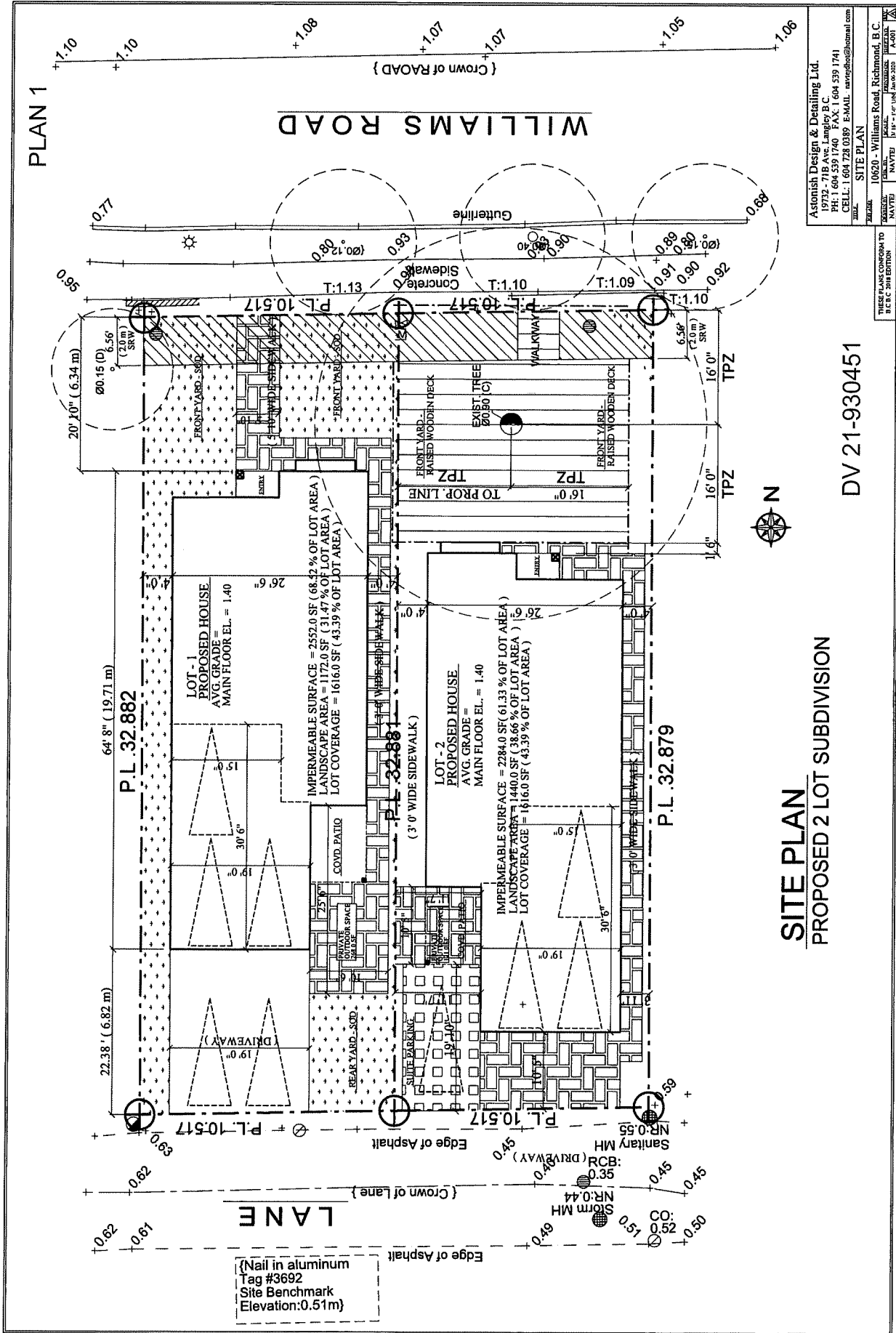


Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 16, 2022.



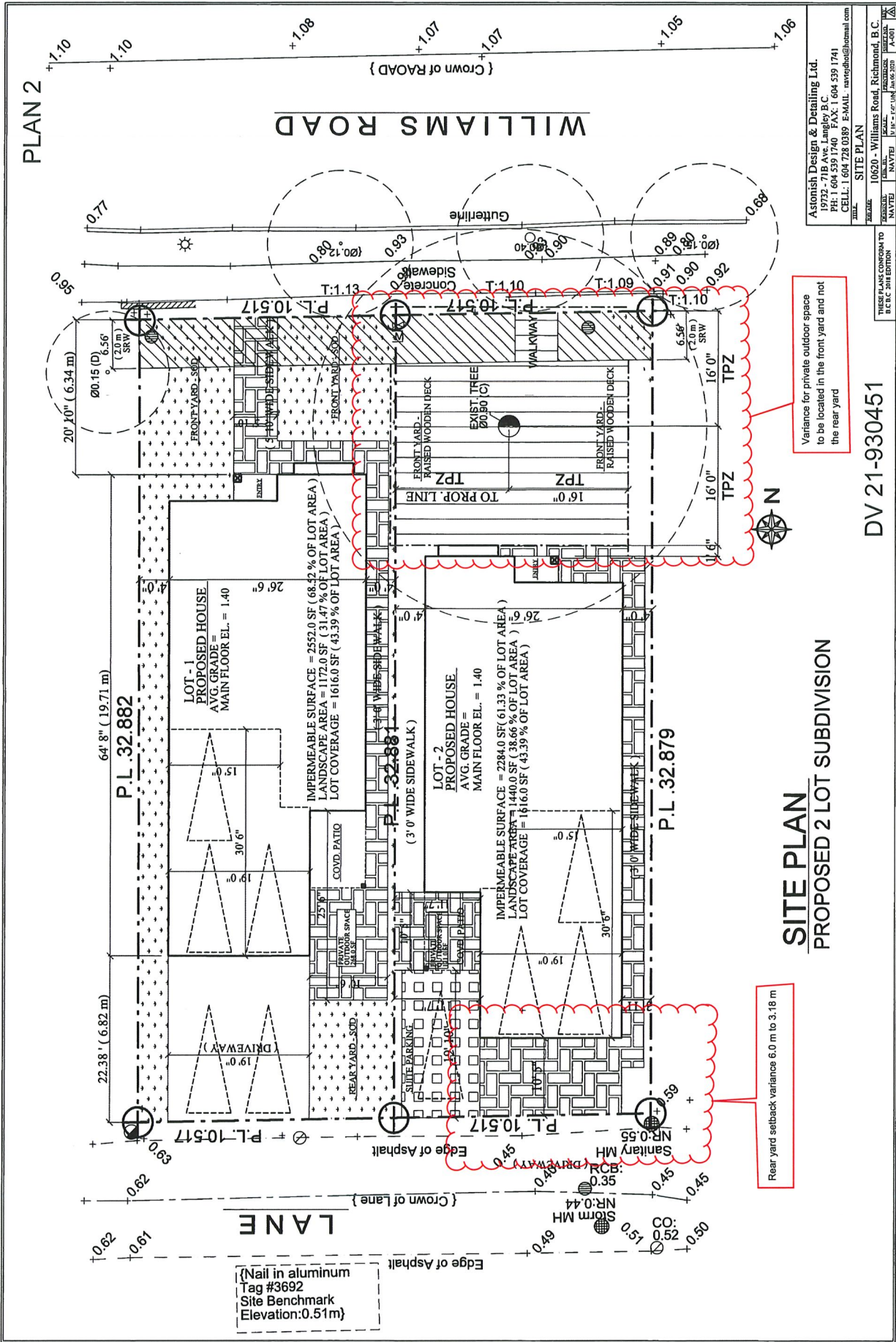
SITE PLAN
PROPOSED 2 LOT SUBDIVISION

DV 21-930451

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 604-539-1746 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: astonish@astonish.com

SITE PLAN	
DATE:	10620 - Williams Road, Richmond, B.C.
SCALE:	AS SHOWN
PROJECT:	10620 - Williams Road, Richmond, B.C.
DATE:	10620 - Williams Road, Richmond, B.C.
SCALE:	AS SHOWN
PROJECT:	10620 - Williams Road, Richmond, B.C.
DATE:	10620 - Williams Road, Richmond, B.C.
SCALE:	AS SHOWN
PROJECT:	10620 - Williams Road, Richmond, B.C.
DATE:	10620 - Williams Road, Richmond, B.C.
SCALE:	AS SHOWN
PROJECT:	10620 - Williams Road, Richmond, B.C.

PLEASE CONSULT TO THE CITY OF RICHMOND



PLAN 2

WILLIAMS ROAD

SITE PLAN
PROPOSED 2 LOT SUBDIVISION

Variance for private outdoor space to be located in the front yard and not the rear yard

Rear yard setback variance 6.0 m to 3.18 m

(Nail in aluminum
Tag #3692
Site Benchmark
Elevation: 0.51m)

SITE PLAN	
DATE:	10620 - Williams Road, Richmond, B.C.
PROJECT:	10620 - Williams Road, Richmond, B.C.
SCALE:	1/8" = 1'-0" (1:200)
DATE:	2024.02.20
DESIGNER:	ASTONISH DESIGN & DETAILING LTD.
DRAWN BY:	M. J. LANGLEY
CHECKED BY:	M. J. LANGLEY
APPROVED BY:	M. J. LANGLEY
DATE:	2024.02.20
SCALE:	1/8" = 1'-0" (1:200)
PROJECT:	10620 - Williams Road, Richmond, B.C.
DATE:	2024.02.20
DRAWN BY:	M. J. LANGLEY
CHECKED BY:	M. J. LANGLEY
APPROVED BY:	M. J. LANGLEY
DATE:	2024.02.20

DV 21-930451

Astonish Design & Detailing Ltd.
19722 - 71B Ave, Langley, B.C.
PH: 604.223.0989 FAX: 1 604 339 1741
CELL: 1 604 223 0989 EMAIL: astonish@gmail.com

PLAN 5

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DMG LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Richmond, British Columbia V6X 2C9
 P: 604.284.6211 F: 604.284.6222

ESL

NO.	DATE	REVISION DESCRIPTION	OK

CLIENT:

PROJECT:
2 LOT SUBDIVISION
 10620 WILLIAMS ROAD
 RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

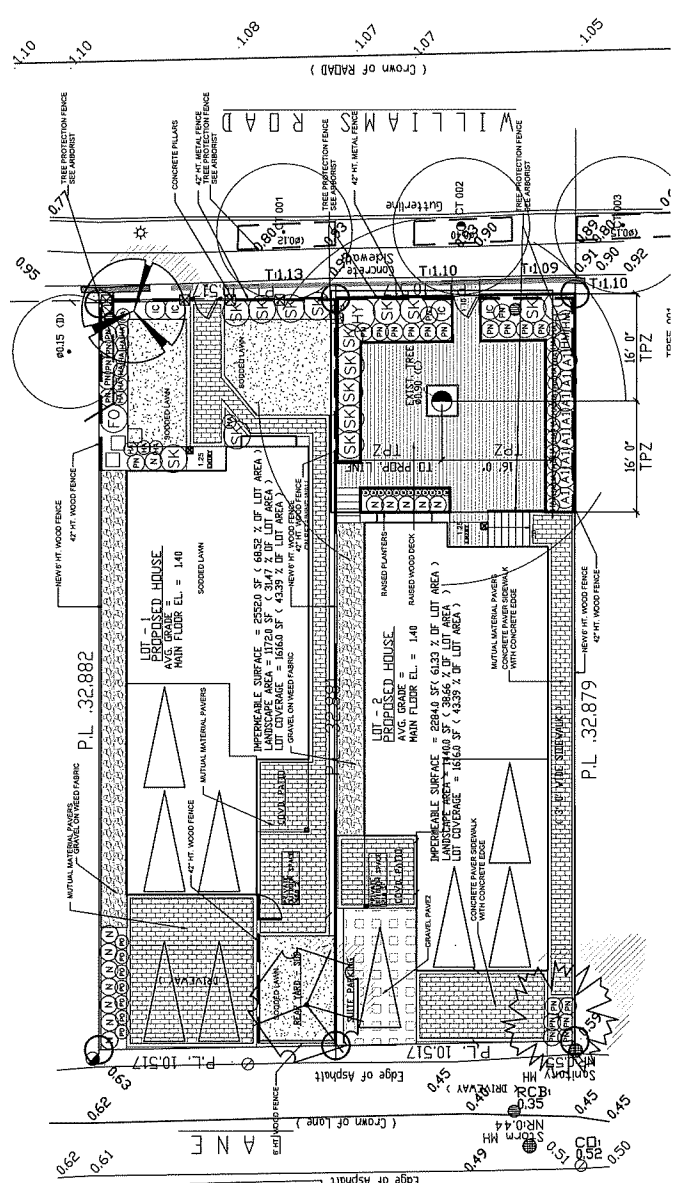
DATE:
 SCALE: 1/4"=1'-0"
 DRAWN: MM
 CHECKED: MM
 DRAWING NUMBER: **L1**
 OF 2
 PMS PROJECT NUMBER: 20-159
 2/25/2019



DV 21-930451

TREE	SYMBOL	COMMON NAME	PLANT SCHEDULE	PMS PROJECT NUMBER
1		ACER ORBICULATUM	PLANT SCHEDULE 1	20-159
2		CORNUS FLORIDA	PLANT SCHEDULE 1	20-159
3		PRUNELLA LAURO-COCCINEA	PLANT SCHEDULE 1	20-159
4		AZALEA JAPONICA	PLANT SCHEDULE 2	20-159
5		HYDRANGEA MACROPHYLLA	PLANT SCHEDULE 2	20-159
6		CAMELLIA JAPONICA	PLANT SCHEDULE 2	20-159
7		HIBISCUS SYRIACUS	PLANT SCHEDULE 2	20-159
8		GINKGO BILOBE	PLANT SCHEDULE 2	20-159
9		MAGNOLIA GRANDIFLORA	PLANT SCHEDULE 2	20-159
10		CERCIS CANADENSIS	PLANT SCHEDULE 2	20-159
11		JAPANESE MAPLE	PLANT SCHEDULE 2	20-159
12		JAPANESE FORTSYTHIA	PLANT SCHEDULE 2	20-159
13		JAPANESE ANEMONE	PLANT SCHEDULE 2	20-159
14		JAPANESE IRIS	PLANT SCHEDULE 2	20-159
15		JAPANESE HOSTA	PLANT SCHEDULE 2	20-159
16		JAPANESE CHRYSANTHEMUM	PLANT SCHEDULE 2	20-159
17		JAPANESE GARDEN SPIREA	PLANT SCHEDULE 2	20-159
18		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
19		JAPANESE LILY	PLANT SCHEDULE 2	20-159
20		JAPANESE HYDRANGEA	PLANT SCHEDULE 2	20-159
21		JAPANESE CAMELLIA	PLANT SCHEDULE 2	20-159
22		JAPANESE MAGNOLIA	PLANT SCHEDULE 2	20-159
23		JAPANESE ACER	PLANT SCHEDULE 2	20-159
24		JAPANESE QUINCE	PLANT SCHEDULE 2	20-159
25		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
26		JAPANESE FORTSYTHIA	PLANT SCHEDULE 2	20-159
27		JAPANESE ANEMONE	PLANT SCHEDULE 2	20-159
28		JAPANESE IRIS	PLANT SCHEDULE 2	20-159
29		JAPANESE HOSTA	PLANT SCHEDULE 2	20-159
30		JAPANESE CHRYSANTHEMUM	PLANT SCHEDULE 2	20-159
31		JAPANESE GARDEN SPIREA	PLANT SCHEDULE 2	20-159
32		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
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34		JAPANESE HYDRANGEA	PLANT SCHEDULE 2	20-159
35		JAPANESE CAMELLIA	PLANT SCHEDULE 2	20-159
36		JAPANESE MAGNOLIA	PLANT SCHEDULE 2	20-159
37		JAPANESE ACER	PLANT SCHEDULE 2	20-159
38		JAPANESE QUINCE	PLANT SCHEDULE 2	20-159
39		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
40		JAPANESE FORTSYTHIA	PLANT SCHEDULE 2	20-159
41		JAPANESE ANEMONE	PLANT SCHEDULE 2	20-159
42		JAPANESE IRIS	PLANT SCHEDULE 2	20-159
43		JAPANESE HOSTA	PLANT SCHEDULE 2	20-159
44		JAPANESE CHRYSANTHEMUM	PLANT SCHEDULE 2	20-159
45		JAPANESE GARDEN SPIREA	PLANT SCHEDULE 2	20-159
46		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
47		JAPANESE LILY	PLANT SCHEDULE 2	20-159
48		JAPANESE HYDRANGEA	PLANT SCHEDULE 2	20-159
49		JAPANESE CAMELLIA	PLANT SCHEDULE 2	20-159
50		JAPANESE MAGNOLIA	PLANT SCHEDULE 2	20-159
51		JAPANESE ACER	PLANT SCHEDULE 2	20-159
52		JAPANESE QUINCE	PLANT SCHEDULE 2	20-159
53		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
54		JAPANESE FORTSYTHIA	PLANT SCHEDULE 2	20-159
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56		JAPANESE IRIS	PLANT SCHEDULE 2	20-159
57		JAPANESE HOSTA	PLANT SCHEDULE 2	20-159
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72		JAPANESE CHRYSANTHEMUM	PLANT SCHEDULE 2	20-159
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75		JAPANESE LILY	PLANT SCHEDULE 2	20-159
76		JAPANESE HYDRANGEA	PLANT SCHEDULE 2	20-159
77		JAPANESE CAMELLIA	PLANT SCHEDULE 2	20-159
78		JAPANESE MAGNOLIA	PLANT SCHEDULE 2	20-159
79		JAPANESE ACER	PLANT SCHEDULE 2	20-159
80		JAPANESE QUINCE	PLANT SCHEDULE 2	20-159
81		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
82		JAPANESE FORTSYTHIA	PLANT SCHEDULE 2	20-159
83		JAPANESE ANEMONE	PLANT SCHEDULE 2	20-159
84		JAPANESE IRIS	PLANT SCHEDULE 2	20-159
85		JAPANESE HOSTA	PLANT SCHEDULE 2	20-159
86		JAPANESE CHRYSANTHEMUM	PLANT SCHEDULE 2	20-159
87		JAPANESE GARDEN SPIREA	PLANT SCHEDULE 2	20-159
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89		JAPANESE LILY	PLANT SCHEDULE 2	20-159
90		JAPANESE HYDRANGEA	PLANT SCHEDULE 2	20-159
91		JAPANESE CAMELLIA	PLANT SCHEDULE 2	20-159
92		JAPANESE MAGNOLIA	PLANT SCHEDULE 2	20-159
93		JAPANESE ACER	PLANT SCHEDULE 2	20-159
94		JAPANESE QUINCE	PLANT SCHEDULE 2	20-159
95		JAPANESE DOGWOOD	PLANT SCHEDULE 2	20-159
96		JAPANESE FORTSYTHIA	PLANT SCHEDULE 2	20-159
97		JAPANESE ANEMONE	PLANT SCHEDULE 2	20-159
98		JAPANESE IRIS	PLANT SCHEDULE 2	20-159
99		JAPANESE HOSTA	PLANT SCHEDULE 2	20-159
100		JAPANESE CHRYSANTHEMUM	PLANT SCHEDULE 2	20-159

NOTES: PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER BIZES ARE INDICATED FOR TREES AND SHRUBS. PLANT MATERIAL SHALL BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. ALL MATERIALS SHALL BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



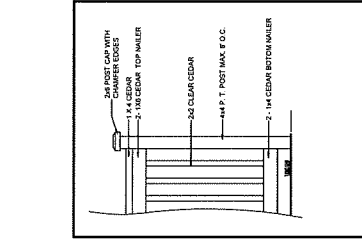
Minimum (in feet)
 Top #3692
 Site Benchmark
 Elevation (0.51m)

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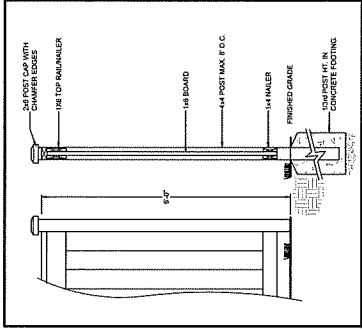
ping
LANDSCAPE ARCHITECTS
Suite C100 - 4155 Still Creek Drive
Richmond, B.C. V6X 3A7
P: 604-284-2011 | F: 604-284-0022

BPAC

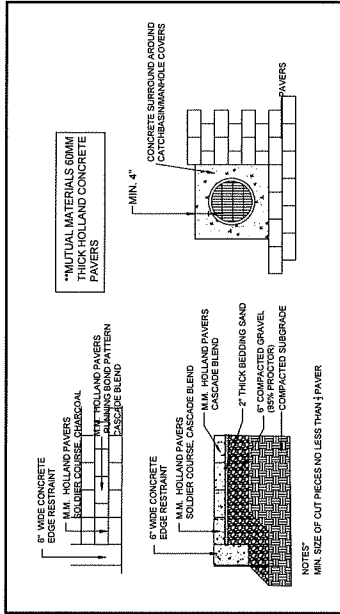
PLAN 6



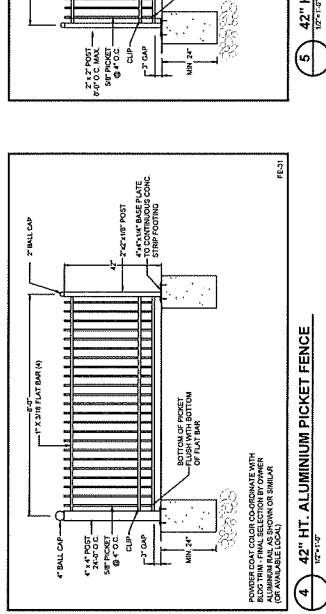
3 4' HT. WOOD FENCE
SCALE = 3/4" = 1'-0"



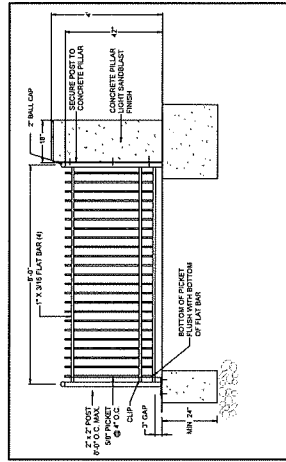
2 PERIMETER WOOD FENCE
SCALE = 3/4" = 1'-0"



1A PAVERS ON GRADE
SCALE = 3/4" = 1'-0"



4 42\"/> SCALE = 1/2\"/>



5 42\"/> SCALE = 1/2\"/>

NO.	DATE	REVISION DESCRIPTION	OR

CLSB/F:

PROJECT:
2 LOT SUBDIVISION
10820 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE
DETAILS

DATE:	DATE:	DRAWING NUMBER:
SCALE:	AS NOTED	L2
DRAWN:	MM	
DESIGN:	MM	
CHECKED:	MM	
	MCY	OF 2

PNG PROJECT NUMBER: 20-159

DV 21-930451

PLAN 7

SITE PLAN LEGEND	
	Proposed Plant
	Existing Plant
	Proposed Tree Removal
	Tree Retention
	Zone of Impact
	Area of Retention
	Change Status of Tree
	Proposed Tree Removal
	Tree Retention
	Zone of Impact
	Area of Retention
	Change Status of Tree

Note: The fence building contractor shall erect all fencing to allow for vehicle doors to open and additionally as demonstrated on the TMAP.
 Note: Tree inventory has not been included on this TMAP. Please see the Arborist Report for more details on each tree.
 Note: ARBORIST INCLUSION IS NOT LIMITED TO THE HIGHLIGHTED RED ZONES AND ACTIVITIES ON THE TMAP - THE SCOPE MAY CHANGE DUE TO UNDERGROUND ROOTING CONDITIONS AS WELL AS CAN FRANCHISING REQUIREMENTS REVIEW.

Project Arborist to excavate utility trenches via AirSpade. Any exposed trenches shall be insulated from the elements with coconut fiber cloth if left exposed for more than 30 minutes.

Project Arborist to conduct AirSpading in order to locate appropriate locations for both retaining wall and deck footing locations. Bottom of tree crown, separated from the soil above with geotextile, with perforated PVC daylighting into the tree well at 25.5' interval with.

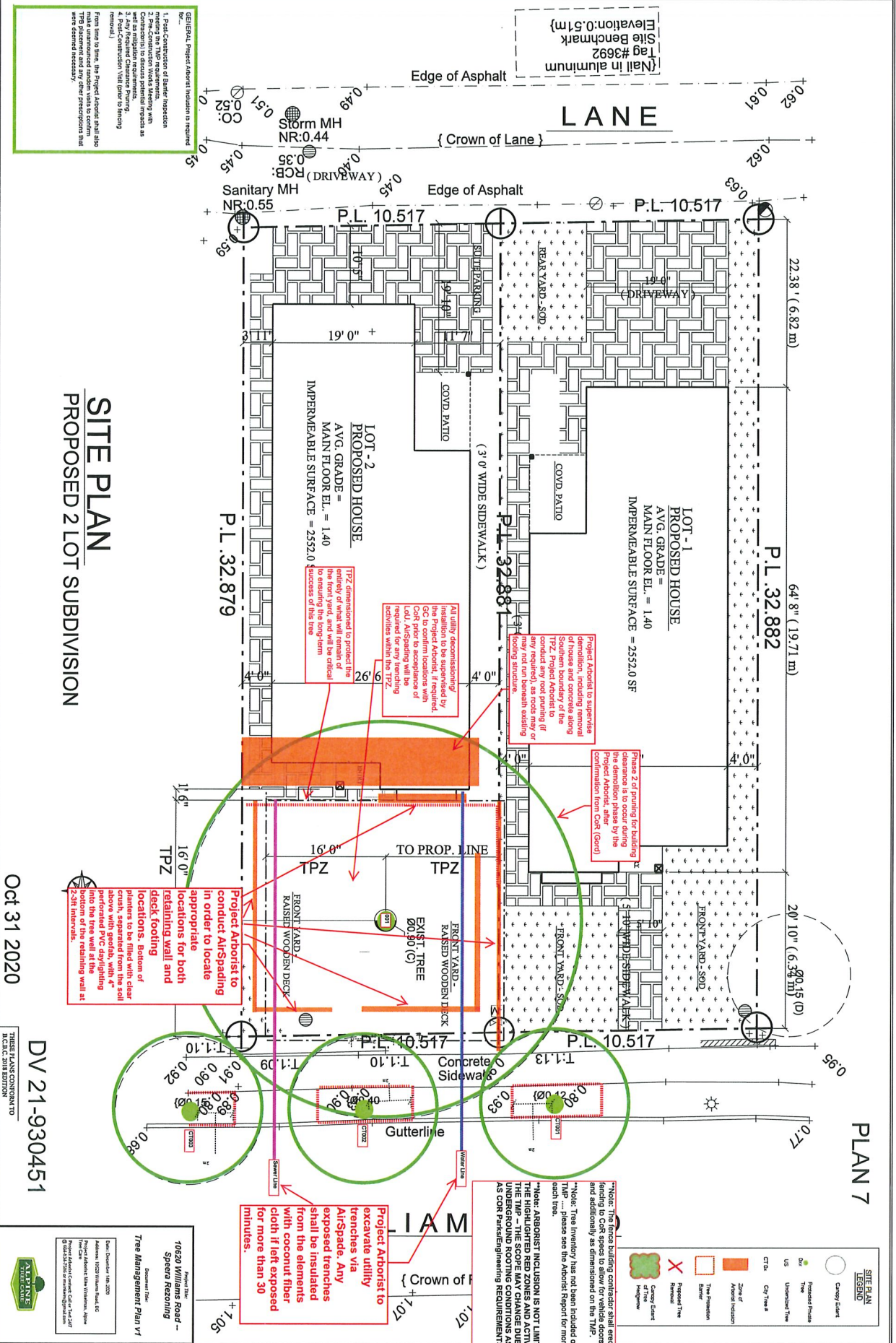
Project Arborist to supervise of house and correct all Southern boundary of the TPZ. Project Arborist to conduct any root pruning (if any required), as soon as possible, in conjunction with existing footing structure.

Phase 2 of pruning for building clearance to occur during Project Arborist, after confirmation from City (Good)

At utility recommendations/inclusion to be supervised by the Project Arborist, if required, GC to confirm locations with required footing including indices within the TPZ.

TPZ demonstrated to protect the entirety of which will be critical to ensuring the long-term success of this tree

SITE PLAN
 PROPOSED 2 LOT SUBDIVISION



1. Post-Construction of Final Inspection meeting the TMAP requirements.
 2. Pre-Construction Meeting with City/County/Utility/Arborist to review TMAP and mitigation requirements.
 3. Any Required Retention Permit(s) for trees to be retained (see permit to planting removal).
- From time to time, the Project Arborist shall make unannounced random visits to confirm TMAP placement and any other prescriptions that are included in the TMAP.

Oct 31 2020

DV 21-930451

10620 Williams Road -
 Speeds Rezoning

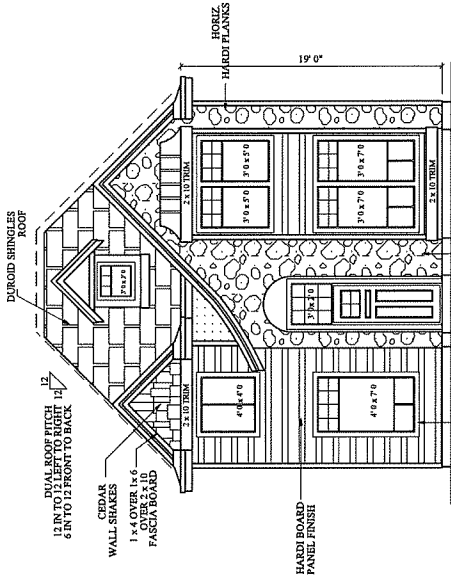
Tree Management Plan V1

Alpine Tree Care

10620 Williams Road -
 Speeds Rezoning

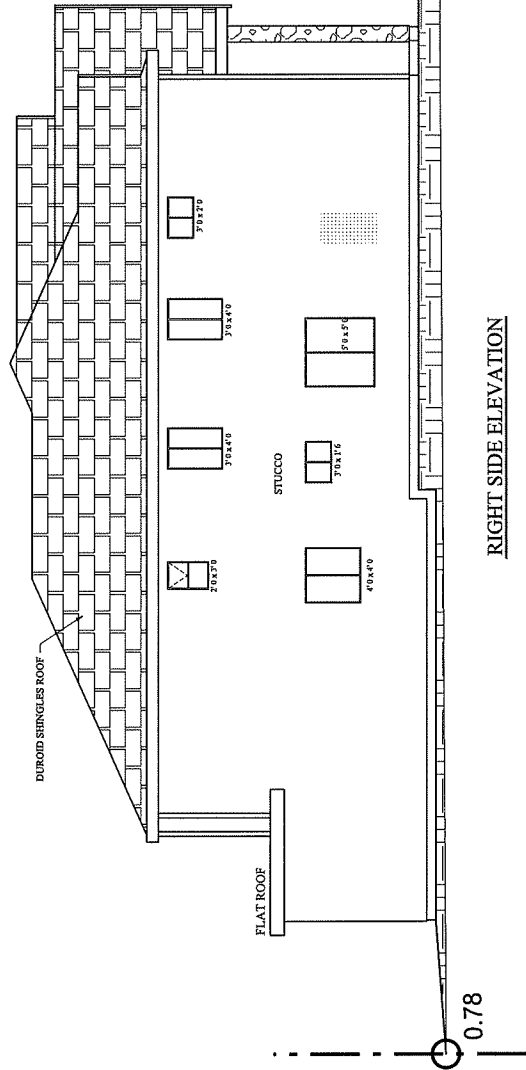
Alpine Tree Care

PLAN 3



E.E.L. 1.08
P.E.L. 1.40
STONE PER
OWNERS SPEC.
AVG. GRADE = 1.03 m
4\"/>

FRONT ELEVATION



RIGHT SIDE ELEVATION

Astonish Design & Detailing Ltd.
1972 - 718 Ave. Langley, B.C.
Langley, B.C. V3A 2G6
TEL: 1 (604) 738 8389 FAX: 1 (604) 539 1741
CELL: 1 (604) 738 8389 E-mail: astondesign@shaw.ca

THESE PLANS CONFORM TO
B.C. B.C. 2018 EDITION

DV 21-930451

TREE PROTECTION
PER CITY BY LAW

ELEVATIONS
NAME: 10520 - Williams Road, Richmond, B.C.
DATE: 11/11/2018
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
DRAWN BY: [Signature]