



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: March 15, 2013

From: Wayne Craig
Director of Development

File: DP 12-616142

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
8751 Cook Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight (8) three-storey townhouse units at 8751 Cook Road on a site zoned High Density Townhouses (RTH3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and
 - b) allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.

Wayne Craig
Director of Development

WC:kt

Staff Report

Origin

Mathew Cheng Architect Inc. has applied to the City of Richmond for permission to develop eight (8) three-storey townhouse units at 8751 Cook Road. This site is being rezoned from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3) for this project under Bylaw 8917 (RZ 04-265950). The site is currently vacant.

Storm sewer upgrades and construction of a new bus pad in front of the site were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 12-619900), which must be entered into prior to final adoption of the Rezoning bylaw.

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: Existing single-family dwellings on lots zoned "Single Detached (RS1/E)" and designated General Urban T4 in the City Centre Area Plan (CCAP) - Brighthouse Village.
- To the East: Existing eight (8) unit townhouse development zoned "Low Density Townhouses (RTL1)" and designated General Urban T4 in the CCAP - Brighthouse Village.
- To the South: Across Cook Road, William Cook Elementary School and an existing two-storey and four-storey multi-family development both zoned Land Use Contract 25 and designated General Urban T4 in the CCAP - Brighthouse Village. The CCAP also indicates a future Park in the area south of Cook Road, the configuration of which is to be determined in the future.
- To the West: Existing 14 unit townhouse development zoned "Low Density Townhouses (RTL1)" and designated General Urban T4 in the CCAP - Brighthouse Village.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 16, 2012. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Construction Noise.

Construction activity noise is governed by the Noise and Sound Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 AM and after 8:00 PM on Monday through Friday, prior to 10:00 AM and after 8:00 PM on

Saturday (provided it is not a Statutory Holiday), and prior to 10:00 AM and after 6:00 PM on Sundays and Statutory Holidays.

2. Congestion during construction.

A Construction Parking and Traffic Management Plan is required prior to Building Permit issuance. Construction hours will be noted on the Construction Parking and Traffic Management Plan and traffic controllers will be hired to ensure trucks adhere to appropriate hours.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the High Density Townhouses (RTH3) except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m.

(Staff supports the proposed variances since the subject site is an orphan lot located between two existing multiple-family developments.)

- 2) Allow a total of 14 tandem parking spaces in seven (7) 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 ten (10) residential parking spaces. By permitting tandem arrangement in seven (7) of the garages, the applicant is able to provide a total of fifteen (15) residential parking spaces on site.

Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. On-street parking is not an issue on this block as it is available on both sides of Cook Road. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at Rezoning.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- While the required side yard setback is 2.0 m, a 3.06 m west side yard setback and a 7.59 m east side yard setback are provided to increase separations between the proposed and the neighbouring buildings.
- A natural screen between the proposed townhouse units and the existing building to the west is provided by the retention and protection of existing trees on the neighbouring property and planting of a variety of deciduous tree along the west property line.
- The applicant has also addressed privacy for the adjacent townhouse units to the east through the planting of six (6) Columnar Red Maple trees in tree grates along the west property line.
- Minimal amount of windows are proposed on the north elevation to minimize overlooking opportunities toward adjacent existing residential developments.

Urban Design and Site Planning

- The site layout of the townhouse proposal is organized along one (1) short north-south drive aisle, providing access to the site from Cook Road and access to all unit garages.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The proposed on-street garbage and recycling truck parking arrangement is acceptable since parking and stopping on Cook Road is currently allowed for collection and delivery purposes.
- A total of eight (8) units are proposed in two (2) buildings. The southern end unit is oriented towards Cook Road and its main entrance is provided from this the street. The main pedestrian access to the remaining seven (7) units is from the internal drive aisle.
- Pedestrian character has been maintained and enhanced along Cook Road with the provision of at-grade living space, street front entries and additional landscaping.
- All units have private outdoor spaces consisting of front or rear yard and covered deck on the second floors. All of the private outdoor spaces can be accessed directly from the main living space.
- The provision of residential parking exceeds the bylaw requirement (10 parking spaces) with a total of 15 parking spaces for eight (8) units. Tandem parking spaces are proposed in seven (7) units. A single handicap parking space is proposed in the convertible unit. Two (2) visitor parking spaces are also provided.
- Outdoor amenity space is provided in accordance with the OCP and is designed for children's play. The outdoor amenity is proposed along the Cook Road frontage to allow for maximum sun exposure. The location is also appropriate in providing open landscape and amenity convenient to all of the units. Fence around the outdoor amenity space is proposed to ensure children safety.
- A mailbox kiosk, a bench, and Class 2 bicycle parking spaces are located in the outdoor amenity area to encourage social interaction.

- The recycling and garbage enclosure has been incorporated into the design of the south building to minimize its visual impact. The enclosure is located on the ground floor of the street fronting unit. Access to the enclosure is via a covered walkway just off the main vehicle entry to the site.

Architectural Form and Character

- The building forms are well articulated. Visual interest has been incorporated with sloped roofs, projections, recesses, varying material combinations, and a range of colour finishes.
- A pedestrian scale is achieved along Cook Road with the inclusion of windows, covered decks, well defined individual end unit entry, and landscape features.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (hardie-panel, vinyl window, wood trim, wood fascia, and mutual brick) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The use of bricks is proposed on the lower level of the buildings to reinforce a pedestrian scale and add detail and interest along the internal drive aisle.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, lever type handle for all doors handles and plumbing fixtures).
- One (1) convertible unit has been incorporated into the design. A floor plan demonstrating potential to accommodate a person in a wheelchair is provided (see Reference Plan attached to this report). A vertical lift may be installed in the stacked storage space (which has been dimensioned to allow this) in the future, if needed.
- The ground floor slab of the convertible unit is set below the minimum Flood Construction Level to accommodate wheel chair access directly from the sidewalk. There is no habitable space on the ground floor of this unit except for the foyer and the laundry room (where the washer and dryer will be raised).

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage and the only bylaw-sized tree on site (located at the southwest corner) will be retained and protected. This tree will also add to the quality of the private outdoor space proposed close to that corner of the site.
- The landscape design includes the planting of 15 trees (in a mix of coniferous and deciduous) as well as a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- An attractive trellis structure is proposed at the end of the internal road at the interface with neighbouring site.
- The amenity space consists of fenced children play area, which includes play equipment that caters for the 2 to 6 years old age group.

- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.
- Permeable concrete pavers are proposed on the entire length of the drive isle to improve site permeability. The proposed total lot coverage for permeable surface, including landscape area, is 48%.

Crime Prevention through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- Individual unit entrances are visible from the public street or the internal drive aisle. All unit doors will be equipped with minimum 1" deadbolts, security, interlock plates, door viewers, and 3" screw in strike-plates.
- All patio, balcony and deck doors (sliding or French style) will be equipped with a pin-type locking mechanism into the frame (or equivalent locking mechanism) in addition to the primary lock. All sliding windows will also be equipped with a secondary locking mechanism in addition to their primary locking mechanism.
- All sliding patio, balcony and deck doors and windows will be equipped with lift and slide protection along with the sliders being hung on the inside of the frame.
- Outside staircases have an open design to eliminate blind corner and areas of concealment.
- Hierarchy of public to private spaces is reinforced with planting and fences.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Security lights will be installed to contribute to pedestrian safety. Lighting for individual balconies, patios and porches will be individually activated and public area lighting such as the main entry, and amenity spaces will be activated by automatic timers, and solar sensors

Sustainability

Attachment 2 shows a list of sustainability features proposed for this project. The list is prepared based on energy efficiency and eco-friendly strategy and features are divided into seven (7) categories. In addition, the following sustainability designs are also incorporated into the proposed development:

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are introduced within the internal driveway to enhanced site permeability.

Conclusions

The applicant has satisfactorily addressed staffs' comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape 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

EL:kt

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 \$32,862.00 (based on total floor area of 16,431 ft²).

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 12-616142

Attachment 1

Address: 8751 Cook Road

Applicant: Matthew Cheng Architect Inc. Owner: Eluk Holdings Ltd.

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

Floor Area Gross: 1526.31 m² (16,430.70 ft²) Floor Area Net: 1,093.27 m² (11,769.07 ft²)

	Existing	Proposed
Site Area:	1,345 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	2041 OCP Land Use Map: Neighbourhood Residential; City Centre Area Plan - Mixed-Use: Low-Rise Residential & Limited Commercial	No Change
Zoning:	Low Density Townhouse (RTL1)	High Density Townhouse (RTH3)
Number of Units:	1	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.85	0.81	none permitted
Lot Coverage – Building:	Max. 45%	44.6%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	52%	none
Lot Coverage – Landscaping:	Min. 20%	20%	none
Setback – Front Yard:	Min. 4.5 m	5.90 m	none
Setback – East Side Yard:	Min. 2.0 m	7.59 m	none
Setback – West Side Yard:	Min. 2.0 m	3.06 m	none
Setback – Rear Yard:	Min. 2.0 m	3.26 m	none
Height (m):	Max. 12.0 m (3 storeys)	9.98 m – 3 storeys	none
Lot Size:	1,800 m ²	1,345 m ²	Variance Requested
Lot Dimensions:	Min. 40 m wide x Min. 30 m deep	25.4 m wide x 53.0 m deep	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.875 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	10 (R) and 2 (V)	15 (R) and 2 (V)	none

Tandem Parking Spaces:	not permitted	14	Variance Requested
Small Car Parking Spaces:	not permitted.	0	none
Off-street Parking Spaces - Accessible	none	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.75 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	10 (Class 1) and 2 (Class 2)	14 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	8,000 Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	56 m ²	none

SUSTAINABILITY FEATURE LIST of 8751 COOK ROAD

Regarding to the sustainability for this project, the construction materials and interior appliances will be based on the sustainability list. This sustainability feature list is prepared based on the energy efficiency and eco-friendly strategy. In terms of exterior construction materials, fiber cement board with aluminum trim and brick system not only provide fashion appearance, but adequate weather protection for the structure as well. Therefore, structure will be long-lasting. For interior appliances, energy saving products will be suggested to utilize so that life in future will be more eco-friendly and saving cost. Impermeable area in this property is less than 50% of the entire area. The permeable paver application will minimize the impact for the natural water penetration. Plants and proper landscape design will provide as a natural visual barrier to provide more privacy so that it minimize the impact between the proposed building and neighbor. Existing trees on site have been retained and protected to keep the original environment.

SUSTAINABILITY FEATURES	
I. OPERATIONAL SYSTEMS	
1-4	Programmable thermostat with dual set back & continuous fan setting.
1-14	All windows in home are ENERGY STAR labeled or equivalent for the climatic zone of home.
1-15	Electric range is self cleaning and/or Convection based
1-16	Refrigerator is an ENERGY STAR labeled product.
1-17	Dishwasher is an ENERGY STAR labeled product.
1-18	Clothes washer or combo washer dryer is an ENERGY STAR labeled product.
1-28	Minimum 25% of interior and exterior light fixtures are fluorescent, compact fluorescent light bulbs or LEDs.
1-29	Minimum 50% of recessed lights use halogen bulbs.
1-30	Air tight, insulation contact-rated recessed lights are used in all insulated ceilings
II. BUILDING MATERIALS	
2-26	Use rain screen system separating cladding from the wall sheathing with a drainage plane.
2-28	All sill plates sealed with foam sill gaskets

2-36	Attached garage overhead door is insulated with R8 to R12
2-37	Attached garage is fully insulated.
III. EXTERIOR and INTERIOR FINISHES	
3-4	All exterior doors manufactured from fiberglass.
3-7	Natural, or artificial, cementitious stone/stucco/brick or fiber cement siding – complete or combination thereof for 100% of exterior cladding.
3-9	Fiber cement fascia and soffit.
3-16	Minimum 25-year manufacturer warranty roofing material.
3-21	Install a minimum of 300 ft ² of laminate flooring.
3-24	MDF and/or finger jointed casing and baseboard used throughout home
IV. INDOOR AIR QUALITY	
4-3	Install air filter on all fresh air inlets.
4-14	All interior wire shelving is factory coated with low VOC / no off gassing coatings
4-16	All wood or laminate flooring in home is factory finished.
4-17	Water-based lacquer or paints are used on all site built and installed millwork, including doors, casing and baseboards. (less than 200 grams/litre of VOC's)
4-18	Interior paints used have low VOC content (less than 200 grams/litre of VOCs).
4-20	All ceramic tiles are installed with low VOC adhesives and plasticizer-free grout (low VOC standard is less than 150 grams per litre).
4-21	All Vinyl flooring is replaced with natural linoleum installed with low VOC adhesives or other hard surface flooring
4-22	Carpet and Rug Institute (CRI) IAQ label on all carpet used in home.
4-23	Carpet and Rug Institute (CRI) IAQ label on all underlay used in home.
V. VENTILATION	
5-3	Install all ventilation fans (bath or in-line type) to meet or exceed the Energy Star requirements
5-8	All bath fans used throughout home have a noise level of 1 sone or less

VI. WASTE MANAGEMENT

6-3	Suppliers and trades recycle their own waste, including leftover material and packaging.
6-4	Minimum 15% by weight of waste materials collected from construction site is diverted from waste stream.
6-6	Trees and natural features on site protected during construction.
6-9	Install recycling center with two or more bins.

VII. WATER CONSERVATION

7-1	Install a dual flush or pressure assisted toilet in one or more bathrooms
7-4	Insulate the hot water lines with flexible pipe insulation, first three feet from hot water tank .
7-11	Install permeable paving materials for all driveways and walkways.
7-13	Builder supplies a minimum of 8" of topsoil or composted yard waste, as finish grading throughout site.



No. DP 12-616142

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 8751 COOK ROAD

Address: CO/ MATTHEW CHENG
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:
 - a) Reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m.
 - b) Allow a total of 14 tandem parking spaces in seven (7) 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 \$32,862.00 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

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 8751 COOK ROAD

Address: CO/ MATTHEW CHENG
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 , .

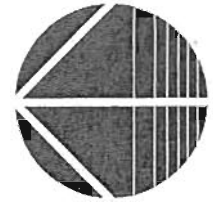
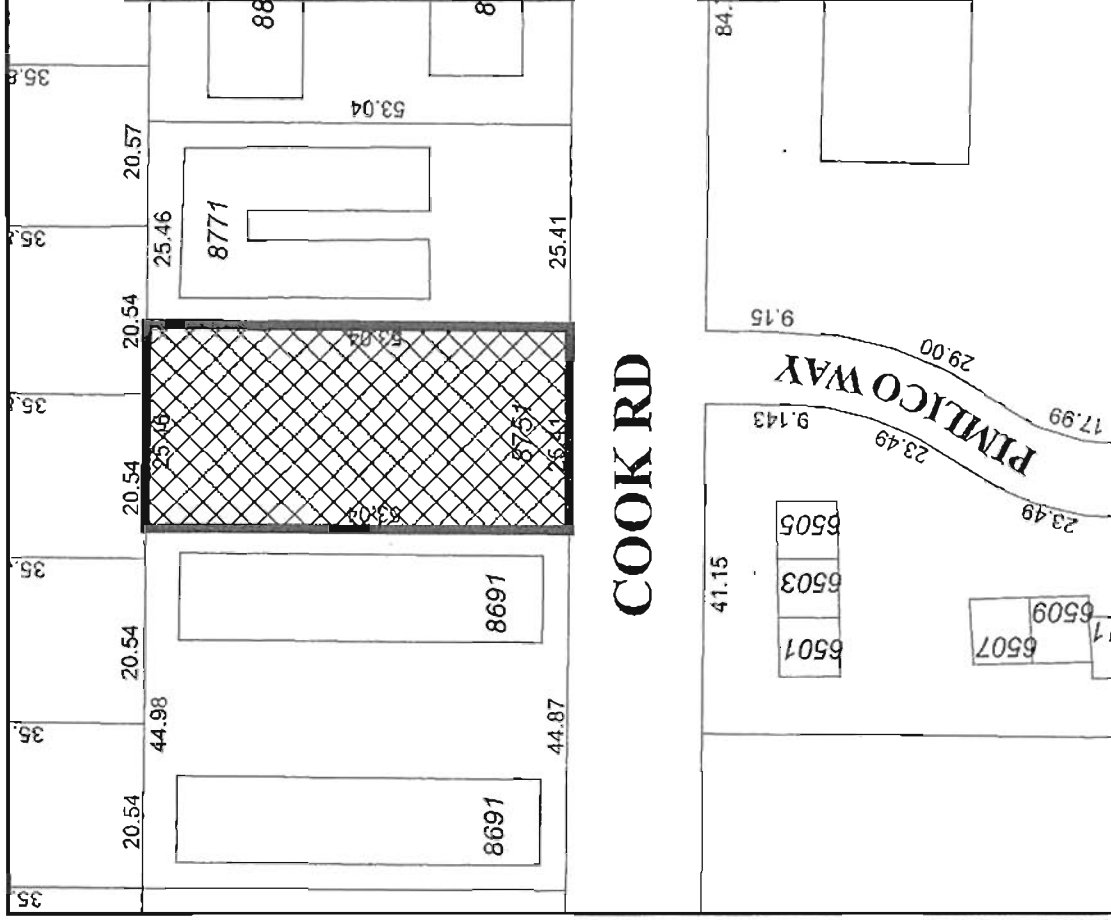
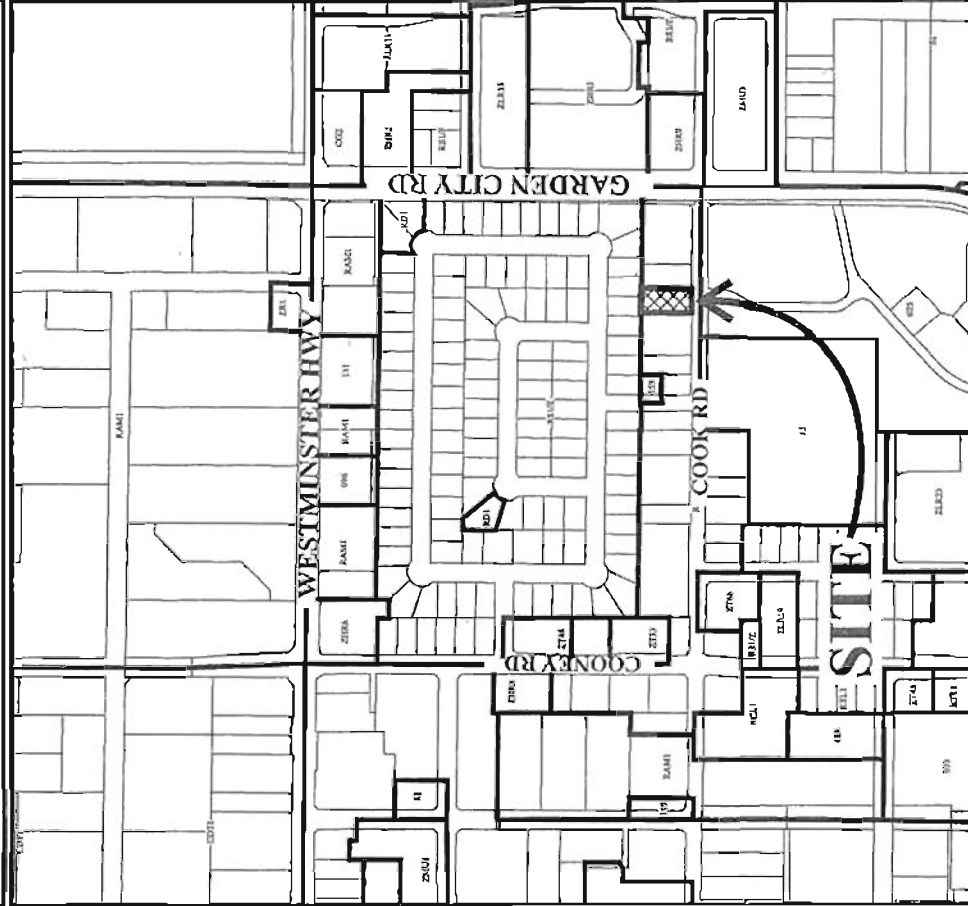
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 12-616142 SCHEDULE "A"

Original Date: 08/21/12

Revision Date:

Note: Dimensions are in METRES

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pmg
LANDSCAPE ARCHITECTS
Suite 2100, 4180 Cook Road
Richmond, BC V6X 2C6
P: 604.273.1111 F: 604.273.1122

DATE:

PLAN #3

DP 12 616142

MAR 15 2013

PROJECT
8 UNIT TOWNHOUSE
DEVELOPMENT
8751 COOK ROAD
RICHMOND, BC

LANDSCAPE
TITLE

DATE: 11/04/2012 DRAWING NUMBER:

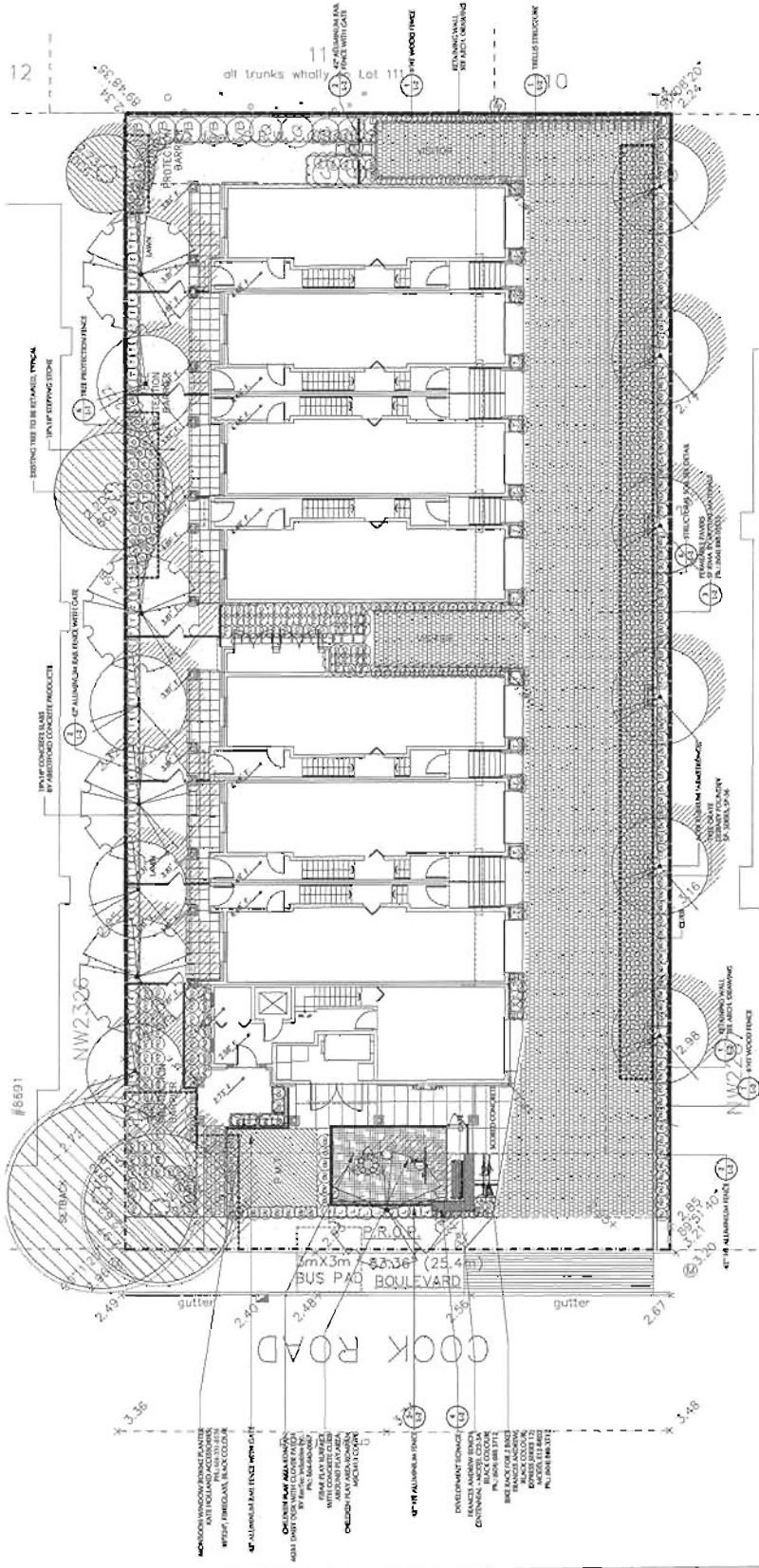
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DESIGN: DD 10

DATE: 01/5

PROJECT NUMBER:

10-145

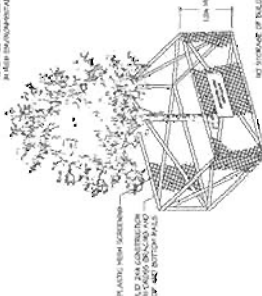


NOTES: ALL TREES REMAINERS OF SIZE AND PROTECTED
AS PER TOWNSHIPS L1 SITE PLAN

TREE PROTECTION DISTANCE TABLE

TREE SPECIES	PROTECTED PERIMETER (FEET)
1. 10"	10'
2. 12"	12'
3. 14"	14'
4. 16"	16'
5. 18"	18'
6. 20"	20'
7. 22"	22'
8. 24"	24'
9. 26"	26'
10. 28"	28'
11. 30"	30'
12. 32"	32'
13. 34"	34'
14. 36"	36'
15. 38"	38'
16. 40"	40'
17. 42"	42'
18. 44"	44'
19. 46"	46'
20. 48"	48'
21. 50"	50'
22. 52"	52'
23. 54"	54'
24. 56"	56'
25. 58"	58'
26. 60"	60'
27. 62"	62'
28. 64"	64'
29. 66"	66'
30. 68"	68'
31. 70"	70'
32. 72"	72'
33. 74"	74'
34. 76"	76'
35. 78"	78'
36. 80"	80'
37. 82"	82'
38. 84"	84'
39. 86"	86'
40. 88"	88'
41. 90"	90'
42. 92"	92'
43. 94"	94'
44. 96"	96'
45. 98"	98'
46. 100"	100'

EXTRAORDINARY PROTECTION DISTANCE FOR
TOWNHOUSE AT 8751 COOK ROAD (SEE PLAN)

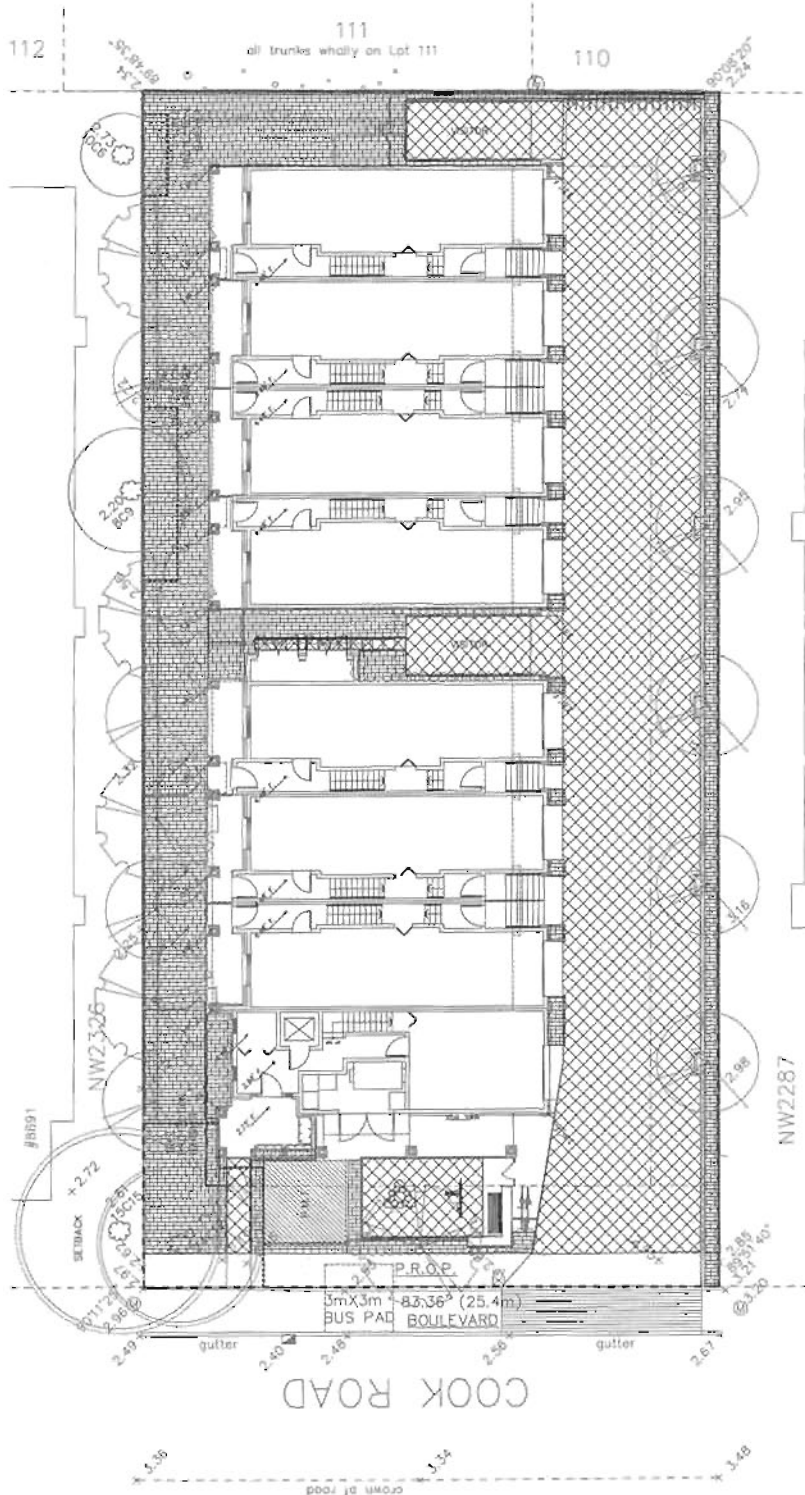


6. TREE PROTECTION BARRIER

PLANT SCHEDULE

ITEM	SYMBOL	COMMON NAME	PLANT SPECIES	PLANT SIZE
1	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
2	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
3	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
4	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
5	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
6	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
7	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
8	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
9	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
10	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
11	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
12	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
13	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
14	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
15	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
16	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
17	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
18	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
19	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
20	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
21	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
22	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
23	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
24	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
25	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
26	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
27	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
28	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
29	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
30	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
31	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
32	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
33	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
34	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
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39	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
40	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
41	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
42	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
43	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
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88	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
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94	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
95	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
96	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
97	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
98	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
99	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145
100	(Symbol)	COLEMAN BERRY PLANT	ROSE LAX 24-30" DBH	10-145

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



DP 12616142 PLAN 38

MAR 15 2013

8 UNIT TOWNHOUSE
DEVELOPMENT
8751 COOK ROAD
MICHIGAN, NC

DESIGNED BY
**LOT COVERAGE
PLAN**

DATE: 03/15/13
SCALE: 1/8" = 1'-0"
SHEET: 001 OF 01
DESIGN: 001 OF 01
QAPP: PMA PMA
PROJECT NUMBER: 10-145



10-145

PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT.	
1. The landscape design shall be a complete and integrated design for the entire project, including all areas within the project boundaries and all areas immediately adjacent to the project boundaries. The design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment. 	2. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment.

PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT.	
1. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment. 	2. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment.

PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT.	
1. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment. 	2. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment.

PART ONE - GENERAL REQUIREMENTS	
1. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment. 	2. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment.

PART TWO - SCOPE OF WORK	
1. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment. 	2. The landscape design shall be based on the following principles: <ul style="list-style-type: none"> a. The design shall be based on the principles of sustainability, including the use of native plants, water conservation, and energy efficiency. b. The design shall be based on the principles of aesthetics, including the use of color, texture, and form. c. The design shall be based on the principles of functionality, including the use of materials and construction techniques that are durable and low-maintenance. d. The design shall be based on the principles of safety, including the use of materials and construction techniques that are safe for the public and the environment.



PMG
LANDSCAPE ARCHITECTURE
1000 S. 10th St., Suite 100
Tampa, Florida 33606
Phone: 813.241.1111
Fax: 813.241.1112

DATE:

PLAN # 3D

DP 12616142

MAR 15 2013

8 UNIT TOWNHOUSE
B UNIT TOWNHOUSE
8751 COOK ROAD
RICHMOND, VA

PROJECT TITLE:

STRUCTURAL SOIL
SPECIFICATIONS

SHEET: DRAWING NUMBER

SCALE: AS SHOWN

DATE: 03/15/13

DESIGNED BY: PMG

PROJECT NUMBER: 10-146

PART ONE - GENERAL	
1.0 GENERAL	
1.01 SUMMARY	<ul style="list-style-type: none"> Structural Soil Structural Soil Installation Structural Soil Removal
1.02 MATERIALS	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
1.03 INSTALLATION	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
1.04 REMOVAL	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
PART TWO - PRODUCTS	
1.01 MATERIALS	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
1.02 INSTALLATION	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
1.03 REMOVAL	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
PART THREE - EXECUTION	
1.01 PREPARE	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
1.02 INSTALL	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.
1.03 REMOVE	<ul style="list-style-type: none"> Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials. Structural Soil: 100% crushed stone, 3/4" maximum size, clean, free of organic material, and free of deleterious materials.

MATTHEW CHENG
ARCHITECT INC.



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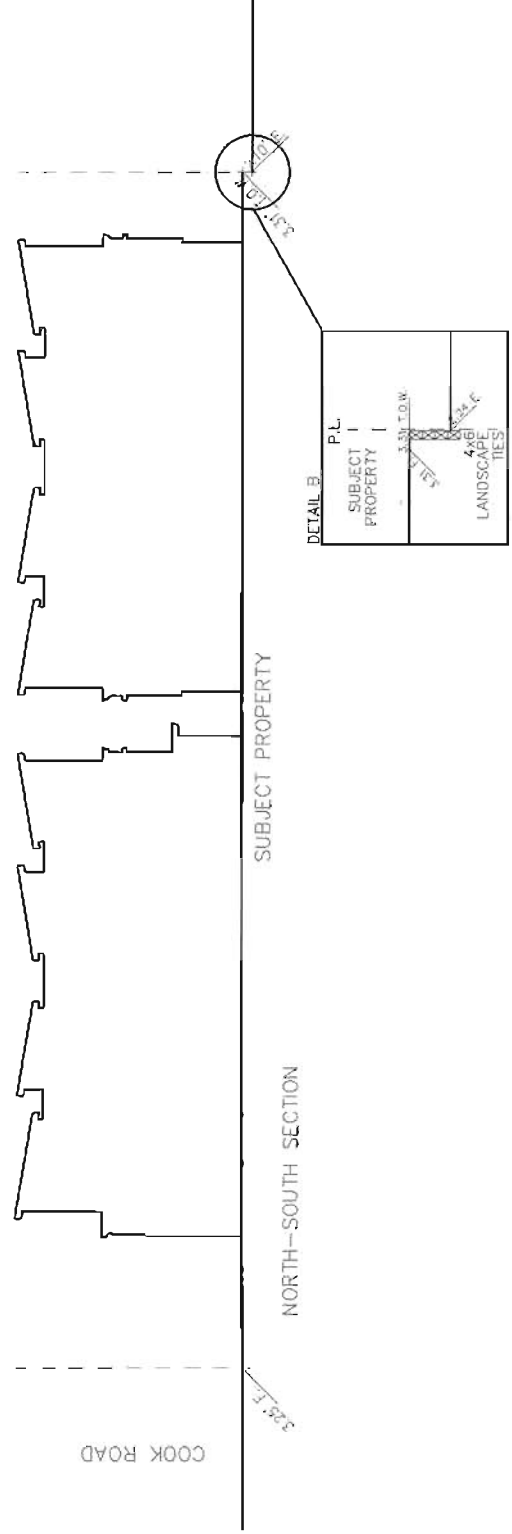
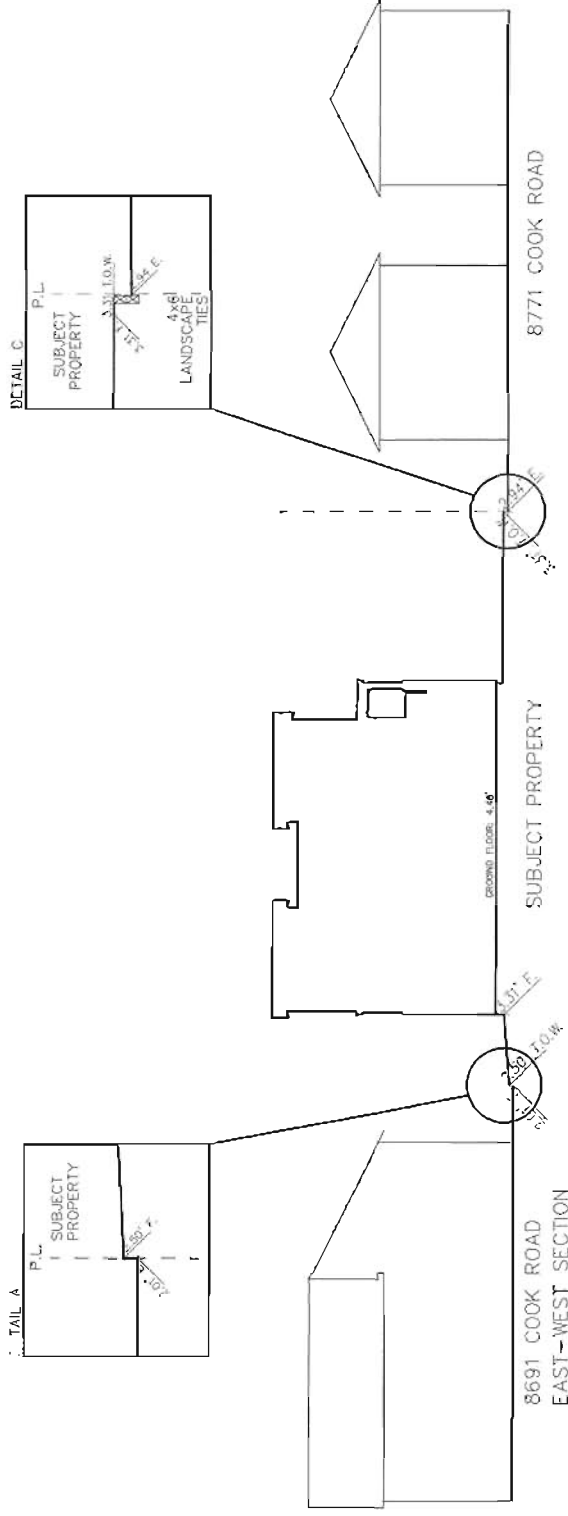
PLAN # 48

DP 12616142

8751 COOK ROAD
RICHMOND, B.C.

SITE SECTIONS

Drawn:	PC
Checked:	PC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2013/04/15
Print Date:	2013/04/15
Sheet No.:	#6





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DATE: 05/20/23
PROJECT: 12616142
SHEET: 1 OF 10

REFERENCE PLAN

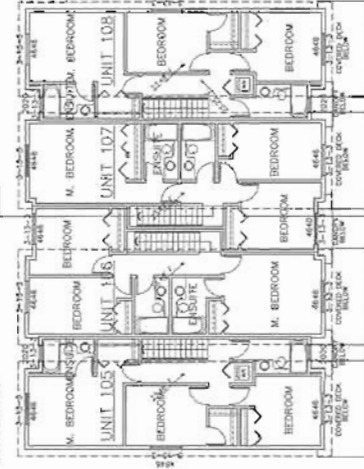
12616142

8751 COOK ROAD
RICHMOND, B.C.

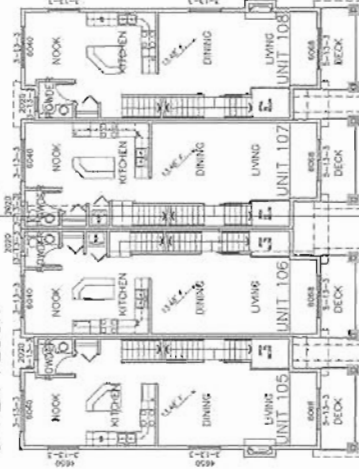
MAR 15 2013
FLOOR PLANS

Drawn: MC
Checked: CH
Scale: 1/8" = 1'-0"
Project Number: 12616142
Revision: 01
Date: 05/20/23
Sheet: 1 OF 10
#3

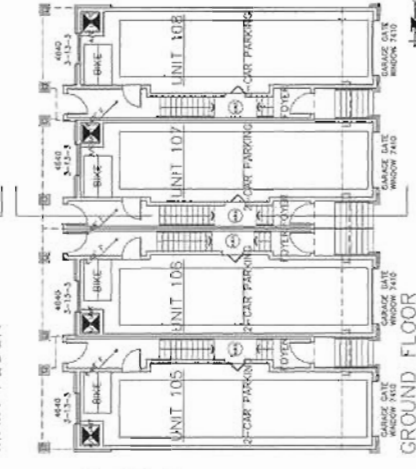
BLDG. B



UPPER FLOOR

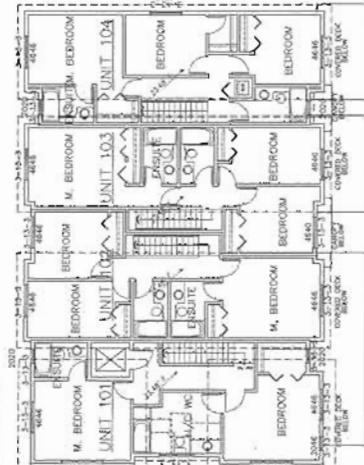


MAIN FLOOR

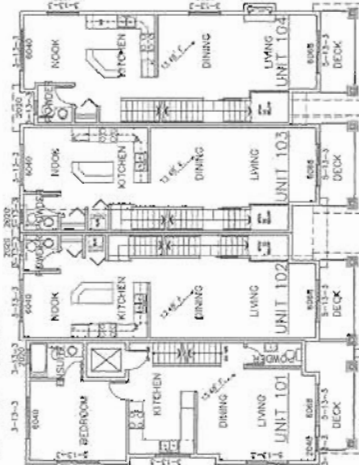


GROUND FLOOR

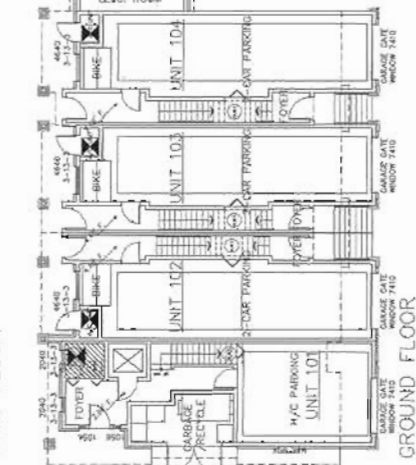
BLDG. A



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

ALL ELECTRICAL APPLIANCES
SHOULD BE ENERGY STAR
MIN. 25% LIGHTING FIXTURES
SHOULD BE FLUORESCENT OR
LED (EFFECTIVENESS)

PATIO, BALCONY DOOR WITH
MECHANISM INTO FRAME, FWD
AIRSPACE (5-13-3), (OTC 24)
PATIO, BALCONY DOOR WITH
LIFT AND SLOPE PROTECTOR
SHOULD BE FLUORESCENT OR
LED (EFFECTIVENESS)
OF THE FRAME (OTC 24)

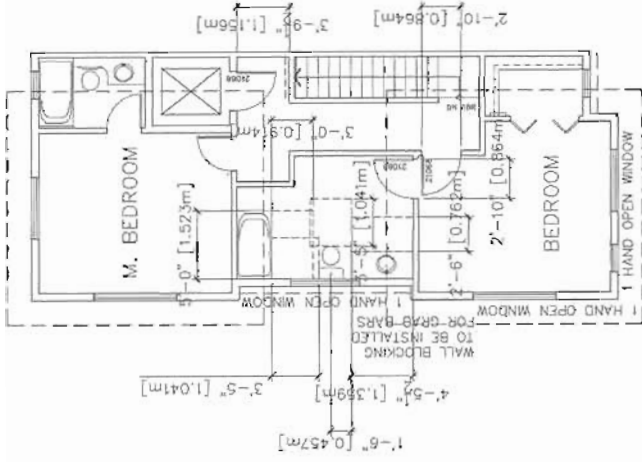
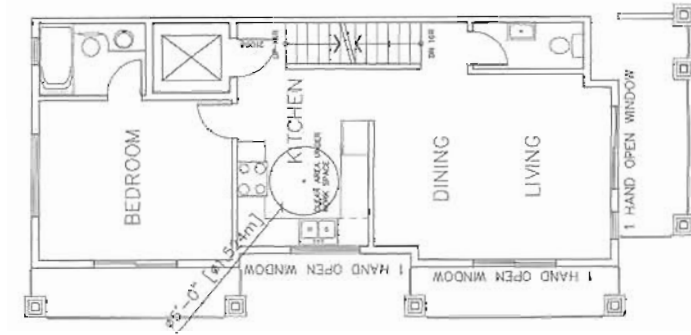
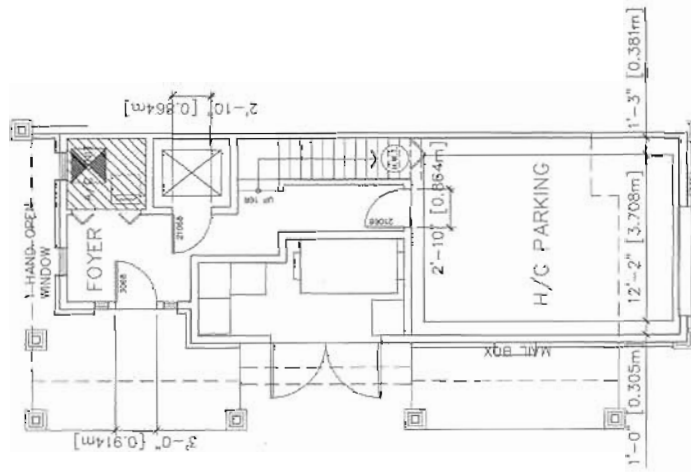
NOTE (WINDOWS & SLIDING DOOR):
ACCORDING TO THE ACOUSTIC REPORT,
WINDOWS REQUESTED TO BE 3 MM
GLASS SEPARATED BY 13 MM
AIRSPACE (5-13-3), (OTC 24)
SLIDING DOORS REQUEST ONE LAYER OF
5 MM GLASS AND ONE LAYER OF 3 MM
GLASS SEPARATED BY A 13 MM AIRSPACE
(5-13-3), (OTC 26)

ROOF ASSEMBLY	ROOF ASSEMBLY REQUESTS: - ASPHALT SHINGLES - ONE LAYER OF 15 LB ROOFING FELT - EXTERIOR GRADE SHEATHING - PRE-ENGINEERED WOOD TRUSS - R40 BATT INSULATION - 2 LAYER 5/8" TYPE 'X' GWB
EXTERIOR WALL-A	EXTERIOR WALL-A ASSEMBLY REQUESTS: - HARD-PANEL SINGING - 1/2" PLYWOOD SHEATHING - 2 X 6 WOOD STUDS @ 16" O.C. - BATT INSULATION - 1/2" TYPE 'X' GYPSUM WALL BOARD
EXTERIOR WALL-B	EXTERIOR WALL-B ASSEMBLY REQUESTS: - 3 1/2" BRICK - 1 1/2" AIR SPACE - 1/2" EXTERIOR SHEATHING - 2 X 6 STUDS @ 16" O.C. - BATT INSULATION - 1/2" TYPE 'X' GYPSUM WALL BOARD

*MECHANICAL VENTILATION TO BE INCORPORATED
AT BUILDING PERMIT STAGE

(UNLIVABLE AREA
ON GROUND FLOOR
OF UNIT 101)

NOTE:
AGING IN PLACE FEATURES WILL BE
PROPOSED IN ALL UNITS OF THIS
PROJECT SUCH AS SOLID BLOCKING IN
WASHROOM WALLS TO FACILITATE GRAB
BAR INSTALLATION FOR TOILET, TUB AND
SHOWER, LEVER-TYPE HANDLES FOR
PLUMBING FIXTURES AND DOOR HANDLES.



NOTE:
AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL
UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN
WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR
PLUMBING FIXTURES AND DOOR HANDLES.

CONVERTIBLE UNIT
OPTION FOR UNIT #101

NOTE:
AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL
UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN
WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR
PLUMBING FIXTURES AND DOOR HANDLES.



**MATTHEW CHENG
ARCHITECT INC.**

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 MANCARTER, INC. USA, INC.
 10000 13th Street, Suite 100
 San Diego, CA 92121
 Tel: (619) 444-4444 / Fax: (619) 444-4444

THIS DESIGNER HAS BEEN AWARDED THE TOP 100 DESIGNER AWARD FOR 1999 BY THE INTERNATIONAL ASSOCIATION OF ARCHITECTS AND DESIGNERS. THE AWARD WAS GIVEN TO HIM FOR HIS CONTRIBUTION TO THE DESIGN OF THE NEW YORK CITY OFFICE OF THE UNITED NATIONS SECRETARY GENERAL. THE AWARD WAS GIVEN TO HIM FOR HIS CONTRIBUTION TO THE DESIGN OF THE NEW YORK CITY OFFICE OF THE UNITED NATIONS SECRETARY GENERAL. THE AWARD WAS GIVEN TO HIM FOR HIS CONTRIBUTION TO THE DESIGN OF THE NEW YORK CITY OFFICE OF THE UNITED NATIONS SECRETARY GENERAL.

App. Size/ks	Revision
198.2/330/105	010 9/24/07/24
200.2/330/105	011 9/24/07/24
200.3/330/105	012 9/24/07/24
200.3/330/105	013 9/24/07/24
200.3/330/105	014 9/24/07/24

1261927

4114 5 1 2013

REFERENCE PLAN

8751 COCK ROAD
RICHMOND, B.C.

Short Note
CONVERTIBLE UNIT

[illegible]

Part. **4#**