



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 24, 2015

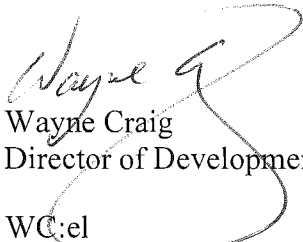
From: Wayne Craig
Director of Development

File: DP 11-584805

Re: Application by Marine Star Homes Corporation for a Development Permit at 9780 Alberta Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of six (6) three-storey townhouse units at 9780 Alberta Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".


Wayne Craig
Director of Development
WC:el

Staff Report

Origin

Marine Star Homes Corporation has applied to the City of Richmond for permission to develop six (6) three-storey townhouse units at 9780 Alberta Road with vehicle access by a registered easement from an adjacent previously developed townhouse sites to the east at 9800 Alberta Road. The site is being rezoned from “Single Detached (RS1/F)” zone to “Town Housing (ZT60) – North McLennan (City Centre)” for this project under Bylaw 8812 (RZ 11-566870), which received Third Reading following the Public Hearing on March 19, 2012. The site is currently vacant.

Development Information

The attached Development Application Data Sheet (Attachment 1) provides a comparison of the proposed development with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north, across Alberta Road, part of a 98 unit, 2-storey townhouse complex at 6300 Birch Street, zoned “Town Housing (ZT32) – North McLennan (City Centre)”;

To the east, a six (6) unit, 3-storey townhouse complex at 9800 Alberta Road, zoned “Town Housing (ZT60) – North McLennan (City Centre)”. A Cross-Access Easement is registered on title of this property to provide vehicle access to the subject site.

To the south, A.R. MacNeill Secondary School, zoned “School and Institutional Use (SI)”;

To the west, single-family homes on large lots zoned “Single Detached (RS1/F)” fronting Alberta Road. A rezoning bylaw to rezone the adjacent properties at 9720, 9740 & 9760 Alberta Road to “Medium Density Townhouse (RTM3)” to facilitate a 20 unit townhouse development was granted Third Reading on May 21, 2013. The developer is working to resolve condition of rezoning approval.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on March 19, 2012. A letter from the president of the strata council at the neighbouring property to the east (at 9800 Alberta Road) was received at the Public Hearing. Concerns related to the width and size of the subject site not meeting the minimums as per the design guidelines under the McLennan North Sub-Area Plan were raised.

The width and size of the subject site do not meet the minimum lot width requirement of 40 m and the minimum lot size requirement of 2,000 m² as indicated in the McLennan North Sub-Area Plan. At the rezoning stage, documents were submitted to the City regarding the applicant’s unsuccessful attempts to acquire the property to the west at 9760 Alberta Road. The proposal provides for townhouse units that are of similar scale to the existing units at 9800 Alberta Road. This single site development does not affect the development potential of the adjacent lots to the west currently under separate application as described above.

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 generally in compliance with the “Town Housing (ZT60) – North McLennan (City Centre)” zone.

Advisory Design Panel Comments

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

Analysis***Conditions of Adjacency***

- The adjacent property to the east at 9800 Alberta Road contains a six (6) unit 3-storey townhouse complex. A cross-access easement along the west property line of 9800 Alberta Road is registered on title to provide sole vehicle access to the subject site.
- The applicant is proposing a mirrored layout to the development at 9800 Alberta Road.
- The applicant is proposing to utilize the existing access easement registered on the property to the east at 9800 Alberta Road and has undertaken an extensive consultation process with the owners of 9800 Alberta Road by sending notifications to each of the property owners in January 2011 and again in October 2015, advising that the easement would be used for access to the site.
- The applicant is proposing to provide a new mailbox kiosk and a garbage/recycling enclosure on the subject site for shared use between the residents at 9780 and 9800 Alberta Road. This arrangement provides an option for the residents at 9800 Alberta Road to either utilize the facilities at 9780 Alberta Road or to have their own facilities on their property. A cross-access easement/agreement for these shared amenities will be secured as a condition of Development Permit issuance.
- The new building along the shared driveway will be set back approximately 3.0 m from the driveway to allow for separation between buildings; special paving and landscape islands between garage doors are also proposed to provide visual interests along the shared driveway; new trees are proposed along the east property line adjacent to the private yard of the rear building to provide added privacy screening.
- A drainage swale is proposed on site at the west end of the garage apron adjacent to the shared driveway. Storm water will be collected by the drainage swale and a catch basin will be installed at the south end of the drainage swale. Perimeter drainage will also be required as part of the standard Building Permit requirements to ensure storm water is managed on site and will not impact the neighbouring properties.
- The adjacent properties to the west (9720/40/60 Alberta Road) are to be redeveloped into 20 three-storey townhouses, subject to approval of Development Applications RZ 12-615601 and DP 13-647517. The applicant has forwarded the development plan to the architect of the

adjacent site for coordination on the grading interface between the two (2) projects. It was agreed by the developers that a wood retaining wall along the common property line will be built by the subject development; and future development at the adjacent site (9720/40/60 Alberta Road) will fill the site and bury the wood retaining wall after the project is completed. Therefore, the site grading along the common property line will be level in the future. A lot grading plan will be submitted to the satisfaction of the Building Approvals and Development Applications Divisions prior to Development Permit issuance.

- New trees are proposed along the west property lines to provide screening between the proposed development and the existing single family home / future townhouse development.
- A 5' tall wood solid fence with lattice on top of a wood retaining wall (approximately 0.5 m high) is proposed along the south property line. This interface with the A.R. MacNeill Secondary School is consistent with the interface provided between the existing development to the east (at 9800 Alberta Road) and the school.

Urban Design and Site Planning

- The proposal consists of six (6) three-storey units, provided in two (2) townhouse clusters.
- The proposal provides for a pedestrian-oriented streetscape fronting Alberta Road, with a landscaped edge treatment, low metal fencing, and metal gates to the street fronting unit. A separate pedestrian entrance to the development site is proposed along the west property line.
- There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Alberta Road and reinstating continuity of the sidewalk will be achieved via a City Work Order at Building Permit stage at the developer's cost.
- Vehicle access will be through the existing access easement registered on the neighbouring townhouse development to the east at 9800 Alberta Road. No direct vehicle access to Alberta Road is permitted.
- The site layout will mirror the existing townhouse development to the east and will create a "T"-shape internal intersection with the existing access easement on the adjacent property to the east to accommodate on site truck turning.
- The number of residential parking stalls proposed for this townhouse development exceeds the minimum parking requirement within the City Center area. All units have two (2) vehicle parking spaces except for the convertible unit, which have an accessible parking stall within the garage. Two (2) visitor parking spaces are proposed, which meet the minimum bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces exceeds the development permit guidelines (30 m² per unit) of the OCP. All units have private outdoor spaces consisting of front or rear yard and balconies on the second floors. All private outdoor space can be accessed directly from the main living space.
- Outdoor amenity space is proposed close to the street and along the internal walkway for maximum casual surveillance opportunity. The size and location of the outdoor amenity

space is appropriate in providing open landscape and amenity space convenient to all of the units.

- A covered mailbox kiosk, a garbage/recycling/organic waste storage enclosure, and short-term bicycle parking spaces are provided along the south end of Building A (front building). The sizes and locations of these facilities are appropriate and convenient to all of the units on the subject site and will be shared with the adjacent development to the east at 9800 Alberta Road.
- Additional outdoor amenity space (10% of the site area) as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided as a walkway and landscaped area throughout the site.

Architectural Form and Character

- The proposed form and massing of the buildings meets the intent of the guidelines set out in the McLennan North Sub-Area Plan, and is consistent with the existing and expected future developments in the neighbourhood.
- The building forms are well articulated. The style in this proposal reflects a Tudor architectural style. Visual interest has been incorporated with gable roofs, bay windows, entry porches, and a mix of materials and colours.
- A pedestrian scale is generally achieved along the public street, internal drive aisle, and pedestrian walkway through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with planting islands along the drive aisle, and balconies on the second floor.
- Narrow horizontal composite cement siding, wood trim and substantial wood window trim are used on building elevations. Good quality vinyl and composite cement siding with imprinted wood textures simulating wood siding are proposed for their better durability. Wood window trim and fascia boards, asphalt shingles cultural stone cladding will also be used and these materials are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing neighbourhood character.
- The colour choice for the proposal is considered appropriate to the architectural character being proposed. Darker color fascia boards, battens, and window frames creates contrast from the lighter field color (light grey or beige) of the sidings.

Tree Preservation

- Tree preservation was reviewed at the rezoning stage; all seven (7) bylaw sized trees on site were identified for removal.
- Three (3) undersized trees on site were in good condition and were identified as good candidates for retention and relocation to be a part of the final landscaping arrangement. However, based on updated comments from the Arborist received in December 2014, these trees are no longer good candidates for retention:

- the English Oak tree now has a trunk diameter of 15 cm and it is very difficult and expensive to relocate trees of this size.
- the Ginkgo Biloba tree now has a trunk diameter of 25 cm (bylaw sized); it is in poor condition and is located within the proposed surface parking area; it should be removed;
- the Japanese Maple was not found on the site when the arborist revisited the site in December 2014; it was probably removed previously.
- The applicant is also proposing to remove three (3) Armstrong Red Maple trees located on the adjacent townhouse development (at 9800 Alberta Road) along the common property line. These trees are located within the access easement and are in conflict with the access and egress to the future garages proposed on the subject site. These trees have a significant size (approximately 10 cm DBH) and are not good candidates for relocation. The developer has notified the owners at 9800 Alberta Road on the proposed tree removal (as part of the consultation in October 2015) and has received no comments. No Tree Cutting Permit is required by the City as these trees are undersized. The applicant has agreed to provide a 1:1 replacement.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 16 replacement trees are required for the removal of eight (8) bylaw sized trees and three (3) additional replacement trees are proposed for the removal of the three (3) undersized trees on the adjacent site. The applicant is proposing to plant 12 replacement trees on-site, including eight (8) conifers and four (4) deciduous trees. The applicant has agreed to provide a voluntary contribution of \$3,500 to the City's Tree Compensation Fund prior to Development Permit Issuance, in lieu of planting the remaining seven (7) replacement trees.
- Four (4) off-site trees located on the adjacent properties to the east and south are to be retained and protected. Tree protection barrier is only required for the Red Maple tree located at 9800 Alberta Road as the drip line of this tree encroaches into the subject property. Proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

Landscape Design and Open Space Design

- A pedestrian-oriented streetscape along Alberta Road is proposed with a landscaped edge treatment, low metal fencing with concrete posts, and individual gates to the street fronting unit and to the internal pedestrian walkway.
- Each unit will have a private yard with a patio and landscaping with at least one (1) tree to provide shades to the patio areas in the summer. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The Outdoor Amenity Area contains a paved area with benches and a trellis to screen the semi-private space from the private yards. It also contains a children's play area with play equipments including natural rock boulders, an artificial turf area, a sand pit complemented with Kompan's Ministudio 1 and BigToys's Puppet Theatre, to encourage children to interact with one another.
- Surface visitor parking stalls and garage aprons will be treated with permeable pavers for better water infiltration and variety in paving surfaces.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$66,824.84 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$6,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Acoustical Mitigation

- The subject site is located within the City's Aircraft Noise Sensitive Area, where residential use is listed as a noise sensitive use. In accordance with the City policy, the applicant has submitted an acoustical report outlining the proposed materials for the building envelope to achieve the desired indoor noise levels outlined by CMHC with doors and windows closed. This satisfies the policies set out in the OCP.

Crime Prevention Through Environmental Design

- The applicant advised that CPTED principles such as natural access control, natural surveillance and territoriality (defensible space) were incorporated into the proposed design.
 - The locations and orientation of the buildings were planned carefully. Residents can provide surveillance to driveway and pedestrian walkways through windows without jeopardizing privacy. End unit in building A (adjacent to Alberta Road) has large windows and residents are encouraged to keep eyes on street.
 - Only one (1) pedestrian access and one vehicle access (shared with adjacent property) are provided in this development.
 - Walkway on west side of the building is clearly defined by having a gate at Alberta Road. The walkway is straight without hidden corners, and exterior lights will be provided.
 - Exterior amenity area is located to encourage vision supervision from residents in Building A.
 - Low landscaping was used to define areas.
 - Changes in paving and vegetation were used as tools to define different areas.

Sustainability

- The applicant has agreed 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 legal agreement is required to be registered on-title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that skylights will be installed in all washrooms on top floors and windows will be installed in all stairwells in order to reduce electricity consumption on lighting.

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 vertical lift in the stacked storage space (which has been dimensioned to allow for this in "Type A2" unit) 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 proposed development has gone through some design adjustments in coordination with staff and has received favourable comments from the Advisory Design Panel. The result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and add to the character of the neighbourhood.



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 8812.
- Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility and mailbox kiosk in favour of the residential development at 9800 Alberta Road, allowing access to/from the garbage/recycling/organic waste collection facility and mailbox kiosk at the development site.
- 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 satisfaction of the Director of Development.
- City acceptance of the developer's offer to voluntarily contribute \$3,500.00 to the City's Tree Compensation Fund for the planting of seven (7) replacement trees within the City.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$66,824.84; 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.
- 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.

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

- Removal of the existing driveway on Alberta Road and reinstating continuity of the sidewalk to be done at the developer's sole cost via City Work Order.
- 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/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-584805

Attachment 1

Address: 9780 Alberta Road

Applicant: Marine Star Homes Corporation

Owner: Li Zhu Xu

Planning Area(s): City Centre (McLennan North Sub-Area)

Floor Area Gross: 783.38 m²

Floor Area Net: 656.49 m²

	Existing	Proposed
Site Area:	1,012 m ²	1,012 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 North McLennan Sub-Area Plan: "Residential Area 3" - two-family dwelling and 2 & 3-storey townhouses with 0.65 base FAR	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	1 Single Detached Dwelling	6 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.649	none permitted
Lot Coverage – Building:	Max. 40%	39.95%	none
Setback – Front Yard (m):	Min. 6.0 m	6.15 m Min.	none
Setback – East Side Yard (m):	Min. 3.0 m	3.15 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.15 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.18 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.01 m (3 storeys) Max.	none
Lot Area:	Min. 1,010 m ²	1,012 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.83 (R) and 0.33 (V) per unit	none
Off-street Parking Spaces – Total:	11	13	none
Tandem Parking Spaces:	Permitted	0	none

Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	2 surplus spaces	none
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 6 units = 36 m ²	Min. 36 m ²	none



No. DP 11-584805

To the Holder: Marine Star Homes Corporation
Property Address: 9780 Alberta Road
Address: c/o Perry Yang
#29 - 9333 Sills Avenue
Richmond, BC V6Y 4K8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 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 \$66,824.84 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 11-584805

To the Holder: Marine Star Homes Corporation
Property Address: 9780 Alberta Road
Address: c/o Perry Yang
 #29 - 9333 Sills Avenue
 Richmond, BC V6Y 4K8

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

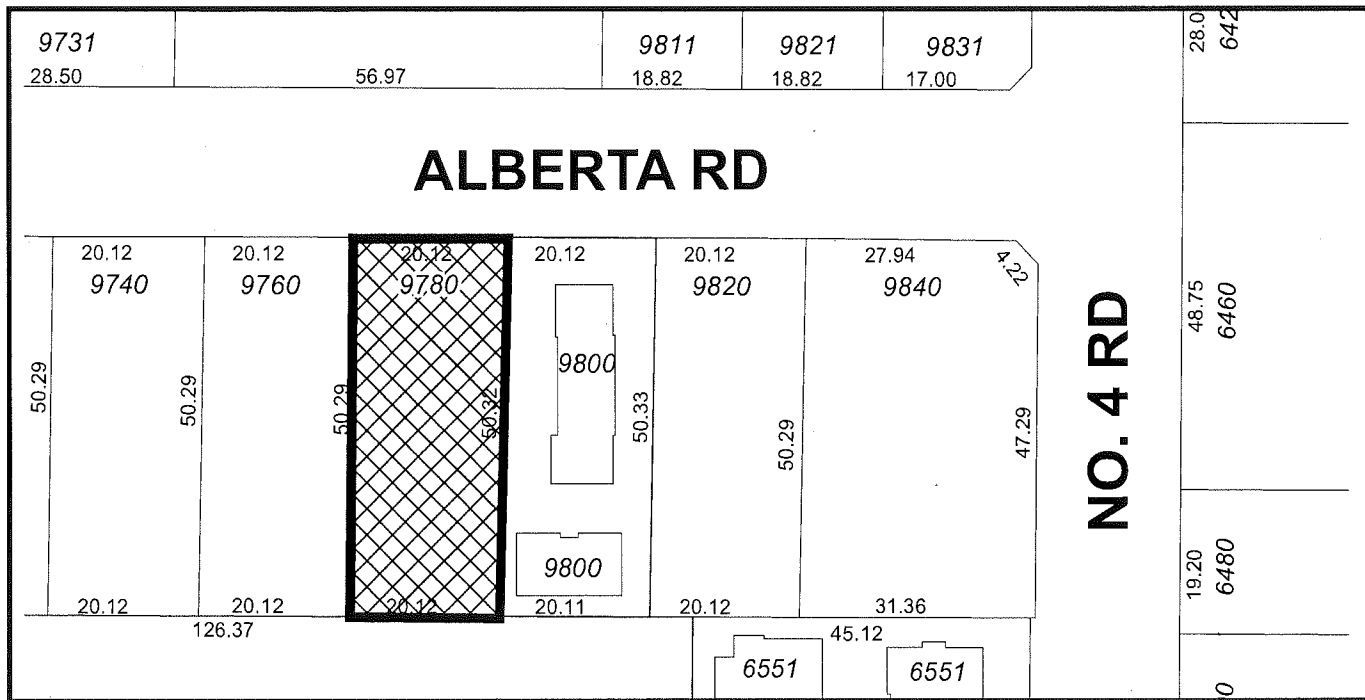
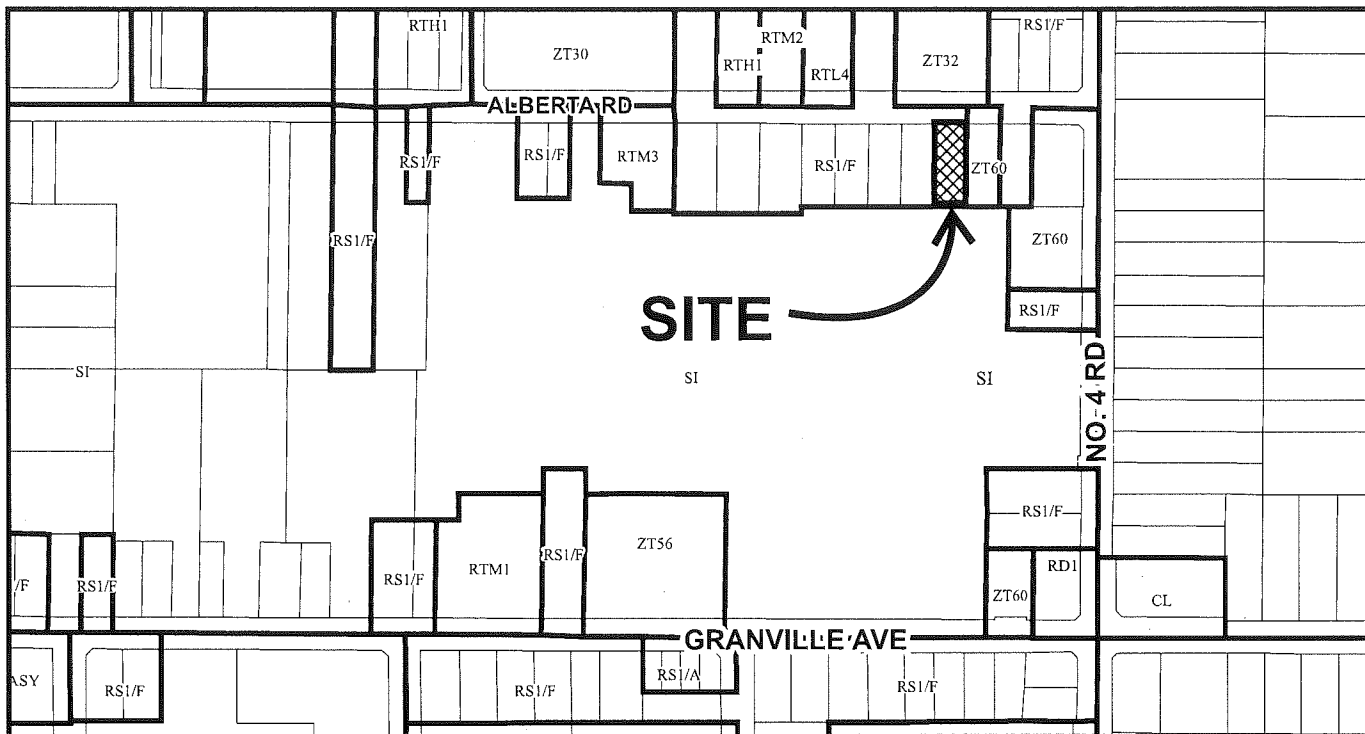
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 11-584805 SCHEDULE "A"

Original Date: 07/26/11

Revision Date: 11/17/15

Note: Dimensions are in METRES



COLOR RENDERING



LOCATION PLAN



SITE CONTEXT PLAN

6 UNIT TOWNHOUSE DEVELOPMENT AT 9780 ALBERTA ROAD, RICHMOND, BC FOR MARINE STAR HOMES CORPORATION

ISSUED FOR DP RESUBMISSION (DP 11-584805) 2015-11-05

PROJECT STATISTICS

CIVIC ADDRESS	9780 ALBERTA ROAD, RICHMOND, BC
LEGAL DESCRIPTION	5 SEC 10 BLK 44 R66/PL 1712
ZONING	Z7-60
SITE AREA	1,012 SM (10,683.1 SF)
SETBACK - FRONT YARD	6.00 M (19.69 FT)
SETBACK - SIDE YARD (WEST)	3.00 M (9.84 FT)
SETBACK - SIDE YARD (EAST)	3.00 M (9.84 FT)
SETBACK - REAR YARD	3.00 M (9.84 FT)
HEIGHT: (M)	12.00 M (39.37 FT)

SITE COVERAGE CALCULATION

ALLOWED TOTAL SITE COVERAGE	404.80 SM (4,357.24 SF) @ 40% LOT COVERAGE
PROPOSED LOT COVERAGE	393.61 SM (4,123.44 SF) - BUILDING A & B INCLUDING GARBAGE / RECYCLE 13.71 SM (147.61 SF) - PORCHES
TOTAL:	397.32 SM (4,276.16 SF) @ 39.26% < 404.80 SM (4,357.24 SF) @ 40% LOT COVERAGE

FLOOR AREA CALCULATION

ALLOWED MAX FLOOR AREA (0.65)	657.80 SM (7,066.15 SF)
ALLOWED MAX PORCH & COVERED PATIO AREA (0.085)	66.76 SM (708.02 SF)
ALLOWED MAX GARAGE AREA (0.55) / 538.20 SF PER UNIT	3005M (3,239.20 SF) FOR 6 UNITS

UNIT FLOOR AREA CALCULATION

UNIT TYPE	FEATURE	LOCATION	GROSS AREA	EXEMPTION (EXC)	NET AREA	GARAGE & GARBAGE RM (EXC)	COVERED PATIO & PORCH
UNIT TYPE A	3 BEDROOM + DEN	UNIT 101	1,851.80 SF	173.77 SF	1,678.03 SF	400.07 SF	118.88 SF
UNIT TYPE A1	3 BEDROOM + DEN	UNIT 102, 103	1,911.36 SF X 2	175.94 SF X 2	1,735.42 SF X 2	428.65 SF X 2 = 857.30 SF	103.21 SF X 2
UNIT TYPE A2	2 BEDROOM + DEN	UNIT 104	1,893.69 SF	188.89 SF	1,704.80 SF	396.29 SF = 448.12 SF	103.31 SF
UNIT TYPE B	3 BEDROOM + DEN	UNIT 105, 106	1,930.84 SF X 2	175.44 SF X 2	1,755.40 SF	392.07 SF X 2 = 784.14 SF	138.06 SF X 2
TOTAL			11,283.29 SF		11,053.65 SF	2,465.83 SF	707.61 SF

PROPOSED FLOOR AREA	650.86 SM (7,006.09 SF) = 667.80 SM (7,086.15 SF) ALLOWED
PROPOSED PORCH & COVERED PATIO AREA	66.76 SM (707.61 SF) + 65.76 SM (708.02 SF) ALLOWED
PROPOSED GARAGE AREA	223.21 SM (2,402.63 SF) = 3005SM (3,239.20 SF) ALLOWED (INCLUDING GARBAGE ROOM 62.83 SF)

PARKING CALCULATION

REQUIRED:	RESIDENTS: 1.4 STALL / UNIT X 6 UNITS = 8.4 STALLS (8 STALLS)
	VISITORS: 0.2 STALL / UNIT X 6 UNITS = 1.2 STALLS (2 STALLS)
TOTAL:	9.6 STALLS (11 STALLS)
PROVIDED:	RESIDENTS: 11 STALLS (8 STANDARD STALLS + 2 SMALL STALL + 1 HC STALL)
	VISITORS: 2 STALLS (STANDARD)
TOTAL:	13 STALLS

BICYCLE PARKING CALCULATION

REQUIRED:	CLASS 1: 1.25 SPACE / UNIT X 6 UNITS = 7.5 SPACES (8 SPACES)
	CLASS 2: 0.2 STALL / UNIT X 6 UNITS = 1.2 SPACES (2 SPACES)
TOTAL:	8.7 SPACES (10 SPACES)
PROVIDED:	CLASS 1: 9 SPACES
	CLASS 2: 2 SPACES
TOTAL:	11 SPACES

CONTACT LIST

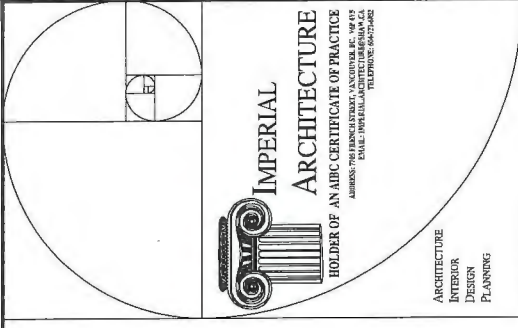
CLIENT	MARINE STAR HOMES CORPORATION C/O 4380 RIVER ROAD, RICHMOND, BC, V7C 4V5 CONTACT: JIANG ZHU, ARCHITECT ABC PHONE: 780.4716.6186 EMAIL: PERRYPLIYANG@GMAIL.COM
ARCHITECT	IMPERIAL ARCHITECTURE 7705 FRENCH STREET, VANCOUVER, BC, V8P 4V5 CONTACT: JIANG ZHU, ARCHITECT ABC TEL: 778-938-8652 EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.CA
ARBORIST	WOODPRO TREE SERVICES LTD. 5204 CHAMBERLAYNE AVE., DELTA, BC, V4K 2J8 CONTACT: CARL LOFFHARK, ISA ARBORIST TEL: 604-681-2715 EMAIL: WOODPRO@DCCO.NET.COM
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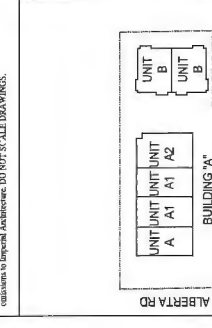
ARCHITECTURAL:	A0.0 LOCATION PLAN / PROJECT DATA
A1.0 SITE PLAN	
A1.0A LOT COVERAGE PLAN	
A1.0B OUTDOOR SPACE CALCULATION	
A1.1 PARKING PLAN	
A1.2 SITE CONTEXT PLAN / STREET ELEVATION	
A1.3 SITE CONTEXT IMAGE	
A2.0 LEVEL 1 AND LEVEL 2 FLOOR PLANS	
A2.0A L1 AND L2 FLOOR AREA CALCULATION OVERLAY	
A2.1 LEVEL 3 FLOOR PLAN / ROOF PLAN	
A2.1A L3 FLOOR AREA CALCULATION OVERLAY	
A3.0 BUILDING ELEVATIONS	
A3.1 BUILDING SECTIONS & SECTIONS	
A3.2 BUILDING SECTIONS	
A3.3 BUILDING SECTIONS	
A5.0 TYPE A UNIT PLANS (BUILDING A)	
A5.0A TYPE A UNIT AREA CALCULATION OVERLAY	
A5.1 TYPE A1 UNIT PLANS (BUILDING A)	
A5.1A TYPE A1 UNIT AREA CALCULATION OVERLAY	
A5.2 TYPE A2 UNIT PLANS (BUILDING A)	
A5.2A TYPE A2 UNIT AREA CALCULATION OVERLAY	
A5.3 TYPE B UNIT PLANS (BUILDING B)	
A5.3A TYPE B UNIT AREA CALCULATION OVERLAY	
A6.0 ACOUSTICAL REPORT / ELEVATOR SPEC. / ENERGY REPORT	

GENERAL NOTE

- AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
- AGING IN PLACE FEATURES SUCH AS "SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 104 (TYPE A2) LOCATED AT NORTH END OF BUILDING A WAS DESIGNED AS A CONVERTIBLE UNIT.
- PROJECT WILL BE CONSTRUCTED WITH DIMENSIONAL WOOD FRAME STRUCTURE AS A SUSTAINABLE APPROACH FOR USING RENEWABLE BUILDING MATERIALS.



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ISSUED FOR DP RESUBMISSION	A2	P1	15.11.05
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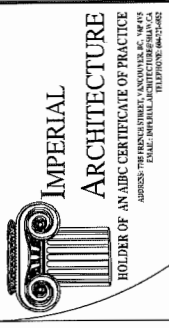
6 UNIT TOWNHOUSE DEVELOPMENT
DP 11-584805
FOR MARINE STAR HOMES CORPORATION
9780 ALBERTA ROAD,
RICHMOND, BC

Nov. 05, 2015

Project No: #8159
Drawing No: A0.0
Scale: N.T.S.
Sheet: 1 of 1
Revision: 1

LOCATION / CONTEXT PLAN
PROJECT DATA

PLAN #1



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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KEY PLAN

UNIT UNIT UNIT UNIT
 A A1 A1 A2 BUILDING 'A'
 UNIT UNIT UNIT UNIT
 B B1 B1 B2 BUILDING 'B'

ALBERTA RD

REVISIONS

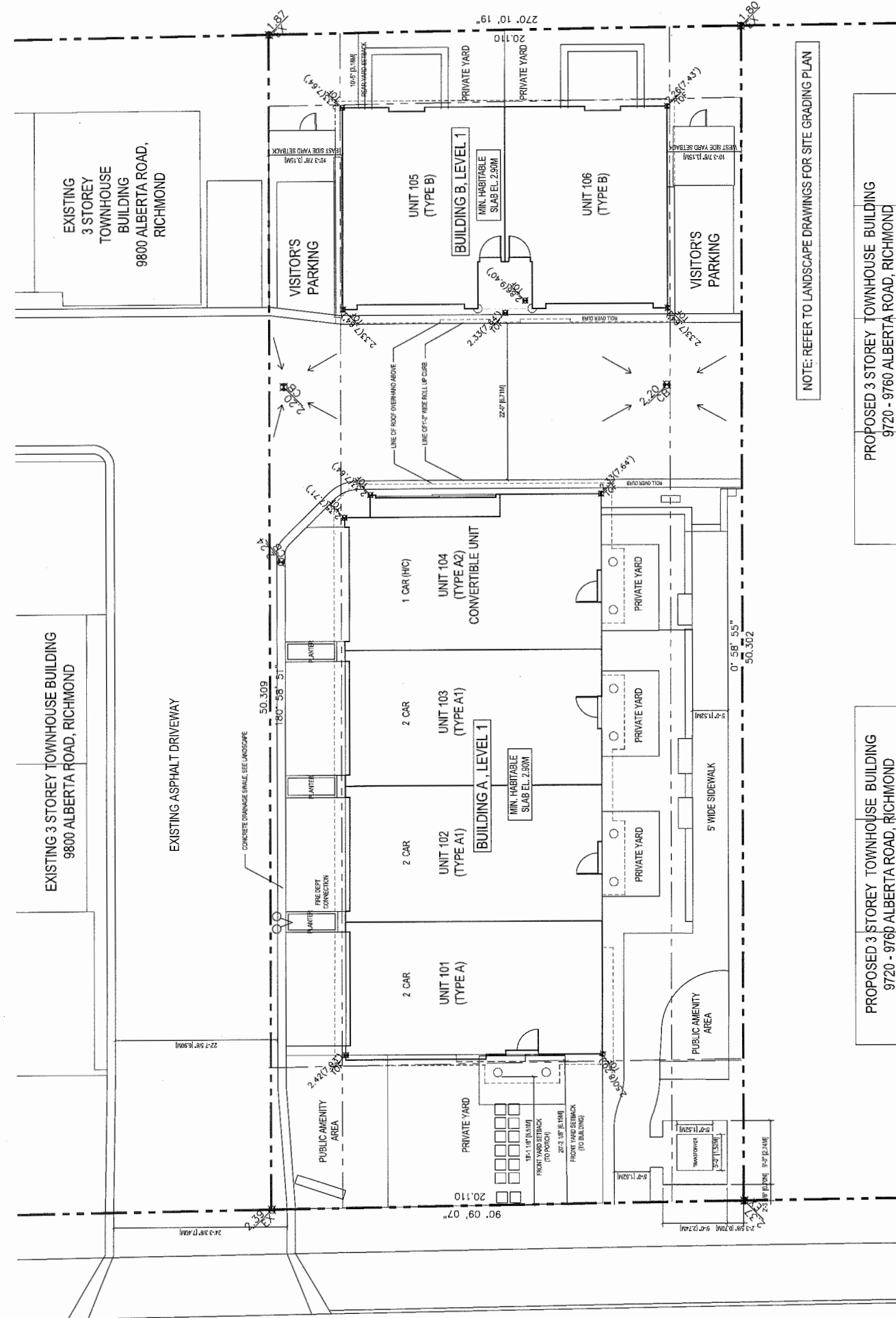
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Nov. 05, 2015

6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9780 ALBERTA ROAD,
 RICHMOND, BC

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

Project No: #8159
 Drawing No: A1.0
 Revision: PLAN #1A



PLAN #1

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

NOTE: REFER TO LANDSCAPE DRAWINGS FOR SITE GRADING PLAN

EXISTING 3 STOREY TOWNHOUSE BUILDING
 9800 ALBERTA ROAD, RICHMOND

PROPOSED 3 STOREY TOWNHOUSE BUILDING
 9720 - 9760 ALBERTA ROAD, RICHMOND

PROJECT STATISTICS		FLOOR AREA CALCULATION		PARKING CALCULATION		PRIVATE OUTDOOR SPACE CALCULATION		PUBLIC OUTDOOR AMENITY SPACE CALCULATION	
CIVIC ADDRESS	9780 ALBERTA ROAD, RICHMOND, BC	ALLOWED MAX FLOOR AREA (0.85)	67,200 SM (7,060.15 SF)	REQUIRED:	14 STALLS / UNIT X 6 UNITS = 84 STALLS (8 STALLS)	LEVEL 2 (PRIVATE BALC + PATIO)	4.58 SM - 147.2 SM = 11.25 SM	TOTAL	82.28 SM
LEGAL DESCRIPTION	S 860 B1 BLK 1800 W.P. 172	ALLOWED MAX PORCH & COVERED PATIO AREA (0.05)	6,720 SM (706.02 SF)	VISITORS:	0.2 STALLS / UNIT X 6 UNITS = 1.2 STALLS (2 STALLS)	UNIT 101	74 SM	UNIT 102	33.51 SM
ZONING	Z-46	ALLOWED MAX GARAGE AREA (0.05M / 538.20 SF PER UNIT)	3,360 SM (353.01 SF PER UNIT)	TOTAL:	8.8 STALLS (11 STALLS)	UNIT 103	22 SM	UNIT 104	31.71 SM
SITE AREA	1,372 SM (14,621 SF)	UNIT FLOOR AREA CALCULATION		PROVIDED:	8 STANDARD + 2 SMALL + 1 HC = 11 STALLS	UNIT 105	22.2 SM	UNIT 106	33.48 SM
SITE COVERAGE CALCULATION		UNIT TYPE	FEATURE	LOCATION	GROSS AREA	STAR EXEMPTION	NET AREA	GARAGE GARAGE RM (EAC)	COVERED PATIO & PORCH
ALLOWED TOTAL SITE COVERAGE		UNIT TYPE A	3 BEDROOM + DEN	UNIT 101	1,854.59 SF	151.71 SF	1,702.88 SF	1,150.88 SF	103.98 SF
PROPOSED LOT COVERAGE		UNIT TYPE A1	3 BEDROOM + DEN	UNIT 102, 103	1,511.28 SF X 2	175.54 SF X 2	1,335.74 SF	1,485.59 SF = 161.39 SF	192.19 SF X 2 = 374.38 SF
TOTAL:		UNIT TYPE A2	2 BEDROOM + DEN	UNIT 104	1,658.52 SF + 1,628.52 SF	100.00 SF	1,558.52 SF	1,211.51 SF = 146.33 SF	103.31 SF
		UNIT TYPE B	3 BEDROOM + DEN	UNIT 105, 106	1,528.54 SF X 2	175.44 SF X 2	1,353.10 SF	1,167.28 SF X 2 UNITS = 2,334.56 SF	159.35 SF X 2 = 318.70 SF
		TOTAL			11,288.92 SF		7,663.82 SF	2,462.83 SF	772.41 SF
		PROPOSED FLOOR AREA			65,028 SM (7,000.02 SF)	4,874.60 SM (514.15 SF) ALLOWED			
		PROPOSED PORCH & COVERED PATIO AREA			6,718 SM (707.81 SF) + 457.18 SM (48,162 SF) ALLOWED				
		PROPOSED GARAGE AREA			223.21 SM (2,402.83 SF) + 305.5M (3,223.26 SF) ALLOWED (INCLUDING GARAGE ROOM 62.83 SF)				

REQUIREMENTS: 1.25 SPACES / UNIT X 6 UNITS = 7.5 SPACES (8 SPACES)
 CLASS 1: 1.25 SPACES / UNIT X 6 UNITS = 7.5 SPACES (8 SPACES)
 CLASS 2: 0.2 STALLS / UNIT X 6 UNITS = 1.2 SPACES (2 SPACES)
 TOTAL: 8.7 SPACES (10 SPACES)

PROVIDED: 8 SPACES
 CLASS 1: 8 SPACES
 CLASS 2: 2 SPACES
 TOTAL: 11 SPACES

REQUIREMENTS: 38 SM (8 UNITS @ 5 SM / UNIT)
 SEE LANDSCAPE PLAN L3 FOR MORE INFO ON AREA CALCULATION
 TOTAL AMENITY AREA: 102.5 SM
 ADDITIONAL AMENITY AREA: 102.5 SM
 TOTAL AMENITY AREA: 205 SM (10% OF SITE AREA 1,025 SM)
 NOTE: REFER TO LANDSCAPE PLAN L3 FOR MORE INFORMATION ON AMENITY AREA CALCULATION DRAWING

NO 4 ROAD

FUTURE DEVELOPMENT
TO BE CONSTRUCTED
9840 ALBERTA RD.

9820 ALBERTA RD

EXISTING DEVELOPMENT
9800 ALBERTA RD

FIRE DEPT
CONNECTION

9780 ALBERTA RD
PROJECT SITE

FUTURE DEVELOPMENT
9720 - 9760 ALBERTA RD

EX FIRE HYDRANT

37.19 M (122.0') FROM FIRE HYDRANT TO FIRE TRUCK

33.54 M (110.0') FROM FIRE TRUCK TO FIRE DEPT CONNECTION

ALBERTA ROAD

1 SITE CONTEXT PLAN
SCALE 1/16"=1'-0"
A1.1

2 ALBERTA ROAD STREET ELEVATION
SCALE 1/16"=1'-0"
A1.2

9840 ALBERTA RD
FUTURE DEVELOPMENT TO BE CONSTRUCTED

9820 ALBERTA RD
EXISTING DEVELOPMENT

9800 ALBERTA RD
EXISTING DEVELOPMENT

9780 ALBERTA RD
PROJECT SITE

9720 - 9760 ALBERTA RD
FUTURE DEVELOPMENT

9840 ALBERTA RD
FUTURE DEVELOPMENT TO BE CONSTRUCTED

9820 ALBERTA RD
EXISTING DEVELOPMENT

9800 ALBERTA RD
EXISTING DEVELOPMENT

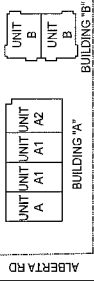
9780 ALBERTA RD
PROJECT SITE

9720 - 9760 ALBERTA RD
FUTURE DEVELOPMENT

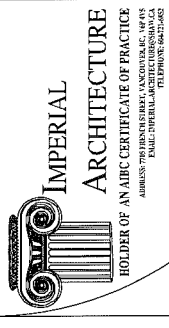
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NO 4 RD

KEY PLAN



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Nov. 05, 2015

Client/Project
6 UNIT TOWNHOUSE DEVELOPMENT
DP 11-584805
FOR MARINE STAR HOMES CORPORATION
9780 ALBERTA ROAD,
RICHMOND, BC

Site
SITE CONTEXT PLAN /
STREET ELEVATION

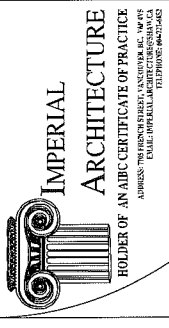
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#8159

Scale
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Drawing No.
A1.2

Revision

Plan #115

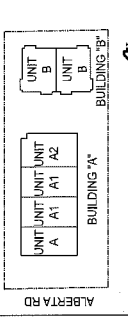


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Nov. 05, 2015

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 RICHMOND, BC

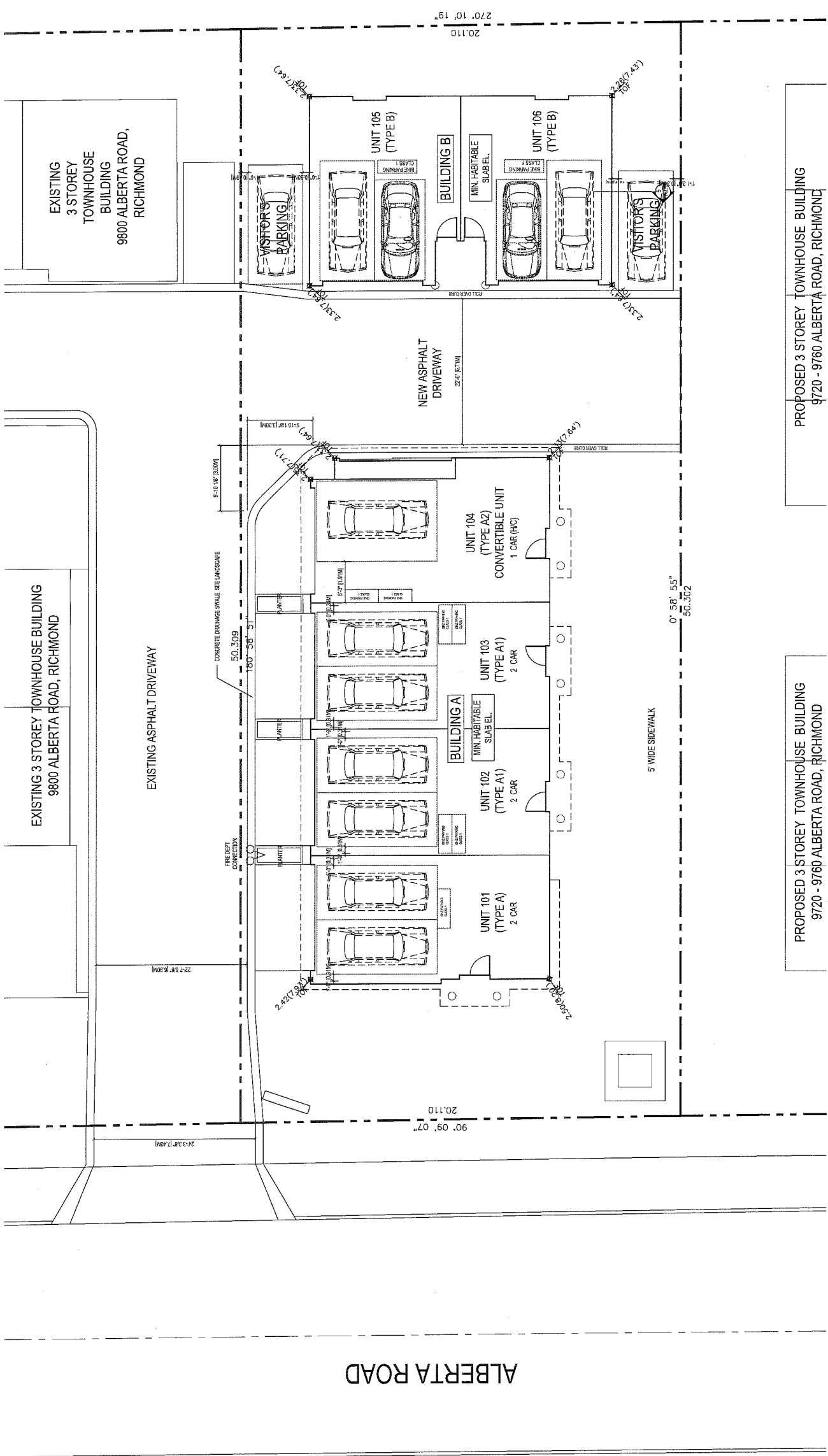
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A1.1 of
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Scale
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Project No.
#8159

Drawing No.
A1.1

Revision

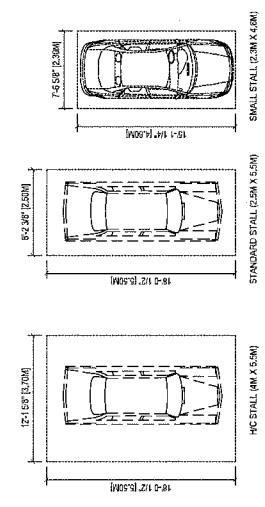


PROPOSED 3 STOREY TOWNHOUSE BUILDING
 9720 - 9760 ALBERTA ROAD, RICHMOND

PROPOSED 3 STOREY TOWNHOUSE BUILDING
 9720 - 9760 ALBERTA ROAD, RICHMOND

1
 PARKING PLAN
 SCALE 1/8"=1'-0"

PARKING CALCULATION	
REQUIRED:	RESIDENTS: 14 STALL (UNIT X 6 UNITS = 64 STALLS (8 STALLS))
	VISITORS: 02 STALL (UNIT X 8 UNITS = 12 STALLS (2 STALLS))
TOTAL:	8.5 STALLS (11 STALLS)
PROVIDED:	RESIDENTS: 11 STALLS (8 STANDARD STALLS + 2 SMALL STALL + 1 HC STALL)
TOTAL:	9.5 STALLS
BICYCLE PARKING CALCULATION	
REQUIRED:	CLASS 1: 1.25 SPACE (UNIT X 6 UNITS = 7.5 SPACES (8 SPACES))
	CLASS 2: 02 STALL (UNIT X 8 UNITS = 12 SPACES (2 SPACES))
TOTAL:	8.7 SPACES (10 SPACES)
PROVIDED:	CLASS 1: 8 SPACES
TOTAL:	11 SPACES



PLAN #2

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11-584805

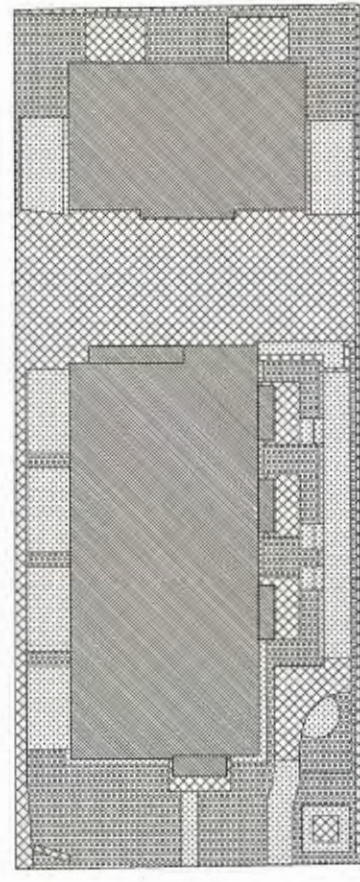
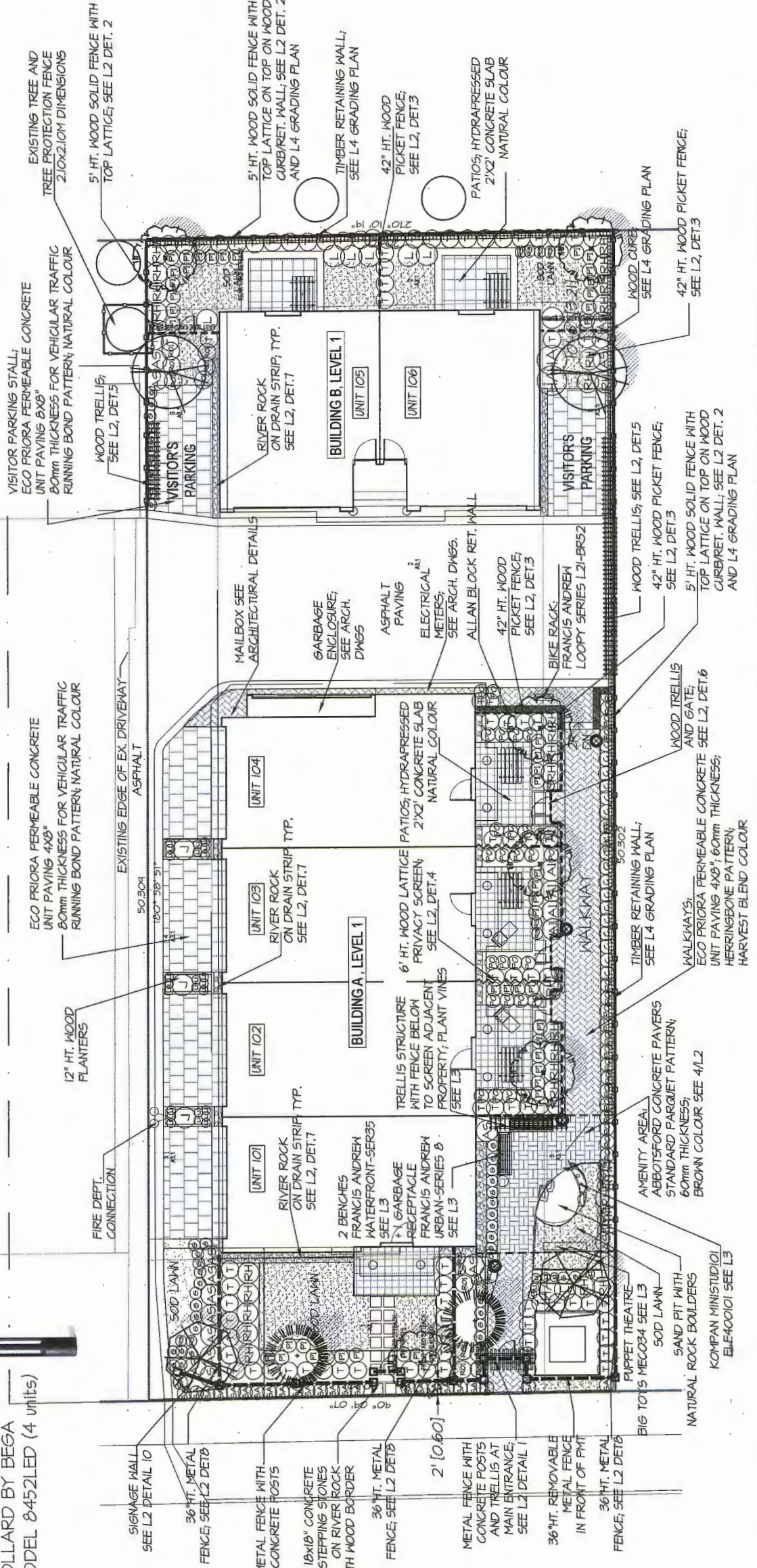
LANDSCAPE PLAN

PROJECT:
 TOWNHOUSE DEVELOPMENT
 FOR MARINE STAR HOMES
 CORPORATION
 9780 Alberta Rd
 RICHMOND, B.C.

DATE:	4/24/27	DRAWING NUMBER:	
SCALE:	1/8"=1'-0"		
DRAWN:	MTM	DESIGN:	MTM
CHK'D:			
NO.	DATE	REVISION DESCRIPTION	DR.

CF 5
 14-039
 M2LA PROJECT NUMBER:

PLAN 93



BUILDING: 397.32 m² (39.26%)
NON-POROUS SURFACE AND STRUCTURES: 251.75 m² (25.47%)
HARD PERMEABLE AREA: 152.50 m² (15.07%)
LANDSCAPED AREA: 204.43 m² (20.2%)

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TR	2	AGER PALMARIUM 'BLOODGOOD'	JAPANESE MAPLE	9CM CAL, UPRIGHT FORM
TR	2	GINKGO BILBOBA 'FASTIGIATA'	FASTIGIATE MAIDENHAIR	10CM CAL, B&B
TR	6	MAENOLIA KORUS STELLATA	STAR MAENOLIA	3.5M HT, B&B
TR	2	PICEA CHORRICA	SERBIAN SPRUCE	5M HT, B&B
SH	5	ABELIA GRANDIFLORA	GLOSSY ABELIA	#3 POT, 30CM
SH	5	AZALEA JAPONICA 'HINO GRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT, 25CM
SH	15	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT, 25CM
SH	4	HANANELLIS X INTERMEDIA 'DIANE'	RED MITCH HAZEL	#2 POT, 50CM #3 POT, 80CM
SH	4	JUNIFERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIFER	#3 POT
SH	30	LAVANDULA ANGIUSTIFOLIA	ENGALIS LAVANDER	#2 POT
SH	30	LONGICERA NITIDA	SHRUB HONEY/SUCKLE	#2 POT, 30CM
SH	30	MONARDIA DOMESTICA	HEAVENLY BANBOO	#2 POT, 40CM
SH	4	PIERIS JAPONICA 'LITTLE HEATH'	PIERIS	#2 POT, 30CM
SH	20	RHOODODENDRON 'CREAM PINK'	RHOODODENDRON, CREAM PINK	#2 POT, 40CM
SH	20	ROSA FLORENTINA 'CARPET AMBER'	FLOWER CARPET AMBER	#2 POT, 25CM #3 POT, 35CM
SH	14	SARCOCCOGA HOOKERIANA VAR. HIMALIS	HIMALAYAN SHEET BOX	1.5M HT, B&B
SH	25	THALIA OCCIDENTALIS 'BRANDON'	PYRAMIDAL CEDAR	
VINE	15	ROSA NEW DAWN	NEW DAWN CLIMBING ROSE	#1 POT, STAKED
PERENNIAL	6	GERANIUM 'JOHNSON'S BLUE'	GRANESBILL GERANIUM	#1 POT
PERENNIAL	45	GERANIUM 'JOHNSON'S BLUE'	GRANESBILL GERANIUM	#1 POT
PO	44	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT, 25CM

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOKER MAINLAND AND FRASER VALLEY. 4. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

LIGHTNING KEY



BOLLARD BY BEGA
 MODEL 8452LED (4 units)

SIGNAGE WALL
 SEE L2 DETAIL 10

36 HT. METAL
 FENCE, SEE L2 DET. 8

METAL FENCE WITH
 CONCRETE POSTS

18x18" CONCRETE
 STEPPING STONES
 ON RIVER ROCK
 WITH WOOD BORDER

36 HT. METAL
 FENCE, SEE L2 DET. 8

2' [0.60]

METAL FENCE WITH
 CONCRETE POSTS
 AND TRELLIS AT
 MAIN ENTRANCE,
 SEE L2 DETAIL 1

36 HT. REMOVABLE
 METAL FENCE
 IN FRONT OF PNT

36 HT. METAL
 FENCE, SEE L2 DET. 8

PUPPET THEATRE
 BIG TOT'S MECOB4 SEE L3

SAND PIT WITH
 ROCK BOUNDARIES

NATURAL ROCK BOUNDARIES
 KOMPAN MINISTUDIOL
 ELE400101 SEE L3

AMENITY AREA:
 ABBOTSFORD CONCRETE PAVERS
 STANDARD PARQUET PATTERN;
 60mm THICKNESS;
 BROWN COLOUR SEE 4/L2

WOOD TRELLIS
 AND GATE;
 SEE L2, DET. 6

WOOD TRELLIS;
 SEE L2, DET. 5

WOOD TRELLIS;
 SEE L2, DET. 3

WOOD TRELLIS;
 SEE L2, DET. 5

WOOD TRELLIS;
 SEE L2, DET. 3

WOOD TRELLIS;
 SEE L2, DET. 3

WOOD TRELLIS;
 SEE L2, DET. 3

WOOD TRELLIS;
 SEE L2, DET. 3

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 #2720 - 26 Lorne Mews
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 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

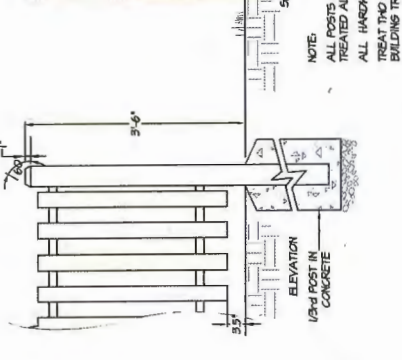
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PROJECT: **TOWNHOUSE DEVELOPMENT FOR MARINE STAR HOMES CORPORATION**
 9780 Alberta Rd
 RICHMOND, B.C.

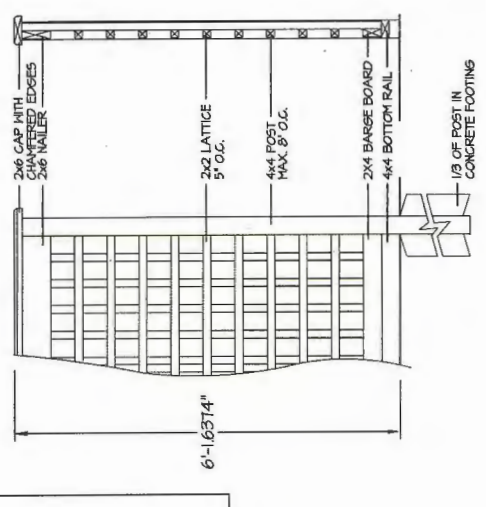
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DATE: 4/4/21
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 DRAWN: NTLH
 DESIGN: NTLH
 CHK'D: NTLH

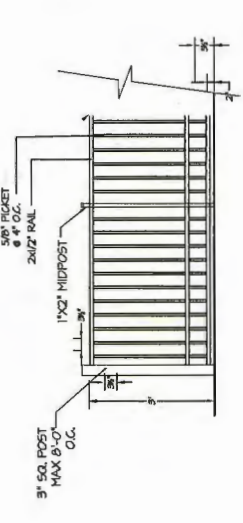
DRAWING NUMBER: **L2**
 OF 5
 M2LA PROJECT NUMBER: 14-039
PLAN #3A



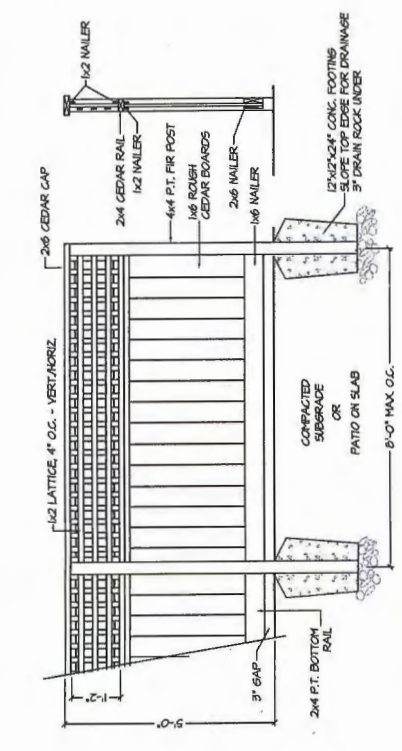
3 3'-6" PICKET FENCE
 L2
 3/4" = 1'-0"



4 PRIVACY SCREEN
 L2
 3/4" = 1'-0"



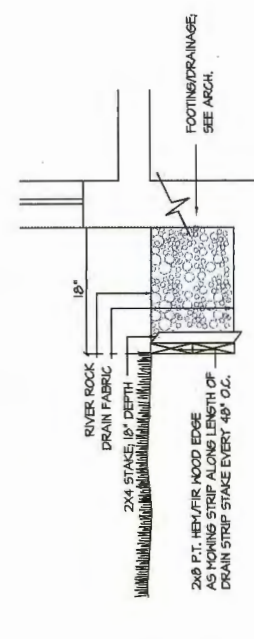
7 DRAIN STRIP
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 3/4" = 1'-0"



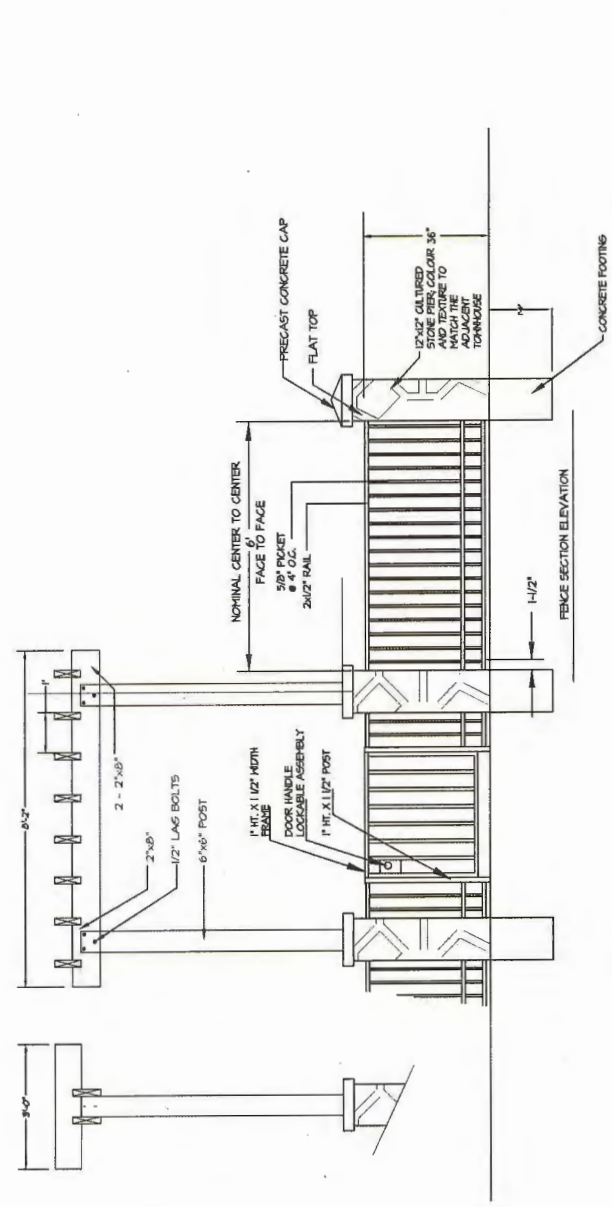
2 5 FT. HEIGHT SOLID FENCE WITH LATTICE
 L2
 1/2" = 1'-0"

NOTES:

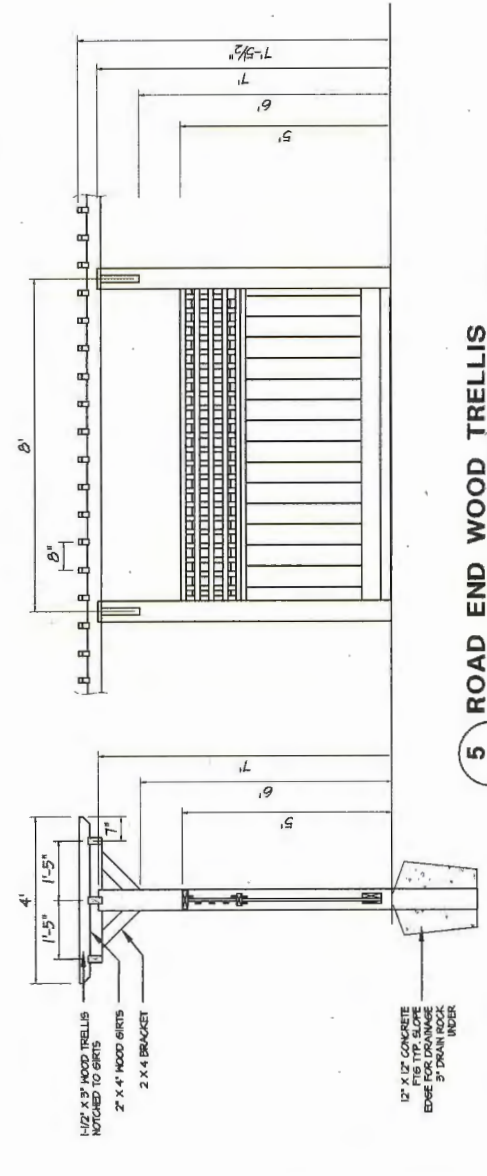
- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
- ALL HARDWARE HOT DIPPED GALVANIZED.
- APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
- 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".



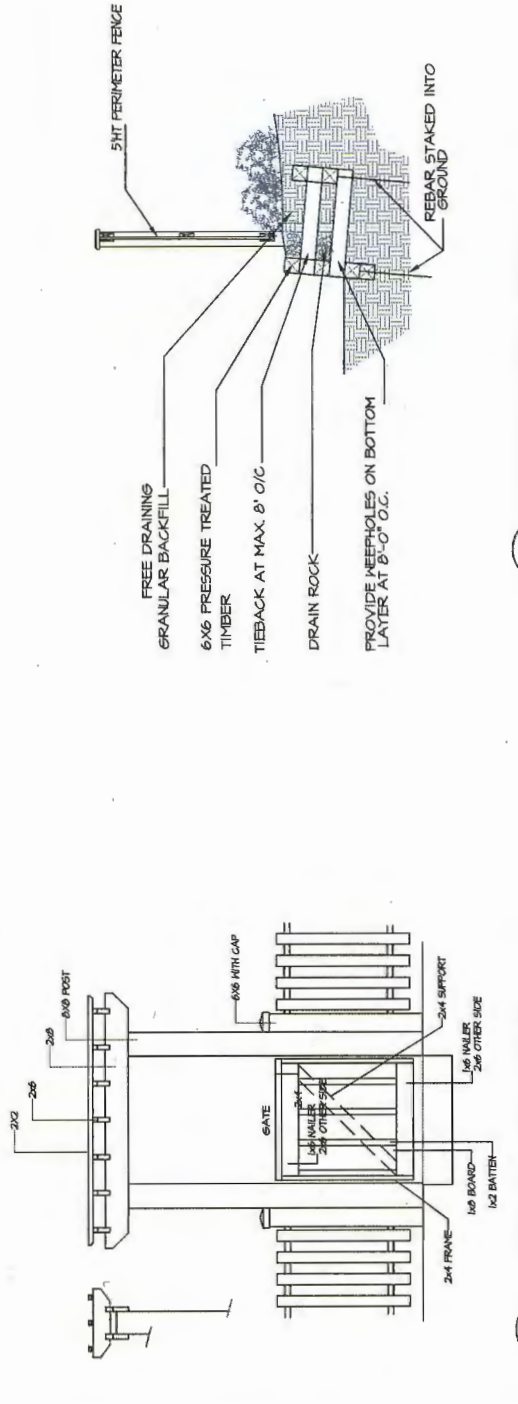
10 SIGNAGE WALL
 L2
 1/2" = 1'-0"



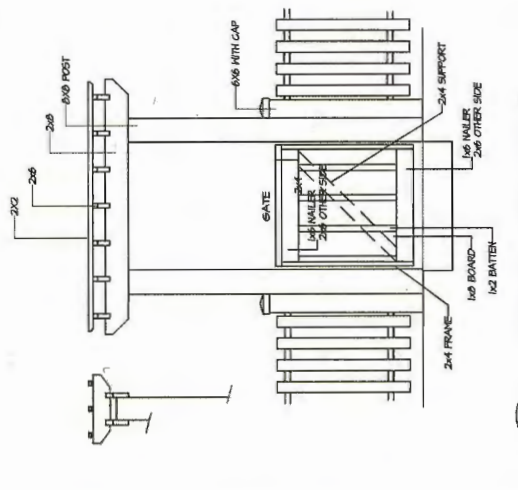
1 36" METAL FENCE/GATES AT STREET FRONTAGE
 L2
 1/2" = 1'-0"



5 ROAD END WOOD TRELLIS
 L2
 1/2" = 1'-0"



9 RETAINING WALL DETAIL
 L2
 3/8" = 1'-0"



6 ARBOUR AND GATE
 L2
 1 1/2" = 1'-0"

Frances Andrew

Site Furnishings Ltd



General Specifications:

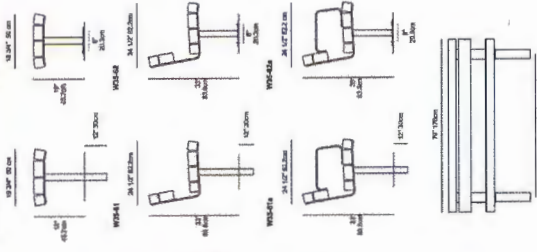
Wood: Clear Scaled Cedar. Wood preservative is 100% water based and contains no VOC's. Cedar is a softwood and is suitable for outdoor use. Cedar is naturally resistant to rot and decay. Cedar is a softwood and is suitable for outdoor use. Cedar is naturally resistant to rot and decay. Cedar is a softwood and is suitable for outdoor use. Cedar is naturally resistant to rot and decay.

Options:

1. To give your project that professional appearance, we offer a choice of custom color chairs or stools. Custom color chairs are available in a wide range of colors. Custom color stools are available in a wide range of colors. Custom color chairs and stools are available in a wide range of colors.

Frances Andrew

Site Furnishings Ltd



General Specifications:

Wood: Clear Scaled Cedar. Wood preservative is 100% water based and contains no VOC's. Cedar is a softwood and is suitable for outdoor use. Cedar is naturally resistant to rot and decay. Cedar is a softwood and is suitable for outdoor use. Cedar is naturally resistant to rot and decay.

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Frances Andrew

Site Furnishings Ltd

Series 8 Receptacles

The Series 8 offers a wide range of receptacle lids designed to meet your needs. For a complete listing of options and specifications, please refer to the Series 8 options section. All Series 8 receptacles feature a galvanized inner liner and a polyethylene outer shell. The receptacles are internally bolted to the ground. The receptacles use plastic coated cable.



Frances Andrew

Site Furnishings Ltd

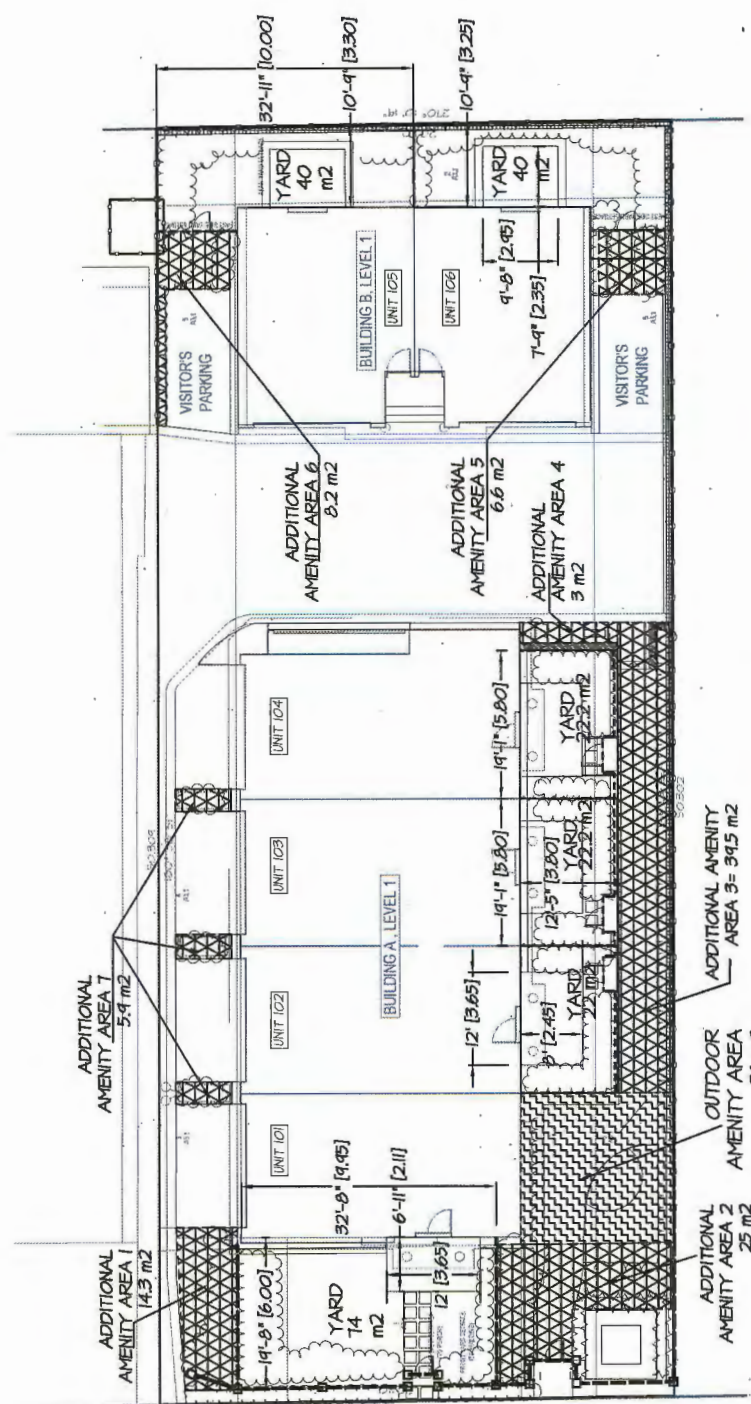
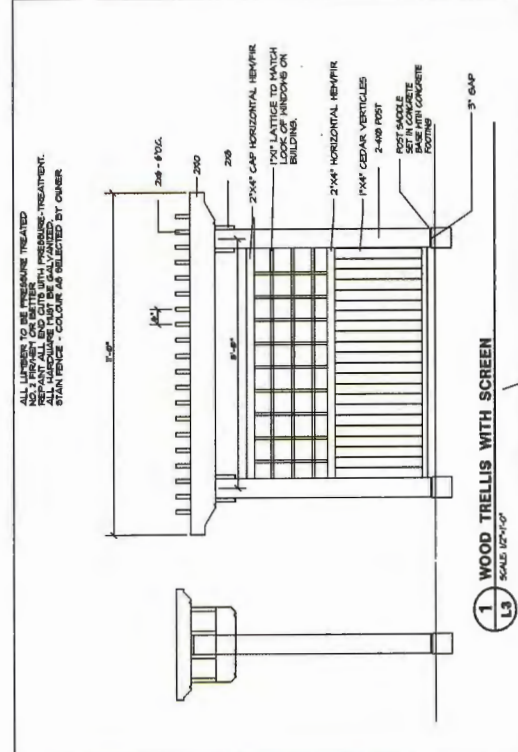
Francis Andrew - Bench
Waterfront Series 35 - WFS-61

Francis Andrew - Trash Receptacle
Series 8 - RS-5



KOMPAN MINISTUDIO I
ELE400101

MEC 034 OUTDOOR THEATRE BY BIG TOYS
COMPOSITE MATERIAL - 46"x16" PLAY AREA
ALSO AVAILABLE: CAFE PANEL/HOUSE PANEL



SCALE: 3/32" = 1'-0"
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/01/03	REVISED AS PER CITY COMMENTS	SKG
2	01/02/04	REVISED AS PER CITY COMMENTS	SKG
3	02/03/04	REVISED AS PER CITY COMMENTS	SKG
4	03/04/04	REVISED AS PER CITY COMMENTS	SKG
5	04/05/04	REVISED AS PER CITY COMMENTS	SKG
6	05/06/04	REVISED AS PER CITY COMMENTS	SKG
7	06/07/04	REVISED AS PER CITY COMMENTS	SKG
8	07/08/04	REVISED AS PER CITY COMMENTS	SKG
9	08/09/04	REVISED AS PER CITY COMMENTS	SKG
10	09/10/04	REVISED AS PER CITY COMMENTS	SKG
11	10/11/04	REVISED AS PER CITY COMMENTS	SKG
12	11/12/04	REVISED AS PER CITY COMMENTS	SKG

PROJECT:
TOWNHOUSE DEVELOPMENT
FOR MARINE STAR HOMES
CORPORATION
9780 Alberta Rd
RICHMOND, B.C.

DRAWING TITLE:
DETAILS, AREAS
AND AMENITY AREA

DRAWING NUMBER:
L3

DATE: 14-MAY-07
SCALE: NTS
DRAWN: MTL/M
DESIGN: MTL/M
CHK'D:

MDLA PROJECT NUMBER: 14-039
OF 5

PLAN # 3B

054851 - 11 DP

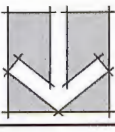
M2
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NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR CONSTRUCTION	DR.
2		ISSUED FOR CONSTRUCTION	DR.
3		ISSUED FOR CONSTRUCTION	DR.
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5		ISSUED FOR CONSTRUCTION	DR.
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8		ISSUED FOR CONSTRUCTION	DR.
9		ISSUED FOR CONSTRUCTION	DR.
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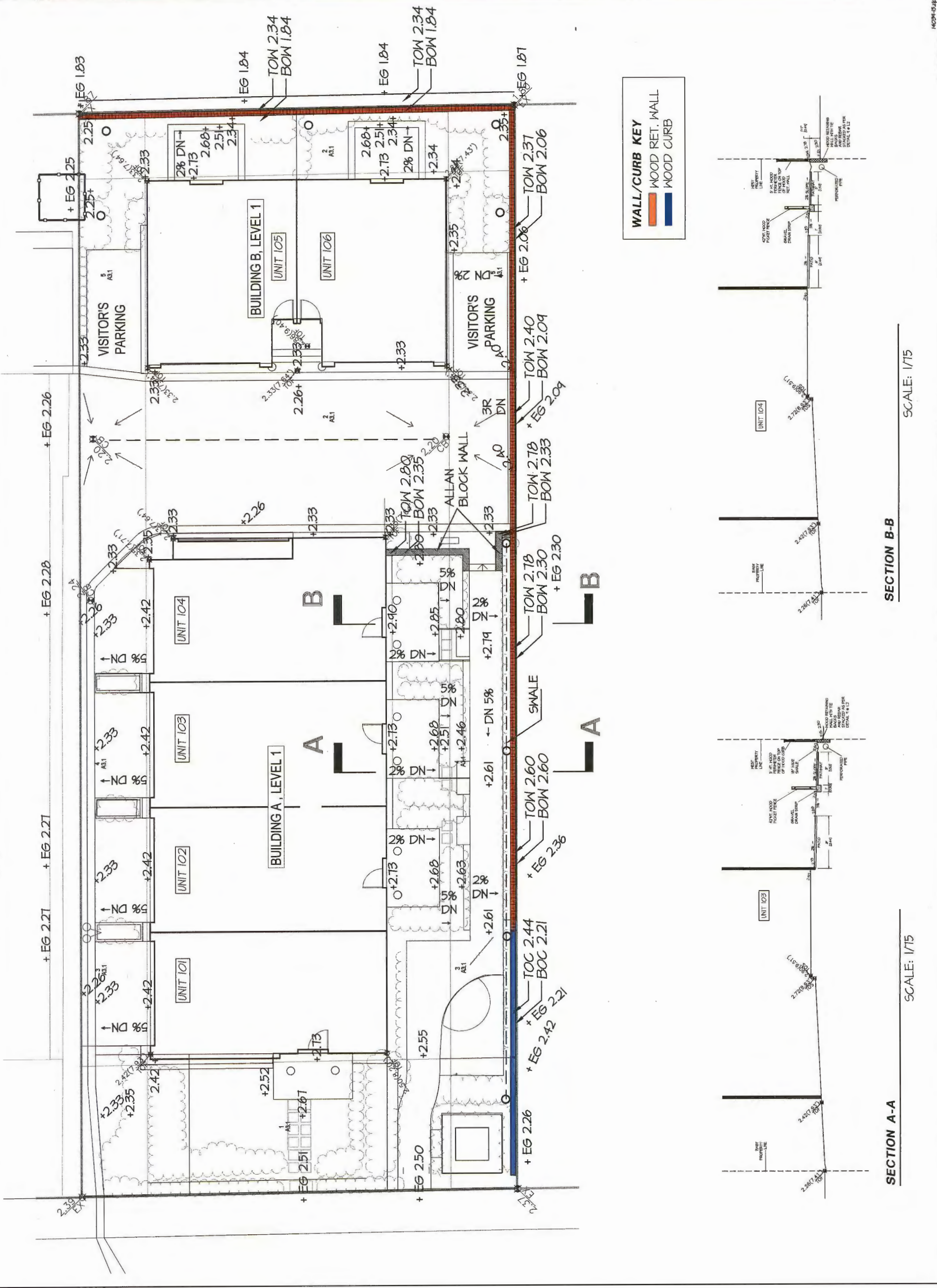
11-584805

PROJECT:
 TOWNHOUSE DEVELOPMENT
 FOR MARINE STAR HOMES
 CORPORATION
 9780 Alberta Rd
 RICHMOND, B.C.

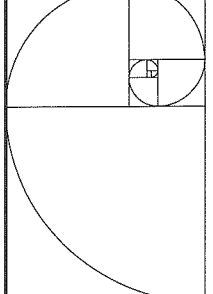
DRAWING TITLE:
 GRADING PLAN
 AND SECTIONS

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SCALE:	1/75		
DRAWN:	MJM		
DESIGN:	MJM		
CHK'D:			
M2LA PROJECT NUMBER:	14-039		
			OF 5

PLAN # 3C

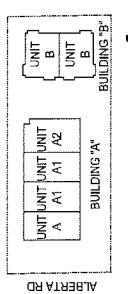


14-039-03B



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 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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PROJECT FOR PERMITS SUBMISSION

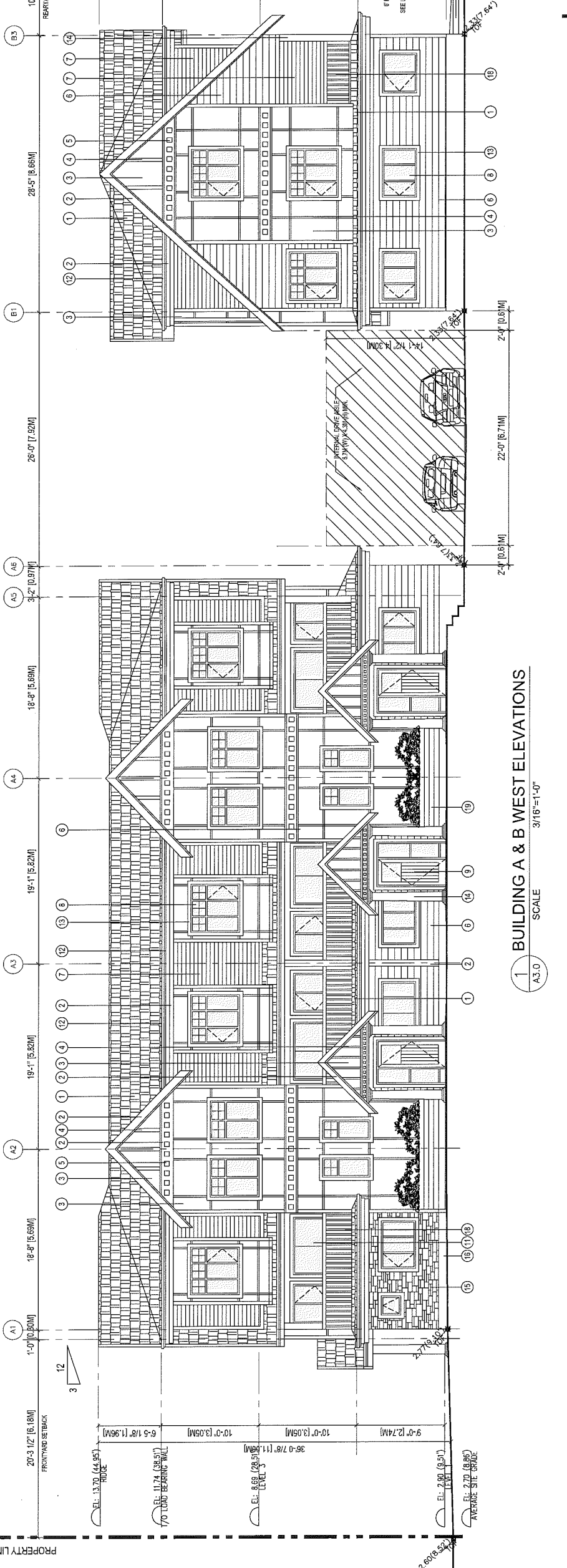
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Nov. 05, 2015

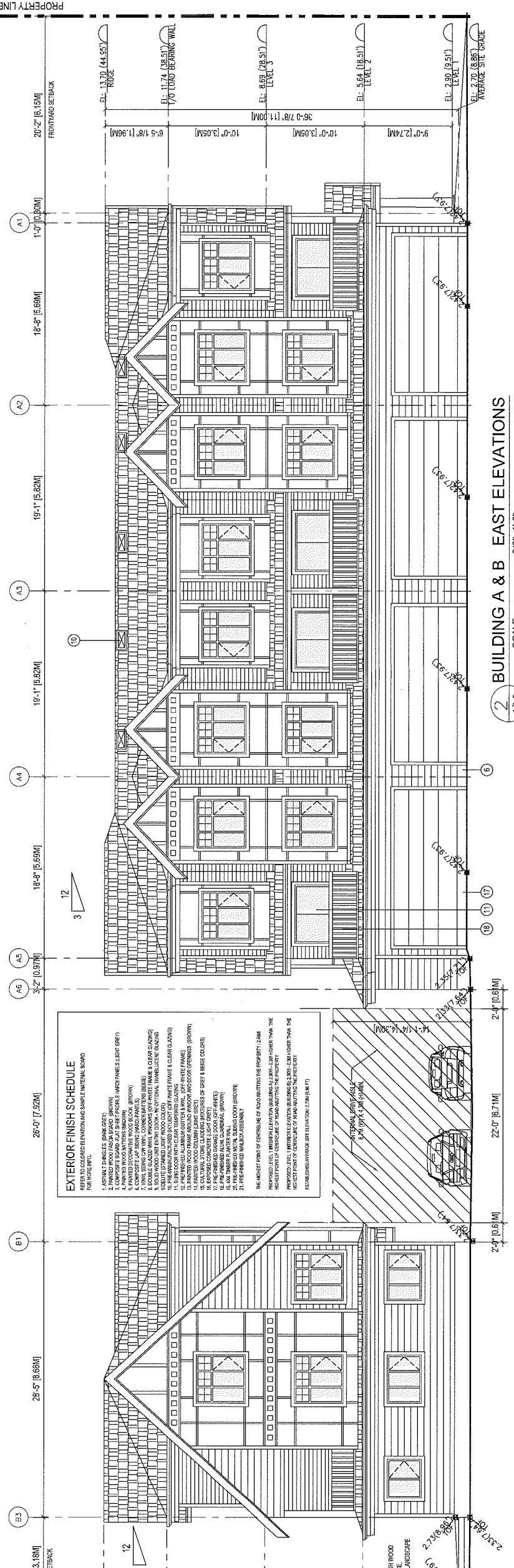
6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9780 ALBERTA ROAD,
 RICHMOND, BC

BUILDING ELEVATIONS

Project No. #8159
 Scale 3/16"=1'-0"
 Drawing No. A3.0
 Revision



1 BUILDING A & B WEST ELEVATIONS
 SCALE 3/16"=1'-0"
 A3.0



2 BUILDING A & B EAST ELEVATIONS
 SCALE 3/8"=1'-0"
 A3.0

- EXTERIOR FINISH SCHEDULE**
 REFER TO DECORATION AND SAMPLE MATERIAL BOARD FOR FINISHES.
- 1 ASPEN SHINGLES (DARK GREY)
 - 2 COMPOSITE BOARD PLAT SHEET (TRIPLE WOOD PANELS) (LIGHT GREY)
 - 3 PAINTED ALUMINUM WINDOW AND DOOR CASINGS (BROWN)
 - 4 PAINTED ALUMINUM WINDOW AND DOOR CASINGS (BROWN)
 - 5 COMPACT LAMINATE (CABINETS)
 - 6 COMPOSITE LAMINATE (CABINETS)
 - 7 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 8 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 9 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 10 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 11 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 12 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 13 PAINTED WOOD TRIM (ROUNDS AND CORNICES) (BROWN)
 - 14 CULTURAL STONE CLADDING (FRONT PORCH) (GREY & BROWN COLORS)
 - 15 EXPOSED CONCRETE LIGHT GREY
 - 16 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 17 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 18 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 19 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 20 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)
 - 21 1/2" X 1/2" X 1/2" TRIPLE WOOD PANELS (CLEAR GLAZING)

PLAN #4

DP 11-584805

IMPERIAL ARCHITECTURE
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 ARCHITECTURE INTERIOR DESIGN P.L.L.C.
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ALBERTA RD

UNIT UNIT UNIT
 A A1 A1 A2 BUILDING 'A'
 UNIT UNIT UNIT
 B B1 B1 B2 BUILDING 'B'

REVISIONS

1	ISSUED FOR PERMITS	JL	PK	15.11.08
2	ISSUED FOR PERMITS	JL	PK	15.11.08
3	ISSUED FOR PERMITS	JL	PK	15.11.08
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Nov. 05, 2015

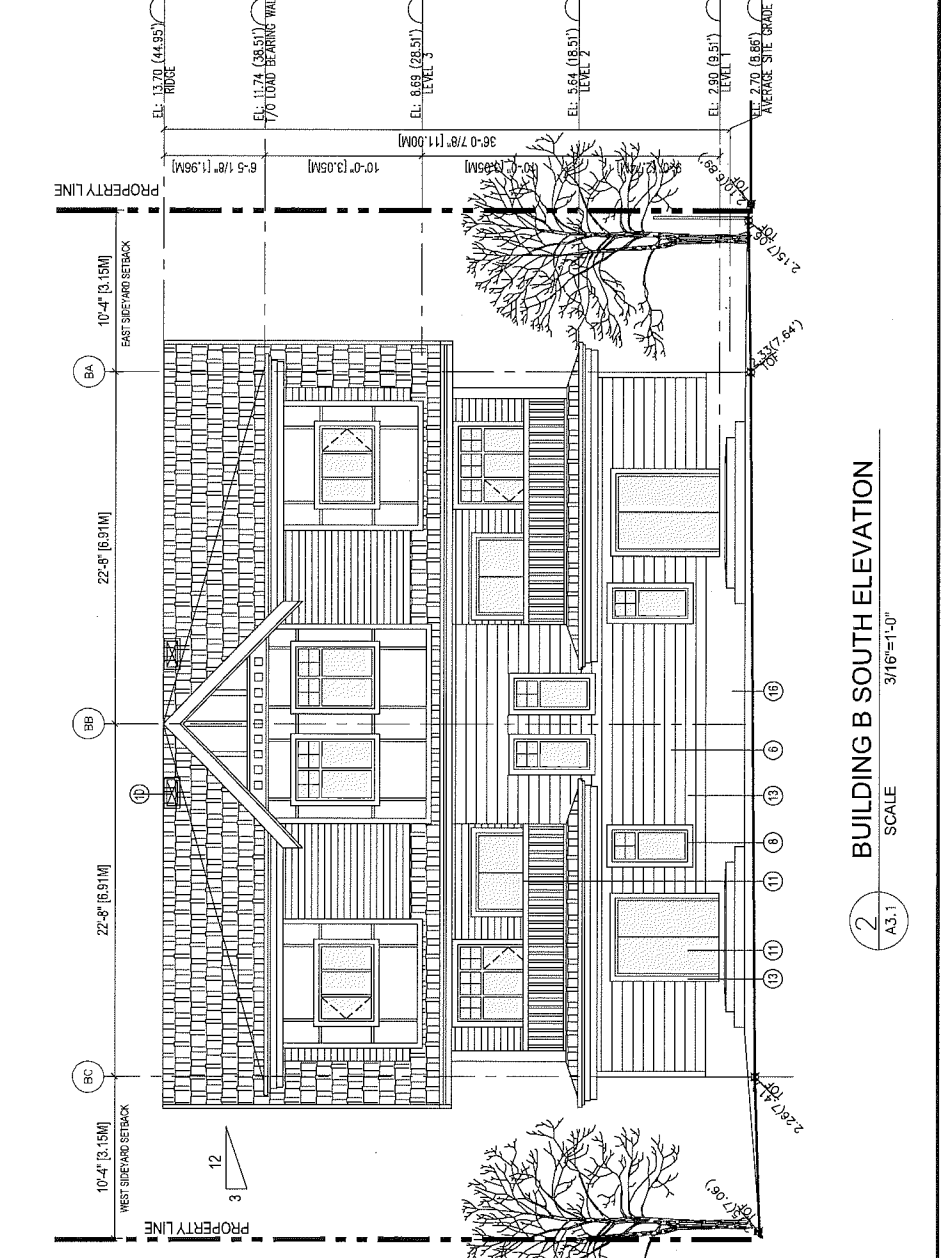
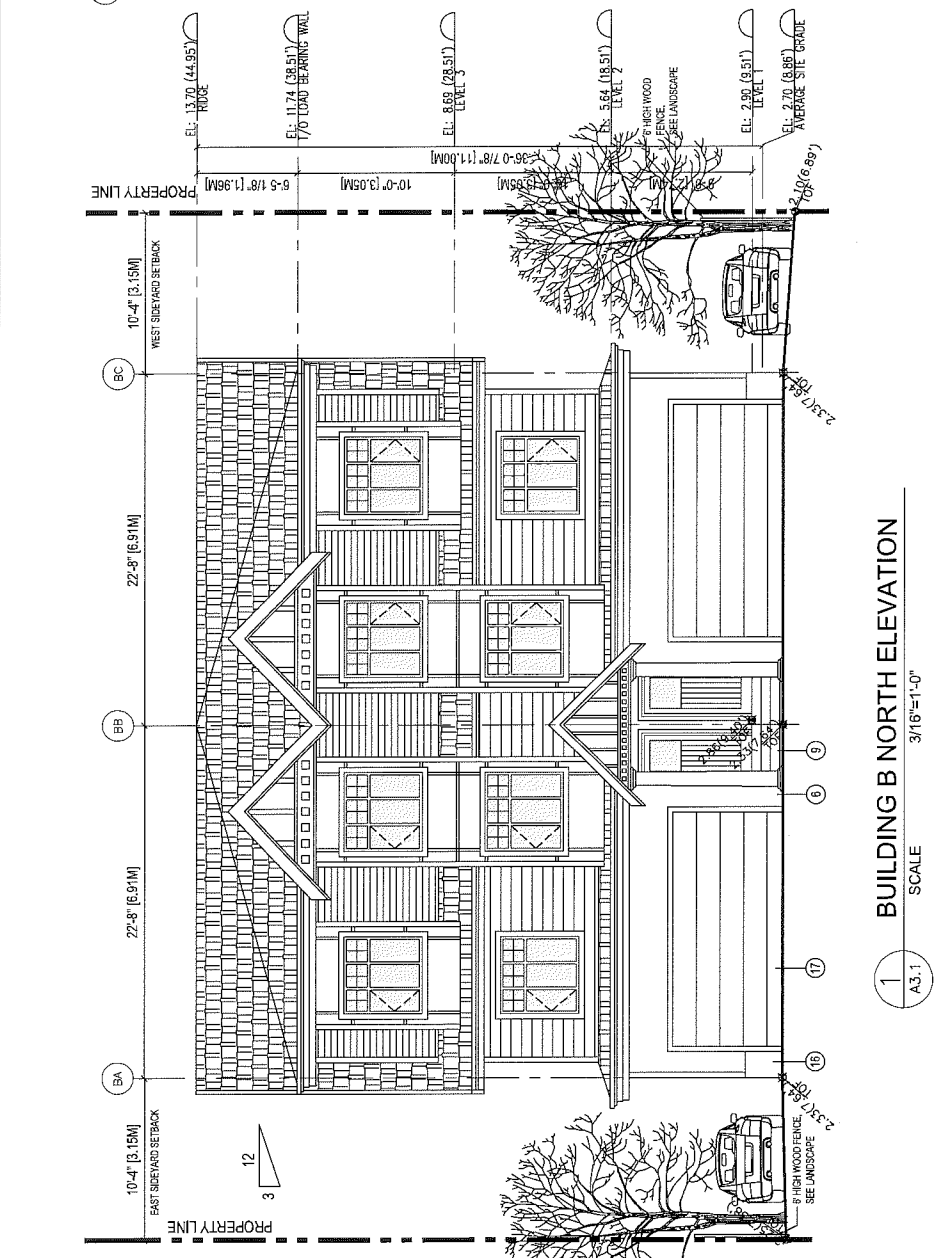
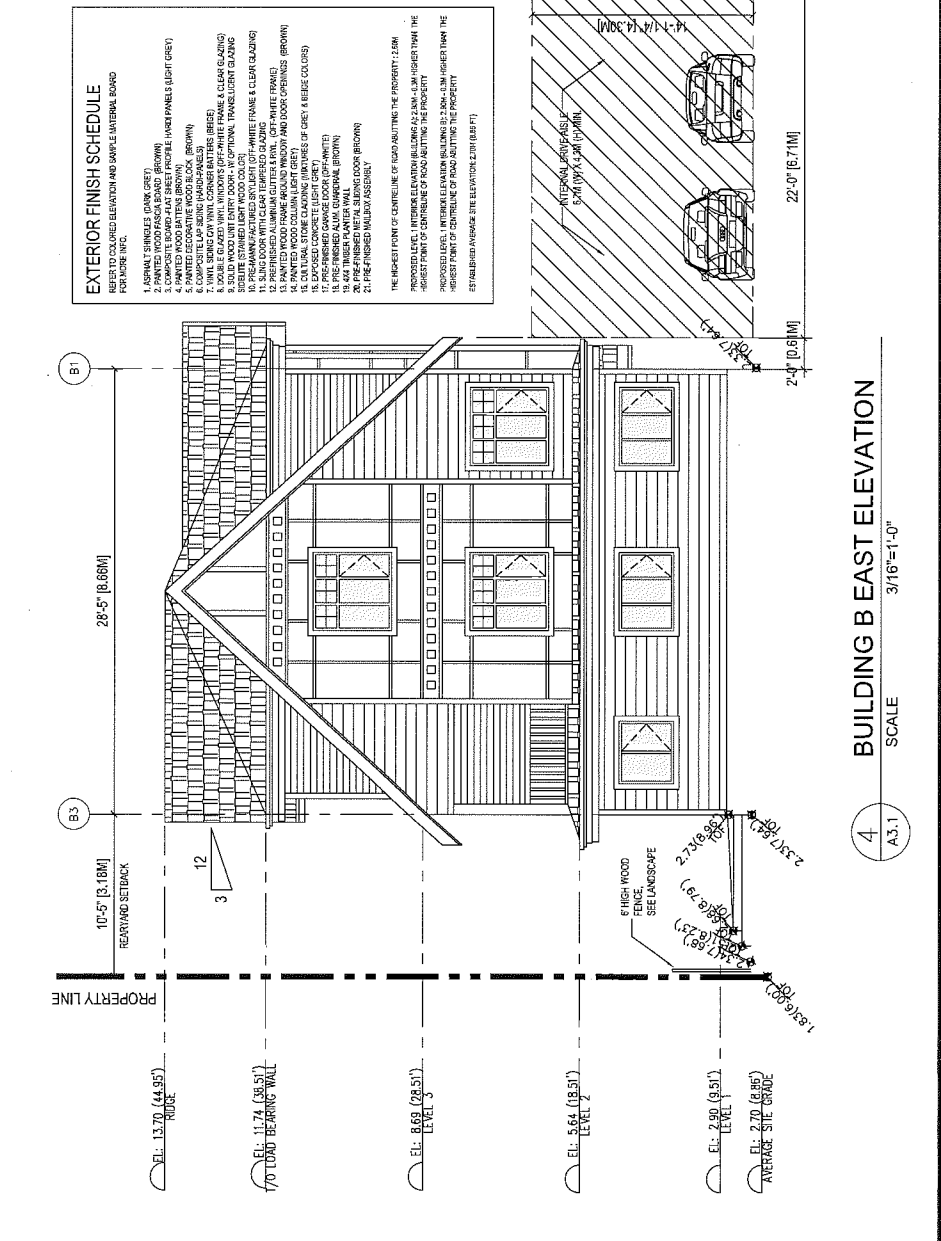
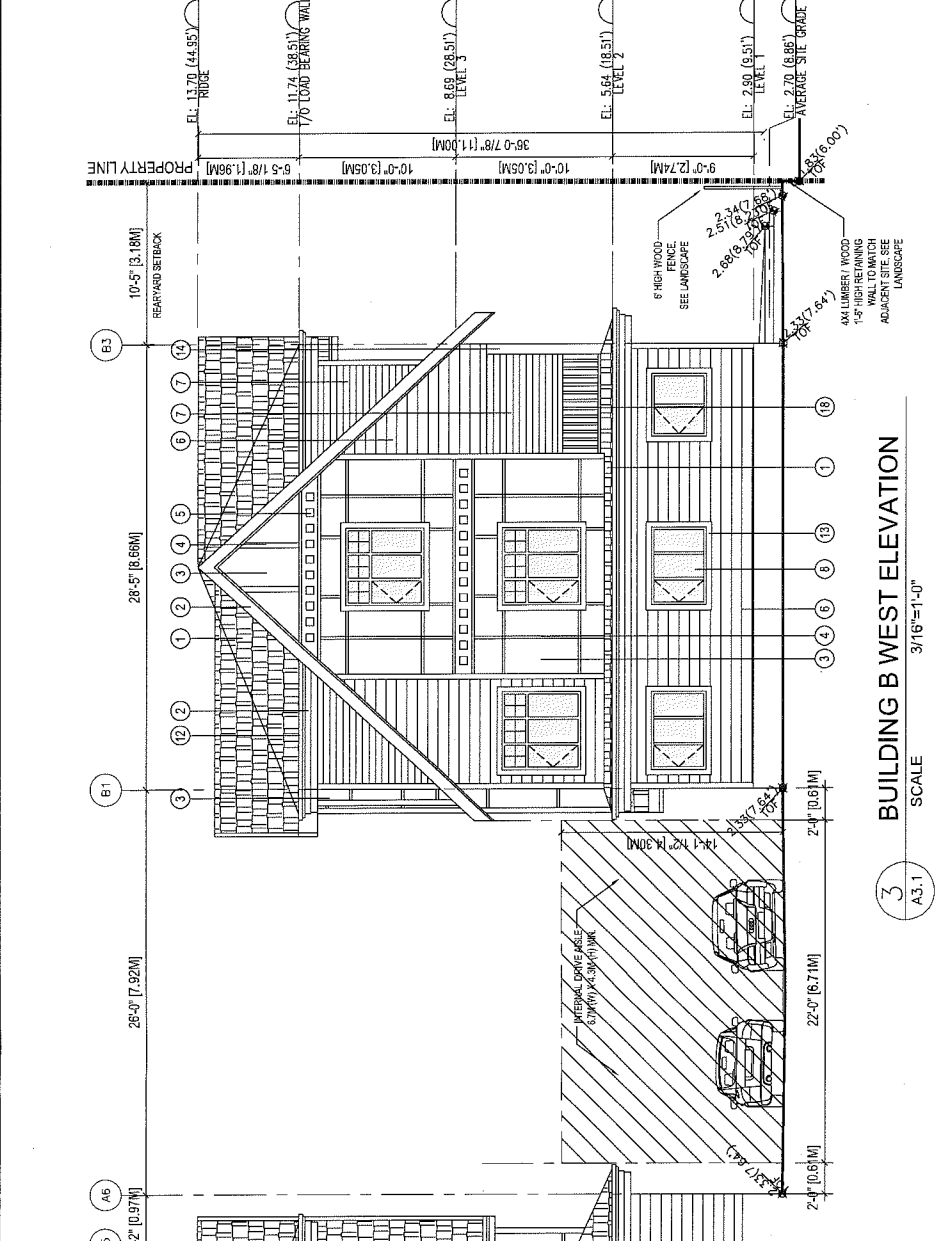
6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9780 ALBERTA ROAD,
 RICHMOND, BC

PROJECT NO. #8159
 SCALE 3/16"=1'-0"
 DRAWING NO. A3.1

BUILDING ELEVATIONS

REVISIONS

PLAN # 4A



1 BUILDING B WEST ELEVATION SCALE 3/16"=1'-0" A3.1

2 BUILDING B SOUTH ELEVATION SCALE 3/16"=1'-0" A3.1

3 BUILDING B EAST ELEVATION SCALE 3/16"=1'-0" A3.1

4 BUILDING B NORTH ELEVATION SCALE 3/16"=1'-0" A3.1

Nov. 05, 2015

Client/Project
 6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9790 ALBERTA ROAD,
 RICHMOND, BC

Building Sections

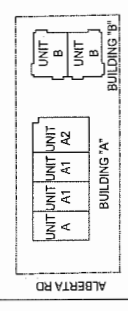
Project No. #8159
 Scale 3/16"=1'-0"
 Drawing No. A3.3
 Revision



ARCHITECTURE
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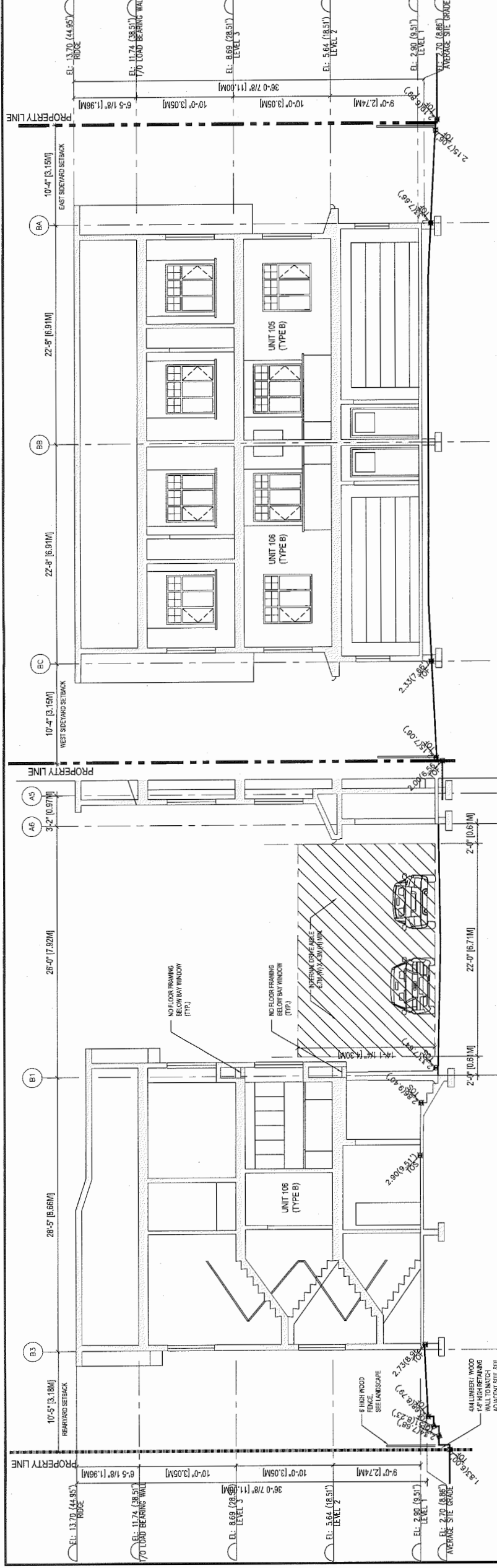
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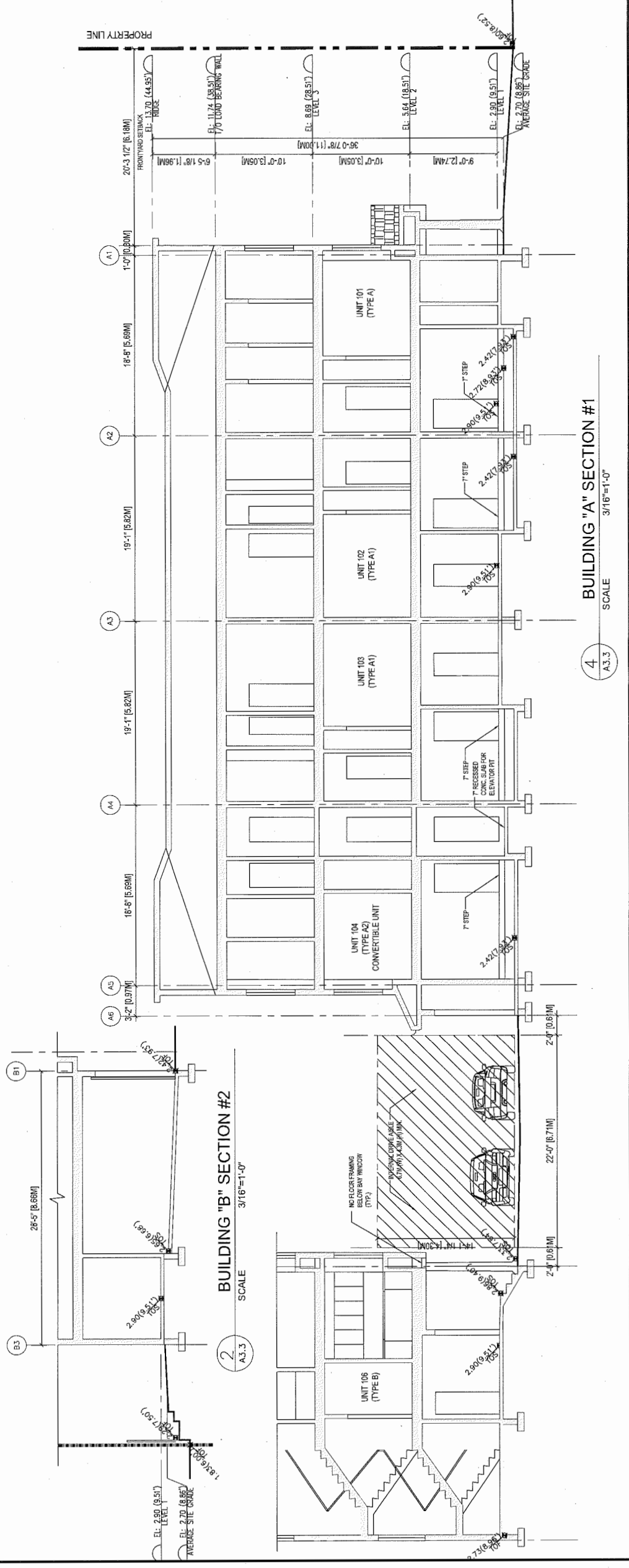
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1 BUILDING "B" SECTION #1
 SCALE 3/16"=1'-0"
 A3.3

3 BUILDING "B" SECTION #3
 SCALE 1/8"=1'-0"
 A3.3

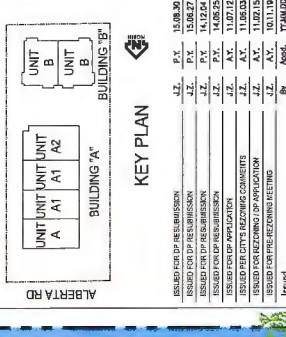
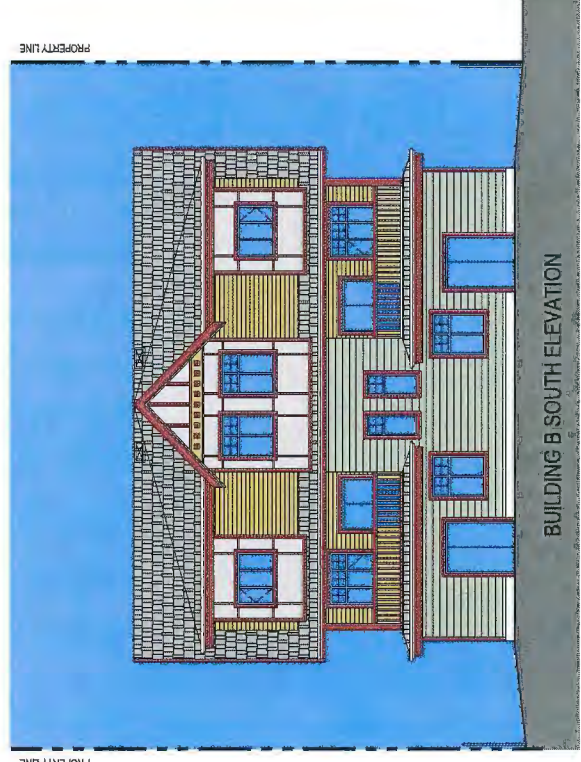
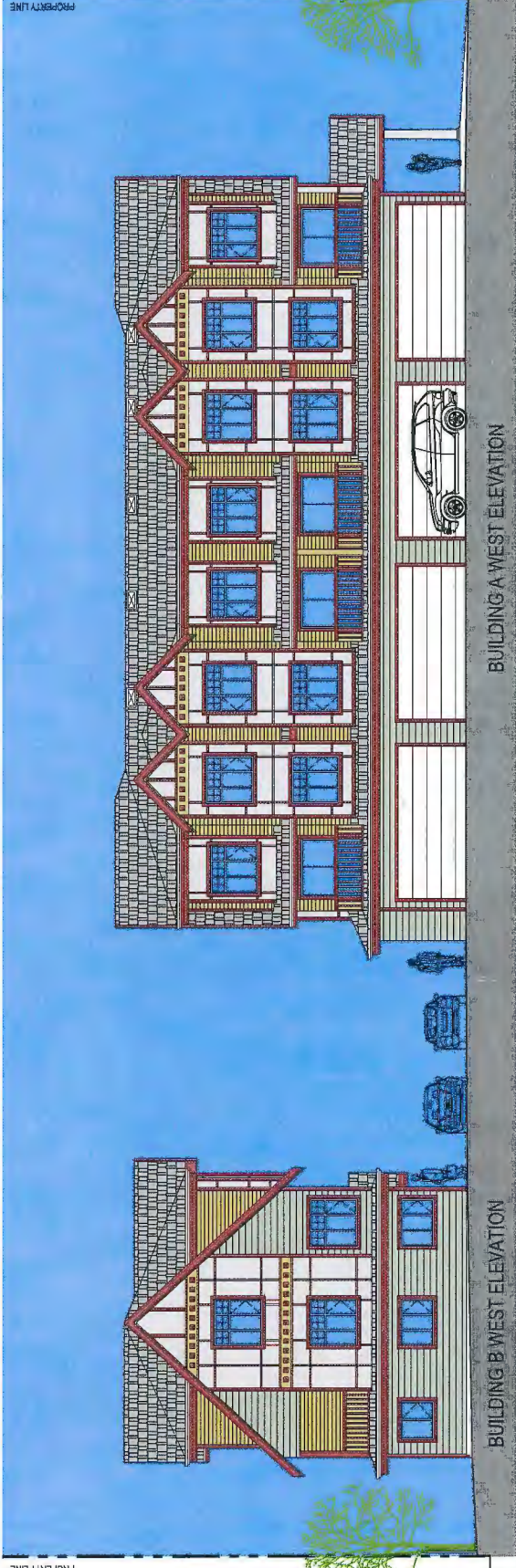


4 BUILDING "A" SECTION #1
 SCALE 3/16"=1'-0"
 A3.3

PLAN # 42

EXTERIOR FINISH SCHEDULE

- 1. ASPHALT SHINGLES (DARK GREY)
- 2. PAINTED WOOD FASCIA BOARD (BROWN)
- 3. COMPOSITE BOARD-FLAT SHEET PROFILE HARDI PANELS (LIGHT GREY)
- 4. PAINTED WOOD BATTENS (BROWN)
- 5. PAINTED DECORATIVE WOOD BLOCK (BROWN)
- 6. COMPOSITE LAP SIDING (HARDI-PANELS)
- 7. VINYL SIDING CW VINYL CORNER BATTERS (BEIGE)
- 8. DOUBLE GLAZED VINYL WINDOWS (OFF-WHITE FRAME & CLEAR GLAZING)
- 9. SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)
- 10. PRE-MANUFACTURED SKYLIGHT (OFF-WHITE FRAME & CLEAR GLAZING)
- 11. PRE-FINISHED ALUMINUM FLASHING & RAIL (OFF-WHITE FRAME)
- 12. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)
- 13. CULTURAL STONE CLADDING (MIXTURES OF GREY & BEIGE COLORS)
- 14. PAINTED WOOD COLUMN (LIGHT GREY)
- 15. EXPOSED CONCRETE (LIGHT GREY)
- 16. PRE-FINISHED GARAGE DOOR (OFF-WHITE)
- 17. PRE-FINISHED ALUM. GUARDRAIL (BROWN)
- 18. PRE-FINISHED ALUM. GUARDRAIL (BROWN)



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Dimensions
The Contractor shall verify all dimensions, and immediately report any errors within 14 days of the start of construction. Dimensions shall be taken to the center of the wall unless otherwise specified.

ARCHITECTURE
INTERIOR
DESIGN
PLANNING



August 30, 2015

Client/Project
6 UNIT TOWNHOUSE DEVELOPMENT
DP 11-584805
FOR MARINE STAR HOMES CORPORATION
9760 ALBERTA ROAD,
RICHMOND, BC

Title
COLORED BUILDING ELEVATIONS

Project No. #8159
Drawing No. A3.4
Scale 1/8"=1'-0"
Sheet of
Revision

PLAN #4D

DP 11-584805

IMPERIAL ARCHITECTURE
 ARCHITECTURE INTERIOR DESIGN PLANNING
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ALBERTA RD
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 A A1 A1 A2
 BUILDING "A"
 UNIT B
 UNIT B
 BUILDING "B"

KEY PLAN

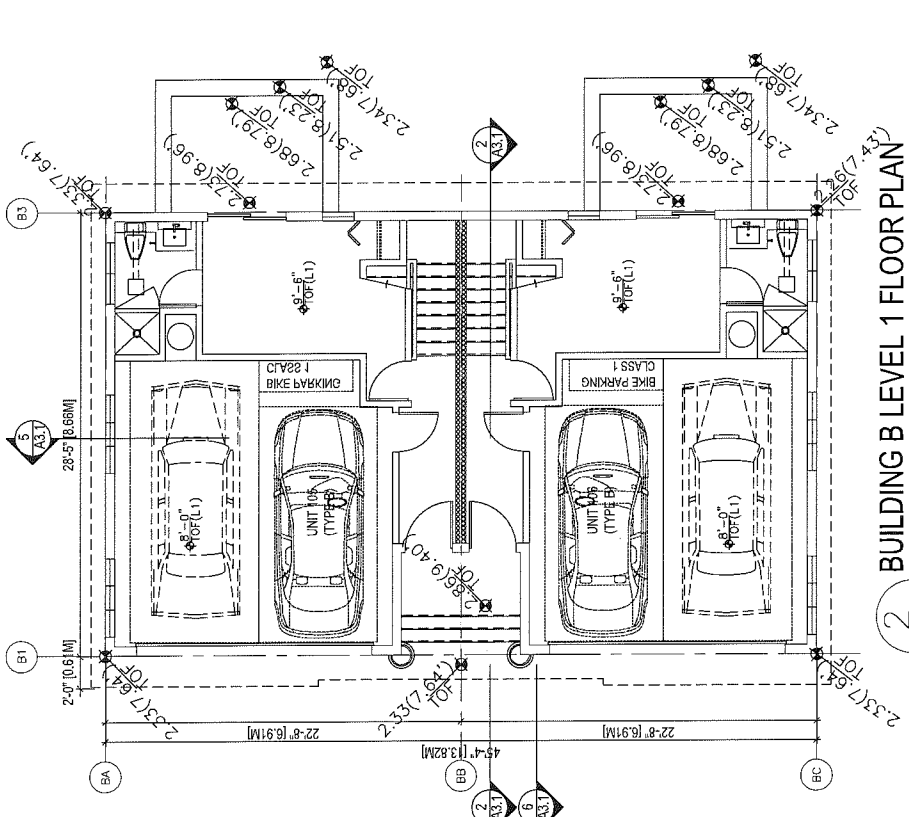
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Nov. 05, 2015

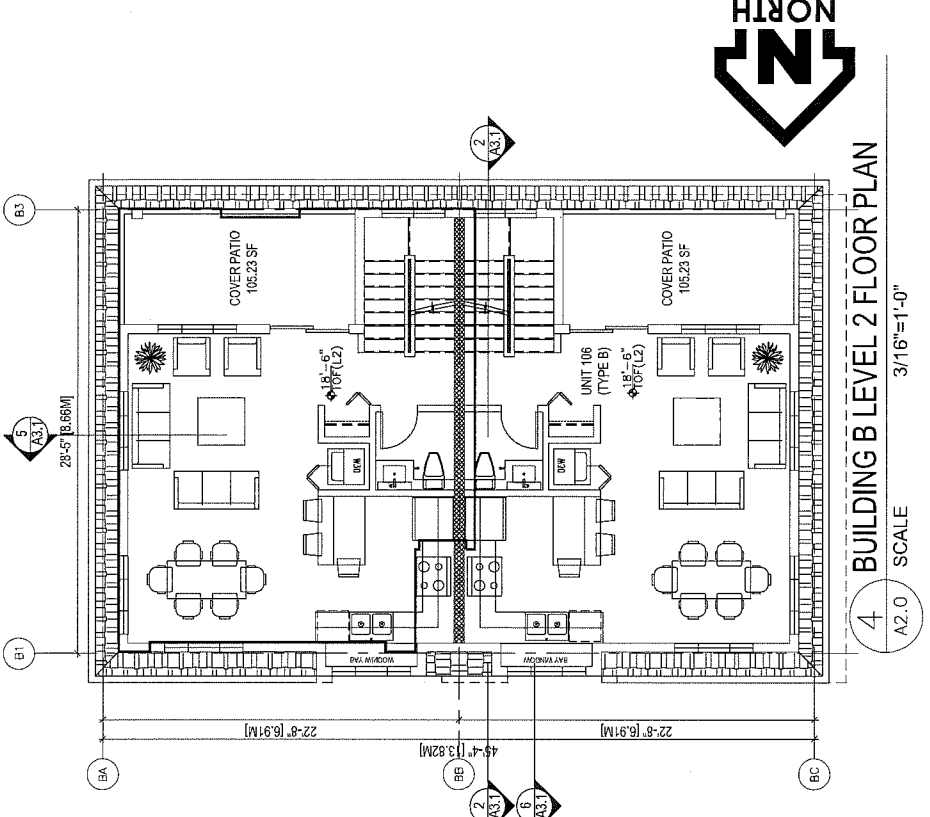
6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9780 ALBERTA ROAD,
 RICHMOND, BC

LEVEL 1 & LEVEL 2
 FLOOR PLANS

Project No. #8159
 Drawing No. A2.0
 Scale 3/16"=1'-0"
 Sheet

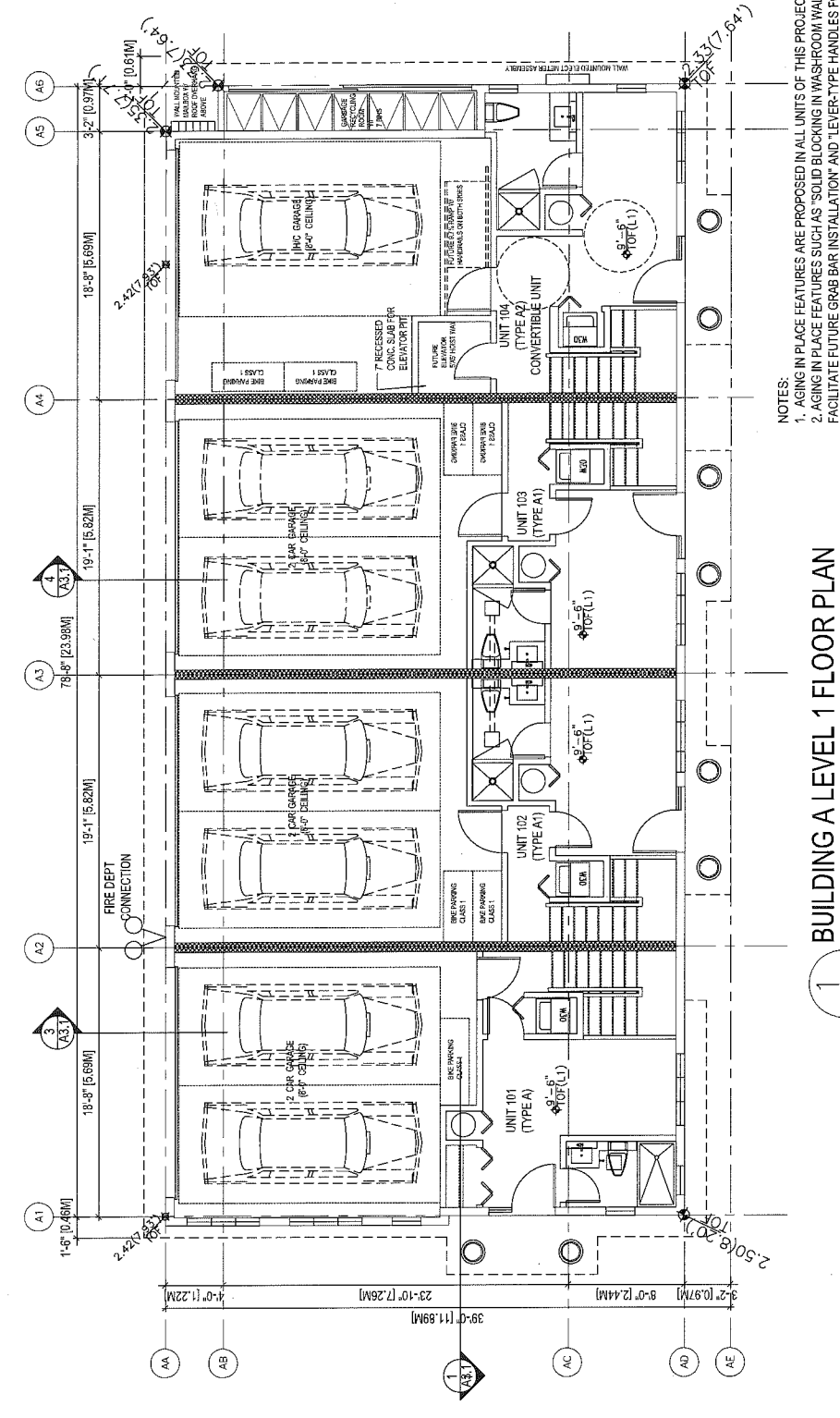


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 A2.0 SCALE 3/16"=1'-0"

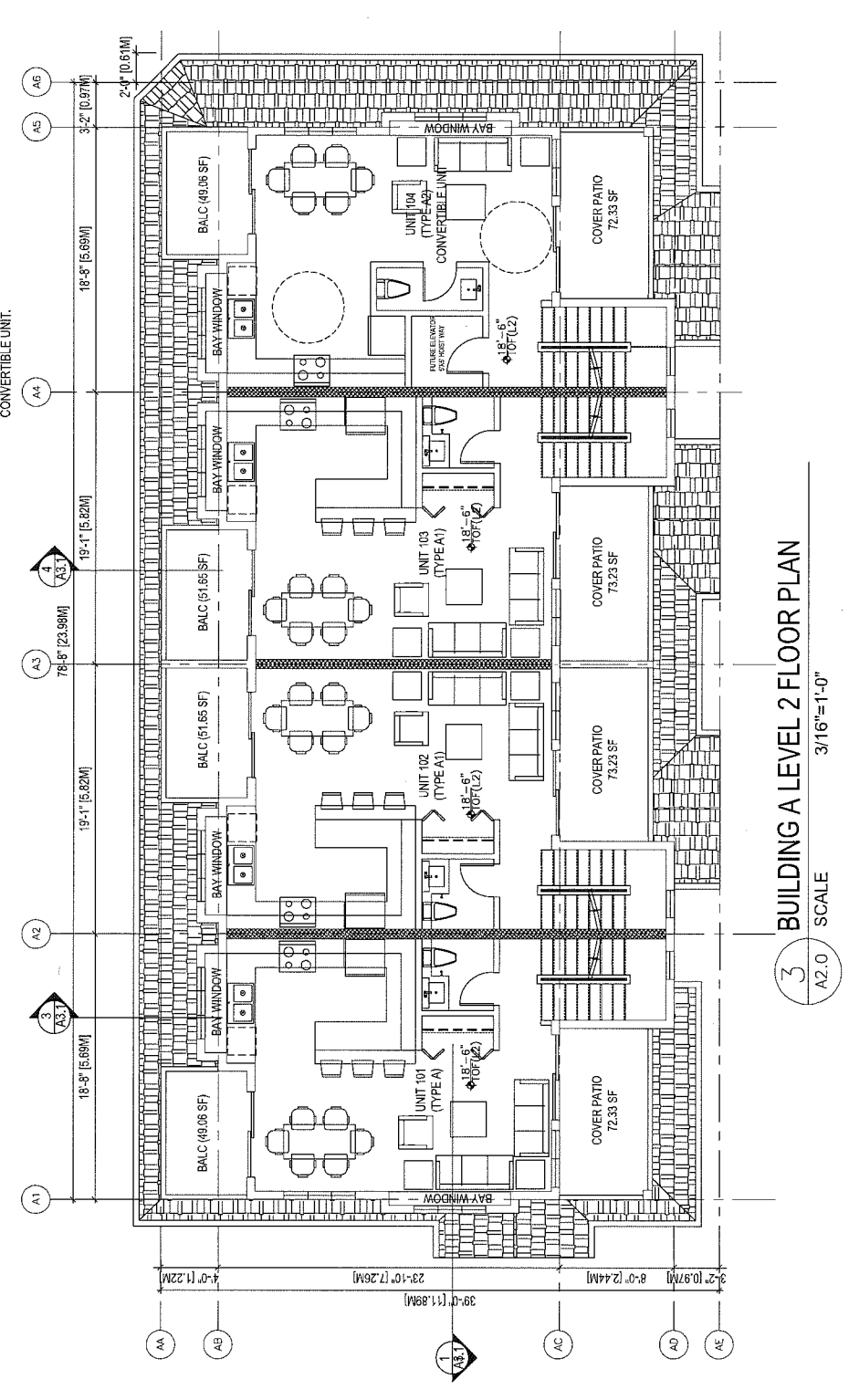


4 BUILDING B LEVEL 2 FLOOR PLAN
 A2.0 SCALE 3/16"=1'-0"

- NOTES:**
- AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
 - AGING IN PLACE FEATURES SUCH AS "SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
 - UNIT 101 (TYPE A2) LOCATED AT NORTH END OF BUILDING A WAS DESIGNED AS A CONVERTIBLE UNIT.

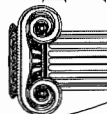


1 BUILDING A LEVEL 1 FLOOR PLAN
 A2.0 SCALE 3/16"=1'-0"



3 BUILDING A LEVEL 2 FLOOR PLAN
 A2.0 SCALE 3/16"=1'-0"





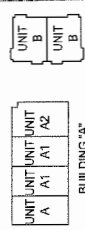
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 ARCHITECTURE
 INTERIOR
 DESIGN
 PLANNING

HOLDER OF AN ABC CERTIFICATE OF PRACTICE
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ALBERTA RD



KEY PLAN

UNIT UNIT UNIT UNIT
 A A1 A1 A2 BUILDING 'A'

UNIT B UNIT B BUILDING 'B'

REQUIRED FOR REGISTRATION

REG. NO.	1311.02
REG. DATE	15.11.03
REG. TYPE	P.A.
REG. CLASS	13.03.02
REG. STATUS	ACTIVE
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REG. FEE	14,862.52
REG. FEE INC.	11,807.12
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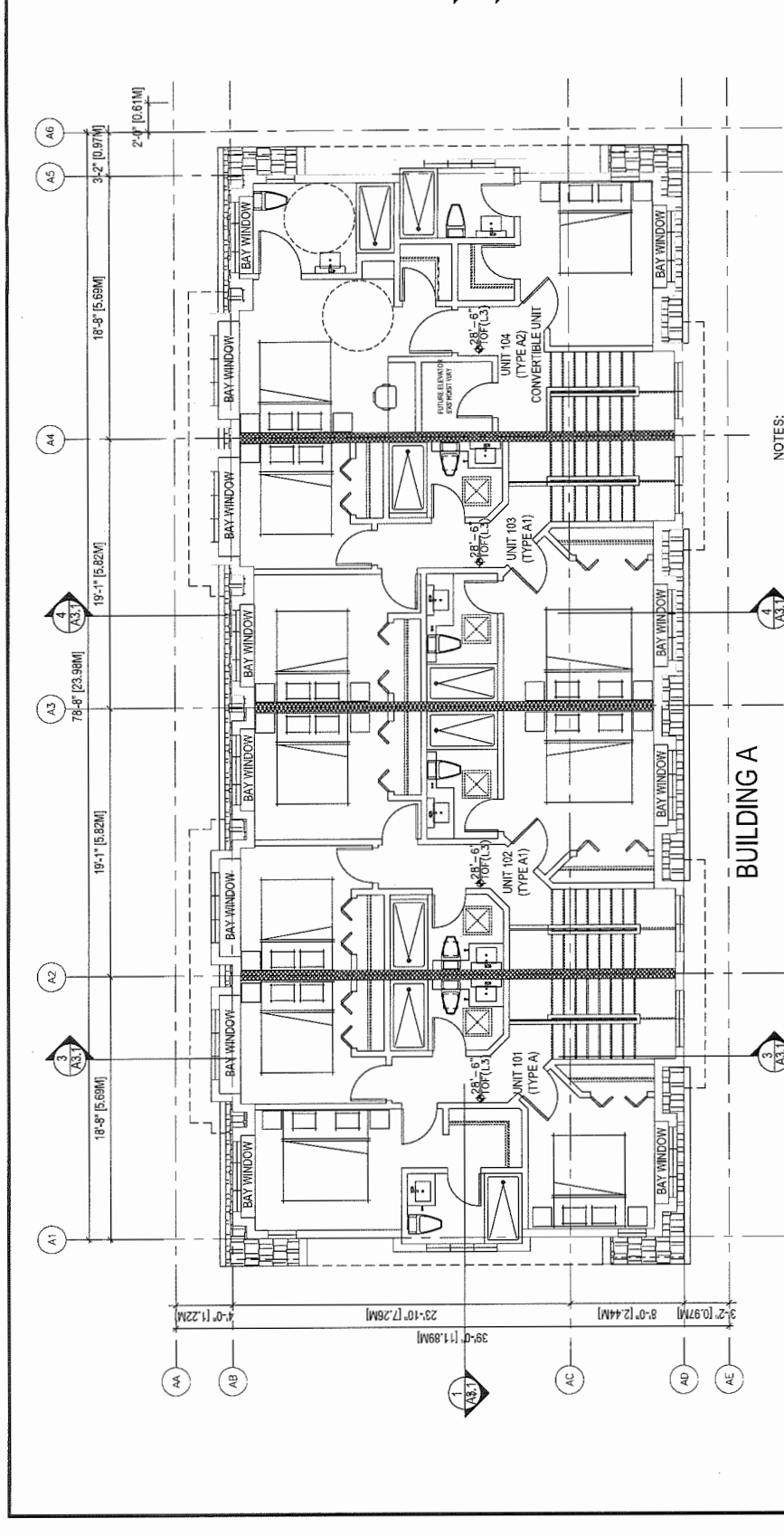
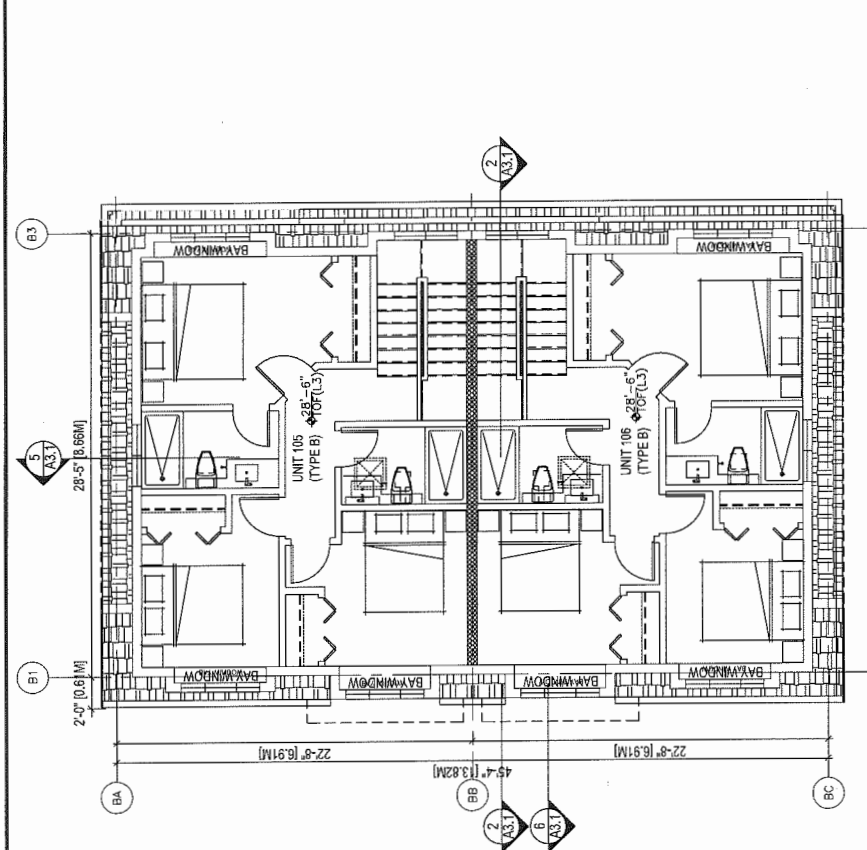
Nov. 05, 2015

6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9780 ALBERTA ROAD,
 RICHMOND, BC

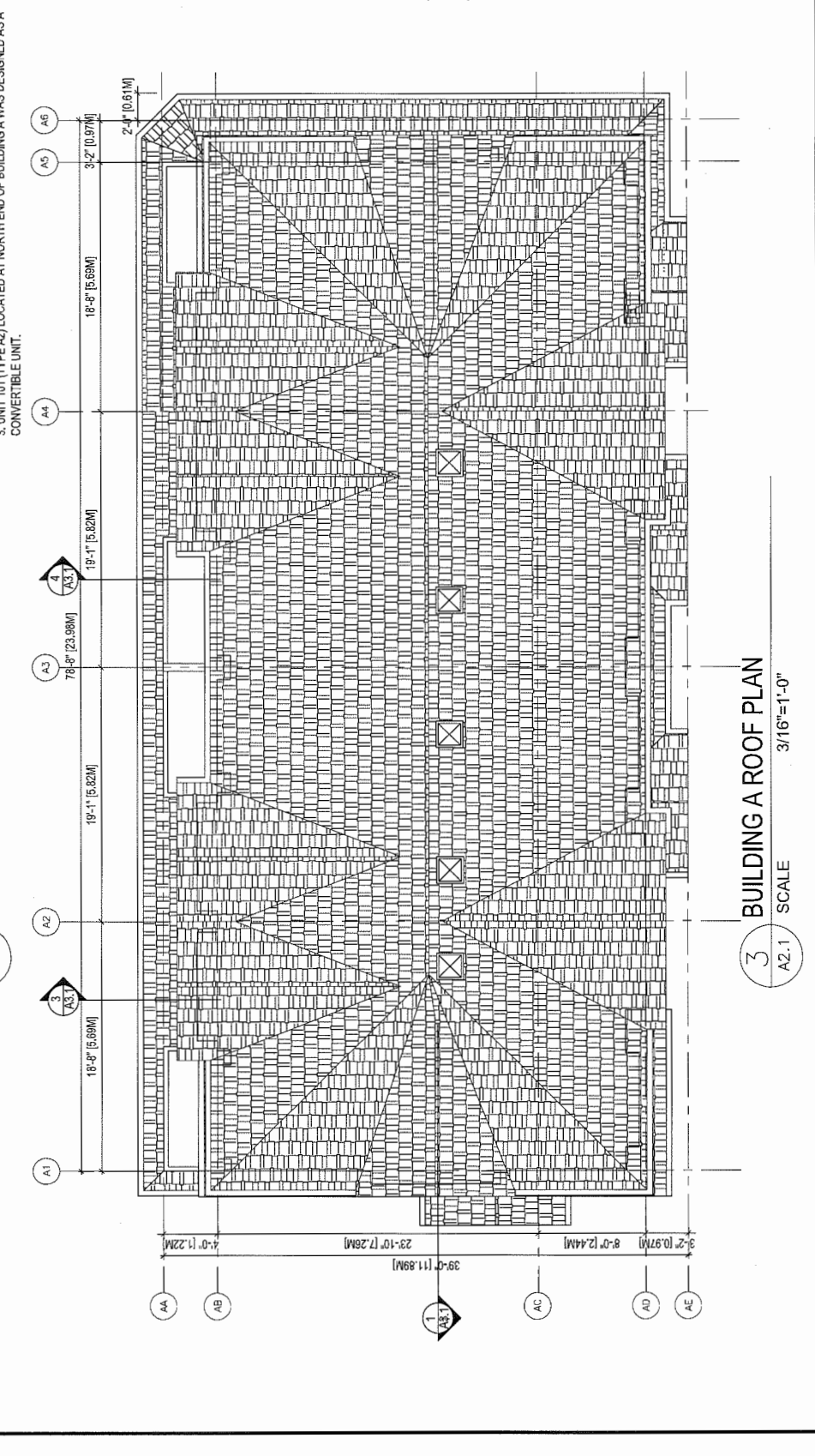
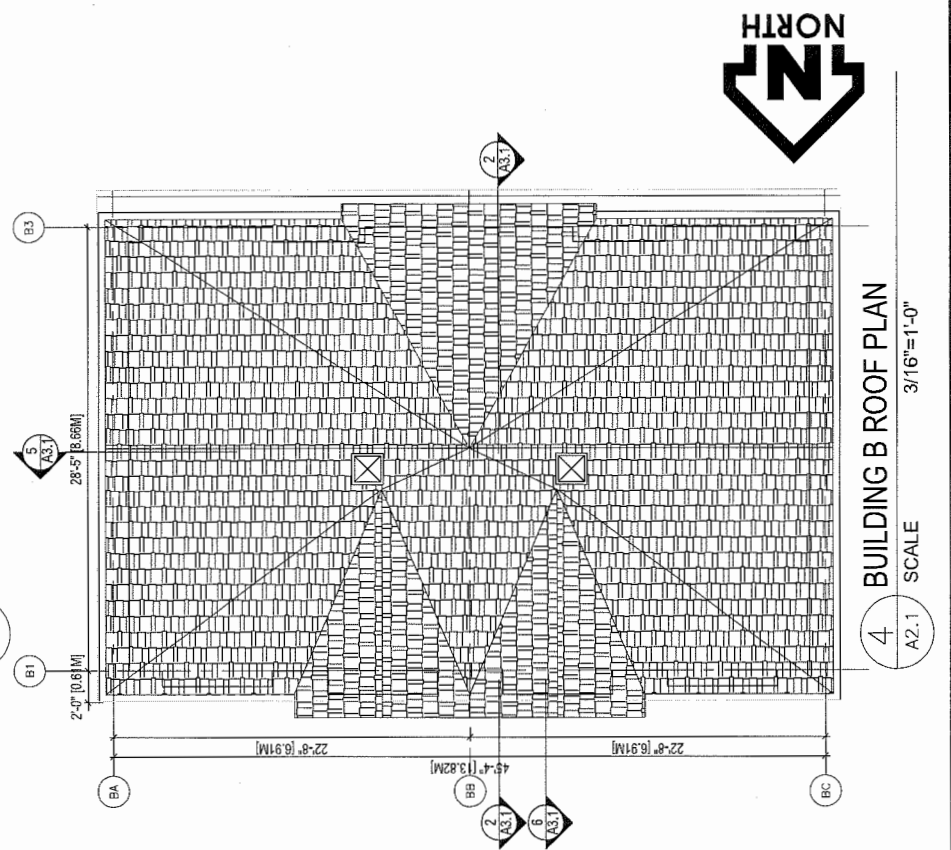
LEVEL 3 FLOOR PLAN /
 ROOF PLAN

Project No. #8159
 Drawing No. A2.1
 Scale 3/16"=1'-0"
 Sheet 1 of 1
 Revision

REFERENCE PLAN



- NOTES:
- AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
 - AGING IN PLACE FEATURES SUCH AS 'SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION' AND 'LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES' WILL BE PROVIDED IN ALL UNITS.
 - UNIT 101 (TYPE A2) LOCATED AT NORTH END OF BUILDING A WAS DESIGNED AS A CONVERTIBLE UNIT.



6 UNIT TOWNHOUSE DEVELOPMENT
 DP 11-584805
 FOR MARINE STAR HOMES CORPORATION
 9780 ALBERTHA ROAD,
 RICHMOND, BC

Client/Project
 Title
 Scale
 1/4"=1'-0"

Sheet
 Revision
 A5.2

Date
 Nov. 05, 2015

REQUIREMENTS APPLIED TO ENTIRE A2 UNIT DESIGN
 A5 ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE
 A6 LEVER-TYPE HANDLES FOR ALL DOORS.
 B3 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

ELECTRICAL REQUIREMENTS APPLIED TO ENTIRE A2 UNIT DESIGN
 G1 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
 G2 UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

CONVERTIBLE UNIT GUIDELINES (NOTE: SAFER-HOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)	
A DOORS & DOORWAYS	A1 ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
	A2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 500 MM ON LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
	A3 INTERIOR DOORS TO MAIN LIVING AREAS (BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT (DEMONSTRATE WHEELCHAIR ACCESS BETWEEN I.E. HALLWAY AND ROOMS AND WHEEL HALLWAY AND/OR DOORWAYS) IF NECESSARY TO SECURE ACCESS.
B VERTICAL CIRCULATION	B1 STAIRWAY STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDING, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS
	B2 VERTICAL LIFT, DERESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	B3 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C HALLWAYS	C1 MIN. 900 MM WIDTH
	C2 MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH
	C3 ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
D BATHROOM (MIN. 1)	D1 TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
	D2 WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHROOM, SHOWER, AND TOILET LOCATIONS.
	D3 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	D4 PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS
	D5 CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
	D6 DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
E KITCHEN	E1 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
	E2 CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
F WINDOWS	F1 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
	F2 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	F3 MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN LIVING ROOM)
G OUTLETS & SWITCHES	G1 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE (SMART HOME).
	G2 UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.
	G3 UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

TYPE "A2" L1 UNIT PLAN
 SCALE 1/4"=1'-0"

TYPE "A2" L2 UNIT PLAN
 SCALE 1/4"=1'-0"

TYPE "A2" L3 UNIT PLAN
 SCALE 1/4"=1'-0"

SHOWER DIMENSIONS, CLEARANCES & MEASUREMENTS FOR BATHROOMS

- CLEARANCES: ALLOW A MINIMUM 21-INCH WALKWAY (30 INCHES PREFERRED) FROM THE FRONT OF THE SHOWER STALL TO A WALL OR FIXTURE. THESE CLEARANCES MAY NOT ALLOW FULL ACCESSIBILITY.
- SIZE: PROVIDE A MINIMUM CLEAR FLOOR SPACE INSIDE THE SHOWER STALL OF 34X34 INCHES, PREFERABLY 36X36 INCHES OR LARGER.
- FOR OPTIMAL ACCESSIBLE BATHROOM COMFORT AND SAFETY, INCREASE THE SIZE TO 36X36 INCHES TO 48 INCHES, WHICH ALLOWS SPACE FOR THE USER TO STEP OUT OF THE STREAM OF WATER TO ADJUST THE TEMPERATURE.
- NECKLING SHOWERS: NECKLING SHOWERS ARE POPULAR SPACE SAVERS, BUT THE SHOWING AREA IS REDUCED IN SIZE DUE TO THE CUT-OFF CORNER. THE SIZE OF THE CORNER CUT VARIES FROM ONE MODEL TO ANOTHER, WITH SOME CUTTING SIGNIFICANTLY INTO THE SHOWER SPACE. FOR COMFORT, NECKLING SHOULD BE AT LEAST 42X42 INCHES.
- SHOWERHEAD LOCATION: LOCATE THE SHOWERHEAD SUPPLY PIPE 72 TO 78 INCHES ABOVE THE FINISHED SHOWER FLOOR. THE INSTALLED SHOWERHEAD WILL BE 4 TO 8 INCHES LOWER IF A HANDHELD SHOWERHEAD IS USED. IT SHOULD BE NO HIGHER THAN 48 INCHES AT ITS LOWEST POSITION.
- SEATING IN SHOWER STALLS: SHOWER STALLS SHOULD INCLUDE A BENCH OR SEAT THAT IS 17 TO 19 INCHES HIGH AND A MINIMUM OF 15 INCHES DEEP. THE SEAT SHOULD NOT ENCRUSH ON THE MINIMUM 34X34-INCH FLOOR SPACE.
- CONTROLS FOR SHOWERS: SHOWER DOORS MUST OPEN INTO THE BATHROOM, NOT INTO THE SHOWER STALL.
- CONTROLS FOR SHOWERS: LOCATE CONTROLS 38 TO 48 INCHES OFF THE FLOOR AND OFFSET TOWARD THE ROOM SO THEY ARE ACCESSIBLE FROM BOTH INSIDE AND OUTSIDE THE FIXTURE.

Imperial Architecture
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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Dimensions
 The Contractor shall verify all dimensions, and immediately report any errors and/or misreadings to Imperial Architecture. DO NOT SCALE DRAWINGS.

KEY PLAN
 UNIT A1
 UNIT A2
 BUILDING "A"
 UNIT B1
 UNIT B2
 BUILDING "B"

SCALE FOR LEGEND
 1/4"=1'-0"

Legend items:
 1. 2'-0" WALL THICKNESS
 2. 1'-0" WALL THICKNESS
 3. 6" WOOD FLOOR JOIST
 4. 4" WOOD FLOOR JOIST
 5. 4" WOOD FLOOR JOIST
 6. 4" WOOD FLOOR JOIST
 7. 4" WOOD FLOOR JOIST
 8. 4" WOOD FLOOR JOIST
 9. 4" WOOD FLOOR JOIST
 10. 4" WOOD FLOOR JOIST
 11. 4" WOOD FLOOR JOIST
 12. 4" WOOD FLOOR JOIST
 13. 4" WOOD FLOOR JOIST
 14. 4" WOOD FLOOR JOIST
 15. 4" WOOD FLOOR JOIST
 16. 4" WOOD FLOOR JOIST
 17. 4" WOOD FLOOR JOIST
 18. 4" WOOD FLOOR JOIST
 19. 4" WOOD FLOOR JOIST
 20. 4" WOOD FLOOR JOIST

REQUIREMENTS APPLIED TO ENTIRE A2 UNIT DESIGN
 A5 ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE
 A6 LEVER-TYPE HANDLES FOR ALL DOORS.
 B3 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

ELECTRICAL REQUIREMENTS APPLIED TO ENTIRE A2 UNIT DESIGN
 G1 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
 G2 UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

CONVERTIBLE UNIT GUIDELINES (NOTE: SAFER-HOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)	
A DOORS & DOORWAYS	A1 ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
	A2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 500 MM ON LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
	A3 INTERIOR DOORS TO MAIN LIVING AREAS (BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT (DEMONSTRATE WHEELCHAIR ACCESS BETWEEN I.E. HALLWAY AND ROOMS AND WHEEL HALLWAY AND/OR DOORWAYS) IF NECESSARY TO SECURE ACCESS.
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	D3 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	D4 PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS
	D5 CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
	D6 DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
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