



# City of Richmond

## Report to Development Permit Panel Planning and Development Department

---

To: Development Permit Panel

Date: November 7, 2013

From: Wayne Craig  
Director of Development

File: DP 12-617455

Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at  
6511 No. 2 Road (formerly 6471, 6491 and 6511 No. 2 Road)**

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 15 townhouses at 6511 No. 2 Road (formerly 6471, 6491 and 6511 No. 2 Road) on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 60% of the total residential parking spaces required.

  
Wayne Craig  
Director of Development

EL:big  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 15 townhouse units at 6511 No. 2 Road (formerly 6471, 6491 and 6511 No. 2 Road). This site is being rezoned from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone for this project under Bylaw 8890 (RZ 11-586782). The site is currently vacant.

A Servicing Agreement for frontage improvements along No. 2 Road is required prior to issuance of a Building Permit for the site. Works include, but are not limited to, removing the existing sidewalk behind the curb and gutter and installing a new 1.5 m concrete sidewalk at the property line; with a 1.38 m grass and treed boulevard up to the 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, a large, newer, single-family home on a lot zoned "Single Detached (RS1/E)", with future multiple-family development potential through rezoning.

To the east, across No. 2 Road, existing single-family dwellings on lots zoned "Single Detached (RS1/E)", fronting Christina Road and Camsell Crescent.

To the south, older single-family homes on lots zoned "Single Detached (RS1/E)", with multiple-family development potential through rezoning.

To the west, existing single-family dwellings on lots zoned "Single Detached (RS1/B)", fronting Garrison Court.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 18, 2012. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Potential traffic impacts due to the proposed development.

*Staff have reviewed the traffic impacts of the proposed development in conjunction with the current traffic capacity of adjacent streets. Staff's findings indicate that the number of trips generated by the development is minimal and can be accommodated on existing adjacent streets.*

2. Potential noise pollution during and after construction.

*Construction activity noise is governed by the Noise Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 AM and after 8:00 PM on Monday through Friday, prior to 10:00 AM and after 8:00 PM on Saturday (provided it is not a Statutory Holiday), and prior to 10:00 AM and after 6:00 PM on Sundays and Statutory Holidays.*

*All the garage doors are designed to face the internal drive aisle; the active children's play area is located in the central part of the site with a large setback to the adjacent existing single-family homes to the west; landscaping is proposed along the site perimeter to provide a buffer to the neighbouring properties.*

3. Loss of privacy and overlook.

*Two (2) storey units are proposed along the rear property line to minimize overlooking onto the neighbouring single-family properties. The proposed rear yard setbacks of 5.4 m to 6.0 m exceed the minimum 3.0 m rear setback requirement under the RTL4 zone.*

*Planting of a variety of trees along the rear property line is also proposed to provide a natural screen to protect the privacy of the neighbouring homes to the west.*

### **Staff Comments**

The proposed design attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Density Townhouses (RTL4)" zone except for the zoning variances noted below.

### **Zoning Compliance/Variiances (staff comments in bold)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 60% of the total residential parking spaces required.

*(Staff supports the proposed variance to allow a total of 18 tandem parking stalls (9 units) in this 15 townhouse unit development since the proposal was submitted prior to the new direction on tandem parking arrangements was given and the related bylaw amendment was approved by Council in March, 2013.*

*Staff typically support variances related to tandem parking arrangements on the basis that tandem parking reduces the overall pavement area on site and facilitates a more flexible site layout. In order to address recent concerns related to the potential impact arising from on street parking, the developer is proposing to provide one (1) additional visitor parking stall on-site.*

*At present, no parking is permitted on both sides of No. 2 Road. One (1) additional visitor parking stall on site should alleviate the demand for street parking from the visitors of the proposed development and minimize impact to the adjacent 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. )*

### **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) reviewed the project at the January 23, 2013 meeting of the ADP. Changes have been incorporated to address comments made by Panel members. A copy of the relevant excerpt from the ADP Minutes from January 23, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### **Analysis**

The subject Development Permit application was submitted before the adoption of the current Official Community Plan (OCP) Bylaw 9000 (adopted on November 19, 2012) and the design was developed based on the previous Official Community Plan (OCP) Bylaw 7100. While the proposal complies with most of the current Development Permit Guidelines (i.e., Section 14 of OCP Bylaw 9000) there are exceptions as highlighted below.

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

- The current Arterial Road Guidelines for Townhouses (OCP Bylaw 9000) state that building height along the side yards should be stepped down to a maximum building height of two (2) storeys within 7.5 m of the side yard interface with single-family housing. The guidelines in the prior OCP (Bylaw 7100) allowed a height along side yards of a maximum building height of 2½ storeys.
- Three (3) storey townhouse clusters with end units stepped down to 2-½ storey are proposed along No. 2 Road. The third floor of the end units are recessed and have limited windows (i.e., small or high secondary windows) overlooking the side yards.
- While the required side yard setback is 3.0 m, a 3.5 m to 3.8 m setback is provided to the first and second floors, as well as a 5.5 m to 5.9 m setback to the third floor is provided to minimize overlooking opportunity. This is consistent with the guidelines of the current OCP.
- All rear units (along the west property line) will be two (2) storeys; increased rear yard setback is proposed to provide a better interface with the adjacent single-family developments, as per the current OCP.
- A mix of conifer and deciduous trees are to be planted on the north, west, and south property lines (except adjacent to the paved drive aisle and parking stalls) is proposed to provide a natural screen between the proposed development and the adjacent existing single-family homes.
- The minimum Flood Construction Level is 0.3 m above the highest elevation of the crown of No. 2 Road (i.e., 2.25 m geodetic). The applicant is proposing to raise the site grade to 2.05 m geodetic at the front yard and 1.39 m geodetic at the rear. It is anticipated that the site grade of the adjacent sites to the north and south will also be raised through future redevelopments. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding properties.

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

- The layout of the townhouse units is organized around a single driveway providing access to the site from No. 2 Road and a north-south drive aisle providing access to all unit garages.
- Vehicle access is limited to right-in/right-out to/from No. 2 Road. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties if they re-develop. A Public Right-of-Passage (PROP) Right-of-Way (ROW), allowing access to/from the future development sites to the north and south via the subject site, has been secured over the proposed drive aisle at rezoning.
- A total of 15 units in five (5) clusters are proposed. The eastern clusters are oriented towards No. 2 Road while the western ones are oriented towards the internal drive aisle.
- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting No. 2 Road, complete with a landscaped edge, low metal fencing, and gates to individual townhouse unit front doors. All units along No. 2 Road will have direct access from the sidewalk on No. 2 Road to the unit entry.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in all of the street fronting units (9 out of 15 units in total).
- A total of four (4) visitor parking spaces (including one (1) accessible parking space) are provided throughout the site. The number of visitor parking spaces proposed exceeds the bylaw minimum requirement.
- The outdoor amenity is proposed at a central location in the site adjacent to a tree preservation area. The size and location of the outdoor amenity space provides an effective open landscape and amenity area convenient to all of the units.
- Mailbox and garbage and recycling enclosures are proposed at the entry driveway for delivery and collection convenience. These facilities have been incorporated into the design of the adjacent building to minimize visual impacts.

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

- A pedestrian scale is achieved along No. 2 Road and along the internal drive aisle, through variation in building height, projections and recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual design of internal unit entrances.
- Echoing the two-storey houses in this neighbourhood, the architectural design concept of this proposal fosters the perceived horizontal line created by the height of the neighbouring properties. By providing skirt roof at the 2<sup>nd</sup> floor of the street fronting buildings, the proposed development will continue the horizontality of the streetscape. In addition, the proposed hip and gable roofs gently reflects the rhythm of the neighbouring roofs.
- A neutral colour palette with accents of warm hues is proposed to harmonize with the schemes of the neighbouring properties and recreate a flowing fabric for the streetscape.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.

- The proposed building materials (Hardie-Plank siding/shingle-side/panel, wood trim and fascia board, cultured stone, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.

### *Tree Preservation*

- Tree preservation was reviewed at rezoning stage; three (3) trees were identified for protection. A Tree Protection Zone (TPZ) based on the trunk diameter ratio method and required permeable root space is established by the project Arborist. Proposed buildings are setback at least 0.9 m from the established TPZ to provide a functional working space buffer, while protecting the trees.
- To ensure the protected trees will not be damaged during construction, tree protection fencing will be installed to City standards prior to any construction activities occurring on-site. A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone is required prior to Development Permit issuance. A \$7,500.00 Tree Survival Security for the three (3) protected trees on-site is also required prior to Development Permit issuance.
- 13 bylaw-sized trees on-site were identified for removal due to their health and condition and their locations within the proposed building footprint. 26 replacement trees are required, of which, two (2) larger calliper conifers along the No. 2 Road frontage are required to compensate for the loss on two (2) large conifers on-site that are in good condition, but are located within the proposed building footprints.
- The applicant is proposing to plant 31 replacement trees on-site, including two (2) 5.0m Serbian Spruce trees along No. 2 Road, as well as 15 other conifer and 14 deciduous trees throughout the site.

### *Landscape Design and Open Space Design*

- In addition to tree replacement planting, hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence will be used to demarcate private space and individual grade level unit entrances along the street frontage. Since there is a Statutory Right-of-Way (SRW) for utility purposes on-site located along the No. 2 Road frontage, an encroachment agreement for the fence installation will be required prior to Building Permit issuance.
- Road end trellises are proposed at the ends of internal drive aisle as a terminus of the view.
- The Outdoor Amenity Space is divided into two (2) areas (upper and lower) due to the difference in proposed finished site grade between the required Tree Protection Area (at 1.39 m, no grade changes allowed) and the internal drive aisle (raised to 2.05 m). The two (2) areas are connected by deep steps that extend across the entire width of the amenity area which will facilitate casual seating and children's play.
- The upper outdoor amenity space, where the designated children's play area is located, features a spider web like climbing apparatus.

- The lower outdoor amenity space, located within the required tree protection area, will be covered with mulch (a common playground material), and is designated as a flexible space for active play.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$124,830.92 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$15,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with Council Policy 5041.
- ***Crime Prevention Through Environmental Design***
- The site plan and individual unit design create adequate opportunity for passive surveillance over the common areas on-site, including the outdoor amenity space, mailbox area, and internal drive aisle/walkway.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the unit entires open and visible.

### ***Sustainability***

- The developer advises that the following sustainability features will be incorporated into the development:
  - Use of permeable pavers on driveways, walkways, and hard landscaping
  - Use of some native plant species
  - Trees and natural features on-site protected during construction
  - Use of long lifespan exterior cladding
  - Use of rain screen system separating cladding from the wall sheathing with a drainage plane
  - Use of insulated exterior glazing
  - Use of weather sealed doors
  - Use of steel entry and garage doors
  - Insulated garages
  - Programmable thermostats
  - No use of large mechanical air unit
  - Installation of ventilation fans (bath or in-line type) to meet or exceed Energy Star requirements
  - Installation of dual flush or pressure assisted toilets in one or more bathrooms

### ***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 this in Unit 112) in the future, if needed.

- 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
  - 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. Therefore, staff recommend support of this Development Permit application.



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

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Minutes of the Advisory Design Panel Meeting – January 23, 2013

Attachment 3: Development Permit Considerations





**DP 12-617455**

**Attachment 1**

Address: 6511 No. 2 Road (formerly 6471, 6491 and 6511 No. 2 Road)

Applicant: Matthew Cheng Architect Inc.

Owner: Trine Developments Ltd.

Planning Area(s): Thompson

Floor Area Gross: 2,569.59 m<sup>2</sup>

Floor Area Net: 1,712.55 m<sup>2</sup>

	Existing	Proposed
Site Area:	2,865.30 m <sup>2</sup>	2,865.30 m <sup>2</sup>
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	15

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	55.1%	none
Lot Coverage – Landscaping:	Min. 25%	26.3%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – Side Yard (North):	Min. 3.0 m	3.0 m	none
Setback – Side Yard (South):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard:	Min. 3.0 m	5.4 m	none
Height (m):	Max. 12.0 m	11.65 m	none
Lot Size:	Min. 50 m wide x 35 m deep	61.85 m wide x 46.33 deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.267 (V) per unit	none
Off-street Parking Spaces – Total:	Min. 30 (R) and 3 (V)	30 (R) and 4 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (30 x Max. 50% = 15)	18	variance requested

Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site (34 x Max. 50% = 17)	4	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Bicycle Parking Spaces – Total:	Min. 19 (Class 1) and 3 (Class 2)	19 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$15,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 15 units = 90 m <sup>2</sup>	130 m <sup>2</sup>	none

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

Wednesday, January 23, 2012 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

Comments from the Panel were as follows:

1. buildings integrate well with the residential neighbourhood; massing is broken up with roofs of various types and levels;  
*Thank you.*
2. treatment of the base is weak; applicant is encouraged to explore ways to strengthen the base through the use of bays/projections, etc.;  
*The use of cultured stone has been extended to the internal drive aisle on the east elevations of building C, D and E.*
3. entries are not compelling; although the cultured stone cladding appears to be high quality, it does not work well in the elevation;  
*The entries enhance the traditional style of the townhouses, which fits into this neighbourhood. The choice of cultured stone in terms of pattern and colour are appropriate in the elevation.*
4. deeper setback at the back of the residential units would be welcome both to the residents of the subject development and to the existing residents of the adjacent development;  
*While a minimum of 3m is required for the setback at the rear yard, we have provided a minimum of 5.4m for the setback, which should be welcome both to the residents of the subject development and to the existing residents of the adjacent development.*
5. appreciate the provision of detailed drawings for the convertible unit; suggest that a sliding door be used in the powder room on the main floor to make it more usable; consider removing extra hallway space on the upper floor to create bigger bedrooms and a usable second washroom;  
*Noted. The convertible unit floor plans have been revised. See attached floor plans.*
6. concern on the survivability of the lawn adjacent to the children's play area; would be affected by the tightness of the space, the amount of sun exposure and the canopy of cedar trees; consider swapping the location of the lawn and children's play area;  
*The Amenity area design has been revised as requested. See L1 and L3 for your reference.*

7. amount of trees and shrub materials seems too optimistic; concern on the survivability of plant materials underneath the trees; plant materials close to the trunk of the trees may affect the survivability of the trees; echo the concern about the shady lawn;  
*Underneath the trees in the tree protection zone, most of the area has been changed from live plant material to mulch. There are some pavers along the building adjacent to the tree protection zone instead of lawn.*
8. notice trellis structures on the landscape plan but don't see vines on the plant list;  
*The vines at the trellis structure have been added. See L1 for your reference.*
9. consider splitting the entry walks leading to the front door of the street fronting units and introduce planting materials to provide privacy to individual entries;  
*Planting materials between the walks leading to the front door of the street units have been added to provide privacy to each entry. See L1 for your reference.*
10. no CPTED concerns;
  - *A multitude of windows on the north elevation of Building E, the south elevation of Building D, and the west elevation of Building A look out on to the amenity area increase the level of surveillance.*
  - *There are no sudden changes on pathways that reduce sightlines.*
  - *Orient the main residential entrance towards the street.*
  - *The enclosed garbage and recycling room are designed in a manner which screens containers but avoids creating blind spots or hiding areas.*
  - *The front yard fencing is predominantly open in design.*
11. overall, the project is good; finishing is also good;  
*Thank you.*
12. applicant needs to reconsider the expression of the massing of the ends of the two buildings fronting No. 2 Road to integrate better with adjacent single family homes; also consider introducing windows to mitigate the units' large blank side walls;  
*The end portions are relatively small and the massing successfully appears to have a two-storey expression.*
13. consider design development of units facing the interior driveway;  
*The north elevation of Building A and the south elevation of Building B have been revised with more windows and articulations.*
14. consider opportunities to mitigate the blank garage doors along the internal drive aisle;  
*Transom windows have been added to garage doors to enrich the architectural aesthetics along the internal drive aisle.*
15. look at bringing the materials used in street fronting elevations, e.g. cultured stone cladding, to the other elevations, particularly along the interior drive aisle;  
*The use of cultured stone has been extended to the internal drive aisle on the east elevations of building C, D and E.*

16. elevations of the end units appear a bit austere; applicant could use some more glass;  
*The north and south elevations of Building A and B have been revised with more windows.*
17. massing of the end units of street fronting buildings looks generally successful and appears to have a two-storey expression;  
*Thank you.*
18. concern on the large amount of space devoted to parking spaces resulting in limited residual outdoor space;  
*The parking spaces are provided to meet the minimum requirements.*
19. consider enhancing the treatment of ground floor units along the interior driveway;  
*The north and south elevations of Building A and B have been revised with more windows.*
20. regrettable that ground floor animation is limited to a window introduced into the design of a tandem garage;  
*Noted.*
21. integrate energy conservation in the design process;
  - *The attached garages are fully insulated.*
  - *All exterior doors manufactured from fibreglass.*
  - *All windows in home are Energy Star labelled or equivalent for the climatic zone of home.*
  - *Trees and natural features on site are protected during construction.*
  - *Suppliers and trades recycle their own waste, including leftover material and packaging.*
22. design of the exhaust system of residential units should take into consideration that the development is surrounded by residential neighbours;  
*The exhaust system includes only kitchen and bathroom fans that will not be direct towards neighbours. The proposed ventilation system does not conflict with the acoustic features in the acoustic report.*
23. additional gable windows may be appropriate for units along the internal drive aisle but not for the end units of the street fronting buildings as they are facing other houses;  
*Gable windows have been added to these elevations: Building A North, Building D East, Building B South and Building B West.*  
  
*No gable windows are on the neighbour facing faces of the building.*
24. traditional style of the townhouse units fits into the neighbourhood;  
*Thank you.*
25. the color palette is very brown and may benefit from the introduction of additional color and hues;  
*The colour palette we have proposed fits well with the neighbourhood.*

26. agree that the applicant is a bit optimistic on the lower lawn area; applicant needs to work with the arborist to shift the retaining wall as far west as possible to maximize the use of the lawn or expand the children's play area;  
*The retaining wall is located at farthest west possible upon the arborist's recommendation.*
27. colour palette and design fits well with the neighbourhood which is transitioning from single family houses to townhouses;  
*Thank you.*
28. slope of the gables is appropriate for the neighbourhood;  
*Thank you.*
29. the north elevation of Building A and south elevation of Building B appear blank; consider adding at least a window near the turn to the internal drive aisle entrance to enhance the visual interest of motorists entering the project; and  
*The north and south elevations of Building A and B have been revised with more windows.*
30. avoid privacy issues on the elevation of end units of street fronting buildings facing future developments.  
*On Buildings A and B, the balance of utility doors and windows must be maintained in order not to look like a "utility building." On Building A, there are windows that open into the stairwell and face a blank wall; the windows do not reveal the habitable space, but provide ambient light into the interior. There are windows for bathrooms on level 2; these will be frosted/translucent with no visibility, but for light transmittance only. There is a window into the garage which is not a great concern for privacy because it is not a frequently habituated space nor do the activities there generally require much privacy. The clerestory windows in the bedroom are high above the eye level of an average standing person.*



**Address:** 6511 No. 2 Road (formerly 6471, 6491 and 6511 No. 2 Road)

**File No.:** DP 12-617455

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Final adoption of Zoning Amendment Bylaw 8890.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted 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. Please note that the Arborist must be onsite to during installation of Tree Protection Fencing, root pruning, and placement of lock block for pre-loading (if required).
3. Submission of a Tree Survival Security to the City in the amount of \$7,500.00 for the three (3) trees to be retained. 50% of the security will be released at Final Inspection of the Building Permits of the affected site and the remaining 50% of the security will be released two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.
4. Submission of a Letter-of-Credit for landscaping in the amount of \$124,830.92.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Enter into a Servicing Agreement\* for the design and construction of a new 1.5 m concrete sidewalk installed along the entire frontage, on the west property line of No. 2 Road, including a 1.38 m wide grass and treed boulevard (existing sidewalk to be removed). Design to include water, storm & sanitary connections as required.
2. Registration of an encroachment agreement to allow the proposed 42" high aluminum fence with gate to locate along the No. 2 Road frontage, which will be located within the existing Right of Way (Plan 52420).
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Incorporation of accessibility, acoustic, mechanical, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

Initial: \_\_\_\_\_

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[signed copy on file]

---

Signed

---

Date





No. DP 12-617455

To the Holder: MATTHEW CHENG ARCHITECT INC.  
Property Address: 6511 NO. 2 ROAD  
(FORMERLY 6471, 6491 AND 6511 NO. 2 ROAD)  
Address: C/O #202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

---

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum ratio of tandem parking spaces from 50% to 60% of the total residential parking spaces required.
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 #0 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 \$124,830.92 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 12-617455**

To the Holder: MATTHEW CHENG ARCHITECT INC.  
Property Address: 6511 NO. 2 ROAD  
(FORMERLY 6471, 6491 AND 6511 NO. 2 ROAD)  
Address: C/O #202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

---

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

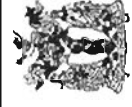
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF , .

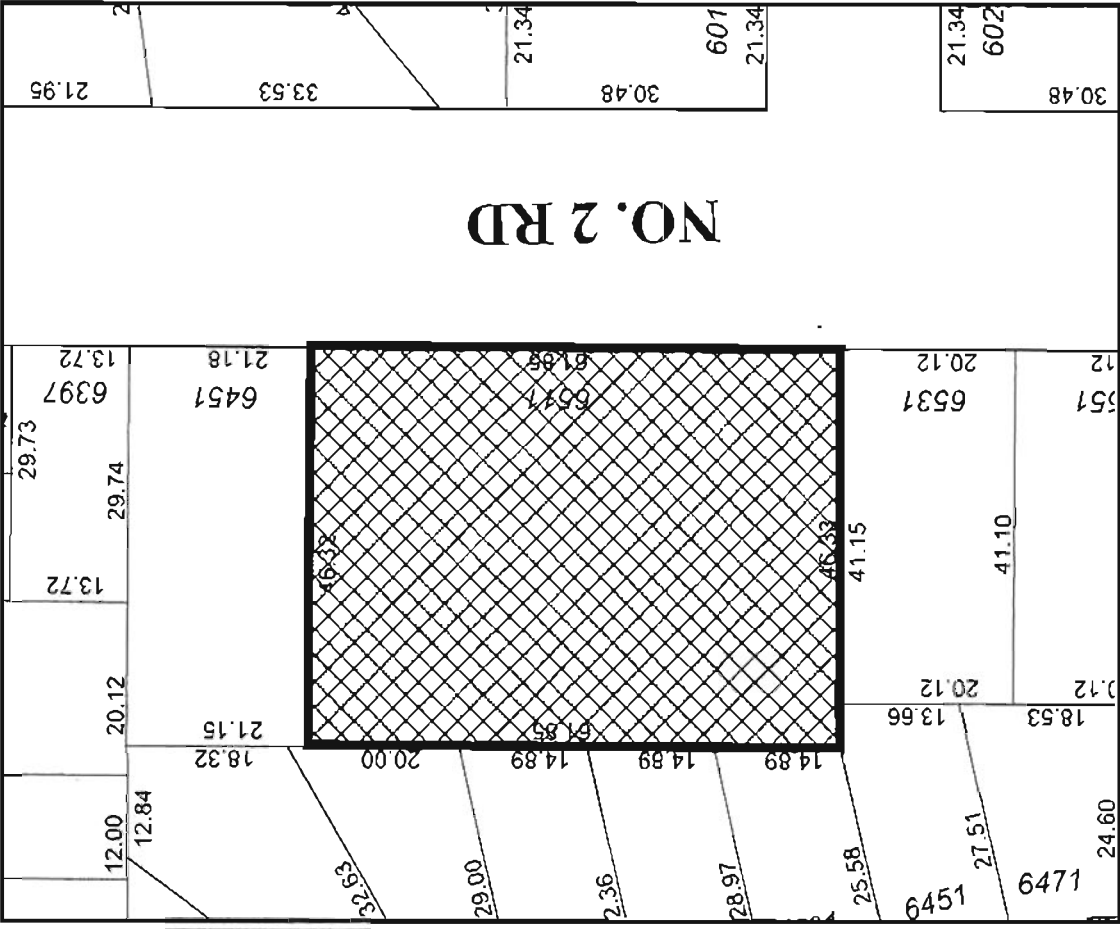
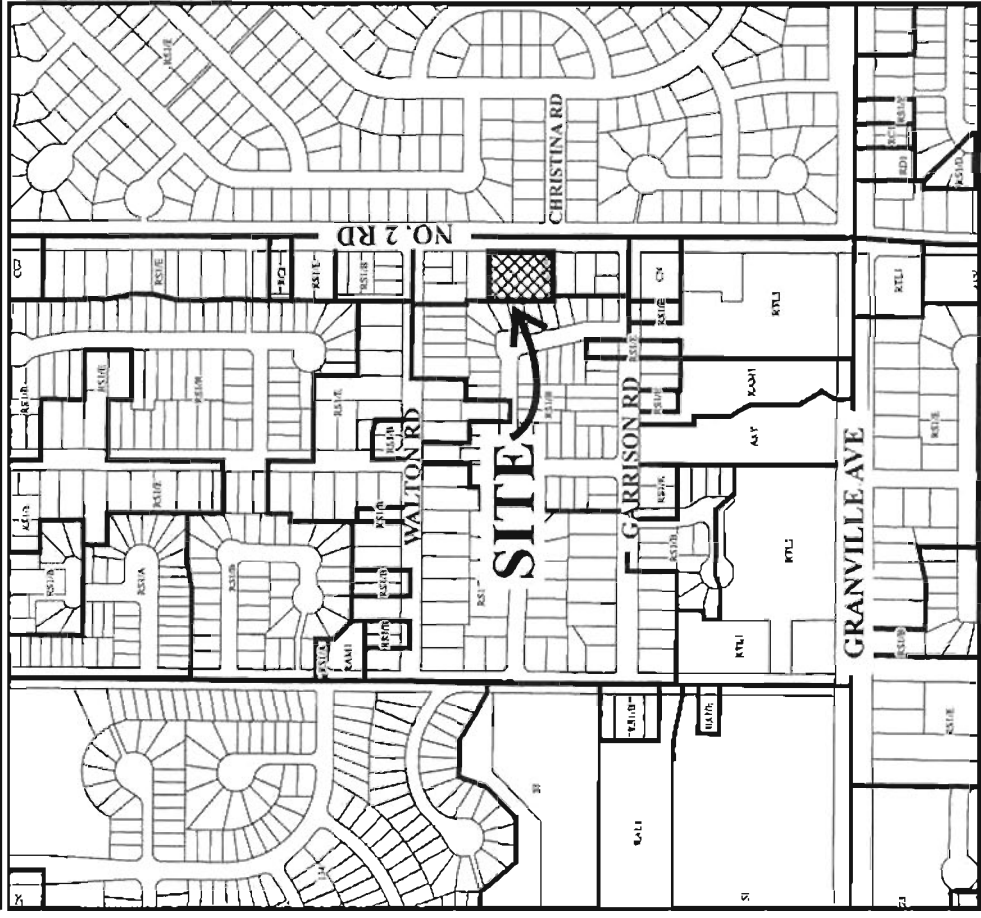
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond



# DP 12-617455 SCHEDULE "A"

Original Date: 11/04/13

Revision Date:

Note: Dimensions are in METRES



**MATTHEW CHENG ARCHITECT INC.**

100-1111 W. 4TH AVE. SUITE 100  
 VANCOUVER, BC V6H 2M6  
 TEL: 604.681.1111 FAX: 604.681.1112  
 WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

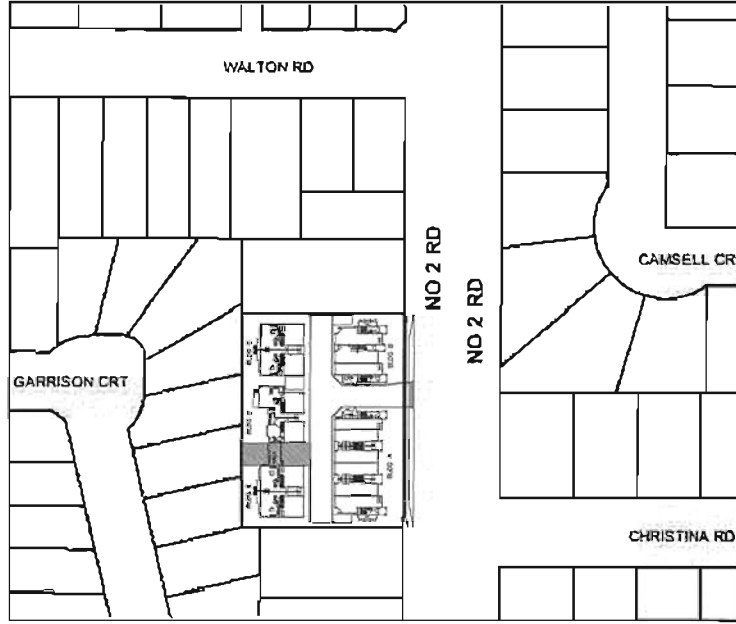
NO. OF SHEETS: 10  
 SHEET NO.: 10  
 DATE: 2012/07/26  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 PROJECT NO.: 12-617455  
 PROJECT NAME: 15-UNIT TOWNHOUSE DEVELOPMENT  
 PROJECT ADDRESS: NO.2 ROAD, RICHMOND, BC

Comments

Project Title: 15-UNIT TOWNHOUSE DEVELOPMENT  
 6477/6491/6511  
 NO.2 ROAD, RICHMOND, BC

Sheet Title: PROJECT DATA AND CONTEXT PLAN

Drawn: MCH  
 Checked: MCH  
 Scale: 1/8" = 1'-0"  
 Project Number: #0  
 Revision Date: 2012/07/26  
 Project Name: 15-UNIT TOWNHOUSE DEVELOPMENT



CONTEXT PLAN

NOV 14 2013

DP 12-617455  
 PLAN #0

EXISTING:	PROPOSED:
SITE AREA: 30841.80SF (2865.30SM)	30841.80SF (2865.30SM)
LAND USES: SINGLE DETACHED TOWNHOUSE	LOW-DENSITY RESI
OCIP DESIGNATION: LOW-DENSITY RESI	RS1/E
ZONING: RS1/E	R1V.4
NUMBER OF UNITS: 3	15
FLOOR AREA RATIO: 0.600 (18389.33SF)	0.595 (18389.33SF)
LOT COVERAGE: 0.400 (12336.72SF)	0.400 (12336.72SF)
SETBACK-FRONT YARD: MIN. 6m	19.89' (6.00m)
SETBACK-SIDE YARD (NORTH): MIN. 3m	11.48' (3.50m)
SETBACK-SIDE YARD (SOUTH): MIN. 3m	9.84' (3.00m)
SETBACK-REAR YARD (WEST): MIN. 3m	17.72' (5.4m)
HEIGHT: (m)	12.0m
LOT SIZE: 30841.80SF (2865.30SM)	30841.80SF (2865.30SM)
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL: 30 AND 4	30 AND 4
OFF-STREET PARKING ACCESSIBLE: 1	1
TANDEM PARKING SPACES: NOT PERMITTED	34
INDOOR AMENITY SPACE: MIN. 60SM	IB
OUTDOOR AMENITY SPACE: MIN. 90SM (968.75SF)	CASH-IN-LEU
	129.81SM (1397.21SF)

UNIT #	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		GARAGE		OVERSIGHT STAIRS		TOTAL (GROSS)	(NET)
	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)		
101	756.95	111.11	776.63	418.41	371.51	538.20	107.64	46.00	1953.98	1261.25		
102	605.71	0.00	611.83	594.97	531.48	514.93	667.78	(18.86)	1797.61	1126.45		
103	605.71	0.00	611.83	594.97	531.48	514.93	667.78	(18.86)	1802.91	1179.12		
104	605.71	0.00	611.83	594.97	531.48	514.93	667.78	(18.86)	1802.91	1179.12		
105	605.71	0.00	611.83	594.97	531.48	514.93	667.78	(18.86)	1802.91	1179.12		
106	656.74	46.19	743.00	418.41	371.51	592.93	107.64	46.00	1838.14	1180.59		
107	638.64	47.19	751.92	418.41	371.51	483.46	107.64	46.00	1805.96	1120.62		
108	641.91	0.00	656.94	633.83	538.39	538.43	105.43	(2.27)	1956.33	1283.33		
109	745.98	45.09	792.12	407.16	360.27	538.20	107.64	46.00	1915.26	1222.53		
110	937.16	475.04	860.61	860.61	860.61	396.78	107.64		1793.77	1293.35		
112	1090.25	605.86	867.83	867.83	867.83	376.95	107.64		1958.08	1473.49		
113	783.14	298.55	833.73	833.73	833.73	376.95	107.64		1616.87	1132.28		
114	937.16	475.04	860.61	860.61	860.61	396.78	107.64		1793.77	1293.35		
115	937.16	475.04	860.61	860.61	860.61	396.78	107.64		1793.77	1293.35		
E.L.C. A	87.00	0								67.00	0	
E.L.C. B	87.00	0								67.00	0	
GARAGE	55.07	0								55.07	0	
MECH	85.91	0								85.91	0	
TOTAL:											27437.93	18388.33

- F.A.R. CALCULATION (ALL AREAS IN SQUARE FOOT UNLESS NOTED)
- AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
  - A CONVERTIBLE APART IS PROPOSED FOR THIS PROJECT.
  - ALL EXHAUST FANS FOR ALL UNITS FOR GRAB BARS.
  - LEVER HANDLE TO BE USED FOR ALL DOORS.
  - LEVER HANDLE TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.
  - WINDOWS TO BE DOUBLE-GLAZED 3mm PANELS W/ 13mm SPACING FOR NOISE ISOLATION.
  - SLIDING DOORS TO BE DOUBLE-GLAZED 3mm PANE OUTSIDE, W/ 13mm SPACING AND 3mm PANE INSIDE FOR NOISE ISOLATION.
  - ROOF ASSEMBLY TO PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES BY USING THE INSTALLATION OF ASPHALT SHINGLES, ONE LAYER OF TARB ROOFING FELT, 1/2" EXTERIOR GYP PLY WOOD SHEATHING, PRE-ENG WD TRS, R40 BATT, 5/8" TYPE-X GYP PLATE, 2x6 W/ 24" O.C. PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES BY USING THE INSTALLATION OF HARDI-PLANK 1/2" PL, R40, 2x6 W/ 24" O.C. R40 BATT, 1/2" TYPE-X GYP.
  - MECHANICAL COOLING IS NOT REQUIRED.
  - ALL EXHAUST FANS FOR ALL UNITS FOR GRAB BARS.
  - TOTAL EXHAUST CAPACITY OF THE BATHROOM AND KITCHEN EXHAUST FANS PROVIDE ONE AIR CHANGE PER HOUR REQUIREMENT.
  - ALL EXTERIOR DOORS MANUFACTURED FROM STEEL.
  - ALL WINDOWS IN HOME ARE ENERGY STAR LABELED OR EQUIVALENT FOR THE CLIMATIC ZONE OF HOME.

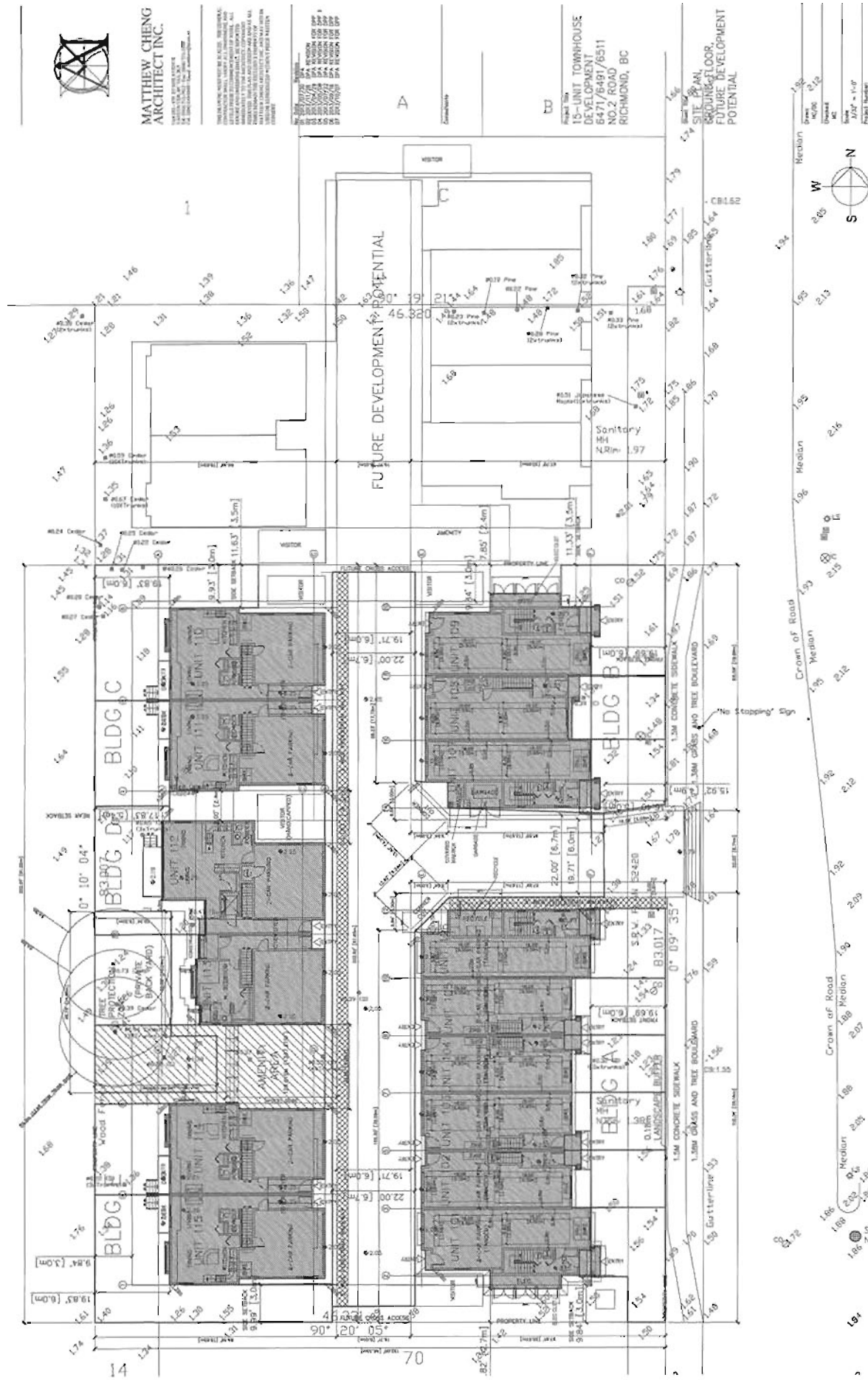


**MATTHEW CHENG ARCHITECT INC.**  
 1100 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2G6  
 TEL: 604.681.1111  
 WWW.MATTHEWCHENGARCHITECT.COM

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

DATE: 10/14/2013  
 DRAWN BY: J. CHENG  
 CHECKED BY: M. CHENG  
 PROJECT NO: 12-617455

**15-UNIT TOWNHOUSE DEVELOPMENT**  
 6471/6481/6511  
 NO. 2 ROAD  
 RICHMOND, BC



**DP 12-617455**

NOV 14 2013 PLAN #1

NO. 2 ROAD

Storm MH  
 NRI=186

Project No.	#1
Drawn By	J. CHENG
Checked By	M. CHENG
Scale	1/32" = 1'-0"
Project Name	



**MATTHEW CHENG ARCHITECT INC.**

2450-108 KENNEDY AVENUE  
RICHMOND, BC V6V 1K2  
TEL: 604-273-1111  
WWW.MATTHEWCHENGARCHITECT.COM

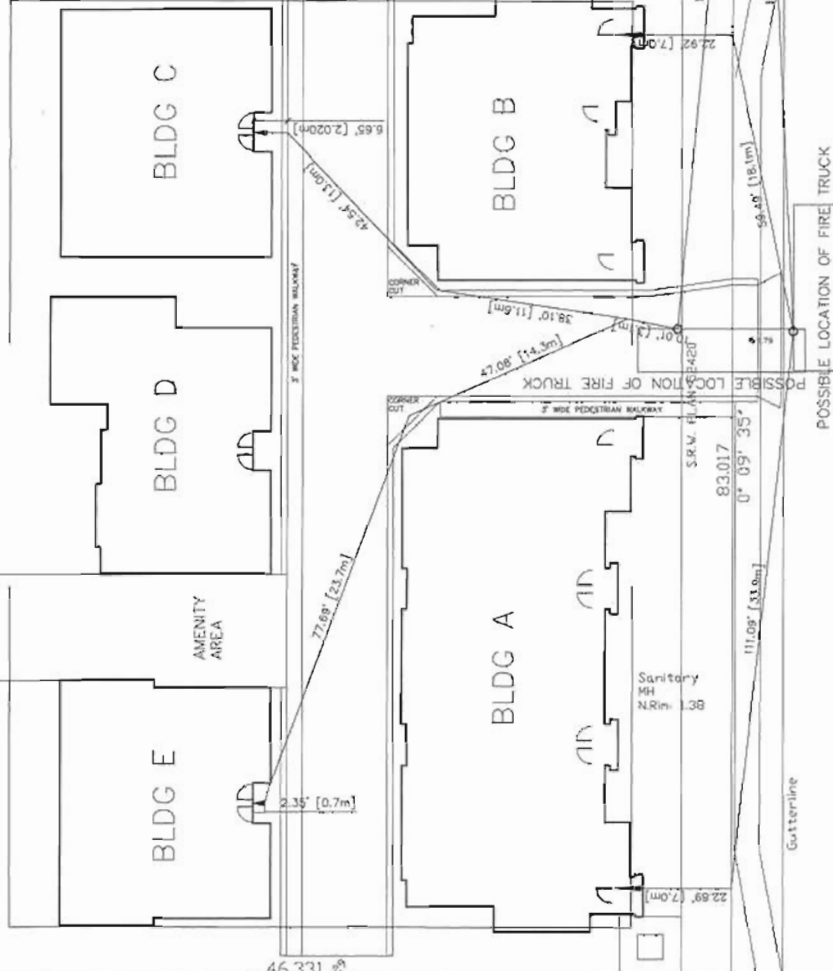
THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

**Notes:**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

90° 19' 21"  
46.320

0° 10' 04"  
83.087

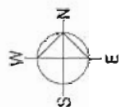
Wood Fence



46.331  
90° 20' 05"

**Project Title:**  
15-UNIT TOWNHOUSE DEVELOPMENT  
6471/6481/6511 NO. 2 ROAD  
RICHMOND, BC

**Sheet Title:**  
FIRE ACCESS PLAN



**DP 12-617455**  
NOV 14 2013  
PLAN #1A

NO. 2 ROAD

**Revision Table:**  
Revision No. 1  
Revision Description  
Revision Date  
Revision By



**MATTHEW CHENG ARCHITECT INC.**  
 2100 WEST 4TH AVENUE, SUITE 200  
 VANCOUVER, BC V6L 2K6  
 TEL: 604-271-8888  
 WWW.MATTHEWCHENGARCHITECT.COM

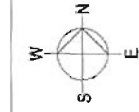
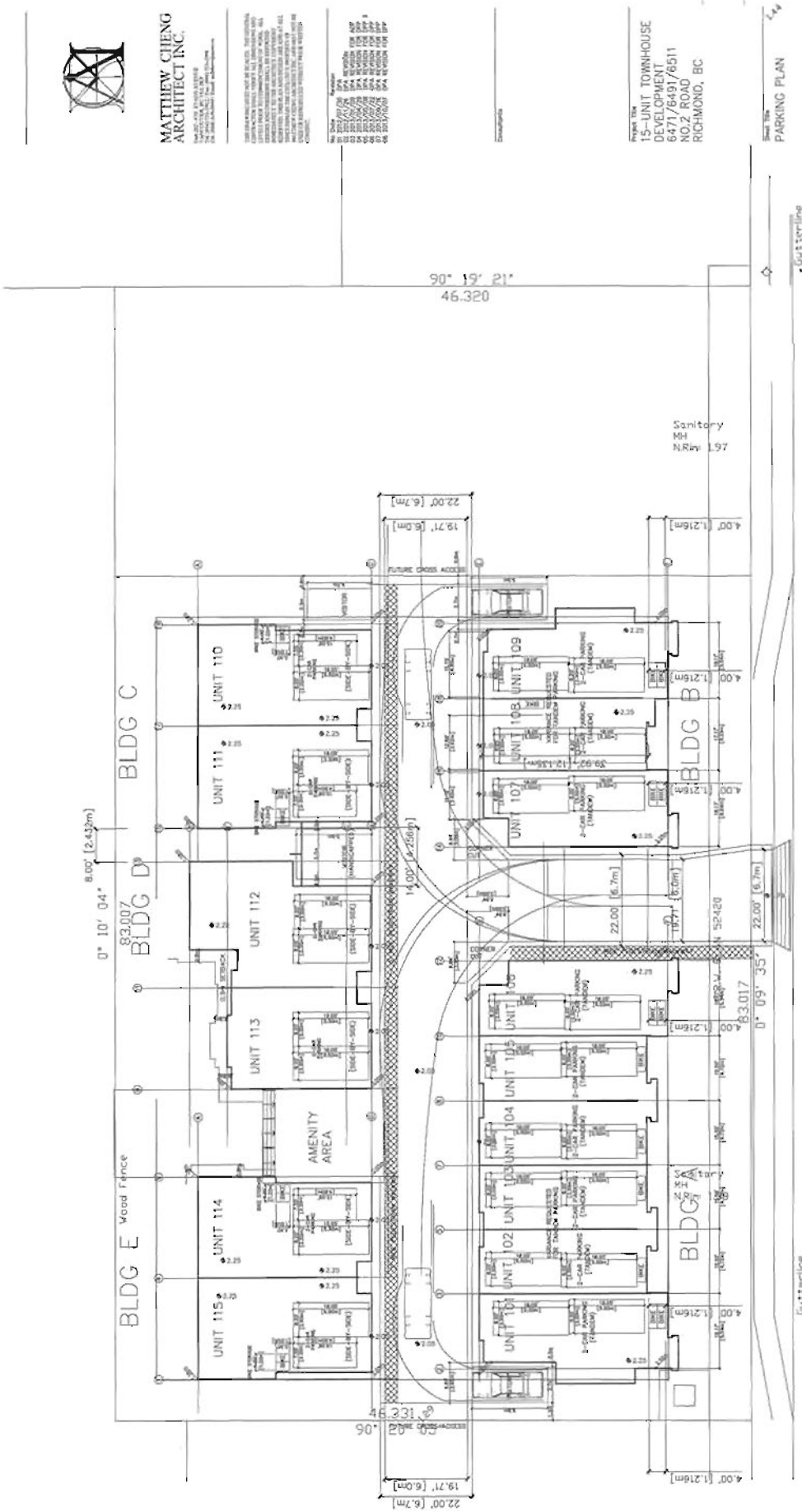
THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

**NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS AND MILLIMETERS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE: 11/14/2013

Project Title  
**15-UNIT TOWNHOUSE DEVELOPMENT**  
 6471/6491/6511 NO.2 ROAD  
 RICHMOND, BC

Sheet Title  
**PARKING PLAN**



**DP 12-617455**  
 NOV 14 2013  
 PLAN #2

Crown of Road  
 NO. 2 ROAD  
 Crown of Road

Sanitary MH  
 N.Riv 1.97

Gutterline



Copyright reserved. This drawing and design is the property of P.M.G. Landscape Architects and may not be reproduced or used for other projects without their permission.



1500  
 4783 Oak Creek Drive  
 Irvine, CA 92618  
 P: 949.261.1111 F: 949.261.1100



NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PROJECT: 15-UNIT TOWNHOUSE DEVELOPMENT  
 6911-5311 No.2 Road  
 MCKINNO, BC  
 With Matthew Cheng  
 Architects Inc.

LANDSCAPE PLAN

DATE: January 2014  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO: L1  
 SHEET NO: 01  
 PROJECT NO: 12-617455

NOV 14 2013

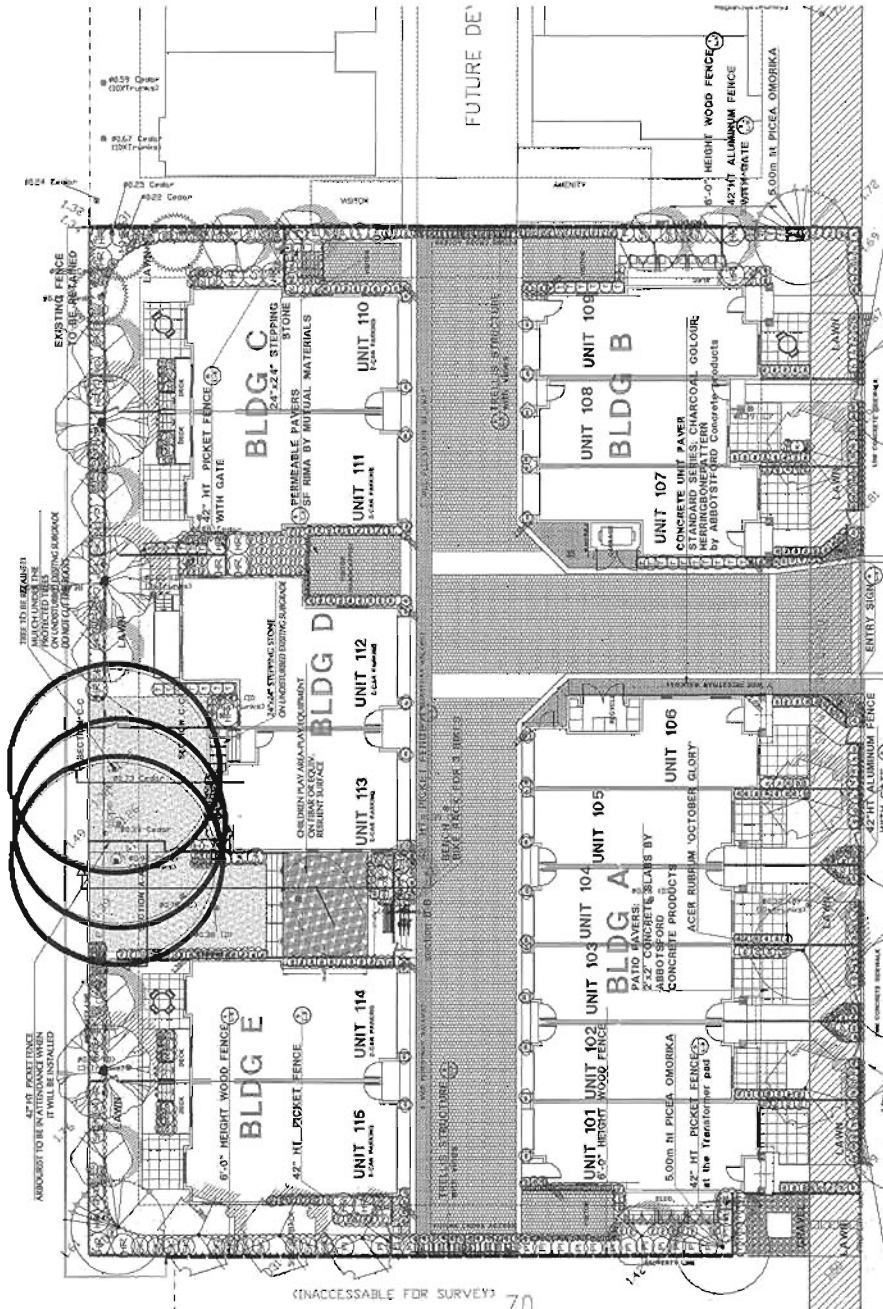
- Product/Dimensions**
- SPR-3 (0 bsp)  
Access in columns up to 1.3 bar
  - 3476 x 18.5" H: 15 bar / 3566 x 18.5" H: 9 bar m y  
6.2032
  - SPR-5 (0 bsp)  
Access in columns up to 5.3 bar
  - 3875 x 18.5" H: 15 bar / 7656 x 18.5" H: 9 bar m y  
2.1360
  - SPR-7 (6 bsp)  
Access in columns up to 7.3 bar



MANUFACTURED BY: MCM  
 BLACK COLOR  
 FINISH: POLISHED  
 FINISH: POLISHED



MANUFACTURED BY: MCM  
 BLACK COLOR  
 FINISH: POLISHED  
 FINISH: POLISHED



**PLANT SCHEDULE**

NO.	SYM.	PLANT NAME	COMMON NAME	PLANT NUMBER	REVISION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

**PLANT SCHEDULE**

NO.	SYM.	PLANT NAME	COMMON NAME	PLANT NUMBER	REVISION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

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

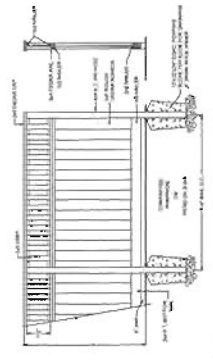
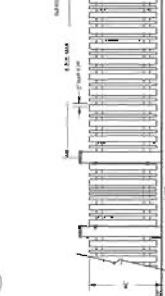
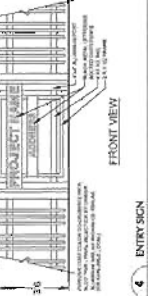
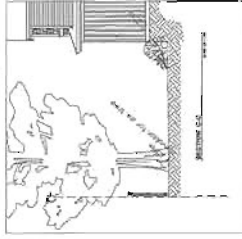
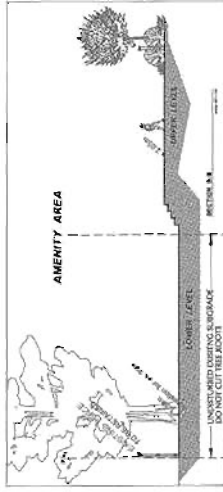
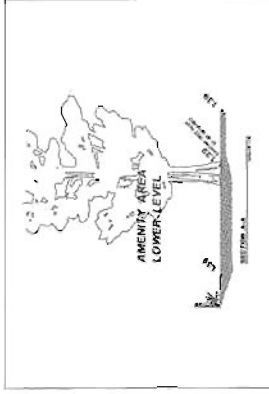
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



Copyright reserved. This drawing and details is the property of P.M.G. Landscaping, Inc. and may not be reproduced or used for other projects without their permission.

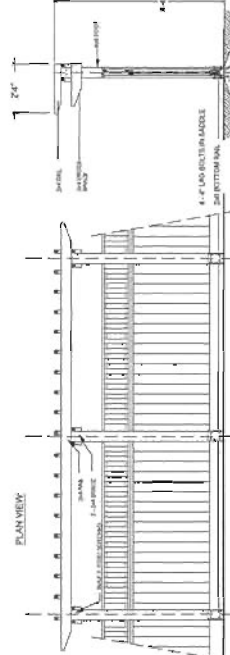
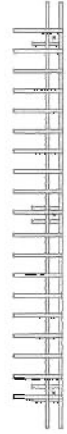
**pmg**  
LANDSCAPE ARCHITECTS INC.  
10000 W. 14TH AVE. SUITE 200  
DENVER, CO 80202  
TEL: 303.751.1000  
WWW.PMG-LA.COM

MSL



- NOTE:
1. ALL POSTS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  2. ALL SPACERS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  3. ALL RAILS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  4. ALL RAILS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  5. ALL RAILS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.

1.3 6' HT WOOD FENCE 3/8" x 1-1/2"



- NOTE:
1. ALL POSTS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  2. ALL SPACERS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  3. ALL RAILS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  4. ALL RAILS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.
  5. ALL RAILS TO BE TREATED WITH PRESERVATIVE AND BURNED ENDS.

1.3 47' HT POST FENCE AND GATE 3/8" x 1-1/2"

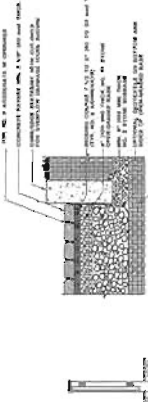
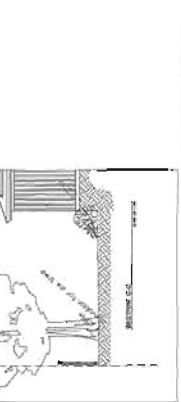


1.3 47' HT POST FENCE AND GATE 3/8" x 1-1/2"

1.3 42' HT ALUMINUM FENCE WITH GATE 1/2" x 1-0"

1.3 47' HT POST FENCE AND GATE 3/8" x 1-1/2"

1.3 47' HT POST FENCE AND GATE 3/8" x 1-1/2"



- NOTE:
1. PERMEABLE DRIVEWAY SHALL BE CONSTRUCTED WITH PERMEABLE PAVING MATERIALS.
  2. PERMEABLE DRIVEWAY SHALL BE CONSTRUCTED WITH PERMEABLE PAVING MATERIALS.
  3. PERMEABLE DRIVEWAY SHALL BE CONSTRUCTED WITH PERMEABLE PAVING MATERIALS.
  4. PERMEABLE DRIVEWAY SHALL BE CONSTRUCTED WITH PERMEABLE PAVING MATERIALS.
  5. PERMEABLE DRIVEWAY SHALL BE CONSTRUCTED WITH PERMEABLE PAVING MATERIALS.

1.3 PERMEABLE DRIVEWAY

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/13
2	ISSUED FOR PERMITS	10/15/13
3	ISSUED FOR PERMITS	10/15/13
4	ISSUED FOR PERMITS	10/15/13
5	ISSUED FOR PERMITS	10/15/13
6	ISSUED FOR PERMITS	10/15/13
7	ISSUED FOR PERMITS	10/15/13
8	ISSUED FOR PERMITS	10/15/13
9	ISSUED FOR PERMITS	10/15/13
10	ISSUED FOR PERMITS	10/15/13
11	ISSUED FOR PERMITS	10/15/13
12	ISSUED FOR PERMITS	10/15/13
13	ISSUED FOR PERMITS	10/15/13
14	ISSUED FOR PERMITS	10/15/13
15	ISSUED FOR PERMITS	10/15/13
16	ISSUED FOR PERMITS	10/15/13
17	ISSUED FOR PERMITS	10/15/13
18	ISSUED FOR PERMITS	10/15/13
19	ISSUED FOR PERMITS	10/15/13
20	ISSUED FOR PERMITS	10/15/13
21	ISSUED FOR PERMITS	10/15/13
22	ISSUED FOR PERMITS	10/15/13
23	ISSUED FOR PERMITS	10/15/13
24	ISSUED FOR PERMITS	10/15/13
25	ISSUED FOR PERMITS	10/15/13
26	ISSUED FOR PERMITS	10/15/13
27	ISSUED FOR PERMITS	10/15/13
28	ISSUED FOR PERMITS	10/15/13
29	ISSUED FOR PERMITS	10/15/13
30	ISSUED FOR PERMITS	10/15/13

PROJECT  
15-UNIT TOWNHOUSE  
DEVELOPMENT  
621 511 1st 2nd Floor  
BIRMINGHAM, AL  
Wm. Matthews Cheng  
ARCHITECTS INC.

DATE: 10/15/13  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JLD  
CHECKED BY: JLD  
DATE: 10/15/13

LANDSCAPE  
DETAILS  
PLAN # 3A  
L3  
015  
12/2013

NOV 14 2013

DP 12-617455

PLAN # 3A



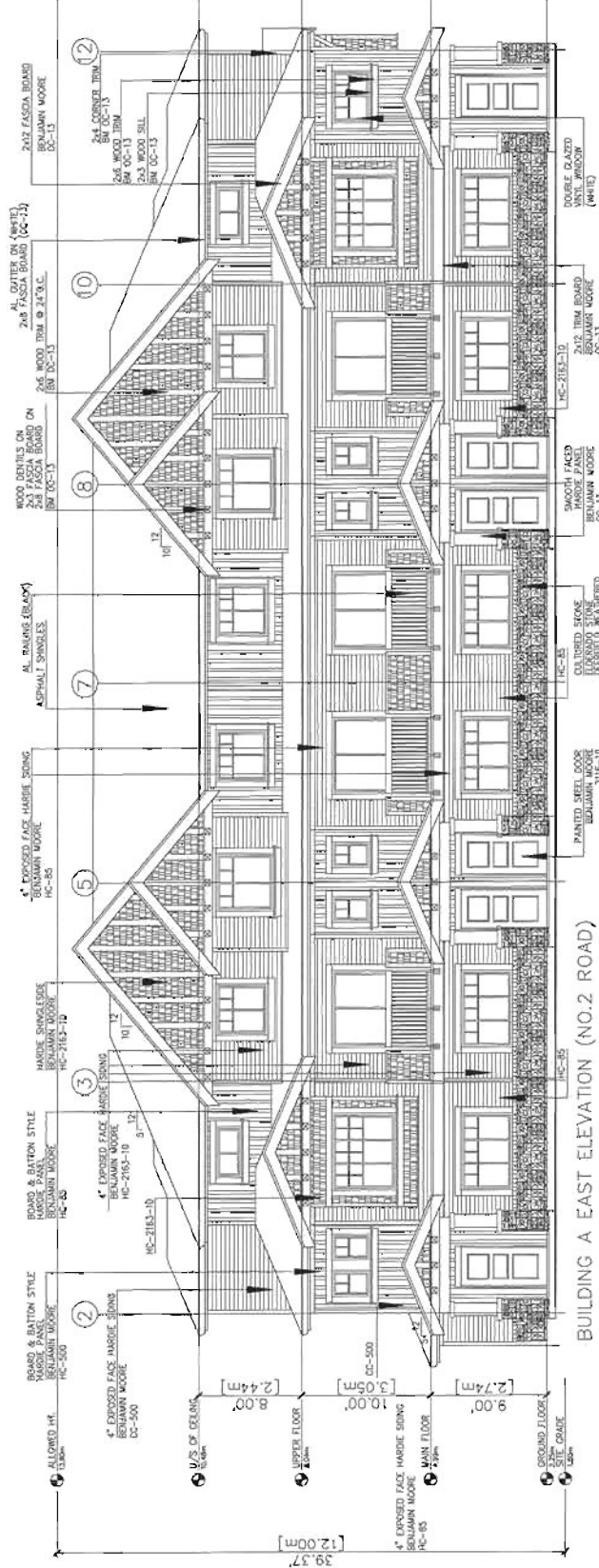




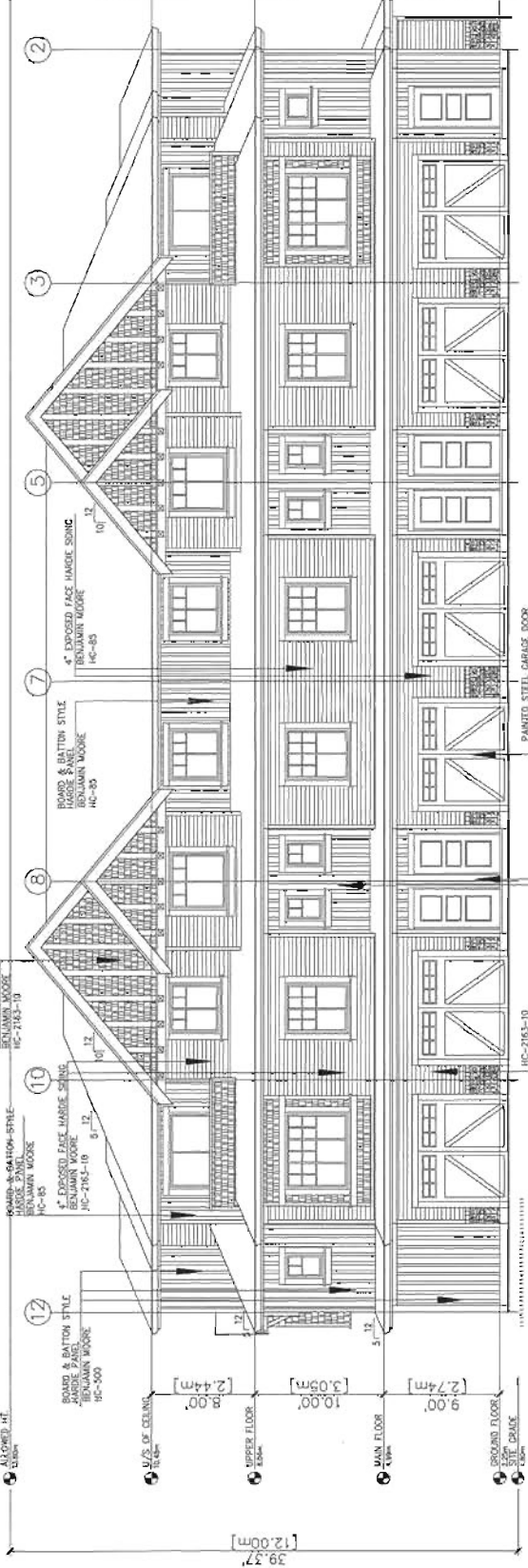
**MATTHEW CHENG ARCHITECT INC.**  
 100 UNIVERSITY AVENUE, SUITE 200  
 RICHMOND, BC V6V 1C1  
 TEL: 604.273.8888 FAX: 604.273.8889  
 WWW.MATTHEWCHENGARCHITECT.COM

FOR INFORMATION ONLY: THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS BETWEEN THIS DRAWING AND ANY OTHER DRAWINGS OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY LEGAL OR TAX CONSEQUENCES OF ANY KIND. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTER NOT EXPRESSLY STATED HEREIN.

DATE: 2013.11.04  
 DRAWN BY: J. CHENG  
 CHECKED BY: M. CHENG  
 PROJECT NO.: 12-617455  
 SHEET NO.: 14



**BUILDING A EAST ELEVATION (NO.2 ROAD)**



**BUILDING A WEST ELEVATION**

Project Title: 15-UNIT TOWNHOUSE DEVELOPMENT  
 64776491/6511  
 NO.2 ROAD  
 RICHMOND, BC

Sheet Title: ELEVATIONS BUILDING A

Scale: 1/4" = 1'-0"  
 Project Number: 12-617455

Revision Table:  
 #4  
 2013/11/04

**DP 12-617455**  
 NOV 14 2013  
 PLAN #14







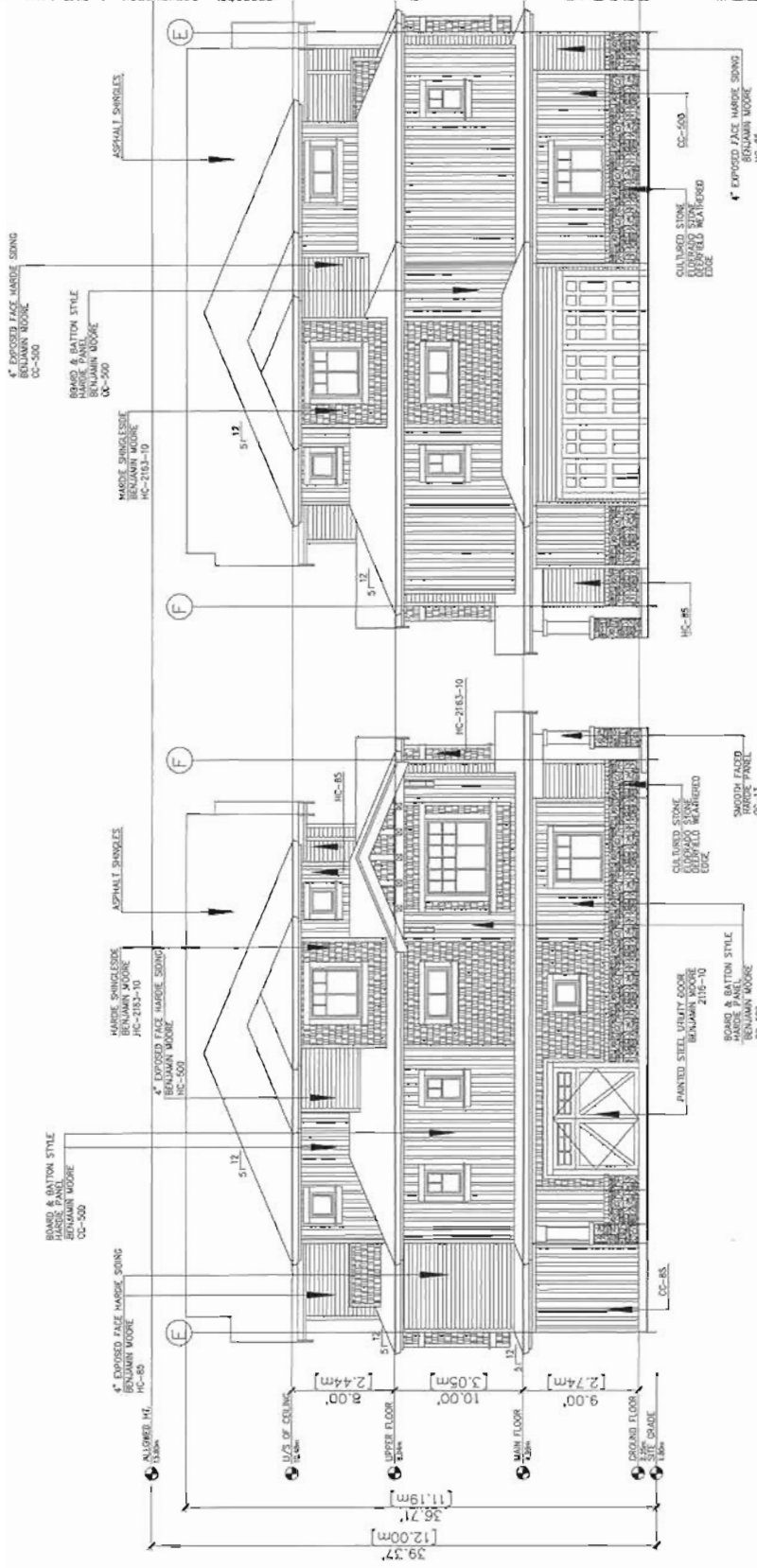


**MATTHEW CHIENG ARCHITECT INC.**

15-UNIT TOWNHOUSE DEVELOPMENT  
6471/6491/6511  
NO. 2 ROAD  
RICHMOND, BC

THESE DRAWINGS ARE IN ACCORDANCE WITH THE GENERAL BUILDING REGULATIONS OF BRITISH COLUMBIA AND THE NATIONAL BUILDING CODE OF CANADA. AN INDICATED PROFESSIONAL ARCHITECT HAS REVIEWED THESE DRAWINGS AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF AND HIS OR HER FIRM.

DATE: 2014/07/29  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN  
PROJECT NO: 15-UNIT TOWNHOUSE DEVELOPMENT



BUILDING B NORTH ELEVATION

BUILDING B SOUTH ELEVATION

Drawn By:	MC
Checked By:	MC
Scale:	1/4" = 1'-0"
Project Number:	#4C
Issue Date:	2014/07/29

**DP 12-617455**  
NOV 14 2015  
PLAN #4C



**MATTHEW CHENG ARCHITECT INC.**

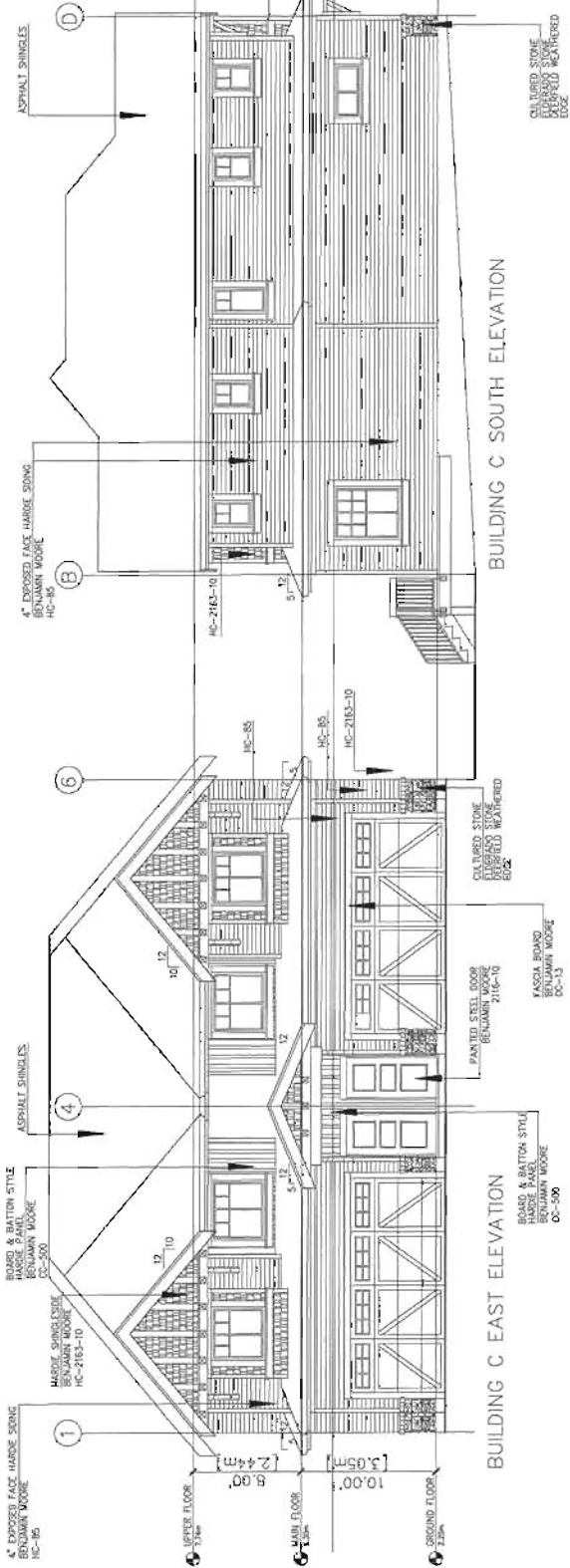
1100 WESTERN AVENUE, SUITE 100  
 VANCOUVER, BC V6E 2R7  
 TEL: 604.681.1100  
 WWW.MATTHEWCHENGARCHITECT.COM

THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

**NO. DATE**      **BY**      **REVISED**

01    2012/07/06    S.P.A.    DESIGN  
 02    2012/07/06    S.P.A.    DESIGN  
 03    2012/07/06    S.P.A.    DESIGN  
 04    2012/07/06    S.P.A.    DESIGN  
 05    2012/07/06    S.P.A.    DESIGN  
 06    2012/07/06    S.P.A.    DESIGN  
 07    2012/07/06    S.P.A.    DESIGN  
 08    2012/07/06    S.P.A.    DESIGN  
 09    2012/07/06    S.P.A.    DESIGN  
 10    2012/07/06    S.P.A.    DESIGN

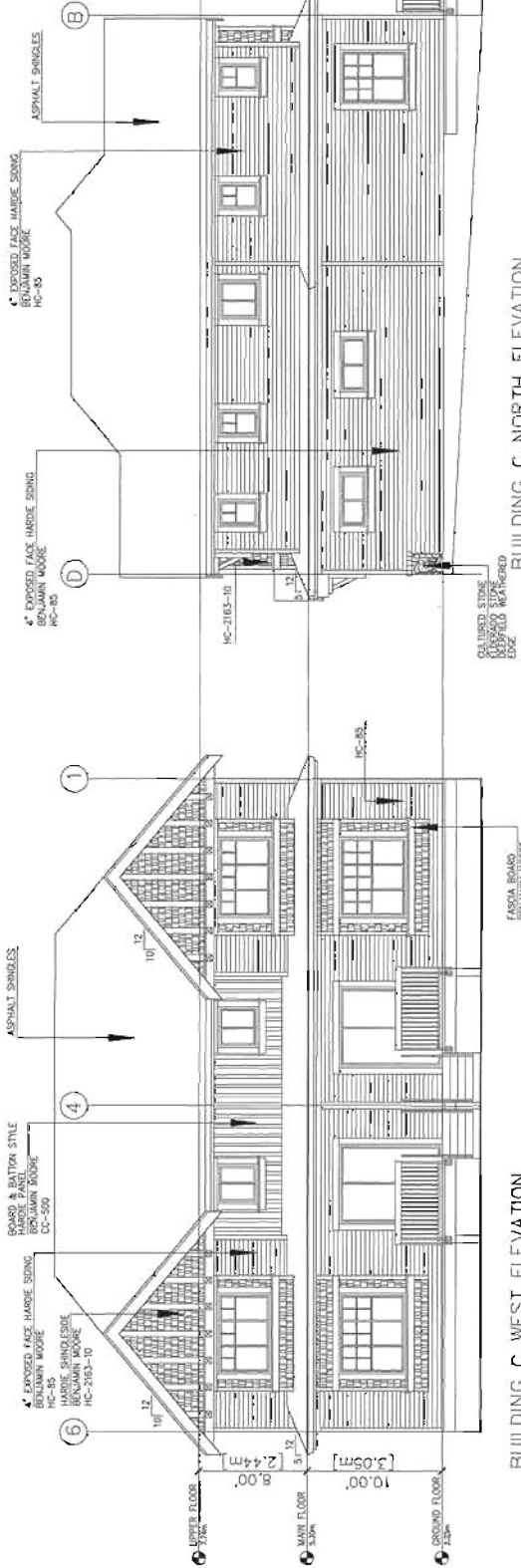
Comments



BUILDING C SOUTH ELEVATION

BUILDING C EAST ELEVATION

BUILDING C WEST ELEVATION



BUILDING C NORTH ELEVATION

BUILDING C WEST ELEVATION

BUILDING C SOUTH ELEVATION

Project No: 15-UNIT TOWNHOUSE DEVELOPMENT  
 6471/6491/6511  
 NO.2 ROAD  
 RICHMOND, BC

Sheet No: ELEVATIONS BUILDING C

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

Project Number: #4d

Revision Date: 2012/07/07

Print Date: 2012/07/07

PLAN 49

NOV 14 2013

DP 12-617455





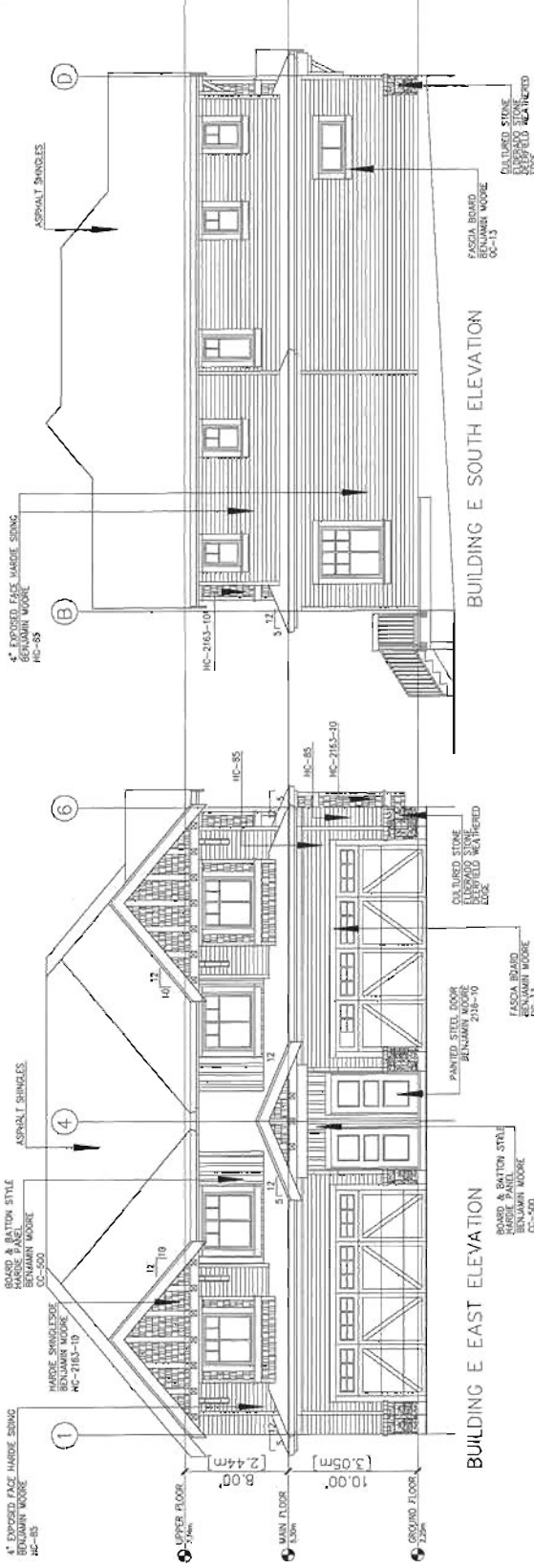
**MATTHEW CHENG ARCHITECT INC.**

1100 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 2E6  
TEL: 604-681-1111  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

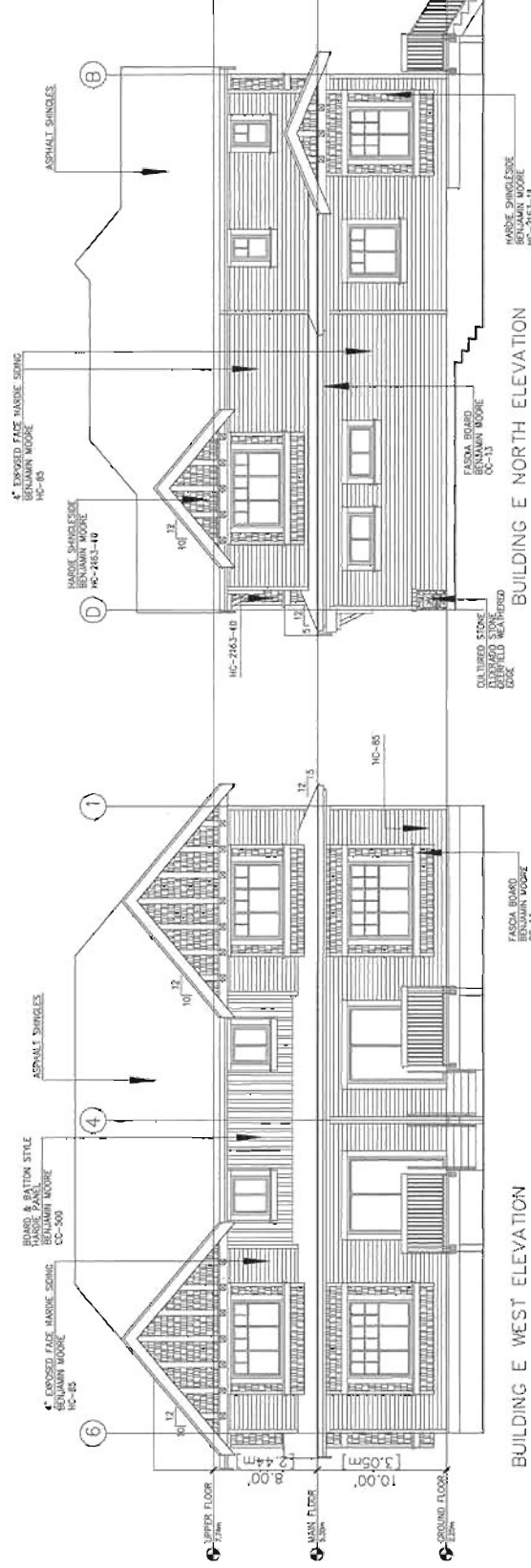
DATE: 08/20/13  
PROJECT: 15-UNIT TOWNHOUSE DEVELOPMENT  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
SHEET NO.: 4E

Consultant:



BUILDING E SOUTH ELEVATION

BUILDING E EAST ELEVATION



BUILDING E NORTH ELEVATION

BUILDING E WEST ELEVATION

Project File:  
15-UNIT TOWNHOUSE DEVELOPMENT  
8471/6491/6511  
NO.2 ROAD  
RICHMOND, BC

Sheet Title:  
ELEVATIONS  
BUILDING E

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

NOV 14 2013

**DP 12-617455**  
PLAN # 4E

Revision Table:  
Revision No. 001/10/13  
Rev. Date 08/20/13  
Rev. Description  
#4e

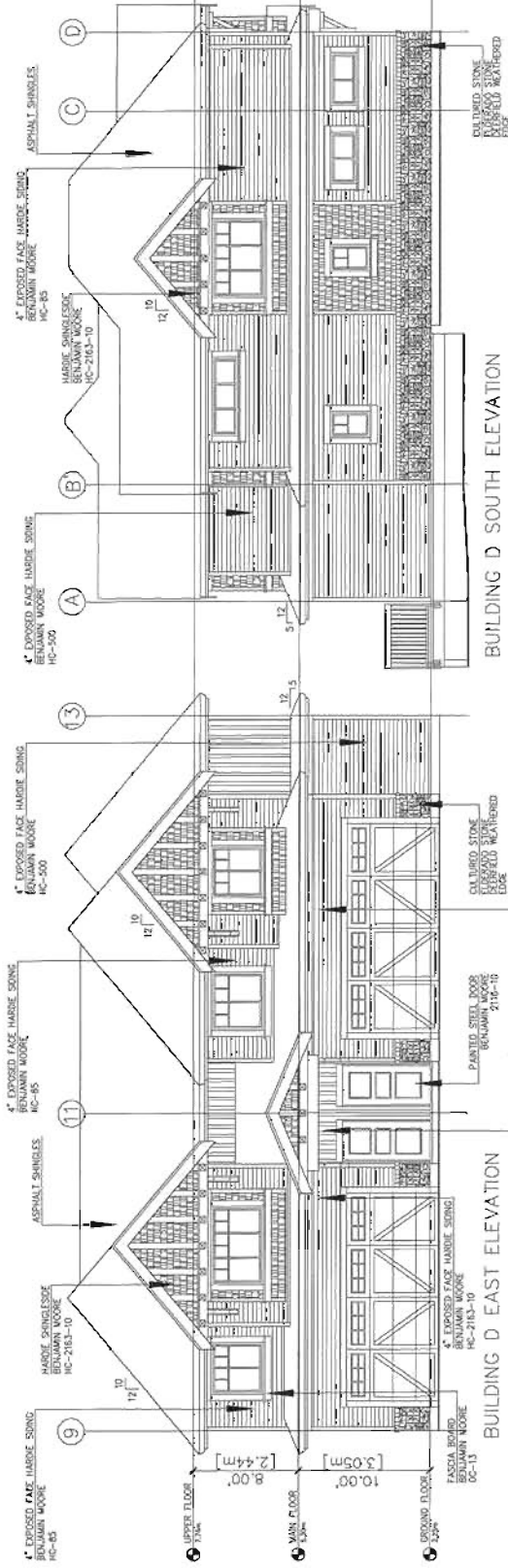


**MATTHEW CHENG  
ARCHITECT INC.**

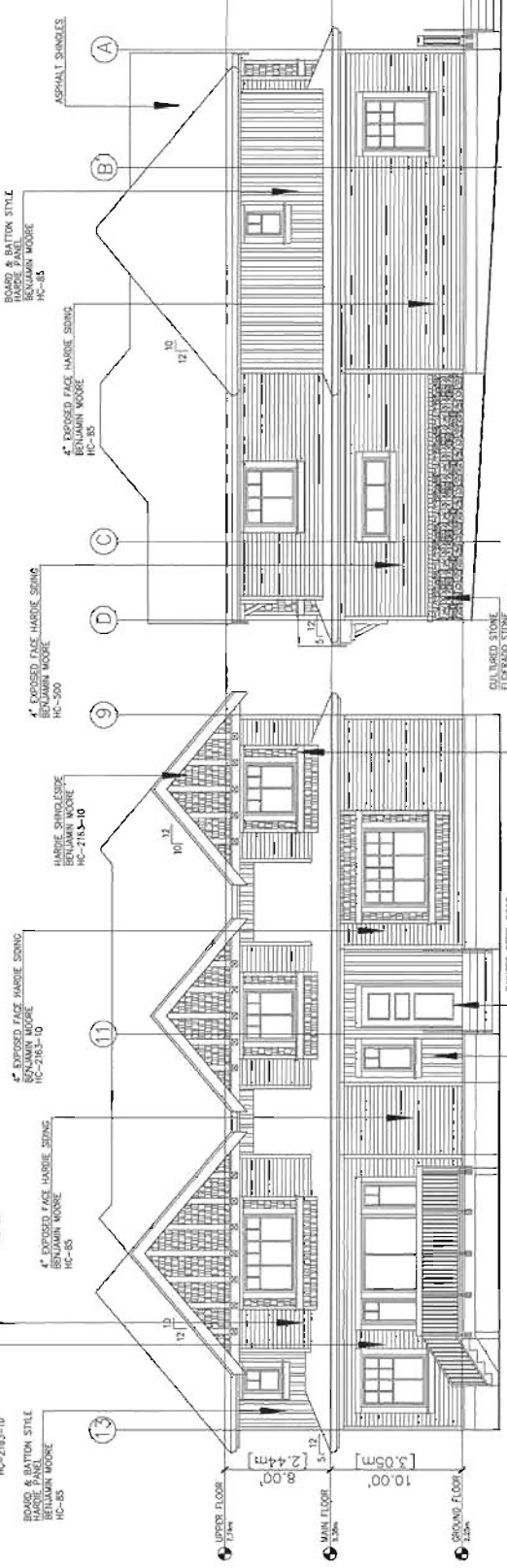
1000 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 2G6  
TEL: 604-275-1111 FAX: 604-275-1112  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED.

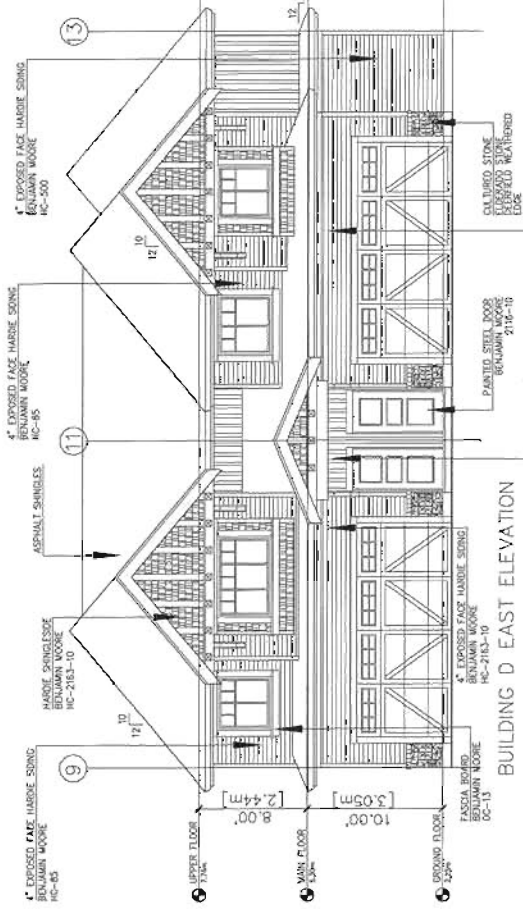
Scale: As Shown  
Date: 2013/07/25  
Drawn: J. Chen  
Checked: M. Cheng  
Project No: 12-617455  
Sheet No: 4f



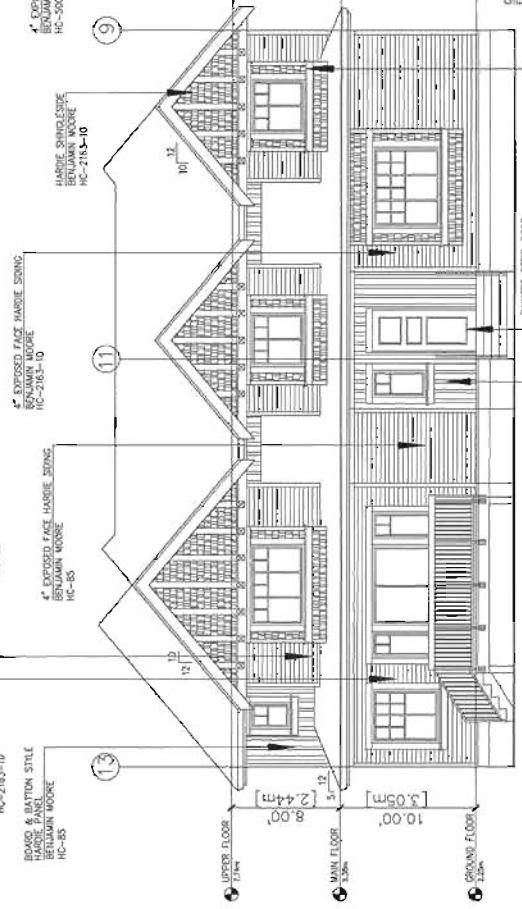
**BUILDING D SOUTH ELEVATION**



**BUILDING D NORTH ELEVATION**



**BUILDING D EAST ELEVATION**



**BUILDING D WEST ELEVATION**

PROJECT TITLE  
15-UNIT TOWNHOUSE  
DEVELOPMENT  
6471/8491/8511  
NO.2 ROAD  
RICHMOND, BC

SHEET TITLE  
ELEVATIONS  
BUILDING D

Drawn By: J. Chen  
Checked By: M. Cheng  
Scale: 1/8" = 1'-0"  
Project Number:

Revision No: 2013/07/25  
Rev. Date: 2013/07/25  
Rev. Description: 2013/07/25

Page No: #4f

**DP 12-617455**

PLANS # 4F

NOV 14 2013

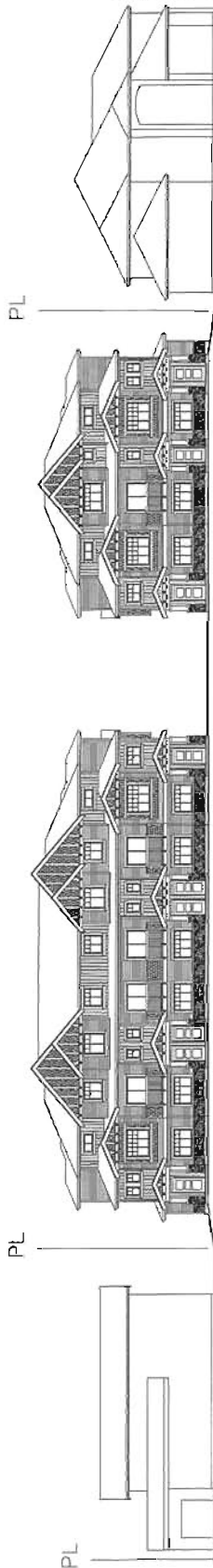


**MATTHEW CHENG ARCHITECT INC.**

200 W. ALVA AVENUE  
RICHMOND, VA 23260  
TEL: 804.771.6491 FAX: 804.771.6492  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE ARCHITECT'S CONTRACT. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

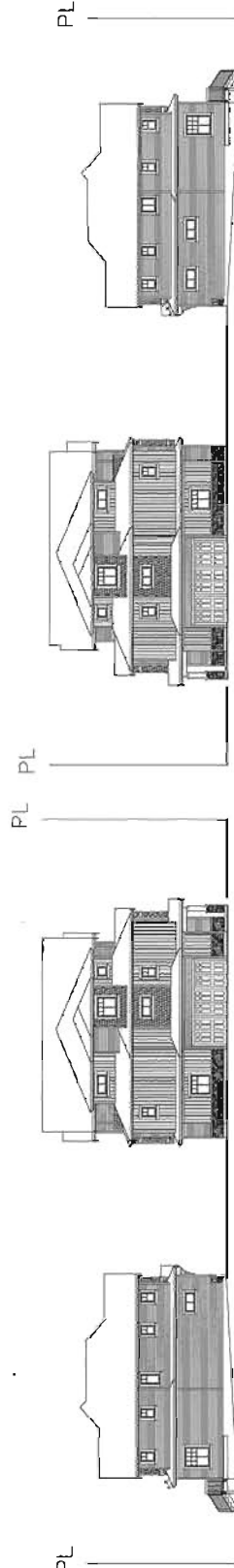
DATE: 11/14/13  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
PROJECT NO.: 12-617455



EAST ELEVATION (STREETSCAPE ALONG NO.2 ROAD)



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

NOV 14 2013 DP 12-617455 PLAN # 49

PROJECT TITLE:  
15-UNIT TOWNHOUSE DEVELOPMENT  
6471/6491/6511  
NO.2 ROAD  
RICHMOND, BC

PROJECT NO.:  
STREETSCAPE  
SITE ELEVATIONS

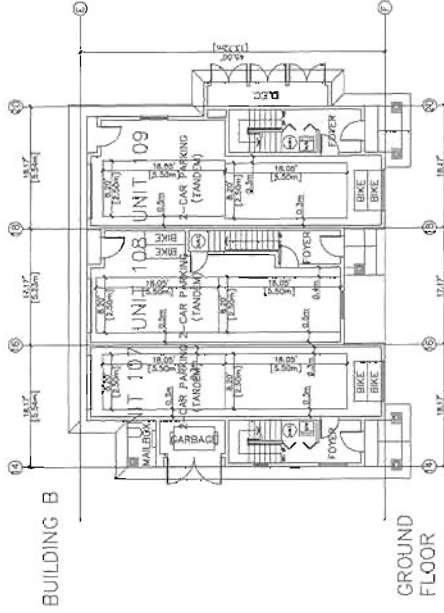
DATE:	11/14/13
DRAWN BY:	J. CHENG
CHECKED BY:	M. CHENG
SCALE:	AS SHOWN
PROJECT NO.:	12-617455
DATE:	11/14/13
PROJECT TITLE:	STREETSCAPE SITE ELEVATIONS
PLAN NO.:	#6



**MATTHEW CHENG ARCHITECT INC.**  
 ARCHITECTS AND INTERIORS  
 140 WEST 12TH AVENUE, SUITE 100  
 VANCOUVER, BC V6Z 1R7  
 TEL: 604-681-1111 FAX: 604-681-1112

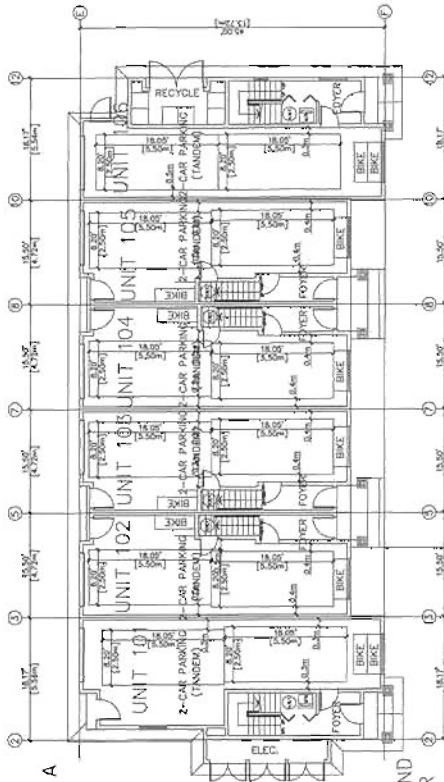
THIS DOCUMENT SET, IN WHOLE OR IN PART, IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT SET MAY BE REPRODUCED, COPIED, STORED IN A RETRIEVING SYSTEM, TRANSMITTED, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

DATE: 08/20/13  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 PROJECT NO: 12-617455  
 SHEET NO: 04 OF 08



**BUILDING B**

**GROUND FLOOR**



**BUILDING A**

**GROUND FLOOR**

- ALL WINDOWS TO MEET AS PERFORMANCE RATING FOR AIR PERMEABILITY, SOUND TRANSMISSION COEFFICIENT, AND U-VALUE.
- ANY OTHER WINDOW MEETING ASQ 100 RATED WINDOW MEETING ASQ 100 ACCORDING REPORT FOR ALL DETAILS.

**Mechanical System**  
 • THE TYPE, BRAND, CAPACITY OF FANS WILL BE APPROPRIATE TO MEET THE REQUIREMENT FOR THE HOT CONTACT.  
 • EACH UNIT SHALL HAVE AN ADDITIONAL INSULATED FRESH AIR OUT DUCTING IN THE LIVING ROOM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

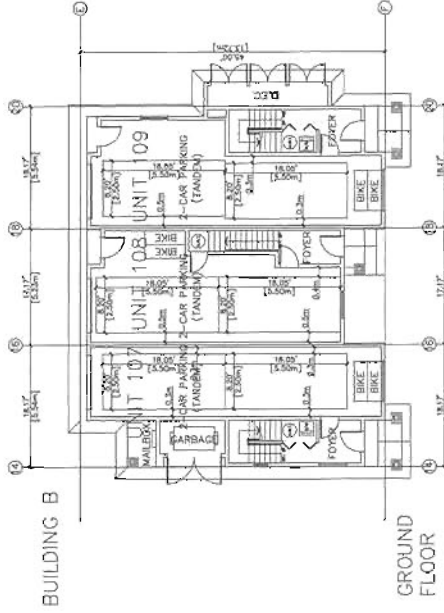
**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

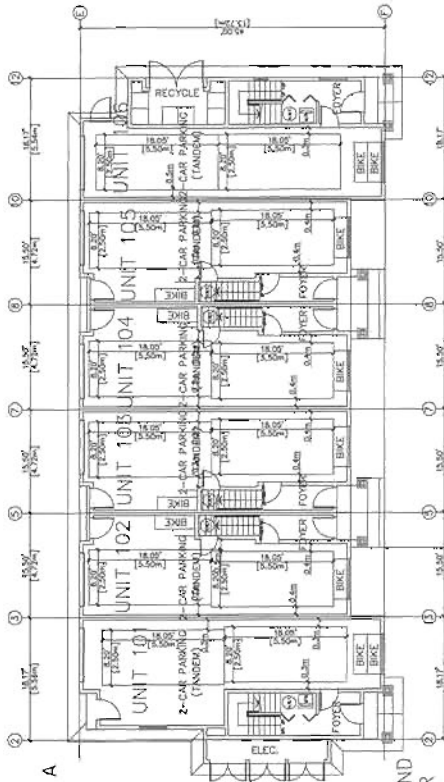
**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

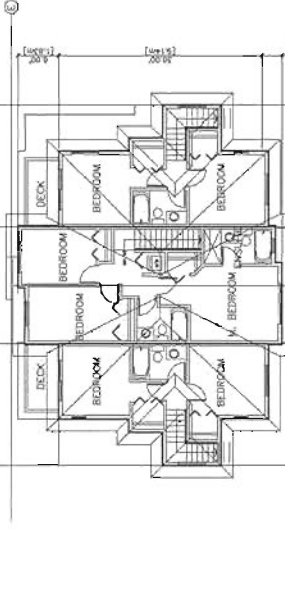
**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.



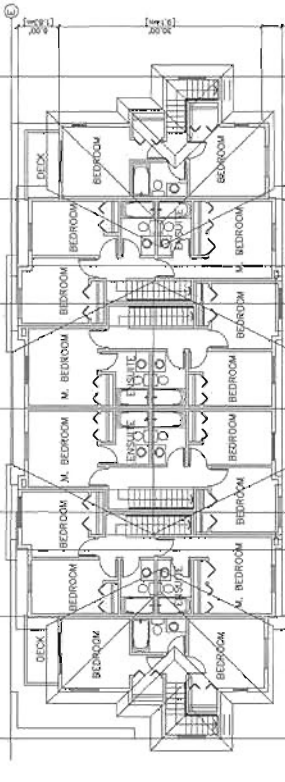
**MAIN FLOOR**



**MAIN FLOOR**



**UPPER FLOOR**



**UPPER FLOOR**

Project Site  
**15-UNIT TOWNHOUSE DEVELOPMENT**  
 6471/5491/6511  
 NO.2 ROAD  
 RICHMOND, BC

DATE: 08/20/13  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 PROJECT NO: 12-617455  
 SHEET NO: 04 OF 08

FLOOR PLANS  
 BUILDING A  
 BUILDING B

Revision Date: 2013/10/27  
 Rev. No: 1  
 Project Number: #5

REFERENCE PLAN

NOV 14 2013 DP 12-617455

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

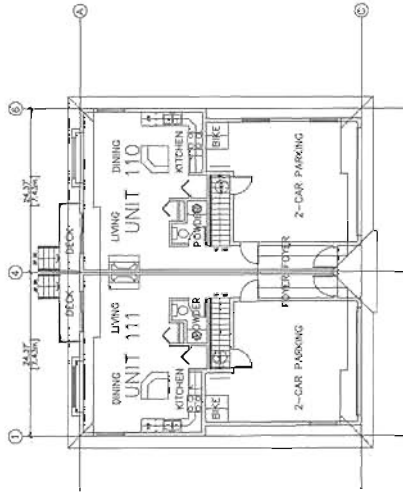
**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

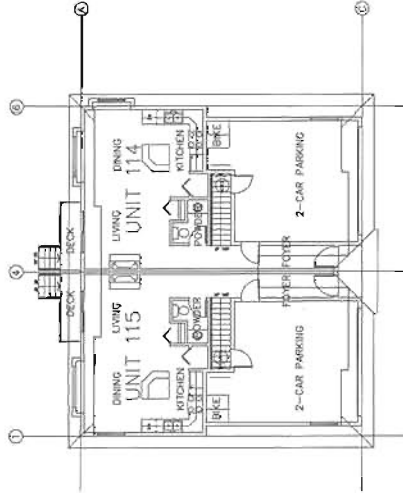
**MECHANICAL SYSTEMS**  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.  
 • ALL MECHANICAL SYSTEMS SHALL BE SEPARATE FROM THE AC SYSTEM.

BUILDING C



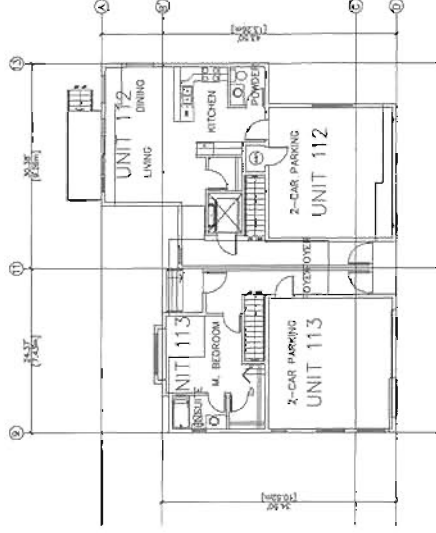
MAIN FLOOR

BUILDING E



MAIN FLOOR

BUILDING D



MAIN FLOOR



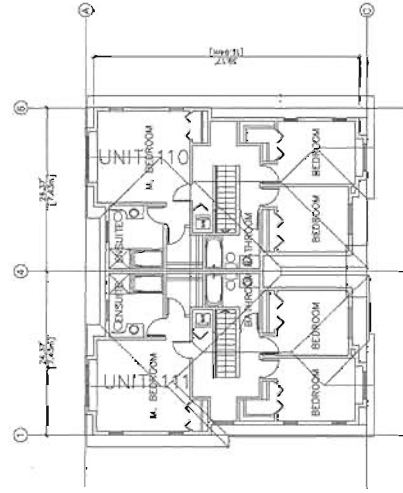
**MATTHEW CHENG ARCHITECT INC.**

PROFESSIONAL ARCHITECT  
 2011/07/29  
 2011/07/29

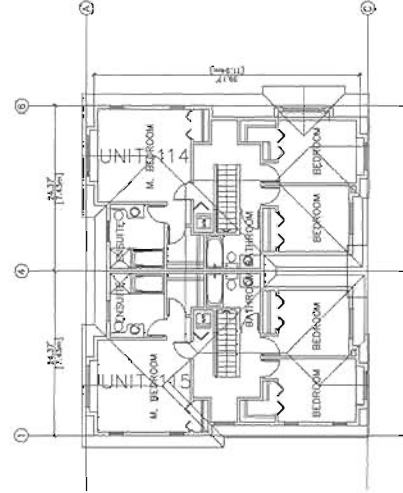
THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED.

Scale: 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"

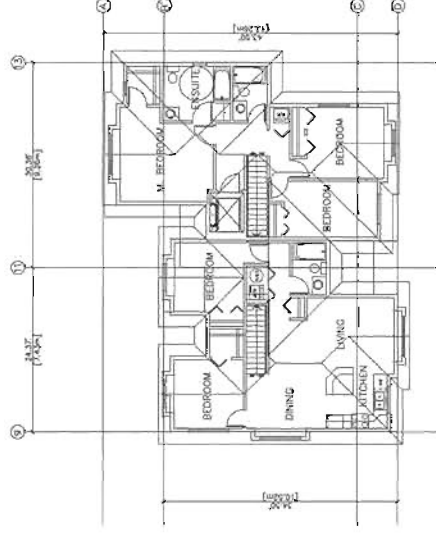
01/11/2013



UPPER FLOOR



UPPER FLOOR



UPPER FLOOR

Project Title  
**15-UNIT TOWNHOUSE DEVELOPMENT**  
 6471/6491/6511  
 NO.2 ROAD  
 RICHMOND, BC

Scale: 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"

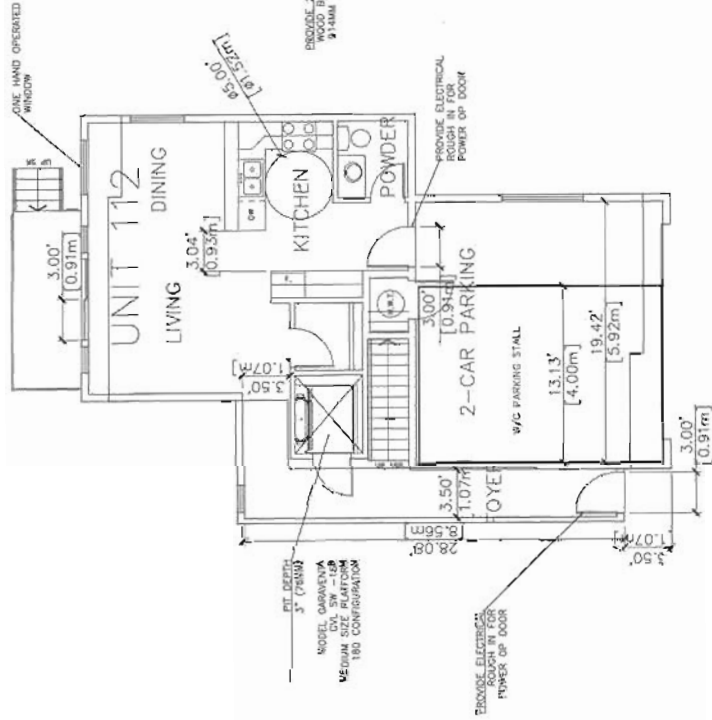
Project No.  
 12-617455

Revision Date  
 2013/07/29  
 Issue Date  
 2013/07/29  
 Project Name  
**#5a**

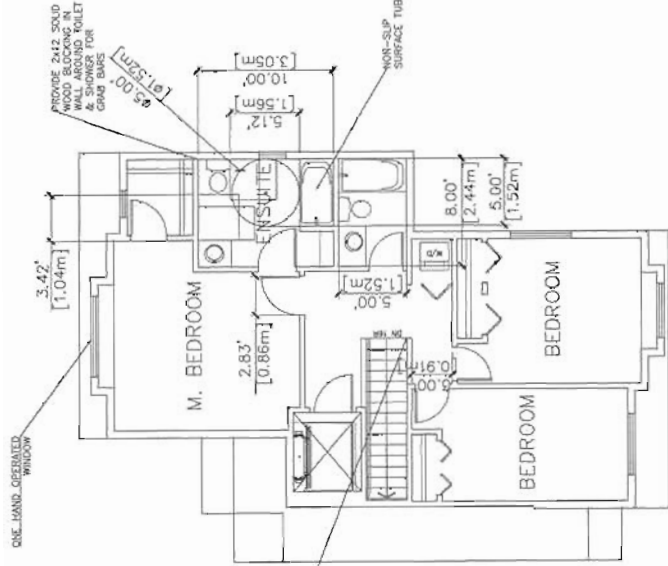
REFERENCE PLAN

NOV 14 2013 **DP 12-617455**

# ADAPTABLE OPTION FOR UNIT #112



**MAIN FLOOR**



**UPPER FLOOR**

## CONVERTIBLE UNIT CHECKLIST

- Doors & Doorways**
- Entry doors are a minimum 803 mm but ideally 914 mm and have clear access.
  - Internal doors are a minimum 813 mm but ideally 914 mm and have clear access.
  - Min. 1.80 m on both sides foot needed if rough in wiring provided for future automatic door opener).
  - Interior doors for main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening.
  - Clearance between the hallway and rooms and wide hallway and/or doorway(s) if necessary to secure access.
  - Handicap-comply min. 800 mm clear opening. Note how occurrence.
  - Min. 800 mm clear opening, comply with BC Building Code.
  - Level-type handles for all doors.
- Vertical Circulation**
- Stair lift, staircase width, turning space, and landings, as noted on floor plans or in compliance with manufacturer specifications.
  - Vertical lift, depressed side area, and landings, as noted on floor plans in compliance with manufacturer specifications.
  - At the top of all stairways, walls are reinforced with 2" x 12" solid lumber of 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.
  - Clearance under the toilet min. 450 mm from side wall and from ceiling.
  - Reinforced lever-type handles for plumbing fixtures.
  - Reinforced toilet and shower handles are installed on all shower faucets.
  - Shower controls are accessible (topped off or raised).
  - Demonstrate bath and shower controls are accessible (topped off or raised).
- Kitchen**
- Clear area needed under kitchen work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of kitchen work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 204 mm to 203 mm to the centre of the pipe from floor level.
  - Clearance under the kitchen counter min. 800 mm.
  - 1500 mm turning diameter or turning path diagram.
  - Level-type handles for plumbing fixtures.
- Windows**
- Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room).
  - Placement locations of electrical outlets, beside window, bottom of kitchen counter, within assembly of window (outside and inside), from top edge of kitchen counter, within assembly of window for smart home options.
  - Upgrade to four-view windows in master bedroom, home office, garage, and recreation room.



PROJECT NO. 2012/010  
 DRAWING NO. 01  
 SHEET NO. 1 OF 2  
 DATE: 2012/07/20  
 DESIGNED BY: MCH  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 APPROVED BY: MCH

**Project File**  
 15-UNIT TOWNHOUSE  
 DEVELOPMENT  
 6471/6491/6511  
 NO.2 ROAD  
 RICHMOND, BC

**Sheet File**  
 FLOOR PLAN  
 BUILDING D  
 CONVERTIBLE UNIT

**Drawn**  
 MC

**Checked**  
 MC

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

**Project Name**

**Revision Date**  
 2012/07/20

**Rev. No.**  
 #5b