Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, October 17, 2019.

DEVELOPMENT PERMIT APPLICATION - SEPT 06, 2019

28-UNIT TOWNHOUSE DEVELOPMENT

5631, 5635, 5651, 5691,5711, 5731, 5751
STEVESTON HWY, RICHMOND BC

VIEW ALONG STEVESTON HWY LOOKING NORTH-EAST

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DRAWING LIST

Architectural

A1.0	COVER SHEET
A1.1	PROJECT DATA AND SITE PLAN
A1.2	FIRE ACCESS & PARKING / TRUCK TURNING PLAN
A1.3	SITE AREA OVERLAYS / AVG FINISHED GRADE
A1.4	F.A.R. OVERLAY BY UNITS & FLOOR AREA BREAKDOWN
A1.5	F.A.R. OVERLAY BY BUILDING
A2.1	FLOOR PLANS: BUILDING 1 & 2
A2.2	ELEVATIONS: BUILDING 1 & 2
A2.3	FLOOR PLANS: BUILDING 3, 4 & 5
A2.4	ELEVATIONS: BUILDING 3, 4 & 5
A2.5	FLOOR PLANS: BUILDING 6, 7 & 8
A2.6	ELEVATIONS: BUILDING 6, 7 & 8
A2.7	FLOOR PLANS: BUILDING 9 & 10
A2.8	ELEVATIONS: BUILDING 9 & 10
A2.9	FLOOR PLANS: CONVERTIBLE UNIT (8c)
A5.1	STREETSCAPES & SITE SECTIONS S1,S2
A5.2	SITE SECTIONS S3, S4, & S5
A5.3	SITE SECTIONS S6, S7, S8, S9, & S10
A8.1	MATERIAL BOARD
A8.2	SHADOW STUDY
A8.3	PERSPECTIVES

Landscape

L1	LANDSCAPE PLAN
L2	LANDSCAPE SHRUB PLAN
L3	LOT COVERAGE PLAN
L4	TREE MANAGEMENT PLAN
L5	LANDSCAPE DETAILS
L6	LANDSCAPE DETAILS

Civil (On-site)

C1	LOT GRADING

Arbourist

REPORT DATED AUGUST 27, 2018

Survey

SURVEY DATED JULY 10, 2017

CONTEXTUAL IMAGES

EXAMPLE OF HERITAGE INTERPRETIVE SIGNAGE
(SEE SITE PLAN ON A1.1 FOR PROPOSED LOCATION)

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 18, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application

CONSULTANTS

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SEAL

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PROJECT
Proposed 28-Unit Townhouse Development
7 LOT ASSEMBLY
5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO.
1716STV2

SCALE
As Noted

DATE
March. 30, 2017

DRAWN BY
KYC, SRS, WAL

CHECKED BY
KYC

SHEET TITLE
COVER SHEET

DRAWING
A1.0

BIRD'S EYE VIEW LOOKING NORTH-WEST

ENTRY VIEW LOOKING NORTH-EAST

ZONING SUMMARY

★ VARIANCE REQUESTED

Richmond Zoning and Development Bylaw No. 8500

LOT SIZE:	GROSS AREA	63,061 sf = 1.45 ACRES [5,859.5 m2]
	DEDICATION	1,092 sf = 0.03 ACRES [101.4 m2]
	NET AREA	61,970 sf = 1.423 ACRES [5,757.2 m2]

	PERMITTED	PROPOSED
MINIMUM LOT SIZE:	50 M (W) x 35M (D)	129m WIDE X ±49m DEEP
DENSITY:	FAR 0.65 + 0.1 AMENITY	FAR 0.65 [40,212 SF / 61,970 SF]
LOT COVERAGE:	40% MAX FOR BLDGS	39.9% [24,708 SF / 61,970 SF]
LOT IMPERMEABLE:	65% MAX NON-POROUS 25% MIN LIVE PLANTS	64.7% [40,081 SF / 61,970 SF] 28.1% [17,395 SF / 61,970 SF]
YARD SETBACKS:		
★ FRONT YARD (S)	4.5 M MIN- OCP 14.4.13	4.52 M [14.83 FT] ★
SIDE YARD 1 (W)	3.0 M [9.84'] MIN	3.53 M [11.58 FT]
SIDE YARD 2 (E)	3.0 M [9.84'] MIN	3.32 M [10.89 FT]
REAR YARD (N)	6.0 M MIN- OCP 14.4.13	6.0 M [19.69 FT]
YARD PROJECTIONS:		
PRINCIPAL BLDG	MAX 1.5M FRONT YD	N/A
BAY WINDOWS	1.0M FRONT, 0.6M REAR	N/A
BALCONIES	1.8M, BUT NOT AT SIDE	N/A
ARBOURS ETC	BY CASE	N/A
BUILDING HEIGHT:	12.0 M / 3-STOREY - FRONT 9.0 M / 2-STOREY - SIDE 9.0 M / 2-STOREY - REAR	11.81 M / 3-STOREY N/A - EXCEED 7.5 M FROM PL 8.9 M - 2 STOREY
FLOODPLAIN C.L.	TOP OF HAB FLR AT 0.3M MIN ABOVE RD CROWN	SET FCL AT 2.17 M [7.12 FT] (ROAD CROWN IS 1.87 M)
AMENITY SPACE:		
COMMON OUTDR	168 M2 (6 M2/UNIT x 28)	168 M2 SHOWN
PRIVATE OUTDR	30 M2 RECOMMENDED	PROVIDE 34 M2/UNIT MIN.
INDOOR	79 M2 OR PAY-IN-LIEU	PAY-IN-LIEU
LANDSCAPING:	TO PART 8 OF BYLAW	TO BE DETERMINED

LOT ZONING:	RTM2 PROPOSED (CURRENTLY: RD1, RS1/E & RS1/C)	
USES:	MEDIUM DENSITY TOWNHOUSES	

	PERMITTED / REQUIRED	PROPOSED
PARKING REQUIRED:	56 (2/UNIT RESIDENTS) 2 (1 PER LOCKOFF UNIT) 6 (0.2/UNIT VISITORS)	56 RESIDENT SPACES 2 SPACES AT GRADE 6 VISITOR SPACES
EV CHARGING	56 (LEVEL 2 EV ENERGIZED OUTLET FOR EACH RESIDENT SPACE)	56 LEVEL 2 EV ENERGIZED OUTLETS
SMALL CARS	50% MAX	28% [16 OUT OF 64)
TANDEM SPACES	50% MAX	N/A
H/C SPACES	2% OF SPACES MIN.	2 H/C VISITOR SPACE
BICYCLE PARKING:		
CLASS 1	33 (1.25 PER UNIT)	35 PROVIDED IN 28 UNITS
CLASS 2	6 (0.2 PER UNIT)	6 PROVIDED
GARBAGE DEPOT:	1 DEPOT (FOR 28 UNITS) 1 x 4-CY GARBAGE BIN 1 x 3-CY CARDBOARD BIN 2 x 360L PAPER CARTS 2 x 360L CONTAINER CARTS 2 x 240L FOOD SCRAP CRTS 1 x 120L GLASS CART 1 x 240L REFUNDABLE CRT	1 DEPOT (FOR 28 UNITS) 1 x 4-CY GARBAGE BIN 1 x 3-CY CARDBOARD BIN 2 x 360L PAPER CARTS 2 x 360L CONTAINER CARTS 2 x 240L FOOD SCRAP CRTS 1 x 120L GLASS CART 1 x 240L REFUNDABLE CRT
ON-SITE LOADING:	MEDIUM SIZE SPACE	N/A - CAN TURN ON SITE
ENERGY EFFICIENCY:	TO ACHIEVE ENERGUIDE 82 RATING (MUST SUBMIT BUILDING PERMIT BY DECEMBER 31, 2019)	

PROJECT DESCRIPTION

AN RTM2 REZONING IS PROPOSED TO MAX 0.65 FAR FOR THIS 28-UNIT TOWNHOUSE PROJECT ON A 5858.6 M2 (63,061 SF) SITE, SUBJECT TO STEVESTON AREA PLAN (2.4), ARTERIAL ROAD POLICY (OCP 3.8.1) AND MULTI-FAMILY GUIDELINES (OCP 14.4).

THE 7-LOT SITE, FRONTING ONTO STEVESTON HWY (A MAJOR ARTERIAL ROAD) WITH NO LANE ACCESS, IS IMMEDIATELY ADJACENT TO SINGLE-FAMILY PROPERTIES TO THE WEST & NORTH. AN EXISTING 6.0 M WIDE S.R.O.W. STRADDLES MOST OF THE REAR P.L. A 2M WIDE ROAD DEDICATION IS REQUIRED FOR THE EAST PORTION OF THE FRONTAGE, REDUCING THE PARCEL TO A NET AREA OF 5757.1 M2 [61,970 SF, 1.423 AC].

THE 10-BUILDING DEVELOPMENT IS COMPRISED OF:

- 8 DUPLEXES (2-STOREY), 4 FOUR-PLEXES (ALL 3-STOREY)
- WILL PROVIDE 3 CONVERTIBLE UNITS (UNITS #9, #18, #20)
- ALL REQUIRED PARKING + 2 EXTRA VISITOR SPACES
- ON-SITE SU-9 TRUCK MANOEUVERING

ONE VARIANCE IS REQUESTED: THE FRONT YARD SETBACK IS REDUCED FROM 6.0M TO 4.5M MINIMUM, PER OCP 14.4.13.

FAR AREA BY BUILDING

BLDG NO.	NO. UNIT	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA
1	4 x C	7,464 sf	(2,414 sf)	5,050 sf
2	3 x C, 1 x C-F	7,369 sf	(2,374 sf)	5,195 sf
3	1 x A, 1 x Bc	4,479 sf	(1,189 sf)	3,290 sf
4	1 x A, 1 x B	4,439 sf	(1,139 sf)	3,297 sf
5	1 x A, 1 x B	4,439 sf	(1,139 sf)	3,297 sf
6	1 x A, 1 x B	4,439 sf	(1,139 sf)	3,297 sf
7	1 x A, 1 x Bc	4,426 sf	(1,139 sf)	3,287 sf
8	1 x A, 1 x Bc	4,479 sf	(1,192 sf)	3,287 sf
9	3 x C, 1 x C-F	7,369 sf	(2,374 sf)	5,195 sf
10	4 x C	7,464 sf	(2,414 sf)	5,050 sf
		56,728sf	18,213sf	40,313sf

AVERAGE GRADE CALCULATION

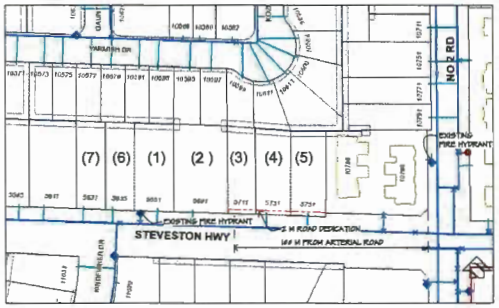
	SITE	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10	TOTAL AVG.
SW CORNER	1.32	1.78	1.77	1.87	1.87	1.87	1.87	1.87	1.87	1.74	1.81	
SE CORNER	1.39	1.74	1.91	1.87	1.87	1.87	1.87	1.87	1.87	1.8	1.84	
NE CORNER	1.03	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	
NW CORNER	1.03	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	
AVG GRD	1.17	1.87	1.91	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.90	1.87

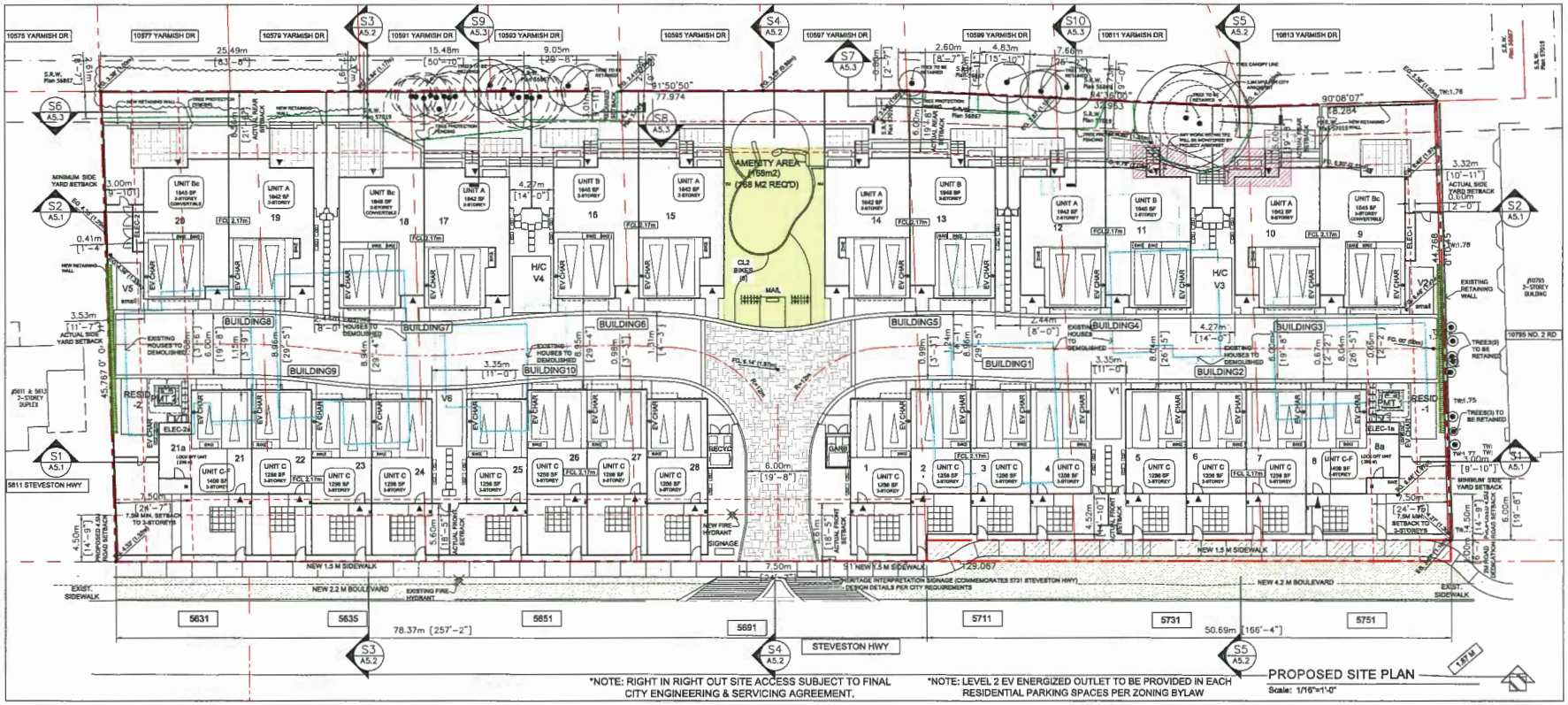
DP RESUBMISSION - 28-UNIT TOWNHOUSES

RZ 16-733904	DP 18-829234	SA	BP

CIVIC ADDRESSES:	LEGAL DESCRIPTIONS:
(1) #5651 PID: 003-781-100	(1) LOT 774, PLAN 56002
(2) #5691 PID: 012-346-004	(2) PARCEL "A" (REF 9132) LOT 38 EXCEPT: PART SUBDIVIDED BY PLAN 57674! PLAN 1748
(3) #5711 PID: 004-869-834	(3) LOT 911, PLAN 55856
(4) #5731 PID: 004-257-095	(4) LOT 773, PLAN 56002
(5) #5751 PID: 002-581-557	(5) LOT 97, PLAN 32685
(6) #5635 PID: 004-868-029	(6) LOT 910, PLAN 56886
(7) #5631 PID: 004-308-481	(7) LOT 909, PLAN 56856

ALL OF SECTION 35 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT





*NOTE: RIGHT IN RIGHT OUT SITE ACCESS SUBJECT TO FINAL CITY ENGINEERING & SERVICING AGREEMENT.

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

PROPOSED SITE PLAN

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

REVISIONS	
SEP 09, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
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APRIL 04, 2016	RZ Application

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SEAL

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PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE As Noted

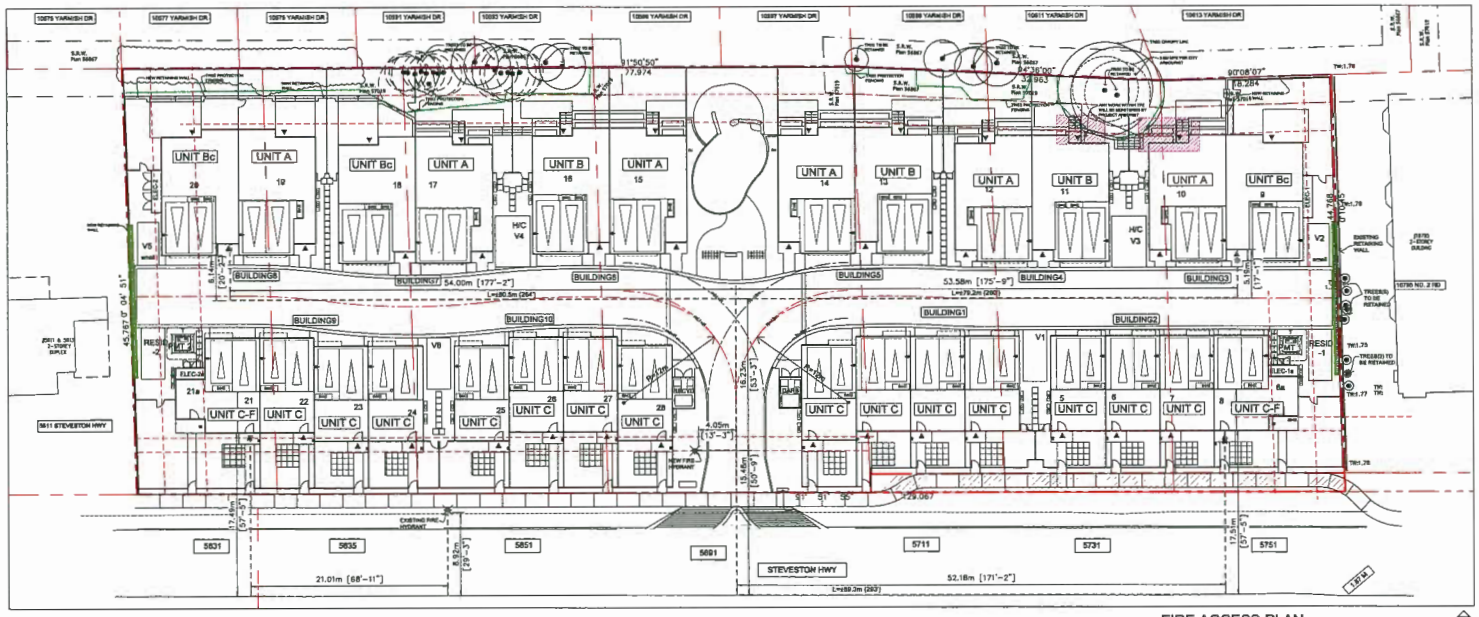
DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

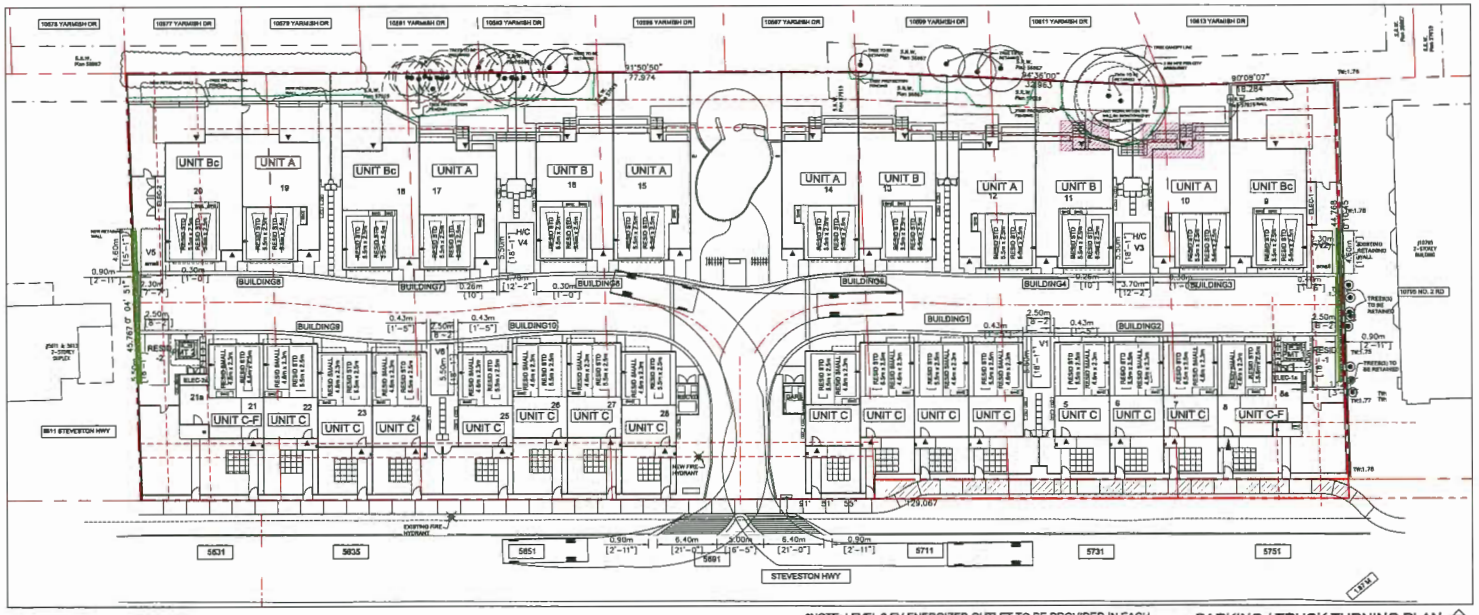
CHECKED BY KYC

SHEET TITLE PROJECT DATA, SITE/PARKING PLAN

DRAWING A1.1



FIRE ACCESS PLAN
SCALE: 1"=20'-0"



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

PARKING / TRUCK TURNING PLAN
SCALE: 1"=20'-0"

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
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Proposed 28-Unit Townhouse Development
7 LOT ASSEMBLY
5831 / 5835 / 5851 / 5891 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1718STV2

SCALE: As Noted

DATE: March. 30, 2017

DRAWN BY: KYC, SRS, WAL

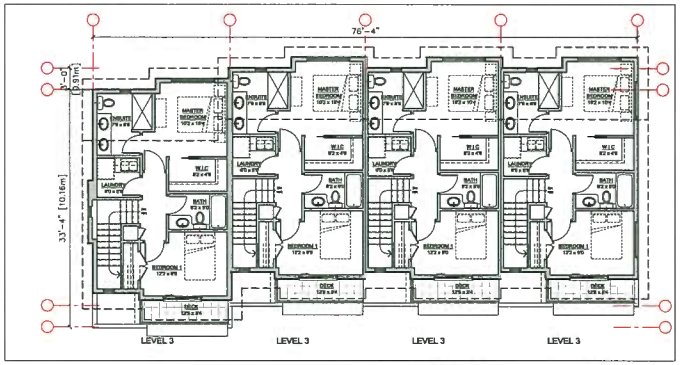
CHECKED BY: KYC

SHEET TITLE
FIRE ACCESS PLAN / TRUCK TURNING PLAN

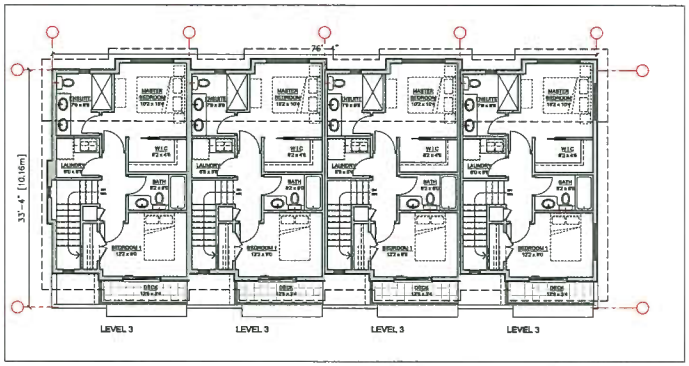
DRAWING
A1.2

AGING-IN-PLACE MEASURES (ALL UNITS)

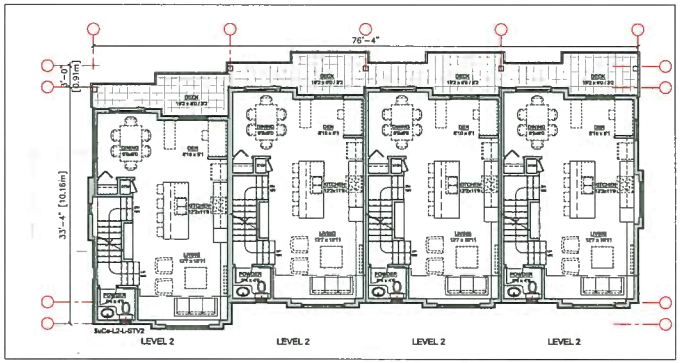
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2'-8" SLIDING DOORS WHERE POSSIBLE
HALLWAYS	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH



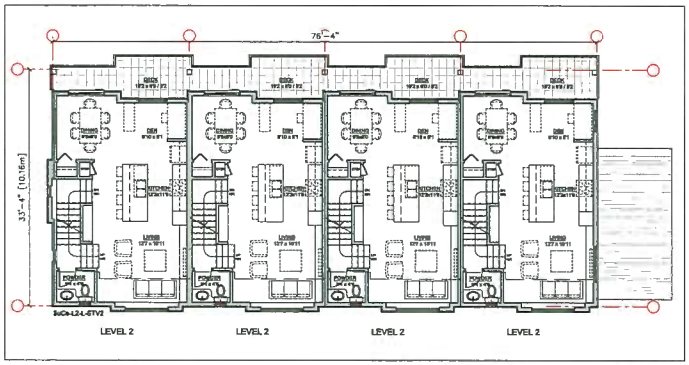
FLOOR PLAN - LEVEL 3 BUILDING 1
SCALE: 1/8" = 1'-0"



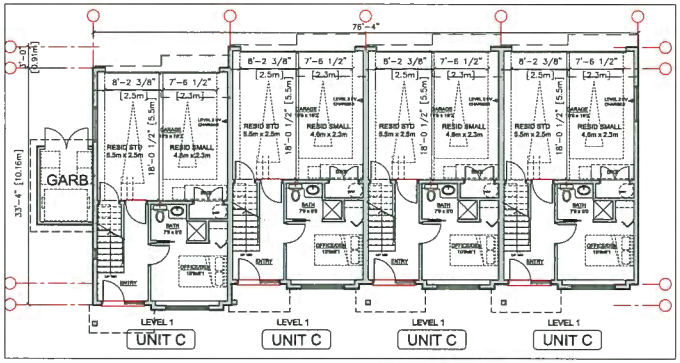
FLOOR PLAN - LEVEL 3 BUILDING 2
SCALE: 1/8" = 1'-0"



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

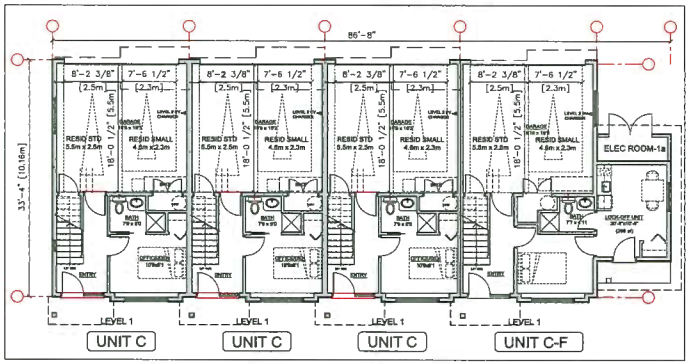


FLOOR PLAN - LEVEL 2 BUILDING 2
SCALE: 1/8" = 1'-0"



NOTE: EV CHARGING INFRASTRUCTURE TO BE PROVIDED PER ZONING BYLAW & OCP

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



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
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STEVESTON HWY
RICHMOND, BC

PROJECT NO.
1716STV2

SCALE
As Noted

DATE
March, 30, 2017

DRAWN BY
KYC, SRS, WAL

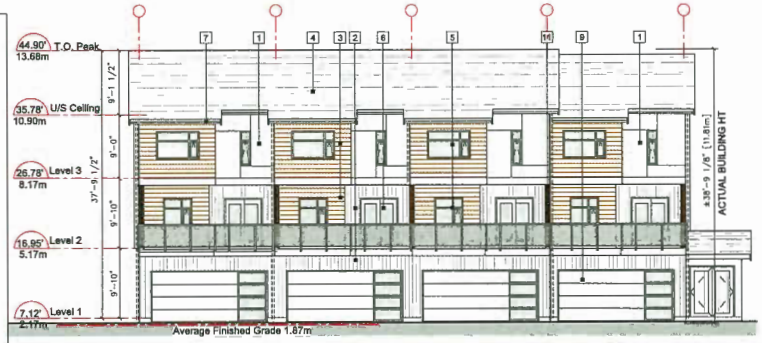
CHECKED BY
KYC

SHEET TITLE
FLOOR PLANS : BUILDING 1 & 2

DRAWING
A2.1

EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING HARDIEPANEL (SMOOTH) Colour: Arctic White
2. FIBER CEMENT PANEL SIDING HARDIEPANEL (SIERRA 8) Colour: A - BM HC-168 (Chelsea Gray) B - BM HC-172 (Revere Pewter)
3. FIBER CEMENT LAP SIDING HARDIEPLANK (SELECT CEDARMILL) Colour: BM 1119 (Fort Summer Tan)
4. FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)
5. VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: White
6. DOUBLE-GLAZED VINYL SLIDING DOOR Colour: White
7. ALUMINUM FASCIA GUTTER Colour: BM HC165 (Kendall Charcoal)
8. ENTRY SOLID WOOD DOOR WITH SIDELIGHT Door Colour: Natural Cedar Stain
9. OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM HC-168 (Chelsea Gray)
10. METAL RAILING W/ SANDBLASTED GLASS Railing Colour: Dark Gray
11. BUILT UP POST - REFER TO DETAILS Colour: Natural Cedar Stain
12. 6' HIGH SANDBLASTED GLASS PARTITION TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR Colour: BM HC-168 (Chelsea Gray)
14. SOLAR PANEL Colour: Dark Gray



NORTH ELEVATION (DRIVE AISLE) - BUILDING 1

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

NORTH ELEVATION (DRIVE AISLE) - BUILDING 2

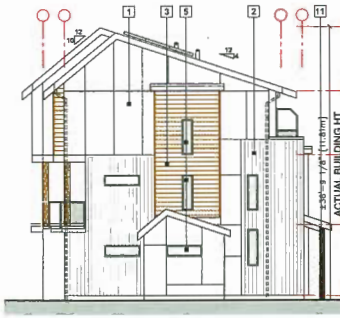
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (STREET) - BUILDING 1

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

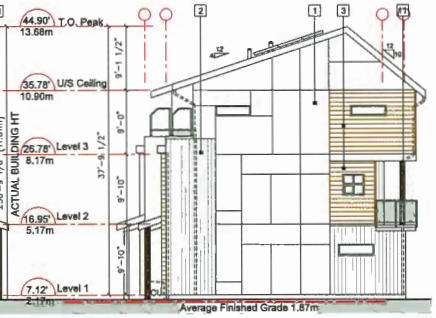
SOUTH ELEVATION (STREET) - BUILDING 2

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



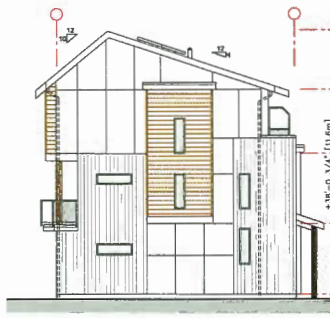
SIDE ELEVATION (WEST) - BUILDING 1

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



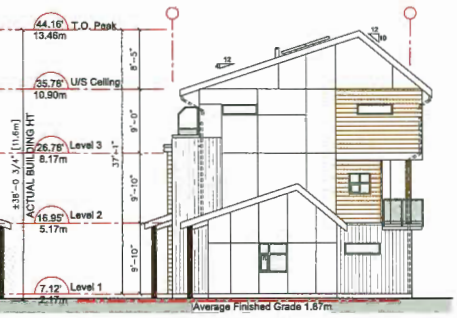
SIDE ELEVATION (EAST) - BUILDING 1

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



SIDE ELEVATION (WEST) - BUILDING 2

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



SIDE ELEVATION (EAST) - BUILDING 2

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	RZ Application

CONSULTANTS

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SEAL

INTERFACE:

Suite 230
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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit Townhouse Development

7-LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC

PROJECT NO. 1718STV2

SCALE As Noted

DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

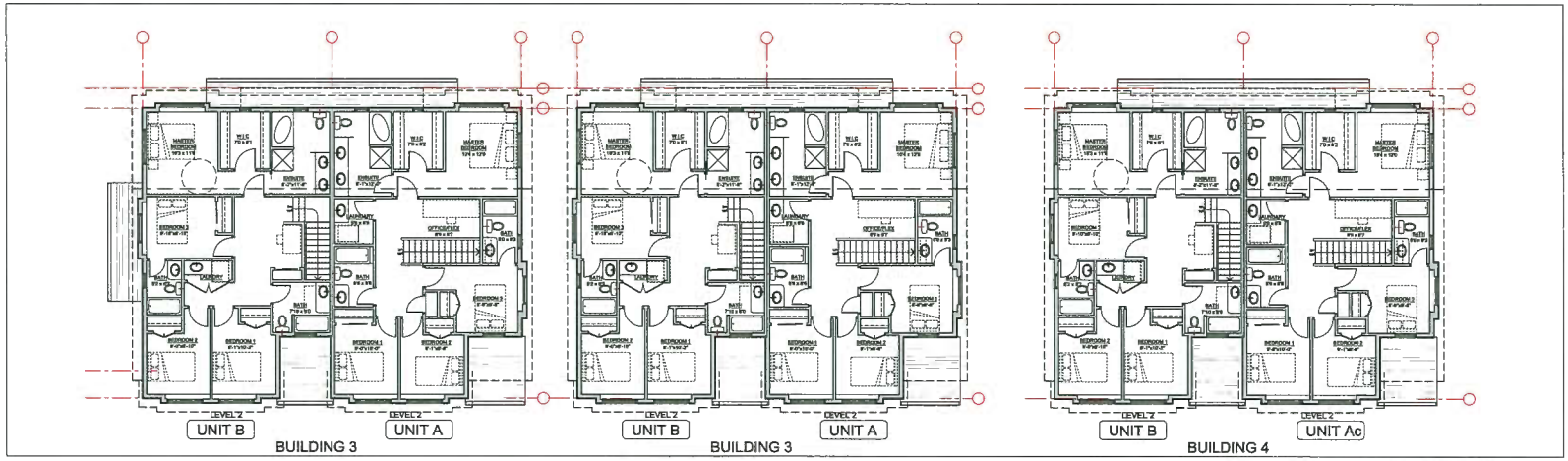
CHECKED BY KYC

SHEET TITLE

ELEVATIONS : BUILDING 1 & 2

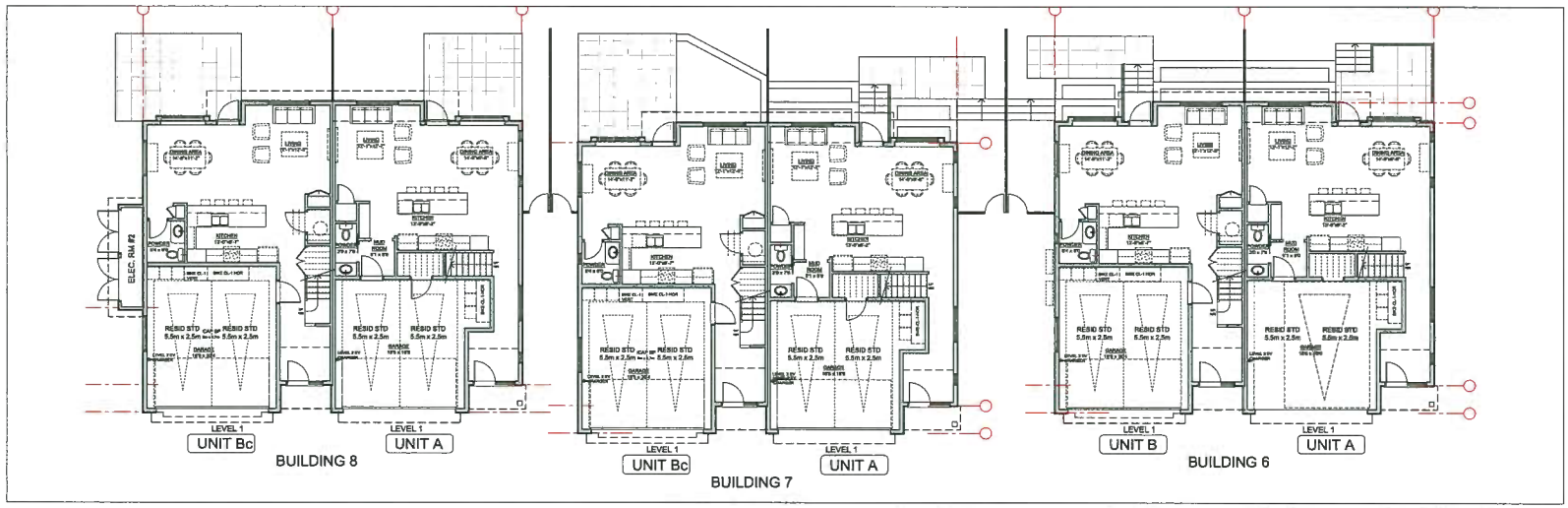
DRAWING

A2.2



FLOOR PLAN - LEVEL 2 BUILDING 6, 7 & 8

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



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN - LEVEL 1 BUILDING 6, 7 & 8

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 15, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
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PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE: As Noted

DATE: March, 30, 2017

DRAWN BY: KYC, SRS, WAL

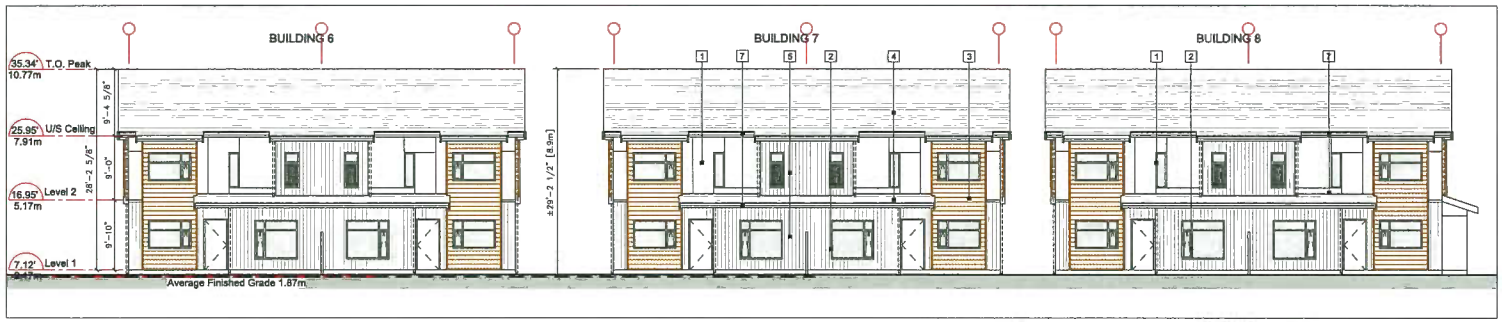
CHECKED BY: KYC

SHEET TITLE: FLOOR PLANS : BUILDINGS 6,7 & 8

DRAWING: A2.5

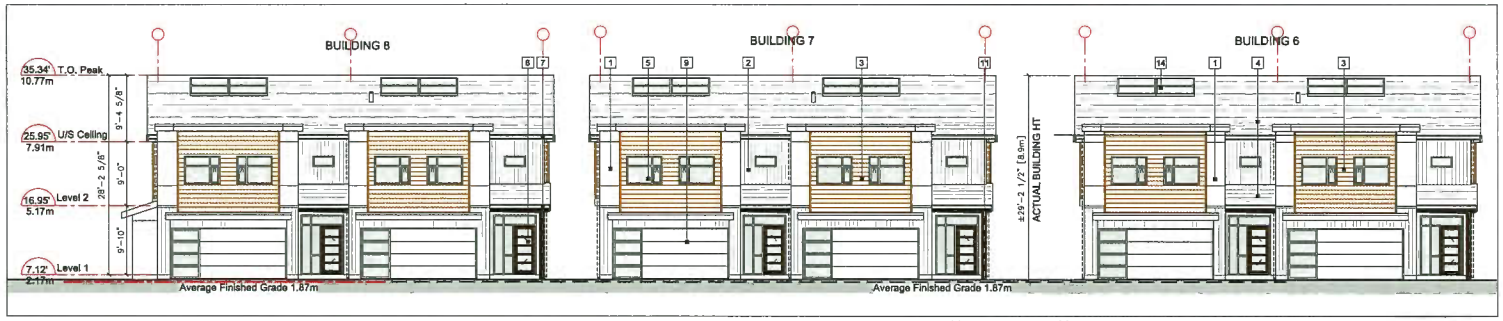
EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SMOOTH)
   Colour: Arctic White
2. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SIERRA B)
   Colour: A - BM HC-168 (Chelsea Gray)
   B - BM HC-172 (Revere Pewter)
3. FIBER CEMENT LAP SIDING
   HARDIEPLANK (SELECT CEDARMILL)
   Colour: BM 1119 (Fort Summer Tan)
4. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
5. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   Vinyltek or Equivalent, Colour: White
6. DOUBLE-GLAZED VINYL SLIDING DOOR
   Colour: White
7. ALUMINUM FASCIA GUTTER
   Colour: BM HC186 (Kendall Charcoal)
8. ENTRY SOLID WOOD DOOR WITH SIDELIGHT
   Door Colour: Natural Cedar Stain
9. OVERHEAD WOOD PANEL GARAGE DOOR
   Colour: BM HC-168 (Chelsea Gray)
10. METAL RAILING W/ SANDBLASTED GLASS
    Railing Colour: Dark Gray
11. BUILT UP POST - REFER TO DETAILS
    Colour: Natural Cedar Stain
12. 6' HIGH SANDBLASTED GLASS PARTITION
    TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR
    Colour: BM HC-168 (Chelsea Gray)
14. SOLAR PANEL
    Colour: Dark Gray



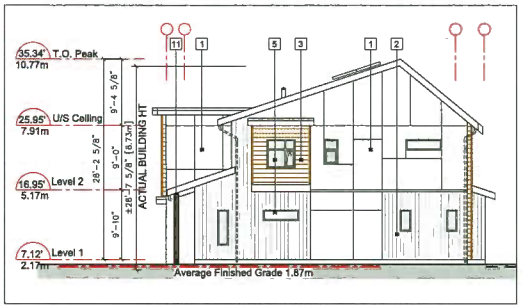
NORTH ELEVATION (REAR YARD) - BUILDING 6, 7 & 8

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



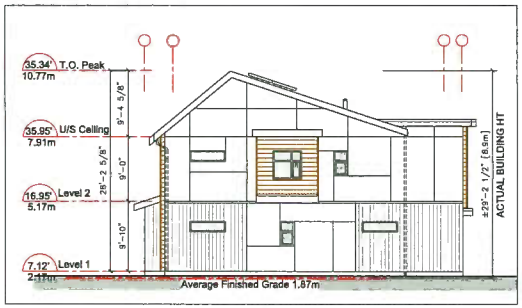
SOUTH ELEVATION (DRIVE AISLE) - BUILDING 6, 7 & 8

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



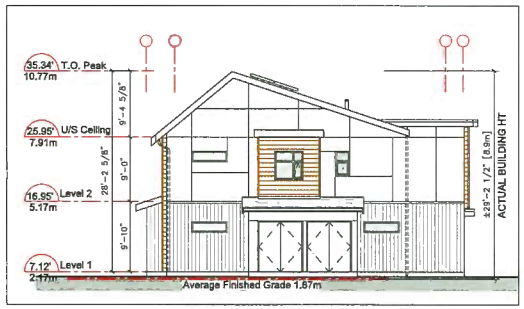
SIDE ELEVATION (EAST) - BUILDING 6, 7 & 8

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



SIDE ELEVATION (WEST) - BUILDING 6 & 7

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



SIDE ELEVATION (WEST) - BUILDING 8

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application

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SEAL

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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit
Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 /
5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE As Noted

DATE March, 30, 2017

DRAWN BY KYC, SRS, WAL

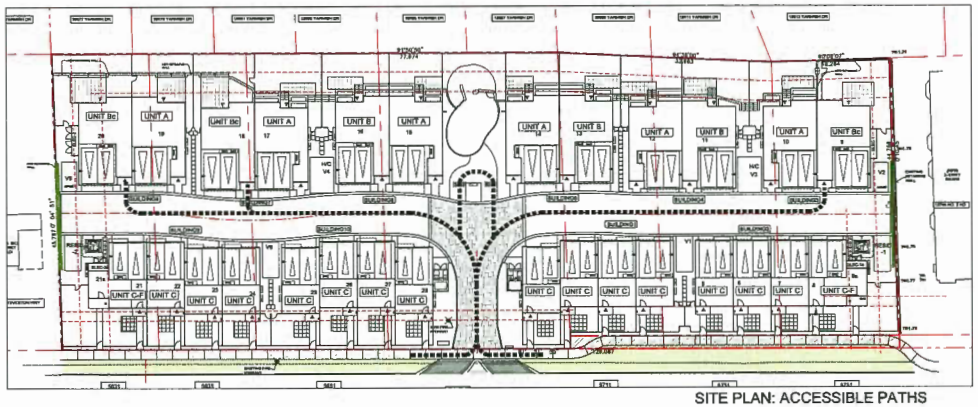
CHECKED BY KYC

SHEET TITLE

ELEVATIONS :
BUILDINGS 6,7 & 8

DRAWING

A2.6



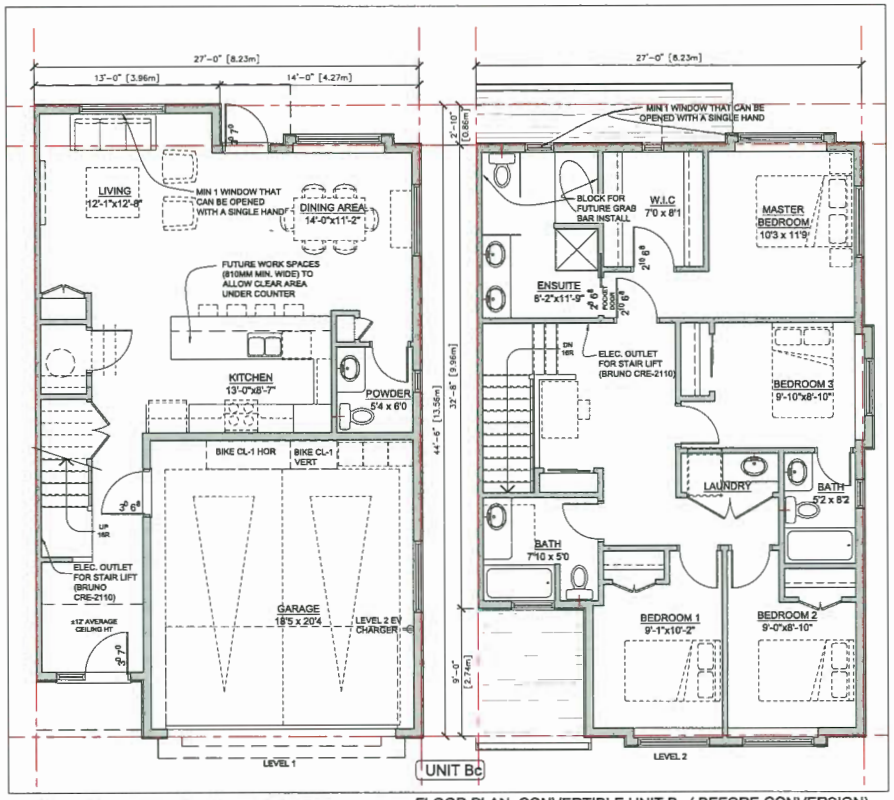
SITE PLAN: ACCESSIBLE PATHS

SCALE: NTS

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 AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 850 MM CLEAR OPENING. ACCESSED FROM REAR DOOR AT GROUND FLOOR.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.
	LEVER-TYPE HANDLES FOR ALL DOORS
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. 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 Bc (BUILDING 3,7 &8) ***
	VERTICAL LIFT (FUTURE): DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X12" SOLID LUMBER AT 914 MM TO CENTRE.
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

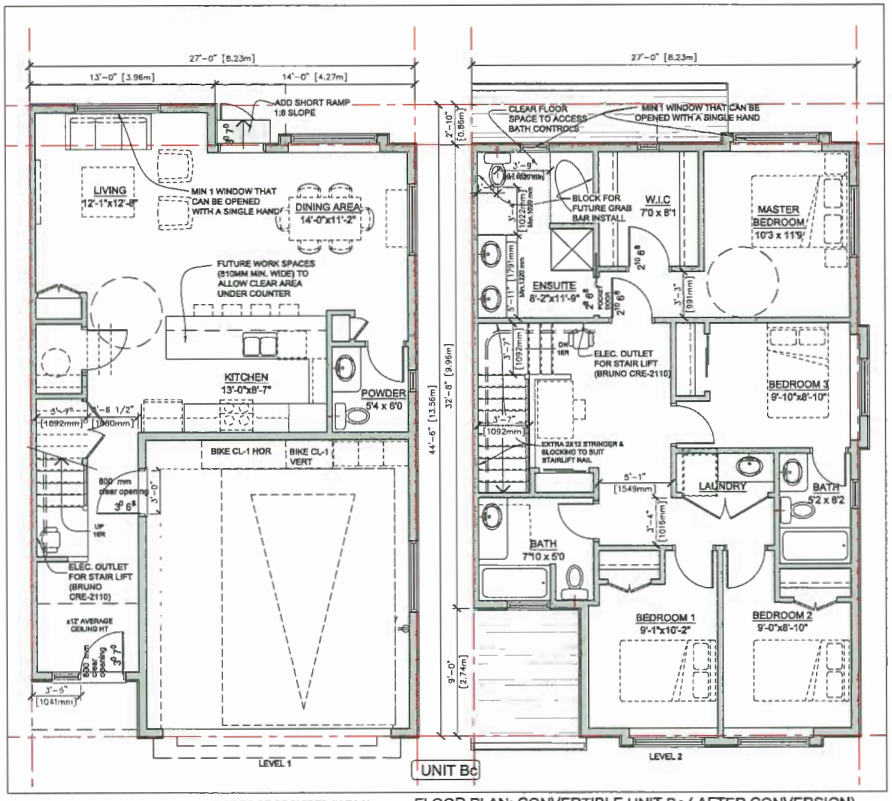
BATHROOMS (MIN 1/UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"X12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
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. 610 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 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)
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.



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN: CONVERTIBLE UNIT Bc (BEFORE CONVERSION)

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



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN: CONVERTIBLE UNIT Bc (AFTER CONVERSION)

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	RZ Application

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SEAL

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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE As Noted

DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

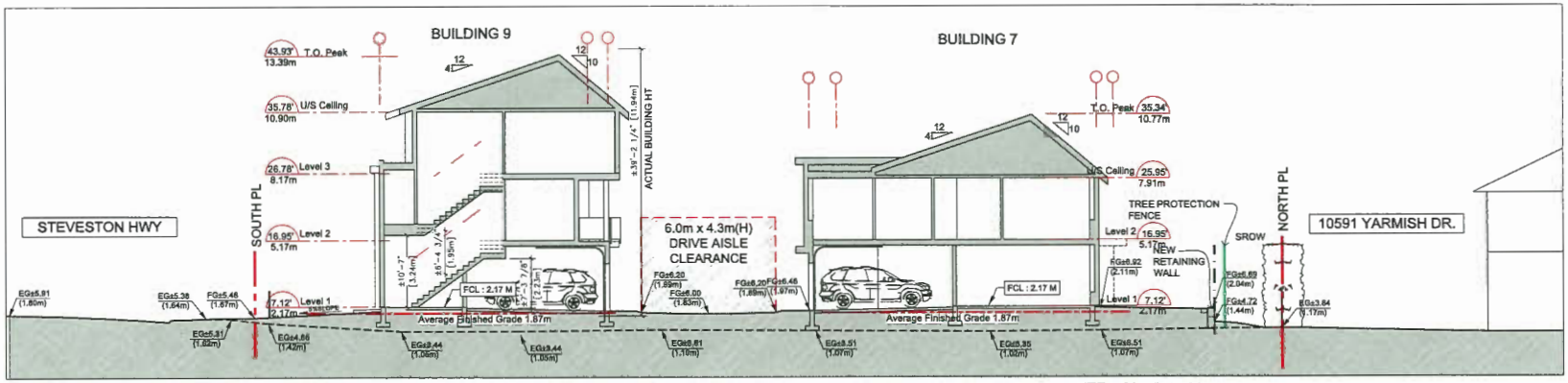
CHECKED BY KYC

SHEET TITLE

FLOOR PLANS : CONVERTIBLE UNIT (Bc)

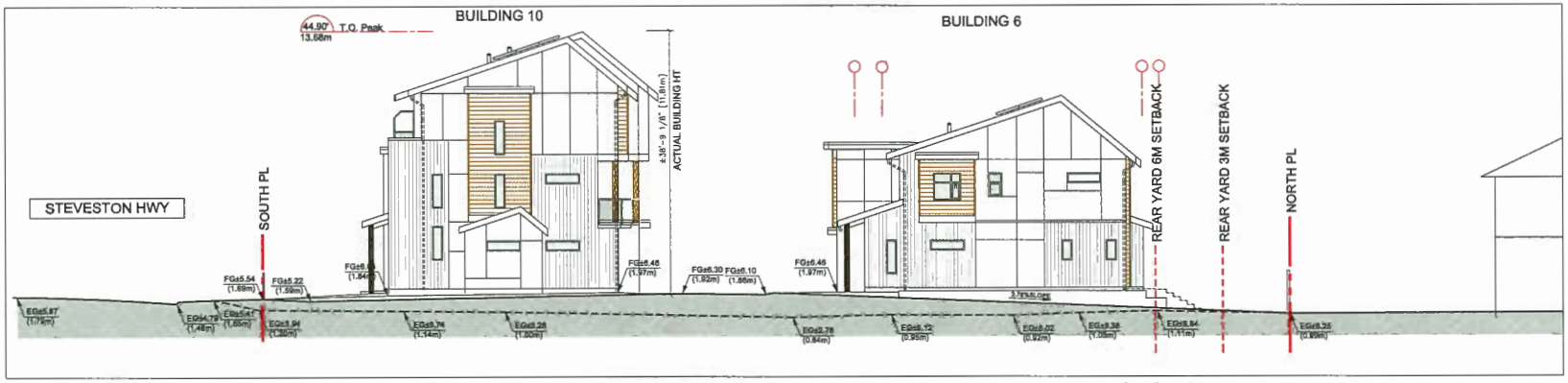
DRAWING

A2.9



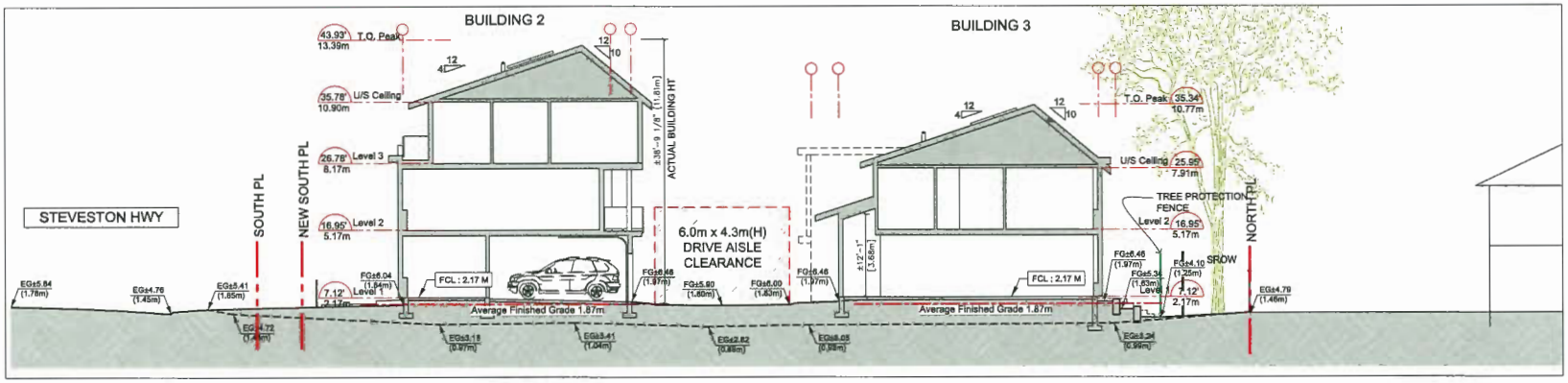
SITE SECTION - S3

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



SITE SECTION - S4

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



SITE SECTION - S5

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
APRIL 04, 2018	RZ Application

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PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1718STV2

SCALE As Noted

DATE March, 30, 2017

DRAWN BY KYC, SRS, WAL

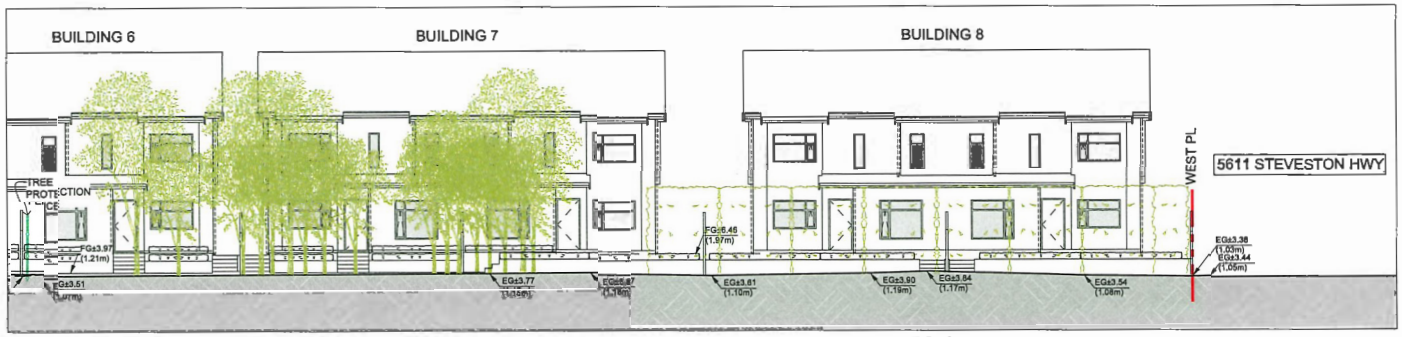
CHECKED BY KYC

SHEET TITLE

SITE SECTIONS - S3, S4 & S5

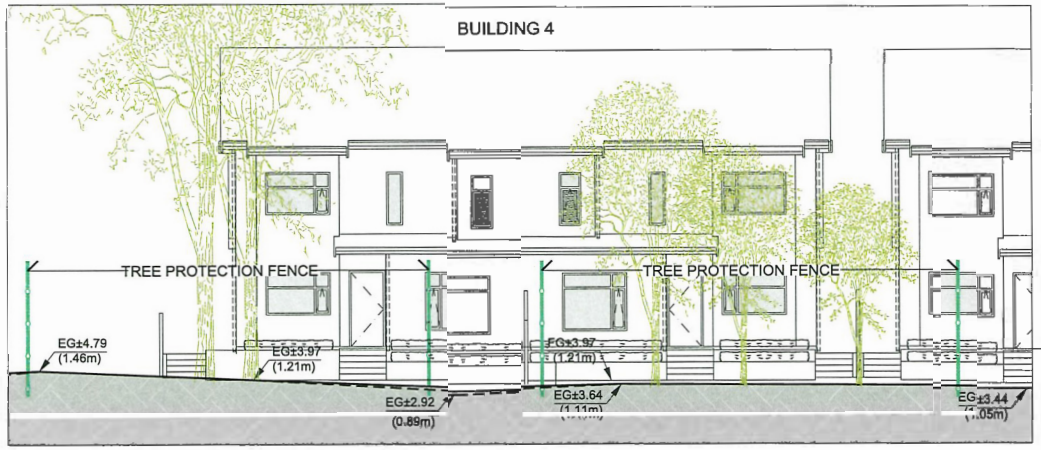
DRAWING

A5.2



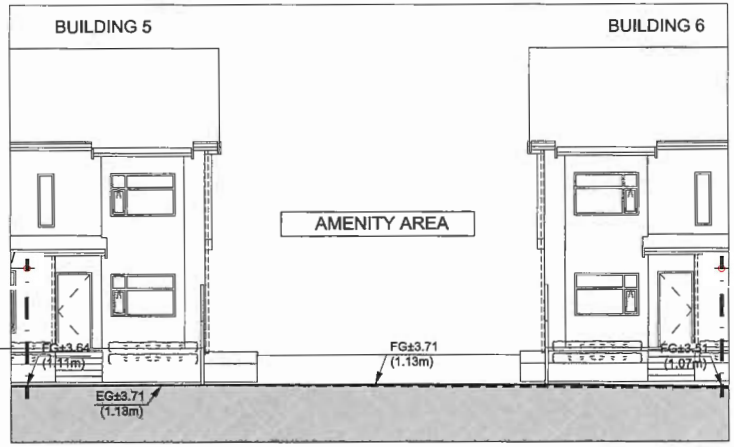
SITE SECTION - S6

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



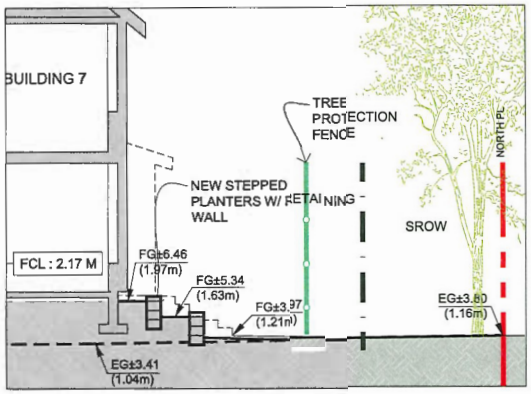
SITE SECTION - S7

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



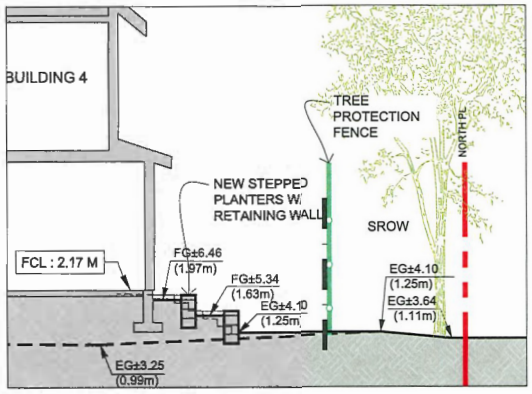
SITE SECTION - S8

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



SITE SECTION - S9

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



SITE SECTION - S10

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 08, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application

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PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC

PROJECT NO. 171657V2

SCALE As Noted

DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

CHECKED BY KYC

SHEET TITLE SITE SECTIONS - S6, S7, S8, S9 & S10

DRAWING A5.3

STREETSCAPE ALONG STEVESTON HWY

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

1

FIBER CEMENT PANEL SIDING
HARDIEPANEL (SMOOTH)
COLOUR: Arctic White

2A

FIBER CEMENT PANEL SIDING
HARDIEPANEL (SIERRA 8)
COLOUR: BM HC-168
(Chelsea Gray)

2B

FIBER CEMENT PANEL SIDING
HARDIEPANEL (SIERRA 8)
COLOUR: BM HC-172
(Revere Pewter)

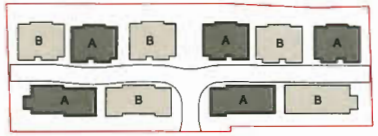
3

FIBER CEMENT LAP SIDING
HARDIEPLANK (SELECT CEDARMILL)
COLOUR: BM 1119
(Fort Summer Tan)

4

FIBERGLASS ASHPHALT
ROOF SHINGLES
COLOUR: DARK GRAY
(MULTICOLOR, TEXTURED)

KEY PLAN



5 6

DOUBLE GLAZED VINYL WINDOW
DOUBLE GLAZED VINYL SLIDING
DOOR
Colour: White

7

ALUMINUM FASCIA GUTTER
Colour: BM HC166
(Kendall Charcoal)

8

ENTRY SOLID WOOD DOOR
WITH LIGHT
Door Colour: Natural Cedar Stain

9 13

OVERHEAD WOOD GARAGE DOOR
ELECTRICAL ROOM DOOR
Colour: BM HC-168
(Chelsea Gray)

10 12

METAL RAILING WITH
SANDBLASTED GLASS & RAIL
Railing Colour: Dark Gray

11

BUILT UP POST - REFER
TO DETAILS
Colour: Natural Cedar Stain

STREETSCAPE ALONG DRIVE AISLE LOOKING NORTH

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	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 and conditions shown on this drawing.

SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT

Proposed 28-Unit
Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 /
5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO.
1718STV2

SCALE
As Noted

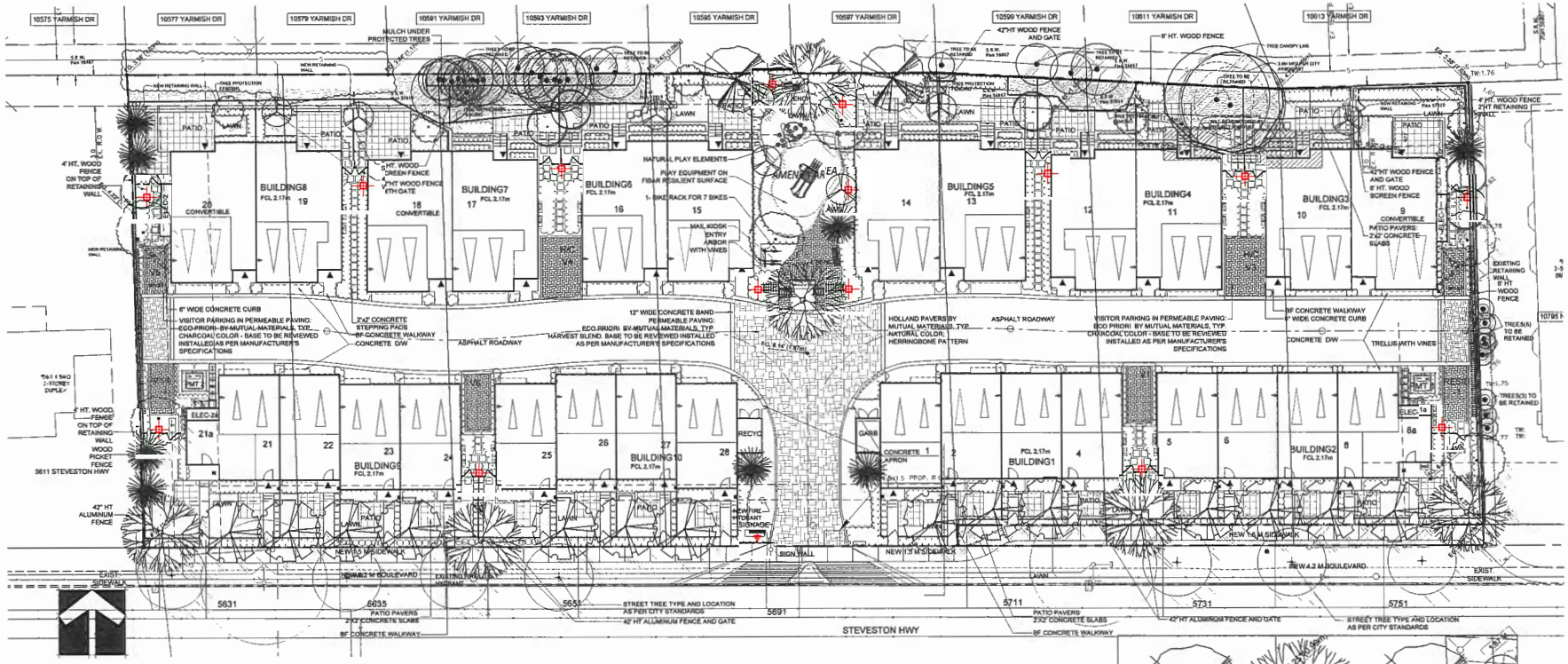
DATE
March. 30, 2017

DRAWN BY
KYC, SRS, WAL

CHECKED BY
KYC

SHEET TITLE
MATERIAL BOARD

DRAWING
A9.1



PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊙	7	STREET TREE	TYPE AND LOCATION BY CITY	6CM 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: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER PALMATUM	JAPANESE MAPLE	6CM CAL; 1.8MT STD, B&B
	14	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	9CM CAL; 3M STD; B&B
	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10CM CAL; 1.8M STD; B&B
	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL; 2M STD; B&B
	8	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1.8MT STD, B&B
	8	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	4.0M HT;B&B
	6	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	8CM CAL; 2M STD; B&B
	1	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	1.5M HT, B&B

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

FURNITURE LEGEND

MAGLIN BENCH -Model: MLB970
Standard powdercoated- Silver 14 color and IPE (W)

NATURAL PLAY ELEMENTS

MULTI-FUNCTIONAL PLAY STRUCTURE -BIG TOYS CABANA, MEC-650, NATURAL COLOR
by RecTech Industries

Standard powdercoated- Silver 14 color

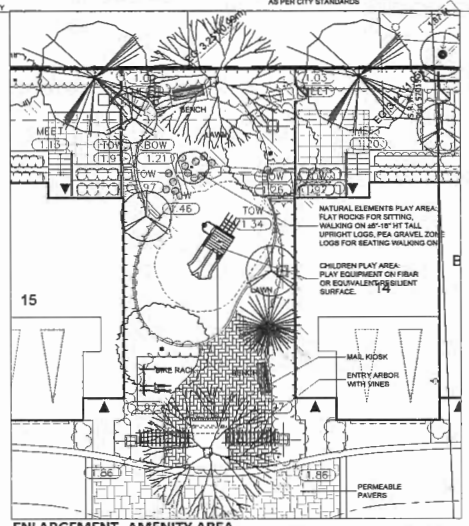
LIGHTING LEGEND

UPLIGHTING

BOLLARD LIGHT

PHILIPS Bollard light BCP 151
SURFACE MOUNT ON CONCRETE PAD AS PER MANUFACTURER SPECIFICATIONS
Black color- D Box hd

Square Head



ENLARGEMENT- AMENITY AREA

1/ 32"=1'-0"

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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.
14	19.SEP.03	NEW SITE PLAN	DD
13	19.AUG.22	REVISION AS PER CITY REQUEST	DD
12	19.JUL.10	REVISION AS PER CITY COMMENTS	DD
11	19.JUN.24	UPDATED SITE PLAN	MC
10	19.MAR.07	NEW SITE PLAN	MC
9	19.MAY.30	NEW SITE & CIVIL PLANS	
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7	19.MAR.22	NEW SITE PLAN	DD
6	19.FEB.22	NEW SITE PLAN	MM
4	18.NOV.22	NEW SITE PLAN & CITY COMMENTS	DD
5	18.AUG.22	NEW SITE PLAN	DD
-	18.JUL.26	ISSUED FOR DP	DD
2	18.JUN.05	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:
28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: April 07, 2017
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: MCY

DRAWING NUMBER: **L1** OF 5

16072-13.ZIP

PMG PROJECT NUMBER: 16-072

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

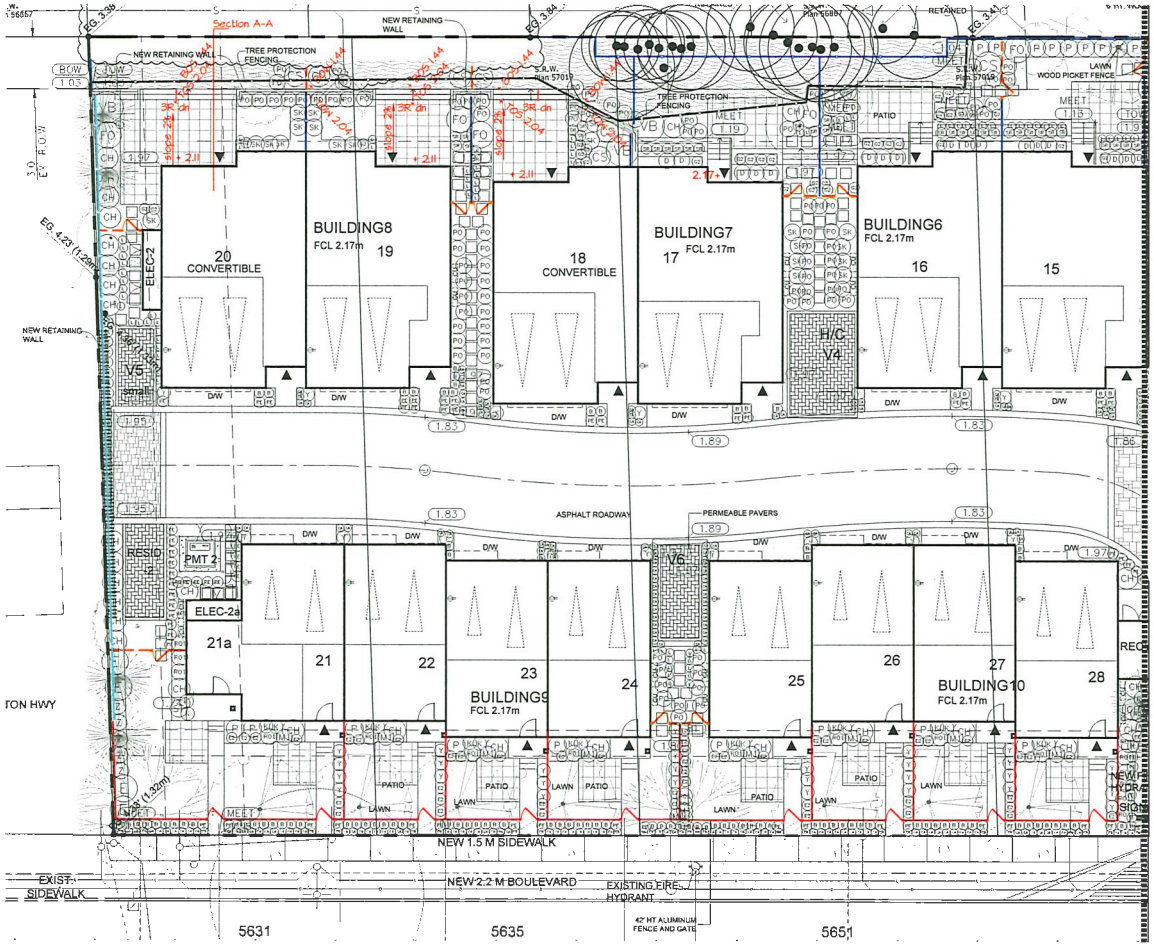
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	1	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
B	214	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT, 25CM
CH	50	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	36	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 50CM
E	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
FG	7	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#2 POT; 40CM
H	4	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
KL	36	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
PJ	33	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
PL	13	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLE'S LAUREL	#2 POT; 30CM
R4	2	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#3 POT; 50CM
R3	4	RHODODENDRON 'NACMI'	NACMI RHODODENDRON	#3 POT, 50CM
R1	1	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON	#3 POT
RO	2	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
R2	36	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT, 40CM
SK	59	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
SR	84	SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT.
SG	19	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT, 40CM
S	8	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT, 40CM
Y	88	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VM	1	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
VB	7	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B, TREE FORM

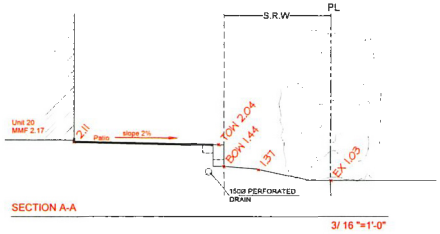
PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
CO	378	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
CE	57	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
MS	36	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PA	217	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
ST	9	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
CT	9	CLEMATIS 'TANGUTICA AUREOLIN'	TANGUTICA CLEMATIS	#2 POT, 60CM; STAKED
PERENNIAL				
HC	10	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT
LM	140	LIRIOPE MUSCARI	BLUE ULY-TURF	15CM POT
GC				
DA	43	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
EA	83	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS, SILVER VARIEGATED	#1 POT; 25CM
GS	33	GAULTHERIA SHALLON	SALAL*	#1 POT; 20CM
PM	173	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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





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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO	DATE	REVISION DESCRIPTION	DR.
14	19.SEP.03	NEW SITE PLAN	DD
13	19.AUG.22	REVISION AS PER CITY REQUEST	DD
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-	18.JUL.16	ISSUED FOR DP	DD
2	18.JUN.01	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD

PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: April 07, 2017
SCALE: 3/32"=1'-0"
DRAWN: DDMM
DESIGN: DDDD
CHK'D: MDMCY

DRAWING NUMBER: **L2** OF 5

16072-13.ZIP

PMG PROJECT NUMBER: 16-072

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	1	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
B	214	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CH	50	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	36	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 30CM
E	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
FO	7	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#2 POT; 40CM
H	4	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 60CM
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P	33	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
Z	13	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABEL'S LAUREL	#2 POT; 30CM
R4	2	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#3 POT; 50CM
R3	4	RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#3 POT; 50CM
R1	1	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON	#3 POT
RO	2	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
RO1	38	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
SK	59	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
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SP	10	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT; 40CM
S	8	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT; 40CM
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VM	1	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
VB	7	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B; TREE FORM

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PMG PROJECT NUMBER: 16-072

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M	36	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
P	217	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
S	9	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
TG	9	CLEMATIS 'TANGUTICA AUREOLIN'	TANGUTICA CLEMATIS	#2 POT; 80CM; STAKED
PERENNIAL				
H	10	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT
L	140	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
GC				
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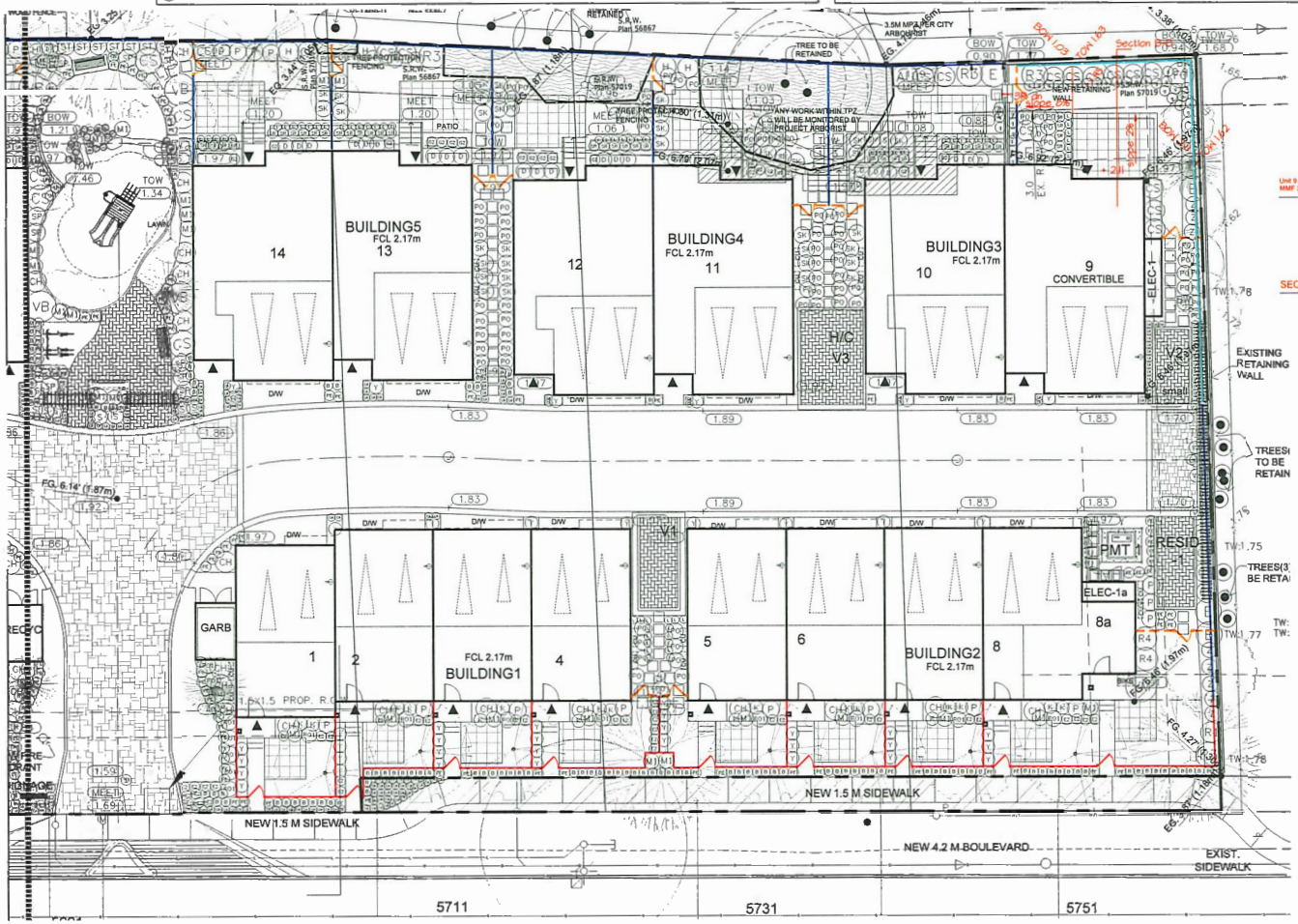

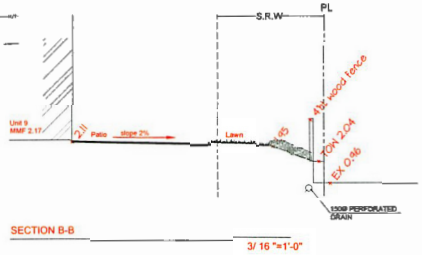

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PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: April 07, 2017
SCALE: 3/ 32"=1'-0"
DRAWN: DDMM
DESIGN: DDDD
CHKD: MONCY

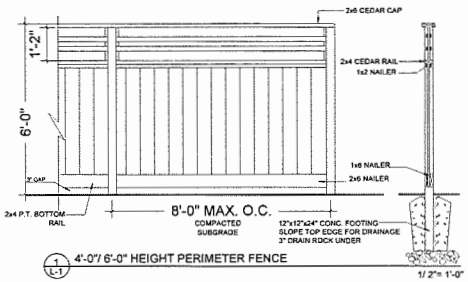
DRAWING NUMBER: **L3** OF 5

16072-L3.ZIP

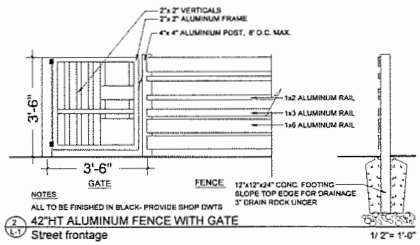
PMG PROJECT NUMBER: 16-072

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL POSTS PRESSURE TREATED 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 3-4".

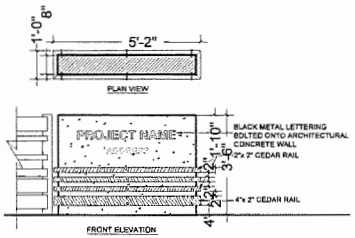


1 / L-1 4'-0"/ 6'-0" HEIGHT PERIMETER FENCE 1/ 2"= 1'-0"



NOTES:
ALL TO BE FINISHED IN BLACK- PROVIDE SHOP DWTS

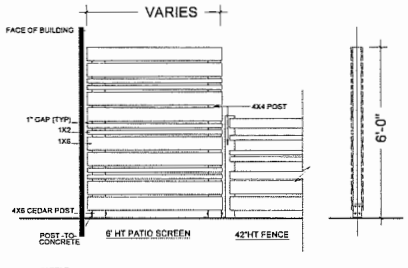
2 / L-1 42"HT ALUMINUM FENCE WITH GATE
Street frontage 1/ 2"= 1'-0"



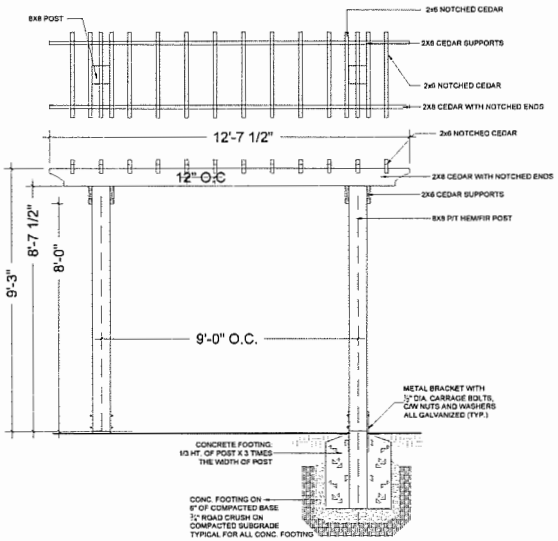
3 / L-1 SIGN WALL 1/ 2"= 1'-0"

NOTES:

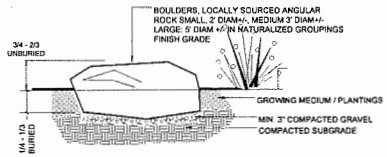
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED 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 3-4".



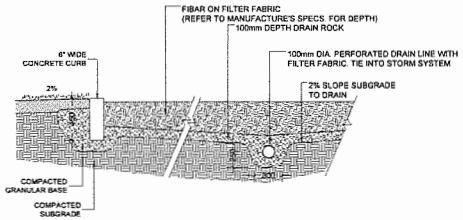
4 / L-1 6'HT PATIO SCREEN AND 42"HT FENCE
/ BETWEEN BACK YARDS / 1/ 2"= 1'-0"



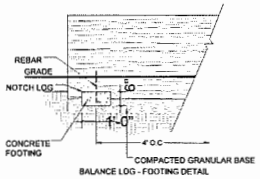
5 / L1 ARBOR STRUCTURE 1/2"= 1'-0"



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

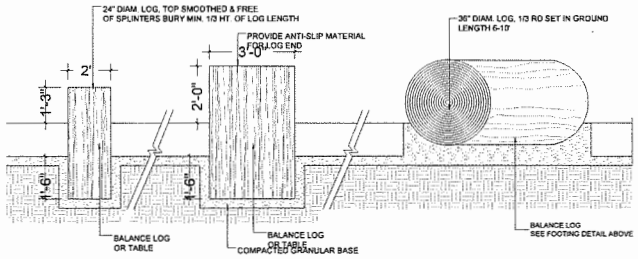


7 / L1 PLAYGROUND SAFETY SURFACE 1/2"= 1'-0"



BALANCE LOG - FOOTING DETAIL

BALANCE LOG - CONCEPT IMAGE



8 / L1 BALANCE LOGS 1/2"= 1'-0"

16972-13.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.
14	19.SEP.03	NEW SITE PLAN	DD
13	19.AUG.22	REVISION AS PER CITY REQUEST	DD
12	19.JUL.10	REVISION AS PER CITY COMMENTS	DD
11	19.JUN.24	UPDATED SITE PLAN	MC
10	19.JUN.07	NEW SITE PLAN	MC
9	19.MAY.30	NEW SITE & CIVIL PLANS	
8	19.MAR.25	REVISION AS PER CITY COMMENTS	DD
7	19.MAR.12	NEW SITE PLAN	DD
6	19.FEB.22	NEW SITE PLAN	MM
4	18.NOV.22	NEW SITE PLAN & CITY COMMENTS	DD
3	18.AUG.22	NEW SITE PLAN	DD
2	18.JUL.16	ISSUED FOR DP	DD
3	18.JUN.05	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

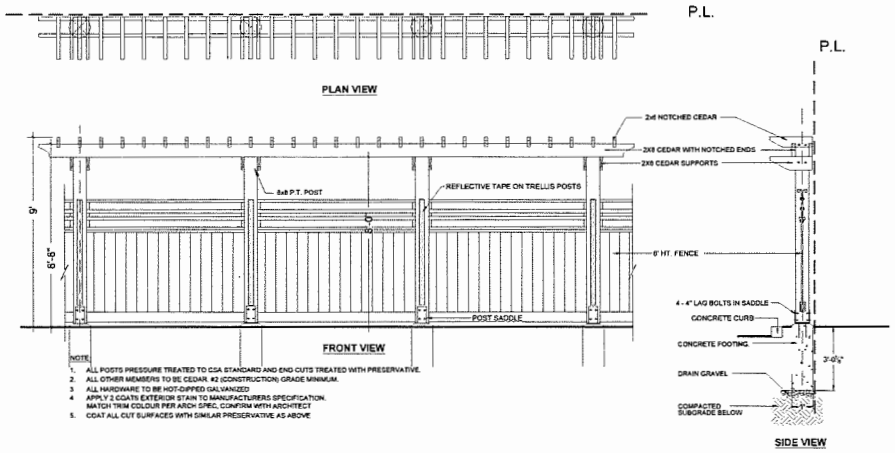
DRAWING TITLE:

LANDSCAPE DETAILS

DATE: April 07, 2017
SCALE: AS SHOWN
DRAWN: DD
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER: **L4** OF 5

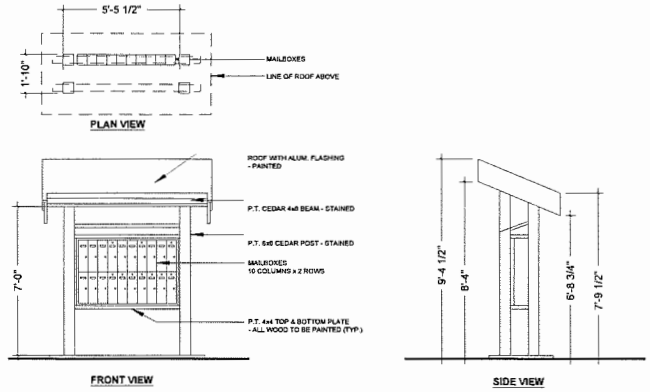
PMG PROJECT NUMBER: 16-072



NOTE:
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 TO BE HOT-DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC. CONFIRM WITH ARCHITECT
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

9 / L-2 TRELLIS STRUCTURE

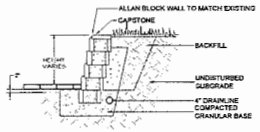
3/8" = 1'-0"



10 / L-2 MAIL KIOSK

3/8" = 1'-0"

NOTES
1 SEE ENGINEERING DWG FOR HEIGHT OF WALLS
2 ALLAN BLOCK CLASSIC WALL COLOUR TO MATCH EXISTING
3 INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS



11 / L-2 PROPOSED ALLAN BLOCK WALL

3/8" = 1'-0"

16072-13.ZIP

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DATE: April 07, 2017
SCALE: AS SHOWN
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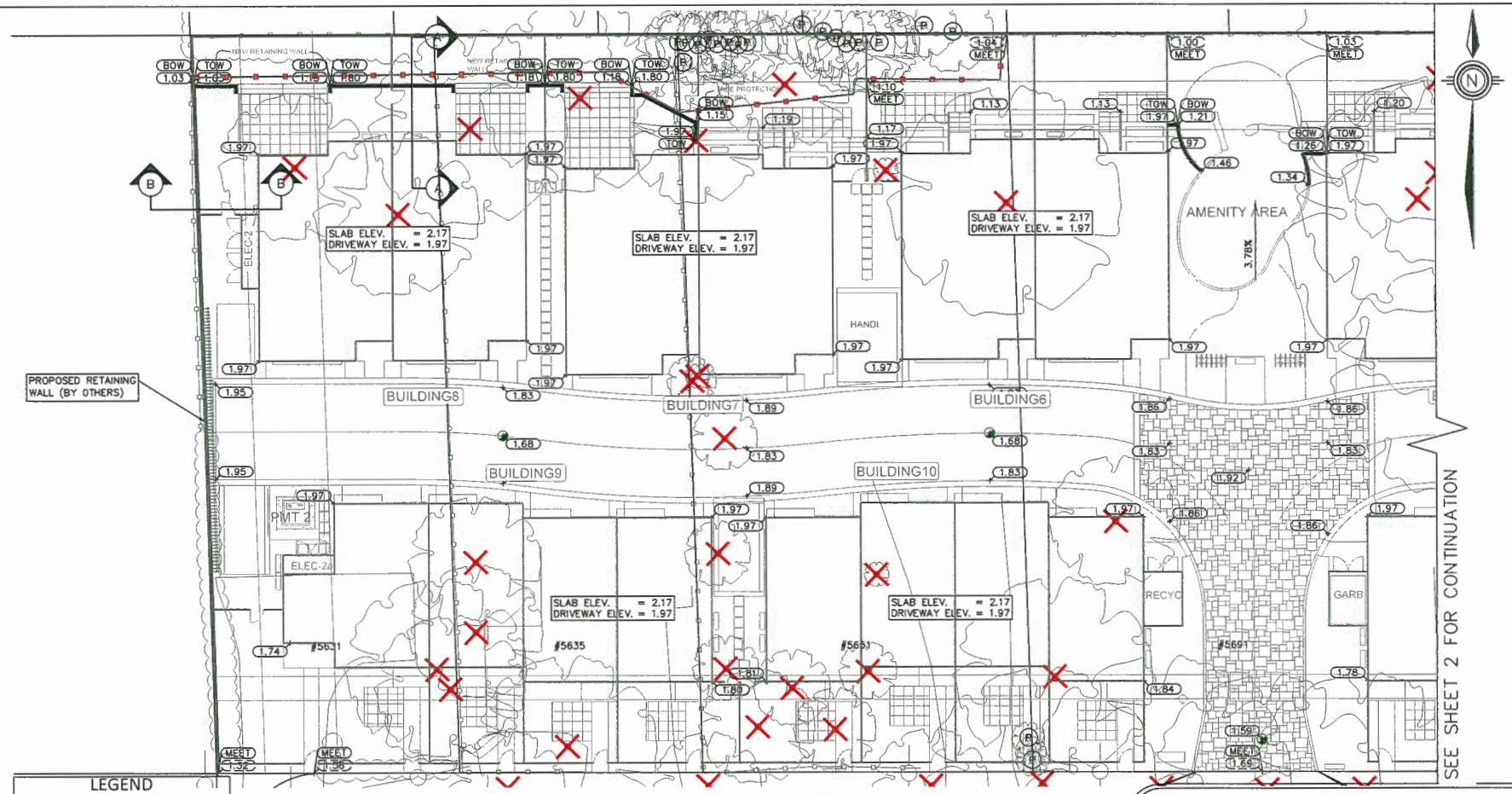
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER: **L5** OF 5

PMG PROJECT NUMBER: 16-072



PLAN
SCALE: 1:250

LEGEND	
✕	TREE TO BE REMOVED
(P)	TREE TO BE PRESERVED
—	TREE PROTECTION FENCE

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

CoreConcept CONSULTING LTD.
tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 1 OF 3

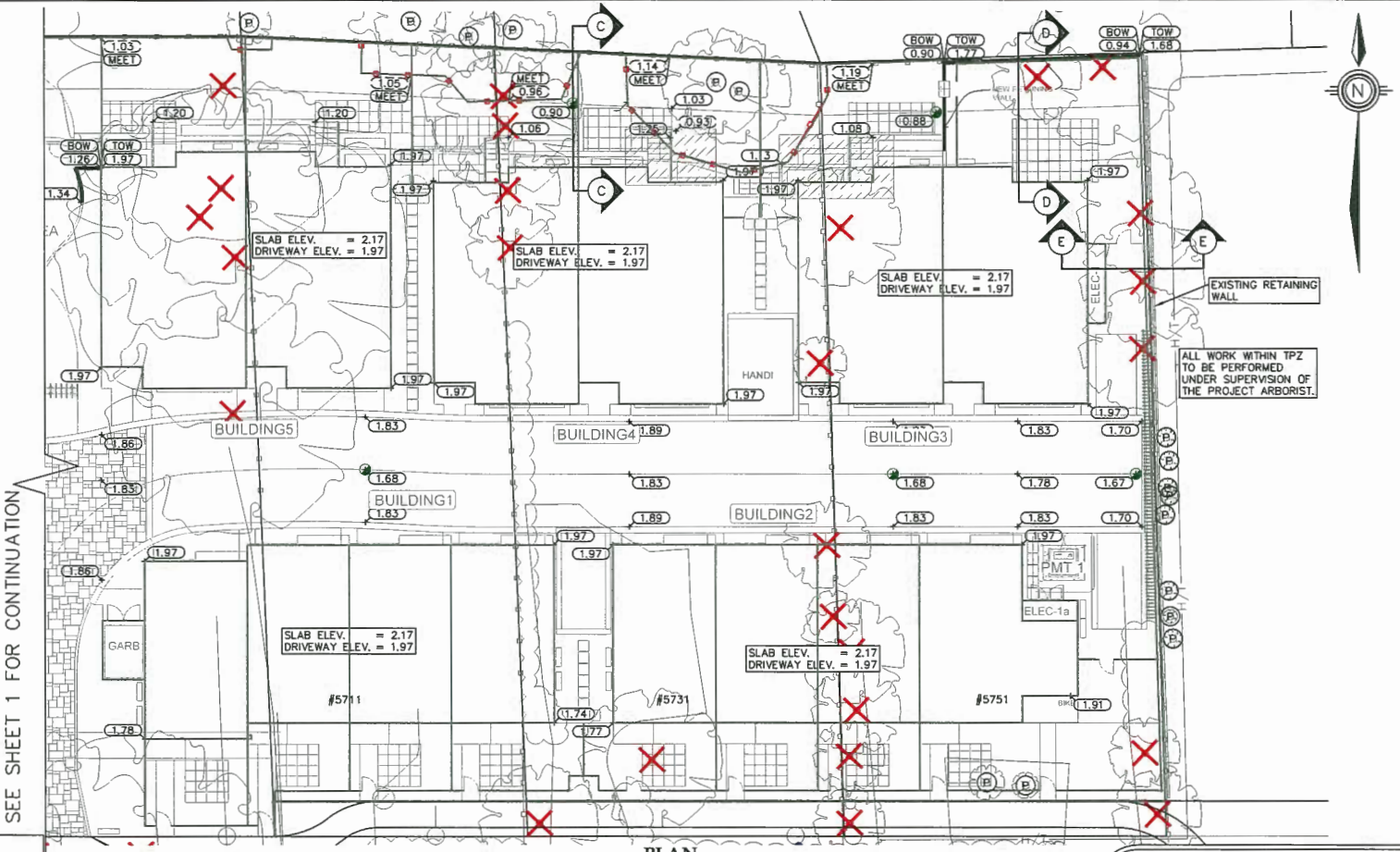
REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

REVISIONS

NOT FOR CONSTRUCTION
3 SEP 2019

TITLE: **LOT GRADING**
5631–5751 STEVESTON HWY
CITY FILE :

DESIGN:	SP		
DRAWN:	GG	DWG. No.:	
CHECKED:	BTR	SCALE: 1 : 250	DATE: MAR 2019
ENGINEER:	BTR	SEC. No.: 36–4–7	SHT No.: 1 OF 3



PLAN
SCALE: 1:250

LEGEND	
✕	TREE TO BE REMOVED
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ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 2 OF 3

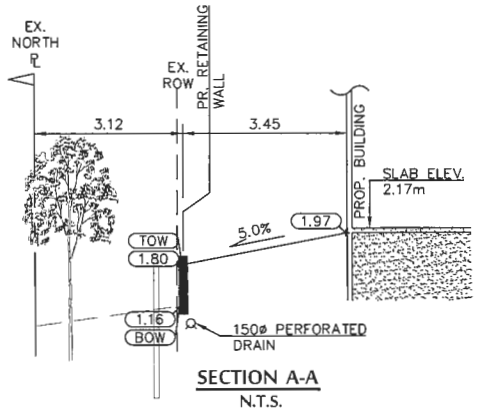
REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

REVISIONS

NOT FOR CONSTRUCTION
3 SEP 2019

TITLE: **LOT GRADING**
5631–5751 STEVESTON HWY
CITY FILE :

DESIGN:	SP		
DRAWN:	GG	DWG. No.:	.
CHECKED:	BTR	SCALE: 1 : 250	DATE: MAR 2019
ENGINEER:	BTR	SEC. No.: 36–4–7	SHT No.: 2 OF 3



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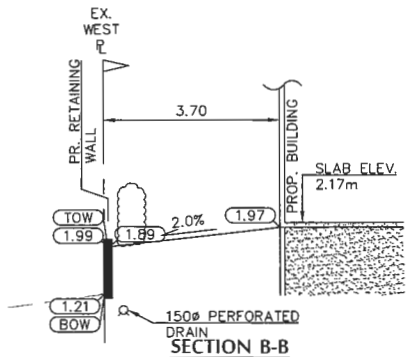

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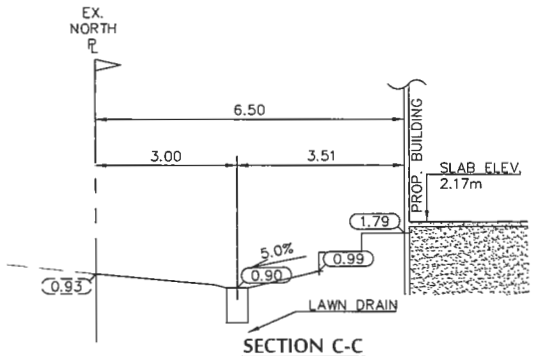

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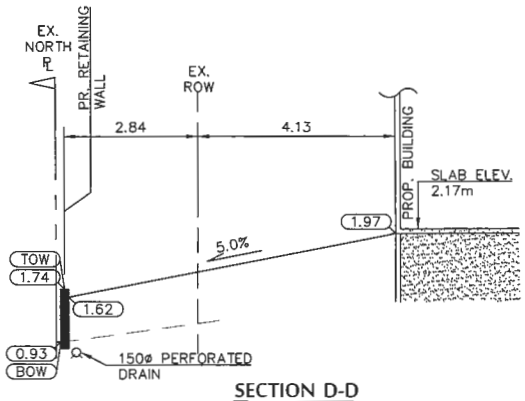

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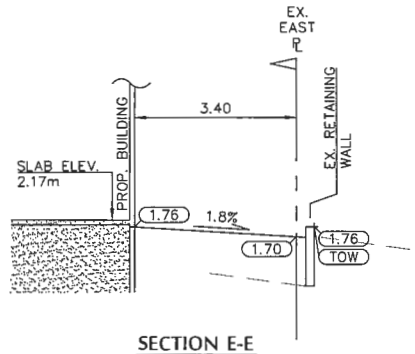

SECTION E-E
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REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

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3 SEP 2019

TITLE: **LOT GRADING**
5631–5751 STEVESTON HWY
CITY FILE :

DESIGN: SP		
DRAWN: GG	DWG. No.: .	
CHECKED: BTR	SCALE: 1 : 250	DATE: MAR 2019
ENGINEER: BTR	SEC. No.: 36-4-7	SHT No.: 3 OF 3