



16 UNIT TOWNHOUSE DEVELOPMENT (DP 20-919145)
AT 4571, 4591, 4611 STEVESTON HIGHWAY, RICHMOND, BC
ISSUED DDP REVIEW 2024-01-17

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	6/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	2/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2x8' MUD KITCHEN	1/L3.1
	BENCH	6/L3.1
	8'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND AC UNIT	2/L3.2
	STEPPING STONE PATH	

1. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 WITHAMUR,
VANCOUVER, BC, CANADA V6H 1K8
CELL: 778-323-3550
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

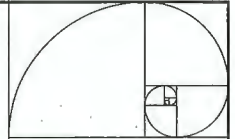
**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4559/44611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 3/32"=1' (1:128)
DRAWN BY: EL
REVIEWED BY: EL

**Landscape Layout
and Materials Plan**

L1.0



IMPERIAL ARCHITECTURE
 AMELIA, VA PHONE 800.527.1420 FAX 800.527.1421
 WWW.IMPERIALARCHITECTURE.COM
 TELEFAX 753-6188

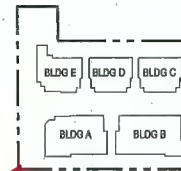
ARCHITECTURE
 INTERIOR
 DESIGN
 PLANNING

Copyright Reserved

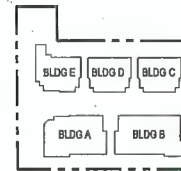
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, copied, or reproduced without the express written consent of Imperial Architecture.

Dimensions:

The Contractor shall verify all dimensions, and immediately report any errors or omissions to Imperial Architecture, 120 WEST BUCKLEBUSH AVENUE.



BLDG A FOR PERMITS	J.E.	J.R.	24.09.17
BLDG B FOR PERMITS	J.E.	J.R.	24.11.17
BLDG C FOR PERMITS	J.E.	J.R.	23.11.17
BLDG D FOR PERMITS	J.E.	J.R.	23.11.18
BLDG E FOR PERMITS	J.E.	J.R.	23.08.20
BLDG A FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG B FOR PERMITS	J.E.	J.R.	23.03.18
BLDG C FOR PERMITS	J.E.	J.R.	23.05.15
BLDG D FOR PERMITS	J.E.	J.R.	23.05.15
BLDG E FOR PERMITS	J.E.	J.R.	23.05.15
BLDG A FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG B FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG C FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG D FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG E FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG A FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG B FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG C FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG D FOR REVIEWS	J.E.	J.R.	23.05.15
BLDG E FOR REVIEWS	J.E.	J.R.	23.05.15

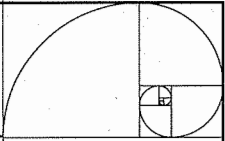
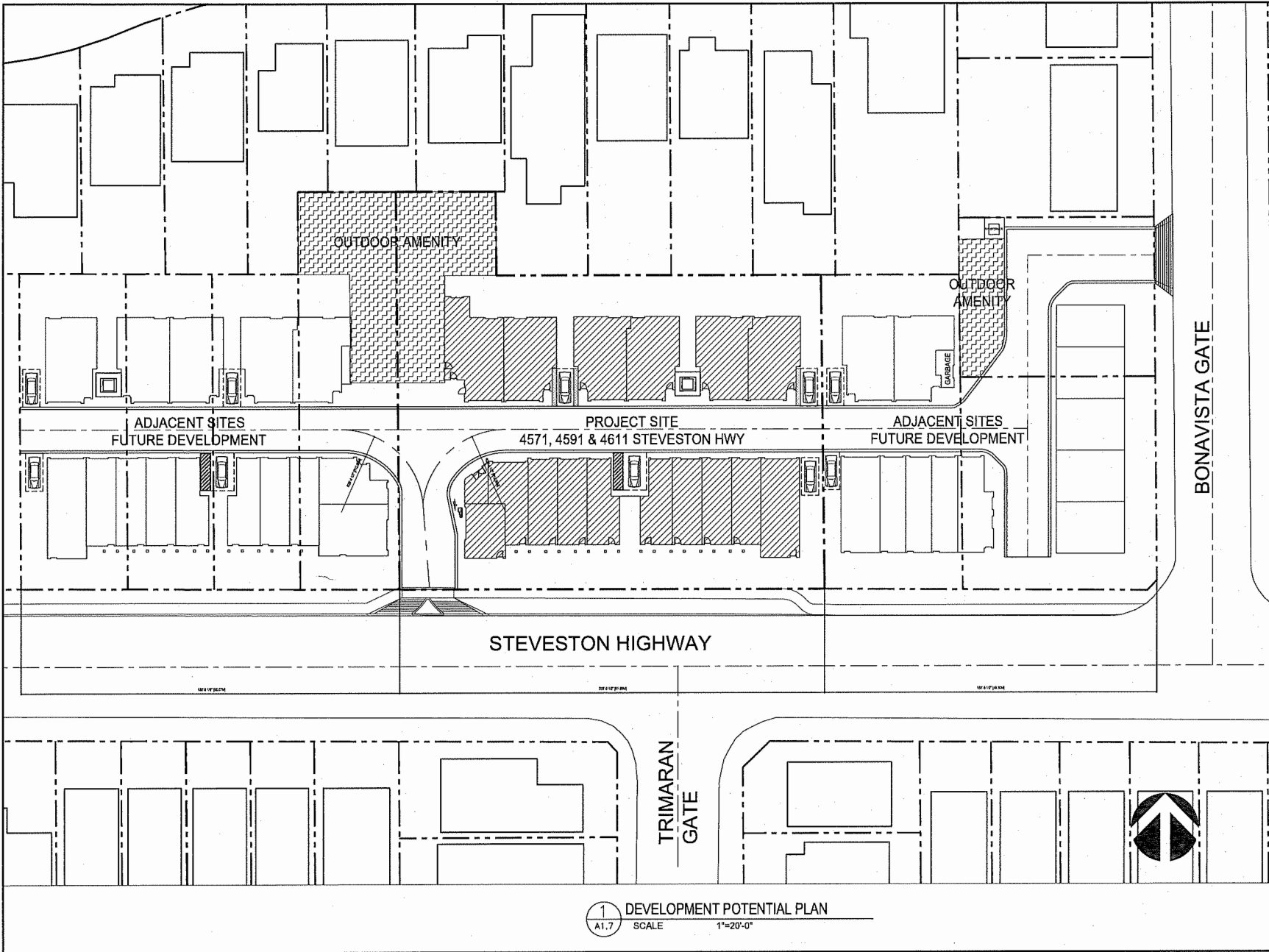


Client/Project
 STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4581 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-010146)

Title
 COLOR RENDERING
 (BIRD EYE VIEWS)

Project No. Scale
 #8217 N.T.S.

Drawing No. Sheet Rankin
 A.0.11 of



IMPERIAL ARCHITECTURE
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

Copyright Reserved
 The Copyright in this drawing and its content is reserved and services of all those the include a primary of Imperial Architecture, and shall not be used, modified, or reproduced without the express written consent of Imperial Architecture.

Dimensions
 The Dimensions shall verify all dimensions, but specifically refer to any errors and/or omissions in Imperial Architecture. DO NOT SCALE DRAWINGS

ISSUED FOR CIP REVIEW	J.S.	J.S.	24.05.17
REVISION FOR PRE SUBMISSION	J.S.	J.S.	24.05.18
ISSUED FOR PRE SUBMISSION	J.S.	J.S.	25.05.18
REVISION FOR PRE SUBMISSION	J.S.	J.S.	25.05.18
ISSUED FOR CIP REVIEW	J.S.	J.S.	26.07.18
REVISION FOR PRE SUBMISSION	J.S.	J.S.	28.08.18
ISSUED FOR PRE SUBMISSION	J.S.	J.S.	28.08.18
REVISION FOR PRE SUBMISSION	J.S.	J.S.	29.08.18
ISSUED FOR APPLICATION	J.S.	J.S.	29.08.18
REVISION FOR PRE SUBMISSION	J.S.	J.S.	19.09.18
ISSUED FOR PRE SUBMISSION	J.S.	J.S.	19.09.18
REVISION FOR PRE SUBMISSION	J.S.	J.S.	18.10.18
ISSUED FOR PRE SUBMISSION	J.S.	J.S.	18.10.18
ISSUED	By	Sheet	11 OF 102

Client/Project
 STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP-20-018145)

Title
 DEVELOPMENT POTENTIAL PLAN

Project No. #8217 Scale 1"=20'-0"
 Drawing No. A1.7 Sheet Revision

DEVELOPMENT POTENTIAL PLAN
 SCALE 1"=20'-0"



BUILDING A
SOUTH ELEVATION

BUILDING B
SOUTH ELEVATION



BUILDING B
NORTH ELEVATION

BUILDING A
NORTH ELEVATION



BUILDING E
SOUTH ELEVATION

BUILDING D
SOUTH ELEVATION

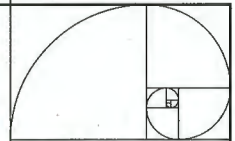
BUILDING C
SOUTH ELEVATION



BUILDING C
NORTH ELEVATION

BUILDING D
NORTH ELEVATION

BUILDING E
NORTH ELEVATION



**IMPERIAL
ARCHITECTURE**
ARCHITECTS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROJECTS
4571, 4591 & 4611 STEVESTON HWY., RICHMOND, BC (DP 20-418145)
TEL: 604-273-0800

ARCHITECTURE
INTERIOR
EXTERIOR
PLANNING

Copyright Reserved
The Copyright in this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

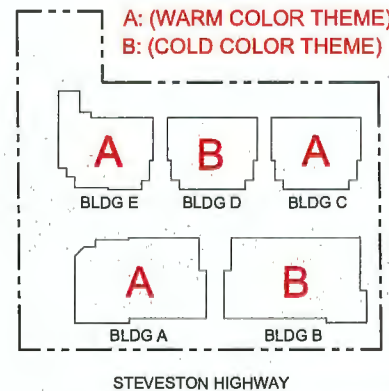
Disclaimer
The Client/Owner shall verify all dimensions, and bearably accept any errors and/or omissions in Imperial Architecture's EXHIBIT SCALE DRAWINGS.

BLDG E FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG D FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG C FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG E FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG D FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG C FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG E FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG D FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG C FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG E FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG D FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG C FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG E FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG D FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG C FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG E FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG D FOR DP APPROVAL	J.E.	J.E.	21.05.17
BLDG C FOR DP APPROVAL	J.E.	J.E.	21.05.17

Drawn By: J.E. Date: 21.05.17

DESIGN RATIONALE FOR COLOR SCHEME

- TWO COLOR SCHEMES WERE PROPOSED FOR CEMENT PANEL MATERIALS ON UPPER FLOORS OF ALL BUILDINGS AS WARM THEME (A) AND COLD THEME (B)
- BLDG A IN FRONT BUILDINGS AND BLDG C & E IN BACK BUILDINGS HAVE WARM COLOR THEME (A) WHILE BLDG B IN FRONT BUILDINGS AND BLDG D IN BACK BUILDINGS HAVE COLD COLOR THEME (B). EACH TWO ADJACENT BUILDINGS WILL HAVE DIFFERENT COLOR SCHEMES TO ACHIEVE THE STAGGERED EFFECT.
- WITHIN EACH COLOR THEME, A DARK AND A LIGHT COLORS WERE USED IN DIFFERENT BUILDING FACES BETWEEN FLOORS OF THREE STOREY BUILDINGS OR BETWEEN PLANES ON 2 STOREY BUILDINGS.
- RED COLOR BRICK VENEER WILL BE USED ON GROUND FLOORS OF ALL BUILDINGS TO PROVIDE A UNIFIED COLOR DESPITE THE COLOR SCHEMES FOR UPPER LEVELS



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY, RICHMOND, BC (DP 20-418145)

Title
COLOR SCHEME DESIGN RATIONAL

Project No. #8217
Date N.T.S.

Drawing No. A3.1
Sheet 1 of 1



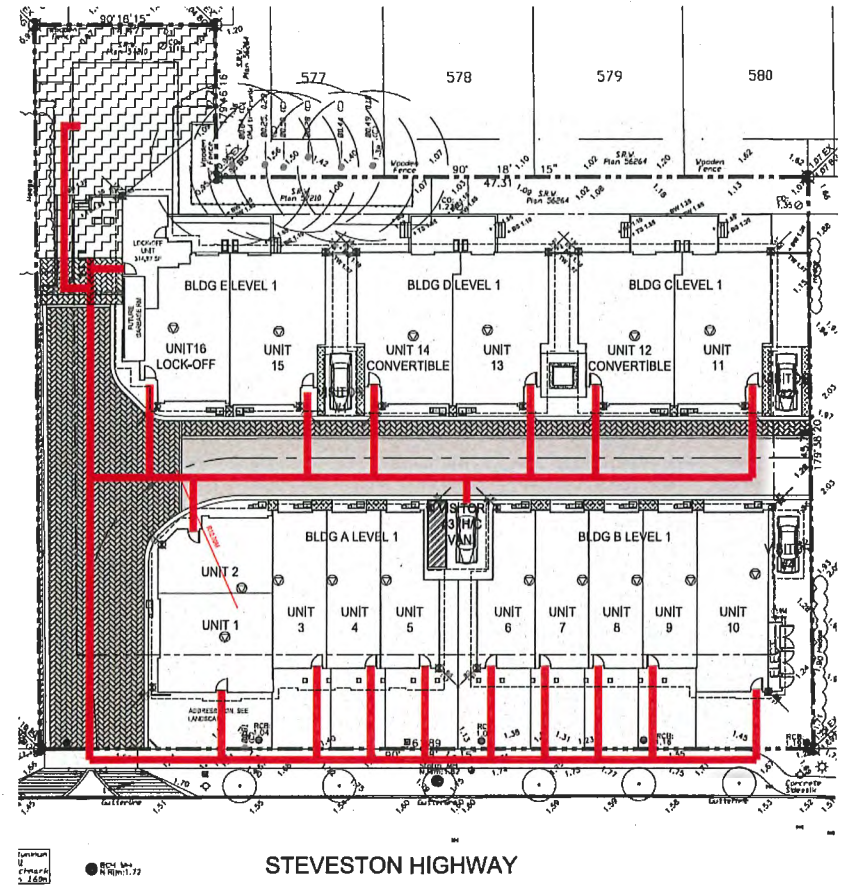
July 20, 2023

Accessibility Strategy

16 Unit Townhouse Development at 4571, 4591, 4611 Steveston Highway, Richmond, BC

The design of project is in compliance with relevant Aging-In-Place and accessibility requirements in various city documents such as OCP, Townhouse Design Guidelines etc.

1. Wheelchair access and circulation
 - 1.1 All units in front buildings (Buildings A, & B) except unit 2 have their main unit entries facing Steveston Highway. Direct paved pathway between unit entry and public sidewalk for each front unit was proposed. The width and slope of each pathway were designed in consideration of the wheelchair usage and access.
 - 1.2 All units in back buildings (Building C, D & E) and Unit 2 in Building A have their main unit entries from internal driveway. The width and slope of the pathway were designed in consideration of the wheelchair usage and access.
2. Coverable Unit design and Aging-In-Place features for all units
 - 2.1 Unit 12 and 14 in Buildings C and D were designed to meet requirements in City of Richmond's Coverable Unit design guideline. Detailed Convertible Unit plans demonstrated compliance with each requirement in the guideline. Refer to the attached convertible unit floor plans, manufacturer's specifications on future elevator for more information.
 - 2.2 Aging-In-Place features as listed in the OCP will be incorporated into design of all units.
3. Accessibility to outdoor amenity area and H/C visitor parking stall
 - 3.1 Main access to outdoor amenity area is at the end of the internal driveway at northwest corner of the site which is connected to all unit entries. Residents from all units can get access to the outdoor amenity area through shared pedestrian walkway on internal driveway as demonstrated on the attached wheelchair circulation route diagram.
 - 3.2 The Van access H/C visitor stall is located centrally between building A and B in the development beside the internal driveway. H/C visitor stall users can get access to all unit entries through the internal driveway as demonstrated on the attached wheelchair circulation route diagram.
4. Accessibility to private yards for convertible units
 - 4.1 Grading design for both convertible units' private yards complied with accessibility design standards. Maximum slope proposed is no greater than 5%.

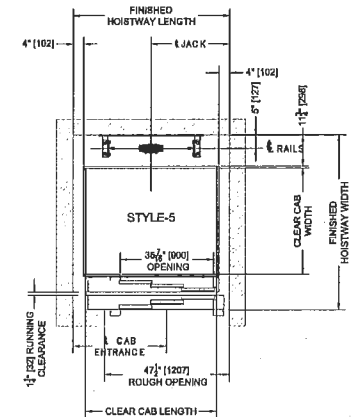


CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)			
A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN.1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
F	KITCHEN	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
		F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
H	OUTLETS & SWITCHES	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIDNS.
		H2	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
minimum*	54-1/2"	59-1/2"		



Garaventa Lift
T 800 663 6556 (toll free North America)
E info@garventallift.com I www.garventallift.com





July 20, 2023

Building Approval Department
City of Richmond
6911 No. 3 Road, Richmond,
British Columbia

To whom it may concern,

Re: DP 20-919145 - 4571, 4591, 4611 Steveston Hwy, Richmond

I, Jiang Zhu Architect AIBC, am the architect for the Development Permit Application for DP 20-919145 – the 16-unit townhouse development at 4571, 4591, 4611 Steveston Hwy, Richmond.

On behalf of the design consultant team, we hereby confirm that:

The applicable Energy Step Code performance targets have been considered in design, and that a Qualified Energy Modeler has been engaged to ensure that the proposed design can achieve the applicable performance targets.

For reference and record, below is the contact information of the Qualified Energy Modeler for this project:

Jack Cui, M.Sc. P.Eng., LEED AP
Senior Energy Modelling Specialist | Division Manager
JRS ENGINEERING
300 – 4595 Canada Way, Burnaby BC V5G 1J9
jcui@jrseengineering.com

Please refer to the attached letter from JRS dated July 7th, 2023 outlining details and pathways chosen by the consultant team for achieving the city's step code requirements.

Regards,



Jiang Zhu, Architect AIBC, CP, MRAIC, LEED AP BD+C
Principal
Imperial Architecture Ltd.
Tel: 778-938-8552
Imperial.architecture@gmail.com



July 7, 2023

Development Permit Document
Drawing Requirements
Development Applications Department
City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

Re: 4611 Steveston – Development Permit Application
DP 20-919145 - 4571, 4591, 4611 Steveston Hwy
Sustainability Strategy

As a part of the Development Permit Application for 4611 Steveston JRS Engineering (JRS) hereby commits to assisting the project team in implementing sustainability strategies. The proposed project is located at 4611 Steveston Highway, Richmond, BC, and the project will be developed as a 16-unit townhouse complex with a total of five buildings.

The following sustainability strategies have been analysed and included in the building designs in order to reduce energy consumption and reduce greenhouse gas emissions, and thus achieve the BC Energy Step Code compliance:

- Step 3 with Low Carbon Energy System. Effective July 1, 2022, Energy Step Code requirements for Part 9 Residential Buildings in Richmond include Step 5^(a), Step 4^(b), or Step 3^(b) + Low Carbon Energy System**. The project will target a low carbon energy system and thus Step 3 applies.
 - (a) Building envelope performance requirements can be achieved using all compliance pathways defined in BCBC.
 - (b) Building performance requirements must be achieved using adjusted TEDI and MEUI compliance pathways.
- ** Annual limit of ≤ 500 kg CO₂e per housing unit, or ≤ 2.5 kg CO₂e/ m² of conditioned floor area and ≤ 1000 kg CO₂e per housing unit.
- The proposed building skin is listed in the Appendix A
- Air source heat pump to reduce heating and cooling energy
- HRV/ERV to reduce heating/cooling energy for conditioning ventilation air
- Energy Star appliances to reduce energy consumption
- Electric hot water tank to further reduce the greenhouse gas emissions

The project team will coordinate to incorporate the measures required to meet all requirements of the Richmond's BC Energy Step Code for Part 9 Townhomes.

Please contact the undersigned if you should require any additional information.

JRS ENGINEERING
EGBC Permit to Practice #1002464

Per:

Jack Cui, MSc, PEng, LEED AP
Sr Energy Modelling Specialist | Division Manager



PROPOSED BUILDING SKIN

The following building skin performance has been proposed to achieve Step 3 + Low Carbon Energy System:

- R17.8 Wall
- R31.3 Roof
- Window Performance: $U=0.25$, $SHGC=0.35$
- Window to wall ratios:
 - Building A: 14.2%
 - Building B: 13.4%
 - Building C: 13.5%
 - Building D: 13.5%
 - Building E: 12.4%
- Airtight air barrier system

STEVESTON HWY TOWNHOUSE DEVELOPMENT

LANDSCAPE SET: ISSUED FOR ADP COMMENTS

DECEMBER 3, 2023



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-325-3550
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0.1	LANDSCAPE TREE MANAGEMENT PLAN
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 1.1	LANDSCAPE GRADING PLAN
L 1.2	POROUS SURFACE DIAGRAM
L 1.3	OUTDOOR AMENITY AREA ENLARGEMENT PLAN
L 1.4	LANDSCAPE SECTIONS
L 1.5	FUTURE OUTDOOR AMENITY & TURNAROUND AREA PLAN
L 2.0	LANDSCAPE PLANTING PLAN - NORTH AREA
L 2.1	LANDSCAPE PLANTING PLAN - SOUTH AREA
L 2.2	LANDSCAPE PLANT LIST
L 2.3	DESIGN-BUILD IRRIGATION PLAN
L 3.0	HARDSCAPE DETAILS
L 3.1	FURNISHING DETAILS
L 3.2	FURNISHING DETAILS
L 3.3	FURNISHING DETAILS
L 3.4	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.

LANDSCAPE DESIGN RATIONALE

The site is surrounded by single family houses on the north, west and east sides, and the landscape design intends to ensure the privacy of the adjacent neighbors. Existing hedges along the east property line will be retained and evergreen trees are proposed there to create a dense landscape buffer which addresses any potential privacy and overlook concerns. Evergreen hedges are proposed along the north property line, and a solid 6' high privacy fence with vines is proposed along the west property line. All the landscape elements and design strategies mentioned above will help to protect the privacy of adjacent neighbors.

The landscape design intends to bring nature close to the local residents. Lawn, flower beds, native shrubs, and a mix of deciduous and evergreen trees are proposed in the front yards along the Steveston Highway, which creates a green buffer between the private houses and the public sidewalk. The raised planters with wood trellis and vines are provided to maximize the planting opportunities in the limited spaces along the internal drive aisle. The raised planters also work as green dividers between the adjacent garages. There are large patios, lawn, planting beds and trees in the backyards of the Units 11 to 16, and the existing trees behind the Units 14 to 16 are also to be retained as the important landscape features and the green background of the houses.

A large outdoor amenity space is located at the northwestern corner of the site which is highly visible from the driveway entry. Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian's safety. Bike racks and mailbox are also located there for easy access for everyone including the disabled. The key program of the outdoor amenity space is a playground with various play elements for children at various ages. A large play structure is proposed in the center of playground to provide active play opportunities such as climbing, jumping, running and sliding for older kids. Stepping stones in planting bed creates a nature play zone where children at various ages can access nature to improve their creativity. Sandbox and mud kitchen are provided to help the children to develop their social and communication skills while they are playing. An existing evergreen hedge is retained on the west and a couple of large trees will be planted on the west and south sides of the playground to provide enough shade for the children and their parents. Two benches are provided for parents to sit and observe their children play. A 6' high privacy fence will be installed around the playground to ensure the children's safety. A multi-functional lawn is provided at the north end of the outdoor amenity space for flexible programs. The playground is designed at the existing grades, and a maximum 10% slope ramp and stair are used to connect the playground with the amenity space entrance. A pedestrian path in different color of pavers is proposed along the north side of internal drive aisle to provide a safe pedestrian access to the outdoor amenity entrance.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-26	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571A/59/146 11 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0" (1:128)

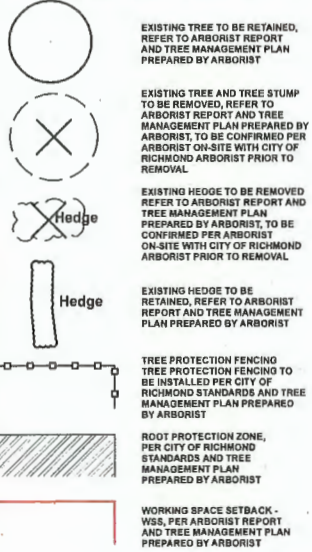
DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover
Sheet & Design
Rationale

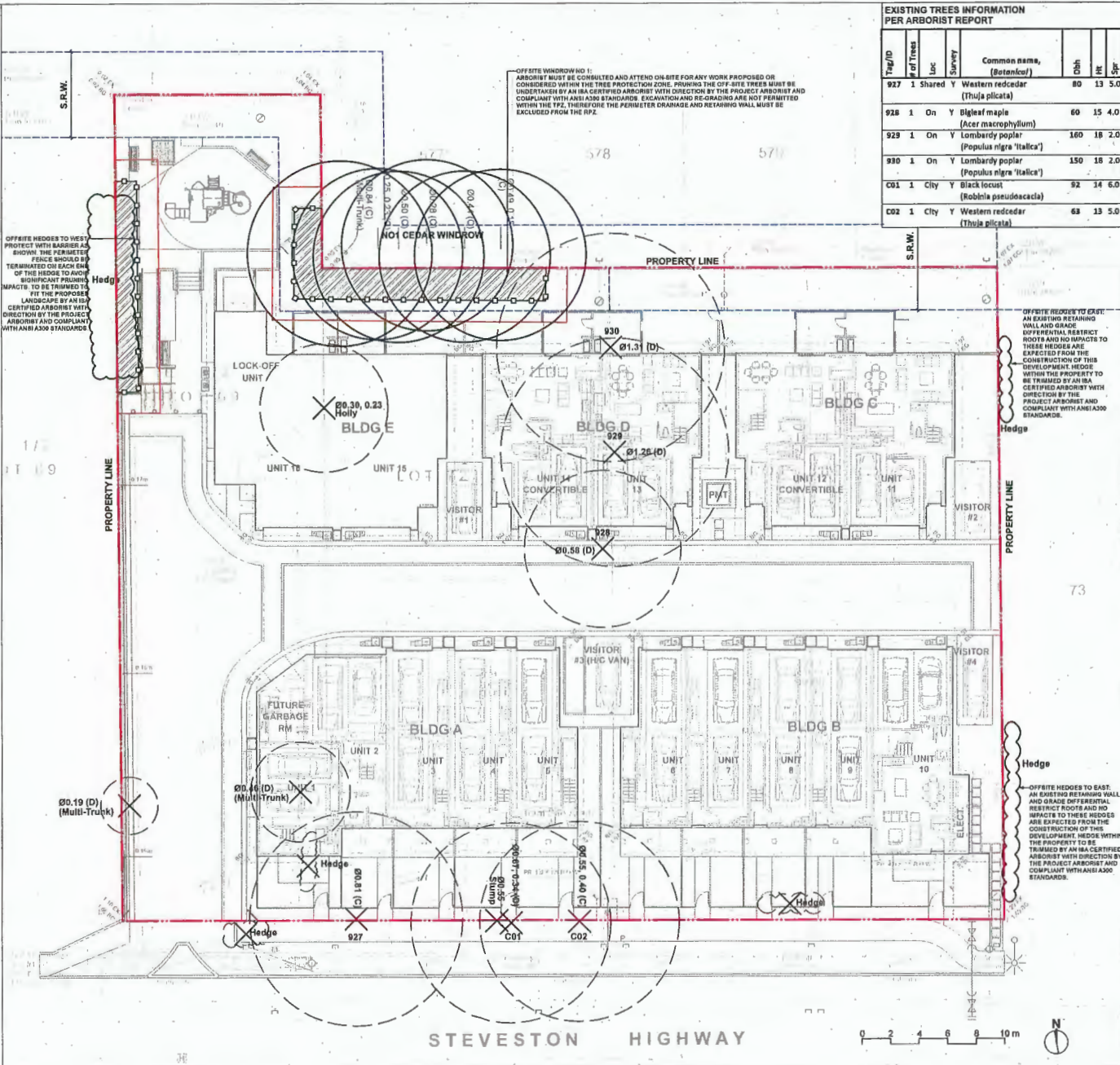
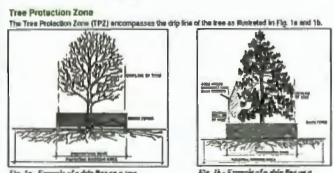
L0.0

TREE MANAGEMENT LEGEND



TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.
- STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.



EXISTING TREES INFORMATION PER ARBORIST REPORT

Tag ID	# of Trees	Loc	Surviv	Common name, (Botanical)	DBH	Ht	Sp
927	1	Shared	Y	Western redcedar (Thuja plicata)	80	13	5.0
928	1	On	Y	Bigleaf maple (Acer macrophyllum)	60	15	4.0
929	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	160	18	2.0
930	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	150	18	2.0
C01	1	City	Y	Black locust (Robinia pseudoacacia)	92	34	6.0
C02	1	City	Y	Western redcedar (Thuja plicata)	68	13	5.0

HOMING LANDSCAPE ARCHITECTURE
ADDRESS: 1423 WITH AVENUE, VANCOUVER, BC, CANADA V6H 1W9
CELL: 778-333-3336
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWING. COPYRIGHT RECEIVED BY A DISCREPANCY OCCURS BETWEEN THE DRAWING AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
457145814611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 3/32"=1'0"(1:120)
DRAWN BY: EL
REVIEWED BY: EL

Landscape Tree Management Plan

L0.1

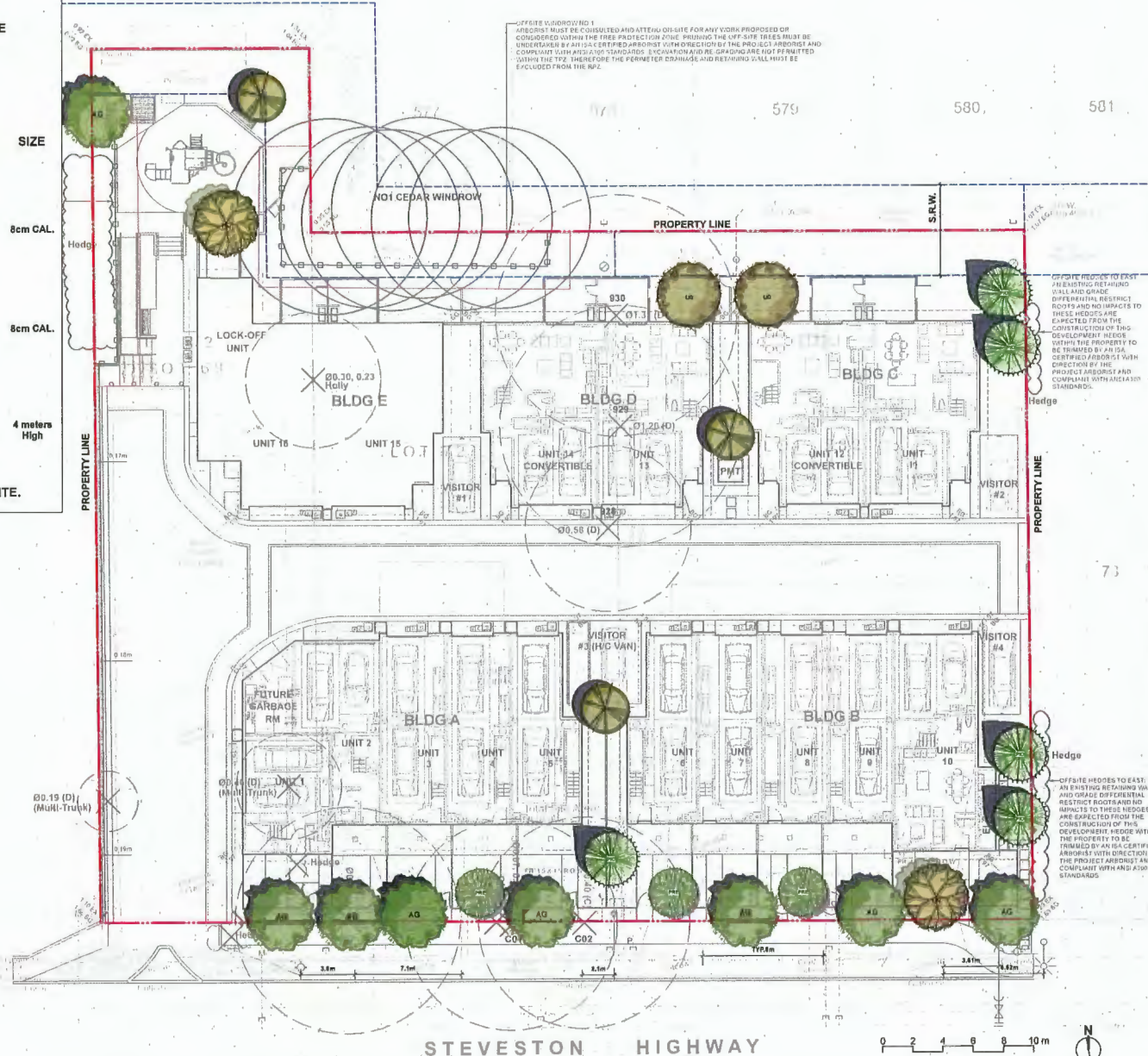
REPLACEMENT TREES SUMMARY

TOTAL 6 TREES MEASURING 20 CENTIMETERS DBH TO BE REMOVED, WHICH REQUIRES 12 REPLACEMENT TREES.

REPLACEMENT TREES LEGEND

LATIN NAME	COMMON NAME	QUALITY	SIZE
 AG	Acer griseum Paperbark Maple	7	8cm CAL.
 LA	Liquidambar styraciflua American Sweetgum	2	8cm CAL.
 P	Pinus contorta var. contorta Shore pine	6	4 meters High

TOTAL 14 REPLACEMENT TREES TO BE INSTALLED ON SITE.




**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 WYTH AVENUE,
WILLOWDALE, BC, CANADA V8H 1K8
CELL: 778-373-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-18	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
PROJECT**

PROJECT ADDRESS:
4571/4581/4811 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 3/32" = 1'0" (1:128)
DRAWN BY: EL
REVIEWED BY: EL

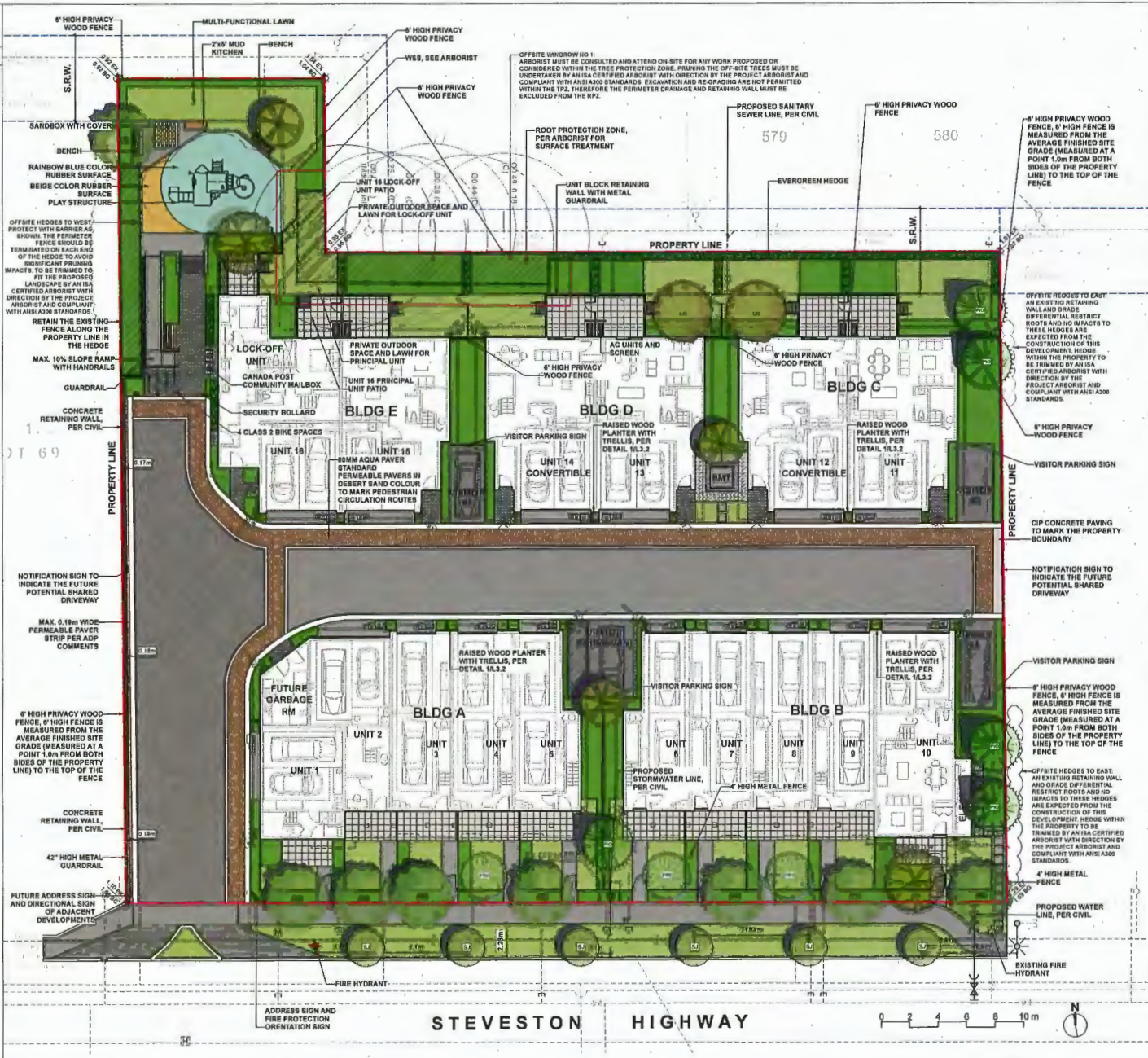
**Landscape
Replacement Tree
Plan**

L0.2

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2L3.0
	CONCRETE SLAB PAVING	5L3.0
	CIP CONCRETE PAVING	1L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4L3.4
	PLANTING BED	3L3.4
	GRAVEL	4L3.0
	BIKE RACKS	2L3.1
	SANDBOX WITH COVER	3L3.1
	2'x5' MUD KITCHEN	1L3.1
	BENCH	5L3.1
	6'-0" HIGH WOOD FENCE	4L3.2
	4' HIGH METAL FENCE	3L3.2
	WOOD SCREEN AROUND A/C UNIT	2L3.2
	STEPPING STONE PATH	

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 WITH AVENUE,
VANCOUVER, BC, CANADA V6R 1K8
CELL: 778-323-3838
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4569/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 3/32"=1'0" (1:120)
DRAWN BY: EL
REVIEWED BY: EL

**Landscape Layout
and Materials Plan**

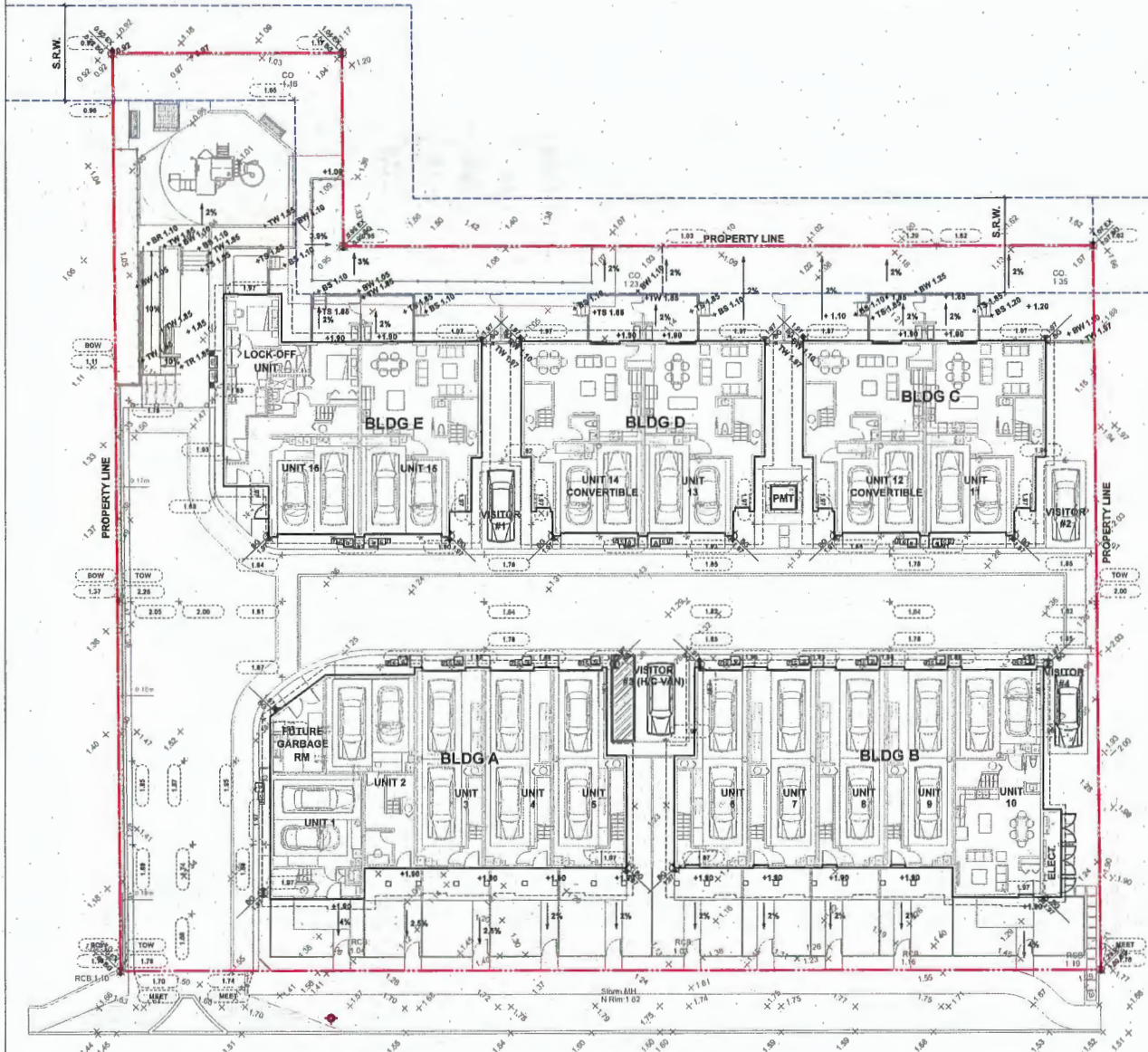
L1.0

GRADING LEGEND

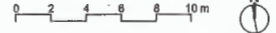
KEY	DESCRIPTION
+1.90	PROPOSED SPOT ELEVATIONS
+TW 1.85	PROPOSED TOP OF WALL ELEVATION
+BW 1.08	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.85	PROPOSED TOP OF STAIR ELEVATION
+BS 1.16	PROPOSED BOTTOM OF STAIR ELEVATION
1.81	PROPOSED ELEVATIONS PER CIVIL
2%	SLOPE PERCENTAGE
X 1.40	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED). DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



STEVESTON HIGHWAY



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 W11TH AVENUE
VANCOUVER, BC, CANADA V6W 1W8
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTACT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
457/459/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA


PROJECT NUMBER: 21-14
SCALE: 3/32"=1'(1:128)
DRAWN BY: EL
REVIEWED BY: EL


Landscape Grading Plan

L1.1

POROUS SURFACE LEGENDS

SYMBOL MATERIALS AREA

 POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB 7998 f2

 POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL 4679 f2

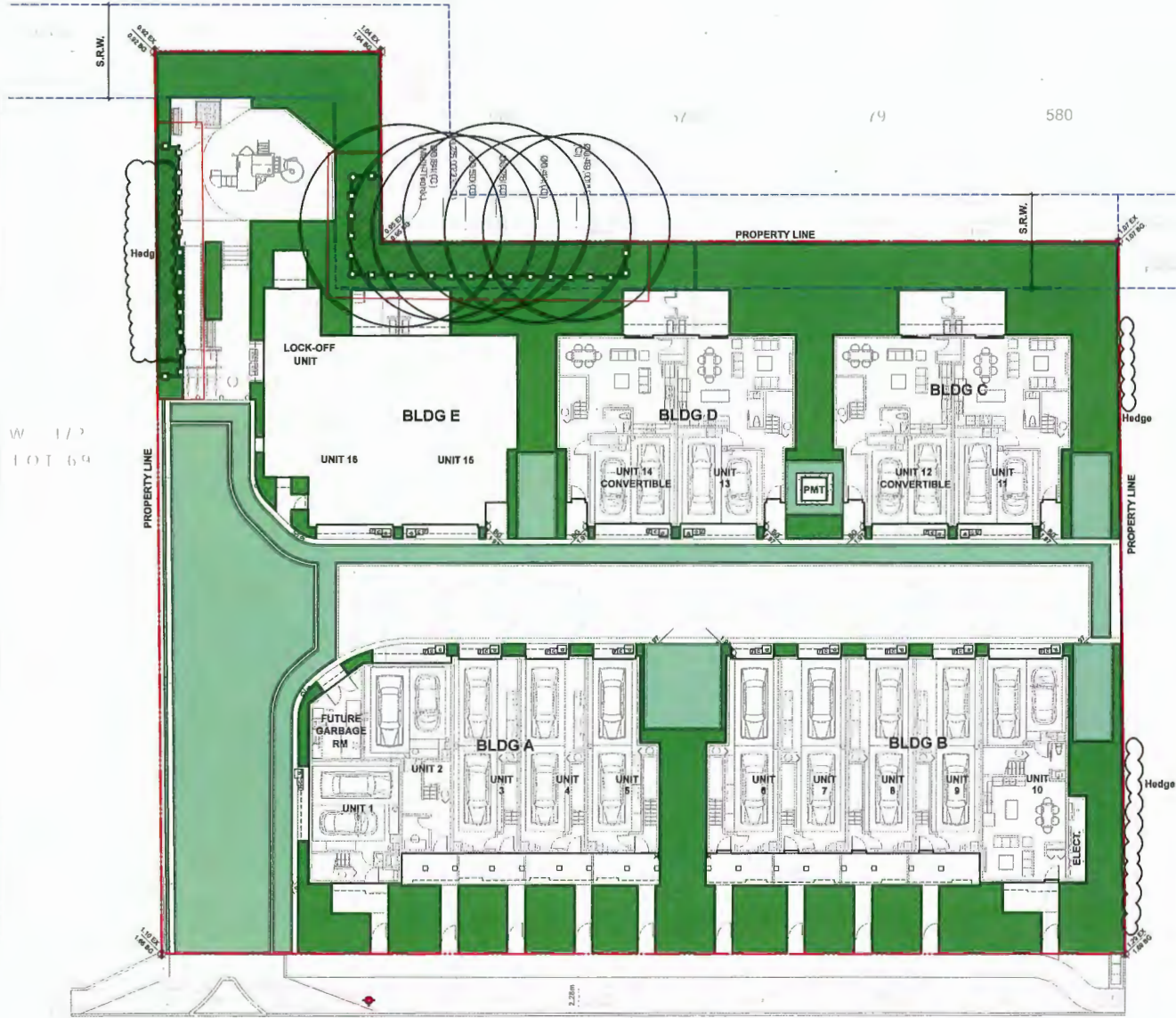
TOTAL POROUS SURFACE AREA: 12677 f2

TOTAL LOT AREA: 32315 f2

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 39%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 61%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26%



HOMING LANDSCAPE ARCHITECTURE
 ADDRESS: 1423 W11TH AVENUE,
 VANCOUVER, BC, CANADA V6H 1K8
 CELL: 778-323-3500
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4591/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

Porous Surface Diagram

L1.2

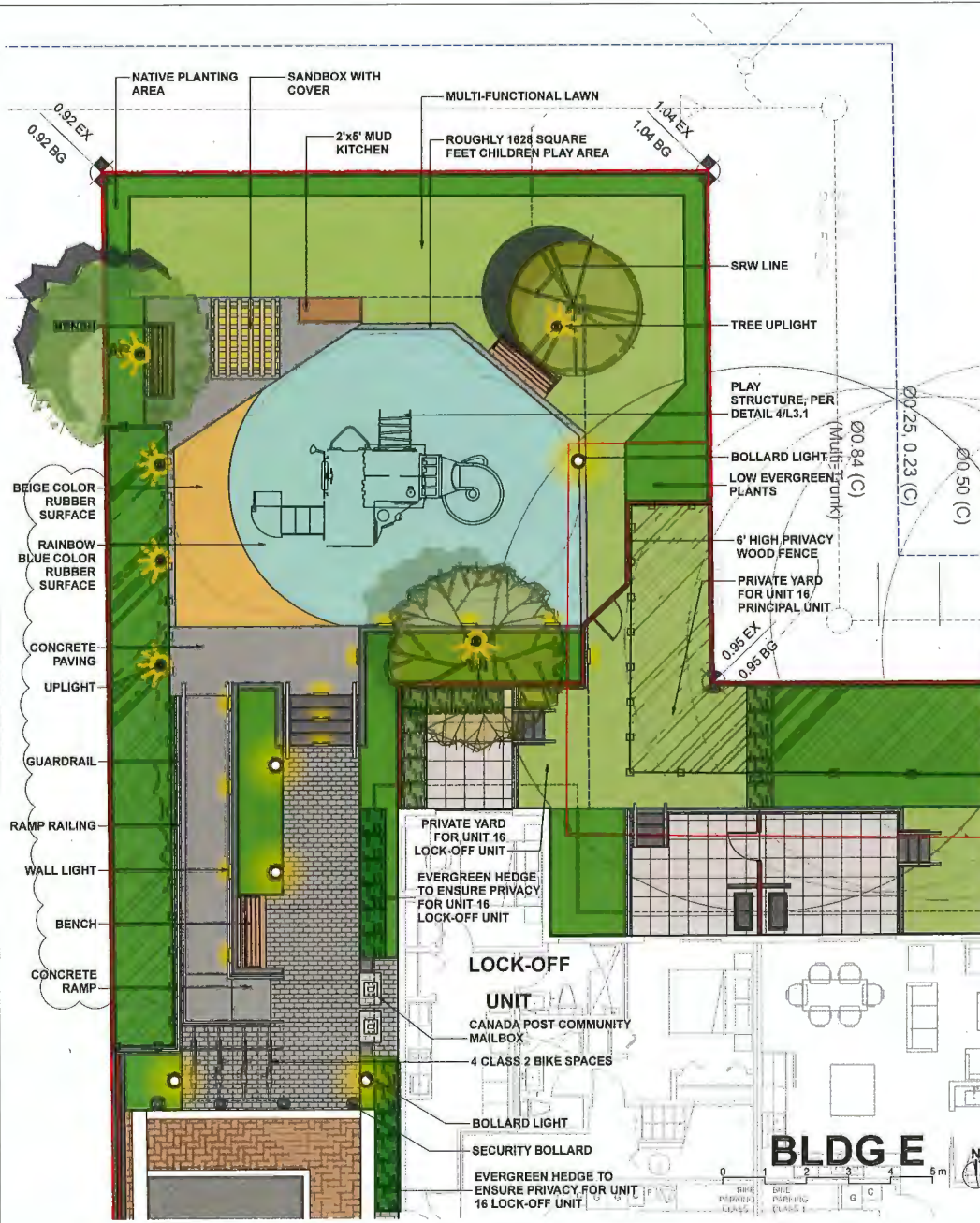
STEVESTON HIGHWAY



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	3/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2'x6' MUD KITCHEN	1/L3.1
	BENCH	6/L3.1
	6'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND A/C UNIT	2/L3.2
	STEPPING STONE PATH	

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



Stepping stone and nature play



Sand play



Play structure



Mud Kitchen



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC CANADA V6H 1H8
CELL: 778-327-3530
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1:50

DRAWN BY: EL

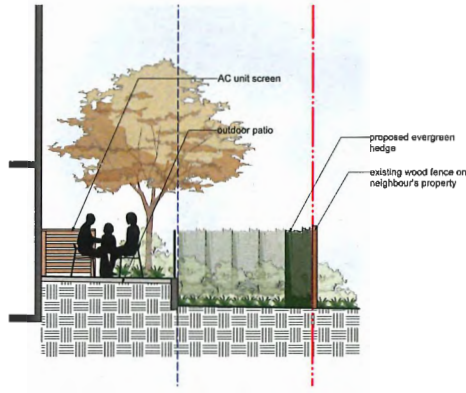
REVIEWED BY: EL

Outdoor Amenity Area Enlargement Plan

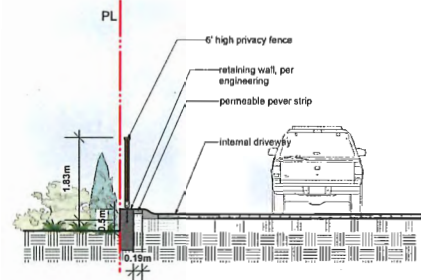
L1.3



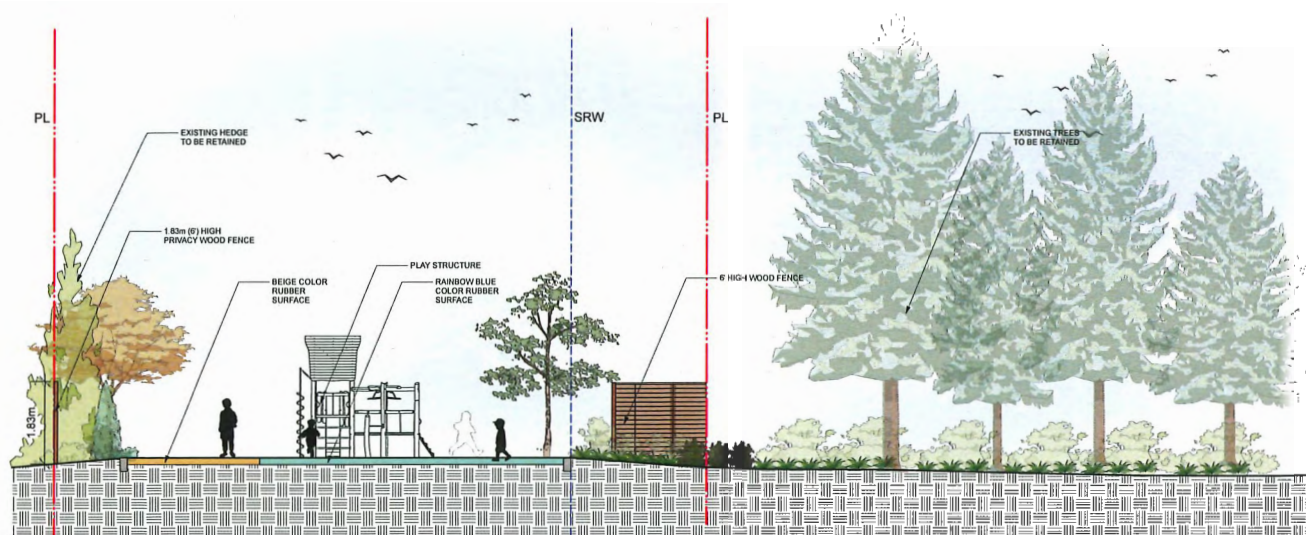
SECTIONS KEY PLAN



SECTION A
1/50



SECTION B
1/50



SECTION C
1/50



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 WILTH AVENUE
VANCOUVER, BC, CANADA V6H 1K5
CELL: 778-223-2328
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWING AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE RESOLVED BY REFERRING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
457145914511 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Sections**

L1.4

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2A.3.0
	CONCRETE SLAB PAVING	5L.3.0
	CIP CONCRETE PAVING	1L.3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3L.3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3L.3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4L.3.4
	PLANTING BED	3L.3.4
	GRAVEL	4L.3.0
	BIKE RACKS	2L.3.1
	SANDBOX WITH COVER	3L.3.1
	2x8" MUD KITCHEN	1L.3.1
	BENCH	5L.3.1
	6'-0" HIGH WOOD FENCE	4L.3.2
	4' HIGH METAL FENCE	3L.3.2
	WOOD SCREEN AROUND A/C UNIT	2L.3.2
	STEPPING STONE PATH	

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



A CONCEPT PLAN FOR THE FUTURE USE OF THE TURN AROUND AREA WHEN IT IS NO LONGER WARRANTED.

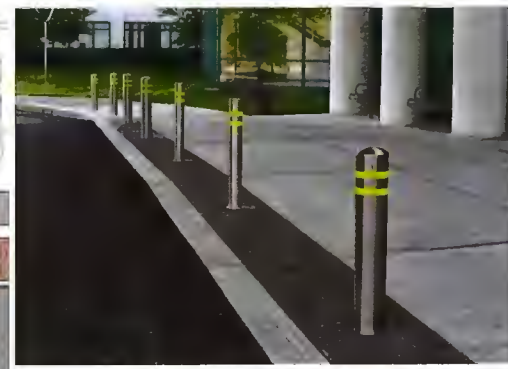
WOOD PLANTER WITH TREE



COMPOSITE WOOD PICNIC TABLE AND BENCHES



SECURITY BOLLARD



HOMING LANDSCAPE ARCHITECTURE
 ADDRESS: 1423 W17TH AVENUE,
 VANCOUVER, BC, CANADA V6M 1H9
 CELL: 778-323-3536
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-05-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-04-25	ISSUED FOR DP
5	2023-09-23	ISSUED FOR ARCHIT COMMENT
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4551/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
 SCALE: 1:50
 DRAWN BY: EL
 REVIEWED BY: EL

Future Outdoor Amenity & Turnaround Area Plan

L1.5



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 W15TH AVENUE,
VANCOUVER, BC, CANADA V6M 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWING. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-05-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

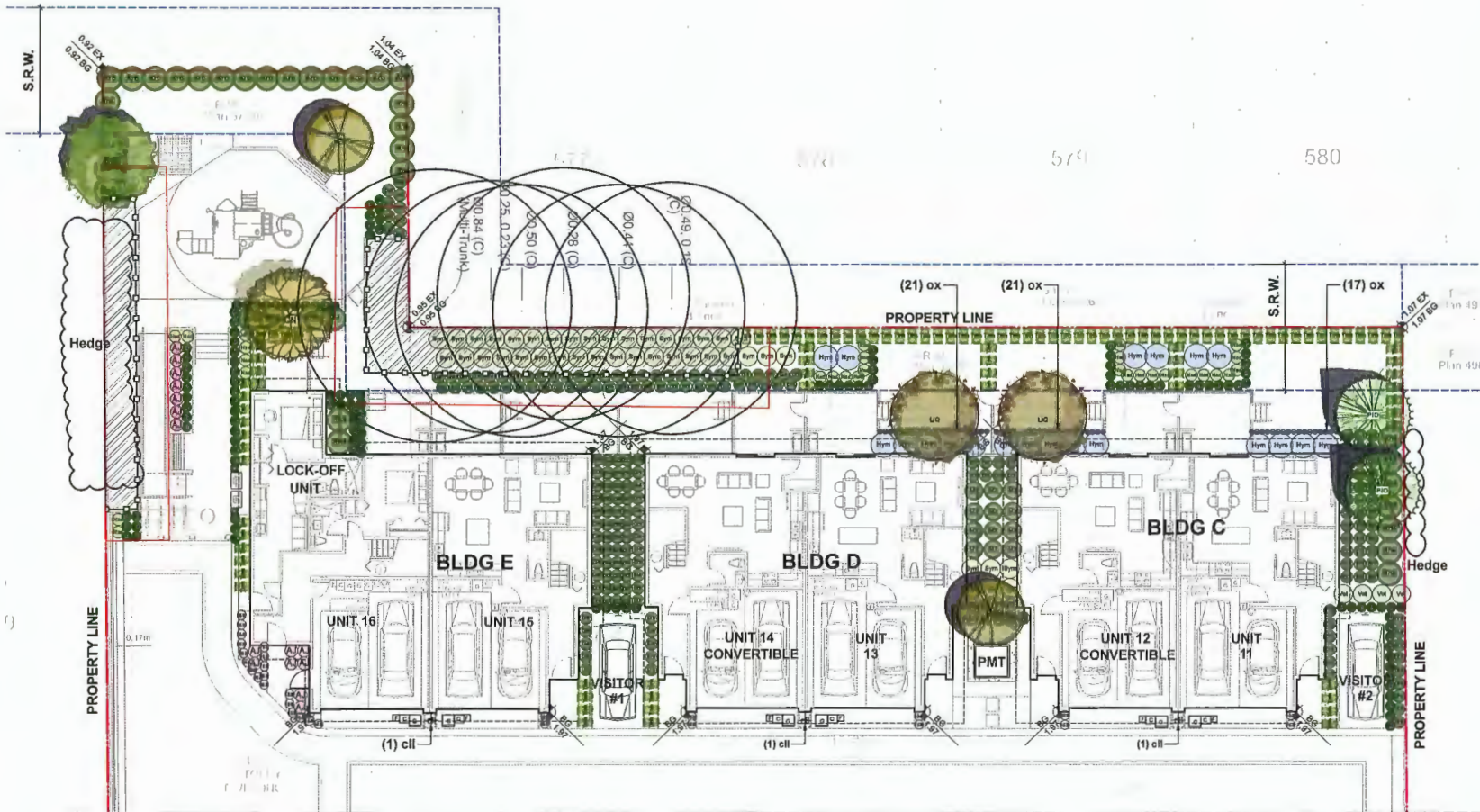
SCALE: 1/8"=1'0"(1:80)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Planting Plan -
North Area**

L2.0



SEE PLAN L2.1





**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 WITH AVENUE
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-223-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED BY NOTIFYING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1/8"=1'0" (1:96)

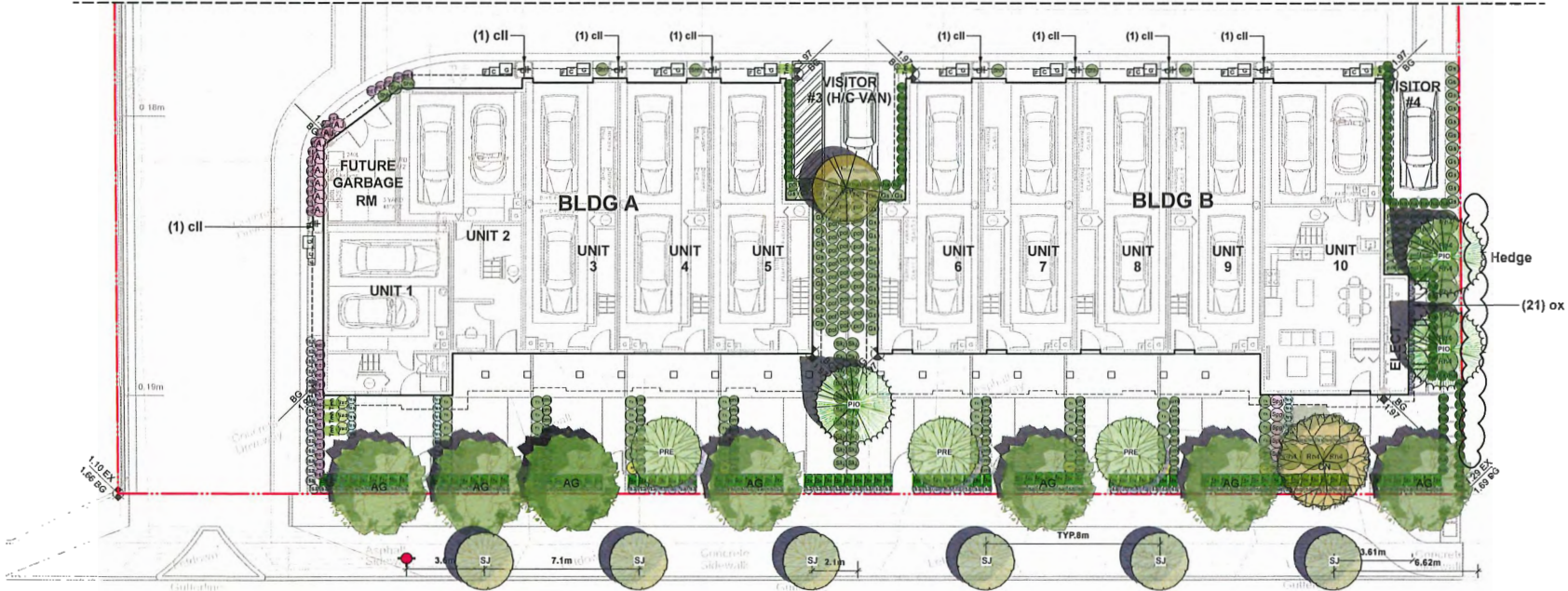
DRAWN BY: EL

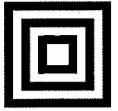
REVIEWED BY: EL

**Landscape
Planting Plan -
South Area**

L2.1

SEE PLAN L2.0





**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K8
CELL: 778-323-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWING. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-10	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape Plant
List**

L2.2

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	9	8cm cal.	
BEP	Betula papyrifera	Paper Birch	3	6cm cal.	
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	2	6cm cal.	
LIQ	Liquidambar styraciflua	American Sweetgum	2	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	5	4m high.	
PRE	Prunus emarginata	Bitter Cherry	3	6cm cal.	
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	14	#3 pot	
AJ	Azalea japonica 'Kent's Pride'	Kent's Pride Azalea	23	#2 pot	
Bx	Buxus microphylla	Littleleaf Boxwood	91	#2 pot	
ec1	Erica carnea	Spring Heath	30	#1 pot	
Gs	Gaultheria shallon	Salal	109	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	20	#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	12	#2 pot	
Nad	Nandina domestica	Heavenly Bamboo	32	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	32	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	8	#2 pot	
Skj	Skimmia japonica	Japanese Skimmia	25	#3 pot	
Spg	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	6	#2 pot	
Sym	Symphoricarpos alba	Snowberry	42	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick's Yew	110	4' High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	40	#2 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	4	#3 pot	
PERENNIALS & GROUNDCOVERS					
em	Euphorbia x martinii	Martin's Spurge	8	#1 pot	
lsa	Lavandula angustifolia	English Spike Lavender	136	#2 pot	
ox	Oxalis oregana	Oregon Oxalis	80	#1 pot	
pol	Polystichum munitum	Western sword fern	190	#1 pot	
GRASSES					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	48	#1 pot	
fes	Festuca glauca	Boulder Blue Fescue	26	#1 pot	
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	206	#1 pot	
VINES					
cil	Clematis ligusticifolia	Western White Clematis	11	#1 pot	

OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	6cm cal.	

PLANTING NOTES:

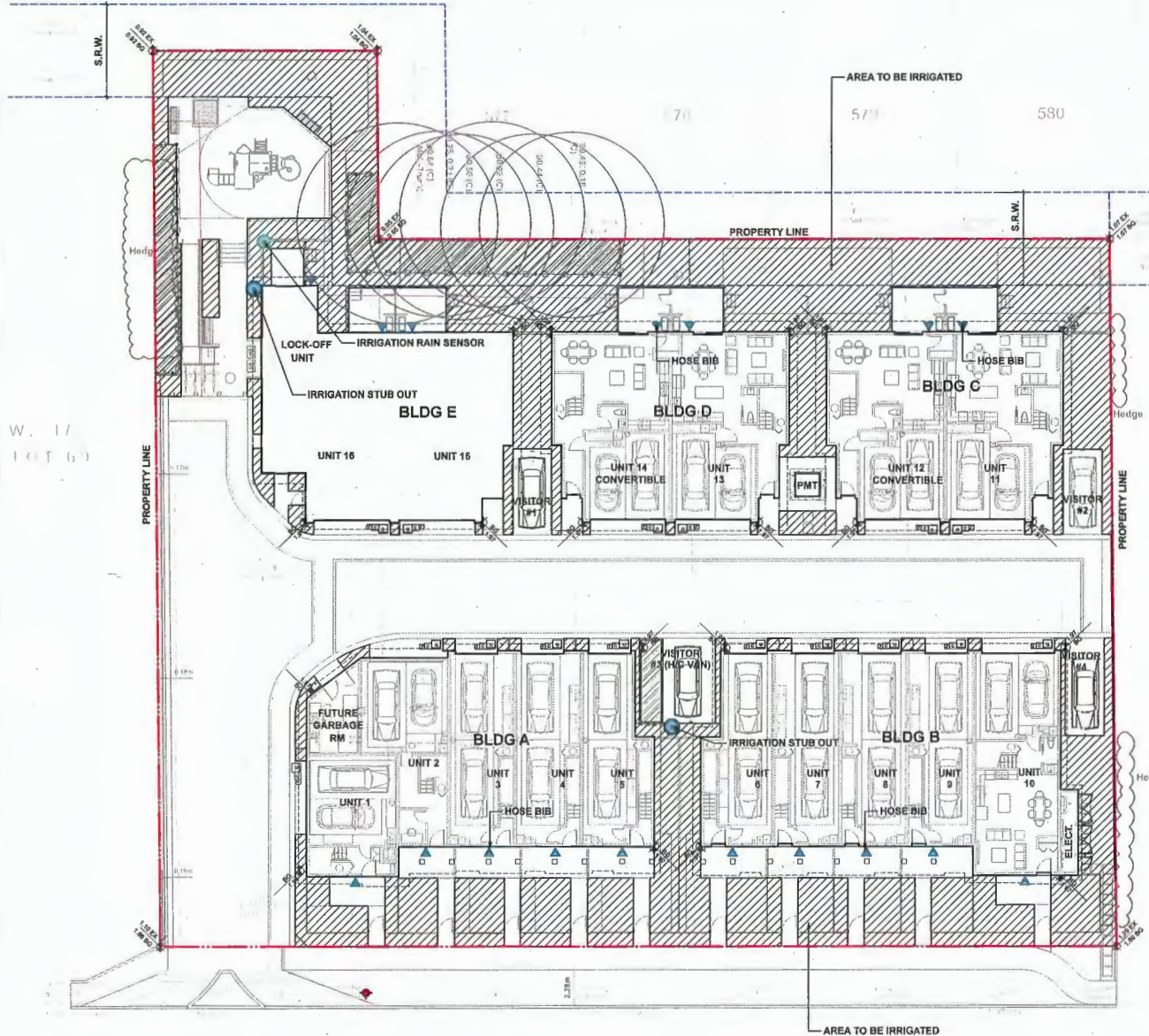
- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the level of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
 lawn - 6"/150mm
 groundcover - 12"/300 mm
 shrubs - 18"/450 mm
 trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

IRRIGATION DIAGRAM LEGEND

- KEY DESCRIPTION**
-  AREA TO BE IRRIGATED
 -  IRRIGATION STUB OUT
 -  RAIN SENSOR
 -  HOSE BIB

DESIGN-BUILD IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - a. MATERIALS SECTION 98: ALL PIPE TO BE MINIMUM CLASS 200
 - b. MATERIALS SECTION 93: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WHITENIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM INCLUDING ADJUSTING OF SPRINKLER HEADS, USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



STEVESTON HIGHWAY



HOMING LANDSCAPE ARCHITECTURE
 ADDRESS: 1433 W 11TH AVENUE,
 VANCOUVER, BC, CANADA V6M 1W8
 CELL: 778-323-3338
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWING. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-05-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4591/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 302"=10'(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Design-Build Irrigation Plan

L2.3



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W1TH AVENUE,
VANCOUVER, BC CANADA V6W 1K9
CELL: 778-323-3330
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Hardscape
Details**

L3.0

**AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS**

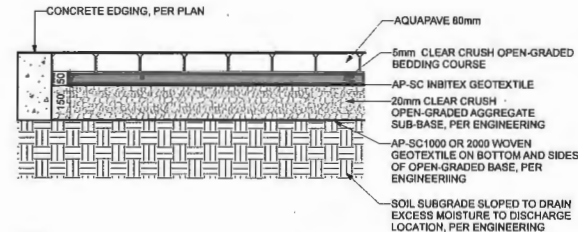
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

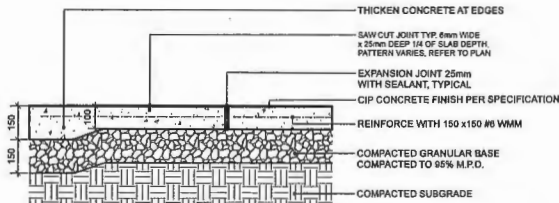


COLOR: DESERT SAND
PEDESTRIAN PATH



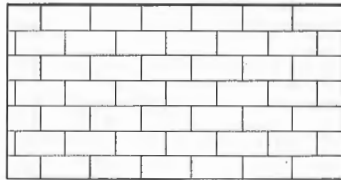
NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

**3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10**

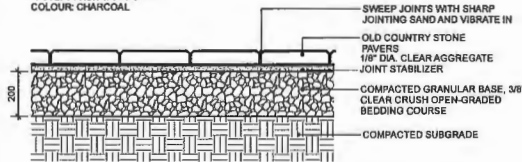


NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.6m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10**

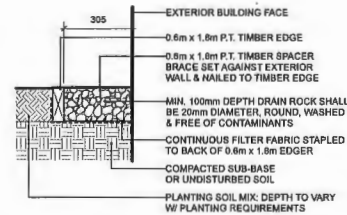


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-463-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (9-7/8" x
4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



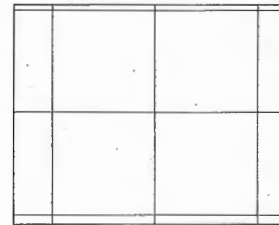
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10**

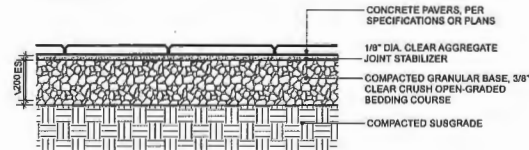


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

**4 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10**



PLAN
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-463-4091)
DIMENSIONS: 457 mm x 457 mm x 40 mm
COLOUR: NATURAL
PATTERN: GRID



NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURERS INSTRUCTIONS.

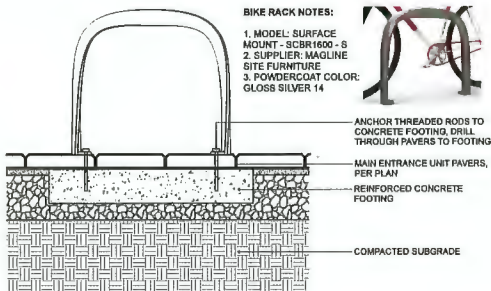
**6 CONCRETE SLAB PAVING
Scale: 1:10**



1 MUD KITCHEN BY HABITAT SYSTEMS



4 PLAY STRUCTURE BY LANDSCAPE STRUCTURES



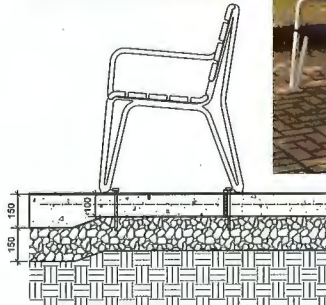
NOTE:
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

2 BIKE RACK
Scale: 1:10



3 SANDBOX

2300 ICONIC BACKED BENCH BY MAGLINE SITE FURNITURE (1-800-716-6696)
MODEL: MBE-2300-00017
LENGTH: 70" (177.8cm)
HEIGHT: 33.3" (84.5cm)
DEPTH: 25.6" (64.8cm)
SEAT HEIGHT: 18" (45.7cm)
WEIGHT: 122.5lbs (55.6kg)
COLOUR: STANDARD POWDERCOAT SILVER 14



6 BENCH
1:10



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6M 1Y8
CELL: 778-322-3530
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

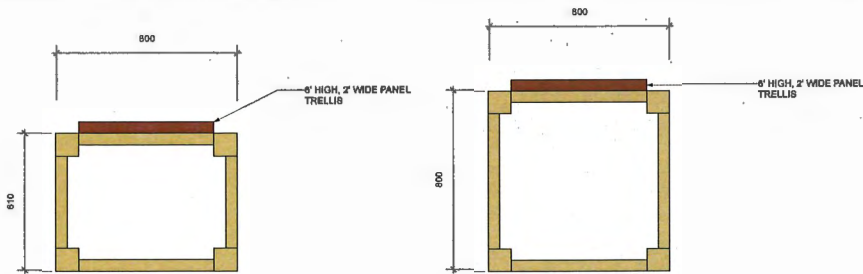
SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

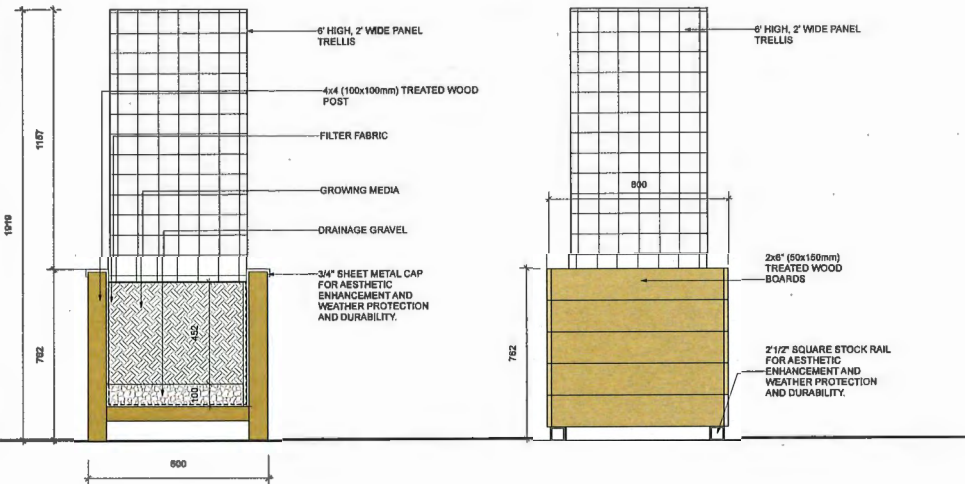
**Furnituring
Details**

L3.1



PLAN

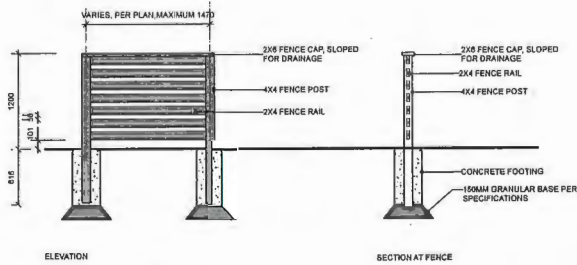
PLAN



SECTION

ELEVATION

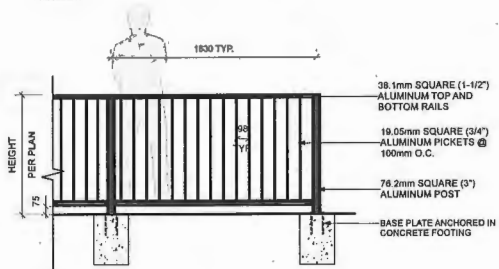
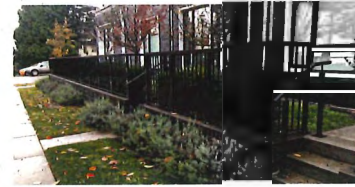
1 RAISED WOOD PLANTER WITH TRELLIS
Scale: 1:25



ELEVATION

SECTION AT FENCE

2 4' HIGH WOOD SCREEN FOR A/C UNITS
Scale: 1:25

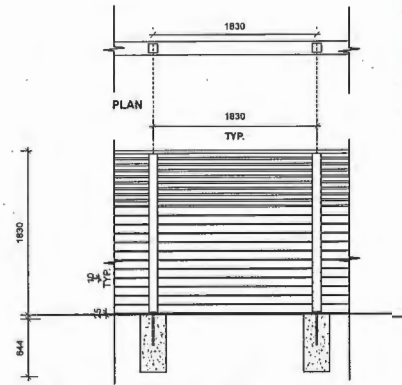


- NOTES:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
 2. ALL WELDED CONSTRUCTION
 3. PROVIDE SHOP DRAWINGS FOR APPROVAL
 4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

3 METAL FENCE
Scale: 1:30

NOTE:

8' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



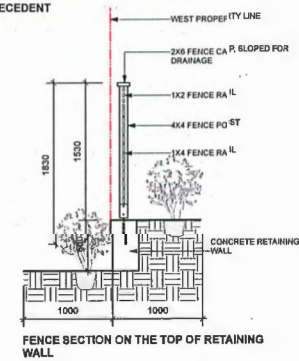
TYPICAL FENCE ELEVATION ON GRADE

- NOTES:
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.
 2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
 3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, "CEDAR TMT".
 4. ALL CUTS TO BE SQUARE AND CLEAN.
 5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).
 6. ALL STRUCTURAL FASTENERS TO BE GALVANIZED CARRIAGE BOLTS (IE, TRELLIS, AND GATE)

4 8' HIGH WOOD PRIVACY SCREEN
Scale: 1:25



PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1433 W 17TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3338
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-05-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-06-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

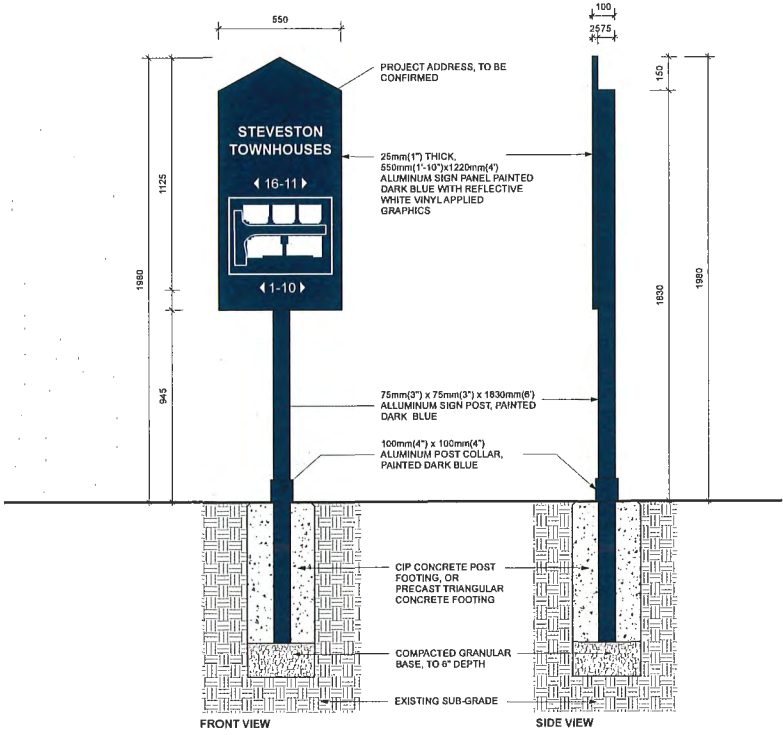
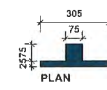
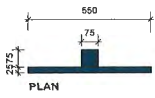
SCALE: AS SHOWN

DRAWN BY: EL

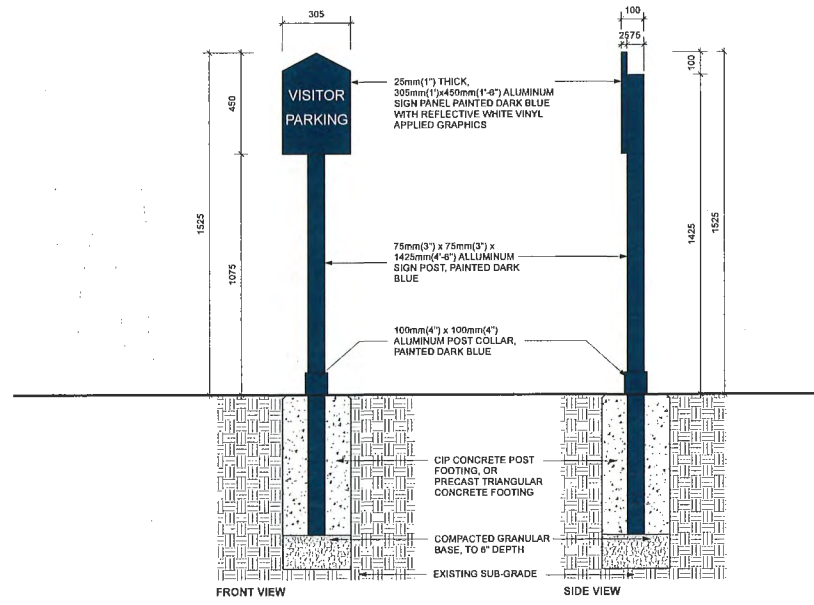
REVIEWED BY: EL

**Furnituring
Details**

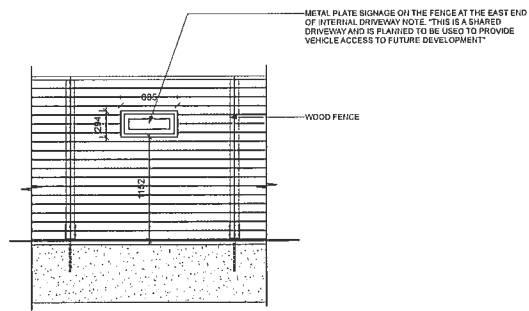
L3.2



1 ADDRESS SIGN AND FIRE PROTECTION ORIENTATION SIGN
Scale: 1:10



2 VISITOR PARKING SIGN
Scale: 1:10



3 METAL PLATE NOTIFICATION SIGN
Scale: 1:25



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 WITH AVENUE,
VANCOUVER, BC, CANADA V6R 1P9
CELL: 778-323-3539
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RECEIVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.

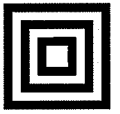
Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-09-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

**Furnituring
Details**



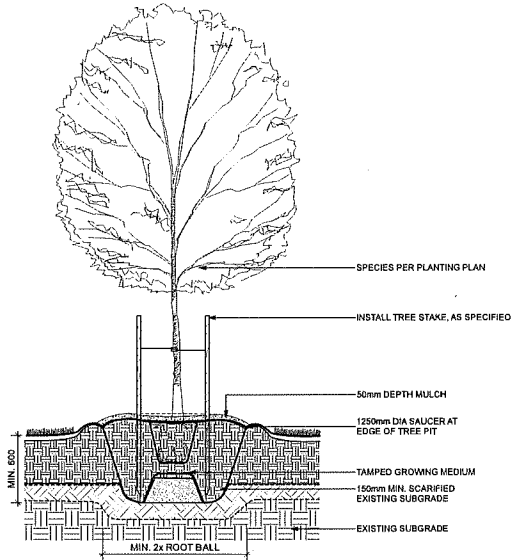
**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W1TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3530
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

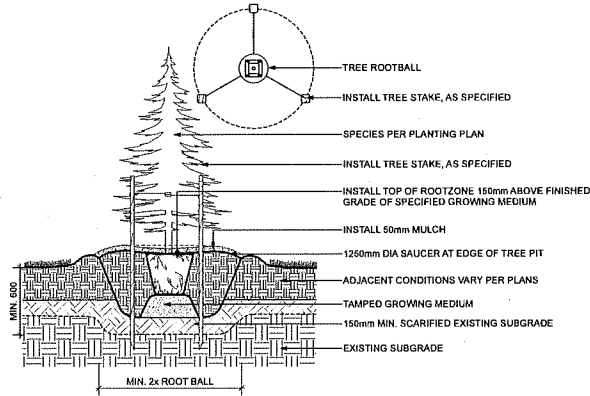
DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONTRACT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

Revisions

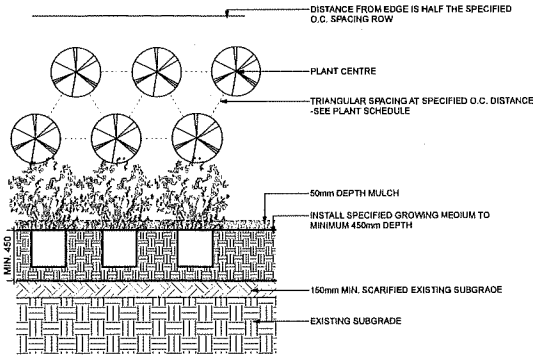
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP



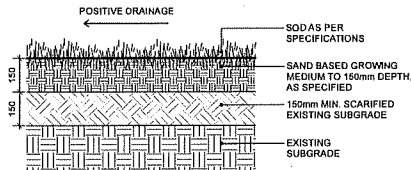
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Softscape
Details**

L3.4