



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: March 20, 2006
File: DP 04-278011
Re: **Application by W. T. Leung Architects Inc. for a Development Permit at
6311 and 6331 Cooney Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 12-storey residential building containing 47 dwelling units on a site zoned Downtown Commercial District (C7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the number of required parking stalls from 80 to 72;
 - b) reduce the manoeuvring aisle from 7.6 m to 6.7 m; and
 - c) allow an entry canopy to project 1.9 m into the Cooney Road setback.



Jean Lamontagne
Director of Development

CA:blg
Att.

Staff Report

Origin

W. T. Leung Architects Inc. has applied to the City of Richmond for permission to develop a 12-storey residential building containing 47 dwelling units on a site zoned Downtown Commercial District (C7). The site previously contained two (2) single-family homes.

The site is being rezoned from Townhouse District (R2) to Downtown Commercial District (C7) for this project under Bylaw 7670 (RZ 03-239869).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background-Development surrounding the subject site is as follows:

- To the north, existing high-rises zoned Downtown Commercial District (C7);
- To the east, existing townhouses south of Spires Gate zoned Comprehensive Development District (CD/121), and north of Spires Gate, existing two (2) single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E) which are under rezoning application (RZ 05-319100) to permit townhouses;
- To the south, existing single-family lots zoned Townhouse District (R2); and
- To the west, existing low-rise (apartments) zoned Townhouse & Apartment District (R3).

Rezoning and Public Hearing Results

During the rezoning process, staff did not identify specific design issues to be resolved at the Development Permit stage.

The Public Hearing for the rezoning of this site was held on April 9, 2004. At the Public Hearing, the following concerns about rezoning the property were expressed:

- The shadowing effects from the project, the loss of sunlight and trees, and the closeness of the development to existing developments around;
- Traffic, parking and safety issues;
- The number of high-rise buildings being built around this area, and the noise generated during the construction of the buildings; and
- The impact of the proposed development on privacy.

Staff worked with the applicant to address these issues in the following ways:

- The proposed use complies with high-density mixed-use development designated for this area in the Richmond Official Community Plan (OCP). The site is well served by public transit and existing retail/commercial and services in the area to support the increased density.
- The tower location and configuration are consistent with City Centre design guidelines, which establish minimum tower spacing to minimize impacts on neighbouring sunlight, views and privacy.

- The tower location and configuration are consistent with City Centre design guidelines, which establish minimum tower spacing to minimize impacts on neighbouring sunlight, views and privacy.
- The applicant has provided shadow analysis to illustrate the sun and shadow impacts on the surrounding sites.
- Staff have concluded that the proposal is compatible with the adjacent residential towers and the neighbouring low-rise residential buildings, with a lane providing a buffer to the existing homes to the south. It is most likely that the existing lower density development in the surrounding area will be incrementally redeveloped into higher density uses in the future.
- The Transportation Department has reviewed the proposed parking and loading arrangements and has no objection to the proposal.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Downtown Commercial District (C7) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

1. Reduce the parking from 80 to 72.

(Staff supports the proposed variance. The top three (3) floors of this project were originally conceived as three (3) large penthouse units for the original developer and his children. Unfortunately, the original developer has since passed away and his children no longer wish to retain units in this building. The applicant has revised the top three (3) floors to contain four (4) units on each floor that are more conducive to market conditions. As a result, the parking requirement has increased. The parking summary is provided in the following table:

Application	No. of Units	Residents Parking Required/Provided	Visitors Parking Required/Provided	Total Parking Req'd/Prv'd
RZ 03-2238768	34	51/49	7/7	58/56
DP 04-278011	47	71/62	9/9	80/72

At the rezoning stage, a two-car residential parking variance was requested and supported for a 34-unit development. The applicant has increased the total number of residential units to 47 and added another 1/2 level of parking within the podium within the originally proposed building envelop proposed under the rezoning application to respond to market conditions. The increase in units resulted in the provision of a total of 80 parking space requirement instead of the 58 originally proposed in the rezoning application. However, even with the increase parking level, the project still requires a variance of eight (8) parking spaces.

This is a small high-rise project with only 47 units, of which 16 units (34%) are one-bedroom per unit. There is no variance requested for visitors parking. The proposed 62 residential parking spaces would mean a parking ratio of 1.3 car per dwelling unit. It is likely that a high proportion of the smaller units will draw single buyers or seniors with only one car per household and some units may be sold to car free households. The developer is contributing \$23,400 to the City's Transit Oriented Development fund in support of the proposed variance. Furthermore, it is economically unfeasible, would add undesirable height to the building, as well as present challenges to the urban design if an extra floor is added to the podium to accommodate the extra eight (8) spaces. Transportation Department has reviewed the proposed variance and does not have any objection.

The City Centre location and the proximity of this development to regional transit and services make this site an ideal development to encourage Transit Oriented Development principles such as a reduction of parking to the operational need and to encourage alternative modes of transportation. The applicant has proposed a total of 51 bicycle storage spaces to encourage cycling).

2. Reduce the manoeuvring aisle width from 7.6 m to 6.7 m.

(Staff support the proposed variance. The proposed reduction of the aisle width does not pose significant impact to vehicular manoeuvring and is crucial to maximizing the number of parking spaces on such a compact parkade plan. The proposed variance has been reviewed and approved by the City's Transportation Department).

3. Allow an entry canopy to project 1.9 m into the Cooney Road setback.

(Staff support the proposed variance. The proposed canopy does not have negative impact on the adjacent developments. It provides entry identity to the residential lobby to differentiate it from the adjacent gallery space and offers some degree of weather protection for visitors waiting at the intercom for entry into the building).

Advisory Design Panel Comments

The Advisory Design Panel was December 8, 2004. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The site is in an area of transition with a wide range of developments from high-rise towers, apartment buildings to older single-family homes and townhouses. As such, while achieving good interface with existing developments is critical, it is equally important to consider how the proposed building will interface with future developments.
- The applicant has demonstrated that significant separation (24 m) is provided to the existing 15-storey residential tower to the north as well as to the existing three-storey apartment to the west to minimize shadowing and privacy overlook.
- The applicant has further demonstrated that the two remaining sites to the south, currently developed with older single-family homes, can be consolidated and developed with a mid-rise development. A separation of up to 18.3 m is achievable between the future mid-rise and the proposed 12-storey residential tower. Townhouse development exists to the south of these sites. This gradual transition from 15-storey to 12-storey to mid-rise would provide a good transition of height and density into the existing neighbourhood to the south.

Urban Design and Site Planning

- In lieu of providing \$44,500 voluntary contribution towards the Public Arts Statutory Fund, the developer has proposed to effectively donate to the City approximately 68 m² gallery space on the ground floor, with a market value of approximately \$250,000. The developer has registered a restrictive covenant on title to secure the use of this space. The gallery space will be managed by the City and used at the City's discretion on a not-for-profit basis for the display of art or an "artist in residence" or similar training program in artist area as a voluntary public amenity. The gallery space is secured via a 99-year lease for \$1 per year and a restrictive covenant has been registered on title as a condition of the rezoning approval (RZ 03-238768) to secure the gallery space and to limit the use for non-profit arts organizations, or artists only.
- The gallery space is expected to accommodate a range of artistic activities and is expected to be open to the public. Exhibition hours may extend into the evening from time to time to allow for maximum flexibility. The accompanying outdoor area adjacent to the gallery space is also conceived to be available for display of outdoor sculpture and host events from time to time.
- It is expected that activities in the gallery space will be compatible with the residential use in the proposed building; nonetheless, the applicant has proposed to locate part of required the indoor amenity (exercise lounge) on the remainder of the ground floor instead of residential unit at grade to minimize opportunity for conflict with the gallery use.
- While it is normally desirable to locate some residential use on the ground floor to provide animation and "eye on the street" for safety, active use of the gallery and the exercise lounge would likely achieve the same objective.
- Planters and stairs to the residential amenity area are incorporated to delineate this space from the residential lobby and the gallery and associated outdoor space.
- Street trees, special paving and planting in planters define the streetscape.
- In addition to the gallery space and the Transit Oriented Development contribution, the developer has contributed \$32,029 towards the City's Affordable Housing Reserve as part of the condition for rezoning the site.

- The site is affected by Airport Noise Contours. The applicant has proposed some enclosed balconies (included into the floor area of the building) to provide some private amenities for some of the dwelling units on the fourth to eighth floors in addition to the common outdoor open space.
- In addition, the development has registered a covenant, as a condition of the rezoning, to disclose noise restrictions and to engage an acoustical consultant to determine suitable construction details to address Section 9.2.5.B Noise Mitigation of the DP Design Guidelines as part of Building Permit application.
- The developer has granted the City a 6 m Public Rights-of-Passage (PROP) Right-of-Way (ROW) along the south property line in anticipation of a future (north/south) lane access.
- Vehicular access is from Cooney Road via the Public-Rights-of-Passage (PROP) Right-of-Way (ROW) noted above. Loading for moving and delivery trucks will be on Cooney Road in front of the building in the interim until the future lane has been achieved. When the north-south lane is operational, then loading will be from the lane.
- The applicant has committed to incorporate enhanced accessibility measures such as solid blocking behind walls for railings, wider hallways, etc., to all the units in response to Section 9.3.15 (Equitable Access) of the General Development Permit Design Guidelines to facilitate aging in place. In addition, there are two (2) fully wheelchair accessible units on the fourth floor.
- The proposed development meets handicap and visitor's parking requirement. The gate to the visitor's parking area will be open during the day and lowered for security in the evening. Evening visitors will gain access to the visitor's parking via an intercom system.
- The applicant proposes 51 bicycle parking/storage spaces to support the use of alternate mode of transportation.
- This development will be on City's blue carts recycling and private garbage collection. The garbage storage room has direct access onto the east-west lane to facilitate pick up operations.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines.
- Applicant provided shadow diagrams for the site to illustrate the sun and shade impact on the surrounding developments. The tower is 12 storeys high and is located at the south easterly edge of the site to minimize its impact on the podium open space and the privacy of the existing residential towers to the north.
- The proposed material, massing and character of the building are complimentary to the existing surrounding buildings.
- The proposed architectural materials included painted architectural concrete, glazed metal canopy, aluminium windows, spandrel glass, aluminium guardrails and metal railings and some stone cladding.

Landscape Design and Open Space Design

- The front yard of the proposed development is delineated into public (gallery and lobby) and private (amenity for residents) areas and are separated by planters and low fences. The outdoor area in front of the gallery space will be available for display of outdoor sculpture as well as being an outdoor amenity area.

- The private common open space for the residents is provided on the fully landscaped podium roof, which includes a variety of outdoor areas with a variety of seating areas and lawn for free play with seating area closed by for easy parental supervision instead of a designed children's play area with play structure to maximize flexibility of the outdoor area.
- The north perimeter of the podium roof is heavily planted to ensure privacy to the existing landscape podium roof of the residential tower development to the north.
- The north edge is terraces and heavily landscaped with trees and shrubs to provide a more pleasant outlook and transition to the existing three-storey rental apartments to the west.
- The south edge of the podium is screened with planting as it abuts the future lane and is over the parkade entrance.
- Indoor amenities provided an exercise lounge on the ground floor and meeting room with access to the roof top garden on the fourth floor. This proposal meets the requirements for indoor amenity in accordance with the Richmond Official Community Plan (OCP) Guidelines. An indoor amenity contribution, as originally required in the rezoning application, is no longer required.
- The site had two (2) single-family homes on it and was quite well treed. However, with the proposed building form (parking podium and tower) and the requirement for the east west lane right-of-way, no existing trees could be considered for retention. The applicant has proposed 31 trees on this site in addition to the proposed shrubs and other plant material.
- Street trees are proposed along Cooney Road. The applicant will work with Engineering and Parks Department staff to determine the number and species. This work will be coordinated through the Servicing Agreement.
- Applicant will incorporate lighting into the landscape design to ensure adequate level of lighting for safety of use at night. Electrical drawings will be submitted as part of the Building Permit to incorporate the outdoor lighting into the outdoor landscaped areas.

Crime Prevention Through Environmental Design

- The applicant has committed to incorporating Crime Prevention Through Environment Design (CPTED) measures in the working Building Permit drawings to ensure safety. Measures include, but are not limited to:
 - Separating the residents' and the visitors' parking areas by installing overhead gates, ensure adequate surveillance, lighting, etc. in the parkade to encourage safety and to deter crime; and
 - The mailboxes are located in the lobby to allow for natural surveillance.

Utilities and Servicing

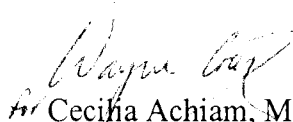
- The rezoning application was submitted prior to the standard requirement for capacity analysis taking effect. However, the developer has submitted capacity analysis requested by the City's Engineering Department. The details of the required upgrading will be resolved as part of the Servicing Agreement prior to the issuance of the Building Permit.
- The developer has agreed to contribute \$7,692 for sanitary and \$51,778 for storm service upgrades prior to the issuance of the Building Permit.
- Prior to issuance of Building Permit, the developer is to enter into the City's standard Servicing Agreement for off-site beautification along their Cooney Road frontage and for lane construction.

Transportation

- On site loading for a WB-17 moving truck was requested at rezoning, but has been demonstrated to be unworkable on such a small site with a 40.82 m frontage along Cooney Road and 20.23 m deep. As the developer is already providing a 6 m lane right-of-way, Transportation Department has agreed to the granting of temporary loading permit during off hours on Cooney Road to accommodate WB-17 truck in the interim. When the properties to the south are redeveloped, a corner cut at the northwest corner will be required so that when the north/south lane to Cook Road is eventually achieved, a WB-17 truck can be accommodated on the lane. Transportation Department is satisfied that smaller SU-9 size moving trucks can be accommodated within the 6 m lane right-of-way.

Conclusions

The proposed development has high quality architectural and provides innovative amenity contribution (art gallery space) that contributes to the liveable of the City Centre as envisioned in the Official Community Plan (OCP). The proposed variances are supportable. Staff recommend approval of this Development Permit application.


Cecilia Achiam, MCIP, BCSLA
Senior Planner, Urban Design
(Local 4122)

CA:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$106,762.
- Receipt of \$23,400 contribution to the City's Transit Oriented Development Fund.

Prior to the issuance of the Building Permit:

- The developer to contribute Engineering Utilities Upgrade of approximately \$7,692 for sanitary services and \$51,778 for storm services.
- The developer is to enter into the City's standard Servicing Agreement for off-site beautification along their Cooney Road frontage and for lane construction. Works include, but are not limited to:
 1. Removing the existing sidewalk and replacing with a 1.5 m paved boulevard, with a 1.5 m sidewalk behind that (the back of which will be at the new Property Line). In the new boulevard, provide City Centre streetlight and trees with grates. This is a continuation of the existing frontage works to the north. The lane works are to be to City Centre standard. Works include rolled curb and gutter on the north edge (the south edge is to be widened in the future complete with sidewalk, as noted above), City Centre laneway lighting per standard L12.1, and storm sewer. All works are at the developer's sole cost, no Development Cost Charges credits are applicable.
- (Note: In addition to the road dedication of 0.11m, the City needs an agreed upon extra width at the north property line (as Public Rights-of-Passage to be registered on title) to accommodate a power pole at about 1.8 m behind the existing curb, which will now be part of the relocated sidewalk. The pole is required to be relocated into the future boulevard, but the wires will conflict with the trees, so staff suggest the new sidewalk meander an additional 0.3 m to 0.5 m into the development site. Consultation with the developer's Engineering consultant is required to finalize the exact size and location of the extra dedication).
- The applicant is to provide an acoustical report by a registered professional, qualified in acoustics, that the building design includes sufficient noise mitigation elements to ensure compliance with the standards set out in Section 5.4 Noise Management of the Richmond Official Community Plan (OCP).

- Submission of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and Master Municipal Construction Document (MMCD) Traffic Regulation Section 01570.
- The applicant to incorporate into the Building Permit drawings, enhanced accessibility features including the use of lever handles on all doors and faucets and backing blocks in the bathtubs in all the dwelling units in the high-rise tower including to facilitate mobility and aging in place.



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

Development Application
Data Sheet
Development Applications Department

DP 04-278011

Attachment 1

Address: 6311 and 6331 Cooney Road

Applicant: W. T. Leung Architects Inc. Owner: Algear Properties Ltd.

Planning Area(s): 2.10 City Centre

	Existing	Proposed
Site Size:	1,642 m ²	1,637.5 m ² (11 m road dedication along east property line)
Land Uses	2 single-family	High-rise residential
OCP Designation	2.10 City Centre	
Zoning	Townhouse District (R2)	C7 Downtown Commercial
Number of Units	2	47

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0	2.88	Complies
Lot Coverage – Building:	90 %	75.6%	Complies
Density (unit/acre)/ (units/hectare)	N/A	117 upa	Complies
Setback – (North)	0 m	1.5 m to parking podium	Complies
Setback – Cooney Road (E):	3 m	3.0 m to ground floor and to tower Canopy projects 1.9 m into setback	Complies Variance Required
Setback – (South):	0 m	6.0 m on ground floor 8.8 m to tower	Complies
Setback – (West):	0 m	1.5 m to ground floor	Complies
Height (m):	45 m	40.3 m	Complies
Lot Size:	N/A	N/A	Complies
Manoeuvring Aisle	7.5 m	6.7 m	Variance Required
Off-street:	70/10	62/10	Variance Required

Off-street Parking Spaces – Accessible:	2	2	Complies
Off-street Parking Spaces – Total:	80	72	Variance Required
Amenity Space – Indoor:	100 m ²	2471 m ²	Complies (include residents' only amenity and Public Art gallery)
Amenity Space – Outdoor:	1020 m ²	1706 m ²	Complies

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 8th, 2004 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

8. Highrise
W.T. Leung Architect
6311/6331 Cooney Road
(Formal)

DP 04-278011

Ms. Cecilia Achiam, planner, provided written staff comments on the project, a copy of which is attached as Schedule 6 and forms a part of these minutes. A revised drawing was also distributed, a copy of which is attached as Schedule 7 and forms a part of these minutes. Ms. Achiam noted that the project had been seen by the Panel in a preliminary form, and that the applicant had responded to the comments provided by the Panel at that time.

Mr. Leung, architect, said that the comments from the previous presentation had mostly been addressed, with the most difficult of those issues being the north elevation facing the adjacent property. The edge in this location has been softened with increased landscaping. Mr. Leung then spoke about the front stoops on the street provided for the townhouses; the canopy for the residential lobby; and, the relocation of the mail area into the lobby.

Mr. Daryl Tyacke, landscape architect, provided the landscape detail, including the trees that had been added to the north façade, along with a large number of vines; the wrapping of the landscape around the sides toward the street; the 5' hedge protecting the townhouses from the street; the entries from the street that were minimal yet urban; and, the small sitting area located adjacent to the art gallery space.

A general question was put forth by the Panel regarding the lack of conifers in the planting along the hedge.

The comments of the Panel were as follows:

all the previous issues have been addressed satisfactorily.
an exiting problem could occur on the roof deck. The little townhouses at grade have an front entry that is up somewhat with a hard surface at grade – that surface could be greener. The little setbacks created canyons between the buildings and was odd.
no accessible or adaptable units had been provided.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 04-278011 move forward.
CARRIED



City of Richmond
Urban Development Division

Development Permit

No. DP 04-278011

To the Holder: W. T. LEUNG ARCHITECTS INC.
Property Address: 6311 AND 6331 COONEY ROAD
Address: C/O WING T. LEUNG
300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

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 to:
 - a) Reduce the number of required parking stalls from 80 to 72;
 - b) Reduce the manoeuvring aisle from 7.6 m to 6.7 m; and
 - c) Allow an entry canopy to project 1.9 m into the Cooney Road setback.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #21 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the landscaping security in the amount of \$106,762 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. 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.
7. 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.

Development Permit

No. DP 04-278011

To the Holder: W. T. LEUNG ARCHITECTS INC.

Property Address: 6311 AND 6331 COONEY ROAD

Address: C/O WING T. LEUNG
300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

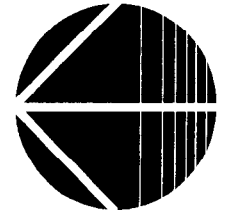
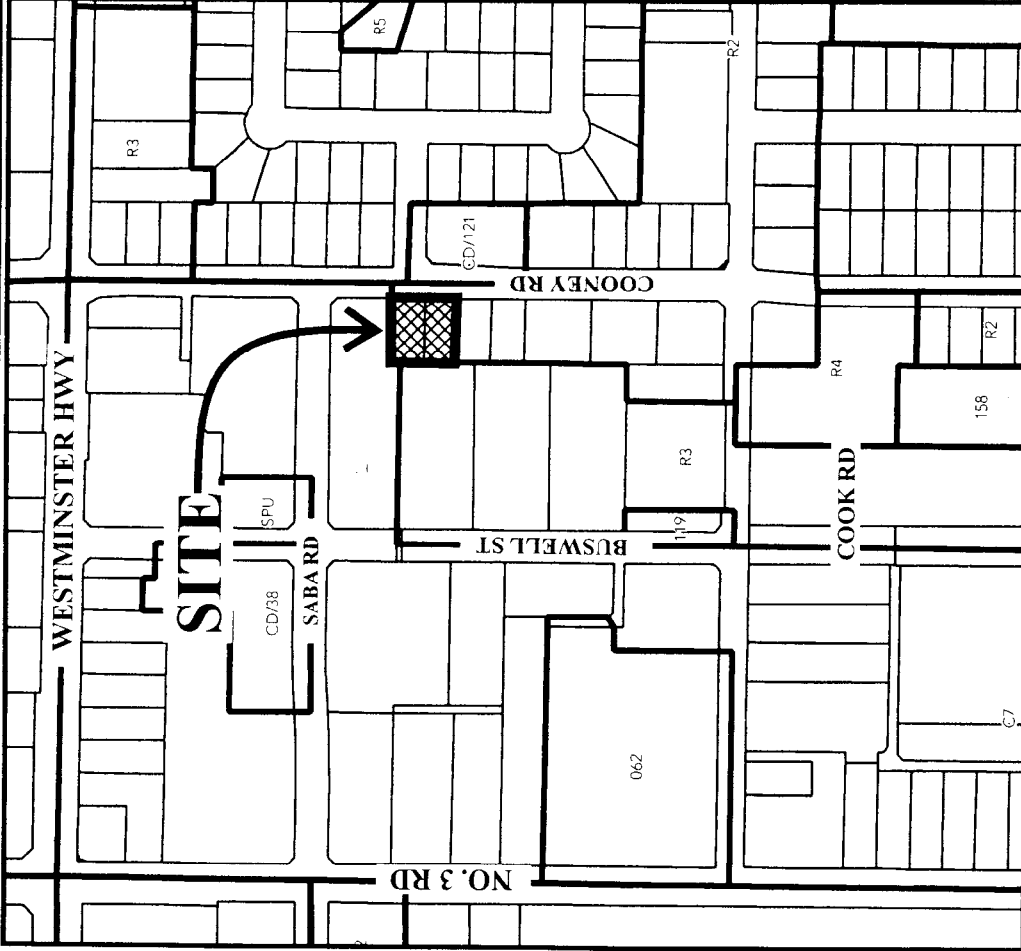
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-278011 SCHEDULE "A"

Original Date: 12/10/04

Revision Date: 27/03/06

Note: Dimensions are in METRES

SABA RD

280 8282

8288

COONEY RD

40.24

63.11

63.31

40.23

20.42

20.42

40.23

46.07

33.37

20.73

20.42

6.280

2

REFERENCE

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
#6311 & 6331 COONEY ROAD
RICHMOND, B.C.

COVER SHEET
CONTEXT PLAN

DATE: JAN
UNIT: 100
SCALE: 1:100
DATE: APRIL 20, 2004
DRAWN BY: WL
CHECKED BY: WL

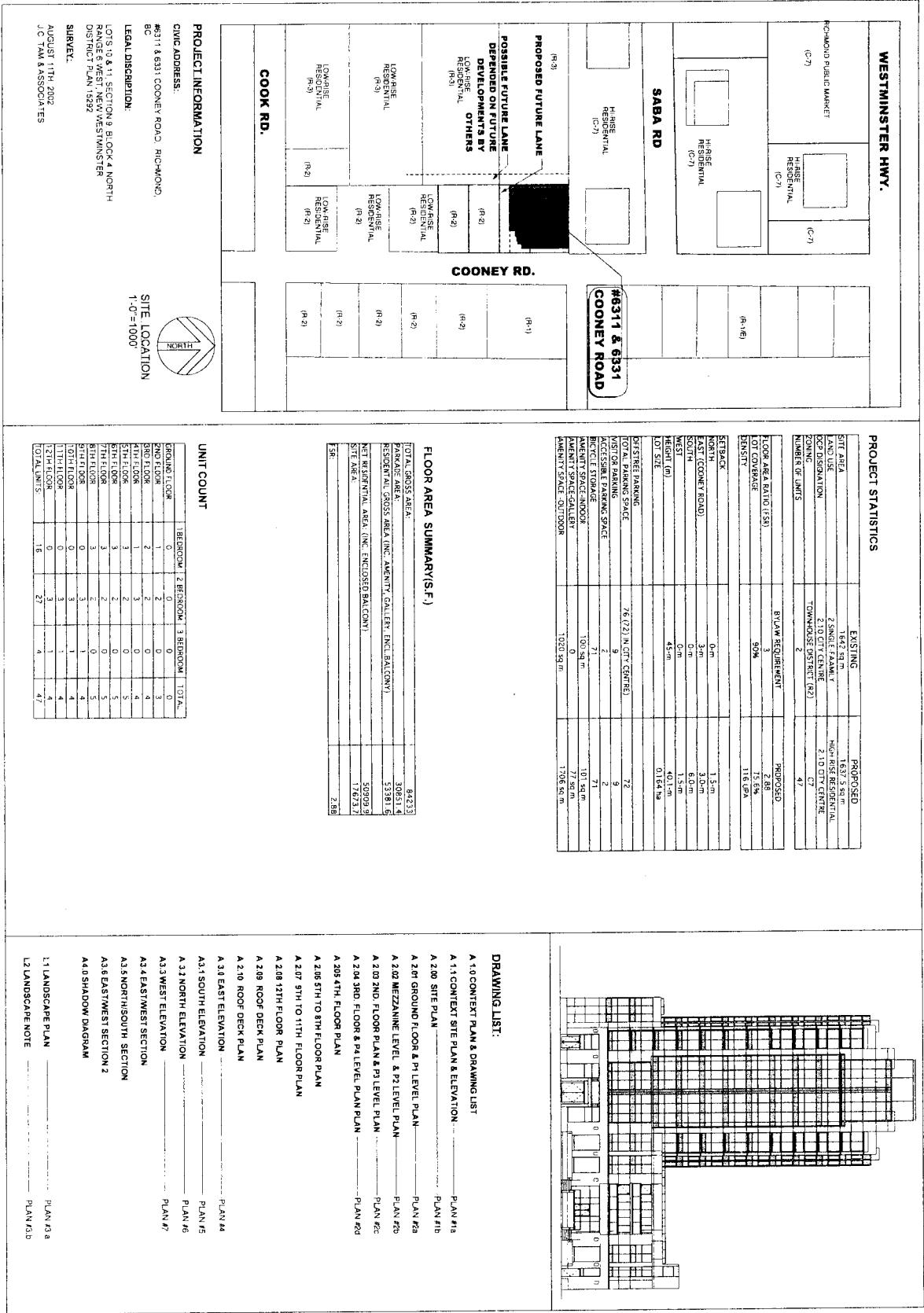
A 1.0

MAR 20 2006

DP 04278011

COONEY ROAD RESIDENTIAL PROJECT

6311 & 6331 COONEY ROAD, RICHMOND, BC



MAR 20 2006

SITE PLAN
1/16"=1'-0"

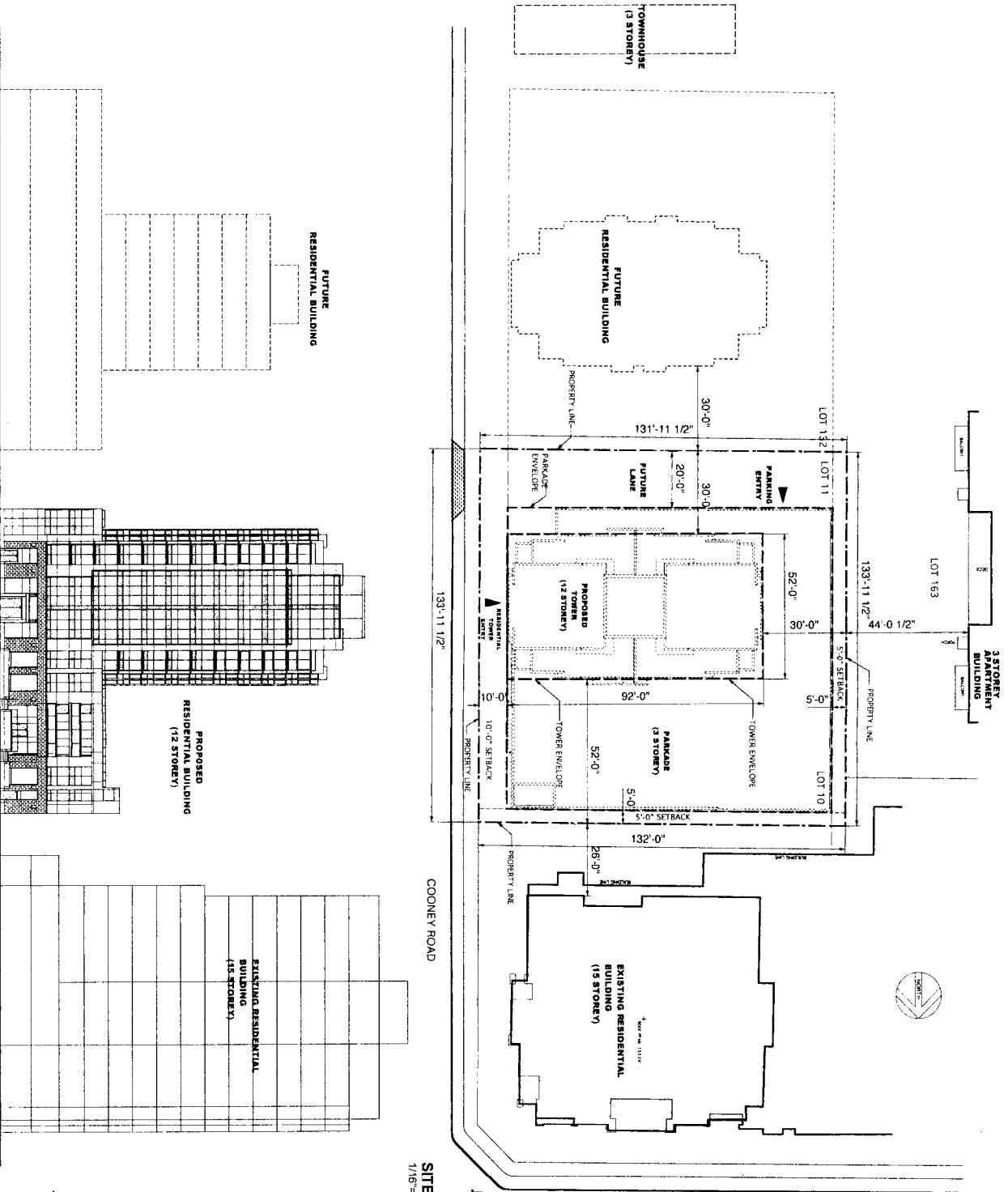
1		RECEIVED FOR DP
2	JUL 15 05	RECEIVED FOR DP
3	APR 07 05	RECEIVED FOR DP
4	SEP 10 04	RECEIVED FOR DP
5	NOV 30 03	RECEIVED FOR DP
6	MAY 20 03	RECEIVED FOR DP

**COONEY
ROAD
RESIDENTIAL
PROJECT**

**CONTEXT
PLAN/
ELEVATION**

A.1.1

COONEY ROAD ELEVATION
1/16"=1'-0"



MAR 20 2006

SITE PLAN

**COONEY
ROAD
RESIDENTIAL
PROJECT**

5	JUL 15 05	MEASURED FOR 12
6	APR 07 06	MEASURED FOR 05
3	SEP 29 04	MEASURED FOR 08
7	MAY 20 03	MEASURED FOR MEZONING
1	NOV 20 03	ISSUED FOR MEZONING

2
DR 04278011

A 2.00



PLAN # 2.a
RZ 03-0238768
DP 04-278011

PARKING DATA:

TOTAL RESIDENTIAL UNIT:	47	
DNE BEDROOM UNIT:	16	
BYLAW REQUIREMENT:	76	VARIANCE
TOTAL PARKING SPACE	72	VARIANCE APPLIED
VISITOR PARKING	9	COMPLET
ACCESSIBLE PARKING SPACE	2	COMPLET
ACCESSIBLE PARKING SPACE	2	COMPLET
PROPOSED PARKING SPACE	72	VARIANCE APPLIED
PROPOSED PARKING SPACE	72	VARIANCE APPLIED

MAR 20 2006

COONEY
ROAD
RESIDENTIAL
PROJECT
4931 SOUTH COONEY ROAD
BRONX, NY 10462

GROUND FLOOR
& P1 LEVEL
PLAN

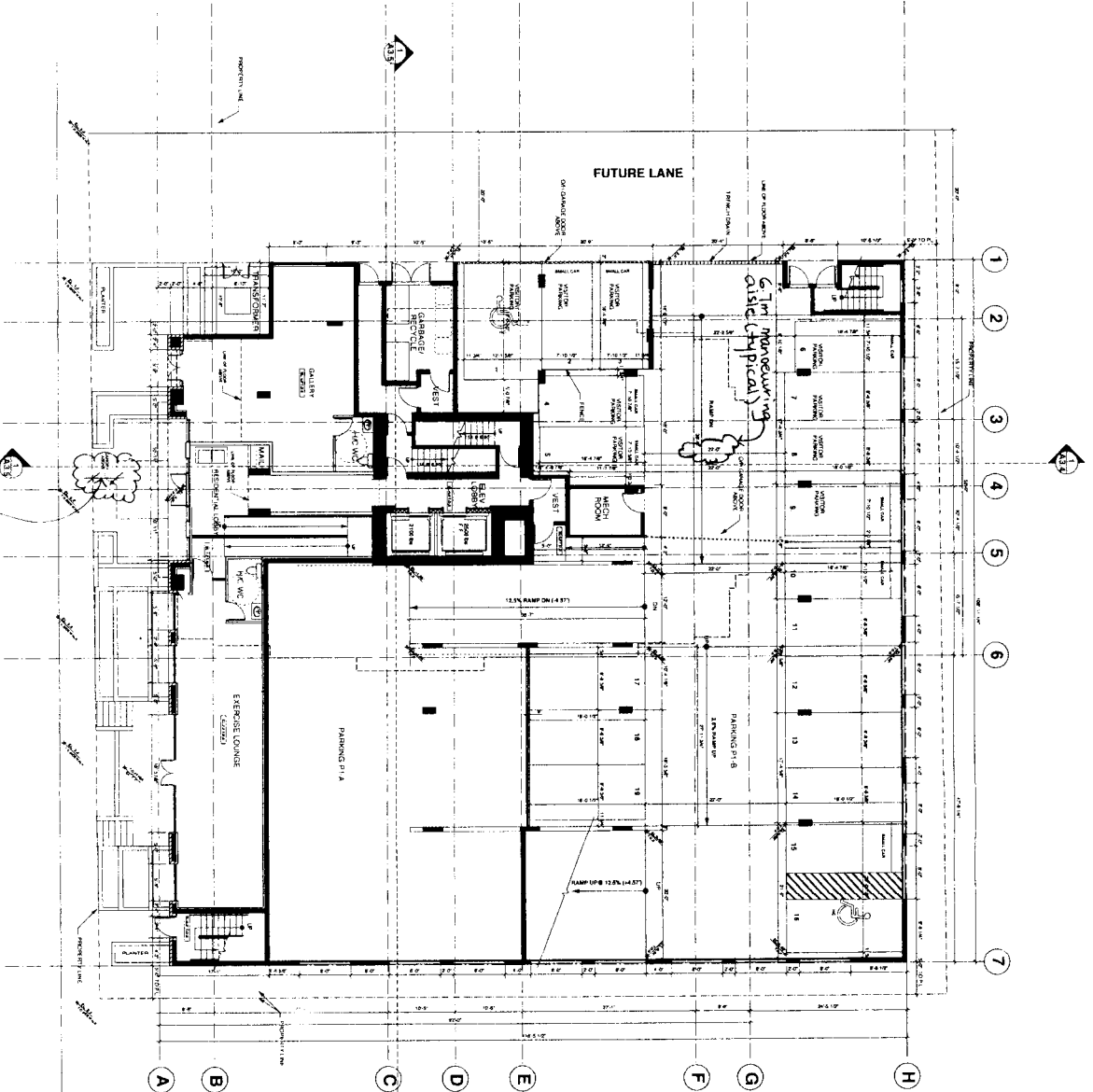
PARKING LEVEL P1-A

#3

DP 04278011

A.2.01

1.1m to Cooney
COONEY ROAD





PLAN # 2.b
RZ 03-0238768
DP 04-278011

MAR 2 0 2006

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
4611 A A331 COONEY ROAD
RICHMOND B.C.

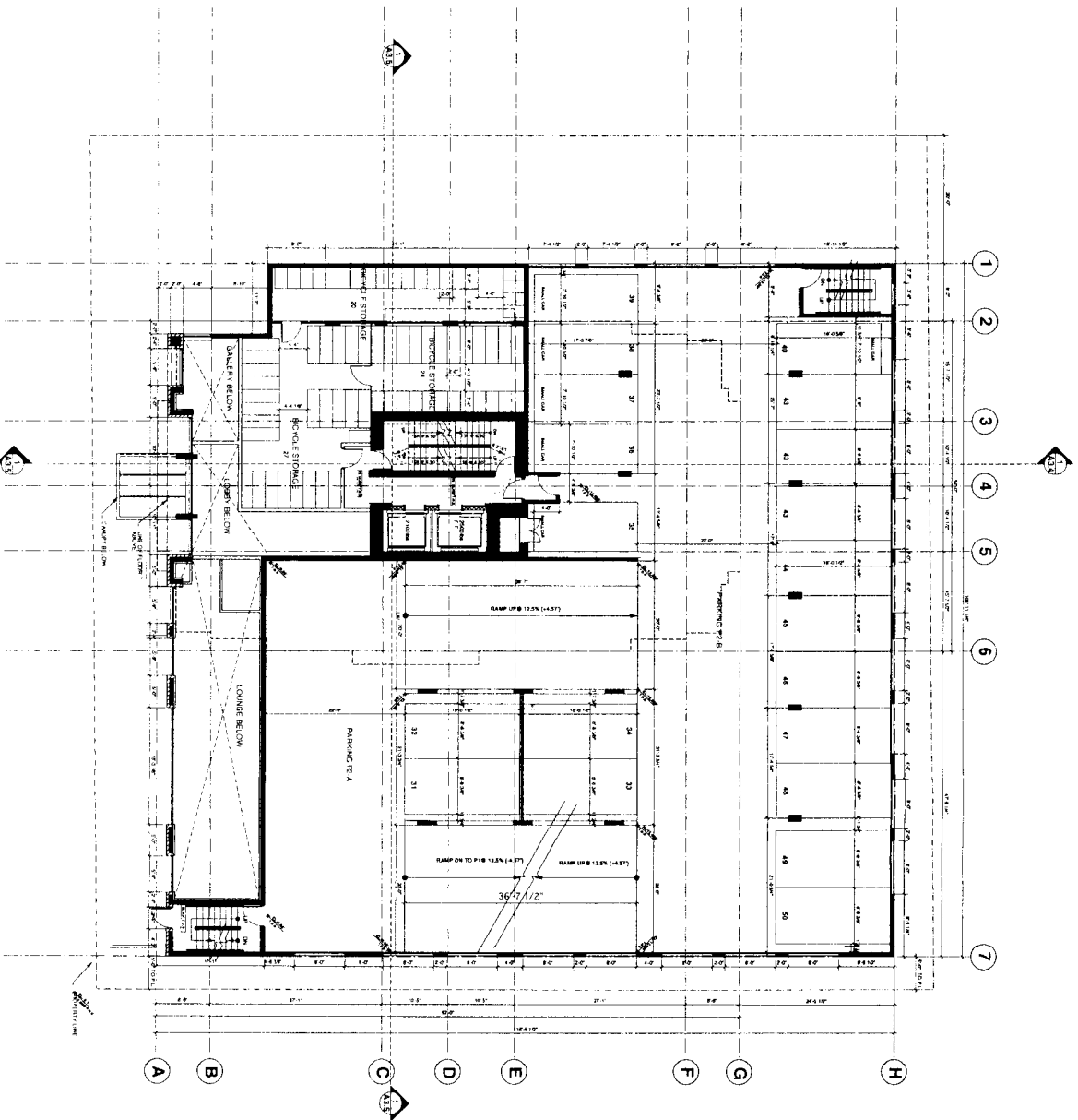
MEZZANINE
& P2 LEVEL
PLAN

DATE	2/4
DATE	APRIL 25, 2004
SCALE	1/8" = 1'-0"
DESIGNED BY	W.L.
CHECKED BY	
DATE	
DATE	

04278011

#4

A.2.02



W. T. LEUNG
ARCHITECTS
N.C.

3000 300 870 WEST BROADWAY
VANCOUVER BRITISH COLUMBIA CANADA V6C 3A5
Tel: 604.681.1111 Fax: 604.681.1112



PLAN # 2.C
RZ 03-0238768
DP 04-278011

MAR 2 0 2006

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
#311 & 331 COONEY ROAD
RICHMOND, B.C.

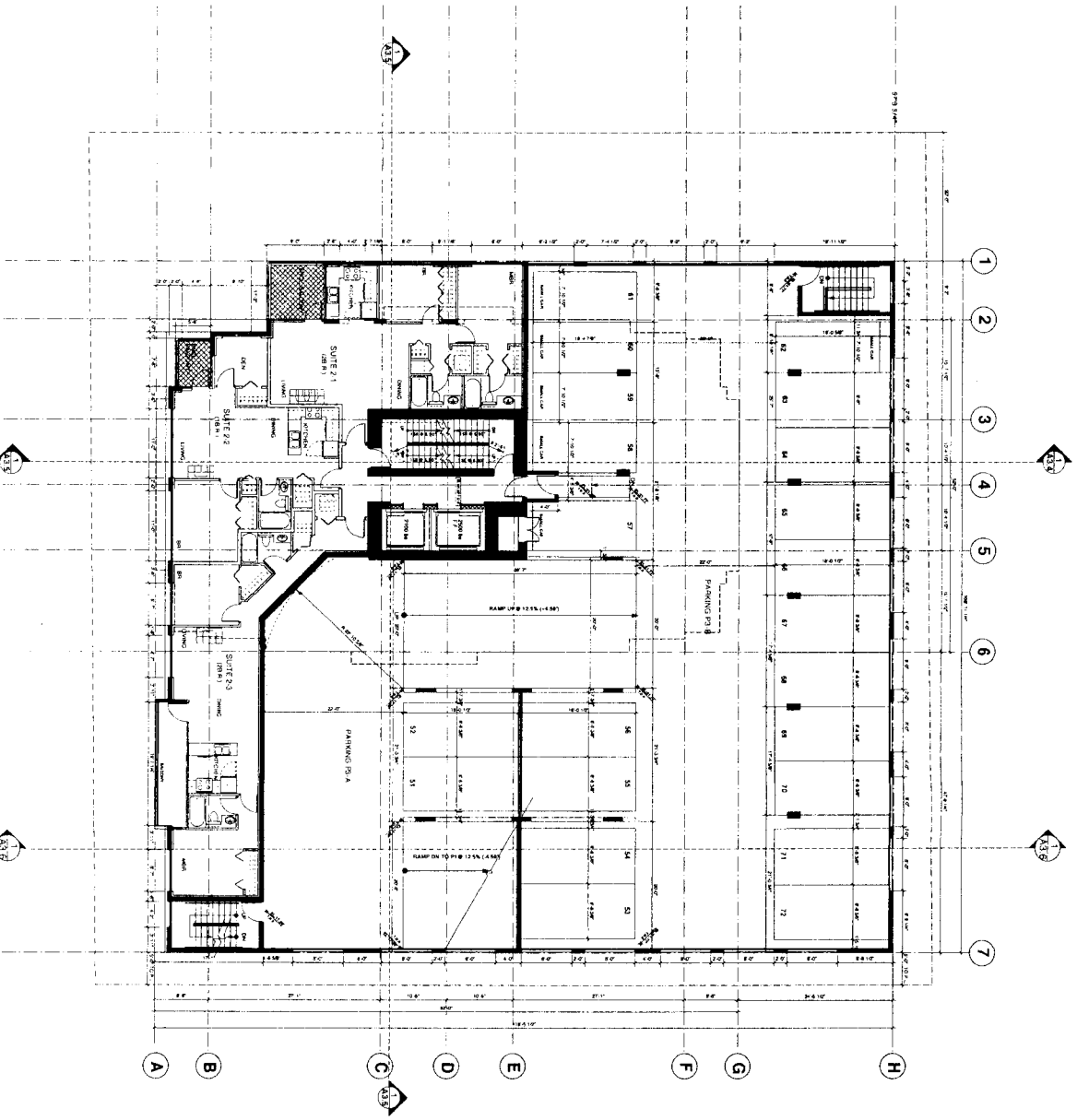
2ND FLOOR
& P3 LEVEL
PLAN

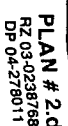
DATE	2006.03.02
DESIGNER	JN
CHECKED	A. PILLI, 25.0004
SCALE	1/8" = 1'-0"
CUSTOMER	W.L.
PROJECT NO.	03-0238768
DATE	2006.03.02

A 2.03

DP 04278011

#5





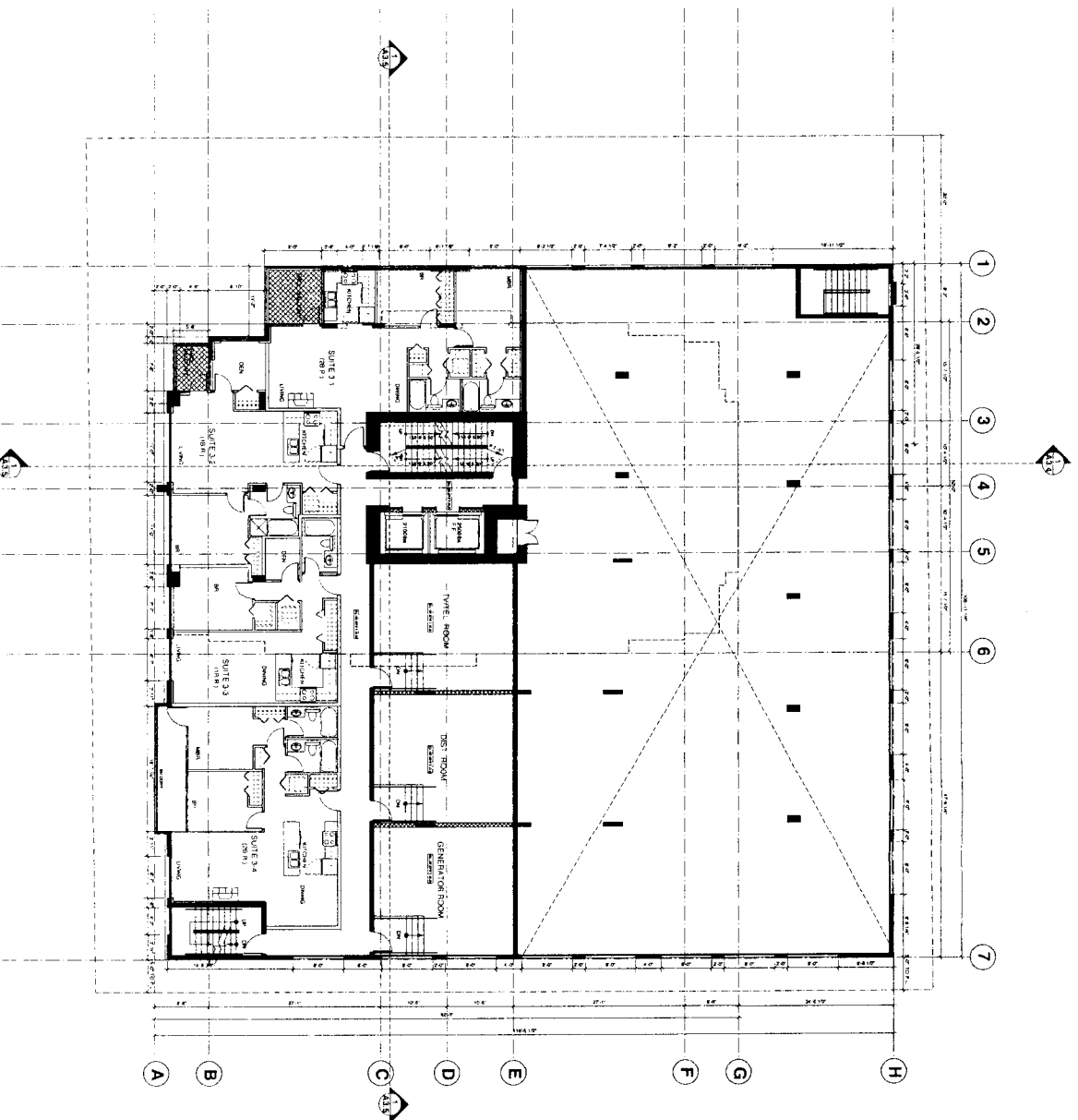
5	AUG 15/06	REISSUED FOR DP
4	APR 07/06	REISSUED FOR DP
3	MAR 23/04	ISSUED FOR DP
2	NOV 20/03	REISSUED FOR REZONING
1	MAY 20/03	ISSUED FOR REZONING

**COONEY
ROAD
RESIDENTIAL
PROJECT**

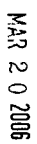
3RD FLOOR
& P4 LEVEL
PLAN

[illegible]

A 2.04



Dr 04278011



**COONEY
ROAD
RESIDENTIAL
PROJECT**

4TH FLOOR
PLAN

DATE: APRIL 25 2004
TIME: 1:08:21 PM
WAVE: WL
INSTRUMENT: WL

A 2.05

#7
DP 04278011



MAR 20 2006

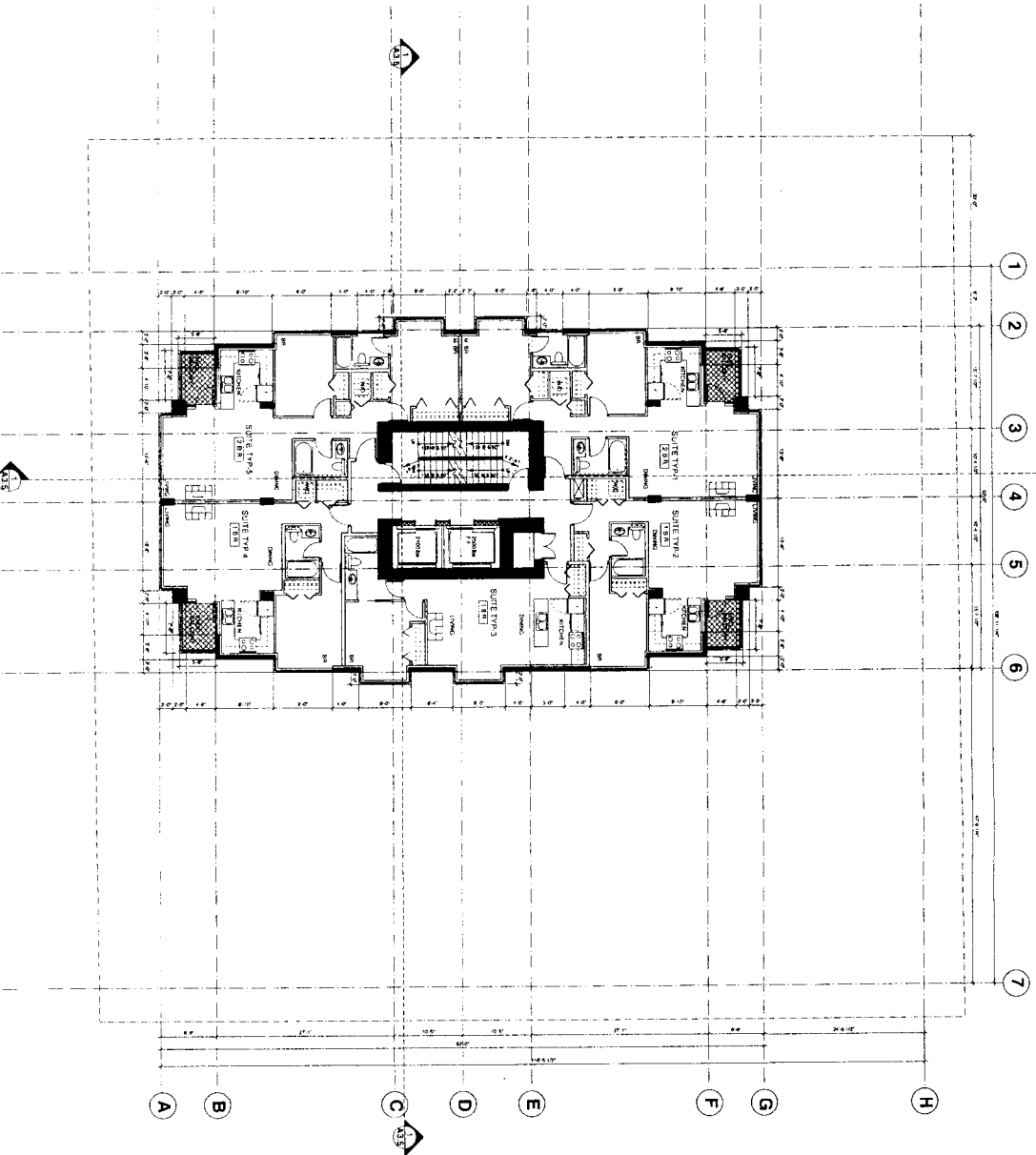
COONEY
ROAD
RESIDENTIAL
PROJECT
4831 & 4831 COONEY ROAD
RICHMOND, B.C.

5TH TO 8TH
FLOOR
PLAN

DATE	JUN
DATE	APRIL 25, 2004
SCALE	1/8" = 1'-0"
OWNER	W.L.
DESIGNER	W.T. LEUNG ARCHITECTS INC.
DATE	

A.2.06

#8
DP 04278011



W. T. LEUNG
ARCHITECTS

5040 160th AVE, 10th Floor
Van Nuys, CA 91411
Tel: 818.708.8111
Fax: 818.708.8112



MAR 20 2006

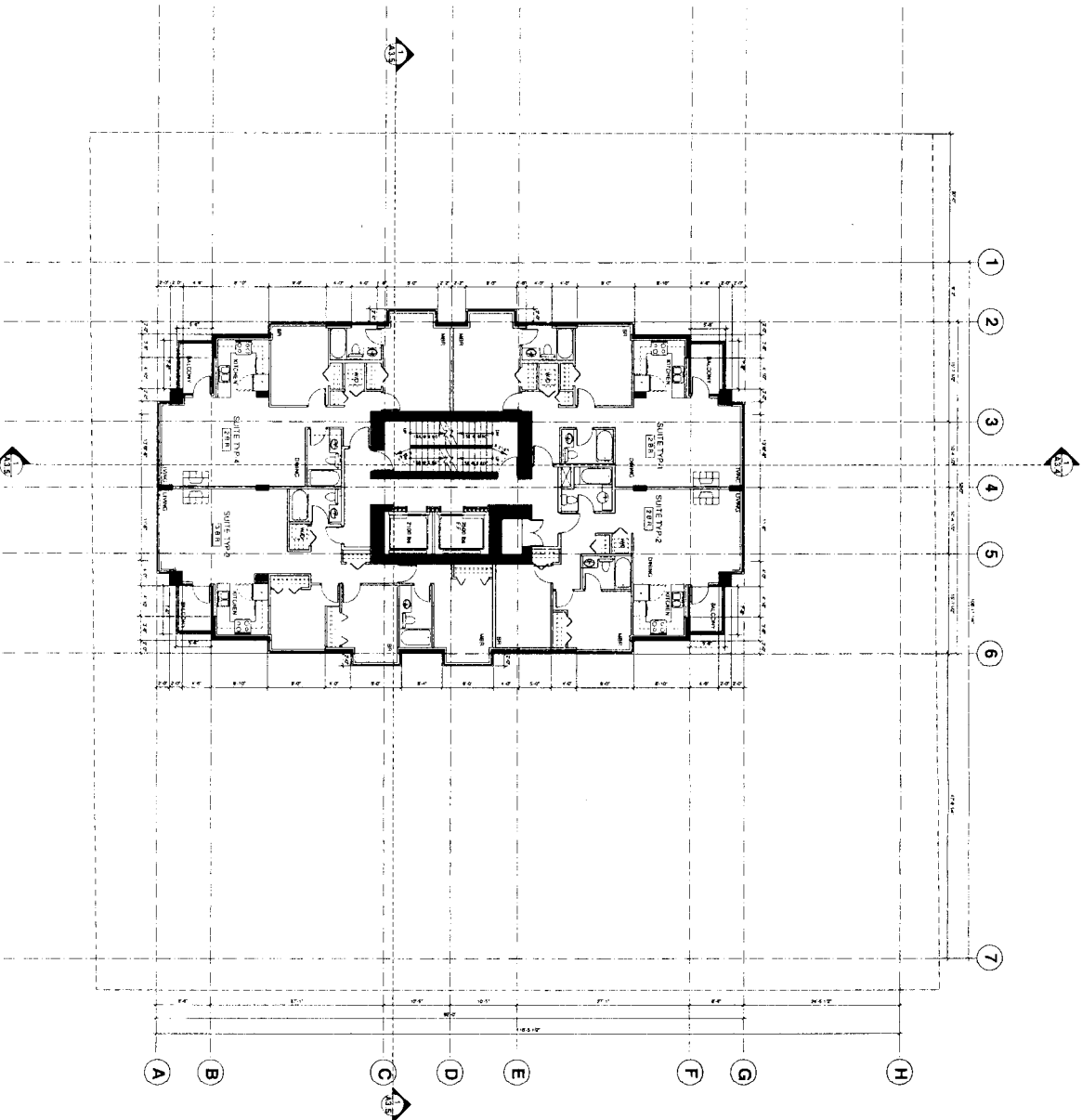
COONEY
ROAD
RESIDENTIAL
PROJECT
48111 COONEY ROAD
RICHMOND, BC

9TH TO 11TH
FLOOR
PLAN

DATE	JN
DATE	APRIL 25 2004
SCALE	1/8" = 1'-0"
DESIGNER	W.L.
CHECKER	
APPROVER	

A 2.07

#4
P 04278011

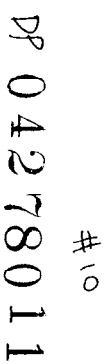


5	JUL 15 AM	REISSUED FOR DP
4	AUG 07 AM	REISSUED FOR DP
3	SEP 24 AM	ISSUED FOR DP
2	NOV 21 AM	REISSUED FOR REWORKING
1	MAY 20 AM	ISSUED FOR REWORKING

**COONEY
ROAD
RESIDENTIAL
PROJECT**

1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1

A 2.08



MAR 20 2006

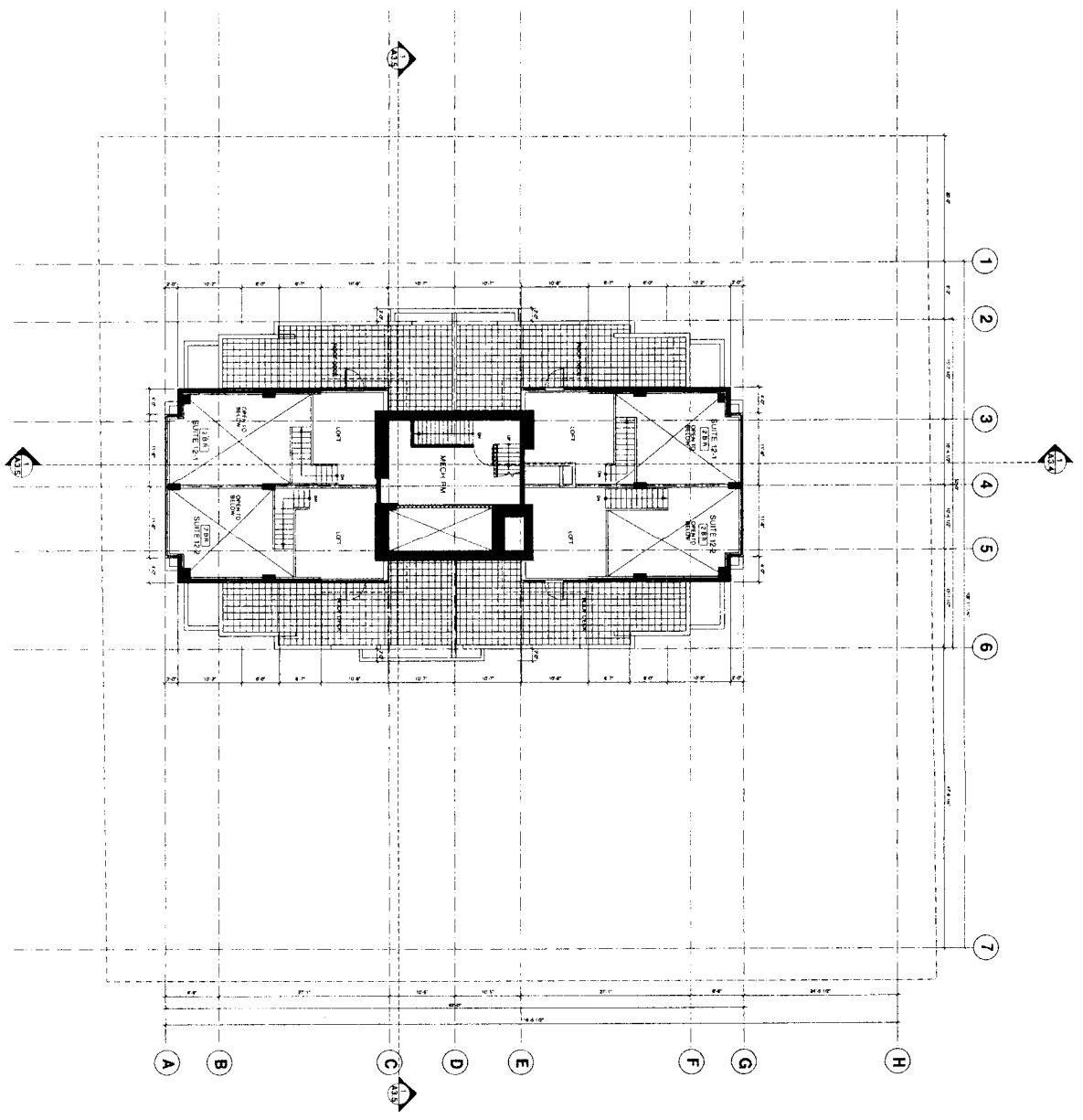
PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
4811 A.821 COONEY ROAD
RICHMOND, B.C.

ROOF DECK
LEVEL
PLAN

DATE: 14
DRAWN: JN
DATE: APRIL 25, 2004
SCALE: 1/8"=1'-0"
CHECKED: WJL
DATE: MAY 11, 2004
APPROVED: [Signature]
DATE: MAY 11, 2004

A.2.09

#11
DP 04278011





MAR 2 0 2006

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
#311 & 331 COONEY ROAD
BROOKLYN, N.Y.

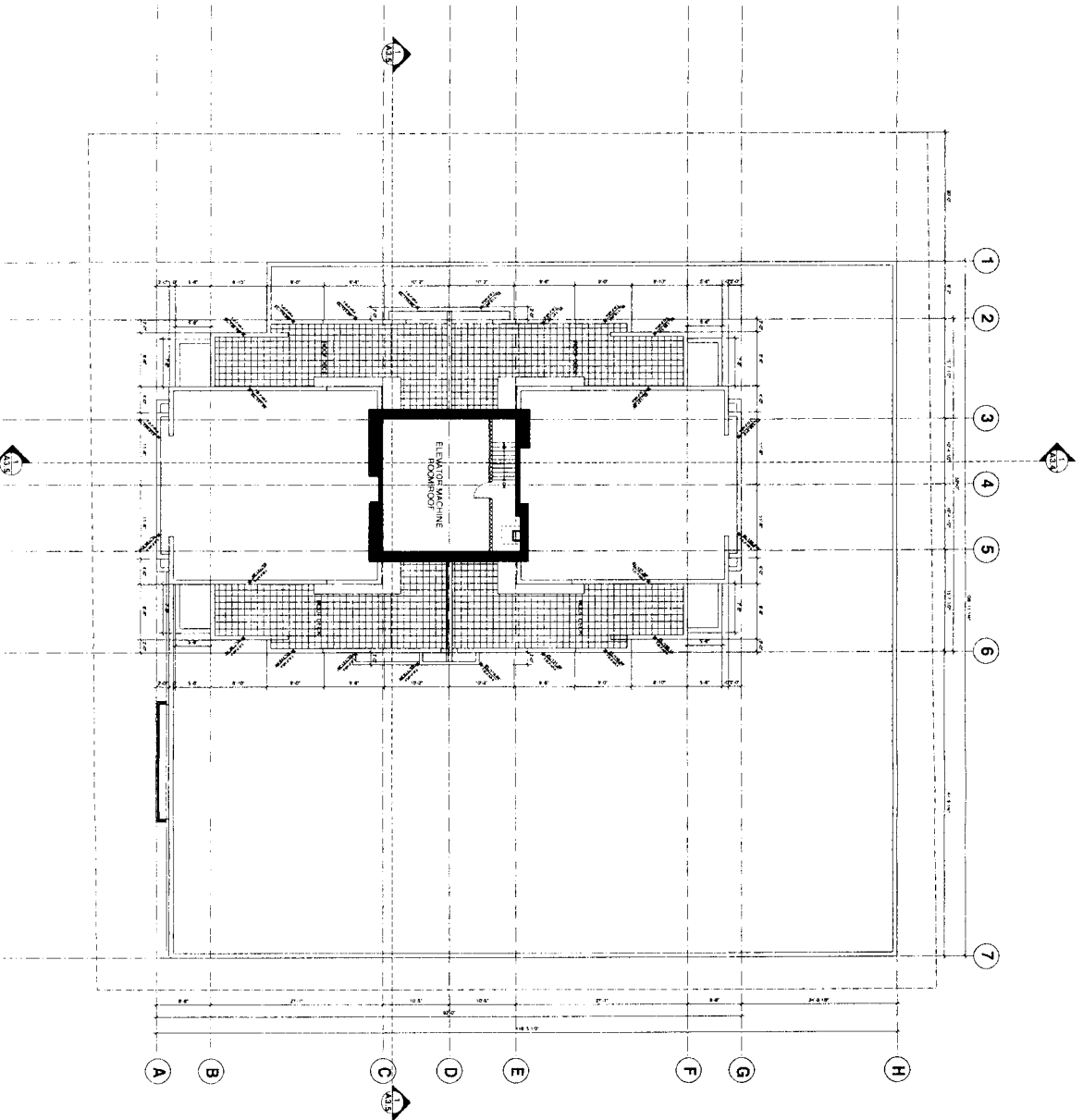
1	1. 1/2" = 1' - 0"	1. 1/2" = 1' - 0"
2	2. 1/4" = 1' - 0"	2. 1/4" = 1' - 0"
3	3. 1/8" = 1' - 0"	3. 1/8" = 1' - 0"
4	4. 1/16" = 1' - 0"	4. 1/16" = 1' - 0"
5	5. 1/32" = 1' - 0"	5. 1/32" = 1' - 0"

ROOF
PLAN

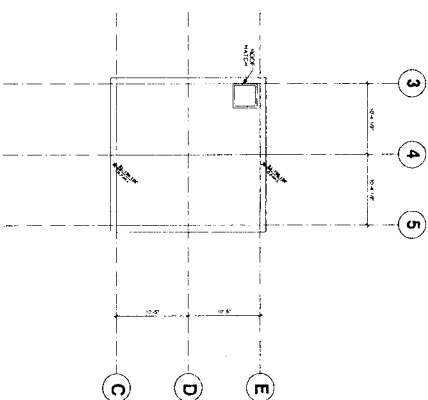
#12
DP 04278011

DATE	2006-02-01
BY	JN
DATE	APRIL 26 2006
BY	W.T.
DATE	MAY 11 2006
BY	W.T.

A.2.7



ELEVATOR MACHINE ROOM
ROOF PLAN



- ① COMBUSTION WITH OXYGEN
- ② COMBUSTION WITH NITROGEN
- ③ COMBUSTION WITH CARBON DIOXIDE
- ④ DILUTION
- ⑤ DILUTION WITH WATER
- ⑥ DILUTION WITH AIR
- ⑦ DILUTION WITH OXYGEN
- ⑧ DILUTION WITH NITROGEN
- ⑨ DILUTION WITH CARBON DIOXIDE
- ⑩ DILUTION WITH WATER
- ⑪ DILUTION WITH AIR
- ⑫ DILUTION WITH OXYGEN
- ⑬ DILUTION WITH NITROGEN
- ⑭ DILUTION WITH CARBON DIOXIDE
- ⑮ DILUTION WITH WATER
- ⑯ DILUTION WITH AIR
- ⑰ DILUTION WITH OXYGEN
- ⑱ DILUTION WITH NITROGEN
- ⑲ DILUTION WITH CARBON DIOXIDE
- ⑳ DILUTION WITH WATER
- ㉑ DILUTION WITH AIR
- ㉒ DILUTION WITH OXYGEN
- ㉓ DILUTION WITH NITROGEN
- ㉔ DILUTION WITH CARBON DIOXIDE
- ㉕ DILUTION WITH WATER
- ㉖ DILUTION WITH AIR
- ㉗ DILUTION WITH OXYGEN
- ㉘ DILUTION WITH NITROGEN
- ㉙ DILUTION WITH CARBON DIOXIDE
- ㉚ DILUTION WITH WATER
- ㉛ DILUTION WITH AIR
- ㉜ DILUTION WITH OXYGEN
- ㉝ DILUTION WITH NITROGEN
- ㉞ DILUTION WITH CARBON DIOXIDE
- ㉟ DILUTION WITH WATER
- ㊱ DILUTION WITH AIR
- ㊲ DILUTION WITH OXYGEN
- ㊳ DILUTION WITH NITROGEN
- ㊴ DILUTION WITH CARBON DIOXIDE
- ㊵ DILUTION WITH WATER
- ㊶ DILUTION WITH AIR
- ㊷ DILUTION WITH OXYGEN
- ㊸ DILUTION WITH NITROGEN
- ㊹ DILUTION WITH CARBON DIOXIDE
- ㊺ DILUTION WITH WATER
- ㊻ DILUTION WITH AIR
- ㊼ DILUTION WITH OXYGEN
- ㊽ DILUTION WITH NITROGEN
- ㊾ DILUTION WITH CARBON DIOXIDE
- ㊿ DILUTION WITH WATER

1	JUN 20 00	ISSUED FROM DEPT
2	NOV 20 03	REISSUED FROM DEPT
3	MAY 07 06	REISSUED FROM DEPT
4	JULY 05	REISSUED FROM DEPT

**COONEY
ROAD
RESIDENTIAL
PROJECT**

MAR 20 2006

Case No. 15, 2004
The name of the party is: Ch. 15, 2004

DP 04278011

MAR 20 2006

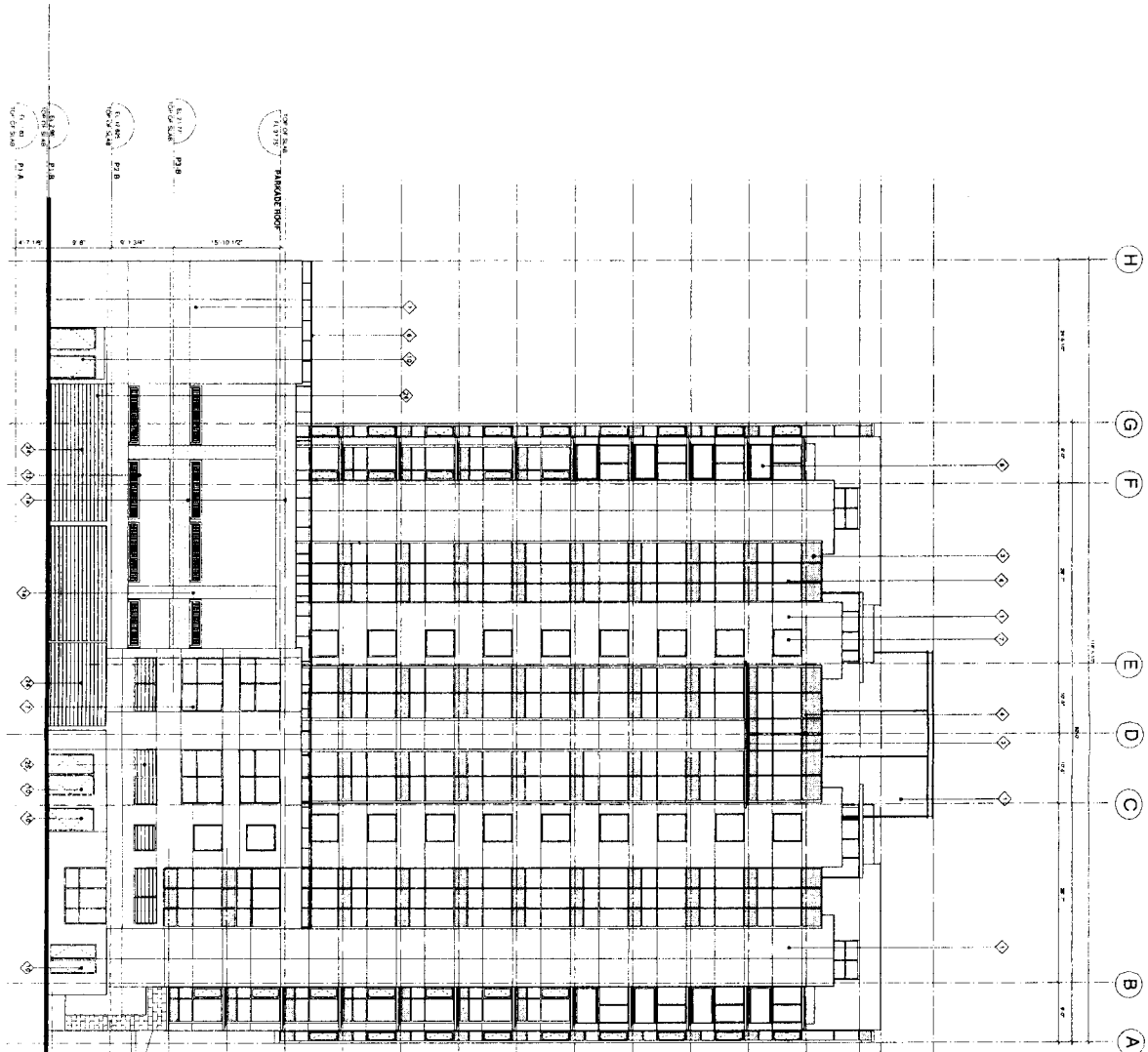
DATE	APRIL 25, 2004
TO	1/87-11-10
FROM	W.L.

A 3.1

- ① **COUGHING** with
② **WHEEZING** and
③ **LABORED** BREATH
④ **HYPERINFLATED** LUNGS
- ⑤ **SHARP** PAINFUL
⑥ **STABBING** PAIN
- ⑦ **ALABAMA** & **ALASKA**
- ⑧ **ALABAMA** & **ALASKA**
- ⑨ **ALABAMA** & **ALASKA**
- ⑩ **ALABAMA** & **ALASKA**
- ⑪ **ALABAMA** & **ALASKA**
- ⑫ **ALABAMA** & **ALASKA**
- ⑬ **ALABAMA** & **ALASKA**
- ⑭ **ALABAMA** & **ALASKA**
- ⑮ **ALABAMA** & **ALASKA**
- ⑯ **ALABAMA** & **ALASKA**
- ⑰ **ALABAMA** & **ALASKA**
- ⑱ **ALABAMA** & **ALASKA**
- ⑲ **ALABAMA** & **ALASKA**
- ⑳ **ALABAMA** & **ALASKA**
- ㉑ **ALABAMA** & **ALASKA**
- ㉒ **ALABAMA** & **ALASKA**
- ㉓ **ALABAMA** & **ALASKA**
- ㉔ **ALABAMA** & **ALASKA**
- ㉕ **ALABAMA** & **ALASKA**
- ㉖ **ALABAMA** & **ALASKA**
- ㉗ **ALABAMA** & **ALASKA**
- ㉘ **ALABAMA** & **ALASKA**
- ㉙ **ALABAMA** & **ALASKA**
- ㉚ **ALABAMA** & **ALASKA**
- ㉛ **ALABAMA** & **ALASKA**
- ㉜ **ALABAMA** & **ALASKA**
- ㉝ **ALABAMA** & **ALASKA**
- ㉞ **ALABAMA** & **ALASKA**
- ㉟ **ALABAMA** & **ALASKA**
- ㊱ **ALABAMA** & **ALASKA**
- ㊲ **ALABAMA** & **ALASKA**
- ㊳ **ALABAMA** & **ALASKA**
- ㊴ **ALABAMA** & **ALASKA**
- ㊵ **ALABAMA** & **ALASKA**
- ㊶ **ALABAMA** & **ALASKA**
- ㊷ **ALABAMA** & **ALASKA**
- ㊸ **ALABAMA** & **ALASKA**
- ㊹ **ALABAMA** & **ALASKA**
- ㊺ **ALABAMA** & **ALASKA**
- ㊻ **ALABAMA** & **ALASKA**
- ㊼ **ALABAMA** & **ALASKA**
- ㊽ **ALABAMA** & **ALASKA**
- ㊾ **ALABAMA** & **ALASKA**
- ㊿ **ALABAMA** & **ALASKA**

**COONEY
ROAD
RESIDENTIAL
PROJECT**

DP 04278011



LIST OF MATERIALS

- ◇ CONCRETE WITH FORM
- ◇ EXTERIOR CONCRETE WITH FORM
- ◇ INTERIOR CONCRETE WITH FORM
- ◇ FINE TYPED CONCRETE
- ◇ DUCTO SPANMILL PANEL
- ◇ QUARTZ GRANITE PANEL (1" thick)
- ◇ ALUMINUM GLAZING
- ◇ METAL CLIP LANDING
- ◇ ALUMINUM PANELS WITH GLAZING
- ◇ ALUMINUM WINDOWS
- ◇ ALUMINUM STRENGTHEN WINDOWS
- ◇ METAL EXTENSION DOORS
- ◇ GLAZED METAL CANOPY
- ◇ PAINTED METAL CLIP
- ◇ METAL WALLS
- ◇ STRUCTURAL GLAZING
- ◇ CONCRETE BLOCK
- ◇ CONCRETE CORNER
- ◇ ALUMINUM PANEL
- ◇ PAINTED METAL
- ◇ METAL CORNER
- ◇ CONCRETE BLOCK
- ◇ PAINTED METAL CORNER
- ◇ METAL CLIP
- ◇ ALUMINUM METAL CORNER

PROJECT
COONEY
ROAD
RESIDENTIAL
PROJECT
48111
BIRMINGHAM, AL

NORTH
ELEVATION

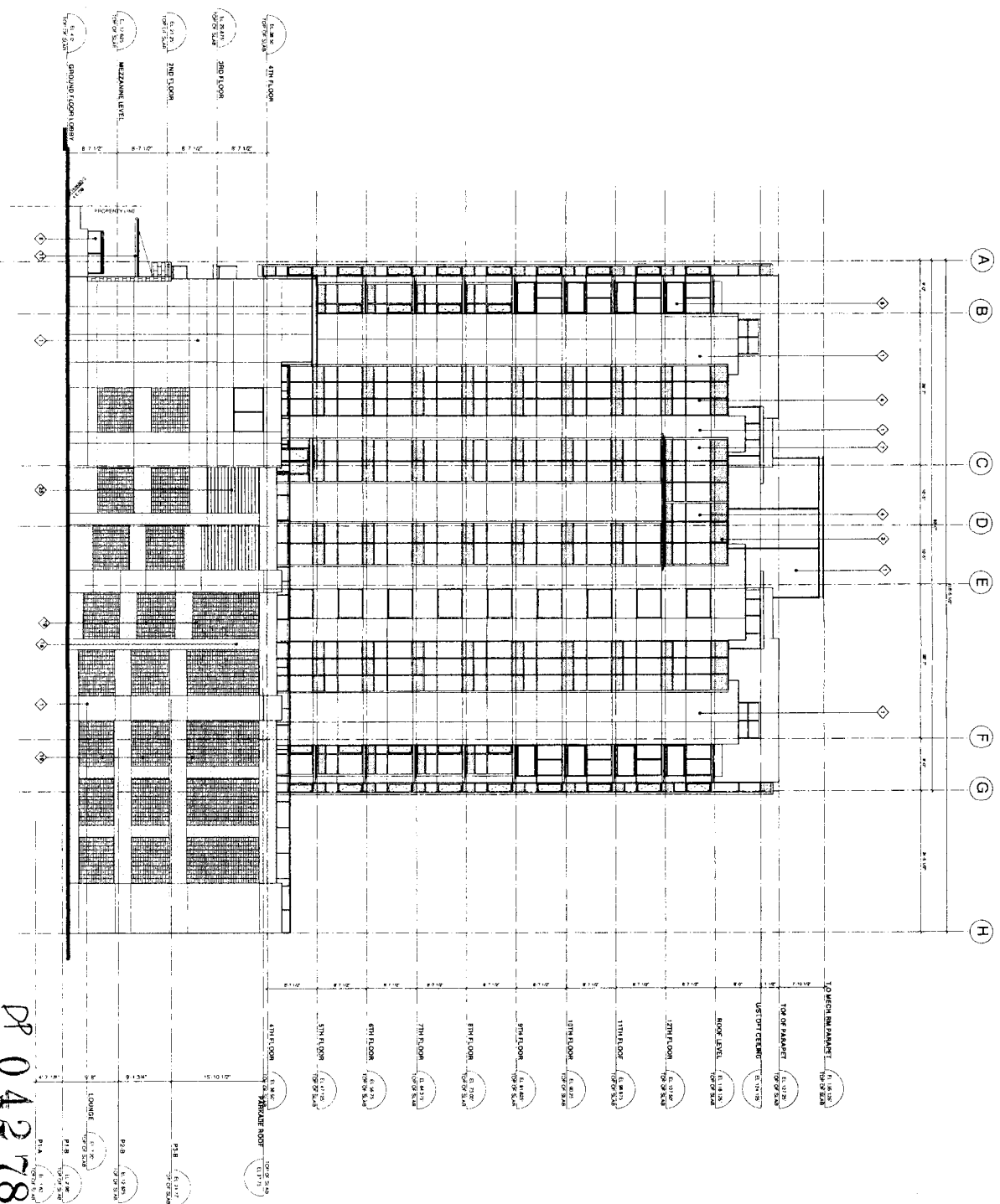
MAR 20 2005

DATE: JUN
APRIL 25, 2004
1:30 PM
W.T. LEUNG
ARCHITECTS

A32

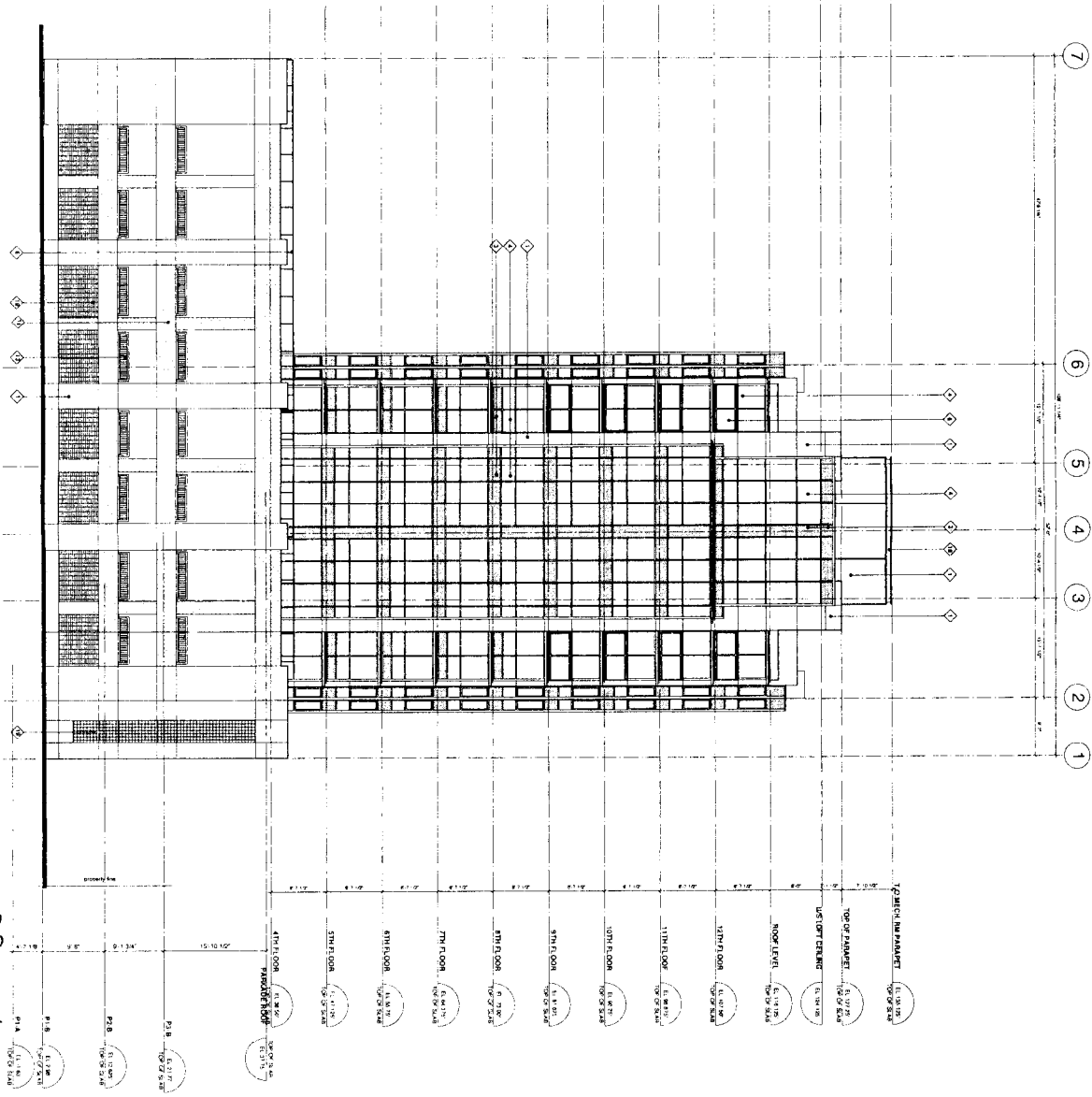
04278011

#15



LIST OF MATERIALS

- ① CONCRETE WITH ALUMINUM ANODIZED FINISH
- ② EXTERIOR WALLS WITH ALUMINUM ANODIZED FINISH
- ③ GLAZED SPANDREL PANELS
- ④ GLAZED SPANDREL PANELS (1" x 1" PANELS)
- ⑤ ALUMINUM ANODIZED
- ⑥ ALUMINUM ANODIZED WITH ALUMINUM ANODIZED FINISH
- ⑦ ALUMINUM ANODIZED
- ⑧ ALUMINUM ANODIZED
- ⑨ ALUMINUM ANODIZED
- ⑩ ALUMINUM ANODIZED
- ⑪ ALUMINUM ANODIZED
- ⑫ ALUMINUM ANODIZED
- ⑬ ALUMINUM ANODIZED
- ⑭ ALUMINUM ANODIZED
- ⑮ ALUMINUM ANODIZED
- ⑯ ALUMINUM ANODIZED
- ⑰ ALUMINUM ANODIZED
- ⑱ ALUMINUM ANODIZED
- ⑲ ALUMINUM ANODIZED
- ⑳ ALUMINUM ANODIZED
- ㉑ ALUMINUM ANODIZED
- ㉒ ALUMINUM ANODIZED
- ㉓ ALUMINUM ANODIZED
- ㉔ ALUMINUM ANODIZED
- ㉕ ALUMINUM ANODIZED
- ㉖ ALUMINUM ANODIZED
- ㉗ ALUMINUM ANODIZED
- ㉘ ALUMINUM ANODIZED
- ㉙ ALUMINUM ANODIZED
- ㉚ ALUMINUM ANODIZED
- ㉛ ALUMINUM ANODIZED
- ㉜ ALUMINUM ANODIZED
- ㉝ ALUMINUM ANODIZED
- ㉞ ALUMINUM ANODIZED
- ㉟ ALUMINUM ANODIZED
- ㊱ ALUMINUM ANODIZED
- ㊲ ALUMINUM ANODIZED
- ㊳ ALUMINUM ANODIZED
- ㊴ ALUMINUM ANODIZED
- ㊵ ALUMINUM ANODIZED
- ㊶ ALUMINUM ANODIZED
- ㊷ ALUMINUM ANODIZED
- ㊸ ALUMINUM ANODIZED
- ㊹ ALUMINUM ANODIZED
- ㊺ ALUMINUM ANODIZED
- ㊻ ALUMINUM ANODIZED
- ㊼ ALUMINUM ANODIZED
- ㊽ ALUMINUM ANODIZED
- ㊾ ALUMINUM ANODIZED
- ㊿ ALUMINUM ANODIZED



WEST
ELEVATION

MAR 20 2006

DATE	2006
BY	JN
CHECKED	APRIL 25 2006
BY	W.L.
DATE	APRIL 25 2006
PROJECT	COONEY ROAD RESIDENTIAL PROJECT
LOCATION	4331 A. ROAD, VANCOUVER, B.C.
SCALE	1/8" = 1'-0"
NOTES	1. SEE ELEVATION FOR MATERIALS LIST

#16
DP 04278011

A3.3

LIST OF MATERIALS

1. ☐ CORRECT! ANSWER: 1
2. ☐ CORRECT! ANSWER: 1
3. ☐ CORRECT! ANSWER: 1
4. ☐ CORRECT! ANSWER: 1
5. ☐ CORRECT! ANSWER: 1
6. ☐ CORRECT! ANSWER: 1
7. ☐ CORRECT! ANSWER: 1
8. ☐ CORRECT! ANSWER: 1
9. ☐ CORRECT! ANSWER: 1
10. ☐ CORRECT! ANSWER: 1
11. ☐ CORRECT! ANSWER: 1
12. ☐ CORRECT! ANSWER: 1
13. ☐ CORRECT! ANSWER: 1
14. ☐ CORRECT! ANSWER: 1
15. ☐ CORRECT! ANSWER: 1
16. ☐ CORRECT! ANSWER: 1
17. ☐ CORRECT! ANSWER: 1
18. ☐ CORRECT! ANSWER: 1
19. ☐ CORRECT! ANSWER: 1
20. ☐ CORRECT! ANSWER: 1
21. ☐ CORRECT! ANSWER: 1
22. ☐ CORRECT! ANSWER: 1
23. ☐ CORRECT! ANSWER: 1
24. ☐ CORRECT! ANSWER: 1
25. ☐ CORRECT! ANSWER: 1
26. ☐ CORRECT! ANSWER: 1
27. ☐ CORRECT! ANSWER: 1
28. ☐ CORRECT! ANSWER: 1
29. ☐ CORRECT! ANSWER: 1
30. ☐ CORRECT! ANSWER: 1
31. ☐ CORRECT! ANSWER: 1
32. ☐ CORRECT! ANSWER: 1
33. ☐ CORRECT! ANSWER: 1
34. ☐ CORRECT! ANSWER: 1
35. ☐ CORRECT! ANSWER: 1
36. ☐ CORRECT! ANSWER: 1
37. ☐ CORRECT! ANSWER: 1
38. ☐ CORRECT! ANSWER: 1
39. ☐ CORRECT! ANSWER: 1
40. ☐ CORRECT! ANSWER: 1
41. ☐ CORRECT! ANSWER: 1
42. ☐ CORRECT! ANSWER: 1
43. ☐ CORRECT! ANSWER: 1
44. ☐ CORRECT! ANSWER: 1
45. ☐ CORRECT! ANSWER: 1
46. ☐ CORRECT! ANSWER: 1
47. ☐ CORRECT! ANSWER: 1
48. ☐ CORRECT! ANSWER: 1
49. ☐ CORRECT! ANSWER: 1
50. ☐ CORRECT! ANSWER: 1
51. ☐ CORRECT! ANSWER: 1
52. ☐ CORRECT! ANSWER: 1
53. ☐ CORRECT! ANSWER: 1
54. ☐ CORRECT! ANSWER: 1
55. ☐ CORRECT! ANSWER: 1
56. ☐ CORRECT! ANSWER: 1
57. ☐ CORRECT! ANSWER: 1
58. ☐ CORRECT! ANSWER: 1
59. ☐ CORRECT! ANSWER: 1
60. ☐ CORRECT! ANSWER: 1
61. ☐ CORRECT! ANSWER: 1
62. ☐ CORRECT! ANSWER: 1
63. ☐ CORRECT! ANSWER: 1
64. ☐ CORRECT! ANSWER: 1
65. ☐ CORRECT! ANSWER: 1
66. ☐ CORRECT! ANSWER: 1
67. ☐ CORRECT! ANSWER: 1
68. ☐ CORRECT! ANSWER: 1
69. ☐ CORRECT! ANSWER: 1
70. ☐ CORRECT! ANSWER: 1
71. ☐ CORRECT! ANSWER: 1
72. ☐ CORRECT! ANSWER: 1
73. ☐ CORRECT! ANSWER: 1
74. ☐ CORRECT! ANSWER: 1
75. ☐ CORRECT! ANSWER: 1
76. ☐ CORRECT! ANSWER: 1
77. ☐ CORRECT! ANSWER: 1
78. ☐ CORRECT! ANSWER: 1
79. ☐ CORRECT! ANSWER: 1
80. ☐ CORRECT! ANSWER: 1
81. ☐ CORRECT! ANSWER: 1
82. ☐ CORRECT! ANSWER: 1
83. ☐ CORRECT! ANSWER: 1
84. ☐ CORRECT! ANSWER: 1
85. ☐ CORRECT! ANSWER: 1
86. ☐ CORRECT! ANSWER: 1
87. ☐ CORRECT! ANSWER: 1
88. ☐ CORRECT! ANSWER: 1
89. ☐ CORRECT! ANSWER: 1
90. ☐ CORRECT! ANSWER: 1
91. ☐ CORRECT! ANSWER: 1
92. ☐ CORRECT! ANSWER: 1
93. ☐ CORRECT! ANSWER: 1
94. ☐ CORRECT! ANSWER: 1
95. ☐ CORRECT! ANSWER: 1
96. ☐ CORRECT! ANSWER: 1
97. ☐ CORRECT! ANSWER: 1
98. ☐ CORRECT! ANSWER: 1
99. ☐ CORRECT! ANSWER: 1
100. ☐ CORRECT! ANSWER: 1

1	JUL 14 05	RECEIVED FROM CP
2	APR 07 05	RECEIVED FROM CP
3	SEP 20 04	RECEIVED FROM CP
4	NOV 20 04	RECEIVED FROM CP
5	MAY 20 00	RECEIVED FROM CP

PROJECT
**COONEY
ROAD
RESIDENTIAL
PROJECT**
#6311 A 6311 COONEY ROAD
RICHMOND, B.C.
OAKVILLE, 1714

EAST-WEST
SECTION

MAR 20 2006

DATE IN
DATE APRIL 25, 2004
SCALE 1/8"=1'-0"
CHECKED WL
DESIGNED BY

A 3.4

#17

DP 04278011

W. T. LEUNG ARCHITECTS

2000 300 101 West Broadway
 Vancouver, British Columbia V6C 1A5
 Telephone: 604-734-8711

LIST OF MATERIALS

- 1. CONCRETE WITH EXPOSED AGGREGATE
- 2. EXTERIOR PAINT
- 3. EXTERIOR PAINT
- 4. EXTERIOR PAINT
- 5. EXTERIOR PAINT
- 6. EXTERIOR PAINT
- 7. EXTERIOR PAINT
- 8. EXTERIOR PAINT
- 9. EXTERIOR PAINT
- 10. EXTERIOR PAINT
- 11. EXTERIOR PAINT
- 12. EXTERIOR PAINT
- 13. EXTERIOR PAINT
- 14. EXTERIOR PAINT
- 15. EXTERIOR PAINT
- 16. EXTERIOR PAINT
- 17. EXTERIOR PAINT
- 18. EXTERIOR PAINT
- 19. EXTERIOR PAINT
- 20. EXTERIOR PAINT
- 21. EXTERIOR PAINT
- 22. EXTERIOR PAINT
- 23. EXTERIOR PAINT
- 24. EXTERIOR PAINT
- 25. EXTERIOR PAINT
- 26. EXTERIOR PAINT
- 27. EXTERIOR PAINT
- 28. EXTERIOR PAINT
- 29. EXTERIOR PAINT
- 30. EXTERIOR PAINT
- 31. EXTERIOR PAINT
- 32. EXTERIOR PAINT
- 33. EXTERIOR PAINT
- 34. EXTERIOR PAINT
- 35. EXTERIOR PAINT
- 36. EXTERIOR PAINT
- 37. EXTERIOR PAINT
- 38. EXTERIOR PAINT
- 39. EXTERIOR PAINT
- 40. EXTERIOR PAINT
- 41. EXTERIOR PAINT
- 42. EXTERIOR PAINT
- 43. EXTERIOR PAINT
- 44. EXTERIOR PAINT
- 45. EXTERIOR PAINT
- 46. EXTERIOR PAINT
- 47. EXTERIOR PAINT
- 48. EXTERIOR PAINT
- 49. EXTERIOR PAINT
- 50. EXTERIOR PAINT
- 51. EXTERIOR PAINT
- 52. EXTERIOR PAINT
- 53. EXTERIOR PAINT
- 54. EXTERIOR PAINT
- 55. EXTERIOR PAINT
- 56. EXTERIOR PAINT
- 57. EXTERIOR PAINT
- 58. EXTERIOR PAINT
- 59. EXTERIOR PAINT
- 60. EXTERIOR PAINT
- 61. EXTERIOR PAINT
- 62. EXTERIOR PAINT
- 63. EXTERIOR PAINT
- 64. EXTERIOR PAINT
- 65. EXTERIOR PAINT
- 66. EXTERIOR PAINT
- 67. EXTERIOR PAINT
- 68. EXTERIOR PAINT
- 69. EXTERIOR PAINT
- 70. EXTERIOR PAINT
- 71. EXTERIOR PAINT
- 72. EXTERIOR PAINT
- 73. EXTERIOR PAINT
- 74. EXTERIOR PAINT
- 75. EXTERIOR PAINT
- 76. EXTERIOR PAINT
- 77. EXTERIOR PAINT
- 78. EXTERIOR PAINT
- 79. EXTERIOR PAINT
- 80. EXTERIOR PAINT
- 81. EXTERIOR PAINT
- 82. EXTERIOR PAINT
- 83. EXTERIOR PAINT
- 84. EXTERIOR PAINT
- 85. EXTERIOR PAINT
- 86. EXTERIOR PAINT
- 87. EXTERIOR PAINT
- 88. EXTERIOR PAINT
- 89. EXTERIOR PAINT
- 90. EXTERIOR PAINT
- 91. EXTERIOR PAINT
- 92. EXTERIOR PAINT
- 93. EXTERIOR PAINT
- 94. EXTERIOR PAINT
- 95. EXTERIOR PAINT
- 96. EXTERIOR PAINT
- 97. EXTERIOR PAINT
- 98. EXTERIOR PAINT
- 99. EXTERIOR PAINT
- 100. EXTERIOR PAINT

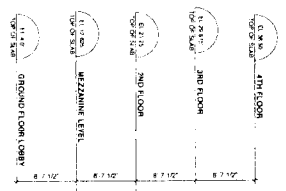
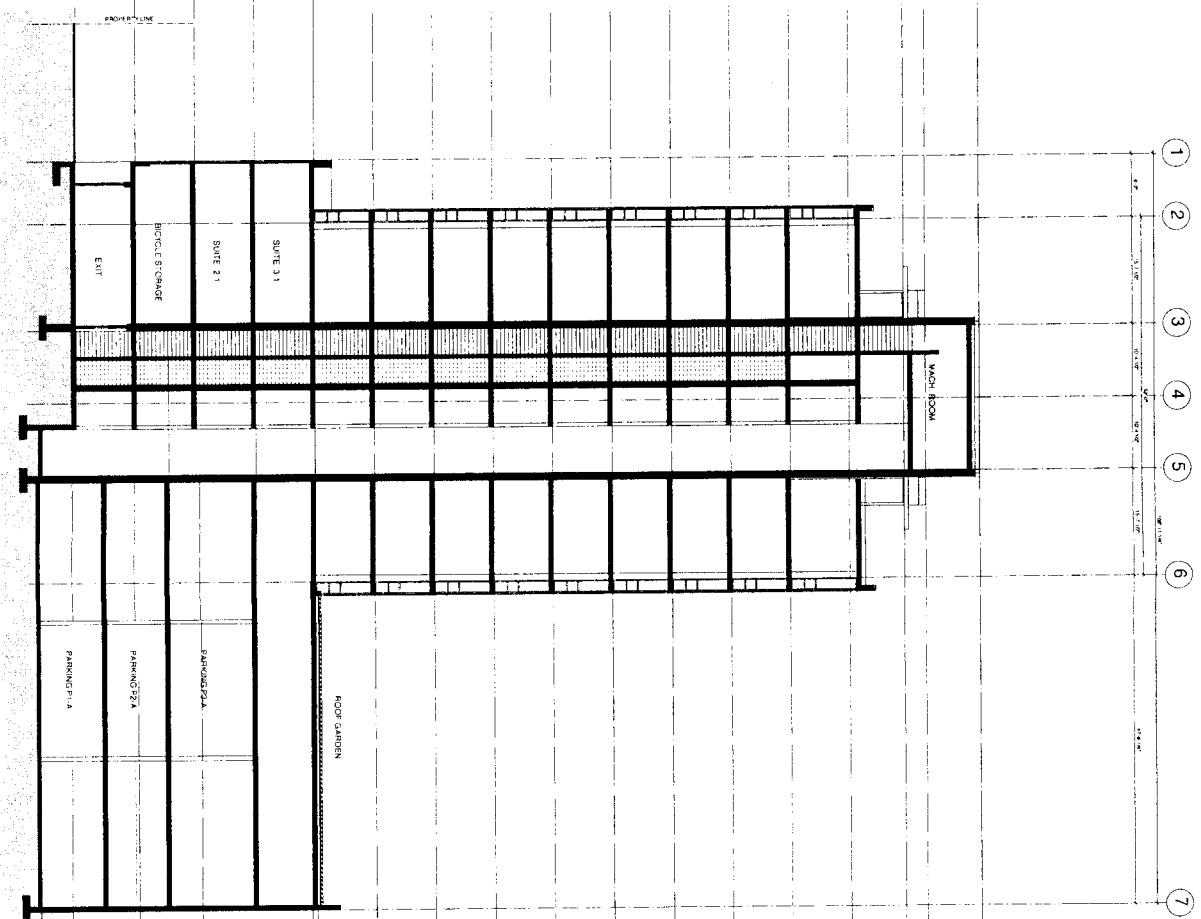
PROJECT
COONEY ROAD
RESIDENTIAL
PROJECT
 #831 & 833 COONEY ROAD
 RICHMOND B.C.

NORTH/SOUTH SECTION
MAR 20 2006

DATE	APRIL 26, 2004
BY	W.T.
CHECKED	W.T.
SCALE	1/8" = 1'-0"
PROJECT NO.	04278011

#18
 DP 04278011

A.3.5



LIST OF MATERIALS

1	CONCRETE
2	EXTERIOR PAINT
3	EXTERIOR PAINT
4	INTERIOR PAINT
5	INTERIOR PAINT
6	INTERIOR PAINT
7	INTERIOR PAINT
8	INTERIOR PAINT
9	INTERIOR PAINT
10	INTERIOR PAINT
11	INTERIOR PAINT
12	INTERIOR PAINT
13	INTERIOR PAINT
14	INTERIOR PAINT
15	INTERIOR PAINT
16	INTERIOR PAINT
17	INTERIOR PAINT
18	INTERIOR PAINT
19	INTERIOR PAINT
20	INTERIOR PAINT
21	INTERIOR PAINT
22	INTERIOR PAINT
23	INTERIOR PAINT
24	INTERIOR PAINT
25	INTERIOR PAINT
26	INTERIOR PAINT
27	INTERIOR PAINT
28	INTERIOR PAINT
29	INTERIOR PAINT
30	INTERIOR PAINT
31	INTERIOR PAINT
32	INTERIOR PAINT
33	INTERIOR PAINT
34	INTERIOR PAINT
35	INTERIOR PAINT
36	INTERIOR PAINT
37	INTERIOR PAINT
38	INTERIOR PAINT
39	INTERIOR PAINT
40	INTERIOR PAINT
41	INTERIOR PAINT
42	INTERIOR PAINT
43	INTERIOR PAINT
44	INTERIOR PAINT
45	INTERIOR PAINT
46	INTERIOR PAINT
47	INTERIOR PAINT
48	INTERIOR PAINT
49	INTERIOR PAINT
50	INTERIOR PAINT
51	INTERIOR PAINT
52	INTERIOR PAINT
53	INTERIOR PAINT
54	INTERIOR PAINT
55	INTERIOR PAINT
56	INTERIOR PAINT
57	INTERIOR PAINT
58	INTERIOR PAINT
59	INTERIOR PAINT
60	INTERIOR PAINT
61	INTERIOR PAINT
62	INTERIOR PAINT
63	INTERIOR PAINT
64	INTERIOR PAINT
65	INTERIOR PAINT
66	INTERIOR PAINT
67	INTERIOR PAINT
68	INTERIOR PAINT
69	INTERIOR PAINT
70	INTERIOR PAINT
71	INTERIOR PAINT
72	INTERIOR PAINT
73	INTERIOR PAINT
74	INTERIOR PAINT
75	INTERIOR PAINT
76	INTERIOR PAINT
77	INTERIOR PAINT
78	INTERIOR PAINT
79	INTERIOR PAINT
80	INTERIOR PAINT
81	INTERIOR PAINT
82	INTERIOR PAINT
83	INTERIOR PAINT
84	INTERIOR PAINT
85	INTERIOR PAINT
86	INTERIOR PAINT
87	INTERIOR PAINT
88	INTERIOR PAINT
89	INTERIOR PAINT
90	INTERIOR PAINT
91	INTERIOR PAINT
92	INTERIOR PAINT
93	INTERIOR PAINT
94	INTERIOR PAINT
95	INTERIOR PAINT
96	INTERIOR PAINT
97	INTERIOR PAINT
98	INTERIOR PAINT
99	INTERIOR PAINT
100	INTERIOR PAINT

COONEY
ROAD
RESIDENTIAL
PROJECT
#311 & #313 COONEY ROAD
NICHOLSON, B.C.

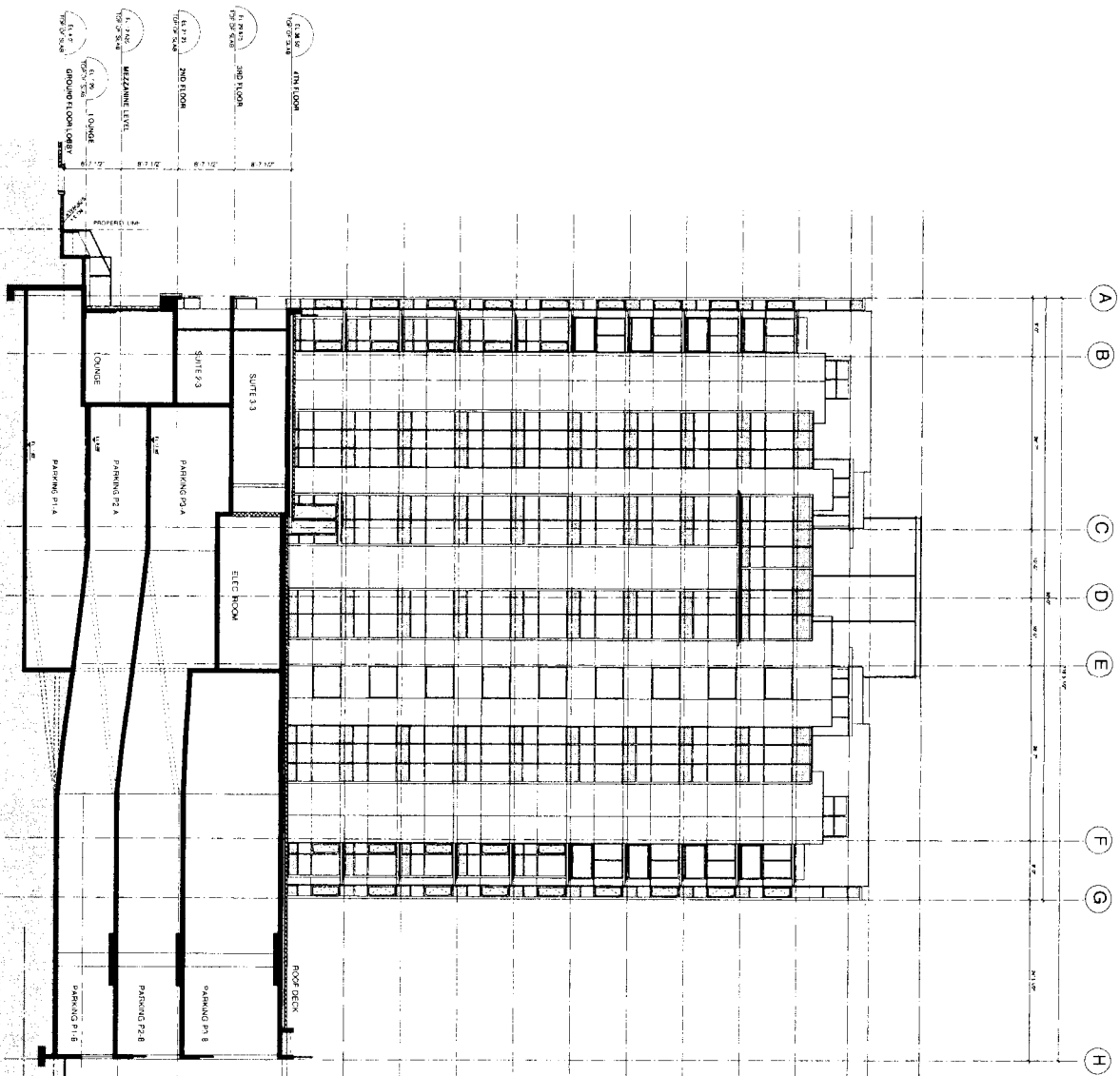
EAST / WEST
SECTION 2

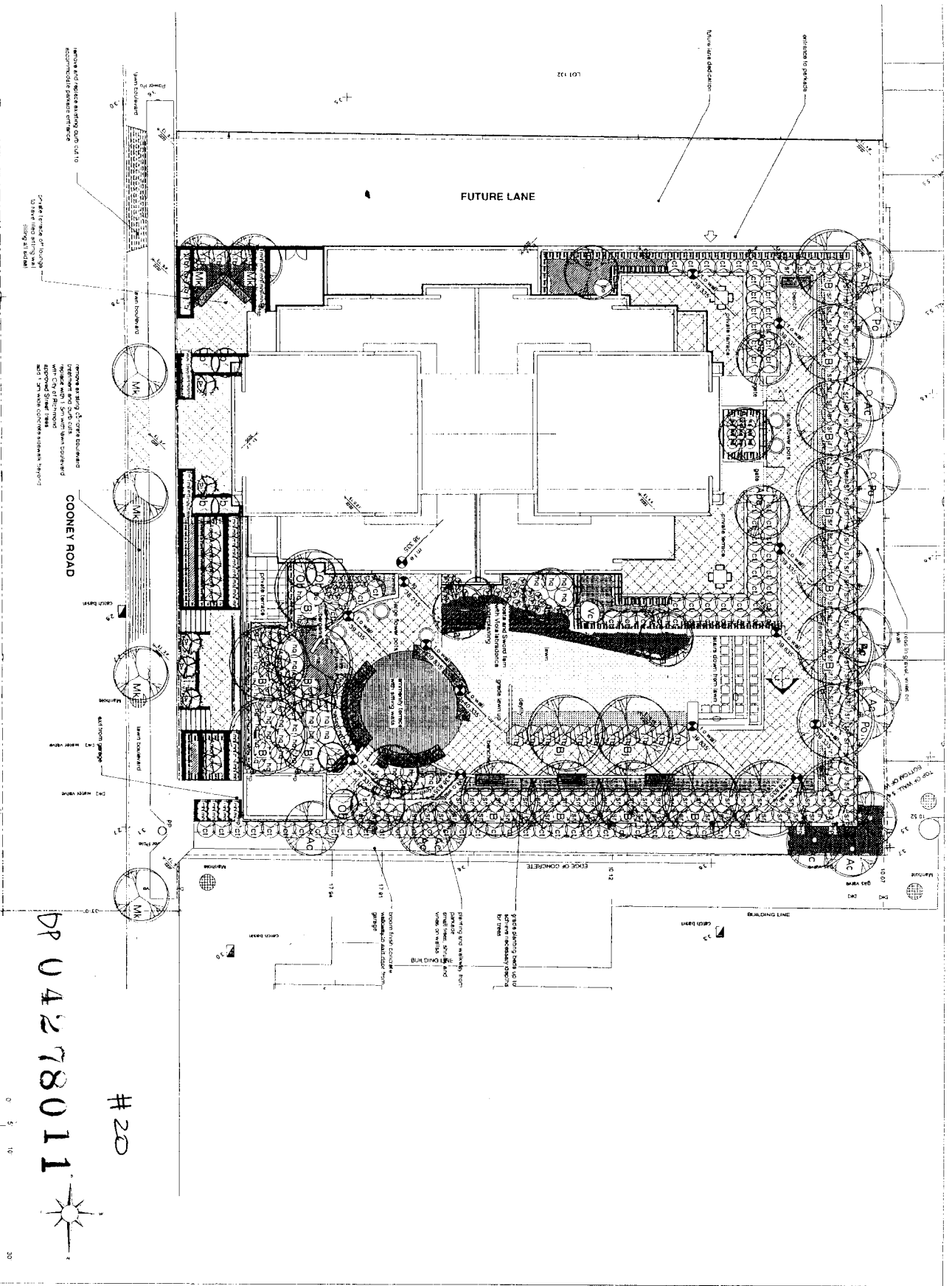
MAR 20 2006

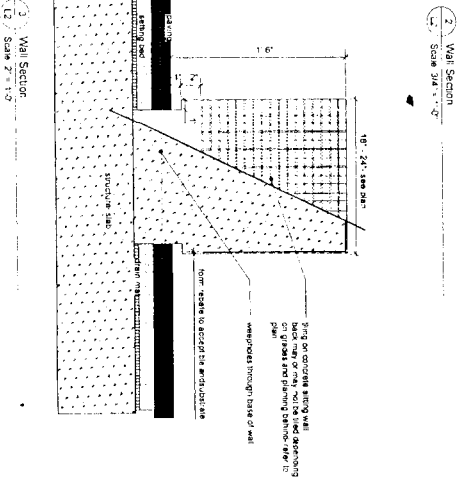
DATE	JUN
BY	W.T.
CHECK	W.T.
SCALE	1/8" = 1'-0"
PROJECT	COONEY ROAD RESIDENTIAL PROJECT
LOCATION	NICHOLSON, B.C.
DATE	JUN 20 2006

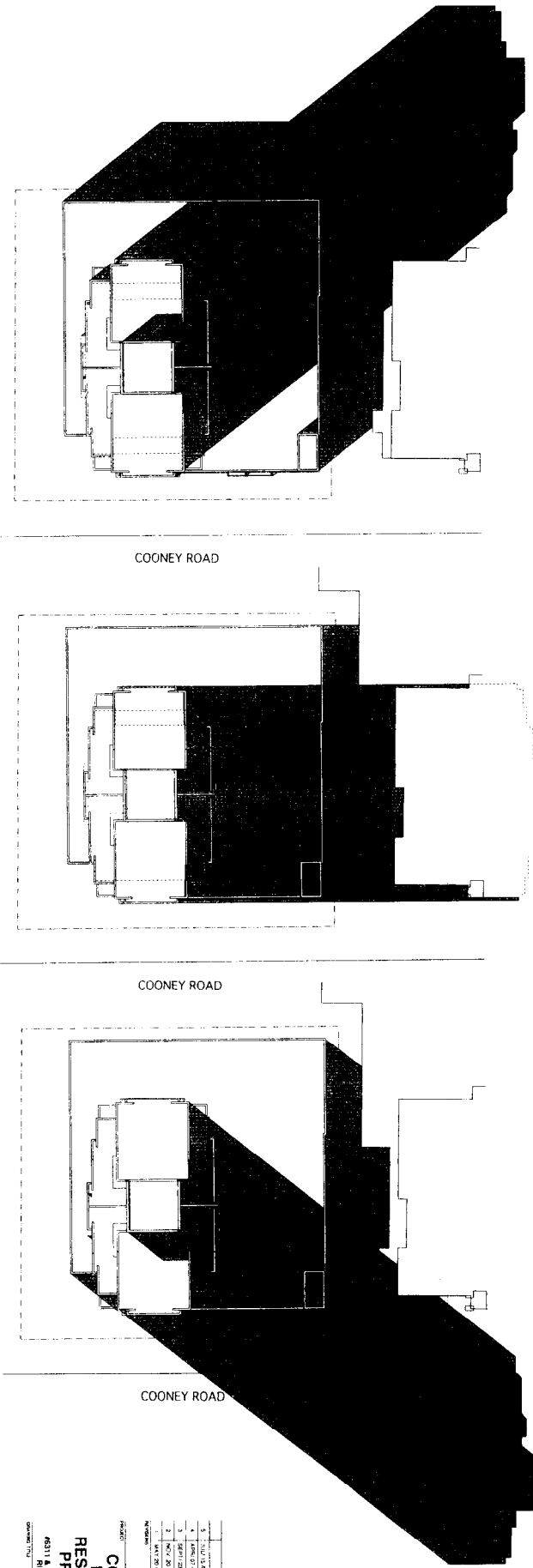
#19
04278011

A3.6





[illegible][illegible][illegible]



SEPTEMBER 22 / MARCH 22
10AM

SEPTEMBER 22 / MARCH 22
12PM

SEPTEMBER 22 / MARCH 22
2PM

COONEY ROAD

COONEY ROAD

COONEY ROAD

REFERENCE



SHADOW DIAGRAM

1"=20'

P04278011

SHADOW
DIAGRAM

MAR 20 2006

PROJECT	COONEY ROAD RESIDENTIAL PROJECT
ADDRESS	6831 & 6833 COONEY ROAD RICHMOND, B.C.
DATE	SEP 22, 2006
BY	JIN
DATE	APRIL 23, 2006
BY	W.T.
DATE	APRIL 23, 2006
BY	W.T.

A4.0