



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: April 14, 2011
File: DP 07-381317
Re: Application by Matthew Cheng Architects Inc. for a Development Permit at
8391, 8411 and 8471 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architects Inc. has applied to the City of Richmond for permission to develop 15 townhouses at 8391, 8411 and 8471 Williams Road. This site is being rezoned from Single Detached (RS1/E) to Medium Density Townhouses (RTM1) for this project under Bylaw 8234 (RZ 04-287969; 8391 and 8411 Williams Road) and Bylaw 8661 (RZ 08-434086; 8471 Williams Road). The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)".

The site is currently vacant. Infrastructure improvements were secured through the rezoning and will be constructed through the required Servicing Agreement (SA 08-438218). Works include but may not be limited to, upgrades to the existing storm system as determined by the approved capacity analysis. No frontage beautification works are required.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, existing single-family dwellings on lots zoned Single Detached (RS1/B) and Single Detached (RS1/E);
- To the east, existing single-family dwellings on lots zoned Single Detached (RS1/E); it is noted that the second and third lots to the east (8511 and 8531 Williams Road) are included in an active rezoning application (RZ 08-414049 & DP 09-466065) to permit a 10-unit townhouse development;
- To the south, across Williams Road, existing church zoned Assembly (ASY); and
- To the west, existing single-family lot zoned Single Detached (RS1/E) at the corner of Williams Road and Piggott Drive.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of 8391 and 8411 Williams Road (RZ 04-287969) was held on May 22, 2007. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern associated with the density proposed.

The proposed zoning (RTM1 with a maximum density of 0.7 FAR) and the proposed density (0.63 FAR) complies with the site's "Low-Density Residential" land use designation in the Official Community Plan (OCP). The subject site is within an area identified by the Arterial Road Redevelopment Policy that includes provisions for the consideration of multiple family development within proximity to a Neighbourhood Service Centre and/or a City Community Centre.

2. Concern associated with the additional vehicle traffic anticipated in association with the proposal.

Staff's review of the development proposal concludes that, based on consideration of the scale of the proposed development, the traffic volume expected to be generated by the site is not significant relative to the through traffic already on Williams Road. Vehicles on Pigott Drive are not expected to experience any increased delays accessing Williams Road.

3. Concern that development will impact drainage patterns within the neighbourhood.

Development is required to manage on-site drainage to ensure there is no negative impact on adjacent properties.

4. Concern that the development will erect tall divisive fencing and that the character of the development will not complement the existing single-family pattern of the block.

Proposed fence along the rear property line is at 1.8 m (6 ft.), which is in compliance with the Zoning Bylaw. The buildings have been designed with consideration of the adjacent single-family dwellings. The buildings proposed on the northern portion of the site are limited to two (2) storeys; and the end units of the buildings located adjacent to Williams Road are stepped down to 2½ storeys to minimize impact on the adjacent single-family dwellings.

The Public Hearing for the rezoning of 8471 Williams Road (RZ 08-434086) was held on November 15, 2010. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern that the location of the garbage and recycling enclosure is too close (3.3 m) to the adjacent properties.

The garbage and recycling area is relocated to against the front building adjacent to the temporary entry driveway. It is now 7.2 m from the east property line.

2. Concern that the side yard setback is being requested adjacent to an existing single-family development to the west.

The required 3.0 m side yard setback is maintained to provide a better interface with the existing single-family home to the west.

3. Concern that tandem parking stalls are being proposed and their conversion into habitable space.

The proposed number of tandem parking stalls is reduced from 20 stalls to 16 stalls. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space was secured at rezoning.

4. Concern that number of visitor parking stalls is not enough.

The proposed number of visitor parking stalls is in compliance to the Zoning Bylaw.

5. Concern that the proposed townhouse units and landscaping would prevent sunshine from reaching the backyard of the adjacent single-family lots to the north.

The proposed rear yard setback of 6.4 m for the two-storey townhouse units at the back of the site exceeds the rear yard setback requirement under the current single-family zoning (6.0 m for a 2.5 storey high building). The proposed 1.8 m (6 ft.) high fence along the rear property line complies with the fence height restriction for residential property (including single-family and multiple-family developments). No new trees are proposed within 3 m of the rear property line.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Medium Density Townhouses (RTM1) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space was secured at rezoning.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel (ADP) for review on November 17, 2010, but the Panel had some reservations over some design elements of the proposal and asked the applicant to modify and return to ADP for further review. The project was once again presented to ADP for review on February 23, 2011 and the Panel supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 23, 2011 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site. The proposed density has been reduced significantly (0.63 vs. 0.70 FAR as permitted under the RTM1 zone) in order to address the adjacency issues.
- The three-storey units proposed on-site are centrally located. All end units in the front buildings adjacent to the neighbouring single-family house to the west, as well as adjacent to the entry driveway have been stepped down from three (3) storeys to 2½ storeys.
- Although the 2½ storey design is not necessarily lower in overall building height, it ensures a greater separation between adjacent properties and the third level of the proposed front buildings.

The proposed setbacks from the east and west property line to the third level of the front buildings are 10.6 m and 4.8 m respectively.

- Two-storey units are also proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setback of 6.4 m exceeds the requirements of the RTM1 zone (3.0 m) and the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east and west are expected to be redeveloped in the future. A conceptual development drawing is on file.

Urban Design and Site Planning

- Vehicle access is provided through a temporary driveway access to Williams Road and an internal east-west running drive aisle. Future permanent access to Piggott Road will be provided through an access easement on the future development site to the west. A cash contribution in the amount of \$5,500 for the removal of the temporary driveway on Williams Road and re-instating continuity of the sidewalk was secured at rezoning.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The arrangement is accepted as an interim arrangement as trucks will be able to turn on-site at the time adjacent properties to the east redevelop. An access easement in favour of the adjacent property to the east was secured at rezoning.
- The layout of the townhouse units is organized around one (1) east-west drive aisle providing access to all unit garages.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in eight (8) of the street fronting units. A covenant was secured at rezoning to prohibit the conversion of tandem parking area into habitable space.
- A total of three (3) visitor parking spaces are provided, including one (1) accessible parking space.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The main outdoor amenity is proposed at the northwest corner of the site; it includes children's play equipment, which is located adjacent to outdoor benches that create an opportunity for passive surveillance of the outdoor amenity area. Additional outdoor amenity space may be provided at the southeast corner of the site once the temporary entry driveway off Williams Road is no longer warranted.
- Due to the small size of future developable area of 8371 Williams Road, the outdoor amenity space, as well as the garbage/recycling facilities at the subject site will be shared by the subject development and future development at 8371 Williams Road. A cross-access easement/agreement was secured at rezoning to facilitate this arrangement.

Architectural Form and Character

- A appropriate pedestrian scale is provided along the public street and internal drive aisle with the inclusion of variation in building height, roof form variety, entry porches, balconies, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- The apparent scale of the proposed front buildings is reduced through architectural design and detailing, which includes establishing a residential scale through articulation of the building façade by introducing projections, recesses, individual entrances, decorative supporting columns, bay windows, and varying building heights.

- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, and planting islands.
- The proposed building materials (face brick, Hardie siding, Hardie board, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along Williams Road.
- One (1) convertible unit has been incorporated into the design. Accessibility features that allow for aging in place have also been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- An Arborist's Report was submitted in support of the application. The report confirms that an under-sized (16 cm dbh) Florida Dogwood tree is found at the southeast corner of the site. The applicant has agreed to relocate this tree to the southwest corner of the development site. A proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree was secured at rezoning to facilitate this arrangement.
- Seven (7) bylaw-size trees were noted on-site and six (6) of them were identified for removal at rezoning stage due to the poor condition. 12 replacement trees are required.
- After the rezoning application for the development proposal achieved Third Reading, three (3) Tree Permits were issued to allow for the removal of all of the six (6) bylaw-sized trees identified for removal, due to impeding of building demolition.
- The applicant has committed to the protection of one (1) bylaw-sized tree located at the northwest corner of the site adjacent to proposed Unit #115. Tree protection fencing on-site around the driplines of this tree will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- Five (5) conifer and 24 deciduous trees are proposed on-site, which exceeds the 2:1 replacement ratio required by the Official Community Plan (OCP). Hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low aluminum fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- Each townhouse unit has an individual landscaped yard with a grade level permeable interlocking paver patio.
- The lot coverage for landscaping with live plant material is 33.3%. Permeable interlocking pavers are proposed on the entire driveway to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 52.6%.
- Indoor amenity space is not proposed on-site. A \$15,000 cash-in-lieu contribution was provided as a condition of rezoning approvals (RZ 04-287969 and RZ 08-434086).

Crime Prevention Through Environmental Design

- Natural access control and territoriality are achieved by the single vehicle access point into the site, clearly defined pedestrian pathways to unit entries, and through low fencing and shrubs along the street frontage.
- Pot lighting is proposed at each main unit entry as well as at the secondary entries.

Sustainability

- The applicant proposes the following approaches to address sustainability:
 - Hardie products, which contain 10% post-industrial or pre-consumer recycled content, are used as primary cladding materials. This cladding material is more durable and reduces future maintenance and repair costs.
 - Permeable pavers for the patios and the driveway are used in the project to allow for maximum storm water infiltration potential.
 - Lighting level will be appropriate to create no light pollution to surrounding areas.
 - Planting generally has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and year-round interest.
 - The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
 - Construction techniques during the development phase will be employed to keep the air quality as high as possible.
 - A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc. and will be delivered to an appropriate transfer station for recycle.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$56,222 (based on total floor area of 28,111 ft²); and
- Submission of a contract with a certified arborist to oversee on-site works conducted on the subject site within the tree protection zones is required. The contract should include provisions for completion of a post-impact assessment report to be reviewed by the City.

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

- The applicant is required to 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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 07-381317

Attachment 1

Address: 8391, 8411 and 8471 Williams Road

Applicant: Matthew Cheng Architects Inc.

Owner: 0896280 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 2,611.5 m²

Floor Area Net: 1,803 m²

	Existing	Proposed
Site Area:	2,847.14 m ² (30,646.45 ft ²)	No Change
Land Uses:	Single-Family Residential	Townhouse Residential
OCP Designation:	Low Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM1)
Number of Units:	3 units on 3 lots	15 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.63	none permitted
Lot Coverage - Buildings:	Max. 40%	39.9%	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	46.5%	none
Lot Coverage – Landscaping with Live Plant Materials:	Min. 30%	33.3%	none
Setback – Front Yard:	Min. 6.0 m	6.4 m	none
Setback – Side Yard (East):	Min. 3.0 m	4.4 m	none
Setback – Side Yard (West):	Min. 3.0 m	3.1 m	none
Setback – Rear Yard:	Min. 3.0 m	6.4 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.3 m	none
Lot Size:	min. 30 m wide x 35 m deep	68.86 m (widest part) x 45.72 m deep	none
Off-street Parking Spaces – Residential (standard):	2.0 spaces x 15 units = 30 spaces	30 spaces	none
Off-street Parking Spaces – Residential (small):	not permitted	0	none
Off-street Parking Spaces – Visitor	0.2 spaces x 15 units = 3 spaces	3 spaces	none
Off-street Parking Spaces – Accessible:	2% x 3 spaces = 1 space	1 space	none
Total off-street Spaces:	33 spaces	33 spaces	none

Tandem Parking Spaces	not permitted	16 spaces	Variance Requested
Bicycle Parking Space - Class-1	1.25 spaces x 15 units = 19 spaces	20 spaces	none
Bicycle Parking Space – Class-2	0.2 spaces x 15 units = 3 spaces	3 spaces	none
Amenity Space – Indoor:	Min. 70 m ²	Cash in lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 15 units = 90 m ²	108.1 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, February 23, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- pleased to see the changes the applicant has made to address the Panel's comments in the previous presentation;

Noted

- good to see the columns and other items being revised; consider public art in the project;

Noted. Public art could be incorporate into the fence design.

- addition of the columns to form entry porch is successful;

Noted

- third level of Buildings A and B look like add-ons; continuous roof on second level seem clunky; can be streamlined to achieve the goal of the architect as mentioned in his presentation;

The continuous roof on the second level further reduces the overall massing of the building.

- temporary vehicular access to the site will be converted to amenity space in the future; design development is needed to make the present garbage and recycling area useful;

A revised design for future amenity area at the temporary driveway is now shown according to the ADP comments. This shall include a wide walkway along the garbage area and a turn around facility along the internal drive aisle. The rest of the area is landscaped with trees, shrubs and flowering groundcovers. Grass area initially proposed is now eliminated.

- two five-plexes create a rhythmic play along the street; strong character of individual entries with stronger posts;

Noted

- choice of materials and addition of items have improved the project; massing and rooflines are now better; drop at the shoulders works; a much improved project;

Noted

- consider converting into private yards the common grass area (as part of the patios) on the north side of the project; will be more beneficial to the project from a marketing point of view;

Fence and gates are provided to separate grass area between each unit.

- consider natural treatment of the outdoor amenity area where children can run around and discover things; create a more relaxed and less formal amenity area; integrate the bicycle parking and the mail box area and provide shelter; can serve as meeting place for parents;

The outdoor amenity space is surrounded by a layer of landscaping at three sides with bollard separating the space and the drive aisle. The space is divided into two parts; the children play area with benches and trellis unit and grass area. The covered mailbox and bike stalls are placed at the east to allow for maximum grass area. It is a relaxing configuration where parents can sit either on the bench or on the grass while children can run around in the play zone and grass area. The outdoor amenity area is designed to the needs of the development to allow for a clean, simple and easy to maintain layout. Since this is a townhouse development and all units are provided with generous outdoor space with patio and gardens for their own use and needs, the amenity space can be simplified to prevent future maintenance problems. Therefore, all design treatment are kept simple and in a straight forward manner.

- consider alternative treatment of the area in the southernmost part of the temporary access when it will be converted into an amenity area in the future; consider converting it to an agricultural area where people can plant and not just a grass area;

A revised design for future amenity area at the temporary driveway is now shown according to the ADP comments. This shall include a wide walkway along the garbage area and a turn around facility along the internal drive aisle. The rest of the area is landscaped with trees, shrubs and flowering groundcovers. Grass area initially proposed is now eliminated.

The suggestion given by ADP panel was considered however, we do not see the need of converting such area to an agricultural garden plot. Because this is a townhouse development and there are plenty of garden areas available within individual owners' private gardens. The way it is proposed is cleaner looking and easy to maintain.

- nice improvement particularly with the elevation on the street;

Noted.

- suggest that all avenues are considered to introduce a separate sidewalk and boulevard treatment with street trees; will help to create a more pedestrian-friendly frontage along Williams Road;

The condition has to be determined by the city planning.

- create a layered experience along the frontage; integrate layers of landscape treatments, i.e. groundcover, wall, fences, low hedges;

Layer of low hedges, fence, shrubs, trees and grass are provided along the frontage.

- consider integrated approach to the amenity zone; provide weather protection for mailboxes; consider efficiency in the use of spaces; and

Weather protection is provided for mailbox. The outdoor amenity space is surrounded by a layer of landscaping at three sides with bollard separating the space and the drive aisle. The bench and trellis unit on the west side and the functional bike stalls and covered mailbox at east side create a large and centralized play ground with grass area and the play equipment zone.

- well-presented project; appreciate the changes that are being proposed.

Noted.

Panel Decision

It was moved and seconded

That DP 07-381317 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including a key item highlighted below:

- *design development to landscaping treatment along Williams Road to maximize the buffering effect.*

Landscaping buffer is created by having layers of low hedges, fence, shrubs, trees and grass are provided before the patio and entry along the frontage.



City of Richmond
Planning and Development Department

Development Permit

No. DP 07-381317

To the Holder: MATTHEW CHENG ARCHITECTS INC.
Property Address: 8391, 8411 AND 8471 WILLIAMS ROAD
Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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 allow tandem parking spaces in eight (8) of the 15 townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$56,222 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 07-381317

To the Holder: MATTHEW CHENG ARCHITECTS INC.

Property Address: 8391, 8411 AND 8471 WILLIAMS ROAD

Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



PIGOTT DR

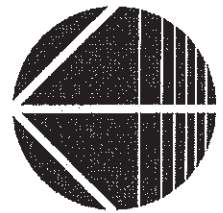
WILLIAMS RD

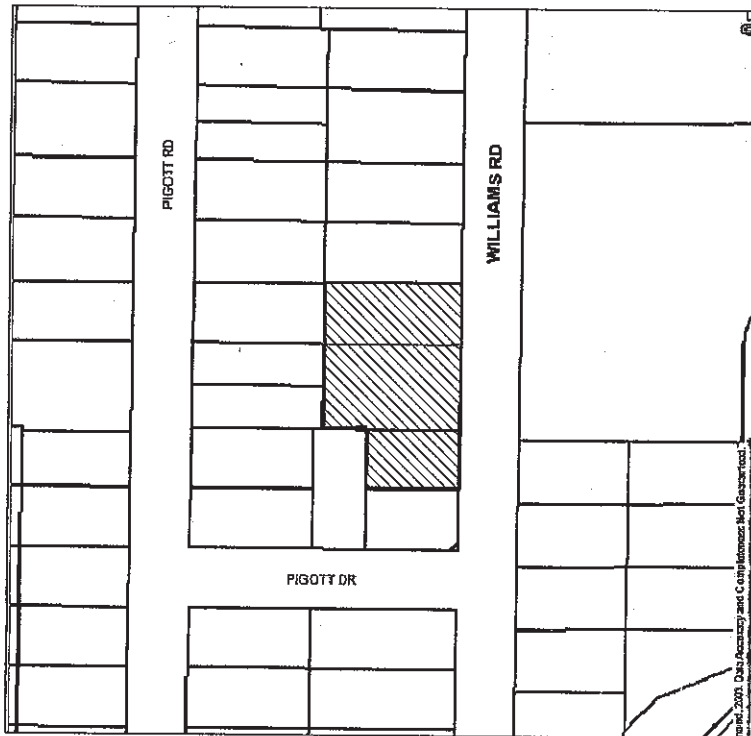
DP 07-381317 SCHEDULE "A"

Original Date: 08/03/07

Revision Date:

Note: Dimensions are in METRES





PLAN # 1 APR 14 2011
DP 07381317



MATTHEW CHENG
ARCHITECT INC.

440 302-6265 31/2 AND AVENUE
A/MCO/PAUL BC N/A 2K9
440 (800) 773-3823 / FAX: (800) 773-
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Appendix 1

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**
**8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

Sheet Title
SITE AERIAL PHOTO
PROJECT DATA

Project Name	Project Name
Project No.	Project No.
Project Date	Project Date
Project Status	Project Status
Project Manager	Project Manager
Project Sponsor	Project Sponsor
Project Stakeholders	Project Stakeholders
Project Objectives	Project Objectives
Project Scope	Project Scope
Project Budget	Project Budget
Project Risk	Project Risk
Project Communication	Project Communication
Project Reporting	Project Reporting
Project Evaluation	Project Evaluation
Project Closure	Project Closure



MATTHEW CHENG
ARCHITECT INC.

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THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

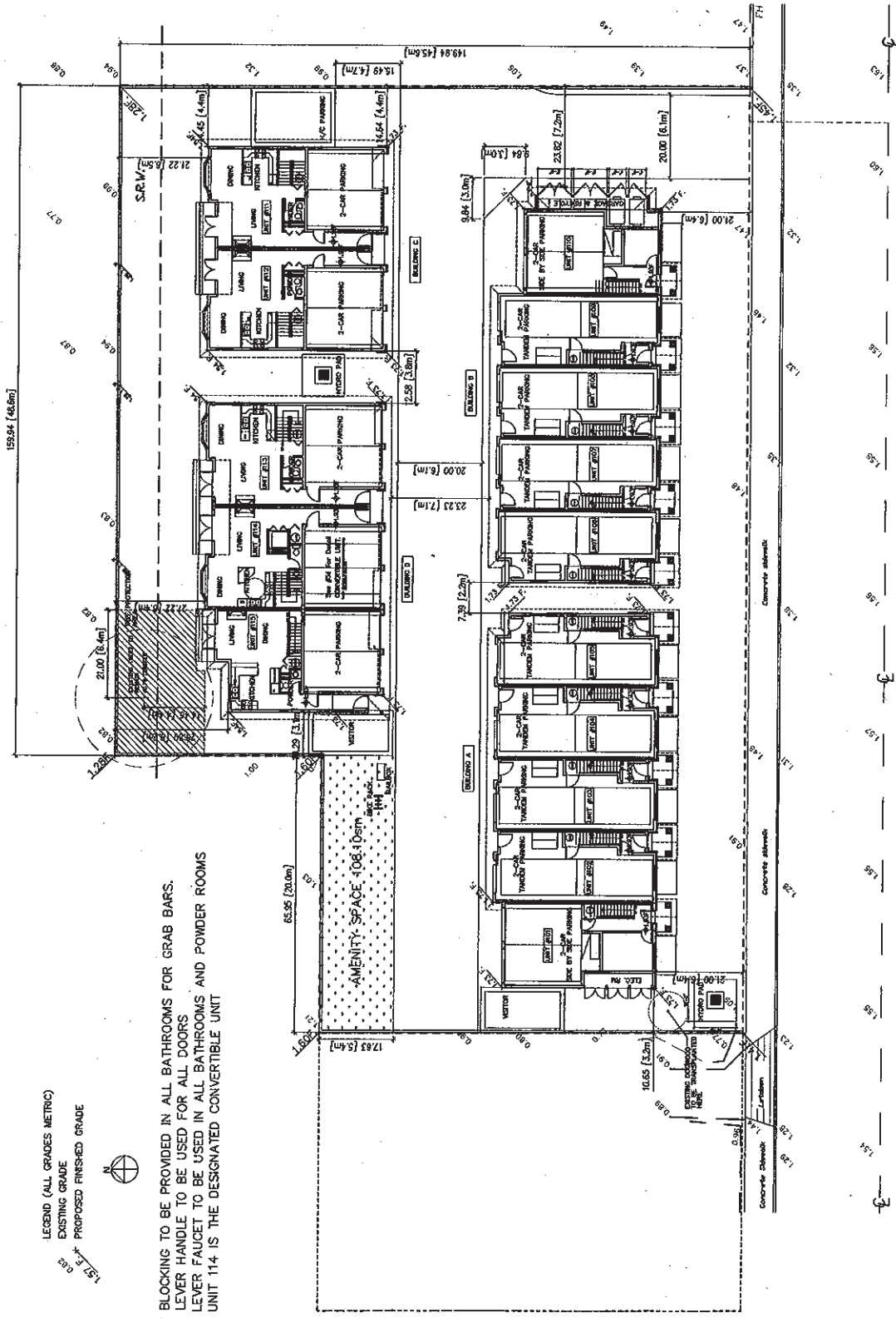
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Consultant

15 UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

SITE PLAN

Owner	BC
Developer	BC
Scale	1/2" = 1'-0"
Project Number	
Revision Code	
2011/04/13	
Print Date	
2011/04/13	
Page No.	#1



LEGEND (ALL GRADES METRIC)
EXISTING GRADE
PROPOSED FINISHED GRADE



- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS
- * UNIT 114 IS THE DESIGNATED CONVERTIBLE UNIT

WILLIAMS ROAD
PCAS #1A
APR 14 2011
DP 07381317



Toll 800-675-8749 / www.adventurevacations.com
 TAMARCA, INC. VMA 209
 Tel: (800) 791-2002 / Fax: (800) 733-2002
 Call: (609) 697-2000 / Email: marketing@tamarca.com

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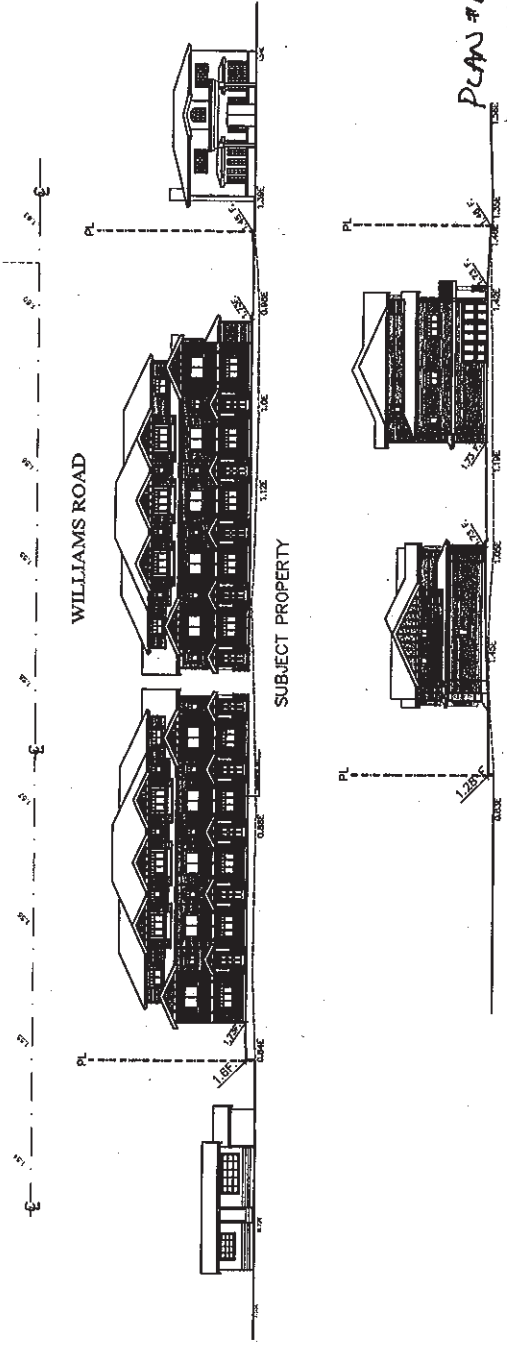
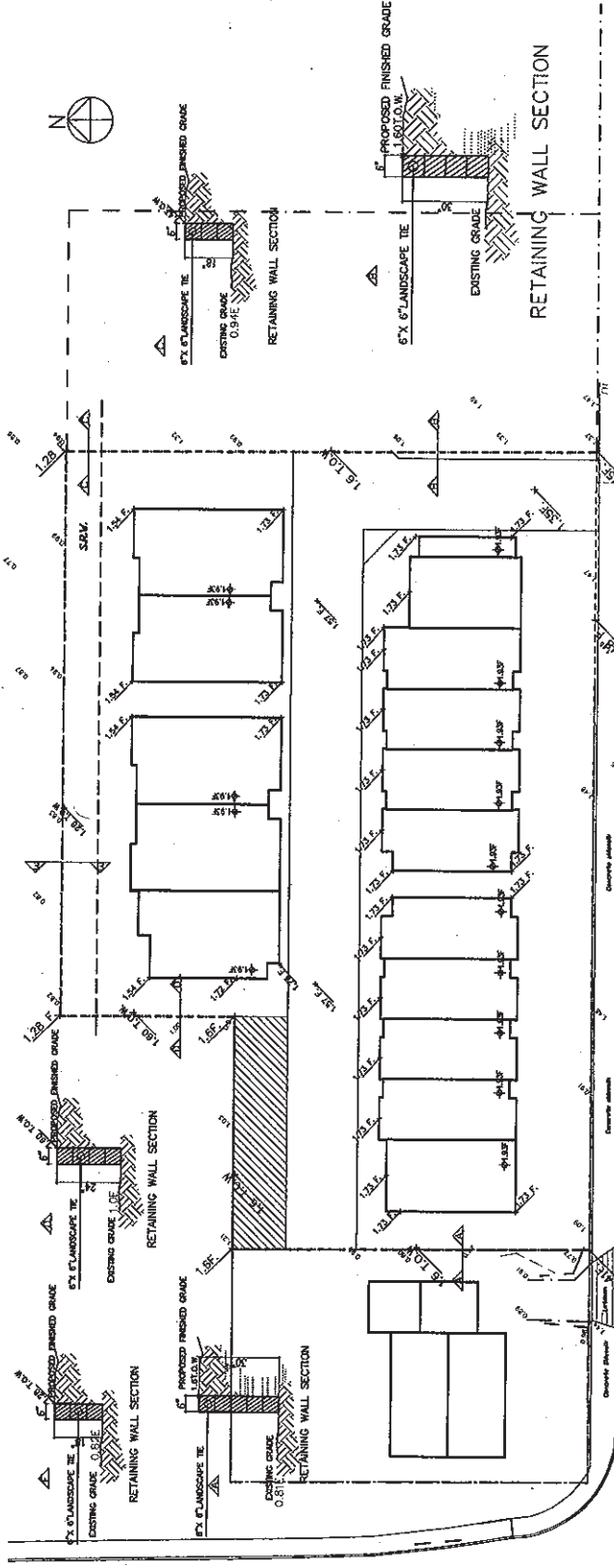
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04	08/21/2000	ADP REVISION
05	11/02/2000	ADP REVISION
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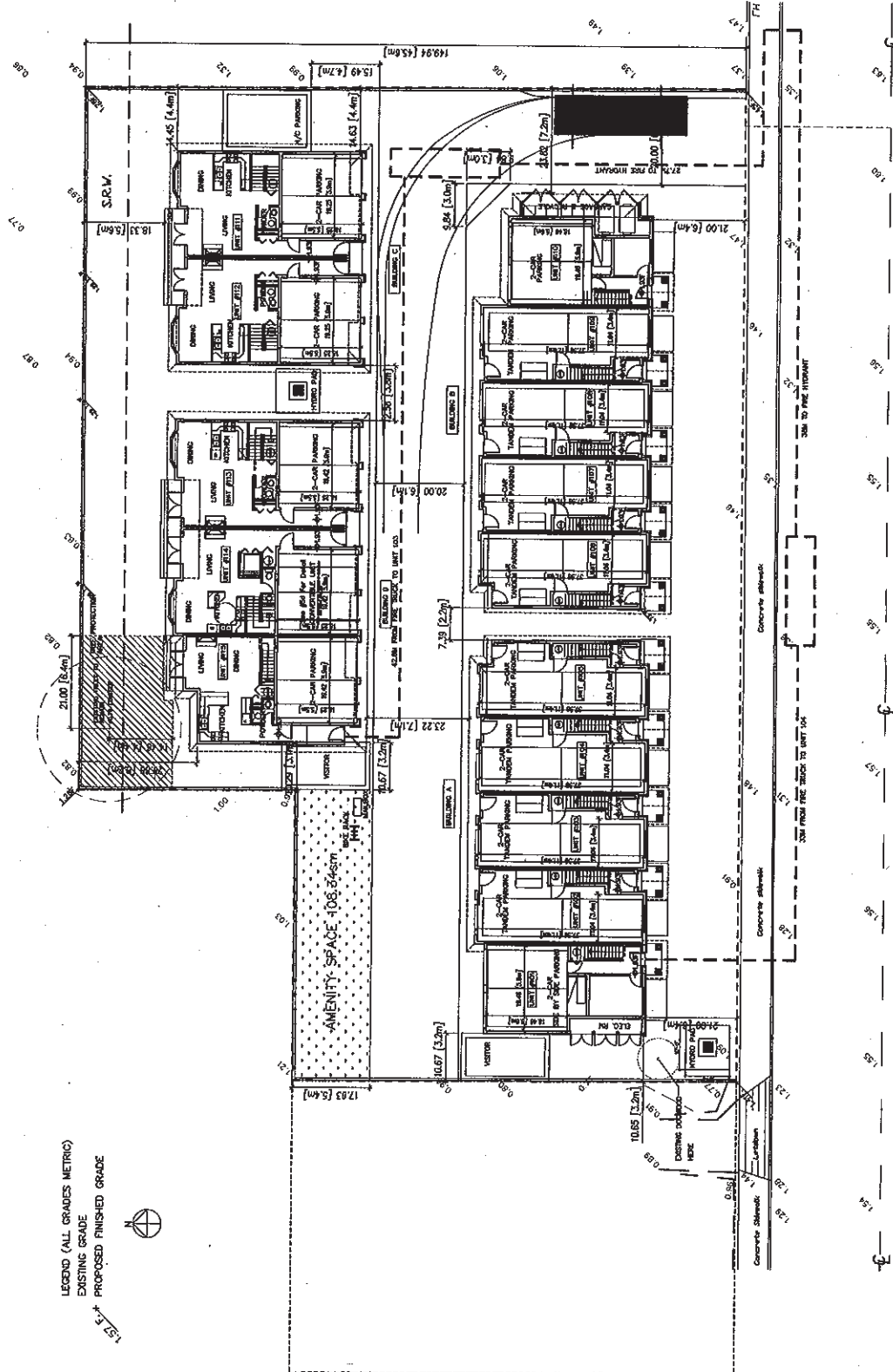
Customs clearance

SHEET TITLE
SITE GRADING PLAN
STREETSCAPE &
SITE CROSS SEC.
ALONG N-S

Drivers: SC	Credit/Deb: MC	Swivel: $1/16" = 1-2"$	Project Number:	Emp. No. #7
			Revision Date 2001/05/29	
			Print Date 2001/05/29	

PCAN #1B APR 14 2PM
DP 07381317





WILLIAMS ROAD
PLAN # 2
APR 14 2011
DP 07381317



**MATTHEW CHENG
ARCHITECT INC.**

1000 SHERBOURNE AVENUE
SUITE 200
RICHMOND, B.C. V6X 1A6
TEL: (604) 271-7841

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NO.	DATE	DESCRIPTION
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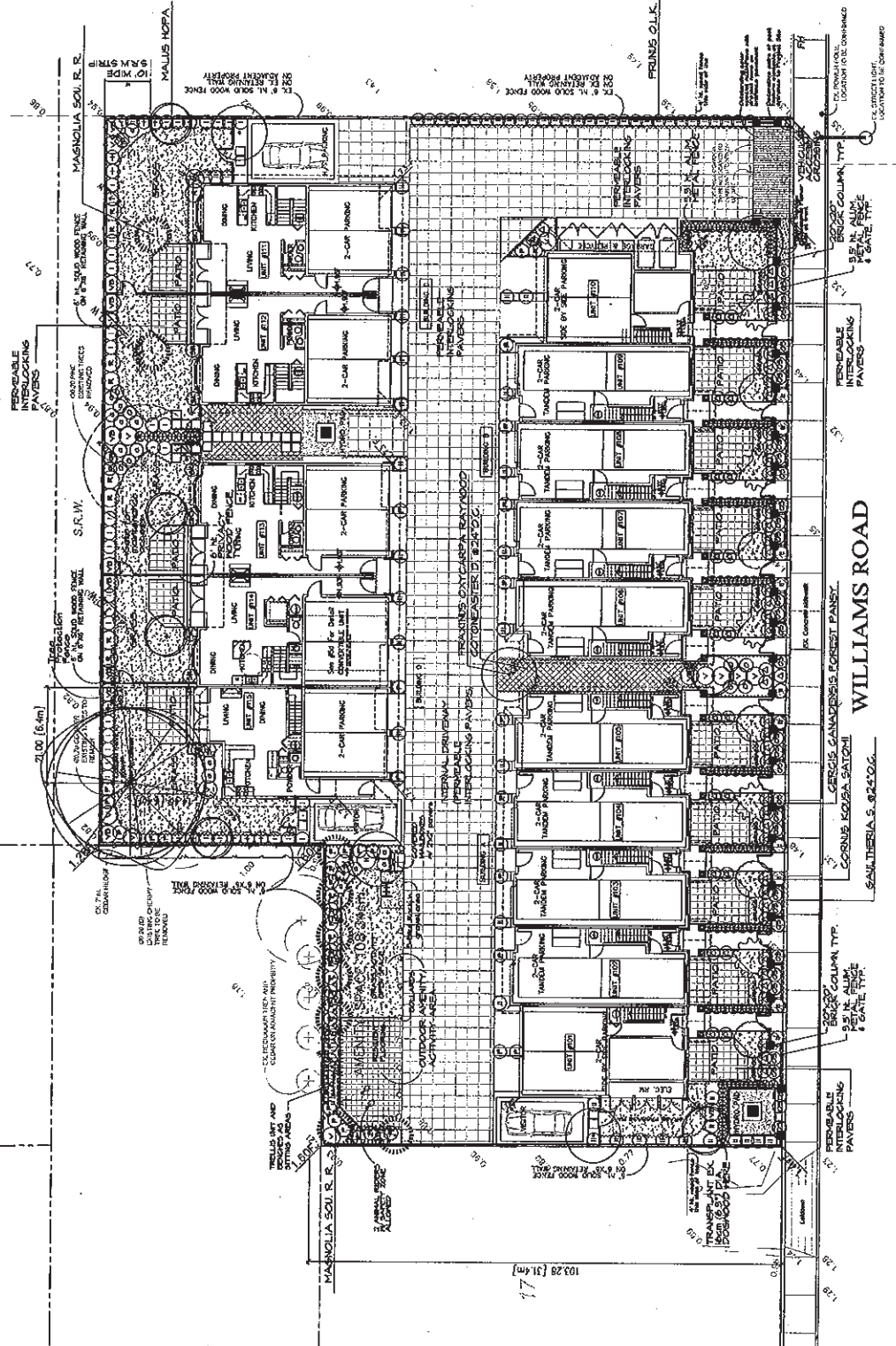
COMMENTS:

Project No.
**15-UNIT TOWNHOUSE
DEVELOPMENT**
8411/8451/8471
Williams Road
Richmond, B.C.

Sheet No.
**LANDSCAPE SITE /
PLANTING PLAN**

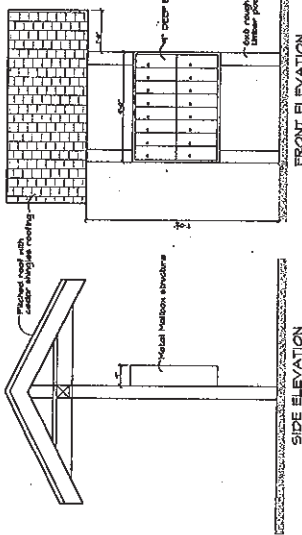
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Project	LANDSCAPE
Revision	11 OF 3
File No.	L1
File Date	

RAN #3 APR 14 2011

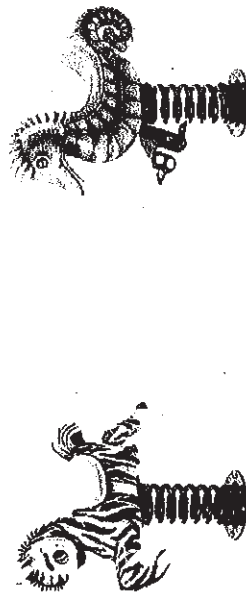


FRED LING ASSOCIATES, INC.
2000 SHERBOURNE AVENUE
VANCOUVER, B.C. V6P 2J3
TEL: (604) 327-7841

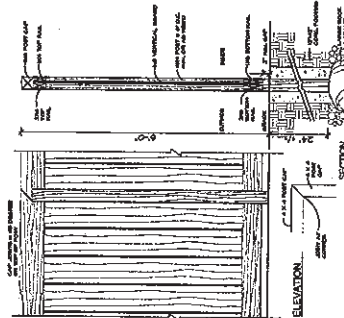
DP 07381317



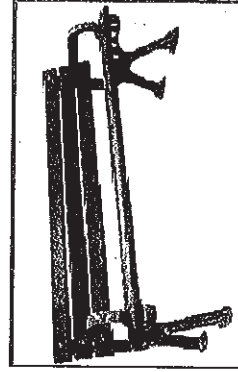
COVERED METAL MAILBOX STRUCTURE
SCALE: 1/2" = 1'-0"



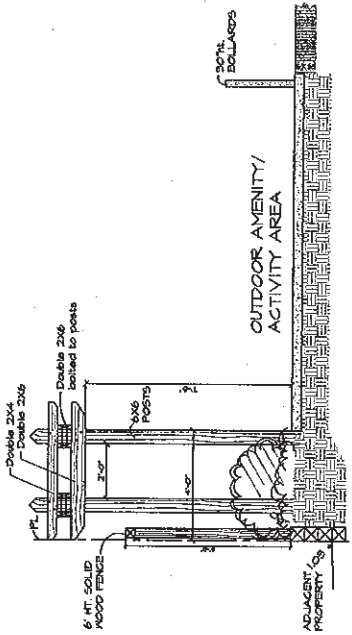
HABITAT WHIMSY RIDER ZEBRA
ANIMAL RIDER DETAILS
SCALE: NTS



SOLID WOOD FENCE
SCALE: 3/4" = 1'-0"



BENCH DETAIL
BRAND: FRANCES ANDREW
MODEL: Cast-Series 10, C10-3A
LENGTH: 70"



CROSS-SEC/ELEVATION:
TRELLIS UNIT
1/2" = 1'-0"

PLANT LIST			Project No. 041154E	
QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
20	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
15	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
10	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
10	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
40	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
2	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
35	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
50	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
12	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
75	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
64	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
10	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
5	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
100	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	
10	CORDON ROSE	Cordon Rose	18" dia. x 12' H.	

NOTE:
1. All plant material shall be of standard quality (S.M.) as indicated.
2. All plant material shall be installed within 14 days of delivery.
3. All plant material shall be installed within 14 days of delivery.
4. All plant material shall be installed within 14 days of delivery.



MATTHEW CHENG ARCHITECT INC.
11111 111TH AVE. SUITE 100
VANCOUVER, BC V6V 1K1
TEL: (604) 271-1111
FAX: (604) 271-1111
WWW.MATTHEWCHENGARCHITECT.COM

THE ARCHITECT HAS REVIEWED THE PLANS, SPECIFICATIONS, AND CONDITIONS OF CONTRACT AND HAS FOUND THEM TO BE COMPLETE AND CORRECT. THE ARCHITECT HAS REVIEWED THE PLANS, SPECIFICATIONS, AND CONDITIONS OF CONTRACT AND HAS FOUND THEM TO BE COMPLETE AND CORRECT. THE ARCHITECT HAS REVIEWED THE PLANS, SPECIFICATIONS, AND CONDITIONS OF CONTRACT AND HAS FOUND THEM TO BE COMPLETE AND CORRECT.

NO.	DATE	REVISION
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9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

CONTRACT NO.

15-UNIT TOWNHOUSE DEVELOPMENT
8411/8451/8471
Williams Road
Richmond, B.C.

LANDSCAPE DETAILS/
PLANT LIST

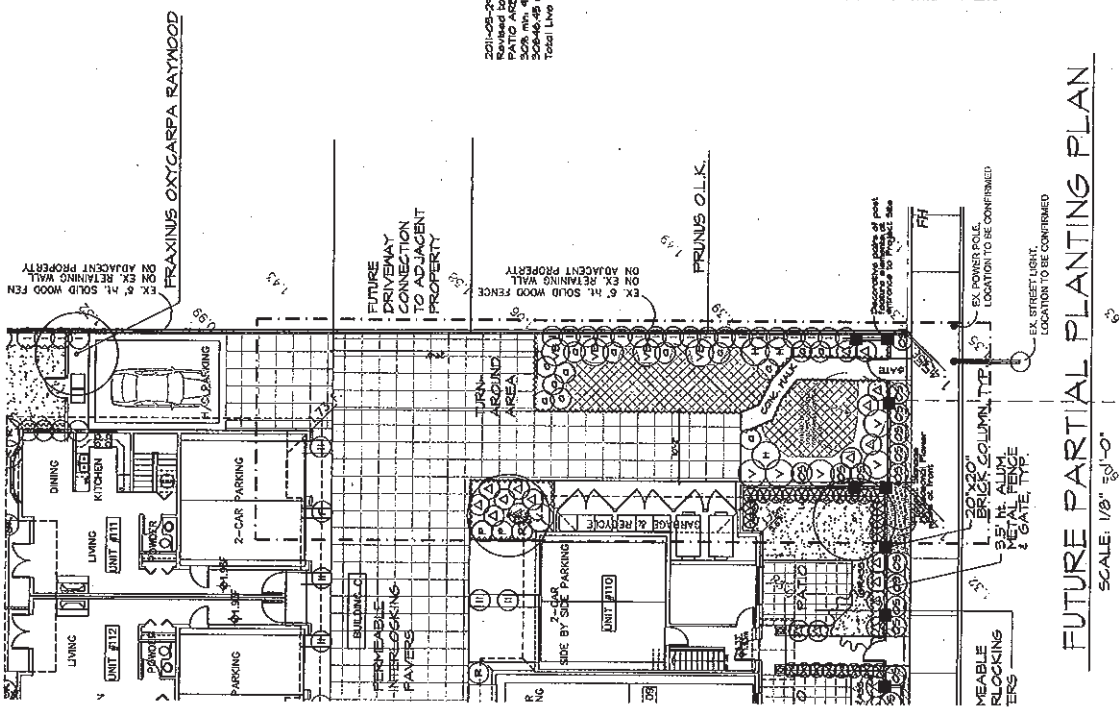
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CHECKED BY: [Signature]
PROJECT NO.: 041154E
SHEET NO.: 12 OF 9

FRED LUI & ASSOCIATES INC.
2000 SARDINIA AVENUE VANCOUVER BC V6P 2J3
TEL: (604) 271-1111

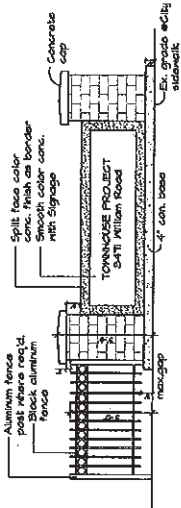
DP 07381317

PLAN #3A

APR 14 2011

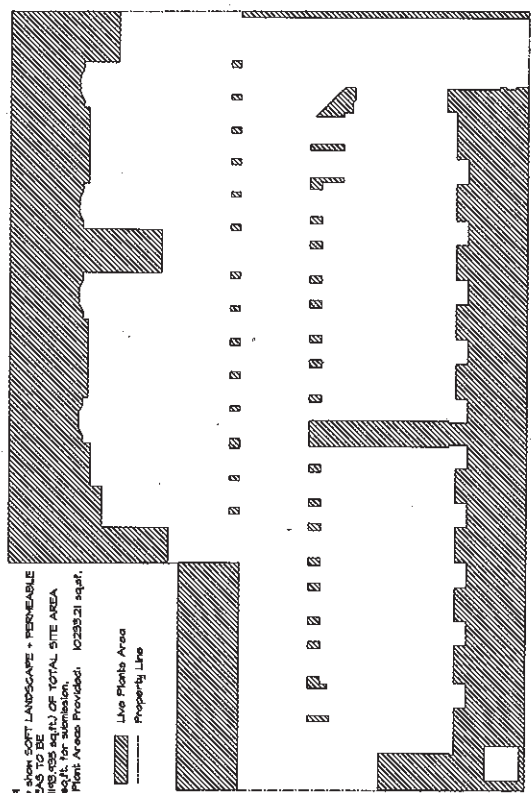


SCALE: 1/8" = 1'-0"



Elevation View: PERIMETER METAL
FENCE, BRICK POSTS & SIGNAGE

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



LIVE PLANTS OVERLAY PLAN
SCALE: 1/16" = 1'-0"



FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
3080 Stebbins Avenue Vancouver BC V6P 2L9
NAX 327-8850 TEL: (604) 327-7541

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MATTHEW CHENG
ARCHITECT INC.

100-1000 BAYVIEW AVENUE
SUITE 1000, SCARBOROUGH, ONTARIO
M1S 5B7
TEL: (416) 291-7338
FAX: (416) 291-7339
WWW.MATTHEWCHENGARCHITECT.COM

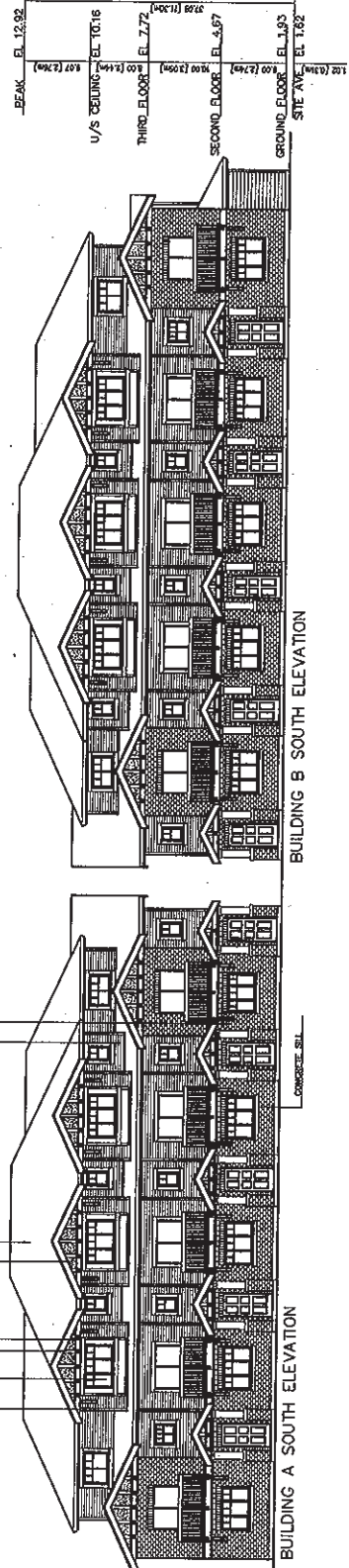
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1. ARCHITECT
2. OWNER
3. ENGINEER
4. LANDSCAPE ARCHITECT
5. CIVIL ENGINEER
6. ELECTRICAL ENGINEER
7. MECHANICAL ENGINEER
8. PLUMBING ENGINEER
9. FIRE ENGINEER
10. ENVIRONMENTAL ENGINEER
11. HISTORIC PRESERVATION
12. SOCIAL SCIENCE
13. TRANSPORTATION
14. URBAN PLANNING
15. VISUAL QUALITY ANALYSIS

DATE: 07/31/2011

- FACE BRICK
- 4" x 8" HARDIE SIDING
- BOARD & BATTEN STYLE HARDIE BOARD
- TRUSS/RASTAS
- WINDOW FRAME
- ASPHALT SHINGLES
- GARAGE DOOR
- DL BRICK #163 MCGILL
- BM HC-103
- BM HC-98
- BM HC-103
- BM OC-33
- BM 2130-10
- MAJORITY'S HIGHLANDER
- STORM GRAY
- BM OC-96

- ASPHALT SHINGLES
- HARDIE BOARD
- 2x6 WOOD TRIM @ 2x4x6
- 2x4 WOOD TRIM ON
- DOUBLE GLAZED WOOD WINDOW
- 2x4 WOOD TRIM



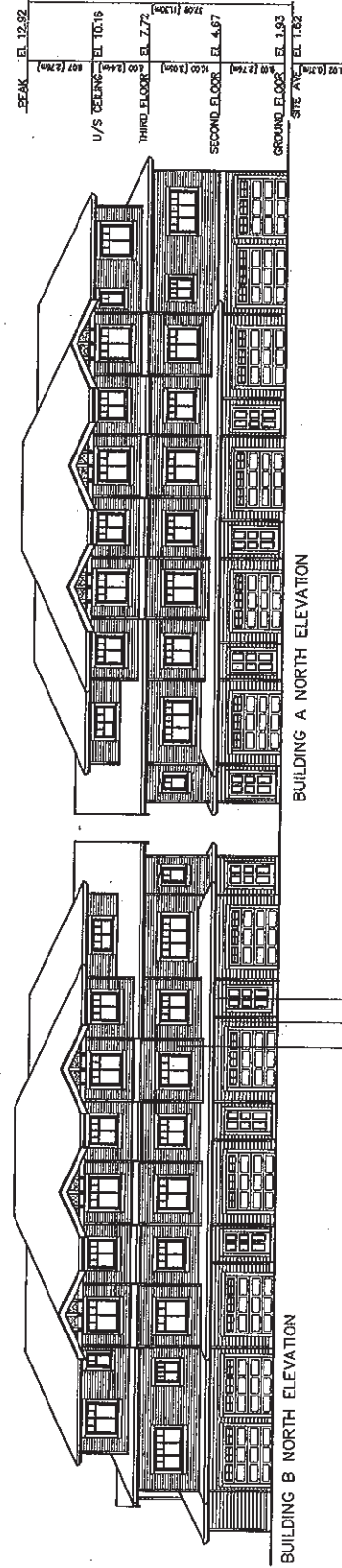
Project Title
15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Project Title
ELEVATIONS
BUILDING A AND B

Scale: 1/8" = 1'-0"
Project Number:
Drawing Date:
3/24/2011
Print Date:
3/21/2011

Sheet No.
#4a

PLAN # 4 APR 14 2011
DP 07 381317



POT LIGHTS @ EACH ENTRY
1" HARDIE SIDING @ GROUND FLOOR
4" HARDIE SIDING



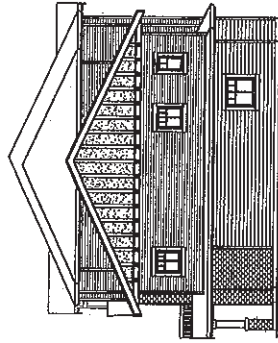
**MATTHEW CHENG
ARCHITECT INC.**

1100 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BRITISH COLUMBIA V6H 2G6
TEL: (604) 681-1111 FAX: (604) 681-1112
WWW.MATTHEWCHENGARCHITECT.COM

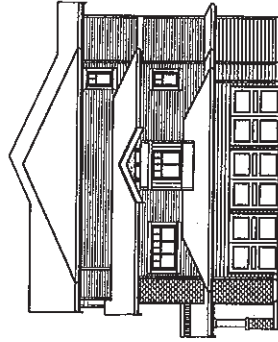
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Project Title: 15-UNIT TOWNHOUSE DEVELOPMENT
Project Location: 8391/8411/8471 WILLIAMS ROAD RICHMOND BC
Project Number: 15-UNIT TOWNHOUSE DEVELOPMENT
Project Date: 04/16/2011
Project Status: PRELIMINARY

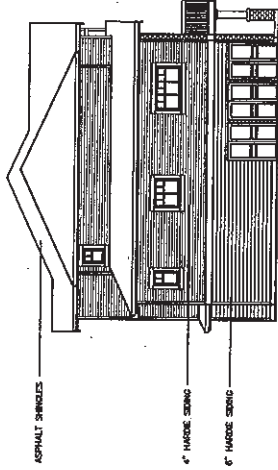
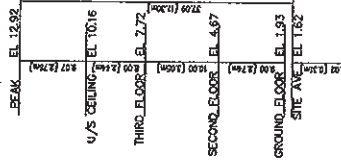
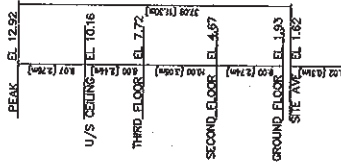
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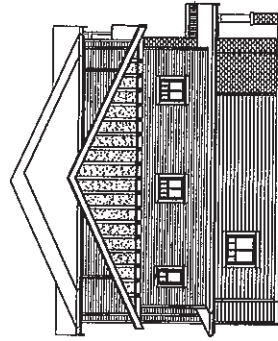
BUILDING A EAST ELEVATION



BUILDING B EAST ELEVATION



BUILDING A WEST ELEVATION



BUILDING B WEST ELEVATION

PLAN #4A APR 16 2011
DP 07381317

#4b

- | | |
|-----------------------------------|---|
| PAGE BRICK
4/6 HARDIE SIDING | DL BRICK #163 MCGILL
BM HC-103 |
| BOARD & BATTEN STYLE HARDIE BOARD | BM HC-96 |
| TRANS/FASCIAS | BM HC-100 |
| ENTRY DOOR | BM OC-33 |
| WINDOW FRAME | BM 2130-10 |
| ASPHALT SHINGLES | WHITE |
| CARAGEE DOOR | MALABREY'S HIGHLANDER
STORM GRAY
BM OC-96 |

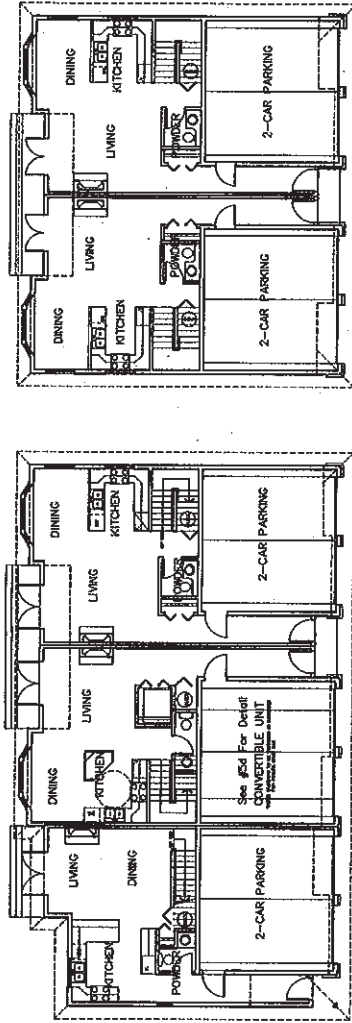
Conclusions

Project 1204
15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Sheet Title
GROUND FLOOR PLANS

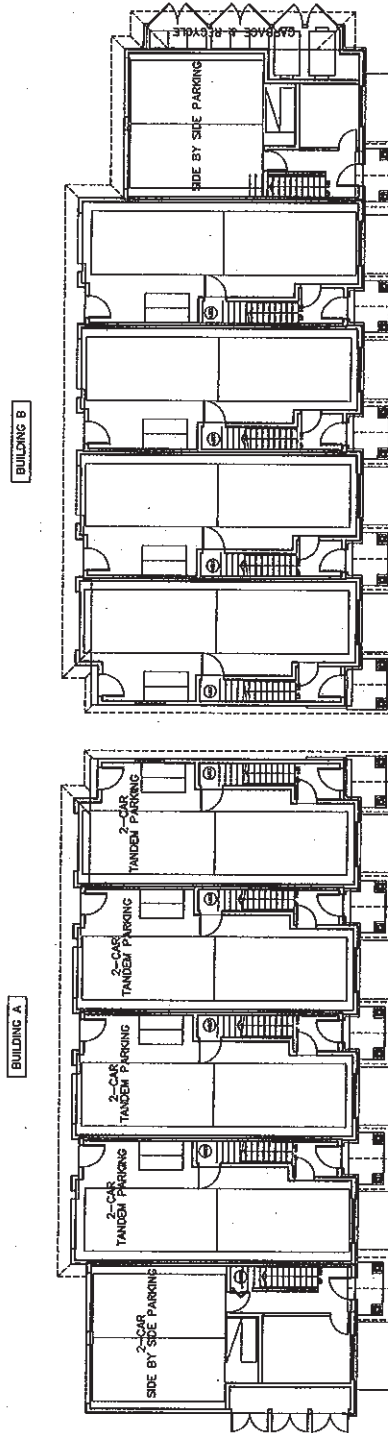
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				Prod. Date	2/21/05/02

REFERENCE PLAN
APR 14 2011

[illegible]

BUILDING C

BUILDING D



BUILDING B

BUILDING A

* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
* LEVER HANDLE TO BE USED FOR ALL DOORS
* LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS



Unit 202-439 15th Ave. NW
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No	Date	Revisão
01	03/04/2010	ADP REVENH
02	03/04/2010	ADP REVENH
03	03/07/2010	ADP REVENH
04	03/08/2010	ADP REVENH
05	11/02/2010	ADP REVENH
06	01/10/2011	ADP REVENH
07	03/05/2011	DP
08	06/03/2011	DP

Exercises

**15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

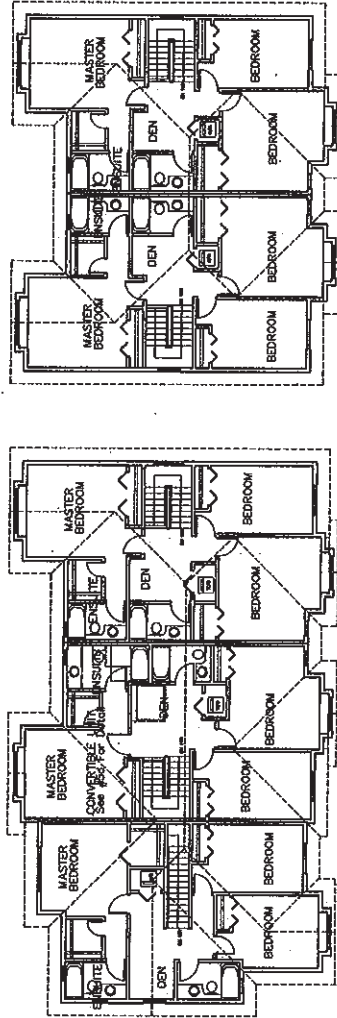
Sheet Title
SECOND FLOOR PLANS

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Operator:	MC	
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Project Number:		
Standard Date:	2007/01/20	
Print Date:	2007/01/20	

REFERENCE PLAN

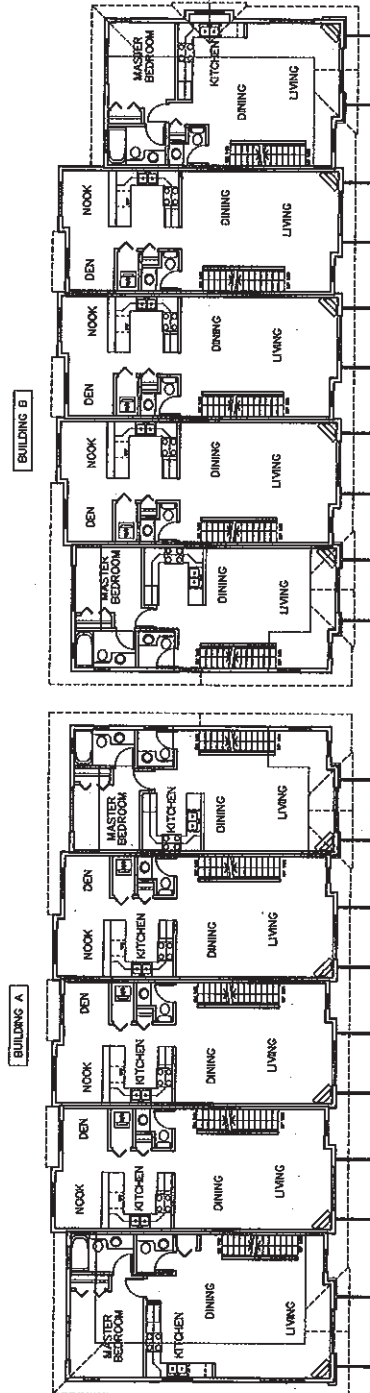
21307

- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
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BUILDING C

BUILDING D



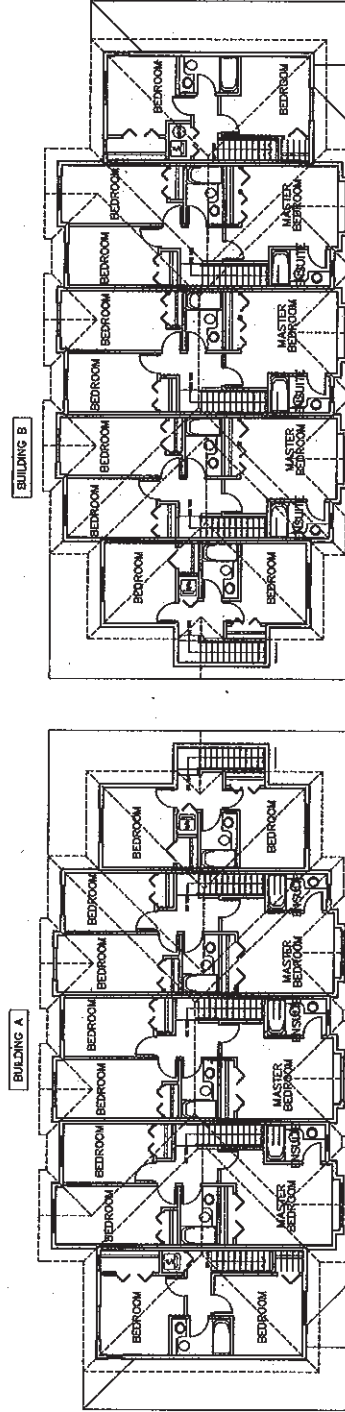
9. 2014. 11. 18.

BUILDING A

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**
**8391/8411/8471
WILLIAMS ROAD
RICHMOND**

Sheet Title
THIRD FLOOR PLANS

Drawn:	HC	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Drawn Date 2017/02/20 </div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 10px;"> Print Date 2017/02/20 </div>
Checked:	MC	
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Project Number:		



* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
* LEVER HANDLE TO BE USED FOR ALL DOORS
* LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

REFERENCE PLAN

2100



**MATTHEW CHENG
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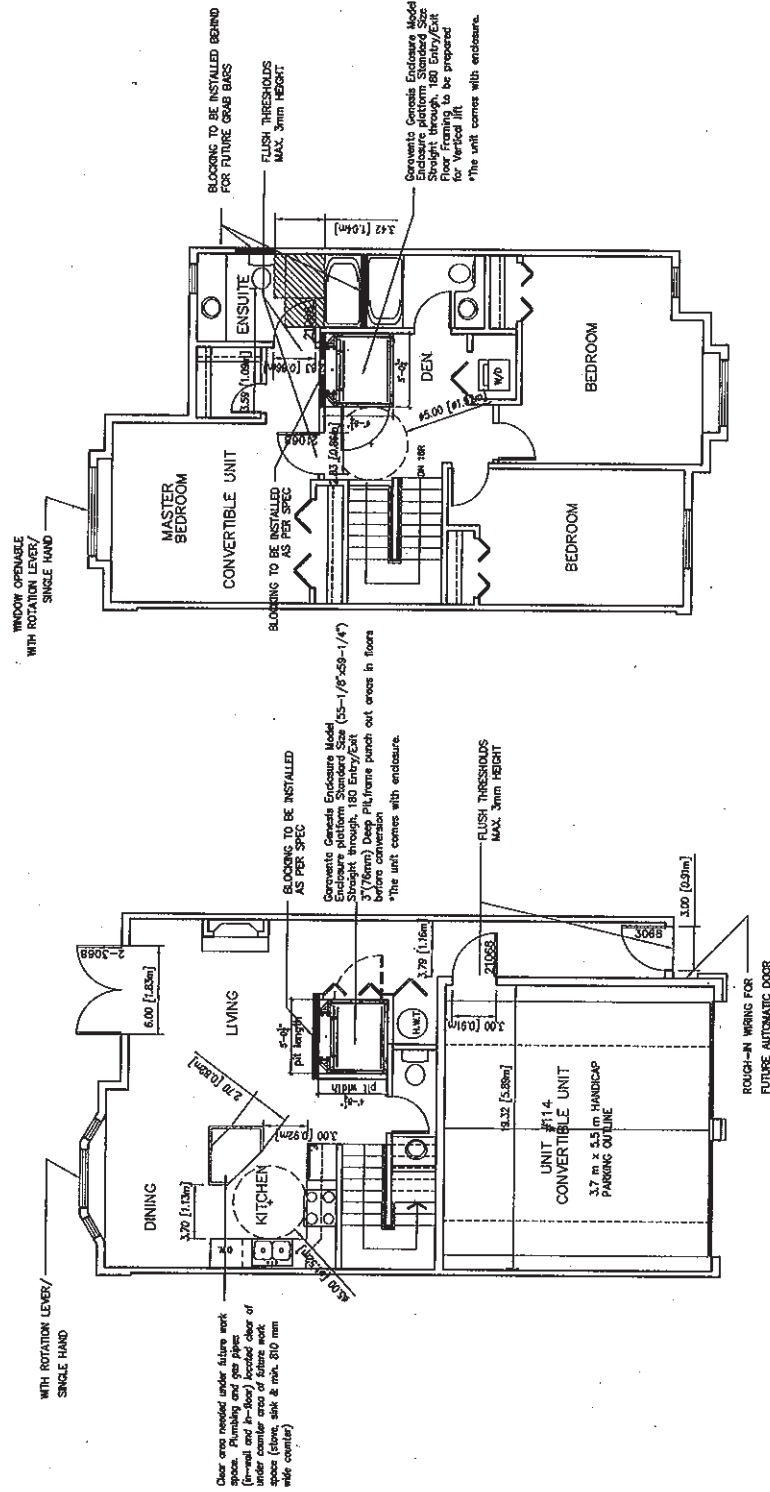
DATE: 01/11/2011
BY: MCH/01/11/2011
CHECKED: MCH/01/11/2011
APPROVED: MCH/01/11/2011

Comments

Project No.
**15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

Scale: 1/8" = 1'-0"
**UNIT 114
CONVERTIBLE UNIT
DETAIL**

Drawn By:	MC
Checked By:	MC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2011/02/26
Drawn Date:	2011/02/26
Drawn No.:	#5d



REFERENCE PLAN APR 14 2011

DP 07381917