



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: October 24, 2011

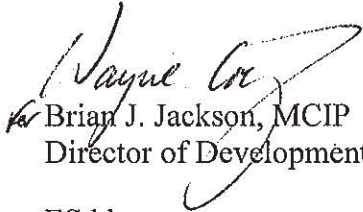
From: Brian J. Jackson, MCIP
Director of Development

File: DP 09-494270

Re: **Application by – Matthew Cheng Architect Inc. for Development Permit at 8091 and 8131 No. 2 Road**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meetings held on September 29, 2010 and October 13, 2010.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration:


for Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

Development Permit Panel
Wednesday, September 29, 2010

- replacement of the concrete topping on the exterior walkways; and
- installation of new light fixtures and vents.

Staff Comments

Brian J. Jackson, Director of Development, stated that staff support the minor improvements to the exterior of the existing building. Also, he noted that the application was required due to the value of the proposed improvements.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel noted that the existing landscaping on this site was extensive.

Panel Decision

It was moved and seconded

that a Development Permit be issued which would permit the alteration of the building façade of the existing "Accent Inn" motel building at 10551 St. Edwards Drive on a site zoned Auto Oriented Commercial (CA).

CARRIED

3. Development Permit 09-494270

(File Ref. No.: DP 09-494270) (REDMS No. 2974081)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8091 and 8131 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback from 6.0 m to 4.5 m;
 - b) reduce the lot coverage for landscaping with live plant material from 30% to 22%;
 - c) increase the lot coverage for buildings from 40% to 43%; and

- d) permit 12 tandem parking spaces.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., provided background information related to the proposed Development Permit. Mr. Cheng stated that he has incorporated changes that align with the comments made by the Advisory Design Panel and highlighted the following improvements as per the Panel's comments:

- along No. 2 Road, the ground floor façade is now clad with brick and the porches and entry railings are addressed with brick columns;
- along No. 2 Road, the colour palette has been revised to consist of red bricks with darker trims against the light hardie board and heritage bluish-grey hardie siding;
- only two types of pavers will be utilized;
- larger windows have been added to the bay elements; the projecting bays now appear more coherent and fit well with the brick, which breaks down the verticality of the 3-storey bay elements and reduces the building centre massing;
- door heights are now all uniform in size; and
- the play equipment has been upgraded to a larger size.

Mr. Cheng spoke of changes related to a convertible unit and commented on the use of more sustainable materials. Also, he noted that planting on the site has been enhanced as a result of the Panel's comments.

Panel Discussion

The Chair asked if the landscape architect was present and Mr. Cheng advised he was not in attendance.

Discussion ensued and the Chair referred to one of the four proposed zoning variations, questioning the reduction of the lot coverage for landscaping with live plant material from 30% to 22%.

He commented on the site's entry driveway, noting how plain it appears, and queried whether more planting has been explored along the driveway.

Staff Comments

Mr. Jackson stated that staff support the proposed development permit application and the requested variations to the zoning bylaw. He commented that several of the changes to the project were the outcome of discussions with staff. However, Mr. Jackson stated that he was not in a position to comment on other planting opportunities as the landscape architect was not present.

Correspondence

None.

**Development Permit Panel
Wednesday, September 29, 2010**

Gallery Comments

None.

Panel Discussion

Discussion ensued regarding the possibility of providing more landscaping on the site. Also, the Panel commented on the lack of landscaping along the driveway, noting that the complex entrance needs articulation.

As a result of the absence of the landscape architect who could have addressed the Panel's queries, the following **motion** was introduced:

Panel Decision

It was moved and seconded

That Development Permit application 09-494270 be deferred to the next Development Permit Panel meeting scheduled for Wednesday, October 13, 2010 at 3:30 p.m. in the Council Chambers at Richmond City Hall, for the purpose of further exploration of planting and articulation along the driveway.

CARRIED

Staff were requested to examine options for providing more planting areas on the site prior to further consideration of the application.

4. New Business

None.

5. Date of Next Meeting: Wednesday, October 13, 2010

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 p.m.

CARRIED

**Development Permit Panel
Wednesday, October 13, 2010**

Panel Decision

It was moved and seconded

That Development Permit application 09-363924 be deferred to the next Development Permit Panel meeting, scheduled for Wednesday, October 27, 2010 at 3:30 p.m. in the Council Chambers at Richmond City Hall, for the purpose of further exploration of tree retention, and the submission by the applicant of an Arborist's Report.

CARRIED

3. Development Permit 09-494270

(File Ref. No.: DP 09-494270) (REDMS No. 2974081)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8091 and 8131 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback from 6.0 m to 4.5 m;
 - b) reduce the lot coverage for landscaping with live plant material from 30% to 22%;
 - c) increase the lot coverage for buildings from 40% to 43%; and
 - d) permit 12 tandem parking spaces.

Applicant's Comments

Patricia Campbell, DMG Landscape Architects, advised that after the September 29, 2010 meeting of the Development Permit Panel, the landscaping plan has been changed to provide more landscaping elements on the subject site. She provided the following additional details:

- small patios serve as a yard for each townhouse unit;
- the amenity area features landscaping on the south side of the project, along No. 2 Road, including small trees;
- the play area includes a seating/social area;
- the parking stall near the outdoor amenity/play area is near the handicap parking stall; and
- the maximized landscaping includes four more trees added to the site plan.

Development Permit Panel
Wednesday, October 13, 2010

Staff Comments

Mr. Jackson advised that:

- the applicant has slightly shifted the site plan to allow a 2 foot x 11 inch planting strip along the north end of the driveway;
- the applicant has found another small portion of the site to qualify as soft landscaping; and
- the applicant has increased the landscaped area from 22% to 25%, so that the variance sought is reduced.

A brief discussion ensued between the Chair and Mr. Jackson, and the following advice was provided:

- the 30% coverage for live plant material came forward in the City's new Zoning Bylaw No. 8500, and in the earlier Zoning Bylaw No. 5300 there was no live plant material requirement, so on small sites, applicants are doing everything they can to fulfill the new 30% requirement; and
- staff will monitor the situation and if it is difficult for applicants to achieve 30% coverage on small sites, a housekeeping amendment to the Zoning Bylaw might be in order in the future.

In response to a query from the Chair, Mr. Jackson advised that the inclusion of one visitor parking stall and one handicap parking stall meets the requirements of the Bylaw.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *To vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the front yard setback from 6.0 m to 4.5 m;*
 - b) *reduce the lot coverage for landscaping with live plant material from 30% to 25%;*

Development Permit Panel
Wednesday, October 13, 2010

- c) *increase the lot coverage for buildings from 40% to 43%; and*
- d) *permit 12 tandem parking spaces.*

CARRIED

4. **New Business**

None.

5. **Date Of Next Meeting: Wednesday, October 27, 2010**

6. **Adjournment**

It was moved and seconded

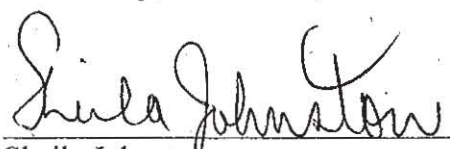
That the meeting be adjourned at 4:20 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, October 13, 2010.



Joe Diceg
Chair



Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at 8091
and 8131 No. 2 Road

To: OPP mtg Oct 13, 2010

Date: October 7, 2010

File: DP 09-494270

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the lot coverage for landscaping with live plant material from 30% to 25%;
 - c) Increase the lot coverage for buildings from 40% to 43%;
 - d) Permit 12 tandem parking spaces.

Brian J. Jackson, MCIP
Director of Development

BJJ:cl
Att.

Staff Report

Origin

This staff report addresses concerns expressed at the September 29th, 2010 Development Permit Panel meeting in regards to the Development Permit application by Matthew Cheng Architect Inc at 8091 and 8131 No. 2 Road. Specifically, the Panel made the following recommendation:

"That Development Permit application 09-494270 be deferred to the next Development Permit Panel meeting scheduled for Wednesday, October 13, 2010 at 3:30 p.m. in the Council Chambers at Richmond City Hall, for the purpose of further exploration of planting and articulation along the driveway."

This staff report summarizes revisions made to the application as it relates to the Panel's recommendation and presents the amended proposal with requested variances for consideration by the Development Permit Panel and Council. With the exception of a decrease in the extent of the variance to lot coverage with live plant material, the remaining requested variances are unchanged with the amended proposal.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the revised development data with the relevant Bylaw requirements. Please refer to the original staff report in **Attachment 2** for information pertaining to the background, rezoning history, site context, design review and analysis of the remaining requested variances submitted to the September 29th, 2010 Development Permit Panel meeting.

Proposed Revisions

Articulation – Drive Aisle Entrance

The applicant has proposed minor changes to the site plan to incorporate a narrow landscaped strip adjacent to the drive aisle entrance along the north property line, while at the same time maintaining the minimum drive aisle width of 6.1 m required for this site. This involved: decreasing the interior floor area slightly in Building A, relocating the visitor parking stall and electrical closet, and redesigning the garbage and recycling enclosure.

Variance – Live Plant Material

In addition to the increase in live plant material provided by the landscaped strip along the drive aisle, the applicant has proposed changes to incorporate additional soft landscaping within rear yards of Buildings B and C, and between garage aprons to increase the overall live plant material coverage from 22% to 25%. This results in a decrease to the extent of the requested variance. Staff are supportive of the revised variance request given the effort taken by the applicant to revise the proposed site plan which has resulted in a decrease to their overall floor area ratio from 0.66 to 0.65.

The revised plans as described above are included in Plans # 1 to 3 and the accompanying Reference Plans to the Development Permit.

Conclusions

The applicant has revised the Development Permit application to address the concerns expressed by the Development Permit Panel at the meeting held September 29, 2010. The revised plans include a concept that results in a decrease to the extent of the live plant material variance as well as improved articulation along the drive aisle entrance to the site.

On this basis, staff recommends support for the revised Development Permit application at 8091 and 8131 No. 2 Rd.



Cynthia Lussier
Planning Technician

CL:cl

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 \$36,988 (based on \$2.00/ft² of gross floor area, i.e. 18,494 ft²); and
- Registration of a restrictive covenant prohibiting the conversion of any ground floor tandem parking areas to storage or habitable space.

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

- Incorporate accessibility measures for aging-in-place in Building Permit drawings for all units, including lever handles for doors and plumbing fixtures, blocking in all washroom walls to facilitate future potential installation of grab bars, and stairwell handrails;
- Incorporate critical features including dimensions in Building Permit drawings for the two (2) convertible units in Building C.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the new property line and a treed/grassed boulevard behind the curb;
- Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow;
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Division

DP 09-494270 **Attachment 1**

Address: 8091 and 8131 No. 2 Road

Applicant: Matthew Cheng Architect Inc. Owner: Xiao C. Cheng

Planning Area(s): Blundell

	Existing	Proposed
Site Area:	8091 No. 2 Road – 978.5 m ² 8131 No. 2 Road – 896.9 m ² Total - 1,876 m ²	Consolidated Lot - 1,789 m ² (87 m ² of road dedication)
Land Uses:	Vacant	10 – Unit Townhouse Development
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – “Neighbourhood Residential” Specific Land Use Map designation – “Low-Density Residential” 	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM3)
Number of Units:	Two (2)	Ten (10)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.65	none permitted
Lot Coverage:	Buildings: Max. 40% Buildings/Structures/Non-Porous Surfaces: Max. 70% Live Plant Material: Min. 30%	Buildings: 43% Buildings/Structures/Non-Porous Surfaces: 60% Live Plant Material: 25%	<ul style="list-style-type: none"> Buildings: 3% Increase Live Plant Material: 5% Decrease
Setback – Front Yard:	Min. 6 m	4.5 m	1.5 reduction
Setback – Side Yard (north):	Min. 3 m	6.1 m	none
Setback – Side Yard (south):	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	4.5 m	none
Height (m):	Max. 12 m and 3 storeys	11.94 m	
Lot Size:	Min. Width – 30 m Min. Depth – 35 m	1,789 m ²	none
Vehicle Parking Spaces – Resident/Visitor:	20 and 2	20 and 2	
Vehicle Parking Spaces – Accessible:	0	1	
Total Spaces:	22	22	

Tandem Parking Spaces	not permitted	12	Variance requested
Bicycle Parking Spaces – Resident/Visitor:	13 and 2	17 and 3	
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	
Amenity Space – Outdoor:	Min. 60 m ²	80.40 m ²	



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: September 8, 2010
File: DP 09-494270
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at 8091 and 8131 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the lot coverage for landscaping with live plant material from 30% to 22%;
 - c) Increase the lot coverage for buildings from 40% to 43%;
 - d) Permit 12 tandem parking spaces.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)". The subject site is currently vacant.

The site is being rezoned from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)" for this project under Bylaw 8498 (RZ 08- 422812).

A Servicing Agreement is required as part of the proposed development (prior to issuance of the Building Permit) for the design and construction of frontage improvements along No. 2 Road, including, but not limited to construction of a new sidewalk at the new property line and a treed/grassed boulevard behind the curb.

Development Information

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

Background

The subject site is located in the Blundell planning area, southwest of the major intersection of No. 2 Road and Blundell Road, and directly opposite a designated Neighbourhood Service centre (Blundell Shopping Centre). Development immediately surrounding the subject site is as follows:

- To the north, is a single detached dwelling on a lot zoned "Single Detached (RS1/E)";
- To the east, directly across No. 2 Road, is Blundell Shopping Centre on lots zoned "Community Commercial (CC)", "Community Commercial (ZC14) – Blundell Road", and Land Use Contract 087;
- To the south is a 2½-storey duplex on a lot zoned "Two-Unit Dwellings (RD2)", and beyond that is a 3-storey townhouse complex on a lot zoned "Medium Density Townhouses (RTM1)"; and,
- To the west, fronting Cantley Road, are two (2) new single detached dwellings and one (1) older character dwelling on lots zoned "Single Detached (RS1/E)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Landscaping opportunities including planting of replacement trees on-site;
- Opportunities to maximize permeable surface areas and articulate hard surface treatment;
- Enhancement of the outdoor amenity area to maximize use;
- Building scale and form;

- Opportunities to incorporate additional window openings on exposed elevations, particularly adjacent to side yard;
- Refinement of building elevations and cladding materials; and
- Options for convertible unit design to accommodate a future resident in a wheelchair.

Through the review of this Development Permit application, staff have worked with the applicant to ensure that the proposed architectural form and character is consistent with the design guidelines contained within the Official Community Plan (OCP), is compatible with and complimentary to that of existing townhouse developments in the neighbourhood while respecting adjacent single detached housing to the north and west, and is of a high quality. Specifically, the applicant has addressed the following issues through the design review:

- Improvements to hard and soft landscaping, with an increase in permeable surface areas.
- Enlargement and improved design of the outdoor amenity area to maximize use.
- Improvement of building scale and form through articulated massing, architectural treatment and cladding, and gable end roofs on street front and side elevations to relate to the existing context and to highlight the first and second storeys.
- Addition of window openings on exposed elevations.
- Refinement of building elevations through improvements to the colour-palette and variation in cladding materials.
- Demonstration of a functional convertible unit design in two (2) units, which complies with staff guidelines.

The Public Hearing for the rezoning of this site was held on September 9, 2009. At the Public Hearing, a member of the public expressed concern about traffic and safety impacts associated with the addition of a driveway crossing to No. 2 Road enabling access to the subject site.

To minimize potential traffic conflicts and to provide transportation-related improvements at this intersection, the following is required with rezoning:

- Registration of a Public Rights-of-Passage (PROP) Right-of-Way (ROW) along the entire drive aisle area to provide future public access to adjacent lands upon redevelopment.
- The City's acceptance of the applicant's voluntary contribution of \$3,000 to upgrade the pedestrian signal at the No. 2 Road/McDonald's driveway to an accessible signal.

As part of the Servicing Agreement process, the vertical delineators down the centreline of No. 2 Road will be extended to south of the drive-aisle entrance and the feasibility of additional movement restrictions will be investigated.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Medium Density Townhouses (RTM3)" zoning district except for the variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

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

1) To reduce the front yard setback from 6.0 m to 4.5 m.

(Staff supports the proposed variance on the following basis:

- *Consistent with the OCP guidelines for redevelopment along arterial roads, an increased rear yard setback of 4.5 m (up from 3.0 m) is proposed to respect the interface with the rear yards of existing single detached housing fronting Cantley Road;*
- *The increased rear yard setback coupled with the requirement for a 2.0 m road dedication along the entire east property line further reduces the available depth for buildings and construction of a north-south drive-aisle of standard width;*
- *The reduced front yard setback conforms with the existing front yard setback of adjacent parcels to the south (both of which developed with variances to allow projections into the front yard), which will further assist in creating a consistent pedestrian-scale streetscape; and*
- *A variance to the front yard setback was identified in the rezoning report and no related concerns were raised during the Public Hearing).*

2) To reduce the lot coverage for landscaping with live plant material from 30% to 22%.

(Staff supports the proposed variance as permeable pavers are proposed to cover 16.6% of the lot area so that the total porous surface including live plant material is 39.2%. The landscape plan also maximizes on-site tree replacement and conforms to the design guidelines in the OCP for multi-family development).

3) To increase the lot coverage for buildings from 40% to 43%.

(Staff supports the proposed variance as the reduction in lot area due to road dedication increases the lot coverage minimally by 3%, while the floor area ratio (FAR) still remains under the maximum 0.7).

- 4) To permit 12 tandem parking spaces.

(Staff supports the proposed variance for six (6) units in the three-storey building along No. 2 Road as this form (with garages at grade and living space above) is consistent with that of other developments in the neighbourhood and elsewhere in the City, and because it enables the development to achieve a density of 0.7 FAR in close proximity to a Neighbourhood Service Centre. The tandem parking arrangement was identified in the rezoning report and no related concerns were expressed during the Public Hearing).

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, July 21, 2010 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, orientation, and design of the buildings respect the existing character of newer multi-family developments to the south and existing single-family residences to the west and north.
- The proposal is sensitive to and compatible in scale and form with adjacent single detached dwellings to the west through the provision of two-storey duplex units at the rear of the site, which are set back 4.5 m from the west property line. The 4.5 m rear yard setback, adjacent to the existing single-family rear yards, exceeds the requirements of the RTM3 zone (3.0 m), and is consistent with the design guidelines for multi-family developments along arterial roads.
- The proposal recognizes the adjacent existing single detached dwelling to the north through a 6.1 m wide side yard setback from the north property line, which includes a landscaped outdoor amenity space in the northwest corner and a drive aisle out to No. 2 Road (situated to enable a shared driveway crossing upon future redevelopment of the property to the north);
- The apparent scale of the three-storey cluster end units along No. 2 Road is reduced with architectural treatment and gable end roofs on side elevations that highlight the first and second storeys to restore the interface with the adjacent existing context. This is further reinforced through the lower mass of the service enclosure attached to the north end.

Urban Design and Site Planning

- The proposal consists of three (3) buildings positioned on either side of a north-south drive aisle. Two (2) duplexes are located at the rear of the site toward existing single-family residences, and a six-unit building is located along No. 2 Road, a busy arterial road.

- Vehicle access to the site is proposed from No. 2 Road via a 6.1 m wide Right-of-Way (ROW) for Public Right-of-Passage (PROP) along the north property line and along the north-south drive aisle to enable access to potential future development to the north. At such time, the access driveway to No. 2 Road will be widened to achieve a total width of 7.5 m.
- Two (2) surface parking spaces for vehicles and a bicycle rack for three (3) bikes is provided for visitors at both ends of the site. A total of 20 resident vehicle parking spaces and 19 resident bicycle parking spaces are provided within garages. Consistent with other three-storey townhouse developments nearby and throughout the city, 12 of the resident vehicle parking spaces are provided in a tandem arrangement in the six-unit building along No. 2 Road (i.e. Building A). A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title as a condition of Development Permit issuance.
- On-site pedestrian circulation has been integrated into site design through primary walkways to unit entrances, and a patterned permeable paving treatment defines a secondary pathway within the drive aisle to improve circulation throughout the site.
- An outdoor amenity space that includes a children's play structure is located in the northwest corner of the site to maximize the potential for overall open space to increase in size upon redevelopment of the properties to the north. The outdoor amenity space is approximately 80 m² in area, which exceeds the required size in the OCP guidelines.
- The garbage and recycling enclosure is setback from the driveway crossing to enable on-site collection and to minimize vehicle conflicts on No. 2 Road.

Architectural Form and Character

- The mass of the building along the street front is articulated to reinforce the presence of two (2) narrow components at either end. This articulation attempts to relate to the scale and rhythm set by newer 2 ½ and 3-storey developments to the south.
- The building along the street front reflects the character of the existing context to the south by including a large gable roof at the south end.
- The use of varied cladding materials and colours between levels and on bay projections provides visual interest, reinforces the building massing concept, and works to reduce the apparent building height (i.e. red brick cladding on the ground floor façade of street-fronting units; 6 in. blue-grey horizontal hardie siding; and, dark hardie trims against light hardie board).
- Architectural design improvements have been made to exposed elevations through the addition of window projections and openings.
- Street-fronting pedestrian unit entrances are further defined with gable-roof covered porches, supported by brick columns to enhance the residential character of the units.

Landscape Design and Open Space Design

- On-site tree retention and removal was assessed during the rezoning application review process. The Landscape Plan illustrates that a mix of 35 deciduous and coniferous replacement trees are proposed to be planted on-site, which exceeds the 2:1 tree replacement ratio goal stated in the OCP (i.e. Maple, Dogwood, Cypress, Magnolia, and Pine).
- In addition to the required replacement trees, soft landscaping with a variety of small and medium-sized shrubs, ornamental grasses, perennials, ground cover, and lawn is proposed along front, side, and rear yards, and in between garage aprons (i.e. Blue Fescue, Flame Grass, Heather, Salal, Boxwood, Holly, Laurel, Bamboo, Rose, Skimmia, and Hedging Cedar).
- Decorative treatment of hard surfaces is provided over the internal drive-aisle, visitor parking spaces, and rear yard patios through the use of standard and permeable pavers.
- Low aluminum rail fencing is proposed along the street front, which has been set back slightly from the east property line to incorporate low-lying ground cover. 6 ft. high Cedar panel fencing is proposed along the rear and side lot lines, stepping down to 4 ft. on side lot lines within front yards.
- The proposed lot coverage for landscaping with live plant material (22%) is lower than the minimum required under the RTM3 zoning (30%), for which the applicant is requesting a variance. Permeable pavers are proposed, however, to cover 16.6% of the lot area so that the total porous surface is 39.2%.

Indoor/Outdoor Amenity Space

- Consistent with the design guidelines in the OCP and Council Policy 5041, the applicant is proposing a contribution in the amount of \$10,000 in-lieu of providing indoor amenity space on-site (\$1,000/unit).
- As stated previously, an outdoor amenity space, which includes a children's play area, will be provided on-site and is adequately sized, located, and designed to satisfy OCP guidelines.

Affordable Housing

- Consistent with the Affordable Housing Strategy, the applicant is providing a voluntary contribution of \$26,437 (\$2.00/ft² of total building area) to the City's Affordable Housing Reserve Fund prior to rezoning adoption.

Aging-in-place/Accessibility

- Consistent with the design guidelines in the OCP, aging-in-place features will be provided in all units (i.e. inclusion of blocking to bathroom walls for future grab-bar installation, provision of lever handles for plumbing fixtures and doors, and stairwell handrails).
- Two (2) units in Building C are "convertible units", designed with the potential to accommodate by a future resident in a wheelchair. Critical dimensions that comply with design guidelines are included on floor plans for doors, hallways, bathroom, stair width, parking, bedroom, and kitchen. Stair width and blocking in stair wall are designed to accommodate a chair lift.

Crime Prevention Through Environmental Design

The principles of CPTED have been addressed by the development proposal, specifically:

- Natural access control and territoriality are achieved by the single vehicle access point into the site, clearly defined pedestrian pathways to unit entries, and through low fencing and shrubs along the street frontage.
- Opportunities for natural surveillance exist through windows that overlook yards, walkways, the vehicle drive aisle, and the outdoor amenity space.
- Pot lighting is proposed at each main unit entry as well as at the secondary entries of Building A along the internal drive aisle, and the inclusion of bollard lighting in the outdoor amenity space.

Sustainability

The applicant proposes the following approaches to address sustainability:

- Permeable pavers cover 16.6% of the lot area to allow for maximum storm water infiltration potential.
- The project uses hardie materials as primary cladding material, which contains 10% post-industrial or pre-consumer recycled content and lasts longer to reduce maintenance and repair.
- The Landscape Plan has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and providing year-round interest.
- The number of trees proposed to be planted on-site exceeds the number of required replacement trees.
- The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc, wherever feasible.
- Construction techniques during the development phase will be employed to keep air quality as high as possible.
- A central recycle bin will be provided during the construction phase to enable construction waste to be sorted on-site (wood, plastic, metal, drywall, etc.), and diverted from landfill by being delivered to an appropriate transfer station for recycling.

Flood Management

- The proposed development complies with the Floodplain Designation and Protection Bylaw by having a minimum habitable floor elevation that is 0.3 m above the highest crown of the fronting road (i.e. 2.47m GSC).

Site Servicing & Frontage Improvements

- Servicing issues were dealt with as part of the Rezoning application, at which time a capacity analysis identified required upgrades to the existing sanitary sewer system to support the proposed development. The City's Engineering Department has accepted the applicant's proposal to provide cash-in-lieu of construction in the amount of \$16,035.75 for sanitary sewer deficiencies. No storm or water analysis was required.
- The applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the new property line and a treed/grassed boulevard behind the curb. The Servicing Agreement must be entered into prior to Building Permit issuance.

Conclusions

This proposal is for a 10-unit townhouse development fronting No. 2 Road, just south of the intersection at Blundell Road and immediately across from a Neighbourhood Service Centre (Blundell Shopping Centre).

The applicant has addressed design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design. The development proposal aims to fit into the existing context while also establishing its own identity, and conforms to the design guidelines of applicable sections of the OCP.

The development proposal generally complies with the requirements of the "Medium Density Townhouses (RTM3)" district, except for the zoning variances discussed.

The Advisory Design Panel supported the project moving forward to the Development Permit Panel, with the requested design issues generally addressed in the revised final plans.

On this basis, staff recommends support for this Development Permit application.



Cynthia Lussier
Planning Technician
(Local 4108)

CL: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 \$36,988 (based on \$2.00/ft² of gross floor area, i.e. 18,494 ft²); and
- Registration of a restrictive covenant prohibiting the conversion of any ground floor tandem parking areas to storage or habitable space.

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

- Incorporate accessibility measures for aging-in-place in Building Permit drawings for all units, including lever handles for doors and plumbing fixtures, blocking in all washroom walls to facilitate future potential installation of grab bars, and stairwell handrails;
- Incorporate critical features including dimensions in Building Permit drawings for the two (2) convertible units in Building C.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the new property line and a treed/grassed boulevard behind the curb;
- Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow;
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



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

**Development Application
 Data Sheet**
 Development Applications Division

DP 09-494270 **Attachment 1**

Address: 8091 and 8131 No. 2 Road

Applicant: Matthew Cheng Architect Inc. Owner: Xiao C. Cheng

Planning Area(s): Blundell

Floor Area Gross: 1,718 m² Floor Area Net: 1163.48 m²

	Existing	Proposed
Site Area:	8091 No. 2 Road – 978.5 m ² 8131 No. 2 Road – 896.9 m ² Total - 1,876 m ²	Consolidated Lot - 1,789 m ² (87 m ² of road dedication)
Land Uses:	Vacant	10 – Unit Townhouse Development
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – “Neighbourhood Residential” Specific Land Use Map designation – “Low-Density Residential” 	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM3)
Number of Units:	Two (2)	Ten (10)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.66	none permitted
Lot Coverage:	Buildings: Max. 40% Buildings/Structures/Non-Porous Surfaces: Max. 70% Live Plant Material: Min. 30%	Buildings: 43% Buildings/Structures/Non-Porous Surfaces: 60% Live Plant Material: 22%	<ul style="list-style-type: none"> Buildings: 3% Increase Live Plant Material: 8% Decrease
Setback – Front Yard:	Min. 6 m	4.5 m	1.5 reduction
Setback – Side Yard (north):	Min. 3 m	6.1 m	none
Setback – Side Yard (south):	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	4.5 m	none
Height (m):	Max. 12 m and 3 storeys	11.94 m	
Lot Size:	Min. Width – 30 m Min. Depth – 35 m	1,789 m ²	none
Vehicle Parking Spaces – Resident/Visitor:	20 and 2	20 and 2	
Vehicle Parking Spaces – Accessible:	0	1	

Total Spaces:	22	22	
Tandem Parking Spaces	not permitted	12	Variance requested
Bicycle Parking Spaces – Resident/Visitor:	13 and 2	19 and 3	
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	
Amenity Space – Outdoor:	Min. 60 m ²	80.40 m ²	

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 21, 2010 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

The comments of the Panel were as follows:

1. Design development to site identity expression on the street;
Along No. 2 Road, the ground floor façade is now clad with brick and the porches and entry railings are addressed with brick columns.
The original proposed façade materials consisted of 3 different types of materials (i.e. vertical hardie board and batten, horizontal hardie siding, and hardie shingles). The addition of brick makes one façade with 4 different materials.
We have reduced the number of materials by replacing the vertical board and batten with brick cladding on Building A ground floor of east façade and with 6" horizontal hardie siding to the ground floor of all other facades of Buildings A, B, and C for a more coherent and simplified material composition. The style further reinforces the building massing concept and yet breaks down the building scale. It also fits well with the townhouse complex two lots to the south.
2. Design development to colour palette to increase richness and accent;
Along No. 2 Road, the colour palette has been revised to consist of red bricks with darker trims against the light hardie board and heritage bluish-grey hardie siding. Buildings B and C are with the same colour palette without the brick.
3. Design development to improve the relationship between the colours and materials and increasing visual differentiation among the different materials;
Please see the revised colour rendering.
4. Reconsider the approach to paving throughout the site and consider (i) the number of materials, (ii) their positioning through the site, and (iii) increasing the extent of permeable paving and in more consolidated areas;
There are only two types of pavers now on-site; SF Rima Permeable Pavers for the internal drive aisle and 18 x 18 Abbotsford Concrete Pavers for the patios.
5. Design development to improve the entry to the project particularly the servicing closets (currently 7 swing doors are of different types and heights);
All 7 doors now line up in height and with the same type.

6. Design development to the Building A projecting gable end and consider breaking down the volume or adding brackets;

Building A projecting gable ends have been broken down by adding wood brackets and a roof skirt on north and south elevations. The gable end is now clad with hardie board and 2" x 6" vertical hardie trims.

7. Design development to the 3-storey bay elements on the streetscape – (i) consider hierarchy, size, and composition of windows, and (ii) reconsider vertical expression;

Larger windows have been added to the bay elements. With the combination of hardie trim and hardie board, the projecting bays now appear more coherent and fit well with the brick, which breaks down the verticality of the 3 storey bay elements. The emphasizing of the box windows on the ground and second level also reduces the building centre massing.

8. Design development to clarify appropriate interface between the proposed development and single family to the north particularly regarding grade changes, views from existing windows, and edge treatment;

The grading of the adjacent property to the north varies between 1.47 m to 1.65 m (highest point of the top of existing retaining wall), which is 0.8 m lower than the highest point of the proposed new retaining wall of the subject site. See revised elevations for grading changes at all sides.

6' high cedar panel fencing is proposed along the rear and side lot lines, stepping down to 4' on side lot lines within front yards. Hedging cedars and replacement trees are also provided where possible along site borders.

An additional elevation showing Buildings A, B and the outline for the neighbouring building with windows are shown on #04b.

9. Consider improving quality of materials at grade along the streetscape to improve pedestrian realm;

Brick cladding with concrete window sills has replaced vertical board and batten. The porches and entry railings are addressed with brick columns.

10. Consider improving convertible unit design and consider (i) vertical lift, (ii) sliding door at ensuite washroom, and (iii) angling of minor bedroom doors to increase manoeuvring room in hall;

There is no functional space for a vertical lift for this project so a chairlift is proposed. Further investigation on a functional unit design that includes a vertical lift will be undertaken for future projects.

Sliding doors are not long lasting and are easily broken. In this project, the space is large enough to avoid a sliding door.

The doors to minor bedrooms have been pushed in towards the room to create a wider hall (4' wide instead of 3' wide).

11. Reconsider door swing between garage and entry hall in 2-storey buildings;

Door swing between garage and entry hall has been revised.

12. Provide colour elevations along drive aisle;
Colour elevation along drive aisle is provided.
13. Consider strengthening environmental sustainability approach;
More permeable pavers are provided.
14. Consider relocating vehicular parking to strengthen the impact of the amenity space;
By locating the vehicle parking in front of the amenity space it enables the space to be wider and more useful.
15. Reconsider small play area with play equipment and impact of shading by trees;
Play equipment has been changed to a larger size one and type. Smaller types of trees are placed along the north property line within the amenity space.
16. Ensure appropriate planting under roof overhangs;
Appropriate planting under roof overhangs is provided.
17. Consider more contemporary plant palette;
Grasses and ornamental evergreen shrubs are added.
18. Consider public art.
Public art would be more suitable at a bigger amenity space visible from the street.



No. DP 09-494270

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8091 AND 8131 NO. 2 ROAD
Address: MATTHEW CHENG
C/O MATTHEW CHENG ARCHITECT INC.
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the front yard setback from 6.0 m to 4.5 m;
 - b) reduce the lot coverage for landscaping with live plant material from 30% to 24%;
 - c) increase the lot coverage for buildings from 40% to 43%; and
 - d) permit 12 tandem parking spaces..
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 #3 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 \$36,988 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 09-494270

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8091 AND 8131 NO. 2 ROAD
Address: MATTHEW CHENG
C/O MATTHEW CHENG ARCHITECT INC.
UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

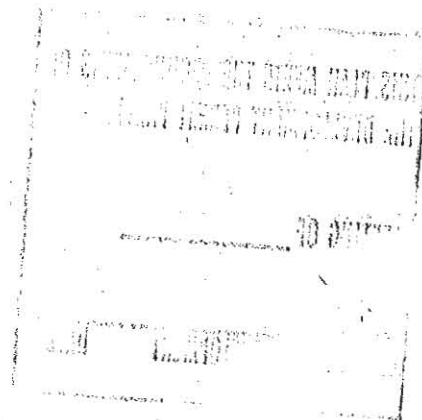
This Permit is not a Building Permit.

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DAY OF

ISSUED BY THE COUNCIL THE

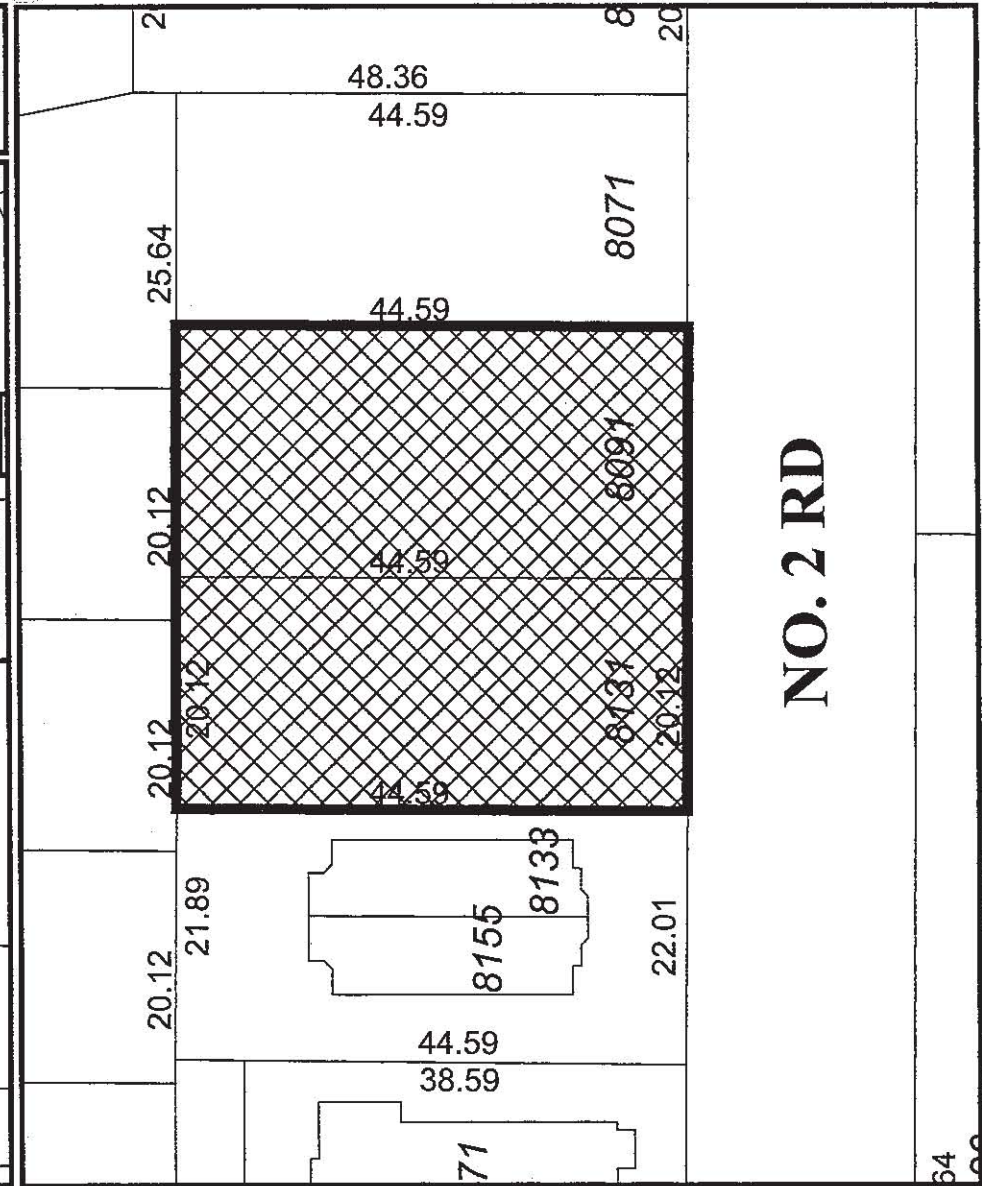
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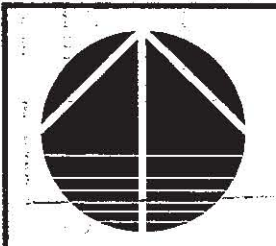




City of Richmond



NO. 2 RD



DP 09-494270 SCHEDULE "A"

Original Date: 11/25/09
 Revision Date:
 Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.
 100-1100 WEST 2ND STREET
 RICHMOND, B.C. V6X 1A7
 TEL: (604) 273-1100
 FAX: (604) 273-1101
 WWW.MATTHEWCHENGARCHITECT.COM

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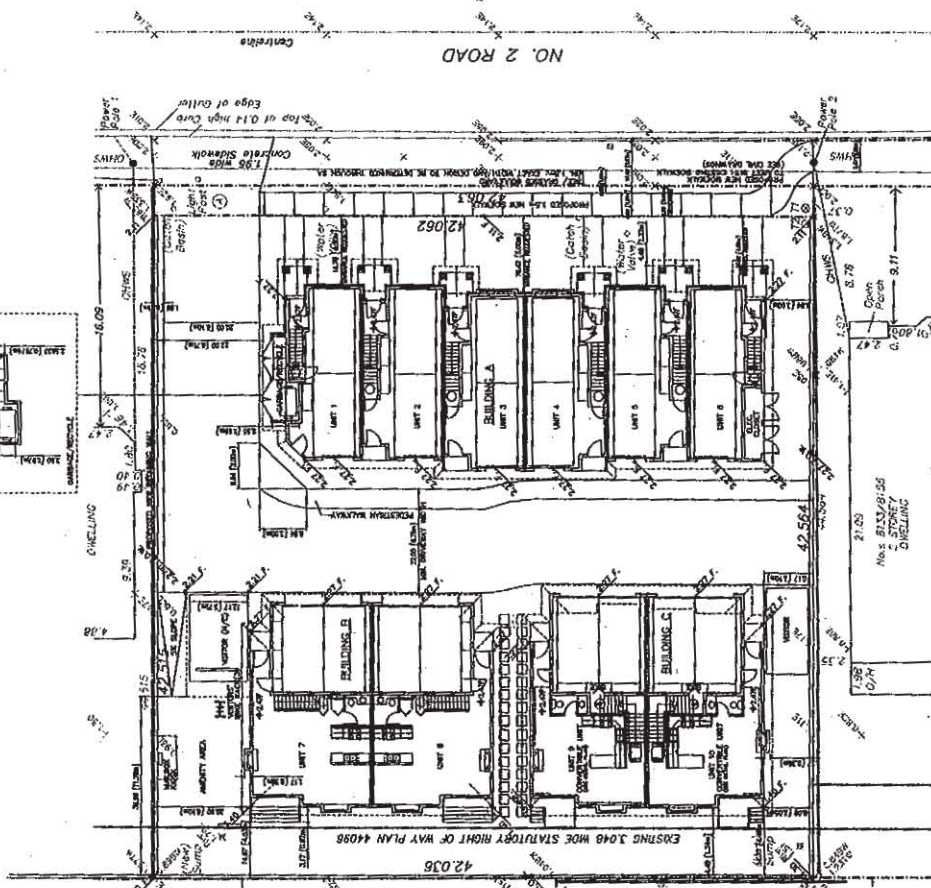
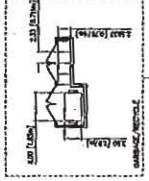
DATE: 2024.07.10
 DRAWN BY: J. CHENG
 CHECKED BY: M. CHENG
 PROJECT NO: 24-0001
 SHEET NO: 01 OF 01

PROJECT NO: 24-0001
 10-UNIT TOWNHOUSE
 800 WEST 2ND STREET
 RICHMOND, B.C.

SITE PLAN
 PROJECT DATA

Scale	1" = 1'-0"
North Arrow	As Shown
Project Name	10-UNIT TOWNHOUSE
Project No.	24-0001
Sheet No.	#01

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



DP 09-494270
 PLAN #1

EXISTING	PROPOSED	VARIANCE REQUESTED
SITE AREA: 1,876 SM	GROSS: 1,875 SM	NET: 1,875 SM (87 SM OF ROAD DEDICATION)
LAND USES: SINGLE FAMILY DWELLINGS (DEVELOPED)	NET: 1,875 SM	TOWNHOUSE
COF DESIGNATION: LOW-DENSITY RESIDENTIAL-LOW-DENSITY RESIDENTIAL		
ZONING: R1M3		
NUMBER OF UNITS: 10		
FLOOR AREA RATIO: 0.76 (13485.6 SF) / 1752.1 SM	PROPOSED: 0.85 (12502.5 SF) / 1462.73 SM	
LOT COVERAGE: 0.40 (715.9 SM)	PROPOSED: 0.53 (788.2 SM)	VARIANCE REQUESTED
BUILDING/STRUCTURE: MAX. 0.700 (1252.1 SM)	PROPOSED: 0.58 (1042.2 SM)	VARIANCE REQUESTED
NON-POROUS SURFACES: MIN. 0.300 (536.7 SM)	PROPOSED: 0.25 (443.8 SM)	VARIANCE REQUESTED
LIVE PLANTS MATERIALS: MIN. 50m (14.76)	PROPOSED: 4.50m (14.76)	VARIANCE REQUESTED
SETBACK-FRONT YARD: MIN. 5m	PROPOSED: 5.10m (20.00')	VARIANCE REQUESTED
SETBACK-SIDE YARD: (NORTH) MIN. 3m	PROPOSED: 3.00m (9.84')	VARIANCE REQUESTED
SETBACK-SIDE YARD: (SOUTH) MIN. 3m	PROPOSED: 4.49m (14.73')	VARIANCE REQUESTED
SETBACK-REAR YARD: MIN. 3m	PROPOSED: 1.75m (5.74')	VARIANCE REQUESTED
HEIGHT: (M) MAX. 12m @ 3 STOREY	PROPOSED: 11.8m (38.71')	VARIANCE REQUESTED
OFF-STREET PARKING: 20 AND 2	PROPOSED: 20 AND 2	
RESIDENTIAL VISITOR: 1	PROPOSED: 1	
ACCESSIBLE: 0	PROPOSED: 22	VARIANCE REQ.
OFF-STREET PARKING TOTAL: 22	PROPOSED: 22	
INDOOR AMENITY SPACE: MIN. 70SM	PROPOSED: CASH-IN-USE	
OUTDOOR AMENITY SPACE: MIN. 60.00SM (540.02 SF)	PROPOSED: 60.40SM (553.38 SF)	
BIKE STALLS: 13	PROPOSED: 17 IN GARAGES	
CLASS 1: 2	PROPOSED: 3	
CLASS 2: 2	PROPOSED: 2	

B.C. LAND SURVEYOR'S CERTIFICATE OF SETBACKS WITH ELEVATIONS FOR THE SOUTH 72 FEET LOT 2 EXCEPT THAT SUBDIVIDED BY PLAN 43272, AND EXCEPT THAT SUBDIVIDED BY PLAN 43272, AND BOTH OF SECTION 24, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 6188

EXISTING GRADE	(Symbol)
PROPOSED FINISHED GRADE	(Symbol)

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NO.	DESCRIPTION	QTY	UNIT	REMARKS
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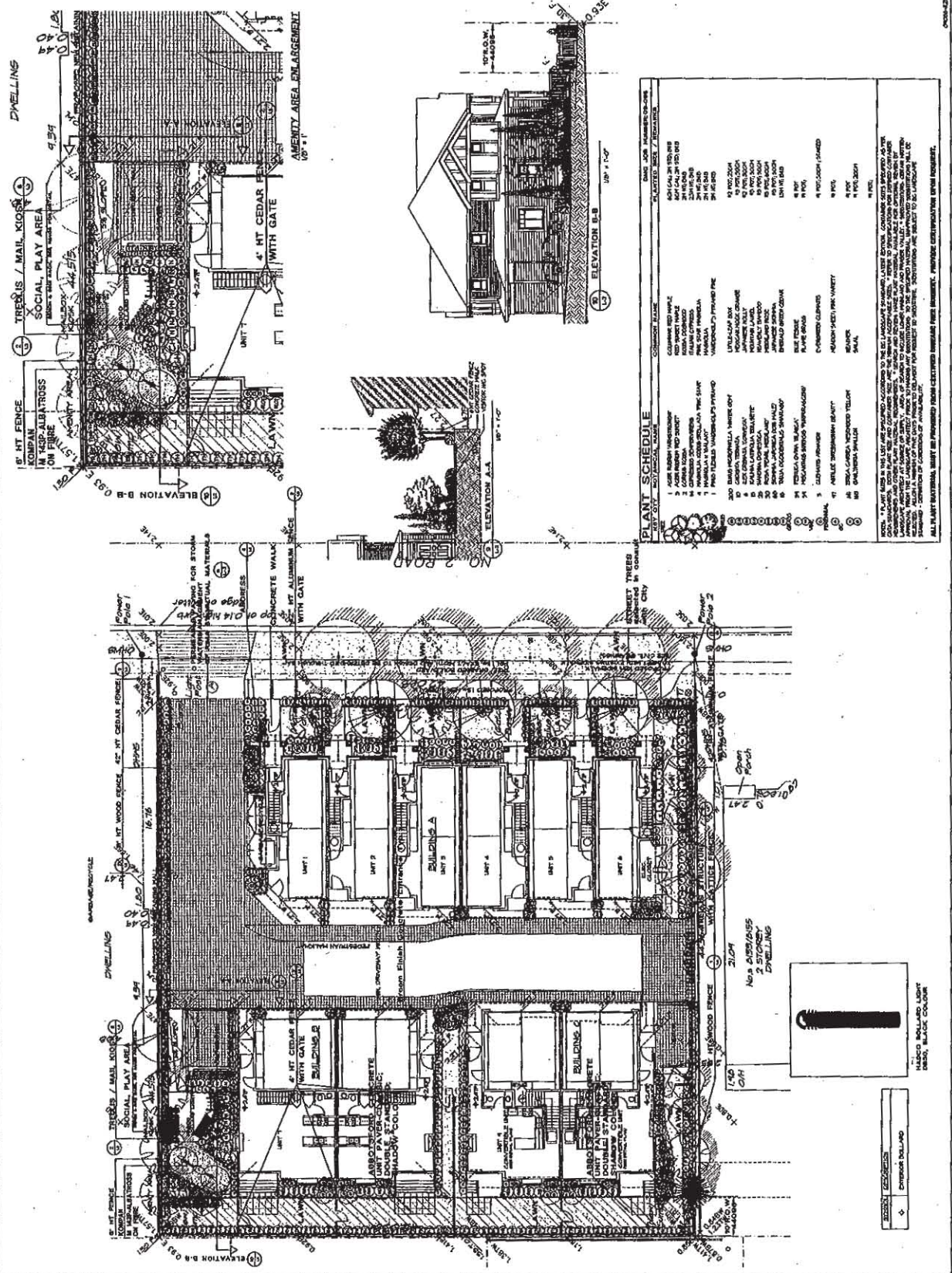


DMG landscape architects
 2700 West 11th Avenue, Suite 100
 Fort Collins, CO 80521
 Phone: 970-221-1111
 Fax: 970-221-1112
 Website: www.dmg.com

PROJECT: T2 UNIT TOWNHOUSE DEV
 6091 - 81ST NO. 2 ROAD
 RICHMOND, BC

LANDSCAPE PLAN

DATE: 04/20/11	DESIGNER: M. HARRIS
SCALE: 1/8" = 1'-0"	PROJECT: T2
DRAWN BY: M. HARRIS	DATE: 04/20/11
CHECKED BY: M. HARRIS	PROJECT NUMBER: 09-19-494370
DATE: 04/20/11	PROJECT NUMBER: 09-19-494370



PLANT SCHEDULE

ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SOURCE. PLANTING DISTRIBUTION SHALL BE AS SHOWN. PLANTING MATERIALS SHALL BE PROVIDED FROM CERTIFIED SOURCE. PLANTING DISTRIBUTION SHALL BE AS SHOWN.

NO.	PLANT NAME	QTY	REMARKS
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DP 09-19-494370

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NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/11/11
2	REVISED PER COMMENTS	08/11/11
3	REVISED PER COMMENTS	08/11/11
4	REVISED PER COMMENTS	08/11/11
5	REVISED PER COMMENTS	08/11/11
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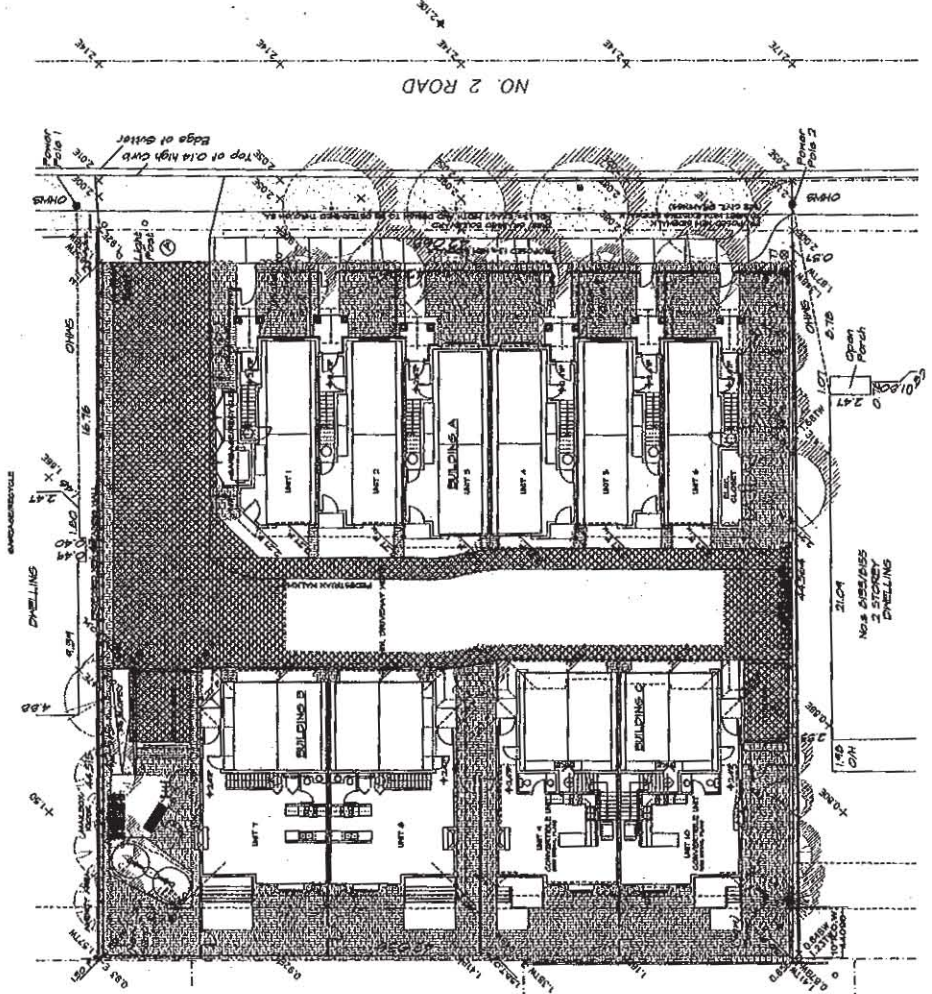


DMG landscape architects
 1111 W. BROADWAY
 SUITE 1000
 RICHMOND, VA 23260
 PHONE: (804) 781-1111
 FAX: (804) 781-1112
 WWW.DMGVA.COM

PROJECT:
 12 UNIT TOWNHOUSE DEV
 8091 - 8131 NO. 2 ROAD
 RICHMOND, SC

LOT COVERAGE PLAN

DATE	08/11/11
SCALE	1/8" = 1'-0"
DRAWING NO.	L3
REVISION NO.	01
DATE	08/11/11
BY	AC
CHECKED	AC
DATE	08/11/11
PROJECT NUMBER	08-1111

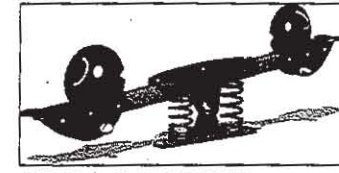


COVERAGE WITH LIVE PLANT MATERIALS
 4792.25 sq. ft. (4792.25 sq. ft.) 20.14%

COVERAGE WITH PERMIABLE SURFACE
 2865.86 sq. ft. (2865.86 sq. ft.) 18.00%

DP 09-494270

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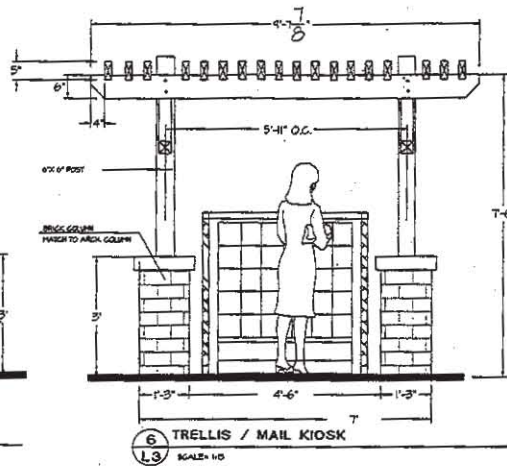
7 KOMPAN M 143P-ALBATROSS



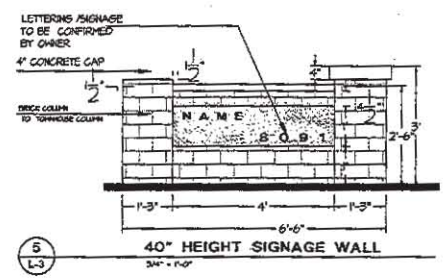
7 BENCH- CENTENNIAL MODEL
FRANCES ANDREWS SF. C22-3A

NO.	DESCRIPTION	QTY
1	CONCRETE	100
2	WOOD	100
3	STEEL	100
4	BRICK	100
5	PAINT	100
6	GLASS	100
7	IRON	100
8	BRICK	100
9	CONCRETE	100
10	WOOD	100
11	STEEL	100
12	BRICK	100
13	PAINT	100
14	GLASS	100
15	IRON	100

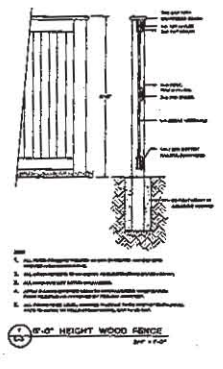
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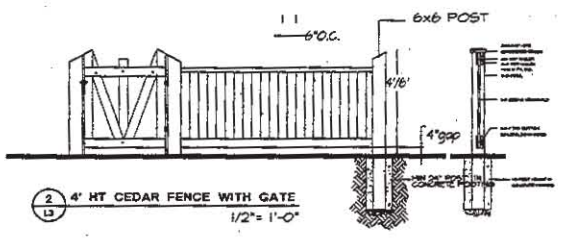
6 TRELLIS / MAIL KIOSK
SCALE: 1/8"



5 40" HEIGHT SIGNAGE WALL
3/4" = 1'-0"

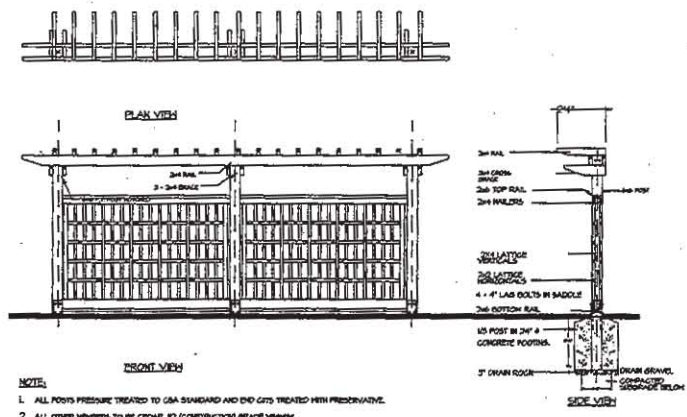
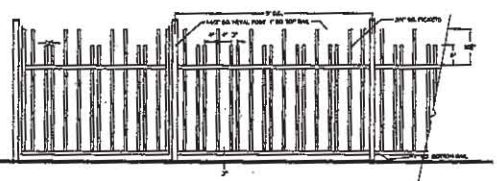


4 4'-0" HEIGHT WOOD FENCE
3/4" = 1'-0"



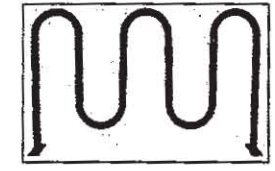
2 4' HT CEDAR FENCE WITH GATE
1/2" = 1'-0"

WOOD CONSTRUCTION NOTES:

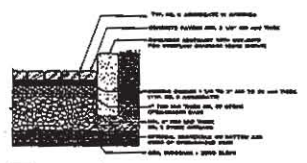


4 TRELLIS STRUCTURE WITH LATTICE
3/4" = 1'-0"

- NOTE:
1. ALL POSTS PRESSURE TREATED TO OSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE GENERAL CONSTRUCTION GRADE WOOD.
 3. ALL WAREHOUSE TO BE NON-OVERPAINT GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURED SPECIFICATION. MATCH TRIM COLOR FOR ARCH SPEC, COMPAN WITH ARCHITECT.
 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.



8 LOOPY BIKE RACK
FRANCES ANDREW BLACK COLOR



- NOTE:
1. ALL POSTS PRESSURE TREATED TO OSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE GENERAL CONSTRUCTION GRADE WOOD.
 3. ALL WAREHOUSE TO BE NON-OVERPAINT GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURED SPECIFICATION. MATCH TRIM COLOR FOR ARCH SPEC, COMPAN WITH ARCHITECT.
 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

NOTE: Design to be determined on site. Curb/slope restraint will not interfere with existing driveway slope, width of 6.7m or 6.7m (22ft).

DMG
landscape architects

A Partnership
of
DMG Landscape Architects, Inc.
and
DMG Landscape Architects, Inc.

2000 E. 10th Street, Suite 100
Richmond, BC V6V 1K9
Tel: (604) 273-8822 Fax: (604) 273-8823

PROJECT:
12 UNIT TOWNHOUSE DEV
8091 - 8131 NO. 2 ROAD
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 04/20/09	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L4
DESIGNER: CD	
DRAWN: PC	
CHECKED: PC	
DATE: 04/20/09	OF 5

DP 09-494270



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landscape architects
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Public Company ...
DMG OVER - 1888 Old ...
WILMINGTON, DE
PHONE: 302-436-6329

12 UNIT TOWNHOUSE DEV
8991 - 8991 NO. 2 ROAD
MIDDLETOWN, DE

LANDSCAPE SPECIFICATIONS
DATE: PLUCKA
SCALE: DRAWING NUMBER:
REVISED: 03
CITY: NC
PROJECT NUMBER:
L5
OF 8
02-2005

PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT.

1. The landscape architect shall provide a detailed landscape site plan showing the location and quantity of all plants, trees, and shrubs to be installed. The plan shall include the following information:

- A. Plant species, size, and quantity.
- B. Planting locations and spacing.
- C. Planting methods and materials.
- D. Maintenance and watering requirements.
- E. Any special considerations or restrictions.

2. The landscape architect shall provide a detailed landscape site plan showing the location and quantity of all plants, trees, and shrubs to be installed. The plan shall include the following information:

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- C. Planting methods and materials.
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- B. Planting locations and spacing.
- C. Planting methods and materials.
- D. Maintenance and watering requirements.
- E. Any special considerations or restrictions.

PART FOUR - GENERAL REQUIREMENTS

1. The landscape architect shall provide a detailed landscape site plan showing the location and quantity of all plants, trees, and shrubs to be installed. The plan shall include the following information:

- A. Plant species, size, and quantity.
- B. Planting locations and spacing.
- C. Planting methods and materials.
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- C. Planting methods and materials.
- D. Maintenance and watering requirements.
- E. Any special considerations or restrictions.

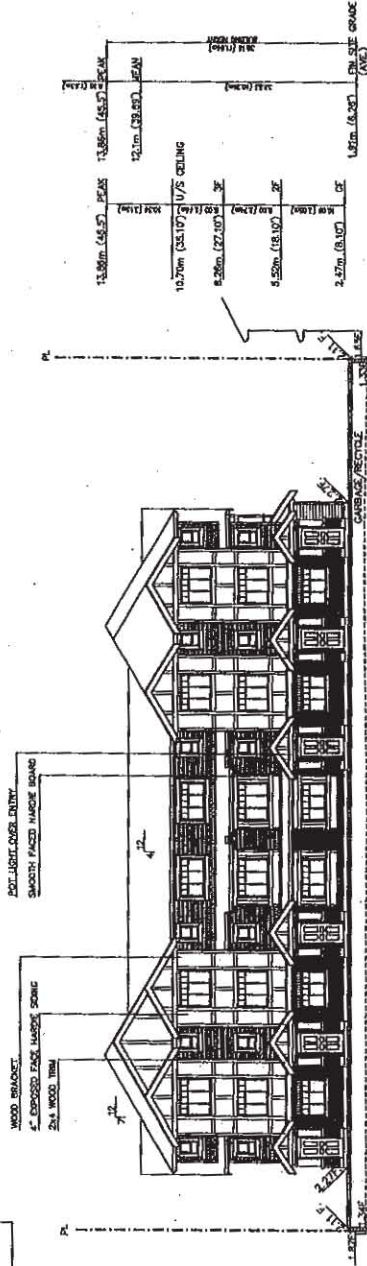
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MATTHEW CHENG ARCHITECT INC.
 100-1100 WEST 42ND AVENUE
 VANCOUVER, B.C. V6J 1M5
 TEL: 604-273-1100
 FAX: 604-273-1101
 WWW.MATTHEWCHENGARCHITECT.COM

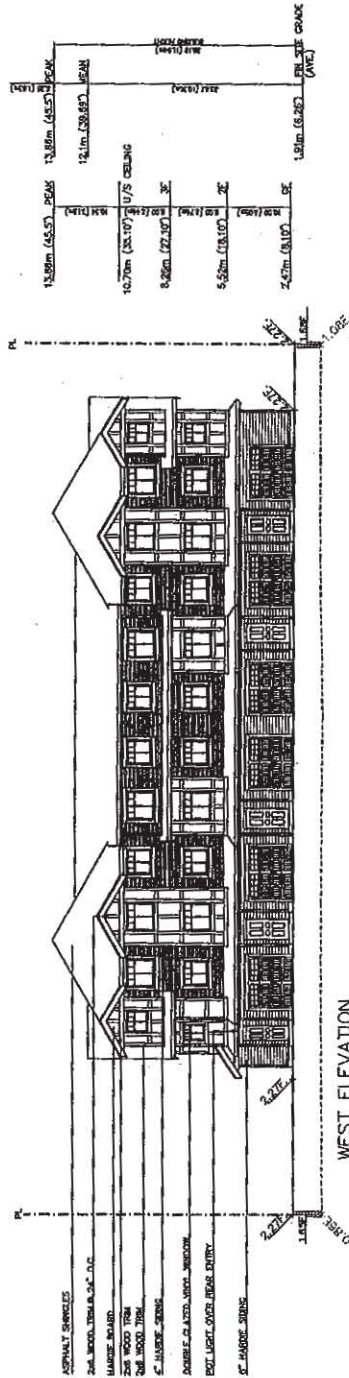
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DATE: 09/10/20
 BY: MCH/ML
 CHECKED: MCH/ML
 PROJECT NO: 09-494270
 SHEET NO: 09-494270-03



EAST ELEVATION (NO. 2 ROAD)

SMOOTH FACED MARBLE SIDING	BM HC-148
BRICKS	SL-L #214 REDBORN SMOOTH
4" EXPOSED FACE MARBLE SIDING	BM HC-143
WOOD BRACKET	BM 2324-10
WINDOW FRAME	BRITZ
ASPHALT SHINGLES	WINDOOR
PORCH	CONCRETE
CARAGE DOOR	BM HC-148



WEST ELEVATION

Project No: 09-494270
 10-UNIT TOWNHOUSE DEVELOPMENT
 8091-8131 NO. 2 ROAD
 RICHMOND, B.C.

Sheet No: 09-494270-03
 BUILDING A
 ELEVATIONS

Client	MC
Designer	MCH
Scale	1/8" = 1'-0"
Project Number	09-494270
Sheet Title	BUILDING A ELEVATIONS
File Name	09-494270-03.dwg
Plot Date	09/10/20
Plot Scale	1/8" = 1'-0"
Sheet No.	#04a

DP 09-494270
 PLAN # 3A

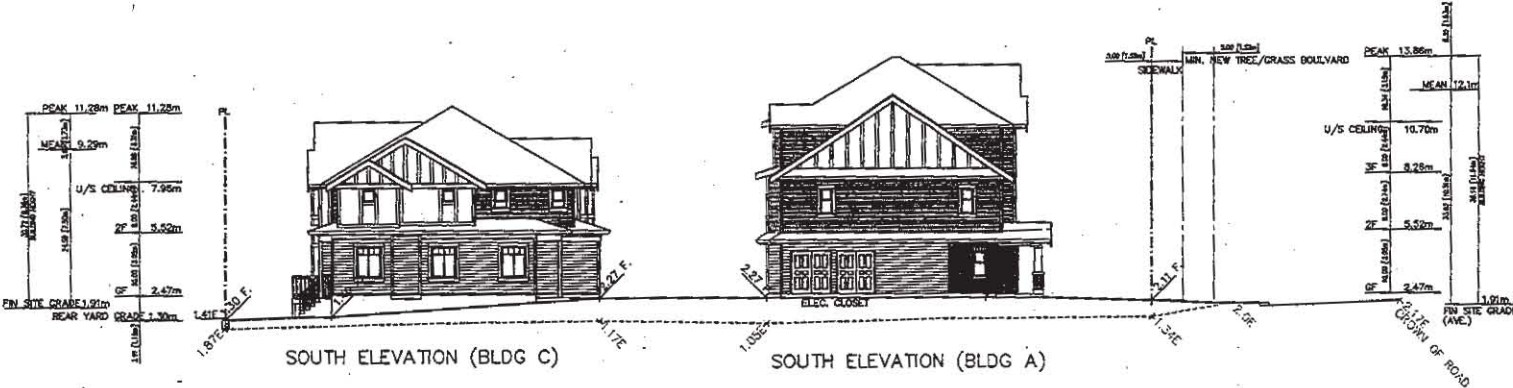
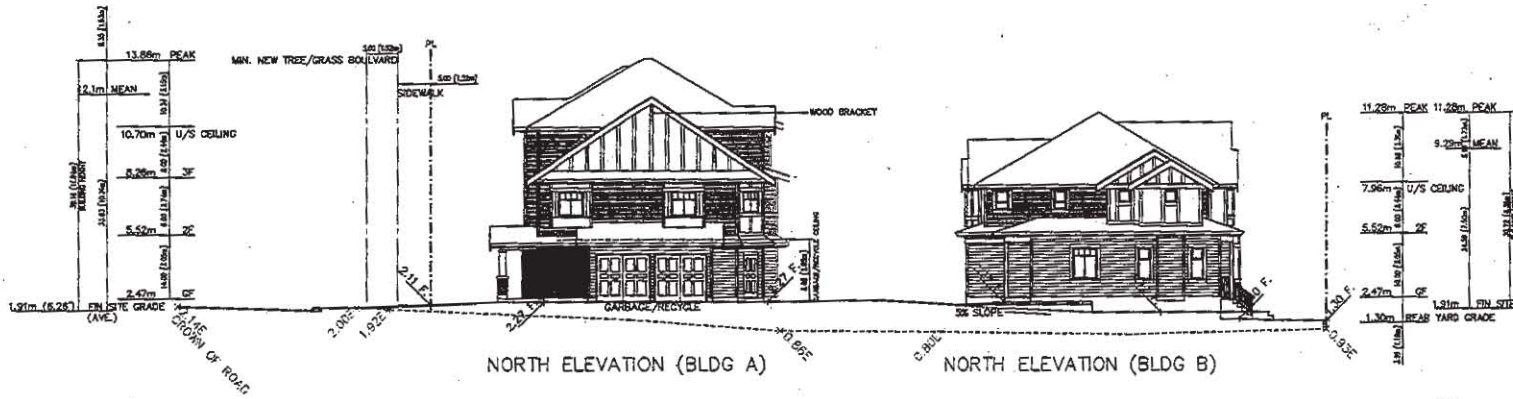


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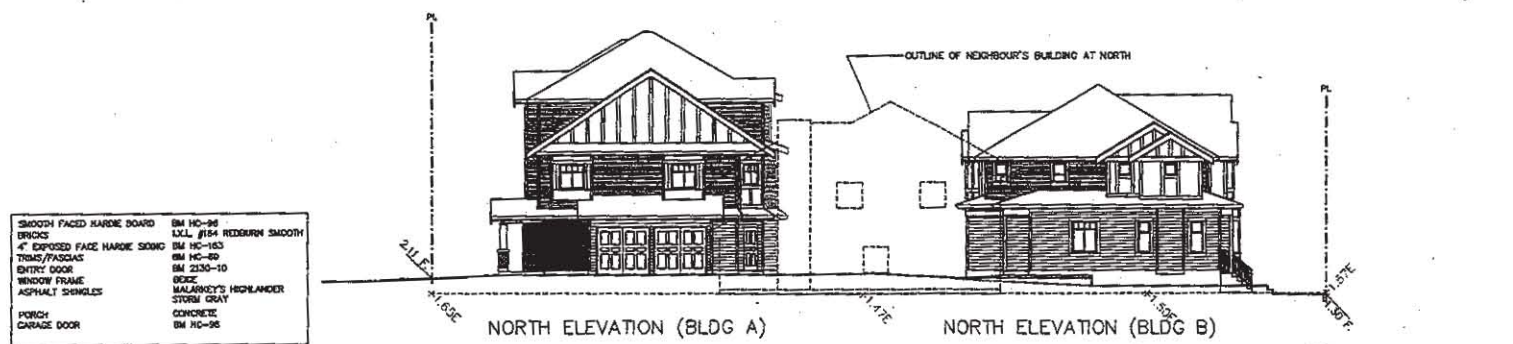
104 BICOM ST. SUITE 100
 VANCOUVER, BC V6P 6E9
 TEL: 604-276-1111 FAX: 604-276-1112
 WWW.MATTHEWCHENGARCHITECT.COM

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Rev. No. Description
 01 2009/07/01
 02 2009/07/01
 03 2009/07/01
 04 2009/07/01
 05 2009/07/01
 06 2009/07/01



Project Title
10-UNIT TOWNHOUSE DEVELOPMENT
 8091-8131 NO. 2 ROAD
 RICHMOND, B.C.

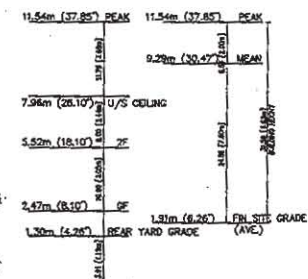
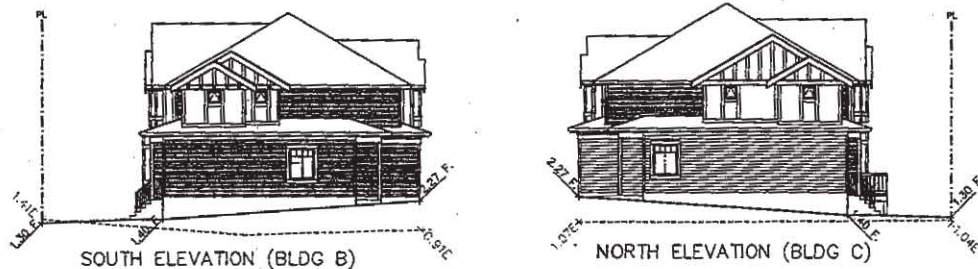
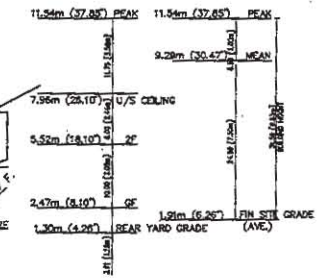
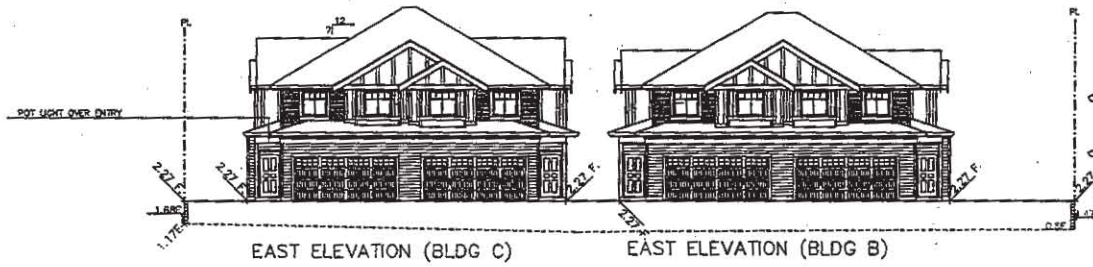
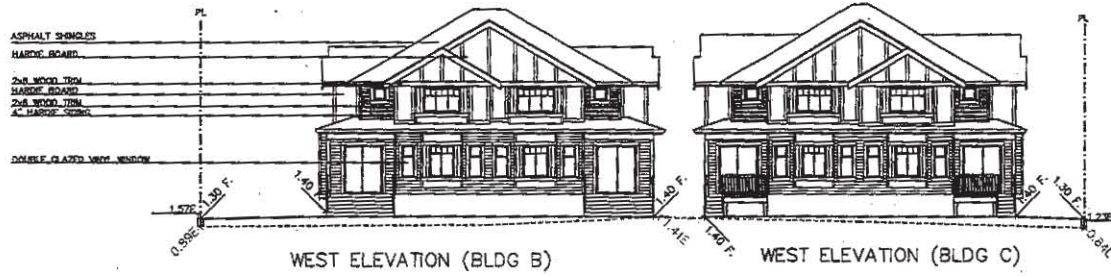


Scale 1/8" = 1'-0"
BUILDING B & C ELEVATIONS

Rev. No. Description
 01 2009/07/01
 02 2009/07/01
 03 2009/07/01
 04 2009/07/01
 05 2009/07/01
 06 2009/07/01

DP 09-494270

#04b



SMOOTH FACED HARDY BOARD	BM HC-06
BRICKS	LXLL #84 REDDURN SMOOTH
4" EXPOSED FACE HARDY SIDING	BM HC-03
TRIMS/PASCAS	BM HC-03
ENTRY DOOR	BM 2130-30
WINDOW FRAME	BECE
ASPHALT SHINGLES	SAUNDREY'S HIGHLANDER
	STORM GRAY
PORCH	CONCRETE
GARAGE DOOR	BM HC-06

DP 09-494270
PLAN #3C



MATTHEW CHENG ARCHITECT INC.

100-100 STREET, SUITE 100
VANCOUVER, BC V6A 3P4
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www.matthewcheng.com

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Rev	Date	By	Check
01	2009/07/07	MC	MC
02	2009/07/07	MC	MC
03	2009/07/07	MC	MC
04	2009/08/21	MC	MC

Project: 100
10-UNIT TOWNHOUSE DEVELOPMENT
8091-8131 NO. 2 ROAD
RICHMOND, B.C.

Sheet No:
BUILDING B & C ELEVATIONS

Drawn	MC
Checked	MC
Scale	1/4" = 1'-0"
Project Number	DP 09-494270
Revision Date	2009/08/20
Print Date	2009/08/20
Drawn By	#04c

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

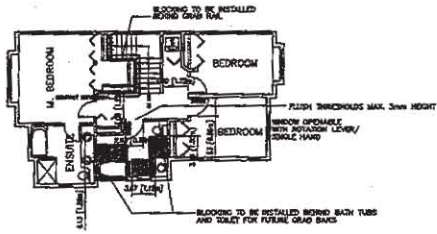


MATTHEW CHENG ARCHITECT INC.

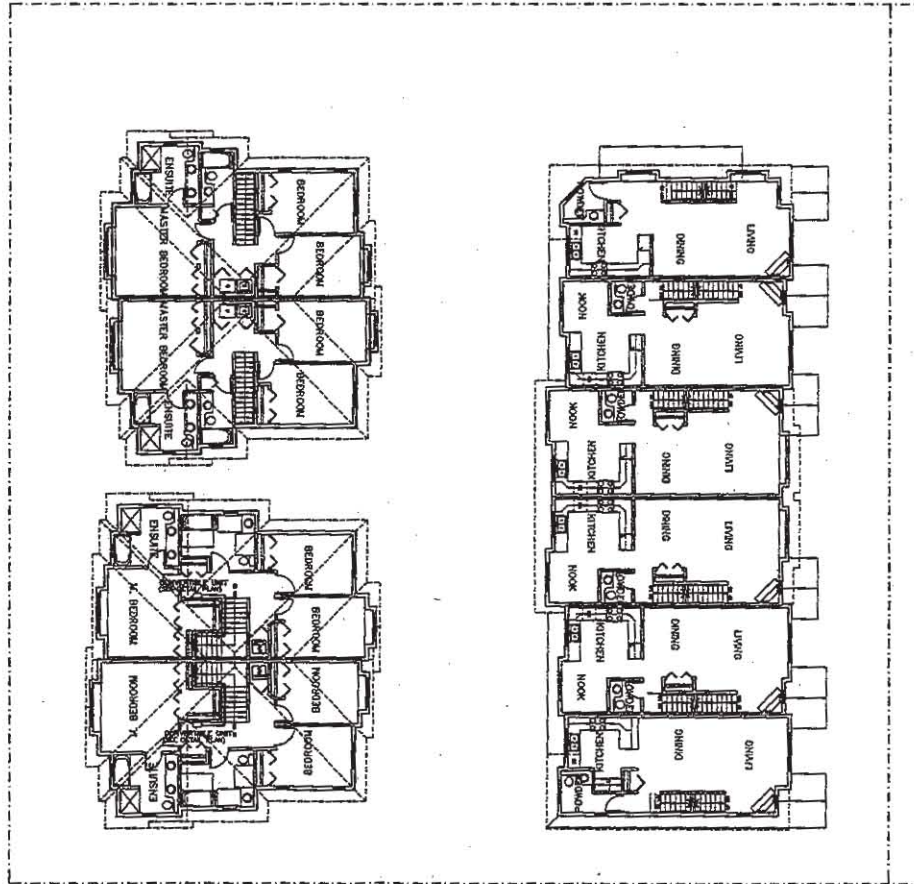
2842-105 CHAN LAYTON
VANCOUVER, BC V6L 4K7
Tel: 604.273.1188 / Fax: 604.273.1189
CM: 604.273.1188 / Email: matthew@matthewcheng.com

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No.	Date	Revision
01	2009/05/01	ISSUE FOR PERMIT
02	2009/05/01	REVISED FOR PERMIT
03	2009/05/01	REVISED FOR PERMIT
04	2009/05/01	REVISED FOR PERMIT



CONVERTIBLE UNITS (UNIT 9 AND 10) SECOND FLOOR PLAN TYP.



SECOND FLOOR PLAN

DP 09-494270
REFERENCE PLAN

Project No:
10-UNIT TOWNHOUSE DEVELOPMENT
8091-8131 NO. 2 ROAD
RICHMOND, B.C.

SECOND FLOOR PLAN

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:
DP 09-494270

Revision Date: 30th May 09	Sheet No.:
Print Date: 30th May 09	#05b

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



**MATTHEW CHENG
ARCHITECT INC.**

100-1000 PHASE 1-1000
VANCOUVER, BC V6E 2E6
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WWW.MATTHEWCHENGARCHITECT.COM

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No.	Date	Revision
01	2009/07/27	01
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03	2009/07/27	03
04	2009/07/27	04
05	2009/07/27	05
06	2009/07/27	06

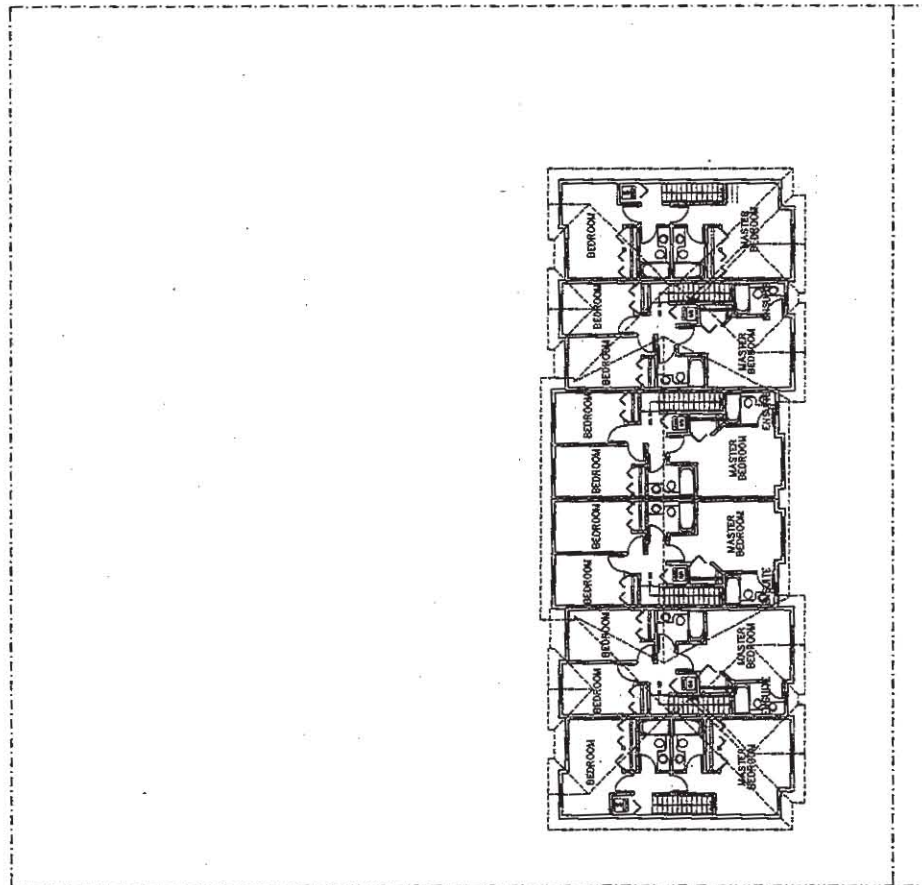
Comments

Project No:
**10-UNIT TOWNHOUSE
DEVELOPMENT
8091-8131 NO. 2 ROAD
RICHMOND, B.C.**

Sheet No.

THIRD FLOOR PLAN

Drawn:	
MC	
Checked:	
MC	
Scale:	1/4" = 1'-0"
Project Number:	DP 09-494270
Revised Date:	2009/06/20
Print Date:	2009/06/20
Drawn By:	#05c



THIRD FLOOR PLAN

DP 09-494270
REFERENCE PLAN