





EXISTING PARKING - 22 STALLS

EXISTING PARKING - 8 STALLS



IMAGE ONE

- EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
- EXISTING FENCE LINE LOCATED ON CITY PROPERTY TO BE REMOVED AND REPLACED
- EXISTING EMERGENCY GENERATOR VISIBLE ABOVE ENCLOSURE



IMAGE TWO

- EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
- EXISTING NOISY KITCHEN FAN AT ROOF TO BE REPLACED



IMAGE THREE

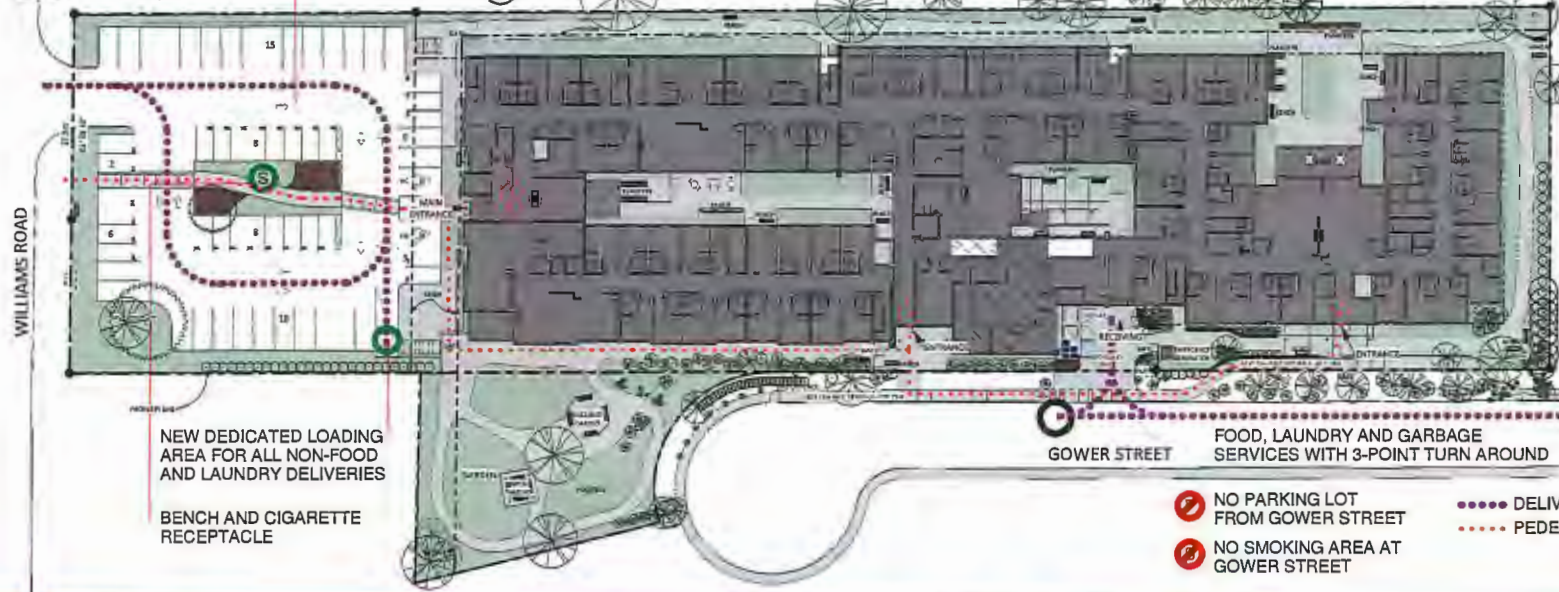
- EXISTING DRIVEWAY INTO GOWER STREET PARKING LOT (PARKING TO BE REMOVED AND DRIVEWAY REPURPOSED FOR RECEIVING TURN-AROUND LOCATION)
- EXISTING HYDRO TRANSFORMER TO REMAIN

EXISTING LOADING AREA

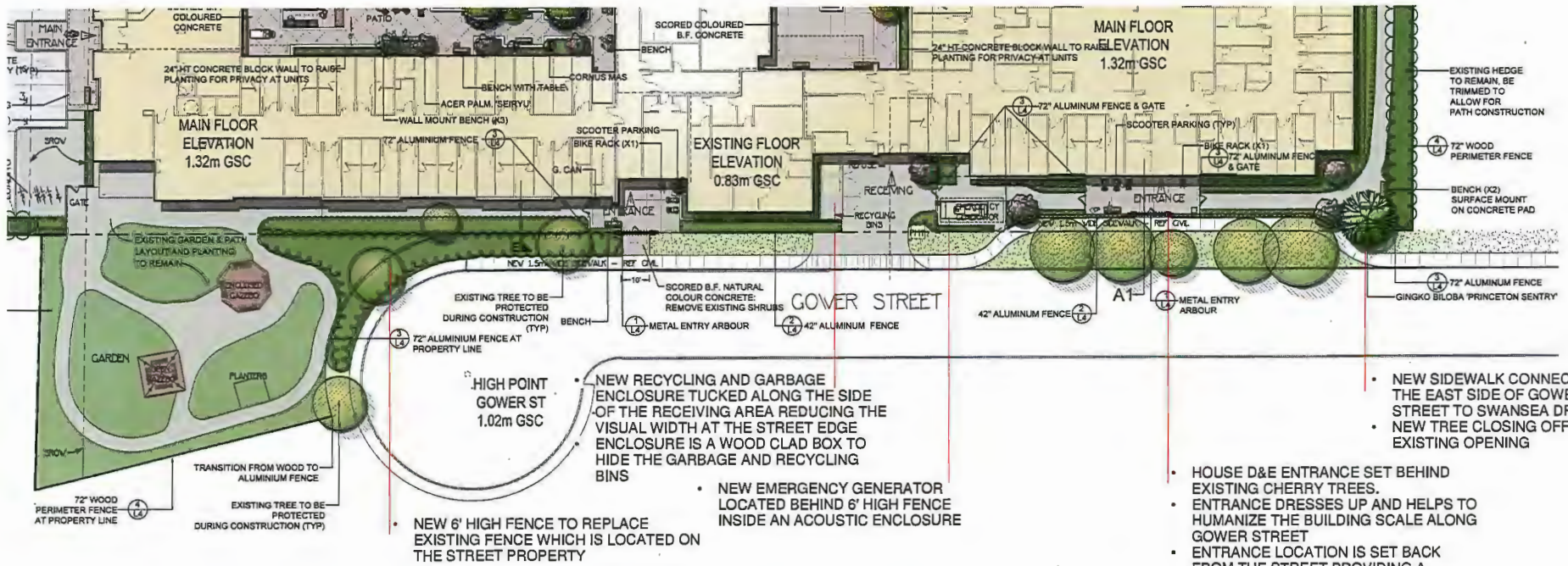
KAIGO FRASERVIEW  
9580 WILLIAMS ROAD,  
RICHMOND, BRITISH COLUMBIA



NEW PARKING LOT - 58 STALLS  
(30 MORE THAN BOTH EXISTING  
LOTS COMBINED)







- NEW RECYCLING AND GARBAGE ENCLOSURE TUCKED ALONG THE SIDE OF THE RECEIVING AREA REDUCING THE VISUAL WIDTH AT THE STREET EDGE ENCLOSURE IS A WOOD CLAD BOX TO HIDE THE GARBAGE AND RECYCLING BINS
- NEW EMERGENCY GENERATOR LOCATED BEHIND 6' HIGH FENCE INSIDE AN ACOUSTIC ENCLOSURE
- NEW 6' HIGH FENCE TO REPLACE EXISTING FENCE WHICH IS LOCATED ON THE STREET PROPERTY
- NEW SIDEWALK CONNECTING THE EAST SIDE OF GOVER STREET TO SWANSEA DRIVE
- NEW TREE CLOSING OFF EXISTING OPENING
- HOUSE D&E ENTRANCE SET BEHIND EXISTING CHERRY TREES.
- ENTRANCE DRESSES UP AND HELPS TO HUMANIZE THE BUILDING SCALE ALONG GOVER STREET
- ENTRANCE LOCATION IS SET BACK FROM THE STREET PROVIDING A PEDESTRIAN ACCESS WITHOUT INVITING VEHICULAR LOADING ACCESS



- ALL MAIN AIR HANDLING UNITS FOR THE FACILITY HAVE BEEN LOCATED ON RECESSED PLATFORMS TO REDUCE VISUAL AND ACOUSTIC IMPACTS TO NEIGHBOURS





NEIGHBOURHOOD CONSULTATION RAISED A REQUEST TO BETTER SCREEN THE FACILITY GARBAGE AS THERE IS A CONCERN THAT THE GARBAGE COULD BE SEEN FROM THE SECOND STOREY WINDOW OF THE ADJACENT HOUSE

- IMAGE ONE (UPPER LEFT) SHOWS THE 6' HIGH GARBAGE ENCLOSURE AS PROPOSED AT JANUARY 11 DPP SESSION. NOTE THAT THE GARBAGE BIN IS JUST VISIBLE ABOVE THE FENCE WHEN VIEWED FROM A SECOND FLOOR HEIGHT.
- IMAGE TWO (LOWER LEFT) SHOWS THE GARBAGE ENCLOSURE WITH A ROOF
- IMAGE THREE (BELOW) SHOWS THE PREFERRED APPROACH FROM THE CLIENT AND ARCHITECT. THIS OPTION INCREASES THE FENCE HEIGHT TO 8' WHICH COMPLETELY HIDES THE GARBAGE BIN. A CEDAR HEDGE HAS ALSO BEEN ADDED TO SOFTEN THE VISUAL IMPACT OF THE ENCLOSURE. AS AN OPTION, THE GARBAGE ENCLOSURE IN THIS IMAGE HAS BEEN SHOWN PAINTED TO MATCH THE PROPOSED BUILDING AS THIS MAY HELP TO REDUCE THE VISUAL IMPACT.











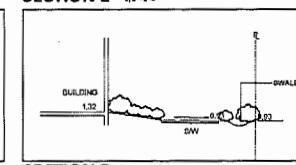
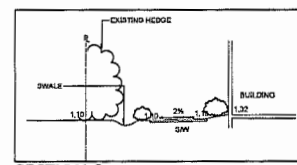
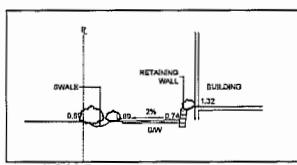
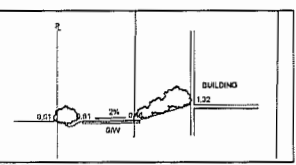
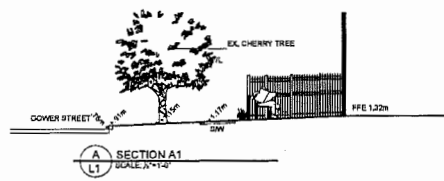
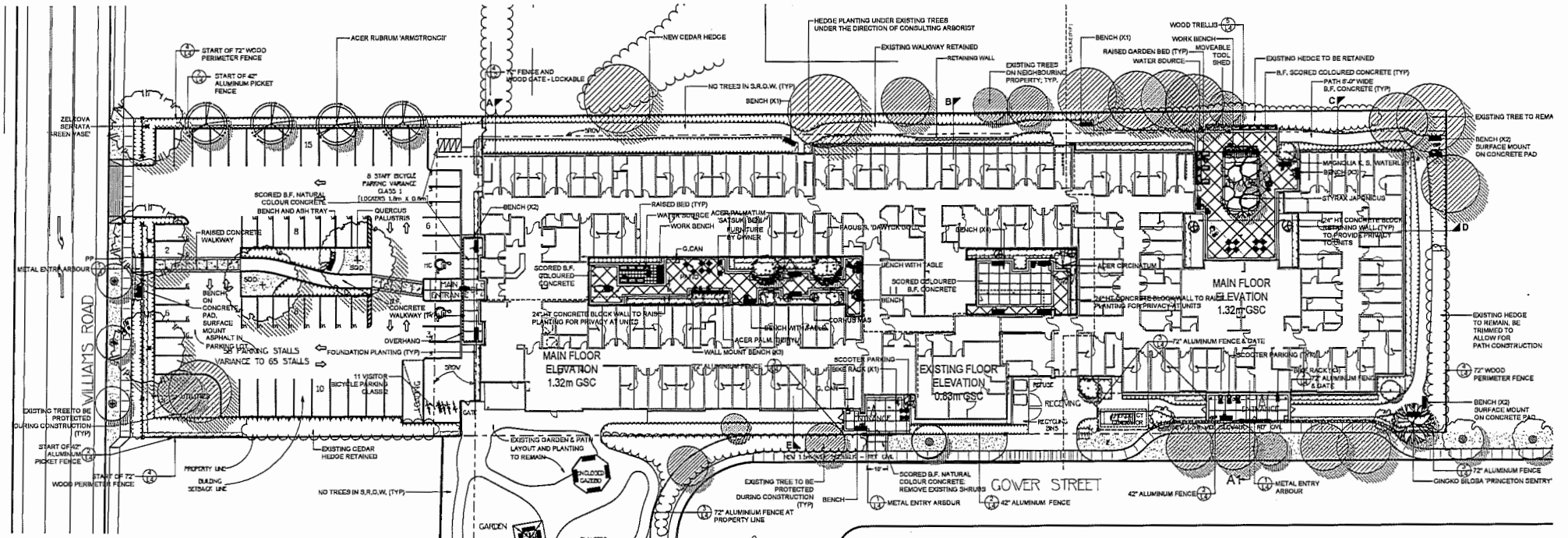
PHASE TWO - CONSTRUCTION

KAIGO - FRASERVUE  
 9580 WILLIAMS ROAD,  
 RICHMOND, BRITISH COLUMBIA









SECTION E 1/8"=1'-0"

| PLANT SCHEDULE TREES |     |                                   |                               |                            |
|----------------------|-----|-----------------------------------|-------------------------------|----------------------------|
| KEY                  | QTY | BOTANICAL NAME                    | COMMON NAME                   | PLANTED SIZE / REMARKS     |
| 1                    | 1   | ACER GINERATUM                    | VINE MAPLE                    | 4.5M HT. BAB. 3 ITEM CLUMP |
| 2                    | 1   | ACER PALMUTUM SATSUKI BENT        | SATSUKI BENT JAPANESE MAPLE   | 2.5M HT. BAB.              |
| 3                    | 4   | ACER PALMUTUM 'TERRY'             | TERRY JAPANESE MAPLE          | 8CM CAL. BAB.              |
| 4                    | 1   | ACER RUBRUM 'KINRATSTRONG'        | COLUMBIAN RED MAPLE           | 10.5M CAL. 2.5M STD. BAB.  |
| 5                    | 1   | CONIUS MAS                        | COLUMBIAN CHERRY              | 8CM CAL. 1.5M HT. BAB.     |
| 6                    | 10  | EXISTING TREE TO REMAIN           | EXISTING TREE TO REMAIN       | NA                         |
| 7                    | 2   | FAIGUS SUECICA 'SWISS CHEESE DOG' | GOLDEN HONEYCREEPER           | 8CM CAL. 2.5M STD. BAB.    |
| 8                    | 1   | ONKALO BLODA 'PRINCETON ENTRY'    | PRINCETON ENTRY MAHONIA TREE  | 11.5M CAL. 1.5M STD. BAB.  |
| 9                    | 1   | MAHONIA EBUR 'STELLATA WATERLILY' | WATERLILY STAR MAHONIA        | 8CM CAL. 1.5M STD. BAB.    |
| 10                   | 2   | MALLUS 'VITISPEC'                 | PURPLE SPIRE COLUMBIAN CHERRY | 8CM CAL. 1.5M STD. BAB.    |
| 11                   | 2   | QUERCUS PALUSTRIS 'BROWN RISH'    | CRIMSON BENT PN OAK           | 11.5M CAL. 2.5M STD. BAB.  |
| 12                   | 2   | STYRAX JAPONICUS                  | JAPANESE DOGWOOD              | 8CM CAL. 1.5M STD. BAB.    |
| 13                   | 2   | ZELKOVA SERENATA 'GREEN VASE'     | GREEN VASE STANHOPE           | 11.5M CAL. 2.5M STD. BAB.  |

| FENCE LEGEND |                          |
|--------------|--------------------------|
| KEY          | NAME                     |
| ---          | 42" ALUMINUM FENCE       |
| ---          | 72" WOOD PERIMETER FENCE |
| ---          | 72" ALUMINUM FENCE       |



CLIENT: MQN Architects

PROJECT: KAIGO - FRASERVIEW

DATE: 18-MAY-18

SCALE: 3/8"=1'-0"

DRAWN: W

DESIGN: MCT

CHKD: MCT

PROJECT: KAIGO - FRASERVIEW

Williams Road & Gower Street RICHMOND, BC

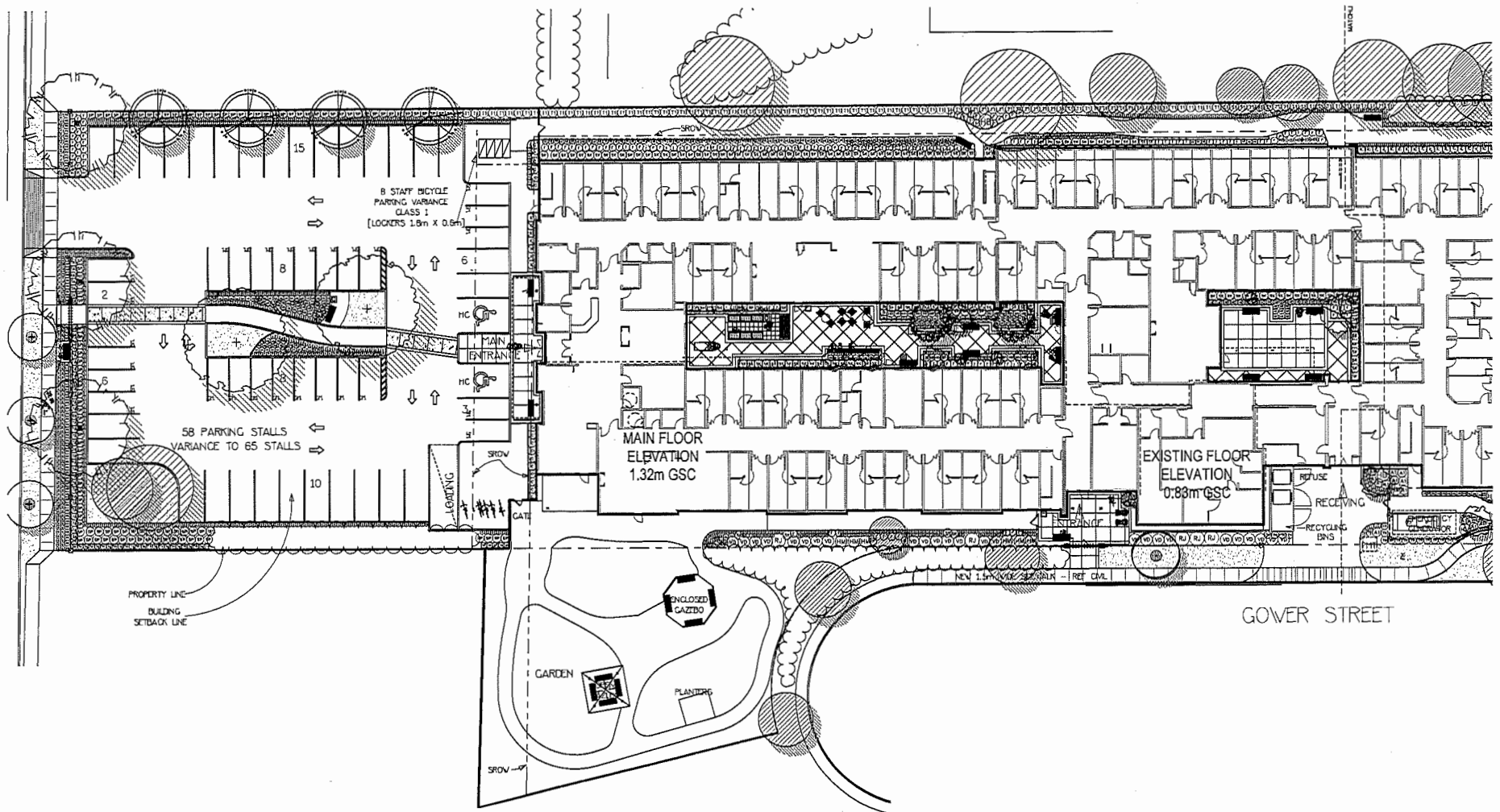
DRAWING TITLE: LANDSCAPE TREE PLAN



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100-1-9-20

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CLIENT:

MQN Architects

|    |            |                            |    |
|----|------------|----------------------------|----|
| 10 | 17 JAN 17  | REVISED SITE PLAN          | MR |
| 9  | 16 FEB 14  | WEST FACIAL RAILING        | MR |
| 8  | 16 NOV 13  | NEW SITE PLAN              | MR |
| 7  | 16 NOV 13  | REVISION FOR DEP           | MR |
| 6  | 16 NOV 13  | NEW SITE PLAN              | MR |
| 5  | 16 NOV 13  | NEW SITE PLAN              | MR |
| 4  | 16 SEPT 13 | SOILED FOR BUILDING PERMIT | MR |
| 3  | 16 SEPT 13 | NEW SITE PLAN              | MR |
| 2  | 16 SEPT 13 | NEW SITE PLAN              | MR |
| 1  | 16 AUG 13  | NEW SITE PLAN              | MR |

PROJECT:

KAIGO - FRASERVIEV

Williams Road &  
Gower Street  
RICHMOND, BC

SCALE:

DRAWING TITLE:

LANDSCAPE  
SHRUB PLAN

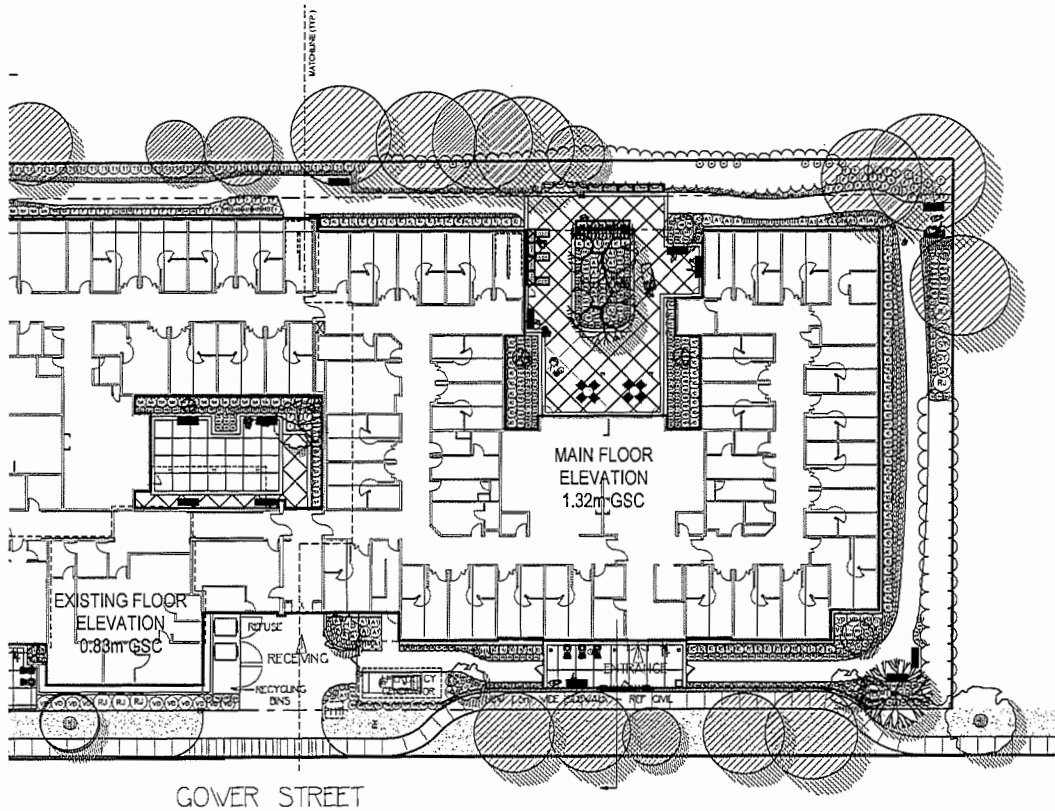
DATE: 16 AUGUST 13  
SCALE: 1/16"=1'-0"  
DRAWN: BJ/MM  
DESIGN: BJ/MM  
CHKD: MCT

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OF 5





| PLANT SCHEDULE |     |                                       |  | SHRUBS               | PHO JOB NUMBER: 16-061 |
|----------------|-----|---------------------------------------|--|----------------------|------------------------|
| KEY            | QTY | TAXONOMICAL NAME                      | COMMON NAME                            | PLANTED SIZE         | REMARKS                |
| SHRUBS         | 47  | AZALEA JAPONICA 'PURPLE SPLENDOUR'    | AZALEA; RED-VIOLET                     | 40 POT; 20CM         |                        |
|                | 11  | DURUM MICROPHYLLA 'WINTER DEEP'       | LITTLE LEAF BOX                        | 40 POT; 20CM         |                        |
|                | 10  | HYDRANGEA MACROPHYLLA 'MAJSA'         | BIG LEAF HYDRANGEA; RED                | 40 POT; 40CM         |                        |
|                | 9   | HYDRANGEA QUERCIFOLIA 'DWARFUMA'      | DWARF HYDRANGEA; DWARF                 | 40 POT; 40CM         |                        |
|                | 109 | ILEX CREMATA 'GREEN THUMB'            | HOLLY; COMPACT                         | 40 POT; 30CM         |                        |
|                | 7   | RHODODENDRON 'KEN JANECK'             | RHODODENDRON; LIGHT PURPLE; MAY        | 40 POT; 30CM         |                        |
|                | 12  | ROSA 'MEDLAND TONICA'                 | MEDLAND ROSE; PINK                     | 40 POT; 40CM         |                        |
|                | 141 | SHIMADA JAPONICA 'TRUBELLA'           | RUBELLA SHIMADA                        | 40 POT; 30CM         |                        |
|                | 112 | SPIRAEA X BUNALDA 'NEON FLASH'        | NEON FLASH SPIRAEA                     | 40 POT; 40CM         |                        |
|                | 6   | SYRINCA PATULA 'MIDNIGHT'             | MIDNIGHT SYRINCA                       | 40 POT; 40CM         |                        |
|                | 40  | TAXUS MEDIA 'KECKE'                   | KECKE YEW                              | 1.5M B&B             |                        |
|                | 82  | THUJA OCCIDENTALIS 'EMERALD'          | EMERALD GREEN CEDAR                    | 1.2M HT; 8&B         |                        |
|                | 109 | THUJA OCCIDENTALIS 'EMERALD' (LARGE)  | EMERALD GREEN CEDAR (LARGE)            | 2.5M HT; 8&B         |                        |
|                | 29  | VIBURNUM DAVIDS                       | DAVIDS VIBURNUM                        | 40 POT; 40CM         |                        |
| DAWG           | 869 | CAREX OSHIMENSIS 'EVERGLOOP'          | EVERGLOOP JAPANESE SEDGE               | 40 POT               |                        |
|                | 67  | HAKONEDA KAKI 'HAREDA'                | COLE VAREATED JAPANESE FOREST GRASS    | 40 POT               |                        |
|                | 120 | HELICTOTRICHON BEMPERVIRENS           | BLUE OAT GRASS                         | 40 POT               |                        |
|                | 199 | IMPATIENS CYLINDRICA 'RED DARTON'     | BLOOD GRASS                            | 40 POT               |                        |
|                | 4   | MISCANTHUS SINENSIS 'KIDNEY'          | WANDER GRASS                           | 40 POT               |                        |
|                | 35  | PANICUM VIRGATUM 'ROTSTRALBLUCH'      | RED SWITCH GRASS                       | 40 POT               |                        |
| VEGETATION     | 12  | PARTHENOCISSUS TRICOLORIFIDA 'VICTOR' | BOSTON IVY                             | 40 POT; 40CM; STAKED |                        |
| PERENNIAL      | 118 | HEUCHERA x HEUCHERELLA 'SWEET TEA'    | SWEET TEA HEUCHERELLA                  | 10CM POT             |                        |
|                | 66  | HOSTA 'ANGELATA'                      | WAVY LEAF HOSTA                        | 40 POT; 1.5M         |                        |
|                | 52  | LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE' | ENGLISH LAVENDER; COMPACT; DEEP PURPLE | 40 POT               |                        |
|                | 14  | RUDIBECKIA FLUGIDA 'VAR SULLIVANTI'   | 'DOLDRUM' RUDIBECKIA; YELLOW           | 10CM POT             |                        |
|                | 87  | OTIDIUM REPULM 'ANGELUS'              | STONECROP                              | 10CM POT             |                        |
|                | 249 | TIARELLA CORDIFOLIA                   | HEART-LEAF PEARLFLOWER                 | 10CM POT             |                        |
|                | 5   | ZANTHOSSIA AETHIOPICA 'CROWBOROUGH'   | WHYTE WHITE ARUM LILY                  | 40 POT               |                        |
|                | 53  | CYRTOMIUM FORTUNEI                    | FORTUNE'S GOLD HARDY HOLLY FERN        | 40 POT; 25CM         |                        |
|                | 50  | ERICA x CARLTYNDEN 'KRAMER'S RED'     | WINTER HEATH; RED                      | 40 POT               |                        |
|                | 208 | POLYSTICHUM MOUNTAIN                  | WESTERN SWORD FERN                     | 40 POT; 25CM         |                        |
|                | 202 | WALSTERTIA TERNAIA                    | BARREN STRAWBERRY                      | 40 POT; 20CM         |                        |

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS LATEST EDITION. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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| NO. | DATE      | REVISION DESCRIPTION         | DR. |
|-----|-----------|------------------------------|-----|
| 10  | 17 JAN 12 | AGGREGATE PER ISSUE          |     |
| 9   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 8   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 7   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 6   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 5   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 4   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 3   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 2   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |
| 1   | 16 DEC 11 | REVISION: REVISION PER ISSUE |     |

PROJECT:

KAIGO - FRASERVIEV

Williams Road &  
Gower Street  
RICHMOND, BC

SCALE:

DRAWING TITLE:

LANDSCAPE  
SHRUB PLAN

DATE: 18 AUG 15

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

DRAWN: B/MM

DESIGN: B/MM

CHECK: MCT



16-061-21P

L3

OF 5

PHO PROJECT NUMBER:

16-061

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