



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 19, 2021

From: Wayne Craig
Director of Development

File: DP 18-829082

Re: **Application by Forest International Real Estate Investment Company Ltd. for a Development Permit at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 22 townhouse units at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road on a site zoned "Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.

Wayne Craig
Director of Development

WC:el
Att. 3

Staff Report

Origin

Forest International Real Estate Investment Company Ltd. (Incorporation number: BC111718; Director: Ruo Cun Huang, Bao Ru Kuang, Long Chang Zhang, Ji You Li and Rongda Zhang) has applied to the City of Richmond for permission to develop 22 townhouse units at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No 2 Road. Four of the 22 townhouse units are proposed to contain a ground-level secondary suite.

The site is being rezoned from the “Single Family Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone for this project under Bylaw 10088 (RZ 17-794300), which received Third Reading following the Public Hearing on October 21, 2019. The site currently contains seven single-family homes, which will be demolished.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 19-852902); works include but not limited to:

- construction of a new 1.5 m wide concrete sidewalk next to the new property line;
- construction of a grass/tree boulevard (min. new 1.5 m wide) over the remaining width between the new sidewalk and the existing west curb of No. 2 Road; and
- installation of an additional hydrant north of the proposed driveway.

The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

Development Information

Please refer to 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 single family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road, which are all identified for townhouse development under the Arterial Road Land Use Policy;
- To the east, across No. 2 Road, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Goldsmith Drive, a childcare centre on a lot zoned “School & Institutional Use (SI)” and a 133-unit townhouse complex zoned “Town Housing (ZT72) – London / Steveston (No. 2 Road)”;
- To the south, three existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting Wallace Road, which are all identified for townhouse development under the Arterial Road Land Use Policy; and
- To the west, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Sandiford Drive.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 21, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed; the response to the concern is provided in *italics*.

1. Traffic congestion along No. 2 Road and traffic flow in and out of the proposed development.

No. 2 Road is a major arterial roadway designed to carry high traffic volume. Staff are not aware of any operational issues in this section of No. 2 Road currently. As development occurs, the traffic impacts are assessed and geometric improvements to No. 2 Road will be sought to mitigate any future development traffic impacts (this was undertaken for the Steveston Secondary School site across the street from the subject site, where No. 2 Road was widened at Wallace Road to add left-turn bays).

The proposed townhouse development replaces seven single family homes with 22 townhouse units. This represents a marginal increase in new traffic over the existing sites. The amount of new trips is anticipated at less than 10 vehicles in the peak hour added to the adjacent road system or about one new vehicle every six minutes. The additional traffic can be accommodated within the existing capacity and geometry of No. 2 Road. Further the development will be reducing the number of vehicle conflict points on this section of No. 2 Road by eliminating seven full movement driveways and replacing with a sole driveway that is restricted to right-in/right-out turn movements only. The reduction in access points will improve traffic flow on No. 2 Road.

The site has access to transit service on No. 2 Road and nearby cycling facilities on Williams Road and a neighborhood route on Wallace Road to support alternate modes of travel to the development.

2. Tree Protection and potential damages to trees and hedges on neighbouring properties.

Tree protection fencing is required to be installed on site to protect neighbouring trees and hedges prior to demolition and construction activities occur on site.

The developer confirmed that existing wood fences along the north, south and east property lines will be removed and replaced with new fences when Building Permit is issued. The developer will notify the neighbours in advance. A tree survival security in the amount of \$12,000.00 is required prior to Development Permit issuance to ensure appropriate care is taken during construction.

3. Security of neighbouring properties during demolition and construction.

The developer confirmed that a construction fence will be set up along the property lines during the demolition and construction process. Six foot tall construction fence panels will be interlocked and installed along the entire east property line; due to the limited height of old fences at the front of north and south property lines, the six foot tall construction fence will also be installed and connected with the existing six foot tall wood fence to avoid people from entering the site. A temporary gate will be set up at the front of 10231 property as a site entrance; and it will be locked during unpermitted construction hours. Contact information of developer and construction manager will be posted on site if there are any concerns.

4. Pest Control.

The developer advised that their site management team visits the site and checks for evidence of pest infestation every two weeks. Action will be taken by pest control professionals if there are any issues. During the construction process, the site superintendent will check for pest problems and provide a report once a month.

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 and is generally in compliance with the “Low Density Townhouse (RTL4)” zone except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.

(Staff supports the proposed variance as it is consistent with the Development Permit Guidelines for Townhouses on arterial roads in the OCP, which support front yard setbacks at 4.5m (14.8 ft.) where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided. The result will provide a wider space between the rear units of the subject development and the single family dwellings that back onto the subject site. It will also provide a larger buffer to accommodate tree retention along the rear property line.

The resulting distance from the back of curb to the building face would be approximately 7.98 m. The reduced front yard setback does not compromise tree preservation or tree planting opportunity along the site frontage. The proposed architectural design provides appropriate building articulation and interface with neighbouring properties.

To address the road traffic noise from No. 2 Road, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards.

This variance was identified at the rezoning stage, and no concerns were identified at that time.)

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 7, 2020 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 proposed form, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.

- While three-storey units are proposed along No. 2 Road, the building height is stepped down to two storeys along the south property line to provide appropriate transition to the adjacent single-family homes.
- The single storey utility building and the adjacent entry driveway provides an adequate buffer zone between the three storey townhouse clusters along No. 2 Road and the neighboring single-family houses to the north.
- Two-storey units in duplex form as well as the outdoor amenity area are proposed along the rear (west) property line to minimize privacy and overlook concerns.
- Deeper rear yards (minimum of 6.0 m instead of 4.5 m) are proposed in order to enhance rear yard buffering.
- The existing site grade along the rear (west) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the west and to accommodate tree retention on the neighbouring properties.
- A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family homes.
- A low retaining wall (up to 0.89 m) is proposed in the rear yard (west of the existing sanitary SRW) to provide barrier free outdoor spaces to the duplex units along the west property line, which include two convertible units (i.e., Unit #14 and #15).
- The site grade along the north property line will be raised to match the existing site grade of the adjacent single family development to the north. No new retaining wall will be required.
- The site grade along a portion of the south property line will be raised. The maximum height of the proposed retaining wall is approx. 0.58 m. The heights of the wood fences proposed on top of the retaining wall will be reduced to approximately 1.2 m and 1.37 m in order to maintain a consistent privacy screen height (retaining wall plus wood fence) of 1.8 m along the south property line.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- A city owned site, located at 10191 No. 2 Road, may be redeveloped with neighbouring properties in the future but the existing tenant has the site under lease and the term has a number of years remaining. The developer has explored the opportunity to include the property located between the subject site and the city owned site (i.e. 10211 No. 2 Road) into the proposed townhouse development at the Rezoning stage; however, the acquisition attempt was not successful. A cross-access easement/agreement has been secured at rezoning to allow shared use of outdoor amenity space and garbage/recycling collection facilities on the subject site with future townhouse development at 10211 No. 2 Road.

Urban Design and Site Planning

- The site layout includes ten two-storey units and 12 three-storey units in eight clusters, plus a detached utility building containing an electrical room and a garbage/recycling/organic waste collection room.
- The layout of the townhouse units is oriented around a single driveway, providing access to the site from No. 2 Road and a north-south internal manoeuvring aisle providing access to the unit garages.

- Vehicle access will be limited to right-in/right-out only. Registration of a right in/right out only covenant on Title is required prior to Development Permit Issuance. A raised island will be installed as part of the Servicing Agreement to channelize and enforce the no left turn access restrictions.
- Units along No. 2 Road are designed to have a strong street presence with individual front entrances and yards; units along the rear (west) property line will have access from the internal drive aisle.
- Four of the three-storey townhouse units (i.e., Units #5, #9, #10 and #12) will each contain a ground-level, one-bedroom secondary suite of approximately 25.0 m² (269 ft²) in size.
- All units will have two vehicle parking spaces in a side-by-side double car garage. No additional parking stall is required for the proposed secondary suites since the required parking spaces for the units containing a secondary suites are provided in a side-by-side arrangement.
- A total of seven visitor parking spaces, including one accessible visitor parking spaces, will be provided throughout the site. The number of visitor parking spaces proposed exceeds the minimum bylaw requirement of five visitor parking spaces.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have deck/balcony spaces on the second floor facing the internal drive aisle.
- The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. A \$25,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- A detached utility building containing an electrical room and a garbage/recycling/organic waste collection room is proposed at the north side of the entry driveway. A mailbox kiosk with weather protection element has been incorporated into the design of the utility building.
- Adjacent properties to the north and south have future potential for redevelopment as townhouses. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.
- Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse developments is proposed to be installed at each end of the drive aisle so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the north and south.

Architectural Form and Character

- Traditional west coast wood frame residential style with inspiration from Tudor style was used as the main architectural language. Details used in this project such as gable roof, bay windows, wood battens, brick walls on lower floor and siding materials on upper floor, shingle roofs are all typical treatments that can be found in adjacent developments.

- A pedestrian scale is generally achieved along No. 2 Road and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- Individuality of units is expressed through main unit entries with either covered porch or entry canopy, and private landscaped patio/yards with gates at front units.
- Variation in building mass and setbacks are incorporated into the design to differentiate the three townhouse clusters along No. 2 Road. This approach contributes to the development of a pedestrian friendly streetscape.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (asphalt roof shingles, hardie lap siding/shake, wood fascia board and trim, brick cladding, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Two color schemes (cold tone and warm tone) are proposed; each scheme includes light and dark (contracting) colors for lap siding. Both cold and warm color schemes have the same color treatment for brick veneer, wood trims, window/door frames, glasses, and door colors to form a unity for among various townhouse clusters in the same development.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage;
 - a total of 27 bylaw-sized trees and one hedgerow were identified on site,
 - one hedgerow was noted on a shared property line with the adjacent property at 5971 Wallace Road; and
 - seven trees and three hedgerows were noted on the neighbouring properties.
- 26 trees (tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59) located on the development site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
 - Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 52 replacement trees are required. The applicant is proposing to plant 32 replacement trees on-site, including 8 conifers and 24 deciduous trees.
 - The applicant has agreed to provide a voluntary contribution of \$15,000 to the City's Tree Compensation Fund in lieu of planting the remaining 20 replacement trees. A voluntary contribution in the amount of \$7,500 has been secured at Rezoning stage; the applicant has agreed to provide the remaining \$7,500 voluntary cash contribution prior to DP issuance.
- A Mountain Ash tree (tag# 26) located onsite is proposed to be retained, this tree is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
 - A survival security for the Mountain Ash tree in the amount of \$1,000 has been secured at Rezoning.
- One (1) hedgerow comprised of six (6) trees (tag# 45-50) located on the development site is in poor condition with little landscape value, and should be removed.

- One (1) hedgerow comprised of 16 trees (tag# 28-43) located along a shared property line between 10397 No. 2 Road and 5971 Wallace Road is in poor condition with little landscape value. This hedgerow may be removed; consent letter from the neighbouring property owner to the south is on file.
- Seven (7) trees (tag# 7, 8, 10, 12, 16, 17 and 25) located on neighbouring properties to the west are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) hedgerow (tag# 9) located on neighbouring property to the west is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- A tree survival security for neighbouring trees and hedgerows, in the amount of \$12,000.00, is required prior to Development Permit issuance.
- Two (2) hedgerows (tag# 19 and 24) located on neighbouring properties to the west are in poor condition with little landscape value. These hedgerows may be removed but the developer is proposing to retain and protect them as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site.
- A proof of contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at Rezoning.

Landscape Design and Open Space Design

- The street edge along No. 2 Road will be defined with landscaping including various trees, shrubs and ground covers. A low 42 in. tall transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with low aluminum fence with landscaping to provide privacy for individual units. All units will have a private yard with a patio, shade tree, shrub/groundcover planting.
- Landscape pockets with shrubs and grasses will be provided along the main north-south internal drive aisle.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The location of outdoor amenity space provides easy access and visual transparency and surveillance for the townhouse residents. A children's play area, a barbeque/picnic area, a sunken, open sod lawn for multi-purpose use, and visitor bicycle parking area are included in the outdoor amenity space.
- A multi-functional play structure and a sand box are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. A bench is also proposed in the children's play area for caregivers.

- Permeable pavers with decorative pattern will be used to define pedestrian routes throughout the development site. Permeable pavers will also be used on all surface parking spaces to and the internal driveway in front of the outdoor amenity space to break up the expansive paved surface on-site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$229,540.08 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- The sidewalk and internal drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public pedestrian use.
- Front entries are not deeply set back, and will be well-lit with ceiling lights in the entry porches.
- Exterior lights are proposed along the internal drive aisle, by the utility building, and in outdoor amenity areas etc. to enhance visual supervision from windows and balconies located along the internal driveway.

Sustainability

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. The proposal meets the grandfathering provisions for Energy Step Code approved by Council.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500. The architect advised that low-e double glazing windows and Energy Star appliances will also be incorporated into the development.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit #14 and 15) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusion

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 2

EL:cas

- Attachment 1: Development Application Data Sheet
- Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (October 7, 2020)
- Attachment 3: Development Permit Considerations



DP 18-829082

Attachment 1

Address: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

Applicant: Forest International Real Estate Investment Company Ltd. Owner: Forest International Real Estate Investment Company Ltd.

Planning Area(s): Steveston (Schedule 2.4)

Floor Area Gross: 4,017 m² Floor Area Net: 2,907 m²

	Existing	Proposed
Site Area:	4,868.0 m ²	4,858.2 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential Steveston Area Plan: Multiple-Family	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	7	22 townhouse units + 4 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	63.4%	none
Lot Coverage – Landscaping:	Min. 25%	25.1%	none
Setback – Front Yard (m):	Min. 6.0 m	4.83 m	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.7 m (3 storeys) along No. 2 Road and 8.43 m (2 storeys) along west property line	none
Lot Width:	Min. 50.0 m	110.0 m	none
Lot Depth:	Min. 35.0 m	44.6 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.3 (V) per unit	none
Off-street Parking Spaces – Total:	44 (R) and 5 (V)	44 (R) and 7 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (44 x Max. 50% = 22)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (51 x Max. 50% = 25)	15	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (49 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.2 (Class 2) per unit	none
Bicycle Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	34 (Class 1) and 5 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units = 132 m ²	207 m ²	none

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, October 7, 2020 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Panel Discussion

Comments from Panel members were as follows:

- appreciate the proposal package; nicely put together and easy to read and follow;

Noted

- consider relocating the two convertible units to a location where the site grade would provide barrier free access to the private outdoor space for each convertible unit; provision of steps in the back yard of convertible units would be problematic for residents in wheelchairs as they would not be able to independently access the back yard;

Convertible units relocated towards south side of the site per ADP comments. North unit of building D and south unit of Building E.

- support the proposed location of the accessible parking stall in the middle of the site;

Noted

- consider installing pocket doors or outward-opening doors for all washrooms, closets and powder rooms in the convertible units;

Possibility if installing pocket doors were reviewed. In many cases, the pocket is not possible due to conflict between the required storage pocket and perpendicular wall's wood studs, wood blocking for future grab bars, and geometry of the room and wall locations etc. In addition, there is concern on how H/C friendly the sliding door hardware can be. Outward door opening method was explored as well. We feel opening doors into narrow corridors reduces the exit width and may create concerns on safety during event of fire emergency. Nevertheless, the convertible unit was designed to fully comply with door width requirements outlined in city's convertible unit design guideline.

- consider providing adequate space for future installation of a vertical lift in each convertible unit;

Current design provided vertical lift space in each convertible unit

- appreciate the comprehensive accessibility strategy for the project;

Noted

- concerned about the privacy for the adjacent single-family homes to the west due to the location of the six-foot high perimeter fence at the bottom of the slope along the west property line; consider seeking a height variance for the fence or installing taller plantings along the west property line;

Trees are proposed in the rear yards to enhance screening between the proposed townhouses and the existing single family homes. 6' ht. solid wood fence and yew shrubs are also proposed along the rear property line.

- appreciate the two-storey duplex units along the west side of the subject site which provide an appropriate interface with the single-family homes to the west;

Noted.

- look at the small gap between the three-storey townhouse buildings along No. 2 Road; the long and continuous street wall is imposing; could have been broken down if the driveway entrance was located in the middle of the No. 2 Road frontage;

Driveway entry location was debated and determined during rezoning stage per OCP design guideline and Transportation Department's comments.

- appreciate the continuous bay windows and sloped roofs of the three-storey townhouse buildings along No. 2 Road which visually break down the building massing; however, consider introducing further architectural treatment to mitigate the long building facades along the No. 2 Road streetscape;

Front buildings were redesigned. Building A has 4 units. Building B has 5 units and building C has 3 units. Building C has the smallest massing among three front buildings as a buffer between building B and accessory building. Building A has the second smallest massing as a buffer to neighboring single family houses. The central units in each building was redesigned to emphasise the boundary of each unit instead of having the mirroring effect. The new proposal used massing instead of color as the tool to differentiate front buildings. (4 Units, 5 Units and 3 Units) and avoided repeating and mirroring designs.

- the utility/service building (Building J) appears odd-looking and different from the rest of the buildings in the project; consider further architectural treatment for it's own look;

Building J was redesigned to provide a larger massing with allowed one storey utility / garage room project into the side yard. The architectural treatment is with consistent styles as used in the development.

The entire Building J was shifted towards west side to provide 6m+ setback from No. 2 road. More landscape buffer will be provided between Building J and No. 2 Road. A covered porch with large size window was introduced on the front façade to provide articulation to the street elevation.

Covered porch and gable roof above for mailbox assembly was still provided on the façade facing entry driveway to make the elevation more interesting.

- support the proposed material and colour palette which visually breaks down the massing of the three-storey townhouse buildings;

Noted

- appreciate the submission package and the presentation of the project;

Noted

- appreciate the massing of the three-storey buildings; like the three-storey units in clusters of four units rather than the allowed maximum of six units in one townhouse building;

Noted

- consider relocating the common outdoor amenity area to a more central location in the proposed development; consider potential conflicts between the common outdoor amenity area and garbage and recycling loading area;

Outdoor amenity area was relocated to a more centralized location.

- consider further architectural treatment to Building J as it currently appears boxy;

Building J was redesigned. See above.

- appreciate the proposed material and colour palette for the project; however, consider more variation in colour treatment as the buildings look similar;

New color schemes were explored and provided in this submission. 4 area colors for sidings were proposed in two different color schemes with cold and warm tones. Within each color scheme, we also have dark and light color as variation in each building. We proposed to stagger the cold and warm color scheme on each two adjacent buildings in both front and back rows.

- review the landscape design of the back yards of rear duplex units; consider installing steps to mitigate the steep slope ranging from 16 percent to 37 percent along the edge of west property line;

Rear yards along west property line interface has been revised to allow for more useable space including sod lawn upper yard, wood wall, and lower yard with decorative pavers. Associated tree/hedge preservation along with proposed planting is incorporated. Steep slope has been alleviated through revised grading and steps.

- appreciate the comprehensive and easy to follow presentation of the project;

Noted.

- appreciate the landscape design of the back yards of rear duplex units considering the site constraints, e.g. the existing SRWs along the west property line and the need to provide protection to existing trees;

Noted.

- a 4.9 percent grade for the patio would be difficult for a person in a wheelchair; a 2 percent grade would be more appropriate for a gathering space and a seating area;

Rear yards along west property line interface has been revised. See above. Max slope is 2% in all yard areas for accessibility

- consider adding more variety to the landscaping along the No. 2 Road streetscape, e.g. through enhancing the species variety and mix of deciduous and conifer trees to mitigate the long street wall along the No. 2 Road streetscape; also consider a new pedestrian entry along No. 2 Road to further break down the massing along No. 2 Road;

Tree varieties along No. 2 Road streetscape revised to include both conifer and deciduous species.

- support the Panel comment to relocate the common outdoor amenity area to a more central location in the proposed development; review the play value of the proposed play equipment vis-à-vis the amount of space that it would occupy in the play area; consider a more flexible and open play space;

Outdoor amenity area was relocated to a more centralized location.

- overall, the proposal is straightforward and easy to understand;

Noted

- support the Panel comment to review the accessibility and usability of the back yards of rear duplex units due to the steep slope in the rear yards along the west property line;

Rear yards along west property line interface has been revised. See above.

- landscape section details on Drawing L15 in the submission package indicate that the back yards of the rear duplex units are not accessible; a 4.9 percent slope for the patio and 8.5 percent slope for the sod lawn are not appropriate;

Steep slope has been alleviated through revised grading and steps. Max slope is 2% in all yard areas for accessibility. Landscape sections updated

- consider a blended option, installing a naturalized retaining wall, e.g. a rock retaining wall or a structured wall, along the SRW edge to provide a naturalized buffer and an opportunity to lower the site grade of the back yards to enhance their usability;

Rear yards along west property line interface has been revised. See above.

- support the staff comment to provide a mix of conifer and deciduous trees on-site and increase the number of conifer trees; it is assumed that street trees would be installed along the No. 2 Road frontage;

Tree varieties along No. 2 Road streetscape revised to include both conifer and deciduous species. Additional conifer species introduced

- consider an informal pedestrian entry at the No. 2 Road driveway with a paver band along the edge of the internal drive aisle;

Pedestrian circulation has been considered and accounted for through internal pedestrian access walkways long drive aisle using permeable pavers. Connection to main sidewalk along No. 2 Road added

- support the Panel comment to enhance the flexibility and play value of the play space within the common outdoor amenity area considering the limited private outdoor space for residential units, particularly for units along No. 2 Road having secondary suites; consider installing grass or extra turf on the common outdoor amenity area to create a more open space that would be more usable to both children and adults;

Outdoor amenity area has been relocated to the centre of the site, and integrates both a BBQ/seating amenity area, and children's play area for ages 6+ (slide play structure). Lower amenity yard has open sod lawn for multi-purpose use, as well as a sandbox for kids under 5.

- support the Panel comment to provide a blended approach to enhance the usability of the back yards of the rear units; consider installing steps at the rear of the building and on the yard to alleviate the steep slope condition of the back yard;

Rear yards along west property line interface has been revised. See above.

- the size of the balconies meets the City's minimum requirement; however, consider increasing the size of balconies for units with secondary suites to provide more flexible uses, e.g. outdoor dining or family gathering;

All front buildings were redesigned to enlarge the open balconies spaces facing the internal driveway.

- appreciate the applicant's efforts to create a cohesive architecture; however, Buildings A, B, and C along No. 2 Road look too similar; consider altering the size of at least one of these buildings to provide variation in building mass or footprint; also consider varying the number of units in at least one building block to further break down the massing and the repetitive nature of the individual units;

Front buildings were redesigned. See above.

- consider stepping down the height of the end unit of Building C adjacent to the driveway entrance from three to two storeys similar to the approach for the end unit of Building A which is adjacent to single-family homes; and

The Building C massing and height met the OCP design guideline's requirements for additional setback (7.5m) from single family housing to 3 storey massing. With changes to Building J per other ADP comments to make it larger in building width, height and massing, the streetscape between building C, J and neighboring house was improved and the their massing and height are more compatible to create a step down effect.

- the proposed material and colour palette for the three front buildings are similar; consider some variation to visually break down the building massing and mitigate the sameness of the buildings.

Front buildings were redesigned. Building A has 4 units. See above.

Sara Badyal, Planner 2, read into the record the following comments submitted by Jubin Jalili:

- the project is showing compliance with EnerGuide rating of 82; City staff need to confirm that Energy Step Code compliance will not apply to this project.

Noted

Panel Decision

It was moved and seconded

That DP 18-829082 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

File No.: DP 18-829082

Prior to approval of the Development Permit, the developer is required to complete the following:

- 1. Final adoption of the Zoning Amendment Bylaw 10088.
- 2. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from No. 2 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
- 3. Registration of a legal agreement on title to restrict access to the property to right in/right out movements only.
- 4. City acceptance of the developer’s offer to voluntarily contribute \$7,500.00 to the City’s Tree Compensation Fund for the planting of replacement trees within the City.
- 5. Submission of a Tree Survival Security to the City in the amount of \$12,000.00 for all the trees and hedgerows located on the adjacent properties along the common property line, that are to be retained.
- 6. Receipt of a Letter of Credit for landscaping in the amount of \$ 229,540.08 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.
- 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

Initial: _____

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 18-829082

To the Holder: Forest International Real Estate Investment Company Ltd.

Property Address: 10231, 10251, 10351, 10371, 10391, 10395 and
10397 No. 2 Road

Address: 4986 Kingsway
Burnaby, BC V5H 2E2

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 Bylaw 8500" is hereby varied to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.
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 #47 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 security in the amount of \$229,540.08 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 18-829082

To the Holder: Forest International Real Estate Investment Company Ltd.

Property Address: 10231, 10251, 10351, 10371, 10391, 10395 and
10397 No. 2 Road

Address: 4986 Kingsway
Burnaby, BC V5H 2E2

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

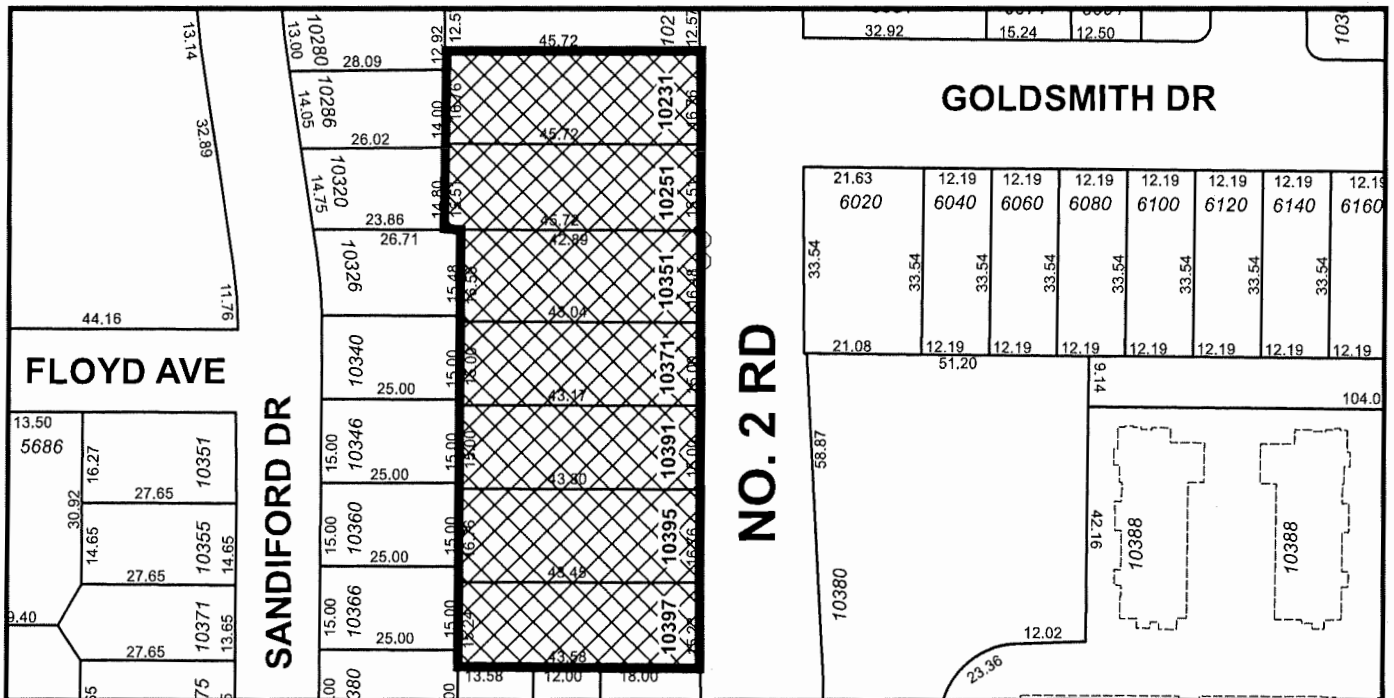
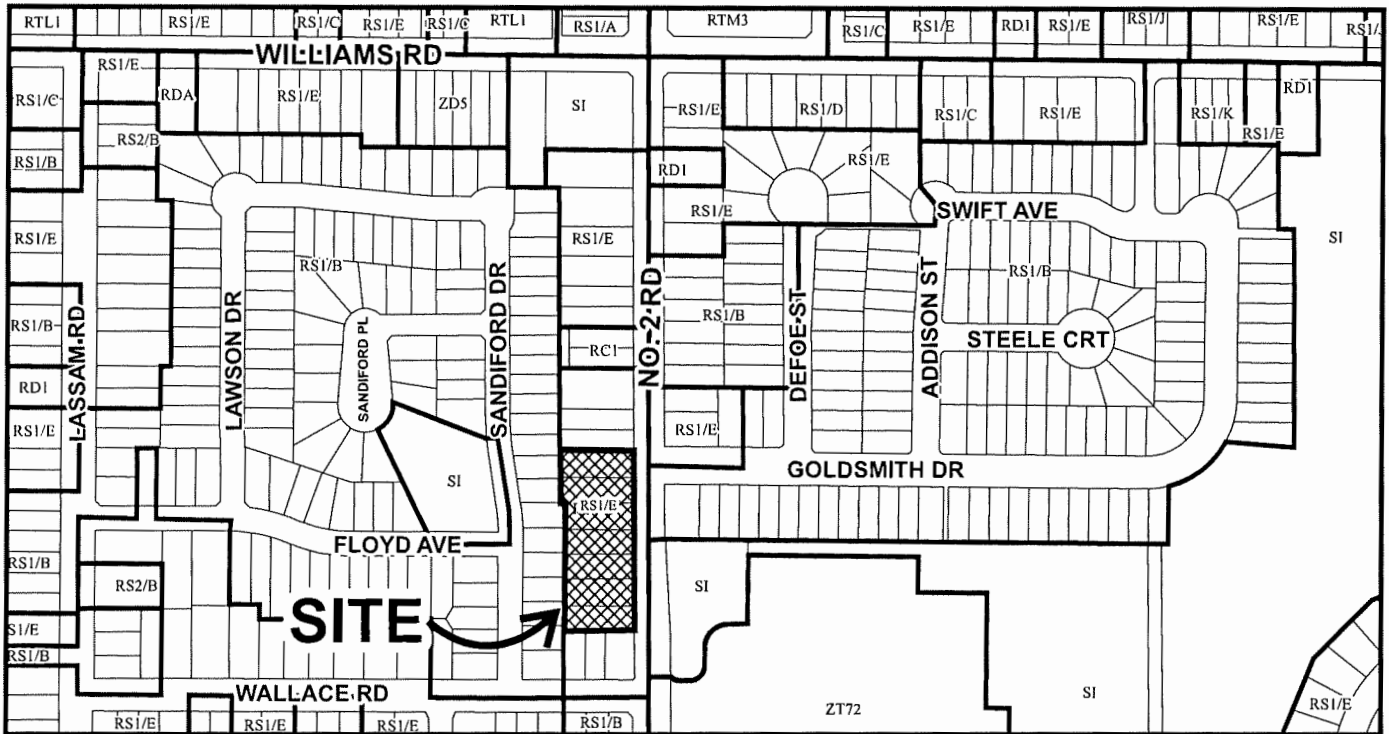
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 18-829082

Original Date: 08/27/18

Revision Date: 04/12/21

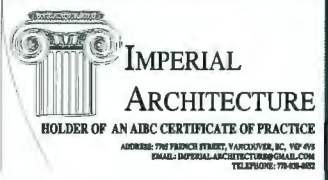
Note: Dimensions are in METRES

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE
INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

VARIANCE REQUIRED: 4.5M FRONT YARD SETBACK AS PER RECOMMENDATIONS IN ARTERIAL ROAD TOWNHOUSE DESIGN GUIDELINE IN OFFICIAL COMMUNITY PLAN (OCP)

ENERGY NOTES AND COMMITMENTS (REFER TO ENERGY REPORT DATED OCT 17 2019 ISSUED BY CAPTURE ENERGY FOR DETAILS)

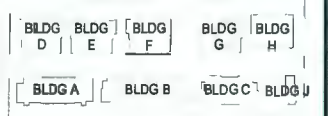
- PER THE REQUIREMENTS OF THE BC SOLAR HOT WATER READY REGULATION.
- AIR SOURCE HEAT PUMP (ASHP); SEER >14.5; HSPF > 7.5. THIS UPGRADE SHALL REQUIRE THE PROJECTS MECHANICAL PROFESSIONAL ENGINEER TO PROVIDE A LETTER TO THE CITY OF RICHMOND WHICH SPECIFIES THE EQUIPMENT AND CONFIRMS THAT THE EQUIPMENT COMPLIES WITH NOISE REGULATIONS BYLAW NO. 8856.
- THE EA (ENERGY ADVISOR) SHALL SUBMIT THE "P-FILES" FOR ALL UNITS MODELLED TO NRCAN VIA CITY GREEN SOLUTIONS, THE EA'S SERVICE ORGANIZATION (PER THE ENERGUIDE FOR HOMES PROTOCOL) AND INFORM THE CITY ONCE THESE FILES HAVE BEEN RECEIVED BY NRCAN.
- ALL MEASURES IN THE POLICY COMPLIANCE CASE, TOGETHER WITH THEIR MINIMUM PERFORMANCE SPECIFICATIONS, SHALL BE NOTED ON THE APPROPRIATE BUILDING PLANS.
- DURING CONSTRUCTION, THE EA SHALL ENSURE THAT ALL MEASURES IN THE POLICY COMPLIANCE CASE ARE PROPERLY INSTALLED. THE EA SHALL PROVIDE A REPORT TO BUILDING INSPECTIONS STAFF VERIFYING THE INSTALLATIONS OF ALL POLICY COMPLIANCE CASE MEASURES.
- SHOULD THE UPGRADES LISTED ABOVE CHANGE FOR ANY REASONS, AN APPROPRIATE SUBSTITUTION WILL BE MADE IN ORDER TO ENSURE THE FINAL ENERGUIDE RATING REMAINS 82 OR HIGHER FOR ALL UNITS IN THE PROPOSED DEVELOPMENT. A REVISED REPORT DETAILING THESE CHANGES AND MODELING THEIR ENERGY PERFORMANCES WILL BE SUBMITTED TO THE CITY OF RICHMOND.



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

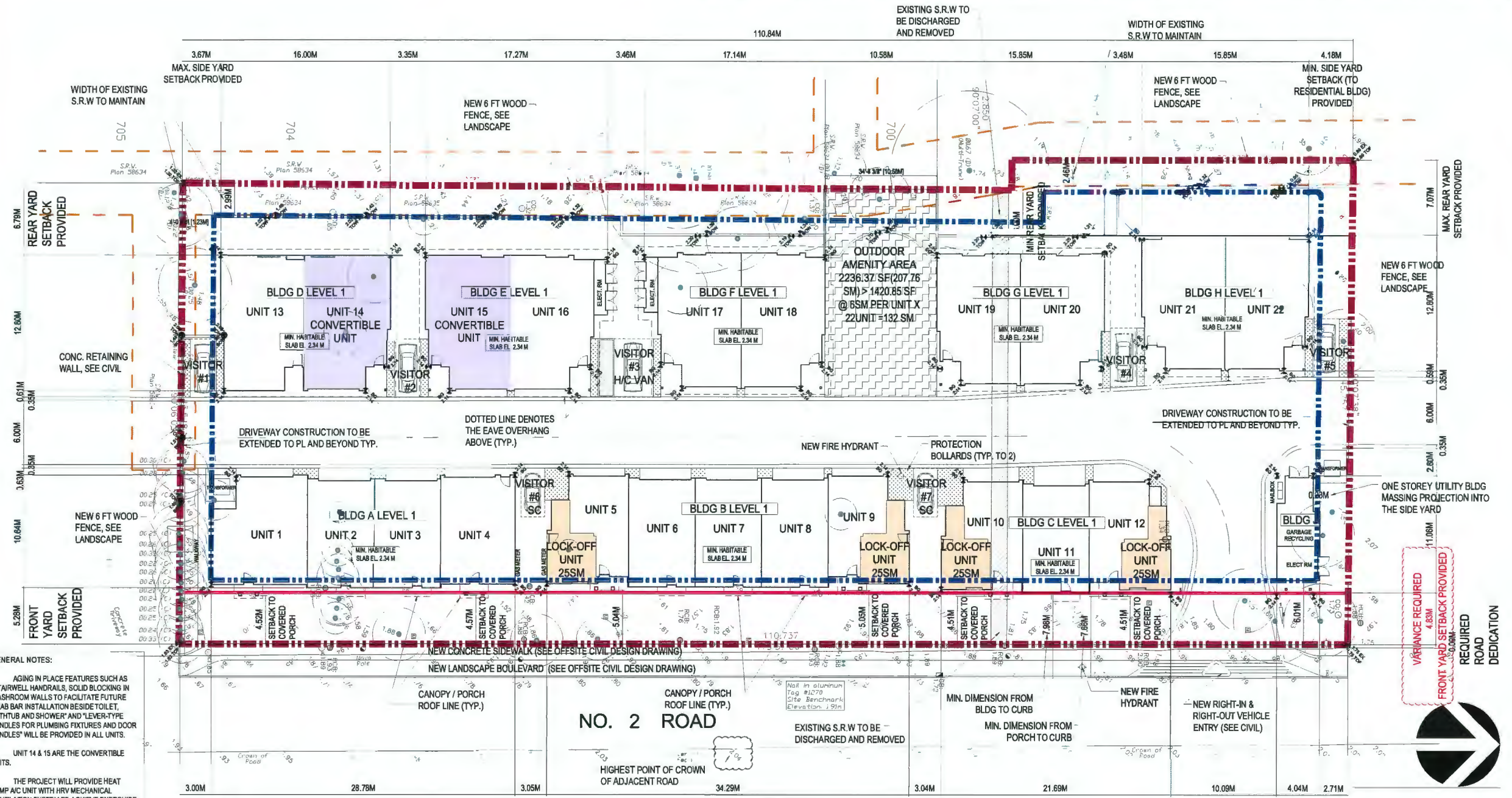
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The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

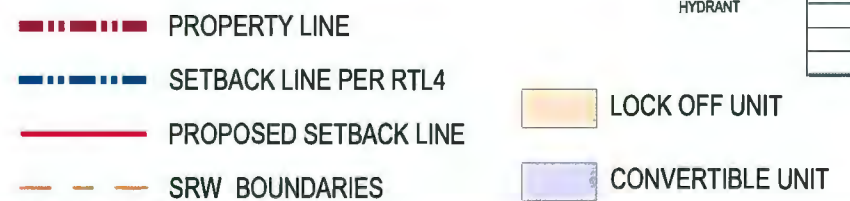


NO. 2 ROAD

ISSUED FOR OFF SUBMISSION	J2	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J2	K.L.	20.09.17
ISSUED FOR DP SUBMISSION	J2	K.L.	18.07.13
ISSUED	By	Appt.	11.04.00



- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
 - UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
 - THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 - THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
 - AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



Ground Floor Interior Elevation Calculation

Highest Point of Crown of adjacent Street	2.04 Meter
Flood Protection Requirements for L1 Living Space	0.3 Meter
Established L1 Interior elevation for Living Space	2.34 Meter

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

April 19, 2021

DP 18-829082

PLAN #1

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC DEVELOPMENT
10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

SITE PLAN

Project No. #8193
Scale 1/16"=1'-0"
Drawing No. Sheet Revision

Project Data				
Lot	Civic Address	Legal Description	PID	
Lot 1	10231 No. 2 Road, Richmond, BC	981 SEC 36 BLK4N RG7W PL NWP58183	003-995-879	
Lot 2	10251 No. 2 Road, Richmond, BC	982 SEC 36 BLK4N RG7W PL NWP58183	004-005-066	
Lot 3	10351 No. 2 Road, Richmond, BC	713 SEC 36 BLK4N RG7W PL NWP58349	003-897-095	
Lot 4	10371 No. 2 Road, Richmond, BC	712 SEC 36 BLK4N RG7W PL NWP58349	004-536-339	
Lot 5	10391 No. 2 Road, Richmond, BC	711 SEC 36 BLK4N RG7W PL NWP58349	001-897-004	
Lot 6	10395 No. 2 Road, Richmond, BC	211 SEC 36 BLK4N RG7W PL NWP48291 Except Plan 58349	003-881-261	
Lot 7	10397 No. 2 Road, Richmond, BC	710 SEC 36 BLK4N RG7W PL NWP58349	004-323-653	
Gross Site Area	52398.67 SF	=	4868.00 SM	
Road Dedication	105.49 SF	=	9.80 SM	
Net Site Area	52293.18 SF	=	4858.20 SM	(From consolidated site survey plan)
Max. FSR Allowed (RLT-4 Zone)	0.6			
Floor Area Allowed	31375.91 SF			
Total Net floor Area Provided	31348.80 SF			
Total FSR Provided	0.6			

Project Statistics				
	Existing	Proposed	Notes	
Zoning	RS1/E	RLT4		
Land Use	Single Family Detached	Townhouse		
OCP Designation	Neighborhood Residential	Neighborhood Residential		
Amount of Units	7	22		
	Required / Allowed	Proposed	Notes	
Floor Area Ratio	0.6	0.6		
Lot Coverage (Building)	40% Max.	39.0%		
Lot Coverage (Non Porous Materials)	65% Max.	63.4%		
Lot Coverage (Live Landscape)	25% Min.	25.1%		
Setback - Front Yard (East)	6.00 Meters	4.83 Meters	Variance Required	
Setback - Side Yard (North) - Residential Bldg	3.00 Meters	4.18 Meters		
Setback - Side Yard (North) - 1 Storey Accessory Bldg	3.00 Meters	2.71 Meters		
Setback - Side Yard (South)	3.00 Meters	3.00 Meters		
Setback - Rear Yard (West)	3.00 Meters	6.00 Meters		
Height (Meters) - 3 Storey Buildings	12.00 Meters	11.70 Meters		
Height (Meters) - 2 Storey Buildings	9.00 Meters	8.43 Meters		

Ground Floor Interior Elevation Calculation		
Highest Point of Crown of adjacent Street	2.04 Meter	
Flood Protection Requirements for L1 Living Space	0.3 Meter	
Established L1 Interior elevation for Living Space	2.34 Meter	

Parking Calculation				
Residential Parking Required	2 Stalls / Unit	X	22 Unit	= 44 Stalls
Small Car stalls allowed (7.5.13)	When More Than 31 Stalls Provided	@	50%	= 22 Stalls
Residential Parking (Standard) Provided				= 29 Stalls
Residential Parking (Small Car) Provided				= 15 Stalls < 22 Stalls Allowed
Residential Parking Provided				= 44 Stalls
Level 2 @ 240V EV Charger Provided	1 Outlet / Unit	X	22 Unit	= 22 Outlets
Visitor Parking Required	0.2 Stalls / Unit	X	22 Unit	= 4.4 Stalls
Visitor Parking Provided				= 7 Stalls (Including 1 H/C Stall)
Lock-off Unit Parking Required *				= 0 Stalls
Lock-off Unit Parking Provided *				= 0 Stalls
* Lock-off Unit Parking Requirement	No additional parking stall required when side by side double parking stalls provided in projects located on arte m			
Van Accessible H/C Visitor Parking Required				= 1 Stall
Van Accessible H/C Visitor Parking Provided				= 1 Stall
Class 1 Bike Storage Required	1.25 Spaces / Unit	X	22 Unit	= 27.5 Spaces
Class 1 Bike Storage Provided				= 34 Spaces
Class 2 Bike Parking Required	0.2 Spaces / Unit	X	22 Unit	= 4.4 Spaces
Class 2 Bike Parking Provided				= 5 Spaces

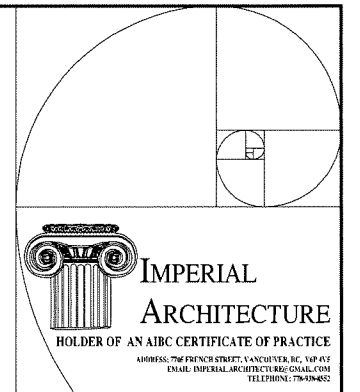
Floor Area Calculation											
	Building A	Building B	Building C	Building D	Building E	Building F	Building G	Building H	Building J	Total	Total
Gross Floor Area	7878.93	9907.73	6031.42	3923.68	3991.71	3978.82	3579.18	3878.2	431.52	43601.19 SF	4050.69 SM
Floor Area Exemption	2245.50	2741.76	1649.05	988.37	1035.92	1102.91	1028.68	1028.68	431.52	12252.39 SF	1138.29 SM
Net Floor Area	5633.43	7165.97	4382.37	2935.31	2955.79	2875.91	2550.50	2849.52	0.00	31348.80 SF	2912.40 SM

Building Coverage Calculation											
	Building A	Building B	Building C	Building D	Building E	Building F	Building G	Building H	Building J	Total	
Building Area	3152.05	3679.72	2307.19	2158.38	2232.77	2206.09	2081.49	2134.55	431.52	20383.76	
Net Site Area										52293.18	
Total Building Coverage Ratio											39.0%

Average Grading Calculation					
Points	Location	Existing Grade	Proposed Grade	Notes	
1	Lot Southeast	1.78 Meter	1.78 Meter		
2	Lot Northeast	1.97 Meter	1.97 Meter		
3	Lot Northwest	0.94 Meter	0.94 Meter		
4	Lot Southwest	1.42 Meter	1.42 Meter		
5	Building A Southeast		2.14 Meter		
6	Building A Northeast		2.14 Meter		
7	Building A Northwest		2.14 Meter		
8	Building A Southwest		2.08 Meter		
9	Building B Southeast		2.14 Meter		
10	Building B Northeast		2.14 Meter		
11	Building B Northwest		2.14 Meter		
12	Building B Southwest		2.14 Meter		
13	Building C Southeast		2.14 Meter		
14	Building C Northeast		2.14 Meter		
15	Building C Northwest		2.14 Meter		
16	Building C Southwest		2.14 Meter		
17	Building D Southeast		2.08 Meter		
18	Building D Northeast		2.14 Meter		
19	Building D Northwest		2.14 Meter		
20	Building D Southwest		1.56 Meter		
21	Building E Southeast		2.14 Meter		
22	Building E Northeast		2.14 Meter		
23	Building E Northwest		2.14 Meter		
24	Building E Southwest		2.14 Meter		
25	Building F Southeast		2.14 Meter		
26	Building F Northeast		2.14 Meter		
27	Building F Northwest		2.14 Meter		
28	Building F Southwest		2.14 Meter		
29	Building G Southeast		2.14 Meter		
30	Building G Northeast		2.14 Meter		
31	Building G Northwest		2.14 Meter		
32	Building G Southwest		2.14 Meter		
33	Building H Southeast		2.14 Meter		
34	Building H Northeast		2.14 Meter		
35	Building H Northwest		2.14 Meter		
36	Building H Southwest		2.14 Meter		
37	Building J Southeast		2.14 Meter		
38	Building J Northeast		2.14 Meter		
39	Building J Northwest		2.14 Meter		
40	Building J Southwest		2.14 Meter		
Average Grade			2.06 Meter		@ 82.45 / 40

GENERAL NOTES:

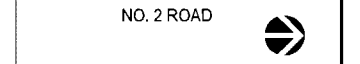
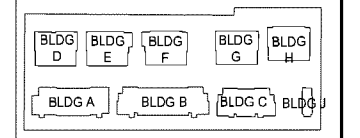
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 (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
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- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



ARCHITECTURE
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Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



ISSUED FOR DPP SUBMISSION	J2	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J2	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J2	K.L.	18.07.15
ISSUED		By: Ape	15.04.00

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)



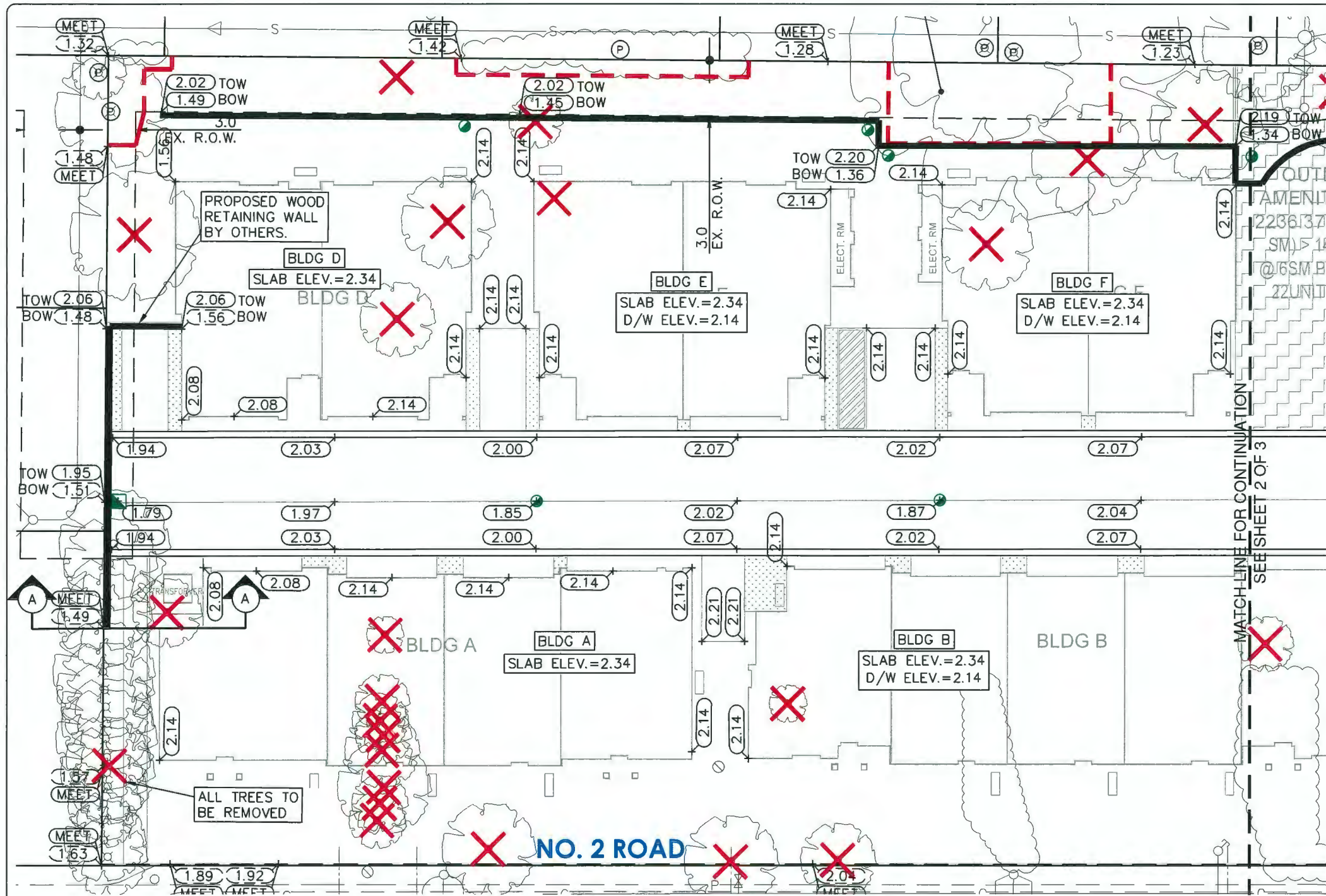
Title
PROJECT DATA & STATISTICS

Project No.	Scale	
#8193	N.T.S.	
Drawing No.	Sheet	Revision

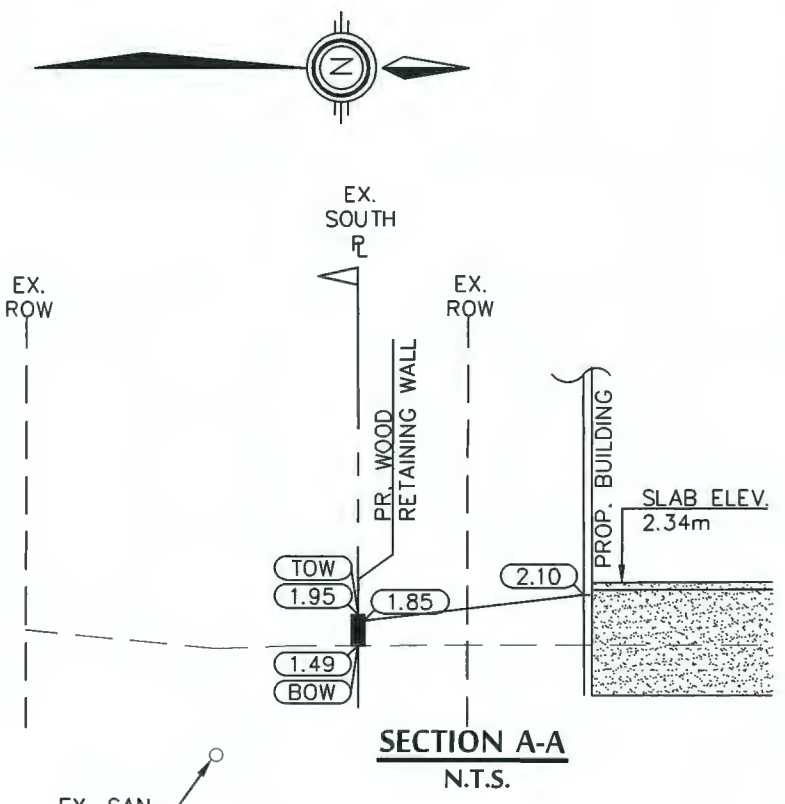
DP 18-829082

April 19, 2021

PLAN #2



PLAN
SCALE: 1:250



LEGEND

X	TREE TO BE REMOVED
P	TREE TO BE PRESERVED
- - -	TREE PROTECTION FENCE

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

CoreConcept CONSULTING LTD.
tel : 604.249.5040 fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

FOREST INTERNATIONAL REAL ESTATE INVESTMENT CO. LTD

Core Concept Consulting Project No. 18081

DP 18-829082

REV'N	DATE	BY	CH.	DESCRIPTION
6.	07 APR 2021	AR	TS	DP RESUBMISSION
5.	02 MAR 2021	AR	TS	DP RESUBMISSION
4.	27 JAN 2021	AR	TS	DP RESUBMISSION
3.	08 DEC 2020	AR	TS	DP RESUBMISSION
2.	26 NOV 2020	AR	TS	DP RESUBMISSION
1.	18 AUG 2020	AR	TS	DP RESUBMISSION
0.	29 NOV 2019	AR	TS	DP SUBMISSION

REVISIONS
April 19, 2021

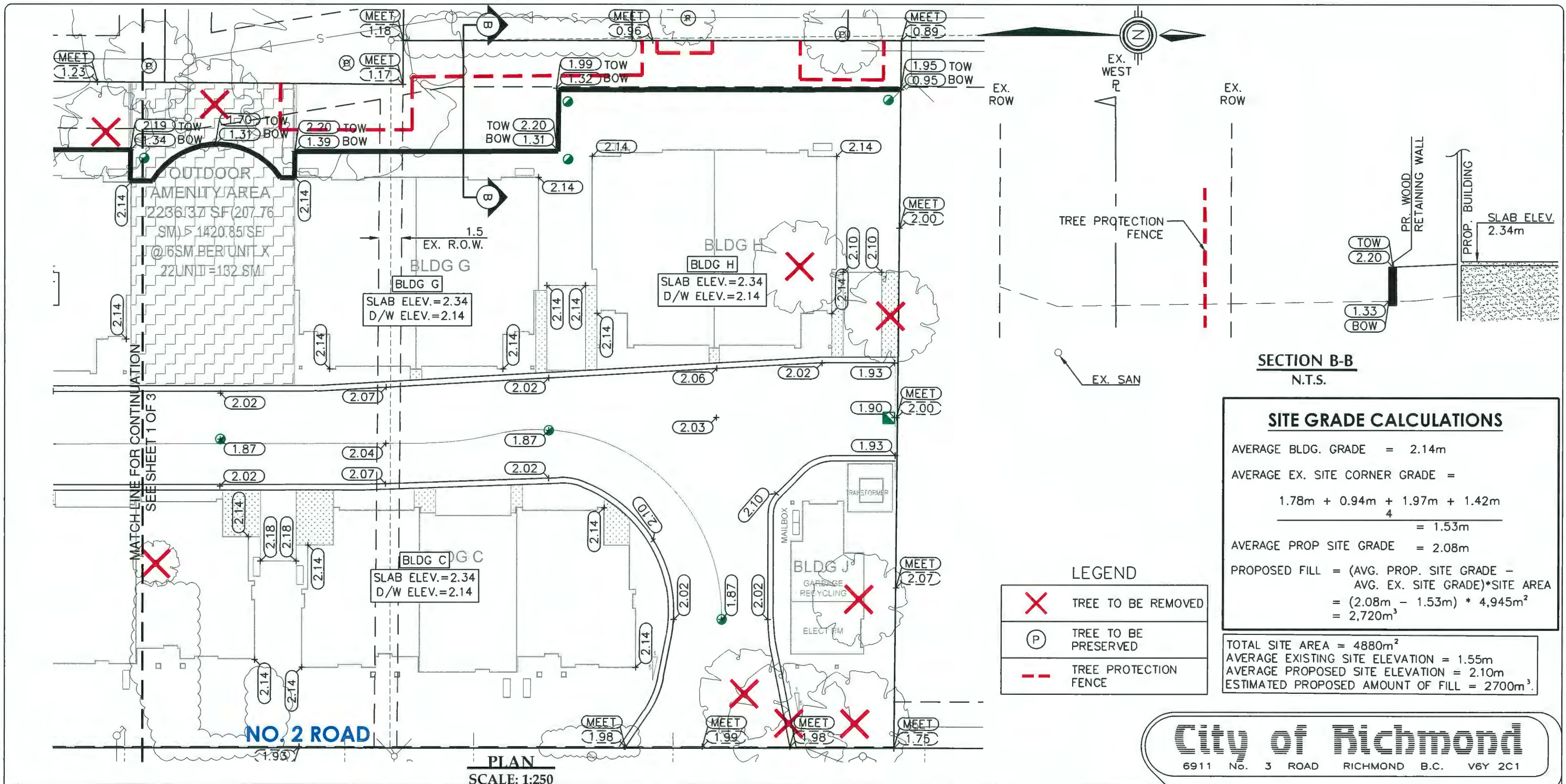
02 MAR 2021

TITLE: **LOT GRADING**

10231-10397 NO.2 ROAD
CITY FILE:

DESIGN: PS	DWG. No.:	
DRAWN: GG	SCALE: 1 : 250	DATE: SEP 2019
CHECKED: BCD	SEC. No.: 36-4	SHT No. OF 4
ENGINEER: TS		

PLAN #4



CoreConcept CONSULTING LTD.
 tel : 604.249.5040
 fax : 604.249.5041
 #220-2639 Viking Way, Richmond, BC, V6V 3B7
 www.coreconceptconsulting.com

FOREST INTERNATIONAL REAL ESTATE INVESTMENT CO. LTD

Core Concept Consulting Project No. 18081

DP 18-829082

REV'N	DATE	BY	CH.	DESCRIPTION
6.	07 APR 2021	AR	TS	DP RESUBMISSION
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1.	18 AUG 2020	AR	TS	DP RESUBMISSION
0.	29 NOV 2019	AR	TS	DP SUBMISSION

REVISIONS
April 19, 2021

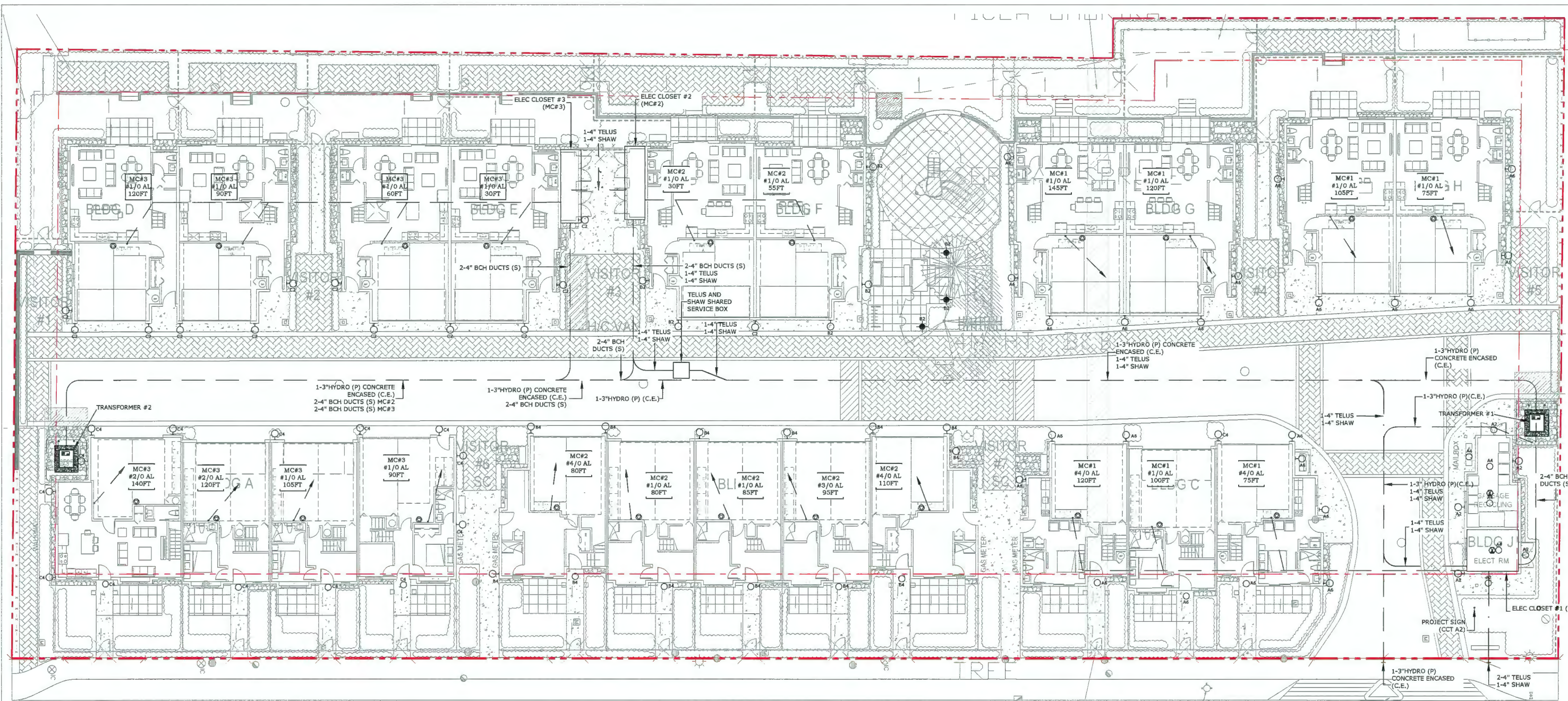
02 MAR 2021

City of Richmond
 6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: **LOT GRADING**
 10231-10397 NO.2 ROAD
 CITY FILE:

DESIGN: PS
 DRAWN: GG DWG. No.:
 CHECKED: BCD SCALE: 1 : 250 DATE: SEP 2019
 ENGINEER: TS SEC. No.: 36-4 SHT. No. OF

PLAN #5



SITE LIGHTING LEGEND	
	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
	42" H BOLLARDS, ROUND, DARK BRONZE FINISH C/W 32W COMPACT FLUORESCENT HPF BALLAST, LOUVRED & GLASS LENS. MOUNT ON 9" DIA x 36" DEEP CONCRETE BASE WITH ANCHOR BOLTS.
	ELECTRICAL VEHICLE CHARGING STATION - LEVEL 2: SINGLE CEMA 6-50R 240V RECEPTACLE FED BY 2#8 CU FROM UNIT PANEL PROTECTED BY A 50A BREAKER.
	SURFACE MOUNTED CEILING LED FIXTURE. 3000K TEMP. SUITABLE FOR EXTERIOR USE. SIMILAR TO SIGNIFY LIGHTOLIER SLIMSURFACE.

SITE PLAN
 3/32" = 1'-0"
 NEW FIRE HYDRANT
 EXISTING S.R.W TO BE DISCHARGED AND REMOVED

NEW RIGHT-IN & RIGHT-OUT VEHICLE ENTRY (SEE CIVIL)

NO.	DATE	ISSUED FOR	NO.	DATE	REVISIONS
1	18SEP18	FOR BCH, TELUS, SHAW	1	02MAY19	SITE PLAN UPDATED
2	18JUN19	FOR BCH, TELUS, SHAW	2	04MAY19	SITE PLAN UPDATED
3	10DEC19	FOR COORDINATION	3	02DEC19	SITE PLAN UPDATED
4	18DEC19	FOR BUILDING PERMIT	4	16NOV20	SITE PLAN UPDATED
5	22MAR21	FOR REVISION#7	5	25FEB21	SITE PLAN UPDATED
			6	02MAR21	SITE PLAN UPDATED & SITE LTG REVISED
			7	22MAR21	SITE PLAN UPDATED (BUILDING J) & SITE LTG REVISED
			8	26MAR21	SITE PLAN UPDATED WITH LANDSCAPE LIGHTING UPDATED

ARCHITECTS:

IMPERIAL ARCHITECTURE
 HOLDER OF AN ABC CERTIFICATE OF PRACTICE
ADDRESS: 780 FRENCH STREET, 1100 TELUS BLDG, 100-400 TELUS PLAZA, RICHMOND, BC V6Y 4R2

SEAL:

ELECT. CONSULTANT:

LIEW ENGINEERING LTD.
 Electrical Consulting Engineers
 108-11121 Horseshoe Way
 Richmond, BC, V7A 5G7
 Tel/Fax: 604-277-3157
 Email: rliewengltd@telus.net

PROJECT NAME & ADDRESS:
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (RZ - 17-794300)

 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

DATE: 12SEP18
 CHECKED: RVL
 SCALE: AS SHOWN
 DRAWN: RVL/ACS

DRAWING TITLE:
SITE/LEVEL 1 PLAN
 PROJECT No. 1743
 DWG. No. E1

DP 18-829082

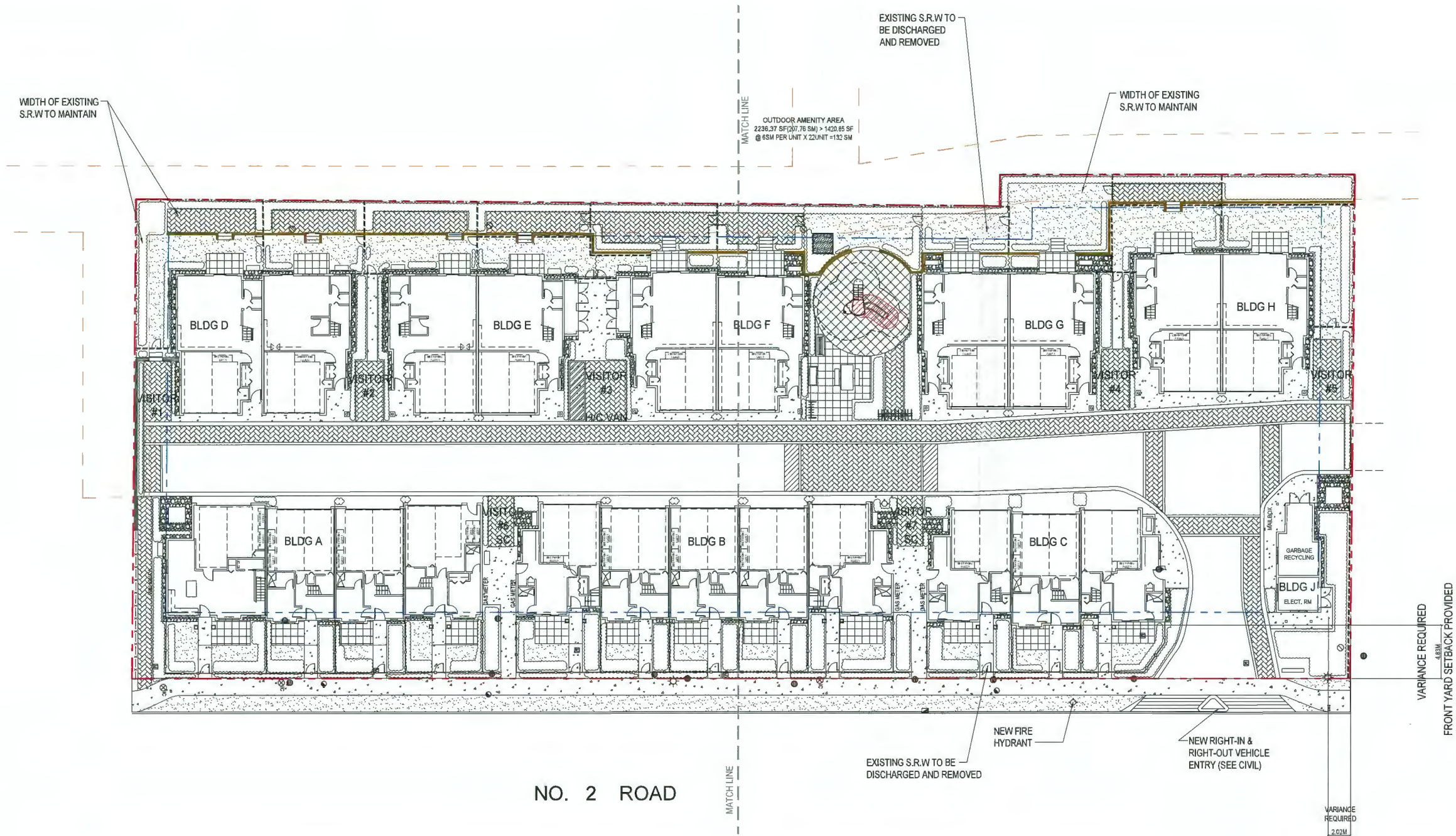
April 19, 2021

PLAN #8

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#220 - 26 Lorne Mews
 New Westminster, British Columbia
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 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
10	21 MAR 20	REV. PER CITY COMMENTS	PMT
11	21 MAR 20	REV. PER CITY COMMENTS	PMT
16	21 JUN 20	REV. PER CITY COMMENTS	PMT
15	20 DEC 20	REV. ADP COMMENTS/NEH SITE PLAN	PMT
14	20 SEPT 20	REV. PER DRAFT ADP COMMENTS	PMT
13	20 AUG 20	REV. PER PRE ADP CITY COMMENTS	PMT
12	20 APR 20	REV. AS PER CITY COMMENTS	DY
11	15 DEC 19	SUBMISSION FOR BP	DY
10	16 NOV 19	REV. AS PER NEH SITE PLAN	DY
9	15 SEP 19	REV. AS PER NEH SITE PLAN	DY
8	15 AUG 19	REV. AS PER NEH CITY COMMENTS	DY
7	15 AUG 19	REV. AS PER NEH SITE PLAN	DY
6	14 MAR 19	REZONING RE-SUBMISSION	DY
5	14 FEB 19	REV. AS PER NEH SITE PLAN	DY
4	14 NOV 18	REV. AS PER ARBORIST REPORT	DY
3	14 OCT 18	REV. AS PER NEH SITE PLAN	DY
2	18 AUG 18	LOT COVERAGE PLAN	DY
1	18 JUL 18	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
**NO. 2 ROAD
 TOWNHOUSE DEVELOPMENT**
 (DP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

DRAWING TITLE:
**OVERALL
 PLAN**

DATE: 2018-JULY-04	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	3.a
DRAWN: DY	
DESIGN: DY	
CHK'D: MM	
M2LA PROJECT NUMBER: 18-050	OF 18

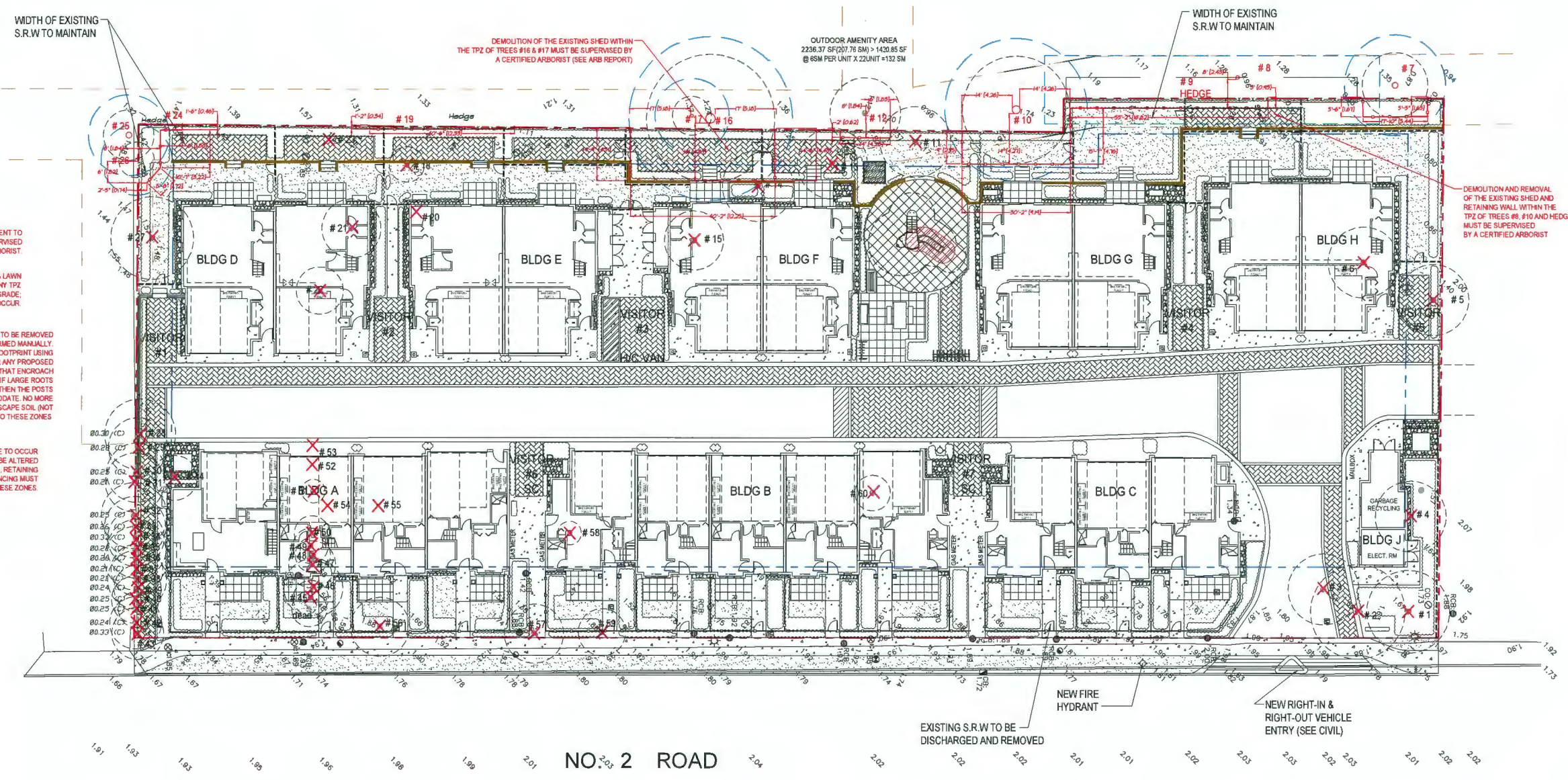
DP 18-829082

April 19, 2021

PLAN #9



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



ANY WORK THAT IS TO OCCUR ADJACENT TO AND WITHIN ANY TPZ MUST BE SUPERVISED BY A CERTIFIED ARBORIST.

THE PROPOSED WALKWAY & LAWN THAT ENCLOSES INTO ANY TPZ MUST BE INSTALLED AT OR NEAR EXISTING GRADE. NO FURTHER EXCAVATION MAY OCCUR.

IF ANY EXISTING FENCE WITHIN ANY TPZ IS TO BE REMOVED & REPLACED, REMOVAL MUST BE PERFORMED MANUALLY. THE NEW FENCE MUST BE PLACED IN THE SAME FOOTPRINT USING THE EXISTING POST HOLES. ANY EXCAVATION FOR ANY PROPOSED STEPS, LANDSCAPING, NEW POSTS AND GATES THAT ENCLOSE INTO ANY TPZ MUST BE PERFORMED MANUALLY. IF LARGE ROOTS (1.5" DIAMETER AND LARGER) ARE ENCOUNTERED, THEN THE POSTS AND PLANTINGS MUST BE SHIFTED TO ACCOMMODATE. NO MORE THAN 3" OF ADDITIONAL GOOD QUALITY LANDSCAPE SOIL (NOT CONSTRUCTION GRADE FILL) MAY BE ADDED INTO THESE ZONES.

ABSOLUTELY NO GRADE CHANGES ARE TO OCCUR WITHIN ANY TPZ. THE GRADE CANNOT BE ALTERED (RAISED OR LOWERED). ALL PRE-LOADING, RETAINING WALLS, PERIMETER DRAINAGE & SILT FENCING MUST BE INSTALLED OUTSIDE OF THESE ZONES.

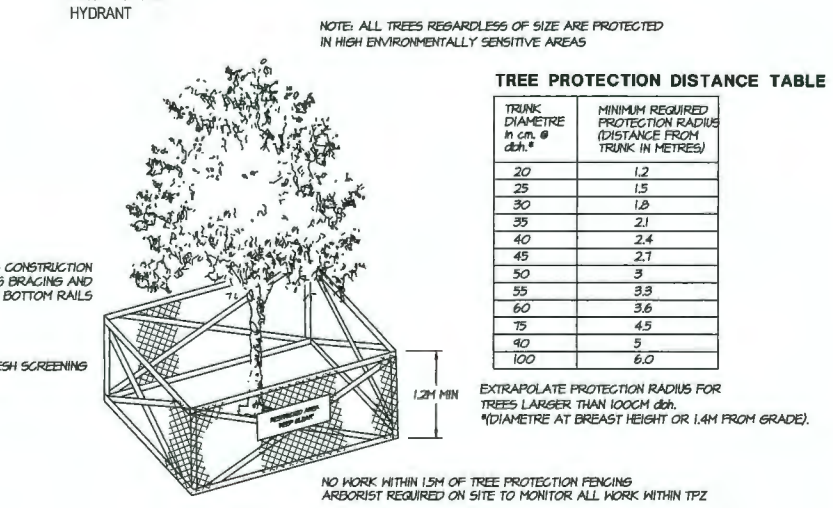
NO.	DATE	REVISION DESCRIPTION	OR.
18	21MAR20	REV. PER CITY COMMENTS	PMT
17	21MAR20	REV. PER CITY COMMENTS	PMT
16	21JAN20	REV. PER CITY COMMENTS	PMT
15	20DEC20	REV. ADP COMMENTS/NEH SITE PLAN	PMT
14	20SEP22	REV. PER DRAFT ADP COMMENTS	PMT
13	20AUG21	REV. PER PRE ADP CITY COMMENTS	PMT
12	20APR20	REV. AS PER CITY COMMENTS	DT
11	N/A	SUBMISSION FOR BP	DT
10	16 NOV20	REV. AS PER NEH SITE PLAN	DT
9	15SEP20	REV. AS PER NEH SITE PLAN	DT
8	15AUG20	REV. AS PER NEH CITY COMMENTS	DT
7	15AUG20	REV. AS PER NEH SITE PLAN	DT
6	14MAR20	REZONING RE-SUBMISSION	DT
5	14FEB20	REV. AS PER NEH SITE PLAN	DT
4	10NOV20	REV. AS PER ARBORIST REPORT	DT
3	10OCT20	REV. AS PER NEH SITE PLAN	DT
2	18AUG20	LOT COVERAGE PLAN	DT
1	18JULY20	PRELIMINARY DESIGN	DT

SEAL:

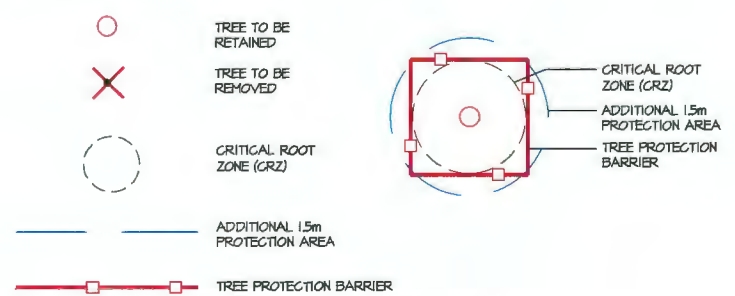
PROJECT:
**NO. 2 ROAD
 TOWNHOUSE DEVELOPMENT**
 (DP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

DRAWING TITLE:
**TREE MANAGEMENT
 PLAN (OVERALL)**

DATE: 2018-JULY-04
 SCALE: 1/8" = 1'-0"
 DRAWN: DT
 DESIG: DT
 CHK'D: MM
 DRAWING NUMBER:
3.b
 OF 18
 18 050



ARBORIST LEGEND



1
L2 TREE PROTECTION BARRIER
 N.T.S.

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
1	Plum (<i>Prunus sp.</i>)	21	7m
2	Cherry (<i>Prunus sp.</i>)	52	8m
3	Cherry (<i>Prunus sp.</i>)	27 combined	6m
4	Plum (<i>Prunus sp.</i>)	47 per combined	6m
5	Curly Willow (<i>Salix sp.</i>)	58 combined	6m
6	Fig (<i>Ficus sp.</i>)	30 combined	6m
7	Cypress (<i>Chamaecyparis sp.</i>)	40 per survey	5m
8	Pear (<i>Pyrus sp.</i>)	32 est. combined	4m
9	Cedar Hedge (<i>Thuja plicata</i>)	-	3m
10	Oak (<i>Quercus sp.</i>)	67 per survey	15m
11	Plum (<i>Prunus sp.</i>)	60 combined	6m
12	Walnut (<i>Juglans sp.</i>)	18 per survey	6m
13	Fig (<i>Ficus sp.</i>)	Over 100	6m
14	Cherry (<i>Prunus sp.</i>)	55 combined	6m
15	Cherry (<i>Prunus sp.</i>)	45 combined	5m
16	Pine (<i>Pinus sp.</i>)	80 per survey	18m
17	Japanese Maple (<i>Acer palmatum</i>)	25 per survey	10m
18	Plum (<i>Prunus sp.</i>)	24 combined	3m
19	Cedar (<i>Thuja occidentalis</i>)	-	2.8m
20	Pear (<i>Pyrus sp.</i>)	57 combined	6m
21	Apple (<i>Malus sp.</i>)	40 combined	5m
22	Tamarisk (<i>Tamarix sp.</i>)	22	4m
23	Magnolia (<i>Magnolia sp.</i>)	34 combined	6m
24	Cedar (<i>Thuja occidentalis</i>)	-	1m
25	Japanese Maple (<i>Acer palmatum</i>)	50 est. combined	3m
26	Mountain Ash (<i>Sorbus sp.</i>)	26 combined	6m
27	Cherry (<i>Prunus sp.</i>)	23	7m
28	Cedar	30 per	6m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
	(<i>Thuja occidentalis</i>)	survey	
29	Cedar (<i>Thuja occidentalis</i>)	28 per survey	5m
30	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
31	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
32	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
33	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
34	Cedar (<i>Thuja occidentalis</i>)	33 per survey	5m
35	Cedar (<i>Thuja occidentalis</i>)	22 per survey	5m
36	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
37	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
38	Cedar (<i>Thuja occidentalis</i>)	21 per survey	4.4m
39	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
40	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
41	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
42	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
43	Cedar (<i>Thuja occidentalis</i>)	33 per survey	4.4m
44	Smokebush (<i>Cotinus sp.</i>)	22 combined	3.9m
45	Cedar (<i>Thuja occidentalis</i>)	34 combined	3m
46	Cedar (<i>Thuja occidentalis</i>)	36 combined	5m
47	Cedar (<i>Thuja occidentalis</i>)	41 combined	3.6m
48	Cedar (<i>Thuja occidentalis</i>)	18 combined	3m
49	Cedar	19	3m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
	(<i>Thuja occidentalis</i>)	combined	
50	Cedar (<i>Thuja occidentalis</i>)	18 combined	3m
51	Cedar (<i>Thuja occidentalis</i>)	10	2m
52	Cedar (<i>Thuja occidentalis</i>)	26 combined	4.4m
53	Cedar (<i>Thuja occidentalis</i>)	66 combined	4.4m
54	Fig (<i>Ficus sp.</i>)	40 combined	3m
55	Windmill palm (<i>Trachycarpus fortunei</i>)	21	3m
56	Lilac (<i>Syringa sp.</i>)	28 combined	5m
57	Cherry (<i>Prunus sp.</i>)	29 combined	5m
58	Cedar (<i>Thuja occidentalis</i>)	22 per survey	2m
59	Cherry (<i>Prunus sp.</i>)	27	4m
60	Lilac (<i>Syringa sp.</i>)	65 per survey	3m

Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)

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LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
10	21MAR20	REV. PER CITY COMMENTS	PMT
11	21MAR20	REV. PER CITY COMMENTS	PMT
16	21JAN20	REV. PER CITY COMMENTS	PMT
15	20SEP20	REV. ADP COMMENTS/NEH SITE PLAN	PMT
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12	20APR20	REV. AS PER CITY COMMENTS	DT
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4	10NOV20	REV. AS PER ARBORIST REPORT	DT
3	10OCT20	REV. AS PER NEH SITE PLAN	DT
2	18AUG19	LOT COVERAGE PLAN	DT
1	18JUL19	PRELIMINARY DESIGN	DT

SEAL:

PROJECT:
**NO. 2 ROAD
TOWNHOUSE DEVELOPMENT**
(DP - 18-829082)
10291, 10291, 10391, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:
**ARBORIST
TREE TABLE**

DATE: 2018-JULY-04	DRAWING NUMBER:
SCALE: -	3.c
DRAWN: DT	
DESIGN: DT	
CHK'D: HM	



M2
LANDSCAPE ARCHITECTURE

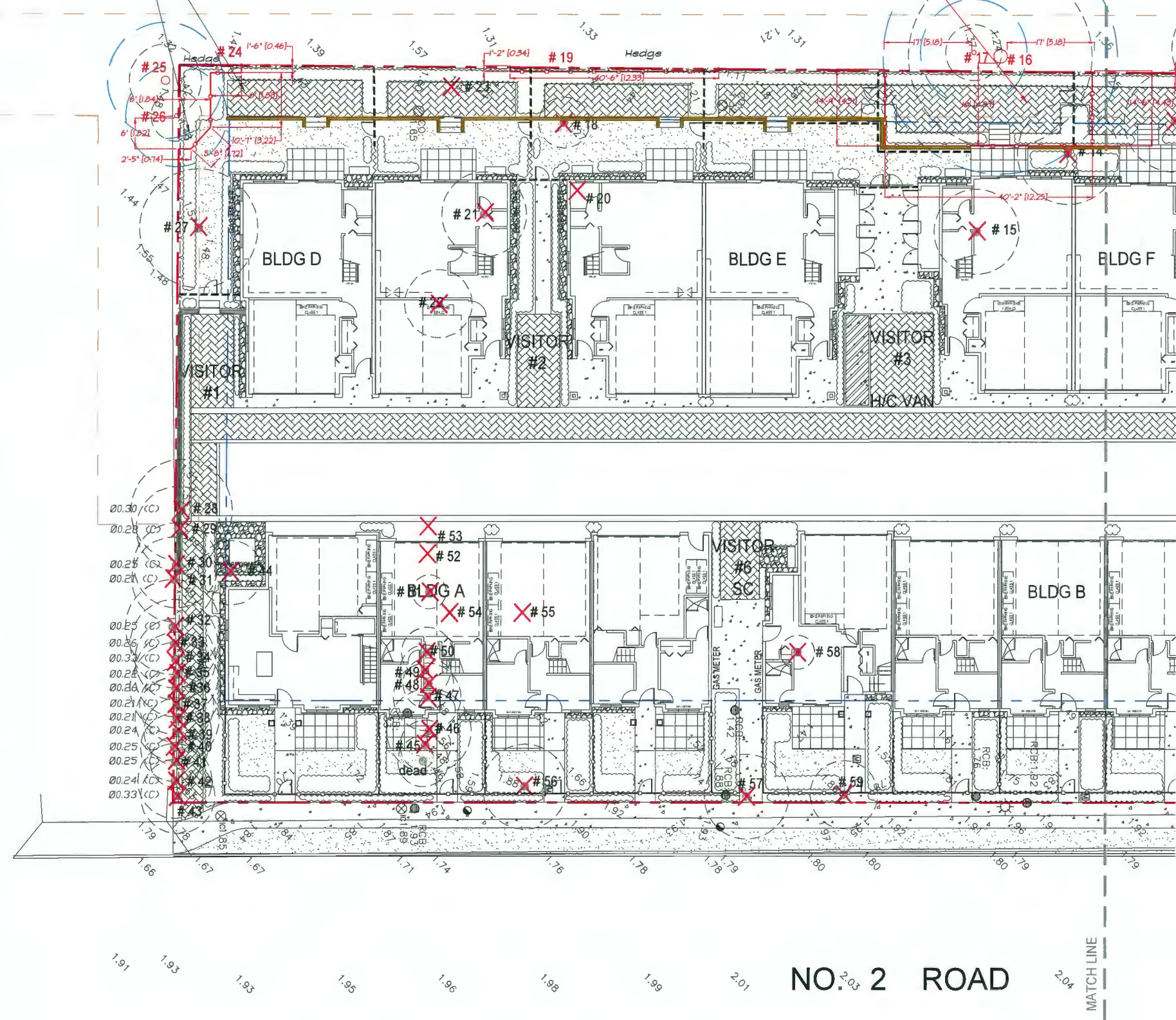
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com



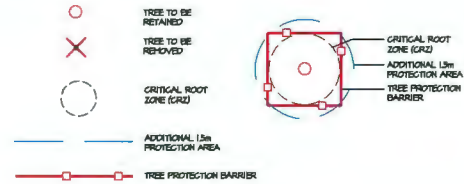
WIDTH OF EXISTING
S.R.W TO MAINTAIN

DEMOLITION OF THE EXISTING SHED WITHIN
THE TPZ OF TREES #16 & #17 MUST BE SUPERVISED BY
A CERTIFIED ARBORIST (SEE ARB REPORT)

OUTDC
2236.37 SI
@ 6SM PEI



ARBORIST LEGEND



COORDINATION WITH ARBORIST - NOTE.

NO WORK IS TO BE DONE WITHIN 1.5M OF TREE PROTECTION FENCING. PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TREE PROTECTION ZONE WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

NO EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONE. NO GRADE CHANGES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.

PROJECT ARBORIST TO COORDINATE WITH ARCHITECT FOR CANTILEVERED SLAB BUILDING FOOTPRINT WITHIN NO WORK ZONE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

TREE REMOVALS AND RETENTION DEPICTED ON THIS PLAN ARE BASED ON THE MOST RECENT FORM OF DEVELOPMENT SUBMITTED TO M2.

TREE #346, SYCAMORE MAPLE, IS TO BE EVALUATED ON A YEARLY BASIS AND/OR AFTER ANY MAJOR STORM EVENT, BY A QUALIFIED TREE RISK ASSESSOR.

TREE PROTECTION FENCE TO BE PLACED AT MIN 6.5M FROM FACE OF TRUNK

NO.	DATE	REVISION DESCRIPTION	DR.
10	21MAR20	REV. PER CITY COMMENTS	PMT
11	21MAR20	REV. PER CITY COMMENTS	PMT
16	21JAN20	REV. PER CITY COMMENTS	PMT
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13	20AUG21	REV. PER DRAFT ADP COMMENTS	PMT
12	20APR20	REV. AS PER CITY COMMENTS	DY
11	16DEC21	SUBMISSION FOR BP	DY
10	16NOV20	REV. AS PER NEH SITE PLAN	DY
9	15SEP20	REV. AS PER NEH SITE PLAN	DY
8	14AUG20	REV. AS PER NEH CITY COMMENTS	DY
7	14AUG20	REV. AS PER NEH SITE PLAN	DY
6	14MAR20	REZONING RE-SUBMISSION	DY
5	12FEB20	REV. AS PER NEH SITE PLAN	DY
4	10NOV20	REV. AS PER ARBORIST REPORT	DY
3	18OCT24	REV. AS PER NEH SITE PLAN	DY
2	18AUG21	LOT COVERAGE PLAN	DY
1	18JUL21	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
**NO. 2 ROAD
TOWNHOUSE DEVELOPMENT**
(DP - 18-829082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

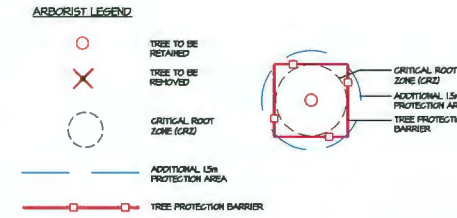
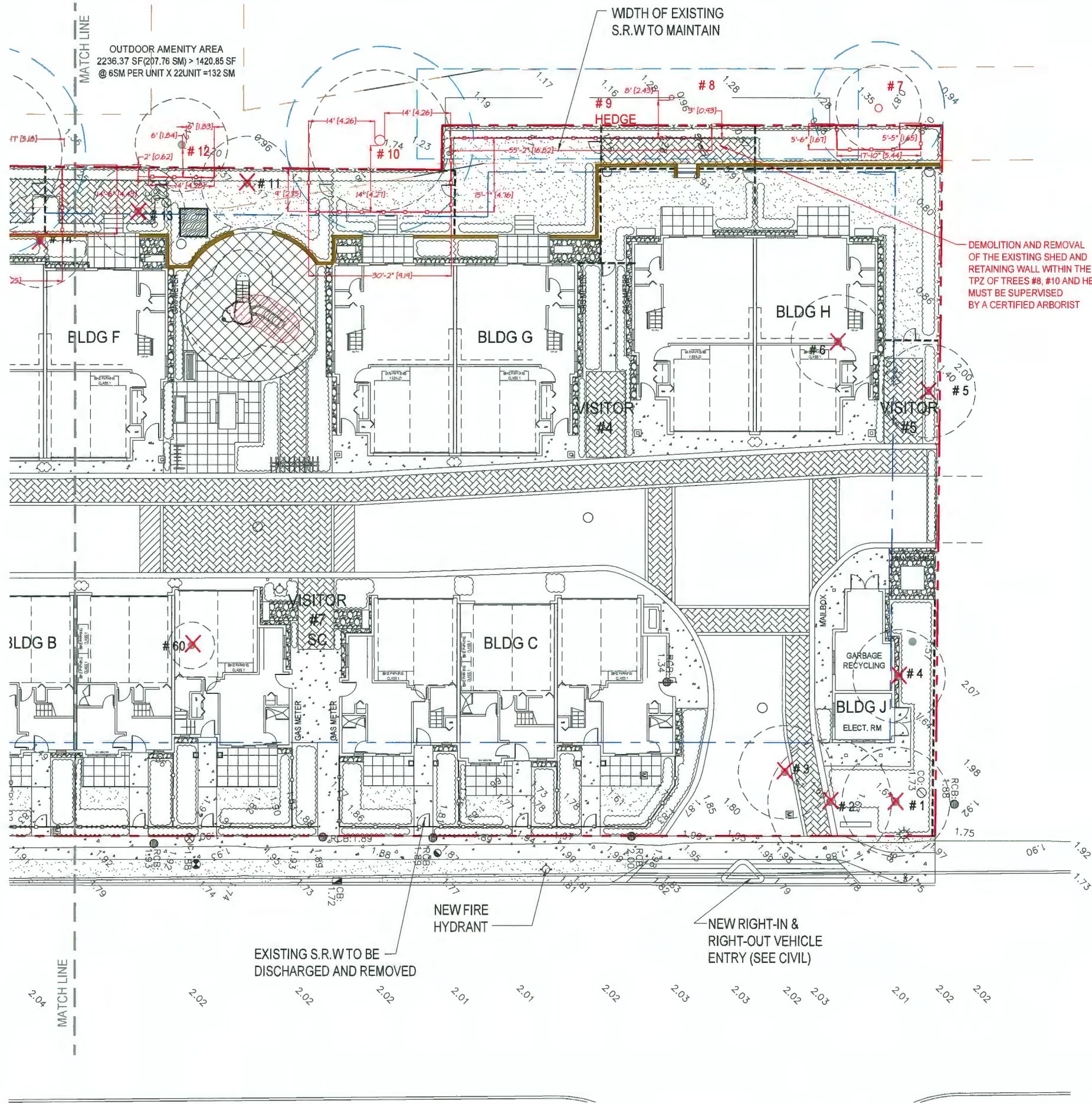
DRAWING TITLE:
**TREE MANAGEMENT
PLAN (SOUTH)**

DATE: 2018-JULY-04 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: DY
DESIGN: DY
CHK'D: MM
3.d
OF 10



M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



DEMOLITION AND REMOVAL OF THE EXISTING SHED AND RETAINING WALL WITHIN THE TPZ OF TREES #8, #10 AND HEDGE #9 MUST BE SUPERVISED BY A CERTIFIED ARBORIST

COORDINATION WITH ARBORIST - NOTE.

NO WORK IS TO BE DONE WITHIN 1.5M OF TREE PROTECTION FENCING. PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TREE PROTECTION ZONE WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

NO EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONE. NO GRADE CHANGES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.

PROJECT ARBORIST TO COORDINATE WITH ARCHITECT FOR CANTILEVERED SLAB BUILDING FOOTPRINT WITHIN NO WORK ZONE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

TREE REMOVALS AND RETENTION DEPICTED ON THIS PLAN ARE BASED ON THE MOST RECENT FORM OF DEVELOPMENT SUBMITTED TO M2.

TREE #346, SYCAMORE MAPLE, IS TO BE EVALUATED ON A YEARLY BASIS AND/OR AFTER ANY MAJOR STORM EVENT, BY A QUALIFIED TREE RISK ASSESSOR.

TREE PROTECTION FENCE TO BE PLACED AT MIN 6.5M FROM FACE OF TRUNK

NO.	DATE	REVISION DESCRIPTION	DR.
10	21MAR20	REV. PER CITY COMMENTS	FMT
11	21MAR20	REV. PER CITY COMMENTS	FMT
16	21JUN20	REV. PER CITY COMMENTS	FMT
15	20DEC20	REV. ADP COMMENTS/NEH SITE PLAN	FMT
14	20SEPT22	REV. PER DRAFT ADP COMMENTS	FMT
13	20AUG21	REV. PER ADP CITY COMMENTS	FMT
12	20APR20	REV. AS PER CITY COMMENTS	DY
11	19DEC21	SUBMISSION FOR BP	DY
10	16 NOV20	REV. AS PER NEH SITE PLAN	DY
9	15SEP20	REV. AS PER NEH SITE PLAN	DY
8	15AUG21	REV. AS PER CITY COMMENTS	DY
7	15AUG20	REV. AS PER NEH SITE PLAN	DY
6	11MAR20	REZONING RE-SUBMISSION	DY
5	10FEB20	REV. AS PER NEH SITE PLAN	DY
4	10NOV21	REV. AS PER ARBORIST REPORT	DY
3	10OCT24	REV. AS PER NEH SITE PLAN	DY
2	18AUG21	LOT COVERAGE PLAN	DY
1	18JULY21	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
NO. 2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN (NORTH)

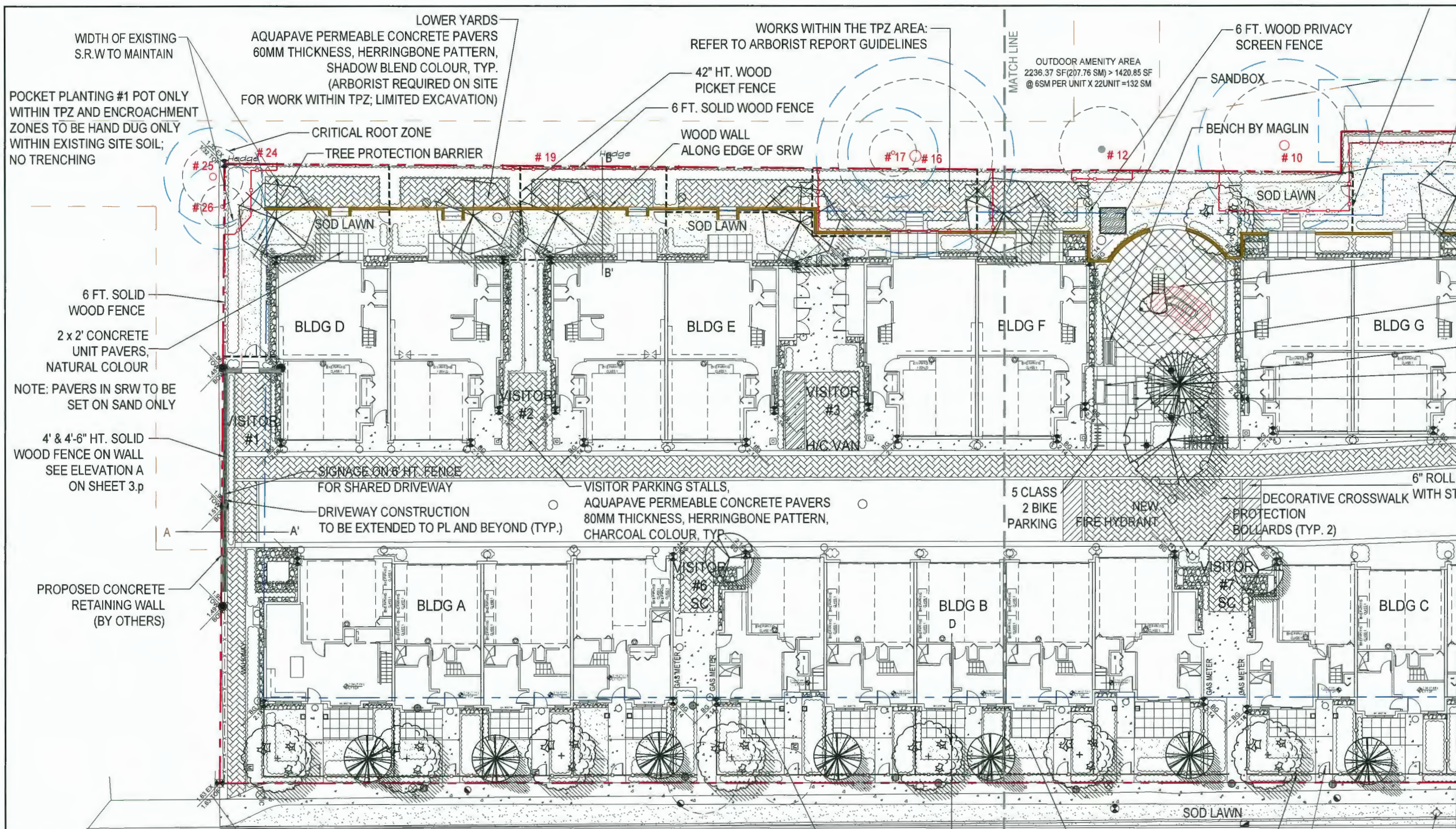
DATE: 2018-JULY-04 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: DY
DESIGN: DY
CHK'D: MM

3.e

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TREE SCHEDULE M2 JOB NUMBER: 18-050

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
8		ACER GRISEUM	PAPERBARK MAPLE	8CM CAL; 1.8M STD; B4B
1		ACER MACROPHYLLUM	BIGLEAF MAPLE	8CM CAL; 2M STD; B4B
4		ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	JAPANESE MAPLE	8CM CAL; B4B;
7		CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	3.5M HT; B4B
11		CORNUS NUTTALLII 'EDDIE!'	PACIFIC DOGWOOD	8CM CAL; 1.8M HT; B4B
1		PICEA OMORIKA	SERBIAN SPRUCE	4M HT; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * 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 TO 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NO. 2 ROAD

NO.	DATE	REVISION DESCRIPTION	DR.
18	2 MAR 20	REV. PER CITY COMMENTS	PHI
17	2 MAR 20	REV. PER CITY COMMENTS	PHI
16	2 JAN 20	REV. PER CITY COMMENTS	PHI
15	20 DEC 19	REV. ADP COMMENTS/NEH SITE PLAN	PHI
14	20 SEP 19	REV. PER DRAFT ADP COMMENTS	PHI
13	20 APR 19	REV. PER PRE ADP CITY COMMENTS	PHI
12	20 APR 19	REV. AS PER CITY COMMENTS	DY
11	18 DEC 18	SUBMISSION FOR DP	DY
10	16 NOV 18	REV. AS PER NEH SITE PLAN	DY
9	15 SEP 18	REV. AS PER NEH SITE PLAN	DY
8	15 AUG 18	REV. AS PER NEH CITY COMMENTS	DY
7	15 AUG 18	REV. AS PER NEH SITE PLAN	DY
6	15 MAR 18	REZONING RE-SUBMISSION	DY
5	15 FEB 18	REV. AS PER NEH SITE PLAN	DY
4	15 NOV 17	REV. AS PER ARBORIST REPORT	DY
3	15 OCT 17	REV. AS PER NEH SITE PLAN	DY
2	15 AUG 17	LOT COVERAGE PLAN	DY
1	15 JUL 17	PRELIMINARY DESIGN	DY

SEAL:

PROJECT: NO. 2 ROAD TOWNHOUSE DEVELOPMENT (DP - 18-829082)
10231, 10251, 10351, 10371, 10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE: TREE PLAN (SOUTH)

DATE: 2018-JULY-01 DRAWING NUMBER: 3.f
SCALE: 3/32" = 1'-0"
DRAWN: DY
DESIGN: DY
CHKD: NH

DP 18-829082

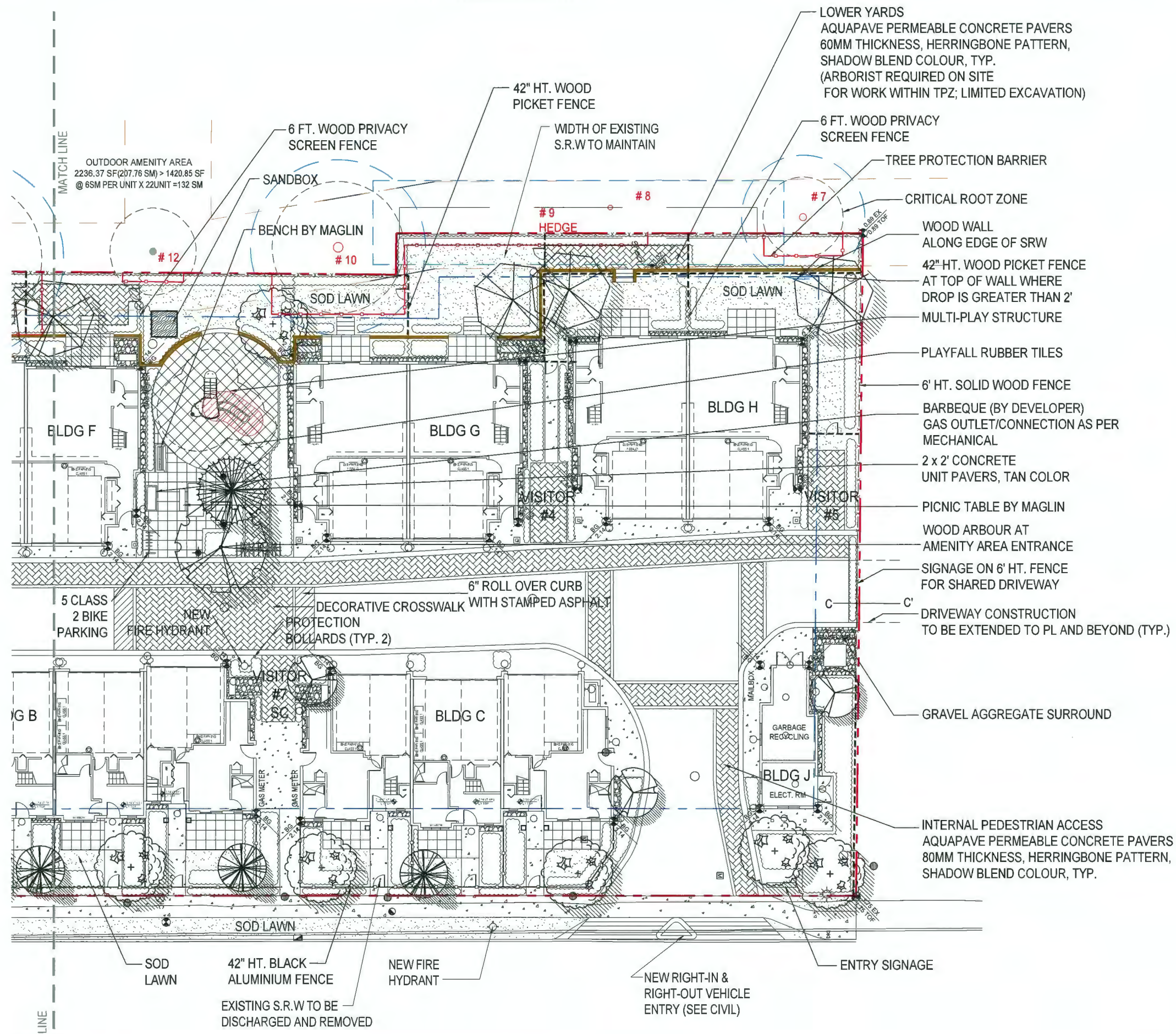
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PLAN #14

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NO.	DATE	REVISION DESCRIPTION	DR.
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17	11DEC18	SUBMISSION FOR BP	DY
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100	14AUG18	REV. AS PER NEW CITY COMMENTS	DY

SEAL:

PROJECT:

**NO. 2 ROAD
 TOWNHOUSE DEVELOPMENT**
 (CP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

DRAWING TITLE:

**TREE PLAN
 (NORTH)**

DATE: 2018-JULY-04 DRAWING NUMBER:

SCALE: 3/32" = 1'-0"

DRAWN: DY

DESIGN: DY

CHK'D: HM

18 050

3.g

18 050

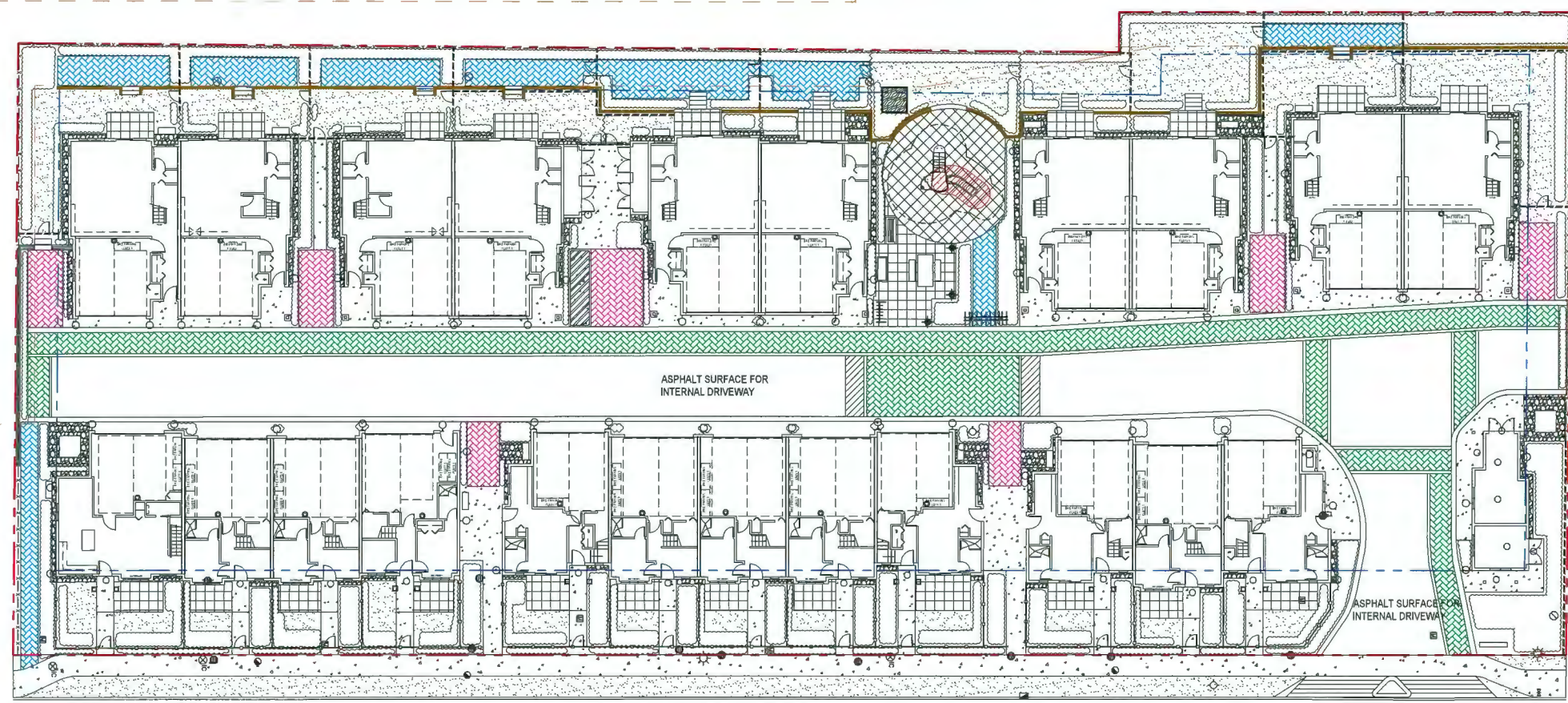
DP 18-829082

April 19, 2021

PLAN #15



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NO. 2 ROAD

FENCE LEGEND

- 42" HT. WOOD PICKET FENCE
- x-x- 6' HT. SOLID WOOD FENCE ALONG PROPERTY LINE
- ~~~~~ 6' HT. WOOD PRIVACY SCREEN FENCE
- o—o— 42" HT. BLACK ALUMINIUM FENCE

- AQUAPAVE PERMEABLE CONCRETE PAVERS 60MM THICKNESS (PEDESTRIAN) HERRINGBONE PATTERN, SHADOW BLEND COLOUR
- AQUAPAVE PERMEABLE CONCRETE PAVERS 80MM THICKNESS (PEDESTRIAN WALKWAY ON INTERNAL DRIVEWAY) HERRINGBONE PATTERN, SHADOW BLEND COLOUR
- AQUAPAVE PERMEABLE CONCRETE PAVERS 80MM THICKNESS (VISITOR PARKING STALLS) HERRINGBONE PATTERN, CHARCOAL COLOUR
- 2' x 2' CONCRETE UNIT PAVER TEXADA HYDRAPRESSED SLABS TAN COLOUR
- PLAYFALL RUBBER TILES
- GRAVEL AGGREGATE ON FILTER FABRIC
- BROOM FINISH CONCRETE
- SOD LAWN

	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
	42" BOLLARDS, ROUND, DARK BRONZE FINISH CW 32W COMPACT FLUORESCENT HPF BALLAST, LOUVRED & GLASS LENS, MOUNT ON 1/2" DIA x 30" DEEP CONCRETE BASE WITH ANCHOR BOLTS.
	ELECTRICAL VEHICLE CHARGING STATION - LEVEL 2; SINGLE CEMA 6-60V 200W RECEPTACLE FED BY 2#8 CU FROM UNIT PANEL PROTECTED BY A 50A BREAKER.
	SURFACE MOUNTED CEILING LED FIXTURE, 3000K TEMP, SUITABLE FOR EXTERIOR USE, SIMILAR TO SIGNIFY LIGHTOWER SUNSURFACE.

REFER TO SHEETS 3.i and 3.j FOR SHRUB PLANTING PLAN

PLANT SCHEDULE (OVERALL)

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 18-050	PLANTED SIZE / REMARKS
SHRUB					
(E)	125	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH		#2 POT; 30CM
(L)	74	LONICERA PILEATA	PRIVET HONEYSUCKLE		#2 POT; 40CM
(P)	238	PRUNUS LUSITANICA	PORTUGUESE LAUREL		#2 POT; 40CM
(R)	33	RHODODENDRON 'SCARLET WONDER'	RHODODENDRON; SCARLET; E. APRIL		#3 POT; 30CM
(S)	46	SPIRAEA X JAPONICA 'SHIROBANA'	SHIROBANA SPIRAEA; WHITE-ROSE		#3 POT; 60CM
(Y)	94	TAXUS X MEDIA 'HICKSII'	HICK'S YEW		#2 POT; 50CM
(Y)	77	TAXUS X MEDIA 'HICKSII' (#1 POT)	HICK'S YEW		#1 POT
GRASS					
(C)	145	CAREX MORROWII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE		#1 POT
(D)	210	PENNISETUM ALOPECUROIDES 'HAEMLIN'	DWARF FOUNTAIN GRASS		#1 POT
GROUND COVER					
(SI)	60	COTONEASTER DAMMERII	BEARBERRY COTONEASTER		#1 POT; 25CM
(J)	146	PACHYSANDRA TERMINALIS	JAPANESE SPURGE		#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * 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 TO 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	DR.
10	20HAR20	REV. PER CITY COMMENTS	PMT
11	21MAR20	REV. PER CITY COMMENTS	PMT
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13	20DEC20	REV. ADP COMMENTS/NEH SITE PLAN	PMT
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11	14DEC19	SUBMISSION FOR BP	DY
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5	14FEB20	REV. AS PER NEH SITE PLAN	DY
4	14NOV20	REV. AS PER ARBORIST REPORT	DY
3	14OCT20	REV. AS PER NEH SITE PLAN	DY
2	14AUG20	LOT COVERAGE PLAN	DY
1	14JUL20	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
**NO. 2 ROAD
TOWNHOUSE DEVELOPMENT**
(DP - 18-829082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:
**MATERIALS
PLAN**

DATE: 2018-JULY-04 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: DY
DESIGN: DY
CHK'D: HM
M2LA JOB NUMBER: 18-050

DP 18-829082

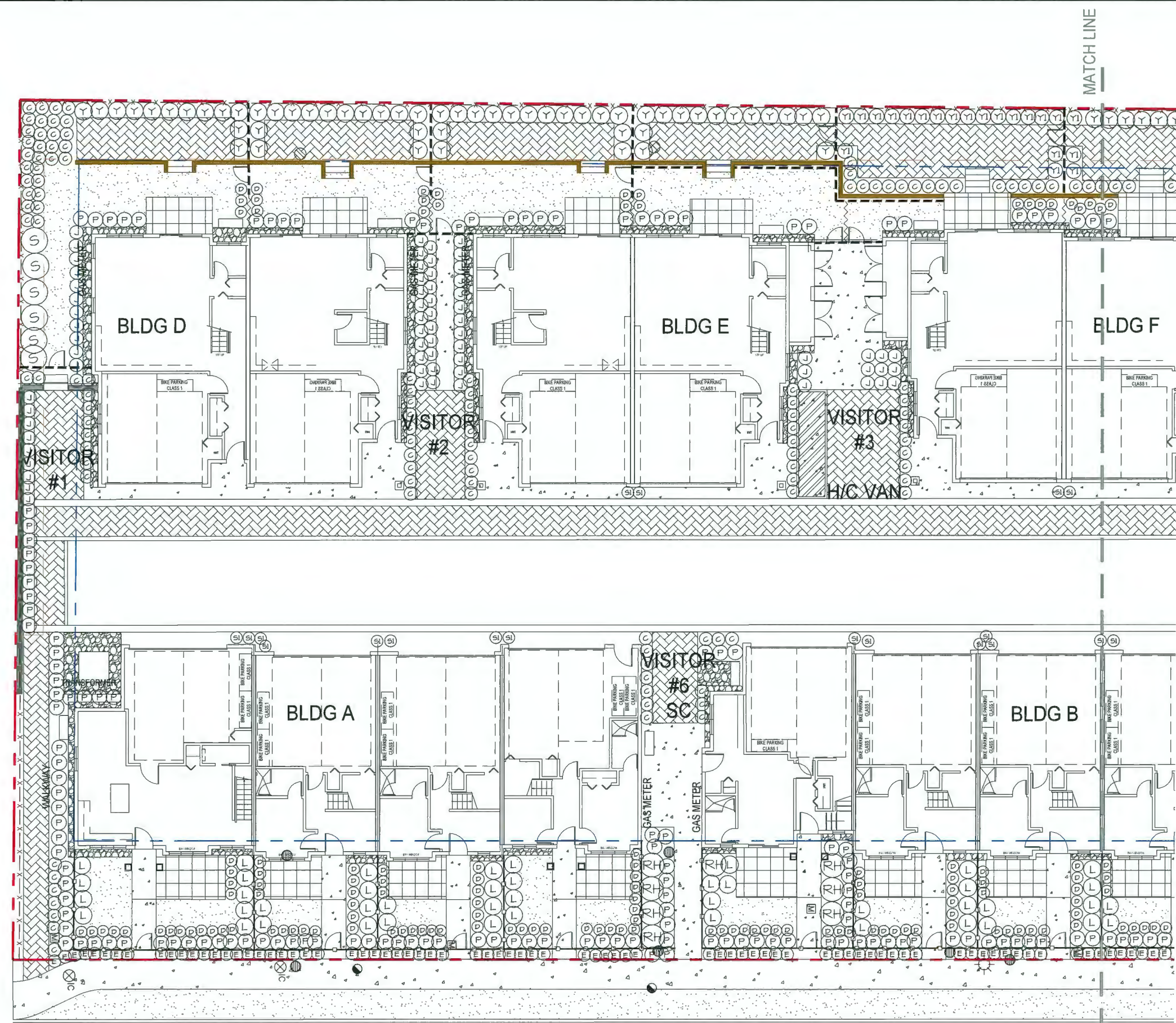
April 19, 2021

PLAN #16

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NO.	DATE	REVISION DESCRIPTION	DR.
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14	30SEP22	REV. PER DRAFT ADP COMMENTS	PMT
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3	18OCT21	REV. AS PER NEH SITE PLAN	DY
2	18AUG21	LOT COVERAGE PLAN	DY
1	18JUL21	PRELIMINARY DESIGN	DY
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:
 PROJECT:
**NO. 2 ROAD
 TOWNHOUSE DEVELOPMENT**
 (DP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

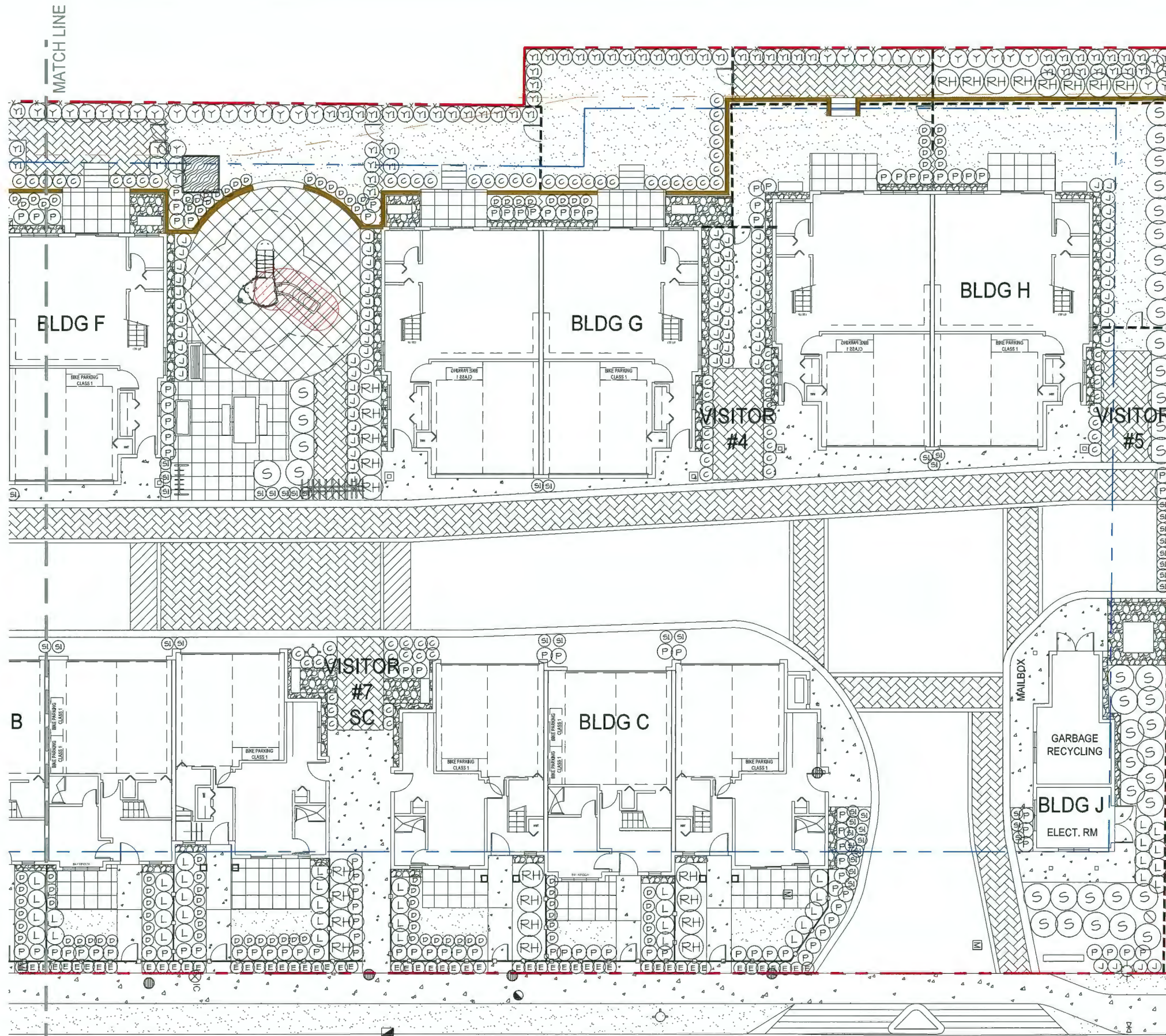
DRAWING TITLE:
**SHRUB PLAN
 (SOUTH)**

DATE: 2018-JULY-09
 SCALE: 1/8" = 1'-0"
 DRAWN: DY
 DESIGN: DY
 CHK'D: HY
 DRAWING NUMBER:
3.i
 OF 18

DP 18-829082

April 19, 2021

PLAN #17



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2	14AUG20	LOT COVERAGE PLAN	DY
1	14JULY20	PRELIMINARY DESIGN	DY

SEAL:
 PROJECT:
NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (CP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

DRAWING TITLE:
SHURB PLAN (NORTH)

DATE: 2018-JULY-09 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: DY
 DESIGN: DY
 CHK'D: MH
3.j
 OF 16

DP 18-829082

April 19, 2021

PLAN #18

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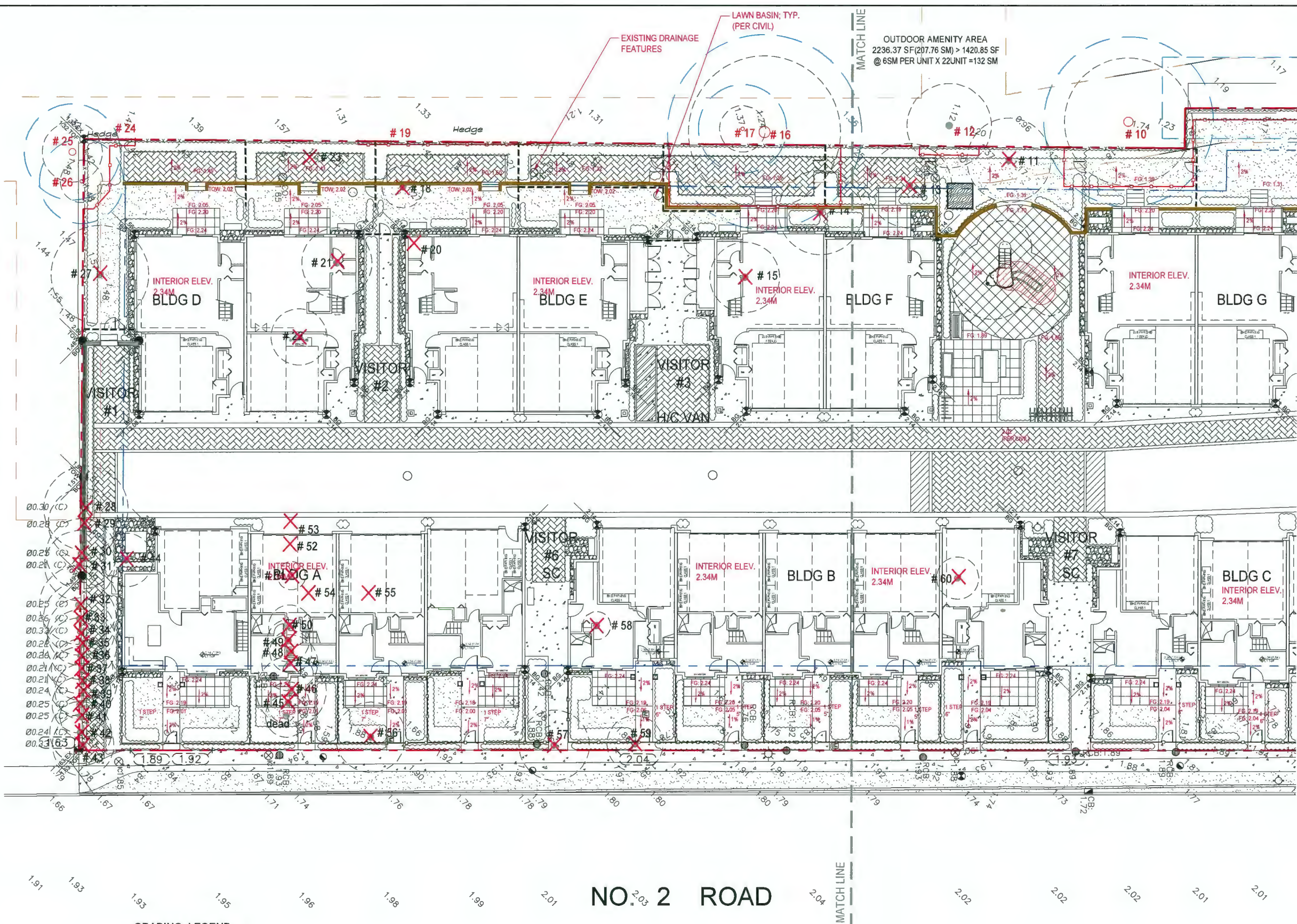
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27	11JULY21	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
**NO. 2 ROAD
 TOWNHOUSE DEVELOPMENT**
 (DP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

DRAWING TITLE:
**GRADING PLAN
 (SOUTH)**

DATE: 2018-JULY-01 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: DY
 DESIGN: DY
 CHK'D: M4
3.k
 OF 18



GRADING LEGEND

FG: 2.24	FINISH GRADE (LANDSCAPE)
2%	SLOPE %
2.07	FINISH GRADE (CIVIL)

DP 18-829082

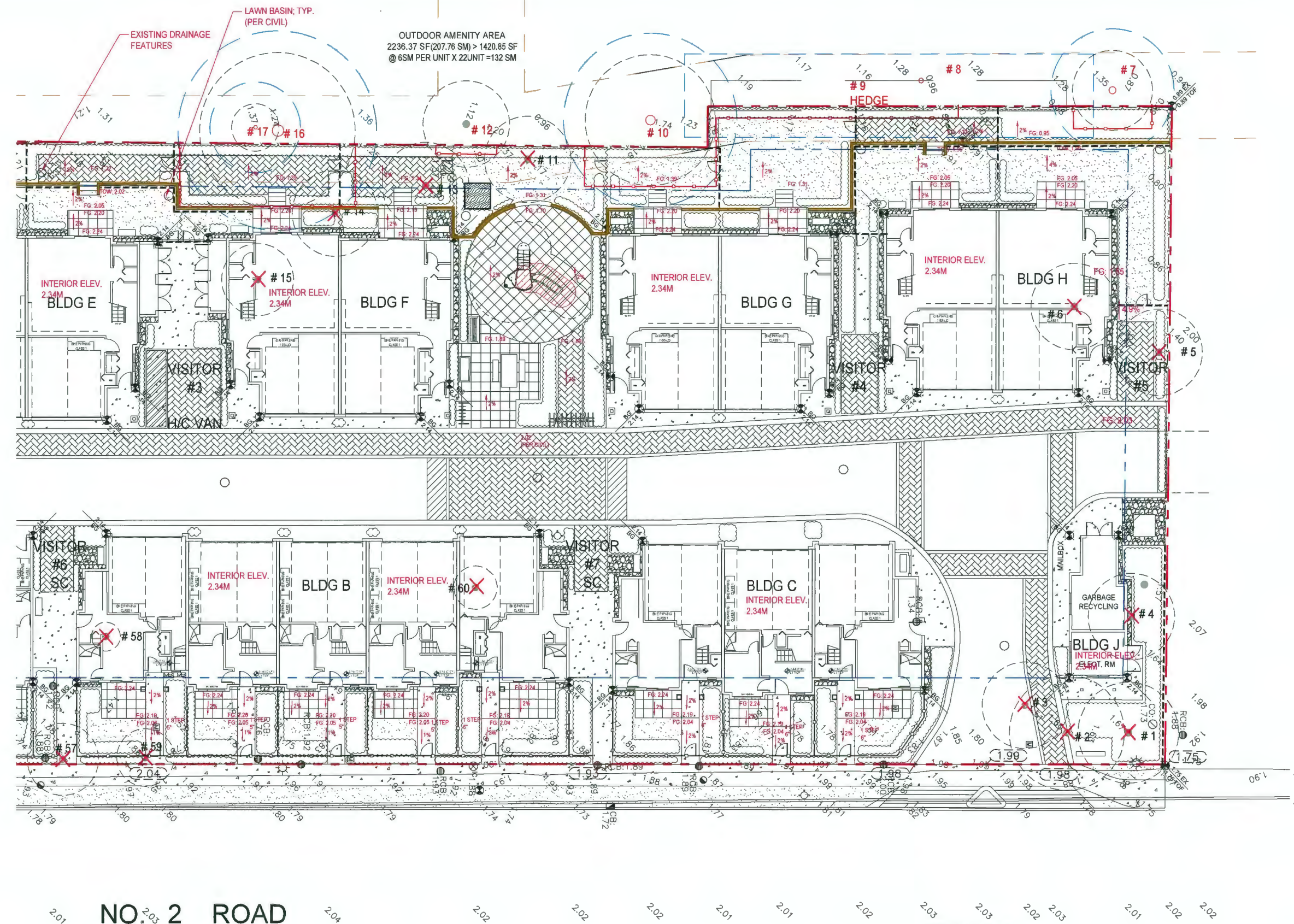
April 19, 2021

PLAN #19

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NO.	DATE	REVISION DESCRIPTION	DR.
18	21MAR21	REV. PER CITY COMMENTS	PMT
17	21MAR21	REV. PER CITY COMMENTS	PMT
16	21JAN21	REV. PER CITY COMMENTS	PMT
15	20SEP20	REV. ADP COMMENTS/NEH SITE PLAN	PMT
14	20SEP20	REV. PER DRAFT ADP COMMENTS	PMT
13	20AUG21	REV. PER PRE ADP COMMENTS	PMT
12	20APR21	REV. AS PER CITY COMMENTS	DY
11	FEB21	SUBMISSION FOR DP	DY
10	14 NOV20	REV. AS PER NEH SITE PLAN	DY
9	14SEP20	REV. AS PER NEH SITE PLAN	DY
8	MAY20	REV. AS PER NEH CITY COMMENTS	DY
7	MAY20	REV. AS PER NEH SITE PLAN	DY
6	MAR20	REZONING RE-SUBMISSION	DY
5	FEB20	REV. AS PER NEH SITE PLAN	DY
4	18NOV20	REV. AS PER ARBORIST REPORT	DY
3	18OCT20	REV. AS PER NEH SITE PLAN	DY
2	18AUG20	LOT COVERAGE PLAN	DY
1	18JUL20	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
**NO. 2 ROAD
 TOWNHOUSE DEVELOPMENT**
 (DP - 18-829082)
 10231, 10251, 10351, 10371,
 10391, 10395, 10397
 No. 2 Road, Richmond, BC

DRAWING TITLE:
**GRADING PLAN
 (NORTH)**

DATE: 2018-JULY-04	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	3.1
DRAWN: DY	
DESIGN: DY	
CHK'D: MH	

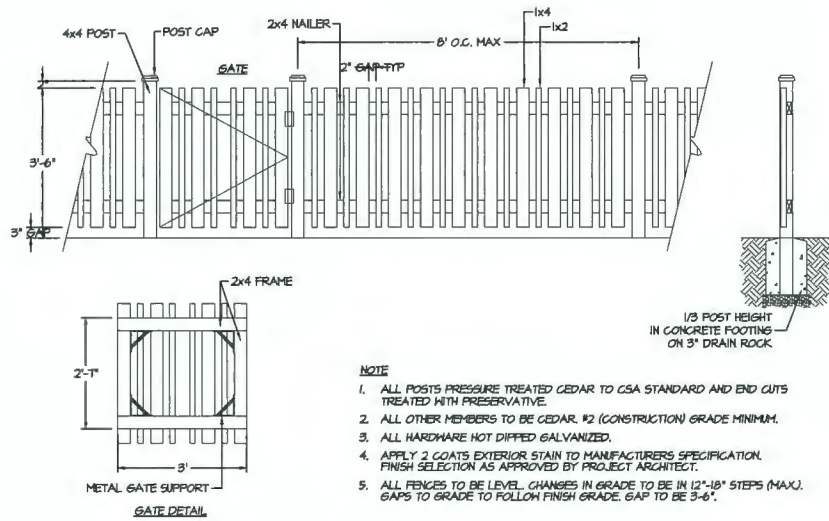
GRADING LEGEND

FG: 2.24	FINISH GRADE (LANDSCAPE)
2%	SLOPE %
2.07	FINISH GRADE (CIVIL)

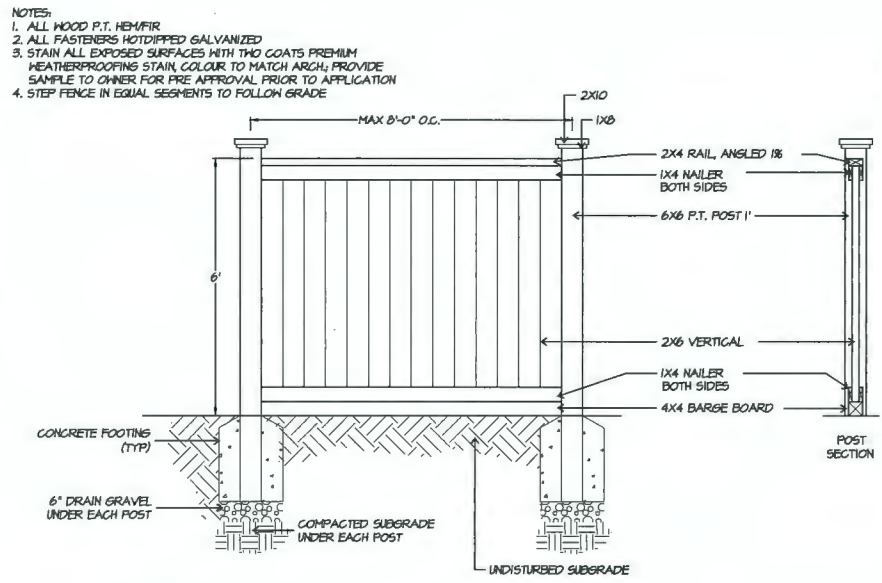
DP 18-829082

April 19, 2021

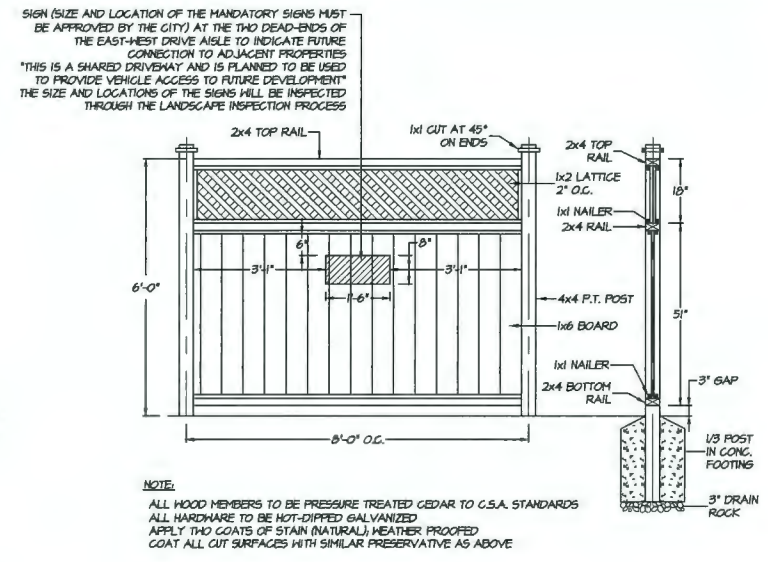
PLAN #20



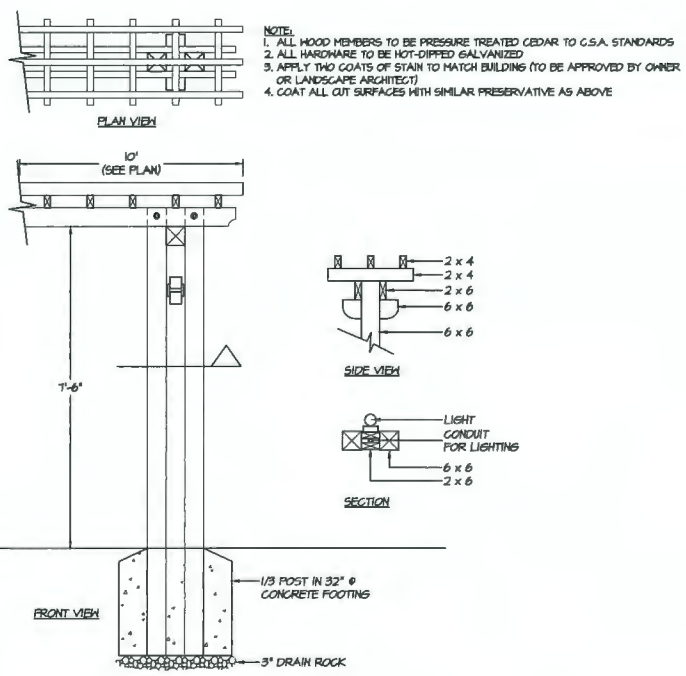
1 42" HT. WOOD PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"



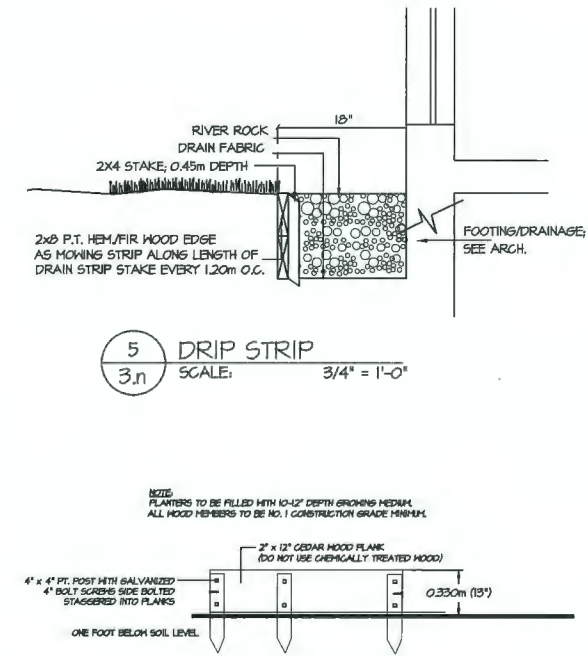
2 6' HT. SOLID WOOD PERIMETER FENCE
SCALE: 1/2" = 1'-0"



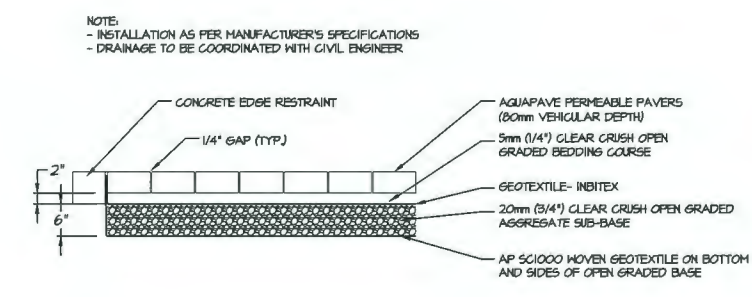
3 6' HT. WOOD SCREEN FENCE W/ LATTICE
SCALE: 1/2" = 1'-0" WITH SIGNS AT THE TWO DEAD-ENDS OF THE EAST-WEST DRIVE AISLE



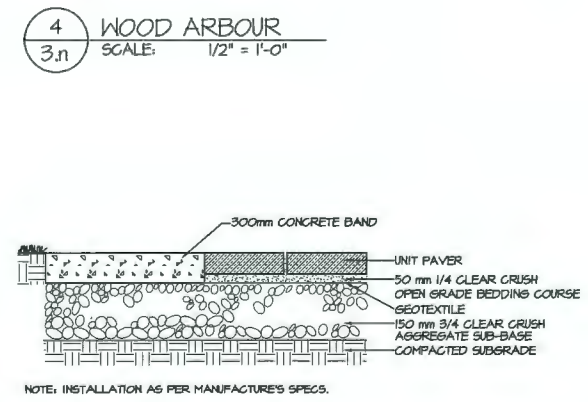
4 WOOD ARBOUR
SCALE: 1/2" = 1'-0"



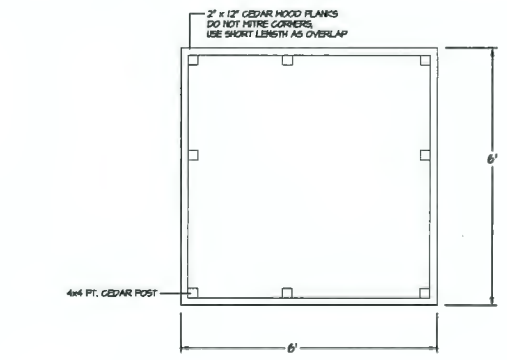
5 DRIP STRIP
SCALE: 3/4" = 1'-0"



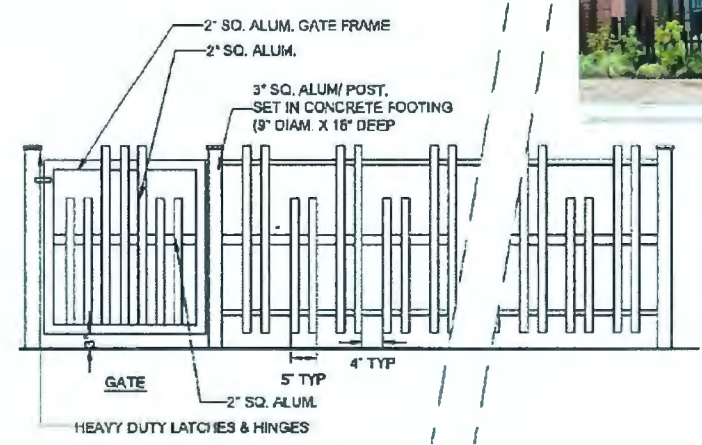
6 PERMEABLE UNIT PAVERS
SCALE: 3/4" = 1'-0"



7 2' x 2' CONCRETE UNIT PAVERS
SCALE: N.T.S.



8 SANDBOX
SCALE: 1/2" = 1'-0"



9 42" HT. BLACK ALUMINIUM FENCE & GATE
SCALE: 3/4" = 1'-0"



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15	20AUG21	REV. PER PRE ADP CITY COMMENTS	PMT
16	20APR20	REV. AS PER CITY COMMENTS	DY
17	15DEC21	SUBMISSION FOR BP	DY
18	14NOV21	REV. AS PER NEH SITE PLAN	DY
19	15SEP20	REV. AS PER NEH SITE PLAN	DY
20	14AUG21	REV. AS PER NEH CITY COMMENTS	DY
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24	14AUG21	REV. AS PER NEH SITE PLAN	DY
25	14AUG21	REV. AS PER NEH SITE PLAN	DY
26	14AUG21	REV. AS PER ARBORIST REPORT	DY
27	14AUG21	REV. AS PER NEH SITE PLAN	DY
28	14AUG21	REV. AS PER NEH CITY COMMENTS	DY
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100	14AUG21	REV. AS PER NEH CITY COMMENTS	DY

PROJECT:
NO. 2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 2018-JULY-04
SCALE: VARIES
DRAWN: DY
DESIGN: DY
CHK'D: MM

DRAWING NUMBER:
3.n



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BENCH

BY MAGLIN, MODEL: WOOD-MLBI055-W



BENCH & TABLE

BY MAGLIN, MODEL: WOOD-MLPT20-S

Ridge
ELE500103



KOMPAN!
Let's play

Item no. ELE500103-3717

General Product Information

Dimensions LxWxH 405x363x365 cm

Age group 6+

Play capacity (users) 12

Colour options

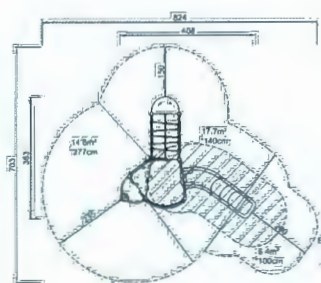
The Ridge attracts children with play variety and thrilling rewards. Different ways to climb up and slide or glide down helps children to develop coordination and balance, which are both important life skills. The sturdy climbing wall adds opportunity to test strength. The curly climber and the slide are thrilling rewards for the climb. The Ridge is irresistibly climbable all over, inside out, meaning play opportunities everywhere, for many levels of development. It is a compact play experience with loads of challenges that will encourage longer playtimes and healthy overall development for children's physical, social, and cognitive development.

1 / 9/25/2020

Data is subject to change without prior notice.

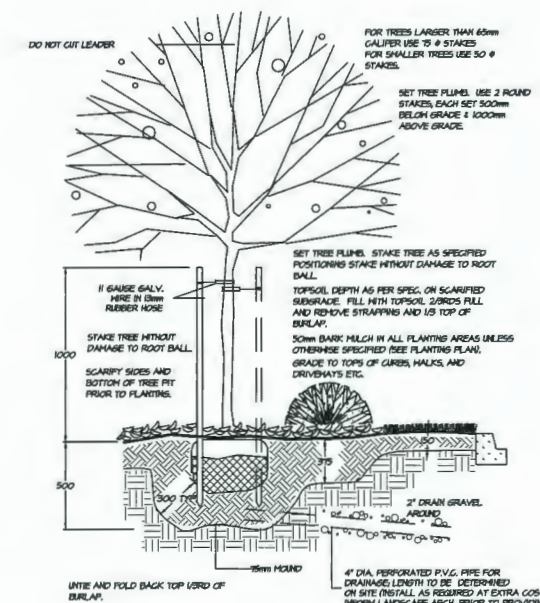
Ridge
ELE500103

* Max fall height | ** Total height | *** Safety surfacing area



BIKE RACK

BY MAGLIN, MODEL: MBR400-T-DB BLACK COLOR



11 TREE PLANTING DETAIL
SCALE: N.T.S.

NO.	DATE	REVISION DESCRIPTION	DR.
18	2/MAR/20	REV. PER CITY COMMENTS	PHI
17	2/MAR/20	REV. PER CITY COMMENTS	PHI
16	2/JAN/20	REV. PER CITY COMMENTS	PHI
15	22/DEC/19	REV. ADP COMMENTS/NEH SITE PLAN	PHI
14	22/SEP/19	REV. PER DRAFT ADP COMMENTS	PHI
13	22/AUG/19	REV. PER PRE ADP CITY COMMENTS	PHI
12	22/APR/19	REV. AS PER CITY COMMENTS	DY
11	18/OCT/18	SUBMISSION FOR DP	DY
10	14/NOV/18	REV. AS PER NEH SITE PLAN	DY
9	14/SEP/18	REV. AS PER NEH SITE PLAN	DY
8	14/AUG/18	REV. AS PER NEH CITY COMMENTS	DY
7	14/AUG/18	REV. AS PER NEH SITE PLAN	DY
6	14/MAR/18	REZONING RE-SUBMISSION	DY
5	14/FEB/18	REV. AS PER NEH SITE PLAN	DY
4	14/NOV/17	REV. AS PER ARBORIST REPORT	DY
3	18/OCT/17	REV. AS PER NEH SITE PLAN	DY
2	18/AUG/17	LOT COVERAGE PLAN	DY
1	18/JULY/17	PRELIMINARY DESIGN	DY

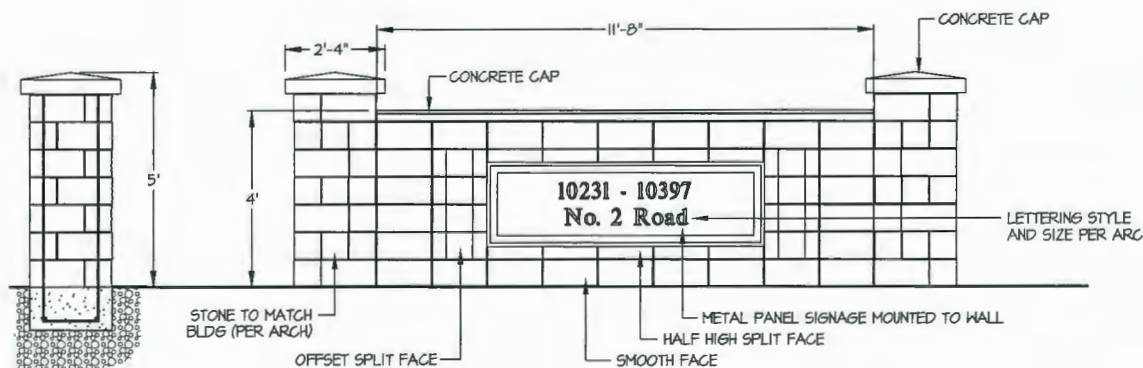
SEAL:

PROJECT:
**NO. 2 ROAD
TOWNHOUSE DEVELOPMENT**
(DP - 18-829082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

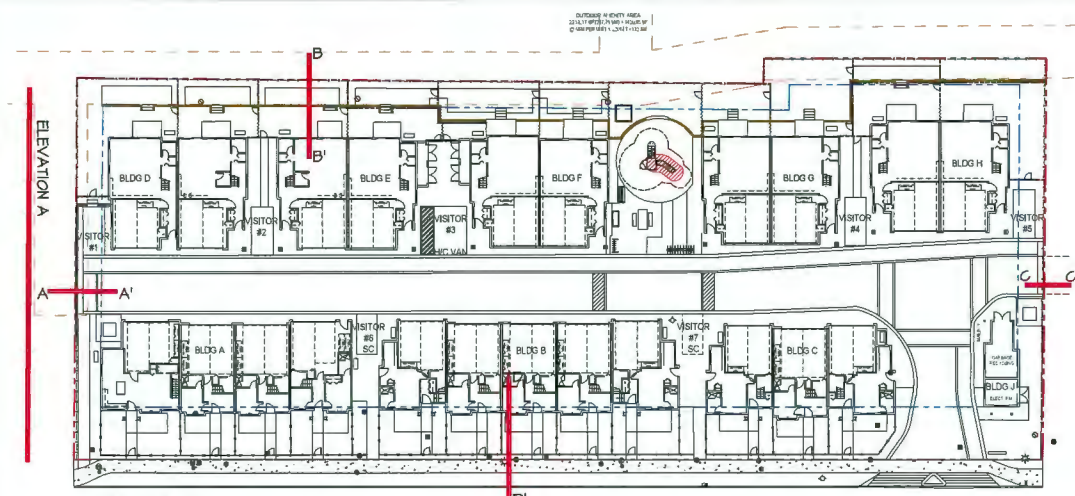
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**LANDSCAPE
DETAILS**

DATE: 2018-JULY-04	DRAWING NUMBER:
SCALE: VARIES	3.0
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OF 16

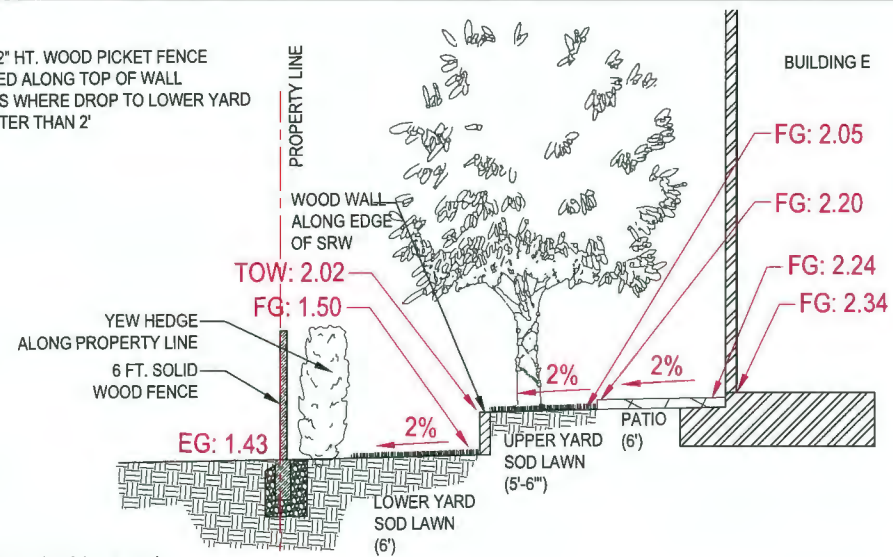


10 ENTRY SIGNAGE FEATURE
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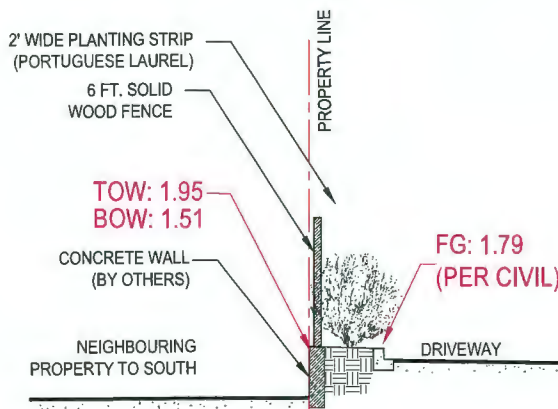


KEYPLAN
SCALE: N.T.S.

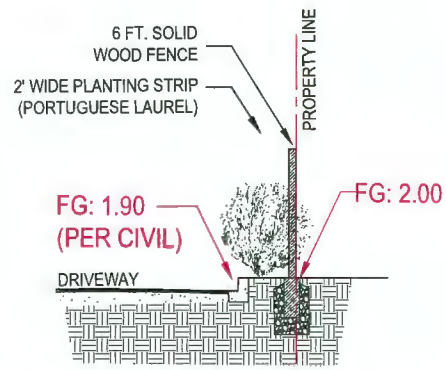
NOTE: 42" HT. WOOD PICKET FENCE REQUIRED ALONG TOP OF WALL IN YARDS WHERE DROP TO LOWER YARD IS GREATER THAN 2'



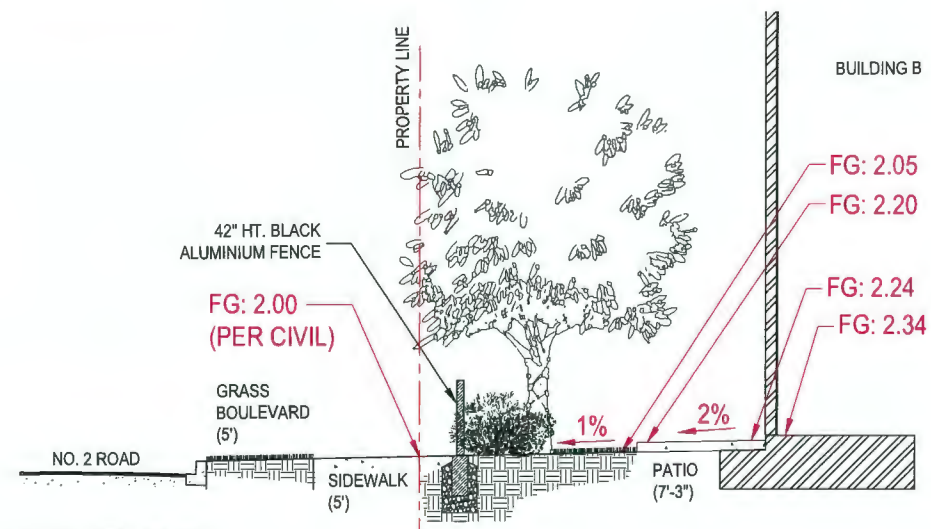
SECTION B-B'
SCALE: 1/4"=1'-0"



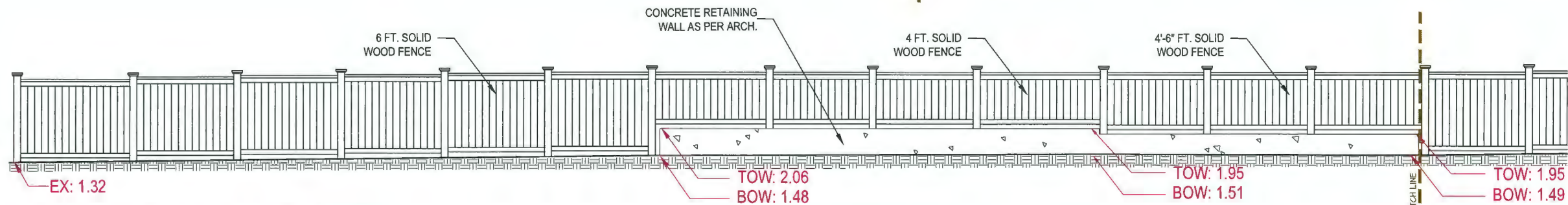
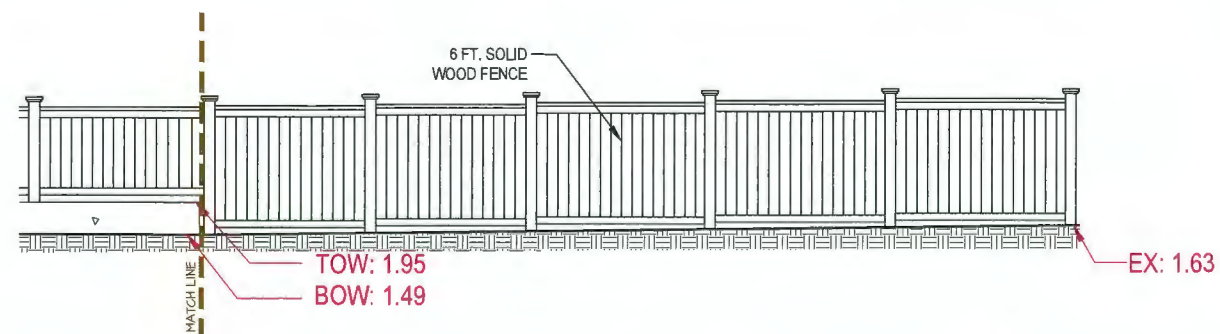
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SCALE: 1/4"=1'-0"



SECTION C-C'
SCALE: 1/4"=1'-0"



SECTION D-D'
SCALE: 1/4"=1'-0"



ELEVATION A - SOUTH SIDE
SCALE: 1/4"=1'-0"

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LANDSCAPE ARCHITECTURE

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
10	21MAR20	REV. PER CITY COMMENTS	FMT
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14	20SEP22	REV. PER DRAFT ADP COMMENTS	FMT
15	20AUG21	REV. PER PRE ADP CITY COMMENTS	FMT
16	20APR20	REV. AS PER CITY COMMENTS	DY
17	11DEC20	SUBMISSION FOR DP	DY
18	10NOV20	REV. AS PER NEH SITE PLAN	DY
19	11SEP20	REV. AS PER NEH SITE PLAN	DY
20	11AUG20	REV. AS PER NEH CITY COMMENTS	DY
21	11AUG20	REV. AS PER NEH CITY COMMENTS	DY
22	11AUG20	REZONING RE-SUBMISSION	DY
23	11FEB20	REV. AS PER NEH SITE PLAN	DY
24	10NOV20	REV. AS PER ARBORIST REPORT	DY
25	10OCT20	REV. AS PER NEH SITE PLAN	DY
26	10AUG20	LOT COVERAGE PLAN	DY
27	10JULY20	PRELIMINARY DESIGN	DY

SEAL:

PROJECT:
**NO. 2 ROAD
TOWNHOUSE DEVELOPMENT**
(DP - 18-829082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

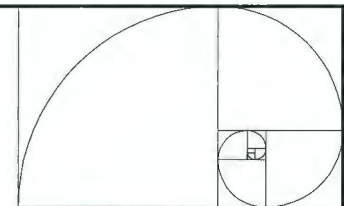
DRAWING TITLE:
**LANDSCAPE
SECTIONS**

DATE: 2018-JULY-04
SCALE: VARIES
DRAWN: DY
DESIGN: DY
CHK'D: MM
DRAWING NUMBER:
3.p

DP 18-829082

April 19, 2021

PLAN #23

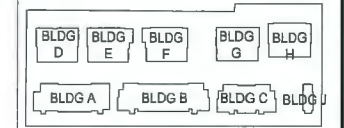


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NO. 2 ROAD

ISSUED FOR DPP SUBMISSION	J.Z.	K.L.	21.04.07
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued	By	Appd.	TYJML/DO

ISSUED FOR DPP REVIEW
 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

10231, 10251, 10351, 10371, 10381, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

Project No. Scale
 #8193 N.T.S.

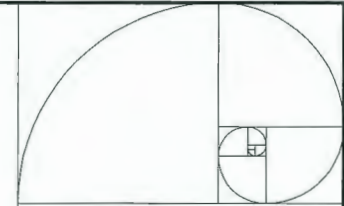
Drawing No. Sheet Revision



DP 18-829082

April 19, 2021

PLAN #25



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 TELEPHONE: 778-438-8822

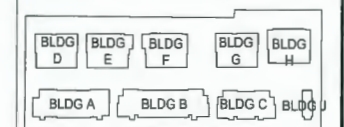
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 DESIGN
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NO. 2 ROAD



ISSUED FOR DPP SUBMISSION	J.Z.	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.06.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued	By	Appd.	YY.MM.DD

ISSUED FOR DPP REVIEW
 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)



10231,10251,10351,10371,10391,10395,10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

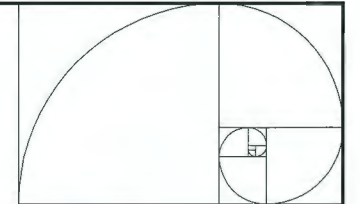
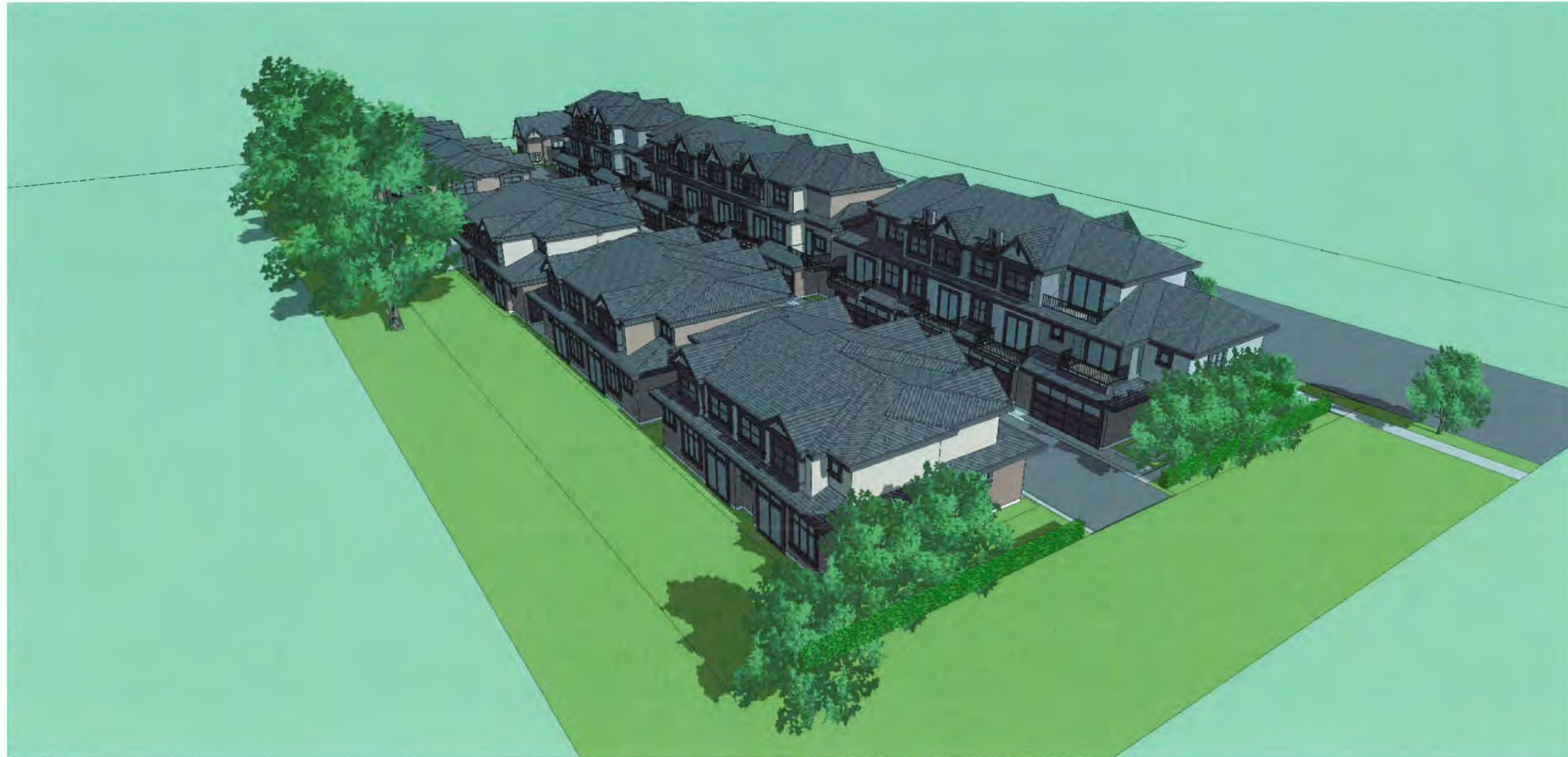
Project No. #8193 Scale N.T.S.
 Drawing No. Sheet Revision



DP 18-829082

April 19, 2021

PLAN #26



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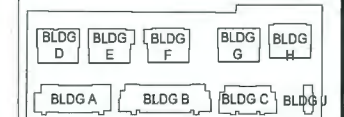
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 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

KONIC DEVELOPMENT
 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

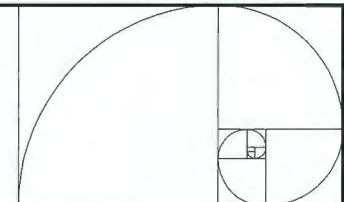
Title
 COLOR RENDERINGS

Project No.	Scale	N.T.S.
#8193		
Drawing No.	Sheet	Revision

DP 18-829082

April 19, 2021

PLAN #27

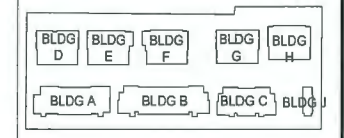


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Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

10231, 10251, 10351, 10371, 10381, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

Project No. Scale
 #8193 N.T.S.

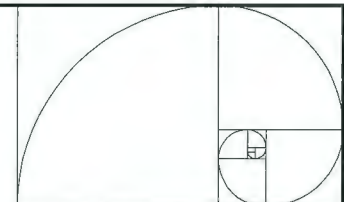
Drawing No. Sheet Revision



DP 18-829082

April 19, 2021

PLAN #28

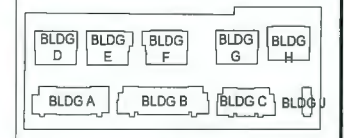


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ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
ISSUED	By	Appr.	TY.MALD

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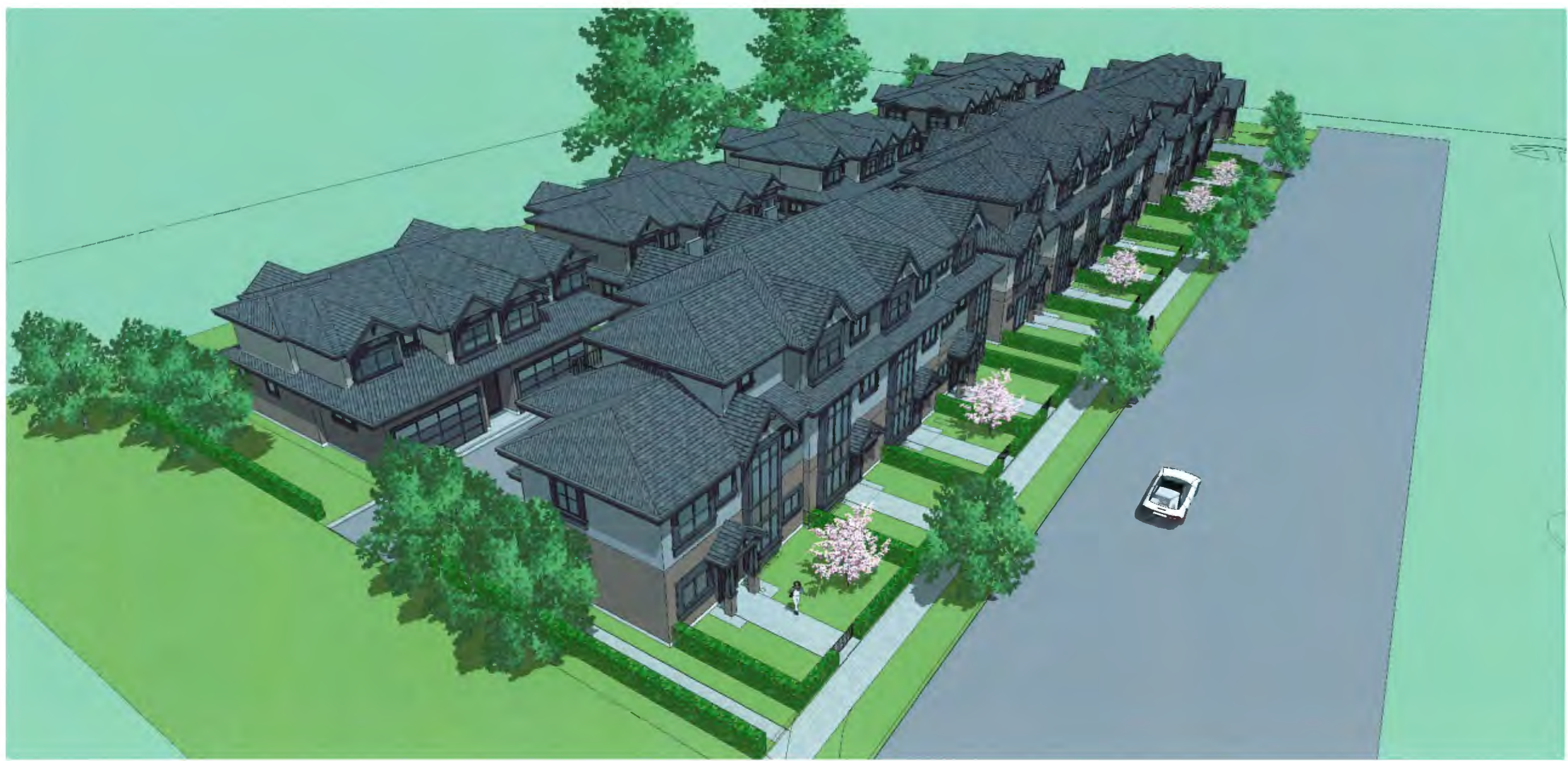
Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

10231,10251,10351,10371,10391,10395,10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

Project No. Scale
 #8193 N.T.S.

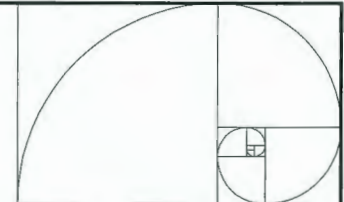
Drawing No. Sheet Revision



DP 18-829082

April 19, 2021

PLAN #29

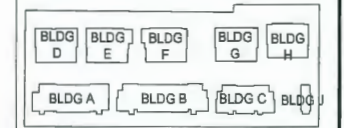


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ISSUED FOR DP SUBMISSION	JZ	KL	22.09.22
ISSUED FOR DP SUBMISSION	JZ	KL	18.07.13
Issued	By	Appt.	YJAN.00

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 (DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

Project No. Scale
 #8193 N.T.S.

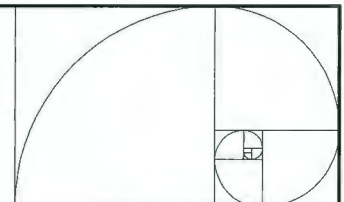
Drawing No. Sheet Revision



DP 18-829082

April 19, 2021

PLAN #30

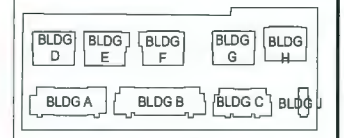


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Issued	By	Appd.	T.Y. 04.00

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 (DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

Project No. Scale
 #8193 N.T.S.

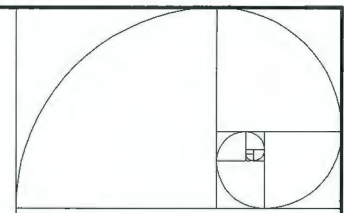
Drawing No. Sheet Revision
 A 017



DP 18-829082

April 19, 2021

PLAN #31

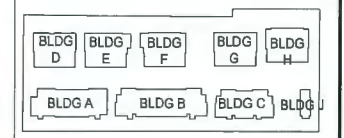


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ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued	By	Appd.	TY.BM.DD

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Client/Project
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 (DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR RENDERINGS

Project No.	Scale
#8193	N.T.S.
Drawing No.	Sheet
A 018	Revision



DP 18-829082

April 19, 2021

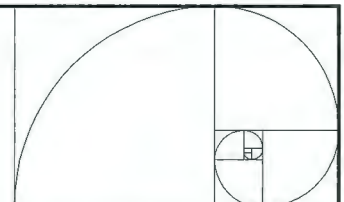
PLAN #32

10231 No. 2 ROAD, RICHMOND, BC



EXTERIOR FINISH MATERIAL SCHEDULE

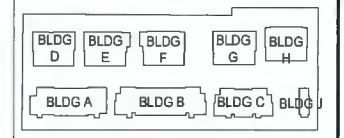
1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
2. COMPOSITE CEMENT - HARDIELAP SIDING (NAVAJO BEIGE)
3. COMPOSITE CEMENT - HARDIE LAP SIDING (KHAKI BROWN)
4. WOOD FASCIA BOARD & TRIM (DARK BROWN)
5. METAL GUARDRAIL/ MECH. LOUVER/ MECH. SCREEN (DARK BROWN)
6. ENTRY WOOD DOOR AND METAL UTILITY DOOR & GARAGE DOORS (DARK BROWN)
7. COMPOSITE CEMENT - HARDIE SHAKE (LIGHT BROWN)
8. VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9. BRICK CLADDING (RED)
10. COMPOSITE CEMENT - HARDIE LAP SIDING (ARCTIC WHITE)
11. COMPOSITE CEMENT - HARDIE LAP SIDING (PEARL GRAY)



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ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued	By	Appd.	17.04.10

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 (DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 COLOR SAMPLE
 MATERIAL BOARD

Project No. Scale
 #8193 1/16"=1'-0"

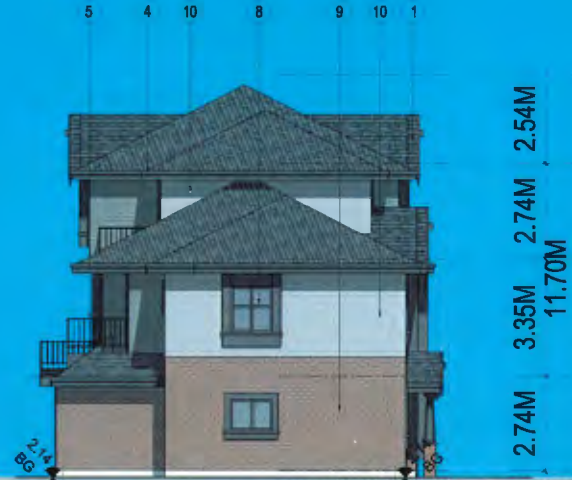
Drawing No. Sheet Revision

APR 19 2021
PLAN #33





1 BUILDING A WEST ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING A SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 BUILDING A EAST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING A NORTH ELEVATION
SCALE 1/8"=1'-0"



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ISSUED FOR AP SUBMISSION	JZ	KL	20.06.21
ISSUED FOR DP SUBMISSION	JZ	KL	18.07.13
Issued	By	Appd.	11.04.20

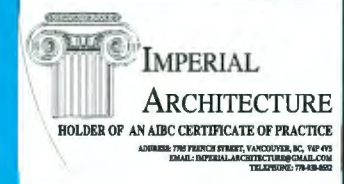
ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)



Title
BUILDING A ELEVATIONS

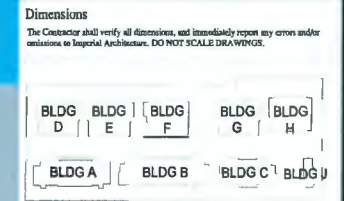
Project No.	Scale
#8193	1/8"=1'-0"
Drawing No.	Sheet
	Revision



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 (DP - 18-829082)



Building B Elevations

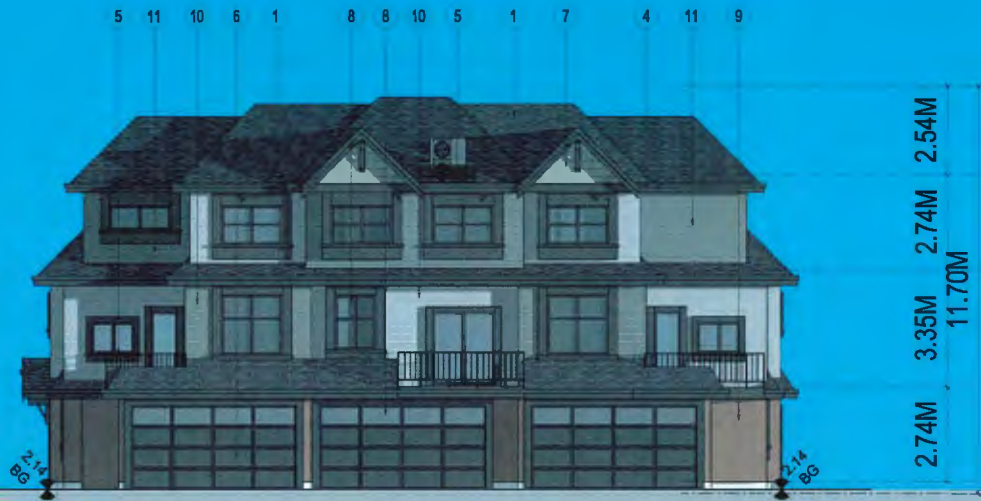
Project No.	Scale
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Drawing No.	Sheet
	Revision



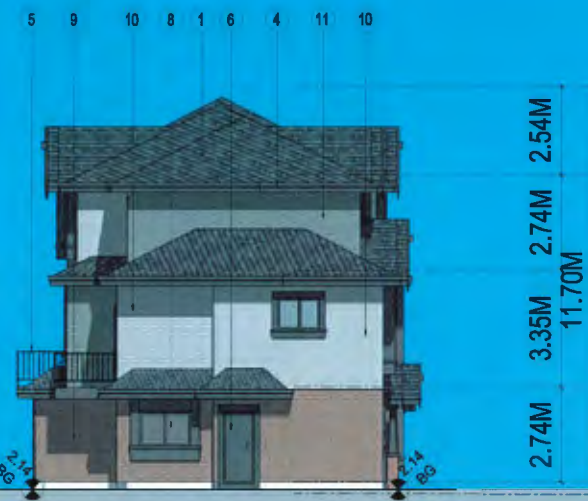
DP 18-829082

April 19, 2021

PLAN #35



1 BUILDING C EAST ELEVATION
A3.2



3 BUILDING C SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING C WEST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING C NORTH ELEVATION
SCALE 1/8"=1'-0"

EL: 2.06 (6.76')
AVERAGE GRADE

EL: 2.06 (6.76')
AVERAGE GRADE

EL: 2.06 (6.76')
AVERAGE GRADE

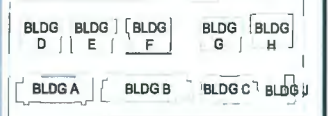
EL: 2.06 (6.76')
AVERAGE GRADE



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ISSUED FOR DP SUBMISSION	JZ	K.L.	18.07.15
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(DP - 18-829082)



Title
BUILDING C ELEVATIONS

Project No.	Scale
#8193	1/8"=1'-0"
Drawing No.	Sheet
	Revision

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ISSUED FOR DP SUBMISSION	JZ	K.L.	18.07.13
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 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

10231, 10251, 10351, 10371, 10381, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 BUILDING D ELEVATIONS

Project No. Scale
 #8193 1/8"=1'-0"



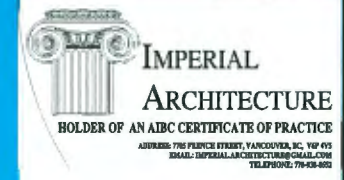
BUILDING D EAST ELEVATION
 SCALE 1/8"=1'-0"

BUILDING D SOUTH ELEVATION
 SCALE 1/8"=1'-0"



BUILDING D WEST ELEVATION
 SCALE 1/8"=1'-0"

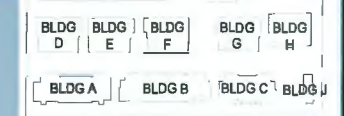
BUILDING D NORTH ELEVATION
 SCALE 1/8"=1'-0"



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ISSUED FOR AP SUBMISSION	JJ	J.L.	20.09.20
ISSUED FOR DP SUBMISSION	JJ	J.L.	18.07.13
Issued	By	Appt	13.06.00

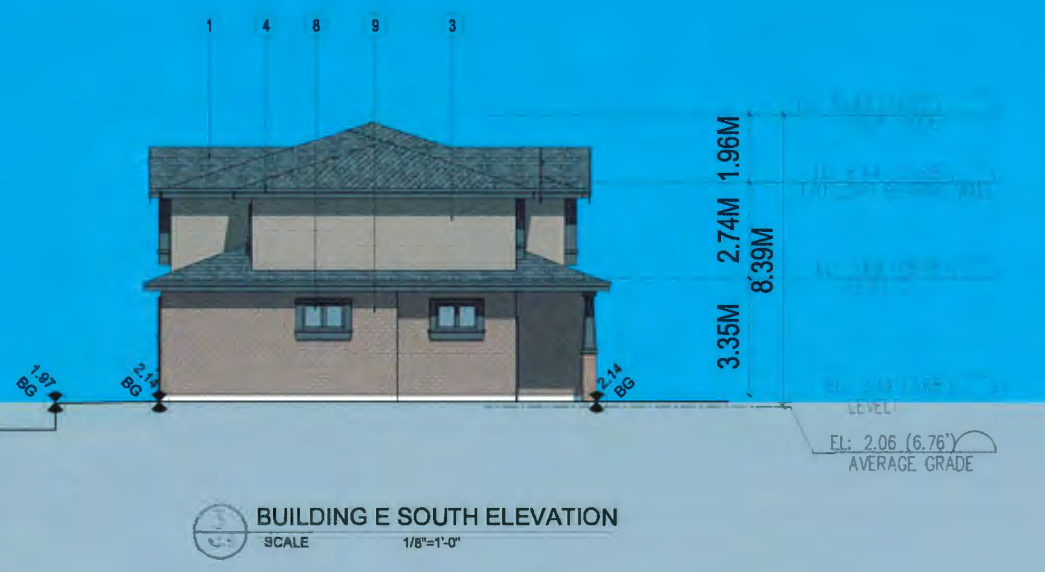
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 (DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 BUILDING E ELEVATIONS

Project No.	Scale
#8193	1/8"=1'-0"
Drawing No.	Sheet
	Revision



DP 18-829082

April 19, 2021

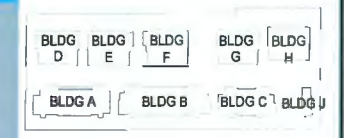
PLAN #38



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BLDG FOR AP SUBMISSION	J2	K.L.	20.09.22
BLDG FOR DP SUBMISSION	J2	K.L.	18.07.13
Issued	By	Appr.	TJ.SBL/20

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 (DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 BUILDING F ELEVATIONS

Project No.	Scale
#8193	1/8"=1'-0"
Drawing No.	Sheet
	Revision



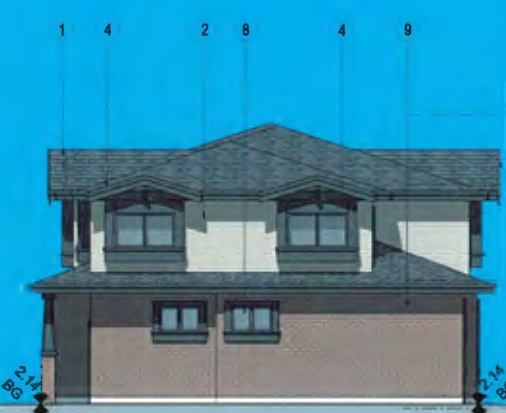
BUILDING F EAST ELEVATION
 SCALE 1/8"=1'-0"



BUILDING F SOUTH ELEVATION
 SCALE 1/8"=1'-0"



BUILDING F WEST ELEVATION
 SCALE 1/8"=1'-0"



BUILDING F NORTH ELEVATION
 SCALE 1/8"=1'-0"

DP 18-829082

April 19, 2021

PLAN #39

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ISSUED FOR DP SUBMISSION	JJ	K.L.	18.07.13
Issued	By	Appd.	TJ/SK/00

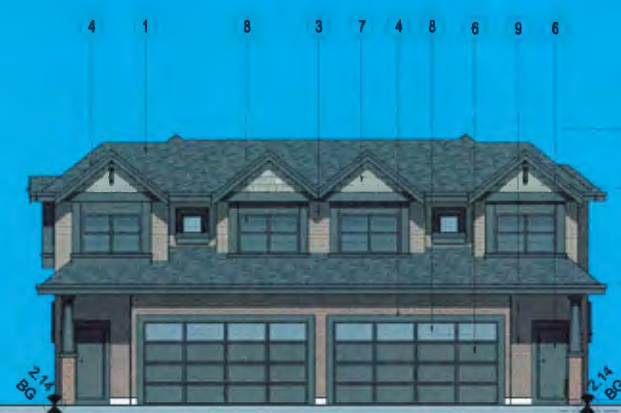
ISSUED FOR DPP REVIEW
 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

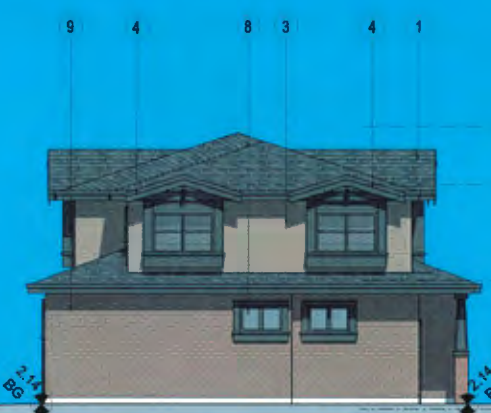
10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 BUILDING G ELEVATIONS

Project No.	Scale
#8193	1/8"=1'-0"
Drawing No.	Sheet
	Revision



BUILDING G EAST ELEVATION
 SCALE 1/8"=1'-0"



BUILDING G SOUTH ELEVATION
 SCALE 1/8"=1'-0"



BUILDING G WEST ELEVATION
 SCALE 1/8"=1'-0"



BUILDING G NORTH ELEVATION
 SCALE 1/8"=1'-0"



ARCHITECTURE
 INTERIOR
 DESIGN
 PLANNING

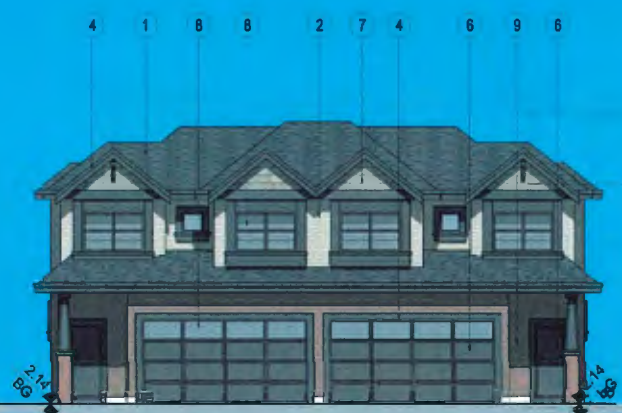
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BLDG D	BLDG E	BLDG F	BLDG G	BLDG H
BLDG A	BLDG B	BLDG C	BLDG I	BLDG J

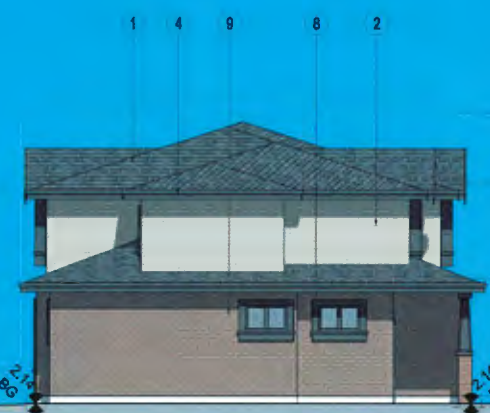
NO. 2 ROAD

BLDG OFF SUBMISSION	J2	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J2	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J2	K.L.	18.07.13
Issue	By	Appt.	11.30.00



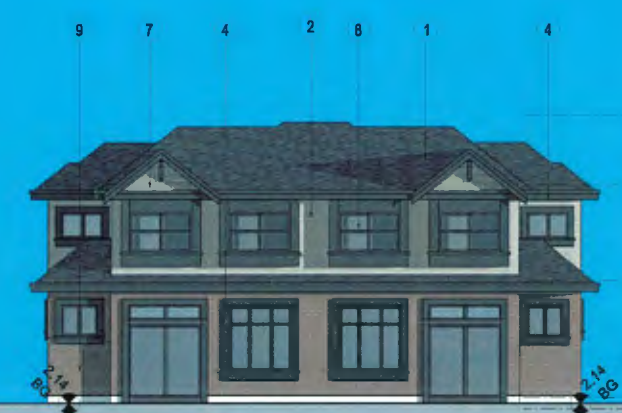
BUILDING H EAST ELEVATION
 SCALE 1/8"=1'-0"

3.35M 2.74M 2.01M
 8.44M
 LEVEL
 EL: 2.06 (6.76')
 AVERAGE GRADE



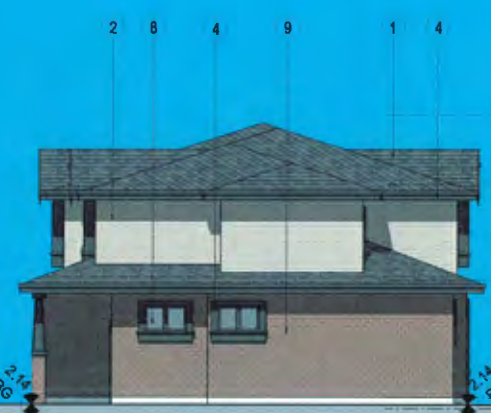
BUILDING H SOUTH ELEVATION
 SCALE 1/8"=1'-0"

3.35M 2.74M 2.01M
 8.44M
 LEVEL
 EL: 2.06 (6.76')
 AVERAGE GRADE



BUILDING H WEST ELEVATION
 SCALE 1/8"=1'-0"

LEVEL
 EL: 2.06 (6.76')
 AVERAGE GRADE



BUILDING H NORTH ELEVATION
 SCALE 1/8"=1'-0"

3.35M 2.74M 2.01M
 8.44M
 LEVEL
 EL: 2.06 (6.76')
 AVERAGE GRADE

ISSUED FOR DPP REVIEW
 2021-04-07

Original Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

KONIC DEVELOPMENT
 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

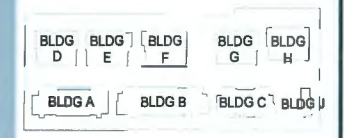
Title
BUILDING H ELEVATIONS

Project No. #8193 Scale 1/8"=1'-0"
 Drawing No. Sheet Revision

ARCHITECTURE
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ISSUED FOR AP SUBMISSION	JJ	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	JJ	K.L.	18.07.13
ISSUED	By	Appr.	17.09.00

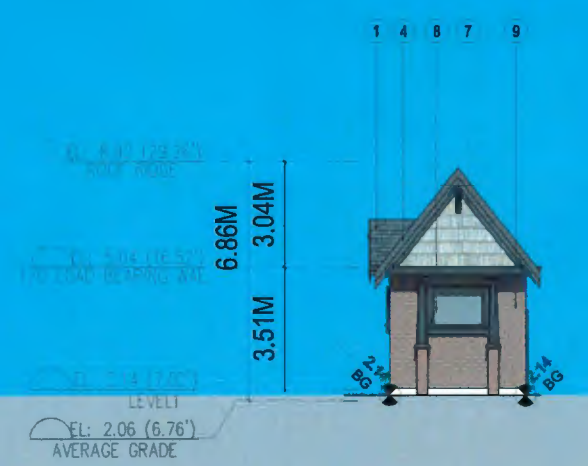
ISSUED FOR DPP REVIEW
 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

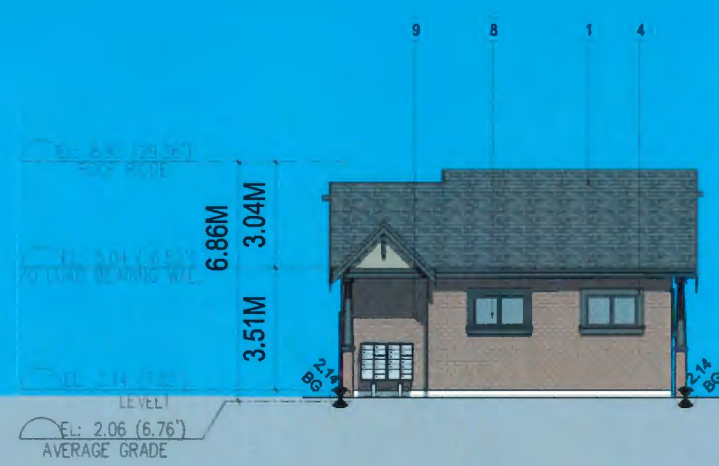
KONIC DEVELOPMENT
 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 BUILDING J ELEVATIONS

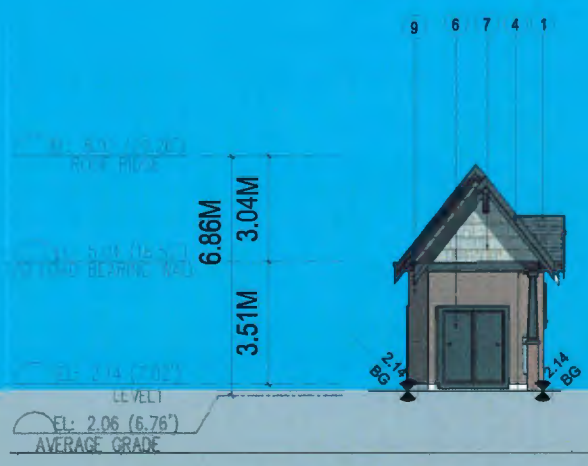
Project No. #8193
 Scale 1/8"=1'-0"
 Drawing No. Sheet Revision



BUILDING J EAST ELEVATION
 SCALE 1/8"=1'-0"



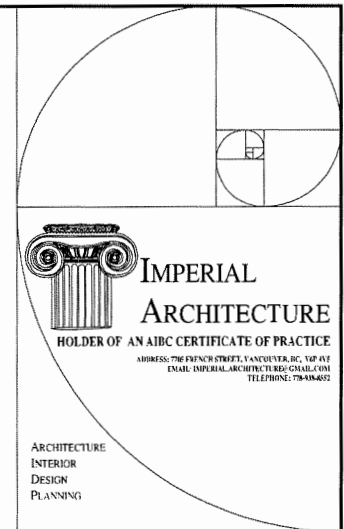
BUILDING J SOUTH ELEVATION
 SCALE 1/8"=1'-0"



BUILDING J WEST ELEVATION
 SCALE 1/8"=1'-0"



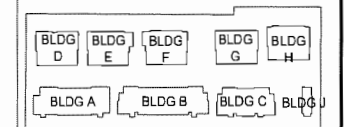
BUILDING J NORTH ELEVATION
 SCALE 1/8"=1'-0"



Architecture
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Planning

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ISSUED	By	Appt.	TY AW/00

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC
DEVELOPMENT
10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

Title
RUNNING ELEVATIONS

Project No. #8193
Scale: 1/16" = 1'-0"
Drawing No. Sheet Revision



BUILDING A EAST ELEVATION
BUILDING B EAST ELEVATION
BUILDING C EAST ELEVATION
ENTRY DRIVEWAY
PROPERTY LINE

RUNNING ELEVATIONS ALONG NO. 2 ROAD



BUILDING C WEST ELEVATION
BUILDING B WEST ELEVATION
BUILDING A WEST ELEVATION
ENTRY DRIVEWAY
PROPERTY LINE

RUNNING ELEVATIONS ALONG INTERNAL DRIVEWAY (EAST)



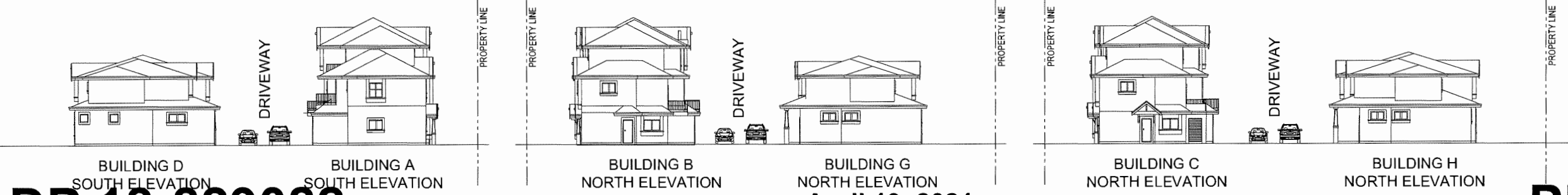
BUILDING D EAST ELEVATION
BUILDING E EAST ELEVATION
BUILDING F EAST ELEVATION
OUTDOOR AMENITY
BUILDING G EAST ELEVATION
BUILDING H EAST ELEVATION

RUNNING ELEVATIONS ALONG INTERNAL DRIVEWAY (WEST)



BUILDING H WEST ELEVATION
BUILDING G WEST ELEVATION
OUTDOOR AMENITY
BUILDING F WEST ELEVATION
BUILDING E WEST ELEVATION
BUILDING D WEST ELEVATION

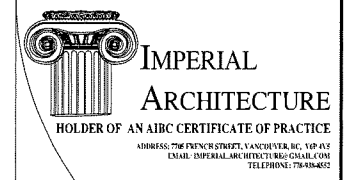
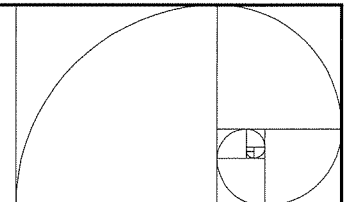
RUNNING ELEVATIONS ALONG REAR PROPERTY LINE



DP 18-829082

April 19, 2021

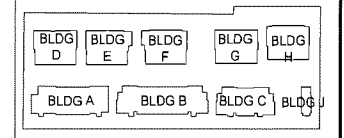
PLAN #43



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ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued	By	Appt.	PK/ML/DO

ISSUED FOR DPP REVIEW
2021-04-07

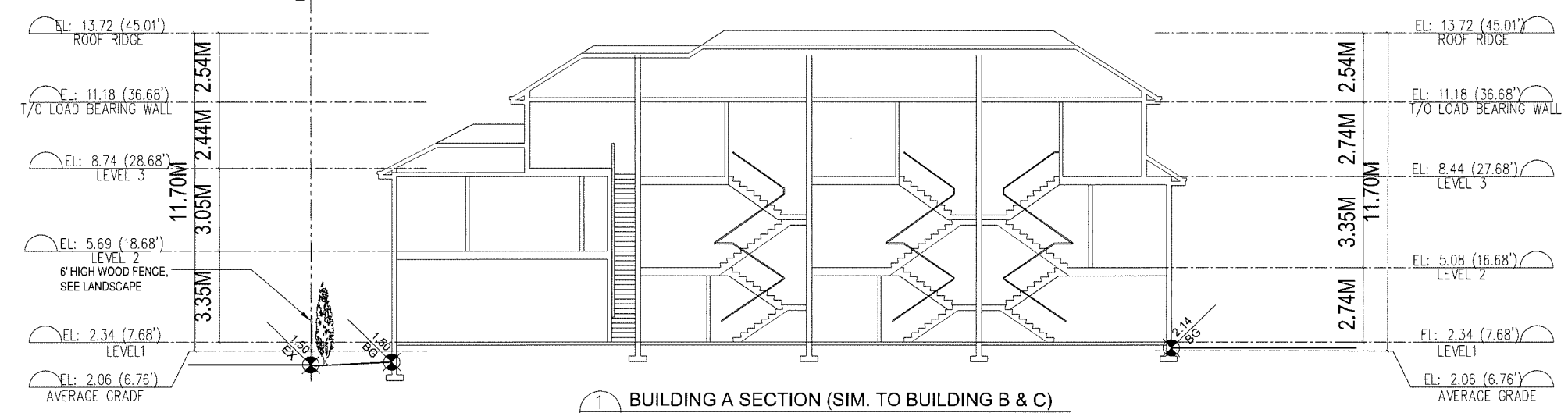
Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC
DEVELOPMENT
10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

Title
BUILDING SECTIONS

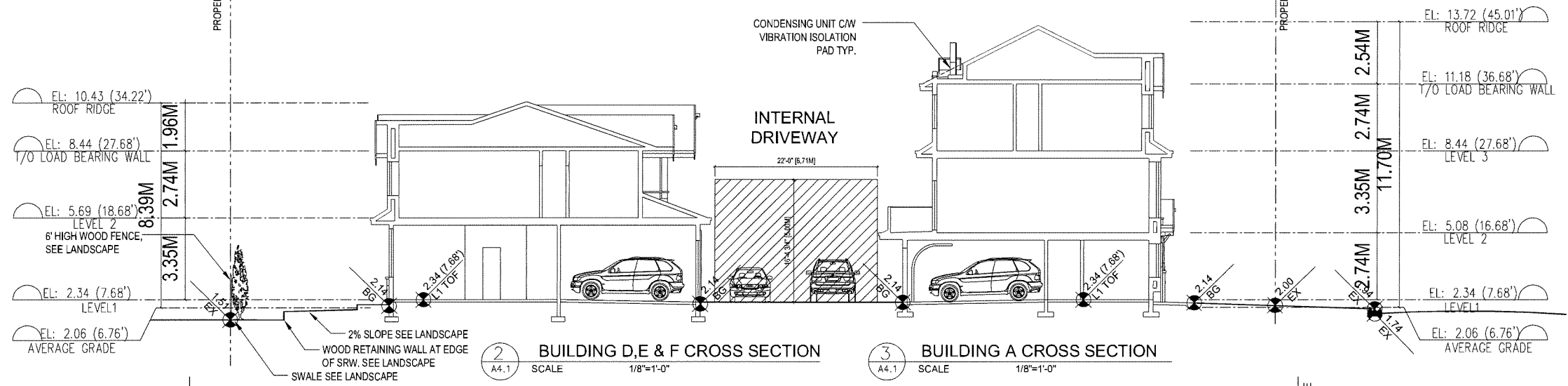
Project No. #8193
Scale 1/8"=1'-0"
Drawing No. Sheet Revision

ADJACENT PROPERTY



1 BUILDING A SECTION (SIM. TO BUILDING B & C)
SCALE 1/8"=1'-0"

ADJACENT PROPERTY

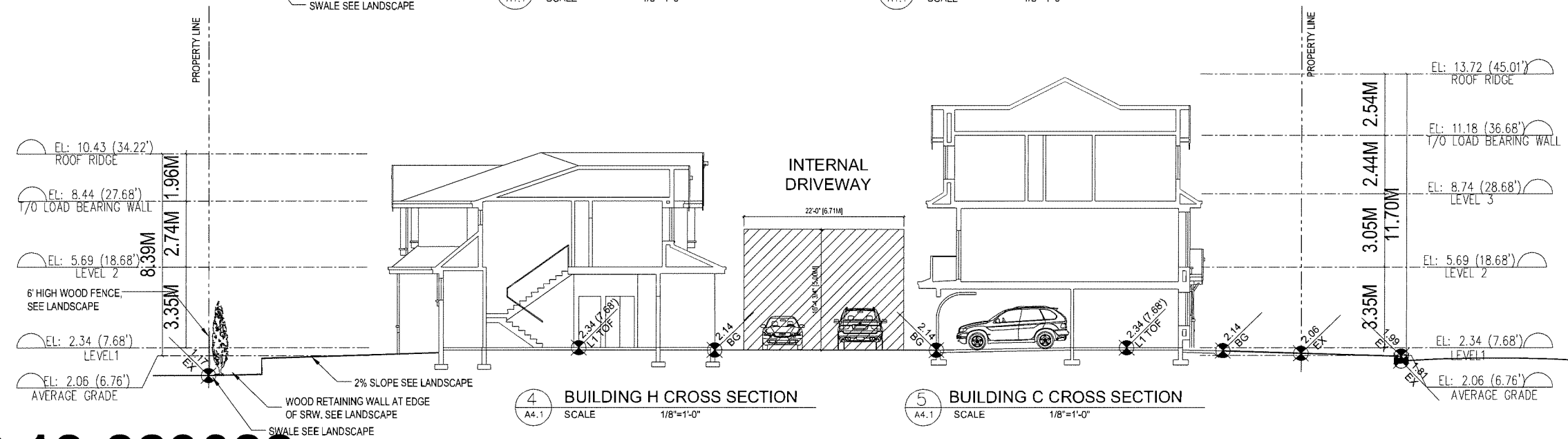


2 BUILDING D, E & F CROSS SECTION
SCALE 1/8"=1'-0"

3 BUILDING A CROSS SECTION
SCALE 1/8"=1'-0"

NO.2 ROAD

ADJACENT PROPERTY



4 BUILDING H CROSS SECTION
SCALE 1/8"=1'-0"

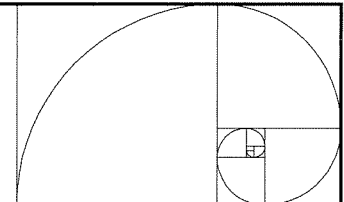
5 BUILDING C CROSS SECTION
SCALE 1/8"=1'-0"

NO.2 ROAD

DP 18-829082

April 19, 2021

PLAN #44

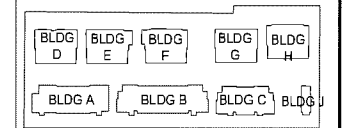


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 EMAIL: IMPERIAL.ARCHITECTURE@ICBC.COM TEL: 604.681.7444

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ISSUED FOR EP SUBMISSION	J.Z.	K.L.	18.07.13
Issuec	By	Asoc.	Y.Y.W./D.D.

ISSUED FOR DPP REVIEW
 2021-04-07

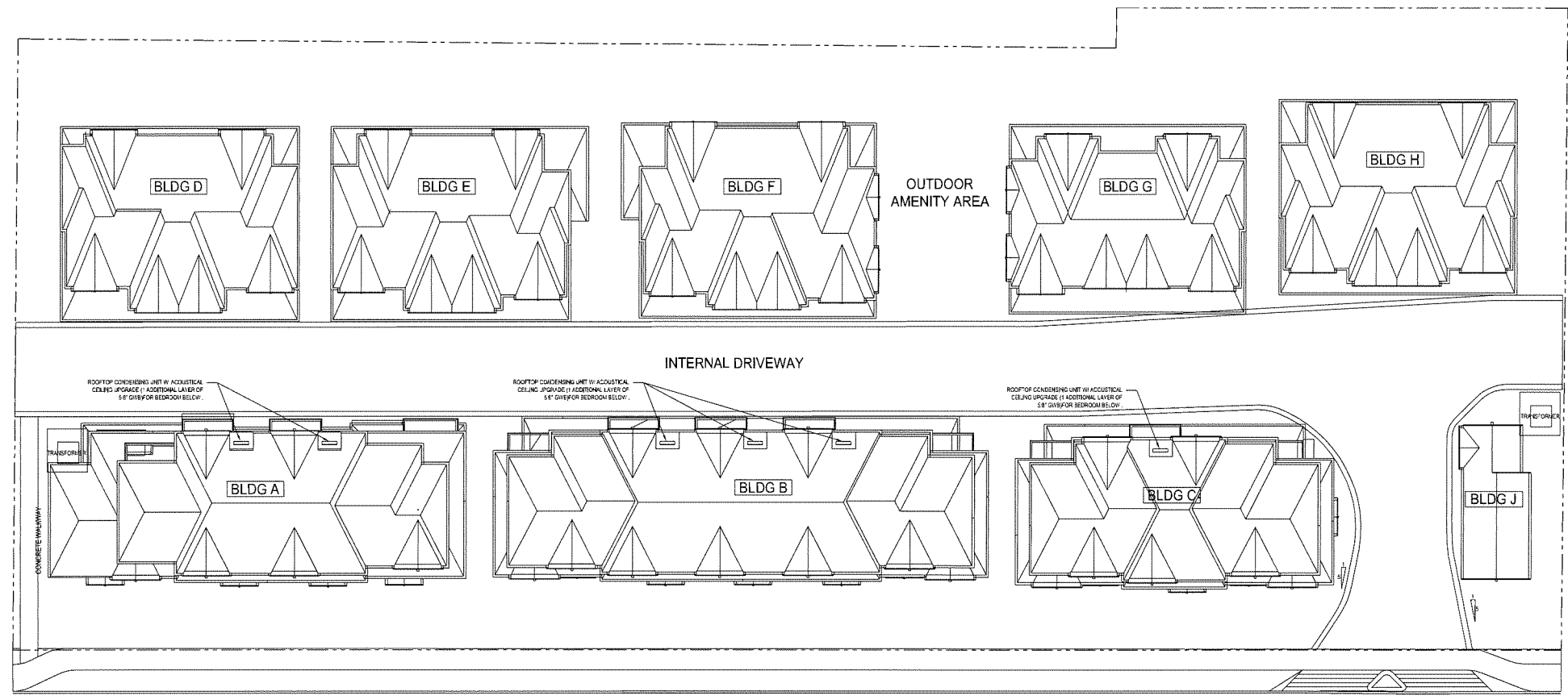
Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

10231,10251,10351,10371,10391,10395,10397
 NO.2 ROAD, RICHMOND, BC

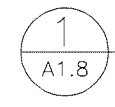
Title
 OVERALL ROOF PLAN

Project No. Scale
 #8193 1/16"=1'-0"

Drawing No. Sheet Revision



EXISTING FIRE HYDRANT



OVERALL ROOF PLAN
 SCALE 1/16"=1'-0"



DP 18-829082

April 19, 2021

PLAN #45



SHADOW ANALYSIS
MARCH 20TH - 10:00AM



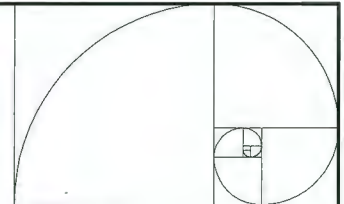
SHADOW ANALYSIS
MARCH 20TH - 2:00PM



SHADOW ANALYSIS
JUN 21ST - 10:00AM



SHADOW ANALYSIS
JUN 21ST - 2:00PM



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 TELEPHONE: 778-458-6622

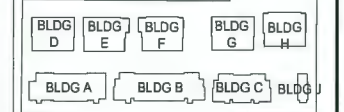
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ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.15
Issued	By	Appl.	TYAM/GO

ISSUED FOR DPP REVIEW
2021-04-07

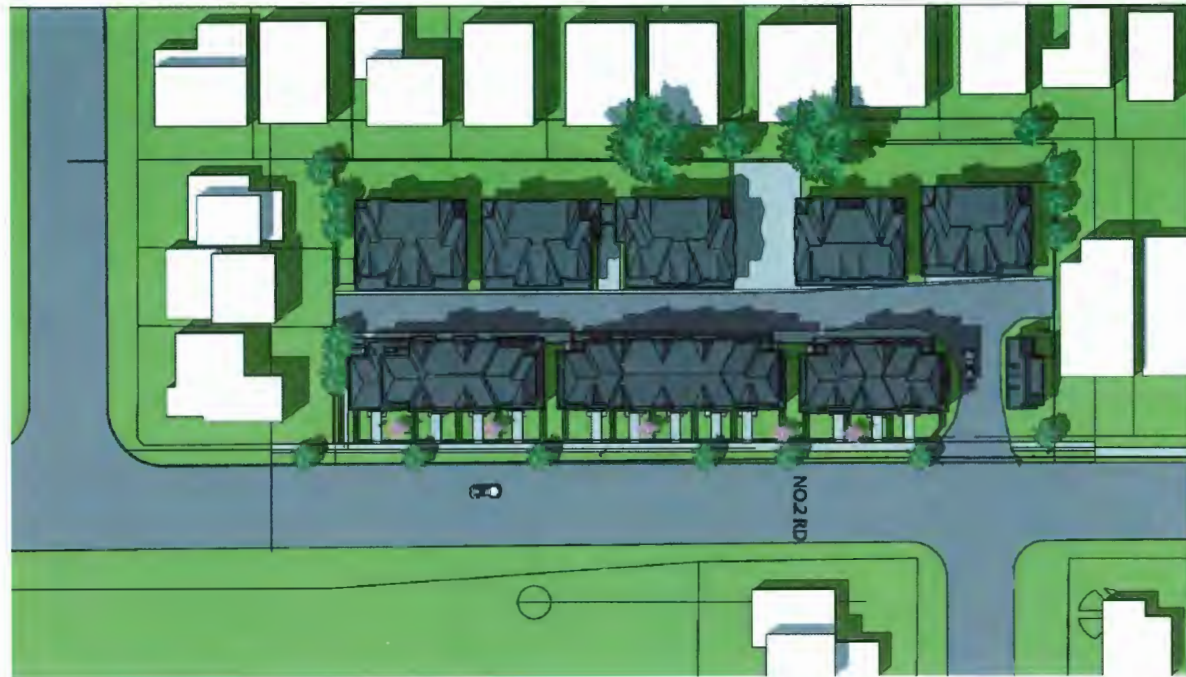
Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

 10231, 10251, 10351, 10371, 10381, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 SHADOW ANALYSIS

Project No. Scale
 #8193 N.T.S.
 Drawing No. Sheet Revision





SHADOW ANALYSIS
SEPT 23RD - 10:00AM



SHADOW ANALYSIS
SEPT 23RD - 2:00PM



SHADOW ANALYSIS
DEC 23RD - 10:00AM



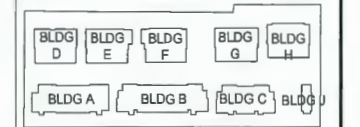
SHADOW ANALYSIS
DEC 23RD - 2:00PM

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ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
ISSUED	By	Appt.	TY MM DD

ISSUED FOR DPP REVIEW
2021-04-07

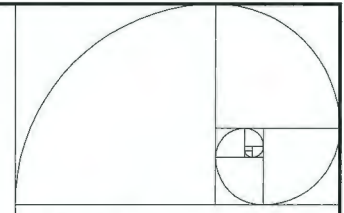
Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC DEVELOPMENT
10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

Title
SHADOW ANALYSIS

Project No. #8193 Scale N.T.S.
Drawing No. Sheet Revision



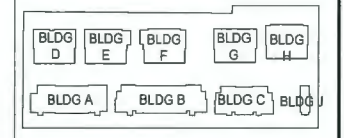


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ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued		By	Appl. TYJAM.DD

ISSUED FOR DPP REVIEW
 2021-04-07

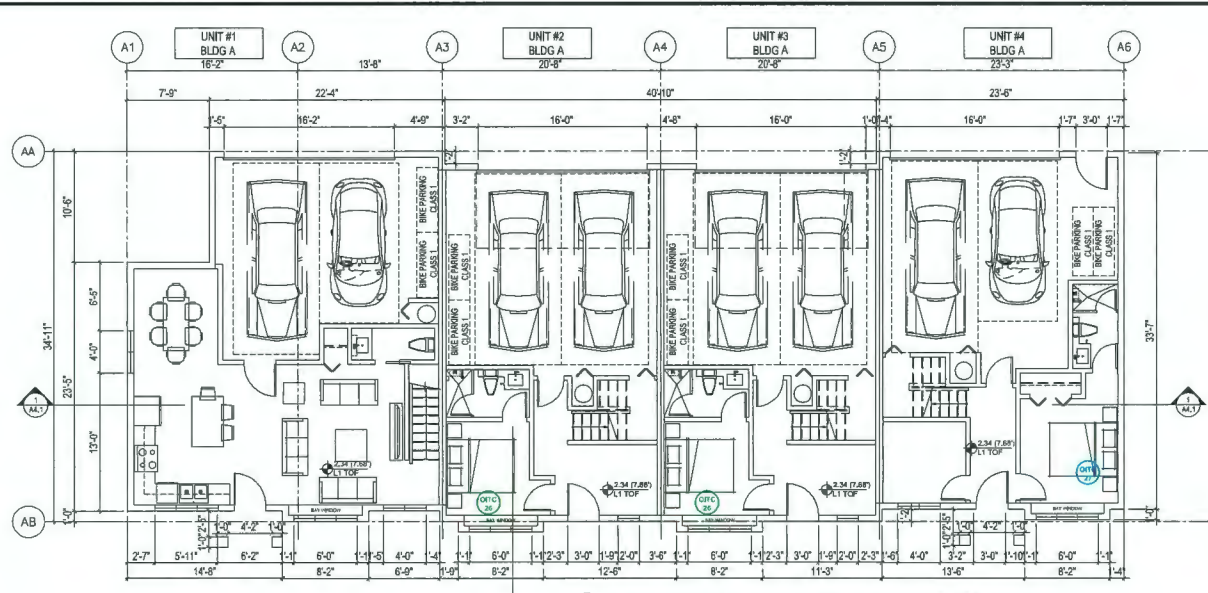
Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

KONIC DEVELOPMENT
 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

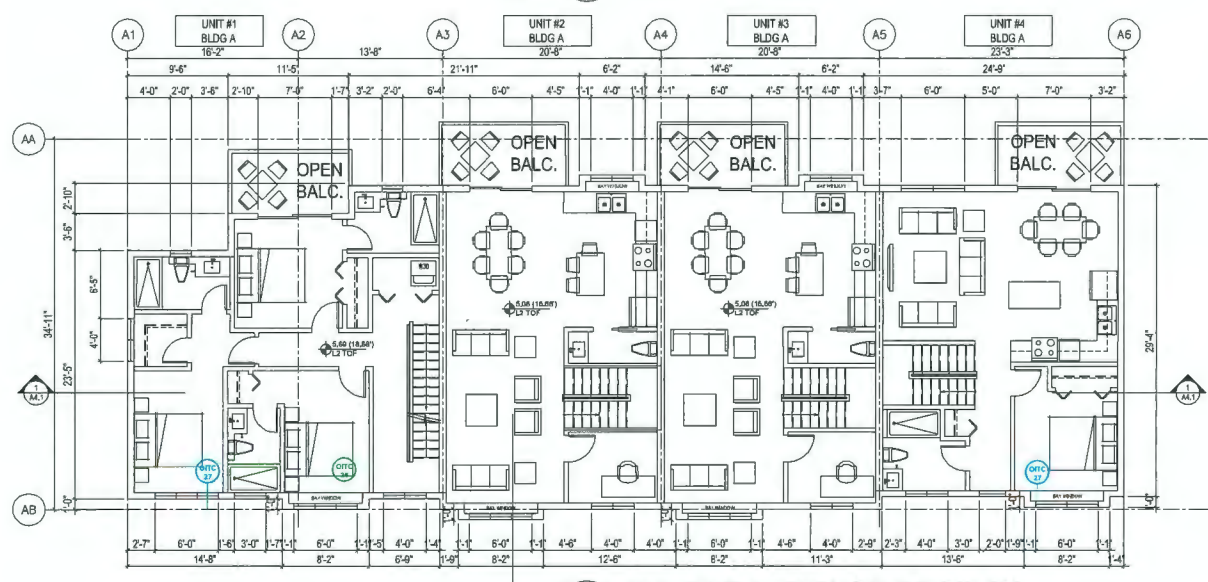
Title
BUILDING A & D FLOOR PLANS

Project No. Scale
#8193 1/8"=1'-0"

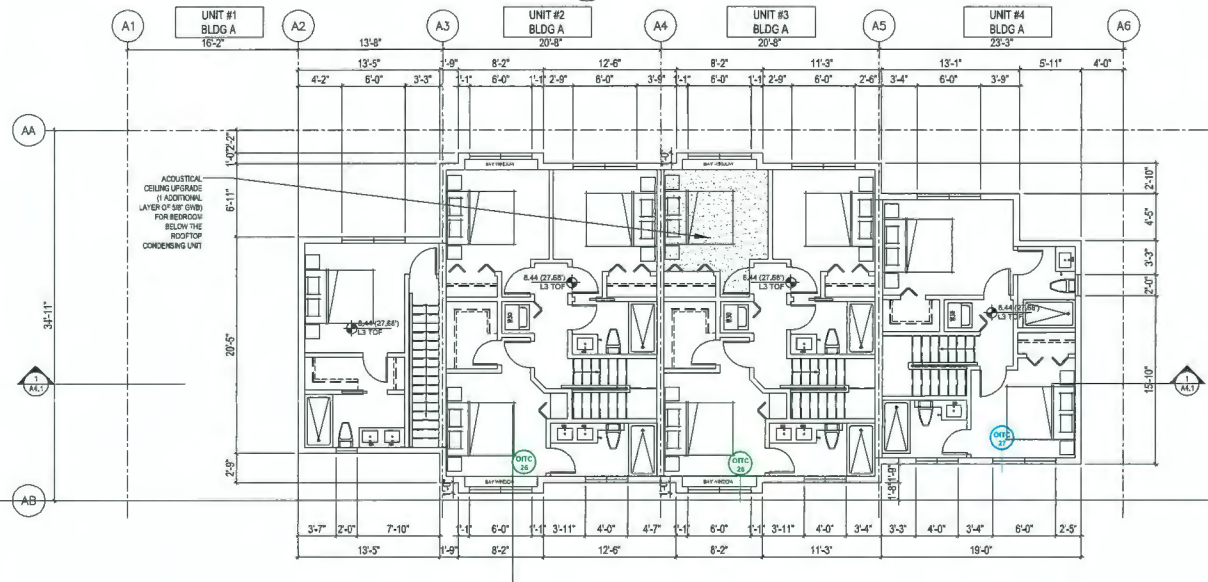
Drawing No. Sheet Revision



1 BUILDING A LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"



2 BUILDING A LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"



3 BUILDING A LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"

ACOUSTICAL UPDATE REQUIRED ON EXTERIOR WINDOWS AND BALCONY/PATIO DOORS (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED MARCH 08, 2021)

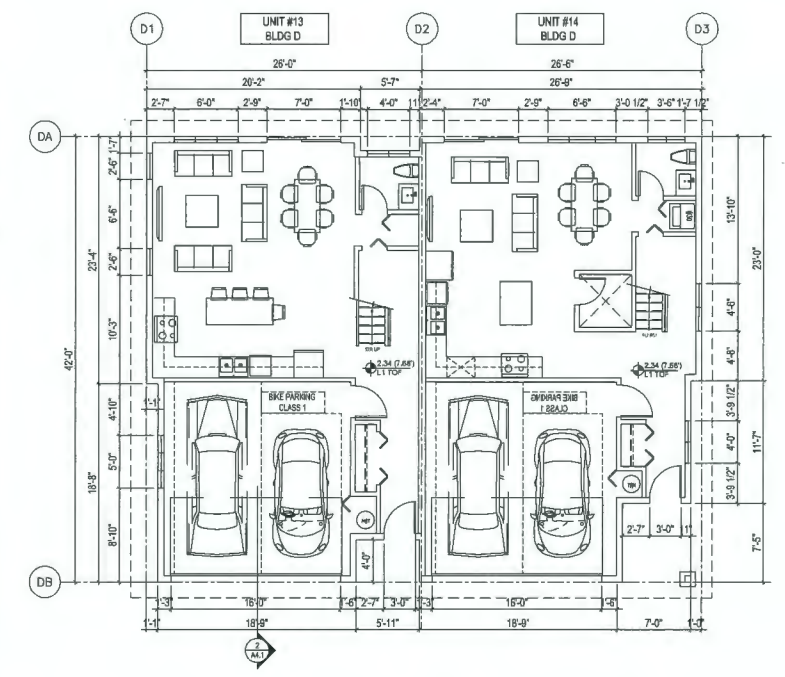
A STANDARD GLAZING DETAIL, ASSUMED TO BE TWO LAYERS OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (OITC 24), WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXCEPTION OF EAST-FACING BEDROOM WINDOWS LOCATED ON BUILDING A, B, AND C AS SHOWN IN APPENDIX A. LOCATIONS OF WINDOW AND DOOR UPGRADES REQUIRED. THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM OITC RATINGS, INCLUDING EXAMPLE WINDOW GLAZING, WHICH REQUIRE UPGRADING:

TABLE 1. MINIMUM OITC RATING REQUIREMENT AND EXAMPLE WINDOW GLAZING

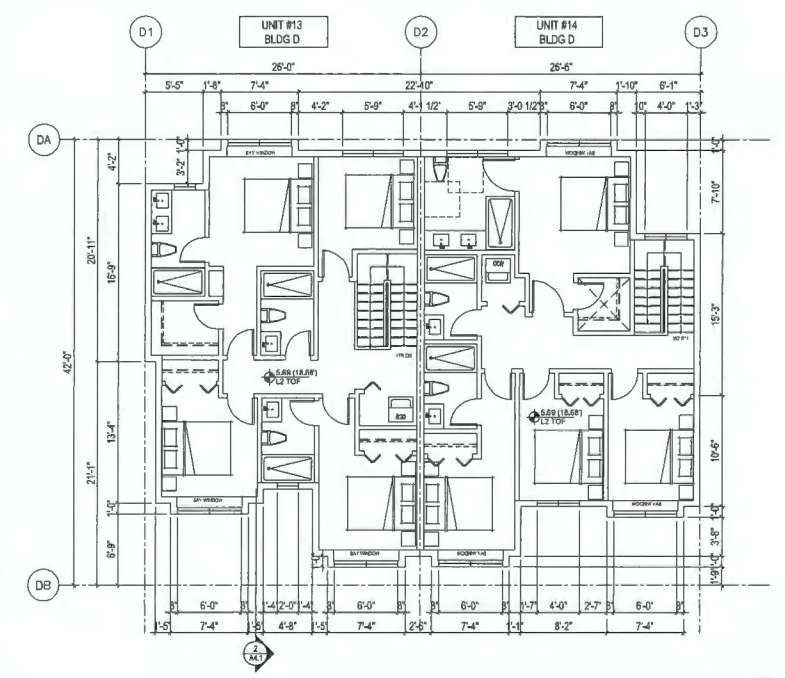
MINIMUM OITC RATING	EXAMPLE WINDOW GLAZING
OITC 27	5'-17-3" (TWO 6 MM GLASS PANES SEPARATED BY A 10 MM AIRSPACE)
OITC 26	4'-14-4" (TWO 6 MM GLASS PANES SEPARATED BY A 14 MM AIRSPACE)

GENERAL NOTES:

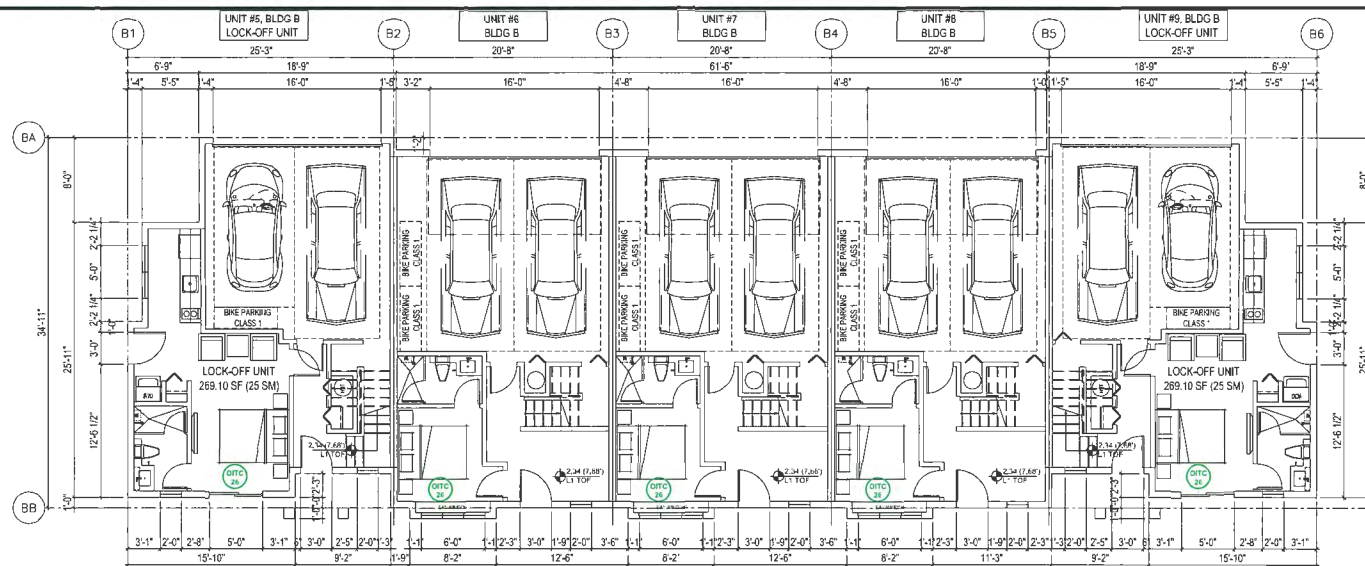
- AGING IN PLACE FEATURES SUCH AS "STARWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
- THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE B2 STANDARD, FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE B2 REQUIREMENTS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- 5.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



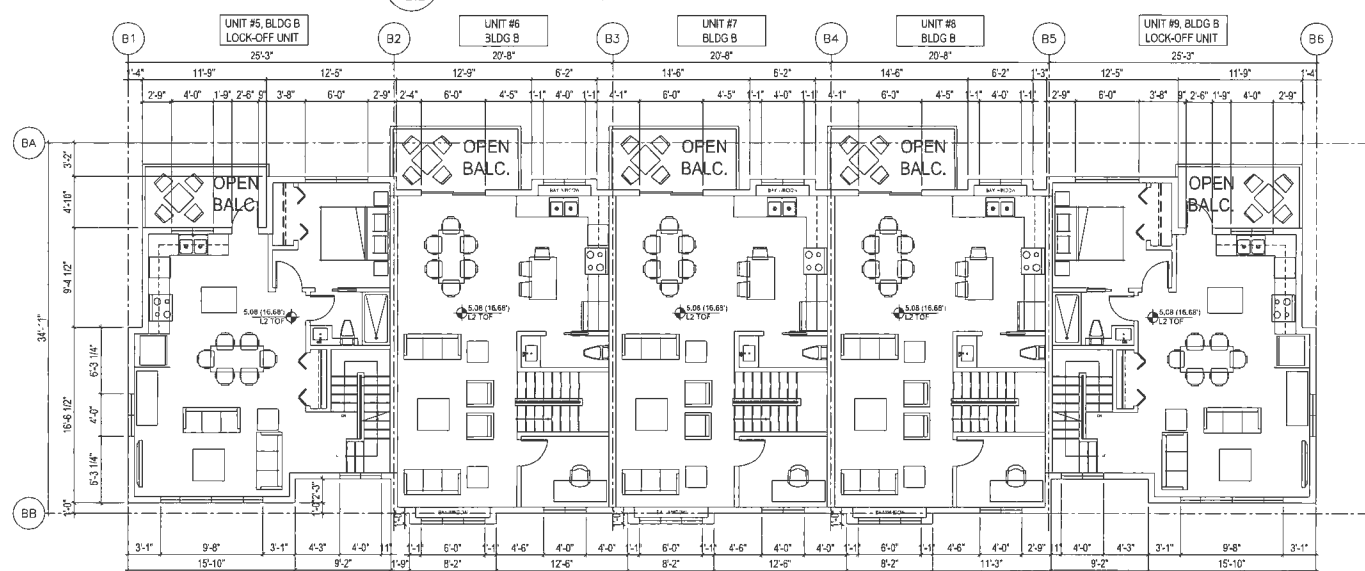
4 BUILDING D LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"



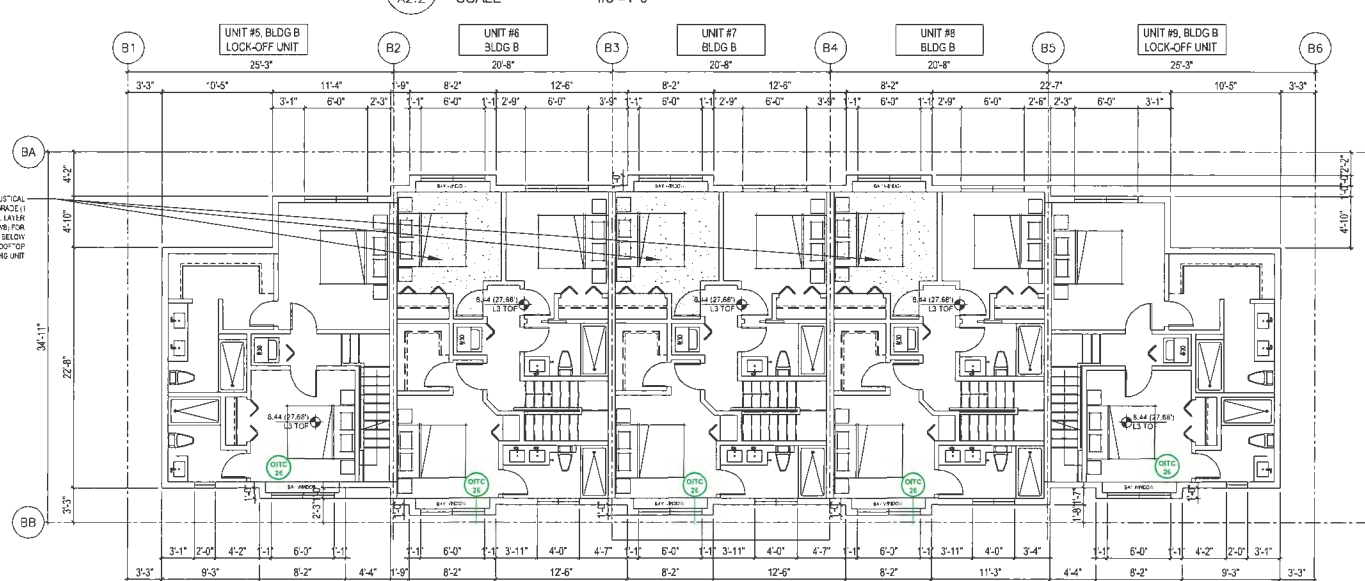
5 BUILDING D LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"



1 BUILDING B LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'-0"



2 BUILDING B LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'-0"



3 BUILDING B LEVEL 3 FLOOR PLAN
SCALE 1/8"=1'-0"

ACOUSTICAL UPDATE REQUIRED ON EXTERIOR WINDOWS AND BALCONY/PATIO DOORS (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED MARCH 08, 2021)

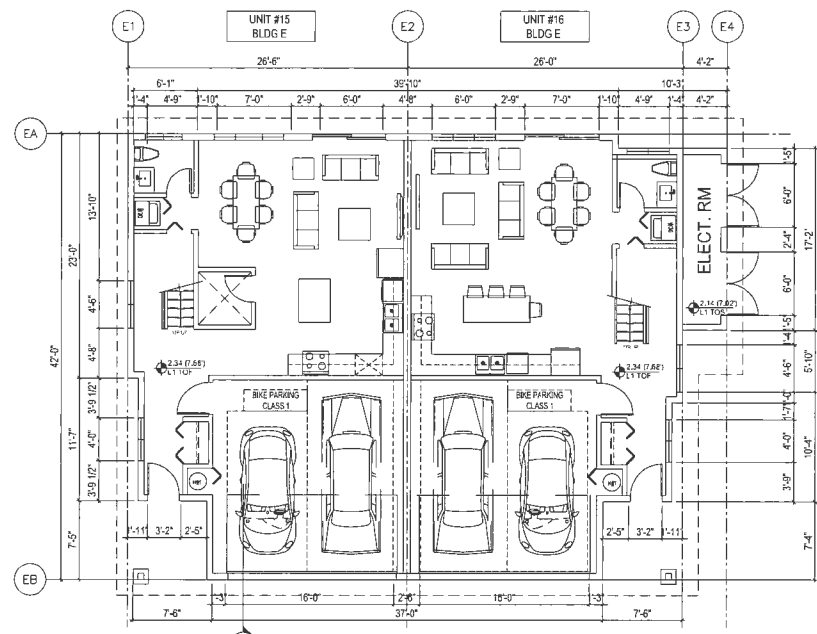
A STANDARD GLAZING DETAIL, ASSUMED TO BE TWO LAYERS OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (OITC 24), WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXCEPTION OF EAST-FACING BEDROOM WINDOWS LOCATED ON BUILDING A, B, AND C AS SHOWN IN APPENDIX A. LOCATIONS OF WINDOW AND DOOR UPGRADES REQUIRED, THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM OITC RATINGS, INCLUDING EXAMPLE WINDOW GLAZING, WHICH REQUIRE UPGRADE:

TABLE 1. MINIMUM OITC RATING REQUIREMENT AND EXAMPLE WINDOW GLAZING

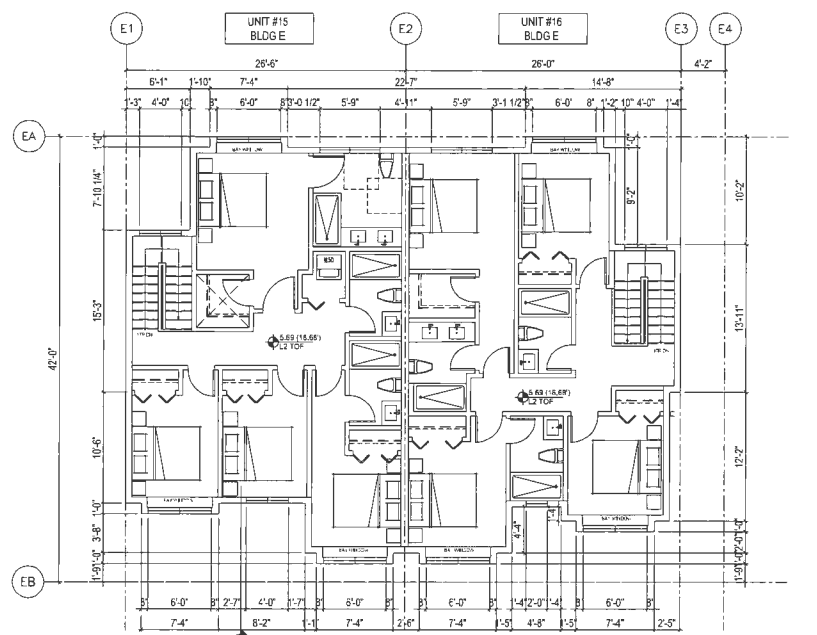
MINIMUM OITC RATING	EXAMPLE WINDOW GLAZING
OITC 27	5-17-3 (TWO 6 MM GLASS PANES SEPARATED BY A 10 MM AIRSPACE)
OITC 26	4-14-4 (TWO 6 MM GLASS PANES SEPARATED BY A 14 MM AIRSPACE)

GENERAL NOTES:

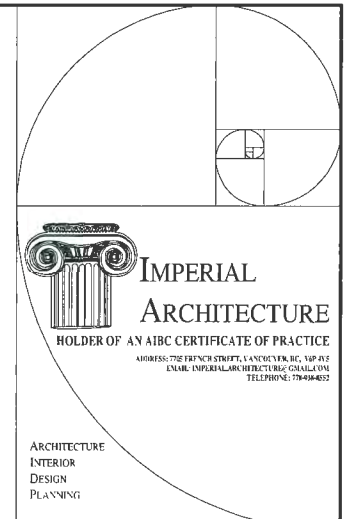
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
- THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



4 BUILDING E LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'-0"

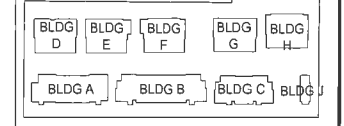


5 BUILDING E LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'-0"



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Issue:	By:	App:	TYM/MS

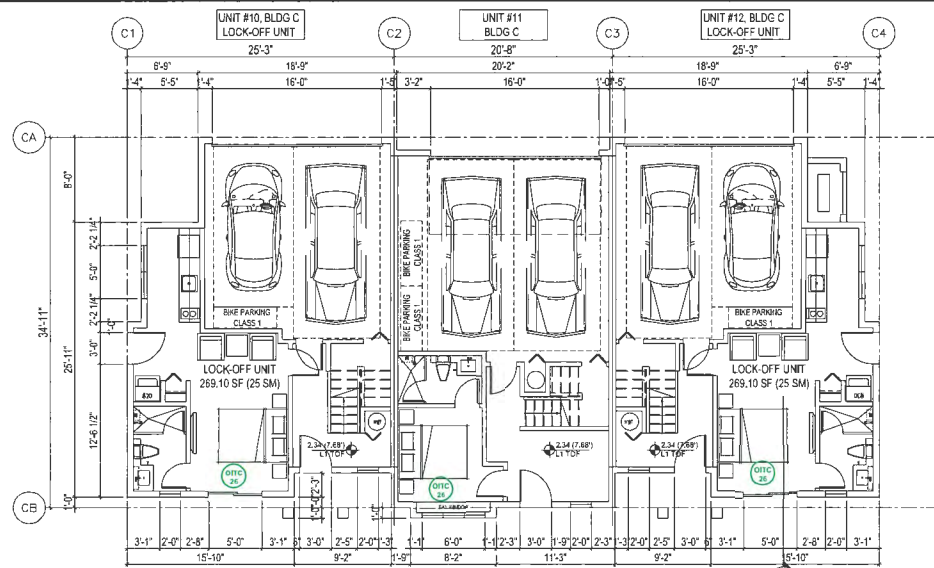
ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

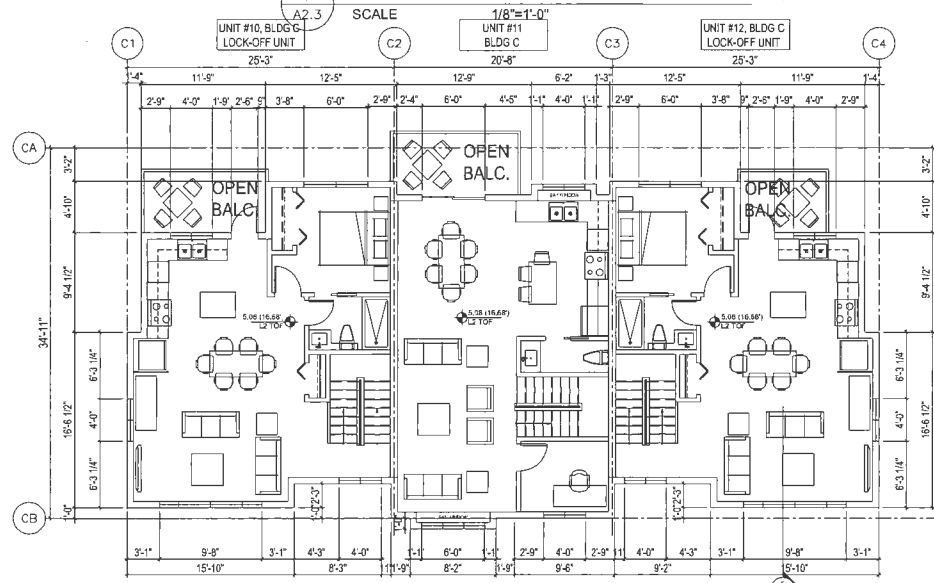
KONIC DEVELOPMENT
10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

Title
BUILDING B & E FLOOR PLANS

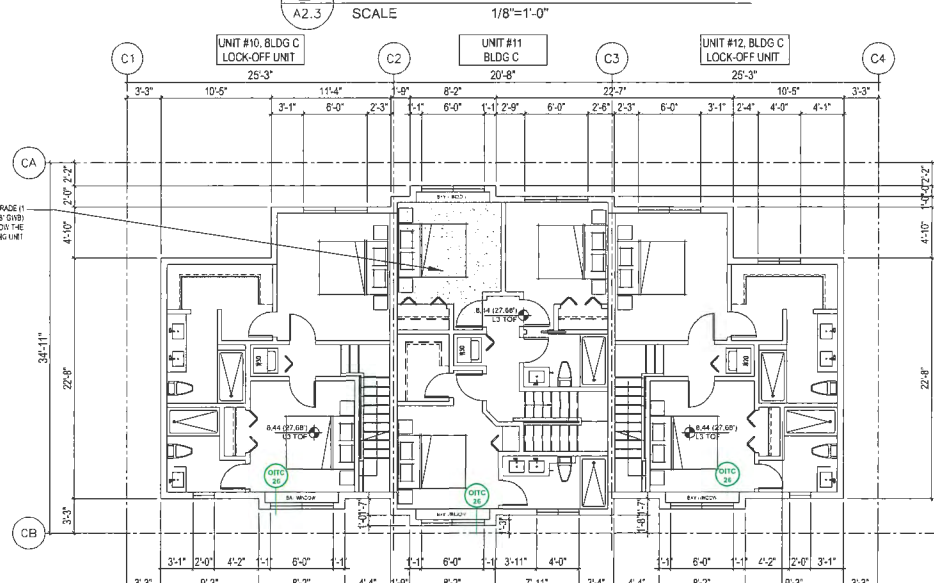
Project No. Scale
#8193 1/8"=1'-0"



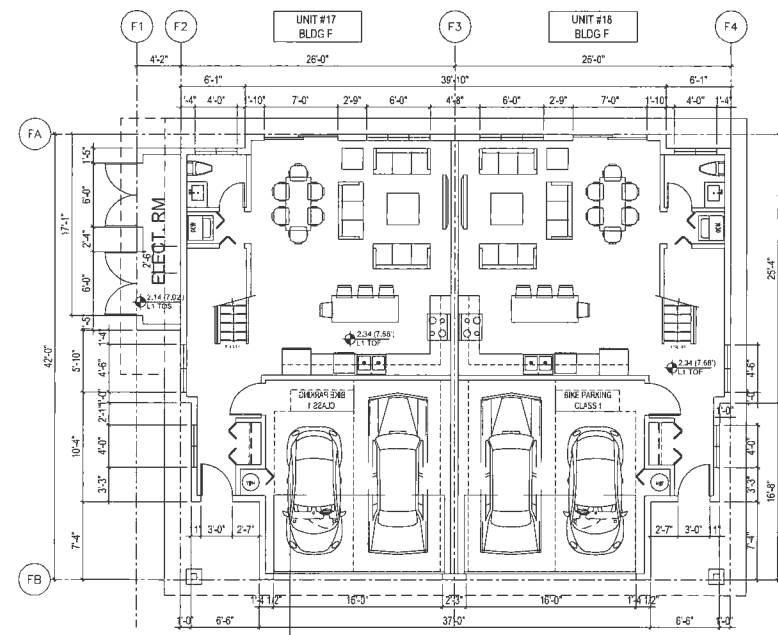
1 BUILDING C LEVEL 1 FLOOR PLAN



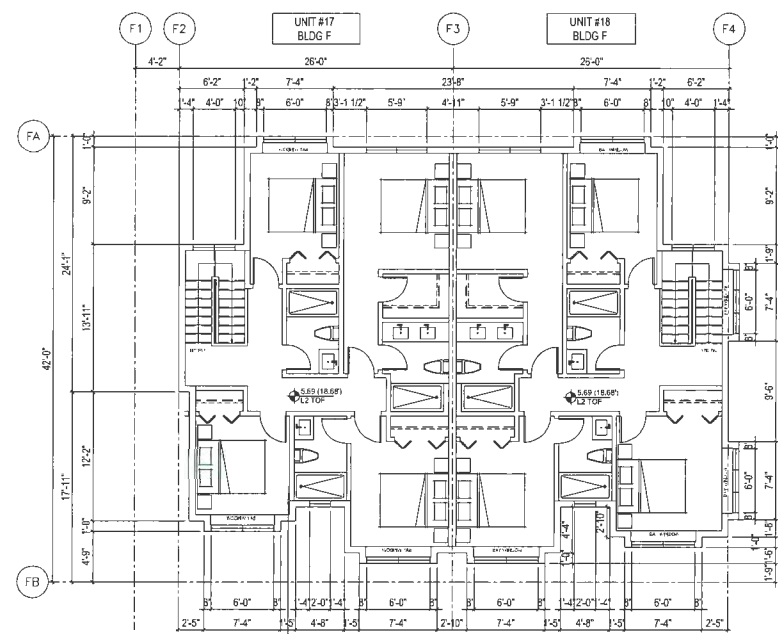
2 BUILDING C LEVEL 2 FLOOR PLAN



3 BUILDING C LEVEL 3 FLOOR PLAN



4 BUILDING F LEVEL 1 FLOOR PLAN



5 BUILDING F LEVEL 2 FLOOR PLAN

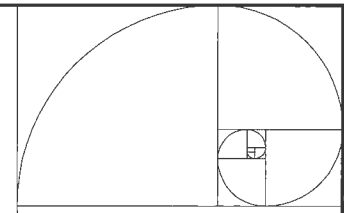
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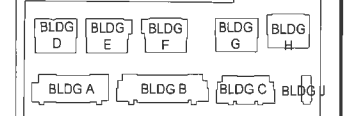


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ARCHITECTURE
 INTERIOR DESIGN
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ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issuec	By	Appt.	TTAN/00

ISSUED FOR DPP REVIEW
 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (DP - 18-829082)

KONIC DEVELOPMENT
 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
BUILDING C & F FLOOR PLANS

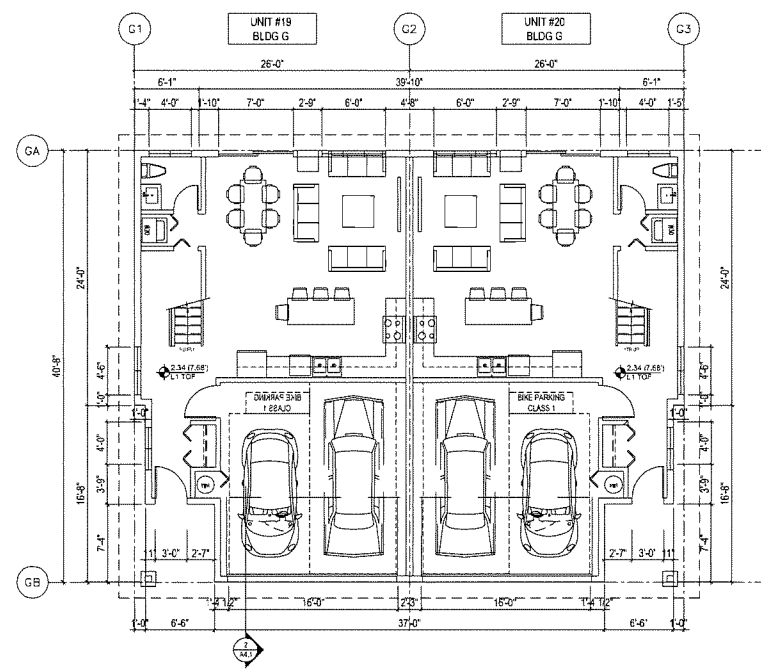
Project No. #8193
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 Drawing No. Sheet Revison

DP 18-829082

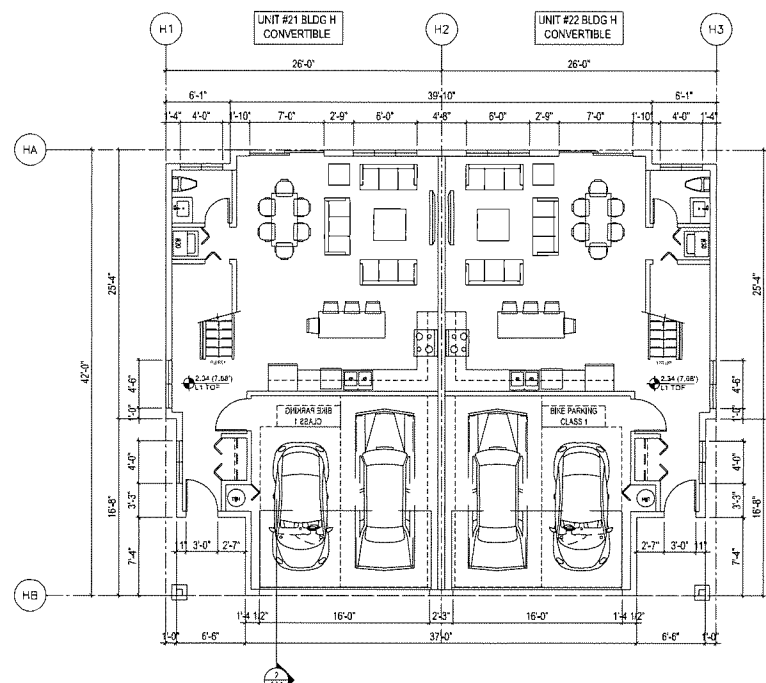
April 19, 2021

REFERENCE PLAN

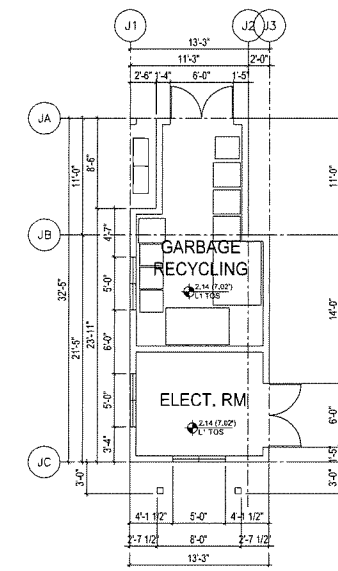




1 BUILDING G LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'-0"

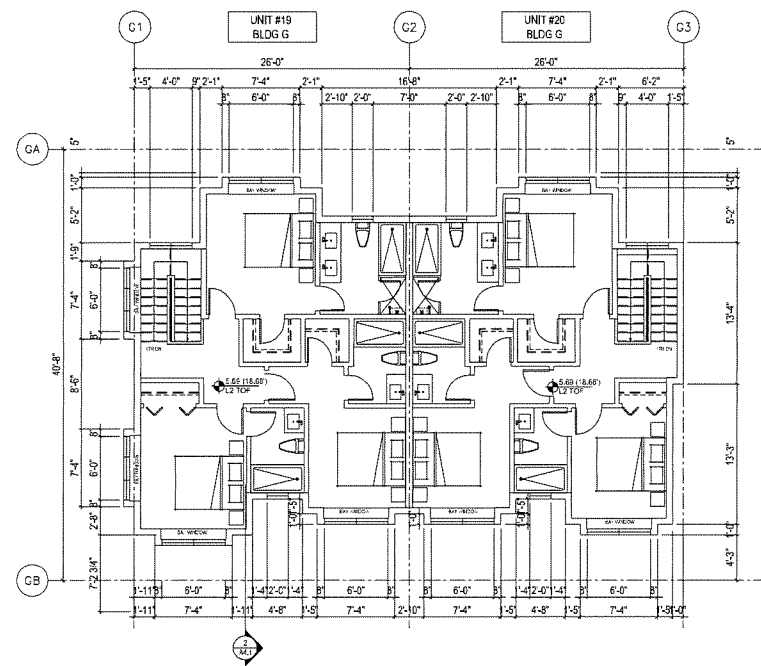


3 BUILDING H LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'-0"

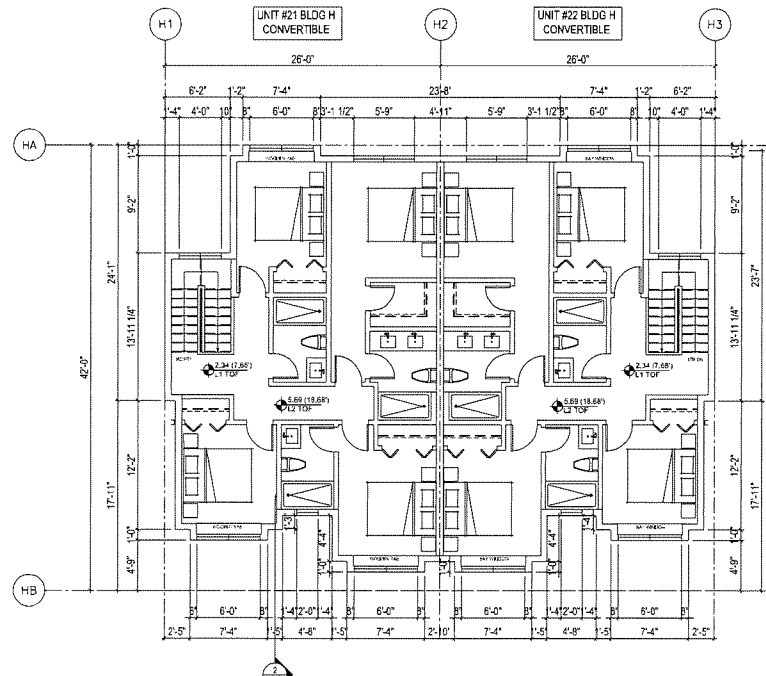


5 BUILDING J FLOOR PLAN
SCALE 1/8"=1'-0"

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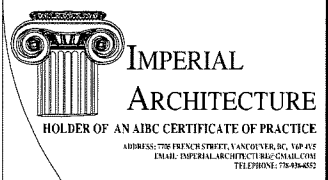


2 BUILDING G LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'-0"

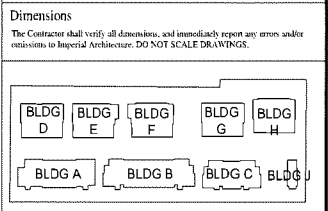


4 BUILDING H LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'-0"

- GARBAGE / RECYCLING BIN / CART REQUIRED:
- 2 X 360L MIXED CONTAINERS CARTS;
 - 1 X 240L REFUNDABLE BEVERAGE CONTAINERS CART;
 - 2 X 360L MIXED PAPER CARTS;
 - 1 X 240L GLASS CONTAINERS CART;
 - 2 X 240L FOOD SCRAPS CARTS.
 - 5 X 360L GARBAGE CART OR 1 X 4 CU YD GARBAGE BIN
 - 1 X 3 CU YD CARDBOARD BIN
- GARBAGE / RECYCLING BIN / CART PROVIDED:
- 4 X 240L CART (2.29' L X 2.04' W)
 - 4 X 360L CART (2.88' L X 2.08' W)
 - 1 X 3 CU YD FRONT END TOP LOADING BIN (3.5' L X 6.0' W)
 - 1 X 4 CU YD FRONT END TOP LOADING BIN (4.5' L X 6.0' W)



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ISSUED FOR DP SUBMISSION	J2, K.L.	18.07.15	
Issuec	By	Appd	17.04.02

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC DEVELOPMENT
10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

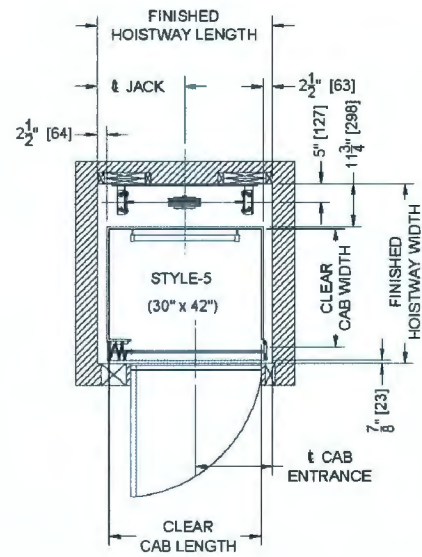
Title
BUILDING G, H & J
FLOOR PLANS

Project No. Scale
#8193 1/8"=1'-0"

Garaventa Lift

T 604 594 0422 · T 800 663 6556 (toll free North America)
E info@garaventalift.com · www.garaventalift.com

Standard Door gate



Style 5	Clear Cab Size	Hoistway Width	Hoistway Length	Jack Centerline	Entrance Centerline
	40 x 50	60 1/2	59 1/2	29 3/4	35 3/4
	40 x 54	60 1/2	63 1/2	31 3/4	39 3/4
	42 x 60	62 1/2	69 1/2	34 3/4	45 3/4
	48 x 60	68 1/2	69 1/2	34 3/4	45 3/4

Specifications

Overhead Clearances Required:	Hydraulic Drive	In-Line Drive	In-Line Drive w/Controller at top of hoistway
84" Cab height - standard door pkg.	96" (2438 mm)	96" (2438 mm)	108" (2743 mm)
84" Cab height - upgrade / premium door pkg.	96" (2438 mm)	96" (2438 mm)	114" (2896 mm)
96" Cab height - standard door pkg.	108" (2743 mm)	108" (2743 mm)	120" (3048 mm)
96" Cab height - upgrade / premium door pkg.	N/A	N/A	N/A

Rated Load: Standard 750 lbs (340 kg) or 1,000 lbs (455 kg)

Speed: 40 Ft/min (12.2 meters/min) nominal speed

Travel Range: Up to 50 feet (15.2 m)

Stops: Up to 6 stops

Standard Controls: Fully automatic push button operation | Digital floor indicator in car | Automatic car lighting upon entry | Illuminated push buttons

Standard Safety Features: Battery-powered emergency lowering | Safety brake system | Car door and hall door safety monitoring system | Emergency stop and alarm

Hydraulic Drive System: 1:2 cable hydraulic drive | Quiet submersed pump and motor | Two-speed valve for smooth start and stop

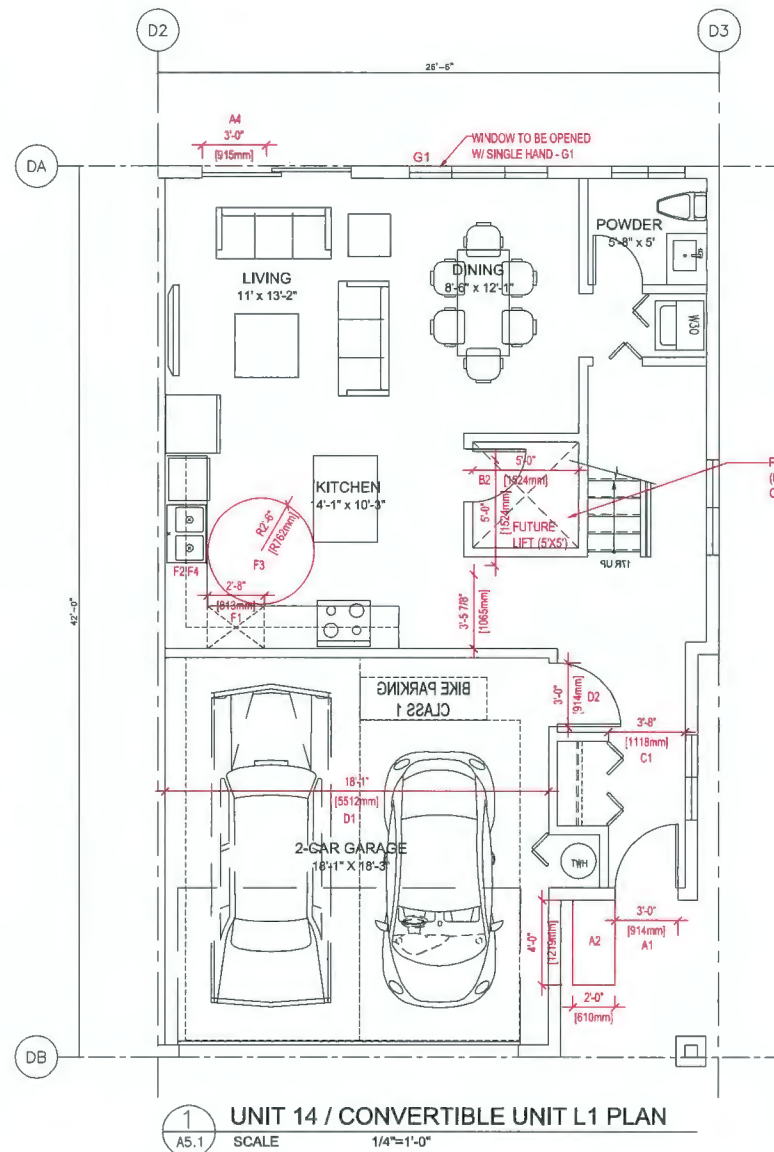
In-Line Drive System: Geared direct drive motor | Variable frequency drive for smooth start and stop | Speed monitor

Power Requirements: 230 VAC single phase | Optional 208 VAC 3 phase (Hydraulic Drive only)

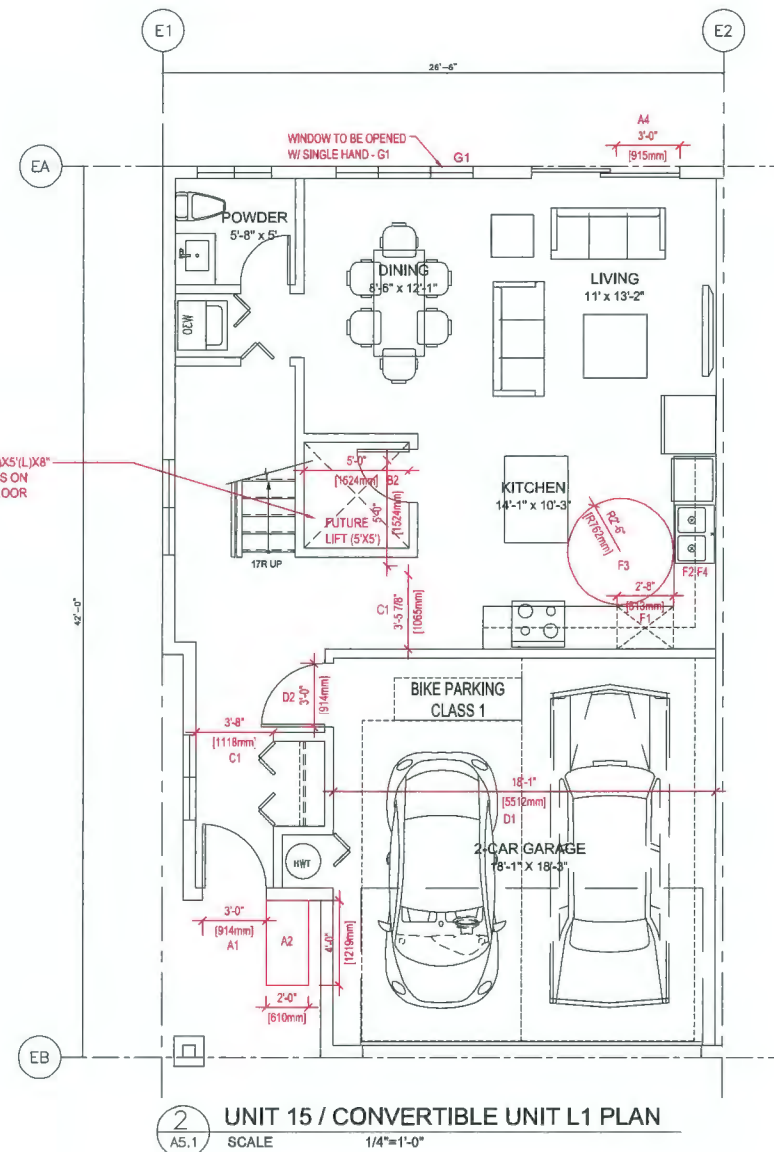
Popular Options: Premium fixtures | Integral emergency telephone | 3-speed sliding doors

Flooring: By others to match the home decor | Minimum 1/8" thick | Maximum 3/4" thick

Warranty: 2 year standard warranty | Optional additional 5 year extended warranty to 7 years (North America Only)



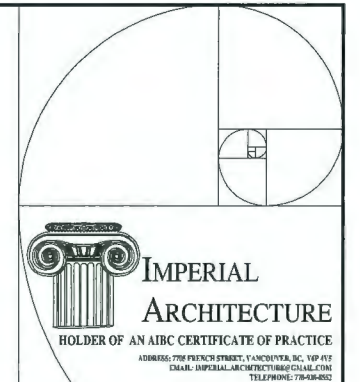
1 UNIT 14 / CONVERTIBLE UNIT L1 PLAN
SCALE 1/4"=1'-0"



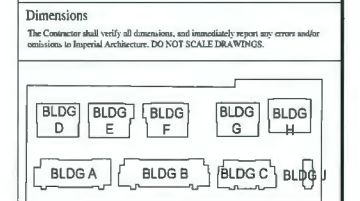
2 UNIT 15 / CONVERTIBLE UNIT L1 PLAN
SCALE 1/4"=1'-0"

CONVERTIBLE UNIT GUIDELINES
(NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

Area	Code	Description	Room	Notes	
A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	E BATHROOM (MIN.1)	E1 TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		A2	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).		E2 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.
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM. MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEEL CHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.		E3 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)		E4 PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.		E5 CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS		E6 DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	F KITCHEN	F1 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.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.		F2 CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		C1	MIN. 900 MM WIDTH.		F3 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.		F4 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.	G WINDOWS	G1 MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
		C2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.		H1 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	H OUTLETS & SWITCHES	H2 UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.		



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Issued			By: J.Z. / K.L. / J.M.

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT (DP - 18-829082)

10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

Project No. #8193
Scale 1/4"=1'-0"
Drawing No. Sheet Revision

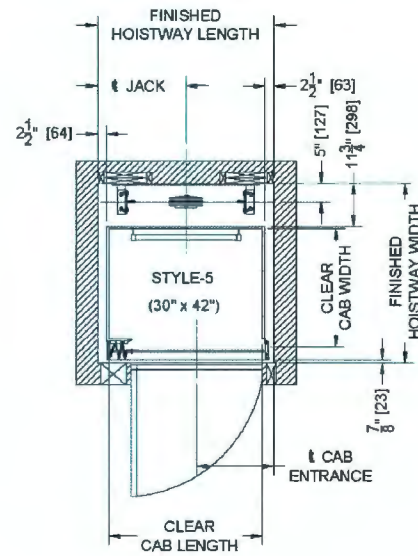
DP 18-829082

April 19, 2021

REFERENCE PLAN

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Standard Door gate

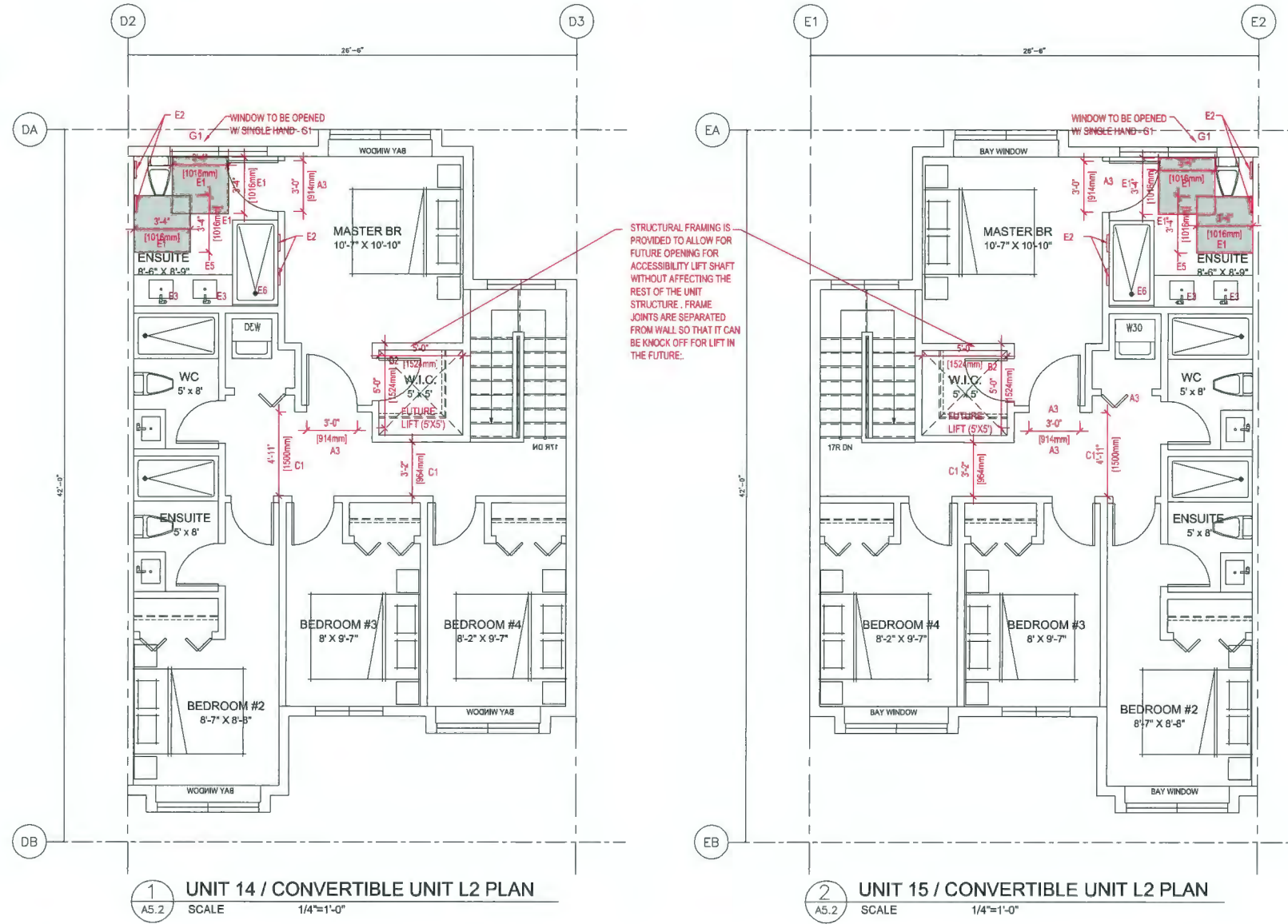


Style 5	Clear Cab Size	Hoistway Width	Hoistway Length	Jack Centerline	Entrance Centerline
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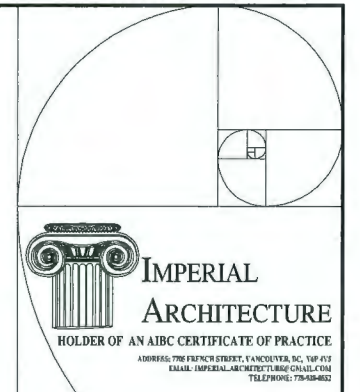
- Rated Load:** Standard 750 lbs (340 kg) or 1,000 lbs (455 kg)
- Speed:** 40 ft/min (12.2 meters/min) nominal speed
- Travel Range:** Up to 50 Feet (15.2 m)
- Stops:** Up to 6 stops
- Standard Controls:** Fully automatic push button operation | Digital floor indicator in car | Automatic car lighting upon entry | Illuminated push buttons
- Standard Safety Features:** Battery-powered emergency lowering | Safety brake system | Car door and hall door safety monitoring system | Emergency stop and alarm
- Hydraulic Drive System:** 1:2 cable hydraulic drive | Quiet submersed pump and motor | Two-speed valve for smooth start and stop
- In-Line Drive System:** Geared direct drive motor | Variable Frequency drive for smooth start and stop | Speed monitor
- Power Requirements:** 230 VAC single phase | Optional 208 VAC 3 phase (Hydraulic Drive only)
- Popular Options:** Premium fixtures | Integral emergency telephone | 3-speed sliding doors
- Flooring:** By others to match the home decor | Minimum 1/8" thick | Maximum 3/4" thick
- Warranty:** 2 year standard warranty | Optional additional 5 year extended warranty to 7 years (North America Only)



1 UNIT 14 / CONVERTIBLE UNIT L2 PLAN
 SCALE 1/4"=1'-0"

2 UNIT 15 / CONVERTIBLE UNIT L2 PLAN
 SCALE 1/4"=1'-0"

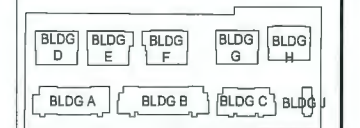
CONVERTIBLE UNIT GUIDELINES			(NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)						
A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	E	BATHROOM (MIN.1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.		
		A2	ENTRY 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).			E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.		
		A3	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.			E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.		
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)			E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.		
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.			E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.		
		A6	LEVER-TYPE HANDLES FOR ALL DOORS			E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)		
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	F	KITCHEN	F1	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 365 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.		
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.			F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.		
		C	HALLWAYS			C1	MIN. 900 MM WIDTH.	F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
						C2	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)		
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.			H	OUTLETS & SWITCHES	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
						H2	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.		



IMPERIAL ARCHITECTURE
 HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
 ARCHITECTURE INTERIOR DESIGN PLANNING

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NO. 2 ROAD

ISSUED FOR DPP SUBMISSION	J.Z.	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
Issued		By	Appt. 15.04.00

ISSUED FOR DPP REVIEW
 2021-04-07

Client/Project
 NO.2 ROAD TOWNHOUSE DEVELOPMENT (DP - 18-829082)

KONIC DEVELOPMENT
 10231, 10251, 10351, 10371, 10391, 10395, 10397
 NO.2 ROAD, RICHMOND, BC

Title
 CONVERTIBLE UNIT LEVEL 2 FLOOR PLANS

Project No. #8193 Scale 1/4"=1'-0"
 Drawing No. Sheet Revision