



To: Development Permit Panel

Date: August 25, 2020

From: Wayne Craig
Director, Development

File: DP 18-818403

Re: **Application by Konic Development Ltd. for a Development Permit at
7151 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four townhouse units at 7151 No. 2 Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m; and
 - b) reduce the minimum front yard (east) setback from 6.0 m to 4.55 m.

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 2

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond on the behalf of Burgundy Estates Ltd. (Incorporation number: BC1187056; Director: Keith Kin Wai Leung) for permission to develop four three-storey townhouse units at 7151 No. 2 Road. The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 9762 (RZ 13-638387), which received Third Reading following the Public Hearing on November 20, 2017. The site currently contains one single-family home, which will be demolished. A Servicing Agreement for frontage upgrades and service connections is required prior to Building Permit issuance.

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, Presbyterian Church on a site zoned “Assembly (ASY)”.
- To the east, across No. 2 Road, to the north of Comstock Road, single-family homes on lots zoned “Compact Single Detached (RC1)”; to the south of Comstock Road, duplexes on lots zoned “Two-Unit Dwellings (RD1)”.
- To the south, a 26-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” with vehicle access from No. 2 Road.
- To the west, single-family homes on lots zoned “Single Detached (RS1/E)” fronting Langton Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on November 20, 2017. No concerns regarding the rezoning application were expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m.

(Staff support the proposed variance since the subject site is an orphaned lot located between a church to the north and an existing townhouse development to the south. There is no opportunity for the developer to acquire additional property along No. 2 Road to meet the minimum lot width requirement. In addition, the proposal complies with the applicable development permit guidelines for arterial townhouse developments.)

- 2) Reduce the minimum front yard (east) setback from 6.0 m to 4.55 m.

(Staff support the requested variance based on the following:

- *A 0.6 m wide road dedication along the entire No. 2 Road frontage is required to accommodate frontage improvement works.*
- *The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.*
- *The proposed rear yard setback is 9.75 m, which substantially exceeds the 6.0 m minimum rear yard setback under the Arterial Road Guidelines for Townhouses and the 3.0 m minimum rear yard setback under the “Low Density Townhouses (RTL4)” zone.*
- *The resulting distance from the back of curb to the building face would be approximately 7.45 m.*
- *The resulting 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 rezoning stage, and no concerns were identified at that time).*

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel (ADP) on the basis that this small project generally meets all the applicable Development Permit Guidelines, and the overall design and site plan have adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The applicant is proposing to construct four three-storey townhouse units in one building cluster.
- The location of the proposed townhouse cluster is designed to provide maximum building separations to the adjacent residential developments. The proposed townhouse cluster is at least 9.5 m away from the closest unit on the adjacent townhouse development to the south, and approximately 20 m away from the adjacent single-family dwelling to the west.
- The outdoor amenity area will be situated at the west end of the site to provide a buffer between the proposed townhouse building and the adjacent single-family homes to the west.
- 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. A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family home.
- The site grade along the north property line will be raised to enhance the relationship between the main living space (slab elevation at 2.50 m) and the private outdoor space (proposed finished site grade at 1.90 m). The height of the proposed retaining wall will be approximately 0.45 m. A 1.8 m tall wood fence will be installed on top of the wall, which will be located adjacent to the parking lot of the church site to the north.
- The site grade along the south property line will be raised to match the existing site grade of the adjacent townhouse development to the south. No new retaining wall will be required.
- 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.

Site Access

- Detailed assessment of site access was considered as part of the site Rezoning. A Cross-Access Easement is registered on Title of 7231 No. 2 Road to provide vehicle access to the subject site. This access arrangement was envisioned and secured when the adjacent townhouse development at 7231 No. 2 Road developed in 2006. Due to concerns raised by the neighbouring strata and long term transportation objectives, a direct access from No. 2 Road to the subject site is proposed. This site access arrangement was specifically considered at the Public Hearing for this development proposal and 3rd Reading to the Rezoning Bylaw was granted on November 20, 2017 subject to providing direct access to No. 2 Road.
- Typically, use of a cross access easement is pursued to restrict the number of access points on arterial roadways; however, staff support the proposed direct access for this development based on the following:
 - the proposed driveway will be designed to meet all current city standards, and there is adequate separation to the Granville Avenue/No. 2 Road intersection;
 - in the longer term, as traffic volume continues to increase on No. 2 Road, there is merit in providing a signalized intersection at No. 2 Road and Comstock Road. The proposed driveway will be located directly across from Comstock Road on the east side of No. 2

Road and provides opportunity for full movement at a signalized intersection at No. 2 Road and Comstock Road in the future; and

- the proposed driveway could potentially be used in the future to enhance vehicle access to/from the neighbouring site to the south via the intersection at No. 2 Road and Comstock Road.
- A Statutory Rights of Way over the entire internal drive aisle of the subject site has been secured at Rezoning to provide legal means of public/vehicular access to the existing and future developments to the south. This SRW will be pursued at City's discretion upon signalization at the No. 2 Road / Comstock Road intersection.
- A signage is proposed to be installed on the existing fence along the south property line to indicate that the driveway on the subject site may connect to the townhouse to the south so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the south.

Urban Design and Site Planning

- The site layout of the townhouse proposal is organized along one short east-west drive aisle, providing access to the site from No. 2 Road and access to all unit garages.
- All units are three-storey, and contain side-by-side double car garages. One unit will front onto No. 2 Road and the other units will front onto the internal drive aisle.
- The unit proposed along No. 2 Road is designed to have a strong street presence with individual front entrance and front yard.
- One visitor parking space is proposed, as per the requirement of the Zoning Bylaw.
- 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 (30 m² per unit) of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard and a balcony on the second floor.
- 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. A \$4,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.
- The design of the garbage, recycling and organic waste storage enclosure has been incorporated into the design of the townhouse cluster to minimize the visual impact.
- A mailbox kiosk will be provided at the entrance to the townhouse development.

Architectural Form and Character

- The design of this project follows the craftsman style featuring low-pitched roofs, overhanging eaves, and tapered columns.
- 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.
- 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 (hardie siding/panel, asphalt roof shingles, bricks, wood fascia board/trim/brackets, metal railing, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- A palette of warm earth tone colours with contrasting accents is proposed.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; a total of two bylaw-sized trees were identified on-site, two trees were noted on the neighbouring properties, and one hedgerow was noted on the City's boulevard.
- The two on-site trees were identified for removal due to the condition of the trees. Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), four replacement trees are required. The applicant is proposing to plant six replacement trees on-site, including two conifers and four deciduous trees.
- Tree protection fencing are required to be installed on site for the protection of the neighbouring trees. A 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.
- One Cedar hedge on city's boulevard along the east property line of the site will be in conflict with proposed vehicle access. Parks Operations staff agreed to the proposed removal based on the health and condition of the trees, as well as the required frontage improvement works along No. 2 Road. No compensation is required.
- The street edge along No. 2 Road will be defined with landscaping including various trees, shrubs and ground covers. A low 42 in. transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit will have a private yard with an outdoor covered patio on the north side of the building. The yards will be separated with 1.8 m tall patio screens to provide privacy for individual units.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The SRW for sanitary main along the west property line limits the placement of play equipment within the outdoor amenity space. A multi-functional play equipment with a variety of climbing apparatus and a double slide is chosen to fit into the provided space and to allow multiple children to play at the same time. A bench is also proposed near the children's play area for caregivers.
- Permeable pavers with decorative pattern will be used at the vehicle entrance, at the end of the internal drive aisle, and on the surface parking 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 \$54,751.95 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- Individual unit entrances are visible from the public street or the internal drive aisle.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

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. This development is exempted from the Energy Step Code requirements since a Building Permit application for the proposed development was submitted to the City before December 31, 2019.
- 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.
- The architect advised that EnergyStar appliances and light bulbs, as well as low E double glazing windows will also be incorporated into the development.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit #1) 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.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 2
(604-276-4121)

EL:blg

Attachments:

- Attachment 1: Development Application Data Sheet
- Attachment 2: Development Permit Considerations



DP 18-818403

Attachment 1

Address: 7151 No. 2 Road

Applicant: Konic Development Ltd.

Owner: Burgundy Estates Ltd.

Planning Area(s): Blundell

Floor Area Gross: 827 m²

Floor Area Net: 538 m²

	Existing	Proposed
Site Area:	920 m ²	908 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Lot Coverage – Building:	Max. 40%	31%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	52%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6.0 m	5.73 m to Building 4.55 m to Garbage Room	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.04 m	none
Setback – South Side Yard (m):	Min. 3.0 m	7.5 m	none
Setback – Rear Yard (m):	Min. 3.0 m	9.75 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.51m (3 storeys)	none
Lot Width:	Min. 50.0 m	20.11 m	Variance Requested
Lot Depth:	Min. 35.0 m	45.12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V)	none
Off-street Parking Spaces – Total:	8 (R) and 1 (V)	8 (R) and 1 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (8 x Max. 50% = 4)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.5 (Class 2) per unit	none
Off-street Parking Spaces – Total:	5 (Class 1) and 1 (Class 2)	5 (Class 1) and 2 (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 4 units = 24 m ²	114 m ²	none

Other: Tree replacement compensation required for loss of significant trees.



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7151 No. 2 Road

File No.: DP 18-818403

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

1. Final adoption of the Zoning Amendment Bylaw 9762.
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. Receipt of a Letter of Credit for landscaping in the amount of \$54,751.95 (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. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.
Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$3,000 in total) to ensure the replacement planting will be provided.
2. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal of the cedar hedge along the No. 2 Road frontage, in order to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
3. 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.
4. Incorporation of sustainability, CPTED and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 283 L/s of water available at a 20 psi. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

Initial: _____

- Coordinate with the City's Fire Department to confirm whether the distance between nearest hydrant at No. 2 Road and the proposed farthest unit is within the Fire Department's standard.
- c. At the Developers cost, the City is to:
- Install one new water service connection off of the existing 200mm AC watermain on No. 2 Road. Meter to be placed onsite (i.e. mechanical room).
 - Renew a portion of the existing 200mm AC watermain at No. 2 Road that will be impacted by the proposed site's new storm service connection.
 - Cut and cap at main, the existing water service connection along the No. 2 Road frontage.

Storm Sewer Works:

- a. At the Developers cost, the City is to:
- Install a new storm service lead off of the existing box culvert along No. 2 Road complete with inspection chamber.
 - Cut and cap at inspection chamber the existing storm service lead at the northeast corner of the subject site.

Sanitary Sewer Works:

- a. The Developer is required to:
- Not start onsite building construction prior to completion of rear yard sanitary works.
 - Provide a 3m wide utility SRW along the west property line of the proposed site.
- b. At the Developers cost, the City is to:
- Install a sanitary lead directly into the existing manhole at the northwest corner of the site. The manhole will serve as the inspection chamber.
 - Cut, cap and remove the existing sanitary leads and inspection chambers along the north property line of the development site.

Frontage Improvements:

- a. The Developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies to confirm the rights-of-way dimensions and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Review streetlight spacing along the No. 2 Road frontage and revise as required. The existing streetlight fronting the subject site may conflict with the proposed driveway and need to be relocated.
 - Complete other frontage improvements as per Transportation's requirements

Initial: _____

General Items:

- a. The Developer is required to:
 - Enter into, if required, 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, 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.
 - Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
7. 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 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 18-818403

To the Holder: KONIC DEVELOPMENT LTD.
Property Address: 7151 NO. 2 ROAD
Address: C/O 13700 MAYFIELD PLACE, UNIT 1135
 RICHMOND, BC V6V 2E4

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:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m; and
 - b) reduce the minimum front yard (east) setback from 6.0 m to 4.55 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 #4 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 \$54,751.95 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 18-818403

To the Holder: KONIC DEVELOPMENT LTD.
Property Address: 7151 NO. 2 ROAD
Address: C/O 13700 MAYFIELD PLACE, UNIT 1135
RICHMOND, BC V6V 2E4

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 , .

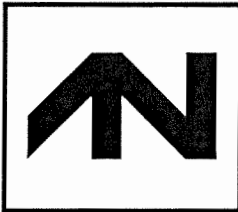
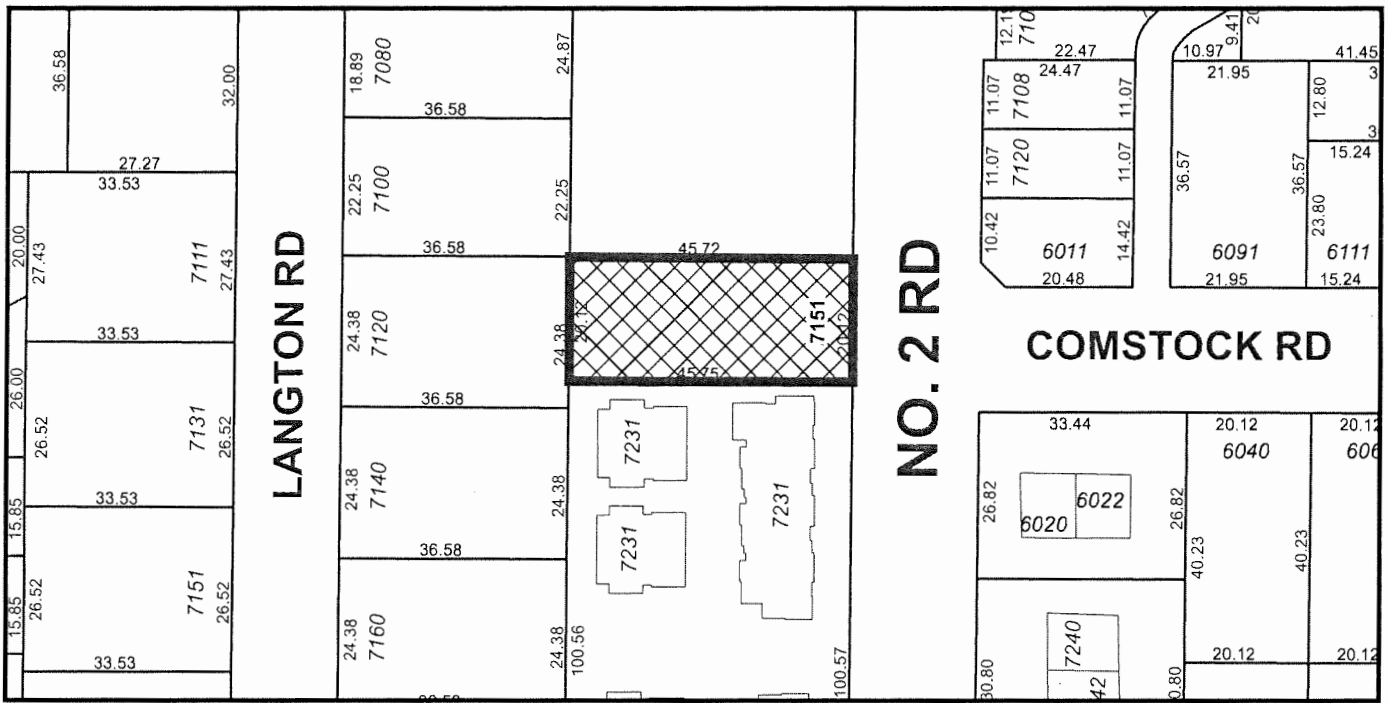
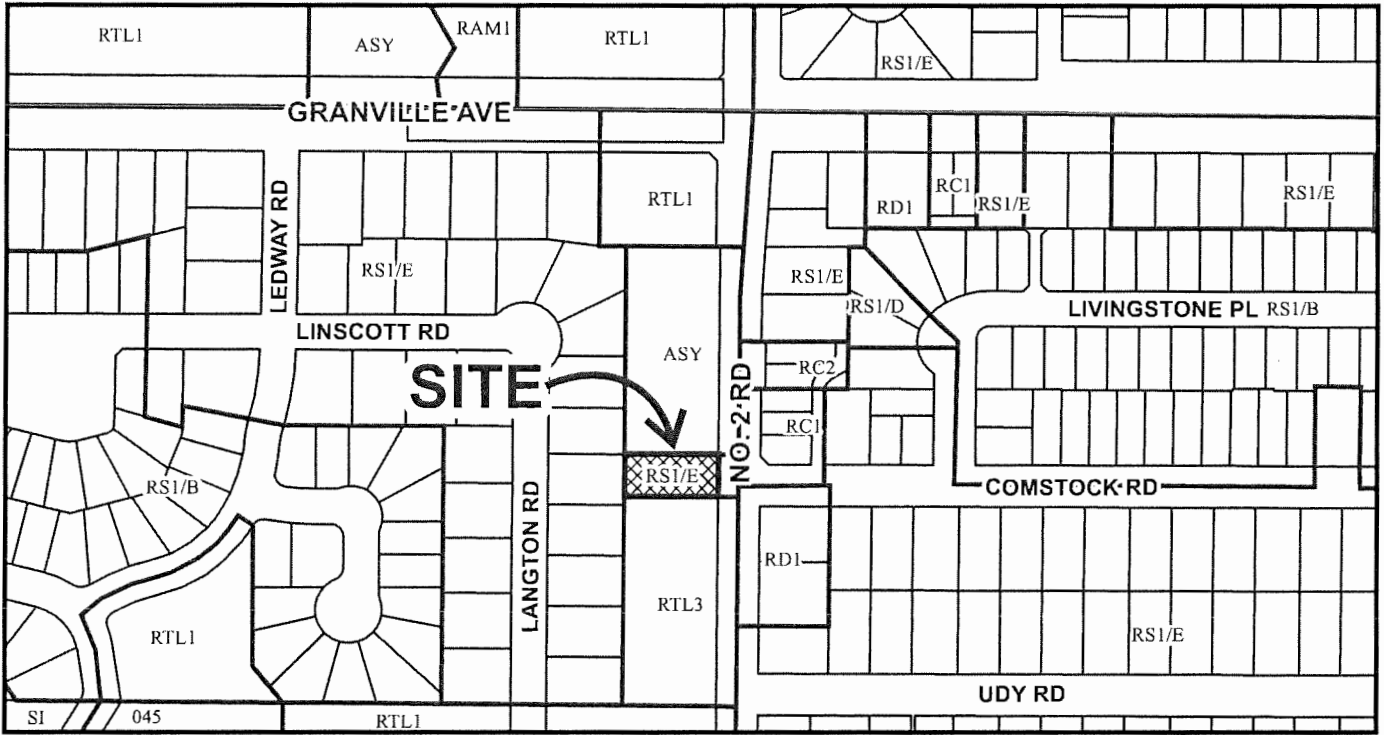
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DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

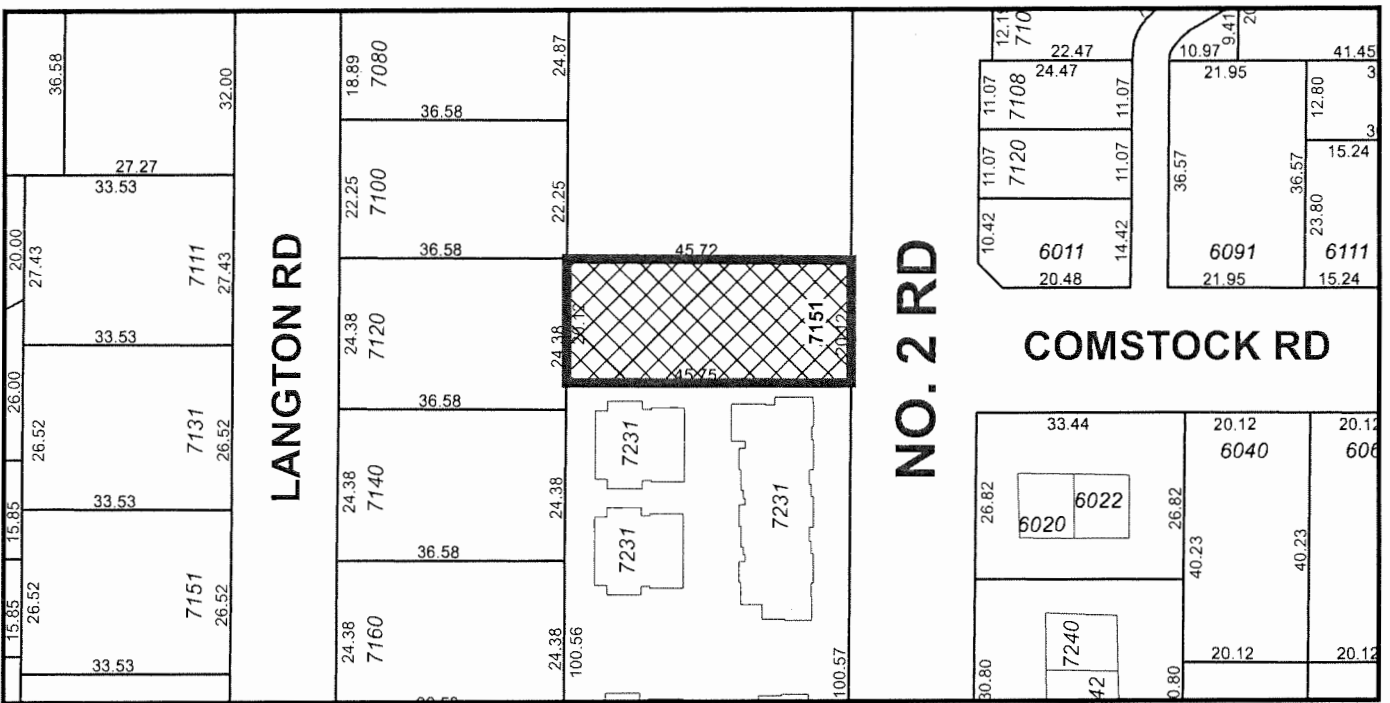
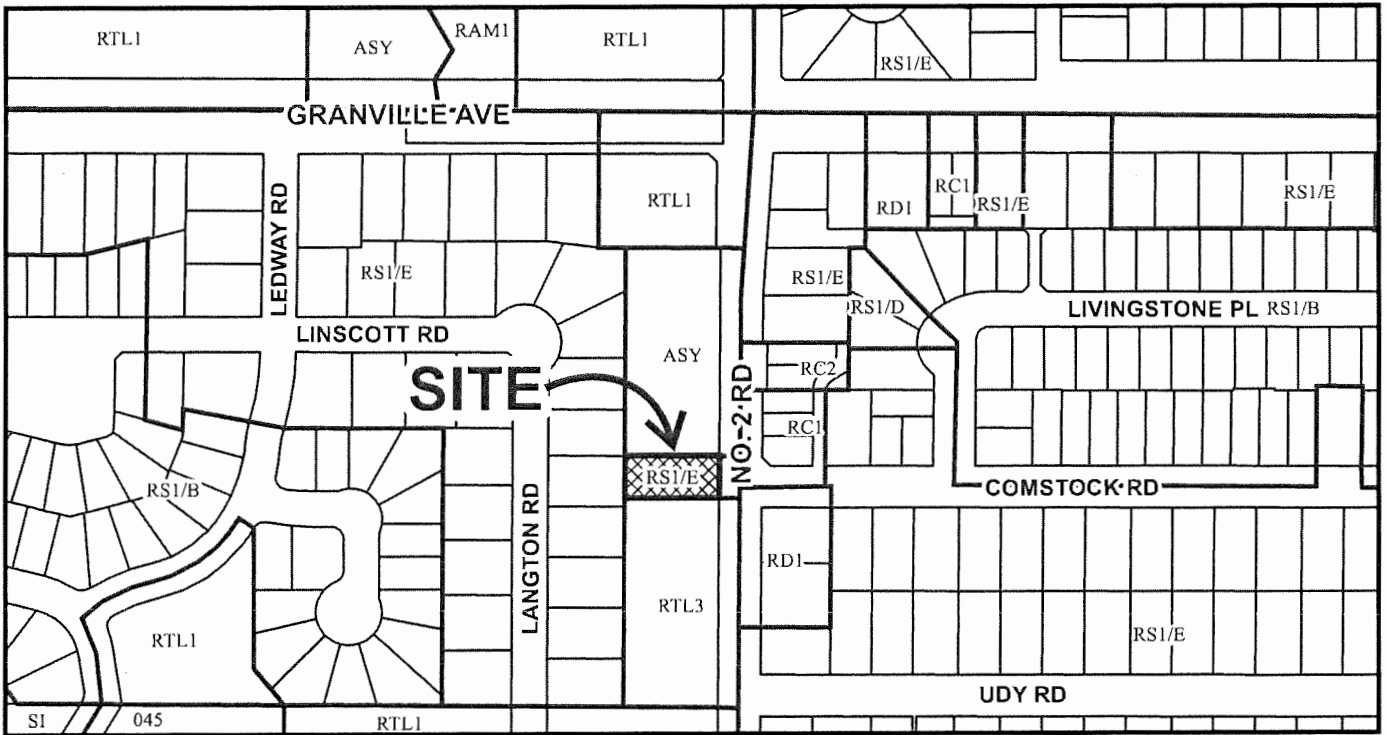


DP 18-818403 SCHEDULE "A"

Original Date: 04/13/18
Revision Date:
Note: Dimensions are in METRES



City of Richmond



DP 18-818403

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES

7151 NO. 2 ROAD 4 UNIT TOWNHOUSE DEVELOPMENT

LEGAL 100 SEC 13 BLK4N RG7W PL 21188		
	EXISTING:	PROPOSED:
SITE AREA:	9902.8 SF (920.0SM)	9770.08 SF (908.00SM)
LAND USES:	SINGLE FAMILY DWELLING	TOWNHOUSE
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	R1/E	RTL4
NUMBER OF UNITS:	1	4
REQUIRED/ALLOWED:		
FLOOR AREA RATIO:	0.6 (5858.9 SF)	0.59 (5788 SF)
LOT COVERAGE:	0.4 (3961.1 SF)	0.31(2893SF)
SETBACK-FRONT YARD:	MIN. 6m	5.73m TO BUILDING 4.55m TO GARBAGE ROOM
SETBACK-SIDE YARD: (NORTH)	MIN. 3m	3.0m
SETBACK-SIDE YARD: (SOUTH)	MIN. 3m	7.50m
SETBACK-REAR YARD:	MIN. 3m	9.73m TO BUILDING 9.75m TO ELEC CLOSET
HEIGHT: (m)	MAX. 12m & 3 STOREY	11.51 m
LOT SIZE:		
OFF-STREET PARKING RESIDENTIAL/VISITOR:	8 AND 1	8 AND 1
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL:	9	9
TANDEM PARKING SPACES:		N/A
BICYCLE PARKING CLASS 1	1.25X4=5	5
BICYCLE PARKING CLASS 2	0.2X4=1	1
INDOOR AMENITY SPACE:	MIN. 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 24SM	114.10 SM

- GENERAL NOTES**
- AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
 - ONE CONVERTIBLE UNIT IS PROPOSED
 - ALL UNITS IN THIS PROJECT MUST MEET THE REQUIREMENTS OF THE SOLAR HOT WATER READY REGULATION
 - PROJECT WILL ACHIEVE ENERGY R2 RATING
 - MECHANICAL VENTILATION IS REQUIRED
- CRIME PREVENTION**
- CREATE SAFE ROUTES FOR PEDESTRIANS AND CLEARLY DEFINED PEDESTRIAN AND VEHICLE ACCESS
 - DEFINE EDGES AND CORNER WITH LOW LANDSCAPING, LOW CURBING, LOW PERMEABLE FENCING, AND ELEVATIONS CHANGES
 - WALKWAYS SHOULD BE DIRECT, FOLLOW NATURAL PATHWAYS AND AVOID BLIND CORNERS.
 - ILLUMINATE WALKWAYS AND ACCESS POINTS TO OPEN SPACES
 - MAKE ALL EXTERIOR PUBLIC OR SEMI-PUBLIC SPACES VISIBLE AND DEFENSIBLE, SO THAT RESIDENTS CAN CONTROL THEIR OWN SURROUNDINGS.
 - DESIGN BUILDINGS TO ALLOW FOR PASSIVE OBSERVATION OF OUTDOOR AMENITY AREAS, PEDESTRIAN OR VEHICLE ACCESS POINTS TO PROVIDE "EYES ON THE STREET."
 - ENSLARE WINDOWS AND DOOR REMAIN VISIBLE FROM STREET AND NOT HIDDEN BY VEGETATION.
 - ILLUMINATE SPACE WITH LOW-LEVEL LIGHTING THAT PROVIDES LIGHT AND SECURITY, DOES NOT PRODUCE GLARE INTO THE ADJACENT RESIDENTIAL BUILDING.
 - USE LOW GROUND COVERS AND SHRUBS LESS THAN 0.9 M AND PRUNE REES LIMBS HEIGHT OF 3M.



CONTEXT PLAN (EXISTING)



NO 2 RD STREETSCAPE



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cel: (604) 649-0669 / Email: matthew@mca.ca

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Revision:

RE	YY-MM-	DESCRIPTION	DRWN	CHK
	DD			
	Consultant			

Project Title:
TOWNHOUSE PROJECT

7151 NO 2 ROAD,
RICHMOND BC

Sheet:
COVER SHEET

Drawn by: PW

Checked by: MC

Scale:

Project Number: 11 V CR 02

Revision Date:

Drawn No.:

Print Date: 09/21/20

A000

AUG 25 2020

PLAN # 1

DP 18-818403

EX. 7111 NO 2 ROAD
CHURCH



**MATTHEW
CHENG
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cell: (604) 649-0669 / Email:
matthew@mcai.ca

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COMMENCEMENT TO WORK. ALL ERRORS AND
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IMMEDIATELY
TO THE ARCHITECT. COPYRIGHT RESERVED.
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REMAIN THE EXCLUSIVE PROPERTY OF
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PRIOR
WRITTEN CONSENT.

Revision

RE	YY-MM-DD	DESCRIPTION	DRWN	CHK

Project
Title
**TOWNHOUSE
PROJECT**

7151 NO 2 ROAD,
RICHMOND BC

Sheet
Title
SITE PLAN

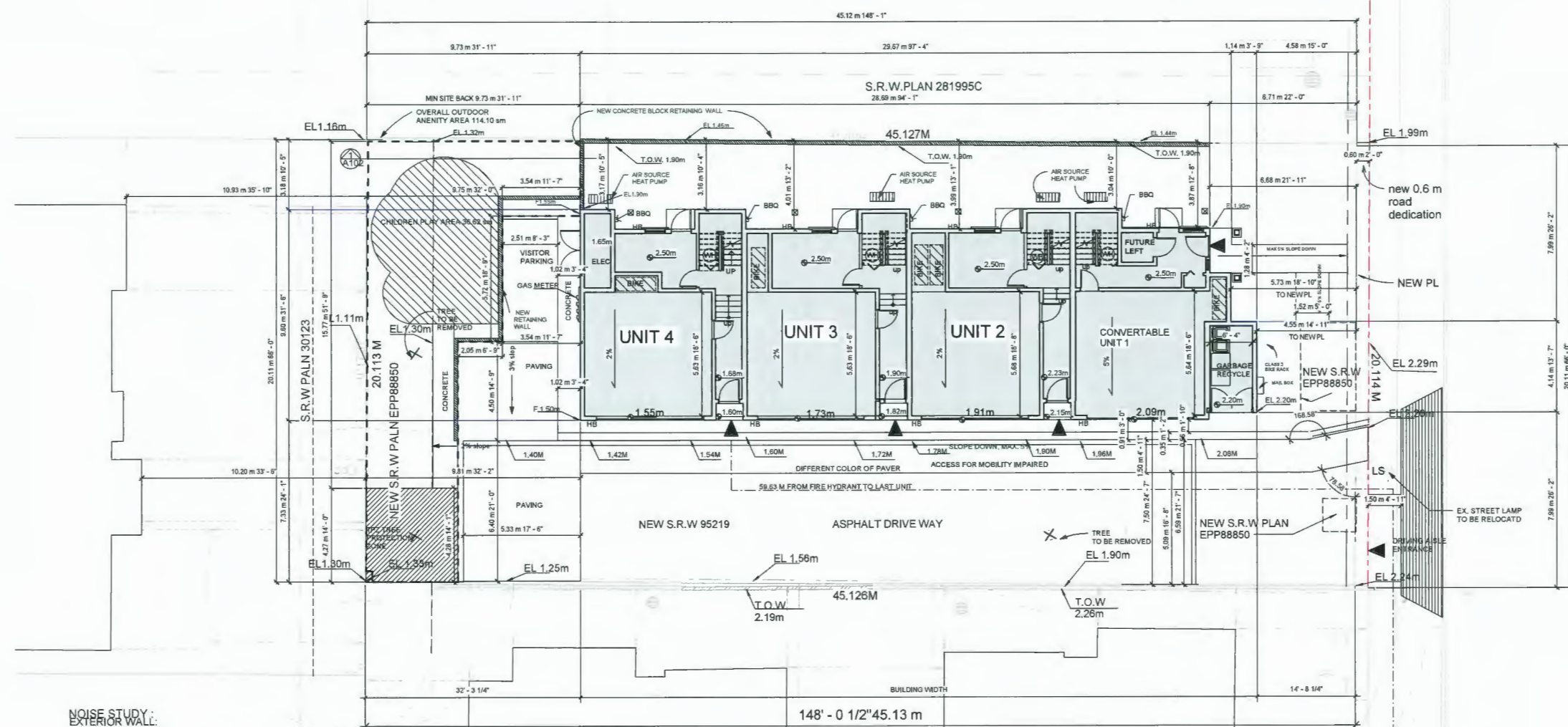
Drawn
By
PW

Checked
By
MC

Scale
1/8" = 1'-0"

Project
Number
11 V CR 02

Revision
Date
06/26/20
Dwg.
No.
A107



NOISE STUDY:
EXTERIOR WALL:
HARDIE CLADDING
1/2" S 1 2/2" PRESSURE TREATED PLYWOOD STRAPPING @8" OR 16" O.C.
TWO 30MIN BUILDING PAPER
1/2" PLYWOOD SHEATHING
2X6@16" WOOD STUDS
R-20 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD

EXTERIOR WINDOW AND BALCONY/PATIO DOORS
MINIMUM OITC RATING 27

MECHANICAL EQUIPMENT NOISE REVIEW
HEAT PUMP SOUND PRESSURE DATA
MODWL NUMBER PUZA36NKA7

SITE PLAN



EX. 7231 NO2 ROAD
TOWNHOUSE

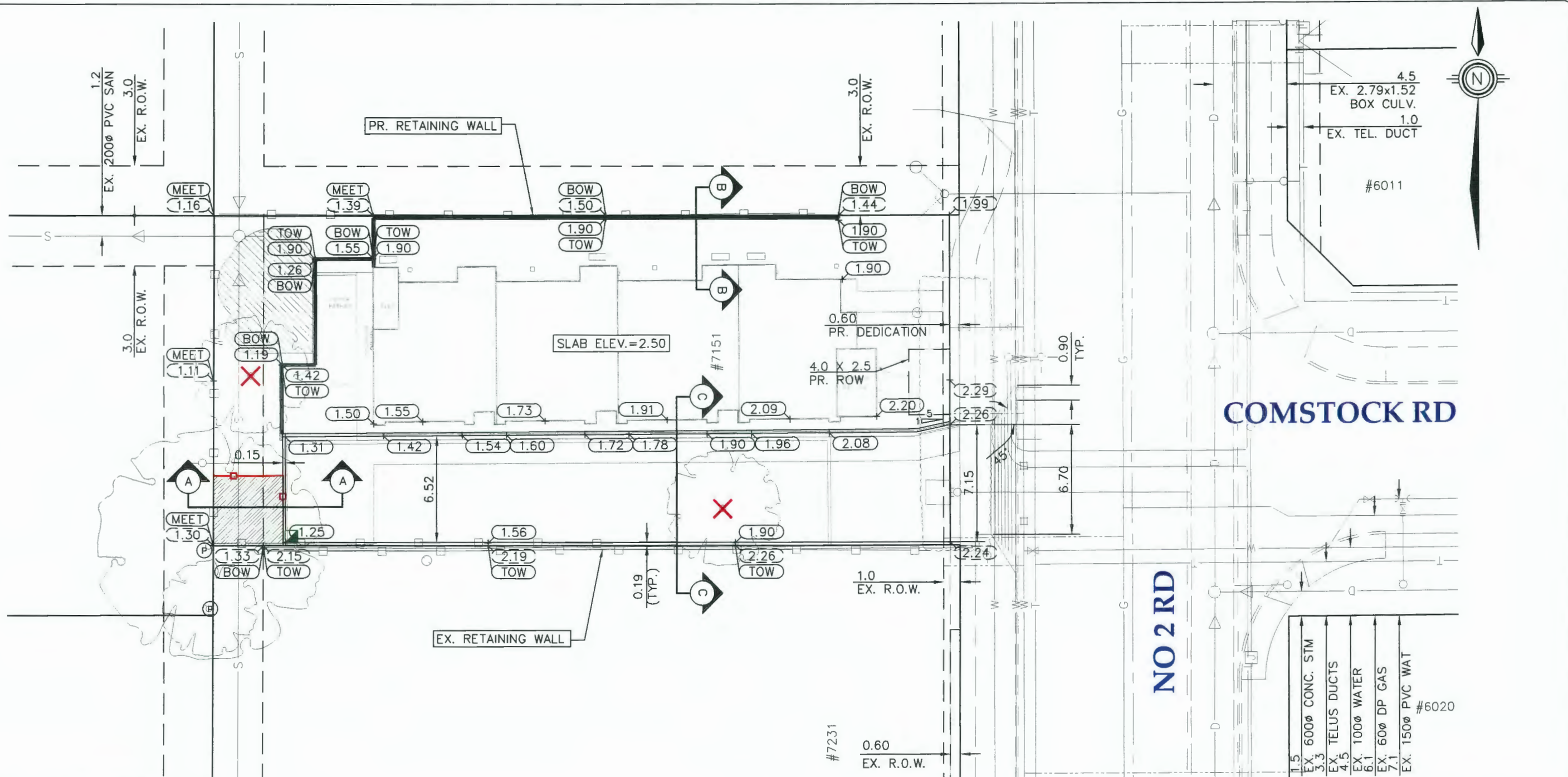
Sustainability features that are provided over and beyond the requirement to achieve EnerGuide 82"

1. Solar Hot Water Ready Requirement (we agreed previously on the updated Energy Report, this is an Energy Saving item that is over and beyond EnerGuide 82)
2. Energy Star Appliances and light bulbs
3. Low E double glazing windows
4. Power outlet in private garage for charging electric cars (per City requirement)

AUG 25 2020

PLAN # 1A

DP 18-818403



LEGEND

	TREE TO BE REMOVED
	TREE TO BE PRESERVED
	TREE PROTECTION FENCE

PLAN
SCALE: 1:250

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

TITLE: **LOT GRADING** AUG 25 2020
7151 NO. 2 ROAD
CITY FILE: **PLAN # 18**

DESIGN: AR	DWG. No.: DP 18-8184 03
DRAWN: GG	SCALE: 1 : 250
CHECKED: TS	DATE: SEP 2019
ENGINEER: TS	SEC. No.: 13-4-7
	SHT No.: 1 OF 2

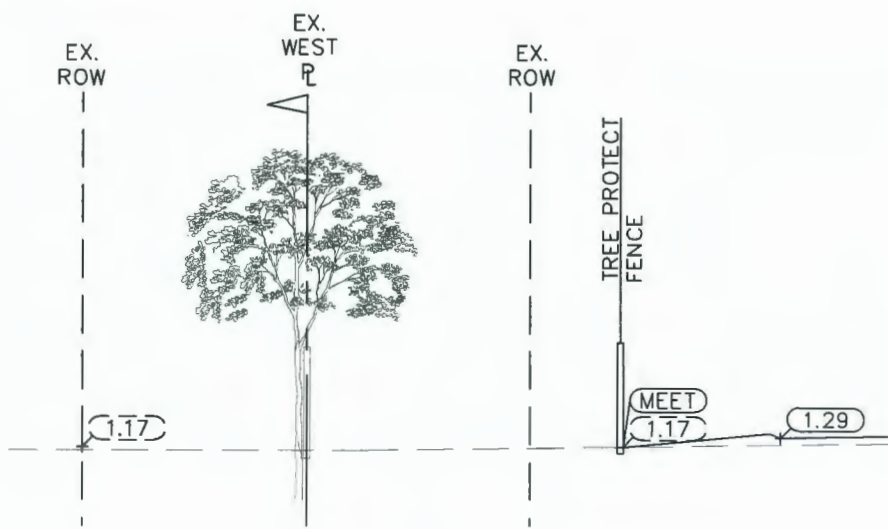
CoreConcept CONSULTING LTD. tel : 604.249.5040 fax: 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7 www.coreconceptconsulting.com

KONIC DEVELOPMENT
Core Concept Consulting Project No. 17099
DWG. 1 OF 2

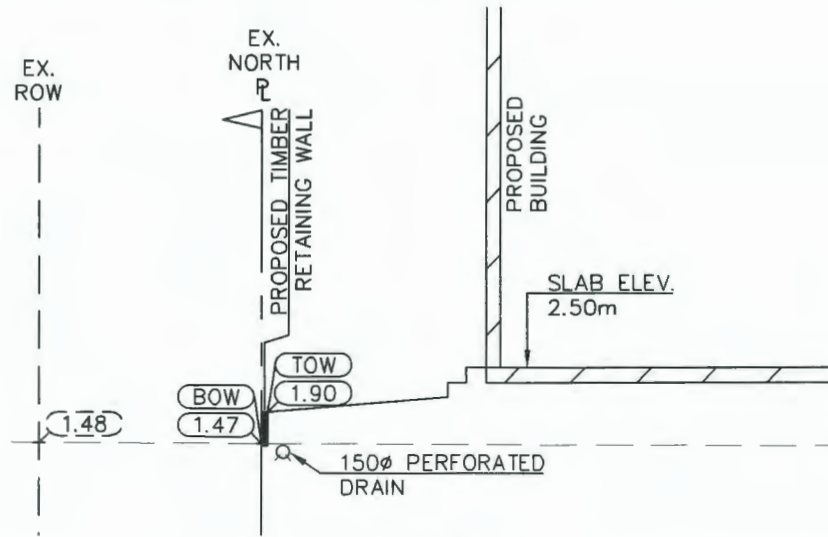
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4.	19 AUG 2020	AR	TS	DP SUBMISSION
3.	12 AUG 2020	AR	TS	DP SUBMISSION
2.	13 FEB 2020	AR	TS	DP SUBMISSION
1.	13 DEC 2019	AR	TS	DP SUBMISSION
0.	19 SEP 2019	AR	TS	DP SUBMISSION

REVISIONS

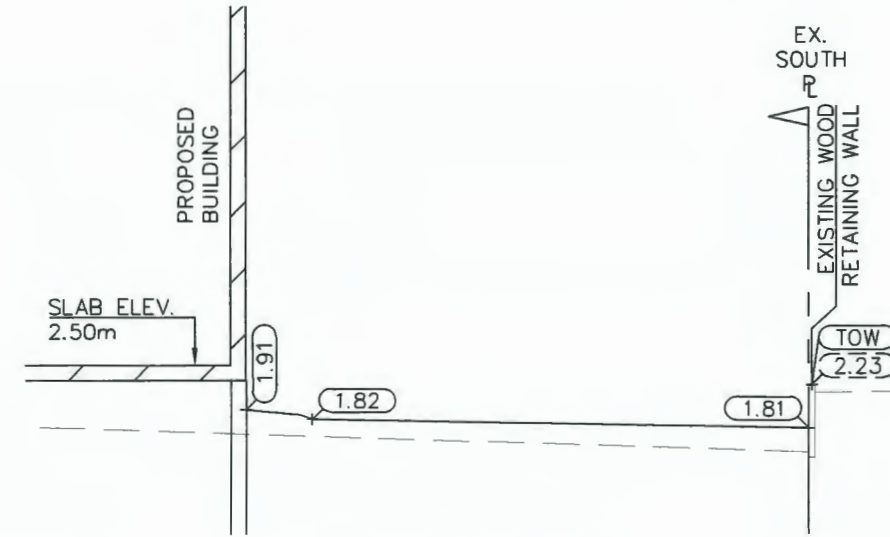
19 AUG 2020



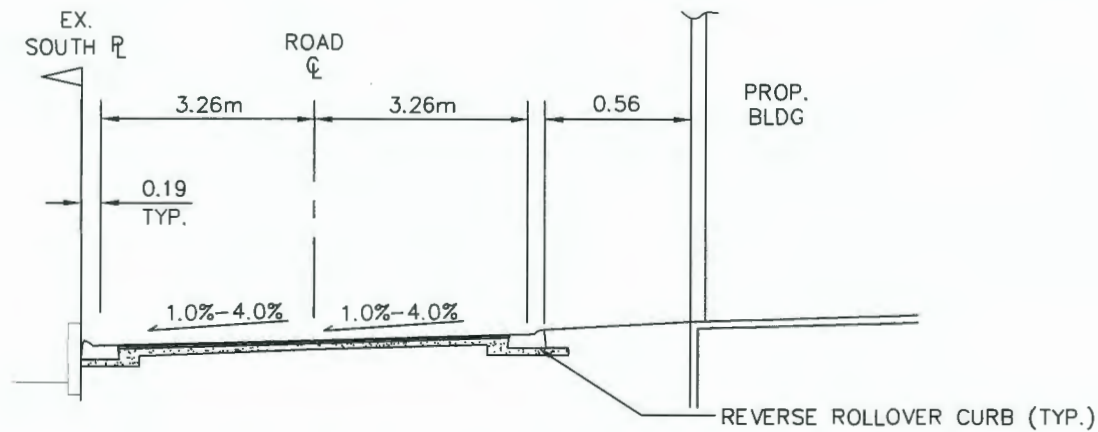
SECTION A-A
SCALE: N.T.S.



SECTION B-B
SCALE: N.T.S.



SECTION C-C
SCALE: N.T.S.



CROSS SLOPE ROADWAY / UNIT CROSS-SECTION
SCALE = N.T.S.

AVERAGE SITE GRADE

AVERAGE SITE GRADE =

$$\frac{\text{AVG. BUILDING GRADE} + \text{AVG. SITE CORNER GRADE}}{2}$$

AVERAGE BUILDING GRADE = $\frac{2.20\text{m} + 1.90\text{m} + 1.55\text{m} + 1.50\text{m}}{4} = 1.79\text{m}$

AVERAGE SITE CORNER GRADE =

$$\frac{1.16\text{m} + 1.30\text{m} + 1.99\text{m} + 2.24\text{m}}{4} = 1.67\text{m}$$

AVERAGE SITE GRADE = $\frac{1.79\text{m} + 1.67\text{m}}{2} = 1.73\text{m}$

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

TITLE: **LOT GRADING-SECTIONS** AUG 25 2020
7151 NO. 2 ROAD
CITY FILE: **PLAN # 1C**

DESIGN: AR	DWG. No. DP 10-818403
DRAWN: GG	
CHECKED: TS	SCALE: 1 : 250 DATE: SEP 2019
ENGINEER: TS	SEC. No.: 13-4-7 SHT No.: 2 OF 2

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

KONIC DEVELOPMENT
Core Concept Consulting Project No. 17099
DWG. 2 OF 2

REV'N	DATE	BY	CH.	DESCRIPTION
4.	19 AUG 2020	AR	TS	DP SUBMISSION
3.	2 AUG 2020	AR	TS	DP SUBMISSION
2.	13 FEB 2020	AR	TS	DP SUBMISSION
1.	13 DEC 2019	AR	TS	DP SUBMISSION
0.	19 SEP 2019	AR	TS	DP SUBMISSION

REVISIONS

19 AUG 2020



CONTEXT PLAN
NOT TO SCALE



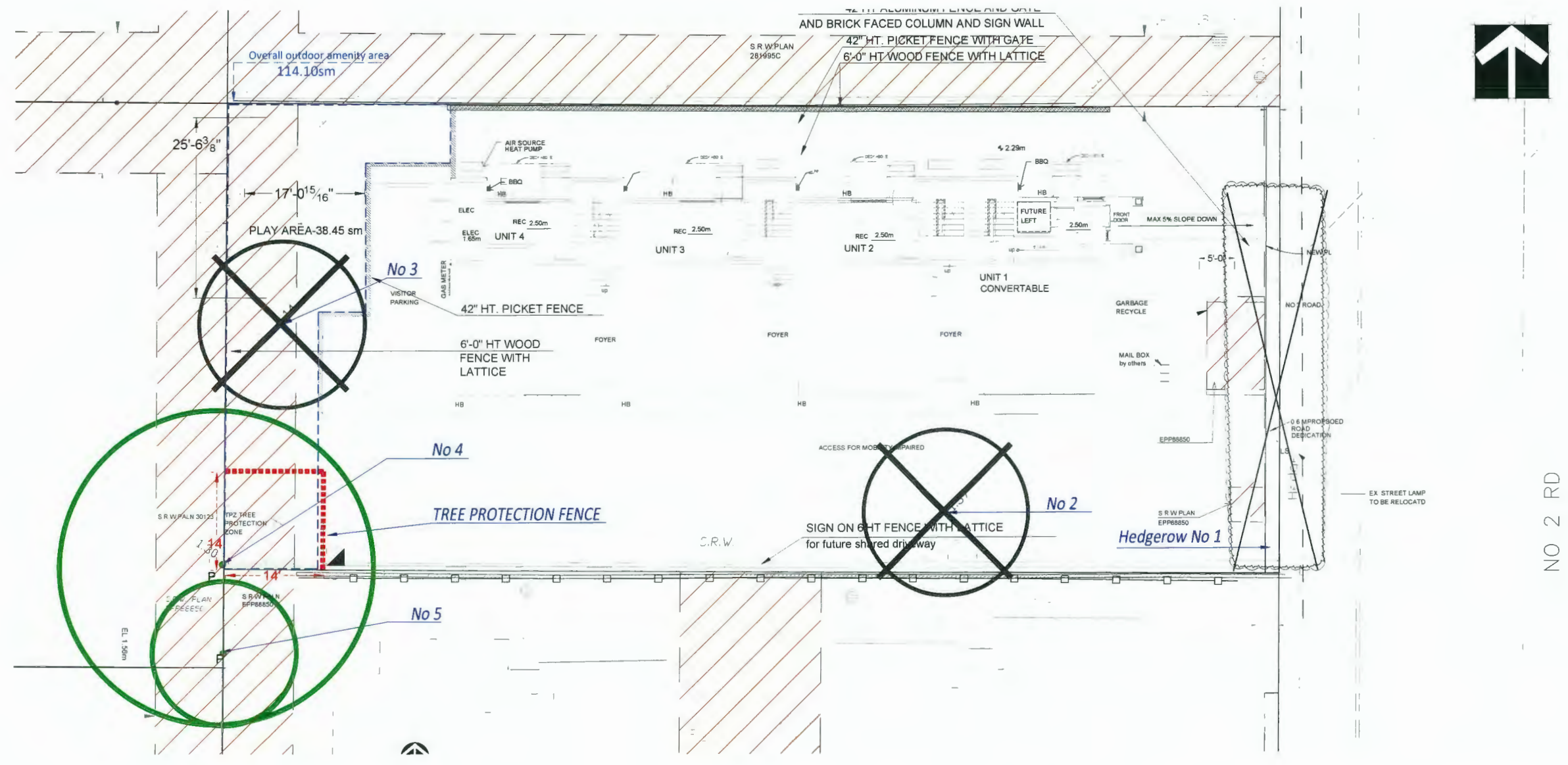
EXISTING BUILDING 7120 LANGTON RD WITH RESPECT TO THE PROPERTY BUILDING 7151 NO2 ROAD

 <p>MATTHEW CHENG ARCHITECT INC. Unit 302 - 670 BLY AND AVENUE VANCOUVER, BC V6A 1S6 Tel: (604) 731-3021 Fax: (604) 731-3998 Cell: (604) 698-9969 Email: matthew@mcarch.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT TO WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	RE	YY-MM-	ISSUE DESCRIPTION	DRAW	REVIEWED	Consultants	Project	Sheet	Drawn	Scale	Project	Revision	Drawn	
									TOWNHOUSE PROJECT	CONTEXT PLAN & 1.16 m to 1.9 m	PW	1/8" = 1'-0"	11 V CR 02		
										7151 NO 2 ROAD, RICHMOND BC		MC			Print Date: 08/21/20

AUG 25 2020

DP 18-818403
PLAN # 1E

SEAL:



NO 2 RD

NO.	DATE	REVISION DESCRIPTION	DR
22	20.AUG.26	REVISED PLAY AREA AS PER CITY REQUEST	DD
21	20.AUG.20	REVISION	DD
20	20.AUG.19	REVISION AS PER CITY REQUEST	DD
18	20.AUG.12	REVISED AMENITY AREA AS PER CITY REQUEST	DD
17	20.APR.23	REVISION AS PER CITY COMMENTS	DD
16	20.MAR.30	NEW SITE PLAN	DD
15	19.DEC.17	REVISED FOR BP	DD
14	19.DEC.10	NEW CIVIL PLAN	DD
13	19.DEC.04	REVISION AS PER CITY COMMENTS	DD
12	19.NOV.20	NEW SITE PLAN	DD
11	18.SEP.25	NEW SITE PLAN	DD
10	18.AUG.15	REVISION AS PER CITY COMMENTS	DD
9	18.AUG.12	NEW SITE PLAN	DD
8	18.AUG.06	NEW SITE & CIVIL PLANS	DD
7	18.JUL.26	NEW SITE PLAN & CITY COMMENTS	DD
6	18.SEP.28	NEW SITE PLAN	DD
5	18.SEP.17	TREE MANAGEMENT & NEW PLAN	DD
4	18.AUG.24	NEW SITE PLAN/CITY COMMENTS	DD
3	18.JUN.20	NEW CIVIL PLAN	DD
2	17.AUG.28	NEW SITE PLAN/ CITY COMMENTS	DD
1	17.JUN.22	NEW SITE PLAN/ CITY COMMENTS	DD
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT: KONIC DEVELOPMENT

WITH MATTHEW CHENG ARCHITECT INC
PROJECT
4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

DRAWING TITLE
TREE MANAGEMENT PLAN

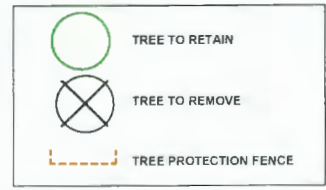
DATE: March 8, 2017 DRAWING NUMBER

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

DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 8

L7

PMG PROJECT NUMBER 17-045-22-2/F 17-045



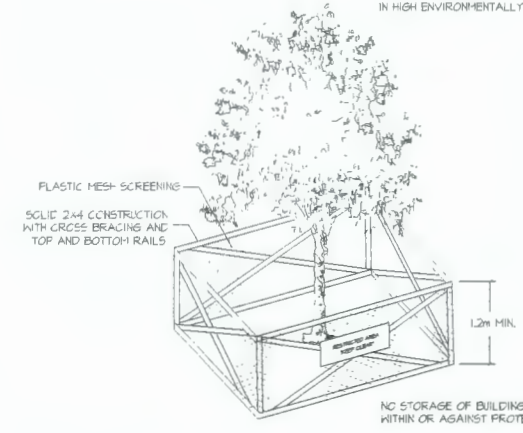
TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
1	Cedar Hedge (<i>Thuja plicata</i>)	-	-
2	Western red cedar (<i>Thuja plicata</i>)	84	11'
3	Plum (<i>Prunus sp.</i>)	32	11'
4	Birch (<i>Betula sp.</i>)	58	23'
5	Douglas fir (<i>Pseudotsuga menziesii</i>)	33	10'

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER in cm. @ dbh*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2
40	2.4
45	2.7
50	3
55	3.5
60	3.6
75	4.5
90	5
100	6.0

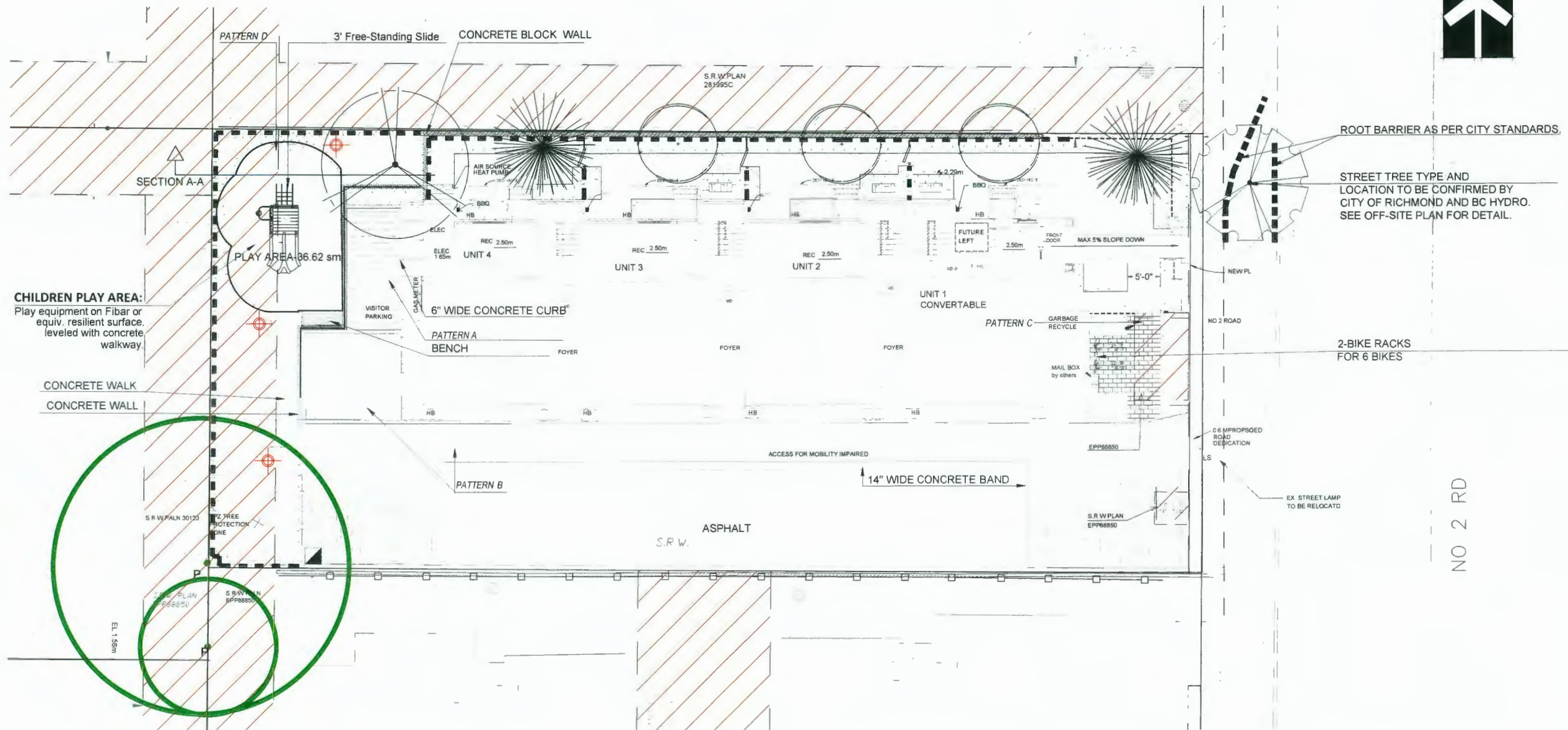
EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. *DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.



1A TREE PROTECTION BARRIER
L-3

DP 18-818403
PLAN #3
AUG 25 2020

SEAL:



22	20.AUG.20	REVISED PLAY AREA AS PER CITY REQUEST	DD
21	20.AUG.20	REVISION	DD
20	20.AUG.19	REVISION AS PER CITY REQUEST	DD
18	20.AUG.12	REVISED AMENITY AREA AS PER CITY REQUEST	DD
17	20.APR.22	REVISION AS PER CITY COMMENTS	CC
16	20.MAR.30	NEW SITE PLAN	DD
15	19.DEC.17	ISSUED FOR BP	DD
14	19.DEC.12	NEW CIVIL PLAN	DD
13	19.DEC.10	NEW SITE PLAN	DD
12	19.DEC.04	REVISION AS PER CITY COMMENTS	DD
11	19.NOV.20	NEW SITE PLAN	DD
10	19.SEP.25	NEW SITE PLAN	DD
9	18.AUG.15	REVISION AS PER CITY COMMENTS	DD
8	18.AUG.12	NEW SITE PLAN	DD
7	19.AUG.06	NEW SITE & CIVIL PLANS	DD
6	19.JUL.26	NEW SITE PLAN & CITY COMMENTS	DD
5	18.SEP.28	NEW SITE PLAN	DD
4	18.SEP.17	TREE MANAGEMENT & NEW PLAN	DD
3	18.AUG.24	NEW SITE PLAN/CITY COMMENTS	DD
2	18.SUN.20	NEW CIVIL PLAN	DD
1	17.AUG.28	NEW SITE PLAN/CITY COMMENTS	DD
1	17.JUN.22	NEW SITE PLAN/CITY COMMENTS	DD
NO	DATE	REVISION DESCRIPTION	DR

CLIENT: KONIC DEVELOPMENT

PLANT SCHEDULE- STREET TREE ONLY				PMG PROJECT NUMBER: 17-045
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	7CM CAL, 1.8M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-045
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	11CM CAL, B&B
	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LUMBER PINE	4.0M HT-1.8M STD, B&B
	3	QUERCUS PALUSTRIS 'GREEN PILLAR'	'GREEN PILLAR' PIN OAK	6CM CAL, 1.8M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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 CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

FURNITURE



Modena Park Bench: Model Number: MWB-5
BY WISHBONE SITE FURNISHINGS
Ultraplast™ Recycled Plastic Slats-Redwood
Long Lasting Stainless Steel Hardware



Surf Bike Rack: Model Number: SFBRG-3
SFBRG-3, Black Color
BY WISHBONE SITE FURNISHINGS
MOUNTED ON SLAB



HADCO-DB30
Aluminum bollard, black color

ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD

PAVING MATERIAL KEY

PATTERN A - VISITOR PARKING:
PERMEABLE Concrete paver by Mutual Materials, typ.
COLOR: Charcoal Herringbone pattern
Base install to be reviewed prior to finish.
Installed per manufacturer's specifications

PATTERN B - EAST-WEST INTERNAL DRIVEWAY:
PERMEABLE Concrete paver by Mutual Materials, typ.
COLOR: Gray; Herringbone pattern
Base install to be reviewed prior to finish.
Installed per manufacturer's specifications

PATTERN C - WALKWAY AT MAIL KIOSK:
PERMEABLE HERRINGBONE CONCRETE PAVER
CASCADE BLEND
RUNNING BONE PATTERN

PATTERN D - PLAY AREA:
FIBAR SAFETY ZONE SURFACE

LIGHTING LEGEND	
SYMBOL	STYLE
	BOLLARD 36" HT

NOTE:
- PROVISION OF AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED IN ALL LANDSCAPE AREAS (DETAILED BY CONTRACTOR)
- HOSE BIB TO BE PROPOSED NEXT TO THE GARDEN PLOT.

WITH MATTHEW CHENG ARCHITECT INC
PROJECT
4-UNIT TOWNHOUSE DEVELOPMENT

**7151 No. 2 ROAD
RICHMOND**

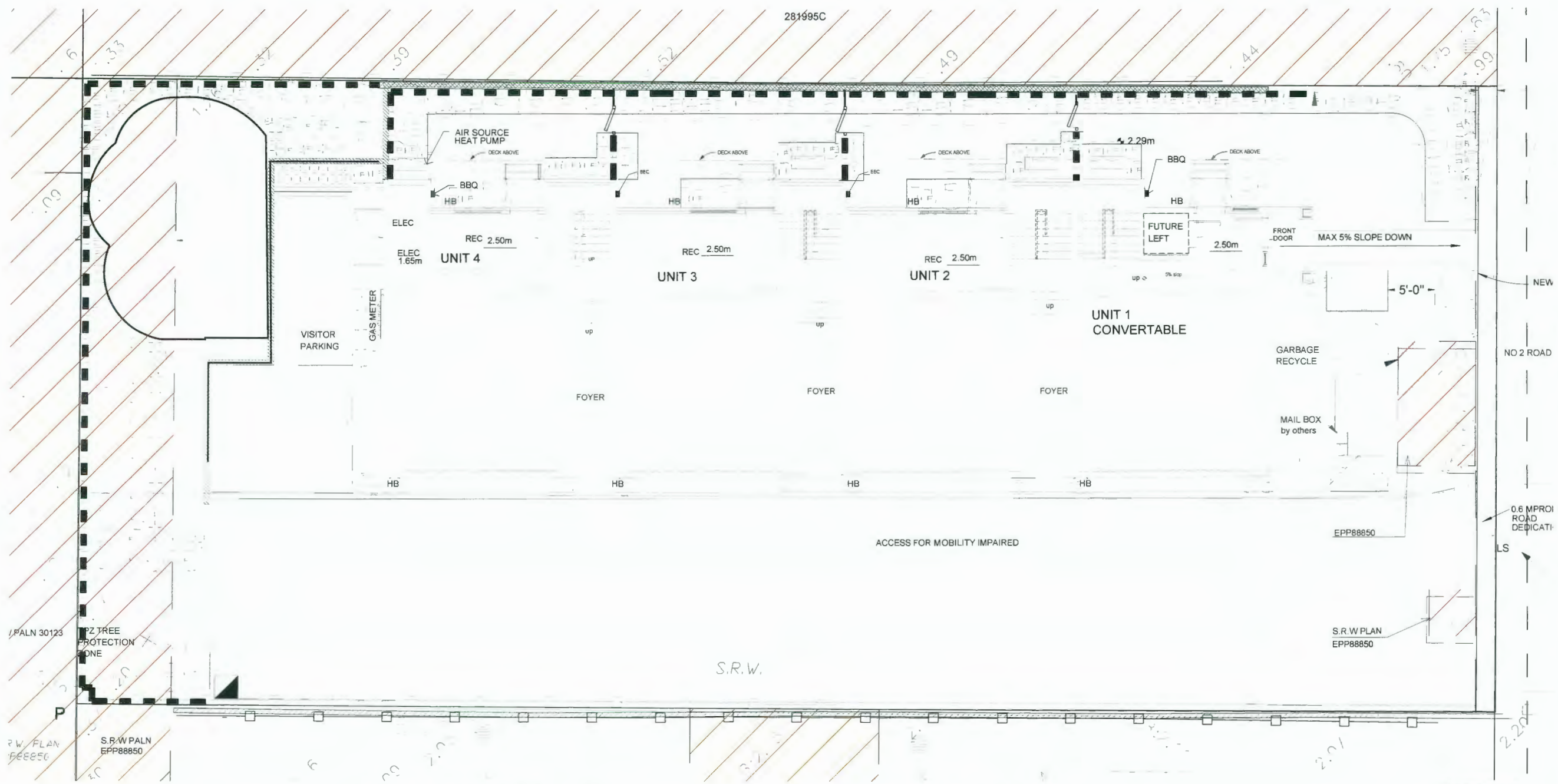
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LANDSCAPE PLAN

DATE: March 8, 2017
SCALE: 1/8"=1'-0"
DRAWN DD
DESIGN DD
CHKD PCM

DRAWING NUMBER
L1
OF 8

PLAN #3A AUG 25 2020
DP 18-818403

SEAL



NO.	DATE	REVISION DESCRIPTION	DR
22	20.AUG.26	REVISED PLAY AREA AS PER CITY REQUEST	DD
21	20.AUG.20	REVISION	DD
20	20.AUG.19	REVISION AS PER CITY REQUEST	DD
18	20.AUG.12	REVISED AMENITY AREA AS PER CITY REQUEST	DD
17	20.APR.23	REVISION AS PER CITY COMMENTS	DD
16	20.MAR.30	NEW SITE PLAN	DD
15	19.DEC.17	ISSUED FOR BP	DC
15	19.DEC.13	NEW CIVIL PLAN	DD
14	19.DEC.10	NEW SITE PLAN	DD
13	19.DEC.04	REVISION AS PER CITY COMMENTS	DD
12	19.NOV.20	NEW SITE PLAN	DD
11	19.SEP.25	NEW SITE PLAN	DD
10	18.AUG.15	REVISION AS PER CITY COMMENTS	DD
9	18.AUG.12	NEW SITE PLAN	DD
8	18.AUG.06	NEW SITE & CIVIL PLANS	DD
7	18.JUL.26	NEW SITE PLAN & CITY COMMENTS	DD
6	18.SEP.28	NEW SITE PLAN	DD
5	18.SEP.17	TREE MANAGEMENT & NEW PLAN	DD
4	18.AUG.24	NEW SITE PLAN/CITY COMMENTS	DD
3	18.JUN.20	NEW CIVIL PLAN	DD
2	17.AUG.28	NEW SITE PLAN/CITY COMMENTS	DD
1	17.JUN.22	NEW SITE PLAN/CITY COMMENTS	DD
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT: KONIC DEVELOPMENT

WITH: MATTHEW CHENG ARCHITECT INC

PROJECT
4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD
RICHMOND

DRAWING TITLE
SHRUB PLAN

DATE: March 8, 2017
SCALE: 3/16"=1'-0"
DRAWN DD
DESIGN DD
CHK'D PCM

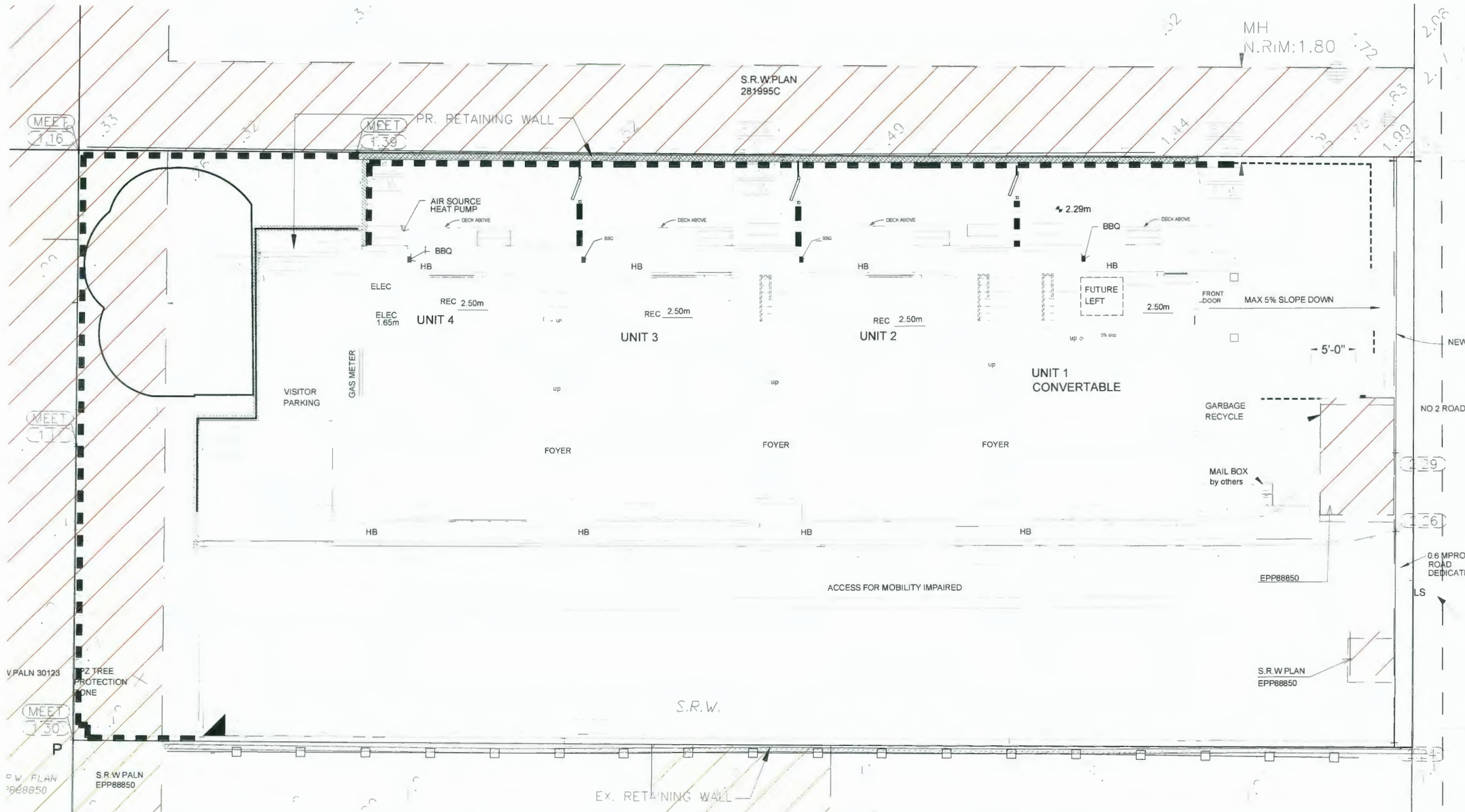
DRAWING NUMBER
L2
OF 8

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-045
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
8		ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT, 30CM
61		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT, 25CM
3		CORNUS ALBA 'KELSEYII'	KELSEY DWARF DOGWOOD	#2 POT
25		PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT, 50CM
34		ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT, 40CM
2		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT 30CM
9		TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1M +POT
8		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
1		VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#3 POT, 60CM
GRASS				
25		CALAMAGROSTIS X A 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
122		CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
3		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
21		PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT, HEAVY
16		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM

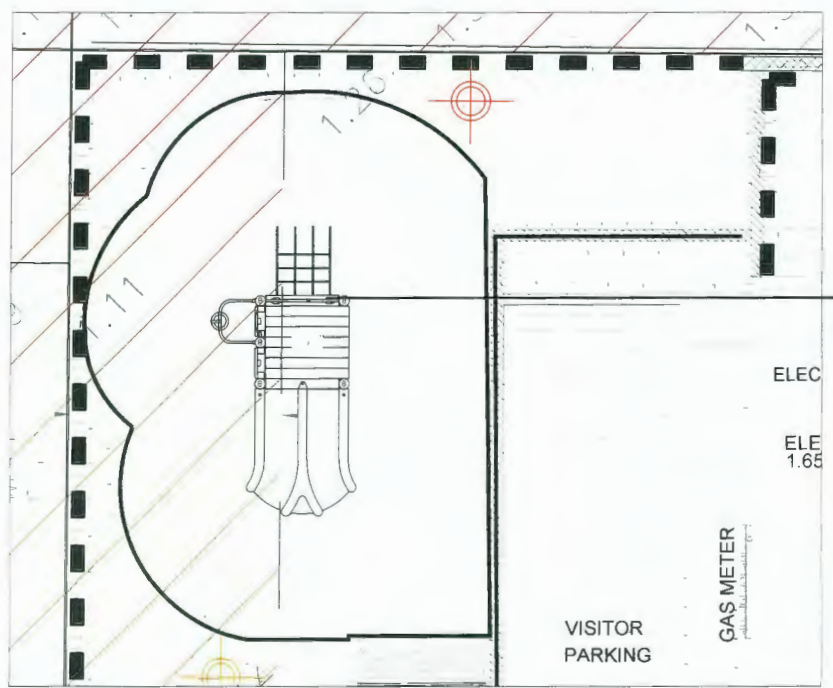
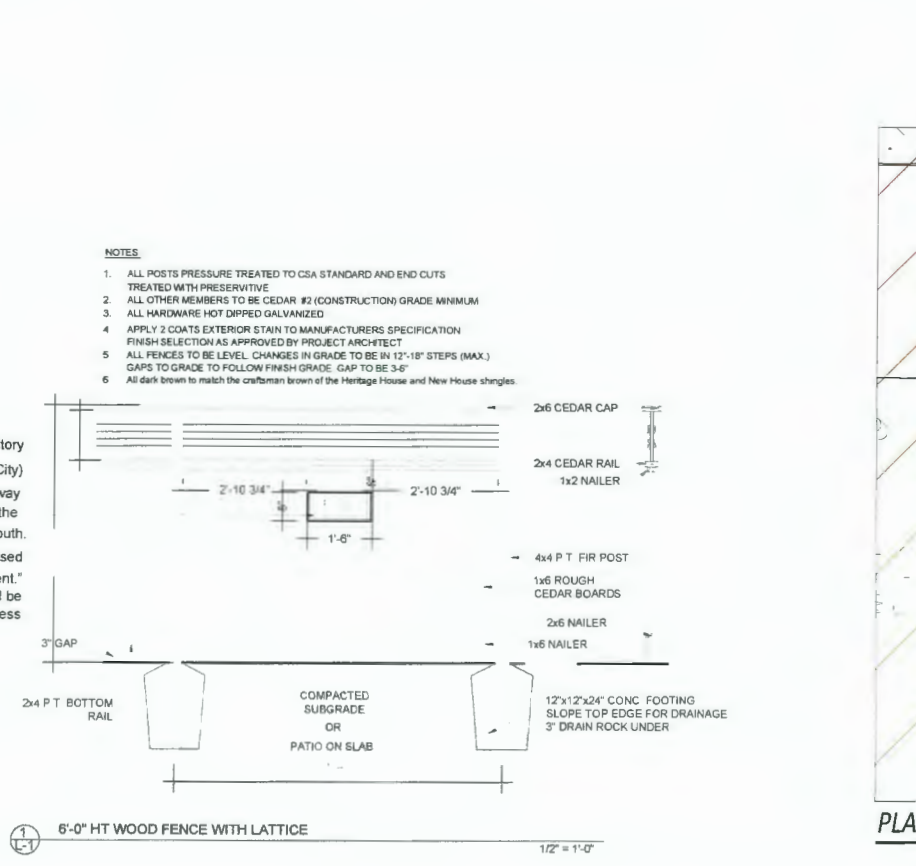
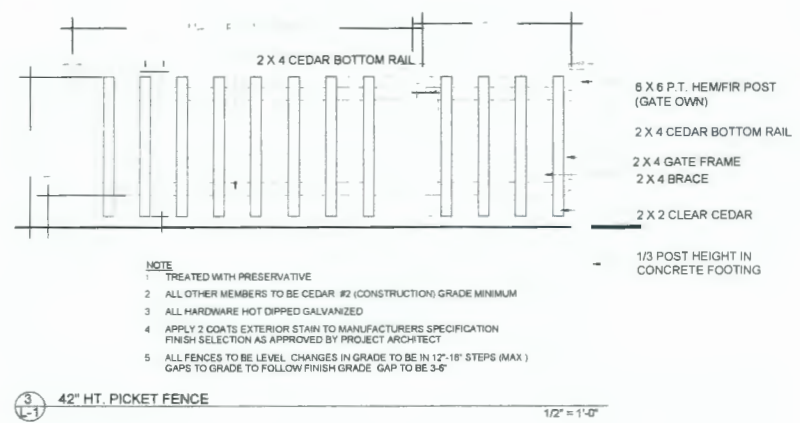
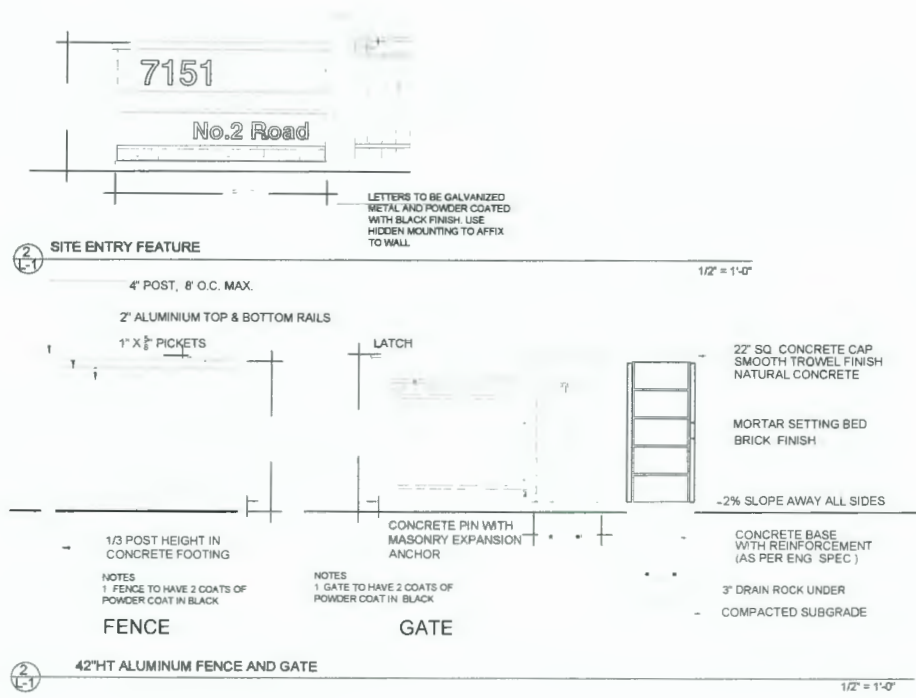
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLAN #3B AUG 25 2020
DP 18-818403

SEAL:



SEAL



NO	DATE	REVISION DESCRIPTION	DR
22	20.AUG.20	REVISED PLAY AREA AS PER CITY REQUEST	DD
21	20.AUG.20	REVISION	DD
20	20.AUG.19	REVISION AS PER CITY REQUEST	DD
18	20.AUG.12	REVISED AMENITY AREA AS PER CITY REQUEST	DD
17	20.APR.23	REVISION AS PER CITY COMMENTS	DD
16	20.MAR.30	NEW SITE PLAN	DD
15	19.DEC.17	ISSUED PGE EFP	DC
15	19.DEC.12	NEW CIVIL PLAN	DD
14	19.DEC.10	NEW SITE PLAN	DD
13	19.DEC.04	REVISION AS PER CITY COMMENTS	DD
12	19.NOV.20	NEW SITE PLAN	DD
11	19.SEP.25	NEW SITE PLAN	DD
10	18.AUG.15	REVISION AS PER CITY COMMENTS	DD
9	18.AUG.12	NEW SITE PLAN	DD
8	19.AUG.08	NEW SITE & CIVIL PLANS	DD
7	19.JUL.26	NEW SITE PLAN & CITY COMMENTS	DD
6	18.SEP.28	NEW SITE PLAN	DD
5	18.SEP.17	TREE MANAGEMENT & NEW PLAN	DD
4	18.AUG.24	NEW SITE PLAN/CITY COMMENTS	DD
3	18.JUN.20	NEW CIVIL PLAN	DD
2	17.AUG.28	NEW SITE PLAN/CITY COMMENTS	DD
1	17.JUN.22	NEW SITE PLAN/CITY COMMENTS	DD

CLIENT KONIC DEVELOPMENT

WITH MATTHEW CHENG ARCHITECT INC
PROJECT
4-UNIT TOWNHOUSE DEVELOPMENT

7151 No. 2 ROAD RICHMOND

DRAWING TITLE
LANDSCAPE DETAILS

PLAN #3E AUG 25 2020
DP 18-818403

DATE March 8, 2017 DRAWING NUMBER
SCALE: DRAWN DD **L5**
DESIGN DD
CHK'D PCM OF 8



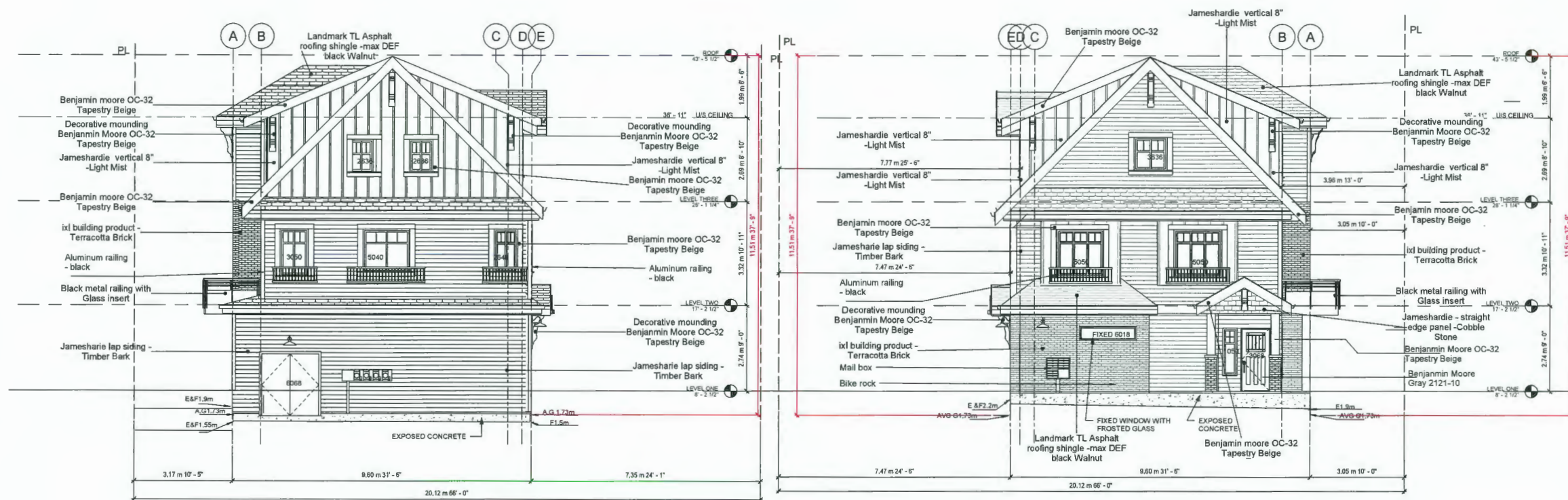
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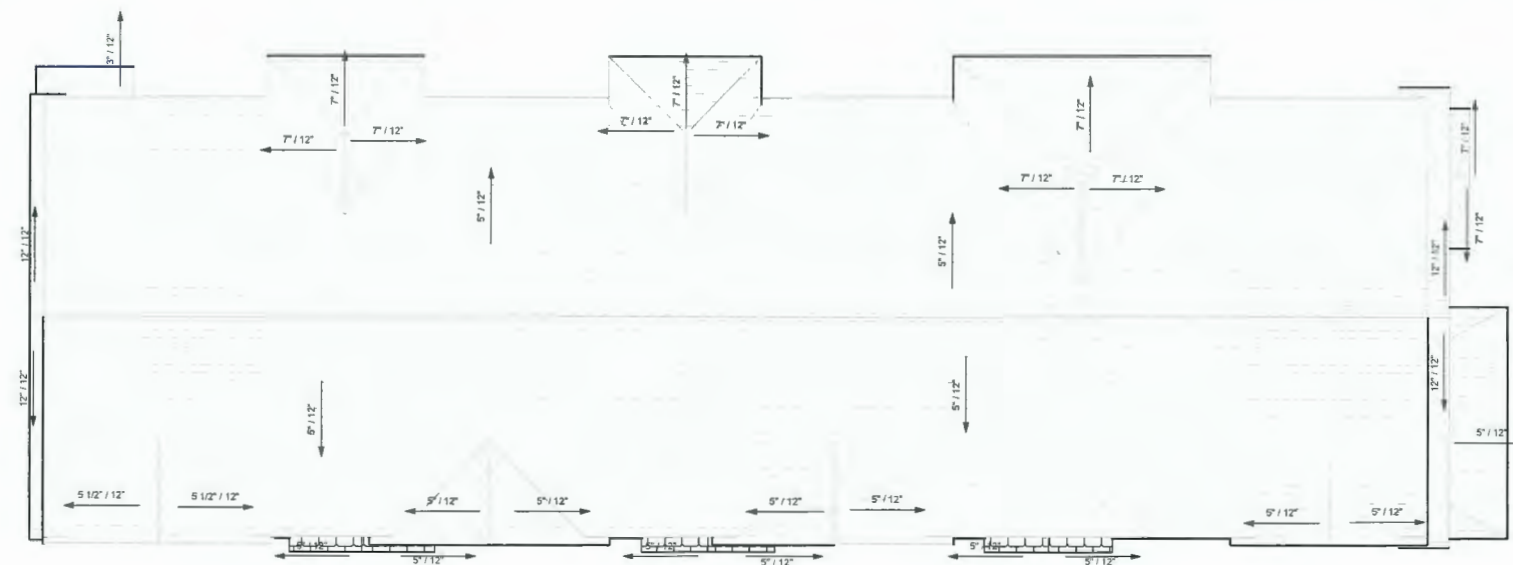
Revision:

RE	TY-MM-DD	DESCRIPTION	DRWN	CHK
1				



WEST ELEVATION
3/16" = 1'-0"

EAST ELEVATION
3/16" = 1'-0"



ROOF PLAN
3/16" = 1'-0"

Project Title
TOWNHOUSE PROJECT

7151 NO 2 ROAD,
RICHMOND BC

Sheet
EAST & WEST ELEVATIONS ROOF PLAN

Drawn	Author
Checked	Checker
Scale	3/16" = 1'-0"
Project Number	11 V CR 02
Revision Date	Dep. No.
Print Date	A113

AUG 25 2020

PLAN # 4A

DP 18-818403



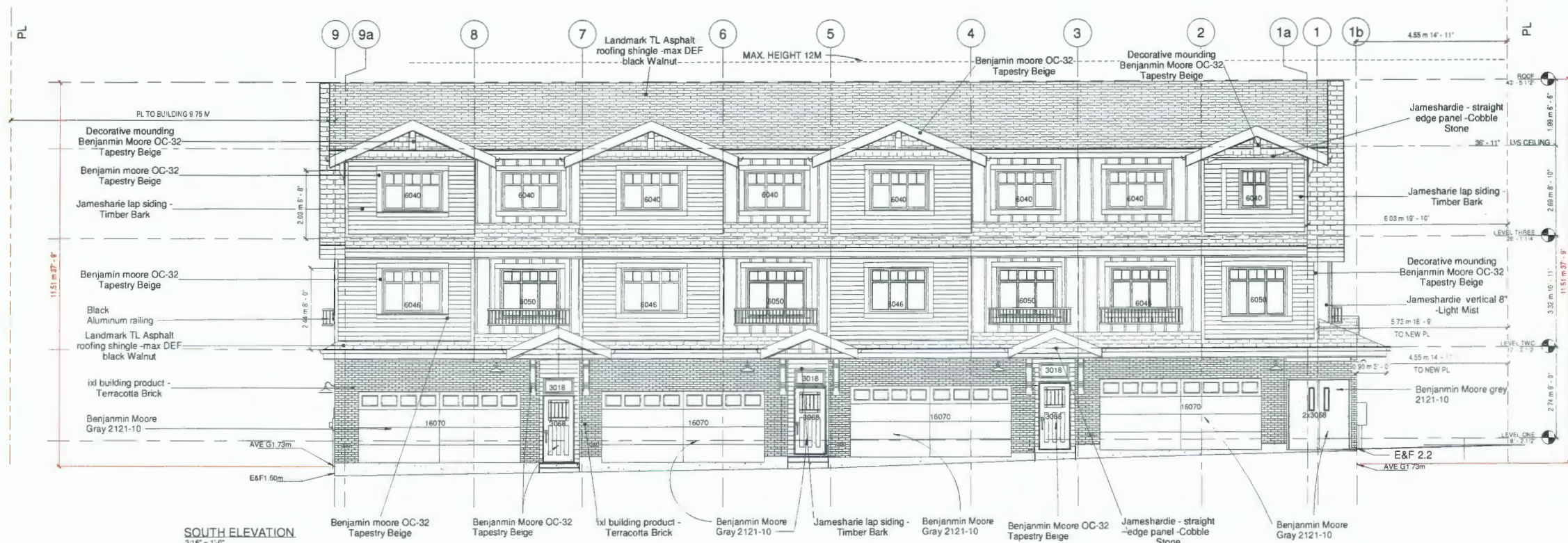
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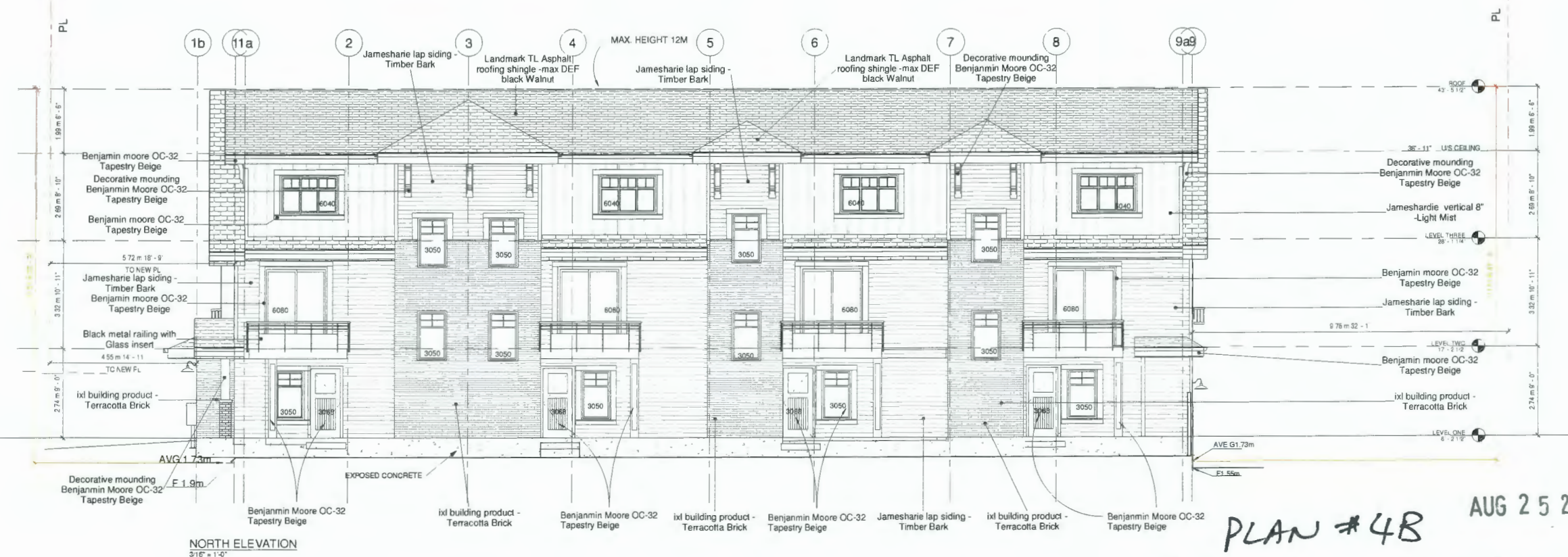
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Revision

REV	DATE	DESCRIPTION	BY	CHK
01	00	CONSULTANT		



SOUTH ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"

Project Title
TOWNHOUSE PROJECT

7151 NO 2 ROAD,
RICHMOND BC

Sheet Title
SOUTH & NORTH ELEVATIONS

Drawn by
Author

Checked by
Checker

Scale
3/16" = 1'-0"

Project Number
11 V CR 02

Revision Date
Dwg No

Print Date
08/12/20

A114

PLAN #4B AUG 25 2020

DP 18-818403



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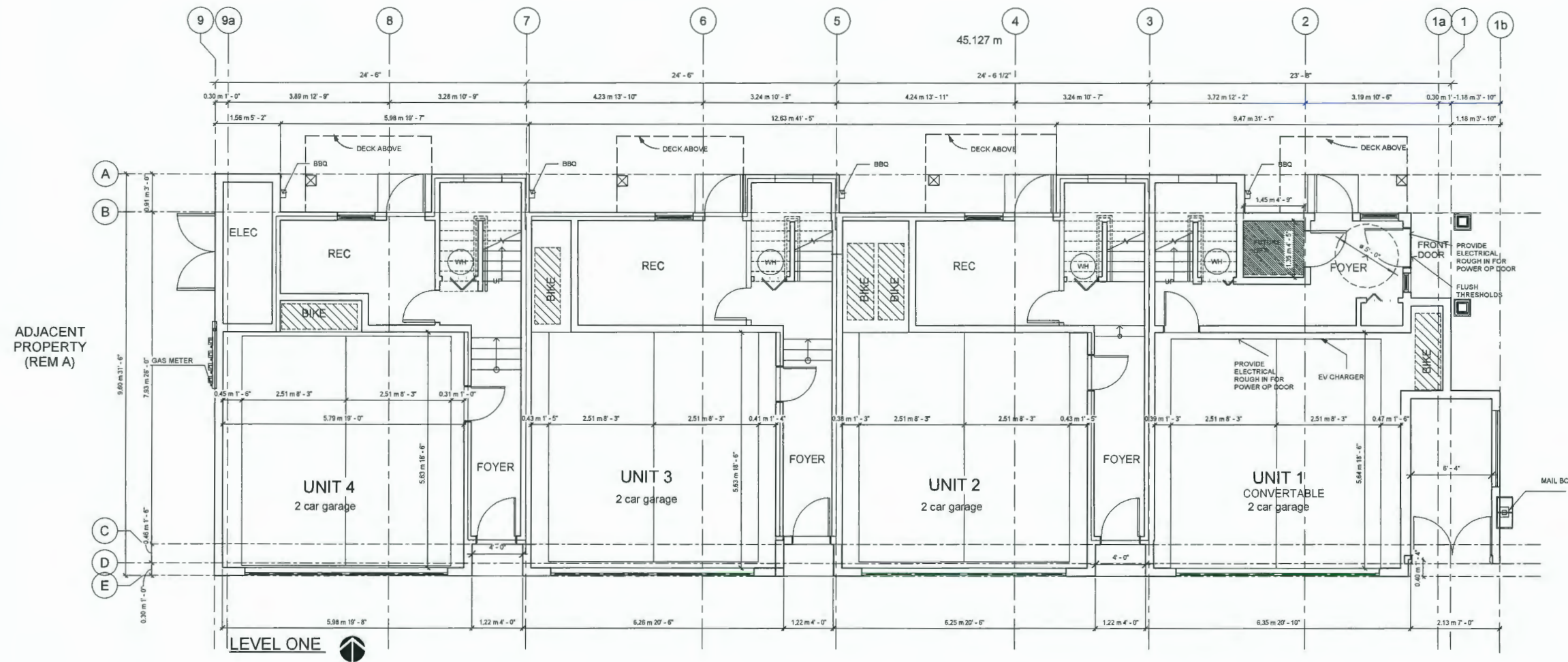
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Project
Title
**TOWNHOUSE
PROJECT**

7151 NO 2 ROAD,
RICHMOND BC

Sheet
Title
LEVEL 1



ADJACENT
PROPERTY
(REM A)

LEVEL ONE
NORTH

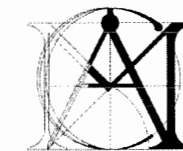
NOISE STUDY :

- Sustainability features that are provided over and beyond the requirement to achieve EnerGuide 82*
1. Solar Hot Water Ready Requirement (we agreed previously on the updated Energy Report, this is an Energy Saving item that is over and beyond EnerGuide 82)
 2. Energy Star Appliances and light bulbs
 3. Low E double glazing windows
 4. Power outlet in private garage for charging electric cars (per City requirement)

Drawn	PW
Checked	MC
Scale	1/4" = 1'-0"
Project Number	11 V CR 02
Revision	04/28/2020
Drawn No.	
Print	A108

AUG 25 2020
REFERENCE PLAN

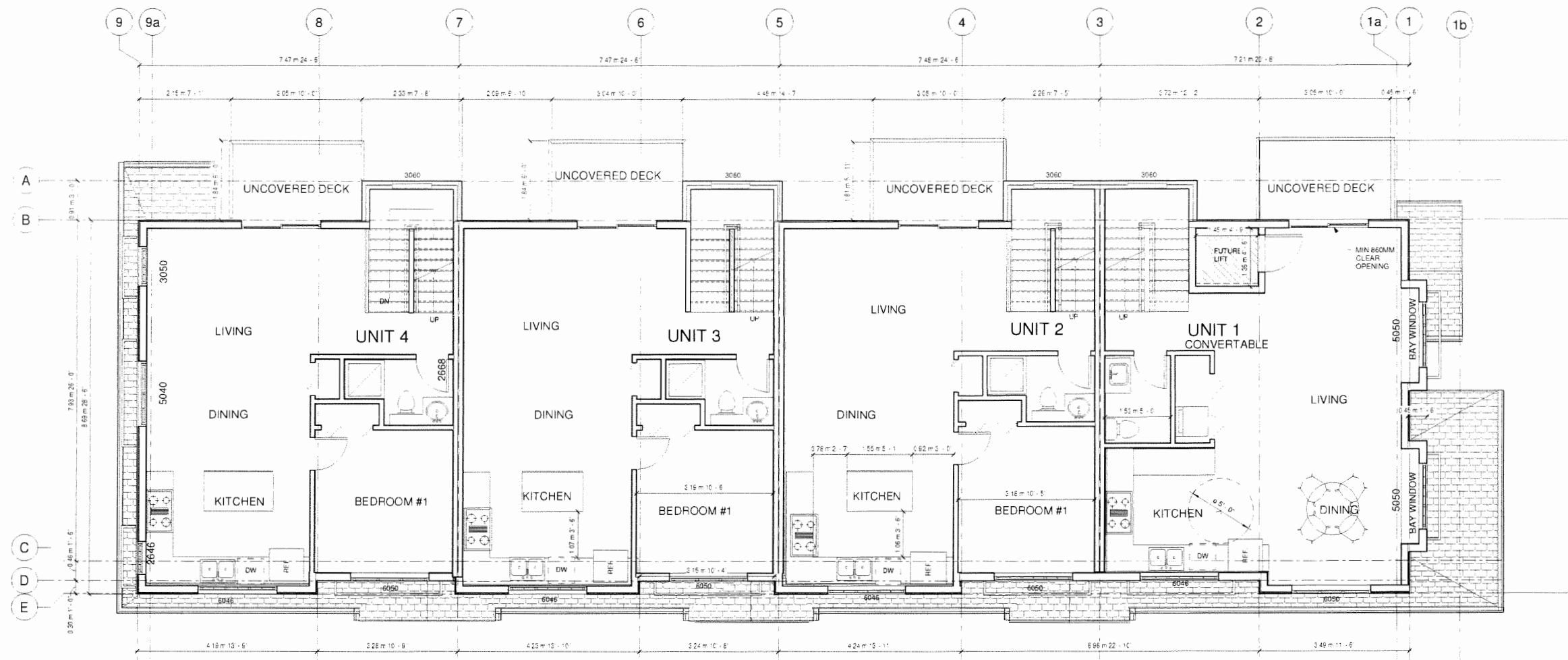
DP 10-018403



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LEVEL TWO



NOISE STUDY:

EXTERIOR WALL:
HARDIE CLADDING
1/2" S 1 2/2" PRESSURE TREATED PLYWOOD STRAPPING @8" OR 16" O.C.
TWO 30MIN BUILDING PAPER
1/2" PLYWOOD SHEATING
2X6@16" WOOD STUDS
R-20 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD

EXTERIOR WINDOW AND BALCONY/PATIO DOORS
MINIMUM OITC RATING 27

MECHANICAL EQUIPMENT NOISE REVIEW
HEAT PUMP SOUND PRESSURE DATA
MODWL NUMBER PUZA36NKA7

Sustainability features that are provided over and beyond the requirement to
achieve EnerGuide B2"

1. Solar Hot Water Ready Requirement (we agreed previously on the updated
Energy Report, this is an Energy Saving item that is over and beyond EnerGuide
B2)
2. Energy Star Appliances and light bulbs
3. Low E double glazing windows
4. Power outlet in private garage for charging electric cars (per City requirement)

Revisor

BY: **VV** / **VV** / **DISCREP** / **DRWN** / **CHK**
Consultant

Project
Title
**TOWNHOUSE
PROJECT**

7151 NO 2 ROAD,
RICHMOND BC

Sheet
LEVEL 2

Drawn
PW

Checked
MC

Scale
1/4" = 1'-0"

Project
Number 11 V CR 02

Revised
Date

Checked
Date

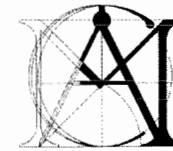
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04/28/2020

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REFERENCE PLAN

AUG 25 2020

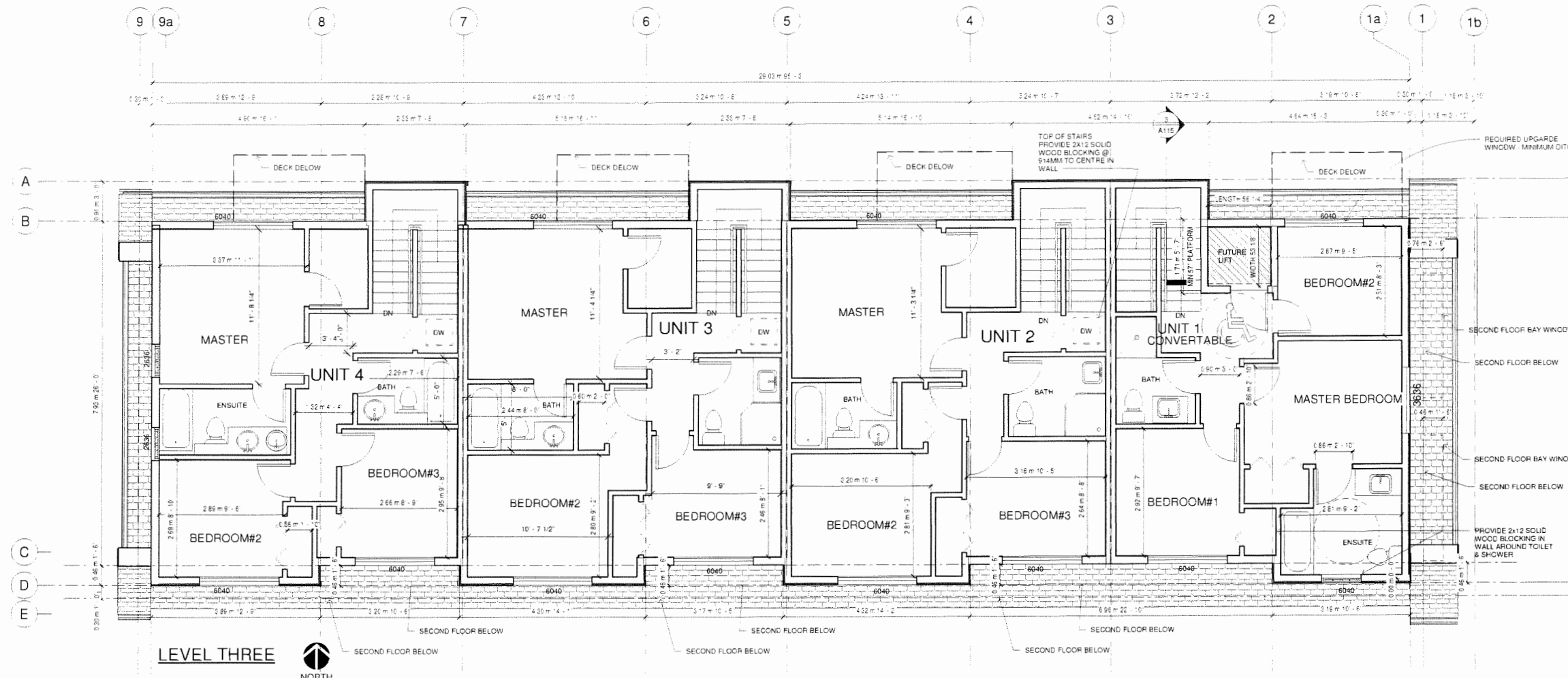
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Project Title: **TOWNHOUSE PROJECT**
7151 NO 2 ROAD, RICHMOND BC
Sheet: **LEVEL 3**

NOISE STUDY:
EXTERIOR WALL:
HARDIE CLADDING
1/2" S 1 2/2" PRESSURE TREATED PLYWOOD STRAPPING @8" OR 16" O.C.
TWO 30MIN BUILDING PAPER
1/2" PLYWOOD SHEATHING
2X6@16" WOOD STUDS
R-20 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD

EXTERIOR WINDOW AND BALCONY/PATIO DOORS
MINIMUM OITC RATING 27
MECHANICAL EQUIPMENT NOISE REVIEW
HEAT PUMP SOUND PRESSURE DATA
MODWL NUMBER PUZA36NKA7

Sustainability features that are provided over and beyond the requirement to
achieve EnerGuide 82*

- Solar Hot Water Ready Requirement (we agreed previously on the updated Energy Report, this is an Energy Saving item that is over and beyond EnerGuide 82)
- Energy Star Appliances and light bulbs
- Low E double glazing windows
- Power outlet in private garage for charging electric cars (per City requirement)

REFERENCE PLAN AUG 25 2020

DP 18-818403

Drawn: PW
Checked: MC
Scale: 1/4" = 1'-0"
Number: 11 V CR 02
Revision: C
Date: 04/28/20
Sheet: A110

CONVERTABLE UNIT CHECKLIST

Doors & Doorways

- Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
- Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
- Patio/balcony min. 860 mm clear opening. Note how accessed.
- All interior thresholds within units comply with BC Building Code.
- Lever-type handles for all doors.

Vertical Circulation

- Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR
- Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
- At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.

Hallways

- Min. 900 mm width.

Garage

- Min. 1 accessible parking space with min. 4 m garage width.
- Access from garage to living area min. 800 mm clear opening.

Bathroom (Min. 1)

- Toilet clear floor space min. 1020 mm at side and in front.
- Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
- Lever-type handles for plumbing fixtures.
- Pressure and temperature control valves are installed on all shower faucets.
- Cabinets underneath sink(s) are easily removed.
- Demonstrate bath and shower controls are accessible (layout or fixture placement).

Kitchen

- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
- Cabinets underneath sink are easily removed.
- 1500 mm turning diameter or turning path diagram.
- Lever-type handles for plumbing fixtures.

Windows

- Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)

Outlets & Switches

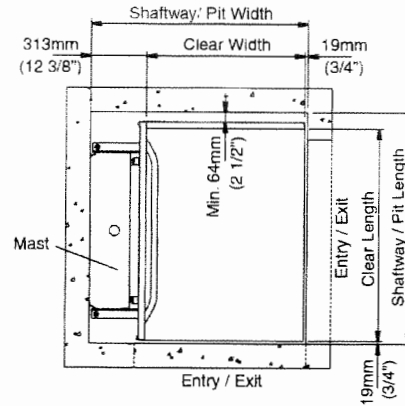
- Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
- Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

Design Hot Line: 1-800-663-6556 or +1-604-594-0422

Shaftway/Pit and Platform Clear Dimensions, 90° Entry/Exit

Platform Size	Shaftway/Pit Width	Shaftway/Pit Length	Clear Width	Clear Length	Net Usable Area
Compact	1270mm (42' 11")	1315mm (43' 2")	840mm (27")	1208mm (39' 8")	1.14sqm (12.3sq ft)
Standard	1367mm (45' 0")	1420mm (46' 7")	1017mm (33')	1320mm (43')	1.34sqm (14.4sq ft)
Mid-Size	1500mm (49' 3")	1570mm (51' 6")	1177mm (38')	1470mm (48' 3")	1.50sqm (16.1sq ft)
Large	1570mm (51' 6")	1670mm (54' 8")	1260mm (41' 4")	1570mm (51' 6")	1.72sqm (18.5sq ft)

- Add 35mm (1 1/2") to pit width if a tie-back rail is used. Two (2) tie-back rails required.
- 63 1/2mm (2 1/2") running clearance dimension is included on non entry exit sides
- 19mm (3/4") running clearance dimension is included on entry / exit sides
- Shaftway units require (4) tie-back locations. Consult local Dealer or Garaventa for tie-back locations.



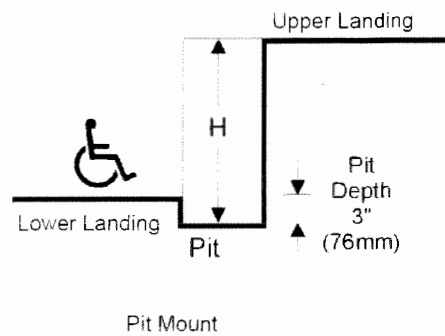
Recommended Pit Depth 3" (Minimum)

Drawings and Dimensions are provided for reference only. Submittal drawing dimensions should be used for site preparation and construction.

Genesis Design and Planning Guide
15806-M-DP

- 25 -

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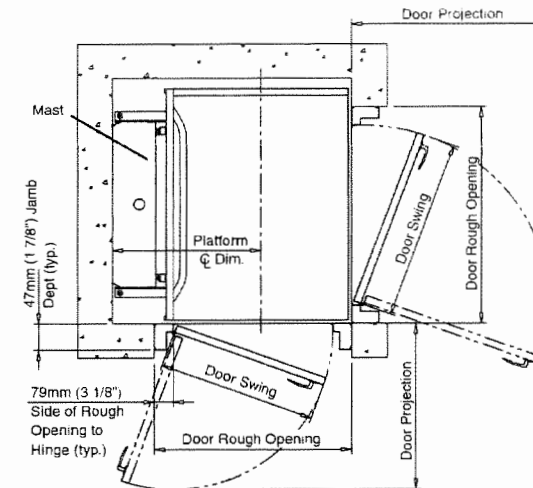
Design Hot Line: 1-800-663-6556 or +1-604-594-0422

Garaventa Style Doors, 90° Entry/Exit

Door	Door Width	R/O* Width	R/O* Height	Door Swing	Door Projection
36"	905mm (35' 5/8")	1038mm (41' 1/4")	2125mm (88' 3/4")	925mm (36' 1/2")	982mm (38' 5/8")
42"	1046mm (41' 1/8")	1240mm (48' 7/8")	2125mm (88' 3/4")	1067mm (42')	1123mm (44' 1/4")
44"	1100mm (43' 5/8")	1302mm (51' 1/4")	2125mm (88' 3/4")	1104mm (43' 5/8")	1162mm (45' 3/4")

R/O* is Rough Opening

Platform Size	Platform CL Dimension
Compact	780mm (30' 7/8")
Standard	822mm (32' 3/8")
Mid-Size	822mm (32' 3/8")
Large	895mm (35' 3/8")

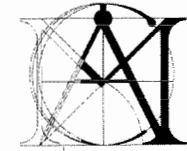


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Genesis Design and Planning Guide
15806-M-DP

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Revision

RE: 11-V-CR-02 DESCRIPTION: DRAWN: CHK
Consultant

Project Title
**TOWNHOUSE
PROJECT**

7151 NO 2 ROAD,
RICHMOND BC

Sheet
**CONVERTIBLE
UNIT & LEFT
INFORMATION**

Drawn: PW

Checked: MC

Scale:

Project Number: 11 V CR 02

Revision Date: Dig No:

Print: 04/28/20

A111

AUG 25 2020 REFERENCE PLAN

DP 18-818403



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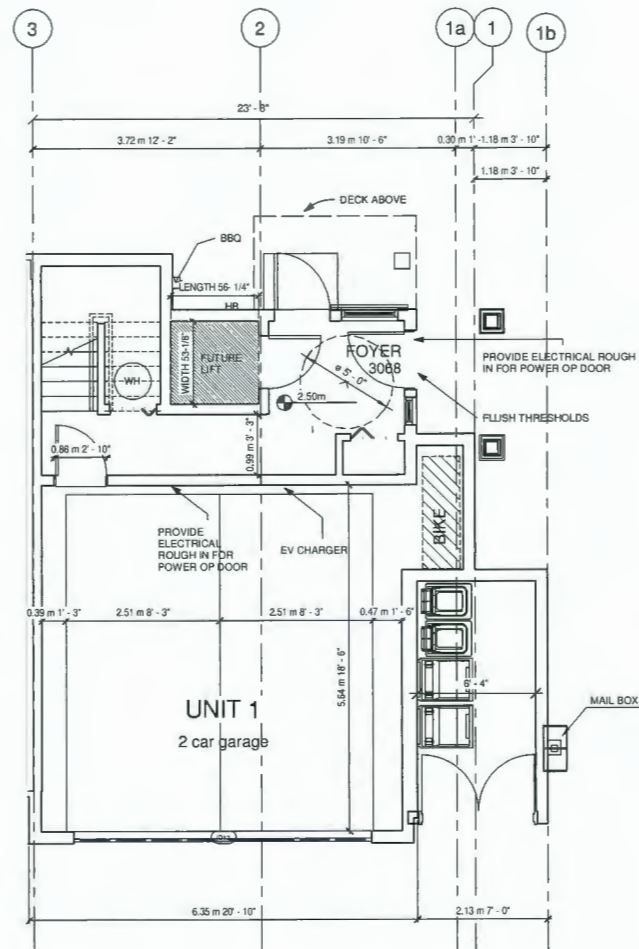
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01	Consultant				

Project Title:
**TOWNHOUSE
PROJECT**

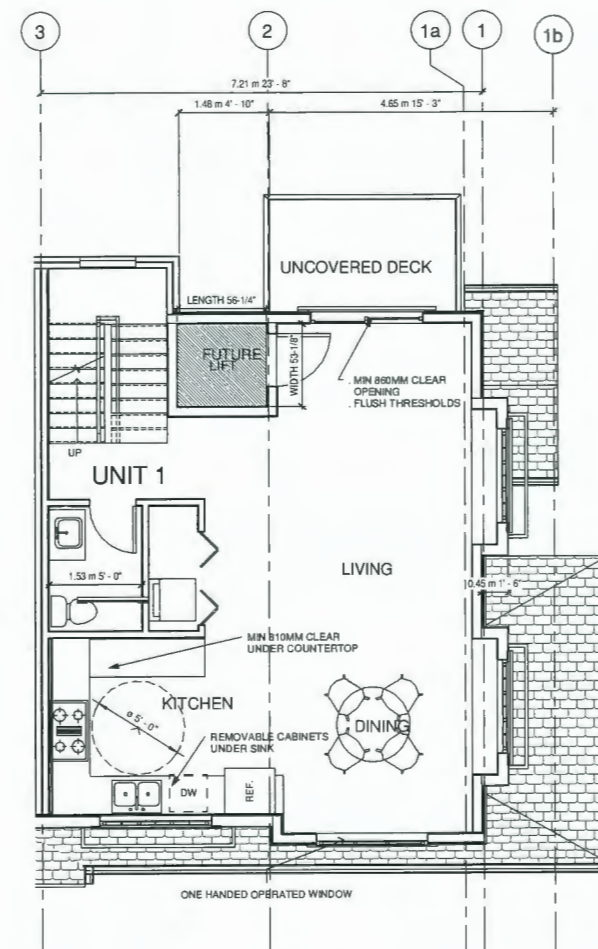
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RICHMOND BC

Sheet Title:
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UNIT**

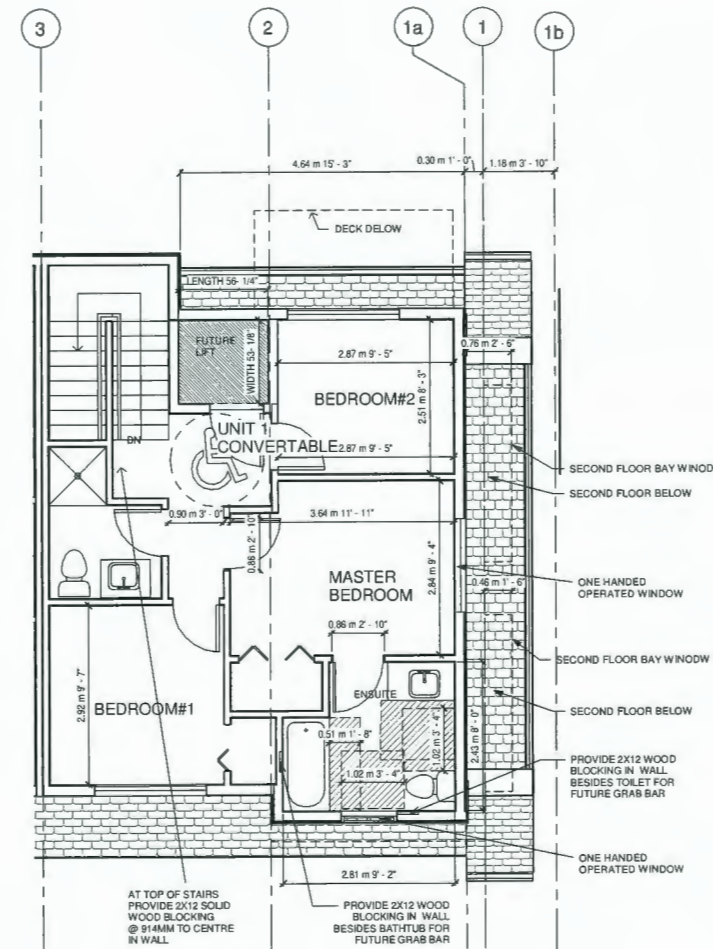
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Scale:	1/4" = 1'-0"
Project Number:	11 V CR 02
Revision Date:	Dwg. No.:
Print Date:	A112



CONVERTABLE UNIT LEVEL 1



CONVERTABLE UNIT LEVEL 2



CONVERTABLE UNIT LEVEL 3

REFERENCE PLAN AUG 25 2020

DP 10-C18403