



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: July 30, 2012
File: DP 10-541227
Re: **Application by Gagan Deep Chadha and Rajat Bedi for a Development Permit
at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 14 townhouse units at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum lot coverage for buildings from 40% to 42%;
 - b) Reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site; and
 - c) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.

Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

Staff Report

Origin

Gagan Deep Chadha and Rajat Bedi have applied to the City of Richmond for permission to develop 14 townhouse units at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road). This site is being rezoned from Two-Unit Dwellings (RD1) and Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8762 (RZ 10-536067).

The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 11-589429). Works include, but are not limited to: frontage improvements along No. 3 Road, improvements to the east-west vehicle lane and pedestrian walkway along the entire north property line of the subject site, and improvements to the north-south walkway located within the city-owned parcel west of the subject site.

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: Directly across the existing east-west lane, two (2) newer dwellings and coach houses on small lots zoned “Coach Houses (RCH)”, created through rezoning and subdivision in 2004;
- To the East: Directly across No. 3 Road, older and newer dwellings on large lots zoned “Single Detached (RS1/E)” along with an older character townhouse complex on a lot zoned “Low Density Townhouses (RTL1)” further south;
- To the South: Two (2) newer dwellings on medium-sized lots zoned “Single Detached (RS1/B)”, created through rezoning and subdivision in 2000, along with a townhouse complex constructed in the late 1990’s on a lot zoned “Low Density Townhouses (RTL1)” beyond that; and
- To the West: Across the existing rear lane and city-owned lot, older and newer dwellings on large lots zoned “Single Detached (RS1/E)”, fronting Belair Drive and Bates Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 7, 2011. At the Public Hearing, a resident from the single-family neighbourhood to the west expressed his concern related to additional vehicle traffic on the back lane.

Transportation Department staff confirmed that the OCP objective for the Broadmoor sub-area to use lanes to provide vehicular access to multiple-family developments is met by the proposed development. Transportation has reviewed the proposal and is satisfied; the anticipated traffic generated by the proposed 14-unit townhouse development will result in only a marginal increase in traffic and is within the capacity of the adjacent lane. The available right of way width for the lane is typical of lanes outside City Centre.

As well, as part of the servicing agreement for off-site works, vehicular and pedestrian upgrades to the adjacent lanes are required by the development. Improvements include roll over curb, repaving and lighting for the east-west lane along the north property line and the north-south lane from the subject site to the north property line of 9491 No. 3 Road. As well, improvements to the pedestrian walkway along the eastern portion of the east-west lane north of the site connecting to No. 3 Road include redesigned ramps, pathway and landscaping.

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 Townhouses (RTL4) zone 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) Increase the maximum lot coverage for buildings from 40% to 42%.

(Staff supports the proposed variance, as the proposed 2% increase is consistent with the amount of lot area along No. 3 Road dedicated to the City as part of the Rezoning application, while the floor area ratio still remains under the maximum of 0.6 FAR. The proposal complies in terms of lot coverage with buildings, structures, and non-porous surfaces and lot coverage with live plant material. Also, 21.77% of the lot area is treated with permeable pavers within the outdoor amenity area, the vehicle drive-aisle, visitor parking area, and pedestrian pathways, which assists with on-site drainage.)

- 2) Reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site.

(Staff supports the proposed variance as it is a minor variance to allow a landscape structure that does not form part of the principal building to locate closer to the front property line to define a pedestrian access point and provide visual interest along the street. No projection into the actual Public Rights of Passage Right of Way is proposed or to be allowed.)

- 3) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space has been secured at rezoning.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel (ADP) for review on January 18, 2012, but the Panel had some reservations over some design elements of the proposal and asked the applicant to modify and return to ADP for further review. The project was once again presented to ADP for review on February 22, 2012 and the Panel supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 22, 2012 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

- Three-storey units are proposed along No. 3 Road. The proposed Building D is stepped down from three (3) storeys to two (2) storeys at the south end. While the required side yard setback is 3.0 m, a 3.5 m setback is provided to the first and second storeys, as well as a 5.5 m setback to the third storey is provided to minimize overlooking opportunity.
- The proposed Building E is stepped down from three (3) storeys to one (1) storey. While the required side yard setback is 3.0 m, a 4.6 m setback to the first storey, as well as a 6.2 m setback to the second and third storeys is provided. Together with the existing 6.0 m wide east-west walkway/laneway along the north property line, a generous separation (up to 12.2 m) between the proposed three-storey townhouse building and the existing two-storey single-family dwelling units to the north along No. 3 Road is provided to minimize overlooking and shadowing opportunity.
- All units along the west property line, adjacent to the unopened lane and the city own property to the west, have been kept to two storeys in recognition of the adjacent existing single-family development.
- The proposed rear yard setback of 4.6 m exceeds the requirements of the RTL4 zone (3.0 m) and the guidelines in the Arterial Road Redevelopment Policy (4.5 m). Together with the unopened lane (6 m wide) and the city own property to the west, issues related to privacy and overlook are minimized.

Urban Design and Site Planning

- All units along No. 3 Road have direct access from the street. The grade level of the unit entry is approximately 1.9 m above the grade of the sidewalk along No. 3 Road. A landscaped terrace with an approximately 1.0 m tall retaining wall and a sloped landscaping area (approximately 21%) is proposed to reach the new grade.
- All rear units have direct access from the adjacent existing laneway or proposed public walkway. The rear yards are elevated (ranging from 0.5 m to 0.9 m) to provide useable yard spaces closer to the minimum flood construction level.
- The layout of the townhouse units is organized along one (1) short north-south drive aisle, providing access to the site and access to all unit garages from the existing east-west lane along the north property line. No cross access to the adjacent property to the south is required.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in all of the street fronting units (8 units).
- Two (2) standard and one (1) accessible visitor parking spaces are provided throughout the site.
- The outdoor amenity area is proposed at the northwest corner of the site adjacent to the existing lane and currently vacant city owned parcel for maximum exposure. The size and location of the outdoor amenity space is appropriate in providing a feature open landscape and amenity convenient to all of the units.

- The garbage and recycling enclosure is located on the west side of the entry driveway and has been incorporated into the design of the adjacent building to minimize its visual impact.
- Two (2) pedestrian walkways are proposed to provide access from No. 3 Road to the internal drive aisle. These walkways will also be used as fire rescue access routes.

Architectural Form and Character

- A pedestrian scale is achieved along the public street, public walkway, and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual internal unit entrances.
- The proposal takes on a more urban approach with brick massing and modern charcoal-gray metal bay windows.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and lighting fixtures.
- The impact of continuous balconies has been mitigated with the addition of trellis on every other unit.
- The proposed building materials (Hardie panel, brick, Hardie siding, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in 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

- Tree preservation was reviewed at rezoning stage and five (5) bylaw-sized trees and a hedgerow comprised of 30 specimens on-site were identified for removal due to general poor condition. A total of ten (10) replacement trees are required.
- The applicant is proposing to plant 34 replacement trees on-site, including 17 conifer and 17 deciduous trees; in addition, hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- In response to the urban setting along No. 3 Road, stepped retaining walls and plantings of trees, shrubs, and groundcovers are proposed. The stepping of landscaping allows for gardening along the edges of the entry walks and provides a green face to the streetscape.
- Traditional townhouse fenced yards with gates to patios and small garden spaces are provided at the rear of the site.
- Children's play equipment catering for 2 to 6 years old age group is proposed in the outdoor amenity area.
- Mailbox kiosk, benches, bicycle racks, and a large specimen tree are also proposed in the outdoor amenity area to encourage social activities among the future residents.
- Feature paving highlights at the site entrance as well as in front of the outdoor amenity area provide a break to the long asphalt driveway.

- Indoor amenity space is not proposed on-site. A \$14,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

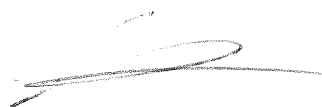
- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street public walkway.
- Space differentiation (public, semi public, private) is achieved through the use of change of grade, fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlooking the outdoor amenity space are integrated in the building design to increase surveillance opportunity.

Sustainability

- Light color pavement and siding are proposed to reduce island effect.
- Large amount of glazing is proposed to increase illumination to optimize energy performance.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on the entire internal drive aisle to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 46.7%.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planner I
(604-276-4121)

EL:rg

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 \$47,223.80 (based on gross floor area of 23,611.9 ft²).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.

- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



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 10-541227

Attachment 1

Address: 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road)

Applicant: Gagan Deep Chadha and Rajat Bedi Owner: Kraftsmen Holdings Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 2,193.5 m² (23,611.9 ft²) Floor Area Net: 1,333.2 m² (14,350.0 ft²)

	Existing	Proposed
Site Area:	2,230.99 m ² (24,014.14 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	42%	variance requested
Lot Coverage – Non-porous Surfaces	Max. 70%	51.8%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	4.6 m	none
Setback – Side Yard (South) (m):	Min. 3 m	3.5 m	none
Setback – Rear Yard (m):	Min. 3 m	4.6 m	none
Setback – PROP ROW (East) (m):	Min. 2 m	0.0 m	variance requested
Height (m):	12.0 m (3 storeys)	11.7 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	Approx. 53 m wide x 42 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	28 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	not permitted	16	variance requested
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site.	none	none

Off-street Parking Spaces - Accessible	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	18 (Class 1) and 3 (Class 2)	18 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$14,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	84 m ²	none

**Excerpt from the Minutes from
The Design Panel Meeting**

Wednesday, February 22, 2012 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

Comments from the Panel were as follows (applicant's responses in ***bold italics***):

The following comments were submitted by Simon Ho (absent) and read by Sara Badyal:

1. transition at grade on No. 3 Road is extremely severe; appreciate use of brick but upstanding wall adjacent unit entry stairs is abrupt;

The brick walls next No3 Road are revised. Take Unit 3 as an example, the grade of private yard next to No. 3 Road is 1.262 m. The 1st brick wall next to No. 3 Road is 1.816 m (the difference between the top of the 1st brick wall and the grade of private yard is 0.554 m). The 2nd brick wall next to No. 3 Road is 2.422 m (the difference between the top of the 2nd brick wall and the grade of private yard is 1.16 m). (Please refer to Sheet A202, A401.)

2. frame elements along No. 3 Road need to be expressed more either in height or in the introduction of additional transom-type glazing;

Transom-type glazing proposed. (Please refer to Sheet A300.)

3. frame elements are foreign as they only appear on the No. 3 Road facade; need to see these elements included somewhere else in the project to provide visual connectivity;

Similar brick frame elements are provided at rear to garage doors. (Please refer to Sheet A301 and A302.)

4. trellis elements look weak and lack “layering” to make them successful;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

5. double height trellis at the corner of the lane and No. 3 Road looks weak; concern whether it will stand up structurally;

The trellis (at Grid Line D and 10.8) are removed. (Please refer to Sheet A202.)

6. very weak resolution of the garbage room/lean-to structure; either needs to be pulled away and treated as a separate “pavilion” type building or needs to be integrated more successfully into the project;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

7. appreciate colour differentiation of garage doors but stay away from primary colours as they are visually too strong as shown;

The colour of garage doors is revised to one colour. (Please refer to Sheet A300 ~ A302.)

8. glazed guardrail seems too contemporary for this building [west elevation] as it is more “Craftsman” – style”; consider traditional balustrade-type guardrail;

The guardrails are revised to simple style. (Please refer to Sheet A302.)

9. project identification looks out of place, i.e. not residential, and too simplistic;

Residential project identification provided. (Please refer to Sheet Landscape 3D.)

Comments of the Panel members present:

10. noted some improvements from previous presentation to the Panel particularly on the No. 3 Road frontage; it is now livable and the separation of public and private realms is better; design of stairs work better;

Noted.

11. brick wall at pedestrian entrance off No. 3 Road sidewalk is too abrupt; needs more articulation;

The brick walls next No3 Road are revised. Take Unit 3 as an example, the grade of private yard next to No.3 Road is 1.262 m. The 1st brick wall next to No. 3 Road is 1.816 m (the difference between the top of the 1st brick wall and the grade of private yard is 0.554 m). The 2nd brick wall next to No. 3 Road is 2.422 m (the difference between the top of the 2nd brick wall and the grade of private yard is 1.16 m). (Please refer to Sheet A202, A401.)

12. trellis elements look isolated and are not well integrated into architecture or landscape; language is not cohesive; trellis elements don't relate to the fence along the walkway on the south side; could relate to the barge boards and could be picked up throughout the project; use of glass and balustrade is appropriate but need to tie in to the wood trellis;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

13. concern on the tall trellis element at the northeast corner; does not work well from a design standpoint; consider tying in to wood elements, barge board, shading devices and signage;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

14. differentiation of garage doors with colour helps break up the elevation but primary colours are too strong; applicant needs to reconsider using primary colours;

The colour of garage doors is revised to one colour. (Please refer to Sheet A300 ~ A302.)

15. garbage/recycling enclosure is not well resolved;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

16. good move on the visitor parking; it is much clearer now;

Noted.

17. signage is not well integrated with the building elements; looks like it is made of a different material; applicant should redesign integrate better into the entrance and building architecture;

The comment was made in reference to architectural detail that was in conflict with landscape detail. (Please refer to Landscape Sheet)

18. landscape is better resolved now than in the previous presentation to the Panel;

Noted.

19. improvements have been made from site design and landscape perspective particularly along the No. 3 Road frontage;

Noted.

20. applicant's style of presentation is somewhat simplistic or diagrammatic as seen in the renderings of the 3-dimensional model; renderings need to be carefully represented in the plan as they help convey the actual intent of the elements;

Noted.

21. agree with the comments on the impact of the brick wall; appreciate the intent and direction of present design but minimize the extent of visible brick from the street by making the slope steeper or lowering the cheek wall on the upper stair; consider simplifying handrails to one side;

The brick walls next No3 Road are revised. Take Unit 3 as an example, the grade of private yard next to No.3 Road is 1.262 m. The 1st brick wall next to No. 3 Road is 1.816 m (the difference between the top of the 1st brick wall and the grade of private yard is 0.554 m). The 2nd brick wall next to No. 3 Road is 2.422 m (the difference between the top of the 2nd brick wall and the grade of private yard is 1.16 m). (Please refer to Sheet A202, A401.)

22. entry appears to respond to laneway pedestrian circulation path width, but consider narrowing it to avoid being mistaken as a connection for vehicles;

The civil has designed the walkway to Richmond requirements for the walkway. The path has 3 bollards across both ends of the walk adjacent our site to protect from vehicular access.

23. right approach on the pedestrian walkway, i.e. planting on the fire access pathway and just allowing access through and providing emphasis to the southern pedestrian entrance way;

Noted.

24. agree with comments that trellis elements don't feel integrated into the building language; consider adding brick elements to trellises at the walkway and play area;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

25. integrate mailbox and other utilities with signage; consolidate in a cohesive manner;

Done. Please refer to Landscape Plan.

26. big improvement on the No. 3 facade; appreciate the efforts made on the facade treatment along the internal drive aisle;

Noted.

27. frame elements on No. 3 Road stand out from other developments in Richmond; they look modern; however, proportion needs to be refined, either through treatment or use of materials;

Frame elements are refined by use of more time-less brick material per ADP comments. (Please refer to Sheet A300 ~ A302.)

28. tall trellis at the northeast corner does not work; does not look comfortable proportion-wise; what is its purpose and how does it feel under the trellis?

The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

29. outdoor amenity space feels like a left-over space; design development is needed to separate it from a high-traffic area to make it more enjoyable for people to use;

The outdoor amenity space is relocated to next to west property line. (Please refer to Sheet A201.)

30. agree with comments that using primary colours on the garage doors doesn't work;

The colour of garage doors is revised to one colour. (Please refer to Sheet A300 ~ A302.)

31. like the contemporary nature of the No.3 Road frontage;

Noted.

32. transition around the corner becomes confusing; entry way planks coming over fits in with the contemporary nature of the project;

Building by No. 3 Road has more contemporary approach. The use of brick continues around corners of front buildings. The rear building fits better into the context of single family house to the rear (west). (Please refer to Sheet A300 ~302.)

33. function of trellises is confusing; they appear neither an architectural nor landscape element; consider bringing them down to the landscape; strengthen the entry way by possibly moving the trellis structure to the property line and become a landscape feature instead of another architectural treatment;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

34. garbage and recycling structure is somewhat weak; not in proportion; threshold is confusing but could be strengthened to improve arrival sequence;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

35. there is good and bad stamped concrete; consider opportunity to slope central drive court to central drainage strip; consider using natural materials, e.g. stone cobble to layer the central courtyard and as an organizing element;

The slope is designed to central drainage strip and the concrete is water permeable material. (Please refer to A201.)

36. location of garbage and recycling is close to the bedroom on the second floor of the two-storey adjacent unit; consider relocating the garbage and recycling structure adjacent to a three-storey unit (where the bedroom is on the third floor) to mitigate the noise;

The enclosed garbage/recycling room is relocated adjacent to a three-storey unit, Unit 1. (Please refer to Sheet A201- Grid Line 10.8&C.)

37. garbage and recycling structure is adjacent to the only convertible unit in the proposed development; consider relocating it adjacent to one of the regular units;

The enclosed garbage/recycling room is relocated adjacent to a three-storey unit, Unit 1. (Please refer to Sheet A201- Grid Line 10.8&C.)

38. proposed stair climber require wide stairs but cannot facilitate movement of disabled people between floor levels; would require a mobility unit at each floor; consider using a garaventa platform stair climber to access multi-level stairs;

Garaventa Wheelchair lifts is proposed. (Please refer to Sheet A210.)

39. to economize on floor space, consider using standard stair design and locating a storage closet in the corner of the garage which could be connected through storage closets on each floor; storage closets could be built in but capable of being removed if needed;

Option considered. (Please refer to Sheet A210.)

40. applicant has done a good job on the issues brought up by the Panel;

Noted.

41. No. 3 Road frontage is very well done; responded well to the comments of the Panel;

Noted.

42. two of the weakest elements of the project are the north facades of the two buildings;

More architectural elements are incorporated such as different bay windows, weather protection for mail box, integrated with the building E for garbage room, and removed trellis. (Please refer to Sheet A300.)

43. there is opportunity to integrate the trellis signage, mail box and other elements in a more cohesive manner;

Trellis signage and mailbox details are revised. (Please refer to 3A and 3D.)

44. recycling and garbage area looks like an add-on; needs to be improved as it located in the gateway to the project;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

45. integrating elements in the facades of the two buildings will strengthen the entrance to the development;

Use of same roof material, siding color and brick contributing to a cohesive entrance. (Please refer to Sheet A300 ~ A302.)

46. it is not necessary to enlarge or emphasize the corner at the southwest entrance to the project; consider detailing it in a more integrated manner; and

The trellis at the southwest corner is shrank and relocated. (Please refer to Sheet A202.)

47. there is an obvious difference between the coloured elevations and the three-dimensional views; coloured elevations have much darker colours while the three-dimensional views are sunny; applicant should present similar tones in the future.

Noted.



City of Richmond
Planning and Development Department

Development Permit

No. DP 10-541227

To the Holder: GAGAN DEEP CHADHA AND RAJAT BEDI

PROPERTY ADDRESS: 9551 NO. 3 ROAD (FORMERLY 9511/9531 AND 9551 NO. 3 ROAD)

Address: c/o WILSON CHANG
WILSON CHANG ARCHITECT INC.
288 WEST 8TH AVENUE
VANCOUVER, BC V6Y 1N5

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) Increase the maximum lot coverage for buildings from 40% to 42%;
 - b) Reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site; and
 - c) Allow a total of 16 tandem parking spaces in eight (8) 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 \$47,223.80 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 10-541227

To the Holder: GAGAN DEEP CHADHA AND RAJAT BEDI

Property Address: 9551 NO. 3 ROAD (FORMERLY 9511/9531 AND 9551 NO. 3 ROAD)

Address: c/o WILSON CHANG
WILSON CHANG ARCHITECT INC.
288 WEST 8TH AVENUE
VANCOUVER, BC V6Y 1N5

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.

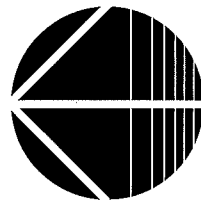
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

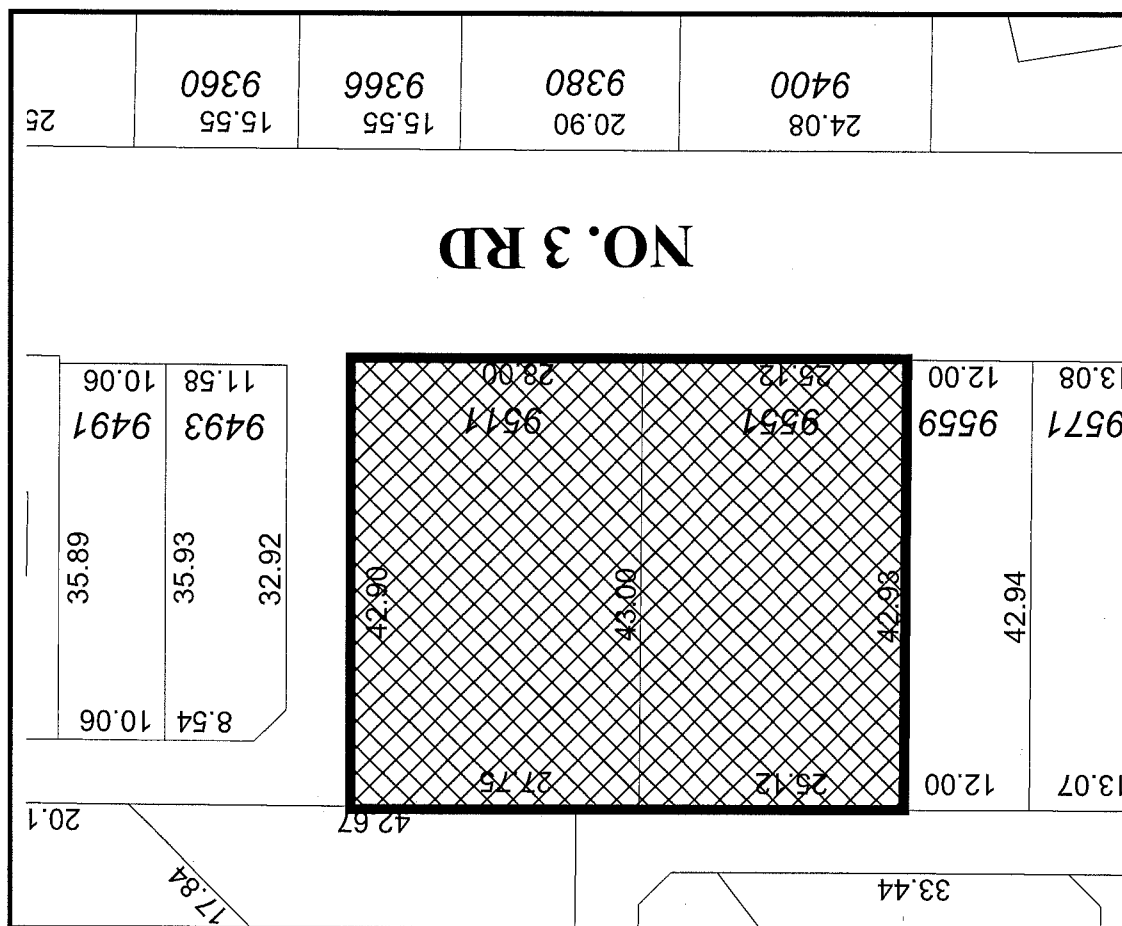


DP 10-541227
SCHEDULE "A"

Original Date: 08/19/10

Revision Date: 07/30/12

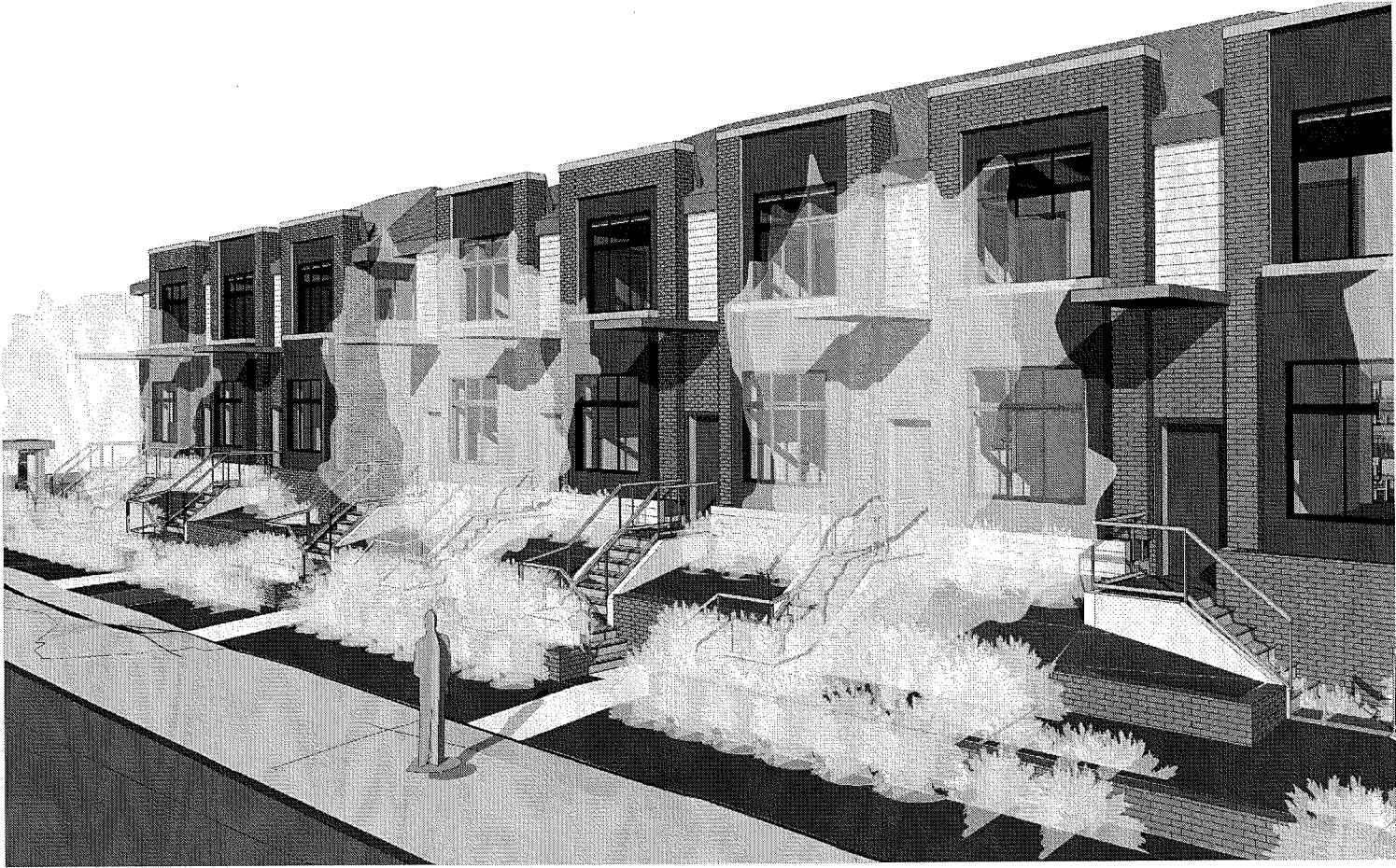
Note: Dimensions are in METRES



MULTI-FAMILY RESIDENTIAL DEVELOPMENT @9551 NO 3 ROAD, RICHMOND, BC

DRAWING SET - REZONING

A000	PROJECT DATA
A100	CONTEXT PLAN & ENLARGED CONTEXT PLAN
A101	LOT COVERAGE OVERLAY
A102	FAR OVERLAY- FIRST FLOOR
A103	FAR OVERLAY- SECOND FLOOR
A104	FAR OVERLAY- THIRD FLOOR
A105	PRIVATE OUTDOOR SPACE/ OUTDOOR AMENITY SPACE
A106	FIRE HYDRANT ACCESS PLAN
A107	FIRE TRUCK ACCESS PLAN
A201	LOWER SITE PLAN
A202	UPPER SITE PLAN
A203	FIRST / SECOND FLOOR PLAN (BUILDING A, B, AND C)
A204	ROOF PLAN (BUILDING A, B, AND C)
A205	FIRST FLOOR PLAN (BUILD. D & E)
A206	SECOND FLOOR PLAN (BUILD. D & E)
A207	THIRD FLOOR PLAN (BUILD. D & E)
A208	ROOF PLAN (BUILD. D AND E)
A209	UNIT PLAN, TYPE B AND C
A210	CONVERTIBLE UNIT PLAN
A300	NORTH / EAST (BUILD. D&E) ELEVATIONS
A301	EAST ELEVATION (BUILD. A, B, AND C) / SOUTH ELEVATION
A302	WEST ELEVATIONS
A303	NORTH ELEV. (BLDG. B & C, D) / SOUTH ELEV. (BLDG. B & C, E)
A400	SECTIONS (BUILDING A, B, AND C)
A401	SECTIONS (BUILD. D & E) & STREETSCAPE
A402	SECTIONS
A500	DRIVE AISLE WIDTHS / GARBAGE / RECYCLING AREA
A800	ISOMETRIC NORTH-EAST
A801	ISOMETRIC SOUTH-WEST
A802	ISOMETRIC 1 BUILD. A, B, AND E
A803	ISOMETRIC NORTH-EAST BUILD. D & E
A804	ISOMETRIC SOUTH-WEST BUILD. D & E
A805	ISOMETRIC - OUTDOOR AMENITY SPACE 01
A806	ISOMETRIC - OUTDOOR AMENITY SPACE 02
A807	ISOMETRIC NORTH-EAST -1
A808	ISOMETRIC NORTH-WEST-1



OWNER:
KRAFTSMEN
Mr. GAGAN CHADHA (gagan@kraftsmen.com)
SUITE 113 - 6033 LONDON ROAD
RICHMOND, BC V7E 0A7
T:604-204-2667
F:604-773-1802

ARCHITECTURAL:
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Mr. RICHARD LIN (rlin@wcai.ca)
Mr. WILSON CHANG (wchang@wcai.ca)
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VANCOUVER, BC V5Y 1N5
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LANDSCAPE:
PMG LANDSCAPE ARCHITECTS
Mrs. DENISA DIMITROVA (Denitsa@pmglandscape.com)
Mrs. PAT CAMPBELL (Pat@pmglandscape.com)
SUITE C100-4185 STILL CREEK DRIVE
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CIVIL:
MPT ENGINEERING Co. Ltd.
Mr. AI GERREBOS (agerrebos@mpt.bc.ca)
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RICHMOND, BC V7A 5H7
T:604.270.9331
F:604.270.4137

SURVEY:
MATSON PECK & TOPLISS SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, BC V7A 5H7
T:604.270.9331
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THE VARIANCE REQUEST:
1. TRELLIS 2 (PLEASE REFER TO SHEET A202 GRID LINE D&I)
2. BUILDINGS COVERAGE (PLEASE REFER TO A101)
3. 16 TANDEM PARKING SPACES (PLEASE REFER TO A201)

LANDSCAPING AND SCREENING PROPOSED
ACCORDING TO THE PROVISION OF SECTION 6.0

PARKING ANALYSIS

VEHICLE RESIDENT	:2.0 X 14 UNIT	REQUIRE = 28	PROVIDED 12 (SIDE BY SIDE) 16 (TANDEM) (THE VARIANCE REQUEST)
+VISITOR	:0.2 X 14 UNIT	= 2.8	3
TOTAL		31	31
ACCESSIBLE	:0.02 X 14 UNIT	= 0.28	1
BICYCLE CLASS 1	:1.25 X 14 UNIT	= 17.5	18
+CLASS 2	:0.2 X 14 UNIT	= 3	3
TOTAL		21	21

ON-SITE VEHICLE AND BICYCLE
PARKING PROPOSED ACCORDING
TO THE STANDARDS SET OUT IN SECTION 7.0

UNIT DATA

THREE BEDROOM UNIT (DOUBLE GARAGE)	TYPE A	: 5 UNIT X 103.333 m ² (1112.268 SF)	= 516.665 m ²	5561.341 SF
THREE BEDROOM UNIT (DOUBLE GARAGE)	TYPE A-1	: 1 UNIT X 101.295 m ² (1090.331 SF)	= 101.295 m ²	1090.331 SF
THREE-BEDROOM UNIT (TANDEM GARAGE)	TYPE B	: 2 UNIT X 93.237 m ² (1003.595 SF)	= 186.474 m ²	2007.19 SF
THREE-BEDROOM UNIT (TANDEM GARAGE)	TYPE B-1	: 1 UNIT X 95.31 m ² (1025.909 SF)	= 95.31 m ²	1025.909 SF
THREE-BEDROOM UNIT (TANDEM GARAGE)	TYPE B-2	: 1 UNIT X 97.596 m ² (1050.515 SF)	= 97.596 m ²	1050.515 SF
TWO-BEDROOM UNIT (TANDEM GARAGE)	TYPE C	: 2 UNIT X 77.36 m ² (832.696 SF)	= 157.65 m ²	1696.93 SF
TWO-BEDROOM UNIT (TANDEM GARAGE)	TYPE C-1	: 1 UNIT X 81.319 m ² (875.314 SF)	= 81.319 m ²	875.314 SF
THREE-BEDROOM UNIT (TANDEM GARAGE)	TYPE D	: 1 UNIT X 96.844 m ² (1042.421 SF)	= 96.844 m ²	1042.421 SF
TOTAL				1333.154 m ² 14349.951 SF

PROJECT DATA

CIVIC ADDRESS
9551 NO 3 ROAD, RICHMOND, B.C.

FILE
RZ 10-536067, DP 10-541227

LEGAL DESCRIPTION
SURVEY PLAN OF PART OF SECTION 29 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PARCEL IDENTIFIER (PID): Rem 1: 001-101-528
LOT 160: 004-151-160

TOTAL LOT AREA	
#95511 NO3 ROAD LOT SIZE	=1171.7 SQM (APPROX. 12,612 SF)
+#95511 NO3 ROAD LOT SIZE:	=1078.1 SQM (APPROX. 11,605 SF)
TOTAL LOT AREA:	=2249.76 SQM(24,217 SF)
-DEDICATION	= 18.7739 SQM (202.0804 SF)
NET AREA :	= 2230.9866 SQM (24014.1397 SF)

ZONING ANALYSIS:RTL4

	REQUIRED	PROPOSED
SETBACK (DEVELOPMENT PRINCIPAL BUILDINGS)		
MINIMUM FRONT YARD	6m	6.553 m
MINIMUM REAR YARD	3m	4.634 m
MINIMUM NORTHERN SIDE YARD	3m	4.538m ~ 4.616m
MINIMUM SOUTHERN SIDE YARD	3m	3.00m ~ 3.586m
FAR	0.6	0.5976
MAXIMUM FAR: 0.6 = 1338.592 SQM (14408.4838 SF) (0.6 PROPOSED WITH AFFORDABLE HOUSING RESERVE FUND)		
PROPOSED FAR:		= 0.5976 1333.154 SQM (14349.951 SF) / 2230.9866 SQM (24,014.1397 SF) = 0.5976
COVERED AREA OF BUILDING /PORCHES (MAXIMUM 10 % OF FAR)	:133.859 SQ M	109.478 m ²

COVERAGE BUILDINGS + STRUCTURES	: 40%	41.82% 908.11 SQM (9774.83 SF) /2230.9866 SQM (24014.1397 SF) =41.82% (THE VARIANCE REQUEST)
BUILDINGS, STRUCTURES, AND NON-POROUS SURFACES	:65%	51.82% 1187.439 m ² (12781.490 SF) /2230.9866 SQM (24014.1397 SF) =51.82%
LIVE PLANT MATERIAL	:25%	25.00 % 557.7654 m ² (6003.7370 SF) /2230.9866 SQM (24014.1397SF) =25.00 %
NON-LIVE PERMEABLE SURFACE	-	21.77% 485.7836 m ² (5228.9316 SF) /2230.9866 SQM (24014.1397SF) =21.77%
MAX. BUILDING HT.	:12M	BUILD. A, B, AND C : 8.568 m BUILD. D AND E : 9.890 m
AVERAGE FINISHED SITE GRADE	---	(1.169 m)
ROOF PITCH	---	6"/12"
MID-POINT TO ROOF RIDGE	---	BUILD. A, B, AND C : 1.542 M BUILD. D AND E : 1.488 M
MID-POINT TO AVERAGE FINISHED SITE GRADE	---	BUILD. A, B, AND C : 8.568 m BUILD. D AND E : 9.890 m

MINIMUM OUTDOOR AMENITY SPACE	:84 SQM (904.2SF) 6 SQM X 14 UNIT =84 SQM	84.015 SQM (904.33 SF)
MINIMUM INDOOR AMENITY SPACE	:70SQ M	0 SQM (PROVIDE \$14,000 FOR 14-UNIT TOWNHOUSE DEVELOPMENT)
MINIMUM PRIVATE OUTDOOR SPACE PER UNIT	:37SQ M	BUILDING A, B, AND C : 33.20 SQ M-84.09 SQ M BUILDING D AND E : 27.84 SQ M-72.39 SQ M PLEASE REFER A105

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INTERPRETATION OF THIS DRAWING.

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ISSUED NO.	DATE	REMARKS
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B	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
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H	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
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L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
O	JUL. 13 2012	ISSUED FOR CITY REVIEW
O	JUL. 28 2012	ISSUED FOR CITY REVIEW

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

PROJECT NO: W1002
SCALE: 1/4" = 1'-0"
DRAWN: RL
CHECKED: WC

PROJECT DATA

DRAWING NO:
A000
JUL 30 2012
01 of 31

DP 10 541227 PLAN #1



② Context Plan
1 : 100

NOTE 1:

AVERAGE FINISHED SITE GRADE:

FINISHED GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24
LOT : 0.740m + 1.370m + 0.975m + 0.849m = 3.934m
+ BUILDING A : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
+ BUILDING B : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
+ BUILDING C : 1.397m + 0.997m + 1.000m + 1.397m = 4.791m
+ BUILDING D : 1.000m + 1.695m + 1.357m + 1.000m = 4.952m
+ BUILDING E : 1.000m + 1.088m + 1.701m + 1.000m = 4.789m

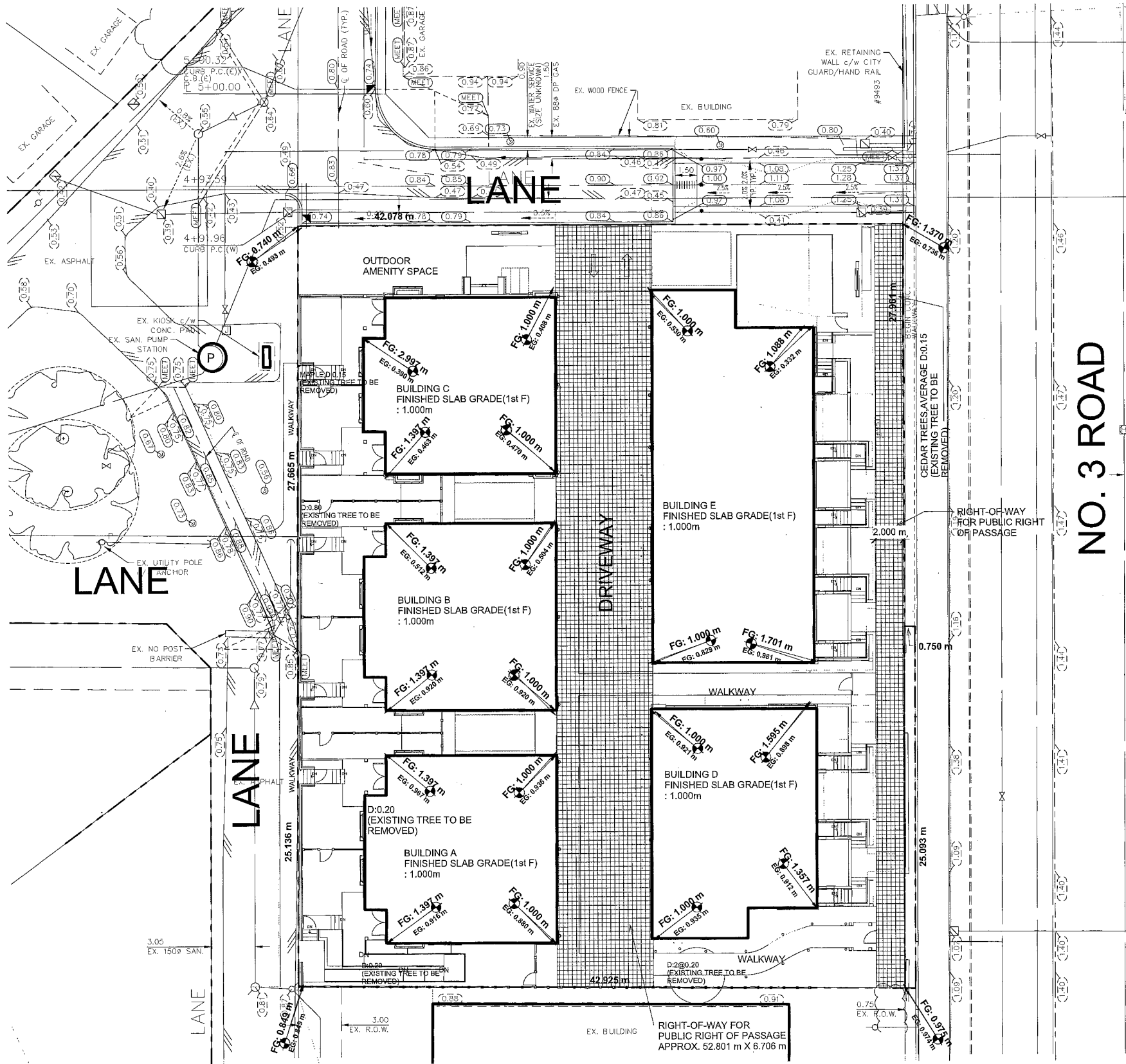
$28.054 / 24 = 1.169m$

MAX. BUILDING HEIGHT:

	REQUIRED	PROPOSED
BUILDING A, B & C:	12m (PER BYLAW 8.8.7)	6.588 m
BUILDING D & E :	12m (PER BYLAW 8.8.7)	9.890 m

NOTE 2:

THE UNIT OF SURVEY ELEVATION SPOT: METER



① ENLARGED CONTEXT PLAN
1 : 150

FG : PROPOSED FINISHED GRADE
EG : EXISTING GRADE

DP 10 541227

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Architect maibc

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E	JUN. 29, 2011	ISSUED FOR REZONING RESUBMISSION
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G	NOV. 17, 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 15, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 25, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

CONTEXT PLAN
& ENLARGED
CONTEXT PLAN

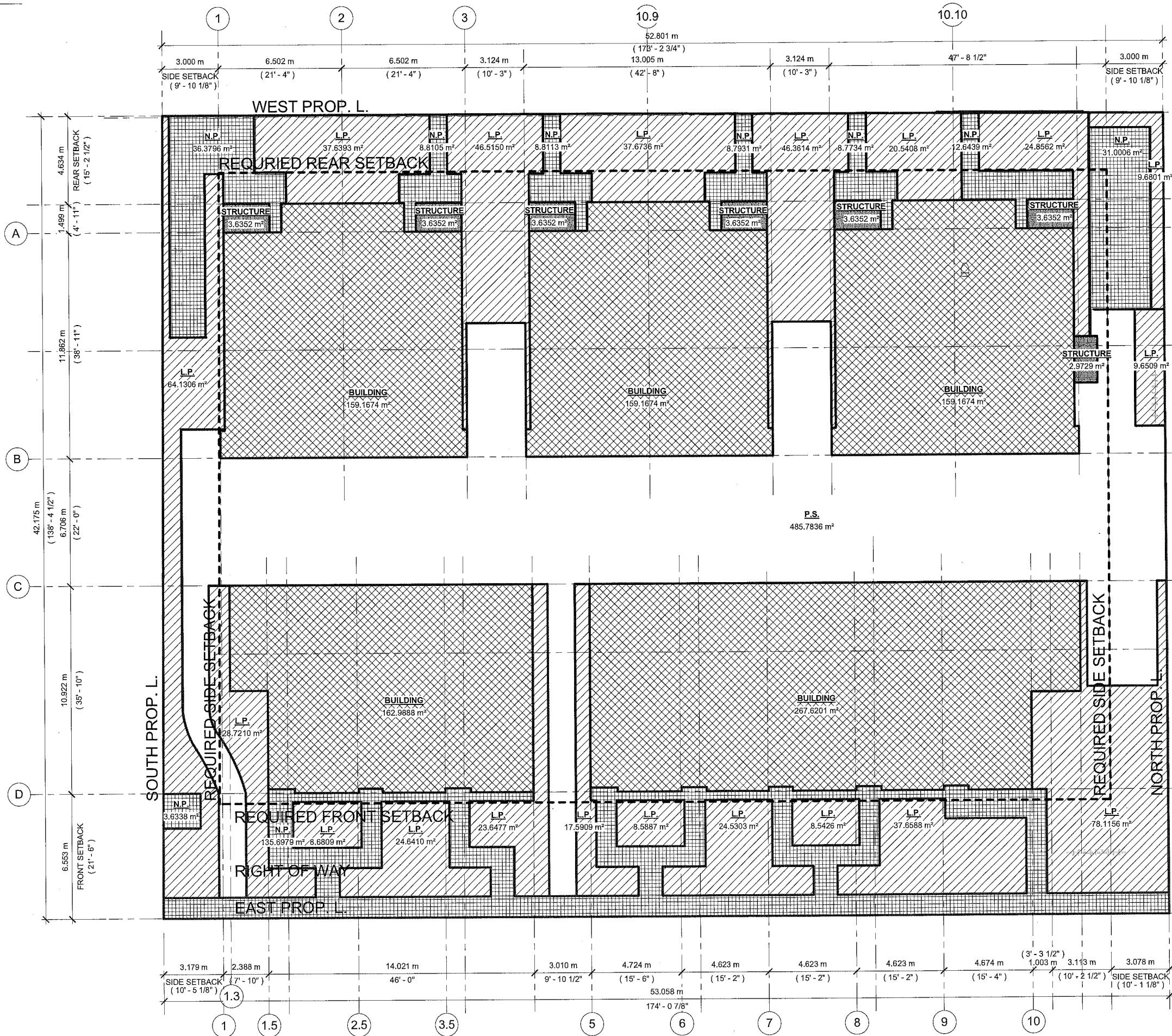
DRAWING NO:

A100
JUL 30 2012

PLAN # 1A

02 of 31

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NOTE :

LOT COVERAGE	REQUIRED	PROVIDED
BUILDINGS	:40%	:41.82%
+ STRUCTURES	892.395 SQM (9605.656 SF)	
BUILDINGS		:40.70%
		908.1112 m² (9774.8278 SF)
+ STRUCTURES		:1.11%
		24.7838 m² 266.7708 SF
OVER		:1.82 %
		40.50 SQM (435.94 SF)
+ NON-POROUS SURFACE		:11.41%
		:254.55 SQM (2740 SF)
BUILDINGS, STRUCTURES, AND NON-POROUS SURFACES	: 65 %	:51.82%
	1450.141 SQM (15609.191 SF)	1156.00 SQM (12443 SF)
LIVE PLANT MATERIAL	: 25 %	:25.00%
	557.747 SQM (6003.535 SF)	557.7654 m² 6003.7370 SF
NON-LIVE PERMEABLE SURFACES		:21.77 %
		485.7836 m² 5228.9316 SF

- LEGEND :
- N.P. : NON-POROUS SURFACE
 - P.S. : NON-LIVE PERMEABLE SURFACES
 - LP. : LIVE PLANT MATERIAL
 - : COVERAGE W/ BUILDINGS
 - : COVERAGE W/ LIVE PLANT MATERIAL
 - : COVERAGE W/ NON-LIVE PERMEABLE SURFACES
 - : COVERAGE W/ NON-POROUS SURFACE
 - : COVERED AREA OF PROCHES (STRUCTURES)

1 2ND FLR. BUILD. D+E
1/8" = 1'-0"

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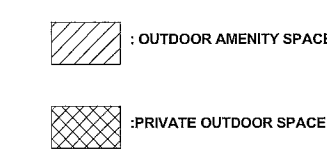
ARCHITECT:
Wilson Chang
Architect malbc
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T 604.630.9488
F 604.630.9487

ISSUED:
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N JUN. 14, 2012 ISSUED FOR CITY REVIEW
O JUL. 13, 2012 ISSUED FOR CITY REVIEW
O JUL. 26, 2012 ISSUED FOR CITY REVIEW

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9551
NO 3 ROAD
RICHMOND, B.C.
**RZ 10-536067
DP 10-541227**

CONSULTANT:
PROJECT NO: W1002
SCALE: As indicated
DRAWN: RL
CHECKED: WC
DRAWING TITLE:
LOT COVERAGE OVERLAY
DRAWING NO:
A101
JUL 30 2012 03 of 31
7/26/2012 2:54:35 PM
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DP 10 541227 PLAN #1B



① 2ND FLR. BUILD. D&E
1/8" = 1'-0"

DP 10 541227

DRAWING NO: F.P. - 04/2012
 A105
 PLAN # 10 07 of 31
 JUL 30 2012 7/26/2012

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ARCHITECT:

Wilson Chang

Architect malbc

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CONVERTIBLE & AGING-IN-PLACE :

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
 - LEVER HANDLES FOR FAUCETS
 - LEVER HANDLES FOR DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS
- UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

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M	MAY 30, 2012	ISSUED FOR CITY REVIEW
N	JUN 14, 2012	ISSUED FOR CITY REVIEW
O	JUL 13, 2012	ISSUED FOR CITY REVIEW
P	JUL 26, 2012	ISSUED FOR CITY REVIEW
	JUL 30, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

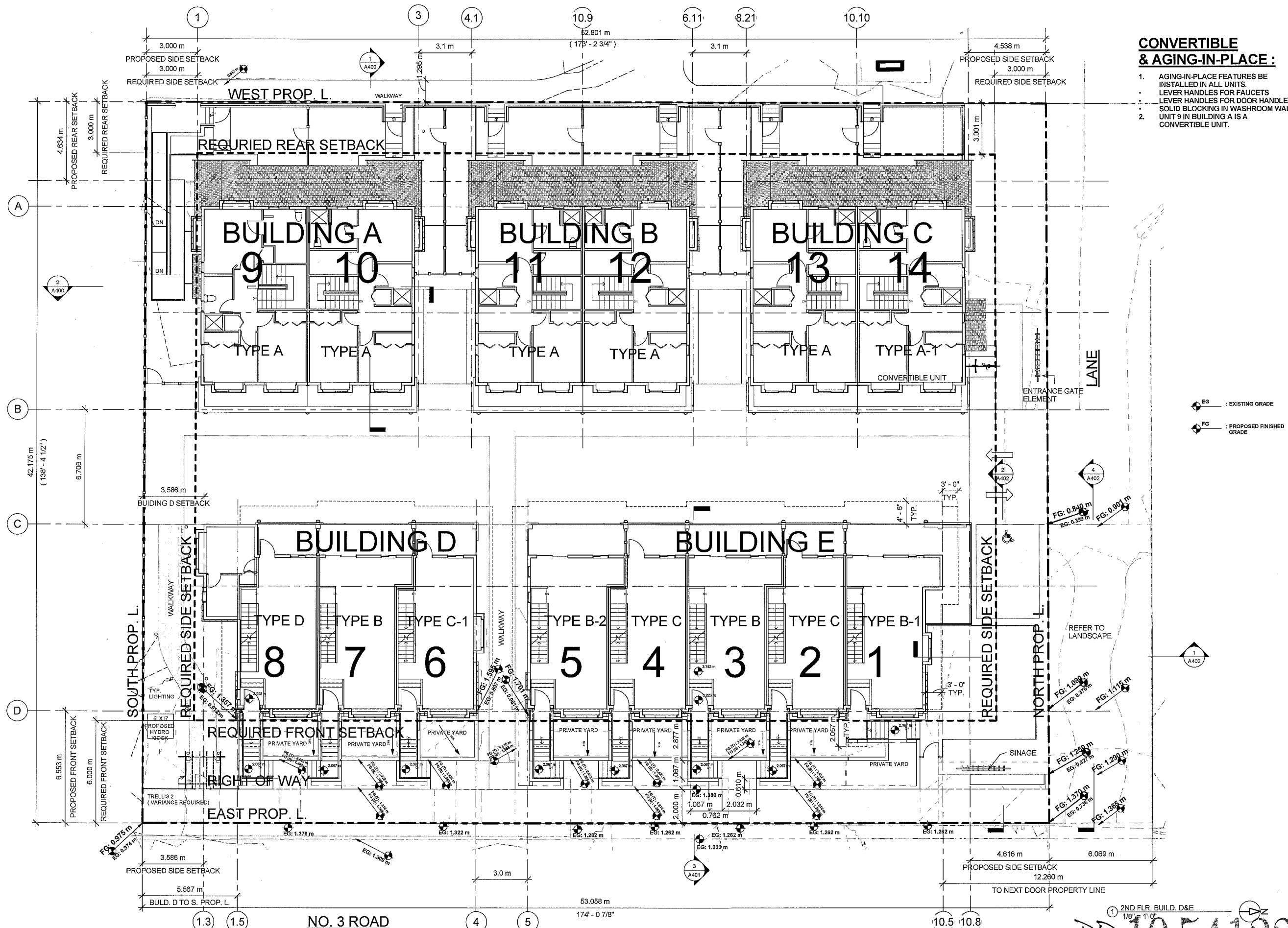
UPPER SITE PLAN

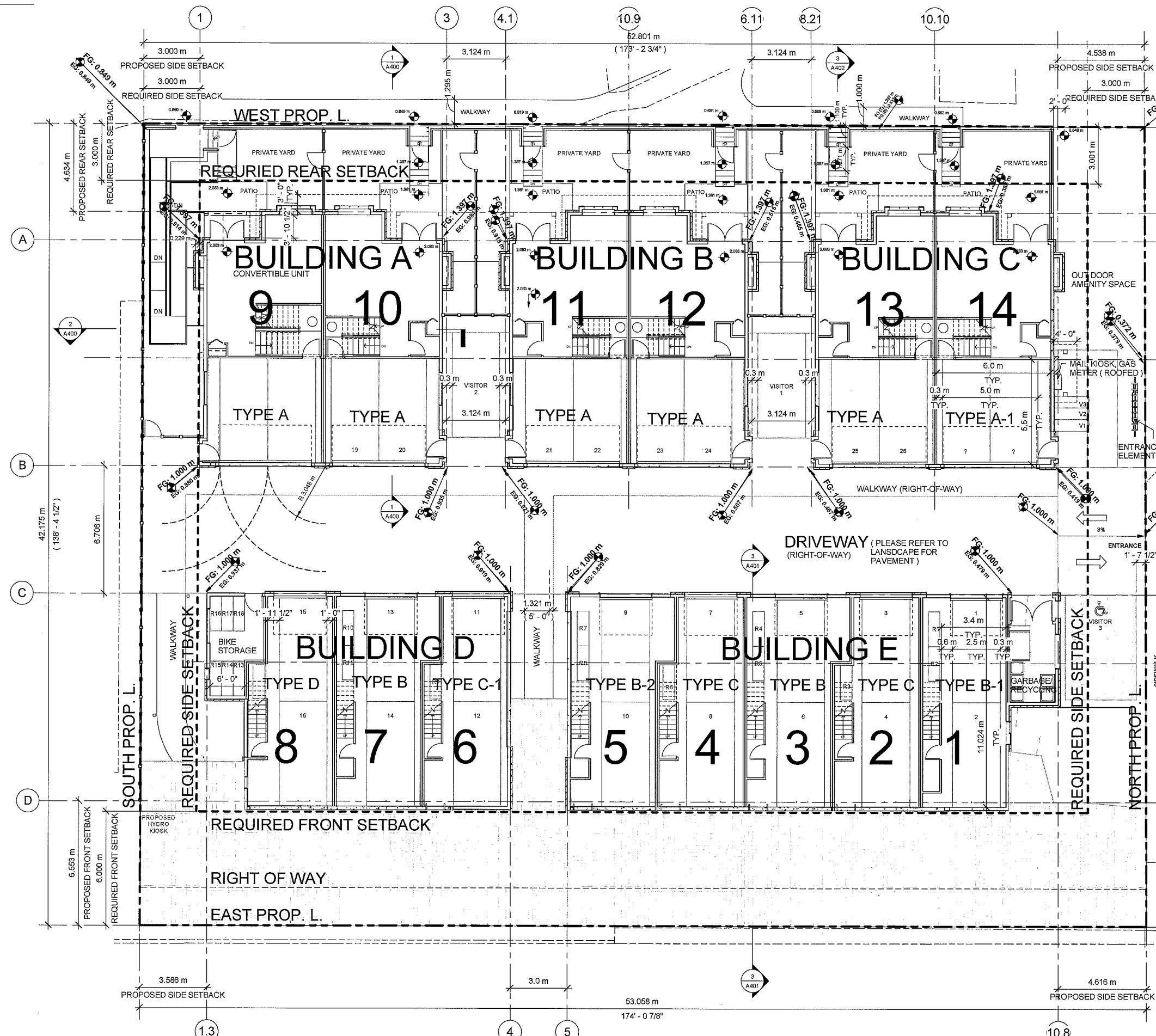
DRAWING NO:

A202

JUL 30 2012 1 of 31

DP 10 541227 PLAN# 1D





**CONVERTIBLE
& AGING-IN-PLACE :**

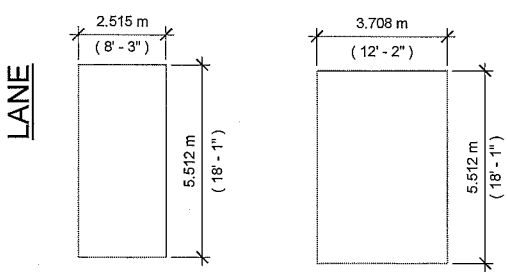
1. AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
2. LEVER HANDLES FOR FAUCETS
3. LEVER HANDLES FOR DOOR HANDLES
4. SOLID BLOCKING IN WASHROOM WALLS
5. UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

NOTE : OFF SITE LANDSCAPING WILL BE REVIEWED BY PARKS AND ENGINEERING DEPARTMENTS AS PART OF THE SA APPLICATION.

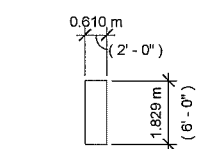
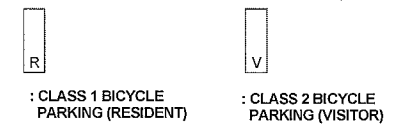
PARKING ANALYSIS

VEHICLE	RESIDENT	:2.0 X 14 UNIT	REQUIRE	PROVIDED
			= 28	12 (SIDE BY SIDE)
				16 (TANDEM)
				(THE VARIANCE REQUEST)
+VISITOR	:0.2 X 14 UNIT	= 2.8	3	
TOTAL			31	31
ACCESSIBLE	:0.02 X 14 UNIT	= 0.28	1	
BICYCLE				
CLASS 1	:1.25 X 14 UNIT	= 17.5	18	
+CLASS 2	:0.2 X 14 UNIT	= 3	3	
TOTAL			21	21

ON-SITE VEHICLE AND BICYCLE PARKING PROPOSED ACCORDING TO THE STANDARDS SET OUT IN SECTION 7.0



○ STANDARD PARKING SPACE 1/8" = 1'-0"
○ HANDICAPPED PARKING SPACE 1/8" = 1'-0"



○ HORIZONTAL BICYCLE PARKING 1/8" = 1'-0"

EG : EXISTING GRADE
FG : PROPOSED FINISHED GRADE

① 1ST FLR. BUILD. D&E
1/8" = 1'-0"

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ARCHITECT:
Wilson Chang
Architect malbc

288 West 8th Ave
Vancouver, BC V5T 1N5
T 604.630.9488
F 604.630.9487

NO.	DATE	REMARKS
A	JUL 30 2010	ISSUED FOR DP APPLICATION
B	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
K	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
O	JUL. 13 2012	ISSUED FOR CITY REVIEW
P	JUL. 25 2012	ISSUED FOR CITY REVIEW
	JUL. 30 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
9551
NO 3 ROAD
RICHMOND, B.C.

**RZ 10-536067
DP 10-541227**

CONSULTANT:

PROJECT NO: W1002
SCALE: As indicated
DRAWN: RL
CHECKED: WC
DRAWING TITLE:

**LOWER SITE
PLAN**

DRAWING NO:

**A201
(PLAN #2)**
10 of 31
PLAN #2

DP 10541227
JUL 30 2012

FILE: C:\Users\Wilson\Documents\Architectural\10-541227\10-541227_DP-LOWER SITE PLAN.dwg

7/30/2012 4:23:19 PM

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ARCHITECT:
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Architect maibc
288 West 8th Ave
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T 604.630.9488
F 604.630.9487

NO.	DATE	REMARKS
A	JUL 30, 2010	ISSUED FOR DP APPLICATION
B	FEB. 2, 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14, 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24, 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 29, 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11, 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17, 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 16, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9551
NO 3 ROAD
RICHMOND, B.C.

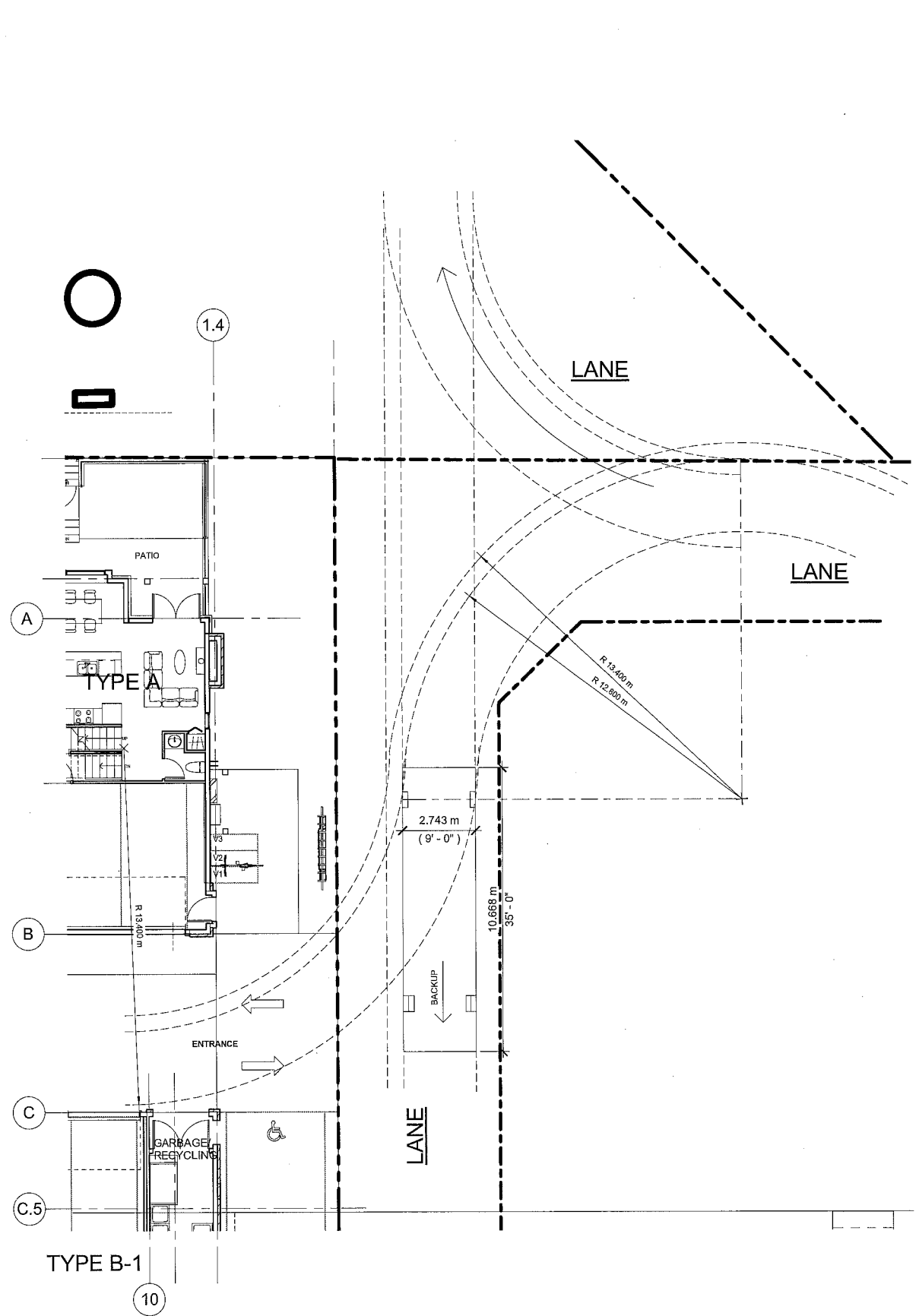
**RZ 10-536067
DP 10-541227**

CONSULTANT:

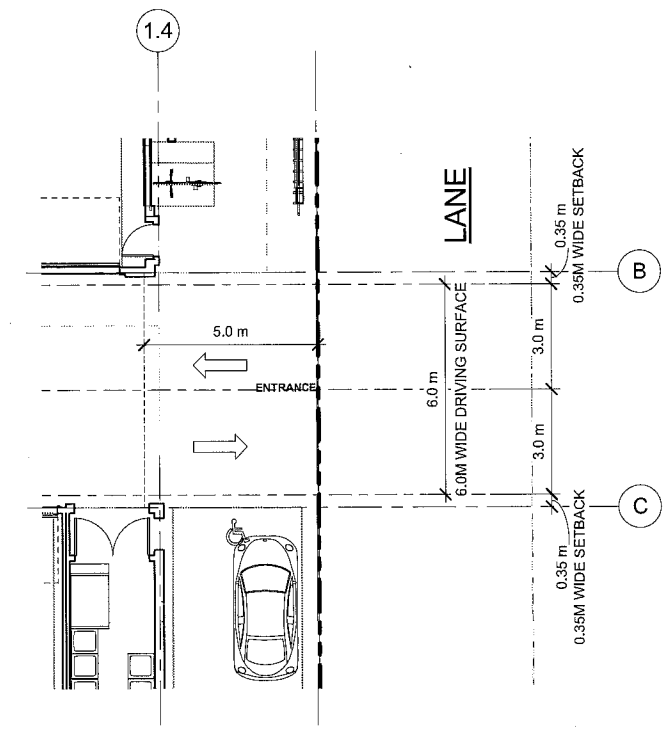
PROJECT NO: W1002
SCALE: As indicated
DRAWN: RL
CHECKED: WVC

DRAWING TITLE:
**DRIVE AISLE WIDTHS /
GARBAGE /
RECYCLING
AREA**

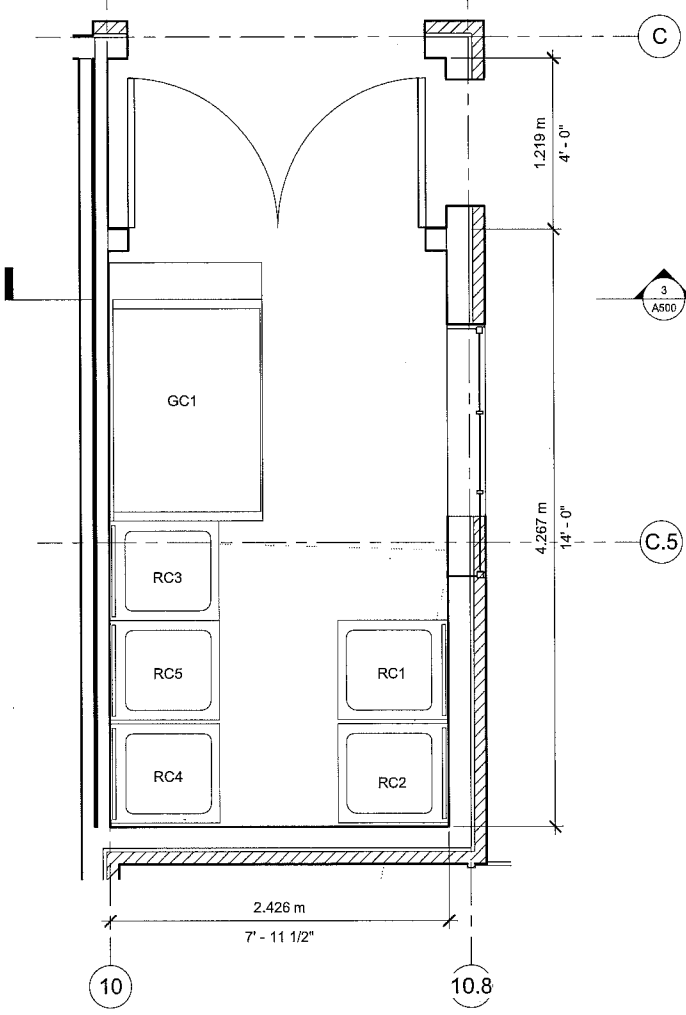
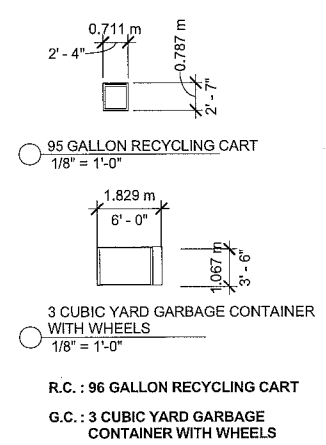
DRAWING NO:
A500
7/26/2012
JUL 30 2012
2:53:54 PM



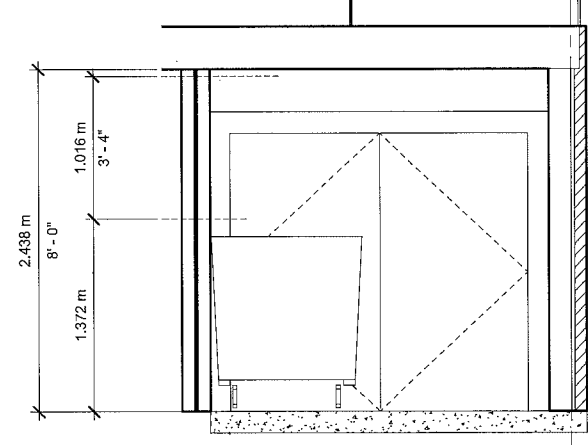
④ SU-9 TRUCK ACCESS PLAN
1/8" = 1'-0"



① DRIVE AISLE WIDTHS
1/8" = 1'-0"



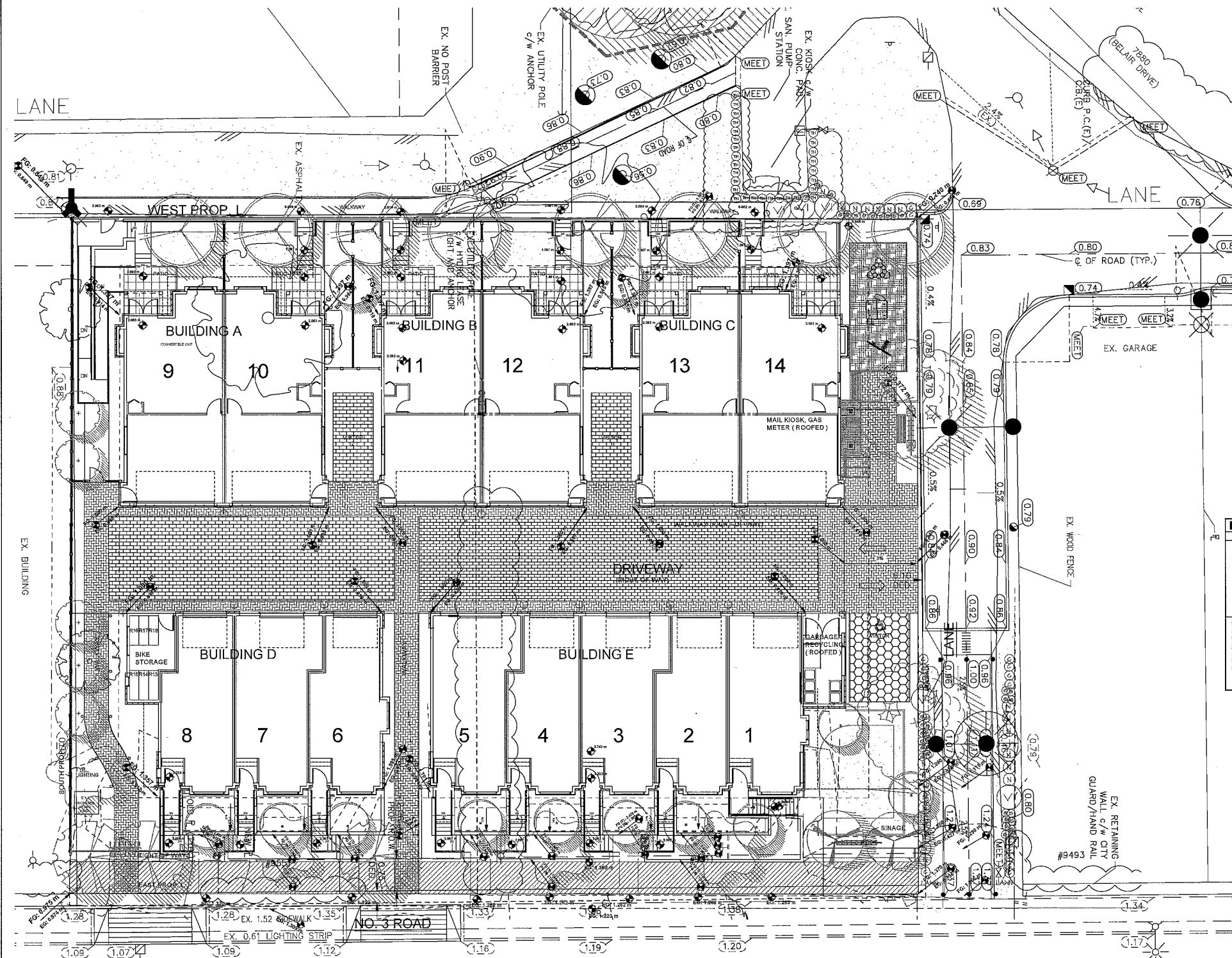
⑤ GARBAGE / RECYCLING AREA1
1/2" = 1'-0"



③ GARBAGE/RECYCLE AREA SECTION1
1/2" = 1'-0"

DP 10 541227

PLAN #2A
JUL 30 2012



PLANT SCHEDULE-Off-site			PMG JOB NUMBER: 10-117
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
21	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT, 50CM
24	THALIA OCCIDENTALIS 'SHARAGO'	EMERALD GREEN CEDAR	1.2M HT, 44B
7	VIORUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIORUM	#5 POT
15	CAREX HORRORIS 'VIREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	#1 CM POT
37	GAULTHERIA SHALLOON	SALAL	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAIL CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANS #3 JUL 30 2012
 DP 10541227

FORTISBC GAS SERVICES

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING LOCATIONS OF GAS SERVICE LINES, AND WHERE NECESSARY ARRANGE FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

FORTISBC GAS SERVICE RECORDS DEPARTMENT
 TEL: 604-293-8552

NOTE: FORTISBC REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTES:

- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT No. 204 (02H2452). ELEV.= 1.559m.
- CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT 'MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)' AND THE CURRENT CITY OF RICHMOND 'SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS'.

PMG landscape architect Ltd.
 C100 4185 Still Creek Drive, Burnaby, BC V5G 6G9 Ph.: 604.294.0011 Fax: 604.294.0022

KRAFTSMEN HOLDINGS LTD.

DWG. No.: 10-117
 SHT. No.: 1 OF 1

REV#	DATE	BY	CH.	DESCRIPTION
1.	12 JUN/11	DD	PCM	FIRST SUBMISSION
REVISIONS				

City of Richmond
 8911 No. 3 Road Richmond B.C. V6Y 2G1

TITLE: Offsite landscape plan

9511 AND 9551 No. 3 ROAD
 CITY FILE: SA 11-589429

DESIGN: DD
 DRAWN: DD
 CHECKED: PCM
 ENGINEER: ///

DWG. No.: 589429-11-10
 SCALE: 1/4" = 1'-0"
 SEC. No.: 29, 4-6
 DATE: JUN/11
 SHT. No.: 1 OF 1

SEAL:

PLANT SCHEDULE

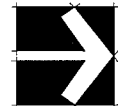
PMG JOB NUMBER: 10-117

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
2		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	11CM CAL; B4B
4		CORNUS KOUSA	KOUSA DOGWOOD	3M HT; BUSH FORM; B4B
12		MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	3M HT;
2		MALUS GRAVENSTEIN	GRAVENSTEIN APPLE	5M HT
5		PRUNUS SERRULATA 'AMANOSAWA'	AMANOSAWA CHERRY	6CM CAL; 2M STD; B4B
3		PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	9CM CAL; 1.5M STD; B4B
8		STEHARTIA KOREANA	KOREAN STEHARTIA	5CM CAL 1.5M STD B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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	GRASSCRETE
	FIBRE PLAY SURFACE
	AQUAPAVE PERMEABLE PAVERS
	COLOURED PERMEABLE CONCRETE



15	12.JUL.25	NEW SITE PLAN / CITY COMMENTS	DD
14	12.JUL.12	NEW SITE PLAN / CITY COMMENTS	DD
13	12.JUL.15	AS PER CITY COMMENTS	DD
12	12.MAY.25	NEW SITE PLAN / CITY COMMENTS	DD
11	12.APR.01	AS PER CITY COMMENTS	DD
10	12.FEB.02	NEW SITE PLAN / CITY COMMENTS	DD
9	12.JAN.18	ISSUE FOR DP	
7	12.JAN.01	NEW SITE PLAN	DD
6	12.OCT.01	NEW SITE PLAN	DD
6	12.MAY.23	REVISE SITE PLAN AS PER CITY	RH
5	12.MAY.23	NEW SITE PLAN	RH
4	12.JAN.18	REVISED SITE PLAN	RH
3	12.JAN.18	REVISED SITE PLAN	RH
2	12.JAN.18	NEW SITE PLAN	RH
1	12.JUL.25	ISSUED FOR DP	RH
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:
KRAFTSMEN HOLDING LTD.

PROJECT:
**TOWNHOUSE
DEVELOPMENT**
9551 No 3 Road
RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

DRAWING TITLE:

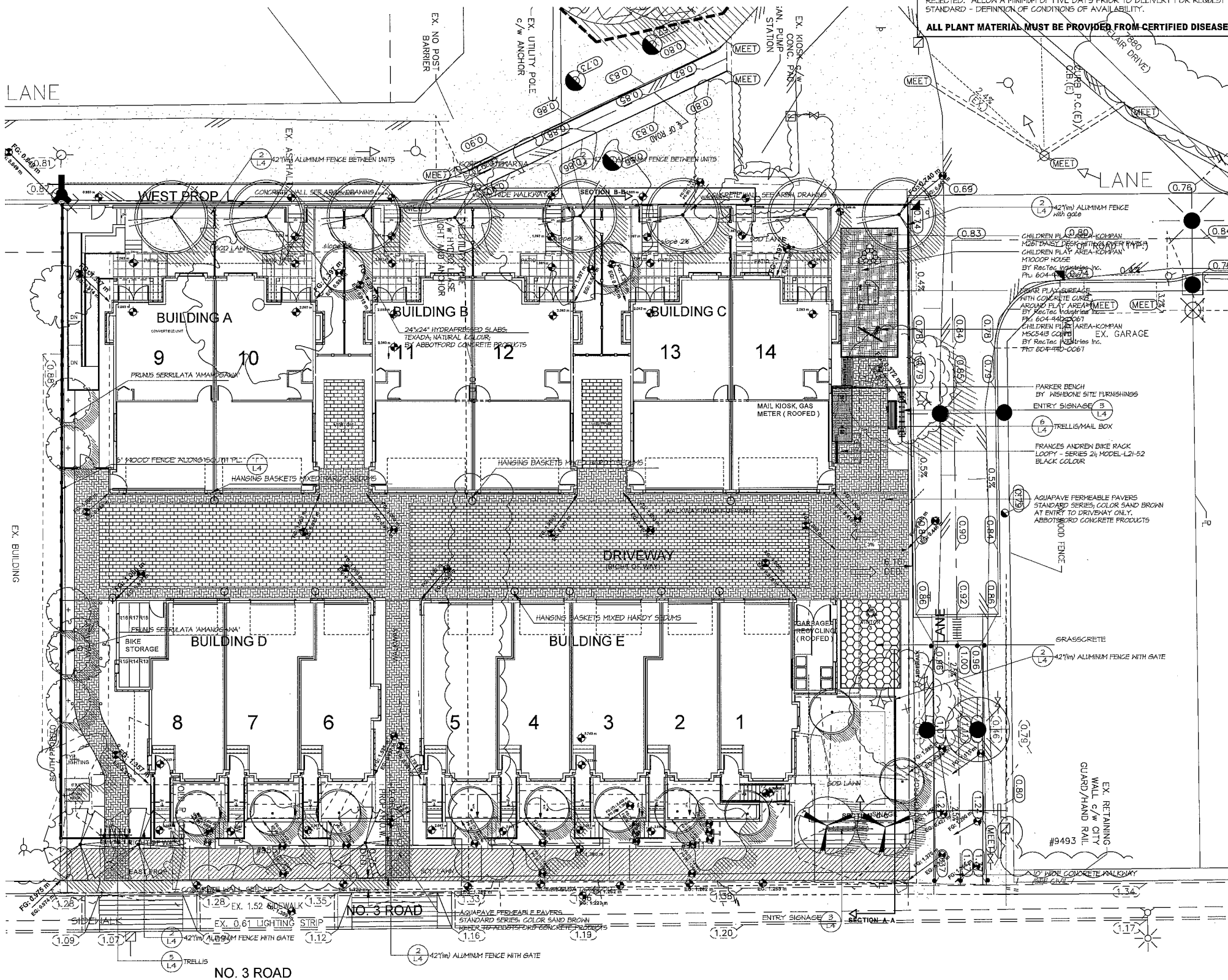
**LANDSCAPE
PLAN**

DATE: 10.JY.27
SCALE: 3/32"= 1'-0"
DRAWN: M4
DESIGN: M4
CHKD:
DRAWING NUMBER:
3A
OF 5

PMG PROJECT NUMBER:

10-117

10117-18.ZIP



SEAL:



15	12.M.25	NEW SITE PLAN / CITY COMMENTS	DD
14	12.M.12	NEW SITE PLAN / CITY COMMENTS	DD
13	12.M.15	AS PER CITY COMMENTS	DD
12	12.MAY.25	NEW SITE PLAN / CITY COMMENTS	DD
11	12.APR.01	AS PER CITY COMMENTS	DD
10	12.FEB.02	NEW SITE PLAN / CITY COMMENTS	DD
9	12.JAN.15	ISSUE FOR DP	DD
7	12.JAN.01	NEW SITE PLAN	DD
6	10.OCT.01	NEW SITE PLAN	DD
5	11.MAY.25	REVISUE SITE PLAN AS PER CITY	RH
4	11.JAN.01	REVISUE SITE PLAN	RH
3	11.JAN.25	REVISUE SITE PLAN	RH
2	11.JAN.15	NEW SITE PLAN	RH
1	10.JUL.25	ISSUED FOR DP	RH
NO.		DATE	REVISION DESCRIPTION
		DR.	

CLIENT:
KRAFTSMEN HOLDING LTD.

PROJECT:
**TOWNHOUSE
DEVELOPMENT**
9551 No 3 Road
RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

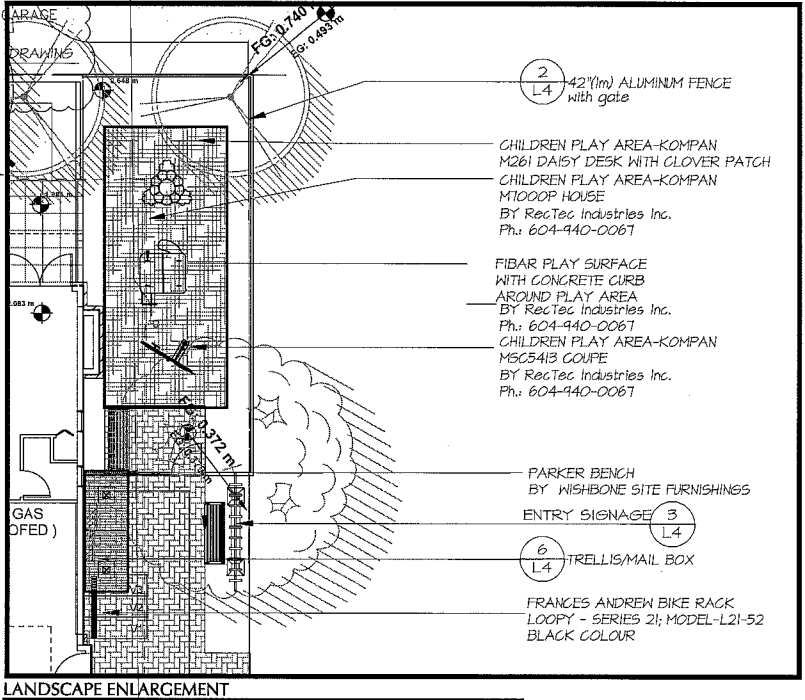
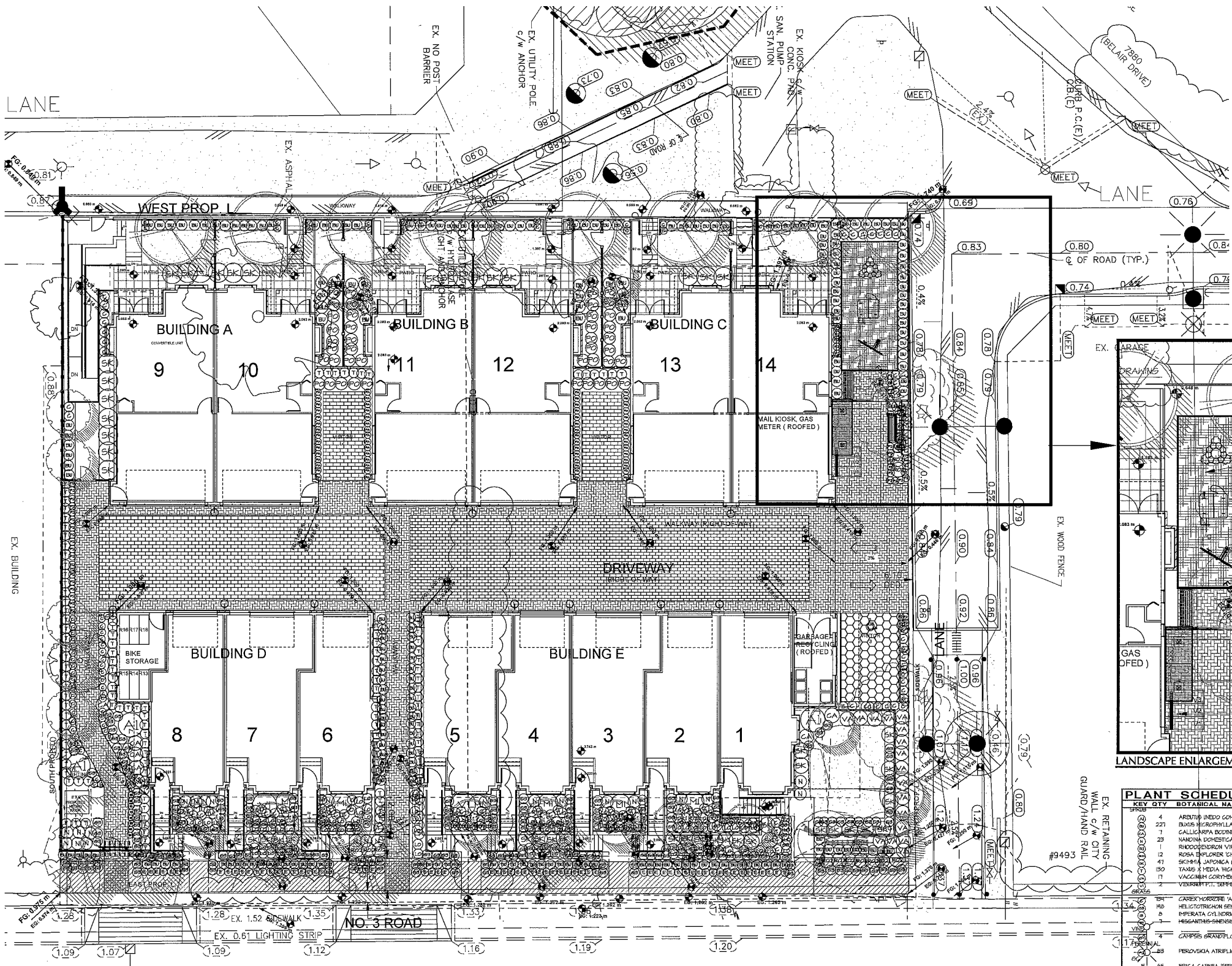
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**SHRUB
PLAN**

DATE: 10.JY.21 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
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DESIGN: HM
CHKD:
OF 5

PMG PROJECT NUMBER:

10-117

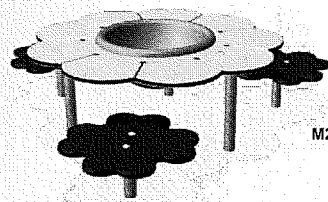


PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1	1	ARISTIDA UNDO COMPACTA	COMPACT STRAWBERRY BUSH
2	1	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX
3	1	CALLICAPPA BOONER	BEAUTY BERRY
4	1	NAUONIA DOMESTICA	HEAVENLY BAMBOO
5	1	RHOCHODENDRON VIRENSA SCHWARZ	RHOCHODENDRON PINK/CRIMSON BLOTCH
6	1	ROSA 'EXPLORER' CHARLES ALBANEL	CHARLES ALBANEL ROSE, PINKISH-PURPLE
7	1	SCIMMIA JAPONICA (108 MALE)	JAPANESE SCIMMIA
8	1	TAMUS X MEDIA HICKSII	HICKS' YEN
9	1	VACUNUM CORYMBOSUM	BLUEBERRY POLLINATING VARIETIES
10	1	VIBURNUM 'SINKER SNOWFLAKE'	SINKER SNOWFLAKE VIBURNUM
11	1	CAREX HORRORUM 'AURORE VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE
12	1	HELIOTROPICUM GERANIIFOLIUM	BLUE OAT GRASS
13	1	IMPATIENS CYLINDRICA 'RED BARON'	BLOOD GRASS
14	1	HEPACANTHUS-SINENSIS 'STRICTUS'	PORCUPINE GRASS
15	1	CARPUS GRANITIFLORA	CHINESE TRUMPET VINE
16	1	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE
17	1	ERICA CARNEA 'SPRINGWOOD PINK'	HEATH
18	1	LONGICERA PILEATA	PRIVET HONEYBUCKLE
19	1	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
20	1	POLYSTICHUM HINTONII	WESTERN SWORD FERN

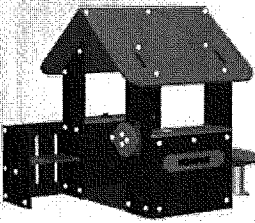
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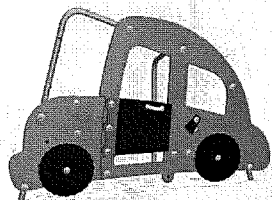
DP 10541227
PLAN #3B
JUL 30 2012



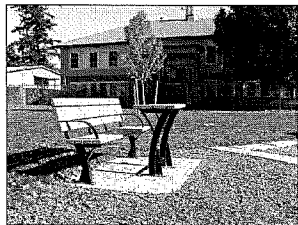
M261 Daisy Desk with Clover Patch



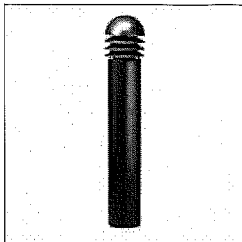
M7000P House



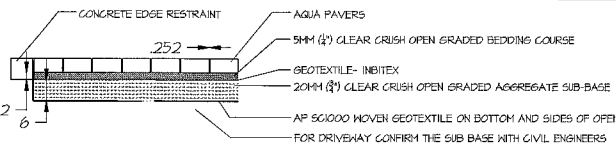
MSC5413 Coupe



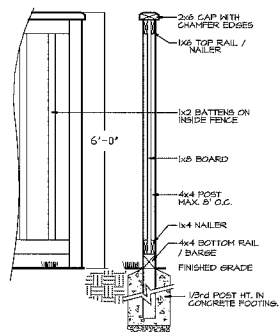
PARKER BENCH & TABLE PKB-6, PKT-30;
REDWOOD COLOR RECYCLED PLASTIC SLATS
METALLIC SILVER FRAME, REFER TO WISHBONE SITE FURNISHINGS



HADC01
ALUMINUM BOLLARD
DB30, BLACK COLOUR

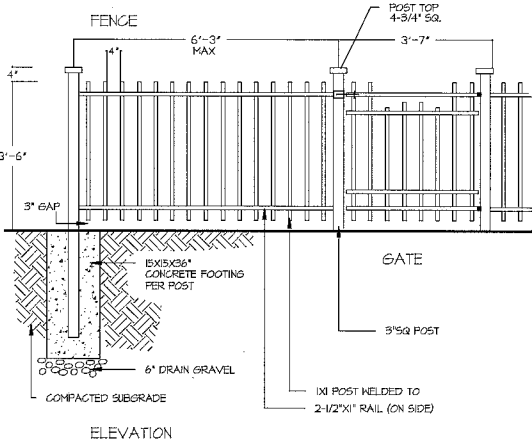


4 PERMEABLE PAVERS
SCALE: 1/2" = 1'-0"



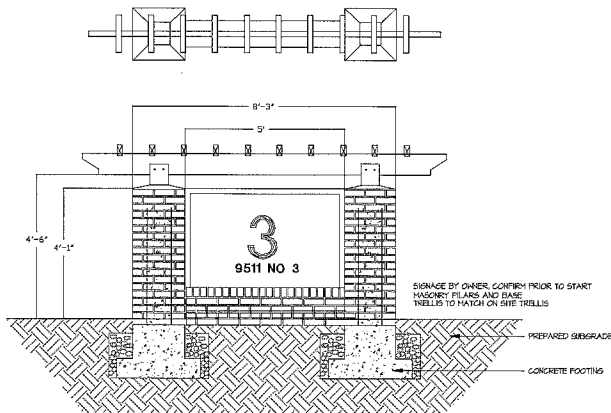
NOTE:
1. ALL POSTS PRESSURE TREATED CEDAR.
TREAT ALL END JOINTS.
2. STAIN TWO COATS PENNYROYN HENRY'S STAIN TO MATCH ARCHITECTURAL TRIM COLOUR TO BE PRE-APPROVED BY OWNER.
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. HARDWARE TO BE MEDIUM GAUGE.

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

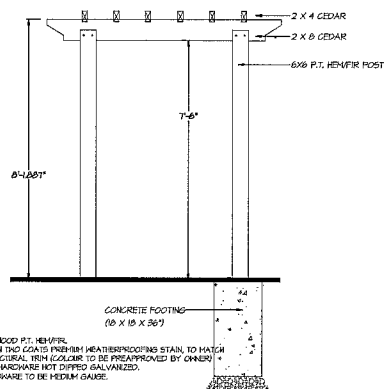


NOTES:
1. METAL GALVANIZED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. POWDER COAT METAL PER OWNER/ARCH. APPROVAL

2 42" METAL FENCE
SCALE: 1/2" = 1'-0"

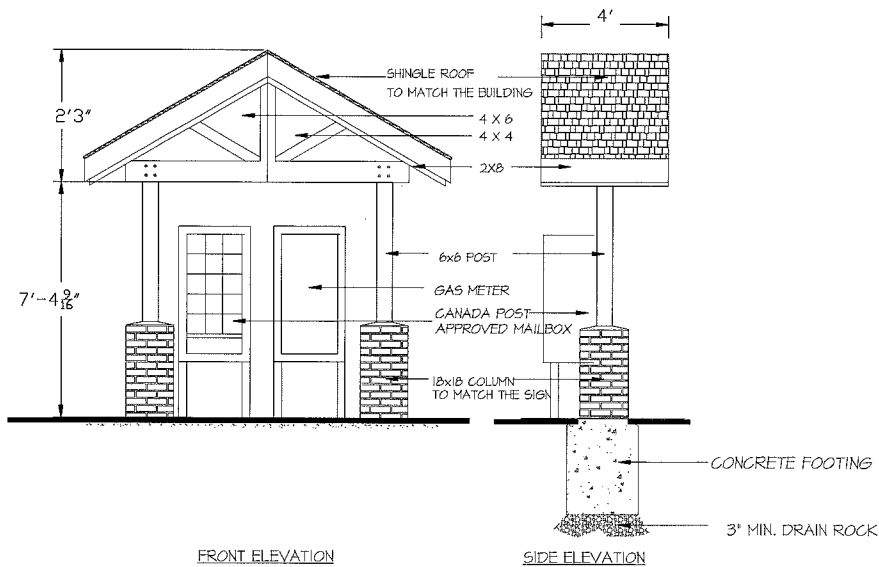


3 SIGN DETAIL
SCALE: 3/8" = 1'-0"



NOTES:
1. ALL WOOD PT. HEMLOCK
2. STAIN TWO COATS PENNYROYN HENRY'S STAIN TO MATCH ARCHITECTURAL TRIM COLOUR TO BE PRE-APPROVED BY OWNER.
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. HARDWARE TO BE MEDIUM GAUGE.

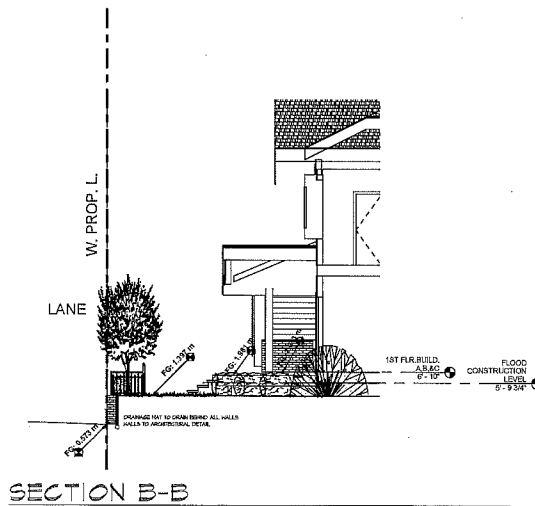
5 TRELLIS
SCALE: 3/8" = 1'-0"



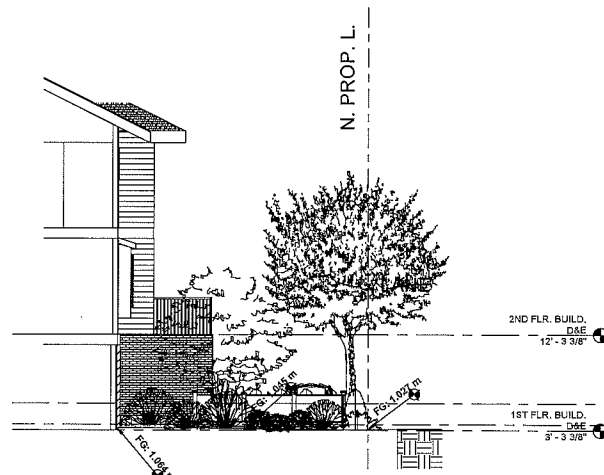
6 MAILBOX KIOSK
SCALE: 3/8" = 1'-0"



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



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



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

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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

15	12.JUL.25	NEW SITE PLAN / CITY COMMENTS	DD
14	12.JUL.12	NEW SITE PLAN / CITY COMMENTS	DD
13	12.JUL.15	AS PER CITY COMMENTS	DD
12	12.MAY.25	NEW SITE PLAN / CITY COMMENTS	DD
11	12.APR.24	AS PER CITY COMMENTS	DD
10	12.FEB.02	NEW SITE PLAN / CITY COMMENTS	DD
9	12.JAN.13	ISSUE FOR DP	DD
8	12.JAN.01	NEW SITE PLAN	DD
7	12.OCT.01	NEW SITE PLAN	DD
6	12.JUL.25	REVISED SITE PLAN AS PER CITY	RH
5	12.MAY.25	NEW SITE PLAN	RH
4	12.JAN.01	REVISED SITE PLAN	RH
3	12.JAN.01	REVISED SITE PLAN	RH
2	12.JAN.01	NEW SITE PLAN	RH
1	12.JUL.25	ISSUED FOR DP	RH

CLIENT:
KRAFTSMEN HOLDING LTD.

PROJECT:
TOWNHOUSE
DEVELOPMENT
9551 No 3 Road
RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

DRAWING TITLE:

DETAILS

DATE: 10.JY.21
SCALE: AS SHOWN
DRAWN: MM
DESIGN: MM
CHKD:
PMG PROJECT NUMBER:
10117-18.2P
10117
OF 5
10-117

DP 10541227
PLAN #3D
JUL 30 2012

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ARCHITECT:
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Architect maibc

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F 604.630.9487

NO.	DATE	REMARKS
A	JUL 30, 2010	ISSUED FOR DP APPLICATION
B	FEB. 2, 2011	ISSUED FOR REZONING RESUBMISSION
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H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002
SCALE: As indicated
DRAWN: RL
CHECKED: WC

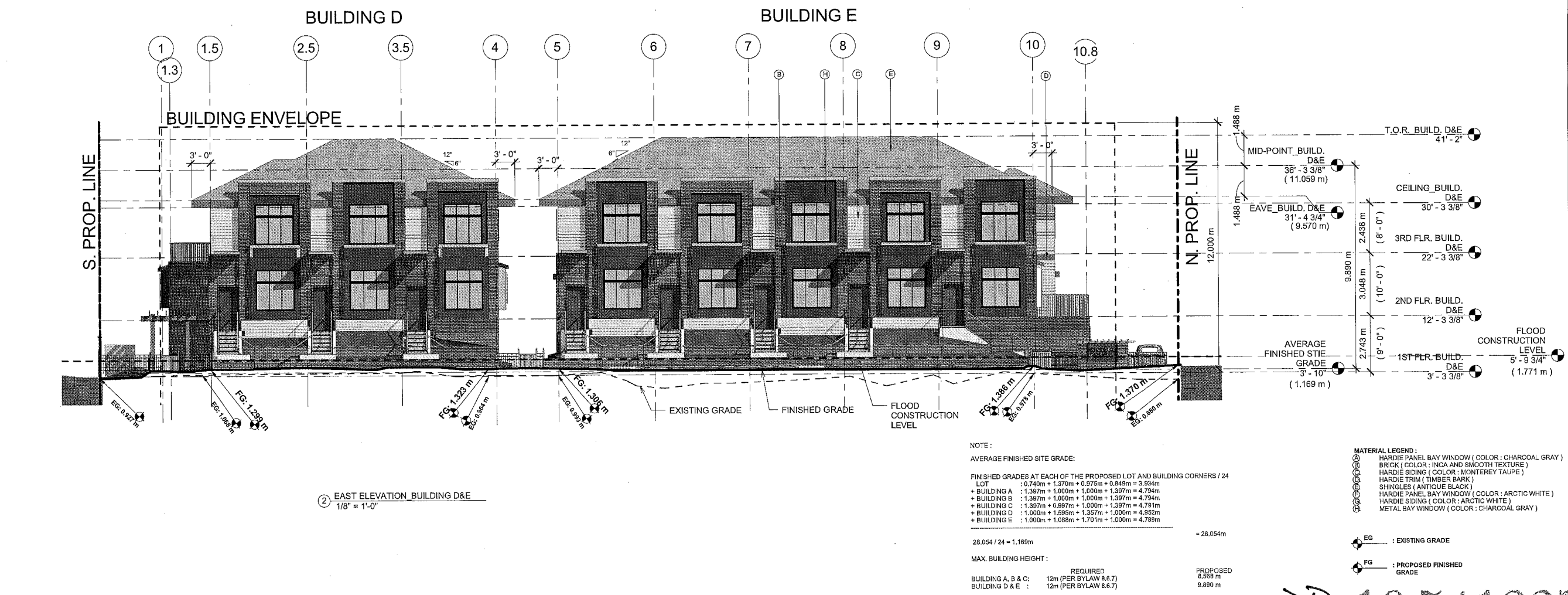
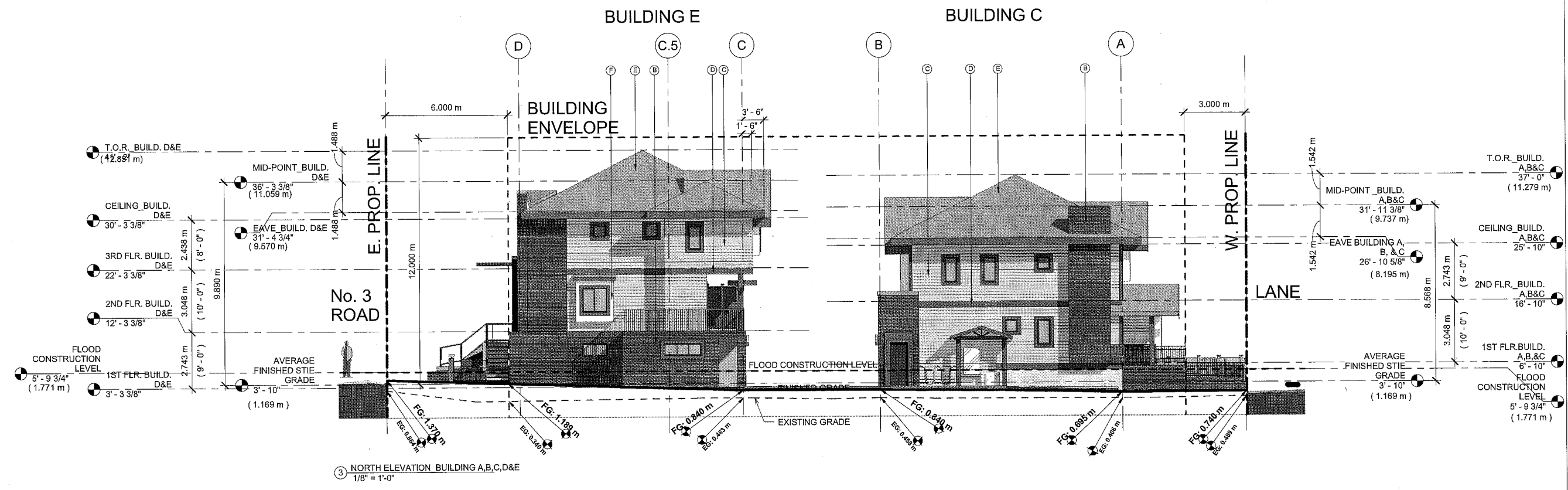
DRAWING TITLE:

NORTH / EAST (BUILD. D&E) ELEVATIONS

DRAWING NO:

A300
(PLAN #4)
20 of 31

FILE: C:\Users\Wilson\Documents\Projects\10541227\10541227_Plan_4.dwg



NOTE:

AVERAGE FINISHED SITE GRADE:

FINISHED GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24
LOT : 0.740m + 1.370m + 0.975m + 0.849m = 3.934m
+ BUILDING A : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
+ BUILDING B : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
+ BUILDING C : 1.397m + 0.997m + 1.000m + 1.397m = 4.791m
+ BUILDING D : 1.000m + 1.595m + 1.357m + 1.000m = 4.952m
+ BUILDING E : 1.000m + 1.088m + 1.701m + 1.000m = 4.789m

28.054 / 24 = 1.169m

MAX. BUILDING HEIGHT:

BUILDING A, B & C: 12m (PER BYLAW 8.6.7)
BUILDING D & E : 12m (PER BYLAW 8.6.7)

= 28.054m

PROPOSED
8.868 m
9.890 m

MATERIAL LEGEND:
HARDIE PANEL BAY WINDOW (COLOR: CHARCOAL GRAY)
BRICK (COLOR: INGA AND SMOOTH TEXTURE)
HARDIE SIDING (COLOR: MONTEREY TAUPE)
HARDIE TRIM (TIMBER BARK)
SHINGLES (ANTIQUE BLACK)
HARDIE PANEL BAY WINDOW (COLOR: ARCTIC WHITE)
HARDIE SIDING (COLOR: ARCTIC WHITE)
METAL BAY WINDOW (COLOR: CHARCOAL GRAY)

EG : EXISTING GRADE
FG : PROPOSED FINISHED GRADE

DP 10541227 PLAN #4 JUL 30 2012

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Architect mailbc

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B	FEB. 2, 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14, 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24, 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 28, 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11, 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17, 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
P	JUL. 28, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

EAST ELEVATION (BUILD. A, B, AND C) / SOUTH ELEVATION

DRAWING NO:

A301

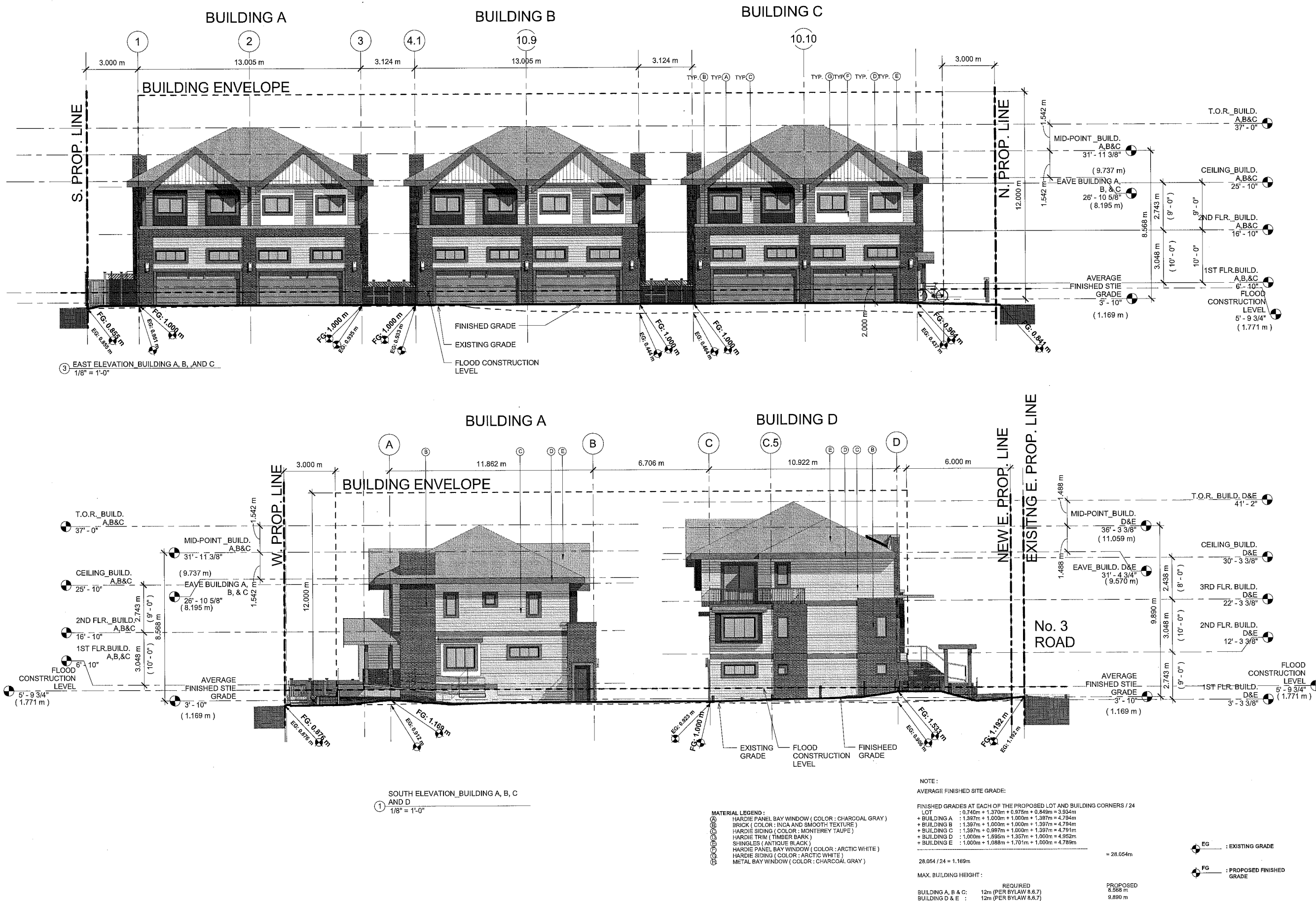
PLAN #4A

JUL 30 2012

21 of 31

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7/26/2012 2:30:00 PM



DP 10 541227

ISSUED:		
A	DATE JUL 30, 2011	ISSUED FOR DP APPLICATION
B	FEB. 2, 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14, 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24, 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
O	JUL. 13 2012	ISSUED FOR CITY REVIEW
O	JUL. 26 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

PROJECT NO: W1002

SCALE: As indicated

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

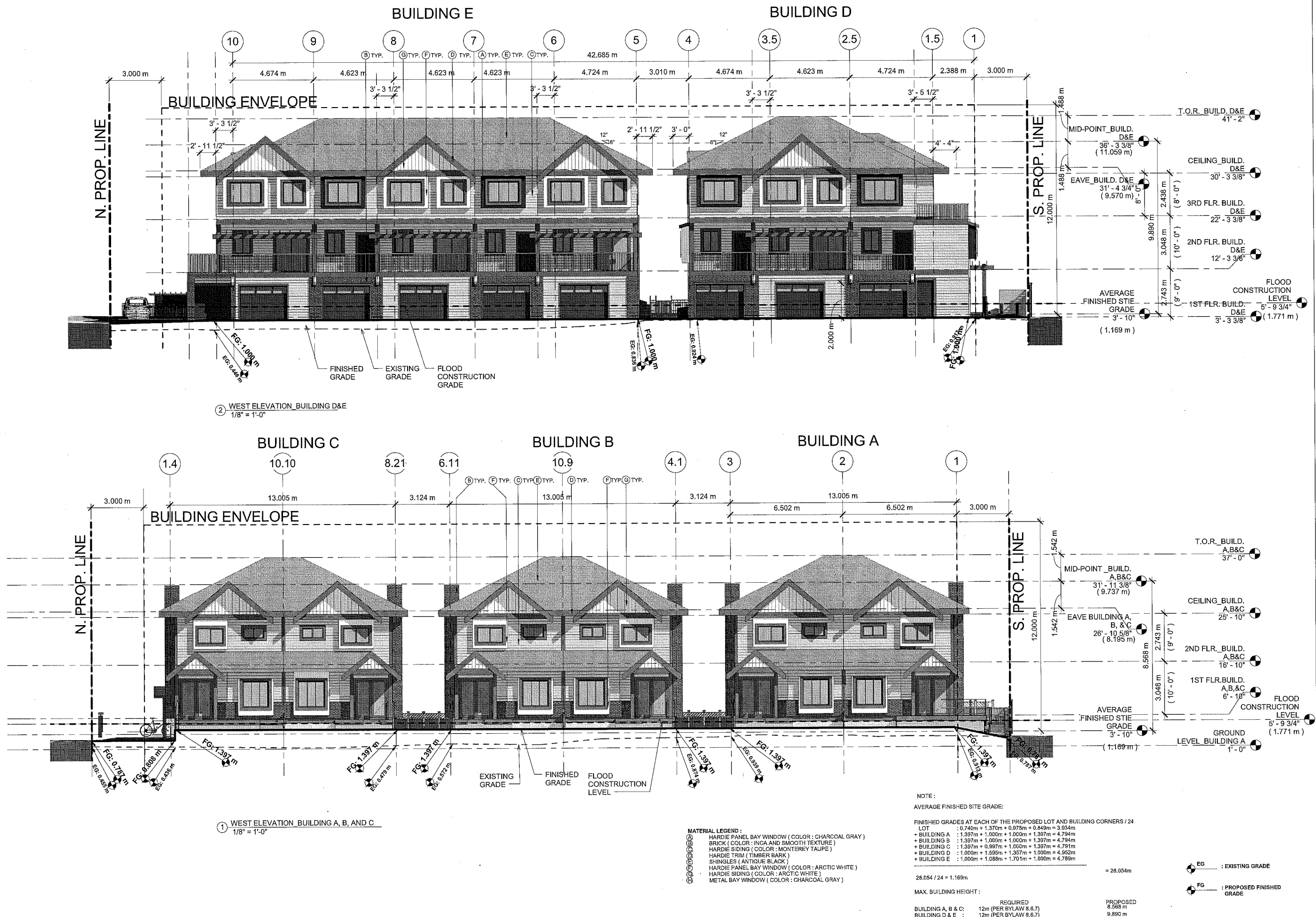
WEST
ELEVATIONS

DRAWING NO:

A302

of 31

PLAN # 4B
JUL 30 2012



DP 10 541227

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Architect malbc

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B	FEB. 2, 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14, 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24, 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 29, 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11, 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17, 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
P	JUL. 25, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

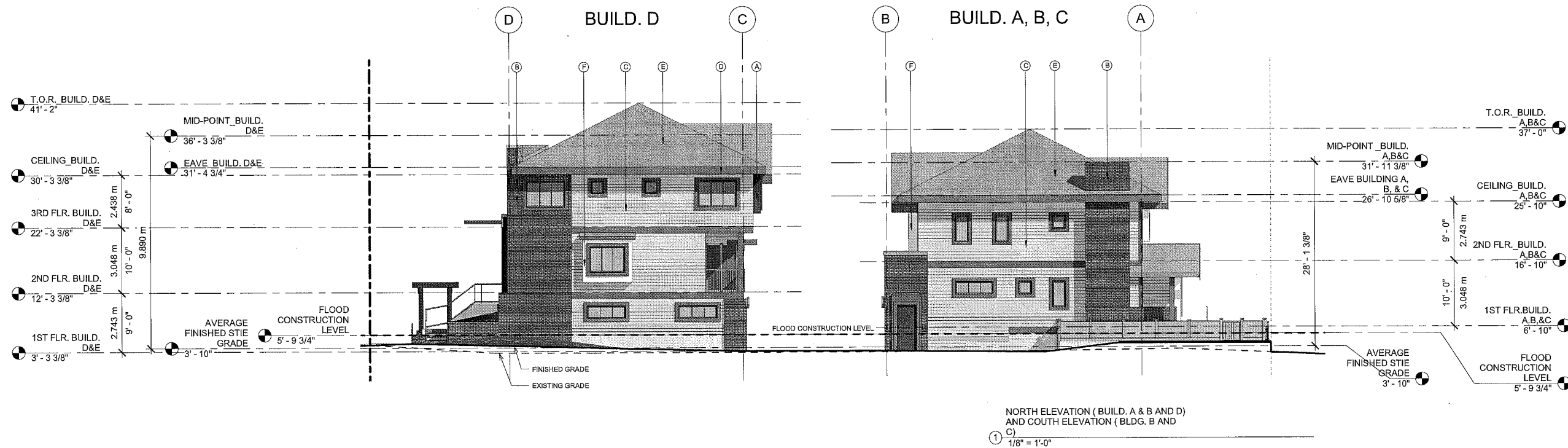
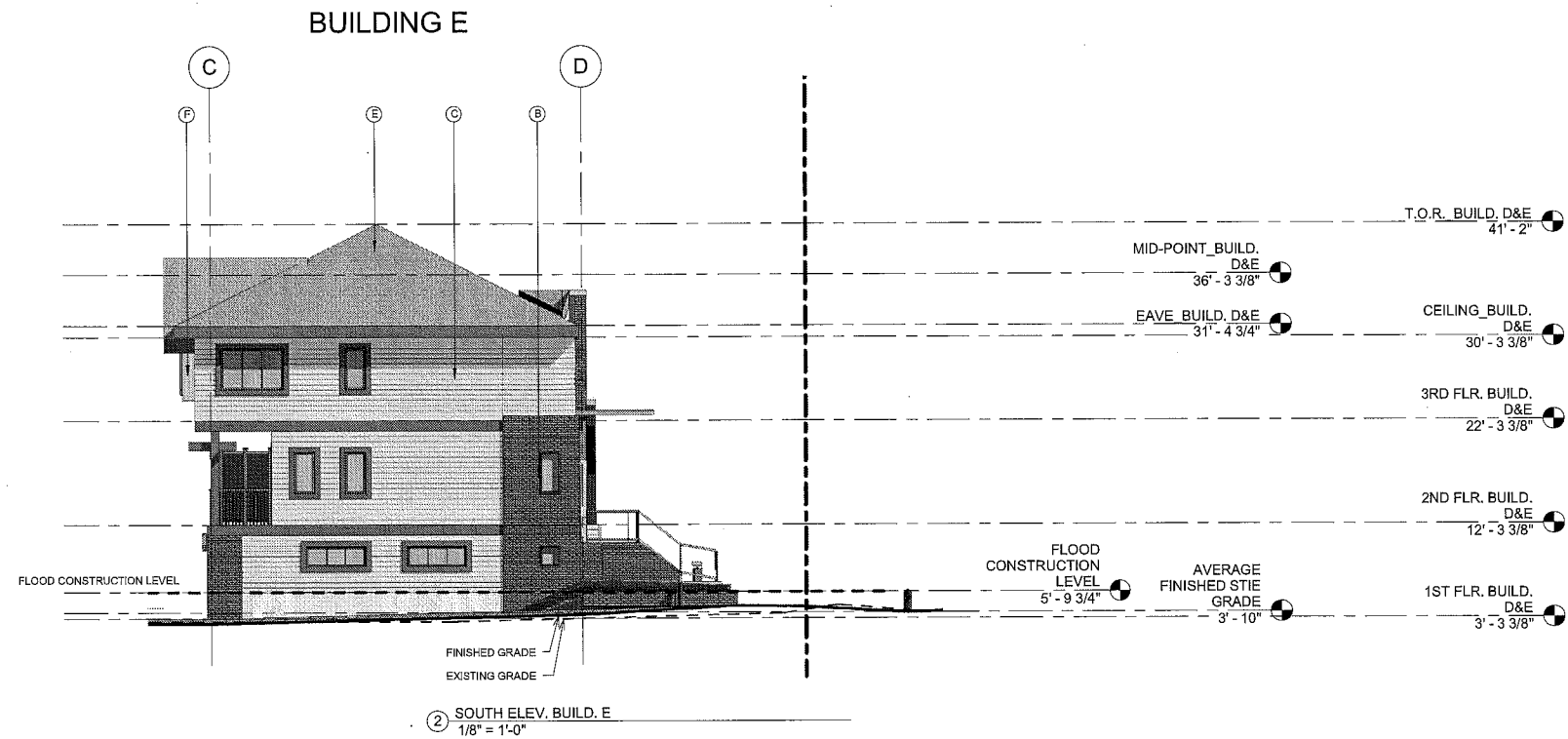
9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:
PROJECT NO: W1002
SCALE: As indicated
DRAWN: Author
CHECKED: Checker

DRAWING TITLE:
NORTH ELEV. (BLDG. B & C, D) / SOUTH ELEV. (BLDG. B & C, E)

DRAWING NO:
A303
DP 10 541227 PLAN # 4C
JUL 30 2012



AVERAGE FINISHED SITE GRADE:

FINISHED GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24
LOT : 0.740m + 1.370m + 0.975m + 0.845m = 3.934m
+ BUILDING A : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
+ BUILDING B : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
+ BUILDING C : 1.397m + 0.997m + 1.000m + 1.397m = 4.791m
+ BUILDING D : 1.000m + 1.595m + 1.357m + 1.000m = 4.952m
+ BUILDING E : 1.000m + 1.088m + 1.701m + 1.000m = 4.789m

28.054 / 24 = 1.169m

MAX. BUILDING HEIGHT:

BUILDING A, B & C: 12m (PER BYLAW 8.6.7)
BUILDING D & E: 12m (PER BYLAW 8.6.7)

PROPOSED
8.868 m
9.890 m

MATERIAL LEGEND:
(A) HARDIE PANEL BAY WINDOW (COLOR: CHARCOAL GRAY)
(B) BRICK (COLOR: INCA AND SMOOTH TEXTURE)
(C) HARDIE SIDING (COLOR: MONTEREY TAUPPE)
(D) HARDIE TRIM (TIMBER BARK)
(E) SHINGLES (ANTIQUE BLACK)
(F) HARDIE PANEL BAY WINDOW (COLOR: ARCTIC WHITE)
(G) HARDIE SIDING (COLOR: ARCTIC WHITE)
(H) METAL BAY WINDOW (COLOR: CHARCOAL GRAY)

EG : EXISTING GRADE

FG : PROPOSED FINISHED GRADE

FILE: C:\Users\Wilson\Documents\Residential\10-541227\10541227_Plan_A303.dwg

7/26/2012 2:26:41 PM

ARCHITECT

Wilson Chang

Architect maib

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ISSUED:		
NO.	DATE	REMARKS
A	JUL 30, 2010	ISSUED FOR DP APPLICATION
B	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
C	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
K	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
O	JUL 13 2012	ISSUED FOR CITY REVIEW
O	JUL 26 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE _____

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: 1/4" = 1'-0"

SCALE: 1/4
DRAWN: RL

CHECKED: WC

DRAWING TITLE:

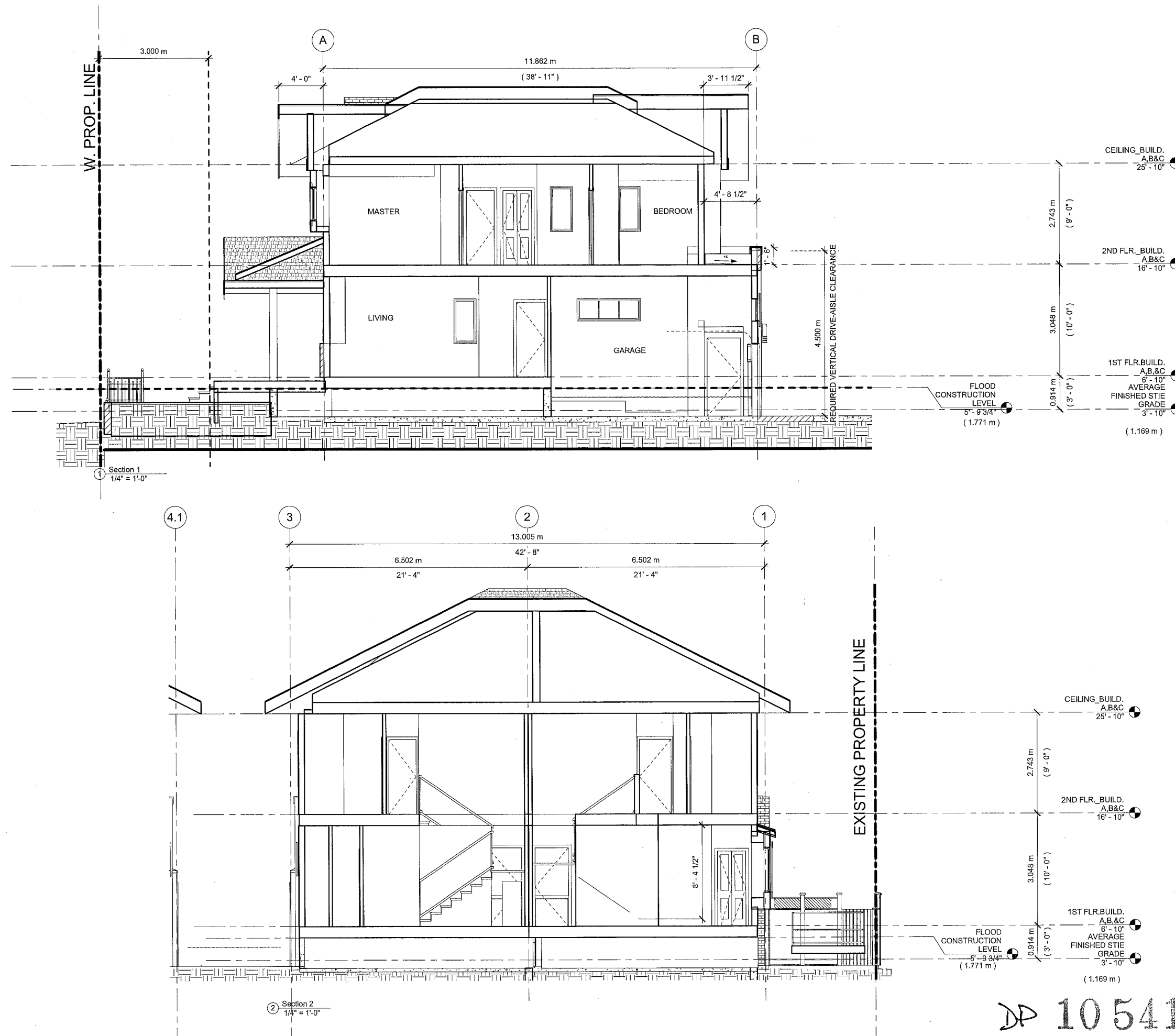
SECTIONS
(BUILDING A, B,
AND C)

DRAWING NO:

A400

PLAN # 4D 23 of 31

JUL 30 2012



DD 10 541227

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H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

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

DRAWN: RL

CHECKED: WC

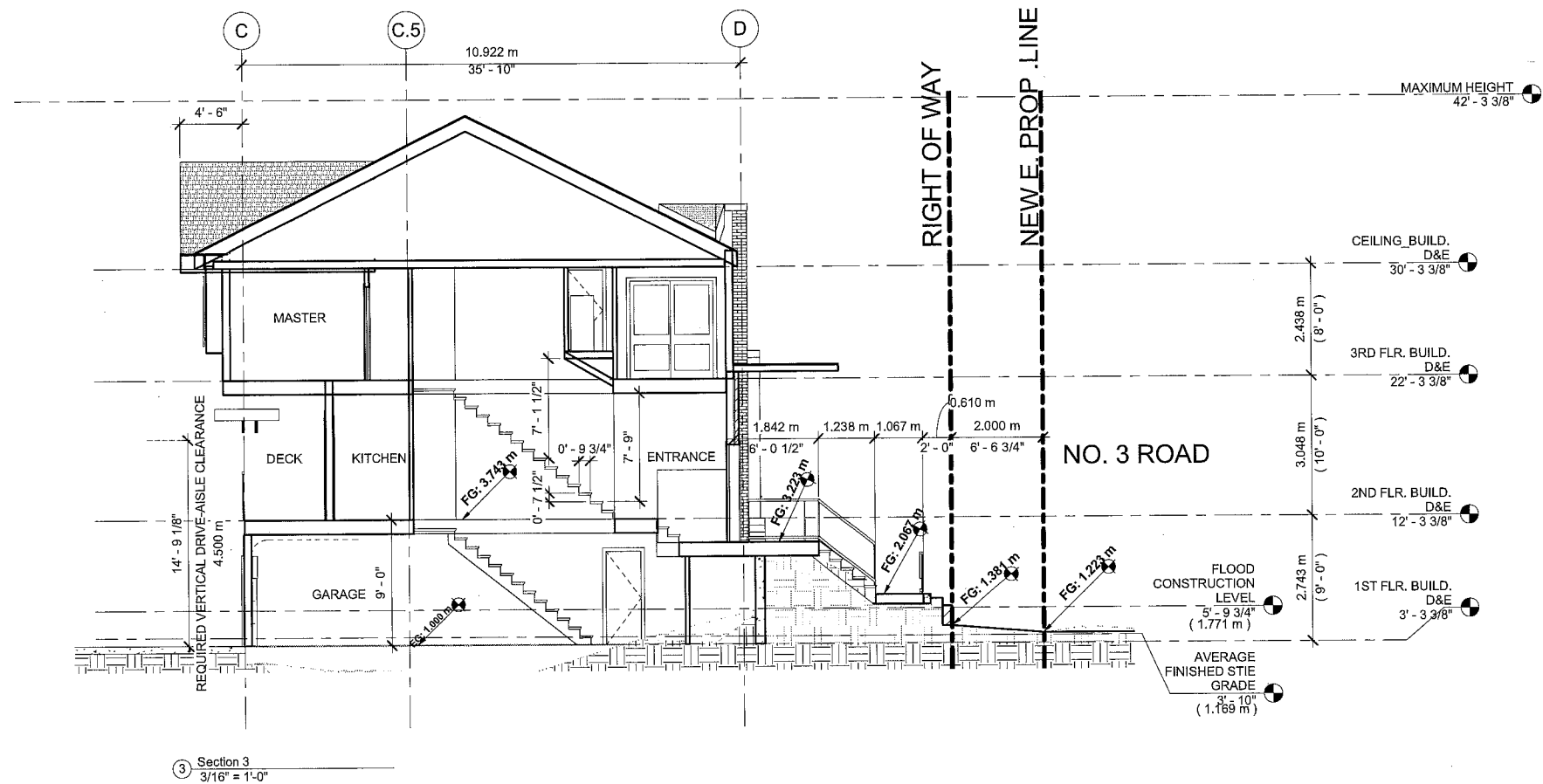
DRAWING TITLE:

SECTIONS (BUILD. D & E) & STREETScape

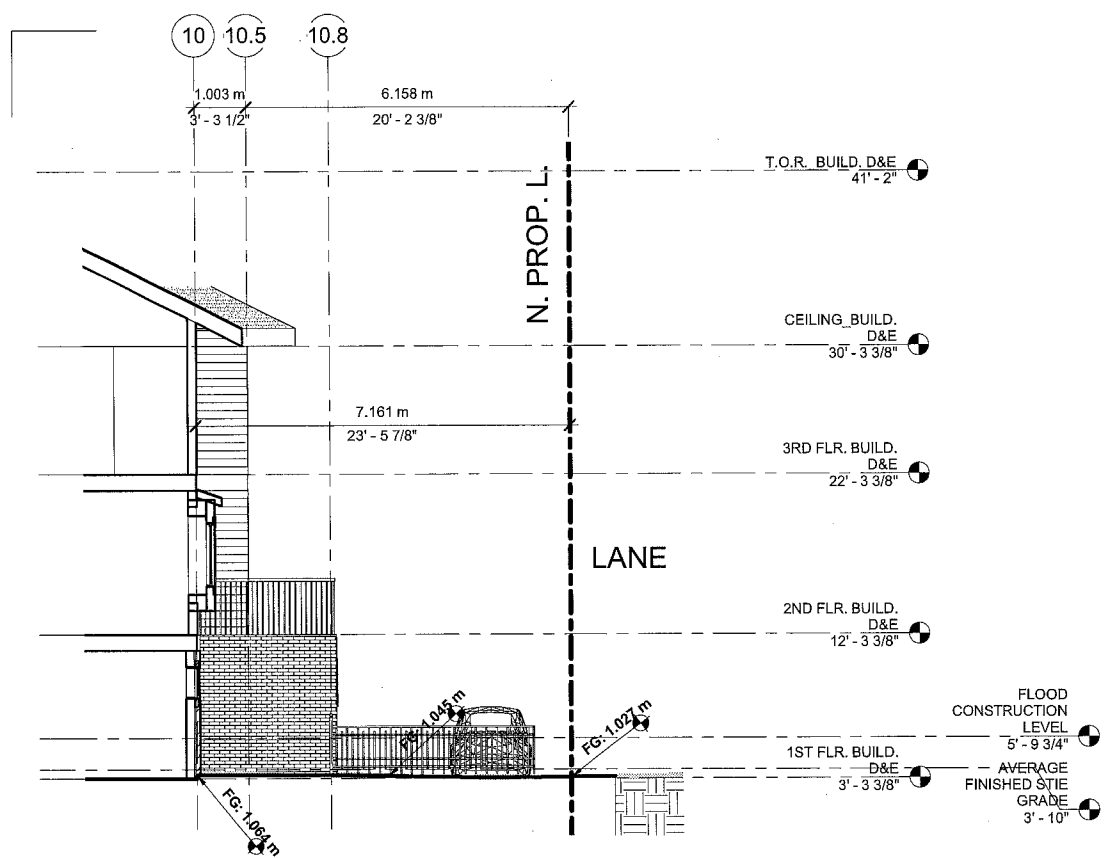
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A401
PLAN #4E 24 of 31

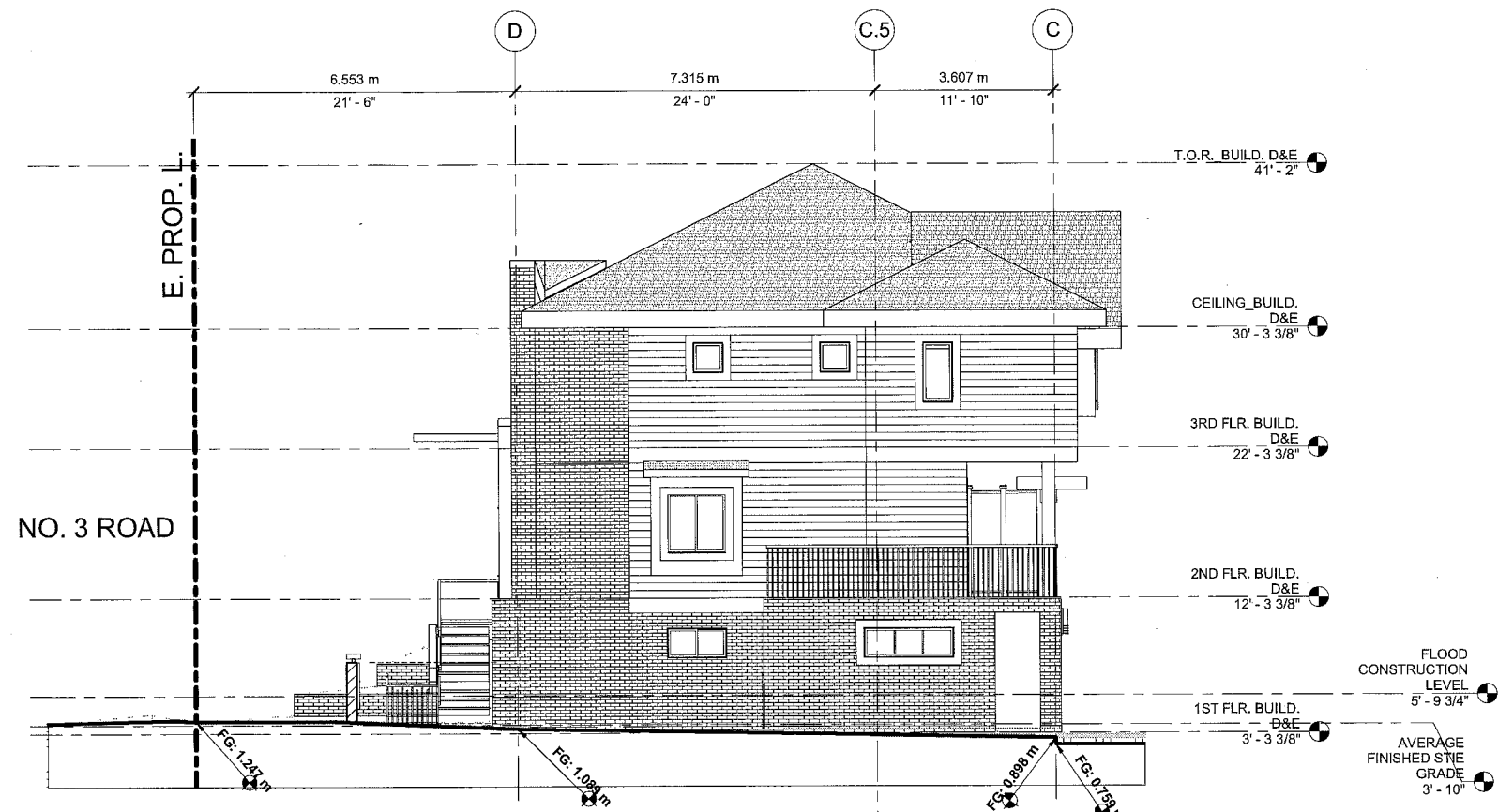
JUL 30 2012



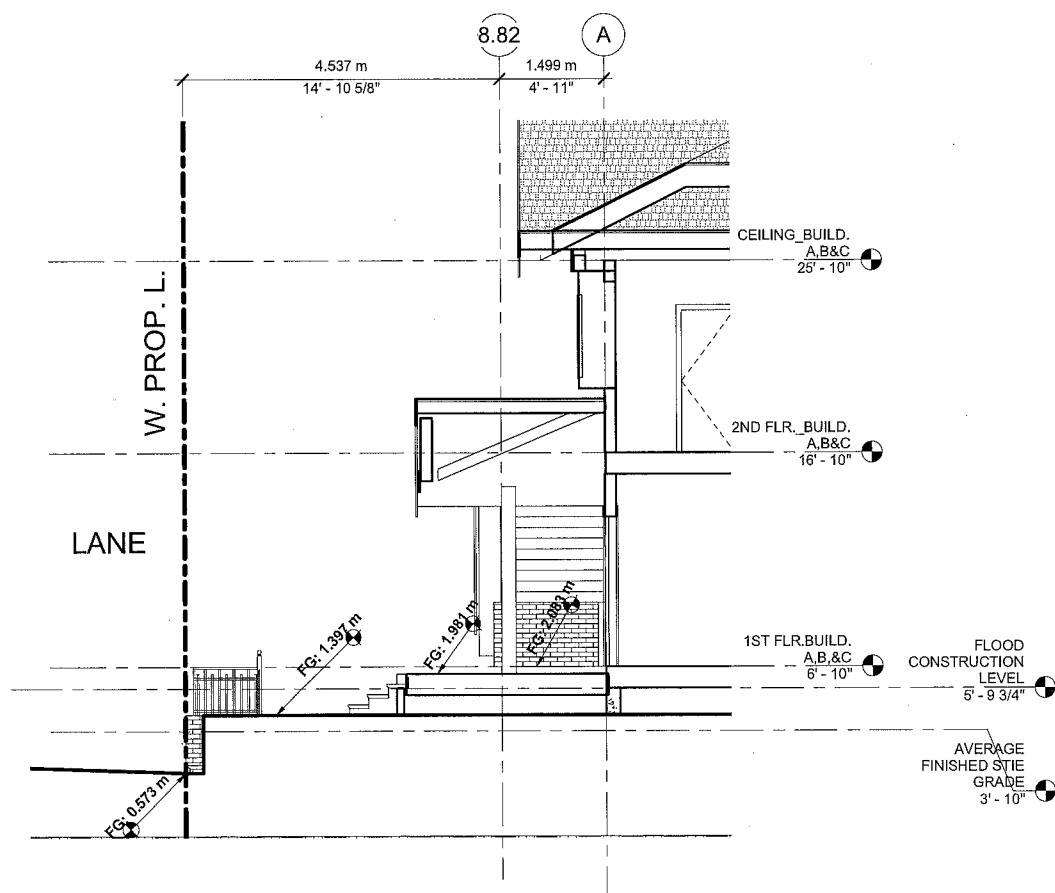
DP 10 541227



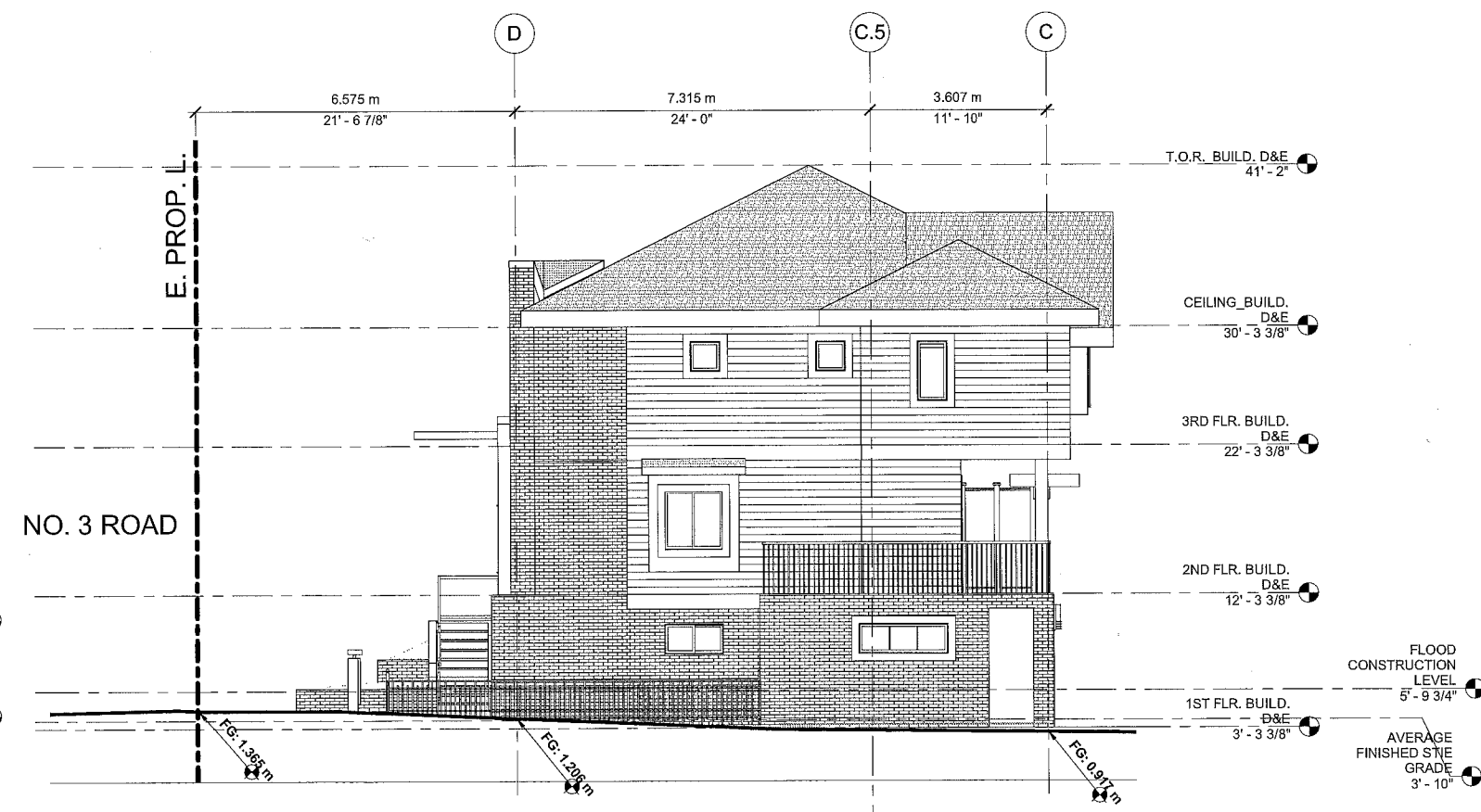
① Section 1 For Landscape
3/16" = 1'-0"



② Section 2 For Landscape
3/16" = 1'-0"



③ Section 3 For Landscape
1/4" = 1'-0"



④ Section 2 Lane
3/16" = 1'-0"

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E	JUN. 29, 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11, 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17, 2011	ISSUED FOR DP RESUBMISSION
H	NOV. 30, 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09, 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18, 2012	ISSUED FOR ADP
K	FEB. 10, 2012	ISSUED FOR 2ND ADP
L	MAY. 2, 2012	ISSUED FOR CLIENT REVIEW
M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated

DRAWN: Author

CHECKED: Checker

DRAWING TITLE:

SECTIONS

DRAWING NO:

A402

PLAN #4F

JUL 30 2012

DP 10 541227

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ARCHITECT:

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C	MAY. 14, 2011	ISSUED FOR REZONING RESUBMISSION
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G	NOV. 17, 2011	ISSUED FOR DP RESUBMISSION
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M	MAY. 30, 2012	ISSUED FOR CITY REVIEW
N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: 1/4" = 1'-0"

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

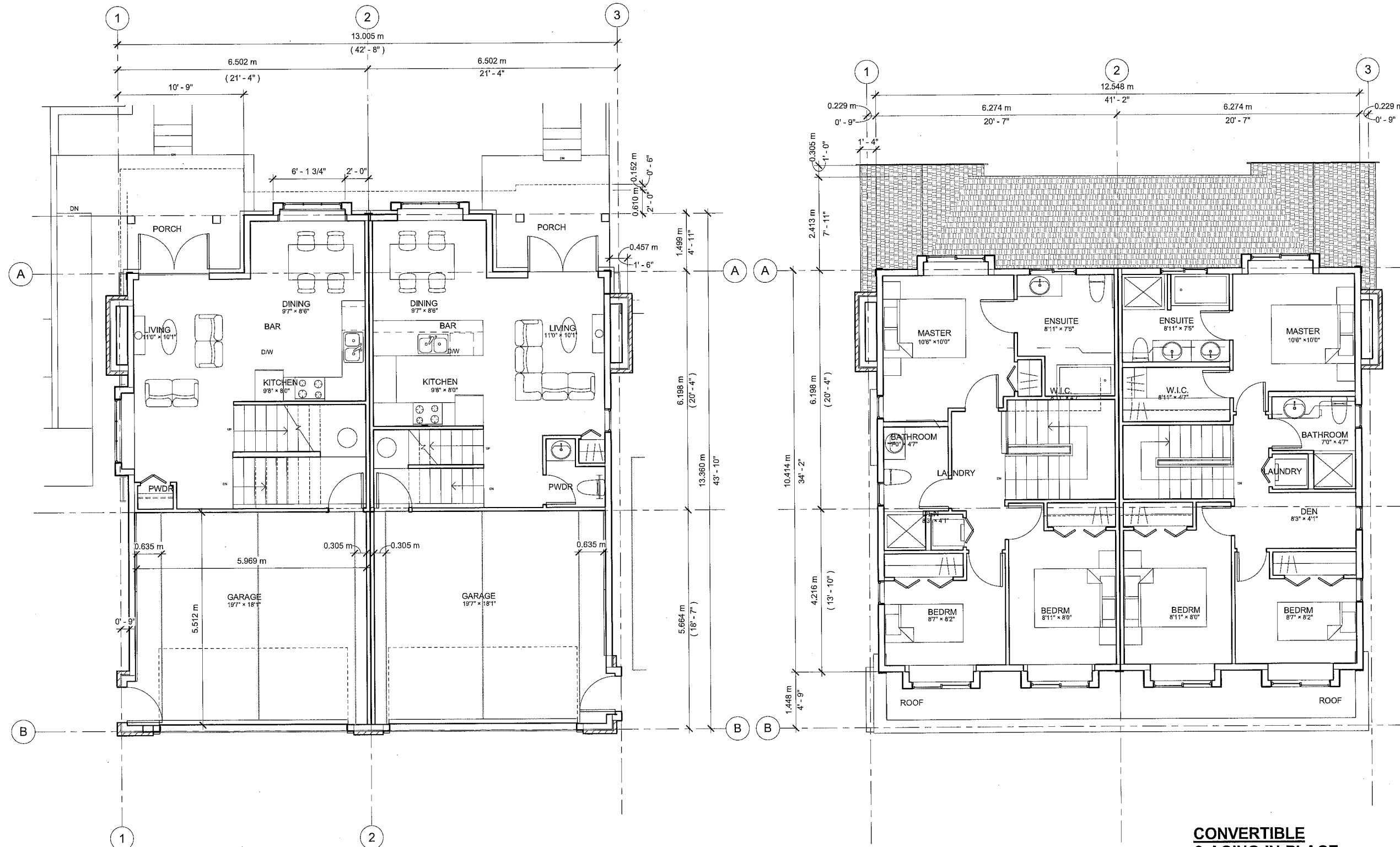
FIRST / SECOND FLOOR PLAN (BUILDING A, B, AND C)

DRAWING NO:

A203

12 of 31

REFERENCE PLAN



Unit Plan_BUILDING A, B, AND C_1ST FLOOR
1/4" = 1'-0"

Unit Plan_BUILDING A, B, AND C_2ND FLOOR
1/4" = 1'-0"

CONVERTIBLE & AGING-IN-PLACE :

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
- LEVER HANDLES FOR FAUCETS
- LEVER HANDLES FOR DOOR HANDLES
- SOLID BLOCKING IN WASHROOM WALLS
- UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

DP 10 541227

JUL 30 2012

FILE: C:\Users\Wilson\Documents\Projects\10-541227\10-541227.dwg

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N	JUN. 14, 2012	ISSUED FOR CITY REVIEW
O	JUL. 13, 2012	ISSUED FOR CITY REVIEW
O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

9551
NO 3 ROAD
RICHMOND, B.C.

**RZ 10-536067
DP 10-541227**

CONSULTANT:

PROJECT NO: W1002

SCALE: 1/4" = 1'-0"

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

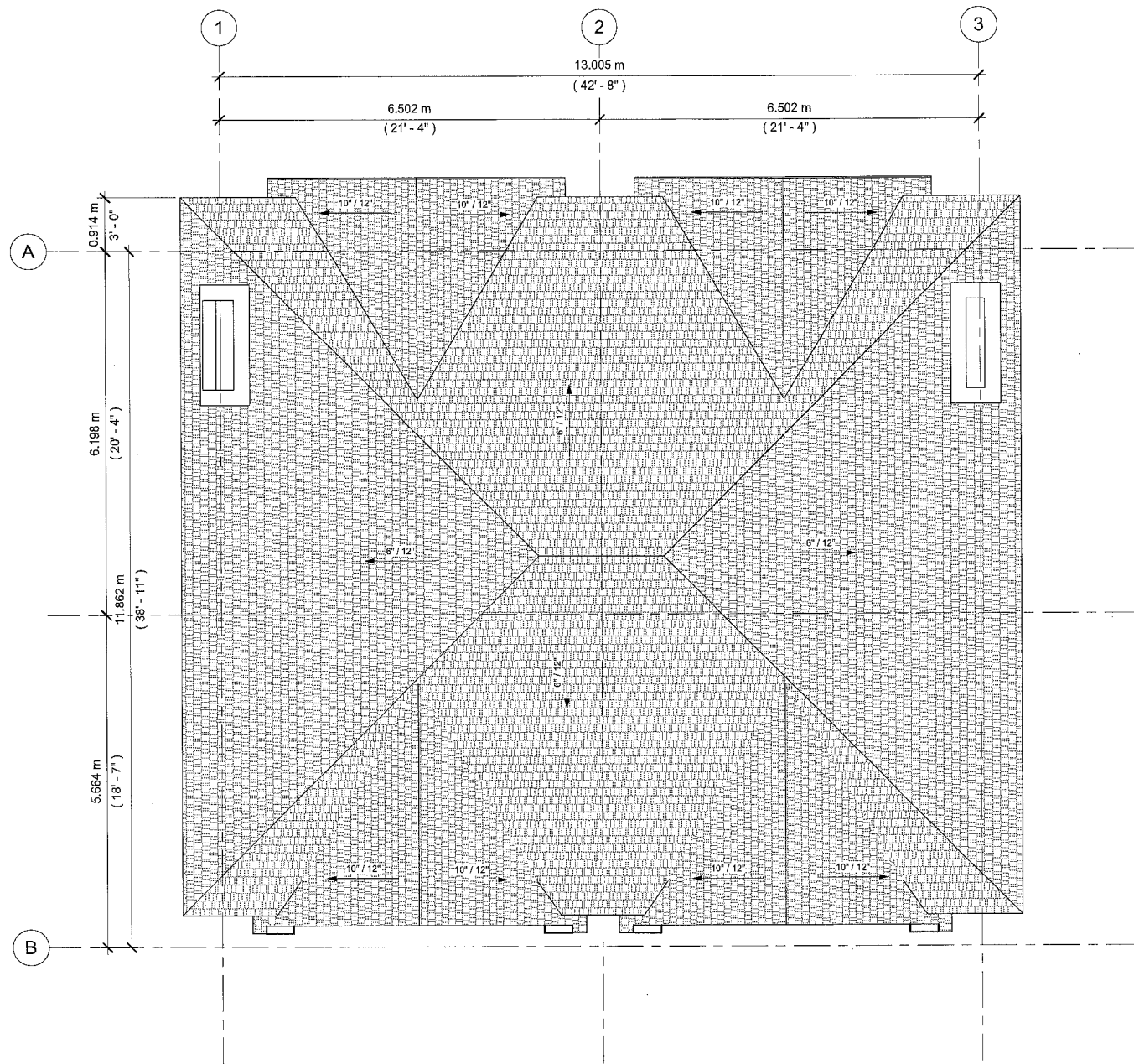
**ROOF PLAN
(BUILDING A, B,
AND C)**

DRAWING NO:

A204

13 of 31

REFERENCE PLAN



① ROOF BUILDING A, B, & C
1/4" = 1'-0"

DP 10 541227

JUL 30 2012

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	M	MAY. 30 2012	ISSUED FOR CITY REVIEW
	N	JUL. 14 2012	ISSUED FOR CITY REVIEW
	O	JUL. 13 2012	ISSUED FOR CITY REVIEW
	D	JUL. 25 2012	ISSUED FOR CITY REVIEW
	P	JUL. 30 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

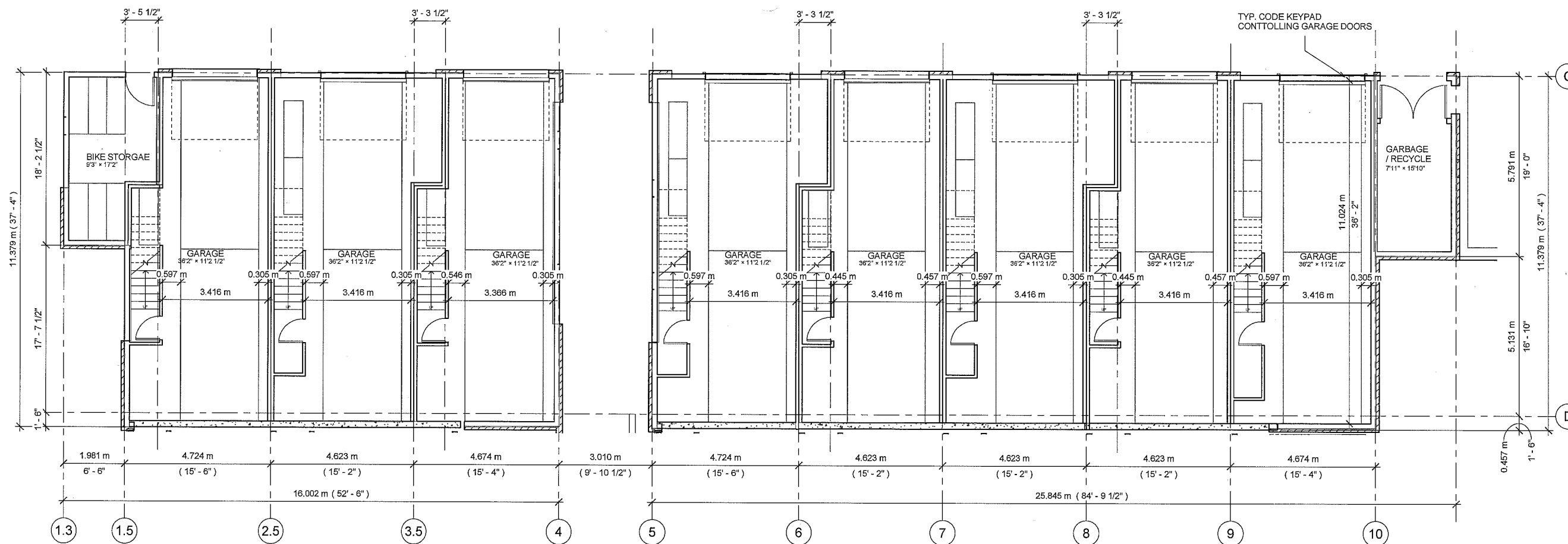
FIRST FLOOR PLAN (BUILD D & E)

DRAWING NO:

A205

14 of 31

7/30/2012
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1 FIRST FLOOR PLAN BUILDING D
3/16" = 1'-0"

CONVERTIBLE & AGING-IN-PLACE :

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
 - LEVER HANDLES FOR FAUCETS
 - LEVER HANDLES FOR DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS
- UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

DP 10 541227

JUL 30 2012

REFERENCE PLAN

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PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated

DRAWN: RL

CHECKED: WC

DRAWING TITLE:

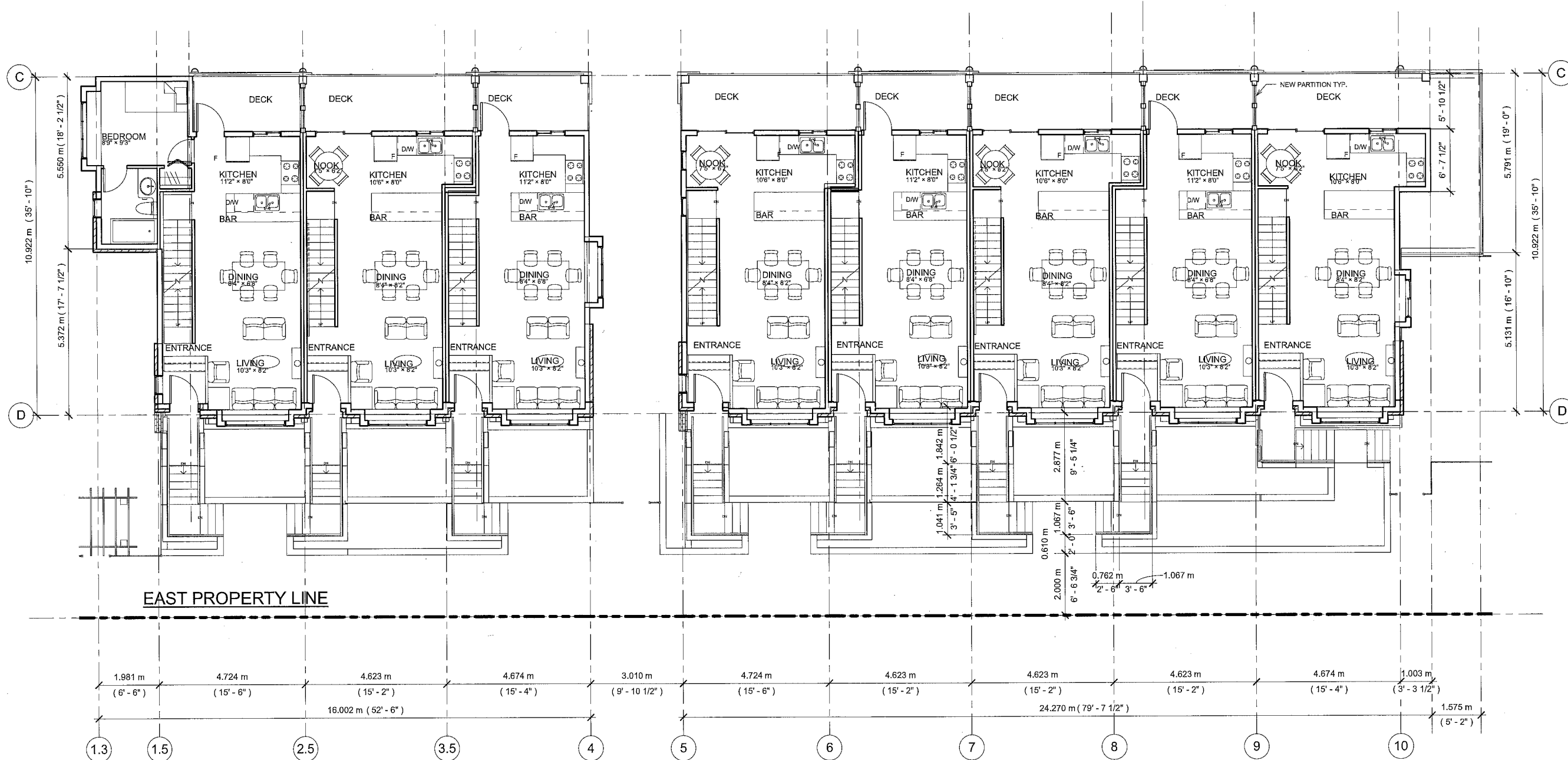
SECOND FLOOR PLAN (BUILD. D & E)

DRAWING NO:

A206

15 of 31

JUL 30 2012



1 SECOND FLOOR PLAN, BUILDING D
3/16" = 1'-0"

CONVERTIBLE & AGING-IN-PLACE :

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
 - LEVER HANDLES FOR FAUCETS
 - LEVER HANDLES FOR DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS
- UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

DP 10 541227

REFERENCE PLAN

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P	JUL. 25 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9551
NO 3 ROAD
RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002
SCALE: As indicated
DRAWN: RL
CHECKED: WC

DRAWING TITLE:
THIRD FLOOR PLAN (BUILD. D & E)

DRAWING NO:
A207
JUL 30 2012 16 of 31



① THIRD FLOOR PLAN BUILDING D
3/16" = 1'-0"

CONVERTIBLE & AGING-IN-PLACE :

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
 - LEVER HANDLES FOR FAUCETS
 - LEVER HANDLES FOR DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS
- UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

DP 10 541227

REFERENCE PLAN

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O	JUL. 26, 2012	ISSUED FOR CITY REVIEW

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9551
NO 3 ROAD
RICHMOND, B.C.

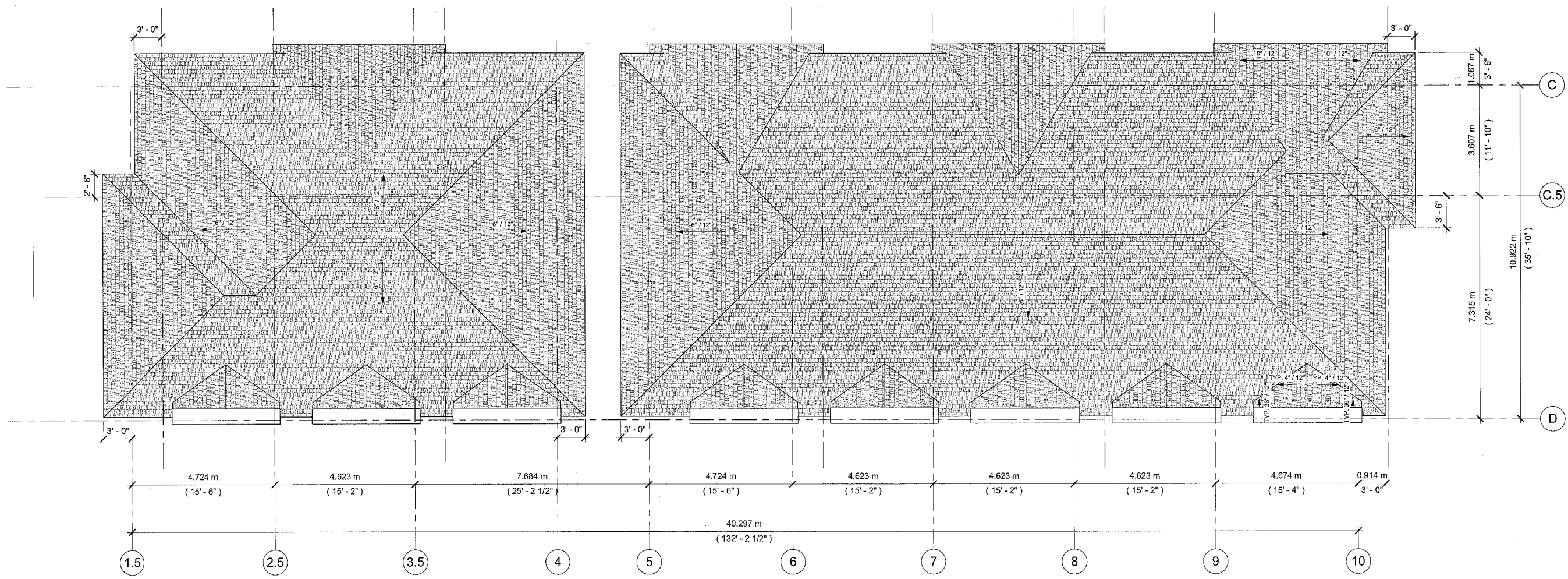
**RZ 10-536067
DP 10-541227**

CONSULTANT:

PROJECT NO: W1002
SCALE: 3/16" = 1'-0"
DRAWN: RL
CHECKED: WVC

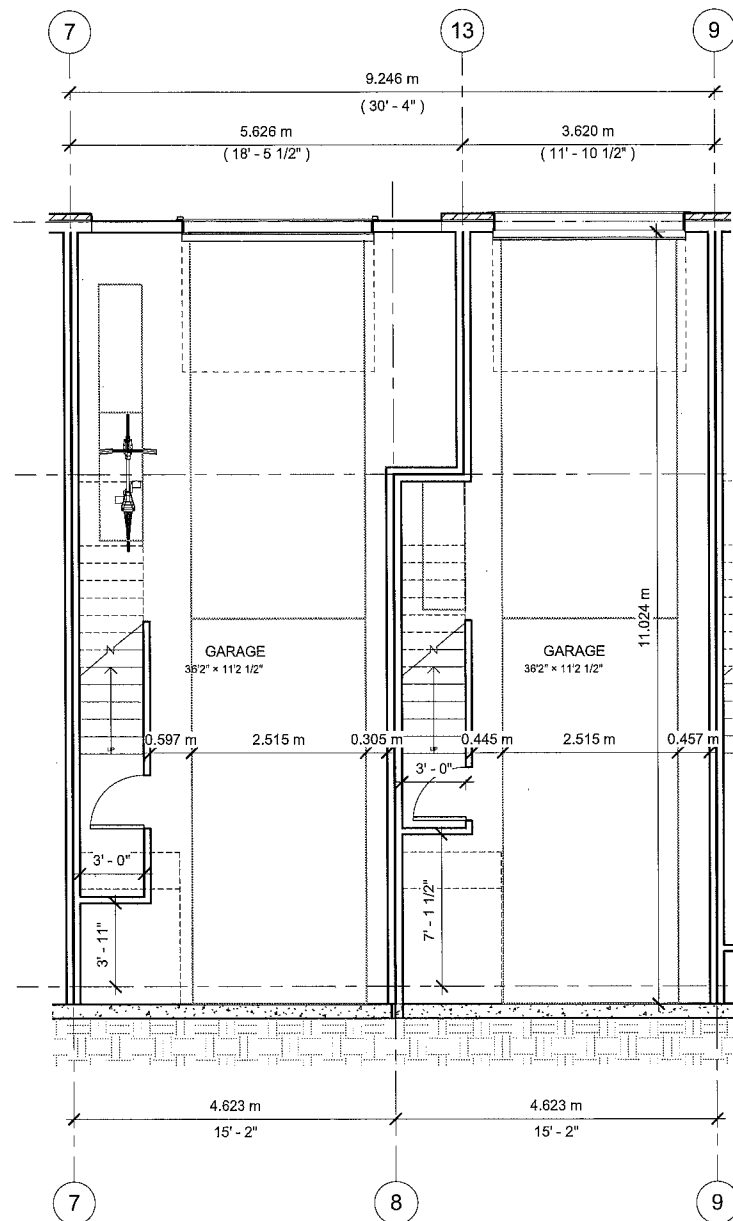
DRAWING TITLE:
**ROOF PLAN
(BUILD. D AND E)**

DRAWING NO:
A208
JUL 30 2012
17 of 31

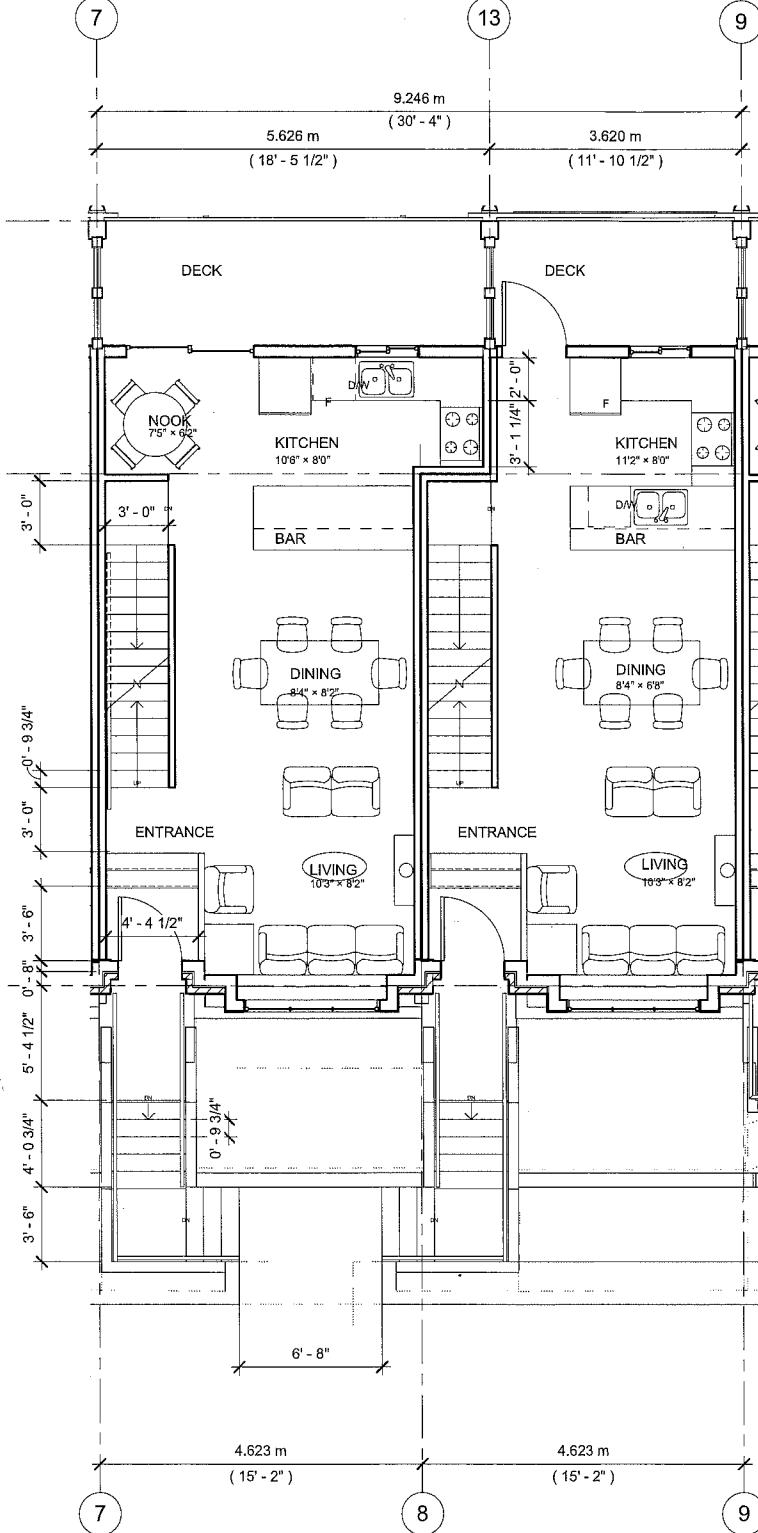


DP 10 541227

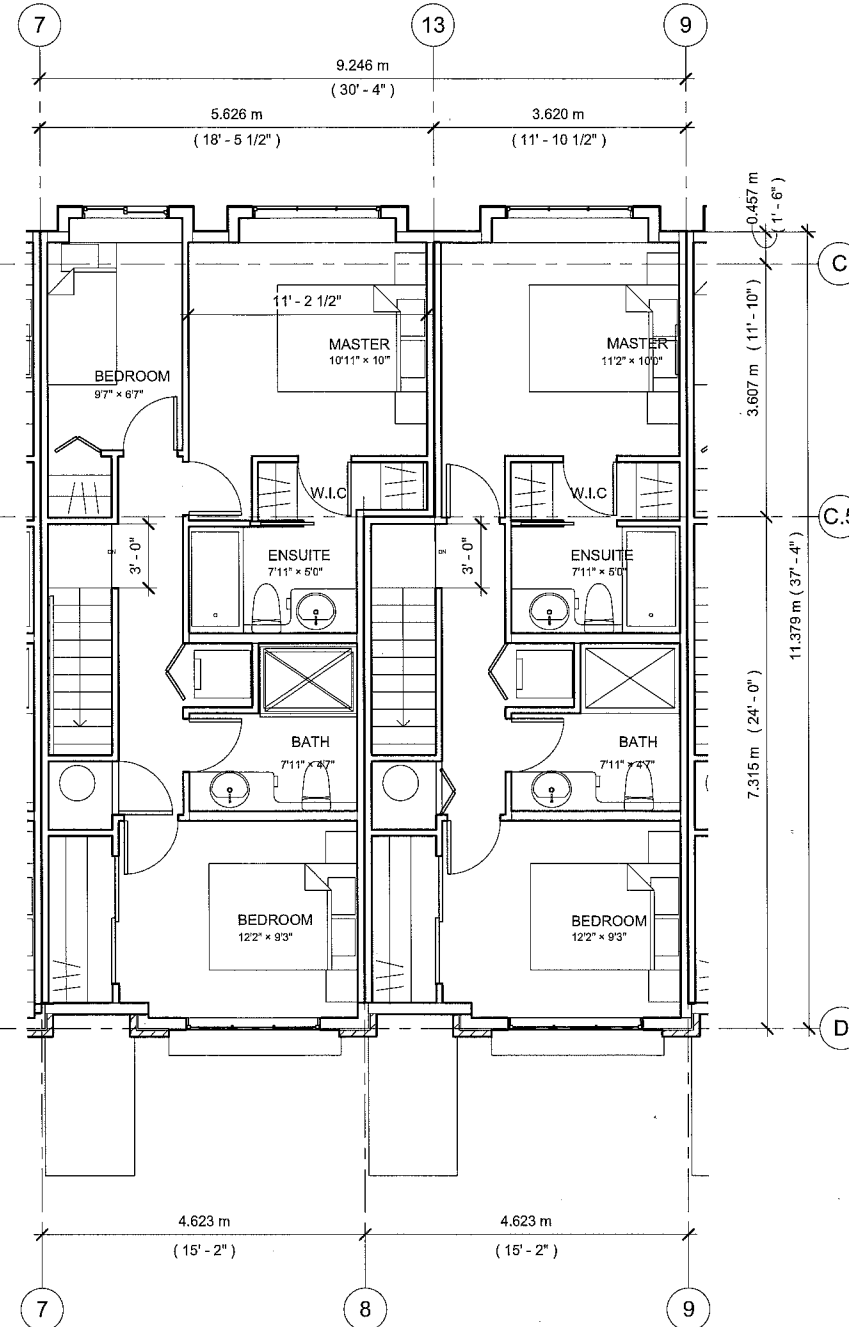
REFERENCE PLAN



③ UNIT PLAN, TYPE B AND C, 1ST F.
1/4" = 1'-0"



② UNIT PLAN, TYPE B AND C, 2ND F.
1/4" = 1'-0"



① UNIT PLAN, TYPE B AND C, 3RD F.
1/4" = 1'-0"

CONVERTIBLE & AGING-IN-PLACE :

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
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- SOLID BLOCKING IN WASHROOM WALLS
- UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

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PROJECT TITLE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551
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RICHMOND, B.C.

RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: 1/4" = 1'-0"

DRAWN: Author

CHECKED: Checker

DRAWING NO:

UNIT
PLAN, TYPE B
AND C

DRAWING NO:

A209

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**LIST OF RELEVANT
CONVERTIBLE &
AGING-IN-PLACE UNIT
FEATURES :**

- LEVER HANDLES FOR FAUCETS
- LEVER HANDLES FOR DOOR HANDLES
- SOLID BLOCKING IN WASHROOM WALLS

**CONVERTIBLE
& AGING-IN-PLACE :**

1. AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
2. LEVER HANDLES FOR FAUCETS
3. LEVER HANDLES FOR DOOR HANDLES
4. SOLID BLOCKING IN WASHROOM WALLS
5. UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

NOTE : PLEASE CONFIRM WITH SPEC

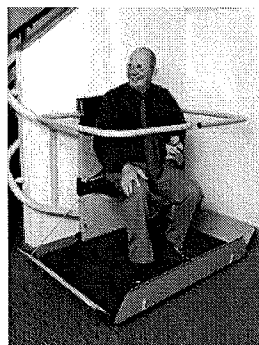
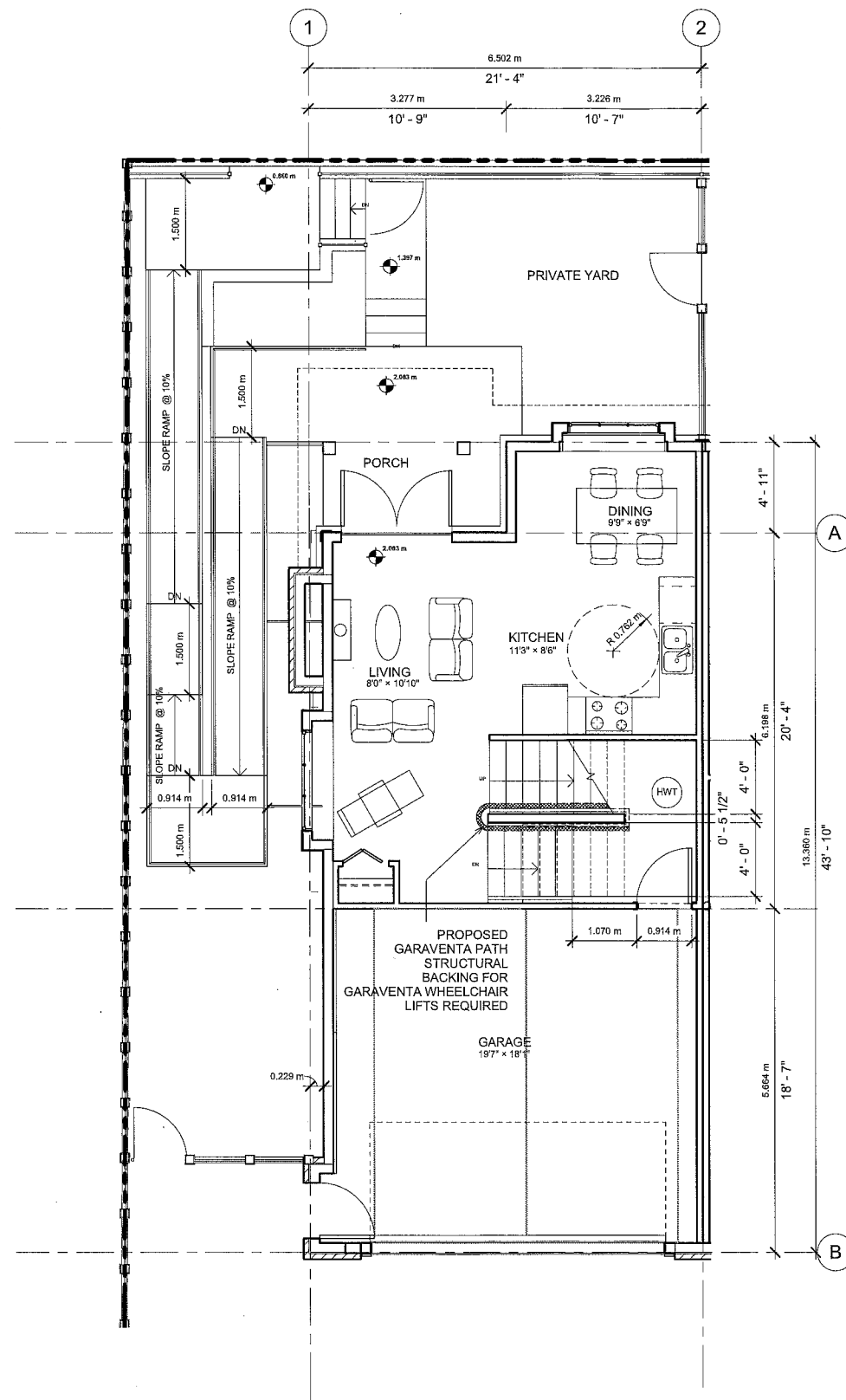
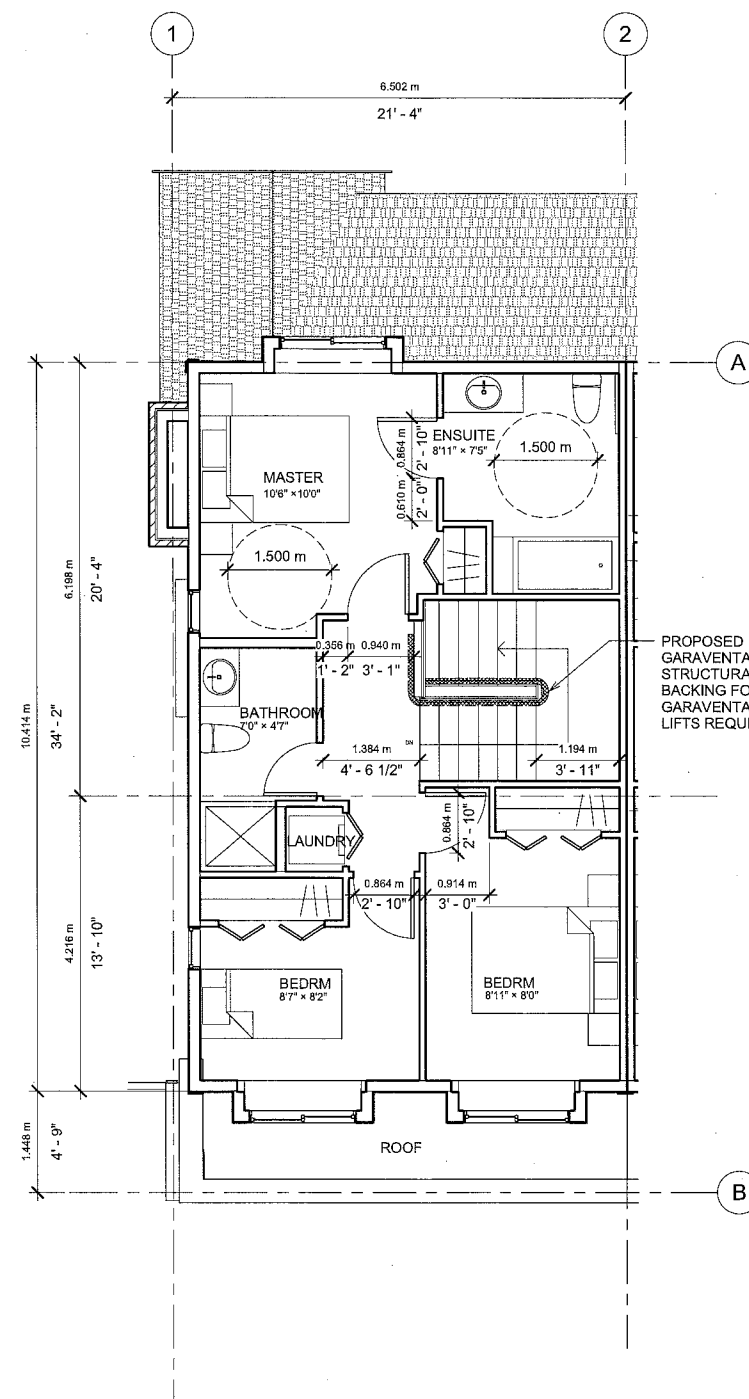


IMAGE FROM <http://www.garaventabc.com/index.cfm/BCAD/Artira/Lifts/C>



① Unit Plan_CONVERTIBLE_1ST FLOOR
1/4" = 1'-0"



② Unit Plan_CONVERTIBLE_2ND FLOOR
1/4" = 1'-0"

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RZ 10-536067
DP 10-541227

CONSULTANT:

PROJECT NO: W1002

SCALE: As indicated
DRAWN: Author
CHECKED: Checker

DRAWING TITLE:

**CONVERTIBLE
UNIT PLAN**

DRAWING NO:

DP 10 541227

REFERENCE PLAN

A210

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