



City of Richmond

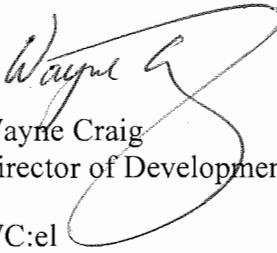
Report to Development Permit Panel

To: Development Permit Panel **Date:** December 14, 2015
From: Wayne Craig **File:** DP 13-629399
Director of Development
Re: Application by Yamamoto Architecture Inc. for a Development Permit at 9040 and
9060/9080 No. 2 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of nine (9) townhouse units at 9040 and 9060/9080 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback from 6.0 m to 5.0 m;
 - b) allow a total of ten (10) tandem parking spaces in five (5) three-storey townhouse units; and
 - c) replace three (3) standard residential parking spaces with small car spaces.


Wayne Craig
Director of Development

WC:el
Att.

Staff Report**Origin**

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop nine (9) townhouse units at 9040 and 9060/9080 No. 2 Road. The site is being rezoned from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)" for this project under Bylaw 8926 (RZ 11-587764), which received Third Reading following the Public Hearing on September 5, 2012. The site is currently vacant.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 15-694629), which must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: 1.5 m concrete sidewalk at the east property line of No. 2 Road with grassed and treed boulevard between the new sidewalk and the existing curb.

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, two (2) newer single-family homes on lots zoned "Single Detached (RS1/C)" fronting Francis Road;

To the east, existing single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Francis Road and Martyniuk Place;

To the south, an older non-conforming duplex fronting No. 2 Road and then two (2) single-family homes fronting Maple Road, all on lots zoned "Single Detached (RS1/E)"; and

To the west, across No. 2 Road, a 15-unit townhouse complex on a lot zoned "Low Density Townhouses (RTL1)", and existing single-family dwellings on lots zoned "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 property owner of the adjacent single-family homes to the north at 6008 and 6028 Francis Road expressed concerns in regards to privacy. The proposal was revised to minimize overlook potential via window placement and room layouts; no windows are being proposed on the second floor of the north elevation, except for two (2) small 30" x 30" obscured safety glass windows in the proposed bathrooms.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable

sections of the Official Community Plan and is in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the front yard setback from 6.0 m to 5.0 m.

(Staff supports the proposed variance, as the variance is mainly a result of a dedication of land for future road widening on No. 2 Road as well as preservation of bylaw-sized trees within the centre of the site. The Tree Protection Zone for trees being preserved in the proposed outdoor amenity area dictates the location of the internal drive aisle, which limits potential building placement. The variance allows for varied setbacks to the front property line, which provides for an attractive pedestrian-oriented streetscape along No. 2 Road.)

- 2) Allow a total of ten (10) tandem parking spaces in five (5) three-storey townhouse units;

(Staff supports the proposed variances as this is a minor variance to increase the rate of tandem parking spaces from 50% to 56%. This variance was identified at the Rezoning stage and no opposition was received. In order to address potential concerns related to adverse impact on street parking, the developer is proposing to provide one (1) additional small car visitor parking space on site, for a total of three (3) visitor spaces.

At present, no stopping is permitted on both sides of No. 2 Road; an additional visitor parking space on site should alleviate the demand of street parking from the visitors of the proposed development and minimize impact to the neighbouring single-family neighbourhood. Transportation Division staff have reviewed the proposal and have no concerns. A restrictive covenant to prohibit the conversion of the garage area into habitable space has been secured at Rezoning.)

- 3) Replace three (3) standard residential parking spaces with small car spaces.

(The Zoning Bylaw permits small car parking spaces only when more than 31 parking spaces are proposed on site. The proposed 9-unit project will provide 18 residential and three (3) visitor parking spaces on site. Transportation staff support the proposed variance to allow one (1) small car space in three (3) of the four (4) side-by-side double car garages.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- Two (2) townhouse clusters are proposed along No. 2 Road. The end units adjacent to the north side yards and the entry driveway on the south end are stepped down from three (3)

storeys to two (2) storeys to transition to the adjacent single-family developments and balance the streetscape along No. 2 Road. A new hedgerow is proposed along both the north and south property lines to enhance this transition.

- A two-storey duplex and the outdoor amenity area are proposed along the rear property line to minimize privacy and overlook concerns.
- The proposed rear yard setback of 4.5 m to the duplex building, as shown on the conceptual development plans presented to Planning Committee and Council at Rezoning, exceeds the minimum rear yard setback of 3.0 m specified in the “Low Density Townhouses (RTL4)” zone.
- A portion of the second floor of the duplex facing the east property line is stepped back and the amount of window area is minimized to address potential privacy concerns.
- Existing trees along the east property line on the adjacent property are to be retained and new trees are to be planted within the proposed outdoor amenity area to provide a natural screen between the proposed development and the adjacent single-family homes.
- Windows are also minimized on the north elevation of Building 2, adjacent to the north property line. The second floor of the end unit has only two (2) small obscured glass windows in the proposed bathrooms.
- A development concept plan for 6008 and 6028 Francis Road has been prepared and is on file; the future development at 6008 and 6028 Francis Road can be considered as an extension of the subject townhouse development. The developer agreed to provide outdoor amenity space, garbage/organic waste/recycling collection facilities, and mailbox kiosk in a location on the subject site that will allow shared use of those spaces with the future development at 6008 and 6028 Francis Road. A cross-access easement/agreement will be secured as a condition of Development Permit issuance to facilitate this.
- A PROP SRW on the subject site has been secured at Rezoning to provide vehicle access to future developments at 6008 and 6028 Francis Road as well as the future development to the south.

Urban Design and Site Planning

- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting No. 2 Road, complete with a landscaped edge treatment, low metal fencing, and metal gates to individual townhouse unit front doors.
- The internal road layout is an L-shape with future connections to the neighbouring properties to the north and south, secured by SRW.
- All units have two (2) vehicle parking spaces. A total of three (3) visitor parking spaces are proposed, which exceeds the minimum bylaw requirement. Both residential and visitor bicycle parking are provided in compliance with the zoning bylaw requirements.
- No change in grading is allowed within the SRW along the east property line. The grade of the internal drive aisle has been lowered as much as possible to match the existing grade of the proposed outdoor amenity area. A lot grading plan prepared by an engineer is required prior to Development Permit issuance to the satisfaction of the City's Building Approvals Division and Development Applications Division.

- Outdoor amenity space is proposed between the east property line and the internal drive aisle for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- The required garbage, recycling and organic waste storage enclosures are located at the back of the street fronting buildings and have been incorporated into the design of the townhouse clusters to minimize their visual impact.

Architectural Form and Character

- The street facing units will alternate finish materials between hardi-shingles and hardi-plank to differentiate the units. Decorative brackets are proposed for the gables to provide visual interest and add depth and details to the elevation.
- The proposed building materials (asphalt roof shingles, hardi siding, brick cladding, wood trim/post/ bracket/doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.
- The colour scheme will complement the neighbouring residences.
- Gables with 9/12 slope break up the main roof line. The third floors are also pushed back and incorporated into the 2nd storey roof line to reduce the apparent massing of the street fronting buildings.
- Bay windows and projections from the building face complements surrounding single-family houses.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows and planting islands along the drive aisle.

Tree Preservation

- Tree preservation was reviewed once again in 2015; a total of 15 bylaw sized trees on site are identified for removal. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 30 replacement trees are required. The applicant is proposing to plant 26 replacement trees on-site, including 9 conifers and 17 deciduous trees. The applicant has agreed to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in lieu of planting the remaining 4 replacement trees.
- Two (2) Douglas Fir trees on site and twelve (12) trees located on the neighbouring properties to the north and east are identified for retention. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site.
- In order to ensure that the two (2) protected Douglas Fir trees on site will not be damaged during construction, the applicant is required to submit a \$10,000.00 Tree Survival Security prior to Development Permit issuance. No Tree Survival Security will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- The developers are proposing to remove two (2) trees on the adjacent property to the south (9100 No. 2 Road), along the common property line. A consent letter from the property owners of 9100 No. 2 Road is on file. The City's Tree Preservation Coordinator has no

concern on the proposed removal. A separate Tree Cutting Permit and associated replacement planting/compensation will be required at Tree Cutting Permit stage.

Landscape Design and Open Space Design

- The landscape design for this project will provide an attractive and terraced clean modern appearance, with emphasis on coordinating proposed changes in elevation with screening and vegetative buffers. Flowering street trees have been proposed with a low hedge to encourage interaction with the street and community while still providing separation between public and private space.
- The amenity area will provide a green buffer and separation between the internal road and the neighbouring properties.
- The landscape treatment on the north features cedar hedging and perimeter fencing. Where grades are modified at the internal road, an approximately 0.7 m high block wall has been proposed on the inside of the walkway between the planting and the property line. A trellis is proposed at the end of the internal road at the property line to screen the view from the neighbouring property to the internal road.
- The landscape treatment on the south has cedar hedging and perimeter fencing. Where grades are modified at the internal road, an approximately 0.8 m high block wall has been proposed at the property line.
- A sunken sand pit with larger boulders is proposed within the outdoor amenity area to provide a natural play area for small children. The two (2) curved steps going down to the sand pit also provide additional seating and an amphitheatre style outdoor play area.
- The ramp leading down to the play area slopes down to a landing, turns 90 degrees around the retained tree, and then slopes down onto the lawn area.
- Bollards have been provided between the drive isle and the outdoor amenity area.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$138,008.06 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$9,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The architect advised that the following CPTED design/features are incorporated into the proposal:
 - Use of low growing shrubs and ground covers to maintain visibility;
 - Lighting fixtures along internal walkways and drive aisles are to be hooded and downcast to prevent light pollution. Walkway from No. 2 Road and the outdoor amenity area is illuminated with bollard lights, step lights and uplights; and
 - All entrances are visible and overlooked by pedestrians or by neighbour's windows.

Sustainability

- The applicant has committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. A Certified Energy Advisor

has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the permit drawings.

- A Restrictive Covenant specifying that all units are to be built and maintained to the EnerGuide rating of 82 or higher, and that all units are to be solar-hot-water-ready, is required to be registered on-title prior to issuance of the Development Permit.
- The developer also advises that the following sustainability features will be incorporated into the development:
 - Low flow fixtures;
 - Energy star appliances; and
 - Double glazed vinyl framed windows w/low E glass.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift (where the staircase has been dimensioned to accommodate this in unit C) in the future, if desired.
- 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.

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. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 1

EL:rg

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

- Final adoption of the Zoning Amendment Bylaw 8926.
- Registration of a cross-access easement agreement and/or alternative legal agreement(s), to the satisfaction of the City, over the outdoor amenity space and mailbox kiosk, in favour of the future townhouse development at 6008 and 6028 Francis Road, allowing access to/from the outdoor amenity space and mailbox kiosk at the development site.

- Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, to ensure that a Cross Access Easement Agreement and/or alternative legal agreement(s), to the satisfaction of the City, to allow residents at future development at 6008 and 6028 Francis Road to share the use of the garbage/recycling/organic waste collection facility (in a room within one of the proposed buildings) located on the subject site, be registered currently with the Strata Plan. This easement should be based on a volumetric easement plan based on as-build survey.
- Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near and within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- City acceptance of the developer's offer to voluntarily contribute \$2,000.00 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
- Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the two (2) Douglas Fir trees to be retained. 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 9040 and 9060/9080 No. 2 Road). The remaining 50% of the security will be release two (2) year after final inspection of the completed landscaping in order to ensure that the trees have survived.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$138,008.06; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect, confirming that landscaping are installed as per Development Permit, is reviewed by staff.
- Submission of a Lot Grading Plan to the satisfaction of the City's Building Approvals Division and Development Applications Division.

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

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Submission of a Tree Cutting Permit application and provide associated compensations, if required, for the removal or remove two (2) trees on the adjacent property to the south (9100 No. 2 Road), along the common property line.
- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 13-629399

Attachment 1

Address: 9040 and 9060/9080 No. 2 Road

Applicant: Yamamoto Architecture Inc. Owner: Suncouver Developments Ltd.

Planning Area(s): Blundell

Floor Area Gross: 1,554.3 m² Floor Area Net: 1,049.8 m²

	Existing	Proposed
Site Area:	1,855.0 m ² (19,964.5 ft ²)	1,752.6 m ² (18,864.9 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
Number of Units:	One (1) single-family dwelling and (1) non-conforming duplex – 3 units in total	9 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.593	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	39.7%	none
Lot Coverage – Landscaping:	Min. 25%	27.6% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.0 m Min.	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	4.68 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.03 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	66.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.3 (V) per unit	none
Off-street Parking Spaces – Total:	20	21	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (18 x Max. 50% = 9)	10	Variance Requested

Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	3	Variance Requested
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 9 units = 54 m ²	108.8 m ²	none



City of Richmond

Development Permit

No. DP 13-629399

To the Holder: Yamamoto Architecture Inc.

Property Address: 9040 and 9060/9080 No. 2 Road

Address: c/o Karen Ma
Yamamoto Architecture Inc.
2386 Oak Street
Vancouver, B.C. V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the front yard setback from 6.0 m to 5.0 m;
 - b) allow a total of ten (10) tandem parking spaces in five (5) three-storey townhouse units; and
 - c) replace three (3) standard residential parking spaces with small car spaces.
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 \$138,008.06 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 15-629399

To the Holder: Yamamoto Architecture Inc.

Property Address: 9040 and 9060/9080 No. 2 Road

Address: c/o Karen Ma
Yamamoto Architecture Inc.
2386 Oak Street
Vancouver, B.C. V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF ,

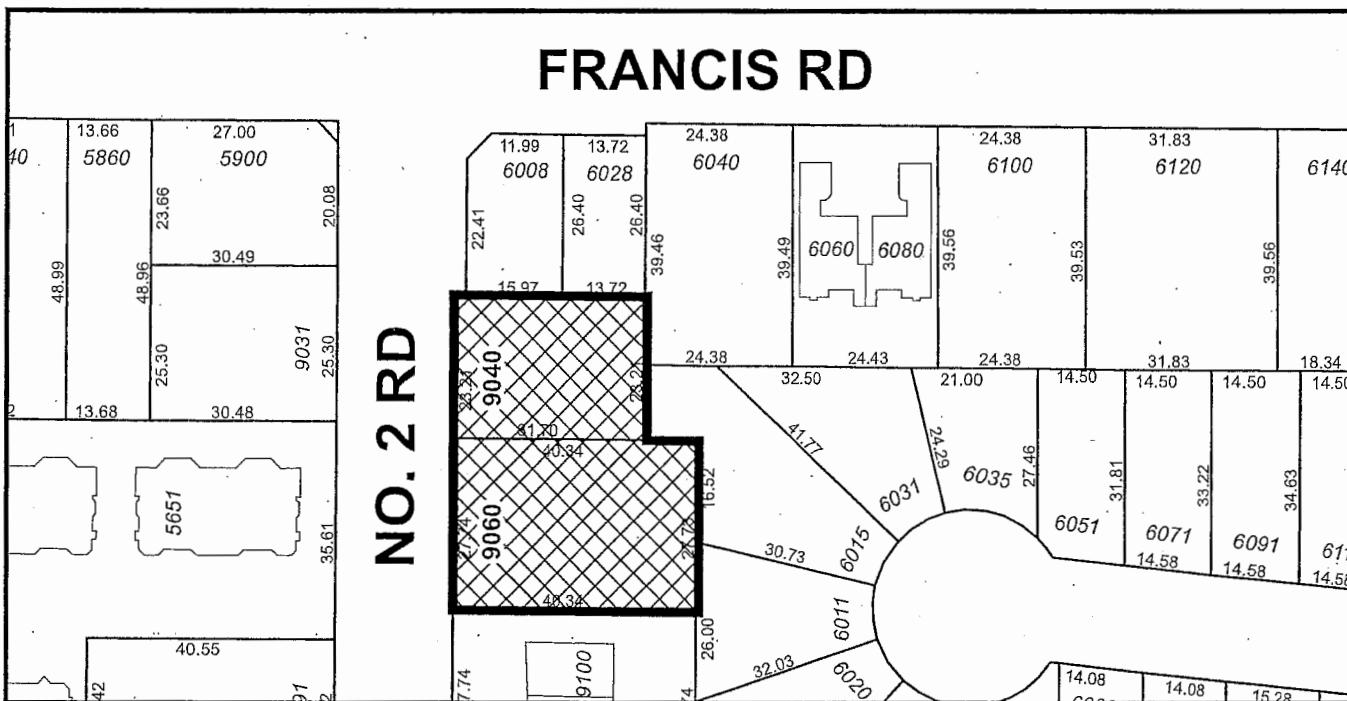
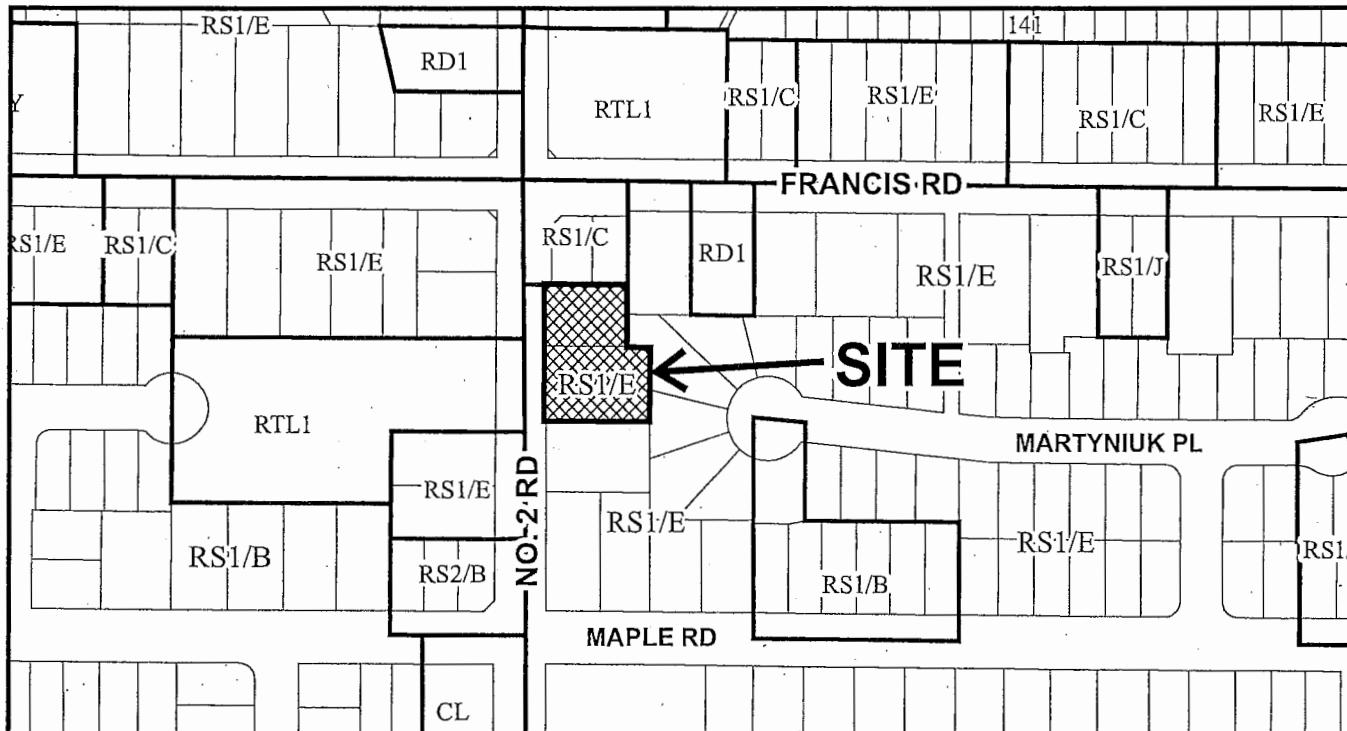
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

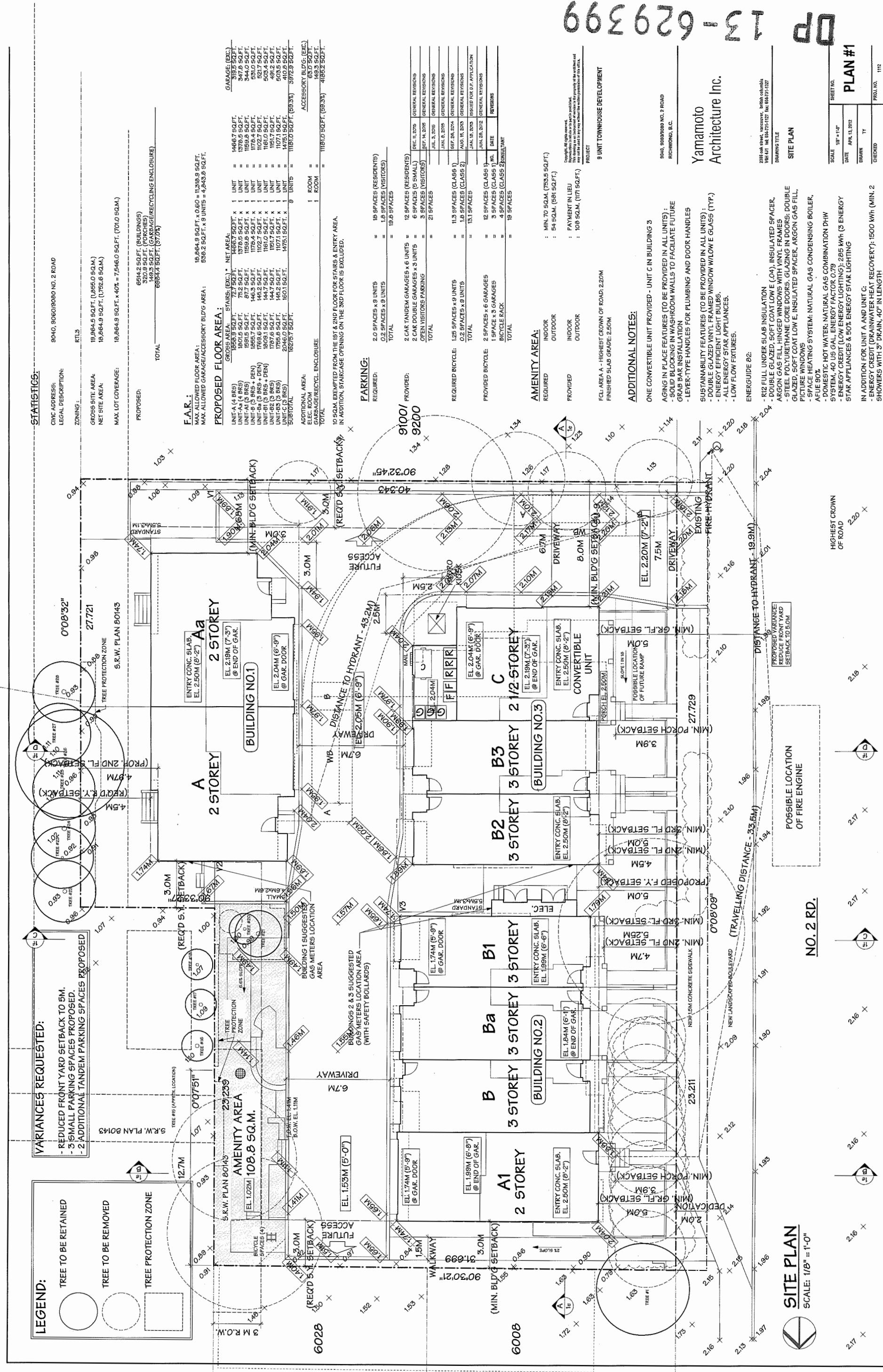
MAYOR



**City of
Richmond**



N	DP 13-629399 SCHEDULE "A"	Original Date: 02/07/13 Revision Date: 12/14/15 Note: Dimensions are in METRES
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DP 13-629399

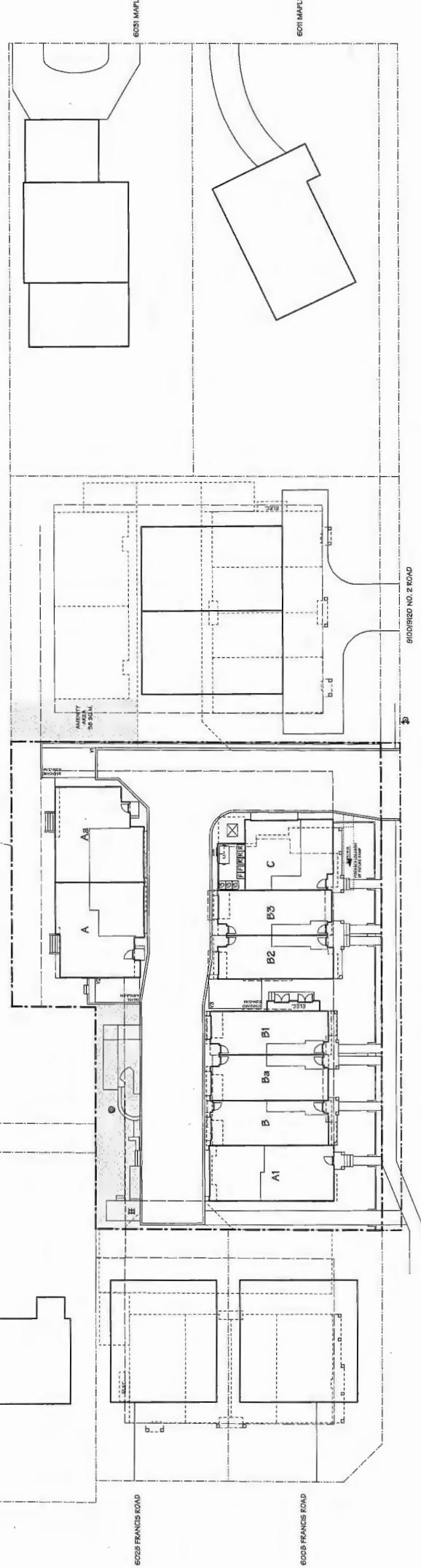


STATISTICS:

CIVIC ADDRESS:	600B, 602B FRANCIS ROAD
SITE AREA :	0,352 SQ.FT. (776 SQ.M.)
SITE COVERAGE (40%):	5,341 SQ.FT.
MAX F.A.R. (0.60):	0,352 SQ.FT. X 0.60 = 5,01 SQ.FT.
PROPOSED :	4 UNITS @ 1,252 SQ.FT.
PARKING :	8 SPACES (RESIDENTS) 19 SPACES (VISITORS)
OUTDOOR AMENITY AREA :	MIN. 24 SQ.M.

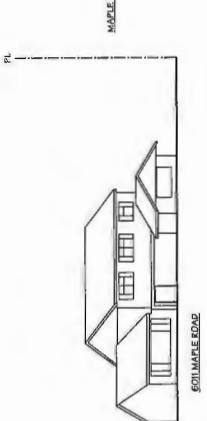
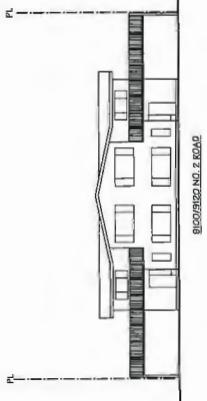
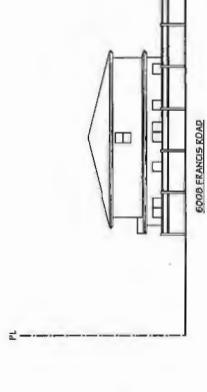
CONTEXT PLAN

SCALE: N.T.S.



CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1"=20' OF



Yamamoto
Architecture Inc.

800, BEUGGABA NO. 2 ROAD
RICHMOND, B.C.

CONCEPT PLAN & CONTEXT PLAN
STREETSCAPE

238 Oak Street, Vancouver, British Columbia
VH 1J 1N 800-731-1127 fax 604-325-1127

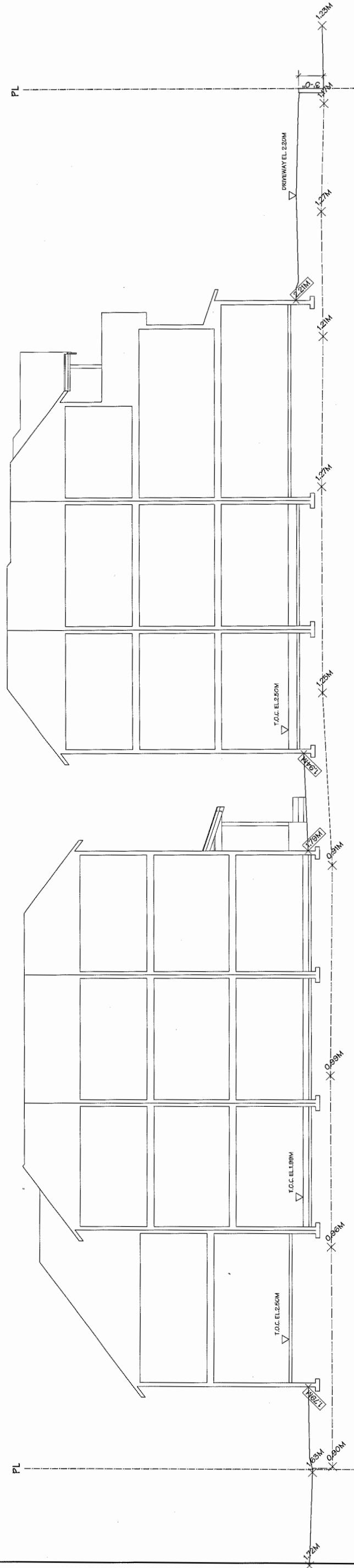
PLAN #1a

SCALE AS NOTED
DATE MAY 24, 2011
DRAWN TV
CHENED PROJ. NO. 1112

PLAN #1A

DEC 14 2015

3-629399



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

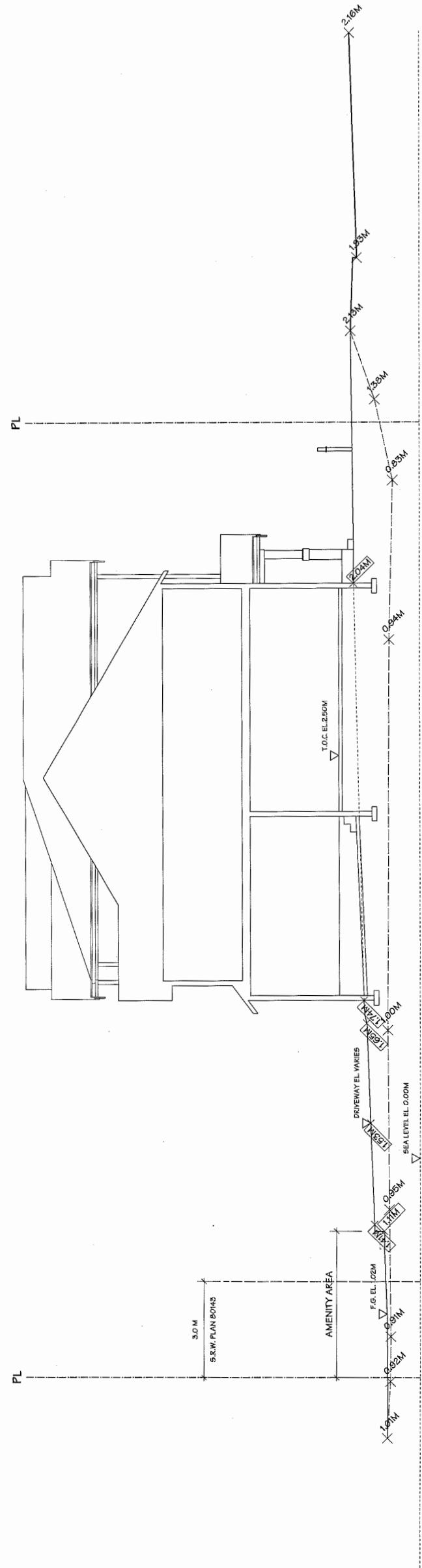
JUN. 11, 2015	GENERAL REVISIONS
SEP. 14, 2015	GENERAL REVISIONS
JAN. 3, 2016	GENERAL REVISIONS
JAN. 6, 2016	GENERAL REVISIONS
JAN. 26, 2016	GENERAL REVISIONS
AUG. 15, 2016	GENERAL REVISIONS
JAN. 16, 2017	ISSUED FOR D.P. APPLICATION
JUN. 26, 2012	GENERAL REVISIONS
NO. DATE	REVISIONS
CONSTANT	

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PROJECT	
9 UNIT TOWNHOUSE DEVELOPMENT	

BBQ, BOSSES RD NO. 2 ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

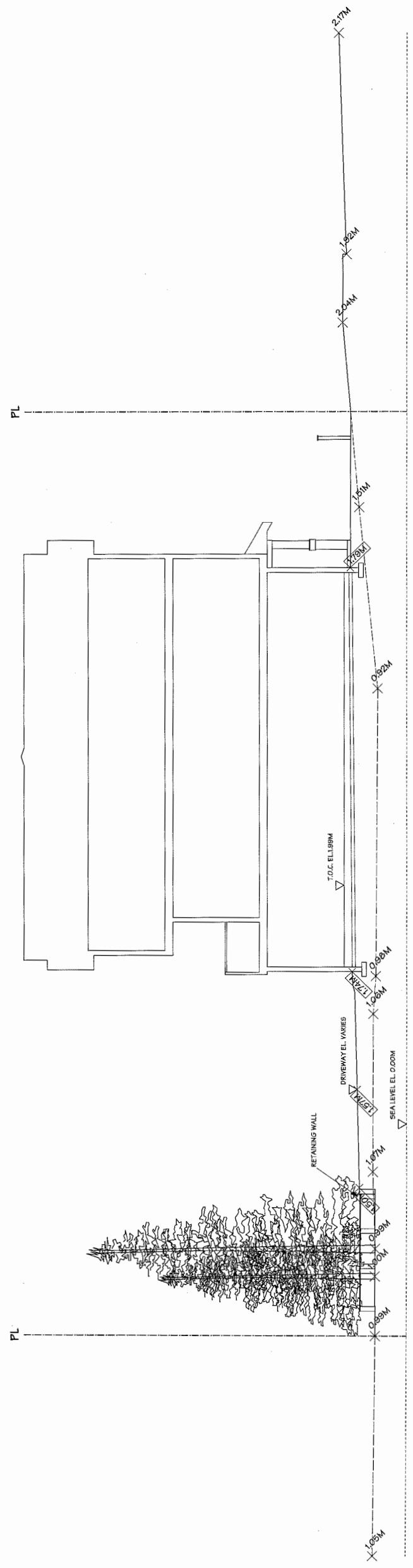
SITE SECTIONS



SCALE: 3/16" = 1'-0"	SHEET NO.
MAY 24, 2011	
DRAWN BY	T.Y.KM
CHEKED BY	
PROJ. NO. 1112	

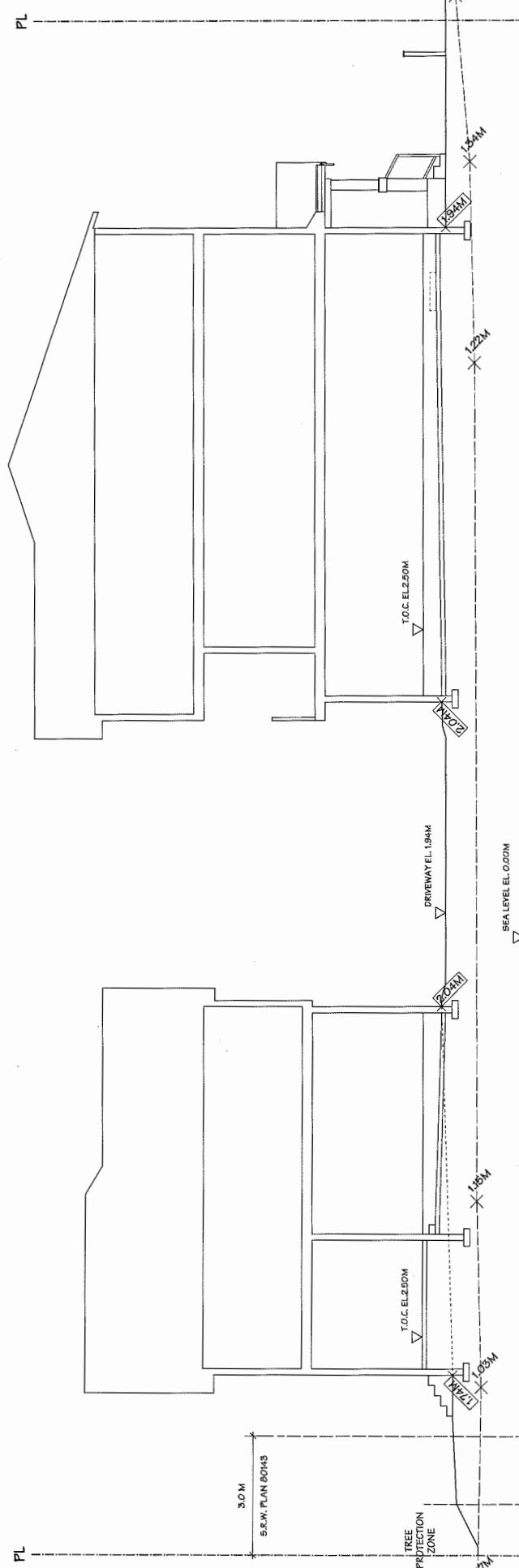
DEC 14 2015 PLAN #1B

13-62939



GENERAL REVISIONS	
DEC. 11, 2015	GENERAL REVISIONS
JUL. 14, 2010	GENERAL REVISIONS
JUL. 8, 2015	GENERAL REVISIONS
JUN. 8, 2015	GENERAL REVISIONS
JUN. 26, 2014	GENERAL REVISIONS
AUG. 16, 2013	GENERAL REVISIONS
JUN. 16, 2013	ISSUED FOR D.P. APPLICATION
JUN. 26, 2012	GENERAL REVISIONS
NO. DATE	REVISIONS
	CONTRACTANT

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PROJECT:
9000, DUNDAS RD NO. 2 ROAD
HIGHRIDGE, B.C.



SCALE	3/16" = 1'-0"	DATE	JUL 22 2013	DRAWN	T/KM	CHEKED	PROJ. NO.	1112

PLAN #1C
DEC 14 2015

13-629399

P

PLAN #2

DEC. 14 2015

208 oak tree, vancouver, british columbia
v6j 4j1 ds-04-315172, hac-04-315172

SCALE	18" x 10"	SHEET NO.
DATE	JAN 17, 2012	
DRAWN	TY	PLAN #2
CHECKED		PROJ. NO. 1112

PARKING PLAN



NO. 2 RD.

PARKING PLAN

SCALE: 18" = 1'-0"

9 UNIT TOWNHOUSE DEVELOPMENT

VISITOR PARKING
STANDARD
2.5M x 5.5M

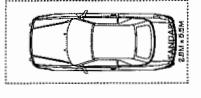


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Architecture Inc.

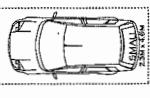
GENERAL REVISIONS
JULY 3, 2015
GENERAL REVISIONS
SEPTEMBER 26, 2014
GENERAL REVISIONS
AUG 16, 2015
ISSUED FOR P.O. APPLICATION
JUN 16, 2012
GENERAL REVISIONS
NO. DATE REVISIONS
CONSULTANT

GENERAL REVISIONS
JULY 3, 2015
GENERAL REVISIONS
AUG 16, 2015
GENERAL REVISIONS
JUN 16, 2012
GENERAL REVISIONS
NO. DATE REVISIONS
CONSULTANT

STANDARD PARKING SPACE (GARAGE)
2.5M x 5.5M



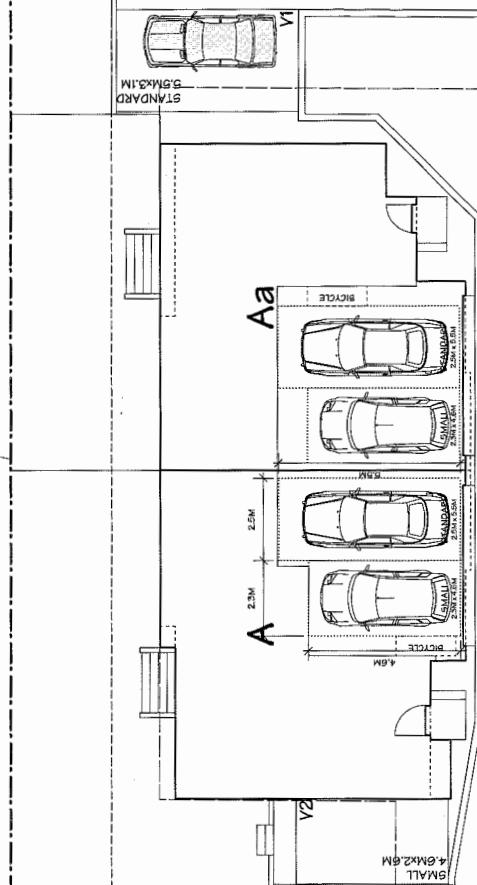
HORIZONTAL BICYCLE SPACE (GARAGE)
0.6M x 1.0M



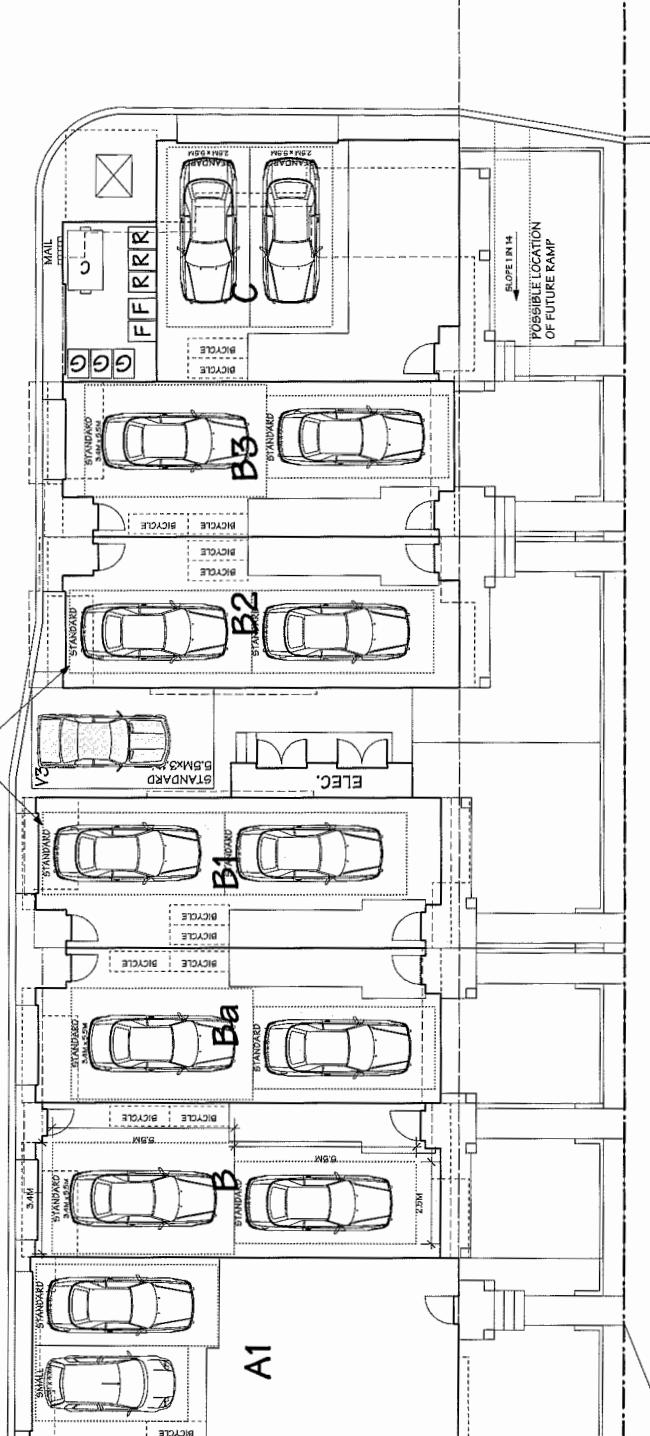
VERTICAL BICYCLE SPACE (GARAGE)
0.6M x 1.0M



AMENITY AREA:



UNIT B1/B2 WIDTH NOT TO EXCEED 4.37M OTHERWISE ONE 3.4M 5.5M PARKING SPACE REQUIRED



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PROJECT

9 UNIT TOWNHOUSE DEVELOPMENT
900, 901 BURKE ST. NO. 2 ROAD
RICHMOND, B.C.

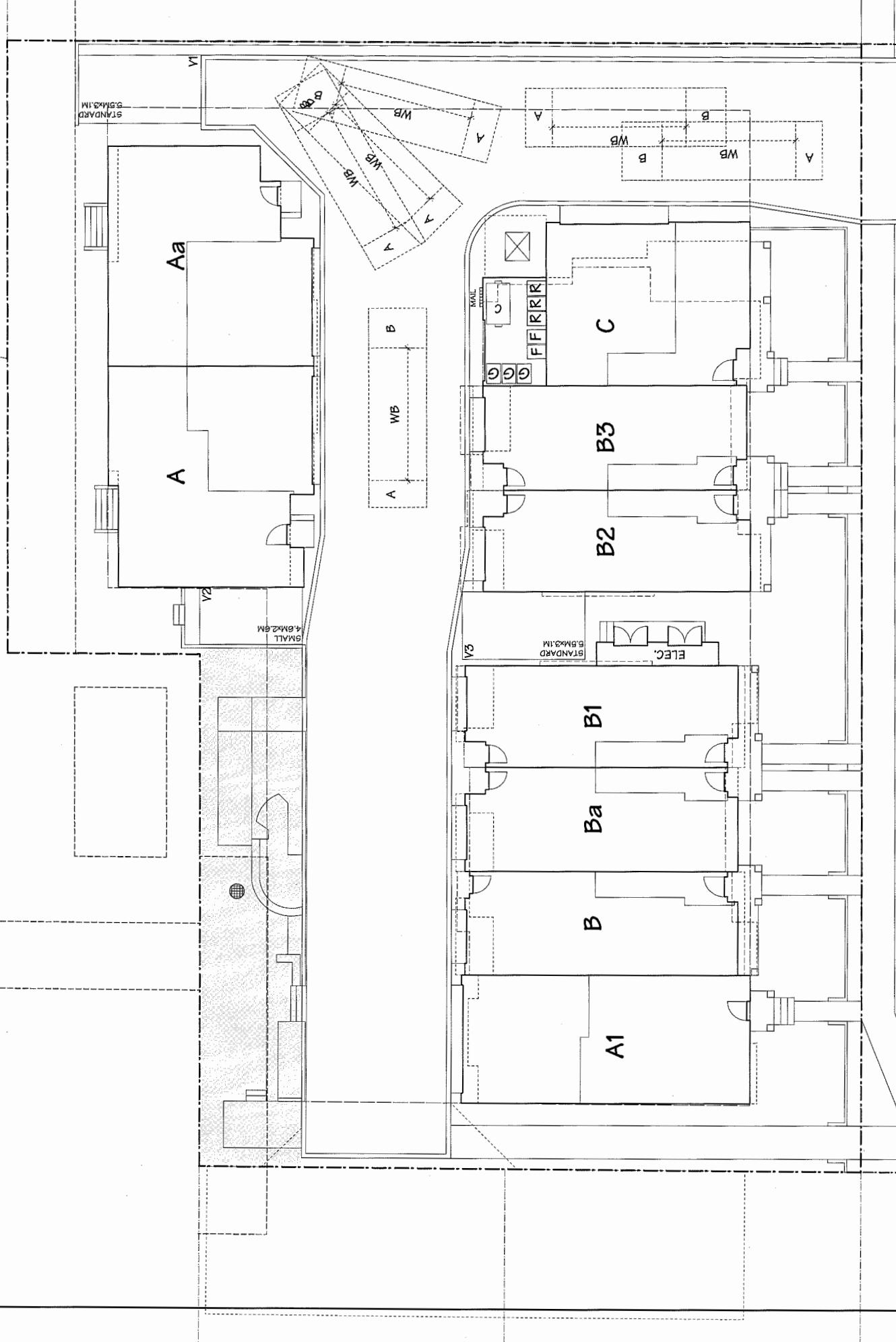
13-629399

D

PLAN #10

PLAN #2A

DEC 14 2015

SU-9 SCHEMATIC ILLUSTRATION

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



NO. 2 RD.

2116 oak street, vancouver, british columbia
V6B 5L1 tel: 604-733-1122 fax: 604-733-1321
DRAWN BY: YY
CHECKED BY: JJ
APRIL 15, 2012
PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT
REVISIONS: NO. DATE

SITE PLAN

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: APRIL 15, 2012	PLAN #10
DRAWN BY: YY	DRAWN BY: YY
CHECKED BY: JJ	CHECKED BY: JJ
PROJ. NO. 1112	PROJ. NO. 1112

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PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.

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LANDSCAPE ARCHITECTURE
#220 - 26 LORNE MEWS
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EMAIL: MEREDITH.MITCHELL@M2LA.COM



13-629399

DP

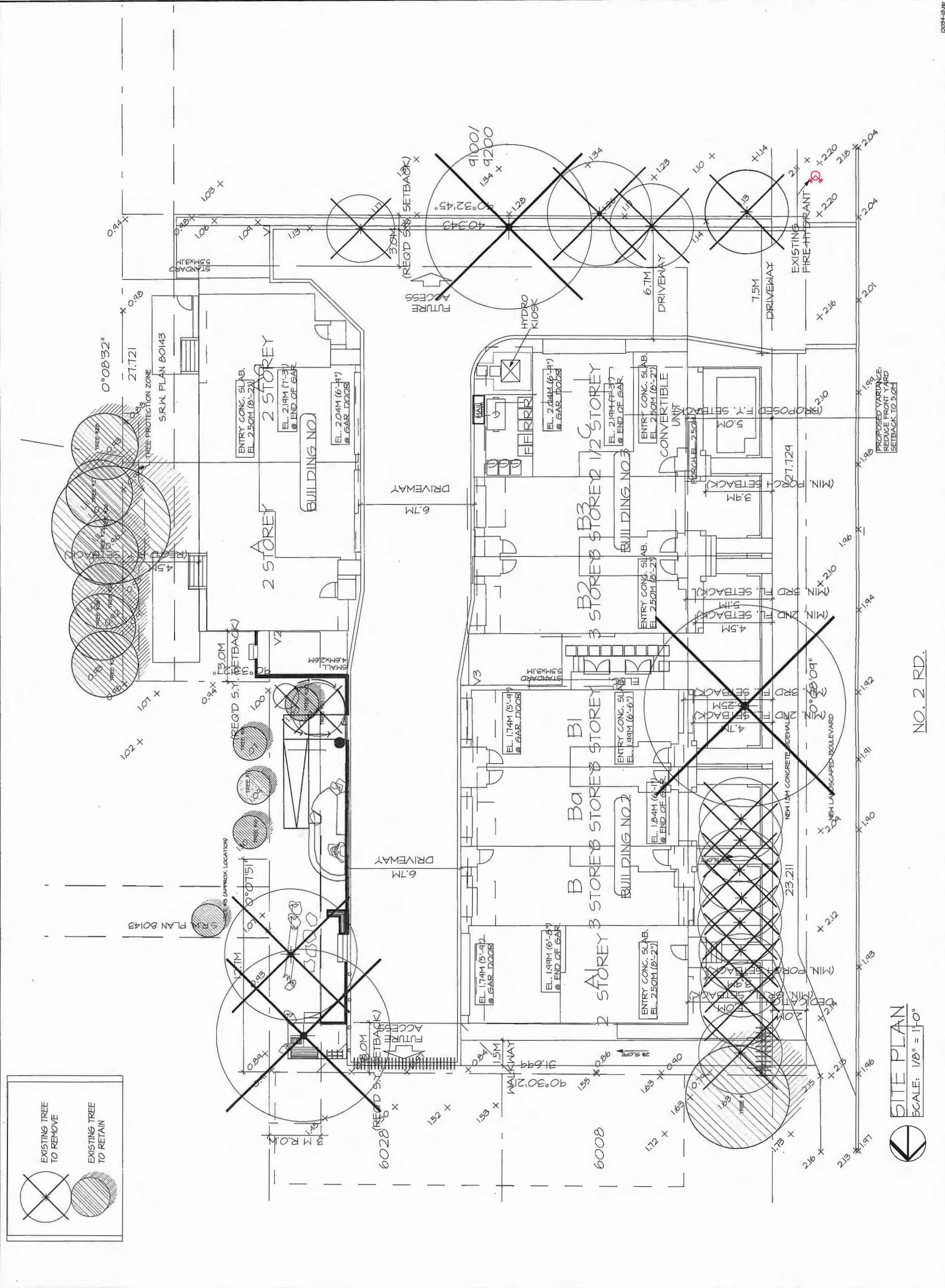
TREE PRESERVATION PLAN

DATE:	12/14/2015	DRAWING NUMBER:	L1
SCALE:	1"=5'-0"		
DRAWN:	AC		
DESIGN:	AC		

12-034

PLAN #3

DEC 14 2015

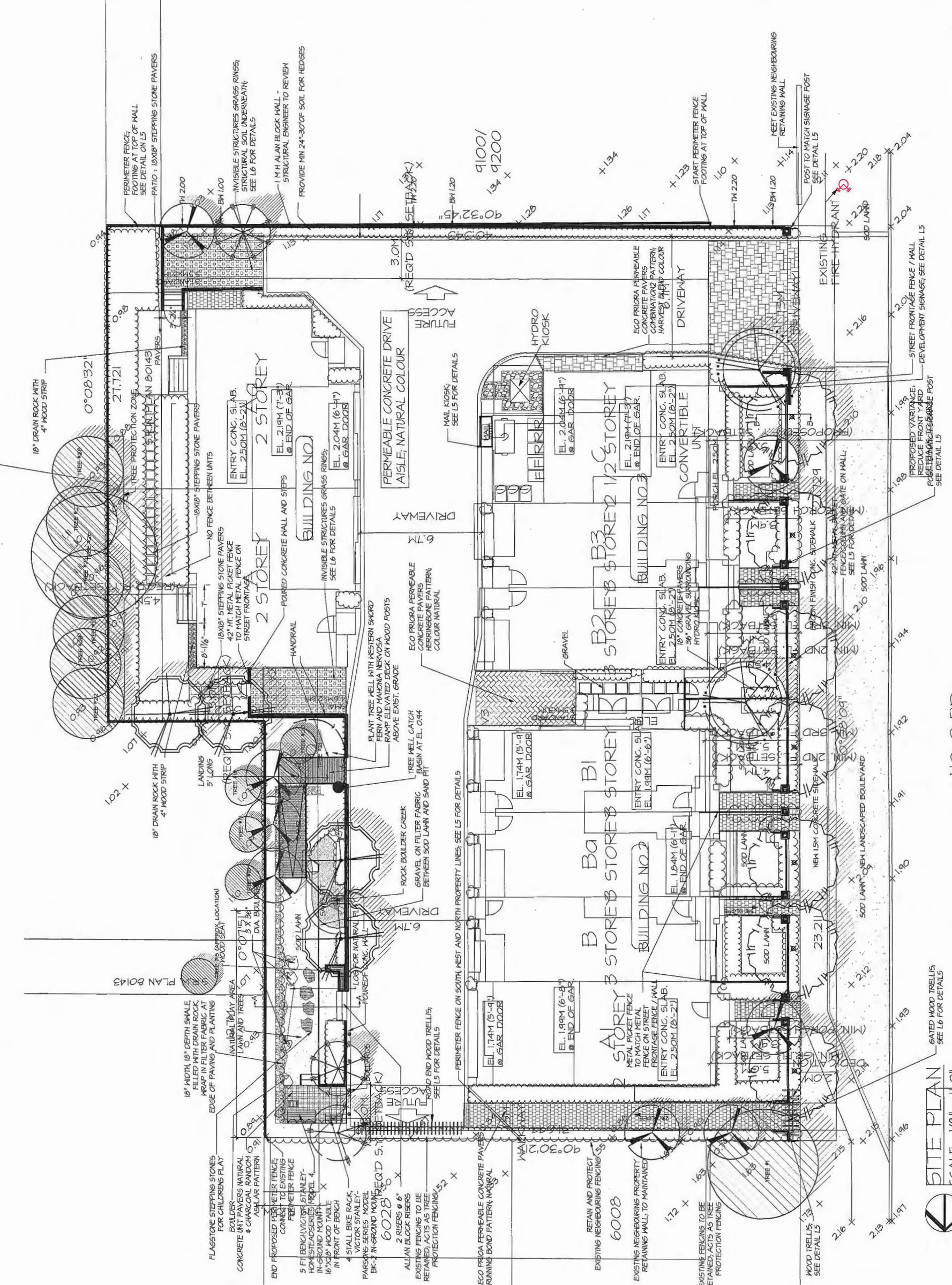


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LANDSCAPE ARCHITECTURE

4220 - 26 LORNE AVENUE
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13-629-D

PLAN #3A
DATE: 12/14/29 DRAWING NUMBER:
SCALE: 1"=10'-0" DRAWN: JC
DESIGN: JC CHK'D: MTH
MCA PROJECT NUMBER: 12-034

L2

SITE PLAN
SCALE: 1/8" = 1'-0"
SEE L6 FOR DETAILS

DRC 44 2015

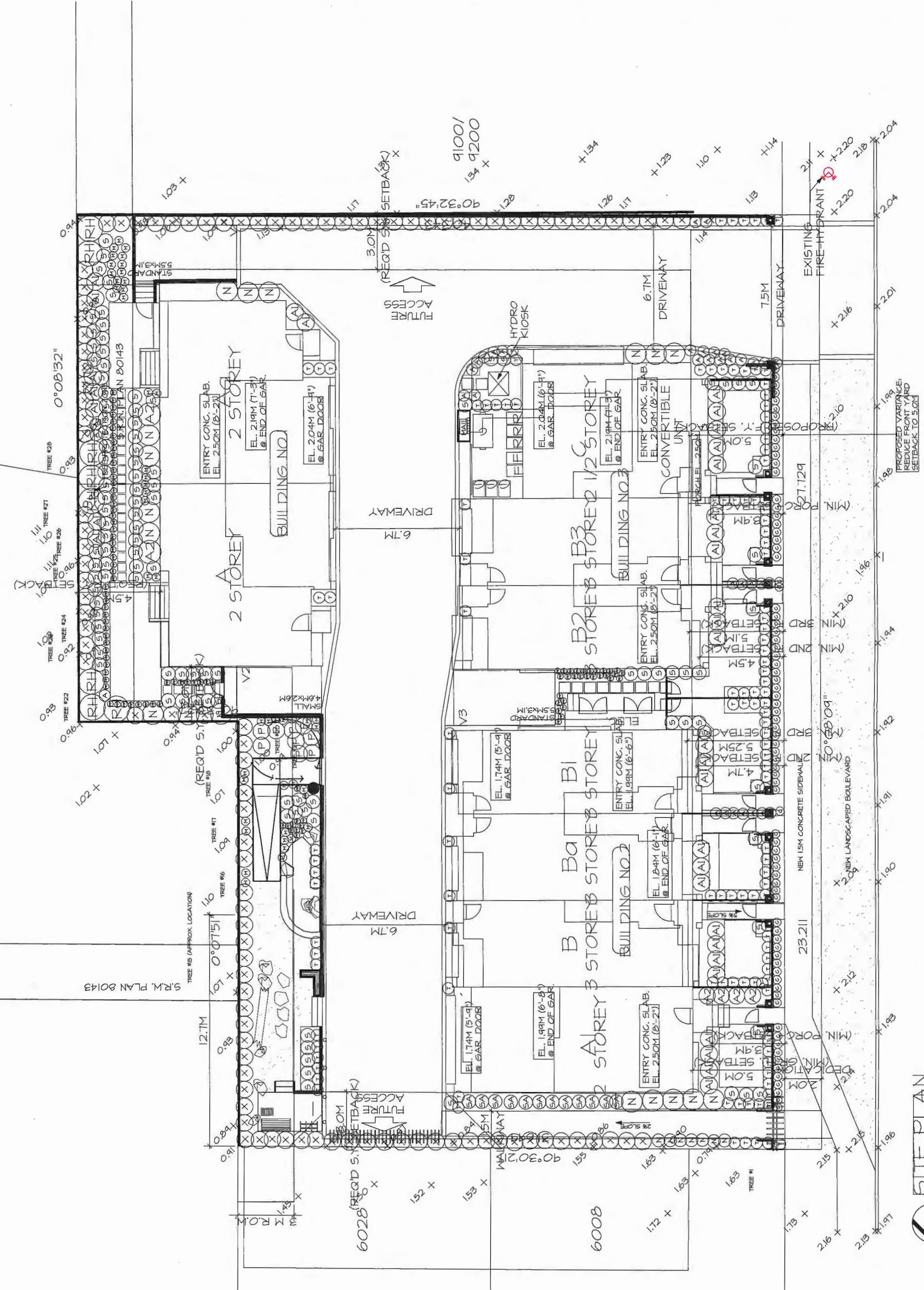


Landscape Architecture

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TELE: 604.525.0944 FAX: 604.525.0045
EMAIL: MEREDITH.MITCHELLO@MLA.COM



DP 13-629399



SITE PLAN
SCALE: 1/8" = 1'-0"



NO. 2 RD.

PROJECT:
**MULTI-FAMILY
RESIDENTIAL**
9040, 9060, 9080 NO. 2 ROAD,
RICHMOND, BC.

DRAWING TITLE:
**SHRUB
PLAN**

DATE: 12/14/15
SCALE: 1/8" = 1'-0"
DRAWN: MLH
DESIGN: JC
CHKD: MLH

OF 9
DRAFT NUMBER:
L 3

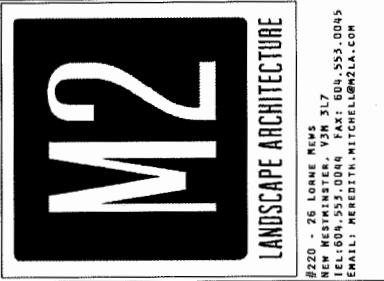
DATE: 12/14/15
SCALE: 1/8" = 1'-0"
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DESIGN: JC
CHKD: MLH

OF 9
DRAFT NUMBER:
L 3

12-034
12-034
PLAN # 3B

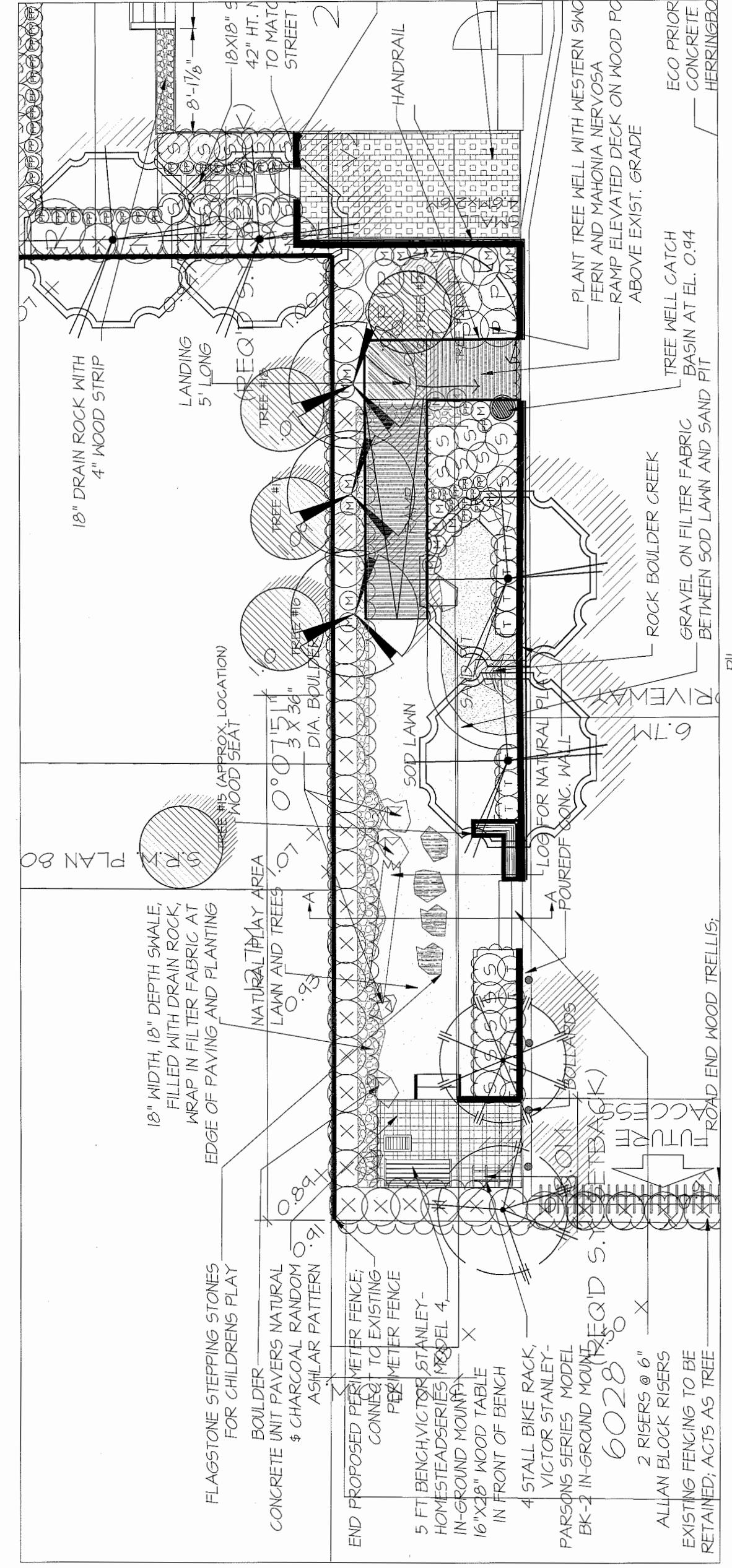
DEC 14 2015

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LANDSCAPE ARCHITECTURE

#220 - 26 LOANE Mews
NEW WESTMINSTER, V3N 3L7
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EMAIL: MEREDITH.MITCHELL@M2LA.COM

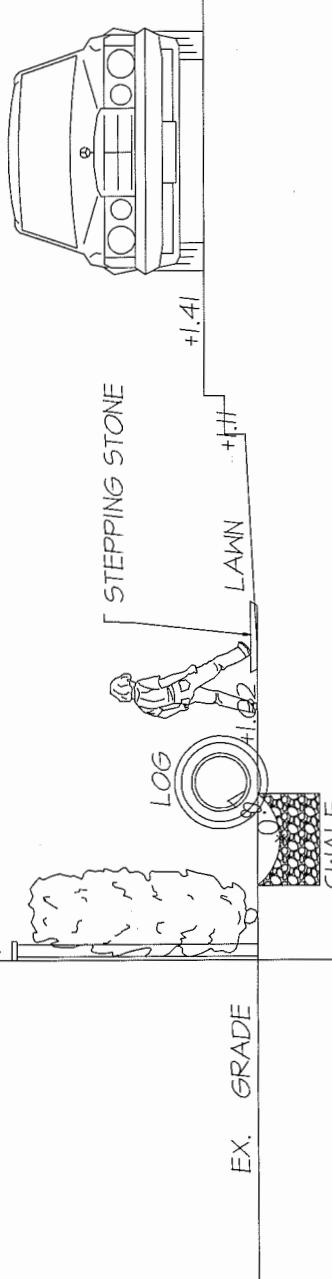


6629-39

ENLARGEMENT
& SECTIONS

DATE: 12/14/2015
SCALE: 1/4" = 1'-0"
DRAWN: MHL
DESIGN: JC
CHKD: MHL

OF 9
M2LA PROJECT NUMBER: 12-034



SECTION A-A

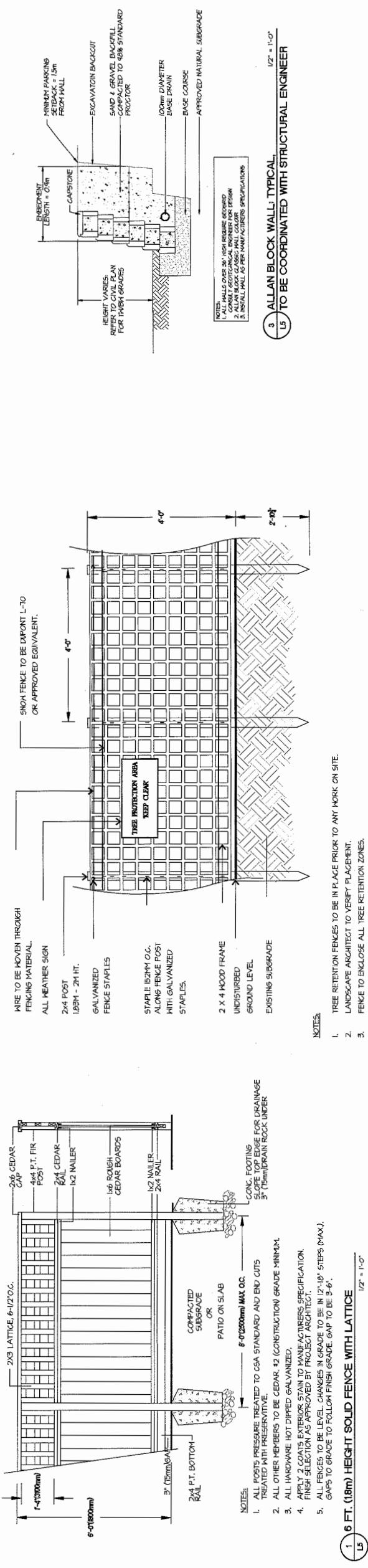
1/2" = 1'-0"

DEC 14 2015

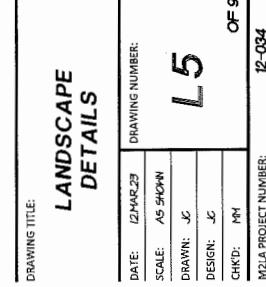
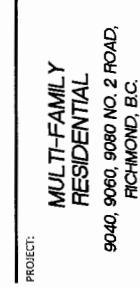
PLATE #3C



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13-629399



12084-03.p

PLAN #3E

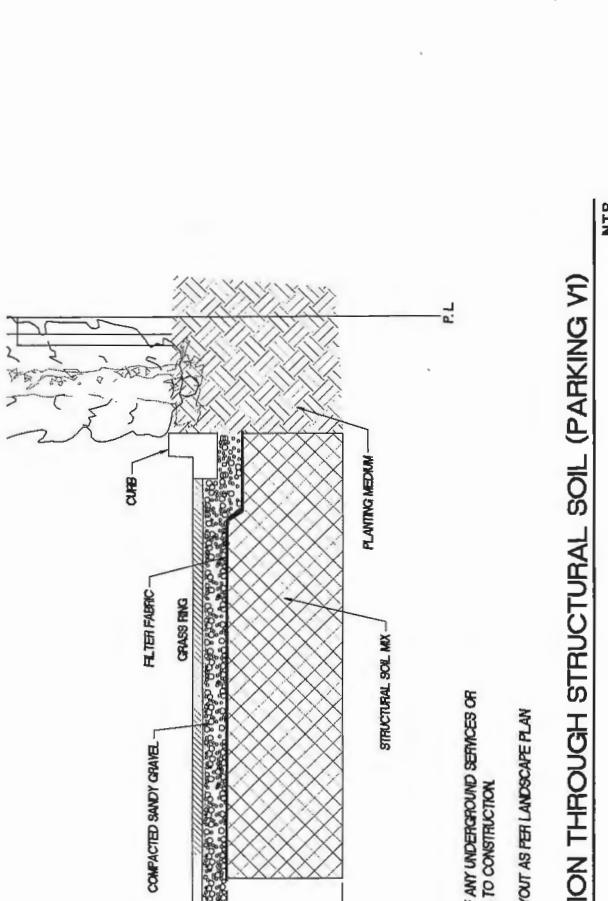
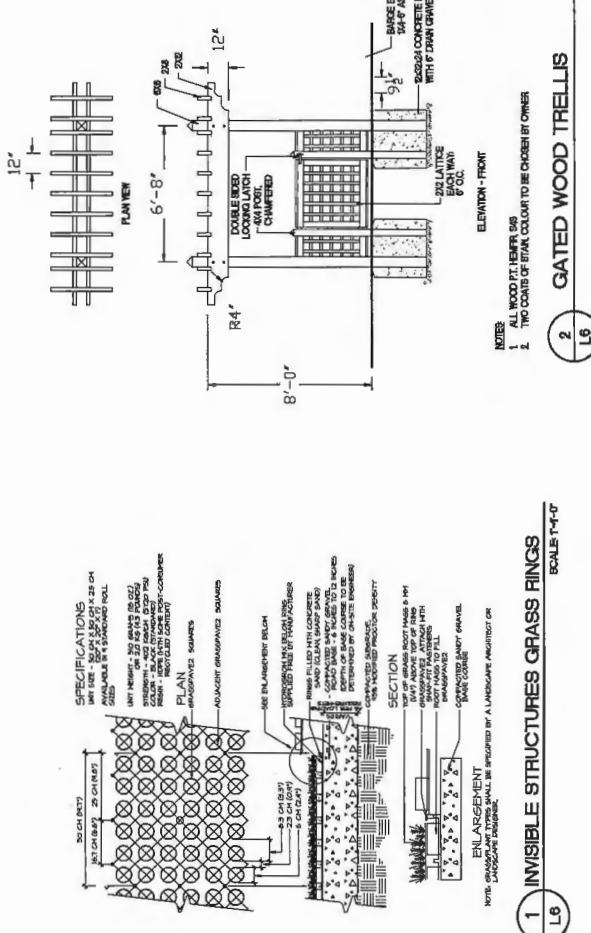
DEC 14 2015



PLANT SCHEDULE		COMMON NAME	PLANTED SIZE / REMARKS
KEY CITY	BOTANICAL NAME		
TREE			
1	ACER GRISEUM	PAPERBARK MAPLE	4M HT MULSTICK BIB
	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	4M HT BIB
	FAUCIA SYLVIATICA 'DAMONIC'	MARZIPAN BEACH	BCM CAL JAP HT BIB
	MAGNOLIA 'CARIBBEAN BELL'	JAPANESE STEPHARTIA	BCM CAL HT STD 24B
	STERVARTIA PSEUDOCANELLA	WESTERN RED CEDAR	4M HT BIB
SHrub	THUJA PLUMATA	AZALEA JAPONICA CORAL BELLS'	1.5M HT BIB
		AZALEA JAPONICA ROSEBUD'	1.5M HT BIB
		HYDRANGEA PANICULATA 'QUICK FIRE'	1.5M HT BIB
	RHODODENDRON 'BOB BELL'S'	RHODODENDRON PINC'	1.5M HT BIB
		SARCOCOCCA HOPPERANA 'SCAFOLIA'	1.5M HT BIB
		HIMALAYAN SWEET BOX	1.5M HT BIB
		TANAKI X MEDIA 'BROWNIE'	1.5M HT BIB
		TANAKI X MEDIA 'SHARADE'	1.5M HT BIB
GRASS	CAREX TENDER	DROOPING SEDGE	1M POT
		KINNICKINICK	1M POT
		LONG EAF MANDRA	1M POT
		JAPANESE SPARGE	1M POT
		WESTERN SPARGE FERN	1M POT
			1M POT 25CM
			1M POT 25CM
GRASS	CAREX TENDER	ARCTOSTAPHYLOS UVA-ROSAS 'VANCOUVER JADE'	1M POT
		MANDRA NERVOSA	1M POT
		PAEGHANASIA TERMINALIS	1M POT
		POLYSTICHUM MONTANUM	1M POT
			1M POT 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION CONTAINER SIZES AS PER CITY STANDARDS, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HANLAD AND FRAZER VALLEY. * SUBSTITUTIONS, CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REFUSED. ALONG WITHIN A FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONTAINER OF AVAILABILITY.

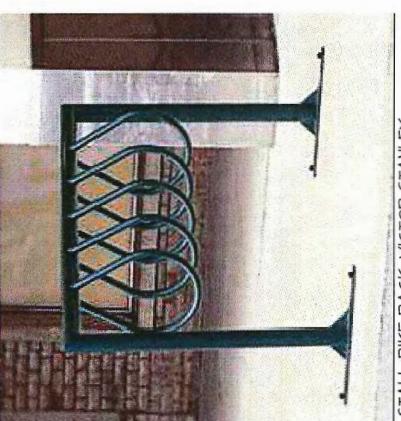
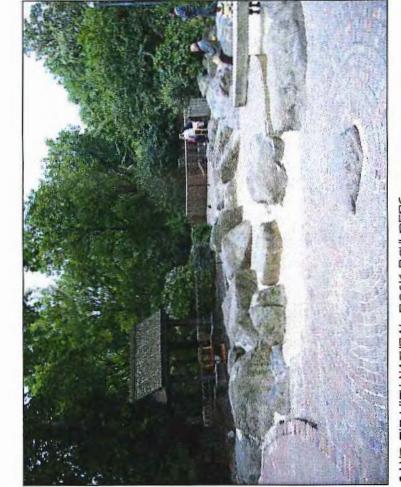
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



13-629-399

PROJECT: **MULTI-FAMILY RESIDENTIAL**
9040, 9060, 9080 NO. 2 ROAD,
RICHMOND, B.C.

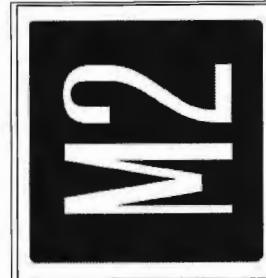
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DRAWING NUMBER: **L6**
DATE: **12-Mar-23**
SCALE: **AS SHOWN**
DRAWN: **J.C.**
DESIGN: **J.C.**
CHKD: **JM**
MELA PROJECT NUMBER: **12-034**



DEC 14 2015

12-034-104

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LANDSCAPE ARCHITECTURE

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EMAIL: MEREDITH.MITCHELLM2LA.COM



13-629-399

DP

PROJECT:
MULTI-FAMILY
RESIDENTIAL

9040, 9080 NO. 2 ROAD,
RICHMOND, B.C.

DRAWING TITLE:
LIGHTING
PLAN

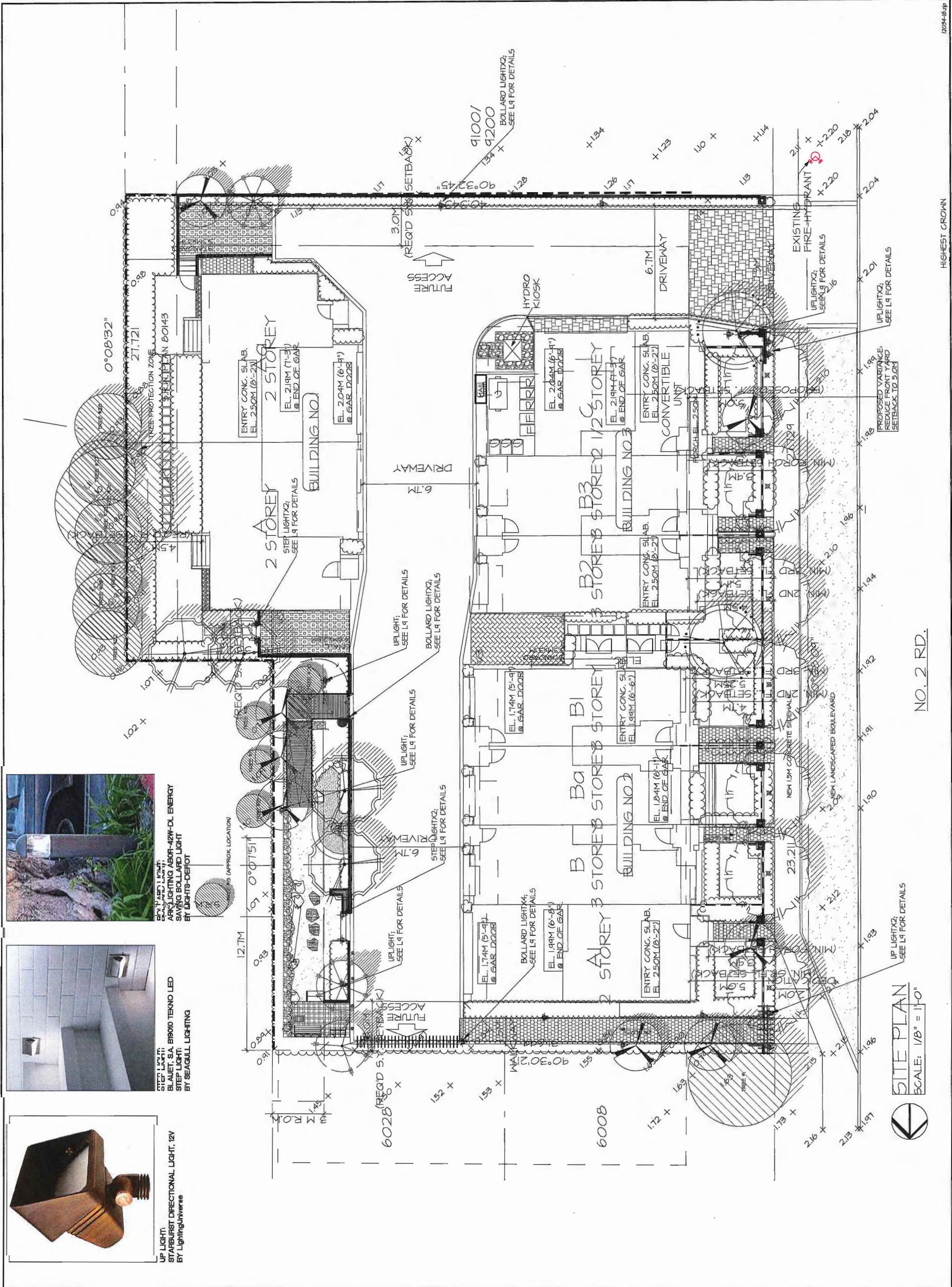
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SCALE: 1/8"=1'-0"
DRAWN: LC
DESIGN: LC
CHECKED: MTM
M2LA PROJECT NUMBER: 12-034

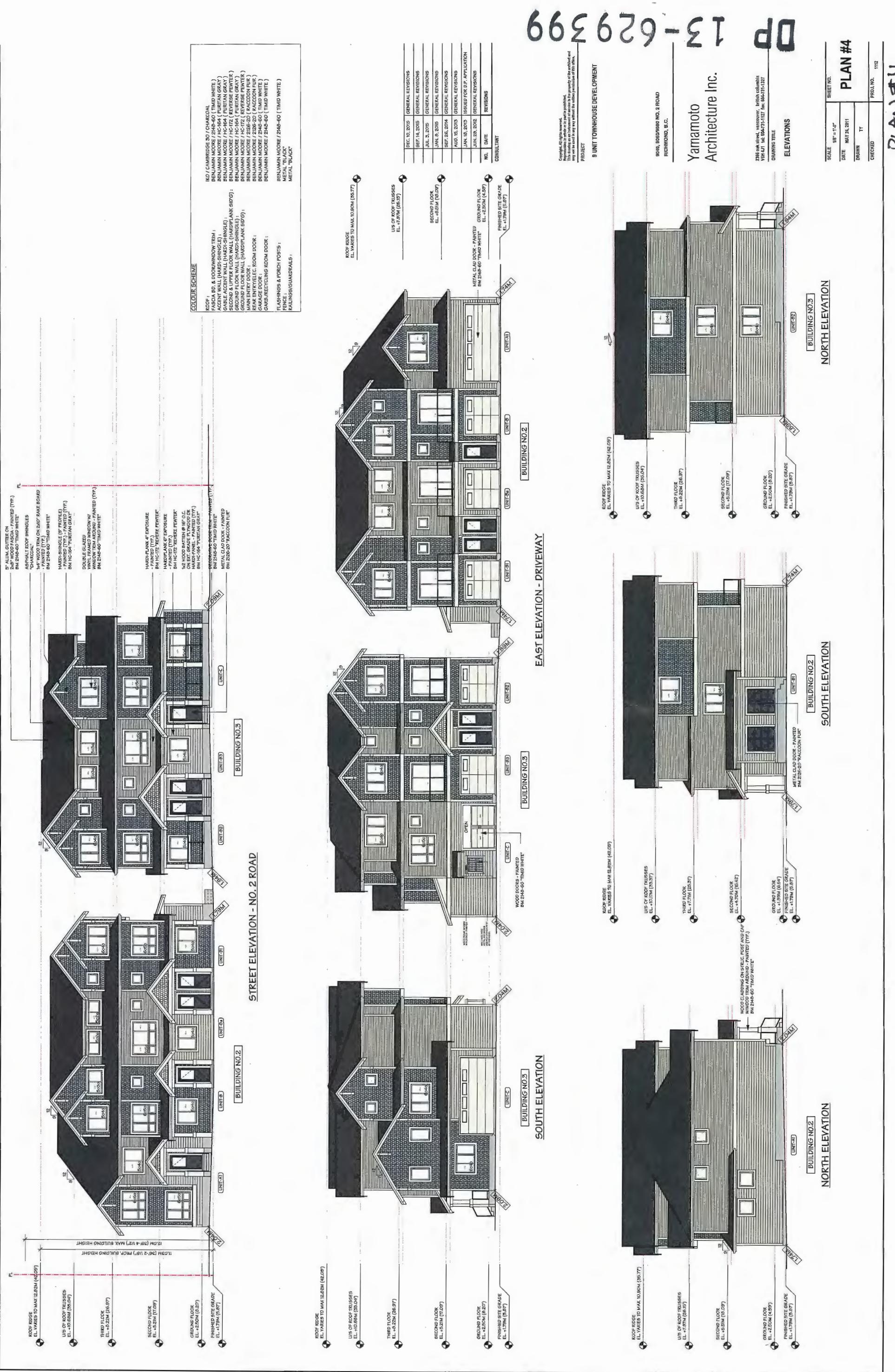
OF 9

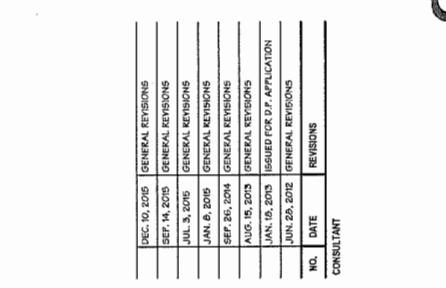
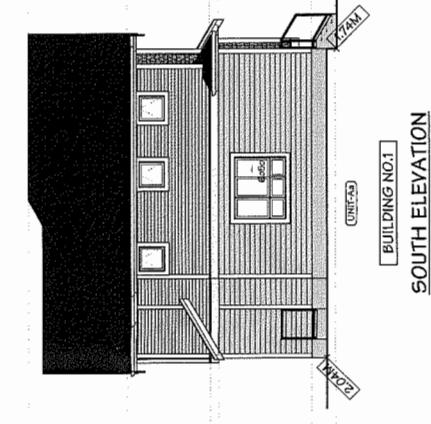
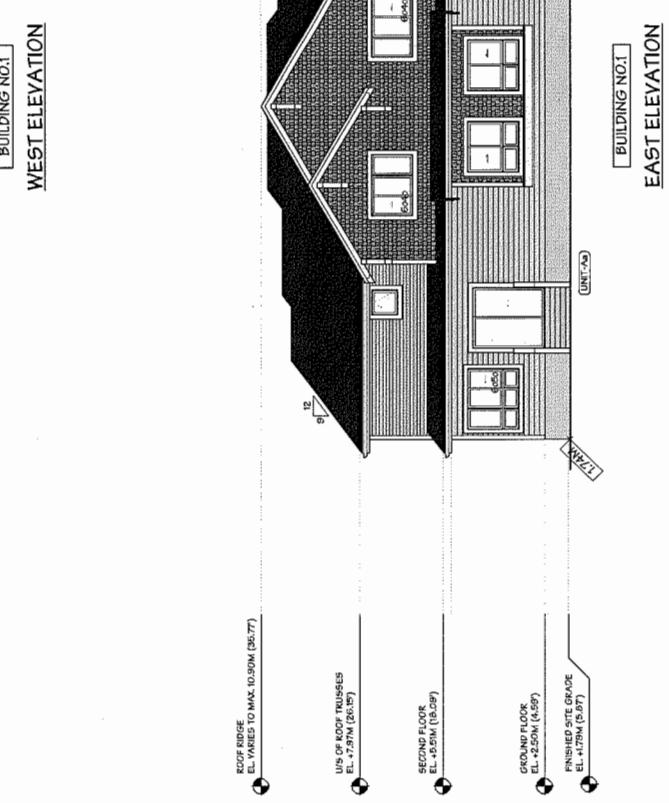
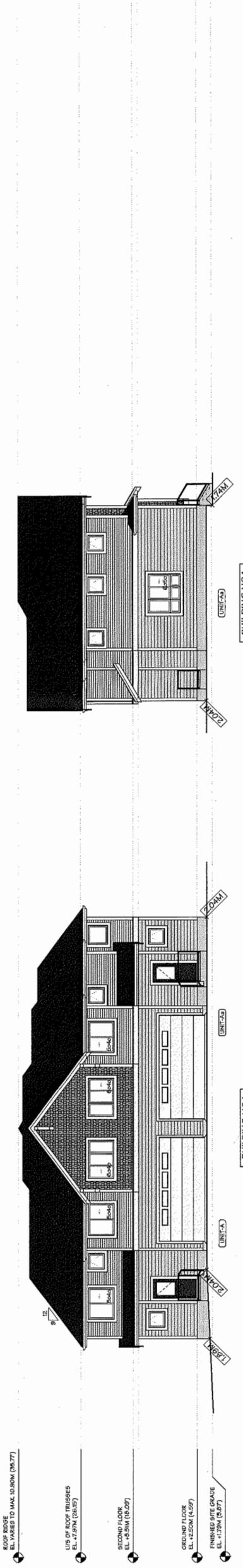
12-034-15-39

DEC 14 2015

HIGHEST CROWN







13-629399

00

Yamamoto
Architecture Inc.

9900, 8660 99th NO. 2 ROAD
RICHMOND, B.C.

PROJECT
9 UNIT TOWNHOUSE DEVELOPMENT

238 Oak Street, Vancouver, British Columbia
V6A 4J1 tel: 604.735.1527 fax: 604.735.1527

PLAN #5
SHEET NO.
DATE MAY 24, 2011
DRAWN YY
ELEVATIONS

SCALE 1'0" = 1'-0"
DRAWN TITLE
CHECKED
PROJ. NO. 1112

DEC 14 2015 PLAN # 4A

6629-13

DP

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- DOUBLE GLAZED VINYL FRAMED WINDOW/WIPE GLASS
- ENERGY EFFICIENT LIGHT BULBS.
- ALL ENERGY STAR APPLIANCES.
- LOW FLOW FAUCETS.

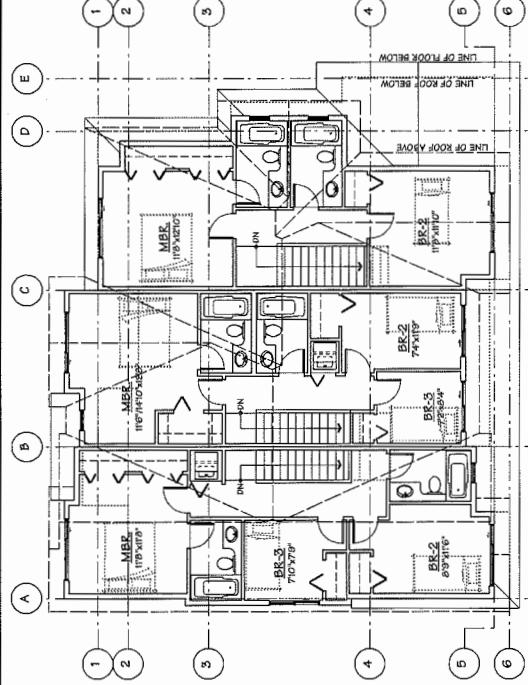
**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- DOUBLE GLAZED VINYL FRAMED WINDOW/WIPE GLASS
- ENERGY EFFICIENT LIGHT BULBS.
- ALL ENERGY STAR APPLIANCES.
- LOW FLOW FAUCETS.

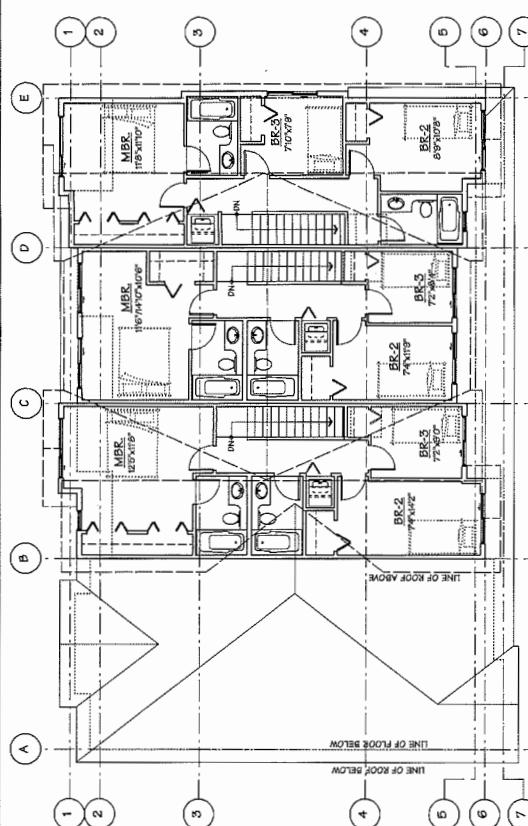
ENERGUIDE 82:

RC2 BULL UNDER FIELD INSULATION
- DOUBLE GLAZED VINYL FRAMED WINDOW/WIPE GLASS
- SPACER, AERON GAS FILM RINGED VINYL WITH VINYL FRAMES
- STEEL POLYURETHANE CORE DOORS/DOOR INSULATING IN DOORS;
- AERON GAS FILM, POLYURETHANE SPACER
- SPACE HEATING SYSTEM: NATURAL GAS CONDENSING BOILER, AFUE 90%
- DOMESTIC HOT WATER, NATURAL GAS COMBINATION DHW ENERGY SYSTEM ENERGY LIGHTING 205 WATT (3 ENERGY STAR APPLIANCES & 20% ENERGY STAR LIGHTING IN ADDITION FOR UNIT A AND UNIT G, & RECENTLY ISSUED FOR UNIT D)

IN ADDITION FOR UNIT A AND UNIT G, & RECENTLY ISSUED FOR UNIT D
(MIN. 2 SHUTTERS) WITH 3 STRAN, 40' IN LENGTH



THIRD FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"

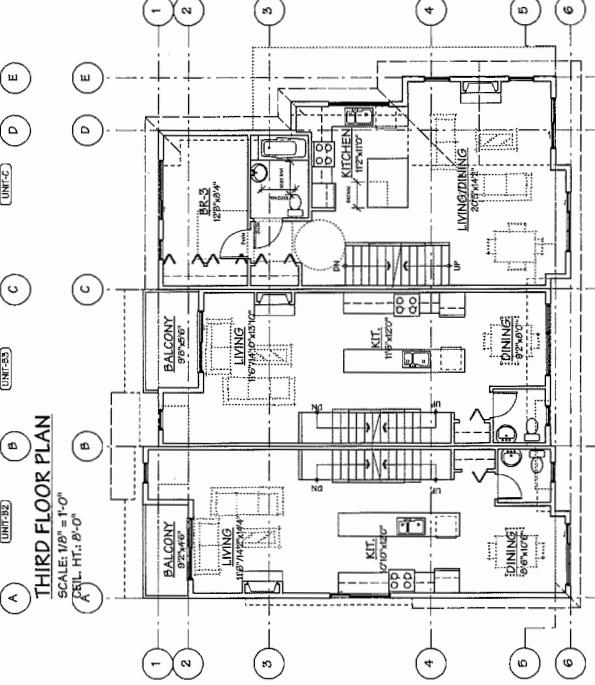


THIRD FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"

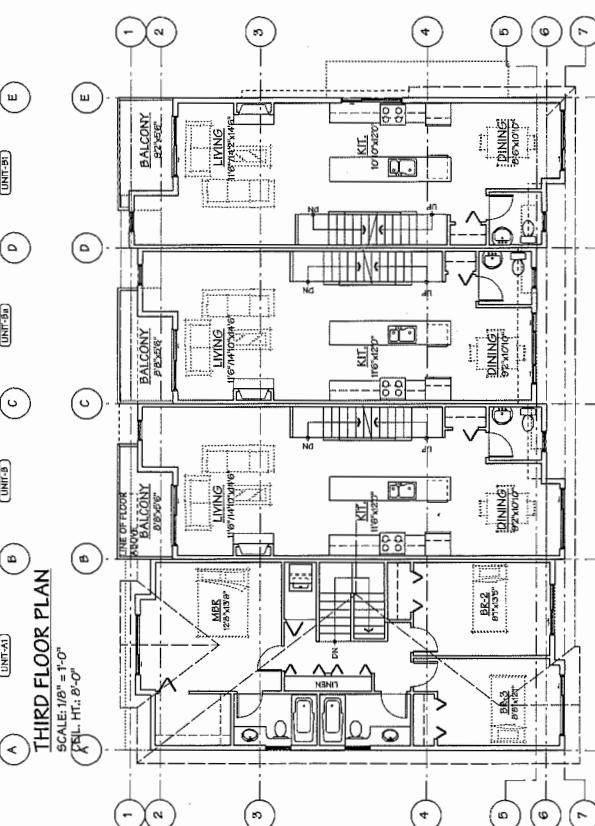
REC. NO. 2015	GENERAL	REVISIONS
SEP. 14, 2015	GENERAL	REVISIONS
JULY 3, 2015	GENERAL	REVISIONS
SEP. 26, 2014	GENERAL	REVISIONS
AUG 15, 2015	GENERAL	REVISIONS
JUN. 16, 2015	ISSUED FOR D.F. APPLICATION	
JUN. 29, 2012	GENERAL	REVISIONS
NO. DATE	REVISIONS	
	CONSULTANT	

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PROJECT

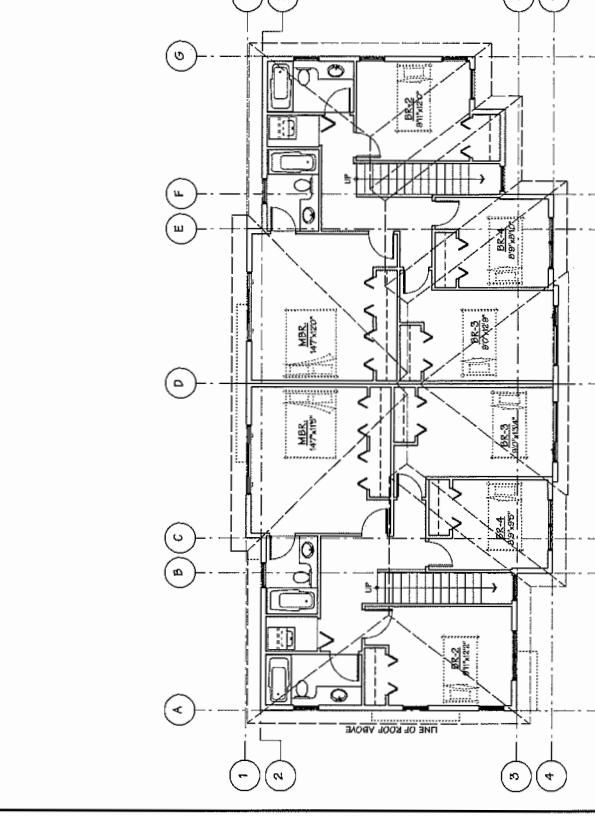
9 UNIT TOWNHOUSE DEVELOPMENT



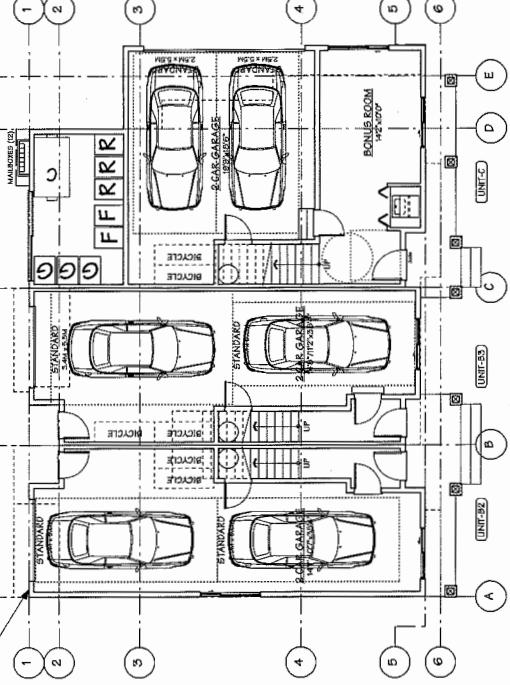
SECOND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"



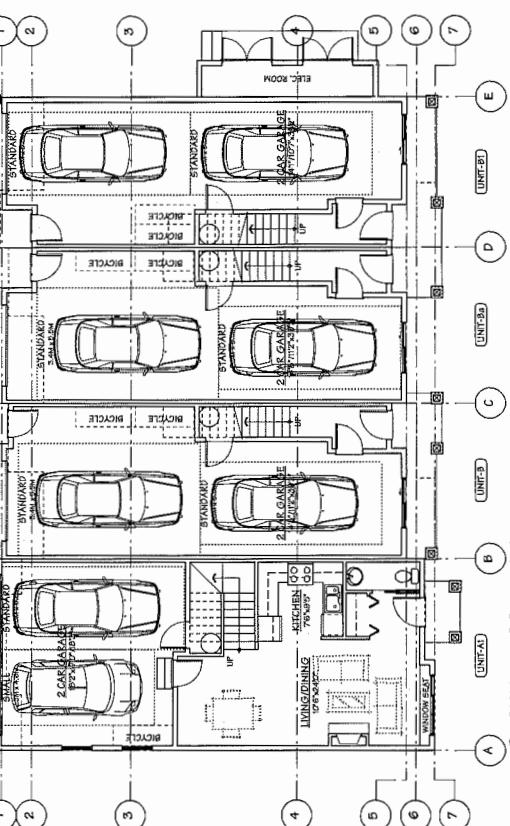
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SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"



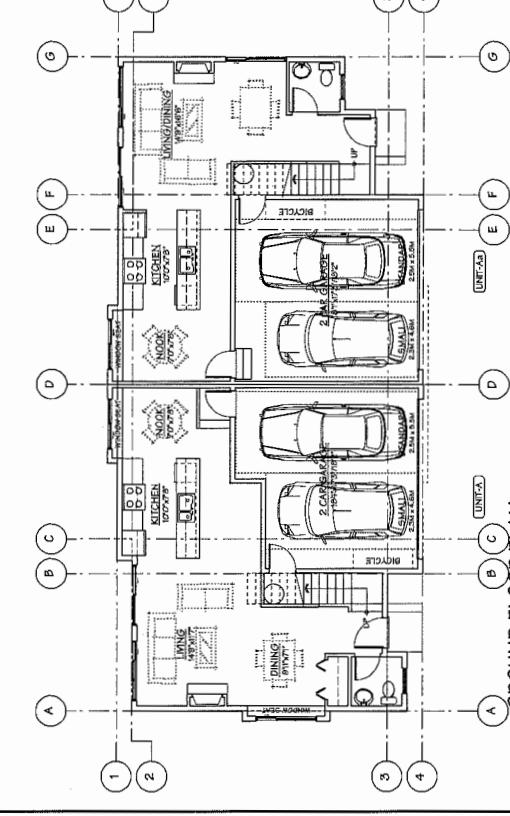
SECOND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"



SECOND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"



SECOND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"



SECOND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"

2318 oak street, vancouver, british columbia
V6Z 4L1 tel: 604-571-1712 fax: 604-571-2227

FLOOR PLANS

PLAN #6
SHEET NO. 1112
DATE MAY 24, 2011
DRAWN BY
CHECKED BY

GROUND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"

GROUND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"

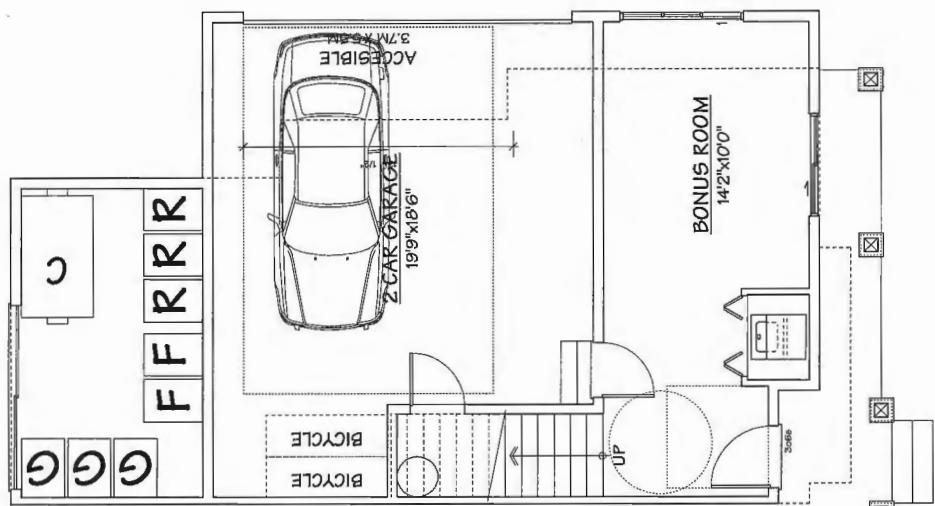
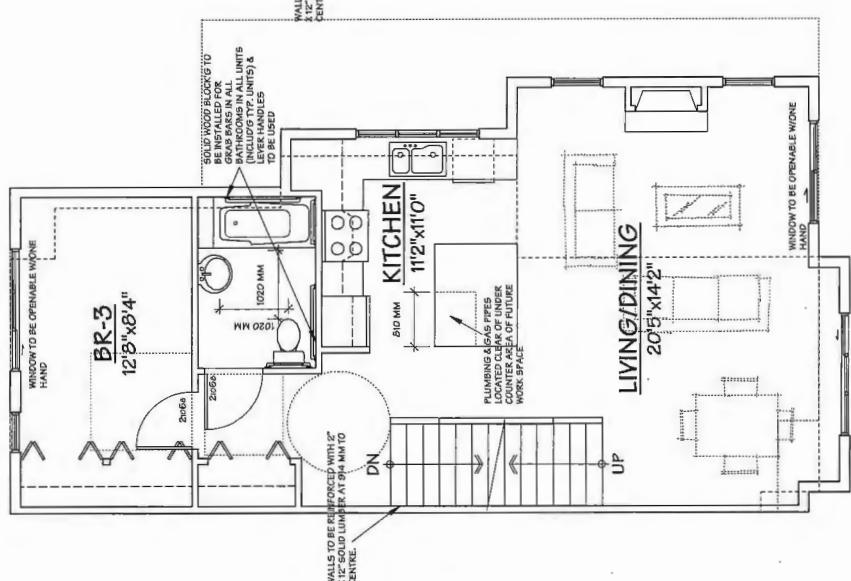
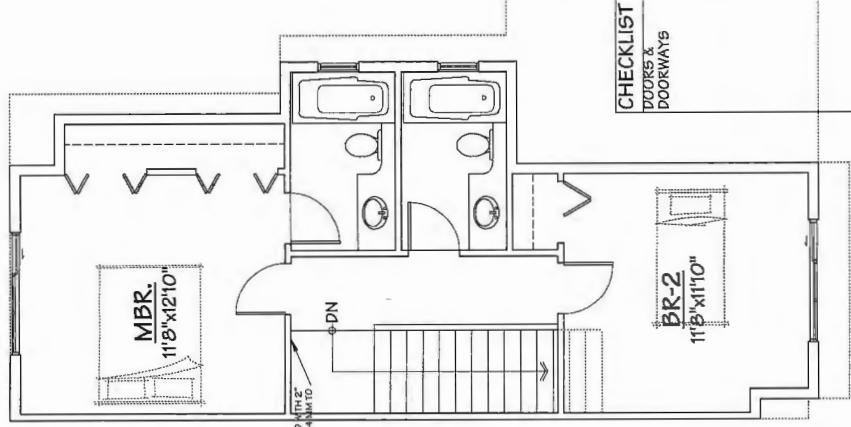
GROUND FLOOR PLAN
SCALE: $1/8'' = 1'-0''$
CEIL. HT.: 8'-0"

DP 13-629399

REFERENCE PLAN

DEC 14 2015

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):
- DOUBLE GLAZED VINYL FRAMED WINDOW/WALL E GLASS (TYPE)
- ENERGY EFFICIENT LIGHT BULBS.
- LEVER-TYPE SINK APPLIANCES.
- LOW FLUORESCENT LIGHTS.
ENERGUIDE 82:
- R12 FULL UNDER SLAB INSULATION
- DOUBLE GLAZED, SOFT COAT LOW E (L.O.E), INSULATED FRAME, ARGON GAS FILLED HINGED WINDOWS WITH VINYL FRAME, POLYURETHANE CORE DOORS, GLAZING IN DOORS,
- DOUBLE GLAZED, SOFT COAT LOW E, INSULATED SPACER,
- ARGON GAS TILL PICTURE WINDOWS, NATURAL GAS CONDENSING BOILER, AIR-TO-AIR EXCHANGER, NATURAL GAS COMBINATION DHW SYSTEM, 40 LITRE ENERGY RECOVERY VENTILATOR, ENERGY FACTOR 0.79
- ENERGY CREDIT (LOW ENERGY LIGHTING): 285 kWh (3 ENERGY STAR APPLIANCES & 80% ENERGY STAR LIGHTING IN ADDITION FOR UNIT A AND UNIT C).
- IN-JECT CREDIT (DEANNAWATER HEAT RECOVERY): 1500 kWh (MIN. 2 SHOWERS WITH 3" DRAIN, 40" IN LENGTH)



ALT. UNIT C CONVERTIBLE PLAN

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

CHECKLIST - CONVERTIBLE UNIT FEATURES	
DOORS & DOORWAYS	COMPLETES. ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
	ROUGH IN/WIRING PROVIDED.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM, AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEEL CHAIR ACCESS BETWEEN THE HALLWAY AND KITCHEN, AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.
UNIT-C	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
	LEVER-TYPE HANDLES FOR ALL DOORS.
	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AS NOTED ON PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS
	FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
	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 LOCATIONS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	CABINET'S UNDERNEATH SINK(S) ARE EASILY REMOVED.
	DIMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
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 (STOVE, SINK & MIN. 810 MM WIDE COUNTER), ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
	CABINET'S UNDERNEATH SINK ARE EASILY REMOVED.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
	OUTLETS & SWITCHES
	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.
	TO BE PROVIDED.

663-629399	PLAN #7
SCALE : 1/4" = 1'-0"	DATE : MAY 24, 2011
DRAWN BY : TY	PROJ. NO. : 1112

SHEET NO. 1112

GENERAL

DRAWN BY : TY

PROJ. NO. : 1112

SHEET NO. 1112

GENERAL

DRAWN BY : TY

PROJ. NO. : 1112