

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 101 4300 NORTH FRASER WAY SUITE 2010 BC
 V2Y 0A1
 TEL: (604) 565-2099

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- 0.00.00
- 1. 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
- 2. 2024.09.27 FOR CITY COMMENT AND REVIEW
- 3. 2024.10.18 FOR CITY COMMENT AND REVIEW
- 4. 2024.10.28 FOR CITY COMMENT AND REVIEW
- 5. 2024.11.05 FOR CITY COMMENT AND REVIEW
- 6. 2024.11.09 FOR CITY COMMENT AND REVIEW
- 7. 2024.11.21 FOR OPP PRESENTATION

- 8. 2024.11.08 COLOR AND MATERIAL NOTE ADJUSTED
- 9. 2024.11.08 ADD VISITOR PARKING TURNING
- 10. 2024.10.28 REVISED PER CITY'S NEW SETTING & SHADE COMMENTS
- 11. 2024.10.19 REVISED PER CITY'S SHADE COMMENTS
- 12. 2024.09.27 REVISED PER CITY'S SHADE COMMENTS

**TOWNHOUSE
 AT 8120-8140
 NO. 1 ROAD
 RICHMOND BC
 CONTEXT**

PROJECT NUMBER: 21-11
 ISSUED: 11/21/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_ENG_241121-OPP-PRESENT

CONTEXT
 DEVELOPMENT PERMIT



SITE VIEW FROM NO 1 ROAD

NEIGHBOUR TOWNHOUSE



SINGLE FAMILY HOUSES OPPOSITE OF NO 1 ROAD



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR TOWNHOUSE



AERIAL CONTEXT VIEW



DP 23-029220



**ERIC LAW
ARCHITECT**

eric.law.architect@gmail.com
101 8300 NORTH FRASER WAY BURNABY BC
V5L 0S1
TEL: (604) 505-2099

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- | ISSUED |
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| 1. 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION |
| 2. 2024.09.27 FOR CITY COUNCIL AND REVIEW |
| 3. 2024.10.18 FOR CITY COUNCIL AND REVIEW |
| 4. 2024.10.29 FOR CITY COUNCIL AND REVIEW |
| 5. 2024.11.05 FOR CITY COUNCIL AND REVIEW |
| 6. 2024.11.08 FOR CITY COUNCIL AND REVIEW |
| 7. 2024.11.21 FOR DPP PRESENTATION |

- | |
|--|
| 5. 2024.11.08 COLOR AND MATERIAL NOTE ADDED |
| 4. 2024.11.05 ADD VEHICULAR TURNING |
| 3. 2024.10.29 REVISED PER CITY'S COMMENTS & FINAL COMMENTS |
| 2. 2024.10.18 REVISED PER CITY'S COMMENTS |
| 1. 2024.09.27 REVISED PER CITY'S COMMENTS |

**TOWNHOUSE
AT 8120-8140
NO. 1 ROAD
RICHMOND BC
MASSING**

PROJECT NUMBER: 21-11
ISSUED: 11/21/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_241121-DPP-PRESENTV

MASSING

DEVELOPMENT PERMIT

DP 23-029220



AERIAL VIEW FROM NO. 1 ROAD



AERIAL VIEW FROM SOUTH

**ERIC LAW
ARCHITECT**

eric.law.architect@gmail.com
101 42ND NORTH TRADER WAY SUITE 201
RICHMOND BC
TEL: (604) 505-1099

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NO.	REVISION
1	2023.05.18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024.09.27 FOR CITY COMMENT AND REVIEW
3	2024.10.18 FOR CITY COMMENT AND REVIEW
4	2024.10.29 FOR CITY COMMENT AND REVIEW
5	2024.11.05 FOR CITY COMMENT AND REVIEW
6	2024.11.06 FOR CITY COMMENT AND REVIEW
7	2024.11.21 FOR DPP PRESENTATION

5	2024.11.06 COLOR AND MATERIALS NOT ADJUSTED
4	2024.11.05 ADD WINDOW FINISHES TO FLOORING
3	2024.10.29 REVISED PER CITY'S COMMENTS & DESIGN COMMENTS
2	2024.10.18 REVISED PER CITY'S COMMENTS
1	2024.09.27 REVISED PER CITY'S COMMENTS

**TOWNHOUSE
AT 8120-8140
NO. 1 ROAD
RICHMOND BC
IMAGES**

PROJECT NUMBER:	21-11
ISSUED:	11/21/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-11_DKO_241121-DPP-PRESENT

IMAGE (2)

DP 23-029220

DEVELOPMENT PERMIT



VIEW FROM NO. 1 ROAD



VIEW FROM NO. 1 ROAD

**ERIC LAW
ARCHITECT**

eric.law.architect@gmail.com
123 4567 NORTH FRASER WAY BURNABY BC
V5L 0R3
TEL: (604) 909-2099

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- ISSUED:
- 1 2023.08.18 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2024.09.27 FOR CITY COMMENT AND POWER
 - 3 2024.10.18 FOR CITY COMMENT AND POWER
 - 4 2024.10.29 FOR CITY COMMENT AND POWER
 - 5 2024.11.08 FOR CITY COMMENT AND POWER
 - 6 2024.11.08 FOR CITY COMMENT AND POWER
 - 7 2024.11.21 FOR OPP PRECISIFICATION

- 8 2024.11.08 COLOR AND MATERIAL NOTE ADDED
- 9 2024.11.05 ADD VISITOR PARKING NUMBER
- 10 2024.10.29 REVISED PER CITY'S NEW TREES & LANDSCAPE COMMENTS
- 11 2024.10.10 REVISED PER CITY'S CHAIR COMMENTS
- 12 2024.09.27 REVISED PER CITY'S CHAIR COMMENTS

**TOWNHOUSE
AT 8120-8140
NO. 1 ROAD
RICHMOND BC**
IMAGES

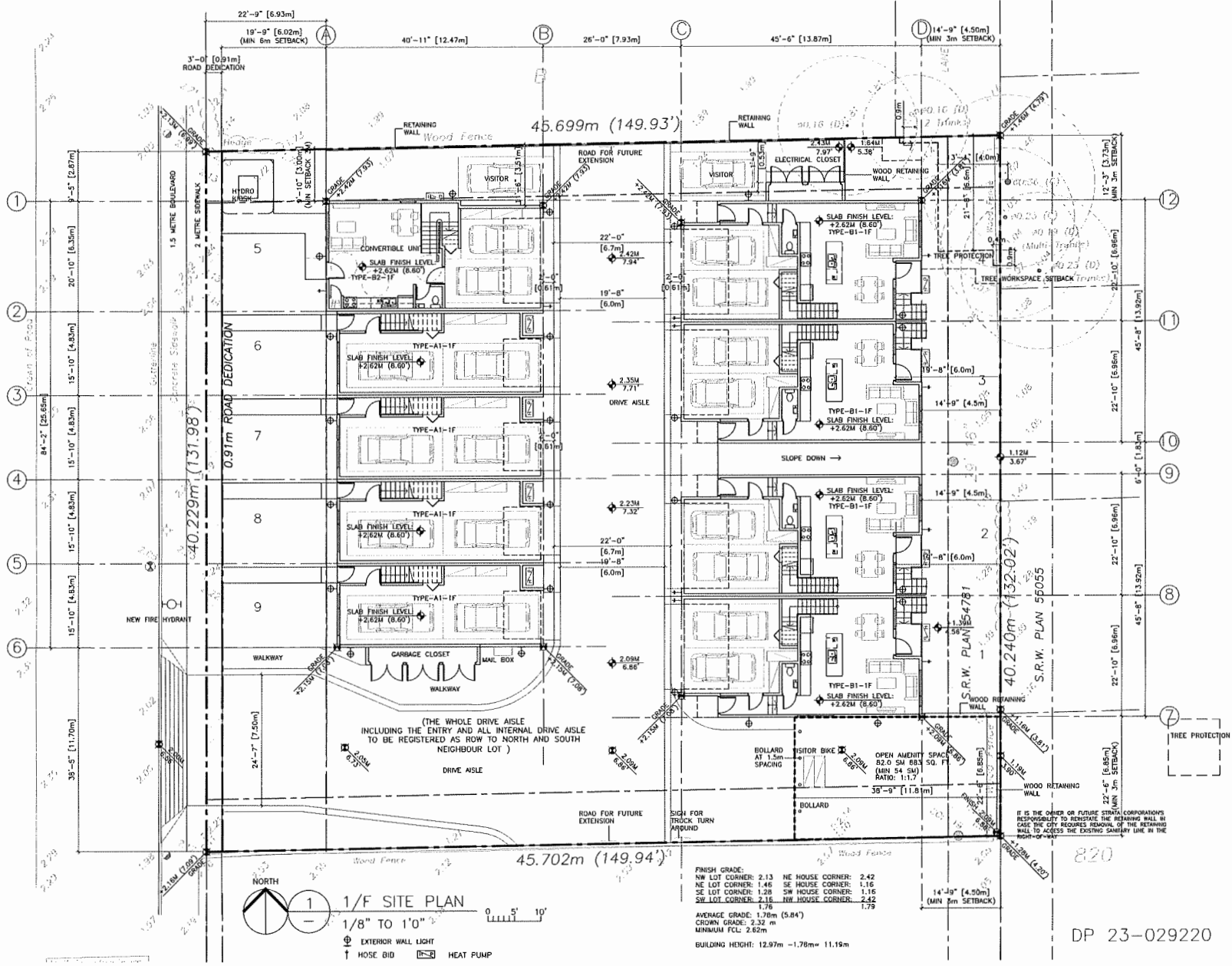
PROJECT NUMBER: 21-11
ISSUED: 11/21/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_DWG_241121-OPP-PRESENT

IMAGE

DEVELOPMENT PERMIT

DP 23-029220

NO. 1 ROAD



1/8" TO 1'0"
 1/8" TO 1'0"
 EXTERIOR WALL LIGHT
 HOSE BID
 HEAT PUMP

FINISH GRADE:
 NW LOT CORNER: 2.13 NE HOUSE CORNER: 2.42
 SE LOT CORNER: 1.46 SE HOUSE CORNER: 1.16
 SW LOT CORNER: 1.28 SW HOUSE CORNER: 1.16
 SW LOT CORNER: 2.16 NW HOUSE CORNER: 2.42
 1.79
 AVERAGE GRADE: 1.78m (5.84')
 CROWN GRADE: 2.32 m
 MINIMUM FLL: 2.62m
 BUILDING HEIGHT: 12.97m -1.78m= 11.19m

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 123 4567 NORTH TRADER WAS BYWAY INC
 V6L 3B3
 TEL: (604) 555-1099

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- ISSUED
- 2023.05.18 FOR DEVELOPMENT PERMIT APPLICATION
 - 2024.05.27 FOR CITY COMMENT AND REVIEW
 - 2024.10.18 FOR CITY COMMENT AND REVIEW
 - 2024.10.28 FOR CITY COMMENT AND REVIEW
 - 2024.11.05 FOR CITY COMMENT AND REVIEW
 - 2024.11.08 FOR CITY COMMENT AND REVIEW
 - 2024.11.21 FOR CIVIL PRESENTATION

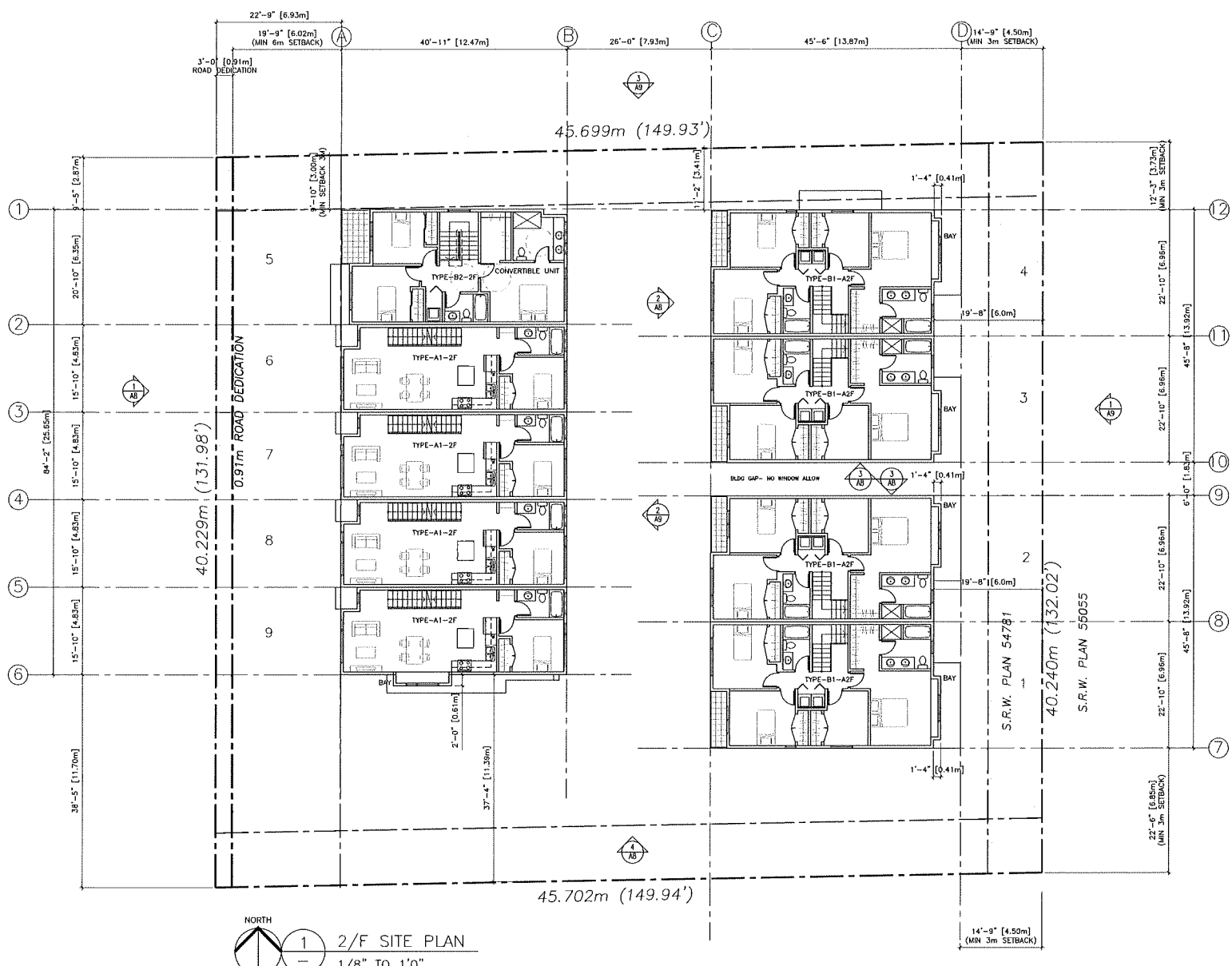
- 2024.11.05 COLOR AND MATERIAL NOTE ADDED
- 2024.11.05 ADD VISITOR PARKING BURNING
- 2024.11.23 REVISED PER CITY'S COMMENTS & CIVIL COMMENTS
- 2024.10.18 REVISED PER CITY'S COMMENTS
- 2024.08.27 REVISED PER CITY'S COMMENTS


TOWNHOUSE AT 8120-8140 NO.1 ROAD RICHMOND BC 1/F SITE PLAN

PROJECT NUMBER: 21-11
 ISSUED: 11/21/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_DWG_241121-DPP-PRESENT

A2
 DEVELOPMENT PERMIT

DP 23-029220



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

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 751 4300 NORTH FRODO WAY RICHMOND BC V7V 6E2
 TEL: (604) 505-2099

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ISSUED

1	2023/09/18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024/09/27 FOR CITY COMMENT AND REVIEW
3	2024/10/18 FOR CITY COMMENT AND REVIEW
4	2024/10/29 FOR CITY COMMENT AND REVIEW
5	2024/11/05 FOR CITY COMMENT AND REVIEW
6	2024/11/06 FOR CITY COMMENT AND REVIEW
7	2024/11/21 FOR OPP PRESENTATION

3	2024/11/06 COLOR AND MATERIAL NOTE ADJUSTED
4	2024/11/09 ADD WALKER PARKING SIGNAGE
5	2024/12/23 REVISED PER CITY'S COMMENTS & FINAL COMMENTS
6	2024/12/16 REVISED PER CITY'S FINAL COMMENTS
7	2024/09/27 REVISED PER CITY'S FINAL COMMENTS
8	REVISION

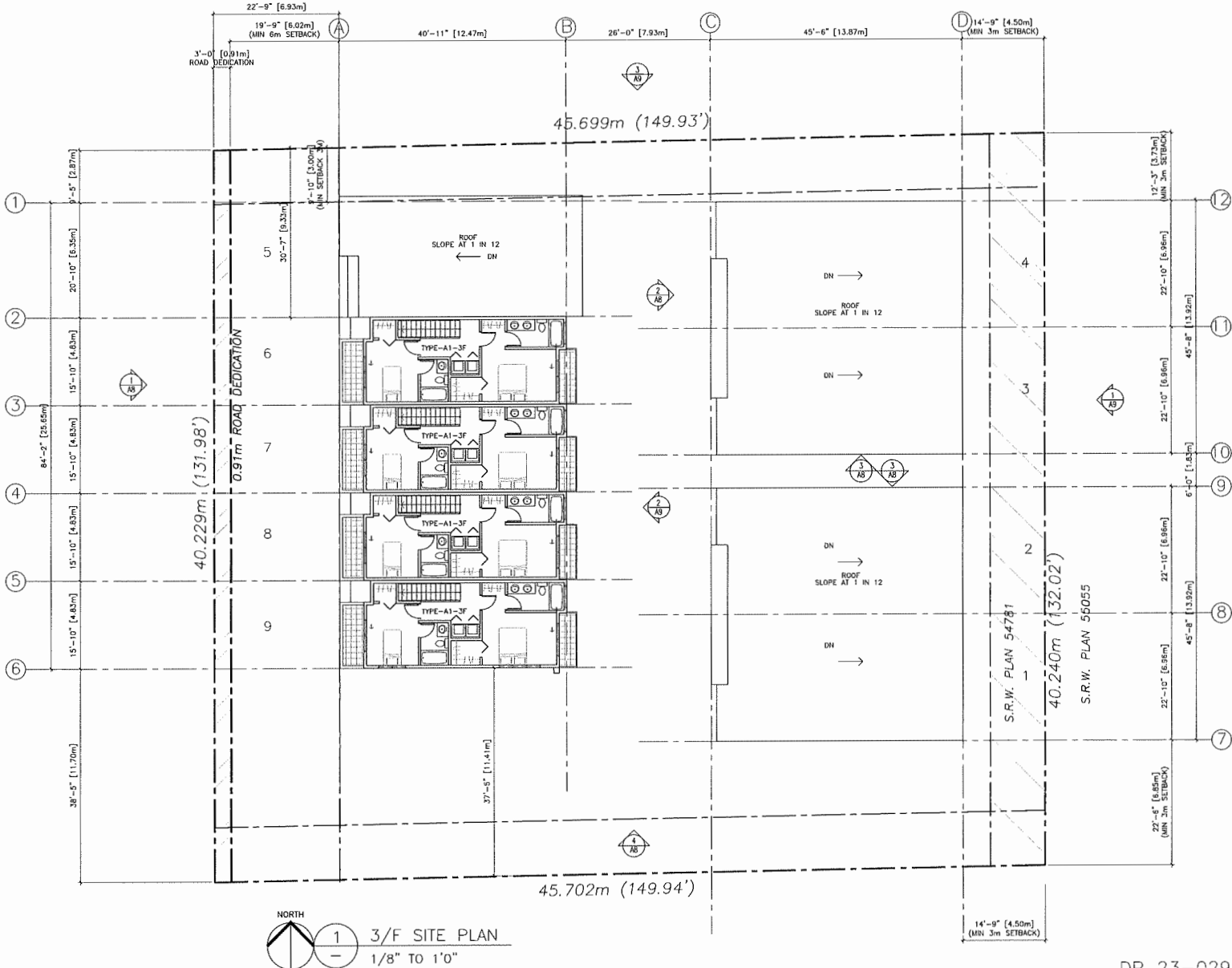
**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 2/F SITE PLAN**

PROJECT NUMBER: 21-11
 ISSUED: 11/21/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_ELD_241121-DPP-PRESENT

A3

DP 23-029220

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

eric.law@erichlaw.com
 853 2500 BURNIE PARKWAY SUITE 1000
 VANCOUVER BC V6C 3G3
 TEL: (604) 555-2099

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REVISIONS

1	2023.08.18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024.02.27 FOR CITY COMMENT AND REVIEW
3	2024.10.18 FOR CITY COMMENT AND REVIEW
4	2024.10.29 FOR CITY COMMENT AND REVIEW
5	2024.11.05 FOR CITY COMMENT AND REVIEW
6	2024.11.05 FOR CITY COMMENT AND REVIEW
7	2024.11.21 FOR DPP PREPARATION

1	2024.11.05 COLOR AND MATERIAL NOTE ADDED
2	2024.11.05 ADD VOTER PARKING TURNING
3	2024.10.29 REVISED PER CITY'S MAIL COMMENTS & EMAIL COMMENTS
4	2024.10.10 REVISED PER CITY'S EMAIL COMMENTS
5	2024.09.27 REVISED PER CITY'S EMAIL COMMENTS & FEEDBACK

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 3/F SITE PLAN**

PROJECT NUMBER: 21-11

ISSUED:	11/21/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-11_11010_241121-DPP-PRESENT

A4

DEVELOPMENT PERMIT

DP 23-029220

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SCALE:



18	34.08.20	CITY COMMENTS	00
19	04.02.21	NEW 9th PLAN & CITY COMMENTS	00
20	24.02.22	NEW SITE PLAN	00
21	24.02.22	NEW 9th PLAN & CITY COMMENTS	00
22	23.02.21	NEW 9th PLAN	00
23	23.02.21	NEW 9th PLAN & CITY COMMENTS	00
24	23.02.21	NEW 9th PLAN & CITY COMMENTS	00
25	23.02.21	NEW 9th PLAN & CITY COMMENTS	00
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32	23.02.21	NEW 9th PLAN & CITY COMMENTS	00
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98	23.02.21	NEW 9th PLAN & CITY COMMENTS	00
99	23.02.21	NEW 9th PLAN & CITY COMMENTS	00
100	23.02.21	NEW 9th PLAN & CITY COMMENTS	00

CLIENT: TERRA WEST PROPERTIES & LTD
WITH: EDCO LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE
DEVELOPMENT

8120-8140 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: November 18, 2021 DRAWING NUMBER:
SCALE: 1/32"=1'-0"

DRAWN: DD
CHECK: DD
DATE: DD
OF 4

PMG PROJECT NUMBER: 21-191



HARDSCAPE LEGEND

- Permeable pavers with 6" wide concrete curb Natural color, (60mm) Herringbone pattern by Basaltic concrete
- Cityscape concrete pavers Mission, Natural color, (60mm) Ashlars pattern, by Basaltic concrete
- FIBAR ON PLAYGROUND

FURNITURE LEGEND

- SLIDE - J3-23031-B BY JAMBETTE BY PARKWORKS
NOTE:
Age category 18 months to 5 years old
Maximum capacity 8 children
- MAGLIN BIKE RACK - MBR500
- MAGLIN BENCH - SCR1600

FENCE LEGEND

- 42" HT. ALUMINUM FENCING
- 6" HT. WOOD FENCING
- 4" HT. WOOD FENCING
- RETAINING A WALL

LIGHTING LEGEND

- SYMBOL STYLE
- BOLLARD 36" HT LITHONIA RADEAN LED BOLLARD
- UPLIGHT

NOTE:
- ALL FURNITURE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.
- ALL PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

PLANT SCHEDULE

NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	3	STREET TREE	TYPE AND LOCATION BY CITY	FOR CAL. 1.8M STD. BAR

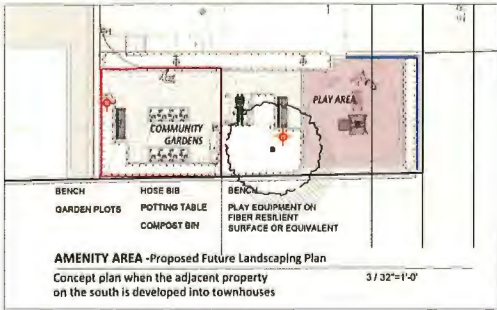
NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAL. STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. * SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFECTIVE OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	5	FABUS SYLVATICA 'DAVIDSON GOLD'	GOLDEN PATRIOTIC BEECH	80CM CAL. 1.8M STD. BAR
2	2	OSYRIS BICOLOR 'DAVIDSON WHITE'	PINKFLOWER BERRY MAIDENSWEET	80CM CAL. 1.8M STD. BAR
3	1	PRUNUS CADUCEA 'ELIZABETH'	WINTER BERRY SPRUCE	40CM POT. BAR
4	1	STYRACIS JAPONICA 'PRINCE OF WALES'	PINK FLOUNDER JAPANESE SHOBUNELL	80CM CAL. 1.8M STD. BAR
5	15	ABUTILON 'VENUS DOLBYCHER'	PIPER ABUTILON	42 POT. 30CM
6	15	BEURIS 'MICROPHYLLA WINTER BESS'	LITTLE LEAF ROSE	42 POT. 30CM
7	15	BEURIS 'MICROPHYLLA WINTER BESS'	BILFAP HYDRANGEA, WHITE	42 POT. 30CM
8	15	KALMA LATIFOLIA 'BLP'	DWARF SACBOTAIN LAMBLE	42 POT. 30CM
9	15	PERSEA JAPONICA 'VALENTY FINE'	VALENTY FINE PINE	42 POT. 30CM
10	15	PRUNUS 'SCARLET HUNGARIAN'	SCARLET HUNGARIAN ROSE	42 POT. 30CM
11	15	TARAXACUM 'MEXICO VICKERS'	HONEY'S YEAR	1.2M HT. BAR
12	8	CALAMAGROSTIS 'A. KARL FORNATER'	MARL FORNATER FEATHERED ORASS	42 POT. HEAVY
13	115	FESTUCA OVINA 'VALERKA'	BLUE FESCUE	41 POT
14	115	MONOCLOTIS BRACHNEPS 'LETUCE KUTYEM'	COMPACT MARCH ORASS	41 POT
15	115	LANCETOLA ANOSTYLOPSIS	ENGLISH LAVENDER	41 POT
16	115	PLUMBAGO FULGIDA VAR BULBIFLORA	GOLDFLOCKERBEECHER, YELLOW-GRASS	1.50M POT
17	20	POLYSTICHUM MUNITZIANUM	WESTERN BIRCH FERN	41 POT. 30CM

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAL. STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. * SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFECTIVE OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DIMENSIONS BUILD WITH EFFICIENCY ALGORITHM; IRRIGATION SYSTEM TO I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS
- SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



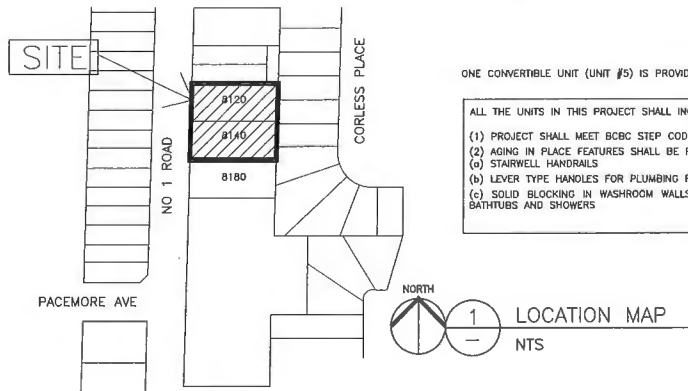
REFERENCE

PROPOSED TOWNHOUSE DEVELOPMENT AT 8120-8140 NO. 1 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS: 8120 & 8140 NO 1 ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: LOT 308 PLAN 52748 AND LOT 105 PLAN 39706, BOTH OF SECTION 23, BLDCK 4 NORTH, RANGE 7 WEST, NWD
 (C) LOT AREA: BEFORE ROAD DEDICATION 1,838 SM (19,784 SF), AFTER ROAD DEDICATION: APPROX 1801.3 SM (19,389 SF)
 (D) ZONING USE: CURRENT: RS1/E, PROPOSED: RTL4
 CURRENT ZONING (UNDER RS1/F ZONING) PROPOSED REZONING (RTL4) PROPOSED DEVELOPMENT

	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (RTL4)	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL FAR FLOOR AREA 0.60 X 1801.3 SM = 1080.7 SM (11,633 SF)	0.60 1080.7 SM (11,633 SF) FAR FLOOR AREA
(F) LOT SIZE		MINIMUM 50M WIDE	40.22M [VARIANCE REQUIRED]
(G) NUMBER OF UNIT:	1 PER LOT		9 UNITS
(H) BUILDING COVERAGE:	MAX - 45%	MAX - 40% (7842 SF)	37.4% (673.0 SM 7246 SQ. FT.)
(I) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 11.19M
(J) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD - 6M SIDE YARD - 3M REAR YARD - 3M	FRONT YARD FACING NO. 1 RD - 6.02M (19'9") NORTH SIDE YARD - 3.00M (9'10") SOUTH SIDE YARD - 6.85M (22'6") EAST REAR YARD - 4.50M (14'9")
(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X 9 = 18 0.2 VISITOR PARKING / UNIT X 9 = 2 TOTAL = 20 REQUIRED	RESIDENTIAL PARKING: 5 REGULAR 5 SMALL [VARIANCE REQUIRED] 8 REGULAR IN TANDEM ARRANGEMENT VISITOR PARKING: 2 REGULAR
(L) BICYCLE		1.25 PER DWELLING UNIT X 9 = 12 0.2 PER DWELLING UNIT X 9 = 2 VISITOR	BICYCLE 18 VISITOR BIKE RACK 2
(M) OPEN SPACE		OPEN AMENITY SPACE = 6 SM PER UNIT X 9 = 54 SM (581 SF)	OUTDOOR AMENITY PROVIDED: 82.0 SM (883 SQ. FT.)



ONE CONVERTIBLE UNIT (UNIT #5) IS PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - (a) STAIRWELL HANDRAILS
 - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS



ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 122 4320 NORTH FRASER WAY BURNABY BC
 V5C 6K2
 TEL: (604) 508-3098

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- REVISION
- 1 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2024.08.27 FOR CITY COMMENT AND REVIEW
 - 3 2024.10.18 FOR CITY COMMENT AND REVIEW
 - 4 2024.10.28 FOR CITY COMMENT AND REVIEW
 - 5 2024.11.09 FOR CITY COMMENT AND REVIEW
 - 6 2024.11.08 FOR CITY COMMENT AND REVIEW
 - 7 2024.11.21 FOR DPP PRESENTATION

- 3 2024.11.08 COLOR AND MATERIAL NOTE ADJUSTED
- 4 2024.11.25 ADD VISITOR PARKING SIGNAGE
- 5 2024.12.27 REVISED PER CITY'S COMMENTS & DIALS COMMENTS
- 6 2024.12.10 REVISED PER CITY'S DIALS COMMENTS
- 7 2024.08.27 REVISED PER CITY'S DIALS COMMENTS

**TOWNHOUSE
 AT 8120-8140
 NO. 1 ROAD
 RICHMOND BC**

DEVELOPMENT SUMMARY

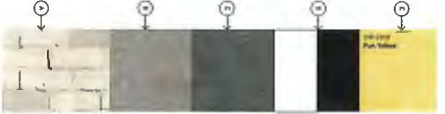
PROJECT NUMBER: 21-11
 ISSUED: 11/21/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_ENO_241121-DPP-PRESENT

A1

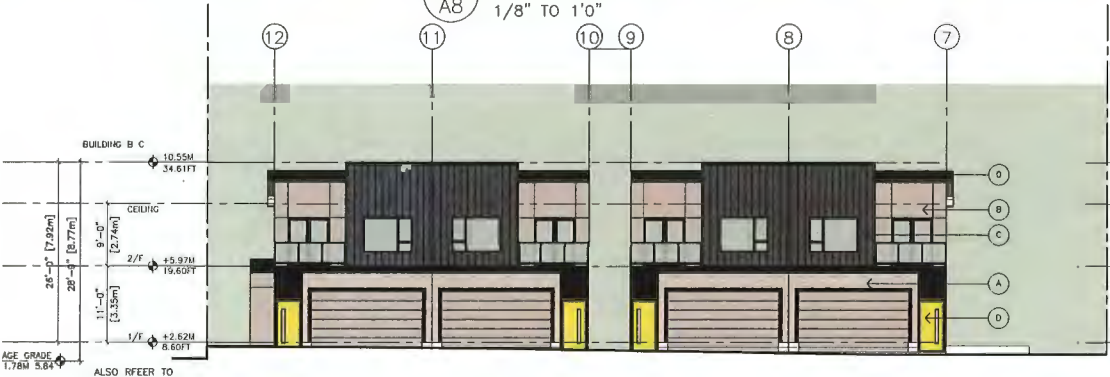
DP 23-029220

DEVELOPMENT PERMIT

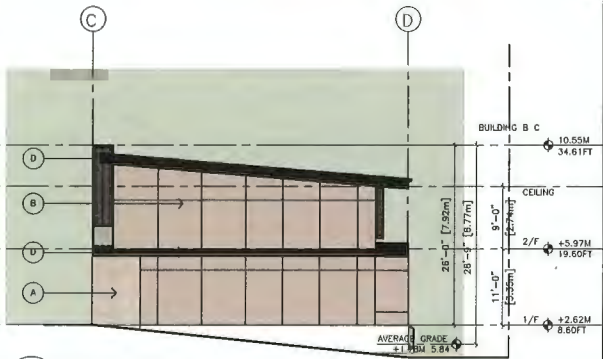
- ① PORRICK VENEER FINISH
 - ② HAZARD BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
 - ③ HAZARD BOARD PREFINISHED DARK GREY - COLOUR BROWN GRAY
 - ④ BLACK / WHITE ON HAZARD PANEL AND FASCIA BOARD AS SHOWN
 - ⑤ DOOR PAINT SHERWIN WILLIAMS 'SW 6908
- ALL WINDOW AND DOOR TRIM - BLACK
 ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM, REVEAL TO BE SAME COLOUR AS PANEL
 EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



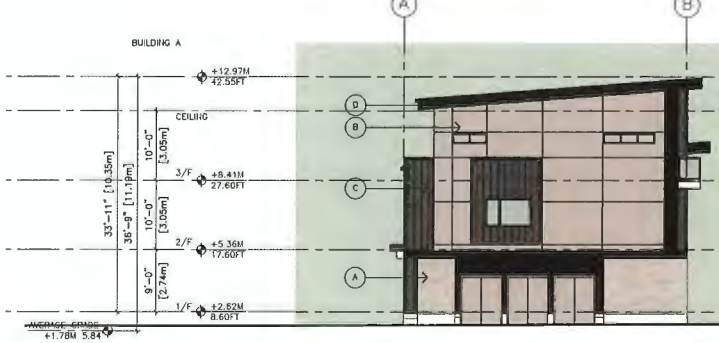
ALSO REFER TO
 ① SITE ELEVATION WEST (FACING NO. 1 ROAD)
 A8 1/8" TO 1/0"



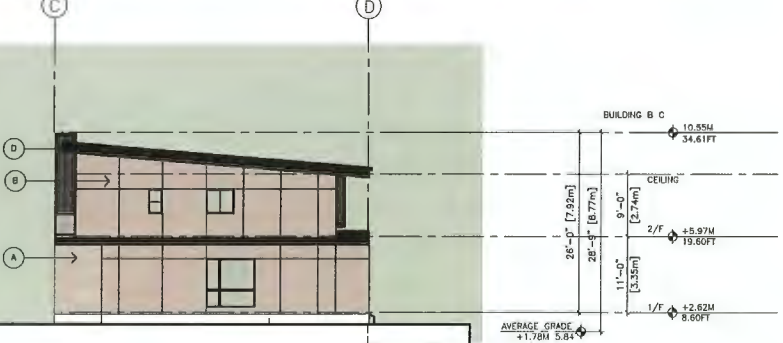
ALSO REFER TO
 ② SITE INTERNAL ELEVATION WEST
 A8 1/8" TO 1/0"



ALSO REFER TO
 ③ REAR BLDG SIDE ELEVATION
 A8 1/8" TO 1/0"



ALSO REFER TO
 ④ SITE ELEVATION SOUTH
 A8 1/8" TO 1/0"



ERIC LAW ARCHITECT

eric.law@ericlaw.com
 101 ROAD NORTH FRASER WAY RICHMOND BC
 V6X 2A5
 TEL: (604) 585-2099

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- ISSUED
- 1 2023.05.18 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2024.08.27 FOR CITY COMMENT AND REVIEW
 - 3 2024.10.18 FOR CITY COMMENT AND REVIEW
 - 4 2024.10.29 FOR CITY COMMENT AND REVIEW
 - 5 2024.11.05 FOR CITY COMMENT AND REVIEW
 - 6 2024.11.06 FOR CITY COMMENT AND REVIEW
 - 7 2024.11.21 FOR DPP PRESENTATION

- 5 2024.11.06 COLOR AND MATERIAL NOTE ADAPTED
 - 4 2024.11.05 ADD VISITOR PARKING TURNING
 - 3 2024.10.29 REVISED PER CITY'S COMMENTS & ENGINE COMMENTS
 - 2 2024.10.18 REVISED PER CITY'S COMMENTS
 - 1 2024.09.27 REVISED PER CITY'S COMMENTS
- REVISION

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 COLOURS**

PROJECT NUMBER: 21-11
 ISSUED: 11/21/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_ENO_241121-DPP-PRESENT

A13

DEVELOPMENT PERMIT

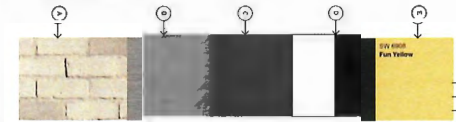
DP 23-029220



ALSO REFER TO **1** SITE ELEVATION EAST
A9 1/8" TO 1'0"

- 1-BRICK VENEER FINISH
- 2-HARD BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
- 3-HARD BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
- 4-BLACK / WHITE ON HARDI PANEL AND FASCIA BOARD AS SHOWN
- 5-DOOR PAINT SHERWIN WILLIAMS SW 6908

ALL WINDOW AND DOOR TRIM - BLACK
ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM, REVEAL TO BE SAME COLOUR AS PANEL
EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



ERIC LAW ARCHITECT

eric.law.architect@gmail.com
101 8360 NORTH PACER WAY SUITE 201
VAN COV
TEL: (604) 468-2099

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REVISION
1 2023.08.18 FOR DEVELOPMENT PERMIT APPLICATION
2 2024.09.27 FOR CITY COMMENT AND REVIEW
3 2024.10.18 FOR CITY COMMENT AND REVIEW
4 2024.10.23 FOR CITY COMMENT AND REVIEW
5 2024.11.29 FOR CITY COMMENT AND REVIEW
6 2024.11.29 FOR CITY COMMENT AND REVIEW
7 2024.11.21 FOR DWP PRESENTATION



ALSO REFER TO **2** SITE INTERNAL ELEVATION EAST
A9 1/8" TO 1'0"



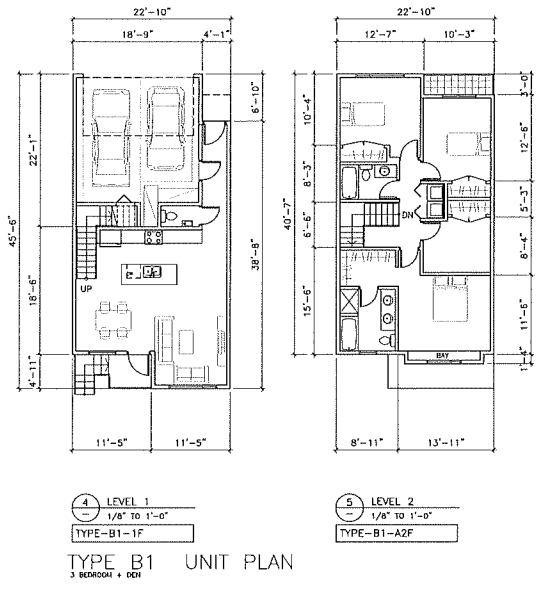
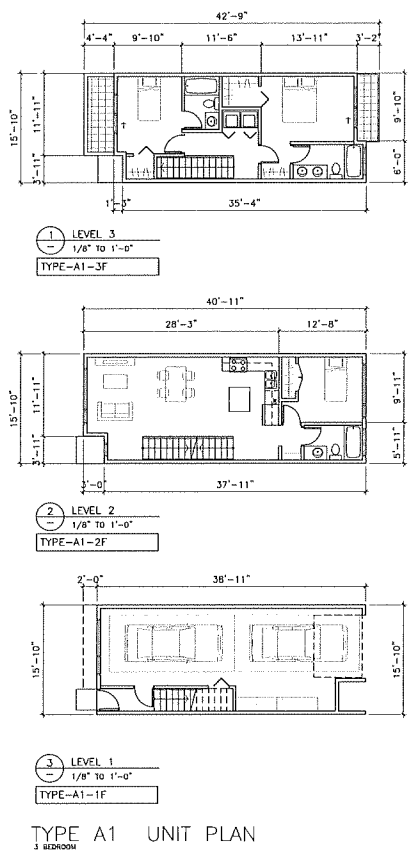
3 SITE ELEVATION NORTH
A9 1/8" TO 1'0" DP 23-029220

TOWNHOUSE AT 8120-8140 NO.1 ROAD RICHMOND BC COLOURS

PROJECT NUMBER: 21-11
ISSUED: 11/21/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_EHO_241121-DPP-PRESENT/

A14

DEVELOPMENT PERMIT



ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BIBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- (2) BIBC IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS
- (3) STAIRWELL HANDRAILS
- (4) LAMIN PIPE INVOICES FOR PLUMBING FITTURE AND DOOR INVOICES
- (5) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHROOMS AND SHOWERS

ERIC LAW ARCHITECT

eric.law@ericlaw.com
115 4350 NORTH FRASER WAY SUITE 200 BC
V2L 6G8
TEL: (604) 508-2099

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NO.	DATE	DESCRIPTION
1	2023.08.18	FOR DEVELOPMENT PERMIT APPLICATION
2	2024.09.27	FOR CITY COMMENT AND REVIEW
3	2024.10.18	FOR CITY COMMENT AND REVIEW
4	2024.10.23	FOR CITY COMMENT AND REVIEW
5	2024.11.05	FOR CITY COMMENT AND REVIEW
6	2024.11.06	FOR CITY COMMENT AND REVIEW
7	2024.11.21	FOR DPP PRESENTATION

5	2024.11.06	COLOR AND MATERIAL HOSE ADMISED
4	2024.11.05	ADD VISITOR PARKING TURNING
3	2024.10.23	REVISED PER CITY'S NEW WALKERS & BIKE COMMENTS
2	2024.10.18	REVISED PER CITY'S WALLS COMMENTS
1	2024.09.27	REVISED PER CITY'S DIMAS COMMENTS

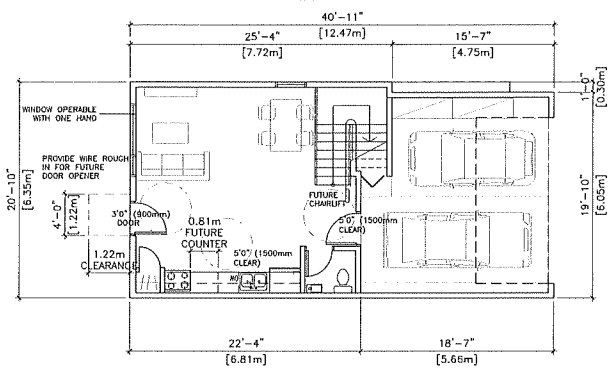
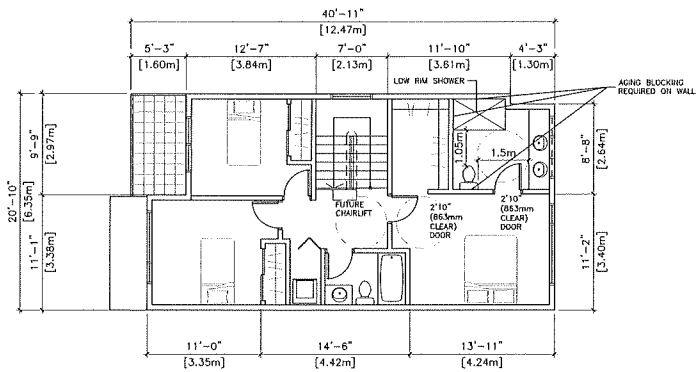
**TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
UNIT PLANS**

PROJECT NUMBER:	21-11
ISSUED:	11/21/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-11_ENO_241121-DPP-PRESENT

A6

DP 23-029220

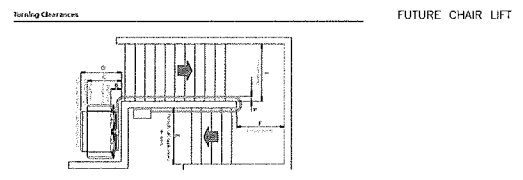
DEVELOPMENT PERMIT



CONVERTIBLE UNIT
 TYPE B2 UNIT PLAN
 3 BEDROOM

CONVERTIBLE UNIT GUIDELINES	
DODRS & DOORWAYS	<ul style="list-style-type: none"> ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER). INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS. PATIO/BALCONY MIN. 880 MM CLEAR OPENING. MATCH LEVEL WITH FRONT DOOR TO FRONTYARD WITH SLIGHT RAMP. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. LEVER-TYPE HANDLES FOR ALL DOORS.
VERTICAL CIRCULATION	<ul style="list-style-type: none"> STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	<ul style="list-style-type: none"> MIN. 900 MM WIDTH.
GARAGE	<ul style="list-style-type: none"> MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHUB, SHOWER, AND TOILET LOCATIONS. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FIXTURES. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	<ul style="list-style-type: none"> CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. CABINETS UNDERNEATH SINK ARE EASILY REMOVED. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	<ul style="list-style-type: none"> MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	<ul style="list-style-type: none"> PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

Dimensions



Dim	Attachment Method	Size (mm)
A	Steel Plate	150 x 5
B	Steel Plate	150 x 13
C	Steel Plate	310 x 25
D	Steel Plate	310 x 38
E	Steel Plate	150 x 45
F	Steel Plate	920 x 25
G	Steel Plate	245 x 25
H	Steel Plate	1520 x 40
I	Steel Plate	1010 x 41

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STAIRWELL HANDRAILS
- (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHUBS AND SHOWERS

ERIC LAW ARCHITECT

eric.law@ericlaw.com
 TEL: 604.263.7400
 TEL: (604) 568-2009

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- 1 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
- 2 2024.09.27 FOR CITY COUNCIL AND REVIEW
- 3 2024.10.18 FOR CITY COUNCIL AND REVIEW
- 4 2024.10.23 FOR CITY COUNCIL AND REVIEW
- 5 2024.11.05 FOR CITY COUNCIL AND REVIEW
- 6 2024.11.06 FOR CITY COUNCIL AND REVIEW
- 7 2024.11.21 FOR OPP PRESENTATION

- 5 2024.11.05 COLUMN AND WINDOIL HOLE ADJUSTED
- 4 2024.11.05 ADD UPPER PARKING TYPING
- 3 2024.10.23 REVISED PER CITY'S NEW SELECTOR & FINAL COMMENTS
- 2 2024.10.10 REVISED PER CITY'S FINAL COMMENTS
- 1 2024.09.27 REVISED PER CITY'S FINAL COMMENTS

TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 UNIT PLANS

PROJECT NUMBER: 21-11
 ISSUED: 11/21/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_EHO_241121-DPP-PRESENT

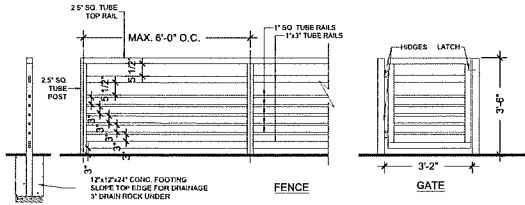
A7

DP 23-029220

DEVELOPMENT PERMIT

NOTES:

1. METAL: GALVANIZED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
4. ALL HARDWARE HOT DIPPED GALVANIZED



SECTION

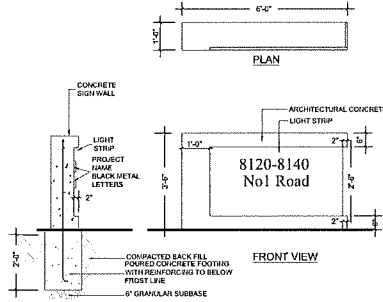
1 42"HT ALUMINUM FENCE AND GATE
Street frontage 1/2" = 1'-0"

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

NOTES:

1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.



SECTION

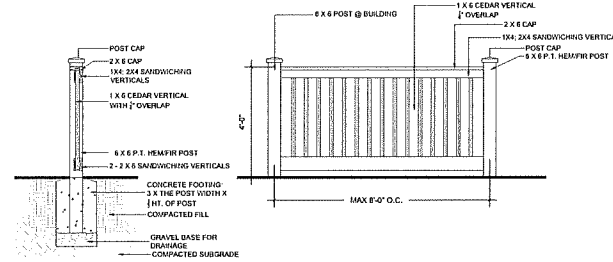
2 42"HT SIGN WALL 1/2" = 1'-0"

NOTES:

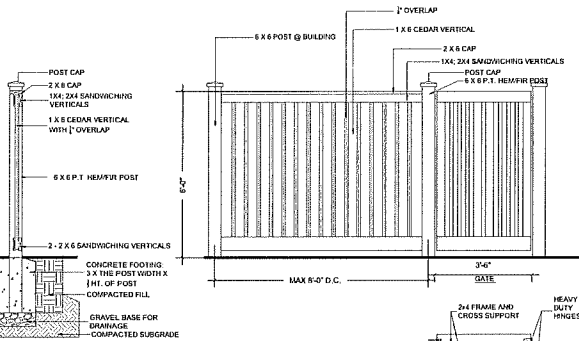
1. ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. (PREPARED OR BLES PER CUL FT. OR VDO). TREAT ALL CUT SURFACES, DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.
2. DRILL AND NAIL EACH TRIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 48" O.C., TWO EACH END.
3. TIEBACK AT 30" O.C. MAXIMUM DEADMAN CONTINUOUS REBAR PINS AS SHOWN 4'-0" INTO COMPACTED SUBGRADE.
4. BACKFILL IN 12" LAYERS, COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALLS AND WEAP HOLES.
5. TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN. FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL.

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



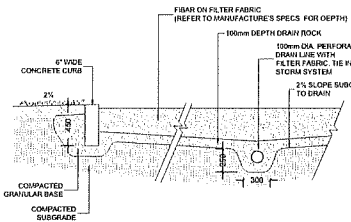
3 4'-0" HEIGHT WOOD FENCE 1/2" = 1'-0"



SECTION

4 6'-0" HEIGHT WOOD FENCE AND GATE 1/2" = 1'-0"

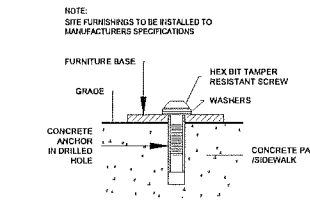
5 TIMBER RETAINING WALL ON GRADE 1/2" = 1'-0"



6 PLAYGROUND SAFETY SURFACE 1/2" = 1'-0"



7 PAVERS ON GRADE 1" = 1'-0"



8 SITE FURNITURE MOUNTING NOS

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 5th Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604.284.0011 ; f: 604.284.0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
13	24 OCT 20	ADD COMMENTS	DD
12	24 OCT 20	REV SITE PLAN CITY COMMENTS	DD
11	24 OCT 20	REV SITE PLAN	DD
10	24 OCT 20	REV SITE PLAN CITY COMMENTS	DD
9	24 OCT 20	REV SITE PLAN	DD
8	24 OCT 20	REV SITE PLAN CITY COMMENTS	DD
7	24 OCT 20	REV SITE PLAN CITY COMMENTS	DD
6	24 OCT 20	REV SITE PLAN	DD
5	24 OCT 20	REV SITE PLAN	DD
4	24 OCT 20	REV SITE PLAN CITY COMMENTS	DD
3	24 OCT 20	REV SITE PLAN	DD
2	24 OCT 20	REV SITE PLAN CITY COMMENTS	DD
1	24 OCT 20	REV SITE PLAN	DD

CLIENT: TERMA WEST PROPERTIES LTD
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT

8120-8140 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
**LANDSCAPE DETAILS
LIVE PLANT AREA**

DATE: November 18, 2021 DRAWING NUMBER:
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 4

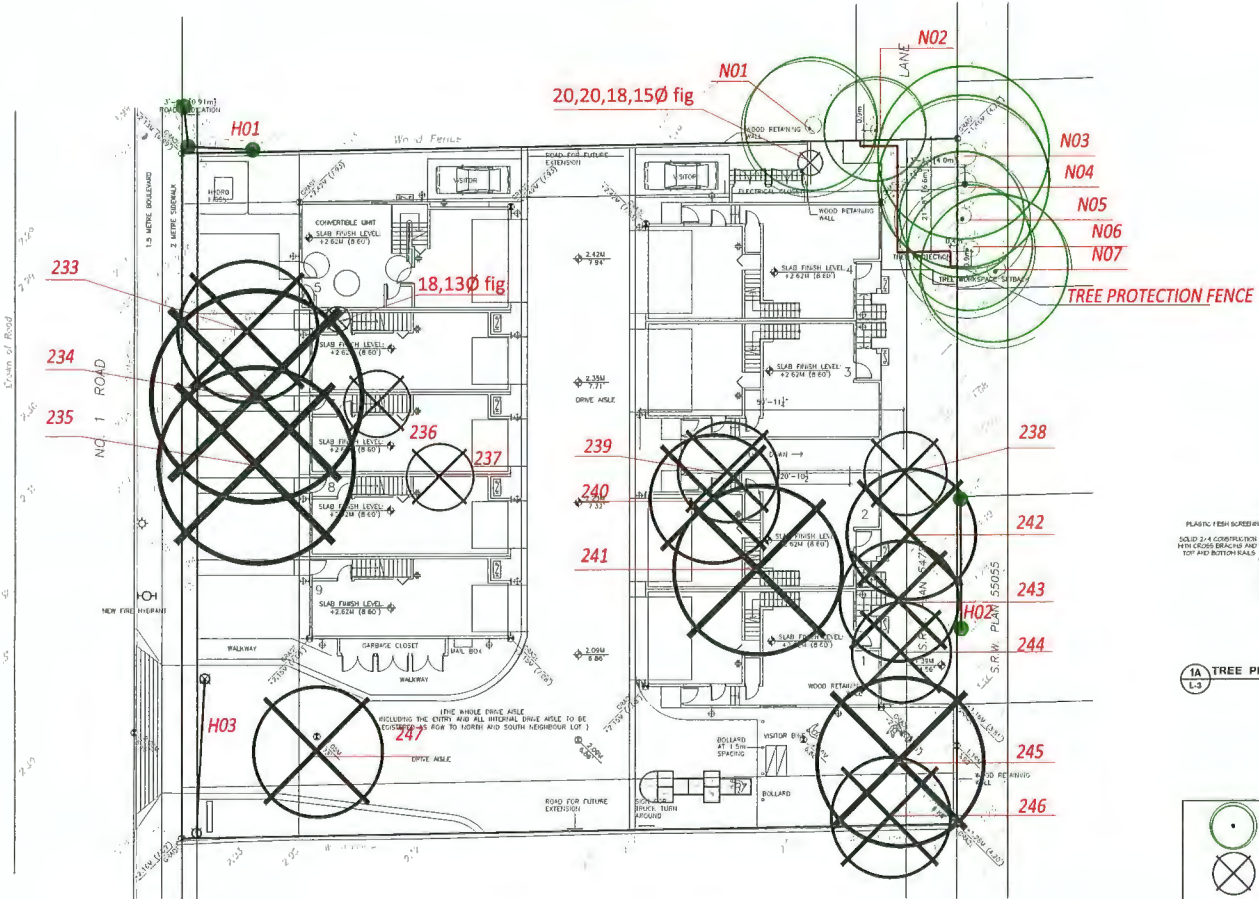
L2

PMG PROJECT NUMBER: 21-191

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 BSI Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604.294-0011 | f: 604.294-0022

SEAL:



NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED BY HIGH IMPACT/RESISTANT SIGNATURE BARRIERS

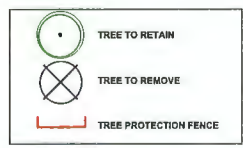
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER @ 1.37M (5 FT)	MINIMUM REQUIRED PROTECTION BARRIER DISTANCE FROM TRUNK (M)
20	12
25	15
30	18
35	21
40	24
45	27
50	30
55	33
60	36
65	39
70	42
75	45
80	48
85	51
90	54
95	57
100	60

EXTRAPOLATE PROTECTIVE BARRIERS FOR TREES LARGER THAN INDICATED (SEE TREE AT GREAT HEIGHT OR 1 M+ FROM GRADE)

NO STORAGE OF BUILDING MATERIALS HEREIN OR IMMEDIATE PROXIMITY THEREOF

1A TREE PROTECTION BARRIER
L-3



NO.	DATE	REVISION DESCRIPTION	DPL
18	24.OCT.18	CITY COMMENTS	DD
19	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
20	24.OCT.18	NEW SITE PLAN	DD
21	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
22	24.OCT.18	NEW SITE PLAN	DD
23	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
24	24.OCT.18	NEW SITE PLAN	DD
25	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
26	24.OCT.18	NEW SITE PLAN	DD
27	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
28	24.OCT.18	NEW SITE PLAN	DD
29	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
30	24.OCT.18	NEW SITE PLAN	DD

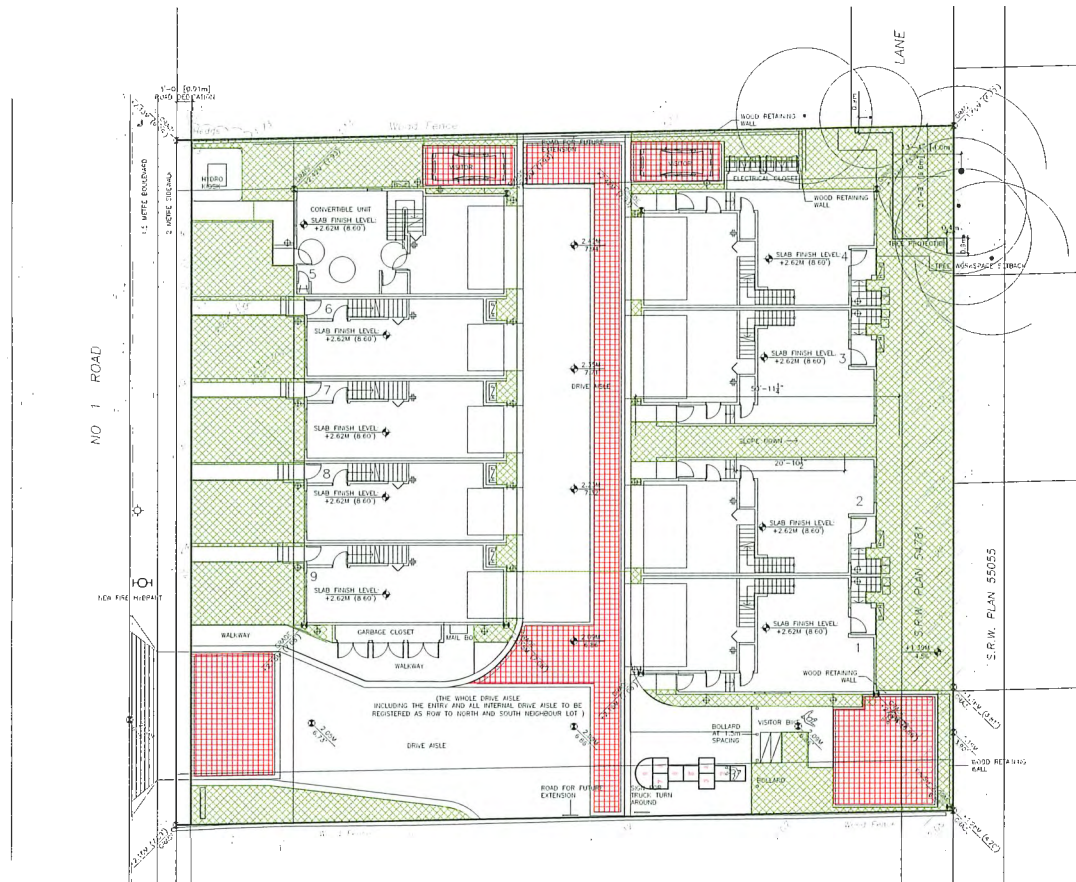
CLIENT: TERRA WEST PROPERTIES LTD.
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
8120-8140 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: November 18, 2021 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHECK: PCM OF 4

L3



USE PLANT AREA 4861 SQ. FT. / 19539 SQ FT= 25.07%

PERMISSIBLE PAVED 1947 SQ. FT. / 19539 SQ FT= 10.04%

BUILDING AND NON- PERMISSIBLE AREA 12581 SQ. FT. / 19539 SQ FT= 64.89%

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 SMI Creek Drive
Burnaby, British Columbia, V5C 5G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	PROJECT	DATE	DESCRIPTION
1	PROJECT	2021	ARCHITECTURAL CONCEPTS
2	PROJECT	2021	ARCHITECTURAL CONCEPTS
3	PROJECT	2021	ARCHITECTURAL CONCEPTS
4	PROJECT	2021	ARCHITECTURAL CONCEPTS
5	PROJECT	2021	ARCHITECTURAL CONCEPTS
6	PROJECT	2021	ARCHITECTURAL CONCEPTS
7	PROJECT	2021	ARCHITECTURAL CONCEPTS
8	PROJECT	2021	ARCHITECTURAL CONCEPTS
9	PROJECT	2021	ARCHITECTURAL CONCEPTS
10	PROJECT	2021	ARCHITECTURAL CONCEPTS
11	PROJECT	2021	ARCHITECTURAL CONCEPTS
12	PROJECT	2021	ARCHITECTURAL CONCEPTS
13	PROJECT	2021	ARCHITECTURAL CONCEPTS
14	PROJECT	2021	ARCHITECTURAL CONCEPTS
15	PROJECT	2021	ARCHITECTURAL CONCEPTS
16	PROJECT	2021	ARCHITECTURAL CONCEPTS
17	PROJECT	2021	ARCHITECTURAL CONCEPTS
18	PROJECT	2021	ARCHITECTURAL CONCEPTS
19	PROJECT	2021	ARCHITECTURAL CONCEPTS
20	PROJECT	2021	ARCHITECTURAL CONCEPTS

NO. DATE REVISION DESCRIPTION DR.

CLIENT: TERRA VEST PROPERTIES LTD.
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
8120-8140 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
LOT COVERAGE PLAN

DATE: November 18, 2021 DRAWING NUMBER:
SCALE: 1/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 4

L4