



SITE VIEW FROM NO. 1 ROAD



SITE VIEW TOWARD NEIGHBOUR TOWNHOUSE AT THE REAR



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR SINGLE FAMILY HOUSE OPPOSE NO. 1 ROAD



SITE VIEW ACROSS NO 1 ROAD

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
210 208 WEST AVENUE, VIKINGDALE BC
V7Y 1R5
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- ISSUED:
- 1 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2023.04.30 FOR CITY OF REVIEW
 - 3 2023.08.08 FOR CITY OF REVIEW
 - 4 2023.10.03 FOR CITY OF REVIEW
 - 5 2023.11.23 FOR CITY OF REVIEW
 - 6 2023.12.14 FOR CITY OF REVIEW
 - 7 2024.01.24 FOR CITY OF REVIEW
 - 8 2024.02.01 FOR CITY OF REVIEW
 - 9 2024.02.28 FOR CITY OF REVIEW
 - 10 2024.02.28 REVISION FOR CITY OF REVIEW
 - 11 2024.02.29 REVISION FOR CITY OF REVIEW
 - 12 2024.03.04 REVISION FOR CITY OF REVIEW
 - 13 2024.03.27 FOR CITY OF PANEL PRESENTATION

- 11 2024.03.04 REVISION GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
- 10 2024.02.28 REVISION WITH MARKS
- 9 2024.02.28 ADD LIVE PLANT AND PERMISSIBLE AREA FOR LANDSCAPE
- 8 2024.02.28 RAISE ROAD GRADE LEVELS AS PER CITY REQUEST
- 7 2024.02.01 ADD NEIGHBOUR GRADE LEVELS ON AS USED IN VIDEO
- 6 2024.01.24 RAISE ROAD GRADE PER DPP COMMENT
- 5 2023.12.14 REVISION PER CITY EMAIL COMMENTS
- 4 2023.11.23 REVISION PER CITY EMAIL COMMENTS
- 3 2023.10.03 REVISION PER CITY EMAIL COMMENTS
- 2 2023.08.08 REVISION PER CITY COMMENTS
- 1 2023.04.30 REVISION PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC**

CONTEXT

PROJECT NUMBER: 16-03
ISSUED: 3/19/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240327-DPP-PRESENT

CONTEXT

DEVELOPMENT PERMIT

DP 22-021165

**ERIC LAW
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- ISSUE
- 1 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2023.04.18 FOR CITY OF REVIEW
 - 3 2023.08.08 FOR CITY OF REVIEW
 - 4 2023.10.03 FOR CITY OF REVIEW
 - 5 2023.11.23 FOR CITY OF REVIEW
 - 6 2023.12.11 FOR CITY OF REVIEW
 - 7 2024.01.24 FOR CITY OF REVIEW
 - 8 2024.02.01 FOR CITY OF REVIEW
 - 9 2024.02.28 FOR CITY OF REVIEW
 - 10 2024.02.28 REVISED FOR CITY OF REVIEW
 - 11 2024.02.28 REVISED FOR CITY OF REVIEW
 - 12 2024.03.04 REVISED FOR CITY OF REVIEW
 - 13 2024.03.27 FOR CITY OF PANEL PRESENTATION

- 11 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
- 10 2024.02.28 REVISION WITH MARKS
- 9 2024.02.28 ADD LANE PLANT AND PERMISSIBLE AREA PER LAURIE/ERIC
- 8 2024.02.28 RAISE ROAD GRADE LEVELS TO PER CITY REQUEST
- 7 2024.02.01 ADD REGISTRATION GRADE LEVELS ON AIR NORTH SIDE/STREET
- 6 2024.01.24 RAISE ROAD GRADES PER DPP CONSULT
- 5 2023.12.14 REVISED PER CITY DINAL COMMENTS
- 4 2023.11.23 REVISED PER CITY DINAL COMMENTS
- 3 2023.10.03 REVISED PER CITY DINAL COMMENTS
- 2 2023.08.08 REVISED PER CITY COMMENTS
- 1 0723.04.18 REVISED PER CITY DINAL COMMENTS

**PROPOSED TOWNHOUSE
6571-6581 NO. 1 ROAD
RICHMOND BC**

MASSING

PROJECT NUMBER: 16-03
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MASSING

DEVELOPMENT PERMIT



DP 22-021165

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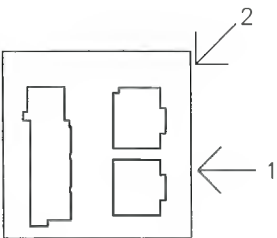
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- 6) 2023.12.14 FOR CITY OF REVIEW
- 7) 2024.01.16 FOR CITY OF REVIEW
- 8) 2024.02.01 FOR CITY OF REVIEW
- 9) 2024.02.28 FOR CITY OF REVIEW
- 10) 2024.02.28 REVISED FOR CITY OF REVIEW
- 11) 2024.02.29 REVISED FOR CITY OF REVIEW
- 12) 2024.03.04 REVISED FOR CITY OF REVIEW
- 13) 2024.03.27 FOR CITY OF PARK PROVISION



1. VIEW ALONG NO 1 ROAD



2. VIEW ALONG NO 1 ROAD SIDEWALK



- 11) 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
- 10) 2024.02.29 REDUCE WALKWAYS
- 9) 2024.02.28 ADD THE FLIGHT AND FENCEABLE AREA FOR LAUNCHPAD
- 8) 2024.02.28 RAISE ROAD GRADE LEVELS AS PER CITY REQUEST
- 7) 2024.02.01 ADD NEIGHBOUR GRADE LEVELS OF AIR HOSTS SERVICES
- 6) 2024.01.24 RAISE ROAD GRADES PER DFP COMMENT
- 5) 2023.12.14 REVISED PER CITY EMAIL COMMENTS
- 4) 2023.11.23 REVISED PER CITY EMAIL COMMENTS
- 3) 2023.10.03 REVISED PER CITY EMAIL COMMENTS
- 2) 2023.06.08 REVISED PER CITY EMAIL COMMENTS
- 1) 2023.04.28 REVISED PER CITY EMAIL COMMENTS
- REVISED

**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ILLUSTRATIVE IMAGES

PROJECT NUMBER:16-03
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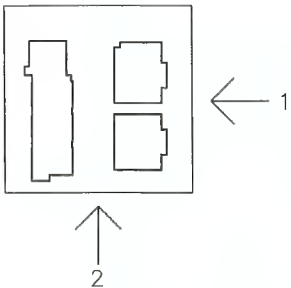
IMAGE (1)

DP 22-021165

DEVELOPMENT PERMIT



1. AERIAL VIEW ALONG NO 1 ROAD



2. AERIAL SOUTH VIEW

ERIC LAW ARCHITECT

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11	2024.03.29 REVISED FOR CITY OF REVIEW
12	2024.03.29 REVISED FOR CITY OF REVIEW
13	2024.03.29 REVISED FOR CITY OF REVIEW
14	2024.03.27 FOR CITY OF PANEL PRECEDENTATION

11	2024.03.24 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
10	2024.02.28 REVISED WITH MARKS
9	2024.02.28 ADD LDC PLANS AND PERMISSIBLE AREA PER PLANBOOK
8	2024.02.28 ADD ROAD GRADE LEVELS AS PER CITY REQUEST
7	2024.02.01 ADD HORIZONTAL GRADE LEVELS OF ALL NORTH DRIVEWAYS
6	2024.01.24 RAISE ROAD GRADES PER DPP COMMENT
5	2023.12.14 REVISED FOR CITY DUAL COMMENTS
4	2023.11.23 REVISED FOR CITY DUAL COMMENTS
3	2023.10.03 REVISED FOR CITY DUAL COMMENTS
2	2023.08.06 REVISED FOR CITY COMMENTS
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	REVISION

PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03
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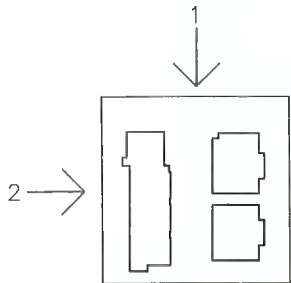
IMAGE (2)

DP 22-021165

DEVELOPMENT PERMIT



1. AERIAL NORTH VIEW



2. AERIAL WEST VIEW

ERIC LAW ARCHITECT

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- 1. 2022-09-20 FOR DEVELOPMENT PERMIT APPLICATION
- 2. 2022-09-20 FOR CITY OF REVIEW
- 3. 2022-09-20 FOR CITY OF REVIEW
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- 95. 2022-09-20 FOR CITY OF REVIEW
- 96. 2022-09-20 FOR CITY OF REVIEW
- 97. 2022-09-20 FOR CITY OF REVIEW
- 98. 2022-09-20 FOR CITY OF REVIEW
- 99. 2022-09-20 FOR CITY OF REVIEW
- 100. 2022-09-20 FOR CITY OF REVIEW

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

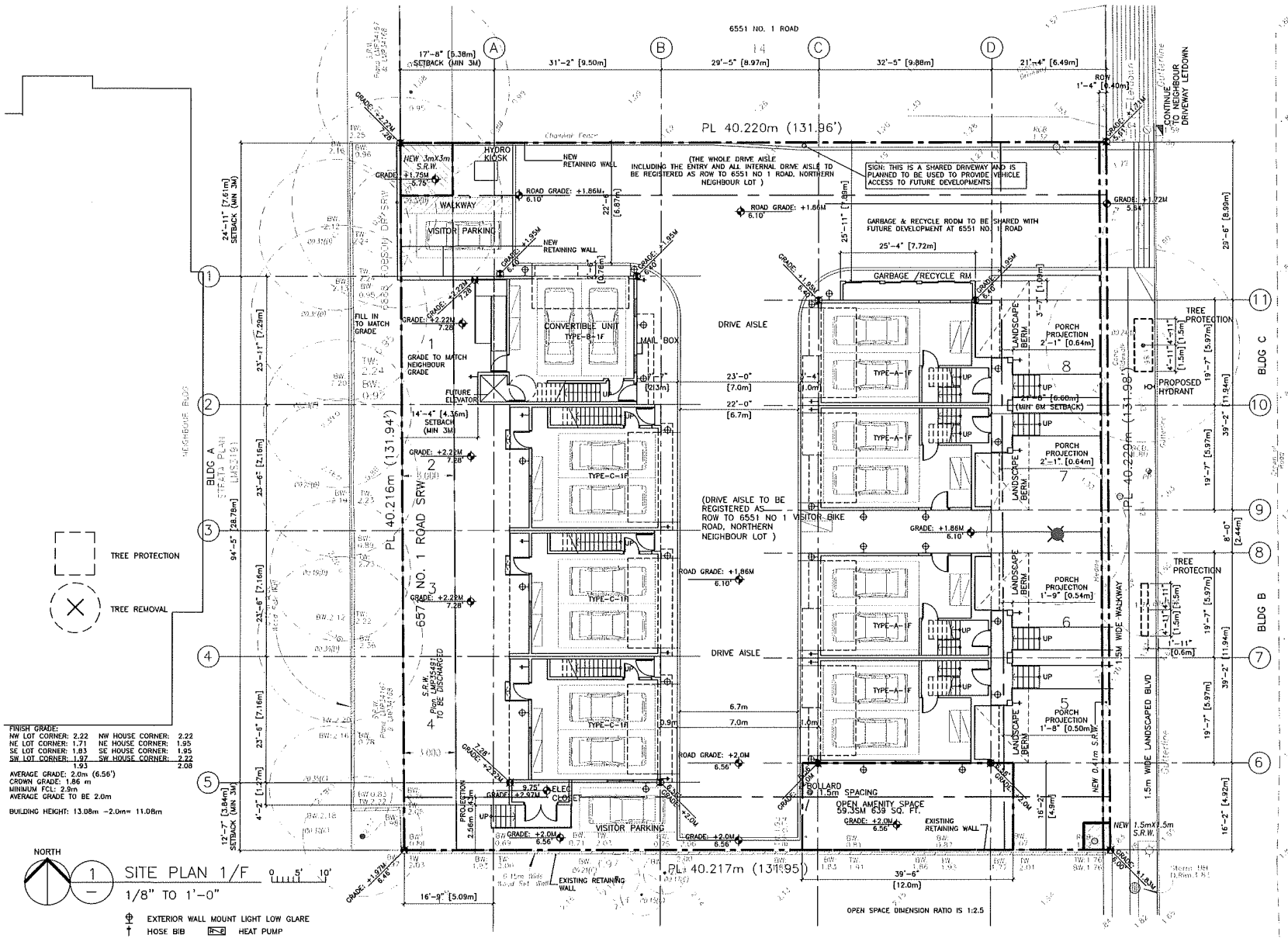
ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-01
ISSUED: 3/19/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-01-046_240317-014-PRESENT

IMAGE (3)

DP 22-021165

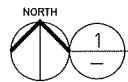
DEVELOPMENT PERMIT



FINISH GRADE:
 NW LOT CORNER: 2.22 NW HOUSE CORNER: 2.22
 NE LOT CORNER: 1.71 NE HOUSE CORNER: 1.95
 SE LOT CORNER: 1.83 SE HOUSE CORNER: 1.95
 SW LOT CORNER: 1.97 SW HOUSE CORNER: 2.22
 1.93

AVERAGE GRADE: 2.0m (6.56')
 CROWN GRADE: 1.86 m
 MINIMUM F.C.L: 2.0m
 AVERAGE GRADE TO BE 2.0m

BUILDING HEIGHT: 13.08m -2.0m= 11.08m



SITE PLAN 1/F
 1/8" TO 1'-0"

⊕ EXTERIOR WALL MOUNT LIGHT LOW GLARE
 † HOSE BIB HEAT PUMP

ERIC LAW ARCHITECT

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- REVISION
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 - 2024.02.29 REVISION FOR CITY OF REVIEW
 - 2024.03.04 REVISION FOR CITY OF REVIEW
 - 2024.03.27 FOR CITY OF PANEL PRESENTATION

- 2024.03.04 PAVE GRADE AT SOUTH END OF ROAD AS FENCED IN BY CITY
- 2024.03.29 REVISION WITH NOTES
- 2024.03.28 ADD TREE PLANT AND PERMISSIBLE AREA PER WALKWAY
- 2024.03.28 PAVE ROAD GRADE LEVELS AS PER CITY REQUEST
- 2024.02.01 ADD NEIGHBOUR GRADE LEVELS ON AIR RIGHT WALKWAY
- 2024.03.21 PAVE ROAD GRADES PER DWP CONTRACT
- 2023.12.14 REVISION PER CITY EMAIL COMMENTS
- 2023.11.23 REVISION PER CITY EMAIL COMMENTS
- 2023.10.03 REVISION PER CITY EMAIL COMMENTS
- 2023.06.08 REVISION PER CITY COMMENTS
- 2023.04.28 REVISION FOR CITY EMAIL COMMENTS
- REVISION

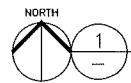
PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (1F)

PROJECT NUMBER: 16-03
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 FILENAME: 16-04_SNO_240327-DPP-PRESENT

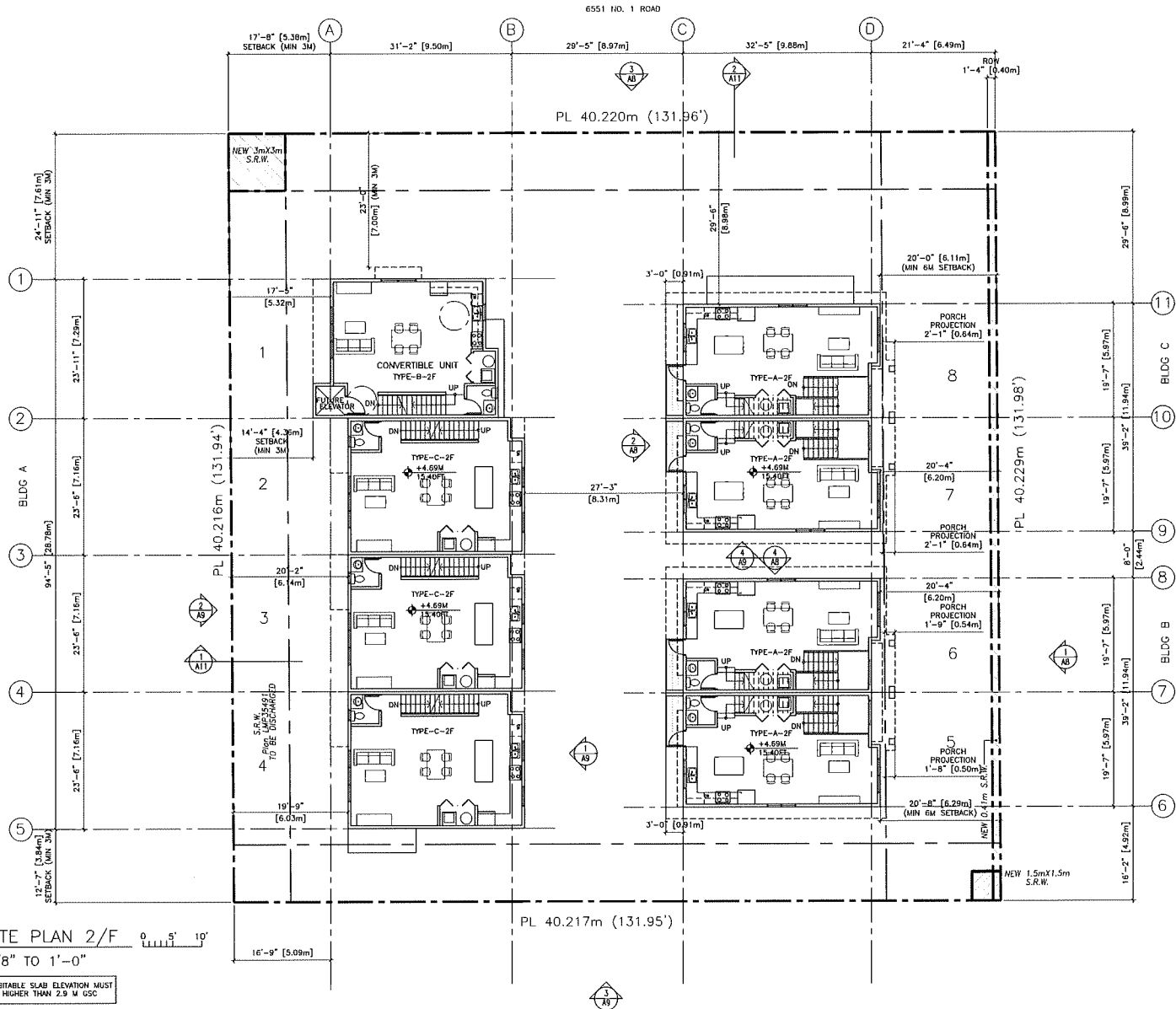
DP 22-021165

A2
 DEVELOPMENT PERMIT



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

HABITABLE SLAB ELEVATION MUST BE HIGHER THAN 2.9' G.S.C.



ERIC LAW ARCHITECT

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- 050428
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 - 2024.03.04 FOR CITY OF REVIEW
 - 2024.03.27 FOR CITY OF PANEL PRESENTATION

- 2024.03.04 PAGE CORRECT AT SOUTH END OF ROAD
- 2024.03.29 PERIOD WITH MARKS
- 2024.03.28 ADD THE PLANT AND PERMISSIBLE AREA FOR LANDSCAPE
- 2024.03.28 PAGE ROAD GRADE LEVELS AS PER CITY PERIOD
- 2024.03.28 ADD REVISION GRADE LEVELS ON NORTH END OF ROAD
- 2024.03.24 PAGE ROAD GRADERS PER DEP COMMENT
- 2023.12.14 REVISION PER CITY EMAIL COMMENTS
- 2023.11.23 REVISION PER CITY EMAIL COMMENTS
- 2023.10.03 REVISION PER CITY EMAIL COMMENTS
- 2023.06.06 REVISION PER CITY COMMENTS
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- REVISION

PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

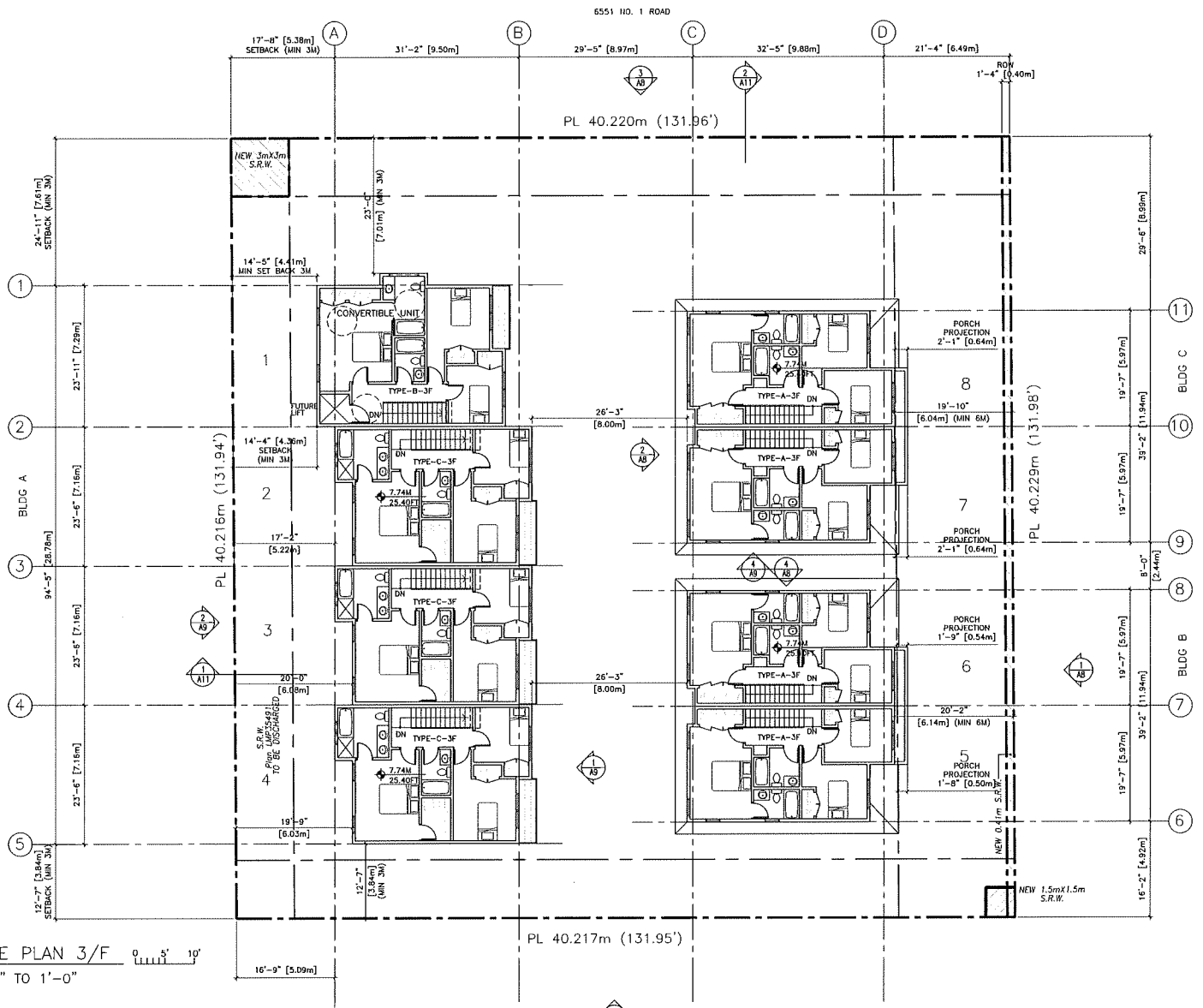
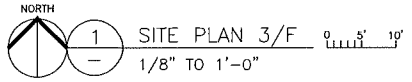
SITE PLAN (2F)

PROJECT NUMBER: 16-03
ISSUED: 3/19/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SHO_240327-OPP-PRES2/F

A3

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DEVELOPMENT PERMIT



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 - 2024.03.29 FOR CITY OF REVIEW

- 2024.03.04 RAZE GRADE AT SOUTH END OF ROAD IN REQUESTED BY CITY.
- 2024.03.28 ADD LIFE POOL AND PERMISSIBLE AREA FOR SWIMMING.
- 2024.03.28 ADD RAZE GRADE LEVELS AS PER CITY PLAN.
- 2024.03.28 ADD NEIGHBOR GRADE LEVELS ON AS NORTH EAST SIDE.
- 2024.03.24 RAZE ROAD GRADES FOR OPP COMMENT.
- 2022.12.16 REVISED PER CITY EMAIL COMMENTS.
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- REVISION

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6571-6591 NO. 1 ROAD
RICHMOND BC**

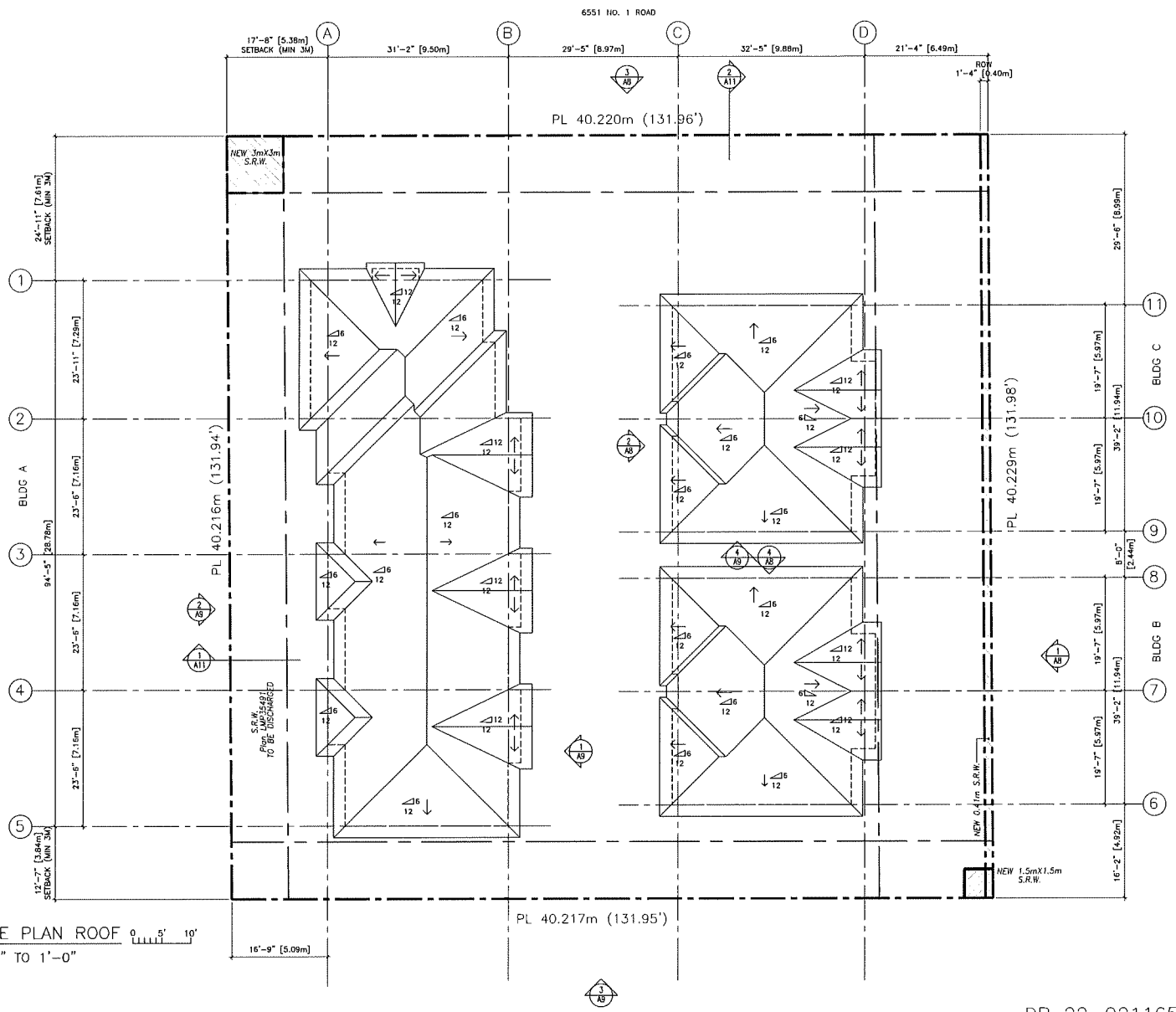
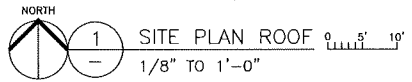
SITE PLAN (3F)

PROJECT NUMBER: 16-03
ISSUED: 3/19/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240327-DPP-PRES010

A4

DP 22-021165

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 218 208 WEST HAVALE VANCOUVER BC
 V5Y 1G5
 TEL: (604) 303-1099

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- REVISIONS
- | | |
|----|---|
| 1 | 2022.08.25 FOR DEVELOPMENT PERMIT APPLICATION |
| 2 | 2023.04.28 FOR CITY OF REVIEW |
| 3 | 2023.06.08 FOR CITY OF REVIEW |
| 4 | 2023.10.03 FOR CITY OF REVIEW |
| 5 | 2023.11.23 FOR CITY OF REVIEW |
| 6 | 2023.12.14 FOR CITY OF REVIEW |
| 7 | 2024.01.24 FOR CITY OF REVIEW |
| 8 | 2024.02.01 FOR CITY OF REVIEW |
| 9 | 2024.02.28 FOR CITY OF REVIEW |
| 10 | 2024.02.28 REVISION FOR CITY OF REVIEW |
| 11 | 2024.02.28 REVISION FOR CITY OF REVIEW |
| 12 | 2024.03.04 REVISION FOR CITY OF REVIEW |
| 13 | 2024.03.27 FOR CITY OF PERMIT PRESENTATION |

- | | |
|----|--|
| 11 | 2024.03.04 PAVE DRIVE AT SOUTH END OF ROAD AS ZENAGISTO, BC CITY |
| 10 | 2024.02.28 PAVING WITH GRASSES |
| 9 | 2024.02.28 ADD VTA PLANT AND PERMISSIBLE AREA FOR PARKING |
| 8 | 2024.02.28 PAVE ROAD GRADE LEVELS AS PER CITY PERMIT |
| 7 | 2024.02.01 ADD REVISIONS TO GRADE LEVELS ON AS NORTH ELEVATION |
| 6 | 2024.01.24 PAVE ROAD GRASSES PER SPP COMMENT |
| 5 | 2023.12.14 REVISION PER CITY EMAIL COMMENTS |
| 4 | 2023.11.23 REVISION FOR CITY EMAIL COMMENTS |
| 3 | 2023.10.03 REVISION PER CITY EMAIL COMMENTS |
| 2 | 2023.06.08 REVISION PER CITY COMMENTS |
| 1 | 2023.04.28 REVISION PER CITY EMAIL COMMENTS |
| | REVISION: |

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (ROOF)

PROJECT NUMBER: 16-03
 ISSUED: 3/19/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240327-DPP-PRES0117

A5

DP 22-021165

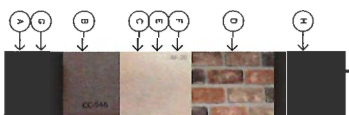
DEVELOPMENT PERMIT



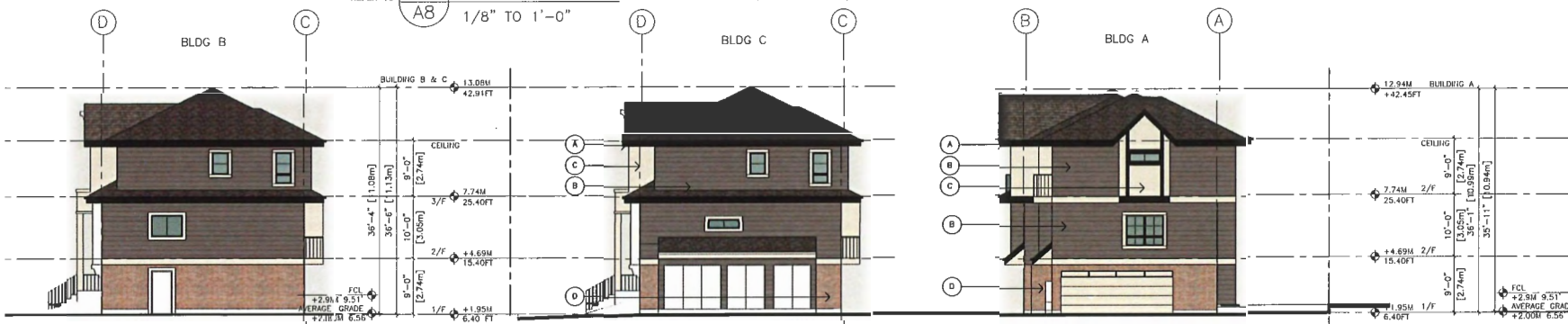
REFER TO **1** EAST ELEVATION (NO. 1 ROAD)
1/8" TO 1'-0"

- A → FASCIA & TRIM BENJAMIN MOORE 2126-20
- B → HARDI PANEL - BENJAMIN MOORE CC546
- C → HARDI BOARD - BENJAMIN MOORE AF20
- D → BRICK - HIGH DESERT
- E → WINDOW TRIM - BENJAMIN MOORE AF2D
- F → GARAGE DOOR - BENJAMIN MOORE AF20
- G → DOOR BENJAMIN MOORE 2062-2D
- H → DOOR BENJAMIN MOORE HC185

COLOUR LEGEND ALL WINDOW FRAME BLACK
ALL ALUMINUM RAILING FRAME BLACK
ALL SOFFIT AND GUTTER BLACK



REFER TO **2** BLDG- B C WEST ELEVATION (INTERNAL)
1/8" TO 1'-0"



REFER TO **4** NORTH ELEV BLDG B
1/8" TO 1'-0"

REFER TO **3** SITE NORTH ELEVATION
1/8" TO 1'-0"

ERIC LAW ARCHITECT

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TEL: (604) 505-1099

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ISSUED

- 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
- 2023.01.24 FOR CITY OF REVIEW
- 2023.08.08 FOR CITY OF REVIEW
- 2023.10.03 FOR CITY OF REVIEW
- 2023.11.03 FOR CITY OF REVIEW
- 2023.12.14 FOR CITY OF REVIEW
- 2024.01.24 FOR CITY OF REVIEW
- 2024.02.01 FOR CITY OF REVIEW
- 2024.02.28 FOR CITY OF REVIEW
- 2024.02.28 PREPARE FOR CITY OF REVIEW
- 2024.02.28 PREPARE FOR CITY OF REVIEW
- 2024.03.04 PREPARE FOR CITY OF REVIEW
- 2024.03.27 FOR CITY OF PERMITS PRESENTATION

- 2024.03.04 MARK GRADE AT SOUTH END OF ROAD
- 2024.03.04 AS SHOWN ON SITE PLAN
- 2024.03.29 PREPARE WITH ALICES
- 2024.03.29 ADD TIE PLANT AND PERMISSIBLE AREA PER LANDSCAPE
- 2024.03.29 MARK ROAD GRADE LEVELS AS PER CITY OF RICHMOND
- 2024.03.29 ADD IMPROVEMENT GRADE LEVELS OFF NE SOUTH ELEVATION
- 2024.03.24 MARK ROAD GRADES PER DWP COMMENT
- 2023.12.14 REVISED PER CITY EMAIL COMMENTS
- 2023.11.22 REVISED PER CITY EMAIL COMMENTS
- 2023.10.03 REVISED PER CITY EMAIL COMMENTS
- 2023.08.08 REVISED PER CITY COMMENTS
- 2023.01.24 REVISED PER CITY EMAIL COMMENTS

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

COLOURS

PROJECT NUMBER: 16-03
ISSUED: 3/19/2024
DRAWN BY: EL
CHECKED BY: EL
AVERAGE GRADE FILENAME: 16-04_SNO_240327-OPP-PRESENT

A16

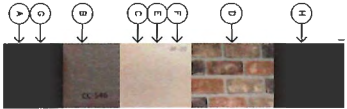
DP 22-021165

DEVELOPMENT PERMIT



- (A) → FASCIA & TRIM BENJAMIN MOORE 2126-20
- (B) → HARDI PANEL - BENJAMIN MOORE CC546
- (C) → HARDI BOARD - BENJAMIN MOORE AF20
- (D) → BRICK - HIGH DESERT
- (E) → WINDOW TRIM - BENJAMIN MOORE AF20
- (F) → GARAGE DOOR - BENJAMIN MOORE AF20
- (G) → DOOR BENJAMIN MOORE 2062-20
- (H) → DOOR BENJAMIN MOORE HC185

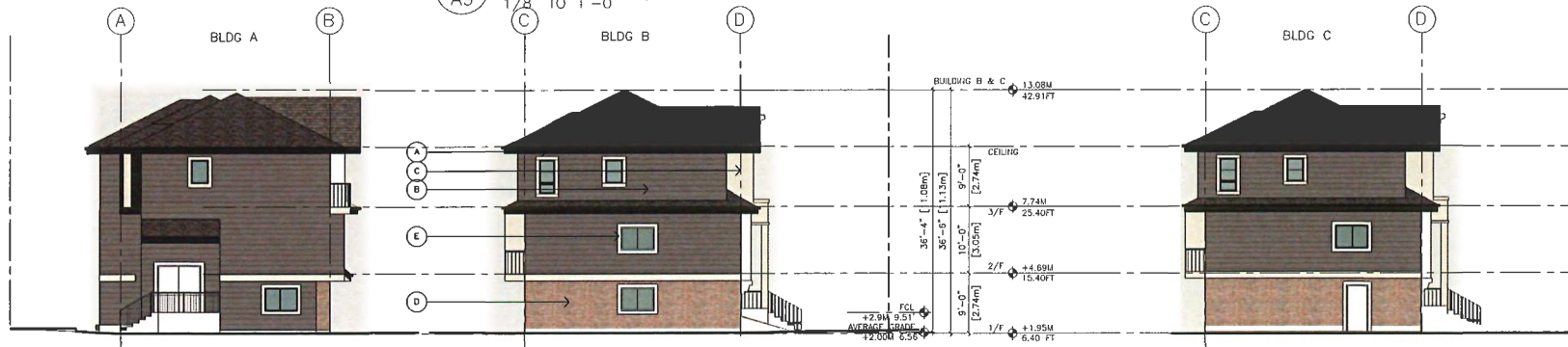
COLOUR LEGEND
 ALL WINDOW FRAME BLACK
 ALL ALUMINUM RAILING FRAME BLACK
 ALL SOFFIT AND GUTTER BLACK



REFER TO **1** BLDG A EAST ELEVATION (INTERNAL)
A9 1/8" TO 1'-0"



REFER TO **2** BLDG A WEST ELEVATION
A9 1/8" TO 1'-0"



REFER TO **4** SOUTH ELEVATION BLDG C DP 22-021165
A9 1/8" TO 1'-0"

REFER TO **3** SITE SOUTH ELEVATION
A9 1/8" TO 1'-0"

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NO.	REVISION
1	2023.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY OF REVIEW
3	2023.08.08 FOR CITY OF REVIEW
4	2023.10.03 FOR CITY OF REVIEW
5	2023.11.23 FOR CITY OF REVIEW
6	2023.12.14 FOR CITY OF REVIEW
7	2024.01.24 FOR CITY OF REVIEW
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10	2024.03.28 REVISION FOR CITY OF REVIEW
11	2024.03.29 REVISION FOR CITY OF REVIEW
12	2024.03.29 REVISION FOR CITY OF REVIEW
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29	2024.03.27 FOR CITY OF REVIEW
30	2024.03.27 FOR CITY OF REVIEW
31	2024.03.27 FOR CITY OF REVIEW
32	2024.03.27 FOR CITY OF REVIEW

1	2024.03.01 RISE GRADE AT SOUTH END OF POOL
2	2024.03.28 RISE GRADE AT SOUTH END OF POOL
3	2024.03.28 RISE GRADE AT SOUTH END OF POOL
4	2024.03.28 RISE GRADE AT SOUTH END OF POOL
5	2024.03.28 RISE GRADE AT SOUTH END OF POOL
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31	2024.03.28 RISE GRADE AT SOUTH END OF POOL
32	2024.03.28 RISE GRADE AT SOUTH END OF POOL

PROPOSED TOWNHOUSE 6571-6591 NO. 1 ROAD RICHMOND BC

COLOURS

PROJECT NUMBER: 16-03
 ISSUED: 3/19/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240327-DPP-PRESO#1

A17

DEVELOPMENT PERMIT



BRICK FINISH



BLACK ASPHALT ROOFING



HARDI SIDING SAMPLE



FASCIA & TRIM COLOUR:
BENJAMIN MOORE 2126-20



TRIM, GARAGE DOOR COLOUR:
BENJAMIN MOORE AF20



DOOR COLOUR:
BENJAMIN MOORE HC185



DOOR COLOUR:
BENJAMIN MOORE 2062-20



HARD PANEL PAINT COLOUR:
BENJAMIN MOORE CC546

**ERIC LAW
ARCHITECT**

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6571-6591 NO.1 ROAD
RICHMOND BC

SAMPLE

REVISION

SAMPLE

PROJECT NUMBER: 16-04
ISSUED: 12/28/2023
FILENAME: SAMPLE-BOARD-LABL.DWG



HARDSCAPE LEGEND

ECO-PRIORIA PERMEABLE PAVERS BY MUTUAL MATERIALS HERRINGBONE PATTERN; HARVEST BLEND INSTALLED PER MANUFACTURER SPECIFICATIONS

2x2x2' 2x1' Vancouver Bay Architectural Slab Color: GREY BY MUTUAL MATERIALS

FIBER SAFETY SURFACE ON PLAYGROUND

FENCE LEGEND

42' HT. ALUMINUM FENCE AND GATES
42' HT. WOOD POCKET FENCE AND GATES
4' HT. WOOD FENCE
RETAINING A WALL

FURNITURE LEGEND

JAMBETTE 3' X 6' LUX FREE STANDING SLIDE L-22042, BY Parkworks

VictorStanley bench Steel

VictorStanley bike rack BRWA-101_black

PLANT SCHEDULE-STREET TREE PPM PROJECT NUMBER: 21414

KEY	SYM	BOTANICAL NAME	COLORADO NAME	PLANTED SIZE / REMARKS
1	[Symbol]	STREET TREE	TYPE AND LOCATION BY CITY	70% CAL. 1.5M STD. BAG

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES REFER TO THE ABOVE SCHEDULE. * SPECIES WITH THE 'S' IN PARENTHESES ARE NOT REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. * SPECIES WITH THE 'C' IN PARENTHESES ARE NOT REGISTERED IN CANADA. * ALL LANDSCAPE MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIALS MUST BE PROVIDED FROM REGISTERED LOCAL SOURCES. * NON-PLANTS ARE NOT PERMITTED IN BRITISH COLUMBIA UNLESS AUTHORIZED BY A LANDSCAPE ARCHITECT.

PLANT SCHEDULE PPM PROJECT NUMBER: 21414

KEY	SYM	BOTANICAL NAME	COLORADO NAME	PLANTED SIZE / REMARKS
1	[Symbol]	CERCIS CHANCELLOR FOREST PAINT	FOREST PAINT REDBUD	8CM CAL. 1.5M STD. BAG
2	[Symbol]	PRUNUS PALLIDA VANDERHOF'S PYRAMID	VANDERHOF'S PYRAMIDAL LAMBER PRUNE	6CM STD.
3	[Symbol]	RYTHYM JAPANESE FIRE CHERRY	PINK FLOWERING DOYUDO BURNING BUSH	8CM CAL. 1.5M STD. BAG
4	[Symbol]	QUERCUS SERRATA	BEECH COPPER DOYUNO	40 POT, 60CM
5	[Symbol]	FRAXINUS AMERICANA	BOWL BARK	40 POT, 60CM
6	[Symbol]	FRAXINUS AMERICANA	WHITE BARK	40 POT, 60CM
7	[Symbol]	FRAXINUS AMERICANA	PEARL WHITE BLOSSOM	40 POT, 60CM
8	[Symbol]	FRAXINUS AMERICANA	NEARBY WHITE BLOSSOM	40 POT, 60CM
9	[Symbol]	FRAXINUS AMERICANA	CRISP BARK	40 POT, 60CM
10	[Symbol]	FRAXINUS AMERICANA	WHITE BARK	1.2M HT, BAG
11	[Symbol]	FRAXINUS AMERICANA	GLAZED BARK	1.2M HT, BAG

NOTE: * *RATES PLANT SIZES. * PROVIDE COMPLETE BIRDS AND LITTERING AUTOMATICALLY TO ILLUSTRATE FITNESS TO ALL B.C. REQUIREMENTS TO ALL SOFT LANDSCAPE AREA. * BEP CHANGES TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

12	[Symbol]	CALAGADIOPSIS S. KARL FORASTER	KARL FORASTER FEATHERED GRASS	42 POT, HEAVY
13	[Symbol]	CANDY WICK GRASS	PRINTED GRASS	42 POT
14	[Symbol]	DIANTHYMUS MONSIEUR HENRI	BLUE CAT GRASS	42 POT, BICAL STAKE
15	[Symbol]	DIANTHYMUS MONSIEUR HENRI	DIANTHYMUS MONSIEUR HENRI	15CM POT
16	[Symbol]	POLYETICHUM MULTIFLORUM	WESTERN BROOD FERN	42 POT, BICAL

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES REFER TO THE ABOVE SCHEDULE. * SPECIES WITH THE 'S' IN PARENTHESES ARE NOT REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. * SPECIES WITH THE 'C' IN PARENTHESES ARE NOT REGISTERED IN CANADA. * ALL LANDSCAPE MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIALS MUST BE PROVIDED FROM REGISTERED LOCAL SOURCES. * NON-PLANTS ARE NOT PERMITTED IN BRITISH COLUMBIA UNLESS AUTHORIZED BY A LANDSCAPE ARCHITECT.

SCALE

10	14	18	22	26	30	34	38	42
15	19	23	27	31	35	39	43	47
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25	29	33	37	41	45	49	53	57
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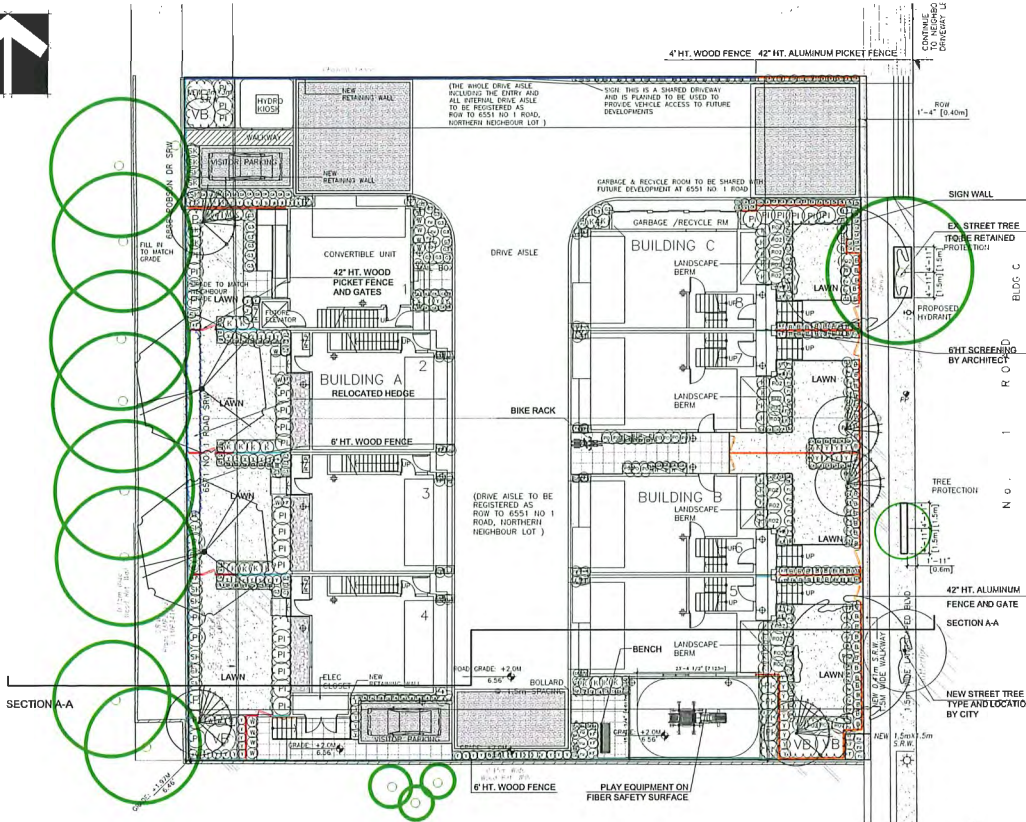
CLIENT: BUNTON GROUP + BEAUFAR REALTY
WITH: LINC-LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT

6571 - 6591 NO. 3. ROAD
RICHMOND

DRAWING TITLE
LANDSCAPE PLAN

DATE: February 01, 2021 URAHWG NUMBER
SCALE: 1/32"=1'-0"
DRAWN DO L1
DESIGN DO OF 6
CHECK: PCM



HARDSCAPE LEGEND

ECCOFRIDA PERMEABLE PAVERS BY MUTUAL MATERIALS
HERRINGBONE PATTERN;
HARVEST BLEND
INSTALLED PER MANUFACTURER SPECIFICATIONS

2'x2' 2x1'
Vanover Bay Architectural Slabs
COLOR: GREY;
BY MUTUAL MATERIALS

FIBER SAFETY SURFACE
ON PLAYGROUND

FENCE LEGEND

4' HT. ALUMINUM FENCE AND GATES
4' HT. WOOD PICKET FENCE AND GATES
4' HT. WOOD FENCE
6' HT. WOOD FENCE
RETAINING WALL

FURNITURE LEGEND

JAMBETTE 3' LUX FREE STANDING SLIDE L-22042, BY Parkworks

VictorStanley bench Stl

VictorStanley bike rack BRWA-101_black

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 5th Creek Drive
Burnaby, British Columbia, V5G 5G9
p: 604 294-0011 | f: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 MAR 20	NEW SITE PLAN/NOTY COMMENTS	DD
12	24 FEB 20	RICHMOND PARK CITY COMMENTS	DD
13	24 FEB 20	NEW SITE PLAN	DD
14	24 FEB 20	NEW SITE PLAN	DD
15	23 FEB 20	NEW SITE PLAN AREA	DD
16	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
17	23 FEB 20	NEW SITE PLAN	DD
18	23 FEB 20	NEW SITE PLAN	DD
19	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
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82	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
83	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
84	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
85	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
86	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
87	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
88	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
89	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
90	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
91	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
92	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
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95	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
96	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
97	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
98	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
99	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
100	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD

CLIENT: SUITON GROUP - SEAFAR REALTY
WITH: EDC-LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
6571 - 6591 NO. 2 ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: February 01 2021 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHECK: PCM OF 6

2104-11-20 PMO PROJECT NUMBER 21-014

PLANT SCHEDULE-STREET TREE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		STREET TREE	TYPE AND LOCATION BY CITY	75 CM CAL. 1.8M STBL. BAB

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAN. STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. **REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEDIA SUBSTRATES AND TOPSOIL MATERIAL REQUIREMENTS. *SEARCH AND VERIFY: HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOME OF SUPPLY. AREA OF SEARCH TO INCLUDE: COVER MATERIAL AND HOODS (COLLECT) *LITERATURE: REFER WITH APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY QUANTITIES TO THE SPECIFICATIONS. QUANTITIES WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO NO LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. DETERMINE AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *NO PLANTS NOT REGISTERED IN GROWING MEDIA VALUES AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		CERAS CAUCASICA FOREST PANEY	FOREST PANEY REDBUD	80 CM CAL. 1.8M STBL. BAB
2		PRUNUS FLORIDA VANDERHOLT'S PRUNUS	VANDERHOLT'S PRUNUS, UMBRA PINK	80 CM STBL.
3		STYRAX JAPONICA PINK CANDICE	PINK FLOUSING JAPANESE SPINDLE	80 CM CAL. 1.8M STBL. BAB
4		CORNUS SERRATA	RED DOGWOOD	45 POT. 50CM
5		ROSA AC	ROSE	45 POT. 50CM
6		HYDRANGEA	LITTLE LEAF HYDRANGEA	45 POT. 50CM
7		ROSA	LITTLE LEAF ROSE	45 POT. 50CM
8		PRUNUS	PIERS, WHITE BLOSSOM	45 POT. 50CM
9		ROSA	SCARLET MEDEA VARIANTE	45 POT. 50CM
10		SPERMA	DIAMANT VARIANTE	45 POT. 50CM
11		ROSA	ROSE, RED HEDGE	45 POT. 50CM
12		VERBENA	VERBENA, BUNGAROOD	1.8M HT. BAB

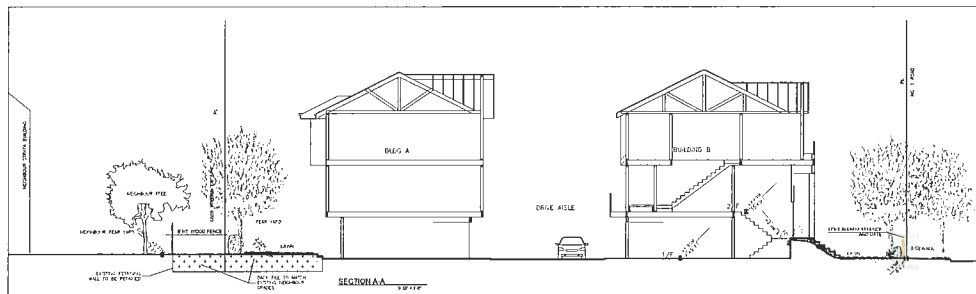
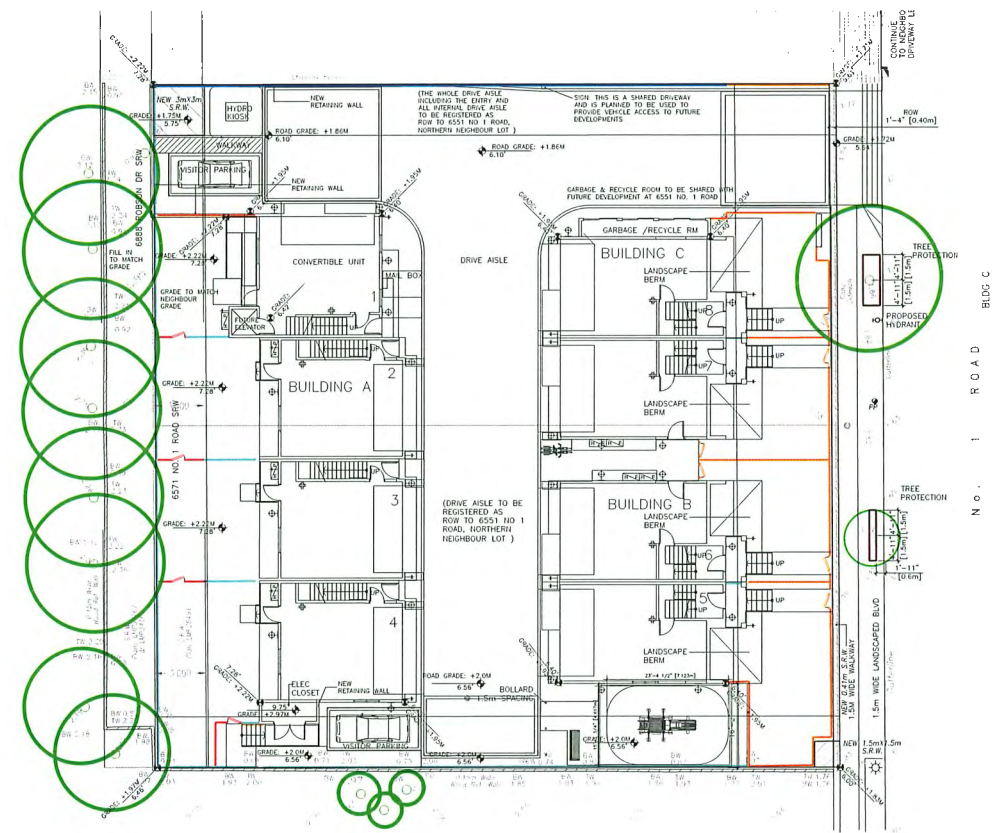
NOTES: *INATIVE PLANT SPECIES
*NO PLANTS REGISTERED IN GROWING MEDIA VALUES AUTHORIZED BY LANDSCAPE ARCHITECT. *NO PLANTS NOT REGISTERED IN GROWING MEDIA VALUES AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		CAULOPHYTHUM	PARAL FOLIUM FEATHERED GRASS	45 POT. HEAVY
2		CAULOPHYTHUM	PROCTER'S GRASS	45 POT.
3		HELIOPSIS	BLUE GRASS	45 POT.
4		CLEMATIS	EVERCRESCENT CLEMATIS	45 POT. SPEC. STY-20
5		PLUMBAGO	PLUMBAGO, PLUMBAGO VAR. SULTANAE BOLOGNA, PLUMBAGO, TULLOCH ORANGE	1.5M HT. POT.
6		POLYSTICHUM	VEGETER'S SWORD FERTI	45 POT. 75CM

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAN. STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. **REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEDIA SUBSTRATES AND TOPSOIL MATERIAL REQUIREMENTS. *SEARCH AND VERIFY: HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOME OF SUPPLY. AREA OF SEARCH TO INCLUDE: COVER MATERIAL AND HOODS (COLLECT) *LITERATURE: REFER WITH APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY QUANTITIES TO THE SPECIFICATIONS. QUANTITIES WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO NO LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. DETERMINE AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *NO PLANTS NOT REGISTERED IN GROWING MEDIA VALUES AUTHORIZED BY LANDSCAPE ARCHITECT.

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
13	21 MAR 21	NEW CITY PLAN/CITY COMMENTS	DD
12	24 FEB 21	REVISION FOR CITY COMMENTS	DD
11	24 FEB 21	NEW SITE PLAN	DD
10	24 FEB 21	NEW SITE PLAN	DD
9	23 FEB 21	PROPOSED CURB AREA	DD
8	31 NOV 20	NEW CITY PLAN/CITY COMMENTS	DD
7	23 JUL 20	NEW SITE PLAN	DD
6	23 JUL 20	NEW SITE PLAN	DD
5	31 MAR 20	REVISION AFTER CITY COMMENTS	DD
4	26 JAN 20	PROVISIONAL CITY PERMIT	DD
3	22 JAN 20	NEW CITY PLAN/CITY COMMENTS	DD
2	21 NOV 19	NEW SITE PLAN/CITY COMMENTS	DD
1	21 MAR 19	GRADING AND SITEWORK	DD

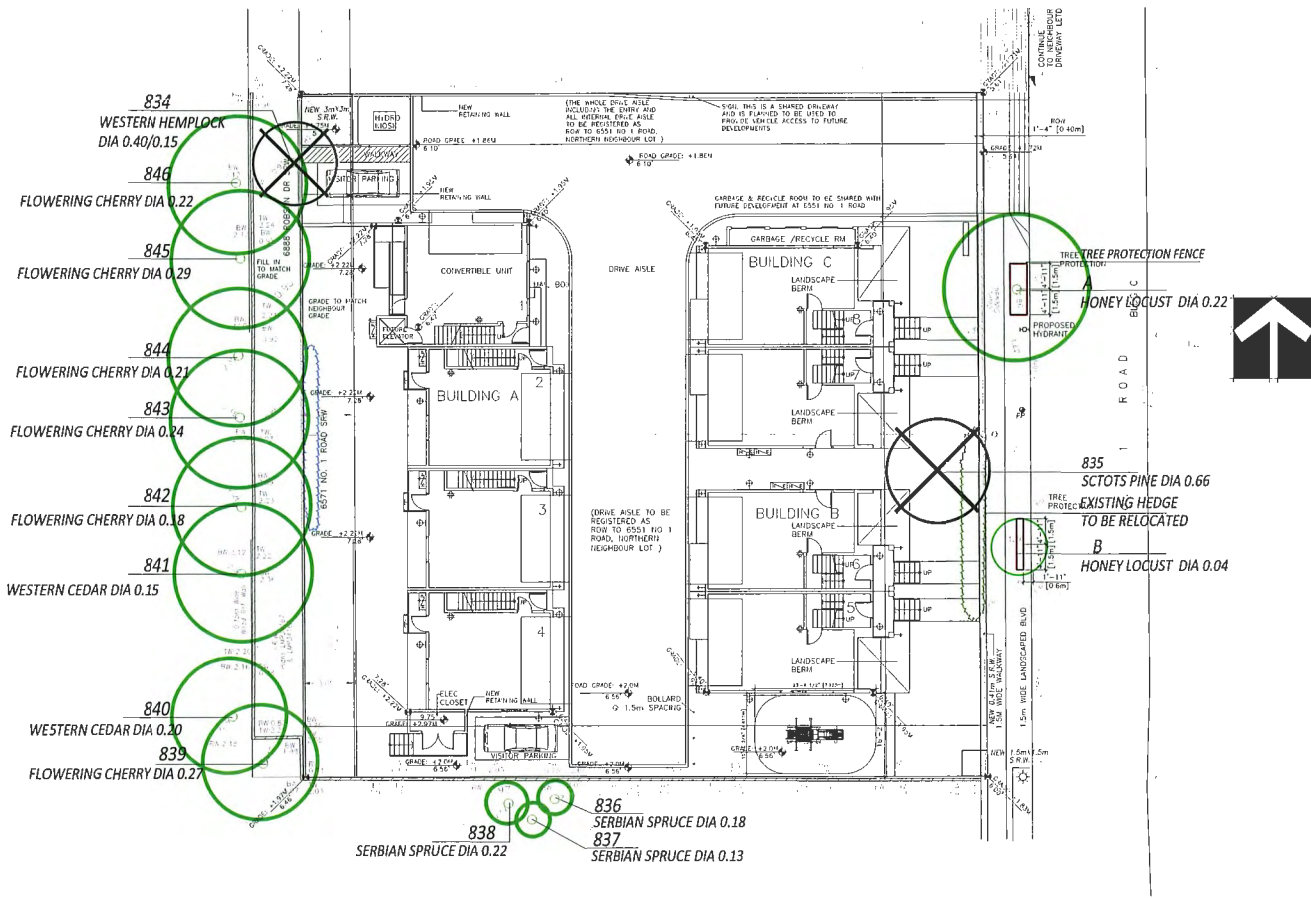
CLIENT: BUTTON GROUP - SEAFAR REALTY
WITH: ERIC LAW ARCHITECT

PROJECT:
**8 UNIT TOWNHOUSE
DEVELOPMENT**
**6571 - 6591 NO. 1 ROAD
RICHMOND**

DRAWING TITLE:
**GRADING
PLAN**

DATE: February 01, 2021 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: FCM

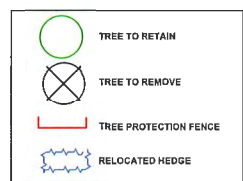
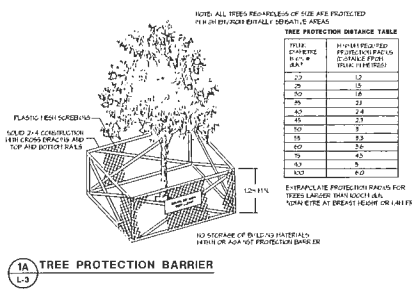
L2
OF 6



834 WESTERN HEMLOCK DIA 0.40/0.15
 846 FLOWERING CHERRY DIA 0.22
 845 FLOWERING CHERRY DIA 0.29
 844 FLOWERING CHERRY DIA 0.21
 843 FLOWERING CHERRY DIA 0.24
 842 FLOWERING CHERRY DIA 0.18
 841 WESTERN CEDAR DIA 0.15
 840 WESTERN CEDAR DIA 0.20
 839 FLOWERING CHERRY DIA 0.27

835 SCOTTS PINE DIA 0.66
 EXISTING HEDGE TO BE RELOCATED
 B HONEY LOCUST DIA 0.04

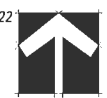
836 SERBIAN SPRUCE DIA 0.18
 837 SERBIAN SPRUCE DIA 0.13
 838 SERBIAN SPRUCE DIA 0.22



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pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 58th Creek Drive
 Burnaby, British Columbia, V5C 6B8
 P: 604-298-6011 F: 604-298-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DWG.
11	24 MAR 01	NEW SITE PLAN CITY COMMENTS	00
12	24 FEB 02	REVISION PLAN CITY COMMENTS	00
13	24 FEB 02	NEW SITE PLAN	00
14	24 FEB 02	NEW SITE PLAN	00
15	24 FEB 02	NEW SITE PLAN	00
16	24 FEB 02	PROVISIONAL PLANT DATA	00
17	24 FEB 02	PROVISIONAL PLANT DATA	00
18	24 NOV 11	NEW SITE PLAN CITY COMMENTS	00
19	24 JUL 14	NEW SITE PLAN	00
20	24 MAR 15	NEW SITE PLAN	00
21	24 MAR 20	REVISION PLAN CITY COMMENTS	00
22	24 MAR 20	PROVISIONAL PLANT DATA	00
23	24 MAR 21	NEW SITE PLAN CITY COMMENTS	00
24	24 NOV 21	NEW SITE PLAN CITY COMMENTS	00
25	24 NOV 21	NEW SITE PLAN CITY COMMENTS	00
26	24 MAR 23	UPDATES ANALYSIS REPORT	00

CLIENT: SUTTON GROUP - SEAFAR REALTY
 WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
 6571 - 6591 NO. 1 ROAD
 RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: February 01, 2021 DRAWING NUMBER:
 SCALE: 1/32"=1'-0"
 DRAWN: DO
 DESIGN: DO
 CHECKED: PCA
 OF 6

L4