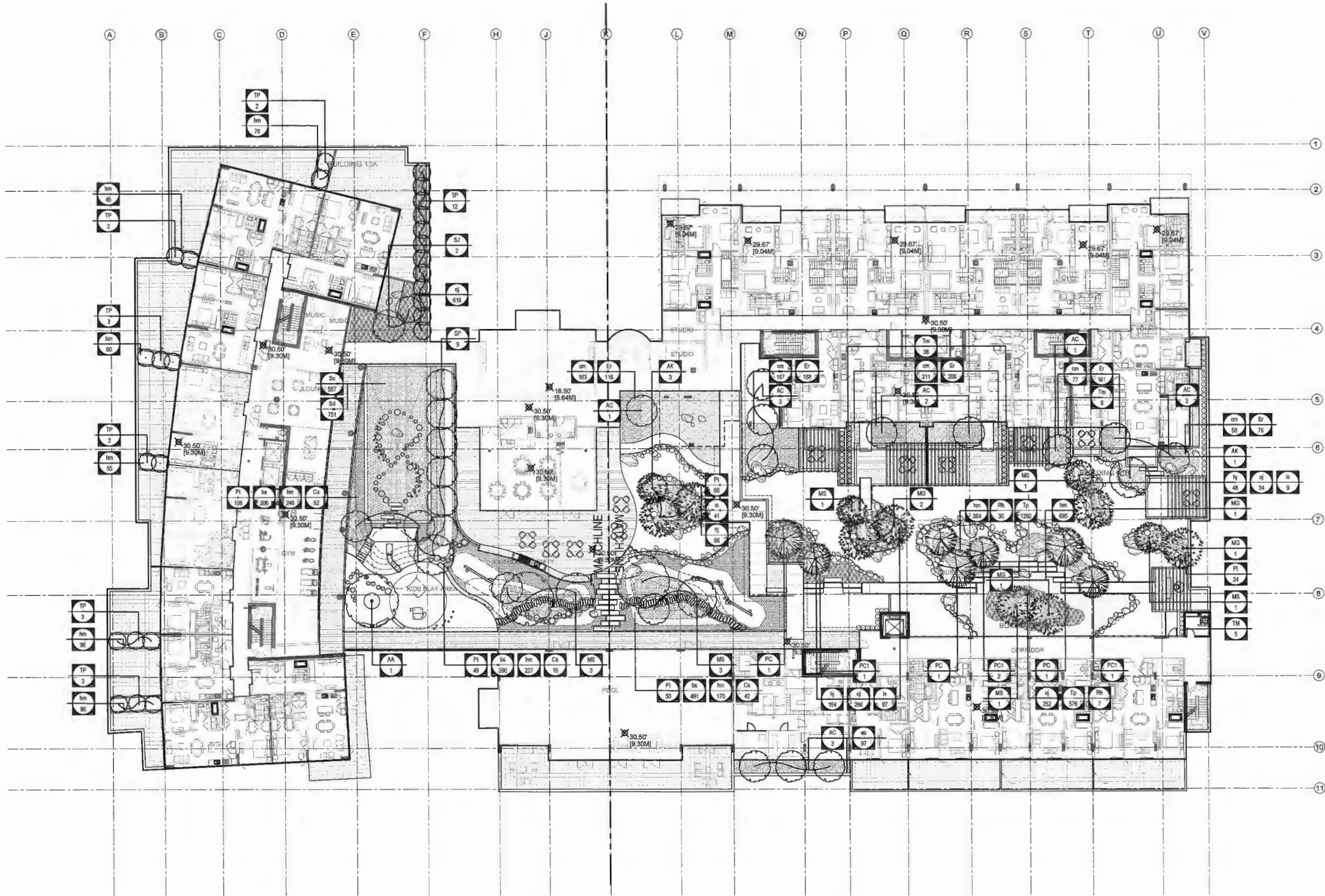
RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Planting Plan
Level PG and Level 1

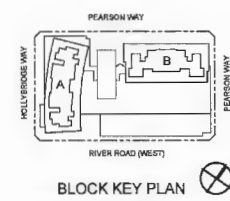
1/16" = 1'
14-812 (PFS-15036)


16 JAN, 2017

DP 16-743848



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[Symbol]	Wall
[Symbol]	Door
[Symbol]	Window
[Symbol]	Light
[Symbol]	Sign
[Symbol]	Other



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PFS STUDIO 


RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Planting Plan
Level 2

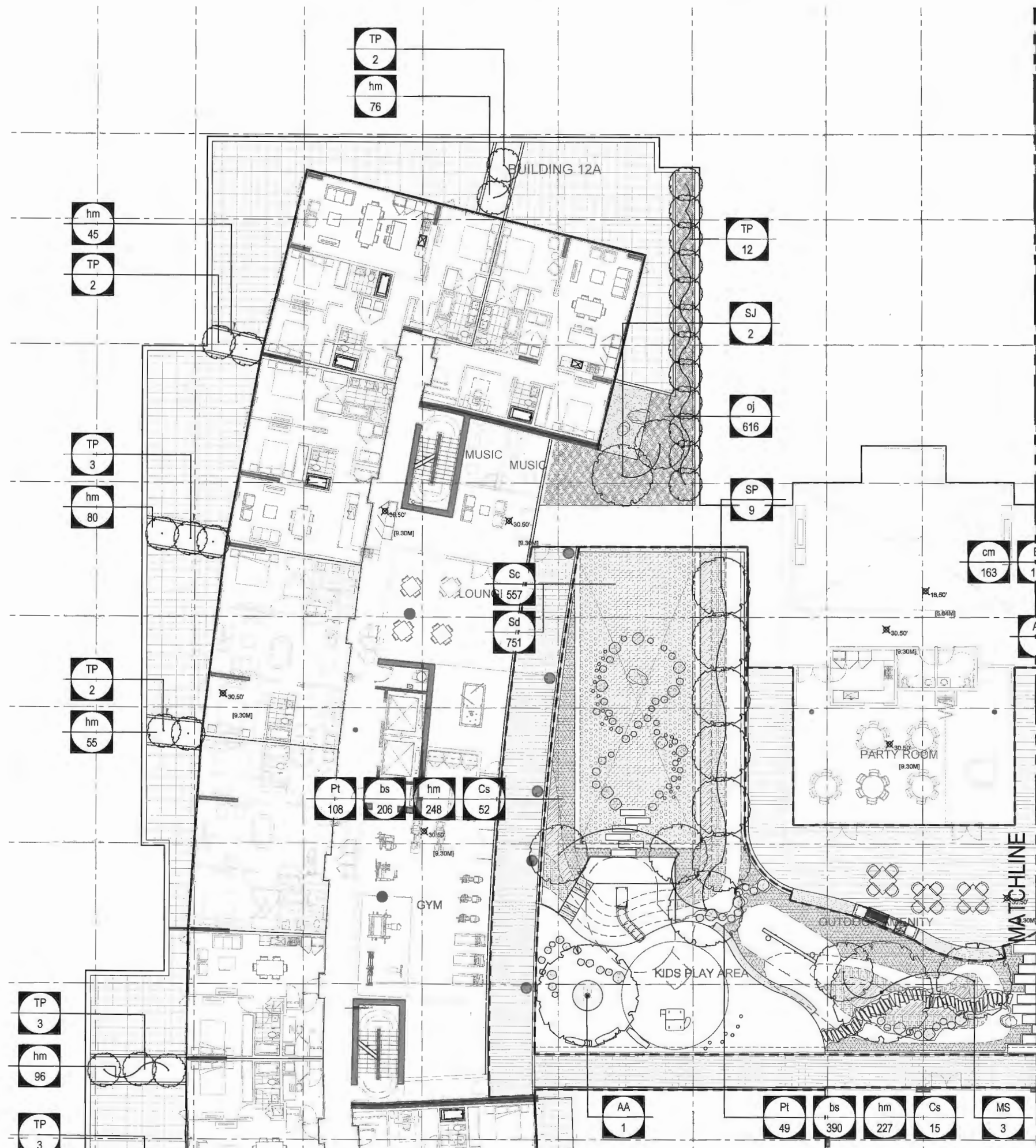
1/16" = 1'
14-812 (PFS-15036)
16 JAN., 2017

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AA 1	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.9M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AO 7	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.9M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AC 30	ACER CIRCINATUM	VINE MAPLE	50M CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AK 13	ACER PALMATUM 'YATSURA'	KATSURA JAPANESE MAPLE	2.9M HT. WB	MULTI-STEMMED (3 MIN.) FULL
AR 18	ACER RUBRUM 'SCANDLON'	COLUMNAR RED MAPLE	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
MG 5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	70M CAL. WB	6" STANDARD, UNIFORM SIZE AND QUALITY
MS 34	MAGNOLIA SIEBOLDII	OYAMA MAGNOLIA	60M CAL. WB	MULTI-STEMMED (3 MIN.) FULL
PC 7	PAUS CONTORTA	SHORE PINE	3.9M HT. WB	SPECIMEN & PICTURE QUALITY
PK 6	PRUNUS SERRULATA 'YANZAN'	JAPANESE FLOWERING CHERRY	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
SJ 12	STYRAX JAPONICUS 'OBASIA'	JAPANESE SNOWBELL TREE	70M CAL. WB	SPECIMEN QUALITY, 6" STD. FULL
SP 9	STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
TP 45	THUJA PLICATA 'EXCELSA'	EXCELSA RED CEDAR	2.9M HT. WB	FULL, UNIFORM SIZE & QUALITY

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AA 191	AZALEA JAPONICA 'GRAND'S CRIMSON'	EVERGREEN AZALEA	#5 POT	24" D.C.
Bm 324	BURUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Cs 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	22" O.C.
Er 1403	ERICA DARLEYENSIIS 'X' 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Ga 490	GALLTHERIA 'SHALLON'	SHAL	#1 POT	12" O.C.
La 216	LAVANDULA ANGLUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Ln 0	LONICERA NITIDA	BOXLEAF HONEY SUCKLE	#0 POT	18" O.C.
Pl 1287	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Rb 37	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C.
Ss 557	SEDUM CAUTICOLA	CAURICOLA STONECROP	#1 POT	12" O.C.
Sd 751	SEDUM SP. 'PURPLE EMPEROR'	AUTUMN STONECROP	#1 POT	12" O.C.
Tm 261	TAXUS MEDIA 'Y.M. EDDIE'	H.M. EDDIE YEW	4" POT	12" O.C.
TP 8135	THYMUS PRAECOX 'PURPLE CARPET'	CREeping THYME	4" POT	6" O.C.

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
aa 1313	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	#1 POT	15" O.C.
bs 2805	BLECHNUM SPICAT	DEER FERN	#1 POT	12" O.C.
ck 0	CALAMAGROSTIS KARL FORESTERY	FEATHER REED GRASS	#2 POT	18" O.C.
cc 1067	CAREX CAROPHYLLA 'THE BEATLES'	MORHEAD SPRING SEDGE	#1 POT	12" O.C.
cm 959	CAREX 'MORRIS DANCE'	MORRIS SEDGE	#1 POT	12" O.C.
ec 97	ELPHORHBA CHARASAS WULFENII	EVERGREEN SPURGE	#2 POT	18" O.C.
fg 1981	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
hm 4918	HAKONEGLA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
hj 296	HOMEROCALUS 'JOHN SENIOR'	JOHN SENIOR DAYLILY	#1 POT	12" O.C.
ls 147	IRIS SIBERICA	SIBERIAN IRIS	#1 POT	12" O.C.
oj 2674	OPHIOPOGON JAPONICUS	MONDO GRASS	#1 POT	12" O.C.

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 11. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
 12. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.



PLANTS SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TP 2	ACER PALMATUM 'AD SHINE'	AD SHINE JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN) FULL
hm 76	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN) FULL
TP 12	ACER CIRCINATUM	VINE MAPLE	50M CAL. WB	MULTI-STEMMED (3 MIN) FULL
SJ 2	ACER PALMATUM 'KATSURA'	KATSURA JAPANESE MAPLE	2.5M HT. WB	MULTI-STEMMED (3 MIN) FULL
oj 616	ACER RUBRUM 'SCARLO'	COLUMBIAN RED MAPLE	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
SP 9	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	70M CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
cm 163	MAGNOLIA SEBOLDII	OTYAMA MAGNOLIA	60M CAL. WB	MULTI-STEMMED (3 MIN) FULL
Er 116	PRUNUS CONTORTA	SHORE PINE	3.0M HT. WB	SPECIMEN & PICTURESQUE QUALITY
AC 1	PRUNUS SEROTINATA 'KANDAN'	JAPANESE FLOWERING CHERRY	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
MS 3	STYRAX JAPONICUS 'OBASIA'	JAPANESE SNOWBELL TREE	70M CAL. WB	SPECIMEN QUALITY, 6' STD, FULL
AA 1	STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
Pt 49	THUJA PLICATA 'EXCELSA'	EXCELSA RED CEDAR	2.5M HT. WB	FULL, UNIFORM SIZE & QUALITY

OFF-SITE STREETSCAPE

AS 8	ACERULUS X CARNEA 'BROTII'	RED HORSE CHESTNUT	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
AS 22	ACER RUBRUM 'SCARLO'	COLUMBIAN RED MAPLE	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
LS 23	LIQUIDAMBAR STYRACIFLUA WORMLESON	SWEET GUM	70M CAL. WB	FULL, UNIFORM SIZE & QUALITY
as 1513	ARCTOSTAPHYLOS UVA URSI VANCOUVER JADE	KINKINNICK	#1 POT, 15" O.C.	
ts 1591	FESTUCA OVINA VAR. GLAUCA TELLAH'S BLUE	BLUE FESCUE	#1 POT, 15" O.C.	

SHRUBS / GROUNDCOVERS

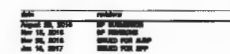
AS 191	AZALEA JAPONICA GRARD'S CRIMSON	EVERGREEN AZALEA	#5 POT	24" O.C.
Er 324	BULBUS MICROPHYLLA WINTER GEM	LITTLE LEAF BOWWOOD	#5 POT	18" O.C.
Er 103	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	22" O.C.
Er 1403	ERICA DARLEYENSIS 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Er 403	GAULTHERIA SHALLO	SALAL	#1 POT	12" O.C.
La 216	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
La 0	LOXCERA NITIDA	BOXLEAF HONEYBUCKLE	#5 POT	18" O.C.
Pt 1287	PACHYANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Rb 37	RHOXODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#5 POT	24" O.C.
Sc 697	SEDUM CAUTICOLA	CALIFORNIA STONECROP	#1 POT	12" O.C.
Sd 751	SEDUM 'P. PURPLE EMPEROR'	AUTUMN STONECROP	#1 POT	12" O.C.
Th 381	TAXUS MEDIA 'M. EDOIE'	H.M. EDDIE YEW	40" HIGH MALE, FIELD GROWN 22-24" O	
tp 8135	THYMUS PRAECOX 'PURPLE CARPET'	CREeping THYME	4" POT	6" O.C.

GRASSES / PERENNIALS

as 1513	ARCTOSTAPHYLOS UVA-URS	KINKINNICK	#1 POT	15" O.C.
bs 2605	BLECHNUM SPICAT	DEER FERN	#1 POT	12" O.C.
ck 9	CALAMAGROSTIS KARL FORESTERY	FEATHER REED GRASS	#2 POT	18" O.C.
ck 1267	CAREX GARDNERIANA 'THE BRISTLES'	KOPPEAD SPRING SEDGE	#1 POT	12" O.C.
cm 556	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
ec 27	EUPHORBIA CHARACAS WULFENI	EVERGREEN SPURGE	#2 POT	18" O.C.
ts 1591	FESTUCA OVINA VAR. GLAUCA TELLAH'S BLUE	BLUE FESCUE	#1 POT	12" O.C.
ts 1591	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ts 258	HEMEROCALLIS 'JOAN SENIOR'	JOAN SENIOR DAYLILY	#1 POT	12" O.C.
ts 147	IRIS SIBIRICA	SIBIRIAN IRIS	#1 POT	12" O.C.
ts 2574	OPHIPOGON JAPONICUS	MORIC GRASS	#1 POT	12" O.C.

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ASPAC

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Tel: (604) 681-0333 Fax: (604) 681-0387
Email: jkcheng@jkmarchitects.com

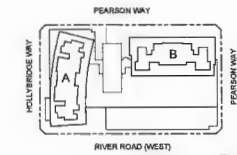
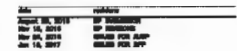
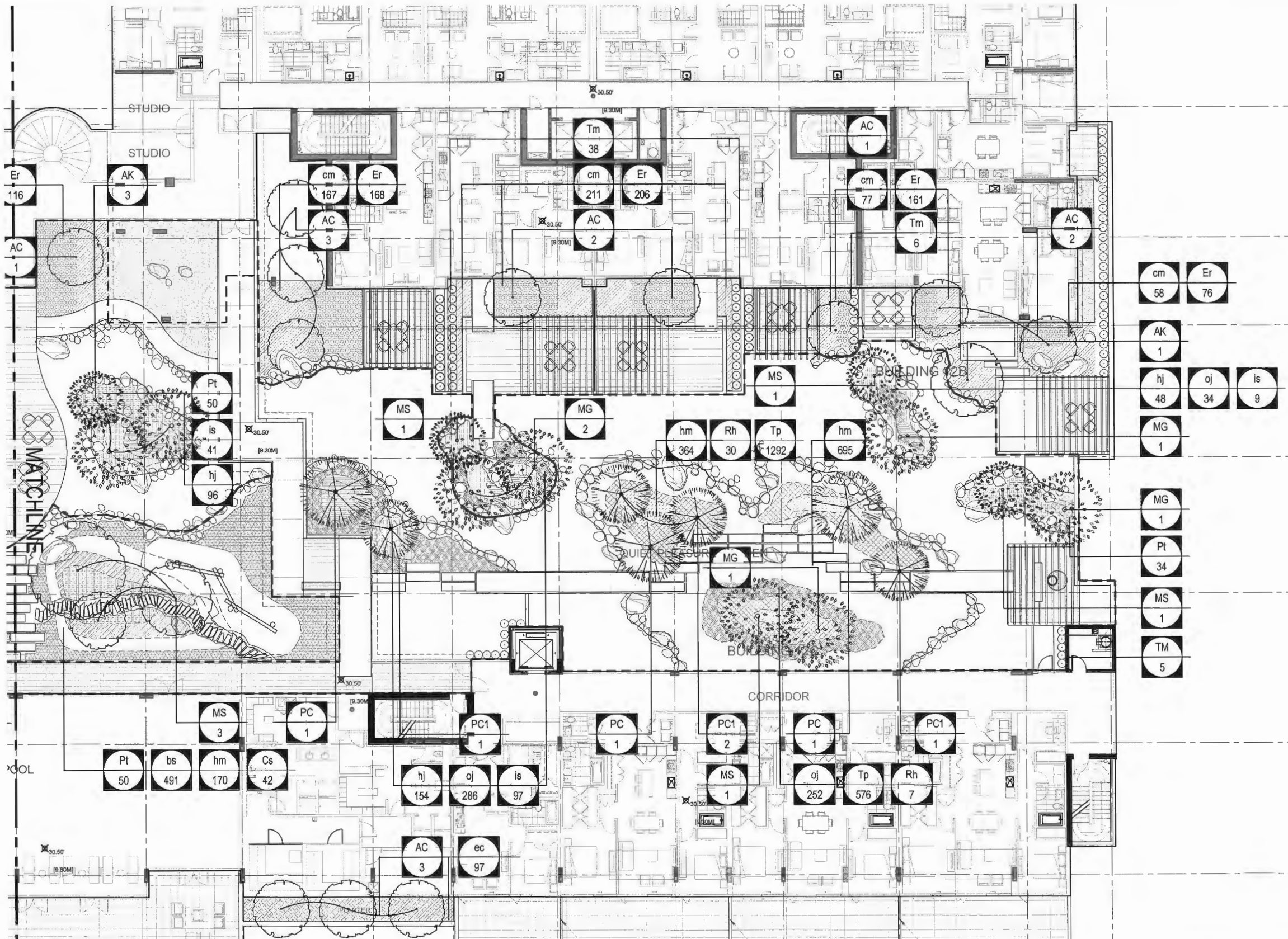
PFS STUDIO

RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Planting Plan
Level 2

1/16" = 1'
14-812 (PFS-15036)
16 JAN., 2017

16-743848



BLOCK KEY PLAN



JAMES KIM CHENG ARCHITECTS INC.

240-277 West Eighth Avenue
Vancouver, B.C. Canada V6T 1P6
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Email: info@jameskimcheng.com



Project Name: RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Planting Plan
Level 2

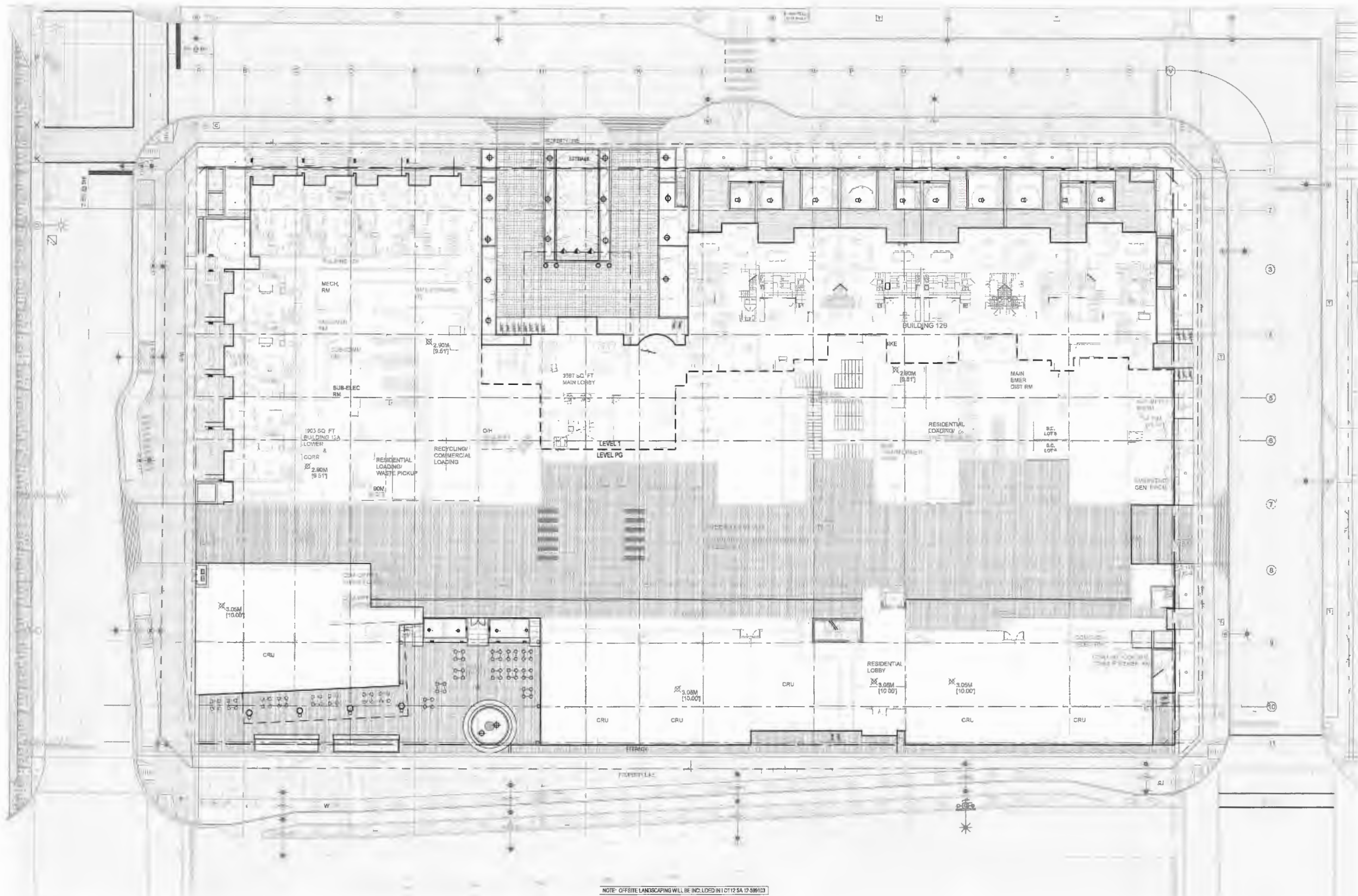
1/16" = 1'
14-812 (PFS-15036)
16 JAN., 2017

PLANTS SCHEDULE				
KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES				
AA 1	ACER PALMUTUM 'NO SHIME'	AD CHINE JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN) FULL
AO 7	ACER PALMUTUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN) FULL
AC 30	ACER ORINATUM	VINE MAPLE	50M CAL, WB	MULTI-STEMMED (3 MIN) FULL
AK 13	ACER PALMUTUM 'KATSURA'	KATSURA JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN) FULL
AR 18	ACER RUBRUM 'SCARLON'	COLUMBIAN RED MAPLE	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
MG 5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	70M CAL, WB	6" STANDARD, UNIFORM SIZE AND QUALITY
MS 34	MAGNOLIA BEBOLDII	OYAMA MAGNOLIA	50M CAL, WB	MULTI-STEMMED (3 MIN) FULL
PC 7	PRINUS CONTORTA	SHORE PINE	30M HT, WB	SPECIMEN & PICTURE QUALITY
PK 9	PRINUS SEROTINA 'KANZAN'	JAPANESE FLOWERING CHERRY	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
BS 12	STYRAX JAPONICUS 'ORASSA'	JAPANESE SNOWWELL CHERRY	70M CAL, WB	SPECIMEN QUALITY, 6" STD, FULL
SP 9	STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
TP 45	THUJA PLICATA 'EXCELSA'	EXCELSA RED CEDAR	2.5M HT, WB	FULL, UNIFORM SIZE & QUALITY
OFF-SITE STREETSCAPE				
AB 8	ABUTILON 'CARNATION'	RED HORSE CHESTNUT	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
AS 22	ACER RUBRUM 'SCARLON'	COLUMBIAN RED MAPLE	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
LS 23	LIQUIDAMBAR STYRACIFLUA 'WOPLESSEON'	SWEET GUM	70M CAL, WB	FULL, UNIFORM SIZE & QUALITY
BU 1313	BUXTOPHYLLUS LVA URIS VANCOUVER JADE	KINKORINICK	#1 POT, 15" O.C.	
BU 1901	BUXTOPHYLLUS LVA URIS VANCOUVER JADE	BLUE FESCUE	#1 POT, 15" O.C.	

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS				
Az 191	AZALEA JAPONICA 'GRANDIS CRIMSON'	EVERGREEN AZALEA	#5 POT	24" O.C.
Gr 324	GRASS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#5 POT	18" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	22" O.C.
Er 1403	ERICA DARLEYENSIIS 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gu 492	GALTHERIA SP. 'LAVENDER'	SALAL	#1 POT	12" O.C.
La 216	LAVANDULA ANGUSTRIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lo 0	LONGICHA NITIDA	BOXLEAF HONEYLOC	#3 POT	18" O.C.
Pt 1287	PACHYANDRA TERMINALIS	JAPANESE SPURGE	#1 POT	18" O.C.
Ph 37	PHLOX DENDRON 'YAKU PRINCESS'	WHITE DWARF PHLOX	#2 POT	24" O.C.
Sd 557	SEDUM CAUTOLEA	SEDUM CAUTOLEA	#1 POT	12" O.C.
Tm 381	SEDUM SP. 'PURPLE EMPEROR'	AUTUMN STONECROP	#1 POT	12" O.C.
Th 391	THYMUS MEDIA 'H.M. EDDIE'	H.M. EDDIE THYMUS	#1 POT	12" O.C.
Th 391	THYMUS MEDIA 'H.M. EDDIE'	THYMUS MEDIA 'H.M. EDDIE'	#1 POT	12" O.C.
Th 391	THYMUS MEDIA 'H.M. EDDIE'	THYMUS MEDIA 'H.M. EDDIE'	#1 POT	12" O.C.

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
GRASSES / PERENNIALS				
BU 1313	BUXTOPHYLLUS LVA URIS	KINKORINICK	#1 POT	15" O.C.
BU 2005	BUXTOPHYLLUS LVA URIS	DEER FERN	#1 POT	12" O.C.
Co 0	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.
Co 109	CORNUS SERICEA	RED STEM DOGWOOD	#1 POT	12" O.C.

- PLANTING GENERAL NOTES**
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLANA).
 2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
 3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
 4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
 5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
 6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
 7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
 8. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
 9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS. ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
 10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL, AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
 11. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
 12. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.



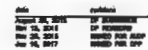
NOTE: OFFSITE LANDSCAPING WILL BE INCLUDED IN 1 0112 SA 17 589103

LIGHTING LEGEND

- RECESSED WALL LIGHT - Type RA;
SISTEMA LUX DRUQUE S 4506-JC-120-S-4330A
- TREE MUSHROOM LIGHT - Type 18F;
IGUZZINI TES LED, 260mm
- WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type CC;
HIDCO LUM 2275 CAST BRONZE UNDERWATER
- SCENE DOWN LIGHT - ON COLUMN, UNDER TRELLIS - Type DD;
MP LIGHTING LBS-2-MR-5-A-4-3530D
- BOLLARD LIGHT, LOW LEVEL PATH - Type EE;
TRADICOL CUBIC TEC 5X075 BOLLARD, LED, 548mm, (300mm FOR PRIVATE DECK)
- BENCH STRING LIGHT - Type FF;
WAC INVISILED LED1024-1-WT, W/ LED1024-CH1 RIGID CHANNEL
- STRIP LIGHTING @ POOL EDGE - Type GG
- RAILING STRIP LIGHTING - Type HH;
BEACON LON-120V-3000K, 1-FRONT TO SUIT
- UPLIGHT - Type JJ;
SEE ELECTRICAL
- JUNCTION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT
- STREET LIGHT - PEDESTRIAN
SEE CIVIL SA DRAWINGS
- STREET LIGHT - ROAD
SEE CIVIL SA DRAWINGS

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.



BLOCK KEY PLAN

ASPAC

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PFS STUDIO



RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Lighting Plan
Level PG and Level 1

1/16" = 1'

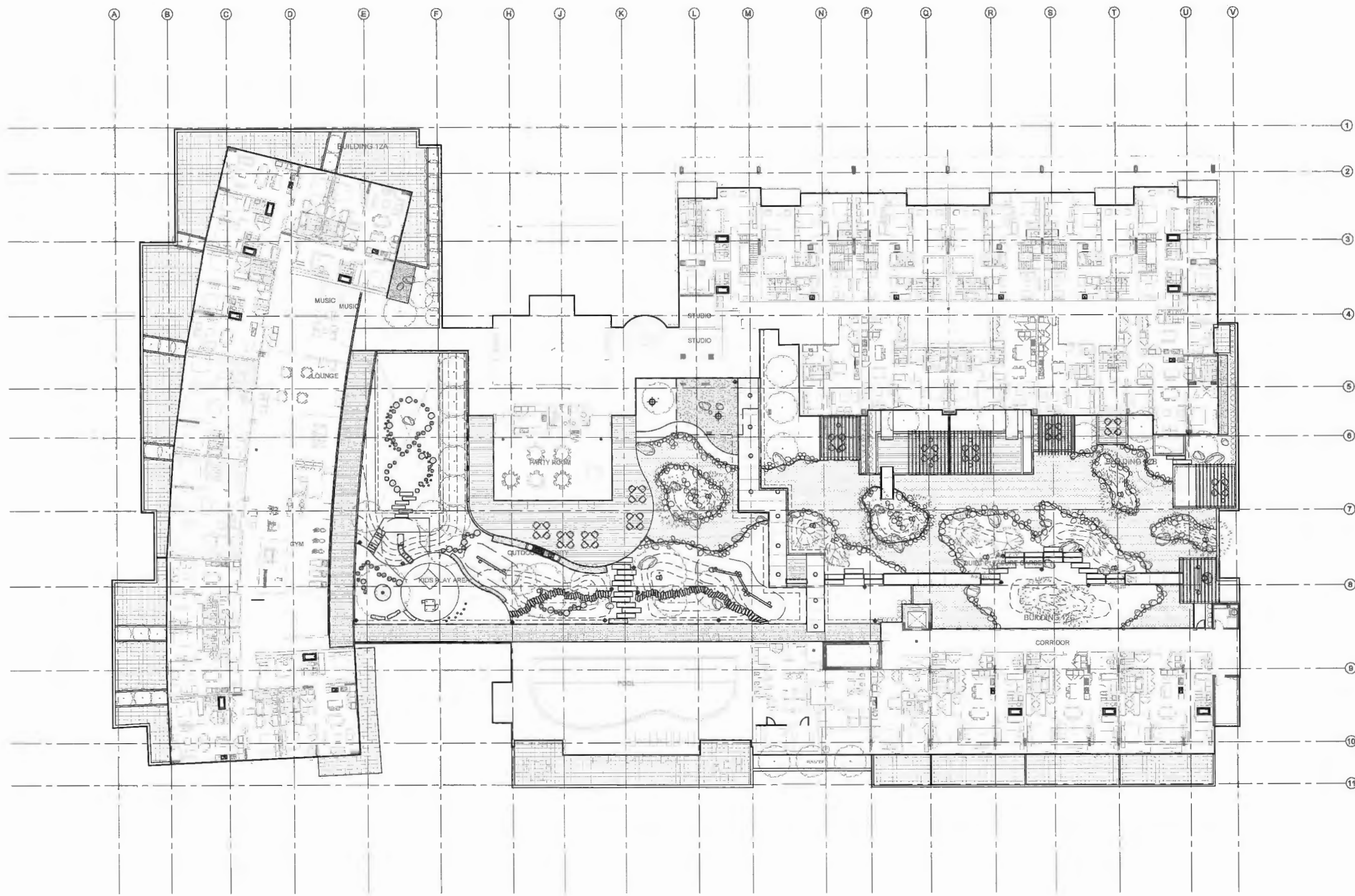
14-812 (PFS-15038)

16 JAN., 2017

DP 16-743848

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L7.01



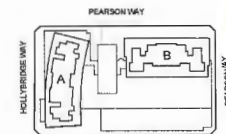
LIGHTING LEGEND

- | | | |
|---|---|--|
| ▲ RECESSED WALL LIGHT - Type 'AA':
SISTEMALUX BRIOQUE S.4506-XX-120 S.4503A | — BENCH STRING LIGHT - Type 'FP':
WAC INVISIBLE LEDT024-1-WT. W/ LEDT024-CH1 RIGID CHANNEL | ★ STREET LIGHT - PEDESTRIAN
SEE CIVIL SA DRAWINGS |
| ● TREE MUSHROOM LIGHT - Type 'BB':
IGUZZINI TEE LED, 800mm | — STRIP LIGHTING @ POOL EDGE - Type 'GG': | ★ STREET LIGHT - ROAD
SEE CIVIL SA DRAWINGS |
| ▼ WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type 'CC':
HADCO UWL2075 CAST BRONZE UNDERWATER | ----- RAILING STRIP LIGHTING - Type 'HH':
BEACON LON-120V-3000K, LENGTH TO SLIT | |
| ○ SCOSCE DOWN LIGHT - ON COLUMN, UNDER TRELLIS - Type 'DD':
MP LIGHTING LUG-2-W303S-N-F-S5303 | ⊕ UPLIGHT - Type 'JJ':
SEE ELECTRICAL | |
| ○ BOLLARD LIGHT, LOW-LEVEL PATH - Type 'EE':
TRADOCOL CUBE TEC-S3075 BOLLARD, LED, 848mm, (800mm FOR PRIVATE DECK) | △ JUNCTION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT | |

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

NO.	DESCRIPTION	QTY
1	RECESSED WALL LIGHT - Type 'AA'	12
2	TREE MUSHROOM LIGHT - Type 'BB'	8
3	WATER FEATURE UPLIGHT - Type 'CC'	2
4	SCOSCE DOWN LIGHT - Type 'DD'	10
5	BOLLARD LIGHT - Type 'EE'	15

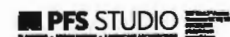


BLOCK KEY PLAN



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Email: info@jameskhcheng.com



RIVER GREEN

Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Lighting Plan
Level 2

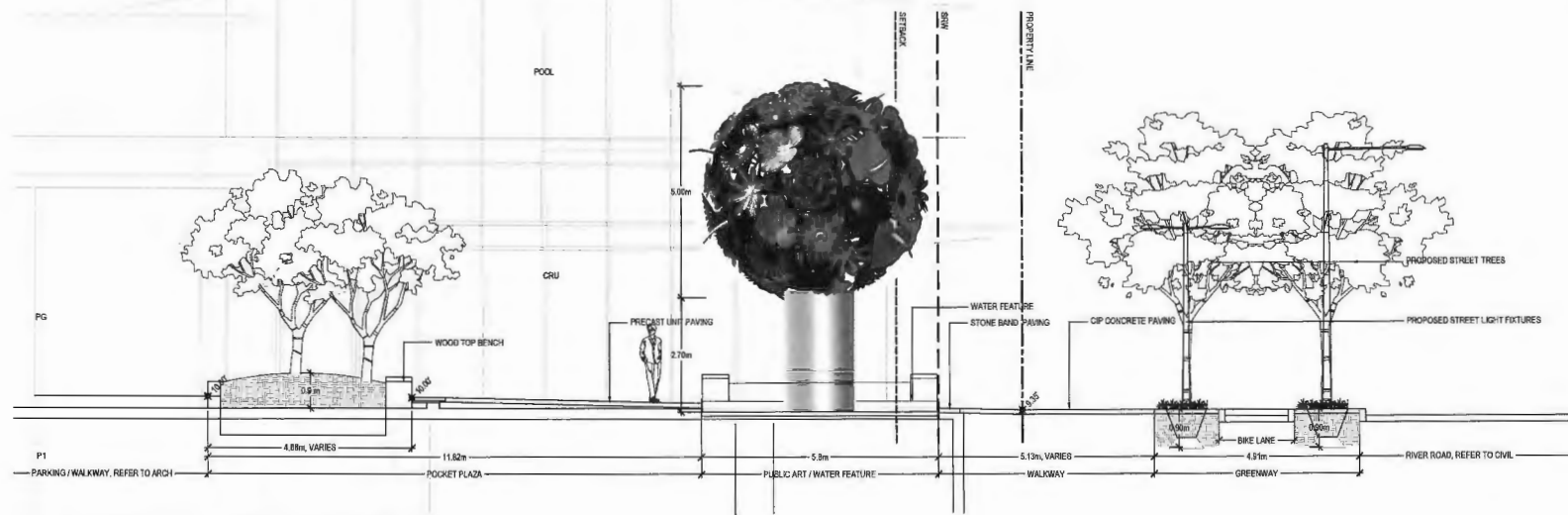
1 / 16" = 1'

14-812 (PFS-15036)

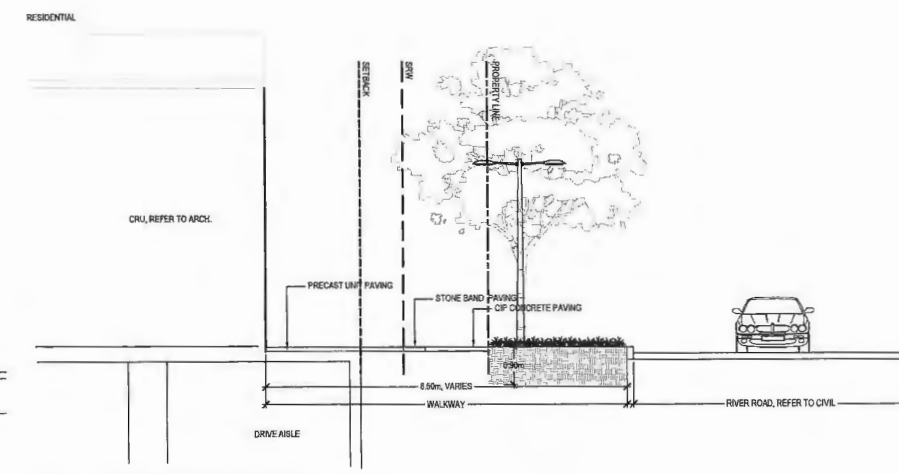
16 JAN., 2017

DP 16-743848

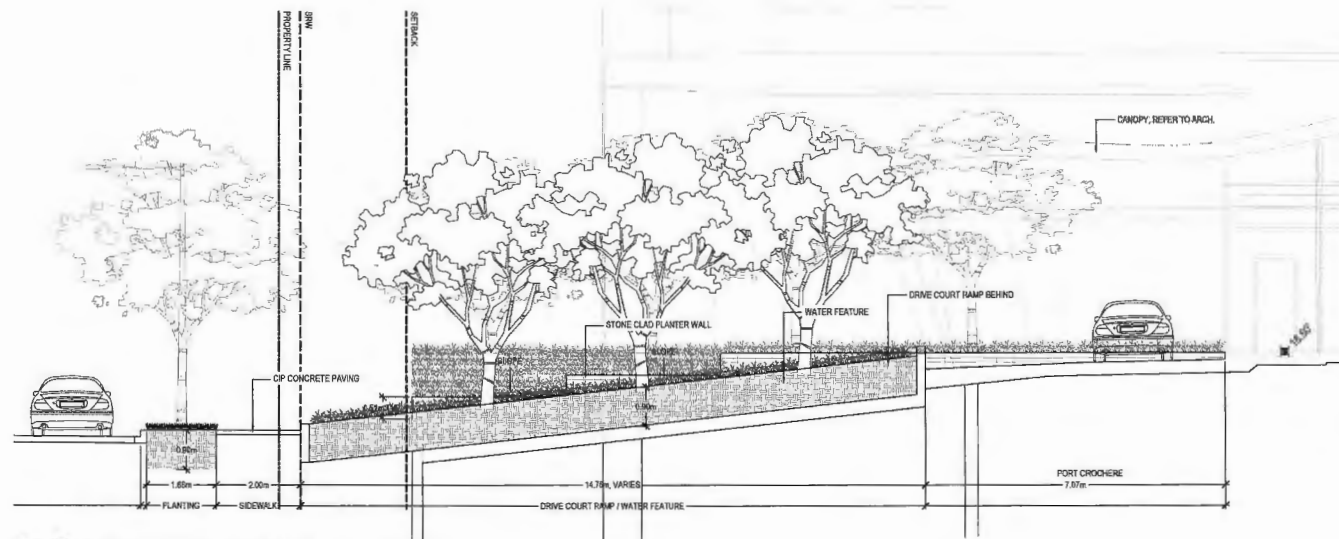




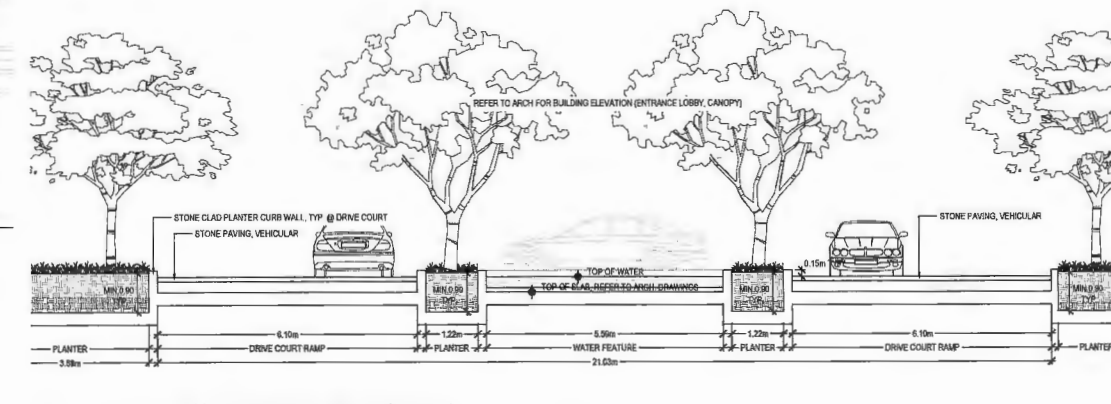
1 L1 SECTION A - SOUTH POCKET PLAZA
SCALE: 3/16"=1'-0"



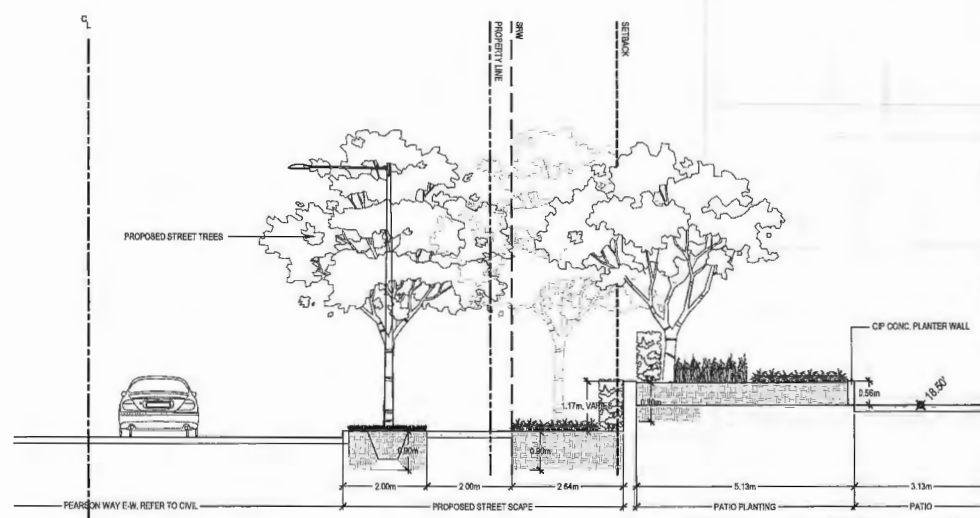
2 L1 SECTION B - CRU ENTRANCE
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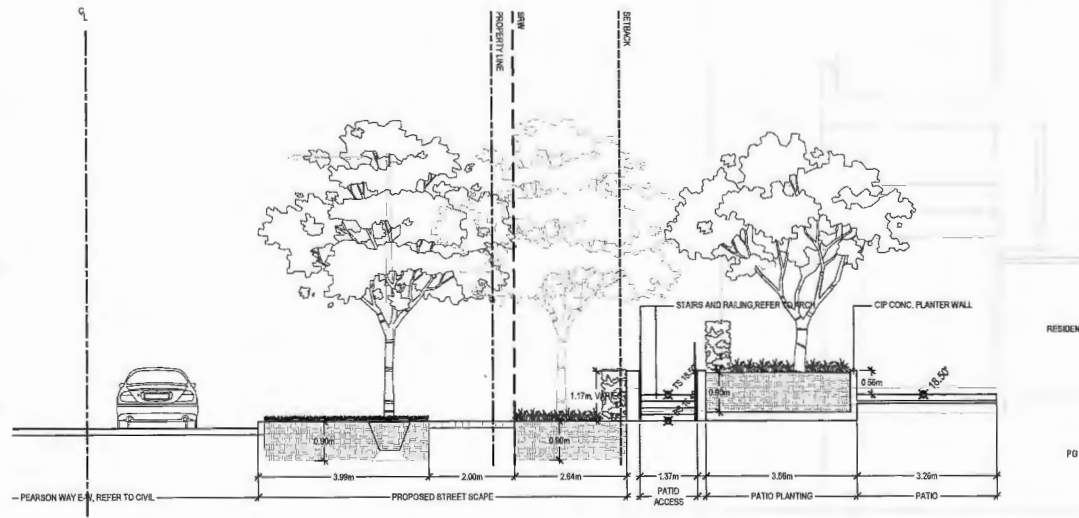
3 L1 SECTION C - NORTH DRIVECOURT
SCALE: 3/16"=1'-0"



4 L1 SECTION D - NORTH DRIVECOURT
SCALE: 3/16"=1'-0"

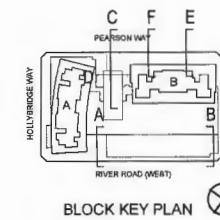


5 L1 SECTION E - PEARSON WAY TOWNHOUSE PATIO
SCALE: 3/16"=1'-0"



6 L1 SECTION F - PEARSON WAY E-W FRONTAGE/ STAIRS
SCALE: 3/16"=1'-0"

NO.	DATE	DESCRIPTION
1	10/10/16	ISSUED FOR PERMIT
2	10/10/16	ISSUED FOR PERMIT
3	10/10/16	ISSUED FOR PERMIT
4	10/10/16	ISSUED FOR PERMIT



ASPAC river green
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PFS STUDIO
Landscape Architecture



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RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

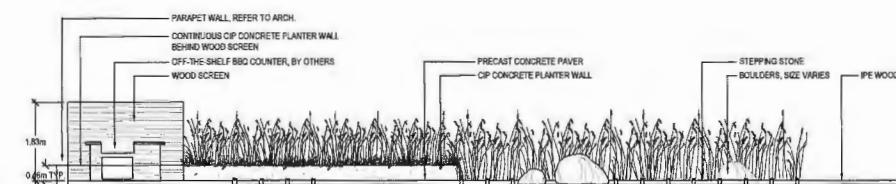
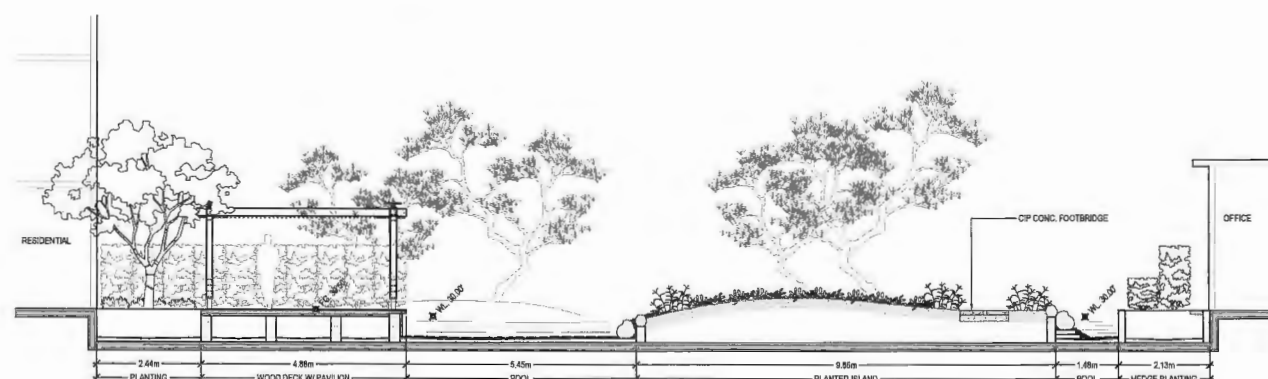
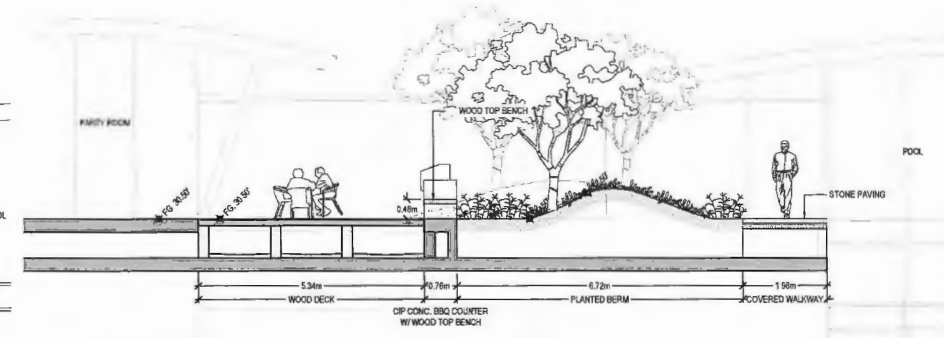
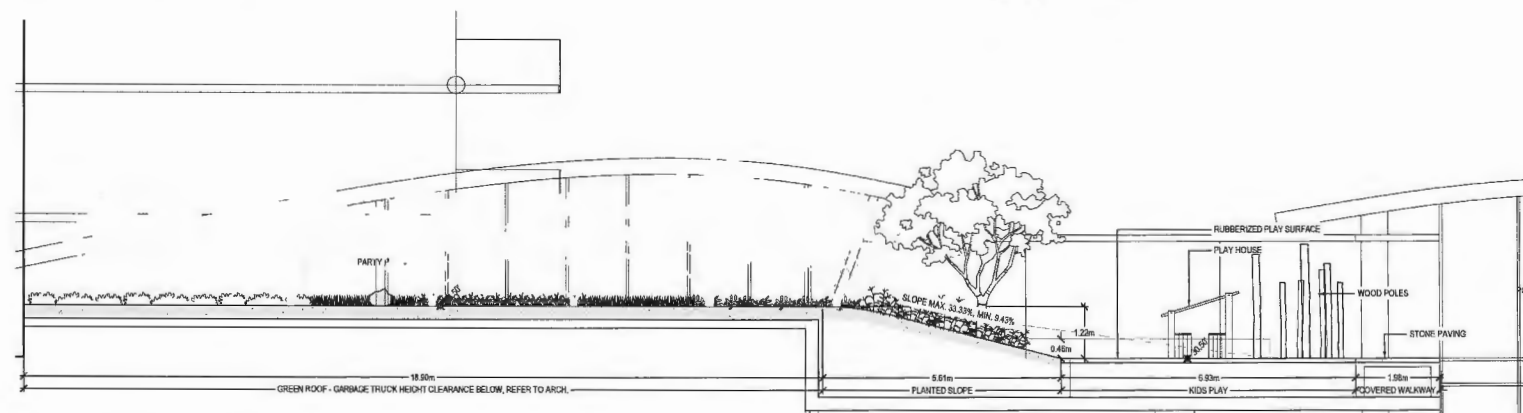
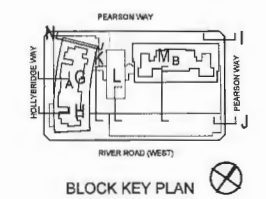
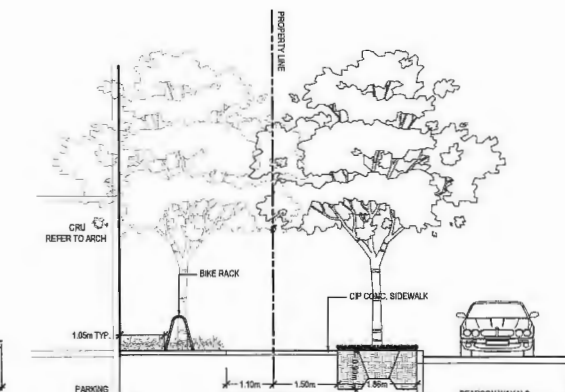
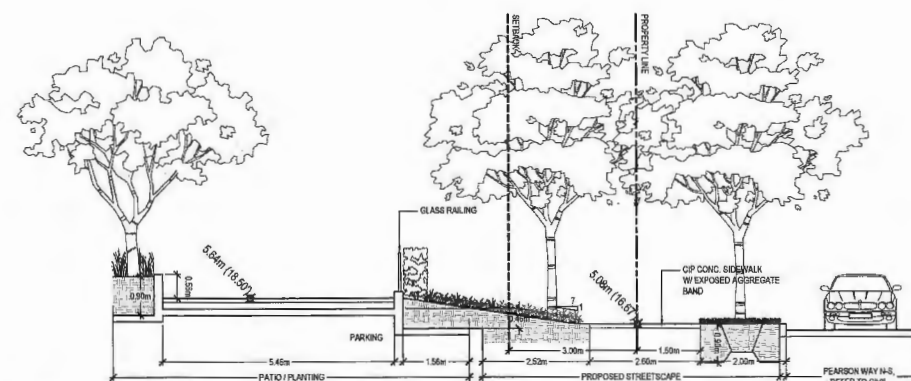
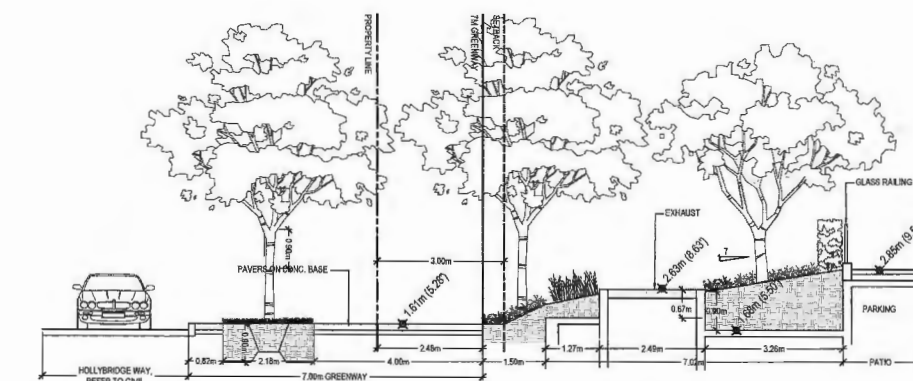
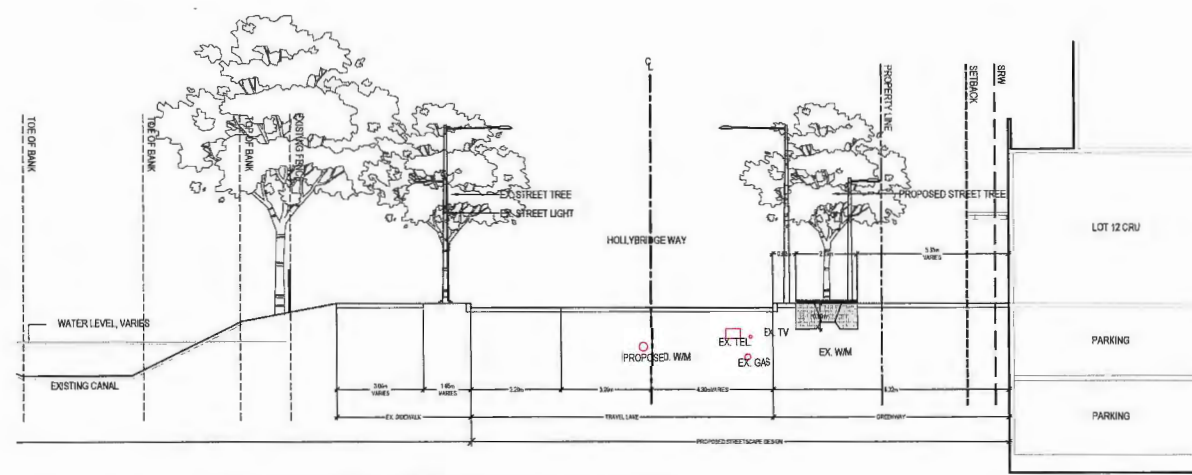
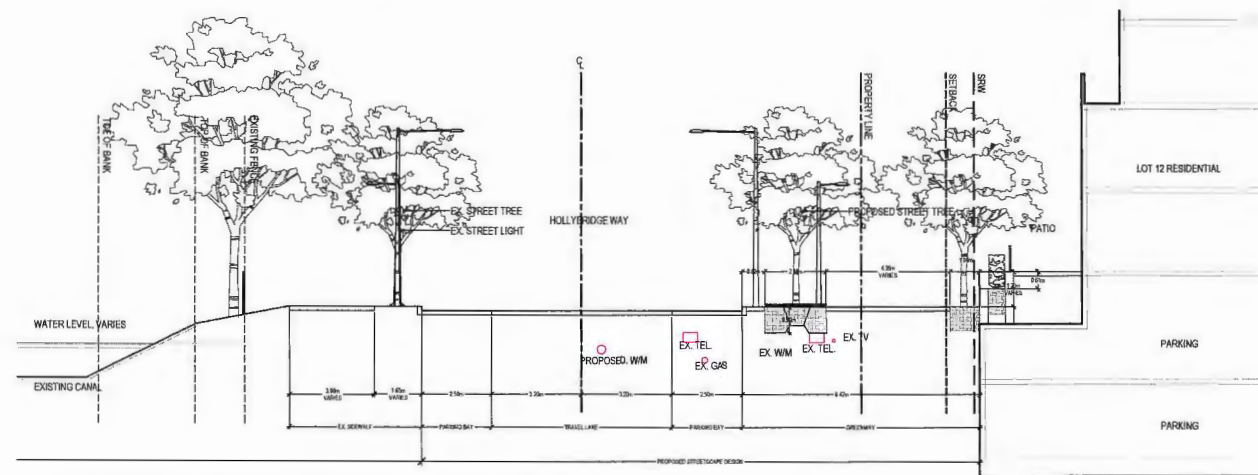
Landscape Sections A-F

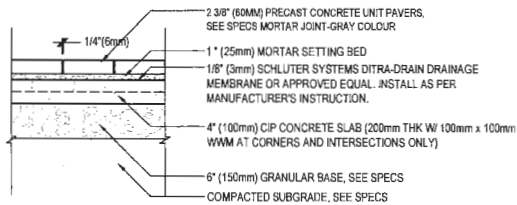
3/16" = 1'
project number: 14-812 (PFS-15036)
16 JAN., 2017

DP 16-743848



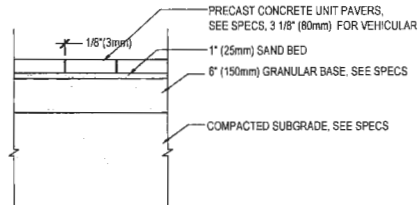
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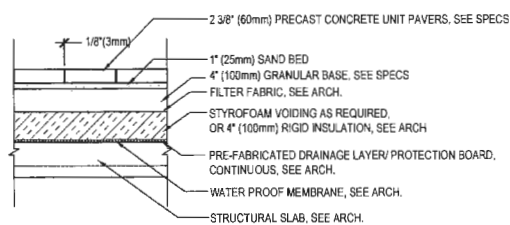


NOTE: REFER TO CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS R-19-SD.

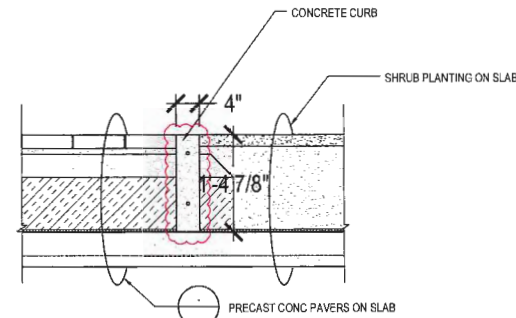
1 CONC. PAVERS ON CITY SIDEWALK
SCALE: 1"=1'



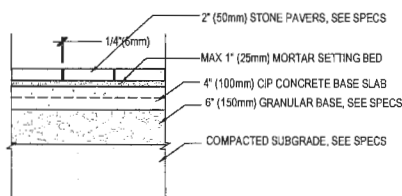
2 CONC. PAVERS ON GRADE
SCALE: 1"=1'



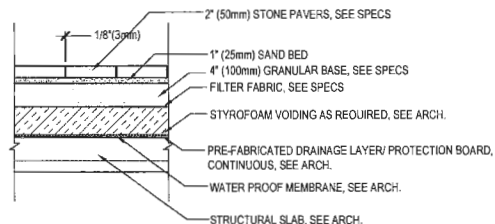
3 CONC. PAVERS ON SLAB
SCALE: 1"=1'



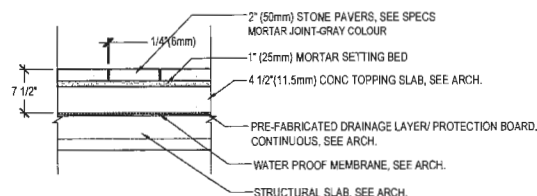
4 CONC. PAVERS RESTRAIN EDGE
SCALE: 1"=1'



5 STONE PAVERS ON GRADE
SCALE: 1"=1'

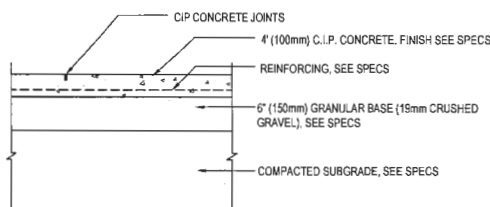


6 STONE PAVERS ON SLAB
SCALE: 1"=1'

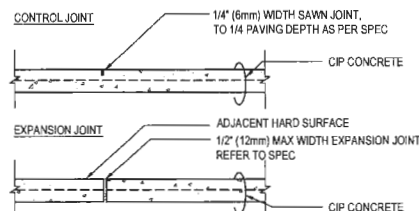


7 STONE PAVERS ON SLAB - DRIVE COURT
SCALE: 1"=1'

NOTES:
1. ALL JOINTS ON SAND BEDDED PAVERS TO BE POLYMERIC JOINTS.

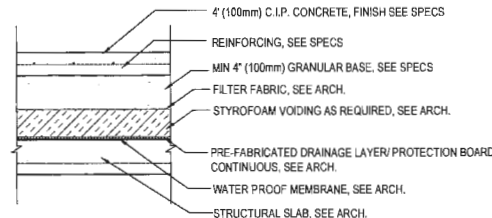


8 CIP CONCRETE ON GRADE
SCALE: 1"=1'

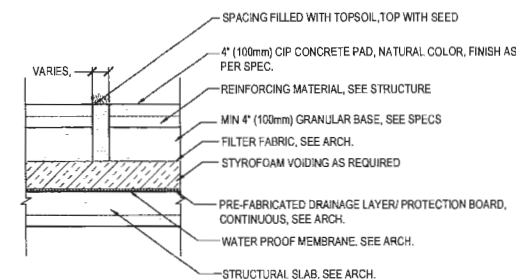


9 CIP CONCRETE JOINTS
SCALE: 1"=1'

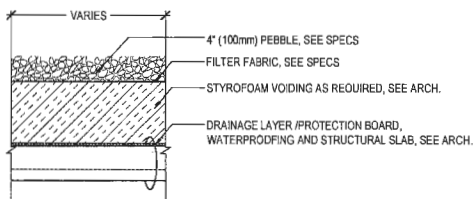
NOTE:
- CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH.
- CUT JOINTS BEFORE RANDOM CRACKING OCCURS.
- CONFIRM ALL CONSTRUCTION JOINTS & SAW CUTS WITH PFS PRIOR TO COMMENCING RELATED WORK. SPACE AT 10' MAX. REFER TO LAYOUT PLAN.



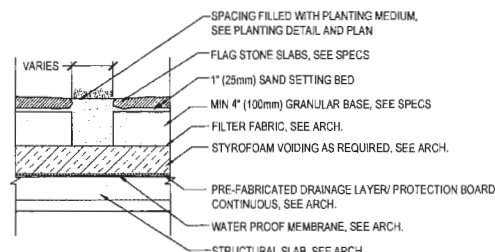
10 CIP CONCRETE ON SLAB
SCALE: 1"=1'



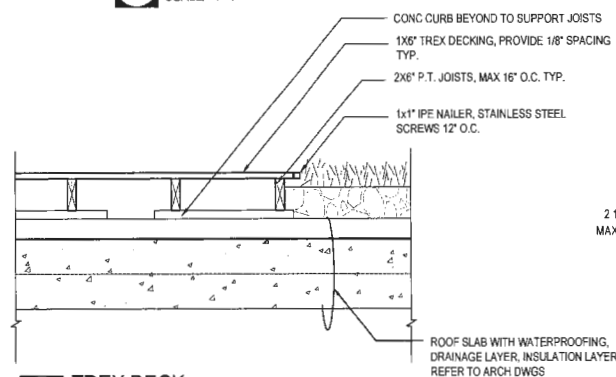
11 CIP CONC. PAD W/ PLANTED JOINT ON SLAB
SCALE: 1"=1'



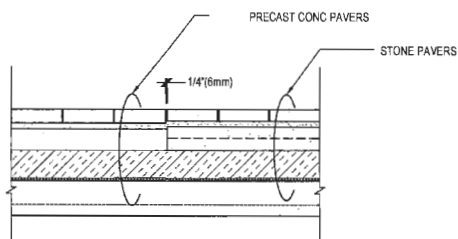
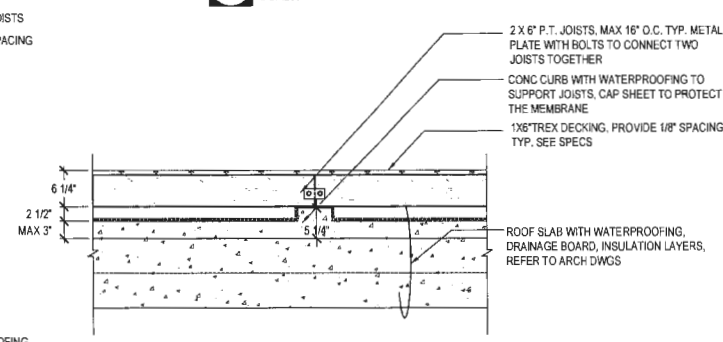
12 PEBBLE STONE ON SLAB
SCALE: 1"=1'



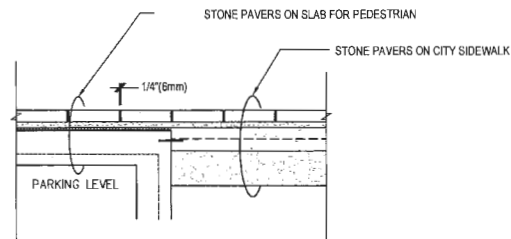
13 FLAGSTONE PAVERS ON SLAB
SCALE: 1"=1'



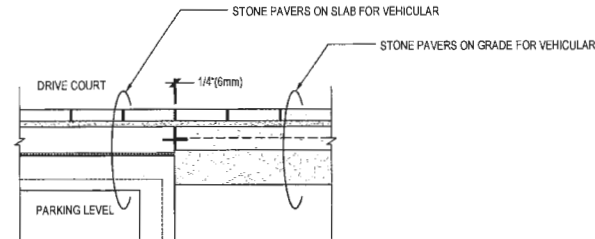
14 TREX DECK
SCALE: 1"=1'



15 STONE/ CONC PAVERS ON SLAB FOR PEDESTRIAN
SCALE: 1"=1'

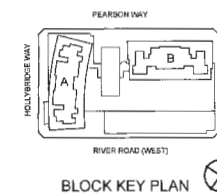


16 STONE PAVERS ON GRADE & SLAB
SCALE: 1"=1'



17 STONE/ CONC PAVERS ON DRIVE COURT ENTRY
SCALE: 1"=1'

DATE	REVISION
14-01-2017	1. INITIAL DESIGN
14-02-2017	2. REVISED DESIGN
14-03-2017	3. FINAL DESIGN



ASPAC

JAMES KM CHENG | ARCHITECTS INC

Scale 300'-1" West Eighth Avenue
Vancouver, B.C., Canada V6T 1P6
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Email: jkcm@jkmcheng.com

PFS STUDIO



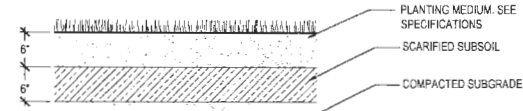
RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Details
Paving

Project number: 14-812 (PFS-15036)

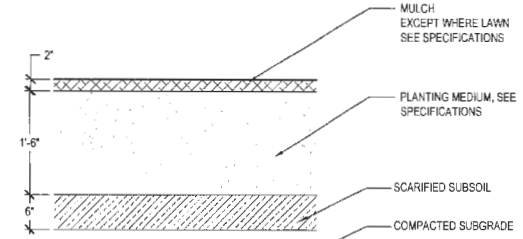
Issue date: 16 JAN., 2017

L9.01



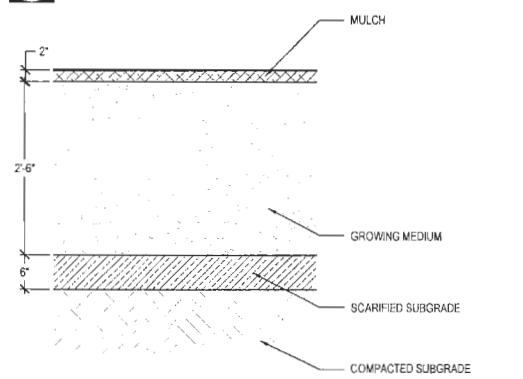
LAWN TYP. ON GRADE

1 LAWN
SCALE: 1"=1'



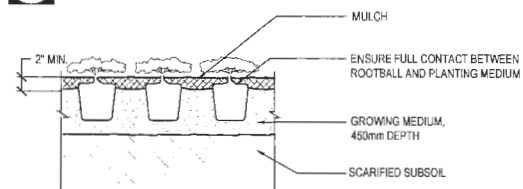
SHRUB PLANTING ON GRADE

2 SHRUB
SCALE: 1"=1'



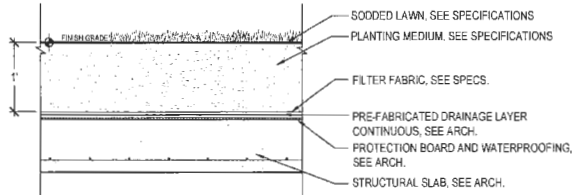
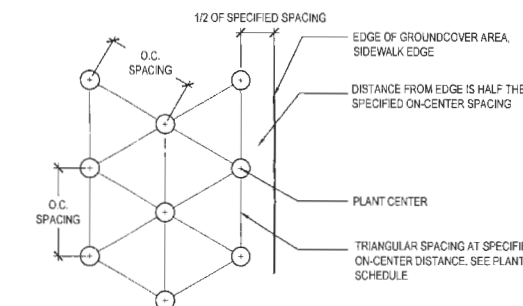
TREE PLANTING ON GRADE

3 TREE
SCALE: 1"=1'

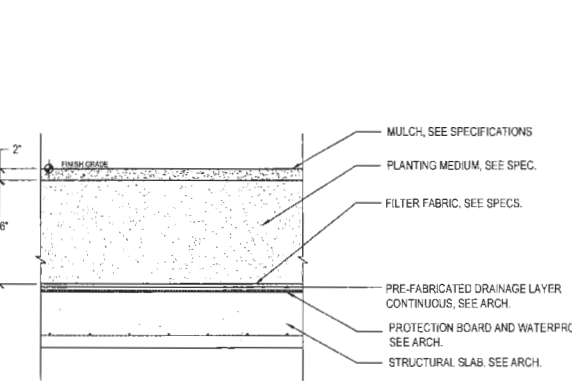


GROUND COVER PLANTING

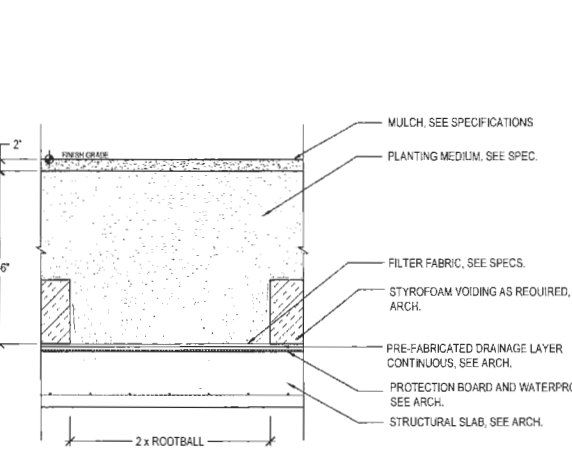
5
SCALE: NTS



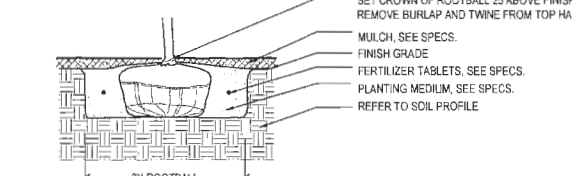
LAWN PLANTING ON SLAB, MINIMUM DEPTH



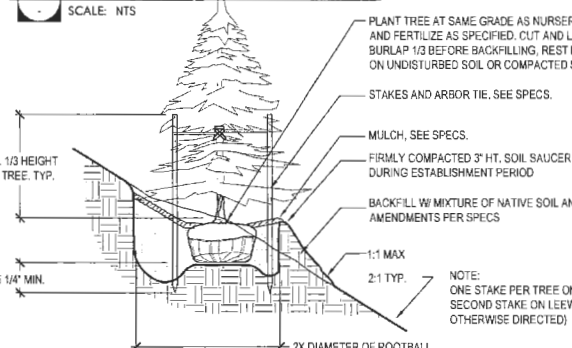
SHRUB PLANTING ON SLAB, MINIMUM DEPTH



TREE PLANTING ON SLAB, MINIMUM DEPTH

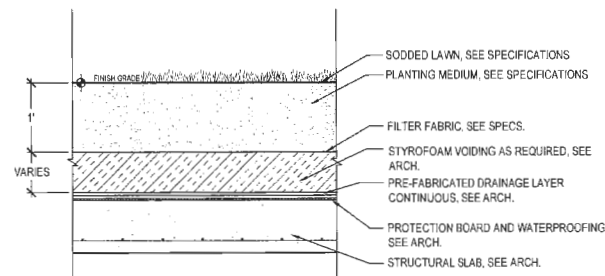


SHRUB COVER PLANTING

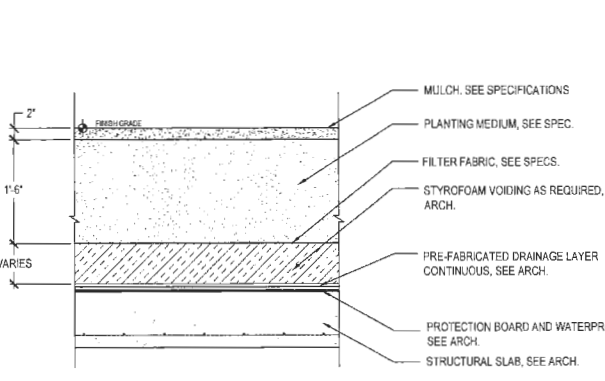


TREE PLANTING ON SLOPE

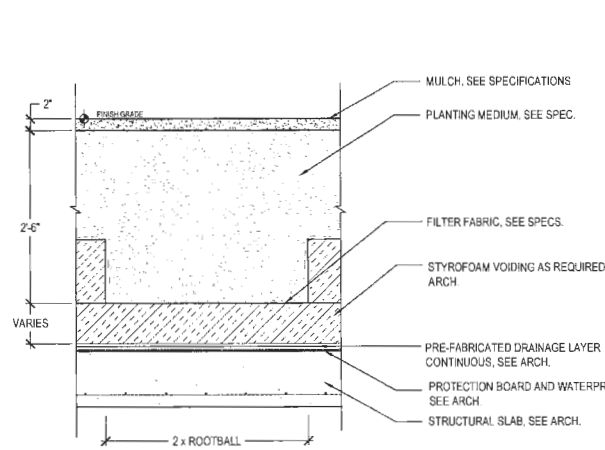
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SCALE: NTS



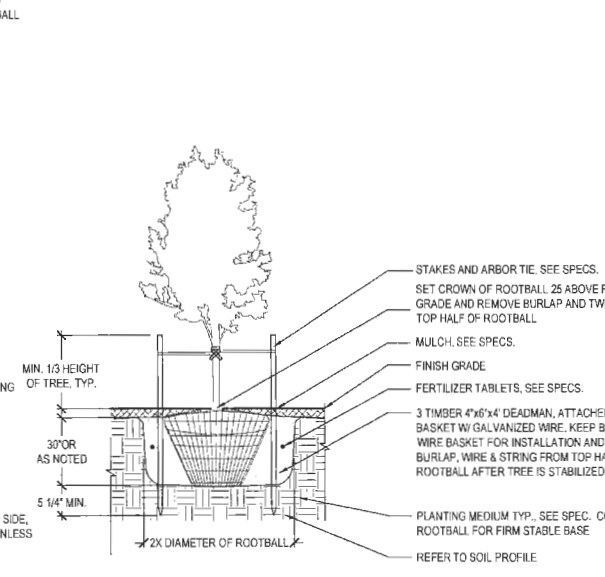
LAWN PLANTING ON SLAB, WITH VOIDING



SHRUB PLANTING ON SLAB, WITH VOIDING

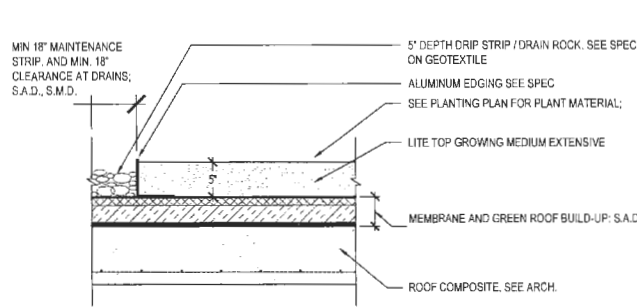


TREE PLANTING ON SLAB, WITH VOIDING



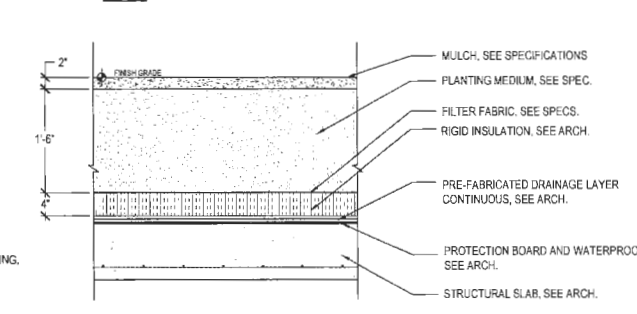
TREE PLANTING ON GRADE

8
SCALE: NTS

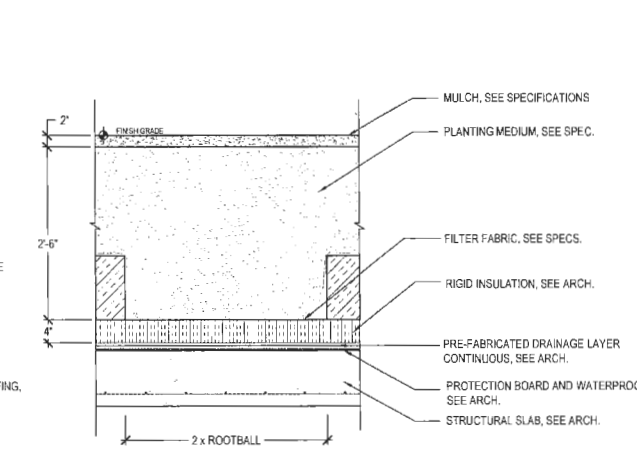


EXTENSIVE GREEN ROOF, TYP.

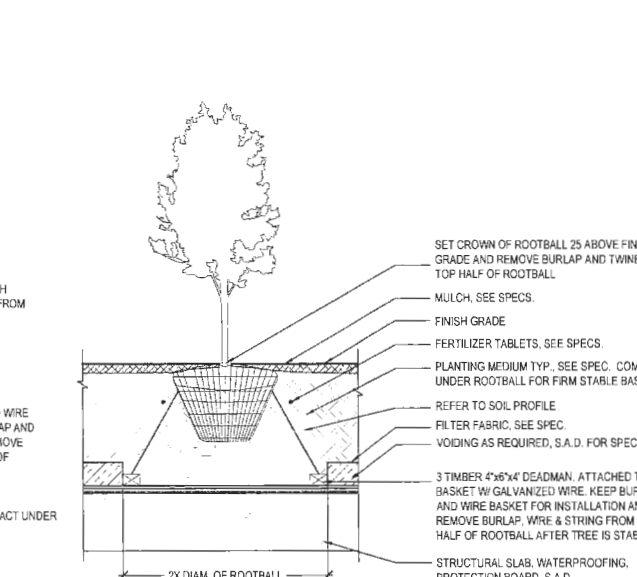
4
SCALE: NTS



SHRUB PLANTING ON INSULATED SLAB



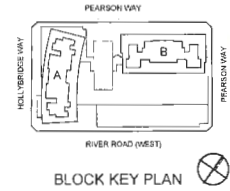
TREE PLANTING ON INSULATED SLAB



TREE PLANTING ON STRUCTURE

9
SCALE: NTS

NO.	DATE	BY	DESCRIPTION
1	10.15.2016	JP	PRELIMINARY
2	11.15.2016	JP	REVISED
3	12.15.2016	JP	REVISED



ASPAC

JAMES KM CHENG ARCHITECTS INC.

Scale: 200' = 1" (Not to Scale)
Kensington, A.C. Canada M7T 1P6
Tel: 416-593-4310 Fax: 416-593-4311
Email: james@jamescheng.com



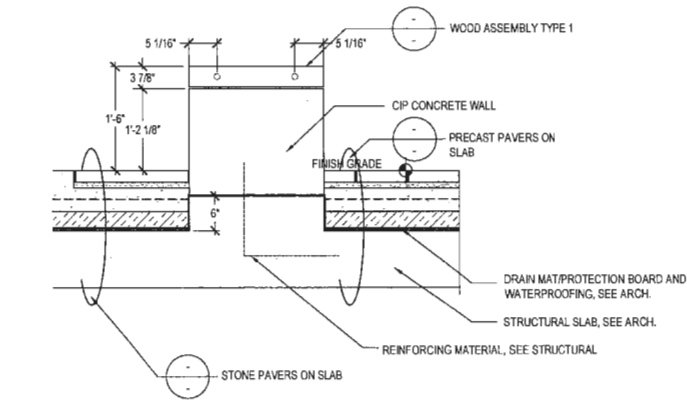
RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Details Planting

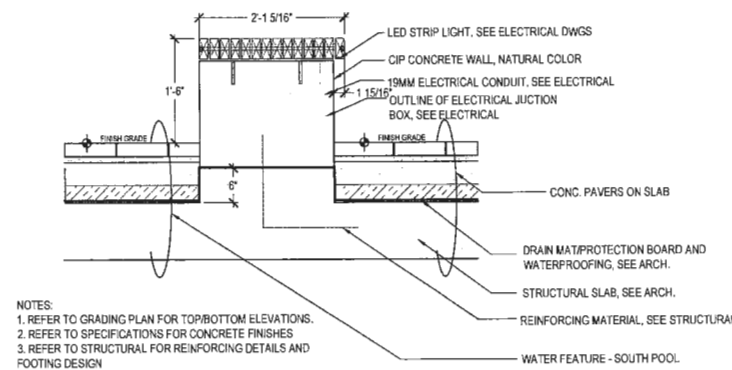
Project number: 14-812 (PFS-15036)
Drawing date: 16 JAN., 2017

L9.02

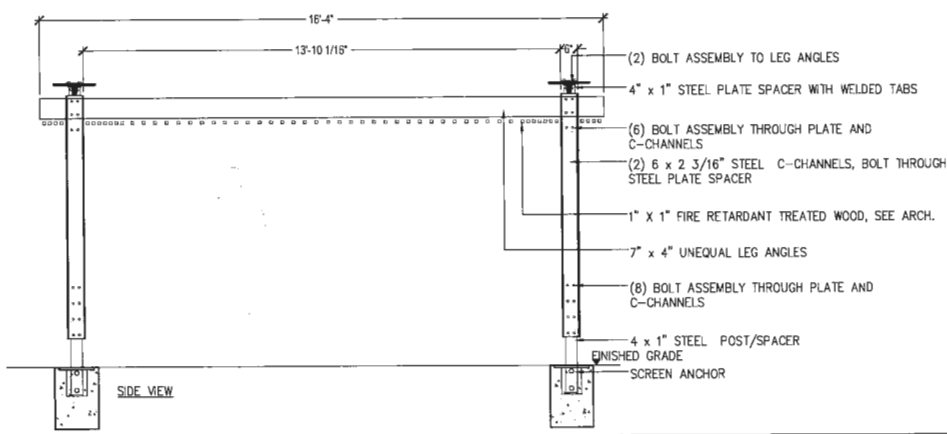
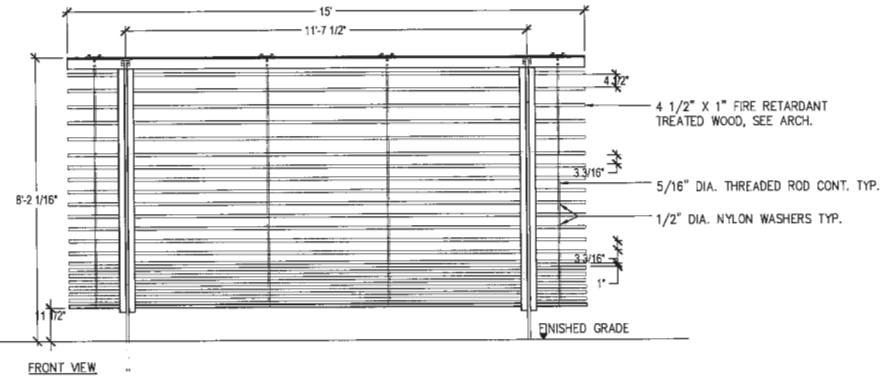
DP 16-743848



1 BENCH SECTION - GROUND LEVEL
SCALE: 1"=1'

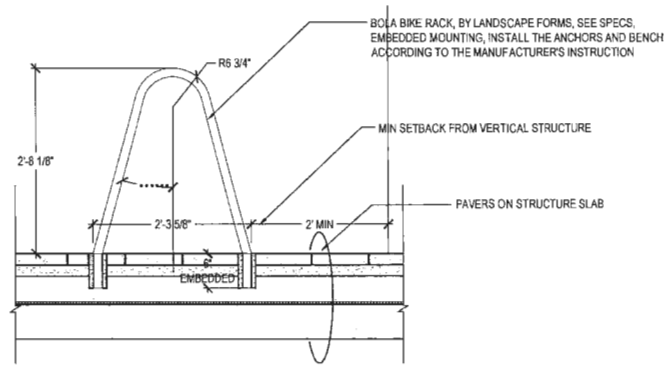


2 BENCH SECTION - PODIUM LEVEL
SCALE: 1"=1'

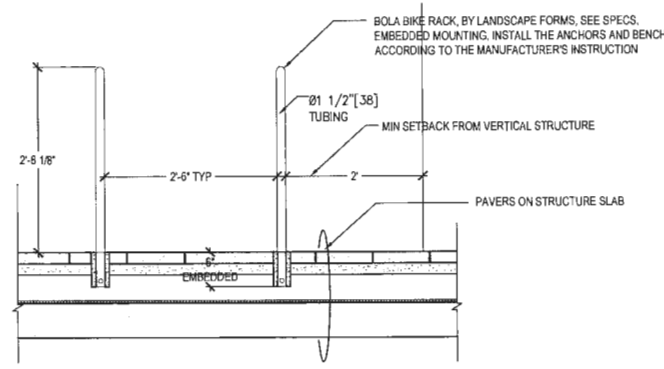


- NOTES:
1. ALL STEEL IS HOT-DIPPED GALVANIZED HSS UNLESS OTHERWISE INDICATED. GALVANIZED FINISH TO MATCH ARCHITECTURAL.
 2. STAINLESS STEEL (S.S.) HARDWARE FINISH: POLISHED.
 3. PROVIDE SHOP DRAWINGS FOR ALL SCREEN COMPONENTS. MINIMIZE WELDED JOINTS AND USE EXTRUDED COMPONENTS WHEREVER POSSIBLE.
 4. REFER TO SPECIFICATIONS FOR WOOD FINISH SCHEDULE.
 5. VERIFY IN THE FIELD ALL POST LOCATIONS AND ALIGN WITH STRUCTURAL BEAM LOCATIONS.
 6. REFER TO STRUCTURAL FOR ANCHOR ASSEMBLY AND REINFORCING AT POSTS.

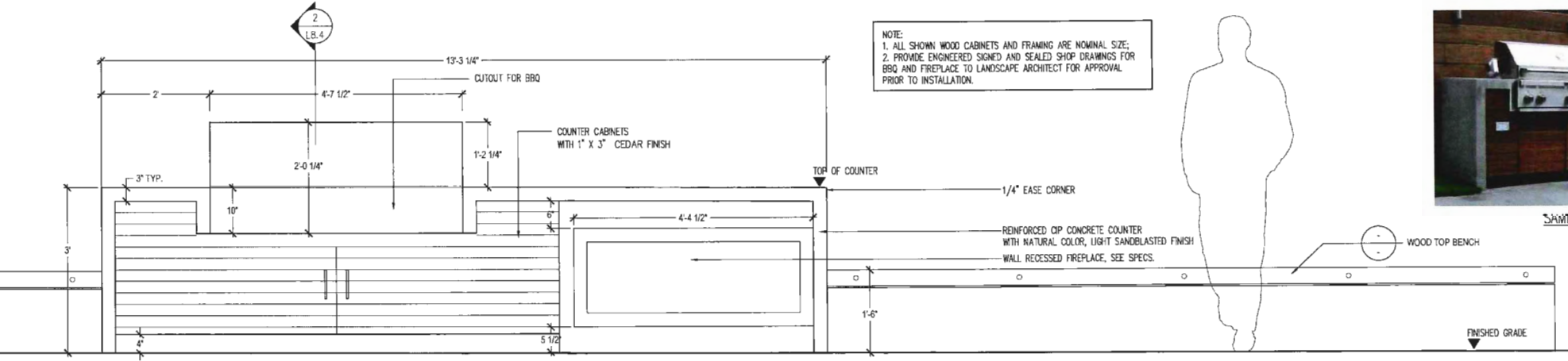
6 TRELLIS
SCALE: 1/2" = 1'-0"



3 BIKE RACK, SIDE VIEW
SCALE: 1"=1'



4 BIKE RACK, FRONT VIEW
SCALE: 1"=1'



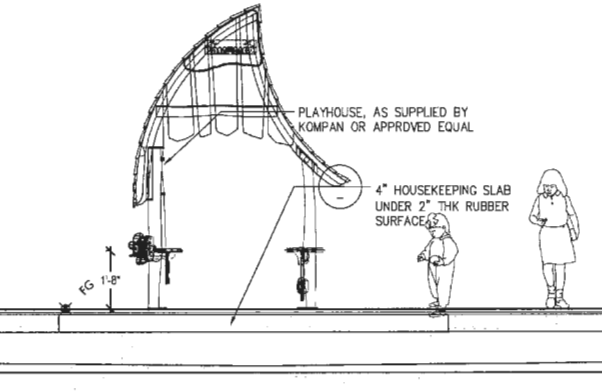
5 BBQ & FIRE PLACE & WOOD BENCH
SCALE: 1"=1'



SAMPLE PHOTO OF BBQ & COUNTER



SAMPLE PHOTO OF FIREPLACE

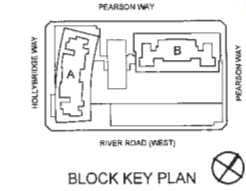


7 PLAY HOUSE
SCALE: 1/2" = 1'-0"



8 TRIPLE BALANCING LOGS
SCALE: NTS

NO.	DATE	BY	CHKD	DESCRIPTION
1	10/1/2017	JMC	JMC	ISSUED FOR PERMIT
2	10/1/2017	JMC	JMC	REVISED PER COMMENTS
3	10/1/2017	JMC	JMC	REVISED PER COMMENTS
4	10/1/2017	JMC	JMC	REVISED PER COMMENTS

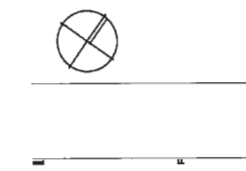


BLOCK KEY PLAN

ASPAC

JAMES KM CHENG ARCHITECTS INC.

100-1117 West 4th Avenue
Vancouver, B.C. Canada V6J 1P6
Tel: 604.671.4333 Fax: 604.671.7367
Email: info@jkmcheng.com



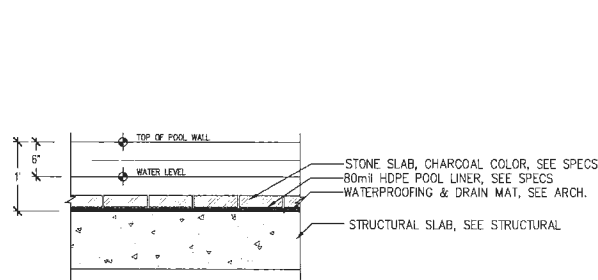
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RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

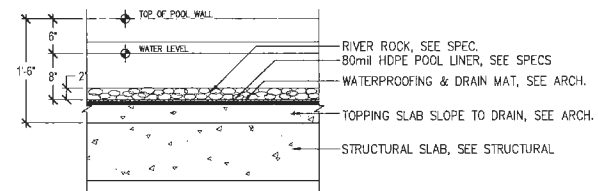
Landscape Details
Furnishing

Project Number: 14-812 (PFS-15036)
Drawing Number: L9.03
Date: 16 JAN, 2017

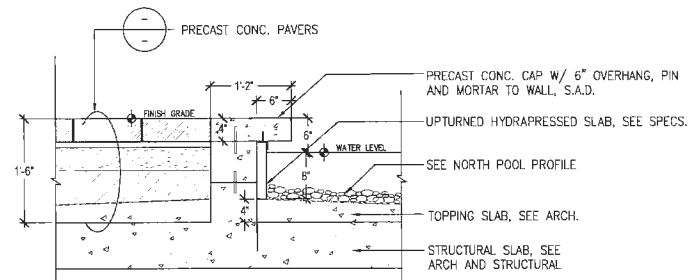
DP 16-743848



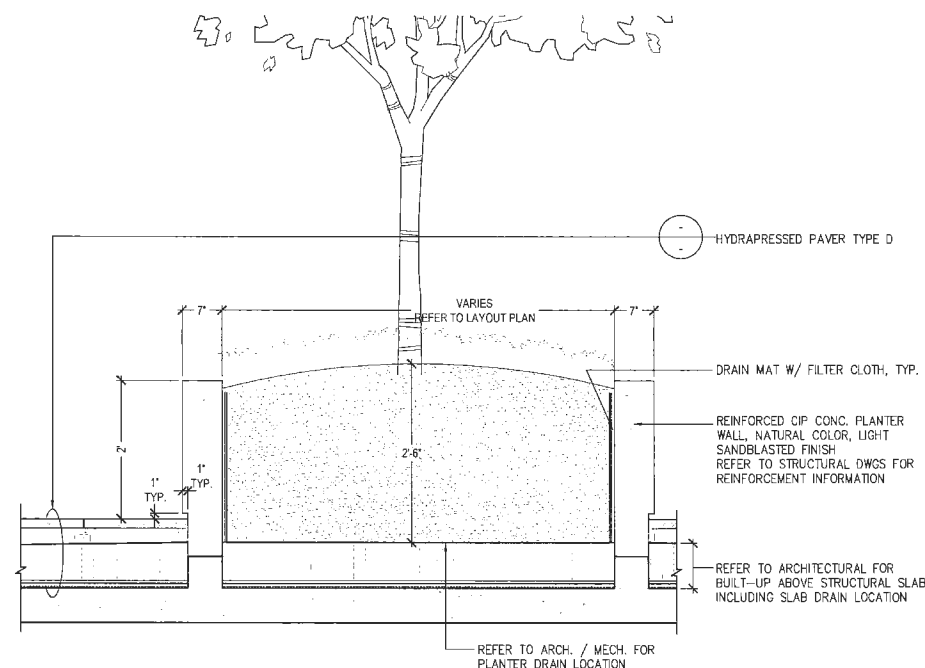
1 POOL PROFILE - NORTH POOL
SCALE: 1"=1'



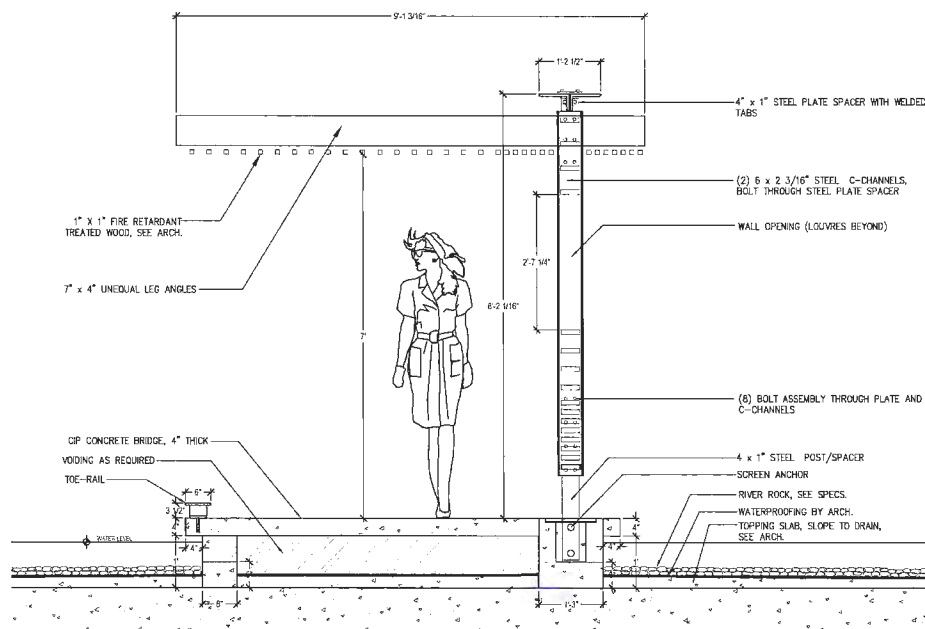
2 POOL PROFILE - SOUTH POOL
SCALE: 1"=1'



3 CIP CONC. POOL WALL, TYP.
SCALE: 1"=1'



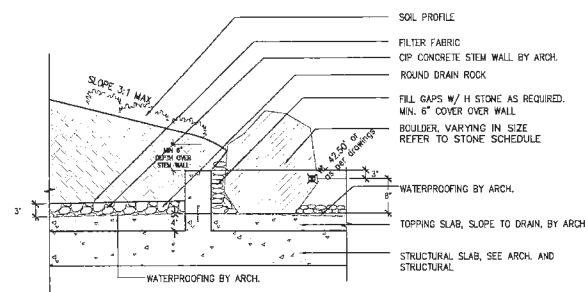
4 PLANTER WALL AT ROOFTOP
SCALE: 1"=1'



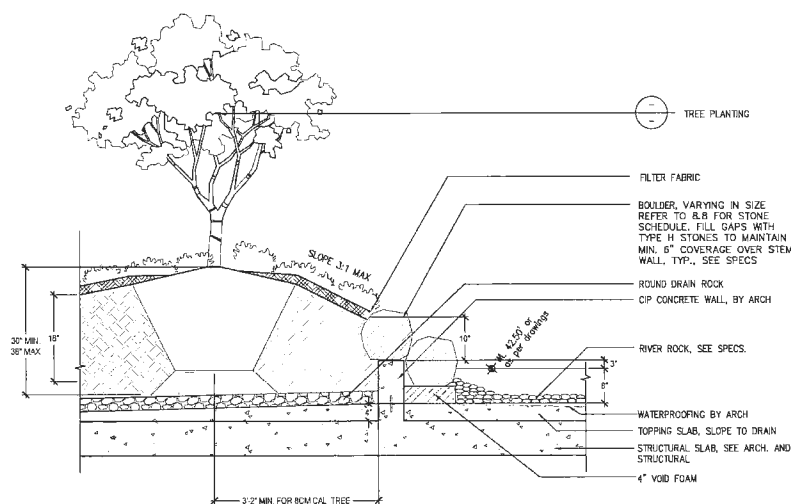
5 TRELLIS OVER POOL BRIDGE/PATHWAY
SCALE: 3/4"=1'

NOTES:

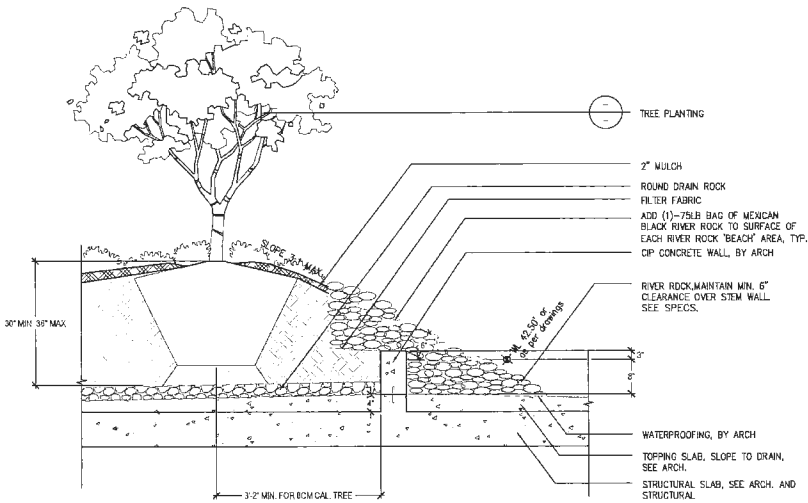
1. ALL STEEL IS HOT-DIPPED GALVANIZED WSS UNLESS OTHERWISE INDICATED. GALVANIZED FINISH TO MATCH ARCHITECTURAL.
2. STAINLESS STEEL (S.S.) HARDWARE FINISH: POLISHED.
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6. REFER TO STRUCTURAL FOR ANCHOR ASSEMBLY AND REINFORCING AT POSTS.



TYPICAL EDGE A: SECTION AT BOULDER AND GROUND COVER SOIL OVER STEM WALL

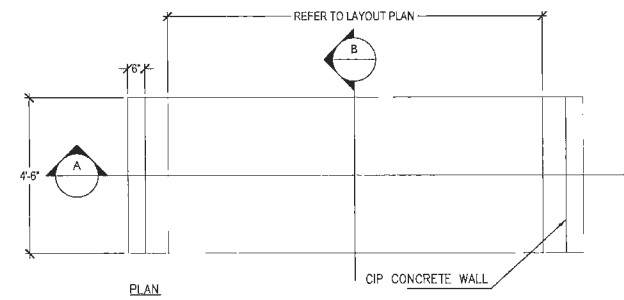


TYPICAL EDGE B: SECTION WITH STONES / BOULDERS

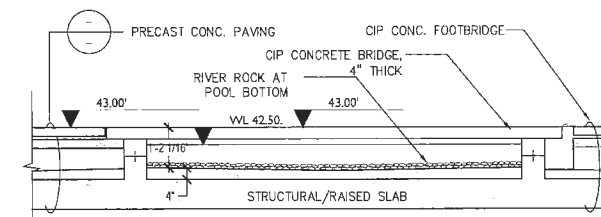


TYPICAL EDGE C: SECTION WITH BEACH RIVER ROCK OVER STEM WALL

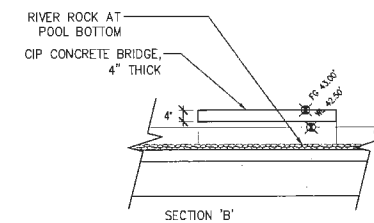
6 TYPICAL WATER EDGE
SCALE: 3/4"=1'



PLAN

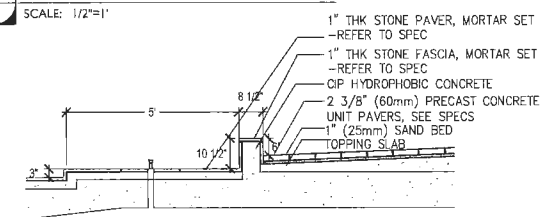


SECTION 'A'



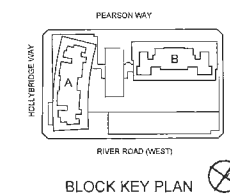
SECTION 'B'

7 CIP CONCRETE BRIDGE
SCALE: 1/2"=1'



8 NORTH POOL
SCALE: 1/2"=1'

Date	Revision
August 18, 2017	01 SUBMITTAL
Nov 16, 2017	02 REVISION
Nov 16, 2017	03 ADD POOL CAP



ASPAC

JAMES KM CHENG ARCHITECTS INC

Site: 280-777 West 10th Avenue
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PFS STUDIO



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RIVER GREEN
Lot 12
6622/6688 Pearson Way
Richmond, BC

Landscape Details
Water Feature

Project Number: 14-812 (PFS-15036)
Issue Date: 16 JAN., 2017

L9.04

DP 16-743848