



**City of Richmond**  
Planning and Development Department

## **Report to Development Permit Panel**

---

**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** January 26, 2010  
**File:** DP 08-429756  
**Re:** Application by Oval 2 Holdings Ltd. for a Development Permit at  
6031 River Road

---

### **Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of multi-residential development consisting of four (4) high-rise building blocks and townhouses with a total square footage of approximately 65,479 m<sup>2</sup> (704,820 ft<sup>2</sup>), which includes approximately 458 units (432 apartments units and 26 townhouses) at 6031 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum Public Road setback from 5.0 m to 3.0 m along Road "A".

Brian J. Jackson, MCIP  
Director of Development

FM:blg  
Att.

## Staff Report

### Origin

Oval 2 Holdings Ltd. has applied to the City of Richmond for permission to develop 6031 River Road for a multi-residential development consisting of four (4) high-rise building blocks and townhouses with a total square footage of approximately 65,485.92 m<sup>2</sup> (705,495 ft<sup>2</sup>), which includes approximately 458 units (432 apartment units and 26 townhouses) on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. The proposal also includes three (3) levels of parking for 881 cars. The site is currently vacant.

### Development Information

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

This parcel is the first residential parcel to be developed within the original Oval Lands area.

### Background

The proposed development site is part of what is defined as the Richmond Oval Neighbourhood. The Richmond Oval Neighbourhood, is identified as one of the “villages” in the City Centre Area Plan, and is envisioned as a premiere riverfront neighbourhood with high level of public amenities such as parks and open space, as well as a showcase of sustainable practices such as storm water management and alternate energy sources such as geothermal.

The City Centre Area Plan provides direction on land uses, densities and forms of development on this neighbourhood, which encompass areas to the east, west and south of the subject site.

Development context surrounding the subject site is as follows:

- To the **north**, dyke and Fraser River;
- To the **east**, 6051 River Road/Parcel 3 which is designated for residential development (at 3.0 FAR); this parcel is within the original Oval Lands area;
- To the **south**, River Road and land designated General Urban T4 in the City Centre Area Plan (CCAP) (which permits a maximum residential density up to 1.2 FAR conditional to compliance with the Affordable Housing Strategy). This area is currently zoned “Industrial Business Park (IB1) and contains numerous industrial businesses; and
- To the **west**, 6011 River Road/Parcel 1 is designated for residential development (at 3.0 FAR), this parcel is within the original Oval Lands area.

## Rezoning and Public Hearing Results

During the rezoning process, no major design issues were identified, as these aspects needed addressing at the Development Permit stage. The Public Hearing for the rezoning of the lands involved the "Richmond Oval Neighbourhood" which includes the subject site, was held on December 20, 2004. At the Public Hearing, no major concerns about rezoning the property were expressed.

## Development Permit Design Review

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. Following is a summary of these issues and the applicant's design response, included in "*italics*", that have resulted in the proposed development meeting the desired urban design objectives for the Richmond Oval Neighbourhood.

- Massing and building separation; privacy and blocked views concerns. Separation between Buildings E and F, and between Buildings A and B raise some concerns regarding adequate levels of privacy; floor plans show living room areas fronting outdoor decks/living room areas or bedroom windows, or large blank walls. Consider re-orienting opening of bedrooms and living rooms and providing a stronger architectural link between these buildings.

*Buildings A & B, and Buildings E & F are connected at the lower levels and their separation generally meets the building separation criteria indicated in the Urban Design Framework for the Oval lands while also providing a strong mass articulation/gap to the otherwise continuous building streetfront along the east side of River Road (west). Apartments units at the ending of these buildings are oriented toward the street or the interior courtyard therefore increasing privacy, avoiding overlook and minimizing views across the gap between buildings.*

- Height of Building at the southeast corner of the site. Allowing a higher building at this corner results in any building higher than 8-storeys on the southwest portion of Parcel 3 (Across Road A and also owned by ASPAC) be located at a substantial setback from River Road (South) in order to meet the intent of alternating higher and lower buildings masses.
- Addressing the functional aspects associated with garbage and recycling collection that requires a holding and truck loading area at street level.

*Revisions to the design of the proposed development include the elimination of two (2) units in order to provide a room (of sufficient dimensions, including headroom and complete with a holding area) for recycling containers, adjacent to the parking entrance on Road A.*

- Design development to courtyard area between north and south lobbies/indoor amenity buildings required to reinforcing pedestrian priority over vehicles at west end of the East-West Promenade.

*The whole area of the arrival courtyard is proposed to be slightly raised and identifiable with the use of pavement of colour and texture contrasting with the asphalt pavement of the street from Road A. Pedestrian and bike corridors continue the pavement and alignment across the arrival courtyard area.*

- Design development to upper ending of the East-West Promenade to reinforce a public space/plaza area as an observation platform to the west, and down to street level.

*Size of the central arrival courtyard has been enlarged and an open space with landscaping and seating established at the upper end of the East-West Promenade; trees have been removed to allow for long views to the west.*

- Establishing an urban space/gateway/plaza at the north end of Road A as a gateway toward Fish Trap open space. Proposed trees along the north side of the East-West Promenade and the landscaped island at that end interrupt views and do not visually invite people toward the Dyke/Riverfront.

*Fish Trap Way now incorporates a plaza at this location that strengthens and better facilitates a connection towards the Dyke/Riverfront. Tree planting has also been re-aligned to reinforce the axis of the north-south direction of Fish Trap Way path leading toward the waterfront. The plaza area includes a piece of Public Art that strengthens the visual connection and reinforces the character of Fish Trap Way open space, enhancing the user experience as one moves towards the Riverfront.*

- Increasing landing area at the bottom of the East-West Promenade stairs/ramp to define an urban space at its ending and reinforcing its linkage to the riverfront greenway to the north.

*A future curb extension extending the whole width of the East-West Promenade is proposed at the street landing area. This curb extension; which creates a larger public space, will be built at the time the site across River Road (west) develops. A corner cut in the planter/retaining wall on north side at the landing of the stairs open up the ending of the Promenade toward the north.*

- Design development to reinforce a more natural flow of the stepping water surfaces toward the dyke/river and introduce environmentally friendly features in the overall landscaping design.

*Water surface area has been increased throughout the north courtyard water feature, particularly closest to the dyke.*

*The water feature in the north courtyard has a strong flow of water northwards, to the lowest collecting pool at the property line shared with the dyke. This pool collects from two additional sources; a 'canal' feature along the west side of Fish Trap Way, in front of the townhouses, and a smaller water element at the play area, further east.*

- Softening the sharp change in grade between River Road (South) and the north central open space while also addressing issues of landscaped island slope.

*The south end of the development has a more urban character toward River Road (South), with an architectural response to the grade change represented by the steps cascade. The waterfall follows a series of shallow steps, creating a fine texture of water motion and agitation. This waterfall blends into the landscaped slope, which has been widened to provide greater contrast.*

*The island slope is proposed as shallow as possible given the architectural requirements, and includes low natural boulders for retention. It will be covered with groundcover and low shrubs, with selectively placed conifer planting for screening and accent.*

- Design development to interface/transition area between sloping landscaped areas/planters at north end of River Drive (West) with the natural edge character of the landscaping alongside the dyke greenway.

*Relocation of exit stair/emergency exit corridor has allowed for the natural character of the landscaping alongside the dyke to further extend around the northwest corner of the site to the south, along a portion of River Road (West).*

- Reinforcing continuity of the two linkages from the Fish Trap Way to the dyke at the northeast corner of the site. Appropriate width of link/bridge and size of areas at points of change in direction need refinement.

*Continuous pedestrian path along the west side of Fish Trap Way includes a 15 ft. 8 in. wide paver walkway that is increased through the placement of low concrete seawall elements at the path edge. The west side pathway follows the alignment of the sidewalk at Road A. Way-finding along this pathway is improved with the introduction of a plaza space at the transition between Buildings E and F, with the 'canal' water source as a focal point.*

*Areas at the ending of the west and east side pedestrian corridors of Fish Trap Way have been enlarged and width of the boardwalk link to the dyke increased to 8 ft. in width on the west side, and to 10 ft. wide for the link to the dyke from the main east pathway.*

### **Staff Comments**

The proposed development design responds well to the general urban design principles articulated in the "Urban Design Framework", Planning Framework" and "Pedestrian Circulation Plan" included in the RFP that form part of the Sale and Purchase Agreement between the City of Richmond and ASPAC for the Richmond Oval Neighbourhood lands.

These documents set the direction to achieving the urban design objectives for the neighbourhood in general, and the subject development site in particular, and can be summarized as follows:

#### **Terraced buildings and height, massing**

- building height increasing from north to south, from the riverfront. Maximum 18.0 m (4-6 storeys) in height closer to the dyke (within 20.0 m from property line along the dyke) and 47.0 m geodetic (9-15 storeys) toward the south, to River Road (south)
- buildings organized in "U" configuration with a central courtyard opening to the north
- massing to minimize shadow impacts on the dyke and public spaces

#### **Building setbacks**

- 30.0 m setback from High Water Mark (HWM)
- 3.0 or 5.0 m setbacks along road frontages
- 3.0 m setback from East-West Promenade

#### **Public open space relationships**

- blurring of distinction between public and private outdoor space along the water front
- east/west Promenade -- a minimum 12.0 m wide right-of-way (ROW) linking the Oval Lands
- a public open space and children's play area on the north of the east/west promenade
- landscaping to make reference to native vegetation

- integrated storm water management (proposed periodic spill over the City parcel alongside the dyke)

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and staff comments identified as part of the review of the subject Development Permit application, as summarized above. In addition, it 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)” except for the zoning variance noted below.

### **Zoning Compliance/Variations (staff comments in bold)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum Public Road setback from 5.0 m to 3.0 m along Road “A”.

*(Staff supports the requested variance as the reduced setback will achieve adequate separation between buildings across the central southern courtyard/open space. The portion of the site to the south of the East-West Promenade site is quite narrow and the reduced setback will allow achieving the development potential assigned to the site in the Planning Framework for the Richmond Oval Neighbourhood lands).*

### **Advisory Design Panel Comments**

The Advisory Design Panel reviewed the proposed development at its meeting of September 23, 2009. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

### **Analysis**

#### ***Conditions of Adjacency***

- Location of a 12-storey high building at the southeast corner of the site and resulting future displacement of a high building to the north in the development parcel across Road “A” will achieve the objective of alternating higher and lower buildings masses sought by the Development Framework for general area.
- The proposed development makes good use and exploits of the physical relationship between the residential units and the natural landscape around by extending indoor spaces onto the outdoors with a good overall relationship between building and context.
- Relationship between the subject parcel and the dyke will establish a visual transition between public and private space in a way similar to the transition achieved at the Olympic Oval, however, in this specific case natural features (water and landscaping) will soften the interface/transition area between the proposed development and the greenway/dyke along the waterfront.
- Thoughtful public realm treatment and extensive use of glass on the building façades have been incorporated to ensure good interface with the open space and public realm surrounding the proposed building.

***Urban Design and Site Planning:***

- This development is the first one in the area; will set the standards for residential developments in the Richmond Oval Neighbourhood and, with the inclusion of recreational and additional open space nodes, will revitalize the waterfront.
- Terraced building heights range from 45.0 m or 14-storey height on the south end of the site to 25.0 m or 8-storey closer to the riverfront and 18.0 m or 4-storey within 20.0 m of the north setback along the dyke. This stepping of building heights is reinforced by the soft stepping of water surfaces and open space between buildings toward the dyke.
- Location of higher buildings toward the River Road (south) frontage of the site and stepping of buildings toward the riverfront is consistent with the general disposition of building heights and masses desired for this area.
- The long and narrow site is divided in four (4) building blocks by the East-West Promenade and the north-south central open space. There are two (2) building blocks to the north of the East-West Promenade and two (2) to the south.
- Buildings along the northern portion of River Road (west) front the dyke at the north ending and the internal wetlands environment of the central open space to the east. This building includes two-storey street level townhouses fronting River Road (west) that provide a residential quality to the street and strengthen its edge. The building rises from 4-storey at the north (dyke front) to 8-storey and then ends in a 13-storey tower at the edge of the Promenade.
- Buildings along the eastern portion of the site, north of the East-West Promenade respond to the dyke and the internal central wetlands/garden in a similar way to the buildings described above, save that the eastern side of the building fronts onto the Fish Trap Way public open space. This building steps up from 4-storey at the northern end to 9-storey, with a tower at the edge of the promenade that raise up to 13-storey.
- Buildings on the south side of the East-West Promenade, although further away from the riverfront, still capture panoramic views to the north and south due to the progressive stepping of the buildings on the site. The two (2) residential towers; 14-storeys at the southwest corner of the site and 12-storeys at the southeast, punctuate the end of the stepped massing of the buildings on the site.
- The internal garden, amenities and natural landscaping at its southern end create an intimate environment for the southern portion of the development and help to bring the scale of the project down to street-level and provide views from the residential units to the south.
- The overall width of the East-West Pedestrian Promenade has increased to 20.0 m to include vehicular access to the central "Arrival Court" which also functions as a parking/drop off area for valet parking and deliveries and provides access to the visitor parking area in parking Level 1 below. The Promenade includes separate pavement for pedestrians and bicycle path which continue across the "Arrival Court" toward the ramp and stairs toward its ending at River Road (west).
- The "Arrival Court" located centered and at the west ending of the East-West Promenade provides access to the lobbies, located to the north and south, that lead to the residential and amenity areas. This central arrival court is slightly raised and paved with distinct paving material to reinforce pedestrian priority over vehicles.
- Exclusive access to residents parking levels is provided via Road "A". Access to visitor parking area is provided from the "Arrival Court" at the upper western end of the East-West

Promenade. Secondary access route to the residents parking is also possible through the visitor parking area; which is separated from the residents parking by overhead doors.

- All levels within the proposed development, public open spaces and the East-West Promenade meet the universal accessible conditions. The west ending of the East-West Promenade includes ramps that allow use by wheelchairs to reach the River Road (West) street level landing.
- The proposal considers the option for eight (8) adaptable units for universal accessibility, two (2) of these units are expected in each one of the towers. Layout of these units will be adjusted to respond to the requirements of the purchaser; detailed suite floor plans will be provided at the Building Permit stage.
- 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 installation of grab bars.

### ***Architectural Form and Character***

- Materials and colours, as per sample board provided at the Advisory Design Panel presentation, include high quality natural materials on the outside of the buildings that will require minimum maintenance such as architectural concrete, stone veneer, preformed metal siding, etc.
- Concrete, glass, stone, steel and wood comprise the dominant materials to be used in the buildings. The lower level floors will be dominantly transparent with large expanses of vision glass forming part of a glazing wall system.
- Overhangs that project from the concrete structure slabs provide sun shading and weather protection. Vertical fins will help to break the horizontal character of the lower residential blocks.
- The materials in the lower, central building containing the indoor amenity areas and residential lobbies at the "Arrival Court" include stone, wood and steel. These materials are also present in the residential units in the form of soffits, screens, trellises, walls and terraces.
- The proposed various height and stepping terraces of buildings forming part of the proposed development creates an interesting skyline and contribute to minimize the potential impact of the allowable density on the site.
- The stepping terraces and breaking the continuity of the building blocks along River Road (west) and Fish Trap Way in two provide a strong vertical articulation of masses that contribute to reducing the scale and perception of density of the proposed development. The use of stone veneer in planters, architectural concrete and steel also contribute to reinforce achieving this objective.
- Townhouse units along River Road (west) and Fish Trap Way are oriented and have direct access to/from the street and public open space in front. These units have decks and outdoor patios at a higher elevation and separated from the abutting public use areas by low planters/retaining walls to provide adequate privacy.
- A separate legal agreement to the satisfaction of the City Solicitor, Director of Engineering and Director of Planning will be required for the low retaining walls/planters of patio/deck areas of townhouse units that encroach into the existing right-of-way (ROW) along River Road (west). These encroachments are acceptable in principle as there are no services provided within this existing ROW.



- Indoor amenity space is provided in combination with the residential lobby of the buildings on the north and south sides of the Promenade, in two separated, well-identifiable structures located on each side of the “Arrival Court” to the proposed development. Abundant use of glass visually expands towards and integrates the indoor amenity space to the interior, terraced water and landscaped central open space between residential buildings along the east and west sides of the site. The roof of these lower buildings at the centre of the development are proposed as green roofs to blend with the central landscaped space when viewed from upper levels of the building(s).
- Common outdoor and indoor amenity space is provided according to the Official Community Plan (OCP)

### ***Landscape Design and Open Space Design***

- The proposed planting, water features, paving and other landscape components that incorporate native species immediately surrounding the proposed development are designed to achieve a strong integration with and blur the boundary with the riverfront/dyke open space.
- It should be noted that the landscaping for this site is designed by the same design team as for the Richmond Oval and Middle Arm Open Space Master Plan endorsed by Council. Continued collaboration between the developers of the subject site and the City of Richmond is expected for the design and construction of the dyke to its planned elevation, and the construction and planting of the proposed bio-swale extending between the development site and the dyke.
- The proposed development includes the construction and landscaping for the Fish Trap Way open space. As this public open space is provided on private property on both, Lot 2 and Lot3, a Public Right-of-Passage (PROP) right-of-way (ROW) over that area will be registered on title to secure unrestricted access and use of this unique Richmond wide landscaped open space that provides access to the dyke. The developer will construct, maintain and assume liability over this public use open space. Adequate legal arrangements to the satisfaction of the City Solicitor will all aspects associated with this north-south public use open space.
- The Fish Trap Way open space includes randomly placed fish trap interpretive poles alongside the east pedestrian corridor that provides access to the dyke as a symbolic gesture to the fishing history of the site.
- Construction of the Fish Trap way open space is expected to take place as a complete unit, although its eastern edge, which includes the approximately 5.0 m wide main pedestrian path providing access to the dyke, falls within the boundaries of Parcel 3 that is owned by the same developer of the subject site. Appropriate legal agreements to the satisfaction of the City Solicitor will ensure achieving this objective. The above-mentioned main pedestrian path runs north, alongside the extension of the east side of Road “A” to the north, from its intersection with the East-West Promenade to the dyke.
- The secondary pathway to the dyke follows the alignment of the west sidewalk at Road A. Way-finding along this pathway is improved with the introduction of a plaza space at the transition between the two buildings on the north side of the Promenade, with the ‘canal’ water source as a focal point. This canal separates the public and private realm and helps to increase the privacy of the patio area of units that front onto the Fish Trap Way open space.

- The main pathway link to the dyke is provided by a paved connection of approximately 3.0 m wide; the secondary path that runs alongside the “canal” link to the dyke via an approximately 2.4 m wide boardwalk. The main pedestrian paved link to the dyke lands on a proposed large node along the dyke trail system that provides the opportunity to engage the water edge and provides a moment of pause for walkers and cyclists using the dyke trail.
- The central area between buildings along the east and west sides of the development site incorporates a series of reflecting water surfaces that gradually step down from the north lobby/central amenity building toward the dyke and natural areas along the middle arm of the Fraser River dyke. The same stepping water surfaces treatment is proposed on the south side of the Promenade for the courtyard space extending from the south lobby/indoor amenity building to River Road (south).
- The E-W Promenade that is the main pedestrian spine that links of sites from No.2 Road Bridge to the Olympic Oval crosses the development site at its mid-point and extends from Road “A” River Road (west) on the west. This 20.0 m wide ROW includes divided pedestrian and cycling paths between a double row of trees on its north side, and vehicular lanes and a standard width sidewalk on the south. Buildings on each side are located at a 3.0 m setback from the ROW.
- The E-W Promenade expands to the north and south in front of the amenity buildings/lobbies to define the “Arrival Court” area as the formal pedestrian access for residents and drop-off area for visitors to the proposed development. The Promenade and the pedestrian and bicycle paths continue across the “Arrival Court” to the open plaza /resting place at the west end of this central space before descending to River Road (west) street level via stairs and ramped paths for cyclists that, because of the soft inclination allow universal accessibility. The “Arrival Court” is proposed to be finished in cut stone and patterned concrete.
- The open plaza /resting place at the apex of the descent of the E-W Promenade toward River Road (west) provide views to the west that are framed by the pedestrian bridge that connect buildings on each side of the sloping portion of the Promenade; these framed views help to bring down a pedestrian scale and prepare the descent of pedestrians and cyclists to River Road (west).
- Proposed hard surfaces used in the proposed development landscaping scheme for Fish Trap Way, the East-West Promenade and the “Arrival Court” include: pre-cast unit pavers in lawns, cut stone paving, informal cut slab stone paving and stone slab bridges, among others. The “Arrival Court” is proposed to be finished in cut stone and patterned concrete.
- The east side of the parkade walls, which range in height from 1.0 m to 3.0 m above portions of Road A and the Fish Trap Way open space, are articulated with a green wall, aluminum louvers, rustic granite base and stone cladding to soften its exposure to views.
- The developer will provide a Letter-of-Credit for landscaping in the amount of \$2,044,947.75 (based on cost estimate prepared by the Landscape Architects) prior to the issuance of the Development Permit.

***Parking, Loading and Garbage/Recycling Collection.***

- The total number of parking spaces is 881 parking spaces provided in three (3) parking levels and are distributed as follows: 810 resident parking spaces (587 spaces required) and 71 visitor parking spaces. Of the total resident parking, there are 48 spaces are provided in 22 private garages and 61 parking spaces provided in a tandem arrangement, which will be assigned to the same unit. Accessible parking (14 spaces) is provided according to the Zoning bylaw requirements.

- Visitor parking is provided in parking Level 1 with access via the “Arrival Court”. The number of visitor parking spaces provided (71) meets the requirements of the Zoning Bylaw with the provision of TDM measures that allow up to a 10% reduction.
- Three (3) loading bays are provided: two (2) SU9 and one (1) WB17. The two (2) SU9 loading bays are located at each of the building entrances within the “Arrival Courtyard” at the upper ending of the East-West Promenade. The WB17 loading is located on the west side of Road A, close to the residents parking entrance driveway. The applicant has submitted graphic analysis and diagrams that demonstrate that appropriate turning radius and manoeuvring paths for each of the trucks accessing the proposed loading bays.
- All garbage pickup will be via a private company, which has specialized trucks and equipment that will allow convenient access to the entire underground parking garage. There are six (6) Garbage Rooms located on Parking Levels P1 and P2. Each garbage room has a compactor and large capacity bin, fed by a vertical garbage chute. Every suite will have access to the chute, on all floors of every building.
- On Parking Level PG, the uppermost parking level, there are six (6) Recycle Rooms adjacent to the elevator cores of each building in the development. Access to the recycle rooms is generally off the elevator lobby of each core. Within each recycle room, there is ample space for both paper and cardboard recycling bins. For corrugated cardboard recycling, there is one (1) cardboard bin each for the smaller buildings and two (2) bins each of the buildings at the southeast and southwest corners of the site, on River Road (West).
- There is a recycling holding room at Parking level PG, adjacent to the resident parking entrance from Road “A”. This room is of sufficient dimensions, including headroom and a holding area to address the recycling material collection functions.

#### ***Crime Prevention Through Environmental Design***

- The proposed building incorporates good CPTED design principles. It is the design intention to create a seamless, integrated landscape between the dyke and the proposed building. The extensive use of glazing allows for good passive surveillance over the Fish Trap Way public space and the dyke trail.
- Access to the parking levels will be secured by overhead gates activated electronically at the entrances from Road “A” and the “Arrival Court”. Access to the visitor parking area will be only allowed by the host.
- All elevator lobbies have a high level of visibility; there will be video surveillance throughout the parking levels and 24-hr. security patrols.
- Walkways and entrances to the buildings have been logically located to maintain continuous sight lines between public and private spaces, ensuring high visibility levels.
- Public access to the dyke along public walkways will be maintained at all times and appropriate pedestrian scale lighting will ensure safety of the Fish Trap Way open space area.

#### ***Affordable Housing***

- This project is not required to comply with the City of Richmond’s Affordable Housing Strategy. Parcel 7A was been reserved in the Richmond Oval Neighbourhood for providing Affordable Housing for the Oval lands.

***Public Art***

- This project is not subject to the Richmond Public Art Program, however, the developer does intend to have a major art piece, located in the public realm, and integrated with the architectural and landscape design.
- Proposed location for a major art piece is at the plaza/urban space at the entrance to Fish Trap Way from the East-West Promenade, at the north end of Road "A". This Public Art component is intended to strengthen the visual connection and reinforce the character and symbolic role of Fish Trap Way.

***Minimum Flood Plain Elevation***

- Finished grade elevation of dwelling units in the proposed development comply with and are above the lowest habitable floor elevation which is the greater of 4.0 m geodetic or the crown of the abutting public road.
- 'Flood Plain Designation and Protection – Bylaw No. 8204 establishes the flood plain elevation for this site at 2.9 m (9.51 ft.). Parking Level PG/L1 is at elevation 3.94 m (12.94 ft.), which is above the flood plain elevation. PG/L1 contains the mechanical rooms, electrical rooms and storage rooms required for the development.
- Parking Levels P1 and P2 include the bicycle storage lockers, and garbage compacting and storage, uses which are permitted to be below the flood plain under the bylaw. For technical reasons, the two (2) water feature mechanical rooms will have to be located on Level P2 and exemptions to Bylaw No. 8204 will require approval by Building Permits as part of the process of obtaining a Building Permit.

***Sustainability and Integrated Storm water Management***

- The developer has retained a LEED consultant for the project. The project is designed to LEED silver standard.
- The proposed stepping ponds that flow toward the dyke and the bio-swale proposed in between the proposed development and the south slope of the dyke are integral part of an integrated storm water management system for the site. The lowest pool of the central open space between the buildings is designed to overflow, at an interval to be established, to the bio-swale beside the dyke. This overflow will occur, during periods of heavy rainfall when the water feature might be turned off; surge plus rainfall on the water surface raising the surface level above a weir. The boundary between the bio-swale and the water feature will be blurred with emergent and aquatic planting, with a contrasting hard edge along the property line. There will be a water flow of the terraced water surfaces of the central open space northwards to the dyke, functionally to a lesser degree, visually to a greater degree.
- Environmentally sustainable features are incorporated into the proposed buildings including green roof over the amenity buildings, Low-E (low emissivity) glazing, horizontal concrete slab projections provide sun shading and weather protection, among others.
- Green roofs are proposed over the two (2) indoor amenity/lobby buildings on both sides of the "Arrival Court" at the upper ending of the East-West Promenade.

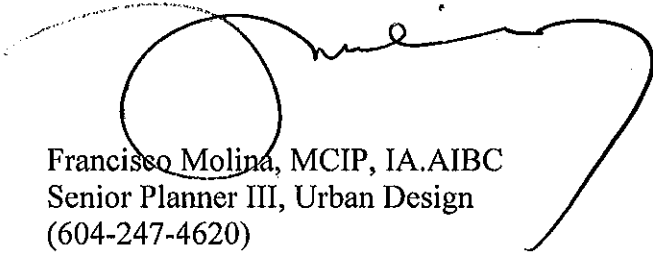
### ***Engineering Works***

The developer is to enter into two Servicing Agreements for works relating to this application.

- The first Servicing Agreement (SA08-440517) is for frontage and infrastructure upgrades along the entire site edge of River Road Diversion (West edge) and River Road (South edge) and construction of "Road A". This includes, but is not limited to, road construction, curb and gutter, watermains, storm and sanitary sewer systems, grass and treed boulevards, street lighting and sidewalk. Included in this SA, there is a storm sewer upgrade along the south edge of the dyke that must be approved by Ministry of Environment prior to Engineering Dept signing the Servicing Agreement. This Servicing Agreement must be entered prior to issuance of the first Building Permit for the site.
- A minimum 6m Utility ROW is required for the new storm sewer system connecting "Road A" to the system on the south edge of the dyke. This ROW is to be secured as part of the Servicing Agreement prior to issuance of a Building Permit.
- The second Servicing Agreement (SA 09-458899) is for downstream sanitary pump station works, and must be entered prior to first phase of occupancy of the development site. A legal agreement identifying "No Final BP Inspection" is to be granted until the SA is entered into to the satisfaction of the Director of Engineering and Director of Development.

### **Conclusions**

The proposed development successfully addressed and resolved both on-site challenges posed by a tight site, and interface to future adjacent developments to the east and west. Staff recommends approval for the subject development, as the proposed buildings will set a standard for high quality design for this riverfront neighbourhood.



Francisco Molina, MCIP, IA.AIBC  
Senior Planner III, Urban Design  
(604-247-4620)

FM:blg

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 \$2,044,947.75 (based on cost estimate prepared by the Landscape Architect);
2. Registration on title of a Statutory PROP ROW regarding the "Y-Shaped" North-South oriented open space (Fish Trap Way) extending north from the end of "Road A". As this ROW falls on portions of Lot 2 and Lot 3, the ROW agreement will need to be registered against both lots and

- should address the fact that a portion of the building/underground parking extends under a portion of this area. Owner will construct, maintain and assume liability over this area;
3. Registration on title of a Statutory PROP ROW regarding the 20.0 m wide East-West Promenade extending across the middle of the development site and should also address the fact that there is a portion of the building/underground parking extending under a portion of this area and an elevated bridge extending between two buildings across this ROW. Owner will construct, maintain and assume liability over the ROW area;
  4. Registration of a legal agreement on title indicating that "No Final BP Inspection" will be granted until the SA for sanitary pump station upgrades has been approved to the satisfaction of the Director of Engineering and Director of Development;
  5. Registration of a legal agreement on title to ensure that tandem parking spaces are allocated to the same unit;
  6. The provision of the following TDM measures:
    - a) Provision of a \$22,000 cash contribution for provision and installation of a bus shelter on River Road (south) at a location further east from the development site;
    - b) Construction and installation, or a \$22,000 cash contribution, for a bus shelter to be placed on River Road (south) in front of the development site; and
    - c) Construction, as part of frontage works, of a 3 m x 9 m wheelchair accessible bus landing pad in front of the development's River Road frontage (note that additional rights-of-way might be required to accommodate this bus pad, which could be within the boulevard area but must be clear of the sidewalk). The ROW requirements are subject to an approved functional design acceptable to the Director of Engineering and Director of Development.
  7. Title summary review of the existing legal agreements registered on title. The existing legal agreements may need to be modified or discharged, as determined by the Director of Development. The applicant shall be responsible for all costs associated with the review, modification or discharge of these agreements.

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

- Standard Servicing Agreement to the satisfaction of the City Solicitor and Director of Engineering for frontage and infrastructure upgrades along the entire site edge of River Road Diversion (West edge) and River Road (South edge), including construction of a wheelchair accessible bus landing pad, and construction of "Road A". The Servicing Agreement will involve design and construction of the works noted via Key Plan 440517-08-04, plus any additional works determined necessary via full engineering design plus any upgrades identified via the Capacity Analysis results. Additional ROW's may be required depending on approved SA design;
- Standard Servicing Agreement 09-458899 for sanitary pump station works. This Standard Servicing Agreement should be signed prior to first phase of occupancy of the development site;
- Engineering Encroachment Agreement for the low retaining walls/planters of patio/deck of townhouse units encroaching onto the existing ROW along River Road (west);
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285; and*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet Development Applications Division

**DP 08 – 429756**

**Attachment 1**

Address: 6031 River Road

Applicant: Oval 2 Holdings Ltd.

Owner: Oval 2 Holdings Ltd.

Planning Area(s): City Centre Area Plan.

Floor Area Gross: 70,180.7 m<sup>2</sup> (755,444 ft<sup>2</sup>)

Floor Area Net: 65,479.92 m<sup>2</sup> (704,820 ft<sup>2</sup>)

|                         | Existing   | Proposed                 |
|-------------------------|--|--------------------------|
| <b>Site Area:</b>       | 21,801.5 m <sup>2</sup>  | 21,801.5 m <sup>2</sup>  |
| <b>Land Uses:</b>       | Oval Village. Urban Centre T5  | Multi-family Residential |
| <b>OCP Designation:</b> | Olympic River Front  | No change                |
| <b>Zoning:</b>          | High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)<br>(Former "Comprehensive Development District (CD/157)") | No change                |
| <b>Number of Units:</b> |  | 458 units                |

|  | Bylaw Requirement                                      | Proposed                | Variance                 |
|--|--|-------------------------|--------------------------|
| Floor Area Ratio:  | 3.0  | 3.0                     | none permitted           |
| Lot Coverage:  | Max. 40%   | 35.4 %                  |                          |
| Setback – River Road (West):                                       | Min. 3.0 m   | 5.0 m                   |                          |
| Setback – River Road (South):                                      | Min. 3.0 m   | 5.0 m                   |                          |
| Setback – Road A (East):   | Min. 5.0 m   | 3.0 m                   | <b>Variance Required</b> |
| Setback – rear (North): Dyke                                       | Min. 3.0 m.  | 3.0 m                   |                          |
| Height (m) within 20.0 m from PL abutting the dyke:                | Max. 18.0 m (Geodetic)                                 | 17.32 m                 |                          |
| Height (m) excluding area within 20.0 m from PL abutting the dyke: | Max. 47.0 m (Geodetic)                                 | 46.96 m                 |                          |
| Lot Size:  | Min. 21,000 m <sup>2</sup>                             | 21,801.5 m <sup>2</sup> |                          |
| Off-street Parking Spaces – residents:                             | 587 parking spaces<br>(1.28 spaces per d.u.)           | 810                     |                          |
| Off-street Parking Spaces – visitors:                              | 78 (0.17 spaces per d.u.)<br>71 spaces if TDM measures | 71                      | TDM measures provided    |
| Total off-street Spaces:   | 665<br>658 if TDM measures provided                    | 881                     |                          |

|   |   |   |  |
|---|---|---|--|
| Off-street Parking Spaces – accessible:             | 14 spaces<br>(0.02 of total required parking)   | 14  |  |
| Tandem Parking Spaces                               | allowed if the two parking spaces in tandem are allocated to the same dwelling unit                       | 61  |  |
| Loading Spaces                                      | 3<br>(2- SU-9 and 1-WB-17)  | 3   |  |
| Bicycle Parking Spaces                              | 667<br>(1.25 spaces per unit. Residents)<br>(0.20 spaces per unit. Visitors)                              | 667   |  |
| Amenity Space – Indoor:                             | Min. 70 m <sup>2</sup> (753.5 ft <sup>2</sup> )<br>Max. 2,180 m <sup>2</sup> (23,466.97 ft <sup>2</sup> ) | 1,989.45 m <sup>2</sup><br>(21,415 ft <sup>2</sup> )              |  |
| Amenity Space – Outdoor:                            | Min. 2,180 m <sup>2</sup> (23,467 ft <sup>2</sup> )<br>(10% of the net site area)                         | 3,644 m <sup>2</sup><br>(includes open space on private property) |  |
| Minimum Habitable Floor Elevation (dwelling units): | The greater of 4.0 m (13.123 ft.)<br>geodetic or crown of abutting public road                            | 4.55 m  |  |



Excerpt from the Minutes from  
**The Design Panel Meeting**

**Wednesday, September 23, 2009 – 4:00 p.m.**  
**Rm. M.1.003**  
**Richmond City Hall**

Time: 4:00 p.m.

Place: Room M.1.003  
Richmond City Hall

Present: Dean Gregory, Acting Chair  
Gary Fields  
Thomas Leung  
Norm Chin  
Kush Panatch  
Tom Parker  
Willa Walsh

Also Present: Sara Badyal, Planner  
Francisco Molina, Senior Urban Planner  
David Johnson, Planner  
Rustico Agawin, Committee Clerk

Absent: Joseph Fry  
Agatha Malczyk  
Cst. Derek Cheng

The meeting was called to order at 4:10 p.m.

**1. MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Advisory Design Panel held on Wednesday, September 2, 2009 be adopted.*

**CARRIED**

**2. DP 08-429756 – 465-UNIT RIVER FRONT RESIDENTIAL DEVELOPMENT**

ARCHITECT: James Cheng, James Cheng Architects

PROPERTY LOCATION: 6031 River Road

## Panel Discussion

*Comments from the Panel were as follows:*

- pleased to see this signature project finally move forward; very supportive of the project; applicant has given appropriate attention to the design of the project which is of high caliber; project looks very well-integrated; hope that the design integrity of the project will be maintained during the construction phase if it will be done on a piecemeal basis; concerns on parking and dyke elevations have been addressed; high quality of materials used during the applicant's presentation to the Panel, however not of the same quality as those earlier provided to the Panel; did not give Panel opportunity to study the materials and make detailed comments; suggest that applicant use the presentation materials in the Development Permit Panel stage;
- applicant has identified spaces for public art; suggest that the character of public art to be in line with the general directions of the soon to be finalized City Centre Public Art Plan - large, iconic, serves as landmark and meeting place and with appropriate theme and colour; development is not in the City Centre but is close to it; city plan has relevance to the development owing to its urban and rural character; the scale of the project and the building should determine the size of public art; appreciate that the history of the area is addressed by the proposed public art; there is a breath of opportunities for public art in the development;
- very well-integrated plan; concern on the form of buildings C and D in the south – looks fairly square, flat and straight up and down from the streetscape; buildings need further development in form and architecture; front and back of the site are not balanced; need to balance density and shape of the buildings; understand the project's intention to fit into the affordable housing strategy through construction of buildings C and D; curved roof of the amenity building does not seem to match with the rest of the buildings;
- appreciate a well-integrated project in a natural setting; pleased to hear the reassurance of access throughout the residential zone; reiterate comment on the scale of the drawings provided to Panel; does not permit suite design critique to assess usability and accessibility of the suite; with respect to dyke access, pleased to know that the bridging is wider and more accessible; consider wheelchair access on the river side with the stepping down of the riprap; similar to the interruption of the stairway in the Vancouver courthouse where the ramp is placed diagonally across; consider the same approach to the inward-facing seating area;
- the project is a tremendous addition to the neighbourhood which includes the prominent Olympic Oval nearby; extremely well thought out; massing and approach is appropriate; scheme is provocative; appreciate the use of water and greenery as a primary landscape features; transition from public to private realm works well; buildings on the south side are fairly large but articulation is satisfactory; transition of the buildings down to the Fraser River is appropriate; two smaller buildings on the north side create interesting terracing forms; nice approach in the use of materials; very strong palette; use of stone work and granite is appropriate considering the caliber of the project; a very successful

project; concern on the zigzagged bike path; may not be necessary;

- in general, a great and successful project; model presented to the Panel is not appropriate; scale is too small and not appropriate for Panel review; the parquette design of Fish Trap Way is eloquent, however, it appears chopped up and does not offer enough play space for children; projecting base of the bedrooms in the townhouse buildings on the north end are under the soffit; area will be permanently under shade; could be done differently; appreciate the materials used for the finishes of the exterior of the buildings; sets a higher standard in Richmond; building elevations need further articulation in addition to the 7-inch soffit which looks relentless; give more profile and depth to the entries; parapets at the tip of the towers make the buildings look like layers; understand the austerity considerations for the choice of materials and colour palette, however, more substance and character to this high profile project is needed; like the landscape integration; consider comments on the bird fly-way; concern on the green wall; support comments of Panel members on pedestrian bike circulation; and
- share the consensus of the members that the project is really well-developed.

### **Panel Decision**

It was moved and seconded

***That DP 08-429756 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:***

1. *consider consistency in quality of documents and scale of model used during Panel presentation vis-à-vis plans provided to Panel for a fuller understanding of the project;*  
***For the DPP meeting, we will provide a large scale detailed model of the proposed development and comprehensive presentation drawings for Council to review.***
2. *consider substantial implementation of the landscape design prior to the phased construction of the buildings;*  
***Should the construction and occupancy be phased, the landscape design will be implemented and completed for each individual phase.***
3. *consider thematic and spatial characteristics in the selection and placement of public art in view of the scale of the project;*  
***As mentioned above, this project is not subject to the Richmond Public Art Program. The developer intends to have a major art piece in the public open space. It will be located in the large drive/pedestrian court in front of the north and south building entrance, and on axis with the east-west promenade. The theme for the art will be water and light. Refer to revised drawings.***
4. *consider providing wheelchair access to the stepped stone along the riprap similar to the approach used in the Vancouver courthouse;*  
***All public spaces will comply with accessible requirements as per the National, Provincial and Municipal Building Codes.***
5. *consider further development of the form of buildings C and D;*  
***The design of Buildings C and D have been refined with the intent of breaking down the mass of the building form and providing articulation to enhance the form. Refer to new drawings.***

6. *consider appropriateness of the bike path connecting River Road and the east-west promenade;  
The bike path connecting the east-west promenade and River Road (West) consists of steps and ramps. The ramp will allow accessibility for both pedestrians and cyclist to continue east-west movement down to River Road (West). The change in elevation from the promenade to River Road (West) is 4.1 m and the proposed ramping system will allow universal accessibility. It is intended that cyclist demount and walk their bicycles along the ramp.*
7. *consider further development of the Fish Trap Way;  
The landscape design of Fish Trap Way relates directly to the architecture of the townhouses that face it. See below.*
8. *consider contiguous level lawn area for variety of opportunities for play; and  
Fish Trap Way is the front yard for on grade townhouses to the west (Parcel 2) and east (Parcel 3). The right-of-way was provided to allow pedestrians and emergency vehicles to access the dike. Providing a contiguous lawn for active play would not be appropriate for this space. Fish Trap way is designed for quiet enjoyment of the public. Any major physical activities are provided for at the skating Oval.*
9. *consider developing the soffits and parapets to reduce the relentlessness of the current treatment.  
The design of the buildings has been completed, refer to new elevations*

**CARRIED**



**No. DP 08-429756**

To the Holder: OVAL 2 HOLDINGS LTD.  
Property Address: 6031 RIVER ROAD  
Address: C/O MR. JASON SMITH  
1830 – 1055 WEST HASTINGS STREET  
VANCOUVER, BC V6E 2E9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum Public Road setback from 5.0 m to 3.0 m along Road "A"
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #52 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$2,044,947.75 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 08-429756

To the Holder: OVAL 2 HOLDINGS LTD.  
Property Address: 6031 RIVER ROAD  
Address: C/O MR. JASON SMITH  
1830 – 1055 WEST HASTINGS STREET  
VANCOUVER, BC V6E 2E9

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

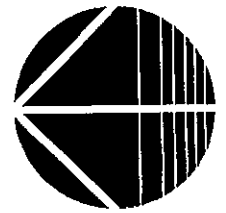
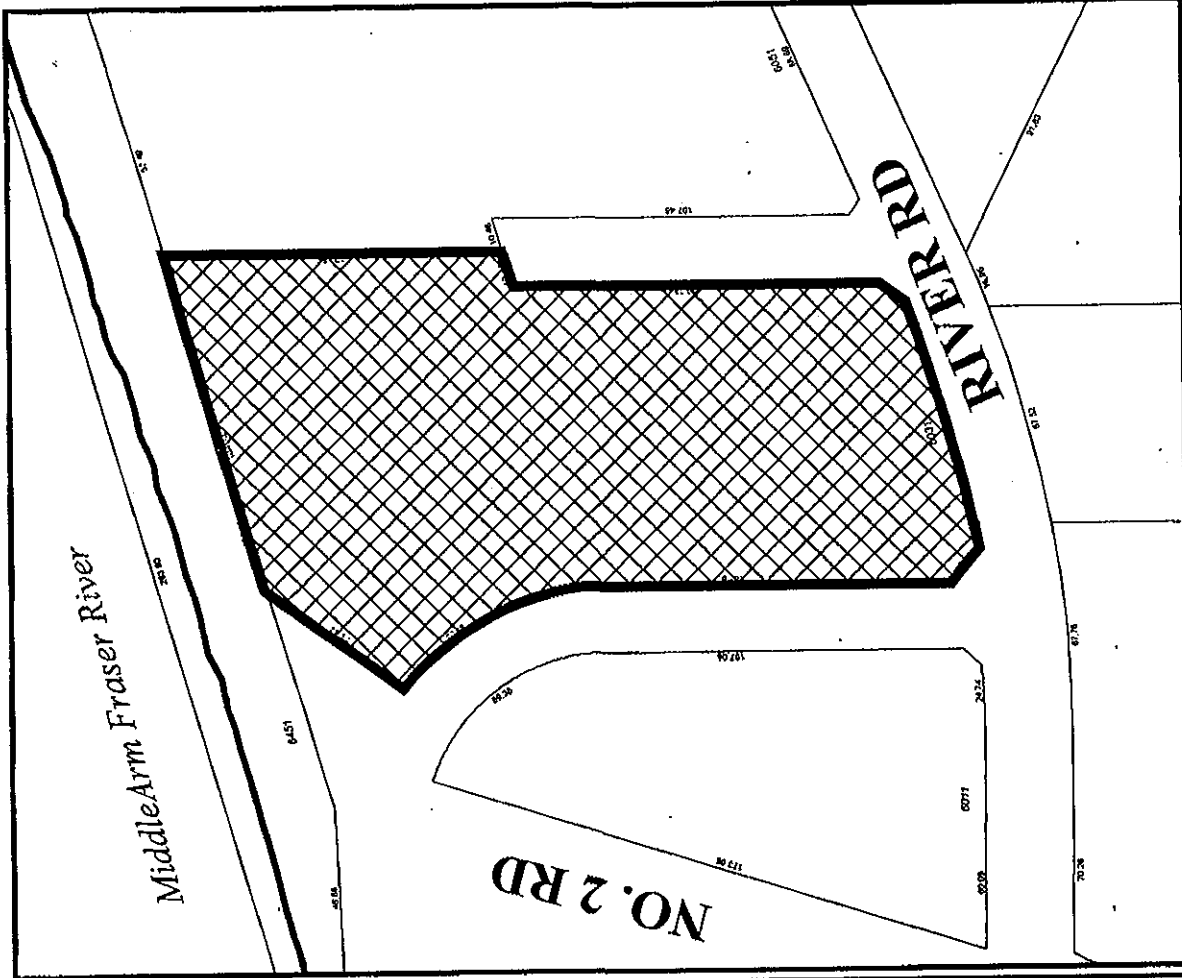
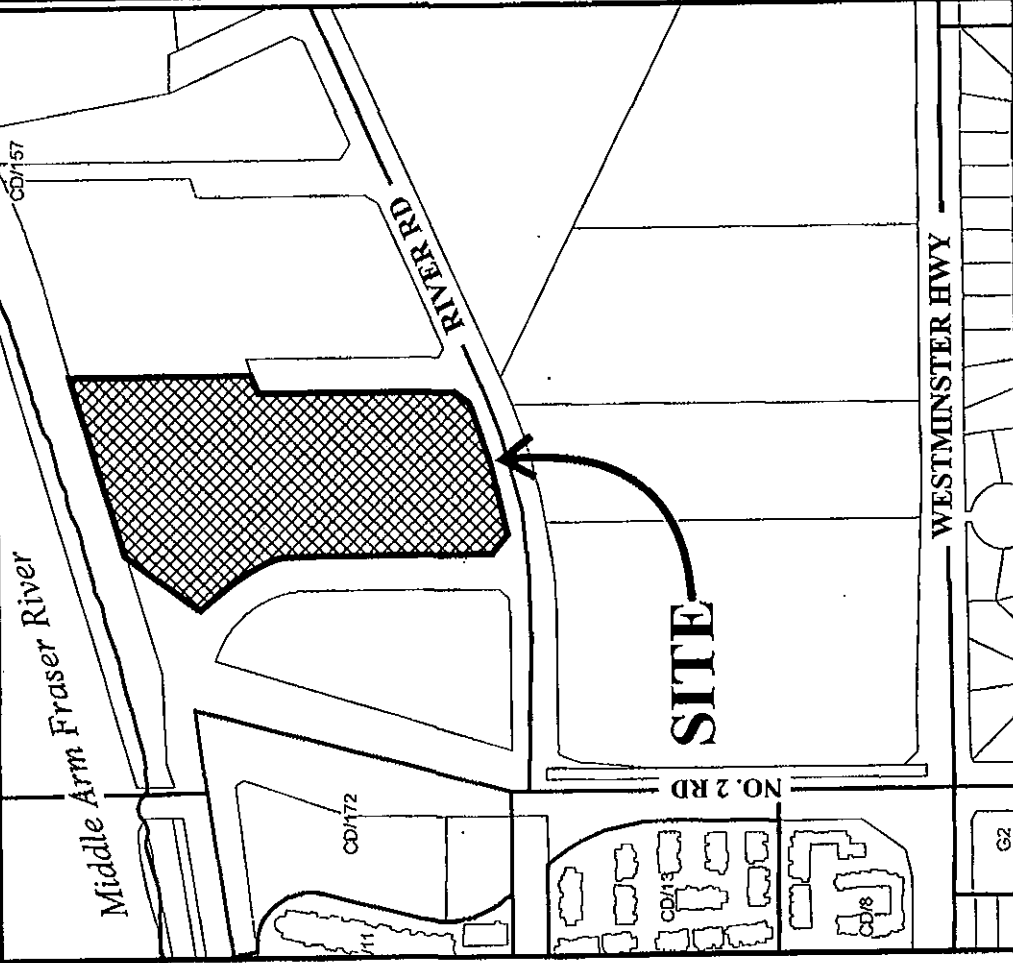
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond



## DP 08-429756 SCHEDULE "A"

Original Date: 08/01/08

Revision Date:

Note: Dimensions are in METRES

# PROJECT DATA

CIVIC ADDRESS: 8031 RIVER ROAD  
RICHMOND, BRITISH COLUMBIA

LEGAL ADDRESS: 10-027-000-370  
10-027-000-370  
PL 10-027-000-370

ZONING: BYLAW 8136 (CDU/ST)

SITE AREA: 234,660.72 SF (21,801.83 SM)

FOR RATIO: 3.00 FSR  
PROPOSED: 3.00 FSR

FOR FLOOR AREA: 704,000.16 SF (65,404.89 SM)

MAXIMUM ALLOWABLE: 704,000.16 SF (65,404.89 SM)

AMENITY AREA: 21,415 SF (1,978)

BUILDING HEIGHT: 154 FT (47 M)

PROPOSED RESIDENTIAL BUILDING AREA BREAKDOWN:

LEVEL: GROSS BUILDING AREA (SF)

EXCLUSIONS (STAIR & ELEV) (SF)

TOTAL

PGT: 10,540

L 1: 11,893

L 2: 11,893

L 3: 11,893

L 4: 11,893

L 5: 11,893

L 6: 11,893

L 7: 11,893

L 8: 11,893

L 9: 11,893

L 10: 11,893

L 11: 11,893

L 12: 11,893

L 13: 11,893

L 14: 11,893

AMENITY: 21,415

TOTAL: 78,216

RESIDENTIAL SUITE BREAKDOWN:

SUITE TYPE: A B C D E F TOTAL

2 BR TOWNHOUSE: 5 0 4 0 0 0 9

3 BR TOWNHOUSE: 5 0 4 0 0 0 9

1 BR SUITE: 5 0 4 0 0 0 9

2 BR SUITE: 13 20 30 30 30 30 126

3 BR SUITE: 3 2 10 3 15 5 38

4 BR SUITE: 1 0 1 0 0 0 2

TOTAL SUITES: 34 85 130 117 77 35 469

# LIST OF DRAWINGS

ARCHITECTURAL

PROJECT DATA & LIST OF DRAWINGS

A1.01 SITE PLAN

A1.02 SITE PLAN

A1.03 SITE PLAN

A1.04 SITE PLAN

A2.01 PARKING P2 PLAN

A2.02 PARKING P1 PLAN

A2.03 PARKING P5 LEVEL 1 PLAN

A3.01 N/A

A3.02 LEVEL 2 FLOOR PLAN

A3.03 LEVEL 3 FLOOR PLAN

A3.04 LEVEL 4 FLOOR PLAN

A3.05 LEVEL 5 FLOOR PLAN

A3.06 LEVEL 6 FLOOR PLAN

A3.07 LEVEL 7 FLOOR PLAN

A3.08 LEVEL 8 FLOOR PLAN

A3.09 LEVEL 9 FLOOR PLAN

A3.10 LEVEL 10 FLOOR PLAN

A3.11 LEVEL 11 FLOOR PLAN

A3.12 LEVEL 12 FLOOR PLAN

A3.13 LEVEL 13 FLOOR PLAN

A3.14 LEVEL 14 FLOOR PLAN

A3.15 LEVEL 15 FLOOR PLAN

A4.01 NORTH & WEST ELEVATIONS

A4.02 NORTH & SOUTH ELEVATIONS

A4.03 NORTH & EAST ELEVATIONS

A4.04 WEST ELEVATIONS, BLDGS A & B

A4.05 WEST ELEVATIONS, BLDGS AB & C

A5.01 SECTIONS A-A & B-B

A5.02 SECTIONS C-C & D-D

A5.03 SECTIONS E-E & F-F

A5.04 SECTIONS G-G & H-H - THRU BUILDINGS P2 & A/B

A5.05 SECTIONS I-I & J-J - THRU BUILDINGS P1 & C/D

A5.06 SECTION A-A, BLDGS D & E

A5.07 SECTION B-B, BLDGS A & C

A5.08 SECTIONS C-C & D-D, BLDGS A & F

A5.09 SECTIONS E-E & F-F, BLDGS B & E

A5.10 SECTIONS G-G & H-H, BLDGS C & D

A5.11 SECTIONS I-I & J-J, BLDGS A & B

A5.12 SECTIONS K-K & L-L, BLDGS B & E

A5.13 SECTIONS M-M & N-N, BLDGS C & D

A5.14 SECTIONS O-O & P-P, BLDGS A & B

A5.15 SECTIONS Q-Q & R-R, BLDGS B & E

A5.16 SECTIONS S-S & T-T, BLDGS C & D

A5.17 SECTIONS U-U & V-V, BLDGS A & B

A5.18 SECTIONS W-W & X-X, BLDGS B & E

A5.19 SECTIONS Y-Y & Z-Z, BLDGS C & D

A5.20 SECTIONS AA-AA & BB-BB, BLDGS A & B

A5.21 SECTIONS CC-CC & DD-DD, BLDGS B & E

A5.22 SECTIONS EE-EE & FF-FF, BLDGS C & D

A5.23 SECTIONS GG-GG & HH-HH, BLDGS A & B

A5.24 SECTIONS II-II & JJ-JJ, BLDGS B & E

A5.25 SECTIONS KK-KK & LL-LL, BLDGS C & D

A5.26 SECTIONS MM-MM & NN-NN, BLDGS A & B

A5.27 SECTIONS OO-OO & PP-PP, BLDGS B & E

A5.28 SECTIONS QQ-QQ & RR-RR, BLDGS C & D

# PROJECT DATA

CIVIC ADDRESS: 8031 RIVER ROAD  
RICHMOND, BRITISH COLUMBIA

LEGAL ADDRESS: 10-027-000-370  
10-027-000-370  
PL 10-027-000-370

ZONING: BYLAW 8136 (CDU/ST)

SITE AREA: 234,660.72 SF (21,801.83 SM)

FOR RATIO: 3.00 FSR  
PROPOSED: 3.00 FSR

FOR FLOOR AREA: 704,000.16 SF (65,404.89 SM)

MAXIMUM ALLOWABLE: 704,000.16 SF (65,404.89 SM)

AMENITY AREA: 21,415 SF (1,978)

BUILDING HEIGHT: 154 FT (47 M)

PROPOSED RESIDENTIAL BUILDING AREA BREAKDOWN:

LEVEL: GROSS BUILDING AREA (SF)

EXCLUSIONS (STAIR & ELEV) (SF)

TOTAL

PGT: 10,540

L 1: 11,893

L 2: 11,893

L 3: 11,893

L 4: 11,893

L 5: 11,893

L 6: 11,893

L 7: 11,893

L 8: 11,893

L 9: 11,893

L 10: 11,893

L 11: 11,893

L 12: 11,893

L 13: 11,893

L 14: 11,893

AMENITY: 21,415

TOTAL: 78,216

RESIDENTIAL SUITE BREAKDOWN:

SUITE TYPE: A B C D E F TOTAL

2 BR TOWNHOUSE: 5 0 4 0 0 0 9

3 BR TOWNHOUSE: 5 0 4 0 0 0 9

1 BR SUITE: 5 0 4 0 0 0 9

2 BR SUITE: 13 20 30 30 30 30 126

3 BR SUITE: 3 2 10 3 15 5 38

4 BR SUITE: 1 0 1 0 0 0 2

TOTAL SUITES: 34 85 130 117 77 35 469

# LIST OF DRAWINGS

ARCHITECTURAL

PROJECT DATA & LIST OF DRAWINGS

A1.01 SITE PLAN

A1.02 SITE PLAN

A1.03 SITE PLAN

A1.04 SITE PLAN

A2.01 PARKING P2 PLAN

A2.02 PARKING P1 PLAN

A2.03 PARKING P5 LEVEL 1 PLAN

A3.01 N/A

A3.02 LEVEL 2 FLOOR PLAN

A3.03 LEVEL 3 FLOOR PLAN

A3.04 LEVEL 4 FLOOR PLAN

A3.05 LEVEL 5 FLOOR PLAN

A3.06 LEVEL 6 FLOOR PLAN

A3.07 LEVEL 7 FLOOR PLAN

A3.08 LEVEL 8 FLOOR PLAN

A3.09 LEVEL 9 FLOOR PLAN

A3.10 LEVEL 10 FLOOR PLAN

A3.11 LEVEL 11 FLOOR PLAN

A3.12 LEVEL 12 FLOOR PLAN

A3.13 LEVEL 13 FLOOR PLAN

A3.14 LEVEL 14 FLOOR PLAN

A3.15 LEVEL 15 FLOOR PLAN

A4.01 NORTH & WEST ELEVATIONS

A4.02 NORTH & SOUTH ELEVATIONS

A4.03 NORTH & EAST ELEVATIONS

A4.04 WEST ELEVATIONS, BLDGS A & B

A4.05 WEST ELEVATIONS, BLDGS AB & C

A5.01 SECTIONS A-A & B-B

A5.02 SECTIONS C-C & D-D

A5.03 SECTIONS E-E & F-F

A5.04 SECTIONS G-G & H-H - THRU BUILDINGS P2 & A/B

A5.05 SECTIONS I-I & J-J - THRU BUILDINGS P1 & C/D

A5.06 SECTION A-A, BLDGS D & E

A5.07 SECTION B-B, BLDGS A & C

A5.08 SECTIONS C-C & D-D, BLDGS A & F

A5.09 SECTIONS E-E & F-F, BLDGS B & E

A5.10 SECTIONS G-G & H-H, BLDGS C & D

A5.11 SECTIONS I-I & J-J, BLDGS A & B

A5.12 SECTIONS K-K & L-L, BLDGS B & E

A5.13 SECTIONS M-M & N-N, BLDGS C & D

A5.14 SECTIONS O-O & P-P, BLDGS A & B

A5.15 SECTIONS Q-Q & R-R, BLDGS B & E

A5.16 SECTIONS S-S & T-T, BLDGS C & D

A5.17 SECTIONS U-U & V-V, BLDGS A & B

A5.18 SECTIONS W-W & X-X, BLDGS B & E

A5.19 SECTIONS Y-Y & Z-Z, BLDGS C & D

A5.20 SECTIONS AA-AA & BB-BB, BLDGS A & B

A5.21 SECTIONS CC-CC & DD-DD, BLDGS B & E

A5.22 SECTIONS EE-EE & FF-FF, BLDGS C & D

A5.23 SECTIONS GG-GG & HH-HH, BLDGS A & B

A5.24 SECTIONS II-II & JJ-JJ, BLDGS B & E

A5.25 SECTIONS KK-KK & LL-LL, BLDGS C & D

A5.26 SECTIONS MM-MM & NN-NN, BLDGS A & B

A5.27 SECTIONS OO-OO & PP-PP, BLDGS B & E

A5.28 SECTIONS QQ-QQ & RR-RR, BLDGS C & D

# PROJECT DATA

CIVIC ADDRESS: 8031 RIVER ROAD  
RICHMOND, BRITISH COLUMBIA

LEGAL ADDRESS: 10-027-000-370  
10-027-000-370  
PL 10-027-000-370

ZONING: BYLAW 8136 (CDU/ST)

SITE AREA: 234,660.72 SF (21,801.83 SM)

FOR RATIO: 3.00 FSR  
PROPOSED: 3.00 FSR

FOR FLOOR AREA: 704,000.16 SF (65,404.89 SM)

MAXIMUM ALLOWABLE: 704,000.16 SF (65,404.89 SM)

AMENITY AREA: 21,415 SF (1,978)

BUILDING HEIGHT: 154 FT (47 M)

PROPOSED RESIDENTIAL BUILDING AREA BREAKDOWN:

LEVEL: GROSS BUILDING AREA (SF)

EXCLUSIONS (STAIR & ELEV) (SF)

TOTAL

PGT: 10,540

L 1: 11,893

L 2: 11,893

L 3: 11,893

L 4: 11,893

L 5: 11,893

L 6: 11,893

L 7: 11,893

L 8: 11,893

L 9: 11,893

L 10: 11,893

L 11: 11,893

L 12: 11,893

L 13: 11,893

L 14: 11,893

AMENITY: 21,415

TOTAL: 78,216

RESIDENTIAL SUITE BREAKDOWN:

SUITE TYPE: A B C D E F TOTAL

2 BR TOWNHOUSE: 5 0 4 0 0 0 9

3 BR TOWNHOUSE: 5 0 4 0 0 0 9

1 BR SUITE: 5 0 4 0 0 0 9

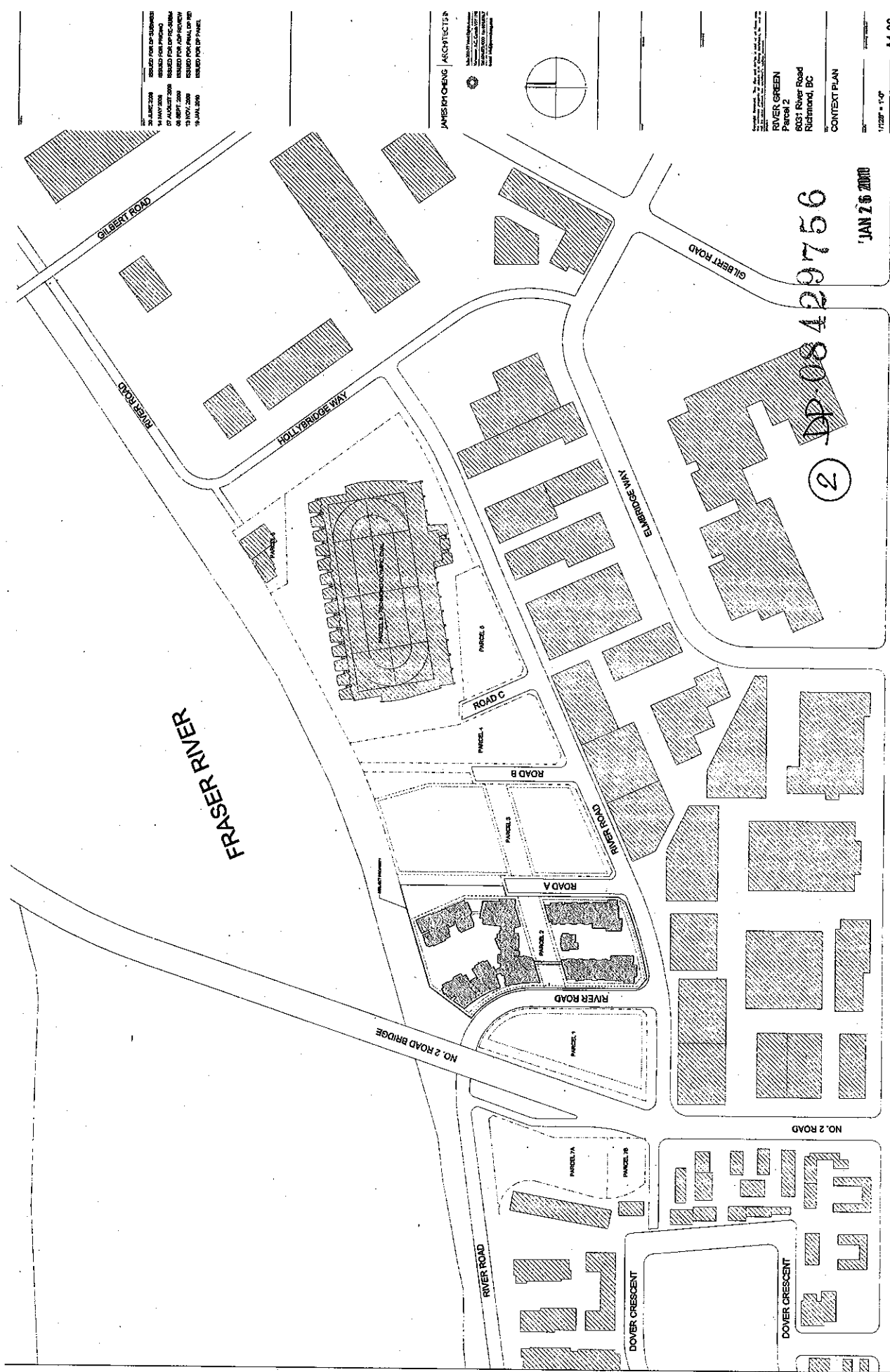
2 BR SUITE: 13 20 30 30 30 30 126

3 BR SUITE: 3 2 10 3 15 5 38

4 BR SUITE: 1 0 1 0 0 0 2

TOTAL SUITES: 34 85 130 117 77 35 469





20 JUL 2008 ISSUED FOR OF SUBMITTALS  
 14 MAY 2008 ISSUED FOR PERIOD  
 07 AUGUST 2008 ISSUED FOR PERIOD  
 07 AUGUST 2008 ISSUED FOR PERIOD  
 13 NOV 2008 ISSUED FOR PERIOD  
 13 NOV 2008 ISSUED FOR PERIOD  
 13 NOV 2008 ISSUED FOR PERIOD  
 13 NOV 2008 ISSUED FOR PERIOD

JAMES KHOENG ARCHITECTS  
 100-10100 100-10100 100-10100  
 100-10100 100-10100 100-10100  
 100-10100 100-10100 100-10100

RIVER GREEN  
 Parcel 2  
 8031 River Road  
 Richmond, BC  
 CONTEXT PLAN

1/2" = 1'-0"  
 07-004  
 07 JUL 2008  
 14 MAY 2008

A1.03

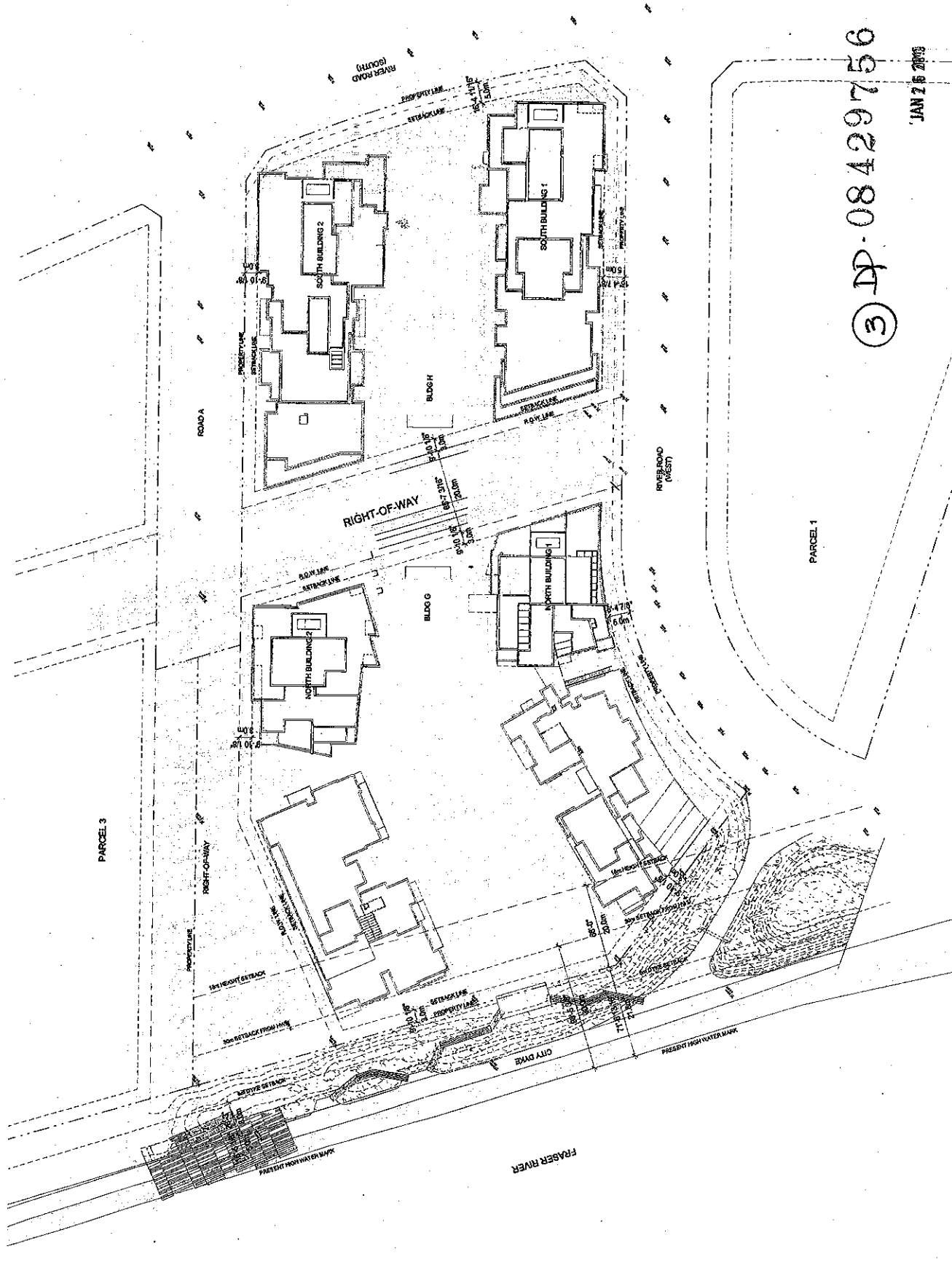
② DP-08429756  
 JAN 26 2008

WESTMINSTER HIGHWAY

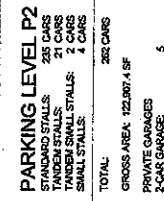
0002 CITY Z

③ DP-08429756

JAN 25 2005

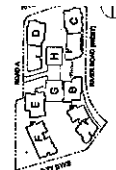


04 MAY 2009 0000Z



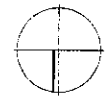
④ DP-08429756

20 JUNE 2009 REVISION FOR L.P. REVISIONS  
 14 MAY 2009 REVISION FOR L.P. REVISIONS  
 07 APRIL 2009 REVISION FOR L.P. REVISIONS  
 10 MAR 2009 REVISION FOR L.P. REVISIONS  
 10 JAN 2009 REVISION FOR L.P. REVISIONS



BLOCK KEY PLAN

JAMES H. CHENG ARCHITECTS

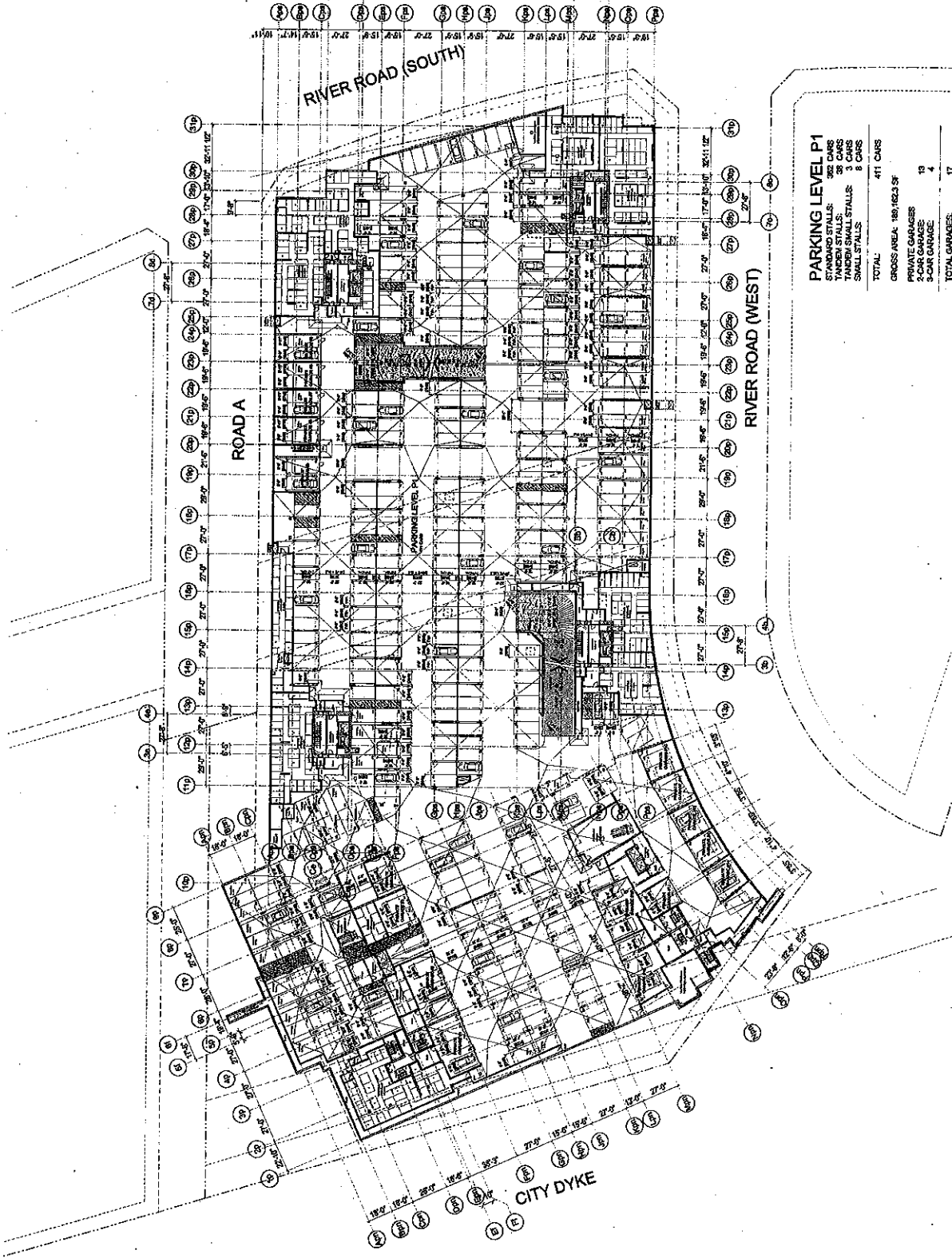


RIVER GREEN  
 Parcel 2  
 6031 River Road  
 Richmond, BC

LEVEL P1 PARKING PLAN

1/32" = 1'-0"  
 07-804  
 14 JUL 2009

A202



PARKING LEVEL P1

STANDARD STALLS: 302 CARS  
 TANDEN STALLS: 38 CARS  
 TANDEN SMALL STALLS: 3 CARS  
 SMALL STALLS: 3 CARS

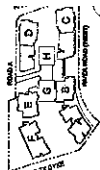
TOTAL: 411 CARS  
 GROSS AREA: 189,162.3 SF

PRIVATE GARAGES: 13  
 2-CAR GARAGE: 4  
 3-CAR GARAGE: 5

TOTAL GARAGES: 17

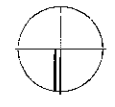
5 DP-08429756 JAN 26 2010

24 JUNE 2000  
 02 JULY 2000  
 08 SEPTEMBER 2000  
 12 NOVEMBER 2000  
 15 JANUARY 2001



BLOCK KEY PLAN

JAMES PINGSON ARCHITECTS



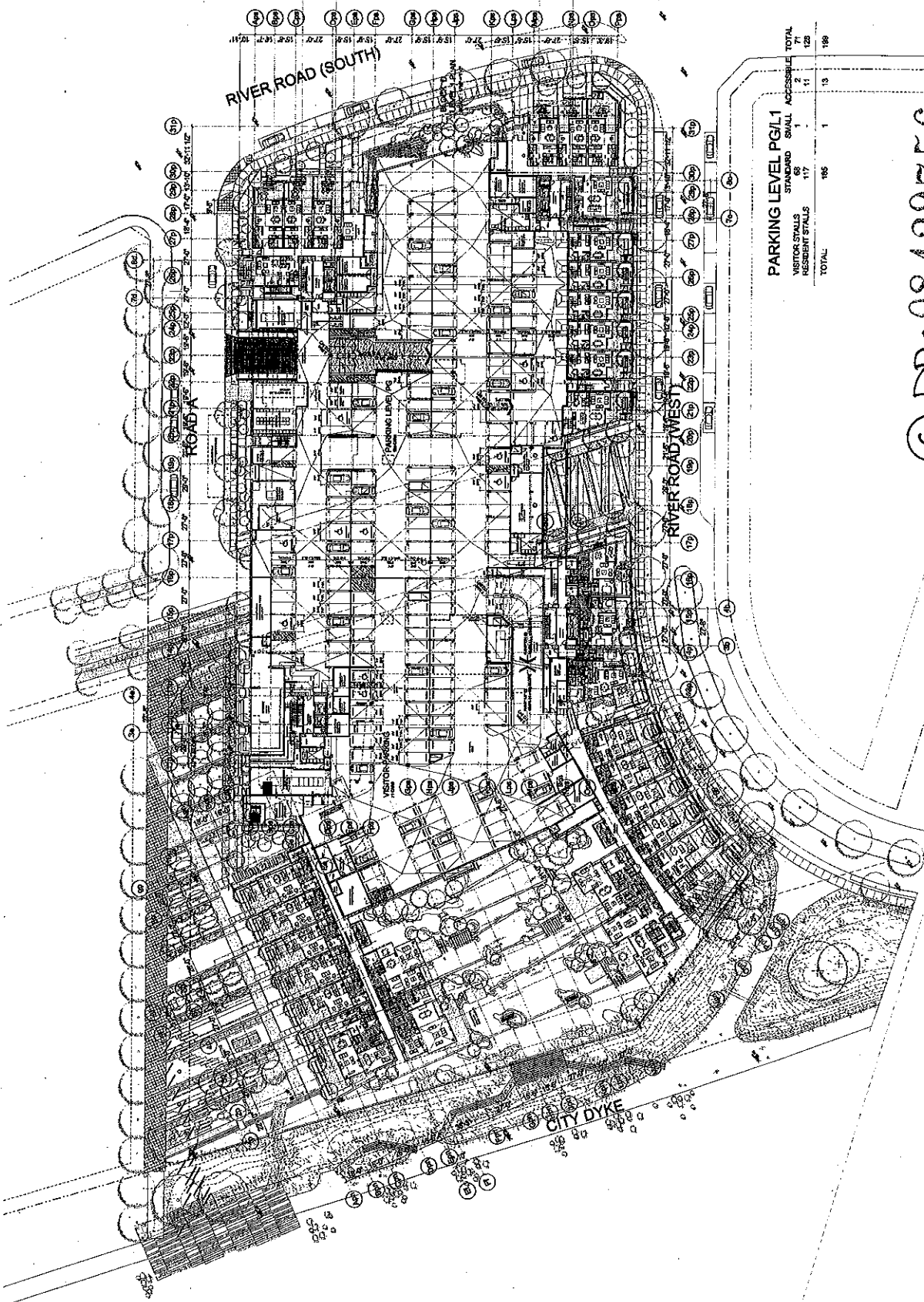
RIVER GREEN  
 Parcel 2  
 6031 River Road  
 Richmond, BC

LEVEL PG PARKING PLAN  
 LEVEL 1 FLOOR PLAN

102" = 1'-0"  
 02-404  
 07 AUG 2000  
 11 MAY 2001

JAN 26 2010

⑥ DP-08429756



PARKING LEVEL PG/L1

| VISITOR STALLS | STANDARD | SMALL | ACCESSIBLE | TOTAL |
|----------------|----------|-------|------------|-------|
| 117            | 66       | 1     | 2          | 186   |
| 117            | 66       | 1     | 2          | 186   |
| TOTAL          | 186      | 1     | 13         | 199   |

14 MAY 2008  
 14 MAY 2008  
 07 AUGUST 2008  
 08 SEPTEMBER 2008  
 15 NOVEMBER 2008  
 15 JANUARY 2009



**BLOCK KEY PLAN**

JAMES H. CHENG ARCHITECTS INC.

1. SCALE: 1/8" = 1'-0"  
 2. DATE: 14 MAY 2008  
 3. PROJECT: RIVER GREEN  
 4. SHEET: 07-004



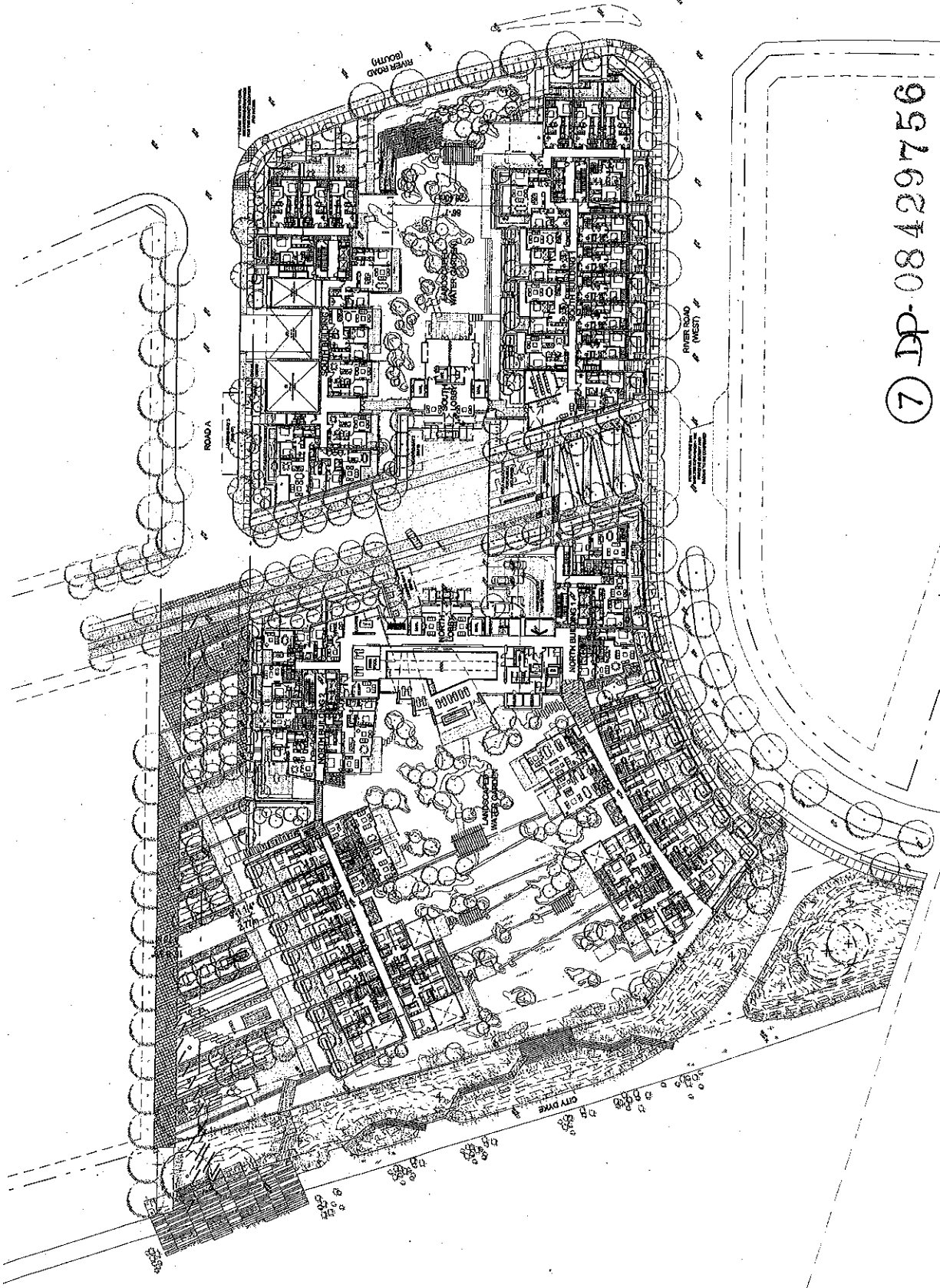
RIVER GREEN  
 Parcel 2  
 6031 River Road  
 Richmond, BC

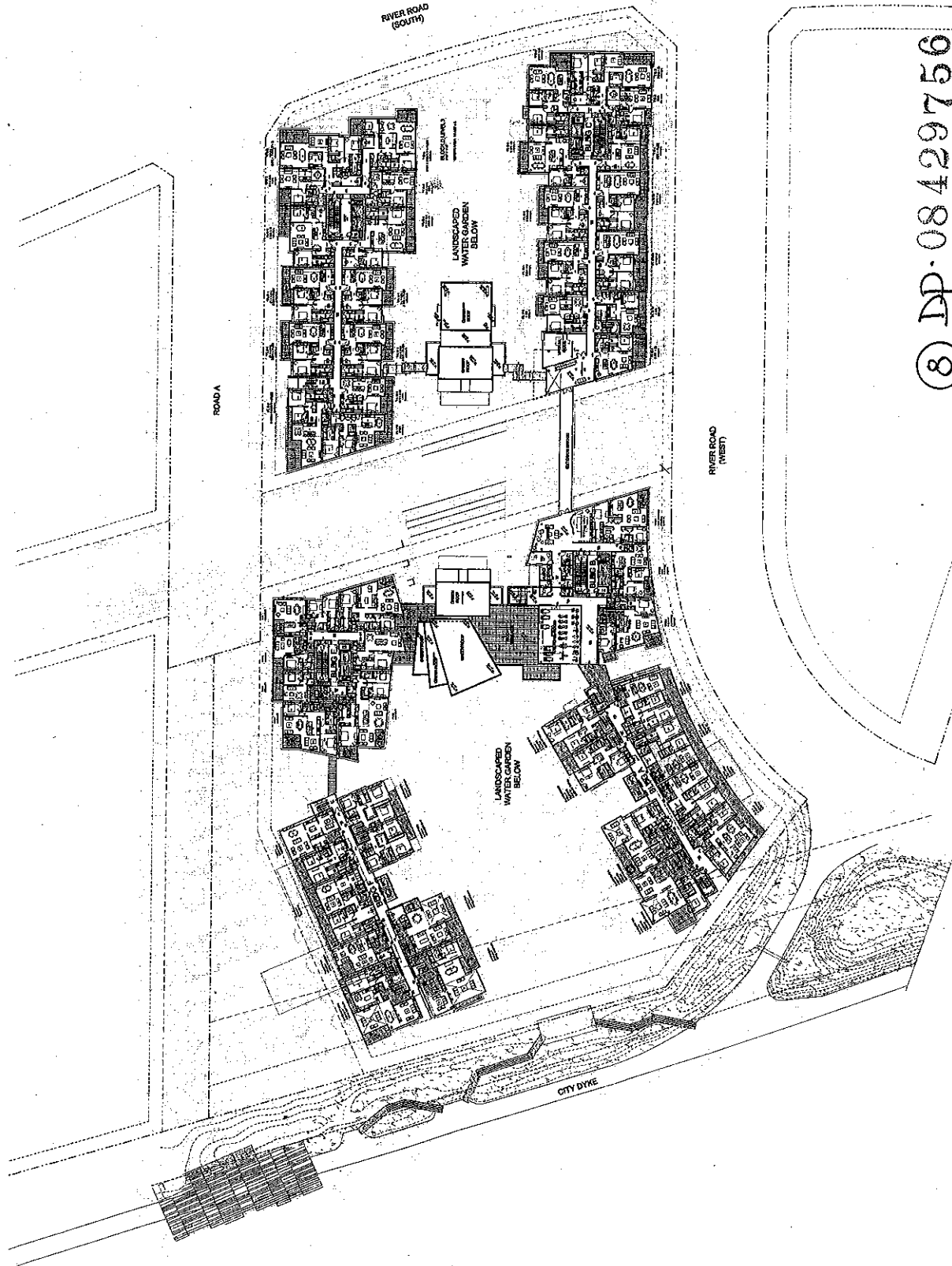
**LEVEL 2 FLOOR PLAN**

1/32" = 1'-0"  
 07-004  
 07 AUG 2008  
 14 MAY 2008

⑦ DP-08429756

JAN 26 2009





⑧ DP-08429756

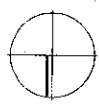
JAN 26 2010

30 JUNE 2009 ISSUED FOR DP SUBMITTAL  
07 JULY 2009 ISSUED FOR DP SUBMITTAL  
07 AUGUST 2009 ISSUED FOR DP SUBMITTAL  
08 SEPTEMBER 2009 ISSUED FOR DP SUBMITTAL  
13 NOVEMBER 2009 ISSUED FOR FINAL DP REVIEW  
18 JANUARY 2010 ISSUED FOR DP SUBMITTAL



BLOCK KEY PLAN

JAMES HONG ARCHITECTS



RIVER GREEN  
Phase 2  
5031 River Road  
Richmond, BC

LEVEL 3 FLOOR PLAN

1:1250 = 1"=0'  
07-084  
27 AUG 2009  
14 MAY 2010  
A 3.03



26 JUNE 2009 ISSUED FOR PERMITS  
 19 JULY 2009 ISSUED FOR PERMITS  
 08 AUG 2009 ISSUED FOR PERMITS  
 13 NOV 2009 ISSUED FOR PERMITS  
 19 JAN 2010 ISSUED FOR PERMITS



BLOCK KEY PLAN

JAMES M. O'BRIEN ARCHITECTS INC.

100% DEVELOPMENT  
 100% SITE PLAN  
 100% SITE PLAN



RIVER GREEN  
 Parcel 2  
 6031 River Road  
 Richmond, BC

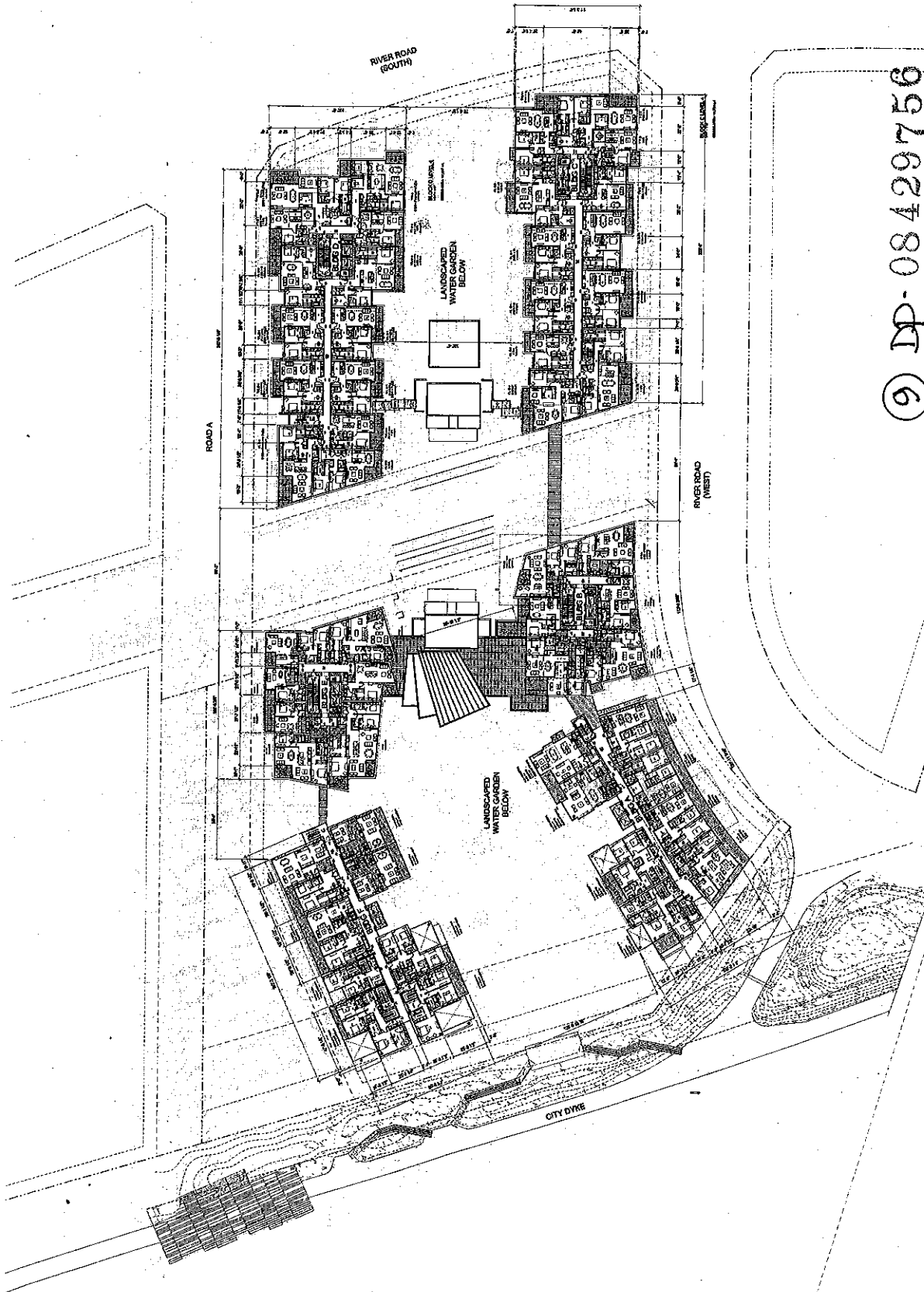
LEVEL 4 FLOOR PLAN

JAN 26 2010

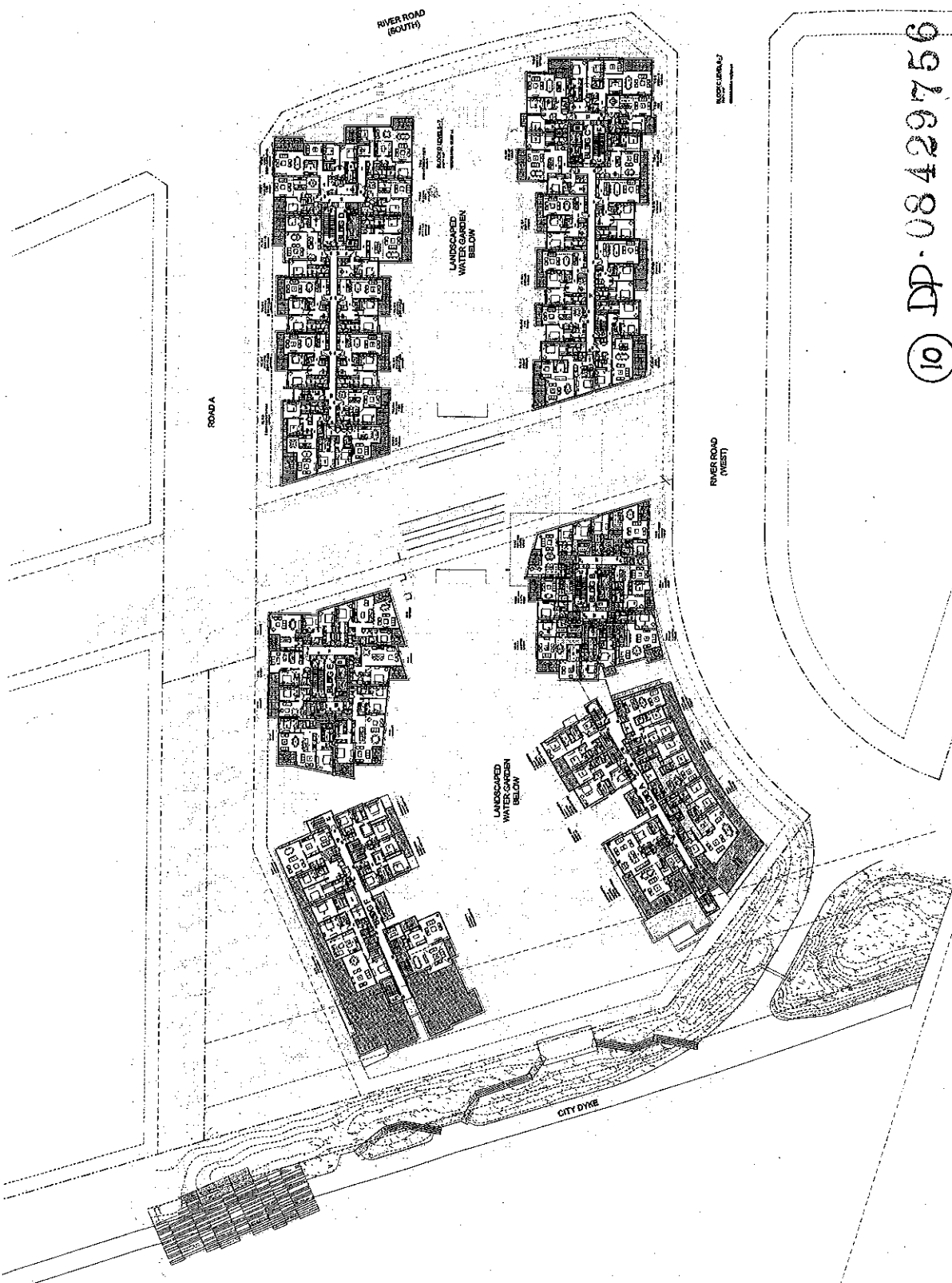
100% DEVELOPMENT  
 100% SITE PLAN  
 100% SITE PLAN

100% DEVELOPMENT  
 100% SITE PLAN  
 100% SITE PLAN

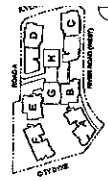
⑨ DP-08429756





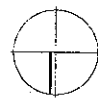


14 JUL 2009  
 14 JUL 2009  
 07 AUG 2009  
 07 SEP 2009  
 13 NOV 2009  
 13 JAN 2010



BLOCK KEY PLAN

JAMES K. CHENG ARCHITECTS



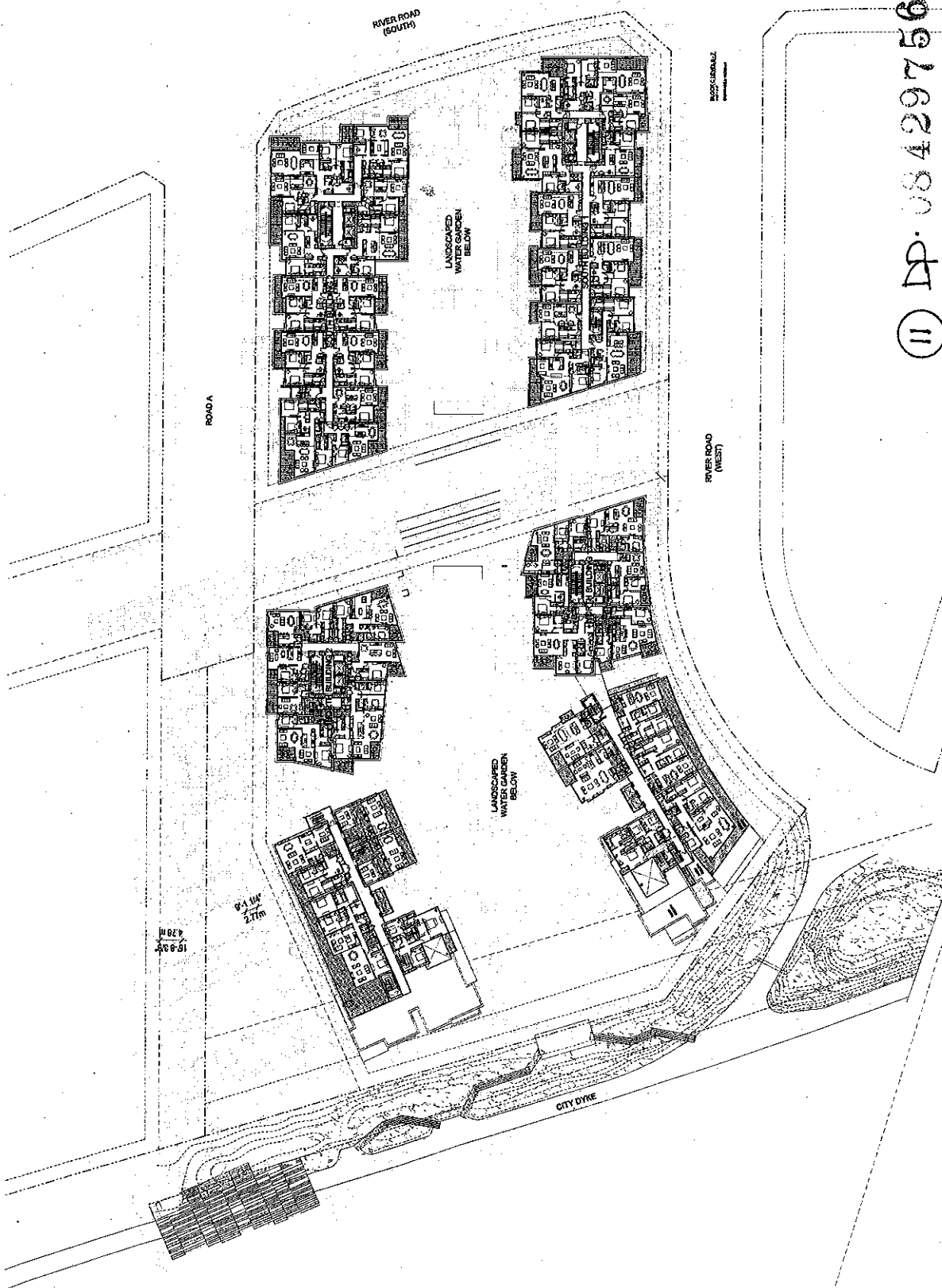
RIVER GREEN  
 Parcel 2  
 8031 River Road  
 Richmond, BC

LEVEL 4 FLOOR PLAN

1:225 = 1"=0'  
 07-204  
 07 JAN 2010  
 14 JUL 2010

⑩ DP-08429756

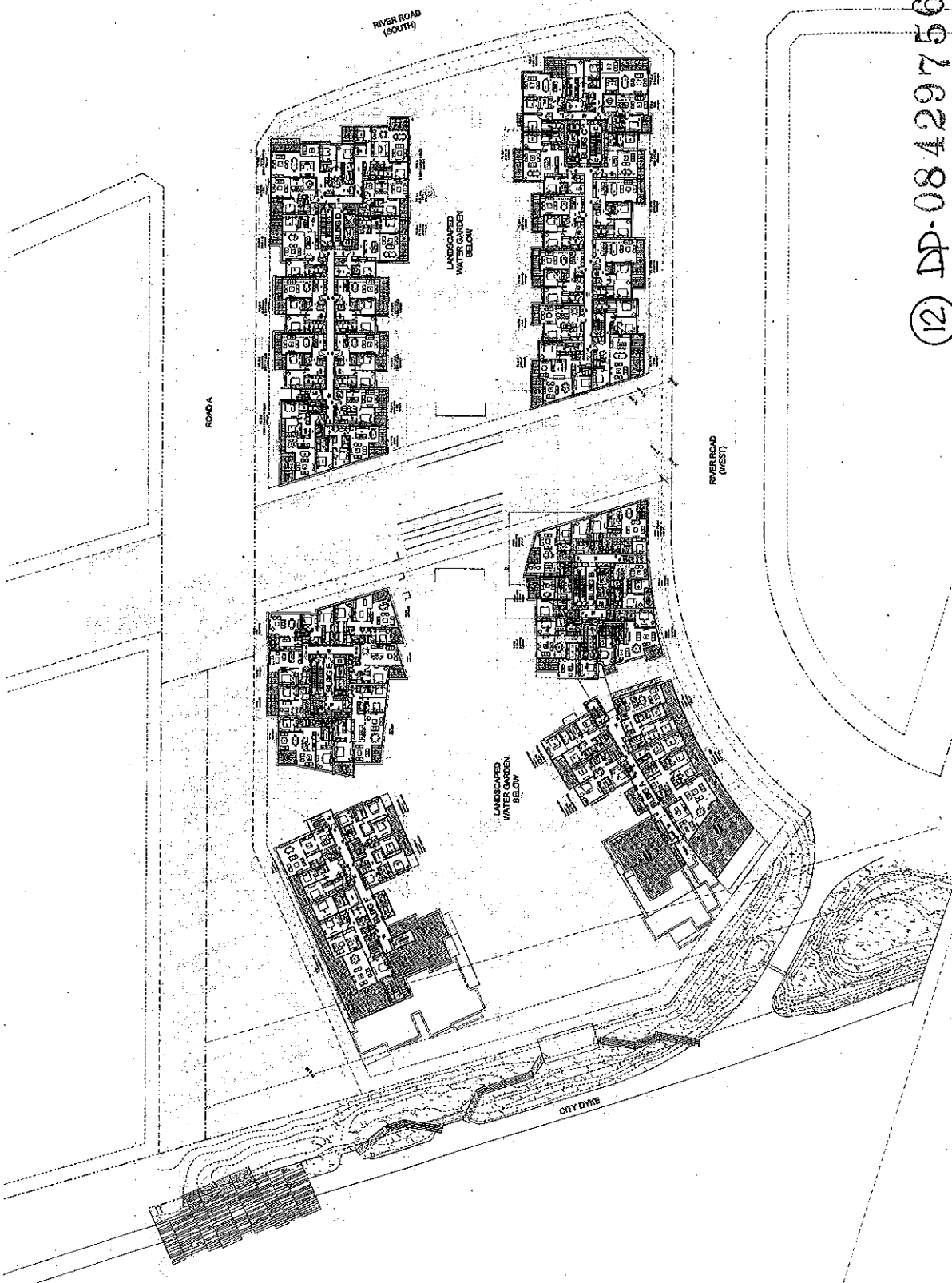
JAN 26 2010



① DP-08429756

JAN 26 2010

10.01.2009  
10.02.2009  
10.03.2009  
10.04.2009  
10.05.2009  
10.06.2009  
10.07.2009  
10.08.2009  
10.09.2009  
10.10.2009  
10.11.2009  
10.12.2009  
11.01.2010  
11.02.2010  
11.03.2010  
11.04.2010  
11.05.2010  
11.06.2010  
11.07.2010  
11.08.2010  
11.09.2010  
11.10.2010  
11.11.2010  
11.12.2010  
12.01.2011  
12.02.2011  
12.03.2011  
12.04.2011  
12.05.2011  
12.06.2011  
12.07.2011  
12.08.2011  
12.09.2011  
12.10.2011  
12.11.2011  
12.12.2011  
13.01.2012  
13.02.2012  
13.03.2012  
13.04.2012  
13.05.2012  
13.06.2012  
13.07.2012  
13.08.2012  
13.09.2012  
13.10.2012  
13.11.2012  
13.12.2012  
14.01.2013  
14.02.2013  
14.03.2013  
14.04.2013  
14.05.2013  
14.06.2013  
14.07.2013  
14.08.2013  
14.09.2013  
14.10.2013  
14.11.2013  
14.12.2013  
15.01.2014  
15.02.2014  
15.03.2014  
15.04.2014  
15.05.2014  
15.06.2014  
15.07.2014  
15.08.2014  
15.09.2014  
15.10.2014  
15.11.2014  
15.12.2014  
16.01.2015  
16.02.2015  
16.03.2015  
16.04.2015  
16.05.2015  
16.06.2015  
16.07.2015  
16.08.2015  
16.09.2015  
16.10.2015  
16.11.2015  
16.12.2015  
17.01.2016  
17.02.2016  
17.03.2016  
17.04.2016  
17.05.2016  
17.06.2016  
17.07.2016  
17.08.2016  
17.09.2016  
17.10.2016  
17.11.2016  
17.12.2016  
18.01.2017  
18.02.2017  
18.03.2017  
18.04.2017  
18.05.2017  
18.06.2017  
18.07.2017  
18.08.2017  
18.09.2017  
18.10.2017  
18.11.2017  
18.12.2017  
19.01.2018  
19.02.2018  
19.03.2018  
19.04.2018  
19.05.2018  
19.06.2018  
19.07.2018  
19.08.2018  
19.09.2018  
19.10.2018  
19.11.2018  
19.12.2018  
20.01.2019  
20.02.2019  
20.03.2019  
20.04.2019  
20.05.2019  
20.06.2019  
20.07.2019  
20.08.2019  
20.09.2019  
20.10.2019  
20.11.2019  
20.12.2019  
21.01.2020  
21.02.2020  
21.03.2020  
21.04.2020  
21.05.2020  
21.06.2020  
21.07.2020  
21.08.2020  
21.09.2020  
21.10.2020  
21.11.2020  
21.12.2020  
22.01.2021  
22.02.2021  
22.03.2021  
22.04.2021  
22.05.2021  
22.06.2021  
22.07.2021  
22.08.2021  
22.09.2021  
22.10.2021  
22.11.2021  
22.12.2021  
23.01.2022  
23.02.2022  
23.03.2022  
23.04.2022  
23.05.2022  
23.06.2022  
23.07.2022  
23.08.2022  
23.09.2022  
23.10.2022  
23.11.2022  
23.12.2022  
24.01.2023  
24.02.2023  
24.03.2023  
24.04.2023  
24.05.2023  
24.06.2023  
24.07.2023  
24.08.2023  
24.09.2023  
24.10.2023  
24.11.2023  
24.12.2023  
25.01.2024  
25.02.2024  
25.03.2024  
25.04.2024  
25.05.2024  
25.06.2024  
25.07.2024  
25.08.2024  
25.09.2024  
25.10.2024  
25.11.2024  
25.12.2024  
26.01.2025  
26.02.2025  
26.03.2025  
26.04.2025  
26.05.2025  
26.06.2025  
26.07.2025  
26.08.2025  
26.09.2025  
26.10.2025  
26.11.2025  
26.12.2025  
27.01.2026  
27.02.2026  
27.03.2026  
27.04.2026  
27.05.2026  
27.06.2026  
27.07.2026  
27.08.2026  
27.09.2026  
27.10.2026  
27.11.2026  
27.12.2026  
28.01.2027  
28.02.2027  
28.03.2027  
28.04.2027  
28.05.2027  
28.06.2027  
28.07.2027  
28.08.2027  
28.09.2027  
28.10.2027  
28.11.2027  
28.12.2027  
29.01.2028  
29.02.2028  
29.03.2028  
29.04.2028  
29.05.2028  
29.06.2028  
29.07.2028  
29.08.2028  
29.09.2028  
29.10.2028  
29.11.2028  
29.12.2028  
30.01.2029  
30.02.2029  
30.03.2029  
30.04.2029  
30.05.2029  
30.06.2029  
30.07.2029  
30.08.2029  
30.09.2029  
30.10.2029  
30.11.2029  
30.12.2029  
31.01.2030  
31.02.2030  
31.03.2030  
31.04.2030  
31.05.2030  
31.06.2030  
31.07.2030  
31.08.2030  
31.09.2030  
31.10.2030  
31.11.2030  
31.12.2030  
32.01.2031  
32.02.2031  
32.03.2031  
32.04.2031  
32.05.2031  
32.06.2031  
32.07.2031  
32.08.2031  
32.09.2031  
32.10.2031  
32.11.2031  
32.12.2031  
33.01.2032  
33.02.2032  
33.03.2032  
33.04.2032  
33.05.2032  
33.06.2032  
33.07.2032  
33.08.2032  
33.09.2032  
33.10.2032  
33.11.2032  
33.12.2032  
34.01.2033  
34.02.2033  
34.03.2033  
34.04.2033  
34.05.2033  
34.06.2033  
34.07.2033  
34.08.2033  
34.09.2033  
34.10.2033  
34.11.2033  
34.12.2033  
35.01.2034  
35.02.2034  
35.03.2034  
35.04.2034  
35.05.2034  
35.06.2034  
35.07.2034  
35.08.2034  
35.09.2034  
35.10.2034  
35.11.2034  
35.12.2034  
36.01.2035  
36.02.2035  
36.03.2035  
36.04.2035  
36.05.2035  
36.06.2035  
36.07.2035  
36.08.2035  
36.09.2035  
36.10.2035  
36.11.2035  
36.12.2035  
37.01.2036  
37.02.2036  
37.03.2036  
37.04.2036  
37.05.2036  
37.06.2036  
37.07.2036  
37.08.2036  
37.09.2036  
37.10.2036  
37.11.2036  
37.12.2036  
38.01.2037  
38.02.2037  
38.03.2037  
38.04.2037  
38.05.2037  
38.06.2037  
38.07.2037  
38.08.2037  
38.09.2037  
38.10.2037  
38.11.2037  
38.12.2037  
39.01.2038  
39.02.2038  
39.03.2038  
39.04.2038  
39.05.2038  
39.06.2038  
39.07.2038  
39.08.2038  
39.09.2038  
39.10.2038  
39.11.2038  
39.12.2038  
40.01.2039  
40.02.2039  
40.03.2039  
40.04.2039  
40.05.2039  
40.06.2039  
40.07.2039  
40.08.2039  
40.09.2039  
40.10.2039  
40.11.2039  
40.12.2039  
41.01.2040  
41.02.2040  
41.03.2040  
41.04.2040  
41.05.2040  
41.06.2040  
41.07.2040  
41.08.2040  
41.09.2040  
41.10.2040  
41.11.2040  
41.12.2040  
42.01.2041  
42.02.2041  
42.03.2041  
42.04.2041  
42.05.2041  
42.06.2041  
42.07.2041  
42.08.2041  
42.09.2041  
42.10.2041  
42.11.2041  
42.12.2041  
43.01.2042  
43.02.2042  
43.03.2042  
43.04.2042  
43.05.2042  
43.06.2042  
43.07.2042  
43.08.2042  
43.09.2042  
43.10.2042  
43.11.2042  
43.12.2042  
44.01.2043  
44.02.2043  
44.03.2043  
44.04.2043  
44.05.2043  
44.06.2043  
44.07.2043  
44.08.2043  
44.09.2043  
44.10.2043  
44.11.2043  
44.12.2043  
45.01.2044  
45.02.2044  
45.03.2044  
45.04.2044  
45.05.2044  
45.06.2044  
45.07.2044  
45.08.2044  
45.09.2044  
45.10.2044  
45.11.2044  
45.12.2044  
46.01.2045  
46.02.2045  
46.03.2045  
46.04.2045  
46.05.2045  
46.06.2045  
46.07.2045  
46.08.2045  
46.09.2045  
46.10.2045  
46.11.2045  
46.12.2045  
47.01.2046  
47.02.2046  
47.03.2046  
47.04.2046  
47.05.2046  
47.06.2046  
47.07.2046  
47.08.2046  
47.09.2046  
47.10.2046  
47.11.2046  
47.12.2046  
48.01.2047  
48.02.2047  
48.03.2047  
48.04.2047  
48.05.2047  
48.06.2047  
48.07.2047  
48.08.2047  
48.09.2047  
48.10.2047  
48.11.2047  
48.12.2047  
49.01.2048  
49.02.2048  
49.03.2048  
49.04.2048  
49.05.2048  
49.06.2048  
49.07.2048  
49.08.2048  
49.09.2048  
49.10.2048  
49.11.2048  
49.12.2048  
50.01.2049  
50.02.2049  
50.03.2049  
50.04.2049  
50.05.2049  
50.06.2049  
50.07.2049  
50.08.2049  
50.09.2049  
50.10.2049  
50.11.2049  
50.12.2049  
51.01.2050  
51.02.2050  
51.03.2050  
51.04.2050  
51.05.2050  
51.06.2050  
51.07.2050  
51.08.2050  
51.09.2050  
51.10.2050  
51.11.2050  
51.12.2050  
52.01.2051  
52.02.2051  
52.03.2051  
52.04.2051  
52.05.2051  
52.06.2051  
52.07.2051  
52.08.2051  
52.09.2051  
52.10.2051  
52.11.2051  
52.12.2051  
53.01.2052  
53.02.2052  
53.03.2052  
53.04.2052  
53.05.2052  
53.06.2052  
53.07.2052  
53.08.2052  
53.09.2052  
53.10.2052  
53.11.2052  
53.12.2052  
54.01.2053  
54.02.2053  
54.03.2053  
54.04.2053  
54.05.2053  
54.06.2053  
54.07.2053  
54.08.2053  
54.09.2053  
54.10.2053  
54.11.2053  
54.12.2053  
55.01.2054  
55.02.2054  
55.03.2054  
55.04.2054  
55.05.2054  
55.06.2054  
55.07.2054  
55.08.2054  
55.09.2054  
55.10.2054  
55.11.2054  
55.12.2054  
56.01.2055  
56.02.2055  
56.03.2055  
56.04.2055  
56.05.2055  
56.06.2055  
56.07.2055  
56.08.2055  
56.09.2055  
56.10.2055  
56.11.2055  
56.12.2055  
57.01.2056  
57.02.2056  
57.03.2056  
57.04.2056  
57.05.2056  
57.06.2056  
57.07.2056  
57.08.2056  
57.09.2056  
57.10.2056  
57.11.2056  
57.12.2056  
58.01.2057  
58.02.2057  
58.03.2057  
58.04.2057  
58.05.2057  
58.06.2057  
58.07.2057  
58.08.2057  
58.09.2057  
58.10.2057  
58.11.2057  
58.12.2057  
59.01.2058  
59.02.2058  
59.03.2058  
59.04.2058  
59.05.2058  
59.06.2058  
59.07.2058  
59.08.2058  
59.09.2058  
59.10.2058  
59.11.2058  
59.12.2058  
60.01.2059  
60.02.2059  
60.03.2059  
60.04.2059  
60.05.2059  
60.06.2059  
60.07.2059  
60.08.2059  
60.09.2059  
60.10.2059  
60.11.2059  
60.12.2059  
61.01.2060  
61.02.2060  
61.03.2060  
61.04.2060  
61.05.2060  
61.06.2060  
61.07.2060  
61.08.2060  
61.09.2060  
61.10.2060  
61.11.2060  
61.12.2060  
62.01.2061  
62.02.2061  
62.03.2061  
62.04.2061  
62.05.2061  
62.06.2061  
62.07.2061  
62.08.2061  
62.09.2061  
62.10.2061  
62.11.2061  
62.12.2061  
63.01.2062  
63.02.2062  
63.03.2062  
63.04.2062  
63.05.2062  
63.06.2062  
63.07.2062  
63.08.2062  
63.09.2062  
63.10.2062  
63.11.2062  
63.12.2062  
64.01.2063  
64.02.2063  
64.03.2063  
64.04.2063  
64.05.2063  
64.06.2063  
64.07.2063  
64.08.2063  
64.09.2063  
64.10.2063  
64.11.2063  
64.12.2063  
65.01.2064  
65.02.2064  
65.03.2064  
65.04.2064  
65.05.2064  
65.06.2064  
65.07.2064  
65.08.2064  
65.09.2064  
65.10.2064  
65.11.2064  
65.12.2064  
66.01.2065  
66.02.2065  
66.03.2065  
66.04.2065  
66.05.2065  
66.06.2065  
66.07.2065  
66.08.2065  
66.09.2065  
66.10.2065  
66.11.2065  
66.12.2065  
67.01.2066  
67.02.2066  
67.03.2066  
67.04.2066  
67.05.2066  
67.06.2066  
67.07.2066  
67.08.2066  
67.09.2066  
67.10.2066  
67.11.2066  
67.12.2066  
68.01.2067  
68.02.2067  
68.03.2067  
68.04.2067  
68.05.2067  
68.06.2067  
68.07.2067  
68.08.2067  
68.09.2067  
68.10.2067  
68.11.2067  
68.12.2067  
69.01.2068  
69.02.2068  
69.03.2068  
69.04.2068  
69.05.2068  
69.06.2068  
69.07.2068  
69.08.2068  
69.09.2068  
69.10.2068  
69.11.2068  
69.12.2068  
70.01.2069  
70.02.2069  
70.03.2069  
70.04.2069  
70.05.2069  
70.06.2069  
70.07.2069  
70.08.2069  
70.09.2069  
70.10.2069  
70.11.2069  
70.12.2069  
71.01.2070  
71.02.2070  
71.03.2070  
71.04.2070  
71.05.2070  
71.06.2070  
71.07.2070  
71.08.2070  
71.09.2070  
71.10.2070  
71.11.2070  
71.12.2070  
72.01.2071  
72.02.2071  
72.03.2071  
72.04.2071  
72.05.2071  
72.06.2071  
72.07.2071  
72.08.2071  
72.09.2071  
72.10.2071  
72.11.2071  
72.12.2071  
73.01.2072  
73.02.2072  
73.03.2072  
73.04.2072  
73.05.2072  
73.06.2072  
73.07.2072  
73.08.2072  
73.09.2072  
73.10.2072  
73.11.2072  
73.12.2072  
74.01.2073  
74.02.2073  
74.03.2073  
74.04.2073  
74.05.2073  
74.06.2073  
74.07.2073  
74.08.2073  
74.09.2073  
74.10.2073  
74.11.2073  
74.12.2073  
75.01.2074  
75.02.2074  
75.03.2074  
75.04.2074  
75.05.2074  
75.06.2074  
75.07.2074  
75.08.2074  
75.09.2074  
75.10.2074  
75.11.2074  
75.12.2074  
76.01.2075  
76.02.2075  
76.03.2075  
76.04.2075  
76.05.2075  
76.06.2075  
76.07.2075  
76.08.2075  
76.09.2075  
76.10.2075  
76.11.2075  
76.12.2075  
77.01.2076  
77.02.2076  
77.03.2076  
77.04.2076  
77.05.2076  
77.06.2076  
77.07.2076  
77.08.2076  
77.09.2076  
77.10.2076  
77.11.2076  
77.12.2076  
78.01.2077  
78.02.2077  
78.03.2077  
78.04.2077  
78.05.2077  
78.06.2077  
78.07.2077  
78.08.2077  
78.09.2077  
78.10.2077  
78.11.2077  
78.12.2077  
79.01.2078  
79.02.2078  
79.03.2078  
79.04.2078  
79.05.2078  
79.06.2078  
79.07.2078  
79.08.2078  
79.09.2078  
79.10.2078  
79.11.2078  
79.12.2078  
80.01.2079  
80.02.2079  
80.03.2079  
80.04.2079  
80.05.2079  
80.06.2079  
80.07.2079  
80.08.2079  
80.09.2079  
80.10.2079  
80.11.2079  
80.12.2079  
81.01.2080  
81.02.2080  
81.03.2080  
81.04.2080  
81.05.2080  
81.06.2080  
81.07.2080  
81.08.2080  
81.09.2080  
81.10.2080  
81.11.2080  
81.12.2080  
82.01.2081  
82.02.2081  
82.03.2081  
82.04.2081  
82.05.2081  
82.06.2081  
82.07.2081  
82.08.2081  
82.09.2081  
82.10.2081  
82.11.2081  
82.12.2081  
83.01.2082  
83.02.2082  
83.03.2082  
83.04.2082  
83.05.2082  
83.06.2082  
83.07.2082  
83.08.2082  
83.09.2082  
83.10.2082  
83.11.2082  
83.12.2082  
84.01.2083  
84.02.2083  
84.03.2083  
84.04.2083  
84.05.2083  
84.06.2083  
84.07.2083  
84.08.2083  
84.09.2083  
84.10.2083  
84.11.2083  
84.12.2083  
85.01.2084  
85.02.2084  
85.03.2084  
85.04.2084  
85.05.2084  
85.06.2084  
85.07.2084  
85.08.2084  
85.09.2084  
85.10.2084  
85.11.2084  
85.12.2084  
86.01.2085  
86.02.2085  
86.03.2085  
86.04.2085  
86.05.2085  
86.06.2085  
86.07.2085  
86.08.2085  
86.09.2085  
86.10.2085  
86.11.2085  
86.12.2085  
87.01.2086  
87.02.2086  
87.03.2086  
87.04.2086  
87.05.2086  
87.06.2086  
87.07.2086  
87.08.2086  
87.09.2086  
87.10.2086  
87.11.2086  
87.12.2086  
88.01.2087  
88.02.2087  
88.03.2087  
88.04.2087  
88.05.2087  
88.06.2087  
88.07.2087  
88.08.2087  
88.09.2087  
88.10.2087  
88.11.2087  
88.12.2087  
89.01.2088  
89.02.2088  
89.03.2088  
89.04.2088  
89.05.2088  
89.06.2088  
89.07.2088  
89.08.2088  
89.09.2088  
89.10.2088  
89.11.2088  
89.12.2088  
90.01.2089  
90.02.2089  
90.03.2089  
90.04.2089  
90.05.2089  
90.06.2089  
90.07.2089  
90.08.2089  
90.09.2089  
90.10.2089  
90.11.2089  
90.12.2089  
91.01.2090  
91.02.2090  
91.03.2090  
91.04.2090  
91.05.2090  
91.06.2090  
91.07.2090  
91.08.2090  
91.09.2090  
91.10.2090  
91.11.2090  
91.12.2090  
92.01.2091  
92.02.2091  
92.03.2091  
92.04.2091  
92.05.2091  
92.06.2091  
92.07.2091  
92.08.2091  
92.09.2091  
92.10.2091  
92.11.2091  
92.12.2091  
93.01.2092  
93.02.2092  
93.03.2092  
93.04.2092

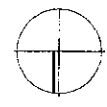


26 JUNE 2008  
 14 MAY 2008  
 07 AUGUST 2008  
 10 OCTOBER 2008  
 19 NOVEMBER 2008  
 15 JANUARY 2009



BLOCK KEY PLAN

JAMES DYCKMAN ARCHITECTS



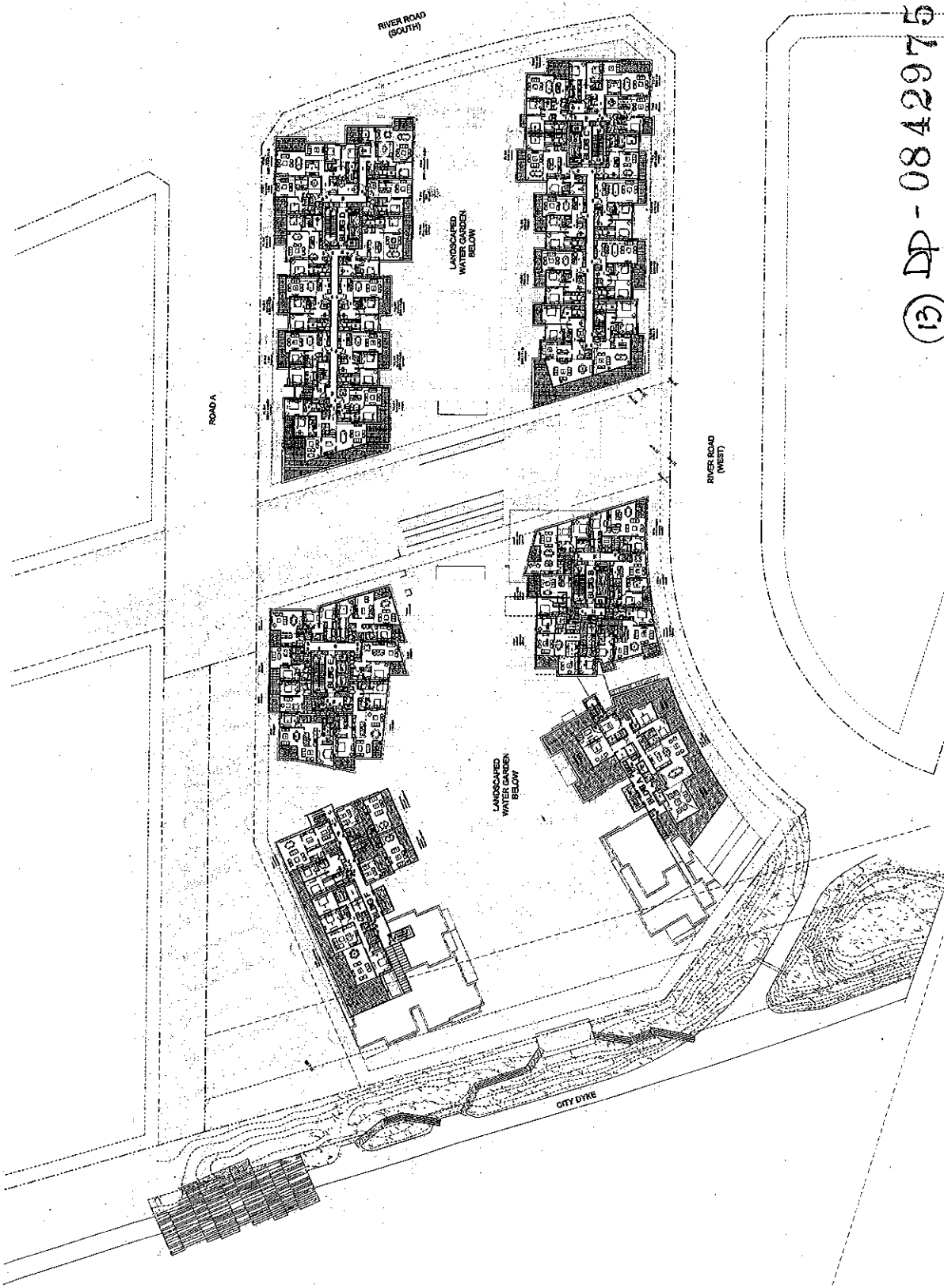
RIVER GREEN  
 Parcel 2  
 6031 River Road  
 Richmond, BC

LEVEL 7 FLOOR PLAN

1:32" = 1'-0"  
 07-004  
 17 JANUARY 2009

12 DP-08429756

JAN 26 2010



RIVER ROAD (SOUTH)

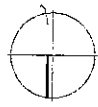
ROAD A

LANDSCAPED WATER GARDEN BELOW

LANDSCAPED WATER GARDEN BELOW

RIVER ROAD (WEST)

CITY DYKE



BLOCK KEY PLAN

JAMES RYAN ARCHITECTS

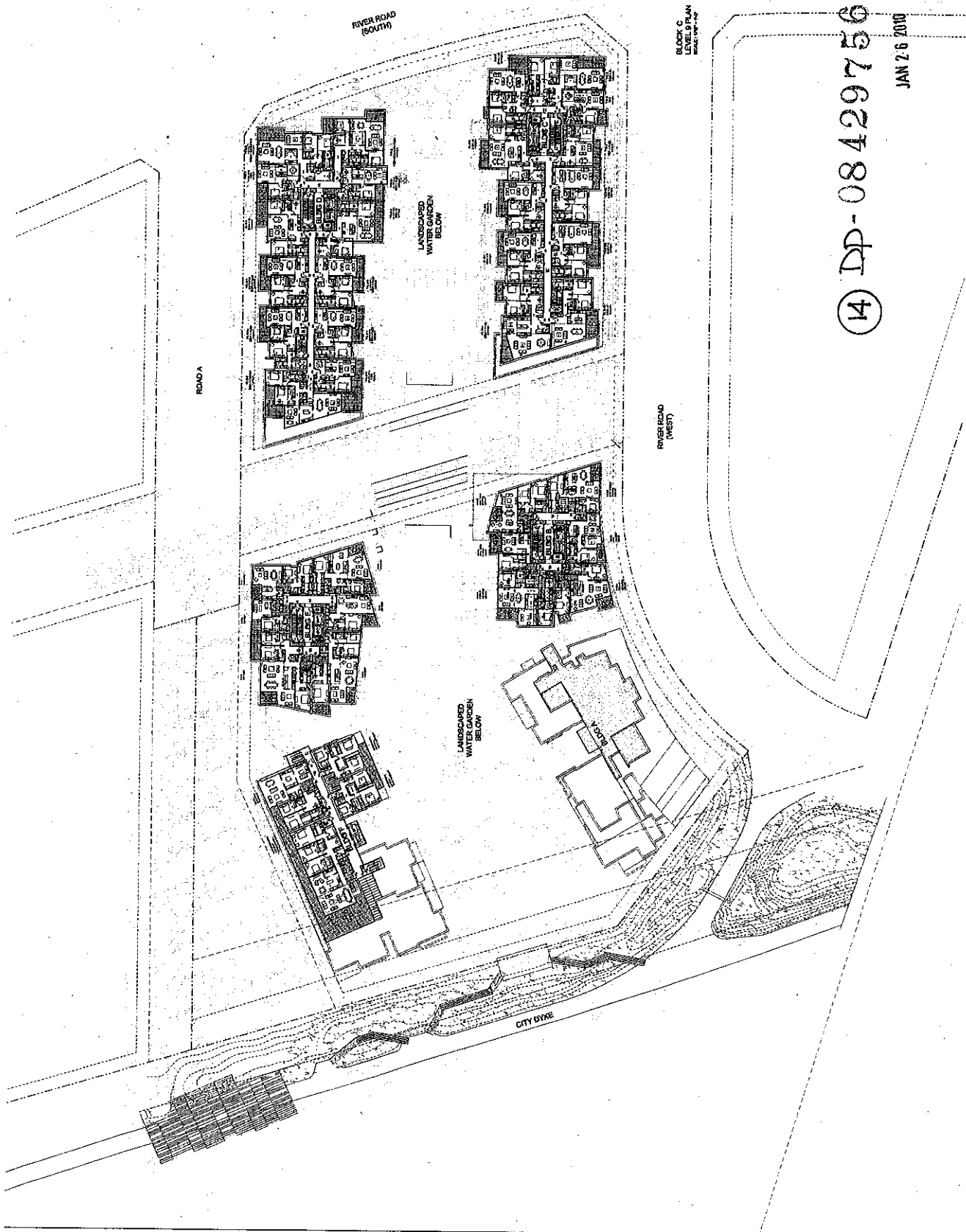
1000 10th Street, Suite 100  
Richmond, BC V6X 1A8  
Tel: 604.278.1111  
Fax: 604.278.1112  
www.jamesryan.ca

RIVER GREEN  
Phase 2  
8031 River Road  
Richmond, BC  
LEVEL 8 FLOOR PLAN

|              |             |
|--------------|-------------|
| 1/2" = 1' 0" | A3.08       |
| 07/04        |             |
| 17 AUG 2009  | 14 MAY 2009 |

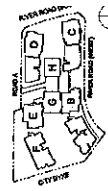
JAN 26 2010

⑬ DP - 08429756



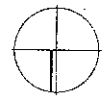
JAN 26 2010

12 JUL 2009 ISSUED FOR PERMIT  
 14 MAY 2009 ISSUED FOR PERMIT  
 07 AUG 2008 ISSUED FOR PERMIT  
 08 SEP 2008 ISSUED FOR PERMIT  
 13 NOV 2008 ISSUED FOR PERMIT  
 14 JAN 2009 ISSUED FOR PERMIT



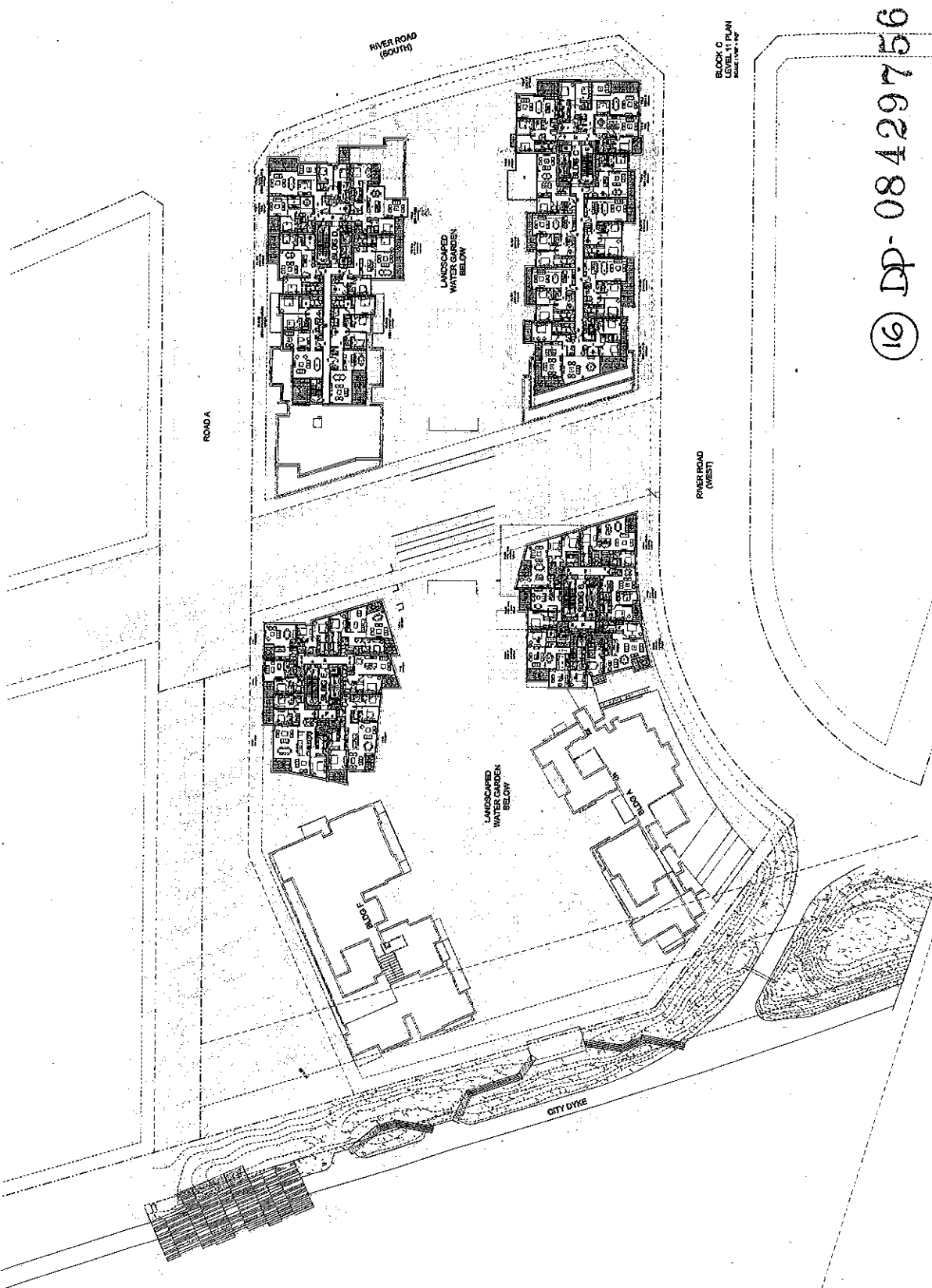
BLOCK KEY PLAN

JAMES CHENG ARCHITECTS INC.



RIVER GREEN  
 Parcel 2  
 5031 River Road  
 Richmond, BC  
 LEVEL 11 FLOOR PLAN

1/32" = 1'-0"  
 07-804  
 07 AUG 2008  
 14 MAY 2009  
 A311

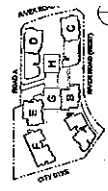


BLOCK C  
LEVEL 11 PLAN  
Scale: 1/32" = 1'-0"

16 DP-08429756

JAN 25 2009

26 JUN 2008 ISSUED FOR PERMITS  
 14 MAY 2008 ISSUED FOR PERMITS  
 07 AUGUST 2008 ISSUED FOR PERMITS  
 13 NOV 2008 ISSUED FOR PERMITS  
 19 JAN 2009 ISSUED FOR PERMITS



BLOCK KEY PLAN

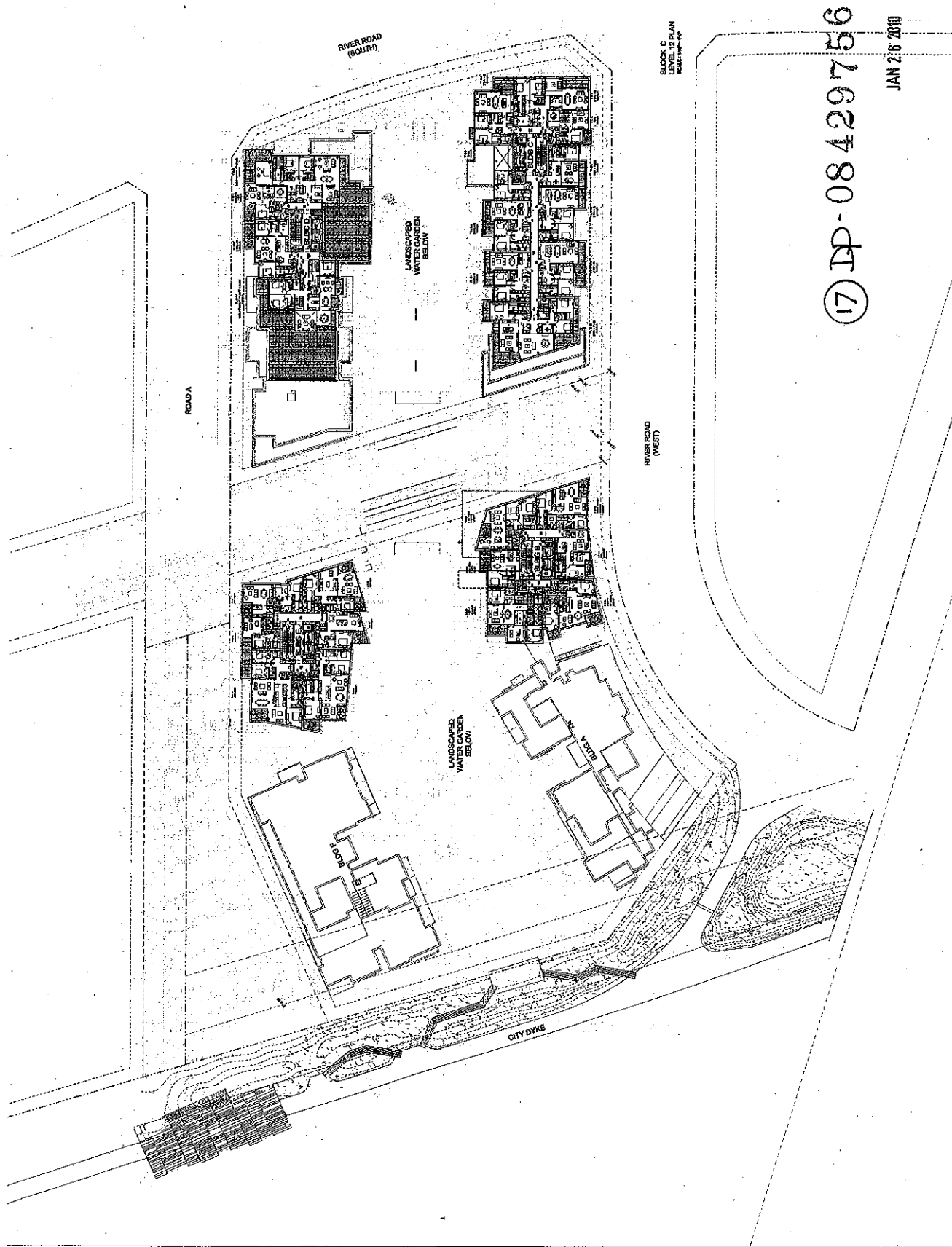
JAMES KITCHING ARCHITECTS



RIVER GREEN  
 Phase 2  
 8031 River Road  
 Richmond, BC

LEVEL 12 FLOOR PLAN

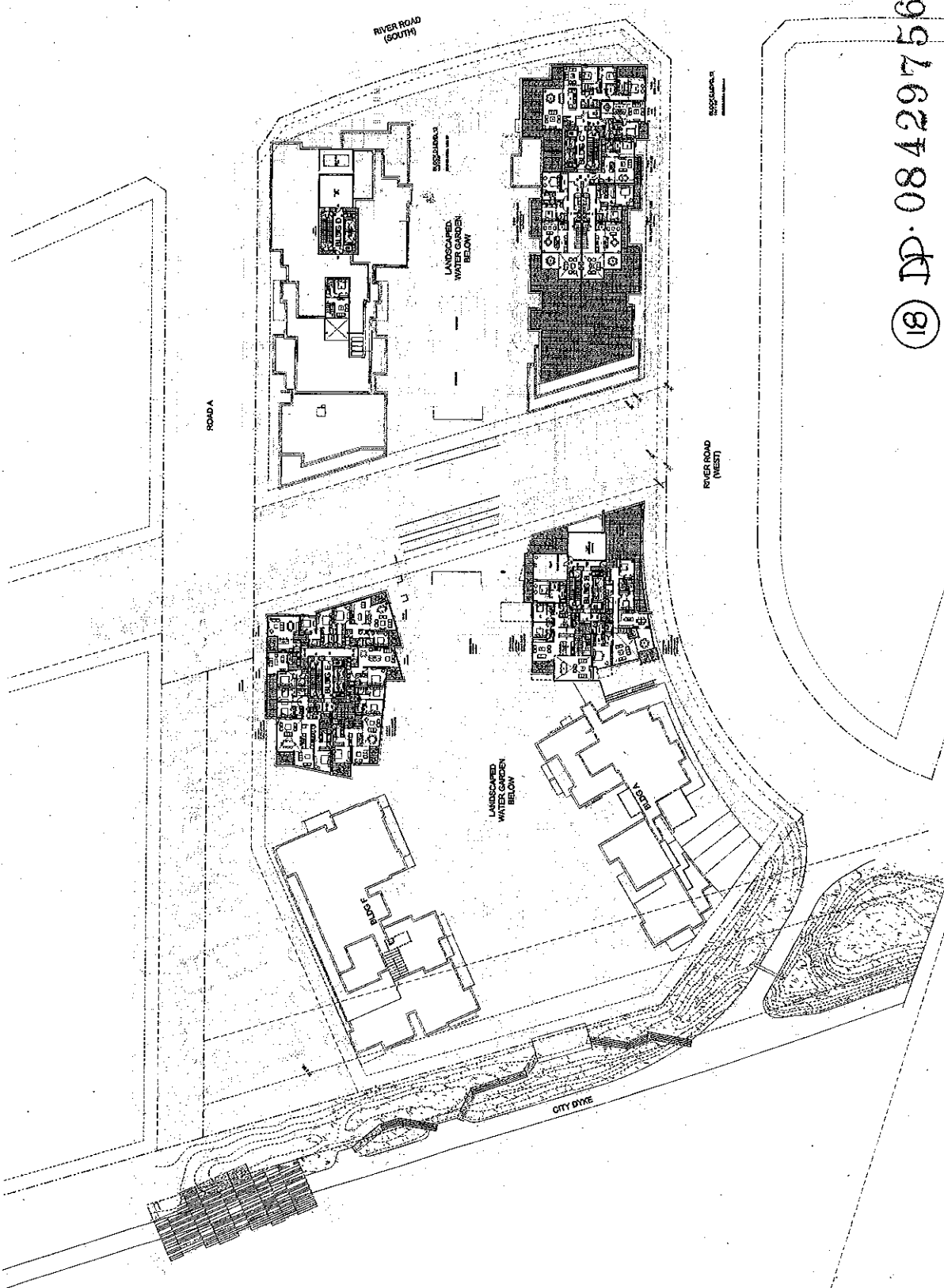
1:500 = 1"=1'-0"  
 07-2004  
 A3.12  
 14 MAY 2009



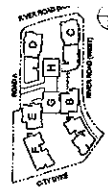
①7 DP-08429756

JAN 2/6 2010



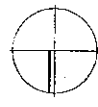


14 JUL 2000  
 14 JUL 2000  
 07 AUGUST 2000  
 08 SEP 2000  
 13 NOV 2000  
 19 JAN 2001



BLOCK KEY PLAN

JAMES H. CHENG ARCHITECTS INC.



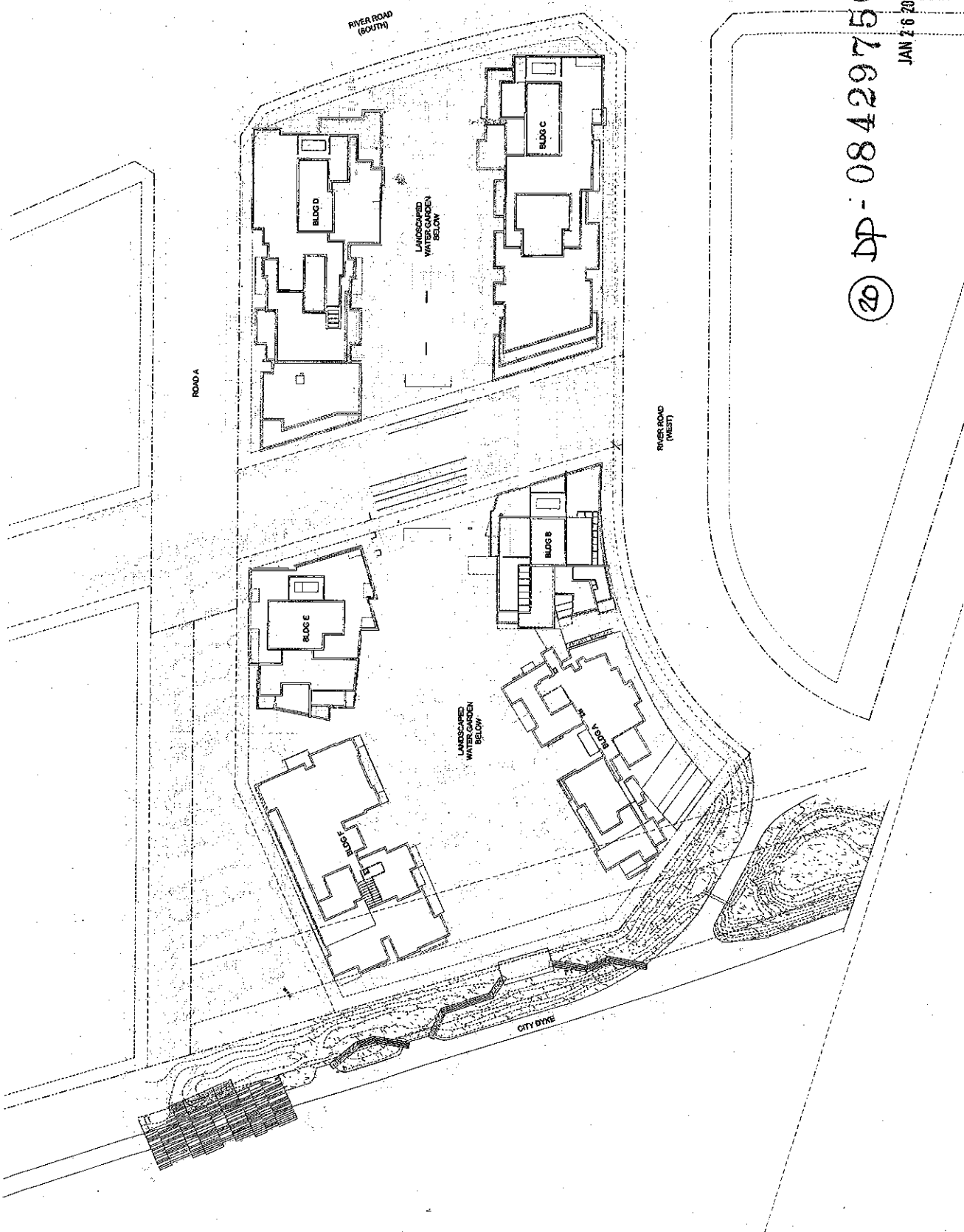
RIVER GREEN  
 Parcel 2  
 5001 River Road  
 Richmond, BC  
 LEVEL 13 FLOOR PLAN

1/32" = 1'-0"  
 07-504  
 07 AUG 2000  
 14 MAY 2000

⑬ DP-08429756

JAN 25 2000

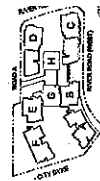




② DP - 08429756

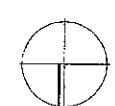
JAN 26 2010

14 JAN 2010  
14 MAY 2010  
07 AUGUST 2010  
08 SEP 2010  
13 NOV 2010  
14 JAN 2010

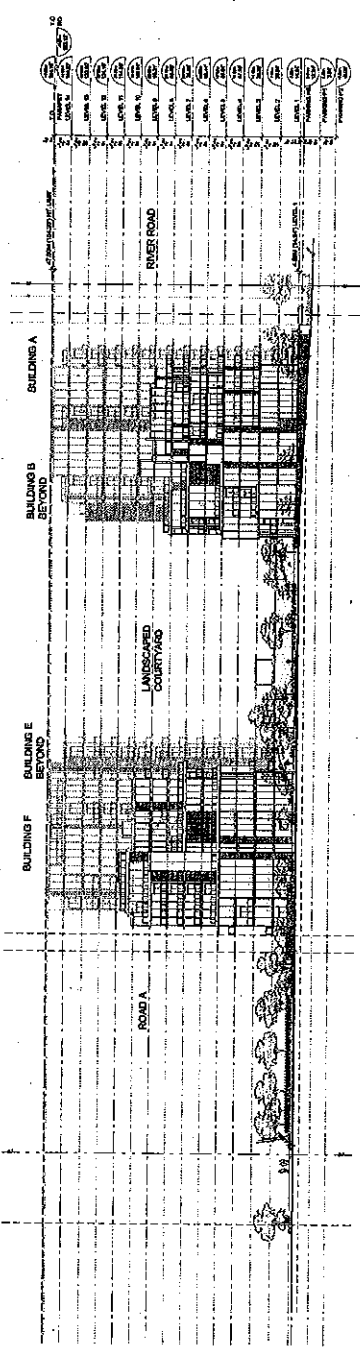


BLOCK KEY PLAN

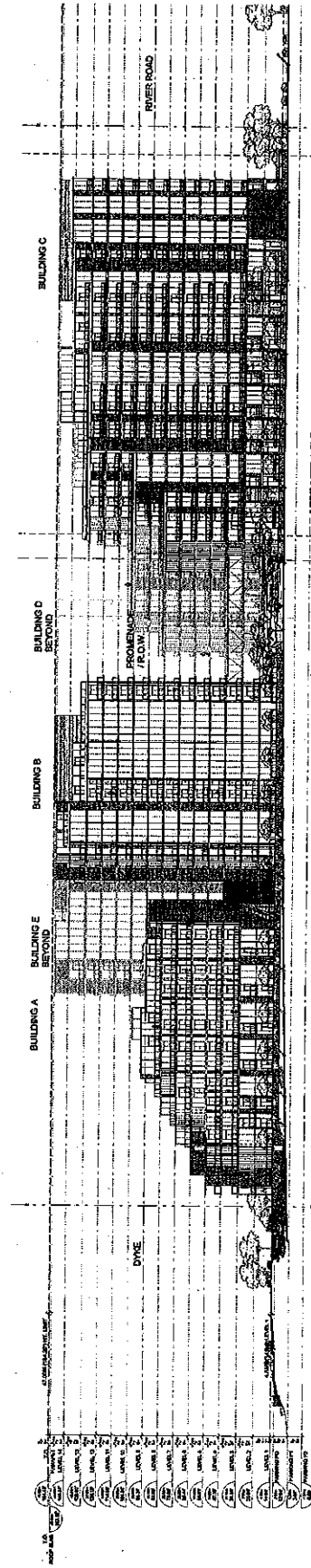
JAMES H. GIBSON ARCHITECTS



RIVER GREEN  
Parcel 2  
6031 River Road  
Richmond, BC  
ROOF PLAN  
1/2" = 1'-0"  
07-804  
07 AUG 2010  
14 MAY 2010  
A3.15



1 NORTH ELEVATION - VIEW FROM CITY DYKE  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - VIEW FROM RIVER ROAD (WEST)  
SCALE: 1/8" = 1'-0"

21 DP - 08429756 JAN 26 2010

30 JUNE 2009 REVISION FOR SUBMISSION  
14 JULY 2009 REVISION FOR PERMIT  
07 AUGUST 2009 REVISION FOR PERMIT  
10 OCTOBER 2009 REVISION FOR PERMIT  
19 JANUARY 2010 REVISION FOR PERMIT

JAMES M. CHENG ARCHITECTS INC.  
1000 10th Avenue  
Vancouver, BC V6J 1A1  
Tel: 604-681-1111  
Fax: 604-681-1112  
www.jmarchitects.com

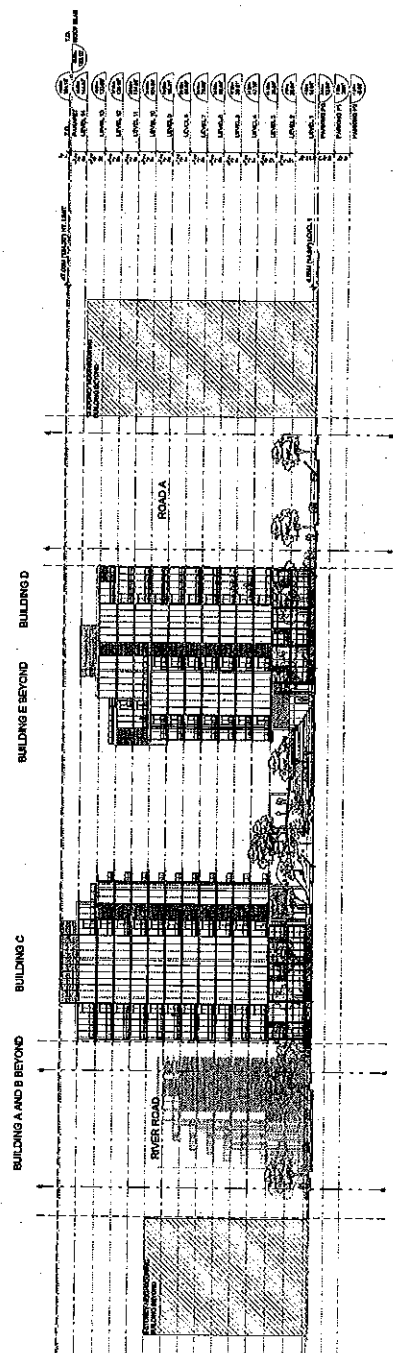
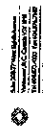
RIVER GREEN  
Parcel 2  
6031 River Road  
Richmond, BC

NORTH & WEST ELEVATIONS  
1/8" = 1'-0"  
DP-004  
14 JULY 2009  
A401

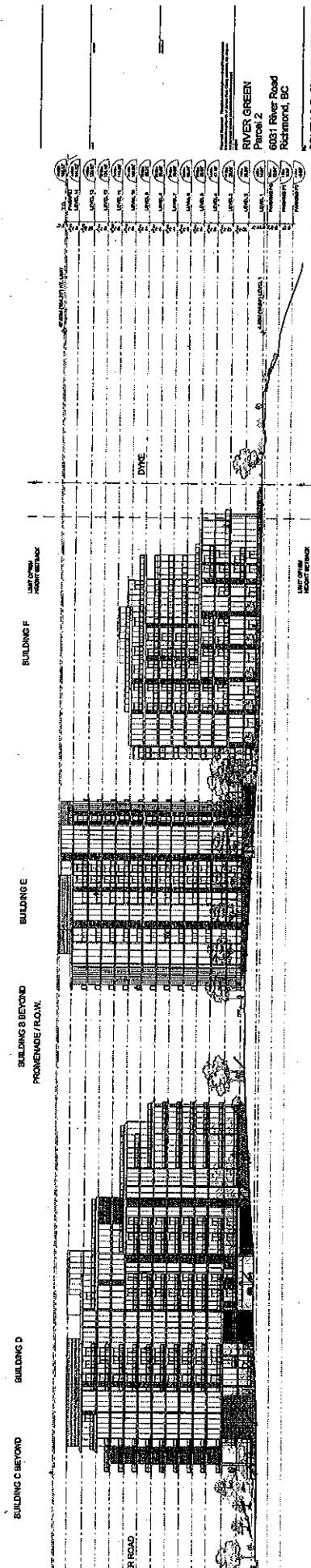
30 JUNE 2006  
14 MAY 2006  
07 AUGUST 2006  
13 NOV 2006  
19 MAY 2006

DESIGNED FOR SUBMISSION  
DESIGNED FOR PERMITS  
DESIGNED FOR PERMITS  
DESIGNED FOR PERMITS  
DESIGNED FOR PERMITS

JAMES CHONG ARCHITECTS INC.



1 SOUTH ELEVATION - VIEW FROM RIVER ROAD (SOUTH)  
SCALE: 1/32" = 1'-0"



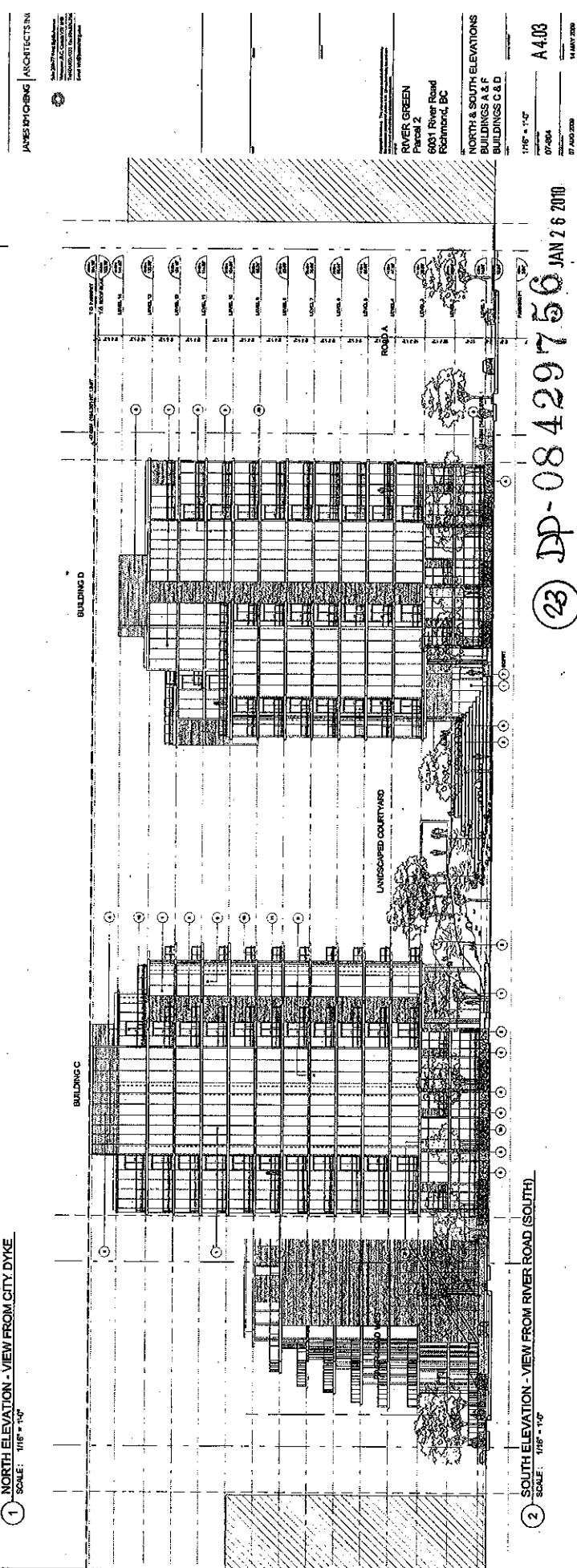
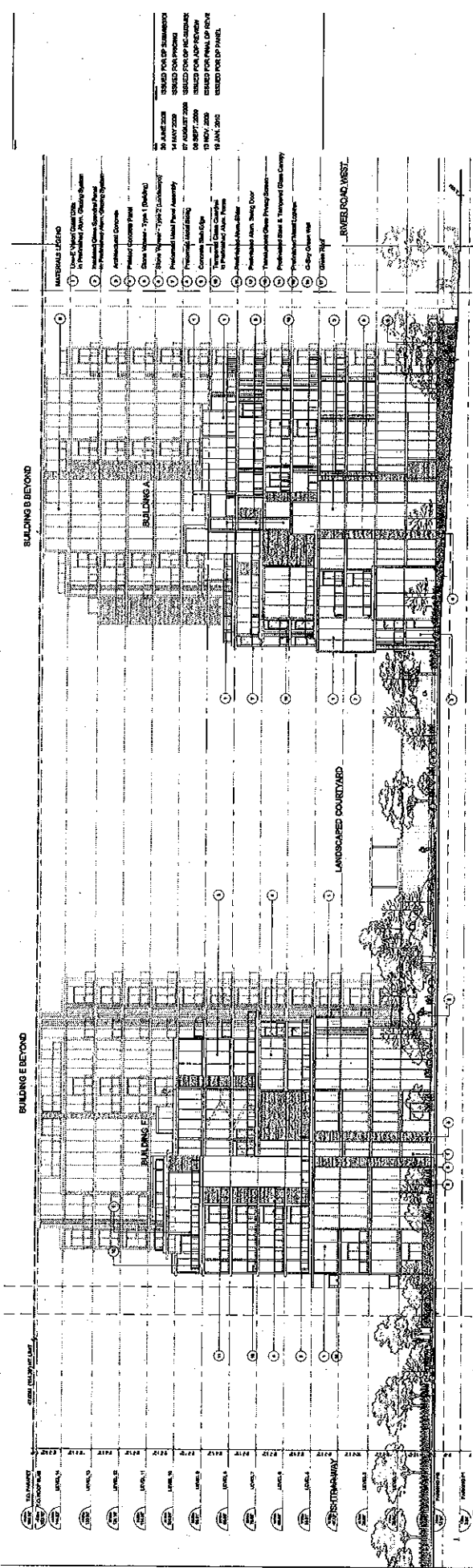
2 EAST ELEVATION - VIEW FROM ROAD A  
SCALE: 1/32" = 1'-0"

SOUTH & EAST ELEVATIONS

RIVER GREEN  
Parcel 2  
6031 River Road  
Richmond, BC

1/32" = 1'-0"  
A.102  
07-504  
14 MAY 2006

22 DP-08429756 JAN 26 2010



A403

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

14 MAY 2000

1/8" = 1'-0"

07/2004

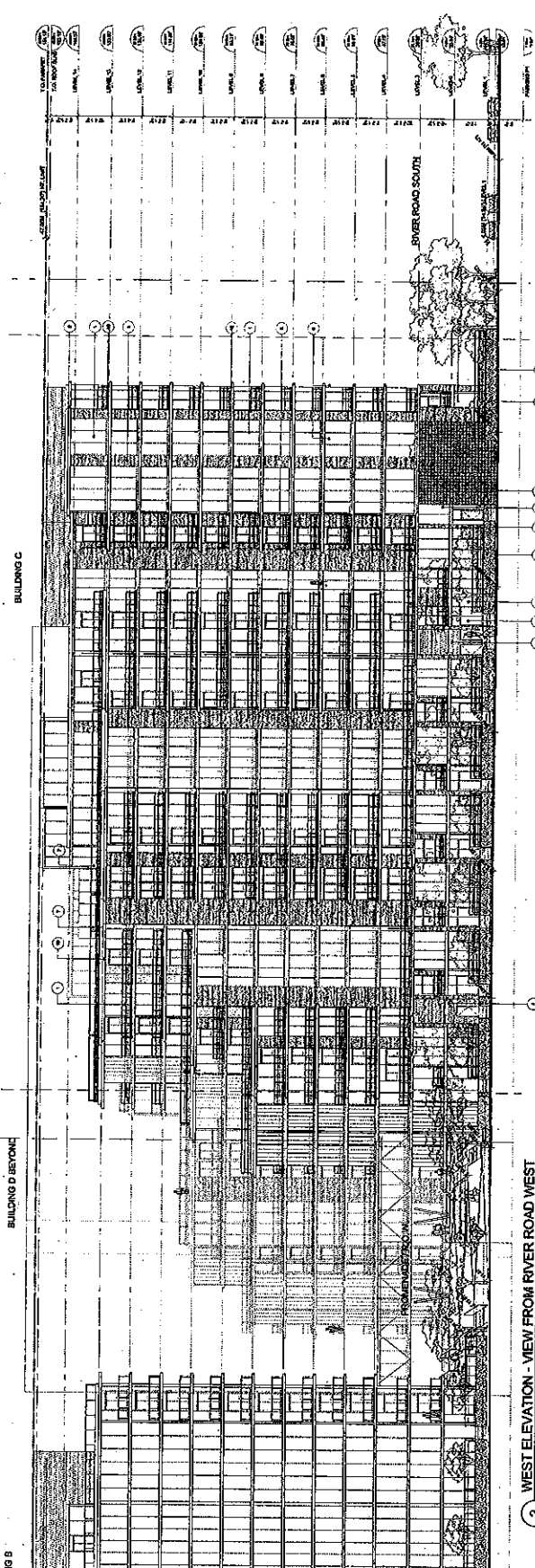
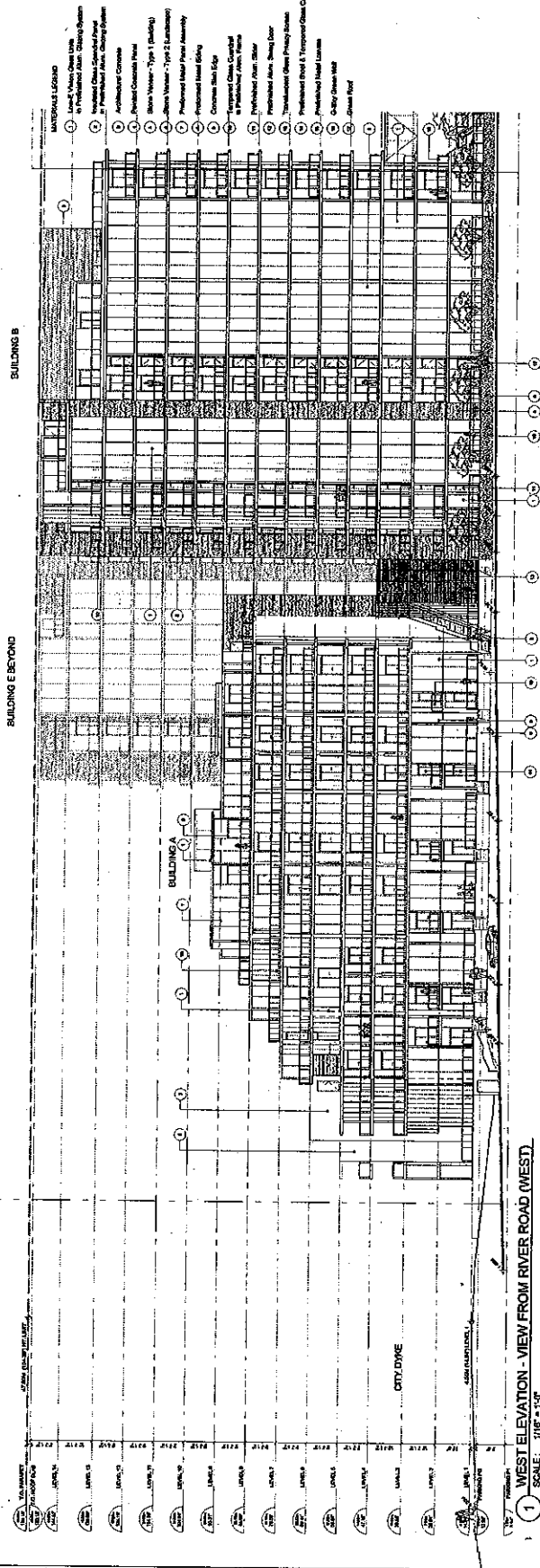
14 MAY 2000

1/8" = 1'-0"

07/2004

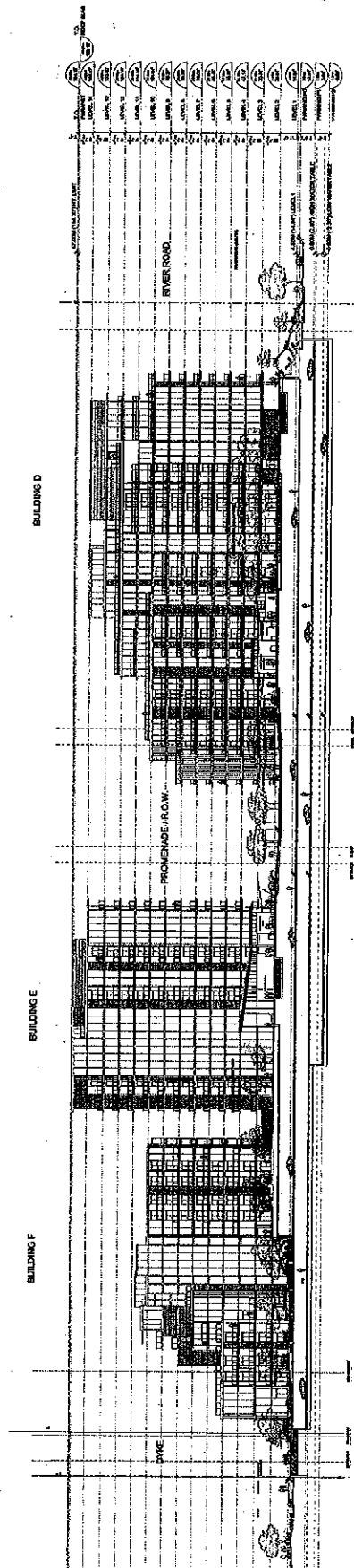
14 MAY 2000





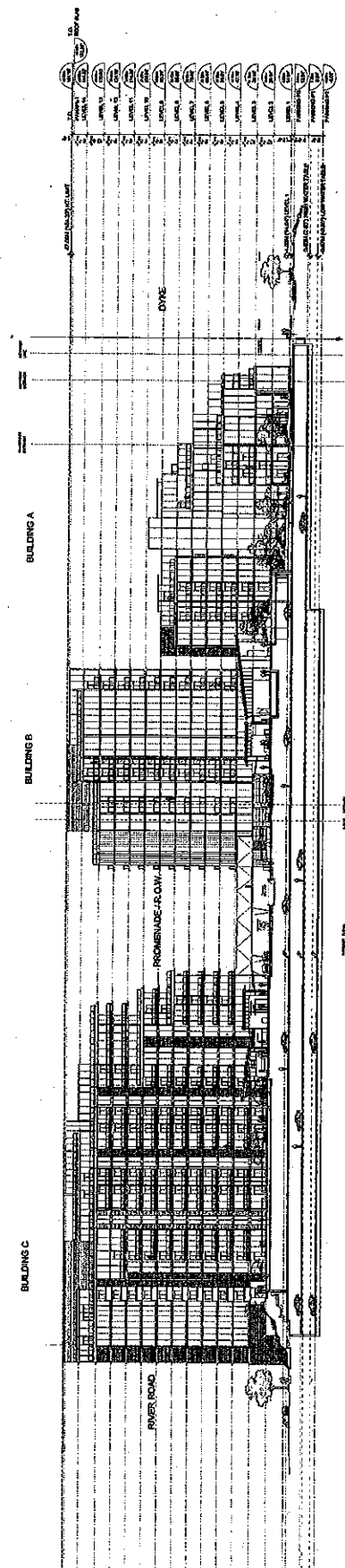
25 DP-08429756 JAN 26 2010





1 SECTION A-A - VIEW FROM PODIUM / COURTYARD LOOKING EAST  
SCALE: 1/32" = 1'-0"

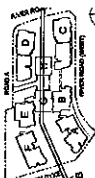
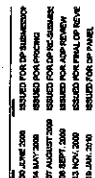
SECTION A-A = V  
SCALE: 1/32" = 1'-0"



2 SECTION B-B - VIEW FROM PODIUM / COURTYARD LOOKING WEST

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

② DP-08429756 JAN 26 2010



### BLOCK KEY PLAN

AMES KIM CHENG ARCHITECTS INC.

 Sales 800-577-4642 (toll-free)  
 Manhattan, N.Y. 10017-4800  
 Tel 212/512-2000 Fax 212/512-2050  
 Email [info@mcgraw-hill.com](mailto:info@mcgraw-hill.com)

**RIVER GREEN**  
Parcel 2  
031 River Road  
Richmond, BC

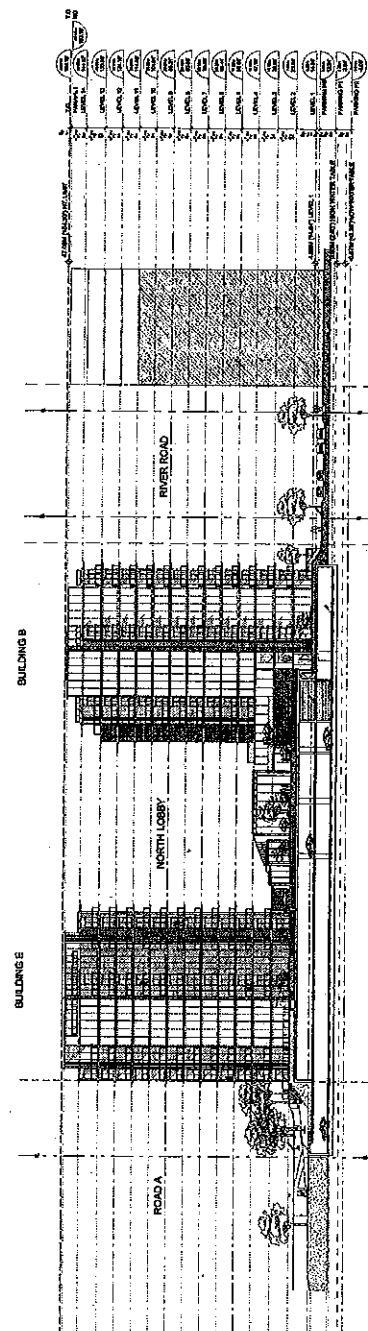
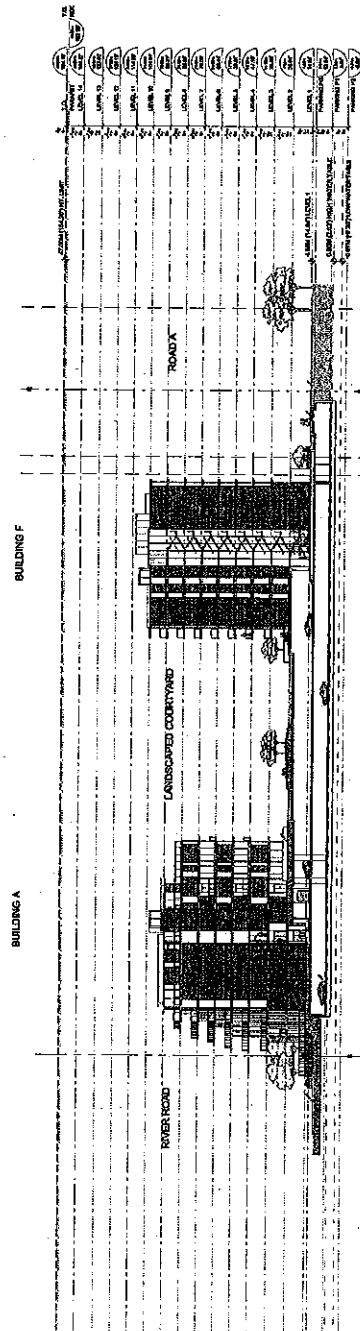
SECTION A-A  
SECTION B-B

32" = 1'-0"

7-804

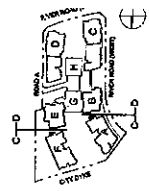
A5.01

14 MAY 2009



(27) DP-08429756 JAN 26 2012

|                |                            |
|----------------|----------------------------|
| 30 JUNE 2008   | ISSUED FOR DP SUBMISSION   |
| 04 MAY 2008    | ISSUED FOR PRICING         |
| 07 AUGUST 2006 | ISSUED FOR DP RE-QUOTE     |
| 08 SEPT. 2006  | ISSUED FOR DP RE-QUOTE     |
| 12 NOV. 2006   | ISSUED FOR FINAL DP REVIEW |
| 18 JAN. 2010   | ISSUED FOR DP PANEL        |



**RIVER GREEN**  
Parcel 2  
6031 River Road  
Richmond, BC

SECTION C-C  
SECTION D-D

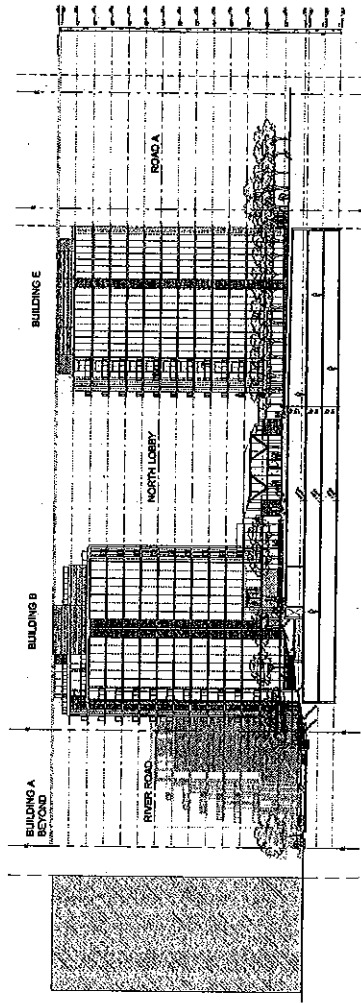
1532" = 1'-0"

07-504

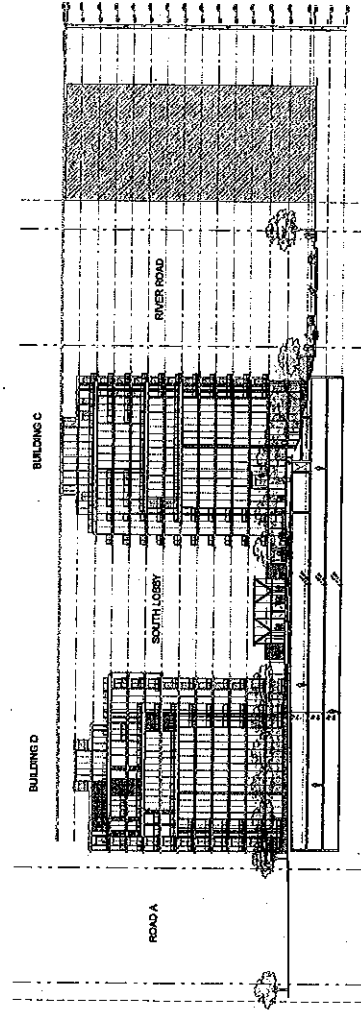
07 AUG 2000

A5.02

14 MAY 2000



1 SECTION E-E - VIEW FROM PROMENADE / RIGHT OF WAY LOOKING NORTH  
SCALE: 1/32" = 1'-0"



2 SECTION F-F - VIEW FROM PROMENADE / RIGHT OF WAY LOOKING SOUTH  
SCALE: 1/32" = 1'-0"

14 MAY 2000 PREPARED FOR THE UNIVERSITY OF MICHIGAN  
14 MAY 2000 PREPARED FOR THE UNIVERSITY OF MICHIGAN  
07 AUGUST 2000 PREPARED FOR THE UNIVERSITY OF MICHIGAN  
08 SEPT. 2000 PREPARED FOR THE UNIVERSITY OF MICHIGAN  
13 NOV. 2000 PREPARED FOR THE UNIVERSITY OF MICHIGAN  
14 JAN. 2010 PREPARED FOR THE UNIVERSITY OF MICHIGAN



BLOCK KEY PLAN

JAMES KITCHENS ARCHITECTS INC.



RIVER GREEN  
Parcel 2  
6031 River Road  
Richmond, BC

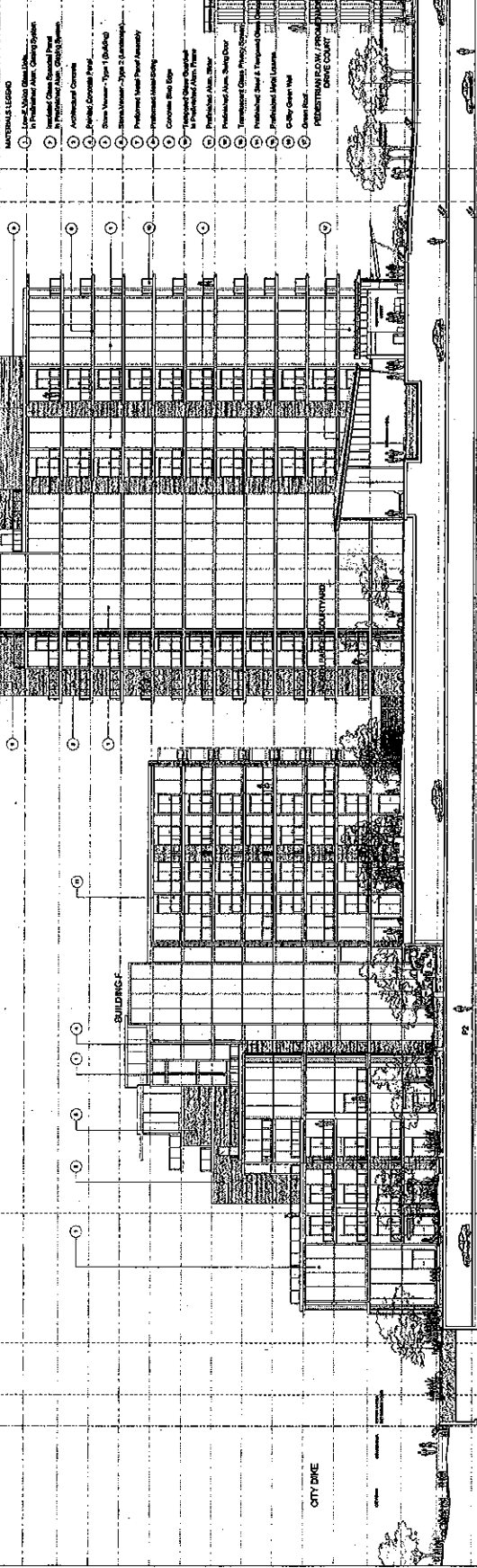
SECTION E-E  
SECTION F-F

1/32" = 1'-0"  
07-004  
A5.03

07 MAY 2000 14 MAY 2000

28 DT-08429756 JAN 26 2010

BUILDING



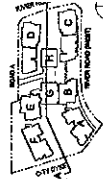
1 SECTION A-A - VIEW FROM PODIUM / COURTYARD LOOKING EAST

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

BLOCK KEY PLAN

JANIS HONG ARCHITECTS

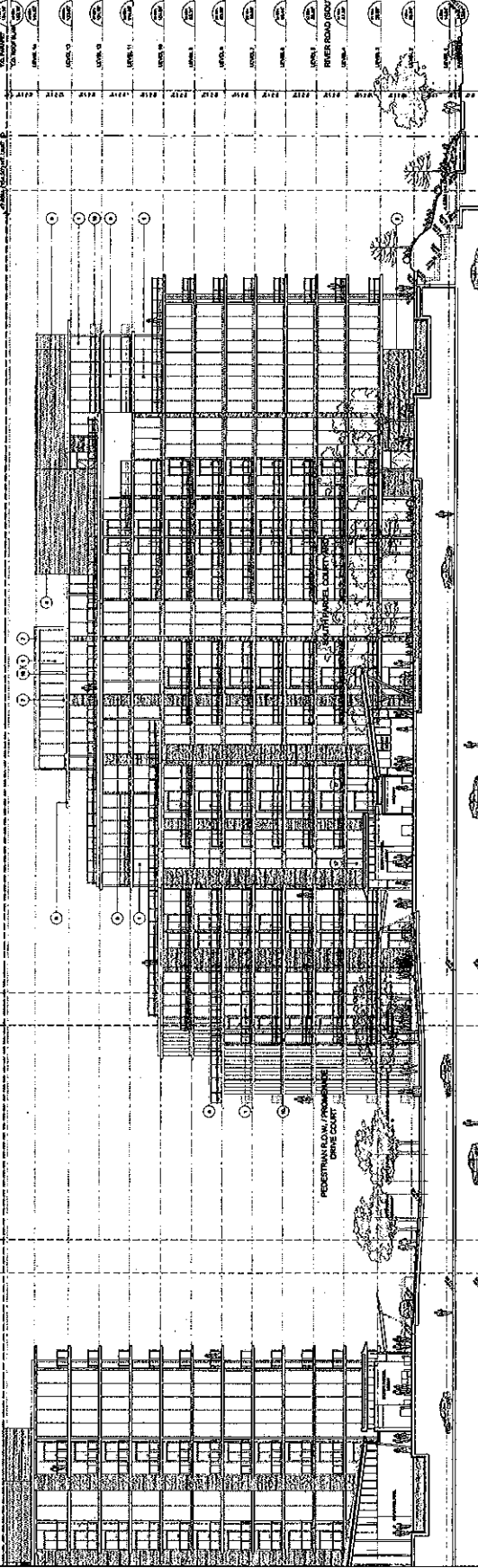
30 JUNE 2008  
14 MAY 2008  
07 AUGUST 2008  
08 SEPTEMBER 2008  
12 JAN 2009



MATERIAL LEGEND

- 1. Level 2 Glass Curtain Wall
- 2. Level 3 Glass Curtain Wall
- 3. Level 4 Glass Curtain Wall
- 4. Level 5 Glass Curtain Wall
- 5. Level 6 Glass Curtain Wall
- 6. Level 7 Glass Curtain Wall
- 7. Level 8 Glass Curtain Wall
- 8. Level 9 Glass Curtain Wall
- 9. Level 10 Glass Curtain Wall
- 10. Level 11 Glass Curtain Wall
- 11. Level 12 Glass Curtain Wall
- 12. Level 13 Glass Curtain Wall
- 13. Level 14 Glass Curtain Wall
- 14. Level 15 Glass Curtain Wall
- 15. Level 16 Glass Curtain Wall
- 16. Level 17 Glass Curtain Wall
- 17. Level 18 Glass Curtain Wall
- 18. Level 19 Glass Curtain Wall
- 19. Level 20 Glass Curtain Wall
- 20. Level 21 Glass Curtain Wall
- 21. Level 22 Glass Curtain Wall
- 22. Level 23 Glass Curtain Wall
- 23. Level 24 Glass Curtain Wall
- 24. Level 25 Glass Curtain Wall
- 25. Level 26 Glass Curtain Wall
- 26. Level 27 Glass Curtain Wall
- 27. Level 28 Glass Curtain Wall
- 28. Level 29 Glass Curtain Wall
- 29. Level 30 Glass Curtain Wall
- 30. Level 31 Glass Curtain Wall
- 31. Level 32 Glass Curtain Wall
- 32. Level 33 Glass Curtain Wall
- 33. Level 34 Glass Curtain Wall
- 34. Level 35 Glass Curtain Wall
- 35. Level 36 Glass Curtain Wall
- 36. Level 37 Glass Curtain Wall
- 37. Level 38 Glass Curtain Wall
- 38. Level 39 Glass Curtain Wall
- 39. Level 40 Glass Curtain Wall
- 40. Level 41 Glass Curtain Wall
- 41. Level 42 Glass Curtain Wall
- 42. Level 43 Glass Curtain Wall
- 43. Level 44 Glass Curtain Wall
- 44. Level 45 Glass Curtain Wall
- 45. Level 46 Glass Curtain Wall
- 46. Level 47 Glass Curtain Wall
- 47. Level 48 Glass Curtain Wall
- 48. Level 49 Glass Curtain Wall
- 49. Level 50 Glass Curtain Wall
- 50. Level 51 Glass Curtain Wall
- 51. Level 52 Glass Curtain Wall
- 52. Level 53 Glass Curtain Wall
- 53. Level 54 Glass Curtain Wall
- 54. Level 55 Glass Curtain Wall
- 55. Level 56 Glass Curtain Wall
- 56. Level 57 Glass Curtain Wall
- 57. Level 58 Glass Curtain Wall
- 58. Level 59 Glass Curtain Wall
- 59. Level 60 Glass Curtain Wall
- 60. Level 61 Glass Curtain Wall
- 61. Level 62 Glass Curtain Wall
- 62. Level 63 Glass Curtain Wall
- 63. Level 64 Glass Curtain Wall
- 64. Level 65 Glass Curtain Wall
- 65. Level 66 Glass Curtain Wall
- 66. Level 67 Glass Curtain Wall
- 67. Level 68 Glass Curtain Wall
- 68. Level 69 Glass Curtain Wall
- 69. Level 70 Glass Curtain Wall
- 70. Level 71 Glass Curtain Wall
- 71. Level 72 Glass Curtain Wall
- 72. Level 73 Glass Curtain Wall
- 73. Level 74 Glass Curtain Wall
- 74. Level 75 Glass Curtain Wall
- 75. Level 76 Glass Curtain Wall
- 76. Level 77 Glass Curtain Wall
- 77. Level 78 Glass Curtain Wall
- 78. Level 79 Glass Curtain Wall
- 79. Level 80 Glass Curtain Wall
- 80. Level 81 Glass Curtain Wall
- 81. Level 82 Glass Curtain Wall
- 82. Level 83 Glass Curtain Wall
- 83. Level 84 Glass Curtain Wall
- 84. Level 85 Glass Curtain Wall
- 85. Level 86 Glass Curtain Wall
- 86. Level 87 Glass Curtain Wall
- 87. Level 88 Glass Curtain Wall
- 88. Level 89 Glass Curtain Wall
- 89. Level 90 Glass Curtain Wall
- 90. Level 91 Glass Curtain Wall
- 91. Level 92 Glass Curtain Wall
- 92. Level 93 Glass Curtain Wall
- 93. Level 94 Glass Curtain Wall
- 94. Level 95 Glass Curtain Wall
- 95. Level 96 Glass Curtain Wall
- 96. Level 97 Glass Curtain Wall
- 97. Level 98 Glass Curtain Wall
- 98. Level 99 Glass Curtain Wall
- 99. Level 100 Glass Curtain Wall

BUILDING D



2 SECTION A-A - VIEW FROM PODIUM / COURTYARD LOOKING EAST

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

JAN 26 2010

29 DP-08429756

1/16" = 1'-0"

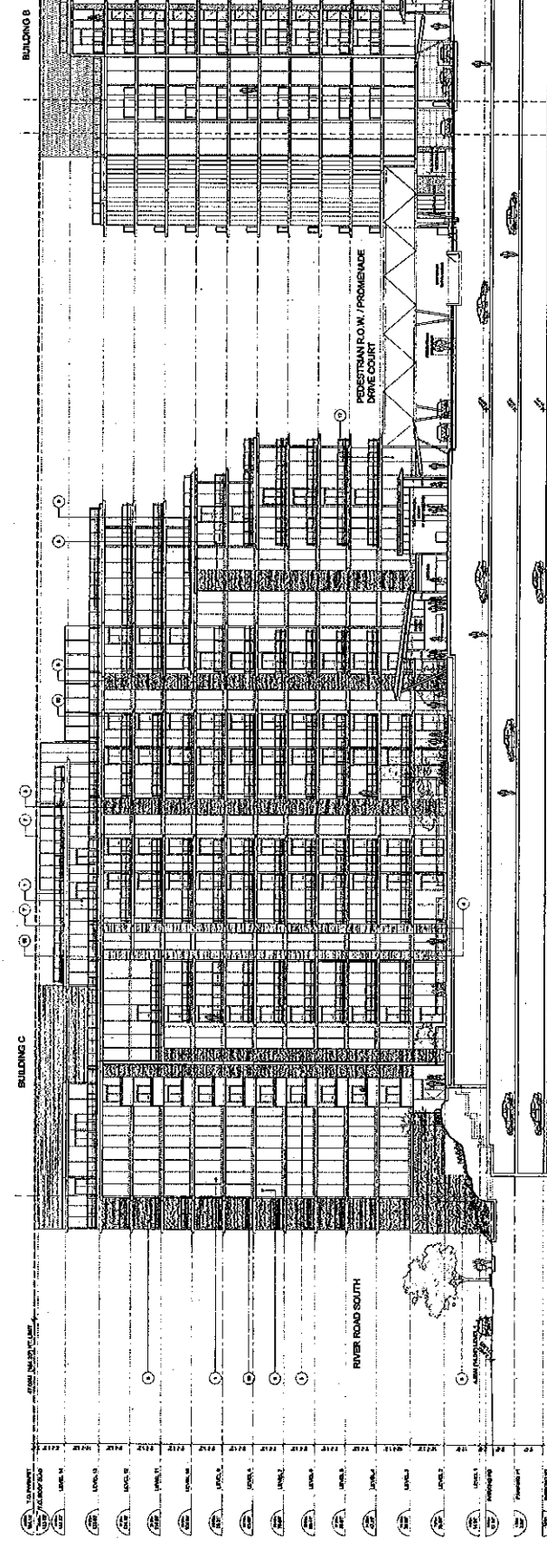
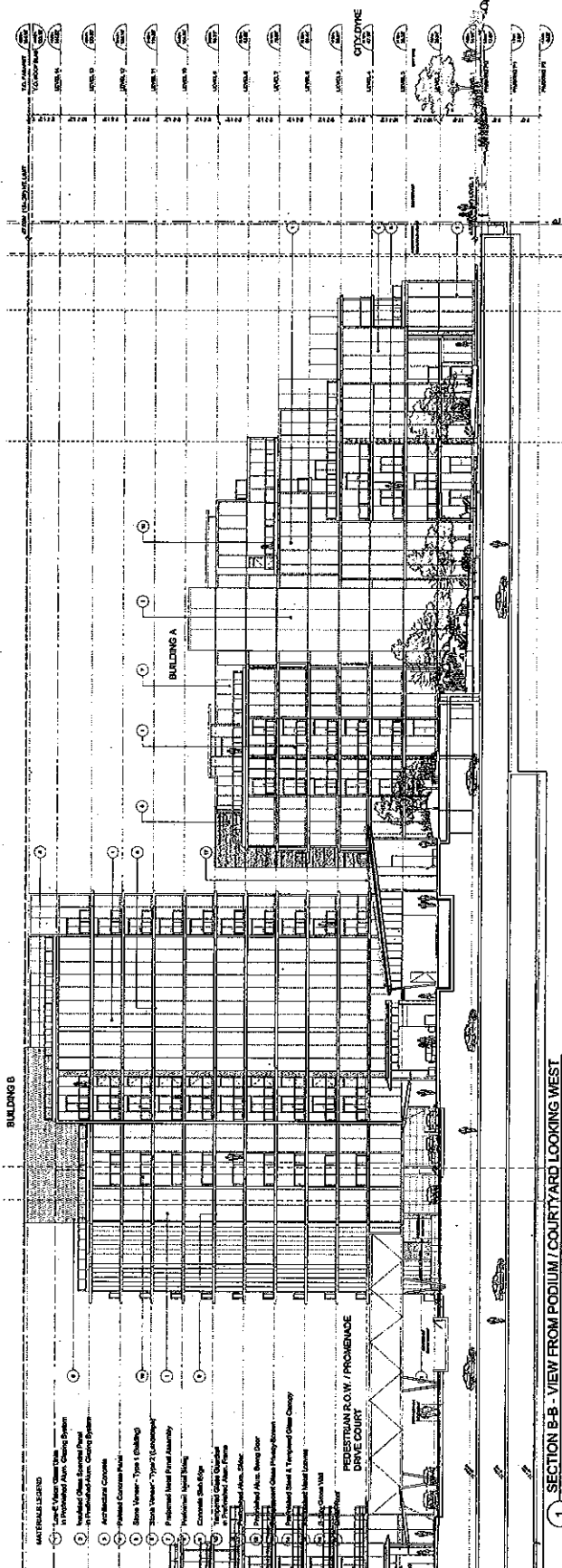
07-004

14 MAY 2008

A 5.06

SECTION A-A  
BUILDINGS D, E & F

RIVER GREEN  
Parcel 2  
6031 River Road  
Richmond, BC



2 SECTION B-B - VIEW FROM PODIUM / COURTYARD LOOKING WEST  
SCALE: 1/16" = 1'-0"



JAMES KIM CHENG ARCHITECTS

Sales: 205-771-0100 [www.hughes.com](http://www.hughes.com)  
 Vancouver, B.C., Canada V6V 1A9  
 Tel: 604/675-0222 Fax: 604/675-7387

**RICHMOND OVAL**

PARCEL 2

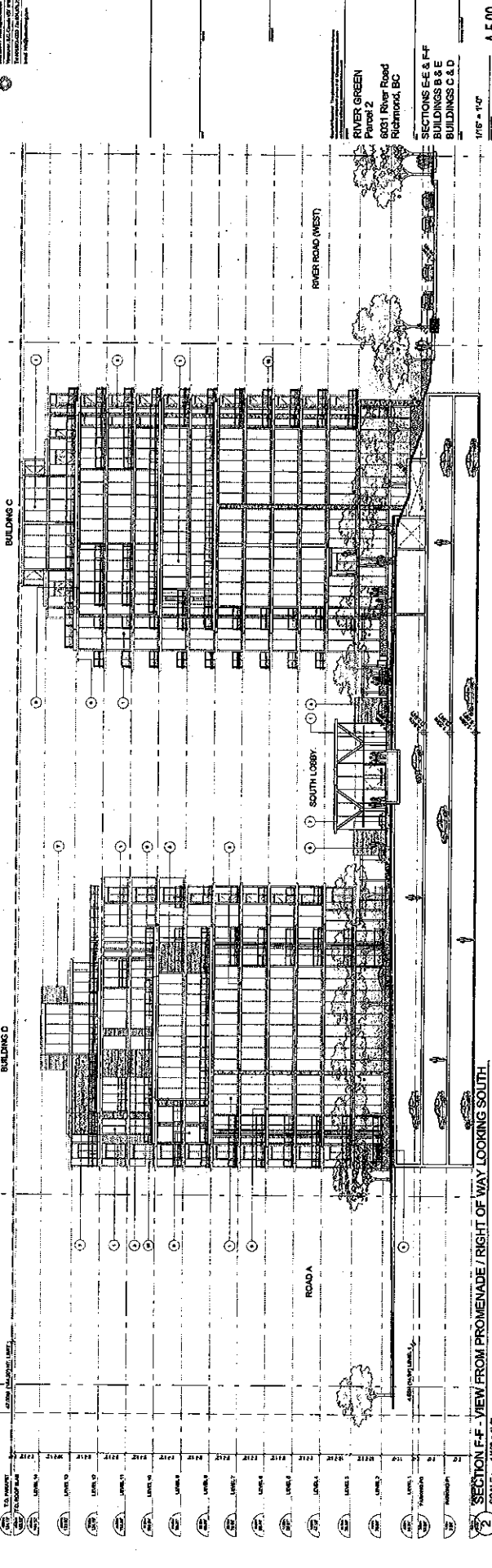
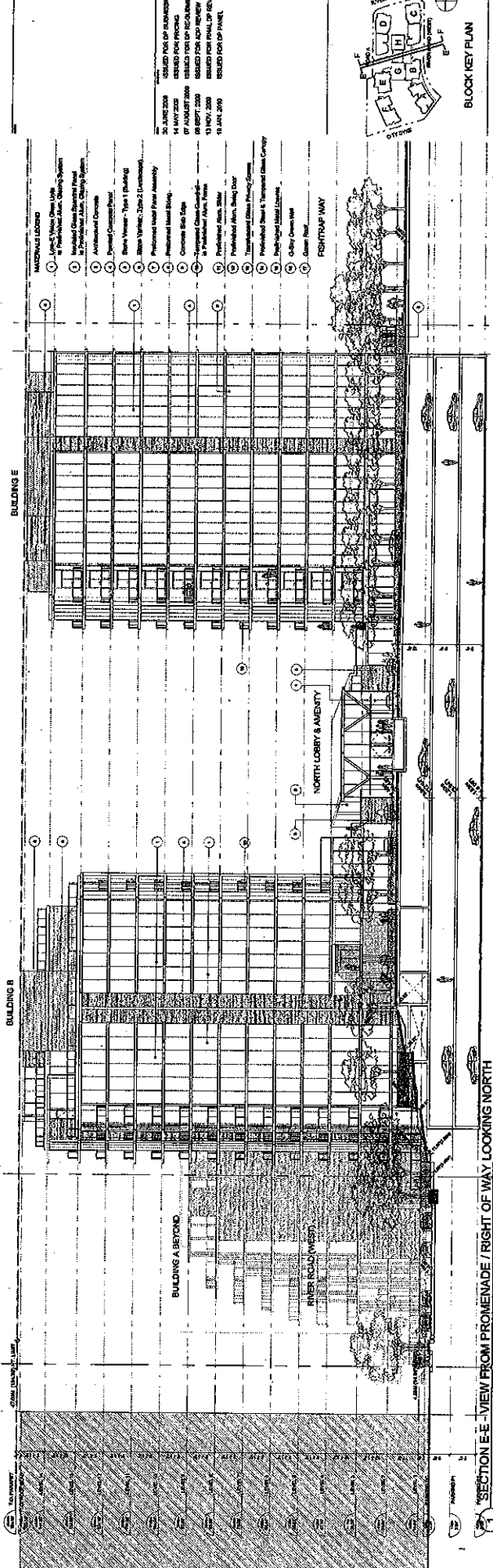
SECTIONS C-C & D-D  
BUILDINGS A & F  
BUILDINGS B & E

A 5.08

108-20

07 JUL 2009

14 MAY 2009



32 DP - 08429756 JAN 26 2010

SECTION E-E & F-F  
BUILDINGS B & E  
BUILDINGS C & D

1/8" = 1'-0"

07-04

07 JAN 2008

A509

32 DP - 08429756 JAN 26 2010

SECTION E-E & F-F  
BUILDINGS B & E  
BUILDINGS C & D

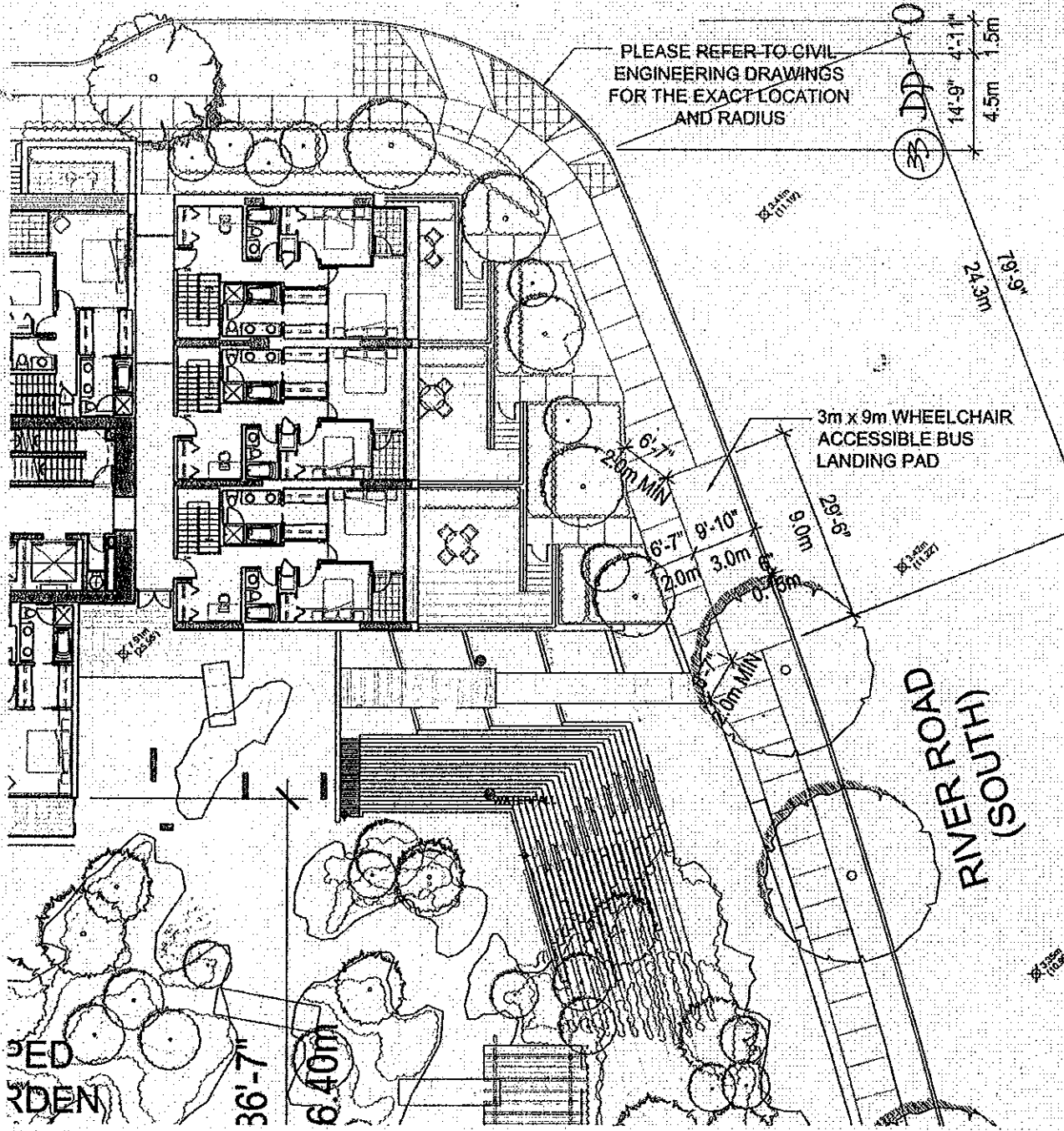
1/8" = 1'-0"

07-04

07 JAN 2008

A509







1. 1/8" = 1' SCALE  
 2. 1/4" = 1' SCALE  
 3. 1/2" = 1' SCALE  
 4. 3/4" = 1' SCALE  
 5. 1" = 1' SCALE  
 6. 1 1/4" = 1' SCALE  
 7. 1 1/2" = 1' SCALE  
 8. 1 3/4" = 1' SCALE  
 9. 2" = 1' SCALE  
 10. 2 1/4" = 1' SCALE  
 11. 2 1/2" = 1' SCALE  
 12. 2 3/4" = 1' SCALE  
 13. 3" = 1' SCALE  
 14. 3 1/4" = 1' SCALE  
 15. 3 1/2" = 1' SCALE  
 16. 3 3/4" = 1' SCALE  
 17. 4" = 1' SCALE  
 18. 4 1/4" = 1' SCALE  
 19. 4 1/2" = 1' SCALE  
 20. 4 3/4" = 1' SCALE  
 21. 5" = 1' SCALE  
 22. 5 1/4" = 1' SCALE  
 23. 5 1/2" = 1' SCALE  
 24. 5 3/4" = 1' SCALE  
 25. 6" = 1' SCALE  
 26. 6 1/4" = 1' SCALE  
 27. 6 1/2" = 1' SCALE  
 28. 6 3/4" = 1' SCALE  
 29. 7" = 1' SCALE  
 30. 7 1/4" = 1' SCALE  
 31. 7 1/2" = 1' SCALE  
 32. 7 3/4" = 1' SCALE  
 33. 8" = 1' SCALE  
 34. 8 1/4" = 1' SCALE  
 35. 8 1/2" = 1' SCALE  
 36. 8 3/4" = 1' SCALE  
 37. 9" = 1' SCALE  
 38. 9 1/4" = 1' SCALE  
 39. 9 1/2" = 1' SCALE  
 40. 9 3/4" = 1' SCALE  
 41. 10" = 1' SCALE  
 42. 10 1/4" = 1' SCALE  
 43. 10 1/2" = 1' SCALE  
 44. 10 3/4" = 1' SCALE  
 45. 11" = 1' SCALE  
 46. 11 1/4" = 1' SCALE  
 47. 11 1/2" = 1' SCALE  
 48. 11 3/4" = 1' SCALE  
 49. 12" = 1' SCALE  
 50. 12 1/4" = 1' SCALE  
 51. 12 1/2" = 1' SCALE  
 52. 12 3/4" = 1' SCALE  
 53. 13" = 1' SCALE  
 54. 13 1/4" = 1' SCALE  
 55. 13 1/2" = 1' SCALE  
 56. 13 3/4" = 1' SCALE  
 57. 14" = 1' SCALE  
 58. 14 1/4" = 1' SCALE  
 59. 14 1/2" = 1' SCALE  
 60. 14 3/4" = 1' SCALE  
 61. 15" = 1' SCALE  
 62. 15 1/4" = 1' SCALE  
 63. 15 1/2" = 1' SCALE  
 64. 15 3/4" = 1' SCALE  
 65. 16" = 1' SCALE  
 66. 16 1/4" = 1' SCALE  
 67. 16 1/2" = 1' SCALE  
 68. 16 3/4" = 1' SCALE  
 69. 17" = 1' SCALE  
 70. 17 1/4" = 1' SCALE  
 71. 17 1/2" = 1' SCALE  
 72. 17 3/4" = 1' SCALE  
 73. 18" = 1' SCALE  
 74. 18 1/4" = 1' SCALE  
 75. 18 1/2" = 1' SCALE  
 76. 18 3/4" = 1' SCALE  
 77. 19" = 1' SCALE  
 78. 19 1/4" = 1' SCALE  
 79. 19 1/2" = 1' SCALE  
 80. 19 3/4" = 1' SCALE  
 81. 20" = 1' SCALE  
 82. 20 1/4" = 1' SCALE  
 83. 20 1/2" = 1' SCALE  
 84. 20 3/4" = 1' SCALE  
 85. 21" = 1' SCALE  
 86. 21 1/4" = 1' SCALE  
 87. 21 1/2" = 1' SCALE  
 88. 21 3/4" = 1' SCALE  
 89. 22" = 1' SCALE  
 90. 22 1/4" = 1' SCALE  
 91. 22 1/2" = 1' SCALE  
 92. 22 3/4" = 1' SCALE  
 93. 23" = 1' SCALE  
 94. 23 1/4" = 1' SCALE  
 95. 23 1/2" = 1' SCALE  
 96. 23 3/4" = 1' SCALE  
 97. 24" = 1' SCALE  
 98. 24 1/4" = 1' SCALE  
 99. 24 1/2" = 1' SCALE  
 100. 24 3/4" = 1' SCALE  
 101. 25" = 1' SCALE  
 102. 25 1/4" = 1' SCALE  
 103. 25 1/2" = 1' SCALE  
 104. 25 3/4" = 1' SCALE  
 105. 26" = 1' SCALE  
 106. 26 1/4" = 1' SCALE  
 107. 26 1/2" = 1' SCALE  
 108. 26 3/4" = 1' SCALE  
 109. 27" = 1' SCALE  
 110. 27 1/4" = 1' SCALE  
 111. 27 1/2" = 1' SCALE  
 112. 27 3/4" = 1' SCALE  
 113. 28" = 1' SCALE  
 114. 28 1/4" = 1' SCALE  
 115. 28 1/2" = 1' SCALE  
 116. 28 3/4" = 1' SCALE  
 117. 29" = 1' SCALE  
 118. 29 1/4" = 1' SCALE  
 119. 29 1/2" = 1' SCALE  
 120. 29 3/4" = 1' SCALE  
 121. 30" = 1' SCALE  
 122. 30 1/4" = 1' SCALE  
 123. 30 1/2" = 1' SCALE  
 124. 30 3/4" = 1' SCALE  
 125. 31" = 1' SCALE  
 126. 31 1/4" = 1' SCALE  
 127. 31 1/2" = 1' SCALE  
 128. 31 3/4" = 1' SCALE  
 129. 32" = 1' SCALE  
 130. 32 1/4" = 1' SCALE  
 131. 32 1/2" = 1' SCALE  
 132. 32 3/4" = 1' SCALE  
 133. 33" = 1' SCALE  
 134. 33 1/4" = 1' SCALE  
 135. 33 1/2" = 1' SCALE  
 136. 33 3/4" = 1' SCALE  
 137. 34" = 1' SCALE  
 138. 34 1/4" = 1' SCALE  
 139. 34 1/2" = 1' SCALE  
 140. 34 3/4" = 1' SCALE  
 141. 35" = 1' SCALE  
 142. 35 1/4" = 1' SCALE  
 143. 35 1/2" = 1' SCALE  
 144. 35 3/4" = 1' SCALE  
 145. 36" = 1' SCALE  
 146. 36 1/4" = 1' SCALE  
 147. 36 1/2" = 1' SCALE  
 148. 36 3/4" = 1' SCALE  
 149. 37" = 1' SCALE  
 150. 37 1/4" = 1' SCALE  
 151. 37 1/2" = 1' SCALE  
 152. 37 3/4" = 1' SCALE  
 153. 38" = 1' SCALE  
 154. 38 1/4" = 1' SCALE  
 155. 38 1/2" = 1' SCALE  
 156. 38 3/4" = 1' SCALE  
 157. 39" = 1' SCALE  
 158. 39 1/4" = 1' SCALE  
 159. 39 1/2" = 1' SCALE  
 160. 39 3/4" = 1' SCALE  
 161. 40" = 1' SCALE  
 162. 40 1/4" = 1' SCALE  
 163. 40 1/2" = 1' SCALE  
 164. 40 3/4" = 1' SCALE  
 165. 41" = 1' SCALE  
 166. 41 1/4" = 1' SCALE  
 167. 41 1/2" = 1' SCALE  
 168. 41 3/4" = 1' SCALE  
 169. 42" = 1' SCALE  
 170. 42 1/4" = 1' SCALE  
 171. 42 1/2" = 1' SCALE  
 172. 42 3/4" = 1' SCALE  
 173. 43" = 1' SCALE  
 174. 43 1/4" = 1' SCALE  
 175. 43 1/2" = 1' SCALE  
 176. 43 3/4" = 1' SCALE  
 177. 44" = 1' SCALE  
 178. 44 1/4" = 1' SCALE  
 179. 44 1/2" = 1' SCALE  
 180. 44 3/4" = 1' SCALE  
 181. 45" = 1' SCALE  
 182. 45 1/4" = 1' SCALE  
 183. 45 1/2" = 1' SCALE  
 184. 45 3/4" = 1' SCALE  
 185. 46" = 1' SCALE  
 186. 46 1/4" = 1' SCALE  
 187. 46 1/2" = 1' SCALE  
 188. 46 3/4" = 1' SCALE  
 189. 47" = 1' SCALE  
 190. 47 1/4" = 1' SCALE  
 191. 47 1/2" = 1' SCALE  
 192. 47 3/4" = 1' SCALE  
 193. 48" = 1' SCALE  
 194. 48 1/4" = 1' SCALE  
 195. 48 1/2" = 1' SCALE  
 196. 48 3/4" = 1' SCALE  
 197. 49" = 1' SCALE  
 198. 49 1/4" = 1' SCALE  
 199. 49 1/2" = 1' SCALE  
 200. 49 3/4" = 1' SCALE  
 201. 50" = 1' SCALE  
 202. 50 1/4" = 1' SCALE  
 203. 50 1/2" = 1' SCALE  
 204. 50 3/4" = 1' SCALE  
 205. 51" = 1' SCALE  
 206. 51 1/4" = 1' SCALE  
 207. 51 1/2" = 1' SCALE  
 208. 51 3/4" = 1' SCALE  
 209. 52" = 1' SCALE  
 210. 52 1/4" = 1' SCALE  
 211. 52 1/2" = 1' SCALE  
 212. 52 3/4" = 1' SCALE  
 213. 53" = 1' SCALE  
 214. 53 1/4" = 1' SCALE  
 215. 53 1/2" = 1' SCALE  
 216. 53 3/4" = 1' SCALE  
 217. 54" = 1' SCALE  
 218. 54 1/4" = 1' SCALE  
 219. 54 1/2" = 1' SCALE  
 220. 54 3/4" = 1' SCALE  
 221. 55" = 1' SCALE  
 222. 55 1/4" = 1' SCALE  
 223. 55 1/2" = 1' SCALE  
 224. 55 3/4" = 1' SCALE  
 225. 56" = 1' SCALE  
 226. 56 1/4" = 1' SCALE  
 227. 56 1/2" = 1' SCALE  
 228. 56 3/4" = 1' SCALE  
 229. 57" = 1' SCALE  
 230. 57 1/4" = 1' SCALE  
 231. 57 1/2" = 1' SCALE  
 232. 57 3/4" = 1' SCALE  
 233. 58" = 1' SCALE  
 234. 58 1/4" = 1' SCALE  
 235. 58 1/2" = 1' SCALE  
 236. 58 3/4" = 1' SCALE  
 237. 59" = 1' SCALE  
 238. 59 1/4" = 1' SCALE  
 239. 59 1/2" = 1' SCALE  
 240. 59 3/4" = 1' SCALE  
 241. 60" = 1' SCALE  
 242. 60 1/4" = 1' SCALE  
 243. 60 1/2" = 1' SCALE  
 244. 60 3/4" = 1' SCALE  
 245. 61" = 1' SCALE  
 246. 61 1/4" = 1' SCALE  
 247. 61 1/2" = 1' SCALE  
 248. 61 3/4" = 1' SCALE  
 249. 62" = 1' SCALE  
 250. 62 1/4" = 1' SCALE  
 251. 62 1/2" = 1' SCALE  
 252. 62 3/4" = 1' SCALE  
 253. 63" = 1' SCALE  
 254. 63 1/4" = 1' SCALE  
 255. 63 1/2" = 1' SCALE  
 256. 63 3/4" = 1' SCALE  
 257. 64" = 1' SCALE  
 258. 64 1/4" = 1' SCALE  
 259. 64 1/2" = 1' SCALE  
 260. 64 3/4" = 1' SCALE  
 261. 65" = 1' SCALE  
 262. 65 1/4" = 1' SCALE  
 263. 65 1/2" = 1' SCALE  
 264. 65 3/4" = 1' SCALE  
 265. 66" = 1' SCALE  
 266. 66 1/4" = 1' SCALE  
 267. 66 1/2" = 1' SCALE  
 268. 66 3/4" = 1' SCALE  
 269. 67" = 1' SCALE  
 270. 67 1/4" = 1' SCALE  
 271. 67 1/2" = 1' SCALE  
 272. 67 3/4" = 1' SCALE  
 273. 68" = 1' SCALE  
 274. 68 1/4" = 1' SCALE  
 275. 68 1/2" = 1' SCALE  
 276. 68 3/4" = 1' SCALE  
 277. 69" = 1' SCALE  
 278. 69 1/4" = 1' SCALE  
 279. 69 1/2" = 1' SCALE  
 280. 69 3/4" = 1' SCALE  
 281. 70" = 1' SCALE  
 282. 70 1/4" = 1' SCALE  
 283. 70 1/2" = 1' SCALE  
 284. 70 3/4" = 1' SCALE  
 285. 71" = 1' SCALE  
 286. 71 1/4" = 1' SCALE  
 287. 71 1/2" = 1' SCALE  
 288. 71 3/4" = 1' SCALE  
 289. 72" = 1' SCALE  
 290. 72 1/4" = 1' SCALE  
 291. 72 1/2" = 1' SCALE  
 292. 72 3/4" = 1' SCALE  
 293. 73" = 1' SCALE  
 294. 73 1/4" = 1' SCALE  
 295. 73 1/2" = 1' SCALE  
 296. 73 3/4" = 1' SCALE  
 297. 74" = 1' SCALE  
 298. 74 1/4" = 1' SCALE  
 299. 74 1/2" = 1' SCALE  
 300. 74 3/4" = 1' SCALE  
 301. 75" = 1' SCALE  
 302. 75 1/4" = 1' SCALE  
 303. 75 1/2" = 1' SCALE  
 304. 75 3/4" = 1' SCALE  
 305. 76" = 1' SCALE  
 306. 76 1/4" = 1' SCALE  
 307. 76 1/2" = 1' SCALE  
 308. 76 3/4" = 1' SCALE  
 309. 77" = 1' SCALE  
 310. 77 1/4" = 1' SCALE  
 311. 77 1/2" = 1' SCALE  
 312. 77 3/4" = 1' SCALE  
 313. 78" = 1' SCALE  
 314. 78 1/4" = 1' SCALE  
 315. 78 1/2" = 1' SCALE  
 316. 78 3/4" = 1' SCALE  
 317. 79" = 1' SCALE  
 318. 79 1/4" = 1' SCALE  
 319. 79 1/2" = 1' SCALE  
 320. 79 3/4" = 1' SCALE  
 321. 80" = 1' SCALE  
 322. 80 1/4" = 1' SCALE  
 323. 80 1/2" = 1' SCALE  
 324. 80 3/4" = 1' SCALE  
 325. 81" = 1' SCALE  
 326. 81 1/4" = 1' SCALE  
 327. 81 1/2" = 1' SCALE  
 328. 81 3/4" = 1' SCALE  
 329. 82" = 1' SCALE  
 330. 82 1/4" = 1' SCALE  
 331. 82 1/2" = 1' SCALE  
 332. 82 3/4" = 1' SCALE  
 333. 83" = 1' SCALE  
 334. 83 1/4" = 1' SCALE  
 335. 83 1/2" = 1' SCALE  
 336. 83 3/4" = 1' SCALE  
 337. 84" = 1' SCALE  
 338. 84 1/4" = 1' SCALE  
 339. 84 1/2" = 1' SCALE  
 340. 84 3/4" = 1' SCALE  
 341. 85" = 1' SCALE  
 342. 85 1/4" = 1' SCALE  
 343. 85 1/2" = 1' SCALE  
 344. 85 3/4" = 1' SCALE  
 345. 86" = 1' SCALE  
 346. 86 1/4" = 1' SCALE  
 347. 86 1/2" = 1' SCALE  
 348. 86 3/4" = 1' SCALE  
 349. 87" = 1' SCALE  
 350. 87 1/4" = 1' SCALE  
 351. 87 1/2" = 1' SCALE  
 352. 87 3/4" = 1' SCALE  
 353. 88" = 1' SCALE  
 354. 88 1/4" = 1' SCALE  
 355. 88 1/2" = 1' SCALE  
 356. 88 3/4" = 1' SCALE  
 357. 89" = 1' SCALE  
 358. 89 1/4" = 1' SCALE  
 359. 89 1/2" = 1' SCALE  
 360. 89 3/4" = 1' SCALE  
 361. 90" = 1' SCALE  
 362. 90 1/4" = 1' SCALE  
 363. 90 1/2" = 1' SCALE  
 364. 90 3/4" = 1' SCALE  
 365. 91" = 1' SCALE  
 366. 91 1/4" = 1' SCALE  
 367. 91 1/2" = 1' SCALE  
 368. 91 3/4" = 1' SCALE  
 369. 92" = 1' SCALE  
 370. 92 1/4" = 1' SCALE  
 371. 92 1/2" = 1' SCALE  
 372. 92 3/4" = 1' SCALE  
 373. 93" = 1' SCALE  
 374. 93 1/4" = 1' SCALE  
 375. 93 1/2" = 1' SCALE  
 376. 93 3/4" = 1' SCALE  
 377. 94" = 1' SCALE  
 378. 94 1/4" = 1' SCALE  
 379. 94 1/2" = 1' SCALE  
 380. 94 3/4" = 1' SCALE  
 381. 95" = 1' SCALE  
 382. 95 1/4" = 1' SCALE  
 383. 95 1/2" = 1' SCALE  
 384. 95 3/4" = 1' SCALE  
 385. 96" = 1' SCALE  
 386. 96 1/4" = 1' SCALE  
 387. 96 1/2" = 1' SCALE  
 388. 96 3/4" = 1' SCALE  
 389. 97" = 1' SCALE  
 390. 97 1/4" = 1' SCALE  
 391. 97 1/2" = 1' SCALE  
 392. 97 3/4" = 1' SCALE  
 393. 98" = 1' SCALE  
 394. 98 1/4" = 1' SCALE  
 395. 98 1/2" = 1' SCALE  
 396. 98 3/4" = 1' SCALE  
 397. 99" = 1' SCALE  
 398. 99 1/4" = 1' SCALE  
 399. 99 1/2" = 1' SCALE  
 400. 99 3/4" = 1' SCALE  
 401. 100" = 1' SCALE  
 402. 100 1/4" = 1' SCALE  
 403. 100 1/2" = 1' SCALE  
 404. 100 3/4" = 1' SCALE  
 405. 101" = 1' SCALE  
 406. 101 1/4" = 1' SCALE  
 407. 101 1/2" = 1' SCALE  
 408. 101 3/4" = 1' SCALE  
 409. 102" = 1' SCALE  
 410. 102 1/4" = 1' SCALE  
 411. 102 1/2" = 1' SCALE  
 412. 102 3/4" = 1' SCALE  
 413. 103" = 1' SCALE  
 414. 103 1/4" = 1' SCALE  
 415. 103 1/2" = 1' SCALE  
 416. 103 3/4" = 1' SCALE  
 417. 104" = 1' SCALE  
 418. 104 1/4" = 1' SCALE  
 419. 104 1/2" = 1' SCALE  
 420. 104 3/4" = 1' SCALE  
 421. 105" = 1' SCALE  
 422. 105 1/4" = 1' SCALE  
 423. 105 1/2" = 1' SCALE  
 424. 105 3/4" = 1' SCALE  
 425. 106" = 1' SCALE  
 426. 106 1/4" = 1' SCALE  
 427. 106 1/2" = 1' SCALE  
 428. 106 3/4" = 1' SCALE  
 429. 107" = 1' SCALE  
 430. 107 1/4" = 1' SCALE  
 431. 107 1/2" = 1' SCALE  
 432. 107 3/4" = 1' SCALE  
 433. 108" = 1' SCALE  
 434. 108 1/4" = 1' SCALE  
 435. 108 1/2" = 1' SCALE  
 436. 108 3/4" = 1' SCALE  
 437. 109" = 1' SCALE  
 438. 109 1/4" = 1' SCALE  
 439. 109 1/2" = 1' SCALE  
 440. 109 3/4" = 1' SCALE  
 441. 110" = 1' SCALE  
 442. 110 1/4" = 1' SCALE  
 443. 110 1/2" = 1' SCALE  
 444. 110 3/4" = 1' SCALE  
 445. 111" = 1' SCALE  
 446. 111 1/4" = 1' SCALE  
 447. 111 1/2" = 1' SCALE  
 448. 111 3/4" = 1' SCALE  
 449. 112" = 1' SCALE  
 450. 112 1/4" = 1' SCALE  
 451. 112 1/2" = 1' SCALE  
 452. 112 3/4" = 1' SCALE  
 453. 113" = 1' SCALE  
 454. 113 1/4" = 1' SCALE  
 455. 113 1/2" = 1' SCALE  
 456. 113 3/4" = 1' SCALE  
 457. 114" = 1' SCALE  
 458. 114 1/4" = 1' SCALE  
 459. 114 1/2" = 1' SCALE  
 460. 114 3/4" = 1' SCALE  
 461. 115" = 1' SCALE  
 462. 115 1/4" = 1' SCALE  
 463. 115 1/2" = 1' SCALE  
 464. 115 3/4" = 1' SCALE  
 465. 116" = 1' SCALE  
 466. 116 1/4" = 1' SCALE  
 467. 116 1/2" = 1' SCALE  
 468. 116 3/4" = 1' SCALE  
 469. 117" = 1' SCALE  
 470. 117 1/4" = 1' SCALE  
 471. 117 1/2" = 1' SCALE  
 472. 117 3/4" = 1' SCALE  
 473. 118" = 1' SCALE  
 474. 118 1/4" = 1' SCALE  
 475. 118 1/2" = 1' SCALE  
 476. 118 3/4" = 1' SCALE  
 477. 119" = 1' SCALE  
 478. 119 1/4" = 1' SCALE  
 479. 119 1/2" = 1' SCALE  
 480. 119 3/4" = 1' SCALE  
 481. 120" = 1' SCALE  
 482. 120 1/4" = 1' SCALE  
 483. 120 1/2" = 1' SCALE  
 484. 120 3/4" = 1' SCALE  
 485. 121" = 1' SCALE  
 486. 121 1/4" = 1' SCALE  
 487. 121 1/2" = 1' SCALE  
 488. 121 3/4" = 1' SCALE  
 489. 122" = 1' SCALE  
 490. 122 1/4" = 1' SCALE  
 491. 122 1/2" = 1' SCALE  
 492. 122 3/4" = 1' SCALE  
 493. 123" = 1' SCALE  
 494. 123 1/4" = 1' SCALE  
 495. 123 1/2" = 1' SCALE  
 496. 123 3/4" = 1' SCALE  
 497. 124" = 1' SCALE  
 498. 124 1/4" = 1' SCALE  
 499. 124 1/2" = 1' SCALE  
 500. 124 3/4" = 1' SCALE  
 501. 125" = 1' SCALE  
 502. 125 1/4" = 1' SCALE  
 503. 125 1/2" = 1' SCALE  
 504. 125 3/4" = 1' SCALE  
 505. 126" = 1' SCALE  
 506. 126 1/4" = 1' SCALE  
 507. 126 1/2" = 1' SCALE  
 508. 126 3/4" = 1' SCALE  
 509. 127" = 1' SCALE  
 510. 127 1/4" = 1' SCALE  
 511. 127 1/2" = 1' SCALE  
 512. 127 3/4" = 1' SCALE  
 513. 128" = 1' SCALE  
 514. 128 1/4" = 1' SCALE  
 515. 128 1/2" = 1' SCALE  
 516. 128 3/4" = 1' SCALE  
 517. 129" = 1' SCALE  
 518. 129 1/4" = 1' SCALE  
 519. 129 1/2" = 1' SCALE  
 520. 129 3/4" = 1' SCALE  
 521. 130" = 1' SCALE  
 522. 130 1/4" = 1' SCALE  
 523. 130 1/2" = 1' SCALE  
 524. 130 3/4" = 1' SCALE  
 525. 131" = 1' SCALE  
 526. 131 1/4" = 1' SCALE  
 527. 131 1/2" = 1' SCALE  
 528. 131 3/4" = 1' SCALE  
 529. 132" = 1' SCALE  
 530. 132 1/4" = 1' SCALE  
 531. 132 1/2" = 1' SCALE  
 532. 132 3/4" = 1' SCALE  
 533. 133" = 1' SCALE  
 534. 133 1/4" = 1' SCALE  
 535. 133 1/2" = 1' SCALE  
 536. 133 3/4" = 1' SCALE  
 537. 134" = 1' SCALE  
 538. 134 1/4" = 1' SCALE  
 539. 134 1/2" = 1' SCALE  
 540. 134 3/4" = 1' SCALE  
 541. 135" = 1' SCALE  
 542. 135 1/4" = 1' SCALE  
 543. 135 1/2" = 1' SCALE  
 544. 135 3/4" = 1' SCALE  
 545. 136" = 1' SCALE  
 546. 136 1/4" = 1' SCALE  
 547. 136 1/2" = 1' SCALE  
 548. 136 3/4" = 1' SCALE  
 549. 137" = 1' SCALE  
 550. 137 1/4" = 1' SCALE  
 551. 137 1/2" = 1' SCALE  
 552. 137 3/4" = 1' SCALE  
 553. 138" = 1' SCALE  
 554. 138 1/4" = 1' SCALE  
 555. 138 1/2" = 1' SCALE  
 556. 138 3/4" = 1' SCALE  
 557. 139" = 1' SCALE  
 558. 139 1/4" = 1' SCALE  
 559. 139 1/2" = 1' SCALE  
 560. 139 3/4" = 1' SCALE  
 561. 140" = 1' SCALE  
 562. 140 1/4" = 1' SCALE  
 563. 140 1/2" = 1' SCALE  
 564. 140 3/4" = 1' SCALE  
 565. 141" = 1' SCALE  
 566. 141 1/4" = 1' SCALE  
 567. 141 1/2" = 1' SCALE  
 568. 141 3/4" = 1' SCALE  
 569. 142" = 1' SCALE  
 570. 142 1/4" = 1' SCALE  
 571. 142 1/2" = 1' SCALE  
 572. 142 3/4" = 1' SCALE  
 573. 143" = 1' SCALE  
 574. 143 1/4" = 1' SCALE  
 575. 143 1/2" = 1' SCALE  
 576. 143 3/4" = 1' SCALE  
 577. 144" = 1' SCALE  
 578. 144 1/4" = 1' SCALE  
 579. 144 1/2" = 1' SCALE  
 580. 144 3/4" = 1' SCALE  
 581. 145" = 1' SCALE  
 582. 145 1/4" = 1' SCALE  
 583. 145 1/2" = 1' SCALE  
 584. 145 3/4" = 1' SCALE  
 585. 146" = 1' SCALE  
 586. 146 1/4" = 1' SCALE  
 587. 146 1/2" =

[illegible][illegible][illegible]

JAMES IOM CHENG | ARCHITECTS INC

**PHILLIPS-VAREYAAG-SHALLENBERG**



**ASPAC RIVER GREEN**

PARCEL 2

SOUTH 1 SITE LANDSCAPE PLAN

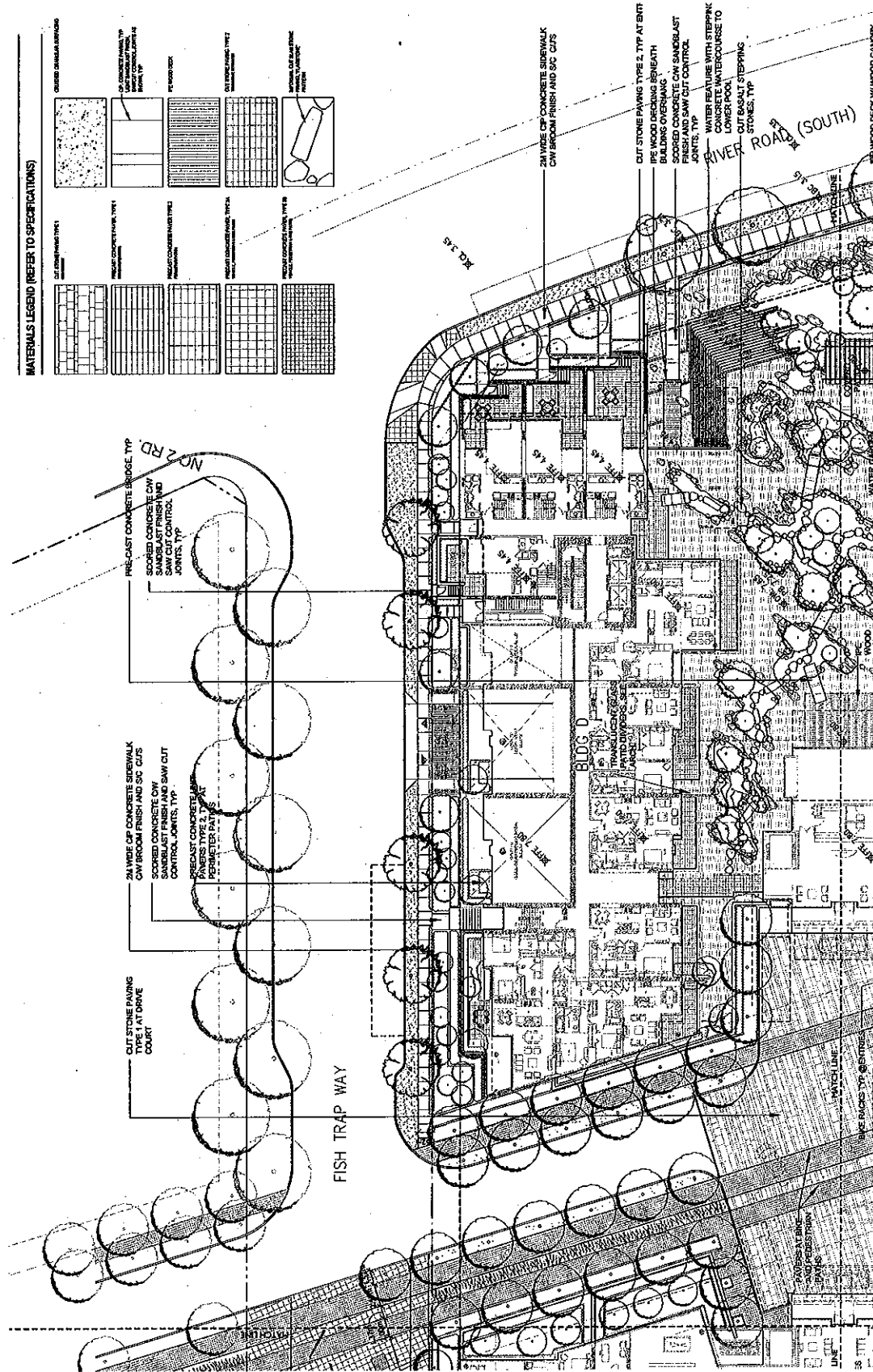
$$\frac{1/16'' \pm 1''}{1.11}$$

PFS 070033

JAN 18, 2019

JAN 26 2015

35 DP-08429756





## LAYOUT AND MATERIALS: GENERAL NOTES

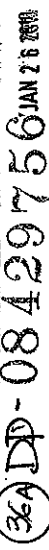
1. Do not include responses that are not in accordance with the instructions for completion.  
2. Do not include responses that are not in accordance with the instructions for completion.  
3. Do not include responses that are not in accordance with the instructions for completion.  
4. Do not include responses that are not in accordance with the instructions for completion.  
5. Do not include responses that are not in accordance with the instructions for completion.  
6. Do not include responses that are not in accordance with the instructions for completion.  
7. Do not include responses that are not in accordance with the instructions for completion.  
8. Do not include responses that are not in accordance with the instructions for completion.  
9. Do not include responses that are not in accordance with the instructions for completion.  
10. Do not include responses that are not in accordance with the instructions for completion.

**JAMES KIM CHENG** ARCHITECTS INC.

200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777

**PHILLIPS, PAREY & ASSOCIATES**  
ARCHITECTS INC. 200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777  
200-226-7777 (Toll-Free) 200-226-7777

ASPAD RIVER GREEN  
PARCEL 2  
NORTH 1 SITE LANDSCAPE PLAN  
L13  
15'-1"  
PS 07083  
JAN 18, 2010



[illegible]

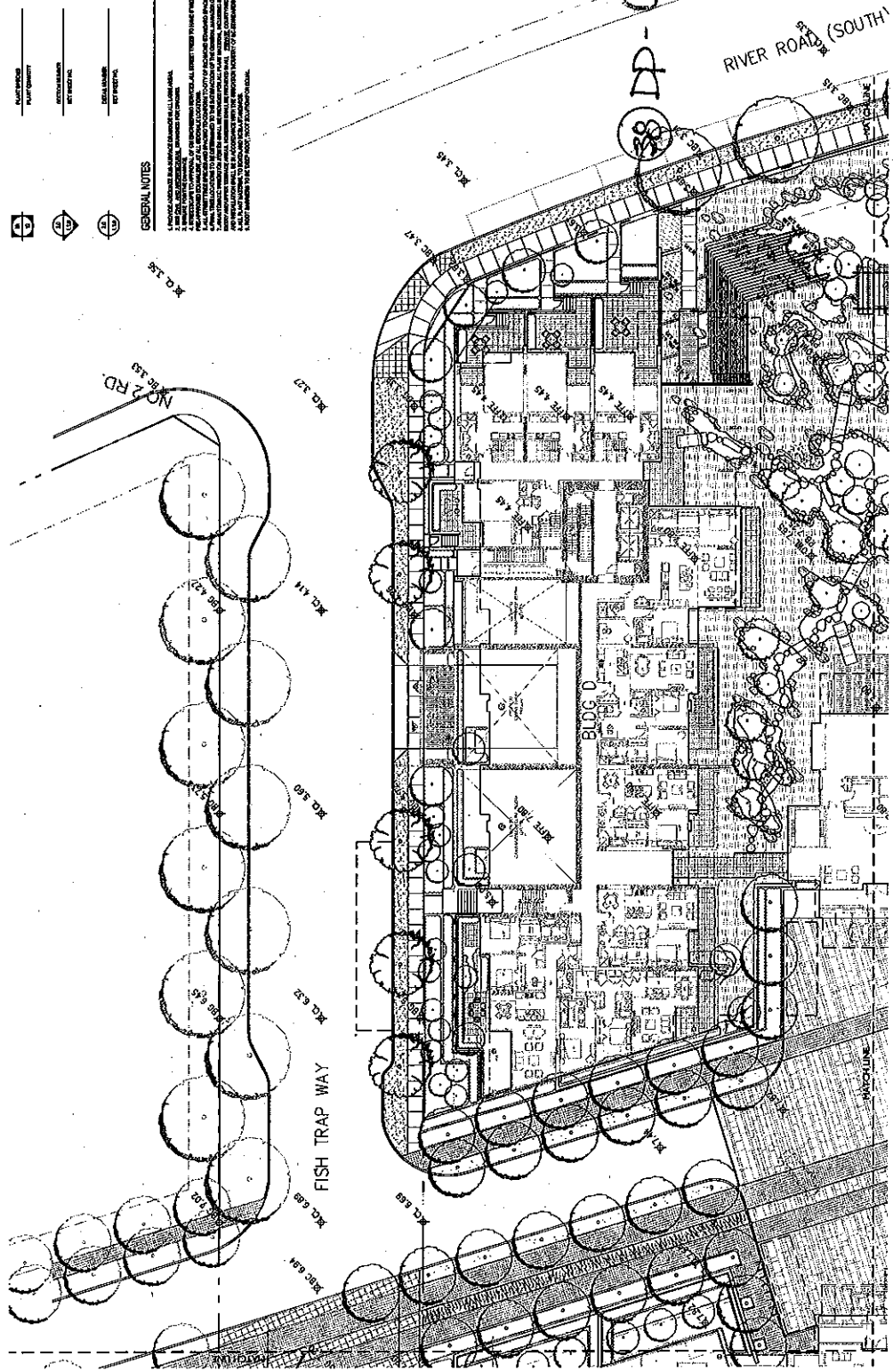


# LANDSCAPE KEY LEGEND

|     |            |
|-----|------------|
| 1   | Grass Area |
| 2   | Grass Area |
| 3   | Grass Area |
| 4   | Grass Area |
| 5   | Grass Area |
| 6   | Grass Area |
| 7   | Grass Area |
| 8   | Grass Area |
| 9   | Grass Area |
| 10  | Grass Area |
| 11  | Grass Area |
| 12  | Grass Area |
| 13  | Grass Area |
| 14  | Grass Area |
| 15  | Grass Area |
| 16  | Grass Area |
| 17  | Grass Area |
| 18  | Grass Area |
| 19  | Grass Area |
| 20  | Grass Area |
| 21  | Grass Area |
| 22  | Grass Area |
| 23  | Grass Area |
| 24  | Grass Area |
| 25  | Grass Area |
| 26  | Grass Area |
| 27  | Grass Area |
| 28  | Grass Area |
| 29  | Grass Area |
| 30  | Grass Area |
| 31  | Grass Area |
| 32  | Grass Area |
| 33  | Grass Area |
| 34  | Grass Area |
| 35  | Grass Area |
| 36  | Grass Area |
| 37  | Grass Area |
| 38  | Grass Area |
| 39  | Grass Area |
| 40  | Grass Area |
| 41  | Grass Area |
| 42  | Grass Area |
| 43  | Grass Area |
| 44  | Grass Area |
| 45  | Grass Area |
| 46  | Grass Area |
| 47  | Grass Area |
| 48  | Grass Area |
| 49  | Grass Area |
| 50  | Grass Area |
| 51  | Grass Area |
| 52  | Grass Area |
| 53  | Grass Area |
| 54  | Grass Area |
| 55  | Grass Area |
| 56  | Grass Area |
| 57  | Grass Area |
| 58  | Grass Area |
| 59  | Grass Area |
| 60  | Grass Area |
| 61  | Grass Area |
| 62  | Grass Area |
| 63  | Grass Area |
| 64  | Grass Area |
| 65  | Grass Area |
| 66  | Grass Area |
| 67  | Grass Area |
| 68  | Grass Area |
| 69  | Grass Area |
| 70  | Grass Area |
| 71  | Grass Area |
| 72  | Grass Area |
| 73  | Grass Area |
| 74  | Grass Area |
| 75  | Grass Area |
| 76  | Grass Area |
| 77  | Grass Area |
| 78  | Grass Area |
| 79  | Grass Area |
| 80  | Grass Area |
| 81  | Grass Area |
| 82  | Grass Area |
| 83  | Grass Area |
| 84  | Grass Area |
| 85  | Grass Area |
| 86  | Grass Area |
| 87  | Grass Area |
| 88  | Grass Area |
| 89  | Grass Area |
| 90  | Grass Area |
| 91  | Grass Area |
| 92  | Grass Area |
| 93  | Grass Area |
| 94  | Grass Area |
| 95  | Grass Area |
| 96  | Grass Area |
| 97  | Grass Area |
| 98  | Grass Area |
| 99  | Grass Area |
| 100 | Grass Area |

## GENERAL NOTES

1. LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 A. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 B. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 C. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 D. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 E. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 F. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 G. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 H. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 I. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 J. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 K. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 L. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 M. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 N. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 O. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 P. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 Q. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 R. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 S. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 T. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 U. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 V. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 W. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 X. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 Y. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 Z. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:



DP-08429756

RIVER ROAD (SOUTH)

JAN 26 2010

20 JAN 09  
 21 JAN 09  
 22 JAN 09  
 23 JAN 09  
 24 JAN 09  
 25 JAN 09  
 26 JAN 09  
 27 JAN 09  
 28 JAN 09  
 29 JAN 09  
 30 JAN 09  
 31 JAN 09  
 1 FEB 09  
 2 FEB 09  
 3 FEB 09  
 4 FEB 09  
 5 FEB 09  
 6 FEB 09  
 7 FEB 09  
 8 FEB 09  
 9 FEB 09  
 10 FEB 09  
 11 FEB 09  
 12 FEB 09  
 13 FEB 09  
 14 FEB 09  
 15 FEB 09  
 16 FEB 09  
 17 FEB 09  
 18 FEB 09  
 19 FEB 09  
 20 FEB 09  
 21 FEB 09  
 22 FEB 09  
 23 FEB 09  
 24 FEB 09  
 25 FEB 09  
 26 FEB 09  
 27 FEB 09  
 28 FEB 09  
 29 FEB 09  
 30 FEB 09  
 31 FEB 09  
 1 MAR 09  
 2 MAR 09  
 3 MAR 09  
 4 MAR 09  
 5 MAR 09  
 6 MAR 09  
 7 MAR 09  
 8 MAR 09  
 9 MAR 09  
 10 MAR 09  
 11 MAR 09  
 12 MAR 09  
 13 MAR 09  
 14 MAR 09  
 15 MAR 09  
 16 MAR 09  
 17 MAR 09  
 18 MAR 09  
 19 MAR 09  
 20 MAR 09  
 21 MAR 09  
 22 MAR 09  
 23 MAR 09  
 24 MAR 09  
 25 MAR 09  
 26 MAR 09  
 27 MAR 09  
 28 MAR 09  
 29 MAR 09  
 30 MAR 09  
 31 MAR 09  
 1 APR 09  
 2 APR 09  
 3 APR 09  
 4 APR 09  
 5 APR 09  
 6 APR 09  
 7 APR 09  
 8 APR 09  
 9 APR 09  
 10 APR 09  
 11 APR 09  
 12 APR 09  
 13 APR 09  
 14 APR 09  
 15 APR 09  
 16 APR 09  
 17 APR 09  
 18 APR 09  
 19 APR 09  
 20 APR 09  
 21 APR 09  
 22 APR 09  
 23 APR 09  
 24 APR 09  
 25 APR 09  
 26 APR 09  
 27 APR 09  
 28 APR 09  
 29 APR 09  
 30 APR 09  
 31 APR 09  
 1 MAY 09  
 2 MAY 09  
 3 MAY 09  
 4 MAY 09  
 5 MAY 09  
 6 MAY 09  
 7 MAY 09  
 8 MAY 09  
 9 MAY 09  
 10 MAY 09  
 11 MAY 09  
 12 MAY 09  
 13 MAY 09  
 14 MAY 09  
 15 MAY 09  
 16 MAY 09  
 17 MAY 09  
 18 MAY 09  
 19 MAY 09  
 20 MAY 09  
 21 MAY 09  
 22 MAY 09  
 23 MAY 09  
 24 MAY 09  
 25 MAY 09  
 26 MAY 09  
 27 MAY 09  
 28 MAY 09  
 29 MAY 09  
 30 MAY 09  
 31 MAY 09  
 1 JUN 09  
 2 JUN 09  
 3 JUN 09  
 4 JUN 09  
 5 JUN 09  
 6 JUN 09  
 7 JUN 09  
 8 JUN 09  
 9 JUN 09  
 10 JUN 09  
 11 JUN 09  
 12 JUN 09  
 13 JUN 09  
 14 JUN 09  
 15 JUN 09  
 16 JUN 09  
 17 JUN 09  
 18 JUN 09  
 19 JUN 09  
 20 JUN 09  
 21 JUN 09  
 22 JUN 09  
 23 JUN 09  
 24 JUN 09  
 25 JUN 09  
 26 JUN 09  
 27 JUN 09  
 28 JUN 09  
 29 JUN 09  
 30 JUN 09  
 31 JUN 09  
 1 JUL 09  
 2 JUL 09  
 3 JUL 09  
 4 JUL 09  
 5 JUL 09  
 6 JUL 09  
 7 JUL 09  
 8 JUL 09  
 9 JUL 09  
 10 JUL 09  
 11 JUL 09  
 12 JUL 09  
 13 JUL 09  
 14 JUL 09  
 15 JUL 09  
 16 JUL 09  
 17 JUL 09  
 18 JUL 09  
 19 JUL 09  
 20 JUL 09  
 21 JUL 09  
 22 JUL 09  
 23 JUL 09  
 24 JUL 09  
 25 JUL 09  
 26 JUL 09  
 27 JUL 09  
 28 JUL 09  
 29 JUL 09  
 30 JUL 09  
 31 JUL 09  
 1 AUG 09  
 2 AUG 09  
 3 AUG 09  
 4 AUG 09  
 5 AUG 09  
 6 AUG 09  
 7 AUG 09  
 8 AUG 09  
 9 AUG 09  
 10 AUG 09  
 11 AUG 09  
 12 AUG 09  
 13 AUG 09  
 14 AUG 09  
 15 AUG 09  
 16 AUG 09  
 17 AUG 09  
 18 AUG 09  
 19 AUG 09  
 20 AUG 09  
 21 AUG 09  
 22 AUG 09  
 23 AUG 09  
 24 AUG 09  
 25 AUG 09  
 26 AUG 09  
 27 AUG 09  
 28 AUG 09  
 29 AUG 09  
 30 AUG 09  
 31 AUG 09  
 1 SEP 09  
 2 SEP 09  
 3 SEP 09  
 4 SEP 09  
 5 SEP 09  
 6 SEP 09  
 7 SEP 09  
 8 SEP 09  
 9 SEP 09  
 10 SEP 09  
 11 SEP 09  
 12 SEP 09  
 13 SEP 09  
 14 SEP 09  
 15 SEP 09  
 16 SEP 09  
 17 SEP 09  
 18 SEP 09  
 19 SEP 09  
 20 SEP 09  
 21 SEP 09  
 22 SEP 09  
 23 SEP 09  
 24 SEP 09  
 25 SEP 09  
 26 SEP 09  
 27 SEP 09  
 28 SEP 09  
 29 SEP 09  
 30 SEP 09  
 31 SEP 09  
 1 OCT 09  
 2 OCT 09  
 3 OCT 09  
 4 OCT 09  
 5 OCT 09  
 6 OCT 09  
 7 OCT 09  
 8 OCT 09  
 9 OCT 09  
 10 OCT 09  
 11 OCT 09  
 12 OCT 09  
 13 OCT 09  
 14 OCT 09  
 15 OCT 09  
 16 OCT 09  
 17 OCT 09  
 18 OCT 09  
 19 OCT 09  
 20 OCT 09  
 21 OCT 09  
 22 OCT 09  
 23 OCT 09  
 24 OCT 09  
 25 OCT 09  
 26 OCT 09  
 27 OCT 09  
 28 OCT 09  
 29 OCT 09  
 30 OCT 09  
 31 OCT 09  
 1 NOV 09  
 2 NOV 09  
 3 NOV 09  
 4 NOV 09  
 5 NOV 09  
 6 NOV 09  
 7 NOV 09  
 8 NOV 09  
 9 NOV 09  
 10 NOV 09  
 11 NOV 09  
 12 NOV 09  
 13 NOV 09  
 14 NOV 09  
 15 NOV 09  
 16 NOV 09  
 17 NOV 09  
 18 NOV 09  
 19 NOV 09  
 20 NOV 09  
 21 NOV 09  
 22 NOV 09  
 23 NOV 09  
 24 NOV 09  
 25 NOV 09  
 26 NOV 09  
 27 NOV 09  
 28 NOV 09  
 29 NOV 09  
 30 NOV 09  
 31 NOV 09  
 1 DEC 09  
 2 DEC 09  
 3 DEC 09  
 4 DEC 09  
 5 DEC 09  
 6 DEC 09  
 7 DEC 09  
 8 DEC 09  
 9 DEC 09  
 10 DEC 09  
 11 DEC 09  
 12 DEC 09  
 13 DEC 09  
 14 DEC 09  
 15 DEC 09  
 16 DEC 09  
 17 DEC 09  
 18 DEC 09  
 19 DEC 09  
 20 DEC 09  
 21 DEC 09  
 22 DEC 09  
 23 DEC 09  
 24 DEC 09  
 25 DEC 09  
 26 DEC 09  
 27 DEC 09  
 28 DEC 09  
 29 DEC 09  
 30 DEC 09  
 31 DEC 09  
 1 JAN 10  
 2 JAN 10  
 3 JAN 10  
 4 JAN 10  
 5 JAN 10  
 6 JAN 10  
 7 JAN 10  
 8 JAN 10  
 9 JAN 10  
 10 JAN 10  
 11 JAN 10  
 12 JAN 10  
 13 JAN 10  
 14 JAN 10  
 15 JAN 10  
 16 JAN 10  
 17 JAN 10  
 18 JAN 10  
 19 JAN 10  
 20 JAN 10  
 21 JAN 10  
 22 JAN 10  
 23 JAN 10  
 24 JAN 10  
 25 JAN 10  
 26 JAN 10  
 27 JAN 10  
 28 JAN 10  
 29 JAN 10  
 30 JAN 10  
 31 JAN 10  
 1 FEB 10  
 2 FEB 10  
 3 FEB 10  
 4 FEB 10  
 5 FEB 10  
 6 FEB 10  
 7 FEB 10  
 8 FEB 10  
 9 FEB 10  
 10 FEB 10  
 11 FEB 10  
 12 FEB 10  
 13 FEB 10  
 14 FEB 10  
 15 FEB 10  
 16 FEB 10  
 17 FEB 10  
 18 FEB 10  
 19 FEB 10  
 20 FEB 10  
 21 FEB 10  
 22 FEB 10  
 23 FEB 10  
 24 FEB 10  
 25 FEB 10  
 26 FEB 10  
 27 FEB 10  
 28 FEB 10  
 29 FEB 10  
 30 FEB 10  
 31 FEB 10  
 1 MAR 10  
 2 MAR 10  
 3 MAR 10  
 4 MAR 10  
 5 MAR 10  
 6 MAR 10  
 7 MAR 10  
 8 MAR 10  
 9 MAR 10  
 10 MAR 10  
 11 MAR 10  
 12 MAR 10  
 13 MAR 10  
 14 MAR 10  
 15 MAR 10  
 16 MAR 10  
 17 MAR 10  
 18 MAR 10  
 19 MAR 10  
 20 MAR 10  
 21 MAR 10  
 22 MAR 10  
 23 MAR 10  
 24 MAR 10  
 25 MAR 10  
 26 MAR 10  
 27 MAR 10  
 28 MAR 10  
 29 MAR 10  
 30 MAR 10  
 31 MAR 10  
 1 APR 10  
 2 APR 10  
 3 APR 10  
 4 APR 10  
 5 APR 10  
 6 APR 10  
 7 APR 10  
 8 APR 10  
 9 APR 10  
 10 APR 10  
 11 APR 10  
 12 APR 10  
 13 APR 10  
 14 APR 10  
 15 APR 10  
 16 APR 10  
 17 APR 10  
 18 APR 10  
 19 APR 10  
 20 APR 10  
 21 APR 10  
 22 APR 10  
 23 APR 10  
 24 APR 10  
 25 APR 10  
 26 APR 10  
 27 APR 10  
 28 APR 10  
 29 APR 10  
 30 APR 10  
 31 APR 10  
 1 MAY 10  
 2 MAY 10  
 3 MAY 10  
 4 MAY 10  
 5 MAY 10  
 6 MAY 10  
 7 MAY 10  
 8 MAY 10  
 9 MAY 10  
 10 MAY 10  
 11 MAY 10  
 12 MAY 10  
 13 MAY 10  
 14 MAY 10  
 15 MAY 10  
 16 MAY 10  
 17 MAY 10  
 18 MAY 10  
 19 MAY 10  
 20 MAY 10  
 21 MAY 10  
 22 MAY 10  
 23 MAY 10  
 24 MAY 10  
 25 MAY 10  
 26 MAY 10  
 27 MAY 10  
 28 MAY 10  
 29 MAY 10  
 30 MAY 10  
 31 MAY 10  
 1 JUN 10  
 2 JUN 10  
 3 JUN 10  
 4 JUN 10  
 5 JUN 10  
 6 JUN 10  
 7 JUN 10  
 8 JUN 10  
 9 JUN 10  
 10 JUN 10  
 11 JUN 10  
 12 JUN 10  
 13 JUN 10  
 14 JUN 10  
 15 JUN 10  
 16 JUN 10  
 17 JUN 10  
 18 JUN 10  
 19 JUN 10  
 20 JUN 10  
 21 JUN 10  
 22 JUN 10  
 23 JUN 10  
 24 JUN 10  
 25 JUN 10  
 26 JUN 10  
 27 JUN 10  
 28 JUN 10  
 29 JUN 10  
 30 JUN 10  
 31 JUN 10  
 1 JUL 10  
 2 JUL 10  
 3 JUL 10  
 4 JUL 10  
 5 JUL 10  
 6 JUL 10  
 7 JUL 10  
 8 JUL 10  
 9 JUL 10  
 10 JUL 10  
 11 JUL 10  
 12 JUL 10  
 13 JUL 10  
 14 JUL 10  
 15 JUL 10  
 16 JUL 10  
 17 JUL 10  
 18 JUL 10  
 19 JUL 10  
 20 JUL 10  
 21 JUL 10  
 22 JUL 10  
 23 JUL 10  
 24 JUL 10  
 25 JUL 10  
 26 JUL 10  
 27 JUL 10  
 28 JUL 10  
 29 JUL 10  
 30 JUL 10  
 31 JUL 10  
 1 AUG 10  
 2 AUG 10  
 3 AUG 10  
 4 AUG 10  
 5 AUG 10  
 6 AUG 10  
 7 AUG 10  
 8 AUG 10  
 9 AUG 10  
 10 AUG 10  
 11 AUG 10  
 12 AUG 10  
 13 AUG 10  
 14 AUG 10  
 15 AUG 10  
 16 AUG 10  
 17 AUG 10  
 18 AUG 10  
 19 AUG 10  
 20 AUG 10  
 21 AUG 10  
 22 AUG 10  
 23 AUG 10  
 24 AUG 10  
 25 AUG 10  
 26 AUG 10  
 27 AUG 10  
 28 AUG 10  
 29 AUG 10  
 30 AUG 10  
 31 AUG 10  
 1 SEP 10  
 2 SEP 10  
 3 SEP 10  
 4 SEP 10  
 5 SEP 10  
 6 SEP 10  
 7 SEP 10  
 8 SEP 10  
 9 SEP 10  
 10 SEP 10  
 11 SEP 10  
 12 SEP 10  
 13 SEP 10  
 14 SEP 10  
 15 SEP 10  
 16 SEP 10  
 17 SEP 10  
 18 SEP 10  
 19 SEP 10  
 20 SEP 10  
 21 SEP 10  
 22 SEP 10  
 23 SEP 10  
 24 SEP 10  
 25 SEP 10  
 26 SEP 10  
 27 SEP 10  
 28 SEP 10  
 29 SEP 10  
 30 SEP 10  
 31 SEP 10  
 1 OCT 10  
 2 OCT 10  
 3 OCT 10  
 4 OCT 10  
 5 OCT 10  
 6 OCT 10  
 7 OCT 10  
 8 OCT 10  
 9 OCT 10  
 10 OCT 10  
 11 OCT 10  
 12 OCT 10  
 13 OCT 10  
 14 OCT 10  
 15 OCT 10  
 16 OCT 10  
 17 OCT 10  
 18 OCT 10  
 19 OCT 10  
 20 OCT 10  
 21 OCT 10  
 22 OCT 10  
 23 OCT 10  
 24 OCT 10  
 25 OCT 10  
 26 OCT 10  
 27 OCT 10  
 28 OCT 10  
 29 OCT 10  
 30 OCT 10  
 31 OCT 10  
 1 NOV 10  
 2 NOV 10  
 3 NOV 10  
 4 NOV 10  
 5 NOV 10  
 6 NOV 10  
 7 NOV 10  
 8 NOV 10  
 9 NOV 10  
 10 NOV 10  
 11 NOV 10  
 12 NOV 10  
 13 NOV 10  
 14 NOV 10  
 15 NOV 10  
 16 NOV 10  
 17 NOV 10  
 18 NOV 10  
 19 NOV 10  
 20 NOV 10  
 21 NOV 10  
 22 NOV 10  
 23 NOV 10  
 24 NOV 10  
 25 NOV 10  
 26 NOV 10  
 27 NOV 10  
 28 NOV 10  
 29 NOV 10  
 30 NOV 10  
 31 NOV 10  
 1 DEC 10  
 2 DEC 10  
 3 DEC 10  
 4 DEC 10  
 5 DEC 10  
 6 DEC 10  
 7 DEC 10  
 8 DEC 10  
 9 DEC 10  
 10 DEC 10  
 11 DEC 10  
 12 DEC 10  
 13 DEC 10  
 14 DEC 10  
 15 DEC 10  
 16 DEC 10  
 17 DEC 10  
 18 DEC 10  
 19 DEC 10  
 20 DEC 10  
 21 DEC 10  
 22 DEC 10  
 23 DEC 10  
 24 DEC 10  
 25 DEC 10  
 26 DEC 10  
 27 DEC 10  
 28 DEC 10  
 29 DEC 10  
 30 DEC 10  
 31 DEC 10  
 1 JAN 11  
 2 JAN 11  
 3 JAN 11  
 4 JAN 11  
 5 JAN 11  
 6 JAN 11  
 7 JAN 11  
 8 JAN 11  
 9 JAN 11  
 10 JAN 11  
 11 JAN 11  
 12 JAN 11  
 13 JAN 11  
 14 JAN 11  
 15 JAN 11  
 16 JAN 11  
 17 JAN 11  
 18 JAN 11  
 19 JAN 11  
 20 JAN 11  
 21 JAN 11  
 22 JAN 11  
 23 JAN 11  
 24 JAN 11  
 25 JAN 11  
 26 JAN 11  
 27 JAN 11  
 28 JAN 11  
 29 JAN 11  
 30 JAN 11  
 31 JAN 11  
 1 FEB 11  
 2 FEB 11  
 3 FEB 11  
 4 FEB 11  
 5 FEB 11  
 6 FEB 11  
 7 FEB 11  
 8 FEB 11  
 9 FEB 11  
 10 FEB 11  
 11 FEB 11  
 12 FEB 11  
 13 FEB 11  
 14 FEB 11  
 15 FEB 11  
 16 FEB 11  
 17 FEB 11  
 18 FEB 11  
 19 FEB 11  
 20 FEB 11  
 21 FEB 11  
 22 FEB 11  
 23 FEB 11  
 24 FEB 11  
 25 FEB 11  
 26 FEB 11  
 27 FEB 11  
 28 FEB 11  
 29 FEB 11  
 30 FEB 11  
 31 FEB 11  
 1 MAR 11  
 2 MAR 11  
 3 MAR 11  
 4 MAR 11  
 5 MAR 11  
 6 MAR 11  
 7 MAR 11  
 8 MAR 11  
 9 MAR 11  
 10 MAR 11  
 11 MAR 11  
 12 MAR 11  
 13 MAR 11  
 14 MAR 11  
 15 MAR 11  
 16 MAR 11  
 17 MAR 11  
 18 MAR 11  
 19 MAR 11  
 20 MAR 11  
 21 MAR 11  
 22 MAR 11  
 23 MAR 11  
 24 MAR 11  
 25 MAR 11  
 26 MAR 11  
 27 MAR 11  
 28 MAR 11  
 29 MAR 11  
 30 MAR 11  
 31 MAR 11  
 1 APR 11  
 2 APR 11  
 3 APR 11  
 4 APR 11  
 5 APR 11  
 6 APR 11  
 7 APR 11  
 8 APR 11  
 9 APR 11  
 10 APR 11  
 11 APR 11  
 12 APR 11  
 13 APR 11  
 14 APR 11  
 15 APR 11  
 16 APR 11  
 17 APR 11  
 18 APR 11  
 19 APR 11  
 20 APR 11  
 21 APR 11  
 22 APR 11  
 23 APR 11  
 24 APR 11  
 25 APR 11  
 26 APR 11  
 27 APR 11  
 28 APR 11  
 29 APR 11  
 30 APR 11  
 31 APR 11  
 1 MAY 11  
 2 MAY 11  
 3 MAY 11  
 4 MAY 11  
 5 MAY 11  
 6 MAY 11  
 7 MAY 11  
 8

[illegible]

|  |                       |
|--|-----------------------|
|  | COURTPLACE            |
|  | POOL BOTTOM           |
|  | INTERSECT.            |
|  | TOP OF BANK           |
|  | BOTTOM OF SOIL        |
|  | TOP OF WALL           |
|  | BOTTOM OF HALL        |
|  | TOP OF CURB           |
|  | BOTTOM OF CURB        |
|  | DRAIN-UNDERSTATION    |
|  | WELL COVER            |
|  | RECEIVED AND RECORDED |
|  | DATE _____            |

08429756

JAN 26 2010

**PHILIPS-PANEEVAAG-SHALLENBERG**  
PLANNING-ARCHITECTUR-PROJEKT-ARCHITECTURE  
Prof. Dr. phil. philipp paneevaag, philipsallee 10, 69126 Heidelberg, Germany  
Tel. +49 6224 780-11 Fax +49 6224 780-120  
E-Mail philips@paneevaag-shallenberg.de

1/16" x 1" \_\_\_\_\_ L22  
 PFS 07033

Page 1 of 1

# GENERAL NOTES

1. THESE PLANS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, AND THE STANDARD SPECIFICATIONS FOR HIGHWAYS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION SCHEDULING AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION SCHEDULING AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION SCHEDULING AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION SCHEDULING AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

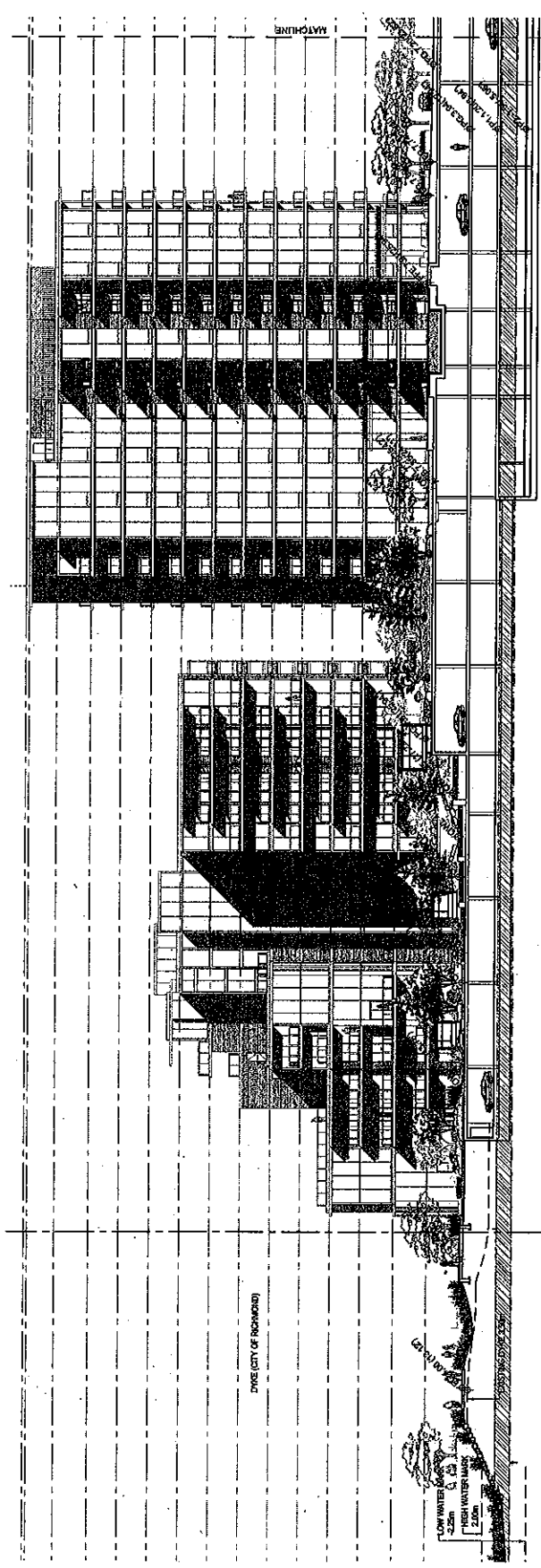
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION SCHEDULING AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

## LANDSCAPE KEY LEGEND

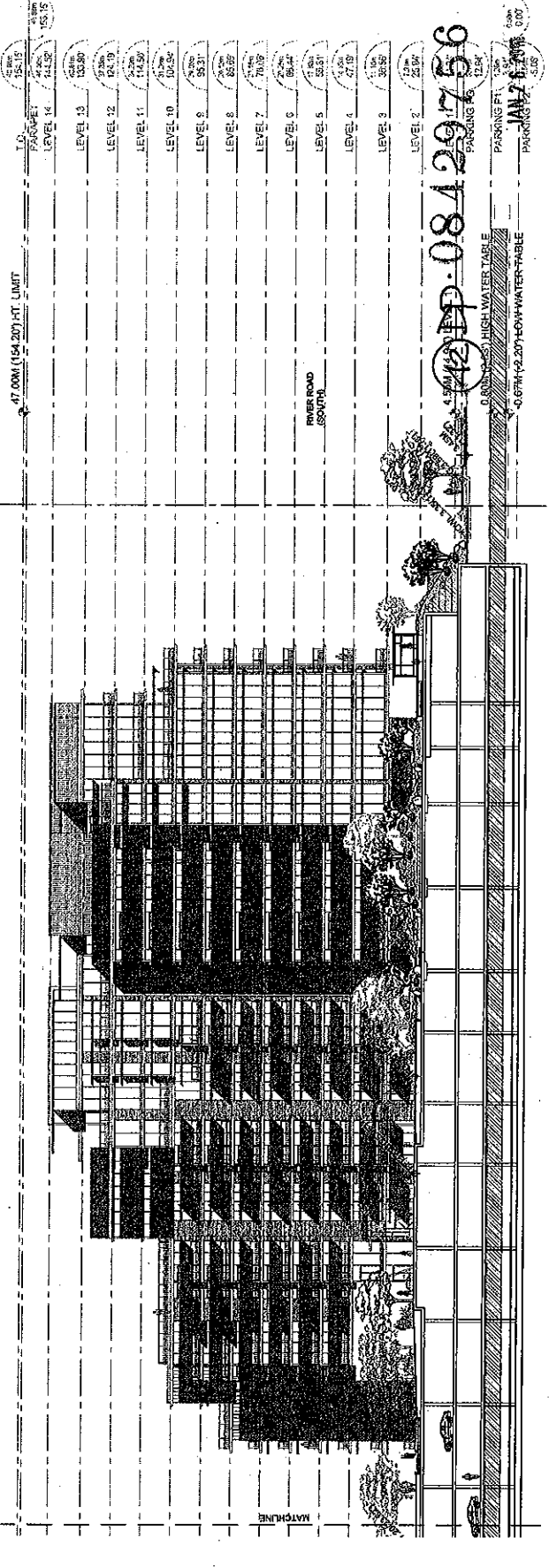
|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |     |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 | 1001 | 1002 | 1003 | 1004 | 1005 | 1006 | 1007 | 1008 | 1009 | 1010 | 1011 | 1012 | 1013 | 1014 | 1015 | 1016 | 1017 | 1018 | 1019 | 1020 | 1021 | 1022 | 1023 | 1024 | 1025 | 1026 | 1027 | 1028 | 1029 | 1030 | 1031 | 1032 | 1033 | 1034 | 1035 | 1036 | 1037 | 1038 | 1039 | 1040 | 1041 | 1042 | 1043 | 1044 | 1045 | 1046 | 1047 | 1048 | 1049 | 1050 | 1051 | 1052 | 1053 | 1054 | 1055 | 1056 | 1057 | 1058 | 1059 | 1060 | 1061 | 1062 | 1063 | 1064 | 1065 | 1066 | 1067 | 1068 | 1069 | 1070 | 1071 | 1072 | 1073 | 1074 | 1075 | 1076 | 1077 | 1078 | 1079 | 1080 | 1081 | 1082 | 1083 | 1084 | 1085 | 1086 | 1087 | 1088 | 1089 | 1090 | 1091 | 1092 | 1093 | 1094 | 1095 | 1096 | 1097 | 1098 | 1099 | 1100 | 1101 | 1102 | 1103 | 1104 | 1105 | 1106 | 1107 | 1108 | 1109 | 1110 | 1111 | 1112 | 1113 | 1114 | 1115 | 1116 | 1117 | 1118 | 1119 | 1120 | 1121 | 1122 | 1123 | 1124 | 1125 | 1126 | 1127 | 1128 | 1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135 | 1136 | 1137 | 1138 | 1139 | 1140 | 1141 | 1142 | 1143 | 1144 | 1145 | 1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152 | 1153 | 1154 | 1155 | 1156 | 1157 | 1158 | 1159 | 1160 | 1161 | 1162 | 1163 | 1164 | 1165 | 1166 | 1167 | 1168 | 1169 | 1170 | 1171 | 1172 | 1173 | 1174 | 1175 | 1176 | 1177 | 1178 | 1179 | 1180 | 1181 | 1182 | 1183 | 1184 | 1185 | 1186 | 1187 | 1188 | 1189 | 1190 | 1191 | 1192 | 1193 | 1194 | 1195 | 1196 | 1197 | 1198 | 1199 | 1200 | 1201 | 1202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | 1211 | 1212 | 1213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 | 1221 | 1222 | 1223 | 1224 | 1225 | 1226 | 1227 | 1228 | 1229 | 1230 | 1231 | 1232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1251 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | 1259 | 1260 | 1261 | 1262 | 1263 | 1264 | 1265 | 1266 | 1267 | 1268 | 1269 | 1270 | 1271 | 1272 | 1273 | 1274 | 1275 | 1276 | 1277 | 1278 | 1279 | 1280 | 1281 | 1282 | 1283 | 1284 | 1285 | 1286 | 1287 | 1288 | 1289 | 1290 | 1291 | 1292 | 1293 | 1294 | 1295 | 1296 | 1297 | 1298 | 1299 | 1300 | 1301 | 1302 | 1303 | 1304 | 1305 | 1306 | 1307 | 1308 | 1309 | 1310 | 1311 | 1312 | 1313 | 1314 | 1315 | 1316 | 1317 | 1318 | 1319 | 1320 | 1321 | 1322 | 1323 | 1324 | 1325 | 1326 | 1327 | 1328 | 1329 | 1330 | 1331 | 1332 | 1333 | 1334 | 1335 | 1336 | 1337 | 1338 | 1339 | 1340 | 1341 | 1342 | 1343 | 1344 | 1345 | 1346 | 1347 | 1348 | 1349 | 1350 | 1351 | 1352 | 1353 | 1354 | 1355 | 1356 | 1357 | 1358 | 1359 | 1360 | 1361 | 1362 | 1363 | 1364 | 1365 | 1366 | 1367 | 1368 | 1369 | 1370 | 1371 | 1372 | 1373 | 1374 | 1375 | 1376 | 1377 | 1378 | 1379 | 1380 | 1381 | 1382 | 1383 | 1384 | 1385 | 1386 | 1387 | 1388 | 1389 | 1390 | 1391 | 1392 | 1393 | 1394 | 1395 | 1396 | 1397 | 1398 | 1399 | 1400 | 1401 | 1402 | 1403 | 1404 | 1405 | 1406 | 1407 | 1408 | 1409 | 1410 | 1411 | 1412 | 1413 | 1414 | 1415 | 1416 | 1417 | 1418 | 1419 | 1420 | 1421 | 1422 | 1423 | 1424 | 1425 | 1426 | 1427 | 1428 | 1429 | 1430 | 1431 | 1432 | 1433 | 1434 | 1435 | 1436 | 1437 | 1438 | 1439 | 1440 | 1441 | 1442 | 1443 | 1444 | 1445 | 1446 | 1447 | 1448 | 1449 | 1450 | 1451 | 1452 | 1453 | 1454 | 1455 | 1456 | 1457 | 1458 | 1459 | 1460 | 1461 | 1462 | 1463 | 1464 | 1465 | 1466 | 1467 | 1468 | 1469 | 1470 | 1471 | 1472 | 1473 | 1474 | 1475 | 1476 | 1477 | 1478 | 1479 | 1480 | 1481 | 1482 | 1483 | 1484 | 1485 | 1486 | 1487 | 1488 | 1489 | 1490 | 1491 | 1492 | 1493 | 1494 | 1495 | 1496 | 1497 | 1498 | 149 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-----|







1 SECTION A part 1  
SCALE: 1/16" = 1'-0"



2 SECTION A part 2  
SCALE: 1/16" = 1'-0"

JAMES H. O'NEAL ARCHITECTS INC.

PHILLIPS PARKING GARAGE  
1000 15TH AVENUE SOUTH  
BIRMINGHAM, AL 35203



ASAPAC RIVER GREEN  
PARCEL 2

LANDSCAPE SECTIONS

1/16" = 1'  
PSS 07033  
L4.1

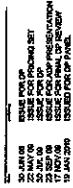
DATE: 11-15-2006  
DRAWN BY: JH

421P-08429756

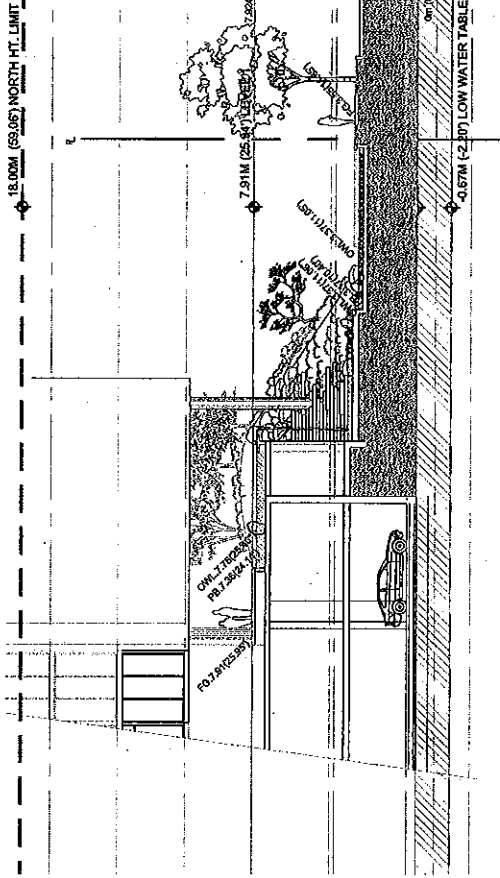
421P-08429756  
JAN 2 6 30  
PARKING 16  
PARKING 16  
PARKING 16

2 SECTION A part 2  
SCALE: 1/16" = 1'-0"





JAMES KIM CHENG ARCHITECTS INC



3 SECTION F - SOUTH WATER FEATURE, WEST SIDE  
SCALE: 1/8" = 1'-0"

④ DP: 08429756

JAN 26 2 27 PM '57

LANDSCAPE SECTIONS

1/8"=1'

### L4.3

DEC 15 2000

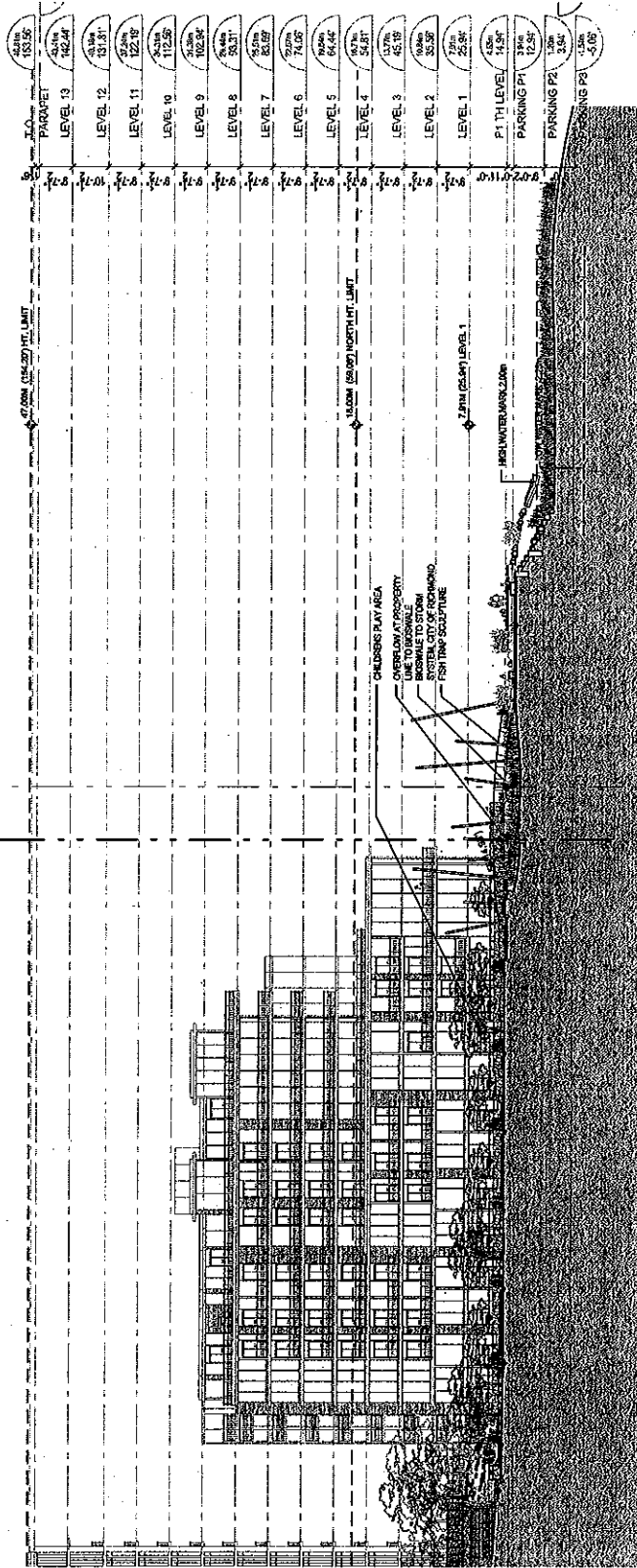
DEC

3

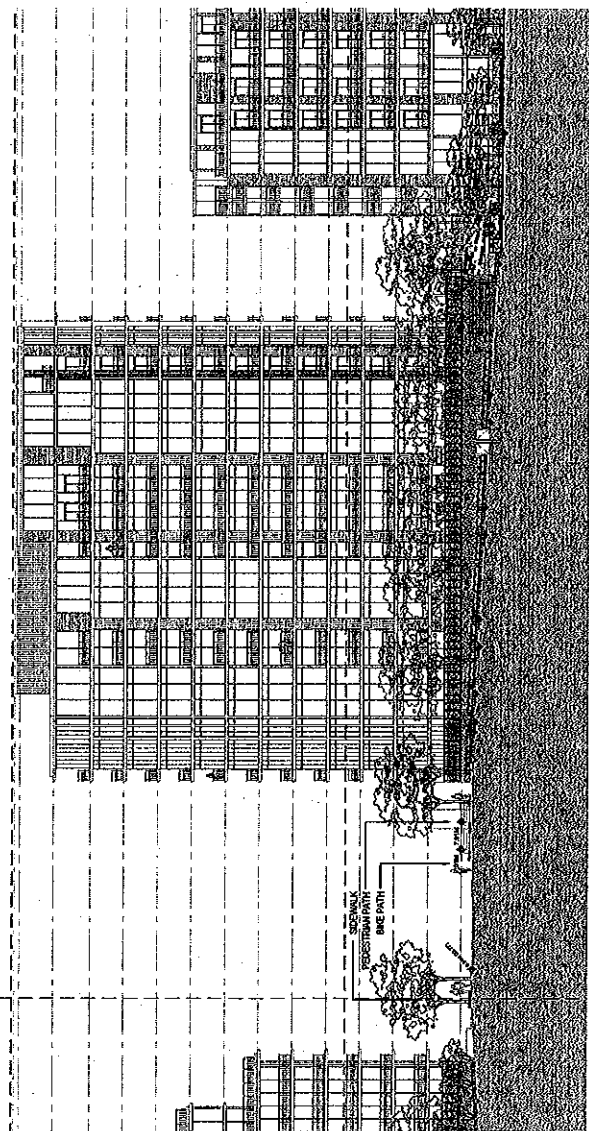
11

11

1



1 SECTION G part 1  
SCALE: 1/8" = 1'-0"

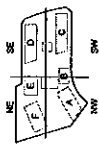


2 SECTION G part 2  
SCALE: 1/8" = 1'-0"

45 DP 08 429756

JAN 26 2011

DATE: 15 JAN 2011  
SCALE: 1/8" = 1'-0"  
DESIGN: JAMES HONG  
CHECK: JAMES HONG  
DATE: 15 JAN 2011  
SCALE: 1/8" = 1'-0"  
DESIGN: JAMES HONG  
CHECK: JAMES HONG



JAMES HONG ARCHITECTS INC.

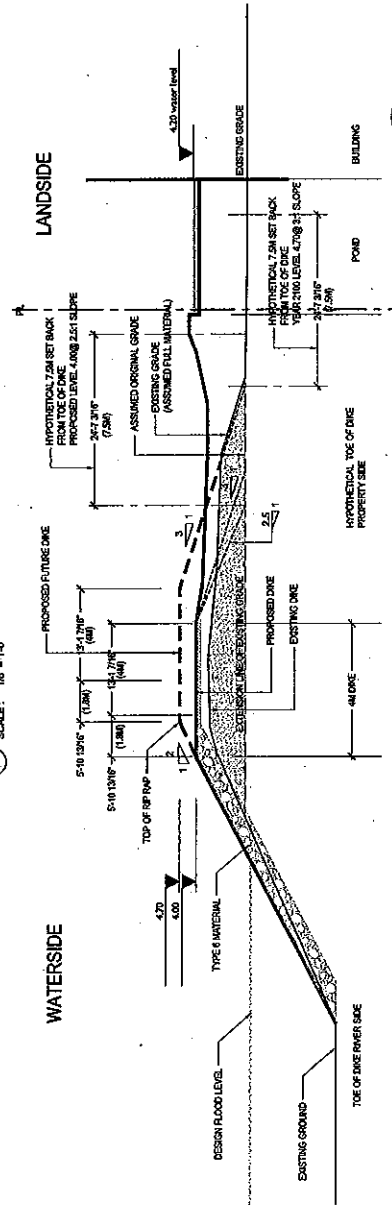
PHILIP HAN WANG CHALLENGE

ASAPAC RIVER GREEN  
PARCEL 2

SECTIONS - EAST

1/8" = 1'  
PSS 07053  
L4.4  
DEC 15, 2008

[illegible]



JAN 26 2018

④ 47 DP-08429756

NOTED  
DIS. 07/10/04  
L4.6

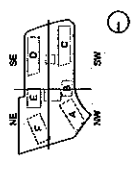
**00000000**

**SEP 08, 2009**

**00000000**

[illegible]

|            |                           |
|------------|---------------------------|
| 30 JUN 08  | ISSUE FOR DP              |
| 22 MAY 08  | ISSUE FOR PRICING SET     |
| 30 JULY 08 | ISSUE FOR DP              |
| 08 SEP 09  | ISSUE FOR REVIEW          |
| 15 NOV 08  | ISSUE FOR FINAL DP REVIEW |
| 15 MAY 09  | ISSUE FOR FINAL DP REVIEW |



JAMES KIM CHENG | ARCHITECTS INC.

PHILLIPS, P. A. N. V. A. G. CHALLENGEN DE  
SAMENWERKEN-PROCESSE MOETEN

Copyright Reserved. This game and design trademarked by  
Hasbro. All rights reserved. For more information, see  
www.hasbro.com/monopoly.

PARCEL 2

**LANDSCAPE DIAGRAMS:  
DRIVE METRICS**

NOTED  
140

**00000000**

**SEP 08, 2009**

**00000000**

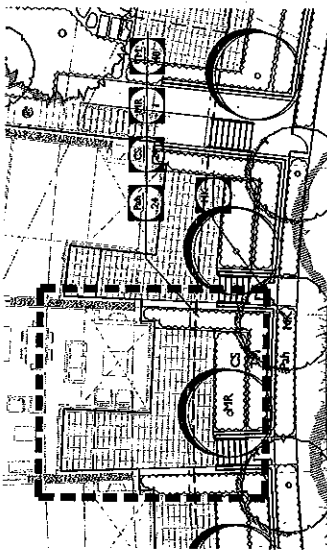
[illegible]



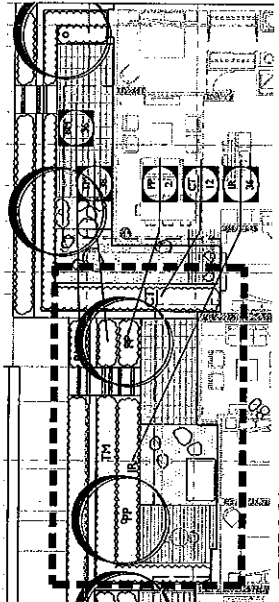
[illegible]

Architectural floor plan of the first floor of the 'Maison à la carte' in Paris. The plan shows a large central hall with a staircase, several rooms, and a kitchen. The drawing is a detailed line drawing with labels in French and dimensions.

TYPE I TOWNHOUSE-PLANTING 1/8"=1'



## TYPE 2 TOWNHOUSE PLANTING 1/8"=1'



TYPE 3 PATIO PLANTING 1/8"=1'

|             |                           |
|-------------|---------------------------|
| 30 JUN 86   | ISSUE FOR DP              |
| 23 MAY 86   | ISSUE FOR PROCHO SET      |
| 08 SEP 85   | ISSUE FOR DP              |
| 30 JUL 85   | ISSUE FOR REVIEW          |
| 08 SEP 84   | ISSUE FOR FINAL DP REVIEW |
| 17 NOV 83   | ISSUED FOR DP PANEL       |
| 15 JAN 2010 |                           |

JAMES KIM CHENG | ARCHITECTS INC.

PHILLIPS-FOREVANG-SMALLENBERG  
PLANNING-DESIGN-CONSTRUCTION-ARCHITECTURE



5

1

PARCEL 2

ASPAC RIVER GREEN

SITE PLANTING LIST,  
NOTES, AND TYPICAL PATOS

116" L5.1  
9FS 07033

QCT 22, 2009

④ DP-08429756

JAN 26 2010





[illegible]

|             |                           |
|-------------|---------------------------|
| 30 JUN 06   | ISSUE FOR CP              |
| 22 MAY 06   | ISSUE FOR PROCMO SET      |
| 30 JULY 06  | ISSUE FOR CP              |
| 26 SEP 06   | ISSUE FOR REVIEW          |
| 13 NOV 06   | ISSUE FOR FINAL CP REVIEW |
| 13 JAN 2012 | ISSUED FOR CP PHASE       |

JAMES KIM CHENG ARCHITECTS INC.


 800-393-6343  
 www.mhhe.com

**PHILLIPS-FARLEY AAG-SMALLENBERG**  
PLANNING-DESIGN-CONSTRUCTION MANAGEMENT ARCHITECTURE



1

**L**

ASPAC RIVER GREEN  
PARCEL 2

**SOUTH 2 SITE PLANTING PLAN**

0107 0 7 114C

L5.3

OCT 22, 2009

**Figure 1**

