



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: December 22, 2010
File: DP 08-432193
Re: **Application by Interface Architecture Inc. for a Development Permit at
12351 No 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 44-unit townhouse development at 12351 No. 2 Road on a site zoned "Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to develop a 44-unit townhouse development at 12351 No. 2 Road on a site zoned "Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)". The site was formerly an industrial site.

The site is being rezoned for this project under Bylaw 8449 (RZ 08-414348) from "Light Industrial (IL)" to "Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)" (formerly "Comprehensive Development District (CD/126)").

A Servicing Agreement was secured as a requirement of rezoning for the design and construction of: road widening and frontage improvements along No. 2 Road, signalization warrant study for No. 2 Road and Moncton Street, which may lead to intersection improvements or contribution for future works, a 3 m public walkway along the south and west edges of the development site in a public rights-of-passage (PROP) right-of-way (ROW), and servicing pipe size upgrades to City requirements if needed.

The site was formerly used for industrial activities and as a result, required soil remediation. A copy of the Ministry of Environment Certificate of Compliance for the site has been received.

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 site is located in the Trites Sub-Area (Steveston Area), which is in transition from industrial to residential (with discrete single-family, two-storey and three-storey townhouse areas). The Trites Sub-Area Land Use Map permits three-level townhouses on the subject site. The site is also subject to a 2.9 m GSC flood construction level. Development surrounding the site is as follows:

- To the north, is a 54-unit three-storey townhouse development at 12311 No. 2 Road (RZ 04-271083 & DP 05-290213), zoned "Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)";
- To the east, across No. 2 Road is farmland in the Agricultural Land Reserve (ALR), zoned "Agricultural District (AG1)";
- To the west, are two (2) industrial properties fronting onto Trites Road, zoned "Light Industrial (IL)". These properties are envisioned to be redeveloped through single-family subdivision in the future;
- To the south, is an active strata-titled industrial property at 12491 No. 2 Road, zoned "Light Industrial (IL)". This property is designated as interim industrial use and envisioned to become multi-family in the future; and

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (design response included in '*bold italics*'):

- Architectural form and character – *Improved through enhanced detailing, articulation and unit layout;*
- Review of units providing opportunities for conversion to accommodate a resident in a wheelchair and/or aging in place – *Two (2) convertible units provided*

The Public Hearing for the rezoning of this site was held on January 19, 2009. At the Public Hearing, the following input was received (design response included in '*bold italics*'):

- An e-mail of support was received from a neighbouring resident; and
- Concern was expressed by a neighbour that the driveway shared by 12251 and 12311 No. 2 Road was proposed to be shared with the subject development, including truck traffic and safety concerns. *[The design includes a driveway to No. 2 Road. Cross-access has been secured over 12251, 12311 and 12351 No. 2 Road for emergency vehicles only. Bollards will be installed at the emergency vehicle cross-access to restrict resident traffic from crossing over onto the neighbouring property].*

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 in compliance with the Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre).

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development conditional to the applicant taking their comments into consideration. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from December 17, 2008 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*'.

Agricultural Advisory Committee Comments

Without a quorum, members of the Agricultural Advisory Committee reviewed the Agricultural Land Reserve (ALR) buffer scheme for the 6 m front yard setback along No. 2 Road, on February 17, 2009. Those members present confirmed that the proposed buffer met appropriate OCP guidelines based on the staff review of the buffer. The project was circulated to all Committee members by e-mail and no concerns or objections were expressed, nor did members feel that a formal (quorum) review of the proposal by the AAC was necessary.

Analysis

Conditions of Adjacency

- The proposed development includes an appropriate interface to No. 2 Road, enhanced and animated with pedestrian-oriented front entries and landscaped front yards with a mix of evergreen and deciduous tree planting.
- The neighbouring town house development to the north has a side yard along the shared property line. The proposed development presents an appropriate response to this interface with a mix of private yard space, passive side yard setback, and drive aisles. Screening is provided with 1.8 m height privacy wood fencing.
- The development presents an appropriate interface to the Agricultural Land Reserve located directly to the east, across No. 2 Road. This adjacency is addressed with the 6 m front yard setback along No. 2 Road planted as a landscape buffer, including a mix of trees, shrubs, and continuous evergreen hedging. A restrictive covenant to protect the landscape buffer was a requirement of the rezoning. As noted above, members of the Agricultural Advisory Committee reviewed the design and found it acceptable for the intended purpose.
- The development presents appropriate temporary interfaces to the industrial developments to the south and west through generous setbacks of 6.2 m and more along the south edge, and 8.2 m and more along the west edge. These generous setback areas include a 3 m wide pedestrian corridor right-of-way, landscaped yard space, outdoor amenity space and drive aisle area. A restrictive covenant to protect the landscape treatment and advise residents of the potential impacts of adjacent industrial activities was a requirement of the rezoning.
- Registration of an Industrial Noise Sensitive Use Restrictive Covenant is a requirement of the Development Permit to ensure appropriate indoor sound level is provided in the town houses. The covenant requires that a professional engineer confirm the design and construction of the dwelling units meets appropriate specified standards.

Urban Design and Site Planning

- The proposed development achieves a scale, design, circulation, public pedestrian path, and internal road layout that addresses and improves the pattern and circulation network of the neighbourhood.
- A 3 m wide right-of-way is provided along the south and west edges of the site (with corner cut) to accommodate a pedestrian corridor connecting No. 2 Road with Moncton Street through the existing development to the north. Townhouse unit pedestrian entries with gated yards present a frontage character along the pedestrian corridors for design and CPTED purposes. The development site is providing half the width of the pedestrian corridor network, which will be widened to a minimum of 6 m through future development to the south and west. Registration of a right-of-way and construction of a 1.5 m paved path through a Servicing Agreement were secured through the rezoning.
- The centrally located outdoor amenity space provides a sense of openness, and a variety of experience along both the internal streetscape and the proposed east-west public pedestrian corridor. The outdoor amenity space includes children's play equipment and opportunities to plant larger growing tree species.
- The townhouse expression along the streetscape defines the edge of the public road and provides interest to the public realm. The proposed pedestrian-oriented town house massing expression has predominantly three-storey building height and a mix of building orientation to provide site planning interest on the deep and relatively narrow single lot development. For the same reason, the internal street curves from the centre of the site to the south edge.

This also provides a variety of experiences along the south and west public path. The long public pedestrian corridor is given a sense of openness at its midpoint from No. 2 Road by pulling the developments outdoor amenity space and internal drive aisle to this edge.

- The proposed site layout includes 44 townhouses in nine (9) separate three-storey buildings. The two (2) end unit townhouses flanking the entry along No. 2 Road have pedestrian-oriented front entries and landscaped front yards facing the streetscape.
- Townhouse unit entries and vehicle garage entries are located on opposite ends of 32 of the 44 town houses, reinforcing the pedestrian orientation of the proposed development.
- Vehicular access is from No. 2 Road. A secondary emergency vehicle access was secured through the rezoning of the subject and neighbouring developments to the north. Emergency vehicle cross-access is provided to and from the neighbouring townhouse developments to the north through a drive aisle connection. Bollards located at the connecting point ensure against daily use of this link.
- Transportation infrastructure improvements were secured through the rezoning and provided through a required Servicing Agreement for works including:
 - No. 2 Road frontage improvements: Works include, but are not limited to, road widening, curb and gutter, new 1.5 m concrete sidewalk at the property line, creation of minimum 1.6 m wide grass boulevard with street trees (7 cm cal. Scarlet Oak), street lighting, and pre-ducting for hydro/telephone.
 - Public Path: Construct a new 1.5 m concrete walkway (in new 3 m PROP ROW) at the property line edge, sloping toward the project, with 1.5 m edge planted with grass and low slow growing hedging as shown in landscape plan. The path way is to be built by the developer and hard surface maintained in the future by the City.
 - Traffic signal warrant analysis: Which may lead to intersection improvements or contribution for future works.
- Off-street parking for residents and visitors complies with the Zoning Bylaw requirements, including accessible parking. Visitor parking is located throughout the site. Off-street parking is accessed from the internal drive aisles.
- A covered enclosure is provided for garbage and recycling collection adjacent to visitor parking and near the central outdoor amenity area.
- Mailboxes are provided in a kiosk structure at the entry to the outdoor play area.

Architectural Form and Character

- The three-level townhouse building massing is consistent with the Official Community Plan's Trites Sub-Area Land Use Map (Steveston Area Plan) and is an appropriate continuation of townhouse development along No. 2 Road. The simple building massing is articulated with: porches, projecting bays, roof dormer elements with gable treatment, and a mix of building materials.
- The 44 town houses are provided in nine (9) three-storey buildings ranging in size from four (4) to six (6) unit clusters.
- The two (2) end unit town houses along the No. 2 Road streetscape feature frontage character with pedestrian-oriented entries with open porches.
- The proposed building materials are generally consistent with the Official Community Plan (OCP) guidelines, including: Vinyl horizontal siding, Hardie Plank fibre cement horizontal siding, Hardie Shingle fibre cement wall shingles, board and batten with Hardie Panel fibre cement board, painted wood trim, and asphalt shingles.
- The colour palette includes a range of taupe siding, brown shingles, highlighted with white trim elements and muted brown blue and green entry doors for accent colour.

- The impact of blank garage doors has been mitigated with a mix of door types, panel pattern and transom windows, pedestrian entries, and small planting areas. Natural light is provided into each of the garages through transom windows in the garage door.
- Two (2) convertible units are provided, designed with conversion for universal accessibility in mind. Conversion would require installation of a vertical lift to provide access to each level of the three-storey units. The floor framing allows for easy removal of the floor area for the potential shaft opening. A slab depression is provided for a pit. This unit also includes a layout for a kitchen and both bathrooms that is appropriate for wheelchair manoeuvring.
- All units include aging in place features, such as handrails, lever handles, and blocking in washroom walls for future grab bar installation.

Tree Management

- As noted in the rezoning staff report, there were no existing trees on the property on this formerly industrial site.
- The landscape design includes the planting of 98 new trees throughout the site, including a mix of deciduous and Evergreen species.

Landscape Design and Open Space Design

- On-site outdoor amenity space is provided in a central location, contributing to the internal streetscape and providing a sense of openness for the adjacent new public path. The generous 340 m² amenity area exceeds the OCP requirements for size, location, visual surveillance and access.
- Children's play equipment is provided in a fenced portion of the outdoor amenity area. The play equipment includes a variety of activities in a climbing structure.
- The generous open area also provides the opportunity to plant two (2) larger growing Tulip trees.
- The landscape plan includes communal, and semi-private landscaped spaces. In addition to the new trees noted above, the landscape design includes a variety of shrubs, perennial, ground cover, grasses and lawn planting.
- Fencing will include open rail wood fencing surrounding the play equipment area, along the public path, and surrounding individual yards. Gates will be provided to the play area, individual yards, and a communal entry gate from the public path. 1.8 m height wood privacy fencing will be provided along the interior north property line.
- Paving treatment includes a variety of materials to: mark the internal drive aisle entry, identify the area where the drive aisle changes alignment, enhance the general area of the outdoor amenity space, improve the internal streetscape, increase site permeability, and differentiate between pedestrian and vehicle areas. Materials include asphalt, concrete, exposed aggregate concrete, and permeable pavers.

Sustainability

The project will incorporate the following sustainable measures:

- Brownfield compact intensified residential land redevelopment
- Proximity to public transportation (along Moncton Street and No. 2 Road)
- Bicycle storage in each townhouse unit, to encourage cycling
- Enhanced pedestrian realm, including new public path, to encourage walking
- Enhanced on-site permeability (40%) in the form of soft landscaping and permeable pavers
- Energy efficient low E glazing to improve envelope performance by reducing solar heat gain

- Energy efficient appliances
- Insulated hot water tanks and piping, to reduce heat loss and energy consumption
- Water efficient fixtures

Industrial Interface

- As discussed above, the subject site is adjacent to active industrial properties to the west and south that are envisioned to be redeveloped with residential uses in the future. Although the interface is seen as temporary, it is important to address the adjacency for the comfort of the future residents.
- As noted above, a restrictive covenant was secured through the rezoning to advise future residents of the potential impacts of adjacent industrial activities to the west and south and to prevent the removal of the landscape treatments along the west and south edges of the site.
- As noted above, registration of an Industrial Noise Sensitive Use Restrictive Covenant is a requirement of the Development Permit to ensure the following appropriate indoor sound levels determined by CMHC and industry standard thermal comfort levels are provided in the townhouse units. The covenant requires that a registered professional confirm compliance of the project design and construction of the dwelling units.
 - a) indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b) indoor thermal comfort standard (with doors and windows closed throughout all seasons):
ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy"

- Acoustic and mechanical ventilation reports, prepared by professional engineers, were submitted for the subject development. The reports identified the need for special noise insulating construction measures in bedrooms adjacent to the south and west property lines to provide acoustic and thermal comfort for residents. Accordingly, all of these bedrooms will feature upgraded windows, quiet ceiling fan, quiet exhaust fan, and dehumidistat controller. In addition, corner bedrooms will also feature upgraded exterior walls.
- The required Industrial Noise Sensitive Use Restrictive Covenant for the subject development proposal is an improvement over some older covenants. The proposed covenant will include specifications for acceptable indoor noise levels, thermal comfort in the summer months, and the requirement to have construction measures designed and reviewed by registered professionals. The acceptable indoor noise levels are set for the different areas of the residential units, with bedrooms as the quietest rooms. Thermal comfort is needed for the summer months when residents would open their windows and lose the benefit of noise insulating construction measures.

Floodplain Management

- The proposal complies with Flood Plain Designation and Protection Bylaw No. 8204. The Bylaw requires minimum flood construction level of 2.9 m (geodetic).
- Registration of a flood indemnity covenant was secured through the rezoning.

Servicing Capacity

As noted in the rezoning staff report, the applicant has submitted an engineering capacity analysis for the sanitary sewer capacity and no upgrades have been identified.

Community Benefits

As outlined in the rezoning staff report, the proposal includes the following community benefits which were secured through the rezoning:

- Registration of a public pedestrian corridor 3 m wide right-of-way along the south and west property line, which includes a 1.5 m wide paved path. The pedestrian corridor is to be built by the developer through a Servicing Agreement, and hard surfaces maintained in the future by the City.
- The provision of \$0.60 per buildable ft² (e.g., \$36,053) to the City's Public Art fund.
- The provision of \$2.00 per buildable ft² (e.g., \$120,176) towards the City's Affordable Housing Strategy.
- The provision of \$74,000 in-lieu of on-site indoor amenity space for the 44-unit townhouse development as per the Official Community Plan (OCP) and Council policy.

Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. The proposal for multi-family townhouse development, frontage improvements, and the continuation of the Trites Sub-Area public path system support the vision for this area. Staff recommends support of this Development Permit application.



Sara Badyal, MCIP
Planner 1
(604-276-4282)

SB:blg

See **Attachment 3** for legal and development requirements prior to Development Permit approval.

Attachment 1: Development application data sheet
Attachment 2: Advisory Design Panel annotated minutes excerpt
Attachment 3: Development Permit considerations



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 08-432193

Attachment 1

Address: 12351 No 2 Road

Applicant: Interface Architecture Inc.

Owner: E. Mathers Holding Co Ltd

Planning Area(s): Trites Area (Steveston Area Plan)

	Existing	Proposed
Site Area:	8,090 m ²	Remains the same
Land Uses:	Formerly Industrial	Multi-Family Residential
OCP Designation:	ALR buffer along No. 2 Road	Complies
Area Plan Designation:	Three-Level Townhouses	Complies
Zoning:	Formerly LI	Currently ZT48
Number of Units:	Formerly 6 Industrial units	44 Townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.69	0.69	None permitted
Lot Coverage – Building:	Max. 46%	37%	None
Lot Size:	Min. 4,050 m ²	8,090 m ²	None
Setback – Public Road:	Min. 6 m	6.3 m	None
Setback – Side Yard:	Min. 3 m	3.1 m	None
Setback – Rear Yard:	Min. 3 m	8.2 m	None
Height (m):	Max. 12 m & three-storey	12 m & three-storey	None
Off-street Parking: Resident	66	86	None
Visitor	9	10	
(Accessible)	(2)	(2)	
Off-street Parking Spaces – Total:	75	96	None
Small Car Parking Spaces:	Max. 50%	13% (12 spaces in 12 units)	None
Tandem Parking Spaces:	Permitted	67% (64 spaces in 32 units)	None
Bicycle Parking: Resident	55	62	None
Visitor	9	9	
Amenity Space – Indoor:	Min. 70 m ²	Cash in lieu	None
Amenity Space – Outdoor:	Min. 264 m ²	340 m ²	None

**Annotated Excerpt from the Minutes from
Advisory Design Panel**

Wednesday, December 17, 2008 – 4:00 p.m.

APPLICANT: Interface Architecture
PROPERTY: 12351 No. 2 Road

Panel Discussion

Comments from the Panel were as follows:

- public walkway near the chain-link fence is a concern;
- minimal planting at the back of the units; consider planting large rhododendrons instead of dwarf varieties;
- small strips of lawn, for example east of the visitor parking area and south of unit C to the left of the visitor area, could be replaced with shrubs;
- consider a more effective location of the trellises in the amenity area;
- amenity area could be made better by adding step stone pavers to the seating area which could be used as a walkway throughout the year;
- width of C units is awkward for wood construction; very minimal walls on the second level of C units has structural integrity consequence;
- A units' structure is weak due to the location of stairs and lack of garage walls; walls of A units do not line up vertically; consider narrowing the plans and lining up the walls; structural consultant can provide advice on the matter;
- consider shrinking the unit width by at least a foot to achieve the same quantity of units and decreased building length; this would also allow better spatial separation to mitigate the long lanes of rowhouses;
- efforts made on the exterior and architectural vocabulary are appreciated;
- some of the blocks could be stepped in plan to mitigate the overall length which would benefit the overall development;
- variation or breaks in the paving patterns could provide relief to the linear length of the internal drive aisle streetscape;
- development could benefit from a third colour palette; can be introduced as a sub-scheme in the overall development;
- stepping buildings, using an additional colour scheme or different gable treatment may provide some relief from the long and linear development;
- A1 units are a good alternate choice for adaptable units; there is potential for vertical installation of a lift;
- the den-washroom arrangement in A1 units could also be made in the B units to improve their design and enhance their adaptability; den can also be used as a home office;
- stair lifts accommodate some people with disabilities; internal vertical lifts are economical and can accommodate more people;
- good response to the serious challenge posed by the tall industrial building adjacent to the west property line like providing adequate landscaped areas in the backyards and moving them to the north as far as possible to get more daylight;
- consider adding more texture and detail to the upper floors of the north, south and east elevations of the buildings to add visual interest as these faces of the buildings are visible from the development to the north and will be visible from future development to the south;

shingle treatment could be used in gable ends or a finish change in the indented areas; added visual interest would relieve length of building visible from the generous spaces between the buildings to the north;

- units fronting the walkway need some front facade treatment to create pedestrian interest and to make the path an attractive place to be;
- consider not using exactly the same garage door in all buildings; try two different garage door styles; faces that front on to the driveway are nicely done; any articulation that can be made to the driveway would benefit the development; and pushing trees out into the driveway as far as possible would make the space more appealing.

Panel Decision

It was moved and seconded

That DP 08-432193 move forward to the Development Permit Panel, taking into consideration the following comments of the Advisory Design Panel:

[Applicant design response added in '*bold italics*']

1. consider full size rhododendrons in the rear yards rather than the dwarf variety – ***Incorporated;***
2. consider replacing small areas of lawns with shrubs – ***Incorporated;***
3. consider use of trellis in the amenity area and whether it is in the most appropriate location and configuration – ***Trellis relocated to bench in amenity area at the link to public path;***
4. consider adding more step stone pavers for a path to seating in the amenity area to provide year round access – ***Incorporated;***
5. consider the seismic requirements of the unit designs to ensure both cost-effectiveness and stability – ***Will incorporate through structural design;***
6. consider stepping the buildings that front onto the drive aisle – ***Have added articulation and raised porches to façades;***
7. consider breaking up drive aisle length by adding paving strips – ***Pavers added in consolidated areas to reinforce amenity area;***
8. consider three colour schemes – ***Considered. Two colour schemes incorporated due to limited colour selection for materials;***
9. consider A1 units as alternative adaptable units – ***Considered, but B layout preferred;***
10. consider using similar configuration of den and washroom in B units to A1 units – ***Considered, but B layout preferred.***

CARRIED

Development Permit Considerations 12351 No. 2 Road ("the lands")

Prior to forwarding this application to Council for approval, the developer is required to complete the following:

- 2) Registration of an Industrial Noise Sensitive Use Restrictive Covenant on Title to ensure mitigation of industrial noise potential is incorporated into dwelling unit design and construction to achieve the following:
 - a) indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b) indoor thermal comfort standard (with doors and windows closed throughout all seasons):
ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy"

- 3) Receipt of a Letter-of-Credit for landscaping in the amount of \$225,062.

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

- Incorporation of accessibility measures in Building Permit drawings for two (2) convertible units in conformance with the Development Permit Plans.
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units in conformance with the Development Permit Plans.
- Submission of acoustic report, mechanical engineering report, and incorporation of identified noise attenuation construction measures to mitigate industrial noise potential from the neighbouring industrial sites.
- 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>).
- 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.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
- All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
- The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed copy in file]

Signed

Date



No. DP 08-432193

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 12351 NO. 2 ROAD
Address: C/O MR. KEN CHOW
 INTERFACE ARCHITECTURE INC.
 #230 – 11590 CAMBIE ROAD
 RICHMOND, BC V6X 3Z5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$225,062. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 08-432193

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 12351 NO. 2 ROAD
Address: C/O MR. KEN CHOW
INTERFACE ARCHITECTURE INC.
#230 – 11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

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

This Permit is not a Building Permit.

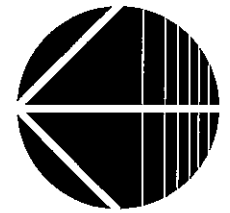
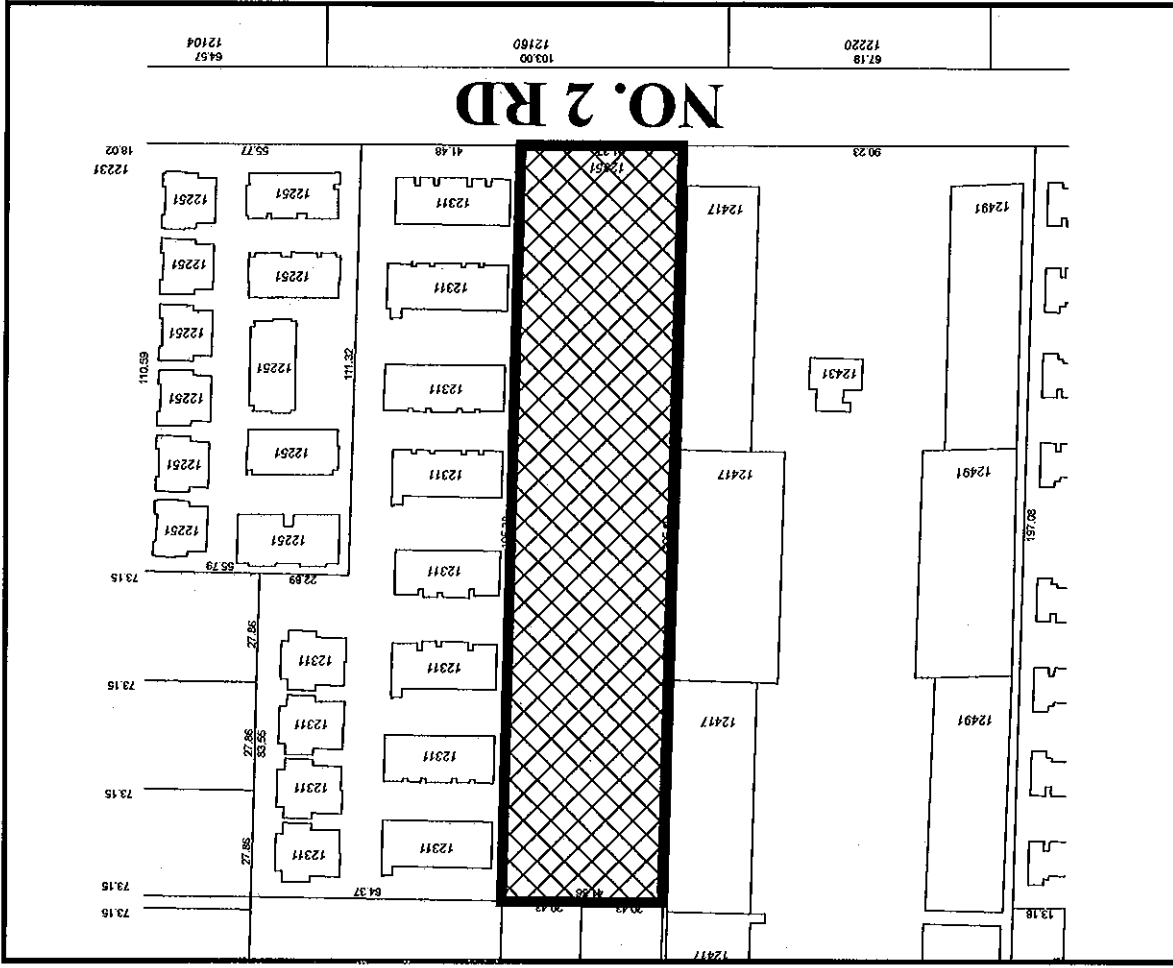
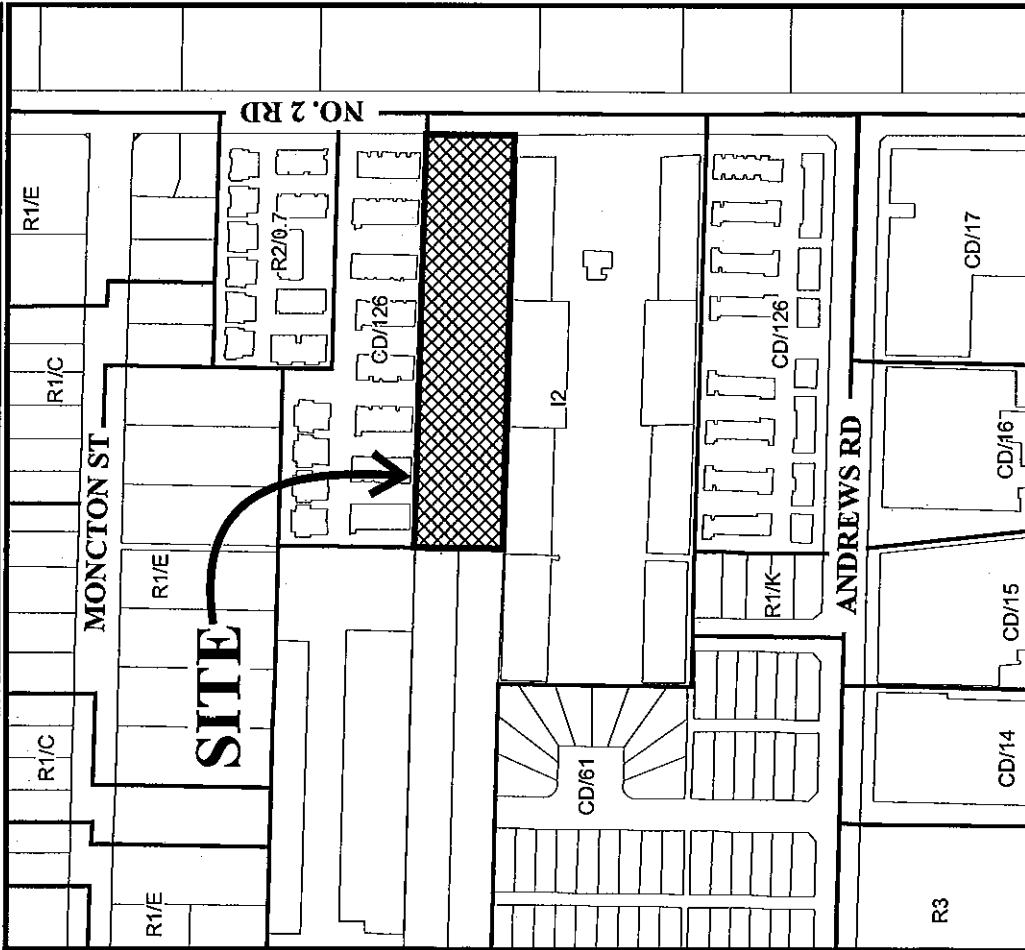
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 08-432193

SCHEDULE "A"

Original Date: 08/06/08

Revision Date:

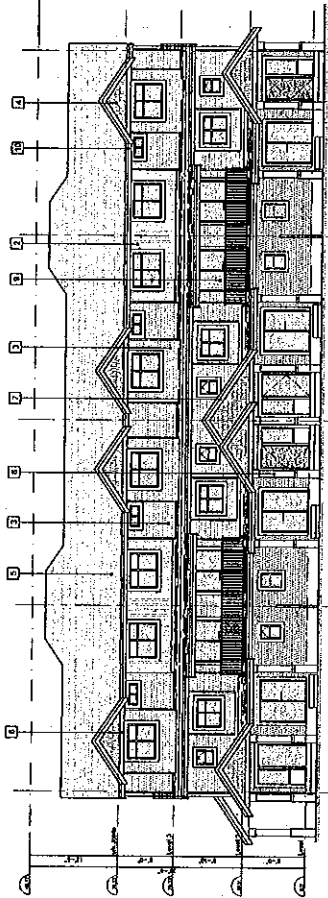
Note: Dimensions are in METRES

REVISIONS	
DATE	DESCRIPTION
DEC 22, 2010	Final Review
OCT 29, 2010	Final Review
SEP 17, 2010	Final Review
AUG 13, 2010	Final Review
APR 15, 2010	Final Review
MARCH 02, 2010	Final Review
FEB 11, 2010	Final Review
DRAWN: J. W. [Name]	
CHECKED: [Name]	
DATE: [Date]	
PROJECT: [Project Name]	
SCALE: [Scale]	

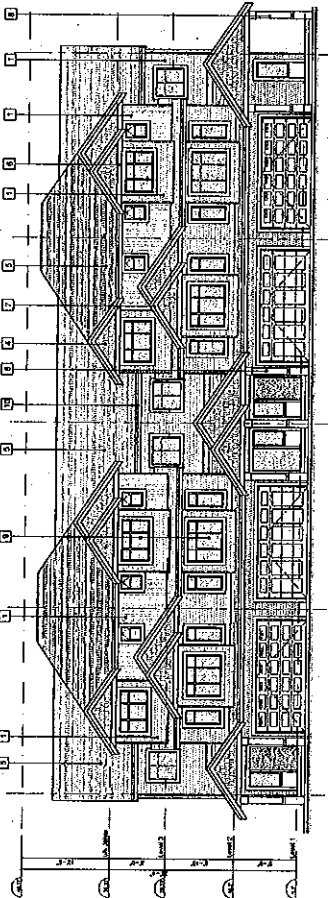
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 100
 1000
 Richmond BC
 604-273-1142
 www.interfacebc.com

Plan 3 Dec 22 2010
 DP 08-432193

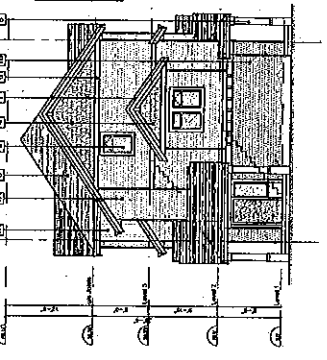
DATE	December 18, 2010
DRAWN BY	JVC
CHECKED BY	JVC
SHEET TITLE	PLANS AND ELEVATIONS - BLOCKS 1, 2 & 3
DRAWING	A3.0



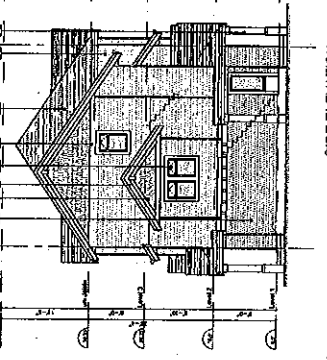
REAR YARD ELEVATION



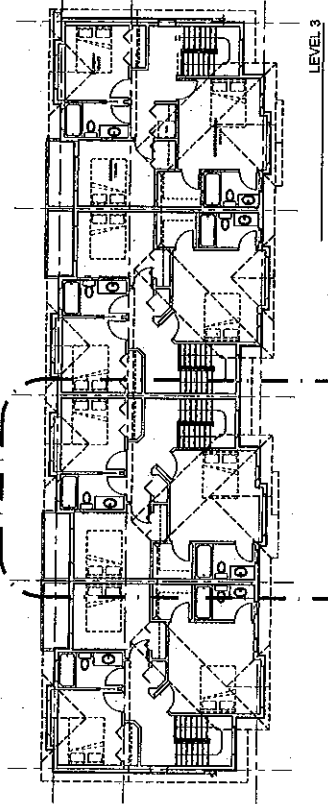
DRIVE AISLE ELEVATION



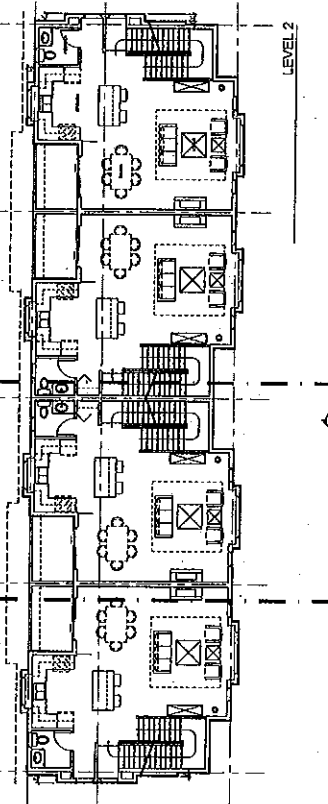
SIDE ELEVATION



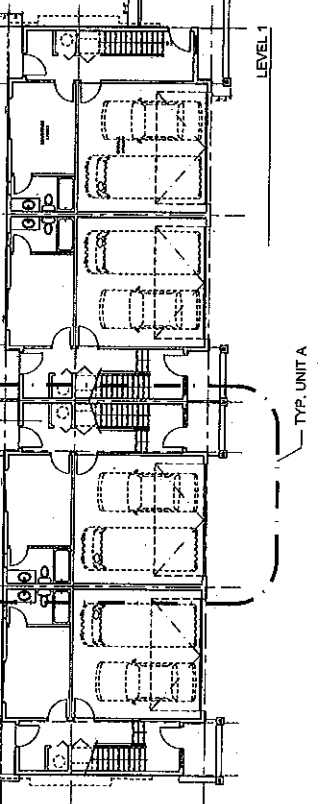
NO. 2 ROAD ELEVATION



LEVEL 3



LEVEL 2



LEVEL 1

TYP. UNIT A

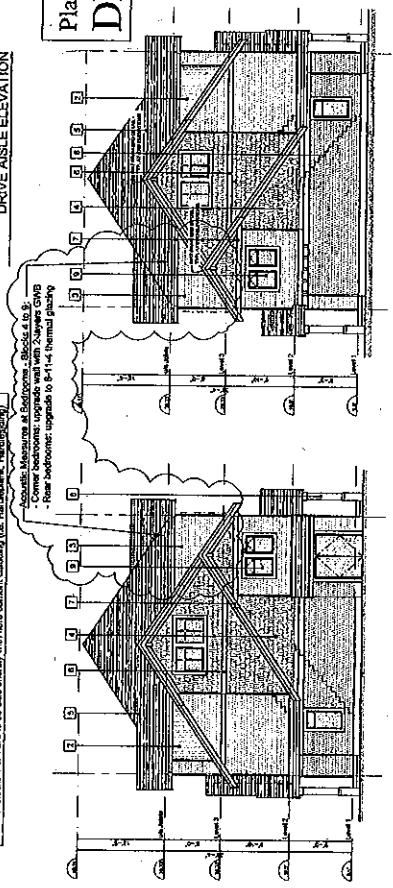
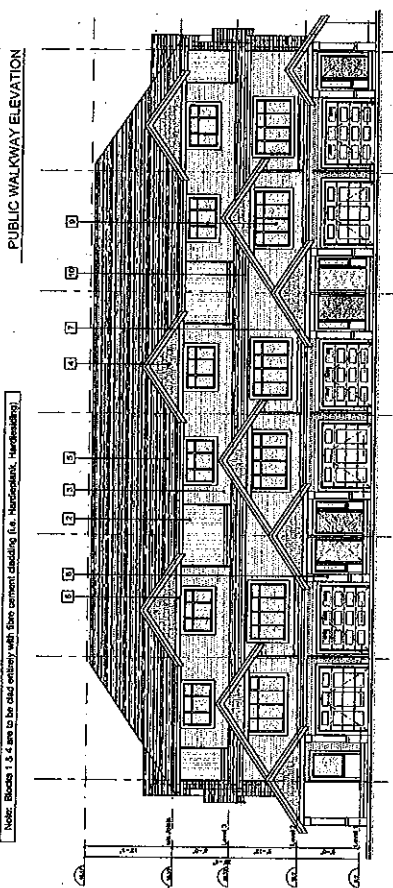
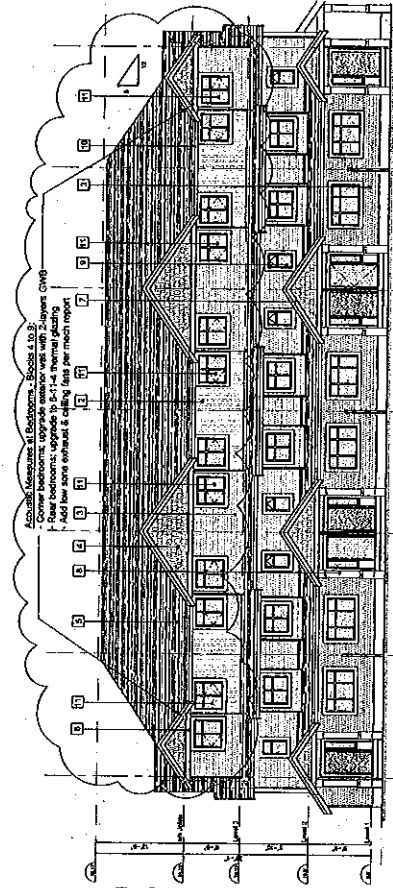
REVISION	DATE	DESCRIPTION
1	Dec 22, 2010	Final Construction Documents
2	Dec 22, 2010	Final Construction Documents
3	Dec 22, 2010	Final Construction Documents
4	Dec 22, 2010	Final Construction Documents
5	Dec 22, 2010	Final Construction Documents
6	Dec 22, 2010	Final Construction Documents
7	Dec 22, 2010	Final Construction Documents
8	Dec 22, 2010	Final Construction Documents
9	Dec 22, 2010	Final Construction Documents
10	Dec 22, 2010	Final Construction Documents

INTERFACE
 1100 Canada Road
 Richmond BC
 V6V 2G6
 Tel: 604-273-1100
 Fax: 604-273-1101
 www.interface.ca

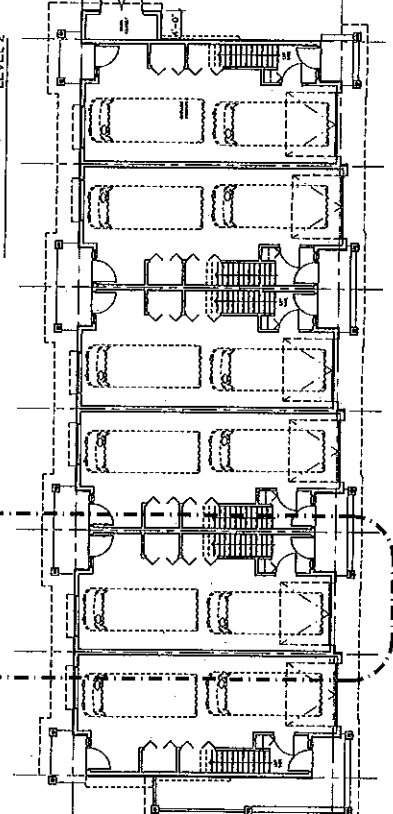
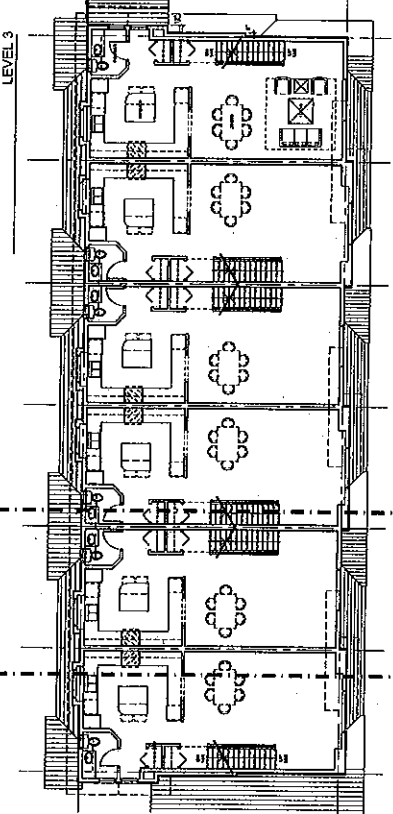
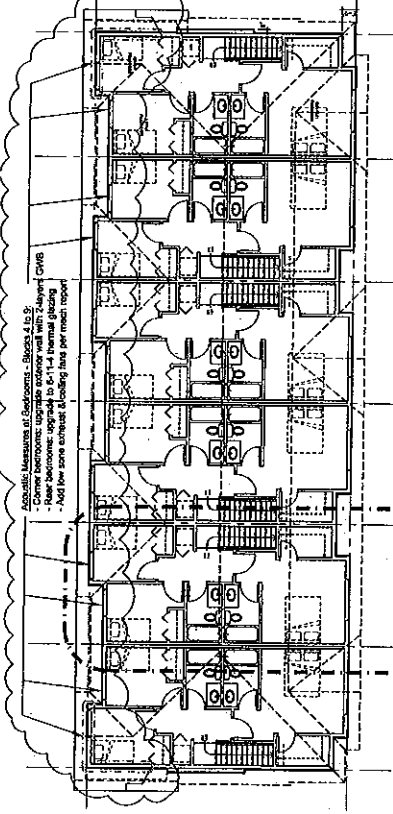
Plan 4 Dec 22 2010
 DP 08-432193

PROJECT NO.	08-432193
SCALE	1/8" = 1'-0"
DATE	December 14, 2010
DRAWN BY	RYC
CHECKED BY	RYC
PROJECT TITLE	PLANS AND ELEVATIONS - BLOCKS 4, 5, 6 & 8

A3.1



SEE PLAN #7 FOR BLOCK 4- NO.2 ROAD ELEVATION



TYP. UNIT 8

REVISED	
Dec 7, 2010	Corrected Windows
Oct 13, 2010	Assess Materials
Aug 27, 2010	Assess Windows
July 2, 2010	Assess Windows
April 2, 2010	Assess Windows
March 25, 2010	Assess Windows
Nov. 14, 2009	Assess Windows
CONCEPT	CONCEPT

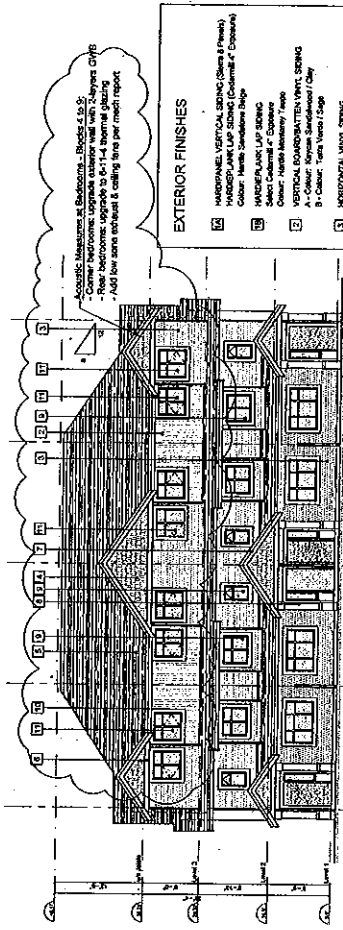
INTERFACE:

5400 20th
 Richmond BC
 Canada V6V 2G5
 Tel: 604 271 1144
 Fax: 604 271 1144
 www.interfaceinteriors.com

Plan 5 Dec 22 2010
 DP 08-432193

PROJECT NO.	0009
SCALE	1/8" = 1'-0"
DATE	December 15, 2010
DRAWN BY	PKC
CHECKED BY	PKC
SHEET TITLE	PLANS AND ELEVATIONS - BLOCK 7
DRAWING	

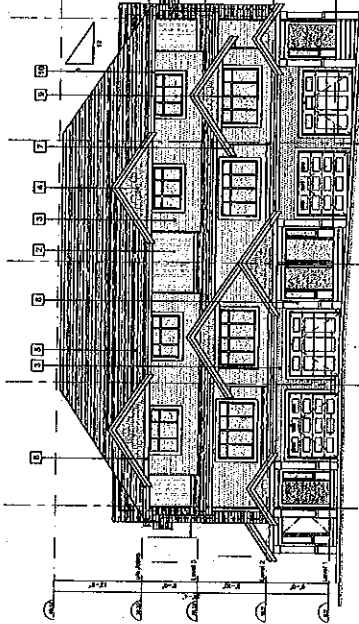
A3.2



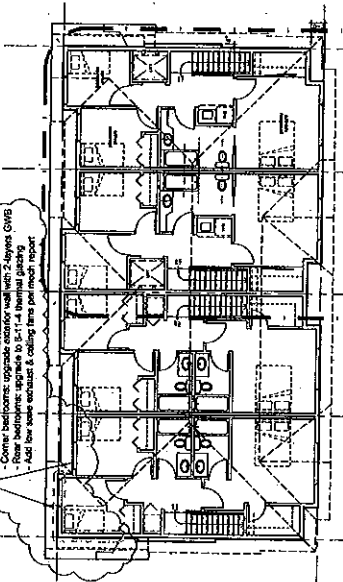
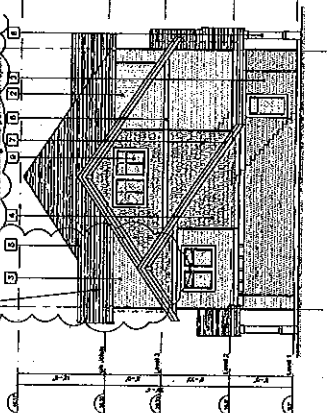
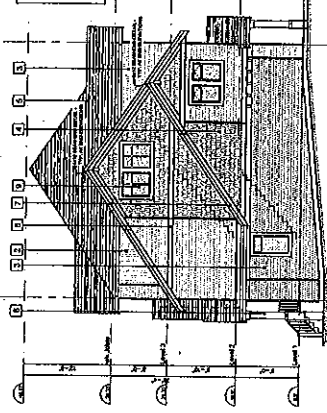
Acoustic Measures at Balconies - Blocks 4 & 5:
 - Corner windows: upgrade exterior wall with 2 layers OWS
 - Floor: battens, upgrade to 2-1/4 thermal glazing
 - Add low noise exhaust & ceiling fans per mech report

EXTERIOR FINISHES

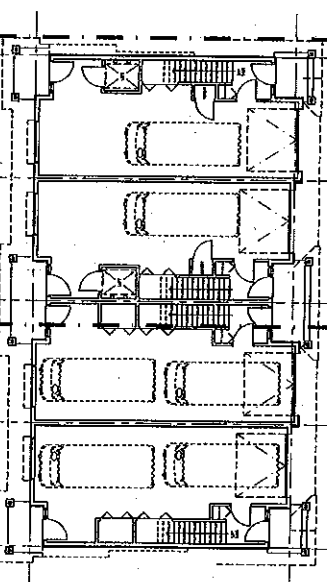
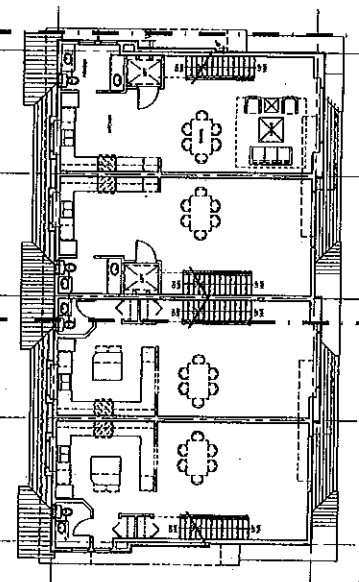
- 1 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 2 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 3 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 4 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 5 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 6 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 7 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 8 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
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 Color: White
 11 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 12 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 13 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 14 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 15 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 16 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 17 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 18 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 19 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White
 20 HORIZONTAL VERTICAL SIDING (Shakes & Peaks)
 Color: White



Acoustic Measures at Balconies - Blocks 4 & 5:
 - Corner windows: upgrade exterior wall with 2 layers OWS
 - Floor: battens, upgrade to 2-1/4 thermal glazing
 - Add low noise exhaust & ceiling fans per mech report



Acoustic Measures at Balconies - Blocks 4 & 5:
 - Corner windows: upgrade exterior wall with 2 layers OWS
 - Floor: battens, upgrade to 2-1/4 thermal glazing
 - Add low noise exhaust & ceiling fans per mech report



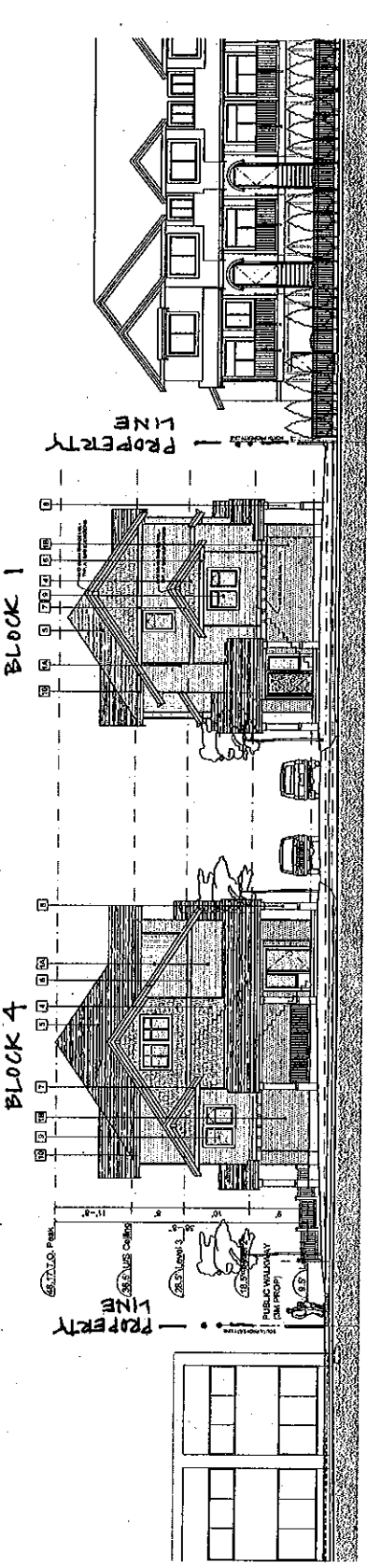
2 X UNIT B CONVERTIBLE
 (SHOW CONVERTED - SEE ALSO 2.2)

REV	DATE	DESCRIPTION
01	01/21/2010	CONCEPT DEVELOPMENT
02	02/10/2010	ARCHITECTURAL DEVELOPMENT
03	03/10/2010	FINAL DEVELOPMENT
04	04/01/2010	FINAL DEVELOPMENT
05	05/01/2010	FINAL DEVELOPMENT
06	06/01/2010	FINAL DEVELOPMENT
07	07/01/2010	FINAL DEVELOPMENT
08	08/01/2010	FINAL DEVELOPMENT
09	09/01/2010	FINAL DEVELOPMENT
10	10/01/2010	FINAL DEVELOPMENT
11	11/01/2010	FINAL DEVELOPMENT
12	12/01/2010	FINAL DEVELOPMENT

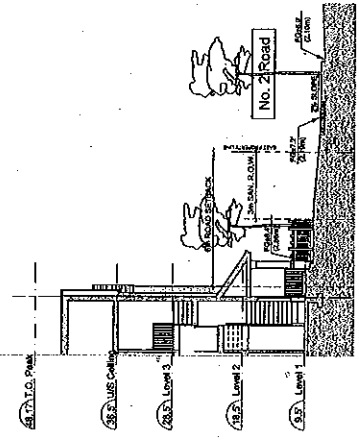
INTERFACE:
 11000 Cananda Road
 Baltimore, MD 21286
 T 410.521.1145
 F 410.521.1146
 www.interfacearchitects.com

Plan 7 Dec 22 2010
 DP 08-432193

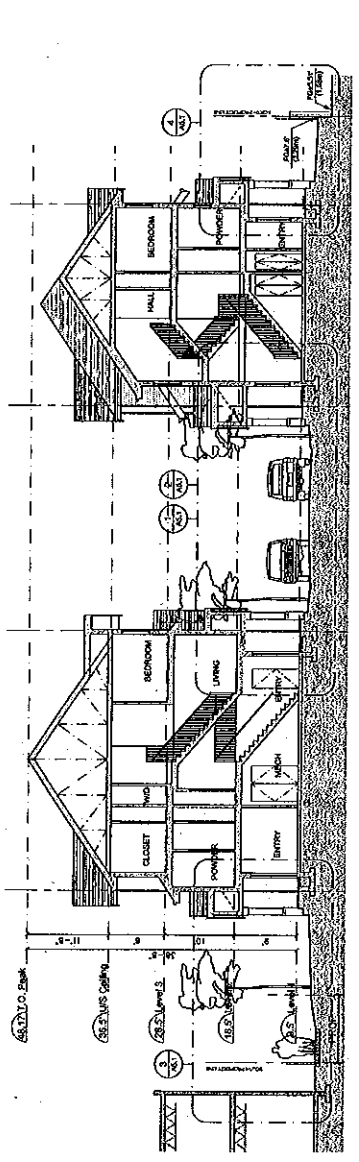
PROJECT NO.	0804
SCALE	As Shown
DATE	December 22, 2010
DRAWN BY	KYC
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS AND NO. 2 ROAD ELEVATION
DRAWING	A5.0



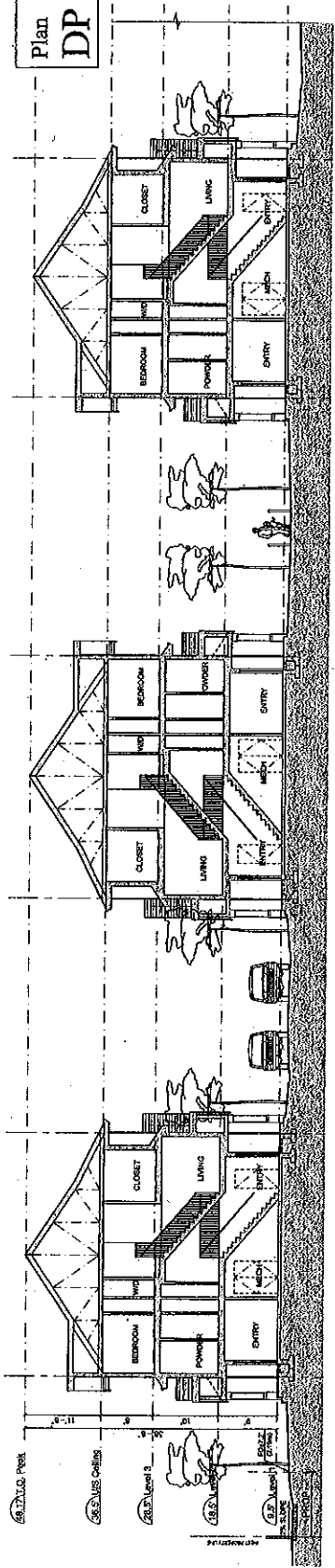
STREETSCAPE 1 - NO.2 ROAD FRONTAGE ELEVATION
 SCALE: 1/8"=1'-0"



PARTIAL SITE SECTION C-C
 SCALE: 1/8"=1'-0"



SITE SECTION A-A
 SCALE: 1/8"=1'-0"



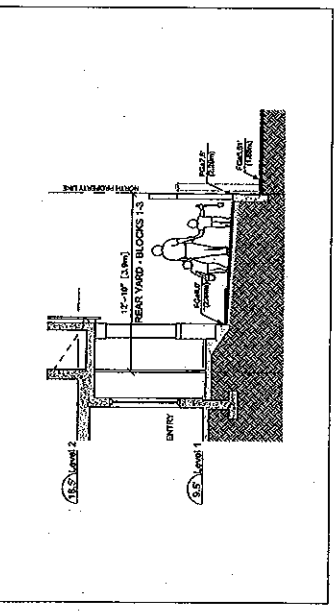
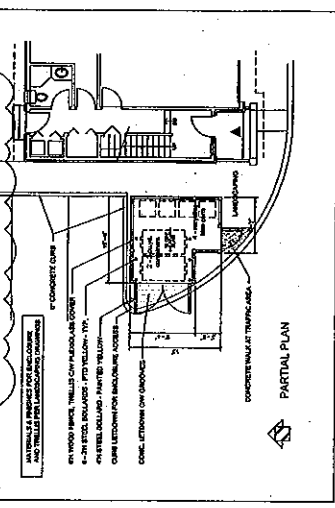
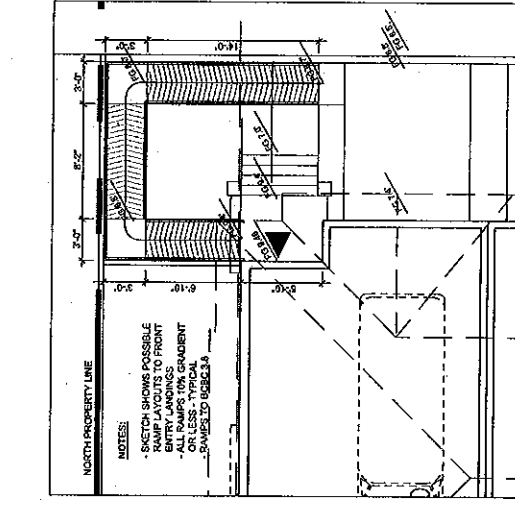
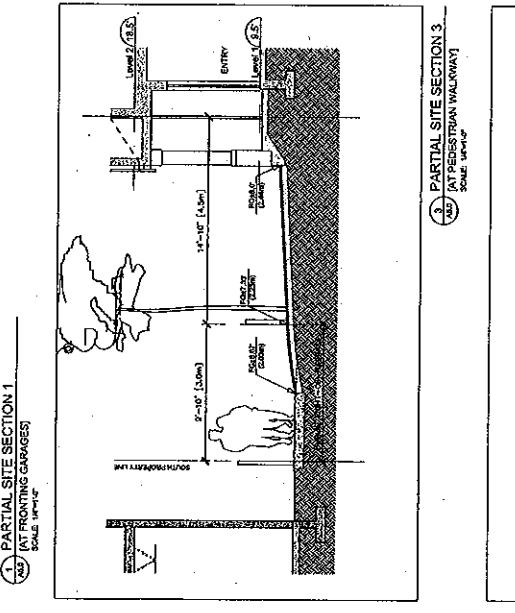
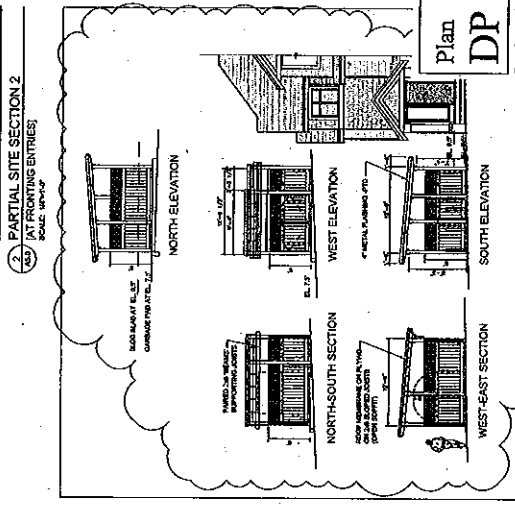
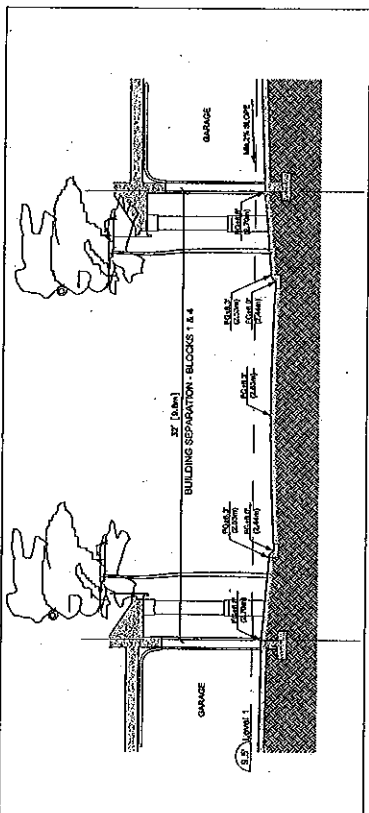
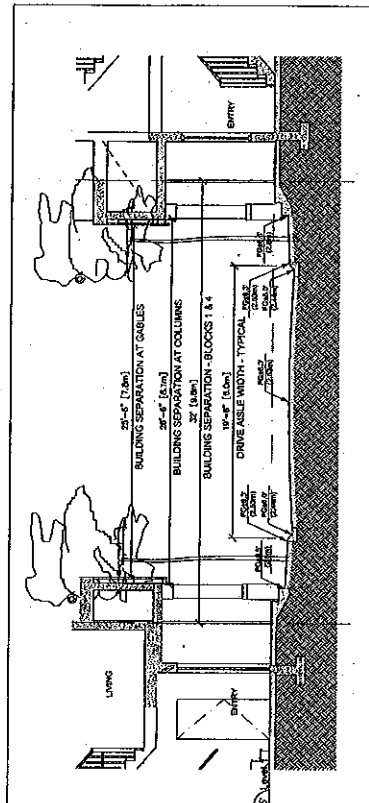
SITE SECTION B-B
 SCALE: 1/8"=1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	Jan 17, 2011	APL	Final Review
	Dec 21, 2010	APL	Final Review
	Oct 16, 2010	APL	Final Review
	Jan 25, 2010	APL	Final Review
	Jan 7, 2010	APL	Final Review
	Apr 8, 2009	APL	Final Review
	Mar 27, 2009	APL	Final Review
	Nov 24, 2008	APL	Final Review
			CONSULTANTS

INTERFACE:
 Plan 8 Jan 17 2011
 DP 08-432193

PROJECT NO.	08-432193
DATE	December 18, 2009
DRAWN BY	APL
CHECKED BY	APL
SHEET TITLE	SITE SECTIONS AND GARBAGE/RECYCLE ENCLOSURE
DESIGNER	

A5.1



1 PARTIAL SITE SECTION 1
 (AT FRONTING GARAGES)
 SCALE: 1/8"=1'-0"

2 PARTIAL SITE SECTION 2
 (AT FRONTING ENTRIES)
 SCALE: 1/8"=1'-0"

3 PARTIAL SITE SECTION 3
 (AT RESIDENTIAL WALKWAYS)
 SCALE: 1/8"=1'-0"

4 PARTIAL SITE SECTION 4
 (AT NORTH/SOUTH WALKWAYS)
 SCALE: 1/8"=1'-0"

5 PARTIAL PLAN: CONVERTIBLE UNIT RAMP
 (NORTH 2 UNITS AT BLOCK 7)
 SCALE: 1/8"=1'-0"

6 GARBAGE/RECYCLE ENCLOSURE DETAILS
 (AT WEBSITE LOCATION)
 SCALE: 1/8"=1'-0"

7 PARTIAL PLAN
 (GARBAGE/RECYCLE ENCLOSURE DETAILS)
 SCALE: 1/8"=1'-0"

A5.1

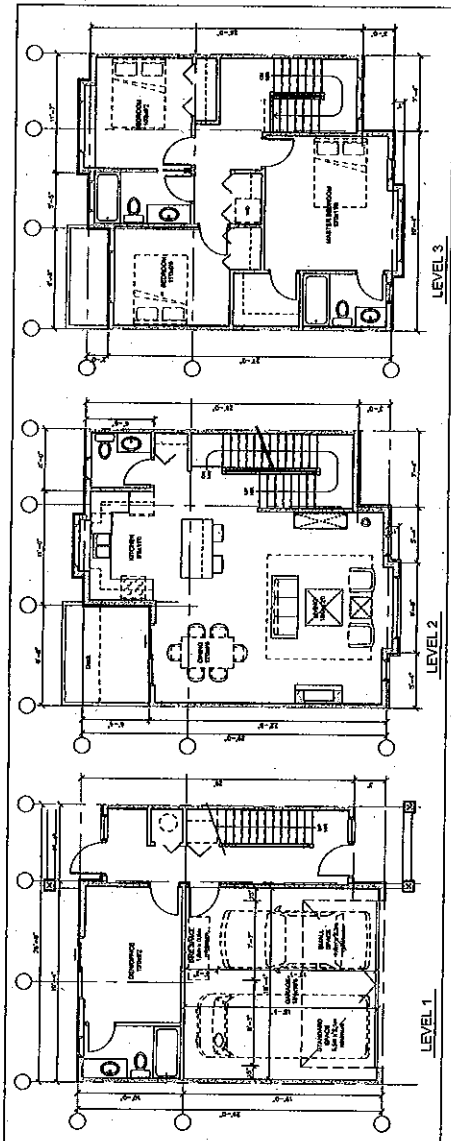
REVISIONS	
Dec. 21, 2010	Complete Meeting
Oct. 28, 2010	Approved Meeting
Sept. 21, 2010	Final Submittal for DP Permit
June 1, 2010	Final Submittal for DP Permit
April 8, 2009	ADP Submittal for DP Permit
March 22, 2009	DP Submittal for DP Permit
Nov. 24, 2008	ADP Submittal
CONSULTANTS	

INTERFACE:
 1500 22nd Street
 Richmond, VA 23225
 Phone: 804.771.1100
 Fax: 804.771.1100
 www.interfacehvac.com

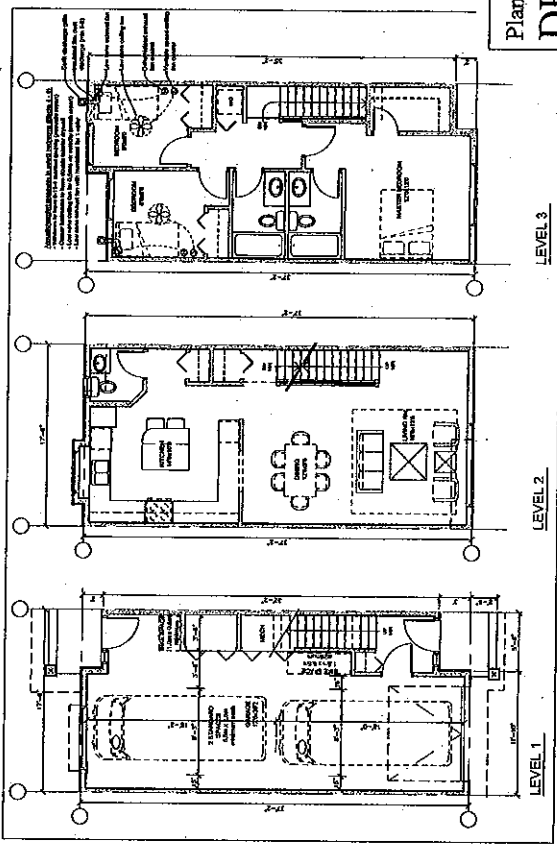
PROJECT:
 Proposed 44-Unit
 Townhome Development
 Richmond, VA

Plan 7 Dec 22 2010
 DP 08-432193

CREATED BY	RJC
DATE	12/22/10
SHEET TITLE	1st UNIT PLANS - TYPES A & B
DATE	
SCALE	A2.0



UNIT A - PLANS
 SCALE: 1/4" = 1'-0"



UNIT B - PLANS
 SCALE: 1/4" = 1'-0"

ALL ROOMS	LARGE TOGGLE/TYPE ELECTRICAL SWITCHES
	LEVEL TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2" WHERE POSSIBLE)
	MINIMIZE CONTRAST IN COLOR OF FLOOR FINISHES WHERE POSSIBLE
STAIRS / LANDING	MINIMIZE CONTRAST IN COLOR OF FLOOR FINISHES WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOR OF FLOOR FINISHES WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOR OF FLOOR FINISHES WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOR OF FLOOR FINISHES WHERE POSSIBLE
BATHROOMS	LESS STEEP SLOPED SHOWER PANES WHERE POSSIBLE
	WALLS BOILING FOR FUTURE GRAB BAR INSTALLATION (AT BATHVIL, TUBS)
	LEVER HANDLE TYPES AND FINISHES
	2" x 4" SLIDING DOORS WHERE POSSIBLE
KITCHEN	LEVER HANDLE TYPES AND FINISHES
HALLWAYS	MIN. 36" CLEAR WIDTH

AGING-IN-PLACE FEATURES
 ALL UNITS

SITE	PERMISSIBLE DANCES TO ASSURE SURFACE DRAINAGE AND SUBSEQUENT STORM WATER LOAD
	DEVELOPMENT OF EXISTING DRAINAGE ROUTES
TRANSIT	ACCESS TO HEAVY RAIN ROUTES
	BI-CYCLE INTERIOR STORAGE IN ENTRY UNIT
ENVIRONMENT	LOWE GLAZING THROUGHOUT FOR IMPROVED WINDOW U-VALUE
	OPERABLE WINDOWS FOR BREATH FRESH AIR AND CROSS-VENTILATION
APPLIANCES	ENERGY STAR CERTIFIED APPLIANCES (REFRIG, LAUNDRY)
MECHANICAL	ENERGY STAR CERTIFIED APPLIANCES (REFRIG, LAUNDRY)
	INSULATED WATER HEATER TANK WITH 24 HRS. RELIEF VALVE TO AVOID HOT WATER TANK OVERHEATING
SUMMER COMFORT	PROVIDE OUTDOOR PRICING CONDITIONS AS AN ALTERNATIVE TO RECOMMODATING (SEE BELOW)

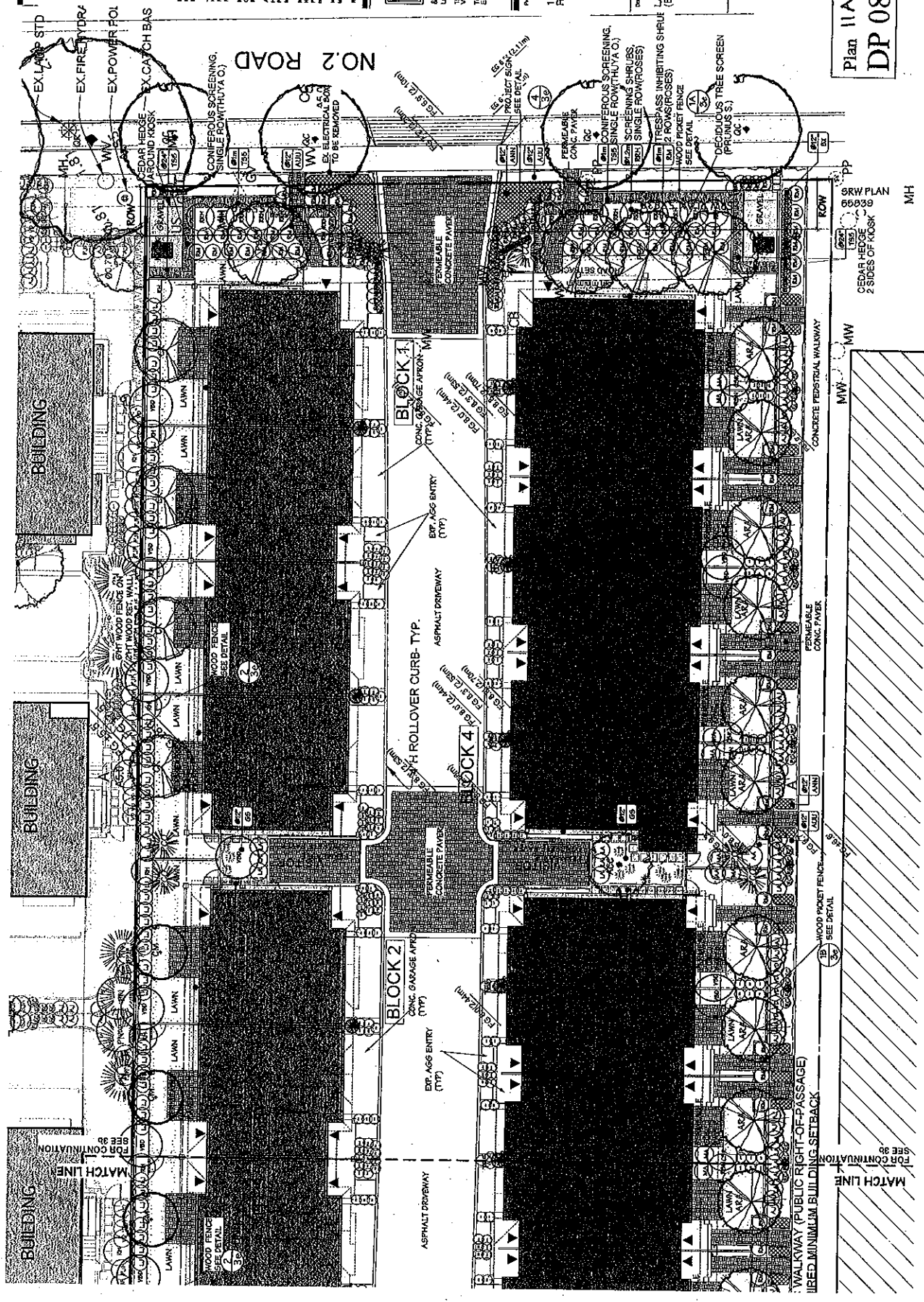
SUSTAINABILITY FEATURES
 ALL UNITS AND SITE DEVELOPMENT

BACKGROUND	INDUSTRIAL LOTS TO THE SOUTH AND WEST CAN POTENTIALLY GENERATE EXCESSIVE NOISE
	ACUSTIC REPORT REQUIRES UNITS ADJACENT TO THESE LOTS TO REQUIRE ACUSTIC MEASURES
	ADDITIONAL MEASURES TO ADDRESS WINDOW CLOSED CONDITIONS AND MAINTAIN COMFORT
BEDROOM WALLS	REQUIRE 1/2" OUTSIDE MEASURES TO MEET COMFORT LEVEL EXCEPT BY SHIPING 55-000
BEDROOM MECH	REQUIRE 1/2" OUTSIDE MEASURES TO MEET COMFORT LEVEL EXCEPT BY SHIPING 55-000
	EXTERIOR WALLS AT CORNER EXHAUST FAN TO HAVE 1/2" INSULATION
	PROVIDE 1/2" LOW-SOPE EXHAUST FAN WITH EXHAUST AND LOW-SOPE (SEE PLAN)

ACUSTIC / COMFORT MEASURES
 BEDROOMS IN UNITS ADJACENT TO INDUSTRIAL LOTS

UNIT TYPE	GROUND LEVEL		SECOND LEVEL		THIRD LEVEL		OVERALL UNIT TOTALS	
	GROSS FLOOR AREA	STAR DESCRIPTION	GROSS FLOOR AREA	STAR DESCRIPTION	GROSS FLOOR AREA	STAR DESCRIPTION	GROSS FLOOR AREA	STAR DESCRIPTION
A	728 sf	0 sf	680 sf	0 sf	742 sf	0 sf	2,150 sf	388 sf
A+	728 sf	0 sf	710 sf	0 sf	677 sf	0 sf	2,115 sf	388 sf
B	622 sf	38 sf	600 sf	34 sf	628 sf	48 sf	1,888 sf	327 sf
B+	622 sf	38 sf	720 sf	34 sf	628 sf	48 sf	2,052 sf	327 sf
Commercial	622 sf	38 sf	600 sf	70 sf	628 sf	76 sf	1,958 sf	327 sf

UNIT SUMMARY



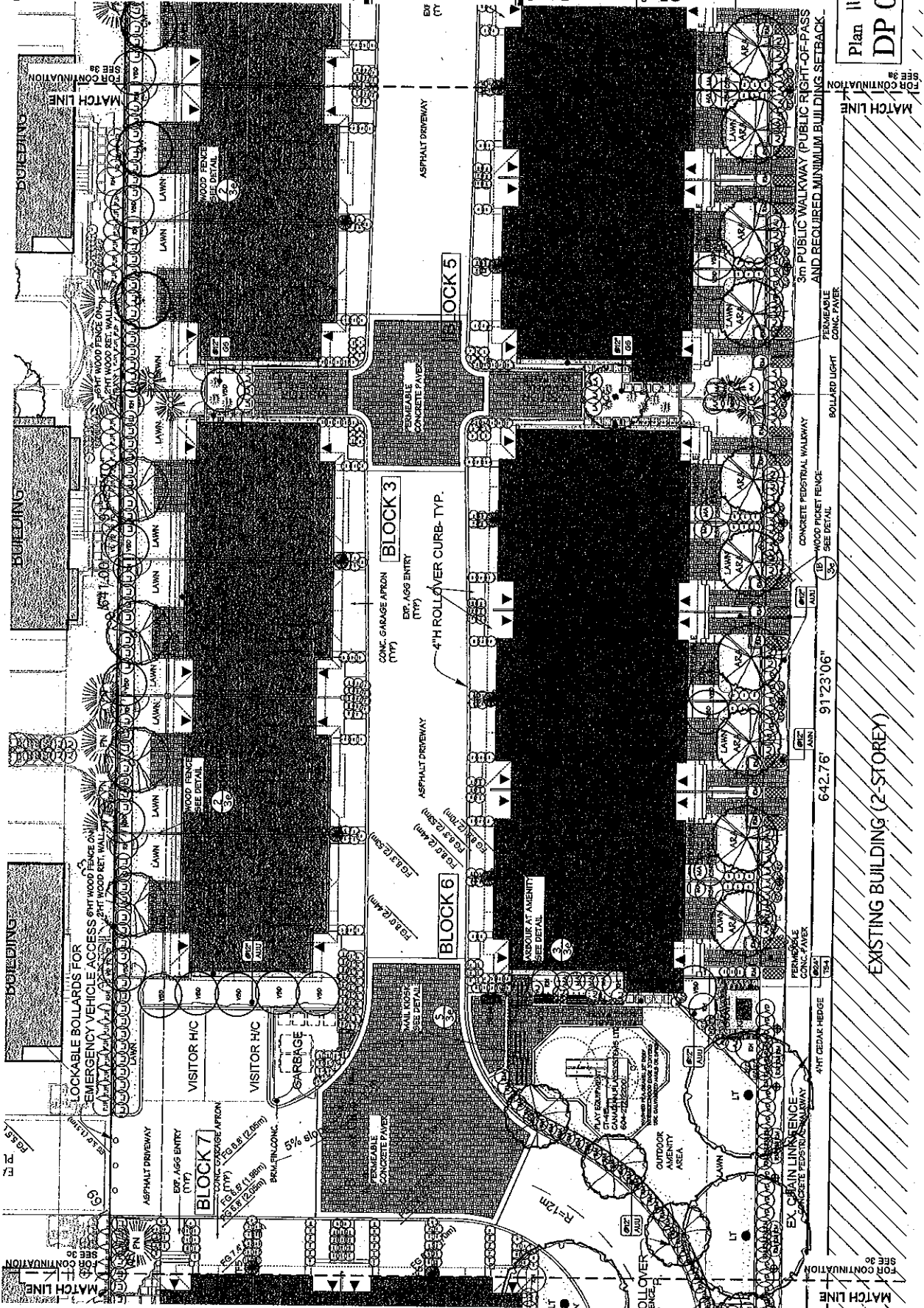
Plan 11A Dec 22 2010
 DP 08-432193

Date: 17 2010
 Author: [illegible]
 Project: [illegible]
 12351 NO. 2 RD.
 RICHMOND B.C.

ITO
 & ASSOCIATES
 Landscapes Architect
 1942 E 5th Ave.
 Vancouver, BC V6N 1M2
 Tel: (604) 252-5289
 Fax: (604) 252-5289
 www.ito.ca

Project: 12351 NO. 2 RD.
 RICHMOND B.C.
 Drawing Title: LANDSCAPE PLAN
 (EAST)

SRW PLAN
 65839
 CEDAR HEDGE
 2 SIDES OF KIOSK
 MH



ITO
 ITO & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1365 E. 5TH AVE. SUITE 100
 VANCOUVER, BC V6L 2M2
 TEL: (604) 255-5000
 FAX: (604) 255-5001
 Email: Ito@ito.ca

Project:
 12851 NO. 2 RD.
 RICHMOND BC

Drawn By: [Blank]
 LANDSCAPE PLAN
 (MIDDLE)

Plan 11 B Dec 22 2010
 DP 08-432193

3b of 9

Dec 17 2010
 King George Public Park, West
 Island for ITO Inc.
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FOR CONTINUATION
 SEE 36
 MATCH LINE

FOR CONTINUATION
 SEE 36
 MATCH LINE

FOR CONTINUATION
 SEE 36
 MATCH LINE

FOR CONTINUATION
 SEE 36
 MATCH LINE

LOCKABLE BOLLARDS FOR
 EMERGENCY VEHICLE ACCESS
 8"HT WOOD FENCE ON
 2"HT WOOD RET. WALL

CONC. GARAGE APRON
 (TYP)
 EXP. AGG ENTRY
 (TYP)

CONCRETE PAVED
 ASPHALT DRIVEWAY
 4" H ROLL-OVER CURB-TYP.

PERMISSIBLE
 CONC. PAVK
 4"HT CEDAR HEDGE
 3"HT PUBLIC WALKWAY (PUBLIC RIGHT-OF-PASS
 AND REQUIRED MINIMUM BUILDING SETBACK)

WOOD FENCE
 DETAIL
 SEE 36

WOOD FENCE
 DETAIL
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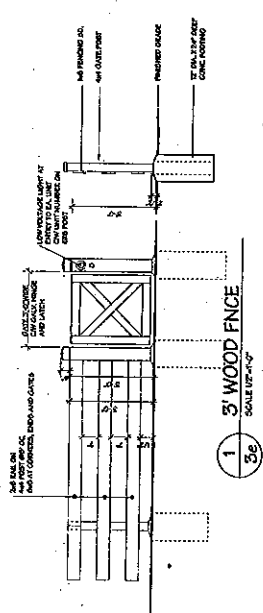
WOOD FENCE
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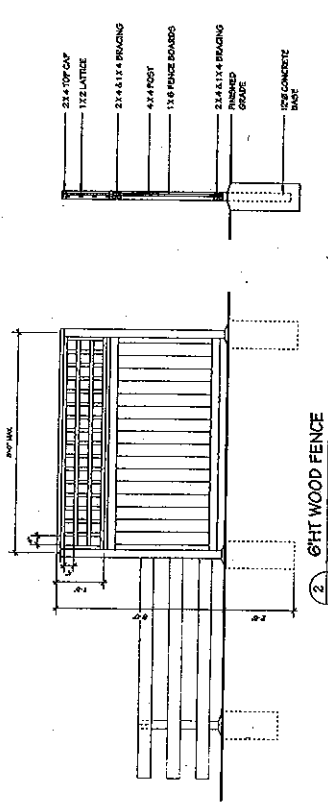
WOOD FENCE
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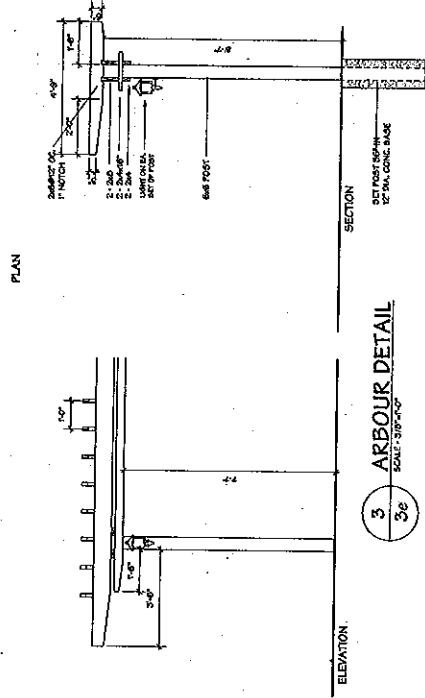
WOOD FENCE
 DETAIL
 SEE 36



1 3' WOOD FENCE
SCALE: 1/2" = 1'-0"

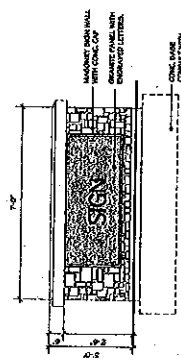


2 6' TALL WOOD FENCE
SCALE: 1/2" = 1'-0"

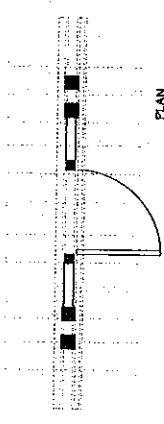


3 ARBOUR DETAIL
SCALE: 3/8" = 1'-0"

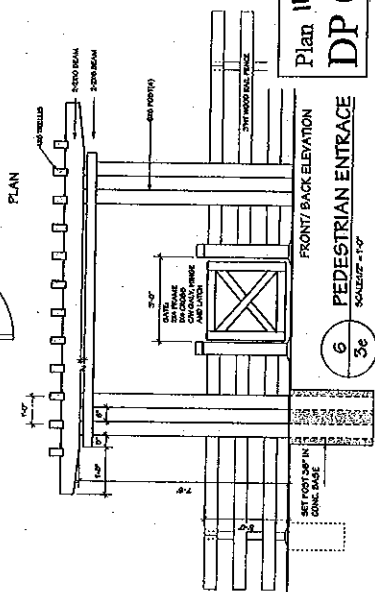
NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FIR S.P.A.
ALL WOOD SHALL BE STAINED WITH 2 COATS OF STAIN AND FINISH COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.



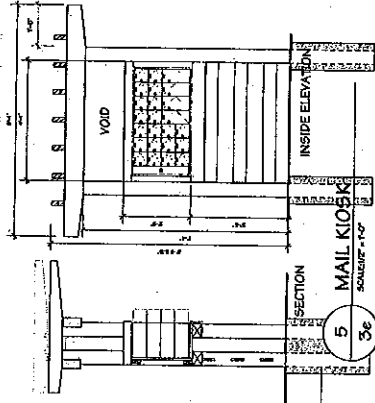
4 PROJECT SIGN
SCALE: 1/2" = 1'-0"



PLAN



6 PEDESTRIAN ENTRANCE
SCALE: 1/2" = 1'-0"



5 MAIL KIOSK
SCALE: 1/2" = 1'-0"

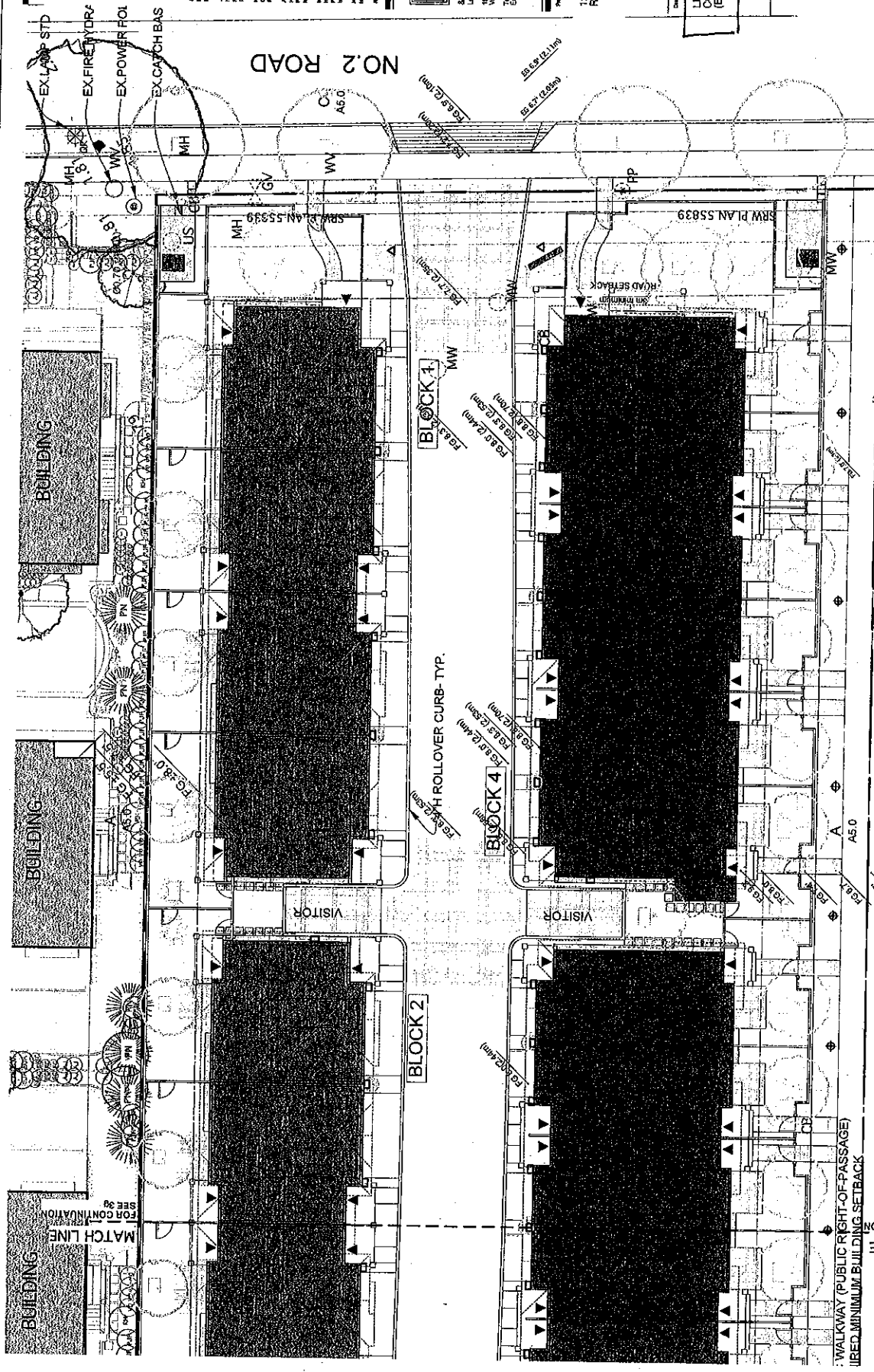
Dec 17, 2010
Issued under Plan No. 08-432193
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May 23, 2010
City of Richmond, Virginia
1400 North 14th Street
Richmond, VA 23219
Tel: (804) 252-2000
Email: info@itofirm.com

ITOFIRM
& ASSOCIATES
Landscape Architects
1402 E. 5th Ave.
Virginia Beach, VA 23462
Tel: (804) 252-2000
Email: info@itofirm.com

Project:
12351 NO. 2 RD.
RICHMOND B.C.

Drawing Title:
DETAILS

Plan 11E Dec 22 2010
DP 08-432193



Date: 12/20/10
 Project: [illegible]
 Client: [illegible]
 City: [illegible]
 Address: [illegible]
 Phone: [illegible]



12351 NO. 2 RD.
RICHMOND B.C.

Drawing Title:
**LIGHTING
 CONCEPT PLAN
 (EAST)**

Plan # F Dec 22 2010
DP 08-432193

31 of 9

LIGHTING LEGEND

- ▲ FLOOD LIGHT - HADCO BS or EQ
- WALL MOUNT LIGHT - HADCO B77 or EQ
- ✦ BOLLARD LIGHT - HADCO BL72 or EQ

WALKWAY (PUBLIC RIGHT-OF-PASSAGE)
 USED MINIMUM BUILDING SETBACK

MATCH LINE FOR CONTINUATION SEE 39

MATCH LINE FOR CONTINUATION SEE 38

BLOCK 2

BLOCK 4

BLOCK 1

H ROLL-OVER CURB-TYP.

SRW PLAN S5839

Road Setback

BUILDING

BUILDING

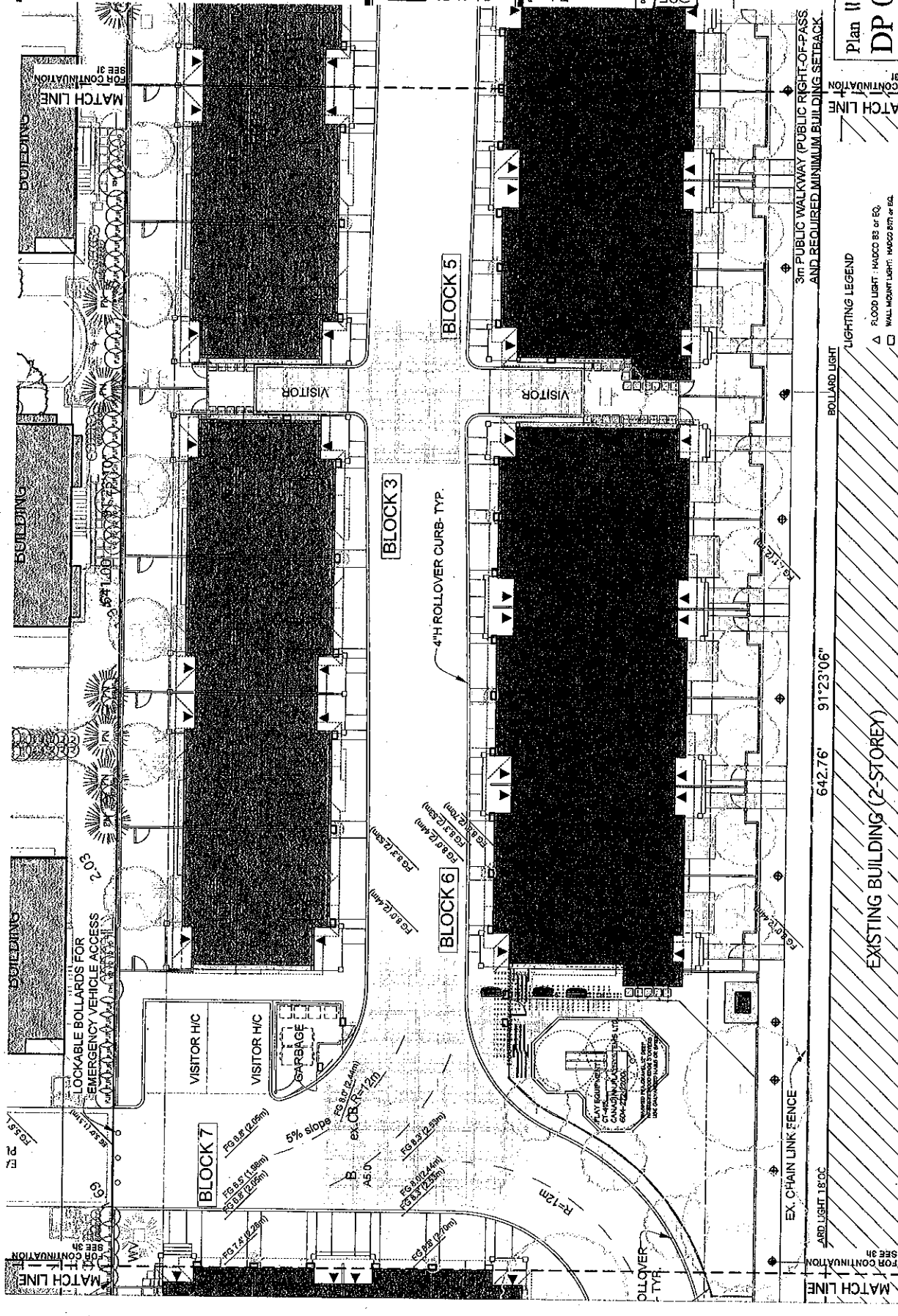
BUILDING

VISITOR

VISITOR

EX-LAND STD
 EX-FIRE HYDR
 EX-POWER FOI
 EX-CATCH BAS

NO. 2 ROAD



Dec 17 2010
 12351 NO.2 RD.
 RICHMOND B.C.
 ITO & ASSOCIATES
 Landscape Architect
 1942 E 5th Ave
 Vancouver, BC V6L 1M2
 Tel: 604.273.1142
 Fax: 604.273.1142
 Email: info@ito.ca
 Website: www.ito.ca

ITO
 & ASSOCIATES
 Landscape Architect
 1942 E 5th Ave
 Vancouver, BC V6L 1M2
 Tel: 604.273.1142
 Fax: 604.273.1142
 Email: info@ito.ca
 Website: www.ito.ca

Project:
 12351 NO.2 RD.
 RICHMOND B.C.
 Lighting Concept Plan
 (MIDDLE)

Plan 119 Dec 22 2010
 DP 08-432193

LIGHTING LEGEND
 ▲ FLOOD LIGHT: HADCO BS or EQ
 △ WALL MOUNT LIGHT: HADCO BS or EQ
 + BOLLARD LIGHT: HADCO BL72 or EQ

3m PUBLIC WALKWAY (PUBLIC RIGHT-OF-PASS AND REQUIRED MINIMUM BUILDING SETBACK)

642.76' 91'23"06"

EXISTING BUILDING (2-STORY)

EX. CHAIN LINK FENCE

ARD LIGHT 18"OC

MATCH LINE FOR CONTINUATION SEE 31

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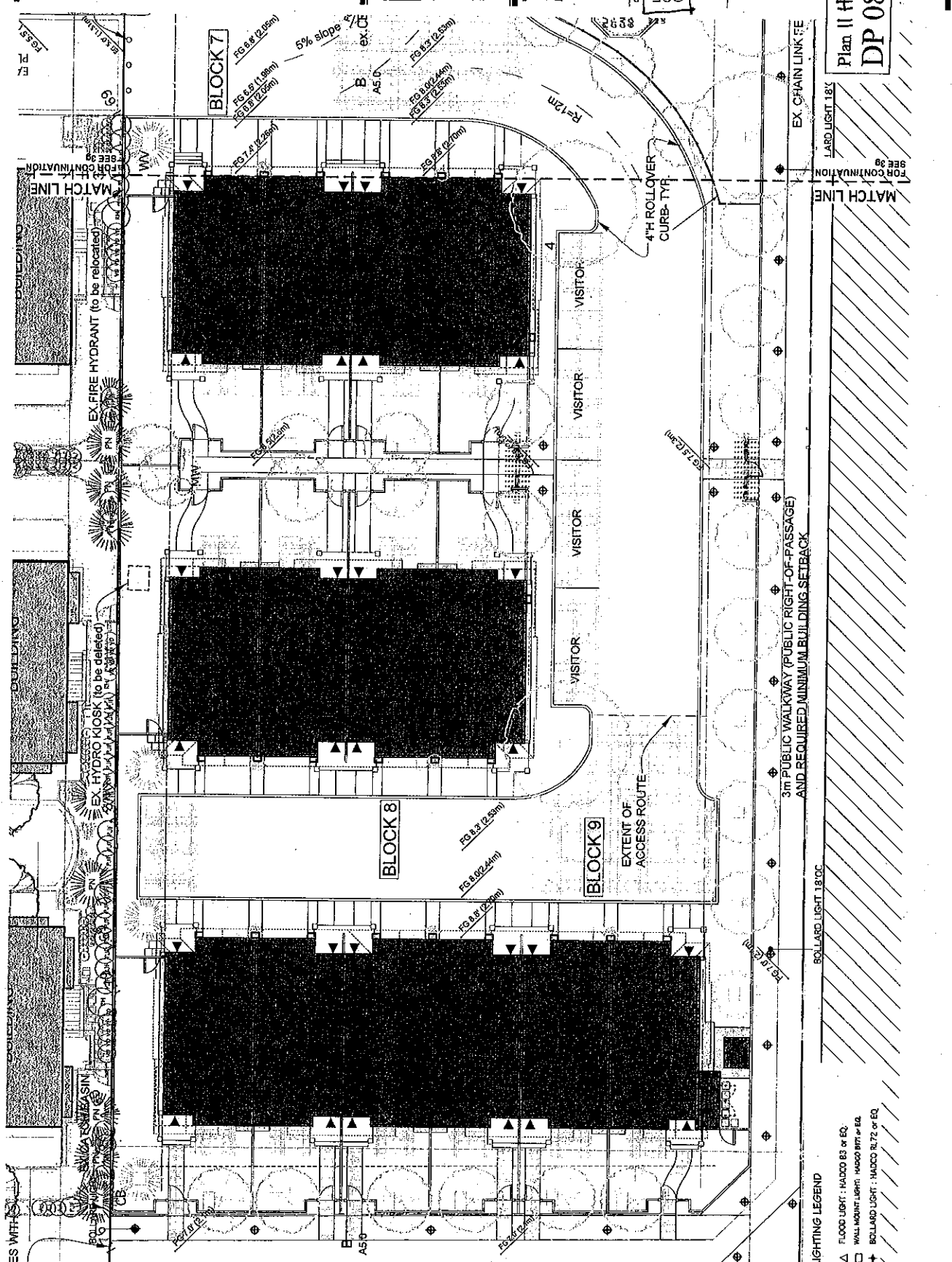
MATCH LINE FOR CONTINUATION SEE 31

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MATCH LINE FOR CONTINUATION SEE 31



12251 NO. 2 RD.
 RICHMOND B.C.
 Tel: 604.255.5508
 Email: Ito@ito.ca

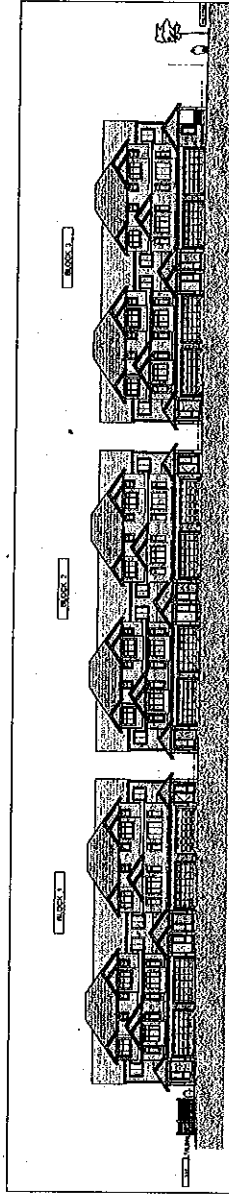
LIGHTING
 CONCEPT PLAN
 (WEST)

Plan # H Dec 22 2010
 DP 08-432193

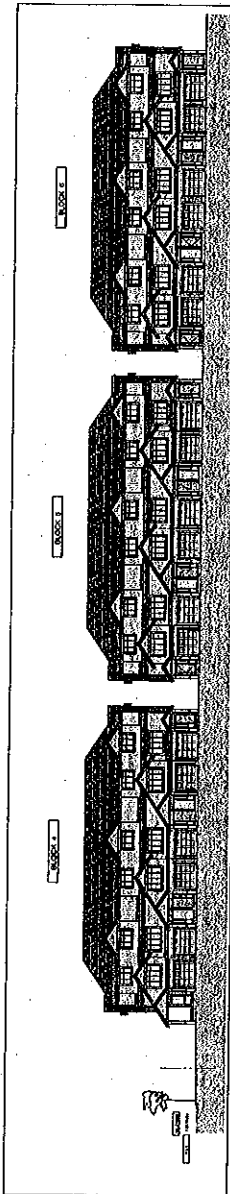
- LIGHTING LEGEND**
- ▲ FLOOD LIGHT : HADCO BS or EQ.
 - WALL MOUNT LIGHT : HADCO BPT or EQ.
 - ⊕ BOLLARD LIGHT : HADCO RL72 or EQ.

135.68' - 0'48.18"

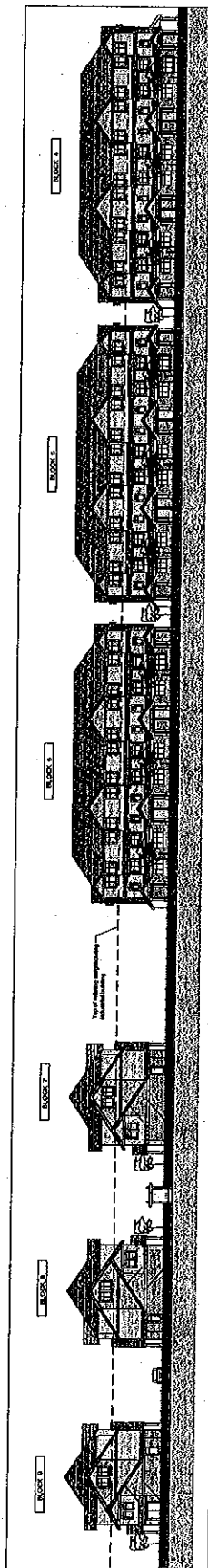
SEE PLAN #7 FOR
NO. 2 ROAD STREETSCAPE
ELEVATIONS.



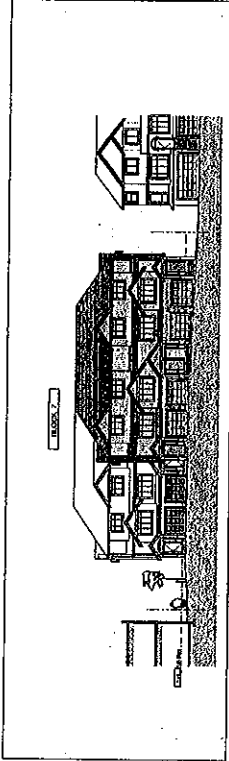
Streetscape 2 - Blocks 1,2,3
SCALE 1"=20'



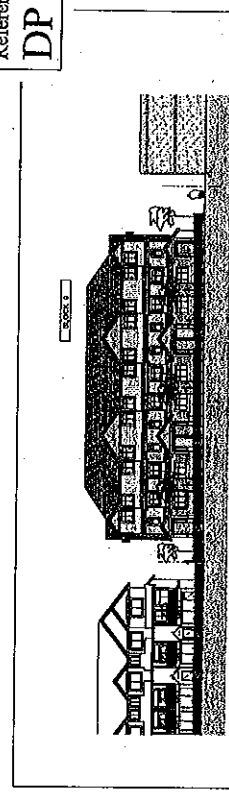
Streetscape 3 - Blocks 4,5,6
SCALE 1"=20'



Streetscape 4 - Blocks 7,8,9 from PROP
SCALE 1"=20'



Streetscape 5 - Block 7
SCALE 1"=20'



Streetscape 6 - Block 9 from PROP
SCALE 1"=20'

REVISIONS	
DATE	DESCRIPTION
04.26.2010	PROVIDE ELEVATIONS FOR
04.27.2010	REVISE ELEVATIONS FOR
04.28.2010	REVISE ELEVATIONS FOR
04.29.2010	REVISE ELEVATIONS FOR
04.30.2010	REVISE ELEVATIONS FOR
04.31.2010	REVISE ELEVATIONS FOR
04.32.2010	REVISE ELEVATIONS FOR
04.33.2010	REVISE ELEVATIONS FOR
04.34.2010	REVISE ELEVATIONS FOR
04.35.2010	REVISE ELEVATIONS FOR
04.36.2010	REVISE ELEVATIONS FOR
04.37.2010	REVISE ELEVATIONS FOR
04.38.2010	REVISE ELEVATIONS FOR
04.39.2010	REVISE ELEVATIONS FOR
04.40.2010	REVISE ELEVATIONS FOR
04.41.2010	REVISE ELEVATIONS FOR
04.42.2010	REVISE ELEVATIONS FOR
04.43.2010	REVISE ELEVATIONS FOR
04.44.2010	REVISE ELEVATIONS FOR
04.45.2010	REVISE ELEVATIONS FOR
04.46.2010	REVISE ELEVATIONS FOR
04.47.2010	REVISE ELEVATIONS FOR
04.48.2010	REVISE ELEVATIONS FOR
04.49.2010	REVISE ELEVATIONS FOR
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04.51.2010	REVISE ELEVATIONS FOR
04.52.2010	REVISE ELEVATIONS FOR
04.53.2010	REVISE ELEVATIONS FOR
04.54.2010	REVISE ELEVATIONS FOR
04.55.2010	REVISE ELEVATIONS FOR
04.56.2010	REVISE ELEVATIONS FOR
04.57.2010	REVISE ELEVATIONS FOR
04.58.2010	REVISE ELEVATIONS FOR
04.59.2010	REVISE ELEVATIONS FOR
04.60.2010	REVISE ELEVATIONS FOR
04.61.2010	REVISE ELEVATIONS FOR
04.62.2010	REVISE ELEVATIONS FOR
04.63.2010	REVISE ELEVATIONS FOR
04.64.2010	REVISE ELEVATIONS FOR
04.65.2010	REVISE ELEVATIONS FOR
04.66.2010	REVISE ELEVATIONS FOR
04.67.2010	REVISE ELEVATIONS FOR
04.68.2010	REVISE ELEVATIONS FOR
04.69.2010	REVISE ELEVATIONS FOR
04.70.2010	REVISE ELEVATIONS FOR

CONTRACTOR'S NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.

3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS AND THE IBC.

4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC.

5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND THE IBC.

6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS ORDINANCES AND THE IBC.

7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS DEPARTMENTAL ORDINANCES AND THE IBC.

8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS DEPARTMENTAL ORDINANCES AND THE IBC.

9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS DEPARTMENTAL ORDINANCES AND THE IBC.

10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS DEPARTMENTAL ORDINANCES AND THE IBC.

INTERFACE:

Block 7, 8, 9
Residential Development
Chicago, IL 60607
708.462.1148
www.interfacechicago.com

PROPOSED
Proposed 44-Unit
Townhouse Development

Reference Plan Dec 22 2010
DP 08-432193

DATE	04.26.2010
DESIGNED BY	ARC / RS
CHECKED BY	ARC
SHEET TITLE	STREETSCAPES
SCALE	A8.0

