



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** April 22, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 19-853070

**Re:** **Application by Eric Law Architect Inc. for a Development Permit at 9091 and 9111 No. 2 Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight townhouse units at 9091 and 9111 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum lot width from 50.0 m to 40.7 m;
  - b) Reduce the minimum front yard setback from 6.0 m to 4.5 m; and
  - c) Increase the allowable small car parking spaces from 0 to 42% (8 spaces).

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig  
Director, Development  
(604-247-4625)

WC:jr  
Att. 3

## Staff Report

### Origin

Eric Law Architect Inc. has applied to the City of Richmond for permission to develop eight townhouse units and one secondary suite at 9091 and 9111 No. 2 Road. The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 9880 (RZ 16-754046), which received third reading at the Public Hearing on September 4, 2018. The site previously contained two single-family dwellings, which have been demolished.

A Servicing Agreement is required as a condition of final adoption of the rezoning bylaw and includes, but is not limited to, the following off-site improvements:

- New concrete sidewalk and landscaped boulevard along the No. 2 Road frontage.
- Upgrade of the existing northbound bust stop on No. 2 Road at Maple Road to provide concrete bus pad and pre-ducting for bus shelter electrical connections.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north and west: Two-storey townhouses on a lot zoned “Low Density Townhouses (RTL1)”, with vehicle access from Lackner Crescent.
- To the east, across No. 2 Road: Single-family and duplex dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from No. 2 Road.
- To the south: Three single-family dwellings on lots zoned “Single Detached (RS2/B),” with vehicle access from Maple Road.

### Rezoning and Public Hearing Results

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

- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along No. 2 Road.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children’s play and social interaction.

- Review of relevant accessibility features, including aging-in-place features in all units, and the provision of a convertible unit.
- Review of a sustainability strategy for the development proposal, including measures to achieve Step 3 of the BC Energy Step Code.

The Public Hearing for the rezoning of this site was held on September 4, 2018. At the Public Hearing, one written submission was received from a resident directly south of the subject site. The resident expressed the following concerns about the proposed rezoning:

- Proposed vehicle access to No. 2 Road will increase traffic and decrease road safety.
- Taller building form will negatively impact privacy of adjacent properties.

Staff worked with the applicant to address these issues in the following ways:

- Four trees previously identified for removal are now proposed to be retained after extensive modification of the site grading and outdoor amenity area.
- New coniferous trees are proposed along the south property line for additional screening.
- The shared outdoor amenity space has been enlarged to include both passive and active recreation spaces. Further details are provided in the Landscape section.
- The convertible unit has been redesigned to include space for a future vertical lift.
- The ground floor setback for the south-facing units has been increased slightly, with additional increases on the second and third storeys. The resulting building massing steps down to two storeys within 9.5 m of the adjacent single-family dwellings.
- The applicant has conducted energy modelling and has confirmed that the proposed development will achieve Step 3 of the BC Energy Step Code. Further details are provided in the Sustainability section.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

### **Zoning Compliance/Variiances** (staff comments in *bold italics*)

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

1. Reduce the minimum lot width from 50.0 m to 40.7 m.

*The subject site is limited to two lots resulting from the recent redevelopment of the property at the corner of No. 2 Road and Maple Road. There is no possibility of lot consolidation with additional properties to the north or south at this time. Staff support this variance as the applicant has demonstrated the ability to meet the design objectives of the Arterial Road Guidelines for Townhouses.*

2. Reduce the minimum front yard setback from 6.0 m to 4.5 m.

*The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard interface is deemed necessary, provided that there is an appropriate interface with neighbouring properties. As the rear yard of the subject site abuts the side yard of the neighbouring townhouses to the west, the applicant has provided a deeper side yard setback between the proposed townhouses and the existing single-family dwellings to the south. A 2.0 m wide road dedication along the entire No. 2 Road frontage is required for future road widening, although no road widening will occur at this time. Until No. 2 Road is widened, the proposed townhouses will be set back 9.2 m from the back of the existing curb. The setback from the future curb would be approximately 7.2 m.*

3. Increase the allowable small car parking spaces from 0 to 42% (8 spaces).

*Richmond Zoning Bylaw 8500 permits small car parking spaces only when more than 31 parking spaces are proposed on-site. The proposed eight-unit townhouse project will provide 17 residential and two visitor parking spaces on-site. Transportation staff support the proposed variance to allow one small car parking space in each of the seven side-by-side double car garages and one small parking space for the proposed secondary suite. The eighth unit will have two regular car parking spaces in a tandem arrangement*

### **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) reviewed the proposal on January 9, 2020 and supported the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the ADP Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### **Analysis**

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

- The subject site abuts single-family dwellings to the south, and two-storey townhouse dwellings to the north and east. These interfaces have informed the height, massing, and site planning of the proposal.
- Most of the site will be raised with fill to achieve the required Flood Construction Level, except no fill is proposed within the rear yard Statutory Right-of-Way (SRW), which contains the municipal sanitary sewer. Site grade along the north property line will be 1.62 m, which will require a retaining wall between 0.5 m to 0.6 m (1.5 to 2 ft.). The proposed fence on top of the wall will be limited to a maximum of 1.2 m (4 ft.) to provide a sensitive interface with the adjacent property. Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed appropriately.
- The site will be raised with fill along the south property line as well, where there is an existing retaining wall from the redevelopment of the three properties to the south. The resulting site grade will be slightly lower than the neighbouring properties, and the existing retaining wall and fence will be retained. New trees are proposed along the south property line for additional screening.

- The south-facing units adjacent to the single-family dwellings have increased setbacks to the property line on each level: 4.75 m at ground level, 6.73 m at the second storey, and 9.48 m at the third storey. Third storey living spaces are oriented toward the internal driveway and south-facing clerestory windows are proposed in the stairway.
- The north-facing units adjacent to the front yards and driveway of the townhouse dwellings have living spaces oriented primarily to the east and west in order to mitigate overlook. North-facing windows on the third storey are limited to small privacy windows in the bathrooms, with bedroom windows facing east and west.

### ***Urban Design and Site Planning***

- Vehicular access to the proposed development is from a single driveway to No. 2 Road located in the centre of the site frontage. Eight three-storey units are arranged on a T-shaped drive aisle.
- An SRW allowing access through the site to future developments to the north has been secured through the rezoning process.
- The design of the drive aisle includes visual cues to both indicate future extension and mark the transition to future development sites, including contrasting permeable paving at the driveway end, easily removable landscaping, and notification signage.
- Units fronting No. 2 Road have direct pedestrian access from the street, and rear units have access from the drive aisle.
- One secondary suite is proposed in Unit 4 and is accessed from the drive aisle. The suite is 25 m<sup>2</sup> (269 ft<sup>2</sup>) and includes distinct kitchen, living, and bathroom areas. Parking for the secondary suite is not required in Richmond Zoning Bylaw 8500, however a dedicated parking stall was secured through the rezoning and is located adjacent to the suite.
- The four south units have a north-south orientation in order to provide a more sensitive interface with the rear yards of the adjacent single-family dwellings.

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

- The proposal is characterized by a “West Coast Modern” architectural style, which typically includes simple lines, deep eaves, neutral colours, and use of natural materials.
- The four proposed buildings have a unified material and colour palette, but differ slightly in their massing in response to the immediate context.
- The two buildings along the south property line have pitched roofs angling toward the adjacent single-family dwellings, providing a more gradual transition. Cedar soffits provide a contrasting element that emphasizes the roof overhang. Wood pattern vinyl siding provides an additional “natural” element, though with easier long-term maintenance.
- The two buildings along the north property line are more square, with a contrasting window box on the middle storey to break up the vertical massing. The roof line is close to flat, with a slight downward angle to address rainwater. Like the other two buildings, Cedar soffits and wood pattern vinyl siding provide a warm natural element on an otherwise monochromatic building.

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

- Tree preservation was reviewed at rezoning stage, where seven on-site trees were identified to be retained and protected, and 22 on-site trees were identified for removal, and 19 replacement trees were proposed. However, the proposed on-site tree retention has been revised through the review of the Development Permit. A revised tree retention plan is provided in Attachment 3.
- Four trees previously identified for removal (Tag # 16-19) due to proposed grade changes are now proposed to be retained and protected, as the site plan has been modified to eliminate the grade change along the west property line.
  - The grade change was originally proposed to address the high Flood Construction Level (FCL) and to allow barrier-free access to the shared outdoor amenity area from a level drive aisle. Achieving this would require construction of a retaining wall along the west property line and raising the site grade in this location by a minimum of 1.0 m, which would have negatively impacted Trees # 16-19. Overall there is an approximately 1.7 m difference between existing site grade and the minimum FCL.
  - The site grading and design of the outdoor amenity area were reviewed extensively through the Development Permit, resulting in significant changes to the proposed site grade including elimination of the retaining wall, sloping the drive aisle to the edges of the site, and lowering the drive aisles and several garages below the FCL. As garages are not considered habitable space they can be located below the FCL.
  - The revised proposal maintains barrier-free access to the shared outdoor amenity area via the sloping drive aisle and allows additional trees in the amenity area to be retained at existing grade. The additional trees form a small grove that separates the outdoor amenity area into two distinct parts.
- One of the trees identified for retention (Tag # 1) declined in health and was determined to be at risk of failure. This tree has been removed out of concern for public safety. Replacement trees are required at a 2:1 ratio as per the OCP.
- The revised proposal includes retention of 10 on-site trees, removal of 19 on-site trees, and planting of 21 replacement trees. A \$12,500 contribution to the City's Tree Compensation Fund in lieu of replacement trees that cannot be accommodate on the development site was secured through the rezoning application.
- Tree retention measures secured through the rezoning application include tree protection fencing, a \$40,000 survival security, and submission of a contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained, including a post-construction assessment report to be submitted to the City.
- The proposed new trees include a mix of coniferous and deciduous species to allow for seasonal interest and a variety of habitats.
- The proposal provides a pedestrian-oriented streetscape along No. 2 Road, including landscaped front yards for each of the three units, decorative fencing, and new trees.
- Private outdoor space is provided for each unit consistent with the OCP. Each of the units has a private outdoor space at grade and a small balcony on the third storey. All of the balconies are oriented inward to reduce overlook to the adjacent properties.
- A shared outdoor amenity area is provided at the rear of the site, across from the driveway access, and is significantly larger than the minimum requirement identified in the OCP. The driveway slopes gently toward the amenity area in order to provide barrier-free access while

maintaining the existing site grade in the critical root zone of retained trees. There are ten trees to be retained in this area.

- The shared outdoor amenity area includes natural play elements, open lawn space, and bench seating to provide for a range of recreation activities. A small play panel structure is provided adjacent to the open lawn space. The choice of play equipment is constrained by the available area and its location within a utility SRW. Tree retention in the middle of the amenity area further constrains the ability to provide adequate fall zones for larger play equipment.
- Permeable pavers are proposed for the vehicle entrance, visitor parking, and each end of the drive aisle for better water infiltration.
- Automatic irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$76,479.28 prior to issuance of the Development Permit.
- An \$8,000 contribution towards development of City facilities in lieu of providing indoor amenity space was secured through the rezoning application.

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

- Low fencing with latch gates is provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and separation. Lower 1.2 m (4 ft.) fencing is proposed on top of the proposed retaining wall along the north property line, providing a more sensitive interface with the adjacent property while still screening headlight glare from the drive aisle.
- Bollard lighting is proposed in the shared outdoor amenity area and beside the mailbox.
- Contrasting permeable pavers at the site entrance clearly mark the transition to the private drive aisle, creating defensible space. The same paving treatment is used at the northern extend of the drive aisle, and will provide a visual marker separating the property from future developments sharing the drive aisle.

#### ***Sustainability***

- The applicant has confirmed that the proposed development will meet or exceed Step 3 of the BC Energy Step Code for Part 9 Buildings.
- Sustainability initiatives include heat pumps, increased air tightness, pre-ducting for solar hot water heating, and high efficiency appliances.
- Level 2 EV charging is provided in each garage consistent with the Zoning Bylaw requirements.

#### ***Accessible Housing***

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The unit is designed with a closet on each floor that can be converted to a vertical lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

**Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Jordan Rockerbie  
Planner 1  
(604-276-4092)

JR:blg

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

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9880.
- Receipt of a cash security or Letter-of-Credit for landscaping in the amount of \$76,479.28.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

**Attachments:**

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Advisory Design Panel Minutes

Attachment 3: Revised Tree Retention Plan





**DP 19-853070**

**Attachment 1**

Address: 9091 & 9111 No. 2 Road

Applicant: Eric Law Architect Inc.

Owner: 1151418 BC Ltd.

Planning Area(s): Blundell

Floor Area Gross: 1,300 m<sup>2</sup> (13,997 ft<sup>2</sup>)

Floor Area Net: 940.44 m<sup>2</sup> (10,123 ft<sup>2</sup>)

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	1,649.3 m <sup>2</sup>	1,567.4 m <sup>2</sup>
<b>Land Uses:</b>	Single-family dwellings	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	Two single-family homes	Eight townhouses and one secondary suite

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Lot Coverage – Buildings:	Max. 40%	35.8%	None
Lot Coverage – Non-Porous:	Max. 65%	59.1%	None
Lot Coverage – Live Landscape:	Min. 25%	30.9%	None
Setback – Front Yard (East):	Min. 6.0 m	4.5 m	<b>Vary by 1.5 m</b>
Setback – Side Yard (North):	Min. 3.0 m	3.08 m	None
Setback – Side Yard (South):	Min. 3.0 m	4.69 m	None
Setback – Rear Yard (West):	Min. 3.0 m	4.54 m	None
Height (m):	Max. 12.0 m	11.21 m	None
Lot Size – Area:	None	1,567.4 m <sup>2</sup>	None
Lot Size – Width:	50.0 m	40.7 m	<b>Vary by 9.3 m</b>
Off-street Parking Spaces – Resident (R) / Visitor (V):	16 (R) and 2 (V)	16 (R) and 2 (V)	None
Small Car Parking Spaces:	None where fewer than 31 spaces are provided on site	8 (42%)	<b>Vary to allow 8 small car parking spaces</b>
Accessible Parking Spaces:	0	0	None

Secondary Suite Parking Spaces:	None (however, one space was secured through the rezoning)	1	None
Total off-street Spaces:	18	19	None
Tandem Parking Spaces:	Up to 50% of resident spaces	2 (12.5%)	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit	126.5 m <sup>2</sup> (15.8 m <sup>2</sup> per unit)	None

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

Thursday, January 9, 2020 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**DP 19-853070 – 8-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT**

ARCHITECT: Eric Law Architect  
LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.  
PROPERTY LOCATION: 9091 and 9111 No. 2 Road

**Applicant's Presentation**

Eric Law, Eric Law Architect, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and together with John Hsiung, Terra West Properties, answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- appreciate the applicant incorporating aging-in-place features for all the townhouse units;
- support the provision for future installation of a vertical lift in the convertible unit; ensure that the elevator will have the following features to provide accessibility to users with disabilities: (i) elevator should be properly located and size of the elevator platform should be adequate, (ii) doors should be positioned on the narrow side, and (iii) comply with the dimensional requirements provided on manufacturer's website;

***The elevator size and shaft width are in accordance to the manufacturer. The sizes are indicated on A8. The doors are indicated on the narrow side. Please see A8.***

- consider installing weather protection over the mailbox located in the outdoor amenity area;

***A shed cover is proposed over the mail box for weather protection. Please see A10.***

- consider installing pocket doors for all washrooms in the convertible unit;

***Pocket doors are indicated in the convertible bedroom and at living room level.***

- the proposed modern contemporary design for the townhouse development does not fit well into the neighbourhood; *(Note: In response to this Panel comment, the applicant advised that the market segment targeted for the project is the younger generation, who have expressed preference for the proposed West Coast contemporary design of the*

*project. Noting the applicant's response, the Panel member making this comment then voiced their support for the design of the project); **Noted***

- understand the constraints of the small site; however, the proposed location of the bench in the outdoor amenity area presents a CPTED concern as it is tucked in and not visible from the entry to the outdoor amenity area; consider relocating the bench further south to enhance its visibility;

***Bench in amenity area has been relocated so it will be more visible from the entry to the outdoor amenity area. Please see L1 for your reference.***

- the design of the outdoor amenity area is more cohesive in the model than in the drawings;

***Design of the outdoor amenity area has been revised to be more cohesive with the model. Please see L1 for your reference.***

- the proposed species of deciduous trees to replace the conifer trees to be removed along the south property line will not provide the same quality of buffering to the adjacent single-family homes to the south of the subject site;

***More conifer trees have been proposed on the south property line providing better buffering to the adjacent single-family home. Please see L1 for your reference.***

- the applicant is encouraged to provide a list of measures to take into account in the design of the project in order to achieve the Step Code requirements as these may impact the final shape and form of the duplex buildings;

- ***List of additional sustainability items are indicated on the drawings A8.***

- the architectural drawings should reflect the applicant's intent that the flat roofs of two duplex buildings would be sloped by two percent at the back; applicant should be mindful of the extensive ventilation requirements for the attic space of buildings with low-pitched roofs;

***The flat roofs have been adjusted to a sloping roof. An inverted roof system will be proposed. This consists of putting rigid insulation on top of roofing sheathing. Cross ventilation will not be required in this inverted roof system.***

- ensure the provision of mechanical ventilation for the garbage room due to the location of a kitchen window above it in order to avoid potential odour issues;

***The location of kitchen is adjusted so that the kitchen window is away from garbage room.***

- overall massing is successful; breaking down the massing into four small duplex buildings fits well into the neighbourhood; ***Noted***

- appreciate the design of the two buildings with roofs sloping down towards the adjacent single-family homes to the south; ***Noted***

- the three-storey buildings with flat roofs appear boxy and do not fit as well into the current character of the neighbourhood; however, these two buildings would potentially blend into the neighbourhood as the neighbourhood character changes over the long-term; ***Noted***

- applicant is advised to incorporate drainage requirements (e.g., installation of water leaders) for the two buildings with flat roofs at this stage of the project as these might potentially change the clean look and “purity” of the design of the two buildings;

***The flat roof is adjusted to be sloping roof as commented above.***

- support the proposed setback variances for the project as the increased setbacks in the upper levels of the buildings provide a better interface with adjacent developments; ***Noted***
- consider relocating the bicycle rack from the site entry (adjacent to No. 2 Road) to the interior of the site to address potential CPTED issues;

***Bike rack has been relocated to the area between Buildings C and D. Please see L1 for your reference.***

- the design of the units with sloping roofs adjacent to the single-family homes to the south is successful; however, the two buildings with flat roofs do not fit as well with the neighbouring multi-family and single-family homes which have pitched roofs; consider introducing a slope higher than the proposed two percent (i.e., at least a nine percent slope) to better integrate the project with the neighbourhood;

***The flat roof is adjusted to be sloping roof as commented above.***

- consider mimicking the colours and materials used in the neighbourhood to enable the project to blend well with the character of the neighbourhood;

***We consider that the proposed colours work in contemporary design as it will blend into the neighbourhood as the neighbourhood character changes over the long-term as commented above.***

- the upper sloping roofs of units on the south side are not well resolved as these appear in between flat and sloping; consider further resolution to make them appear either flat or sloping;

***The flat roof is adjusted to be a sloping roof as commented above.***

- support the Panel recommendation to relocate the bicycle rack in close proximity to No. 2 Road to the interior of the site in view of CPTED concerns;

***Bike rack has been relocated as suggested.***

- the applicant has done a good job on all the building facades; however, the applicant is advised to take into consideration the detailing of the hardie panels that are extensively used in the project as it may impact the end quality of the facades; and

***A recessed reveal joints detail is indicated on A11. This will ensure a clean panel looking building façade.***

- consider further articulation to the exposed cast concrete at the base of the buildings for easier maintenance and to mitigate potential construction issues’ negative impact on the exterior design of the buildings.

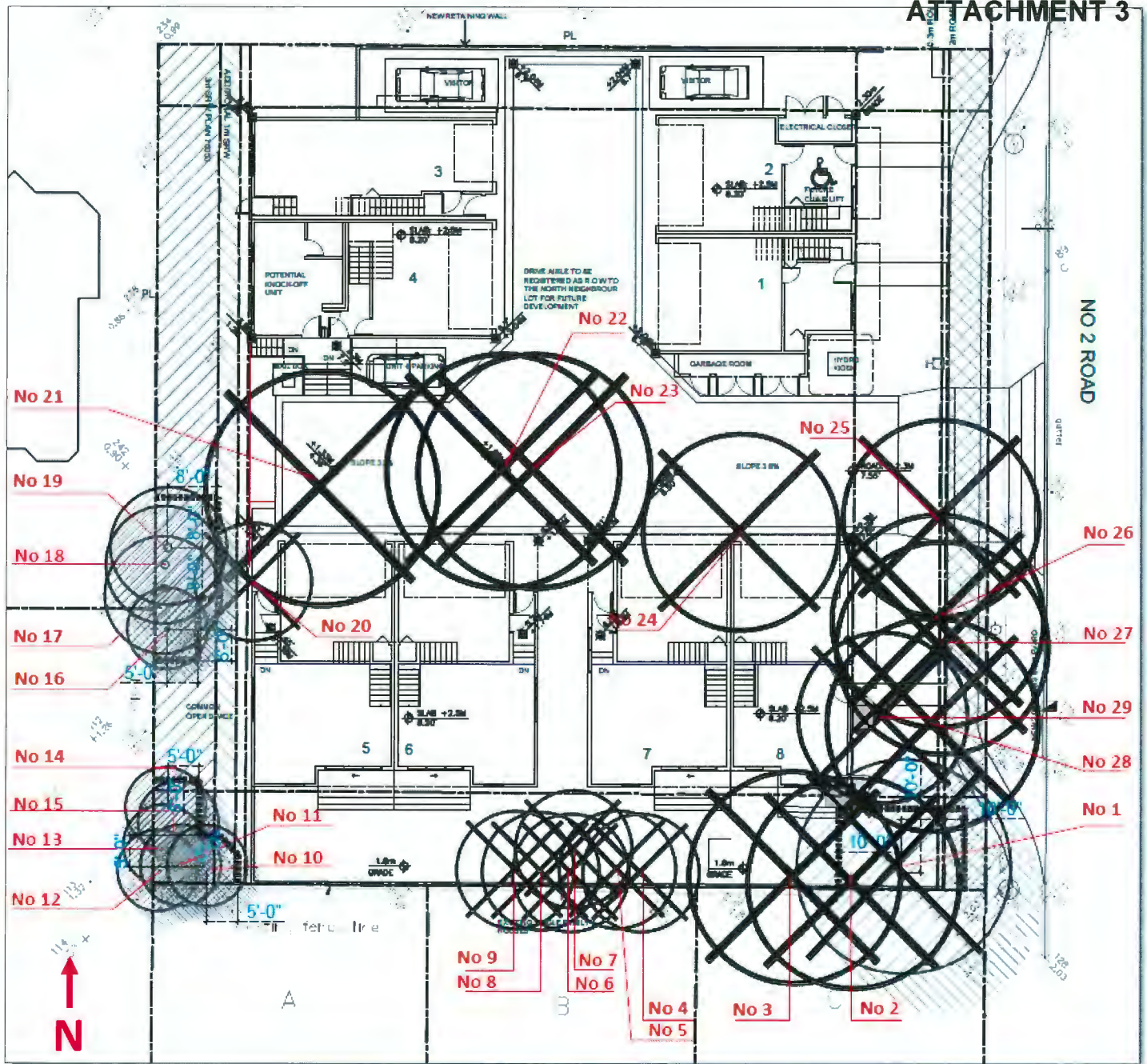
***The concrete base will be painted to match the panel colour as shown on colour elevations.***

**Panel Decision**

It was moved and seconded

*That DP 19-853070 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



Tree Management Plan – Not to Scale

TREE #	SPECIES (Botanical name)	DBH (cm)	SPREAD (m) est.
1	Cedar ( <i>Thuja plicata</i> )	48	2m
2	Douglas Fir ( <i>Pseudotsuga menziesii</i> )	43	3.5m
3	Cedar ( <i>Thuja plicata</i> )	43	2m
4	Cedar ( <i>Thuja plicata</i> )	36	2m
5	Cedar ( <i>Thuja plicata</i> )	42	2m
6	Apple ( <i>Malus sp.</i> )	28	2m
7	Cedar ( <i>Thuja plicata</i> )	26	3.5m
8	Cedar ( <i>Thuja plicata</i> )	29	3m
9	Cedar ( <i>Thuja plicata</i> )	43	3m
10	Cedar ( <i>Thuja plicata</i> )	20 per survey	2.5m
11	Cedar ( <i>Thuja plicata</i> )	20 per survey	3.5m
12	Cedar ( <i>Thuja plicata</i> )	22	2.5m
13	Cedar ( <i>Thuja plicata</i> )	22	2.5m
14	Cedar ( <i>Thuja plicata</i> )	22	2.5m
15	Cedar ( <i>Thuja plicata</i> )	22	2.5m
16	Cedar ( <i>Thuja plicata</i> )	23	3.5m
17	Cedar ( <i>Thuja plicata</i> )	19	3m
18	Cedar ( <i>Thuja plicata</i> )	29	3m
19	Cedar ( <i>Thuja plicata</i> )	35	3.5m
20	Birch ( <i>Betula sp.</i> )	56 combined	4m
21	Pine ( <i>Pinus sp.</i> )	51	5m
22	Cedar ( <i>Thuja plicata</i> )	65	5m
23	Cedar ( <i>Thuja plicata</i> )	63	5m
24	Cherry ( <i>Prunus sp.</i> )	55	3.5m
25	Douglas Fir ( <i>Pseudotsuga menziesii</i> )	62	6m
26	Douglas Fir ( <i>Pseudotsuga menziesii</i> )	39	3.5m
27	Sweetgum ( <i>Liquidambar styraciflua</i> )	49	5m
28	Douglas Fir ( <i>Pseudotsuga menziesii</i> )	45	3.5m
29	Apple ( <i>Malus sp.</i> )	31 combined	4m



No. DP 19-853070

To the Holder: ERIC LAW ARCHITECT INC.  
Property Address: 9091 AND 9111 NO. 2 ROAD  
Address: C/O #213 - 288 WEST 8<sup>TH</sup> AVENUE  
VANCOUVER, BC V5Y 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum lot width from 50.0 m to 40.7 m;
  - b) Reduce the minimum front yard setback from 6.0 m to 4.5 m; and
  - c) Increase the allowable small car parking spaces from 0 to 42% (8 spaces).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to # 20 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 \$76,476.28 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 19-853070**

To the Holder: ERIC LAW ARCHITECT INC.  
Property Address: 9091 AND 9111 NO. 2 ROAD  
Address: #213 - 288 WEST 8<sup>TH</sup> AVENUE  
VANCOUVER, BC V5Y 1N5

---

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 , .

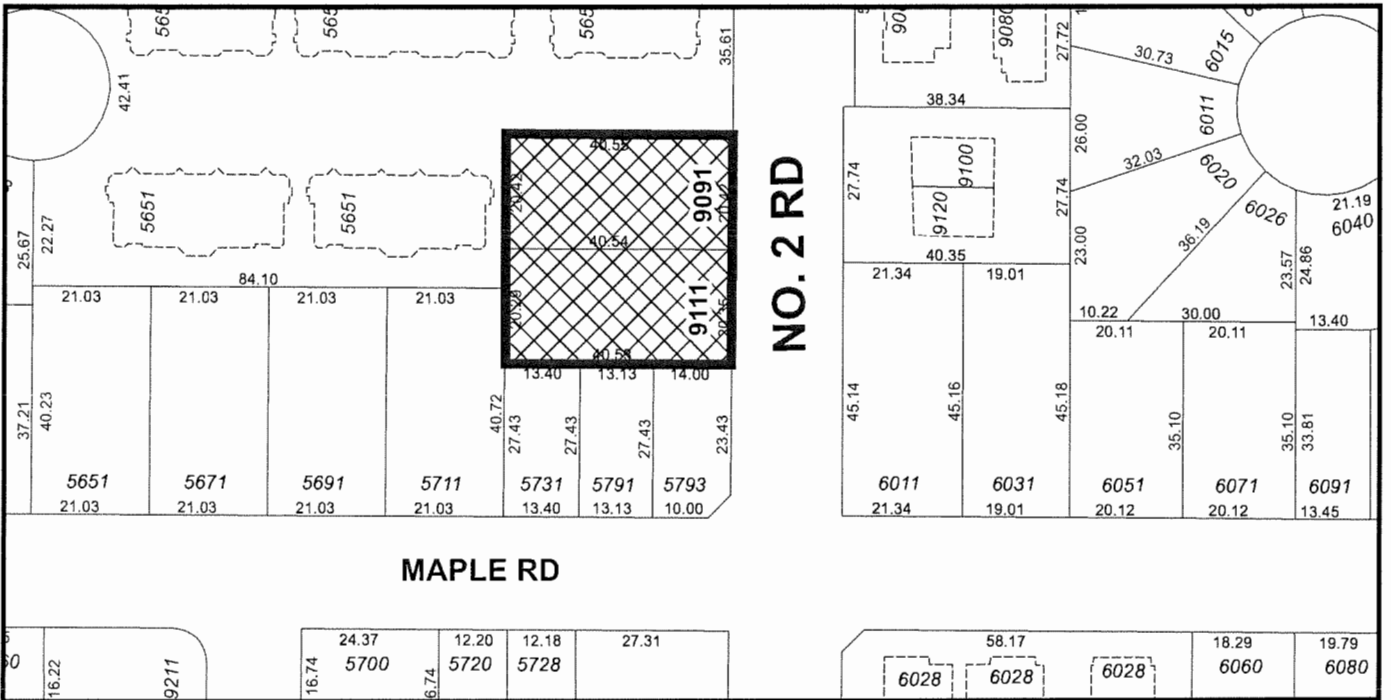
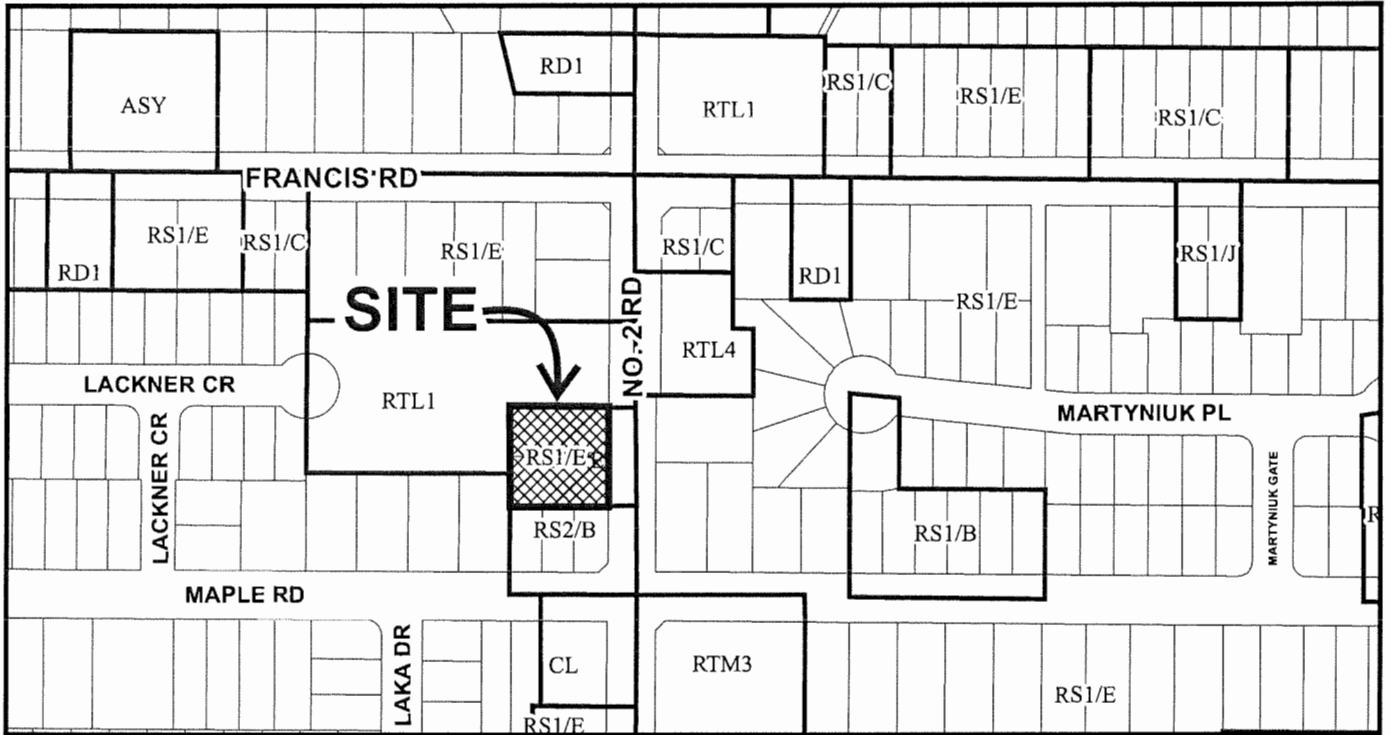
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



	<h2>DP 19-853070</h2> <h2>SCHEDULE "A"</h2>	<p>Original Date: 02/12/19</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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# PROPOSED TOWNHOUSE DEVELOPMENT AT 9091 & 9111 NO.2 ROAD, RICHMOND, BC

## DEVELOPMENT DATA

(A) CIVIC ADDRESS: 9091 & 9111 NO 2 ROAD, RICHMOND, BC  
 (B) LEGAL DESCRIPTION: LOT 1 & 2, SECTION 10, BLOCK 4 NORTH, RANGE 7 WEST, NWD PLAN 17904  
 ORIGINAL 1,649.3 SM (17,752 SF) AFTER 2M ROAD DEDICATION 1567.4 SM (16875 SQ. FT.)  
 (C) LOT AREA:  
 (D) ZONING USE CURRENT: RS1/E PROPOSED: RTL4

CURRENT ZONING (UNDER RS1/E ZONING)  
 PROPOSED REZONING (RTL4)

(E) FLOOR AREA RATIO 0.55 TO 454.5 SM  
 0.3 TO REST OF SITE AREA 0.60  
 TOTAL FAR FLOOR AREA 10,123 SF FAR FLOOR AREA 0.60  
 0.60 X 1,567.4 SM = 940.44 SM (10,123 SF)  
 8 UNITS  
 PROPOSED DEVELOPMENT 8 UNITS

(F) NUMBER OF UNIT: 1 PER LOT  
 (G) BUILDING COVERAGE: MAX - 45%  
 MAX - 40% (6750 SQ. FT.)  
 LIVE PLANT MIN - 25%  
 NON-POROUS MAX - 65%

(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 12M  
 FRONT YARD FACING NO. 2 - 6M  
 SIDE YARD - 3M  
 REAR YARD - 3M  
 (I) SETBACK: FRONT YARD FACING NO. 2 RD - 4.5M (14'-9") (VARIANCE REQUIRED)  
 NORTH SIDE YARD - 3.08M (10'-1")  
 SOUTH SIDE YARD - 4.69M (15'-5") AT 1/F  
 - 6.73M (22'-1") AT 2/F  
 WEST REAR YARD - 4.54M (14'-5")

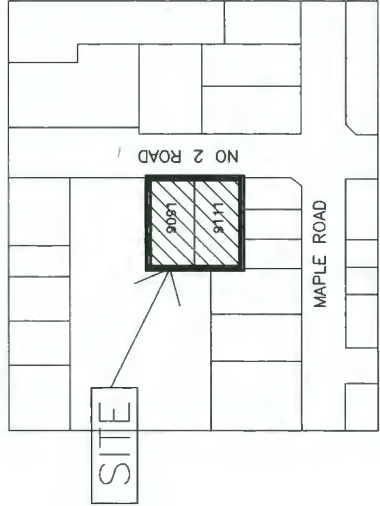
(J) PARKING: 2 PER DWELLING UNIT  
 2 PER DWELLING UNITS X 8 = 16  
 1 PER LOCKOUT UNIT X 1 = 1  
 0.2 VISITOR PARKING / UNIT X 8 = 2  
 TOTAL = 19 REQUIRED  
 RESIDENTIAL PARKING: 7 REGULAR  
 8 SMALL  
 (VARIANCE REQUIRED FOR SMALL PARKING)  
 2 REGULAR IN TANDEM ARRANGEMENT  
 VISITOR PARKING: 2 REGULAR

(K) OUTDOOR SPACE: OPEN AMENITY SPACE = 6 SM PER UNIT  
 X 8 = 48 SM (517 SF)  
 OUTDOOR AMENITY PROVIDED: 126.5 SM (1362 SQ. FT.)

## DRAWING LIST

- A1- DEVELOPMENT SUMMARY
- A2- SITE PLAN (1F)
- A3- PARKING PLAN
- A4- SITE PLAN (2F)
- A5- SITE PLAN (3F)
- A6- SITE PLAN (ROOF)
- A7- UNIT PLANS
- A8- UNIT PLANS
- A9- ELEVATIONS
- A10- ELEVATIONS
- A11- ELEVATIONS
- A12- SECTIONS
- A13- OPEN SPACE DIAGRAM
- A14- SITE COVER DIAGRAM
- A15-A17 EXTERIOR COLOUR FAR- FAR OVERLAY

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS  
 (1) PROVIDE PRE-DUCTING TO ACCOMMODATE FUTURE SOLAR HOT WATER HEATING  
 (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:  
 (A) STAIRWELL HANDRAILS  
 (B) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES  
 (C) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS



**ERIC LAW ARCHITECT**  
 401 West Broadway, Suite 1000  
 Vancouver, BC V6C 2E7  
 TEL: (604) 566-2888  
 FAX: (604) 566-2887  
 COMPANY WEBSITE: www.ericlawarchitect.com  
 DESIGN ALL AT ALL STAGES TO PRODUCE ARCHITECTURAL DRAWINGS AND PERMITS. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS DOCUMENT IS FOR INFORMATION ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION.

DATE	REVISION
2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2019.03.11	FOR CITY REVIEW
2019.03.26	FOR CITY AMP REVIEW
2020.03.17	FOR CITY REVIEW

NO.	REVISION
1	2019.02.05 FOR DEVELOPMENT PERMIT APPLICATION
2	2019.03.11 FOR CITY REVIEW
3	2019.03.26 FOR CITY AMP REVIEW
4	2020.03.17 FOR CITY REVIEW

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

## DEVELOPMENT SUMMARY

PROJECT NUMBER: 18-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-04\_NIT\_200317-DP.DWG



DP19-853070 PLAN 1

A1

DEVELOPMENT PERMIT

**ERIC LAW ARCHITECT**

2019-2020  
 1111 W. 10th Ave. Suite 100  
 Vancouver, BC V6H 2E6  
 TEL: (604) 684-3999  
 FAX: (604) 684-3997

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**REVISED**

- 2019.02.08 FOR DEVELOPMENT PERMIT APPLICATION
- 2019.03.11 FOR CITY REVIEW
- 2019.12.08 FOR CITY REVIEW
- 2020.03.17 FOR CITY REVIEW

**REVISIONS**

- 2019.02.20 REVISED FOR CLIENT COMMENTS
- 2019.11.20 REVISED ACCESSIBLE LEFT & SLOPE
- 2019.02.20 REVISED FOR CITY REVIEW

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

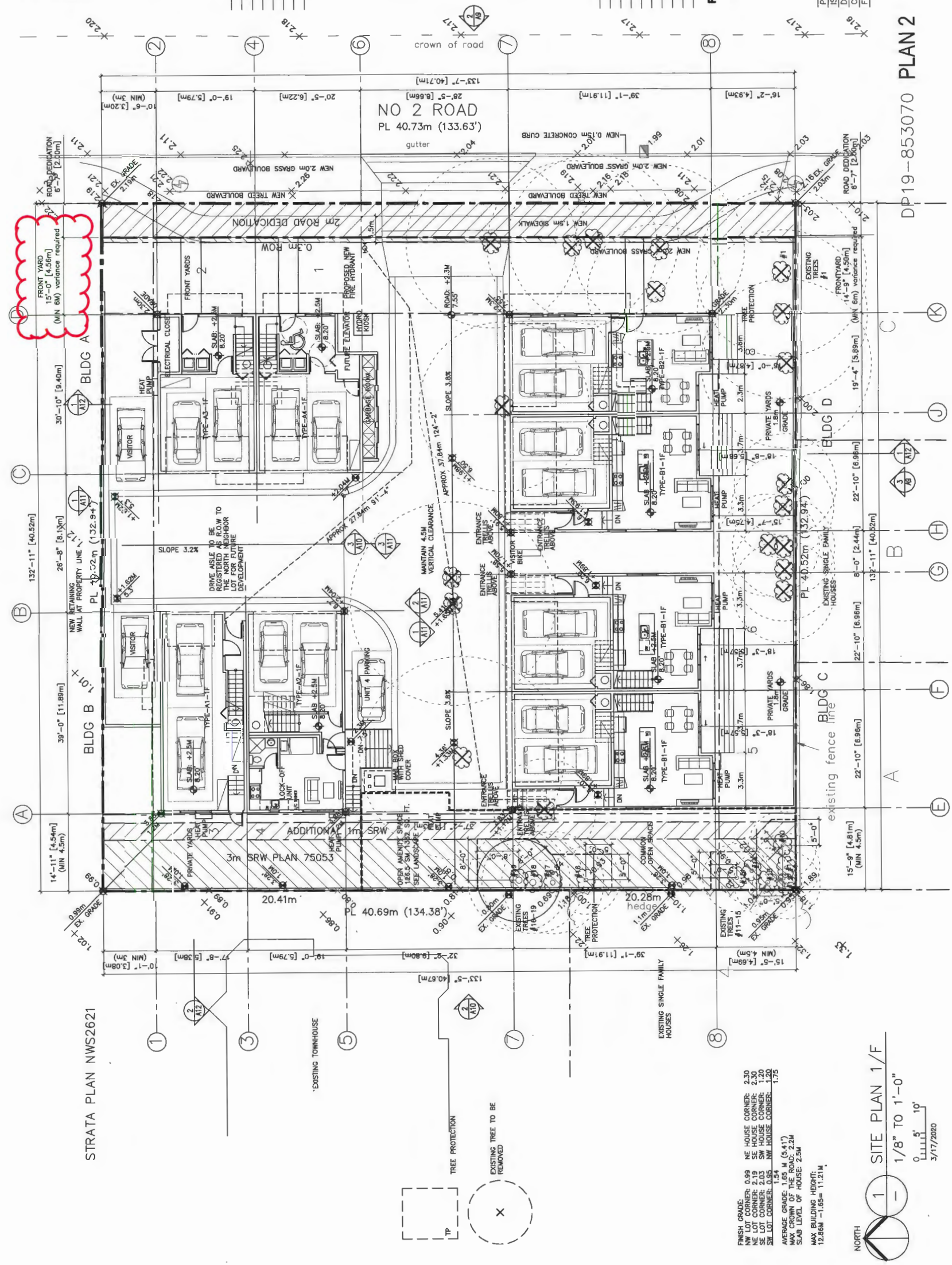
**SITE PLAN (1/F)**

PROJECT NUMBER: 18-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-04\_NIT\_200317-01.DWG

**A2**

DP19-853070 PLAN 2

DEVELOPMENT PERMIT



STRATA PLAN NWS2621

FINISH GRADE: 1.25 M (5.41')  
 NW LOT CORNER: 0.99 M HOUSE CORNER: 2.30 M  
 NE LOT CORNER: 2.03 M SW HOUSE CORNER: 1.20 M  
 SE LOT CORNER: 0.95 M NW HOUSE CORNER: 1.75 M  
 AVERAGE GRADE: 1.25 M (5.41')  
 MAX CROWN OF THE ROAD: 2.24 M  
 SLAB LEVEL OF HOUSE: 2.5M  
 MAX BUILDING HEIGHT: 12.66M - 1.65M = 11.21M

**SITE PLAN 1/F**  
 1/8" TO 1'-0"  
 0 5' 10'  
 3/17/2020

**ERIC LAW ARCHITECT**

2000 W. 10TH AVENUE  
VANCOUVER, BC  
TEL: (604) 566-2099  
FAX: (604) 566-2097

COMPONENTS: ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, ENGINEERING, ENVIRONMENTAL DESIGN, PLANNING, PROGRAM DEVELOPMENT, PROJECT MANAGEMENT, SITE ANALYSIS, SURVEYING, TRAFFIC ANALYSIS, VISUALIZATION, AND OTHER SERVICES AS REQUIRED.

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- REVISIONS**
- 2019.02.25 FOR REVISIONS POINT WORKSHOP
  - 2019.03.11 FOR CITY REVIEW
  - 2019.12.08 FOR CITY MAP REVIEW
  - 2020.03.17 FOR CITY REVIEW

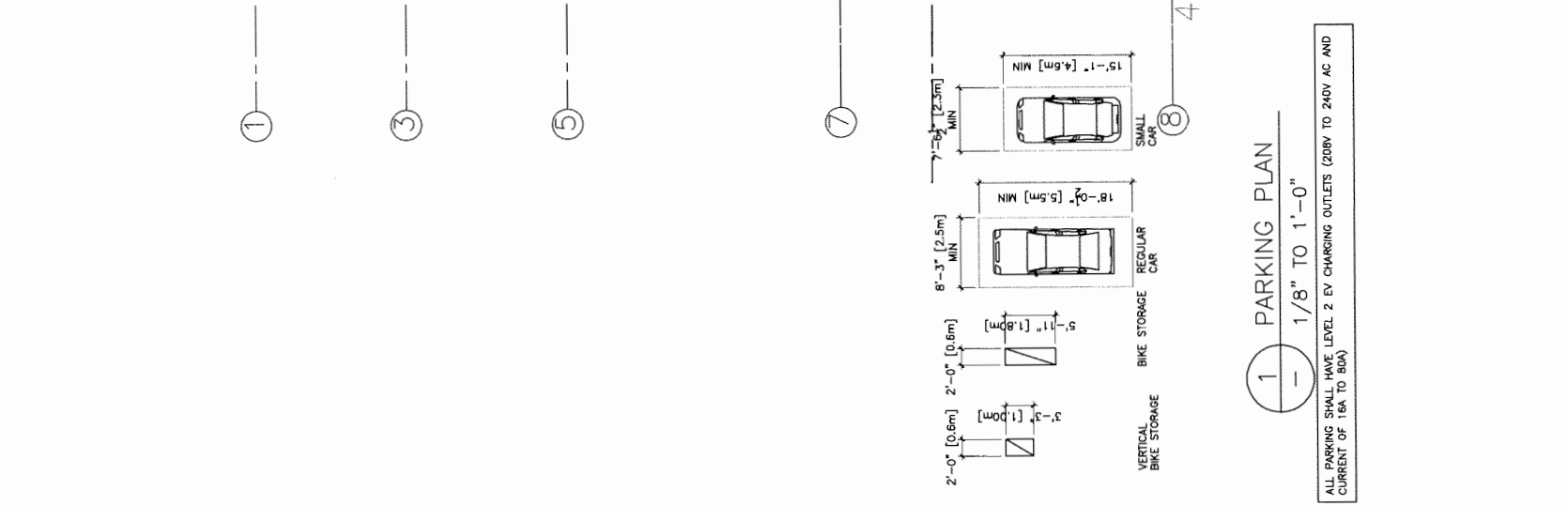
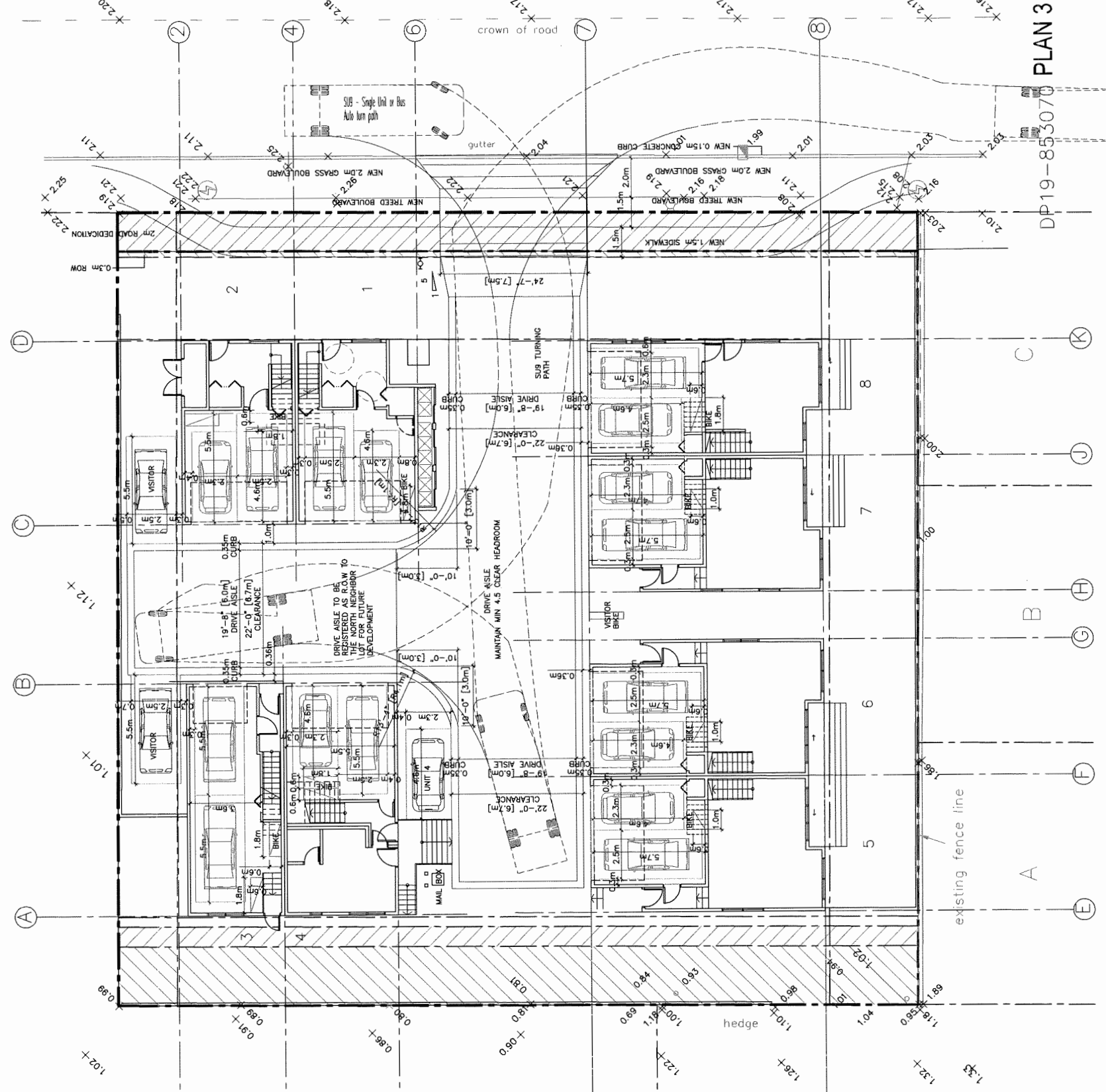
- REVISIONS**
- 2020.03.17 REVISED FOR PERMITS CHANGES
  - 2019.11.26 REVISED ACCESSIBLE LEFT & RIGHT SIDE
  - 2019.02.25 REVISED FOR WORK AS PER CITY COMMENT

**PROPOSED TOWNHOUSE**  
9091 & 9111 NO. 2 RD  
RICHMOND BC

**PARKING PLAN**

PROJECT NUMBER: 18-04  
ISSUED: 3/17/2020  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 18-04-INT-200317-0P.DWG

**A3**  
DEVELOPMENT PERMIT



DP19-853070 PLAN 3

**ERIC LAW ARCHITECT**

ericlawarchitect@gmail.com  
 1011 228 WEST AVENUE VANCOUVER BC  
 V6E 2R6  
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 FAX: (604) 509-2897

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NO.	DATE	DESCRIPTION
1.	2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.12.05	FOR CITY REVIEW
4.	2020.03.17	FOR CITY REVIEW

NO.	DATE	DESCRIPTION
1.	2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.12.05	FOR CITY REVIEW
4.	2020.03.17	FOR CITY REVIEW

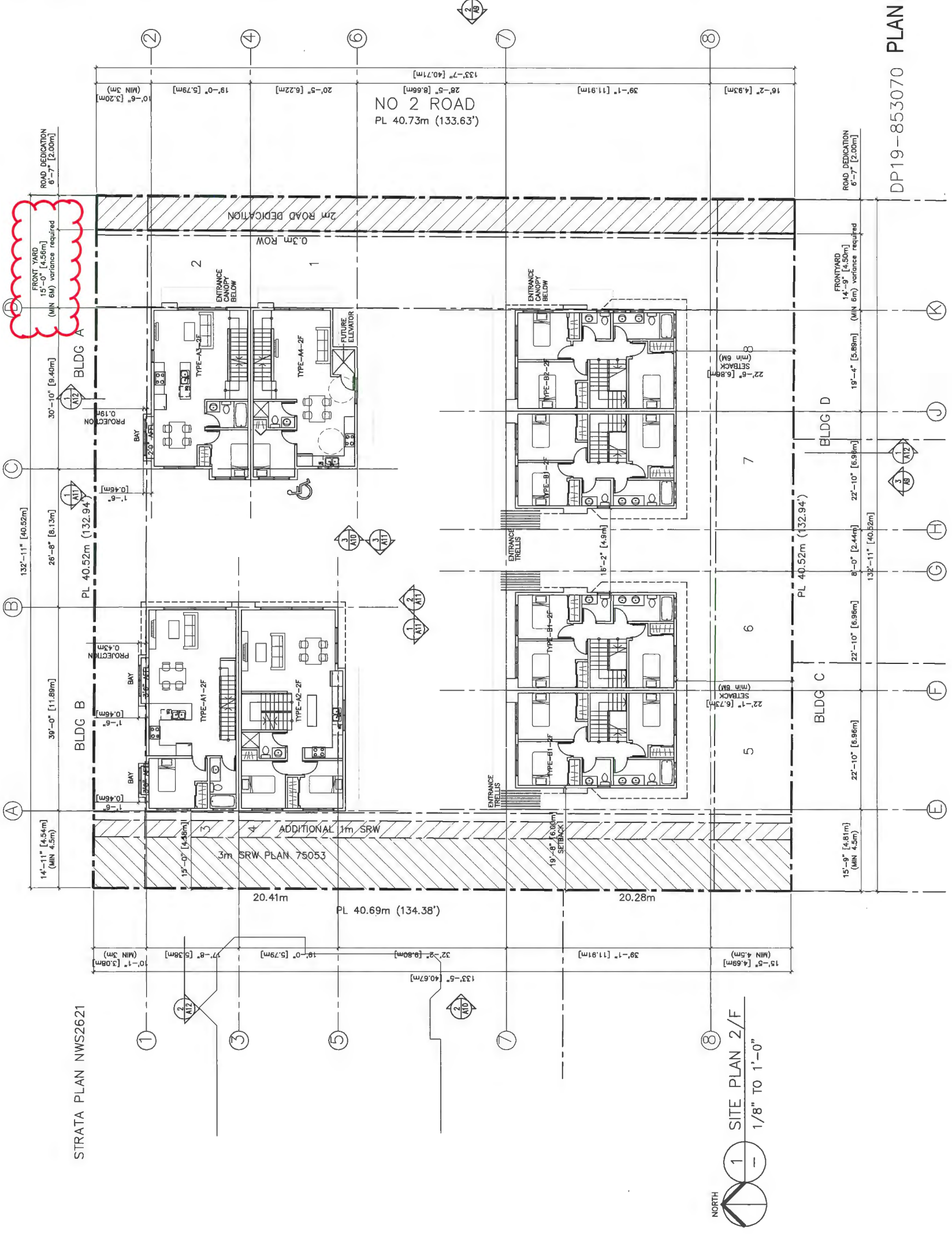
**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

**SITE PLAN (2F)**

PROJECT NUMBER:	18-04
ISSUED:	3/17/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-04_NIT_200317-02.DWG

**A4**

DEVELOPMENT PERMIT



DP19-853070 PLAN 4

**ERIC LAW ARCHITECT**  
 eric.law.architect@gmail.com  
 117 WEST WENNE AVENUE, WOODHOUSE BC  
 TEL: (604) 566-2098  
 FAX: (604) 969-8897

COMPONENTS: RESIDENTIAL, THIS PLAN AND EXISTING ARE AT ALL TIMES TO BE MAINTAINED AS SUCH AND NOT BE USED FOR ANY OTHER PURPOSE. ALL INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF ERIC LAW ARCHITECT.

ISSUED

- 2019.02.05 FOR DEVELOPMENT PERMIT APPLICATION
- 2019.02.11 FOR CITY REVIEW
- 2019.02.05 FOR CITY REVIEW
- 2020.03.17 FOR CITY REVIEW

REVISION

- 2020.03.17 REVISE AS PER CLIENT COMMENTS
- 2019.11.30 AS PER COMMENTS BY THE CITY
- 2019.11.30 AS PER COMMENTS BY THE CITY
- 2019.02.05 AS PER COMMENTS BY THE CITY

**PROPOSED TOWNHOUSE**  
**9081 & 9111 NO. 2 RD**  
**RICHMOND BC**

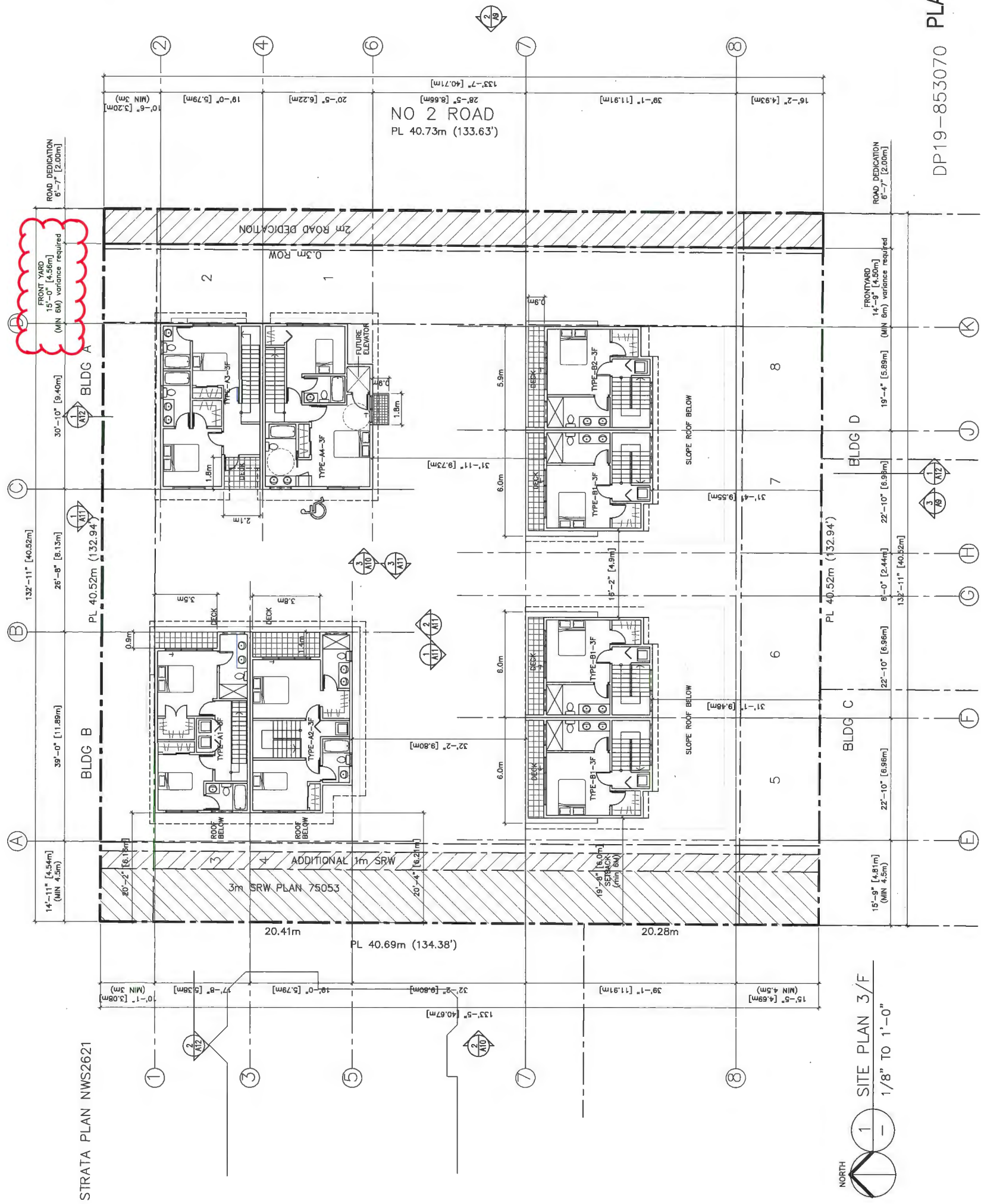
**SITE PLAN (3F)**

PROJECT NUMBER: 18-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-04\_NWT\_200317-DP.DWG

**A5**

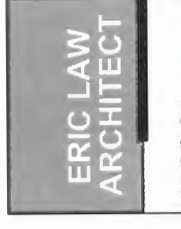
DP19-853070 PLAN 5

DEVELOPMENT PERMIT



STRATA PLAN NWS2621

**1** SITE PLAN 3/F  
 1/8" TO 1'-0"



REVISIONS

1. SUBMITTAL FOR DEVELOPMENT PERMIT APPLICATION
2. SUBMITTAL FOR CITY REVIEW
3. SUBMITTAL FOR CITY REVIEW
4. SUBMITTAL FOR CITY REVIEW

REVISIONS

1. 2019.03.19 REVISED PER CLIENT COMMENTS
2. 2019.11.28 REVISED ACCESSIBLE LEFT & SLOPE
3. 2019.03.25 REVISED SLOPE AS PER CITY COMMENT

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

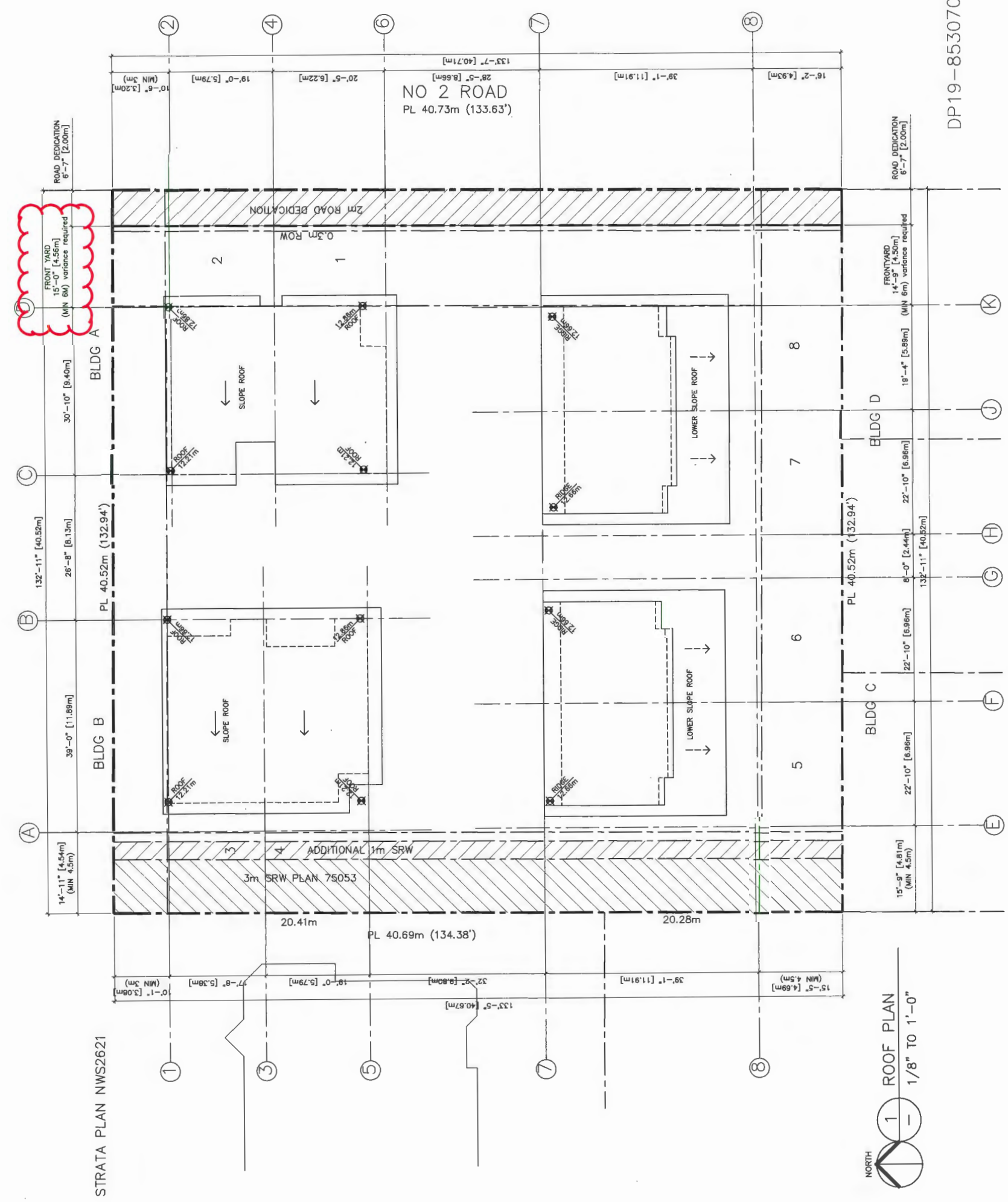
**SITE PLAN (ROOF)**

PROJECT NUMBER: 19-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 19-04\_NTT\_200317-0P.DWG

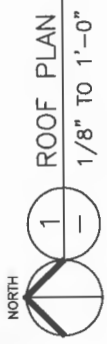
**A6**

DP19-853070 PLAN 6

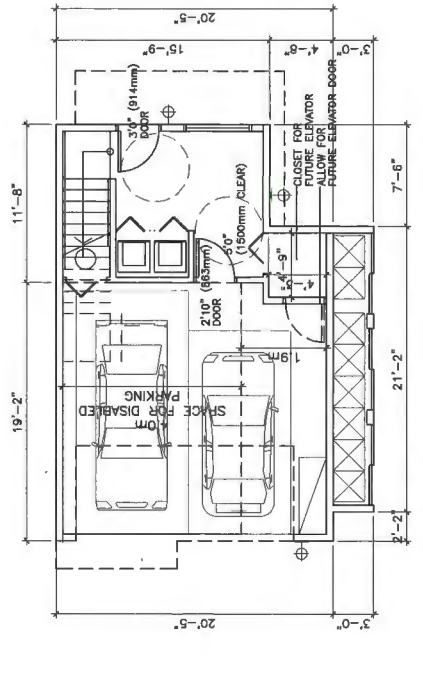
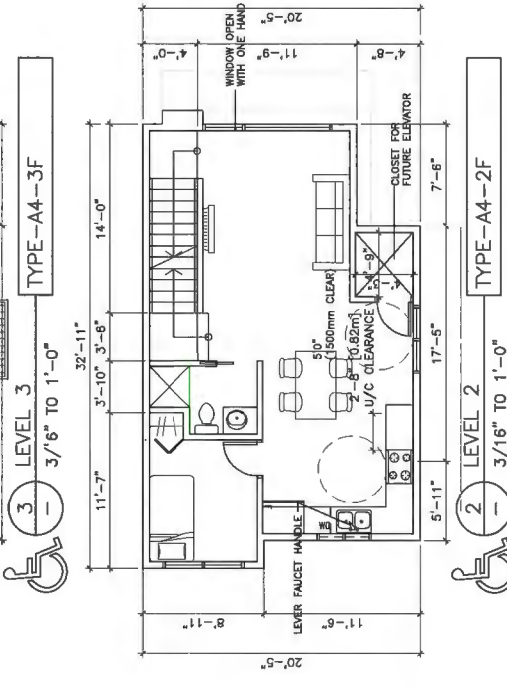
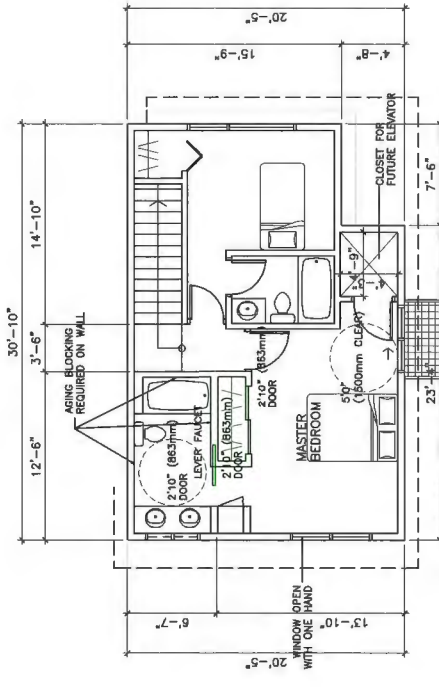
DEVELOPMENT PERMIT



STRATA PLAN NWS2621







1 LEVEL 1  
3/16" TO 1'-0"  
TYPE A4 UNIT PLAN  
3 BEDROOM + DEN

TOTAL UNIT AREA: ±1419 SQ. FT.  
INCLUDING STAIR AND G/F ENTRY

DOORS & DOORWAYS	VERTICAL CIRCULATION	HALLWAYS	GARAGE	BATHROOM (MIN. 1)	KITCHEN	WINDOWS	OUTLETS & SWITCHES
<p>CONVERTIBLE UNIT GUIDELINES</p> <ul style="list-style-type: none"> <li>ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.</li> <li>ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON EITHER SIDE.</li> <li>INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 863 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS.</li> <li>PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. - - ALL INTERIOR THRESHOLDS - - LEVER-TYPE HANDLES FOR ALL DOORS.</li> <li>STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.</li> <li>VERTICAL LIFT, DEPRESS SUB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SWIFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.</li> <li>AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.</li> <li>MIN. 900 MM WIDTH.</li> <li>MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.</li> <li>ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.</li> <li>TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.</li> <li>WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.</li> <li>MIN. 1500 MM CLEARANCE TO TOILET, TUB AND SHOWER.</li> <li>PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.</li> <li>CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FUTURE PLACEMENT).</li> <li>CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.</li> <li>PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK &amp; MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 325 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. - -</li> <li>MIN. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.</li> <li>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> <li>MIN. 1 WINDOW THAT CAN BE OPERATED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)</li> <li>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 EXTERIOR DOORS, AND NEAR SINKS AND SHOWER OPERATIONS.</li> <li>UPGRADE TO FOUR-FIELD OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.</li> </ul>	<p>ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS</p> <p>(1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:</p> <p>(a) TURNABLE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES</p> <p>(b) LEVER-TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES</p> <p>(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE SHOWERS</p> <p>(2) TOWNHOUSE SHALL MEET CITY'S STEP CODE ENERGY REQUIREMENTS</p>						

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING SUSTAINABILITY FEATURES

SUSTAINABILITY STRATEGY PROPOSED IN THIS TOWNHOUSE

A. USE ENERGY EFFICIENT APPLIANCES AND CONTROL

- (1) BUILDING TO MEET BC STEP CODE REQUIREMENTS
- (2) ENERGY STAR VINYL WINDOWS TO BE INSTALLED IN THIS TOWNHOUSE TO CONVERSE ENERGY
- (3) REFRIGERATOR TO BE ENERGY STAR PRODUCT
- (4) DISHWASHER TO BE ENERGY STAR PRODUCT
- (5) CLOTHES WASHER OR COMBO WASHER / DRYER TO BE ENERGY STAR PRODUCT
- (6) BATH ROOM FANS TO HAVE LOW NOISE LEVEL AND ENERGY STAR
- (7) ALL INTERIOR AND EXTERIOR LIGHTS TO BE USING LED LIGHT BULBS
- (8) AIR TIGHT, AND INSULATED RECESSED LIGHT TO BE INSTALLED IN ALL INSULATED CEILING
- (9) PROVISION OF ELECTRICAL VEHICLE CHARGER OUTLET IN EACH UNIT
- (10) ENERGY EFFICIENT HEAT PUMP SYSTEM FOR HEATING AND COOLING

B. USE LONG LASTING AND EASY MAINTENANCE BUILDING MATERIALS

- (1) EXTERIOR HARDI CEMENT BOARD FINISHES INSTALLED TO PROVIDE LONG LASTING AND EASY MAINTENANCE
- (2) RAIN SCREEN SYSTEM PREVENT MATERIAL ROT TO THE WALL SHEATHING
- (3) AIR TIGHT SEAL TO ALL SPACES WITH BLOW TEST VERIFICATION AS ACCORDING TO CERTIFIED ENERGY ADVISOR
- (4) INSULATED GARAGE DOOR TO BE INSTALLED
- (5) INTERIOR PAINT TO BE LOW VOC FOR GOOD INDOOR QUALITY

C. CONSERVE WATER OPPORTUNITY

- (1) INSTALL LOW FLOW VOLUME TOILETS TO REDUCE WATER CONSUMPTION
- (2) INSTALL SPRAY AERATOR ON KITCHEN FAUCETS TO REDUCE WATER CONSUMPTION
- (3) INSTALL PERMEABLE PAVING MATERIAL ON DRIVEWAY TO REDUCE SURFACE RUN OFF TO CITY SEWER SYSTEM

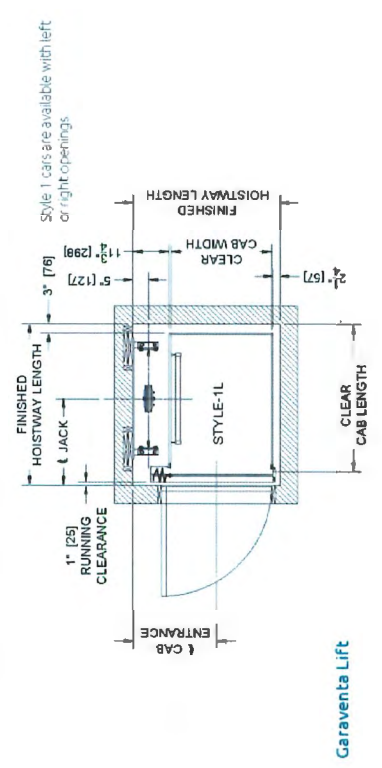
**ERIC LAW ARCHITECT**

ericlawarchitect.com  
1000 WEST AVENUE WILLOWDALE BC  
TEL: (604) 566-2999  
FAX: (604) 566-2997

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ISSUED	FOR DEVELOPMENT PERMIT APPLICATION
1. 2019.02.28	FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.10.11	FOR CITY REVIEW
3. 2019.12.06	FOR CITY ADP REVIEW
4. 2020.03.17	FOR CITY REVIEW

Style 1	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
	36" x 48"	51"	56'-1/4"	30"	30'-1/4"



**PROPOSED TOWNHOUSE**  
**9081 & 9111 NO. 2 RD**  
**RICHMOND BC**

**UNIT PLANS**

PROJECT NUMBER:	18-04
ISSUED:	3/17/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-04_UNIT_200317-DP.DWG

**A8**

DP19-853070 PLAN 7

DEVELOPMENT PERMIT

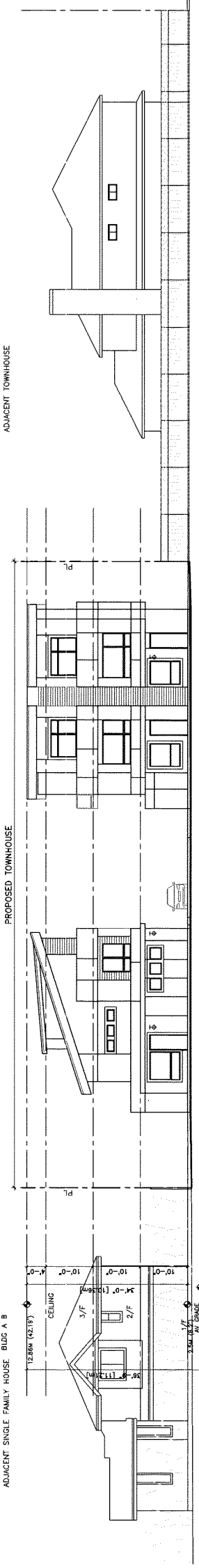
**ERIC LAW ARCHITECT**

ERIC.LAW@ERICLAWARCHITECT.COM  
 1111 W. 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2M6  
 TEL: (604) 566-2998  
 FAX: (604) 569-2897

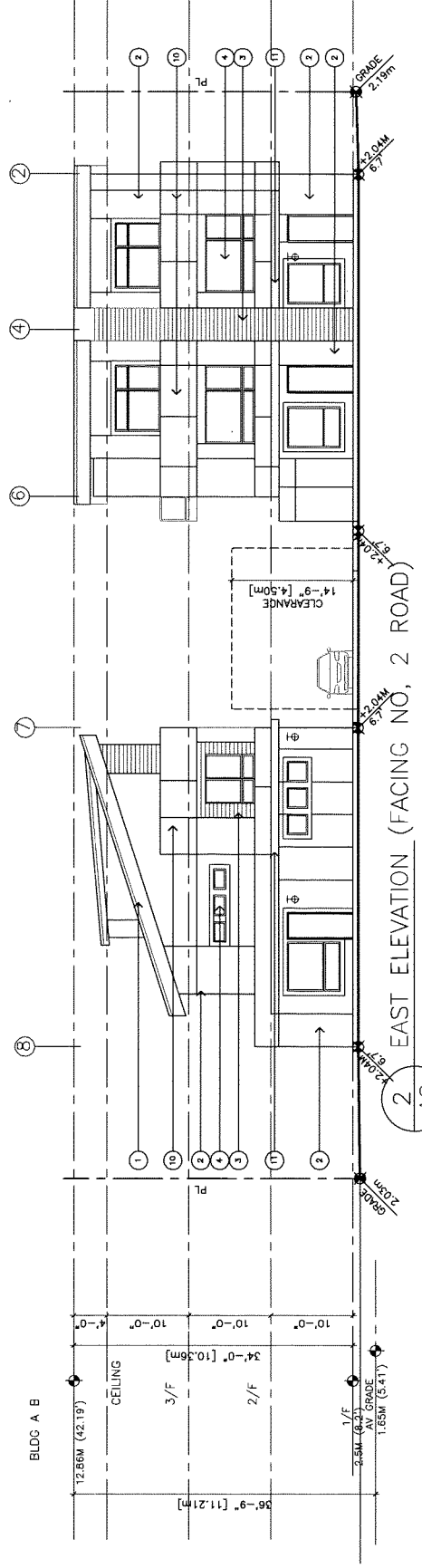
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ISSUED

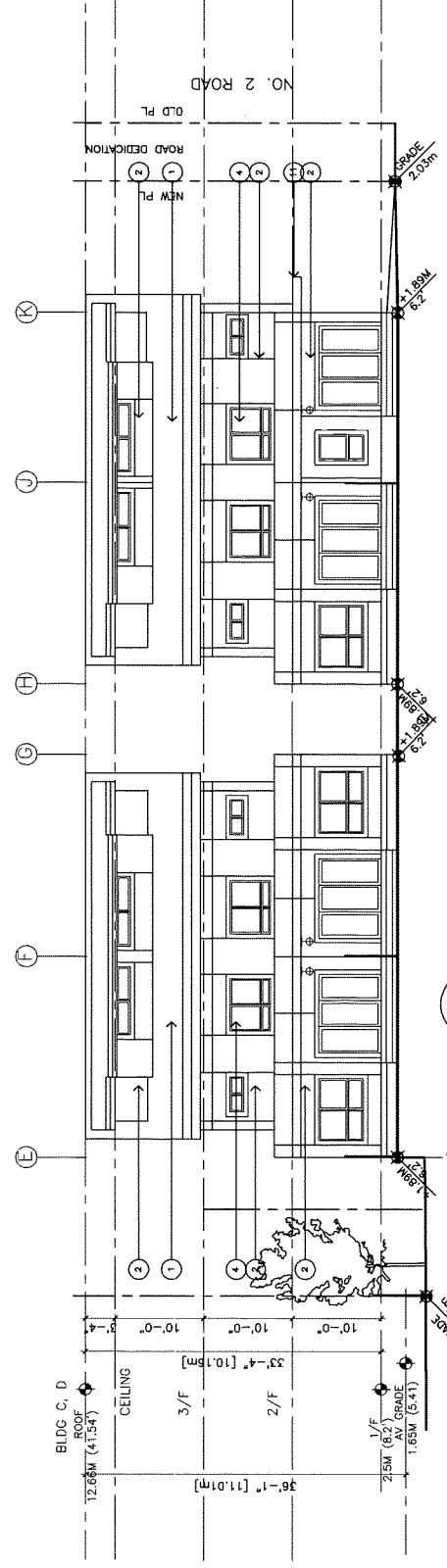
- 2019.02.05 FOR EVALUATION POINT APPLICATION
- 2019.10.11 FOR CITY REVIEW
- 2019.12.05 FOR CITY AMP REVIEW
- 2020.03.17 FOR CITY REVIEW



1 CONTEXT ELEVATION (FACING NO. 2 ROAD)  
 A9 3/32" TO 1'-0"



2 EAST ELEVATION (FACING NO. 2 ROAD)  
 A9 1/8" TO 1'-0"



3 SOUTH ELEVATION  
 A9 1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND
- 1 → SLOPED ROOFING
  - 2 → HARDI PANEL WITH TRIM
  - 3 → WOOD PATTERN VINYL SIDING
  - 4 → BLACK VINYL FRAME WINDOW
  - 5 → CEDAR SOFFIT
  - 6 → GLASS ALUMINUM HANDRAIL
  - 7 → WOOD TRIM
  - 8 → OVERHEAD GARAGE DOOR WITH TOP LITE
  - 9 → BOXYD OUT FRAME WITH HARDI PANEL FINISH
  - 10 → WOOD FENCE
  - 11 → ENTRANCE CANOPY AND LEDGE
  - 12 → ENTRANCE TRELLIS
  - ⊕ EXTERIOR LIGHT
- 1/2" RECESS REVEAL  
 HARDI PANEL

FINISH GRADE:  
 NW LOT CORNER: 0.99 NE HOUSE CORNER: 2.30  
 SE LOT CORNER: 2.19 SE HOUSE CORNER: 1.20  
 SW LOT CORNER: 2.03 SW HOUSE CORNER: 1.20  
 AVERAGE GRADE: 1.65 M (5.41')  
 MAX. CROWN OF THE ROAD: 2.2M  
 SLAB LEVEL OF HOUSE: 2.5M  
 MAX BUILDING HEIGHT:  
 12.88M - 1.65 = 11.21M

**PROPOSED TOWNHOUSE**  
**9081 & 9111 NO. 2 RD**  
**RICHMOND BC**

**ELEVATIONS**

PROJECT NUMBER: 18-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-04\_NNT\_200317-DP.DWG

**A9**

DP19-853070 PLAN 8

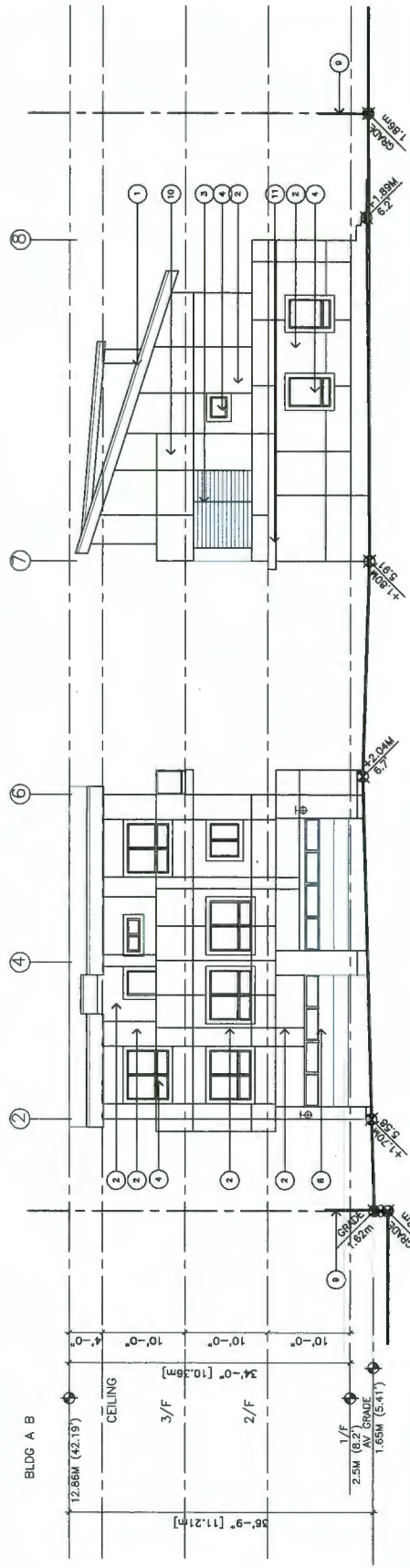
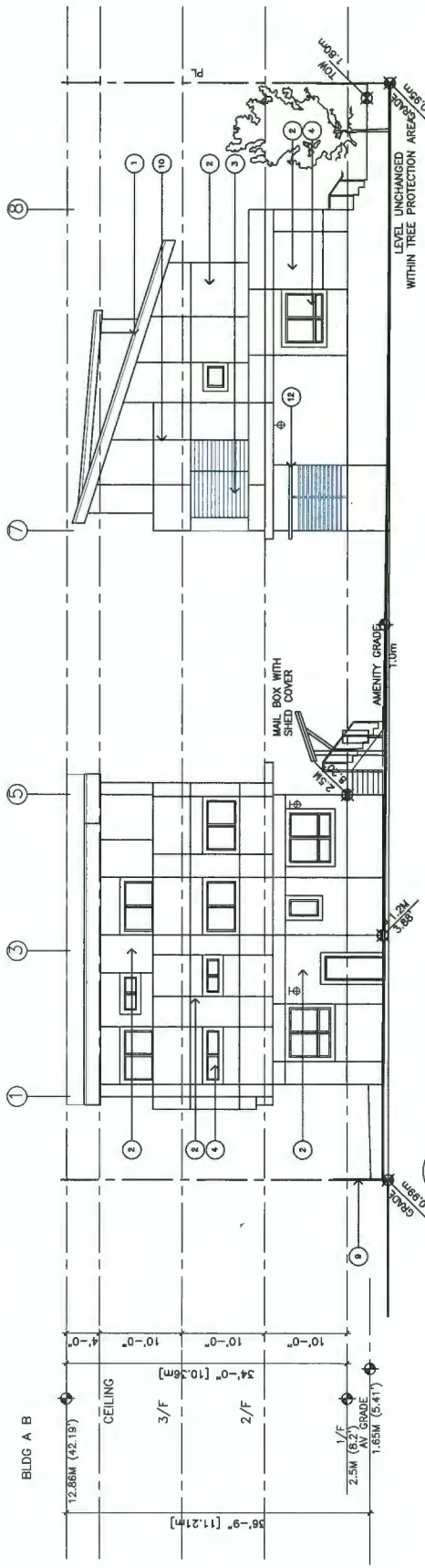
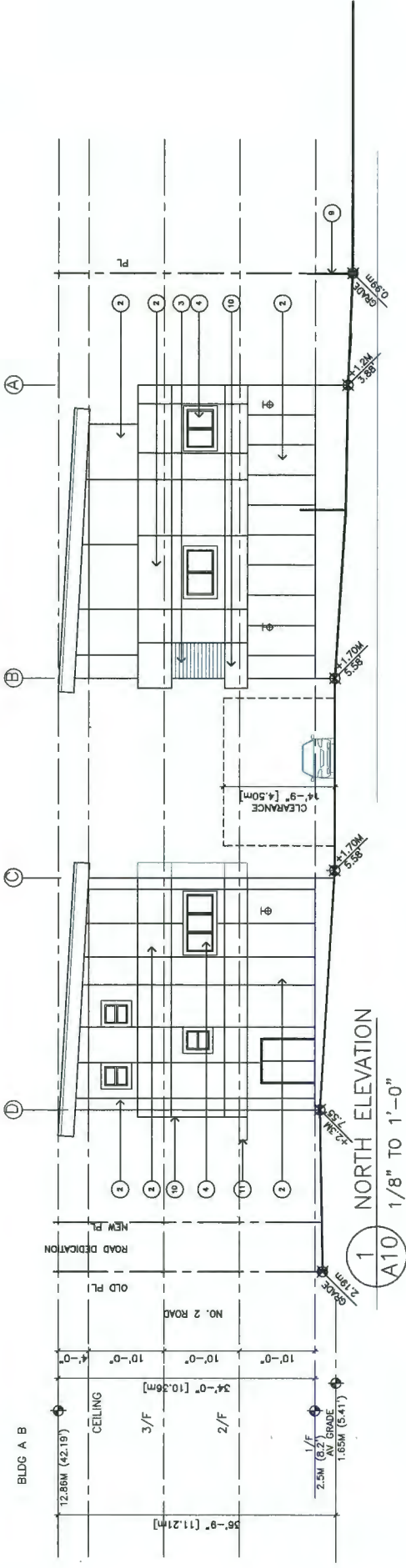
DEVELOPMENT PERMIT

**ERIC LAW ARCHITECT**

eric.law.architect@gmail.com  
 10711 15th Street, Richmond BC  
 TEL: (604) 502-5099  
 FAX: (604) 502-2897

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DATE	DESCRIPTION
2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2019.10.11	FOR CITY REVIEW
2019.12.06	FOR CITY APP REVIEW
2020.03.17	FOR CITY REVIEW



- EXTERIOR FINISH LEGEND**
- ① → SLOPED ROOFING
  - ② → HARDI PANEL WITH TRIM
  - ③ → WOOD PATTERN VINYL SIDING
  - ④ → BLACK VINYL FRAME WINDOW
  - ⑤ → CEDAR SOFFIT
  - ⑥ → GLASS ALUMINIUM HANDRAIL
  - ⑦ → WOOD TRIM
  - ⑧ → OVERHEAD GARAGE DOOR WITH TOP LITE
  - ⑨ → WOOD FENCE
  - ⑩ → BOXED OUT FRAME WITH HARDI PANEL FINISH
  - ⑪ → ENTRANCE CANOPY AND LEDGE
  - ⑫ → ENTRANCE TRELLIS
  - ⊕ → EXTERIOR LIGHT
- 1/2" RECESS REVEAL  
 HARDI PANEL

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

**ELEVATIONS**

PROJECT NUMBER: 18-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-04-NWT\_200317-DP.DWG

DP19-853070 PLAN 9 **A10**

DEVELOPMENT PERMIT

**ERIC LAW ARCHITECT**

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 218 228 WEST AVENUE, WINDSOR, BC  
 TEL: (250) 545-3008  
 FAX: (250) 545-3877

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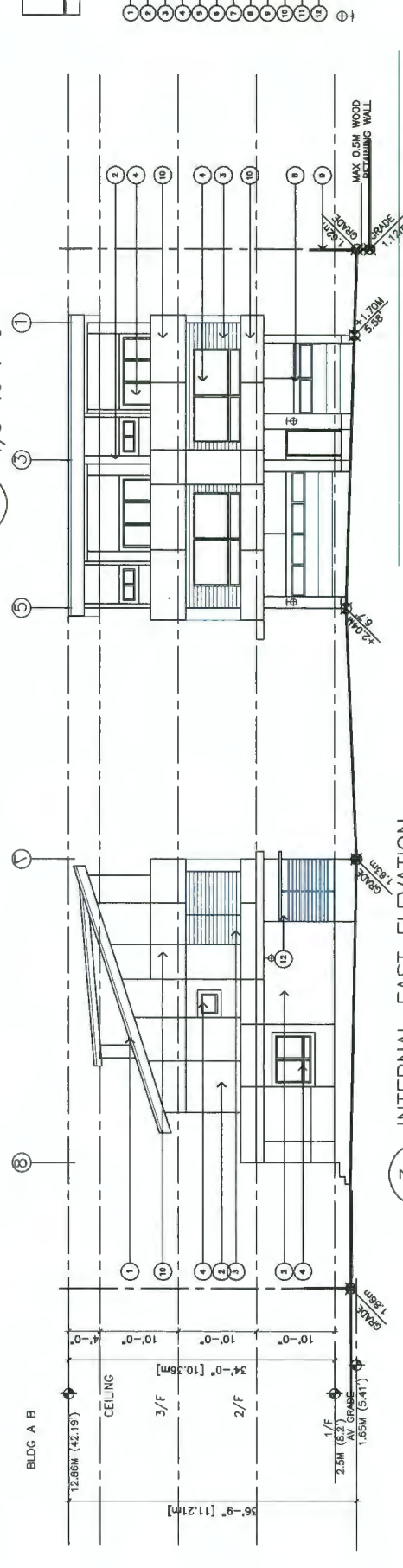
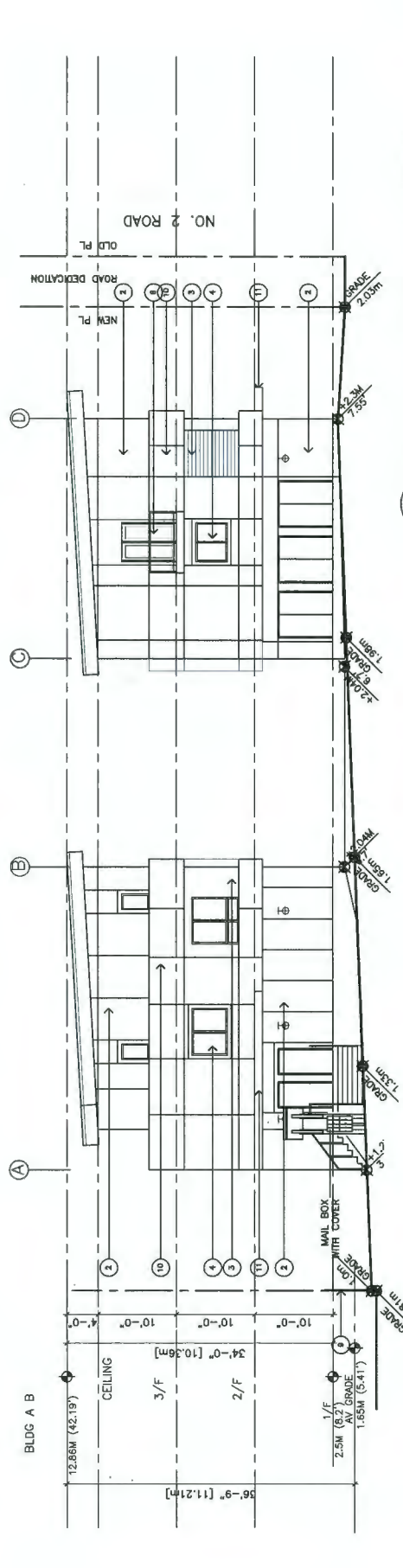
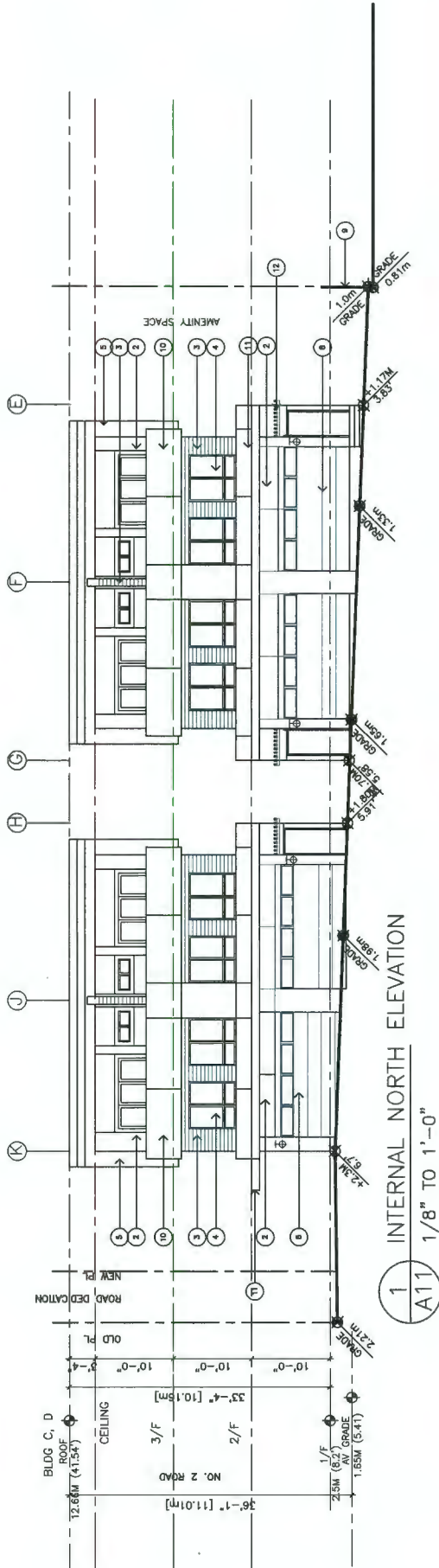
NO.	DATE	DESCRIPTION
1.	2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.12.08	FOR CITY APP REVIEW
4.	2020.07.17	FOR CITY REVIEW

NO.	DATE	DESCRIPTION
1.	2019.07.23	FOR CITY REVIEW
2.	2019.11.28	AS PER CITY COMMENTS & SURVEY
3.	2020.03.19	AS PER CITY COMMENTS & APP COMMENTS

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

**ELEVATIONS**

PROJECT NUMBER: 19-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 19-04\_INT\_200317-DP.DWG



**EXTERIOR FINISH LEGEND**

- 1 → SLOPED ROOFING
- 2 → HARDI PANEL WITH TRIM
- 3 → WOOD PATTERN VINYL SIDING
- 4 → BLACK VINYL FRAME WINDOW
- 5 → CEDAR SOFFIT
- 6 → GLASS ALUMINUM HANDRAIL
- 7 → WOOD TRIM
- 8 → WOOD FENCE
- 9 → OVERHEAD GARAGE DOOR WITH TOP JITE
- 10 → BOXED OUT FRAME WITH HARDI PANEL FINISH
- 11 → ENTRANCE CANOPY AND LEDGE
- 12 → ENTRANCE TRELLIS
- 13 → EXTERIOR LIGHT

1/2" RECESS REVEAL  
 HARDI PANEL

DP19-853070 PLAN 10 **A11**

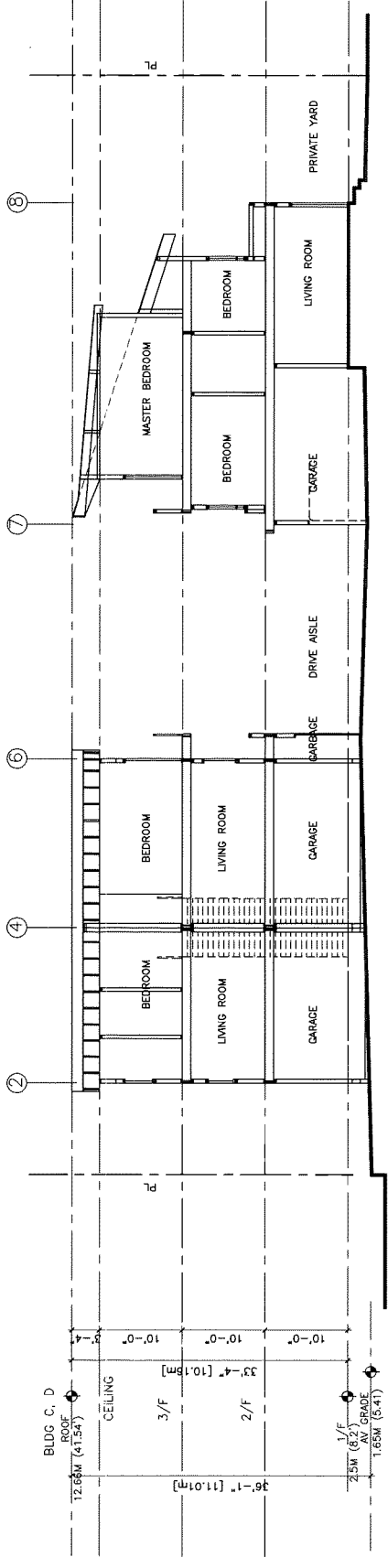
DEVELOPMENT PERMIT

**ERIC LAW ARCHITECT**

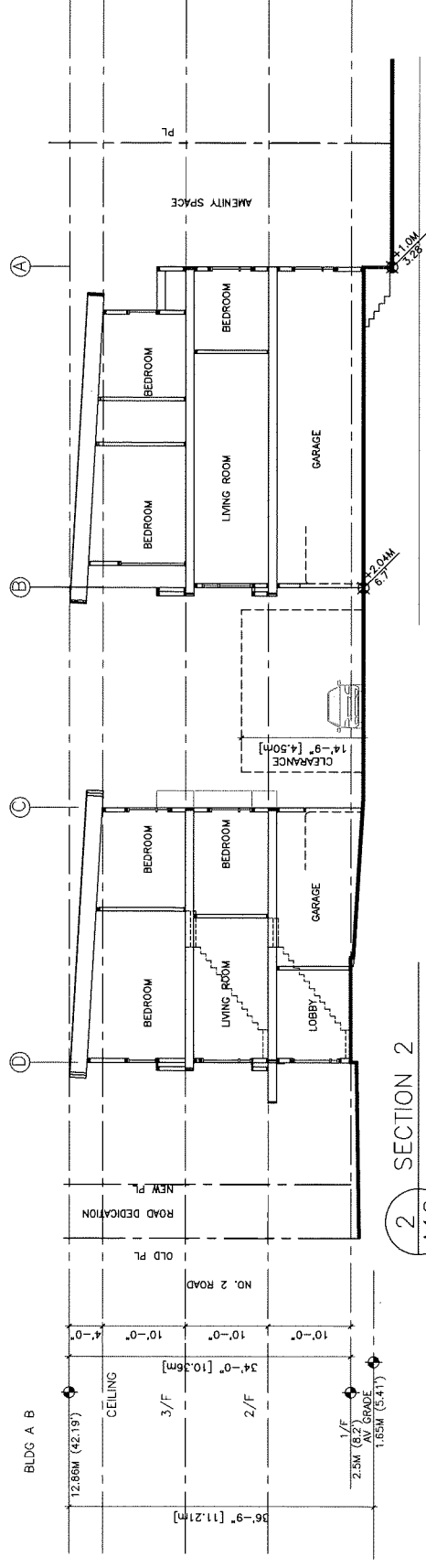
eric.law.architect@gmail.com  
 4171 155 WETN AVENUE, VICTORIA BC  
 TEL: (250) 566-2888  
 FAX: (250) 566-2887

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- ISSUED
- 2019.02.05 FOR DEVELOPMENT PERMIT APPLICATION
  - 2019.10.11 FOR CITY REVIEW
  - 2019.12.05 FOR CITY ASP REVIEW
  - 2020.03.17 FOR CITY REVIEW



1 SECTION 1  
A12 1/8" TO 1'-0"



2 SECTION 2  
A12 1/8" TO 1'-0"

- REVISION
- 2019.02.05 FOR DEVELOPMENT PERMIT APPLICATION
  - 2019.10.11 FOR CITY REVIEW
  - 2019.12.05 FOR CITY ASP REVIEW
  - 2020.03.17 FOR CITY REVIEW

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

**SECTIONS**

PROJECT NUMBER: 18-04  
 ISSUED: 3/17/2020  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-04\_INF\_200317-DP.DWG

**A12**

DP19-853070 PLAN 11

DEVELOPMENT PERMIT

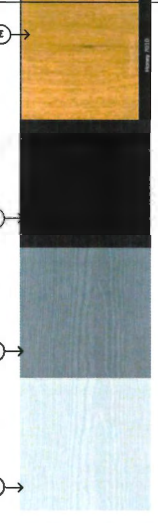
**ERIC LAW ARCHITECT**

eric.law.architect@gmail.com  
 3711 W 12<sup>TH</sup> AVENUE, WICACOUDE BC  
 TEL: (604) 505-2009  
 FAX: (604) 509-2897

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REVISION	DATE	DESCRIPTION
1.	2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.12.06	FOR CITY AMP REVIEW
4.	2020.03.17	FOR CITY REVIEW

- ① → HARDI BOARD PREFINISHED LIGHT GREY - COLOUR LIGHT MIST
  - ② → HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
  - ③ → HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
  - ④ → BLACK ON FASCHA BOARD
  - ⑤ → WOOD PATTERN VINYL - CHAMPLAD HONEY
- ALL WINDOW AND DOOR TRIM - BLACK  
 ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM  
 EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS

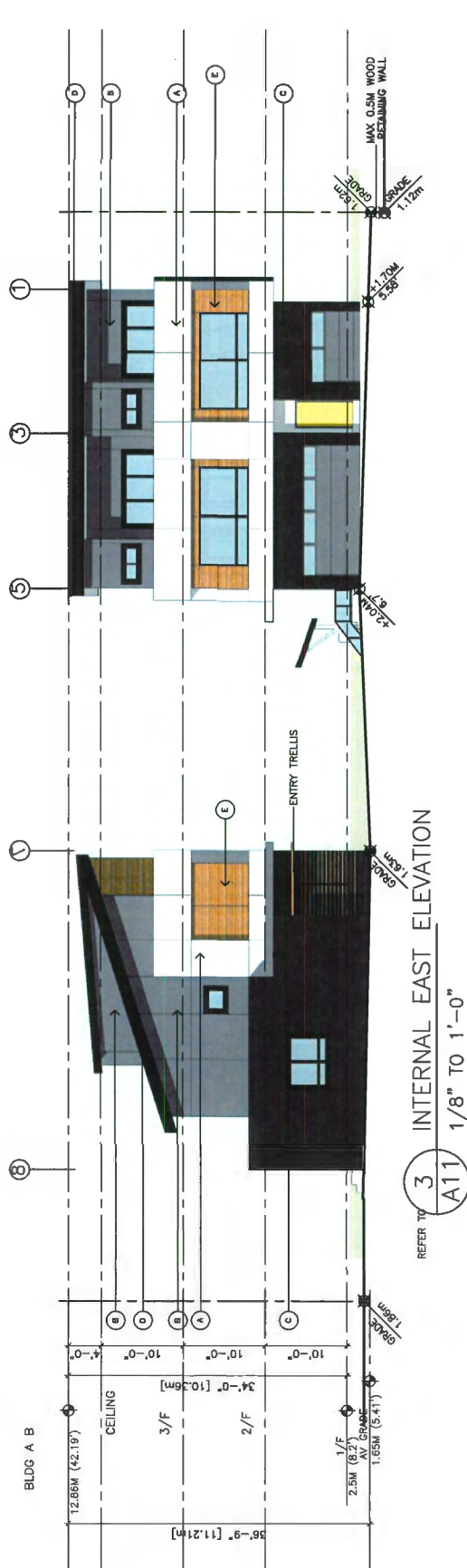
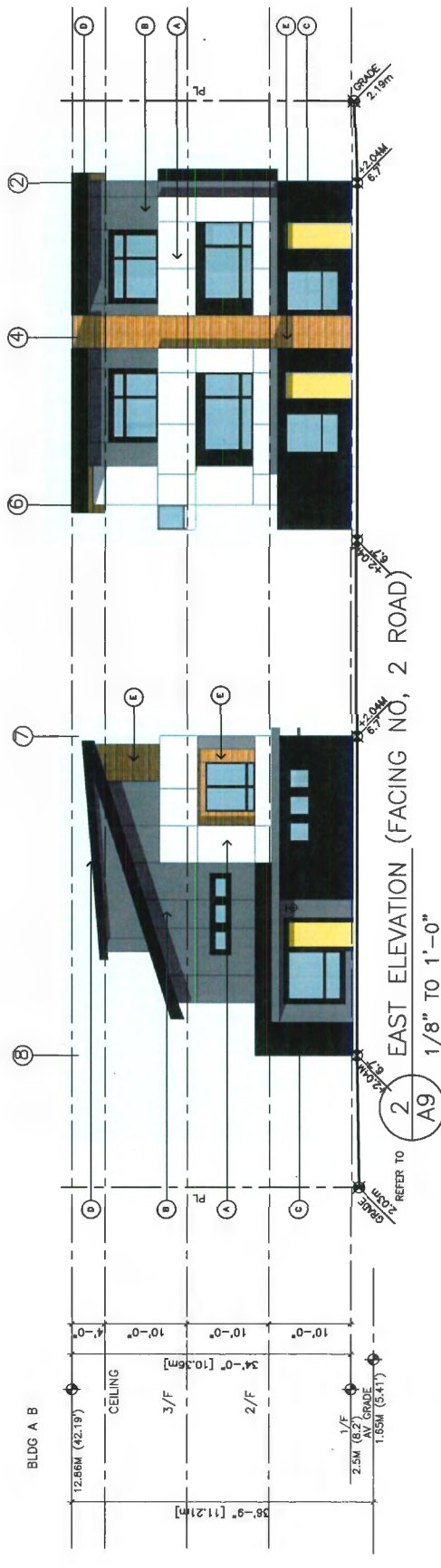


REVISION	DATE	DESCRIPTION
1.	2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.11.29	FOR CITY REVIEW
4.	2019.12.06	FOR CITY AMP REVIEW
5.	2020.03.17	FOR CITY REVIEW

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

**EXTERIOR COLOUR**

PROJECT NUMBER:	18-04-NIT_200317-DP.DWG
ISSUED:	3/17/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-04-NIT_200317-DP.DWG



DP19-853070 PLAN 12 **A15**

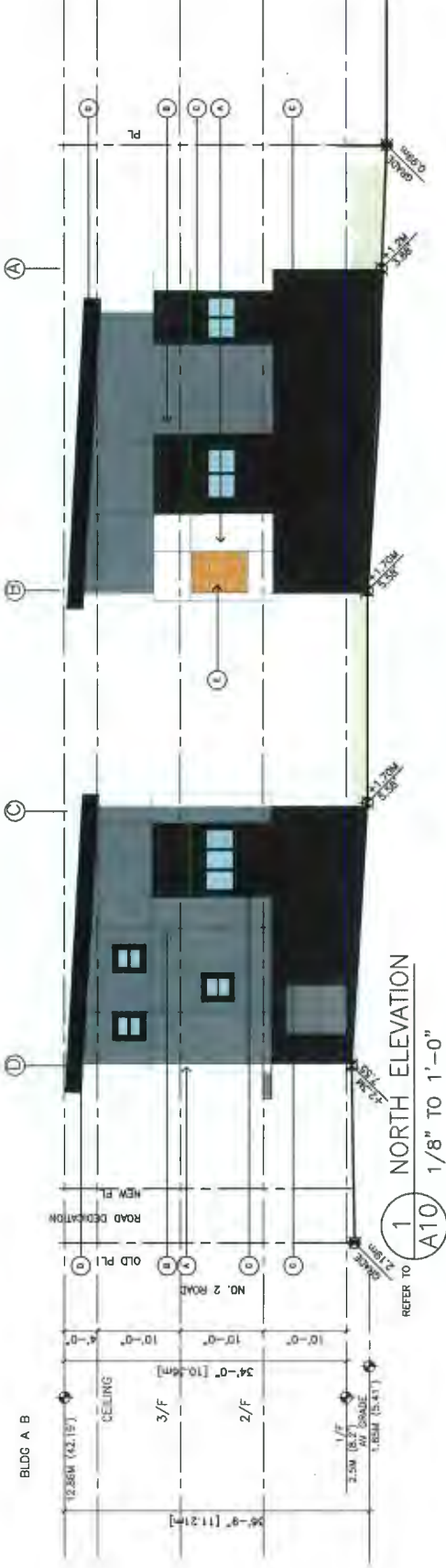
DEVELOPMENT PERMIT

**ERIC LAW ARCHITECT**

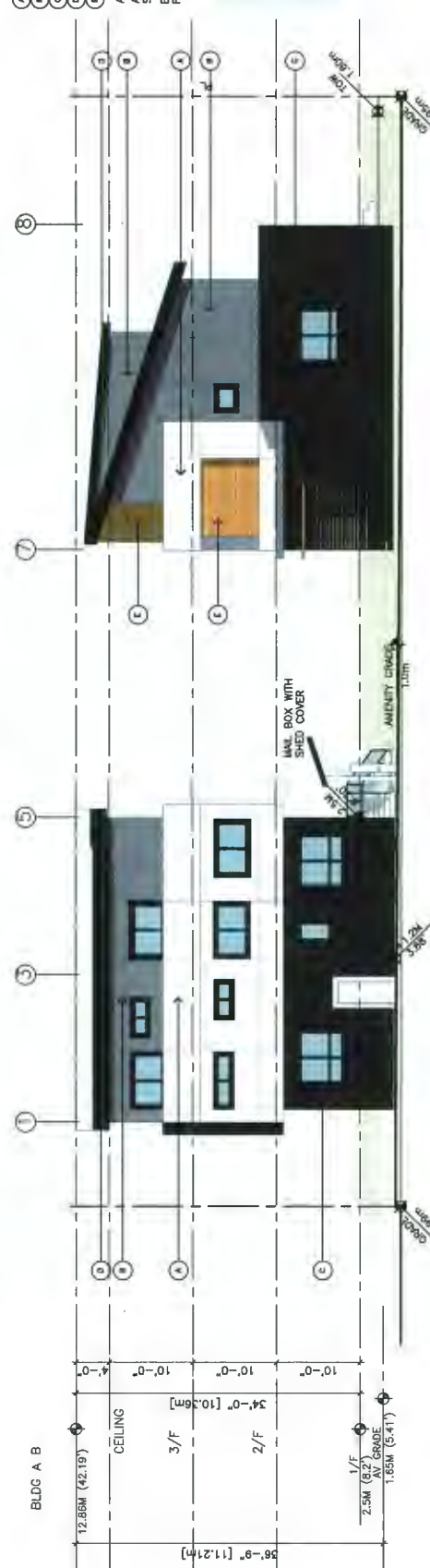
ericlawarchitect.com  
 1011 W. 10TH AVENUE, VANCOUVER BC  
 TEL: (604) 566-2099  
 FAX: (604) 566-2897

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NO.	DATE	DESCRIPTION
1.	2019.02.05	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.12.06	FOR CITY ASP REVIEW
4.	2020.03.17	FOR CITY REVIEW



- A - HARDI BOARD PREFINISHED LIGHT GREY - COLOUR LIGHT MIST
  - B - HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
  - C - HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
  - D - BLACK ON FASCIA BOARD
  - E - WOOD PATTERN VINYL - CHAMCLAD HONEY
- ALL WINDOW AND DOOR TRIM - BLACK  
 ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM  
 EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



REFER TO **2** WEST ELEVATION  
**A10** 1/8" TO 1'-0"



REFER TO **3** INTERNAL WEST ELEVATION  
**A10** 1/8" TO 1'-0"

**PROPOSED TOWNHOUSE**  
**9091 & 9111 NO. 2 RD**  
**RICHMOND BC**

**EXTERIOR COLOUR**

PROJECT NUMBER:	B-04
ISSUED:	3/17/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-04-NIT_200317-DP.DWG

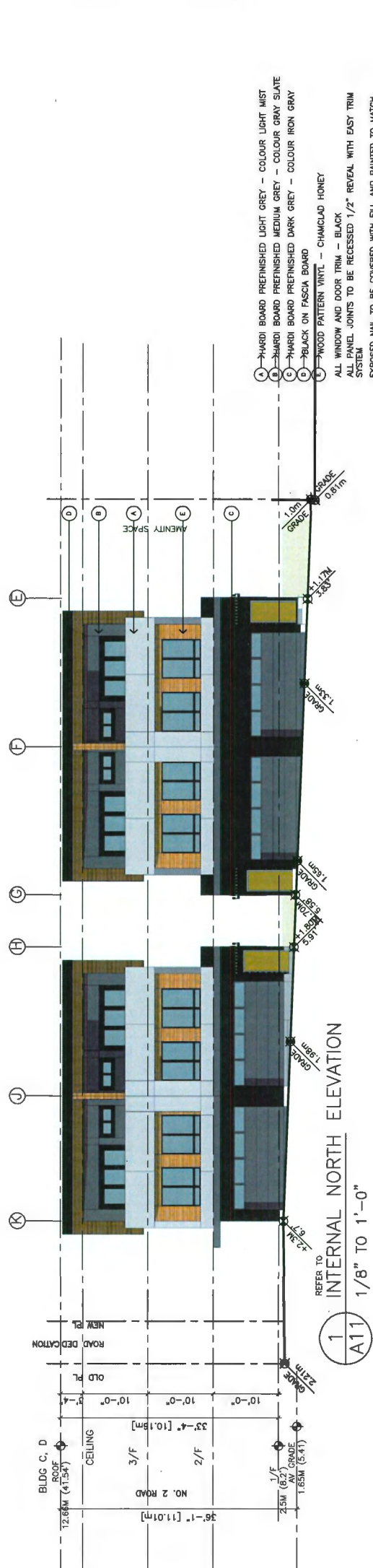
DP19-853070 PLAN 13 **A16**

DEVELOPMENT PERMIT

ericlaw.architect@gmail.com  
215 235 WORTH AVENUE, VANCOUVER BC  
TEL: (604) 566-2008  
FAX: (604) 566-2887

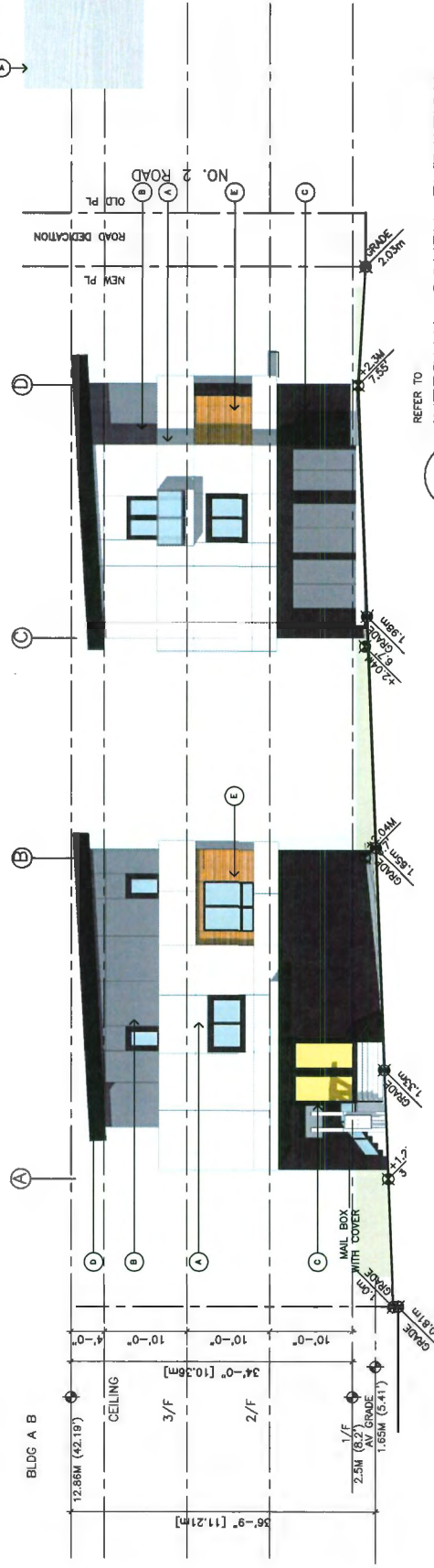
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NO.	DATE	DESCRIPTION
1.	2019.02.25	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.10.11	FOR CITY REVIEW
3.	2019.12.20	FOR CITY AMP REVIEW
4.	2020.03.17	FOR CITY REVIEW



1 INTERNAL NORTH ELEVATION  
A11 1/8" TO 1'-0"

- A → HARDI BOARD PREFINISHED LIGHT GREY - COLOUR LIGHT MIST
  - B → HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
  - C → HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
  - D → BLACK ON FASCIA BOARD
  - E → WOOD PATTERN VINYL - CHAMOLAD HONEY
- ALL WINDOW AND DOOR TRIM - BLACK  
SYSTEM JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM  
EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH  
PANEL COLOURS



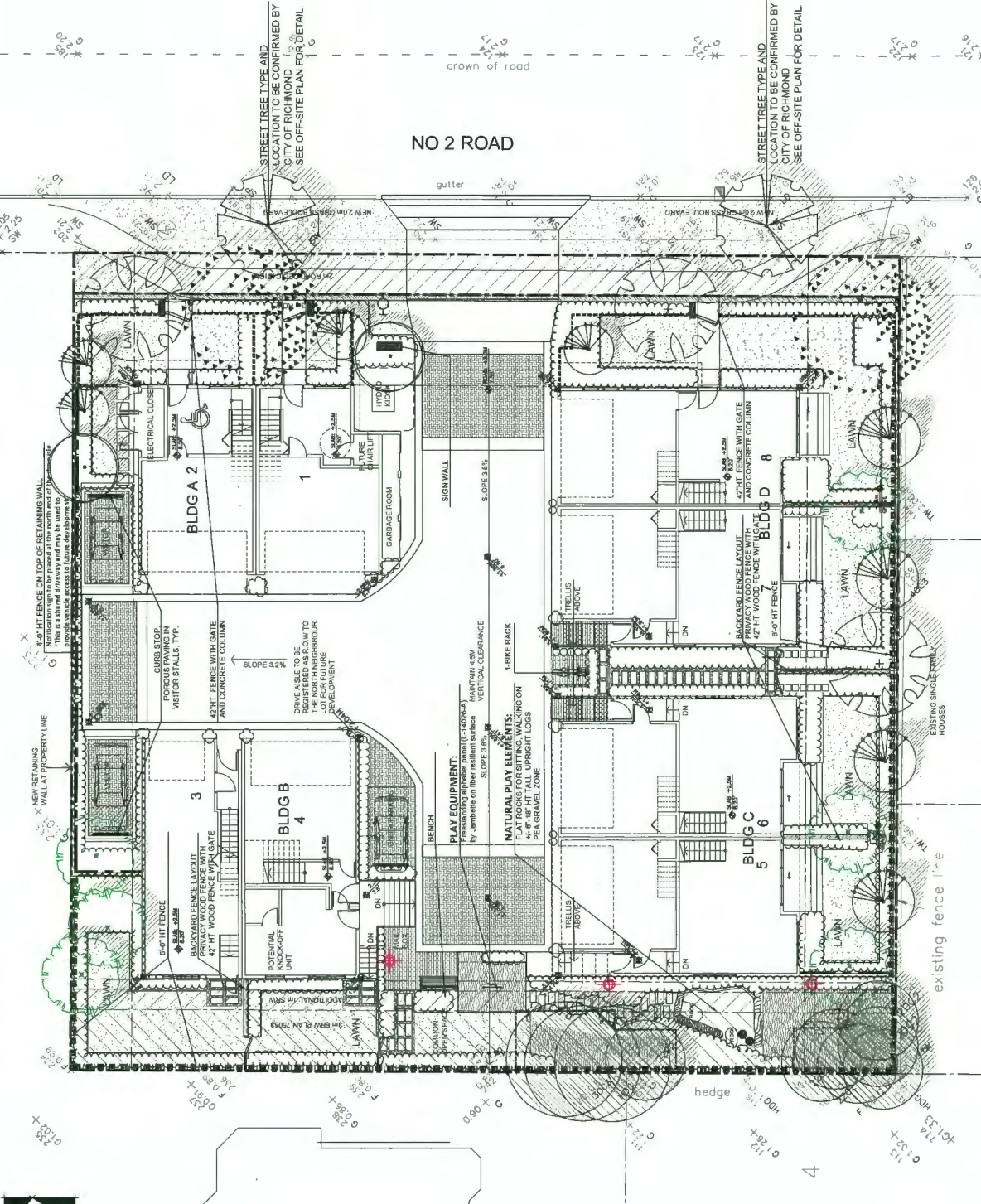
2 INTERNAL SOUTH ELEVATION  
A11 1/8" TO 1'-0"

**PROPOSED TOWNHOUSE**  
**9081 & 9111 NO. 2 RD**  
**RICHMOND BC**

**EXTERIOR COLOUR**

PROJECT NUMBER:	18-04
ISSUED:	3/17/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-04_INTL_200317-DP.DWG





**FURNITURE**

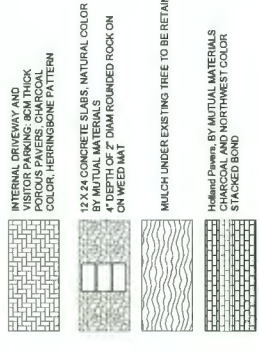


MAJLIN BIKE RACK - MBR800S  
METAL BIKE FINISH - GUNMETAL  
L2-78" x W3-78" x H32"O  
SURFACE MOUNTED TO  
SPECIFICATIONS



MAJLIN BENCH - MBR270-3H  
METAL BIKE FINISH - GUNMETAL  
POWDER COATED: Ipe Wood  
SURFACE MOUNTED TO  
SPECIFICATIONS

**MATERIAL KEY**



INTERNAL DRIVEWAY AND  
VISITOR PARKING: 3/4" THICK  
POROUS PAVERS: CHARCOAL  
COLOR, HERRINGBONE PATTERN

12 X 24 CONCRETE SLABS, NATURAL COLOR  
ON WEED MAT

MULCH UNDER EXISTING TREE TO BE RETAINED  
4" DEPTH OF 2" DIAM ROUNDED ROCK ON  
ON WEED MAT

Island Planters: BY MUTUAL MATERIALS  
CHARCOAL AND NORTHWEST COLOR  
STACKED BOND

**LIGHTING LEGEND**

Table with columns: SYMBOL, STYLE, and BOLLARD 36" HT.

**NATIVE PLANTS:**



**PLANT SCHEDULE**

Table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, PLANTED SIZE / REMARKS, and PMP PROJECT NUMBER: 19-038.

**PLANT SCHEDULE**

Table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, PLANTED SIZE / REMARKS, and PMP PROJECT NUMBER: 19-038.

Logo for pmg LANDSCAPE ARCHITECTS with address: Suite C100 - 4185 SSI Creek Drive, Burnaby, British Columbia, V5C 6G9.

CLIENT: 1151418 BC LTD.

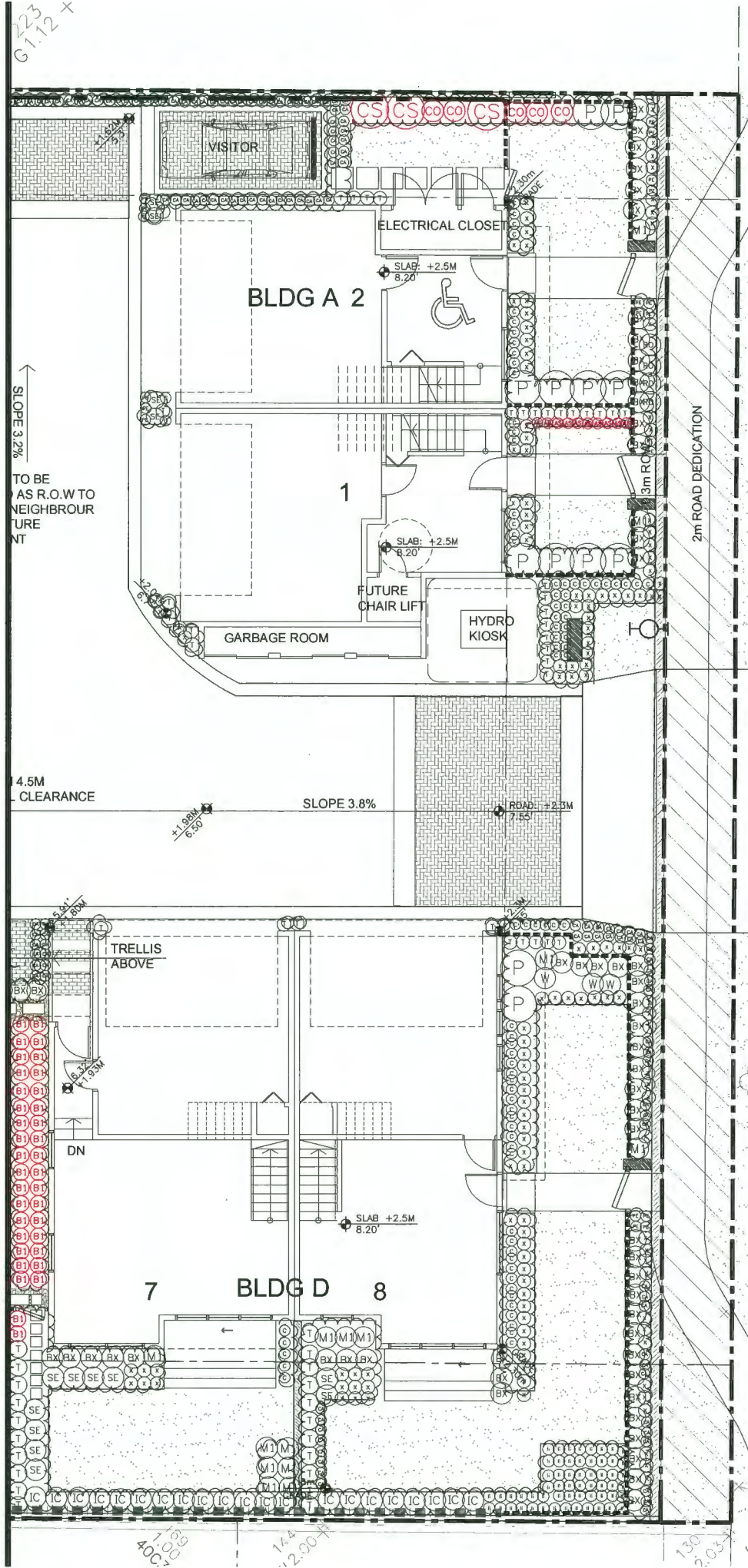
Revision table with columns: NO., DATE, REVISION DESCRIPTION, and DPL.

**8 UNIT TOWNHOUSE DEVELOPMENT**

9091 NO. 2 ROAD  
RICHMOND, BC

DATE: 18 APR 20  
SCALE: 1"=10' 0"  
DRAWN: [blank]  
DESIGN: [blank]  
CHKD: POM  
DRAWING NUMBER: [blank]  
PMP PROJECT NUMBER: [blank]

LANDSCAPE PLAN  
DP 19-853070 PLAN 15  
L1



PLANT SCHEDULE

SHRUB KEY	SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS
74	(Symbol)	SALE'S SUPERBARK GREEN VELVET	#1 POT 80CM
75	(Symbol)	CHAMPAGNE YUQUINA	#2 POT 80CM
76	(Symbol)	RED OSEI DOORWOOD	#2 POT 80CM
77	(Symbol)	JAPANESE HOLLY	#3 POT 80CM
78	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
79	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
80	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
81	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
82	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
83	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
84	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
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86	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
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88	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
89	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
90	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
91	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
92	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
93	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
94	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
95	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
96	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
97	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
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99	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
100	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
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103	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
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117	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
118	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
119	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM
120	(Symbol)	VALLEY FIRE PERS	#2 POT 80CM

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 CANADA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZE. SOURCE OF SUPPLY: AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. AVAILABILITY: ALL LANDSCAPE MATERIALS AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL MATERIALS MUST BE PROVIDED FROM CERTIFIED SOURCE (TREE TISSUE). \*\* SUBSTITUTIONS NOT PERMITTED UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

18888-12.ZIP

DATE: 18.APR.20 SCALE: 3/16"=1'-0"

DRAWN: DESIGN: CHKD: PDM

DRAWING NUMBER: L2A

PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT

9091 NO. 2 ROAD RICHMOND, BC

CLIENT: 1151418 BC LTD.

PROJECT TITLE: SHRUB PLAN

DRAWING NUMBER: DP 19-853070 PLAN 16

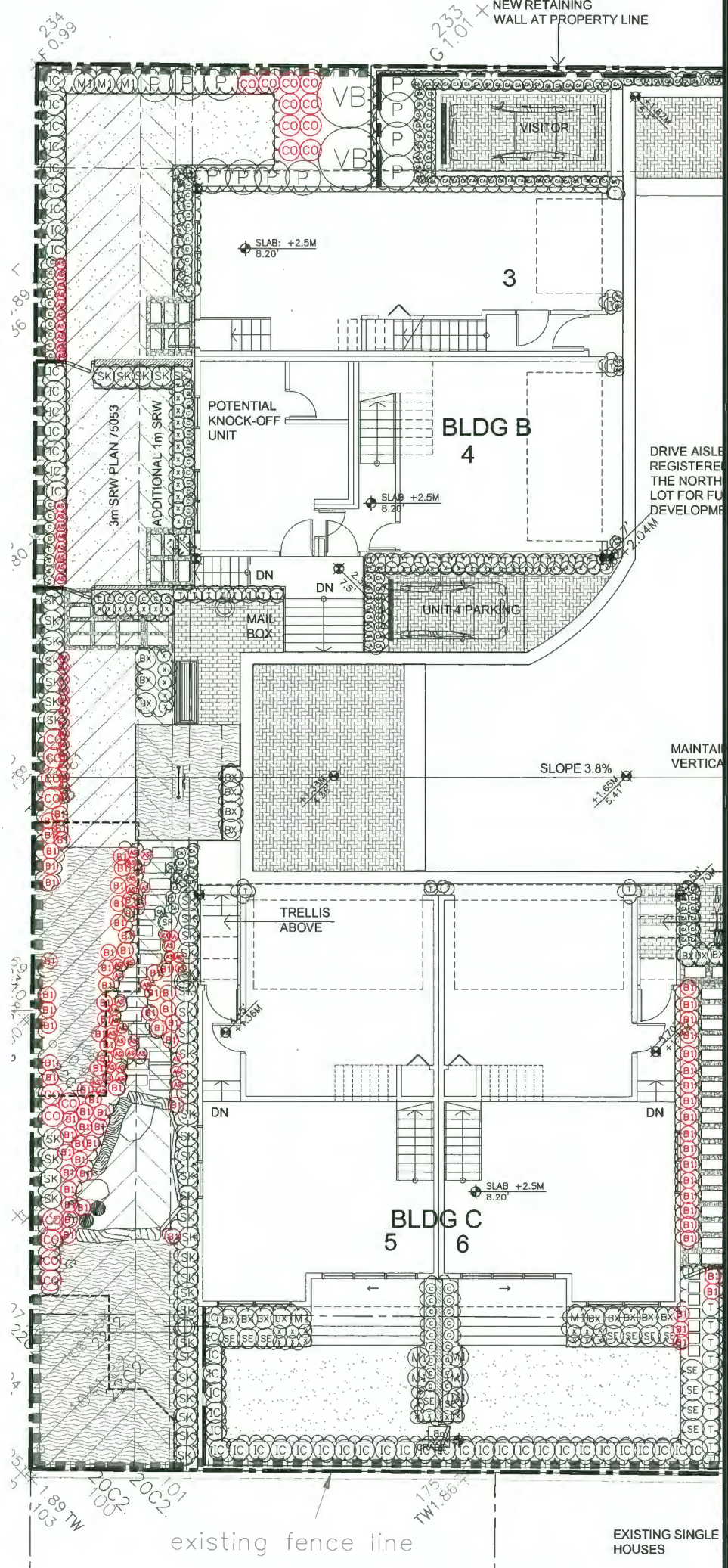
OF 6

18-038

NO.	DATE	REVISION DESCRIPTION	DK.
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50	20.APR.20	REVISION AS PER CITY REQUEST	DK

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DATE: 18 APR 20  
 SCALE: 1/16"=1'-0"  
 DRAWN: PGM  
 DESIGN: PGM  
 CHKD: PGM  
 DRAWING NUMBER: L2B  
 PMG PROJECT NUMBER: 18-038

PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT  
 9091 NO. 2 ROAD  
 RICHMOND, BC

CLIENT: 1151418 BC LTD.

PLANT SCHEDULE

NO.	SYMBOL	SYMBOL NAME	COMMON NAME
1	○	BUNYIA STAMBUKUS	RED OBIER
2	○	BUNYIA STAMBUKUS	RED OBIER
3	○	BUNYIA STAMBUKUS	RED OBIER
4	○	BUNYIA STAMBUKUS	RED OBIER
5	○	BUNYIA STAMBUKUS	RED OBIER
6	○	BUNYIA STAMBUKUS	RED OBIER
7	○	BUNYIA STAMBUKUS	RED OBIER
8	○	BUNYIA STAMBUKUS	RED OBIER
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11	○	BUNYIA STAMBUKUS	RED OBIER
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14	○	BUNYIA STAMBUKUS	RED OBIER
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16	○	BUNYIA STAMBUKUS	RED OBIER
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19	○	BUNYIA STAMBUKUS	RED OBIER
20	○	BUNYIA STAMBUKUS	RED OBIER
21	○	BUNYIA STAMBUKUS	RED OBIER
22	○	BUNYIA STAMBUKUS	RED OBIER
23	○	BUNYIA STAMBUKUS	RED OBIER
24	○	BUNYIA STAMBUKUS	RED OBIER
25	○	BUNYIA STAMBUKUS	RED OBIER
26	○	BUNYIA STAMBUKUS	RED OBIER
27	○	BUNYIA STAMBUKUS	RED OBIER
28	○	BUNYIA STAMBUKUS	RED OBIER
29	○	BUNYIA STAMBUKUS	RED OBIER
30	○	BUNYIA STAMBUKUS	RED OBIER
31	○	BUNYIA STAMBUKUS	RED OBIER
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43	○	BUNYIA STAMBUKUS	RED OBIER
44	○	BUNYIA STAMBUKUS	RED OBIER
45	○	BUNYIA STAMBUKUS	RED OBIER
46	○	BUNYIA STAMBUKUS	RED OBIER
47	○	BUNYIA STAMBUKUS	RED OBIER
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56	○	BUNYIA STAMBUKUS	RED OBIER
57	○	BUNYIA STAMBUKUS	RED OBIER
58	○	BUNYIA STAMBUKUS	RED OBIER
59	○	BUNYIA STAMBUKUS	RED OBIER
60	○	BUNYIA STAMBUKUS	RED OBIER

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AFTER OR ON STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DERIVED CONTAINER SIZES. PLANT SPECIFICATIONS SHALL BE OBTAINED FROM THE SUPPLIER. SUBSTITUTIONS SHALL BE IN WRITING AND APPROVAL FROM THE LANDSCAPE ARCHITECT. SOURCE OF SUPPLY: AREA OF SEARCH TO INCLUDE LOWER MAINTLAND AND PRAIRIE VALLEY. SUBSTITUTIONS SHALL BE IN WRITING AND APPROVAL FROM THE LANDSCAPE ARCHITECT. PLANT MATERIAL LIST: BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. TOLERANCES NOT PERMITTED UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
11	20 APR 22	REVISION AS PER CITY REQUEST	DR
10	20 APR 22	REVISION AS PER CITY REQUEST	DR
9	20 APR 22	REVISION AS PER CITY REQUEST	DR
8	20 APR 22	REVISION AS PER CITY REQUEST	DR
7	15 DEC 21	NEW SITE PLAN	DR
6	15 DEC 21	AS PER UPDATED AIA REPORT	DR
5	15 DEC 21	NEW SITE PLAN	DR
4	15 APR 20	NEW SITE PLAN	DR
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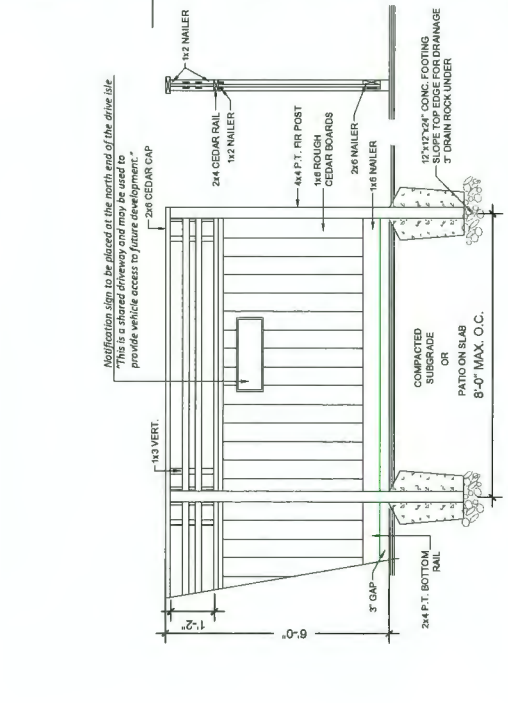
pmg LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 58th Creek Drive  
 Burnaby, British Columbia, V5C 6B9  
 P: 604.294-0111, F: 604.294-0022

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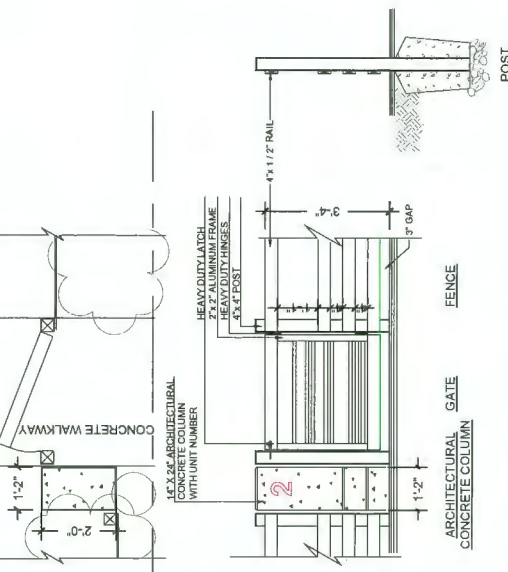
- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GFT TO BE 3/4".

- NOTES:
1. METAL MATERIAL: ALUMINIUM TO BE POWDER COATED BLACK, TWO COATS.
  2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
  3. GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

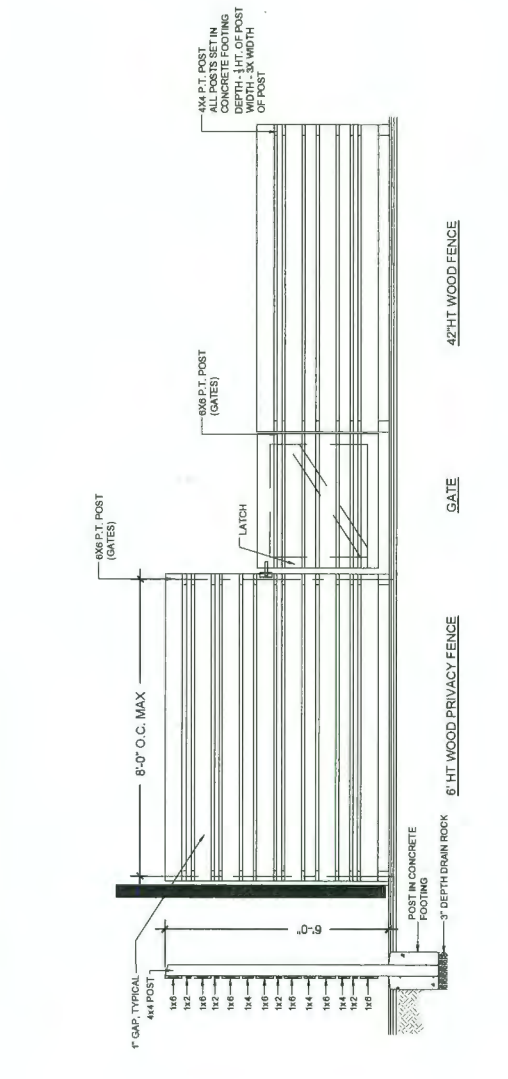
- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GFT TO BE 3/4".



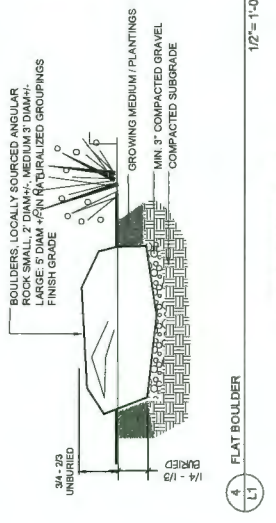
4-1'-0" / 6'-0" HT WOOD FENCE WITH LATTICE scale 1/2"=1'-0"



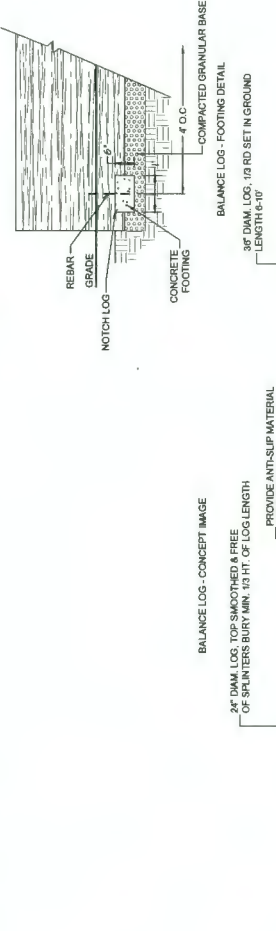
42" HT ALUMINIUM FENCE WITH GATE scale 1/2"=1'-0"



BACKYARD FENCE LAYOUT - PRIVACY WOOD FENCE WITH 36' HT BASKET WEAVE WOOD FENCE WITH GATE scale 1/2"=1'-0"



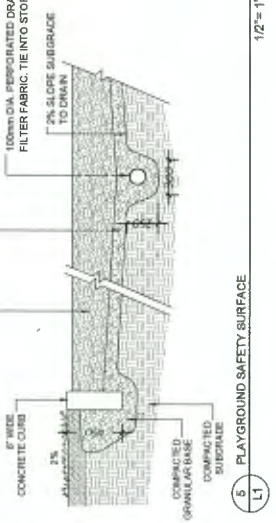
1 FLAT BOULDER scale 1/2"=1'-0"



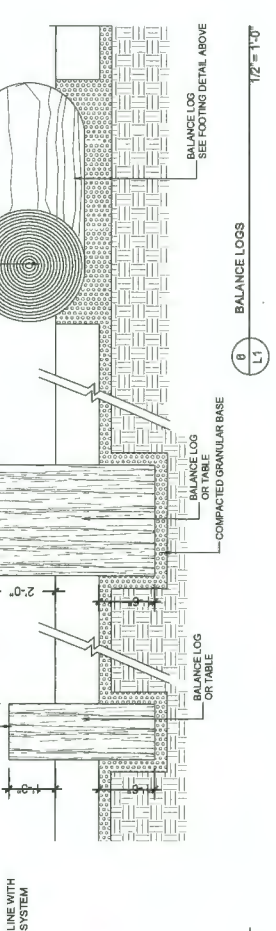
2 BALANCE LOGS scale 1/2"=1'-0"



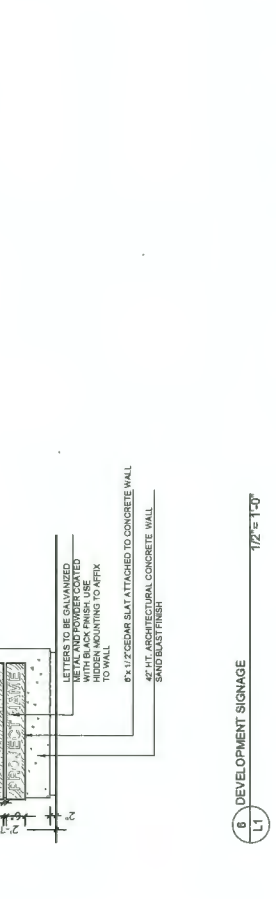
3 DEVELOPMENT SIGNAGE scale 1/2"=1'-0"



4 PLAYGROUND SAFETY SURFACE scale 1/2"=1'-0"



5 BALANCE LOGS scale 1/2"=1'-0"



6 BALANCE LOGS scale 1/2"=1'-0"

**pmg** ARCHITECTS  
 Suite C100 - 4185 Sth Creek Drive  
 Richmond, BC V6X 3K9  
 P: 604 294-0111 | F: 604 294-0322

CLIENT:  
**1151418 BC LTD.**

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
 9031 NO. 2 ROAD  
 RICHMOND, BC

DATE: 18 APR 20  
 SCALE:  
 DRAWN:  
 DESIGN:  
 CHKD: POM  
 DRAWING NUMBER:  
**L4**  
 PMG PROJECT NUMBER:  
 18-038

18-038-12-7P

OF 6

DP 19-853070 PLAN 18

LANDSCAPE DETAILS

NO. DATE REVISION DESCRIPTION DR

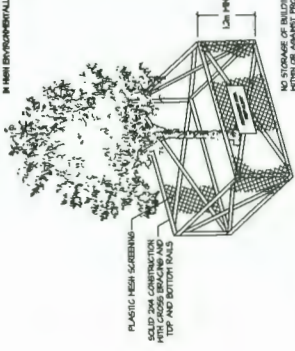
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 20 20 APR 22 REVISED PER CITY REQUEST DR

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TABLE 1: TREE PROTECTION DIMENSION TABLE

TREE #	TREE SPECIES	DBH (cm)	SPREAD (m)
1	Cedar	48	2m
2	Diouglas Fir	43	3.5m
3	Cedar	43	2m
4	Cedar	36	2m
5	Cedar	42	2m
6	Apple	28	2m
7	Cedar	26	3.5m
8	Cedar	29	3m
9	Cedar	43	3m
10	Cedar	20	2.5m
11	Cedar	20	per survey
12	Cedar	22	per survey
13	Cedar	22	per survey
14	Cedar	22	per survey
15	Cedar	23	per survey
16	Cedar	23	3.5m
17	Cedar	19	3m
18	Cedar	29	3m
19	Cedar	35	3.5m
20	Birch	56	combined
21	Pine	51	5m
22	Cedar	65	5m
23	Cedar	63	5m
24	Cherry	55	per survey
25	Diouglas Fir	62	6m
26	Diouglas Fir	39	3.5m
27	Sweetgum	49	5m
28	Diouglas Fir	45	3.5m



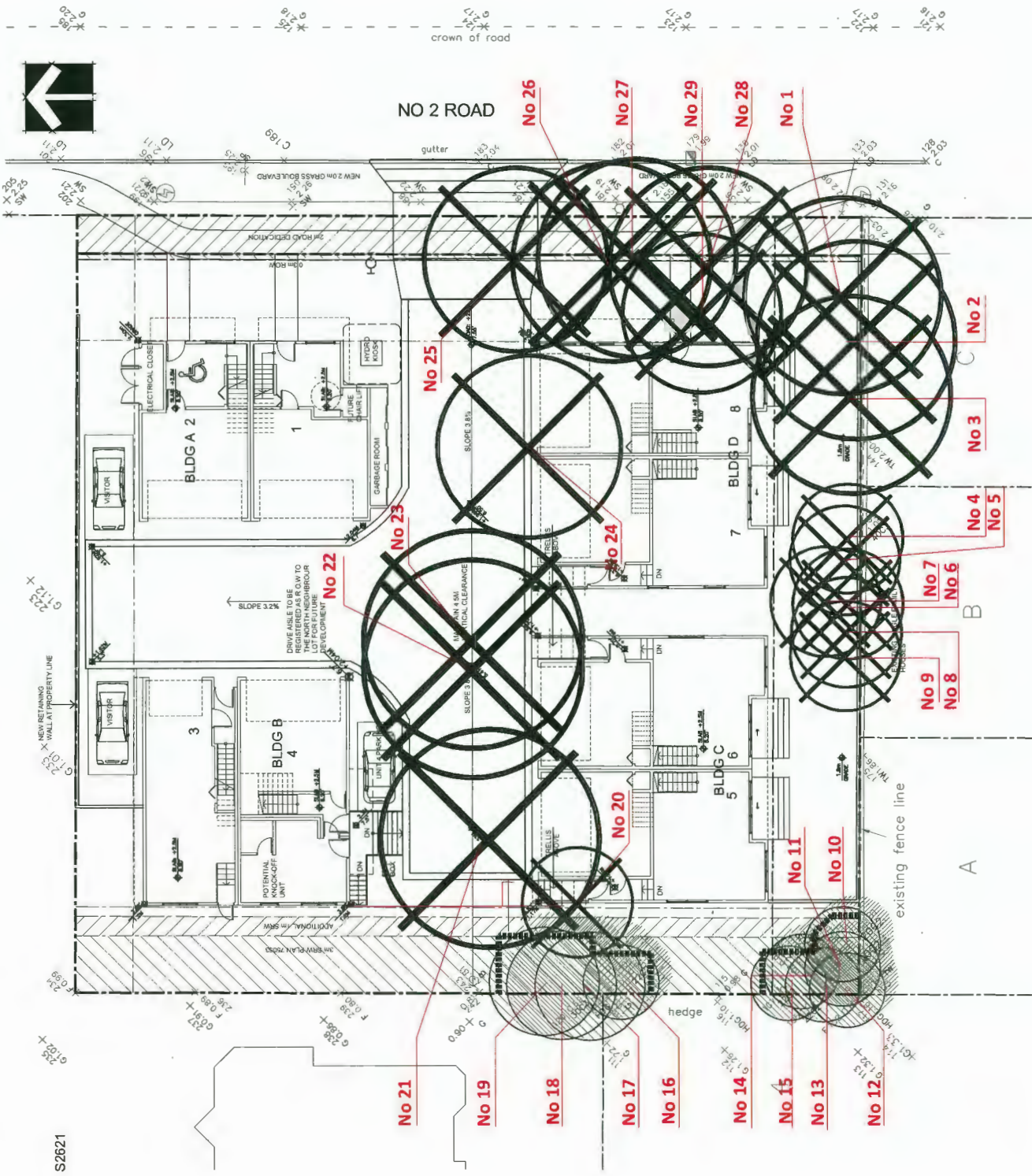
1A TREE PROTECTION BARRIER

TREE #	SPECIES	DBH (cm)	SPREAD (m)
29	Apple ( <i>Malus sp.</i> )	31	combined

Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum* sp.)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'Sentinel')
- Picea omarika (*Serbian spruce*)

TREE #	SPECIES	DBH (cm)	SPREAD (m)
1	Cedar	48	2m
2	Diouglas Fir	43	3.5m
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9	Cedar	43	3m
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11	Cedar	20	per survey
12	Cedar	22	per survey
13	Cedar	22	per survey
14	Cedar	22	per survey
15	Cedar	23	per survey
16	Cedar	23	3.5m
17	Cedar	19	3m
18	Cedar	29	3m
19	Cedar	35	3.5m
20	Birch	56	combined
21	Pine	51	5m
22	Cedar	65	5m
23	Cedar	63	5m
24	Cherry	55	per survey
25	Diouglas Fir	62	6m
26	Diouglas Fir	39	3.5m
27	Sweetgum	49	5m
28	Diouglas Fir	45	3.5m



NO.	DATE	REVISION DESCRIPTION	DR.
1		NEW RETAINING WALL AT PROPERTY LINE	DR
2		REVISION AS PER CITY REQUEST	DR
3		REVISION AS PER CITY REQUEST	DR
4		REVISION AS PER CITY REQUEST	DR
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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4145 5th Street Drive  
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p: 604 294-0011 | f: 604 294-0022

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PROJECT:  
8 UNIT TOWNHOUSE DEVELOPMENT  
9091 NO. 2 ROAD  
RICHMOND, BC

DRAWING TITLE:  
TREE MANAGEMENT PLAN

DRAWING NUMBER:  
DP 19-853070 PLAN 19

DATE: 18 APR 10  
SCALE: 1"=30' 0"  
DRAWN: POM  
DESIGN: POM  
CHKD: POM  
DRAWING NUMBER: L5  
PMG PROJECT NUMBER: 18-038

