



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: May 20, 2011
File: DP 05-299968
Re: **Application by Harco Homes Inc. for a Development Permit at 7560/7580 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of six (6) townhouse units at 7560/7580 No. 2 Road on a site zoned Medium Density Townhouse (RTM1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;
 - b) Reduce the lot coverage for landscaping with live plant material from 30% to 25%; and
 - c) Allow a total of eight (8) tandem parking spaces in four (4) townhouse units.

Brian J. Jackson
for Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

Staff Report

Origin

Harco Homes Ltd. has applied to the City of Richmond for permission to develop six (6) townhouse units at 7560/7580 No. 2 Road (**Schedule A**). This site is being rezoned from Two-Unit Dwellings (RD1) to Medium Density Townhouse (RTM1) for this project under Bylaw 7847 (RZ 04-278777). The zoning district names have changed as the rezoning applications were submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Two-Family Housing District (R5)" to "Townhouse District (R2-0.7)." The site formerly contained a duplex and is currently vacant.

An independent review of servicing requirements (sanitary) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrades to the existing system is required. As identified in the Rezoning Report, prior to Building Permit issuance, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage improvements along No. 2 Road. Works include, but are not limited to construction of a new 1.5 m wide sidewalk at the property line with a grass and treed boulevard. All works are to be at the developer's expense.

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

Development surrounding the subject site is as follows:

- To the north: A 3 m wide public walkway connecting Chatsworth Road with No. 2 Road. Further north are single-family homes fronting onto No. 2 Road, zoned "Single Detached (RS1/E)";
- To the east: Single-family homes fronting onto Chatsworth Road, zoned "Single Detached (RS1/E)";
- To the south: Single-family homes fronting onto No. 2 Road, zoned "Single Detached (RS1/E)"; and
- To the west: Across No. 2 Road, single-family homes fronting onto No. 2 Road, zoned "Single Detached (RS1/E)" and a 24-unit townhouse development, zoned "Medium Density Townhouse (RTM1)".

Rezoning and Public Hearing Results

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

- Refinement to the unit layout plans as needed to achieve appropriate improvements to building exterior treatments and design;

- Modification to the roof, including proposed slope, continuous bulk, and review of materials to ensure a high quality finish; and
- Submission and review of a formal landscaping plan prepared by a registered Landscape Architect which provides satisfactory treatment of on-site landscaping including the outdoor amenity areas.

The Public Hearing for the rezoning of this site was held on February 21, 2005. At the Public Hearing, the following concerns about rezoning the property were expressed:

- shading;
- 3 m rear yard;
- overlook;
- hedge retention to the south;
- No. 2 Road units lacking “articulation and respect for the street;
- preferable massing form mimicking development at 7320 No. 2 Road; and
- front yard setback relaxation.

Staff worked with the applicant to address these issues in the following ways:

- Site layout is revised; front yard setback is increased to 6.0 m for a 3-storey building and rear yard setback is increased to 4.5 m for a 2-storey interface with the adjacent single-family dwellings to the east.
- Both the site and unit layouts have been redesigned to address issues related to shading and overlook. The proposed density is reduced significantly (0.5 FAR proposed vs. 0.7 FAR permitted) to limit the massing of the proposed buildings. The increased north side yard setback, 2½ storey massing at the end units of the street fronting building, and the existing public walkway along the north property line ameliorate any overshadowing of the existing single-family dwellings to the north.
- A 1.5m high cedar hedge and a 1.8m high solid fence are proposed along the east property line to screen the view of the proposed townhouse development from the neighbours’ view.
- The existing hedge along the south property line is to be retained for buffering purpose. An arborist will be hired to overlook the pruning and retention of this hedge.
- The façade along No. 2 Road is articulated with projecting and recessed elements of box windows, balconies, and covered porches with columns and gables.
- 7320 No. 2 Road is a single-family home. The proposed development is designed to break down the overall scale of the street facing townhouse cluster with 2½ storey which abuts the side yards and entry driveway. Although the 2½ storey cluster ending is not necessarily lower in building height, it ensures a greater separation between adjacent properties at the upper level.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Medium Density Townhouses (RTM1) except for the zoning variances noted below.

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

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

- 1) Reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building.

(Staff supports the proposed variance, as it is a minor variance, which allows for a single-storey electrical closet to encroach into the south side yard setback. The variance is the result of the provision of garbage and recycling enclosures on the north side of the front building instead of a concrete pad being provided in the front yard for garbage and recycling pick up.

It is noted that an addition to the General Development Regulation in Richmond Zoning Bylaw 8500 is being proposed to permit electrical closets forming part of a principal building to project 0.6 m (2 feet) into the side yard and rear yard in townhouse zones. This Bylaw (8743 - Housekeeping Amendments to Richmond Zoning Bylaw 8500) has received First Reading on May 9, 2011 and is being forwarded to the June 20, 2011 Public Hearing.)

- 2) Reduce the lot coverage for landscaping with live plant material from 30% to 25%;

(Staff supports the variance as it is considered minor. Due to the configuration/size of the development site and the requirement of a long internal drive aisle, the area available for landscaping is limited. The applicant has made an effort to maximize the lot coverage for landscaping by reducing the lot coverage for buildings to 34% (vs. 40%) and the Floor Area Ratio (FAR) to 0.50 (vs. 0.70). Permeable pavers are proposed for the internal drive aisle and visitor parking spaces to increase the lot permeable surfaces to 54.5%.

It is noted that an amendment to the Richmond Zoning Bylaw 8500 is being proposed to reduce the minimum lot coverage for landscaping with live plant material from 30% to 25%. This Bylaw (8743 - Housekeeping Amendments to Richmond Zoning Bylaw 8500) has received First Reading on May 9, 2011 and is being forwarded to the June 20, 2011 Public Hearing.)

- 3) Allow a total of eight (8) tandem parking spaces in four (4) townhouse units.

(Staff supports the proposed variance as it is considered minor, and is consistent with other townhouse developments in Richmond. The City's Transportation Department has reviewed and accepted the provision of tandem parking. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.)

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on Wednesday September 21, 2005. Quorum was not achieved at the meeting; however, Panel members did discuss and review the proposal. A copy of the relevant excerpt from the Advisory Design Panel Notes 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**'.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to Development Permit issuance.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The third floor of the street fronting building is set back from the floor below at either ends and designed to have limited glazing in order to minimize overlooking potential.
- The duplex units at the rear have been limited to two (2) storeys and comply with the Arterial Road Redevelopment Policy design guidelines for a minimum 4.5 m rear yard setback.
- A cedar hedge is proposed along the east property line to provide screening between the proposed development and the existing adjacent single-family dwellings.
- A line of low lying shrubs and aluminum picket fence are proposed on top of the retaining wall along the north property line to preserve the openness of the adjacent public walkway.
- A voluntary contribution of \$1,000 to the Parks Department was secured at Rezoning for signage and bollard upgrades on the adjacent public walkway.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from No. 2 Road and a north-south drive aisle providing access to all unit garages.
- All units along No. 2 Road have direct access from the street.
- A cross-access agreement, allowing access to/from the future development sites to the south at 7600 No. 2 Road, has been secured at rezoning.
- The outdoor amenity area is visible from No. 2 Road as it is situated opposite to entry driveway at the northeast corner of the site, along the public walkway to the north.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in all four (4) of the street fronting units.
- A total of two (2) visitor parking spaces are provided. Accessible visitor parking space is not required for this small development; however, a walkway is provided adjacent to one of the visitor parking space to make additional door opening space available when needed.

Architectural Form and Character

- A pedestrian scale is achieved at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, balconies, and landscape features.
- Visual interest and variety has been achieved with the incorporation of gable roof, entry porches, balconies, and varying material combinations.

- The proposed building materials (culture stone, Hardie siding, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with similar developments in the area.
- The impact of blank garage doors has been mitigated with panel patterned garage doors, transom windows, and planting islands.
- The culture stone at the base of the building provide colour and texture that visibly contrast from the lighter coloured hardie siding of the main building face.
- The protruding bays and the gables are accented with burgundy colour hardie shingles that further break down the overall scale of the building.
- One (1) convertible unit has been incorporated into the design. Accessibility features that allow for aging in place have also been incorporated into all units of this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- There are no existing trees on site. Parks Operations staff have agreed to the proposed removal of a city tree located on the city boulevard in front of the proposed entry driveway due to its poor condition; no compensation is required.
- A Cedar tree located on the adjacent property to the east (6380 Chatsworth Road) and a row of Laurel hedge located on the adjacent property to the south (7600 No 2 Road), along the common property line, are to be protected. Tree protection barriers, as per the Tree Retention Plan (**Attachment 3**), must be installed on-site prior to any construction activities occurring on-site. Proposed retaining walls must be constructed outside of the tree protection zones.
- A contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to Development Permit issuance.
- The landscape design includes the planting of five (5) new trees which will contribute to the development identity and streetscape elevation.
- Permeable pavers are proposed for the entry driveway to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 54.5%.
- Two (2) children's play equipments are proposed in the outdoor amenity area. The "Aquarius" is a spring toy intended to develop balancing, pretending and rocking skills; it is suitable for two (2) children to play together at the same time. The "Cottage" is a frame for peek-a-boo or hiding that encourages experimenting, gathering and pretending.
- Cash-in-lieu (\$6,000) for indoor amenity is required as a condition of Development Permit issuance.

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.
- Low planting is proposed along edges of buildings to keep the unit entry areas open and visible.
- Adequate light level is provided with bollard lights at outdoor amenity space and seating area while pot lights and wall mount light will be installed at all main and secondary unit entries.

Sustainability

- Hardie products, which contain 10% post-industrial or pre-consumer recycled content, are used as primary cladding materials. This more durable cladding material reduces future maintenance and repair costs.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on all hard surface onsite to allow for higher storm water infiltration potential.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The applicant has achieved a development that fits into the existing context and contributes to enhance the No. 2 Road streetscape. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician - Design

EL:rg

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

- Registration of a covenant prohibiting the conversion of parking area into habitable space.
- Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
- Issuance of a separate Tree Cutting Permit for the removal of one (1) street tree located in front of the site along No. 2 Road. The City's Parks Division has reviewed the proposed tree removal and concurs with it. No compensation is required.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees/hedge to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$6,000.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$18,644.36 (based on total floor area of 9322.18 sq.ft.).

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

- Enter into a Servicing Agreement* for the design and construction of beautification treatment to the road frontage. Beautification works including but not limited to construction of a new 1.5 m wide sidewalk at the property line with a grass and treed boulevard. All works are to be at the developer's expense.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City

approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.



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 05-299968

Attachment 1

Address: 7560/7580 No. 2 Road

Applicant: Harco Homes Inc.

Owner: Harco Homes Inc.

Planning Area(s): Blundell

Floor Area Gross: 866.0 m² (9,322.2 ft²)

Floor Area Net: 557.7 m² (6,003.0 ft²)

	Existing	Proposed
Site Area:	1,116 m ² (12,013 ft ²)	1,116 m ² (12,013 ft ²)
Land Uses:	Two-Family Residential	Multiple-Family Residential
OCP Designation:	Low Density Residential	No Change
Zoning:	Two-Unit Dwellings (RD1)	Medium Density Townhouse (RTM1)
Number of Units:	2	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7	0.5	none permitted
Lot Coverage for Buildings:	Max. 40%	34%	none
Lot Coverage for Non-Porous Surfaces:	Max. 70%	65%	none
Lot Coverage for Landscaping with Live Plant Material:	Min. 30%	25%	variance requested
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard (North):	Min. 3 m	3.56 m	none
Setback – Side Yard (South):	Min. 3 m	2.43 m	variance requested
Setback – Rear Yard:	Min. 3 m	4.50 m	none
Height (m):	Max. 12 m (3 storeys)	11.64 m	none
Lot Size:	Min. 30 m wide x Min. 35 m deep	30.5 m wide x 36.5 m deep	none
Off-street Parking Spaces – Residential/Visitor:	2 and 0.2 per unit	2 and 0.33	none
Off-street Parking Spaces – Accessible:	0	0	none
Total off-street Spaces:	14	14	none
Tandem Parking Spaces	not permitted	8	variance requested

Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² / unit = 36 m ²	42.2 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 21, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

General questions put forth by the Panel included:

1. What was the paving in the closed off amenity.
24" Granitech slabs are proposed for the seating area and rubber tiles are proposed for the play equipment area.
2. Where was the mailbox.
The mailbox is behind the garbage/ recycles area.
3. Holland Paver – what's at the end.
Permeable pavers with concrete border are proposed for the entry driveway. Asphalt with concrete border is proposed for the internal drive aisle. On the north side of the internal drive aisle, low hedges and picket fence are proposed. On the south side of the internal drive aisle, existing hedges are remained.
4. Could width of drive aisle be narrowed.
The required drive aisle width is 6.7m.
5. Where was the garbage/recycling area.
The garbage/recycling area is along the entry drive aisle, 10.4m from the west property line.
6. Were there accessible units.
Unit 6 is the proposed accessible unit.

Comments from the Panel:

1. Eliminate amenity space in sideyard -- push townhouses close to setback and move amenity and garbage in driveway. Remove amenity area - create a difference between pavers on drive aisle to create a small carriage way style -- same for entrance into the project. Make a flat panel electrical room in the amenity area -- and create 3 back door entrances at the niches -- the doors could access garages.
Amenity space is at north east corner in the side yard. It is designed as focal point when entering the development. The paving material of the amenity entry is 24" Grnitech slabs which is clearly separate from the asphalt driveway. The entry driveway is addressed with permeable pavers with motif. All entries from driveway are recessed and covered with gable roof to create a sense of entry.
2. Create a seating plaza with mail and recycling on access drive.
Seating plaza is created close to the amenity entry. Mailbox and garbage/ recycling area is located along the entry driveway.

3. Internal drive aisle with doors opening onto drive – safety concerns – need to visually narrow drive aisle – adding doors in niches makes safer and easier access.

All entries are recessed from the drive aisle.

4. Garbage and recycling in entry aisle – enclose – work into fencing design.

Garbage/ recycle enclosure are incorporated into the building.

5. Pavers nice throughout – notch out doorway for planting beside doorways. Columnar tree type or smaller trees – add greening – evergreen shrubs along lattice. Notch out trellis and plant street trees. Needs green space transitions along walkway edge to frame driveway.

Shrubs are proposed beside the doorways off the internal drive aisles.

Planting are proposed on two sides of the entry driveway.

There are no more trellis. Unit entry from street are with low hedges, columns with picket fence and larger trees.

6. Would a variance be allowed to move building over to put more landscape and relocate amenity provisions.

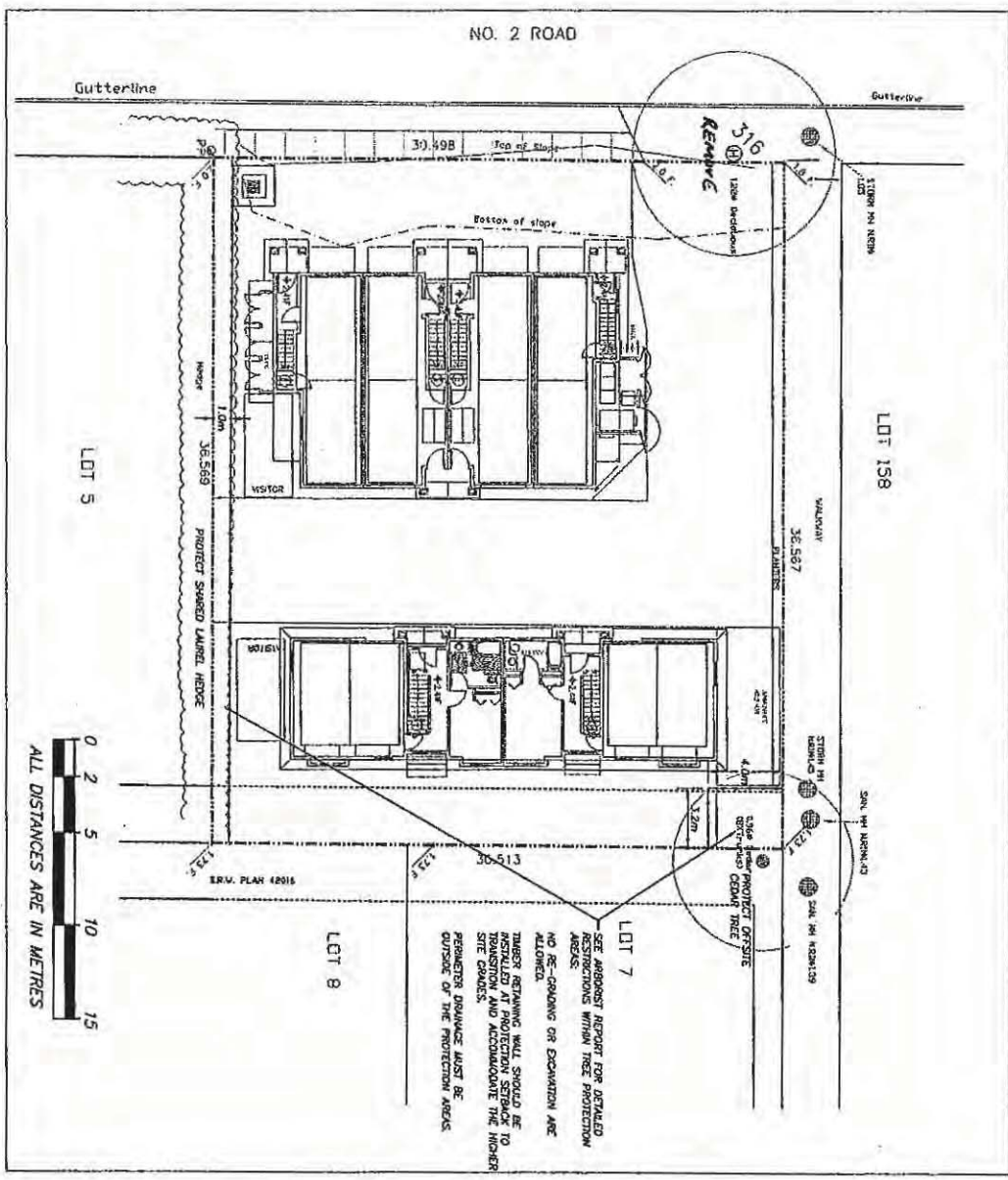
Amenity is located at north east corner. The only variance requested is the 0.57m electrical closet into the south sideyard setback.

7. Amenity spaces were intended as a central gathering spot – reasonably private and focal point for complex. Mailboxes should be visible.

Mailbox is located behind the garbage/ recycling area. It is right at the intersection of entry and internal drive aisle. It is visible. Amenity space is located at the end of entry driveway. It is the focal point when entering the development.

8. The applicant was told that this project could be taken forward to the next stage without a formal resolution.

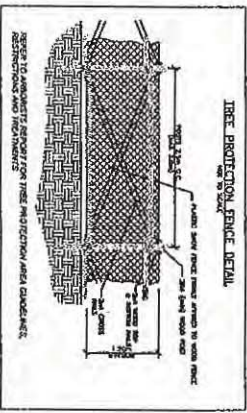
Noted.



ALL DISTANCES ARE IN METRES

LEGEND - TREE RETENTION

- denotes TREE NUMBER, Refer to tree inventory for type, size and condition data.
- denotes trees to be REMOVED
- denotes trees to be REMOVED for hazard mitigation
- denotes TREE PROTECTION FENCE to be installed in Tree Retention Area (TRM) Area.



TREE PROTECTION FENCE DETAIL

1.2m

1.2m

FENCE SHALL BE INSTALLED TO WITH STAND

FENCE SHALL BE INSTALLED TO WITH STAND

ACL
 arbortech consulting ltd
 Suite 200 • 3740 Chatham Street
 Richmond, BC Canada V7E 2Z3
 P 604 275 3484 F 604 275 9554
 emok trees@arbortech.bc.ca

TREE RETENTION DRAWING

Client:	RAMAN KOONER
Project:	PROPOSED TOWNHOUSE DEVELOPMENT
Address:	7560 No.2 ROAD, RICHMOND
Date:	REV 1. 12 MAY 2011
Our File:	11101

Muni File:

Scale 1:250



No. DP 05-299968

To the Holder: HARCO HOMES INC.
Property Address: 7560/7580 NO. 2 ROAD
Address: HARCO HOMES INC.
C/O BHUPINDER KOONER
5680 COLVILLE ROAD
RICHMOND BC V7C 3E8

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 south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;
 - b) Reduce the lot coverage for landscaping with live plant material from 30% to 25%; and
 - c) Allow a total of eight (8) tandem parking spaces in four (4) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$18,644.36 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 05-299968

To the Holder: HARCO HOMES INC.
Property Address: 7560/7580 NO. 2 ROAD
Address: HARCO HOMES INC.
C/O BHUPINDER KOONER
5680 COLVILLE ROAD
RICHMOND BC V7C 3E8

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

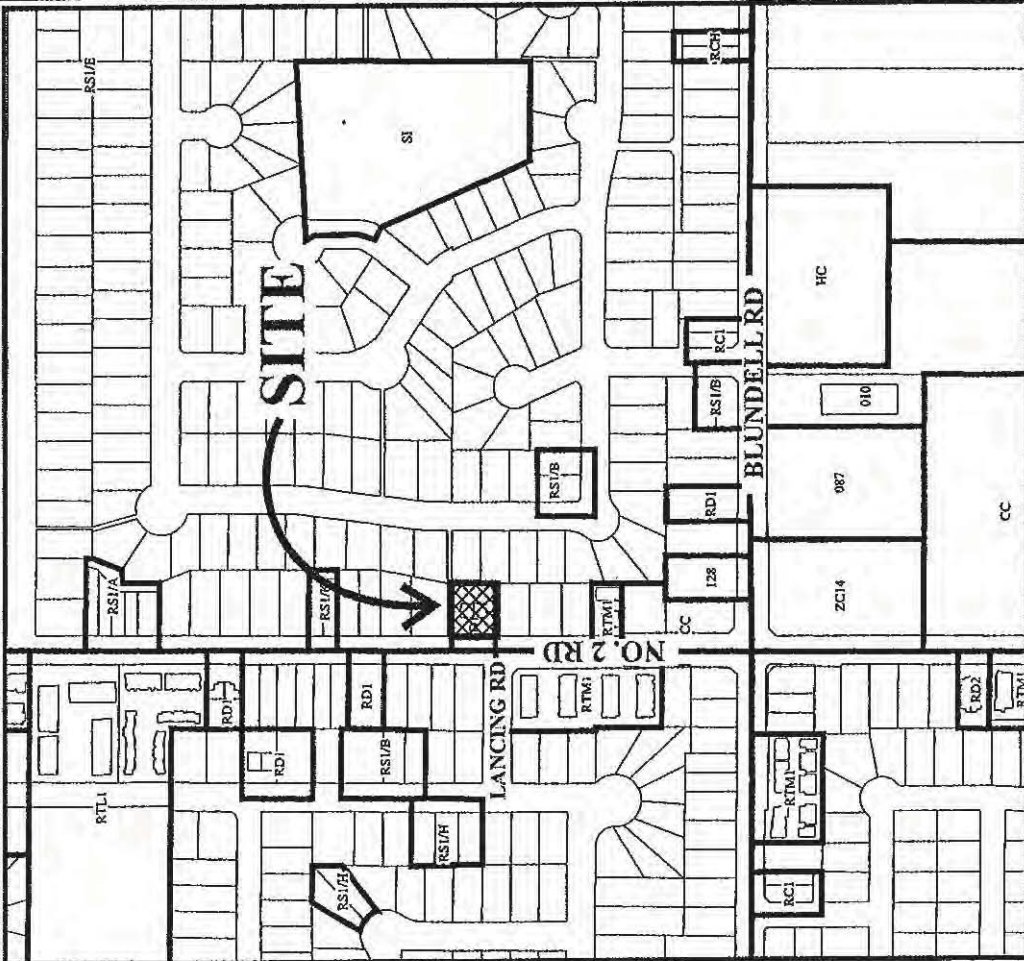
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

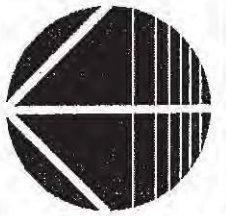
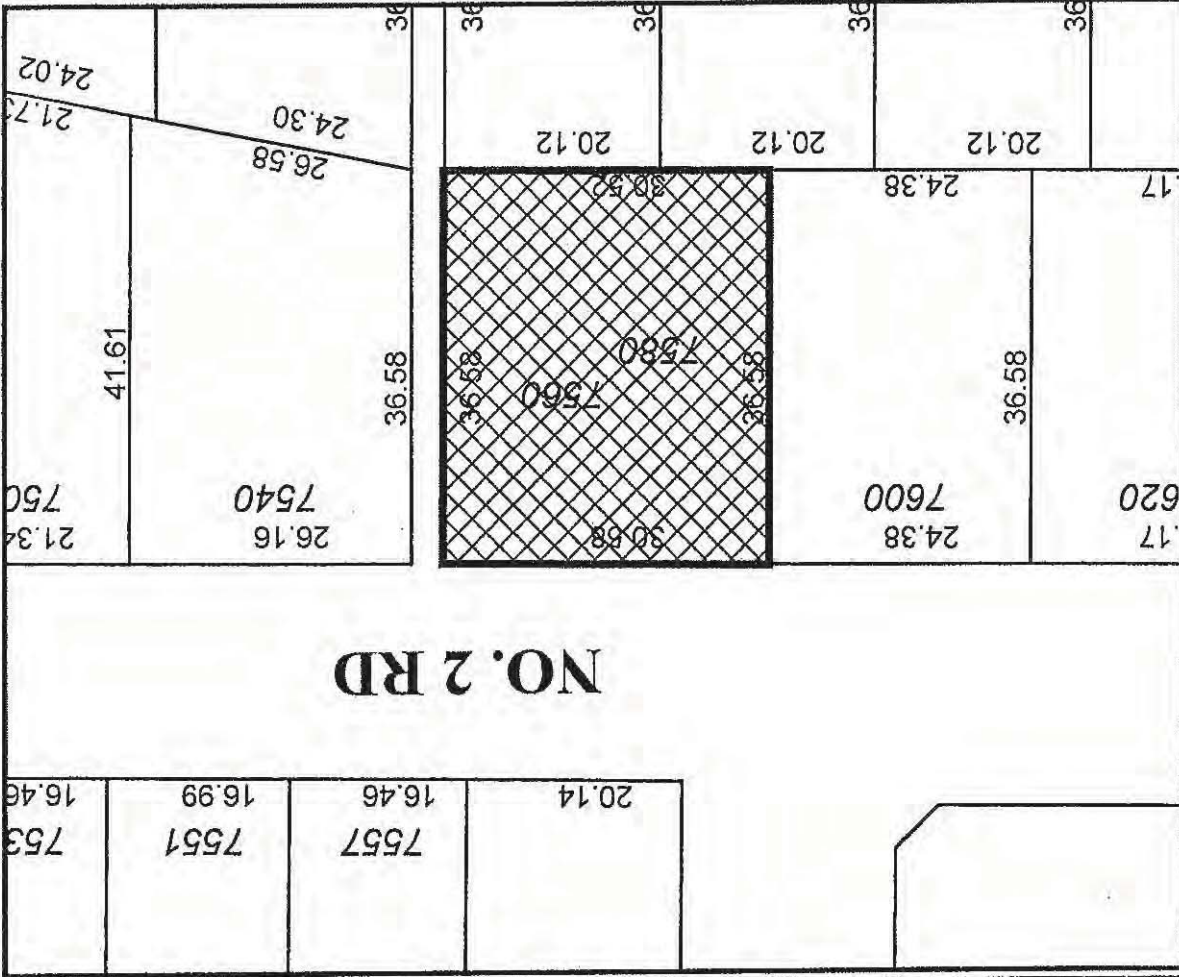
MAYOR



City of Richmond



NO. 2 RD



DP 05-299968 SCHEDULE "A"

Original Date: 05/11/05

Revision Date: 05/19/11

Note: Dimensions are in METRES

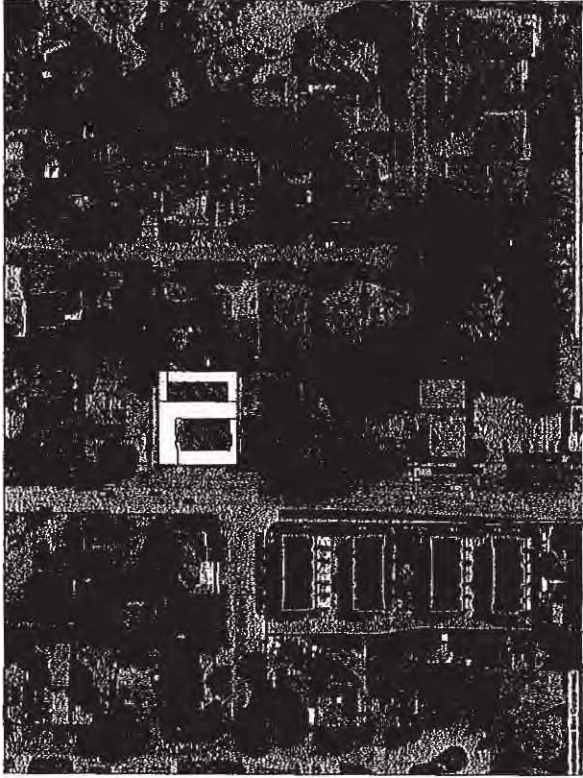


MATTHEW CHENG ARCHITECT INC.

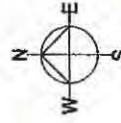
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THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED.

DATE: 05/20/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



EXISTING	PROPOSED	VARIANCES
SITE AREA: 12,000 SF (1116 SQ)	12,000 SF (1116 SQ)	TOWNHOUSE
LAND USE: SINGLE-FAMILY RESIDENTIAL	NO CHANGE	
NUMBER OF UNITS: 1	0	
FLOOR AREA RATIO: 0.700 (6600 SF)	PROPOSED: 0.5 (4500 SF)	
SETBACK-FRONT YARD: MIN. 5m	0.5m (16.4ft)	VARIANCE REQUESTED
SETBACK-SIDE YARD (SOUTH): MIN. 3m	2.5m	
SETBACK-SIDE YARD (NORTH): MIN. 3m	3.5m	
SETBACK-REAR YARD: MIN. 3m	4.5m	
HEIGHT (m): MAX. 12m & 3 STOREY	11.6m	
LOT SIZE: 12,000 SF (1116 SQ)	12,000 SF (1116 SQ)	
OFF-STREET PARKING: 12 AND 2	12 AND 2	
ACCESSIBLE: 0	0	
OFF-STREET PARKING TOTAL: 14	14	
NUMBER ADULT STALLS: MIN. 700M	CASH-IN-LIQU	VARIANCE REQUESTED
OUTDOOR AMBUSH SPACE: MIN. 350M	42.2 m	

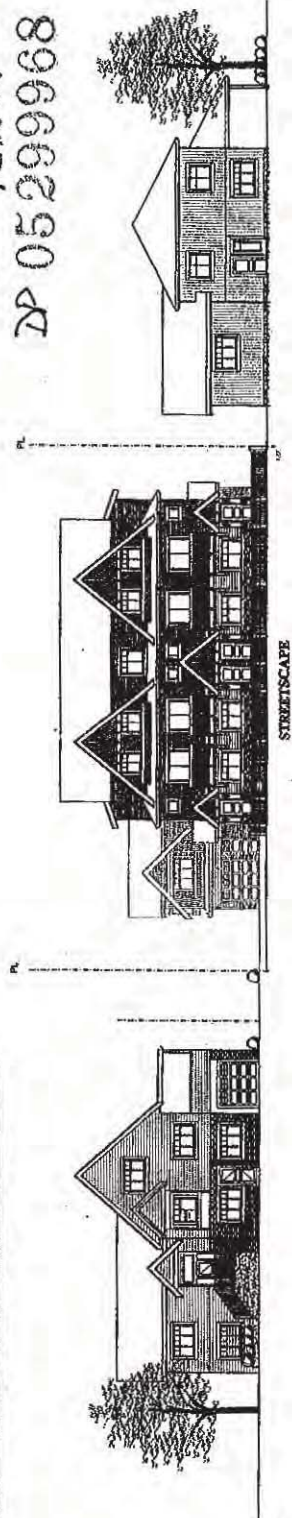


Project No: 6-UNIT TOWNHOUSE DEVELOPMENT
 7560/7580 NO. 2 RD.
 RICHMOND, B.C.

Sheet No: SITE CONTEXT & PROJECT DATA

MAY 20 2011 PLAN #1
 DP 05299968

Client:	
Design:	
Drawn:	
Scale:	
Project Number:	
Revision Date:	2011/05/20
Sheet No:	#0
Page No.:	



STREETSCAPE



MATTHEW CHENG ARCHITECT INC.

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Fax: 604-273-8889
www.matthewcheng.com

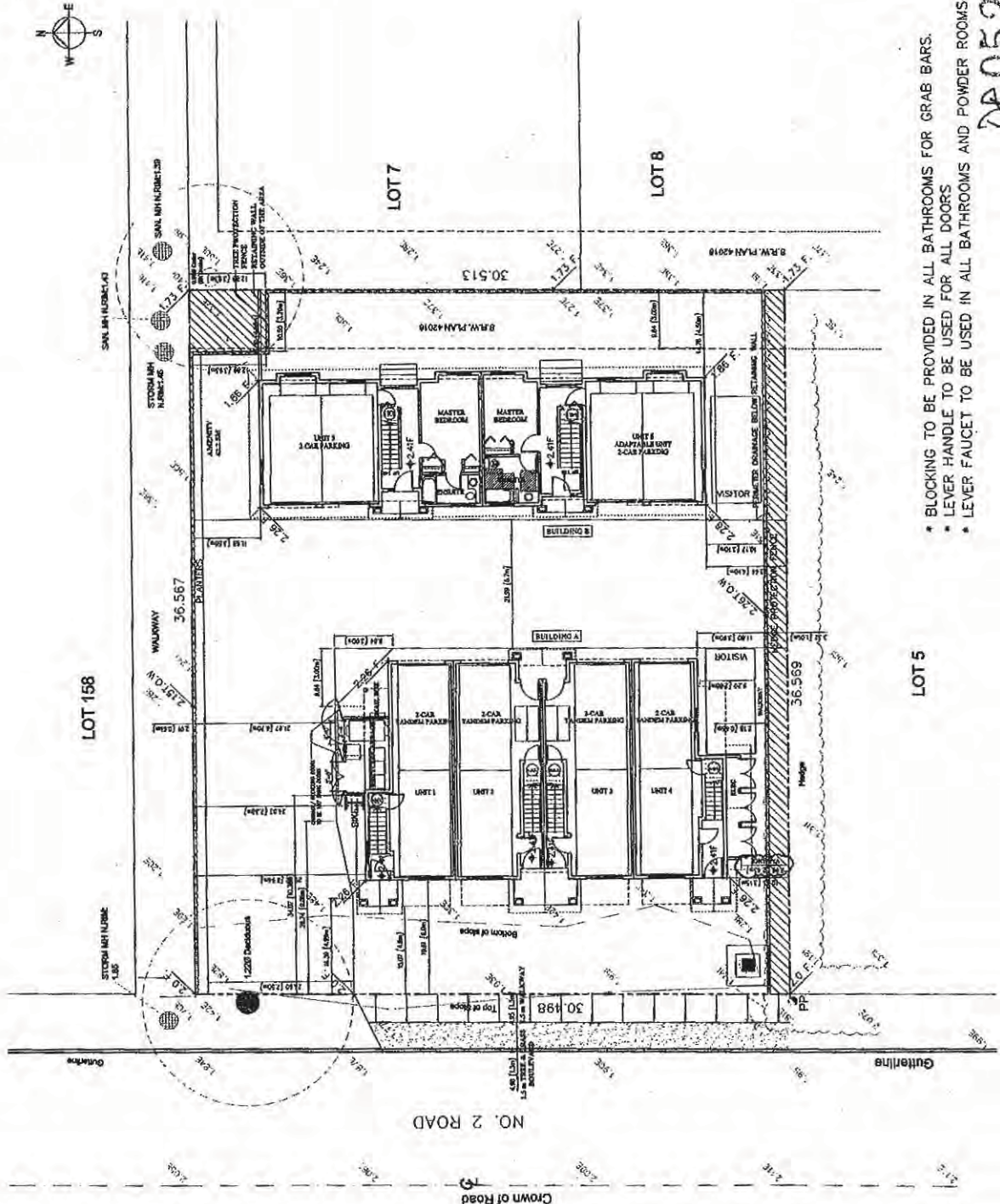
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BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT: 6-UNIT TOWNHOUSE DEVELOPMENT

Project No. 6-UNIT TOWNHOUSE DEVELOPMENT
7560/7580 NO. 2 RD.
RICHMOND, B.C.

STE PLAN

Client	SC
Design	SC
Arch	SC
Struct	SC
MEP	SC
Project Name	6-UNIT TOWNHOUSE DEVELOPMENT
Project No.	7560/7580 NO. 2 RD.
Scale	AS SHOWN
Drawn By	MCH
Checked By	MCH
Date	05/20/2011
Sheet No.	#1



MAY 20 2011
 PLAN #1A
 DP 05299968

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



MATTHEW CHENG ARCHITECT INC.

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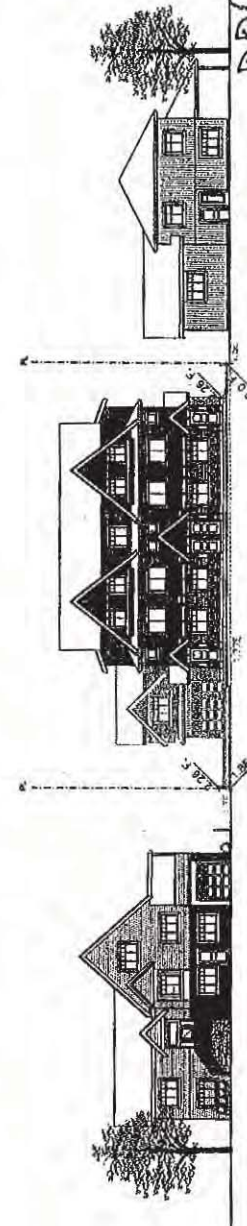
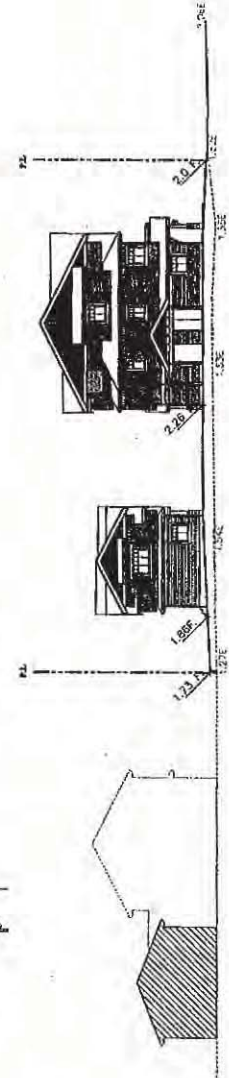
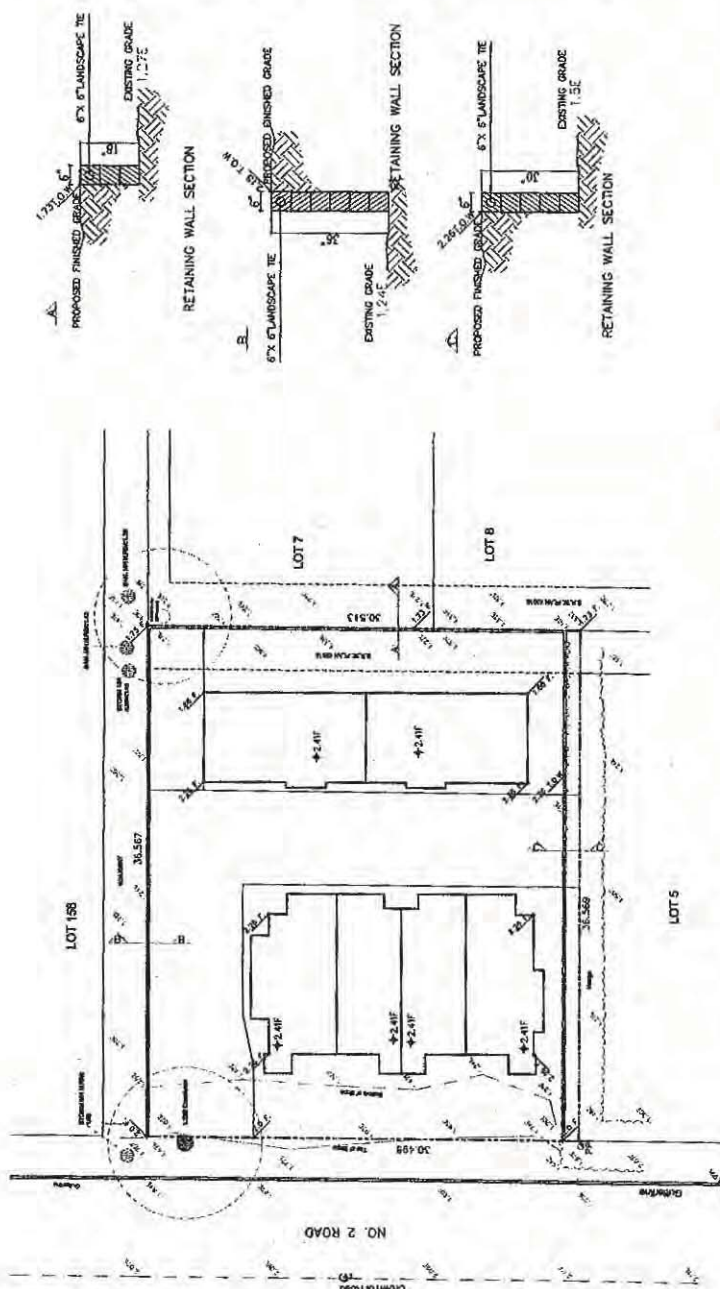
DATE: 05/20/11
 BY: MCH
 CHECKED: MCH
 DATE: 05/20/11
 BY: MCH

Client/Project

Project Title:
6-UNIT TOWNHOUSE DEVELOPMENT
 7560/7580 NO. 2 RD.
 RICHMOND, B.C.

Sheet Title:
SITE GRADING PLANS AND ELEVATIONS

Owner:	DC
Designer:	MCH
Checker:	MCH
Scale:	N/A
Project Number:	
Revision Date:	2011/05/20
Issue Date:	2011/05/20
Sheet No.:	#7



MAY 20 2011
 PLAN # 1B
 DP05299968



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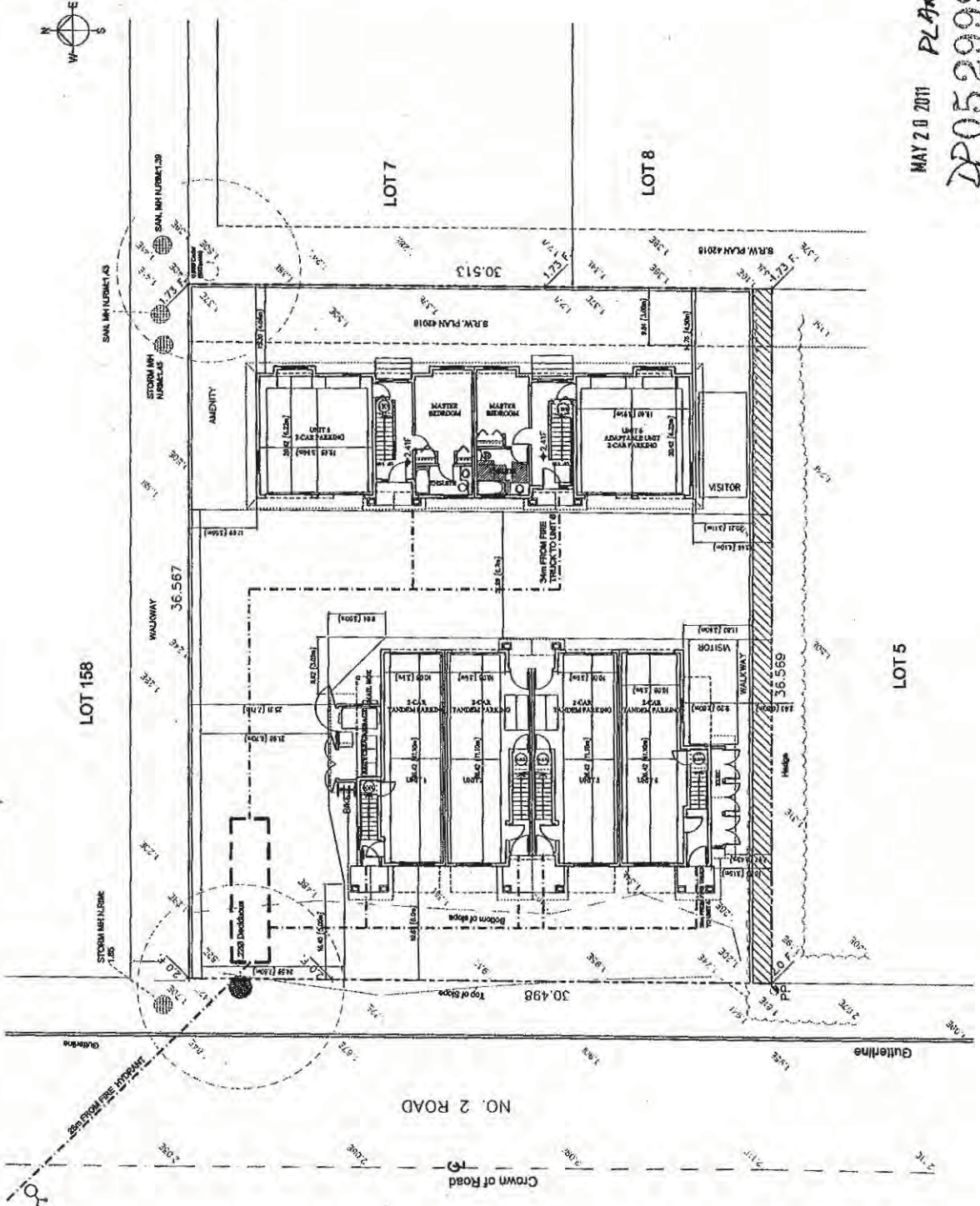
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DATE: 05/20/2011
BY: MCH
CHECKED BY: MCH
SCALE: 1/8" = 1'-0"
PROJECT NAME: FIRE ACCESS PLAN

6-UNIT TOWNHOUSE DEVELOPMENT
7560/7560 NO. 2 RD.
RICHMOND, B.C.

FIRE ACCESS PLAN

DATE	05/20/2011
BY	MCH
CHECKED BY	MCH
SCALE	1/8" = 1'-0"
PROJECT NAME	FIRE ACCESS PLAN
NO.	#2



MAY 20 2011 PLAN #2
DP05299968

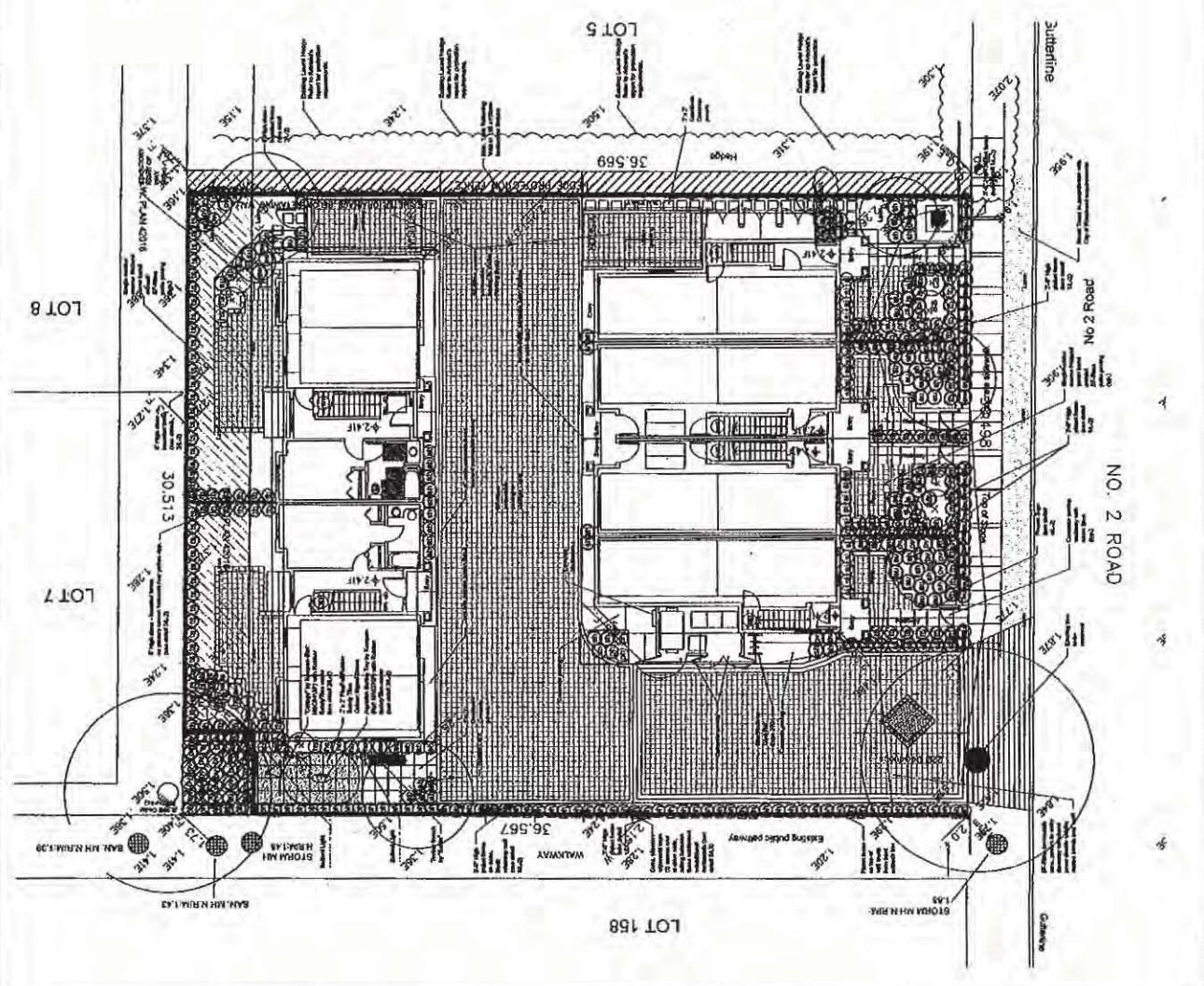
LEGEND

- Tree Planting
- Mixed plantings of Shrubs, Perennials and Groundcovers
- Lawn
- 5'x 7' Solar Panel Square planters to plant, visitor plug, & driveway
- 2'x 2' Concrete tiles to driveway access
- Existing 3.0m Statutory Right of Way
- Recessed Light 90 x 15 cm dia.

7560-7569 No.2 Rd. PLANT LIST	COMMON NAME	HEIGHT
01	Acacia saligna	15m
02	Albizia julibrissin	10m
03	Albizia leonensis	10m
04	Albizia julibrissin	10m
05	Albizia julibrissin	10m
06	Albizia julibrissin	10m
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36	Albizia julibrissin	10m
37	Albizia julibrissin	10m
38	Albizia julibrissin	10m
39	Albizia julibrissin	10m
40	Albizia julibrissin	10m

NOTES:
 All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSC/LBCNTA
 SEE DRAWING #48 FOR PERMEABLE SURFACE OVERLAY

MAY 20 2011 PLAN #3
 DP 05299968

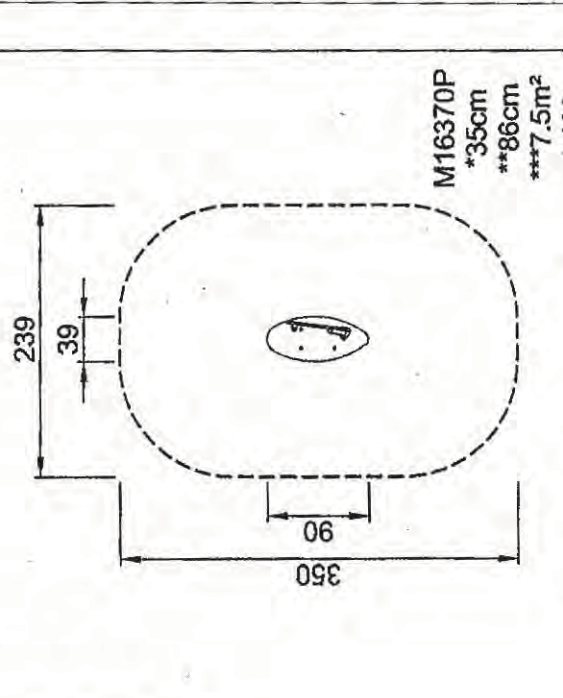
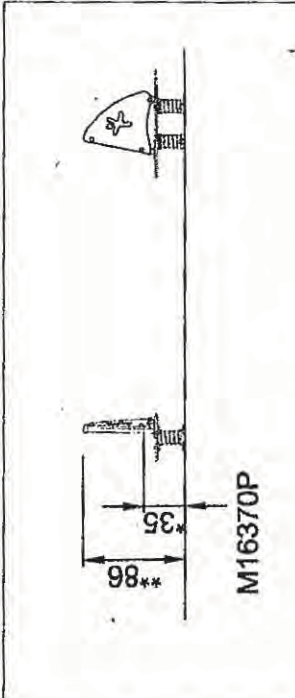


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19	[Symbol]	...
20	[Symbol]	...

7560-7569 No.2 Rd
 ASHWIN HOLDINGS INC.
 7560-7569 No.2 Rd
 Richmond
 LANDSCAPE PLAN
 DATE: 05/20/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 0507
 SHEET NO: 03
 OF: 03
 DATE: 05/20/11

REVISIONS	
NO.	DESCRIPTION
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2	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT
4	ISSUE FOR PERMIT
5	ISSUE FOR PERMIT
6	ISSUE FOR PERMIT
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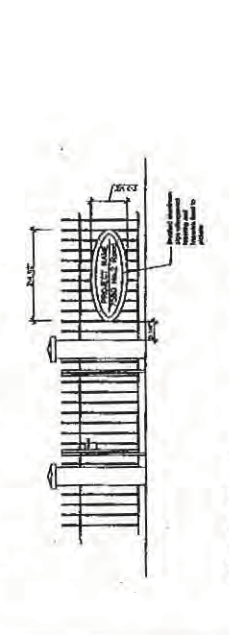
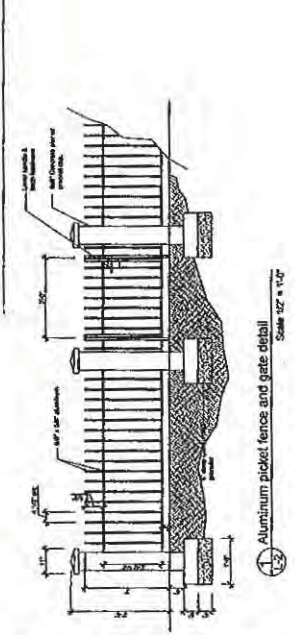
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 Rotorua
 CLIENT: Absolute Holdings Inc.
 DATE: 2011
 DRAWING NO: 05299968
 SHEET NO: 5
 OF 5



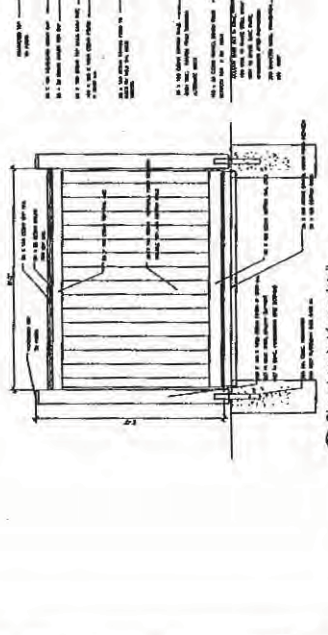
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 PLAN VIEW (inc. Safety Zones) Scale: NTS (Dimensions in cm.)

HCMPM Product Info
 Collage - MSCS-12P
 Scale: NTS

2. Collage® Play Feature (by Kompan) Ref: MSCS-12P
 Scale: NTS

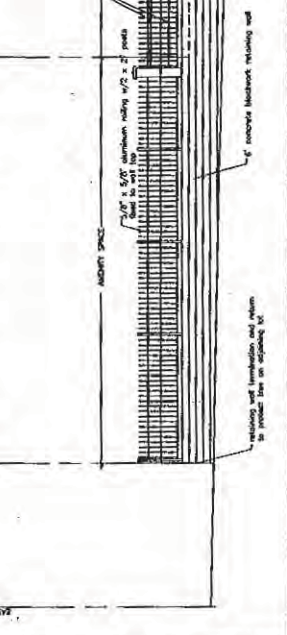


3. Project sign detail
 Scale: 1/2" = 1'-0"



4. Close-boarded fence detail
 Scale: 1/2" = 1'-0"

5. Retaining Wall & Railing Elevation at Public Walkway (north property line)
 Scale: 1/4" = 1'-0"



DATE: MAY 20 2011
 PLAN # 3A
 DP 05299968

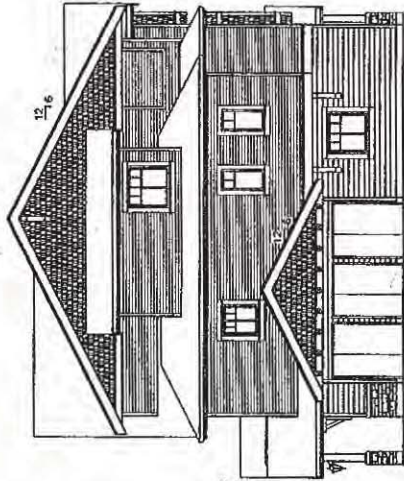


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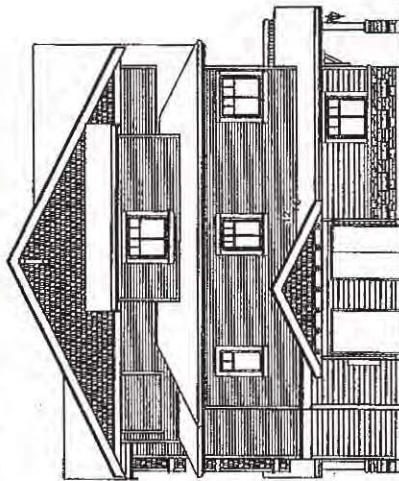
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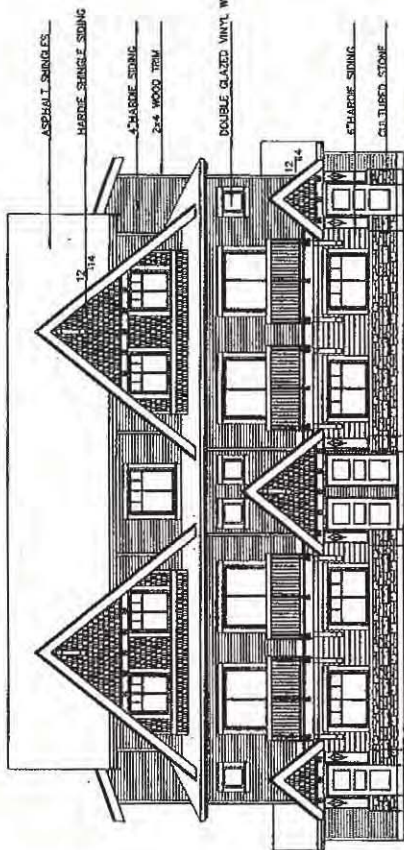
DATE: 05/20/2011
 DRAWN BY: J. CHENG
 CHECKED BY: M. CHENG
 PROJECT NO: 05209968



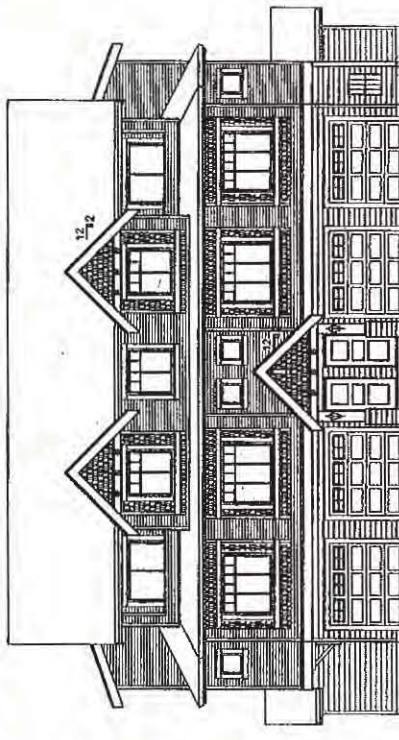
BLDG A SOUTH ELEVATION



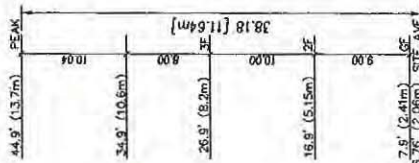
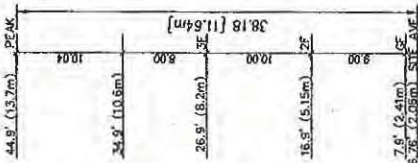
BLDG A NORTH ELEVATION



BLDG A WEST ELEVATION



BLDG A EAST ELEVATION



HARDIE SHINGLES	BM HC-66	COUNTRY LEDGE STONE EUCALYPTUS
4" HARDIE SIDING	BM HC-80	
6" HARDIE SIDING	BM HC-86	
CULTURED STONE	BM HC-88	
TRANS/FASCIAS	BM OC-100	
ENTRY DOOR	BM HC-72	
WINDOW FRAME	WHITE	
ASPHALT SHINGLES	MALARKEY'S HIGHLANDER	
GARAGE DOOR	STORM GRAY	
	BM HC-85	

Project No: 05209968
 6-UNIT TOWNHOUSE DEVELOPMENT
 7560/7580 NO. 2 RD.
 RICHMOND, B.C.

Sheet No: 01
 BUILDINGS A
 ELEVATIONS

Date:	05/20/2011
Scale:	3/8"=1'
Project Name:	6-UNIT TOWNHOUSE DEVELOPMENT
Sheet No:	01
Drawn By:	J. CHENG
Checked By:	M. CHENG
Project No:	05209968
Scale:	3/8"=1'
Project Name:	6-UNIT TOWNHOUSE DEVELOPMENT
Sheet No:	01
Drawn By:	J. CHENG
Checked By:	M. CHENG
Project No:	05209968

MAY 20 2011
 PLAN #4
 DP 05209968
 #4a

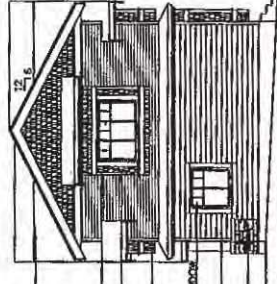


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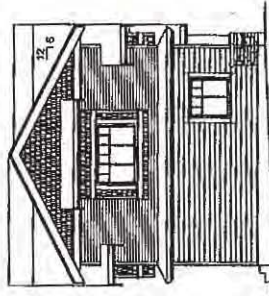
100-1000 RIVER AVENUE
RICHMOND, B.C. V6X 1A7
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WWW.MATTHEWCHENGARCHITECT.COM

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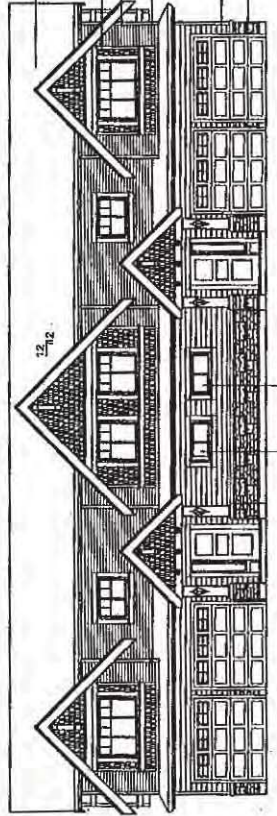
DATE: 05/12/11
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG
SCALE: AS SHOWN
PROJECT NO: 05299968



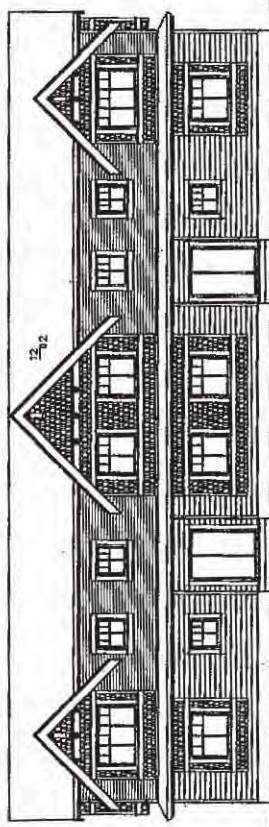
BLDG B SOUTH ELEVATION



BLDG B NORTH ELEVATION



BLDG B WEST ELEVATION



BLDG B EAST ELEVATION

31.9' (9.7m) PEAK
25.9' (7.9m) 1/2" CEILING
18.9' (5.76m) 2F
7.9' (2.41m) CEILING
6.78' (2.06m) SITE AVE

31.9' (9.7m) PEAK
25.9' (7.9m)
18.9' (5.76m) 2F
7.9' (2.41m) CEILING
6.78' (2.06m) SITE AVE

- ASPHALT SHINGLES
- HARDIE SHINGLES
- 4" HARDIE SIDING
- 2x4 WOOD TRIM
- DOUBLE GLAZED WOOD WINDOW
- 4" HARDIE SIDING
- CULTURED STONE

- BM HC-66
- BM HC-80
- BM HC-86
- BM HC-66
- BM HC-80
- BM CC-100
- BM HC-72
- WHITE
- MALARKEY'S HIGHLANDER
- STORM GRAY
- BM HC-86
- COUNTRY LEDGE STONE EUCALYPTUS
- HARDIE SHINGLES
- 4" HARDIE SIDING
- 6" HARDIE SIDING
- TRIMS/FASCIAS
- ENTRY DOOR
- WINDOW FRAME
- ASPHALT SHINGLES
- CARAGE DOOR
- CULTURED STONE

Project No: 05299968
G-UNIT TOWNHOUSE DEVELOPMENT
7560/7580 NO. 2 RD.
RICHMOND, B.C.

Sheet No: 1
BUILDING B ELEVATIONS

DATE	2011/05/12
SCALE	AS SHOWN
PROJECT NUMBER	05299968
DRAWN BY	J. CHENG
CHECKED BY	M. CHENG
DATE	2011/05/12
PROJECT NAME	G-UNIT TOWNHOUSE DEVELOPMENT
DATE	2011/05/12
PROJECT NO.	05299968
SCALE	AS SHOWN
DATE	2011/05/12
PROJECT NAME	G-UNIT TOWNHOUSE DEVELOPMENT

MAY 20 2011 PLAN # 4A
DP 05299968



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SUITE 200
VANCOUVER, BC V6H 3G9

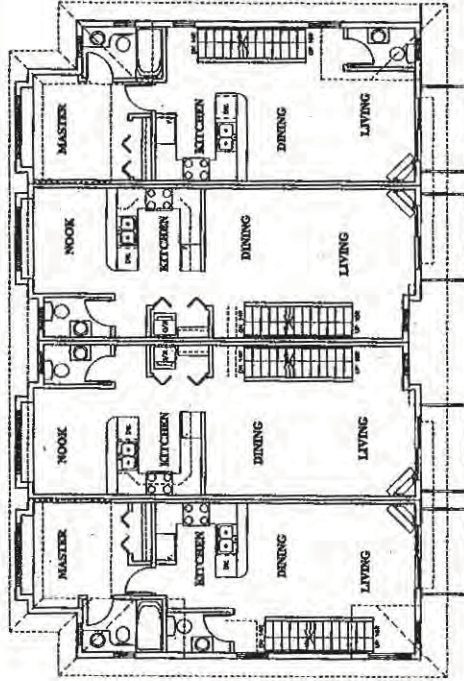
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DATE: 05/20/11
BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT NO: 11000000000000000000

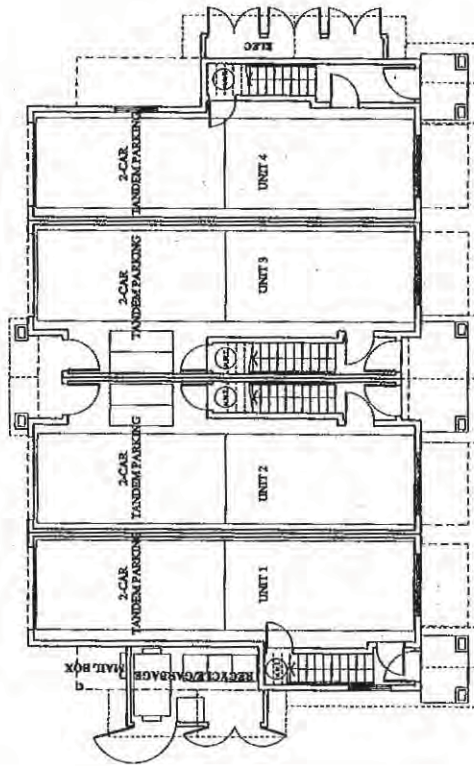
Project No: 6-UNIT TOWNHOUSE DEVELOPMENT
7560/7580 NO. 2 RD.
RICHMOND, B.C.

Sheet Title: BUILDING A FLOOR PLANS

Drawn By:	MCH
Checked By:	MCH
Date:	05/20/11
Project Number:	
Revision:	
Scale:	AS SHOWN
Sheet No.:	#5a



SECOND PLAN



GROUND PLAN

MAY 20 2011 REFERENCE PLAN

DP05200968

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



**MATTHEW CHENG
ARCHITECT INC.**

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VANCOUVER, B.C. V6H 1T5
TEL: 604-271-1111 FAX: 604-271-1112
WWW.MATTHEWCHENGARCHITECT.COM

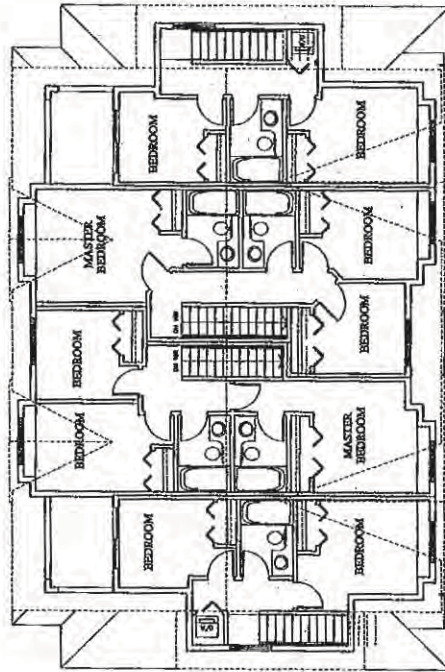
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Date	Revised
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07/07/10	2.0
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10/01/16	77.0
11/01/16	78.0
12/01/16	79.0
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05/01/18	96.0
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08/01/18	99.0
09/01/18	100.0

Comments

Project No:
**6-UNIT TOWNHOUSE
DEVELOPMENT
7560/7580 NO. 2 RD.
RICHMOND, B.C.**

Sheet No:
**BUILDING A
FLOOR PLANS**



THIRD PLAN

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

MAY 20 2011 REFERENCE PLAN

DP 05299968

Date:	05/20/11
By:	JPC
Scale:	1/8"=1'
Project Number:	DP 05299968
Revision:	01
Drawn By:	JPC
Checked By:	JPC
Project Name:	6-UNIT TOWNHOUSE DEVELOPMENT
Sheet No.:	#5b



**MATTHEW CHENG
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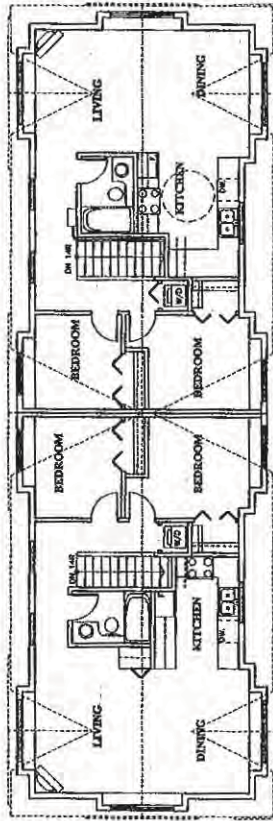
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BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT NO: 05299968

05/20/2011

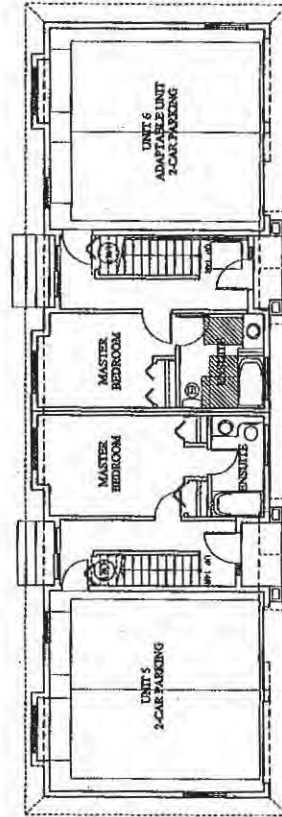
PROJECT NO:
6-UNIT TOWNHOUSE
DEVELOPMENT
7560/7560 NO. 2 RD.
RICHMOND, B.C.

SHEET NO:
BUILDING B
FLOOR PLANS

DATE	05/20/2011
BY	MCH
CHECKED	MCH
SCALE	AS SHOWN
PROJECT NUMBER	05299968
SHEET NUMBER	#50



SECOND PLAN



GROUND PLAN

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

MAY 20 2011 REFERENCE PLAN

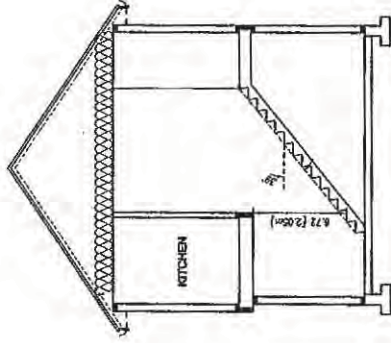
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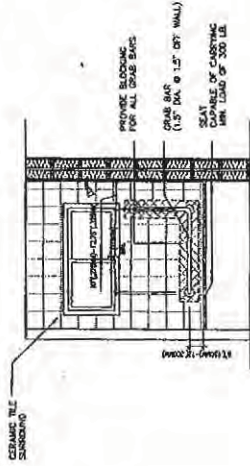
**MATTHEW CHENG
ARCHITECT INC.**

100 S. W. 10TH AVENUE
SUITE 100
MIAMI, FL 33130
TEL: 305.375.1111
WWW.MATTHEWCHENGARCHITECT.COM

DATE: 05/20/11
BY: MCH
CHECKED: MCH
SCALE: 1/8" = 1'-0"
PROJECT: UNIT 5
CONVERTIBLE UNIT
PLANS



SECTION A



SECTION B - N.T.S.

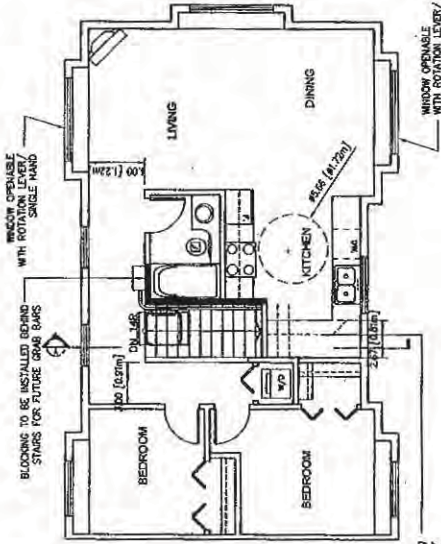
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**6-UNIT TOWNHOUSE
DEVELOPMENT
7560/7580 NO. 2 RD.
RICHMOND, FL**

SHEET TITLE
**UNIT 5
CONVERTIBLE UNIT
PLANS**

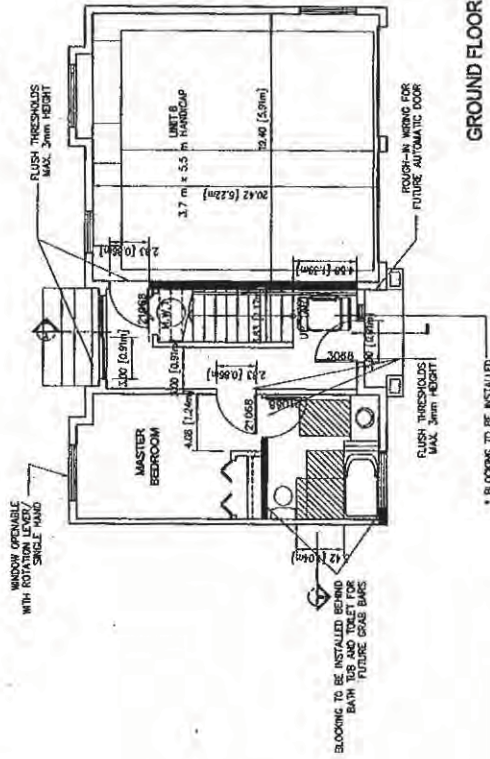
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BY	MCH
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PROJECT NUMBER	
DATE	05/20/11
BY	MCH
CHECKED	MCH
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PROJECT NUMBER	
DATE	05/20/11
BY	MCH
CHECKED	MCH
SCALE	1/8" = 1'-0"
PROJECT NUMBER	

MAY 20 2011 REFERENCE PLAN

DP 05299968



SECOND FLOOR PLAN



GROUND FLOOR PLAN

*Cast area needed under future work space. Plumbing and job jobs (p-wall and 3-floor) located clear of under counter area of future work space (above, side & rear, 30" min wide counter)

*BLOCKING TO BE INSTALLED BEHIND GRAB BAR FOR FUTURE CHAIRLIFT BRACKET BRUSHING