

DEVELOPMENT PERMIT A1

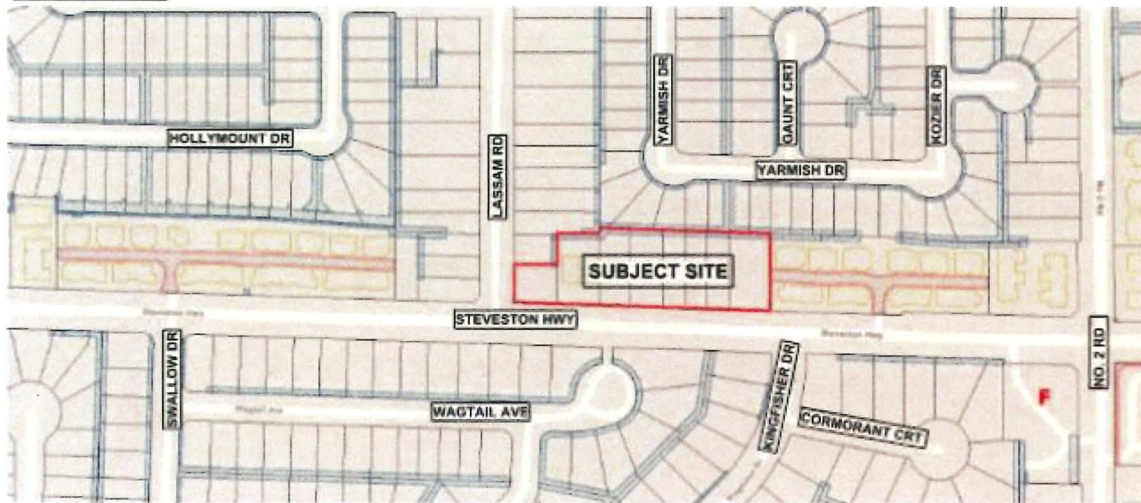
MARCH 31, 2026

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5613/5611 STEVESTON HWY
RZ 21-939470 DP 24-046836



CONTEXT MAP



KEY PLAN



① 10680, 10860, AND 10860 LASSAM ROAD



② INTERSECTION AT LASSAM ROAD AND STEVESTON HWY



③ 5651 STEVESTON HWY



④ 11031 KINGFISHER DRIVE ALONG STEVESTON HWY



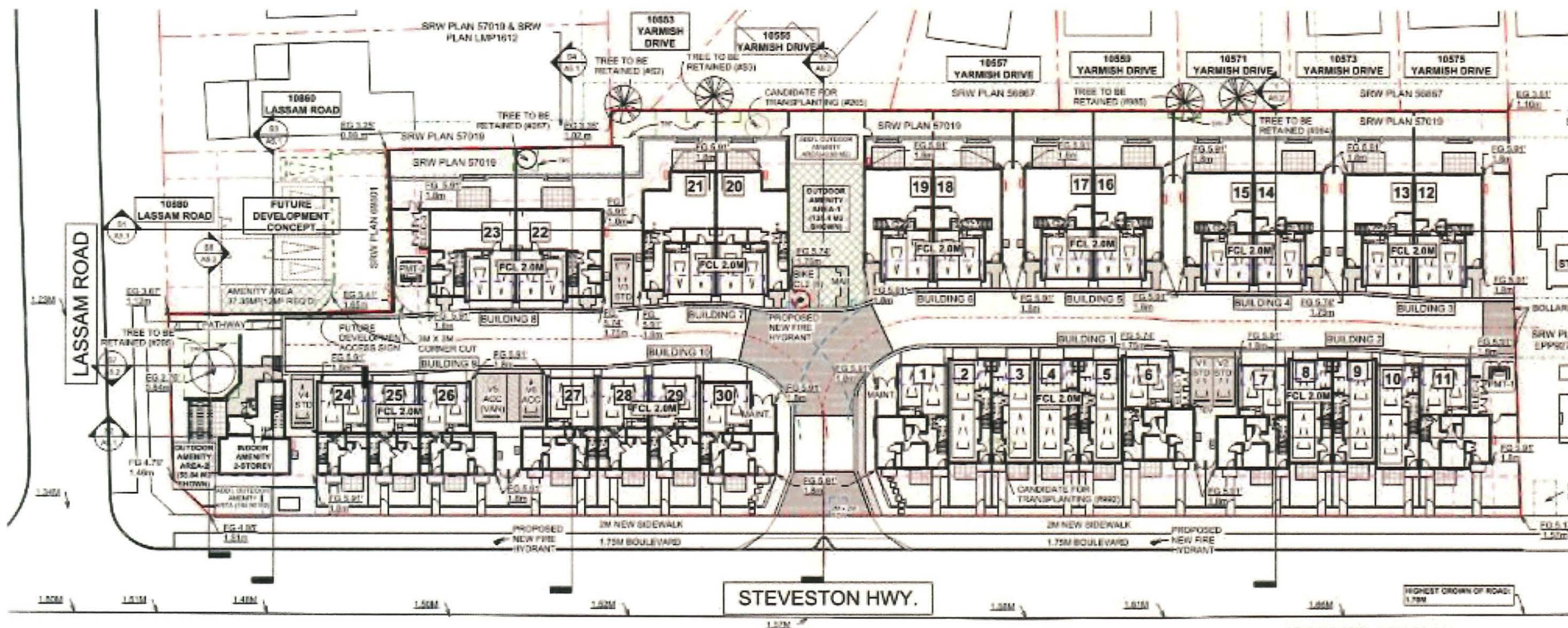
⑤ 5731 WAGTAIL AVE. ALONG STEVESTON HWY



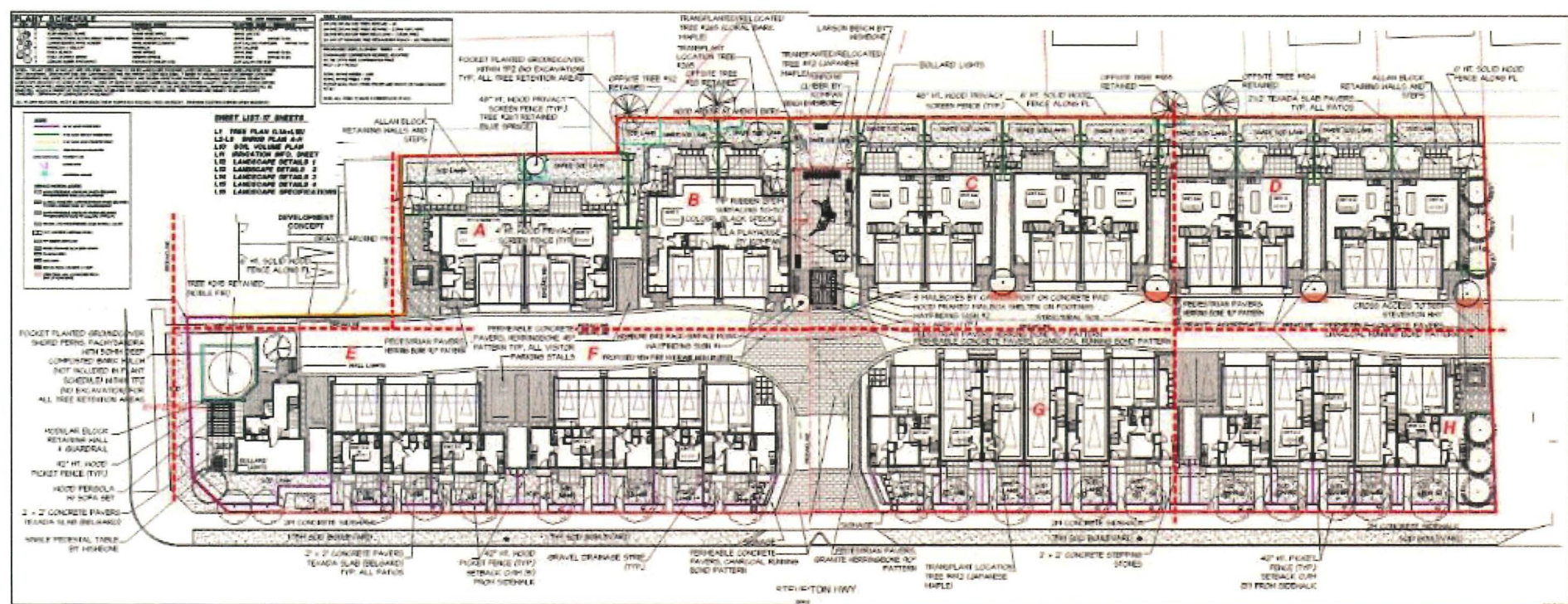
⑥ 5671 AND 5651 WAGTAIL AVE. ALONG STEVESTON HWY

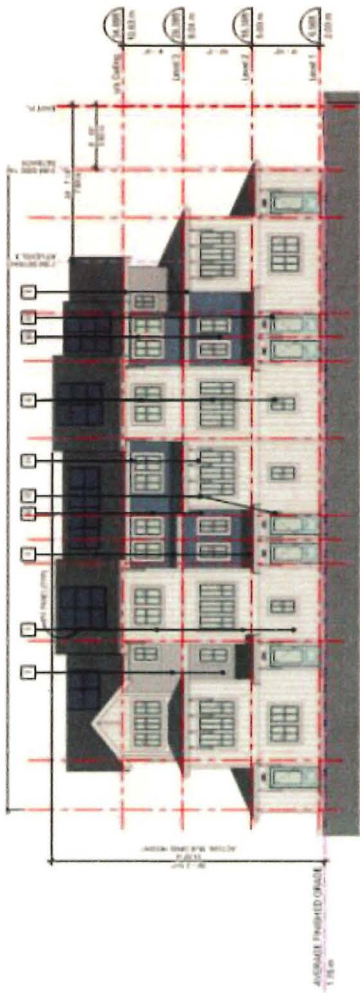


⑦ 5631 AND 5611 WAGTAIL AVE. ALONG STEVESTON HWY

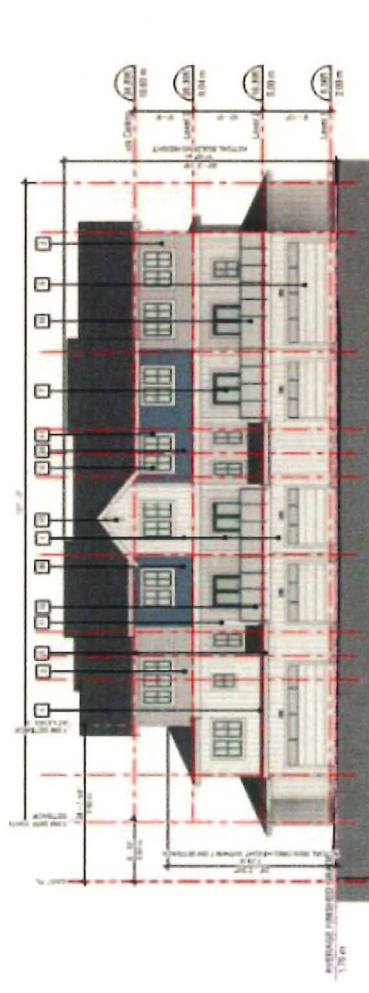


PROPOSED SITE PLAN
364' x 110'

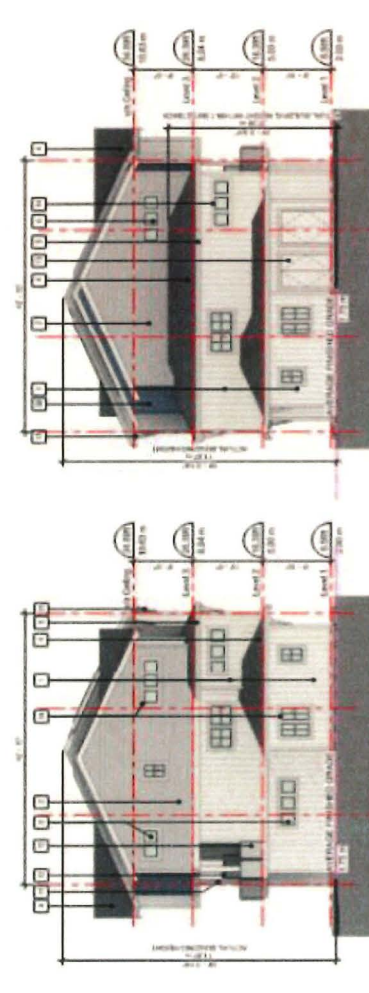




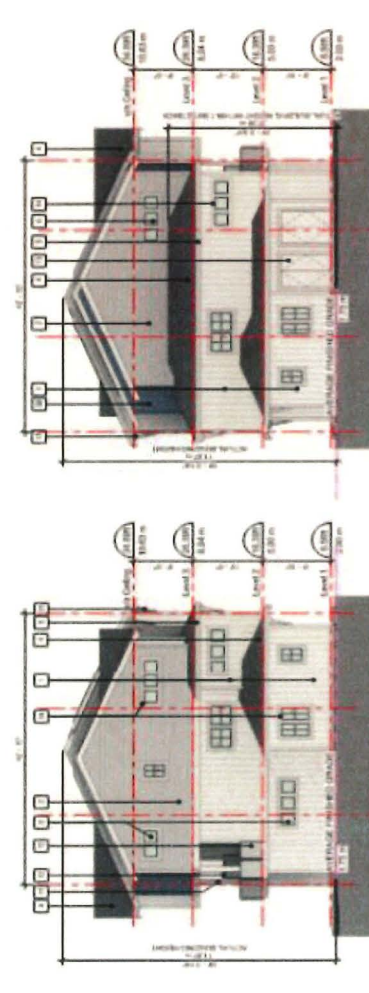
SOUTH ELEVATION - BUILDING 2



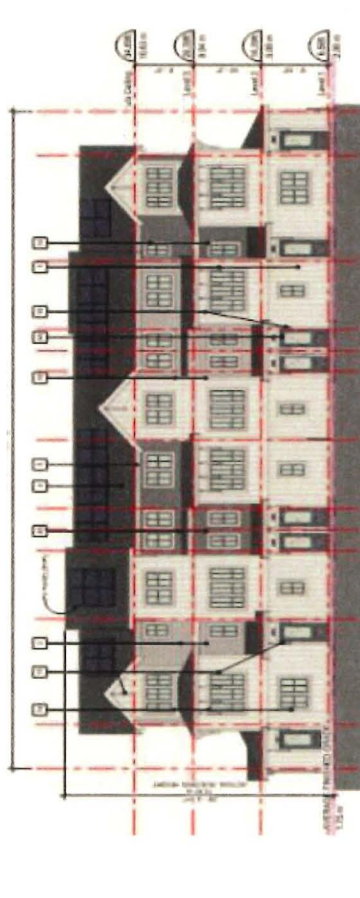
NORTH ELEVATION - BUILDING 2



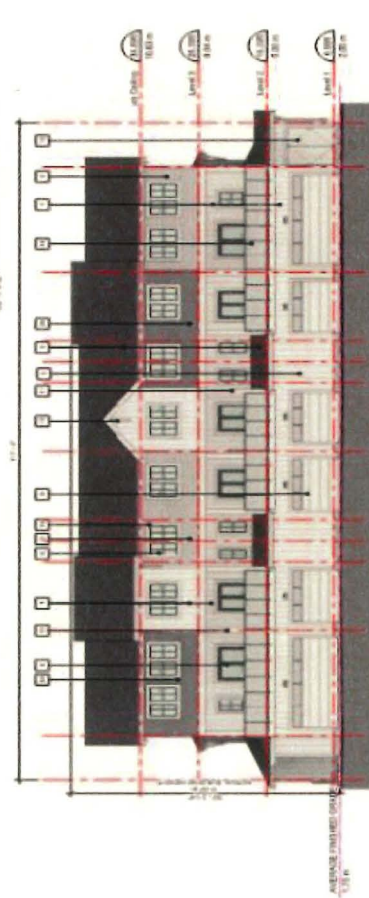
WEST ELEVATION - BUILDING 2



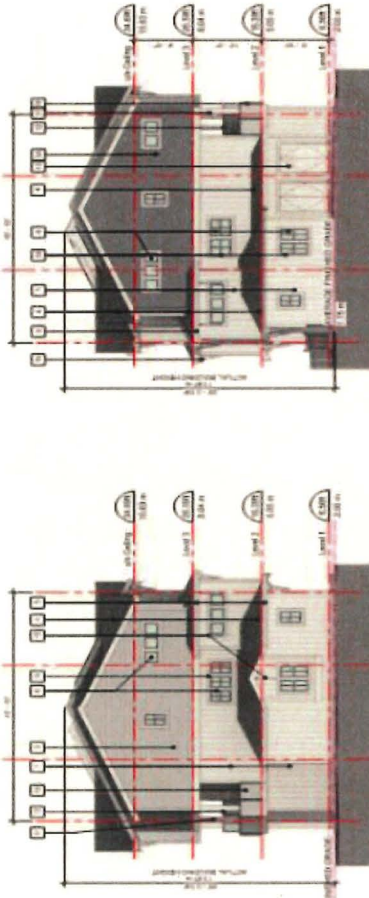
EAST ELEVATION - BUILDING 2



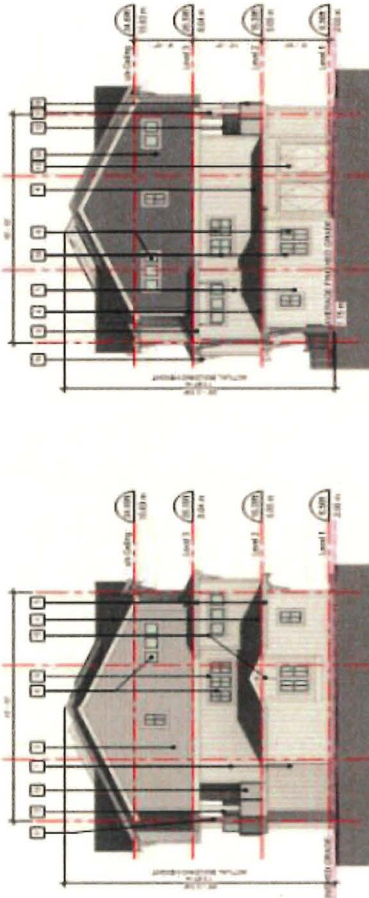
SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1



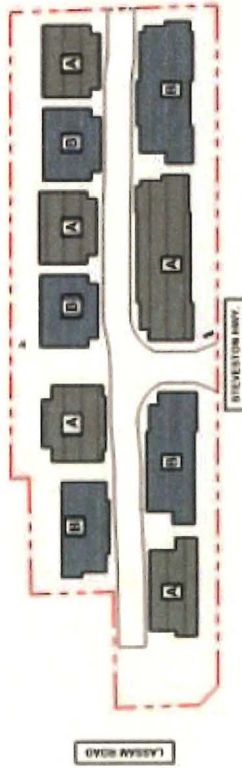
EAST ELEVATION - BUILDING 1



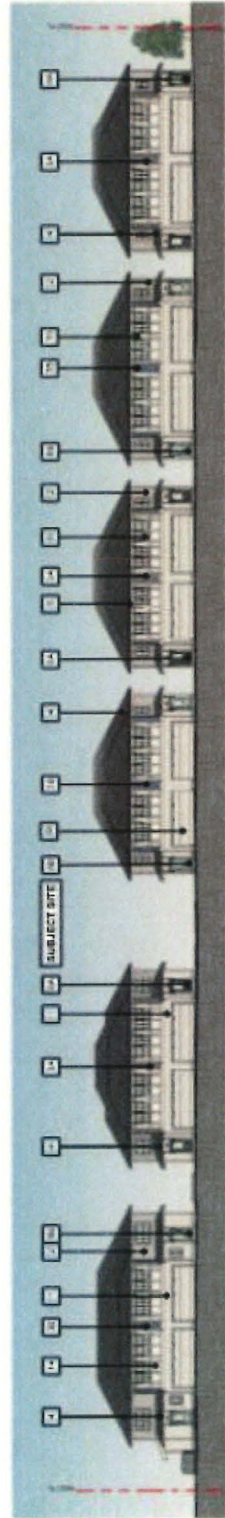
STREETSCAPE ALONG STEVESTON HWY.
1/1/2017

1	2	3	4	5	6	7
FIBROGLASS PANEL, SEALED HARDIE PANELS, SMOOTH BOARD & BATTENS Colour Arctic White	GRANITE VINYL SIDING J. EXPLOSION Colour Park 9/38	GREEN VINYL SIDING J. EXPLOSION Colour Park 9/38	FIBROGLASS ASPHALT ROOF SHINGLES Colour Dark Grey (Mukostar - Tamaris)	ALUMINUM FASCIA GUTTER Colour White	VINYL PLANTED DOUBLE-PANELED WINDOWS Vynilak or Squared Colour Grey	DOUBLE-PANELED VINYL BACKWARD DOOR Colour Grey

KEY PLAN



8	9	10	11	12	13	14	15	16
ENTRY SOLID WOOD DOOR Colour A - BM 2114-35 Field Grey B - BM 2045-50 Foggy Lake	METAL RAILINGS W/ TRANSLUCENT GLASS Railing Colour: Grey	OVERHEAD WOOD PANEL GARAGE DOOR J. EXPLOSION Colour BM 001033 Iron White	STANDING SEMI-METAL ROOF Colour: Grey	ENTRY SOLID WOOD DOOR Colour A - BM 2114-35 Field Grey B - BM 2045-50 Foggy Lake	ENTRY SOLID WOOD DOOR Colour A - BM 2114-35 Field Grey B - BM 2045-50 Foggy Lake	ENTRY SOLID WOOD DOOR Colour A - BM 2114-35 Field Grey B - BM 2045-50 Foggy Lake	ENTRY SOLID WOOD DOOR Colour A - BM 2114-35 Field Grey B - BM 2045-50 Foggy Lake	STANDING SEMI-METAL ROOF Colour: Grey



STREETSCAPE ALONG DRIVE AISLE
1/1/2017



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-EAST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH EAST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH WEST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING AT ENTRY



PERSPECTIVE IMAGE - AMENITY BUILDING NORTH



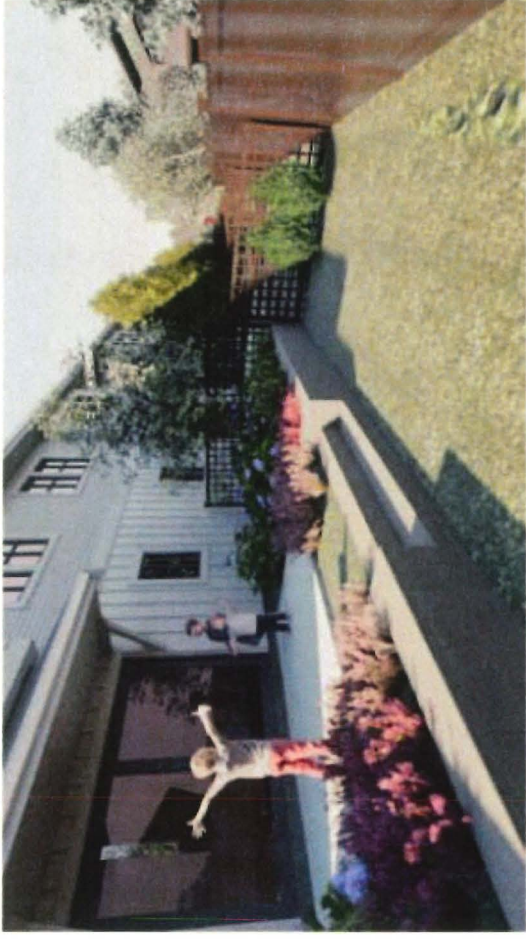
PERSPECTIVE IMAGE - DRIVE AISLE LOOKING EAST



PERSPECTIVE IMAGE - DRIVE AISLE LOOKING WEST

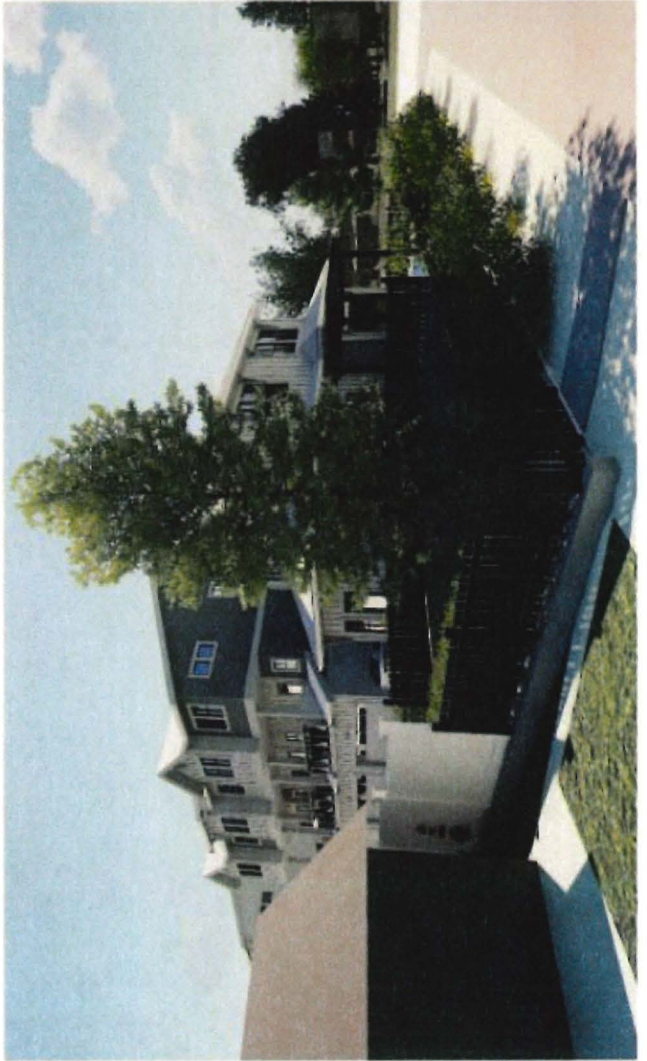
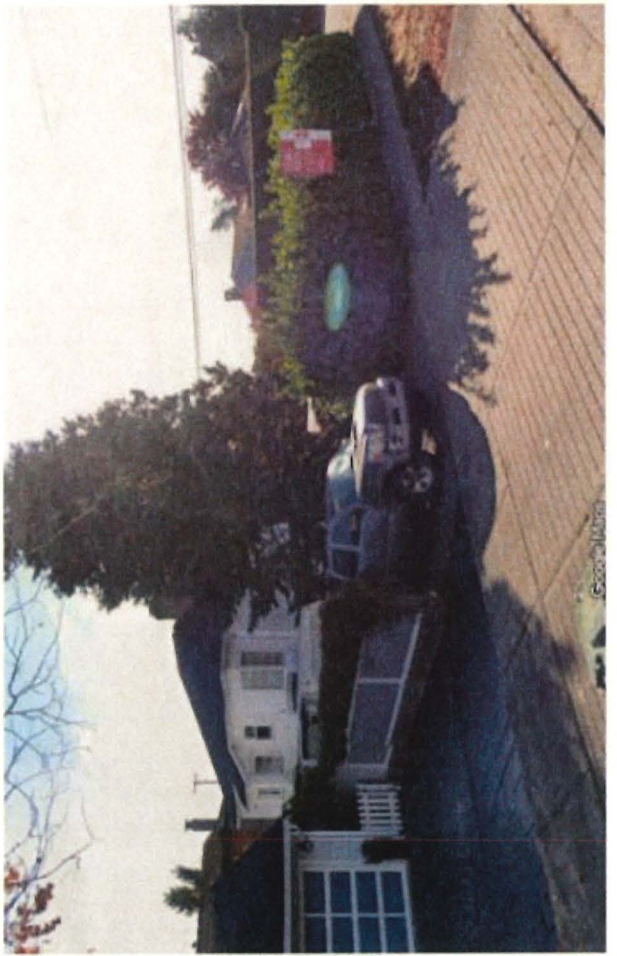
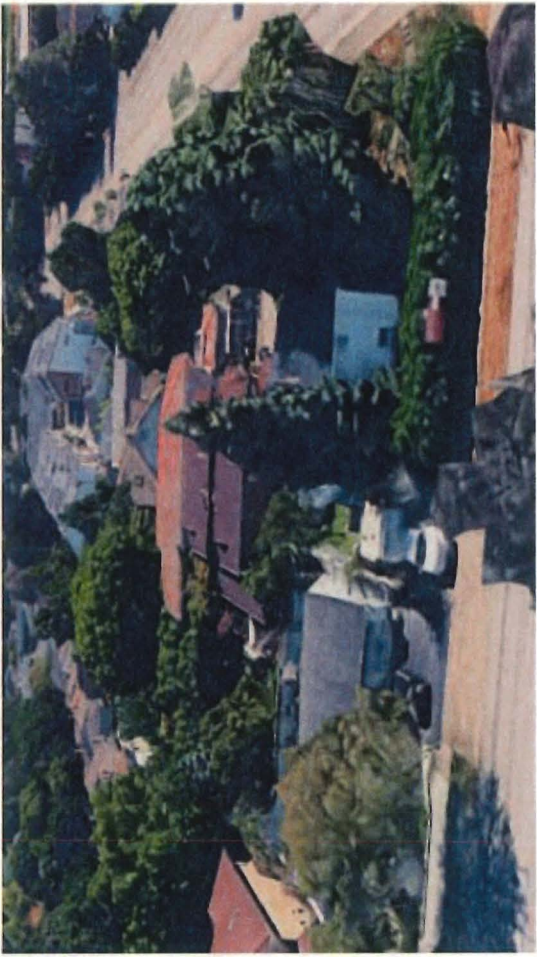


PERSPECTIVE IMAGE - PLAY AREA



PERSPECTIVE IMAGE - BACK YARD





PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10	ACER GRINOWATH	VINE MAPLE	4" HT. B&B, 3 STEIN CLUMP NATIVE TO BC
11	ACER SPINULA PLUMET	FLAME ASH MAPLE	4" HT. 12M STD
12	CHAMAECIPARUS NOOTKATENSIS GREEN ARBORVITAE	GREEN ARBORVITAE	4" HT. B&B NATIVE TO BC
13	CORNUS BICOLOR WHITE HONDER	WHITE HONDER DOGWOOD	8" HT. CAL. B&B NATIVE TO BC
14	FRAXINUS 4' BILANT	HANDELIA	8" HT. CAL. B&B NATIVE TO BC
15	PICEA GLAUCA	WHITE SPRUCE	4" HT. B&B NATIVE TO BC
16	PICEA CHORISUA BRUNY	SERBIAN SPRUCE	4" HT. B&B NATIVE TO BC
17	QUERCUS ROBUR VASTIATA*	PASTORATE ENGLISH OAK	8" HT. CAL. 1/4" STD B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SOURCE AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HARBOR 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

TREE TABLE

ON-SITE, BY-LAH SIZE TREES REMOVED - 40
 ON-SITE, BY-LAH SIZE TREES RETAINED - 2 (TAG #261, #262)
 ON-SITE, BY-LAH SIZE TREES RELOCATED - 2 (#265, #266)
 2(1) CITY OF RICHMOND TREE REPLACEMENT POLICY + 80 TREES REQUIRED!

PROPOSED REPLACEMENT TREES - 54
 (64% H&B) CONTRIBUTION REQUIRED: 1000 TREE TO THE CITY'S TREE COMPENSATION FUND)
 1000 x 2" x 100300

TOTAL NATIVE SHRUBS + 66%
 TOTAL NATIVE TREES + 94%
 PLEASE NOTE: MOST OTHER SPECIES ARE NATIVE GILTVAARS (B&W) TO BC.

NOTE: ALL TREES TO HAVE A MINIMUM 10% OF SOIL

LEGEND

- 42" HT. WOOD PICKET FENCE
- 4" HT. WOOD PRIVACY SCREEN FENCE
- 6" HT. SOLID WOOD FENCE WITH PICKET
- TREE PROTECTION FENCE (TPZ)
- PROPERTY LINE
- HOODEN GATE
- HARDENING SURFACE

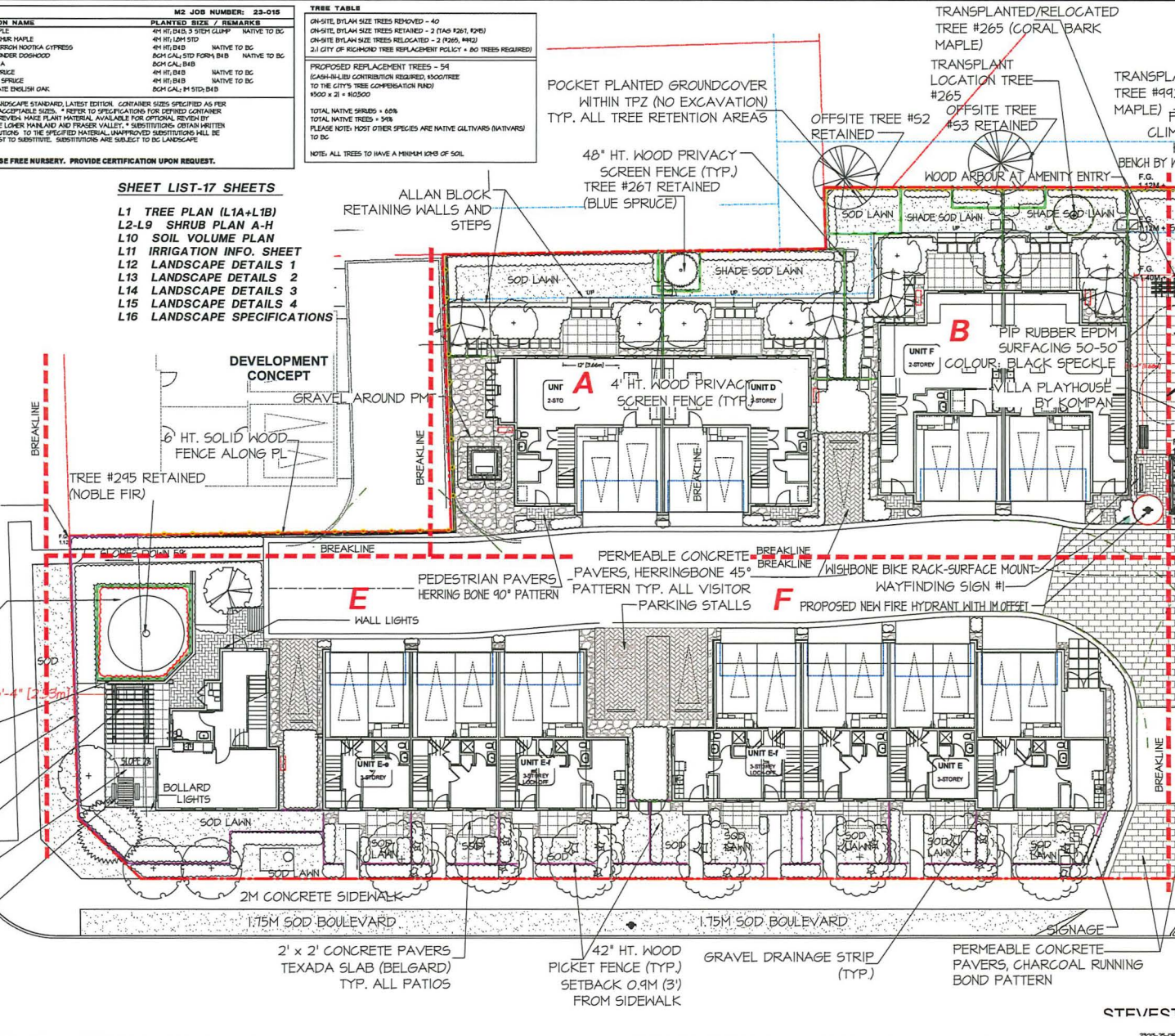
SURFACE MATERIAL LEGEND

- SOFT PERMEABLE VINYLICULAR PAVERS (BELGARD) PATTERNING: HERRING BONE 45°
- GLASSIC STANDARD ROMAN PAVED PAVERS (BELGARD) PATTERN: HERRING BONE 45°
- SOFT PERMEABLE VINYLICULAR PAVERS (BELGARD) PATTERNING: HERRING BONE 45°
- TEXADA 2"X2" HYDRATED SLAB NATURAL COLOUR
- 2"X2" CONCRETE STEPPING STONES
- PIP RUBBER SURFACING
- ROUND DRAINAGE ROD-CRIP STRIPS
- PLANTING BEDS
- SOD LAWN
- DROWN FINISH CONCRETE 4" DEEP
- STRUCTURAL SOIL, 400MM DEEP FROM 8TH OF ROAD EDGE

- SHEET LIST-17 SHEETS**
- L1 TREE PLAN (L1A+L1B)
 - L2-L9 SHRUB PLAN A-H
 - L10 SOIL VOLUME PLAN
 - L11 IRRIGATION INFO. SHEET
 - L12 LANDSCAPE DETAILS 1
 - L13 LANDSCAPE DETAILS 2
 - L14 LANDSCAPE DETAILS 3
 - L15 LANDSCAPE DETAILS 4
 - L16 LANDSCAPE SPECIFICATIONS

POCKET PLANTED GROUND COVER
 SWORD FERNS, PACHYSANDRA
 WITH SOMM DEEP
 COMPOSTED BARK MULCH
 (NOT INCLUDED IN PLANT
 SCHEDULE) WITHIN TPZ
 (NO EXCAVATION) FOR
 ALL TREE RETENTION AREAS

- MODULAR BLOCK
 RETAINING WALL &
 GUARDRAIL
- 42" HT. WOOD
 PICKET FENCE (TYP.)
- WOOD PERGOLA
 W/ SOFA SET
- 2' x 2' CONCRETE PAVERS
 TEXADA SLAB (BELGARD)
- SINGLE PEDESTAL TABLE
 BY WISHBONE



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NO.	DATE	REVISION DESCRIPTION	DR.
24	19/11/21	REVISION FOR TPZ	LM
23	18/11/21	REV NEW SITE PLAN/CITY COMMENTS	LM
22	18/11/21	REV CITY COMMENTS	LM
21	18/11/21	REV NEW SITE PLAN	LM
20	18/11/21	REV ADSP COMMENTS	LM
19	18/11/21	REV ADSP ASSESSMENT	LM
18	18/11/21	REV ADSP COMMENTS	LM
17	18/11/21	REV ADSP FOR ADP	LM
16	18/11/21	REV NEW SITE PLAN	LM
15	18/11/21	REV NEW SITE PLAN	LM
14	18/11/21	REV ADSP FOR ADP	LM
13	18/11/21	REV NEW SITE PLAN	LM
12	18/11/21	REV NEW SITE PLAN/COORDINATION	LM
11	18/11/21	REV NEW SITE PLAN	LM
10	18/11/21	REV ADSP COMMENTS	LM
9	18/11/21	REV ADSP FOR ADP	LM
8	18/11/21	REV ADSP FOR ADP	LM
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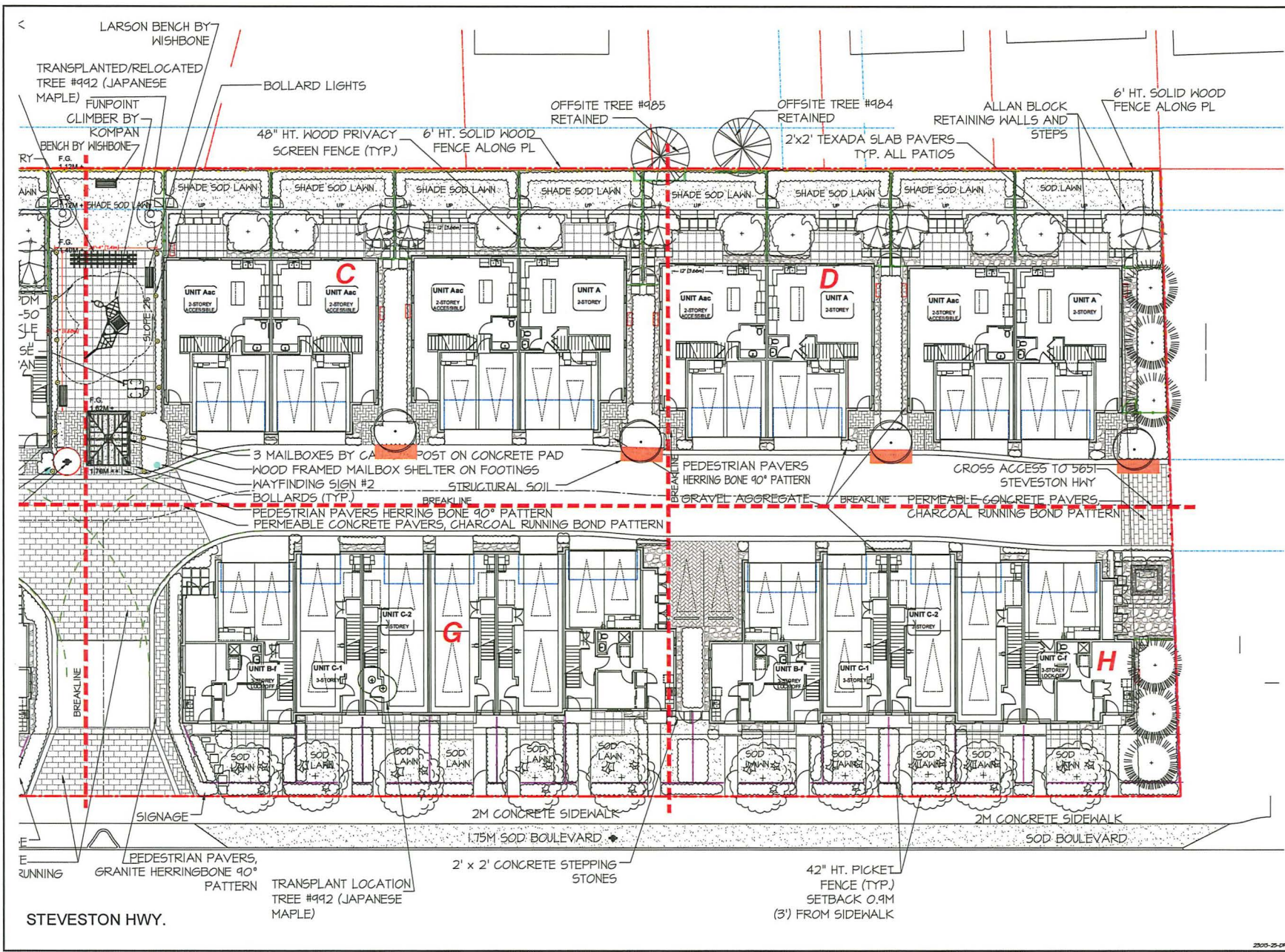
PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5613 STEVENSON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**LANDSCAPE
 PLAN- WEST**

DATE: APR.20.23	DRAWING NUMBER:
SCALE: 3/8" = 1'-0"	L1A
DRAWN: PNT	OF 20
DESIGN: PNT	
CHECK: MLM	
M2LA PROJECT NUMBER:	23-015

STEVES

23-015-01



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NO.	DATE	REVISION DESCRIPTION	DR.
31	19/01/21	RESUB FOR I/P	LHM
32	19/01/21	REV NEW SITE PLANTING COMMENTS	LHM
33	19/01/21	REV CITY COMMENTS	LHM
34	19/01/21	REV NEW SITE PLAN	LHM
35	19/01/21	REV ADOP COMMENTS	LHM
36	19/01/21	REV DPO RE SUBMISSION	LHM
37	19/01/21	REV ADAPTIVE COMMENTS	LHM
38	19/01/21	RE-SHAPE FOR ADP	LHM
39	19/01/21	REV NEW SITE PLAN	LHM
40	19/01/21	REV NEW SITE PLAN	LHM
41	19/01/21	REV NEW SITE PLAN	LHM
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52	19/01/21	REV ADAPTIVE REPORT	LHM
53	19/01/21	REV OFFSITE SUBMISSION	LHM
54	19/01/21	REV PER NEW SITE PLAN	LHM
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98	19/01/21	REV PER NEW SITE PLAN	LHM
99	19/01/21	REV PER NEW SITE PLAN	LHM
100	19/01/21	REV PER NEW SITE PLAN	LHM

PROJECT:
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT
 5471 - 5815 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN- EAST

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 3/8" = 1'-0"
 DRAWN: PHT
 DESIGN: PHT
 CHECK: MTLH
 M2LA PROJECT NUMBER: 23-05

L1B

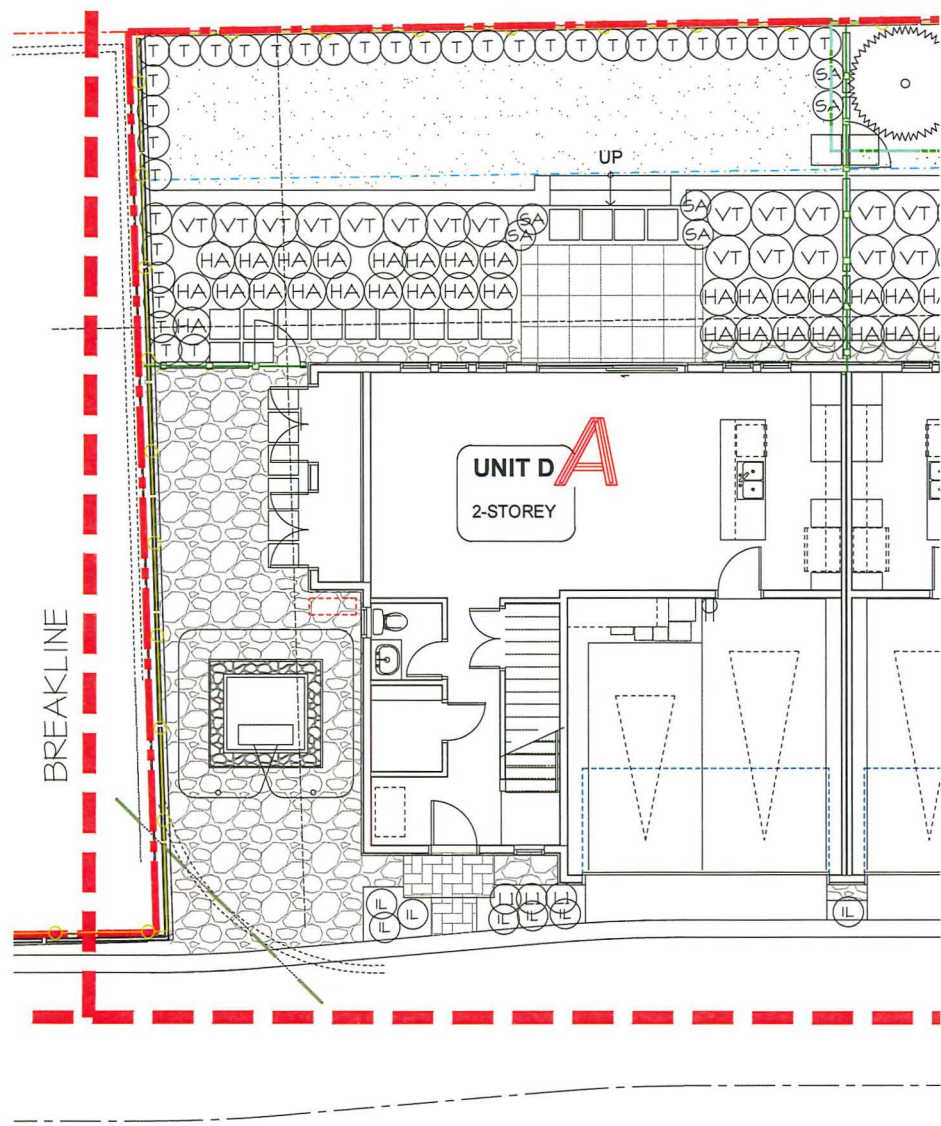
OF 20
 23-05

PLANT SCHEDULE				M2 JOB NUMBER: 22-018
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACINGS
30	AZALEA JAPONICA 'ELITE DANIEL'	AZALEA BLOSSOM-YELET	45 POT, 40CH	30" O.C.
31	IBIDAS SEKERVORIGIS 'SIRAHAN BLANDY'	IBIDIAS BOSSHOOD	42 POT, 25CH	28" O.C.
4	CICUTIA TERRESTIS	HELVETIC HOOD CRANKE	45 POT	48" O.C.
11	CORNUS ALBA 'ELEGANTISSIMA'	VARSIGATED BARRED DOGWOOD	45 POT	42" O.C.
44	HYDRANGEA ANDROSCEDES 'ANNABELLE'	HYDRANGEA	42 POT, 50CH	30" O.C.
33	ELIX GREVILIA 'SOL FERRIC'	JAPANESE HOLLY	45 POT, 50CH	30" O.C.
0	IANEDRA DOHESTICA	HEAVELY BARWOOD	45 POT	30" O.C.
40	PROTIA X FRASER	PROTIA	42 POT, 40CH	20" O.C.
14	FRAX JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROVEDA	45 POT, 50CH	30" O.C.
82	PRUNUS LUTANGA	PORTUGUESE LAUREL	45 POT, 40CH, M BUD	18" O.C.
212	RIBES SAUBERBERGII KING EDWARD	KING EDWARD FLUMBERG GURANT	42 POT, 40CH	18" O.C.
16	ROSA 'SINOI FRASER'	SINOI FRASER ROSE, PINK	45 POT	24" O.C.
12	SARGOLGOGGA 'EDOKERANA 'ROSCOPOLIA'	FRAGRANT SARGOLGOGGA	42 POT, 50CH	24" O.C.
428	TAKES X MEDIA 'KEGESS'	KEGESS TEA	45 POT, 24 IN HT	30" O.C.
32	TAKES X MEDIA 'KEGESS' (R) POT	HUGE'S TEA	45 POT, 24 IN HT	30" O.C.
12	TILIA OCCIDENTALIS 'SHARASO'	SHERALD GREEN CEDAR	45 POT, 40CH	30" O.C.
124	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	45 POT, 40CH	30" O.C.
21	VIBURNUM P.T. 'SINER SHIMPLAKE'	SINER SHIMPLAKE VIBURNUM	42 POT, 40CH	24" O.C.
71	VIBURNUM TINS 'DANNE'	SPRING BUCKEY	42 POT, 50CH	24" O.C.
88	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	VARIEGATED FEATHER REED GRASS	45 POT	24" O.C.
14	PENSTEMON ALPESIGROSUS 'HAKELI'	SHIRT TAIL GRASS	45 POT	24" O.C.
71	ARCUTOSTAPHYLOS 'JAVARSI'	KOINIKING	45 POT, 20CH	32" O.C.
308	BERBERIS NERVOOSA	LION OREGON GRAPE	45 POT, 50CH	18" O.C.
11	GALLIENARIA SHALLOM	SALAL	45 POT, 20CH, 80CH O.C.	24" O.C.
173	PHYLLODOGGE EMPETRIFORMIS	PINK MOUNTAIN HEATHER	45 POT	24" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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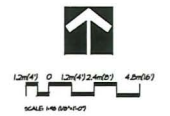
1493 TOTAL SHRUBS = 60% NATIVE PLANTS



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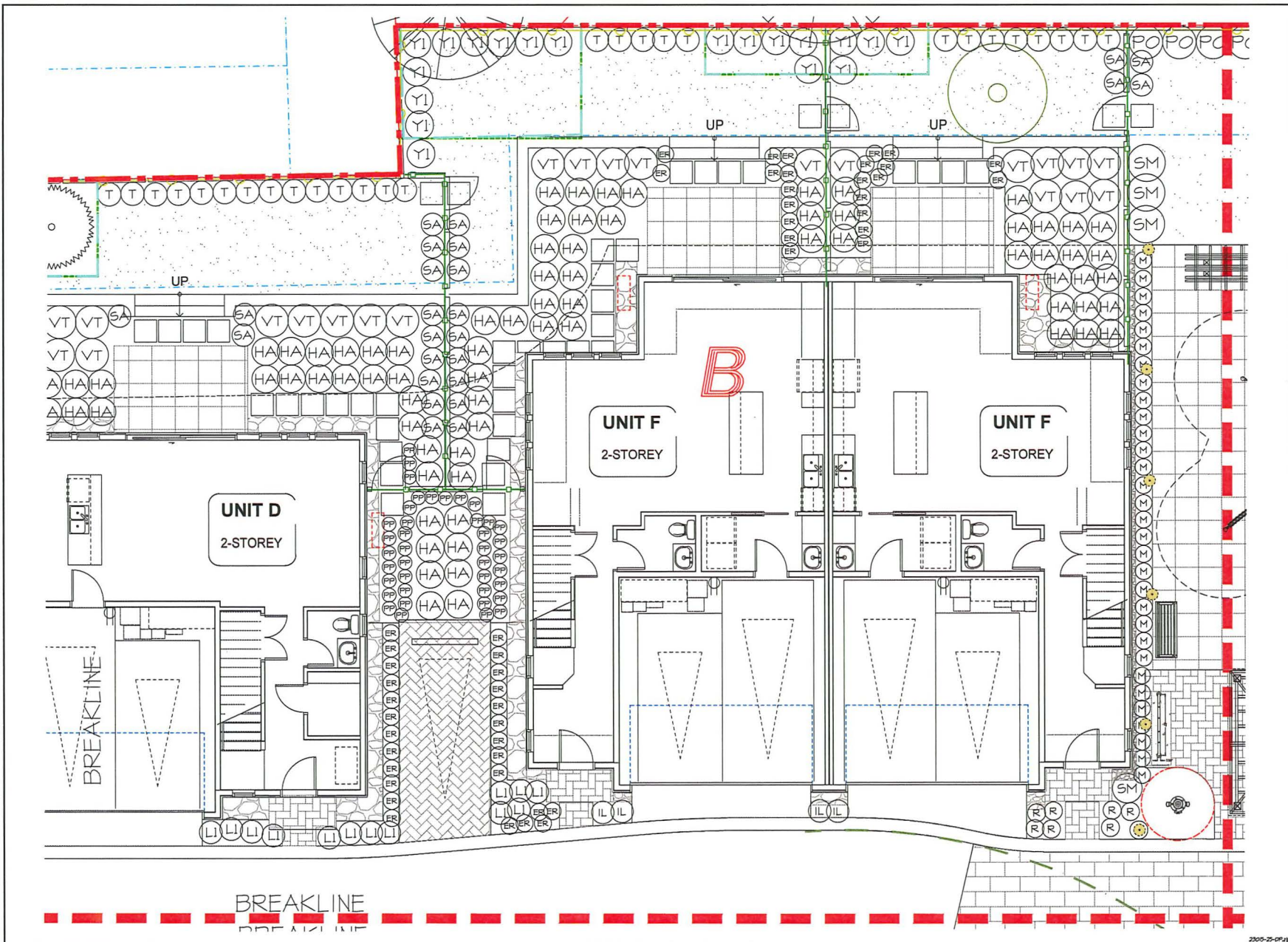
NO.	DATE	REVISION DESCRIPTION	DR.
24	19/11/21	RESUB FOR GP	LH
23	19/11/21	REV. NEW SITE PLAN-CITY COMMENTS	LH
22	19/11/21	REV. CITY COMMENTS	LH
21	19/11/21	REV. NEW SITE PLAN	LH
20	19/11/21	REV. ADP2 COMMENTS	LH
19	19/11/21	REV. SITE RE SUBMISSION	LH
18	19/11/21	REV. ADP1 COMMENTS	LH
17	19/11/21	REV. ADP1 COMMENTS	LH
16	19/11/21	REV. NEW SITE PLAN	LH
15	19/11/21	REV. NEW SITE PLAN	LH
14	19/11/21	REV. NEW SITE PLAN	LH
13	19/11/21	REV. NEW SITE PLAN	LH
12	19/11/21	REV. NEW SITE PLAN	LH
11	19/11/21	REV. NEW SITE PLAN	LH
10	19/11/21	REV. NEW SITE PLAN	LH
9	19/11/21	REV. NEW SITE PLAN	LH
8	19/11/21	REV. NEW SITE PLAN	LH
7	19/11/21	REV. NEW SITE PLAN	LH
6	19/11/21	REV. ADP1 COMMENTS	LH
5	19/11/21	REV. ADP1 COMMENTS	LH
4	19/11/21	REV. ADP1 COMMENTS	LH
3	19/11/21	REV. ADP1 COMMENTS	LH
2	19/11/21	REV. ADP1 COMMENTS	LH
1	19/11/21	REV. ADP1 COMMENTS	LH

PROJECT:
**PROPOSED 30-UNIT
TOWNHOUSE DEVELOPMENT**
5471 - 5623 STEVENSON HIGHWAY,
RICHMOND, BC

DRAWING TITLE:
**SHRUB
PLAN A**

DATE: APR.20.23 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: PHT
DESIGN: PHT
CHECK: MTHM
OF 20

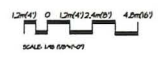
M2LA PROJECT NUMBER: 22-018



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24	19/01/20	RESOLVE FOR O/P	LH
23	19/01/20	REV NEW SITE PLAN-CITY COMMENTS	LH
22	19/01/20	REV CITY COMMENTS	LH
21	19/01/20	REV NEW SITE PLAN	LH
20	19/01/20	REV ADPZ COMMENTS	LH
19	19/01/20	REV O/P SUBMISSION	LH
18	19/01/20	REV ADPZ/APP COMMENTS	LH/HA
17	19/01/20	RESOLVE FOR ADP	LH
16	19/01/20	REV NEW SITE PLAN	LH
15	19/01/20	REV PER CITY COMMENTS	LH
14	19/01/20	ISSUE FOR ADP	LH
13	19/01/20	REV NEW SITE PLAN-COORDINATION	LH
12	19/01/20	REV NEW SITE PLAN	LH
11	19/01/20	RESOLVE FOR O/P	LH
10	19/01/20	REV NEW SITE PLAN	LH
9	19/01/20	REV CITY COMMENTS	LH
8	19/01/20	REV NEW SITE PLAN	LH
7	19/01/20	REV ADDRESS REPORT	LH
6	19/01/20	REV OFFSITE SUBMISSION	LH/HA
5	19/01/20	REV PER CITY COMMENTS	LH
4	19/01/20	REV NEW SITE PLAN	LH
3	19/01/20	REV SUBMISSION	PH
2	19/01/20	PRELIMINARY O/P	PH
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5613 STEVENSTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN B**

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: PHT
 DESIGN: PHT
 CHECK: MTH OF 20
 M2LA PROJECT NUMBER: 23-015

L3

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SCALE: 1:250 (3/16"=1'-0")

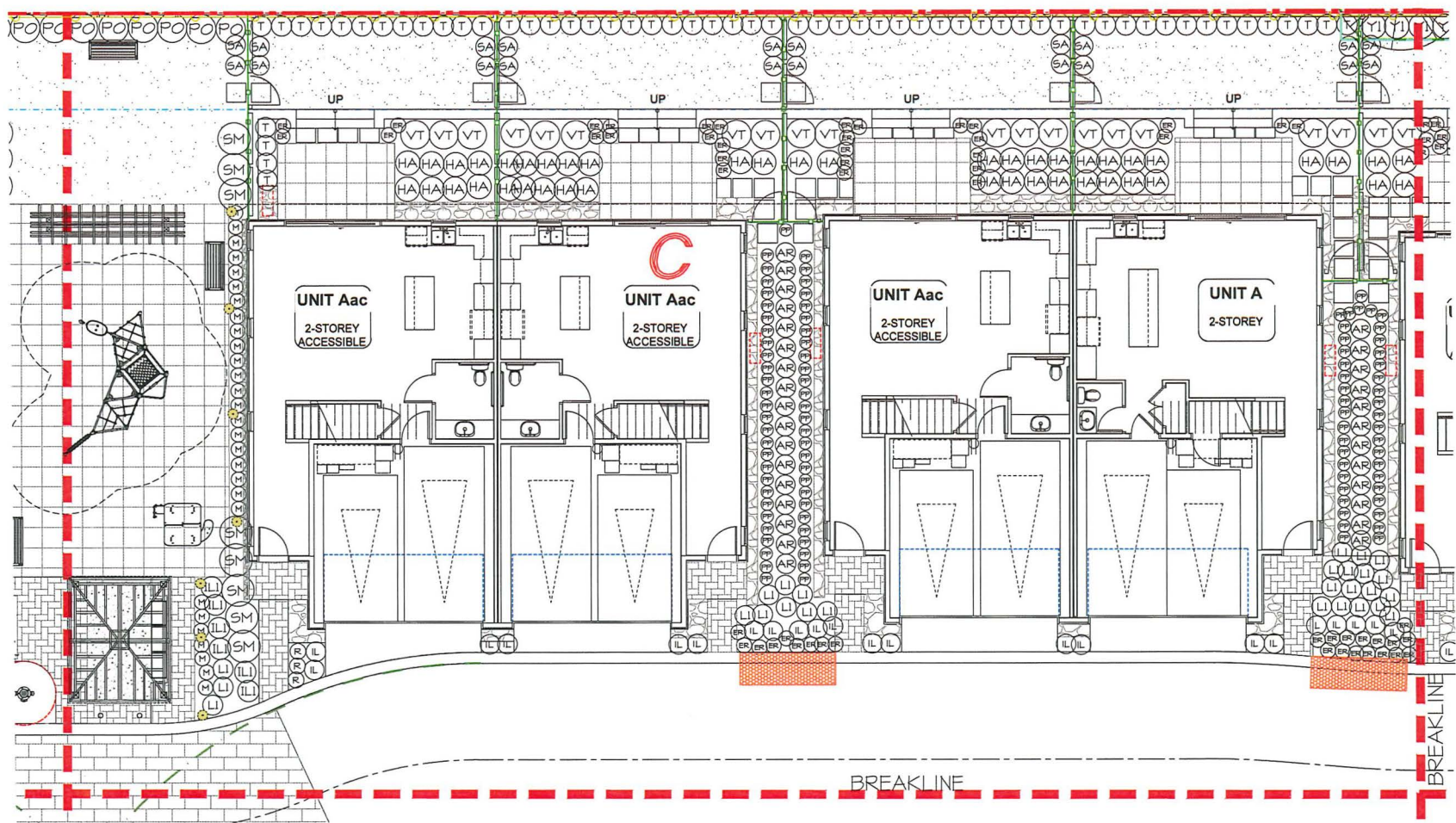
21	19/02/20	REVISED FOR OP	LH
20	18/02/20	REV NEW SITE PLAN/CITY COMMENTS	LH
19	17/02/20	REV CITY COMMENTS	LH
18	16/02/20	REV NEW SITE PLAN	LH
17	15/02/20	REV ADP COMMENTS	LH
16	14/02/20	REV DPO RE SUBMISSION	LH
15	13/02/20	REV ADP/CITY COMMENTS	LH
14	12/02/20	REV NEW SITE PLAN	LH
13	11/02/20	REV ADP COMMENTS	LH
12	10/02/20	REV ADP	LH
11	09/02/20	REV NEW SITE PLAN	LH
10	08/02/20	REV ADP/CITY COMMENTS	LH
9	07/02/20	REV ADP/CITY COMMENTS	LH
8	06/02/20	REV ADP	LH
7	05/02/20	REV NEW SITE PLAN/CITY COMMENTS	LH
6	04/02/20	REV NEW SITE PLAN	LH
5	03/02/20	REV NEW SITE PLAN	LH
4	02/02/20	REV ADP/CITY COMMENTS	LH
3	01/02/20	REV ADP/CITY COMMENTS	LH
2	31/01/20	REV OFFSITE SUBMISSION	LH
1	30/01/20	REV NEW SITE PLAN	LH
0	29/01/20	REV PER NEW SITE PLAN	LH
		REV SUBMISSION	PH
		PRELIMINARY DESIGN	PH
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5615 STEVENSON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN C**

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: PHT
 DESIGNER: PHT
 CHECKED: MTLH
L4
 OF 20

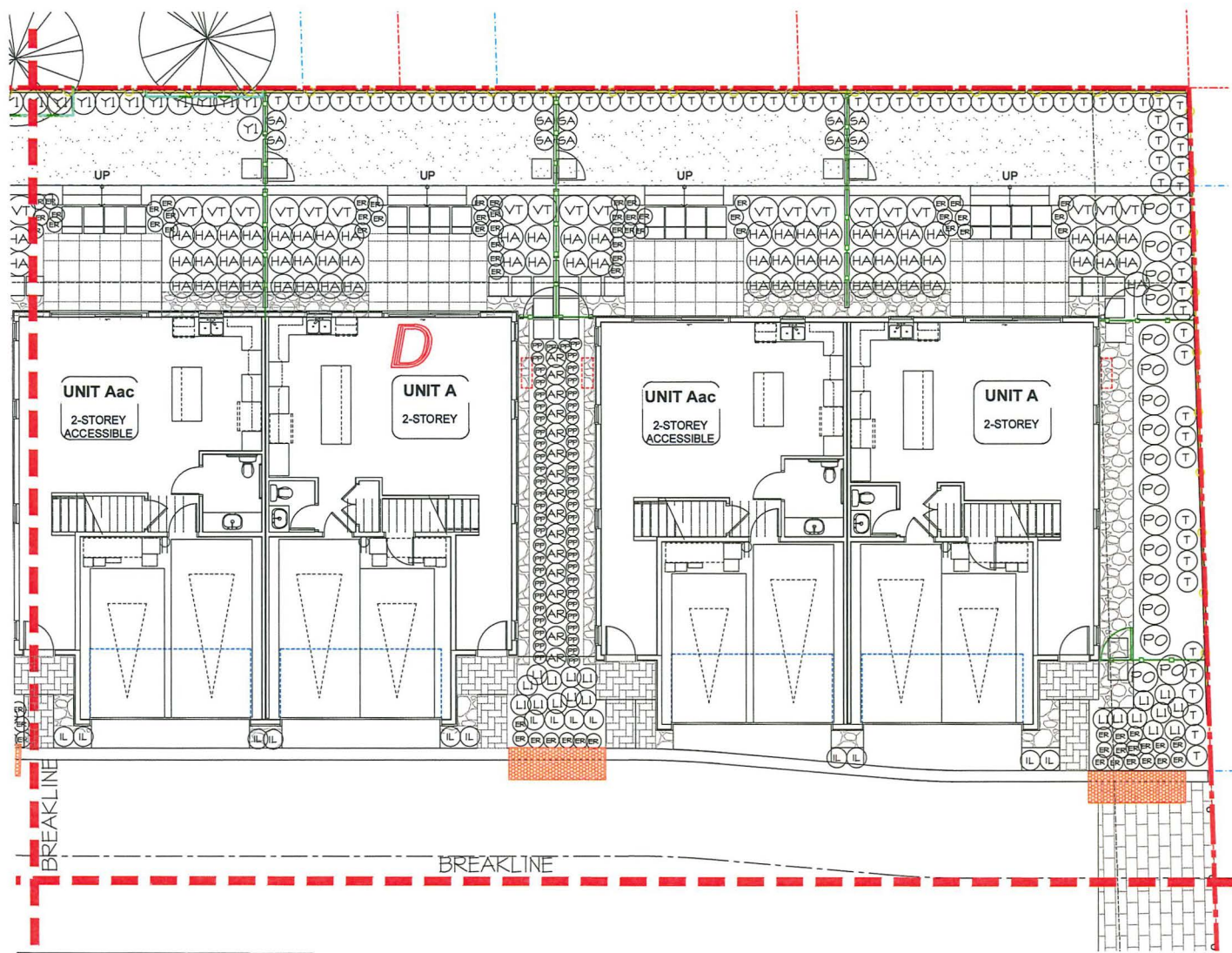
M2LA PROJECT NUMBER: 23-015



BREAKLINE

BREAKLINE

2309-23-015



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SCALE: 1:250 (1/4"=1'-0")

24	10/17/23	REVISED FOR UP	LH
23	10/13/23	REV. NEW SITE PLANNING COMMENTS	LH
22	10/13/23	REV. CITY COMMENTS	LH
21	10/13/23	REV. NEW SITE PLAN	LH
20	10/13/23	REV. ADP COMMENTS	LH
19	10/13/23	REV. ADP RE SUBMISSION	LH
18	10/13/23	REV. ADP/ADP COMMENTS	LH/MH
17	10/13/23	RE-SCALE FOR ADP	LH
16	10/13/23	REV. NEW SITE PLAN	LH
15	10/13/23	REV. PER CITY COMMENTS	LH
14	10/13/23	ISSUE FOR ADP	LH
13	10/13/23	REV. NEW SITE PLANNING COORDINATION	LH
12	10/13/23	REV. NEW SITE PLAN	LH
11	10/13/23	REV. NEW SITE PLANNING COMMENTS	LH
10	10/13/23	REVISED FOR UP	LH
9	10/13/23	REV. NEW SITE PLAN	LH
8	10/13/23	REV. CITY COMMENTS	LH
7	10/13/23	REV. NEW SITE PLAN	LH
6	10/13/23	REV. ARBORIST REPORT	LH
5	10/13/23	REV. OFFSITE SUBMISSION	LH/MH
4	10/13/23	REV. PER CITY COORDINATION SITE PLAN	LH
3	10/13/23	REV. PER NEW SITE PLAN	LH
2	10/13/23	REV. SUBMISSION	PMT
1	10/13/23	PRELIMINARY DESIGN	PMT

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5619 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN D**

DATE: APR.2023 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: PMT
 DESIGN: PMT
 CHECK: M2LM

L5

OF 20

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LANDSCAPE ARCHITECTURE

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SCALE: 1:250 (1/4"=1'-0")

24	19/01/21	ISSUE FOR I/P	LH
23	16/01/21	REV NEW SITE PLAN-CITY COMMENTS	LH
22	16/01/21	REV CITY COMMENTS	LH
21	16/01/21	REV NEW SITE PLAN	LH
20	15/01/21	REV ADP COMMENTS	LH
19	15/01/21	REV ADP SUBMISSION	LH
18	15/01/21	REV ADP/ASFP COMMENTS	LH
17	15/01/21	RE-SCALE FOR ADP	LH
16	15/01/21	REV NEW SITE PLAN	LH
15	15/01/21	REV PER CITY COMMENTS	LH
14	15/01/21	ISSUE FOR ADP	LH
13	14/01/21	REV NEW SITE PLAN-COORDINATION	LH
12	14/01/21	REV NEW SITE PLAN	LH
11	14/01/21	REV NEW SITE PLAN/CITY COMMENTS	LH
10	14/01/21	REV NEW SITE PLAN	LH
9	14/01/21	REV NEW SITE PLAN	LH
8	14/01/21	REV NEW SITE PLAN	LH
7	14/01/21	REV ADP/ASFP REPORT	LH
6	14/01/21	REV OPPOSITE SUBMISSION	LH/MN
5	14/01/21	REV PER CITY COMMENTS/REV SITE PLAN	LH
4	14/01/21	REV NEW SITE PLAN	LH
3	14/01/21	REV SUBMISSION	PH
2	14/01/21	REV ADP/ASFP	PH
1	14/01/21	REV ADP/ASFP	PH

NO. DATE REVISION DESCRIPTION DR.

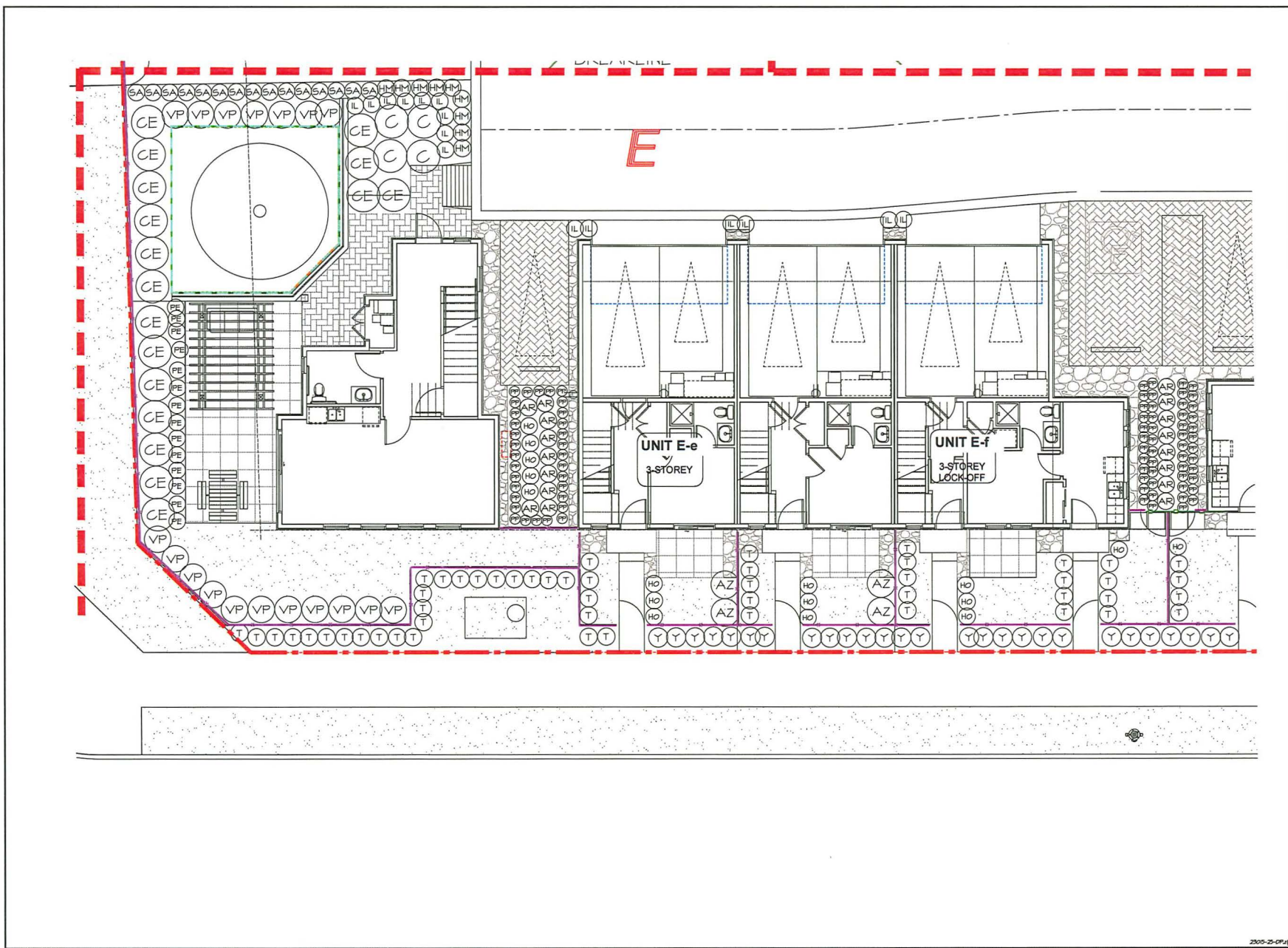
SEAL:

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5619 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN E**

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: PH
 DESIGN: PH
 CHECK: MTLH
L6
 OF 20

M2LA PROJECT NUMBER: 23-015



2305-2-CP-1p

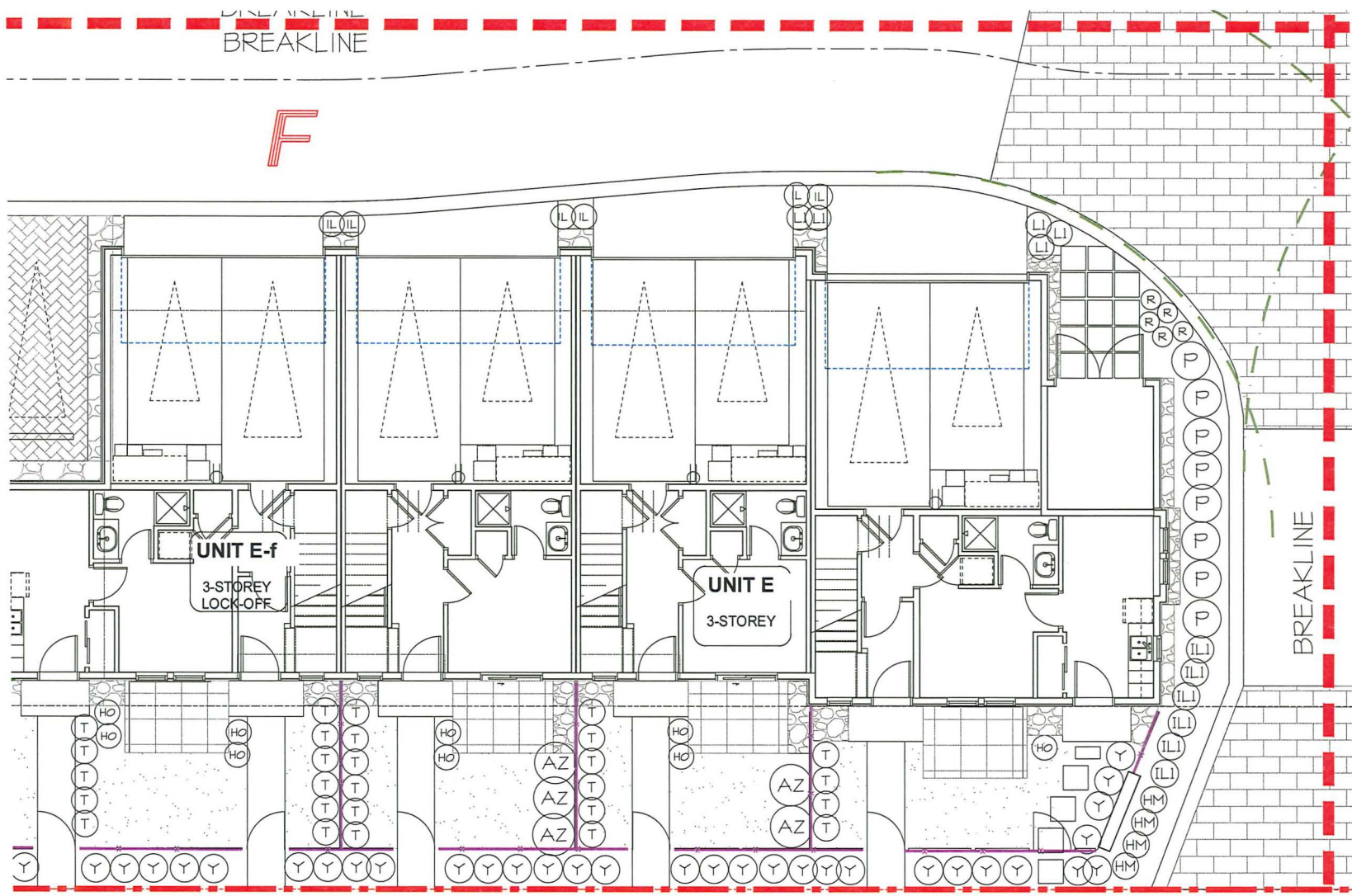
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1/2" = 1' 0" 1/4" = 1' 0" 1/2" 1/8" = 1' 0"
 SCALE: 1/8" = 1'-0"



24	19/11/21	REVISED FOR I/P	LH
23	19/11/21	REV. NEW SITE PLAN/CITY COMMENTS	LH
22	19/11/21	REV. CITY COMMENTS	LH
21	19/11/21	REV. NEW SITE PLAN	LH
20	19/11/21	REV. ADP COMMENTS	LH
19	19/11/21	REV. ADP SUBMISSION	LH
18	19/11/21	REV. ADP COMMENTS	LH
17	19/11/21	REV. ADP SUBMISSION	LH
16	19/11/21	REV. NEW SITE PLAN	LH
15	19/11/21	REV. NEW SITE PLAN	LH
14	19/11/21	REV. ADP SUBMISSION	LH
13	19/11/21	REV. ADP COMMENTS	LH
12	19/11/21	REV. ADP SUBMISSION	LH
11	19/11/21	REV. ADP COMMENTS	LH
10	19/11/21	REV. ADP SUBMISSION	LH
9	19/11/21	REV. ADP COMMENTS	LH
8	19/11/21	REV. ADP SUBMISSION	LH
7	19/11/21	REV. ADP COMMENTS	LH
6	19/11/21	REV. ADP SUBMISSION	LH
5	19/11/21	REV. ADP COMMENTS	LH
4	19/11/21	REV. ADP SUBMISSION	LH
3	19/11/21	REV. ADP COMMENTS	LH
2	19/11/21	REV. ADP SUBMISSION	LH
1	19/11/21	REV. ADP COMMENTS	LH
0	19/11/21	REV. ADP SUBMISSION	LH
1	19/11/21	REV. ADP COMMENTS	LH
2	19/11/21	REV. ADP SUBMISSION	LH
3	19/11/21	REV. ADP COMMENTS	LH
4	19/11/21	REV. ADP SUBMISSION	LH
5	19/11/21	REV. ADP COMMENTS	LH
6	19/11/21	REV. ADP SUBMISSION	LH
7	19/11/21	REV. ADP COMMENTS	LH
8	19/11/21	REV. ADP SUBMISSION	LH
9	19/11/21	REV. ADP COMMENTS	LH
10	19/11/21	REV. ADP SUBMISSION	LH
11	19/11/21	REV. ADP COMMENTS	LH
12	19/11/21	REV. ADP SUBMISSION	LH
13	19/11/21	REV. ADP COMMENTS	LH
14	19/11/21	REV. ADP SUBMISSION	LH
15	19/11/21	REV. ADP COMMENTS	LH
16	19/11/21	REV. ADP SUBMISSION	LH
17	19/11/21	REV. ADP COMMENTS	LH
18	19/11/21	REV. ADP SUBMISSION	LH
19	19/11/21	REV. ADP COMMENTS	LH
20	19/11/21	REV. ADP SUBMISSION	LH
21	19/11/21	REV. ADP COMMENTS	LH
22	19/11/21	REV. ADP SUBMISSION	LH
23	19/11/21	REV. ADP COMMENTS	LH
24	19/11/21	REV. ADP SUBMISSION	LH

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5699 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN F**

DATE: APR.2023 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: PHT
 DESIGN: PHT
 CHECK: MTLH OF 20

M2LA PROJECT NUMBER: 23-015

2305-25-015

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SCALE: 1:250 (1/4"=1'-0")

24	19/12/20	REVISE FOR OIP	LH
23	16/12/20	REV. NEW SITE PLAN-CITY COMMENTS	LH
22	16/12/20	REV. CITY COMMENTS	LH
21	16/12/20	REV. NEW SITE PLAN	LH
20	16/12/20	REV. ADP2 COMMENTS	LH
19	10/12/20	REV. OIP2 RE SUBMISSION	LH
18	10/12/20	REV. ADP2/AVP COMMENTS	LH/MH
17	10/12/20	REV. ISSUE FOR ADP	LH
16	10/12/20	REV. NEW SITE PLAN	LH
15	10/12/20	REV. REV. CITY COMMENTS	LH
14	10/12/20	ISSUE FOR ADP	LH
13	10/12/20	REV. NEW SITE PLAN-COMMUNICATIONS	LH
12	10/12/20	REV. NEW SITE PLAN	LH
11	10/12/20	REV. NEW SITE PLAN/CITY COMMENTS	LH
10	10/12/20	REVISE FOR OIP	LH
9	10/12/20	REV. NEW SITE PLAN	LH
8	10/12/20	REV. CITY COMMENTS	LH
7	10/12/20	REV. NEW SITE PLAN	LH
6	10/12/20	REV. AIRBORNE REPORT	LH/MH
5	10/12/20	REV. OFFSITE SUBMISSION	LH/MH
4	10/12/20	REV. NEW SITE PLAN-COMMUNICATIONS	LH
3	10/12/20	REV. REV. NEW SITE PLAN	LH
2	10/12/20	R24 SUBMISSION	PH/
1	10/12/20	PRELIMINARY DESIGN	PH/

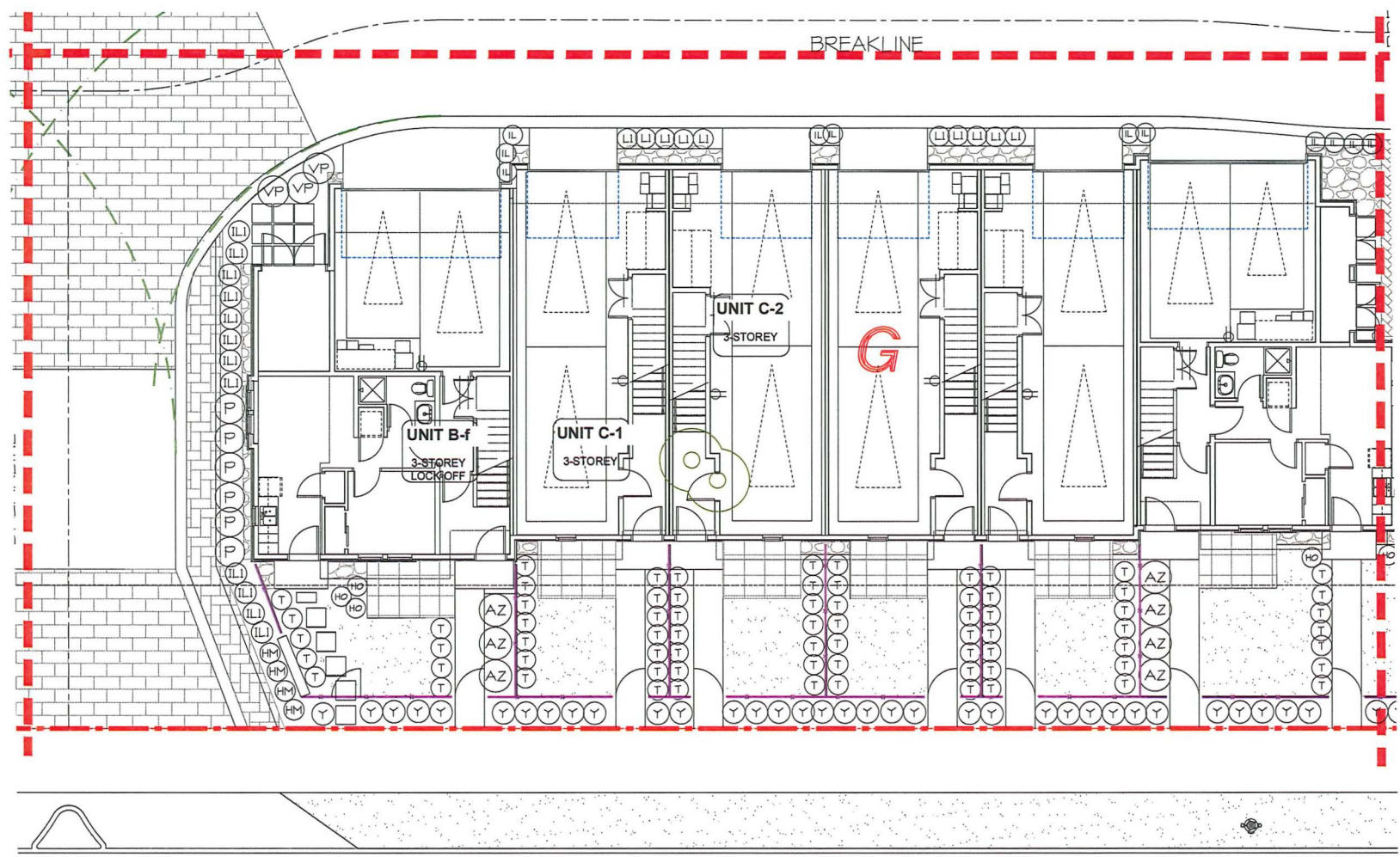
NO.	DATE	REVISION DESCRIPTION	DR.
SEAL:			

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5619 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN G**

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: PHT
 DESIGN: PHT
 CHECK: MTLH
L8
 OF 20

M2LA PROJECT NUMBER: 23-015



2305-23-07-19

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SCALE: 1:250 (8 1/4" = 1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
24	17/01/23	REVISE FOR DP	LH
23	16/01/23	REV. NEW SITE PLAN/CITY COMMENTS	LH
22	16/01/23	REV. CITY COMMENTS	LH
21	16/01/23	REV. NEW SITE PLAN	LH
20	16/01/23	REV. ADP/ COMMENTS	LH
19	16/01/23	REV. ADP/ COMMENTS	LH
18	16/01/23	REV. DP/ REV. SUBMISSION	LH
17	16/01/23	REV. ADP/ADP/ COMMENTS	LH/AM
16	16/01/23	REV. ADP/ADP/ COMMENTS	LH/AM
15	16/01/23	REV. PER CITY COMMENTS	LH
14	16/01/23	ISSUE FOR ADP	LH
13	16/01/23	REV. NEW SITE PLAN-COORDINATION	LH
12	16/01/23	REV. NEW SITE PLAN	LH
11	16/01/23	REV. NEW SITE PLAN/CITY COMMENTS	LH
10	16/01/23	REVISE FOR DP	LH
9	16/01/23	REV. NEW SITE PLAN	LH
8	16/01/23	REV. CITY COMMENTS	LH
7	16/01/23	REV. NEW SITE PLAN	LH
6	16/01/23	REV. AMBUSH REPORT	LH
5	16/01/23	REV. CITY COMMENTS	LH
4	16/01/23	REV. CITY COMMENTS	LH
3	16/01/23	REV. CITY COMMENTS	LH
2	16/01/23	REV. CITY COMMENTS	LH
1	16/01/23	REV. CITY COMMENTS	LH
0	16/01/23	REV. CITY COMMENTS	LH

NO. DATE REVISION DESCRIPTION DR.

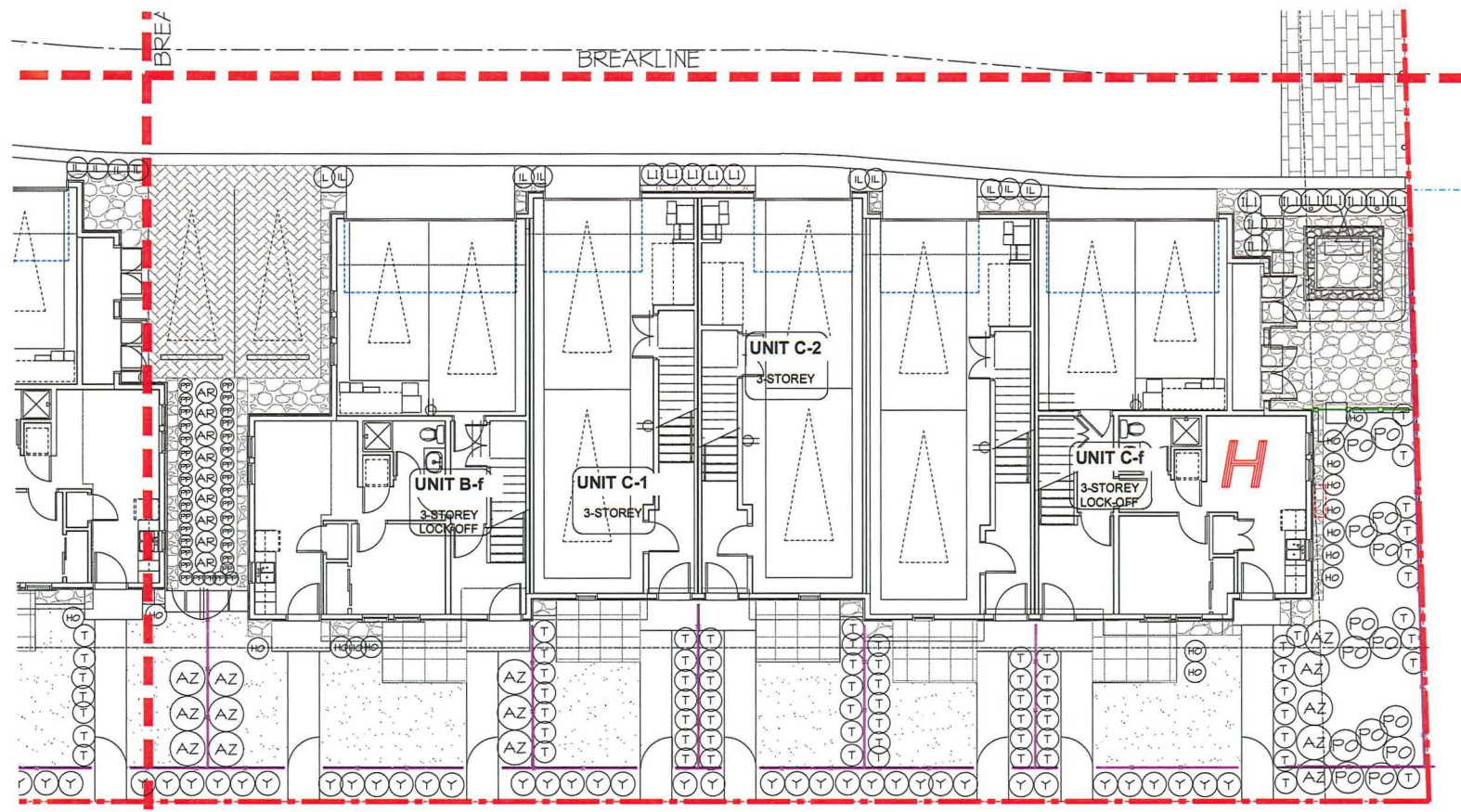
SEAL:

PROJECT:
**PROPOSED 30-UNIT
TOWNHOUSE DEVELOPMENT**
5471 - 5630 STEVENSON HIGHWAY,
RICHMOND, BC

DRAWING TITLE:
**SHRUB
PLAN H**

DATE: APRIL 20, 2023 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: PHT
DESIGN: PHT
CHECK: MTLH
L9
OF 20

M2LA PROJECT NUMBER: 23-015



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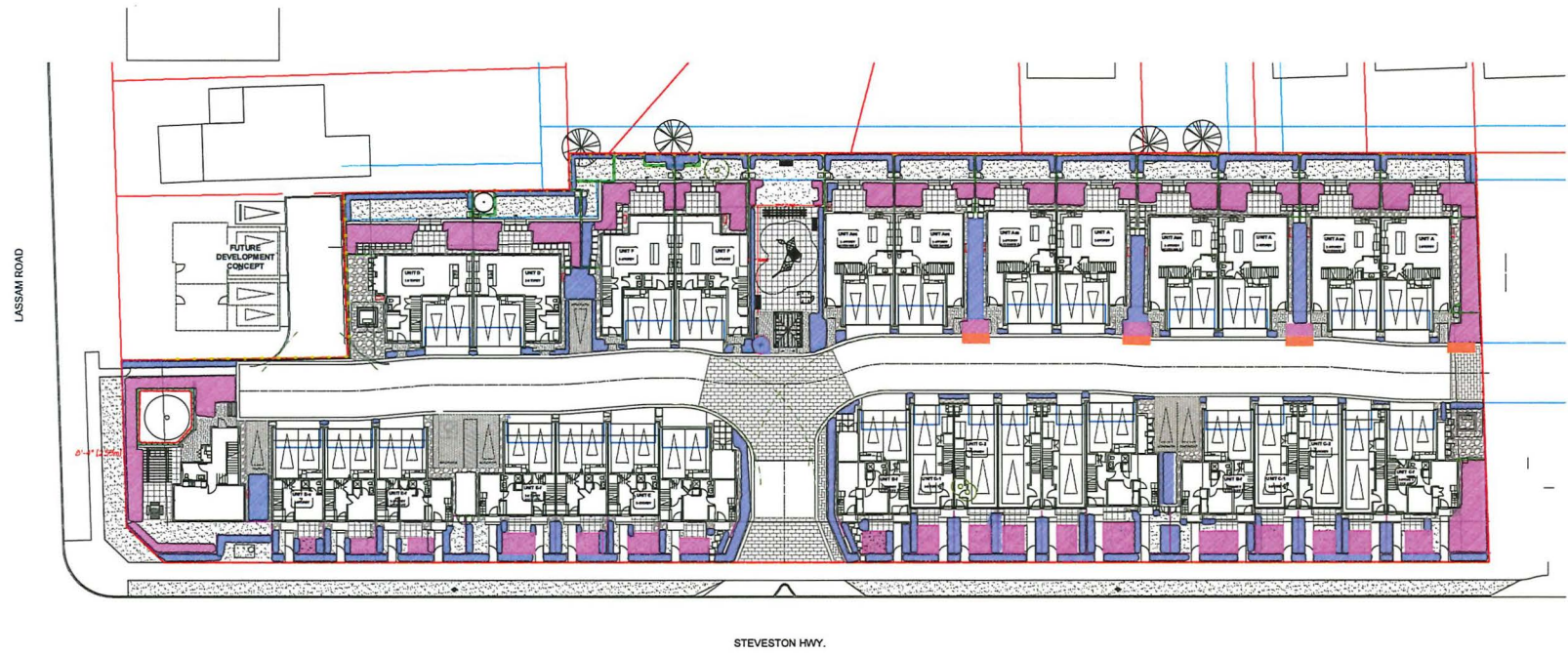
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M2LA

SOIL VOLUME LEGEND

	SHRUB TREE PLANTING BED AT GRADE	SOIL DEPTH 450mm
	TREE PLANTING IN BED AT GRADE	SOIL DEPTH 900mm
	LAWN AT GRADE	SOIL DEPTH 150mm



24	MAR14	REVISED FOR DP	LH
23	MAR13	REV. NEW SITE PLAN/CITY COMMENTS	LH
22	FEB13	REV. CITY COMMENTS	LH
21	FEB13	REV. NEW SITE PLAN	LH
20	FEB13	REV. ASPX COMMENTS	LH
19	NOV12	REV. DPX REV. SUBMISSION	LH
18	NOV12	REV. ADSP/CITY COMMENTS	LH/MH
17	SEP12	REV. ISSUE FOR ADP	LH
16	NOV12	REV. NEW SITE PLAN	LH
15	SEP12	REV. PER CITY COMMENTS	LH
14	SEP12	REV. ISSUE FOR ADP	LH
13	AUG12	REV. NEW SITE PLAN/COORDINATION	LH
12	AUG12	REV. NEW SITE PLAN	LH
11	AUG12	REV. NEW SITE PLAN/CITY COMMENTS	LH
10	MAR12	REVISED FOR DP	LH
9	NOV12	REV. NEW SITE PLAN	LH
8	APR12	REV. CITY COMMENTS	LH
7	FEB12	REV. NEW SITE PLAN	LH
6	APR12	REV. AIRBORNE REPORT	LH
5	APR12	REV. AIRBORNE REPORT	LH
4	FEB12	REV. OFFSITE SUBMISSION	LH/MH
3	FEB12	REV. PER NEW SITE PLAN	LH
2	SEP12	REV. PER NEW SITE PLAN	LH
1	NOV12	REV. SUBMISSION	MH
0	NOV12	PRELIMINARY DESIGN	MH

NO. DATE REVISION DESCRIPTION DIL.

SCALE:

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5810 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SOIL VOLUME
 PLAN**

DATE: APR12023	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L10
DRAWN: FMT	
DESIGN: FMT	
CHECK: MTLH	

OF 20
 M2LA PROJECT NUMBER: 23-015

