



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: April 28, 2010
File: DP 06-350001
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
9631, 9651 and 9671 No. 4 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 townhouse units at 9631, 9651 and 9671 No.4 Road on a site zoned Low Density Townhouse (RTL3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.31 m (7.59 ft.) for a single storey electrical closet attached to the building;
 - b) Reduce the south side yard setback from 3.0 m (9.84 ft.) to 2.36 m (8.35 ft.) for a single storey electrical closet attached to the building; and
 - c) Allow tandem parking spaces in four (4) of the 12 townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 12 townhouses at 9631, 9651 and 9671 No. 4 Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouse (RTL3) for this project under Bylaw 7866 (RZ 04-268666, 9631 and 9651 No. 4 Road) and Bylaw 8523 (RZ 07-395773, 9671 No. 4 Road). The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)".

The site currently contains one (1) single-family home. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 09-490506). Works including but not limited to frontage sanitary sewer upgrade and frontage beautification across the frontage of 9691 No. 4 Road at Saunders Road, and across 9651 and 9631 No. 4 Road. Beautification works include, but are not limited to, removal of the existing sidewalk and lighting strip, and the construction of a new 1.5 m wide sidewalk at the property line with a grass and treed boulevard.

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: Single-family houses zoned Single Detached (RS1/E) fronting onto No. 4 Road;

To the East: Across No. 4 Road, McNair School;

To the South: Single-family house zoned Single Detached (RS1/E) fronting onto Saunders Road; and

To the West: Single-family houses zoned Single Detached (RS1/E) fronting onto Bakerview Drive.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of 9631 and 9651 No. 4 Road (RZ 04-268666) was held on February 21, 2005. The Public Hearing for the rezoning of 9671 No. 4 Road (RZ 07-395773) was held on October 19, 2009. No concerns regarding the rezoning applications were expressed at either of the Public Hearings.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Low Density Townhouse (RTL3) except for the zoning variances noted below.

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

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

- 1) Reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.31 m (7.59 ft.) for a single storey electrical closet attached to the building.

(Staff supports the proposed variance as the reduction to the side yard setback permits the front buildings to step down to a two-storey height along the side yards and improves the architectural expression and character of the development).

- 2) Reduce the south side yard setback from 3.0 m (9.84 ft.) to 2.36 m (8.35 ft.) for a single storey electrical closet attached to the building.

(Staff supports the proposed variance as the reduction to the side yard setback permits the front buildings to step down to a two-storey height along the side yards and improves the architectural expression and character of the development).

- 3) Allow tandem parking spaces in four (4) of the 12 townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit).

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 2, 2009 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis***Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The duplex units at the rear have been limited to two (2) storeys with a minimum 4.5 m rear yard setback.
- All end units in the front buildings adjacent to the neighbouring single-family houses to the north and south as well as adjacent to the entry driveway have been stepped down from three (3) storeys to 2½ storeys.
- Adjacent properties to the north and south are expected to be redeveloped in the future. A conceptual development is on file.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from No. 4 Road and a north-south drive aisle providing access to all unit garages.
- All units along No. 4 Road have direct access from the street.
- A cross-access agreement, allowing access to/from the future development sites to the north at 9591 and 9611 No. 4 Road and to the south at 9691 No. 4 Road, has been secured at rezoning.

- A cross-access agreement, allowing access to/from the future development sites to the north at 9591 and 9611 No. 4 Road and to the south at 9691 No. 4 Road, has been secured at rezoning.
- The amenity area is situated in a central open courtyard at the end of the entry driveway and is visible from No. 4 Road.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in four (4) of the street fronting units.
- A total of three (3) visitor parking spaces are provided, including one (1) accessible parking space. All of the visitor parking spaces are located within the side yard setback.

Architectural Form and Character

- A pedestrian scale is provided at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, and landscape features.
- Visual interest and variety has been incorporated with gable roof, entry porches, varying material combinations and a range of colour finishes.
- The proposed building materials (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 doors, transom windows, and planting islands.
- Two (2) convertible units have been incorporated into the design. Accessibility features that allow for aging in place have also been incorporated into 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

- Seven (7) bylaw-size trees were noted on-site and were identified for removal at the rezoning stage. The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurred with the Arborist's recommendations based on the poor health of trees (4 trees) and conflicts with the proposed development (3 trees).
- The site plan and tree preservation scheme were once again reviewed at the Development Permit stage. Due to the locations of the central drive aisle and buildings, as well as the proposed grade changes, all of the seven (7) trees on site are to be removed.
- The City's Tree Preservation Coordinator recommends that a "Specimen" Cedar tree (minimum 5 m tall) be located in the central amenity area in order to compensate the loss of a mature Cedar tree which in excellent condition. The applicant has agreed to incorporate this request into the landscape design.
- After the rezoning application for the development proposal achieved Third Reading, two (2) Tree Cutting Permits were issued for the removal of three (3) trees (out of the 7 trees identified for removal) due to the location impeding building demolition. The balance of bylaw-sized trees on-site identified for removal (4 trees) will be retained on-site until the Development Permit is issued.
- The applicant has committed to the protection of one (1) tree located on the adjacent property to the north at 9611 No. 4 Road. Tree protection fencing on-site around the driplines of this tree will be required prior to any construction activities, including building demolition,

occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.

- 14 replacement trees are required. The landscape design includes 24 new trees which will contribute a maturity to the development identity and streetscape elevation.
- The lot coverage for landscaping with live plant material is 30.6%.
- Permeable pavers are proposed on the entry driveway to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 40%.
- A children's play equipment is proposed in the outdoor amenity area.
- Cash-in-lieu (\$12,000) for indoor amenity has been provided as a condition of rezoning approvals (RZ 04-268666 and RZ 07-395773).

Crime Prevention Through Environmental Design

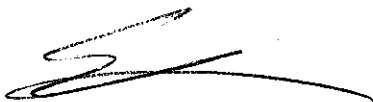
- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

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.
- Two (2) bicycle parking stalls are provided to each unit to encourage the usage of bicycles.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on over 30% of the 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 presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$43,380.00 (based on total floor area of 21,690 ft²);
- Registration of a covenant prohibiting the conversion of parking area into habitable space and

- Submission of a contract with a certified arborist to oversee on-site works conducted on the subject site close to the protected trees on the adjacent properties. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.

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

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



City of Richmond

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

Development Application Data Sheet Development Applications Division

DP 06-350001

Attachment 1

Address: 9631, 9651 and 9671 No. 4 Road

Applicant: Matthew Cheng Architect Inc. Owner: Pardeep K Bhangle & Gurdial K Bhangle

Floor Area Gross: 2,015 m² Floor Area Net: 1,344 m²

	Existing	Proposed
Site Area:	2,339.93 m ²	2,339.93 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)
Number of Units:	3	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.58	none permitted
Lot Coverage:	Max. 40%	38.8%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard (North):	Min. 3 m	2.31 m	variance supported
Setback – Side Yard (South):	Min. 3 m	2.36 m	variance supported
Setback – Rear Yard:	Min. 3 m	4.78 m	none
Height (m):	Max. 11 m	10.61 m	none
Lot Size:	30 m wide x 35 m deep	64.92 m wide x 35.63 m deep	none
Off-street Parking Spaces – Residential/Visitor:	24 and 3	24 and 3	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	27	27	none
Tandem Parking Spaces	not permitted	8	variance supported
Amenity Space – Indoor:	Min. 70 m ²	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 72 m ²	80.44 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 2, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

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

The comments of the Panel were as follows:

1. consider modifying the roof line/eave line of the east blocks facing No. 4 Road to express the individual units more clearly and reduce the scale and height of the roof line as it relates to the back units;

The scale of the front buildings is reduced by changing the building end gables to hip roof. The building height for both buildings is also further reduced to 10.46m. Each unit is expressed vertically by protruding building mass and box windows with gable end treatment.

2. consider the scale and relationship of the front and back units;
The front building scale is reduced. The roofline of the second floor of the front buildings and of top floor of the rear buildings are consistent.

3. consider simplifying the gable roof articulation at the building entrances;

The gables are simplified. The mid units are reversed to have shared entry cover and the end units have their own entry covers.

4. consider more articulation at the building entrances on the lane side like introducing more windows and side lights to give it more of a front entrance form and character;

Entry door sidelights and columns have been added to the lane entry. The side light style garage doors are specified for the project.

5. consider simplifying the planting scheme in the No. 4 Road streetscape and more consistent hedge row treatment at the back edge;

Planting to No. 4 Rd. has been simplified with consistent hedge-type planting inside and outside the perimeter fence. Outside the fence line is a low-growing Azalea. Inside the fence line is a medium-height evergreen hedge of "Spring Bouquet" Viburnum. These selections replace the mixed plantings previously shown. A cedar hedge has been added to simplify the rear property line treatment as requested.

6. consider vertically aligned spaces in adaptable units for vertical lifts in future projects; and

Chairlift is used in the project. Vertical lifts will be considered in the future projects.

7. consider increasing the diversity of tree species.

Diversity of tree species has been increased as per ADP decision. 2 additional species have been added: Fragrant Snowbell at the rear property line and Armstrong Red Maples on the No.4 Rd. frontage.



City of Richmond
Planning and Development Department

Development Permit

No. DP 06-350001

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9631, 9651 AND 9671 NO. 4 ROAD
Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.31 m (7.59 ft.) for a single storey electrical closet attached to the building.
 - b) reduce the south side yard setback from 3.0 m (9.84 ft.) to 2.36 m (8.35 ft.) for a single storey electrical closet attached to the building.
 - c) allow tandem parking spaces in four (4) of the 12 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 \$43,380.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

No. DP 06-350001

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9631, 9651 AND 9671 NO. 4 ROAD

Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

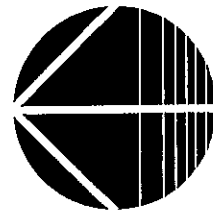
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

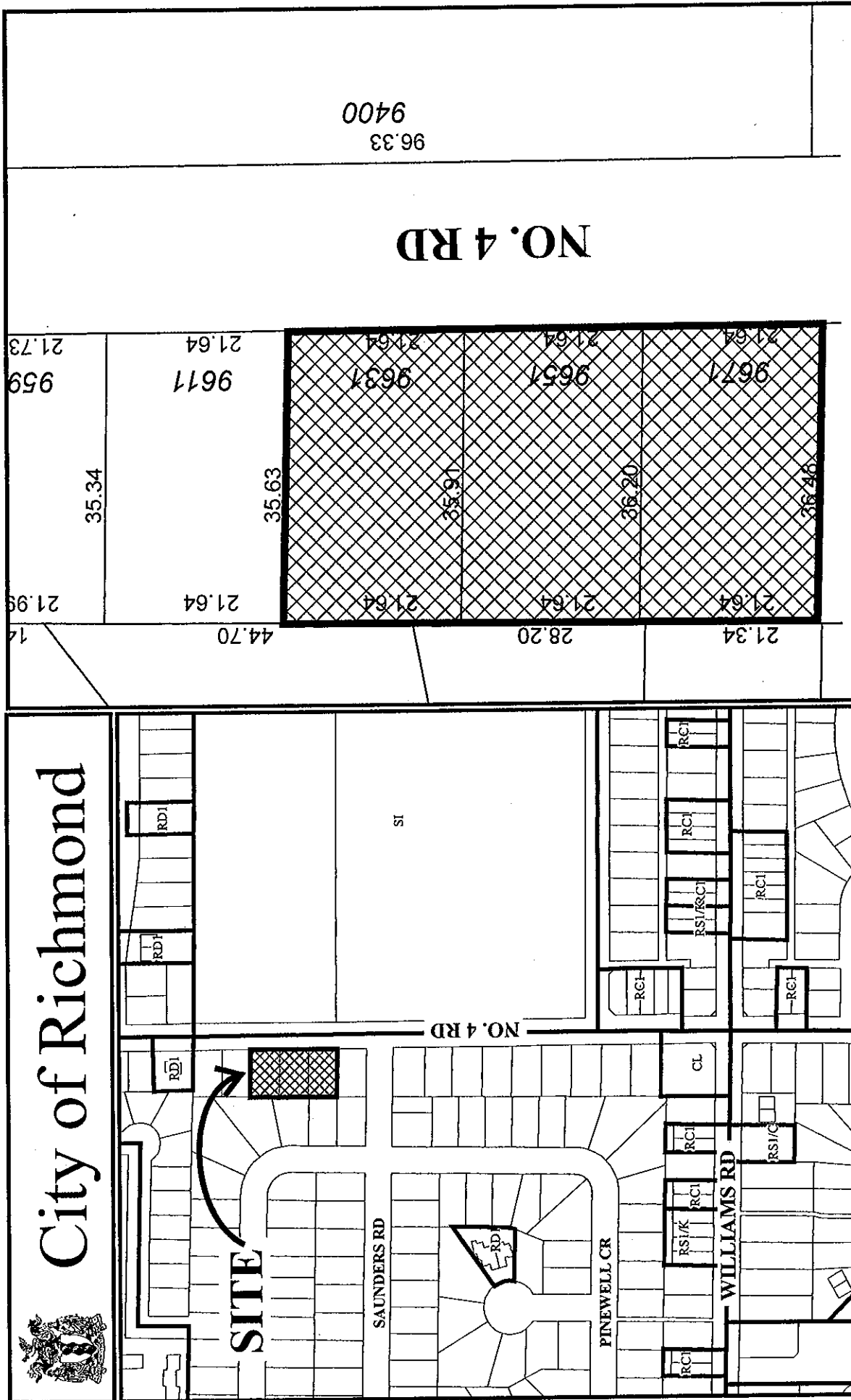


DP 06-350001
SCHEDULE "A"

Original Date: 10/23/06

Revision Date: 04/28/10

Note: Dimensions are in METRES





**MATTHEW CHENG
ARCHITECT INC.**

480-441 WEST 42ND AVENUE, SUITE 100
DENVER, CO 80202
TEL: (303) 733-1000 FAX: (303) 733-1001
WWW.MATTHEWCHENGARCHITECT.COM

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF COLORADO. I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF COLORADO AND THAT I AM NOT PROVIDING ARCHITECTURAL SERVICES TO ANY OTHER PARTY FOR THE SAME PROJECT AT THE SAME TIME.

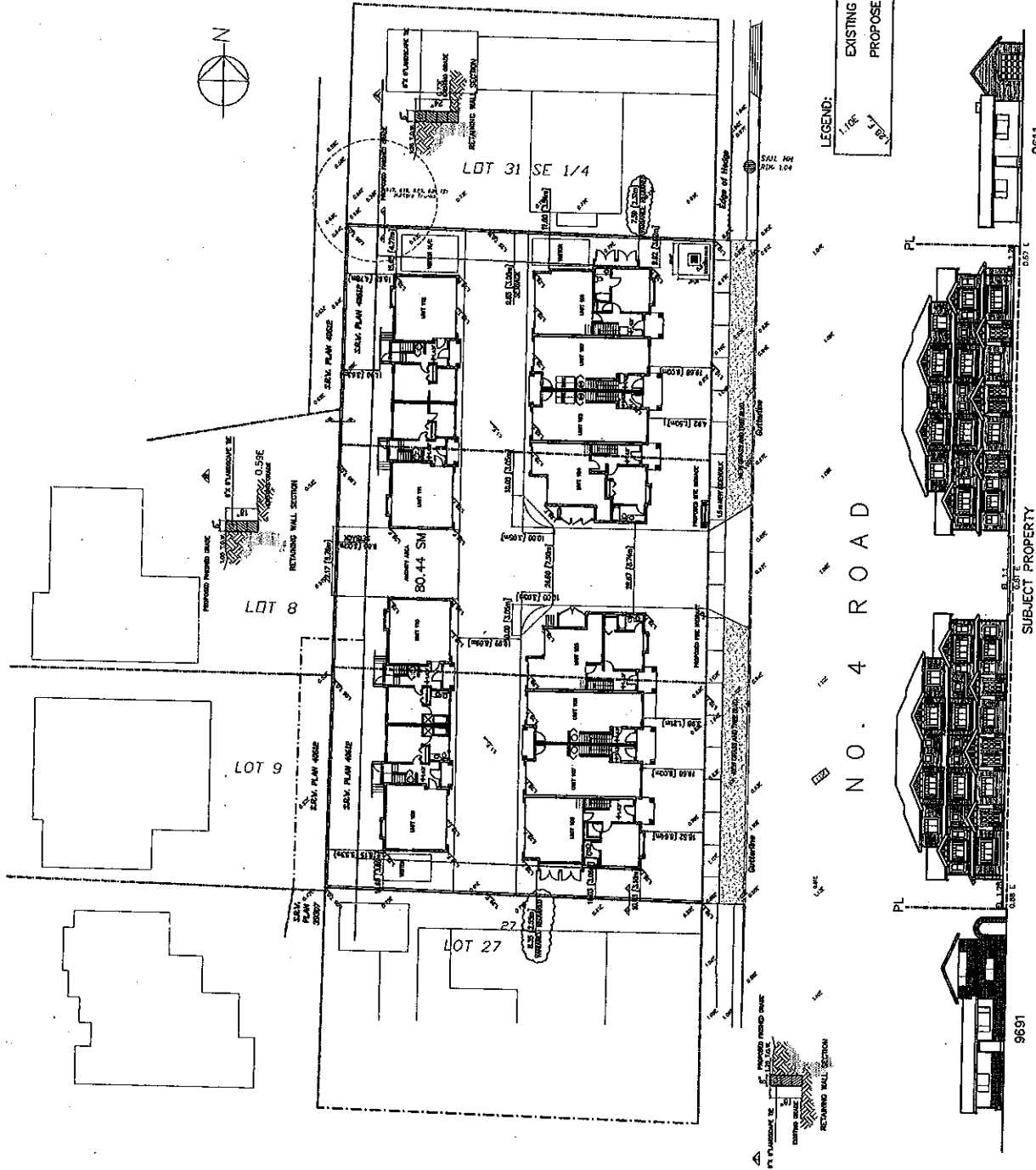
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03	20090614	A.D.P.
04	20090614	REVISED
05	20090616	DP SUBMISSION
06	20090616	DP REVISIONS
07	20090627	DP REV.

Comments:

Project No.
NOV. 16, 2009
REVISION 1
9631.5531.5971 NO.4 RD.

Sheet Title
SITE GRADE PLAN

Scale:	1/8" = 1'-0"
Project Name:	
Client:	
Location:	
Project No.:	#10
Sheet No.:	



APR 28 2010
PLAN #10

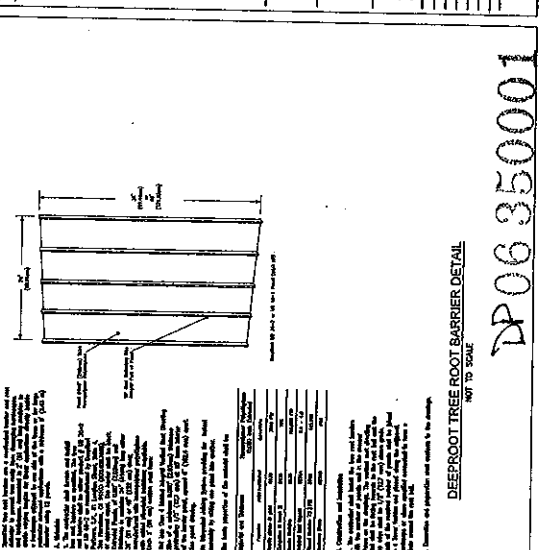
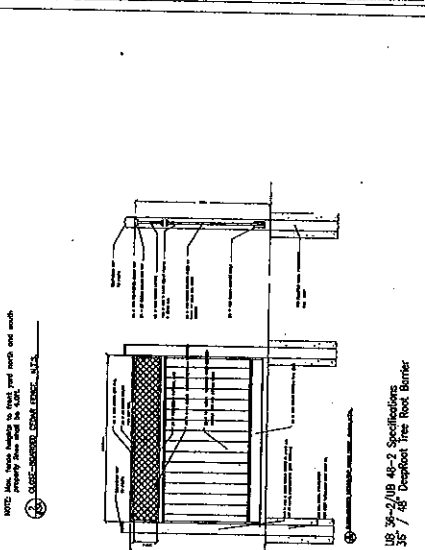
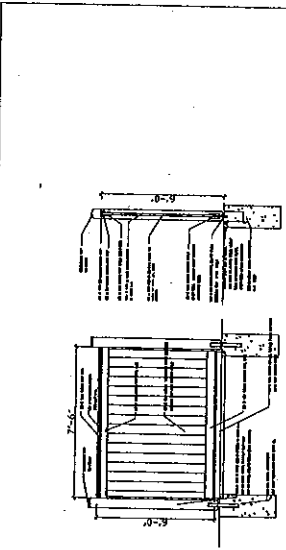
DP06350001

NO.	DATE	DESCRIPTION
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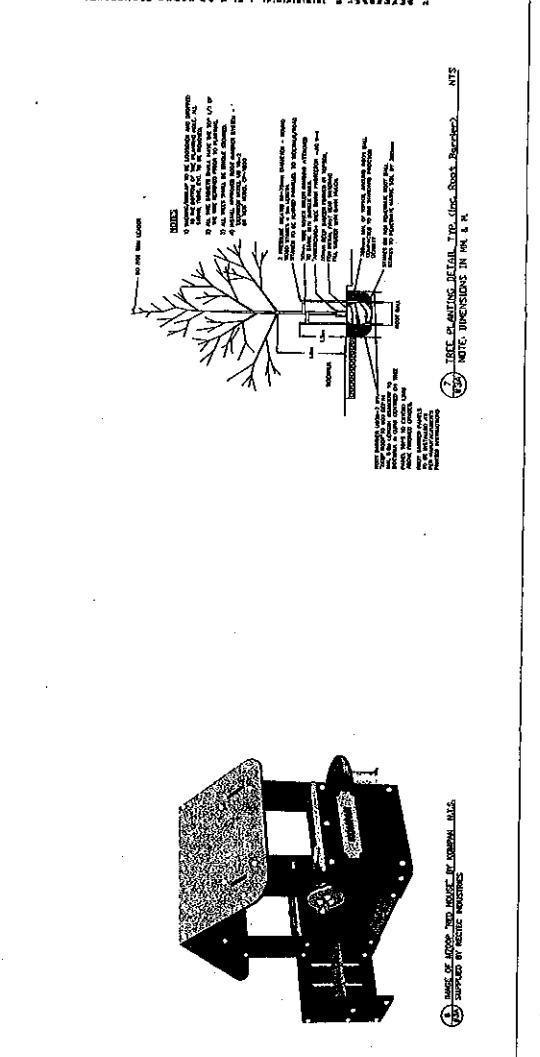
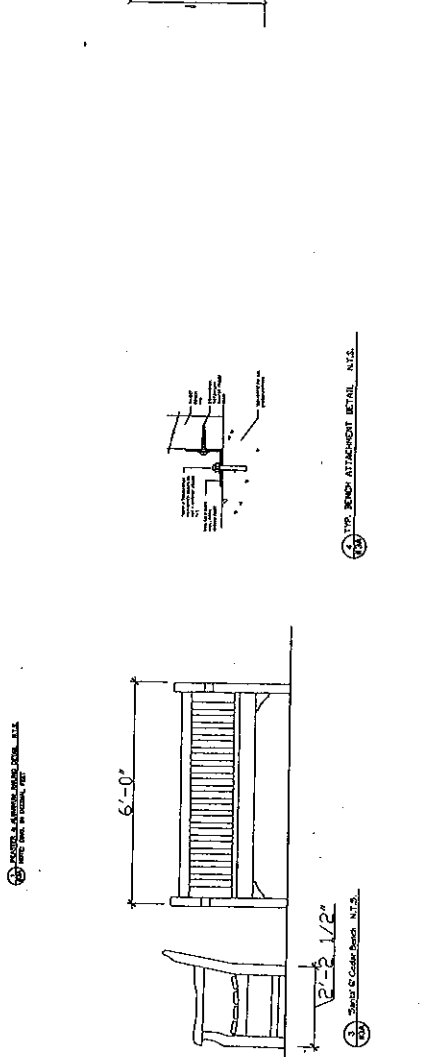
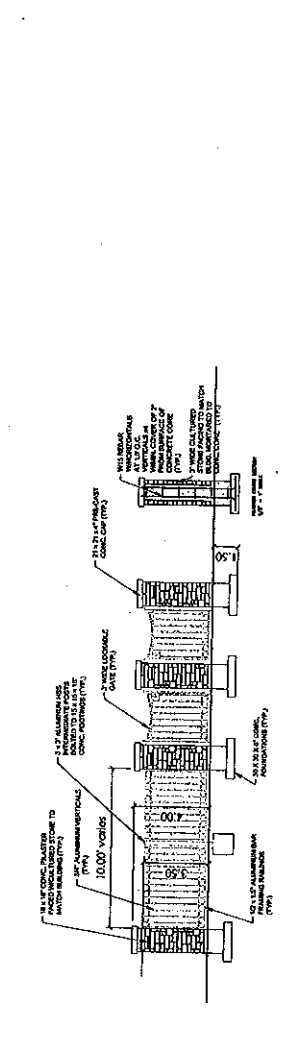
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PROJECT ELECTRICAL	000
PROJECT MECHANICAL	000
PROJECT CIVIL	000
PROJECT STRUCTURAL	000
PROJECT ENVIRONMENTAL	000
PROJECT HISTORIC	000
PROJECT OTHER	000

PROJECT NO.	000
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PROJECT NAME	000
PROJECT LOCATION	000
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APR 28 2010



PLAN #34 2



PLAN #34 2

NOTES: SEE ATTACHMENT DETAIL INT. 2.

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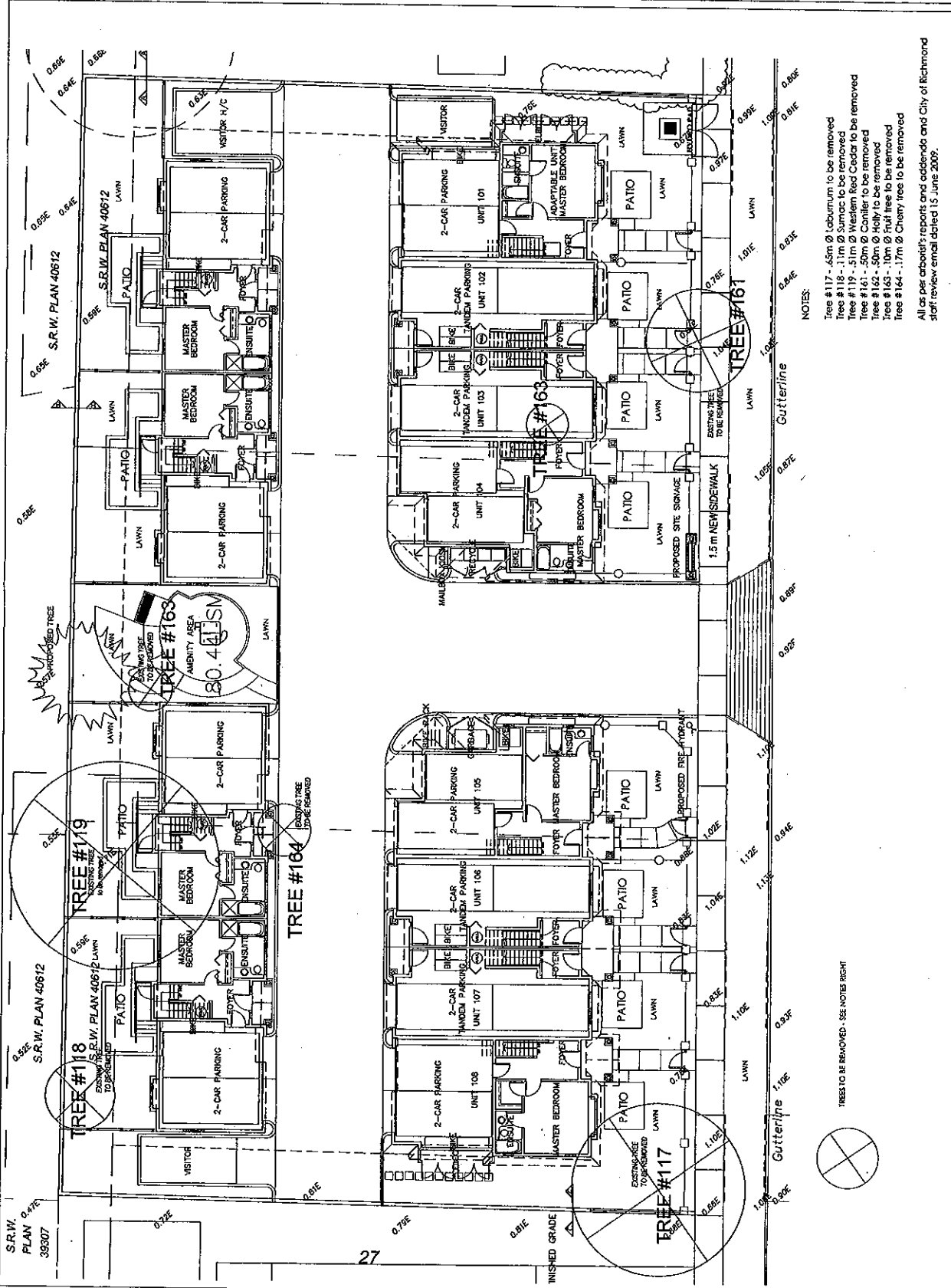
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NO.	DATE	DESCRIPTION
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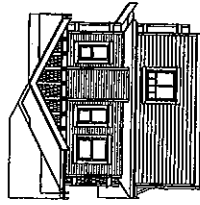
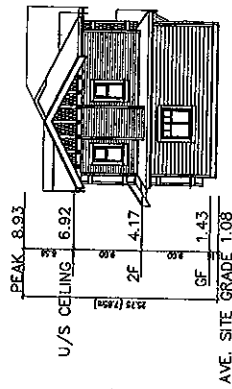
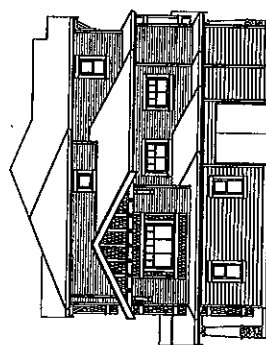
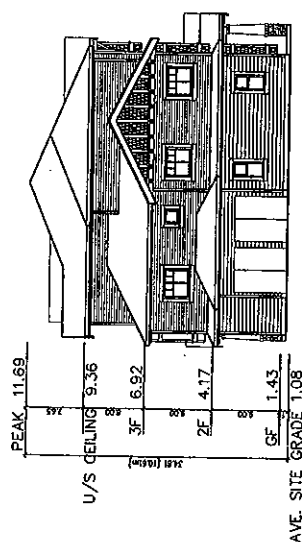
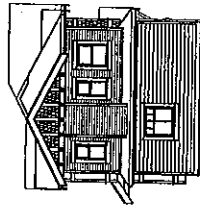
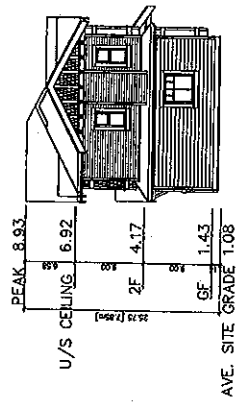
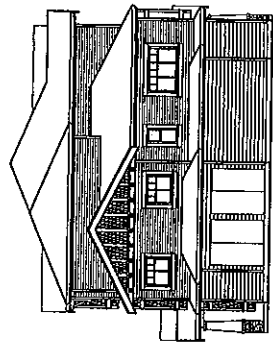
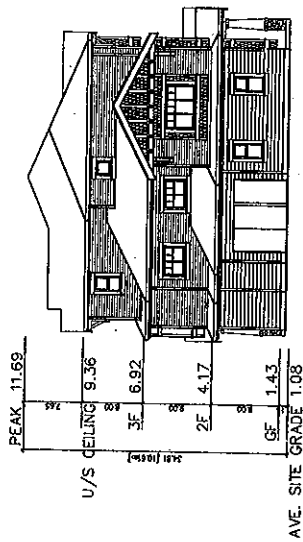
NOTES:

- Tree #117 - 45m @ Lobum to be removed
- Tree #118 - 11m @ Sumac to be removed
- Tree #119 - 51m @ Western Red Cedar to be removed
- Tree #161 - 50m @ Holly to be removed
- Tree #162 - 50m @ Holly to be removed
- Tree #163 - 10m @ Holly to be removed
- Tree #164 - 17m @ Cherry to be removed

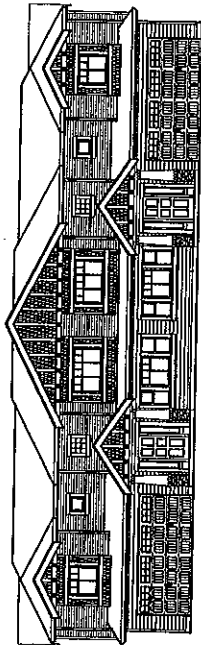
All as per attached reports and addenda and City of Richmond staff review email dated 15 June 2008.

APR 20 2010
PLAN #2

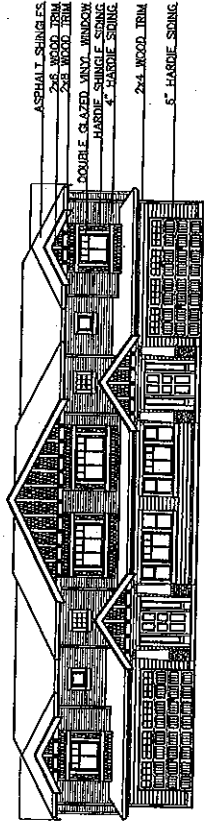
DP06350001



PEAK 8.93
U/S CEILING 6.92
2F 4.17
GF 1.43
AVE. SITE GRADE 1.08

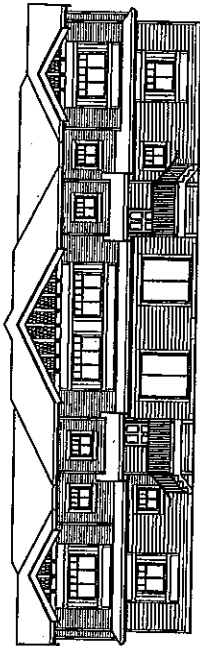


EAST ELEVATION (BUILDING #4)

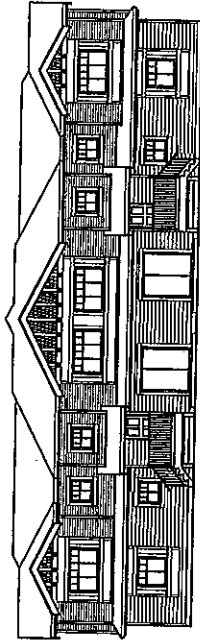


EAST ELEVATION (BUILDING #3)

PEAK 8.93
U/S CEILING 6.92
2F 4.17
GF 1.43
AVE. SITE GRADE 1.08



WEST ELEVATION (BUILDING #3)



WEST ELEVATION (BUILDING #4)

BUILDING #3
ASPHALT SHINGLES BM HC-155
8" HARDIE SIDING BM HC-155
4" HARDIE SIDING BM HC-35
TRIMS/FASCIAS BM HC-109
BM HC-174
ENTRY DOOR BM HC-20
CULTURE STONE CSI-20027
GARAGE DOOR HC-35
ASPHALT SHINGLES MALARKY'S HIGHLANDER (STORM GREY)

BUILDING #4
ASPHALT SHINGLES BM HC-81
8" HARDIE SIDING BM HC-169
4" HARDIE SIDING BM HC-35
TRIMS/FASCIAS BM HC-174
BM HC-20
ENTRY DOOR BM HC-20
CULTURE STONE CSI-20027
GARAGE DOOR HC-35

APR 28 2010
PLAN #4C

DP 06350001

Project Name	12-UNIT TOWNHOUSE DEVELOPMENT
Project No.	9631-9671 No. 4 ROAD
Location	RICHMOND, B.C.
Scale	1/8" = 1'-0"
Project Number	#4C

ELEVATIONS

MATTHEW CHENG
ARCHITECT INC.

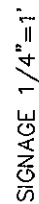


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DATE: 04/28/2010
BY: MCH
CHECKED BY: MCH
APPROVED BY: MCH


NO. 4 ROAD

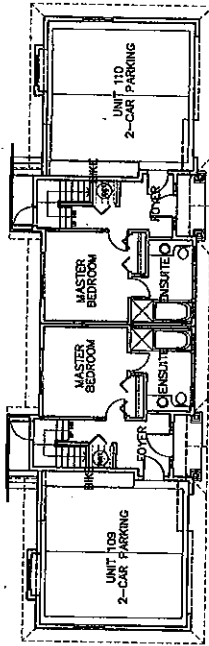
Richmond



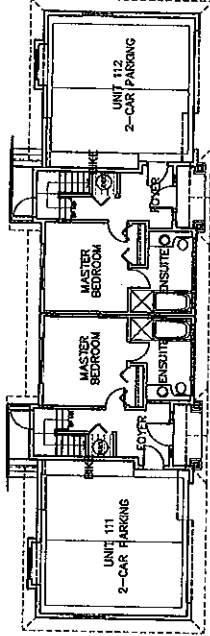
APR 28 2010

APR 2 1968

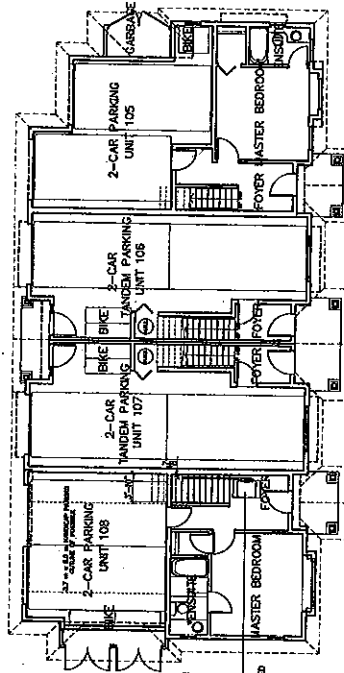
 <p>MATTHEW CHENG ARCHITECT INC.</p> <p>THE FIRM HAS BEEN ADVISED THAT THE ORIGINAL CONTRACTOR HAS BEEN AWARDED THE PROJECT AND THAT ALL INTERESTS AND CLAIMS IN THE PROJECT HAVE BEEN TRANSFERRED TO THE CONTRACTOR. THE FIRM HAS BEEN ADVISED THAT THE PROJECT IS BEING CONSTRUCTED BY THE CONTRACTOR. THE FIRM HAS BEEN ADVISED THAT THE PROJECT IS BEING CONSTRUCTED BY THE CONTRACTOR.</p> <p>THE FIRM HAS BEEN ADVISED THAT THE PROJECT IS BEING CONSTRUCTED BY THE CONTRACTOR.</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet No. SITE SIGNAGE AND SIGNAGE DETAIL</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>Project No. 12-UNIT TOWNHOUSE SITE, SIGNAGE AND DEVELOPMENT 9637-9671 No. 4 ROAD RICHMOND, B.C.</p>
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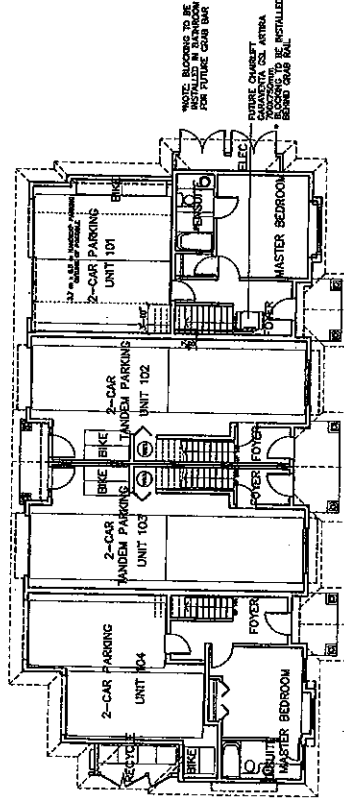
BUILDING 4



BUILDING 3



BUILDING 2



BUILDING 1

NOTE: BLOCKING TO BE INSTALLED IN BATHROOM FOR FUTURE GRAB BAR

NOTE: BLOCKING TO BE INSTALLED IN BATHROOM FOR FUTURE GRAB BAR

NOTE: BLOCKING TO BE INSTALLED IN BATHROOM FOR FUTURE GRAB BAR

NOTE: BLOCKING TO BE INSTALLED IN BATHROOM FOR FUTURE GRAB BAR

GROUND FLOOR PLAN

- * BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS. PLEASE REFER TO #11
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

REFERENCE PLAN

06 350001 APR 28 2010

MATTHEW CHENG
ARCHITECT INC.



DESIGNED BY: MATTHEW CHENG
DRAWN BY: MATTHEW CHENG
CHECKED BY: MATTHEW CHENG
DATE: 04/28/2010

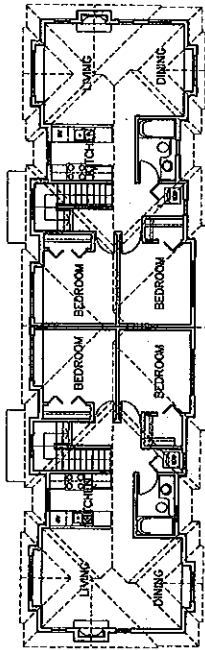
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North Arrow

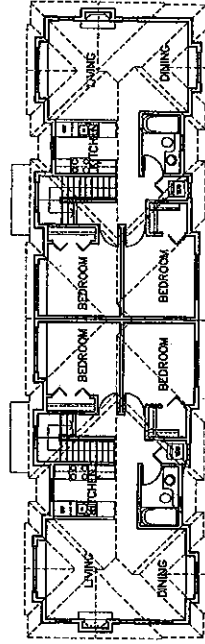
12-UNIT TOWNHOUSE
DEVELOPMENT
9631-9637 No. 4 ROAD
RICHMOND, B.C.

Sheet No.
GROUND FLOOR PLANS

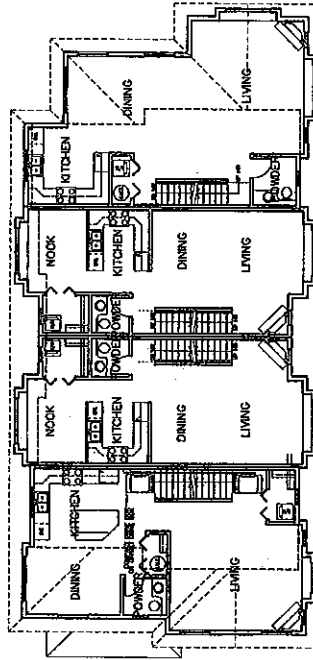
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Checked By:	Rev. No.:
Scale:	Rev. No.:
Project Number:	#5a



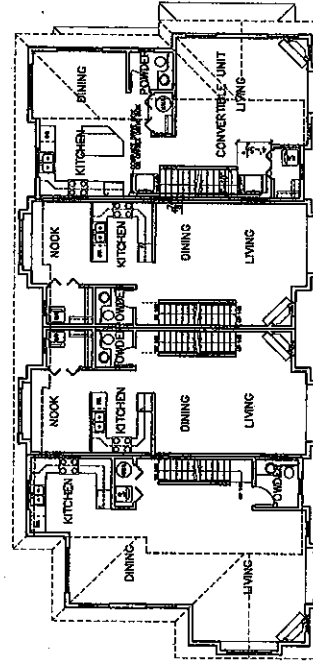
BUILDING 4



BUILDING 3



BUILDING 2



BUILDING 1

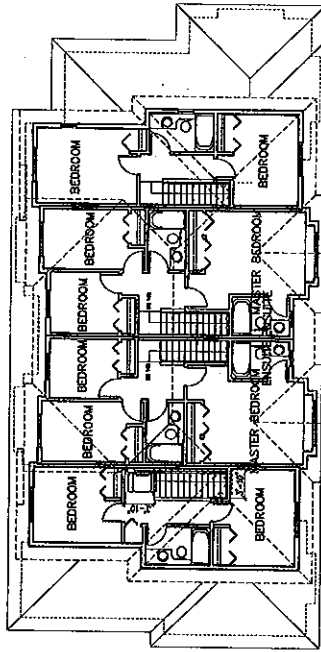
SECOND FLOOR PLAN

- * BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS. PLEASE REFER TO #11.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

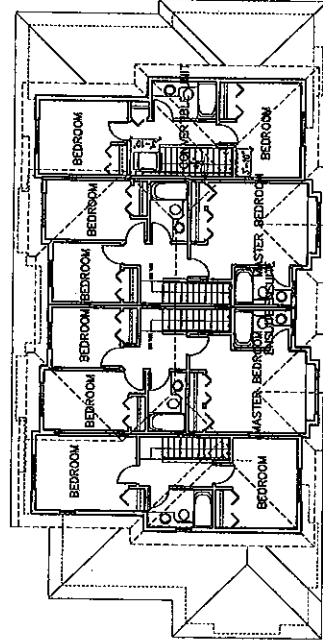
REFERENCE PLAN

DP 06350001 APR 28 2010

 <p>MATTHEW CHENG ARCHITECT INC. 1100 WEST 10TH AVENUE SUITE 200 VANCOUVER, BC V6H 1T6 TEL: 604-681-1100 FAX: 604-681-1101 WWW.MCHENGARCHITECT.COM</p>	<p>THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>DATE: 04/28/2010 BY: J.C. FOR: ARCHITECT PROJECT: 12-UNIT TOWNHOUSE DEVELOPMENT NO. 4 ROAD RICHMOND, B.C.</p>	<p>NO. 4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO. 12-UNIT TOWNHOUSE DEVELOPMENT 9631-9671 NO. 4 ROAD RICHMOND, B.C.</p>	<p>SECOND FLOOR PLANS</p>	<p>DATE: 04/28/2010 BY: J.C. FOR: ARCHITECT PROJECT: 12-UNIT TOWNHOUSE DEVELOPMENT 9631-9671 NO. 4 ROAD RICHMOND, B.C.</p>	<p>#5b</p>
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BUILDINGS #1 & 2



BUILDING 1


THIRD FLOOR PLAN

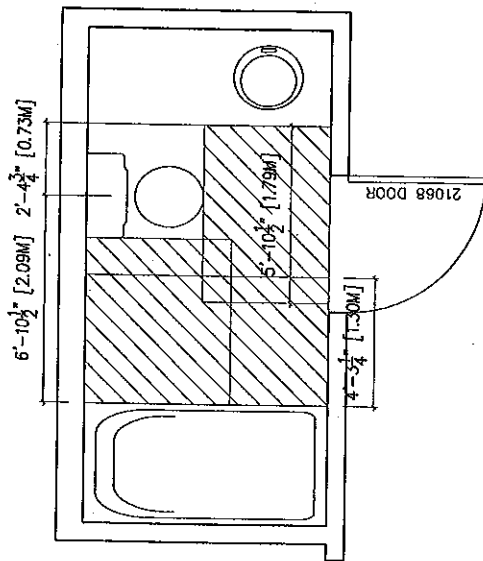
- * BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS. PLEASE REFER TO #11.
- * LEVER HANDLE TO BE USED FOR ALL DOORS.
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

REFERENCE PLAN

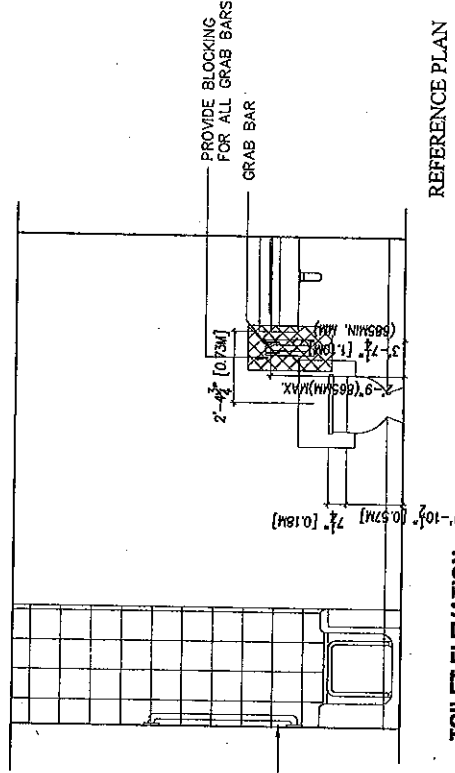
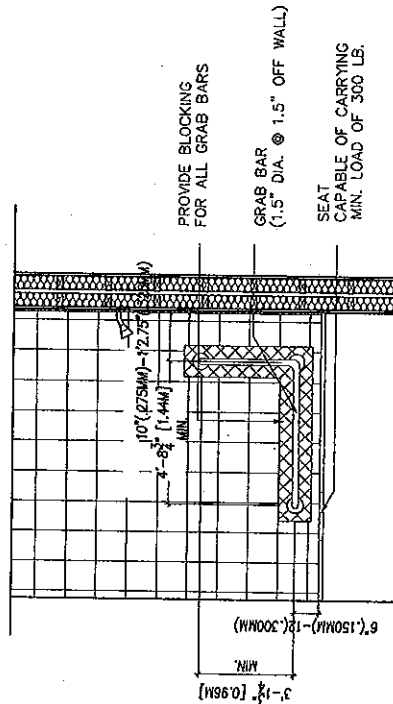
DP 06350001

APR 28 2010

	<p>MATTHEW CHENG ARCHITECT INC.</p> <p>2008-10-20 2008-1</p>
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* ALL ENTRY DOOR (SWING DOOR) ARE MIN. 2'-10" WIDE.



REFERENCE PLAN APR 28 2010

BATH TUB ELEVATION

TOILET ELEVATION

DP 06350001

<p>MATTHEW CHENG ARCHITECT INC. 10000 WILLOW CREEK DRIVE, SUITE 100 RICHMOND, BC V6X 3E7 TEL: (604) 271-8888 FAX: (604) 271-8889 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>NO DATE ON 2010/04/28</p>	<p>NO DATE BY 2010/04/28</p>	<p>CONTRACTOR</p>	<p>PROJECT TITLE 12-UNIT TOWNHOUSE DEVELOPMENT 9631-9671 No. 4 ROAD RICHMOND, B.C.</p>	<p>UNIT CONVERTIBLE UNIT BATHROOM TYP.</p>	<p>Revision Date APR 18 2010</p>		<p>Project Number #11</p>
						<p>Drawn By Checked By Scale 1/8" = 1'-0"</p>	<p>Plot Date Plot No. Plot Size</p>	