



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** July 4, 2023

**From:** Wayne Craig  
Director, Development

**File:** DP 23-011608

**Re:** Application by Rick Bowal for a Development Permit at 8220 Gilbert Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

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

WC:ac  
Att. 2

## Staff Report

### Origin

Rick Bowal has applied to the City of Richmond for permission to develop two front-to-back duplexes at 8220 Gilbert Road on a site zoned “Arterial Two-Unit Dwellings (RDA)” with access from Gilbert Road.

The site is being rezoned from “Single Detached (RS1/E)” zone to “Arterial Road Two-Unit Dwellings (RDA)” zone for this project under Bylaw 10428 (RZ 21-926304). The application included an amendment to the Single Family Lot Size Policy 5442 to exclude the subject site from the policy. The Lot Size Policy amendment was approved following the Public Hearing. The rezoning Bylaw was given third reading at the Public Hearing held on December 19, 2022 and the applicant is working to complete all of the rezoning requirements. The site currently contains a single-family dwelling that is occupied by a rental tenant who has been made aware of the application and timeline.

A Servicing Agreement is required as a condition of subdivision approval and includes, but is not limited to, the following improvements:

- Provision of water, storm and sanitary sewer connections, water meters and inspection chambers as required for each lot.
- Frontage upgrades including installation of a new 2.0 m wide concrete sidewalk with a 1.5 m wide treed/grass boulevard. The transportation department has also indicated that upgrade to or relocation to Translink bus stop infrastructure will be investigated at the Servicing agreement stage.

### Development Information

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

### Background

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Development surrounding the subject site is as follows:

- |               |  |
|---------------|--|
| To the North: | Lots zoned “Single Detached (RS1/E)” each containing a single-detached dwelling.                         |
| To the South: | Lots zoned “Single Detached (RS1/E)” each containing a single-detached dwelling.                         |
| To the East:  | Fronting Sunnywood Drive, lots zoned “Single Detached (RS1/E)” each containing a single-family dwelling. |

To the West:            Across Gilbert Road, lots zoned “Single Detached (RS1/E)” each containing a single-family dwelling.

### **Rezoning and Public Hearing Results**

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

- Ensuring appropriate massing and interface with adjacent single-family dwellings on adjacent sites.
- Refining the provision of private outdoor space for the front units to include a secondary space that is not in the front yard.
- Refining the concept shown on the site plan for the boulevard upgrades to reflect that the transition to the existing treatments to the north and south of the site is to occur within the subject site frontage.
- Exploring opportunities for aging-in-place and Convertible Unit Features to be incorporated into dwelling design.
- Investigating with external agencies whether the existing bus stop along Gilbert Road needs to be relocated due to its proximity to the proposed driveway crossing.
- Reviewing the proposed exterior building material and colour palette.
- Reviewing the applicant’s design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff’s satisfaction. The applicant has made the following revisions to their proposal to address the design issues identified:

- Further refinement to the overall site plan was completed to ensure the adequate provision of private outdoor space was met.
- Accessibility features have been verified to include aging-in-place features in all units and the provision of one convertible unit.
- Refinements were made to layout of boulevard upgrades to ensure sidewalk transition occurred on the subject site frontage. Initial investigation regarding an upgrade to Translink Bus Stop was completed and works relating will be determined at the Servicing Agreement stage.
- Updates have been made to the building’s exterior material and colour palate to ensure that the rear units are more visible from the street.

The Public Hearing for the rezoning of this site was held on December 19, 2022. At the Public Hearing, no concerns about rezoning the property were expressed by members of the public. Bylaw 10428 for the rezoning of the subject site was given third reading following the Public Hearing.

## **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 or distribution of Early Notification Postcards.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with all aspects of the “RDA” zone.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed two-storey duplexes at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing that exists both to the north and south of the subject site. Each duplex unit will be constructed under the allowable 9.0 m height for the RDA zone.
- The apparent building mass of each duplex has been minimized through the use of building recesses and physical breaks in the rooflines that assist with clearly defining each unit in the cluster.
- The architectural expression of the buildings along the streetscape is visually interesting, well-articulated, and sufficiently distinct from one another to provide variety and follows that of the residential character in the neighbourhood.
- Upper-level private outdoor spaces are oriented towards the central shared drive-aisle and the number and size of window openings are minimized along side yard elevations to avoid overlook into adjacent dwellings.

#### ***Site Planning, Access, and Parking***

- The proposed site layout on each new lot after subdivision consists of a duplex containing one unit at the front and one unit at the back, separated by a pair of garages that each accommodate two side-by-side resident parking spaces (i.e. a total of four resident parking spaces per lot). Each duplex is located on either side of a shared drive-aisle that runs through the center of the site over the common property line of each new lot. One visitor parking space to be shared between the two duplexes is proposed at the south end of the shared drive-aisle, consistent with the requirements for the RDA zone.
- Vehicle access to the site was reviewed as part of the rezoning application review process and supported by the City's Transportation Department. A single-vehicle access point to the site is proposed from Gilbert Road and the drive-aisle on-site is to be shared between the two new lots. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption to ensure that upon subdivision of the property, a reciprocal cross-access easement is registered on Title for the area of the shared drive-aisle and the shared visitor parking space.

- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisle. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the four units are visible from Gilbert Road.

### ***Architectural Form and Character***

- Consistent with the design guidelines for Arterial Road Duplexes, an effort was made to differentiate the appearance of each building through the use of different roof shapes, the use of gable/hip roofs, subtle differences in window treatments and varied colour palettes.
- Traditional west-coast wood-frame residential style is used as the main architectural language for this proposal. Details used in the project include slope and gable roofs, window trim, horizontal sidings, shingles and face culture stone are all typical treatments that can be found in the surrounding residential neighbourhood.
- Small-scale elements such as the covered porch or entry canopy help to clearly define the main entries the front units and reinforce the residential character of development.
- The proposed colour palette and building materials consist of:
  - A mix of gray and blue and red Hardie shiplap siding, charcoal fascia boards and cultured stone accent cladding for the north lot (Building A).  
Taupe and brown Hardie siding, gray shingles, cobblestone fascia boards and cultured stone accent cladding for the south lot.

### ***Landscape Design and Open Space Design***

- Private outdoor space is provided for each of the units as follows. Consistent with the size guidelines in the OCP:
  - The front units have access to the front yards along Francis Road as well as to upper-level decks oriented towards the central shared drive-aisle.
  - The back units have access to rear yards at grade with patios.
- A variety of shrubs, perennials, and grasses are proposed in the Landscape Plan, including: Abelia, Hydrangea, Rhododendron, Coral Bells, Blue Lilly Turf and Western Sword Fern. Tree retention and removal were assessed as part of the rezoning application review process, at which time it was determined that:
  - One bylaw-sized plum tree (#213) on the subject property is to be removed due to its poor condition.
- Consistent with the 2:1 tree replacement ratio requirement in the OCP, the Landscape Plan shows that a mix of eight deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site (three per lot) to compensate for the one plum tree proposed to be removed as secured through the rezoning considerations.
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.

- A variety of decorative paving treatments are proposed on-site to highlight the use of the shared drive-aisle by both vehicles and pedestrians, to provide visual interest and to assist with site permeability.
- Specifically, permeable pavers in two colours are proposed in an ashlar pattern, and permeable pavers in a single colour are proposed in a running bond pattern for pathways to front unit entries and rear patios.
- To define the street edge and clearly distinguish between public and private open space along Gilbert Road, low fencing with pedestrian gates are proposed around the front yards (1.2 m high). Solid privacy fencing (1.8 m high) is proposed along side and rear yards. Where there is a difference in grade elevation between the subject site and adjacent properties, the privacy fencing will sit on top of a wood retaining wall that together will not exceed a total of 1.8 m high.
- A preliminary concept for lighting is proposed, which does not cause spill over onto adjacent properties. This includes both downward-facing building-mounted lighting along the shared drive-aisle as well as low-height bollard lighting at the site entrance, in select locations along pathways, and at the visitor parking area.
- 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 all materials, installation, and a 10 per cent contingency) prior to DP issuance.

#### ***Crime Prevention Through Environmental Design***

- The applicant has identified the following principles of CPTED are incorporated into the proposed design:
  - The street edge is defined with low metal picket fencing and lower planting on either side of the fence for visual porosity into the site.
  - Access control is provided by defined pedestrian pathways from the public sidewalk to the front units and shared pedestrian and vehicle access to the back units via the drive-aisle.
  - Windows and downward-facing exterior lighting are provided on the proposed lighting plan overlooking the shared drive-aisle and at the front/rear yards for natural surveillance.

#### ***Accessible Housing***

- The proposed development includes one convertible unit in the rear unit of the duplex on proposed Lot A that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a vertical lift, as proposed in the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - Lever style door handles.
  - Blocking installed in walls for grab bars.

- Stair handrails.

### ***Sustainability***

- As secured through the rezoning considerations the applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements that enable this performance target to be achieved include:
  - Primary air source heat pumps for heating and cooling.
  - Electric hot water heating.
  - Heat recovery ventilation system.
- The heat pumps for each of the front units are proposed to be located within the internal drive isle and the heat pumps for the rear units are proposed near the rear corners of each building.
- Acoustic fencing or noise barriers will be installed to limit noise impacts on neighbouring properties. Further, the applicant submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior of Building Permit issuance the applicant is required to submit written confirmation of the same from a registered acoustic consultant.
- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for each of the resident vehicle parking spaces.

### ***Site Servicing & Offsite Improvements***

- A Servicing Agreement is required to be entered into prior to subdivision approval for the design and construction of the servicing requirements and frontage improvements.
- Servicing requirements and frontage improvements to support the proposed development were identified during the rezoning application review process and include (but are not limited to):
  - Provision of water, storm, sanitary sewer service connections, water meters and inspection chambers as required for each lot.
  - A new 2.0 m wide concrete sidewalk with a 1.5 m treed/grass boulevard with transition to meet the existing frontage treatments on Gilbert Road to the north and south of the development's frontage.

### **Conclusion**

The proposal is to develop two front-to-back duplexes on the subject site after subdivision, with vehicle access from Francis Road via a shared driveway.

The applicant had addressed 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 meets the applicable policies and design guidelines contained in the OCP.

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



Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:js

Attachment 1: Development Application Data Sheet  
Attachment 2: Location Map

The following are to be met prior to forwarding this application to Council for issuance:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$123,060.30 (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.
- Payment of all fees in full for the cost associated with the Public Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

- Incorporate accessibility measures in Building Permit (BP) plans determined via the Rezoning and/or Development Permit Processes.
- Incorporate environmental sustainability measures (e.g., wall assemblies, heat pumps, heat recovery ventilation etc.) in BP plans as determined via the Rezoning and/or Development Permit Processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

\*This requires a separate permit.





**DP 23-011608**

**Attachment 1**

Address: 8220 Gilbert Road

Applicant: Rick Bowal

Owner: Raghbir (Rick) Bowal and Meena Bowal

Planning Area(s): Broadmoor

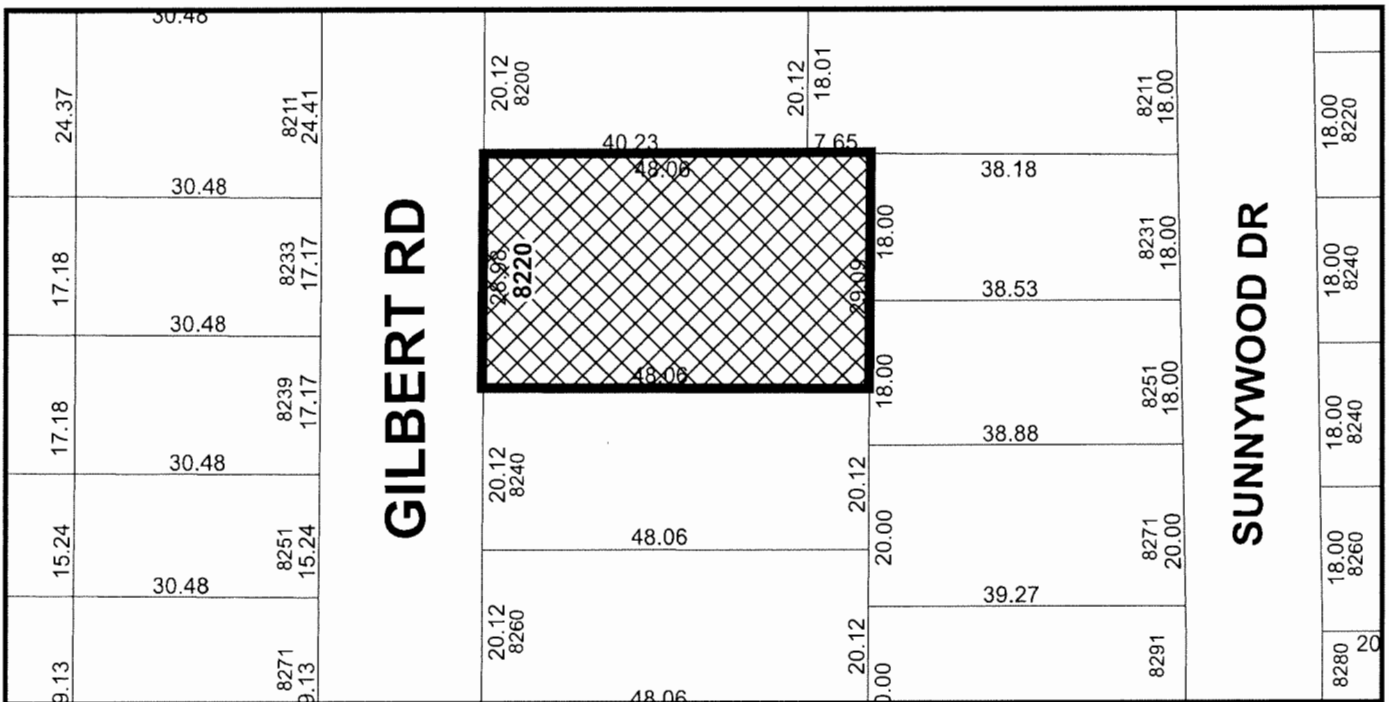
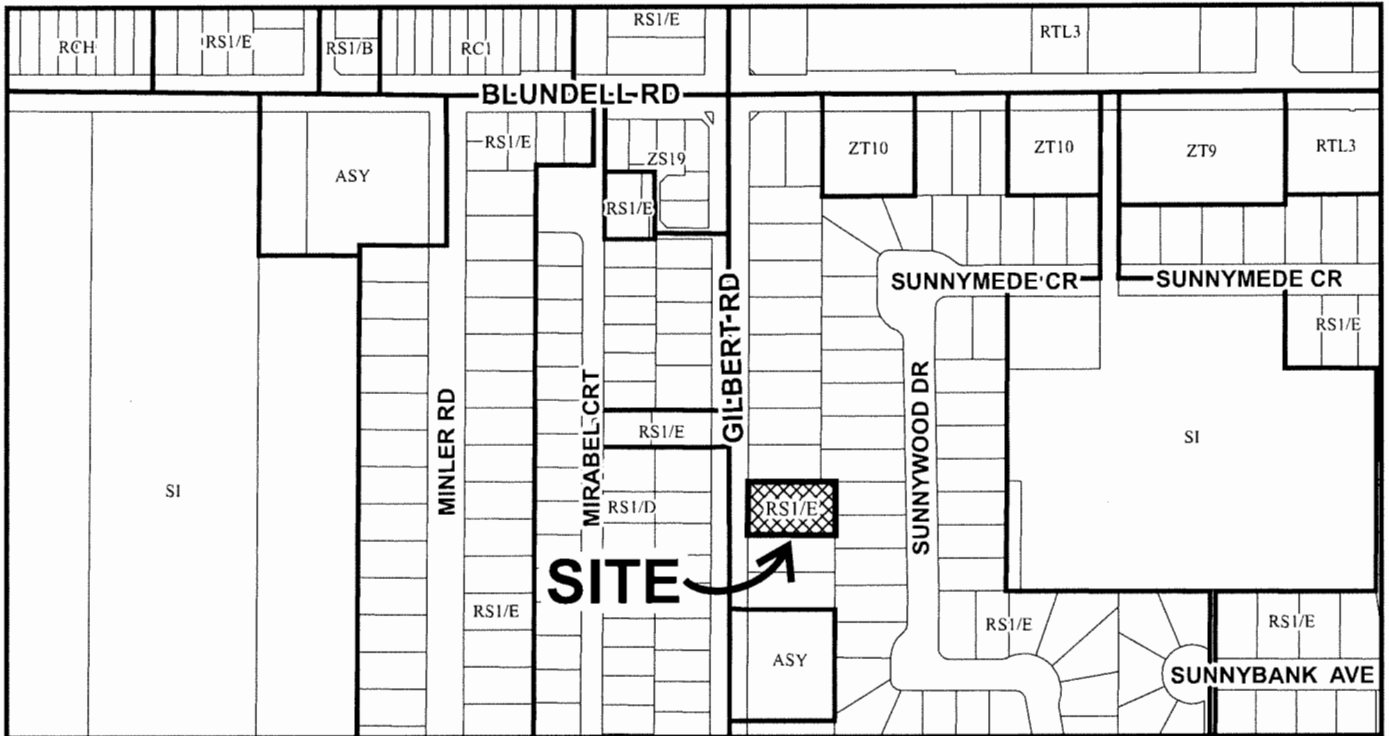
	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	1,390.9 m <sup>2</sup> (14,971 ft <sup>2</sup> )	North lot – 695.4 m <sup>2</sup> (7,485 ft <sup>2</sup> ) South lot – 695.5 m <sup>2</sup> (7,486 ft <sup>2</sup> )
<b>Land Uses:</b>	One Single-Detached Dwelling	One front-to-back Duplex on each new lot created
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Single-Family Lot Size Policy Designation:</b>	Lot Size Policy 5442 amended to exclude subject property on December 19, 2022	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
<b>Number of Units:</b>	1	4

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>		<b>Variance</b>
Floor Area Ratio:	The lesser of 0.60 FAR and 334.5 m <sup>2</sup>	North lot:	0.48 FAR (334.3 m <sup>2</sup> )	None permitted
		South lot:	0.48 FAR (333.66 m <sup>2</sup> )	
Buildable Floor Area (m <sup>2</sup> ):	334.5 m <sup>2</sup> (3,600 ft <sup>2</sup> )	North lot:	334.3 m <sup>2</sup> (3,598 ft <sup>2</sup> )	None permitted
		South lot:	333.66 m <sup>2</sup> (3,590 ft <sup>2</sup> )	
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live plant material: Min. 25%	North lot:	Buildings: 37% Non-porous Surfaces: 37% Live plant material: 27%	None
		South lot:	Building: 38% Non-porous Surfaces: 38% Live plant material: 27%	
Min. Lot Size:	464.5 m <sup>2</sup>	North lot:	695.4 m <sup>2</sup>	None
		South lot:	695.5 m <sup>2</sup>	
Min. Lot Dimensions (m):	Width: 10.35 m Depth: 30.0 m	Width: 14.5 m each Depth: 47.8 m each		None

On Future Subdivided Lots	Bylaw Requirement		Proposed	Variance
Setbacks (m):	Front:	Min. 6.0 m	6.0 m	None
	Side:	Min. 1.2 m	1.2 m	
	Rear:	Min. 9.583 m for up to 60% of 1 <sup>st</sup> storey rear wall and 10.7 m for at least 40% of 1 <sup>st</sup> storey rear wall and all of 2 <sup>nd</sup> storey	9.583 m for 60% of 1 <sup>st</sup> storey rear wall and 10.7 m for 40% of 1 <sup>st</sup> storey rear wall and all of 2 <sup>nd</sup> storey	
Height (m):	The lesser of 2 storeys or 9.0 m		2 storeys (7.6 m)	None
On-site Resident Parking Spaces per lot:	2 spaces per unit (4 spaces total)		2 spaces per unit (4 spaces total)	None
On-site Visitor Parking Spaces:	1 space (shared between 2 lots)		1 space (shared between 2 lots)	None
Grand total:	9 spaces		9 spaces	None
Private Outdoor Space:	Min. 30 m <sup>2</sup> per unit	North Lot:	Front – 49.2 m <sup>2</sup>	None
			Back – 142.7 m <sup>2</sup>	
		South Lot:	Front – 49.1 m <sup>2</sup>	
			Back – 140.8 m <sup>2</sup>	



City of  
Richmond



DP 23-011375

Original Date: 02/14/23  
 Revision Date:  
 Note: Dimensions are in METRES



No. DP 23-011608

To the Holder: Raghbir S Bowal  
Property Address: 8220 Gilbert Road  
Address: 11471 Bird Richmond BC V6X 1N7

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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. 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 # 13 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$123,060.30 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 23-011608**

To the Holder: Raghbir S Bowal  
Property Address: 8220 Gilbert Road  
Address: 11471 Bird Richmond BC V6X 1N7

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

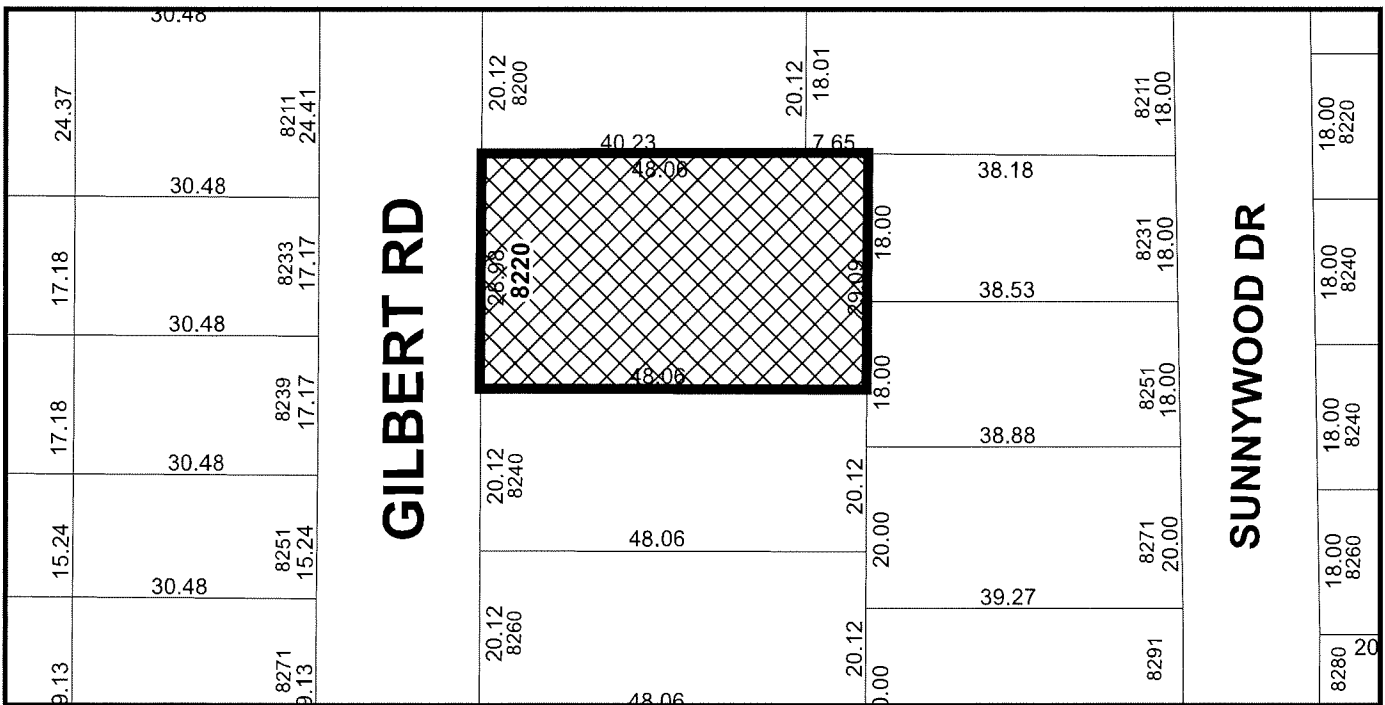
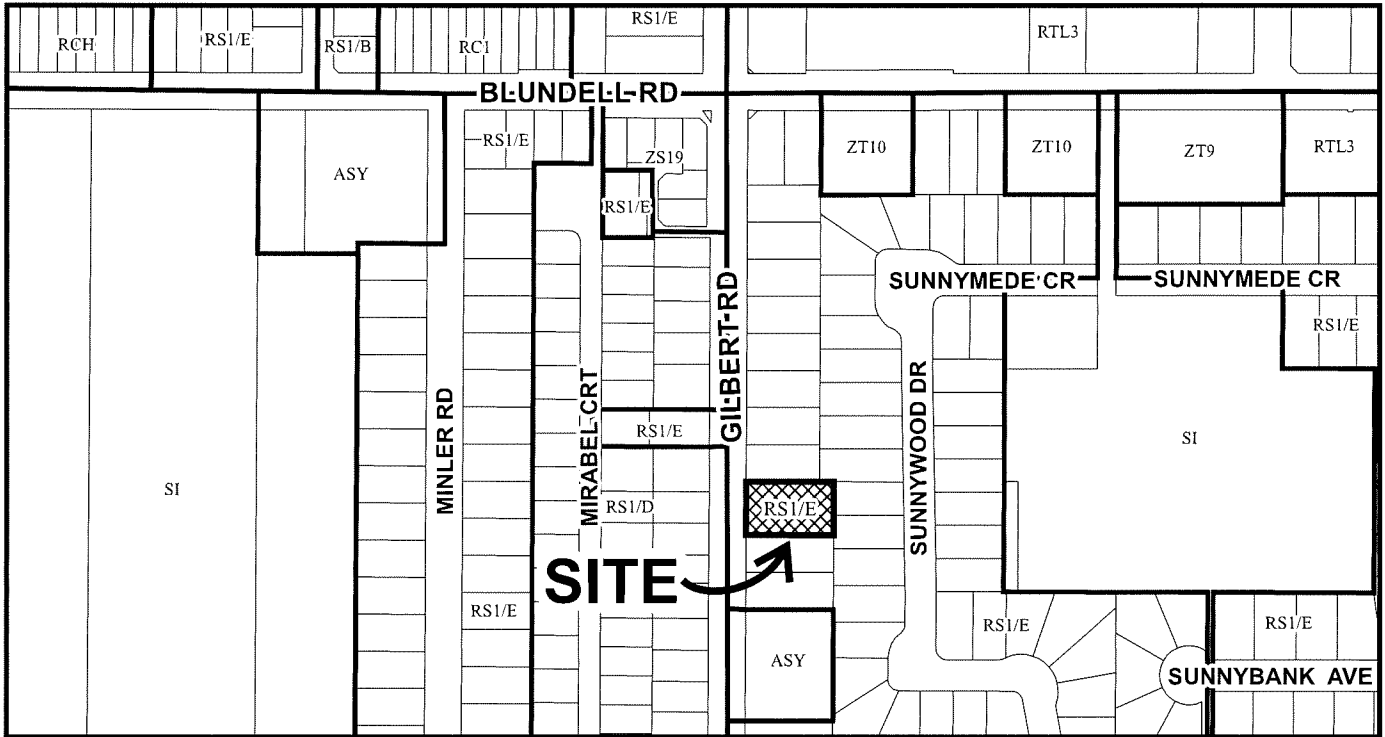
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



**DP 23-011375**  
**SCHEDULE "A"**

Original Date: 02/14/23  
Revision Date:  
Note: Dimensions are in METRES

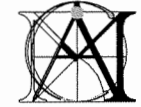
### NORTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (417.24SM) MAX. (334.5SM)	0.481 334.3SM(3598.57SF)
LOT COVERAGE:	BLDGS: 0.450 (312.93SM)	0.367 (255.32SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.726m (35.19')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

FINAL FRONTAGE IMPROVEMENT NEED TO BE FINALIZED AND CONFIRMED AT THE SERVICING AGREEMENT DESIGN PROCESS

### SOUTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (416.53SM) MAX. (334.5SM)	0.480 333.66SM (3591.48SF)
LOT COVERAGE:	BLDGS: 0.450 (308.87SM)	0.370(257.57SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.70m (35.10')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE



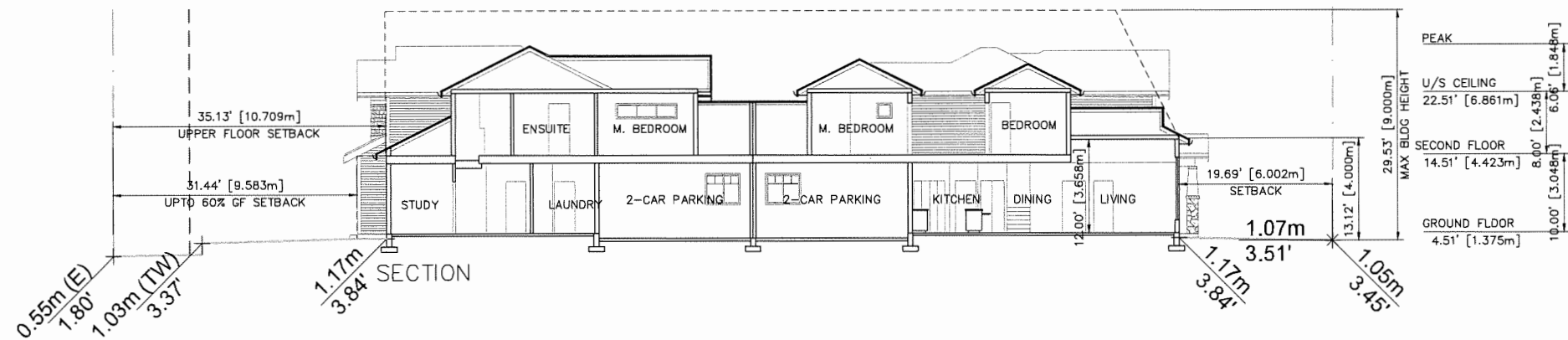
**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 1K7  
Tel: (604) 731-9512 Fax: (604) 731-9308  
Cell: (604) 547-8669 Email: matthew@mc.ca

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No Date Revision

Consultants

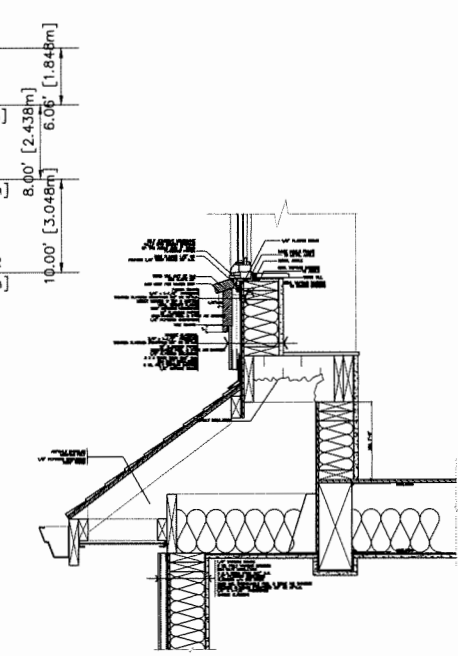


AVERAGE GRADES FOR BUILDING HEIGHT CALCULATION

	NORTH BUILDING	SOUTH BUILDING
NE CORNER	1.17m	1.17m
NW CORNER	1.17m	1.17m
SE CORNER	1.17m	1.17m
SW CORNER	1.17m	1.17m
SITE		
NE CORNER		0.83m
NW CORNER		1.05m
SE CORNER		0.60m
SW CORNER		1.05m
AVERAGE BUILDING GRADE		1.07m
HEIGHT:	8.03m	7.64m

**NOTES:**

- UNITS TO FEATURE AGING-IN-PLACE FEATURES SUCH AS, BUT NOT LIMITED TO:
- LEVER STYLE DOOR HANDLES
- BLOCKING INSTALLED IN WALLS FOR GRAB BARS
- STAIR HANDRAILS



BOX WINDOW DETAIL

Project Title  
**2-DUPLEX DEVELOPMENT**  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
PROJECT DATA

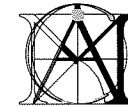
**July 06, 2023**  
**DP23-011608**  
**Plan # 1**

Drawn:  
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Checked:  
MC  
Scale:  
1/8" = 1'-0"  
Project Number:

Revision Date:  
MAY 31, 2023  
Print Date:  
MAY 31, 2023  
Dwg. No.  
**D00**







**MATTHEW CHENG ARCHITECT INC.**

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No Date Revision

Consultants

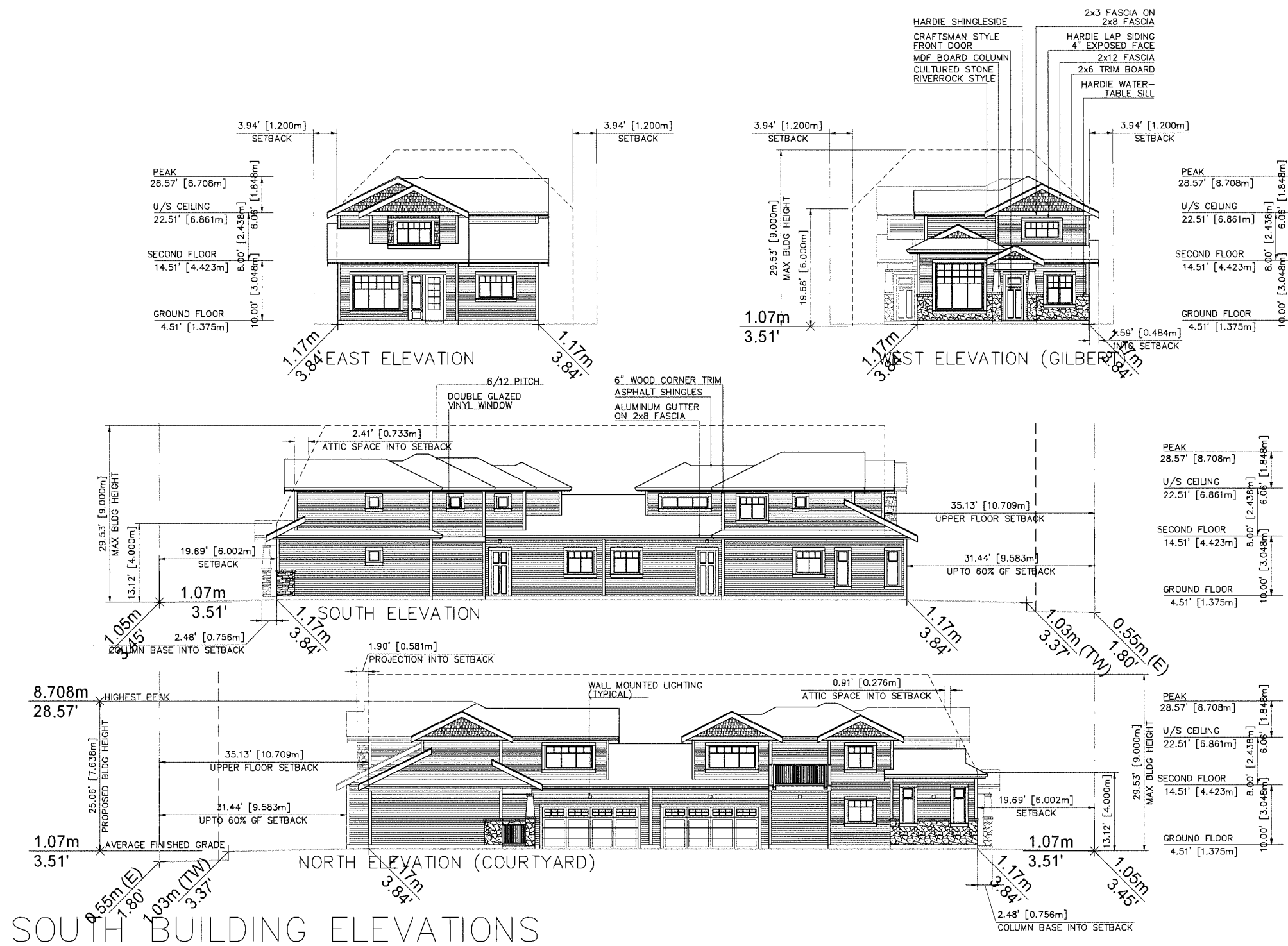
Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
ELEVATIONS

July 06, 2023  
DP23-011608  
Plan # 3

Drawn:  
HC  
Checked:  
MC  
Scale:  
1/8" = 1'-0"  
Project Number:

Revision Date: MAY. 31, 2023 Dwg. No. D03  
Print Date: MAY. 31, 2023



**SOUTH BUILDING ELEVATIONS**



**MATTHEW CHENG ARCHITECT INC.**

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No Date Revision

Consultants

Project Title  
2-DUPLEX DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
ELEVATIONS

July 06, 2023  
DP23-011608  
Plan # 4

Drawn:

MC

Checked:

MC

Scale:

1/8" = 1'-0"

Project Number:

Revision Date:

MAY. 31, 2023

Print Date:

MAY. 31, 2023

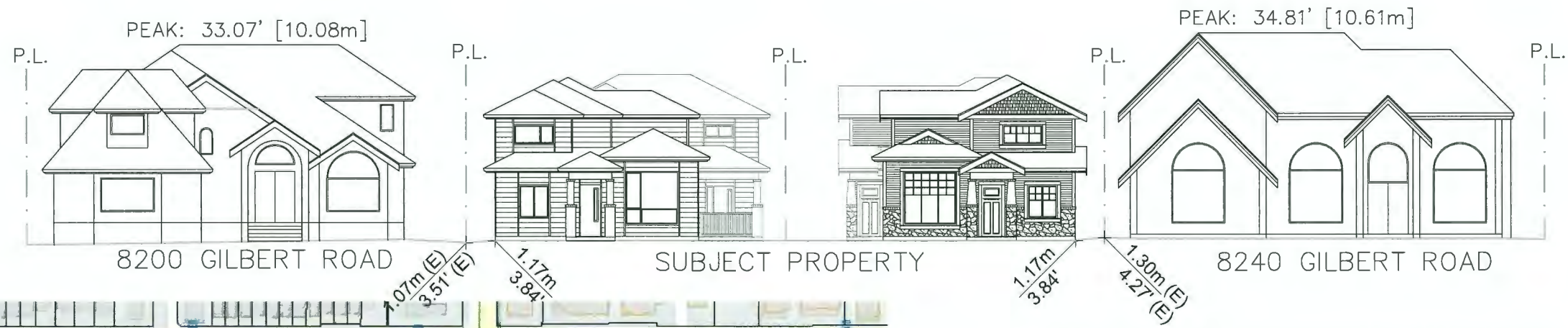
Dwg. No.

D04

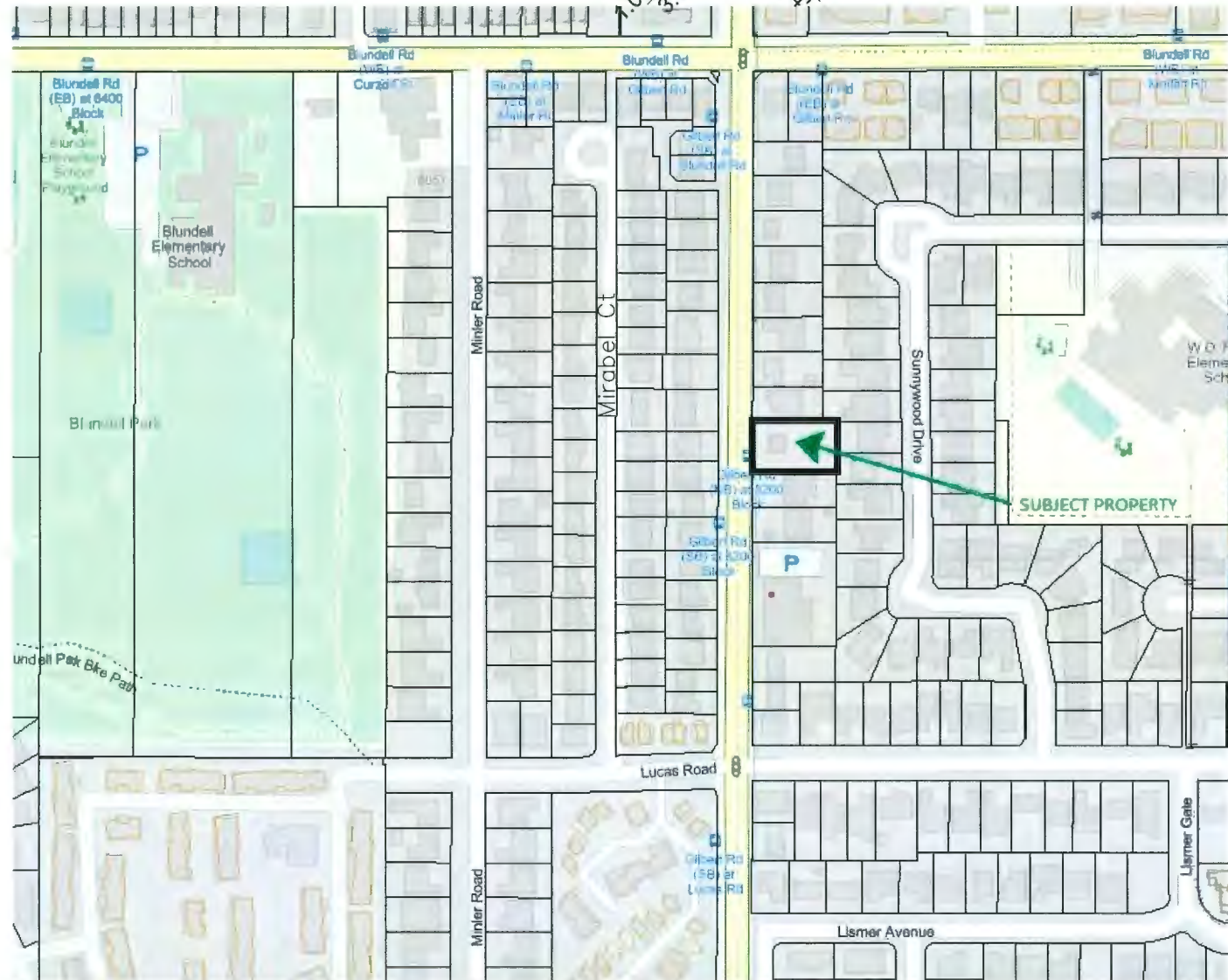


NORTH BUILDING ELEVATIONS

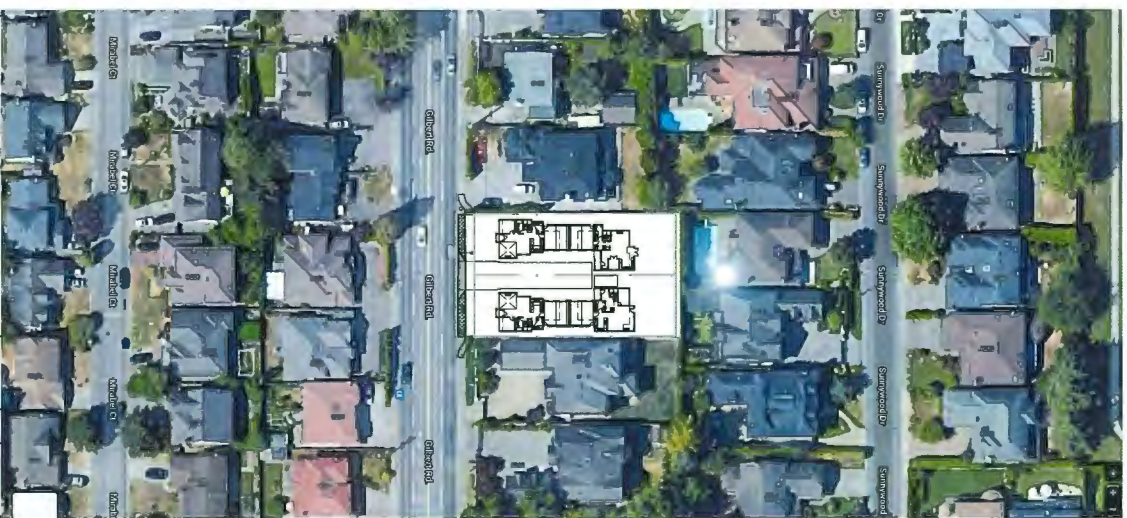




STREETSCAPE ALONG GILBERT ROAD




CONTEXT PLAN



AERIAL PHOTO

July 06, 2023  
 DP23-011608  
 Plan # 5

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>        Unit 202 - 670 EVANS AVENUE        VANCOUVER, BC V6A 3K9        Tel: (604) 731-3813 Fax: (604) 731-3298        Cell: (604) 414-8659 Email: matthew@mcaci.ca</p>	<p>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 IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title        2-DUPLEX DEVELOPMENT        8220 GILBERT ROAD        RICHMOND, B.C.</p>	<p>Sheet Title        STREETSCAPE        CONTEXT PLAN</p>	<p>Drawn:        HC</p>	<p>Revision Date:        MAY. 31, 2023</p>
	<p>Checked:        MC</p>	<p>Print Date:        MAY. 31, 2023</p>						
	<p>Scale:        1/8" = 1'-0"</p>	<p>Dep. No.        D05</p>						
	<p>Project Number:</p>							





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No. Date Revision

Consultants

**COLOR SCHEME  
FOR NORTH BUILDING**



HARDIE ASPYRE  
SHIPLAP  
(PEARL GRAY)



HARDIE ASPYRE  
SHIPLAP  
(GRAY SLATE)



HARDIE ASPYRE  
SHIPLAP  
(EVENING BLUE)



HARDIE ASPYRE  
SHIPLAP  
(COUNTRYLANE RED)



FASCIA,  
GUTTER  
CHARCOAL

DOOR, RAILING  
COLOUMS  
WHITE



CULTURED STONE  
COUNTRY  
LEDGESTONE GINNISON

Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

**COLOR SCHEME  
FOR SOUTH BUILDING**



JAMES HARDIE  
SIDING  
(MOUNTEREY TAUPE)



JAMES HARDIE  
SIDING  
(TIMBERBARK)



JAMES HARDIE  
SIDING, SHINGLE  
(PEARL GRAY)



TRIMS, FASCIA,  
GUTTER, DOOR, RAILING  
(COBBLESTONE)



CULTURED STONE  
COUNTRY  
LEDGESTONE GINNISON

Sheet Title  
SAMPLE BOARD

**July 06, 2023  
DP23-011608  
Plan # 6**

Drawn:  
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Scale:  
N.T.S.  
Project Number:

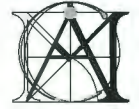
Revision Date: MAY. 31, 2023  
Print Date: MAY. 31, 2023  
Deg. No. **R01**





NORTH LOT

SOUTH LOT



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No	Date	Revision

Consultants

Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
SAMPLE BOARD

**July 06, 2023  
DP23-011608  
Plan # 7**

Drawn:

HC

Checked:

MC

Scale:

NTS

Project Number:

Revision Date:  
MAY. 31, 2023

Print Date:  
MAY. 31, 2023

Draw. No.

**R02**





AUTO COURTYARD FACING EAST



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No	Date	Revision

Consultants

Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
RENDERINGS

**July 06, 2023**  
**DP23-011608**  
**Plan # 8**

Drawn: HC  
Checked: MC  
Scale: NTS  
Project Number:

Revision Date: MAY. 31, 2023	Dep. No. <b>R04</b>
Print Date: MAY. 31, 2023	





AUTO COURTYARD FACING SOUTH



**MATTHEW CHENG ARCHITECT INC.**

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No Date Revision

Consultants

AUTO COURTYARD FACING NORTH



Project Title  
 2-DUPLEX  
 DEVELOPMENT  
 8220 GILBERT ROAD  
 RICHMOND BC

Sheet Title  
 RENDERINGS

**July 06, 2023**  
**DP23-011608**  
**Plan # 9**

Drawn:

HC

Checked:

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Code:

NTS

Project Number:

Revision Date:

MAY. 31, 2023

Print Date:

MAY. 31, 2023

Dep. No.

**R03**

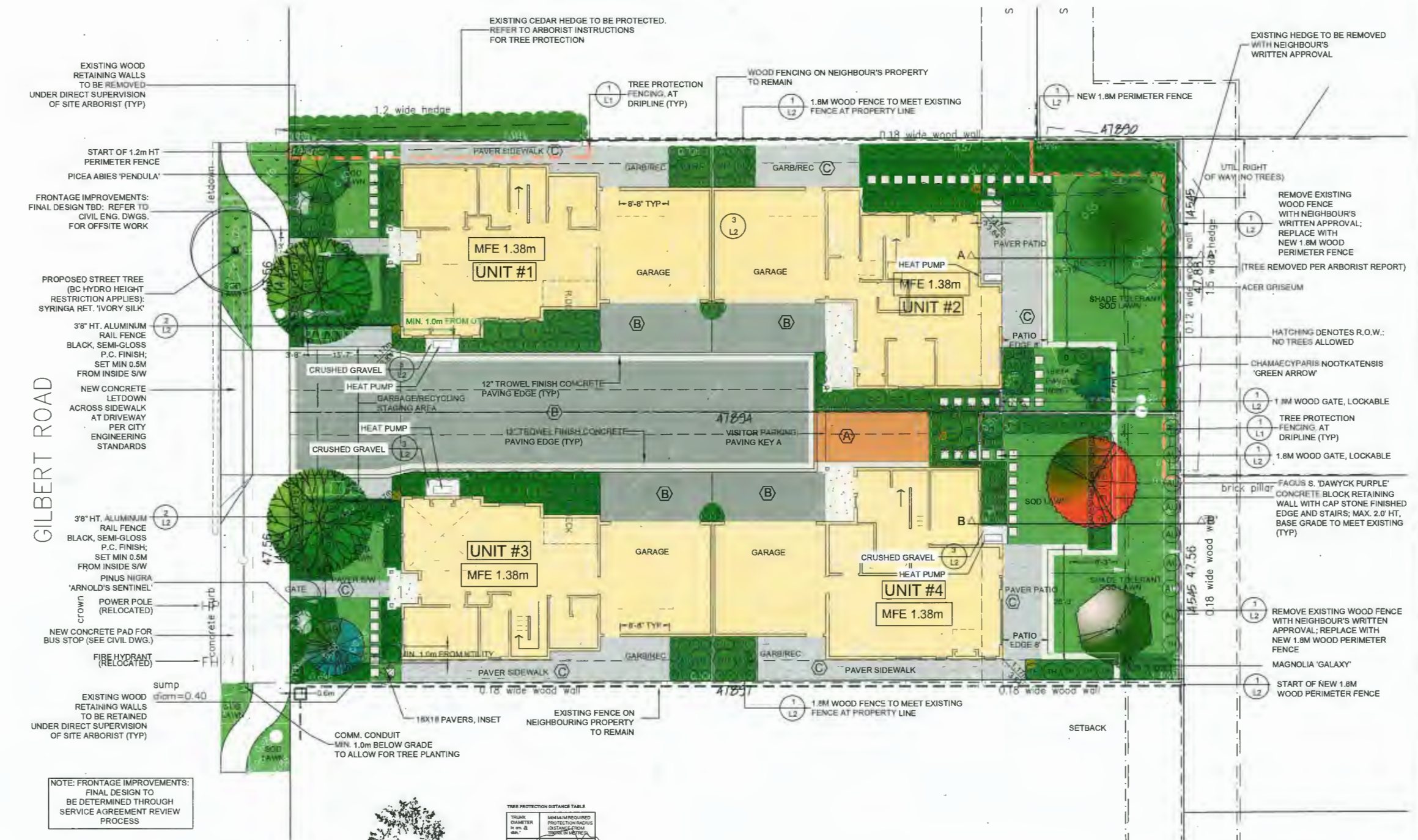


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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0111 ; f. 604 294-0022

SEAL:



GILBERT ROAD

EXISTING WOOD RETAINING WALLS TO BE REMOVED UNDER DIRECT SUPERVISION OF SITE ARBORIST (TYP)

START OF 1.2m HT PERIMETER FENCE

FRONTAGE IMPROVEMENTS: FINAL DESIGN TBD; REFER TO CIVIL ENG. DWGS. FOR OFFSITE WORK

PROPOSED STREET TREE (BC HYDRO HEIGHT RESTRICTION APPLIES): SYRINGA RET. 'IVORY SILK'

3/8" HT. ALUMINUM RAIL FENCE BLACK, SEMI-GLOSS P.C. FINISH; SET MIN 0.5M FROM INSIDE S/W

NEW CONCRETE LETDOWN ACROSS SIDEWALK AT DRIVEWAY PER CITY ENGINEERING STANDARDS

3/8" HT. ALUMINUM RAIL FENCE BLACK, SEMI-GLOSS P.C. FINISH; SET MIN 0.5M FROM INSIDE S/W

PINUS NIGRA 'ARNOLD'S SENTINEL'

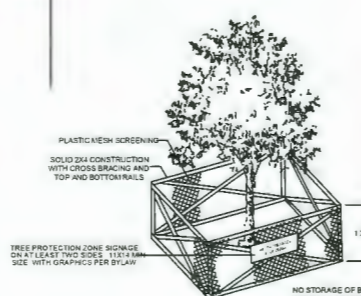
POWER POLE (RELOCATED)

NEW CONCRETE PAD FOR BUS STOP (SEE CIVIL DWG.)

FIRE HYDRANT (RELOCATED)

EXISTING WOOD RETAINING WALLS TO BE RETAINED UNDER DIRECT SUPERVISION OF SITE ARBORIST (TYP)

NOTE: FRONTAGE IMPROVEMENTS: FINAL DESIGN TO BE DETERMINED THROUGH SERVICE AGREEMENT REVIEW PROCESS



TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN IN. @ 4.5'	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK TO FENCE)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

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

NOTES  
1. REFER TO CITY OF RICHMOND TREE PROTECTION BYLAW 887 AND BULLETINS TREE-43 AND TREE-10 FOR FURTHER INFORMATION ON PROTECTION OF EXISTING TREES

1 TREE PROTECTION FENCE SCALE N.T.S.

SITE PLAN  
SCALE 1/8"=1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
7	23.07.23	HEAT PUMP LOCATIONS	BJ
6	23.06.22	REV. PER PLANNING COMMENTS	BJ
5	23.06.20	CIVIL ENG. COORD. COMM. CONDUIT	BJ
4	23.JUN.20	RESUBMISSION PER PLANNING COMMENTS	BJ
3	23.OCT.17	RESUBMISSION PER PLANNING COMMENTS	BJ
2	23.APR.24	GRADING, ARCH PATIO REV.	BJ
1	23.12.04	REV TO SITE PER PLANNING COMMENTS	BJ

CLIENT:  
**July 06, 2023**  
**DP23-011608**  
**Plan # 10**  
WITH: MATTHEW CHENG ARCHITECT

PROJECT:  
**2-DUPLEX DEVELOPMENT**  
8220 GILBERT ROAD  
RICHMOND, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12.12.09 DRAWING NUMBER:  
SCALE: VARIES  
DRAWN: BJ  
DESIGN: BJ  
CHKD: PCM OF 5

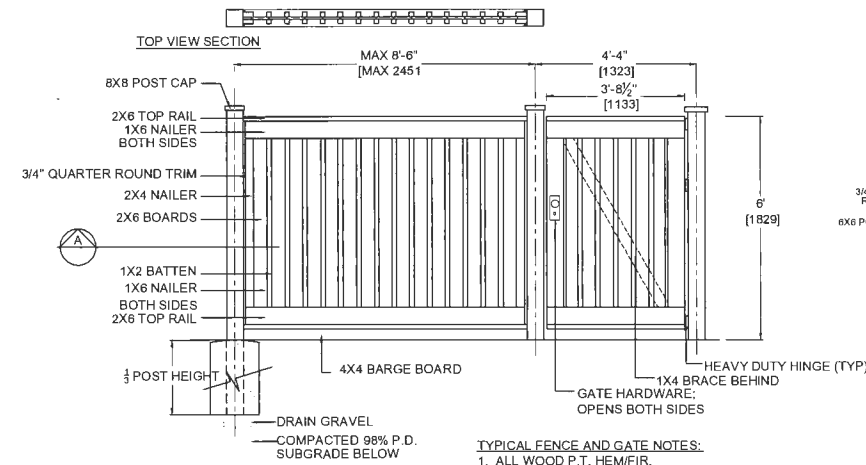
L1

CITY OF RICHMOND DP #23-011608  
201512-BC-2/P

PMG PROJECT NUMBER: 20-152



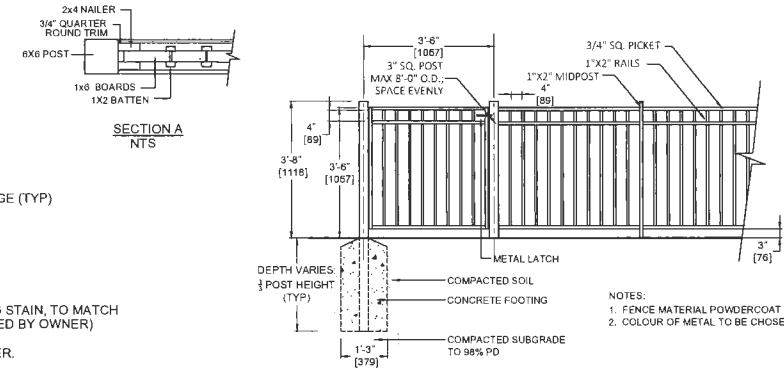
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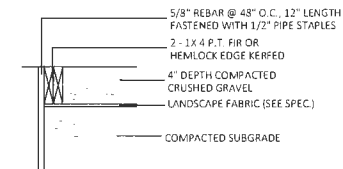
TYPICAL CONCRETE FOOTING

- TYPICAL FENCE AND GATE NOTES:**
1. ALL WOOD P.T. HEM/FIR.
  2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PRE-APPROVED BY OWNER)
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. GATE HARDWARE TO BE PRE-APPROVED BY OWNER.
  5. HARDWARE TO BE HEAVY GAUGE.
  6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

1 1.8M PERIMETER FENCE AND GATE  
SCALE 1/2" = 1'-0"



2 1.1m ALUMINUM FENCE AND GATE  
SCALE 1/2" = 1'-0"



- NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED.
  2. ALL HARDWARE HOT-DIPPED GALVANIZED.

3 CRUSHED GRAVEL  
SCALE NTS

PLANT SCHEDULE		PMG JOB NUMBER: 20-152		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREES</b>				
1	1	ACER GRISEUM	PAPERBARK MAPLE	80CM CAL: 1.8M STD; B&B
1	1	CHAMAECYPARIS NODT. 'GREEN ARROW'	GREEN ARROW FALSECYPRESS	3.5M HT. B&B
1	1	FAGUS SYLVATICA 'DAWYCKII PURPLE'	PURPLE FASTIGIATE BEECH	80CM CAL: 1.8M STD. B&B
1	1	MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	60CM CAL. B&B STD.
1	1	PICEA GLAUCOA 'PENDULA'	WEeping WHITE SPRUCE	3.5M HT. B&B
1	1	PINUS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL PINE	3.5M HT. B&B
2	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	60CM CAL: 1.8M STD. B&B
1	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	60CM CAL: 1.8M STD. B&B
<b>SHRUBS</b>				
AB	4	ABELIA 'ROSE CREEK'	ROSE CREEK ABELIA	#3 POT
AU	28	AUCUBA JAPONICA 'ROZANNE'	ROZANNE AUCUBA	#3 POT; 50CM
B	38	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM LITTLE LEAF BOX	#2 POT; 25CM
DW	70	DAPHNE X ROSSDORFI 'WILHELM SCHACT'	WILHELM SCHACT DAPHNE	#2 POT
H	10	HYDRANGEA M. 'BLUEBIRD'	BLUEBIRD BIGLEAF HYDRANGEA	#3 POT; 80CM
ISK	2	ILEX 'SKY SENTRY'	SKY SENTRY HOLLY	1.0M HT
MA	4	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#3 POT; 50CM
RZ	6	RHOODOENDORON 'HOTIE'	HOTIE RHOODOENDORON	#2 POT; 30CM
RZ	6	RHOODOENDORON 'P.J.M. COMPACTA'	P.J.M. COMPACT RHOODOENDORON	#5 POT
RO	1	ROSA 'NOARTRAM'	CARPET ROSE: PINK	#2 POT; 40CM
YD	12	TAXUS X MEDIA 'DENSIFORMIS'	DWARF ENGLISH YEW	#3 POT; SHEARED
Y	50	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0M HT
TH	28	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT. B&B
D	9	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM
<b>PERENNIAL</b>				
BB	13	HEUCHERA 'BRESSINGHAM BRONZE'	BRESSINGHAM BRONZE CORAL BELLS	#1 POT
L	37	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY-TURF	#1 POT
<b>GC</b>				
X	140	AJUGA REPTANS VARIETIES	CARPET BUGLE (DWARF MIXED VARIETIES)	100CM POT
F	60	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERIES.

\* STREET TREE PROPOSED SPECIES/VARIETY: TO BE CONFIRMED BY CITY OF RICHMOND

**PAVING KEY:**

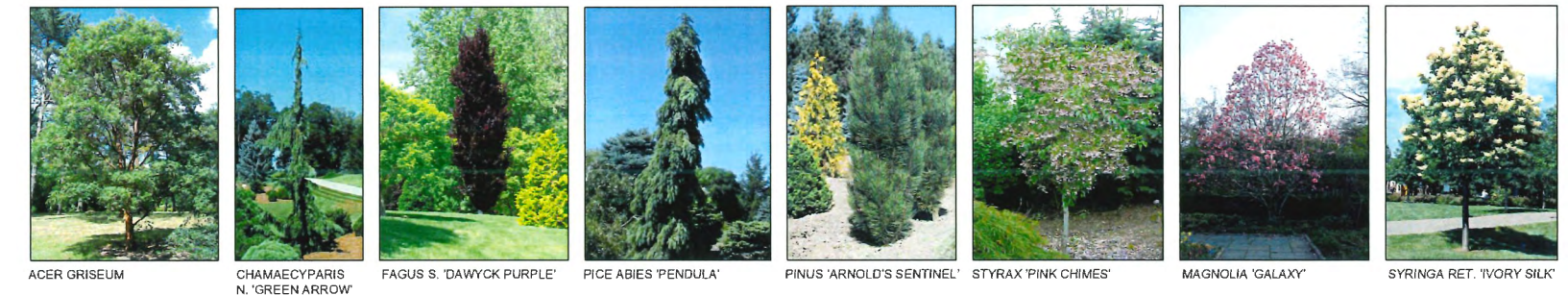
- PATTERN A:**  
AQUAPAVE VENETIAN PAVERS 90mm TH  
ABBOTSFORD BRAND (OR SIMILAR)  
RANDOM ASHLAR PATTERN ALIGNED AT 0 DEG  
SANDALWOOD COLOUR  
PAVERS EDGED WITH SINGLE SOLDIER COURSE AND HIDDEN CONCRETE CURB
- PATTERN B:**  
AQUAPAVE VENETIAN PAVERS 90mm TH  
ABBOTSFORD BRAND (OR SIMILAR)  
RANDOM ASHLAR PATTERN ALIGNED AT 0 DEG  
CHARCOAL COLOUR  
ROAD PAVERS EDGING: 12" WIDE SMOOTH TROWEL FINISH CONCRETE BANDING  
DRIVEWAY EDGING: SINGLE SOLDIER COURSE WITH HIDDEN CONCRETE CURB
- PATTERN C:**  
AQUAPAVE OLD COUNTRY STONE PAVERS 80mm TH  
ABBOTSFORD BRAND (OR SIMILAR)  
RUNNING BOND, RANDOMIZED SIZES  
SHADOW COLOUR 90%: CHARCOAL 10%  
RANDOMIZED COLOUR DISTRIBUTION;  
PROVIDE BLACK ALUMINUM PERMALOCK EDGE TO ALL SIDEWALKS AND PATIOS.



**GENERAL IRRIGATION NOTES:**

1. LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE CONTRACT TO LANDSCAPE INSTALLATION.
2. ALL SOFT LANDSCAPE TO BE IRRIGATED WITH LOW FLOW IRRIGATION TO PLANTER BEDS, AND IN-GROUND SPRINKLER IRRIGATION TO LAWN AREAS.
3. IRRIGATION CONTRACTOR TO PROVIDE AN EFFICIENT DESIGN-BUILD AUTOMATIC SYSTEM TO IABC STANDARDS, WITH MOISTURE SENSORS, AUTOMATIC RAIN GAUGE.
4. SYSTEM ACCESSED WITHIN BUILDING, WITH A MAIN CONTROLLER.
5. REFER TO MECHANICAL AND ELECTRICAL CONSULTANT DRAWINGS FOR COORDINATION & FOR IRRIGATION STUB-OUT LOCATIONS.
6. IRRIGATION PLAN TO MEET OR EXCEED ALL RELEVANT REQUIREMENTS FOR MUNICIPAL APPROVAL.
7. IRRIGATION DESIGN TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.

**PROPOSED TREES**



NO.	DATE	REVISION DESCRIPTION	DR.
7	23.07.05	HEAT PUMP LOCATIONS	BU
6	23.06.22	REV. PER PLANNING COMMENTS	BU
5	23.06.20	CIVIL LINE CORRIDOR CORNER CORRECT	BU
4	23.06.05	RESUBMISSION PER PLANNING COMMENTS	BU
3	22.OCT.21	RESUBMISSION PER PLANNING COMMENTS	BU
2	22.APR.20	GRADING ARCH FILING REV	BU
1	21.12.05	REV TO SITE PER PLANNING COMMENTS	BU

CLIENT:  
**July 06, 2023**  
**DP23-011608**  
**Plan # 11**

WITH: MATTHEW CHENG ARCHITECT

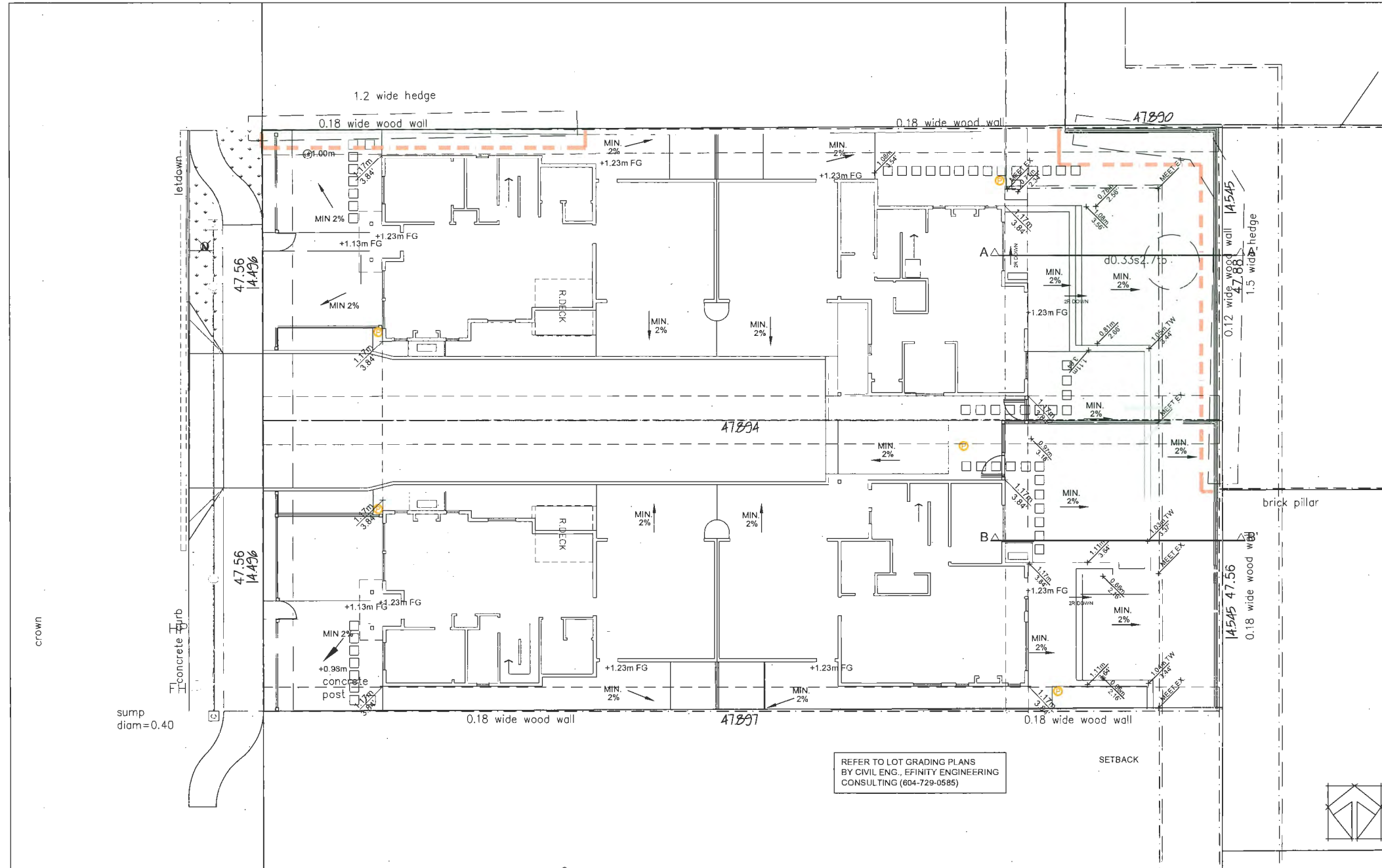
PROJECT:  
**2-DUPLEX DEVELOPMENT**

**8220 GILBERT ROAD**  
**RICHMOND, BC**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 12.12.09 DRAWING NUMBER:  
SCALE: VARIES  
DRAWN: BU  
DESIGN: BU  
CHKD: PCM OF 5

**L2**



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	23.07.05	HEAT PUMP LOCATIONS	BJ
6	23.06.22	REV PER PLANNING COMMENTS	BJ
5	23.06.20	CIVIL ENG. COORD. COMING CONSULT	BJ
4	23.06.20	RESUBMISSION PER PLANNING COMMENTS	BJ
3	22.10.21	RESUBMISSION PER PLANNING COMMENTS	BJ
2	22.09.24	GRADING, ARCH PAINTED REV.	BJ
1	21.12.05	REV TO SITE PER PLANNING COMMENTS	BJ

CLIENT:

**July 06, 2023**  
**DP23-011608**  
**Plan # 12**

WITH: MATTHEW CHENG ARCHITECT

PROJECT:

**2-DUPLEX DEVELOPMENT**

**8220 GILBERT ROAD  
RICHMOND, BC**

DRAWING TITLE:

**GRADING PLAN  
& LIGHTING PLAN**

DATE: 12.12.09 DRAWING NUMBER:

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

DRAWN: BJ

DESIGN:

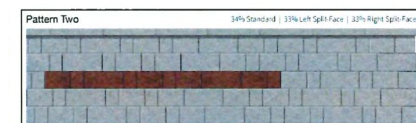
CHKD: PCM

OF 5

PMG PROJECT NUMBER:

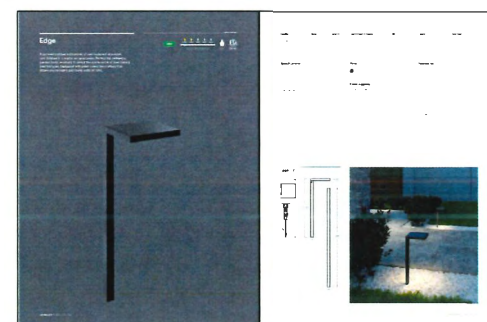
20-152

**REAR YARD RETAINING WALLS & STAIRS**



REAR YARD GARDEN RETAINING WALLS AND STAIRS:  
PISA ONESTONE CONCRETE BLOCKS  
ABBOTSFORD BRAND (OR SIMILAR)  
PATTERN 2, GRANITE COLOUR  
INSTALLED PER MANUFACTURER'S SPECIFICATIONS

**LANDSCAPE LIGHTING KEY**

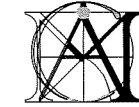


**P** PATH LIGHT  
DALI EDGE LIGHT (MODEL LSQP-CC-BK)





\*NOTE: EACH PARKING SPACE TO BE PREWIRED FOR FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING



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No Date Revision

Consultants

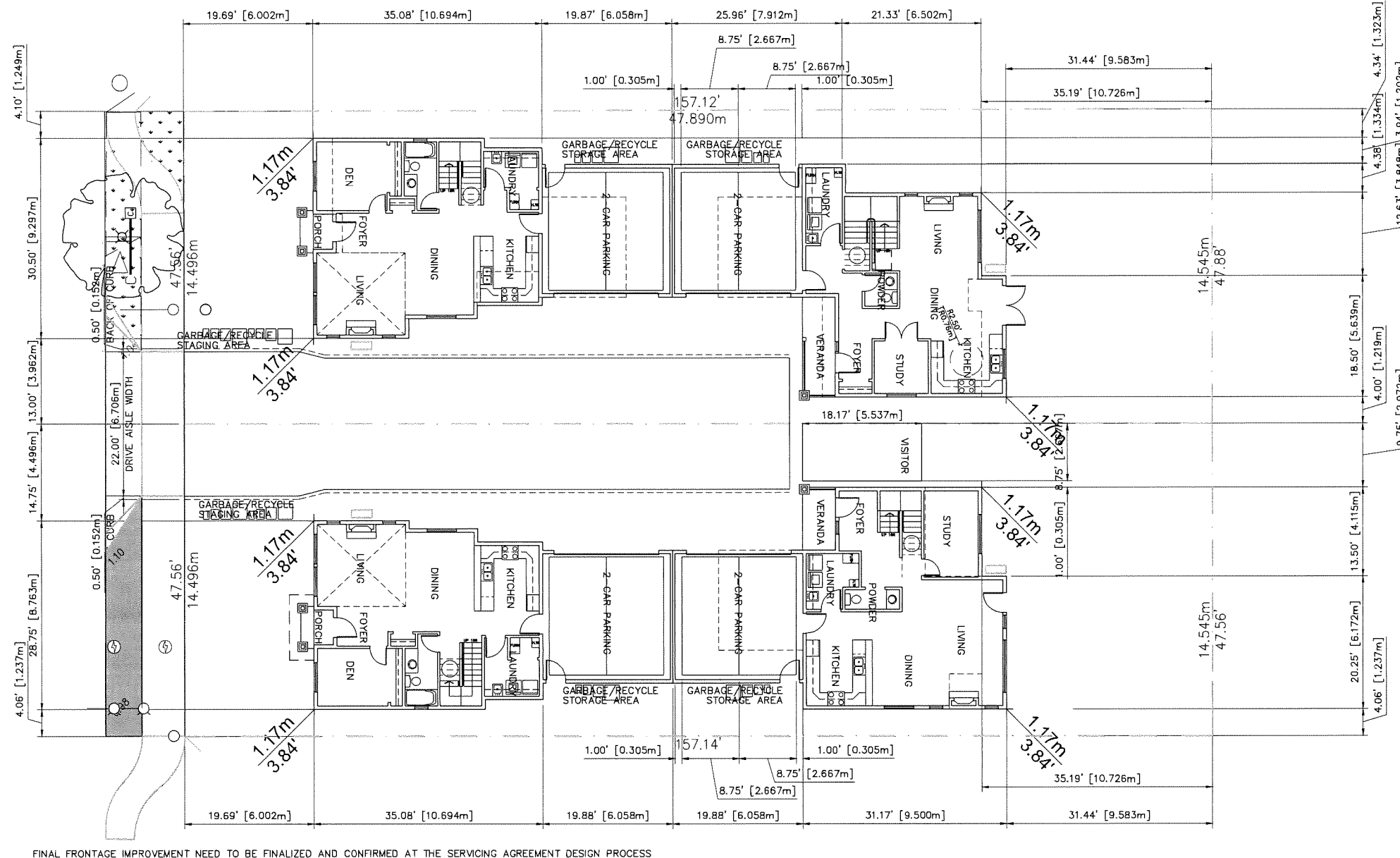
Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
SITE PLAN  
GROUND FLOOR PLAN

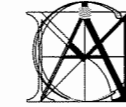
July 06, 2023  
DP23-011608  
Reference Plan

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MC  
Scale:  
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Project Number:

Revision Date: MAY. 31, 2023 Dwg. No. D01  
Print Date: MAY. 31, 2023



GROUND FLOOR/SITE PLAN



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No Date Revision

Consultants

Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
SITE PLAN  
SECOND FLOOR PLAN

July 06, 2023  
DP23-011608  
Reference Plan

Drawn:

HC

Checked:

MC

Scale:

1/8" = 1'-0"

Project Number:

Revision Date:

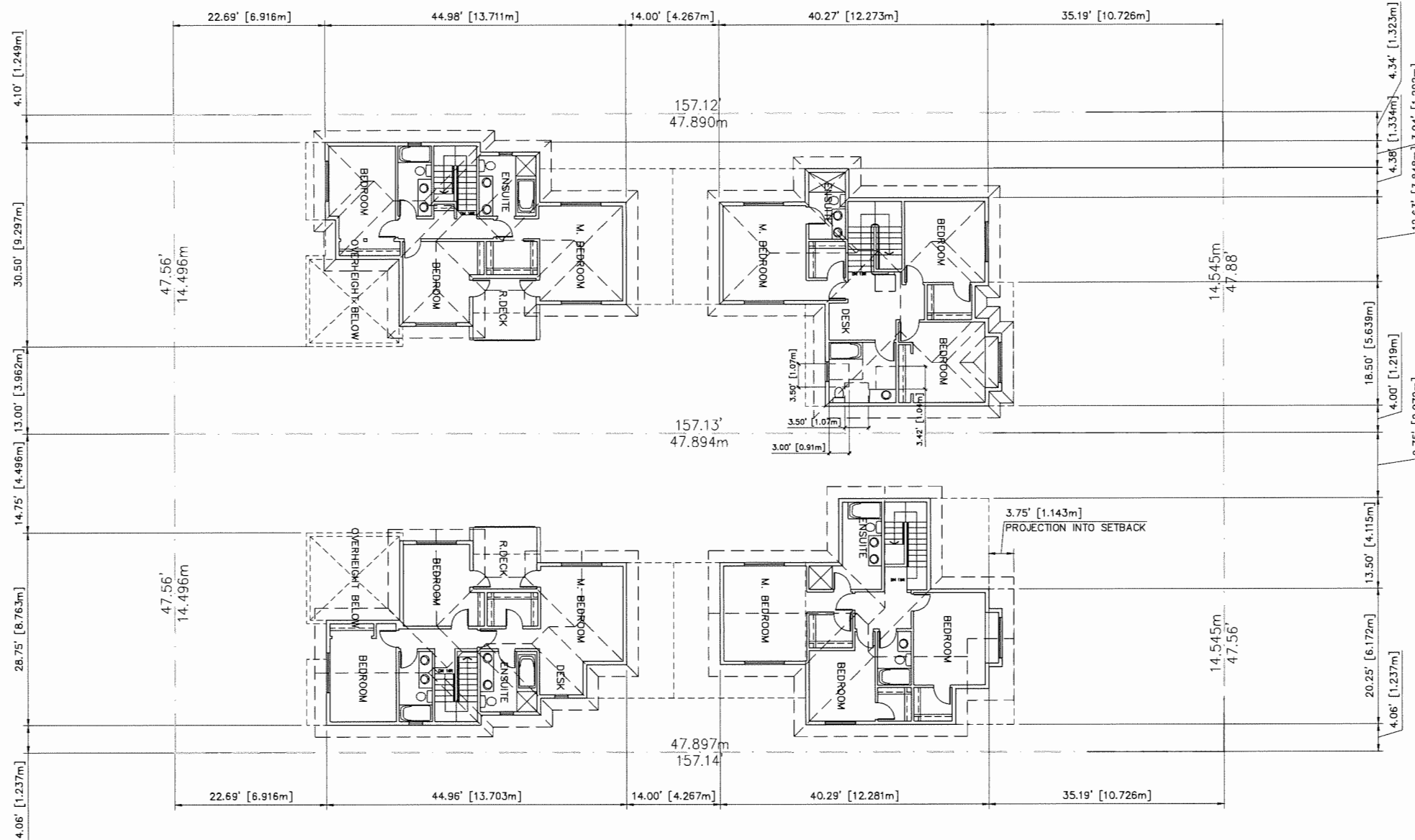
MAY, 31, 2023

Print Date:

MAY, 31, 2023

Dwg. No.

D02



SECOND FLOOR/SITE PLAN

CONVERTIBLE UNIT GUIDELINES:

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 LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
- PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
- LEVER-TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION

- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

HALLWAYS

- MIN. 900 MM WIDTH.

GARAGE

- MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
- ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.

BATHROOM (MIN. 1)

- TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
- WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
- CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).

KITCHEN

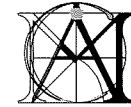
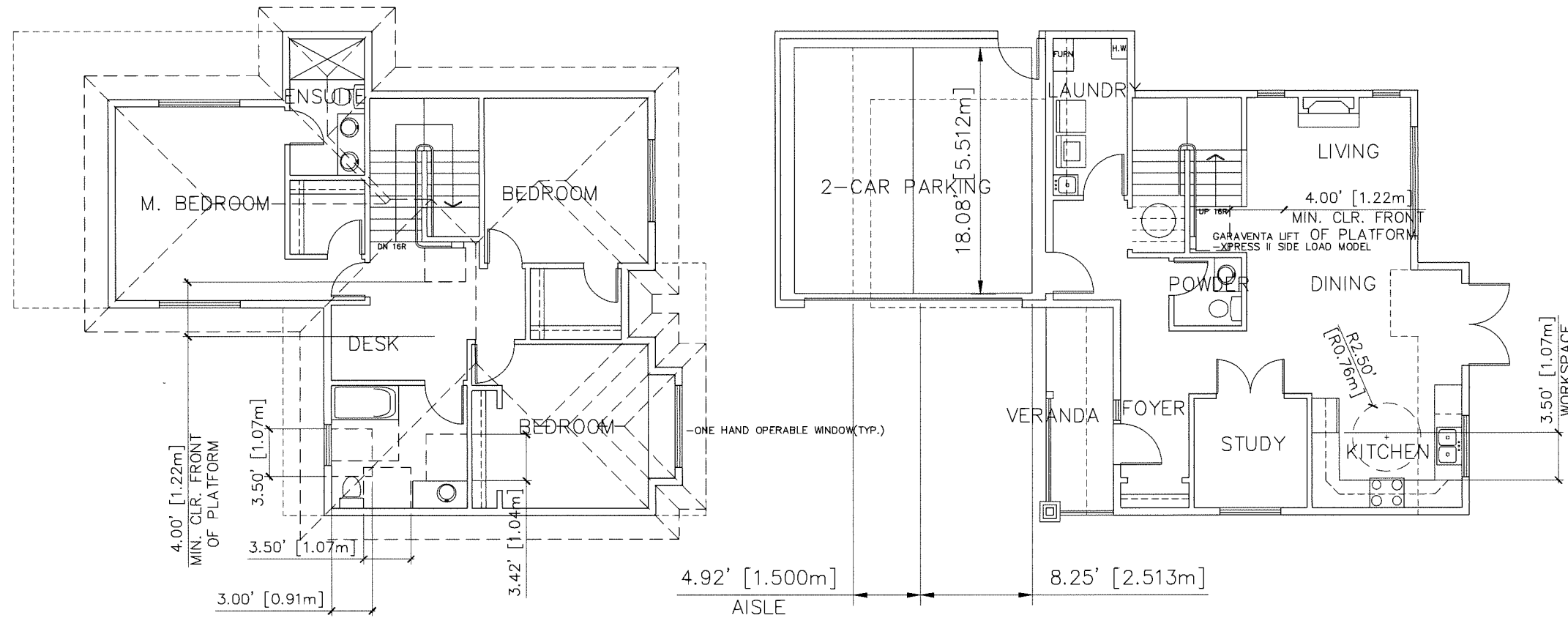
- CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
- 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

WINDOWS

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

OUTLETS & SWITCHES

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



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No	Date	Revision

Consultants

Project Title  
2-DUPLEX DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

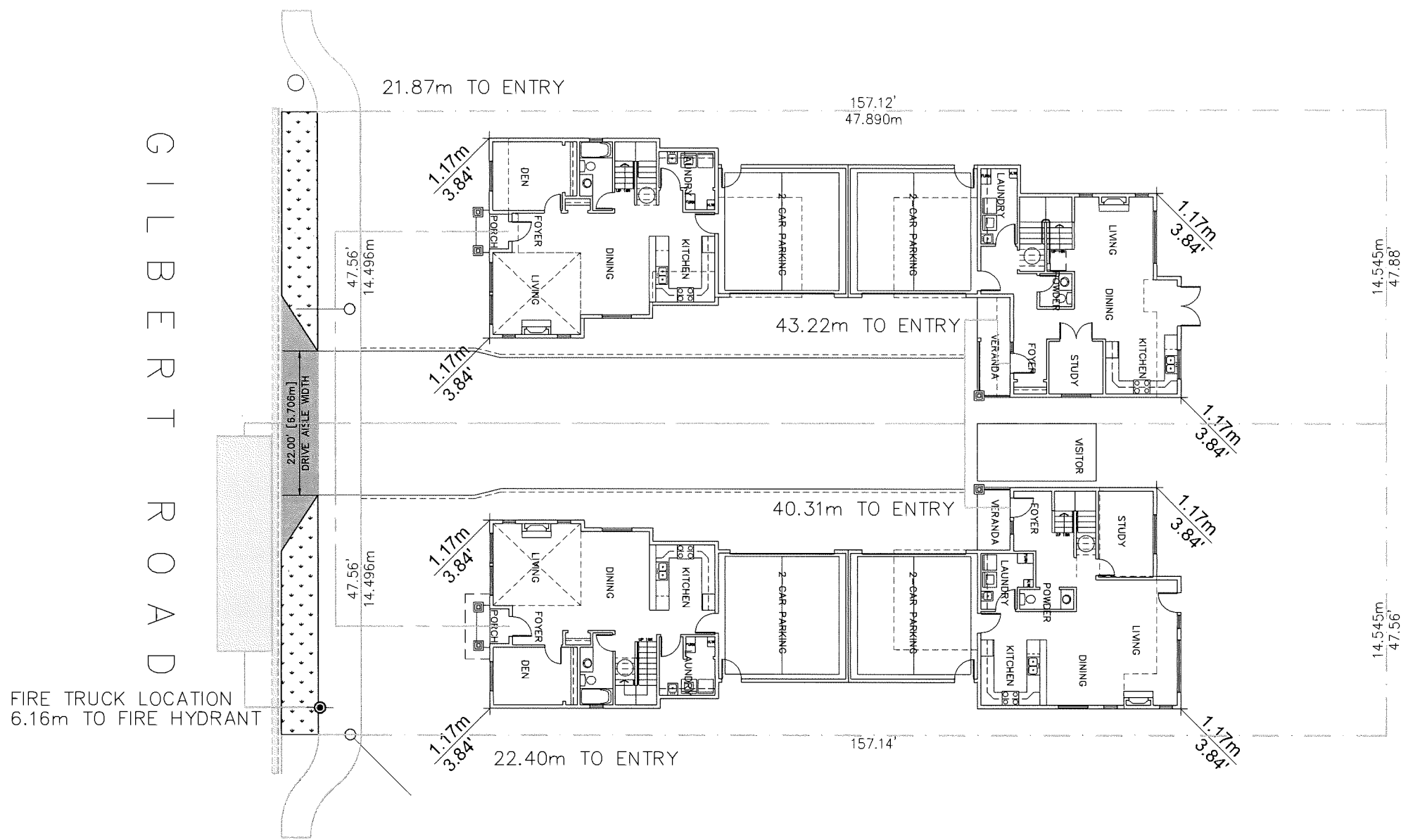
Sheet Title  
CONVERTIBLE UNIT PLAN

July 06, 2023  
DP23-011608  
Reference Plan

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Checked: MC  
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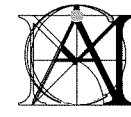
Revision Date: MAY, 31, 2023  
Print Date: MAY, 31, 2023  
Dep. No. D07

GILBERT ROAD



FIRE TRUCK LOCATION  
6.16m TO FIRE HYDRANT

FIRE ACCESS PLAN



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No Date Revision

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Project Title  
2-DUPLEX  
DEVELOPMENT  
8220 GILBERT ROAD  
RICHMOND BC

Sheet Title  
FIRE ACCESS PLAN  
GROUND FLOOR PLAN

**July 06, 2023**  
**DP23-011608**  
**Reference Plan**

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1/8" = 1'-0"  
Project Number:

Revision Date: MAY. 31, 2023	Dwg. No. <b>D06</b>
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