City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	July 26, 2021
From:	Wayne Craig Director of Development	**File:**	DP 18-829233
Re:	**Application by 1085948 BC Ltd for a Development Permit at 10671, 10691, and 10751 Bridgeport Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 24 townhouses at 10671, 10691, and 10751 Bridgeport Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard along Bridgeport Road from 6.0 m to 5.2 m.

Wayne Craig
Director of Development

WC:cl
Att.

Staff Report

Origin

1085948 BC Ltd (Director: Mr. Xin Bo Mao), has applied to the City of Richmond for permission to develop 24 townhouses at 10671, 10691, and 10751 Bridgeport Road on a site zoned "Low Density Townhouses (RTL4)", with right-in/right-out vehicle access from Bridgeport Road (Attachment 1). The site is currently vacant.

The site is being rezoned from the "Single Detached (RS1/D)" zone to the "Low Density Townhouses (RTL4)" zone for this project under Bylaw 9935 (RZ 17-771592). The Bylaw was given Third Reading at the Public Hearing held December 17, 2018, and the Applicant is working to complete all of the Rezoning considerations.

A Servicing Agreement (SA) is required as a condition of rezoning bylaw adoption and includes, but is not limited to, design and construction of the following improvements (SA 19-875791):

- Water, storm, and sanitary service connections, water meter and fire hydrant installation;
- Storm and sanitary sewer system upgrades along portions of McKessock Avenue and Bridgeport Road; and
- Road upgrades to accommodate the raised barrier curb island to restrict vehicle access to right-in/right-out movements, as well as construction of a new treed/grass boulevard at the curb and concrete sidewalk at the new property line after road dedication, with transition to the existing sidewalk to the east and west of the subject site.

Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located on the north side of Bridgeport Road, between McKessock Avenue and Shell Road. Existing development immediately surrounding the subject site is as follows:

- To the north are the rear portions of lots zoned "Single Detached (RS1/D)" that front McKessock Avenue and Shell Road, which are the subject of an active rezoning application to the "Single Detached (RS2/B)" zone and the "Low Density Townhouses (RTL4)" zone that is currently under staff review (RZ 20-916003 at 2408 McKessock Avenue, 2751, and 2755 Shell Road);
- To the south, across Bridgeport Road, is a lot zoned "Town Housing (ZT17) – Bridgeport Road (Bridgeport Area)" at 3088 Airey Drive, containing two-storey townhouses. In addition, there are three lots zoned "Single Detached (RS1/F)" at 10760, 10780 Bridgeport Road and 3033 Shell Road, which are the subject of active rezoning and Development Permit (DP) applications to permit townhouses on a lot to be zoned "Medium Density Townhouses (RTM3)" (RZ 16-754158/DP 18-828900). The proposed rezoning bylaw received Third Reading at the Public Hearing held on September 4, 2018, and the DP application was endorsed by the Development Permit Panel on April 14, 2021;

- To the east are two lots zoned "Single Detached (RS1/D)" at 10811 and 10891 Bridgeport Road; and
- To the west is one lot zoned "Single Detached (RS1/D)" at 10651 Bridgeport Road.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the DP stage:

- Refinement of the pattern and use of non-porous surface materials to enhance on-site permeability and strengthen on-site pedestrian circulation and future public pedestrian connectivity;
- Refinement of the proposed fencing/screening on-site;
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Units, and that aging-in-place features will be incorporated into all units;
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle in close proximity to the site's entry;
- Exploring additional design development to provide adequate building massing articulation along Bridgeport Road;
- Review of the proposed colour palette and exterior building materials;
- Reviewing the Applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED);
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project; and
- Refining the concept for the off-site boulevard improvements along Bridgeport Road.

Through the review of this DP application, staff worked with the Applicant to address the design issues to staff's satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the design guidelines contained within the Official Community Plan (OCP). The Applicant has made the following modifications to their proposal to address the design issues identified:

- The amount of porous surface material has been increased by 10% to enhance site permeability and the paving stone pattern to highlight on-site pedestrian circulation has been simplified;
- The proposed on-site fencing and screening concept has been clarified and refined to include: perimeter privacy fencing of varied heights based on adjacent lot grading (i.e., from 1.2 m on top of retaining walls to 1.8 m at grade), low transparent fencing along the Bridgeport Rd frontage and between yards of individual units, and privacy screening in strategic locations such as between adjacent patios and entries;
- It is demonstrated on the floor plans that aging-in-place features are incorporated into the design of all units and that all Convertible Units features are incorporated into the design of the two convertible units proposed in the northeast corner of the site (AC9 and AC10 in Building 3);

- The locations of the proposed columnar trees in close proximity to the drive-aisle near the site entry are confirmed by the project Arborist to be suitable;
- The design of the buildings along Bridgeport Road has been revised significantly to improve building mass articulation while clearly defining each unit with a visually interesting motif;
- The proposed colour palette and exterior building materials have been finalized and are summarized below in the "Architectural Form and Character" section of this report;
- Information on how the proposal responds to the principles of CPTED, and the proposed sustainability features to be incorporated into the project, are summarized below in the "Analysis" section of this report; and
- Since the design of the off-site boulevard treatment is being reviewed as part of the SA process, an interim concept is shown on the architectural and landscape plans.

The Public Hearing for the rezoning of this site was held on December 17, 2018. At the Public Hearing, members of the public provided comments about the need for shared vehicle access to adjacent properties to the north fronting McKessock Avenue and Shell Road, and raised concerns about the servicing of sewer lines, the potential for flooding in the area, and the need for repairs to boulevards and lighting. In response to the concerns, staff advised that:

- the adjacent properties to the north could be developed into single-family homes or townhouses with access to McKessock Avenue and Shell Road (consistent with the policies in the Bridgeport Area Plan); and,
- the water, storm, and sanitary sewer lines to the proposed development will be from Bridgeport Road.

Bylaw 9935 for the rezoning of the subject site was given Third Reading at the Public Hearing.

Public Input during the DP Review Process

Subsequent to the Public Hearing, the neighbouring property owner to the west at 10651 Bridgeport Road raised concerns about the status of the subject development site, the condition of the site in the interim, and city infrastructure in the neighbourhood (e.g., maintenance and construction of sidewalks, storm drainage, road).

Staff worked with the applicant to advance the Development Permit application to arrive at a form and character that is consistent with the guidelines in the OCP, and reached out to the applicant to address the concerns about the conditions of the property. The applicant took steps to clean up the property and trim back vegetation when requested by City staff, to engage security to patrol the site, and to demolish the dwellings after they had been vacated by tenants. The applicant intends to proceed with construction as soon as the development applications and permits are approved.

Concerns regarding maintenance and construction of the sidewalk along a portion of Bridgeport Road, as well as storm drainage and a pothole on McKessock Avenue were referred to the City's Engineering and Public Works department and action was taken in response to investigation of the issues raised. Specifically: the sidewalk along a portion of Bridgeport Road was repaired; a

new storm drain was installed in the boulevard and the shoulder/pothole repaired along McKessock Avenue in the fall of 2019; and staff continued to monitor the situation and implemented additional drainage improvements in consultation with the property owner.

Staff Comments

The proposed scheme attached to this report (Plans # 1.A to # 3.L, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the RTL4 zone, except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in ***bold italics***)

The Applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard along Bridgeport Road from 6.0 m to 5.2 m.

(Staff supports the proposed variance for the following reasons:

- ***Road dedication is being provided along Bridgeport Road for improvements to the public realm and future road widening. The required improvements enable a more pedestrian-oriented environment in front of the units along Bridgeport Road, complete with a treed and grass boulevard between the new property line and the existing curb of the road;***
- ***A reduction to the front yard setback enables a deeper rear yard setback to be provided at the north of the site along the interface with existing adjacent single-family housing.***
- ***Although the front yard setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP through the provision of second floor balconies for the units fronting Bridgeport Road, which face north off the main living area, in addition to the front yards; and***
- ***The Applicant has made adjustments to the Site Plan since the Rezoning review stage to reduce the scope of the variance. At that time, the proposed variance was to reduce the front yard setback from 6.0 m to 4.7 m, whereas the scope of the variance has now diminished to 5.2 m. The distance between the existing curb face and building face is 10.6 m. Although this distance will be reduced slightly with future road widening upon potential redevelopment of the neighbouring properties to the east (i.e., 8.4 m), the remaining treed and grass boulevard is an improvement over the current condition and the resulting distance is acceptable to staff as it is still greater than it would otherwise be if a single-family dwelling was constructed on-site under the existing zoning without road dedication.***
- ***The applicant's acoustic report confirms that the units will achieve the CMHC interior noise standards identified in the OCP when considering traffic and aircraft noise.***

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on December 19, 2019, and was supported to move forward to the Development Permit Panel subject to the Applicant giving consideration to the comments identified at the meeting. A copy of the relevant excerpt from the Advisory Design Panel meeting minutes is attached for reference (Attachment 3). 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

- The proposed townhouses at the subject site have been designed with consideration of the surrounding single-family context, with side and rear yard setbacks well beyond those required in the RTL4 zone.
- The proposed buildings along the rear yard interface with existing single-family housing to the north (Buildings 3 to 6) are two-storeys in height, are in a duplex form, and are set back from the shared property line a minimum of 4.5 m to the ground floor and 6.0 m to the second floor.
- The proposed three-storey buildings along Bridgeport Road and in the middle of the site (Buildings 1, 2, 7 and 8) are set back from the shared property lines with existing single-family housing to the east and west by at least 7.5 m and up to 10.5 m. Also, the existing large Douglas Fir that is to be retained in the southwest corner of the site acts as a vegetative buffer that screens the proposed development from the west.
- Exposed side and rear building elevations are visually interesting, well articulated, and have limited small windows to minimize potential overlook.
- Privacy fencing is proposed around the perimeter of the site to screen the development at ground level from the north, east and west, while responding appropriately to lot grade differences through varied fence heights.
- As part of the Rezoning Application review process the Applicant submitted preliminary concept plans showing how the neighbouring properties to the north, east, and west of the subject site could potentially redevelop in the future consistent with the Bridgeport Area Plan, a copy of which is on file. To enable shared vehicle access through the subject site to potential future townhouse developments to the east and west, a SRW for public-right-of-passage is required to be registered on title of the subject site prior to rezoning bylaw adoption. The proposed Landscape Plan and Perspectives shows where signage is to be placed on perimeter fencing at the east and west ends of the drive-aisle notifying future townhouse residents at the subject site of potential drive-aisle extension.

Site Planning, Access, and Parking

- The proposal is to develop 24 townhouse units on a site of approximately 4,264 m^2 (45,899 ft^2) in area after the required 2.3 m road dedication along the Bridgeport Road frontage.
- The proposed site layout consists of:
  - Two three-storey buildings (each containing four units) along Bridgeport Road and in the middle of the site (Buildings 1, 2, 7 and 8); and

- Four two-storey buildings along the north end of the site (Buildings 3 to 6).

- All buildings have a north-south orientation and are arranged in east-west rows. The main unit entries for all buildings are proposed to face south, either onto Bridgeport Road or onto the internal drive-aisles.
- Vehicle access to the site was reviewed as part of the Rezoning Application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Bridgeport Road, and is positioned approximately mid-block between McKessock Avenue and Shell Road. The proposed driveway crossing will be constructed with a triangular-shaped raised barrier curb island within the boulevard to physically restrict vehicle movements to the site to right-in/right-out only.
- To accommodate the raised barrier curb island and for future road widening, a 2.3 m road dedication along the entire south property line on Bridgeport Road is required prior to rezoning bylaw adoption. The design and construction of the required works will be reviewed as part of the SA that must be entered into prior to rezoning bylaw adoption.
- The vehicle access point and internal drive-aisle on-site is intended to provide shared access to future potential townhouses developments to the east and west, avoiding the need for additional vehicle access points in this block between McKessock Avenue and Shell Road in the future. To secure the future shared vehicle access, a Statutory Right-of-Way (SRW) for public-right-of-passage over the internal drive-aisle is required to be registered on title prior to rezoning bylaw adoption.
- Pedestrian access to the site is proposed via a pathway in the southeast corner of the site, as well as via a clearly-defined pathway adjacent to the vehicle entry point on Bridgeport Road that is treated with decorative and permeable pavers that differentiate it from the driving surface. Continued use of the same decorative permeable paver pattern is proposed to highlight north-south circulation through the site via a pathway that is ultimately intended to provide a public pedestrian connection between Bridgeport Road and McKessock Place upon potential redevelopment of adjacent properties to the north in the future, consistent with the Bridgeport Area Plan. To secure the future connection, a SRW for public-right-of-passage is required to be registered on title prior to rezoning bylaw adoption.
- Pedestrian unit entries are provided on the south side of all buildings, which are accessed from pathways leading from the public sidewalk on Bridgeport Road for Buildings 1 and 8; and from the internal drive-aisles for Buildings 2 to 7.
- On-site parking and loading is provided consistent with Richmond Zoning Bylaw 8500. Resident vehicle and bike parking spaces are proposed in individual garages, all of which vehicles are proposed in a side-by-side arrangement. Vehicle parking spaces for visitors are located adjacent to buildings and screened from public view, and includes one van-accessible space. A rack for five visitor bike parking spaces is proposed within one of the open spaces in the north portion of the site. The internal drive-aisle has been designed to accommodate the required undesignated medium-sized loading space.
- Door-to-door service is proposed for garbage, recycling, and organics service, and the garages of each unit have been designed to accommodate the storage of the required receptacles.

Open Space Design and Landscape Design

Outdoor Amenity Space

- The proposed siting of the buildings enables the main common Outdoor Amenity Space to be located in the center of the site in a visible location opposite the main vehicle access point. The space contains a mail kiosk softened by a trellis structure, bollard lighting, seating, timber blocks of varying height for climbing, and a playhouse and whale tail bench within a poured in place rubber surface coloured to reflect the Applicant's desired maritime theme (i.e., green land, sandy beach, and blue water). The width of the play area alongside the required north-south pedestrian pathway through the site cannot accommodate the fall zone requirement associated with alternative equipment of equal play value.
- Three other passive Outdoor Amenity Areas are also proposed on-site:
  - one with seating on either side of the pedestrian pathway in the north portion of the site;
  - one with seating alongside a pathway into the site from the public sidewalk along Bridgeport Road in the southeast portion of the site; and
  - one in the southwest portion of the site, which has been designed to facilitate retention of the large Douglas Fir tree, complete with informal seating at existing grade and a 15' x 15' wood deck elevated above existing grade to enable semi-active use (e.g., Tai-Chi).

Private Outdoor Space

- Private outdoor space for each of the units is proposed as follows, consistent with the size guidelines in the OCP:
  - South-facing front yards are provided at grade for Buildings 1, 2, 7, and 8, along with balconies provided on upper floors; and
  - North-facing rear yards are provided at grade for Buildings 3 to 6.

Landscaping

- On-site tree retention and removal was assessed as part of the Rezoning Application, at which time the City's Tree Preservation Coordinator concurred with the Applicant's proposal to:
  - retain the large Douglas Fir (Tree # 958) in the southwest corner of the subject site and the three trees located on neighbouring properties to the north (Trees # 001, 002, 003); and
  - remove a total of 20 trees on-site due to poor condition, and conflict with the building envelope and proposed lot grading [Trees # 959, 960, 961, 965; 963 (a row of four trees); 964 (a row of three trees); and 967 (a row of nine trees)].

  The Landscape Plan includes the proposed Tree Management Plan showing the trees to be retained and removed.
- Consistent with the 2:1 tree replacement ratio goal in the OCP, the Applicant is required to plant and maintain a minimum of 40 replacement trees on-site. The Landscape Plan shows that a mix of 42 deciduous and coniferous replacement trees of various sizes are

proposed to be planted and maintained on-site, along with a variety of shrubs, perennials, grasses and groundcover.

- Tree and plant species proposed as part of the Landscape Plan include: Maples, Nootka Cypress, Beech, Ginkgo, Sweet Gum, Pine, Cherry, Pear, Pin Oak, Boxwood, Hydrangea, Holly, Rhododendron, Rose, Skimmia, Spirea, Viburnum, Yew and Cedar Hedges, Dwarf Fountain Grass, Daylily, Ferns, and Salal.
- The Landscape Plan requires that all soft landscaped areas be irrigated through installation of an automated system consistent with industry standards.
- A variety of decorative paving treatments is proposed on-site to distinguish between pedestrian and vehicle areas, provide visual interest and assist with surface permeability. Specifically: a mix of asphalt and permeable pavers at strategic locations within the internal drive-aisle and visitor parking spaces; and a mix of broom-finished concrete, both permeable and standard paving stones, and flagstones for pathways and patios.
- To define the street edge along Bridgeport Road and other front yard areas within the subject site, low transparent fencing with pedestrian gates is proposed, while solid privacy fencing is proposed around the site perimeter ranging in height from 1.2 m on top of retaining walls to 1.8 m at grade depending on adjacent lot grading.
- To ensure that the Landscape Plan is adhered to, the Applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10% contingency) prior to DP issuance.

Indoor Amenity Space

- Consistent with the OCP, and as considered at the time of rezoning, the Applicant proposes to submit a contribution to the City prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site.

Architectural Form and Character

- The Applicant has indicated that the architectural vocabulary is identifiable with some elements from two eclectic styles: Tudor (i.e., front facing gables) and French (i.e., upturned eaves) with the aim of achieving an interesting residential identity.
- The residential character of the development is enhanced with small-scale elements such as multi-paned windows, metal flowerbox frames, and covered/recessed entry porches.
- The proposed colour palette and building materials consist of alternating white, grey, and warm ivory colours of horizontal Hardie lap siding, Hardie panel vertical siding, brick cladding, wood beams, posts, barge board and trim, black and charcoal metal railings and flower box frames, and asphalt shingle roofing;

Accessible Housing

- The proposed development includes two convertible units in one of the two-storey duplex buildings (Building 3), which are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The proposed stair width, framing support, and landings as noted on floor plans for these units enable potential conversion to include installation of a stair lift, consistent with the lift manufacturer's specifications.

The list of convertible unit features and floor plans before and after conversion are included in the Reference Plans to the DP.

- All of the 24 proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating. The proposal meets the Council-adopted grandfathering criteria to proceed on this basis.
- The Applicant has submitted an acceptable evaluation report by an Energy Advisor which confirms that the proposed townhouse units are designed to achieve an EnerGuide rating of 82. The key technical elements that enable this rating to be achieved include air source heat pumps (for both heating and cooling), ductless heating distribution, and heat recovery ventilation systems. The heat pumps for the duplex buildings (Buildings 3 to 6), are proposed to be located in the rear yard, and for the 4-unit buildings (Buildings 1, 2, 7, 8) they are proposed to be located on the 2nd floor decks. The applicant's acoustic report confirms that noise associated with operation of the pumps will comply with the City's Noise Regulation Bylaw due to the incorporation of noise control measures (i.e., neoprene vibration sleeves and isolators). Prior to rezoning bylaw adoption, a legal agreement is required to be registered on title to secure the commitments to install the energy-efficiency upgrade measures identified in the evaluation report and that all units are to be solar hot water ready.
- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 EV charging is proposed for all residential vehicle parking spaces.

Crime Prevention Through Environmental Design (CPTED)

The Applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP:

Natural Access Control

- Pedestrian circulation on-site has landscaped edges, clearly defining the areas for public and private use, and clear wayfinding signage is planned for in both directions along the north-south pedestrian path through the site (to be installed when the ultimate pathway connecting Bridgeport Road and McKessock Place is completed), which is well-lit with bollard lighting.
- All unit entries are clearly visible from the street and internal drive-aisle, and are to be well-lit.

Natural Surveillance

- Window placement on all buildings provide for passive surveillance at pathways, common outdoor amenity areas, visitor parking spaces, main unit entries and garages, and into the passive outdoor space under the canopy of the retained Tree # 958.
- The main common Outdoor Amenity Space is centrally located with good passive surveillance, and includes bollard lighting, low plantings, and site furnishings.

Territoriality/Defensible Space

- Front yards along the street and internal drive-aisle animate semi-private and semi-public outdoor spaces.
- Areas of visual interest at the drive-aisle entry and through the site have decorative surface treatments for additional pedestrian safety and to promote territoriality.

Site Servicing & Off-site Improvements

- Servicing requirements and off-site improvements to support the proposed development were identified during the Rezoning Application review process, and include:
  - A 2.3 m road dedication along the entire Bridgeport Road frontage prior to rezoning bylaw adoption to accommodate the required raised barrier curb island to restrict vehicle movements at the site access point, new treed/grass boulevard at the curb and concrete sidewalk at the new property line after road dedication, with transition to the existing sidewalk to the east and west of the subject site, and future road improvements; and
- Entering into a SA prior to rezoning bylaw adoption (SA 19-875791) for the design and construction of water, storm, and sanitary service connections, water meter and fire hydrant installation, storm and sanitary sewer system upgrades along portions of McKessock Avenue and Bridgeport Road, and the road upgrades described above. The existing sanitary service connections to the site are to be discontinued in favour of the installation of the new sanitary sewer along Bridgeport Road and McKessock Avenue to service the subject site. The existing SRW for the sanitary sewer must remain on-site for continued access to the existing sanitary sewers providing service to the adjacent properties.

Conclusion

This proposal is for a 24-unit townhouse development at 10671, 10691, and 10751 Bridgeport Road, with right-in/right-out vehicle access from Bridgeport Road.

The Applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed provides an appropriate response to the surrounding single-family context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the RTL4 zone, with the exception of the zoning variances discussed.

On this basis, staff recommends that the DP be endorsed, and issuance by Council be recommended.

Cynthia Lussier
Planner 2
(604-276-4108)

CL:cas

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Excerpt from the December 17, 2018 Advisory Design Panel meeting minutes and Applicant's design response

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

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9935.
- Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of $328,219.10 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency).

Prior to future Building Permit[1] issuance, the Applicant is required to complete the following:

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., Aging-in-Place features in all units; and Convertible Unit features in the two Units AC).
- Incorporation of energy efficiency measures and pre-ducting for solar hot water heating in Building Permit plans to meet or exceed an EnerGuide score of 82, as specified in the legal agreement that is required via the Rezoning and Development Permit applications.
- Incorporation of noise mitigation measures in Building Permit plans and construction, as outlined in the acoustical/thermal reports and recommendations prepared by the appropriate registered professional via the Rezoning and Development Permit applications, which demonstrate that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Regulation Bylaw (as per the noise-related covenant(s) registered on title prior to rezoning bylaw adoption).
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.

[1] This requires a separate application.

Notes:

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

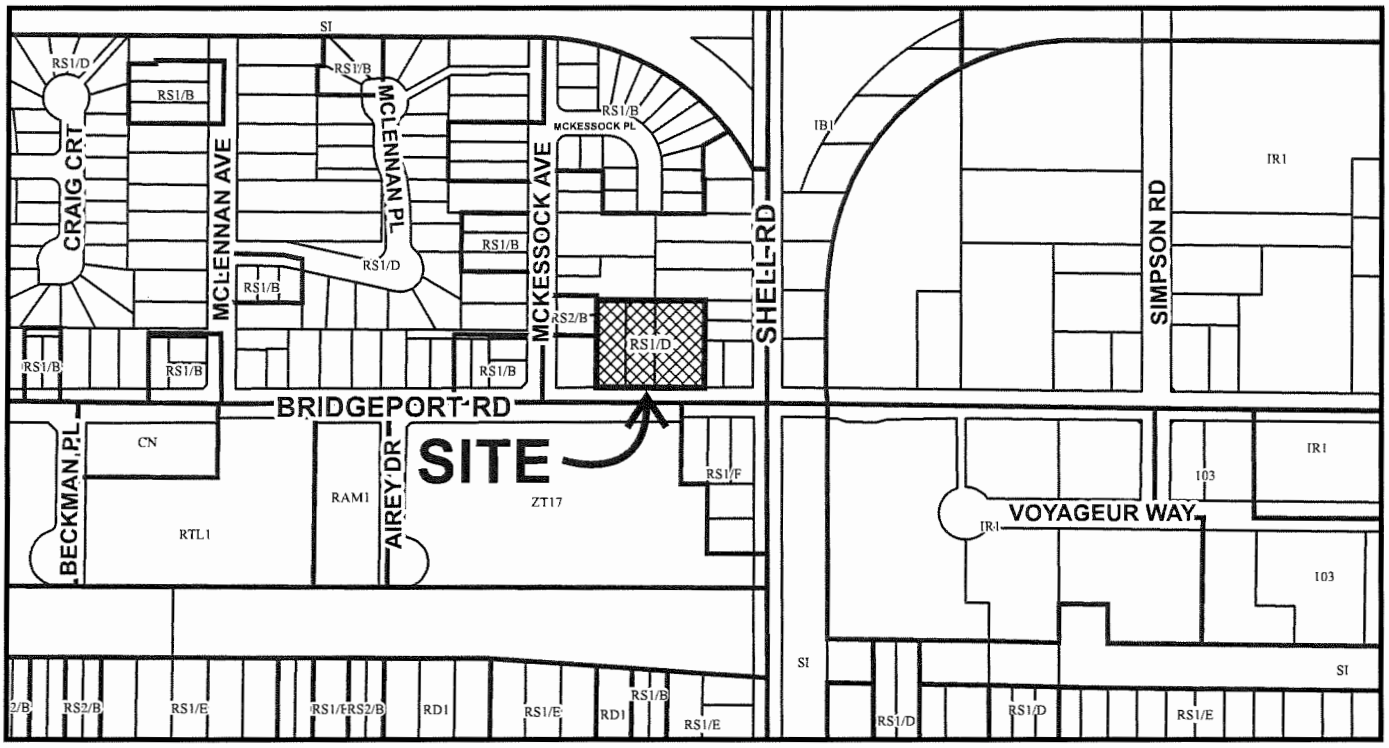
  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

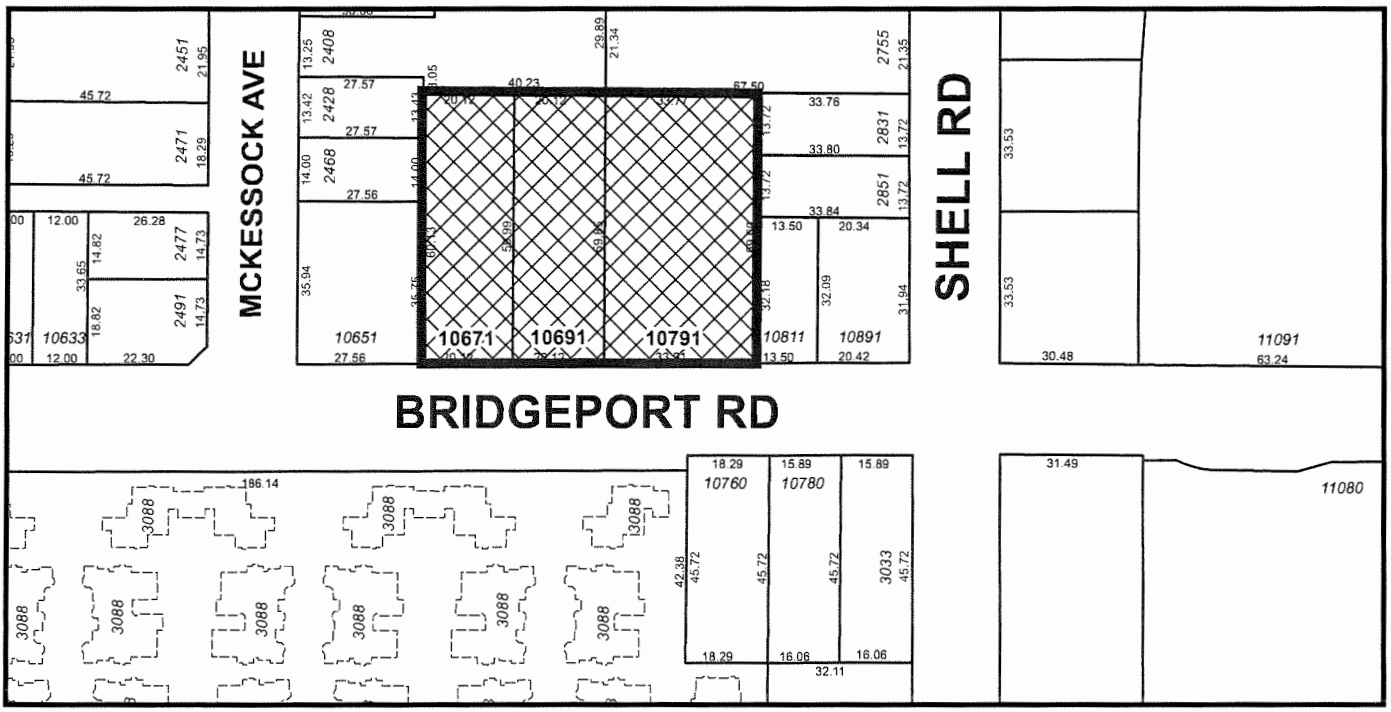
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

ATTACHMENT 1

City of Richmond





DP 18-829233

Original Date: 08/21/18

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-829233

Address: 10671, 10691, 10751 Bridgeport Road

Applicant: 1085948 BC Ltd (Mr. Xin Bo Mao) Owner: 1085948 BC Ltd (Mr. Xin Bo Mao)

Planning Area(s): Bridgeport

	Existing	Proposed
Site Area:	4,434.7 m^2	4,264.1 m^2 (after 170.6 m^2 road dedication)
Land Uses:	Vacant Land (previously single-family housing)	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Bridgeport Area Plan Designation:	Residential Area 2 (subject to the policies described in Section 3.1 and 4.0) of the Area Plan	No change
Zoning:	Single Detached (RS1/D)	Low Density Townhouses (RTL4)
Number of Units:	Previously 3 dwelling units	24 dwelling units

	Zoning Bylaw/OCP Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.60	None permitted
Buildable Floor Area:	2,558.46 m^2 (27,539.03 ft^2)	2,550.85 m^2 (27,457.12 ft^2)	None permitted
Lot Coverage - Building:	Max. 40%	36.9%	None
Lot Coverage – Non-porous Surfaces:	Max. 65%	51.5%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.0%	None
Minimum Lot Size:	2,500 m^2	4,264.1 m^2	N/A
Minimum Lot Width – Bridgeport Road:	50 m	74 m	None
Setback – Front Yard (South):	Min. 6.0 m	5.2 m	**Variance Requested**
Setback – Side Yard (East):	Min. 3.0 m	Building 1 - 7.5 m Building 2 - 10.6 m Building 3 - 3.6 m	None
Setback – Side Yard (West):	Min. 3.0 m	Building 6 - 3.3 m Building 7 - 10.4 m Building 8 - 7.5 m	None
Setback – Rear Yard (North):	Min. 3.0 m	Ground Floor – Min. 4.5 m 2nd Floor - 6.0 m	None

	Zoning Bylaw/OCP Requirement	Proposed	Variance
Height (m):	Max. 12.0 m (3 storeys)	Buildings 1, 2, 7, 8 - 11.8 m (3 storey) Buildings 3, 4, 5, 6, - 8.97 m (2 storey)	None
On-site Vehicle Parking Spaces: Regular (R) 2.0/unit Visitor (V) 0.2/unit	Min. 48 (R) Min. 5 (V)	48 (R) 5 (V)	None
Small Size (Max. 50%):	24 (R) 2 (V)	24 (R) 2 (V)	None
Tandem Vehicle Parking Spaces (Max. 50%):	24 (R)	N/A	None
On-site Accessible Parking Spaces (Min. 2%):	1 Van Accessible	1 Van Accessible	None
Total:	53	53	None
On-site Bicycle Parking Spaces:	Class 1 (1.25/unit) - 30 Class 2 (0.2/unit) - 5	Class 1 - 32 Class 2 - 5	None
Vertical Spaces (Max. 33%):	9	8	None
On-site Loading Space:	1 medium-size (can manoeuvre on-site; designated space not required)	1 medium size (can manoeuvre on-site; designated space not required)	None
Amenity Space – Indoor:	Min. 70 m^2	Cash-in-Lieu	N/A
Amenity Space – Outdoor:	Min. 6 m^2 (i.e., 144 m^2)	250.4 m^2	N/A

ATTACHMENT 3

Excerpt from the Minutes of
The Advisory Design Panel Meeting

Thursday, December 19, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-829233 – 24-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT:	Interface Architecture
LANDSCAPE ARCHITECT:	PMG Landscape Architects Ltd.
PROPERTY LOCATION:	10671, 10691 and 10751 Bridgeport Road

Applicant's Presentation

Kenneth Chow, Interface Architecture Inc., and Mary Chan Yip, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the Applicant.

Panel Discussion

Comments from Panel members present were as follows:

- consider relocating the proposed accessible parking stall, i.e. V2, to visitor parking stall V3 as it is closer to the convertible units; ***Idea considered earlier but not possible because both V3 and V4 cannot accommodate the wider width required for the accessible parking space. Visitor accessible space V2 has also since been further widened to be van-accessible.***
- consider installing a vertical lift in lieu of a stair lift for the convertible units as it is easier for people using walkers and in wheelchairs than providing equipment on each floor; ***A vertical lift would have functional advantages, but would require additional space; a straight-run stair lift is good solution for these smaller units.***
- appreciate the provision of pocket doors for ground floor powder room, second floor ensuite washrooms and walk-in closets; consider installing outward swinging doors with the hinge on the right to enhance accessibility; ***The master bedroom door can be altered and replaced with an out-swinging door upon conversion, however kept as-is pre-conversion to avoid the need for excessive resident movement at top of stairs.***
- consider installing an outward swinging door with the hinge on the right side of the garage door entrance to provide more accessibility; ***The door swings into the unit from the garage in Unit Ac have been retained because an outswinging door may conflict with the parking space. The swing (i.e. hinge at front door side) would presumably aid access from the garage to the interior of the unit.***

- consider raising the pedestrian crossing for the north-south pedestrian walkway at the centre of the rear internal drive aisle to enhance the safety of pedestrians; ***The pavered sections north & south of the amenity area, will be raised 2" c/w rollover curbs.***
- concerned about the narrowness of the 20-foot wide separation between the two three-storey buildings in the middle of the site; ***The gap between Buildings 2 & 7 is oriented north-south which results in direct sunlight penetration during mid-day hours. The roofs of both buildings are hipped (i.e. rather than gabled) to reduce shadowing into this area. The pedway design has been simplified for a less cluttered feel in this amenity area. Also, the amenity area has an aspect ratio of less than 3:1 so it should not feel 'narrow'.***
- consider installing permeable pavers across the drive aisles adjacent to the end units of the three-storey buildings in the middle of the site (i.e., Unit 8 in Building 2 and Unit 17 in Building 7) to announce the motorist's arrival into a different area; ***Done.***
- reconsider the curved shallow furred out portions of the front facades as these appear forced and could give rise to detail issues; ***The detailing of the curved furred out portions of the front facades of Buildings 1 & 8 has been revised and reviewed by the envelope engineer. The top of the furred out portions are now protected by pre-made metal flashing instead of roof shingles. Furthermore, the furred portions were made slightly thicker (from 3 ½" to 6"). The curves are an architectural device that helps unify the front façade of Buildings 1 & 8, and provides motif that is used (to a lesser extent) to create an identity to the 3 rows of buildings. The intent is for the curved flashing to be dimensioned and painted to match the exterior corner trims of the cement board cladding.***
- stoops in the three-storey front buildings facing Bridgeport Road appear out of scale relative to the gable size; the urban character of the stoops in the middle three-storey buildings are more balanced to the three-storey buildings; ***Noted. No changes were made because, on the contrary, we feel the ground level gables help create a strong building 'base' (i.e. tripartite façade design) and enhances the visual engagement with passersby at the ground level.***
- a recreation area which could include a tai-chi space in lieu of the proposed passive play area may make more sense in the proposed development; ***The passive play area in the SW corner has been re-designed and is ideal for this activity.***
- consider installing a play boat in lieu of a play house in the central outdoor amenity area which is more consistent with the proposed whale tail bench; ***The Landscape architect has not recommended this option because the required safety zone around play boats of equal play value that were explored is minimum 6 ft, which cannot be accommodated in the central outdoor amenity area. The design concept for this space is that of coloured play surfaces with rubber balls for climbing and a play house. The only alternatives to these pieces that can be accommodated within the space are play panels, which do not provide equal play value to the pieces selected.***
- the openness of the north-south public pathway in the middle of the site is an appropriate approach as it provides a sense of orientation and direction for residents in the neighbourhood; ***Yes, that was the intention.***

- consider installing a special landscape feature at the north entrance to the north-south pedestrian walkway to identify it as a public entry for residents in the immediate neighbourhood; ***Added wood trellis feature as a visual terminus just clear of the sewer right-of-way (until the public pathway is eventually opened up to the north properties), which is both a practical and visual improvement in the north amenity area (i.e., more centrally positioned as a hard landscape element to be experienced from both sides).***
- ensure that the proposed bollard and wall lighting along the north-south pedestrian walkway will provide adequate lighting for pedestrians; ***Bollard lighting clearly shown on L1, L2, and partial plans. Lighting positions are coordinated with benches and mailbox. Will ensure engineer to design additional pedway lighting (i.e. area lights on wall or lamp standards) if appropriate.***
- support the different paving patterns over portions of the drive aisle as these would enhance the landscaping on the site; ***Noted.***
- sidewalks along both edges of the driveway entrance help create a pedestrian territory along the driveway; consider continuing this approach throughout the internal drive aisle; ***Sidewalks primarily intended for pedestrian safety at site entry and through the north-south central pathway. Due to the tight layout, not possible to add sidewalks throughout the entire drive aisle loop.***
- consider installing vertical buffers along the east and west ends of the internal drive aisle to mitigate the impact of headlight glare on adjacent single-family homes; ***6' high fences will already adequately serve this function, and the east and west ends of the drive-aisle should remain as unobstructed as possible by vegetation to facilitate potential future extension of the drive-ailse to neighbouring sites in the future.***
- proposed design of the north-south pedestrian walkway does not read as a public walkway due to the location of the outdoor amenity area adjacent to the pedestrian walkway; ***Improvements have been made: (i) changed Paver Pattern 'A' to 'C' for a visually continuous pedway surface treatment, (ii) removed the playful concrete slab insets which may be confusing, (iii) shifted the north end trellis structure southward to be visually closer to Bridgeport Rd, and (iv) coordinated the placement of the required 3 pedway signs.***
- the outdoor amenity area at the southwest corner of the site is underutilized; consider utilizing a portion of the area for a semi-active play space; ***This SW area is re-designed to be a more usable passive and semi-active area, complete with log and boulder seating, sod lawn, and added a 15' x 15' wood deck at the north end of this area for tai-chi.***
- active and passive play areas should be usable by residents; ***Understood.***
- consider enhancing the landscaping including tree planting to anchor the southeast corner of the site and balance the large protected tree in the landscaping in the southwest corner of the site; ***The landscaping of the common SE open area has been improved to make it more usable by adding a bench for seating and shifting the proposed coniferous tree to the south to help visually anchor the line of trees along the streetfront year round.***

- end units of Buildings 1 and 8 facing the entry driveway need further architectural treatment; the Applicant should not rely only on landscaping for corner treatments; ***The two facades facing the driveway now have a picture window at the living rooms, complete with shed roof over, to create a more articulated end unit corner.***
- the curved shallow furred out portions of the front facades may no longer be necessary considering that the circumstances which forced the proposed design are no longer applicable; ***The shallow furred out portions create a visually interesting motif for the overall development and also enables cladding transitioning.***
- consider relocating the play area to the southeast corner of the site which is currently underused; ***Several locations for the outdoor play area were proposed early in the design process, but a front yard location is not acceptable as it is inconsistent with the Design Guidelines in the OCP due to proximity to Bridgeport Road. The play area as proposed is more desirable as it is centrally-located, provides more visual interest opposite the main site entry, and is located further away from Bridgeport Road.***
- support the proposed curvilinear piece on the front facades which is a clever move; however, the vertical Hardie cladding furred out 3 ½ inches proud of the horizontal siding is not enough; consider adding more depth to at least 18 inches to create a more attractive building elevation and to avoid detailing issues over the long term; ***Ideally, an increased depth is preferred, however the front yard setback was increased well into the project design, and limited our building depths. The detail has been finetuned, both visually and technically, and the furred out portions were made slightly thicker (from 3 ½" to 6").***
- review the use of brick on the front façade of the buildings facing Bridgeport Road; consider a stronger use of brick along the base of the front buildings other than on the front facade; and ***This was considered by the design team and the owner, but the intent was to use brick to accentuate the entry gable elements, and let the coloured vertical Hardie siding read continuously from the roof soffitts down to grade.***
- consider installing a raised deck around the significant tree at the southwest corner of the site; the Applicant could work with the project's arborist to ensure that the retained tree will be protected. ***A wood deck that is elevated from the existing grade (to enable tree retention) is now proposed to enable semi-active use of this southwest outdoor area, such as tai-chi.***

The following comments were submitted by Jubin Jalili and read into the record by Sara Badyal:

- the project is showing compliance with EnerGuide rating of 82 by use of air source heat pumps and the owner has committed to the use of heat recovery units which is a great energy savings feature for the project; ***Correct.***
- per architectural drawings (i.e., Drawing A1.2) provided by the Applicant, the outdoor units are proposed to be installed in the pathways between the townhomes at the back, on the balconies for the middle row and beside the property walkway for the front units; the installation details, such as support structure, acoustic enclosure (if any) and the refrigerant pipe routing to individual townhomes need to be detailed; and ***The installation details will be incorporated into the Building Permit drawings.***

- grouping the outdoor units may have adverse noise impact to the adjacent townhomes and needs to be reviewed by the acoustic consultant. ***When asked for a review of the outdoor units, our acoustic consultant immediately suggested that they should not be grouped between townhomes. The mech units are now relocated to the decks and rear yards and noise mitigation measures are proposed consistent with the acoustic report (neoprene vibration sleeves and isolators). See the supplemental acoustic report assessing the outdoor condensing units.***

City of Richmond

Development Permit

No. DP 18-829233

To the Holder:	1085948 BC Ltd
Property Address:	10671, 10691, 10751 Bridgeport Road
Address:	2143 West 36th Avenue Vancouver BC V6M 1L3

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 reduce the minimum front yard along Bridgeport Road from 6.0 m to 5.2 m.
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.A to # 3.L and Reference Plans, 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 $328,219.10. 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 18-829233

To the Holder:	1085948 BC Ltd
Property Address:	10671, 10691, 10751 Bridgeport Road
Address:	2143 West 36th Avenue Vancouver BC V6M 1L3

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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.

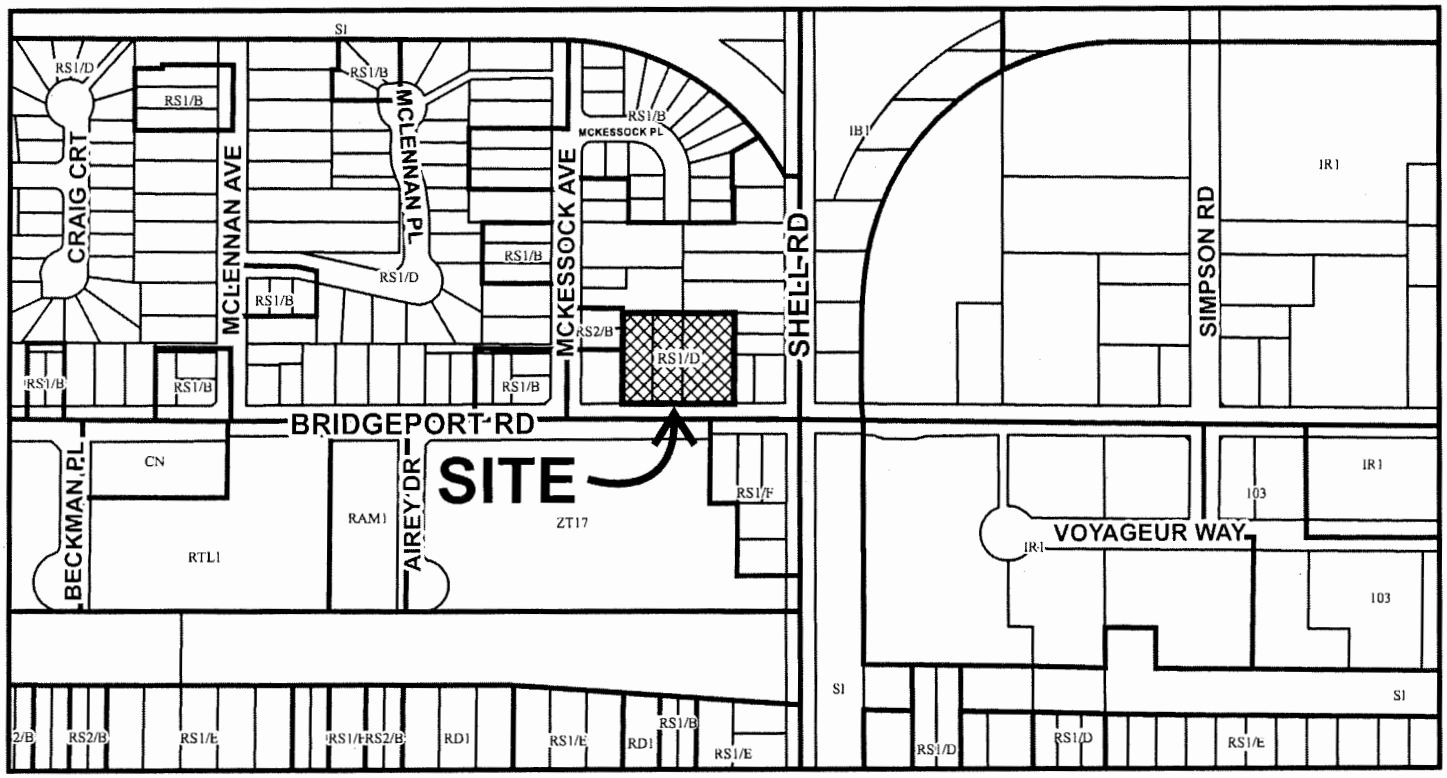
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

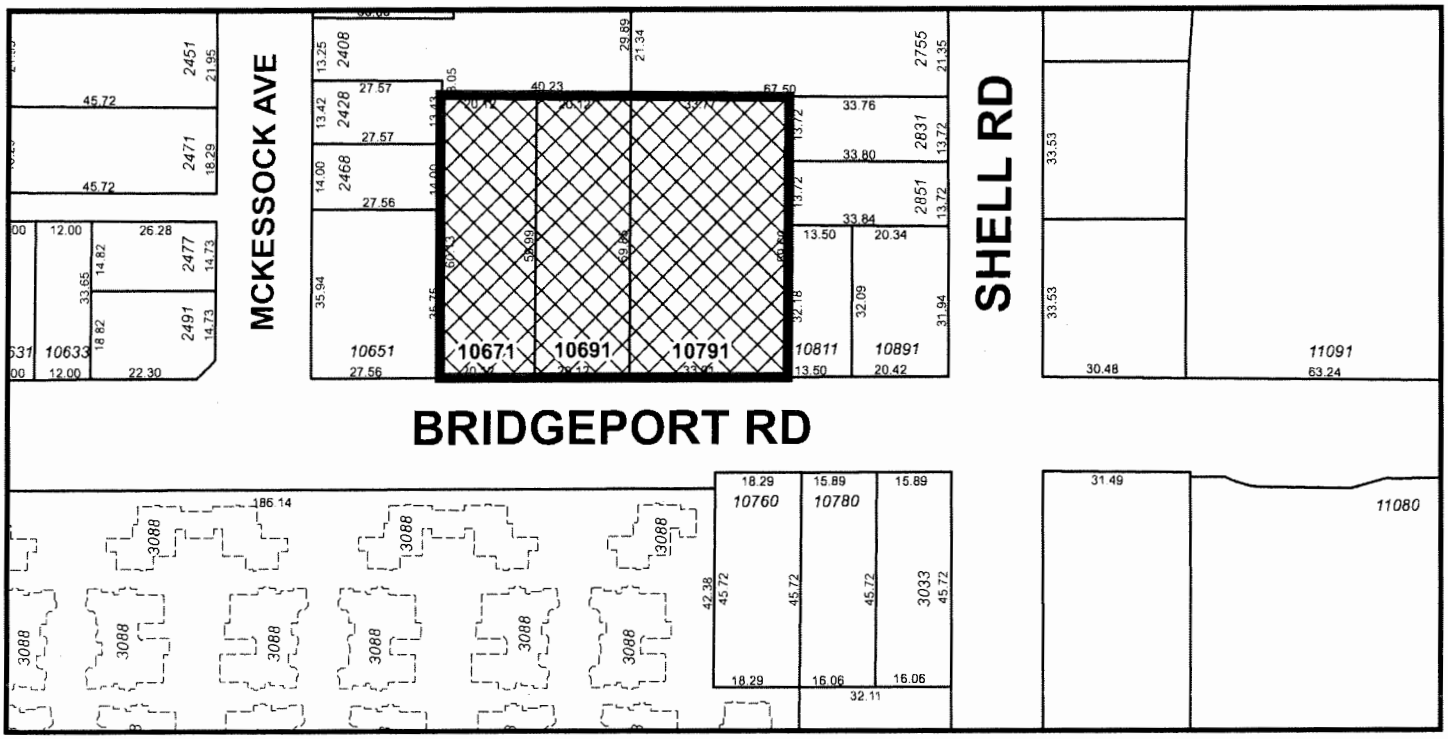
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 18-829233
SCHEDULE "A"

Original Date: 08/21/18

Revision Date:

Note: Dimensions are in METRES

DEVELOPMENT PERMIT RESUBMISSION - 19 JULY 2021

PROPOSED 24-UNIT TOWNHOUSE DEVELOPMENT

10671, 10691, 10751 BRIDGEPORT ROAD

NOTE: MINOR REVISIONS TO SIDE ELEVATIONS OF BUILDING 1 & 8

VIEW ALONG BRIDGEPORT ROAD

RZ17-771592
DP18-829233
PLAN # 1.A

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
MAR 28, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
SEPT 21, 2018	RZ RE-SUBMISSION
JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

ALL DESIGNS AND OTHER INFORMATION SHOWN HEREON ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF THIS OFFICE

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THIS OFFICE AND UNLESS THE REPRODUCTION CLEARLY CARRIES THE OFFICE NAME

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS & CONDITIONS SHOWN ON THE DRAWING

SEAL

INTERFACE:

Suite 230
11580 Cambie Road
Richmond BC
Canada V6X 3Z5

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F 604 821 1146
www.interfacearchitecture.com

PROJECT

Proposed 24-Unit
Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
As Noted

DATE
Apr. 15, 2017

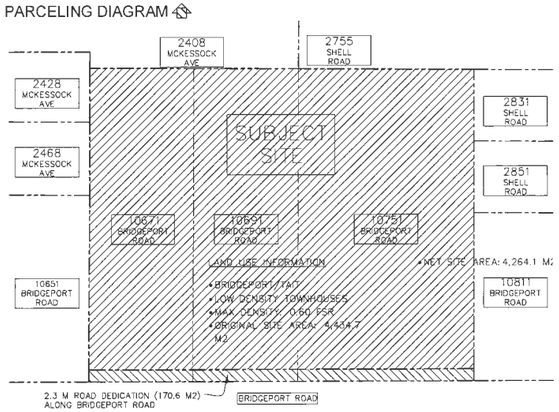
DRAWN BY
KYC, HD, AL

CHECKED BY
KYC

SHEET TITLE
COVER SHEET

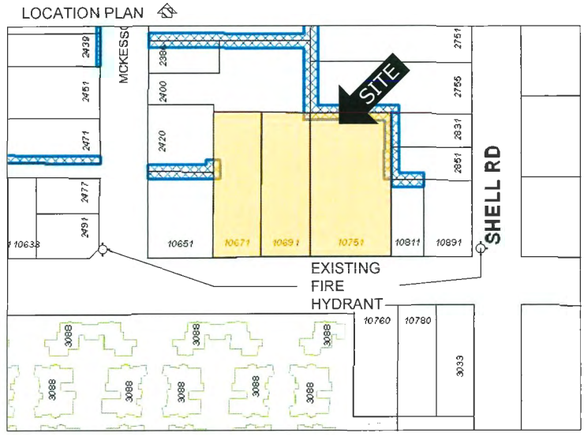
DRAWING
A0.0

PARCELING DIAGRAM



CONTEXT PLAN

LOCATION PLAN



CONTACTS

Architect

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Civil Engineer (onsite/offsite)

CORE CONCEPT CONSULTING LTD.
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Arbourist

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Fax: 604-275-9554 Email: norm@aclgroup.ca

Transportation

ISL ENGINEERING AND LAND SERVICES
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LANGLEY, BC V2Y 0M1
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Mol: 778-788-2132 Email: bchan@islengineering.com

Energy

CAPTURE ENERGY
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Acoustical

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#122-2227 St. JOHNS STREET
PORT MOODY, BC V3H 2A6 Attn: Eric de Santis
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Electrical

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108-11121 HORSESHOE WAY
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Tel: 604-277-3157 Email: rliewengltd@telus.net

ENGINEERING ISSUES

Human Comfort

TO MEET COMFORT LEVELS PER ASHRAE 55-2004 (I.E. SUFFICIENT VENTILATION/FRESH AIR WHEN WINDOWS ARE CLOSED DUE TO NOISE), AN AIR CONDITIONING SYSTEM WILL BE INSTALLED TO PROVIDING HEATING/COOLING.

Acoustic

TO MEET CMHC NOISE CRITERIA FOR RESIDENTIAL PROJECTS WITHIN THE ANSD POLICY AREA, NOISE MITIGATION MEASURES ARE PROPOSED AT ALL BEDROOMS (PER: INTERIOR ENVIRONMENTAL NOISE CONTROL STUDY, MARCH 26, 2021):
* WINDOWS: 6-12-6 DOUBLE GLAZED WINDOWS AT ALL BEDROOMS
* SOUTH-FACING EXTERIOR WALLS AT BUILDING 1 & 8 MASTER BEDROOMS: WITH 2X6 INTERIOR FRAMING, SHEATHING, AND EXTERIOR 2 x 6 FRAMING, SHEATHING
* CEILINGS AT LEVEL 3 BEDROOMS: USE RESILIENT METAL CHANNELS WITH 2 LAYERS OF 5/8" GYPSUM WALLBOARD

TO ASSESS COMPLIANCE WITH NOISE BYLAW NO.8856, SEE ACOUSTIC REPORT, MARCH 24, 2021 (ASSESSMENT OF CONDENSING UNITS:
* OUTDOOR CONDENSING UNITS MAX RATED SOUND LEVEL OUTPUT 53dBA at 1m
* USE NEOPRENE VIBRATION SLEEVES AND ISOLATORS (SEE REPORT)

CONSULT TWO ACOUSTIC REPORTS FOR THE FULL REQUIREMENTS

Energy

TO MEET ENERGUIDE 82 CRITERIA, THE CEA REPORT (DATED OCT. 6, 2019) SPECIFIES THE MECHANICAL SPECIFICATION DETAILS OUTLINED BELOW:
* SOLAR HOT WATER READY (2 PIPES TO FUTURE PANELS)
* AIR SOURCE HEAT PUMP, PROVIDING BOTH DUCTED HEATING AND COOLING
* PROJECT MECHANICAL ENGINEER TO PROVIDE LETTER TO CITY OF RICHMOND CONFIRMING THAT THE EQUIPMENT COMPLIES WITH NOISE REG BYLAW NO. 8856

TO MEET THE CITY'S ELECTRIC VEHICLE CHARGING BYLAW:
* ALL RESIDENTIAL PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE EV CHARGING OUTLETS CAPABLE OF PROVIDING 'LEVEL 2' EV CHARGING
* LEVEL 2 EV: VOLTAGE 208 V TO 240 V, 16A TO 80A

PROJECT DESCRIPTION

A 24-UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THIS 4434.7 M2 (1.10 ACRE) SITE IN THE 'BRIDGEPORT/TAIT' NEIGHBOURHOOD. THE 3 EXISTING PARCELS (APPROX. 243' COMBINED FRONTAGE) ARE CURRENTLY ZONED RS1/E AND ARE SUBJECT TO THE BRIDGEPORT/TAIT OCP AREA PLAN. MAIN FRONTAGE FACES BRIDGEPORT (AN ARTERIAL ROAD). SIDE AND REAR ABUTTING RESIDENTIAL SINGLE FAMILY LOTS. THE PROJECT COMPRISES OF 24 UNITS IN 8 BUILDINGS (4 DUPLEXES AND FOUR 4-PLEXES).

THE PROJECT INCLUDES TWO CONVERTIBLE UNITS (UNIT #9, #10), AND ALL UNITS CONTAIN AGING-IN-PLACE FEATURES.

ONE SIGNIFICANT ON-SITE TREE IS TO BE PROTECTED AND RETAINED AT SW CORNER (TREE #958, DOUGLAS-FIR).

THE TARGET ZONING IS RTL4, WHICH PERMITS UP TO FAR 0.60 + FAR 0.1 FOR ANY INDOOR AMENITY SPACE, SUBJECT TO:

1. CONTRIBUTION TO THE AFFORDABLE HOUSING RESERVE.
2. COMPLIANCE WITH THE OCP MULTI-FAMILY DESIGN GUIDELINES.
3. PROVISION OF A 2.3M ROAD DEDICATION ALONG THE ENTIRE BRIDGEPORT ROAD FRONTAGE.
4. PROVISION OF PUBLIC-RIGHT-OF PASSAGE (PROP) CONNECTING McKESSOCK PLACE TO BRIDGEPORT ROAD:
   a. VIA A PEDESTRIAN WALKWAYS THROUGH THE SITE
   b. VIA THE INTERNAL DRIVE AISLE LOOP

ONE ZONING VARIANCE IS REQUESTED:

1. FRONT BUILDING SETBACK FROM 6.0 M TO 5.2 M

DRAWING LIST

Architectural

A0.0 COVER SHEET
A1.0 PROJECT DATA
A1.1 SITE PLAN
A1.2 FIRE ACCESS PLAN, PARKING/TRUCK TURNING PLAN
A1.3 AMENITY OVERLAY
A1.4 LOT COVERAGE OVERLAY
A1.5 PERMEABILITY OVERLAY: NON-POROUS SURFACE
A1.6 PERMEABILITY OVERLAY: POROUS SURFACE & LIVE PLANT MATERIAL
A1.7 FAR BREAKDOWN, FAR OVERLAY BY UNIT TYPES
A1.8 FAR OVERLAY BY BUILDINGS: BUILDINGS 1-6
A1.9 FAR OVERLAY BY BUILDINGS: BUILDINGS 7 & 8
A1.10 NEIGHBOURHOOD DEVELOPMENT SCENARIOS #1,#2
A1.11 CONCEPTUAL LIGHTING PLAN
A2.1 CONVERTIBLE UNIT Ac BEFORE & AFTER
A2.2 UNIT A PLANS
A2.3 UNIT B & C PLANS
A3.1 PLANS: BUILDINGS 1 & 8
A3.2 PLANS: BUILDINGS 2 & 7
A3.3 PLANS: BUILDINGS 3 & 4
A3.4 PLANS: BUILDINGS 5 & 6
A3.5 ELEVATIONS: BUILDINGS 1 & 8
A3.6 ELEVATIONS: BUILDINGS 2 & 7
A3.7 ELEVATIONS: BUILDINGS 3 & 4
A3.8 ELEVATIONS: BUILDINGS 5 & 6
A4.1 DETAIL: FRONT FACADE OF BUILDINGS
A4.2 FRAMING DETAIL OF BOX WINDOWS
A5.1 STREETSCAPE 1, 2, 3 & SITE SECTION A
A5.2 SITE SECTIONS B, C, D & E
A5.3 PARTIAL SITE SECTION F & G: INTERIM AND ULTIMATE FRONTAGE CONCEPT
A6.1 3D VIEWS ALONG BRIDGEPORT FRONTAGE
A6.2 3D AERIAL VIEW, VIEW OF DUPLEXES
A9.1 EXTERIOR MATERIAL & COLOUR
A9.2 SHADOW STUDY

Landscape Architect

L1 LANDSCAPE PLAN
L2 PLAN SCHEDULE AND KEY PLAN
L3 PLANTING AND GRADING PLAN
L4 PLANTING AND GRADING PLAN
L5 PLANTING AND GRADING PLAN
L6 PLANTING AND GRADING PLAN
L7 PLANTING AND GRADING PLAN
L8 TREE MANAGEMENT PLAN
L9 LANDSCAPE DETAILS
L10 LANDSCAPE DETAILS
L11 LANDSCAPE ENLARGEMENTS
L12 LANDSCAPE SPECIFICATIONS

FAR AREA BREAKDOWN BY BUILDING

BLDG NO.	NO. UNIT	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA (SF)	BLDG FAR AREA (M2)
1	4 x B	6,658 sf	(2,333 sf)	4,325 sf	401.79 M2
2	4 x C	7,092 sf	(2,536 sf)	4,556 sf	423.25 M2
3	2 x Ac	3,445 sf	(1,021 sf)	2,424 sf	225.19 M2
4	2 x A	3,406 sf	(982 sf)	2,424 sf	225.19 M2
5	2 x A	3,406 sf	(982 sf)	2,424 sf	225.19 M2
6	2 x A	3,445 sf	(1,021 sf)	2,424 sf	225.19 M2
7	4 x C	7,092 sf	(2,536 sf)	4,556 sf	423.25 M2
8	4 x B	6,601 sf	(2,276 sf)	4,325 sf	401.79 M2
TOTAL				27,458sf	2,550.85 M2

ZONING SUMMARY

Zoning Bylaw No. 8500

CIVIC ADDRESS:	10671/ 10691/ 10751 BRIDGEPORT ROAD, RICHMOND BC
LEGAL DESCRIPTION:	CURRENTLY LOTS 190, 101, PLAN 33687, AND WEST HALF LOT 101 PLAN 8212 ALL OF SECTION 23, BLOCK 5 NORTH, RANGE 6 WEST NWD
LOT SIZE (3-LOTS):	ORIGINAL SITE: 4,434.7 M2 [47,735 SF] [1.10 ACRES] 2.3m ROAD DEDICATION: 170.6 M2 [1,837 SF] NET SITE: 4,264.1 M2 [45,898 SF] [1.05 ACRES]
HERIT/ALR/ESA/NEF:	NO / NO / NO / YES (ANSD AREA 2 - ALL USE TYPES MAY BE CONSIDERED EXCEPT NEW SINGLE-FAMILY)
AREA PLAN / OCP:	BRIDGEPORT AREA PLAN 2.12 / TAIT 3.1

	PERMITTED	PROJECT SPECIFICS (PROPOSED)
LOT ZONING:	RTL4 (CURR: RS1/D)	RTL4 (LOW DENSITY TOWNHOUSES)
MINIMUM LOT SIZE:	50M WIDTH	74.18M [243.4'] (W) X 57.92M [189.7'] (D)
DENSITY (MAX):	FAR 0.6 + FAR 0.1 AMENITY (WITH CONDITIONS)	FAR 0.60 (2,550.85 M2 / 4,264.1 M2)
LOT COVERAGE:	40% MAX FOR BLDGS	36.9% (1,574.8 M2 / 4264.1 M2)
LOT PERMEABILITY:	65% MAX NON-POROUS 25% MIN LANDSCAPED	51.5% (2,193.3 M2 / 4264.1 M2) 25.0% (1,067.5 M2 / 4264.1 M2)
YARD SETBACKS:		
* FRONT YARD (S)	6.0 M [19.69'] MIN	5.2M [17.06'] *
SIDE YARD 1 (E)	3.0 M [9.84'] MIN: 7.5 M [24.58'] MIN AT LEV. 3	BUILDING 1: 7.5 M [24.61'] BUILDING 2: 10.59 M [34.75'] BUILDING 3: 3.62 M [11.92']
SIDE YARD 2 (W)	3.0 M [19.69'] MIN: 7.5 M [24.58'] MIN AT LEV. 3	BUILDING 6: 3.31 M [10.86'] BUILDING 7: 10.4 M [34.25'] BUILDING 8: 7.51 M [24.43']
REAR YARD (N)	3.0 M [19.69'] MIN LEV 1: 4.5M - OCP 14.4.13 LEV 2: 6.0M - OCP 14.4.13	LEV 1: 4.5M [14.76'] LEV 2: 6.0M [19.69']
YARD PROJECTIONS:		
PRINCIPAL BLDG	MAX 1.5M [4.92'] FRONT YD	0.92M [3'] (ENTRY CANOPIES)
BAY WINDOWS	1.0M [3.28'] FRONT 0.6M [1.97'] SIDE	N/A 0.18M [0.58'] SIDE
BALCONIES	1.5M[4.92'] BUT NOT AT SIDE	N/A
PERGOLAS ETC	BY CASE	N/A
ELEC. RM ETC	0.6M [2'] REAR, SIDE YD	0.13M [0.42'] SIDE YD (E)
ELEC. RM ETC	0.6M [2'] REAR, SIDE YD	0.44M [1.44'] SIDE YD (W)
BUILDING HEIGHT:	12.0M MAX/3-STOREY - FRONT 9.0M MAX/ 2-STOREY - SIDE 9.0M MAX/ 2-STOREY - REAR	11.8M [38.72'] - 3-STOREY N/A - EXCEED 7.5M FROM PL 8.97M [29.43'] - 2-STOREY
FLOODPLAIN C.L.	TOP OF HAB FLR AT 0.3M MIN ABOVE RD CROWN	2.16M [7.09'] FCL (=1.86M + 0.3M)
PARKING REQUIRED:	48 (2.0/UNIT RESIDENTS) 4.8 (0.2/UNIT VISITORS)	48 RESIDENT SPACES (24 STD, 24 SML) 5 VISITOR SPACES (2 STD, 2 SML, 1 H/C)
SMALL CARS	MIN 50% STANDARD	49% (26 SMALL / 53 SPACES)
TANDEM SPACES	MAX 50% OF UNITS	N/A
H/C SPACES	2% OF SPACES MIN.	PROVIDE 1 H/C VISITOR SPACE
BICYCLE PARKING:		
CLASS 1	30 (1.25 PER UNIT) MAX. 33% PLACED VERT.	32 PROVIDED IN 24 UNITS 25% VERT. (8 OUT OF 32)
CLASS 2	5 (0.2 PER UNIT)	5 PROVIDED (OUTDOOR)
AMENITY SPACE:		
COMMON OUTDR	144 M2 (6 M2/UNIT x 24)	250.4 M2 [2695 SF] SHOWN
PRIVATE OUTDR	30 M2 [323 SF]/UNIT MIN	PROVIDE 30.4 M2 [327 SF] MIN. PER UNIT
INDOOR	70 M2 OR PAY-IN-LIEU	PAY-IN-LIEU
GARBAGE [IN UNIT]:	DOOR TO DOOR PICKUP	DOOR TO DOOR PICKUP
GARBAGE CART	1 x 120 Litres	1 x 120 Litres
FOOD SCRAPS	1 x GREEN CART 1 x KITCHEN CONT.	1 x GREEN CART 1 x KITCHEN CONTAINER
MIXED CONT.	1 x CONTAINER	1 x CONTAINER
MIXED PAPER	1 x CONTAINER	1 x CONTAINER
GLASS	1 x CONTAINER	1 x CONTAINER
ON-SITE LOADING:	MEDIUM SIZE SPACE	N/A - CAN MANOEUVRE ON SITE

* ZONING VARIANCE REQUIRED

AVERAGE GRADE CALCULATION

	SITE	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7	BLDG 8	TOTAL AVG.
CORNER 1	1.29	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	
CORNER 2	1.22	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	
CORNER 3	1.60	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	
CORNER 4	1.14	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	
AVG GRD	1.31m	1.95m	1.95m	1.95m	1.95m	1.95m	1.95m	1.95m	1.95m	1.88m

DP18-829233 PLAN # 1.B

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
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SEPT 21, 2018	RZ RE-SUBMISSION
JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

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SEAL

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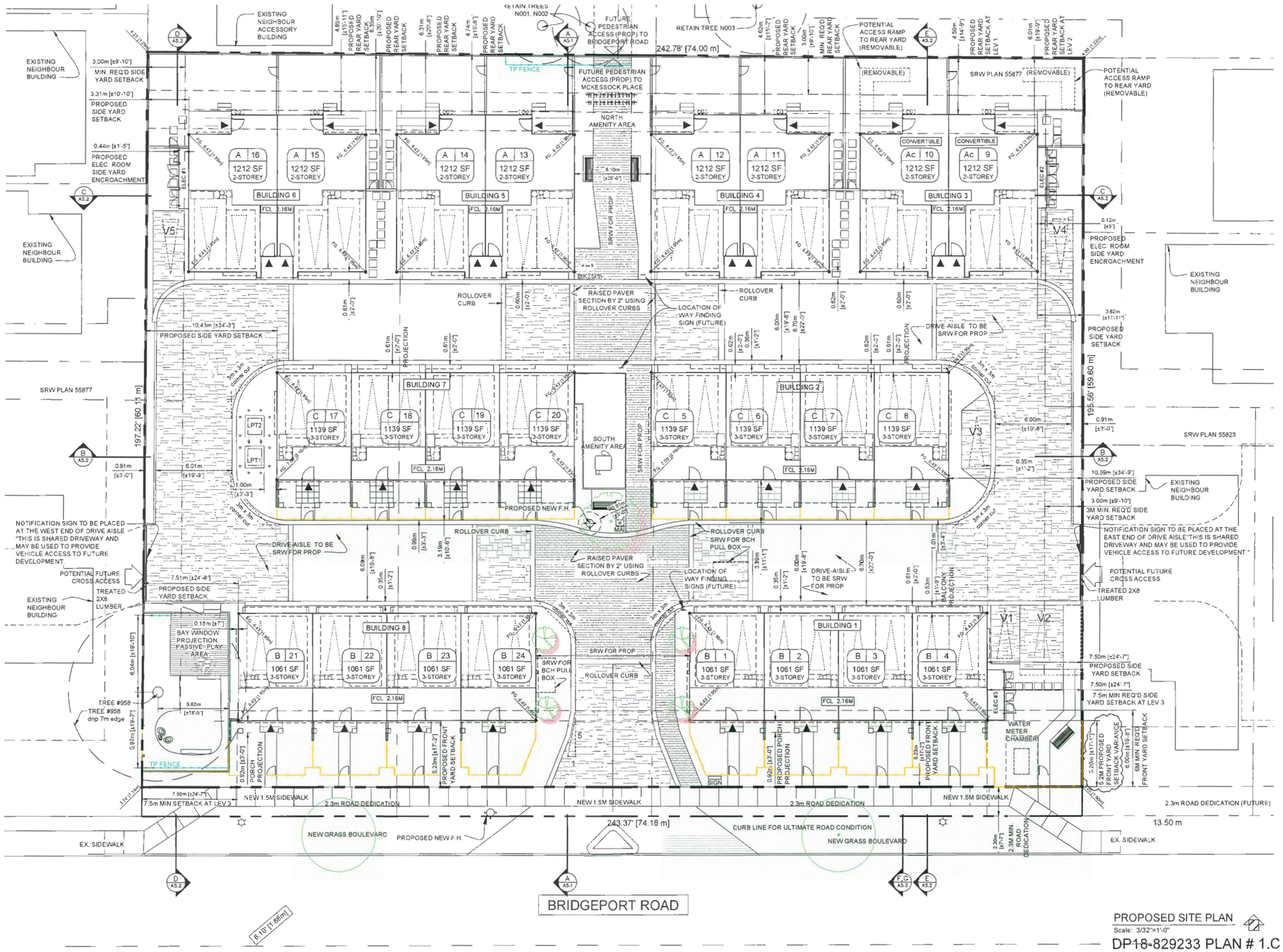
PROJECT
Proposed 24-Unit Townhouse Development
10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID
SCALE As Noted
DATE Apr. 15, 2017
DRAWN BY KYC, HD, AL
CHECKED BY KYC
SHEET TITLE PROJECT DATA
DRAWING A1.0



PROPOSED SITE PLAN
Scale: 3/32"=1'-0"

DP18-829233 PLAN # 1.C

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
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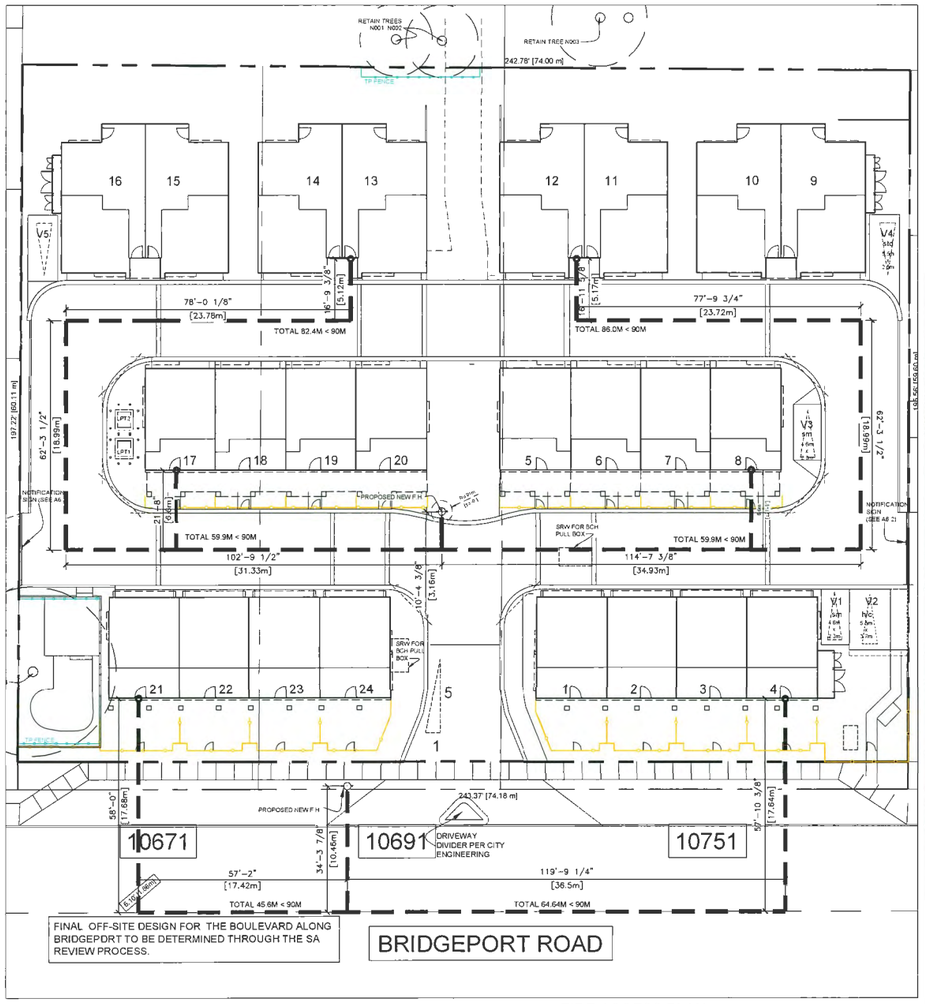
DATE Apr. 15, 2017

DRAWN BY KYC, HD, AL

CHECKED BY KYC

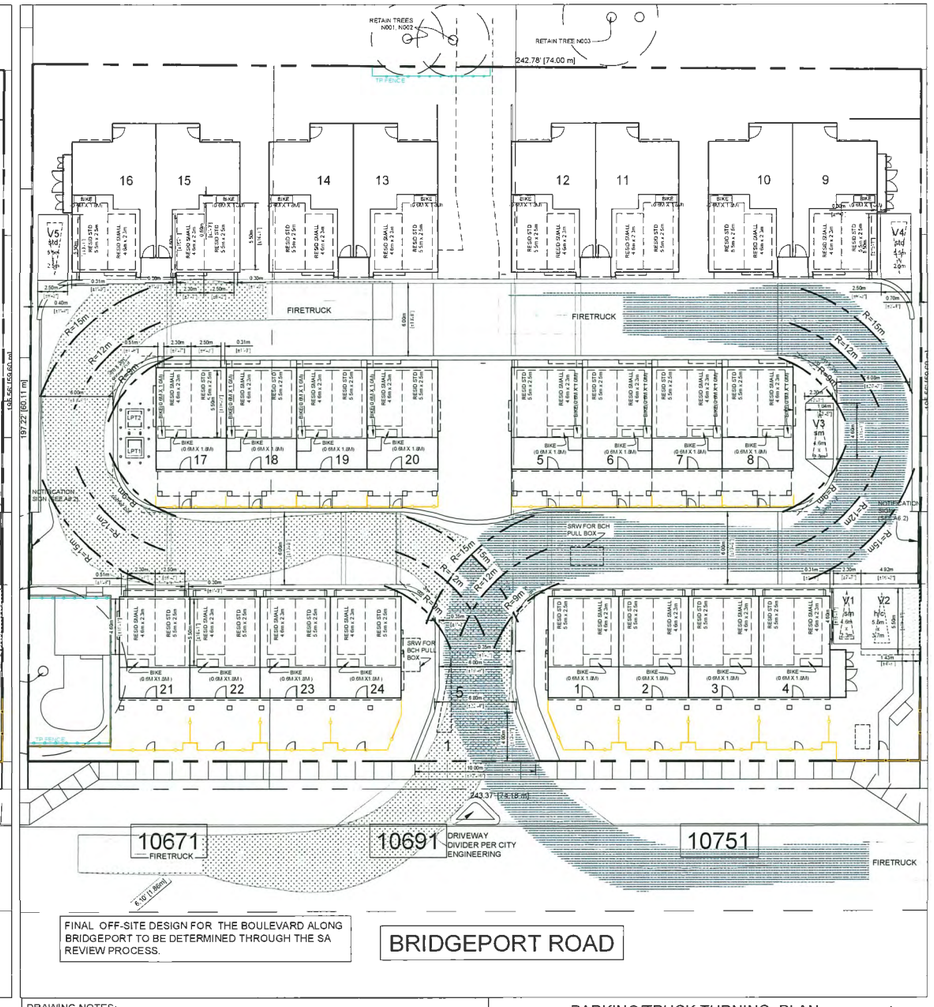
SHEET TITLE SITE PLAN

DRAWING A1.1



FIRE ACCESS PLAN

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

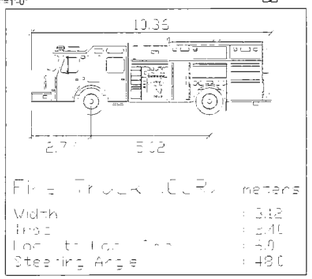


DRAWING NOTES:

1. INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS
2. REFER TO TRAFFIC OPERATIONS ANALYSIS STUDY FOR FIRE TRUCK AND SU-9 VEHICLE SWEEP PATH DIAGRAMS (ISL ENGINEERING, NOV, 9, 2018)

PARKING/TRUCK TURNING PLAN

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



DP18-829233 PLAN # 1.D

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
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10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
As Noted

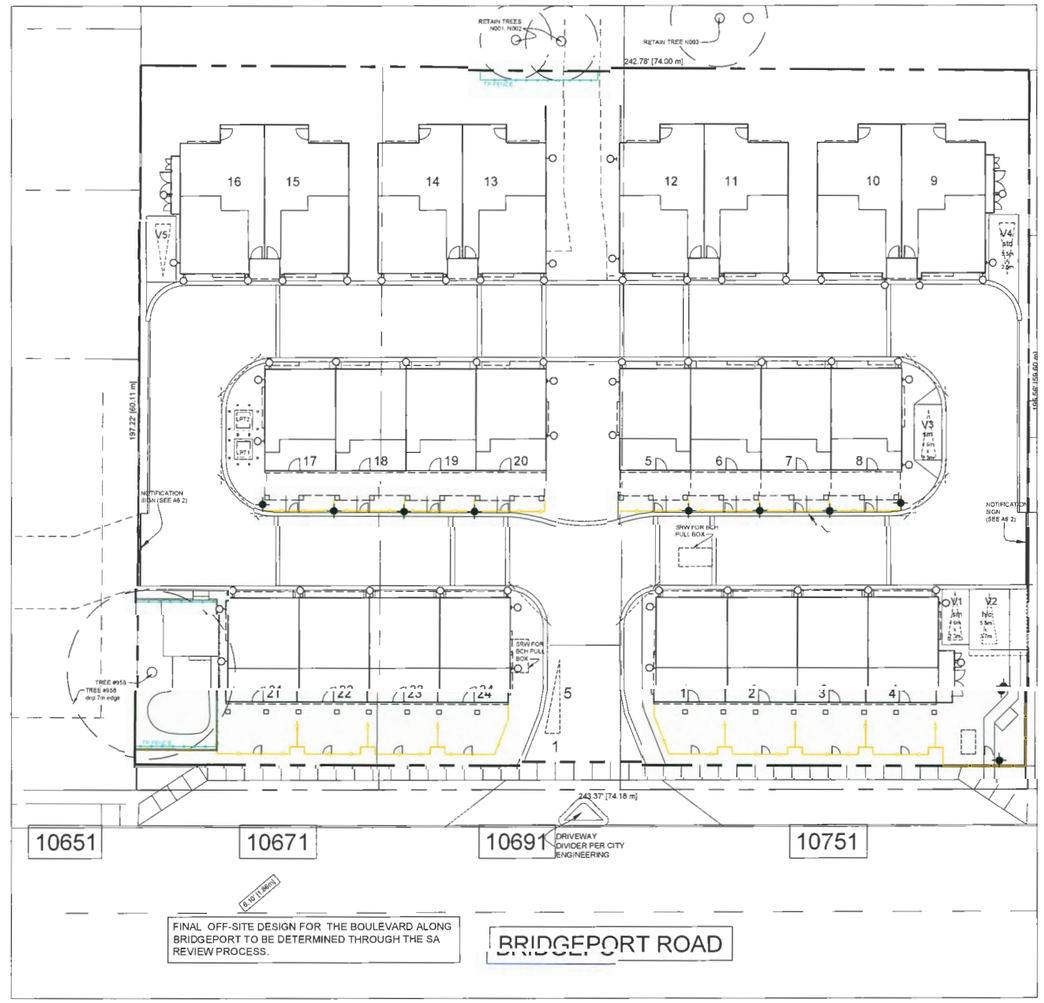
DATE
Apr. 15, 2017

DRAWN BY
KYC, HD, AL, XY

CHECKED BY
KYC

SHEET TITLE
FIRE ACCESS PLAN
PARKING/TRUCK TURNING PLAN

DRAWING
A1.2



CONCEPTUAL LIGHTING PLAN
Scale: 1/16"=1'-0"

SITE LIGHTING LEGEND		
		WALL MOUNTED COMPACT LED LIGHT. OPAL LENS. SUITABLE FOR EXTERIOR USE.
		42"H LED BOLLARDS, ROUND, DARK BRONZE FINISH. LOUVERED S GLASS LENS. MOUNT ON 9"DIA x 36"DEEP CONCRETE BASE WITH ANCHOR BOLTS

DP18-829233 PLAN # 1.E

REVISIONS

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SCALE
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DATE
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DRAWN BY
KYC, HD, AL, XY

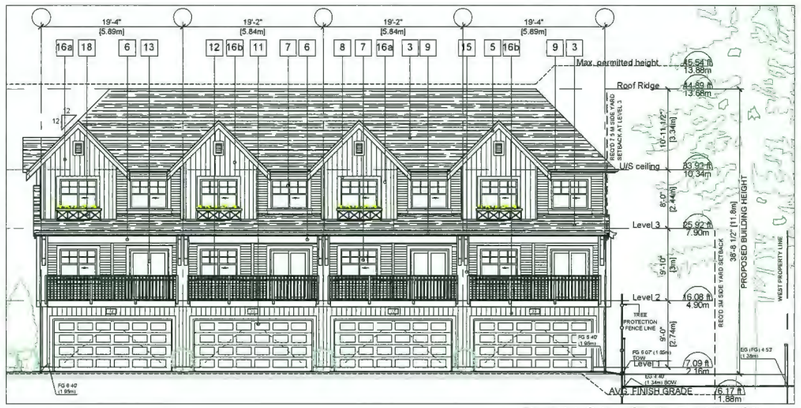
CHECKED BY
KYC

SHEET TITLE
CONCEPTUAL LIGHTING PLAN

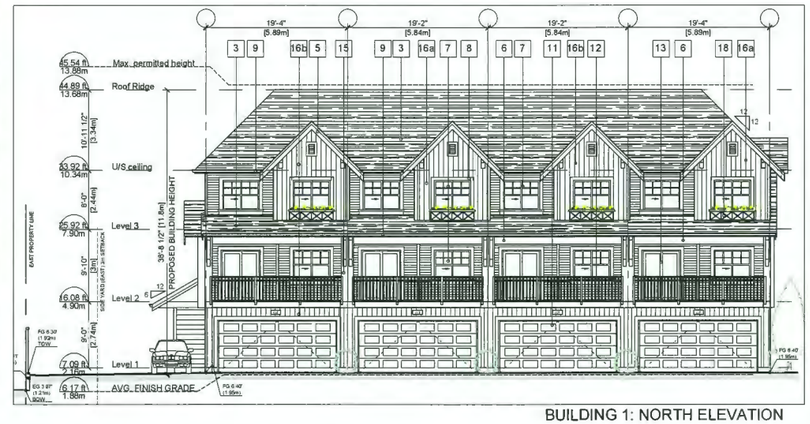
DRAWING
A1.11

EXTERIOR FINISHES

1. HORIZONTAL HARDIE CEDARMILL LAP SIDING
   Colour: Arctic White
2. BRICK CLADDING
   Colour: Endicott-Manganese Ironspot Velour Modular
3. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
4. 2x10 WOOD TRIM BOARD - PAINTED
   Colour: Ultra White (BM CC-10)
5. 1x4 TRIM BOARD ON 2X8 BARGE BOARD
   Colour: Ultra White (BM CC-10)
6. WOOD BEAM
   Colour: Ultra White (BM CC-10)
7. VINYL-FRAMED DOUBLE-GLAZED WINDOWS (Vinyltek or Equivalent)
   Colour: White
8. 2x6 WINDOW TRIM BOARD - PAINTED
   Colour: Ultra White (BM CC-10)
9. ALUMINUM SURFACE MOUNTED GUTTER
   Colour: Kendall Charcoal (BM HC-166)
10. ENTRY INSULATED METAL DOOR
    Door Colour: Ultra White (BM CC-10)
    Glaze Panel: Clear
11. OVERHEAD WOOD PANEL GARAGE DOOR
    Colour: Ultra White (BM CC-10)
12. METAL RAILING
    Colour: Black (BM 2132-10)
13. DOUBLED GLAZE VINYL SLIDING DOOR (Vinyltek or Equivalent)
    Colour: White
14. ELECTRICAL ROOM DOOR
    Colour: Ultra White (BM CC-10)
15. WOOD POST
    Colour: Ultra White (BM CC-10)
16. HARDIE PANEL VERTICAL SIDING
    A: Colour: Concord Ivory (BM HC-12)
    B: Colour: Duxbury Gray (BM HC-163)
18. METAL FLOWER BOX
    Colour: Kendall Charcoal (BM HC-166)
19. STONE LINTEL



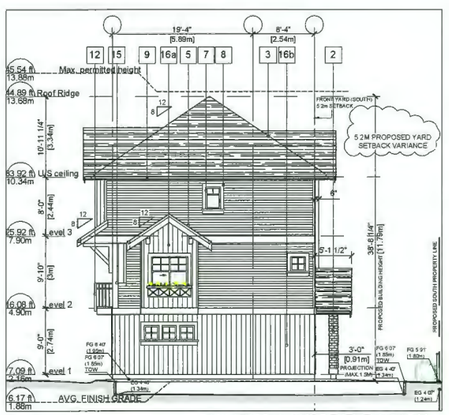
BUILDING 8: NORTH ELEVATION
SCALE: 1/8" = 1'-0"



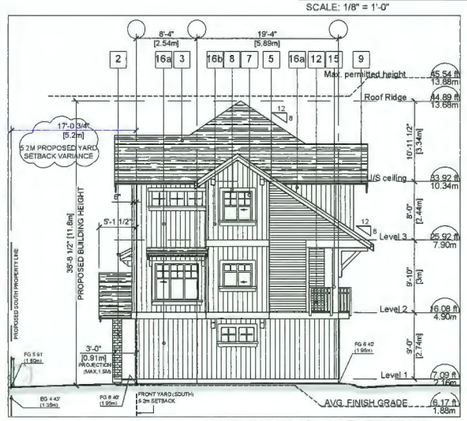
BUILDING 1: NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 8: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

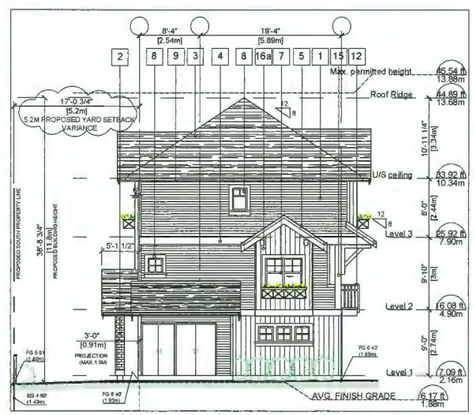
BUILDING 1: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



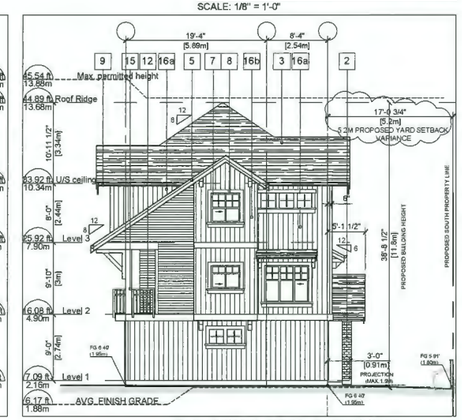
BUILDING 8: WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 8: EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1: EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1: WEST ELEVATION
SCALE: 1/8" = 1'-0"

DP18-829233 PLAN # 2.A

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 29, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
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JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

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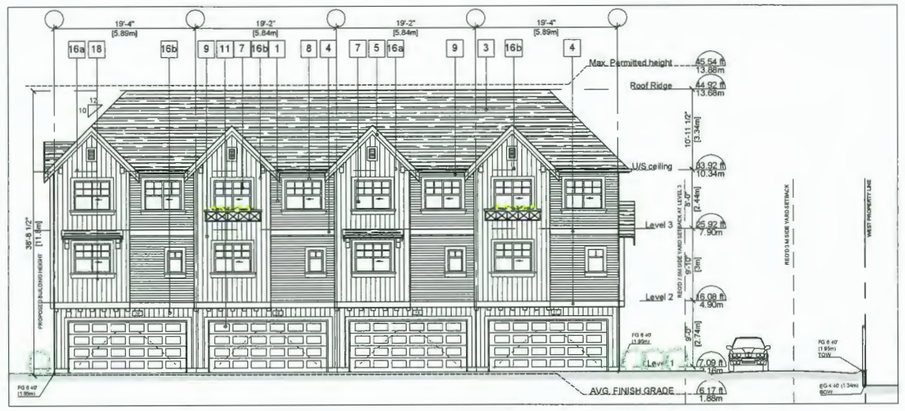
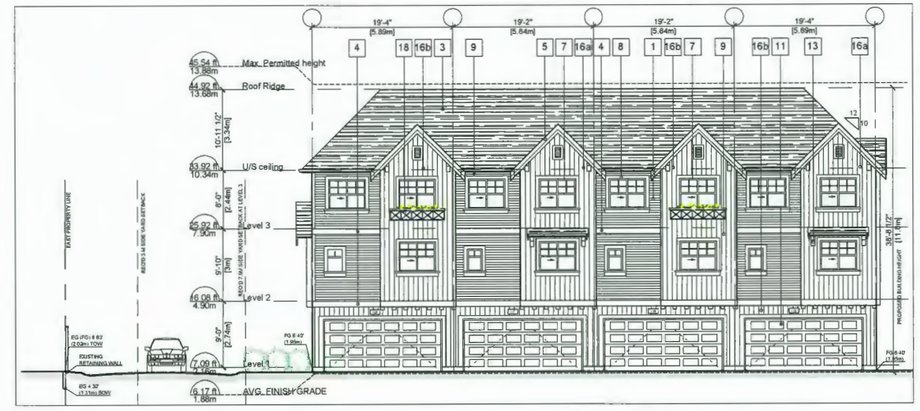
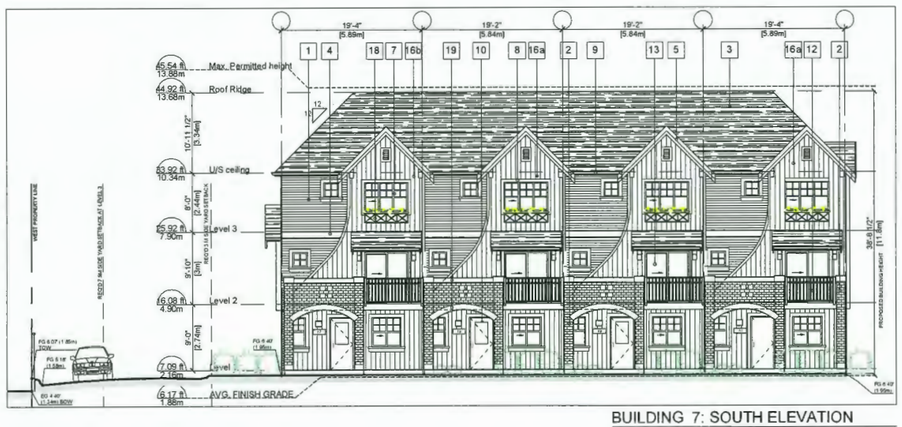
PROJECT NO. 1904BRID
SCALE As Noted
DATE Apr. 15, 2017
DRAWN BY KYC, HD
CHECKED BY KYC
SHEET TITLE ELEVATIONS: BUILDINGS 1 & 8
DRAWING A3.5



BUILDING 7: NORTH ELEVATION
SCALE: 1/8" = 1'-0"

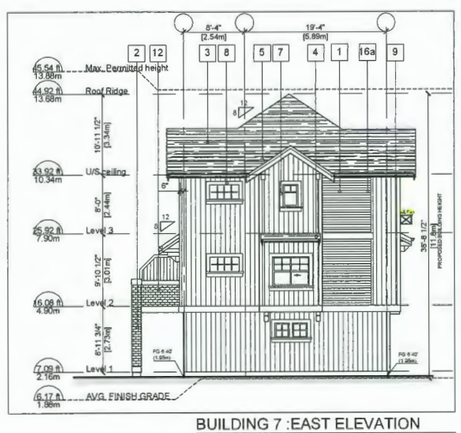


BUILDING 2: NORTH ELEVATION
SCALE: 1/8" = 1'-0"

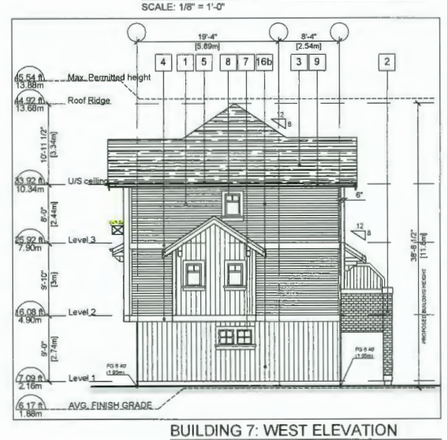


BUILDING 7: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

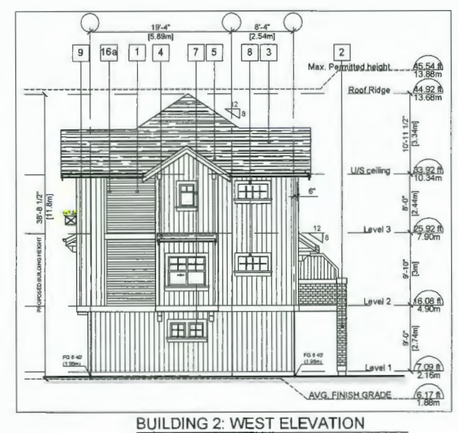
BUILDING 2 : SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



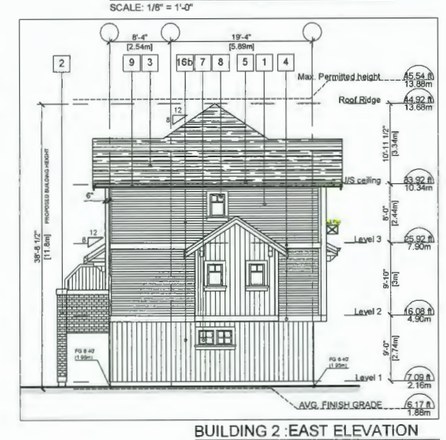
BUILDING 7 :EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 7: WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 2: WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 2 :EAST ELEVATION
SCALE: 1/8" = 1'-0"

DP18-829233 PLAN # 2.B

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
SEPT 21, 2018	RZ RE-SUBMISSION
JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 26, 2017	RZ APPLICATION

CONSULTANTS

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SEAL

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www.interfacearchitecture.com

PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE As Noted

DATE Apr. 15, 2017

DRAWN BY KYC, HD

CHECKED BY KYC

SHEET TITLE

ELEVATIONS: BUILDINGS 2 & 7

DRAWING

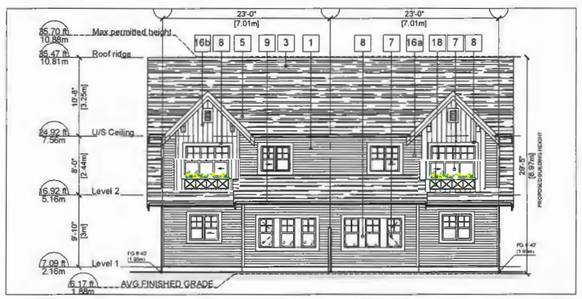
A3.6

BUILDING 4: SOUTH ELEVATION

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

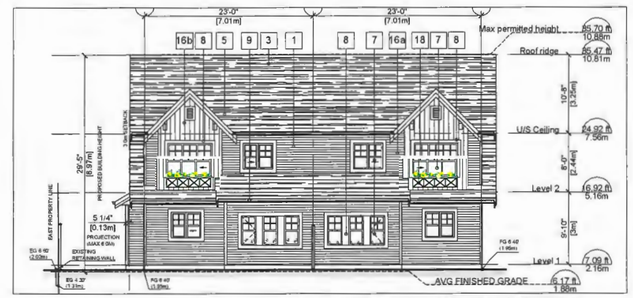
BUILDING 3: SOUTH ELEVATION

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



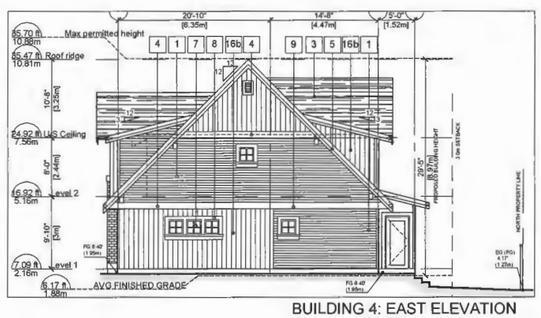
BUILDING 4: NORTH ELEVATION

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



BUILDING 3: NORTH ELEVATION

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

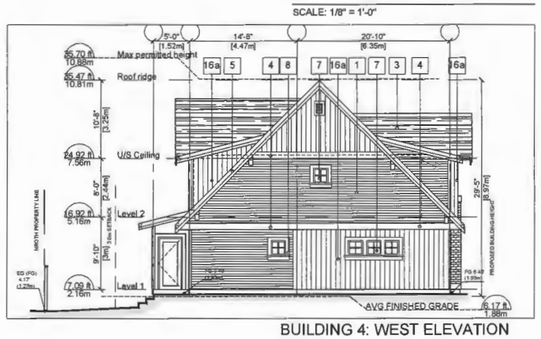


BUILDING 4: EAST ELEVATION

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

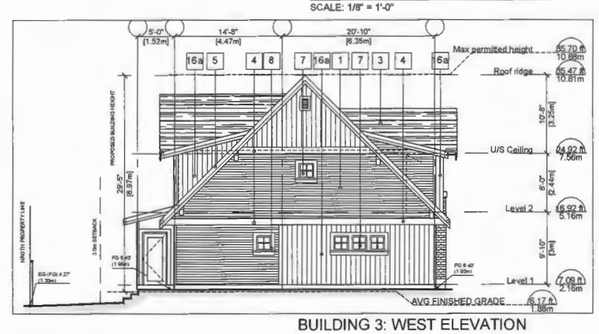
BUILDING 3: EAST ELEVATION

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



BUILDING 4: WEST ELEVATION

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



BUILDING 3: WEST ELEVATION

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

EXTERIOR FINISHES

1. HORIZONTAL HARDIE CEDARMILL LAP SIDING
   Colour: Arctic White
2. BRICK CLADDING
   Colour: Endicott-Manganese Ironspot Velour Modular
3. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
4. 2x10 WOOD TRIM BOARD - PAINTED
   Colour: Ultra White (BM CC-10)
5. 1x4 TRIM BOARD ON 2X8 BARGE BOARD
   Colour: Ultra White (BM CC-10)
6. WOOD BEAM
   Colour: Ultra White (BM CC-10)
7. VINYL-FRAMED DOUBLE-GLAZED WINDOWS (Vinyltek or Equivalent)
   Colour: White
8. 2x6 WINDOW TRIM BOARD - PAINTED
   Colour: Ultra White (BM CC-10)
9. ALUMINUM SURFACE MOUNTED GUTTER
   Colour: Kendall Charcoal (BM HC-166)
10. ENTRY INSULATED METAL DOOR
    Door Colour: Ultra White (BM CC-10)
    Glaze Panel: Clear
11. OVERHEAD WOOD PANEL GARAGE DOOR
    Colour: Ultra White (BM CC-10)
12. METAL RAILING
    Colour: Black (BM 2132-10)
13. DOUBLED GLAZE VINYL SLIDING DOOR (Vinyltek or Equivalent)
    Colour: White
14. ELECTRICAL ROOM DOOR
    Colour: Ultra White (BM CC-10)
15. WOOD POST
    Colour: Ultra White (BM CC-10)
16. HARDIE PANEL VERTICAL SIDING
    A: Colour: Concord Ivory (BM HC-12)
    B: Colour: Duxbury Gray (BM HC-163)
18. METAL FLOWER BOX
    Colour: Kendall Charcoal (BM HC-166)
19. STONE LINTEL

DP18-829233 PLAN # 2.C

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
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DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
SEPT 21, 2018	RZ RE-SUBMISSION
JULY 18, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

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SEAL

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www.interfacearchitecture.com

PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1804BRID

SCALE: As Noted

DATE: Apr. 15, 2017

DRAWN BY: KYC, HD, AL

CHECKED BY: KYC

SHEET TITLE: ELEVATIONS: BUILDING 3 & 4

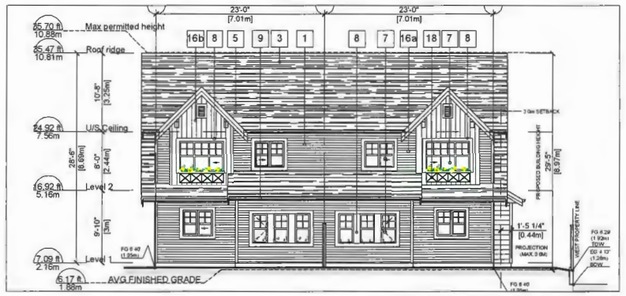
DRAWING: A3.7

BUILDING 6: SOUTH ELEVATION

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

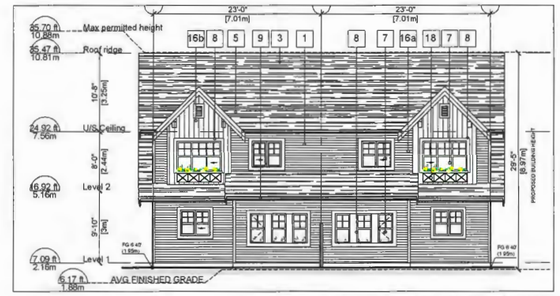
BUILDING 5: SOUTH ELEVATION

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



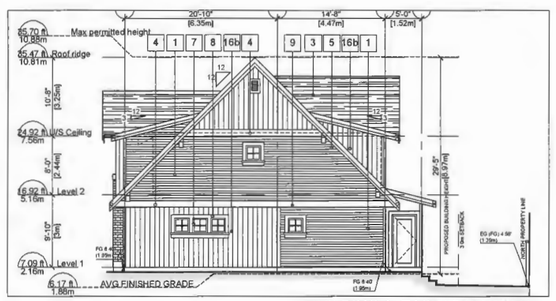
BUILDING 6: NORTH ELEVATION

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



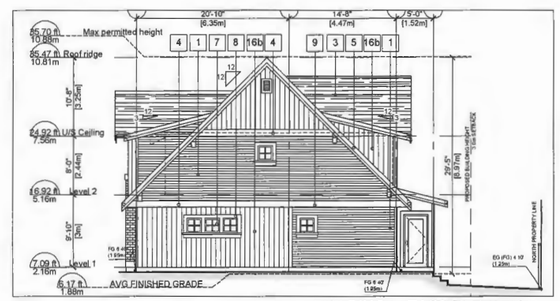
BUILDING 5: NORTH ELEVATION

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



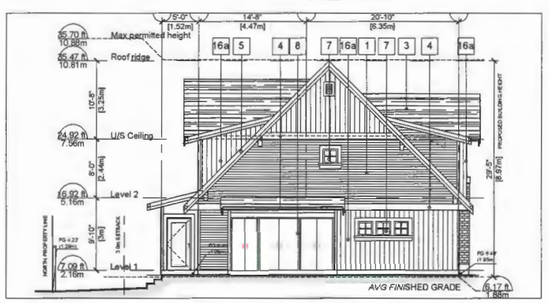
BUILDING 6: EAST ELEVATION

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



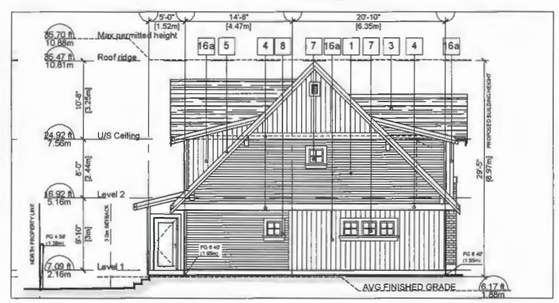
BUILDING 5: EAST ELEVATION

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



BUILDING 6: WEST ELEVATION

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



BUILDING 5: WEST ELEVATION

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

EXTERIOR FINISHES

1. HORIZONTAL HARDIE CEDARMILL LAP SIDING
   Colour: Arctic White
2. BRICK CLADDING
   Colour: Endicott-Manganese Ironspot Velour Modular
3. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
4. 2x10 WOOD TRIM BOARD - PAINTED
   Colour: Ultra White (BM CC-10)
5. 1x4 TRIM BOARD ON 2X8 BARGE BOARD
   Colour: Ultra White (BM CC-10)
6. WOOD BEAM
   Colour: Ultra White (BM CC-10)
7. VINYL-FRAMED DOUBLE-GLAZED WINDOWS (Vinyltek or Equivalent)
   Colour: White
8. 2x6 WINDOW TRIM BOARD - PAINTED
   Colour: Ultra White (BM CC-10)
9. ALUMINUM SURFACE MOUNTED GUTTER
   Colour: Kendall Charcoal (BM HC-166)
10. ENTRY INSULATED METAL DOOR
    Door Colour: Ultra White (BM CC-10)
    Glaze Panel: Clear
11. OVERHEAD WOOD PANEL GARAGE DOOR
    Colour: Ultra White (BM CC-10)
12. METAL RAILING
    Colour: Black (BM 2132-10)
13. DOUBLED GLAZE VINYL SLIDING DOOR (Vinyltek or Equivalent)
    Colour: White
14. ELECTRICAL ROOM DOOR
    Colour: Ultra White (BM CC-10)
15. WOOD POST
    Colour: Ultra White (BM CC-10)
16. HARDIE PANEL VERTICAL SIDING
    A: Colour: Concord Ivory (BM HC-12)
    B: Colour: Duxbury Gray (BM HC-163)
18. METAL FLOWER BOX
    Colour: Kendall Charcoal (BM HC-166)
19. STONE LINTEL

DP18-829233 PLAN # 2.D

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
SEPT 21, 2018	RZ RE-SUBMISSION
JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

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SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

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F 604 821 1146
www.interfacearchitecture.com

PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE: As Noted

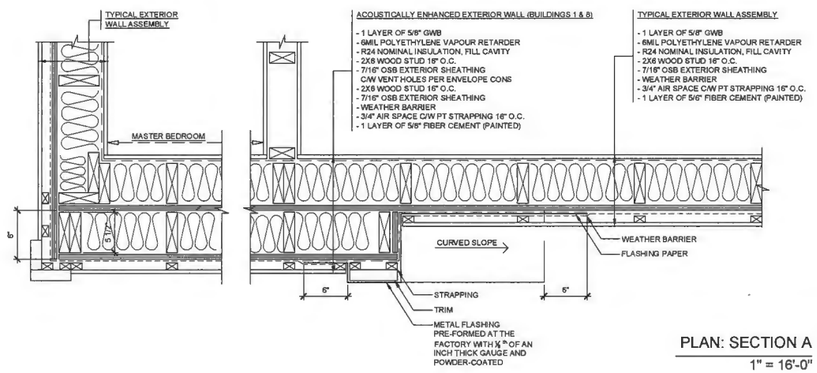
DATE: Apr. 15, 2017

DRAWN BY: KYC, HD, AL

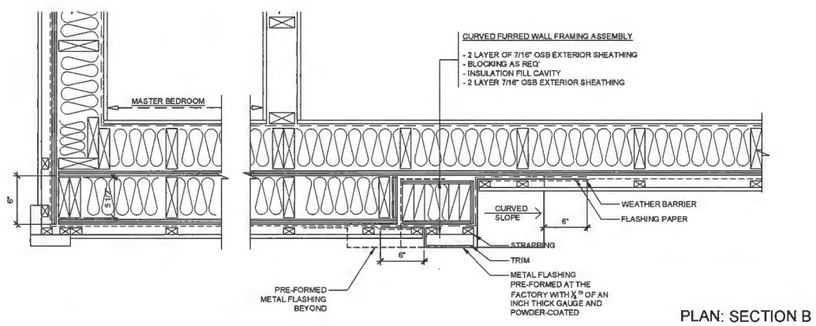
CHECKED BY: KYC

SHEET TITLE: ELEVATIONS: BUILDING 5 & 6

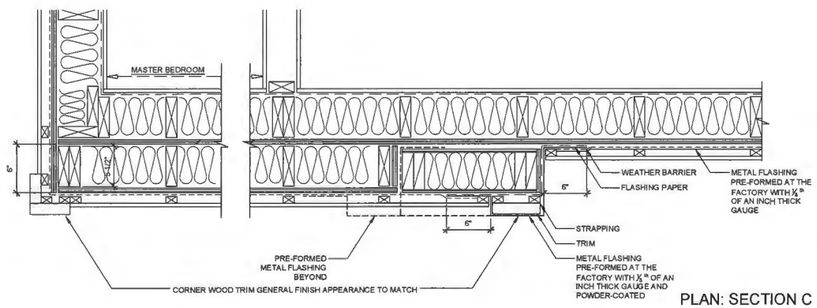
DRAWING: A3.8



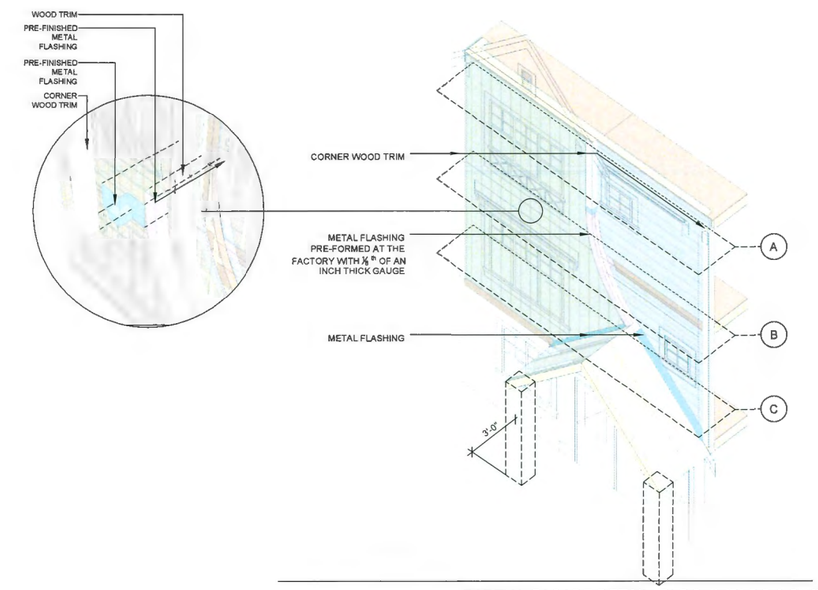
PLAN: SECTION A
1" = 16'-0"



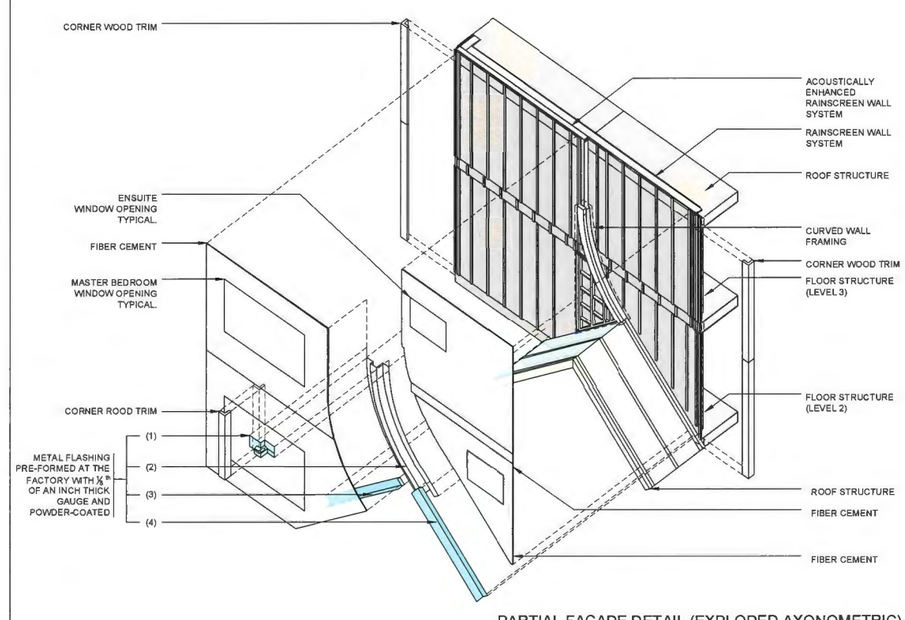
PLAN: SECTION B
1" = 16'-0"



PLAN: SECTION C
1" = 16'-0"



PARTIAL FACADE DETAIL (BLDG 1) (BLDG 8 SIMILAR)
NTS



PARTIAL FACADE DETAIL (EXPLODED AXONOMETRIC)
NTS

DP18-829233 PLAN # 2.E

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
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JULY 16, 2018	DP SUBMISSION
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APRIL 28, 2017	RZ APPLICATION

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PROJECT
Proposed 24-Unit Townhouse Development
10571-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
REF TO PLANS

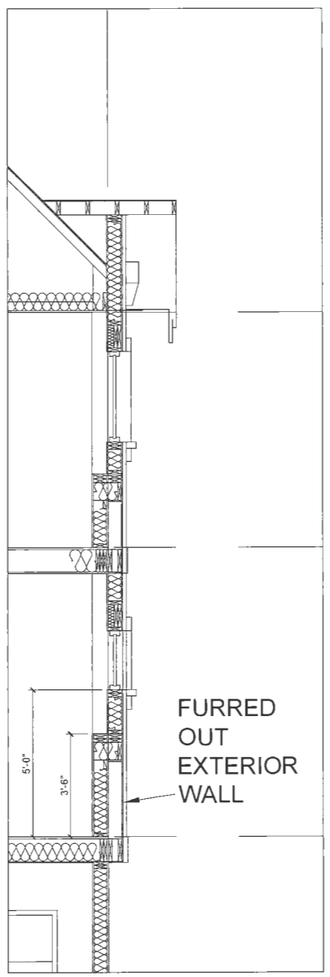
DATE
Apr. 15, 2017

DRAWN BY
KYC, HD, AL, XY

CHECKED BY
KYC

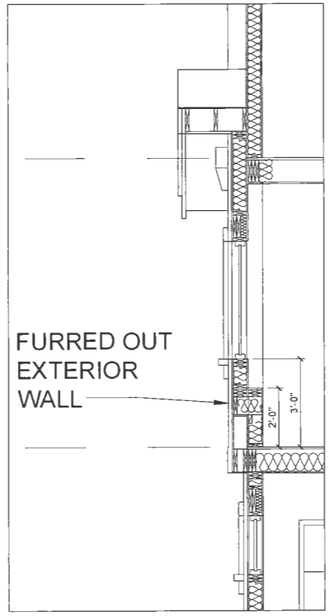
SHEET TITLE
CURVED FLASHING & FURRED EXT WALLS DETAIL (BLDG 1 & 8)

DRAWING
A4.1



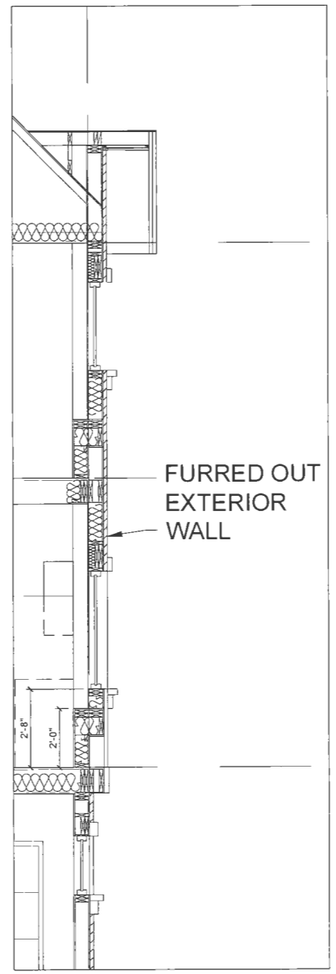
BOX WINDOWS ON THE WEST ELEVATION OF BUILDING 1 (EAST ELEVATION OF BUILDING 8 SIM.)

1/2" = 1'-0"



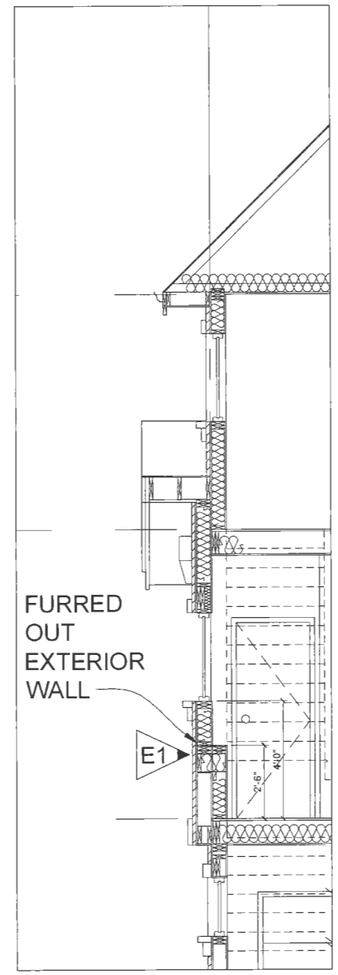
BOX WINDOW ON THE EAST ELEVATION OF BUILDING 1 (WEST ELEVATION OF BUILDING 8 SIM.)

1/2" = 1'-0"



BOX WINDOW ON THE WEST ELEVATION OF BUILDING 2 (EAST ELEVATION OF BUILDING 7 SIM.)

1/2" = 1'-0"



BOX WINDOW ON THE EAST ELEVATION OF BUILDING 2 (WEST ELEVATION OF BUILDING 7 SIM.)

1/2" = 1'-0"

DP18-829233 PLAN # 2.F

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
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MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

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PROJECT

Proposed 24-Unit
Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
As Noted

DATE
Apr. 15, 2017

DRAWN BY
KYC, HD, AL, XY

CHECKED BY
KYC

SHEET TITLE
FRAMING DETAIL OF
BOX WINDOWS

DRAWING
A4.2

STREETSCAPE 1 - ALONG BRIDGEPORT RD (LOOKING NORTH)

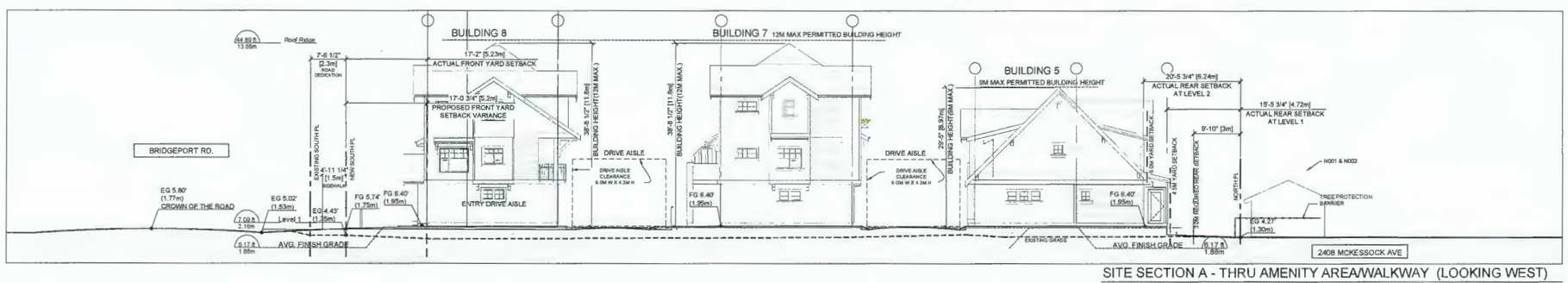
Scale: 3/32"=1'-0"

STREETSCAPE 2: ALONG THE SOUTH PART OF INNER DRIVING AISLE LOOP (LOOKING NORTH)

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

STREETSCAPE 3 - ALONG THE NORTH PART OF INNER DRIVING AISLE LOOP (LOOKING SOUTH)

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



SITE SECTION A - THRU AMENITY AREA/WALKWAY (LOOKING WEST)

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

DP18-829233 PLAN # 2.G

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
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MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

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PROJECT

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10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
As Noted

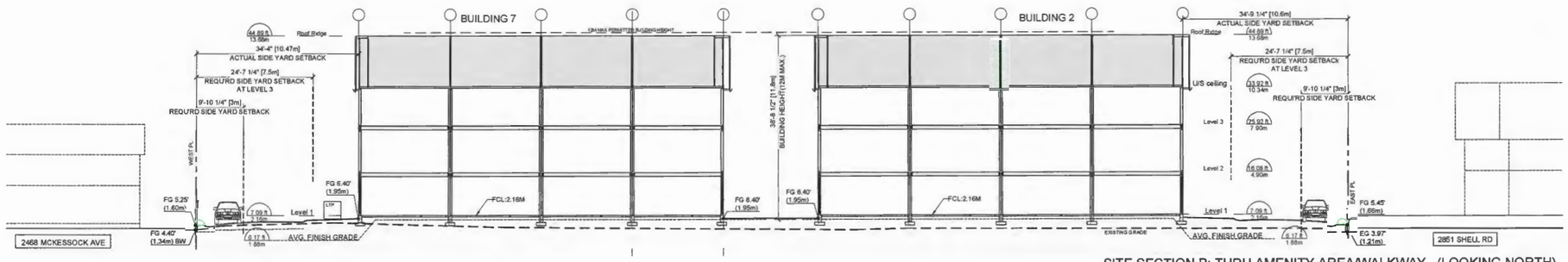
DATE
Apr. 15, 2017

DRAWN BY
KYC, HD

CHECKED BY
KYC

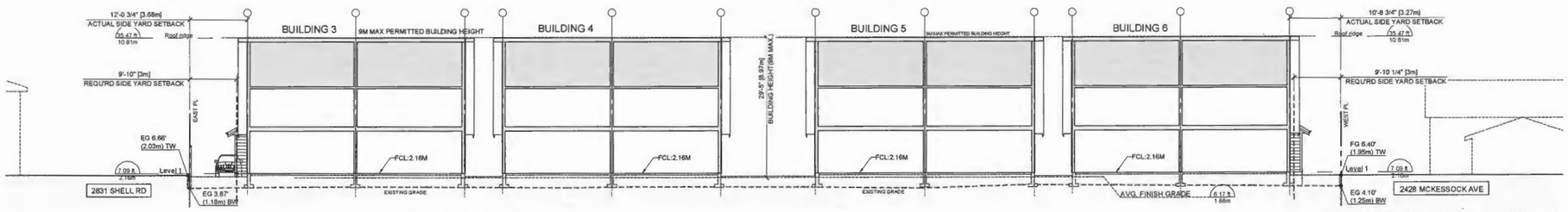
SHEET TITLE
STREETSCAPE 1, 2 & 3 AND SITE SECTION A

DRAWING
A5.1



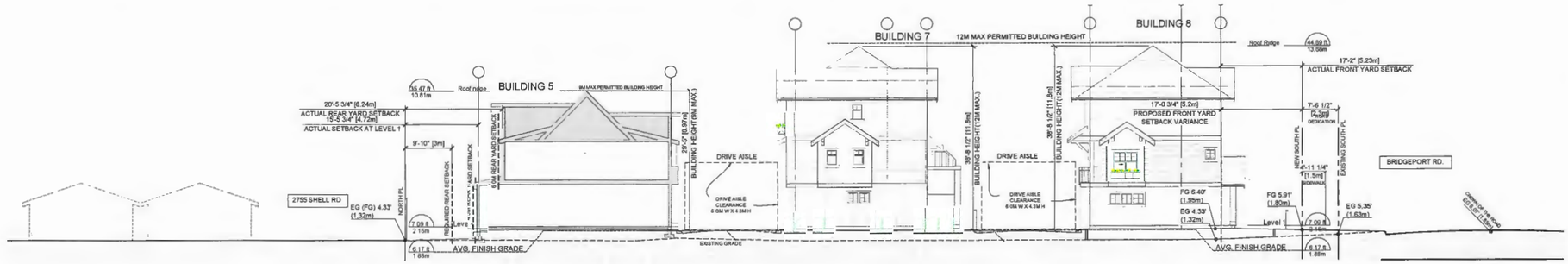
SITE SECTION B: THRU AMENITY AREA/WALKWAY (LOOKING NORTH)

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



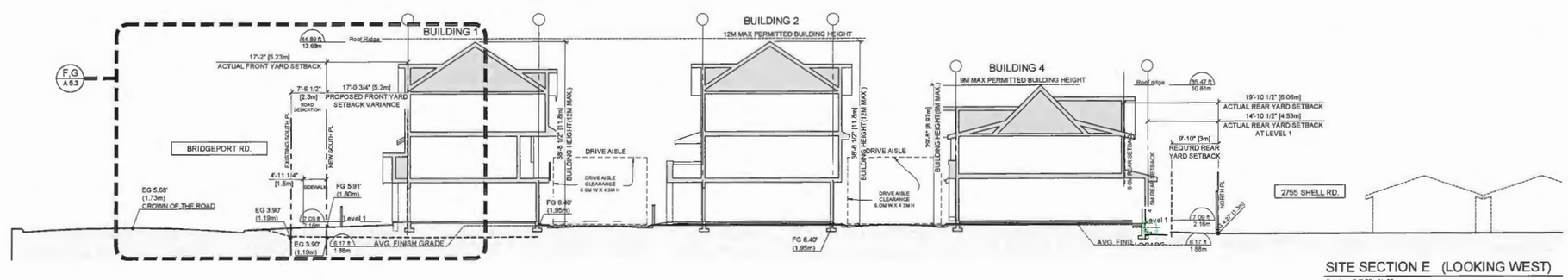
SITE SECTION C (LOOKING SOUTH)

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



SITE SECTION D (LOOKING EAST)

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



SITE SECTION E (LOOKING WEST)

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

DP18-829233 PLAN # 2.H

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
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JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

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SEAL

INTERFACE:
11590 Cambie Road
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www.interfacearchitecture.com

PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
As Noted

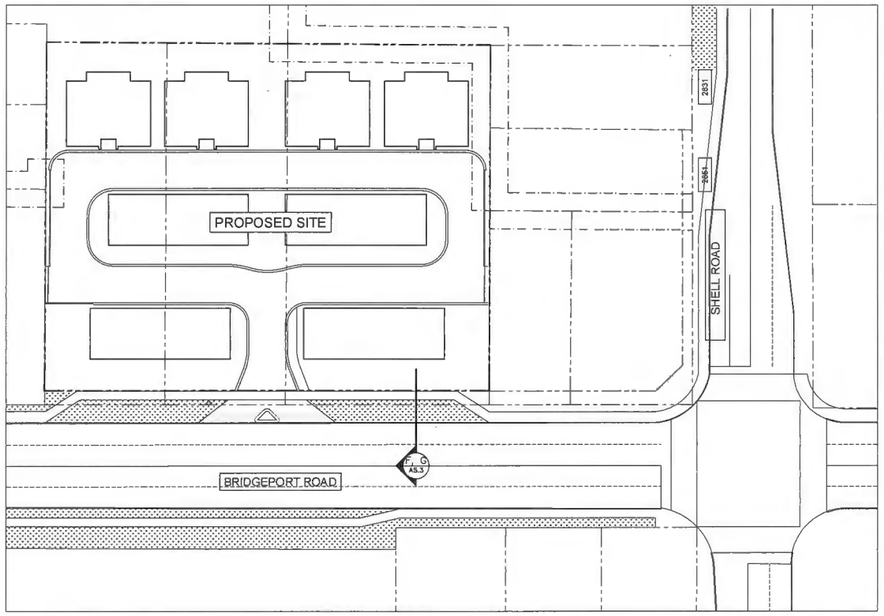
DATE
Apr. 15, 2017

DRAWN BY
KYC, HD

CHECKED BY
KYC

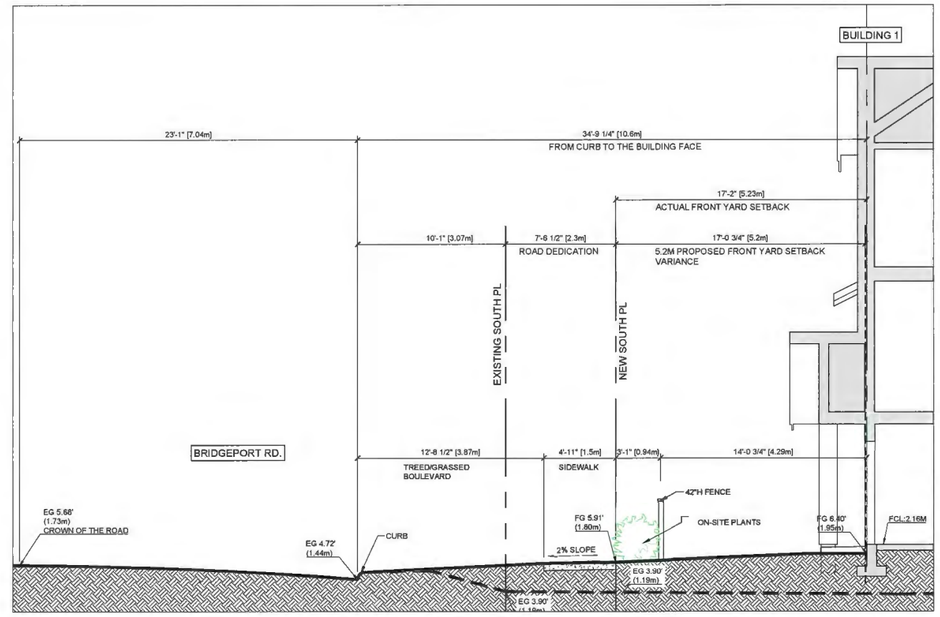
SHEET TITLE
SITE SECTIONS B, C, D &E

DRAWING
A5.2



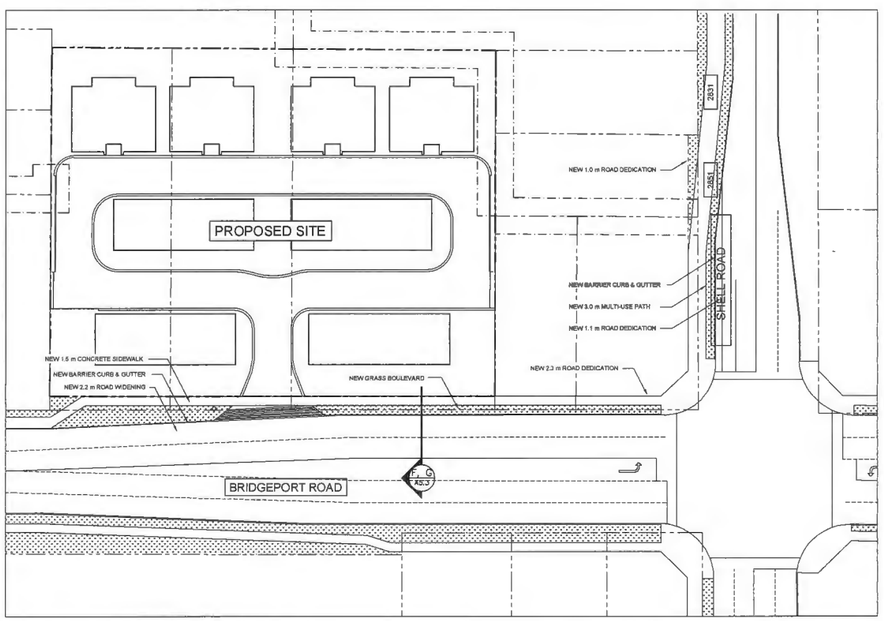
INTERIM CONCEPT ROAD PLAN (NOT FOR CONSTRUCTION; FINAL DESIGN TO BE DETERMINED THROUGH SA)

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



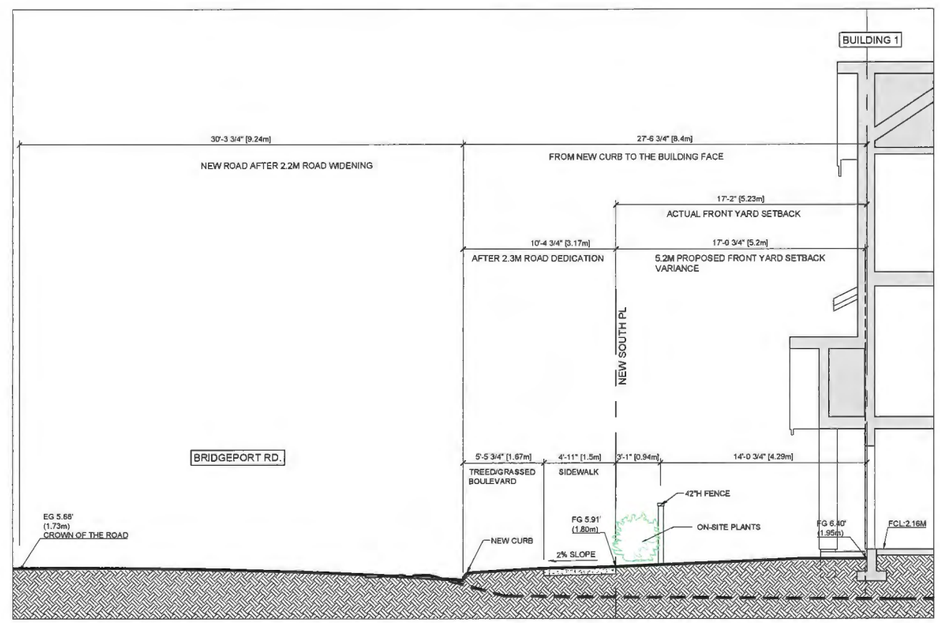
PARTIAL SITE SECTION F: CROSS-SECTION FOR THE INTERIM FRONTAGE CONCEPT

Scale: 1/4"=1'-0"



ULTIMATE CONCEPT ROAD PLAN (NOT FOR CONSTRUCTION; FINAL DESIGN TO BE DETERMINED THROUGH SA

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



PARTIAL SITE SECTION G: CROSS-SECTION FOR THE ULTIMATE FRONTAGE CONCEPT

Scale: 1/4"=1'-0"

DP18-829233 PLAN # 2.I

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
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10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE As Noted

DATE Apr. 15, 2017

DRAWN BY KYC, HD

CHECKED BY KYC

SHEET TITLE

PARTIAL SITE SECTION F & G: INTERIM AND ULTIMATE FRONTAGE CONCEPT

DRAWING

A5.3

ALONG BRIDGEPORT RD (LOOKING NORTH-WEST)

N.T.S

ALONG BRIDGEPORT RD (LOOKING NORTH)

N.T.S

DP18-829233 PLAN # 2.J

REVISIONS

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10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
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DATE
Apr. 15, 2017

DRAWN BY
KYC, HD

CHECKED BY
KYC

SHEET TITLE

3D VIEWS ALONG
BRIDGEPORT FRONTAGE

DRAWING

A6.1

AERIAL VIEW (LOOKING NORTH WEST)
N.T.S.

PERSPECTIVE VIEW OF DUPLEX BUILDINGS (LOOKING NORTH WEST)
N.T.S.

PERSPECTIVE IMAGE - END OF DRIVE AISLE LOOKING WEST
N.T.S.

PERSPECTIVE IMAGE - END OF DRIVE AISLE LOOKING EAST
N.T.S.

DP18-829233 PLAN # 2.K

REVISIONS

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PROJECT NO.
1904BRID

SCALE
As Noted

DATE
Apr. 15, 2017

DRAWN BY
KYC, HD

CHECKED BY
KYC

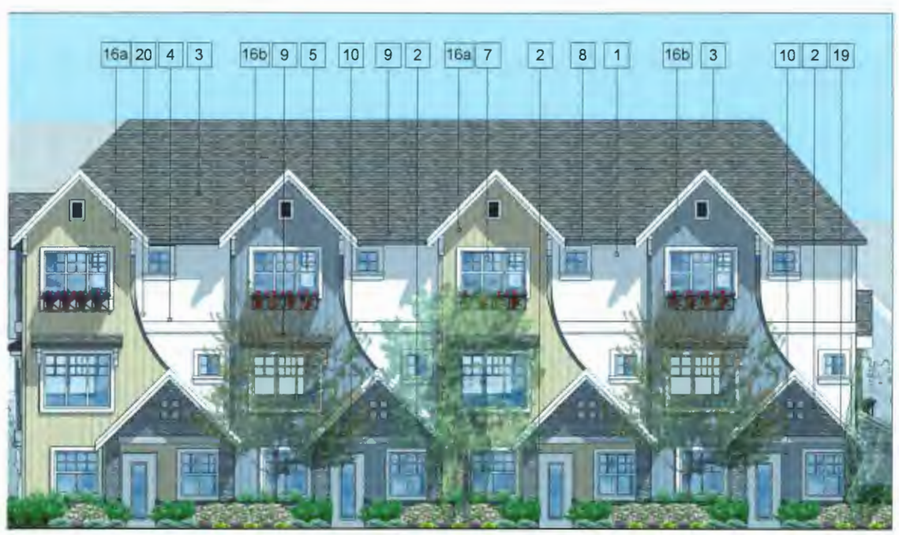
SHEET TITLE
PERSPECTIVES

DRAWING
A6.2

1	2	3	4 8	5
Horizontal Hardie Cedarmill Lap Siding COLOUR: Arctic White	Brick Cladding COLOUR: Endicott - Manganese Ironspot Velour Modular	Fiberglass Asphalt Roof Shingles COLOUR: Dark Gray (Multicolour, Textured)	Wood Trim Board - painted COLOUR: Ultra White (BM CC-10)	Trim Board on Barge Board COLOUR: Ultra White (BM CC-10)
9	10 11 14	16a	16b	18
Aluminum Surface Mounted Gutter COLOUR: Kendall Charcoal (BM HC-166)	Doors COLOUR: Ultra White (BM CC-10)	Hardie Panel Vertical Siding COLOUR: Concord Ivory (BM-HC-12)	Hardie Panel Vertical Siding COLOUR: Duxbury Gray (BM-HC-163)	Metal Flower Box Frame COLOUR: Kendall Charcoal (BM HC-166)
6 15	7 13	12	19	
Wood Beams & Posts COLOUR: Ultra White (BM CC-10)	Vinyl-Framed Double-Glazed Windows or Sliding Doors (Vinyltek or Equivalent) COLOUR: White	Metal Railing COLOUR: Black (BM 2132-10)	Stone Lintel	

BUILDING 1: SOUTH ELEVATION

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



BUILDING 1: SOUTH ELEVATION

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

BUILDING 2: SOUTH ELEVATION

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

DP18-829233 PLAN # 2.L

REVISIONS

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PROJECT

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10871-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE As Noted

DATE Apr. 15, 2017

DRAWN BY KYC, HD

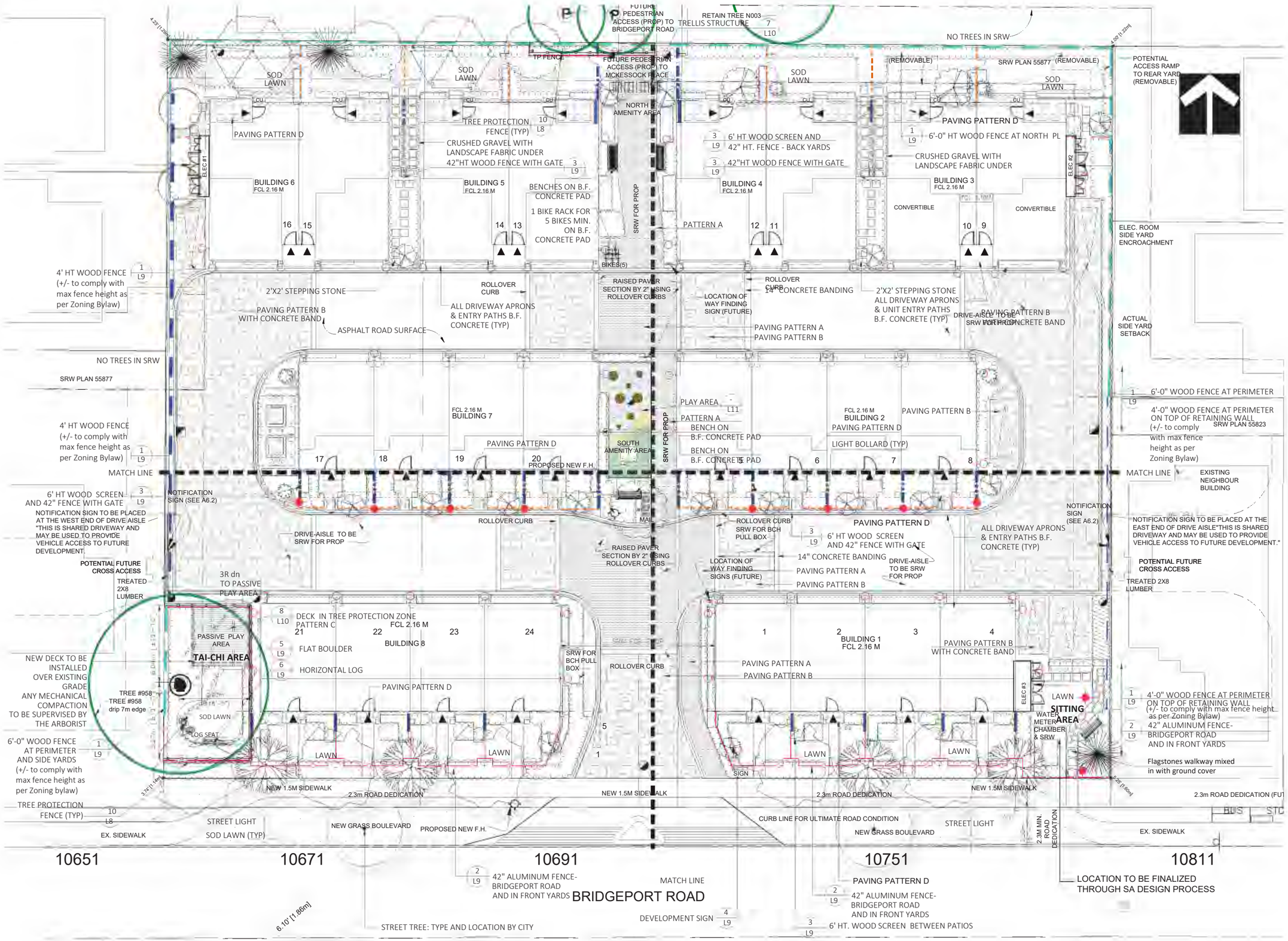
CHECKED BY KYC

SHEET TITLE

EXTERIOR MATERIAL & COLOUR

DRAWING

A9.1



DP 18-829233 PLAN # 3.A 17036-15.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	21.JUL.26	REVISION AS PER CITY COMMENTS	DD
14	21.MAR.26	NEW SITE& CIVIL PLANS	DD
13	21.FEB.25	NEW SITE PLAN & CITY COMMENTS	DD
11	20.AUG.18	NEW SITE PLAN	DD
10	20.JUL.15	NEW SITE&CIVIL PLANS AND CITY COMMENTS	DD
9	19.NOV.27	NEW SITE PLAN	DD
8	19.SEP.13	NEW SITE PLAN	DD
7	19.AUG.23	NEW SITE PLAN	DD
6	18.NOV.09	REV. PER ARCH. COMMENTS	DD
5	18.NOV.08	REV. PER CITY COMMENTS	BJ
4	18.SEP.20	PRELIMINARY SUBMISSION TO CONSULTANTS	BJ
-	18.JUL.16	ISSUED FOR DP	DD
3	18.MAY.11	REVISION AS PER CITY REQUEST	DD
2	18.MAY.11	NEW SITE PLAN/ RZ RESUBMISSION	DD
1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd'

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

LANDSCAPE PLAN

DATE: April 27, 2017
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER: **L1** OF 12

PMG PROJECT NUMBER: 17-036

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-036

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
+	2	STREET TREE	LOCATION AND TYPE BY CITY	7CM CAL; 2M STD; B&B

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

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-036

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	1	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	3.5M HT MULTISTEM; B&B
	2	AMELANCHIER C.'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	6CM CAL; 1.8M HT; B&B
	5	CHAMAECYPARIS NOOTK. 'VAN DEN AKKER'	VAN DEN AKKER NOOTKA CYPRESS	4.0M HT; B&B
	4	FAGUS SYLVATICA 'DAWYCKII PURPLE'	PURPLE FASTIGIATE BEECH	6CM CAL; 1.8M STD, B&B
	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	10CM CAL; 2M STD; B&B
	4	LIQUIDAMBAR ST. 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; 2M STD; B&B
	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	5.0M HT; B&B
	12	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	6CM CAL; 1.5M STD; B&B
	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	10CM CAL; 2.0M STD; B&B
	2	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	9CM CAL; 2M STD; B&B

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

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-036

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	34	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	#3 POT
AJ	10	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
AR	16	AUCUBA JAPONICA 'ROZANNIE'	ROZANNIE AUCUBA	#3 POT; 50CM
BGB	8	BERBERIS THUNGBERGII 'MONOMB'	CHERRY BOMB BARBERRY	#3 POT
B	211	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3 POT
H	16	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
LG	5	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	#3 POT
SPN	7	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY	1.2M HT, B&B
IB	86	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	#3 POT; 60CM
M	6	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY*	#3 POT; 50CM
P	23	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
R4	10	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#3 POT; 50CM
R2	4	RHODODENDRON 'HOTEI'	HOTEI RHODODENDRON	#2 POT; 30CM
R3	2	RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#3 POT; 50CM
R1	2	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON	#3 POT
RN	21	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#3 POT
RM	40	ROSA MEIDELAND 'MEIMODAC'	ROYAL BONICA ROSE	#2 POT; 40CM
SAB	15	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT
SK	17	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SR	57	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT
S	5	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#3 POT
TD	14	TAXUS X MEDIA 'DENSIFORMIS'	DWARF YEW	#3 POT, SHEARED
T	126	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT, B&B
TH	29	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.8M HT, B&B
	4	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2.5M HT; B&B
D	3	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT
VB	2	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B; TREE FORM
GRASS				
KF	100	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
HA	221	HAKONECHLOA MACRA 'ALLGOLD'	ALLGOLD JAPANESE FOREST GRASS	#1 POT
PB	74	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT; HEAVY
PERENNIAL				
HE	12	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 POT; 1-2 FAN
BB	4	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	15CM POT
LI	128	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
OH	39	MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT
NN	32	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 POT
ST	32	STACHYS BYZNATINA	LAMB'S EAR	#1 POT
GC				
X	90	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM
EJ	34	EUONYMUS JAPONICA 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	#1 POT; 25CM
G	5	GAULTHERIA SHALLON	SALAL*	#1 POT; 20CM
F	102	POLYSTICHUM MUNITUM	WESTERN SWORD FERN*	#1 POT

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

NOTE:
- All soft landscape areas to be irrigated with automatically nstallation to I.I.A.B.C. Standards, latest edition.

PAVING PATTERN KEY

PATTERN A: ROADWAY/ SIDEWALK
PAVER: 'ECO PRIORI' PERMEABLE PAVERS, 80mm TH
SUPPLIER: MUTUAL MATERIALS
COLOUR: CHARCOAL
PATTERN: RUNNING BOND, ALIGNED AS SHOWN

PATTERN B: ROADWAY/ VISITOR PARKING
PAVER: 'ECO PRIORI' PERMEABLE PAVERS, 80mm TH
SUPPLIER: MUTUAL MATERIALS
COLOUR: SUMMIT BLEND
PATTERN: COMBINATION #2, ALIGNED AS SHOWN

PATTERN C: DECK

PATTERN D: PATIOS
PAVER: VANCOUVER BAY ARCHITECTURAL SLABS 24X24
SUPPLIER: MUTUAL MATERIALS
COLOUR: NATURAL
PATTERN: STACKED BOND, ALIGNED AS SHOWN

PAVING MATERIAL NOTES:

1. INTERNAL ROADWAY TO BE ASPHALT UNLESS NOTED OTHERWISE.
2. UNIT ENTRY PATHWAYS AND INTERNAL DRIVEWAY APRONS TO BE BROOM FINISH CONCRETE, UNLESS NOTED OTHERWISE.

FENCE PATTERN KEY

42"HT ALUMINUM FENCE AND GATE - BRIDGEPORT AVENUE (2 / L9)

6' HT WOOD SCREEN (3 / L9)

42" HT. FENCE - INTERNAL STREET AND BACK YARDS (3 / L9)

6'-0" HT WOOD FENCE AT PERIMETER (1 / L9)

4'-0" HT WOOD FENCE AT PERIMETER (+/- to comply with max fence height as per Zoning Bylaw)

RETAINING WALL

MODENA PARK BENCH; MODEL NUMBER: MAL-5
BY WISHBONE SITE FURNISHINGS
ALUMINUM METAL SLATS, POWDER COAT BLACK
LONG LASTING STAINLESS STEEL HARDWARE

SURF BIKE RACK; SFBRGP-5
BY WISHBONE SITE FURNISHINGS
POWDER COAT BLACK METAL
PHONE: 604 626 0476

NOTE: ALL BENCHES AND BIKE RACKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, SURFACE MOUNTED, ON MIN. 3" THICK B.F. CONCRETE PAD.

SITE LIGHTING LEGEND

		WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE.
		42"H LED BOLLARDS, ROUND, DARK BRONZE FINISH, LOUVRED & GLASS LENS. MOUNT ON 9"DIA x 36"DEEP CONCRETE BASE WITH ANCHOR BOLTS.

DP 18-829233 PLAN # 3.B 17036-15.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	21.JUL.26	REVISION AS PER CITY COMMENTS	DD
14	21.MAR.26	NEW SITE& CIVIL PLANS	DD
13	21.FEB.25	NEW SITE PLAN & CITY COMMENTS	DD
11	20.AUG.18	NEW SITE PLAN	DD
10	20.JUL.15	NEW SITE&CIVIL PLANS AND CITY COMMENTS	DD
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7	19.AUG.23	NEW SITE PLAN	DD
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5	18.NOV.08	REV. PER CITY COMMENTS	BJ
4	18.SEP.20	PRELIMINARY SUBMISSION TO CONSULTANTS	BJ
-	18.JUL.16	ISSUED FOR DP	DD
3	18.MAY.11	REVISION AS PER CITY REQUEST	DD
2	18.MAY.11	NEW SITE PLAN/ RZ RESUBMISSION	DD
1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd'

PROJECT:
24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

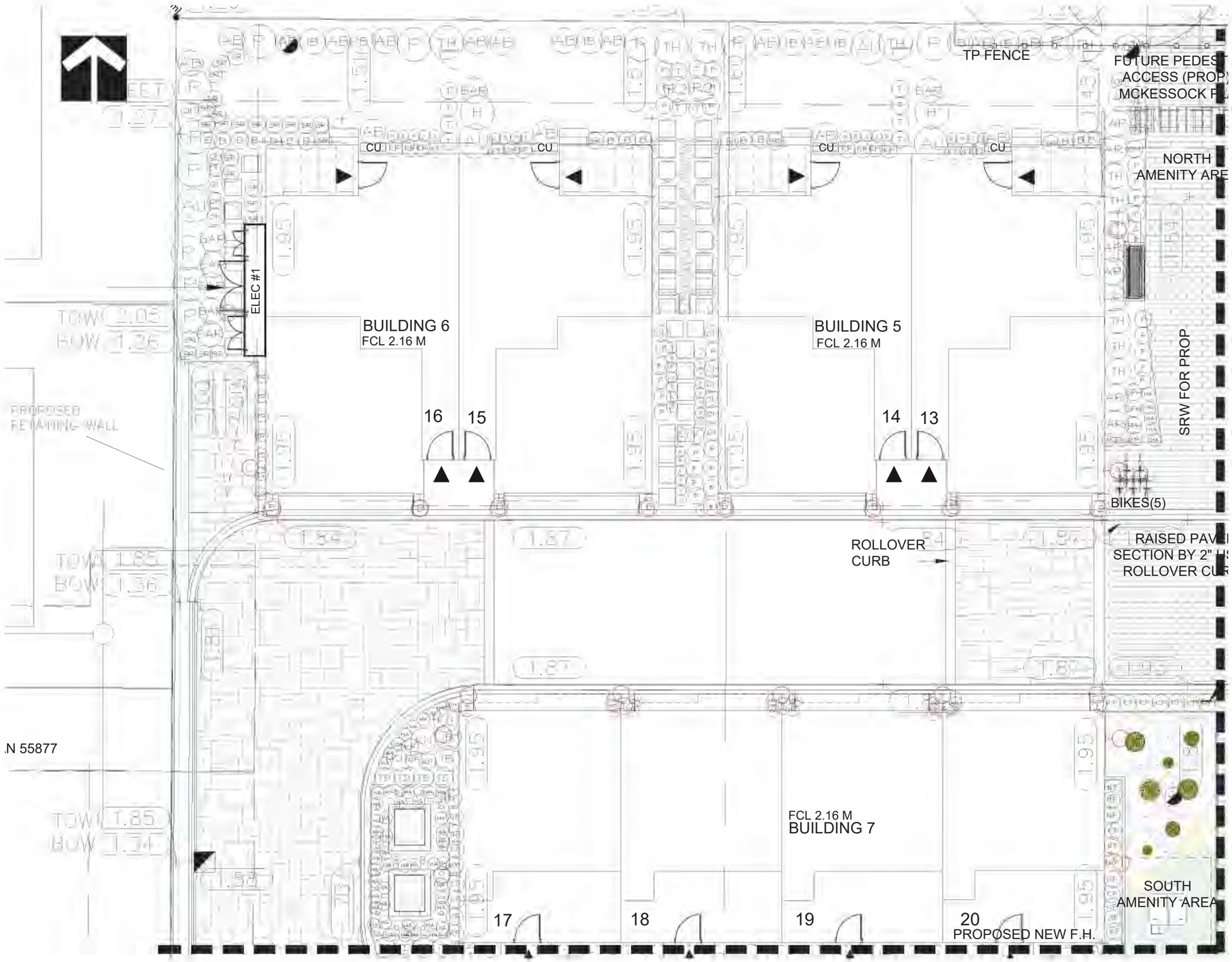
DP 18-829233 PLAN

DRAWING TITLE:
PLANT SCHEDULE AND KEY PLAN

DATE: April 27, 2017
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER: **L2** **OF 12**

PMG PROJECT NUMBER: **17-036**



DP 18-829233 PLAN # 3.C 17036-15.ZIP

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CLIENT: MFL Development Ltd

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

PLANTING AND GRADING PLAN

DATE: April 27, 2018 SEP.19

SCALE: 3 /16"=1'-0"

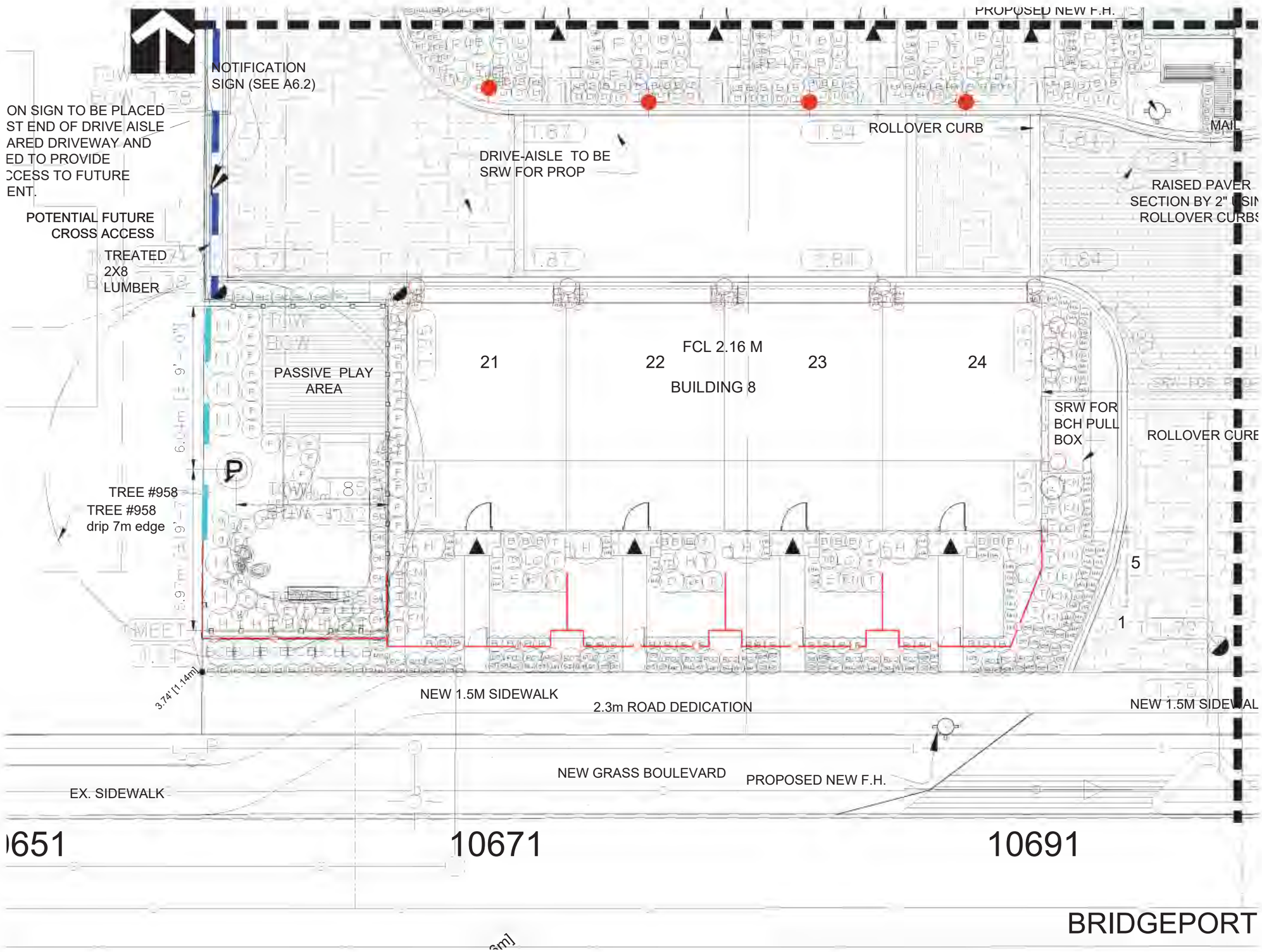
DRAWN: DD

DESIGN: DD

CHK'D: MCY

DRAWING NUMBER: **L3** **OF 12**

PMG PROJECT NUMBER: **17-036**



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1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd'

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

PLANTING AND GRADING PLAN

DATE: April 27, 2018 SEP.19

SCALE: 3 /16"=1'-0"

DRAWN: DD

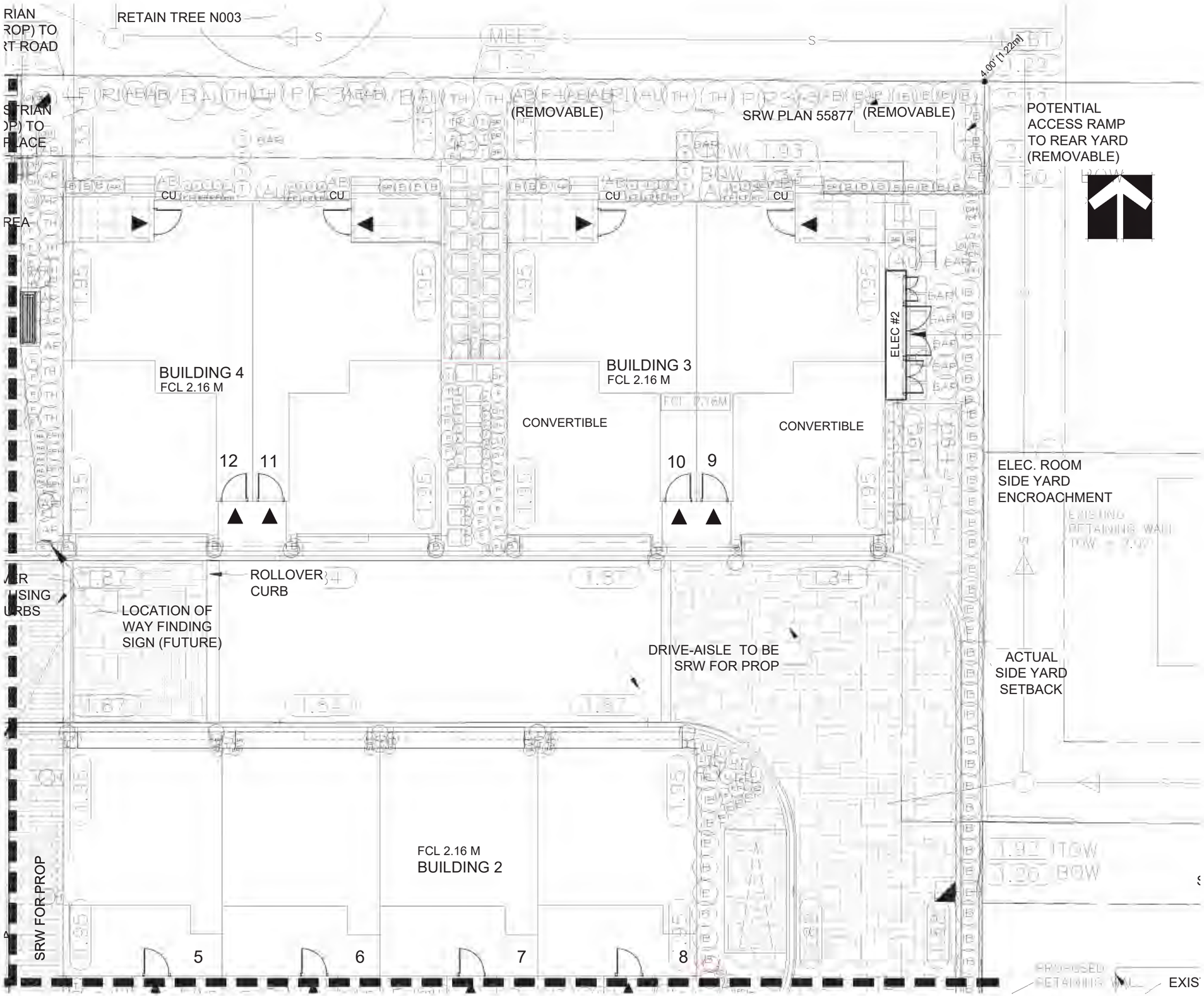
DESIGN: DD

CHK'D: MCY

DRAWING NUMBER: **L4** OF 12

PMG PROJECT NUMBER: **17-036**

DP 18-829233 PLAN # 3.D 17036-15.ZIP



DP 18-829233 PLAN # 3.E

17036-15.ZIP

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CLIENT: MFL Development Ltd'

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

PLANTING AND GRADING PLAN

DATE: April 27, 2018 SEP.19

SCALE: 3 /16"=1'-0"

DRAWN: DD

DESIGN: DD

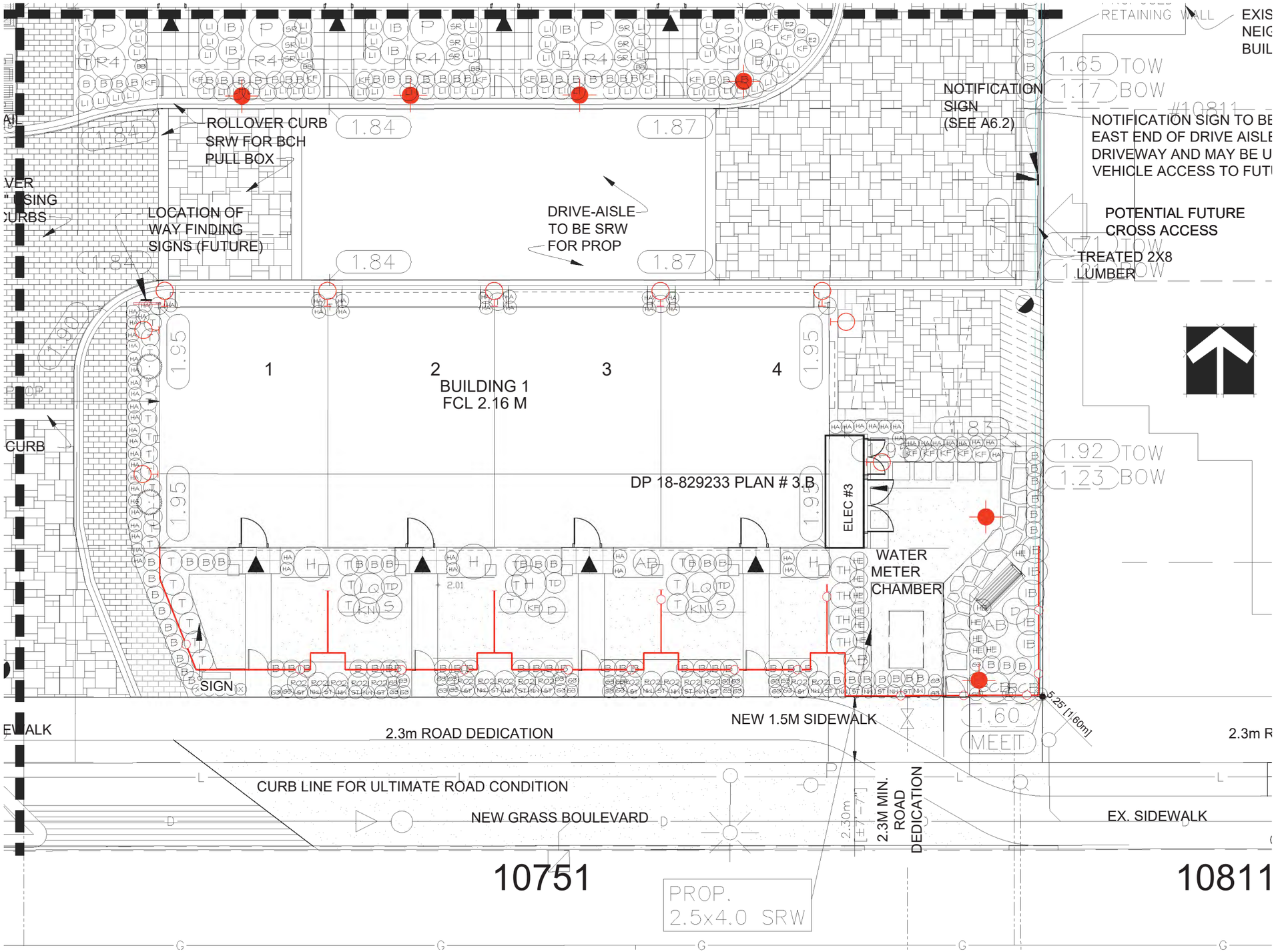
CHK'D: MCY

DRAWING NUMBER:

L5

OF 12

PMG PROJECT NUMBER: **17-036**



DP 18-829233 PLAN # 3.F

17036-15.ZIP

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CLIENT: MFL Development Ltd

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

PLANTING AND GRADING PLAN

DATE: April 27, 2018 REV. SEP.19

SCALE: 3 /16"=1'-0"

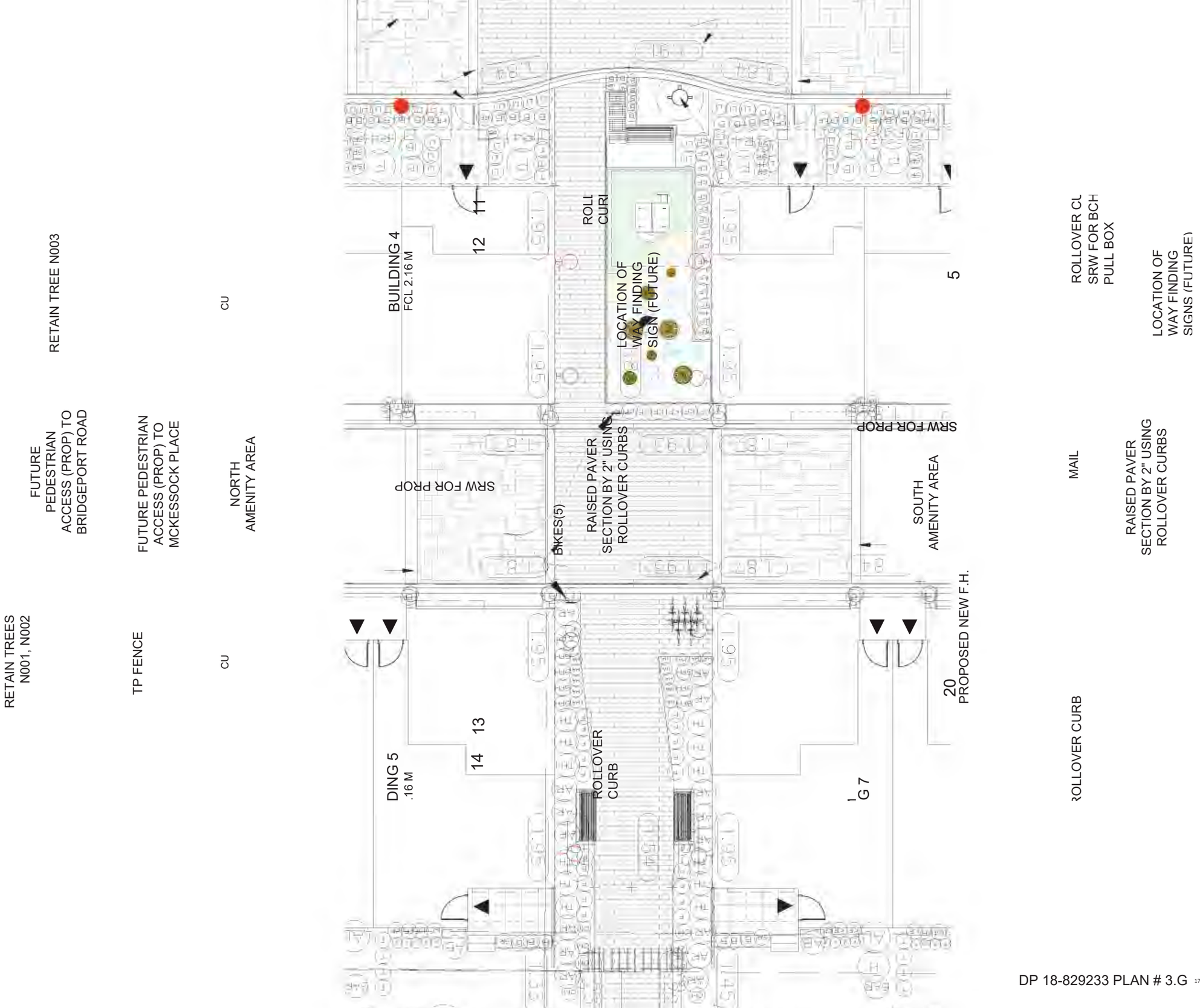
DRAWN: DD

DESIGN: DD

CHK'D: MCY

DRAWING NUMBER: **L6** **OF 12**

PMG PROJECT NUMBER: **17-036**



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CLIENT: MFL Development Ltd

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

PLANTING AND GRADING PLAN

DATE: April 27, 2018 SEP.19

SCALE: 3 /16"=1'-0"

DRAWN: DD

DESIGN: DD

CHK'D: MCY

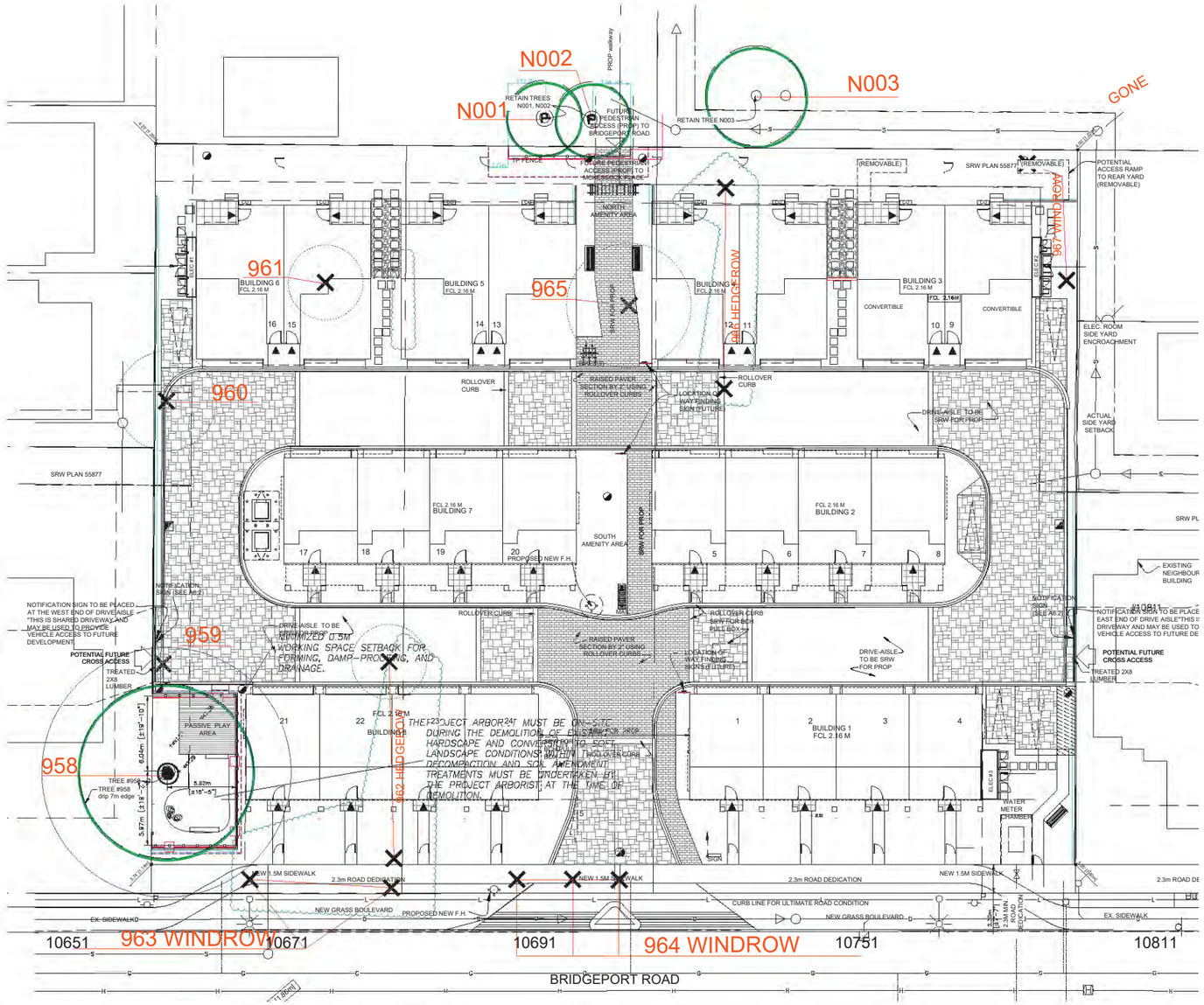
DRAWING NUMBER:

L7

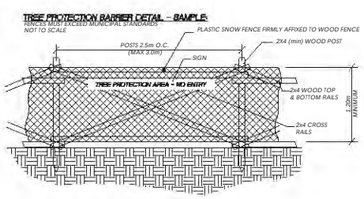
OF 12

DP 18-829233 PLAN # 3.G 17036-15.ZIP

PMG PROJECT NUMBER: **17-036**



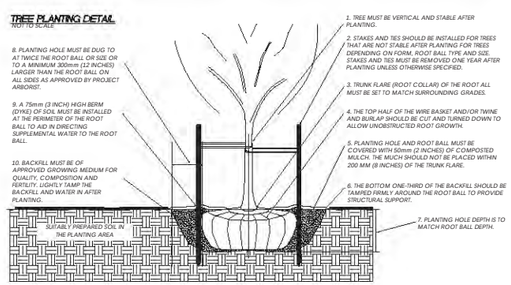
NOTE: FOR ALL TREE PROTECTION AND MANAGEMENT PROTOCOLS AND SPECIFICATIONS, REFER TO ARBORTECH CONSULTING REPORT #17177. TEL: 604-275-3484



10 TREE PROTECTION BARRIER

NTS

PER ARBORTECH ARBORIST REPORT



11 TREE PLANTING DETAIL

NTS

PER ARBORTECH ARBORIST REPORT

TREE TO RETAIN

TREE TO REMOVE

TREE TO PROTECT

CPZ

WSS

RPZ

Tag or ID: 958	Dbh (cm): 83	Species: Douglas-fir (Pseudotsuga menziesii)			
	Spread Rad (m): 9	Struc Class: Open		Condition: Fair	
	Height (m): 23	Age Class: Mature		Ownership: On-Site	
Tag or ID: 959	Dbh (cm): 15,14,13,10,10	Species: Golden chain (Laburnum sp.)			
	Spread Rad (m): 4	Struc Class: Open		Condition: Very Poor	
	Height (m): 7	Age Class: Mature		Ownership: On-Site	
Tag or ID: 961	Dbh (cm): 28	Species: Flowering cherry (Prunus serrulata)			
	Spread Rad (m): 3	Struc Class: Open		Condition: Very Poor	
	Height (m): 3	Age Class: Mature		Ownership: On-Site	
Tag or ID: 962	Dbh (cm): 23-47*	Species: Mixed coniferous species			
	Spread Rad (m): 3	Struc Class: Open		Condition: Very Poor	
	Height (m): 11	Age Class: Mature		Ownership: On-Site	
Tag or ID: 963	Dbh (cm): 25*-37	Species: Mixed coniferous			
	Spread Rad (m): 3	Struc Class: Open		Condition: Very Poor	
	Height (m): 12	Age Class: Mature		Ownership: On-Site	
Tag or ID: 964	Dbh (cm): 39-68	Species: Douglas-fir (Pseudotsuga menziesii)			
	Spread Rad (m): 8	Struc Class: Open		Condition: Fair	
	Height (m): 21	Age Class: Mature		Ownership: On-Site	
Tag or ID: 965	Dbh (cm): 50	Species: Flowering cherry			
	Spread Rad (m): 5	Struc Class: Open		Condition: Very Poor	
	Height (m): 8	Age Class: Mature		Ownership: On-Site	
Tag or ID: 966	Dbh (cm): Est. 20	Species: Western redcedar (Thuja plicata)			
	Spread Rad (m): 3	Struc Class: Open		Condition: Very Poor	
	Height (m): 4	Age Class: Mature		Ownership: On-Site	
Tag or ID: 967	Dbh (cm): 29-68*	Species: Sawara cypress (Chamaecyparis pisifera)			
	Spread Rad (m): 4	Struc Class: Open		Condition: Very Poor	
	Height (m):	Age Class: Mature		Ownership: On-Site	
Tag or ID: N001	Dbh (cm): Est. 30	Species: Flowering cherry (Prunus serrulata)			
	Spread Rad (m): 4	Struc Class: Open		Condition: Fair	
	Height (m): 9	Age Class: Mature		Ownership: Off-Site	
Tag or ID: N002	Dbh (cm): Est. 30	Species: Flowering cherry (Prunus serrulata)			
	Spread Rad (m): 4	Struc Class: Open		Condition: Very Poor	
	Height (m): 4	Age Class: Mature		Ownership: Off-Site	
Tag or ID: N003	Dbh (cm): Est. 18	Species: Pear (Pyrus sp.)			
	Spread Rad (m): 4	Struc Class: Open		Condition: Very Poor	
	Height (m): 4	Age Class: Mature		Ownership: Off-Site	

DP 18-829233 PLAN # 3.H 17036-15.ZIP

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1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: April 27, 2017

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

DRAWN: DD

DESIGN: DD

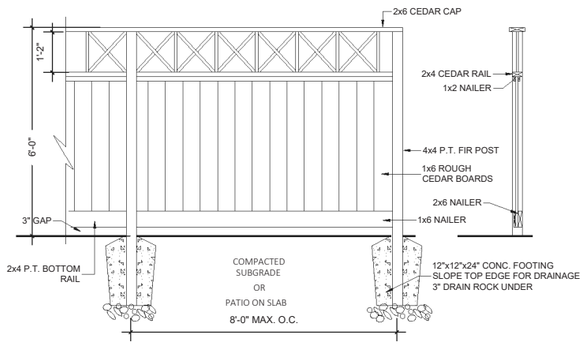
CHK'D: MCY

DRAWING NUMBER: **L8** OF 12

PMG PROJECT NUMBER: **17-036**

NOTES:

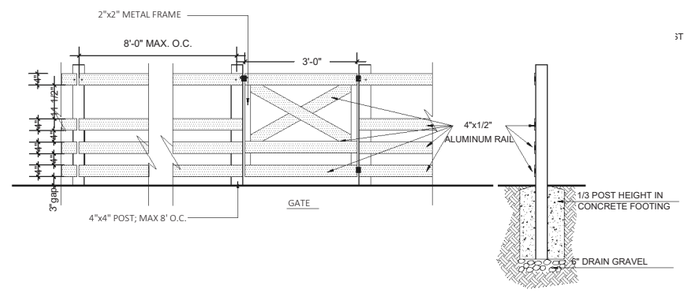
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



1 / L1 4'/ 6'-0" HT WOOD FENCE AT PERIMETER
(+/- to comply with max fence height as per Zoning Bylaw) 3 / 8" = 1'-0"

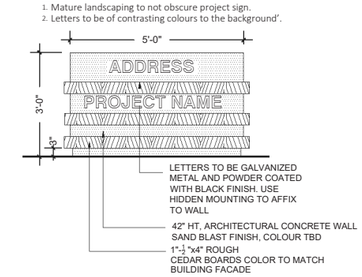
ALUMINUM FENCE NOTES:

1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER. INSTALL PER MANUFACURER'S INSTRUCTIONS.
4. ALUMINIUM FENCE TO BE POWDERCOATED CONFIRM COLOUR
5. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.



2 / L1 42"HT ALUMINUM FENCE AND GATE - BRIDGEPORT AVENUE
3 / 8" = 1'-0"

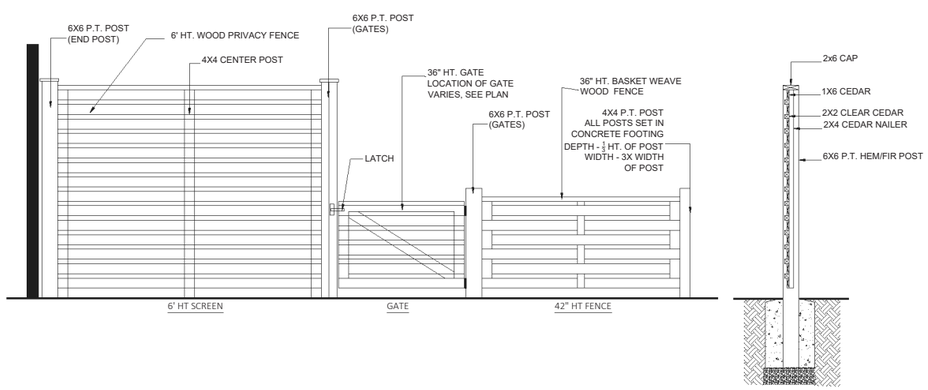
NOTE
1. Mature landscaping to not obscure project sign.
2. Letters to be of contrasting colours to the background'.



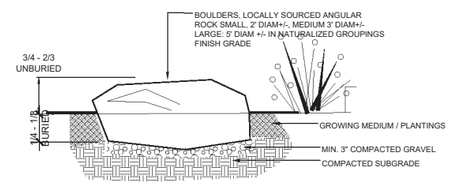
4 / L1 DEVELOPMENT SIGNAGE
3 / 8" = 1'-0"

DP 18-829233 PLAN # 3.B

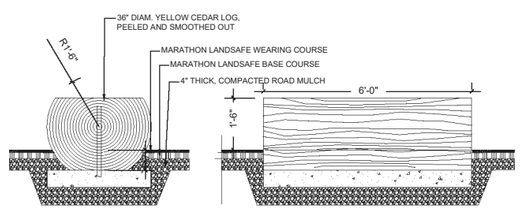
1. TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



3 / L1 6' HT WOOD SCREEN AND 42" HT. FENCE - INTERNAL STREET AND BACK YARDS 3 / 8" = 1'-0"



5 / L1 FLAT BOULDER
1/2"= 1'-0"



6 / L1 HORIZONTAL LOG - FOR BALANCE & SEATING
1/2"= 1'-0"

DP 18-829233 PLAN # 3.I

17036-15.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	21.JUL.26	REVISION AS PER CITY COMMENTS	DD
14	21.MAR.26	NEW SITE& CIVIL PLANS	DD
13	21.FEB.25	NEW SITE PLAN & CITY COMMENTS	DD
11	20.AUG.18	NEW SITE PLAN	DD
10	20.JUL.15	NEW SITE&CIVIL PLANS AND CITY COMMENTS	DD
9	19.NOV.27	NEW SITE PLAN	DD
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5	18.NOV.08	REV. PER CITY COMMENTS	BJ
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-	18.JUL.16	ISSUED FOR DP	DD
3	18.MAY.11	REVISION AS PER CITY REQUEST	DD
2	18.MAY.11	NEW SITE PLAN/ RZ RESUBMISSION	DD
1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd'

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

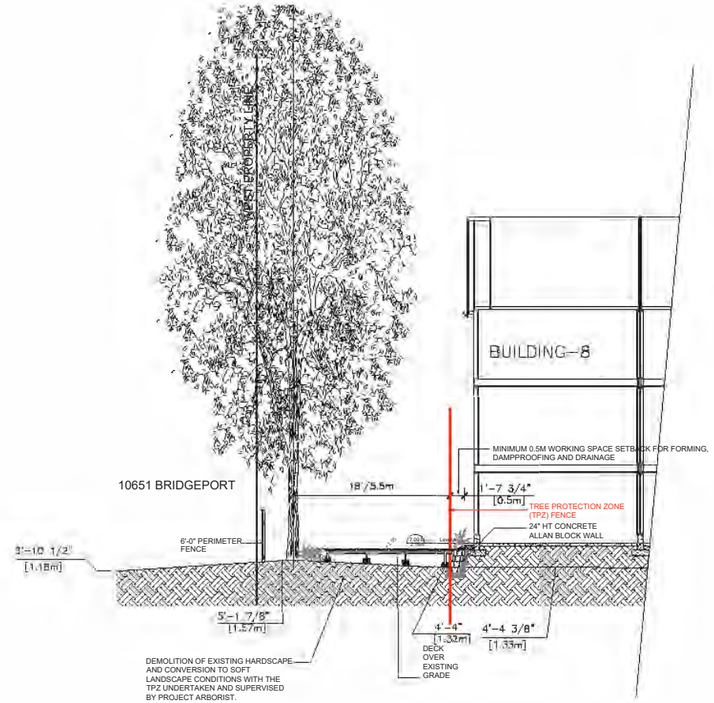
DRAWING TITLE:

LANDSCAPE DETAILS

DATE: April 27, 2018 28.SEPT.19
SCALE: VARIES
DRAWN: DD
DESIGN: DD
CHK'D: MCY

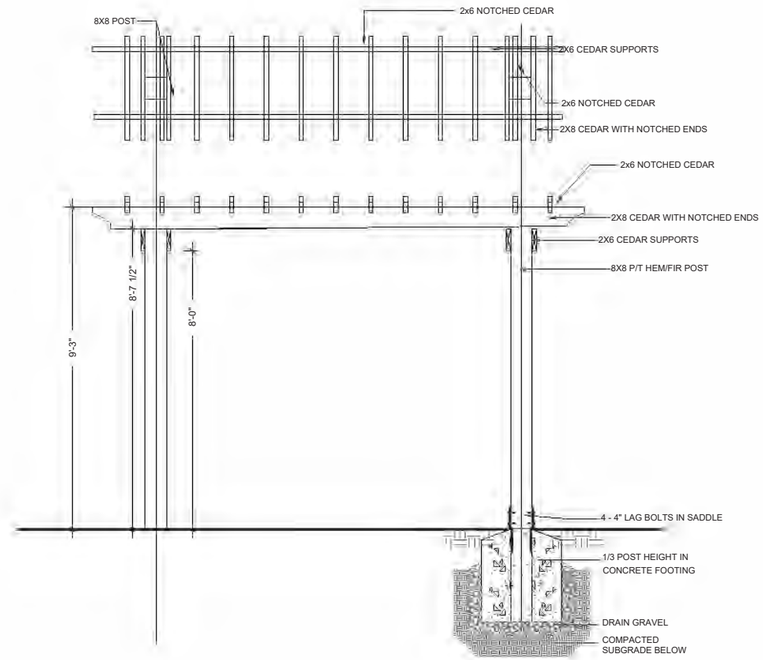
DRAWING NUMBER: **L9** **OF 12**

PMG PROJECT NUMBER: **17-036**



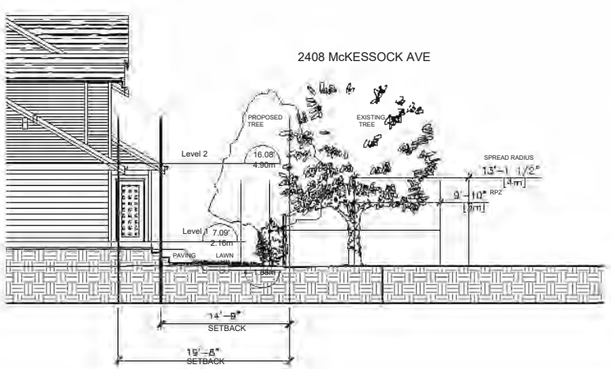
A-A' L1 SECTION AT TREE #958

3/ 16"= 1'-0"



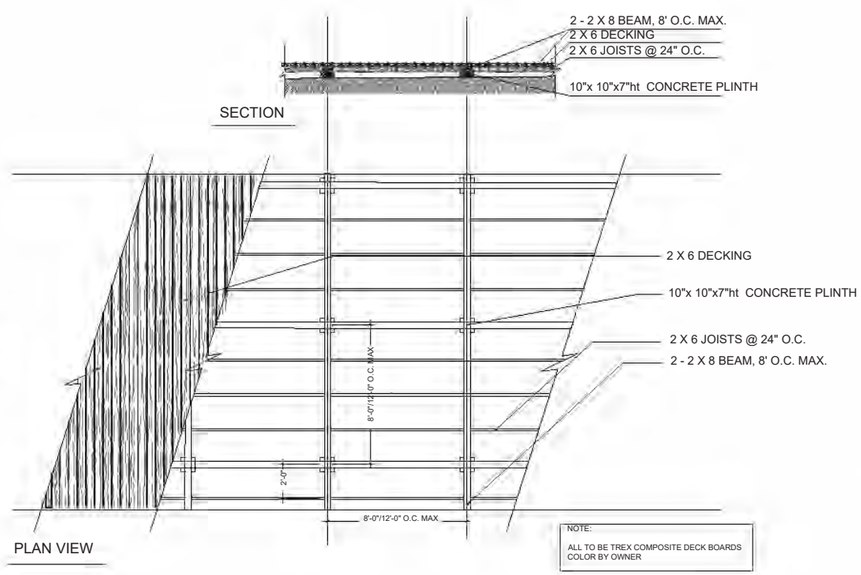
7 L1 TRELLIS STRUCTURE AT AMENITY AREA

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



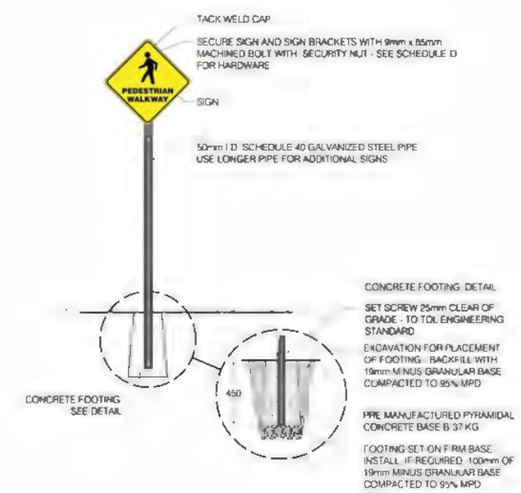
B-B' L1 SECTION AT TREE #N001

3/ 16"= 1'-0"



8 L1 DECK IN TREE PROTECTION ZONE

SCALE: 1/4"=1'-0"



9 L1 Wayfinding signs

DP 18-829233 PLAN # 3.J

17036-15.ZIP

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1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd'

PROJECT:

24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: April 27, 2017

SCALE: AS NOTED

DRAWN: DD

DESIGN: DD

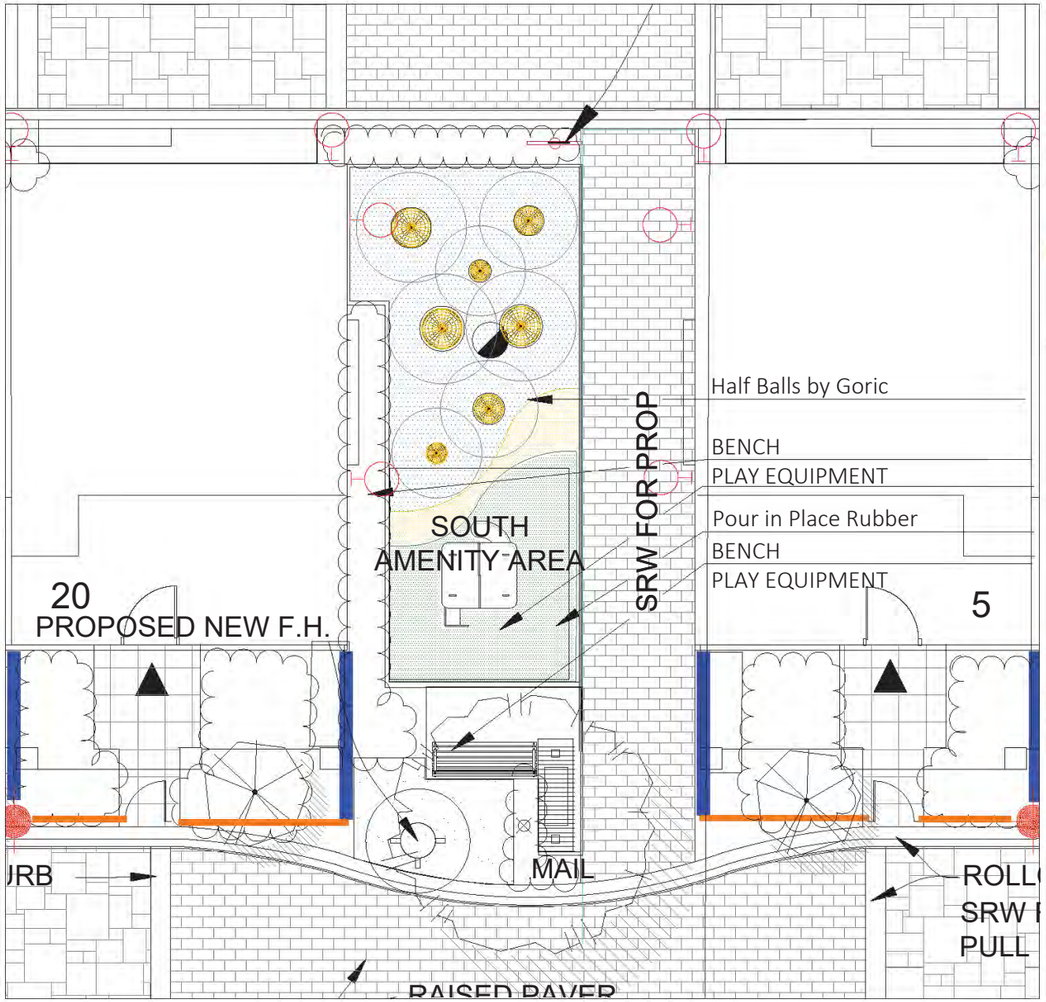
CHK'D: MCY

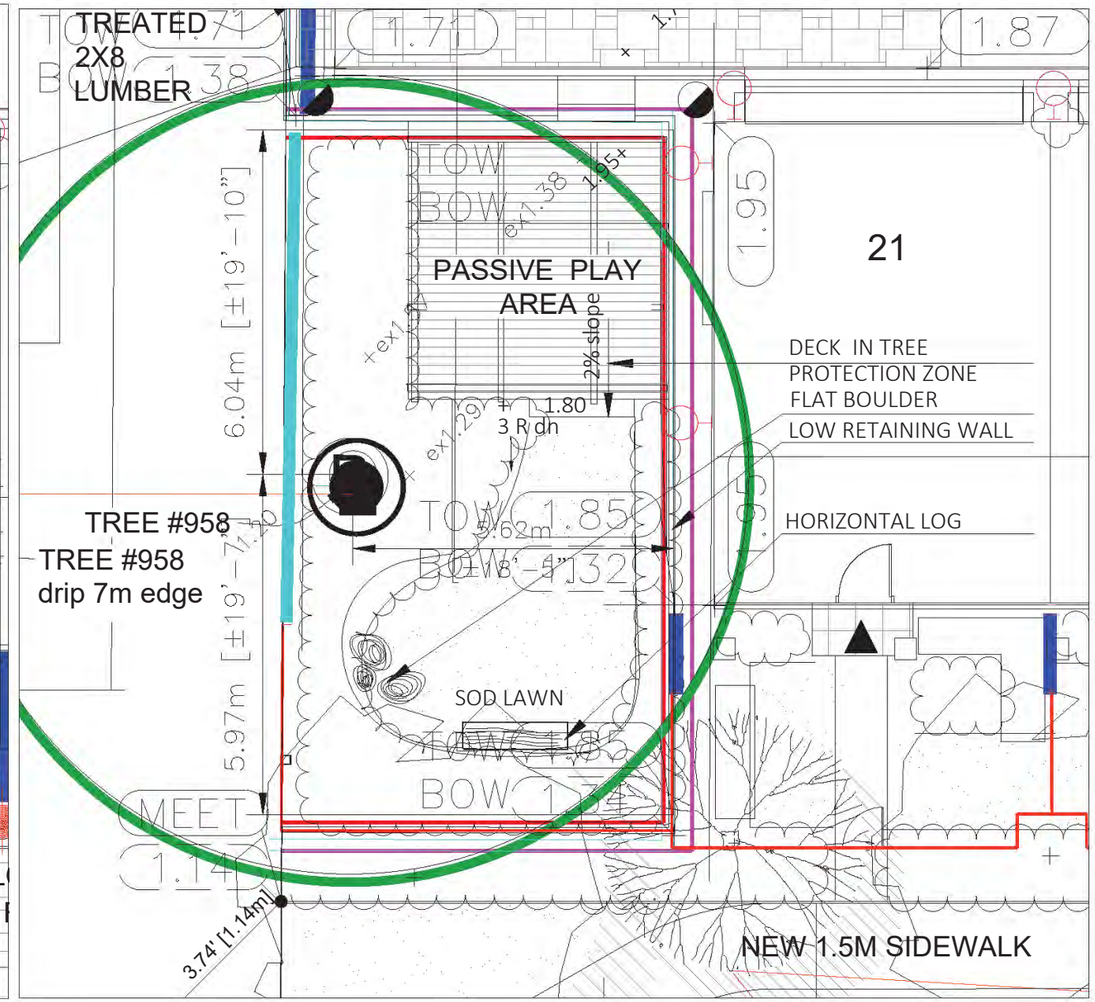
DRAWING NUMBER:

L10

OF 12

PMG PROJECT NUMBER: **17-036**





PLAY AREA FURNITURE

EUROFLEX® Half Balls by Goric
Granulated recycled rubber

RED PLAY HOUSE-M7000
by Kompan

PLAYFALL SURFACING

Pour in Place Rubber by Marathon surfaces

DP 18-829233 PLAN # 3.K 17036-15.ZIP

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CLIENT: MFL Development Ltd'

PROJECT:
24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

DP 18-829233 PLAN

DRAWING TITLE:
LANDSCAPE ENLAGREMTS

DATE: April 27, 2017
SCALE: AS NOTED
DRAWN: DD
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER:
L11
OF 12

PMG PROJECT NUMBER: **17-036**

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report reccmmendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn....................6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers....................18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan..........9" (225mm)
.4.1.4 Tree & large shrub pits....................depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn....................9" (210mm)
.4.2.2 Groundcover areas....................12" (300mm)
.4.2.3 Lawn without automatic irrigation....................12" (300mm)
.4.2.4 Shrub & groundcover areas....................18" (450mm)
.4.2.5 Trees and specimen shrubsx....................30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
.8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Lining According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	21.JUL.26	REVISION AS PER CITY COMMENTS	DD
14	21.MAR.26	NEW SITE& CIVIL PLANS	DD
13	21.FEB.25	NEW SITE PLAN & CITY COMMENTS	DD
11	20.AUG.18	NEW SITE PLAN	DD
10	20.JUL.15	NEW SITE&CIVIL PLANS AND CITY COMMENTS	DD
9	19.NOV.27	NEW SITE PLAN	DD
8	19.SEP.13	NEW SITE PLAN	DD
7	19.AUG.23	NEW SITE PLAN	DD
6	18.NOV.09	REV. PER ARCH. COMMENTS	DD
5	18.NOV.08	REV. PER CITY COMMENTS	BJ
4	18.SEP.20	PRELIMINARY SUBMISSION TO CONSULTANTS	BJ
-	18.JUL.16	ISSUED FOR DP	DD
3	18.MAY.11	REVISION AS PER CITY REQUEST	DD
2	18.MAY.11	NEW SITE PLAN/ RZ RESUBMISSION	DD
1	17.MAY.04	RZ Application	DD

CLIENT: MFL Development Ltd'

PROJECT:
24 UNIT TOWNHOUSE DEVELOPMENT

10671-10751 BRIDGEPORT ROAD RICHMOND

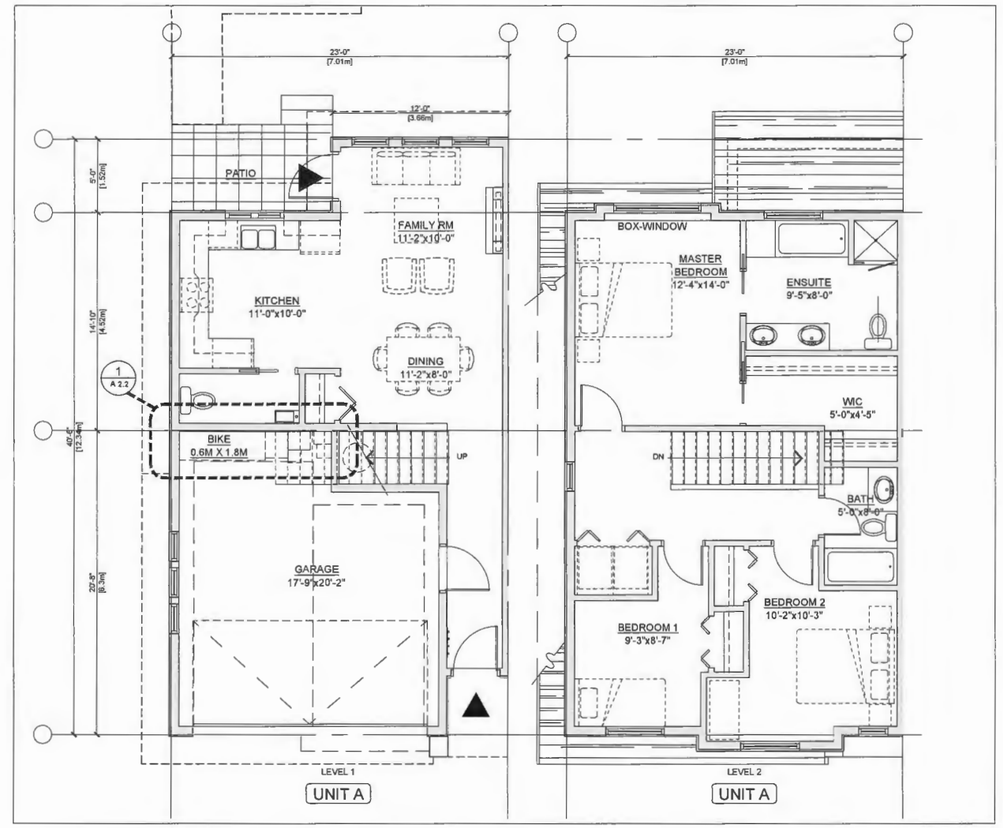
DP 18-829233 PLAN

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

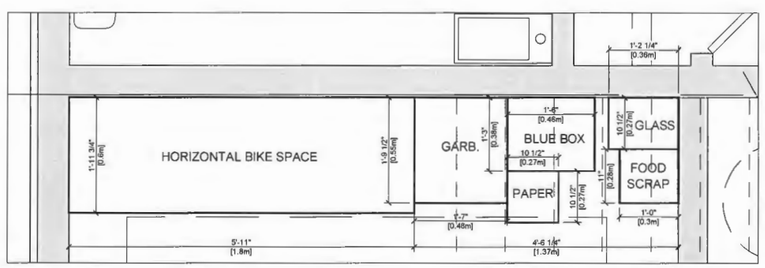
DATE: April 27, 2017
DRAWING NUMBER:
SCALE:
DRAWN: DD
L12
DESIGN: DD
CHK'D: MCY
OF 12

DP 18-829233 PLAN # 3.L 17036-15.ZIP

PMG PROJECT NUMBER: **17-036**



UNIT A PLANS
SCALE: 1/4" = 1'-0"



LEGEND:

GARB.: 120 LITRE GARBAGE CART (SIZE: 19" X 21.5")
FOOD SCRAP: 46.5 LITRE ORGANICS CART (SIZE: 12" X 11")
BLUE BOX: BLUE CONTAINER RECYCLING BIN (SIZE: 15" X 18")
GLASS: GREY GLASS RECYCLING BIN (SIZE: 11" X 14")
PAPER: YELLOW PAPER RECYCLING BAG (SIZE: 18" X 18")

1 A2.2 AREA FOR GARBAGE AND RECYCLING BINS
SCALE: 1" = 1'-0"

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
OCT 4, 2019	DP RE-SUBMISSION
NOV 9, 2018	RZ RE-SUBMISSION
SEPT 21, 2018	RZ RE-SUBMISSION
JULY 16, 2018	DP SUBMISSION
MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS & CONDITIONS SHOWN ON THE DRAWINGS

SEAL

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PROJECT
Proposed 24-Unit Townhouse Development
10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
1904BRID

SCALE
As Noted

DATE
Apr. 15, 2017

DRAWN BY
KYC, HD

CHECKED BY
KYC

SHEET TITLE
UNIT A PLANS

DRAWING
A2.2

DP18-829233 REFERENCE PLANS

LEGEND:

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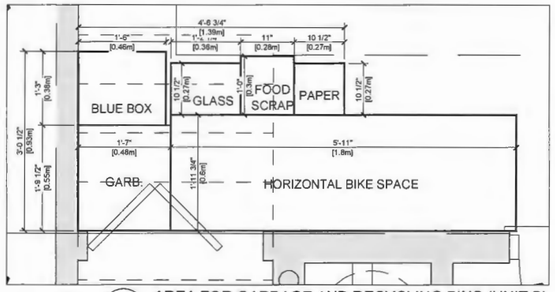
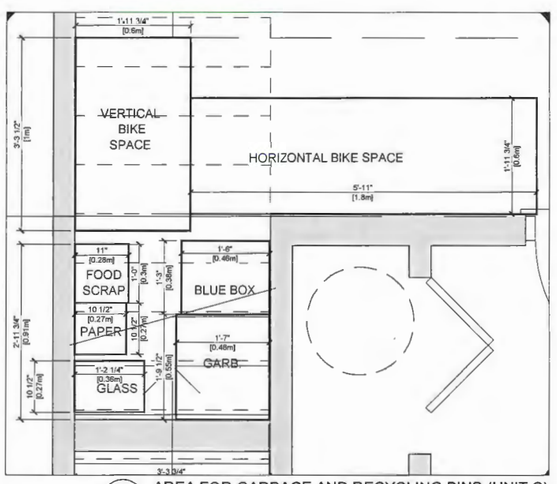
BLUE BOX: BLUE CONTAINER RECYCLING BIN (SIZE: 15" X 18")
GLASS: GREY GLASS RECYCLING BIN (SIZE: 11" X 14")
PAPER: YELLOW PAPER RECYCLING BAG (SIZE: 18" X 18")



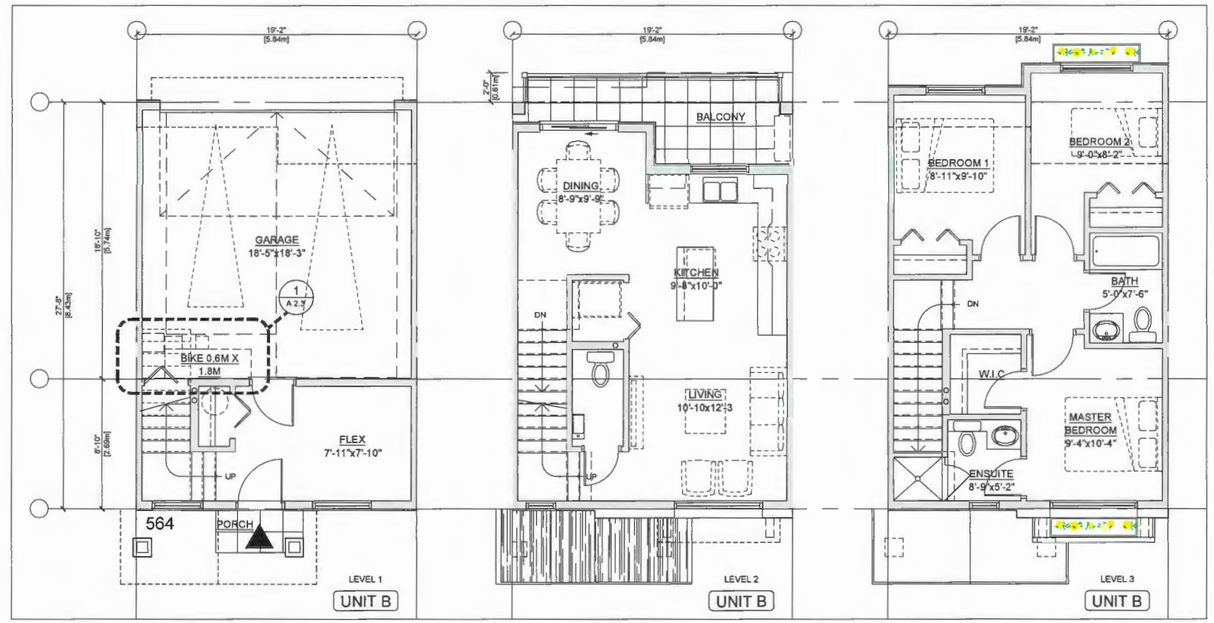
1 A2.3 AREA FOR GARBAGE AND RECYCLING BINS (UNIT B)
SCALE: 1" = 1'-0"

LEGEND:

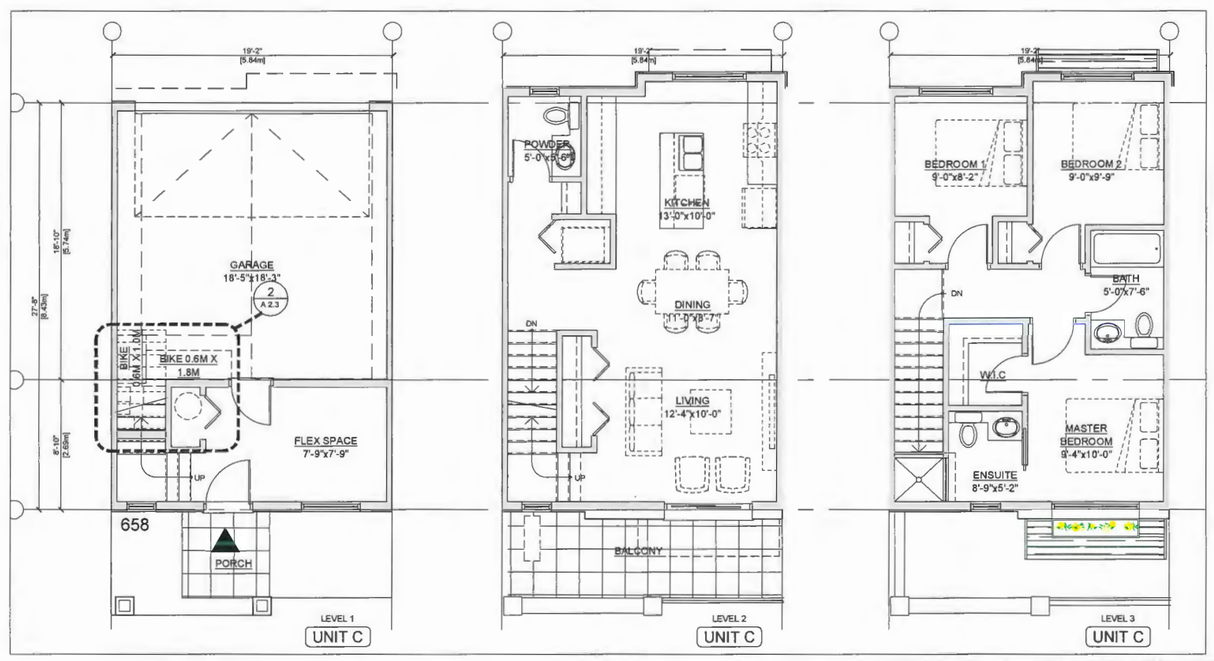
GARB.: 120 LITRE GARBAGE CART (SIZE: 19" X 21.5")
FOOD SCRAP: 46.5 LITRE ORGANICS CART (SIZE: 12" X 11")
BLUE BOX: BLUE CONTAINER RECYCLING BIN (SIZE: 15" X 18")
GLASS: GREY GLASS RECYCLING BIN (SIZE: 11" X 14")
PAPER: YELLOW PAPER RECYCLING BAG (SIZE: 18" X 18")



2 A2.3 AREA FOR GARBAGE AND RECYCLING BINS (UNIT C)
SCALE: 1" = 1'-0"



UNIT B PLANS
SCALE: 1/4" = 1'-0"



UNIT C PLANS
SCALE: 1/4" = 1'-0"

DP18-829233 REFERENCE PLANS

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
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PROJECT

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10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE

DATE As Noted

DRAWN Apr. 15, 2017

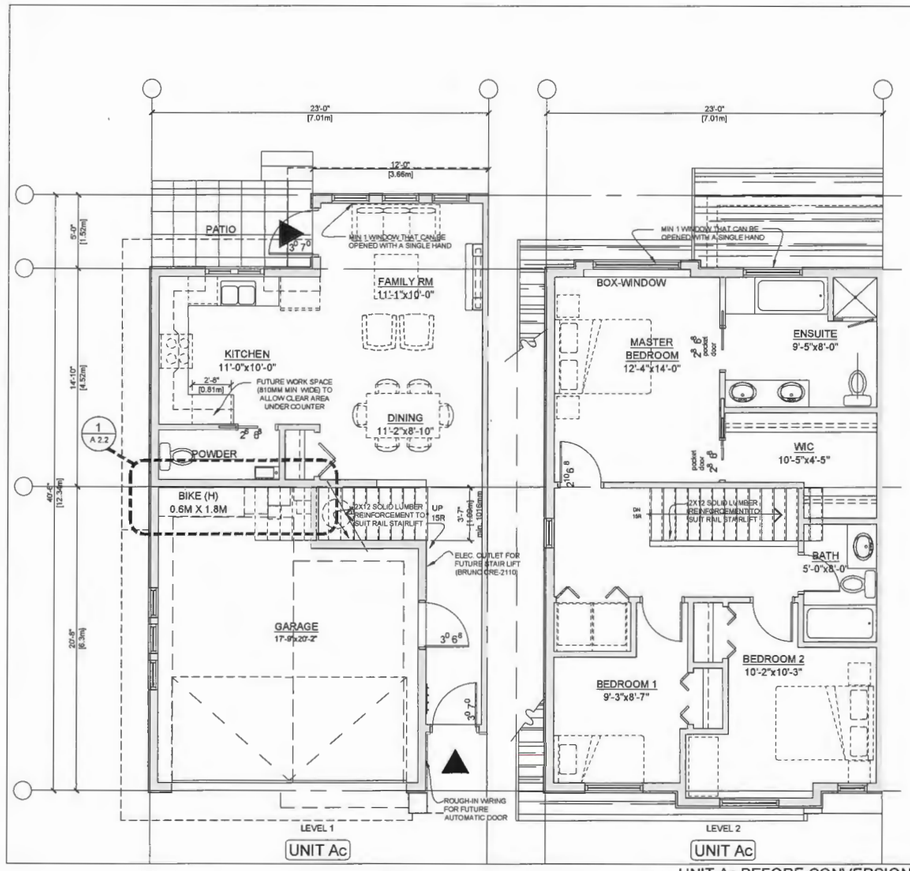
CHECKED BY HD

SHEET TITLE

UNIT B PLANS
UNIT C PLANS

DRAWING

A2.3



UNIT Ac BEFORE CONVERSION

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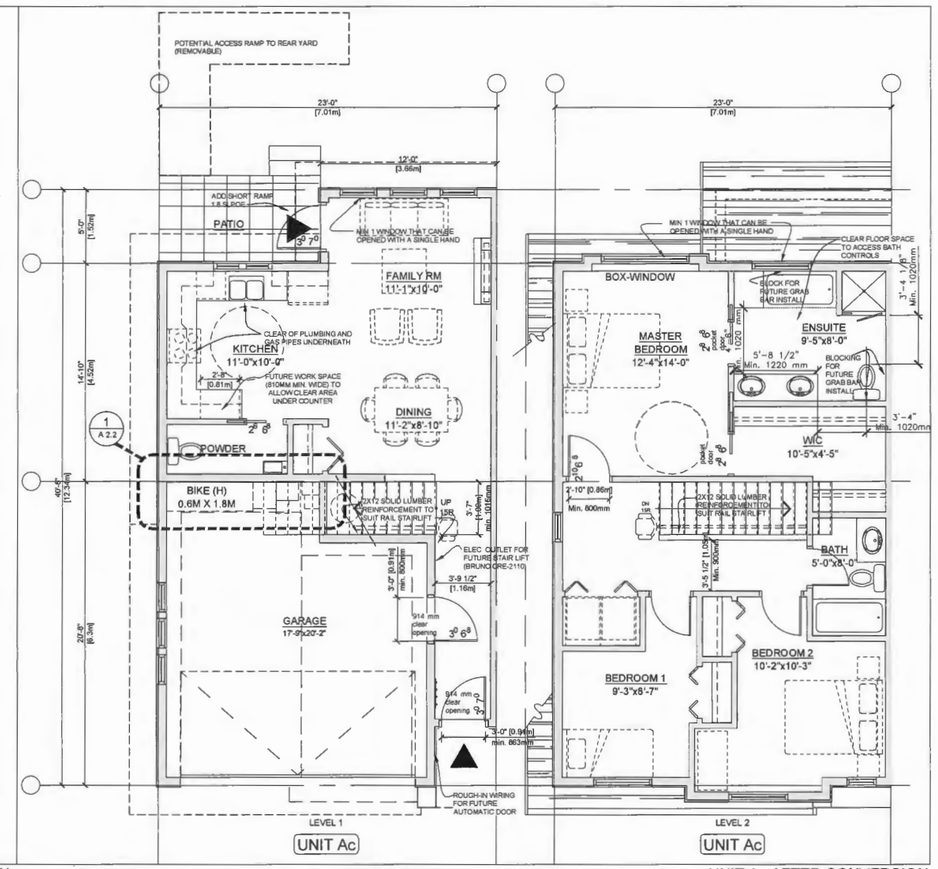

UNIT Ac AFTER CONVERSION

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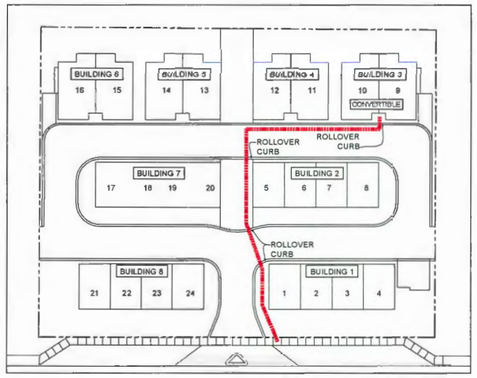

SITE PLAN: ACCESSIBLE PATHS

NOT TO SCALE

CONVERTIBLE UNIT FEATURES CHECKLIST

DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	√
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)	√
	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 HALLWAY AND ROOMS. WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO PROVIDE ACCESS.	√
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. AT TIME OF CONVERTION, OCCUPANTS WILL NEED TO PROVIDE A SMALL RAMP TO NEGOTIATE THE RAISED THRESHOLD.	√
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.	√
	LEVER-TYPE HANDLES FOR ALL DOORS	√
HALLWAYS	MIN. 900 MM WIDTH	√
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH	√
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING	√
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC.	√
	SPEC NOTE: BRUNO RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS, POWER:24VDC COMPRISED (2) 7AH 12V BATTERIES *** PROVISION FOR - IN UNIT Ac (BUILDING 3) ***	
	VERTICAL LIFT(FUTURE): DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION W/O IMPACT TO SURR. STRUCTURE	
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X12" SOLID LUMBER AT 914 MM TO CENTRE.	√

ADDITIONAL NOTES FOR CONVERTIBLE UNITS:

1. 2'10" LEAF DOORS PROVIDE MINIMUM 800mm CLEAR OPENING
2. 3'0" LEAF DOORS PROVIDE MINIMUM 863mm CLEAR OPENING
3. EXTERIOR DOOR THRESHOLDS ARE APPROX 2" HIGHER THAN EXTERIOR FLOOR SURFACE (FOR WATER INGRESS CONCERNS)

BATHROOMS (MIN 1/UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT	√
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILETS, TUBS, AND SHOWERS	√
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	√
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	√
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	√
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	√
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	√
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	√
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (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	√
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	√
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	√
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	√
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	√

DP18-829233 REFERENCE PLANS

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PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE As Noted

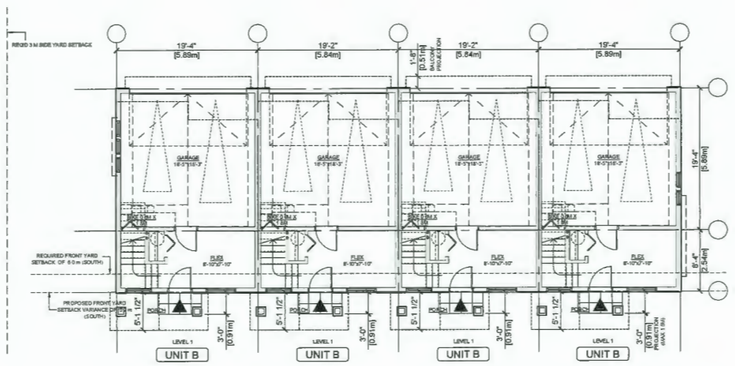
DATE Apr. 15, 2017

DRAWN BY KYC, HD, AL

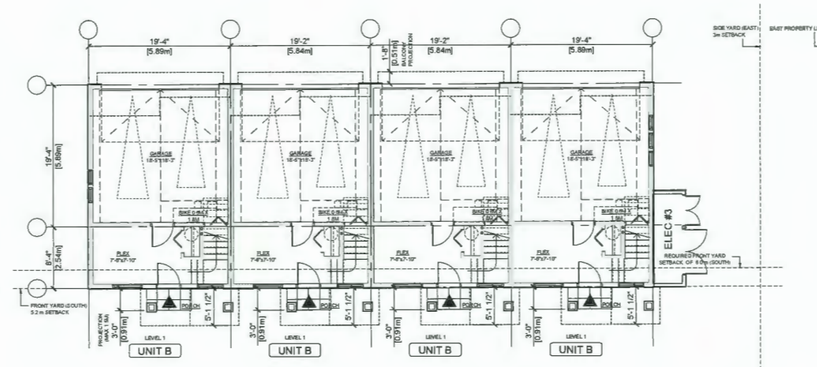
CHECKED BY KYC

SHEET TITLE CONVERTIBLE UNIT Ac BEFORE & AFTER

DRAWING A2.1



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



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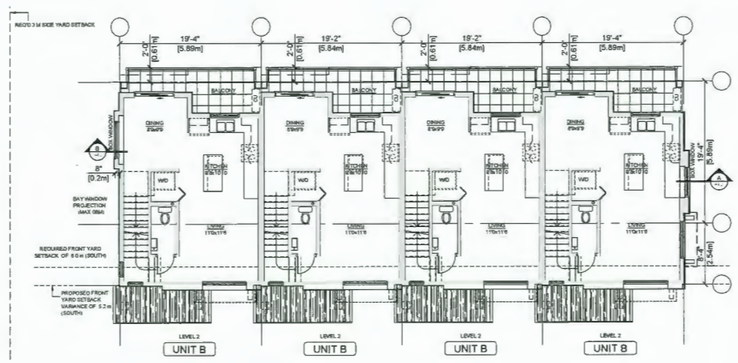
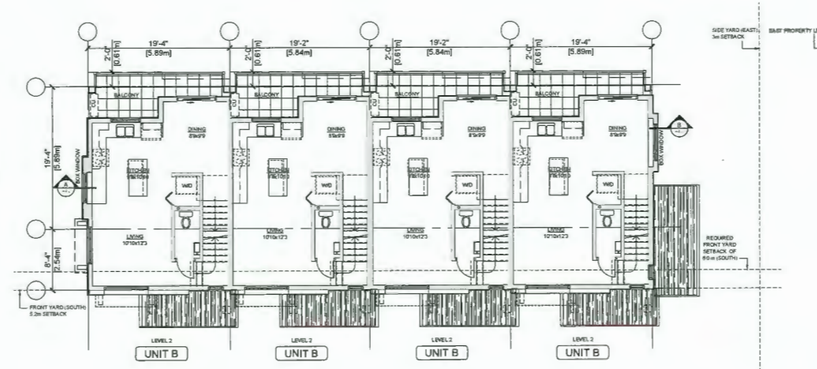
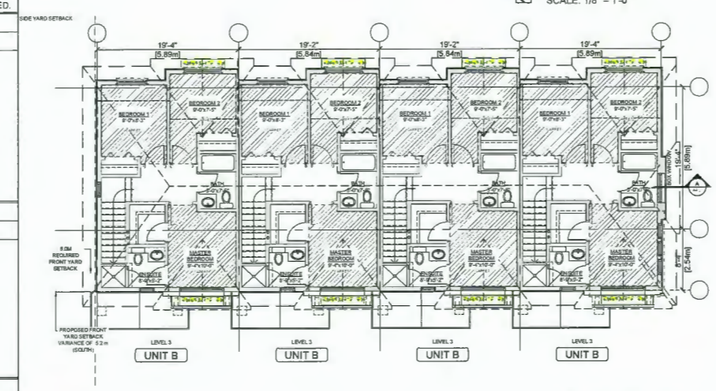


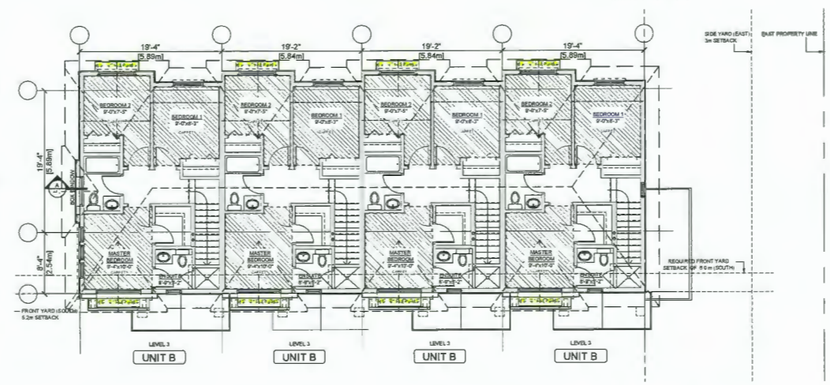
BUILDING 8: LEVEL 2
SCALE: 1/8" = 1'-0"



BUILDING 1: LEVEL 2
SCALE: 1/8" = 1'-0"



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



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

AGING-IN-PLACE MEASURES

ALL ROOMS	LEVER TYPE DOOR HANDLES
STAIRS	STAIRWELL HANDRAILS ARE REQUIRED
BATHROOMS, POWDER ROOMS & KITCHEN	SOLID WALL BLOCKING FOR FUTURE GRAB BAR BESIDE TOILET, BATHTUB & SHOWER
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES

ACOUSTIC UPGRADES

ALL FLOORING OF BEDROOMS ON UPPER LEVELS TO BE CARPETED.

EXTERIOR WALL ASSEMBLY	
LOCATION	MASTER BEDROOMS(LEVEL 3) IN BUILDING 1 AND 8
ASSEMBLY	- FIBRE CEMENT SIDING - 19 MM STRAPPING - WEATHER BARRIER - 11 MM OSB SHEATHING - 140 MM WOOD STUDS @ 400 MM O.C. - 11 MM OSB SHEATHING - 140 MM WOOD STUDS @ 400 MM O.C. - R-24 BATT INSULATION, FILL CAVITY - 6 MIL POLYETHYLENE VAPOUR BARRIER - 16 MM GYPSUM WALLBOARD
ROOF ASSEMBLY	
LOCATION	ALL BEDROOMS ON LEVEL 2, 3 IN BUILDING 1 TO 8
ASSEMBLY	- ASPHALT SHINGLES - #15 ROOFING FELT - 13MM PLYWOOD SHEATHING - PRE-FABRICATED WOOD TRUSSES @ 600MM - EXTERIOR AIR FILM - FIBERGLASS INSULATION (270MM THICK) - MIN. 6 MIL POLY VAPOUR BARRIER - RESILIENT CHANNELS - 2-LAYERS OF 16MM TYPE X GYPSUM WALLBOARD
GLAZED WINDOW ELEMENTS	
LOCATION	ALL BEDROOMS IN BUILDING 1 TO 8
DOUBLE GLAZING	- ONE PANE OF 6MM THICK LAMINATED GLASS - MIN. 12MM AIRSPACE - ONE PANE OF 6MM THICK LAMINATED GLASS

DP18-829233 REFERENCE PLANS

REVISIONS

JULY 29, 2021	DP RE-SUBMISSION
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PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE: As Noted

DATE: Apr. 15, 2017

DRAWN BY: KYC, HD, AL

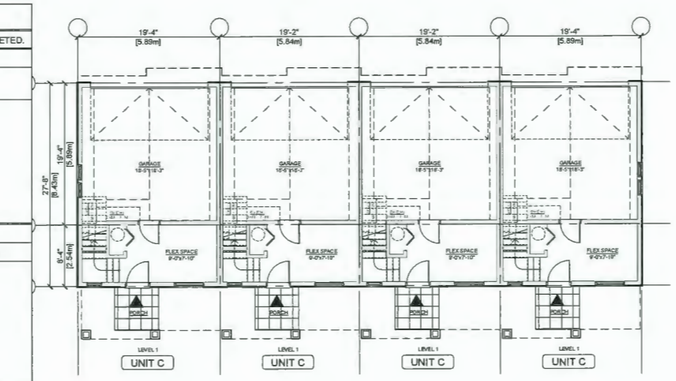
CHECKED BY: KYC

SHEET TITLE: PLANS: BUILDINGS 1 & 8

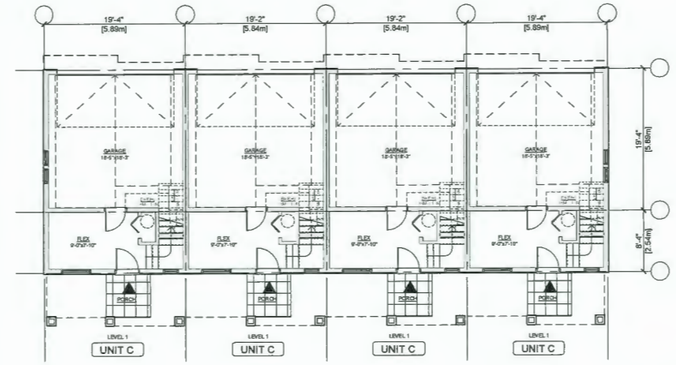
DRAWING: A3.1

ACOUSTIC UPGRADES

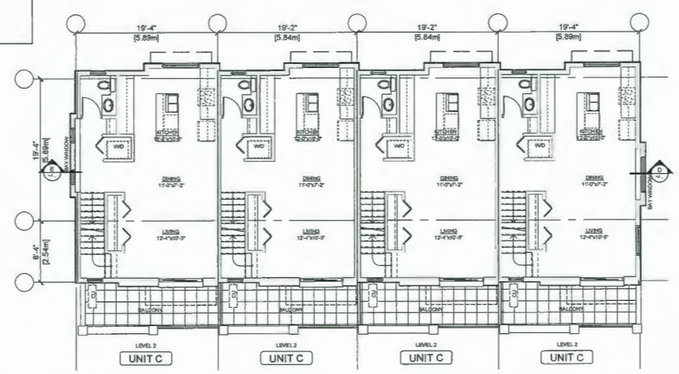
ALL FLOORING OF BEDROOMS ON UPPER LEVELS TO BE CARPETED.	
EXTERIOR WALL ASSEMBLY	
LOCATION	MASTER BEDROOMS(LEVEL 3) EXCEPT FOR BUILDING 1 AND 8
ASSEMBLY	- FIBRE CEMENT SIDING - 19 MM STRAPPING - WEATHER BARRIER - 11 MM OSB SHEATHING - 140 MM WOOD STUDS @ 400 MM O.C. - R-24 BATT INSULATION, FILL CAVITY - 6 MIL POLYETHYLENE VAPOUR BARRIER - 16 MM GYPSUM WALLBOARD
ROOF ASSEMBLY	
LOCATION	ALL BEDROOMS ON LEVEL 2, 3 IN BUILDING 1 TO 8
ASSEMBLY	- ASPHALT SHINGLES - #15 ROOFING FELT - 13MM PLYWOOD SHEATHING - PRE-FABRICATED WOOD TRUSSES @ 600MM - EXTERIOR AIR FILM - FIBERGLASS INSULATION (270MM THICK) - MIN. 6 MIL POLY VAPOUR BARRIER - RESILIENT CHANNELS - 2-LAYERS OF 16MM TYPE X GYPSUM WALLBOARD
GLAZED WINDOW ELEMENTS	
LOCATION	ALL BEDROOMS IN BUILDING 1 TO 8
DOUBLE GLAZING	- ONE PANE OF 6MM THICK LAMINATED GLASS - MIN. 12MM AIRSPACE - ONE PANE OF 6MM THICK LAMINATED GLASS



BUILDING 7: LEVEL 1
SCALE: 1/8" = 1'-0"



BUILDING 2: LEVEL 1
SCALE: 1/8" = 1'-0"



BUILDING 7: LEVEL 2
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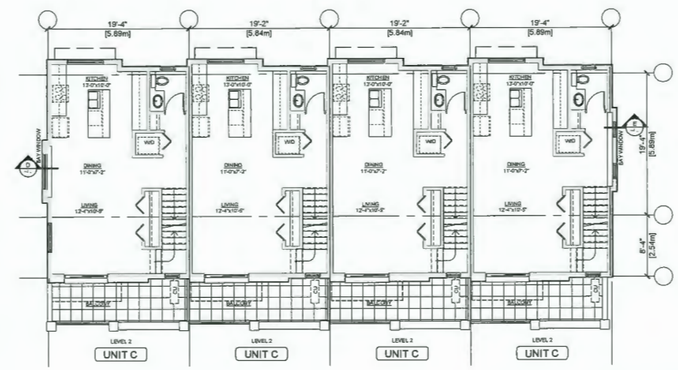

BUILDING 2: LEVEL 2
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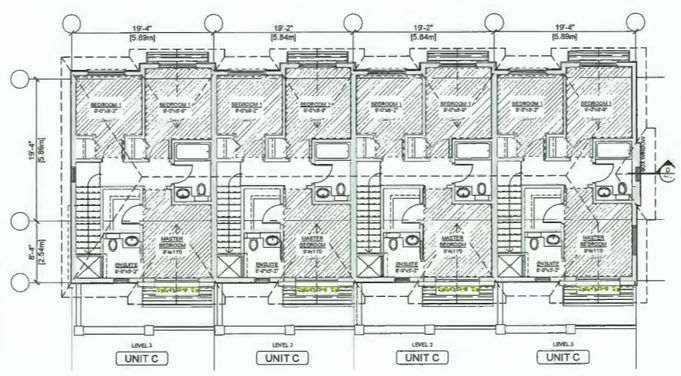
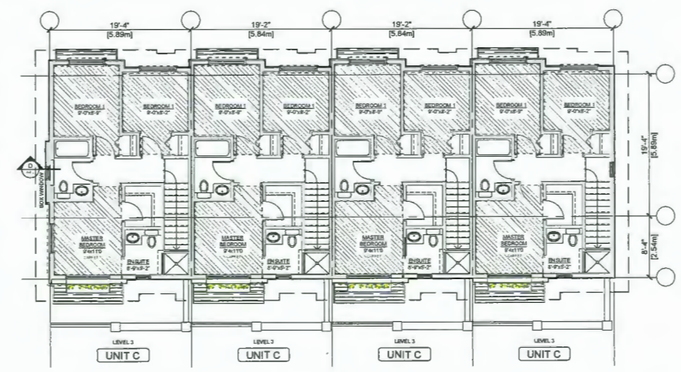


BUILDING 7: LEVEL 3
SCALE: 1/8" = 1'-0"



BUILDING 2: LEVEL 3
SCALE: 1/8" = 1'-0"

AGING-IN-PLACE MEASURES

ALL ROOMS	LEVER TYPE DOOR HANDLES
STAIRS	STAIRWELL HANDRAILS ARE REQUIRED
BATHROOMS, POWDER ROOMS & KITCHEN	SOLID WALL BLOCKING FOR FUTURE GRAB BAR BESIDE TOILET, BATHTUB & SHOWER
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES

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PROJECT NO.	1904BRID
SCALE	As Noted
DATE	Apr. 15, 2017
DRAWN BY	KYC, HD, AL
CHECKED BY	KYC
SHEET TITLE	PLANS: BUILDINGS 2 & 7
DRAWING	A3.2

ACOUSTIC UPGRADES

ALL FLOORING OF BEDROOMS ON UPPER LEVELS TO BE CARPETED.	
EXTERIOR WALL ASSEMBLY	
LOCATION	MASTER BEDROOMS(LEVEL 3) EXCEPT FOR: BUILDING 1 AND 8
ASSEMBLY	- FIBRE CEMENT SIDING - 19 MM STRAPPING - WEATHER BARRIER - 11 MM OSB SHEATHING - 140 MM WOOD STUDS @ 400 MM O.C. - R-24 BATT INSULATION, FILL CAVITY - 6 MIL POLYETHYLENE VAPOUR BARRIER - 16 MM GYPSUM WALLBOARD
ROOF ASSEMBLY	
LOCATION	ALL BEDROOMS ON LEVEL 2, 3 IN BUILDING 1 TO 8
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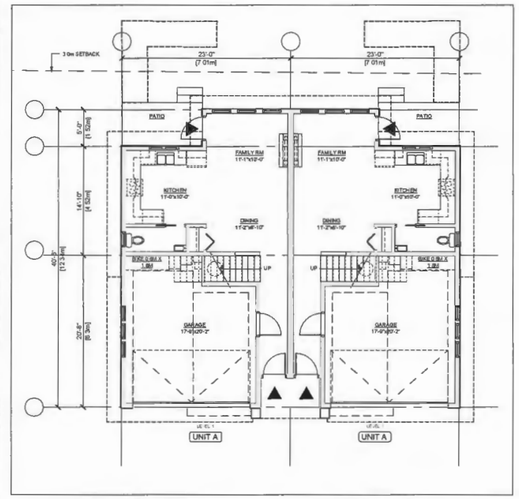
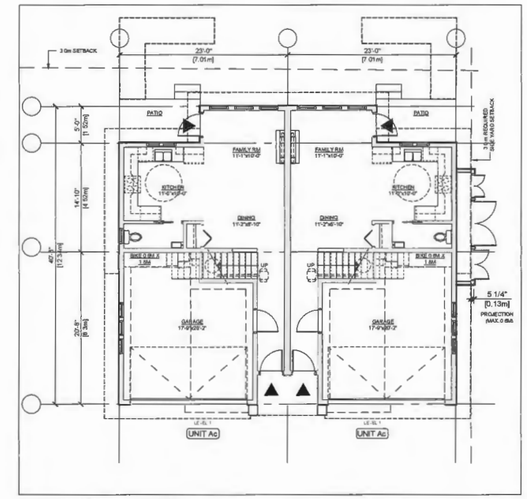
GLAZED WINDOW ELEMENTS	
LOCATION	ALL BEDROOMS IN BUILDING 1 TO 8
DOUBLE GLAZING	- ONE PANE OF 6MM THICK LAMINATED GLASS - MIN. 12MM AIRSPACE - ONE PANE OF 6MM THICK LAMINATED GLASS



BUILDING 4: LEVEL 1
SCALE: 1/8" = 1'-0"

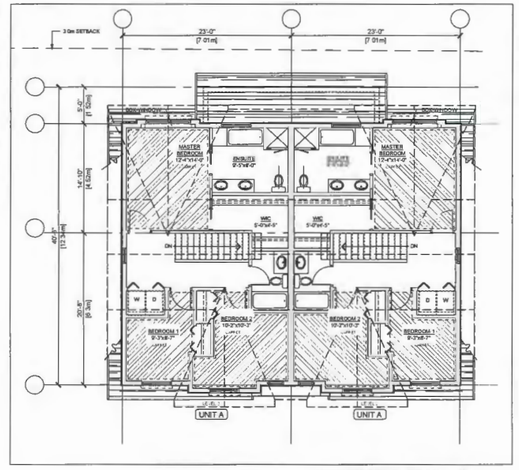


SEE THE CONVERTIBLE UNIT FLOOR PLANS ON A2.1 FOR MORE DETAILS

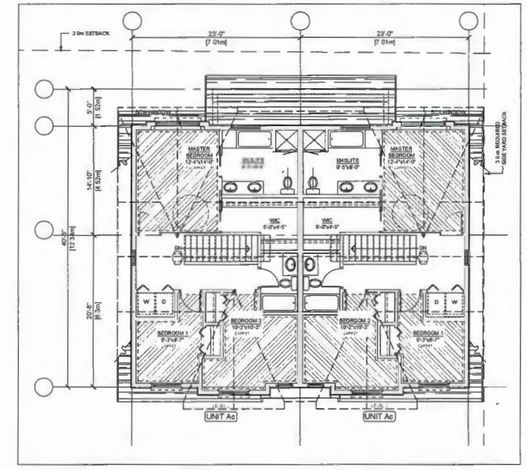
BUILDING 3: LEVEL 1
SCALE: 1/8" = 1'-0"

AGING-IN-PLACE MEASURES

ALL ROOMS	LEVER TYPE DOOR HANDLES
STAIRS	STAIRWELL HANDRAILS ARE REQUIRED
BATHROOMS, POWDER ROOMS & KITCHEN	SOLID WALL BLOCKING FOR FUTURE GRAB BAR BESIDE TOILET, BATHTUB & SHOWER
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES



BUILDING 4: LEVEL 2
SCALE: 1/8" = 1'-0"



SEE THE CONVERTIBLE UNIT FLOOR PLANS ON A2.1 FOR MORE DETAILS

BUILDING 3: LEVEL 2
SCALE: 1/8" = 1'-0"

DP18-829233 REFERENCE PLANS

REVISIONS	
JULY 29, 2021	DP RE-SUBMISSION
MAR 26, 2021	DP RE-SUBMISSION
AUG 19, 2020	DP RE-SUBMISSION
DEC 19, 2019	ADP SUBMISSION
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MAY 14, 2018	RE-SUBMISSION
APRIL 28, 2017	RZ APPLICATION

CONSULTANTS

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SEAL

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PROJECT

Proposed 24-Unit Townhouse Development

10671-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO. 1904BRID

SCALE As Noted

DATE Apr. 15, 2017

DRAWN BY KYC, HD

CHECKED BY KYC

SHEET TITLE

PLANS:
BUILDINGS 3 & 4

DRAWING

A3.3

ACOUSTIC UPGRADES

ALL FLOORING OF BEDROOMS ON UPPER LEVELS TO BE CARPETED.	
EXTERIOR WALL ASSEMBLY	
LOCATION	MASTER BEDROOMS(LEVEL 3) EXCEPT FOR BUILDING 1 AND 8
ASSEMBLY	- FIBRE CEMENT SIDING - 19 MM STRAPPING - WEATHER BARRIER - 11 MM OSB SHEATHING - 140 MM WOOD STUDS @ 400 MM O.C. - R-24 BATT INSULATION, FILL CAVITY - 6 MIL POLYETHYLENE VAPOUR BARRIER - 16 MM GYPSUM WALLBOARD
ROOF ASSEMBLY	
LOCATION	ALL BEDROOMS ON LEVEL 2, 3 IN BUILDING 1 TO 8
ASSEMBLY	- ASPHALT SHINGLES - #15 ROOFING FELT - 13MM PLYWOOD SHEATHING - PRE-FABRICATED WOOD TRUSSES @ 600MM - EXTERIOR AIR FILM - FIBERGLASS INSULATION (270MM THICK) - MIN. 6 MIL POLY VAPOUR BARRIER - RESILIENT CHANNELS - 2-LAYERS OF 16MM TYPE X GYPSUM WALLBOARD
GLAZED WINDOW ELEMENTS	
LOCATION	ALL BEDROOMS IN BUILDING 1 TO 8
DOUBLE GLAZING	- ONE PANE OF 6MM THICK LAMINATED GLASS - MIN. 12MM AIRSPACE - ONE PANE OF 6MM THICK LAMINATED GLASS

AGING-IN-PLACE MEASURES

ALL ROOMS	LEVER TYPE DOOR HANDLES
STAIRS	STAIRWELL HANDRAILS ARE REQUIRED
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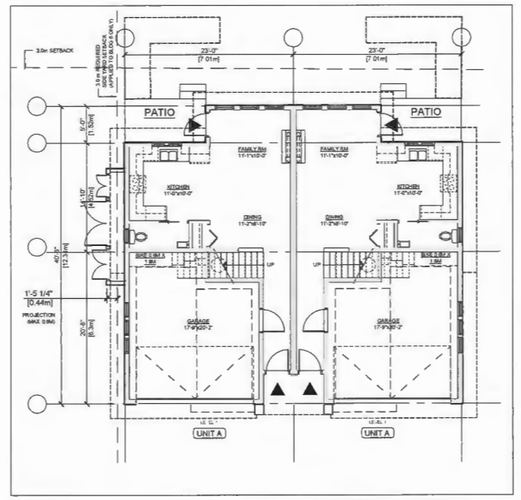
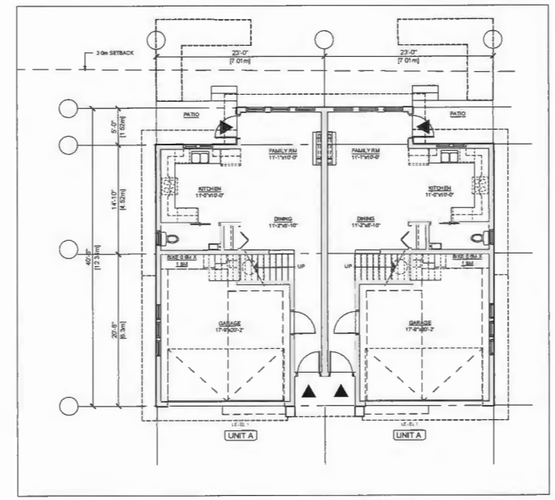
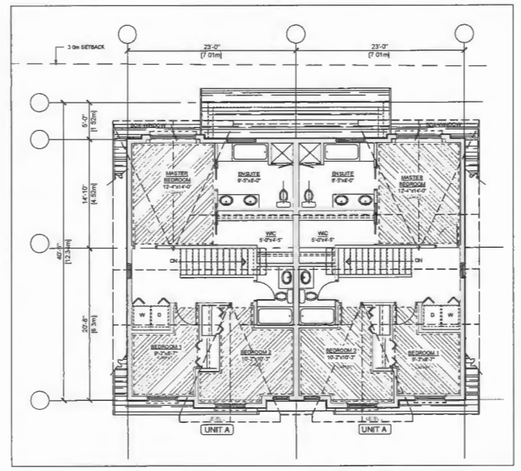
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES



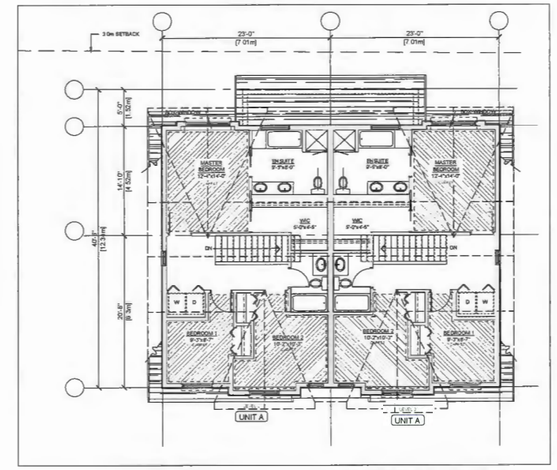
BUILDING 6: LEVEL 1
SCALE: 1/8" = 1'-0"



BUILDING 5: LEVEL 1
SCALE: 1/8" = 1'-0"



BUILDING 6: LEVEL 2
SCALE: 1/8" = 1'-0"



BUILDING 5: LEVEL 2
SCALE: 1/8" = 1'-0"

DP18-829233 REFERENCE PLANS

REVISIONS

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PROJECT

Proposed 24-Unit Townhouse Development

10571-10751 BRIDGEPORT RD.
Richmond, B.C.

PROJECT NO.
19048RID

SCALE
As Noted

DATE
Apr. 15, 2017

DRAWN BY
KYC, HD

CHECKED BY
KYC

SHEET TITLE

PLANS:
BUILDINGS 5 & 6

DRAWING

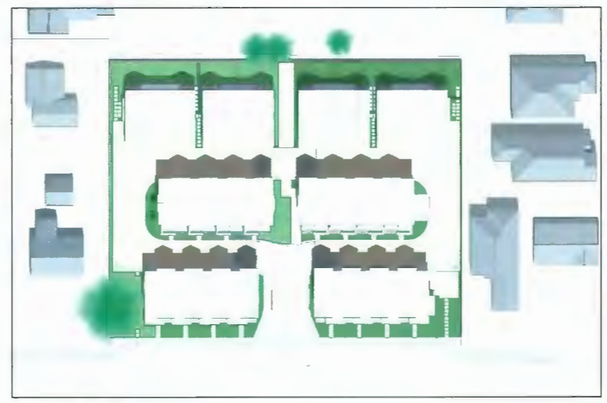
A3.4

MARCH 21, 9AM

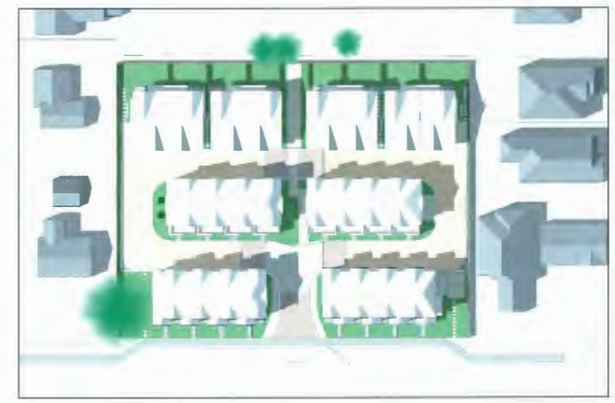
MARCH 21, 12PM

MARCH 21, 3PM

JUNE 21, 9AM

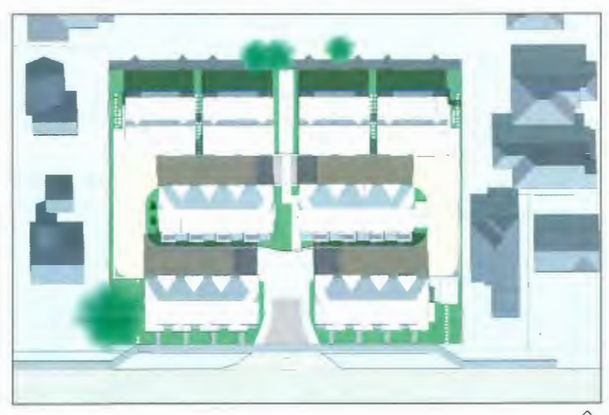


JUNE 21, 12PM



JUNE 21, 3PM

SEPTEMBER 21, 9AM



SEPTEMBER 21, 12PM

SEPTEMBER 21, 3PM

DP18-829233 REFERENCE PLANS

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PROJECT NO.
1904BRID

SCALE
As Noted

DATE
Apr. 15, 2017

DRAWN BY
KYC, HD, AL, XY

CHECKED BY
KYC

SHEET TITLE
SHADOW STUDY

DRAWING
A9.2