

Report to Development Permit Panel

To:

Development Permit Panel

Date:

June 15, 2023

From:

Wayne Craig

File:

DP 21-936427

Re:

Director, Development

Application by Kadium No. 4 Development Ltd. for a Development Permit at

10340, 10360, 10380, 10400 and 10420 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum front yard setback from 6.0 m to 4.5 m.
 - b) Reduce the minimum lot depth from 35.0 m to 34.0 m.

Wayne Craig

Director, Development

(604-247-4625)

WC:cl Att. 3

Staff Report

Origin

Kadium No. 4 Development Ltd. has applied to the City of Richmond for permission to develop 19 townhouse units, including four secondary suites, at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)". A location map is provided in Attachment 1.

The site is being rezoned from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-831725). The Bylaw was given third reading at the Public Hearing held June 21, 2021, and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required as a condition of rezoning bylaw adoption and includes, but is not limited to, the following:

- Upgrading approximately 80 m of sanitary sewer on-site and along the shared property line with the properties at 10251, 10271, 10291 and 10311 Dennis Crescent.
- Road improvements involving road dedication and construction of a new treed/grass boulevard at the curb, off-street bike path, and concrete sidewalk along the subject site frontage, as well as construction of an interim asphalt walkway at the curb from 10300 No. 4 Road to the north end of the block at Wilkinson Road.

Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located on the east side of No. 4 Road between Steveston Highway and Wilkinson Road. The site is currently vacant, with five driveway crossings on No. 4 Road. Existing development immediately surrounding the subject site includes the following:

- To the north, south and west: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting No. 4 Road, which have future redevelopment potential for townhouses consistent with the Arterial Road Land Use Policy.
- To the east: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Dennis Crescent.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 21, 2021. Although no members of the public were in attendance at the Public Hearing, one letter from a nearby resident was received citing concerns about the proposed change in land use from single-family housing to townhousing and potential traffic and safety concerns.

Staff note that the proposed use is consistent with the OCP and Arterial Road Land Use Policy, and the proposed development would have only one access to No 4 Road, thereby reducing the number of vehicle access points along this stretch of roadway. Bylaw 10261 for the rezoning of the subject site was given third reading following the Public Hearing.

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit (DP) stage:

- Compliance with the DP Guidelines for the form and character of multiple-family projects in the Official Community Plan (OCP).
- Confirmation that interior noise levels and noise mitigation measures comply with the policies in the OCP, as determined by an acoustical and thermal report and recommendations provided by a registered professional.
- Refinement of the landscape design and the interface with adjacent single-family housing.
- Refinement of the shared outdoor amenity space design, including the choice of play equipment to facilitate safe and appropriate children's play.
- Review of the four units that include secondary suites.
- Review of the relevant accessibility features for the two proposed Convertible Units and aging-in-place features in all units.
- Review of a sustainability strategy for the development proposal.
- Ensuring that plantings within the Statutory Right-of-Way (SRW) for the sanitary sewer, if any, are to the satisfaction of City Engineering staff.
- Ensuring that the on-site relocation of Trees # 422 and 435 are proposed in viable locations.
- Accommodation of hedge H1-H7 if possible.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff's satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the applicable design guidelines contained within the OCP. The applicant has made the following refinements to the proposal to address the design issues identified:

- Revisions to the Landscape Plan including common outdoor amenity space design and appropriate choice of play equipment to suit the space given fall zone requirements and limited opportunities to enlarge the area due to required changes in lot grade.
- Demonstrating that the design of the units containing the secondary suites is functional.
- Demonstrating that all relevant accessibility features are incorporated into the design of the Convertible Units and that aging-in-place features are incorporated into all units.
- Lot grading has been refined to ensure an appropriate transition to neighbouring lots and to ensure the existing grade is maintained within the tree protection zone and the SRW for the sanitary sewer along the east side of the site.

- Plantings within the SRW for the sanitary sewer along the east side of the site are limited to lawn and minimal shrubs.
- Locating the relocated Trees # 422 and 435 in a suitable area within the common outdoor amenity space and the front yard.

Public input during the DP Application Review Process

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to 6.g, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the "RTM2" zone, with the exception of the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold italics)

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

1) Reduce the minimum front yard setback from 6.0 m to 4.5 m.

Staff supports the proposed variance for the following reasons:

- A reduction in the front yard setback enables a deeper setback to be provided in the rear yard along the interface with existing single-family housing, as well as enables tree retention in the northeast corner of the site.
- Although the setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP through a combination of front and rear yards at ground level as well as secondary decks along the drive-aisle on the second level of the 3-storey units.
- An acoustic report and confirmation letter prepared by a professional acoustical and mechanical engineer have been submitted by the applicant, which demonstrate that the interior noise levels for traffic noise and thermal conditions comply with the standards in the OCP. Prior to final adoption of the rezoning bylaw, a traffic noise covenant is to be registered on Title for public awareness and to ensure construction complies with the standards in the OCP.

This variance was identified as part of the Rezoning Application and no concerns were raised by members of the public at that time.

2) Reduce the minimum lot depth from 35.0 m to 34.0 m.

Staff supports this technical variance as it is the result of road dedication to accommodate the required frontage improvements.

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on August 17, 2022 and received support to move forward to the DP Panel subject to the applicant giving consideration to the comments identified by the Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Panel comments and is identified in *bold italics*.

Analysis

Conditions of Adjacency

- The proposed townhouses at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing and is consistent with the design guidelines for townhouses on arterial roads in the OCP.
- Two-storey units are proposed along the rear yard interface with single-family housing to the east, and the three-storey units along No. 4 Road step down to two-storeys next to existing single-family housing to the north and south.

Site Planning, Access, and Parking

- The proposal is to develop 19 two-storey townhouse units on a site of 3,616 m² in area after road dedication along the No. 4 Road frontage.
- The proposed site layout consists of seven buildings located on either side of a drive-aisle that runs north-south, as follows:
 - Three 3-storey buildings are positioned along No. 4 Road, each containing three to six units in order to create a variation in the building mass along the streetscape (Buildings A, B, G). The end units at the north and south of these buildings step down to 2-storeys along the interface with existing adjacent single-family housing.
 - Two 2-storey duplex buildings and two single-unit buildings are proposed along the east side of the site (Buildings C-F).
- Four secondary suites are proposed on-site (i.e., one in Building B, one in Building A, and two in Building G) and two Convertible Units are proposed (i.e., one in Building B and one in Building G).
- Vehicle access to the site is proposed from No. 4 Road in roughly the centre of the site.
 Vehicle access was reviewed as part of the Rezoning Application review process and supported by the City's Transportation Department.
- As part of the Rezoning Application, the applicant is required to register a legal agreement on
 Title to secure shared vehicle access to potential future neighbouring developments to the
 north and south. The Landscape Plan illustrates that signage is proposed at either end of the
 drive-aisle indicating that it may be extended in the future to provide access. The Landscape
 Plan also identifies potential locations for address signage and wayfinding signage on-site for
 future neighbouring developments.

- Pedestrian access to the site is proposed either via pathways off No. 4 Road to the street-fronting units or via the drive-aisle to the rear units. The shared use of the drive-aisle by both vehicles and pedestrians is highlighted by decorative surface treatment (i.e., permeable pavers in a herringbone pattern).
- On-site parking is provided consistent with Richmond Zoning Bylaw 8500. Resident vehicle parking spaces are proposed in individual garages, all of which are provided in a side-by-side arrangement. Bike parking spaces are also proposed within the garages. Visitor parking spaces are proposed north of Buildings B and C and south of Buildings G and F, and a bike rack for visitors is provided in between Buildings C and D.
- A screened enclosure and storage room for waste and recycling bins are proposed on either
 side of the drive-aisle near the entrance. The enclosure and storage room are adequately
 sized to service the proposed townhouses on the subject site and potential future development
 to the north. Prior to DP issuance the applicant must register a legal agreement on Title for
 shared access to the waste/recycling enclosure and storage room at the subject site by the
 potential future development to the north.

Architectural Form and Character

- The proposed architectural style is West Coast Contemporary, which reflects classic timber designs with a modern touch and which the applicant feels is more appealing to younger families.
- To provide visual interest and break down the building mass, portions of the third floor are stepped back from the floors below in the street-fronting buildings, and roof lines are varied slightly.
- The residential character of the development is enhanced by promoting small-scale features such as street-fronting pedestrian entrances with stoops, meaningful eave projections and articulation at different levels of the building façade, and variation in the exterior building cladding.
- The proposed colour and material palette consists of light and dark Hardie panels with matching reveal trims, cedar-toned wood-like horizontal siding, two colours of grey doors, grey wide wood fascia boards, and dark grey window frames and aluminum railings.

Open Space & Landscape Design

- Common outdoor amenity space is centrally located on the east side of the site, opposite the
 main access point, and is sized in accordance with the design guidelines in the OCP (114 m²).
 The space contains a mail kiosk, bench seating, children's play equipment, a variety of
 shrubs and a Japanese Maple tree, which has been relocated from elsewhere on-site.
- Private outdoor space for each of the units is proposed as follows, consistent with the size guidelines in the OCP (min. 30 m² per unit):
 - West-facing front yards with patios at grade for the units in Buildings A, B, and G, with secondary decks along the drive-aisle off the second floor main living space for some units (i.e., the end units at the north and south of these buildings do not have decks to limit overlook onto existing adjacent single-family housing).

- Two-tiered rear yards with patios for Buildings C to F.
- On-site tree retention and removal was assessed as part of the Rezoning Application, at which time it was determined that two trees on the subject site were to be relocated and protected (Trees # 422 and 435), and that four trees were to be protected on the neighbouring property to the east at 10311 Dennis Crescent (Trees # OS1-OS4). The Landscape Plan shows the trees identified for removal, retention and relocation.
- A non-bylaw hedge was also identified at rezoning stage as having the potential to be retained (H1-H7). Through the DP Application review process, it was determined that the hedge could not be retained as it conflicts with the drive-aisle design and the potential for the drive-aisle to be extended further south to provide shared access to neighbouring development in the future. The hedge could not be relocated as it is co-dependent due to its mature size, and its likelihood of survival is low.
- Following the Public Hearing at which the rezoning bylaw was granted third reading, the applicant obtained a T3 permit to remove the trees identified for removal through the Rezoning Application and provided an interim landscaping security in order to enable demolition of the former dwellings on-site. At that time, the non-bylaw hedgerow was also removed and the applicant engaged the services of a tree relocation company to relocate Trees # 422 and 435 to the company's tree nursery for storage until such time that the trees are to be returned to the site to be planted at landscape stage.
- The Landscape Plan shows that a mix of 33 deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site, which exceeds the 2:1 tree replacement ratio in the OCP.
- A variety of decorative paving treatments is proposed on-site to highlight shared pedestrian
 and vehicle areas, provide visual interest, and assist with site permeability. Specifically,
 permeable pavers are proposed at strategic locations within the internal drive-aisle and visitor
 parking spaces, as well as for each unit's patios.
- To define the street edge and clearly distinguish between public and private open space along No. 4 Road, low fencing with pedestrian gates is proposed (1.06 m high). Solid wood privacy fencing is proposed around the perimeter of the site (1.2 to 1.8 m high).
- The Landscape Plan requires that all soft landscaped areas be irrigated through installation of an automated system consistent with industry standards.
- A concept for exterior lighting is provided and includes low lighting at the entry gates to the street-fronting units, downward-facing building-mounted lighting over the garage doors along the drive-aisle, bollard lighting within the common outdoor amenity space and at the visitor bike rack, and a single up-light directed to the site address signage at the site's entrance. Proposed locations and symbols for light fixtures are shown on the Site Plan, Landscape Plan, and Elevation Plans (Plans # 2.a, L1, L2, 6.a to 6.g).
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency) prior to DP issuance.

Indoor Amenity Space

• Consistent with the OCP, and as considered as part of the Rezoning Application, the applicant proposes to submit a contribution in the amount of \$33,611.00 to the City prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site.

Accessible Housing

- The proposed development includes four Convertible Units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair or with mobility issues. The potential conversion of these units will require the installation of a stair lift. The list of convertible unit features and floor plans are included in the Reference Plans to the DP.
- All 19 units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell handrails.
 - 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.

Sustainability

- The Applicant has submitted written confirmation from their certified Energy Advisor that the proposed design will meet BC Energy Step Code 3 (or Step 2 with a low carbon energy system). The key technical elements that enable this performance target to be achieved include additional insulation in building assemblies (walls, roof, floor, slab), 1.38 U value for windows, air source heat pumps for both heating and cooling (with electric baseboards within the lock-off units for heating), and a heat recovery ventilation system. The air source heat pumps are proposed to be located in the front and side yards (with screening), and are to be recessed from the building facade in the rear yards. The applicant has provided a report from an acoustical engineer which confirms that the heat pumps are predicted to comply with the City's Noise Regulation Bylaw.
- This is consistent with the provisions for in-stream applications that were submitted to the City prior to July 1, 2022, subject to the DP application being considered and endorsed by the DP Panel and a complete Building Permit application being submitted prior to July 1, 2023. Should the applicant be unable to meet these deadlines, the proposed building design must be revised meet the current BC Energy Step Code performance targets (e.g., Step 3 with a low carbon energy system).
- Additional environmentally sustainable features of the proposal identified by the applicant include:
 - Energized outlets to support electric vehicle (EV) charging for all resident parking spaces, as required by City Zoning Bylaw 8500.
 - Low E glass windows.
 - Energy Star appliances.
 - Dual flush toilets to reduce water consumption.

- LED lighting and motion sensor lighting in powder room and master ensuite.
- Low Volatile Organic Compound (VOD) paints, adhesives and floorings.
- Drought-tolerant plants.
- Permeable paving to reduce surface water run off.

Public Art

- Based on a maximum buildable floor area of approximately 2,350 m² (25,299 ft²), the recommended public art contribution based on the Public Art Program's Administrative Guidelines of \$0.99/ft² (2023 rate) is approximately \$22,769.00.
- As this project will generate a recommended public art contribution of less than \$40,000.00 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that a contribution in-lieu of providing public art on-site be directed to the Public Art Reserve Fund for City-wide projects on City lands.
- The contribution is required to be submitted prior to DP issuance.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP:
 - Natural Access Control is demonstrated through a single main vehicle access point to the site, clearly defined and lit pedestrian entries to individual units, and defined edges separating public and private space (e.g., low transparent fencing with gates along the street front).
 - Natural Surveillance opportunities are demonstrated with street-fronting windows, front doors, and activity generators opposite the main entry to the site (e.g., common outdoor amenity space), which provide "eyes on the street".
 - Territoriality is shown by personalizing the site through signage, decorative paving materials at key areas, soft landscaping, appropriate lighting, low fencing, and screening of equipment.
 - As the site will be governed by a strata council, maintenance of the site will be undertaken by the future occupants to provide for the continued use of space for its intended purpose and to ensure that landscaping, lighting and equipment is maintained and kept operable.

Site Servicing and Off-site Improvements

- Servicing and off-site improvements to support the proposed development were identified during the Rezoning Application review process. The scope of work includes, but is not limited to, the following:
- Upgrading approximately 80 m of sanitary sewer on-site and along the shared property line with the properties at 10251, 10271, 10291 and 10311 Dennis Crescent.
- Road improvements involving road dedication and construction of a new treed/grass boulevard at the curb, off-street bike path, and concrete sidewalk along the subject site

frontage, and construction of an interim asphalt walkway at the curb from 10300 No. 4 Road to the north end of the block at Wilkinson Road.

- The applicant's Arborist has reviewed the proposed design of the sanitary sewer upgrade and identified measures to ensure construction in a manner that retains the four mature off-site trees on the neighbouring property to the east. Arborist supervision is required for all on-site works within the tree protection zone.
- A Servicing Agreement (SA) for the design and construction of these improvements is required to be entered into prior to final adoption of the rezoning bylaw.

Conclusion

This proposal is for a 19-unit townhouse development on a land assembly involving 10340, 10360, 10380, 10400, and 10420 No. 4 Road.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed provides an appropriate response to the surrounding townhouse and single-family housing context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the "RMT2" zone, with the exception of the zoning variances discussed.

On this basis, staff recommend that the DP be endorsed and issuance by Council be recommended.

Cynthia Lussier Planner 2

(604-276-4108)

CL:he

Att. 1. Location Map

- 2. Development Application Data Sheet
- 3. Excerpt from the June 21, 2021 Advisory Design Panel meeting minutes and the Applicant's design response

The following are to be completed prior to forwarding this application to Council for approval:

- 1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10261.
- 2. Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of \$152,362.16 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.

- 3. Submission of Tree Survival Securities to the City for protection, relocation and transplanting of Tree # 422 (\$10,000) and Tree # 435 (\$5,000). To accompany the securities, a legal agreement that sets the terms for use and release of the securities must be entered into between the applicant and the City.
- 4. City acceptance of the applicant's offer to make a voluntary cash contribution towards the City's Public Art Reserve Fund, the terms of which shall include the following:
 - a) The value of the applicant's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

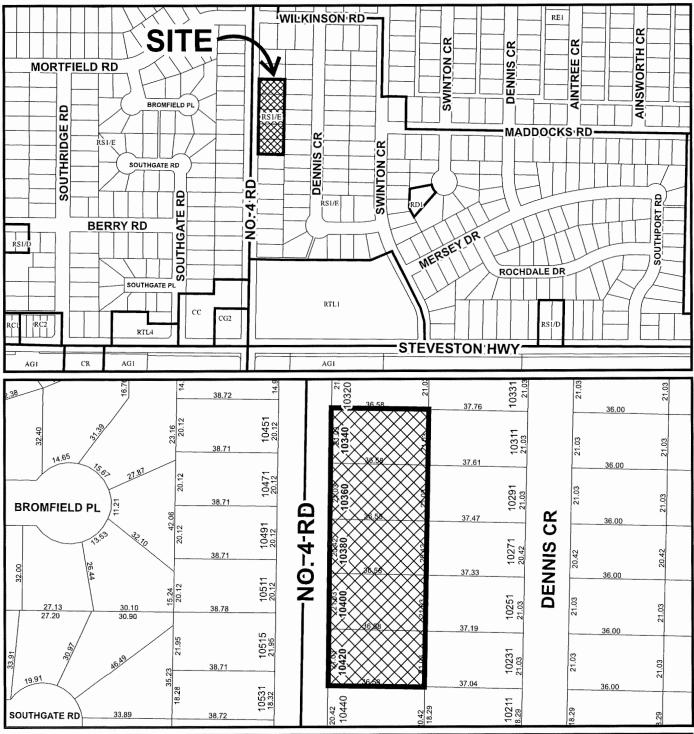
Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Townhouses	\$0.99/ft ² (2023 rate)	2,350.40 m ² (25,299 ft ²)	\$22,769.00

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) Vancouver yearly quarter-to-quarter change, where the change is positive.
- 5. Registration of a legal agreement on Title to enable shared use of and access to the waste and recycling enclosure and storage room on the subject site by the potential future development to the north.

Prior to future Building Permit issuance, the applicant is required to complete the following:

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., Aging-in-place features in all units and four Convertible Units).
- Incorporation of energy efficiency measures in Building Permit plans and construction to meet or exceed the applicable Energy Step Code performance target.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If
 construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space
 above a street or any part thereof, additional City approvals and associated fees may be required as part of the
 Building Permit. For further information on the Building Permit, please contact Building Approvals
 Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (https://www.richmond.ca/services/transportation/special.htm#TrafficPlan).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.







DP 21-936427

Original Date: 08/11/21

Revision Date: 06/12/23

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

DP 21-936427

Address: _10340, 10360, 10380, 10400 and 10420 No. 4 Road

Applicant: Kadium No. 4 Development Ltd.

Owner: Kadium No. 4 Development Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	3,825.20 m ² (41,174 ft ²)	3,616.00 m ² (38,922 ft ²) after road dedication
Land Uses:	Vacant Land (previously single-family housing	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	Vacant Land (previously single-family housing	19

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.65	0.65	None permitted
Buildable Floor Area (Net):	2,350.40 m ² (25,299 ft ²)	2,345.17 m ² (25,243 ft ²)	None permitted
Lot Coverage - Buildings:	Max. 40%	38.7%	None
Lot Coverage – Non-porous Surfaces:	Max. 65%	59.5%	None
Lot Coverage – Live Plant Material:	Min. 25%	25.8%	None
Setback – Front Yard:	Min. 6.0 m	4.5 m	To reduce from 6.0 m to 4.5 m
Setback – Side Yard:	Min. 3.0 m	North – 3.1 m South – 3.0 m	None
Setback – Rear Yard:	Min. 3.0 m	6.0 m	None
Building Height:	Max. 12.0 m (3 storeys)	3-storey buildings – 10.3 m 2-storey buildings – 7.82 m	None
Minimum Lot Depth:	35.0 m	34.5 m	To reduce from 35.0 m to 34.0 m
Minimum Lot Width:	50.0 m	104.5 m	None
On-site Vehicle Parking Spaces (Min.):	38 (R) and 4 (V)	38 (R) and 4 (V)	None
Standard Size: Small Size:	Min. 50% - 19 Max. 50% - 19	24 14	None

Tandem Vehicle Parking Spaces:	Max. 50% - 19	None	None
Accessible Vehicle Parking Spaces:	Min. 2% - 1	1	None
Total Vehicle Parking Spaces:	. 42	42	None
Amenity Space - Indoor:	Min. 70 m²	Cash-in-lieu	N/A
Amenity Space – Outdoor:	Min. 6 m²/unit (i.e., 114 m²)	114.09 m²	N/A

Excerpt from the Minutes of the Advisory Design Panel Meeting

Wednesday, August 17, 2022 – 4:00 p.m. Remote (Webex) Meeting

DP 21-936427 - 19-UNIT TOWNHOUSE PROPOSAL WITH VEHICLE ACCESS OFF NO. 4 ROAD

ARCHITECT:

Matthew Cheng Architect

LANDSCAPE

PMG Landscape Architects

ARCHITECT:

PROPERTY LOCATION:

10340-10420 No. 4 Road

Applicant's Presentation

Architect Matthew Cheng, Matthew Cheng Architect, and Landscape Architect Caelan Griffiths, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- no concerns with the proposed contemporary architectural style for the townhouse buildings; however, the large fascias along No. 4 Road appear to push the top floors of the three-storey townhouse units forward rather than recessing them to comply with the City's townhouse design guidelines; investigate opportunities to adequately recess the top floors in order to further mitigate the height impact of units along the street frontage; *Third floor 1' back from setback line and lower floors*.
- appreciate the idea of lock-off units; however, there is no provision for a washer and dryer or closet in one lock-off unit; consider providing more uniform features for the lock-off units; W/D unit added to lock off units.
- note that only a shower is shown in the plan for convertible units; look at the requirements for a convertible unit in the BC Building Code as a shower and tub may be required; No statement in Richmond Convertible Unit guidelines requiring tub.
- consider making the entire drive aisle more pedestrian friendly (e.g. like a woonerf) and highlight its shared use rather than designating separate spaces for vehicle and pedestrian circulation; consider introducing plantings within the space in order for the drive aisle to read like a woonerf; Permeable pavers in different colors have been proposed for internal driveway and visitor parking spots.
- would be good to see how lighting could be further integrated into the design of the public realm spaces; Lighting has been proposed at the street entrance to each front yard and bollard lights have been proposed within the common outdoor amenity space and at the visitor bike parking area

- consider rotating the condenser units along No. 4 Road to minimize the number of condenser units facing the street; *N/A*
- consider a more direct pathway to the door of convertible units on the north and south ends: Addressed
- the overall approach to landscaping is appropriate; review the choice of paving materials for the drive aisle to make the entire drive aisle more pedestrian friendly;
 Addressed
- review the proposed location of the bike rack near the entrance to the common outdoor amenity area as it might conflict with the internal drive aisle; consider relocating the bike rack closer to the bike lane; Bike rack has been relocated between Buildings D and C.
- note some errors in the landscape drawings, e.g. labelling of the location of the bike rack and bench; *Addressed*
- appreciate the proposed West Coast architectural style of the buildings; however, the proposed landscaping for the project might not be attractive to the intended agegroup market (i.e., young families); Addressed
- review the lawns for townhouse units along No. 4 Road; successful installation and maintenance of these lawns is doubtful due to their small size; consider expanding the paver area to the lawns to create a larger patio for easier maintenance;
 Addressed
- review the design of the common outdoor amenity area; consider installing natural play elements in lieu of a play structure to enhance its play value and visual appeal; The choice of play equipment is intended to suit the space given fall zone requirements and limited opportunities to enlarge the area due to required changes in lot grade.
- appreciate the two-tiered rear yards for most of the east units and the effort to reduce retaining walls across the site; however, maintenance for two levels of lawn (particularly the upper level) would be challenging; consider installing two rows of planting instead of just one around the edge or expand the pavers to make the landscaping more successful; Two-tiered rear yards remain, as creating steps and landings for rear units will consume more yard space than the proposed two-tier yards. The two-tier yards also bring more of the yard closer to and at the same level as the interior living space.
- no concerns with the proposed planting palette; however, consider substituting with more native planting to better match the building's West Coast architectural style; appreciate the grasses, but consider planting more ferns in shady areas; Addressed
- consider an alternative and creative approach to the design of the children's play area that is different from the usual provision of play structures considering the budget and space constraints; The choice of play equipment is intended to suit the space given fall zone requirements and limited opportunities to enlarge the area due to required changes in lot grade.

- suggest that the design team not indicate the exact specifications of pavers to avoid potential problems in the final inspection of the project; Addressed
- support the form and character of the buildings; however, consider further design development to make the buildings look more polished and finished; *Previously* proposed contracting reveal & corner trims replaced with matching color.
- consider adding more colours to provide variations in colour for some buildings, particularly to buildings along No. 4 Road; suggest adding two to three colours and look at changing the front door colours to further differentiate the buildings; Alternate entry door color proposed.
- consider reducing the repetitiveness of the building blocks through variation in landscaping, e.g. installing different tree species and varying planting for each building block, particularly for those facing the street; *Noted*
- appreciate the comprehensive accessibility strategy in the project's design rationale;
 Noted
- the floor plan which combines a lock-off unit within a convertible unit would be advantageous to the future owner of the convertible unit as it would provide extra income from the rental of the lock-off unit, especially if the owner is a disabled person in the lower income bracket; *Noted*
- appreciate the provision of a platform style lift for the convertible units that could accommodate wheelchairs, as opposed to the usual provision of a chair lift; *Noted*
- concerned about the lack of accessibility to the third floor of convertible units; a disabled person in a wheelchair would not be able to access the third floor where the other bedrooms, bath tub and living closet are located, especially if the wheelchair user is a child needing access to the third floor; Provisions made to make 3rd floor accessible (minimum clearances for platforms provided).
- consider expanding the platform lift access up to the third floor of convertible units;
 See above response regarding platform clearances provided to install chairlift to 3rd floor.
- appreciate the design team's presentation of the project to the Panel, including the presentation on the fire hydrants; *Noted*
- projected R-values and heat gain coefficients for windows are consistent with the project's target to achieve Step Code 3 of the BC Energy Step Code; Step Code confirmation letter provided.
- review the proposed location of the air source heat pumps; appreciate the screening and landscaping around the heat pumps; however, the airflow could be restricted and the heat pumps would be difficult to access for service and maintenance; *Addressed*
- support the West Coast architectural style for the buildings; however, consider adding more post and beam exposure to make the building elevations more interesting and attractive at the entrance to each townhouse unit; *Design Rationale Letter provided*.

- consider relocating the bike rack from near the entrance to the common outdoor amenity area to another location to avoid conflict with the entrance to the common outdoor amenity area (e.g., between Building C and Building D); Addressed
- consider installing a landscape strip to provide screening for the first floor living room window of Unit 10 of Building D which is adjacent to the common outdoor amenity area; Size of playground and min safety zone surface doesn't allow to provide proper landscape screening for Unit 10 window which is adjacent to the common outdoor amenity area.
- support Panel comments to provide lower maintenance landscaping and more usable space for townhouse units along No. 4 Road; Addressed
- support Panel comments to be more creative in the design of the common outdoor amenity area that would be usable and interesting to young families and children of all age groups without necessarily incurring additional costs; Addressed
- support the proposed colour palette for the buildings; introducing additional colours
 may not be necessary except for the doors of townhouse units; review the exact
 location of every colour being used uniformly across the site and use them
 differently; N/A
- cedar tone hardie siding does not have the warmth of wood; however, understand
 the cost constraint; curious about the different spacings; Replaced Hardie
 Lapsiding with Nichiha Wood Series "vintagewood cedar" in one spacing.
- nice and clean outside corners of the buildings are important; note that outside corner profiles are not of the same quality; colour match is important; *Previously proposed contracting reveal & corner trims replaced with matching color.*
- support the West Coast contemporary architectural style in contrast to the more traditional character of the surrounding single-family homes; *Noted*
- support the Panel comment to provide a better location/access to the bike parking
 and make the entire internal drive aisle more pedestrian friendly; necessary to have
 a more holistic approach from a landscape perspective; and Addressed
- ensure that the lock-off units on Level 1 of the convertible units are easily accessed;
 also consider including provision for future accessibility to the third floor of the convertible units. Addressed

Panel Decision

It was moved and seconded

That DP 21-936427 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

Opposed: Alan Tse, Kristin Defer and Pam Andrews



Development Permit

No. DP 21-936427

To the Holder: Kadium No. 4 Development Ltd.

Property Address: 10340, 10360, 10380, 10400 and 10420 No. 4 Road

Address: Unit 830 - 8477 Bridgeport Rd

RICHMOND BC V6X 0S8

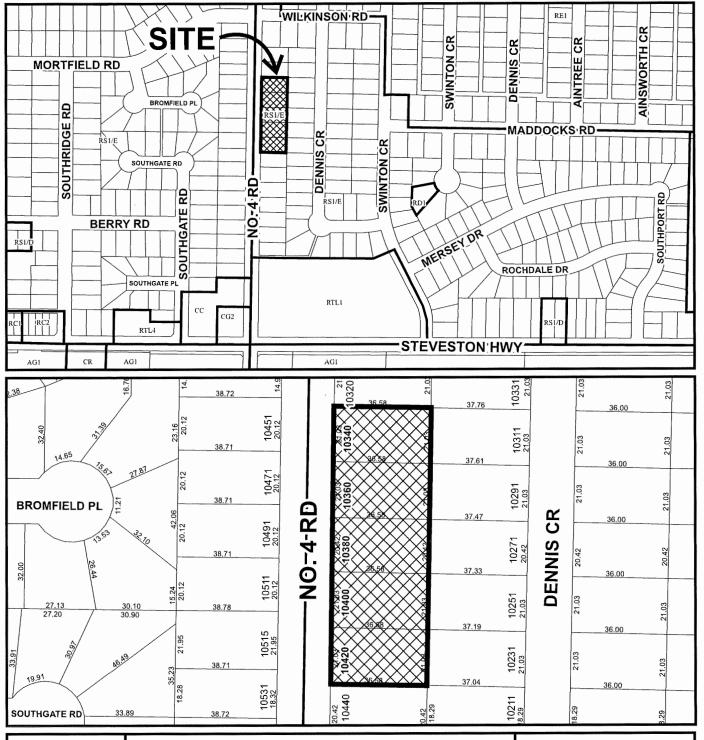
1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

- 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 front yard setback from 6.0 m to 4.5 m.
 - b) Reduce the minimum lot depth from 35.0 m to 34.0 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 #6.g 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 \$152,362.16 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 21-936427

To the Holder:	Nadium No. 4 Develo	opment Ltd.			
Property Address:	10340, 10360, 10380), 10400 and 10420 No. 4 Road			
Address:	Unit 830 - 8477 Bridgeport Rd RICHMOND BC V6X 0S8				
	s of this Permit and any a part hereof.	enerally in accordance with the terms and y plans and specifications attached to this			
AUTHORIZING RESOLUT DAY OF ,	ION NO.	ISSUED BY THE COUNCIL THE			
DELIVERED THIS	DAY OF ,	·			
MAYOR					







DP 21-936427 SCHEDULE "A" Original Date: 08/11/21

Revision Date: 06/12/23

Note: Dimensions are in METRES

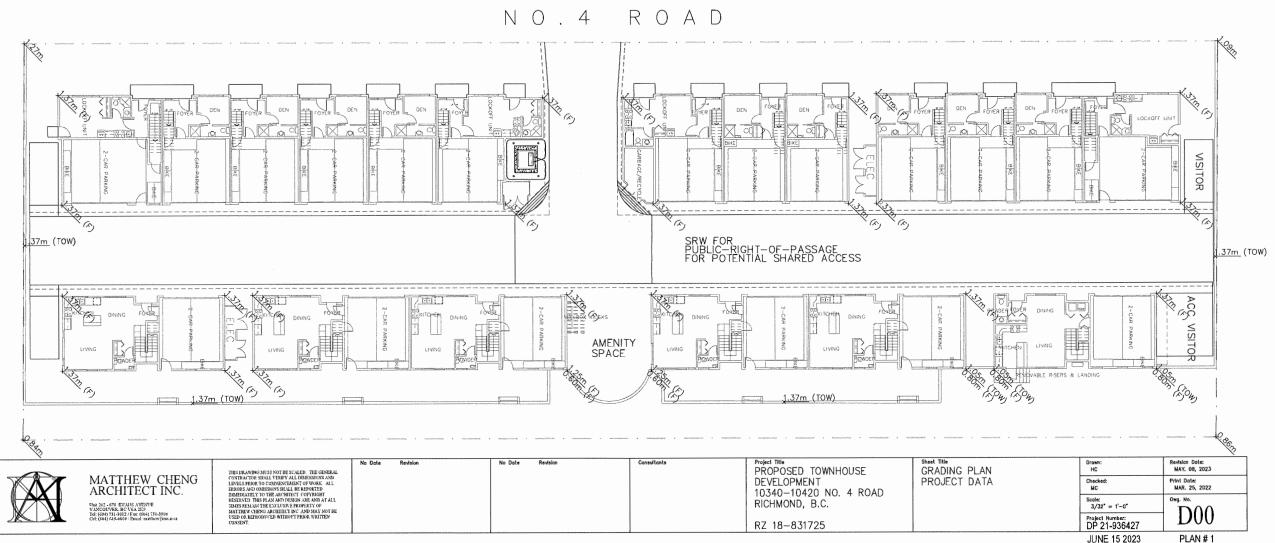
	EXISTING	PROPOSED:	VARIANCES:
SITE AREA:	3824.85SM (41169.33SF)	3616.05SM (38921.92SF)	
LAND USES:	SINGLE-FAMILY DWELLING	TOWNHOUSE	
OCP DESIGNATION:	NEIGHBORHOOD RESIDENTIAL	NO CHANGE	
ZONING:	SINGLE DETACHED RS1/E	MEDIUM DENSITY TOWNHOUSES	
	-	(RTM2)	
NUMBER OF UNITS:	5	19	
	ALLOWED/REQUIREMENTS:	PROPOSED:	
FLOOR AREA RATIO:		0.649 2345.17SM (25242.59SF)	
LOT COVERAGE:		0.387 1397.59SM (15043.19SF)	
	LIVE PLANT MATERIALS: 0.25	80 933.90SM (10052.33SF)	
	PERMIABLE SURFACES: 0.14	30 517.60SM (5571.40SF)	
TOTAL IMPERMEABLE:	0.650 2350.44SM (25299.25SF)	0.590 2167.02SM 23325SF (
SETBACK-FRONT (WEST)	6.0m (19.68')	4.500m (14.76')	REQUIRED
SETBACK-SIDE (NORTH)	3.0m (9.84')	3.138m (10.30')	unana.
SETBACK-SIDE (SOUTH)	3.0m (9.84')	3.000m (9.84')	
SETBACK-REAR (EAST)	3.0m (9.84')	6.000m (19.69')	
HEIGHT: (m)	FRONT BLDGS: 12.000m (39.40')	10.386m (34.07')	
	REAR BLDGS: 9.000m (29.53')	7.82m (25.67')	
LOT SIZE:	3824.85SM (41169.33SF)	3616.05SM (38921.92SF)	
OFF-STREET PARKING	38 AND 4	38 AND 4	
RESIDENTIAL/VISITOR:	38 AND 4	(24 + 14 SMALL)	
OFF-STREET PARKING	0.02 (42) = 0.84 = 1		
ACCESSIBLE:	0.02 (42) = 0.84 = 1		
OFF-STREET PARKING TOTAL	42	42	
TANDEM PARKING SPACES:	NONE	NONE	
INDOOR AMENITY SPACE:	CASH-IN-LIEU	CASH-IN-LIEU	
OUTDOOR AMENITY SPACE:	114SM (1227.05SF)	114.09SM (1228.80SF)	

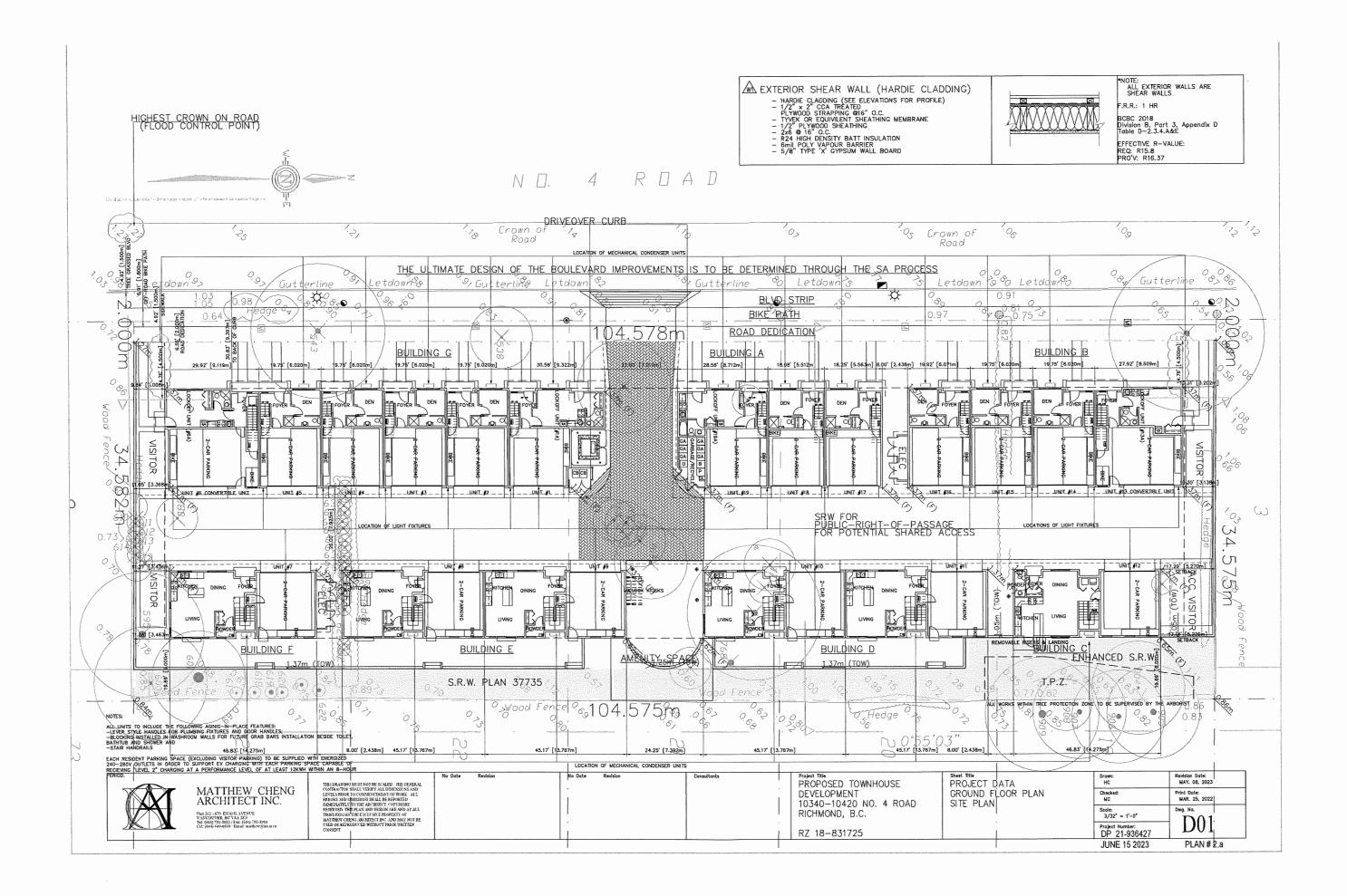
	EXISTING	PROPOSED:	VARIANCES:
BICYCLE PARKING	1.25 PER UNIT(19 UNITS)	40 (38 + 2 VERTICAL)	
	CLASS 1: 23.75		
	0.20 PER UNIT(19 UNITS)	4	
	CLASS 2: 3.8		
ACCESSIBLE UNITS	2	2 - UNITS 6 & 13	
		IN BLDGS G & B	
LOCK-OFF SUITES	4	4 - UNITS 1, 6, 13& 19	
		IN BLDGS A, B & G (
LOT DEPTH	MIN 35M	34.582M (AFTER DEDICATION)	REQUIRED

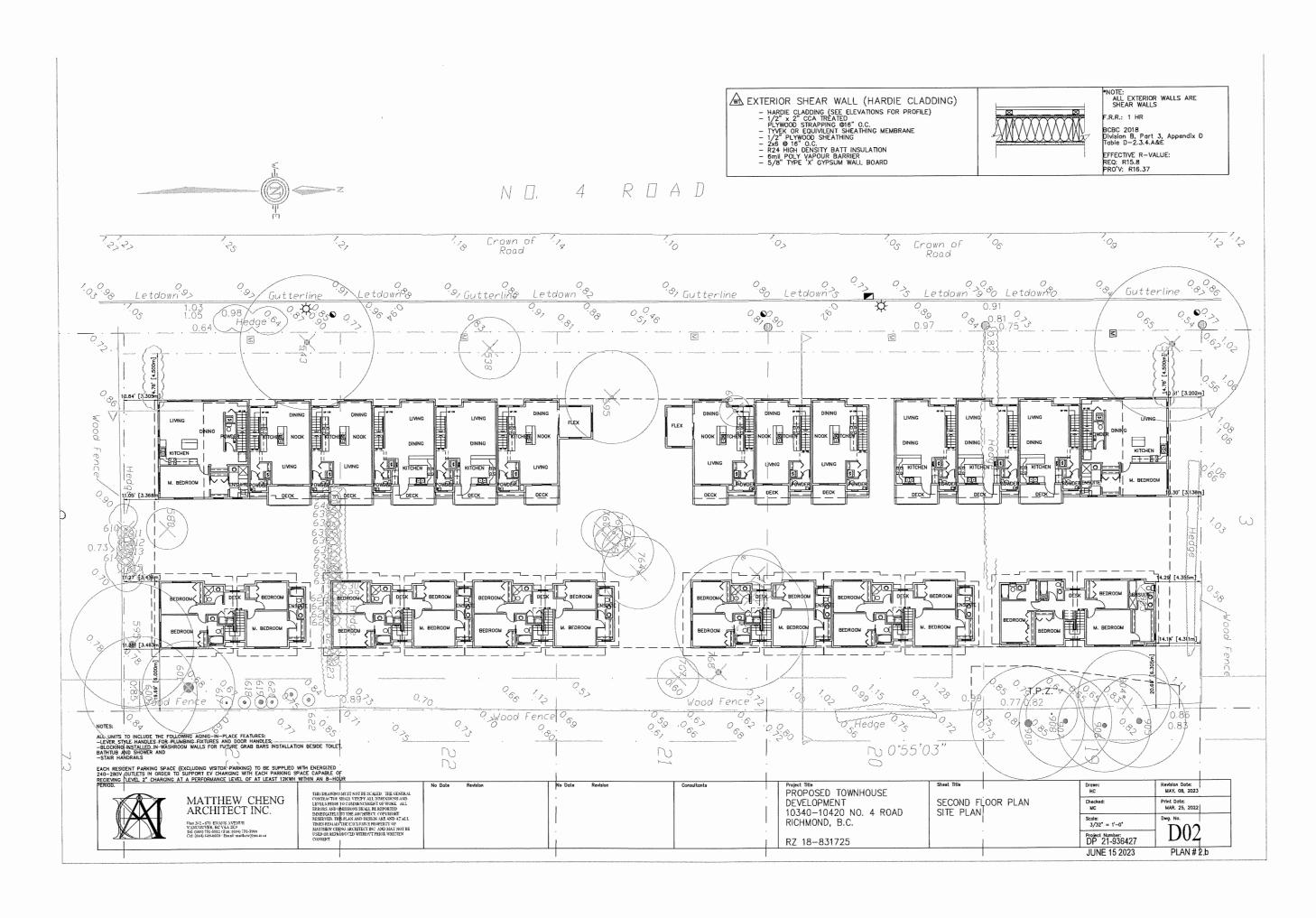
JUNE 15 2023

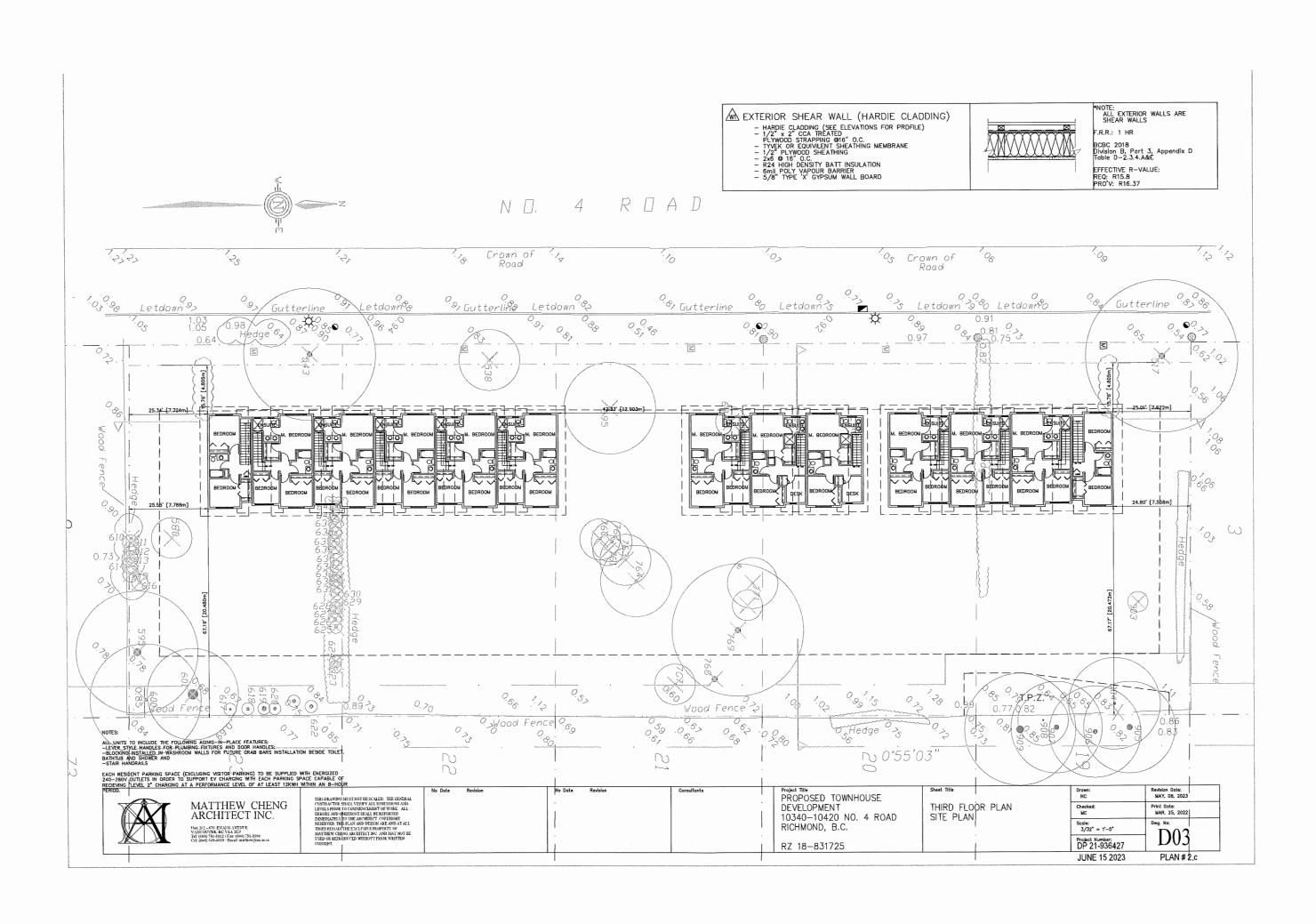
-ALL UNITS TO BE VISIBLE AND IN CONTRASTING COLORS
-SITE ADDRESS TO VISIBLE FROM STREET APPROACH AND IN CONTRASTING COLORS
-BUILL MORE A, B & C TO HAVE UNIT NUMBERS ON BOTH EAST AND WEST FACES

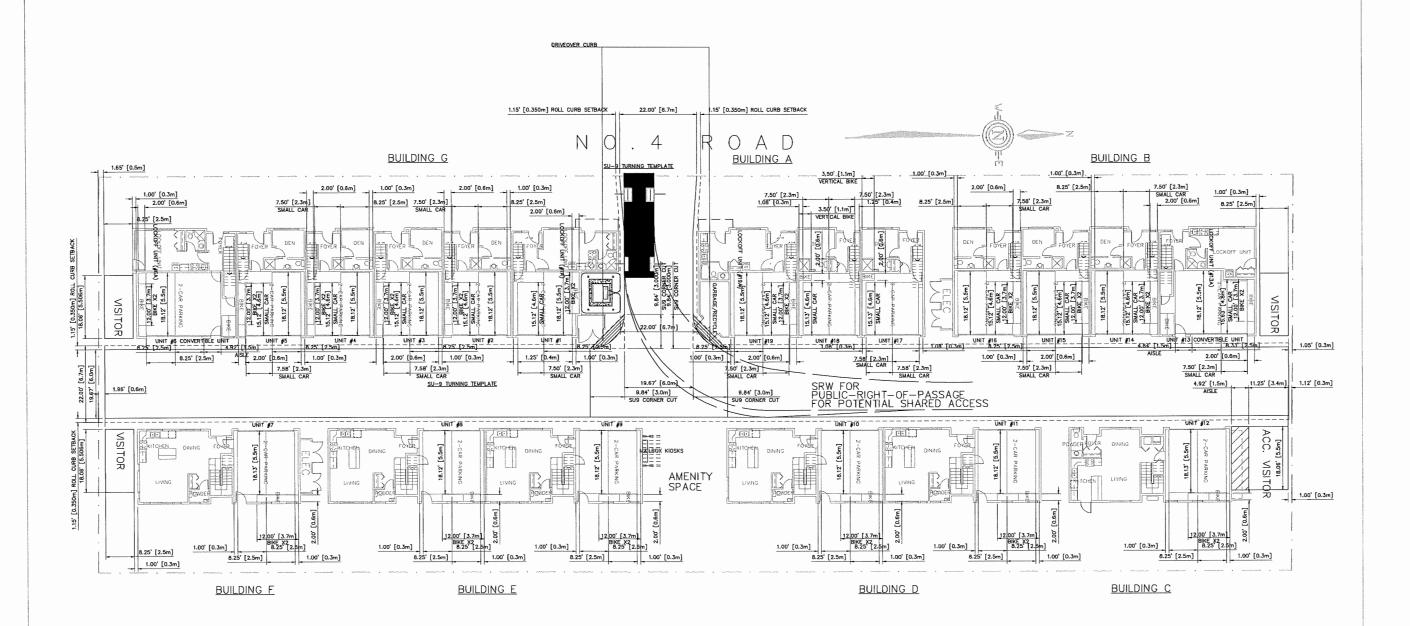












NOTES:

EACH RESIDENT PARKING SPACE (EXCLUDING WISTOR PARKING SPACES) IS TO BE SUPPLIED WITH A ENERGIZED 240-208V QUITLET IN ORDER TO SUPPORT ELECTRIC VEHICLE (EV) CHARGING, WITH EACH PARKING SPACE CAPABLE OF RECEVING "LEVEL 2" CHARGING AT A PERFORMANCE LEVEL OF AT LEAS

	THES DRAWING MUST NOT BE SCALED. THE GENERAL	No Date	Revision	No Date	Revision	Consultants	Project Title PROPOSED TOWNHOUSE	Sheet Title	Drawn: HC	Revision Date: MAY. OB, 2023
MATTHEW CHENG ARCHITECT INC.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED.						DEVELOPMENT 10340-10420 NO. 4 ROAD	PARKING PLAN	Checked: NC	Print Date: NAR. 25, 2022
tisk 262 - 670 EVANS AVENUE VANCOUVER BC V6A 259	DAMEDIATELY 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						RICHMOND, B.C.		Scale: 3/32" = 1'-0"	Dwg. No.
Tel: (604) 731-3012 / Fxc: (604) 731-3908 Cel: (604) 649-5669 : Email: anathew@mx.us ca	USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.						RZ 18-831725		Project Number: DP 21-936427	D06
 		L							JUNE 15 2023	PLAN#3

*NOTES: —ALL UNIT NUMBERS TO BE VISIBLE AND CONTRASTING COLORS
—SITE ADDRESS TO BE VISABLE FROM STREET APPROACH
AND CONTRASTING COLORS
—BUILDINGS A, B & G TO HAVE UNIT NUMBERS ON BOTH
EAST AND WEST FACES

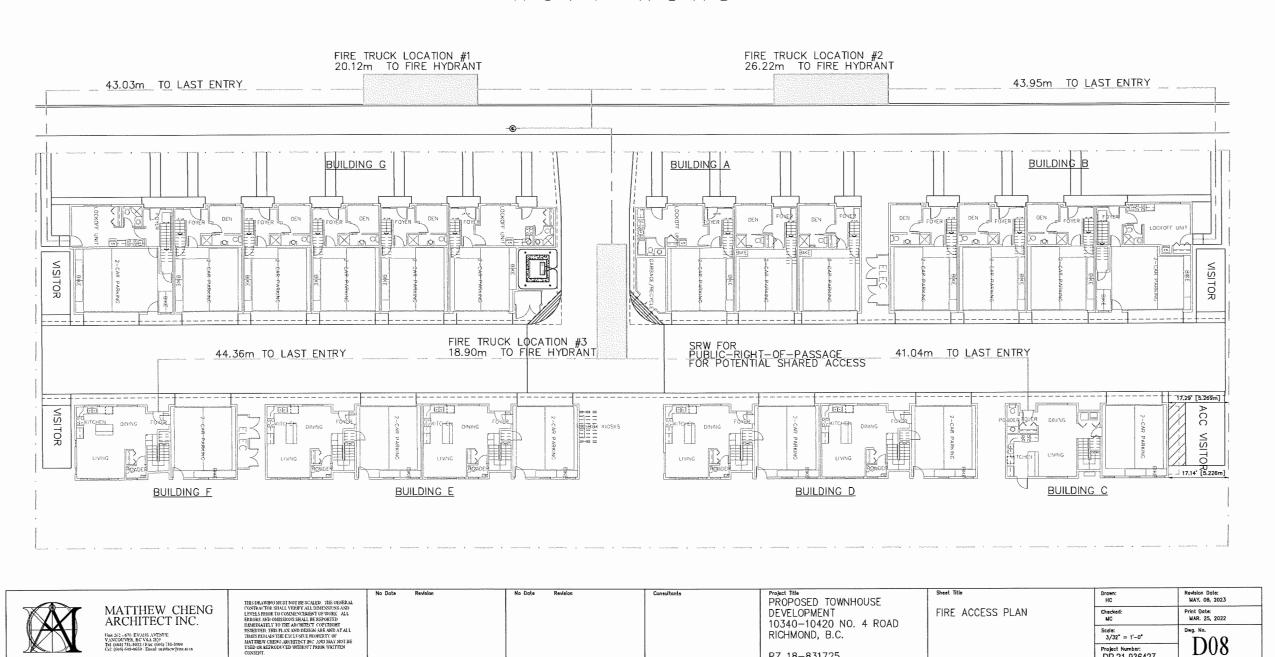
Project Number: DP 21-936427

JUNE 15 2023

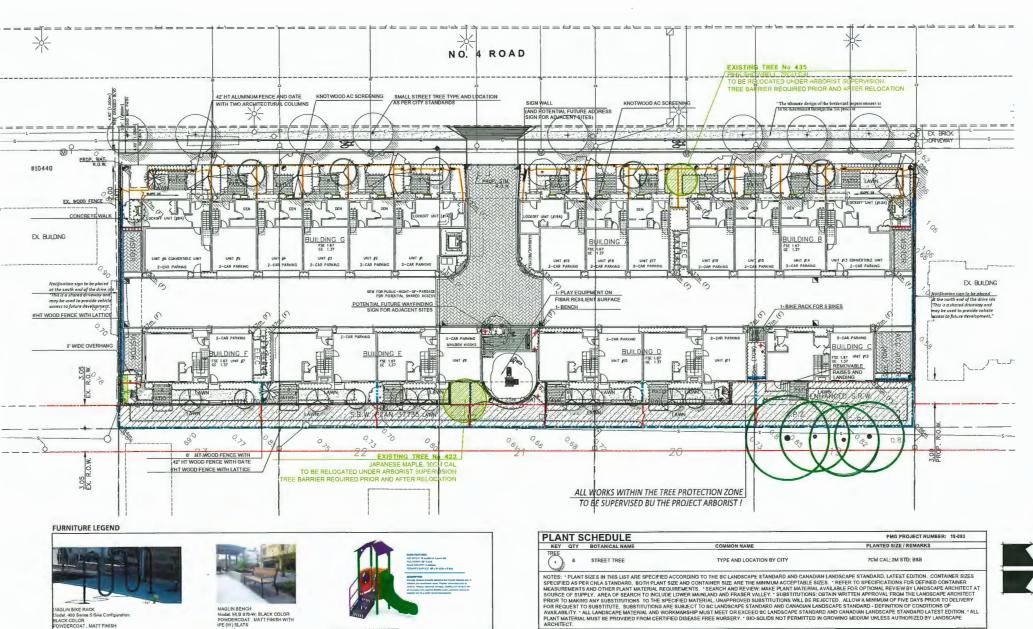
PLAN#4



NO.4 ROAD



RZ 18-831725



SLIDE -J3-23031-B BY JAMBETTE BY PARKWORKS

LIGHTING LEGEND

SYMBOL STYLE

42" HT. ALUMINUM FENCE WITH GATS

42'HT WOOD FENCE WITH GATE or HT WOOD FENCE

PVAER LEGEND

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
EE				
3	4	ACER PALMATUM	JAPANESE MAPLE	6CM CAL; 1.8MT STD, B&B
	1	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	8CM CAL; B&B
1.0	7	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL; 2M STD; B&B
	4	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	11CM CAL; B&B
N	2	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	10CM CAL; B&B
T	7	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1.8MT STD, B&B
	2	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	5M HT; B&B
A	2	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	5M HT; B&B
$i \sum $	4	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	8CM CAL; 1.5M STD; B&B
The state of				

MEASUREMENTS AND OTHER PAINT ASKERNED LICENTAINEST SIZE AND THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEPINED CONTAINER

MEASUREMENTS AND OTHER PAINT MATERIAL REQUIREMENTS. SEARCH AND REVIEW MAKE PLANT MATERIAL AND THATE REVIEW BY LANDISCAPE ARCHITECT AS OURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDISCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW ANIMIMUM OF FIVE DAYS PRIOR TO DELEVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDISCAPE STANDARD AND CANADISAL HANDISCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDISCAPE MATERIAL AND OKRIMANISH MUST MEET OR EXCEED BC LANDISCAPE STANDARD AND CANADISAL HANDISCAPE STANDARD LATEST EDITION. "ALL PROPERTY MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY." BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDISCAPE

ARCHITECT.

NOTE:

- All soft landscape areas to be infigated with an elficient automatic inrigation system with rain sensor. Installation to LLA.B.C. Standards, tatest edition. Provide design-build system plan for review

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their

Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

SEAL:

_	_		_
14	23.7UN 15	ISSUED FOR DP	10
13	23 JUN 13	ISSUED FOR DP	
12	23 JUN: 12	ISSUED FOR DP	
11	23.JUN.09	REVISION AS PER CITY COMMENTS	
10	23.MAR.06	NEW SITE PLANECITY COMMINIS	
9	22.5CP.23	REVISION AS PER ADP CITY COMMENTS	
8	22.898.21	REVISED PLAY AREA	
1	22.MAR.22	NEW SITE PLANACITY COMMENTS	
6	21.JAN.14	NEW SITE PLANS CITY COMMENTS	
5	20.JUL03	REVISION AS PER ARCHITECT COMMENTS	
4	20.JUN.23	NEW DVILPLAN	
3	20.JUN.22	HEW SITE PLAN/ CITY COMMENTS	
2	19.NOV.28	NEW SITE PLAN	
1	19.5EP.27	NEW SITE PLAN	
NO.	DATE	REVISION DESCRIPTION	-

CLIENT: KADIUM NO.4 DEVELOPMENT LTD. WITH: MATTHEW CHENG ARCHITECT INC.

19 UNIT TOWNHOUSE DEVELOPMENT 10340 - 10420 NO. 4 ROAD RICHMOND RZ 18-831725

DRAWING TITLE:

LANDSCAPE DP 21-936427 **PLAN**

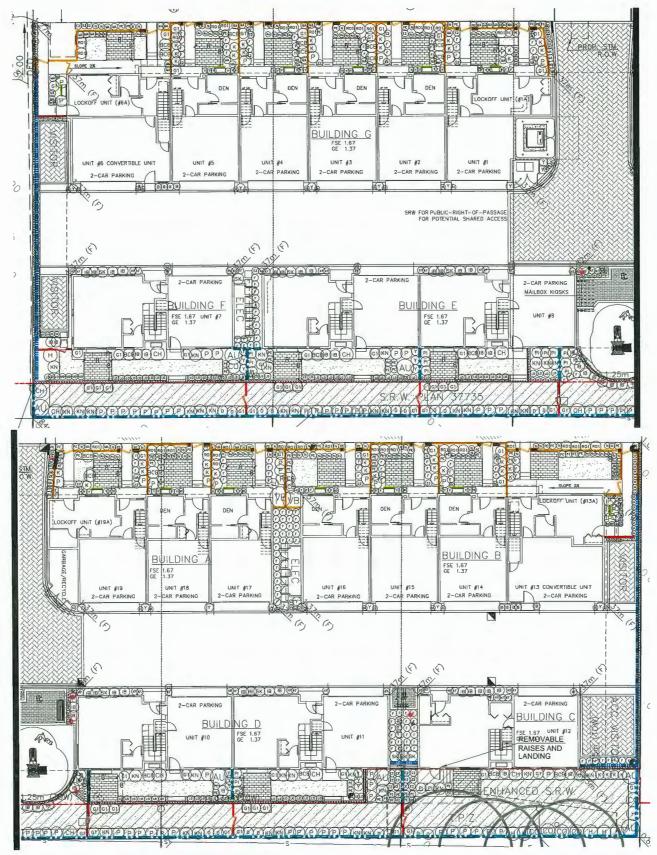
JUNE 15 2023 PLAN# 5.a DRAWING NUMBER:

DATE: July 22, 2019 SCALE: 1/16*=1'-0*

DRAWN: DD DESIGN: DD CHKTD: PCM

OF 7

19093-118P.ZIP PMG PROJECT NUMBER





PLANT SCHEDULE

KEY QTY BOTANICAL NAME

COMMON NAME

PLANTED SIZE / REMARKS

SHRUB

21 * CORNUS SERICEA
6 * SYMPHORICARPOS ALBUS
5 * SHOWBERRY
7 * AUCUBA JAPONICA 1 NO. GOLDSTRIKE
6 * 1 * VACCINUM OVATUM
6 * 7 * AUCUBA JAPONICA 1 NO. GOLDSTRIKE
7 * AUCUBA JAPONICA 1 NO. GOLDSTRIKE
8 * POT. 50CM
9 * 10 * BUXUS MICROPHYLLA WINTER GEM
10 * CHOISTY ATERNATA
11 * LEX CORNUTA 9UR-PORO TERNATA
12 * POT. 50CM
13 * BUXUS MICROPHYLLA WINTER GEM
14 * LAVORAMGE AU * ENDLESS SUMMER*
15 * LIEX CORNUTA 9UR-PORO TERNATA
16 * BUXUS MICROPHYLLA WINTER GEM
16 * CHOISTY ATERNATA
17 * HYDRANGE AU * ENDLESS SUMMER*
18 * POT. 50CM
19 * SI LIEX CORNUTA 9UR-PORO TERNATA
19 * PERIS JAPONICA 1 VALLEY FIRE*
17 * PERIS JAPONICA VALLEY FIRE*
19 * PERIS JAPONICA VALLEY FIRE*
10 * JAPANES SUMMER*
10 * JAPANES SIXMMAR
12 * POT. 50CM
13 * ROSA "NOCKOUT RADRAZZ*
14 * RADRAZZ KNOCKOUT ROSE
12 * POT. 40CM
15 * POT. 50CM
16 * SIXMMA JAPONICA 1 VALLEY FIRE*
17 * PERIS JAPONICA 1 VALLEY FIRE*
18 * AUDURAL AND SIX AUTURAL 1 SUMER*
19 * SIXMMA JAPONICA 1 VALLEY FIRE*
20 * SIXMMA JAPONICA 1 VALLEY FIRE*
21 * TAYLUS X MEDIA * PILOSSIS*
22 * VILLEY FIRE PIERSS
23 * ROSA *RIGOLANO TEACHAZZ*
24 * RADRAZZ KNOCKOUT ROSE
25 * ZARASS
26 * SIXMMA JAPONICA 1 VALLEY FIRE*
25 * SIXMMA JAPONICA 1 VALLEY FIRE*
26 * SIXMMA JAPONICA 1 VALLEY FIRE*
27 * SIXMMA JAPONICA 1 VALLEY FIRE*
28 * SIXMMA JAPONICA 1 VALLEY FIRE*
29 * SIXMMA JAPONICA 1 VALLEY FIRE*
20 * SIXMMA JAPONICA 1 VALLEY FIRE*
20 * SIXMMA JAPONICA 1 VALLEY FIRE*
20 * SIXMMA JAPONICA 1 VALLEY FIRE*
21 * TAYLUS X MEDIA * PILOSSIS*
22 * VILLEY FIRE*
23 * SIXMMA JAPONICA 1 VALLEY FIRE*
24 * SIXMMA JAPONICA 1 VALLEY FIRE*
25 * SIXMMA JAPONICA 1 VALLEY FIRE*
26 * SIXMMA JAPONICA 1 VALLEY FIRE*
26 * SIXMMA JAPONICA 1 VALLEY FIRE*
27 * SIXMMA JAPONICA 1 VALLEY FIRE*
28 * SIXMMA JAPONICA 1 VALLEY FIRE*
29 * SIXMMA JAPONICA 1 VALLEY FIRE*
20 * SIXMA JAPONICA 1 VALLEY FIRE*
20 * SIXMA JAPONICA 1 VALLEY FIRE*
2

NOTE: "-NATIVE PLANT. Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their

LANDSCAPE ARCHITECTS Sulie C100 - 4165 Still Craek Drive Burnaby, Brillish Columbia, VSC 609 p: 604 294-0011 : f: 604 294-0022

SEAL:

33,048,12				DR
10 3 3.0 ML 13 13	1	19.SEP.27	NEW SITE PLAN	DB
0 13.048,12	2	19.404.28	NEW SITE PLAN	DO
12 3 3.04% 12 35963 FOR 07 OC 11 33.14% 09 RNYSON 44976 CTT COMMUNTS DE 12 32.14% 09 RNYSON 45976 CTT COMMUNTS DE 12 3.24% 09 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.25% 23 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.25% 23 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 23 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 23 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 23 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 24 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 24 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 24 RNYSON 45976 ADP CTT COMMUNTS DE 12 3.24% 24 RNYSON 45976 ADP CTT CTT COMMUNTS DE 12 3.24% 24 RNYSON 45976 ADP CTT CTT CTT CTT CTT CTT CTT CTT CTT CT	3	20.JUN.22	NEW SITE PLAN/ CITY COMMENTS	DO
1 32,044,12 155/07-070-07 22,044,12 155/07-070-07 22,044,00 27	4	20.JUN.23	NOW CIVIL PLAN	DO
12 33.0M.12 0 23.0M.12 0 00 11 23.3M.10 8 ENISSIN ASPER CITY COMMINS DD 12 23.4M.80 6 NEW SITE PLANSOTY COMMINS DD 2 23.4M.80 6 NEW SITE PLANSOTY COMMINS DD 9 22.5F 23 ENISSIN AS FOR ADD CITY COMMINS DD 9 22.5F 23 ENISSIN AS FOR ADD CITY COMMINS DD 7 22.6M.22 NEW SITE PLANSOTY COMMINS DD 7 22.6M.22 NEW SITE PLANSOTY COMMINS DD	5	20JUL03	REVISION AS PER ARCHITECT COMMENTS	DO
12 23.0H.12 ISSUED FOR OP OC 11 23.0H.09 REVISION AS PER CITY COMMENTS OC 10 23.0H.0.0 REVISION AS PER CITY COMMENTS OC 10 23.0H.0.0 REVISION AS POR ADVITY COMMENTS OC 10 23.0H.0.0 REVISION AS POR ADVITY COMMENTS OC 11 22.0H.21 REVISION AS POR ADVITY COMMENTS OC 12 22.0H.21 REVISION AS POR ADVITY COMMENTS OC	6	21JAN14	NEW SITE PLANE CITY COMMENTS	DO
12 23.0H.12 SSUED FOR OP OC 11 23.0H.12 REVISION AS PER CITY COMMENTS DC 123.04AR.06 NEW SITE PLANKOTY COMMENTS DC 9 22.5UP.23 REVISION AS PER ADP CITY COMMENTS DC 9 22.5UP.23 REVISION AS PER ADP CITY COMMENTS DC	7	22.HUR.22	HEW SITE PLANACITY COMMENTS	DO
12 23.JUN 12 ISSUED FOR OP OC 11 23.JUN 09 REVISION AS PER CITY COMMENTS DO 10 23.MAR.06 NEW SITE PLANSICITY COMMINES DO	1	22.APR.2L	REVISED PLAY AREA	DID
12 23.JUN 12 ISSUED FOR OP OC 11 23.JUN 09 REVISION AS PER CITY COMMENTS DO	9	22.5EP-23	REVISION AS PER ADP CITY COMMENTS	DO
12 23 JUN 12 15 SUED FOR OP 00	10	23.AAR.06	NEW SITE PLANEOTY COMMNES	DD
is thinks	11	23.JUN 09	REVISION AS PER CITY COMMENTS	DO
14 23.3UH.15 ISSUED FOR DF DC	12	23.JUN.12	ISSUED FOR OP	90
	14	23.1016.15	ISSUED FOR DP	DĐ

CLIENT: KADIUM NO.4 DEVELOPMENT LTD. WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

19 UNIT TOWNHOUSE DEVELOPMENT 10340 – 10420 NO. 4 ROAD RICHMOND RZ 18-831725

DRAWING TITLE:

SHRUB PLAN DP 21-936427 JUNE 15 2023 PLAN# 5.b

DRAWING NUMBER:

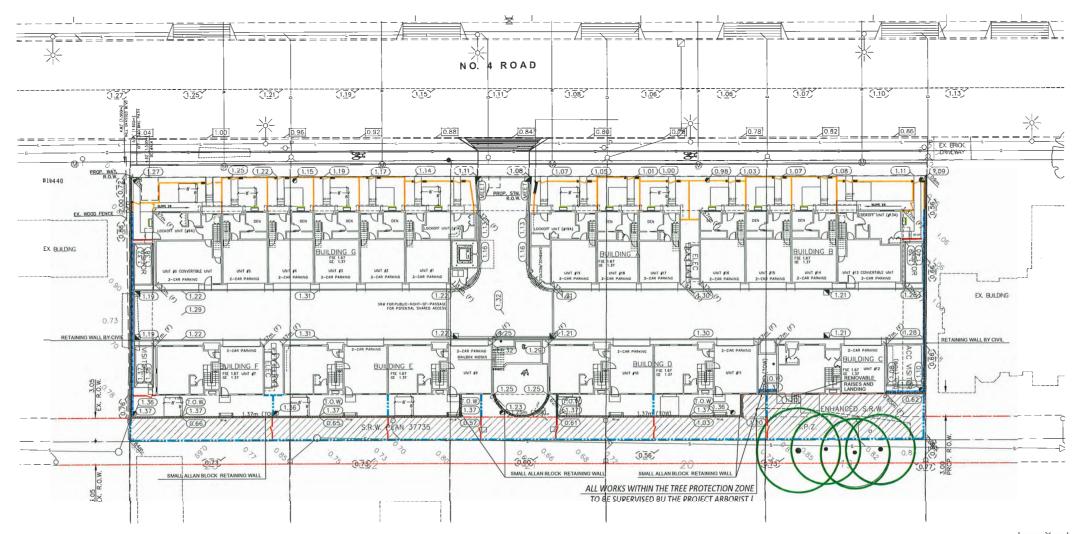
DATE: July 22, 2019 SCALE: 3/32"=1'-0"

DRAWN: DD
DESIGN: DD
CHKTD: PCM

L2

19093-118P.ZIP PMG PROJECT NUMBER

19-093





LANDSCAPE ARCHITECTS Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, VSC 6G9 p: 604 294-0011; f: 604 294-0022

SEAL:

			_
_			
13	23,10815	ISSUED FOR OP	-
17	23.JUN 12	ISSUED FOR DP	_
11	23.JUN 09	REVISION AS PER CITY COMMENTS	_
10	23 MAR 06	HEW SITE PLAYEDTY COMMINTS	_
9	22 SEP.23	REWSIDM AS FER ADPICITY COMMENTS	_
В	72 APR 21	REVISED PLAY AREA	_
7	22 NIAR 22	HEW SHE PLANKCHY CONTINENTS	_
6	21.1471.14	NEW SITE PLAYIR CITY COMMENTS	
5	20.JUL.03	REVISION AS PER ARCHITECT COMMENTS	
4	20 JUN 23	NEW CIVIL PLAN	_
3	20 July 22	NEW SITE PLAY OF Y COMMISSIES	_
2	191001.28	NEW SITE PLAN	
1	19 SEP 27	TILLY SITE PLAN	
NO	DATE	REVISION DESCRIPTION	

CLIENT: KADIUM NO.4 DEVELOPMENT LTD. WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

19 UNIT TOWNHOUSE DEVELOPMENT 10340 - 10420 NO. 4 ROAD RICHMOND RZ 18-831725

DRAWING TITLE:

GRADING PLAN

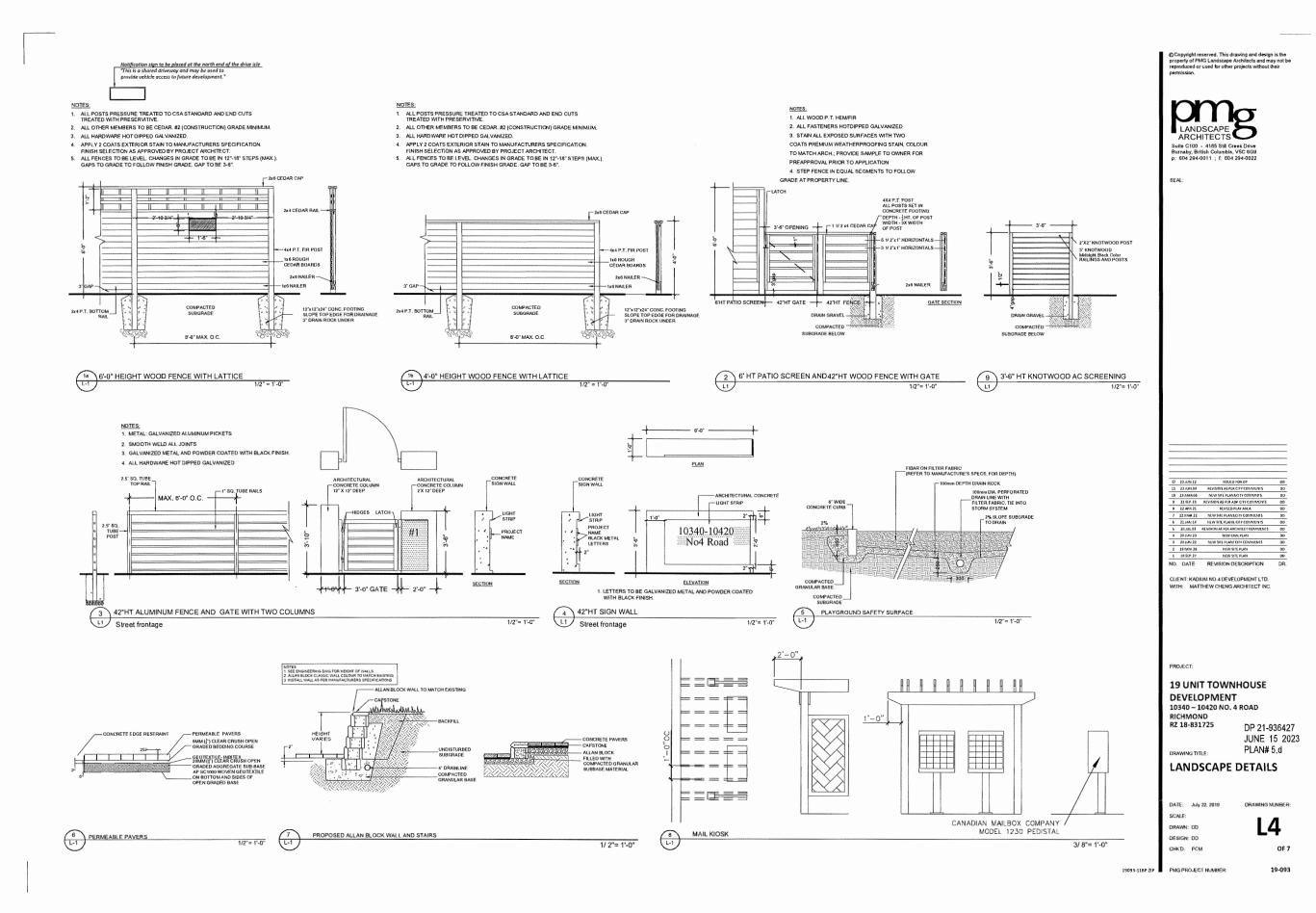
DP 21-936427 JUNE 15 2023 PLAN# 5.c DRAWING NUMBER:

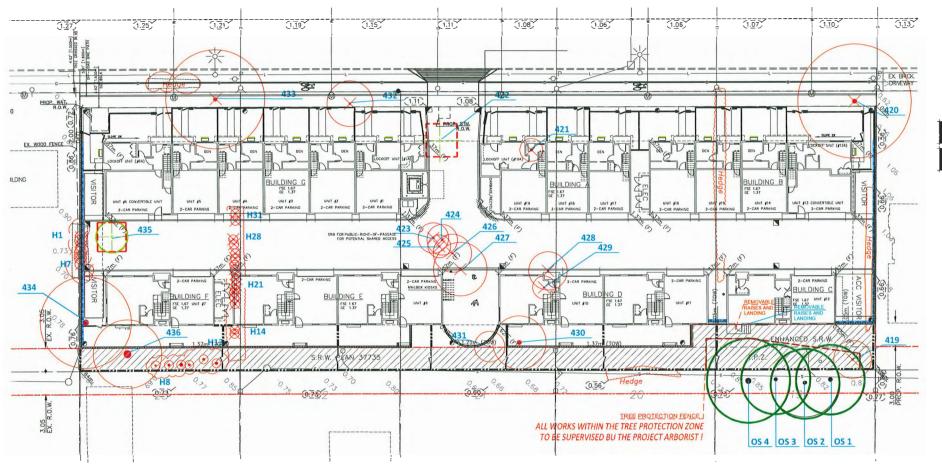
DATE: July 22, 2019 DRAWN: DD

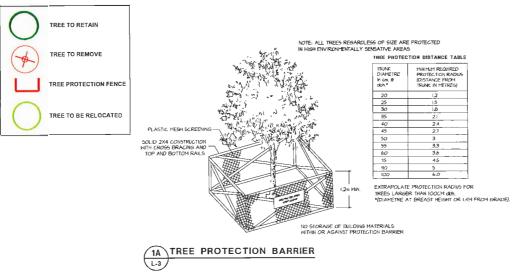
L3 DESIGN: DD CHKO: PCM

19093-118P.ZIP PMG PROJECT NUMBER:

OF 7 19-093







Tree Inventory						
Tag	Species	DBH (cm)	TPZ (m)			
419	Fig	40	2.40			
420	Deodar cedar	73	4.38			
421	Fig	39	2.34			
422	Japanese maple	30	1.80			
423	Smaragd cedar	36	2.16			
424	Smaragd cedar	40	2.40			
425	Smaragd cedar	28	1.68			
426	Oyama magnolia	24	1.44			
427	Japanese maple	36	2.16			
428	Himalayan birch	48	2.88			
429	Elderberry	24	1.44			
430	Apple	43	2.58			

4	31	Apple	21	1.26
4	32	Cherry	39	2.34
4	33	Norway maple	57	3.42
4	34	Flowering cherry	82	4.92
4	35	Pink snowbell	27	1.62
4	36	Hazelnut	30	1.80
1.	1- 7	Western red cedar	30	1.80
1.	l8- l13	Western red cedar	30	1.80
1.	14- 31	Western red cedar	30	1.80
0	s1	Hemlock	60	3.60
0	s2	Hemlock	60	3.60
0	s3	Hemlock	60	3.60
0	s4	Western red cedar	85	5.10

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

LANDSCAPE ARCHITECTS
Suite C100 - 4185 Sbil Creek Drive Burnably, Brilish Columbia, VSC 9G9 p: 604 294 0011 ; f: 604 294-0022

SEAL:

_		
3	23 JUN 15	ISSUED FOR DP
2	23 JUNE 12	ISSUED FOR DE
1	23 JUN 09	REVISION AS PER CITY CONMENTS
9	23 MAR.06	NEW SITE PLANEGTY CONDAINTS
,	22 SEP.23	REVISION AS PER ADPIGITY COMMENTS
	22 APR 21	REVISED PLAY AREA
,	22 MAR 22	FALW SHE PLANSCITY CONTRENTS
	21 JAF4 14	NEW SITE PLANS CITY COMMENTS
,	20 JUL 03	REVISION AS PER ARCHITECT COMMENTS
1	20 JUN 23	NEW CIVIL PLAN
	20.5121.22	NEW SITE PLAN/ CITY COMMUNIS
	19 NOV 28	MEW SITE PLAN
	19 SLP.27	NEW SITE PLAN
٥.	DATE	REVISION DESCRIPTION

CLIENT: KADIUM NO.4 DEVELOPMENT LTD. WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

19 UNIT TOWNHOUSE DEVELOPMENT 10340 – 10420 NO. 4 ROAD

RICHMOND RZ 18-831725 DP 21-936427 JUNE 15 2023

PLAN# 5.e

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	July 22, 2019	DRAWING NUMBER:
SCALE:	1/ 16"=1'-0"	
DRAWN:	DD	1.5
DESIGN:	DD	
CHKTD:	PCM	OF 7

19093-118P.ZIP PMG PROJECT NUMBER:

9-093

PART ONE GENERAL REQUIREMENTS pre-appro Historia 2 9es 3 Stantis (±1y: 14 Stif REVE 1 Index construct, typroprial 11 Start and except 12 Start to be fet file for this air 13 Frog toy region Factory Systems, Fescog fet 14 Start 15 Unit 17 War 18 Start 18 Start 19 Start 19 Systems Ļ (41 PART T

MAKEPAL BYLAYS AND ENGAGERS	S SAGES THOSE MACKE POLICY		
SIM			
A current froit more than one ascitol e-approxed by the Landscope Annhies (Gun Teshing for proxedure	lest for all growing nation liabe void collins o I Beliate growing nedice feet results in Conto	ite a required. Provide and pay for festing: capo Archifect for rowew and approval phos	by an independent testing facility is placement. Refer to Section 3.4 Growing
Gener reserves the right to test or	ce-test materials. Central lar responsible to p	ig for lesting if outerals is not over open	alm
MITALS			
	n that contained in the contract documents hus	I be pro-approved by the Landscape Archite	r .
	tyle er narufælurer's predict étecription		
If REVEN Index the terms of the Landscape A watercton is a necessary and graphiste times. Allow has days ration 1. Start by Site Reeling, Graphist discussing a requeenants 2. Start has the Newton Landscape in	echlect's Limitad with the Sweet and where the room to conformation the the place and op to Charteellion schedule may include but will real like of Proof to any side but whater, a meeting w	e Landscape Årchtert at ite des grafedices exdicehots. Codapt Oppers Paperserbalwa de lientet is othe following dh ite general icoloxician to revew live pre	ever, the Landscape Architect will observe to arrange for site observation of the exemption course, general landscape course
? Start by Sile Heating, Landscape i held lances are expected merk und for this needing 3. Progress Site Yilets: To observe n y single wall Such tienents may onl anting - plant material including regult	Contract (d. sept vidi. At the visat of users who early the executability at the subgrade and gen subjects and extractority at interesting throughout the State space (d. sept. of sept. of sept. of plants about a proper of part of the state of sept. of part of the state of part of the state of part of the state of d. State of the state of d. Sta	using a sepresentation, she superinted a goal side conditions to the Lundicage Control the course of the work. Review all differen - quality, depths, finally grading transpries seets, quality, quality, phoning prailled as your little forther without and in the deciral	a tools transcape count and a negative to the list. Freeder paper of mobile lett results in an expects of the work may be dealt with an a farmage Halensia, Lewis or Statis areas, stagent, free support. Much impate to the forecast and the support. Much impate to the forecast and the support.
excep for altretural value and state L. Substantial Perference flexases S. Cechilicate of Completion Upon the critical as defined in the contract. S. Definions Survey Francis the con-	und Pang of all park, as moting all all substitutions, driet e égaleration of Substitution Performance, a tres opiet on all the holiman's pensat, etnets for comple galetion of the sectority period [-F-11 months all total	ions, plant counts, preparations of defectors mension for the inscense of the Certains thought columnies. Once completes, a School	glidt, and cecontractions for completion to of Completion will be made to the President Sele C with a cook young requires
2 Vaccoring Review Prior to the con	pletion of the mercanty period (-/- II) meaths with	or issuance of the Castificate of Completions	review all warranty material and report
DECHENSEP			
	(entrail Businests, the preparation of the subjects that Landscape (entrailer - Any subsequent	rafe shall be the responsibility of the Gover	al Contractor Processed of growing existing
	ng ma cardin api cerimanan meng kaningan Da perforasid dip persanyak skilled in fordas apir Ne authorities		
	mikar with sits cardifons before bidding and be		
Conferm location of all services bel			
	durregaries. Balan approval fronterdicars	krannech proor die descaling fram fra plane	
This personal restores to turn	danasannantsi danaga Donat dung ung wasta		it factoral, processual and local stallutes and
udelnes			
l (ellect and dispute of all delect or se to be compluted prior to level side;	éfor excess dahenal from landacapa aperullars Haruk	Resp pared surferes clean ard repor data	ge resulting from tendocope work. Reports
Mate new york corpects with our	ikag, pod skore oval rajvorš is otleted, siške g	ced to makels prestled underlande condition	
APRINIES		1-1	
Guargeties all extends and water-	arsing for a normum partial of one full year from	fre date of Continueds of Congletion	
2. Refer to odnical senima for spi	nda sarades		
RT TWO SCOPE OF W	ORK		
(tof or Mosk			
Oliner sand hims of Contract May a	galy. Contain Scope of Wark at time of forcing		
2 Mark relates supply of all relates	19582 to becaused at changes occurred.	to complete lite work in assertance with the	drawings and specifical ons and generally
		te conjule its york in socialize with the	drawings and oppolical ens and generally
			drængs and spenfical con and generally
			drawings and specifical cost and generally
			druengs and specifical cost and generally
			drucegs and agentical cers and generally
It betesten at Easting Trees when Eastin Grading and Lindscript Dr. It Supply and placement of yourly Company of the Company of Supply and ecompanish in 455 Proparation of Journal politics Temparation of London parts, 1650 Temparation of London parts, 1650 Company of Lindscript Company of Supply Company of Lindscript Company of Company of Lindscript Company of Barts in Company of Lindscript Company of Lindscript Company of Company of	e silvani on di kings intige meckani an opidir sike lagasak han sike sike ang reputereris ni sali levil and lagin gapiga gil patan sukenali ang bapatang gil patangak ang sakena gil fi makenak ang sakena		ævergi ard ignificial ers ard generally
11 Retent on all Ensting Trees when 12 Feesh forsten and Enstitute British 13 Supply and placement of young 14 Testing of imported growing out 15 Supply and comparation in a fall 16 Programme of placing parks, 17 Proparation of coupling and 18 Proparation of testing areas 18 Supply and placement of their 19 Supply and 19	e shawn and two go wedge medican in maddlers he lays to these to east requirements of soil test and table type of place swisced and planning a, paging of analysis and sweety a of materials and sweeting the distribution will also see that the factoristic date were will be completely that or the distribution will also see that the sweeting that the swisces was to the sweeting that the sweeting that the swisces was to the sweeting that the sweeting that the sweeting that the swisces was the sweeting that the sweeting that the sweeting that the sweeting that the sweeting that the sweet		overegs and agentical ent and generally
21 Retent on of Evating Trees when 22 Fears bursters great statement of Pro- 23 Supply and placement of proving 24 Testing of regarded ground part 25 Supply and ecopyration in 24 Depth 26 Programme in ecopyration in 25 Programme in ecopyration and 28 Proposition of forms are in section 29 Reposition of forms are in section 29 Reposition of forms are in section 29 Reposition of provided and the 29 Reposition of provided and the 29 September of the section 20 September of the	e silvani on di kings intige meckani an opidir sike lagasak han sike sike ang reputereris ni sali levil and lagin gapiga gil patan sukenali ang bapatang gil patangak ang sakena gil fi makenak ang sakena		ævegu vakgtoldellen vekgterrilg
It Retent on all conting Trees when It is found fracting or the strategy for It is spally explained at great part in the part in providing the part of the last part in providing to the part of the part of the part of the part of the part of programme of planting both or Proporation of the part of the Proporation of the part of Proporation of the Proporation of Proporation of Pro	e shaw on d'awaya congression de l'ayara weche fra de l'ayara but de audit repertents et soli pet and 1200 y o l'ajara simen desplating a, vagy et alainais est teubon pet alainais de l'adapting pet alainais de l'adapting pet alainais de l'adapting pet alainais de l'adapting pet alainais de l'adapting l'adapting l'adapting l'adapting l'adapting taut, et que l'adapting taut, et que la lainais d'alainais atus, et que la lainais d'alainais	i De	
21 Betenden all Easling Trees when 22 Senak Series and States and States 23 Senak Series and States 24 Senak Series and Series 25 Supply and Company of the Series 26 Supply and Company of the Series 26 Propagation of the Only 10% Series 27 Supply and Company of the Series 27 Supply and Company of the Series 27 Supply and Series 28 Supply and S	noblesse om Ølensigs redente in medler het liggings met het de ente liggings het het de entergererents et het lief i het ligging grif gelter derend entergebilding in vegtig et het het het beskelpt in grif personsk het de kriegelijk grif grif gelter vars vall konsplektig Gross flogtliede vars vall konsplektig Gross flogtliede vars vall konsplektig Gross flogtliede vars vall konsplektig Gross flogtliede vars vall konsplektig flogtliede van de kriegelijk in de verge konktent eakt mitsogs faratoet for delektiest of ingord	e Die eer door de-Lee Loppid Refer (8 Title Des	
21 Betenden all Easling Trees when 22 Senak Series and States and States 23 Senak Series and States 24 Senak Series and Series 25 Supply and Company of the Series 26 Supply and Company of the Series 26 Propagation of the Only 10% Series 27 Supply and Company of the Series 27 Supply and Company of the Series 27 Supply and Series 28 Supply and S	noblesse om Ølensigs redente in medler het liggings met het de ente liggings het het de entergererents et het lief i het ligging grif gelter derend entergebilding in vegtig et het het het beskelpt in grif personsk het de kriegelijk grif grif gelter vars vall konsplektig Gross flogtliede vars vall konsplektig Gross flogtliede vars vall konsplektig Gross flogtliede vars vall konsplektig Gross flogtliede vars vall konsplektig flogtliede van de kriegelijk in de verge konktent eakt mitsogs faratoet for delektiest of ingord	e Die eer door de-Lee Loppid Refer (8 Title Des	
11 Betent on all Enating Trees when 2 Fears divining met traverse price 2 Fears divining to the traverse 3 Supply adaptives and a price 4 Tealing at myselfield green pass 5 Supply and compared in 18 of 6 6 Proposition of price pass in 18 of 6 Proposition of pass 6 Propos	to the or most energy services in an appropriate programmer of the	e die. 1000 on-181 ligstel Refer is dies die die 1000 deels seels Kup kreffe	Free Research
18 breat mell catten files about 22 breath dring mitter street 31 Supply addytacent of great 31 Supply addytacent of great 51 Supply addytacent of great 51 Supply and components of 145 51 Supply and Content great 51 Supply and Content great 51 Supply addytacent of the 51 Supply addytacent of 52	tables and states to state of the state of t	o die 1908 des	rite Preirig fees critisaless
Il Briefe mil Cating Fire who is Il Fanni-Graing patternity for Il Sonjo vidy supplies and in Il Sonjo vidy supplies and I Sonjo vidy supplies and I Sonjo vidy supplies and I Sonjo vidy supplies and I Proparation of Europe size, I Proparation of Europe size, I Proparation of Europe size, I Proparation of Europe size I Proparation of Europe size I Proparation of Europe size I Proparation of Europe size I Sonjo vidy size of Europe size I Sonjo vidy of Europe size	re shan and hasps reading	e Die 195 Des Ansterlages Seine is Tota Die 195 Berlie Night Belle Land Reed Die	Figure fores of Floring fores of Floring fores
Il Besten est state from the III Section of	colonia del passa rechange rechang	o Dia. 10 Sept on Late Ingest. Refer to Tucke Drob SCORRES (1885) Experience Experienc	Francis Lieu Francis Lieu Lieu Francis Lieu
18 Beden of State John of Stat	colon and states states or	e Dia est and en-user lagrasi. Refer is Ticle Dia (CARACE SEES) Hay bridle Lama-Krest Di Di Di Di Di Di Di Di Di Di	Finding Selection of Pauline Selection of Pauline Selection Select
Il Besten est state from the III Section of	re shan edit sapa methods in signal methods in signal methods in signal methods in signal methods in signal methods in signal and signal play of good selected as signal methods in signal signal methods in signa	e Die sel Die Ansterlagess Refer in Teile Die Repferfül Landeret Ber Ber Ber Ber Ber Ber Ber	Post-op foress of Post-op s 3 - Tg 1 - 55
18 Besten of States (Inc. or States) (In	re shan edit sapa methods in signal methods in signal methods in signal methods in signal methods in signal methods in signal and signal play of good selected as signal methods in signal signal methods in signa	e Dia est and en-user lagrasi. Refer is Ticle Dia (CARACE SEES) Hay bridle Lama-Krest Di Di Di Di Di Di Di Di Di Di	Post-op foress of Post-op s 3 - Tg 1 - 55
18 Section of Calactic Time of Calactic	re shan edit sapa methods in signal methods in signal methods in signal methods in signal methods in signal methods in signal and signal play of good selected as signal methods in signal signal methods in signa	e Die sel Die Ansterlagess Refer in Teile Die Repferfül Landeret Ber Ber Ber Ber Ber Ber Ber	Post-op foress of Post-op s 3 - Tg 1 - 55
18 Bestend of States Tenn of Tenn of States Tenn of Tenn	en de la mella de la companya del companya del companya de la companya del companya	e Die He Did onwire legisle Refer to Table Dieb He Dieb He	Parting Areas of Plankers Fig. 1 - Dr 1 - SX Grand
I Section of a state from the continuence of a state from the	er skinn del karisas eraken	ord State of State (as Table State (as Table State State (as Table State	Prefing Areas or IT pages as 3 - 15 1 - 55 (5-164) (1-41X
18 Section of States (Inco. of States) (Inco. of	contains the state of the state	or the control of the	Fine Parting Areas Parting
18 Bester of all sales from an official form of the first	er skan det kappa. reden general er skan de s	of the second sequence of the second to the	Final Type Server ## Final Page ## Final Page ## 1 - 5% 1 - 5% 4 - 45% 5 - 5% 5 - 5% 5 - 5%
18 Institute of states from some of the control of	er skan enfantsjes rederer i state op de	The state of the s	Paping Sees with Paper 1 - 25
18 Institute of ill state from an official form of the first of the fi	re shan and hall as a state of the state of	or Display Service Inguist Refer to Table Date Date Date Date Date Date Date Dat	Parting Areas
18 Indicates principalities of a state plane of a final part of the part of th	re shan and hashas services and	or Display Service Inguist Refer to Table Date Date Date Date Date Date Date Dat	Parting Areas
I Section of a state from a continuence of a state from a state of the continuence of a state from a state of	en de la mella despetada de la mella del mella del mella de la mella de la mella del mel	The second secon	Presing Serve et Se
18 Institute of Listang Den Company 18 Style St	en dan del dalas estado estado en del	or the control region for its Total fire to the fire t	Predicts Dress of Papers of Papers 1 - PS 1 - SX (4 - 45X 0 - 25X 5 - 25X 5 - 25X 5 - 25X 6 - 25X 6 - 25X 6 - 25X 6 - 25X can of Sactorial laboratory to the or expense.
18 Institute of state from the control of the contr	en de la mella despetada de la mella del mella del mella de la mella de la mella del mel	or the control region for its Total fire to the fire t	Predicts Dress of Papers of Papers 1 - PS 1 - SX (4 - 45X 0 - 25X 5 - 25X 5 - 25X 5 - 25X 6 - 25X 6 - 25X 6 - 25X 6 - 25X can of Sactorial laboratory to the or expense.

5 Sand Clean, washed pure sand to meet requirements of the Canaban Candesan Standard

Nethrodes and Pestilades of vasel, must center to as federal, province and local shallow. Appliers must had our religious.

The area

12 Gran Russ Clean, round, cert, durable, and have a maximum sale of Sinn and containing ou material smaller than 11 cm.

1) Rund Hatenial. To the requirements of the Caradan Lundscape Standard. Refer to 3.5, Physics and Physicing. All plant math free nursery. Pres to past of certification.

B. Suppler and malarities at impagement from each to provide expressed descript for all walks, appeal and sorted exactly for all walks, educating a meters of 12th and authorities and the education of walks administrately in meters of 12th indicated as much the research and uppeal of 12 gland destinations and large-security and another price in the provided and all incomments are contained and another price in the provided and another price in the provided and another price in the provided and another price in the price price

I	PART THREE SOFT LANDSCAPE DEVELOPMENT
I	3) EXIGNED OF EXCION THE probabilished of the company of the probabilished of the company of the
Ì	 A physical barner await be installed to decreate cleaning buurdaries. Refer to physical barner detail. If detail not provided, comply with local municipal requirements.
i	3 No machine bravel libraryh or within regulation retention areas or under crowns of braves to be retained in allowed
ı	3. Os not slackpie sal, amotovalos patemals, es excesated nationals within expellation relection areas
ı	5. De not park, fuel er service cekislas yelltin segetalian retention areas
ı	6 No debrie fines, descriptions or treat-burning stulk be perceived within regulation telephanismosts.
	 In answerdings, distinution sense fraction not any other designion shall be permitted with a regulation metalous sense willout a received the proposed encenthment to the luxinger heighted.
I	\$ On cell cul branches or roots of reliamed irons without the approval of the Londonapa Anchitect
	9. Any comparts assisting negatival-or-directed for pressrication will be subject to academic by and S.A. Certified Arbanol using the "Gode for Fluid Appropria", Egypth Con High
	The cost of the replacement planning of equalization selects table distinctive with betrevered. The cost of the restaution and of the replacement practing wit be the responsibility of the General Contractor and or the prescriptivespace bit for the distinctives.
	19 In managalities with specific free celent on/replacement sylvas ensura complomes to bylavo
	 It is also have required construction may disturb enating inspetation interded for presentation, contact Landerage Antitlet for review prior to increasing construction.
	32 \$440ES I lance subgrade a proposed to conform to deplita specified in Section 35, Growing Medium Supply, before. Where plant rapid indicated issue to employ trees, prepare
	substite plant on posteris for meternal exterior on the planting plan. Swape subgrade to elemente free standing water and conform to the safe grading and discrepation
	3. On stepas in excess of 31 french subgrade excess stope to Silver ST intrinsis at 15m Si it 3 interests abbinum
	 Stredg the enterescipate constability or in placing group notion. Re-redicate where wherein stability could notice the constability or in the constability of the constability of the constability of the constability or in the constability o
	 Elemente stanceg water from all feichted grades. Provide a unocht, form and even well over und conflorm to grades who en on the Lundscape Decarder. Do not exceed man account of minoring graderits dealered by the Constant in decape Standard.
	5. Conditional socialities from the land grade, smooth and from all sage or high goods. Microus stope IX, maximum and vilages IAX. Assure positive dramage to comestion por
	6 Stepe call to enceed the following nationals Rough Grass 3 (Laun 4), Launtetpe plantings 2 ?
	 Finally sublevials when at building to empty with example requirements
	8 belann Lanciscipe Architect of completius of Couch grate pour to platement of seas, set, plants or moth
	33 LANDICAPT CRAINAGE. I Resided Marie Graying medium and Finish Grading, Grass issess. Loves Standas and Conventionaria, Plantians, Convention
	 Variabilisée Sie firishigating extrusteur étainage institution of any drainage systems detained continuênce plans limite faith bases stream extenditure plans transforment projet of confirmation of the confirmation
	21 Continuit at landscape drawage with with test of site drawage. Refer to importance and specifical for contentions and other drawage with. 22 Determine exact location of all existing whiches and structural and witness your delibrate prior to communing with, which may not be included in trawings and conducted.
	underlanding finds upper die vergen files. 2. Better eine instant og die vergen files die einige files freeposite frança in Grodelande for complete viel die einste vergen. 2. Better ein instant of die nicht op die
l	3 (esculus) 31 De transfog and bediffeng in excretars with importance falled and opendications 32 Lag count on proposal tel, that is like and grait with disease senior and these of support for transformatic falled by the self-industrial senior and the of support falled by the proposal falled by the self-industrial falled by the self-i
l	langth 3.3 Commission form all quital and occupation unattream diseases.
l	24. Lay perforates papes with perforations at 8pm and Epin pool and 35. Make joints light in excellence with natural arteriora.
l	36. Da ear affest water he fine litrough the pipes during construction except as upstored by Enginer'. 37. Make waterlight connections to existing trains, new or exaling markets or catabasins where indicated or as directed by Lordscape Architect.
ŀ	38 Purpustrees med of pop with valenting titers set upon 35 Surroud and cover give with risk north or midden filter layers to ceisus digitals as shown in details, midrou filters 310 Surroud and north you was in filter fallishing this again and season of lifers.
ı	
l	30 Bus Girmandre et Terech er cócales 30 Bus Girmandre et Terech er cócales 31 Protect subtrans fron fiestalan dung instalata
l	34. GROWNE MEDIAN VESTING 1. Submit representative sample of growing networ proposed for use on this project to an integer that hashing. Provide test results to continue Architect point to
ĺ	places less results to robuse
i	12 Audity fill and quartifies of time or sulphur required to trong within specified range 13 Kultness feeds of prompte and trace elements and reconvenient and fire required and arrestments
l	14. Carpordiantica feet 15. Stopmonder, Report August 11.
l	1. Supply sill growing endur required for the performance of the Contract. Concol tood, incompared on spread growing medium-when it is no well that the clinical and should be designed.
l	 Supply all greating reduce administratives as required by the soil test. Associations vary exploration that the specification for growing medical as tell-red in Table fine for special areas.
ļ	21 Hazzepiy nie soqurek zenažnenia olia ibe luli kryth af the graving melado. 22 Special mies nay be requirek fire parious skustions. Nefer to draving miles for instructions.
۱	Reservite amended growing medium in 19 years and planting smears. Springly proving medium insufficial injuries not extending 6" (\$50mm), over uniform subgrate free of
	starting eithe 3. Homen depths of growing neckun placet and compacted to this.
	L1 th-grate L11 Contact for anticipal 5' [Scient]
	4.11 Sented and notified laws 9 185-en 4.12 Has placed window by mandeness
	4.14 Tree & large strulp ets
-	648
۱	
I	LZ3 Strub & crascitate treat
۱	4.25 Teres and Specimen shruks. 30' Differal over colours and for edge of size formly colour legal on the fact of the formly colour legal on the fact free fact of the fact o
I	5 Naturally spread ground and underlanding soil around enaling times, should not abstrates
I	6 in perceiver sected grass areas, feather growing metion out to nothing at adject and bland onto ensting grades
١	

ANDSCAPE DEVELOPMENT	DART TURE	E SOFT LANDSCAPE DEVELOPMENT	CONT	
ANUSCAPE DEVELOPMENT		***	CUNI	
etal ekeluaria iren ergint geograp adand se retered misetesty plan se naptida reterlan veza. Age kelului distystem er sens terem a licasi tererinlen sesses sesse i viet-ap naling all til standags kelulu Vieter la dessia besnega sedaras. Rifer in þysseld senser delak i ferk erdi predest annip við kall sessegal engrennelli. Viða negtilasserheila senser avder enna af tíma há krafnind á kikneti.	J2 Fertiges J3 Countly Is hotes	her: Bishiphe IBS littlered IB isphe illt outered didting Ne ishne specified, uppy B1 list/errel 1944 to 100 of her of Tenter privade a constelle start of sil conserveds of list or		et etc. Slapad sões requre fizikifet
class patemals, et procinated malletople yellest etgetalth ethethen areas	1421 Respirates d'a soi erapsis is serbeje, compty with results 1422 Lean Attere bytosseefing is approved, compty with soil project reconnectations			
philas with appelation relation areas	ł	ressure the qualities of such of the materials bely charged eds		a nonestaria e estara al mana e ri Arattari estara
of transacting sould be perceived with a regulation relication areas.	attennenants .	The malanula shall be added to the tank while 2 is being Cited wit and no water or other malonal to the motive. Do not leave those	h water, in the following separate, seed,	feetEase. Theroughly nie hito a homogenous sturry.
ite trenches nor any other disciplion shall be permitted within propriation relention stress will cut a recovact the proposed encrossite only	1	s slurry uniformly over the surface of the area to be by trosperied	_	
of relaxed trees without the approval of the Landauge Architect.	.Ii (ten op	Remove all maligrals and either debns resulting from seeding opers	kans from the job all	
lation extended for pressuration will be subject to academics by south & Cochdinal Arternal enough the "Guide for Floor Approxist", Egypth Colons,		ner. Begin mantenarur innediately after seeding and centilise for d e gelizination has failed Profest seeded areas from danage with te		
on kind solve to the disturbance will be required. The east of the evaluation and of the replacement practing will be the responsibility of the evaluation and of the replacement practing will be the responsibility of the evaluation and of the replacement practing will be the responsibility of the evaluation and of the responsibility of the evaluation and of the replacement practing will be the responsibility of the evaluation and of the replacement practing and the responsibility of the evaluation and of the replacement practing and the responsibility of the evaluation and of the replacement practing and the responsibility of the evaluation and of the replacement practing and the responsibility of the evaluation and of the replacement practing and the evaluation and of the replacement practing and the evaluation and of the evaluation and of the replacement practing and the evaluation and of the evaluation and o	Guner Water responsibility t	e sufficent quarkles to staute despenditation and of frequent to supply eater at no extra cost to the Contract.	elevels tonestan system grieffich	is grades a Laborn soon by the Owner. His the Ganer's
r free cetent and replacement by laws ensure compliance to Bylands		ce of the Rough Grass Areas. Proper germouhon of at specified gr of, with no apparent dead or bare speks and shall be requestably fro		
construction may desturb exacting expellation interdes for presentation, cented Landscape Architect for review poor to commonling	Safe days after	er aubahanhab completion, areas meeting the conditions above will b ing season, pravided that the elesse conditions for acceptance are fo	e takes over by the Owner. Areas seeded	in fall will be accepted in Spring oce the After
	38 (AWK AREAS -	\$200.46		
to conform to depito specified in Section 35, Groung Medius Supply, before. Where planting is onlyable for existing frees, prepare and industries on the planting plan. Shape subgrade to elemente free inturding water and nordern to the late one grading and discussive planting.	1	freak all areas defined as lown areas on the landscape plan between		
erch subgrada activas stope to filliw (S' Initinuo at 15m (6 H) internals without) firewing the Landscape And	edum foncie with Section 221 Graving Hedure Prior le sodding : hitest.	request an inspection of the finished grad	le, and depth and candilist oil groung medium by lite
ametalak gran to pizoog gravog nedum. Re-volkeite where schoolar kraffé creuits a compathicadur og the construction providures o scutting contraved after light compation to foodant grades.	3 Time of Sc	odding. Sad from April Sit to October Ist. Further extensions may b	e shiftered on concurrence of the Landbur	ge Architect
n all feished grades. Provide a unsolls, forn and even surface and conform to grades shown on the Landscape Drawings. Do not exceed all ned by the Canadian Lindscape Shoderd	1	y. Conform ha vit conditions of Considerat andocage Standard, Secto Furfigrees by area. Refer ha Table 2 below	må Bit Stondard for Turkgrass Std	
a and crade, uneally and fine of sage or high people. Microury slope IX, naturally side playes IXX. Assure problem drawage to correct componies		FEFER TURKERASS BY AREA		
paring districtions Ringly Grass 3 (Lawn 4), Lawdrings plantings 2)	ker / se	Bearghia	Soldefert	Nuisr Species
		Lawn, all areas nated on drawings as take in urban	So I Prenium	Kertusky Blue for sun, Fessues for shade
at building la comply with truncytal requirements	QASS 2	feeriopeen sites relying boyleard grass frass - sid/s parks, industrial and institutional sites	No 2 Standard	1972
of completion of Ecoph grate prior to platement of 1924, 515, plants or truth	CLASS 3	hop Gas	see hydroseedog	1
an and Franch Grading, Grazias seress, Foreign Status, and Granus, and Martin State States (State States) and Granus States (States) and Granus States (Stat	इस्सम			
rating and surface drainings, installation of any drainings systems deliated unlandstrate plans. Sints Catch basens theam entandstrate plant for	h ties. Its	Gre shall be as defined in Section 223, Materials. Apply at rates of	ranamendud in zugurud sall fest. Hafer	la Serion SC for method
af varis paris ell det. Bange aris ell sest il dele denage, Refer to ingorenna dravina una specificationa for concestions and other (tronspe work. De mestra platfes und structurat und underground obtinate prior te concentraje work, al-ab may militar tatad un dravings indictordust work.	J fullus.	. Refer to Soution 222 Hoterala. Apply specified feetbaser at rate ina prior to sociong. Apply separately from line	s shaes in the required still feel. Aggly a	(th a nechanical spreader. (whileste also giowing
ustane er deruge in liter. Protect enslog utwalvers met ståly serenet avske corporative for danspe sadest for in Sealon 318, hustoling i indissers om Stratletes		Prepare a smooth, few, even surface for taying hold bay said stagge Lightly: Water to astain mostive garatration of 37 to 67 ft - Real s		
p a excertione with propressing tall with and appointments. I true last the and grafts with the ests sensitives of sega on high pendis. Estude burrel of each pipe a valued with but them, glocal field	fran danage v	ine. Begin handenisce omedialish alter socting and continue for 6 with longurary wife or twee fercies complete with signape until two	is taken over by the Owner. Water to th	lan posture penetration of 3" to 4" (3-10 a) at
ellet und processe on apatroum Constina. genterations ut dips und Cipp positions. genterations ut dips und Cipp positions. genterations.	until the furfi	issary to mantun sulfount growth. King grass out at height of be has been taken over by Owner. Reporting danaged areas, re-grafe of base medium is ingained.		
i through the pipes during construction except an approxed by Enganer' in the conting throm, new or exacting matheties or edification where indealed or as described by Lundscape Architect. Let the selection of Lagran.	Landsrape Sta	ore of Layn Areas. The furf shall be reasonably well established, w andard. Socilian 13 Maintenance Level 7 Pappearacel. Use tembodies oval all leval feed, areas maeling fits conditions above will be laken	of recessing for performing wiess of	and shall be reasonably free of weeds fits Canadian her conditions of contrast foots of their yee. After the

TABLE 2 SE	ECFED TURICHASS BY ARCA		
kre1	Description	Gushily Grade	Major Species
CLASS 1	Lawn, all areas nalled on drawings as laws in urban development sites mulyding broveward greats	Se (Prenium	Kertucky Blue for sur, Festure for sho
QASS 2	Brass - públic parks, industrial and institutional sites	No 2 Standard	520.0
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			1

coplanes of Layon Areas. The furf shall be reasonably well existivated, will no apparent deed spalls or bare spalls and shall be n go Skaddord Sinton I Bhandananes Levis I Alpaparanti. Use barbooks of neessay for westermend wises when considena-to been child levin I fore, after a meeting libe confidence when will be kinn and by the Borns.

2 Others appraised of Lividscape Architect for layard and preparation at plant 3 Make edge of beds with shoot's clean defined less

Apailabley

Apaila

shore grade.
32 Final all specifies a pecies in the location as shown on the landscape drawings. Notify Landscape Architect of excitating rook or underground found and sections are

II Brangs of Pantog thies
III Praced statege of pitalog pt where request in an single entitless, brain out the side of the pitalog pole is alloy drangs down sings, at
traces the control labor representative. Making liter (and carps bettinkn where the drangs of pitalog poles is the fel

Act of the principle of a principle company programs a receive and principle of Spinish part with other delical analyses of the company of th

3 - Staling all Frees D1 - We bee 2 of colors supers coperated by municipal requirements. Set at beautioned 2011 on and Daniel down of the filtrough control

 Tertitier, Methods neeting Apply complete synthetic vice-release furtilizer with marinum BSX water smaller diagnose of a formulation rate of 34-11-11 - 51X virtue marched a 12-12 (1992) and control of 12-12 (1992) and control of 12-12 (1992). 7 Seeding Apply seed at a case of NEAM NESSES / Surel with a methodod spreader. Incorporate seed with the top WV Horst of and and legitly compact A period for all the control of the

2 May call be used in 27th all ison witesapre-approved by the Landovage Architect great to believe

1. Begins either gleben.
31. Ingest Beginstein George in Medit Melberg George.
31. Ingest Beginstein George in Medit Melberg George.
31. Ingest Beginstein George in Medit Melberg George.
32. Best sprached on either George in Melberg George George

5. Water Shall be free all any equations that may have an our out offer) on the suction of specing or may be harmful

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

34. The digital admit, the Leckage Institut reasons the eight to edind the Contract's inspirately for under grace passand, and spiral temperature and editors the new Poles in Middle graces. An admit temperature in the Contract of the Cont

I conficult was a thin mellicitum; of priors subspace discuss.

It helds have been as a plant against assays into descent pound participate gray activity and

I helds have been as a plant against assays into descent pound participate gray activity and

I have descent a difference that activity assays and a PPC participate and activity more descent along the descent activity activity.

Place an even layer of 25 - 58ms sleun washed gump sand ever filler feber.

I held: The shall of "scholarsed" madestee a to provide sufficient care to recipient matter part matter in a new held of the shall be to whose or moreous their regimens used the placing. The algorithms the sufficient of placin be a result in such a battle to be found eller from the placing when relief to the care of the care of

Reighed Standurds und Legislation Canadian Landurage Standurd, fallest edition, Fortifiere Cote, B.C. Postunde Control A.

Marenau Lungly with Part Typs of this specification
 Feedbours: To the resolvences of the function landerage Standard Formalishma and rates as reported to sold lesting

11 Textures, Our complicature and executive control of the control

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their termination.

Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

SEAL:

| 2 28/20-23 | PREVISION A FRA ARP OFF COMMUNIST
| 2 28/20 | PREVISION AREA
| 7 28/20 | PREVISION AREA
| 8 28/20 | PREVISION AREA
| 9 28/20 | PREVISION AREA
| 1 28/20 | PREVISION AREA
| 2 28/20 | PREVISION AREA
| 2 28/20 | PREVISION AREA
| 2 28/20 | PREVISION AREA
| 3 28/20 | PREVISION DESCRIPTION
| NO. DATE | REVISION DESCRIPTION

CLIENT: KADIUM NO.4 DEVELOPMENT LTD. WITH: MATTHEW CHENG ARCHITECT INC.

19 UNIT TOWNHOUSE DEVELOPMENT 10340 - 10420 NO. 4 ROAD RICHMOND RZ 18-831725

DP 21-936427

JUNE 15 2023 DRAWING TITLE: LANDSCAPE PLAN# 5.f **SPECIFICATIONS**

DATE: July 22, 2019

SCALE: DRAWN: DD

DESIGN: DD CHKTD: PCM

19093-118P.ZIP PMG PROJECT NUMBER:

OF 7



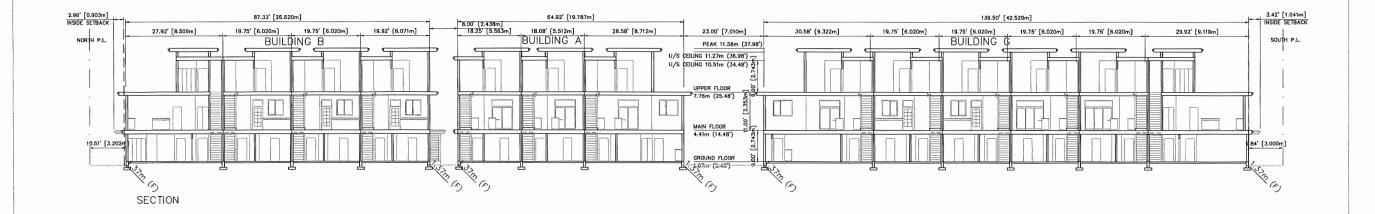
CONTEXT PLAN

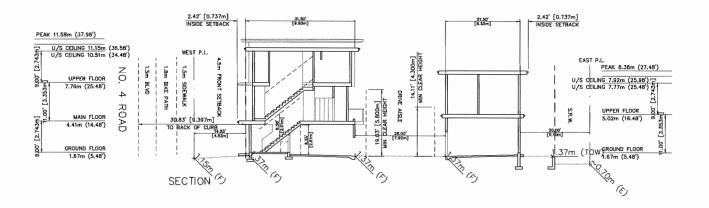


STREETSCAPE ALONG NO. 4 ROAD

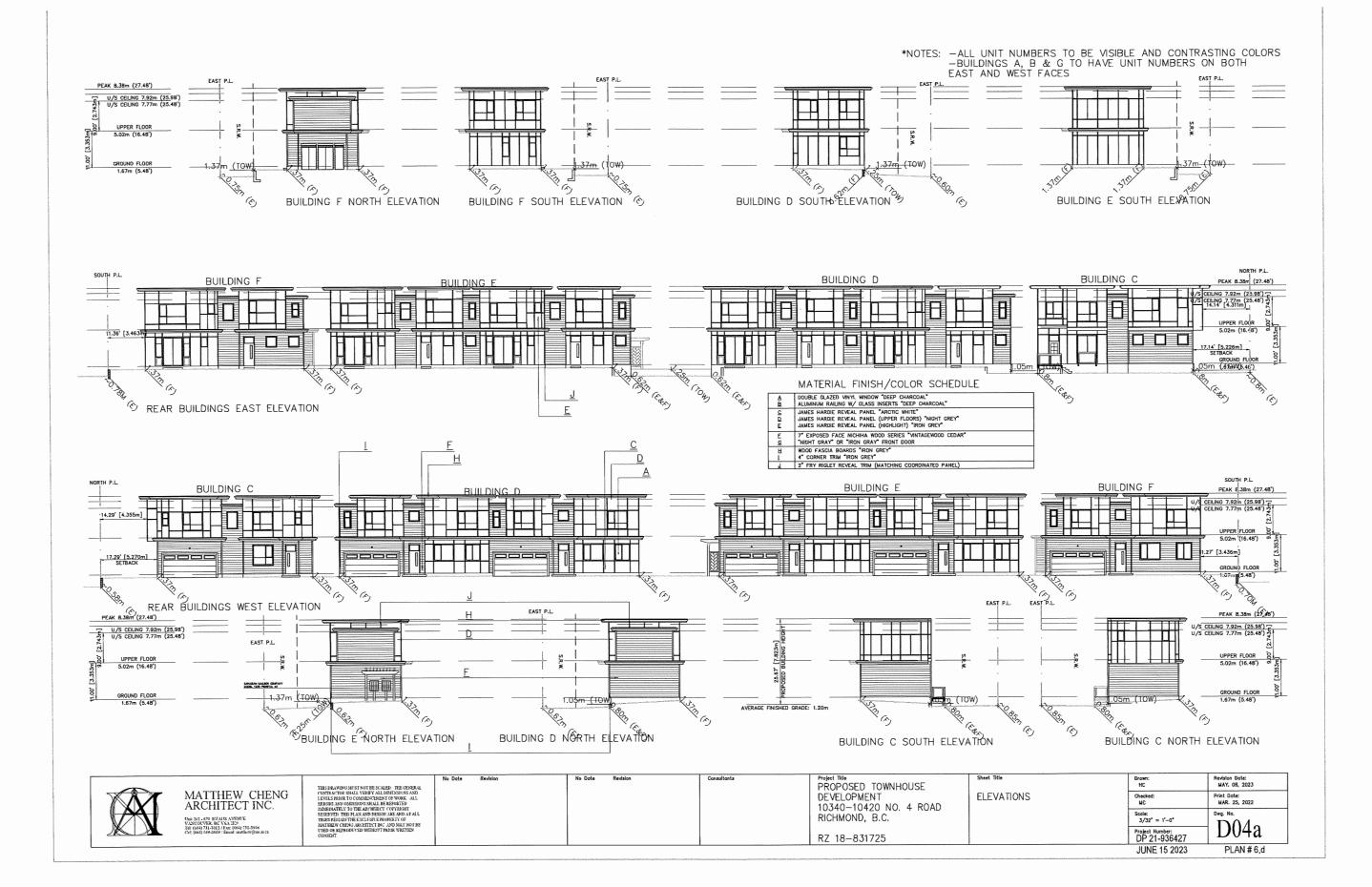
	A COMPANY OF THE COMP	THIS DRAWING MUST NOT BE SCALED. THE VENERAL	No Date	Revision	No Date	Revision	Consultants	PROPOSED TOWNHOUSE	Sheet Title CONTEXT PLAN	Drawn: HC	Revision Date: MAY, OB, 2023
M	MATTHEW CHENG ARCHITECT INC.	CONTRACTOR SHALL VERIFY ALL DENENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED PAREDIATELY TO THE ARCHITECT COPYRIGHT						DEVELOPMENT 10340-10420 NO, 4 ROAD		Checked: NC	Print Date: MAR. 25, 2022
	Unit 262 - 670 EVA! IS AVENUE VANCOUVER, BC V 64, 12:9 Tel: (604) 731-3912 / Fax: (604) 731-3908 Cel: (604) 643-669 / Hand: mailtow@mcai ca	RESERVED THIS PLAN AND DESIGN ARE AND AT ALL TIMES REALIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE						RICHMOND, B.C.		Scole: 1/16" = 1'-0"	Dwg. No.
	Cel: (694) (49-9669 / En all: malhew@nncai ca	USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.						RZ 18-831725		Project Number: DP 21-936427	D0/
										JUNE 15 2023	PLAN # 6.a

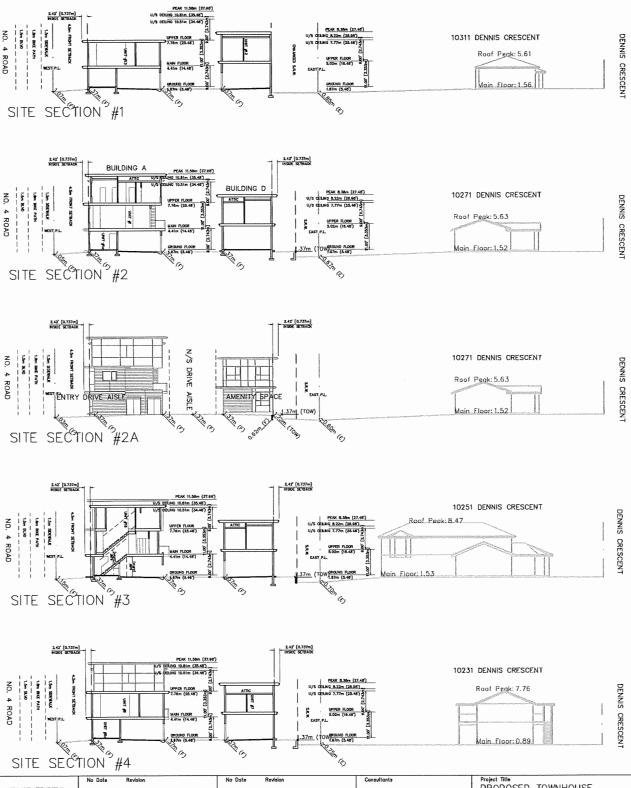














THES DRAWING MIST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL YEARY ALL DIMENSIONS AND LEVELS PROPERLY OF WORK, ALL PRIMES AND GUISSINGS SHALL BE REPORTED TO THE ARCHITECT OF WHICH ALL THE PROPERTY OF THE ARCHITECT OF WHICH ALL THE PROPERTY OF THE ARCHITECT OF WHICH ALL THE PROPERTY OF THE ARCHITECT OF THE ARCH

No Octo Newson

Project Title
PROPOSED TOWNHOUSE
DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.
RZ 18-831725

Sheet Title SITE SECTIONS





NICHIHA WOOD SERIES SIDING VINTAGEWOOD CEDAR



JAMES HARDIE REVEAL PANEL NIGHT GRAY EASYTRIM MATCHING



JAMES HARDIE REVEAL PANEL IRON GRAY EASYTRIM MATCHING



JAMES HARDIE REVEAL PANEL ARCTIC WHITE EASYTRIM MATCHING



FASCIA BOARD IRON GRAY



MATTHEW CHENG ARCHITECT INC. hbs 201-670 EVAIS AVENUE VANCOUVER BE VAN 2015 IC (694) 731-031 / Faz (694) 731-13098 THE DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERDEY ALL DRIENSLOSS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED MERITARIL TO THE ANY THE CONTROL THAT THE CONTRACT OF THE ANY THE CONTROL THAT THE CONTRACT PROPERTY OF MARTINE WITHOUT A RECURSION OF THE CONTRACT PROPERTY OF THE CONTRACT PROPE

Date Revision

No Date Revision

Consultants

PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.

RZ 18-831725

heet Title

MATERIAL BOARD

Drawn: HC	Revision Date: MAY. 08, 2023
Checked: MC	Print Date: MAR. 25, 2022
Scale: 3/18" = 1'-0"	Dwg. No.
Project Number: DP 21-936427	K01
ILINE 15 2023	DIAN#6f





NICHIHA WOOD SERIES SIDING VINTAGEWOOD CEDAR



JAMES HARDIE REVEAL PANEL NIGHT GRAY EASYTRIM MATCHING



JAMES HARDIE REVEAL PANEL IRON GRAY EASYTRIM MATCHING



JAMES HARDIE REVEAL PANEL ARCTIC WHITE EASYTRIM MATCHING



FASCIA BOARD IRON GRAY



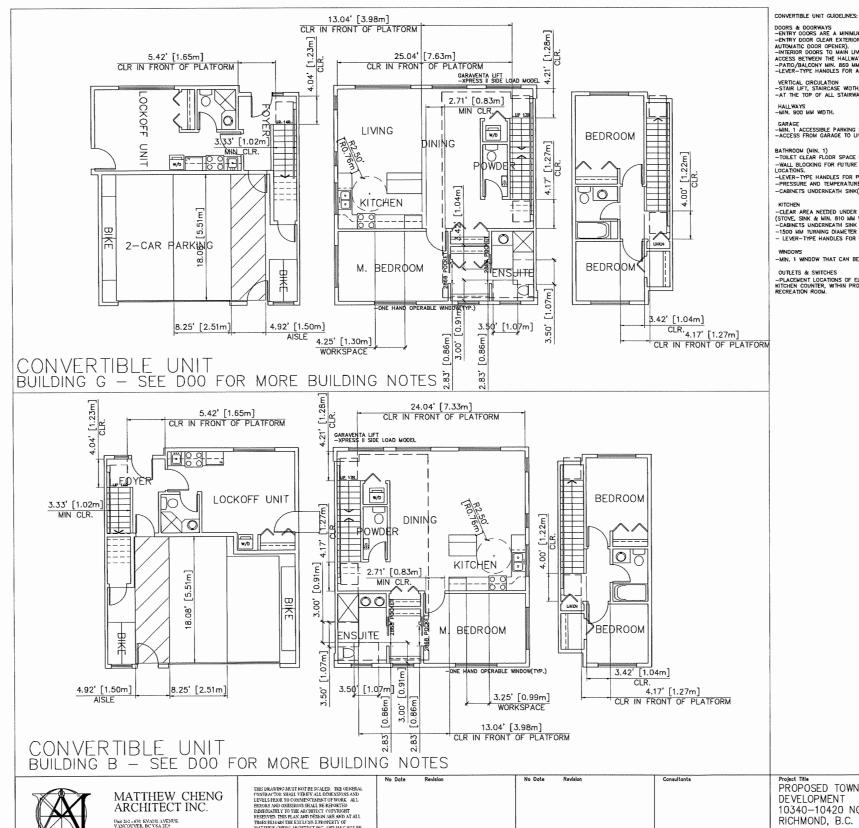
THIS DRAWING MUST NOT BE SCALED. THE GENERAL
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
LEVELS PRIOR TO COMMENCEMENT OF WORK ALL
ERRORS AND OMISSIONS SHALL BE REPORTED
DADVEDIATELY TO THE ARCHITECT COPYRIGHT
RESERVED, THIS PLAN AND DESIGN ARE AND AT ALL
TIMES REMAIN THE EXCLUSIVE PROPERTY OF
MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE
USED ON REPRODUCED WITHOUT PRIOR WRITTEN
CONSENT.

	No Date	Revision
RAL D		
J.L		
BE		

Revision	Consultants	Project Title PROPOSED TOWNHOL DEVELOPMENT 10340—10420 NO. 4 RICHMOND, B.C.
		RZ 18-831725

UB 11 10 10 F	Sheet Title
WNHOUSE	MATERIAL BOARD
NO. 4 ROAD	

Drawn: HC	MAY. 0B, 2023	
Checked: MC	Print Date: MAR. 25, 2022	
Scale: 3/18° = 1'-0°	R 1	
Project Number: DP 21-936427	KUI	
IUNE 15 2023	PLAN#6a	_



HATES REMAIN THE EXCLUSIVE PROPERTY OF MATHEW CHESG ARCHITECT BY AND MAY NOT BE USED OR REPRODUCED WITHOUT PROR WRITTEN CONSENT.

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 WRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
-INTERIOR DOORS TO MAIN LYING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEICHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
-PATIO/BALCONY MIN. 800 MM CLEAR OPENING, NOTE HOW ACCESSED. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
-LEVER—TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION —-STAR LIFT, STARCASE WIDTH, FRANING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPUANCE WITH MANUFACTURER SPECIFICATION —AT THE TOP OF ALL STAIRMAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

GARAGE
-MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
-ACCESS FROM GARAGE TO LIVING AREA MIN. 8DD MM CLEAR DPENING.

BATHROOM (NIN. 1)
—TOLET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
—WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOLET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOULD LUMBER IN ALL BATHTUB, SHOWER, AND TOLET LOCATIONS.

LUGATIONS. -LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. -PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. -CABINETS UNDERNEATH SHIKK)S ARE ASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).

MITCHEN

-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. BIO 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 EASLY REMOVED.

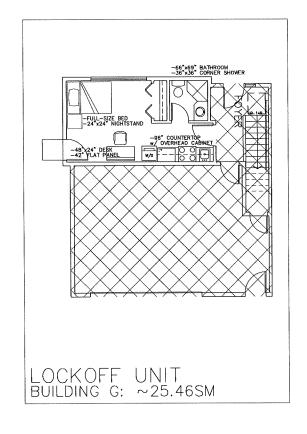
-1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.

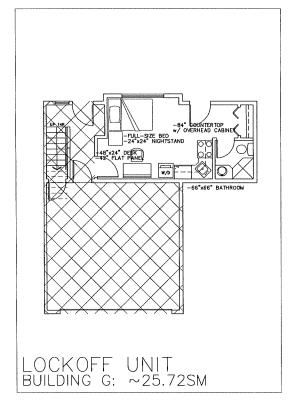
-LEVER-TYPE HANDLES FOR FULURING FATH TURNES.

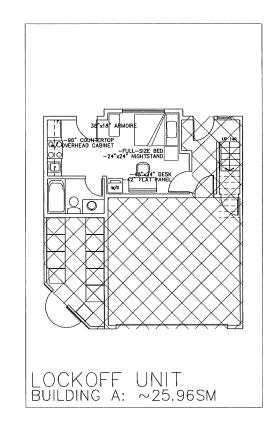
WINDOWS --MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

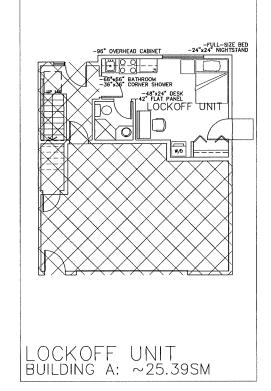
-PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (QUITSIDE AND INSIDE). ON FRONT FACE OF KITCHEN COUNTRY INTHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. -UPGRADE TO FOUR-PLEX QUITLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION FROM

Revision Date: MAY, 08, 2023 PROPOSED TOWNHOUSE DEVELOPMENT Print Oate: MAR. 25, 2022 10340-10420 NO, 4 ROAD CONVERTIBLE UNIT RICHMOND, B.C. FLOOR PLANS D09 Project Number: DP 21-936427 RZ 18-831725 JUNE 15 2023 REFERENCE PLANS











Project Title
PROPOSED TOWNHOUSE
DEVELOPMENT
10340-10420 NO. 4 ROAD
RICHMOND, B.C.

RZ 18-831725

FLOOR PLANS

Revision Date: MAY, 08, 2023 LOCK-OFF UNIT Checked: MC Print Date: MAR. 25, 2022 Scale: 3/16" = 1'-0" D09a Project Number: DP 21-936427 JUNE 15 2023

REFERENCE PLANS





THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VEREY ALL DIMENSIONS AND EVEL SYRONG TO COMENCEMENT OF WORK, ALL FERE SYRONG TO COMENCEMENT OF WORK. ALL FERE SYRONG TO COMENCEMENT OF WORK ALL FERE SYNONIS CHEMICAL BE REPORTED THE PLAN AND DESIGN AS EACH AT ALL TRUSTS ENLANT HER EXCLUSIVE FERE WORK TO BE STAND THE SELECTION FOR THE CAPO MAY TO BE STAND ON REPRODUCED WITHOUT PAIDS. WHITTEN

No Date Revision

No Date Revision

PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.

RZ 18-831725

SHADOW ANALYSIS

Drawn: HC	Revision Date: MAY. 08, 2023
Checked: MC	Print Date: MAR. 25, 2022
Scale: 3/32" = 1'-0"	Dwg. No.
Project Number: DP 21-936427	\square D12
JUNE 15 2023	REFERENCE PLANS