



# City of Richmond

## Report to Development Permit Panel Planning and Development Department

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**To:** Development Permit Panel

**Date:** March 4, 2013

**From:** Wayne Craig  
Director of Development

**File:** DP 12-603657

**Re:** Application by Zhao XD Architect Ltd. for a Development Permit at 8540 and 8560 Jones Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 three-storey townhouse units at 8540 and 8560 Jones Road on a site zoned High Density Townhouses (RTH1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in all of the 12 townhouse units.

  
Wayne Craig  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to develop 12 three-storey townhouse units at 8540 and 8560 Jones Road. The site is being rezoned from Single Detached (RS1/E) to High Density Townhouse (RTH1) for this project under Bylaw 8872 (RZ 11-593412). The site is currently vacant.

Road and infrastructure improvements were secured through the rezoning process and will be constructed through the separate required Servicing Agreement (SA 12-603105), which must be entered into prior to final adoption of the Rezoning bylaw. Works include, but are not limited to upgrades to the existing storm system, relocation of the sidewalk to the property line, installation of a grassed and treed boulevard between the new sidewalk and the existing curb, and replacement of the existing street light duct and possible adjustment of the street light and power pole in the frontage to avoid conflict with the new sidewalk.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north: Across Jones Road, a small townhouse complex, zoned Town Housing (ZT14) – St. Albans Sub-Area (City Centre); a single-family home, zoned Single Detached (RS1/E), with development potential for a small townhouse complex; and a recently approved 23-unit three-storey townhouse proposal at 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road) (DP 11-585139);
- To the east/south: Four-storey condominiums (three-storeys over parking), zoned Medium Density Low Rise Apartments (RAM1); and
- To the west: A multiple-family development (three-storey townhouses) zoned Medium Density Low Rise Apartments (RAM1).

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 16, 2012. No concerns regarding the rezoning were expressed at the Public Hearing.

## Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff have not received any telephone calls or written correspondence in opposition to the subject application other than a letter from a property owner of an apartment unit at 7700 St. Albans Road (to the south of the subject site) requesting the use of lighter exterior colours to make the proposed building brighter. A lighter colour (cobble stone) has been chosen for the upper floor of the elevation facing the adjacent apartment building (south elevation) to address this concern.

## 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 High Density Townhouses (RTH1) except for the zoning variances noted below.

### Zoning Compliance/Variiances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in all of the 12 townhouse units.

*(The tandem parking arrangement was specifically identified at Rezoning stage and no concerns were raised at Public Hearing.*

*Based on the City Centre location, the bylaw requirement is for 17 residential parking spaces. By permitting the tandem arrangement, the applicant is able to provide seven (7) extra parking spaces on site (by turning all of the seven (7) single car garages and five (5) double car garages into 12 tandem garages.*

*Tandem parking arrangement is generally supported because this arrangement will result in a reduction on pavement area on-site and facilitate a more flexible site layout. Tandem garages are provided in all units at the adjacent townhouse development to the west. In addition, on-street parking is available on both sides of Jones Road and St. Albans Road. A restrictive covenant to prohibit the conversion of the garage area into habitable space has been secured at the rezoning stage.)*

## **Advisory Design Panel Comments**

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, June 20, 2012 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 are similar to the existing townhouse development to the west and respect the massing of other existing multiple family developments adjacent to the site.
- All off-site trees along the side yards are to be protected in order to maintain adequate privacy between properties.
- Cherry trees are proposed in the rear yards to provide screening along the south property line.

### ***Urban Design and Site Planning***

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Jones Road and an east-west drive aisle providing access to all unit garages.
- A total of 12 units in two (2) six-plex buildings are proposed. The northern cluster is oriented towards Jones Road while the southern one is oriented towards the internal drive aisle.
- Front yard setback has been increased from 4.5 m to 6 m to provide a consistent streetscape along the south side of Jones Road, and specifically in regard to the adjacent developments to the east and west.
- Rear yard setback has been increased from 2.0 m to 4.0 m (to building face; 2.94 m to balconies) in order to provide a greater separation between the proposed townhouse building and the existing apartment building to the south, as well as to provide ample sized back yards for the rear units in this cluster.
- All units have two (2) vehicle parking spaces. In addition, two (2) standard visitor parking spaces and one (1) handicap parking space are provided.
- The outdoor amenity area is proposed at the terminus point of the entry driveway for maximum exposure. The size and location of the outdoor amenity space are appropriate in providing open landscape and amenity convenient to all of the units.

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

- A pedestrian scale is achieved along the street and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, gable roofs, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Jones Road have direct access from the street.
- The design of the front elevation, with porch and balcony composition, is consistent with the architectural treatment of the existing townhouse development to the west.

- The impact of blank garage doors along the internal drive aisles has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (Hardie siding, Hardie boards, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the character of similar developments in the neighbourhood.
- A visual contrast is achieved by the use of darker coloured trims on lighter coloured siding as well as contrasting exterior colours between the bottom and top halves of the buildings.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in 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***

- There are no bylaw-sized trees on site. All trees located on the adjacent properties along the common property lines will be protected as per the Arborist's recommendations. Tree protection fencing on-site around the driplines of all neighbouring trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site.
- Parks Operations staff have determined that the Western Red Cedar and the hedgerow on the City boulevard in front of the subject site should be removed due to their condition and the required frontage improvement works.
- The applicant is proposing to plant four (4) conifer and five (5) deciduous trees on-site; hedges, an assortment of shrubs and ground covers. Perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by concrete pillars at individual gate entrances, will be introduced to demarcate private space and identify individual grade level unit entrances along the street frontage.
- Fence along the street frontage is set back approximately 0.3 m from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment catered for 2 to 6 years old age group is proposed in the outdoor amenity area. Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance over the children's play area of the outdoor amenity area.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$43,632.00 (based on total floor area of 21,816 ft<sup>2</sup>) with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$12,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

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

- The site plan and individual unit design create opportunity for passive surveillance over the common areas on site including the outdoor amenity space, mailbox area, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.

- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry areas open and visible.

### ***Sustainability***

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services.
- Low E-glass windows, Energy Star appliances and low flow fixtures are proposed.

### **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. On this basis, staff supports the proposal and recommends that the Development Permit be issued.



Edwin Lee  
*Planning Technician - Design*

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 \$43,632 (based on total floor area of 21,816 ft<sup>2</sup>).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- 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 Division at 604-276-4285.



**DP 12-603657**

**Attachment 1**

Address: 8540 and 8560 Jones Road

Applicant: Zhao XD Architect Ltd.

Owner: Napavalley Investment Group Ltd. and Yuqing Zhang

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

Floor Area Gross: 21,816 m<sup>2</sup>

Floor Area Net: 13,570 m<sup>2</sup>

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	1,682.1 m <sup>2</sup>	1,682.1 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	2041 OCP Land Use Map: Neighbourhood Residential; City Centre Area Plan - Mixed-Use: Low-Rise Residential & Limited Commercial	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	High Density Townhouse (RTH1)
<b>Number of Units:</b>	2	12

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	44%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	60%	none
Lot Coverage – Landscaping:	Min. 20%	30%	none
Setback – Front Yard:	Min. 4.5 m	6.0 m	none
Setback – East Side Yard:	Min. 2.0 m	8.0 m	none
Setback – West Side Yard:	Min. 2.0 m	2.13 m	none
Setback – Rear Yard:	Min. 2.0 m	4.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	Max. 12.0 m – 3 storeys	none
Lot Size:	600 m <sup>2</sup>	1,682.1 m <sup>2</sup>	none
Lot Dimensions:	Min. 20 m wide x Min. 30 m deep	40.04 m wide x 41.81 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2.0 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	17 (R) and 3 (V)	24 (R) and 3 (V)	none

Tandem Parking Spaces:	not permitted	24	Variance Requested
Small Car Parking Spaces:	not permitted.	0	none
Off-street Parking Spaces - Accessible	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.83 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	15 (Class 1) and 3 (Class 2)	22 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	12,000 Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	72 m <sup>2</sup>	none



Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, June 20, 2012 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

Comments from the Panel were as follows:

1. nice to see the aging in place features in the suites and provision of a convertible unit; however, location of the convertible unit is uncomfortable due to its proximity to the garbage and recycling area; consider a better location for the convertible unit, e.g. near the amenity area;  
*The convertible unit has been relocated.*
2. consider adding an overhang roof over the mailbox to provide weather protection for residents;  
*Weather protection roof is introduced over the mailbox.*
3. good, straightforward and functional project; roof design fits nicely with the neighbourhood; the red colour on the building is a vibrant colour and a good choice; however, consider changing the proportion of red in relation to the lighter colours, i.e. incorporate lighter colours in the protruding elements of the building; will change the feeling of the building;  
*More lighter color area is introduced into east and west elevations for both buildings and south elevation for Bldg. 2.*
4. facade treatments on the opposite sides of the lane are different; one is flat and the other is nicely articulated; add more articulation to the south side of Building 1 (facade facing the lane);  
*Gabled dormer roofs and decorative brackets are introduced to south elevation of Building 1 for more articulations (see Drawing A8).*
5. amenity area is hidden due to the constraint of the site; consider adding measures to lead residents into the amenity area and encourage them to use it;  
*The path to amenity area is widened.*
6. no problem with the materials and colours; interior elevations are bland; windows on the main floor have higher than usual sill heights; consider lowering the heights of the window sills and adding vertical trims underneath to provide more variety;  
*The south elevation of Building 1 (interior elevation) is improved as mentioned earlier. The window sill height on main floor (2nd floor) is typically 3' above finished floor. Additional vertical trims are added to the windows on main floor for Building 1.*

7. nice use of facade half-wall in relation to the railings on the street side exterior facade; nice touch; solidifies the entries; landscape treatment is good on the north side (i.e., street side); concern on the adjacency of the development to the south; proposed development is pushed south, possibly due to fire truck access; if possible, either push north, increase rear yard or at least, add more trees or buffer planting to address overlook issue; applicant may work with adjacent neighbour to allow access paths (stepping stones) to existing walkway on adjacent property, which in turn the applicant could plant trees along property line to improve overlook issue;  
*5' wood fence together with the new trees along the south property line provide a buffer between the proposed townhouses and the south neighbouring apartment building (see Drawing A7 and landscape architectural drawings).*
8. consolidate and provide roof structure over garbage and recycling and mailbox area; would not only provide weather protection but also improve the entry/arrival experience;  
*Roof is introduced over garbage and recycling enclosure. Weather protection roof overhang is also introduced over mail box (see Drawings A1 & A8).*
9. would like to see additional paver bands across the central driveway area; also incorporate permeable paving; would break down the large asphalt area;  
*Permeable areas on internal drive aisle have been increased.*
10. agree with staff comments regarding urban design and site planning; agree with comments on the proposed relocation of the convertible unit; consider increasing the size of the garbage and recycling enclosure and tie in with the vertical element; presently appears like an add-on; proposed move would improve the elevation;  
*Convertible unit is relocated. Roof is introduced over garbage/recycling enclosure which is more integrated with the Building 1.*
11. consider more weather protection at outdoor deck areas at north elevation, i.e. along Jones Street; addition of trellises would help articulate and resolve architecturally the top of the columns on the second floor balconies;  
*The front yard setback of building bulk for Building 1 is consistent with the west neighbouring townhouse. More roofing or trellises over deck area would visually reduce the front yard setback. Moreover, the covered deck will be counted into more building coverage which is already about its allowable maximum.*
12. there is no heritage precedent which would justify the use of a lighter colour; however, consider reversing the use of colours, i.e. using red at the bottom and lighter colours at the upper floors.  
*lighter color area is introduced.*



No. DP 12-603657

To the Holder:                   ZHAO XD ARCHITECT LTD.

Property Address:               8540 AND 8560 JONES ROAD

Address:                         C/O XUEDONG ZHAO  
8700 MCKIM WAY, SUITE 3228  
RICHMOND, BC V6X 4A5

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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. The "Richmond Zoning Bylaw 8500" is hereby varied to allow tandem parking spaces in all of the twelve (12) 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 \$43,632.00 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 12-603657

To the Holder: ZHAO XD ARCHITECT LTD.  
Property Address: 8540 AND 8560 JONES ROAD  
Address: C/O XUEDONG ZHAO  
8700 MCKIM WAY, SUITE 3228  
RICHMOND, BC V6X 4A5

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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

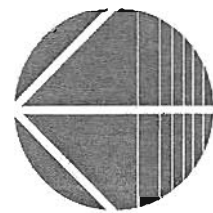
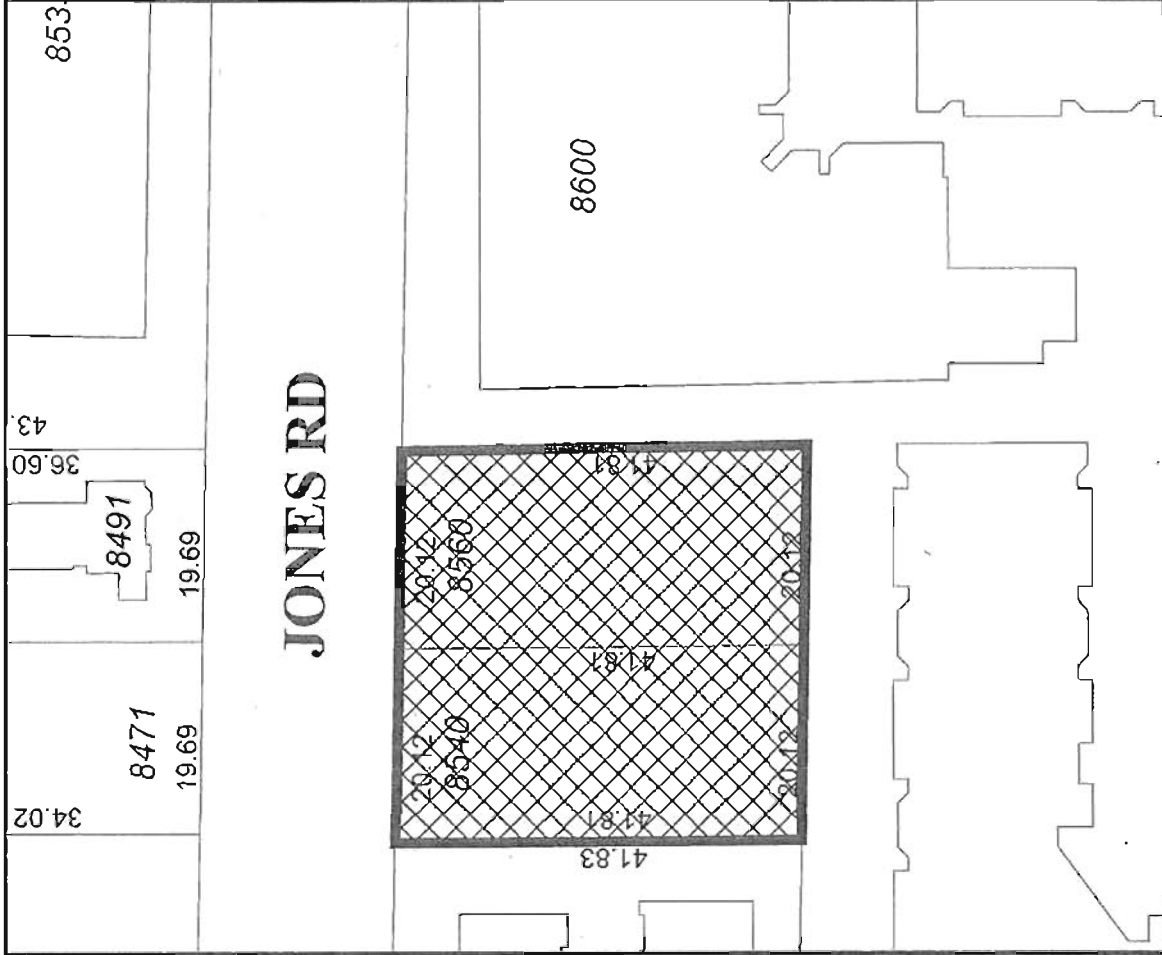
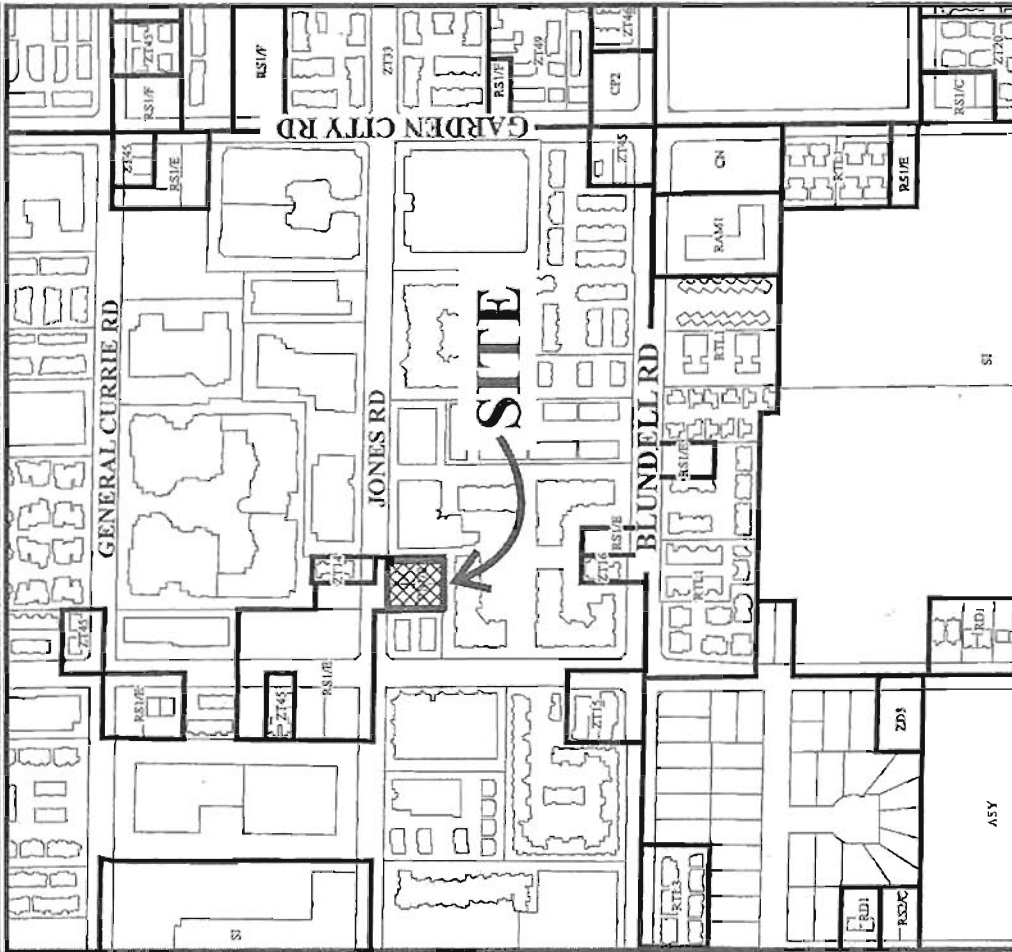
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 12-603657

### SCHEDULE "A"

Original Date: 04/12/12

Revision Date:

Note: Dimensions are in METRES

**ZHAO XD ARCHITECT LTD.**  
 232A-4704 Main Ave.  
 Richmond, BC V6V 4A8  
 Tel: (604) 273-5888  
 Fax: (604) 273-1118  
 www.zhaoxd.com  
 info@zhaoxd.com

**DP 12-603657**

DEVELOPMENT DATA  
 ADDRESS: 6540, 6550 JONES ROAD  
 LEGAL DESCRIPTION: LOT 3 SECTION 16 BLOCK 4 NORTH RANGE  
 6 WEST NEW WESTMINSTER DISTRICT PLAN 10685  
 10 CITY CENTRE (OOP SOP: 2.0A)

PLANNING AREA(S):

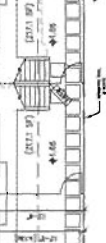
EXISTING: HIGH DENSITY TOWN HOUSING (STRH)  
 PROPOSED: HIGH DENSITY TOWN HOUSING (STRH)

EXISTING	PROPOSED
18821 SM (18106 SF)	18821 SM (18106 SF.)
SINGLE-FAMILY RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
	10 CITY CENTRE (OOP SOP: 2.0A)
	HIGH DENSITY TOWN HOUSING (STRH)
	12

BY-LAW REQUIREMENT	PROPOSED	VARIANCE
DENSITY (UNITS/ACRE)	29.8 UNITS/ACRE	NOT PERMITTED
FLOOR AREA RATIO	MAX. 0.75 (1,590 SF)	NOT PERMITTED
LOT COVERAGE - BUILDING	MAX. 45% (847.7 SF)	NONE
LOT COVERAGE - LANDSCAPING	MIN. 20%	NONE
COVERED AREA (SF)	MAX. 10% OF FSR	NONE
SETBACKS - FRONT YARD (NORTH)	MIN. 4.5 M	NONE
SETBACKS - EAST SIDE YARD	MIN. 2 M	NONE
SETBACKS - WEST SIDE YARD	MIN. 2 M	NONE
SETBACKS - REAR YARD (SOUTH)	MIN. 2 M	NONE
HEIGHT	12M (3 STOREYS)	NONE
LOT SIZE (MIN. DIMENSIONS)	(MIN. 30M WIDE) (MIN. 30M DEEP)	NONE
RESIDENTIAL PARKING SPACES	1.4 SPACES/UNIT	NONE
VISITOR PARKING SPACES	0.2 SPACES/UNIT	NONE
OTY - STREET PARKING SPACES - TOTAL	20	NONE
TARREED PARKING SPACES	12	VARIANCE REQ'D.
BICYCLE PARKING SPACES - CLASS-1	1.25 SPACES PER UNIT	NONE
BICYCLE PARKING SPACES - CLASS-2	0.2 SPACES PER UNIT	NONE
AMENITY SPACE - INDOOR	MIN. 12 SQ M COB+H-CED	NONE
AMENITY SPACE - OUTDOOR	MIN. 6 SQ M PER UNIT	NONE
PRIVATE OPEN SPACE	MIN. 37 SQ M PER UNIT	NONE

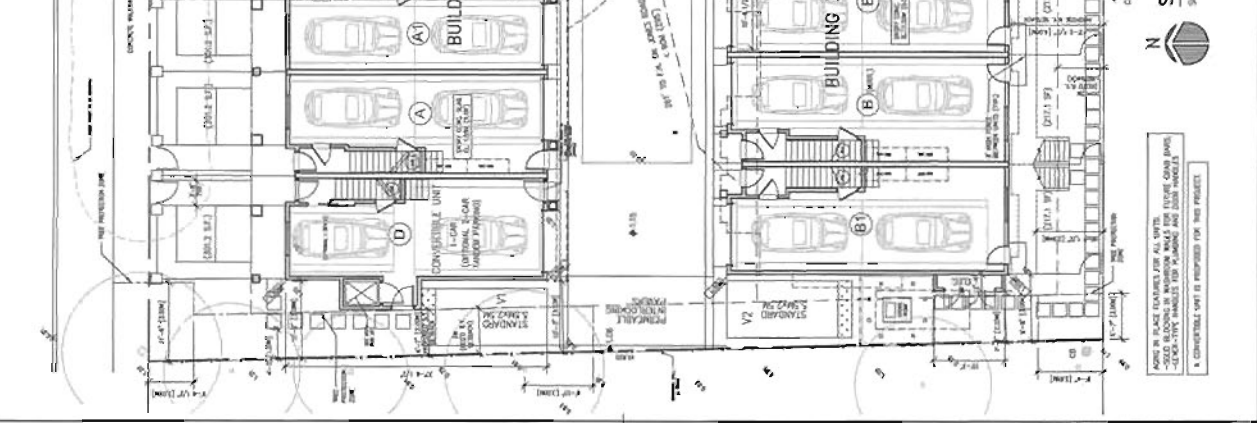
F.A.R. CALCULATION:

F.A.R. PERMITTED:	0.75	FAR =	13580 SQ.FT.
UNIT 'A' (OR 'A')	1091.3 SQ.FT.	X 4 =	4365.2 SQ.FT.
UNIT 'B'	1125.4 SQ.FT.	X 4 =	4501.6 SQ.FT.
UNIT 'C'	1033.3 SQ.FT.	X 1 =	1033.3 SQ.FT.
UNIT 'D'	1199.7 SQ.FT.	X 1 =	1199.7 SQ.FT.
		TOTAL PROPOSED =	(0.75 FAR) 13580.9 SQ.FT.



PLAN #1  
 MAR 01 2010

CONCRETE WALKWAY  
 AMENITY AREA  
 775 SF (SEE LANDSCAPE PLAN)



JONES ROAD

ALANS ROAD

CONCRETE WALKWAY

AMENITY AREA

775 SF (SEE LANDSCAPE PLAN)

CONCRETE WALKWAY

DP 12 603657



**ZHAO XD  
ARCHITECT  
LTD.**

2228-4700 Main Way  
Suite 1000, 1st Floor  
Vancouver, BC V6J 4G3  
Tel: (604) 681-1728  
Fax: (604) 681-1728  
Email: info@zhaoxd.com  
Web: zhaoxd.com

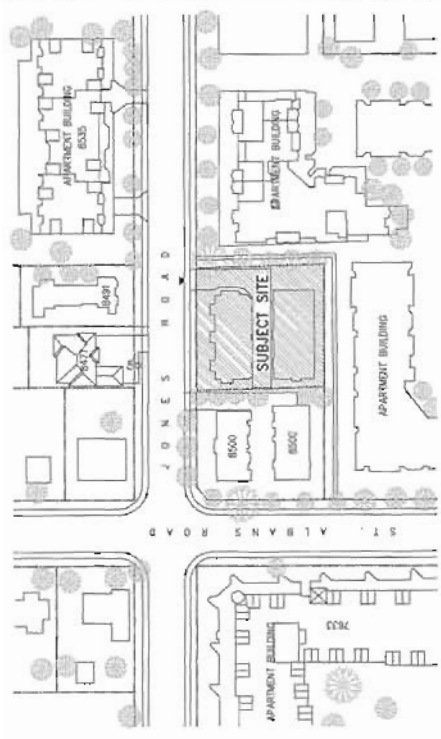
12 UNITS	REVISION	DATE
A	REVISION	DATE
B	REVISION	DATE
C	REVISION	DATE

**12 UNITS  
TOWNHOUSE  
DEVELOPMENT**

**PARKING PLAN/  
GROUND FLOOR &  
CONTEXT PLAN**

Scale	OCT, 2011
Issue	A1 ISSUE
Drawn By	
Checked By	
Project No.	2011001
Drawing No.	

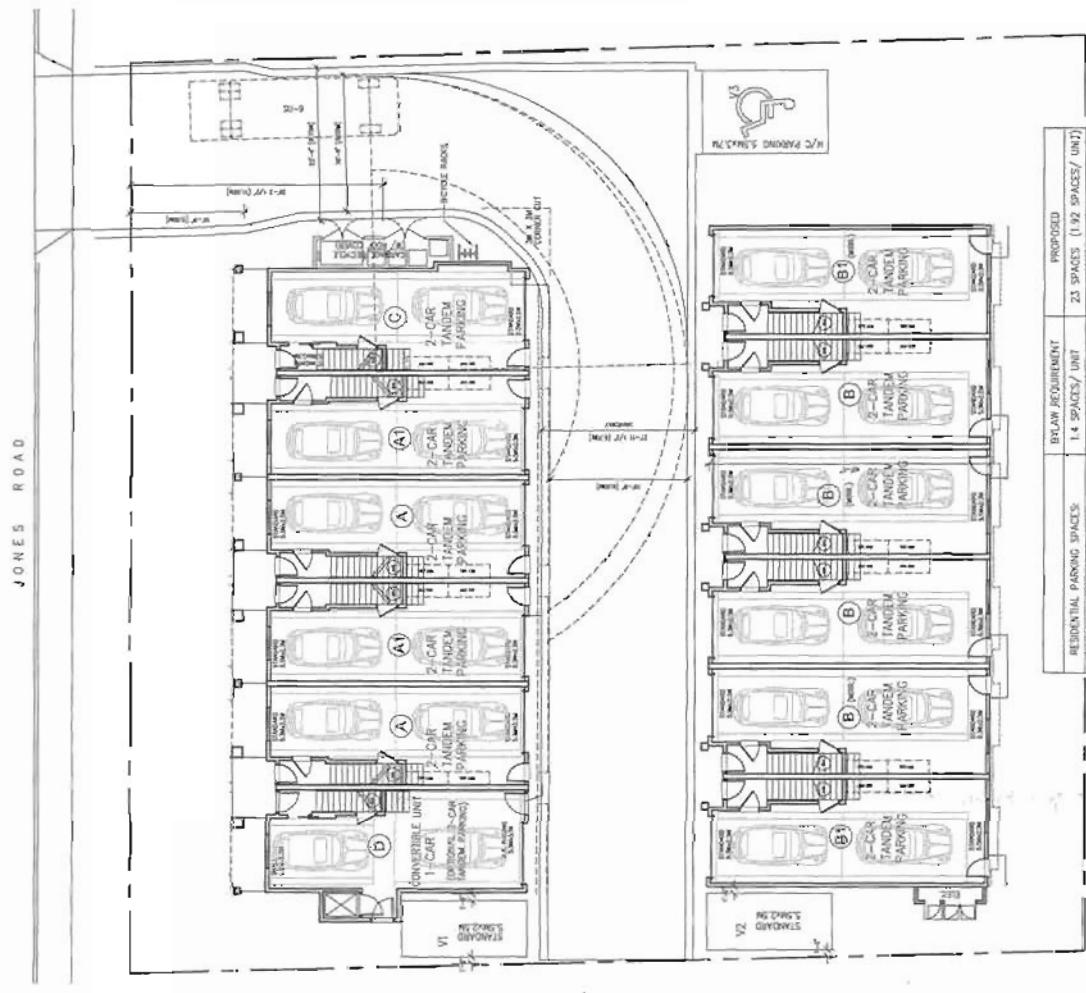
A-2



**CONTEXT PLAN**  
SCALE: 1"=40'-0"

NOTE: ONE CONVERTIBLE UNIT PROVIDED - UNIT C IN BUILDING 1

ALL IN BLACK OUTLINE FOR ALL UNITS  
-SOLID BLACK OR HATCHED FOR TYPICAL DRIVEWAYS  
-DOTTED LINE PANELS FOR PLUMBING AND DOOR PANELS



REQUIREMENT	PROPOSED
RESIDENTIAL PARKING SPACES: 1.4 SPACES/UNIT	23 SPACES (1.92 SPACES/UNIT)
VISITOR PARKING SPACES: 0.2 SPACES/UNIT	3 SPACES
OFF-STREET PARKING SPACES-TOTAL	26
TANDEM PARKING SPACES:	12
BICYCLE PARKING SPACE-CLASS-1: 1.25 SPACES PER UNIT	1.83 PER UNIT
BICYCLE PARKING SPACE-CLASS-2: 0.2 SPACES PER UNIT	3

**PARKING PLAN**  
SCALE: 1/4"=1'-0"

DP 12 603657

PLAN #2

MAR 01 2013

12 UNITS TOWNHOUSE DEVELOPMENT



NO.	DATE	REVISION/DESCRIPTION	BY
1	2013.03.11	ISSUED FOR PERMIT	DA
2	2013.03.11	ISSUED FOR PERMIT	DA
3	2013.03.11	ISSUED FOR PERMIT	DA
4	2013.03.11	ISSUED FOR PERMIT	DA
5	2013.03.11	ISSUED FOR PERMIT	DA
6	2013.03.11	ISSUED FOR PERMIT	DA
7	2013.03.11	ISSUED FOR PERMIT	DA
8	2013.03.11	ISSUED FOR PERMIT	DA
9	2013.03.11	ISSUED FOR PERMIT	DA
10	2013.03.11	ISSUED FOR PERMIT	DA
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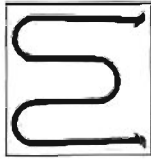
PROJECT:  
**12 UNIT TOWNHOUSE  
DEVELOPMENT**  
8540-8560 JONES ROAD  
RICHMOND, BC

DESIGNER:  
ZHUO & ARCHITECT LTD.  
2000 WEST 4TH AVE  
VANCOUVER, BC

LANDSCAPE  
PLAN

DATE: JANUARY 18, 2013  
SCALE: 1/8" = 1'-0"  
SHEET NO: L1  
SHEET TOTAL: 011

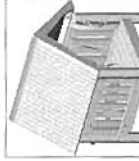
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FRANCES ANDREW BENCH  
CENTENNIAL - MODEL C22-3A  
BLACK COLOUR



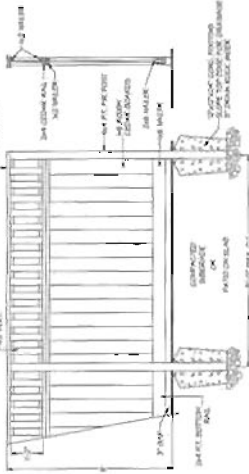
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BLACK COLOUR



BIG TOYS MEC-940  
WOOD GROUP  
2-6 YEAR OLD AGE GROUP



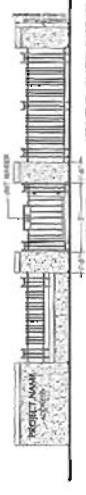
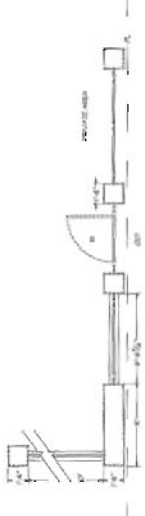
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DAISY



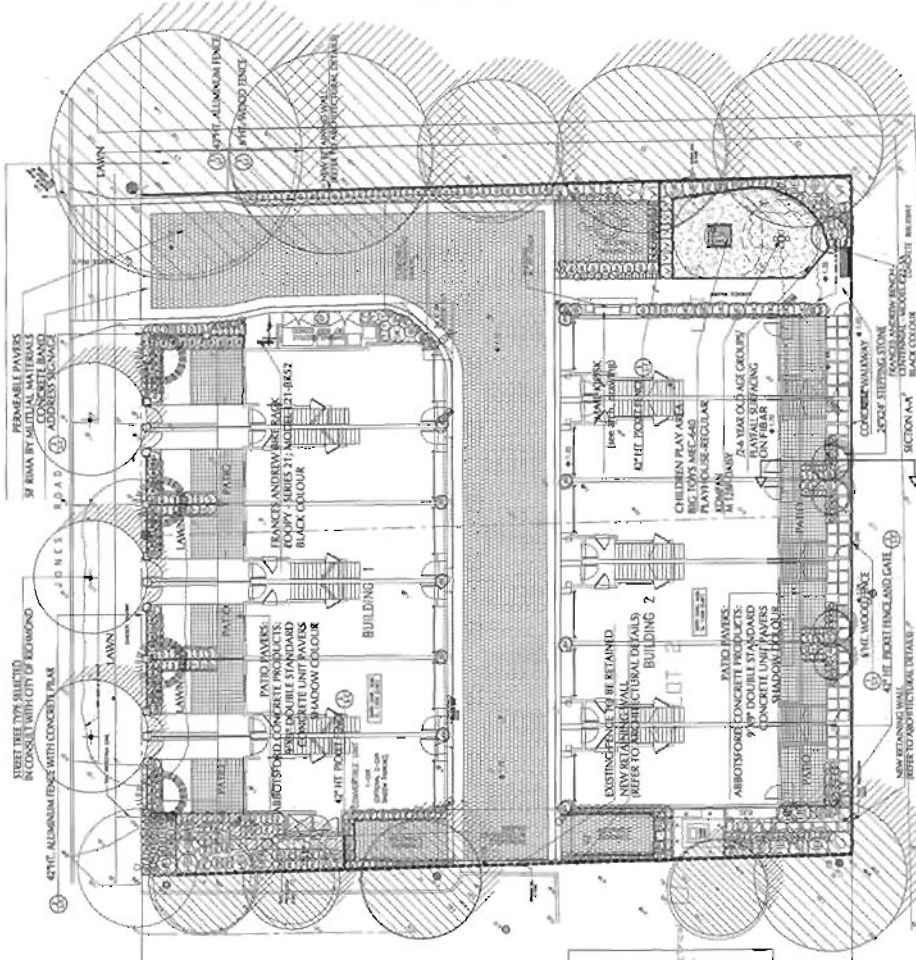
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3. 42" HT PICKET FENCE AND GATE  
SCALE: 1/8" = 1'-0"



4. 42" HT ALUMINUM FENCE WITH CONCRETE PILLARS  
SCALE: 1/8" = 1'-0"



SYMBOL	DESCRIPTION	PLANT SCHEDULE
1	PERMEABLE PAVERS BY MUTUAL MATERIALS	PERMEABLE PAVERS
2	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
3	42" HT ALUMINUM FENCE	42" HT ALUMINUM FENCE
4	42" HT PICKET FENCE	42" HT PICKET FENCE
5	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
6	BIG TOYS MEC-940	BIG TOYS MEC-940
7	KOMPAM 4 12BP	KOMPAM 4 12BP
8	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
9	PERMEABLE PAVERS	PERMEABLE PAVERS
10	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
11	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
12	BIG TOYS MEC-940	BIG TOYS MEC-940
13	KOMPAM 4 12BP	KOMPAM 4 12BP
14	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
15	PERMEABLE PAVERS	PERMEABLE PAVERS
16	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
17	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
18	BIG TOYS MEC-940	BIG TOYS MEC-940
19	KOMPAM 4 12BP	KOMPAM 4 12BP
20	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
21	PERMEABLE PAVERS	PERMEABLE PAVERS
22	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
23	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
24	BIG TOYS MEC-940	BIG TOYS MEC-940
25	KOMPAM 4 12BP	KOMPAM 4 12BP
26	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
27	PERMEABLE PAVERS	PERMEABLE PAVERS
28	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
29	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
30	BIG TOYS MEC-940	BIG TOYS MEC-940
31	KOMPAM 4 12BP	KOMPAM 4 12BP
32	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
33	PERMEABLE PAVERS	PERMEABLE PAVERS
34	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
35	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
36	BIG TOYS MEC-940	BIG TOYS MEC-940
37	KOMPAM 4 12BP	KOMPAM 4 12BP
38	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
39	PERMEABLE PAVERS	PERMEABLE PAVERS
40	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
41	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
42	BIG TOYS MEC-940	BIG TOYS MEC-940
43	KOMPAM 4 12BP	KOMPAM 4 12BP
44	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS
45	PERMEABLE PAVERS	PERMEABLE PAVERS
46	CONCRETE BAND ADDRESS SERVICE	CONCRETE BAND ADDRESS SERVICE
47	FRANCES ANDREW BENCH	FRANCES ANDREW BENCH
48	BIG TOYS MEC-940	BIG TOYS MEC-940
49	KOMPAM 4 12BP	KOMPAM 4 12BP
50	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS	42" HT ALUMINUM FENCE WITH CONCRETE PILLARS

MAR 9 2013  
DP12603657  
PLAN #3



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12400 WOODBRIDGE AVENUE  
 SUITE 100  
 RICHMOND, VA 23234  
 PHONE: (804) 781-1100  
 FAX: (804) 781-1101  
 WWW.PMGVA.COM

DATE:



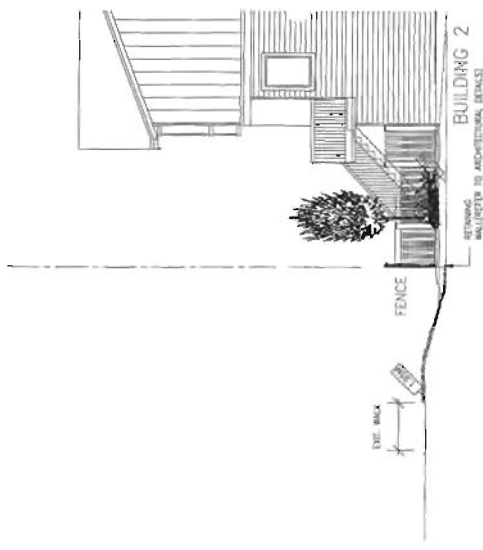
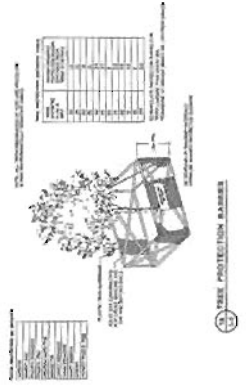
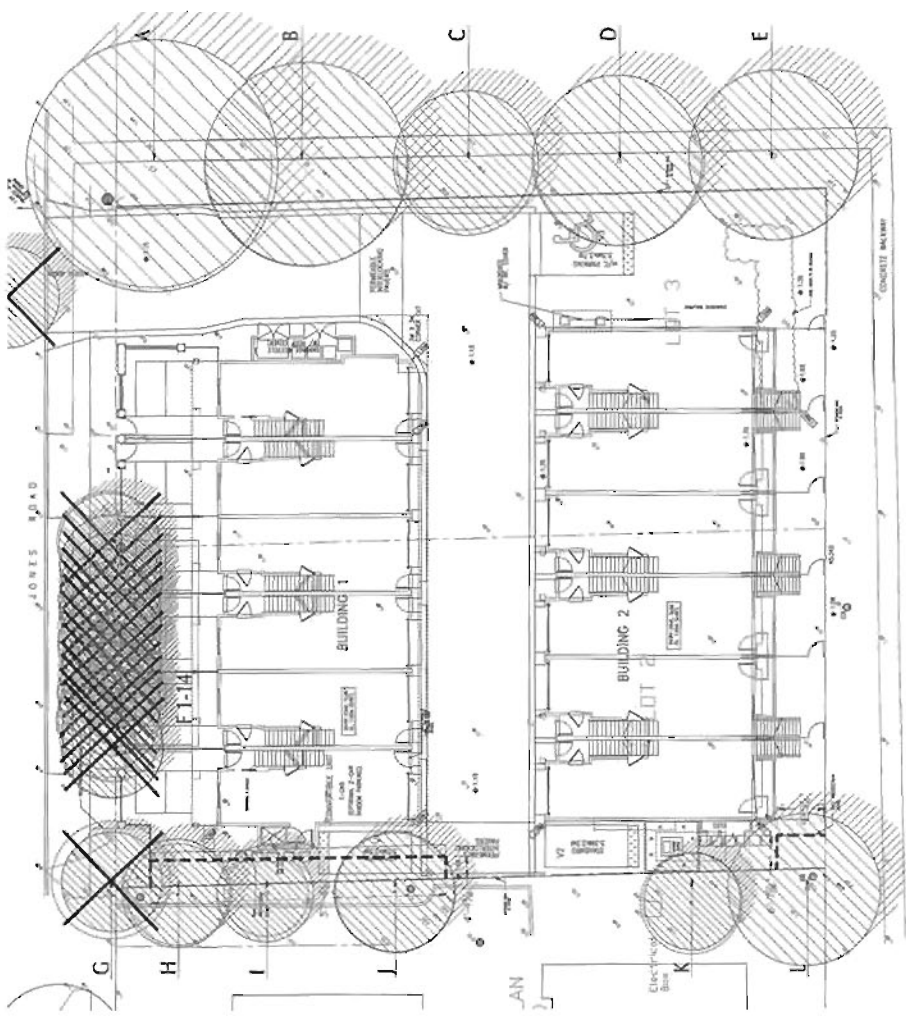
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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
 12400 WOODBRIDGE AVENUE  
 SUITE 100  
 RICHMOND, VA 23234  
 WITH:  
 ZINDIG ARCHITECT LTD.  
 12400 WOODBRIDGE AVENUE  
 SUITE 100  
 RICHMOND, VA 23234

DATE: 03/01/2010  
 DRAWING NUMBER: L2  
 PROJECT NO: 12400 WOODBRIDGE AVENUE  
 LAYOUT: PLAN

**TREE MANAGEMENT PLAN**  
 DATE: 03/01/2010  
 DRAWING NUMBER: L2  
 PROJECT NO: 12400 WOODBRIDGE AVENUE  
 LAYOUT: PLAN

12400 WOODBRIDGE AVENUE  
 SUITE 100  
 RICHMOND, VA 23234



SECTION A-A  
 1/4" = 1'-0"

DP12603657  
 MAR 01 2010  
 PLAN # 3A



12-UNIT TOWNHOUSE DEVELOPMENT  
8540-60 JONES ROAD, RICHMOND, BC

PURPLE STONE PROPERTIES  
& MANAGEMENT LTD



ZHAO XD ARCHITECT LTD.

[www.zhaoarch.com](http://www.zhaoarch.com) tel: 604 275-8882



DP 12603657  
PLAN #4  
MAR 01 2013



**ZHAO XD  
ARCHITECT  
LTD.**

3322-4900 W. 49th Ave.  
Edmonton, BC V7A 4L5  
Tel: (780) 504-1738  
Email: info@zhaoxd.com  
Web: zhaoxd.com

PROJECT NO.	12-03657
DATE	12/12/2013
SCALE	1/8" = 1'-0"
SHEET NO.	12-03657-01
TOTAL SHEETS	01
PROJECT NAME	12 UNITS DOWNTOWN DEVELOPMENT
LOCATION	12 UNITS DOWNTOWN DEVELOPMENT
DATE	12/12/2013
SCALE	1/8" = 1'-0"
SHEET NO.	12-03657-01
TOTAL SHEETS	01
PROJECT NAME	12 UNITS DOWNTOWN DEVELOPMENT
LOCATION	12 UNITS DOWNTOWN DEVELOPMENT

**12 UNITS  
DOWNTOWN  
DEVELOPMENT**

**ELEVATIONS**

DATE	02/12/2011
SCALE	1/8" = 1'-0"
PROJECT NO.	12-03657
PROJECT NAME	12 UNITS DOWNTOWN DEVELOPMENT
LOCATION	12 UNITS DOWNTOWN DEVELOPMENT

- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - 90
  - 2 HORIZONTAL SIDING - MONTECITO TAUPE
  - 3 HORIZONTAL SIDING (BOARD & BATTEN) - TRADITIONAL RED
  - 4 6" HORIZONTAL BOARD - IRON GRAY
  - 5 2x8 WOOD FASCIA BOARD - PAINTED (TYP.) - TRADITIONAL RED
  - 6 2x4 WOOD TRIM - MATCH THE SIDING COLOR (TRADITIONAL RED)
  - 7 ALUMINUM QUARTER ROUND (BLACK)
  - 8 1/2" x 1/2" x 1/2" WOOD CANOPY & POST W/ROOF PANEL - PAINTED (TYP.) - IRON GRAY
  - 9 DOUBLE GLAZED VINYL WINDOW WINDOW FRAME AT-GO PEAU DE SOIE
  - 10 HORIZONTAL SIDING (S) - CORNELL STONE
  - 11 SLOPE CORAL WOOD DOOR - IN 1231 WINDOW
  - 12 POT LIMITS AT EACH ENTRY
  - 13 HORIZONTAL SIDING (BOARD & BATTEN) - CORNELL STONE
  - 14 GARAGE DOOR: BM 213; WINDOW
  - 15 HORIZONTAL SIDING (BOARD & BATTEN) - IRON GRAY

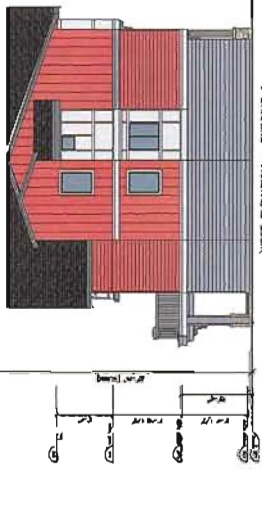
PLAN # 4A  
DP 12 603657  
MAR 01 2013



**10 NORTH ELEVATION - BUILDING 1**  
SEE 12-03657-01



**11 EAST ELEVATION - BUILDING 1**  
SEE 12-03657-01



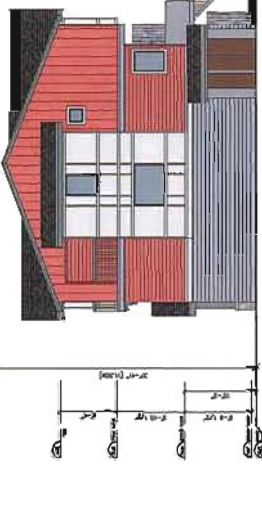
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SEE 12-03657-01



**13 SOUTH ELEVATION - BUILDING 1**  
SEE 12-03657-01



**14 NORTH ELEVATION - BUILDING 2**  
SEE 12-03657-01



**15 WEST ELEVATION - BUILDING 2**  
SEE 12-03657-01



**16 EAST ELEVATION - BUILDING 2**  
SEE 12-03657-01



**17 SOUTH ELEVATION - BUILDING 2**  
SEE 12-03657-01

LOCATION OF GAR SIDING  
(SEE LANDSCAPE ARCH. DWG.)



**ZHAO XD  
ARCHITECT  
LTD.**

3228-8720, Maple, N.Y.  
Riverside, BC V7L 4A5  
Tel: (604) 304-0238  
Email: info@zhaoxd.com  
Web: zhaoxd.com

12 UNITS TOWNHOUSE DEVELOPMENT

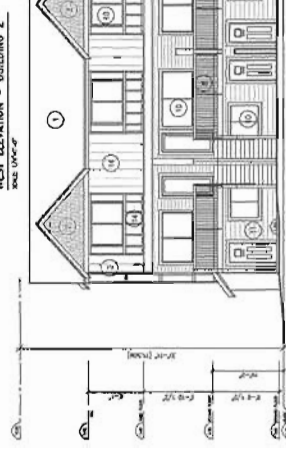
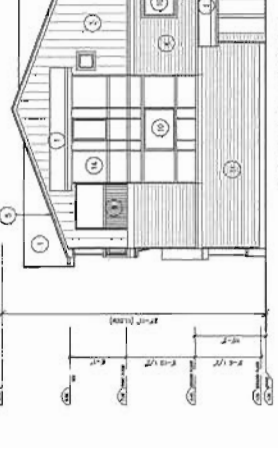
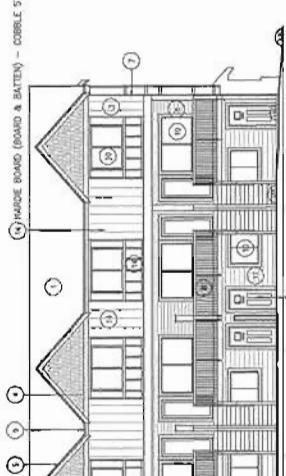
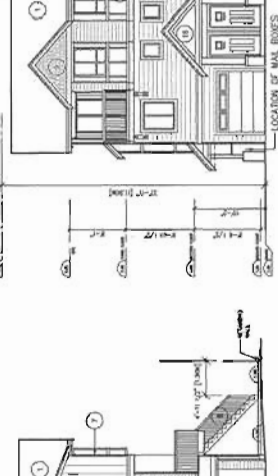
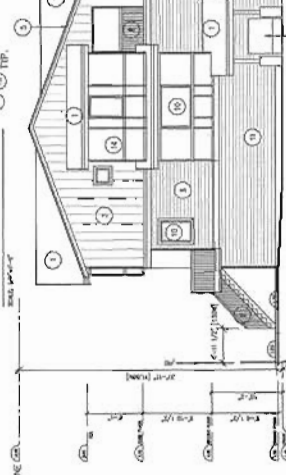
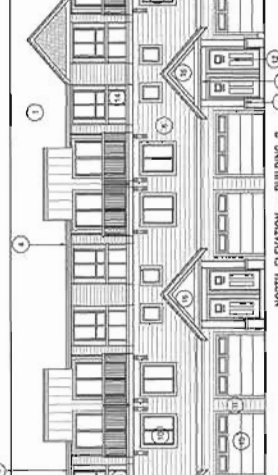
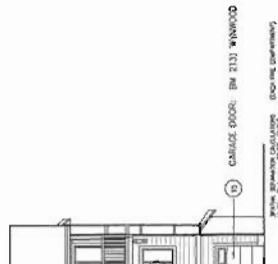
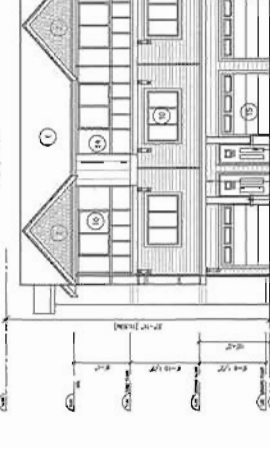
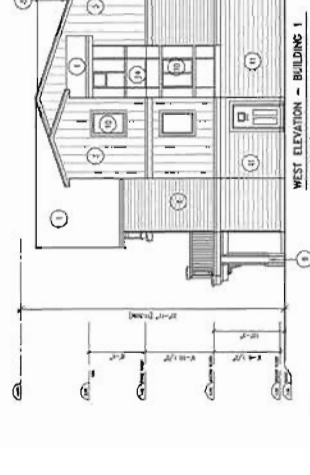
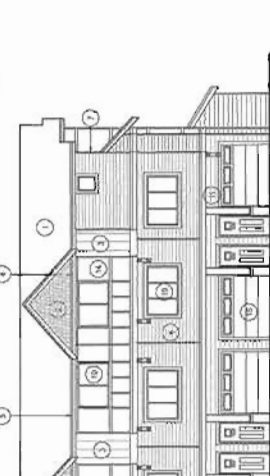
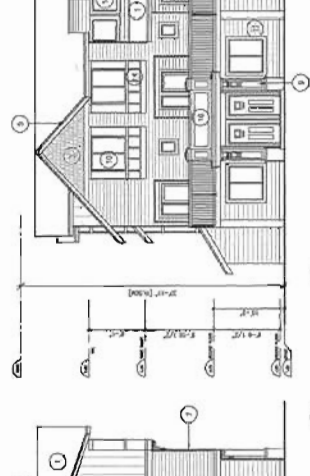
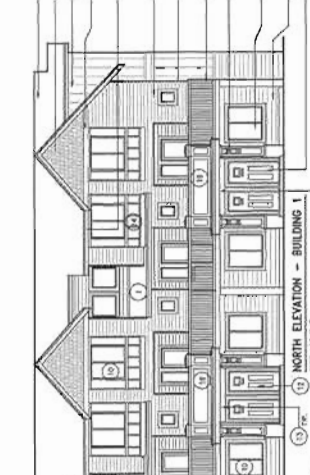
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12/03/2011	DDP
11/02/2011	REVISION
01/04/2011	REVISION

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A: DETAIL NUMBER  
B: LOCATION SHEET  
C: DETAIL SHEET  
Project: 12 UNITS TOWNHOUSE DEVELOPMENT  
2200 SANDY JONES ROAD  
RICHMOND, BC

Drawing Title: ELEVATIONS  
Date: OCT 2011  
Scale: 1/8"=1'-0"  
Drawn By:  
Checked By:  
Project No.: 20110008  
Drawing No.: A-9

- EXTERIOR FINISH & COLOR**
- 1 ASPHALT SHINGLES - DUAL BLACK - RD
  - 2 HARDSHEDDLE SIDING - MONTICUTY TRAPEZ
  - 3 HARDE BOARD (BOARD & BATTEN) - TRADITIONAL RED
  - 4 6" HARDWOOD BOARD - IRON GRAY
  - 5 1" ALUM. QUADRAL (BLACK)
  - 6 2x6 WOOD TASSIA BOARD - PAINTED (TYP.)
  - 7 HARDE SIDING (4") - TRADITIONAL RED
  - 8 HARDE SIDING (4") - MATCH THE SIDING COLOR (TRADITIONAL RED)
  - 9 ALUM. QUADRAL (BLACK)
  - 10 BUILT-UP WOOD CANOPY & POST W/RAILS-PAINTED (TYP.) - IRON GRAY
  - 11 DOUBLE GLAZED VINYL WINDOW WOOD FRAME: AF-60 P/SLU DE SIDE
  - 12 HARDE SIDING (4") - COBBLE STONE
  - 13 SOLID CORE WOOD DOOR - BL 123: W/WOOD
  - 14 POT LIGHTS AT EACH ENTRY
  - 15 HARDE BOARD (BOARD & BATTEN) - COBBLE STONE
  - 16 GARAGE DOOR: BM 213: W/WOOD
  - 17 HARDE BOARD (BOARD & BATTEN) - IRON GRAY

**NOTES**  
1. REFER TO THE ARCHITECT'S DRAWINGS FOR ALL DIMENSIONS AND FINISHES.  
2. VERIFY ALL DIMENSIONS AND FINISHES WITH THE CONTRACTOR BEFORE COMMENCING WORK.



DP 12 603657

MAR 01 2013

PLAN #4B



**ZHAO XD  
ARCHITECT  
LTD.**

3333-3370 Midway Rd  
Baltimore, MD 21244  
Tel: (410) 528-4738  
Fax: (410) 528-4739  
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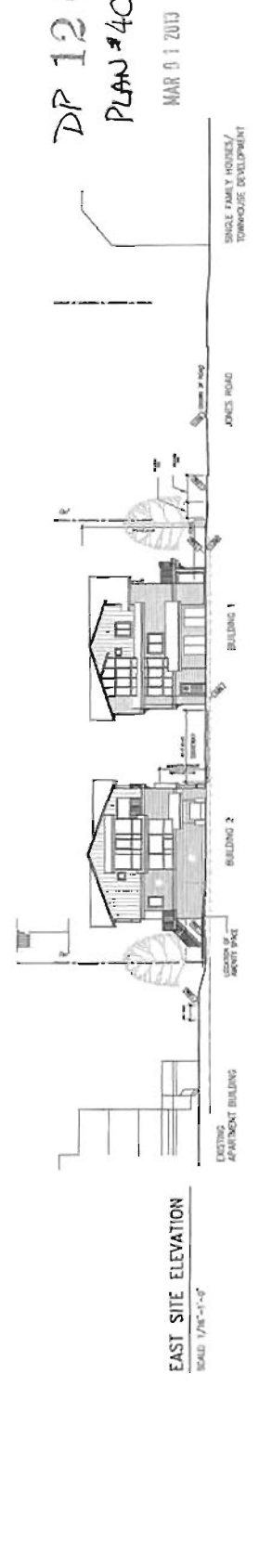
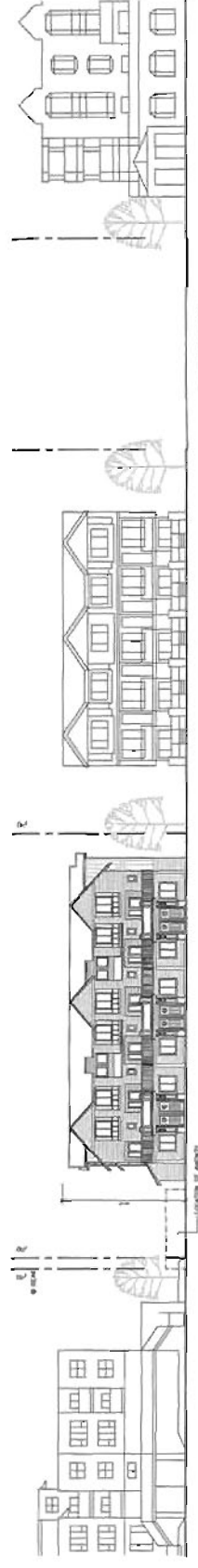
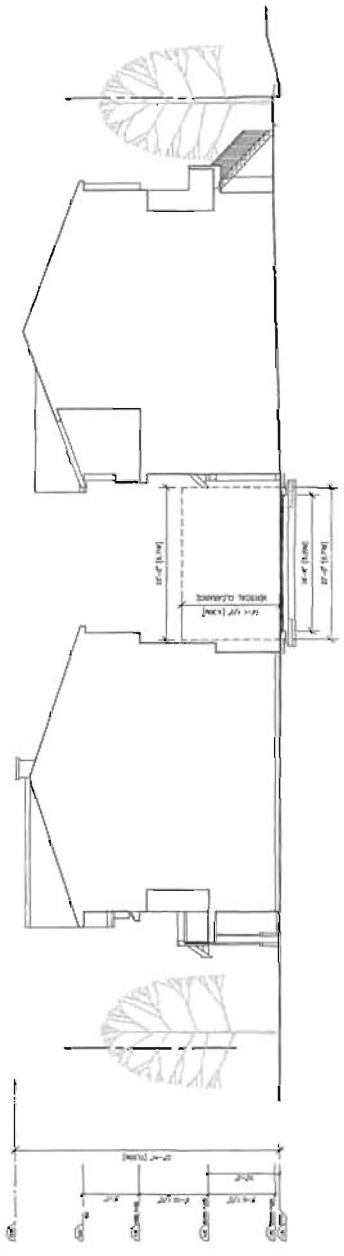
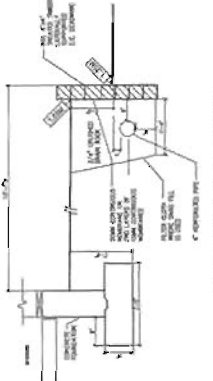
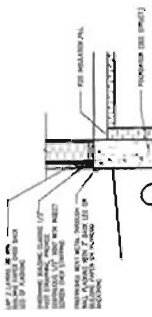
THE ARCHITECTS AND ENGINEERS REGISTERED IN THE STATE OF MARYLAND

11/20/10	DDP
11/22/10	APP
11/23/10	DP
11/24/10	REVISIONS
11/25/10	Final 2.0

A DETAIL NUMBER  
 B LOCATION SHEET  
 C DETAIL SHEET

PROJECT: 12 UNITS TOWNHOUSE DEVELOPMENT  
 LOCATION: BOWLING GREEN ROAD, BALTIMORE, MD

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 1210008  
 DRAWING NO.: A-8



DP 12603657  
PLAN #4C  
MAR 01 2013



**ZHAO XD ARCHITECT LTD.**

2228-12700 MARKHAM RD.  
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THE CITY OF MARKHAM OFFICIAL PLAN NO. 2228200

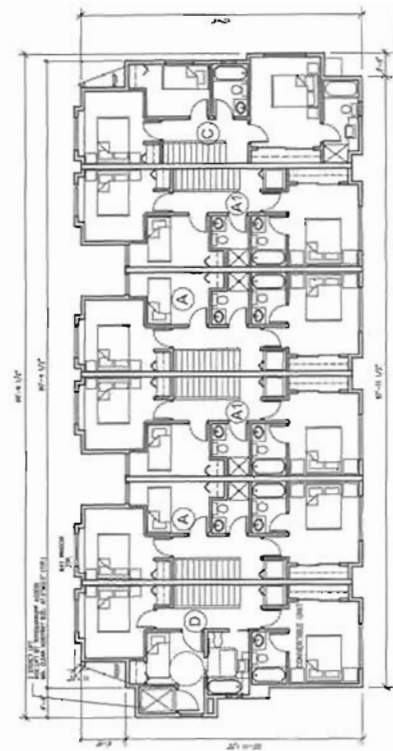
Project No.	12-000000-0000
Client	12-000000-0000
Scale	1/8" = 1'-0"
Date	11/20/2013
Revision	
Drawn By	AS
Checked By	AS
Project No.	20130008
Drawing No.	A-3

**12 UNITS TOWNHOUSE DEVELOPMENT**

MARKHAM JONES ROAD  
MARKHAM, ONT.

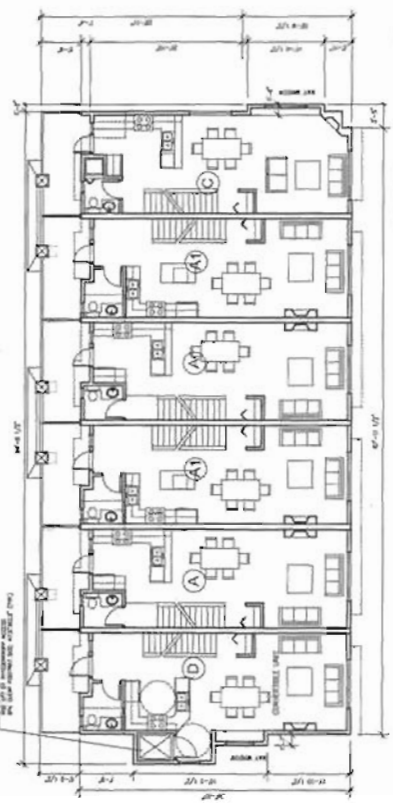
Drawing Title  
**FLOOR PLANS**

Date	OCT. 2011
Scale	AS SHOWN
Drawn By	
Checked By	
Project No.	20130008
Drawing No.	



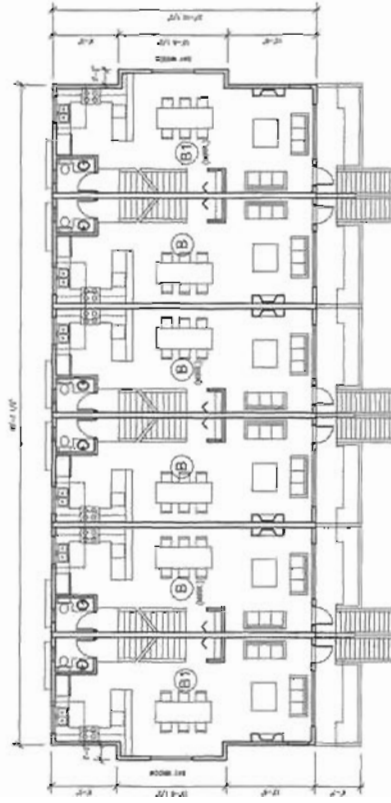
**SECOND FLOOR PLAN (BUILDING 1)**  
SCALE: 1/8"=1'-0"

ADD IN PLACE FEATURES FOR ALL UNITS:  
-SOLD FLOORING IN BATHROOM WALLS FOR FUTURE GRAB BARS;  
-LEVEL-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



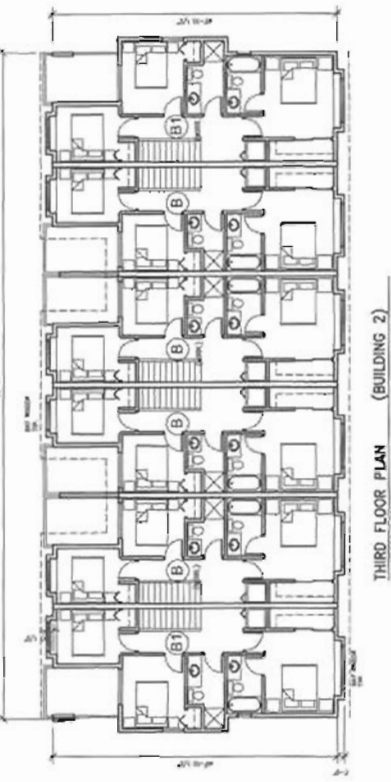
**THIRD FLOOR PLAN (BUILDING 1)**  
SCALE: 1/8"=1'-0"

ADD IN PLACE FEATURES FOR ALL UNITS:  
-SOLD FLOORING IN BATHROOM WALLS FOR FUTURE GRAB BARS;  
-LEVEL-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



**SECOND FLOOR PLAN (BUILDING 2)**  
SCALE: 1/8"=1'-0"

ADD IN PLACE FEATURES FOR ALL UNITS:  
-SOLD FLOORING IN BATHROOM WALLS FOR FUTURE GRAB BARS;  
-LEVEL-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



**THIRD FLOOR PLAN (BUILDING 2)**  
SCALE: 1/8"=1'-0"

ADD IN PLACE FEATURES FOR ALL UNITS:  
-SOLD FLOORING IN BATHROOM WALLS FOR FUTURE GRAB BARS;  
-LEVEL-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**REFERENCE PLAN**  
MAR 01 2013

NOTE: ONE CONVERTIBLE UNIT PROVIDED - UNIT C IN BUILDING 1

**DP 12 603657**

12/20/2013	02P
12/20/2013	03P
11/20/2013	REVISION
11/20/2013	REVISION

12/20/2013	02P
12/20/2013	03P
11/20/2013	REVISION
11/20/2013	REVISION

Project: 12 UNITS TOWNHOUSE DEVELOPMENT  
 8800 JONES ROAD  
 EDMONTON, AB  
 Drawing Title: UNIT PLAN (CONVERTIBLE UNIT 'D') & F.A.R. OVERLAYS  
 Scale: OCT. 2011  
 Date: AS SHOWN  
 Drawn By:  
 Checked By: 20110808  
 Project No.:  
 Drawing No.: A-7

**CONVERTIBLE UNIT ('D')**

TOTAL OUTDOOR SPACE:	600 SF
TOTAL FLOOR AREA:	1198.7 SF
LOT COVERAGE:	864.4 SF
COVERED AREA:	865.3 SF
GROUND FLOOR AREA:	1028.1 SF
COVERED FLOOR AREA:	758.4 SF

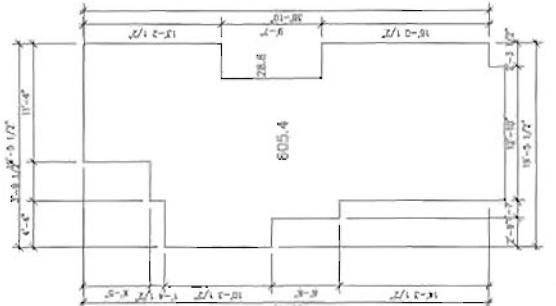
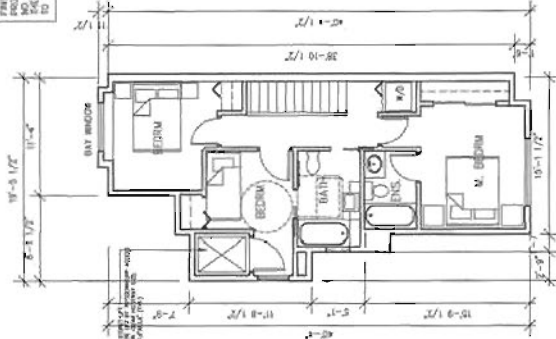
**BAY WINDOW NOTES:**  
 BAY WINDOW 8'4" MIN. 7" ABOVE FINISH FLOOR. WALLS FINISHED FROM THE WALL. NO FLOORING ADJ. SETTING BEYOND FINISH FLOOR. WINDOW TO STABLE FLOOR SPACE.

**ADDING IN PLACE FEATURES FOR ALL UNITS:**  
 -SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;  
 -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES.

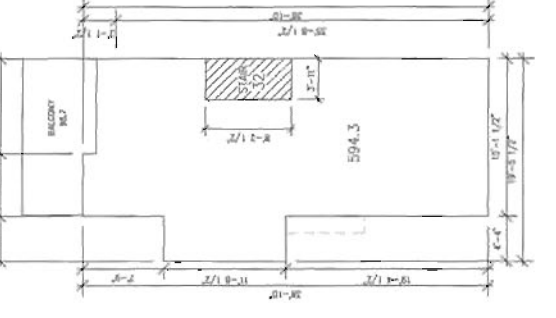
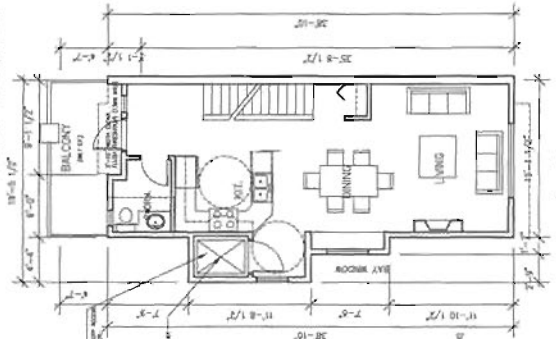
**CHECKLIST - CONVERTIBLE UNIT FEATURES**

- DOORS & DOORWAYS
- ENTRY DOOR MIN. 805 MM CLEAR OPENING (3" SWINGING DOOR SPEC.)
- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 800 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
- INTERIOR DOORS TO ENTRY & MAIN LIVING AREAS, MIN. 800 MM CLEAR OPENING (2"-8" SLIDING OR 2"-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- VERTICAL CIRCULATION
- STAIR LIFT (AS PER MANUFACTURER SPEC); STAIRCASE WIDTH AND LANDINGS VERTICAL LIFT (AS PER MANUFACTURER SPEC); DEPRESSION SLAB AREA, LANDINGS, AND FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION.
- HALLWAYS
- MIN. 900 MM WIDTH
- GARAGE
- MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WITH ACCESS FROM GARAGE TO LIVING AREA WITH MIN. 800 MM CLEAR DOOR OPENING (2"-8" SLIDING OR 2"-10" SWINGING DOOR SPEC.) AND FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- PATIOS AND BALCONIES
- DOOR CLEAR OPENING MIN. 850 MM (2"-10" SLIDING 3" SWINGING SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- BATHROOMS (MIN. 1)
- TOILET CLEAR FLOOR SPACE MIN. 1000 MM AT REAR AND IN FRONT
- WALL CLOSING FOR FUTURE (SAB BARS AT TOILET, SIB AND SHOWER)
- MIN. 800 MM CLEAR DOOR OPENING (2"-8" SLIDING OR 2"-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- 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)
- 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
- MIN. 800 MM CLEAR DOOR OPENING (2"-8" SLIDING OR 2"-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- LIVING ROOM
- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND
- BEDROOM (MIN. 1)
- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND
- MIN. 800 MM CLEAR DOOR OPENING (2"-8" SLIDING OR 2"-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT

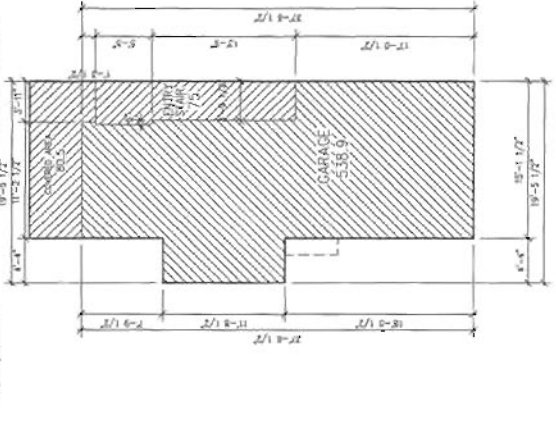
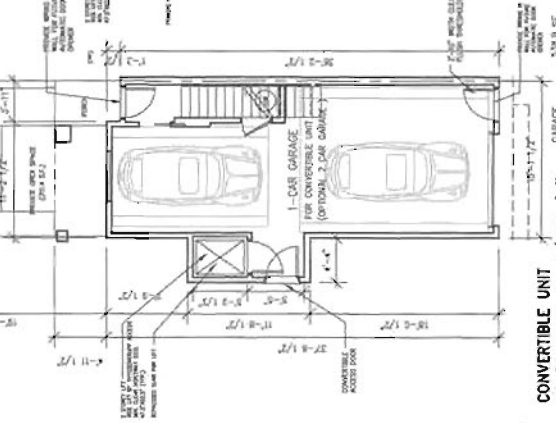
**CONVERTIBLE UNIT UPPER FLOOR PLAN (UNIT 'D')**  
 SCALE: 3/16"=1'-0" STAIRCASE: (EXCLUDED)



**CONVERTIBLE UNIT MAIN FLOOR PLAN (UNIT 'D')**  
 SCALE: 3/16"=1'-0" BALCONY: 584.3 SF STAIRCASE: 23 SF (EXCLUDED)



**CONVERTIBLE UNIT LOWER FLOOR PLAN (UNIT 'D')**  
 SCALE: 3/16"=1'-0" GARAGE: 536.9 SF STAIR ENTRY: 75 SF (EXCLUDED) OUTDOOR SPACE: 303.8 SF



MAR 01 2013 REFERENCE PLAN  
 DP 12 603657

INCLUDED AREAS FOR CALCULATIONS