

TOWNHOUSE DEVELOPMENT

CIVIC ADDRESS: 9291 & 9311 NO. 2 ROAD, RICHMOND B.C.

LEGAL DESCRIPTION: 1) NORTH HALF LOT 17 EXCEPT: PART SUBDIVIDED BY PLAN 60236;
2) SOUTH HALF LOT 17 EXCEPT: PART SUBDIVIDED BY PLAN 70853; BLOCK 'B' SECTION 25 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1353

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PROJECT DRECTORY:

ARCHITECTURAL:

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ALPHATEC ENERGY INC.
201 -275 2ND STREET W,
NORTH VANCOUVER, BC V7M1C9
604 771 5886

LANDSCAPE:

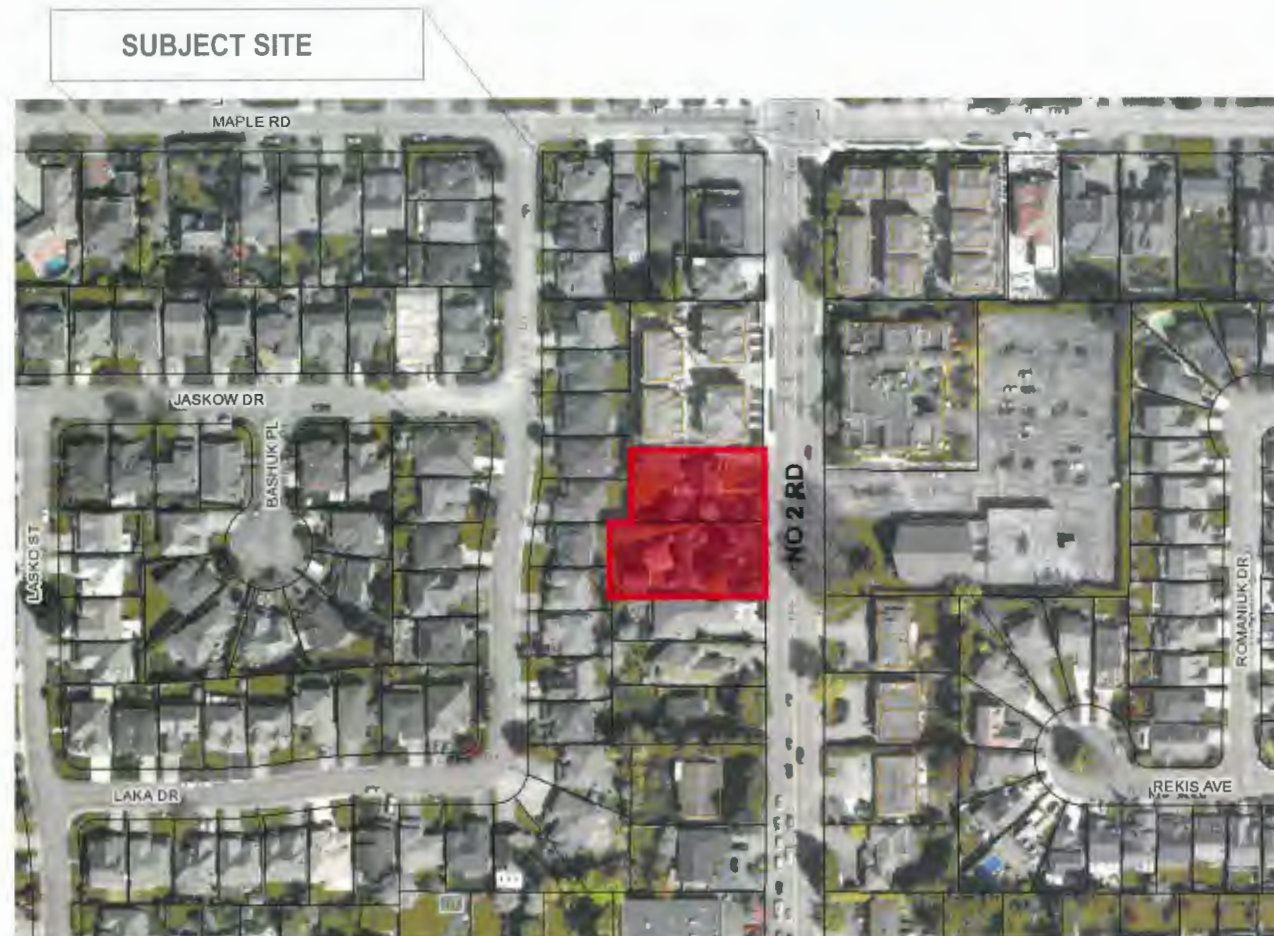
HAPA
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604 909 4150
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ACOUSTIC:

BROWN STRACHAN ASSOCIATES
1020 MAINLAND STREET,
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604 689 0514



DATE	BY	DESCRIPTION
2023-10-27	A	DP PRESENTATION
2023-10-23	C	DP PRESENTATION FOR DP
2023-09-12	F	DP PRESENTATION
2023-07-28	F	DP PRESENTATION
2023-05-23	C	DP PRESENTATION
2022-11-08	C	PRELIMINARY AFTER DP COMMENTS
2022-10-02	B	SUBMISSION FOR ADP_DP17-20008
2023-09-20	C	DP PRESENTATION



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PROJECT:
**12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
RICHMOND, B.C.**

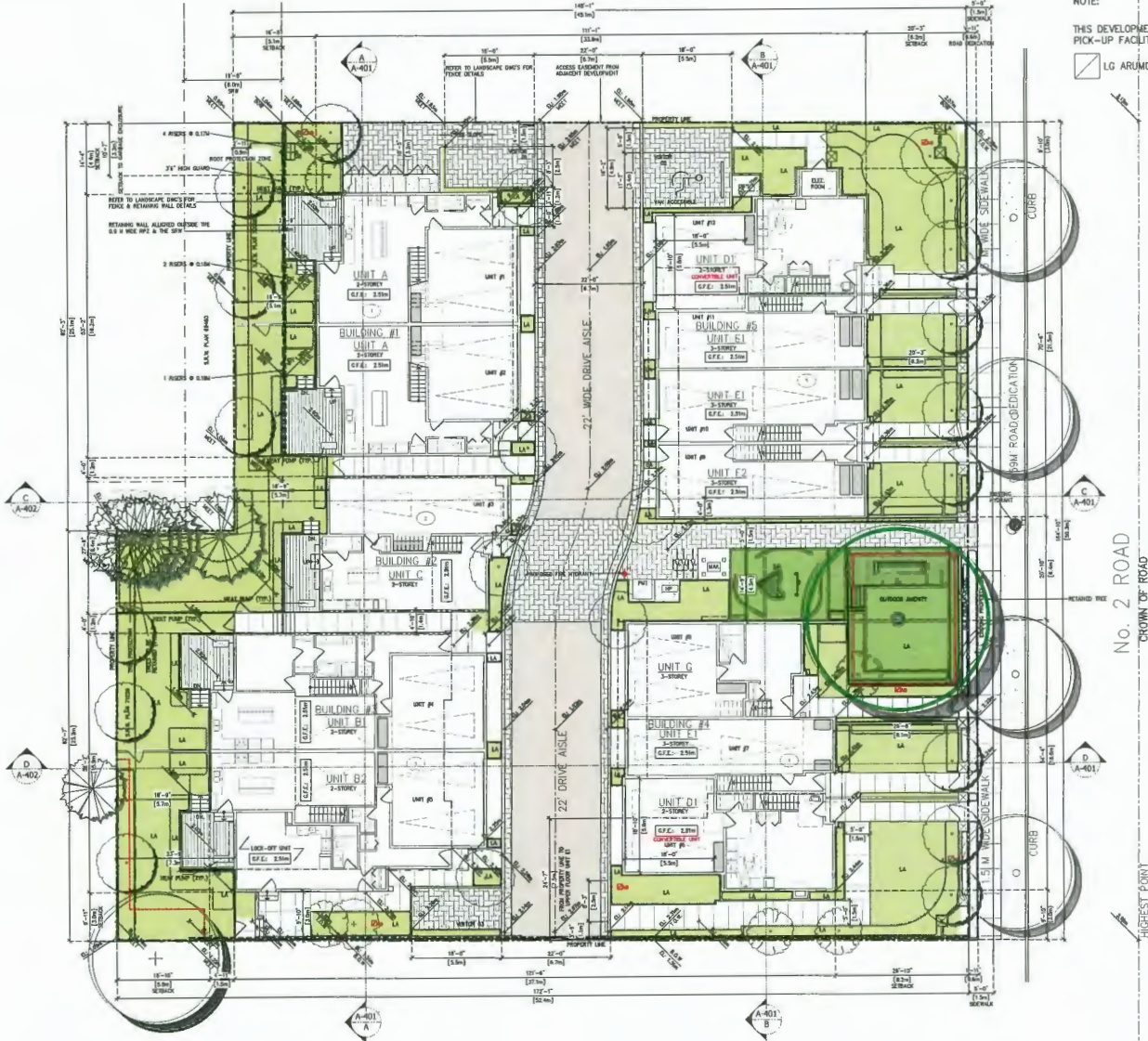
CLIENT:
SATNAM JOHAL

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TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE
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ARCHITECT'S WRITTEN CONSENT.

DRAWN BY:	SA
DESIGNED BY:	SA
SCALE:	N.T.S.
JOB NO.:	ND-033
DATE:	OCT 2023
SHEET TITLE:	

COVER SHEET

DRAWING NO.:	A-001	H
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NOTE:

THIS DEVELOPMENT IS NOT DESIGNED TO ALLOW FOR DOOR TO DOOR GARBAGE AND RECYCLING PICK-UP FACILITY.

LG ARUM036GSS5 HEAT PUMP.

NOTES:



LEGEND :

- LA - LANDSCAPE
- PMT - PAD MOUNTED THERMOSTAT
- H - FIRE HYDRANT

2023-10-11	1	APP PRELIMINARY
2023-10-23	2	APP PRELIMINARY FOR DEP
2023-09-12	3	APP PRELIMINARY
2023-07-28	4	APP PRELIMINARY
2023-03-27	5	APP PRELIMINARY
2023-11-08	6	REVISION AFTER APP COMMENT
2023-08-02	7	REVISION FOR APP APPROVAL
2022-08-25	8	APP PRELIMINARY



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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

DATE: 2023-10-11
 DRAWN BY: SA
 CHECKED BY: YA
 SCALE: 1/8" = 1'-0"
 JOB NO.: 2023-013
 SHEET: 001-003
 SHEET TITLE: SITE PLAN

TOTAL CONVERTIBLE UNITS PROPOSED : 2 (UNIT D1- BUILDINGS 4 & 5)

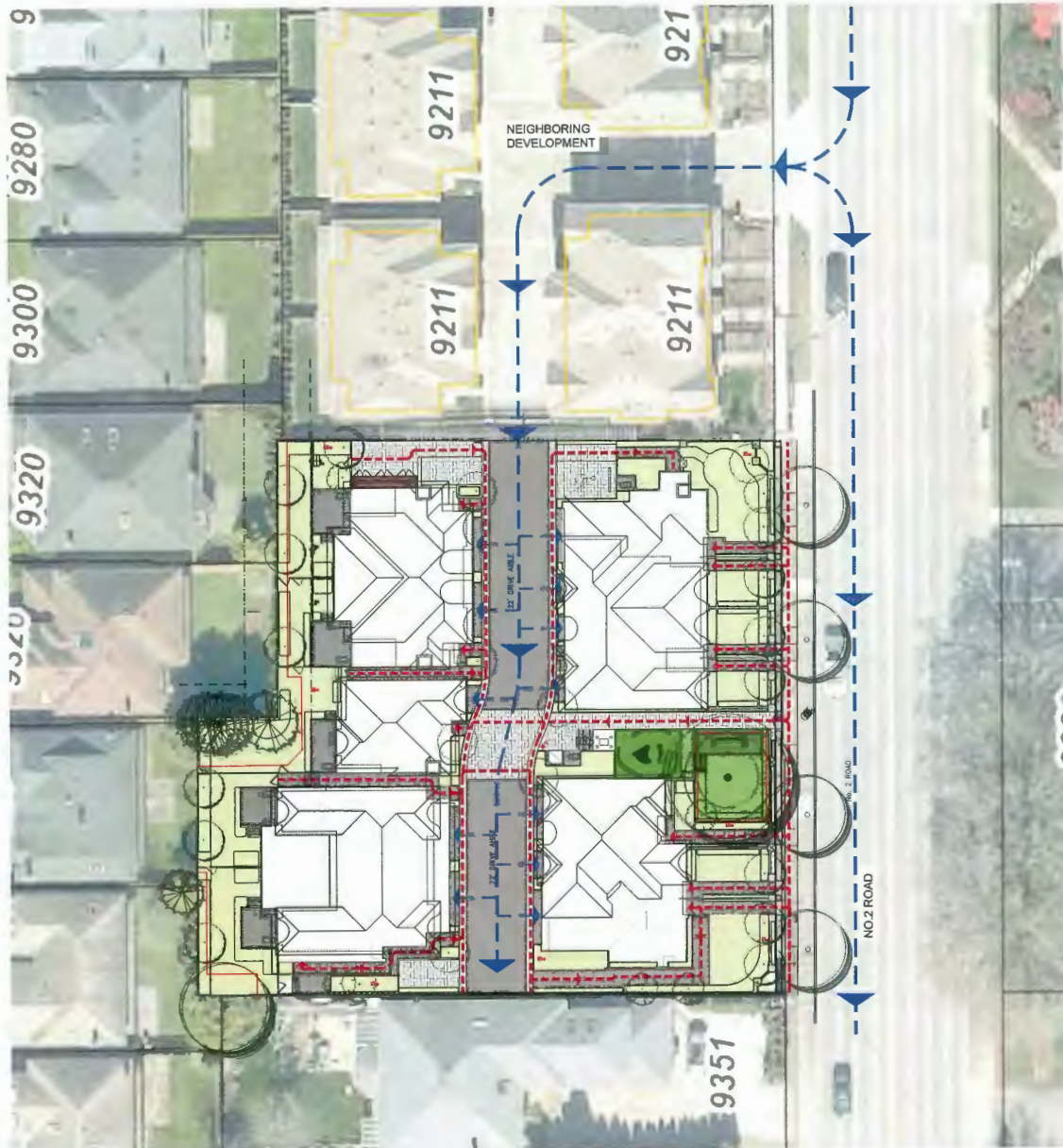
1 SITE PLAN
 SCALE: 1/8" = 1'-0"



SITE PLAN

DRAWING NO.:
A-100 H

 VEHICULAR ACCESS
 PEDESTRIAN ACCESS



1 CONTEXT PLAN
 A-101 SCALE: 1/8" = 1'-0"

NOTES:



2023-10-17	A	APP PRESENTATION
2023-10-03	C	APP REVISIONS FOR CIP
2023-09-12	F	APP REVISIONS
2023-07-20	C	APP PRESENTATION
2023-03-27	C	APP REVISIONS
2022-11-09	C	REVISIONS AFTER APP COMMENTS
2022-09-06	B	SUBMISSION FOR APP #P11-70284
2022-08-25	A	APP REVISIONS

df

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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9281 & 9211 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

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DESIGNER:	NA
CHECKED BY:	JA
SCALE:	1/8" = 1'-0"
JOB NO.:	MDM-035
DATE:	OCT 2023
SHEET TITLE:	

VEHICULAR ACCESS

Drawing No.:	A-101	H
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1 NORTH EAST VIEW



2 EAST VIEW



3 SOUTHEAST VIEW



4 NEIGHBORING DEVELOPMENT (NORTH)



CONTEXT PLAN



5 VIEW OPPOSITE TO SITE (NORTHEAST)



6 VIEW OPPOSITE TO SITE (NORTHEAST)



7 NEIGHBORING SINGLE FAMILY RESIDENTIAL (SOUTH)



8 VIEW OPPOSITE TO SITE (SOUTHEAST)



9 STREETScape AT NO. 2 ROAD

NOTES:



2022-10-11	H	APP PREPARATION
2022-09-03	E	SP REVISIONS FOR APP
2022-08-12	F	SP REVISIONS
2022-07-28	F	SP REVISIONS
2022-06-03	E	SP REVISIONS
2022-11-08	C	PERMISSION AFTER AOR COMMENTS
2022-10-26	B	SUBMISSION FOR AOR #P11-19386
2022-08-03	A	SP REVISIONS



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PROJECT:
**12 UNIT TOWNHOUSE DEVELOPMENT
 8281 & 8311 NO. 2 RD,
 RICHMOND, B.C.**

CLIENT:
SATNAM JOHAL

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DATE:	NO.
ORDERED BY:	
SCALE:	3/32" = 1'-0"
DWG NO.:	CON-011
DATE:	OCT 01/23
SHEET TITLE:	

CONTEXT PHOTOS

DRAWING NO.	
A-102	H



1 3D AERIAL VIEW
A-602



2 3D RENDERING
A-602

NOTES:

2023-10-17	BY	APP PRESENTATION
2023-10-20	C	MP REVISIONS FOR APP
2023-09-12	F	MP REVISIONS
2023-07-20	C	MP REVISIONS
2023-03-27	D	MP REVISIONS
2023-11-08	C	REVISIONS AFTER APP COMMENTS
2023-04-06	B	SUBMISSION FOR JOP_0171-70000
2023-04-20	A	MP REVISIONS

df

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PROJECT:
**12 UNIT TOWNHOUSE DEVELOPMENT
9281 & 8311 NO. 2 RD,
RICHMOND, B.C.**

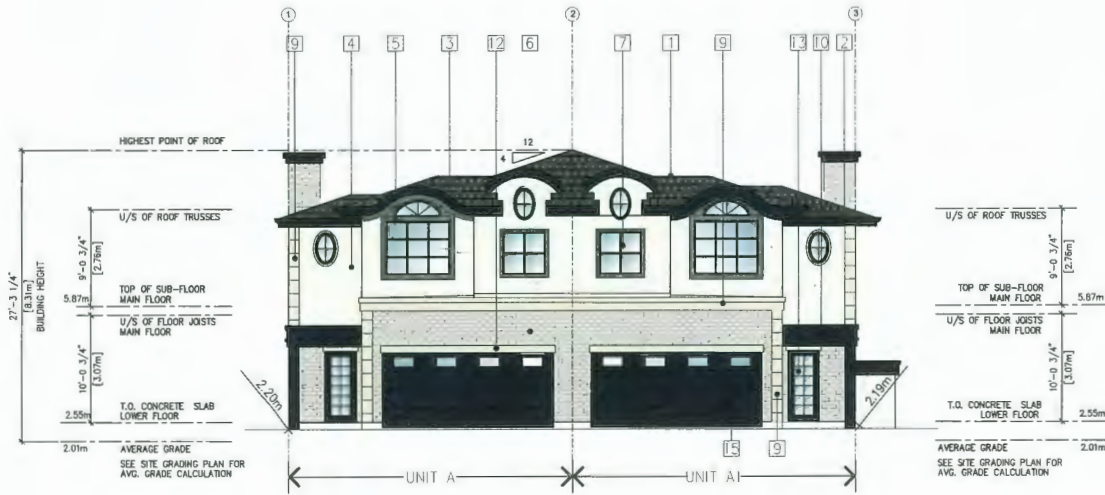
CLIENT:
SATNAM JOHAL

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PHONE: 604	
CHECKED: NA	
SCALE: 3/8" = 1'-0"	
JOB NO.: 2023-033	
DATE: OCT 2023	
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	
A-201	H



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	AVERAGE SITE GRADE	2.01m

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN HOOKER 2128-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN HOOKER 2128-20 "ARTIST"
- 4 STUCCO SIDING
BENJAMIN HOOKER 110-170 "TERMINATOR"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN HOOKER STORM AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEPPER BRICK; METAL MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
REFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN HOOKER 2128-20 "ARTIST"
- 9 HEWN QUIN CORNERS (12" X 12") & HEADER BAND
COLOR: EDOHELL BRAND; QUALITY STONE WOODEN INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
COLOR: BENJAMIN HOOKER 2128-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN HOOKER 2128-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN HOOKER 2128-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN HOOKER 2128-20 "ARTIST"

NOTES:



KEY PLAN

2023-10-11	1	REV	PROVISIONAL
2023-10-03	0	REV	PROVISIONAL FOR SFP
2023-09-12	0	REV	PROVISIONAL
2023-07-20	0	REV	PROVISIONAL
2023-03-27	0	REV	PROVISIONAL
2023-11-08	0	REV	PROVISIONAL AFTER AHP CONSULT
2023-10-20	0	REV	PROVISIONAL FOR AHP_0911-190001
2023-08-28	0	REV	PROVISIONAL

df

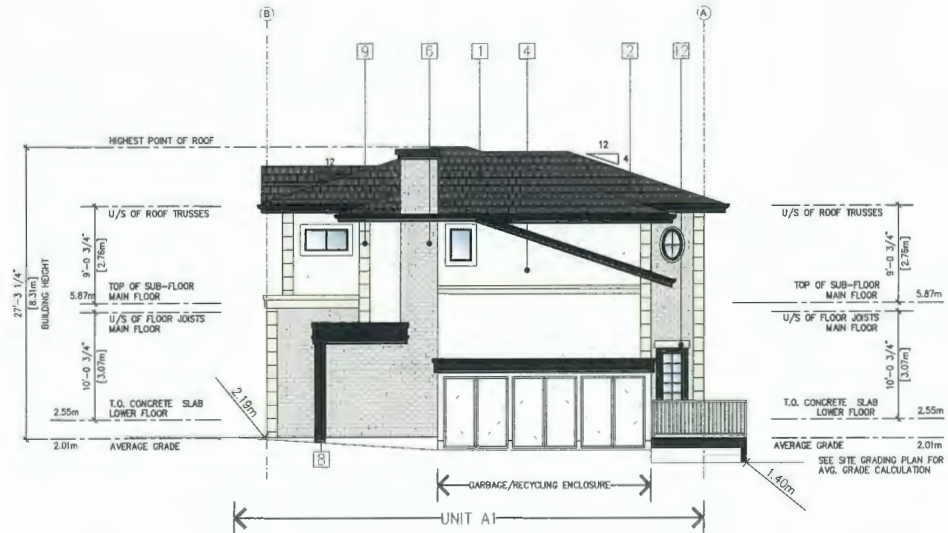
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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9211 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

CONTRACT PROVIDED - THIS PLAN AND DESIGN ARE VALID AT ALL TIMES UNLESS THE ORIGINAL CONTRACTOR PROVIDES WRITTEN NOTICE TO THE CLIENT AND ARCHITECT'S WRITTEN CONSENT

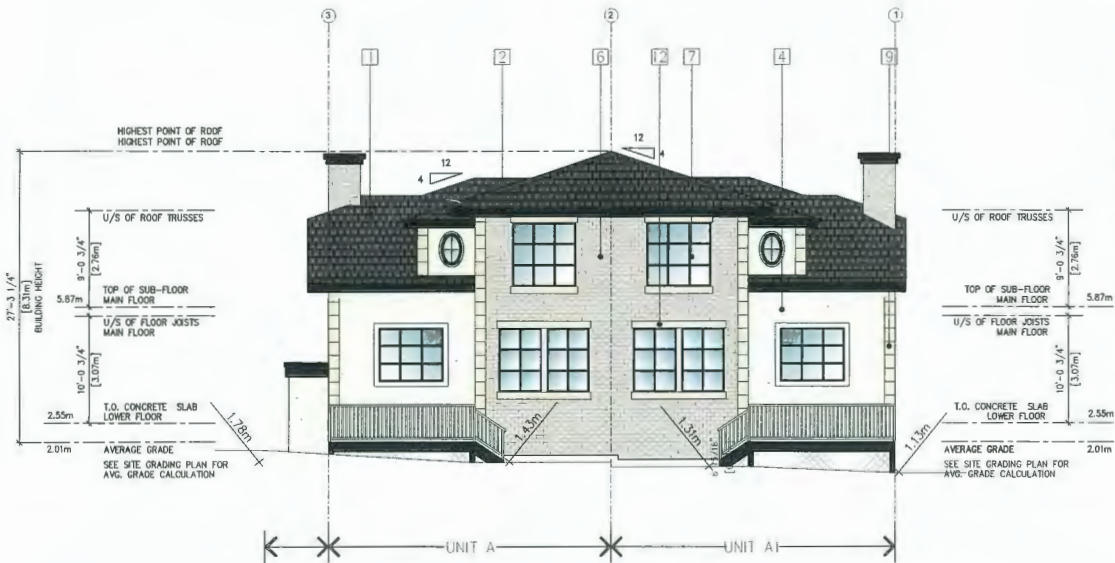
DESIGN:	NA
DRAWN:	TA
SCALE:	3/16" = 1'-0"
JOB NO.:	103-033
DATE:	NOV 2023
SHEET TITLE:	



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

BLDG 1 ELEVATIONS

DRAWING NO:
A-301 H



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 10-170 "STRUCTURE"
- 4 STUCCO SIDING
BENJAMIN MOORE STORE AF-700
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STORE AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEWTER (BRAND: METAL MATERIALS)
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ARTIST"
- 9 HEWN QUIN CORNERS (12" X 12") & HEADER BAND
COLOR: EDGEWELL BRAND: QUALITY STONE VENEER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
COLOR: BENJAMIN MOORE 2128-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ARTIST"

NOTES:



KEY PLAN

2023-10-17	H	DPF PRELIMINARY
2023-10-05	C	DPF PRELIMINARY FOR BPP
2023-09-13	F	DPF PRELIMINARY
2023-07-28	F	DPF PRELIMINARY
2023-03-21	F	DPF PRELIMINARY
2022-11-09	C	REVISIONS AFTER AEP COMMENTS
2022-10-08	H	SUBMITTAL FOR AEP, DP17-TR0008
2022-05-20	F	DP PRELIMINARY

AVERAGE GRADE CALCULATION

CORNER GRADES		AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



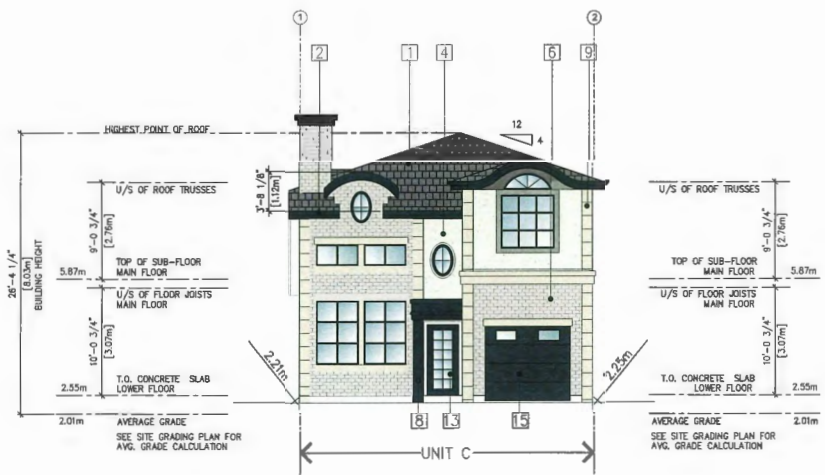
PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
3291 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATHAM JOHAL

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DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: 3/16" = 1'-0"
JOB NO: PDH-053
SHEET: 001 OF 003
SHEET TITLE:

BLDG 1 ELEVATIONS



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTISS"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTISS"
- ④ STUCCO SIDING
BENJAMIN MOORE IC-170 "CONCRECTION"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE ST50M #1-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEPPER BRAND - NATURAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK W/HT. FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ARTISS"
- ⑨ HEWN QUON CORNERS (12" x 12") & HEADER BAND
COLOR: EVERELL BRAND - QUALITY STONE WOODER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR: BENJAMIN MOORE 2128-20 "ARTISS"
- ⑪ 3"-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLJO CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ARTISS"
- ⑭ SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ARTISS"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ARTISS"

NOTES:

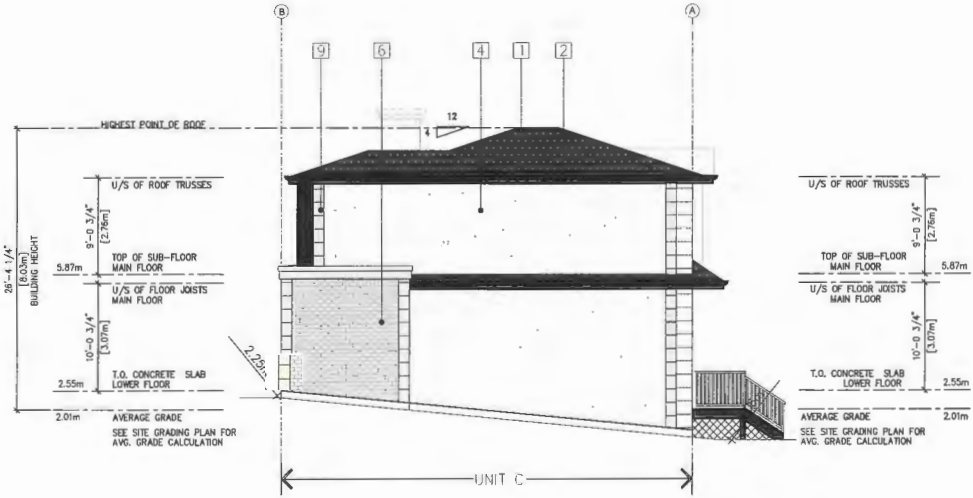


KEY PLAN

2023-10-17	H	APP PRESCRIPTION
2023-10-03	G	OP PRELIMINARY FOR EDP
2023-08-10	F	OP PRELIMINARY
2023-07-20	E	OP PRELIMINARY
2023-03-23	D	OP PRELIMINARY
2023-11-08	C	REVISIONS AFTER APP COMMENTS
2023-10-05	B	REVISIONS FOR APP COMMENTS
2023-04-28	A	OP PRELIMINARY

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9281 & 9311 NO. 2 RD,
RICHMOND, B.C.

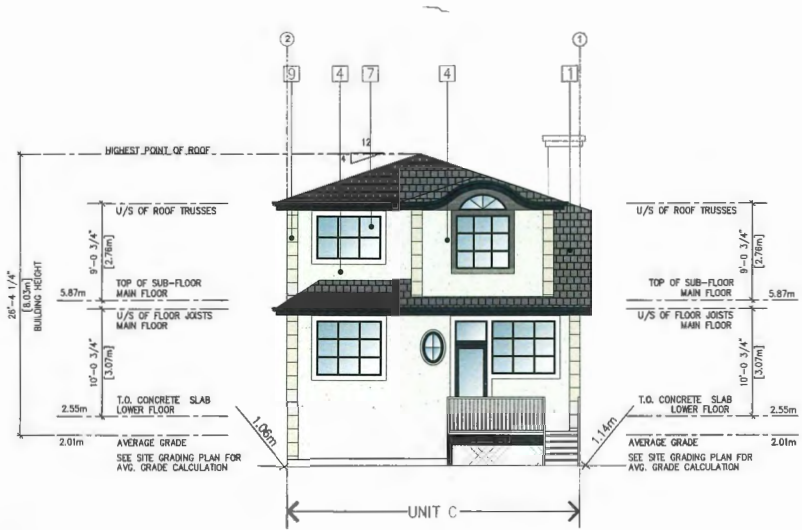
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DRAWN BY:	
CHECKED BY:	
SCALE:	3/16" = 1'-0"
JOB NO:	1904-033
DATE:	09/2023
SHEET TITLE:	

BLDG 2 ELEVATIONS

DRAWING NO.:
A-303 **H**



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "REVUS"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "REVUS"
- ④ STUCCO SIDING
BENJAMIN MOORE HC-170 "STORINGTON"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE ST03A AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEWEE BRAND: METAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "REVUS"
- ⑨ HEWN QUON CORNERS (12" X 12") & HEADER BAND
COLOR: EGGHELL BRAND: QUALITY STONE VENEER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
COLOR: BENJAMIN MOORE 2128-20 "REVUS"
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "REVUS"
- ⑭ SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "REVUS"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "REVUS"

NOTES:



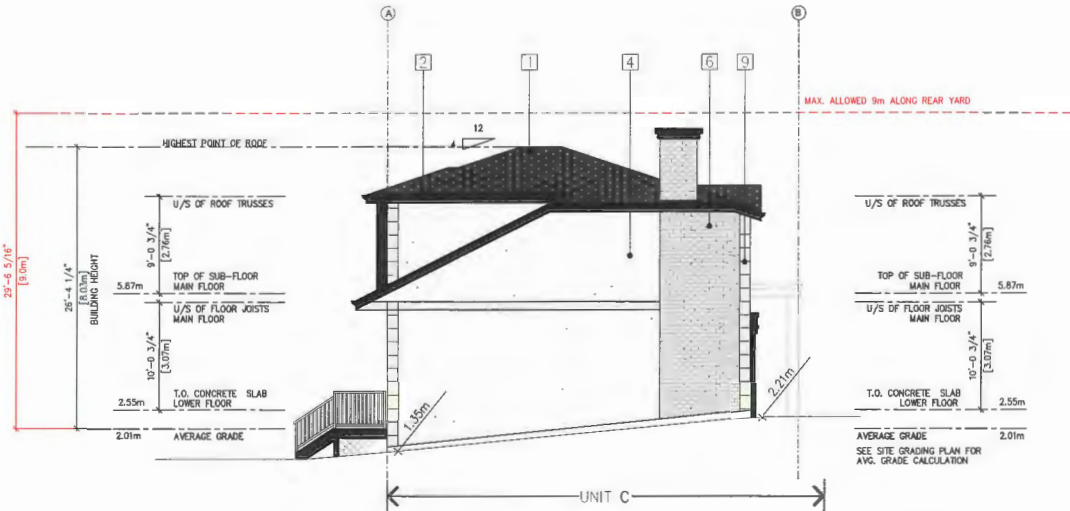
KEY PLAN

2023-10-17	H	OFF PRESENTATION
2023-10-03	D	DP PERMISSION FOR APP
2023-09-13	F	DP PERMISSION
2023-07-28	K	DP RETRACTION
2023-03-27	D	DP PERMISSION
2022-11-08	C	PERMISSION AFTER APP COMMENTS
2022-10-08	B	SUBMISSION FOR APP_DP17-70008
2022-08-28	A	DP PERMISSION

NO.2 ROAD

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	AVERAGE SITE GRADE	2.01m



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

df

350-10851 BHELLBRIDGE WAY
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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
3291 & 9311 MO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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OWNER	MR
DESIGNER	DF
SCALE	3/16" = 1'-0"
JOB NO.	PCJ-033
DATE	OCT 2023
SHEET TITLE	

BLDG 2 ELEVATIONS

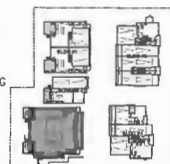
DRAWING NO.:
A-304 **H**



SCHEDULE OF FINISHES

- | | |
|---|---|
| <ul style="list-style-type: none"> ① ASPHALT SHINGLE ROOFING ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BOLHAM MOORE 2125-20 "ARTIST" ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BOLHAM MOORE 2125-20 "ARTIST" ④ STUCCO SIDING
BOLHAM MOORE 10-170 "STANDARD" ⑤ HARDIE-PANEL SIDING WITH BATTENS
BOLHAM MOORE ST091 A1-700 ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: PERFECT BRICK; METAL MATERIALS ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK WHITE TRIM ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BOLHAM MOORE 2125-20 "ARTIST" | <ul style="list-style-type: none"> ⑨ HEWN QUIN CORNERS (12" X 12") & HEADER BAND
COLOR: CROSWELL BRAND; QUALITY STONE VENDOR INC ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
BOLHAM MOORE 2125-20 "ARTIST" ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK ⑫ 8" CONCRETE HEADER & SILL ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BOLHAM MOORE 2125-20 "ARTIST" ⑭ SERVICE DOOR - PAINTED METAL
BOLHAM MOORE 2125-20 "ARTIST" ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
BOLHAM MOORE 2125-20 "ARTIST" |
|---|---|

NOTES:



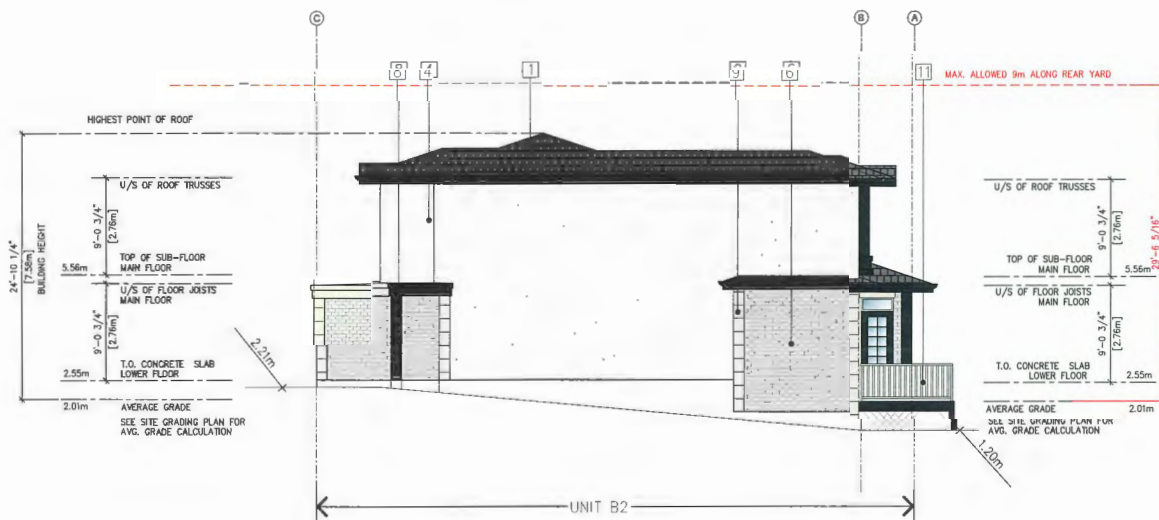
KEY PLAN

2023-10-17	01	ENV. PRELIMINARY
2023-10-03	02	SP. PRELIMINARY FOR ODP
2023-09-13	03	SP. PRELIMINARY
2023-07-28	04	SP. PRELIMINARY
2023-03-27	05	SP. PRELIMINARY
2023-11-09	06	PRELIMINARY AFTER AEP COMMENTS
2022-10-04	07	SUBMITTER FOR ODP, SP11-190003
2022-08-23	08	SP. PRELIMINARY

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
2251 & 9311 IND. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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DESIGNED BY	
CHECKED BY	
SCALE	3/16" = 1'-0"
JOB NO.	1031-033
DATE	007 2023
SHEET TITLE	

BLDG 3 ELEVATIONS

DRAWING NO:

A-305

H



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 218-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 218-20 "ARTIST"
- 4 STUCCO SIDING
BENJAMIN MOORE HC-170 "STRONGHOLD"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STROM AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR : FLETCHER BRAND : METAL MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 218-20 "ARTIST"
- 9 HEWN QUIN CORNERS (12" X 12") & HEADER BAND
COLOR : EDZONELL BRAND : QUALITY STONE VENEER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR : BENJAMIN MOORE 218-20 "ARTIST"
- 11 3"-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 218-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 218-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 218-20 "ARTIST"

NOTES:



KEY PLAN

2022-10-11	H	00P PRELIMINUM
2022-10-03	U	00P PRELIMINUM FOR RWP
2022-09-21	U	00P PRELIMINUM
2022-01-28	L	00P PRELIMINUM
2022-03-21	D	00P PRELIMINUM
2022-11-08	C	REVISIONS UPON APP COMMENTS
2022-10-08	B	SUBMITION FOR APP-0817-TRMRS
2022-09-28	A	00P PRELIMINUM

AVERAGE GRADE CALCULATION

CORNER GRADES	AVG
BUILDING #1: NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2: NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3: NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4: NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5: NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE 2.01m	



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
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DESIGN: WJ
CHECKED: YH
SCALE: 3/16" = 1'-0"
JOB NO.: R01-033
DATE: OCT 2023
SHEET TITLE:

BLDG 3 ELEVATIONS

DRAWING NO.:
A-306 **H**

NOTES:



SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTISS"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTISS"
- 4 STUCCO SIDING
BENJAMIN MOORE HC-175 "TERRAZZINO"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STOKS AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEWEE BRAND: NATURAL MATERIALS
- 7 VINYL FRAMED WNDWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ARTISS"
- 9 HEWN QUOIN CORNERS (12" x 12") & HEADER BAND
COLOR: EGGHELL BRAND: QUALITY STONE WORKER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR: BENJAMIN MOORE 2128-20 "ARTISS"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ARTISS"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ARTISS"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ARTISS"



KEY PLAN

2023-10-17	H	APP PROPOSITION
2023-10-03	G	DP RESUBMISSION FOR BPP
2023-09-10	F	DP RESUBMISSION
2023-07-20	E	DP RESUBMISSION
2023-03-27	B	DP RESUBMISSION
2023-11-01	C	RESUBMISSION AFTER APP COMMENTS
2023-10-20	B	SUBMITTAL FOR APP (P17-19008)
2023-04-20	A	DP RESUBMISSION

1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.78m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
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RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

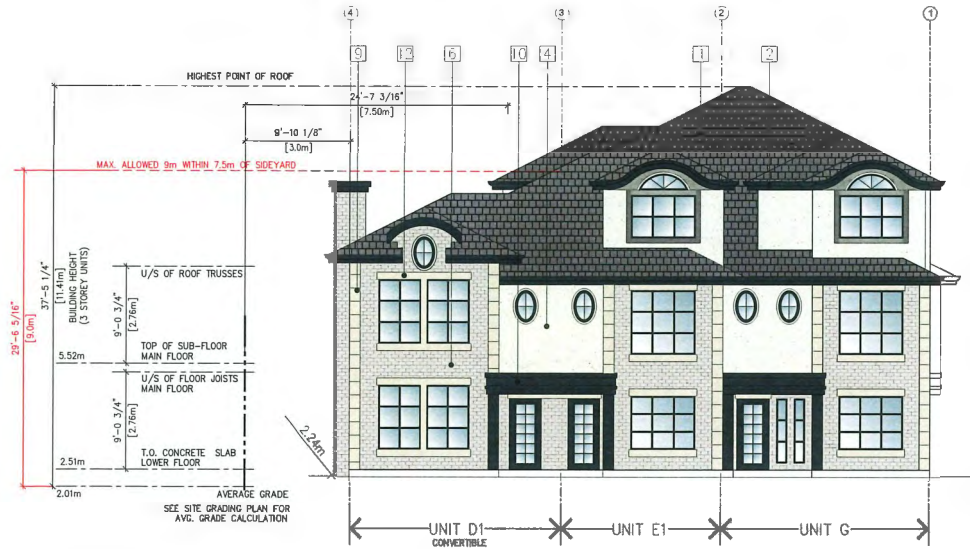
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DESIGNER: HLL
CHECKED: LA
SCALE: 3/16" = 1'-0"
JOB NO.: PCH-003
DATE: OCT 2023
SHEET TITLE:

BLDG 4 ELEVATIONS

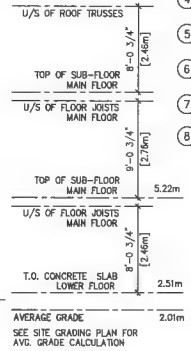
DRAWING NO.:
A-307 **H**

NOTES:



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE ST23-20 "ARTIST"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE ST23-20 "ARTIST"
- ④ STUCCO SIDING
BENJAMIN MOORE HC-170 "STONEMASTER"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE ST09-AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEPPER BRAND / METAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREPARED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE ST23-20 "ARTIST"
- ⑨ HEWN QUIN CORNERS (12" x 12") & HEADER BAND
COLOR: EGGSHELL BRAND / QUALITY STONE MOCKER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR: BENJAMIN MOORE ST23-20 "ARTIST"
- ⑪ 3"-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-PANDED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE ST23-20 "ARTIST"
- ⑭ SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE ST23-20 "ARTIST"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE ST23-20 "ARTIST"



KEY PLAN

2023-10-11	01	DP PRESENTATION
2023-10-03	02	DP PRESENTATION FOR RFP
2023-09-12	03	DP PRESENTATION
2023-07-28	04	DP PRESENTATION
2023-03-21	05	DP PRESENTATION
2023-11-09	06	RESUBMISSION AFTER ASP CONSULT
2022-10-03	07	SUBMISSION FOR RFP DP17-19088
2022-08-26	08	DP PRESENTATION

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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DRAWN: BA
CHECKED: HA
SCALE: 3/16" = 1'-0"
JOB NO.: PCH-433
DATE: OCT 2023
SHEET TITLE:

BLDG 4 ELEVATIONS



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2138-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2138-20 "ARTIST"
- 4 STUCCO SIDING
BENJAMIN MOORE HC-170 "STONINGTON"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STORY AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEPPER BRAND - NATURAL MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2138-20 "ARTIST"
- 9 HENN CLUIN CORNERS (12" x 12") & HEADER BAND
COLOR: ESCHOLL BRAND - QUALITY STONE VENTED INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR: BENJAMIN MOORE 2138-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PALE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2138-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2138-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2138-20 "ARTIST"

NOTES:



KEY PLAN

DATE	BY	DESCRIPTION
2023-10-17	H	APP PRESENTATION
2023-10-20	S	DP REVISIONS FOR APP
2023-09-11	T	DP REVISIONS
2023-07-28	E	DP REVISIONS
2023-03-27	D	DP REVISIONS
2023-11-09	C	REVISIONS AFTER APP COMMENTS
2023-10-26	B	SUBMISSION FOR APP_0211-20008
2023-08-29	A	DP REVISIONS



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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
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RICHMOND, B.C.

CLIENT:
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DATE	BY	DESCRIPTION
CHECKED BY:		
SCALE:	3/16" = 1'-0"	
JOB NO.:	FCJ-033	
DATE:	001-2023	
SHEET TITLE:		



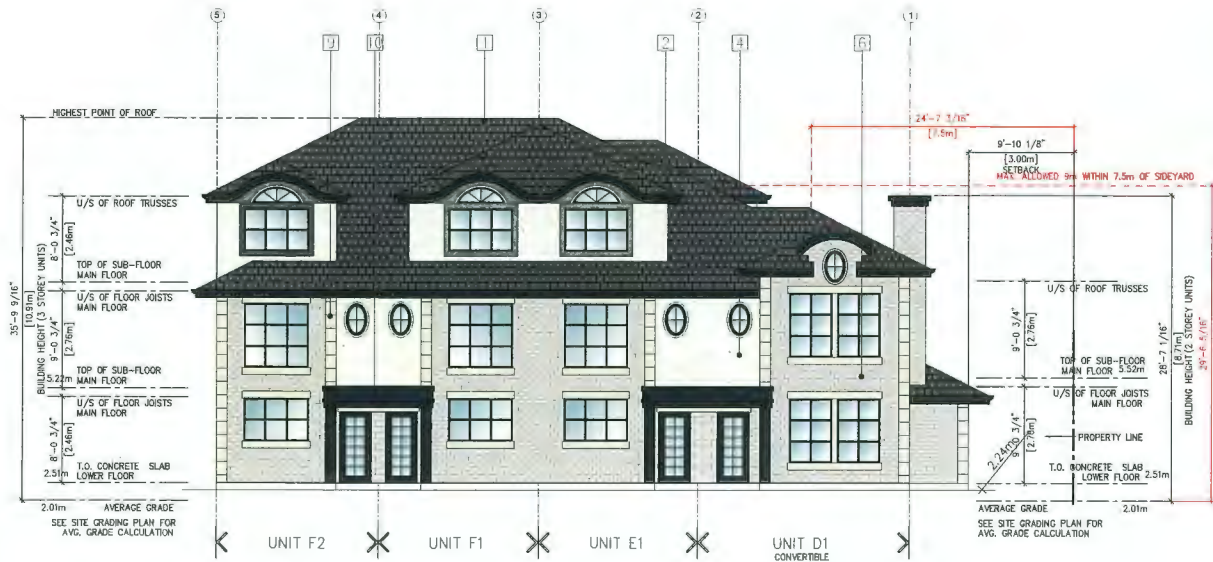
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

BLDG 5 ELEVATIONS

DESIGNED BY:

A-309

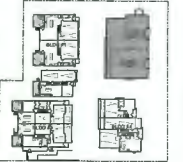
H



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ABYSS"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ABYSS"
- ④ STUCCO SIDING
BENJAMIN MOORE HC-170 "STONEHURST"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STORE AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR : PEPPER BRAND / MIXTURAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ABYSS"
- ⑨ HEWN OUVEN CORNERS (12" x 12") & HEADER BAND
COLOR : EGGHELL BRAND : QUALITY STONE VENEER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR : BENJAMIN MOORE 2128-20 "ABYSS"
- ⑪ 3"-6" HIGH ALUMINUM PICKET GUARORAIL
PVC-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ABYSS"
- ⑭ SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ABYSS"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ABYSS"

NOTES:



KEY PLAN

2022-10-12	01	01P	PRELIMINARY
2022-10-05	02	01P	REVISION: RAIN DRY
2022-09-12	03	01P	REVISION: RAIN DRY
2022-07-20	04	01P	REVISION: RAIN DRY
2022-03-21	05	01P	REVISION: RAIN DRY
2022-11-09	06	01P	REVISION: AFTER ADP COMMENTS
2022-10-05	07	01P	REVISION: AFTER ADP COMMENTS
2022-08-28	08	01P	REVISION: RAIN DRY

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION		
BUILDING #	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

df

190-10051 SHELLERHOOD WAY
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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
8291 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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DRAWING NO.	
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SCALE	3/16" = 1'-0"
JOB NO.	PH-03
DATE	OCT 2023
SHEET TITLE	

BLDG 5 ELEVATIONS

DRAWING NO.
A-310 **H**



SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ABYSS"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ABYSS"
- 4 STUCCO SIDING
BENJAMIN MOORE HC-170 "STONINGTON"
- 5 FACE BRICK (3-1/2" x 7-1/2")
COLOR : PEWTER
BRAND : MUTUAL MATERIALS
- 6 VINYL FRAMED WINDOWS WITH 2x6 TRIM
PREFINISHED BLACK VINYL FRAME
- 7 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ABYSS"
- 8 QUOIN VENEER AT CORNERS
IXL - GARNET SMOOTH
- 9 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 10 8" CONCRETE HEADER & SILL
- 11 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ABYSS"
- 12 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ABYSS"
- 13 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ABYSS"

2022-10-17	A	DPF PRELIMINATION
2022-10-03	C	DPF REVISIONATION FOR DWP
2022-09-23	F	DPF REVISIONATION
2022-07-28	E	DPF REVISIONATION
2022-05-27	D	DPF REVISIONATION
2022-11-09	C	REVISIONATION AFTER AIA CONSULTS
2022-10-04	B	SUBMITTAL FOR AIA DP17-190034
2022-08-25	A	DPF REVISIONATION



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SCALE	N/E/S
JOB No.	PCN-003
DATE	OCT 2023
SHEET TITLE	

MATERIAL BOARD

DRAWING NO:
A-401

H



ASPHALT SHINGLES : DUAL BLACK
BRAND : IKO - CAMBRIDGE



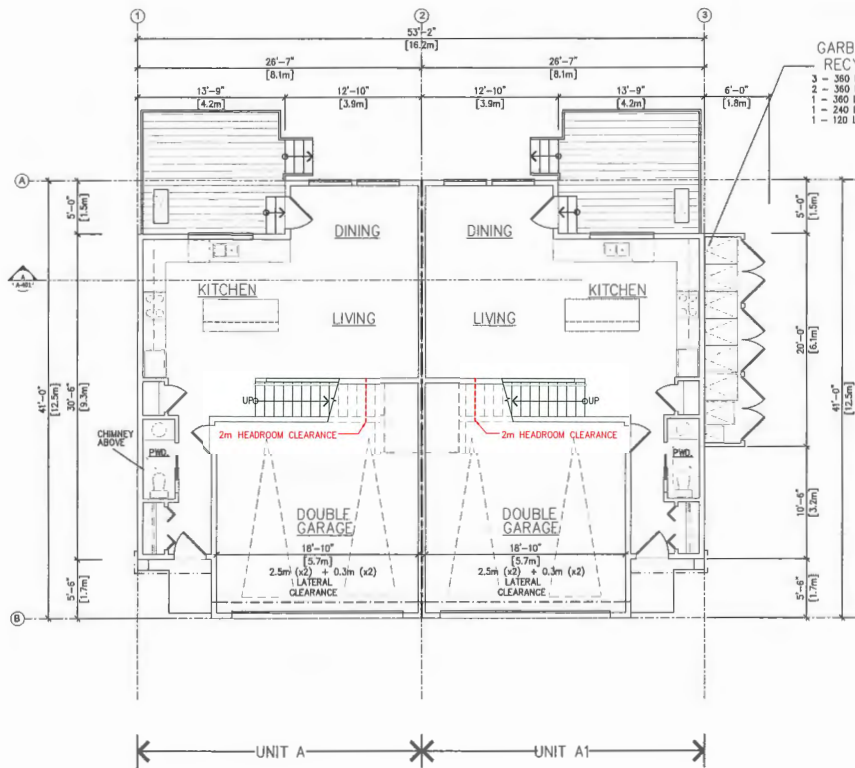
FACE BRICK 3-1/2" x 7-1/2"
COLOR : PEWTER
BRAND : MUTUAL MATERIALS



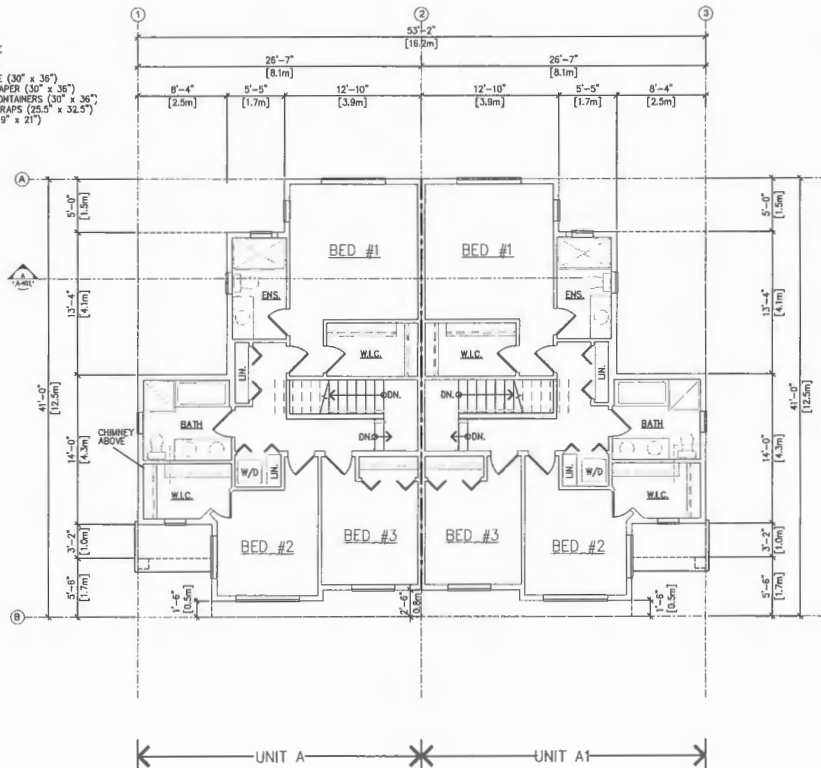
COLOR : BENJAMIN MOORE
HC-170 - STONINGTON
• STUCCO



COLOR : BENJAMIN MOORE: 2128-20 - ABYSS
• GUTTER
• FASCIA
• HARDIE PANEL WITH BATTENS
• ENTRANCE, SERVICE
• GARAGE DOORS



1 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"

NOTES:

- NOTE IN PLACE FEATURES:**
- DIMENSION LINE OF STUDY WITH BLOCKS FOR FUTURE INSTALLATION OF MECHANICAL STUDY UP - LEAD MECHANICAL OR OTHER
 - BLOCKS IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: UNITS WILL INCLUDE PRE-OUTLET FOR 200A HEATING LOCATED AND AVAILABLE TO BE OCCUPIED BY THE MECHANICAL ENGINEER DURING THE BUILDING PERMIT STAGE.



KEY PLAN

2022-10-12	A	SPR. PRELIMINATION
2022-10-12	B	SP. PRELIMINATION FOR GPM
2022-09-12	F	SP. PRELIMINATION
2022-07-22	C	SP. PRELIMINATION
2022-05-27	D	SP. PRELIMINATION
2022-11-08	C	REVISIONS AFTER AHP COMMENTS
2022-10-12	B	SUBMISSION FOR AHP, SP17-10088
2022-08-22	A	SP. PRELIMINATION



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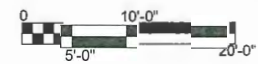
PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9281 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

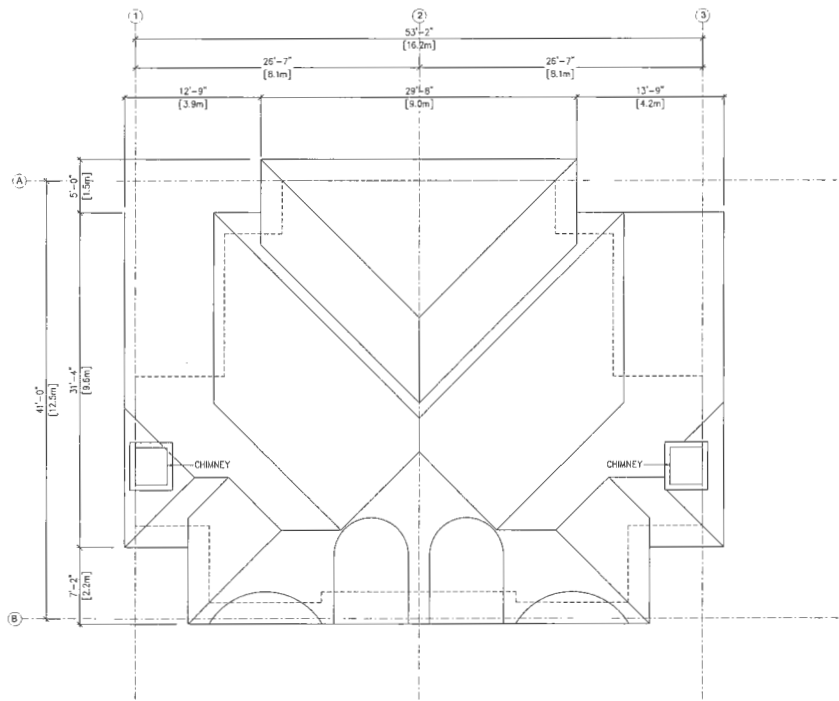
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CHECKED BY	NA
SCALE	3/16" = 1'-0"
JOB No.	RD-033
DATE	NOV 2023
SHEET TITLE	

BLDG 1 PLANS



DATE: NOV 2023
A-501 | **H**



1 ROOF PLAN
A-502 SCALE: 3/16" = 1'-0"

NOTES:
APPLICABLE SYMBOLS:
 - SYMBOLS FOR FLOORS WITH FLOORING FOR FUTURE INSTALLATION OF ELEMENTAL STAIR UP
 - FLOOR FINISHING OR DOORS
 - FLOORING IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: UNITS WILL INCLUDE PRE-BOOKING FOR
 ON-SITE MEETING. ON-SITE AND DETAILS TO
 BE DETERMINED BY THE ARCHITECT/ENGINEER
 DURING THE BUILDING PERMIT PROCESS.



KEY PLAN

2023-11-13	W	DEP. FREEDMAN
2023-10-03	C	EP. REVISIONS TO E-EXP.
2023-08-14	F	EP. PLAN/SECTION
2023-07-20	E	EP. REVIEW/ISSUE
2023-03-27	C	EP. REVISIONS/ISSUE
2022-11-29	C	REVISIONS AFTER AEP CONSULT.
2022-11-09	D	ISSUE FOR PER. PLAN/SECTION
2023-06-20	C	EP. REVISIONS/ISSUE



12 UNIT TOWNHOUSE DEVELOPMENT
 5281 & 9311 NO. 2 RD,
 RICHMOND, B.C.

PROJECT
 12 UNIT TOWNHOUSE DEVELOPMENT
 5281 & 9311 NO. 2 RD,
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CLIENT
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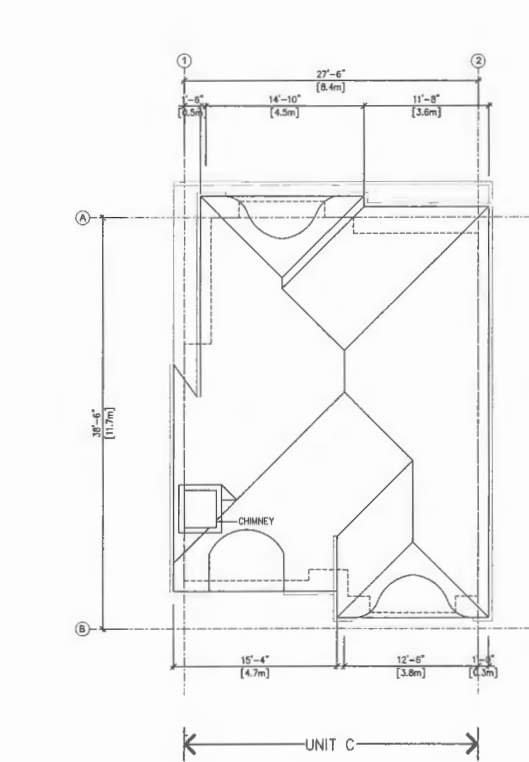
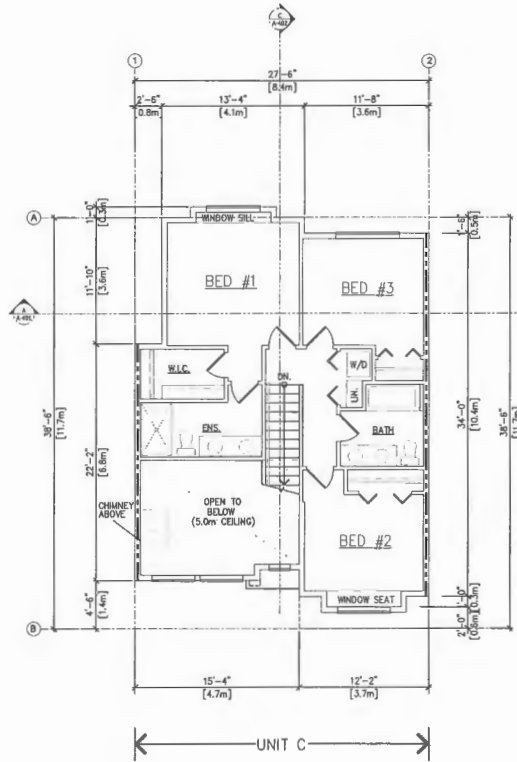
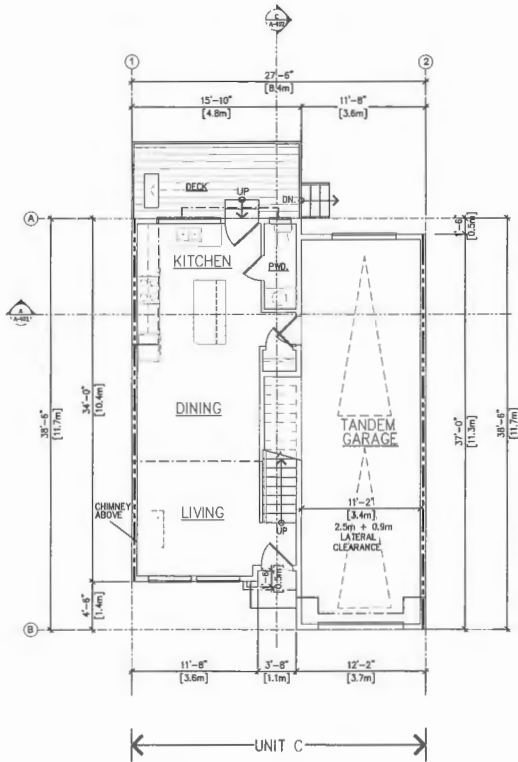
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SCALE	3/16" = 1'-0"
JOB NO.	12H-033
DATE	10/1/2023
SHEET TITLE	

BLDG 1 PLANS



Sheet No.	A-502	H
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NOTES:
 - ADDS IN PLACE FRAMES.
 - EXISTING ROOF OF EXISTING BLDG FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR LIFT.
 - LIVING KITCHEN ON DECK.
 - BLDG IN BACKGROUND FOR FUTURE INSTALLATION OF GRASS BANK.

NOTE: LUMPS WILL INCLUDE PROTECTORS FOR SOLAR PANELS. LOCATION AND DETAIL TO BE DETERMINED BY THE ARCHITECT, DURING THE BUILDING PERMIT STAGE.



2023-10-11	11	APP PREPARATION
2023-10-23	12	APP PREPARATION FOR APP
2023-09-12	7	APP PREPARATION
2023-07-28	7	APP PREPARATION
2023-03-27	7	APP PREPARATION
2022-11-09	7	APP PREPARATION AFTER APP COMMENTS
2022-10-08	8	SUBMISSION FOR APP, 0717-780068
2022-05-20	7	APP PREPARATION



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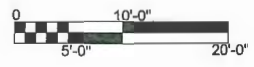
PROJECT:
 12 UNIT TOWNHOUSE DEVELOPMENT
 8281 & 8311 NO. 2 RD,
 RICHMOND, B.C.

CLIENT:
 SATNAM JOHAL

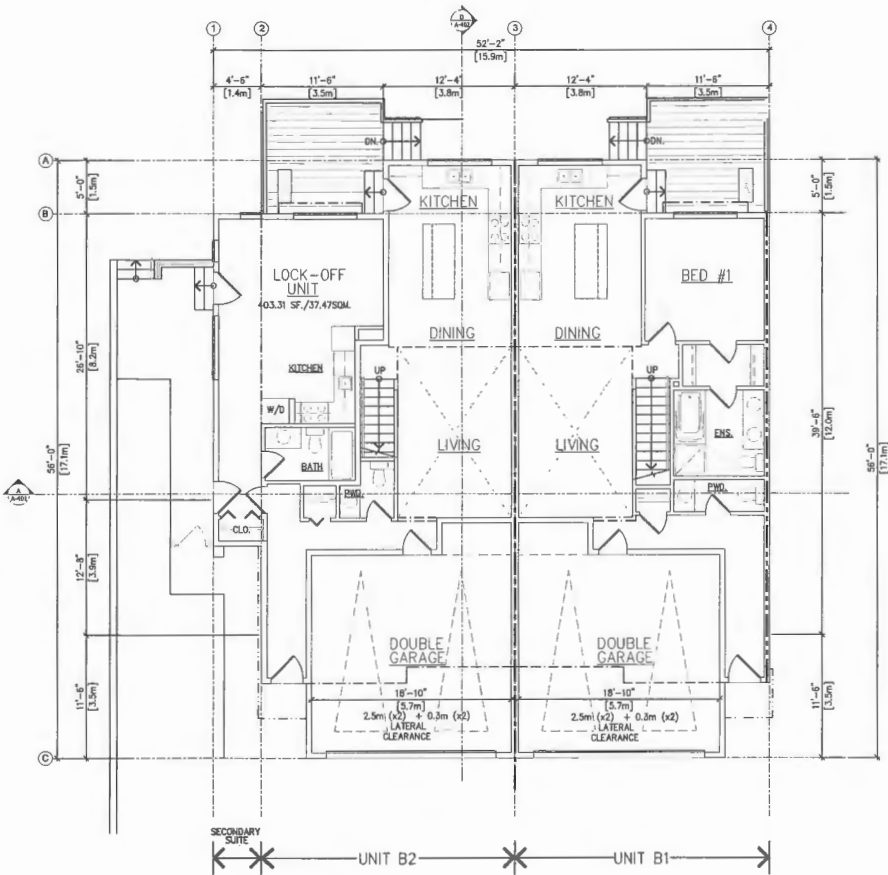
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SCALE:	3/16" = 1'-0"
JOB No.:	ROJ-012
DATE:	NOV 2023
SHEET TITLE:	

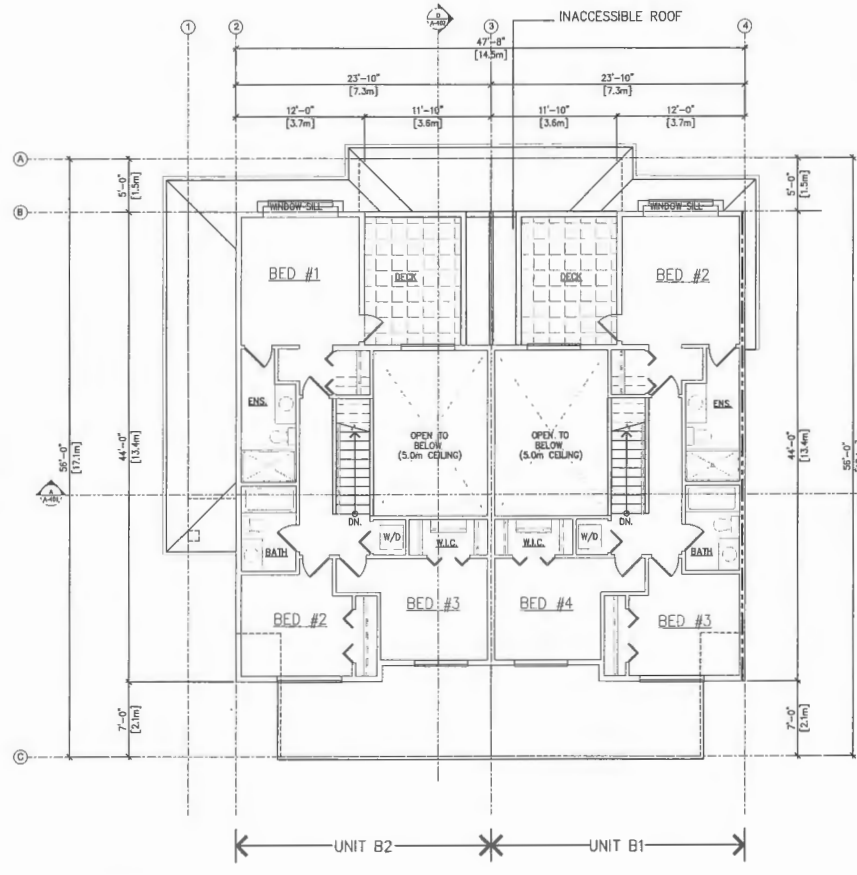
BLDG 2 PLANS



DRAWING NO.:
A-503 **H**



1
A-504
MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

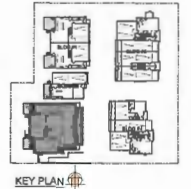


2
A-504
LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"

NOTES:

- SHOW IN PLACE DIMENSIONS
- STRAIGHT RUN OF STAIRS WITH BLOCKING FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR LIFTS
- UPPER FLOORING ON STAIRS
- BLOCKING IN HALLWAYS FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: UNITS WILL INCLUDE PRE-BLOCKING FOR SOLID PLATING LOCATION AND DETAILS TO BE APPROVED BY THE SEISMIC ENGINEER DURING THE BUILDING PERMIT STAGE.



KEY PLAN

2022-10-17	V	APP PREPARATION
2022-10-03	C	APP PREPARATION FOR APP
2022-09-13	C	APP PREPARATION
2022-07-28	C	APP PREPARATION
2022-03-27	C	APP PREPARATION
2022-11-08	C	PREPARATION AFTER APP COMMENTS
2022-12-08	B	SUBMISSION FOR APP, DP17-200068
2022-03-29	V	APP PREPARATION



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PROJECT
432 UNIT TOWNHOUSE DEVELOPMENT
3231 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

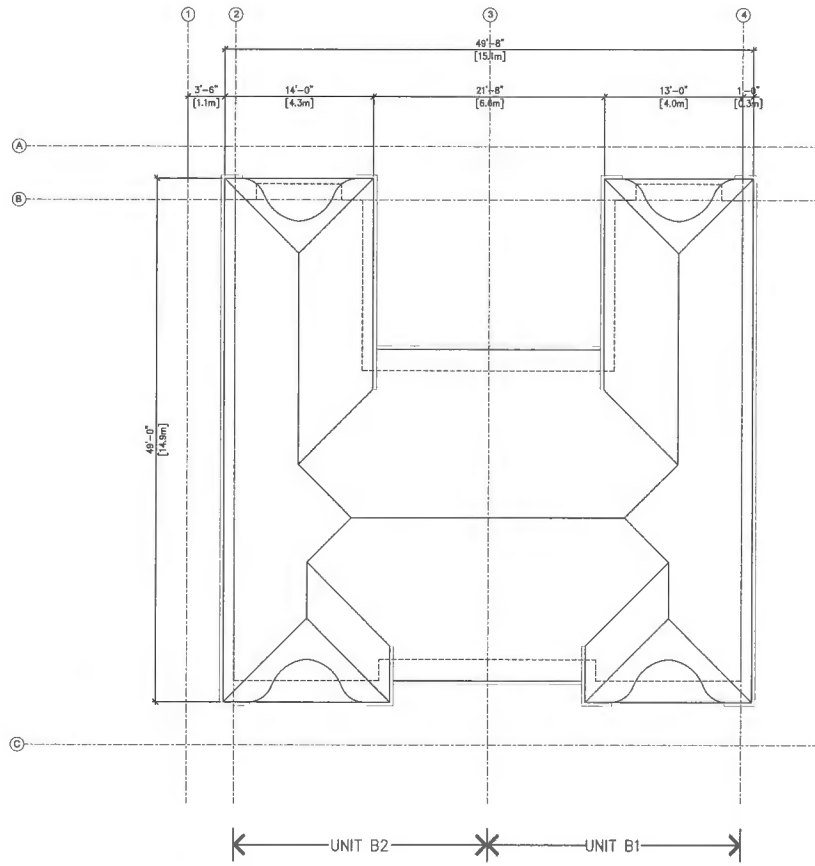
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CHECKED BY	SA
SCALE	3/16" = 1'-0"
JOB NO.	RDH-433
DATE	SEP 2023
SHEET TITLE	

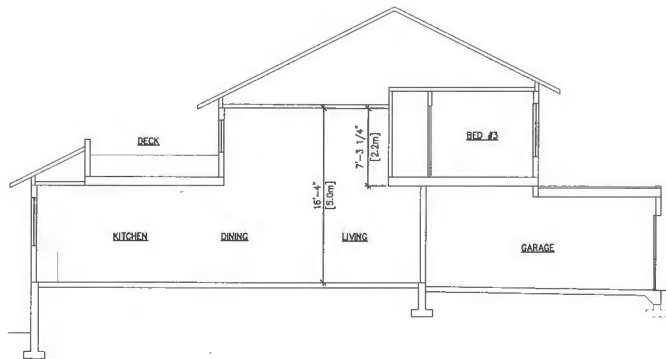
BLDG 3 PLANS



DESIGN NO:
A-504 **H**



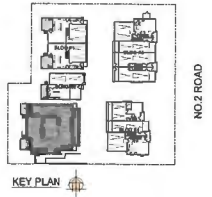
1 ROOF PLAN
SCALE: 3/16" = 1'-0"



2 SECTION
SCALE: 3/16" = 1'-0"

NOTES:
 - JOIN IN BLACK FRAMES;
 - STRAIGHT END OF STAIRS WITH BLOCKING FOR FUTURE INSTALLATION OF RAILING; STAIR UP;
 - CLEAR WALKWAYS TO DOORS;
 - BLOCKING IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: UNITS WILL INCLUDE PPE-OUTLET FOR SPARK HEATING. LOCATION AND DETAILS TO BE DETERMINED BY THE MECHANICAL ENGINEER DURING THE BUILDING PERMIT STAGE.



2023-10-13	H	APP PRESENTATION
2023-10-03	D	DP REVISIONS FOR DPW
2023-09-13	T	DP REVISIONS
2023-07-28	T	DP REVISIONS
2023-03-27	D	DP REVISIONS
2023-11-08	C	REVISIONS AFTER ACP COMMENTS
2023-10-04	H	SUBMISSION FOR ACP_DP17-120084
2022-06-29	H	DP REVISIONS



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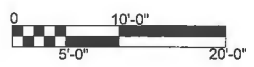
PROJECT
 12 UNIT TOWNHOUSE DEVELOPMENT
 3251 & 3311 NO. 2 RD,
 RICHMOND, B.C.

CLIENT
 SATNAM JOHAL

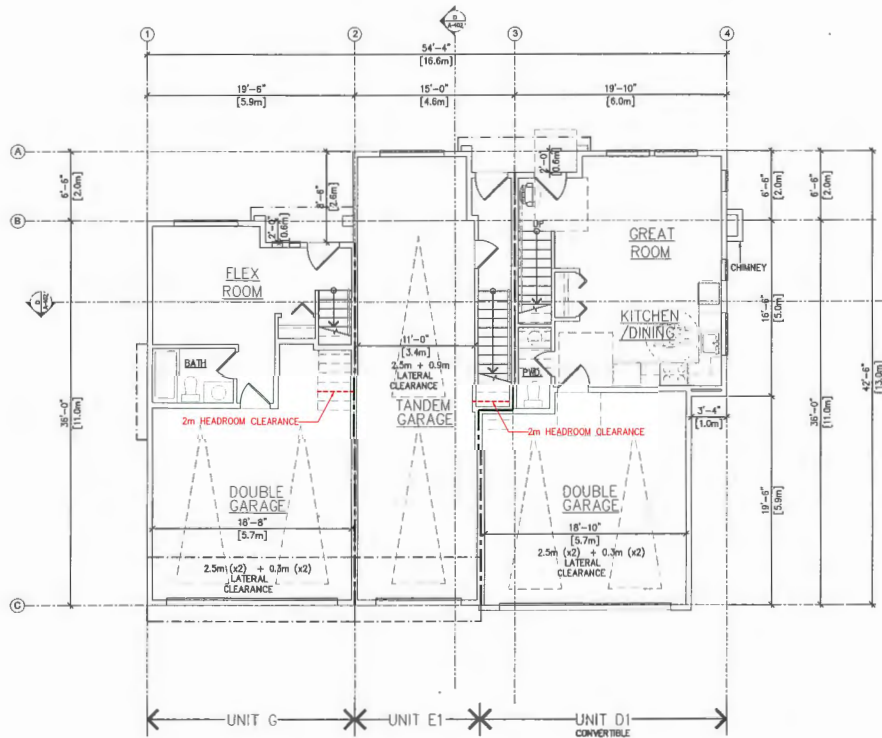
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SCALE:	3/16" = 1'-0"
JOB NO.:	12H-033
DATE:	OCT 2023
SHEET TITLE:	

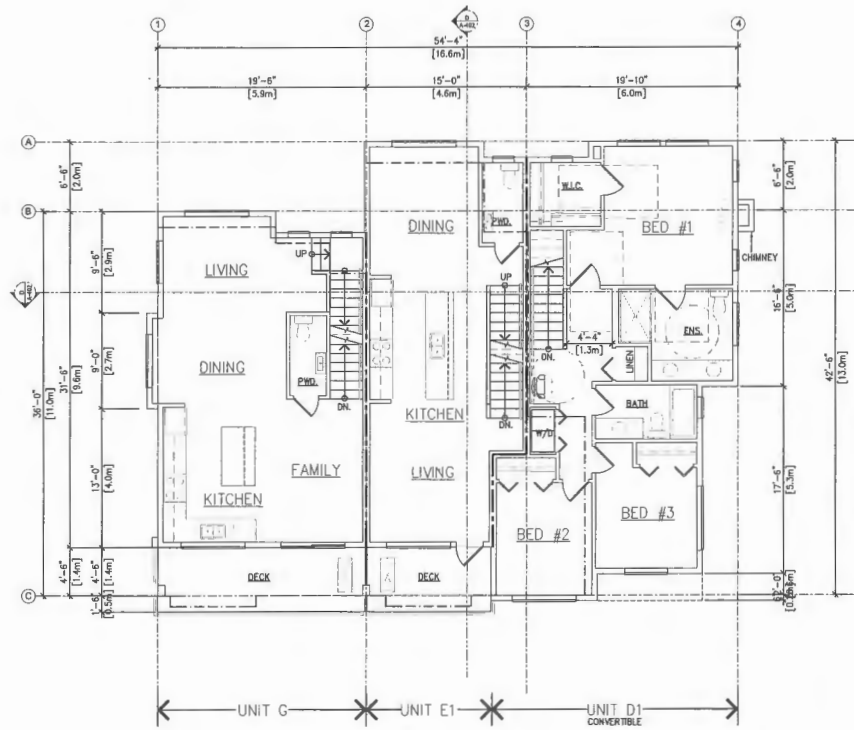
BLDG 3 PLANS



DRAWING NO.:
A-505 **H**



1 MAIN FLOOR PLAN
A-506 SCALE: 3/16" = 1'-0"



2 LEVEL 2 PLAN
A-506 SCALE: 3/16" = 1'-0"

NOTES:
 - REFER TO PLANS FOR DETAILS
 - STRONG ROOM OF STAIRS WITH BLINDING FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR LIFTS
 - LIFT HOISTWAY TO BE BUILT
 - BLINDING TO MAINTAIN FOR FUTURE INSTALLATION OF DRAG BARS

NOTE: UNITS WILL INCLUDE PRE-CASTING FOR
 STAIR HEADROOM CLEARANCE AND DETAILS TO
 BE OBTAINED BY THE MECHANICAL ENGINEER
 DURING THE GRADING POINT STAGE.



KEY PLAN

2023-10-17	V	APP PRESENTATION
2023-10-23	C	APP PRESENTATION FOR APP
2023-09-12	F	APP PRESENTATION
2023-07-28	F	APP PRESENTATION
2023-06-27	C	APP PRESENTATION
2022-11-08	C	RECOMMENDATIONS AFTER APP COMMENTS
2022-10-03	N	SUBMISSION FOR APP_0113-210005
2022-08-29	N	APP PRESENTATION



350-10851 SHELLBROOK WAY
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PROJECT:
 #2 UNIT TOWNHOUSE DEVELOPMENT
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CLIENT:
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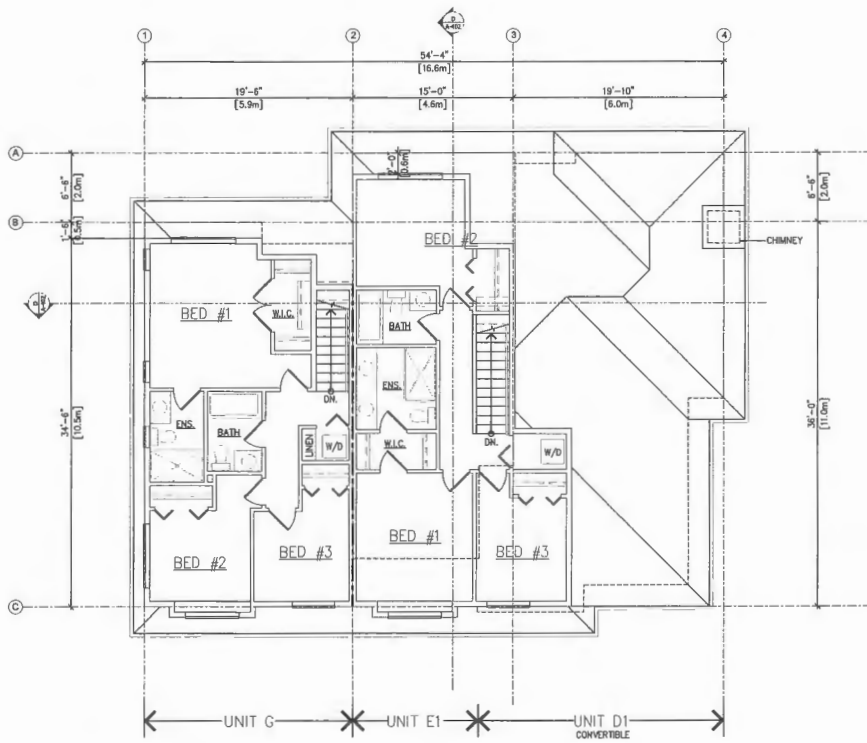
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DESIGNED BY:	
SCALE:	3/16" = 1'-0"
JOB NO.:	103-033
DATE:	OCT 2023
SHEET TITLE:	

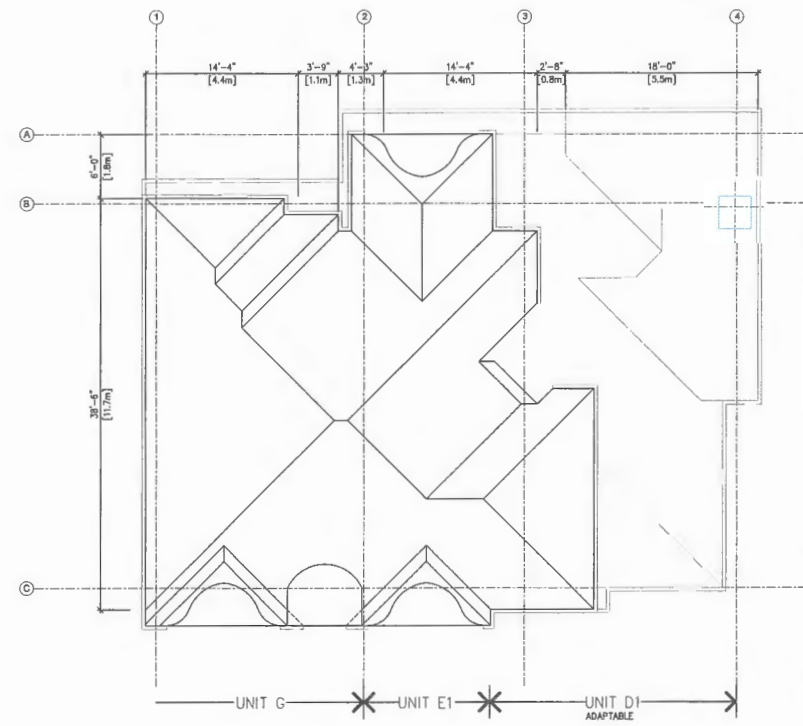
BLDG 4 PLANS



DRAWING NO:
A-506 **H**



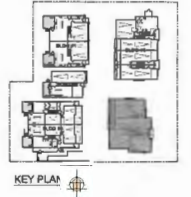
1 LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"



2 ROOF PLAN
SCALE: 3/16" = 1'-0"

NOTES:
 - SHOW IN PLACE FEATURES.
 - STRONG ROOM OF STAIRS WITH BULKING FOR FUTURE INSTALLATION OF RESERVATION STAIR LIFT.
 - LEAK BULKING ON CEILING.
 - BULKING IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS.

NOTE: LIMITS WILL INCLUDE PRE-EXISTING FOR SLOPE RELATING LOCATIONS AND DETAILS TO BE DETERMINED BY THE MECHANICAL CONTRACTOR DURING THE BIDDING POINT STAGE.



2023-10-17	H	APP. PRESENTATION
2023-09-13	C	APP. PRESENTATION FOR SPP
2023-09-13	F	APP. PRESENTATION
2023-07-28	E	APP. PRESENTATION
2023-05-23	C	APP. PRESENTATION
2022-11-29	C	REVISIONS AFTER APP. COMMENTS
2022-10-28	B	SUBMITTAL FOR APP. 2022-10-28
2022-09-28	A	APP. PRESENTATION

df

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PROJECT
 12 UNIT TOWNHOUSE DEVELOPMENT
 8281 & 8311 NO. 2 RD,
 RICHMOND, B.C.

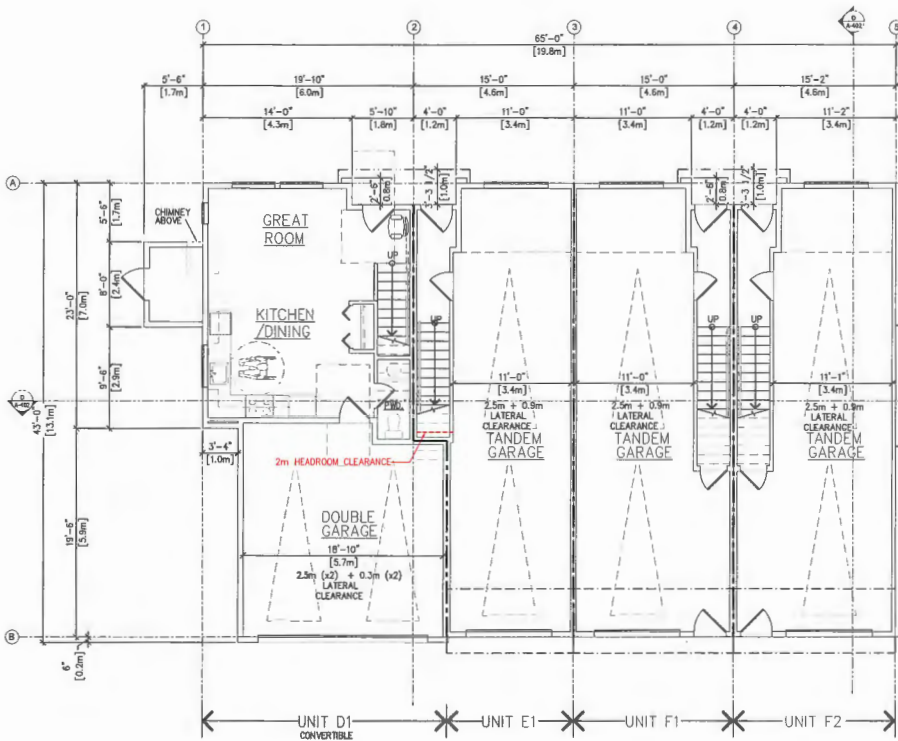
CLIENT
 SATNAM JOHAL

DESIGN	HA
COORDINATOR	HA
SCALE	3/16" = 1'-0"
JOB NO.	PH-031
DATE	OCT 2023
SHEET TITLE	

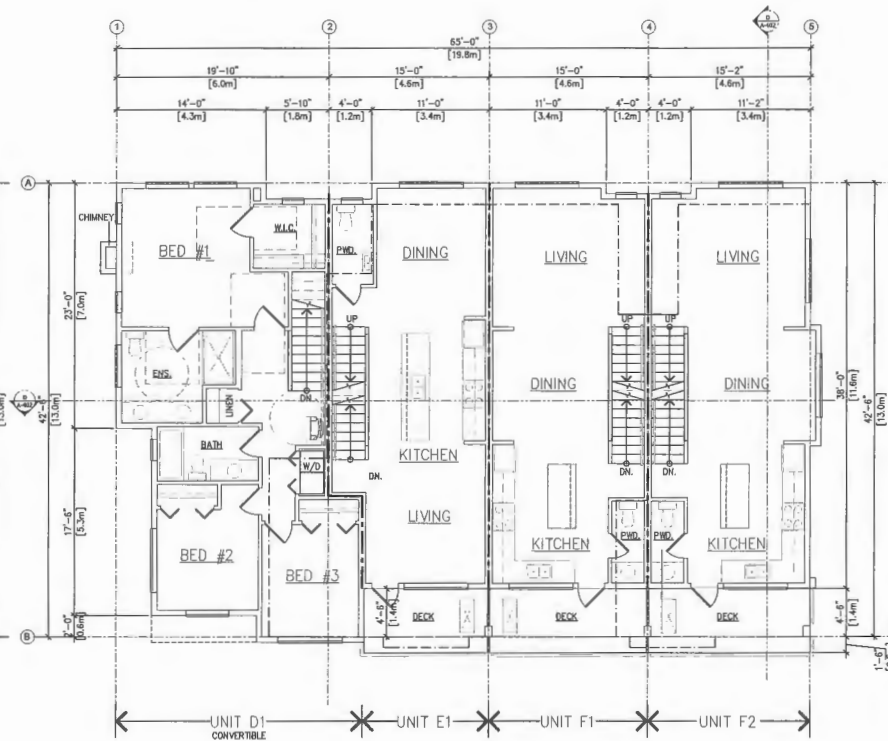
BLDG 4 PLANS



FORMING NO.
A-507 **H**



1 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"

NOTES:
 - SHOW IN BASIC FINISHES
 - STRIKE DIM OF STUDS WITH BLOTTING FOR FUTURE INSTALLATION
 - OF RECURRING DIM OF STUDS
 - LATCH WORKING ON DOORS
 - BLOTTING IS INTENDED FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: DIMS WILL INCLUDE PRO-DUCTING FOR
 SOLAR HEATING SYSTEMS AND SHALL TO
 BE DETERMINED BY THE MECHANICAL ENGINEER
 USING THE SOLAR PANEL EYE.



KEY PLAN

2022-10-11	C	APP PRELIMINARY
2022-10-03	C	DP PERMITS/ISSUE FOR DP
2022-09-12	F	DP PERMITS/ISSUE
2022-07-16	C	DP PERMITS/ISSUE
2022-02-27	D	DP PERMITS/ISSUE
2022-11-09	C	PERMITS/ISSUE AFTER APP COMMENTS
2022-10-26	A	ISSUED FOR APP/DP/17/2022
2022-06-16	E	DP PERMITS/ISSUE

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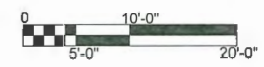
PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
 9291 & 8311 NO. 2 RD,
 RICHMOND, B.C.

CLIENT
SATNAM JOHAL

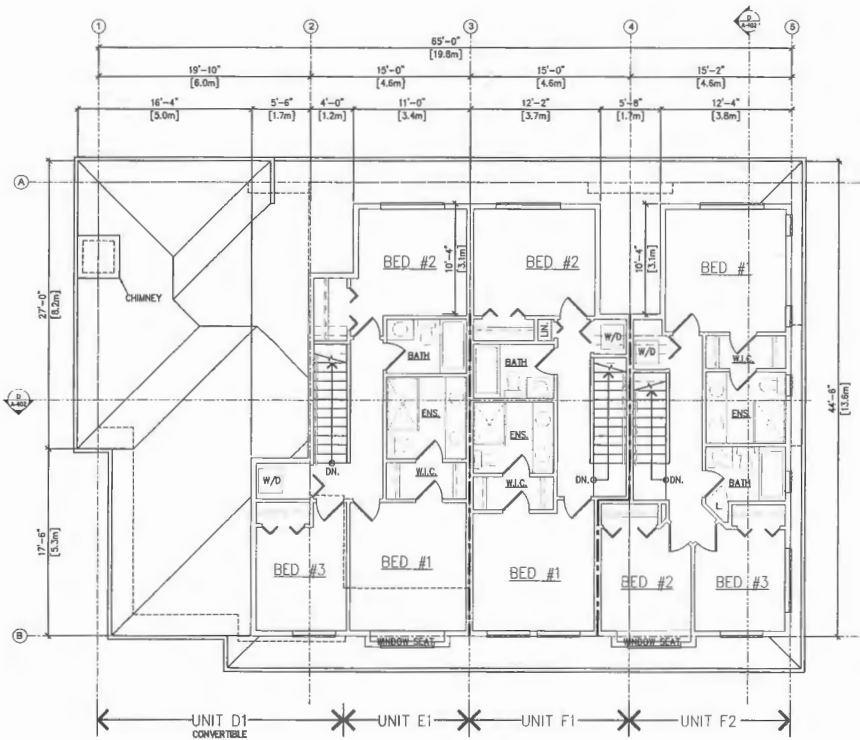
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DESIGN: NA
CHECKED: NA
SCALE: 3/16" = 1'-0"
JOB NO.: 202-483
DATE: OCT 2022
SHEET TITLE

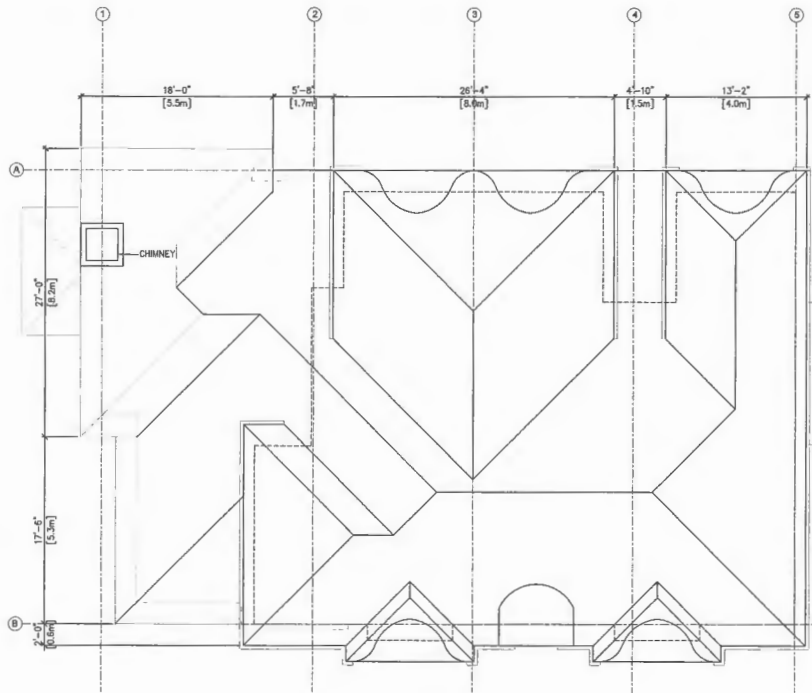
BLDG 5 PLANS



DESIGN NO. **A-508** **H**



1 LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"



2 ROOF PLAN
SCALE: 3/16" = 1'-0"

NOTES:

- SHOW IN PLACE EXISTING.
- STANDARD SIZE OF STUDS WITH BLOTTING FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR UP'S.
- LOOSE FINISHING OR COATS.
- BLOTTING IS BARRIERS FOR FUTURE INSTALLATION OF GRAN BARS.

NOTE: UNITS WILL INCLUDE PROTECTING FOR OVER EXPOSURE. CONDITIONS AND DETAILS TO BE DETERMINED BY THE CONTRACTOR, REFERRED TO THE BUILDING PERMIT OFFICE.



2023-10-17	H	APP PRESENTATION
2023-10-23	C	APP REVISIONS FOR THE BPP
2023-09-17	F	APP REVISIONS
2023-07-28	C	APP REVISIONS
2023-07-27	D	APP REVISIONS
2023-11-09	C	REVISIONS AFTER APP COMMENTS
2023-10-08	B	SUBMISSION FOR APP, APP 17-THAMES
2023-08-30	A	APP REVISIONS

df

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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
8251 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

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DESIGNER:	df
CHECKED BY:	SA
SCALE:	3/16" = 1'-0"
JOB NO.:	PCA-033
DATE:	OCT 2023
SHEET TITLE:	

BLDG 5 PLANS



DRAWING NO.:	A-509
H	

HAPA
COLLABORATIVE

Landscape Architecture

MULTI-UNIT DEVELOPMENT: 9292 & 9311 NO. 2 ROAD

October 25, 2023

Landscape Architecture
Urban Design

403 – 375 West Fifth Avenue
Vancouver BC V5Y 1J6

604 909 4150
hapacobo.com



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- 7 Landscape Planting Plan
- 8 Landscape Lighting Plan



Landscape Rationale



Privacy of Adjacent Homes:

The landscape plan for the property provides a hierarchy of fencing, planting and retaining walls to distinguish public and private areas of the site, and preserve the privacy of adjacent residential homes.



Streetscape Treatment

The streetscape treatment along No. 2 Road includes a lanw boulevard at the back of curb consistent with adjacent new development to the north and south, along with street tree planting, per the City of Richmond recommendation. Brick pilasters, aluminum fencing and gates are proposed at the property line edge to provide definition of public and private spaces, and low fencing is proposed between limited common property yard areas. Special paving is used at the edges of the interior road to limit the visual impact of asphalt and add a decorative treatment to the lane for pedestrians.



Private Yards

Each private yard is contained with a combination of low aluminum fencing along No. 2 Road, low wood fencing between units, and higher wood fencing at the property lines. A combination of evergreen and deciduous plant materials are proposed for perimeter planting, foundation planting and accent planting for each unit.

Landscape Rationale



Outdoor Amenity Area

The outdoor amenity area includes a combination of play equipment limited to a Play house meeting CSA standards for fall height and fall areas. This is combined with a broader amenity zone that includes a wood deck that cantilevers over the tree protection zone of the oak tree, and a new tire swing in the oak tree that expands play potential into the lower landscape area, while being completely contained from the street. Other amenities include bench seating, decking, special paving, bike parking and the mail kiosk.



Sustainable Landscaping

Design low volume irrigation by installing low volume nozzles and subsurface drip system to reduce water use and increase soil moisture. Install moisture sensor to reduce over watering.

Choose more drought tolerant plants to reduce water use.

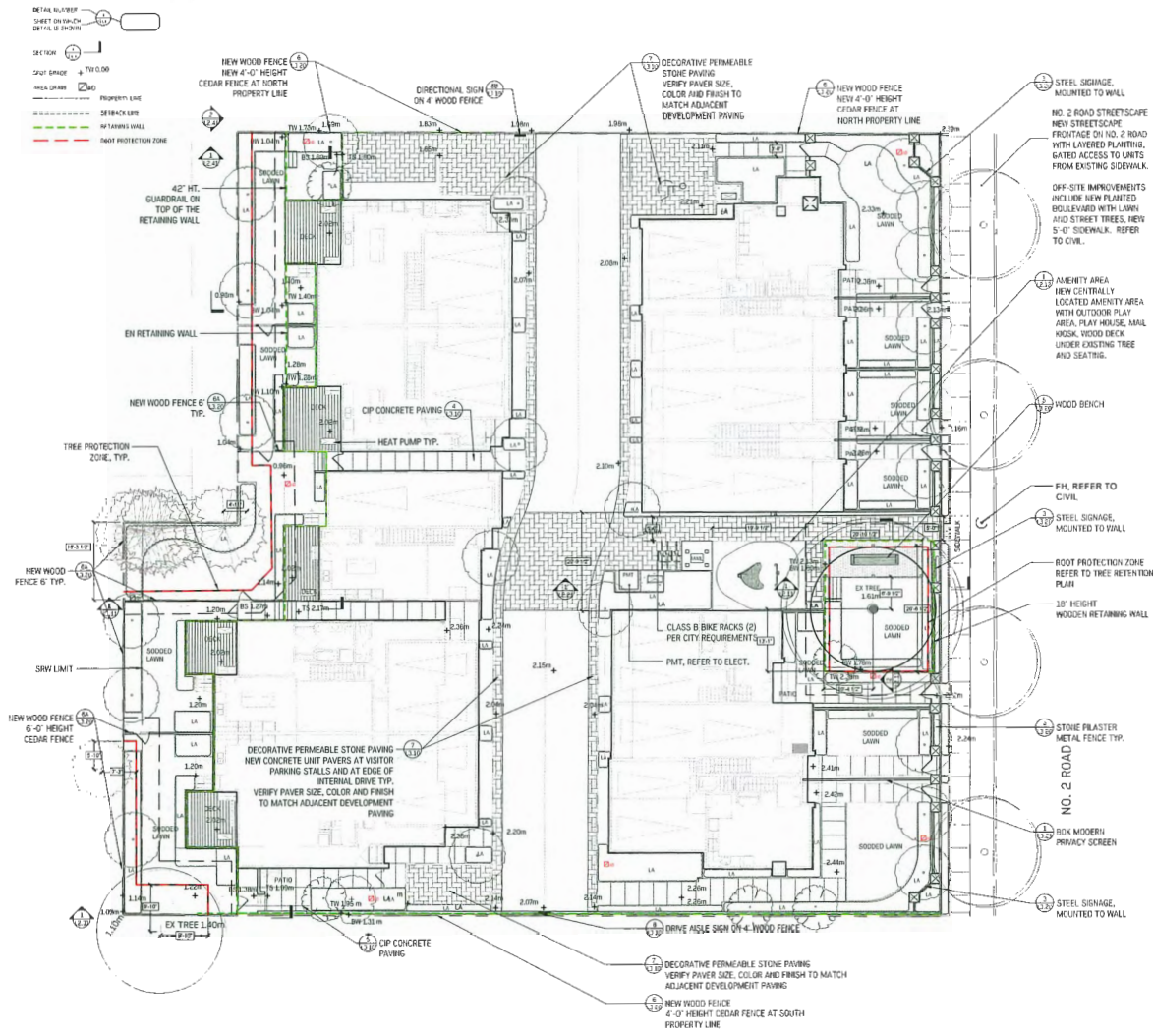
Illustrative Site Plan



Multi-Unit Development: 9291 & 9311 No. 2 Road
October 25, 2023

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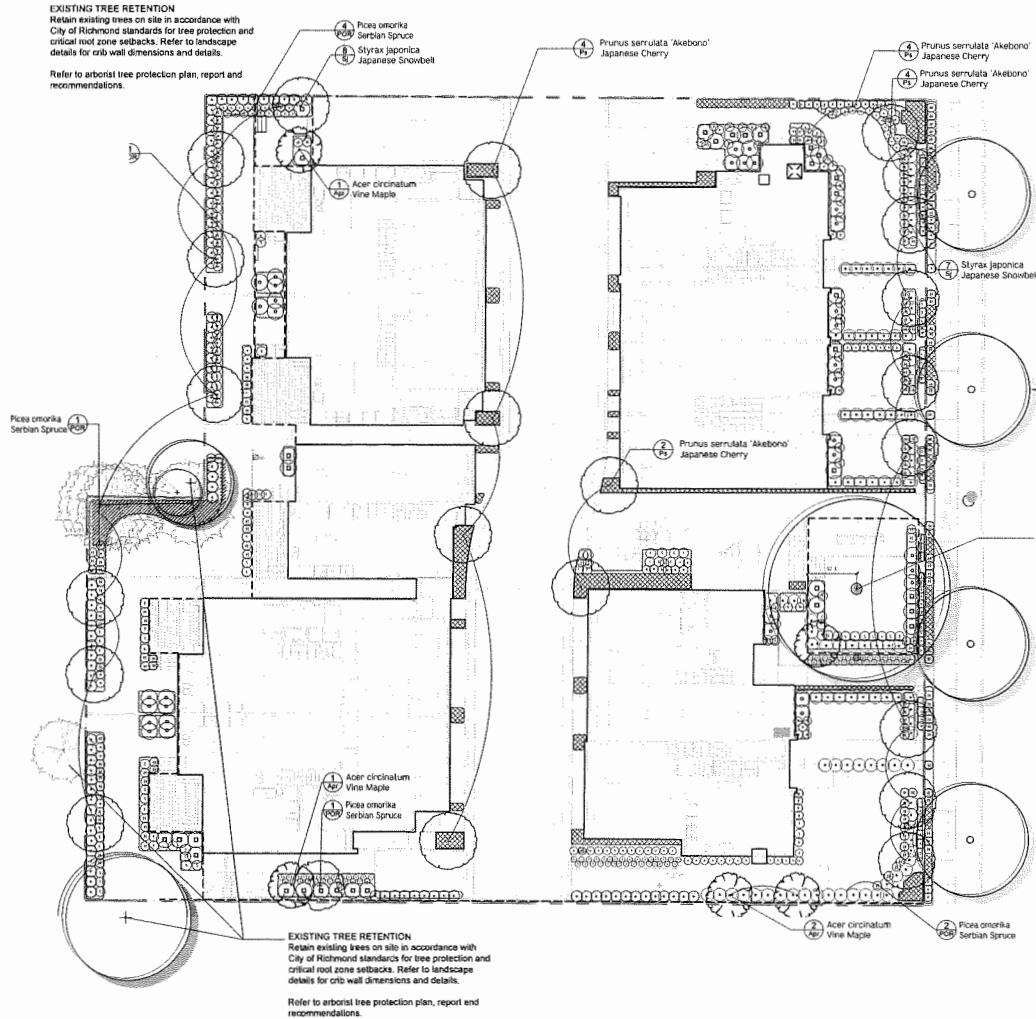
Overall Site Plan



KOMPAN NR0402

Playhouse with roof and sensory wall

Landscape Planting Plan

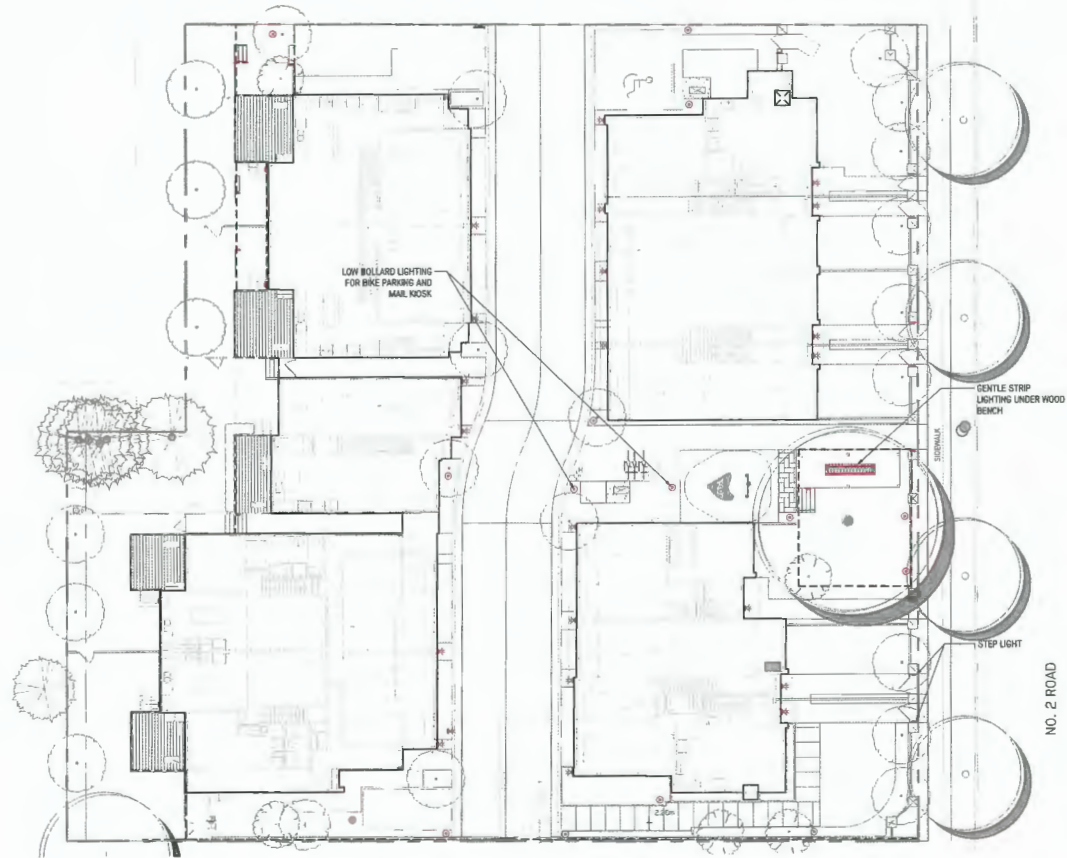


Plant Schedule

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Tree					
Ps	8	Prunus serrulata 'Amanogawa'	Japanese Cherry	8.0 cm Cal., B&B	Full, well branched
Sj	15	Styrax japonica	Japanese Snowbell	8.0 cm Cal., B&B	Full, uniform branching
Apr	5	Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)	B&B, Nursery grown, minimum 3 stems
POR	10	Picea omorika	Serbian Spruce	2.4 m ht. (8'-0" ht.)	B&B, Well branched
Shrub and Grass					
Em	107	Carex morrowii 'Ice Dance'	Evergreen Sedge	#1 Pot, 600mm o.c.	Full
Cc	30	Cholisy ternata	Mexican Orange	#3 Pot, 900mm o.c.	Full
Db	130	Aucuba japonica 'Rosanie'	Compact Japanese aucuba	#3 Pot, 750mm o.c.	Full
Hm	159	Hemerocallis 'Mac the knife'	Red Daylily	#1 Pot, 450mm o.c.	Full
Ho	28	Berberis buxifolia 'Nana'	Dwarf Magellan Barberry	#3 Pot, 900mm o.c.	Full
Sk	114	Skimmia rubella	Japanese Skimmia	#2 Pot, 500mm o.c.	Full
Th	88	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m Ht., 600mm o.c.	Sheared, full
Tm	104	Taxus x media 'Hicksii'	Hick's Yew	1.2m Ht., 500mm o.c.	Sheared, full
Vm	488	Vinca minor	Periwinkle	#1 Pot, 450mm o.c.	Full 15cm (6") leads.
Auu	84	Arctostaphylos uva ursi	Kinnikinnick	#1 Pot, 380mm o.c.	Minimum 3 leads, nursery grown
Auu	71	Nandina domestica 'Gulf Stream'	Compact Heavenly Bamboo	#2 Pot, 300mm o.c.	Well established

1. Provide all plant material meeting BCSLA / BCNLA Standard, latest edition.
2. All street trees are to be planted in accordance with City of Richmond requirements for species, soil volume and installation. Confirm with Richmond Parks for species and selection.
2. Plant search area to include all of Lower Mainland, Vancouver Island and Interior regions of BC.
3. No substitutions or adjustments without written approval by the landscape architect.
4. One (1) hose bib will be provided for each residence on the driveway side of each unit, coordinated between architect and mechanical engineer.
5. Including high efficiency drip irrigation system.

Landscape Lighting Plan



EXAMPLE LIGHT:

STEP LIGHT

BRAND: BEGA
MODEL: Recessed wall luminaire 3305L Shielded

REPRESENTATIVE LIGHT IMAGE

BOLLARD LIGHT

BRAND: BEGA
MODEL: Bollard 7721L Shielded

REPRESENTATIVE LIGHT IMAGE

WALL MOUNTED SCENCE LIGHTING

BRAND: BEGA
MODEL: Impact-resistant wall luminaire Shielded 33 327

REPRESENTATIVE LIGHT IMAGE

LIGHTING SYMBOLS

SYMBOL	QTY	LIGHT TYPE
—	2 x 10'	STRIP UNDERLIGHTING
●	14	BOLLARD LIGHT
⊞	23	WALL MOUNTED SCENCE LIGHTING
■	28	STEP LIGHT

NOTES

1. REFER TO ELECTRICAL DRAWINGS;
2. ALL DIMENSIONS ARE TO CENTRE OF LIGHT;
3. PROVIDE LED LIGHT SOURCES FOR ALL LANDSCAPE LIGHTING;
4. WITH THE EXCEPTION OF TREE UPLIGHTS, PROVIDE LIGHT FIXTURES IN ACCORDANCE WITH DARK SKY GUIDELINES;
5. IMAGES OF LIGHT FIXTURES ARE REPRESENTATIVE ONLY, MANUFACTURE OF ACTUAL INSTALLED PRODUCTS MAY VARY.