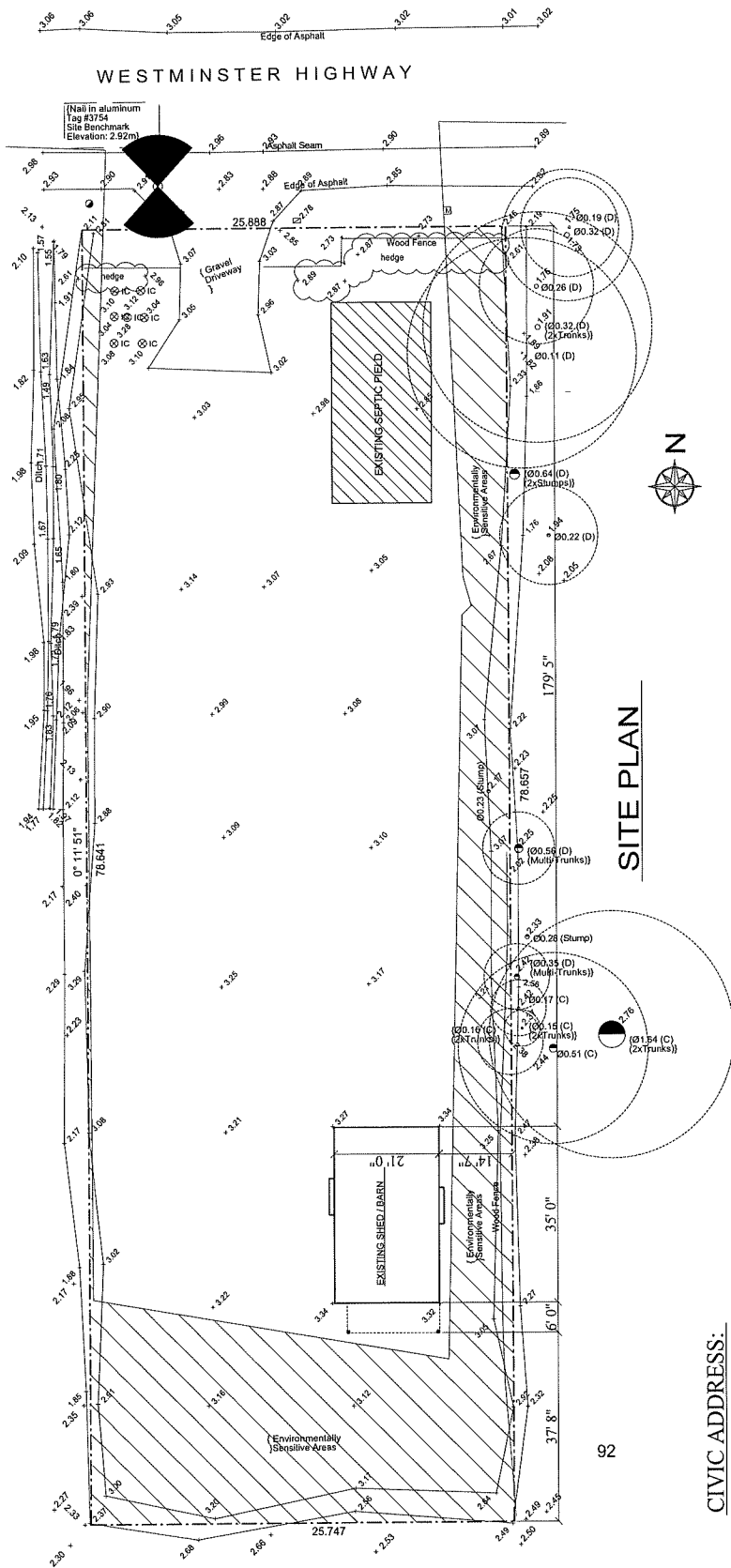


Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
July 29, 2026



CIVIC ADDRESS:
11500 - Westminister Hwy. RICHMOND B.C.
PID : 004-750-489

LEGAL DESCRIPTION:
LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12,
RANGE 6W, NEW WESTMINSTER LAND DISTRICT

CALCULATIONS:
ZONE: AG-1
LOT AREA = 21840.0 S.F. (2029.0 m²)

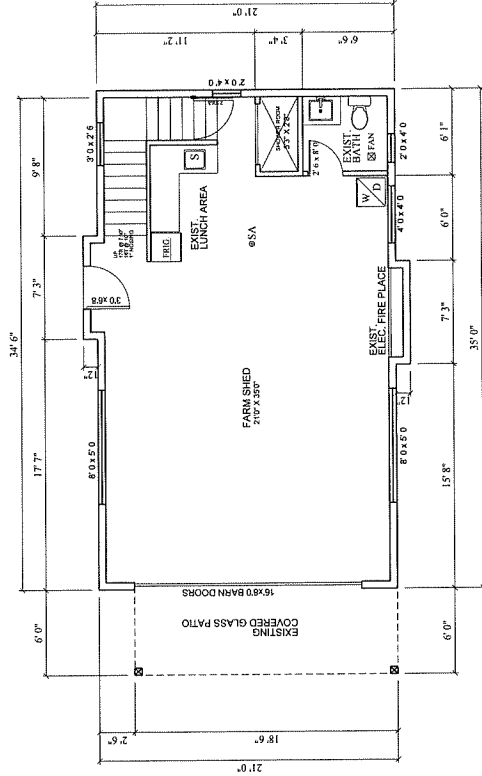
PROPOSED F.A.R.
MAIN FLOOR AREA = 735.0 S.F. (68.08 m²)
UPPER FLOOR AREA = 735.0 S.F. (68.08 m²)
TOTAL = 1470.0 S.F. (136.56 m²)

EXISTING SITE PLAN

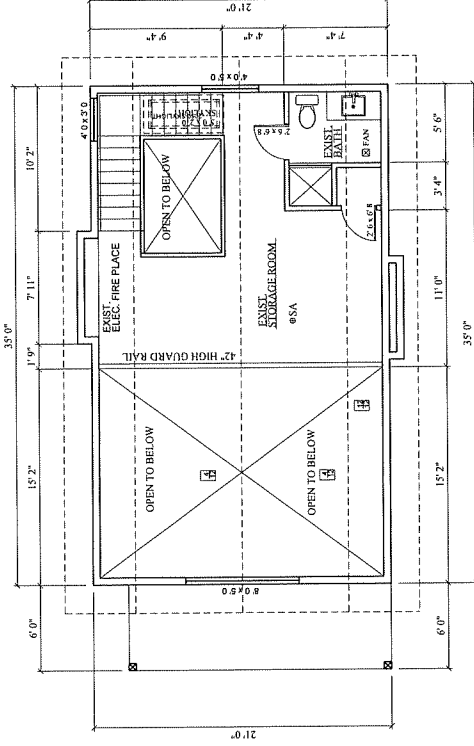
THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtej@hotmail.com

EXISTING SITE PLAN			
JOB NO.	11500 - Westminister Hwy., Richmond B.C.	SCALE	3/32" = 1'-0" UN
DESIGN BY	KAMAL	NAVTEJ	SEP 09 2024
SHEET NO.	A-001	REV.	A



MAIN FLOOR PLAN
FLOOR AREA: 735.0 SQFT



UPPER FLOOR PLAN
FLOOR AREA: 735.0 SQFT

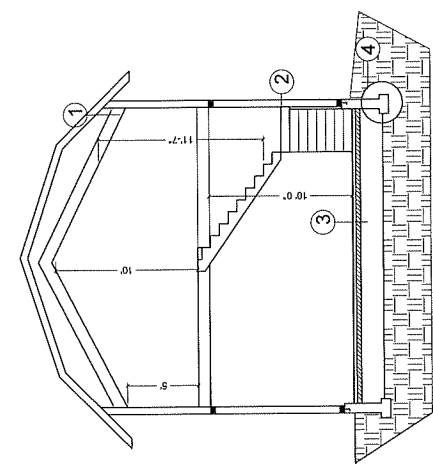
EXISTING FLOOR PLANS

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navejphoto@hotmail.com

TITLE: EXISTING FLOOR PLANS

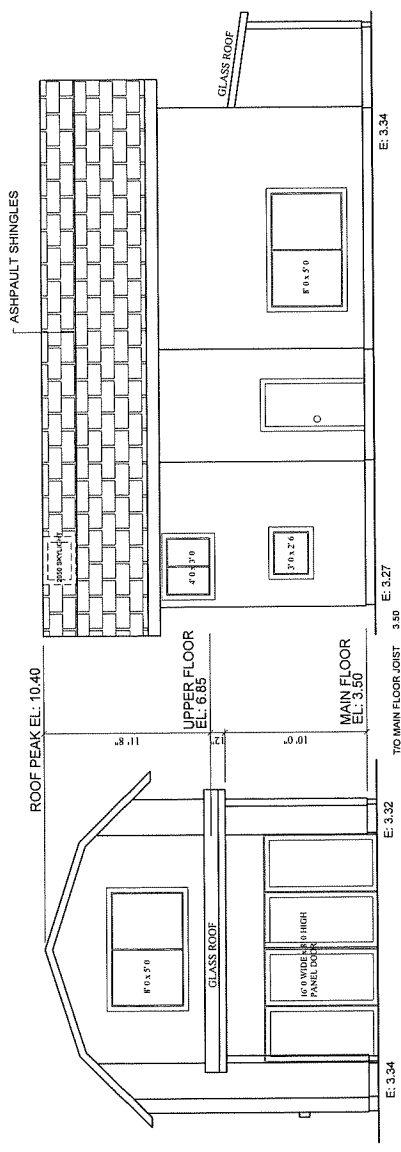
DESIGN BY:	SCALE:	DATE:	SHEET NO.
KAMAL	1/4" = 1'-0" UN.	Sept 09 2024	A-002

THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION



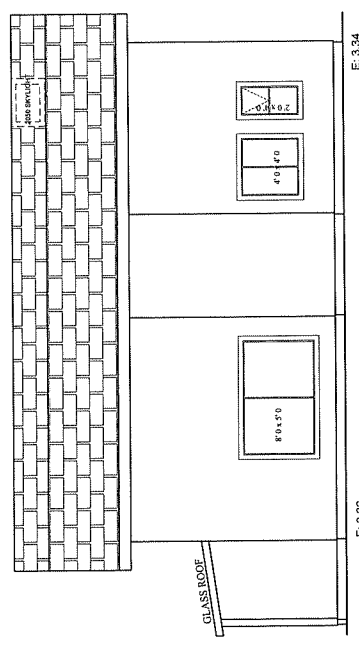
SECTION

- 1. ROOF
ASHPALT SHINGLES
MINIMUM 1/2" ASPHALT PROTECTION
1/2" THICK PLYWOOD SHEATHING
ROOF TRUSSES AT 24" O.C R40 INSULATION
6 MIL POLY VAPOUR BARRIER
- 2. EXTERIOR WALL
HARDIE PLANK
MIN. 19MM (3/4") AIR GAP
2 LAYERS 30 MIN BUILD PAPER
1/2" EXTERIOR PLYWOOD SHEATHING
2X8 STUDS @ 16" O.C R20 INSULATION
6 MIL POLY
- 3. SHED FLOOR
4" CONCRETE SLAB R12 RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
MIN. 6" COMPACTED GRANULAR FILL
- 4. EXTERIOR FOUNDATION
DRAINAGE MATT
2 COATS ASPHALT EMULSION
9" DRAINAGE BOARD @ 4" O.C
6" CONCRETE FOUNDATION WALL
R28 HIGH DENSITY
2X8 STUDS @ 24"
1/2" GYPSUM BOARD
2" FIRM FOOT CONC. STRIP FOOTINGS ON
FIRM UNDISTURBED SOIL
- 5. SHED FLOOR
4" CONCRETE SLAB R12 RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
MIN. 6" COMPACTED GRANULAR FILL

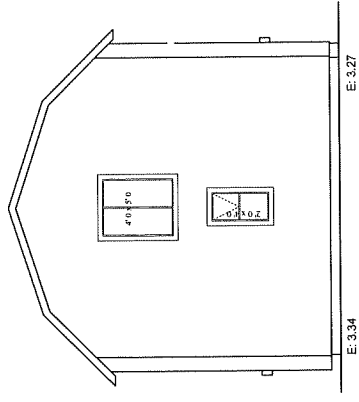


REAR ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



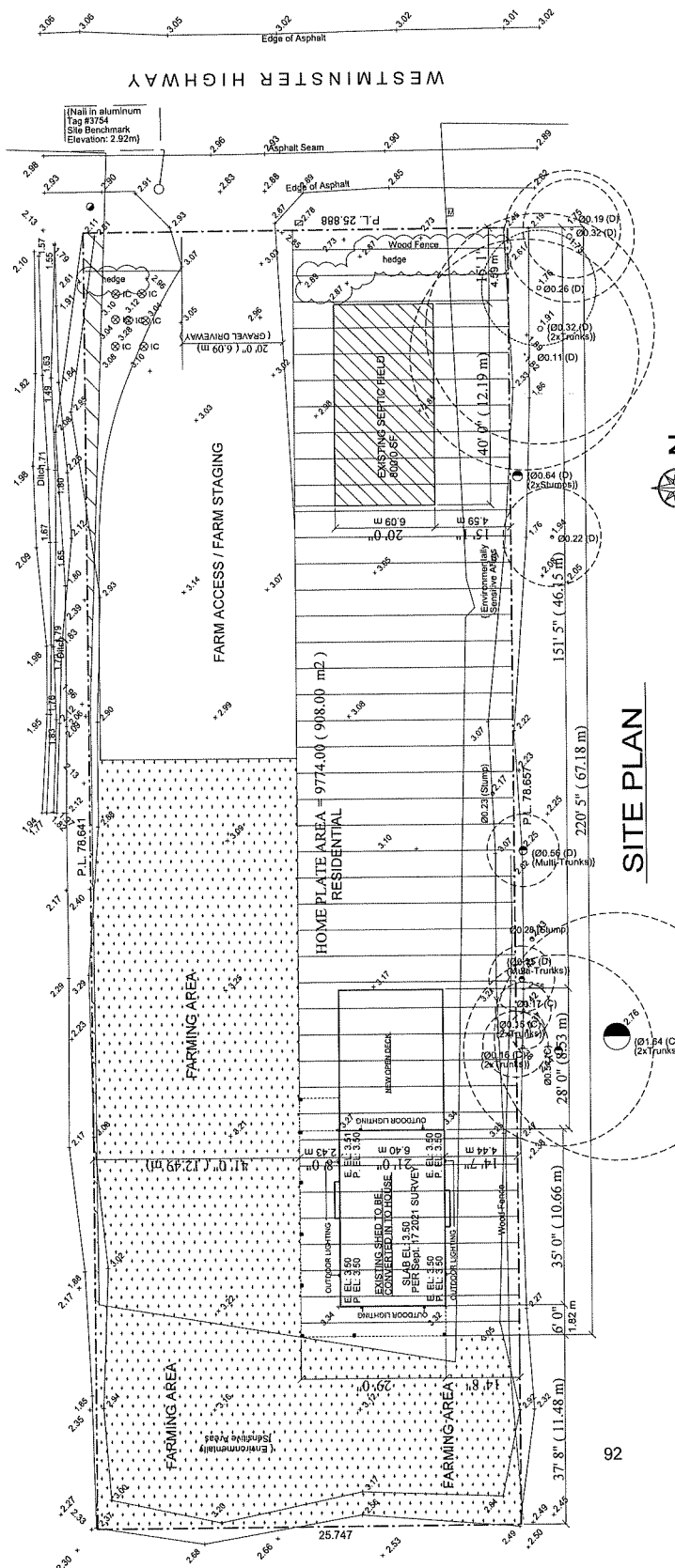
FRONT ELEVATION

EXISTING ELEVATIONS

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navejphoto@hotmail.com

TITLE: EXISTING ELEVATIONS			
208 002	11500 - Westminster Hwy, Richmond B.C	SCALE: 1/4" = 1'-0" UN.	SHEET NO. 03
DESIGN BY: KAMAL	CHK BY: NAVTEJ	DATE: Sept 09 2025	PROJECT: A-003

THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION



92

CIVIC ADDRESS:
11500 - Westminster Hwy, Richmond B.C.
PID : 004-750-489

LEGAL DESCRIPTION:
LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12,
RANGE 6W, NEW WESTMINSTER LAND DISTRICT

CALCULATIONS:
ZONE: AG-1
LOT AREA = 21840.0 S.F. (2029.0 m²)

PROPOSED F.A.R.
MAIN FLOOR AREA = 735.0 S.F. (68.08 m²) EXISTING
MAIN FLOOR AREA = 64.00 S.F. (5.94 m²) PROPOSED
CARPORT AREA = 524.0 S.F. (68.08 m²) PROPOSED
UPPER FLOOR AREA = 735.0 S.F. (68.08 m²) (EXISTING)
TOTAL = 2058.0 S.F. (191.18 m²)

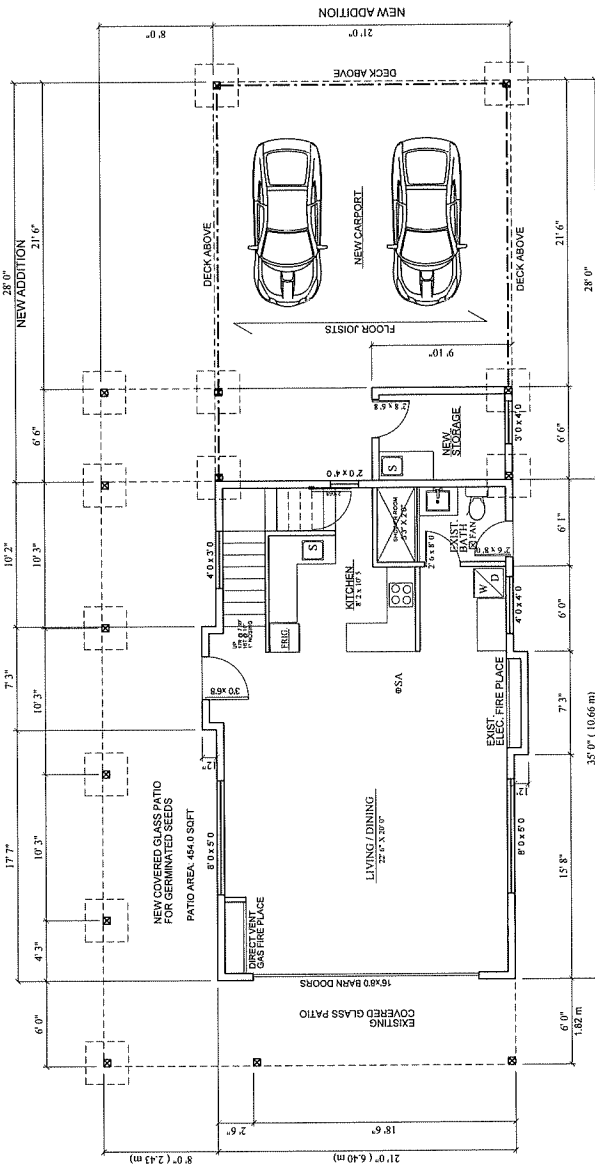
HOME PLATE AREA
LOT AREA = 21840.0 S.F. (2029.0 m²)
HOME PLATE AREA = 9557.00 (887.84 m²)

SITE PLAN

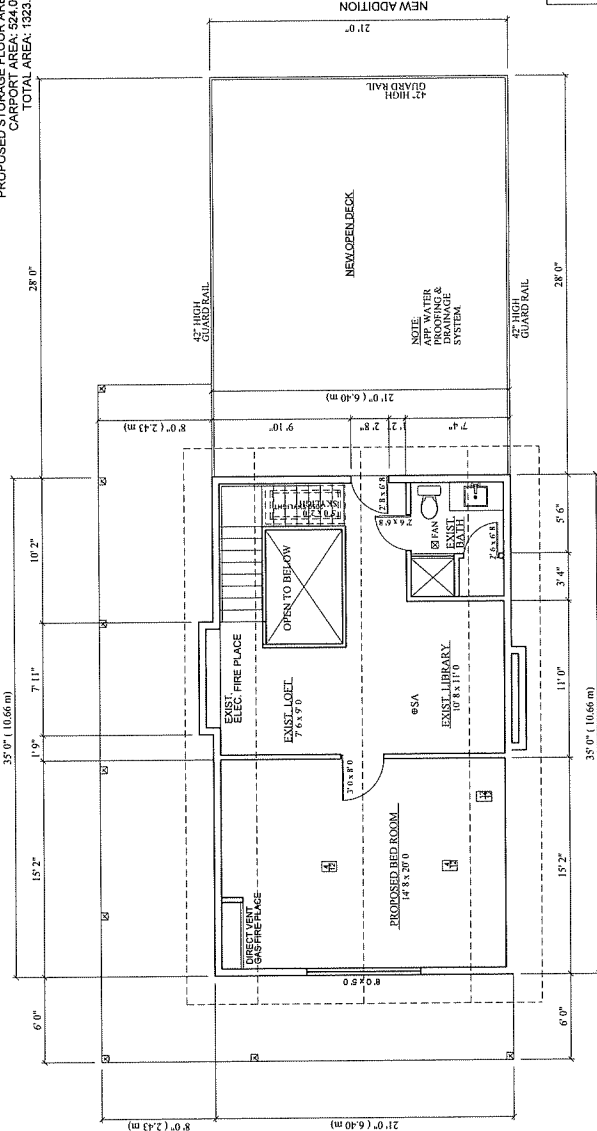
jan 15 2026

Astonish Design & Detailing Ltd.			
19732 - 71B Ave. Langley B.C.			
PH: 1 604 539 1740 FAX: 1 604 539 1741			
CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com			
TITLE:	PROPOSED SITE PLAN		
JOB NO.:	11500 - Westminster Hwy, Richmond B.C.	SCALE:	3/32" = 1'-0" UN
DESIGNER:	KAMAL	DATE:	Sept 09 2024
DRAWN BY:	NAVTEJ	SHEET NO.:	A-004

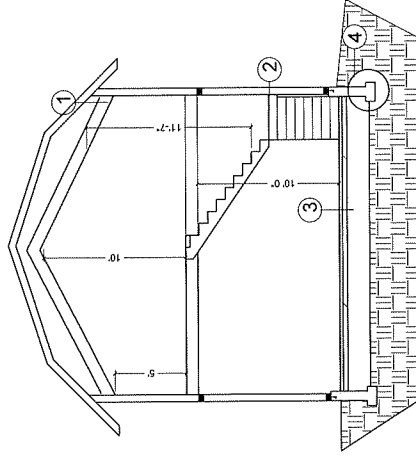
THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION



MAIN FLOOR PLAN
EXISTING FLOOR AREA: 735.0 SQFT
PROPOSED STORAGE FLOOR AREA: 84.0 SQFT
CARPORT AREA: 324.0 SQFT
TOTAL AREA: 1323.0 SQFT



UPPER FLOOR PLAN
FLOOR AREA: 735.0 SQFT



SECTION

1. ROOF
ASPHALT SHINGLES
MEMBRANE TYP. LEAVE PROTECTION
1/2" THICK PLYWOOD SHEATHING
6 MIL POLY VAPOUR BARRIER
8 MIL POLY VAPOUR BARRIER
2. EXTERIOR WALL
HARDIE PLANK
MIN. 18MM (3/4") AIR GAP
1/2" EXTERIOR PLYWOOD SHEATHING
2X6 FRAMING @ 8" O.C. R20 INSULATION
6 MIL POLY

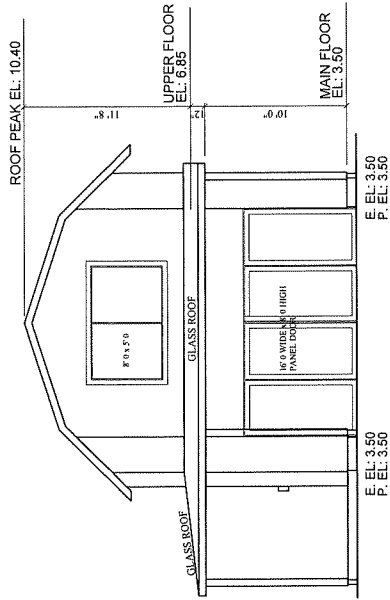
3. SHED FLOOR
2" CONCRETE SLAB R12 RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
MIN. 6" COMPACTED GRANULAR FILL
4. EXTERIOR FOUNDATION
CONCRETE FOOTING
2 COATS ASPHALT EMULSION
5/8" DIA ANCHOR BOLTS @ 4 O.C.
8" CONCRETE FOUNDATION WALL
2X6 STUDS @ 24"
1/2" GYPROC
24"X8 CONT. CONC. STRIP FOOTINGS ON
FIRM UNDISTURBED SOIL

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navejhor@hotmail.com

TITLE: PROPOSED FLOOR PLANS

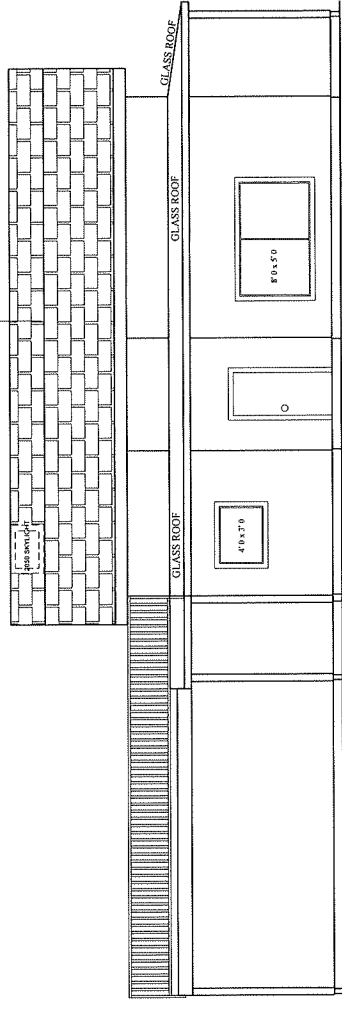
JOB NO.	11500 - Westminster Hwy, Richmond B.C.
DESIGN BY:	KAMAL
CHK. BY:	NAVTEJ
SCALE:	1/4" = 1'-0" UN.
DATE:	Sept 09 2024
SHEET NO.	A-005

THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION



E. EL: 3.50
P. EL: 3.50

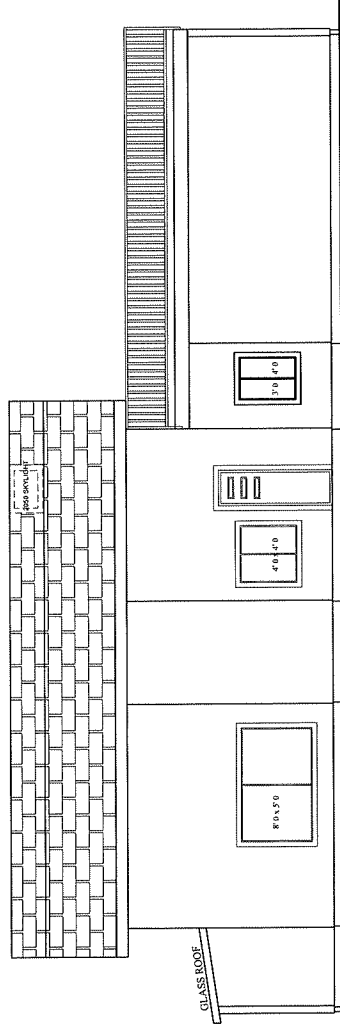
REAR ELEVATION



E. EL: 3.50
P. EL: 3.50

RIGHT SIDE ELEVATION

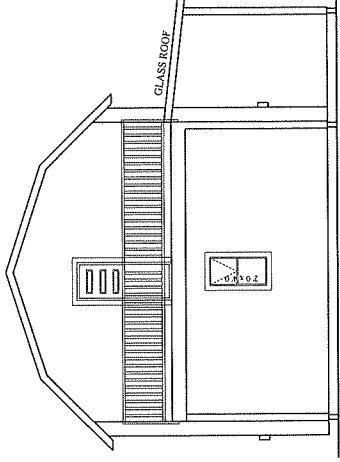
LIMITING DISTANCE = 48" 0"
EXPOSED BUILDING FACE = 531.0 S.F.
PER UNPROTECTED OPENINGS 100% = 531.0 S.F.
PROPOSED UNPROTECTED OPENINGS = 25.8 S.F.



E. EL: 3.50
P. EL: 3.50

LEFT SIDE ELEVATION

LIMITING DISTANCE = 14" 8"
EXPOSED BUILDING FACE = 595.0 S.F.
PER UNPROTECTED OPENINGS 35% = 208.25 S.F.
PROPOSED UNPROTECTED OPENINGS = 68.0 S.F.



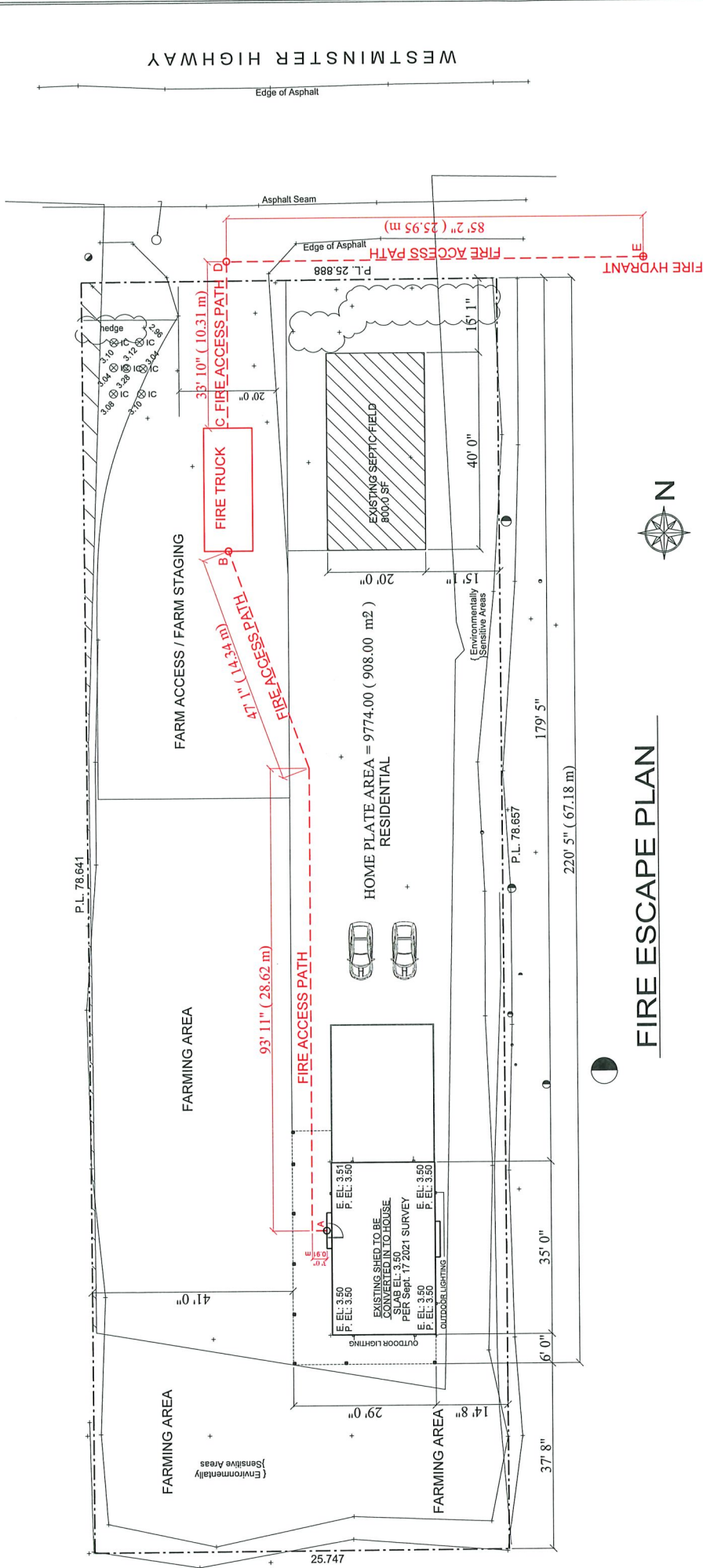
E. EL: 3.50
P. EL: 3.50

FRONT ELEVATION

THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION

ASTONISH DESIGN & DETAILING LTD.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navtejhot@hotmail.com

TITLE: PROPOSED ELEVATIONS & SECTION
JOB NO: 11500 - Westminster Hwy, Richmond B.C.
DESIGNED BY: KAMAL
CHECKED BY: NAVTEJ
SCALE: 1/4" = 1'-0" UN.
PAGES: 02
SHEET NO: A-006
REV: 1



FIRE ESCAPE PLAN

FIRE ESCAPE DISTANCE

A TO B = 144' 0" (43.89 m)

C TO E = 119' 0" (36.27 m)

Feb 25 2026

Astonish Design & Detailing Ltd.

19732 - 71B Ave. Langley B.C.

PH: 1 604 539 1740 FAX: 1 604 539 1741

CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com

TITLE: FIRE ESCAPE PLAN

JOB ADD: 11500 - Westminster Hwy, Richmond B.C.

DESIGN BY: KAMAL

CHK. BY: NAVTEJ

SCALE: NTS

SHEET NO: A-004

REV: /

THESE PLANS CONFORM TO
B.C.B.C. 2024 EDITION