



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** November 9, 2016

**From:** Wayne Craig  
Director, Development

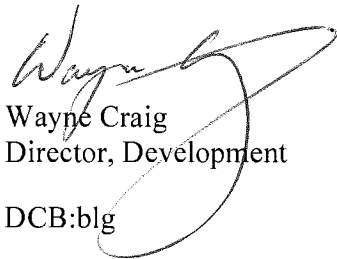
**File:** DP 16-727168

**Re:** Application by Pritam Samra for a Development Permit at 7311 No. 5 Road  
(Referral from July 13, 2016 Development Permit Panel Meeting)

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-family dwelling with an attached garage on a site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road, and zoned Agriculture (AG1).



Wayne Craig  
Director, Development

DCB:blg

Att. 2

## Staff Report

### Origin

Pritam Samra has applied to the City of Richmond for permission to develop a single-family dwelling with a detached garage at 7311 No. 5 Road on a 2,023 m<sup>2</sup> (21,776 ft<sup>2</sup>) site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road. The site is zoned "Agriculture (AG1)", and is currently vacant as the previous dwelling was removed.

The site will not require a rezoning as the proposed use conforms to the existing "Agriculture (AG1)" zoning.

A Staff Report was reviewed by Development Permit Panel at the meeting on July 13, 2016 (Attachment 2) and the application was referred back to staff. In response to the referral, the applicant has revised the proposal to relocate the septic field, house and garage, and has reduced the paved area to lessen the impact to the ESA. The revised site plan and landscape plans are provided in the Development Permit plans that accompany this report.

### Background

The following referral motion was carried at the July 13, 2016 Development Permit Panel meeting:

*"That DP 16-727168 be referred back to staff to work with the applicant to consider redesigning the proposed development in order to lessen its impact to the Environmentally Sensitive Area (ESA) within the subject site."*

This supplemental Staff Report provides the response to the referral, a summary of the revisions made to the development proposal, and presents the revised Development Permit that staff are recommending for issuance.

### Development Information

Please refer to this Staff Report and the revised Development Permit plans that accompany this report for information regarding the modifications made to the proposal in order to address the Development Permit Panel's referral motion.

Please refer to the original Staff Report dated June 21, 2016 (Attachment 2) for information pertaining to surrounding development, zoning compliance, site planning issues, and the analysis of the arborist report.

The revised landscaping submission takes into account a revised biologist report and landscaping plan (Keystone Environmental report dated November 7, 2016).

## **Analysis**

### ***Revisions to the House and Garage Siting***

In response to the Panel's recommendation to redesign the proposed development in order to lessen its impact to the ESA, the applicant has modified the design as follows:

- The port cochere has been removed from the front of the house.
- The septic field has relocated out of the ESA to the maximum extent possible leaving an encroachment into the ESA of 9.7 m<sup>2</sup>.
- Septic tanks in the front yard setback will be buried entirely below ground. These tanks are integral to the system allowing the sewage material to begin breaking down before being pumped out to the septic field.
- The relocated septic field and septic tanks have been reviewed and approved by Vancouver Coastal Health.
- The garage, which was previously located at the rear of the house, has now been reduced in size and relocated to the front of the house.
- The area of paving stones reduced at the rear of the house to avoid encroachment into the ESA.
- The house will be pulled slightly westward to accommodate the new garage location at the front of the house.
- The house and permeable surfaces now encroach into the ESA by 30.6 m<sup>2</sup>.

These modifications will reduce the encroachment into the ESA from 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) as originally proposed to 40.3 m<sup>2</sup> (434 ft<sup>2</sup>) reducing the encroachment into the ESA by approximately 259.7 m<sup>2</sup> (2,795.4 ft<sup>2</sup>) from the initial proposal.

### ***Landscape Modifications***

The revised landscaping and enhancement plans provide for:

- Installation of a protective fence and sediment control measures around the entire edge of the ESA during construction.
- No storm water discharges into the ESA unless approved by the City.
- Removal of invasive species; (i.e. Himalayan Blackberry and Japanese Knotweed).
- Landscaping at the side and front of the house is excluded from the ESA compensation required.
- Total compensation/enhancement planting of 80.6 m<sup>2</sup> (867.57 ft<sup>2</sup>); with a selection of native plants and trees for an enhancement planting ratio of 2:1.

### ***Modifications to the Development Permit Considerations***

Given the significant reduction to the ESA encroachment the Development Permit Considerations have also been revised as follows:

- Receipt of a Letter of Credit for landscaping and monitoring by the owner over a one-year period in the amount of \$2,080.38 inclusive of a 10% contingency. The original monitoring

requirement was for a three-year period but is reduced as the amount of compensation is now much smaller and does not warrant the extra monitoring.

- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016. (No change from the original requirement).
- Submission of proof that protective fencing has been installed to protect the remaining ESA. (No change from the original requirement).
- Registration of an agreement on Title ensuring that the environmental enhancements will be maintained and not removed. (No change from the original requirement).

### Conclusions

In response to the Development Permit Panel's referral, the design and location of the house, garage, paving stones and septic tank have been adjusted; resulting in a much reduced encroachment into the Environmentally Sensitive Area on this property.

The proposed single-family dwelling development conforms with the intent of the Development Permit Guidelines of the Official Community Plan (OCP) and meets the zoning requirements under the "Agriculture (AG1)" zone. Staff recommend that the Development Permit be issued.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

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

- Receipt of a Letter of Credit for landscaping and monitoring over a one-year period in the amount of \$2,080.38 inclusive of a 10% contingency.
- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016.
- Submission of proof that protective fencing has been installed to protect the remaining ESA.
- Registration of an agreement on Title ensuring that the environmental enhancements will be maintained and not removed.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- If applicable, submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 16-727168

Attachment 1

Address: 7311 No. 5 Road

Applicant: Pritam Samra

Owner: Pritam Samra and Baljit Samra

Planning Area(s): East Richmond

Floor Area Gross: 590.34 m<sup>2</sup> (6,352.2 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	2,023 m <sup>2</sup>	Same
Land Uses:	Agriculture	Same
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	0 (previous SFD removed)	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.3	none permitted
Lot Coverage:	No Maximum	34.1%	None
Setback – Front Yard:	Min. 6.0 m	More than 6.0 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Side Yard:	Min. 3.0 m	3.65 m	None
Setback – Rear Yard:	Min. 6.0 m	More than 6.0 m	None
Height (m):	Max. 10.5 m and 2.5 storeys	9.2 m	None
Lot Size:	820 m <sup>2</sup>	2,023 m <sup>2</sup>	None
Flood Construction Elevation	2.9 m GSC	2.475 m GSC	None
Total off-street Spaces:	2.0	4.0	None



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** June 21, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 16-727168

**Re:** Application by Pritam Samra for a Development Permit at 7311 No. 5 Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-family dwelling with a detached garage on a site with an Environmentally Sensitive Area designation at 7311 No. 5 Road, on a site zoned Agriculture (AG1).

Wayne Craig  
Director of Development

DCB:blg

## Staff Report

### Origin

Pritam Samra has applied to the City of Richmond for permission to develop a single-family dwelling with a detached garage at 7311 No. 5 Road on a 2,023 m<sup>2</sup> (21,776 ft<sup>2</sup>) site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road. The site is zoned "Agriculture (AG1)", and is currently vacant as the previous dwelling was removed.

The site will not require a rezoning as the proposed use conforms to the existing "Agriculture (AG1)" zoning.

### Development Information

The development proposal involves the construction of a single-family dwelling with a detached garage and a new driveway. The front 50 m of the site are proposed to be filled to accommodate the 590.34 m<sup>2</sup> (6,352.2 ft<sup>2</sup>) house and to address the flood construction elevation requirements. A separate soil fill application is not required where the area of fill is less than 0.2 ha. The rear portion of the lot will be retained at the existing grades, but replacement and upgrading of the existing septic field will encroach into the Environmentally Sensitive Area (ESA) which currently covers approximately half of the site (985 m<sup>2</sup>).

A detailed report by Keystone Environmental (report dated Jun 8, 2016) indicates that the development project will result in identifiable negative impacts to the environmentally sensitive features on the site over an area of approximately 300 m<sup>2</sup>. A mitigation/compensation plan to address the proposed encroachment is outlined later in this report.

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

### Background

Development surrounding the subject site is as follows:

- To the north and south: Lots of similar size (approximately 1,656 m<sup>2</sup> to 2,023 m<sup>2</sup>) all zoned Agriculture (AG1) and containing single-family dwellings.
- On the east side of No. 5 Road: are large (typically 13,100 m<sup>2</sup> to 30,400 m<sup>2</sup> sized lots) zoned Agriculture (AG1). These lots are either farmed or tree covered.
- To the west: A heavily treed, 20 m wide, un-opened roadway designated as an Environmentally Sensitive Area (ESA). West of that are large farmed lots (typically 2.73 ha [6.74] in size) zoned "Agriculture (AG1)".

### Rezoning and Public Hearing Results

Rezoning is not required for this application as the use conforms to both the Official Community Plan and the existing Agricultural (AG1) zoning.



**Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

**Zoning Compliance/Variations**

The application is in compliance with both the "Agriculture" land use designation in the Official Community Plan (OCP) and to the site's "Agriculture (AG1)" zoning designation. No variations are being requested through this application.

**Analysis**Site Planning Issues

The applicant proposes to raise the front of the property slightly above the grade of the adjacent properties to the north and south and a retaining wall system and storm drainage will be required as part of the Building Permit plan submission.

The house, detached garage and driveway are all accommodated within the 50 m maximum setback from No. 5 Road as per the Agriculture (AG1) zone. Compensation planting will be provided.

Arborist Report

An Arborist Report prepared by Arbortech Consulting (report dated February 16, 2016) indicates the presence of 10 bylaw-sized trees on the site and in the vicinity of the proposed residential construction. All of these trees are European Birch species. The report notes that nine (9) of the 10 bylaw-sized trees have pre-existing defects, health constraints, or are considered hazardous and the Arborist has recommended that all nine (9) trees be removed and replacement trees be provided. The City's Tree Preservation Coordinator has concurred with the Arborist's assessment and has noted that the Birch trees have bronze birch borer infestations which have made these trees unsuited for retention.

The Arborist Report also notes that four (4) European Birch trees on the adjacent site to the south are within "influencing distance of the project". These trees have been assessed as in "poor condition". The report recommends that these trees also be removed, subject to the adjacent owner's permission. The applicant has indicated that the adjacent owner has agreed to have these trees removed and the applicant will make an application for tree removal and replacements. A requirement is included in the Development Permit Considerations for submission of an acceptable tree removal permit and replacement securities. The trees must be retained if authorization is not obtained from the adjacent owners.

Biologist Report

An Environmentally Sensitive Area assessment and planting plan was prepared by Keystone Environmental for the site (report dated June 8, 2016).

The report indicates that approximately 49% (985 m<sup>2</sup>) of the site is currently designated as an Environmentally Sensitive Area (ESA). Detailed ground-truthing by Keystone Environmental indicates that the actual area of sensitive habitat on site (after accounting for invasive species

encroachment and prior impacts from the single family use) is approximately 746 m<sup>2</sup>. The proposed development will encroach into this remaining ESA by approximately 300 m<sup>2</sup> in order to accommodate the placement of the house, driveway and the septic field. The total ESA area to be retained will be approximately 440 m<sup>2</sup>.

The required compensation planting plan includes approximately 295 native shrubs and 22 trees. The replacement trees include four (4) Paper Birch, two (2) Shore Pine, three (3) Black Hawthorn, and 13 Western Red Cedar. The proposed replacement planting will exceed the Official Community Plan 2 for 1 ratio and will also address a prior tree removal permit replacement requirement of three trees.

The proposed landscaping plan shows that the majority of the planting will occur at the rear of the site supplemented by new planting along the northern property line and the property frontage adjacent to No. 5 Road. Removal of invasive species such as Himalayan Blackberry and Japanese Knotweed are also contemplated in the enhancement plan. The planting report indicates that the total area proposed for planting will be 310 m<sup>2</sup> exceeding the area of encroachment by approximately 10 m<sup>2</sup>. The proposed ESA response aims to improve the quality of the habitat at this site by retaining higher value vegetation, removing undesirable invasive vegetation and planting enhancement aimed at diversifying the mix of native plants and making the habitat better suited to a wider variety of birds and animals.

The biologist's report outlines a monitoring and maintenance package for both the construction period and post construction that will allow the owner to properly maintain and allow the new plantings to establish. The report recommends an ongoing environmental monitoring period of three years; with annual reporting to the City during that period. Keystone reports that the cost for the plant materials, installation and three years of monitoring will amount to \$5,713.75. The Development Permit Considerations include requirements submission of a landscape security in the amount of \$6,285.13 (including a 10% contingency), submission of a contract with a Qualified Environmental Professional to undertake the three years of monitoring and registration of a legal agreement to ensure that the ESA planting is not removed.

### Conclusion

Staff recommend support for the Development Permit application as the proposed planting compensation and enhancement plan adequately addresses and offsets the anticipated impacts to the Environmentally Sensitive Area (ESA) features on the subject site.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

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

- Receipt of a Letter-of-Credit for landscaping and monitoring over a 3 year period in the amount of \$6,285.13.

- Receipt of a contract with a Qualified Environmental Professional to undertake the 3 year monitoring as outlined in the report by Keystone Environmental dated June 8, 2016.
- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016.
- Submission of proof that protective fencing has been installed to protect the ESA as indicated on the Planting Plan (Plan #2).
- Registration of an agreement on Title ensuring that the Environmental enhancements will be maintained and not removed.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 16-727168****Attachment 1**Address: 7311 No. 5 RoadApplicant: Pritam SamraOwner: Pritam Samra and Baljit SamraPlanning Area(s): East RichmondFloor Area Gross: 590.34 m<sup>2</sup> (6,352.2 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	2,023 m <sup>2</sup>	Same
Land Uses:	Agriculture	Same
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	0 (previous SFD removed)	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.3	none permitted
Lot Coverage:	No Maximum	34.1%	None
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Height (m):	Max. 10.5 m and 2.5 storeys	9.2 m	None
Lot Size:	820 m <sup>2</sup>	2,023 m <sup>2</sup>	None
Flood Construction Elevation	2.9 m GSC	2.475 m GSC	None
Total off-street Spaces:	2.0	4.0	None



# City of Richmond

## Development Permit

**No. DP 16-727168**

To the Holder: PRITAM SAMRA  
Property Address: 7311 NO. 5 ROAD  
Address: 7311 NO. 5 ROAD  
RICHMOND, BC V6Y 2V2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #2 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$6,285.13 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 three years after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 16-727168**

To the Holder: PRITAM SAMRA  
Property Address: 7311 NO. 5 ROAD  
Address: 7311 NO. 5 ROAD  
RICHMOND, BC V6Y 2V2

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

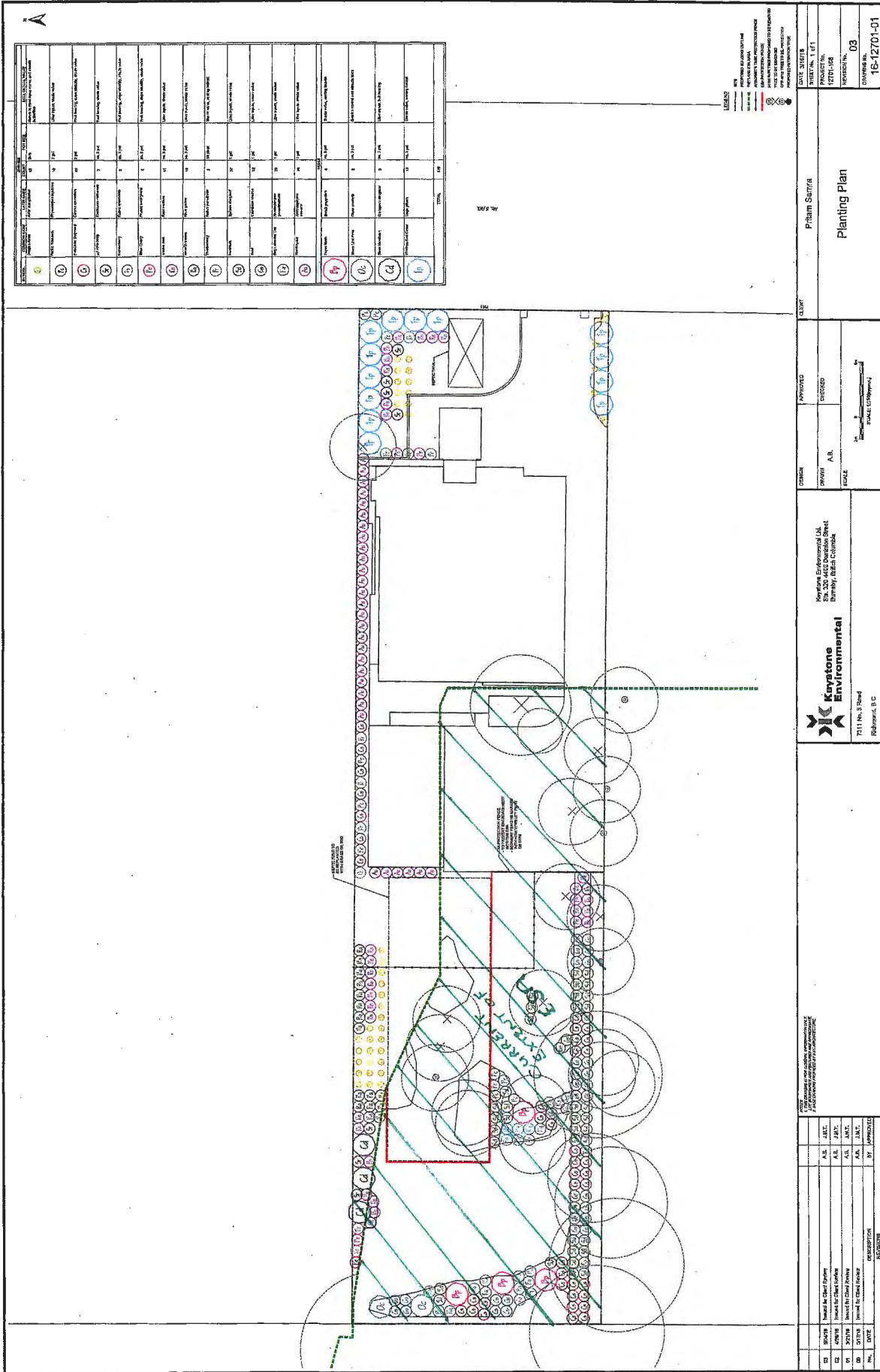
DELIVERED THIS DAY OF

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MAYOR

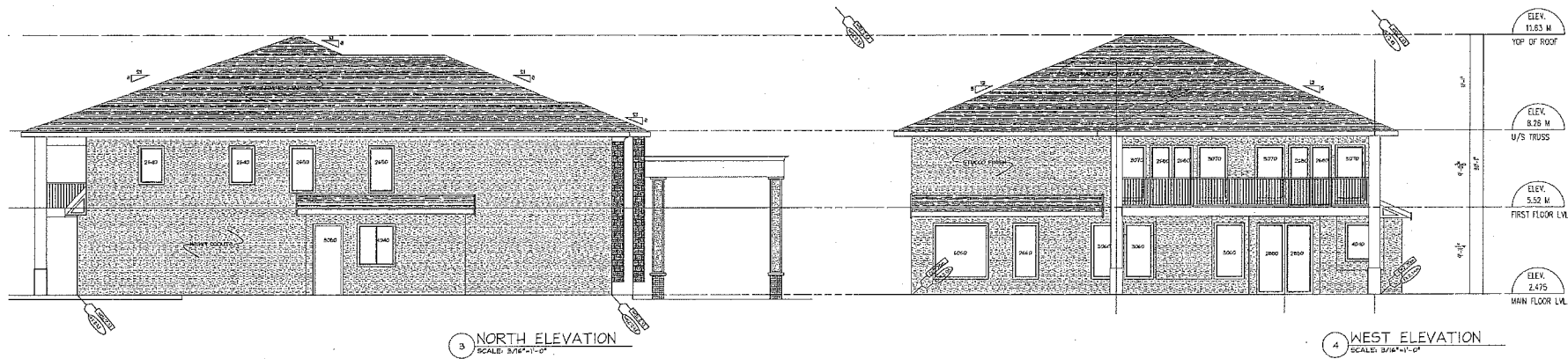






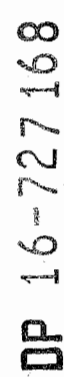




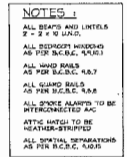
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### Reference

OP 16-727168 JUL 13 2016



### Reference



1 SECOND FLOOR LAYOUT  
SCALE: 3/16"=1'-0"

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### Reference

JUL 13 2016

DP 16-727168



# City of Richmond

## Development Permit

**No. DP 16-727168**

To the Holder: PRITAM SAMRA  
Property Address: 7311 NO. 5 ROAD  
Address: C/O 7311 NO. 5 ROAD  
RICHMOND, BC V6Y 2V2

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #2 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$2,080.38 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 three years after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 16-727168**

To the Holder: PRITAM SAMRA  
Property Address: 7311 NO. 5 ROAD  
Address: C/O 7311 NO. 5 ROAD  
RICHMOND, BC V6Y 2V2

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
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ISSUED BY THE COUNCIL THE

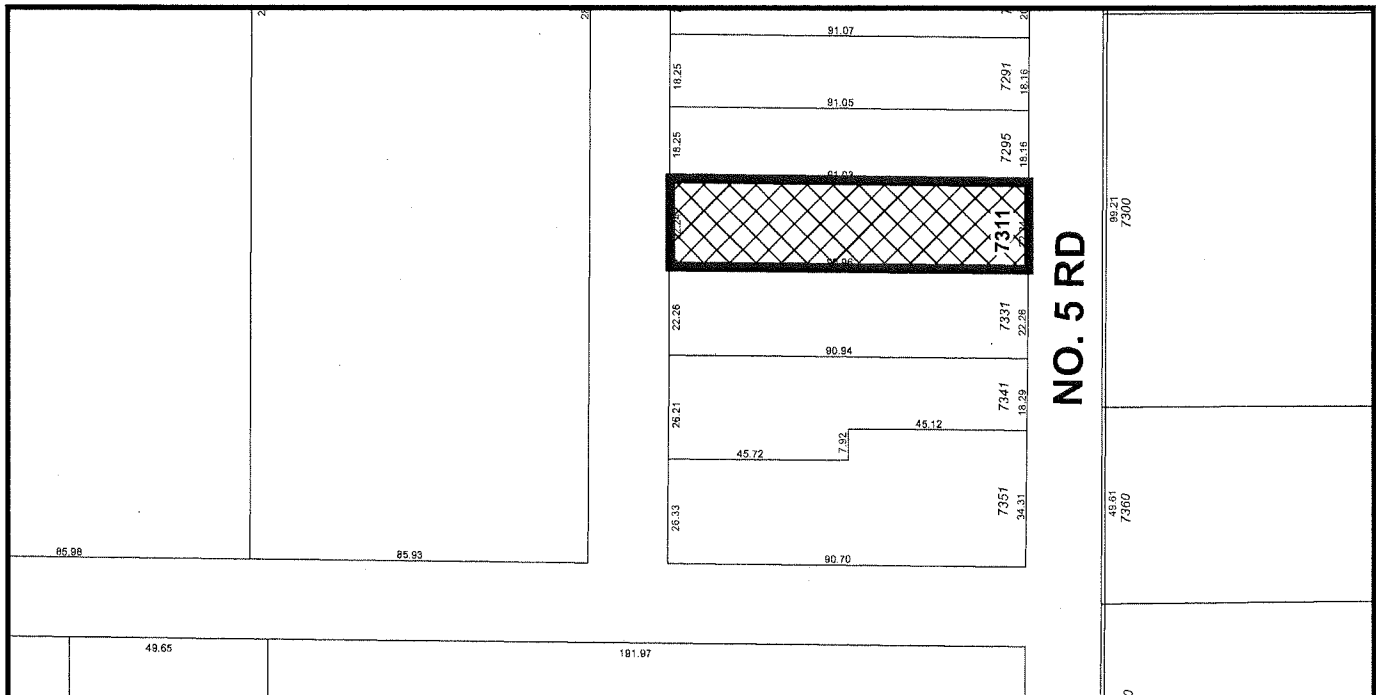
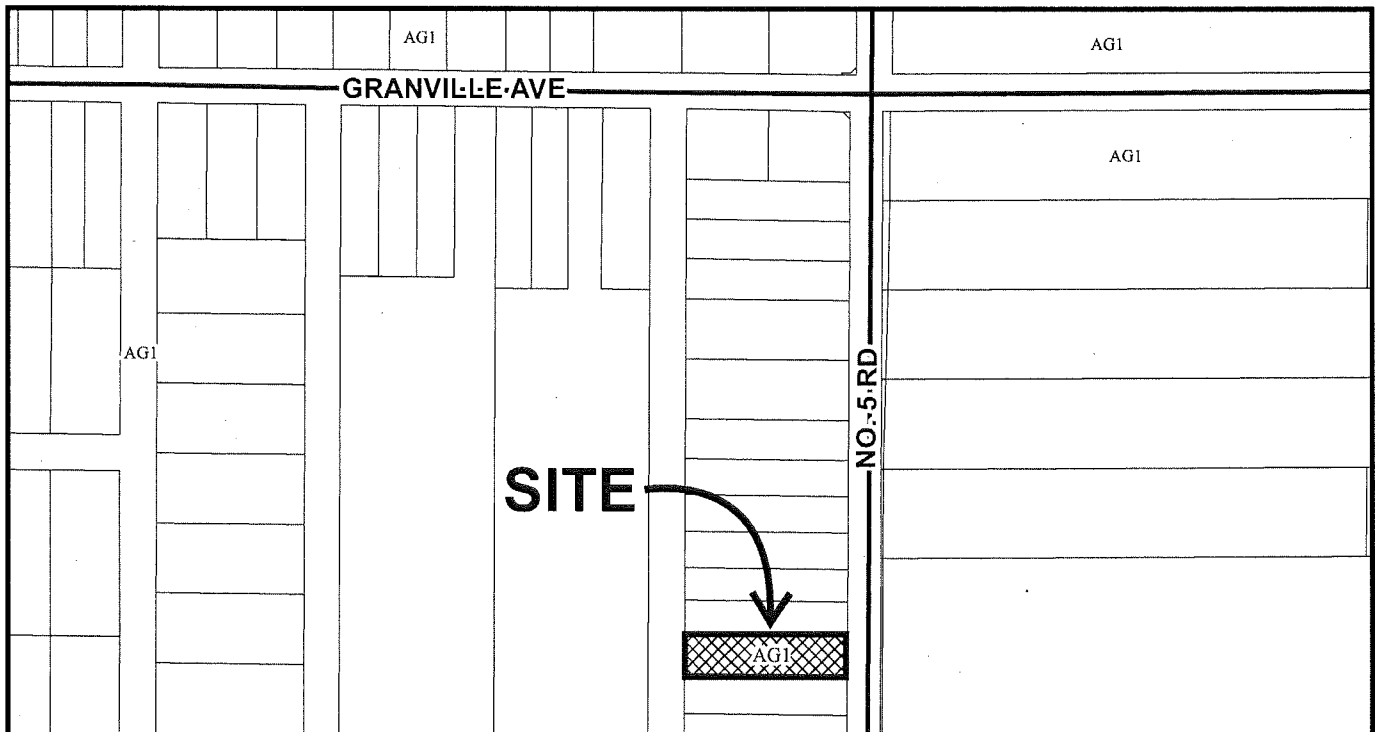
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



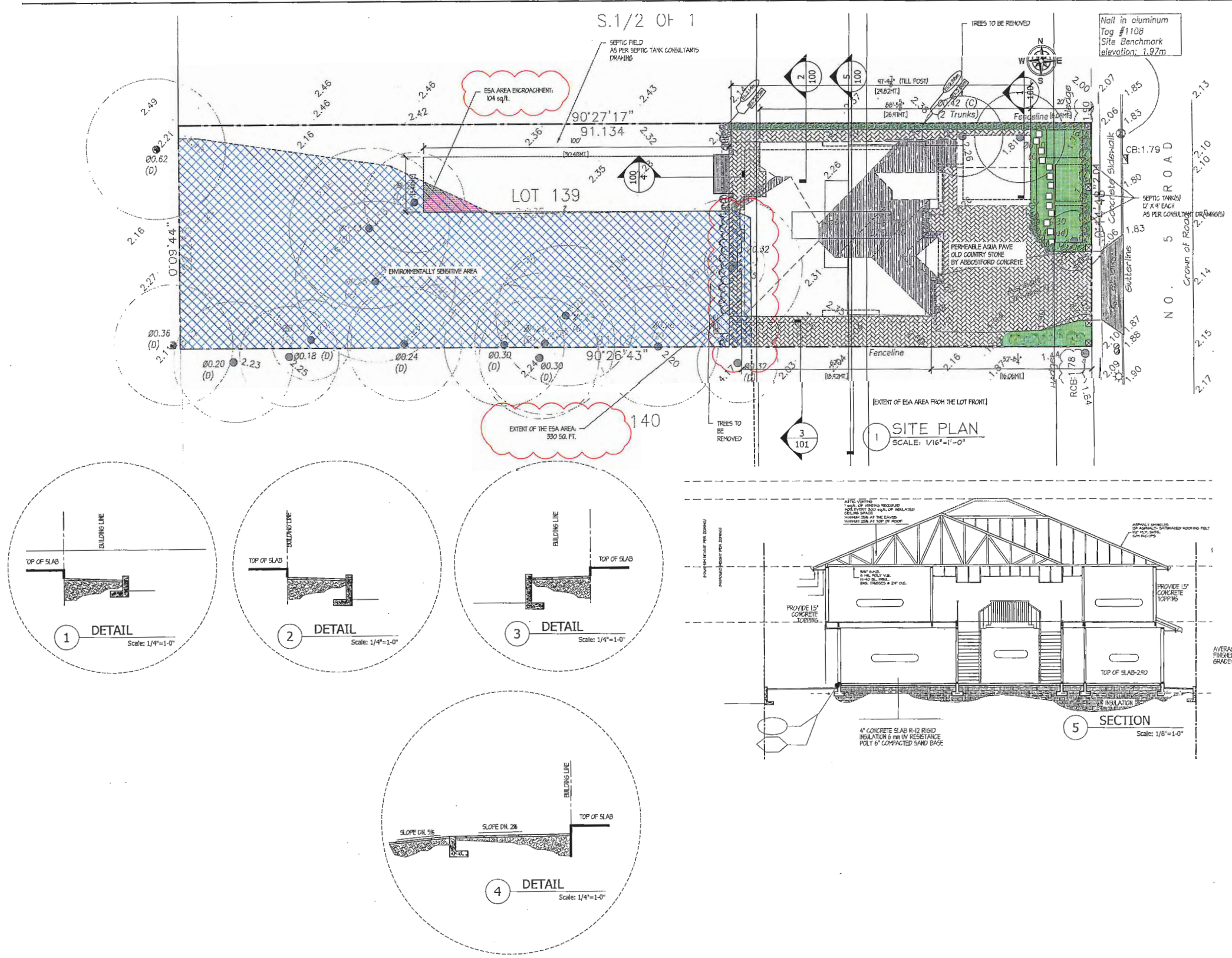
DP 16-727168  
SCHEDULE "A"

Original Date: 04/14/16

Revision Date: 05/13/16

Note: Dimensions are in METRES





LEGAL DESCRIPTION

LOT 139, SEC. 13, BLOCK 4 NORTH RANGE 6 WEST  
NWD PLAN 32652  
PID-006-690-114

CIVIC ADDRESS

7311 NO. 5 ROAD, RICHMOND, BC

SITE RECONCILIATION

SITE AREA: 2023 SQ.M  
ZONING: AG1  
FAR PROPOSED: 5,970.00 SQ.FT. (504.65 SQ.MT.)  
EXTERIOR COVERS: 633.00 SQ.FT.  
GARAGE ACTUAL: 630 SQ.FT. (58.52 SQ.MT.)  
BUILDING HEIGHT = MAX. 10.5m OR 2.5 STOREYS  
PROPOSED 9.63m OR 31'-6"  
LOT COVERAGE = MAX. 35% PROPOSED 34.10%  
CLIMATE ZONE: 4

PROPOSED AVERAGE GRADE ANALYSIS:
FINISHED LOT GRADE CALCULATIONS:
NN CORNER OF PROPERTY: EL:2.11M
NE CORNER OF PROPERTY: EL:2.11M
SW CORNER OF PROPERTY: EL:2.11M
SE CORNER OF PROPERTY: EL:2.11M
TOTAL: EL:2.11M
AVERAGE GRADE EL FOR PROPERTY: EL:2.11M
FINISHED HOUSE GRADE CALCULATIONS:
NN CORNER OF PROPERTY: EL:2.40M
NE CORNER OF PROPERTY: EL:2.40M
SW CORNER OF PROPERTY: EL:2.40M
SE CORNER OF PROPERTY: EL:2.40M
TOTAL: EL:2.40M
AVERAGE GRADE EL FOR PROPERTY: EL:2.40M
AVERAGE GRADE EL FOR BOTH: EL:2.11M/2.40M/2 = 2.505M

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS OF THE CITY OF RICHMOND.
2. THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO MSG DESIGN IMMEDIATELY.
3. ALL CONCRETE TO BE PLACED ON FIRM, UNDISTURBED SOIL, FREE OF ANY LOOSE, ORGANIC OR FROSTY MATERIAL.
4. SITING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS AND REGULATIONS.
5. ALL TRUSSES TO BE PRE-ENGINEERED, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION.
6. DRAWINGS ARE NOT INTENDED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. MSG DESIGN MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS.
8. THE CONTRACTOR SHALL SUPPLY THREE COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECTURAL CONSULTANT FOR REVIEW.
9. ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE ROOF PLAN AND THE 2012 BUILDING CODE SECTION 9.19.1. THE VENTILATION MUST BE DISTRIBUTED WITH A MINIMUM 25% AT THE TOP ON THE ROOF, AND 25% AT THE EAVES.
10. DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE.
11. ALL GLASS IN DOORS, OR SIDELIGHTS TO WELDED WIRE GLASS OR SAFETY GLASS.
12. ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
13. EXTERIOR WALL DIMENSIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.
14. PROVIDE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.
15. RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
16. THE DIMENSIONS FOR U.P.O. CALCULATIONS ARE 2" SMALLER IN EACH DIRECTION FROM THE SIZES GIVEN ON PLAN.
17. APPROVED SMOKE ALARMS TO BE INSTALLED.
18. THESE DRAWINGS COMPLY WITH 2012 BC BUILDING CODE INCLUDING 2014 REVISIONS.
19. O.H. GARAGE DOOR TO BE WEATHER STRIPPED AROUND ENTIRE PERIMETER, IF HEATED, DOOR REQUIRED TO HAVE MIN. R VALUE OF 6.2.
20. ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE, TO BE INSULATED TO MIN. R16.
21. ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY.
22. ATTIC ACCESS HATCH TO BE INSULATED WITH RIGID INSULATION & HAVE MIN. R15 VALUE.
23. ALL WINDOWS & DOORS SHALL CONFORM TO AAM 4/1 NOM 4/1 CSA 101/1.52/ A440  
NAFS FOR WINDOWS, SKYLIGHTS AND DOORS AND A440S1-04 CANADIAN SUPPLEMENTS TO AAM/4 NOM/4 CSA 101/1.52/ A440.
24. ALL AIR BARRIER JOINTS ARE TO BE OVERLAPPED, SEALED & SECURED OVER STRUCTURAL MEMBERS.
25. WINDOWS ARE TO HAVE A MAXIMUM U VALUE OF 1.0.
26. SKYLIGHTS NEED TO MEET THE NEW ENERGY RATINGS OF U 2.9. SKYLIGHT SHAFTS ARE TO MEET THE NEW EFFECTIVE INSULATION LEVELS FOR THE WALL ASSEMBLIES.
27. THE ATTIC INSULATION LEVEL CAN BE TAPERED FOR A MAX. OF 12M FROM THE EDGE OF THE OUTSIDE WALLS, HOWEVER THERE MUST BE A MIN. R20 VALUE AT THE JOINT OF THE TOP FLOOR WALL PLATES AND THE TRUSSES, TRUSS HEAD IS TO BE A MIN. OF 7.5" TO ALLOW FOR THE INSULATION AND VENTILATION BAFFLES.
28. DUCTS LOCATED OUTSIDE OF THE INSULATED AREA ARE TO BE SEALED AND INSULATED TO THE WALL INSULATION LEVELS.
29. WATER PIPING MUST BE INSULATED FOR 2.0M ON EITHER SIDE OF THE HOT WATER TANK TO A MIN. OF AT LEAST 12MM THICK.
30. PIPING OUTSIDE THE HEATED ENVELOPE MUST BE INSULATED TO NOT LESS THAN THE EFFECTIVE R-VALUE OF THE EXTERIOR WALLS.
31. HEATED GARAGE REQUIRES WEATHER STRIPPED GARAGE DOOR.
32. GASKETED ELECTRICAL BOXES REQUIRE THE WIRES INTO THE BOX BE SEALED.
33. METAL CHIMNEYS ARE TO BE SEALED WITH HIGH TEMPERATURE SEALANT AT THE VAPOR BARRIER LOCATION.
34. HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE. DOCUMENTATION WILL BE REQUIRED IF IT IS PROPOSED TO BE OUTSIDE.
35. HEATING AND COOLING THERMOSTATS MUST BE ACCURATE TO 1%.
36. THE PRINCIPAL VENTILATION FAN IS TO RUN CONTINUOUSLY. IT IS PREFERRED THAT THE SWITCH FOR THE LOW SPEED IS LOCATED IN THE MECHANICAL ROOM AND IS LABELED PRINCIPAL VENTILATION EXHAUST FAN.
37. BEDROOMS ARE REQUIRED TO BE VENTILATED CONTINUOUSLY.
38. A 4" x 6" OR A 6" FLEX DUCT IS TO BE TIED INTO THE RETURN AIR PLENUM A MIN. OF 10'-0" AND A MAX. OF 15'-0" FROM THE PURCHASE.
39. THE FURNACE FAN IS TO RUN CONTINUOUSLY.
40. MIN. 60% OF WALL R VALUE IS REQUIRED BEHIND BEAMS IF THEY LAND ON AN OUTSIDE WALL.
41. ALL PLUMBING FIXTURES ON EXTERIOR WALL TO HAVE WATER AND DRAIN LINES IN FLOOR.
42. AIR BARRIER SYSTEM ON INTERIOR OF WALL.

Plan #1  
DP 16-727168

REV	DATE	DESCRIPTION	BY
06	14 SEP 2016	RE-ISSUED FOR DP	JG
05	01 SEP 2016	ISSUED FOR DP	JG
04	17 AUG 2016	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2016	RE-ISSUED FOR REVIEW	JG
02	05 AUG 2016	ISSUED FOR REVIEW	JG
01	16 MAR 2016	ISSUED FOR DP	JG

SINGLE FAMILY DWELLING  
7311-NO. 5 ROAD Richmond, B.C.  
Owner  
PRIYAH SANRA

START DATE: JUNE 2015  
PROJECT No.: 2015-06  
DR.: JG  
CH.: JG  
SCALE: AS SHOWN

SUITE 215 - 12150 AVE  
Surrey, B.C. V3W 0V3  
788-8187  
sasgubri@yahoo.ca

DO NOT SCALE THE DRAWING

PROJECT No.: 2015-06  
SCALE: AS SHOWN  
PROJECT No.: 2015-06  
A100



CADD FILE NO. 12701-12701-Planting-Plan-16-12701-01.dwg  
PLOT SCALE: 1"

06	11/03/16	Issued for Client Review	HL	W.A.
04	10/24/16	Issued for Client Review	A.B.	J.M.T.
03	6/07/16	Issued for Client Review	A.B.	J.M.T.
02	4/28/16	Issued for Client Review	A.B.	J.M.T.
01	3/21/16	Issued for Client Review	A.B.	J.M.T.
00	3/17/16	Issued for Client Review	A.B.	J.M.T.
No.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

NOTES:  
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.  
2. LOT DIMENSIONS AND FEATURES ARE APPROXIMATE.  
3. BASE DRAWING PROVIDED BY ARCHITECTURE.



7311 No. 5 Road  
Richmond, B.C.

Keystone Environmental Ltd.  
Ste. 320 4400 Dominion Street  
Burnaby, British Columbia

DESIGN

DRAWN  
A.B.

SCALE



APPROVED

CHECKED

CLIENT

Pritam Samra

Planting Plan

DATE 3/16/16

SHEET No. 1 of 1

PROJECT No.

12701-108

REVISION No.

06

DRAWING No.

16-12701-01

## INSIDE ESA

SYMBOL	COMMON NAME	SCIENTIFIC NAME	COUNT	POT SIZE	ECOLOGICAL VALUE
(F)	Forest Shrub	Phytolacca sp.	8	2 gal	Little impact, shade value
(C)	Red-Clay Dogwood	Canus rubra	17	2 gal	Full bearing, shade value
(S)	Red Elderberry	Sambucus racemosa	13	no. 3 pot	Full bearing, shade value
(P)	Salmonberry	Rubus spectabilis	5	no. 3 pot	Full bearing, shade value
(H)	Huckleberry	Rosa nutkana	5	no. 3 pot	Little impact, shade value
(B)	Thimbleberry	Rubus parviflorus	12	30 plugs	Shade value, nesting habitat
(D)	Hardhack	Spirea douglasii	17	1 gal	Little impact, shade value
(G)	Gold	Gaultheria procumbens	22	1 gal	Little impact, shade value
TREES					
(Bp)	Pawer Birch	Betula papyrifera	8	no. 3 pot	Shade value, nesting habitat
(S)	Pawer Birch	Betula papyrifera	4	no. 3 pot	Shade value, nesting habitat
(Oc)	Shore Line Pine	Pinus contorta	1	no. 3 pot	Shade value and nesting habitat
(Ip)	Western Red Cedar	Thuja plicata	2	no. 3 pot	Shade value, nesting habitat
TOTAL			110		

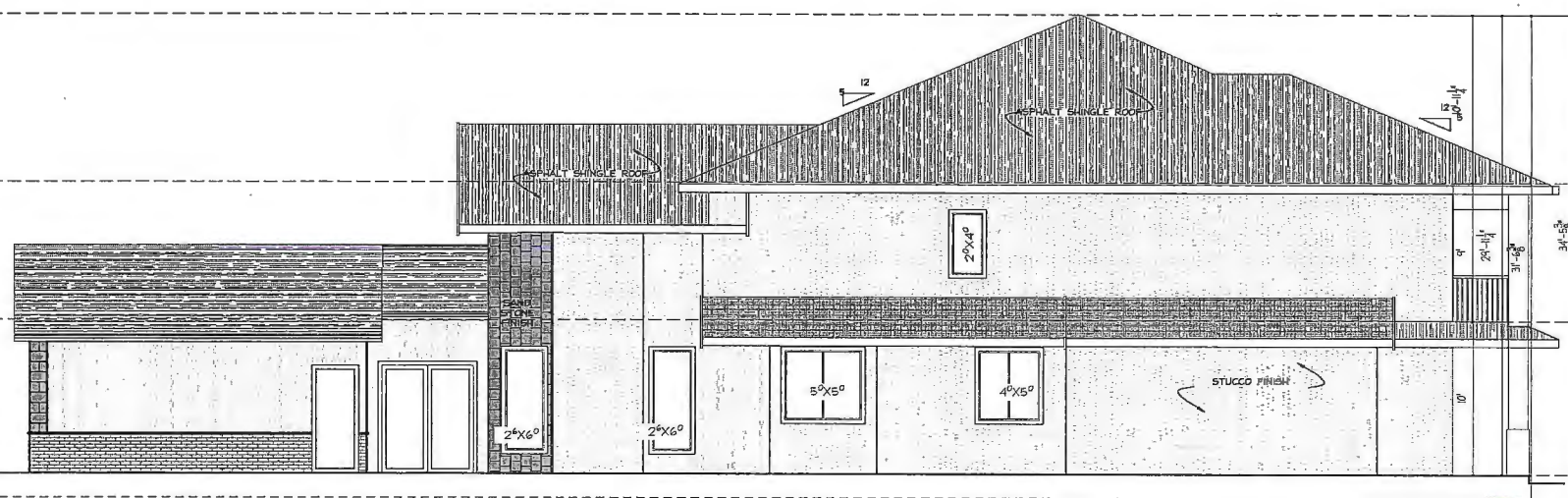
## LEGEND

- SITE
- PROPOSED BUILDING OUTLINE
- WETLAND ESA AREA
- ESA PROTECTION FENCE
- HIGH RISK TREE PROPOSED TO BE REMOVED
- TREE TO BE REMOVED
- OFF-SITE TREE TO BE PROTECTED
- PROPOSED RETENTION TREE

DP 16-727168 Plan #2



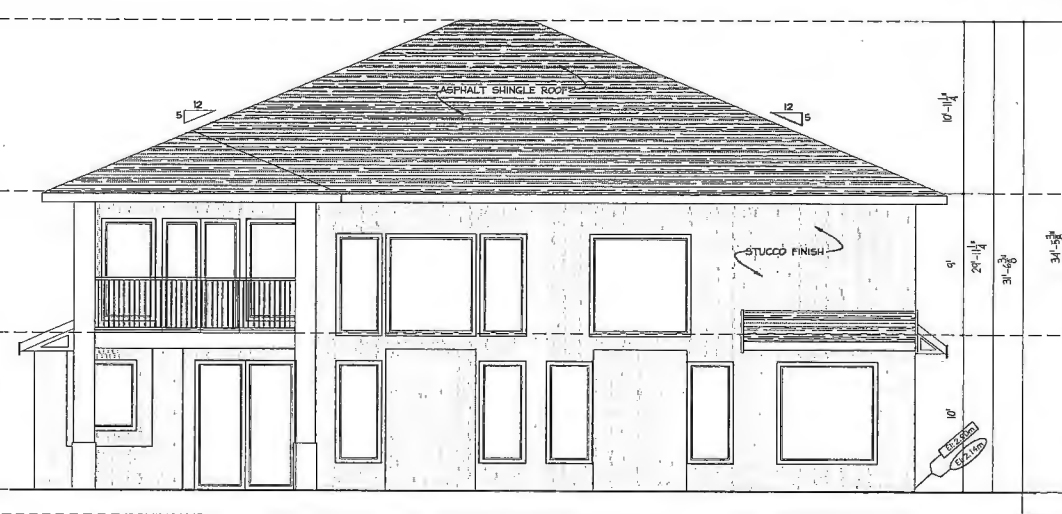
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2 SOUTH ELEVATION  
SCALE: 3/16"=1'-0"



3 NORTH ELEVATION  
SCALE: 3/16"=1'-0"



4 WEST ELEVATION  
SCALE: 3/16"=1'-0"

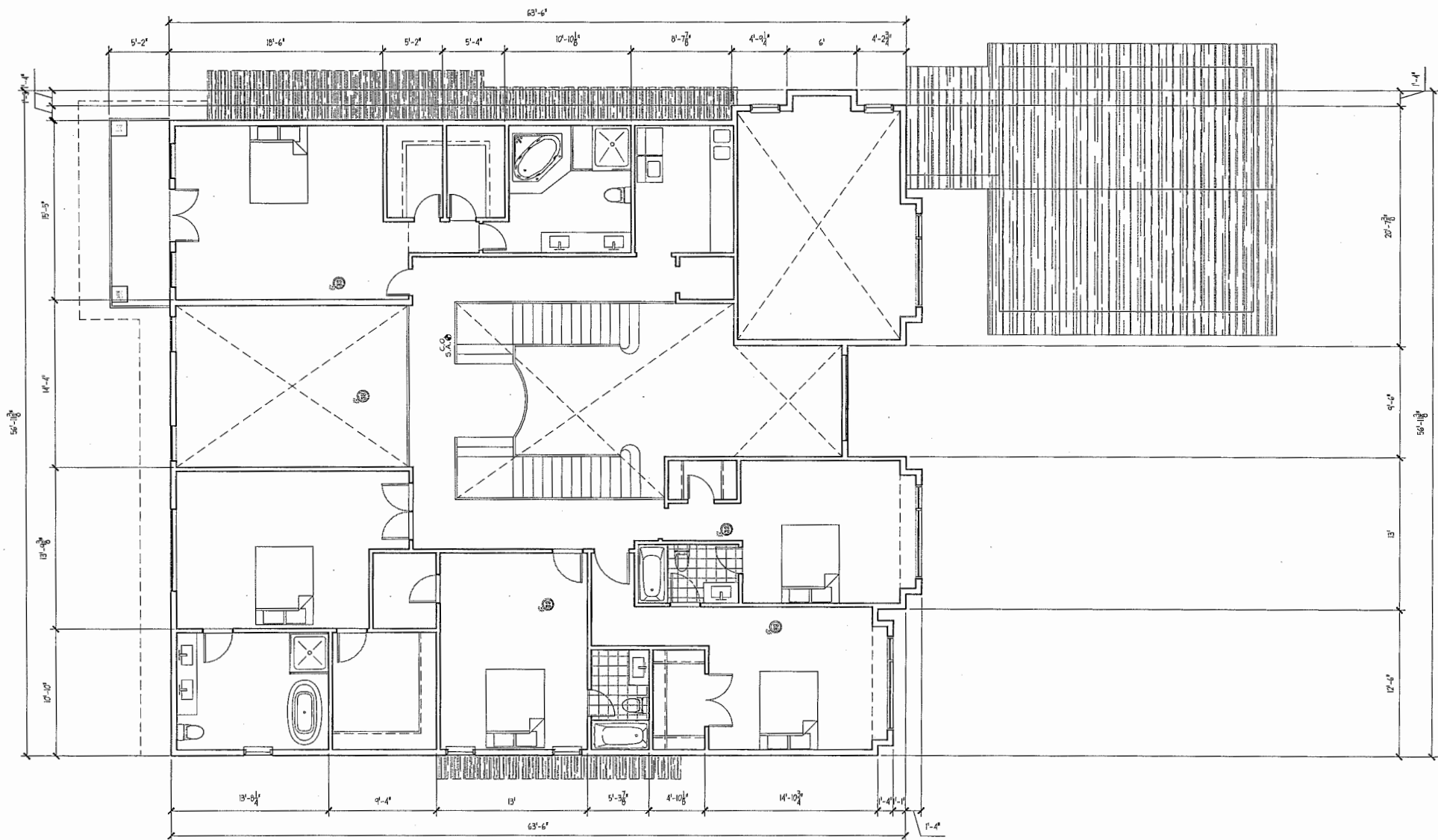
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05	01 SEP 2016	ISSUED FOR DP	JG
04	17 AUG 2016	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2016	RE-ISSUED FOR REVIEW	JG
02	01 SEP 2016	ISSUED FOR DP	JG
01	18 MAR 2016	ISSUED FOR DP	JG
REV	DATE	DESCRIPTION	BY

SUITE 215 - 12180 AVE.  
SOUTH - A 9000  
SURREY, B.C. V3W 0V3  
778-891-0167  
jessabril@yahoo.ca

DO NOT SCALE THE DRAWING

Project Name	SINGLE FAMILY DWELLING
7311-NO. 5 ROAD Richmond, B.C.	
Owner	PRITAM SARRA
START DATE	JUNE 2015
PROJECT No.	2015-06
DR.	JG
CH.	JG
SCALE	AS SHOWN
REV	06
PROJECTING No.	2015-06
A301	





NOTES :

- ALL BEAMS AND LINTELS  
2 - 2 x 10 U.N.O.
- ALL BEDROOM WINDOWS  
AS PER B.C.B.C. R.9.10.1
- ALL HAND RAILS  
AS PER B.C.B.C. R.8.7
- ALL GUARD RAILS  
AS PER B.C.B.C. R.8.8
- ALL SMOKE ALARMS TO BE  
INTERCONNECTED A/C
- ATTIC HATCH TO BE  
HEATHER-STRIPPED
- ALL SPATIAL SEPARATIONS  
AS PER B.C.B.C. R.9.1.5

SECOND FLOOR  
AREA (1ST FLOOR) : 3402.20 SQ.FT.  
LESS : 671.00 SQ.FT.  
TOTAL : 2731.20 SQ.FT.

1 SECOND FLOOR LAYOUT  
SCALE: 3/16"=1'-0"

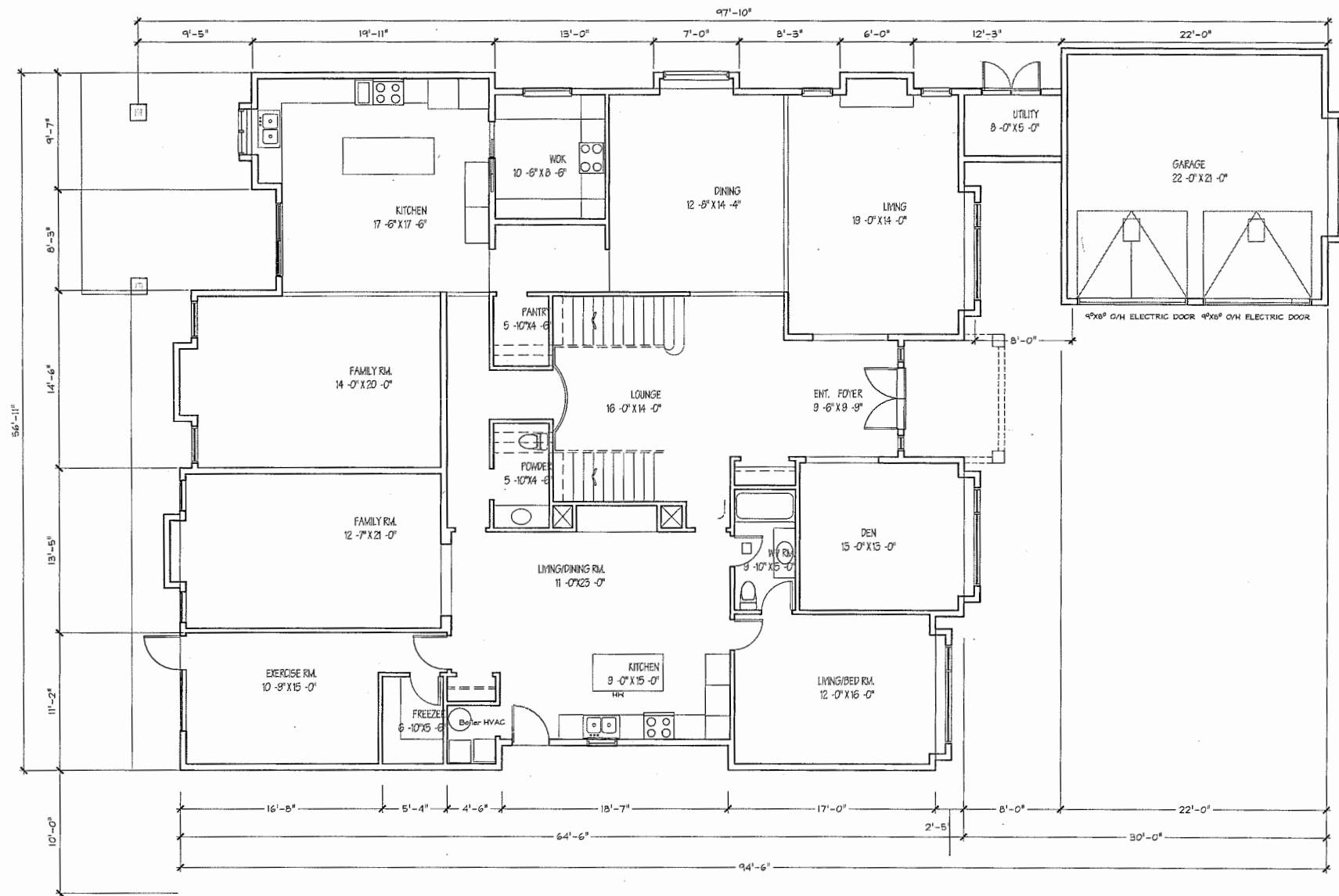
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05	01 SEP 2015	ISSUED FOR DP	JG
04	17 AUG 2015	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2015	RE-ISSUED FOR REVIEW	JG
02	01 SEP 2015	ISSUED FOR DP	JG
01	18 MAR 2015	ISSUED FOR DP	JG
REV	DATE	DESCRIPTION	BY

SUITE 215 - 12180 AVE S O I H . A Y P R O U S U R R E Y , B . C . V 3 W 0 V 3 7 8 . 8 9 1 0 1 6 7 - 1 e s s a b i @ y e h o o . c a		Project Name SINGLE FAMILY DWELLING 7311- NO. 5 ROAD Richmond, B.C.
START DATE JUNE 2015		Owner PRITAN SAMRA
PROJECT No. 2015-06		SECOND-FLOOR
DR. JG		
CH. JG		
SCALE AS SHOWN		PROJECT No. 2015-06
		A202

DP 16-727168

Reference

NOTES:  
ALL BEAMS AND LINTELS  
2" x 10" UNDO.  
ALL BEDROOM WINDOWS  
AS PER B.C.B.C. 9.9.10.1  
ALL HAND RAILS  
AS PER B.C.B.C. 9.8.7  
ALL GUARD RAILS  
AS PER B.C.B.C. 9.8.8  
ALL SMOKE ALARMS TO BE  
INTERCONNECTED A/C  
ATTIC HATCH TO BE  
HEATHER-STRIPPED  
ALL SPATIAL SEPARATIONS  
AS PER B.C.B.C. 9.10.15



MAIN FLOOR  
AREA (MAIN FLOOR) 5,901.00 SQ. FT.  
LESS GARAGE 1,462.00 SQ. FT.  
TOTAL 4,439.00 SQ. FT.

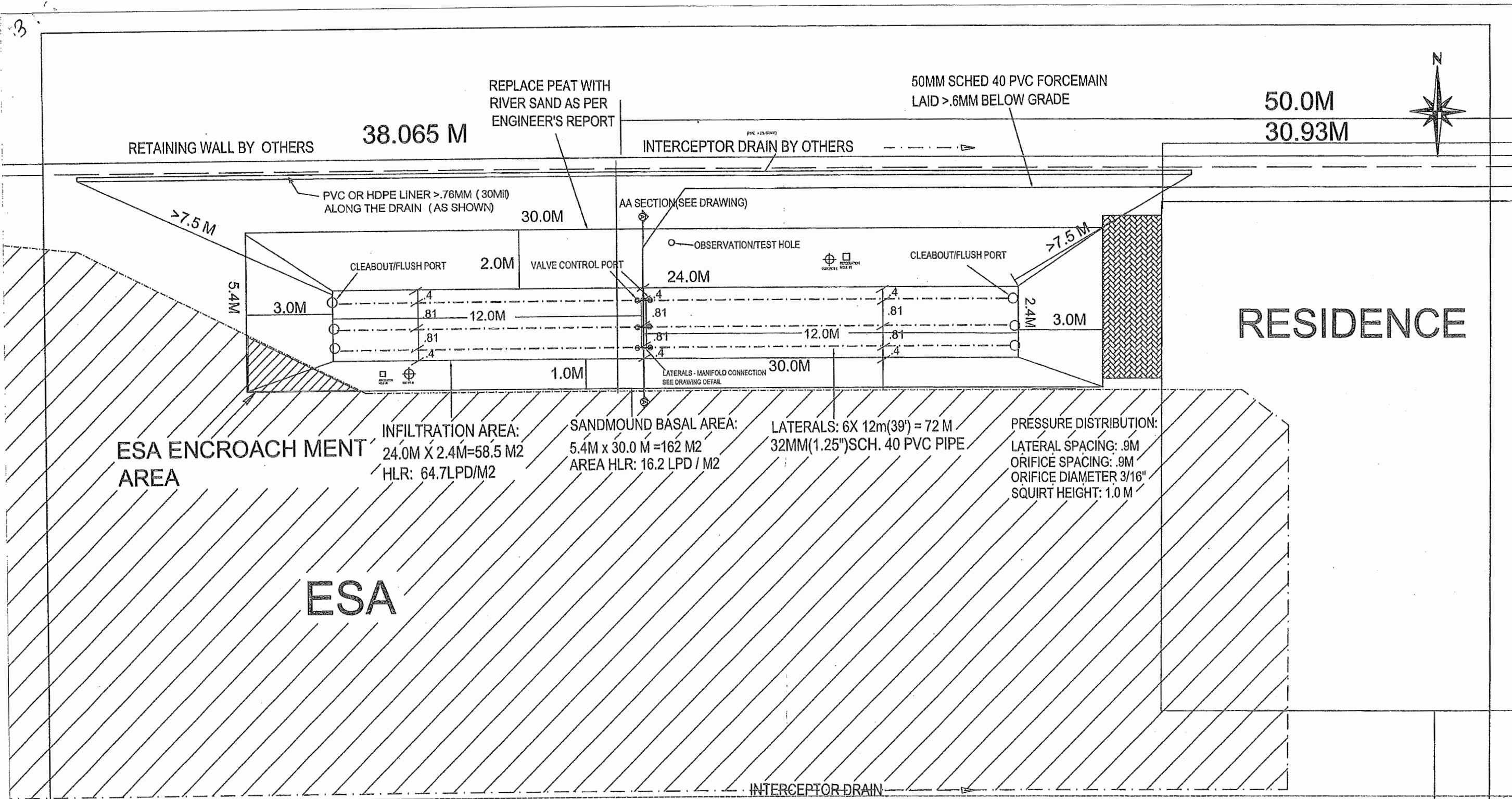
1 MAIN FLOOR LAYOUT  
SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION	BY
06	14 SEP 2015	RE-ISSUED FOR DP	JG
05	01 SEP 2015	ISSUED FOR DP	JG
04	17 AUG 2015	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2015	RE-ISSUED FOR REVIEW	JG
02	01 SEP 2015	ISSUED FOR DP	JG
01	18 MAR 2015	ISSUED FOR DP	JG
REV	DATE	DESCRIPTION	BY

SUITE 215 - 12160 AVE SURREY, B.C. V3W 0V3 778-891-0167 jassabir@yahoo.ca		Project Name SINGLE FAMILY DWELLING 7311- NO. 5 ROAD Richmond, B.C. Owner PRITAM SANGRA	
START DATE		JUNE 2015	
PROJECT No.		2015-06	
DR.		JG	
CH.		JG	
SCALE		AS SHOWN	
DO NOT SCALE THE DRAWING		REV	06
		PROJECT No.	2015-06
			A201

Reference

DP 16-727168

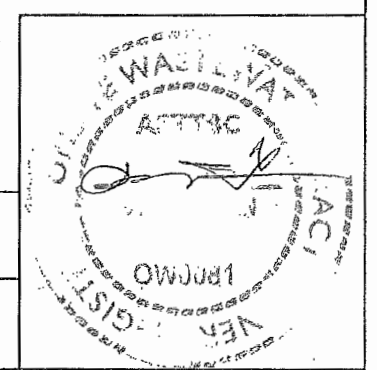


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FAN CONSULTING  
Phone No. 604-788-9726  
E-mail: pchfan@Gmail.com

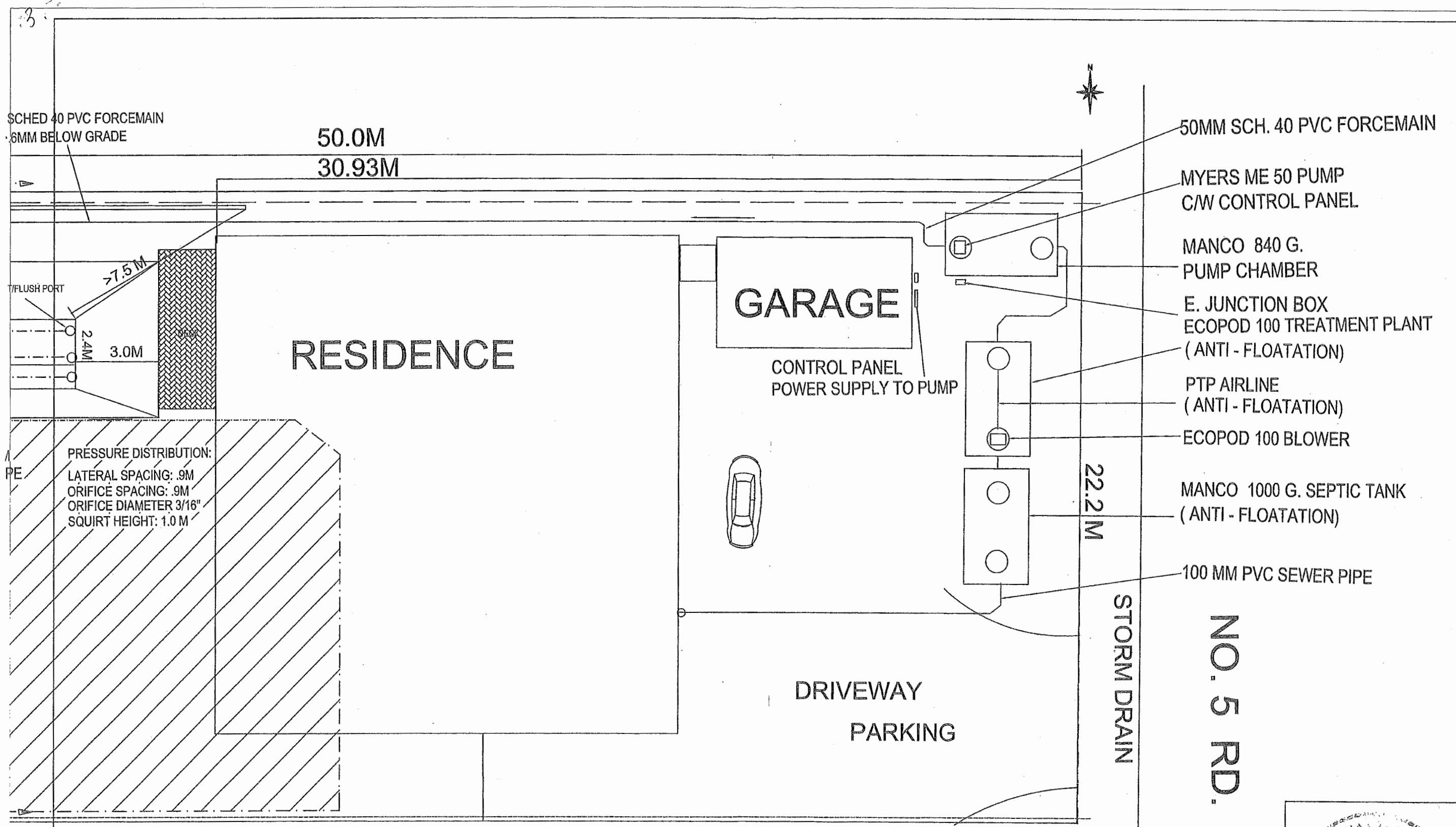
SEWERAGE SYSTEM LAYOUT PLAN  
7311 NO. 5 RD., RICHMOND, BC  
CLIENT: P. SAMRA

Drawn: PF	Design: PF	Date: 10/9/16
Filling# VCH	Drawing# 1A	



DP 16-727168

Reference



SCALE: 1:125

FAN CONSULTING

Phone No. 604-788-9726

E-mail: pchfan@Gmail.com

## SEWERAGE SYSTEM LAYOUT PLAN

7311 NO. 5 RD., RICHMOND, BC

CLIENT: P. SAMRA

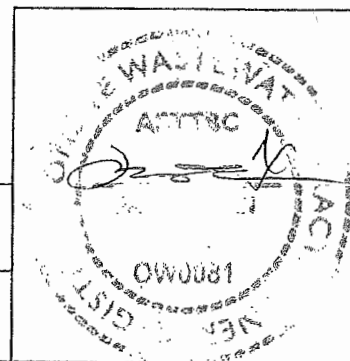
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Design: PF

Date: 10/9/16

Filling# VCH

Drawing# 1B



Reference

DP 16-727168