

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 9, 2024

# DEVELOPMENT PERMIT APPLICATION

RESUBMISSION: SEPT 17, 2024

PROPOSED 18-UNIT TOWNHOUSE DEVELOPMENT  
5800 / 5840 / 5860 GRANVILLE AVENUE

RZ 21-922202 / DP 23-029476



PERSPECTIVE VIEW



5800 GRANVILLE AVENUE

5840 GRANVILLE AVENUE



CONTEXTUAL MAP



5760 GRANVILLE AVENUE ALONG GRANVILLE AVE.



5771 GRANVILLE AVE.

5791 GRANVILLE AVE.



7581 LEDNAY ROAD

5780 GRANVILLE AVENUE ALONG LEDNAY ROAD

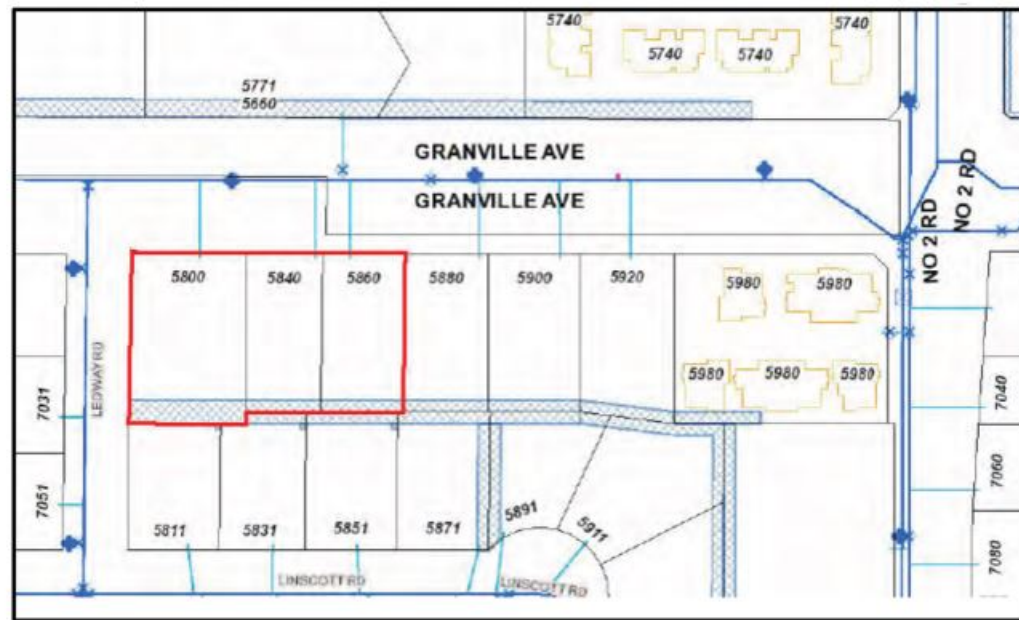
# ZONING SUMMARY

Richmond Zoning and Development Bylaw No. 8500

• VARIANCE REQUESTED

LOT ZONING: RTL4 PROPOSED (CURRENTLY: RS1M)  
 USES: LOW DENSITY TOWNHOUSES  
 LOT SIZE: GROSS AREA 34,046 SF = 0.78 ACRES = 3,163 M<sup>2</sup>  
 CORNER CUT 8 M<sup>2</sup> (4M x 4M)  
 NET AREA 3,155 M<sup>2</sup> (33,960 SF)

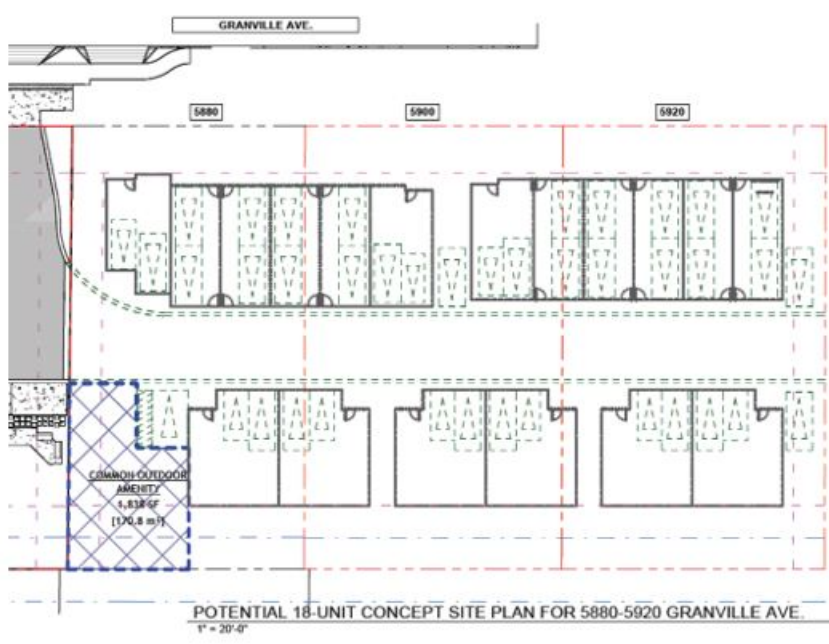
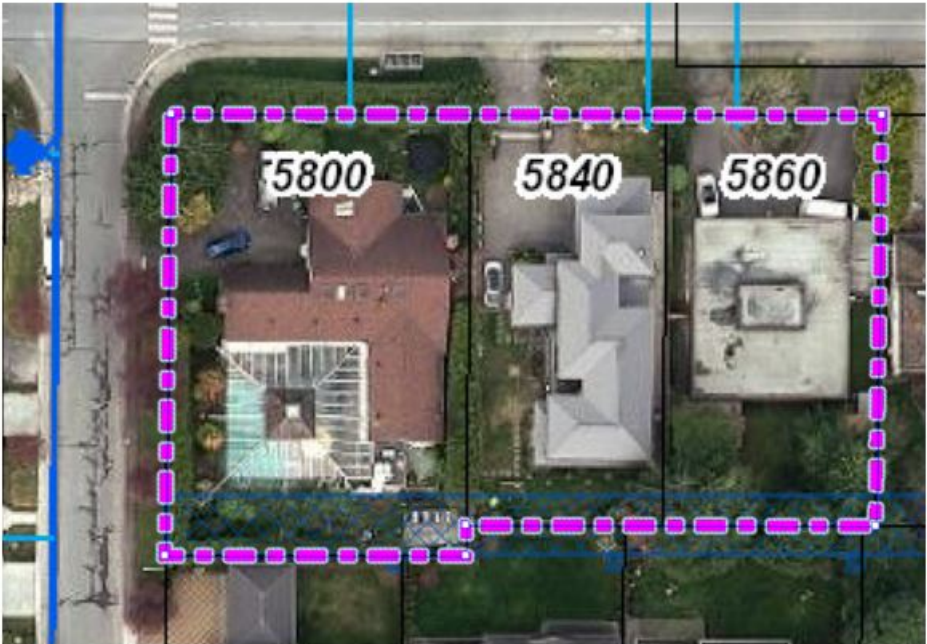
	PERMITTED / REQUIRED	PROJECT SPECIFIC (PROPOSED)
MIN. LOT SIZE	50M (W) X 35M (D)	71.9M (W) X 45.1M(42M (D))
DENSITY (MAX)	FAR 0.60 + 0.1 AMENITY	FAR 0.60 (1891.61 M <sup>2</sup> / 3,155 M <sup>2</sup> ) [20,361 SF / 33,960 SF]
LOT COVERAGE	40% MAX FOR BUILDINGS	35.8% (1,120.2 M <sup>2</sup> / 3,155 M <sup>2</sup> ) [12,144 SF / 33,960 SF]
LOT IMPERMEABLE:	65% MAX NON-POROUS 25% MIN. LIVE PLANTS	57.6% (1,817.5 M <sup>2</sup> / 3,155 M <sup>2</sup> ) * SEE L1-02 FOR OVERLAY 27.2% (857.8 M <sup>2</sup> / 3,155 M <sup>2</sup> ) * SEE L1-02 FOR OVERLAY
YARD SETBACKS		
FRONT (W) (LEDWAY)	6.0 M [19.68'] MIN	6.05M [19.85']
• SIDE (N) (GRANVILLE)	6.0 M [19.68'] MIN	• 4.5M [14.96']
• SIDE (S)	3.0 M [9.84'] MIN	6.02M [19.75']
• REAR (E)	3.0 M [9.84'] MIN	6.98M [22.57'] AT BUILDING 5 10.70M [35.10'] AT BUILDING 1
YARD PROJECTIONS:		
PRINCIPAL BLDG.	1.5 M MAX FRONT YARD	N/A
BAY WINDOWS	1.0 M FRONT, 0.6 M REAR	N/A
BALCONIES	1.5 M, BUT NOT AT SIDE	1.48M
PERGOLAS, ETC.	BY CASE	N/A
• ELECTRICAL CLOSET	0.6 M MAX, BUT NOT AT FRONT	• 0.6 M
BUILDING HEIGHT MAX	MAX. 12 M 3-STORY	11.93 M - 3-STORY (BUILDING 1 & 2) 8.92 M - 2-STORY (BUILDING 3) 6.99 M - 2-STORY (BUILDING 4 & 5)
FLOOD PLAIN C.L.	TOP OF HABITABLE FLOOR AT 0.3 M MIN. ABOVE HIGHEST ROAD CROWN	SET FCL AT 1.63 M [5.35 FT] (ROAD CROWN IS 1.33 M)



CONTEXTUAL MAP



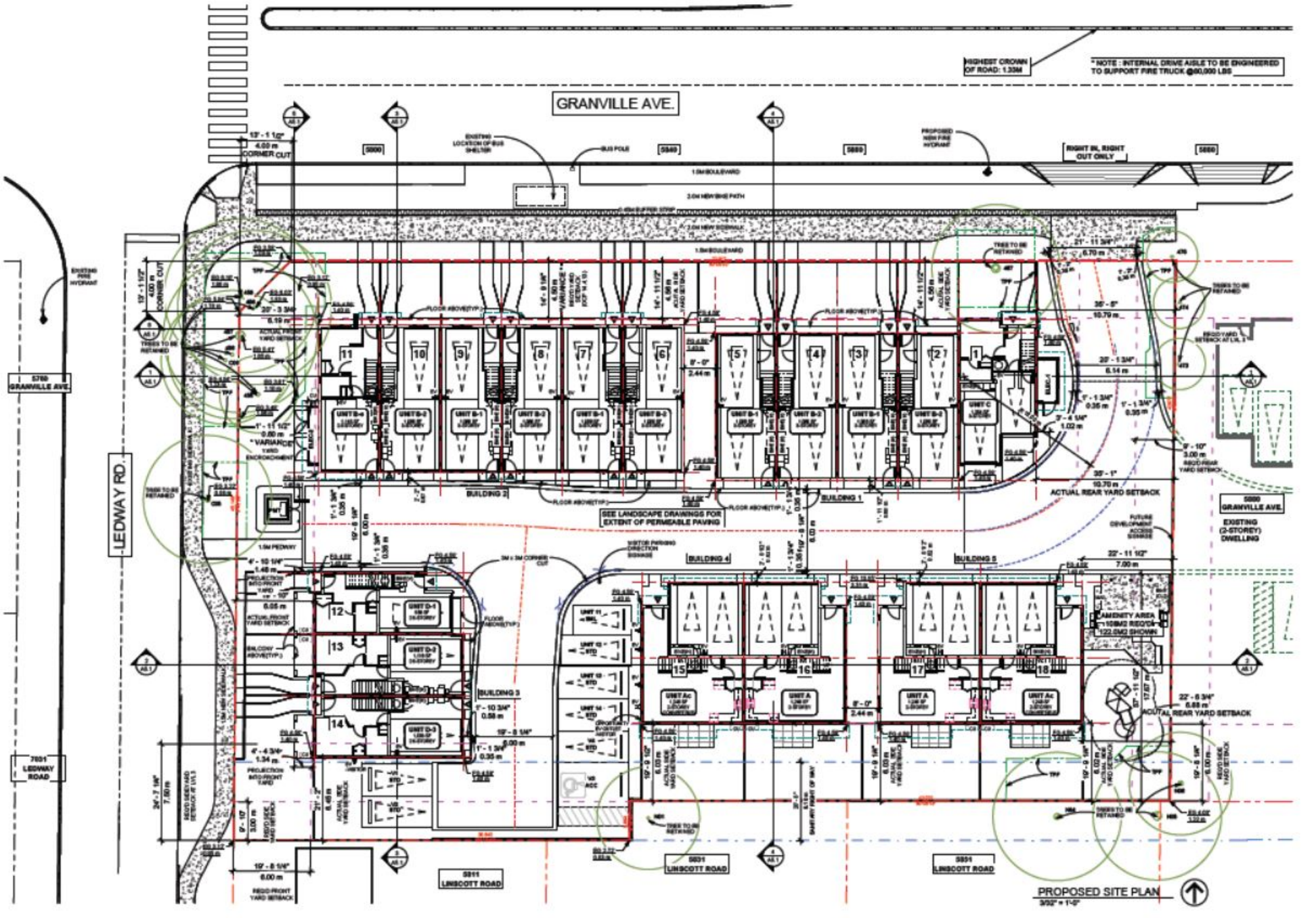
5760 GRANVILLE AVENUE ALONG GRANVILLE AVE.



7031 LEDWAY ROAD



5760 GRANVILLE AVENUE ALONG LEDWAY ROAD



GRANVILLE AVE.

HIGHEST CROWN OF ROAD: 1.33M  
 \*NOTE: INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @90,000 LBS

LEDWAY RD.

5760 GRANVILLE AVE.

7851 LEDWAY ROAD

5911 LINSOTT ROAD

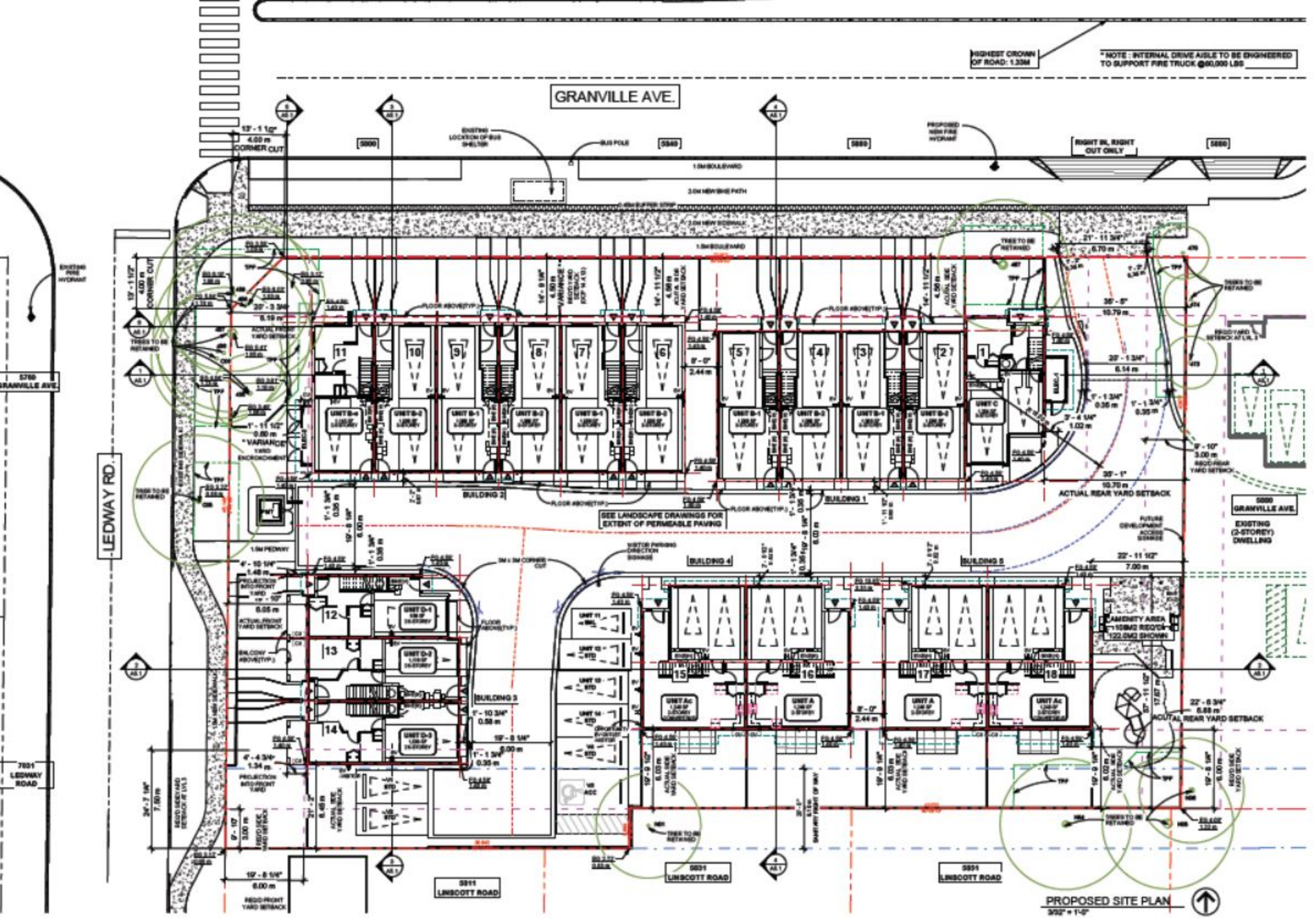
5903 LINSOTT ROAD

5901 LINSOTT ROAD

5900 GRANVILLE AVE.

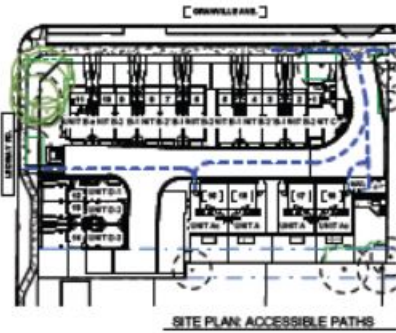
EXISTING (2-STORY) DWELLING

PROPOSED SITE PLAN  
 3/2" = 1'-0"

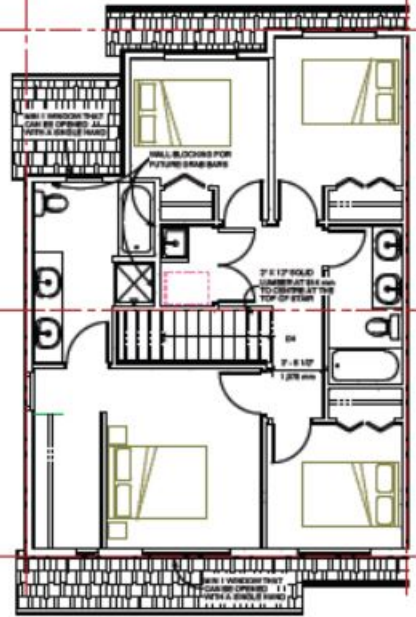


AGING-IN-PLACE MEASURE (ALL UNITS)	
STAIRWELL HANDRAILS	
LEVEL TYPE HANDRAILS FOR PLUMBING FIXTURES AND DOOR HANDLES	
SOLID BUCKLE-IN HANDBOOK WHEELS FOR FUTURE USE	
GRAB BARS/SEAT TOILET, SHOWER AND SHOWER	

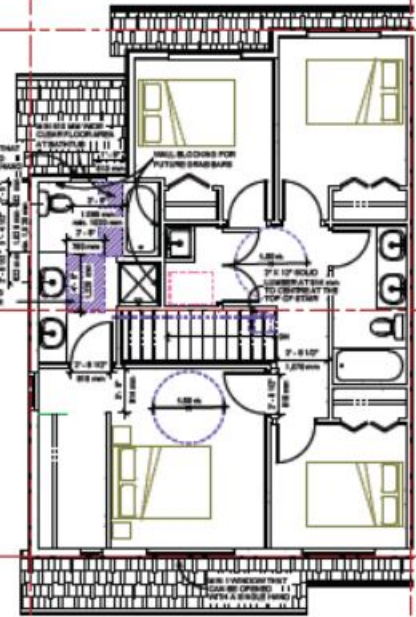
CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & ENTRANCES	ENTRANCE DOORS MIN. 36" MIN. BUT IDEALLY 38" MIN. AND HAVE CLEAR ACCESS ENTRANCE DOOR CLEAR ENTRANCE FLOOR SPACE MIN. 120" MIN. DEPTH BY DOOR WIDTH PLUS 48" MIN. CLEARANCE (NOT ASSUMED IF BUCKLE-IN WHEELS PROVIDED FOR FUTURE AUTOMATIC DOOR OPENERS) INTERDOOR DOORS TO MAIN LIVING AREAS (ENTRANCE AND 1 BEDROOM) MIN. 36" MIN. BUT IDEALLY 38" MIN. CLEARANCE WITH PLUMBING FIXTURES MAX. 13" MIN. HEIGHT (CONVERTIBLE HANDBOOK ACCESS BETWEEN HALLWAY AND ROOMS AND HANDBOOK WHEELS AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS) PATIO/BALCONY MIN. 36" MIN. CLEAR OPENING, ACCESSIBLE FROM REAR DOOR AT GROUND FLOOR ALL INTERIOR THRESHOLDS HEIGHT UNITS COMPLY WITH IBC
VERTICAL CIRCULATION	LEVEL TYPE HANDRAILS FOR ALL DOORS STAIRLIFT: STAIRCASE WITH FRAMED SUPPORT AND LANDING, AS NOTED ON DRAWING, IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS (E.G. BLUM STRAIGHT RAIL STAIRLIFT AND IBCS) AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LAMBER AT 3' ON MIN TO CENTER
HALLWAYS	MIN. 36" MIN. WIDTH MIN. 1' ACCESSIBLE TURNING SPACE WITH MIN. 48" TURNING RADIUS ACCESS FROM SHOWER TO LIVING AREAS MIN. 36" MIN. CLEAR OPENING TOILET CLEAR FLOOR SPACE MIN. 105" MIN. AT REAR AND FRONT
BATHROOM (MIN. 10'6" x 6")	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB AND SHOWER REINFORCED WITH 2"x12" SOLID LAMBER AT BALCONY, BENCHES, AND TOILET LOCATIONS LEVEL TYPE HANDRAILS FOR PLUMBING FIXTURES PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FIXTURES CABINET UNDERBENCH SHOWER BUILT IN PLACE SHOWER/STAIR AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FUTURE PLACEMENT)
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND SHOWER, SINK AND 6" FLOOR CLEARANCE CLEAR OF LEGS COUNTERTOPS OF FUTURE KITCHEN (COUNTER, SINK & SEAT 18" MIN. HIGH COUNTER), ALL FINES ARE INDICATED IN RED HATCH TAGS 36" MIN. TO THE CENTER OF THE FINES FROM FLOOR LEVEL CABINET UNDERBENCH SHOWER BUILT IN PLACE 105" MIN. TURNING DIAMETER OR TURNING PATH CLEARANCE LEVEL TYPE HANDRAILS FOR PLUMBING FIXTURES
WINDOWS	MIN. 1' WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BETWEEN, BETWEEN, LIVING ROOM)
OUTLET & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS UNDER WINDOW, BOTTOM OF COUNTER, BESIDE TOILET, UNDER EXTERIOR DOORS, CONTROL PANEL, BACK OF DOOR OF FUTURE CONTROL PANEL, PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS UPGRADE TO FOUR-POLY OUTLETS IN MASTER BEDROOM, HOME OFFICE, BATHROOM AND REAR BATHROOM



SITE PLAN: ACCESSIBLE PATHS

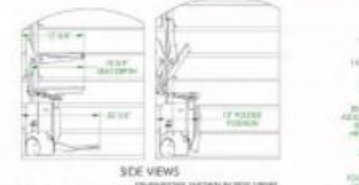
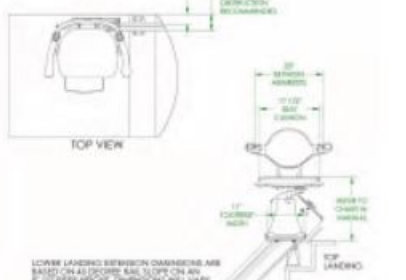


Level 2 - Ao-before conversion  
18' x 14'



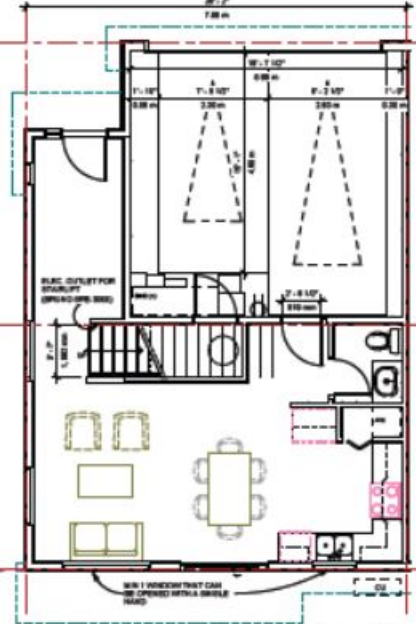
Level 2 - Ao-after conversion  
18' x 14'

**TECHNICAL DATA/SPECIFICATION**  
 MODEL: 98-0000 SLAN STRAIGHT RAIL STAIRLIFT, PRIVATE RESIDENCE ONLY  
 RATED LOAD: 350 LBS, ONE PASSENGER  
 POWER SOURCE: 24 VOLT DC COMPOSED OF (3) 3 AMP/48 VOLT (3) 12 VOLT BATTERIES  
 155-250 VOLT AC, 0.4 AMP, 24 VOLT DC 1 AMP CONTINUOUS MONITORING CHARGER  
 DRIVE: 24 VOLT DC DIRECT DRIVE SELF-LOCKING POSITIVE GEARED MOTOR, 2 POLE RATED 18 HP MAX., RIGHT ANGLE WORM GEARBOX, 20MM (40N.9) TORQUE MAX., 35.5 RPM SPEED MAX., 18 AMP CURRENT MAX.  
 SUSPENSION: BACK & FRONT - INTEGRATED SELF GEAR RACK ON BALL BEARING WITH SPUR GEAR ON THE OUTPUT SHAFT OF GEARBOX  
 BRAKING: DYNAMIC MOTOR BRAKING THROUGH THE MOTOR CONTROLLER, WORM GEAR, ELECTRO-MECHANICAL MOTOR BRAKE AND OVERSPEED PROTECTION  
 CONTROLS: CONTINUOUS PRESSURE FOOTSWITCH LOCATED ON THE AMBIBET AND WALL MOUNTED CALLING CONTROLS LOCATED AT BOTH THE TOP AND BOTTOM LANDINGS  
 ANGLES: 20 TO 40 DEGREES (OPTICAL) UP TO 32 DEGREES, RIGHT OR LEFT HAND ORIENTATION  
 FINAL LIMIT SWITCH: STANDARD

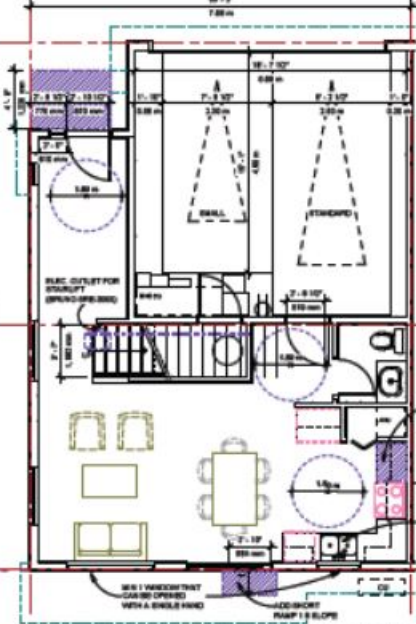


ILS-01345  
 SHEET 1 OF 3  
 REV. 1 (6456)(9/01/17)(BHM)

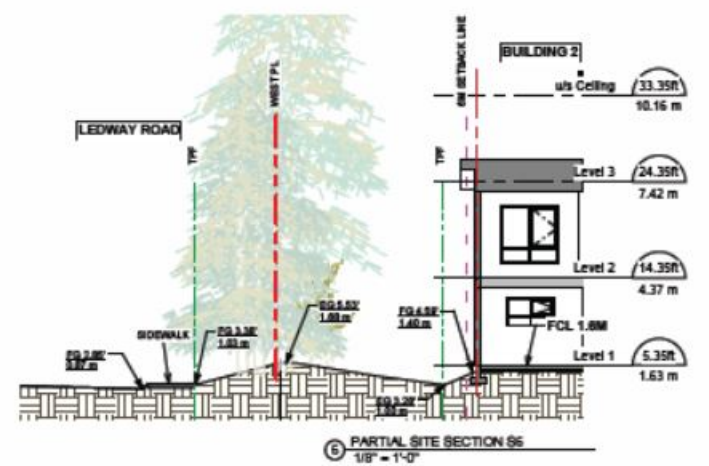
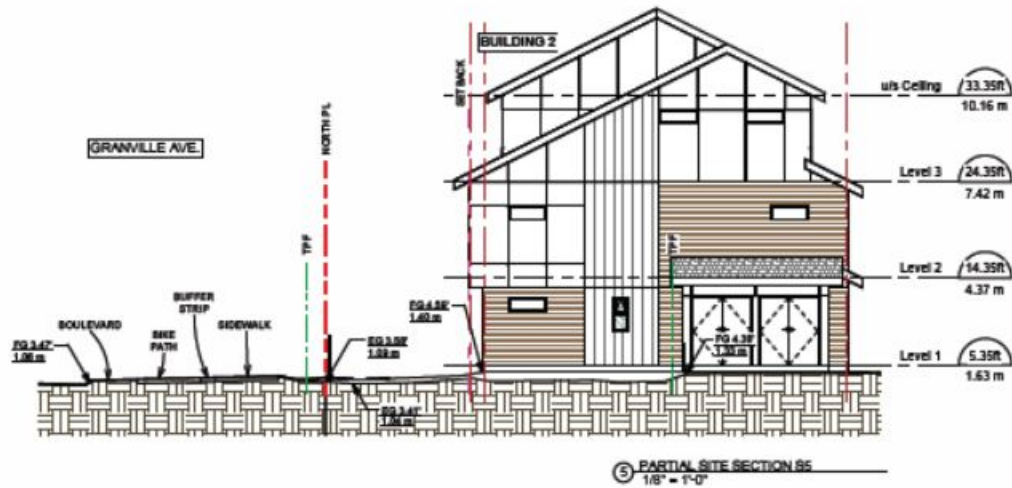
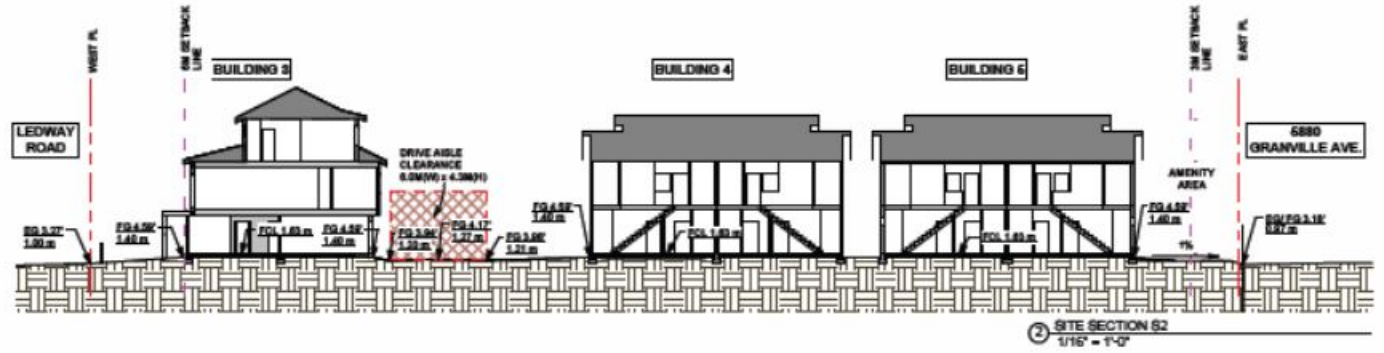
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Level 1 - Ao-before conversion  
18' x 14'



Level 1 - Ao-after conversion  
18' x 14'





STREETSCAPE ALONG GRANVILLE AVENUE

1	2A	2B	3   14	4	5   6
<p><b>FINISH CEMENT PANEL SIDING</b>  <b>HARDY PANEL (SMOOTH)</b>            Colour: Arctic White</p>	<p><b>FINISH CEMENT PANEL SIDING</b>  <b>HARDY PANEL (RIBBED)</b>            Colour: BM CC-70 (Sageleaf Bay)</p>	<p><b>FINISH CEMENT PANEL SIDING</b>  <b>HARDY PANEL (RIBBED)</b>            Colour: BM CC-03 (Shawbrook)</p>	<p><b>FINISH CEMENT LAP SIDING</b>  <b>HARDY PANEL (RIBBED CEDARWELL)</b>            Colour: BM TR-03 (Piney Lanes)</p>	<p><b>FINISH ASPHALT ROOF SHINGLES</b>            Colour: Dark Grey (Blackstar, Tundra)</p>	<p><b>W/CL FRAMED DOUBLE GLAZED WINDOWS</b>  <b>W/CL or R/CL FRAMED</b>  <b>DOUBLE GLAZED W/CL SLIDING DOOR</b>            Colour: White</p>
7	8   11	9	10   12	13	
<p><b>ALUMINUM FINISH GUTTER</b>            Colour: BM HC-06 (Pavani) Charcoal</p>	<p><b>ENTRY SOLID WOOD DOOR WITH SIDE LIGHT</b>  <b>BULLTIP POST</b>            Colour: Natural Cedar Deck</p>	<p><b>METAL FINISH W/ SHARPLATED GLASS</b>            Fining Colour: Dark Grey</p>	<p><b>METAL FINISH W/ SHARPLATED GLASS</b>            Fining Colour: Dark Grey</p>	<p><b>ELECTRICAL ROOM DOOR</b>            Colour: BM AP-06 (Thunder)</p>	



STREETSCAPE ALONG LEDWAY ROAD



KEY PLAN



**PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-EAST**





**PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST**



**PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-WEST**



**PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING SOUTH-WEST**



**PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH-EAST**



**PERSPECTIVE IMAGE - PEDESTRIAN VIEW DRIVE AISLE LOOKING WEST**

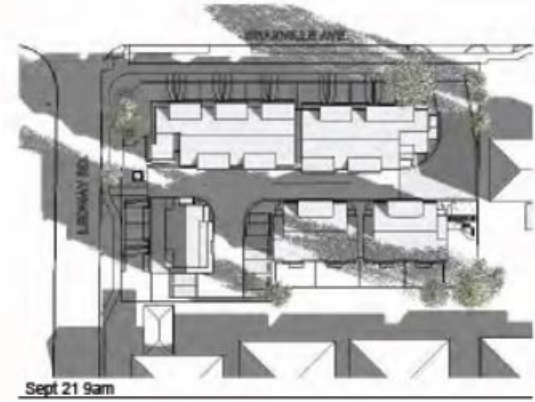
**SPRING EQUINOX**



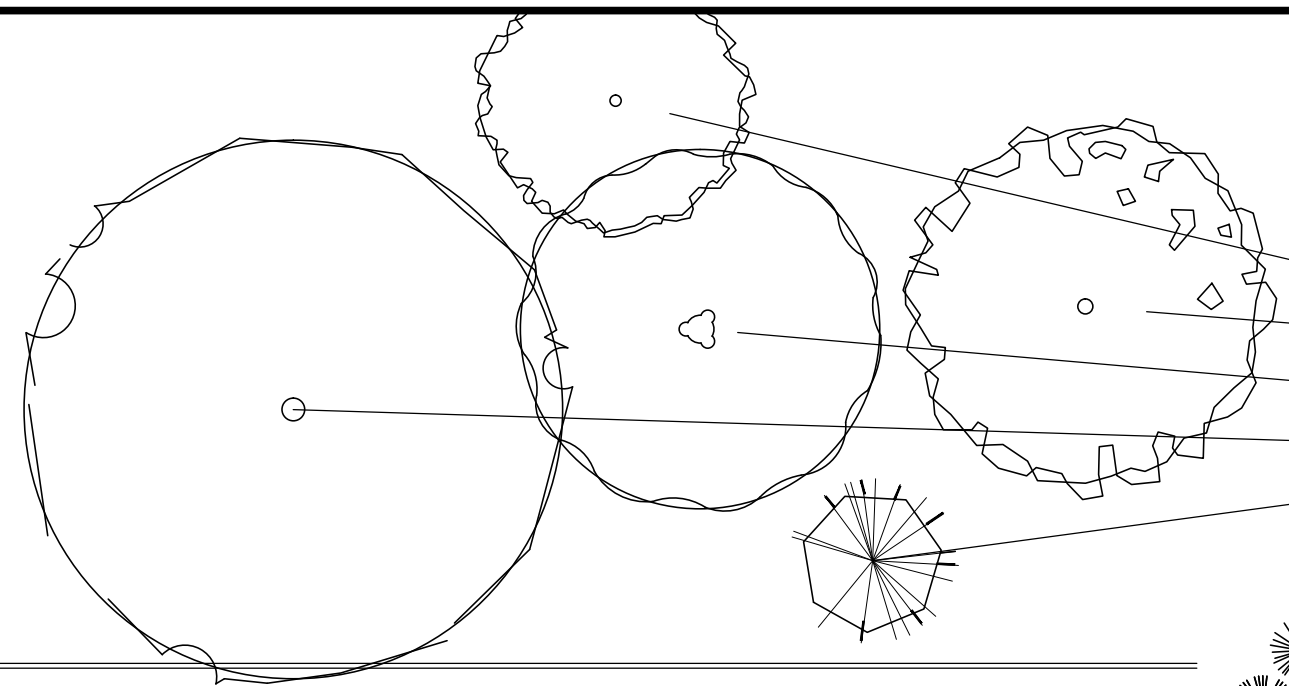
**SUMMER SOLSTICE**



**AUTUMN EQUINOX**



PLOT DATE: September 17, 2024 TIME: 3:41 PM FULL PATH AND FILENAME: D:\PROJECTS\020-0089 5800 GRANVILLE\500-DELIV\LAND\01-TB\LO-01.DWG PLOTSYCLE TABLE: -----



# RESIDENTIAL DEVELOPMENT 5800 GRANVILLE AVENUE RICHMOND BC

## PLANT LIST

TREES							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	6	Acer circinatum	Vine Maple	4m clump	B&B min. 60cm root ball dia.	10m height 5m spread	AS SHOWN
CN	6	Cornus nuttallii	Pacific Dogwood	8cm cal	150cm standard B&B min. 70cm root ball dia.	10m height 9m spread	AS SHOWN
CL	4	Crataegus x mordenensis 'Toba'	Toba Hawthorn	8cm cal	150cm standard B&B min. 70cm root ball dia.	6m height 6m spread	AS SHOWN
GT	1	Gleditsia triacanthos	Honey Locust	8cm cal	150cm standard B&B min. 70cm root ball dia.	21m height 21m spread	AS SHOWN
PO	7	Picea omorika	Serbian Spruce	4.0 m ht.	Dense Tight Habit B&B min. 80cm root ball dia.	16m height 6m spread	AS SHOWN

CONIFEROUS SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
jw	8	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot	min. 30cm spread	15cm height 120cm spread	60cm
pp	16	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	min. 30cm spread min. 20cm height	125cm height 250cm spread	75cm
tm	127	Taxus x media 'Hicksii'	Hick's Yew	1.2m	min. 30cm spread use #1 pot in TPA - 28 ttl	150cm height 120cm spread	75cm
ts	32	Thuja o. 'Smaragd'	Smaragd Hedging Cedar	1.5m	min. 30cm spread	400cm height 100cm spread	75cm

BROADLEAF EVERGREEN SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ah	41	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	min. 200mm height	100cm height 120cm width	75cm
au	13	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot	min. 45cm height use #1 pot in TPA - 6 ttl	300cm height 300cm spread	100cm
gs	119	Gaultheria shallon	Salal	#1 pot	min. 20cm height	100cm height 120cm spread	65cm
sj	28	Skimmia japonica	Japanese Skimmia	#2 pot	min. 45cm height use #1 pot in TPA - 4 ttl	100cm height 130cm spread	75cm
ri	42	Rhododendron 'Impeditum'	Impeditum Rhododendron	#2 pot	min. 30cm height use #1 pot in TPA - 3 ttl	60cm height 75cm spread	75cm
vo	103	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height use #1 pot in TPA - 5 ttl	180cm height 190cm spread	75cm

DECIDUOUS SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	18	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread	90cm
cc	2	Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	min. 60cm height heavy	200cm height 150cm width	90cm
rs	7	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 120cm spread	75cm

PERENNIALS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
aj	45	Astilbe x japonica 'Rheinland'	Rheinland False Spirea	#1 pot	min. 25cm height	55cm height 60cm spread	45cm

FERNS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	8	Polystichum munitum	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm

GROUND COVERS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ar	586	Ajuga reptans 'Chocolate Chip'	Chocolate Bugleweed	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm spread	30cm
la		Lawn	Shade Tolerant Blend				30cm

## GENERAL NOTES

- COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.
- COMPLIANCE, BCNTA/BCSLA - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BCNTA/BCSLA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
- COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.
- EXISTING SERVICES - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.
- COORDINATION - THESE DRAWINGS SHALL BE TAKEN TO BE PART OF THE LARGER SET OF DRAWINGS AND SPECIFICATIONS, WHETHER DIRECTLY ATTACHED OR NOT. ISSUED FOR THE CONSTRUCTION OF THE ASSOCIATED BOULEVARD WORKS. THESE DRAWINGS SHALL BE READ IN CONCERT WITH SUCH DOCUMENTATION AND, WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONFLICTS TO THE LANDSCAPE ARCHITECT. THE WORK IS TO BE DONE IN COORDINATION WITH THE CONTRACTOR OR CONTRACTORS ENGAGED IN CONSTRUCTION OF SUCH ADJACENT WORKS.
- CONCRETE, FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
- CONCRETE, REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
- GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:
 

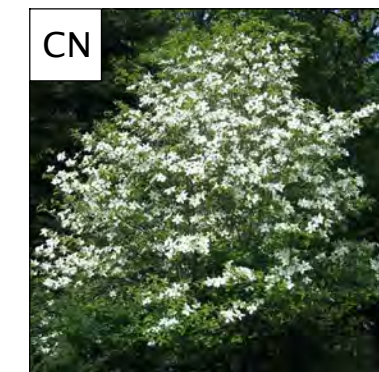
PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
LAWN AREAS	2%
PLANTED BEDS	5%
- GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:
 

GRASS AREAS	150 MM
SHRUB BEDS	450 MM
GROUND COVER AREAS	300 MM
TREES	600 MM
- N.B. ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIOR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THIS WORK. CONTRACTOR SHALL AMEND THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TESTING LAB.
- GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.
- GRADING, GENERAL RETENTION WORKS - ALL RETENTION WORKS, EITHER SHOWN HERE OR REQUIRED DUE TO UNANTICIPATED CONDITIONS AT THE TIME OF CONSTRUCTION, SHALL BE SPLIT FACED ALLAN BLOCK, WITH THE EXCEPTION OF RETAINING WALLS IN THE SIDE YARD DRAINAGE AREAS SPECIFICALLY NOTED AS PRESSURE TREATED WOOD. SHOULD UNANTICIPATED RETAINING WALLS BE REQUIRED, THE COLANDSCAPE ARCHITECT SHALL INFORM THE CITY IN WRITING OF THE LOCATION, HEIGHT AND EXTENT OF SUCH WALL.
- PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
- PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
- PLANT MATERIAL, HEALTH - ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERIES.
- MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEM/FIR BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.
- IRRIGATION - AN IRRIGATION SYSTEM SHALL BE INSTALLED AS A DESIGN/BUILD BY AN ACCREDITED IRRIGATION CONTRACTOR. THE SYSTEM SHALL PROVIDE FULL COVERAGE. THE GENERAL CONTRACTOR SHALL PROVIDE SLEEVES AND CORING AS NECESSARY. A PLAN OF THE PROPOSED SYSTEM SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ANY CONTINUOUS PLANTINGS HAVING THE POTENTIAL TO FORM A HEDGE-LIKE SHRUB MASS ALONG STREET FRONTAGES ARE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 1.2M.

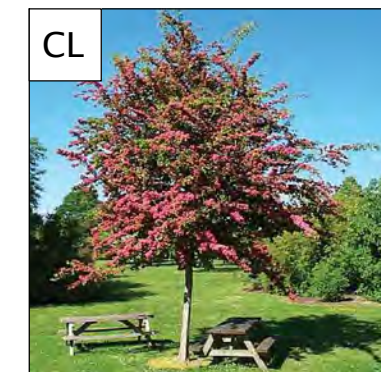
## DECIDUOUS TREES



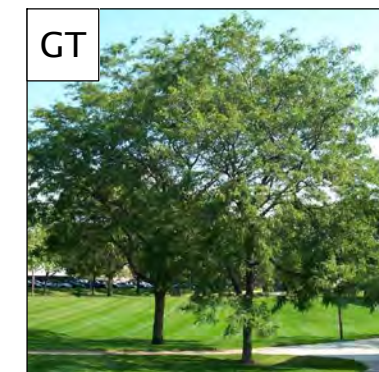
Acer circinatum



Cornus nuttallii



Crataegus x mordenensis 'Toba'



Gleditsia triacanthos

## CONIFEROUS TREES



Taxus x media 'Hicksii'



Picea omorika

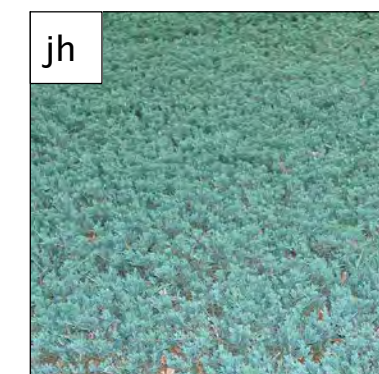


Polystichum munitum

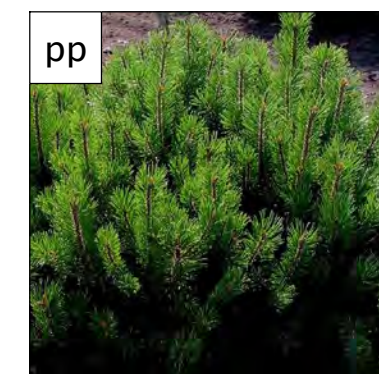


Ajuga reptans 'Chocolate Chip'

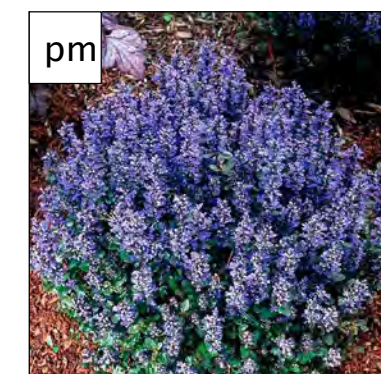
## CONIFEROUS SHRUBS



Juniperus horizontalis 'Wiltonii'



Pinus mugo 'Pumilio'



Ajuga reptans



Cornus stolonifera

## BROADLEAF EVERGREEN SHRUBS



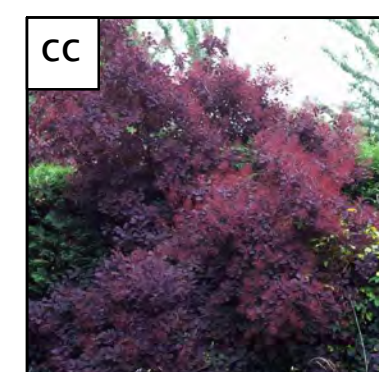
Azalea japonica 'Hino Crimson'



Arbutus unedo



Gaultheria shallon



Cotinus coggryia 'Royal Purple'



Ribes sanguineum 'King Edward VII'



Skimmia japonica



Rhododendron impeditum



Vaccinium ovatum

## DRAWING INDEX

- L0-01 NOTES & SYMBOLS
- L1-02 LANDSCAPE AREAS
- L2-01 HARD LANDSCAPE PLAN
- L4-01 PLANTING PLAN
- L5-01 SOFT LANDSCAPE DETAILS
- L5-02 HARD LANDSCAPE DETAILS
- L5-03 HARD LANDSCAPE DETAILS
- L5-04 PLAY EQUIPMENT DETAILS

## HARD LANDSCAPE KEY

- ARBOUR
- BIKE RACK
- BENCH
- WOODEN BARRIER FENCE & GATE
- ALUMINUM FENCE & GATE
- 450 X 450 PRECAST PAVING SLABS
- ASPHALT
- C.I.P. CONCRETE - BROOM FINISH
- STANDARD CONCRETE UNIT PAVERS
- AQUAPAVE CONCRETE UNIT PAVERS
- DRAIN ROCK PAVING
- PLAYGROUND PAVING

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Electrical:

**DVSD** Donald V. S. Duncan  
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RICHMOND FILE #  
DP 23-029476

**H** Project Leader  
DVS Duncan  
Revision  
Drawn  
DVS Duncan

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Richmond BC

Prepared for:  
HorizonDevelopmentWest  
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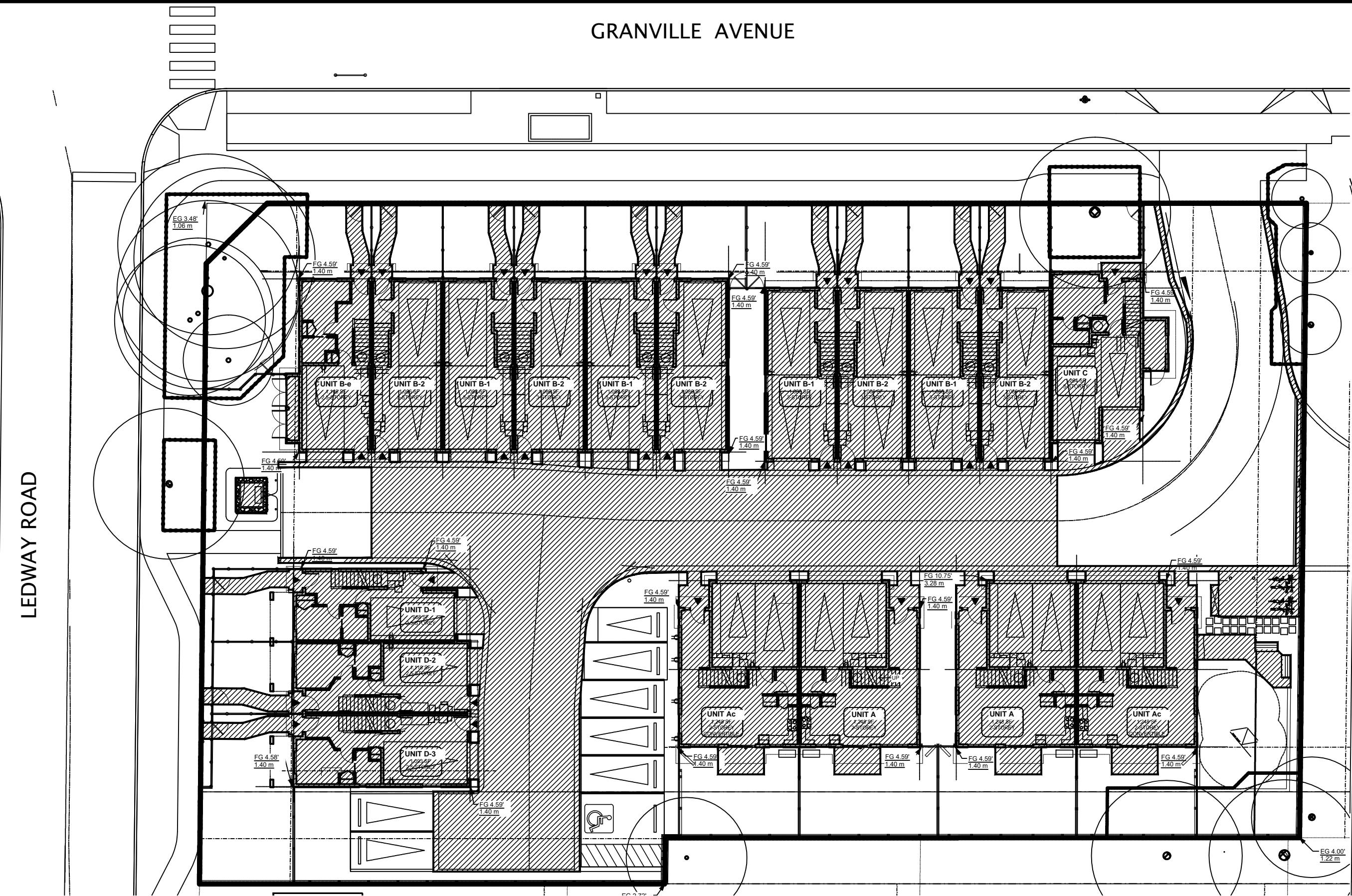
Drawing Title  
**NOTES & SYMBOLS**

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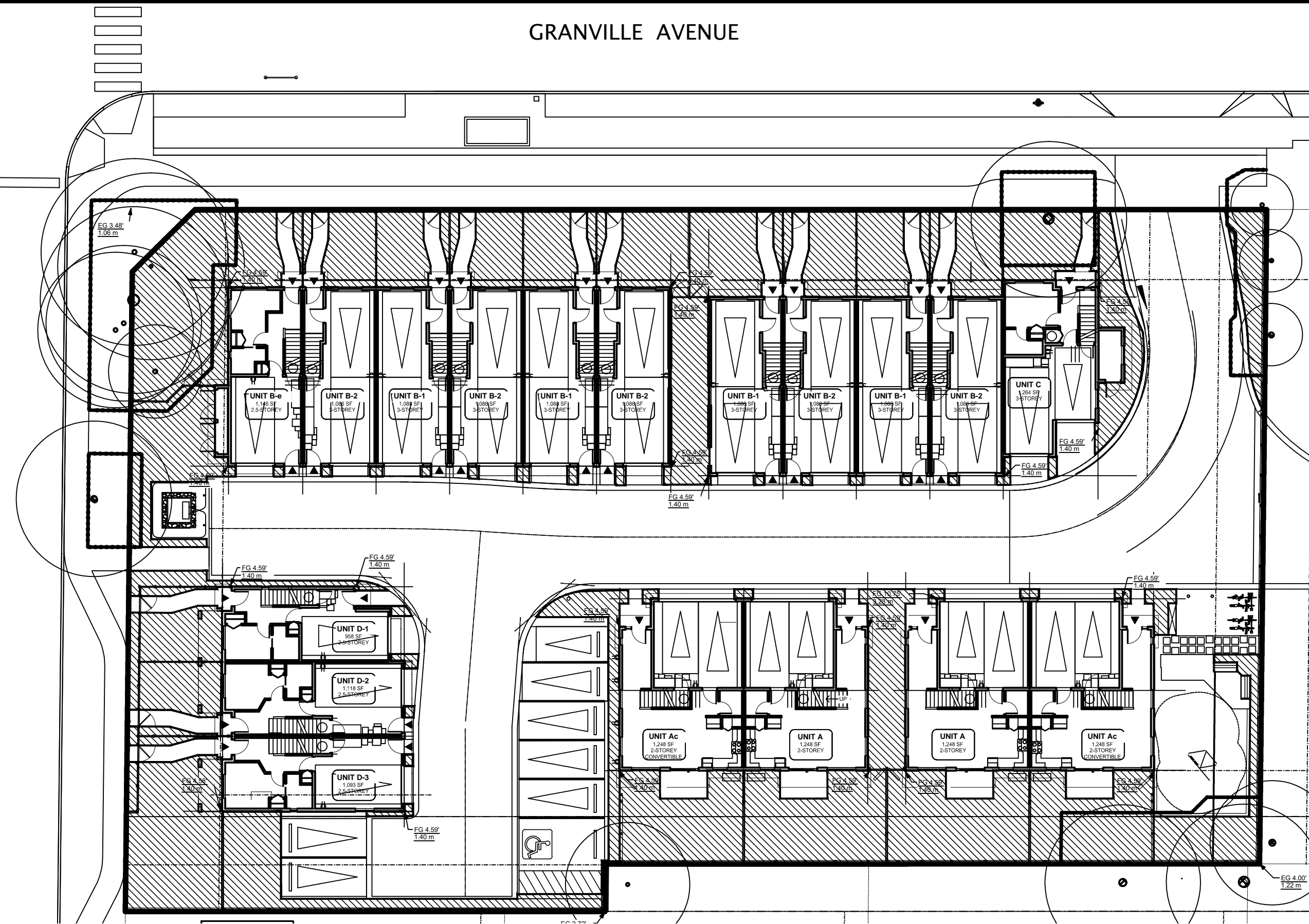
Project No. 20-0089

Drawing No. L0-01

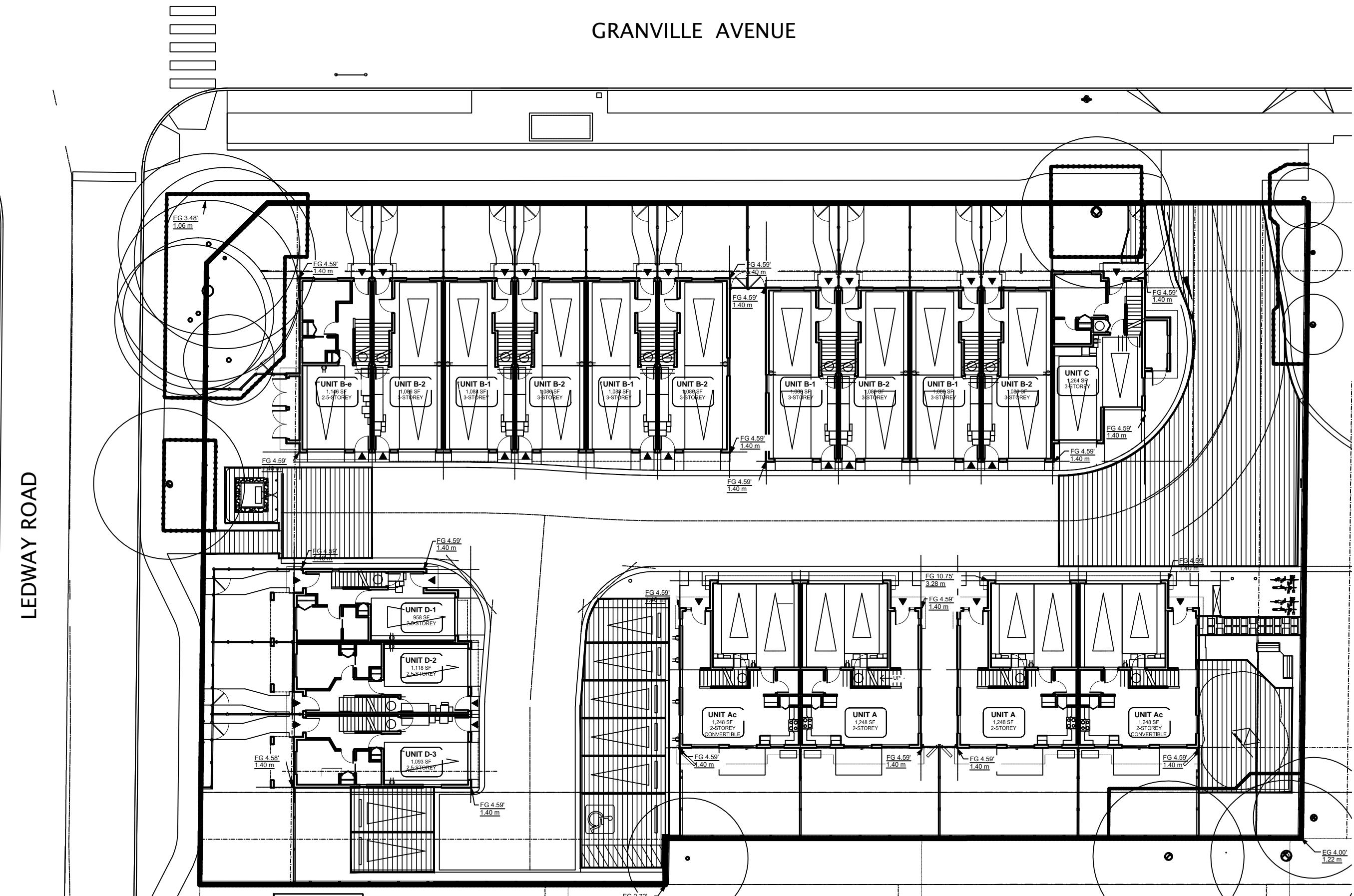
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**02 IMPERVIOUS AREAS**  
L1-02 SCALE 1:250



**01 LIVING PLANT AREA**  
L1-02 SCALE 1:250



**01 PERMEABLE PAVING**  
L1-02 SCALE 1:250

AREAS	AMOUNT	ACTUAL %	REQUIRE %
LOT AREA	3,154.7 m2		
IMPERVIOUS	1,817.5 m2	57.6 %	65.0 % MAX
PERMEABLE PAVING	479.4 m2	15.2 %	
LIVING PLANT	857.8 m2	27.2 %	25.0% MIN
ALL PERMEABLE (PAVING + LIVING)	1,289.8 m2	40.9 %	35.0 % MIN

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Prepared for:  
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Richmond BC V7C 2G4

Drawing Title  
**PERVIOUS / IMPERVIOUS AREA PLAN**



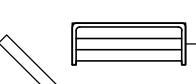
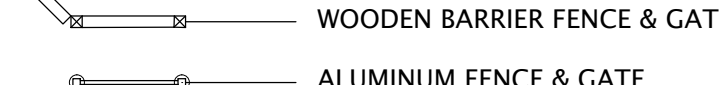
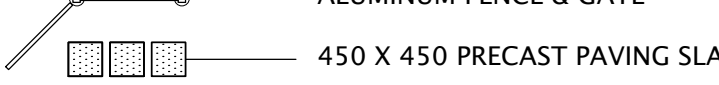
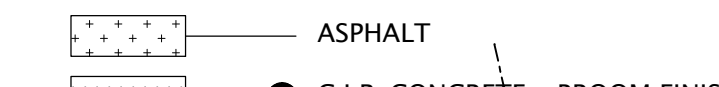

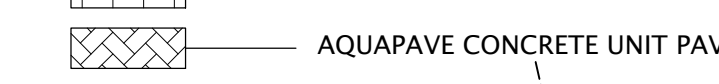
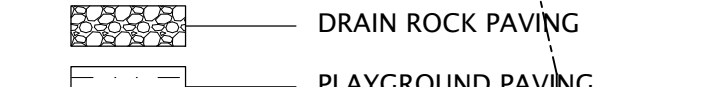



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Project No. 20-0089  
Drawing No. L1-02



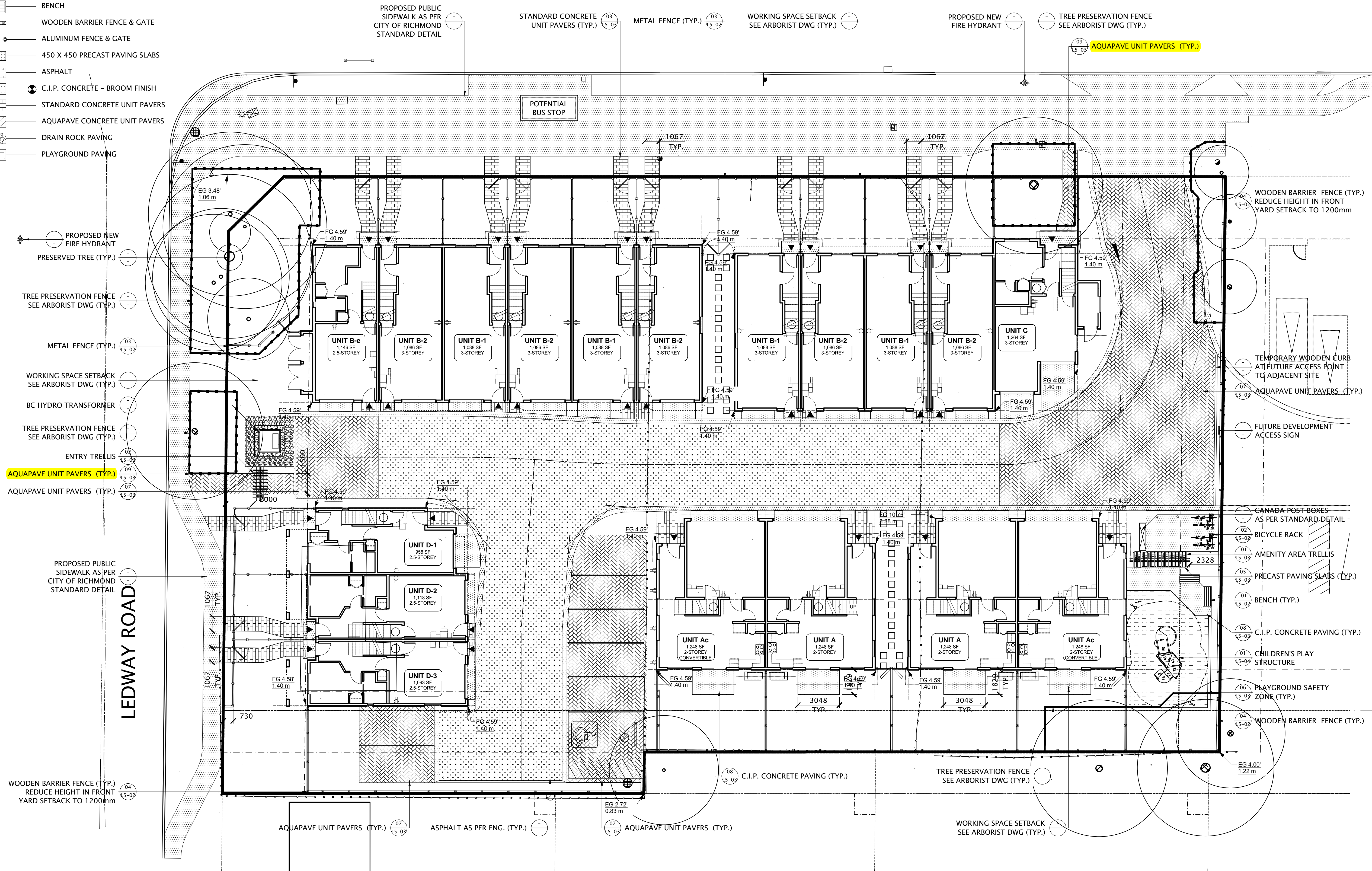
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**HARD LANDSCAPE KEY**

-  ARBOUR
-  BIKE RACK
-  BENCH
-  WOODEN BARRIER FENCE & GATE
-  ALUMINUM FENCE & GATE
-  450 X 450 PRECAST PAVING SLABS
-  ASPHALT
-  C.I.P. CONCRETE - BROOM FINISH
-  STANDARD CONCRETE UNIT PAVERS
-  AQUAPAVE CONCRETE UNIT PAVERS
-  DRAIN ROCK PAVING
-  PLAYGROUND PAVING

**GRANVILLE AVENUE**

**LEDWAY ROAD**



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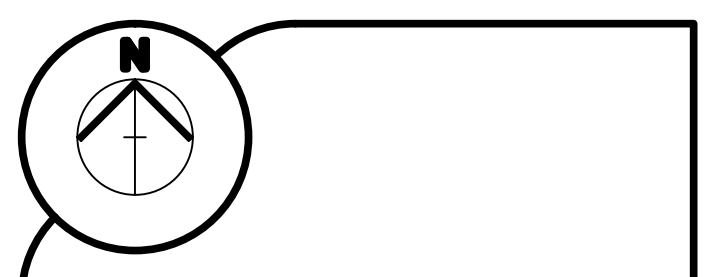
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**RICHMOND FILE #**  
DP 23-029476

**H** Project Leader  
DVS Duncan  
Drawn  
DVS Duncan  
Revision

**Residential Development**  
5800 Granville (Granville & Ledway)  
Richmond BC

Prepared for:  
**HorizonDevelopmentWest**  
6831 Gamba Drive  
Richmond BC V7C 2G4

Drawing Title  
**HARD LANDSCAPE PLAN**

Check Scale (may be photo reduced)  
0 1 inch 0 10mm

Project No. 20-0089  
Drawing No. L2-01

GRANVILLE AVENUE

LEDWAY ROAD

- 6 cs
- 5 aj
- 4 vo
- 1 CN
- 7 tm
- 16 aj
- 8 tm
- 8 aj
- 1 au
- 6 gs
- 4 sj
- 3 ri
- 3 vo
- 1 PO
- 7 tm
- 1 au
- 2 cs
- 3 vo
- 2 ri
- 10 gs
- 3 ri
- 4 sj
- 1 PO
- 8 vo
- 3 ri
- 5 vo
- 8 tm

01 PLANTING PLAN

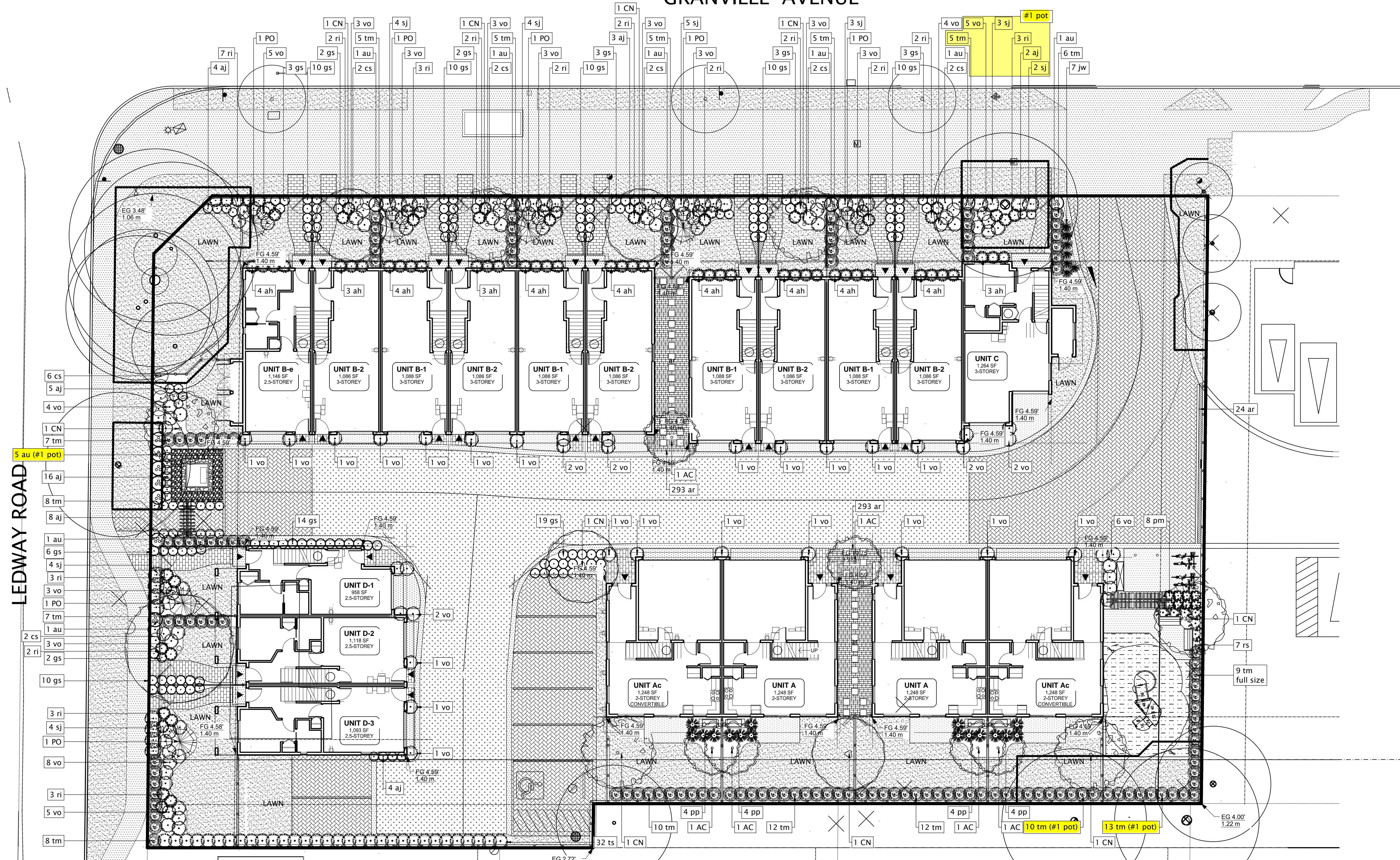
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PLANT LIST

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	6	Acer circinatum	Vine Maple	4m clump	888 min, 60cm root ball dia.	10m height 5m spread	AS SHOWN
CN	6	Cornus natrix	Pacific Dogwood	8cm cal	150cm standard 888 min, 70cm root ball dia.	150cm height 120cm spread	AS SHOWN
CL	4	Crataegus x mordanensis 'Toba'	Toba Hawthorn	8cm cal	150cm standard 888 min, 70cm root ball dia.	150cm height 120cm spread	AS SHOWN
GT	1	Gleditsia triacanthos	Honey Locust	8cm cal	150cm standard 888 min, 70cm root ball dia.	21m height 21m spread	AS SHOWN
PO	7	Picea omorika	Serbian Spruce	4.0 m ht.	Dense Tight Habit 888 min, 80cm root ball dia.	16m height 100cm spread	AS SHOWN

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ah	41	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	min. 200mm height	120cm height 120cm width	75cm
au	13	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot	min. 45cm height use #1 pot in TPA - 6 st	300cm height 300cm spread	100cm
gs	119	Gaultheria shallon	Salal	#1 pot	min. 20cm height	100cm height 120cm spread	65cm
sj	28	Skimmia japonica	Japanese Skimmia	#2 pot	min. 45cm height use #1 pot in TPA - 4 st	100cm height 130cm spread	75cm
ri	42	Rhododendron 'Impedium'	Impedium Rhododendron	#2 pot	min. 30cm height use #1 pot in TPA - 3 st	60cm height 75cm spread	75cm
vo	103	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height use #1 pot in TPA - 3 st	180cm height 190cm spread	75cm

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
aj	45	Astilbe x japonica 'Rheinland'	Rheinland False Spirea	#1 pot	min. 25cm height	55cm height 60cm spread	45cm
pp	8	Polystichum munimut	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm
ar	586	Ajuga reptans 'Chocolate Chip'	Chocolate Bugleweed	10cm pot	min. 75cm spread	18cm height 60cm spread	30cm



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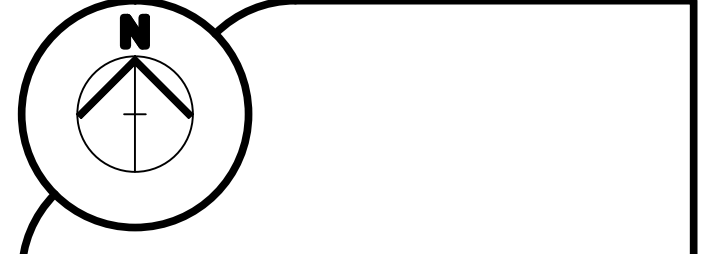
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Project Leader  
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Drawn  
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Residential Development  
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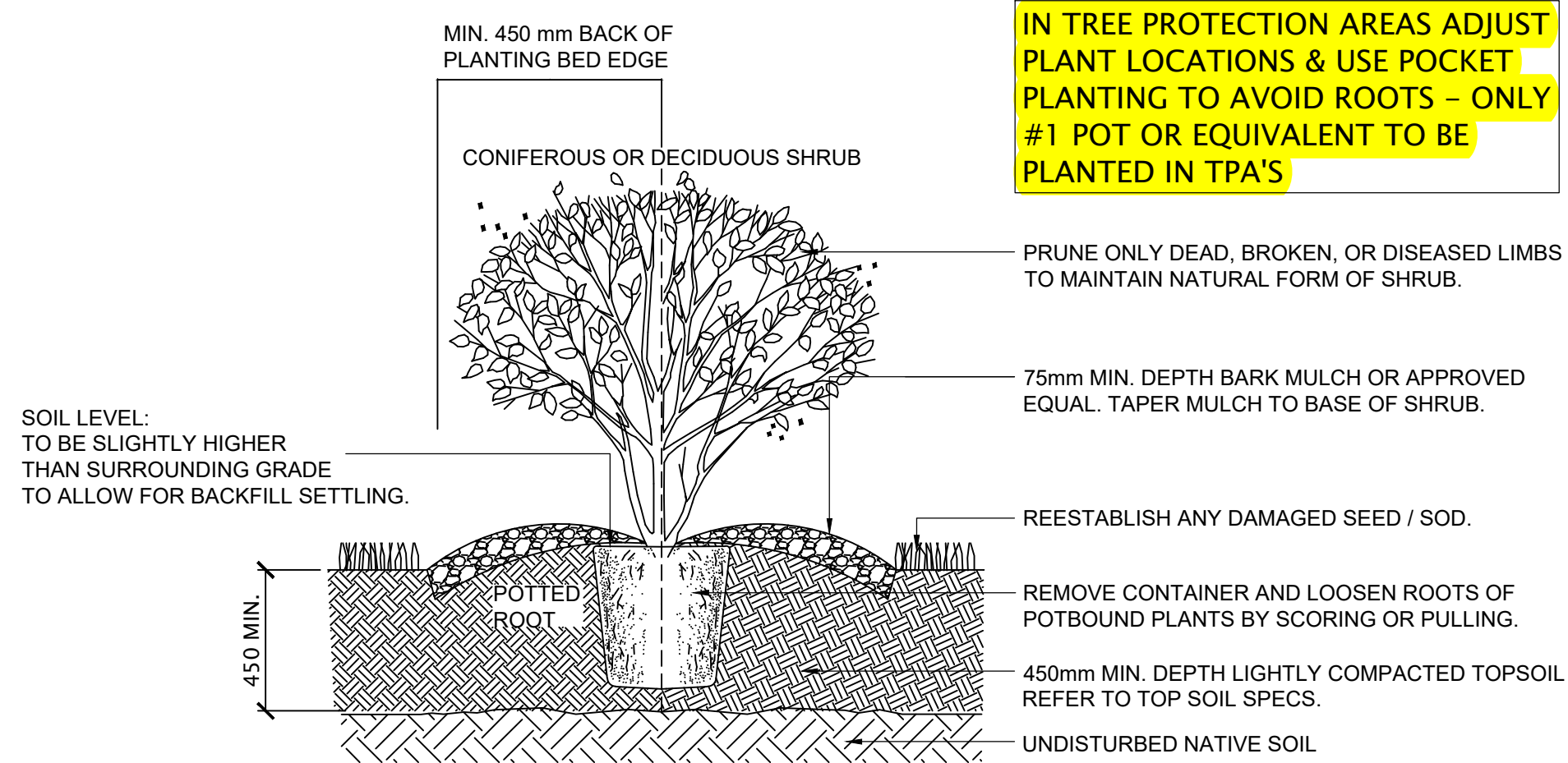
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Richmond BC V7C 2G4

Drawing Title  
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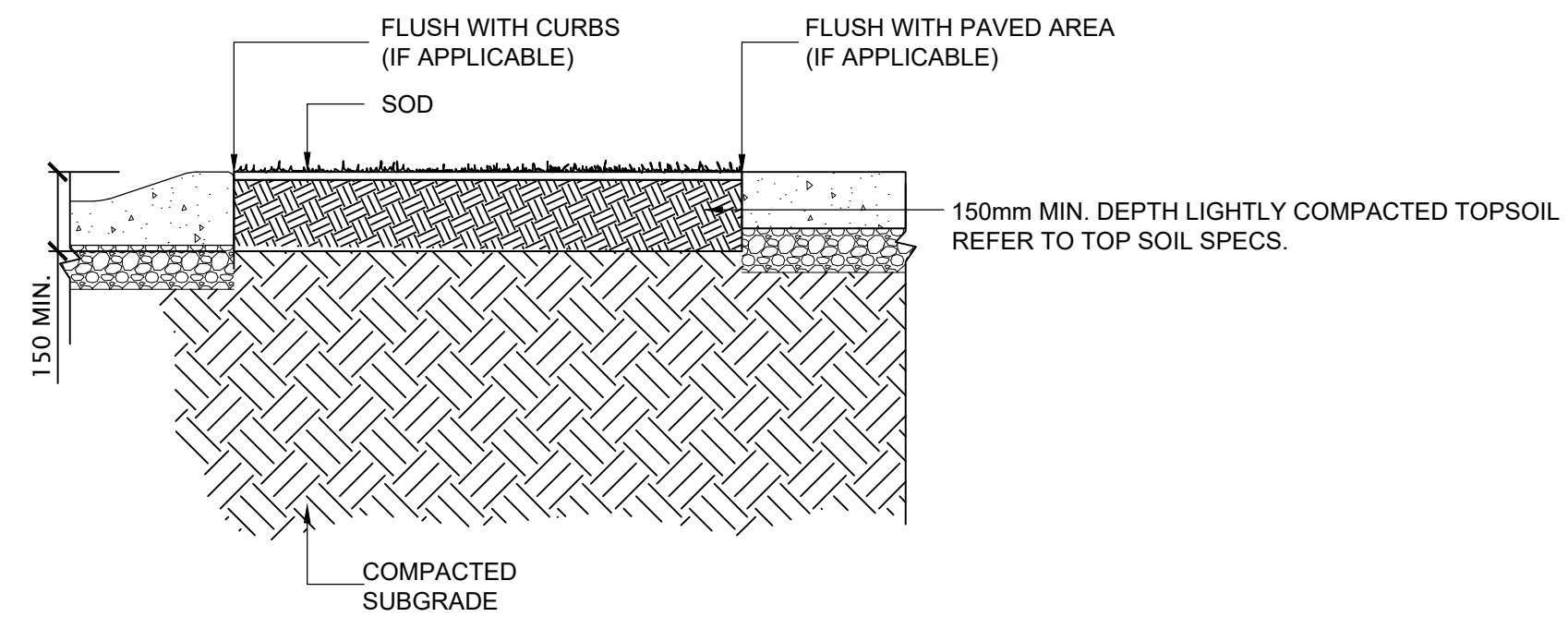
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Project No. 20-0089  
Drawing No. L4-01

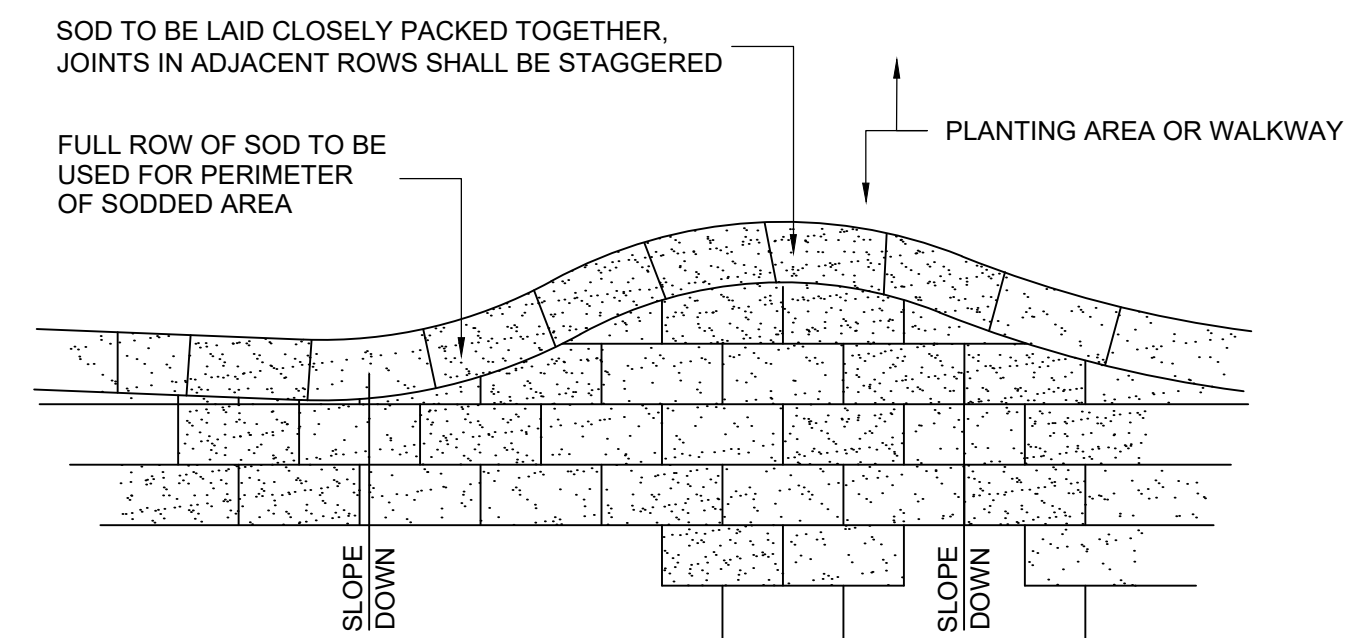
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01 TYPICAL SHRUB INSTALLATION  
L5-01 SCALE 1:20

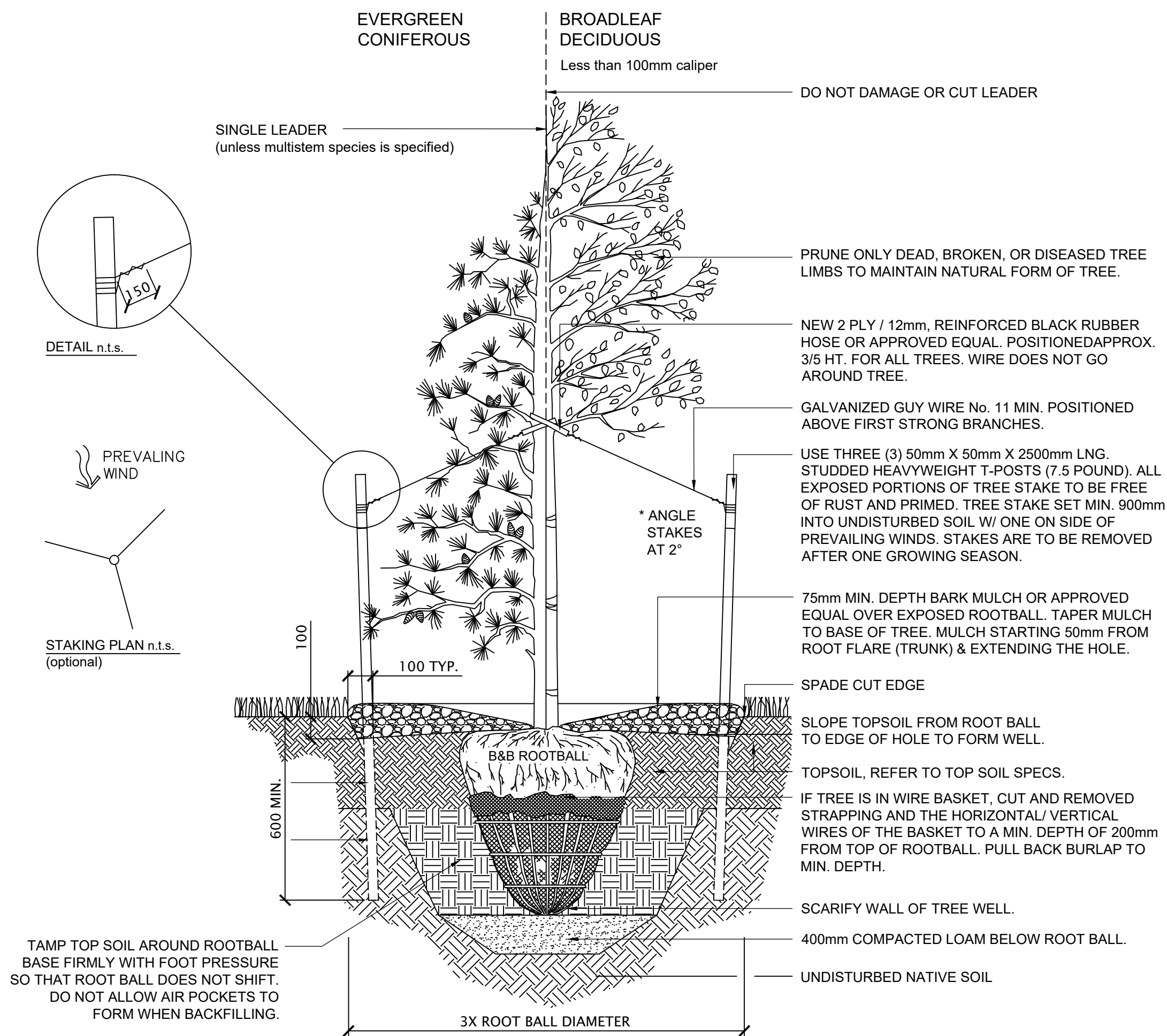


SECTION THROUGH SOD



PLAN VIEW OF SOD LAYOUT AND EDGING  
NOT TO SCALE

03 TYPICAL LAWN INSTALLATION  
L5-01 SCALE 1:20



02 TYPICAL TREE INSTALLATION  
L5-01 SCALE 1:20

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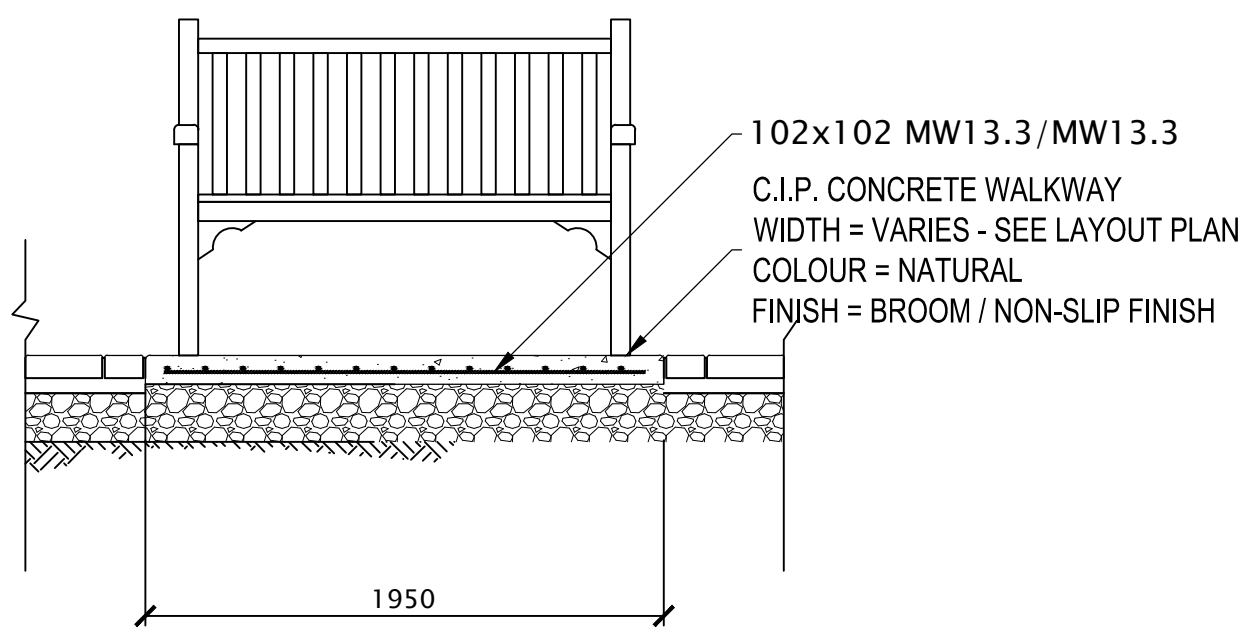
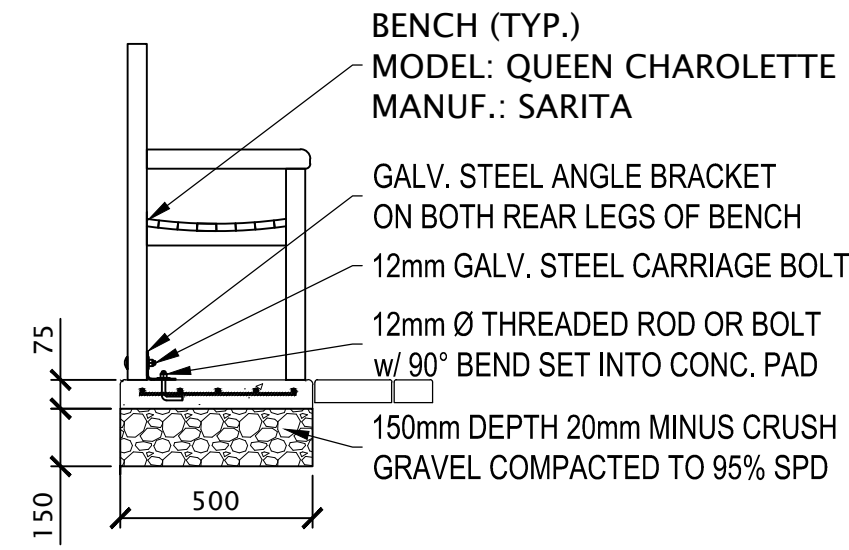
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Drawing Title  
**DETAILS**

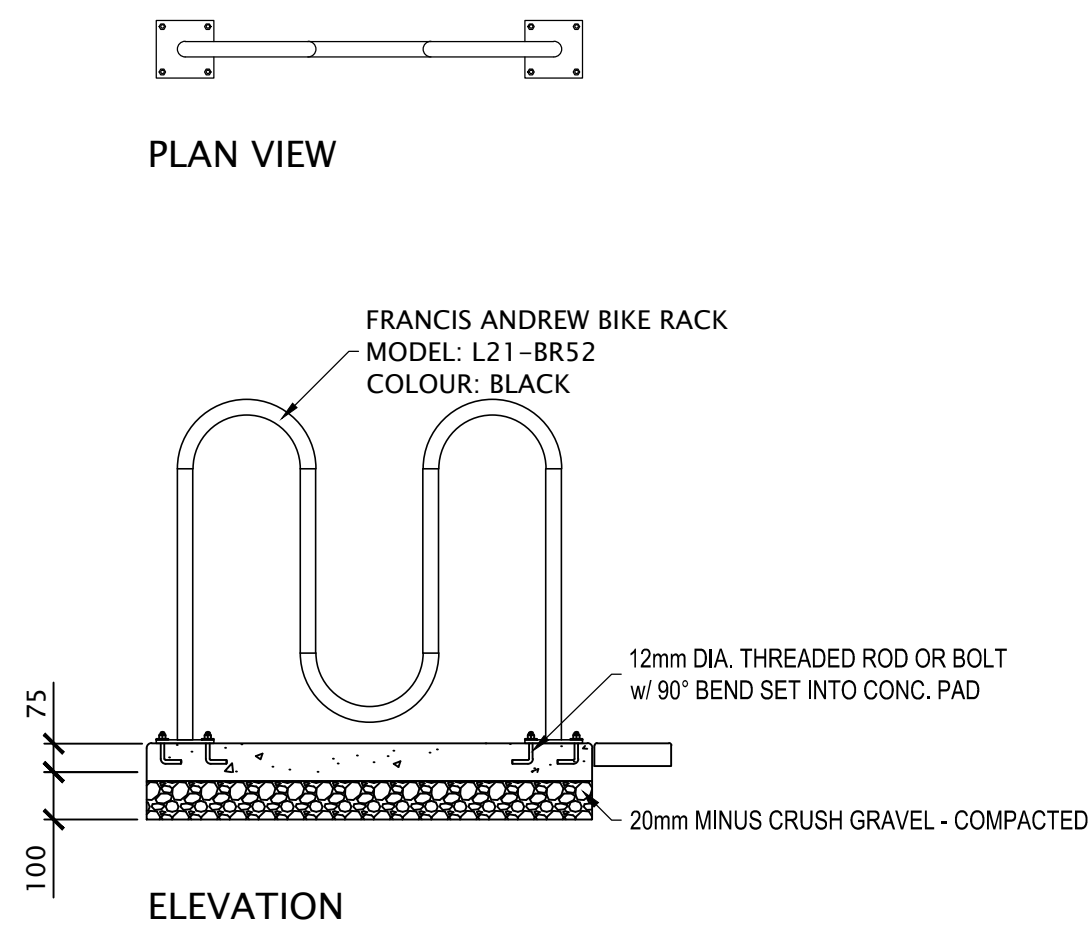
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Project No. 20-0089

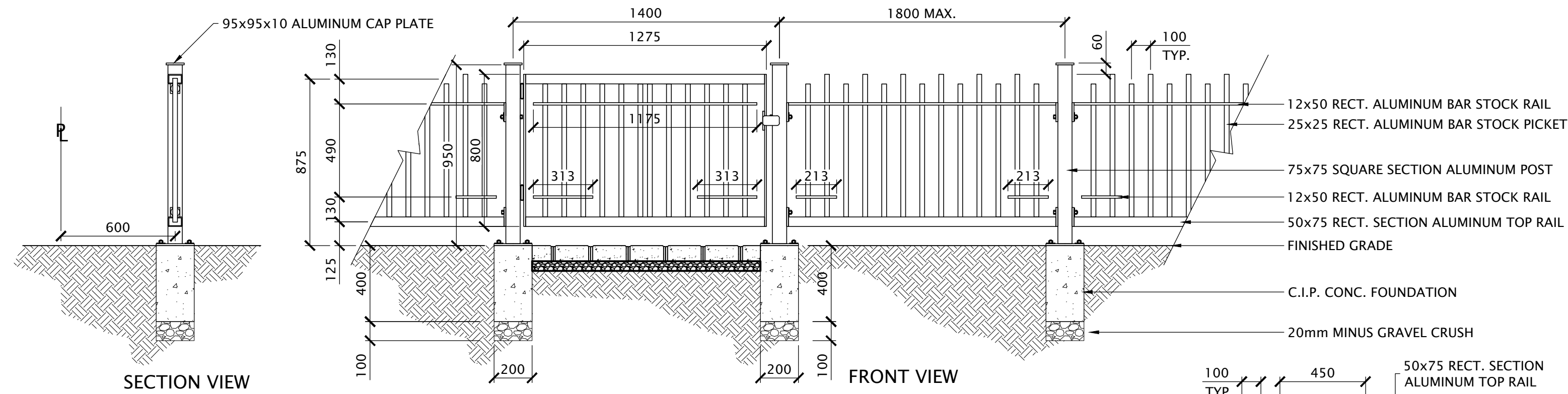
Drawing No. L5-01



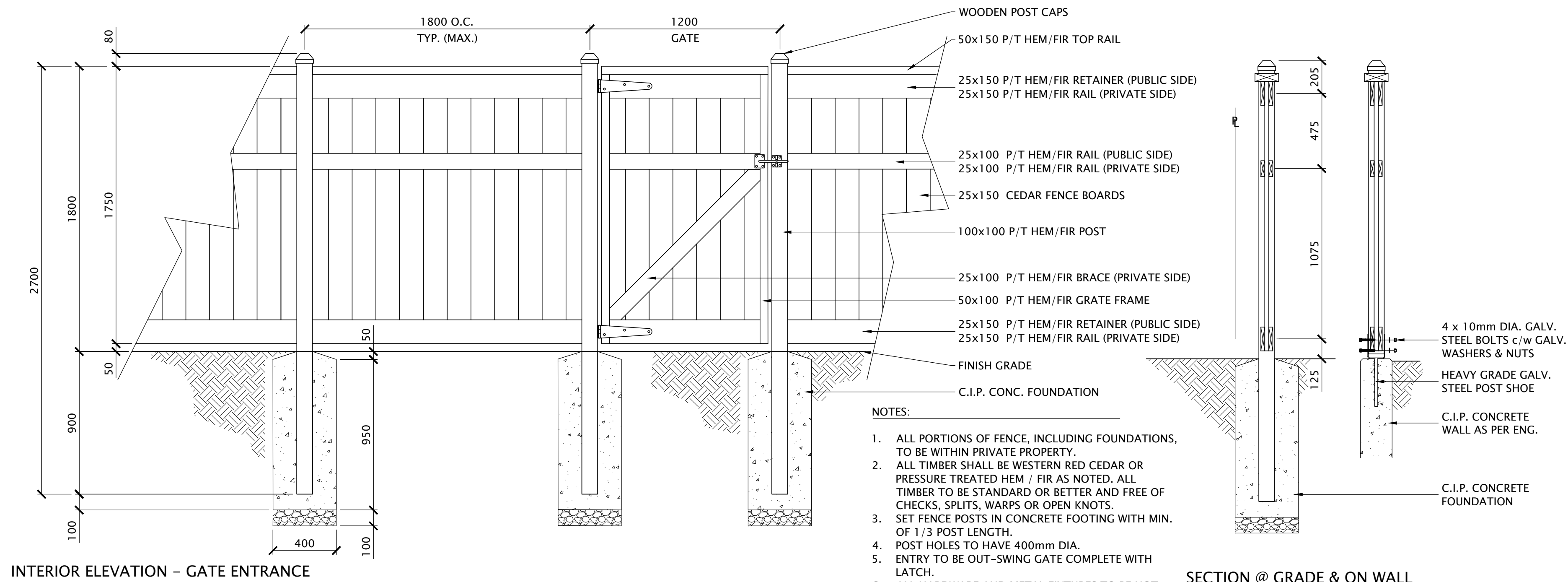
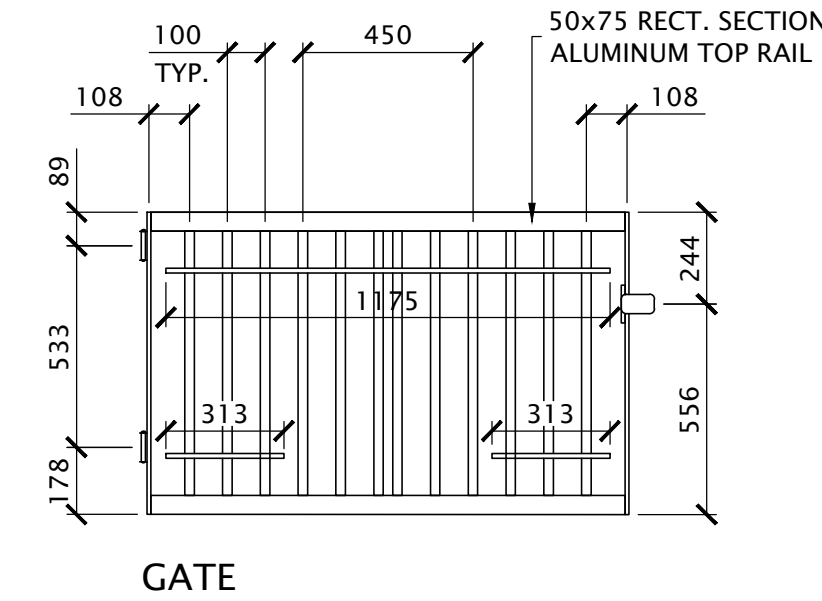
**01 BENCH INSTALLATION**  
SCALE 1:20



**02 BICYCLE RACK INSTALLATION**  
SCALE 1:20



**03 METAL FENCE**  
SCALE 1:20



**04 WOODEN BARRIER FENCE**  
SCALE 1:20

- NOTES:**
1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
  2. ALL TIMBER SHALL BE WESTERN RED CEDAR OR PRESSURE TREATED HEM / FIR AS NOTED. ALL TIMBER TO BE STANDARD OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN KNOTS.
  3. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
  4. POST HOLES TO HAVE 400mm DIA.
  5. ENTRY TO BE OUT-SWING GATE COMPLETE WITH LATCH.
  6. ALL HARDWARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
  7. FENCE TO BE UNSTAINED/UNPAINTED.

**SECTION @ GRADE & ON WALL**

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Drawn  
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Revision

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Drawing Title  
**DETAILS**

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Project No. 20-0089

Drawing No. L5-02

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2024-09-17	D.P.	H

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Consultants

Architectural:  
Arborist:  
Civil:  
Structural:  
Mechanical:  
Electrical:

**DVSD** Donald V. S. Duncan  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
New Westminster BC  
Canada V3M 6N9  
778-791-4323  
dvsduncan@gmail.com

**RICHMOND FILE #**  
DP 23-029476

**H** Project Leader  
DVS Duncan  
Drawn  
DVS Duncan  
Revision

**Residential Development**  
5800 Granville (Granville & Ledwey)  
Richmond BC

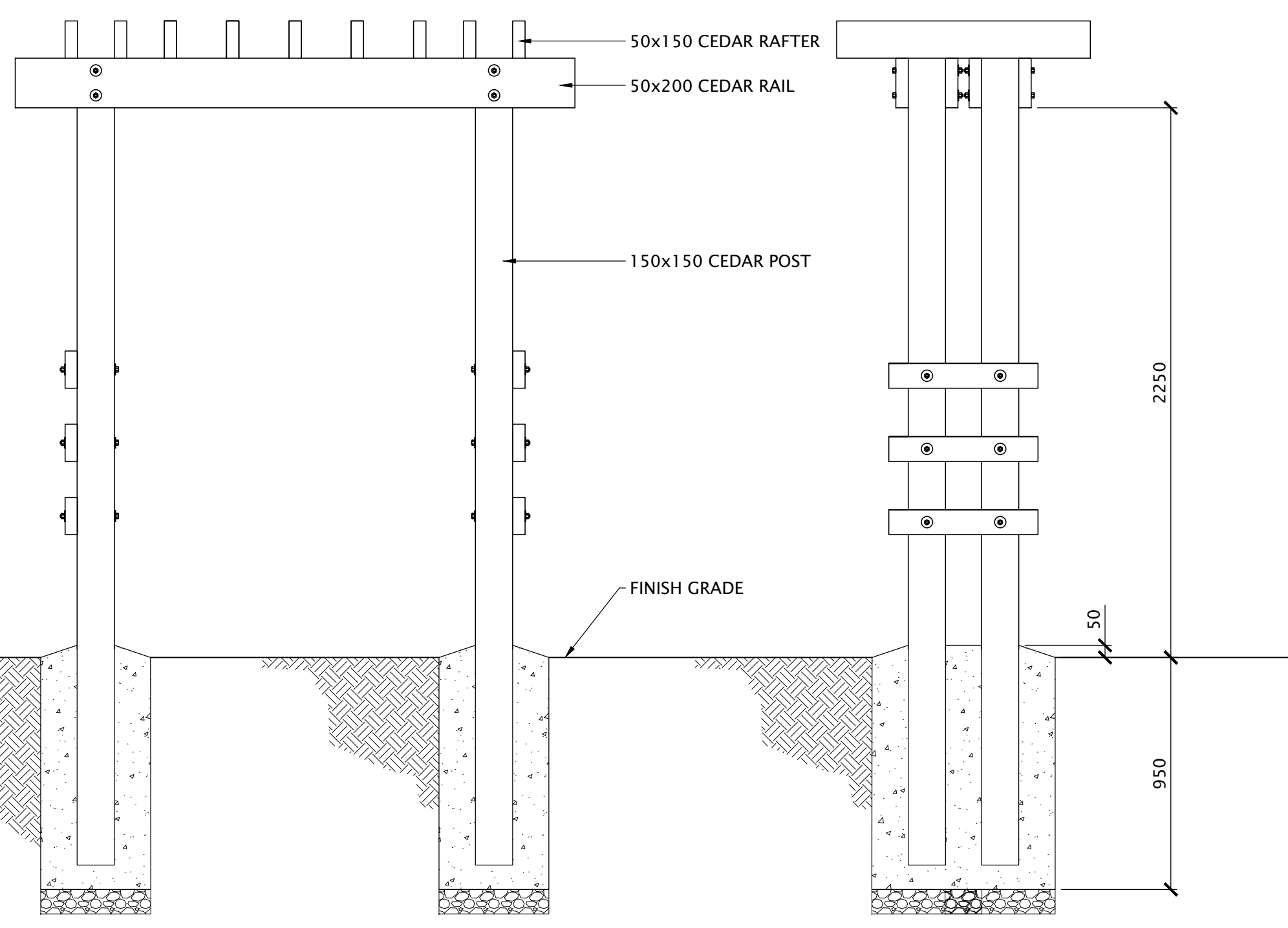
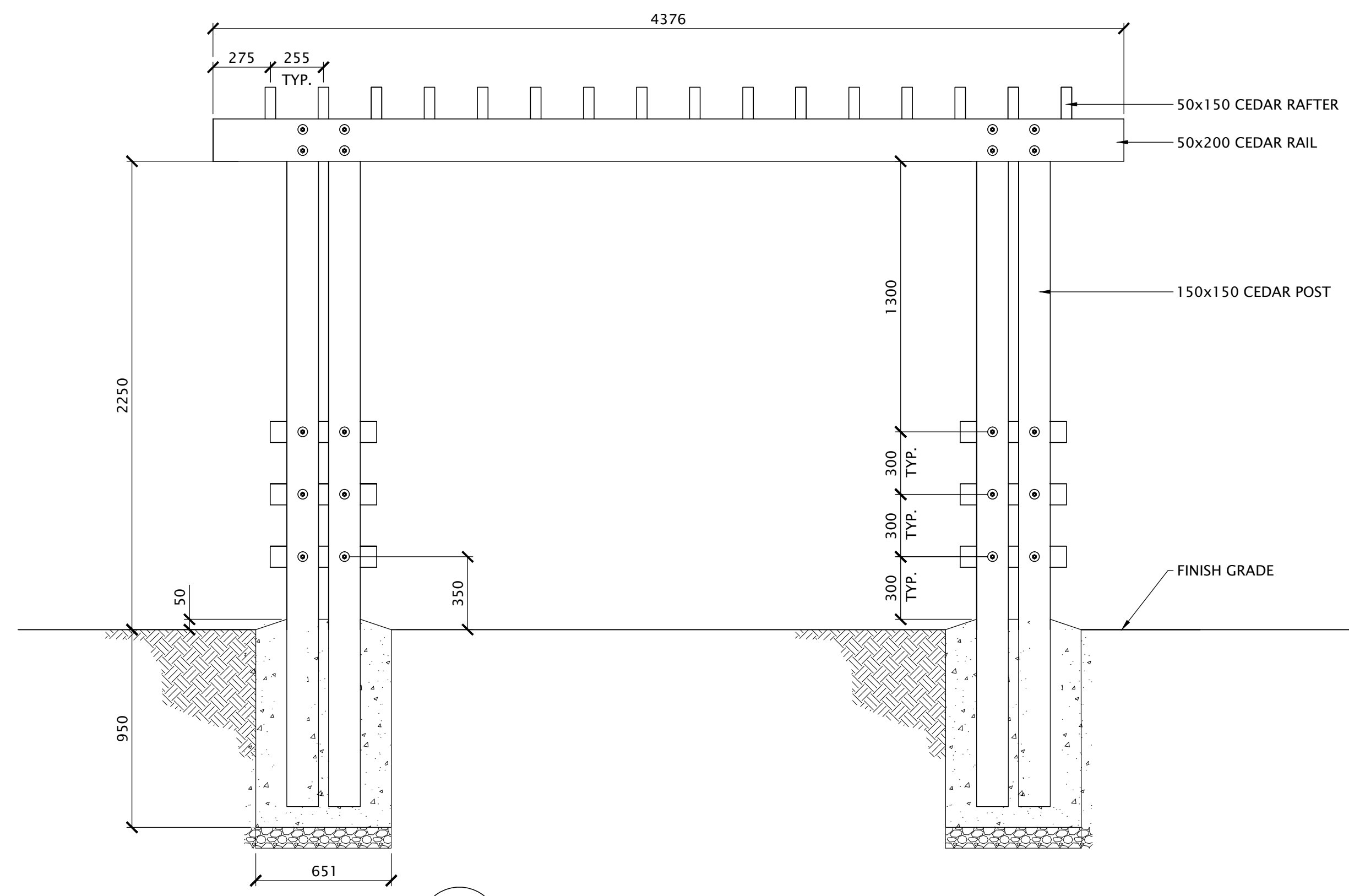
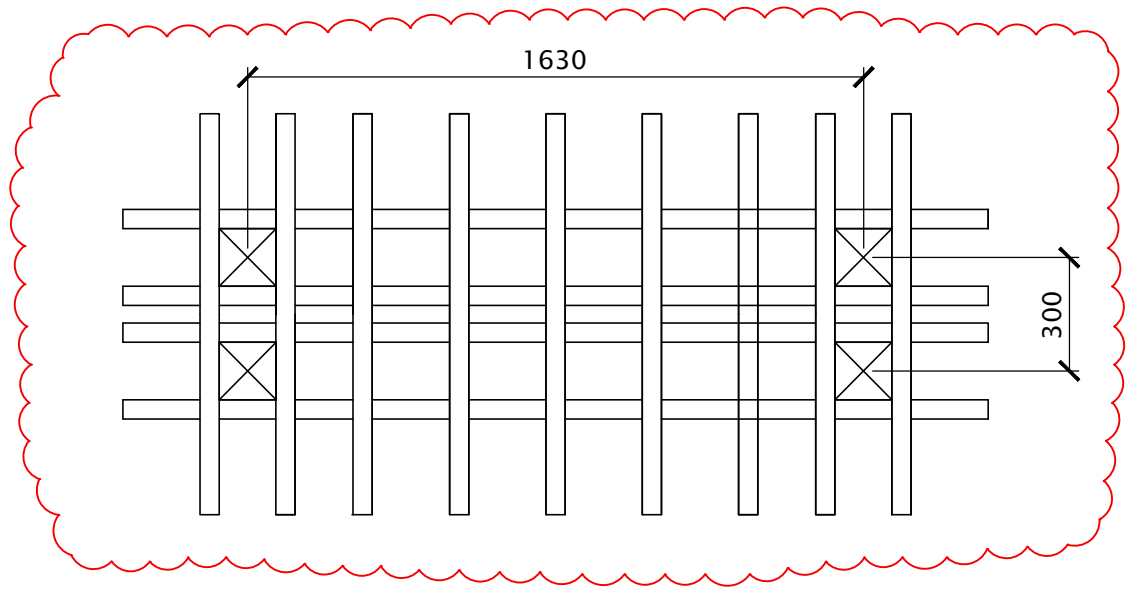
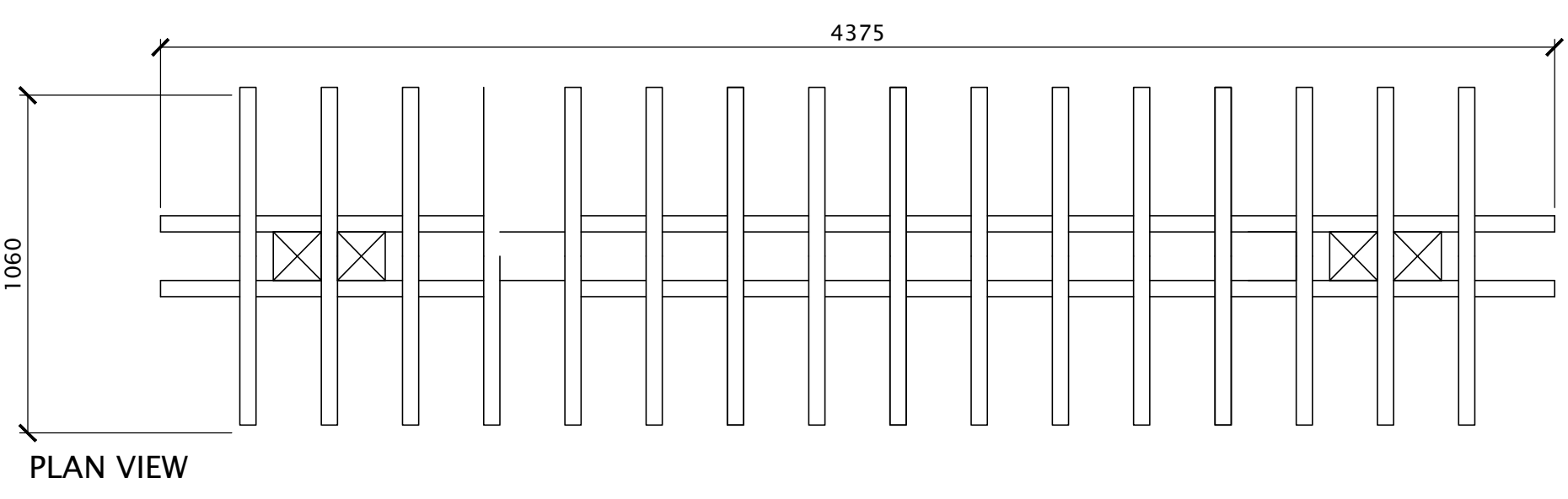
Prepared for:  
**HorizonDevelopmentWest**  
6831 Gamba Drive  
Richmond BC V7C 2G4

Drawing Title  
**DETAILS**

Check Scale (may be photo reduced)  
0 1 inch 0 10mm

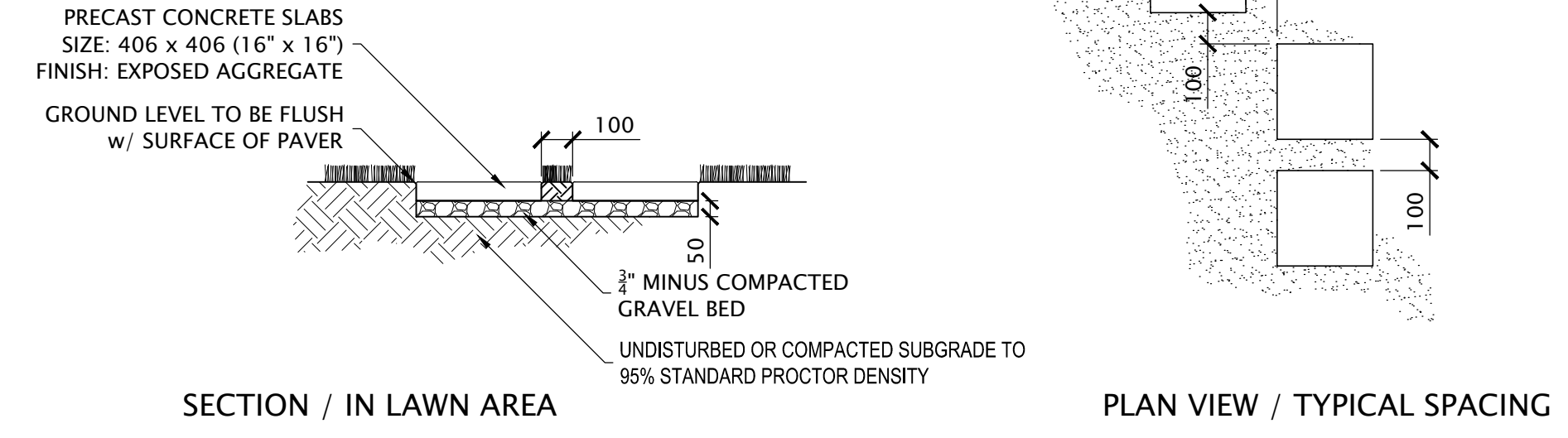
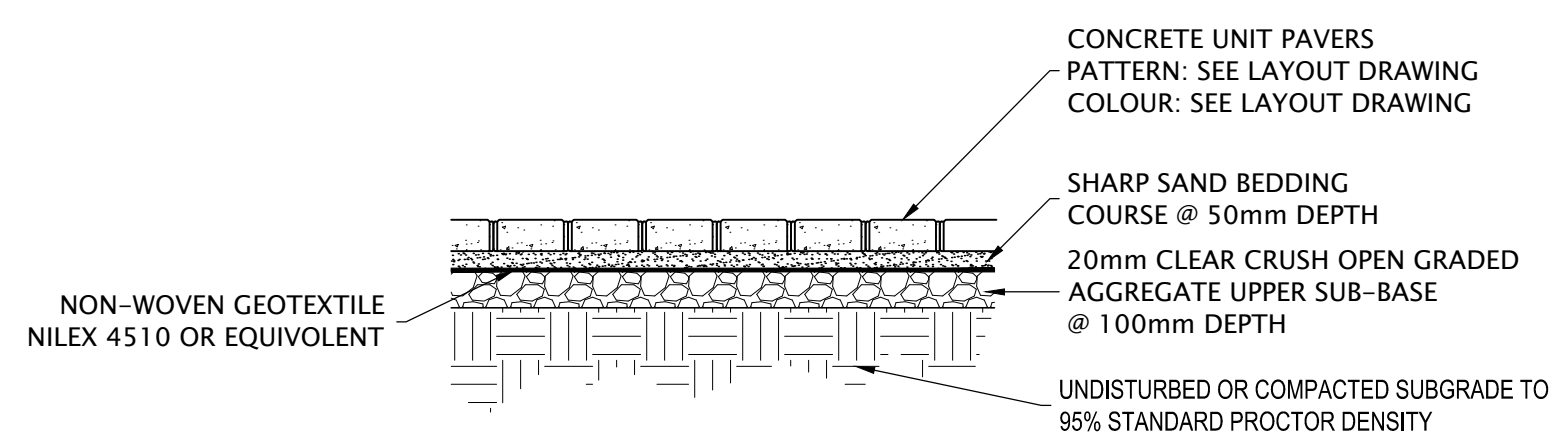
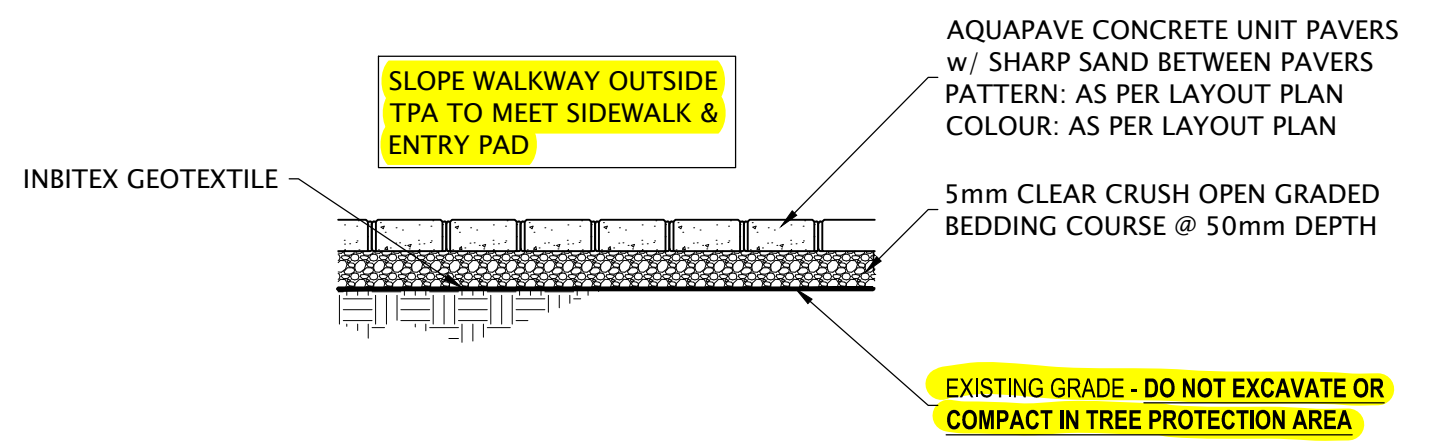
Project No. 20-0089

Drawing No. **L5-03**



**01 AMENITY AREA TRELLIS**  
L5-03 SCALE 1:20

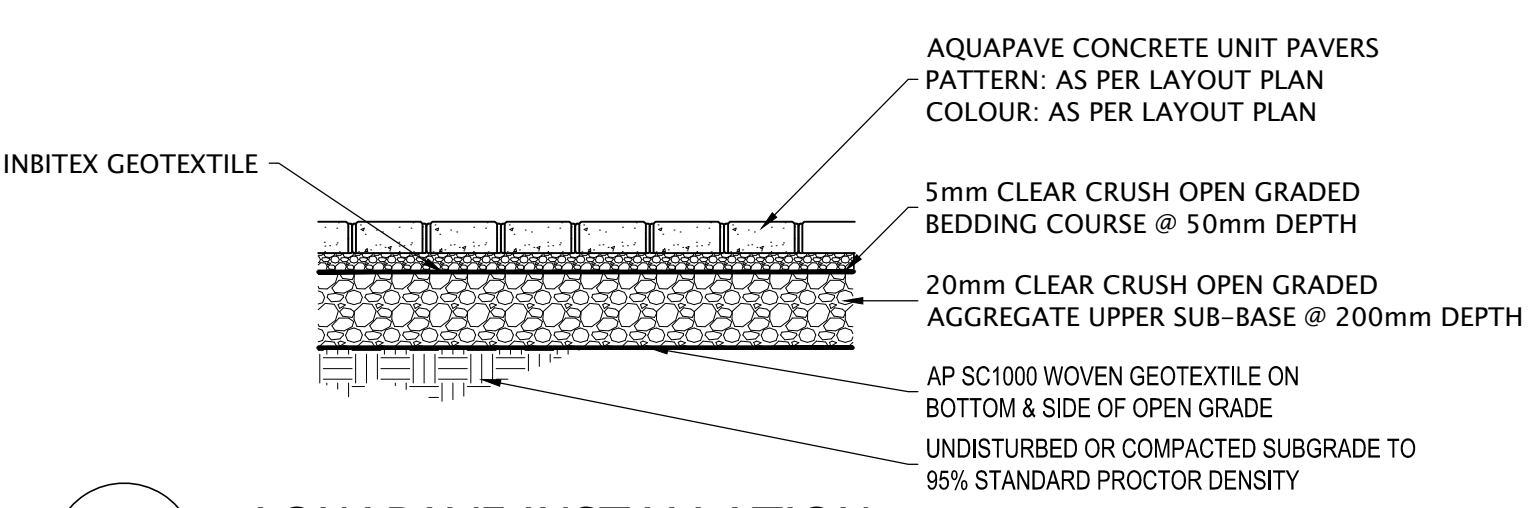
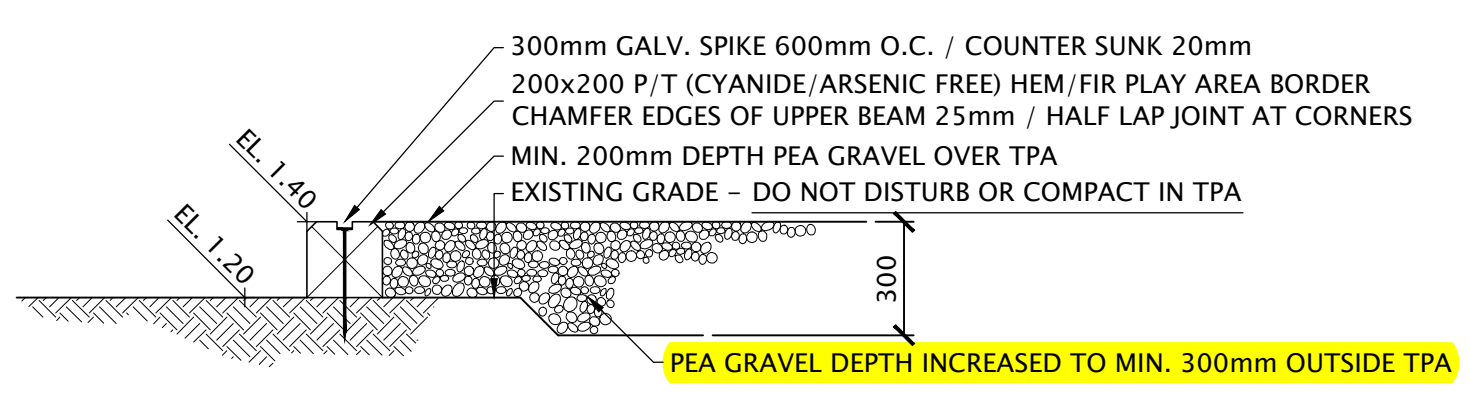
**02 ENTRY TRELLIS**  
L5-03 SCALE 1:20



**09 PEDESTIAN PERMEABLE PAVER INSTALLATION**  
L5-03 SCALE 1:20

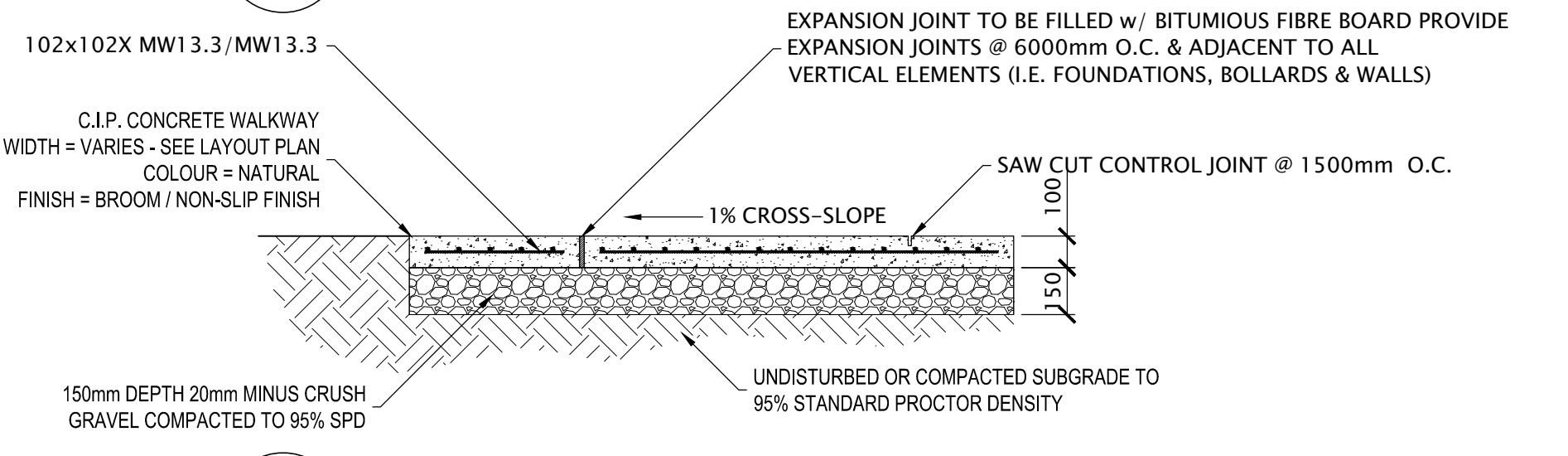
**04 STANDARD PAVER INSTALLATION**  
L5-03 SCALE 1:20

**05 PAVING SLAB INSTALLATION**  
L5-03 SCALE 1:20



**06 PLAYGROUND SAFETY ZONE**  
L5-03 SCALE 1:20

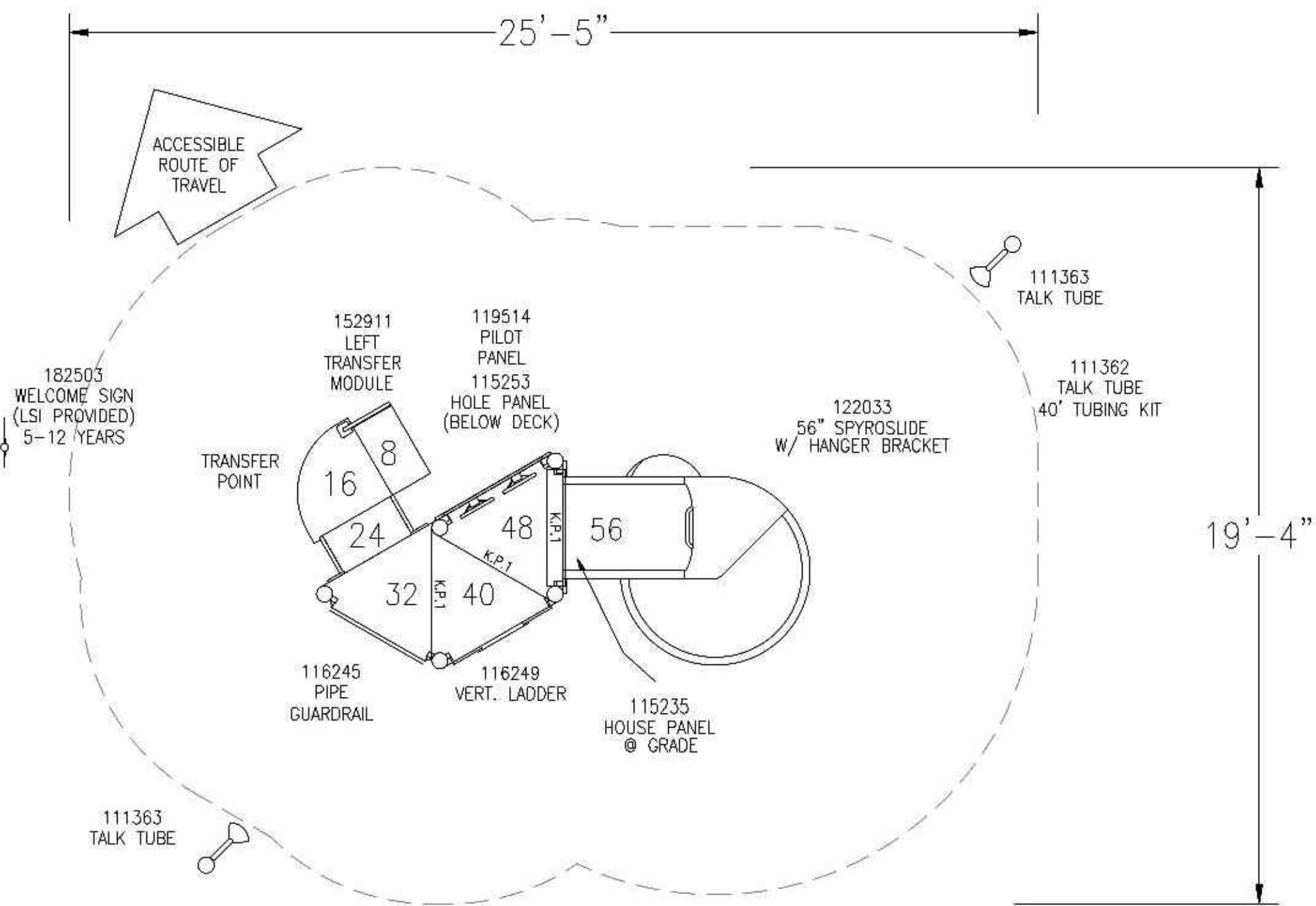
**07 AQUAPAVE INSTALLATION**  
L5-03 SCALE 1:20



**08 PEDESTIAN C.I.P. CONCRETE PAVING INSTALLATION**  
L5-03 SCALE 1:20

PLOT DATE: September 17, 2024 TIME: 3:07 PM FULL PATH AND FILENAME: D:\PROJECTS\D20-0089-5800 GRANVILLE\500-DELIV\LAND 01-TB\L5-03.DWG PLOTS\STYLE TABLE: -----

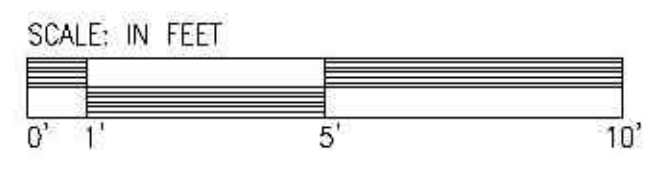
PLOT DATE: September 17, 2024 TIME: 3:03 PM FULL PATH AND FILENAME: D:\PROJECTS\020-0089-5800 GRANVILLE\500-DELIV\LAND\01-TB\L5-04.DWG PLOTSYCLE TABLE: -----



PlayBooster®  
(5-12 years)  
Max Fall Height: 56 inches  
TOTAL SQUARE FOOTAGE  
402 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS	3		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	3	REQUIRED	2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	2	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	REQUIRED	2

1/8" RISE KICKPLATE  
(K.P.), QTY. (3)



Design  
416

Landscape  
Structures

SYSTEM TYPE:  
Playbooster  
DRAWING #:  
416



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with \*) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US, PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING: SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINAGE. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "TRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 3/07/19  
LANDSCAPE STRUCTURES, INC.  
601 7th STREET SOUTH - P.O. BOX 188  
DELAND, MINNESOTA 55308  
PH: 1-800-328-0035 FAX: 1-763-972-6981

Date	Previous Drawing #	Initials

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B
2023-09-21	D.P.	C
2024-03-12	STREET TREES	C
2024-05-08	D.P.	D
2024-05-30	D.P.	E
2024-07-05	D.P.	F
2024-08-29	D.P.	G
2024-09-17	D.P.	H

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Prepared for:  
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Drawing Title  
DETAILS

Check Scale (may be photo reduced)  
0 1 inch 0 10mm

Project No. 20-0089

Drawing No. L5-04

01 PLAYGROUND EQUIPMENT  
L5-04 N.T.S.

