



City of  
Richmond

Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** August 26, 2015

**From:** Wayne Craig  
Director of Development

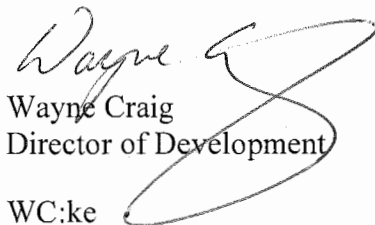
**File:** DP 12-624819

**Re:** Application by Matthew Cheng Architect Inc. for a Development Permit at 8200,  
8220, 8280 and 8300 No. 1 Road

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**Staff Recommendation**

That a Development Permit be issued which would permit the construction of 28 townhouse units at 8200, 8220, 8280 and 8300 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)."

  
Wayne Craig  
Director of Development

WC:ke

## Staff Report

### Origin

Matthew Cheng Architect has applied to the City of Richmond for permission to develop 28 townhouse units at 8200, 8220, 8280 and 8300 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)". The dwellings on the site have been demolished and the site currently contains preload materials.

The four lots, which will be consolidated into one development site, are being rezoned from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)" for this project under Bylaw 8929 (RZ 11-596490). The Public Hearing and 3<sup>rd</sup> Reading of the rezoning amendment bylaw was granted on September 5, 2012. A Servicing Agreement (SA 12-627162) for frontage upgrades along No. 1 Road is required to be completed as a rezoning consideration.

### Development Information

Please refer to 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, existing houses on lots zoned "Single Detached (RS1/E)";

To the east, existing houses on lots under Land Use Contract 102 in the Coldfall Court cul-de-sac;

To the south, existing houses on lots zoned "Single Detached (RS1/E)"; and

To the west, across No. 1 Road existing houses on lots zoned "Compact Single Detached (RC1)" and "Single Detached (RS1/E)".

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 5, 2012. At the Public Hearing, the following concerns about rezoning the property were expressed (responses are noted in Italics):

1. Location of visitor parking stalls adjacent to single-family homes to the east

*Through the rezoning, residents to the east noted concerns about the location of visitor parking contained within the 6 m (20 ft.) rear yard setback to the east next to the outdoor amenity for the project. As a result, the site plan was amended in advance of the Public Hearing to relocate all visitor parking outside of the rear yard setback, as shown in the Development Permit drawings.*

2. Design interface and shadow impacts of the proposed development with single-family homes to the east.

*The development maintains a 6 m (20 ft.) rear yard setback along the east edge of the site to the neighbouring single-family dwellings. Units that back onto the single-family*

*homes are oriented to provide a traditional rear yard interface (6 m or 20 ft. setback) at similar two-storey massing (8.2 m or 27 ft. building height) and a 3 m (10 ft.) north and south side yard setback. A shadow diagram has been submitted to show minimal impacts to surrounding properties. Privacy and overlook concerns are addressed through the design and orientation of the rear units of the development and proposed landscape buffer screen along the east edge of the site.*

3. Tandem parking configuration for units along No. 1 Road.

*A tandem parking configuration for only the buildings directly fronting No. 1 Road was outlined at rezoning. The proposed Development Permit application maintains this tandem parking configuration for 14 townhouse units fronting No. 1 Road proposed at rezoning. The remaining 14 townhouse units have two standard side by side parking stalls. The Zoning Bylaw allows 50% of required parking for the townhouse units only to be parked in tandem. The proposed tandem parking configuration complies with the Zoning Bylaw.*

4. Potential impacts of the development on traffic through the existing residential neighbourhood to the east.

*The proposed development provides the necessary off-street parking stalls required by the Zoning Bylaw of 2 parking stalls for each unit and a total of 6 visitor parking stalls. In response to concerns about increased traffic through the residential neighbourhood to the east, Transportation staff propose to monitor traffic in the neighbourhood before and after project completion/occupancy to identify any traffic pattern changes. Transportation staff plan to monitor traffic this upcoming fall to obtain initial traffic data. Follow-up traffic data collection will be sequenced with project build out and occupancy.*

5. Retention of existing evergreen hedging along the east edge of the development site and shared with 8311 Coldfall Court

*The existing evergreen hedge located along the east edge of the site (south side) and adjacent to 8311 and 8291 Coldfall Court is being retained as part of this development. Retention of this hedge has been reviewed by the consulting arborist and a tree protection zone has been established. The site and landscape plan has been designed to take into account the tree protection zone and ensure retention of the existing hedge.*

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is in compliance with the “Low Density Townhouses (RTL4)” zoning district.

### **Advisory Design Panel Comments**

The Advisory Design Panel was held on April 1, 2015. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 1, 2015 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the Advisory

Design Panel Comments. The Advisory Design Panel members supported the project and suggested design revisions have been incorporated into the project.

## **Analysis**

### ***Conditions of Adjacency***

- The proposed development incorporates four (4) three-storey townhouse clusters that directly front onto No. 1 Road. These step down to two-storey massing along the north and south edges to provide transition to existing single-family homes. Six (6) two-storey duplex townhouse clusters are arranged along the rear portion of the site directly adjacent to existing single-family homes. Front and rear yard setbacks are maintained at 6 m (20 ft.) with 3 m (10 ft.) side yard setbacks, which will mitigate any potential overlook, privacy and shadowing impacts to existing single-family homes. The proposed conditions of adjacency of the townhouse project comply with the applicable Development Permit Guidelines for townhouse development along an arterial road.
- Currently, the elevation of the sidewalk and road along No. 1 Road are higher than the elevation of the lots to be developed and surrounding single-family homes. To address this grade difference, the project proposes to raise the finished grade of the site to generally match the elevation of the sidewalk and to meet the required minimum flood construction levels. Grade changes from the development site to the neighbouring single-family homes to the east will be dealt with through stepped retaining walls and landscaping within the project site to account for existing tree protection zone areas and avoid retaining walls directly adjacent to single-family homes.
- The vehicle entrance to the development located at the north edge of the site provides for additional setback and separation to the existing single-family home to the north. If redevelopment of the lots to the north occurs, vehicle access will be provided through this development and has been secured through a legal agreement as part of the rezoning. The location of the walkway mid-site to No. 1 Road provides for additional separation between the three-storey townhouse massing.
- The development site has a jog in the lot that results in a deeper lot depth for a portion of the consolidated development site. The existing geometry of the lot enables the outdoor amenity to be located in a central location and provides for a significant open/green space to abut the neighbouring single-family homes to the east to mitigate overlook concerns and potential shadowing impacts.

### ***Urban Design and Site Planning***

- Internal vehicle circulation is arranged around an internal T-shaped driveway through a main north-south running drive-aisle providing access to front and rear townhouse units with a small east-west running drive-aisle servicing a deeper portion of the site. This driveway layout enables all of the vehicle access to unit garages and visitor parking stalls to be internalized to the site and allows for on-site manoeuvring/turnaround for larger vehicles and trucks.
- A 6 m (20 ft.) front yard setback along No. 1 Road enables units fronting onto the arterial road to have a strong streetscape presence with direct pedestrian access at grade to the townhouses. This setback also allows space for appropriate landscaping and fencing in the open spaces for individual units and it transitions well to existing single-family homes in this area with similar landscaped front yard open spaces.

- The outdoor amenity area is located in a central location accessible to all units. A combination of play structure equipment, natural play features (rocks/logs), bench seating, bicycle racks and accompanying landscaping is featured in the amenity area with good southern exposure for natural sunlight. A dedicated pedestrian pathway located adjacent to the east-west drive-aisle provides a connection to the north-south running primary drive-aisle for the development. Additional pedestrian pavers are located in the drive-aisle to provide additional way-finding to the pathway to No. 1 Road. The total area of the outdoor amenity meets City requirements
- Garbage, recycling and organic waste service area is located in a dedicated enclosure that is incorporated into the three-storey building fronting No. 1 Road that is south of the drive-aisle entrance to the development. The enclosure is designed to blend in with the existing form and character of the building and reduces massing of this building adjacent to the drive-way entrance to one storey.

### ***Architectural Form and Character***

- The architect has reviewed surrounding building forms along No. 1 Road to the north and south of the subject site as well as single-family building forms in the residential area to the east. The proposed building form is contemporary with a combination of flat and asymmetrical roof lines featuring prominently throughout the development with matching finishing and cladding materials. This contemporary design approach does reference existing examples of other buildings in the area that demonstrate use of flat roof lines, strong vertical elements along the No. 1 Road frontage and asymmetrical roof forms in single-family homes.
- The project's rear units propose implementation of an asymmetrical roof form that provide a suitable transition from the contemporary flat roof form of development for buildings fronting onto No. 1 Road to the existing single-family homes located to the east of the site.
- The flat and asymmetrical roof forms in combination with the grading approach for the project helps to reduce the apparent scale and height of the development when compared to a townhouse project that implements traditional pitched roof forms.
- The overall contemporary form and modern architectural expression of the proposal was supported by the Advisory Design Panel and provides for enhanced architectural and built form variation of the No. 1 Road streetscape.
- Cladding and finishes (hardie lap siding/panelling; brick, cedar siding/soffits) are consistent with the contemporary design of the project. The cladding and colour are alternated in various ways within each building cluster and between building clusters along the No. 1 Road streetscape. This avoids an overly repetitive expression and adds visual animation to the streetscape.
- Design detailing within the building elevations internal to the drive-aisle achieves a consistent implementation of cladding and finishes similar to the streetscape elevation along No. 1 Road including the application of cedar siding in building recesses and slatted cedar screens at unit entrances. This is intended to provide visual interest to the long drive-aisle.

### ***Landscape Design and Open Space Design***

- The landscape plan submission provides for an appropriate amount of deciduous and conifer trees to be planted on the subject site (60 total trees) to adequately compensate for tree removals required (29 on-site trees to be removed) and identified through the rezoning. The landscape plan also provides for the planting of two large evergreen trees at the pathway

entrance to the development as recommended by City Tree Protection staff and retention of an existing evergreen hedge adjacent to neighbouring properties at 8311 and 8291 Coldfall Court as identified at Public Hearing through the rezoning.

- The open space for the townhouse units fronting No. 1 Road will have landscaping consisting of concrete walkways, lawn, a mix of deciduous/evergreen trees in combination with shrubs and groundcovers. The open space will be enclosed by a 1 m (3.5 ft.) tall metal fence.
- The open space for the rear townhouse units along the east edge of the site will have landscaping consisting of patio pavers and dividing screen/fence. Plantings consists of a mix of deciduous and evergreen trees in the open space along with a 1.8 m (6 ft.) tall wood perimeter fence and hedging implemented along the east edge to provide a suitable buffer screen to the neighbouring single-family homes. To address grading, the rear yard open spaces also contain a stepped wood retaining wall to transition back to the existing grade, thus avoiding the need for retaining walls located at the property line.
- A consistent design approach is implemented for the perimeter fencing and individual unit open space fencing/screening as well as the project signage and trellis entrance feature to the walkway along No. 1 Road that is coordinated with the contemporary design and finishing proposed for the buildings.
- A landscaping letter of credit/bond is required to be submitted through the Development Permit to secure the implementation of the proposed landscaping.

#### ***Crime Prevention Through Environmental Design***

- Active and passive surveillance of the outdoor amenity area and mailbox enclosure area is achieved through the orientation of surrounding units to ensure visibility.
- Site lines are maximized within the internal drive-aisle through the large courtyard area created through at the intersection of the north-south and east-west drive-aisles.
- Landscaping and fencing is designed to enclose individual unit open spaces, providing privacy screens where needed but maintains visibility and site lines to unit doors/entrances.

#### ***Accessible Housing***

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of an appropriate vertical lift within a space in the unit that has been designed to accommodate a future lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

#### ***Sustainability Measures***

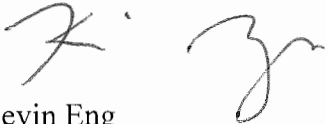
- The rezoning application on this project was granted preliminary approval at the Public Hearing on September 5, 2012 prior to the City requiring energy efficiency guidelines for townhouses (i.e., solar hot water ready; Energuide 82 or Energy Star standards). Through the Development Permit application, the developer examined and determined that compliance

with current energy efficiency guidelines was not feasible as the primary components of building siting and design have already been established through the rezoning.

- Other sustainability measures incorporated into the project include:
  - Use of energy efficient appliances (Energy Star rated product) and lighting fixtures throughout all units.
  - Bathroom fixtures with water conservation measures (dual flush toilets).
  - Permeable pavers and landscaping within setback areas to increase storm water retention.
  - Retention of existing landscaping and hedging along the east edge of the site.

### Conclusions

The proposed 28 unit townhouse complex has addressed surrounding adjacency conditions and complies with Development Permit guidelines for low-density multi-family developments located along arterial roads. The contemporary architecture proposed in this development makes reference to existing developments in the surrounding context and will add additional character and interest to the residential neighbourhood.



Kevin Eng  
Planner 2

KE:cas

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 \$180,092

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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).



**DP 12-624819**

**Attachment 1**

Address: 8200, 8220, 8280 and 8300 No. 1 Road

Applicant: Matthew Cheng Architect Inc.

Owner: 0781829 BC Ltd.

Floor Area Gross: 3410.47 m<sup>2</sup>

Floor Area Net: 3172.27 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	5330 m <sup>2</sup>	5289 m <sup>2</sup>
<b>Land Uses:</b>	Vacant – Preload	Low-density townhouse
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	N/A	28 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard (north):	Min. 3 m	3 m	none
Setback – Side Yard (south):	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 6 m	6 m	none
Height (m):	Max. 12 m	10.2 m	none
Off-street Parking Spaces – Residential	56 parking spaces	56 parking spaces	none
Off-street Parking Spaces – Visitor Parking	6 parking spaces	6 parking spaces	none
Total off-street Spaces:	62 parking spaces	62 parking spaces	none
Tandem Parking Spaces	Up to 50% permitted	28 tandem parking spaces (50%)	none
Amenity Space – Outdoor:	Min. 168 m <sup>2</sup>	350 m <sup>2</sup>	none



Note:

Date: June 25, 2015

MCAI responses in *Red*PMG responses in *Green*

**Advisory Design Panel  
Excerpt of April 1, 2015 Meeting Minutes**

**DP 12-624819 - 28-UNIT TOWNHOUSE DEVELOPMENT**

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8200, 8220, 8280, 8300 No. 1 Road

**Applicant's Presentation**

Kush Panatch, President, Centro Properties Group, Architect Matthew Cheng, Matthew Cheng Architect Inc., and Landscape Designer Denitsa Dimitrova, PMG Landscape Architects, presented the project on behalf of the applicant and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- appreciate the provision of a space for art work at the entry to the proposed development; suggest that the applicant consult with the City's public art planner regarding the public art process; *OneWest have decided not to proceed with any art work on site. They will be making payment in-lieu to the City's public art fund.*
- the project is on the right track from a sustainability perspective; suggest that the applicant choose LED lights to save energy; also suggest that the applicant engage the services of a consultant at this stage of the project to do the analysis for Energuide 82 rating; applicant should also choose true energy star appliances consistent with ASHRAE 90.1 standards; *Will Proceed*
- appreciate the provision of a convertible unit; however, there are opportunities for improvement; identify a suitable space in the garage for future location of a vertical lift as opposed to the ground floor hallway; also consider reorienting the washrooms and bedrooms on level 2 to provide more workable entries; also consider introducing pocket doors in lieu of swinging doors; *\*\*PROVIDED – Door of the Vertical Lift is provided to conveniently access coming out of the Garage.*
- provision of one convertible unit for 28 townhouse units is inadequate; consider providing three convertible units for the proposed development; *Under Section 3.4 of OCP, it states that "establish a certain percentage of townhouses with convertible housing" Therefore, there is no written bylaw of required number of convertible units.*

- appreciate the public art proposal; *No comment*
- right scale along No. 1 Road; however, the flat roofs appear monolithic and in stark contrast to the neighbouring developments; consider design development to lessen the starkness and provide more variety in roof forms; **\*\*PROVIDED - Stepping down of building 4C to two storey adds to the varied roof lines. Total of 6 varied rooflines provided along No. 1 Rd.**
- reconsider use of reveals in some elevations; **\*\*PROVIDED**
- appreciate the use of wood which provide warmth to the townhouse units; *No comment*
- proposed townhouse development is daring; refreshing to see a townhouse development trying to be different; *No comment*
- like the buildings at the back; roof forms look residential; *No comment*
- service rooms adjacent to the drive aisle entrance to the development pop out and do not integrate well with the building block; consider de-emphasizing the service rooms and integrating them more with the residential building block; **\*\*PROVIDED – To enhance and activate the street edge, brick continues to wrap around the garbage/recycling room which integrates into the overall architecture of the building block. Also, roof of the garbage/recycling area is extended to the roof Unit 1 to de-emphasize and blend into the building block.**
- appreciate the simplicity of the townhouse entries off No. 1 Road; *No comment*
- the contemporary style of the townhouse development looks good; *No comment*
- the 6-meter front and back setbacks are too big and results in a minimal internal drive-aisle space with reduced opportunities for landscaping; the proposed development looks flat and has a claustrophobic feel; opportunities for landscaping are lacking; consider design development to the roof forms to lessen the claustrophobic feel; **Roof Form Comment supersedes the comment above.**
- cedar should be used on the soffits, not on the walls due to durability issues; investigate the use of aluminum or other products that look like wood but are more durable to the elements; *Will Proceed*
- review the size of the two windows on the front elevation; **\*\*PROVIDED**
- appreciate the smaller townhouse blocks in the proposed development; *No comment*
- appreciate the model presented by the applicant which provides a lot of detail; *No comment*
- like the high ceilings and good livability of the townhouse units; exterior architecture is bold and heavy-handed; appreciate the strong materials; however, consider a gentler colour palette; *No comment*

- separation between the building blocks are very tight; consider design development and review the location of the side windows to address adjacency and privacy issues; also consider design development for side windows at the stairway in the back units; **\*\*PROVIDED – to address adjacency, privacy issue and mechanical units in between, side window is reduced. Window in the stairway is raised 7'-8" from the landing to reduce the privacy issue to the neighbourhood but still bringing natural light into the building.**
- notice the lack of habitable space at grade along No. 1 Road; look at incorporating flex rooms at least in the corner units to provide animation and pedestrian interest at grade level; **\*\*PROVIDED – Bedroom is provided in Unit 1 & 16 along No. 1 Rd.**
- consider closing off the main walkway from the development to No. 1 Road as the walkway does not link with anything in the townhouse proposal; *the walk access has been retained. Response to look at making the connection to the internal part of the site more pedestrian friendly by extending special paving to meet the walk*
- consider design development to the utility closets, entry signage and art wall adjacent to the vehicular entry to make them more cohesive; *Entry Signage proposed*
- commend the applicant for integrating public art in the proposed development; artist should be allowed more freedom and creativity in the choice of medium for public art; reconsider the implementation of the trellis along the art wall as it may detract from the public art feature of the project; *No Art wall proposed; trellis deleted along this edge. Plantings buffer this edge in updated version.*
- relationship of the townhouse units with the bus stop is challenging; look at opportunities to strengthen the buffering; *the screening of the bus stop has been increased with lattice screen as well as hedge. Lattice screen detail added.*
- consider design development to the paving of the long driveway to visually break it down; *the added special paving at the intersection of the internal roads breaks up the long driveway*
- look at the long-term survivability and viability of plant materials on the tight spaces between the townhouse buildings; consider alternative landscaping materials for easier management by the strata; *the areas of plantings have been replace by gravel in areas where long term viability may be in question.*
- the applicant is encouraged to consult an arborist to review the survivability of plant materials under the existing trees; *the arborist has reviewed the plantings under trees and advised that plantings appropriate.*
- consider design development to the landscaping at the east end of the development and its relation to the outdoor amenity space, e.g. review the shape of the planters and type of trees; *the amenity area layout and trees have been reviewed and slightly amended to have less shade in the play area.*
- concerned with the mechanical units being visible in the yards; and *the plan calls for plantings at the front part of the areas between units to screen where mechanical units area placed. (mechanical units will be placed on roof tops or balconies and hidden from view)*

- agree with comments regarding the need to better relate the landscaping structures with the overall architecture of the project. *The fences, arbour and screens have been redesigned to be less in the traditional style and to co-ordinate with the more contemporary architectural expression.*

**Panel Decision**

It was moved and seconded

*That DP 12-624819 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**

Opposed: Tom Parker



No. DP 12-624819

To the Holder: Matthew Cheng  
Property Address: 8200, 8220, 8280 and 8300 No. 1 Road  
Address: 202 - 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. 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 Plan #1 to Plan #25 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$180,092 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 12-624819**

To the Holder: Matthew Cheng  
Property Address: 8200, 8220, 8280 and 8300 No. 1 Road  
Address: #202 - Evans Avenue  
Vancouver, BC V6A 2K9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

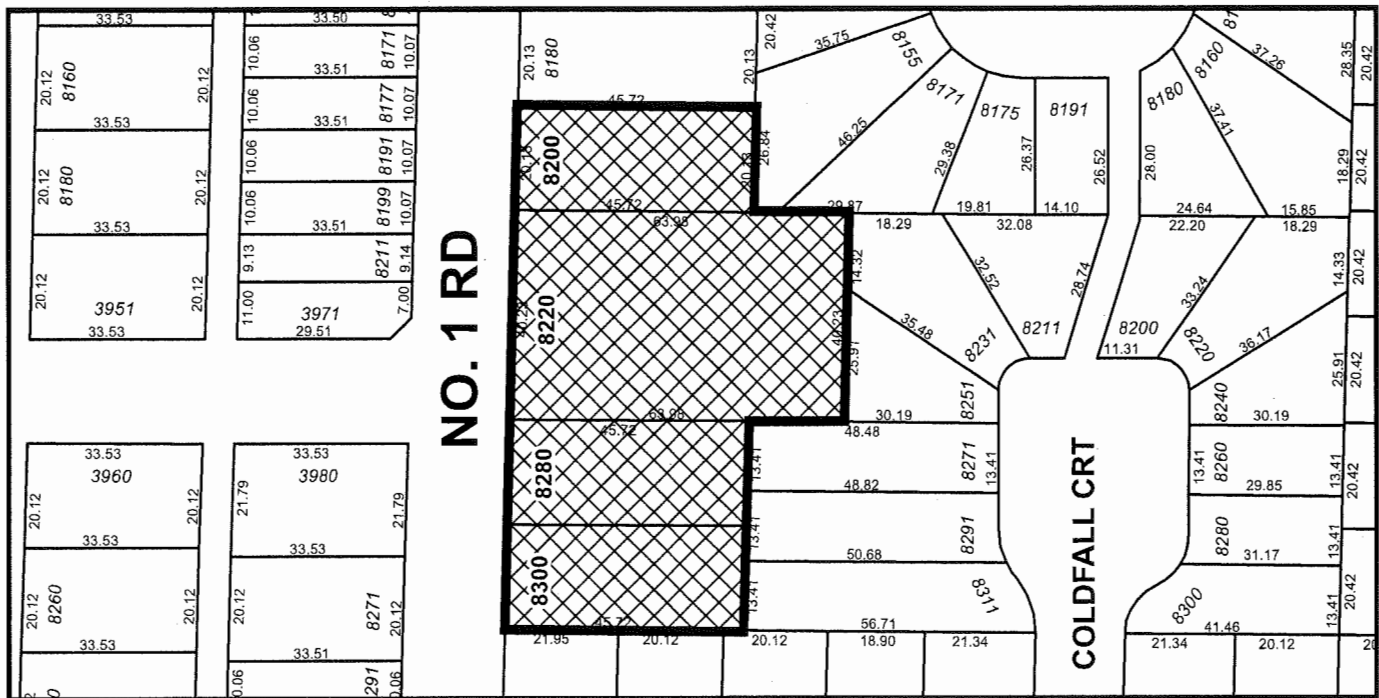
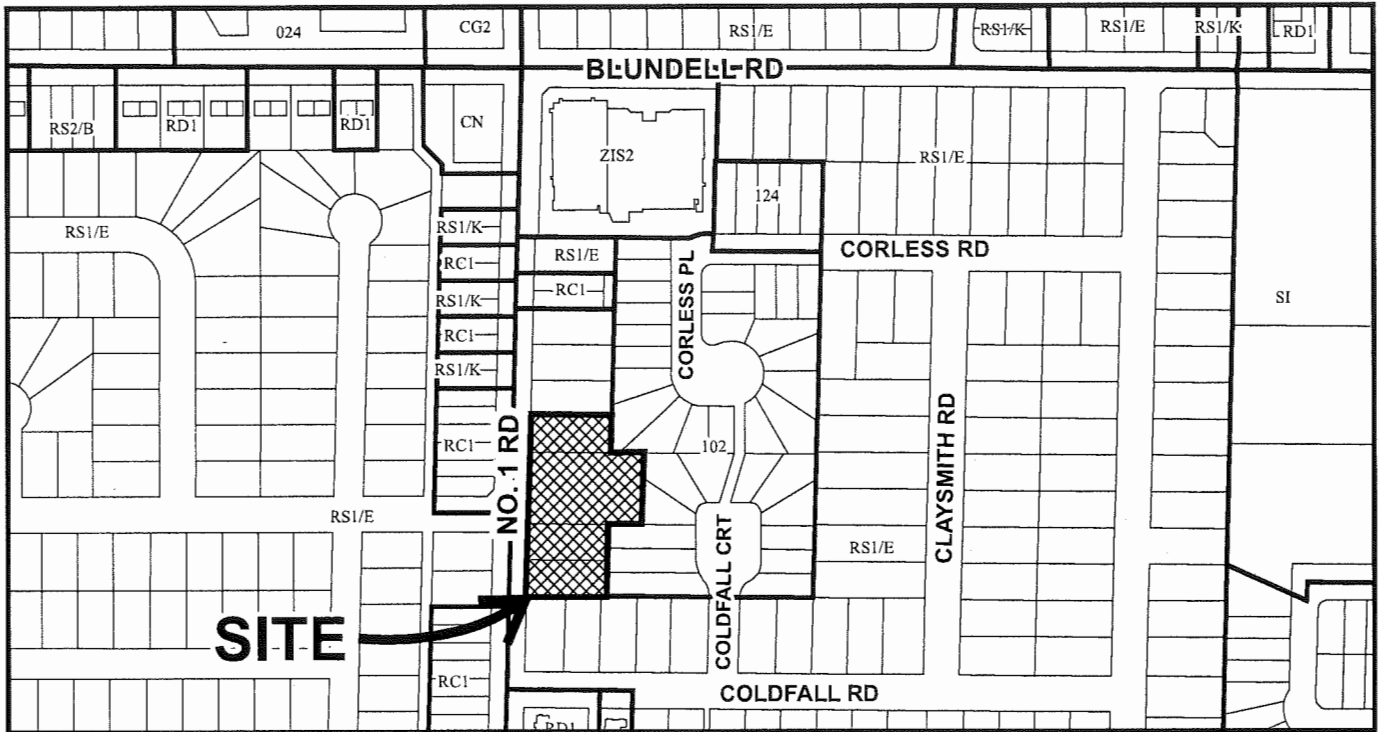
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 12-624819 SCHEDULE "A"

Original Date: 11/28/12

Revision Date: 08/21/15

Note: Dimensions are in METRES



# ISSUED FOR DEVELOPMENT PERMIT

## DRAWING LIST

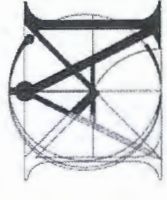
- A00 COVERPAGE
- A01 DEVELOPMENT DATA & CONTEXT MAP
- A02 SITE CONTEXT / VISUAL CUES
- A03 DESIGN RATIONALE
- A04 SYNOPSIS OF BUILDING ENERGY CONSERVATION STRATEGIES
- A05 SHADOW ANALYSIS
- A06 SITE PLAN & GROUND FLOOR PLAN
- A07 CODE ANALYSIS - FIRE TRUCK ACCESS
- A08 LEVEL 2 FLOOR PLAN
- A09 LEVEL 3 FLOOR PLAN
- A10 ROOF PLAN
- A11 STREETSCAPE ELEVATION - FRONT BLDGS (ALONG NO. 1 RD)
- A12 STREETSCAPE ELEVATION - REAR BLDGS
- A13 BLDG A - FLOOR PLANS
- A14 BLDG A - BUILDING ELEVATIONS
- A15 BLDG B - FLOOR PLANS
- A16 BLDG B - BUILDING ELEVATIONS
- A17 BLDG C - FLOOR PLANS
- A18 BLDG C - BUILDING ELEVATIONS
- A19 BLDG D - FLOOR PLANS / BUILDING ELEVATIONS
- A20 BLDG D - FLOOR PLANS / BUILDING ELEVATIONS
- A21 BLDG E - FLOOR PLANS / BUILDING ELEVATIONS
- A22 BLDG E - CONVERTIBLE UNIT
- A23 FLOOR AREA OVERLAY & UNIT AREA CALCULATIONS
- A24 CROSS-SECTIONS
- A25 CROSS-SECTIONS ALONG RETAINING WALL - NORTH & SOUTH OF PL
- A26 CROSS-SECTIONS ALONG RETAINING WALL - EAST OF PL
- A27 VIEWS - FRONT BLDGS
- A28 VIEWS - REAR BLDGS
- A29 VIEWS - WALKWAYS
- A30 LANDSCAPE PLAN
- A31 LANDSCAPE DETAILS
- A32 TREE MANAGEMENT PLAN
- L1 LANDSCAPE SECTIONS
- L2 LANDSCAPE SECTIONS
- L3 LANDSCAPE SECTIONS
- L4 LANDSCAPE SECTIONS
- L5 LANDSCAPE SPECIFICATIONS

## CIVIC ADDRESS:

8288 No. 1 Road, Richmond.

## LEGAL ADDRESS:

1. 8200 NO. 1 ROAD, RICHMOND  
LEGAL DESCRIPTION: P.I.D. 008-971-978  
SOUTH HALF OF LOT 309 SECTION 23 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 52748
2. 8220 NO. 1 ROAD, RICHMOND  
LEGAL DESCRIPTION: P.I.D. 009-939-008  
LOT 17 EXCEPT: PART SUBDIVIDED BY PLAN 53609; SECTION 23  
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 14449
3. 8280 NO. 2 ROAD, RICHMOND  
LEGAL DESCRIPTION: 004-185-587  
LOT 717 EXCEPT: THE NORTHERLY PORTION, SECTION 23 BLOCK 4  
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 51164
4. 8300 NO. 1 ROAD, RICHMOND  
LEGAL DESCRIPTION: P.I.D. 003-927-679  
NORTH HALF LOT 717 SECTION 23 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 51164



**MATTHEW CHENG  
ARCHITECT INC.**  
114-292 GUYEVANS AVENUE  
VANCOUVER, BC V5A 2E9  
Tel: (604) 731-0012 / Fax: (604) 731-3908  
Cell: (604) 649-9669 / Email: matthew@mcac.ca

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Revision:

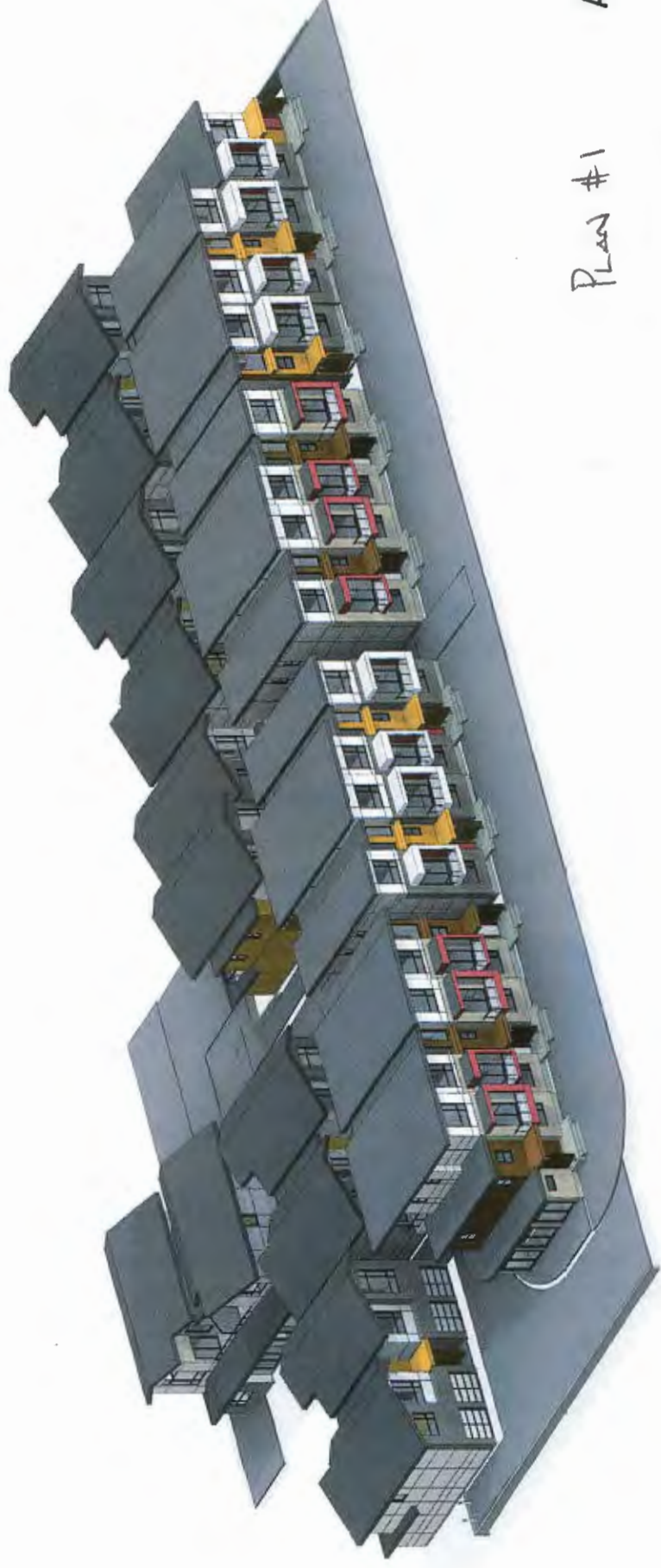
Developer:



Project Title  
**OneWest - 8288  
No. 1 Road,  
Richmond**

Sheet Title  
**COVERPAGE**

Drawn: DC
Checked: MC
Scale:
Project Number:
Revision Date: _____
Drawn By: _____
Print Date: 08/27/15
Sheet No: <b>A00</b>



Plan #1  
AUG 26 2015  
**DP 12-624819**



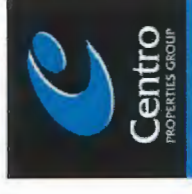


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 Unit 202-670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K9  
 Tel: (604) 731-5012 / Fax: (604) 731-3908  
 Cell: (604) 694-6667 / Email: matthew@mcinc.ca

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Revisions:

Developer:



Project Title:  
**OneWest - 8288  
 No. 1 Road,  
 Richmond**

Sheet Title:  
**DEVELOPMENT  
 DATA &  
 CONTEXT MAP**

Drawn: DC

Checked: M/C

Scale: 1" = 40'-0"

Project Number:

Revision Date:

Plot Date: 09/27/15

Dwg. No.: A01

Address: 8200, 8220, 8280 and 8300 No. 1 Road, Richmond BC  
 Applicant: Matthew Cheng Architect Inc. Owner: Centro OneWest Development Ltd.  
 Planning Area(s): Seafair  
 Floor Area Gross: 3410.47 m<sup>2</sup> (36,770 sf) Floor Area Net: 3172.27 m<sup>2</sup> (34,146 sf)

	Existing	Proposed
Site Area:	5330.09 m <sup>2</sup>	5288.81 m <sup>2</sup>
Land Uses:	SINGLE DETACHED	TOWNHOUSE
OCP Designation:	LOW-DENSITY RESIDENTIAL	LOW-DENSITY RESIDENTIAL
Zoning:	RS1/E	RTL4
Number of Units:	4	28

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.60	none permitted
Lot Coverage:	Max. 40%	40%	N
Setback - Front Yard:	Min. 6m	6 m	N
Setback - Side Yard:	Min. 3m	3 m	N
Setback - Side Yard:	Min. 3m	3 m	N
Setback - Rear Yard:	Min. 3m	6 m	N
Height (m):	Max. 12m	10.2 m	N
Lot Size:	5330.09 m <sup>2</sup>	5288.81 m <sup>2</sup>	N
Off-street Parking Spaces - Regular/Commercial:	56 and 6	55 and 6	N
Off-street Parking Spaces - Accessible:	1	1	N
Total off-street Spaces:	62	62	N
Tandem Parking Spaces:	not permitted	28	N
Amenity Space - Indoor:	Min. 70 m <sup>2</sup>	CASH-IN-LIEU	N
Amenity Space - Outdoor:	Min. 168 m <sup>2</sup>	350 m <sup>2</sup>	N

**Building Height:**

- BLDG A - 9.6m (31'-6")
- BLDG B - 10.2m (33'-6")
- BLDG C - 9.6m (31'-6")
- BLDG D - 8.2m (26'-10")
- BLDG E - 7.9m (25'-9")



① CONTEXT PLAN  
 1" = 40'-0"

PLAN #2  
 AUG 26 2015

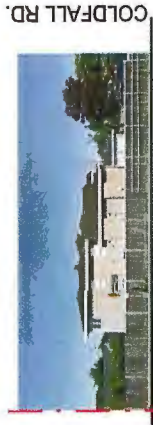
DP 12-624819



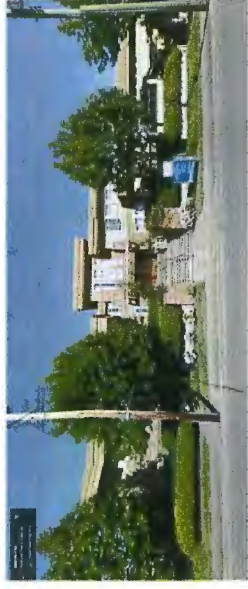


GILMORE PARK UNITED CHURCH

**ALONG NO. 1 RD - FACING EAST**



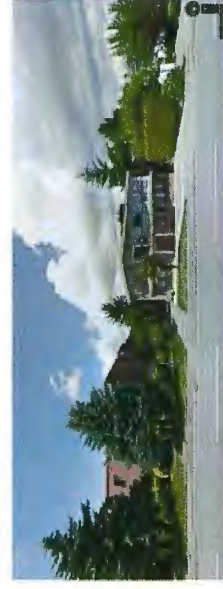
**ALONG NO. 1 RD - FACING EAST**



1. Gilmore Park United Church



2. 8720, 8820, 8860, 8800, 8900 No. 1 Rd



3. 4211 Francis Rd.

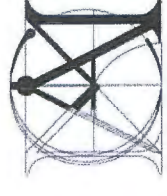


4. 4420/4431 Coldchester Drive

**Visual Cues**

The OneWest Development is situated on an arterial road between two main axes, Blundell Road and Francis Road which connects to the main city centre of Richmond. The development is surrounded by a series of commercial, religious, community centre, schools, single-family residential to multi-family residential. Respecting the surrounding context, we have observed the architecture in the neighbourhood to look for visual cues that is referenced in the OneWest Development.

- 1. Gilmore Park United Church** – Located along No. 1 Rd, just North of OneWest development on Blundell Road, we have continued the similar visual language such as; flat roof, variation of rooflines and tactile materials used as cladding along No. 1 Rd to enhance the street level experience.
- 2. 8720, 8820, 8860, 8800, 8900 No. 1 Rd** – Located along No. 1 Rd, just South of OneWest development on Youngmore Rd, we have taken visual cues such as; flat roof, building height and colour of the exterior siding.
- 3. 4211 Francis Rd** – Adjacent to the 8720, 8820, 8860, 8800, 8900 No. 1 Rd on Francis Rd towards the single family development, we have continued and translated the same visual language such as; asymmetrical gable roof form, material palette as cladding.
- 4. 4420/4431 Coldchester Drive** – Behind the Rear units of OneWest development towards the single family development, we have translated the visual cues such as; asymmetrical gable roof form.



**MATTHEW CHENG ARCHITECT INC.**  
 Unit 202 - 670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K9  
 Tel: (604) 731-3012 / Fax: (604) 731-3968  
 Cell: (604) 649-6659 / Email: matthew@mc.ca

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Reviser:

Developer:



Project Title  
**OneWest - 8288  
 No. 1 Road,  
 Richmond**

Sheet Title  
**SITE CONTEXT /  
 VISUAL CUES**

Drawn: DC
Checked: MC
Scale: 3/64" = 1'-0"
Project Number:
Revision Date:
Drawn Date:
Print Date: 08/27/15
Drawn No: A02

Plans #3  
 AUG 26 2015  
**DP 12-624819**



OneWest Townhouse Development at 8200, 8220, 8280 and 8300 No. 1 Road, Richmond, B.C.

## **DESIGN RATIONALE**

### **Overview/Site**

Matthew Cheng Architect and Centro OneWest Development Ltd. are submitting a package issued for the Development Permit Panel. "OneWest" is a 28-unit townhouse of FAR of 0.6 located in RTL4 Zoning. Along the No. 1 Road as a face of the townhouse development, there will be a row of 3-storey urban townhouses that will activate the street edge and add visual interests to the streetscape along the No. 1 Road. A garbage and recycling area will be located on north of the site away from the outdoor amenity space, near the entrance of the driveway that will be easily accessible by the garbage trucks. Instead of being a stand-alone structure, the garbage and recycling area will be incorporated into architecture that will enhance the overall composition as it steps down from 3 storeys to 1 storey. The rear buildings are 2-storey duplexes and they transition into the single family properties to the East. OneWest development is compatible in scale and from within the surrounding developments. The children's Play area and Outdoor Amenity Area are located in a centralized area where there is less vehicular traffic for safety reasons.

### **Accessibility**

A dedicated pedestrian walkway with the accessible path is located between Building 2B and 3B to the No.1 Road. A handicapped parking space is conveniently located close to the convertible unit with the accessible path.

### **Building Scale/ Form/ Materials**

#### **Front Units**

The individual units of the front buildings along the No. 1 Road are staggered to articulate the verticality of each unit. By doing this, it also helps break up the flatness of the elevation. The variation of the height and rooflines provide visual diversity and work within the overall form of the development. The two end buildings also step down to 1 storey by the driveway and 2 storeys in South that are intended to respect the surrounding neighbouring buildings. The brick on the ground floor elevation is intended to activate the street edge and to enhance the street level experience for pedestrians walking along the No. 1 Road. By wrapping the brick around the building, it will enrich human scale especially in the entrance walkways. The use of Cedar Siding is to bring warmth and natural material and to contrast from the use of heavy brick on the Ground Floor. Also, the cedar siding is used as an accent material to highlight the entrance and the window wall in its vertical expression. The use of fibre-cement reveal panels on the second and third level is to add lighter yet contemporary look and feel that is complimentary of the building's use as wood and brick. A large roof overhang with a fibre cement soffit (to match cedar siding) will add warmth to pedestrian experience looking from below. Series of "Floating Balconies" is a rigorous architectural expression that will animate the Streetscape along the No. 1 Road. The balconies are choreographed in various sizes to create rhythmic expression that will activate the Street Edge and create visual interest. The balconies are positioned towards north to create privacy and to allow more natural light.

#### **Rear Units**

The 2-storey duplexes in the rear units reflect the single family character, working cohesively within the overall development. The rear buildings aim to introduce the same architectural language throughout the development, yet creating a new place-making within the development. The variation of the height and rooflines provide the visual diversity and articulation within the urban form. The use of Cedar Siding is to bring warm material palette and to contrast from the heavy brick. The large roof overhang with the fibre cement soffit (to match cedar siding) will add warmth to pedestrian experience looking from below.



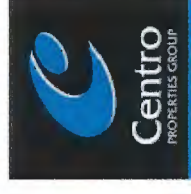
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Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K0  
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Cell: (604) 694-6669 / Email: matthew@mcacat.ca

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Revision:

Developer:



Project Title:

OneWest - 8288  
No. 1 Road,  
Richmond

Sheet Title:

**DESIGN  
RATIONALE**

Drawn: DC

Checked: MC

Scale:

Project Number:

Revision Date: Dwg. No.:

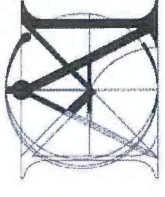
Print Date: 09/27/15

A03

Plan # 4 AUG 26 2015

DP 12-624819





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 Unit 302 - 670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K9  
 Tel: (604) 731-3012 / Fax: (604) 731-3908  
 Cel: (604) 949-6669 / Email: matthew@matca.ca

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Project Title  
**OneWest - 8288 No. 1 Road, Richmond**

Sheet Title  
**SITE PLAN & GROUND FLOOR PLAN**

Drawn: DC

Checked: MC

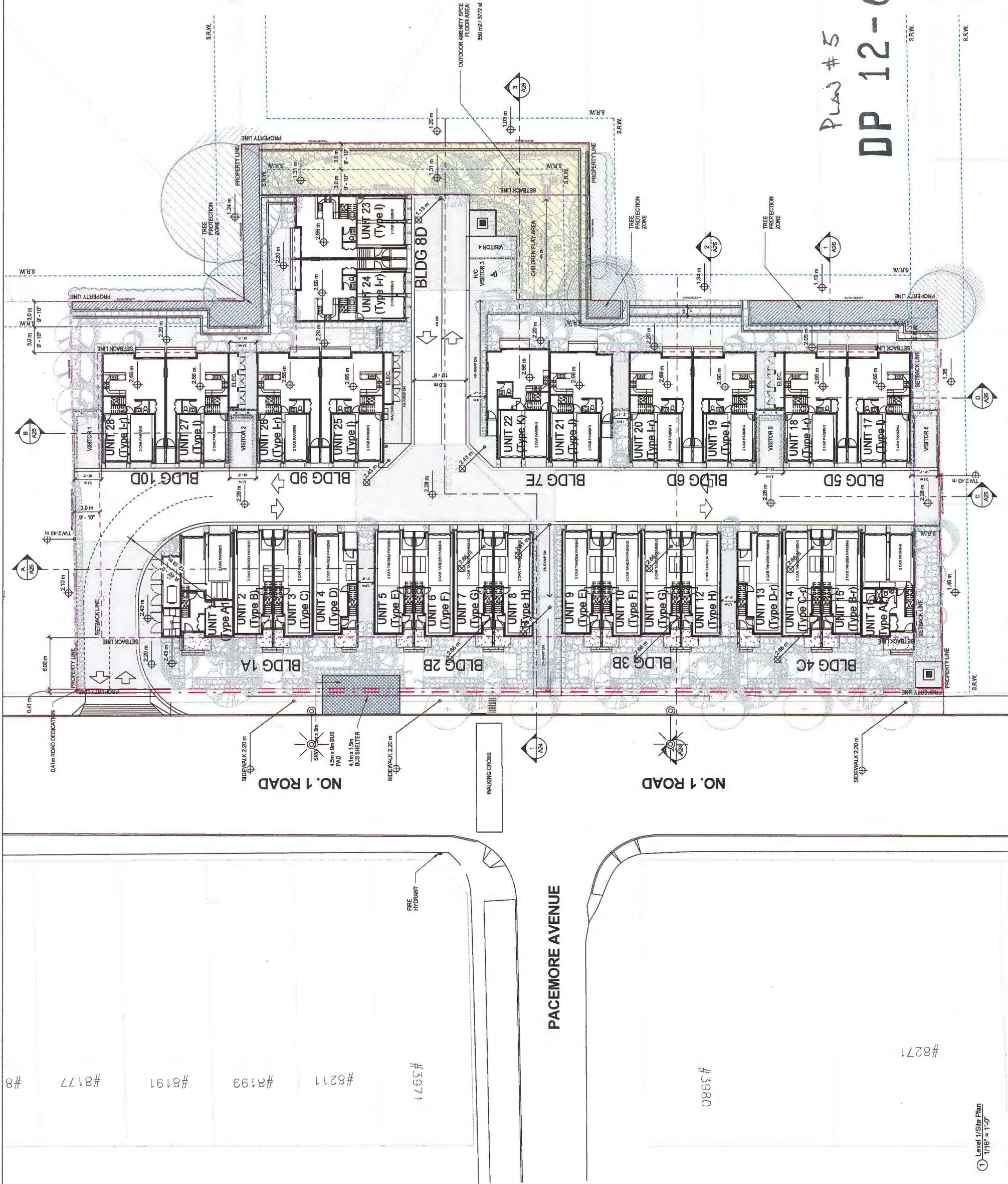
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Project Number:

Revision Date:

Drawn No.: **A06**

Plan # 5  
 AUG 26 2015  
 DP 12-624819



#8

#8177

#8191

#3199

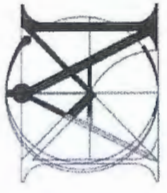
#8211

#3971

#3980

#8271





**MATTHEW CHENG ARCHITECT INC.**

UNIT 20 - 670 EVANS AVENUE  
VANCOUVER, BC, V6A 2K9  
Tel: (604) 681-7130  
Fax: (604) 681-7130  
Cell: (604) 694-6669 / Email: matt@matthewcheng.com

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**OneWest - 8288  
No. 1 Road,  
Richmond**

Sheet Title  
**CODE ANALYSIS  
- FIRE TRUCK  
ACCESS**

Plan # 6

AUG 26 2015

DP 12-624819

Drawn: DC

Checked: MC

Scale: 1/16" = 1'-0"

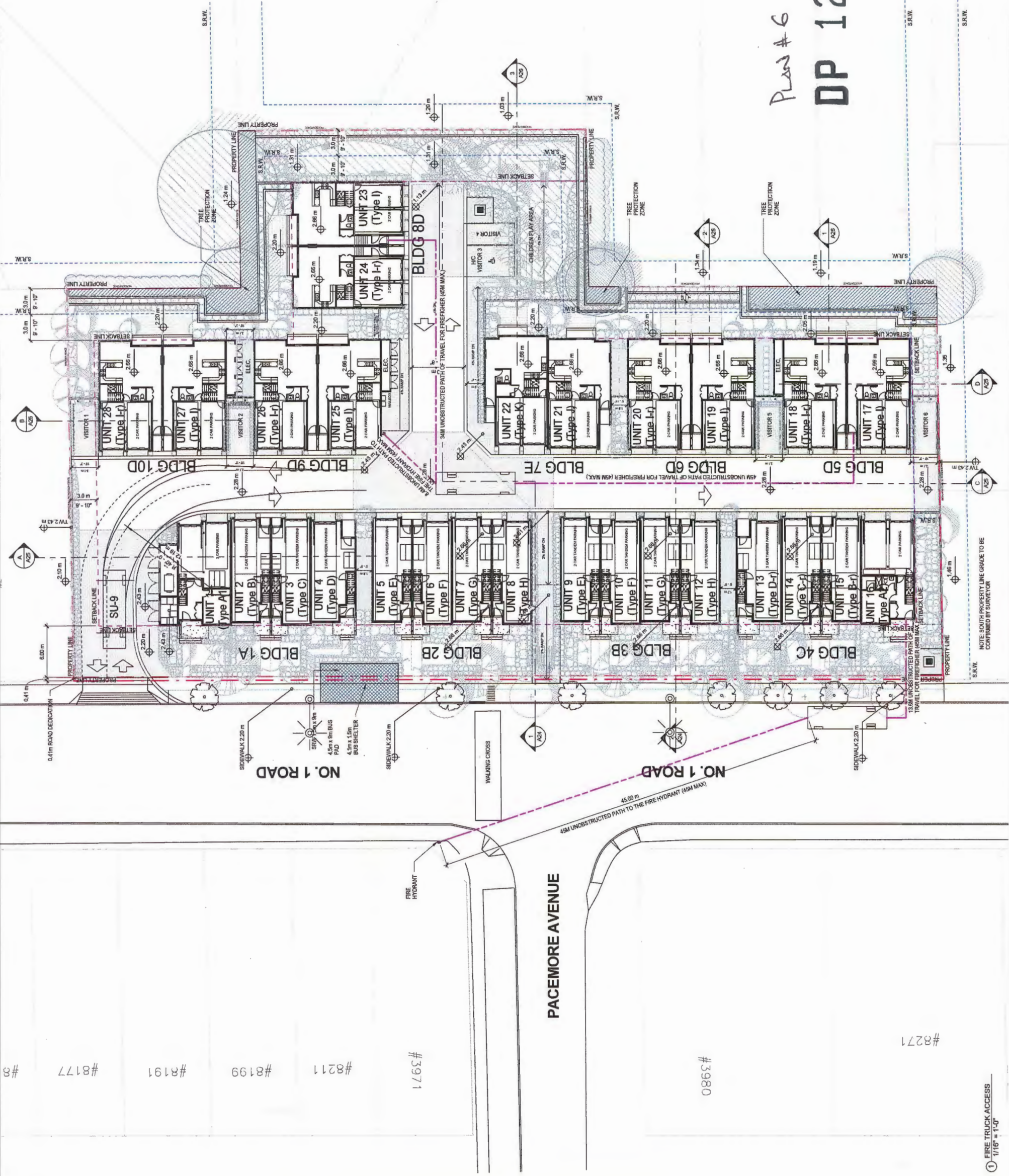
Project Number:

Revision Date:

Drawn Date:

08/27/15

Draw. No.:  
**A07**



#8

#8177

#8191

#8199

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#3971

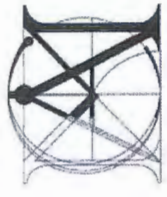
#3980

#8271

① FIRE TRUCK ACCESS  
1/16" = 1'-0"

NOTE: SOUTH PROPERTY LINE GRADE TO BE CONFIRMED BY SURVEYOR





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ARCHITECT INC.**  
Unit 202-670 EVANS AVENUE  
VANCOUVER, BC V6A 2K0  
Tel: (604) 731-5012 / Fax: (604) 731-5908  
E-mail: matthew@matca.ca

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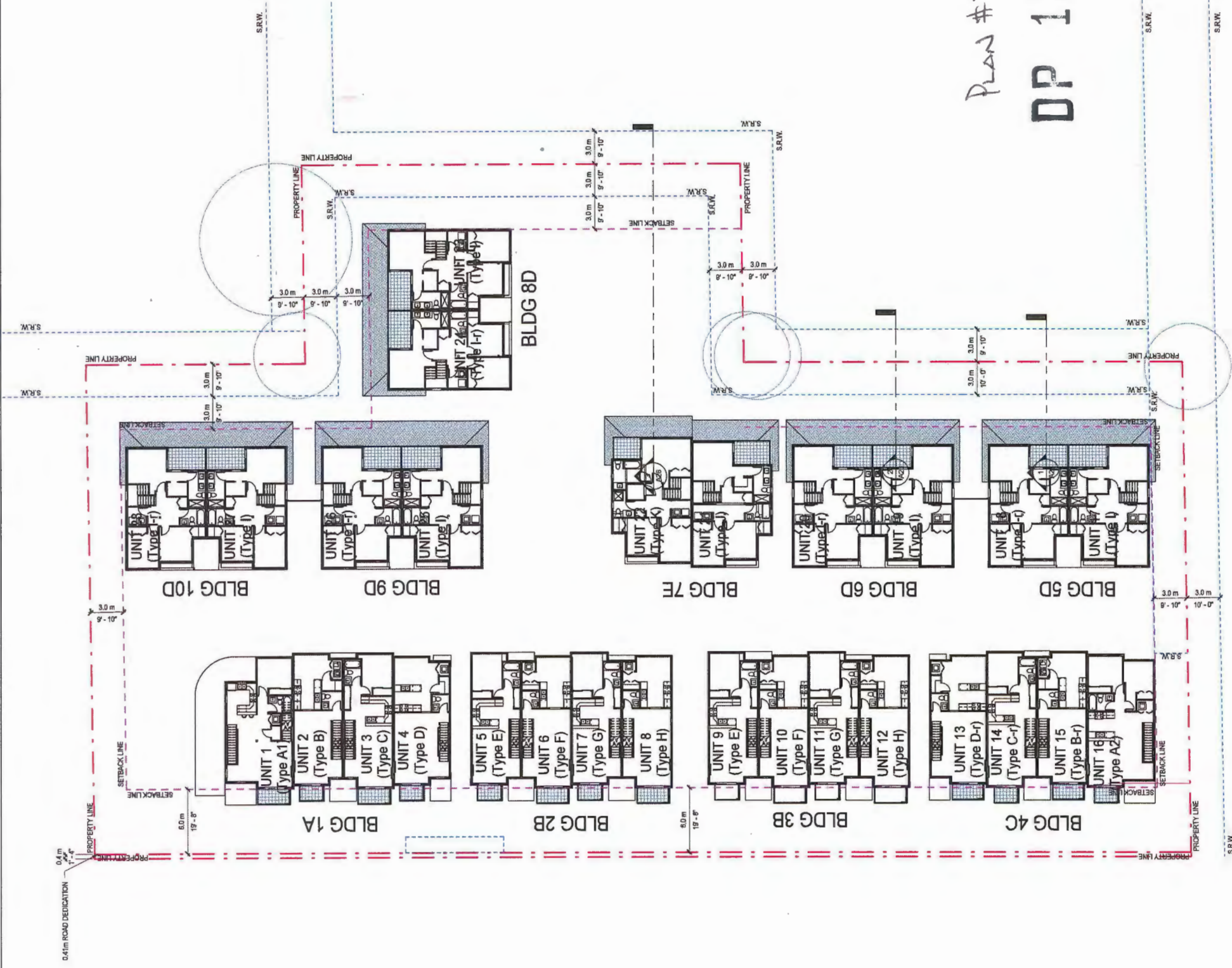
Project Title:  
**OneWest - 8288  
No. 1 Road,  
Richmond**

Sheet Title:  
**LEVEL 2 FLOOR  
PLAN**

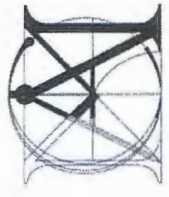
Plan #7  
AUG 26 2015

**DP 12-624819**

Drawn:	DC
Checked:	MC
Scale:	1/16" = 1'-0"
Project Number:	
Revision Date:	Dwg. No.:
Plot Date:	<b>A08</b>
08/27/15	







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 Unit 202-670 EVANS AVENUE  
 RICHMOND, BC V6V 2G5  
 TEL: (604) 271-3908  
 FAX: (604) 271-3907 / Email: matthew@mcaci.ca  
 Cdn. (604) 649-6669 / Email: matthew@mcaci.ca

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Revision:

Developer:



Project Title:  
**OneWest - 8288 No. 1 Road, Richmond**

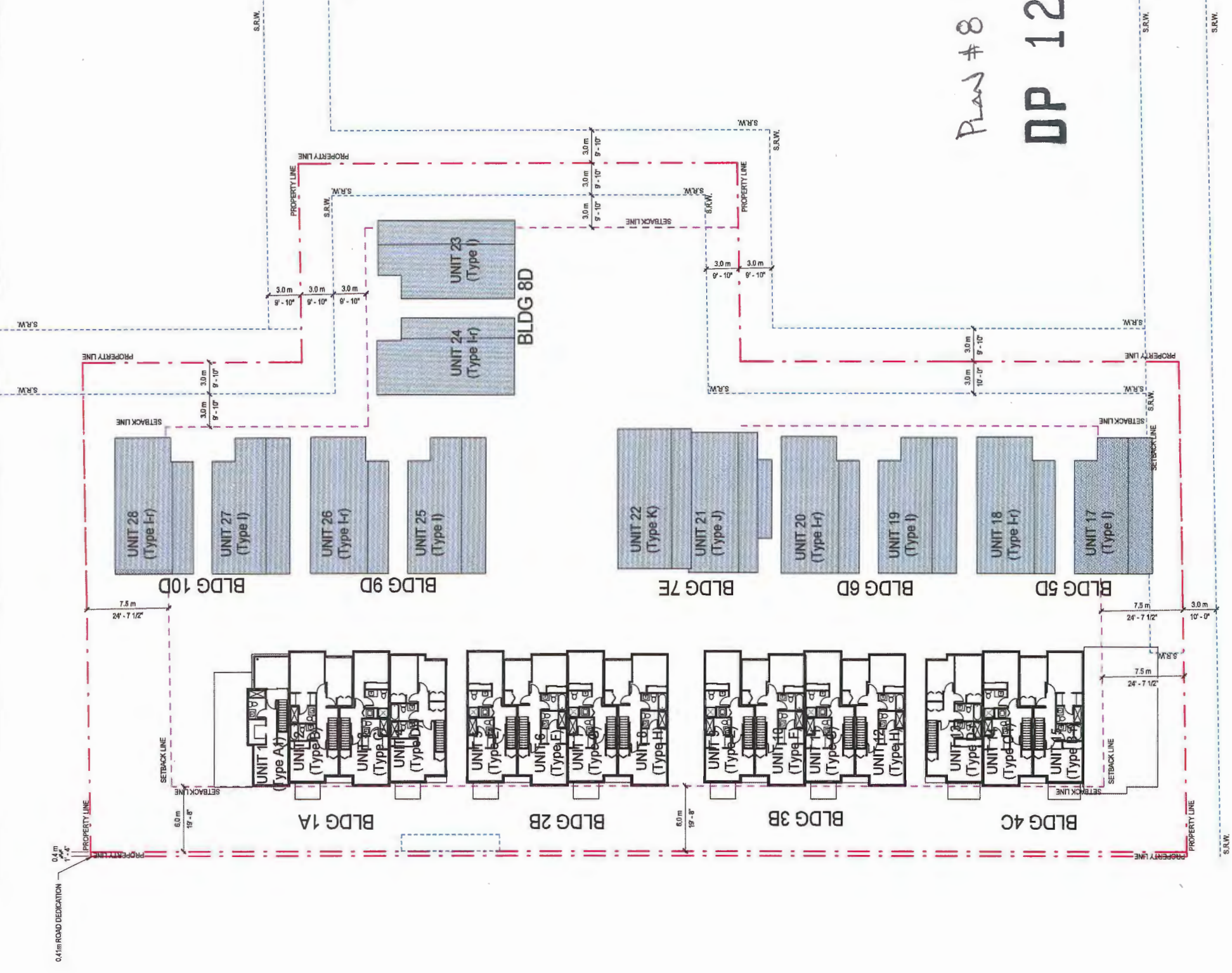
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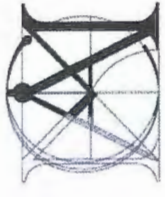
**AUG 26 2015**

*Plan # 8*

**DP 12-624819**

Drawn: DC
Checked: MC
Scale: 1/16" = 1'-0"
Project Number:
Revision Date: Dwg. No.:
Print Date: 08/27/15
<b>A09</b>





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Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2G9  
Tel: (604) 731-9822 / Fax: (604) 731-9308  
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Developer:



Project Title:  
**OneWest - 8288  
No. 1 Road,  
Richmond**

Sheet Title:  
**ROOF PLAN**

**AUG 26 2015**

*Plan # 9*

**DP 12-624819**

Drawn: Author

Checked: Checker

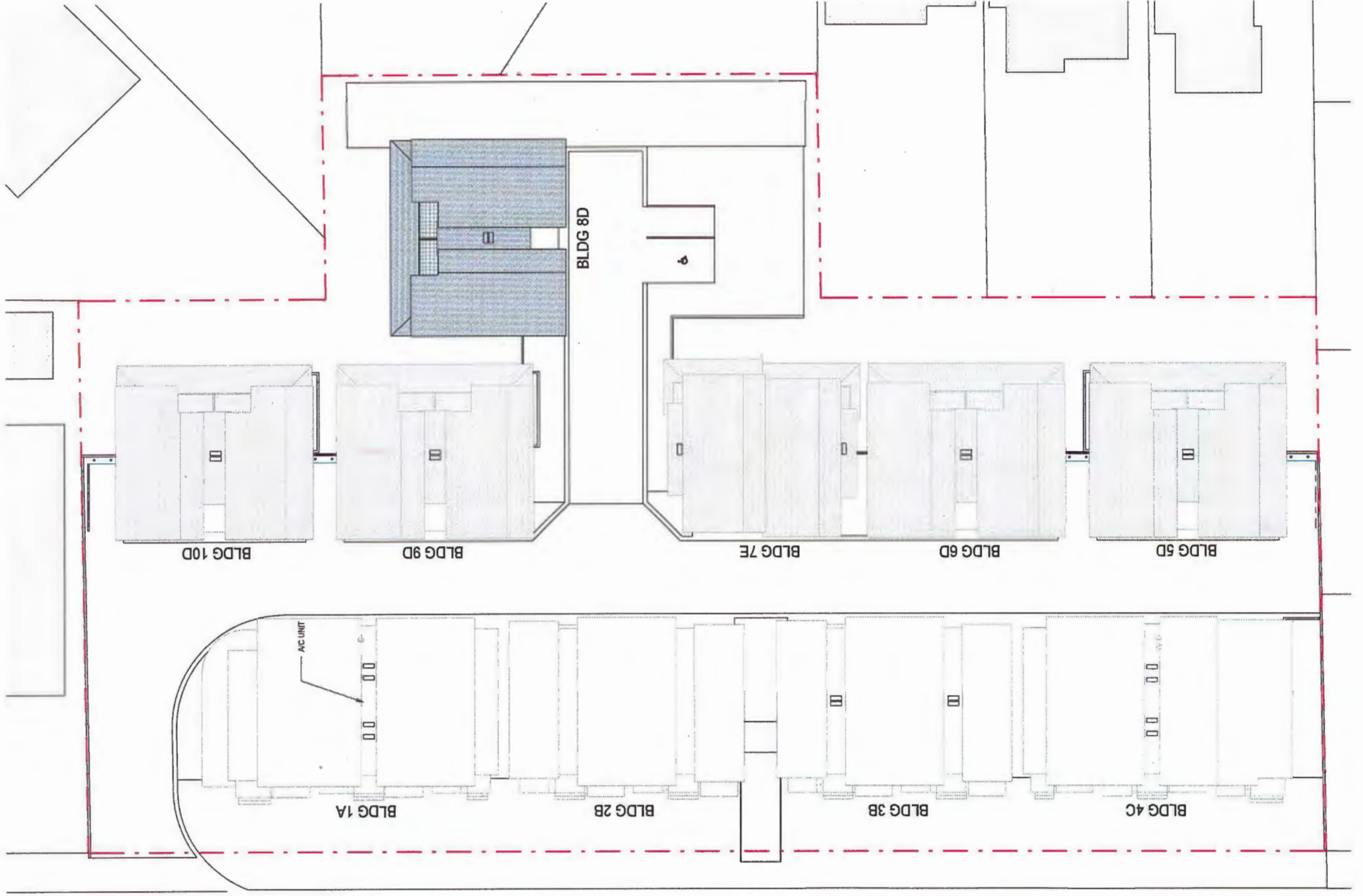
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Project Number:

Revision Date:

Plot Date: 08/27/15

Dwg. No.: **A10**

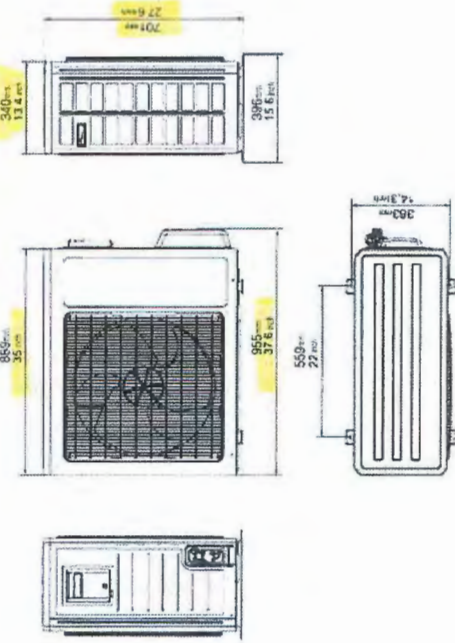


① ROOF PLAN  
1/16" = 1'-0"

**DETTSON A/C UNIT - COND-18-01**

**DIMENSIONS:**

Figure 18: 18K dimensions



NOTE: REFER TO PRODUCT INFORMATION ATTACHED TO DPP PACKAGE





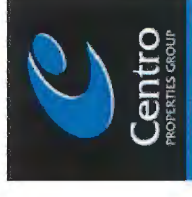
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Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
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Revisions:

Developer:



**Project Title**  
OneWest - 8288  
No. 1 Road,  
Richmond

**Sheet Title**  
STREETSCAPE  
ELEVATION -  
FRONT BLDGS  
(ALONG NO. 1  
RD)

Drawn: DC

Checked: MC

Scale: 1 : 150

Project Number:

Revision Date: Dwg. No.:

Plot Date: 08/27/15 **A11**



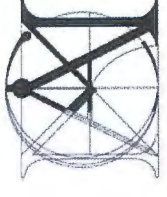
① Front Bldgs - West (FACING NO.1 RD)  
1 : 150



② Front Bldgs - East  
1 : 150

Plan #10  
AUG 26 2015  
DP 12-624819





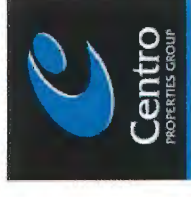
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Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2G9  
Tel: (604) 681-8877 / Fax: (604) 711-3008  
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Revisions:

Developer:



**Project Title**  
OneWest - 8288  
No. 1 Road,  
Richmond

**Sheet Title**  
STREETSCAPE  
ELEVATION -  
REAR BLDGS

Drawn: DC

Checked: MC

Scale: 1 : 150

Project Number:

Revision Date:

Print Date: 09/27/15

Dwg. No.:

A12

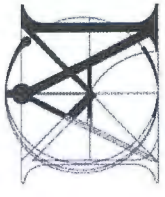


① Rear Bldgs - West  
1 : 150



② Rear Bldgs - East  
1 : 150

Plan # 11  
AUG 26 2015  
DP 12-624819



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 Unit 202 - 670 EVANS AVENUE  
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Revision:

Developer:



Project Title  
**OneWest**

Sheet Title  
**BLDG A - BUILDING ELEVATIONS**

Drawn: DC

Checked: MC

Scale: As indicated

Project Number:

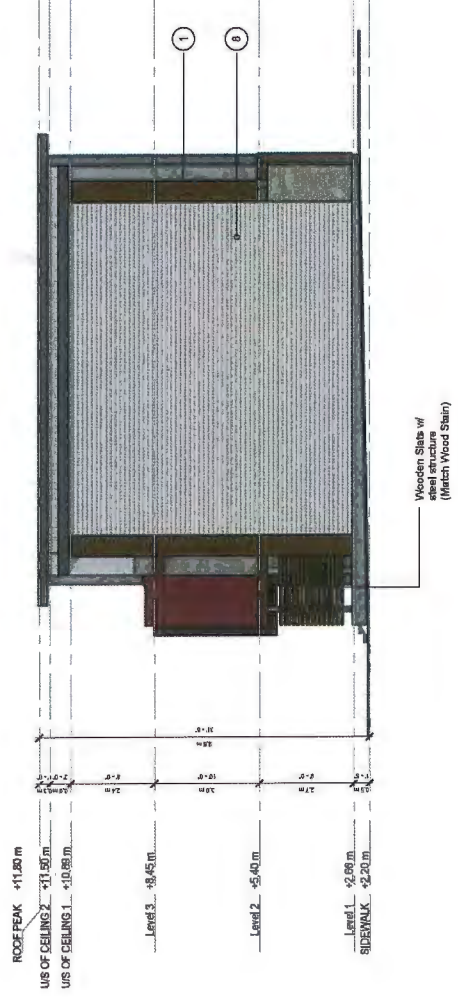
Revision Date: Dwg. No.:

Plot Date: 08/27/15  
**A14**

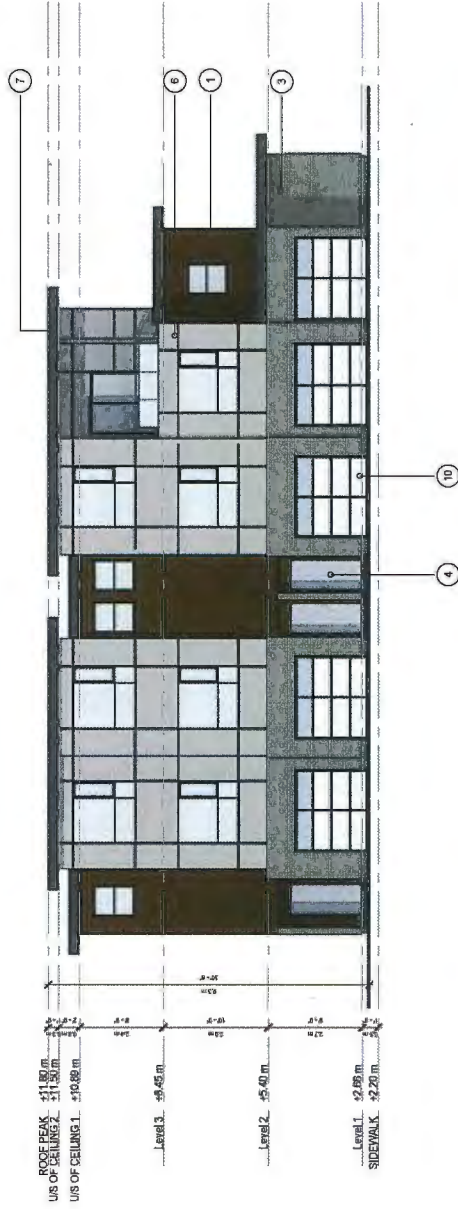
1. Horizontal Cedar Sliding (Base Solid - Oxford Brown - Benjamin Moore)
2. Concrete
3. Light Sandstone - Enfilcent
4. Fibreglass Door - Benjamin Moore (2111-40)
5. Hardie Reveal Panel - Benjamin Moore (2082-10)
6. Hardie Reveal Panel - Benjamin Moore (2111-40)
7. SFS Membrane
8. HardiePanel Vertical Sliding - Benjamin Moore (2111-40)
9. Hardie Soffit to match Cedar Sliding
10. Aluminium Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal
11. HardiePanel Vertical Sliding (Balcony) - Benjamin Moore (2111-40)
12. Soffit (Balcony) - Benjamin Moore (2111-40)
13. Aluminium Streetfront Door w/ Obscured Glass - Charcoal



① BLDG A - West  
 1/8" = 1'-0"



② BLDG A - South  
 1/8" = 1'-0"



③ BLDG A - East  
 1/8" = 1'-0"



④ BLDG A - North  
 1/8" = 1'-0"

Plan #12  
 AUG 26 2015  
 DP 12-624819





**MATTHEW CHENG ARCHITECT INC.**  
 Unit 202-670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K5  
 Tel: (604) 310-5012 / Fax: (604) 311-3908  
 Cell: (604) 694-6669 / Email: matthew@matca.ca

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Revised:

Developer:



Project Title:  
**OneWest**

**BLDG 2B**

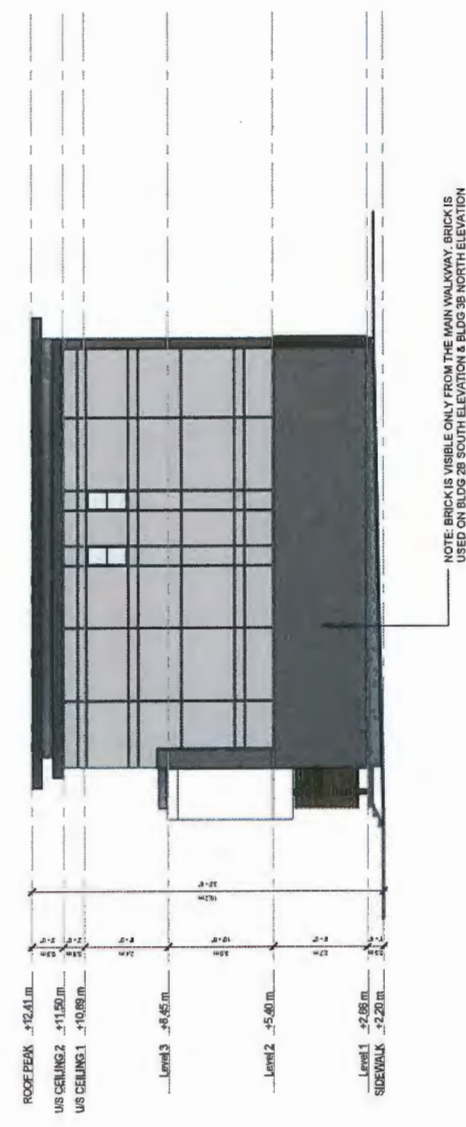
- Horizontal Cedar Sliding (Steel Sidel - Natural Cedarstone stain - Benjamin Moore)
- Concrete
- Sienna Ironspot Smooth brick - Endicott
- Flirglass Door - Benjamin Moore (2082-10)
- Hardie Revell Panel (Balcony) - Benjamin Moore (2114-07)
- Hardie Revell Panel - Benjamin Moore (2114-07)
- SPS Membrane
- Hardie Soffit to match Cedar Sliding
- Aluminum Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal
- HardiePanel Vertical Sliding (Balcony) - Benjamin Moore (2082-10)
- Soffit (Balcony) - Benjamin Moore (2082-10)

**BLDG 3B**

- Horizontal Cedar Sliding (Steel Sidel - Natural Cedarstone stain - Benjamin Moore)
- Concrete
- Sienna Ironspot Smooth brick - Endicott
- Flirglass Door - Benjamin Moore (2111-00)
- Hardie Revell Panel (Balcony) - Benjamin Moore (2082-10)
- Hardie Revell Panel - Benjamin Moore (2111-00)
- SPS Membrane
- Hardie Soffit to match Cedar Sliding
- Aluminum Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal
- HardiePanel Vertical Sliding (Balcony) - Benjamin Moore (2111-00)
- Soffit (Balcony) - Benjamin Moore (2111-00)



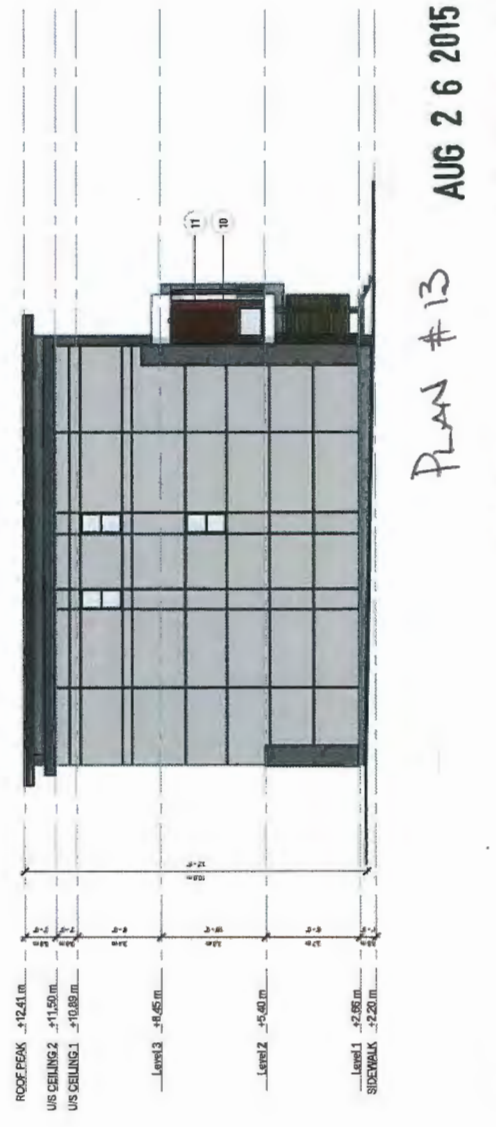
④ West  
 1/8" = 1'-0"



③ South  
 1/8" = 1'-0"



① East  
 1/8" = 1'-0"



② North  
 1/8" = 1'-0"

Sheet Title:  
**BLDG B - BUILDING ELEVATIONS**

Drawn: DC

Checked: MC

Scale: As indicated

Project Number:

Revision Date:

Plot Date: 08/27/15

Draw. No.:

**A16**

Plan #13  
 AUG 26 2015  
**DP 12-624819**

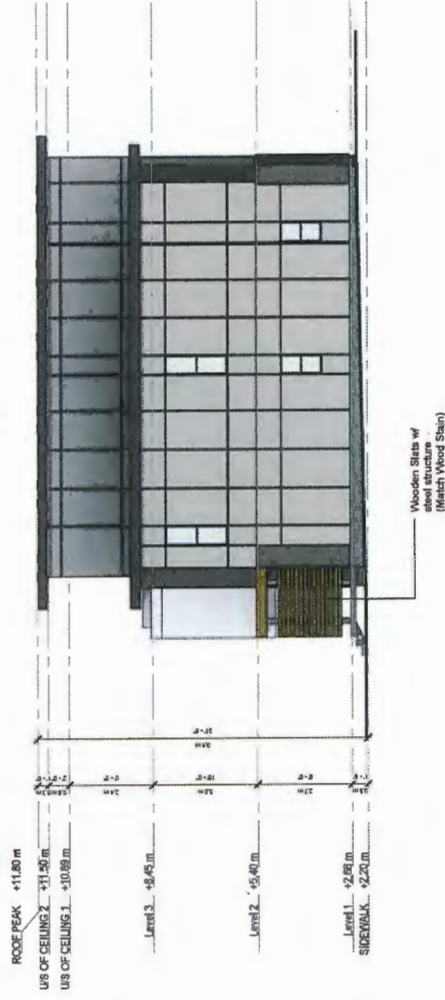
1. Horizontal Cedar siding (Steel S466 - Natural Cedarstone stain - Benjamin Moore)
2. Concrete
3. Sierra Inlay Spot Smooth brick - Endicott
4. Flare Glass Door - Benjamin Moore (2082-19)
5. Hardie Board Panel - Benjamin Moore (2135-70)
6. Hardie Board Panel - Benjamin Moore (2111-59)
7. SPS Membrane
8. HardiePanel Vertical Siding - Benjamin Moore (2111-40)
9. Hardie Board to match Cedar Siding
10. Aluminum Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal
11. HardiePanel Vertical Siding (Balcony) - Benjamin Moore (2082-19)
12. Soffit (Balcony) - Benjamin Moore (2082-19)



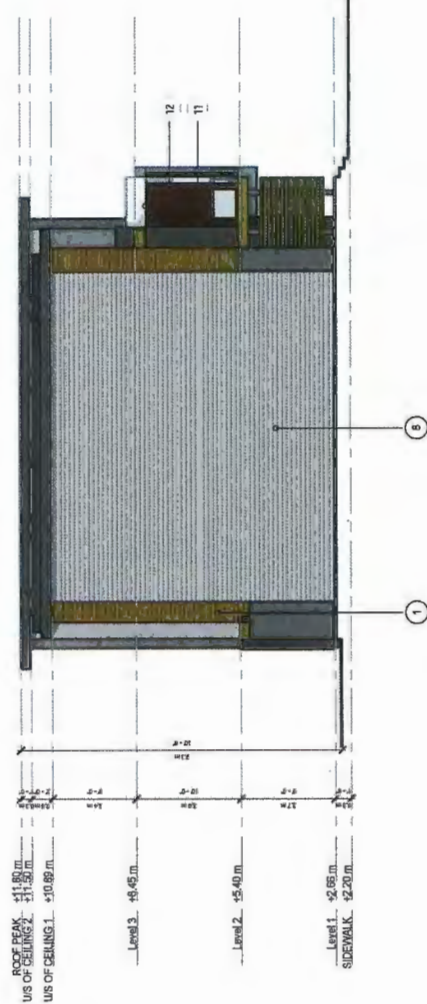
② BLDG C - West  
 1/8" = 1'-0"



① BLDG C - East  
 1/8" = 1'-0"



③ BLDG C - South  
 1/8" = 1'-0"



④ BLDG C - North  
 1/8" = 1'-0"



**MATTHEW CHENG ARCHITECT INC.**  
 Unit 302 - 670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K0  
 Tel: (604) 731-5612 / Fax: (604) 731-3008  
 Cell: (604) 654-6667 / Email: matthew@matc.ca

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Revised:

Developer:



Project Title: **OneWest**

Sheet Title: **BLDG C - BUILDING ELEVATIONS**

Drawn: DC

Checked: MC

Scale: 1/8" = 1'-0"

Project Number:

Revision Date:

Plot Date: 08/27/15

Dwg. No.: **A18**

PLAN #14  
 AUG 26 2015  
 DP 12-624819





**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2Z5  
(604) 681-1111 / Fax: (604) 711-3108  
Cell: (604) 619-0669 / Email: matthew@mcac.ca

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Revised:

Developer:



Project Title  
**OneWest - 8288 No. 1 Road, Richmond**

Sheet Title  
**BLDG D - BUILDING ELEVATIONS / FLOOR PLANS**

Designer: DC

Checked: MC

Scale: As indicated

Project Number:

Revision Date:

Plot Date: 08/27/15

Plot No.: A19



③ East  
1/8" = 1'-0"



④ West  
1/8" = 1'-0"

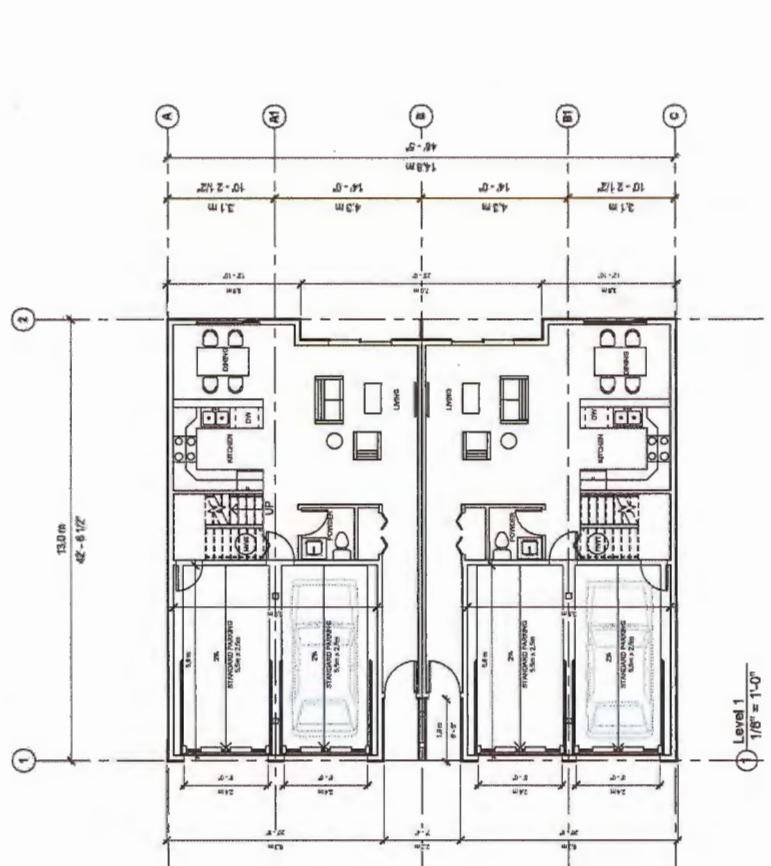
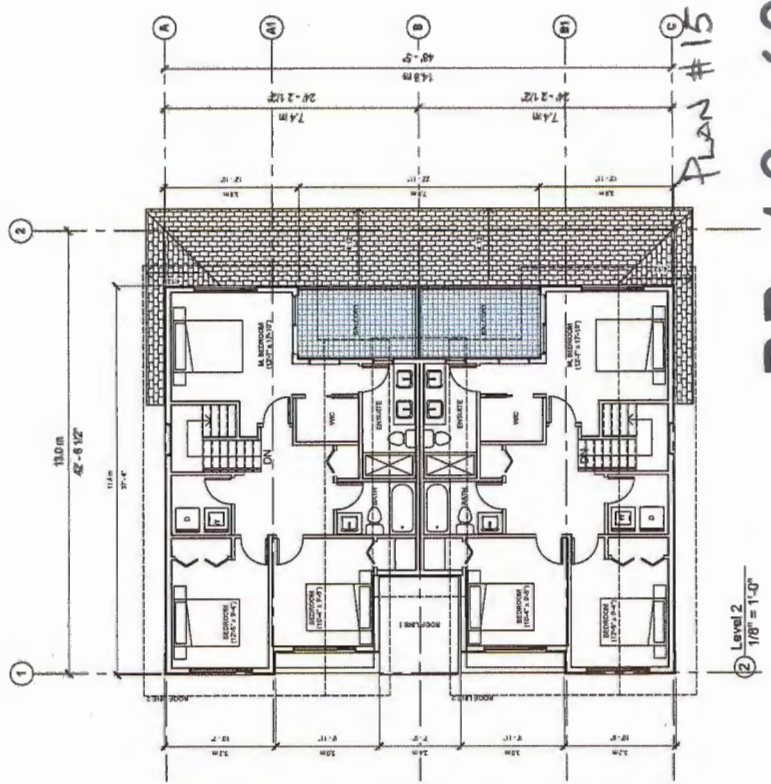


⑤ South  
1/8" = 1'-0"



⑥ North  
1/8" = 1'-0"

- Horizontal Cedar Siding (Bam Solid - Natural Cedarstone stain - Benjamin Moore)
- Concrete
- Skanska Ironspot Smooth bricks - Enviscoat
- Flareglass Door - Benjamin Moore (0882-10)
- Hardie Reveal Panel - Benjamin Moore (2111-09)
- Alphabet Stringles
- HardiePanel Vertical Siding - Benjamin Moore (2111-09)
- Hardie Soffit to match Cedar Siding
- Aluminium Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal



PLAN #15 AUG 26 2015

DP 12-624819





**MATTHEW CHENG ARCHITECT INC.**  
 1447 202 EVANS AVENUE  
 VANCOUVER, BC, V6A 2E0  
 TEL: (604) 731-3002 / Fax: (604) 731-3908  
 Cell: (604) 693-0669 / Email: matthew@mcact.ca

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Developer



Project Title  
**OneWest - 8288 No. 1 Road, Richmond**

Sheet Title  
**BLDG 8D - BUILDING ELEVATIONS / FLOOR PLANS**

Drawn: DC	Revision Date:
Checked: MC	Drawn: DC
Scale: As Indicated	Print Date: 08/22/15
Project Number:	Sheet No.: A20



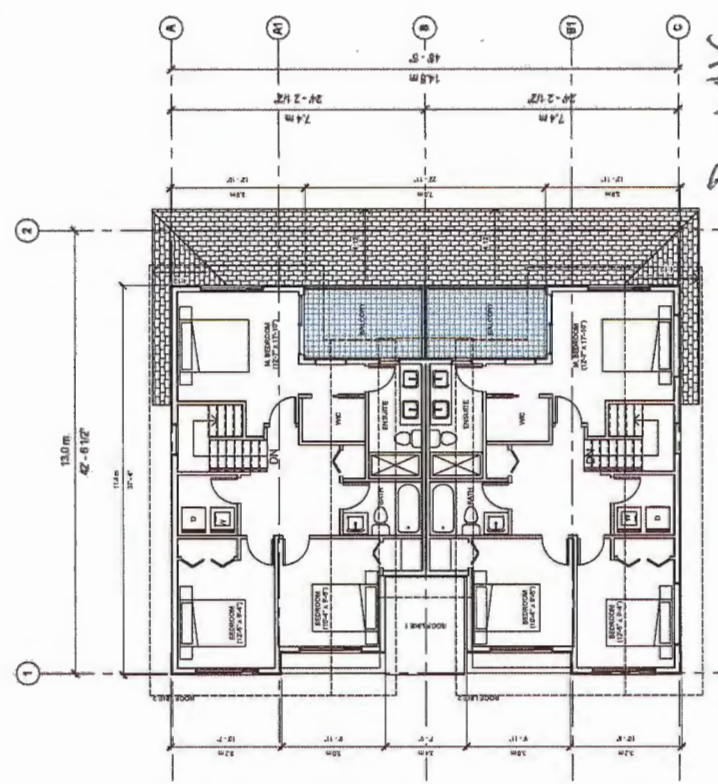
- ④ South (Facing East/LAWN)  
 1/8" = 1'-0"
- Horizontal Cedar Siding (Barn Sidel) - Natural Cedarstone stain - Benjamin Moore
  - Concrete
  - Sienna Inset/Spot Smooth brick - Enidcot
  - Fibreglass Door - Benjamin Moore (2082-10)
  - Hardie Board Panel - Benjamin Moore (2111-09)
  - Asphalt Shingles
  - HardiePanel Vertical Siding - Benjamin Moore (2111-09)
  - Hardie Soffit to match Cedar Siding
  - Aluminum Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal



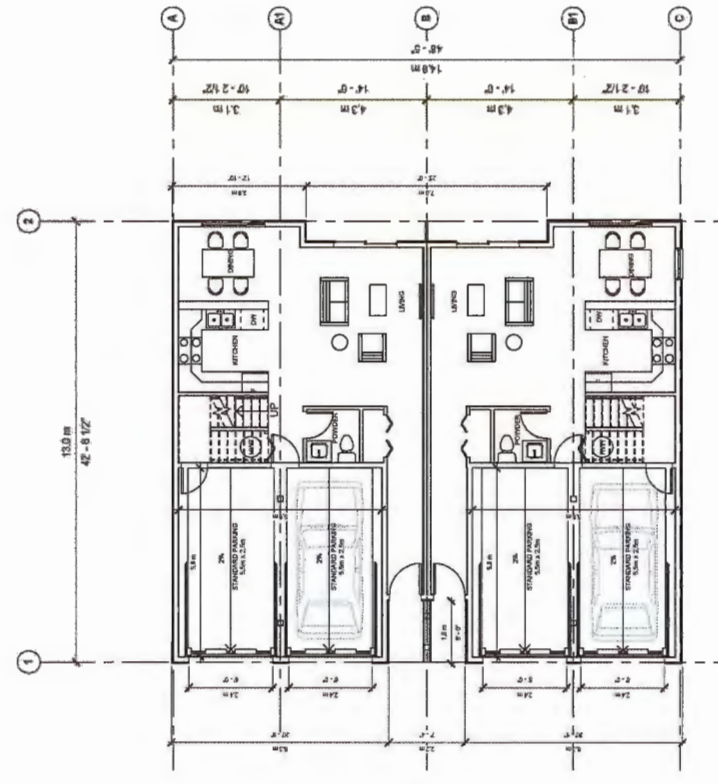
③ West  
 1/8" = 1'-0"



⑤ East  
 1/8" = 1'-0"



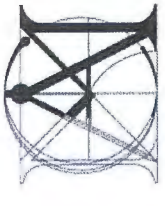
② Level 2  
 1/8" = 1'-0"



① Level 1  
 1/8" = 1'-0"

Plan #16  
 AUG 26 2015  
 DP 12-624819





**MATTHEW CHENG ARCHITECT INC.**  
 1st-20-670 EVANS AVENUE  
 VANCOUVER BC V6A 2K0  
 TEL: (604) 731-3012 / FAX: (604) 731-3938  
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Revision:

Developer:



Project Title:  
**OneWest - 8288  
 No. 1 Road,  
 Richmond**

Sheet Title:  
**BLDG E -  
 BUILDING  
 ELEVATIONS /  
 FLOOR PLANS**

Drawn: DC

Checked: MC

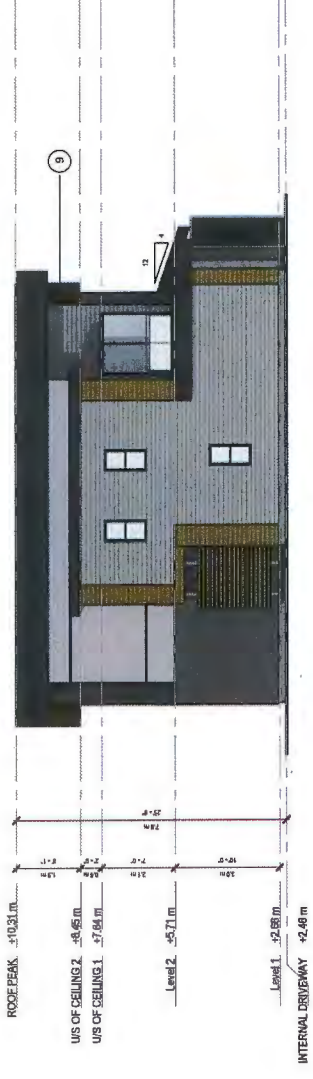
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Project Number:

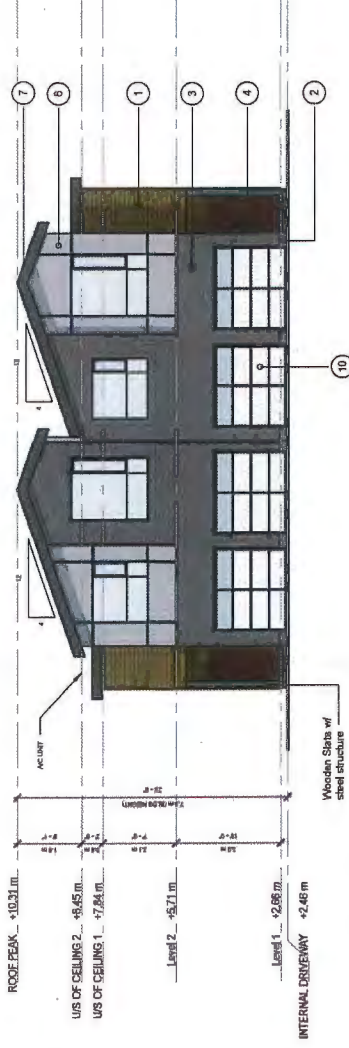
Revision Date:

Print Date: 08/27/15

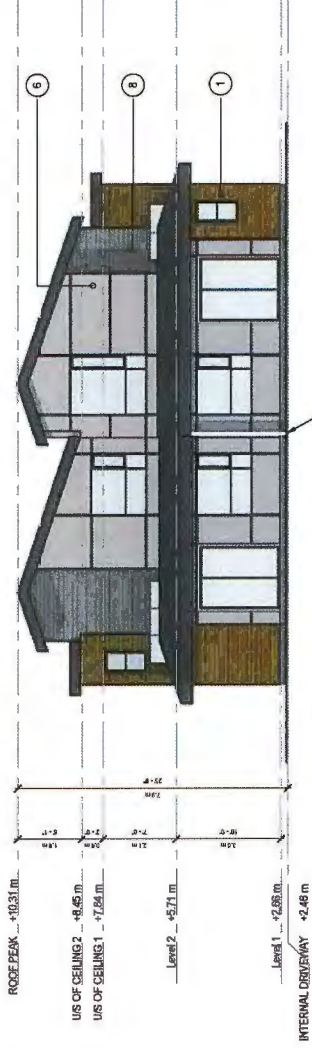
Draw. No.: A21



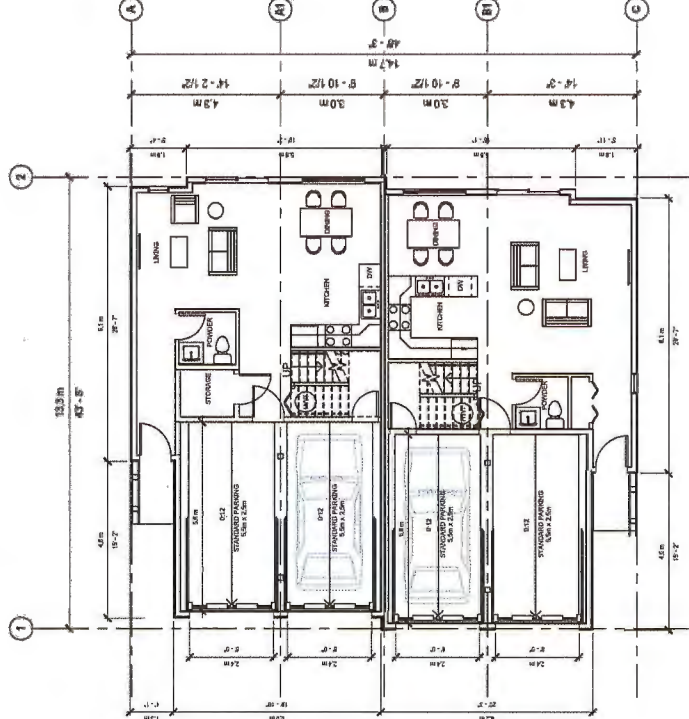
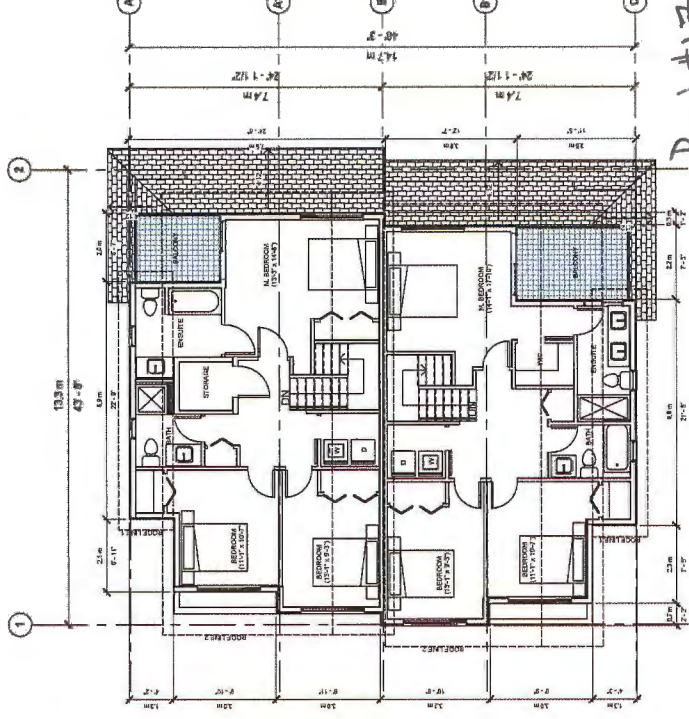
1. Horizontal Cedar Siding (Steel Solid - Natural Cedarstone stain - Benjamin Moore)
2. Concrete
3. Sierra Ironspot Smooth brick - Endicott
4. Fibreglass Door - Benjamin Moore (2012-10)
5. Hardie Reveal Panel - Benjamin Moore (2111-59)
6. Asphalt Shingles
7. HardiePanel Vertical Siding - Benjamin Moore (2111-49)
8. Hardie Scott to match Cedar Siding
9. Aluminium Garage Door w/ Solid Panels & Obscured Glass on top - Charcoal



① West  
 1/8" = 1'-0"



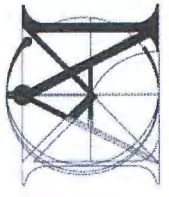
③ East  
 1/8" = 1'-0"



Plan #17 AUG 26 2015

DP 12-624819





**MATTHEW CHENG ARCHITECT INC.**  
 141-282, 670 EVANS AVENUE  
 VANCOUVER, BC V6A 1K0  
 TEL: (604) 731-3012 / Fax: (604) 731-3938  
 Cell: (604) 649-0669 / Email: matthew@mcaci.ca

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Developer:



Project Title  
**OneWest - 8288**  
**No. 1 Road,**  
**Richmond**

Sheet Title  
**BLDG E -**  
**CONVERTIBLE**  
**UNIT**

Drawn: DC

Checked: MC

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

Project Number:

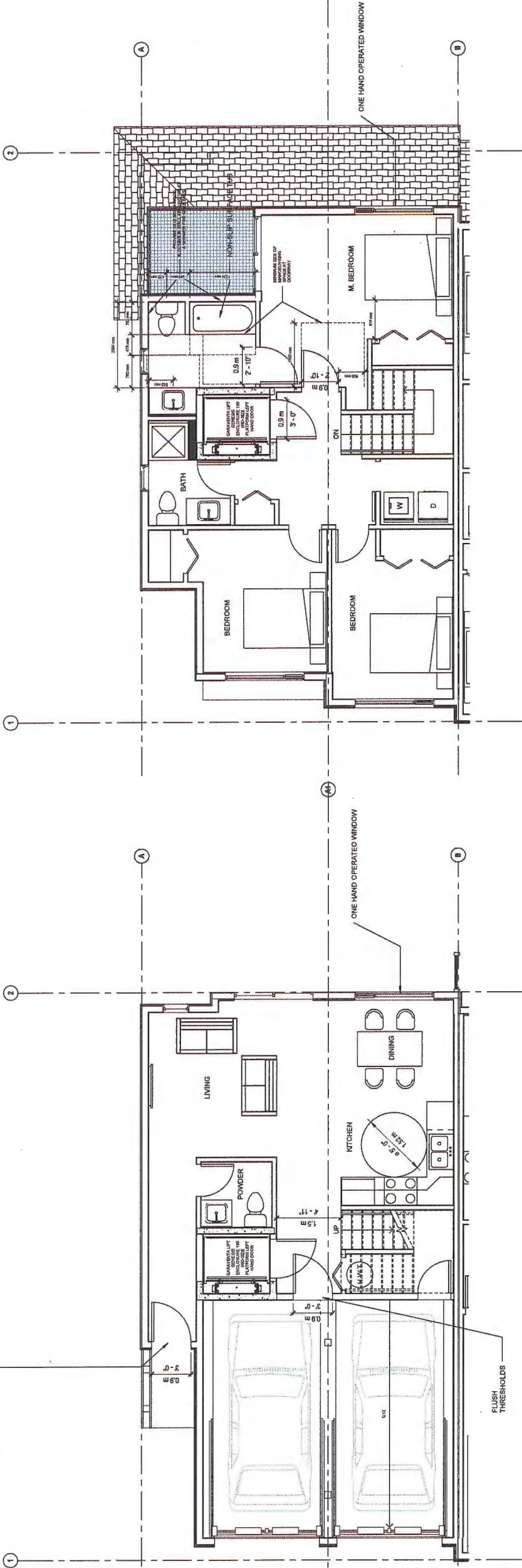
Revision Date:

Draw. No.:

Print Date:

09/27/15

A22



① Level 1 Convertible Unit  
 1/4" = 1'-0"

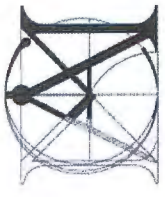
② Level 2 Convertible Unit  
 1/4" = 1'-0"

Checklist - Convertible Unit Guidelines for Townhouses	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access. <b>Provided</b>
	Entry door clear exterior floor space min. 1,220 mm depth by door width plus 600 mm on each side (not needed if rough in wiring provided for future automatic door opener). <b>Provided</b>
	Minimum clearances for wheelchair access: 1 bathroom and 1 bedroom, min. 800 mm clearance with flush thresholds max. 12 mm height. <b>Provided</b>
	Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access. <b>Provided</b>
	Pratio balcony, min. 860 mm clear opening. Note how accessed. <b>Provided</b>
	All interior thresholds within unit comply with BC Building Code. <b>Provided</b>
	Lever-type handles for all doors. <b>Provided</b>
Vertical Circulation	Stair lift, staircase width, railing, support, and handings, as noted on floor plans in compliance with manufacturer specs. <b>Provided</b>
	Vertical lift, depressed rib area, and handings, as noted on floor plans in compliance with manufacturer specs. <b>Provided</b>
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to center. <b>Provided</b>
Hallways	Min. 900 mm width. <b>Provided</b>
Garage	Min. 1 accessible parking space with min. 4 m garage width. <b>Provided</b>
Bathroom (Min. 1)	Access from garage to living area min. 800 mm clear opening. <b>Provided</b>
	Toilet clear floor space min. 1020 mm at side and in front. <b>Provided</b>
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet enclosures. <b>Provided</b>
	Lever-type handles for plumbing fixtures. <b>Provided</b>
	Pressure and temperature control valves are installed on all showers. <b>Provided</b>
	Ribsets. <b>Provided</b>
	Cabinets underneath sink(s) are easily removed. <b>Provided</b>
	Demonstrate bath and shower controls are accessible (layout or fixture placement). <b>Provided</b>
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (min. 150 mm clearance). If pipes are in floor, they are capped and labeled higher than 304 mm to 155 mm to the center of the pipe from finished level. <b>Provided</b>
	Cabinets underneath sink are easily removed. <b>Provided</b>
	1500 mm turning diameter or turning path diagram. <b>Provided</b>
Windows	Lever-type handles for plumbing fixtures. <b>Provided</b>
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room). <b>Provided</b>
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside of finish), on front face of kitchen counter, within proximity of control center for smart home. <b>Provided</b>
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room. <b>Provided</b>

**NOTE:**  
 AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.

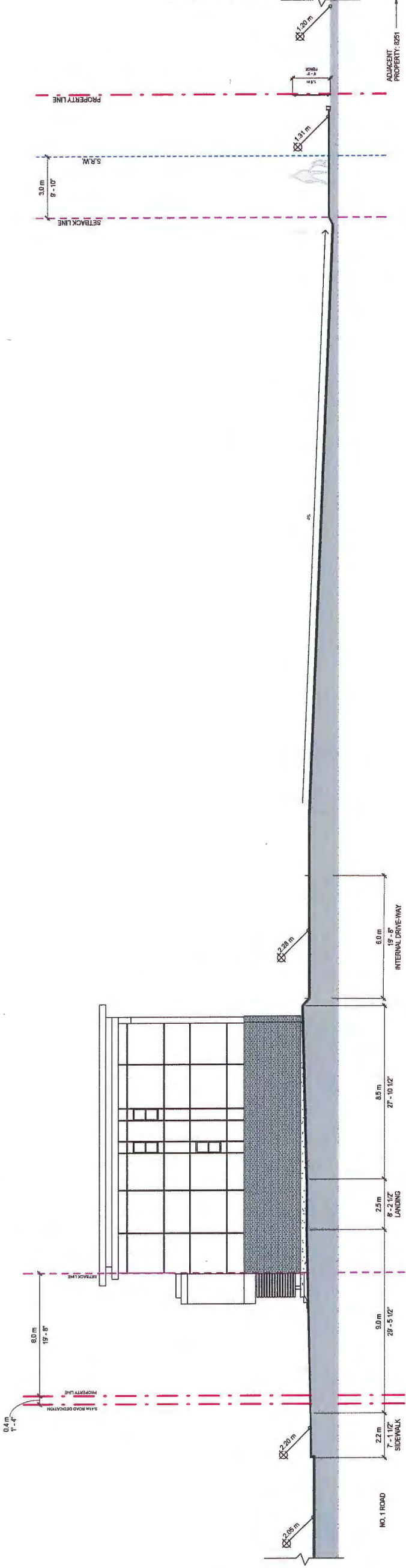
Plan # 18 AUG 26 2015

**DP 12-624819**



**MATTHEW CHENG ARCHITECT INC.**  
 1141 202-670 EVANS AVENUE  
 VANCOUVER BC V6A 2K5  
 TEL: (604) 731-3012 / FAX: (604) 731-3908  
 Cdn. (604) 649-6669 / Email: matthew@mcad.ca

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① CROSS SECTION ALONG ENTRY & INTERNAL DRIVEWAY  
 1/8" = 1'-0"

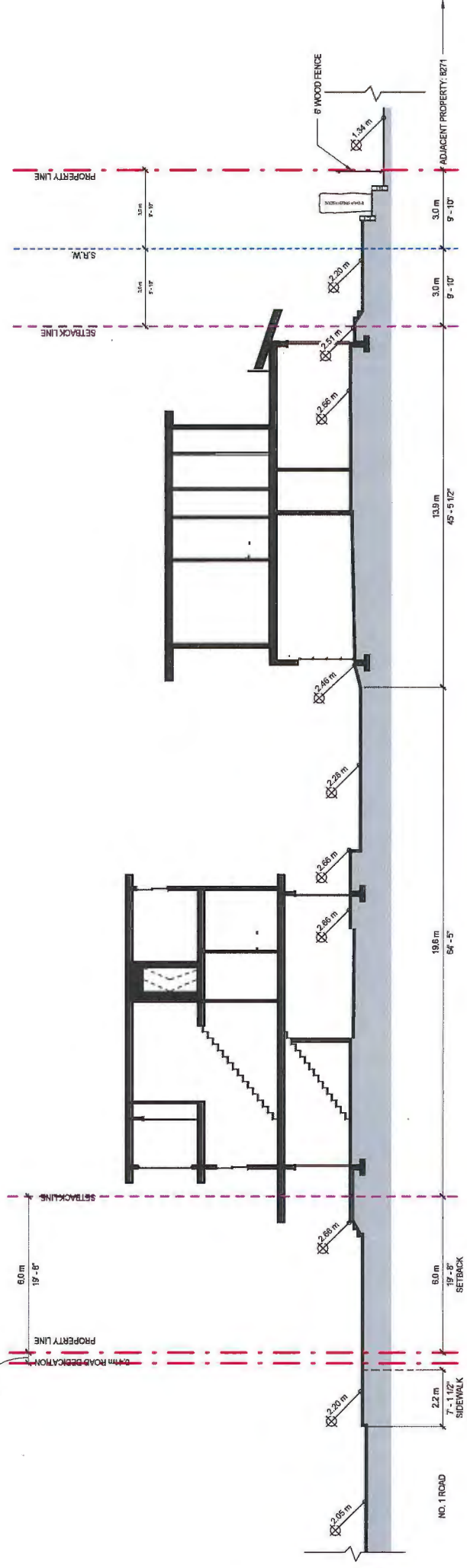
Developer



**Project Title**  
 OneWest - 8288  
 No. 1 Road,  
 Richmond

**Sheet Title**  
 CROSS-SECTIONS

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Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date:
Drawn By:
Print Date: 08/27/15
Sheet No: A24

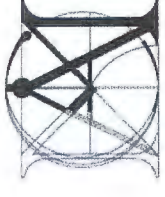


② CROSS SECTION ALONG BLDG B & C  
 1/8" = 1'-0"

Plan #19 AUG 26 2015

DP 12-624819





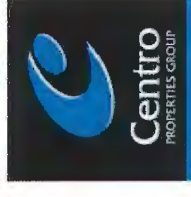
**MATTHEW CHENG ARCHITECT INC.**

1411 202 - 670 EVANS AVENUE  
 VANCOUVER, BC V6E 2E6  
 TEL: (604) 731-3012 / Fax: (604) 731-3908  
 Cell: (604) 649-6669 / Email: matthew@mcac.ca

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Revised:

Developer:



Project Title:  
**OneWest - 8288  
 No. 1 Road,  
 Richmond**

Sheet Title:  
**CROSS-SECTIONS  
 ALONG  
 RETAINING  
 WALL - NORTH &  
 SOUTH OF OF  
 PL**

Drawn: DC

Checked: MC

Scale: 1/8" = 1'-0"

Project Number:

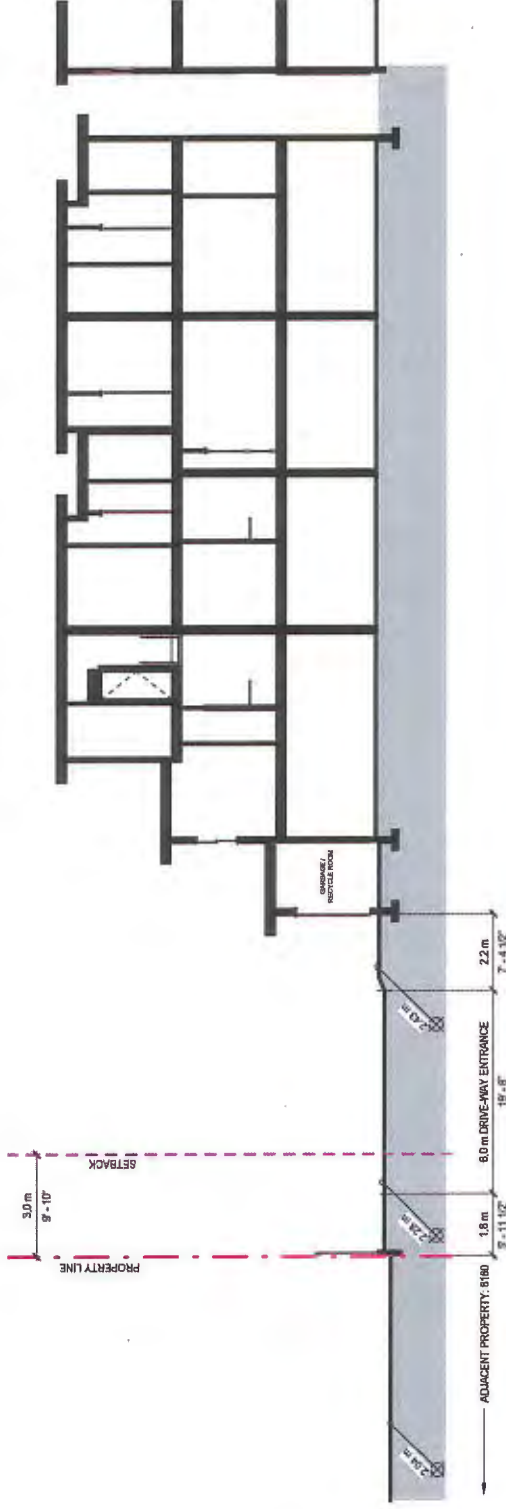
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Draw. No.:

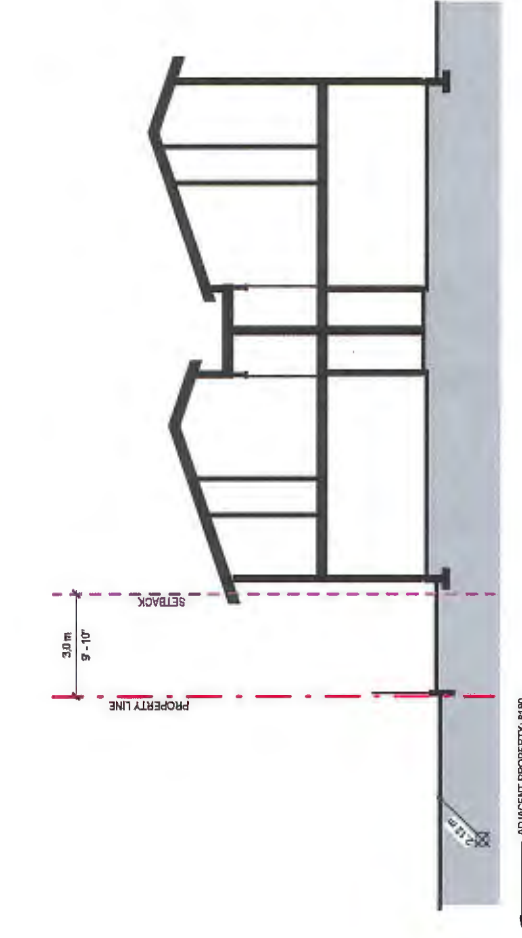
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08/27/15

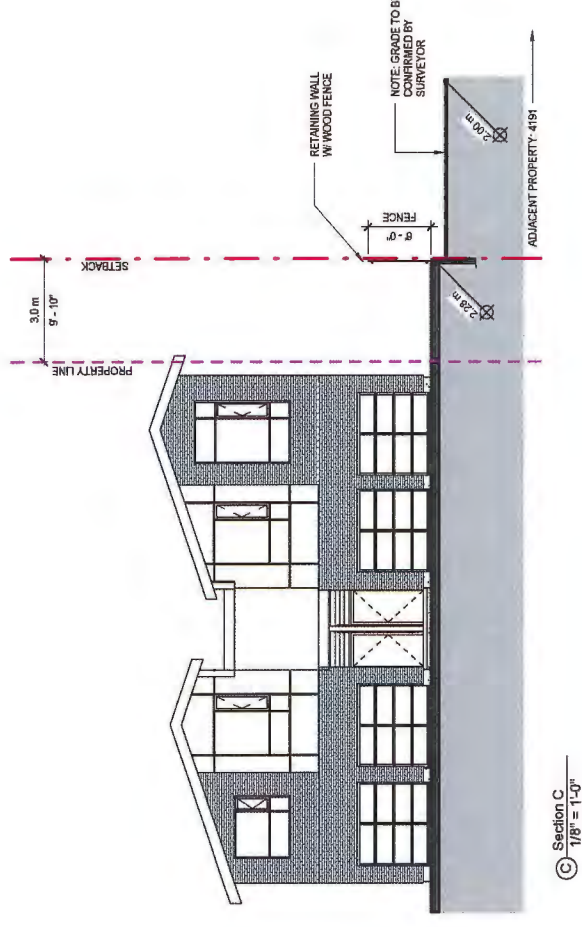
A25



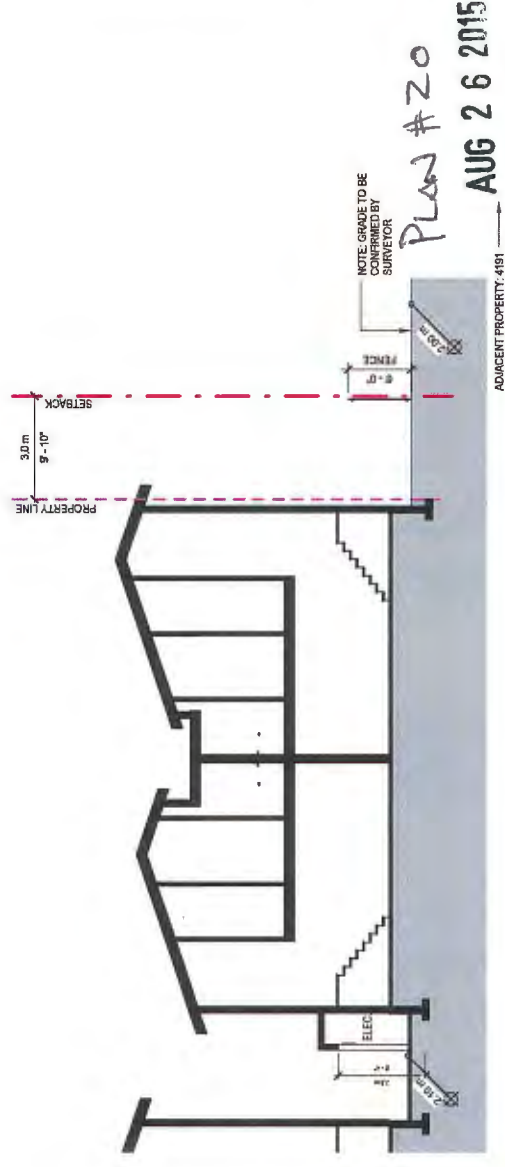
Section A  
 1/8" = 1'-0"



Section B  
 1/8" = 1'-0"



Section C  
 1/8" = 1'-0"



Section D  
 1/8" = 1'-0"

**DP 12-624819**



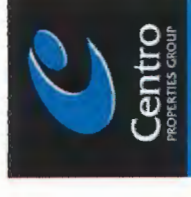
**MATTHEW CHENG ARCHITECT INC.**

1411 202-670 EVANS AVENUE  
 VANCOUVER, BC V6L 1A5  
 TEL: (604) 731-5012 / FAX: (604) 731-9908  
 WWW.MCHENGARCHITECT.COM  
 E-MAIL: matthew@mcaci.ca

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Revision:

Developer:

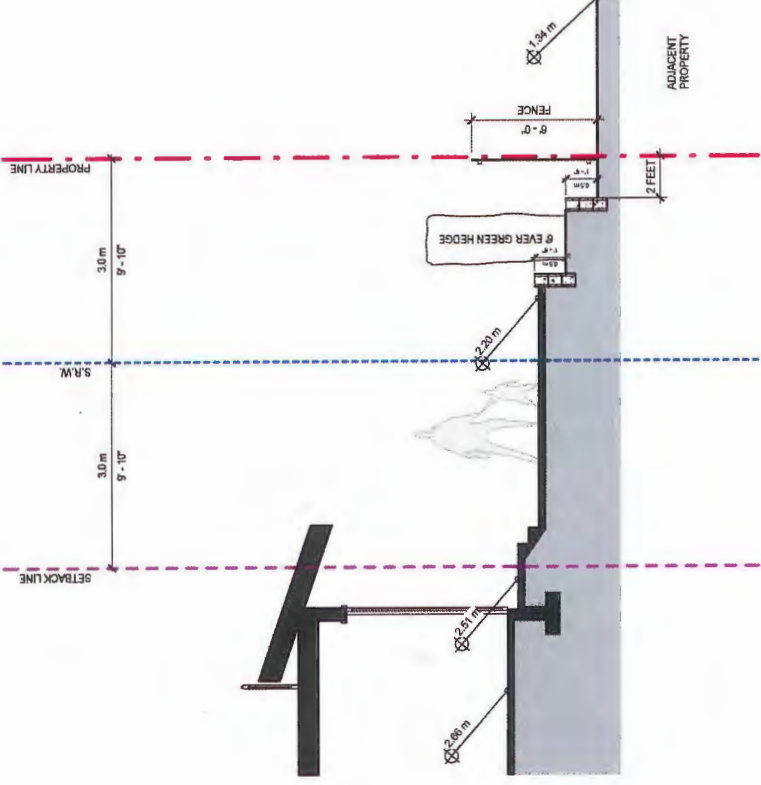


Project Title:  
**OneWest - 8288 No. 1 Road, Richmond**

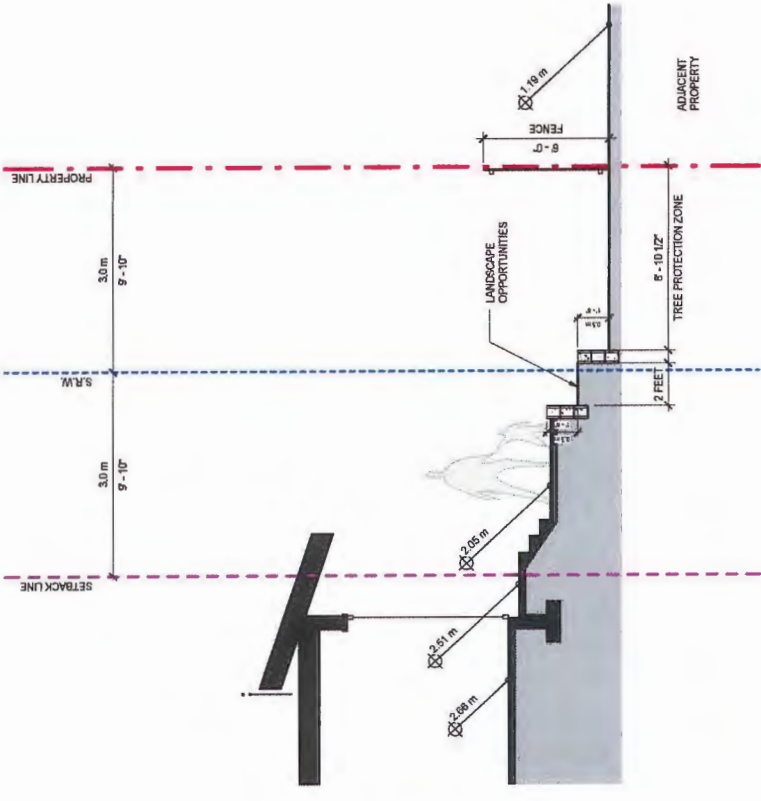
**AUG 26 2015**

**DP 12-624819**  
 CROSS-SECTIONS ALONG RETAINING WALL - EAST OF PL

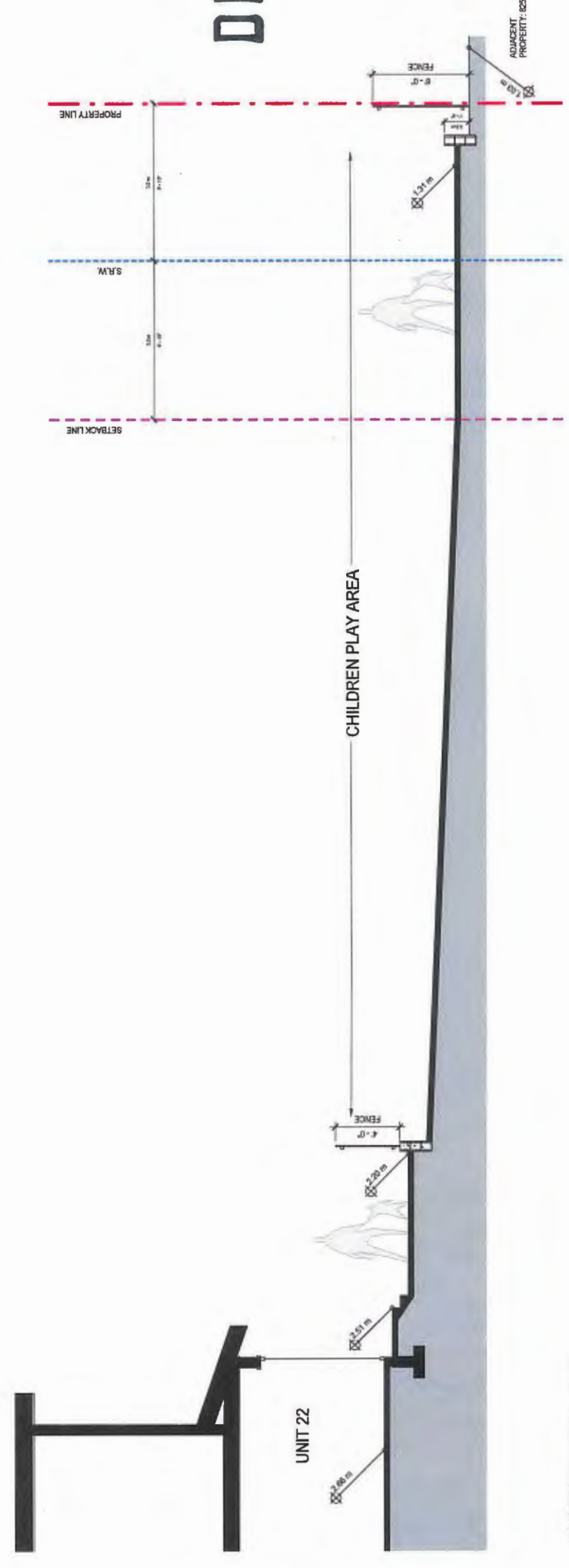
Drawn:	Author
Checked:	Checker
Scale:	1/4" = 1'-0"
Project Number:	
Revision Date:	08/27/15
Draw. No.:	<b>A26</b>



② REAR GRADE SECTION B  
 1/4" = 1'-0"



① REAR GRADE SECTION A  
 1/4" = 1'-0"



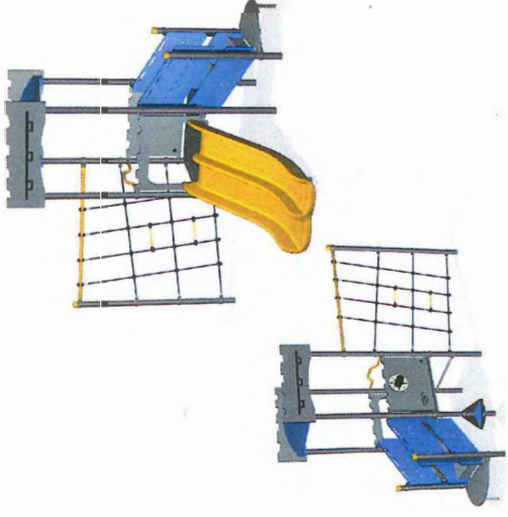
③ REAR GRADE SECTION C - ALONG CHILDREN PLAY AREA  
 1/4" = 1'-0"

Plan #21  
**DP 12-624819**

NOTE: REFER TO LANDSCAPE PLAN FOR PLANTING SCHEME



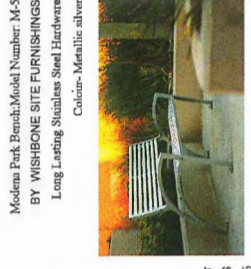
SEAL:



KOMPAN: Model-GSP 1020; CASTLE TOWER  
By Rectec Industries -Ph: 604-940-0067



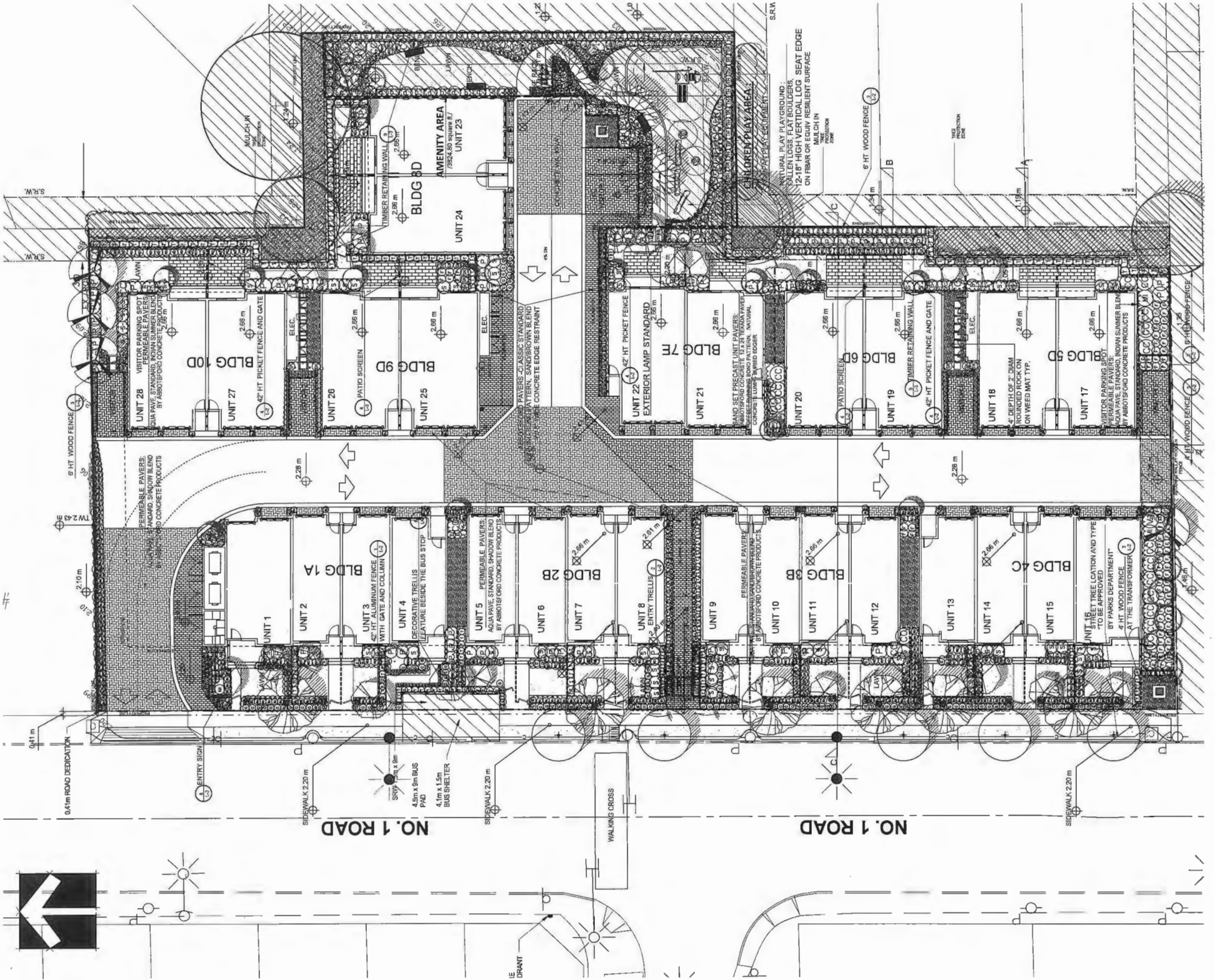
HADCO:  
ALUMINIUM BOLLARD LIGHT  
DB90, BLACK COLOUR



Modena Park, Model Number: M-5  
BY WISHBONE SITE FURNISHINGS  
Long Lasting Stainless Steel Hardware  
Colour: Metallic silver

SFRFR-3

SLURF Blue Rock, FRBR3; Black, color  
BY WISHBONE SITE FURNISHINGS  
PH: 604 626 0478



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER RUBRUM 'HIMMELSTRAU'	COLUMBIAN RED MAPLE	80M CAL: 2M STD: 80B
	1	ACER RUBRUM 'NORWAY'	RED MAPLE	80M CAL: 1.8M STD: 80B
	3	CERATOPHYLLUM JAPONICUM	KATSURAI TREE	80M CAL: 1.8M STD: 80B
	1	PADUS SYLVATICA 'DAVYDOV PURPLE'	PURPLE FRAGRANT BEECH	80M CAL: 1.8M STD: 80B
	14	MANGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA	3M HT: 80B-STD
	11	PRINUS FLEABILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3M HT: 80B
	12	PRINUS FLEABILIS 'PYRAMID PINE'	PINE	80M CAL: 1.8M STD: 80B
	15	PRUNUS GALLERIANA 'CAPITAL'	CAPITAL PEAR	80M CAL: 1.8M STD: 80B
	2	THALIA FLUATA	WESTERN RED CEDAR	80M CAL: 2M STD: 80B 4M HT: 80B
SHRUB	249	IBULIS SENEGALENSIS	COMMON ROCKWOOD	#3 POT: 40CM
	32	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED BARUS DOORWOOD	#2 POT: 50CM
	88	PIERIS JAPONICA 'VALLEY ROSE'	PIERIS	#3 POT: 50CM
	189	RHOODODENDRON 'BAUGHMAN'	RHOODODENDRON, RED	#2 POT: 30CM
	89	SARCOCODON 'HOCKEY BAKEN'	FRAGRANT SWEETBOX	#2 POT: 30CM
	89	SHIMADA JAPONICA (10% WALL)	JAPANESE SUMIMA	#2 POT: 30CM
	249	THALIA FLUATA	HICKS FERN	#3 POT: 30CM 1.5M BBS
	77	THALIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT: 80B
	6	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT: 80CM
GRASS	176	CAREX ORIGINOSUS 'EYEBERT'	GOLDEN WINGED JAPANESE BEDE	11 CM POT
	38	POLYSTICHUM MANTUM	COMMON WAX PLANT	#1 POT
	217	PENNSETUM ALBOFLAVESCENS	FOUNTAIN GRASS	#1 POT
VINE	1	CLEMATIS 'JACQUINETTE'	CLEMATIS; CRIMSON	#2 POT: 80CM STAKED
PERENNIAL	12	BERBERIS CORDEFOIA	HEARTLEAF BERBERIS; ROSE PINK	11 CM POT
CP	354	ALUJA REPTANS 'ATROPURPUREA'	CARPET BUGLE	#1 POT: 20CM
CP	19	WICKELIA WENIGHT WINE	WESTERN SWORD FERN	#1 POT: 20CM
CP	19	WICKELIA WENIGHT WINE	DWARF WEIBELA	#1 POT: 20CM

NOTES: \* PLANT USES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINERS ARE SPECIFIED AS PER THE BC LANDSCAPE STANDARD, LATEST EDITION. \* PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR CEILING CODE/TOWER 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 CONSIDERED AS A VIOLATION OF THE CONTRACT. \* PLANT MATERIAL MUST BE PROVIDED FROM A NURSERY THAT IS REGISTERED WITH THE BC LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

Plan #ZZ AUG 26 2015

DP 12-624819

L1

OF 5

PMG PROJECT NUMBER: 15-026

15026-3-2P



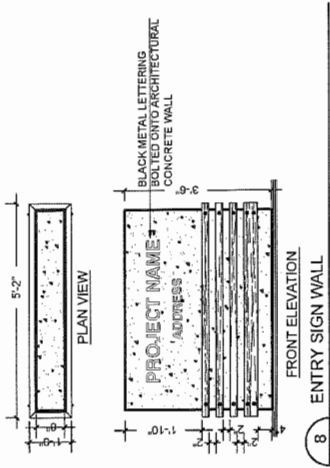
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NO.	DATE	REVISION DESCRIPTION	DR.
1	15.AUG.13	NEW SHEET PLAN	DR
2	15.AUG.13	AS PER CITY REQUEST	DR
3	15.AUG.13	NEW SHEET PLAN	DR

PROJECT:  
**28 UNIT TOWNHOUSE DEVELOPMENT "FOUNTAIN BLEU"**  
8200, 8220, 8280, 8300 NO. 1 ROAD  
RICHMOND

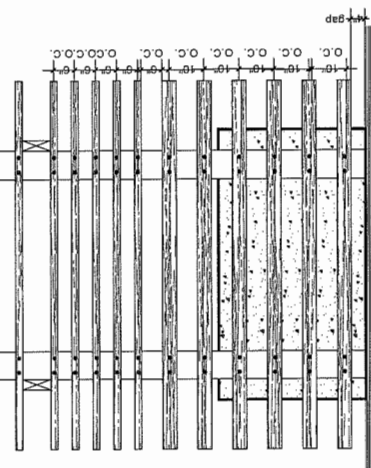
WITH MATTHEW CHENG ARCHITECT INC.  
DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: February 25, 2015  
SCALE: AS SHOWN  
DRAWN: DD  
DESIGN: DD  
CHKD: POM FCM  
DRAWING NUMBER: **L2**  
OF 5  
PMG PROJECT NUMBER: 15002-3-2/P

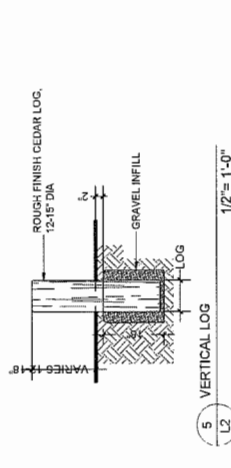


8 ENTRY SIGN WALL  
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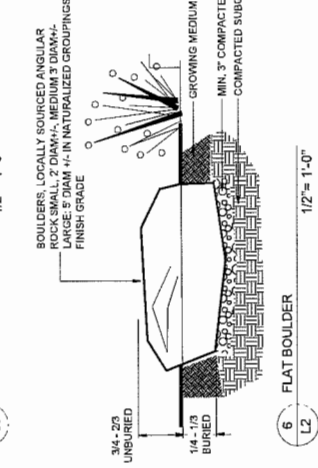
- NOTES:
1. ALL WOOD P.T. HEMFIR
  2. ALL FASTENERS HOTDIPPED GALVANIZED
  3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH.; PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION
  4. WOOD FINISH TO MATCH ARCHITECTURAL



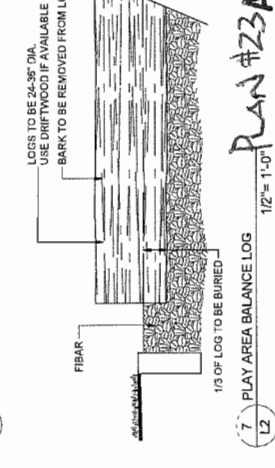
SIDE ELEVATION



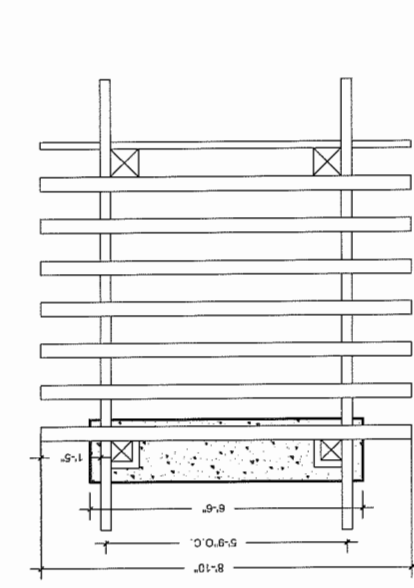
5 VERTICAL LOG  
1/2" = 1'-0"



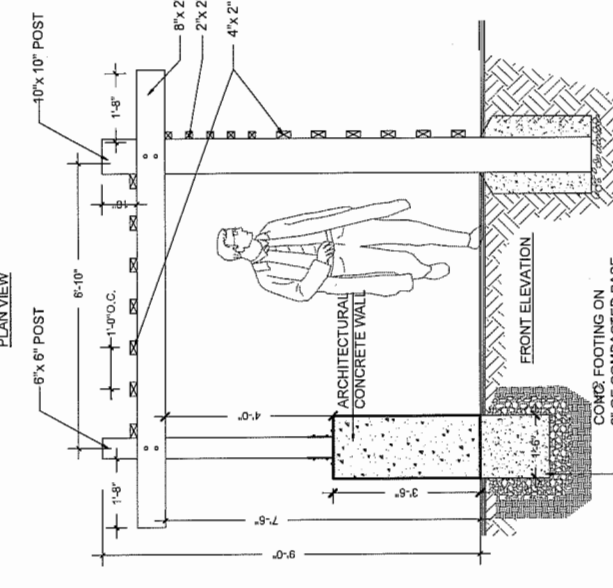
6 FLAT BOULDER  
1/2" = 1'-0"



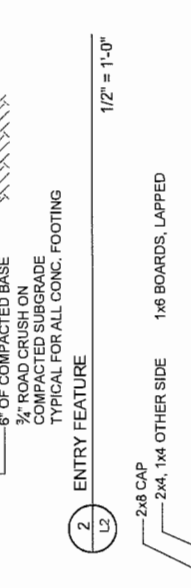
7 PLAY AREA BALANCE LOG  
1/2" = 1'-0"



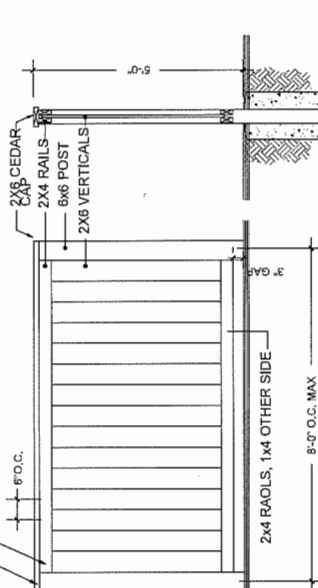
PLAN VIEW



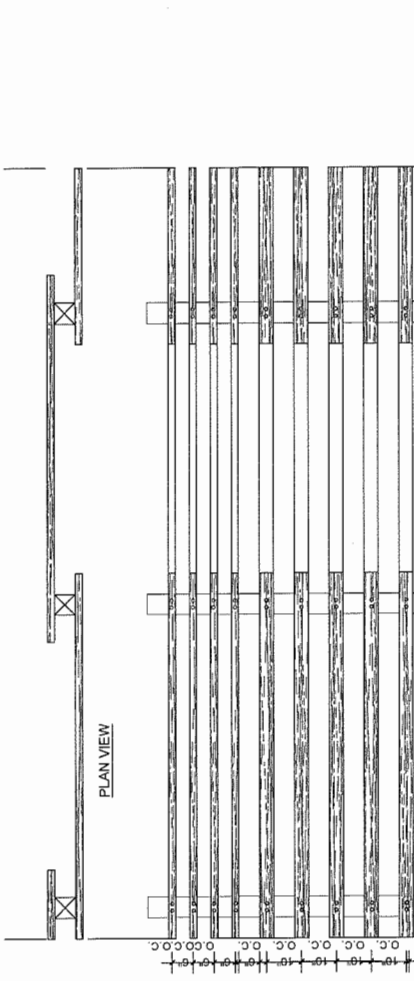
FRONT ELEVATION



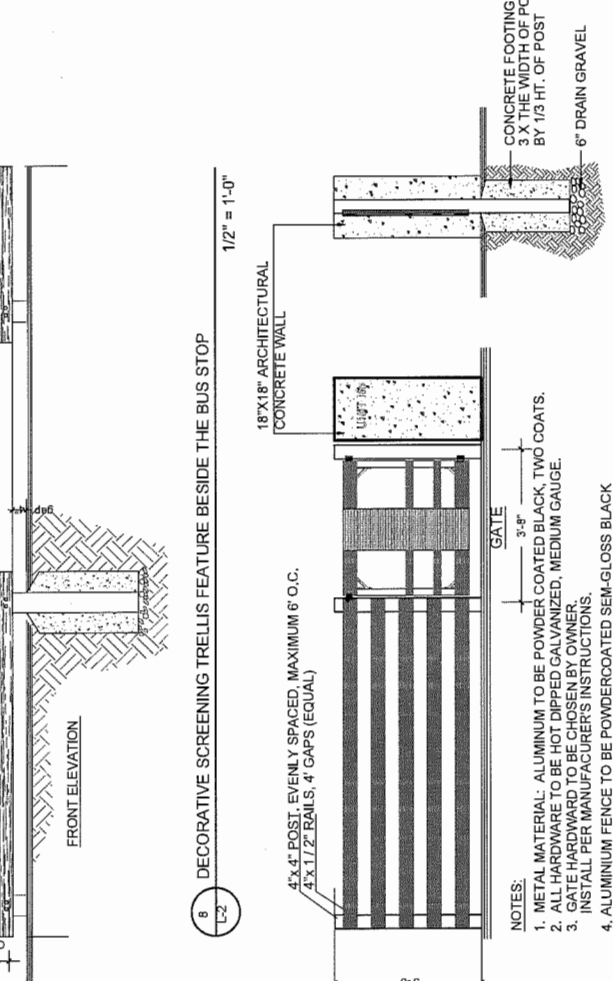
2 ENTRY FEATURE  
1/2" = 1'-0"



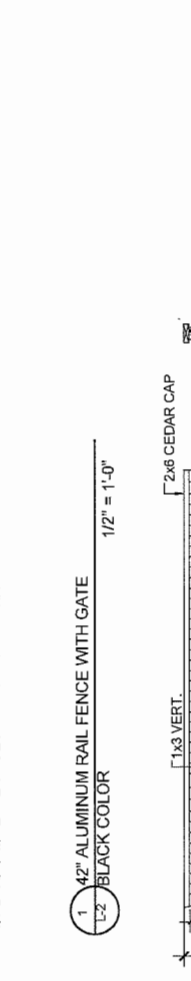
1 42" ALUMINUM RAIL FENCE WITH GATE  
BLACK COLOR  
1/2" = 1'-0"



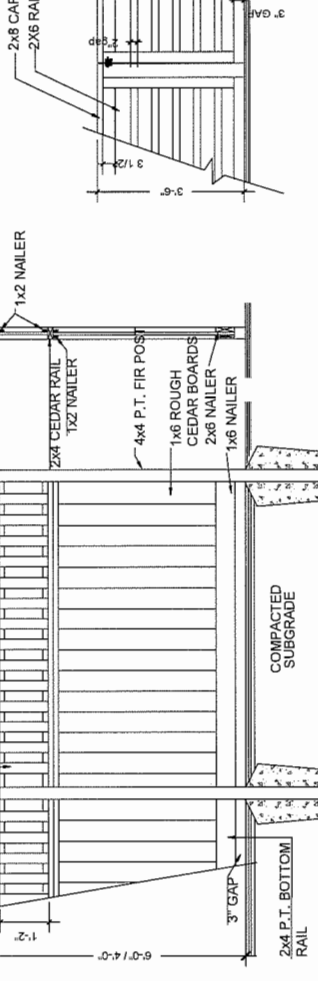
PLAN VIEW



FRONT ELEVATION



3 4x4 POST, 2x4 RAILS, 1x6 BOARDS, LAPPED  
1/2" = 1'-0"



4 4x07 8-0" HEIGHT WOOD FENCE WITH LATTICE  
1/2" = 1'-0"



5 5' HT PATIO SCREEN AND 42" HT WOOD FENCE WITH GATE  
1/2" = 1'-0"

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

15002-3-2/P

DP 12-624819

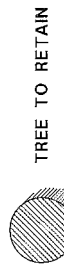
Plan #23 AUG 26 2015

SEAL:

**9** **TIMBER RETAINING WALL**  
SCALE: 1/2"=1'-0"

4 X 6 P.T. DEADMAN, MAXIMUM SPACING @ 4' ON CENTER  
4 X 8 P.T. TIERSACK, MAX. SPACING 8'  
4 X 6 P.T. HEMFIR TIMBERS, PROVIDE WEEPHOLES @ BASE, MAX. 8' O.C.  
FINISHED GRADE  
4" DIAM. PERFORATED PIPE, CONNECTED TO STORM DRAIN

NOTES:  
ALL WOOD PRESURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. PRETENSION 60 LBS. PER CU. FT. OF WOOD. TREAT ALL CUT SURFACES. DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 40" O.C. TIEBACK AT 80' O.C. MAXIMUM DEADMEN CONTINUOUS REBAR PINS AS SHOWN 4-50# INTO COMPACTED SUBGRADE.  
BACKFILL 12" LAYERS, COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. PROVIDE 12" MIN. GRANULAR FILL OVER WEAP MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES. FINISH GRADE AT TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN; FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL. WALL MUST BE WITHIN THE PROPERTY LINE.



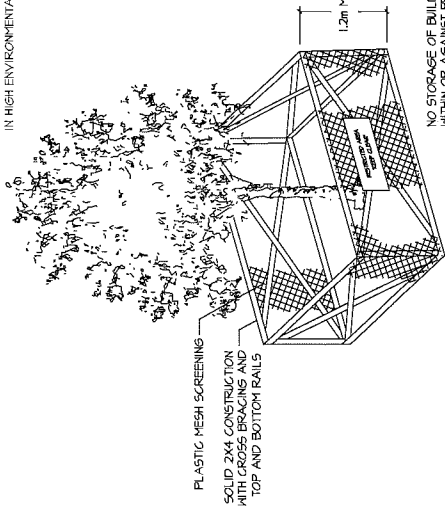
**TREE PROTECTION FENCE**

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

**TREE PROTECTION DISTANCE TABLE**

TRUNK DIAMETER @ 4.4m	MINIMUM REQUIRED PROTECTION RADIUS (TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

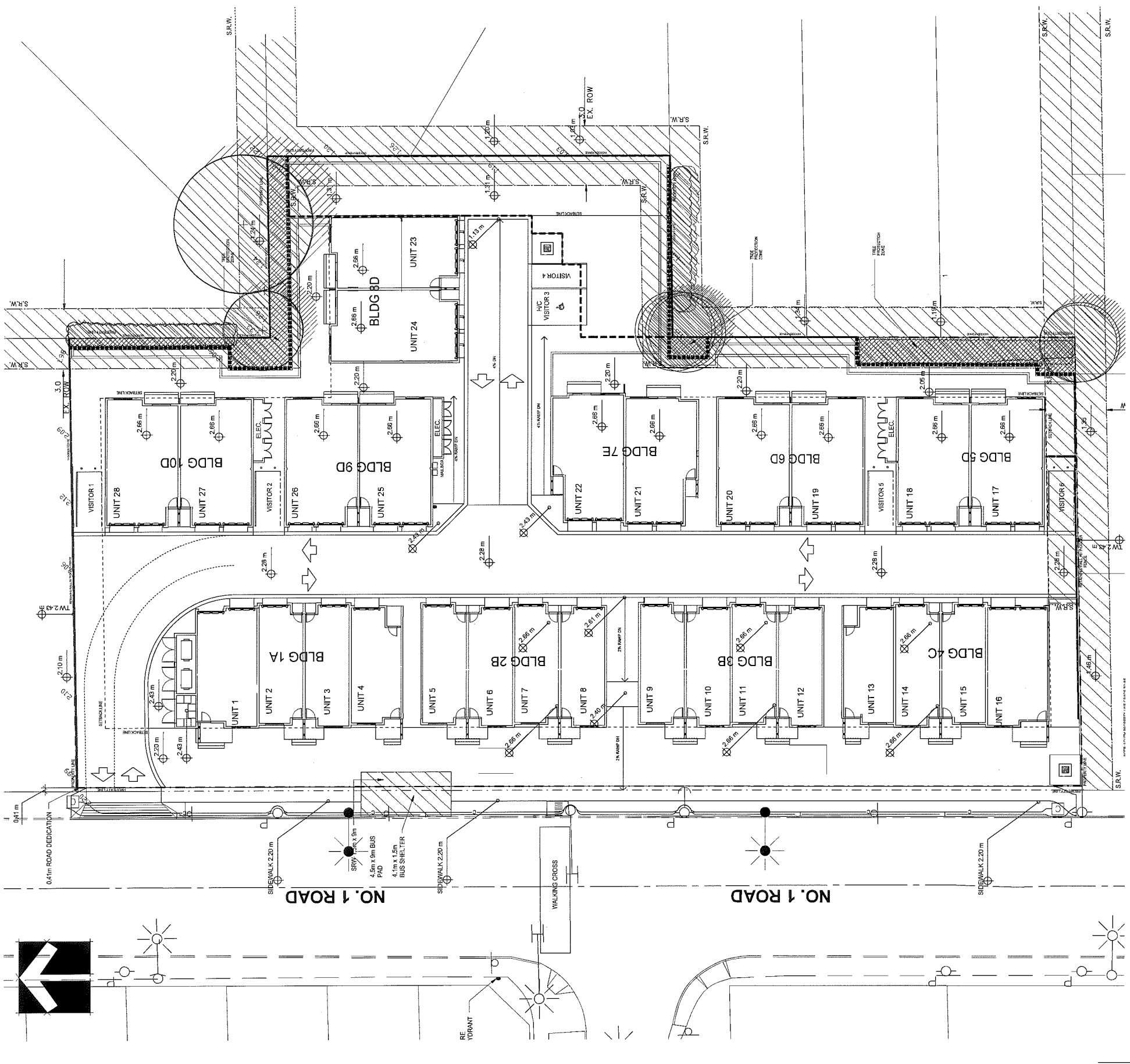
EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100cm DBH. 1/2 METRE AT BREAST HEIGHT OR 1/4M FF



**1A** **TREE PROTECTION BARRIER**  
L-1

**NOTE:**  
if there are any questions regarding any arboriculture issues for this project, kindly contact Catherine MacDonald  
Ph.: 604-904-0302 or catherine@catherinemacdonald.ca

PLAN # 24  
AUG 26 2015  
DP 12-624819



PROJECT:  
**28 UNIT TOWNHOUSE DEVELOPMENT "FOUNTAIN BLEU"**  
8200, 8220, 8280, 8300 NO. 1 ROAD  
RICHMOND

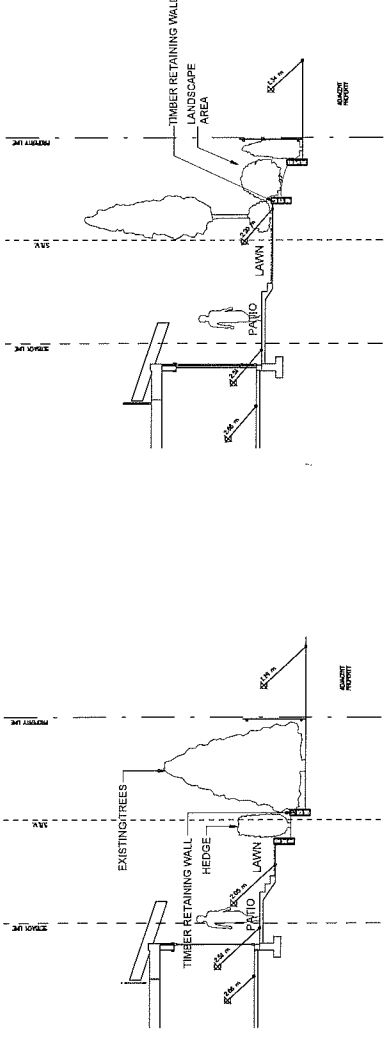
WITH MATTHEW CHENG ARCHITECT INC.  
DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: February 25, 2015  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
DRAWING NUMBER:  
**L3**  
OF 5  
PMG PROJECT NUMBER:  
15026-5 ZP

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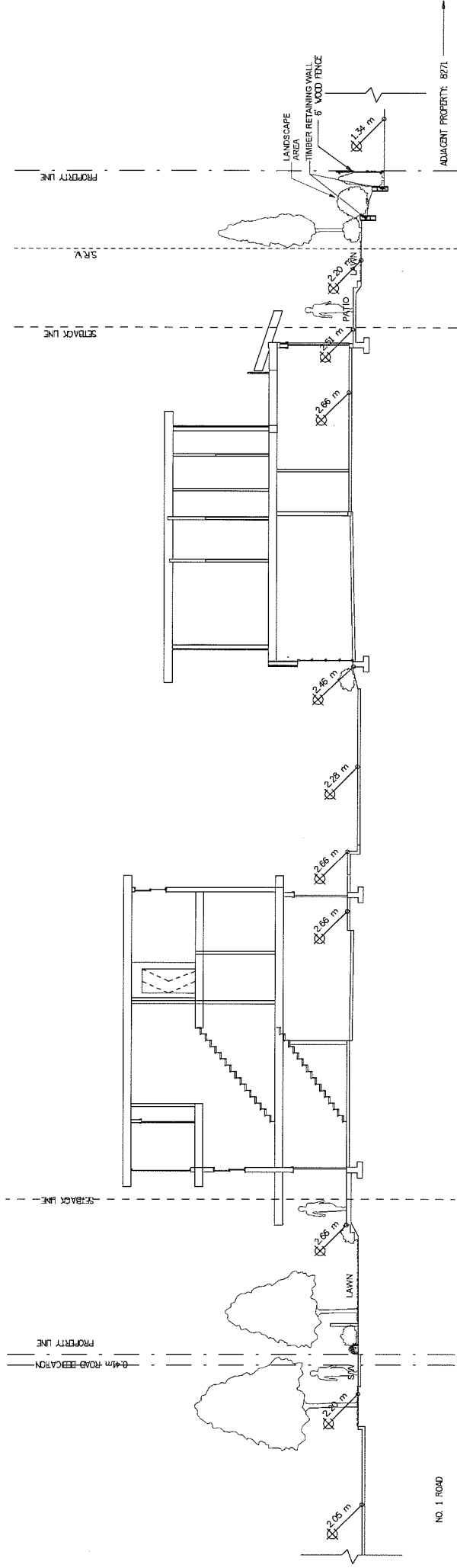
**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 8G9  
p. 604.294-0011 ; f. 604.294-0022

SEAL:



SECTION A

SECTION B



SECTION C

NO.	DATE	REVISION DESCRIPTION	DR.
1	16 JUN 13	NEW SITE PLAN	DR
2	16 JUN 13	AS PER CITY REQUEST	DR
3	15 JUN 15	NEW SITE PLAN COMMENTS	DR

CLIENT:

PROJECT:  
**28 UNIT TOWNHOUSE DEVELOPMENT "FOUNTAIN BLEU"**  
8200, 8220, 8280, 8300 NO. 1 ROAD  
RICHMOND

WITH MATTHEW CHENG ARCHITECT INC.  
DRAWING TITLE:

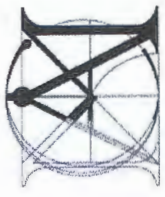
**LANDSCAPE SECTIONS**

DATE: February 25, 2015  
SCALE: 1/8"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
DRAWING NUMBER: **L4**  
OF 5  
PMG PROJECT NUMBER: 15-026

Plan # 25  
AUG 26 2015  
DP 12-624819

15036-5.ZIP





**MATTHEW CHENG ARCHITECT INC.**  
 144-282 CHEVANS AVENUE  
 VANCOUVER BC V6A 2E9  
 Tel: (604) 731-9012 / Fax: (604) 731-3928  
 Cell: (604) 649-0669 / Email: matthew@mcad.ca

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Revised:

Developer:



Project Title:  
**OneWest - 8288  
 No. 1 Road,  
 Richmond**

Sheet Title:  
**VIEWS - FRONT  
 BLDGS**

Drawn: DC

Checked: MC

Scale:

Project Number:

Revision Date:

Print Date:

Draw. No.:

**A27**



① View from West (Along No. 1 Rd)



② View from North West

REFERENCE PLAN AUG 26 2015  
**DP 12-624819**





**MATTHEW CHENG  
ARCHITECT INC.**

1341-202-670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3988  
Cell: (604) 649-0669 / Email: matthew@mc.ca

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Revisions

Developer



Project Title  
**OneWest - 8288  
No. 1 Road,  
Richmond**

Sheet Title  
**VIEWS - REAR  
BLDGS**

Drawn: DC

Checked: MC

Scale:

Project Number:

Revision Date:

Orig. No.:

PWA Date:  
08/27/15

**A28**



③ View from West (Along Internal Drive-Aisle)



① Rear - View from West

REFERENCE PLAN AUG 26 2015  
**DP 12-624819**





**MATTHEW CHENG  
ARCHITECT INC.**

1111-202-670 EVANS AVENUE  
VANCOUVER, BC, V6A 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cel: (604) 649-6669 / Email: matthew@mact.ca

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Revised:

Developer



Project Title  
**OneWest - 8288  
No. 1 Road,  
Richmond**

Sheet Title  
**VIEWS -  
WALKWAYS**

Drawn: DC

Checked: JMC

Scale:

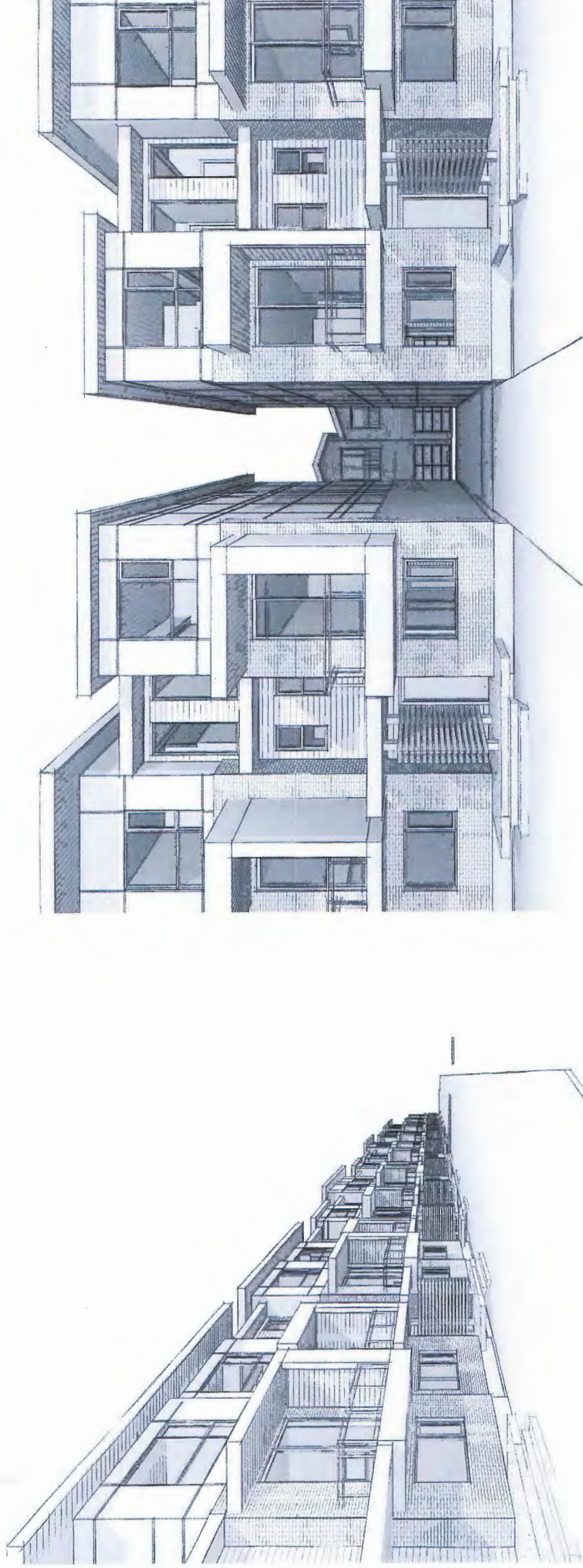
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Revision Date:

Print Date:

Draw. No.:

**A29**

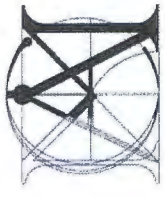


① View from North Sidewalk

④ ENTRANCE

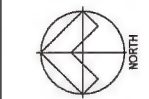
REFERENCE PLAN AUG 26 2015  
**DP 12-624819**





**MATTHEW CHENG ARCHITECT INC.**  
 Unit 202 - 670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K9  
 Tel: (604) 731-3012 / Fax: (604) 731-5908  
 Cell: (604) 695-0669 / Email: matthew@matca.ca

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Revised:

Developer:



Project Title  
**OneWest - 8288 No. 1 Road, Richmond**

Sheet Title  
**FLOOR AREA OVERLAY & UNIT AREA CALCULATIONS**

Drawn: DC  
 Checked: MC  
 Scale: As indicated  
 Project Number:  
 Revision Date:  
 Pwd Date: 08/27/15  
 Deg. No.: **A23**

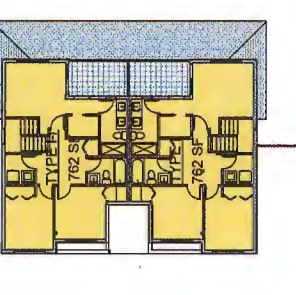
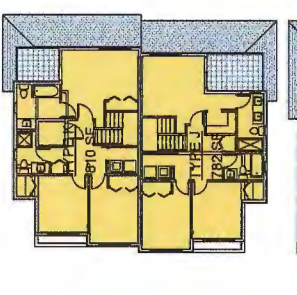
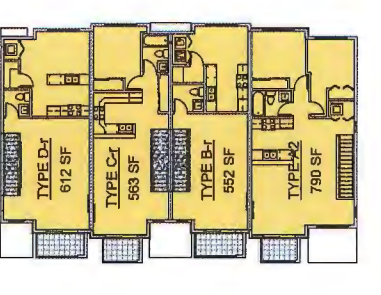
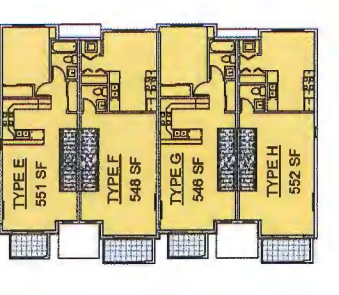
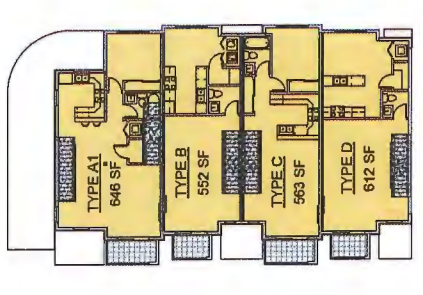
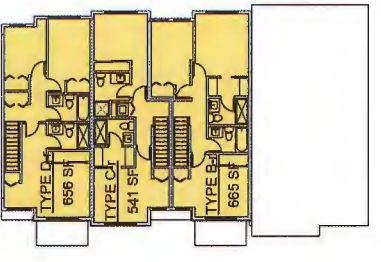
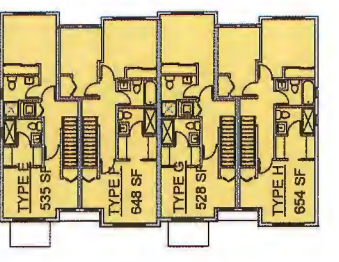
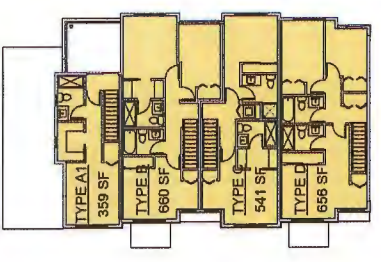
Unit Type	Net Floor Area	Floor Area Exemption	Reference (Zoning Bylaw)	Gross Floor Area
<b>BLDG A</b>				
Unit Type A1	355 SF	308 SF	4.4.1 b) c)	303 SF
Level 1	646 SF	87 SF	4.4.1 c)	733 SF
Level 2	359 SF	n/a	n/a	359 SF
Level 3	1,200 SF	n/a	n/a	1,395 SF
<b>Total Unit Type A1 Floor Area</b>				
Unit Type B	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	552 SF	42 SF	4.4.1 c)	594 SF
Level 2	650 SF	n/a	n/a	650 SF
Level 3	1,212 SF	n/a	n/a	1,317 SF
<b>Total Unit Type B Floor Area</b>				
Unit Type C	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	563 SF	42 SF	4.4.1 c)	605 SF
Level 2	541 SF	n/a	n/a	541 SF
Level 3	1,104 SF	n/a	n/a	1,209 SF
<b>Total Unit Type C Floor Area</b>				
Unit Type D	N/A	79 SF	4.4.1 b) c)	79 SF
Level 1	612 SF	44 SF	4.4.1 c)	656 SF
Level 2	656 SF	n/a	n/a	656 SF
Level 3	1,268 SF	n/a	n/a	1,391 SF
<b>Total Unit Type D Floor Area</b>				

Unit Type	Net Floor Area	Floor Area Exemption	Reference (Zoning Bylaw)	Gross Floor Area
<b>BLDG B</b>				
Unit Type E	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	551 SF	42 SF	4.4.1 c)	593 SF
Level 2	528 SF	n/a	n/a	528 SF
Level 3	1,086 SF	n/a	n/a	1,191 SF
<b>Total Unit Type E Floor Area</b>				
Unit Type F	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	548 SF	42 SF	4.4.1 c)	590 SF
Level 2	648 SF	n/a	n/a	648 SF
Level 3	1,196 SF	n/a	n/a	1,301 SF
<b>Total Unit Type F Floor Area</b>				
Unit Type G	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	546 SF	42 SF	4.4.1 c)	588 SF
Level 2	528 SF	n/a	n/a	528 SF
Level 3	1,074 SF	n/a	n/a	1,179 SF
<b>Total Unit Type G Floor Area</b>				
Unit Type H	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	552 SF	42 SF	4.4.1 c)	594 SF
Level 2	654 SF	n/a	n/a	654 SF
Level 3	1,206 SF	n/a	n/a	1,311 SF
<b>Total Unit Type H Floor Area</b>				

Unit Type	Net Floor Area	Floor Area Exemption	Reference (Zoning Bylaw)	Gross Floor Area
<b>BLDG C</b>				
Unit Type A2	254 SF	308 SF	4.4.1 b) c)	362 SF
Level 1	790 SF	n/a	n/a	790 SF
Level 2	1,044 SF	n/a	n/a	1,152 SF
<b>Total Unit Type A2 Floor Area</b>				
Unit Type B+r	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	552 SF	42 SF	4.4.1 c)	594 SF
Level 2	685 SF	n/a	n/a	685 SF
Level 3	1,217 SF	n/a	n/a	1,322 SF
<b>Total Unit Type B+r Floor Area</b>				
Unit Type C-r	N/A	63 SF	4.4.1 b) c)	63 SF
Level 1	563 SF	42 SF	4.4.1 c)	605 SF
Level 2	541 SF	n/a	n/a	541 SF
Level 3	1,104 SF	n/a	n/a	1,209 SF
<b>Total Unit Type C-r Floor Area</b>				
Unit Type D-r	N/A	82 SF	4.4.1 b) c)	82 SF
Level 1	612 SF	44 SF	4.4.1 c)	656 SF
Level 2	656 SF	n/a	n/a	656 SF
Level 3	1,268 SF	n/a	n/a	1,394 SF
<b>Total Unit Type D-r Floor Area</b>				

Unit Type	Net Floor Area	Floor Area Exemption	Reference (Zoning Bylaw)	Gross Floor Area
<b>BLDG D</b>				
Unit Type I	536 SF	63 SF	4.4.1 b) c)	599 SF
Level 1	762 SF	n/a	n/a	762 SF
Level 2	1,298 SF	n/a	n/a	1,361 SF
<b>Total Unit Type I Floor Area</b>				
Unit Type I+r	536 SF	63 SF	4.4.1 b) c)	599 SF
Level 1	762 SF	n/a	n/a	762 SF
Level 2	1,298 SF	n/a	n/a	1,361 SF
<b>Total Unit Type I+r Floor Area</b>				

Unit Type	Net Floor Area	Floor Area Exemption	Reference (Zoning Bylaw)	Gross Floor Area
<b>BLDG E</b>				
Unit Type J	516 SF	61 SF	4.4.1 b) c)	578 SF
Level 1	782 SF	n/a	n/a	782 SF
Level 2	1,298 SF	n/a	n/a	1,359 SF
<b>Total Unit Type J Floor Area</b>				
Unit Type K	517 SF	61 SF	4.4.1 b) c)	578 SF
Level 1	810 SF	n/a	n/a	810 SF
Level 2	1,327 SF	n/a	n/a	1,388 SF
<b>Total Unit Type K Floor Area</b>				



BLDG A

BLDG B

BLDG C

BLDG E

BLDG D

REFERENCE PLAN  
 AUG 26 2015

DP 12-624819





**MATTHEW CHENG ARCHITECT INC.**  
 148-202-670 EVANS AVENUE  
 VANCOUVER, BC V6A 2G9  
 Tel: (604) 731-3012 / Fax: (604) 731-3008  
 Cell: (604) 649-0669 / Email: matthew@mc.ca

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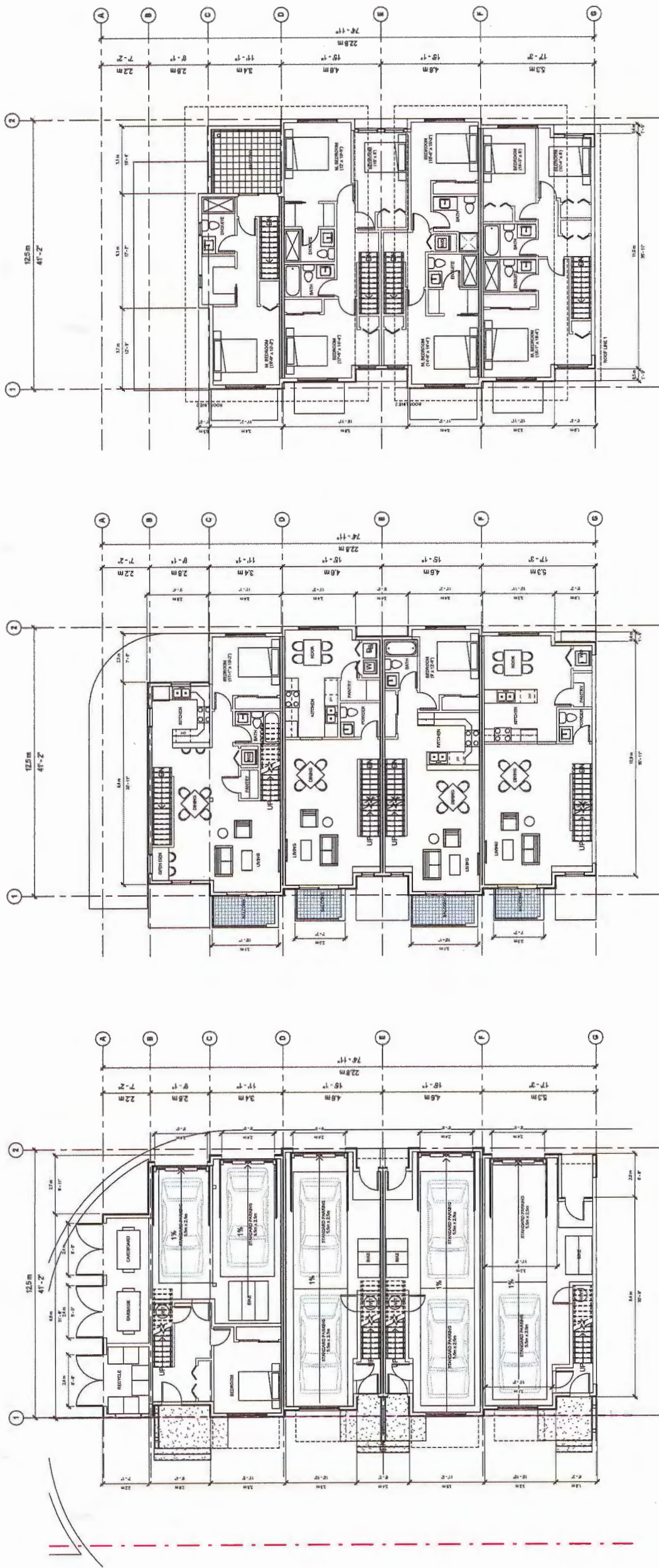
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Sheet Title: **BLDGA - FLOOR PLANS**

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 Project Number:  
 Revision Date:  
 Print Date: 09/27/15  
 Draw. No.: **A13**



① BLDG A - Level 1  
1/8" = 1'-0"

② BLDG A - Level 2  
1/8" = 1'-0"

③ BLDG A - Level 3  
1/8" = 1'-0"

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**DP 12-624819**





**MATTHEW CHENG  
ARCHITECT INC.**

UNIT 202 - 570 EVANS AVENUE  
VANCOUVER, BC V6B 2G6  
TEL: (604) 731-9070 / FAX: (604) 731-9008  
CEL: (604) 694-6669 / Email: matthew@mcaci.ca

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Revision:

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Project Title:  
**OneWest**

Sheet Title:  
**BLDG B - FLOOR  
PLANS**

Drawn: DC

Checked: MC

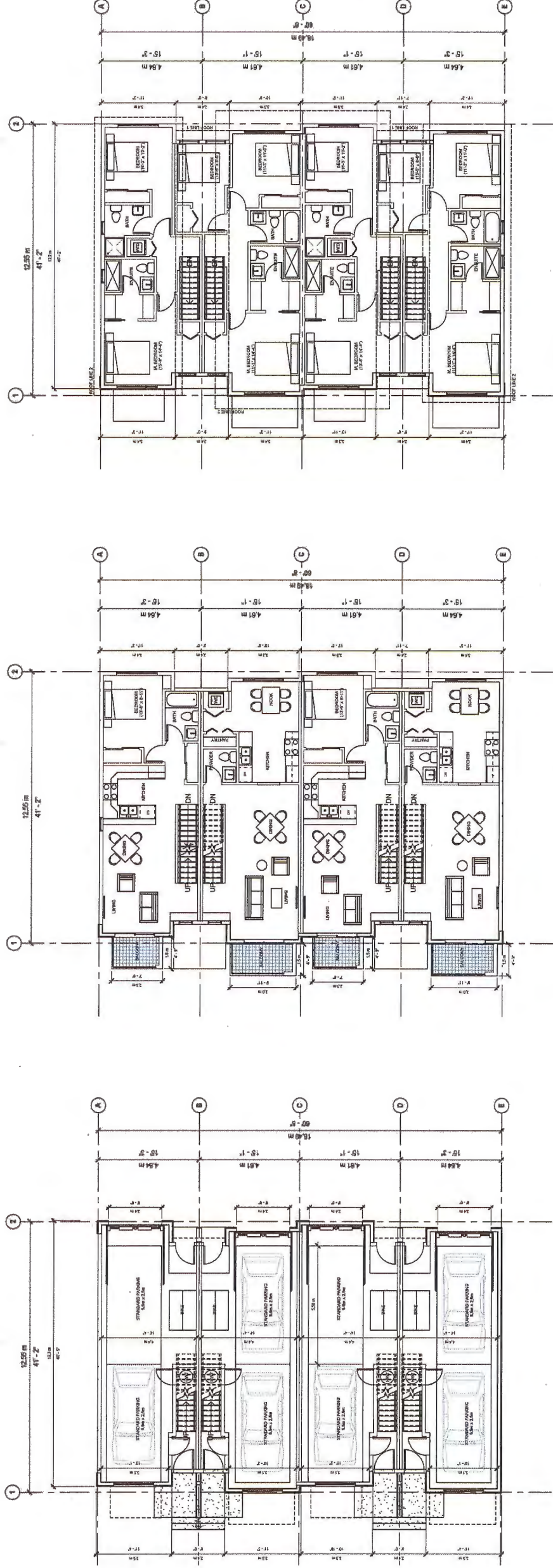
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Revision Date:

Print Date: 08/27/15

Proj. No.: A15



① Level 1  
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② Level 2  
1/8" = 1'-0"

③ Level 3  
1/8" = 1'-0"

REFERENCE PLAN AUG 26 2015  
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**MATTHEW CHENG ARCHITECT INC.**  
 144 202-670 EVANS AVENUE  
 VANCOUVER, BC, V6A 2K9  
 Tel: (604) 731-3012 / Fax: (604) 731-3908  
 Cell: (604) 649-0669 / Email: matthew@mcad.ca

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Revision:

Developer:



Project Title  
**OneWest**

Sheet Title  
**BLDG C - FLOOR PLANS**

Drawn: DC

Checked: MC

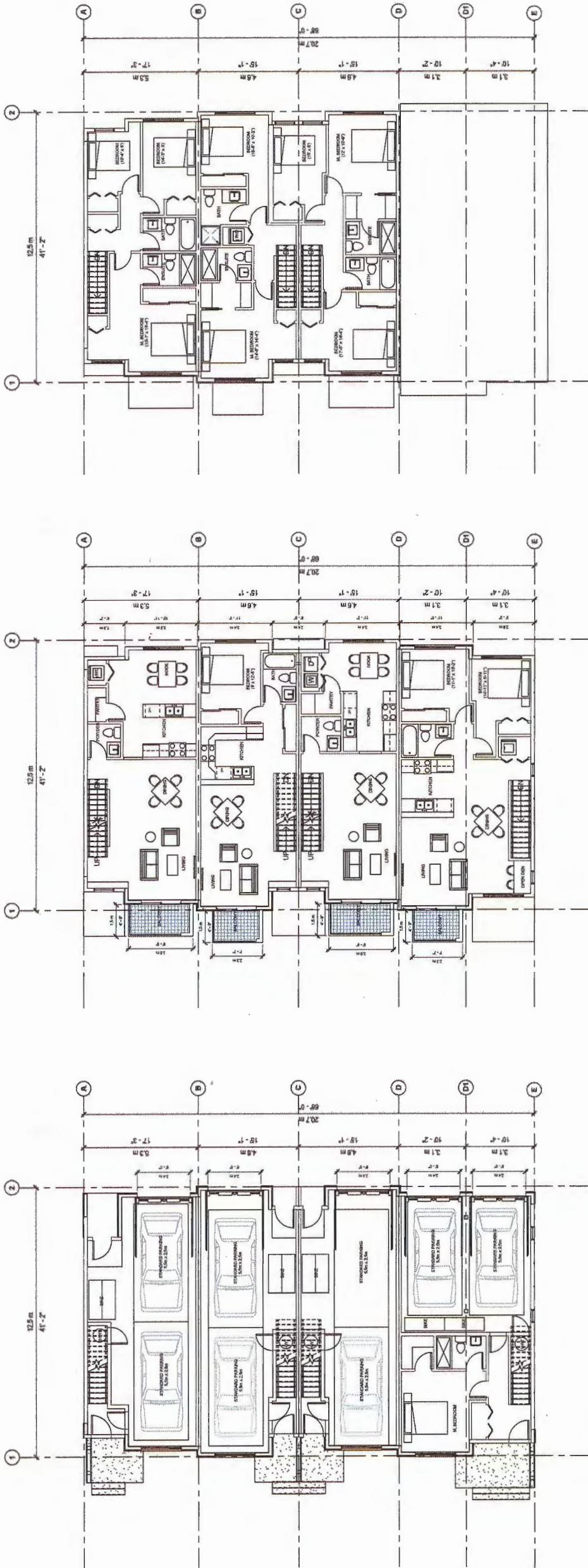
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Project Number:

Revision Date:

Print Date:

Draw. No.: **A17**



① BLDG C - Level 1  
 1/8" = 1'-0"

② BLDG C - Level 2  
 1/8" = 1'-0"

③ BLDG C - Level 3  
 1/8" = 1'-0"

REFERENCE Plan AUG 26 2015  
**DP 12-624819**