




City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: January 8, 2002
File: DP 02-208390
Re: Application by Danny Lung for a Development Permit at 7520 Williams Road

Manager's Recommendation

That a Development Permit be issued for 7520 Williams Road on a site zoned Comprehensive Development District (CD/124), which would allow the development of four (4) units within two (2) buildings on two (2) lots with a total proposed total building area of 529.800 m² (5,702.91 ft²).

 Joe Erceg
Manager, Development Applications

BFG:blg
Att. 3

Staff Report

Origin

Mr. Danny Lung has applied to the City of Richmond for permission to develop four (4) dwelling units within two (2) buildings on one (1) lot at 7520 Williams Road. This site is in the process of being rezoned Comprehensive Development District (CD/124). The only conditions of rezoning application RZ 02-201235 are the completion of a Development Permit to an acceptable level and the registration of a covenant restricting access to a single driveway.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	816.000 m ² (8783.64ft ²)
Building Area:	529.800 m ² (5,702.91 ft ²)
Density:	24 du per ha. 10 du per ac.
Site Coverage:	45.0 % Allowed 39.86 % Proposed
F.A.R.:	530.400 m ² (5,709.366 ft ²) Allowed (0.55 with bonus of 0.1 for second unit less that 60 m ²) 529.800 m ² (5,702.91 ft ²) Proposed (0.65 with secondary units less that 60 m ²)
Parking:	6 Spaces Required 6 Spaces Proposed

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan.

The relevant Development Permit Guidelines are followed by the applicant's response in *bold italics*.

9.3.1.B Fire Access

Fire hydrant within 90 m (295 ft.) of the front door of each dwelling and a paved area of width 7.3 m (24ft.) for fire truck set up within 45 m (150 ft.) of all dwellings. ***Complies.***

9.3.2 Scale and Form

Minimum of 75% of dwellings and their private open spaces receive direct sunlight every day of the year. ***Complies.***

9.3.2.A Neighbourhood Organization

Townhouses should be designed in clusters of 25 units or less and defined by publicly accessible open spaces and roadways. ***Complies.***

Maximum number of townhouses in a row is 6 units, increased to 8 if adjacent rows are separated by broader open areas. *Complies.*

9.3.2.B Scale and Form

Where multiple family units adjoin single-family homes, design units with greater setbacks above the ground floor, special landscape measures and/or orientating living areas away from neighbours. *Complies.*

Townhouses to be compatible in scale and form with surrounding area. *Complies.*

Provide a transition between townhouse units and single-family homes by building duplexes along property lines with a minimum spacing of 3 m (9.8ft.) between each duplex. *Complies.*

Maximum transition height gradient of 26 degrees between townhouse development and property lines. *Complies.*

End units to be one-storey in height where adjoining single-family homes. *Does not comply however the proposed units are in scale with the surrounding single-family residential neighbourhood.*

Articulate building façade with projections, recesses, solids and voids, chimneys and multi-paned windows. *Complies.*

Reduce the apparent height of buildings with treatment that avoids sheer blank walls and promotes recognition of individual storeys (eg. use of trim, secondary roof elements, building recesses). *Complies.*

9.3.3 Streetscapes

Vehicle and pedestrian access should be specifically marked or separated from each other and appropriately located. *Complies.*

Individual front doors to grade level units along public streets. *Complies.*

9.3.3.A Pedestrian Pathways

Pathways should be treated with decorative surfaces and landscaped. *Complies.*

Orientate windows, entries and balconies on adjacent buildings towards paths to maximize visibility. *Complies.*

9.3.5.B Entrances

New developments should promote the provision of individual grade-level entries to units wherever possible. *Complies.*

Porches and covered stairs for weather protection at the entry should be at least 2.5 m (8.2ft.) deep and should be designed into the façade, rather than appear 'tacked-on'. *Does not comply but the proposal is satisfactory to City of Richmond staff.*

Townhouses fronting residential streets should have their main pedestrian entrances on the street side. *Complies.*

Incorporate human-scale elements (windows, doors, roof elements, trellises, etc.) into the building façade visible from the street. *Complies.*

Main entrances to units should not be adjacent to, or on the same façade as garage doors. *Complies.*

9.3.5.C Garages

Garage doors to occupy no more than 60% of the building width as seen from the internal road. *Complies.*

Garage doors to be a maximum width of 4.9 m and maximum height of 2.1 m. *Complies.*

Incorporate decorative architectural treatments that are complimentary to unit facades, such as windows, on and above garage doors. *Complies.*

9.3.8.D Private Open Space

Townhouse units require a minimum private outdoor space of 37 m² (398.3ft²) in area and 9 m (29.5ft) in depth, which may be reduced to 5.3 m (17.2ft.) where adequate privacy screening is provided. *Complies.*

9.3.9.A Indoor Amenity Space

Provided at a minimum rate of 2 m² per bedroom and 70 m² per development and shall include a multi-purpose facility. *This project is too small to provide an indoor amenity space.*

9.3.9.B Outdoor Amenity Space

Provided at a minimum rate of 4 m² per bedroom, consolidated in one compact area and located to take advantage of sunlight and natural shelter. *Not applicable.*

For developments over 20 units in size, provide a minimum of 2.5 m² per bedroom (excluding master bedroom) for children's play area, paved with a durable material. *Not applicable.*

9.3.10 Parking

Resident parking should be in small, defensible open parking lots or should be located in locked, defensible garages screened from view from the road. Visitor parking should be in public view and easily accessible near the main entry. Parking lots should have landscaping to separate every fourth parking space. *Complies.*

9.3.12 Services

Provision should be made for emergency vehicles, moving vans, and service vehicles. *Complies.*

Erect a gated and covered structure to contain residents' garbage and recycling materials, with landscaping to screen it. The enclosure should be in a central location, but away from communal amenity space and designed to complement the unit design. *Not applicable.*

9.3.13 Security

Developments should provide for both internal unit privacy and passive surveillance of internal roadways and communal amenity areas to enhance safety and security for residents. *Complies.*

9.3.14 Acoustics

Traffic noise to be screened from residential units in order to maintain a maximum ambient sound level of 35 dBA for indoor spaces and 55 dBA for outdoor private spaces. Where private outdoor space is adjacent to arterial roads, buildings should be setback 12 m in order to allow space for landscaping, fencing and berming. *Not applicable.*

9.3.15 Equitable Access

Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. *Not applicable.*

Development surrounding the subject site is as follows:

To the north, across Williams Road (on the north side) are single-family residential lots;

To the east, across Dunoon Drive is the Broadmoor commercial area;

To the south, are single-family residential lots fronting on Nevis Drive; and

To the west, is the former Single Family Housing District, Subdivision Area E (R1/E) residential lot at 7500 Williams Road that was recently rezoned to Comprehensive Development District (CD/124).

There have been four recent and nearby rezoning approvals for residential lots from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124) at 7380, 7400, 7420 and 7500 Williams Road. The latter address is adjacent to the subject site.

Staff Comments

The relevant City of Richmond staff comments are followed by the applicant's response in ***bold italics***.

Development Coordinator Comments

1. This property faces two streets (i.e. Williams Road and Dunoon Drive). Ensure this is addressed in the façade and landscape design. ***Both the building façade and landscape treatments wrap around from Williams Road and relate to the Dunoon Drive frontage.***

Community Planner Comments

1. This site is under rezoning consideration from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124). Ensure that the final Development Permit drawings reflect the building envelope and setbacks as shown on Comprehensive Development District (CD/124). Comprehensive Development District (CD/124) was developed to be used for all the lots in this block frontage along Williams Road. The subject lot is slightly wider than the rest and there may be an opportunity to articulate or jog the building footprint away from the building envelope along the Dunoon Drive frontage. ***The proposed building reflects the building envelope in the Comprehensive Development District (CD/124) with the exception of the covered porch areas.***
2. Ensure that the number and placement of windows on the south elevation respect the privacy on single-family dwellings and private overlooking potential on the single-family properties. ***The overview into the adjacent rear yards of neighbouring single-family residential lots has been minimized***

Urban Design Comments

1. Complete the relevant Development Permit Guidelines checklist. ***The applicant has complied.***
2. Provide a context plan, which indicates exiting land use and zoning for a minimum of 100 m (±300 ft.) in all directions surrounding the subject site. Indicate the approximate, existing layout of existing residential buildings to the south of the subject site that front on Nevis Drive. Show the building layout and vehicle circulation and parking pattern for the Broadmoor commercial area across Dunoon Drive. ***The applicant has complied.***

3. Provide site sections that extend to the single-family dwellings south of the subject site. ***The applicant has complied.***
4. Provide a total site summary of relevant statistics including the proposed building area, density in dwelling units per acre, site coverage, floor area ratio and parking as well as a detailed summary of floor space for each proposed building. ***The applicant has complied.***
5. Indicate the required minimum setbacks in metric and (imperial) along all property lines and identify every requested variance. ***The applicant has complied.***
6. Clarify if a porch is proposed along Williams Road. ***A porch is proposed on one building that is proposed to front on Williams Road.***
7. Vary the front facade design of these two units. There should be considerable variety for the building elevations that will front Williams Road. ***The applicant has complied.***
8. Create a well-articulated and fine-grained architectural design for each building and ensure that the quality of façade design and materials is reflected on all four elevations of each building. Consider facade articulations to any long straight building walls. ***The applicant has complied.***
9. Provide building elevations for all four sides of each building and continuous building elevations for all four sides of the subject lot. ***The applicant has complied.***
10. Consider incorporating more wood trim and details into the facade design and specify the porch column and chimney materials. Ensure that facade materials and detailing wraps around all four sides of each building. ***The applicant has complied.***
11. Consider specifying a high profile asphalt shingle roof with extended durability. ***The applicant has complied.***
12. Indicate the existing boulevard conditions including the sidewalk, utility poles, overhead wires etc. on both the site plan and the landscape plan. ***The applicant has complied.***
13. Provide two *Styrax japonica* 'Pink Chimes' at 8 cm caliper size along the boulevard between the sidewalk and the property line in front of each duplex type unit (i.e. total of four small street trees). ***The applicant has complied.***
14. Identify any existing site trees 15 cm (6 in.) in caliper or larger that are proposed for removal and provide tree replacement planting of two 10 cm (4 in.) caliper trees for each proposed tree removal larger than 15 (6 in.) in caliper. ***There are no existing site trees.***
15. Repair or replace any damaged panels of existing fence to be retained. Provide heights and details for all proposed fences and trellis structures. ***The applicant has complied.***
16. Consider a low perimeter fence/railing along the two road frontages in combination with low shrub planting. Locate and provide details for all proposed fencing. ***The applicant will install pilasters to mark entry points and plant a perimeter shrub border.***
17. Mark or reflect the entry for the secondary suite in the landscape design. ***The applicant has proposed decorative paving in the vicinity of the secondary entry.***
18. Enhance the landscape treatment with more decorative paving material and increase the size of proposed plant material at the time of planting to ensure that the landscape will be 'significant and lush' at the time of construction. ***The applicant has complied.***
19. Provide rear outdoor patio space and develop a landscape plan for the rear private outdoor space that permits simultaneous use by both units. ***The applicant has complied.***
20. Show conceptual lot grading and drainage including existing and proposed elevations at critical locations along the property lines. ***The applicant has complied.***
21. Wrap the landscape boulevard treatment along the south side of Williams Road around the corner and onto the west side of Dunoon Drive for the entire lot frontage. ***The applicant has complied.***
22. Delete the secondary driveway access along Dunoon Drive. ***The applicant has complied.***

23. The applicant should retain the existing 1.5 m (4.921 ft.) wide sidewalk along the curb and retain a 1.5 m (4.921 ft.) wide landscape strip between the sidewalk and the property line along Williams Road. Extend the sidewalk along Dunoon Drive to the south property line. The landscape strip should be reinstated with sod and include the planting of six (6) *Styrax japonica* (i.e. Japanese Snowball) street trees at a minimum caliper size of 8 cm (3 in.) and spaced approximately 7 to 10 m depending on site conditions. ***The applicant has complied.***

Transportation Comments

1. This lot is on the corner of Williams Road and Dunoon Drive. While access has been approved from Williams Road the applicant could explore a shared vehicle access for all four (4) units from Dunoon Drive and provide information for Transportation staff review. ***There is insufficient rear yard space for a driveway access from Dunoon Drive with adequate width to serve all four units.***

Engineering and Public Works Comments

1. No concerns expressed. ***Acknowledged by the applicant.***

Building & Zoning Comments

1. Site services must be kept independent of each other to accommodate future subdivision for each suite. ***Acknowledged by the applicant.***
2. These units will be reviewed as townhouses, for Building Code purposes. ***Acknowledged by the applicant.***
3. This site is under final consideration for rezoning from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124). Ensure that the final Development Permit drawings reflect the building envelope and setbacks as shown on Comprehensive Development District (CD/124). Illustrate the building envelopes from the rezoning on the site plan. ***The applicant has complied.***

Refuse & Recycling Comments

1. This project qualifies for individual unit curbside garbage and recycling pick-up from the City of Richmond. ***Acknowledged by the applicant.***

Advisory Design Panel Comments

Since the Richmond Advisory Design Panel has recently reviewed similar projects, it was determined that this project did not require a review. In addition, the applicant has worked cooperatively with City of Richmond staff in order to resolve design issues.

Analysis

Conditions of Adjacency

There is minimal glazing for the south elevation of the secondary units above the garages that will overlook the rear yards of the single-family dwellings which, front onto Nevis Drive. The former single-family lot to the west has recently been rezoned to the same Comprehensive Development District (CD/124) as the subject site. Williams Road and Dunoon Drive bound the subject site along the north and east property lines respectively. At the time of writing, Richmond staff are not aware of any concerns that have been raised by neighbours.

Architectural Form and Character

The applicant has complied with various City of Richmond staff requests to create a more unique façade design for each building. While there remain significant similarities between the façade designs of these buildings there are differences in the roofscape, gable treatment and main entries. In addition, both of these buildings feature more wood trim and detailing as well as two cladding materials (i.e. heavy textured stucco and vinyl siding), which wrap around the entire building envelope.

Site Planning and Landscape Design

The site planning for this site is rigidly constrained by the building envelope prescribed in the zone description. Regarding the landscape design, the applicant has incorporated small street tree planting along the two fronting boulevards, increased the size of on-site plantings and introduced some decorative paving materials.

Variances

There are no proposed variances.

Conclusions

City of Richmond staff support this Development Permit application and recommend approval.



Brian Guzzi, Landscape Architect
Planner - Urban Design

BFG:blg

Prior to final approval of the Development Permit, the applicant is required to provide the following:

1. An Irrevocable Letter of Credit for landscape construction in the amount of \$11,420.00 ($\pm 5,710 \text{ ft}^2 \times \$40.00/\text{ft}^2 \times 5\%$).

R2 - 02 - 201 - 235
SD - 02 - 01 - 236



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 7520 WILLIAMS ROAD
Legal Description(s): LOT 18 SECTION 32-4-6 PLAN 17380

Applicant: DANNY LUNG, LUNG DESIGNS GROUP LTD.

Correspondence/Calls to be directed to:

Name: DANNY LUNG

Address: 210 - 11811 VOYAGEUR WAY
RICHMOND.

Tel. No.: 604-278-7482
Business

V6X3J4
Postal Code

E-mail _____

Residence
604-278-3571
Fax

Property Owner(s) Signature(s): _____
Please print name Habit Samar.

OR

Authorized Agent's Signature: _____
Attach Letter of Authorization
Please print name _____

For Office Use

Date Received: June 21/02.

Application Fee: \$630.00

File No.: 02-208390
Only assign if application is complete

Receipt No.: 03-0010091.

clv 02-201235.



City of Richmond
Urban Development Division

Development Permit

No. DP 02-208390

To the Holder: MR. DANNY LUNG
Property Address: 7520 WILLIAMS ROAD
Address: C/O LUNG DESIGNS GROUP LTD.
210 – 11811 VOYAGEUR WAY
RICHMOND, BC V6X 3J4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

To the Holder: MR. DANNY LUNG
Property Address: 7520 WILLIAMS ROAD
Address: C/O LUNG DESIGNS GROUP LTD.
210 – 11811 VOYAGEUR WAY
RICHMOND, BC V6X 3J4

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$11,420.00.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

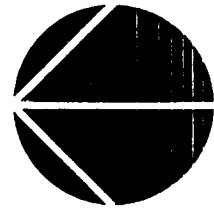
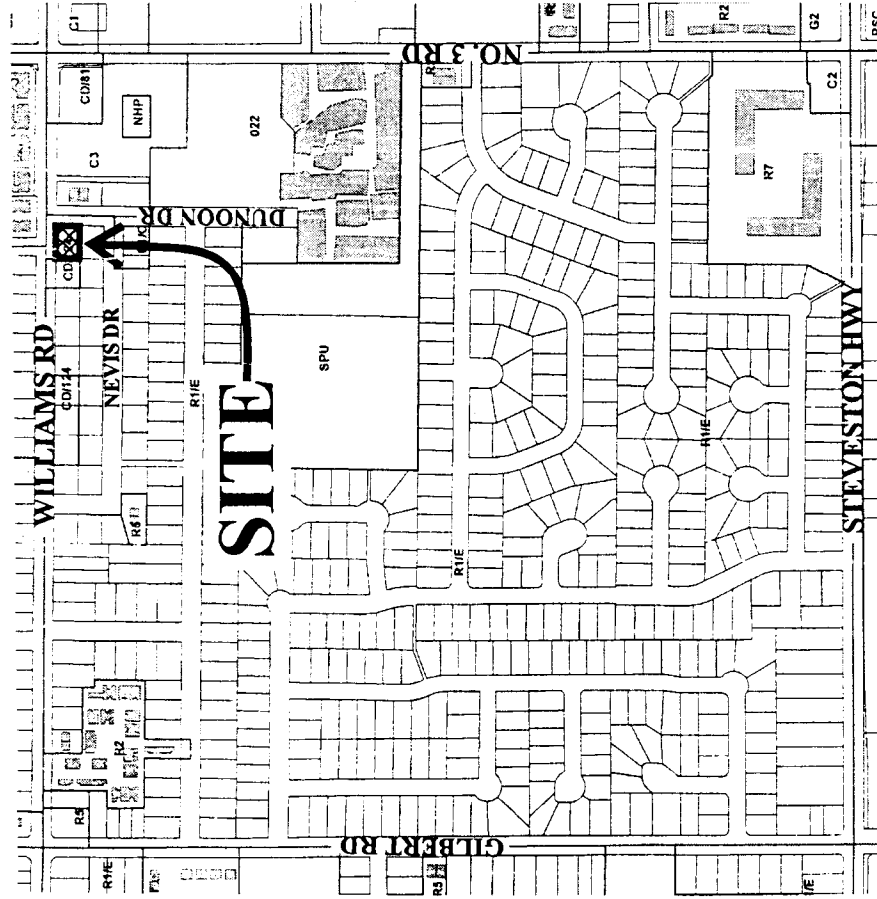
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 02-208390 SCHEDULE "A"

Original Date: 07/02/02

Revision Date:

Note: Dimensions are in METRES

ENTRUSTED

7591

20.12

20.57

41.24

WILLIAMS RD

30.48

24.23

30.48

24.23

7491

30.48

30.48

24.23

30.48

24.23

7511

33.63

DUNOON DR

NEVIS DR

2835

1330

1370

15.59

26.50

26.50

26.52

26.52

26.52

45.00

1060

Client	MR. HUBB SAWAB
Project No.	7520 WILLAMSBURG (107A)
Project Name	REMANO SC.
Scale	1/8" = 1'-0"
Sheet No.	02.000
Sheet Count	6
Revision	
By	
Check	
Appr.	
Date	

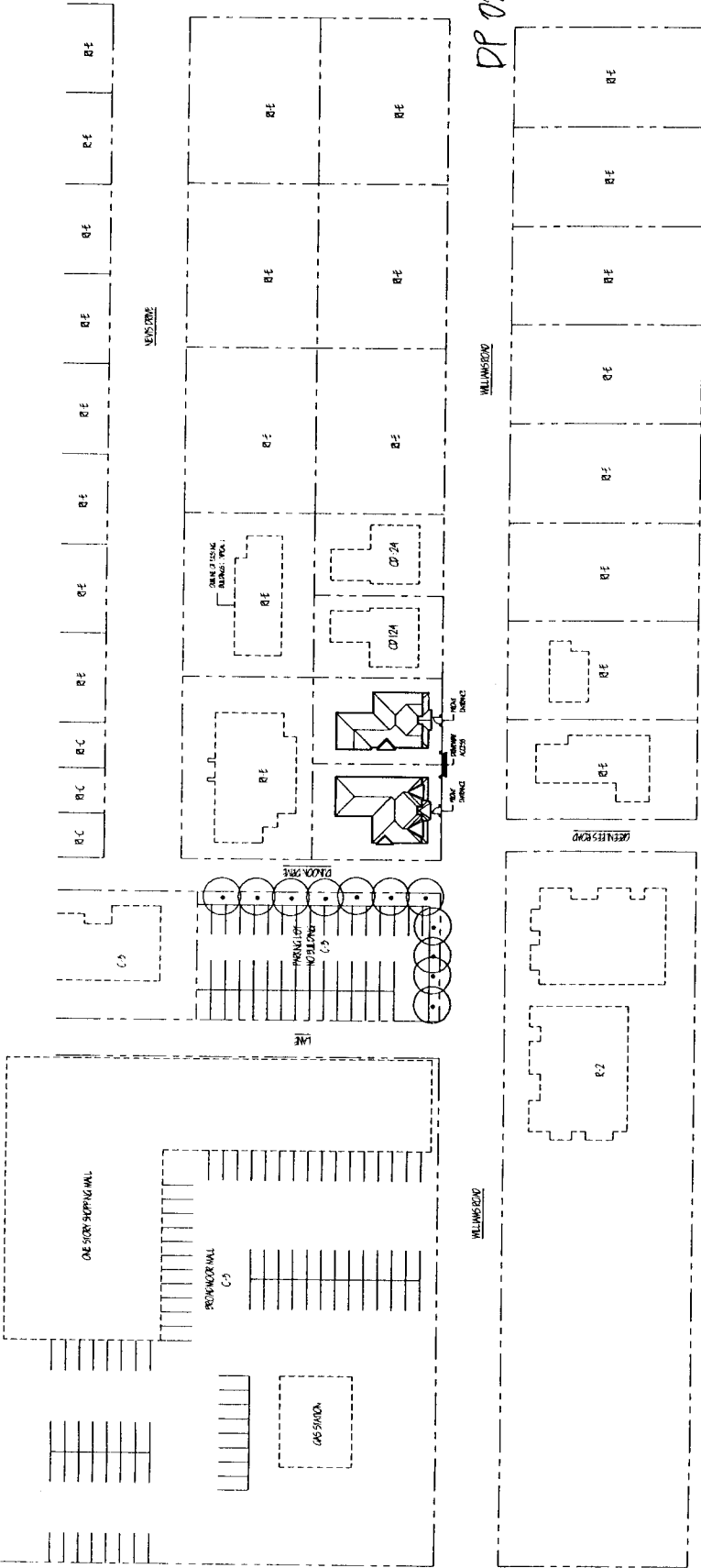
space planning & interiors
Tel: 278-7482 Fax: 278-2871

Lung Designs Group Ltd.

JAN 08 2003

DP 02-208390

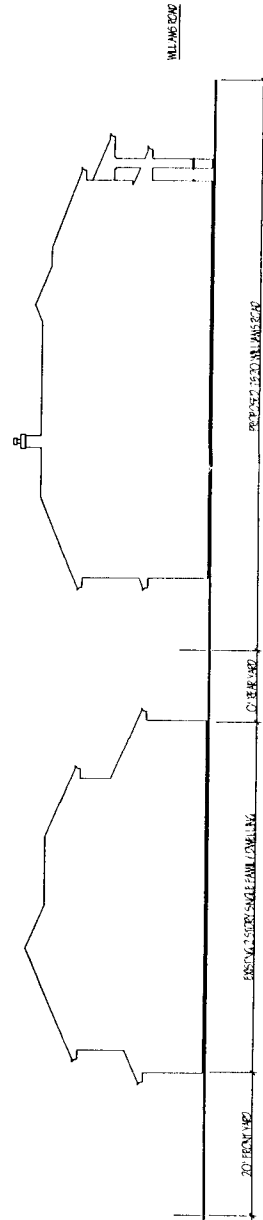
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CONTEXT PLAN
NOT TO SCALE

Project For:
MR. HUBB SAWAB
7520 WILLAMSBURG (107A)
REMANO SC.

Project No.	7520 WILLAMSBURG (107A)
Project Name	REMANO SC.
Scale	1/8" = 1'-0"
Sheet No.	02.000
Sheet Count	6
Revision	
By	
Check	
Appr.	
Date	



SITE SECTION, SOUTH OF THE SUBJECT SITE
1/8" = 1'-0"

210-18151 Voyaguer Way, Richmond, B.C. V6X 3J4
 Tel: 278-7433 Fax: 278-3875
 Lung Designs Group Ltd.

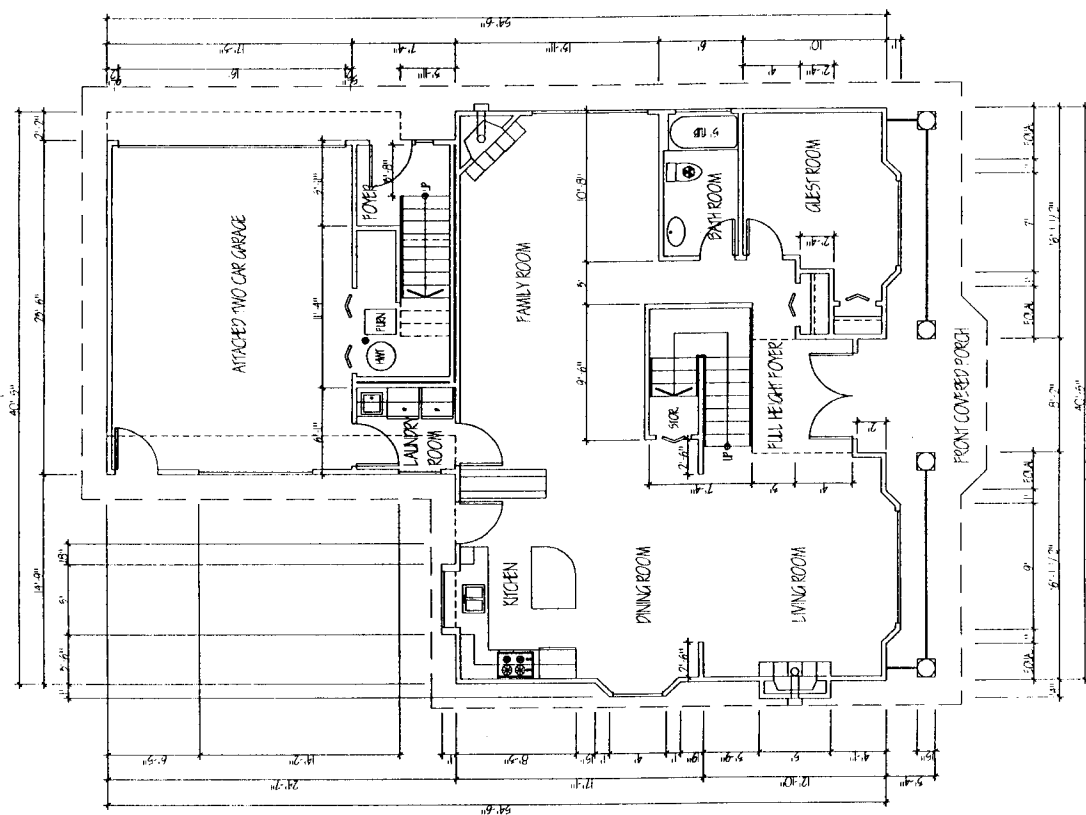
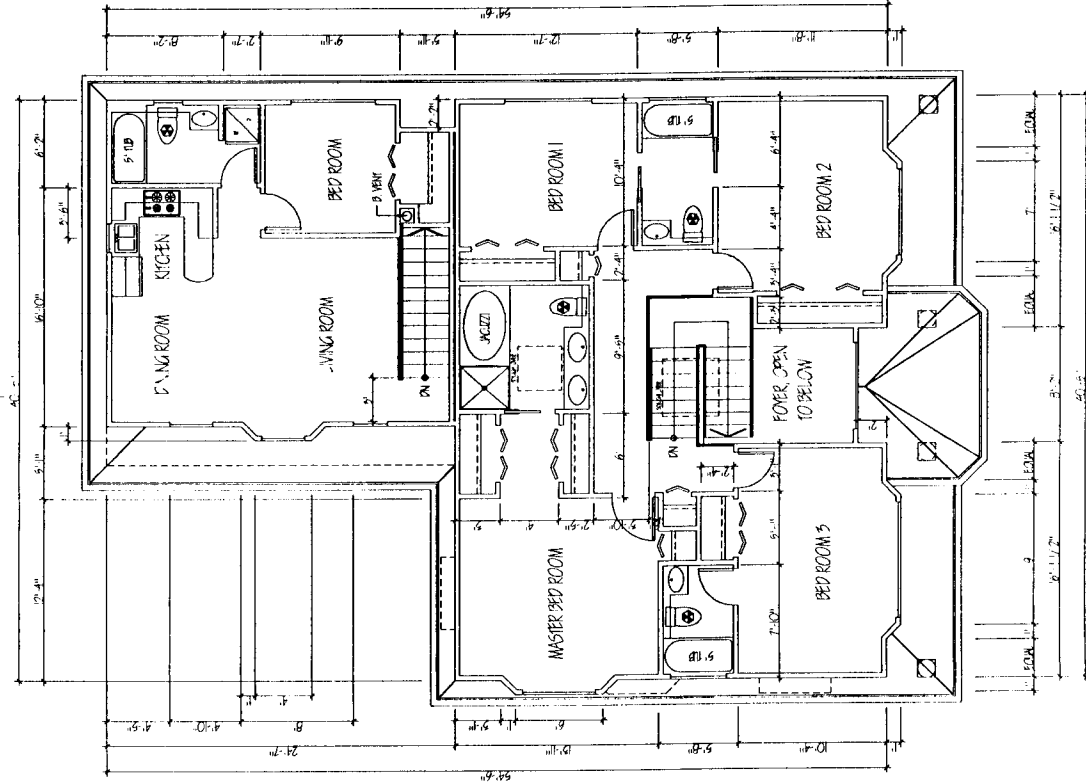
Room	Area	Notes
Living Room	12.00	
Dining Room	10.00	
Kitchen	8.00	
Bed Room	11.00	
Bath	4.00	
Laundry	3.00	
Garage	26.00	



JAN 08 2003

DP 02-20839C

#3



PRIMARY BUILDING UPPER FLOOR PLAN (8'-0" HIGH CEILING) FLOOR AREA: 229.96 SF
 SMALLER BUILDING UPPER FLOOR PLAN (8'-0" HIGH CEILING) FLOOR AREA: 557.18 SF
 SMALLER BUILDING LOWER FLOOR AREA: 688.25 SF - 548.5162 SF = 645.65 SF

PRIMARY BUILDING MAIN FLOOR PLAN (9'-0" HIGH CEILING) FLOOR AREA: 260.60 SF
 SMALLER BUILDING MAIN FLOOR PLAN (9'-0" HIGH CEILING) FLOOR AREA: 26.07 SF

Project:
 MR. HOSB SAVARI
 7530 MILANG ROAD (SOTA)
 RICHMOND BC

Drawn by:
 MAIN FLOOR PLAN
 UPPER FLOOR PLAN
 Date: 10/20/02
 Scale: 1/4" = 1'-0"
 Job No: 200002

- FLOOR FINISH
- WASHROOM FINISH
- HALLWAY FINISH

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Rev.	Description	Date
1	Issue for Client	10/01/03
2	Issue for Client	10/01/03
3	Issue for Client	10/01/03
4	Issue for Client	10/01/03

space planning & interiors
Tel: 278-7442 Fax: 278-3571

Lung Designs Group Ltd.
210-11111 Voyageur Way, Richmond, B.C. V6X 3J4



JAN 08 2003

DP 02-208393

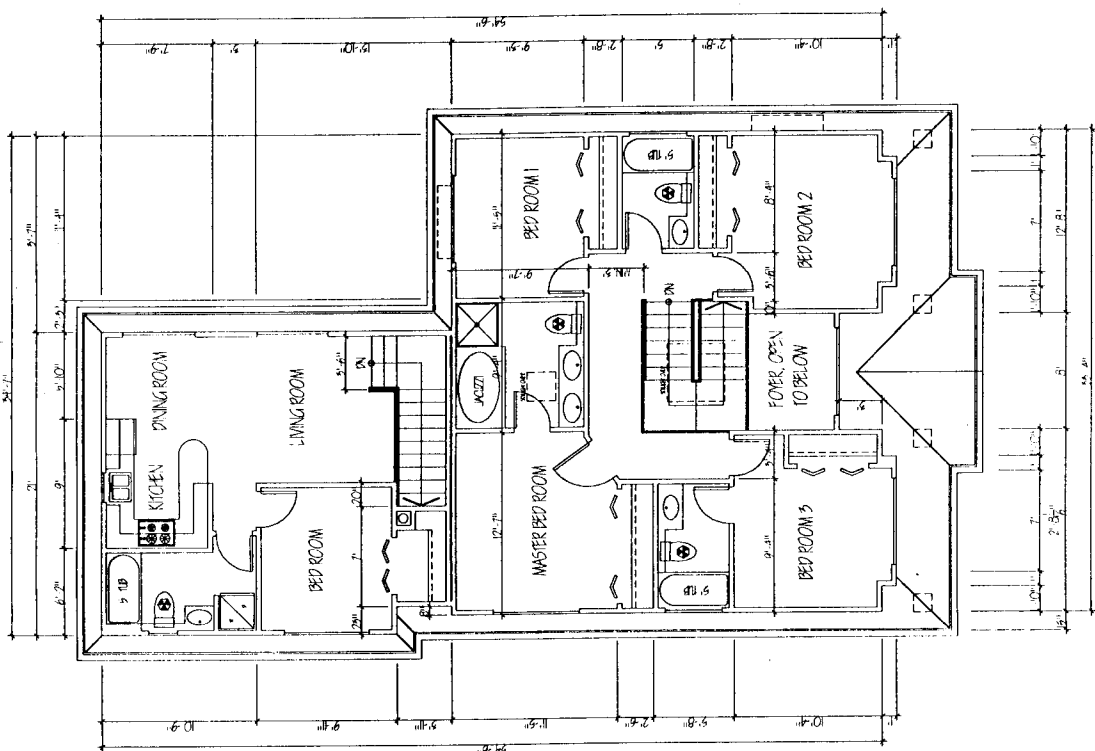
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Project for:
MR. HARRY SAWAR
7520 WALNUT RD (LOT 18)
RICHMOND, B.C.

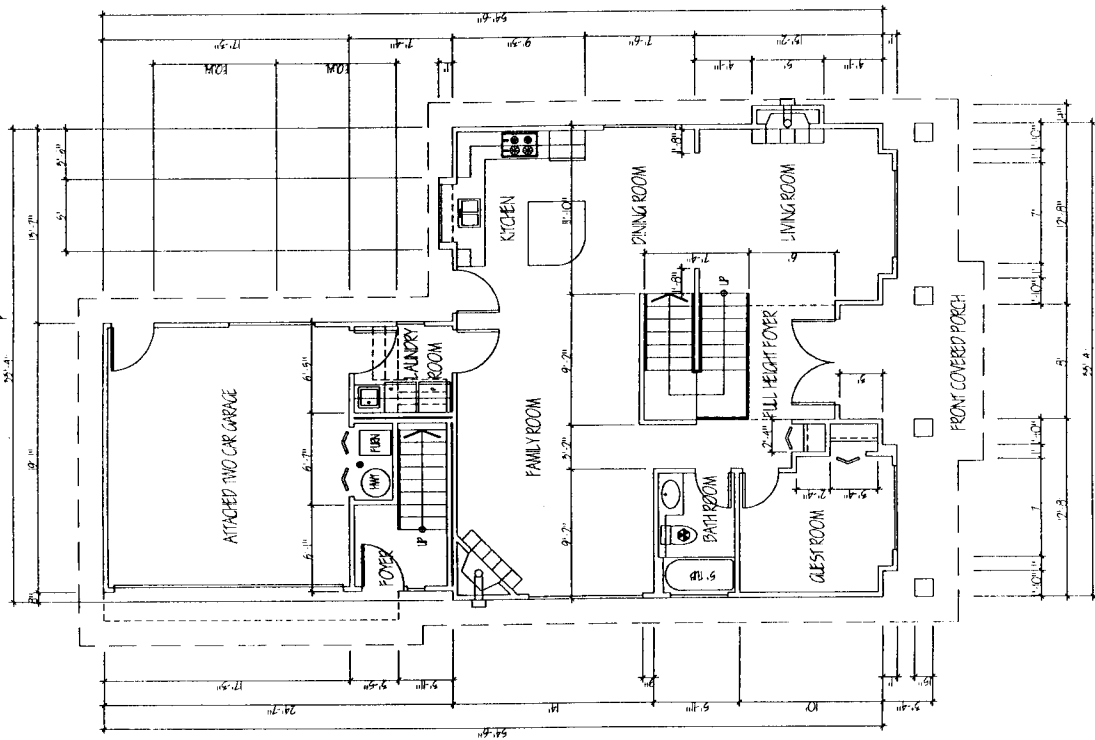
Drawn by:
MAIN FLOOR PLAN
UPPER FLOOR PLAN

Scale: 1/8" = 1'-0"	Sheet: 1
Scale: 1/4" = 1'-0"	Sheet: 2
Scale: 1/2" = 1'-0"	Sheet: 3
Scale: 3/4" = 1'-0"	Sheet: 4

- FLOOR FINISH
- WALL FINISH
- CEILING FINISH
- PAINT FINISH

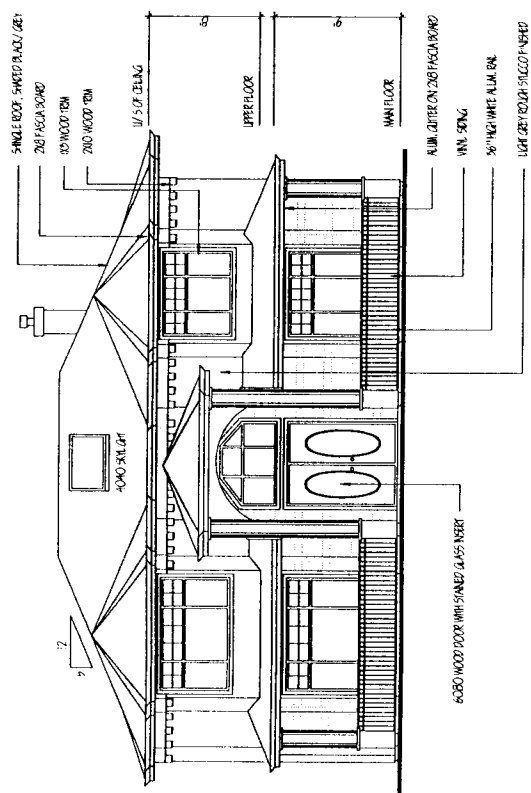


PRIMARY BUILDING FLOOR PLAN (8'-0" HIGH CEILING) FLOOR AREA 980.91 SF.
SMALLER VAN FLOOR PLAN (8'-0" HIGH CEILING) FLOOR AREA 504.25 SF.
SMALLER VAN FLOOR PLAN (8'-0" HIGH CEILING) FLOOR AREA 541.56 SF.

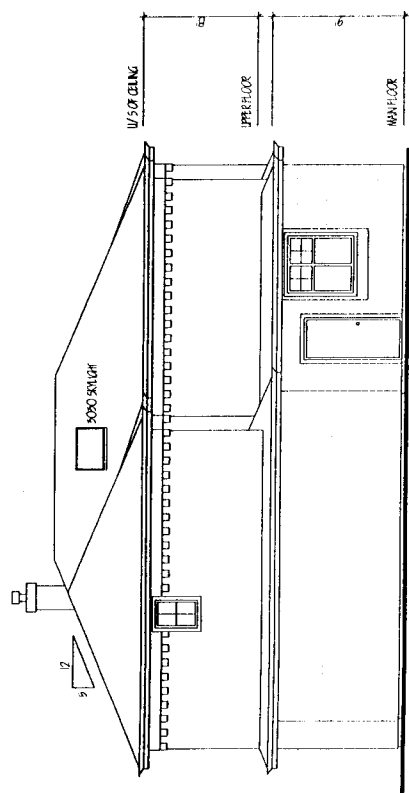


PRIMARY BUILDING VAN FLOOR PLAN (9'-0" HIGH CEILING) FLOOR AREA 680.25 SF.
SMALLER VAN FLOOR PLAN (9'-0" HIGH CEILING) FLOOR AREA 66.01 SF.

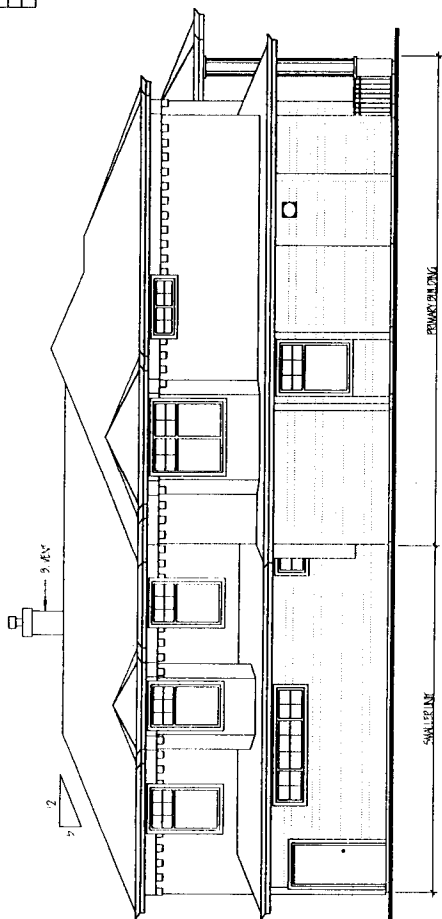
MR. SAUNDERS: 29/5/28
REVISED 24



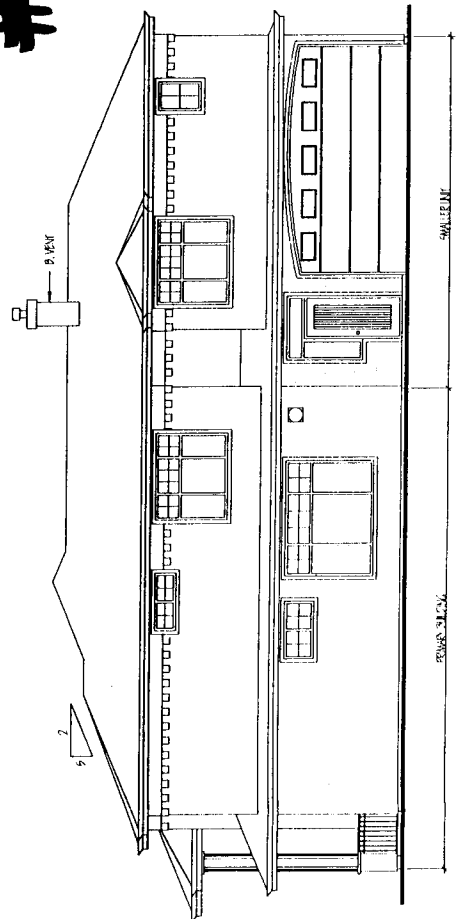
NORTH ELEVATION (VIEW FROM WILLIAMS ROAD)



SOUTH ELEVATION (VIEW FROM BACK YARD)



EAST ELEVATION (VIEW FROM DUNDON ROAD)



WEST ELEVATION (VIEW FROM DRIVEWAY)

Lung Designs Group Ltd.
210-11811 Voyageur Way, Richmond, B.C. V6X 3J4
Tel: 378-7482 Fax: 378-3871

space planning & interiors
Tel: 378-7482 Fax: 378-3871

Consent to build is granted on the condition that the applicant shall comply with the following conditions:
1. The applicant shall obtain all necessary permits from the appropriate authorities.
2. The applicant shall ensure that the proposed development complies with all applicable zoning bylaws and regulations.
3. The applicant shall ensure that the proposed development is constructed in accordance with the approved plans and specifications.
4. The applicant shall ensure that the proposed development is maintained in accordance with the approved plans and specifications.

Drawn By	Checked By	Date

JAN 08 2003

DP 02-208393

#5

Project For: MR. HARIB SAWARI	
7520 WILLIAMS ROAD (LOT A) RICHMOND, B.C.	
Drawn By: NORTH, SOUTH, WEST & EAST ELEVATIONS	
Date: 18/01/2003	Sheet: 6
Drawn By:	Scale: 1/4" = 1'-0"
Job No: 208393	

Project Name: 1234 Main St. & 5th Ave. N. Suite 100
 Project No.: 123456
 Date: 12/15/2023
 Drawn By: J. Smith
 Checked By: M. Jones
 Project Manager: K. Brown

Sheet No.	Description	Date	By
1	Overall Site Plan	12/15/2023	J. Smith
2	Foundation Plan	12/15/2023	J. Smith
3	Floor Plan	12/15/2023	J. Smith
4	Roof Plan	12/15/2023	J. Smith
5	Section A-A	12/15/2023	J. Smith
6	Section B-B	12/15/2023	J. Smith
7	Section C-C	12/15/2023	J. Smith
8	Section D-D	12/15/2023	J. Smith
9	Section E-E	12/15/2023	J. Smith
10	Section F-F	12/15/2023	J. Smith

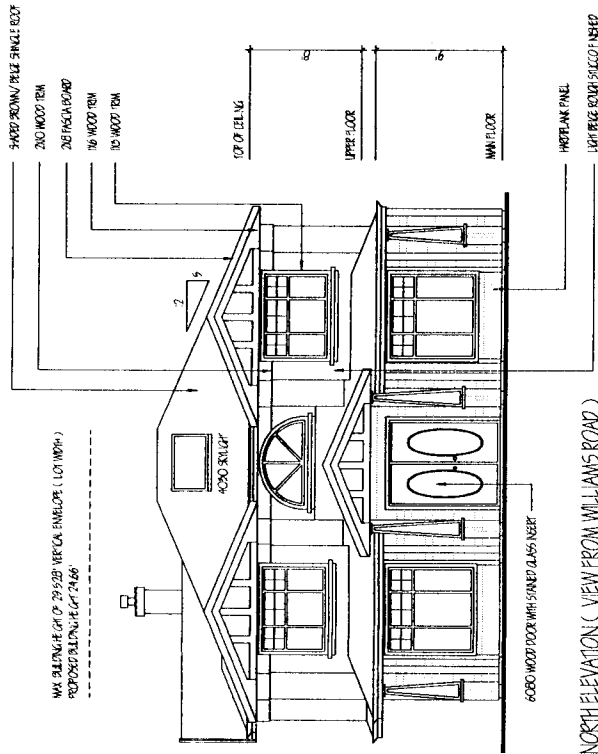
space planning & interiors
 Tel: 378-7428 Fax: 378-3875

Lung Designs Group Ltd.
 210-11111 Voyageur Way, Richmond, B.C. V6X 3A4

JAN 08 2003

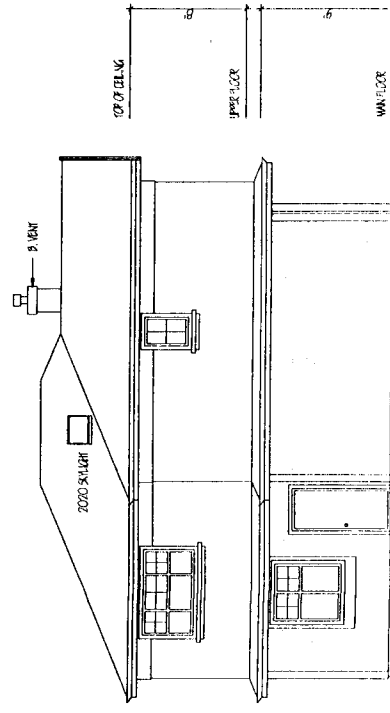
DP 02-208393

#6

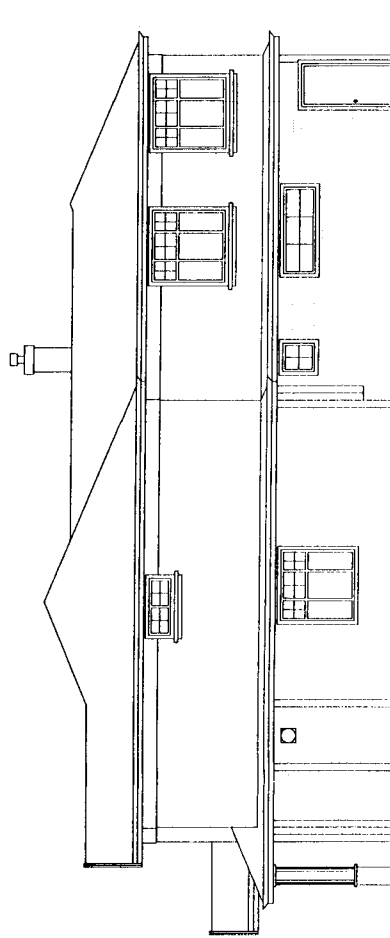


NORTH ELEVATION (VIEW FROM WILLIAMS ROAD)

EAST ELEVATION (VIEW FROM DRIVEWAY)

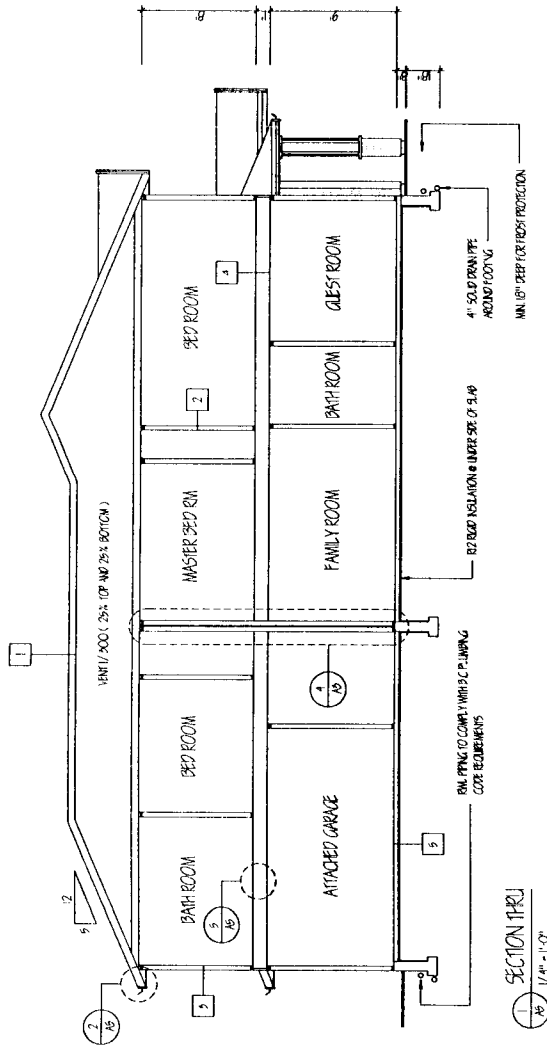


SOUTH ELEVATION (VIEW FROM BACK YARD)



WEST ELEVATION (VIEW FROM SIDE YARD)

Project For:		MR. HABIB SAWAR	
7520 WILLIAMS ROAD (LOT 18)		RICHMOND, B.C.	
Project No.		123456	
North, South, West & East Elevations			
Date: 12/15/2023	Drawn By: J. Smith	Scale: 1/4" = 1'-0"	Sheet No: 02/000



SECTION 1 (1/4" = 1'-0")

BUILDING SECTION 1 (1/4" = 1'-0")

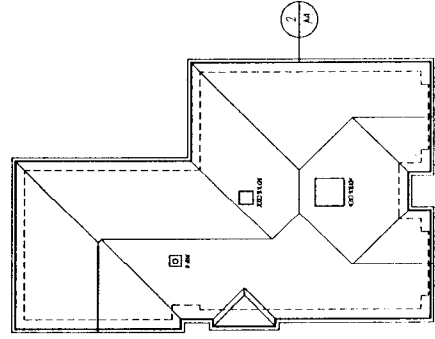
01 ROOF: SMALL ON BUILDING PAPER ON 1/2" PLY, ORIENTED ENGINEERED TREES, 6 MIL POLYURETHANE INSULATION, 6 MIL POLYURETHANE ON 1/2" TRIMM, INTERIOR WALL, 1/2" TRIMM, ON 2x4 WOOD STUDS @ 16" O.C.

02 EXTERIOR WALL: 1/2" TRIMM, ON 2x4 WOOD STUDS @ 16" O.C.

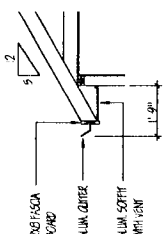
03 EXTERIOR WALL: 1/2" TRIMM, ON 2x4 WOOD STUDS @ 16" O.C.

04 1ST FLOOR: 1/2" TRIMM, ON 2x4 WOOD STUDS @ 16" O.C.

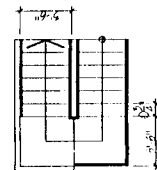
05 2ND FLOOR: 1/2" TRIMM, ON 2x4 WOOD STUDS @ 16" O.C.



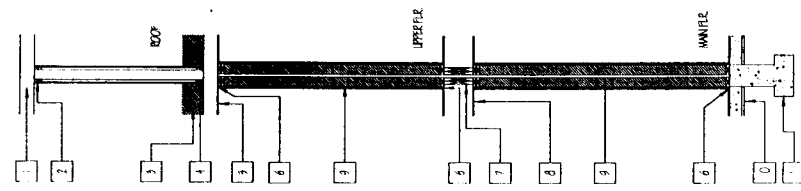
ROOF PLAN (1/4" = 1'-0")



ROOF OVERHANG (1/4" = 1'-0")



STAIR DETAILS (1/4" = 1'-0")



VERTICAL FIRE SEPARATION WALL (1/4" = 1'-0")

LEGEND:

01 ROOF: RECESSED
02 ATTACHED 5/8" TYPE X, GIBBS ON ONE SIDE OF RECESSED
03 2x4 WALL
04 2x4 WALL
05 5/8" TYPE X, GIBBS ON ONE SIDE OF RECESSED
06 2x4 WALL
07 2x4 WALL
08 2x4 WALL
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100 2x4 WALL

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DP 02-208390

#9

Project For:
MR. HUBBARD

7520 MILL AVE. (LOT 1)
RICHMOND, B.C.

SECTION: UPPER FLOOR
PLAN: 2-10-10-10

Scale: 1/4" = 1'-0"

Drawn By: A

Check By: A

Date: 10/10/02

Sheet: 1 of 1

Project: 208390

Client: MR. HUBBARD

Address: 7520 MILL AVE. (LOT 1)
RICHMOND, B.C.

Project: 208390

Client: MR. HUBBARD

Address: 7520 MILL AVE. (LOT 1)
RICHMOND, B.C.

Project: 208390

Client: MR. HUBBARD

Address: 7520 MILL AVE. (LOT 1)
RICHMOND, B.C.

Project: 208390

Client: MR. HUBBARD

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RICHMOND, B.C.

Project: 208390

Client: MR. HUBBARD

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Project: 208390

Client: MR. HUBBARD

Address: 7520 MILL AVE. (LOT 1)
RICHMOND, B.C.

Project: 208390

Client: MR. HUBBARD

Address: 7520 MILL AVE. (LOT 1)
RICHMOND, B.C.

These drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in these drawings or for any consequences arising from their use.

Sheet	No.	Description	Date	By
1	1	Site Plan		

space planning & interiors
Tel: 378-7482 Fax: 378-1871

Lung Designs Group Ltd.
250-11811 Voyageur Way, Richmond, B.C. V6X 3J4

Project For:
MR. HABIB SAMIR
7520 WILLIAMS ROAD (LOT A)
RICHMOND, B.C.

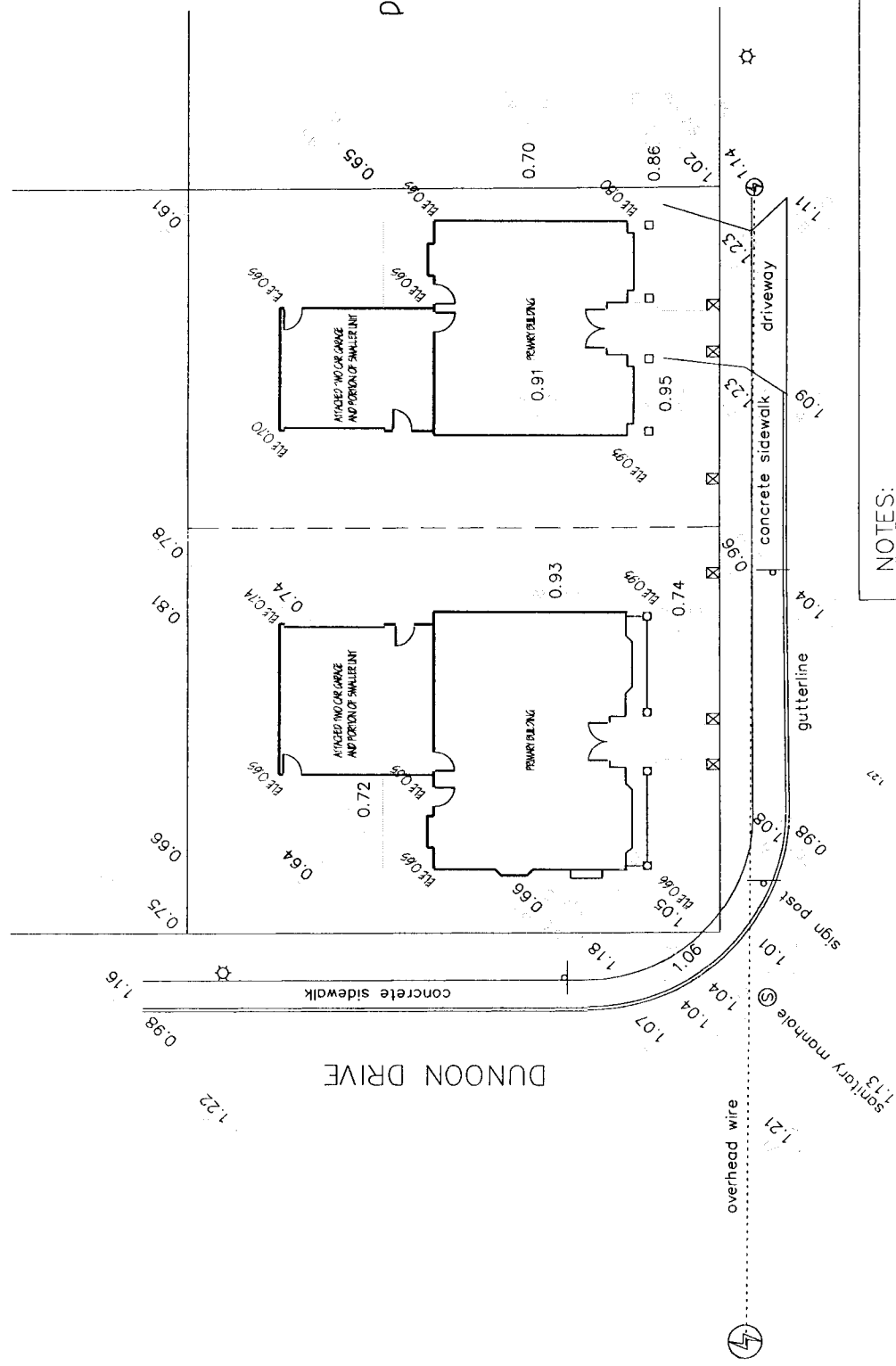
Site GRADING PLAN
Date: 199.2007
Sheet: 1 of 1
Scale: 1" = 10'



JAN 08 2003

DP 02- 208390

#9



NOTES:

- Lot dimensions are derived from Plan 17380.
- Elevations are based on Geodetic Datum of Richmond and are derived from Bench Mark #100(yellow): RSN of hydrant at the NE corner of Williams Road and Greenlees Road. Elevation = 1,829 metres
- ⚡ denotes hydro pole.
- ⊙ denotes lamp standard.

WILLIAMS ROAD

DUNOON DRIVE