



AERIAL IMAGE



IMAGE ALONG NO. 5 ROAD



IMAGE ALONG NO. 5 ROAD

DP 20-910008

**ERIC LAW
ARCHITECT**

2150 WEST 42ND AVENUE, VANCOUVER BC
V6L 2K1
TEL: (604) 566-2999

ERIC LAW ARCHITECTURE INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY.

NO.	DESCRIPTION
1	2021.12.13 1000 CTRY 2P1 RESIDENCE
2	2021.12.17 1000 CTRY 2P1 RESIDENCE
3	2021.12.11 1000 CTRY 2P1 RESIDENCE
4	2021.12.13 1000 CTRY 2P1 RESIDENCE
5	2021.12.13 1000 CTRY 2P1 RESIDENCE
6	2021.12.13 1000 CTRY 2P1 RESIDENCE
7	2021.12.13 1000 CTRY 2P1 RESIDENCE
8	2021.12.13 1000 CTRY 2P1 RESIDENCE

NO.	DESCRIPTION
1	2021.12.13 1000 CTRY 2P1 RESIDENCE
2	2021.12.13 1000 CTRY 2P1 RESIDENCE
3	2021.12.13 1000 CTRY 2P1 RESIDENCE
4	2021.12.13 1000 CTRY 2P1 RESIDENCE
5	2021.12.13 1000 CTRY 2P1 RESIDENCE
6	2021.12.13 1000 CTRY 2P1 RESIDENCE
7	2021.12.13 1000 CTRY 2P1 RESIDENCE
8	2021.12.13 1000 CTRY 2P1 RESIDENCE

**PROPOSED
COMPACT DUPLEX**
10431 NO. 5 RD
RICHMOND BC

IMAGES

PROJECT NUMBER: B-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08_CTR_200110-DP-AMSS00A

IMAGE

DEVELOPMENT PERMIT

PROPOSED DUPLEX AT 10431 NO. 5 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS: 10431 NO 5 ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: "A" LOT 356 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST, NMD 44778
 390.5 SM (4,203 SF) FOR EACH LOT AFTER SUBDIVISION INTO 2 LOTS. ORIGINAL LOT SIZE 781 SM
 (C) LOT AREA: CURRENT: RST//F, PROPOSED: RCD
 (D) ZONING USE: CURRENT ZONING: RCD
 PROPOSED ZONING: RCD

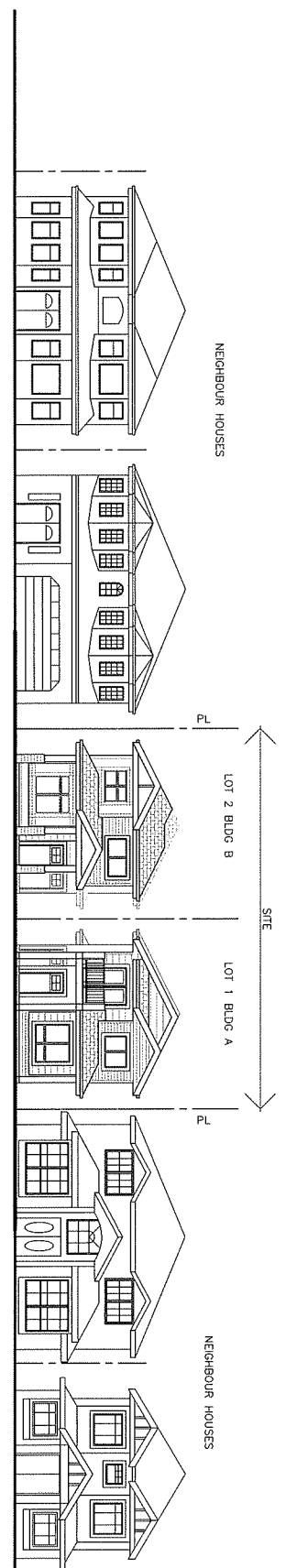
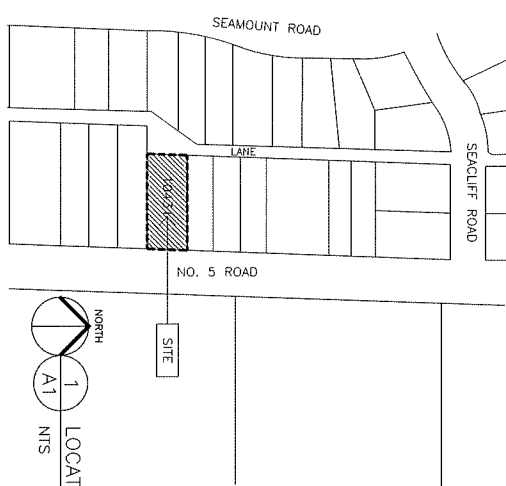
(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM
 0.3 TO REST OF SITE AREA

(F) NUMBER OF UNITS: 1 PER LOT
 MAX - 45%
 (G) BUILDING COVERAGE: 2 PER LOT
 SITE COVER - MAX 50% (2101 SF)
 POROUS AREA-MIN 20%
 LIVE PLANT AT FRONTYARD - MIN 50%

(H) BUILDING HEIGHT: MAX HEIGHT - 9M
 (I) SETBACK: FRONT YARD - 6M
 SIDE YARD - 2M
 REAR YARD - 6M

(J) PARKING: 2 PER DWELLING UNIT
 FROM REAR YARD
 GARAGE SIDE YARD
 2 PER DWELLING UNITS
 VISION - NO REQUIREMENT

0.6 PER LOT
 (MIN) PER PERMISSIBLE HOUSING CONTRIBUTION)
 TOTAL FAR AREA PER LOT
 0.60 X 390.5 SM = 234.3 SM (2,521 SF)
 (TOTAL FAR AREA = 468.6 SM FOR 2 LOTS)
 COVERED PORCH 10% = 23.4 SM (252 SF)
 GARAGE 25 SM PER UNIT (289 SF)
 0.6
 234.25M (2921 SQ. FT.) PER LOT
 TOTAL FAR AREA 468.45M (5042 SQ. FT.) FOR 2 LOTS
 15.85SM (170.5 SQ. FT.) 7% COVERED PORCH
 19.4 SM (209 SQ. FT.) GARAGE PER UNIT
 2 UNITS PER LOT
 46% (1935 SQ. FT. / 4203 SQ. FT PER LOT)
 47% REFER TO LANDSCAPE
 25% REFER TO LANDSCAPE
 66% REFER TO LANDSCAPE
 BUILDING HEIGHT - 8.05M
 GARAGE HEIGHT - 3.97M
 FRONT YARD - 6.3M (20'6")
 NORTH SIDE YARD - 1.27M (4'2")
 SOUTH SIDE YARD - 1.27M (4'2")
 REAR YARD - 14.5M (48'0")
 GARAGE - BETWEEN 5.5M TO 11.5M FROM REAR YARD
 GARAGE - 1.2M SIDE YARD
 2 REGULAR PARKING IN TANDEM ARRANGEMENT PER UNIT



1
 A1
 1/8" TO 1'-0"

DP 20-910008

A1

DEVELOPMENT PERMIT

ERIC LAW ARCHITECT
 10431 NO 5 ROAD, RICHMOND BC
 TEL (604) 263-2018
 WWW.ERICLAWARCHITECT.COM
 DESIGN: ERIC LAW ARCHITECT
 DRAWING: ERIC LAW ARCHITECT
 CHECKED: ERIC LAW ARCHITECT
 DATE: 1/10/2022
 FILENAME: 18-086-000-200110-000-1000000

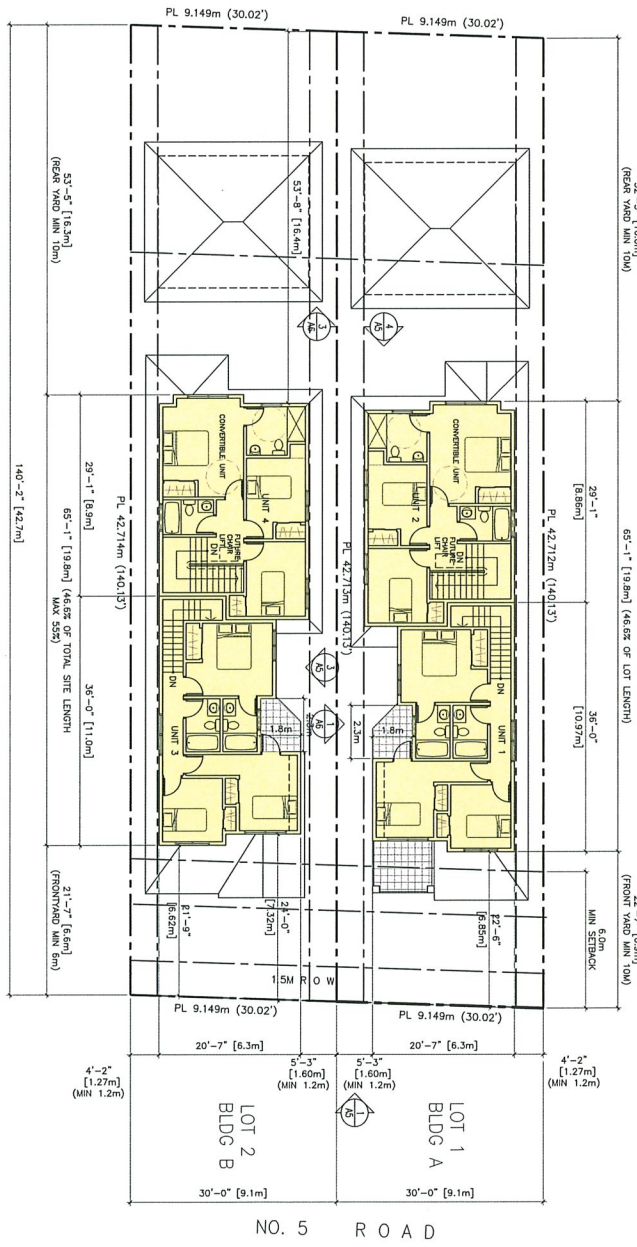
PROPOSED COMPACT DUPLEX
 10431 NO. 5 RD
 RICHMOND BC

DEVELOPMENT SUMMARY

1. 2022.01.12	PRELIMINARY APPROVAL
2. 2022.01.12	PERMITS APPROVAL
3. 2022.01.12	CONSTRUCTION PERMIT
4. 2022.01.12	FINAL APPROVAL
5. 2022.01.12	FINAL APPROVAL
6. 2022.01.12	FINAL APPROVAL
7. 2022.01.12	FINAL APPROVAL
8. 2022.01.12	FINAL APPROVAL
9. 2022.01.12	FINAL APPROVAL
10. 2022.01.12	FINAL APPROVAL

PROJECT NUMBER: B-05
 ISSUED: 1/10/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 18-086-000-200110-000-1000000

NORTH
1 SITE PLAN 2/F
A3 1/8" TO 1'-0"



ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, RICHMOND BC
 V6X 3E7
 TEL: (604) 505-2019

CONCEPT DESIGN: ERIC LAW ARCHITECT
 DESIGN DEVELOPMENT: ERIC LAW ARCHITECT
 PERMITTING: ERIC LAW ARCHITECT
 CONSTRUCTION ADMINISTRATION: ERIC LAW ARCHITECT

- 1. 2021.03.12 FOR CITY OF ANCHORAGE
- 2. 2021.03.07 FOR CITY OF ANCHORAGE
- 3. 2021.03.11 FOR CITY OF ANCHORAGE
- 4. 2021.03.03 FOR CITY OF ANCHORAGE
- 5. 2021.03.03 FOR CITY OF ANCHORAGE
- 6. 2021.03.12 FOR CITY OF ANCHORAGE
- 7. 2021.03.12 FOR CITY OF ANCHORAGE
- 8. 2021.03.09 FOR CITY OF ANCHORAGE

NO.	DESCRIPTION
1	2021.03.12 FOR CITY OF ANCHORAGE
2	2021.03.07 FOR CITY OF ANCHORAGE
3	2021.03.11 FOR CITY OF ANCHORAGE
4	2021.03.03 FOR CITY OF ANCHORAGE
5	2021.03.03 FOR CITY OF ANCHORAGE
6	2021.03.12 FOR CITY OF ANCHORAGE
7	2021.03.12 FOR CITY OF ANCHORAGE
8	2021.03.09 FOR CITY OF ANCHORAGE

**PROPOSED
COMPACT DUPLEX**
 10431 NO. 5 RD
 RICHMOND BC
 SITE PLAN-2F

PROJECT NUMBER: B-08
 ISSUED: 1/10/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 10-08_01F_220110-08F-08B204

DP 20-910008

A3

DEVELOPMENT PERMIT

