

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop nine (9) townhouses at 9071 and 9091 Williams Road. The site is currently vacant and is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6) for this project under Bylaw No. 8233 (RZ 05-308086).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The sites are located on a portion of Williams Road (local arterial) where multi-family residential development is encouraged by the Arterial Road Redevelopment Policy. Surrounding development includes:

- To the north: Existing single-family dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the East: Existing single-family dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the South: Existing single-family dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E). South Arm Park also fronts onto the opposite side of Williams Road; and
- To the West: Existing single-family dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E).

Rezoning and Public Hearing Results

The rezoning application for this development (RZ 05-308086) was presented to Planning Committee on April 17, 2007. The Public Hearing for the rezoning of this site was held on May 22, 2007. At the Public Hearing, concerns were expressed about density, school capacity, traffic, and drainage. Transportation staff have reviewed the proposal and confirmed that it complies with current requirements. Perimeter drainage will be required as part of the Building Permit to ensure storm water remains within the property and will not spill over to neighbouring properties. No concerns related to architectural form and character or urban design and site planning were expressed.

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Articulation of building elevations through architectural refinement and cladding treatments.
- Implementation of appropriate number of replacement trees.
- Overall site landscaping, which is to include "hard" landscape treatments (i.e., permeable pavers, stamped concrete, walkways, benches and play structures).
- Conditions of adjacency to surrounding land uses (i.e., single-family dwellings).

- Review of requested variances (based on drawings submitted at rezoning):
 - Reduce front yard setback from 6m (19.68 ft.) to 4.76m (15.62 ft.) for the west portion of the building due to the required 2 m (6.56 ft.) dedication along Williams Road.
 - Increase the lot coverage from 40% to 43% - Requested as a result of predominant two-storey massing over the site with limited 2-1/2 storey elements for the dwellings along Williams Road.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Townhouse District (R2-0.6) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the minimum front yard setback from 6.0 m to 5.00 m for the buildings and 4.17 m for porch projections.

(Staff supports the variance as it is a result of road dedication along Williams Road, only applies to a part of the site, and raised no concern during the rezoning process. The variance permits the buildings to move forward on the site and allow for a greater rear setback. The projections provide building articulation and contribute to a pedestrian-oriented streetscape).

- 2) Increase the maximum lot coverage from 40% to 42.7%.

(Staff supports the variance as it has resulted from a predominant two-storey massing over the site with limited half-storey elements for the dwellings along Williams Road. The two-storey massing provide a good transition from the 2-1/2 storey townhouse units to the adjacent single-family homes. Permeable pavers are proposed on the entrance walkways and amenity area to improve site permissibility).

- 3) Allow tandem parking spaces in three (3) of the nine (9) townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit).

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the surrounding existing single-family residential development.
- All units immediately adjacent to the neighbouring single-family houses have been reduced in height to two (2) storeys. The front buildings along Williams Road have been stepped down from 2½ storeys to two (2) storeys along the side yards. The duplex units at the rear have been limited to two (2) storeys and a 4.5 m rear yard setback is proposed.
- The increased rear yard setbacks provides appropriate private outdoor open space.
- The applicant has addressed privacy for the adjacent single-family homes through hedge and shrub planning, and a continuous 1.8 m solid wood privacy fence. Large specimen trees cannot be planted along the rear property line due to an existing statutory right of way.

Urban Design and Site Planning

- The layout of the townhouse units is oriented around one driveway providing access to the site from Williams Road and an east-west drive aisle providing access to the unit garages.
- The amenity area is situated on the north-east portion of the site and is expected to be consolidated with the outdoor amenity area of the future development to the east. A cross-access easement is required and the agreement must include language to ensure that no fencing dividing the future consolidated outdoor amenity area is permitted.
- Buildings consist of a five (5) unit building with 2 ½ storey massing fronting Williams Road. Duplex building typologies (each containing two (2) units) are situated at the rear of the site with two-storey massing.
- The two (2) duplex buildings are designed to have minimum building separation space to allow for a wider outdoor amenity space on the east side of the buildings.
- All units have two (2) vehicle parking spaces where tandem parking spaces are proposed in three (3) of the units. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area is required.
- Two (2) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- Cross-access agreements allowing access to/from the future development sites to the west and east at 9940 Garden City Road and 9031/35 and 9051 Williams Road (or any land assembly thereof) along with 9111 Williams Road (or any land assembly thereof) were secured at rezoning stage.

Architectural Form and Character

- The building forms are well articulated.
- A pedestrian scale is provided at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, and landscape features.
- Visual interest and variety has been incorporated with gable roof, porches, balconies, varying material combinations and a range of colour finishes.

- The proposed building materials (hardie shingle side, hardie siding, hardie board, vinyl siding, vinyl board and batten, wood trim, wood bracket, vinyl windows, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- One (1) adaptable unit has been incorporated into the design. The stairs in this unit will be wide enough to accommodate future chairlift.

Landscape Design and Open Space Design

- The development site was cleared in July, 2005; demolition occurred prior to the establishment of the City's Interim Tree Protection Bylaw.
- Based on an examination of aerial photographs taken in May, 2005, there appears to be some hedging and trees that were removed during demolition. However, size and type of trees removed cannot be determined.
- An Arborist report has been submitted in support of the application. Twelve (12) tree stumps are noted along the property lines of the subject site and six (6) trees are noted on adjacent properties, located within 2 m of the subject site.
- Tree protection barriers around all neighbour's tree must be installed prior to issuance of the Development Permit and must remain on site until the construction of the future townhouse development is completed.
- The landscape design includes the planting of 15 new trees (including large calliper and ornamental species) and a variety of shrubs and ground covers which meets the Tree Protection Bylaw guidelines for replacement and OCP guidelines for landscaping.
- The applicant is proposing to remove a street tree which will be in conflict with the proposed driveway. Parks Operations staff has reviewed the Arborist Report and have no concerns on the proposed removal. Before removal of any City trees, the applicant will need to seek formal permission from Parks, Recreation & Cultural Services Department and may need to plant replacement trees or make a contribution to the Tree Planting Fund. Removal and replanting of boulevard trees will be at the owner's cost.
- The use of permeable pavers in the outdoor amenity area and at the internal pedestrian entrances to the units improves the permeability of the site.
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between drive isle, visitor parking, and pedestrian entrances.
- Concrete unit pavers are proposed at the vehicular entrance to the development to provide visual interest and flexibility in the future for widening of the shared driveway.
- A duo play toy is proposed in the outdoor amenity area for children's play equipment.
- Visitor parking stalls are located off of the internal manoeuvring aisle, are setback and screened from Williams Road with landscaping.
- Cash-in-lieu (\$9,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 05-308086).

Affordable Housing

- No affordable housing units are proposed in this nine (9) unit development. A voluntary contribution towards the City's Affordable Housing Reverse Fund was secured through the rezoning in the amount of \$0.60 per square foot of maximum floor area ratio

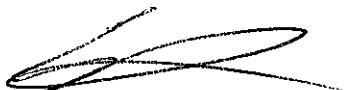
(e.g. \$6,996). This complies with the interim affordable housing strategy for applications received prior to July 1, 2007.

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents; and
- Effective lighting of buildings, open spaces, parking areas, and along the drive aisles will be provided.

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
(Local 4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$34,087.02 (based on total floor area of 17,043.51 ft²).
- Registration of a cross-access easement over the outdoor amenity area between the subject site and the future development site to the east at 9111 Williams Road (or any land assembly thereof) for shared use of open space. The Agreement must include languages to ensure that no fencing dividing the future consolidated outdoor amenity area is permitted.
- Registration of a Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area.
- Installation of tree protection barriers around all trees and hedges within 2 m of the property line on adjacent lots and submission of photos of tree protection fencing to the City of Richmond for subsequent inspection (fencing must remain in place until construction of future townhouse development on the site is complete).

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 07-377055

Attachment 1

Address: 9071 & 9091 Williams Road

Applicant: Matthew Cheng Architect Inc.

Owner: 0718423 B.C. Ltd.

Planning Area(s): N/A

Floor Area Gross: 1,583.34 m²

Floor Area Net: 1,081.48 m²

	Existing	Proposed	
Site Area:	1,840 m ²	1,809 m ²	
Land Uses:	Vacant Lots	Townhouses	
OCP Designation:	Low-Density Residential	No Change	
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.6)	
Number of Units:	Vacant Site	9	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 F.A.R.	0.60 F.A.R.	none permitted
Lot Coverage:	Max. 40%	42.7%	variance supported
Setback – Front Yard:	Min. 6 m	5.00 m for building 4.17 m for porch projection	variance supported
Setback – Side Yard (east):	Min. 3 m	3.00 m	none
Setback – Side Yard (west):	Min. 3 m	4.10 m	none
Setback – Rear Yard:	Min. 3 m	4.50 m	none
Height (m):	Max. 12 m	10.51 m	none
Lot Size:	Min. Width = 30 m Min. Depth = 35 m	Width = 40.3 m Depth = 45.7 m	none
Off-street Parking Spaces – Residential/Visitor:	18 and 2	18 and 2	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	20	20	none
Tandem Parking Spaces	not permitted	6	variance supported
Amenity Space – Indoor:	Min. 70 m ²	\$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 54 m ²	65 m ²	none



No. DP 07-377055

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9071 AND 9091 WILLIAMS ROAD
Address: c/o MATTHEW CHENG
UNIT 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 and Development Bylaw No. 5300" is hereby varied to:
 - a) Reduce the minimum front yard setback from 6.0 m to 5.00 m for the buildings and 4.17 m for porch projections;
 - b) Increase the maximum lot coverage from 40% to 42.7%; and
 - c) Allow tandem parking spaces in three (3) of the nine (9) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$34,087.02 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 07-377055

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9071 AND 9091 WILLIAMS ROAD

Address: c/o MATTHEW CHENG
UNIT 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.
DAY OF

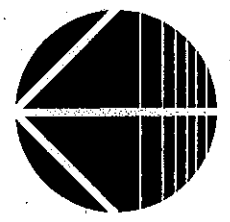
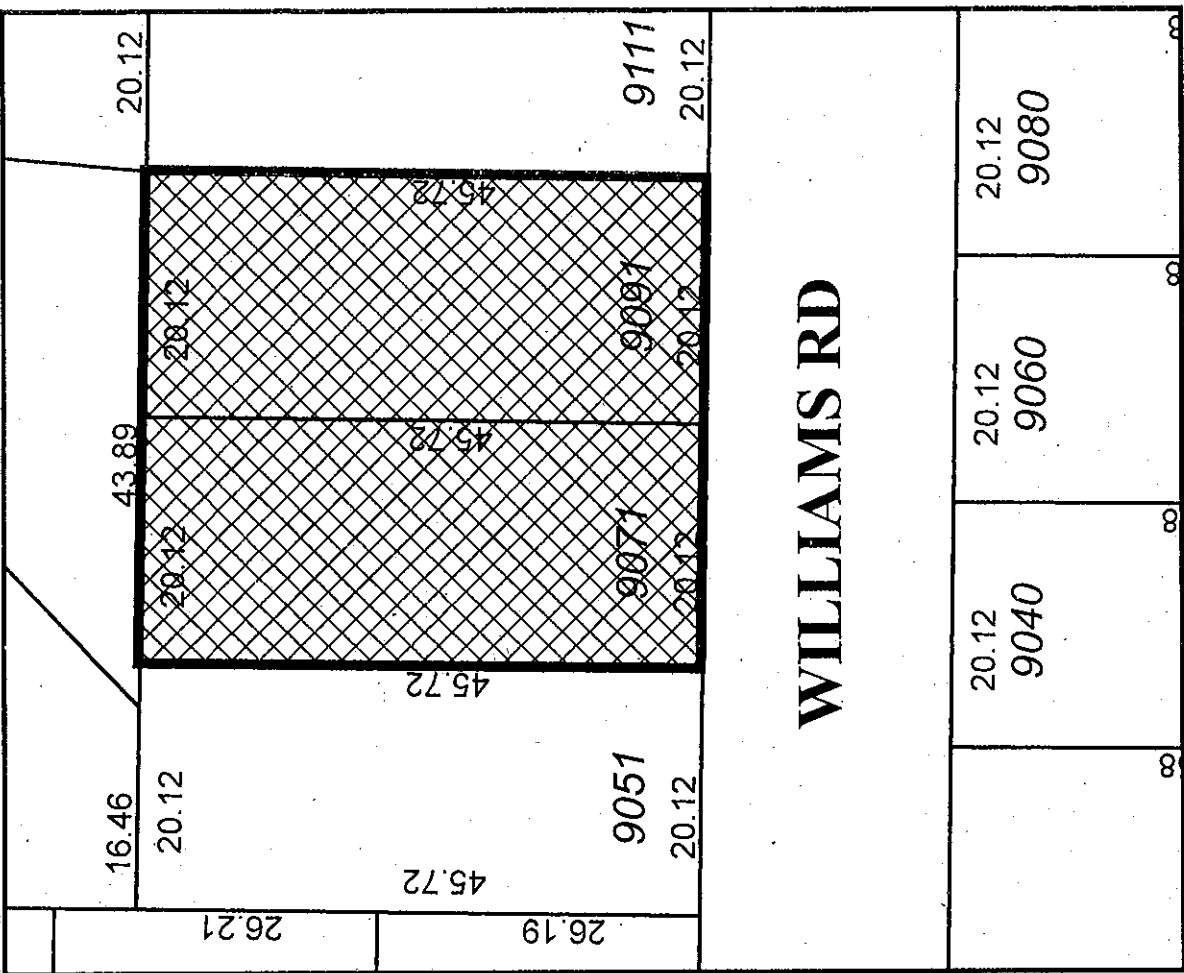
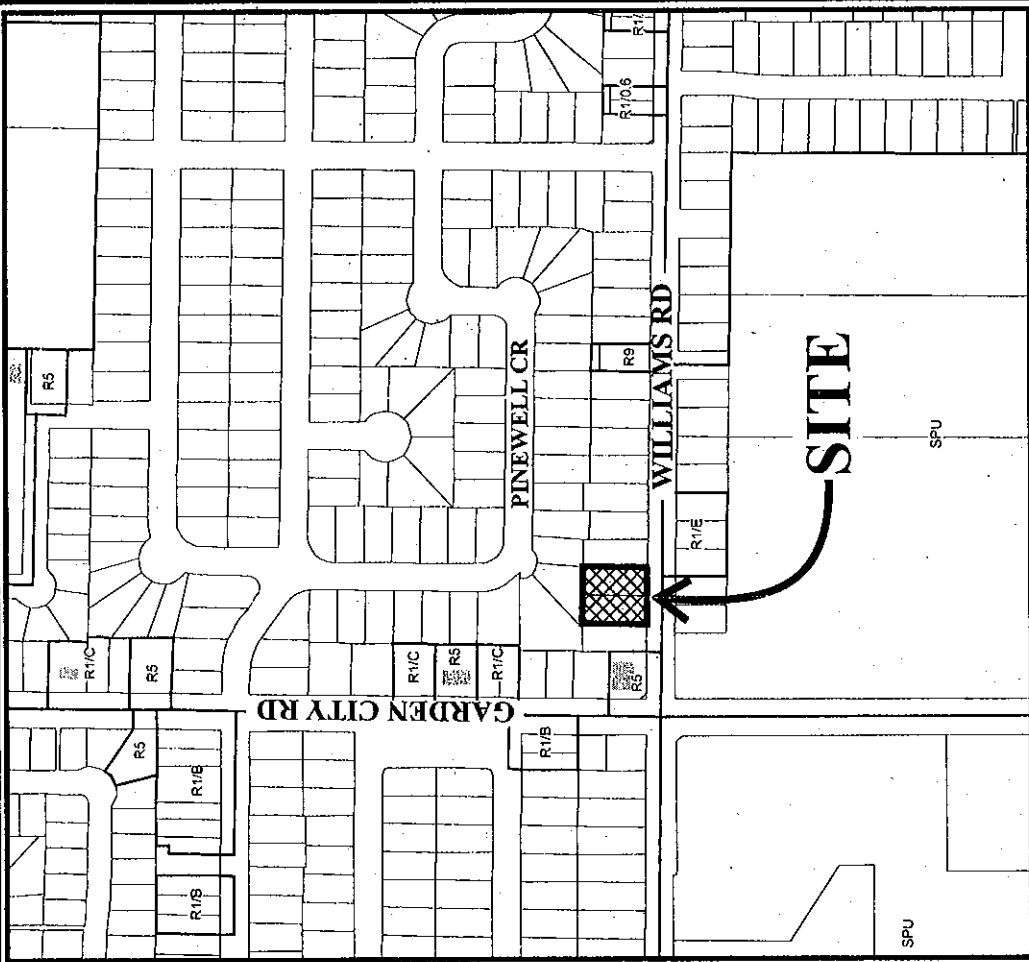
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DELIVERED THIS DAY OF

MAYOR



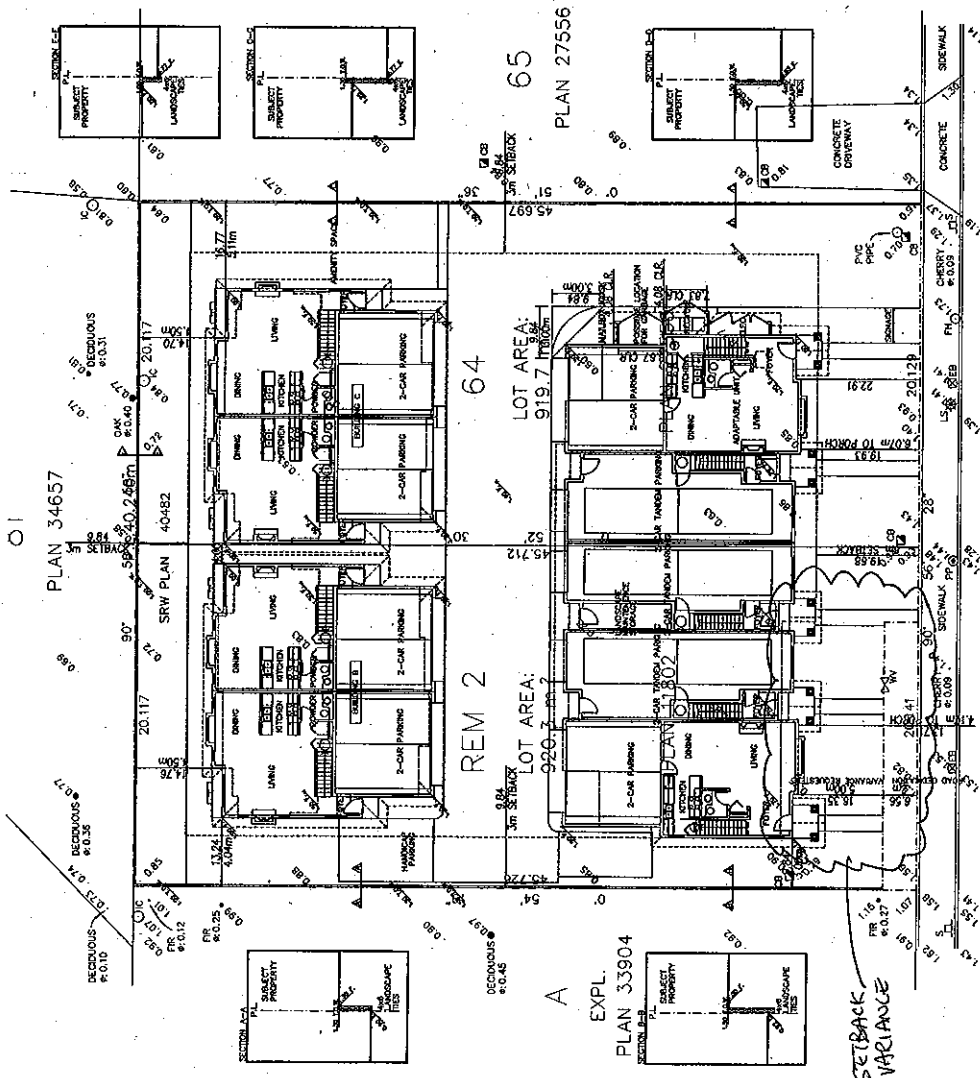
City of Richmond



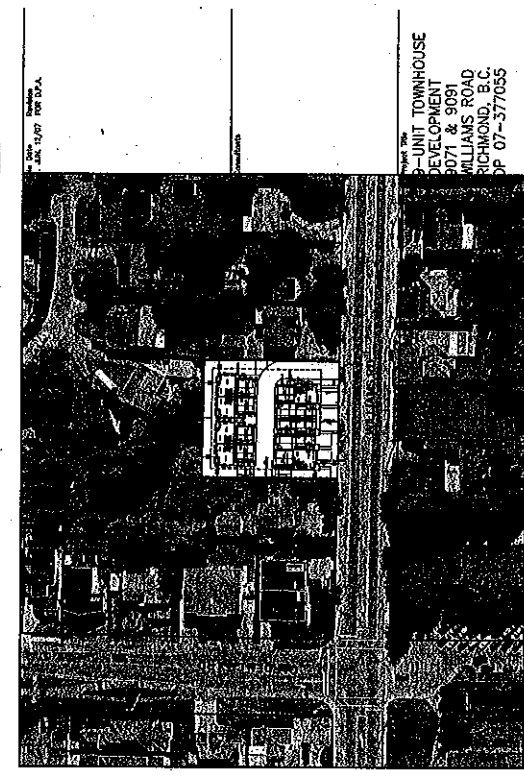
DP 07-377055

SCHEDULE "A"

Original Date: 07/06/07
 Revision Date:
 Note: Dimensions are in METRES



EXISTING:		PROPOSED:	
SITE AREA	15925.03 SF (1830.955M)	19466.19 SF (1808.555M)	TOWNHOUSE
LAND USES	VACANT LOTS	NO CHANGE	R2 - O6
DCP DESIGNATION	RESIDENTIAL		
ZONING	R1/2		
NUMBER OF UNITS	VACANT SITE	9	
FLOOR AREA RATIO	REQUIRED/ALLOWED:	PROPOSED:	VARIANCE REQUESTED
LOT COVERAGE	0.60 (11678.71 SF)	0.58 (11041.35 SF)	
SETBACK-FRONT YARD	0.40 (7788.48 SF)	0.42 (8312.08 SF)	
SETBACK-SIDE YARD (EAST)	MIN. 5m	5.00m	
SETBACK-SIDE YARD (WEST)	MIN. 3m	4.20m	
SETBACK REAR YARD	MIN. 3m	4.20m	
HEIGHT (FT)	MAX. 35.00	35.00 (10.51m)	
LOT SIZE	MIN. 0.1844 (8.3365M)	18 AND 2	
OFF-STREET PARKING	RESIDENTIAL/COMMERCIAL:		
ACCESSIBLE	20	20	
INDOOR AMENITY SPACE	MIN. 65SM	65 SM (11.45U)	
OUTDOOR AMENITY SPACE	MIN. 54SM	58.235F (5.58U)	



CONTEXT PLAN (N.T.S.)

3-UNIT TOWNHOUSE DEVELOPMENT
 9071 & 9091
 WILLIAMS ROAD
 RICHMOND, B.C.
 DP 07-377055

JUN 25 2008

SITE PLAN
 PROJECT DATA
 CONTEXT PLAN
 AERIAL PHOTO

07377055

UNIT #	TOTAL AREA (SQ. FT.)		GARAGE (SQ. FT.)		LANDSCAPE MAINTENANCE (SQ. FT.)		ENTRY STAIRS (SQ. FT.)		TOTAL	
	GROSS	NET	GROSS	NET	GROSS	NET	GROSS	NET	GROSS	NET
101	978.99	482.48	903.07	846.14	(388.96)	(388.96)	(107.64)	(36.93)	1892.06	1329.62
102	728.44	310.08	747.81	735.17	(538.18)	(538.18)	(65.20)	(12.44)	1973.05	1296.55
103	727.44	308.08	747.81	735.17	(538.18)	(538.18)	(65.20)	(12.44)	1973.05	1296.55
104	978.99	482.48	903.07	846.14	(388.96)	(388.96)	(107.64)	(36.93)	1892.06	1329.62
106	965.40	458.53	835.85	800.23	(379.30)	(379.30)	(89.27)	(35.63)	1882.06	1297.05
107	965.40	458.53	835.85	800.23	(379.30)	(379.30)	(89.27)	(35.63)	1882.06	1297.05
108	965.40	458.53	835.85	800.23	(379.30)	(379.30)	(89.27)	(35.63)	1882.06	1297.05
109	965.40	458.53	835.85	800.23	(379.30)	(379.30)	(89.27)	(35.63)	1882.06	1297.05

LEGEND (ALL GRADES METRIC)

EXISTING GRADE

PROPOSED FINISHED GRADE

WILLIAMS ROAD

07377055

#1

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NO.	DATE	REVISION/DESCRIPTION	BY
1	2007.03.17	ISSUE FOR PERMITS	DMG
2	2007.03.17	ISSUE FOR PERMITS	DMG
3	2007.03.17	ISSUE FOR PERMITS	DMG
4	2007.03.17	ISSUE FOR PERMITS	DMG
5	2007.03.17	ISSUE FOR PERMITS	DMG
6	2007.03.17	ISSUE FOR PERMITS	DMG
7	2007.03.17	ISSUE FOR PERMITS	DMG
8	2007.03.17	ISSUE FOR PERMITS	DMG
9	2007.03.17	ISSUE FOR PERMITS	DMG
10	2007.03.17	ISSUE FOR PERMITS	DMG

DPO737705E



DMG landscape architects
 A Division of
 U.S. Commercial Services Ltd.
 1000 West Beaver Creek Road
 Richmond, BC V6X 3A9
 P (604) 273-4242, F (604) 273-4243

JUN 25 2008

PROJECT:
9 UNIT TOWNHOUSE
 9071 & 9091
 WILLIAMS RD.
 RICHMOND, BC

LANDSCAPE PLAN

DATE:	07/25/08	PROJECT NUMBER:	
SCALE:	AS SHOWN	DRAWN BY:	TT
DESIGN BY:	TT	CHECKED BY:	DMG
DATE:	07/25/08	PROJECT NUMBER:	07-230

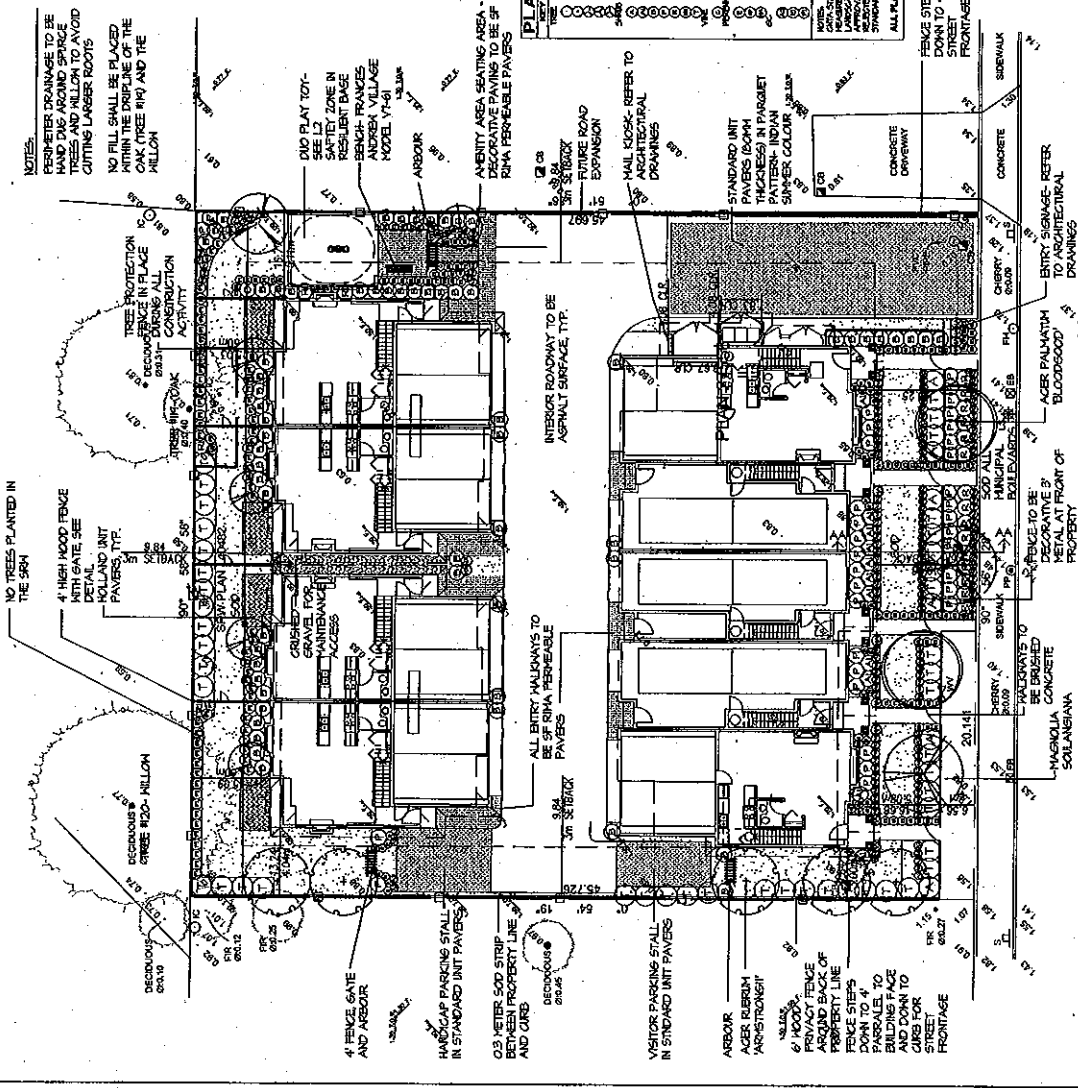
NOTES:
 PERIMETER DRAINAGE TO BE HAND DIG AROUND SPACE TREES AND HILLION TO AVOID CUTTING LARGER ROOTS
 NO FILL SHALL BE PLACED WITHIN THE DRAINAGE OF THE OAK (TREE #10) AND THE HILLION

TOTAL SITE AREA = 14845 SQ FT
 TOTAL PERMEABLE AREA REQUIRED = 3940 SQ FT
 TOTAL LANDSCAPE AREA = 4000 SQ FT

PLANT SCHEDULE

NO.	SYMBOLOGY	COMMON NAME	PLANTED SIZE / REMARKS
1	(Symbol)	ACER PALMATH	1000
2	(Symbol)	ACER RUBRUM	1000
3	(Symbol)	ACER RUBRUM	1000
4	(Symbol)	ACER RUBRUM	1000
5	(Symbol)	ACER RUBRUM	1000
6	(Symbol)	ACER RUBRUM	1000
7	(Symbol)	ACER RUBRUM	1000
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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NO TREES PLANTED IN THE 50FT
 4' HIGH HOOD FENCE WITH GATE, SEE DETAIL
 BALLAND UNIT PAVERS TYP.
 TREE PROTECTION FENCE IN PLACE BEFORE CONSTRUCTION ALL TREE TRUNKS TO BE PROTECTED
 INTERIOR ROADWAY TO BE ASPHALT SURFACE, TYP.
 VISITOR PARKING STALL IN STANDARD UNIT PAVERS
 ABOOR
 ACER RUBRUM
 MAGNOLIA CONCRETE SOLEANSIA
 FENCE STEPS DOWN TO 4' PARALLEL TO BUILDING FACE AND DOWN TO STREET FOR FRONTAGE
 VISITOR PARKING STALL IN STANDARD UNIT PAVERS
 ABOOR
 ACER RUBRUM
 MAGNOLIA CONCRETE SOLEANSIA
 FENCE STEPS DOWN TO 4' PARALLEL TO BUILDING FACE AND DOWN TO STREET FOR FRONTAGE
 VISITOR PARKING STALL IN STANDARD UNIT PAVERS
 ABOOR
 ACER RUBRUM
 MAGNOLIA CONCRETE SOLEANSIA
 FENCE STEPS DOWN TO 4' PARALLEL TO BUILDING FACE AND DOWN TO STREET FOR FRONTAGE

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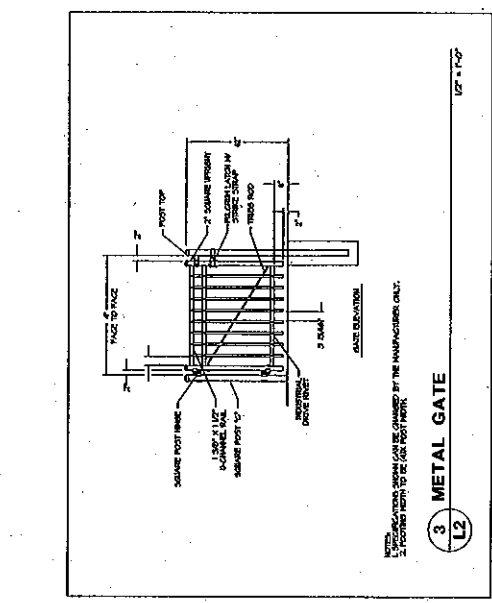
DMG landscape architects
 11111 11th Street, Suite 100
 Richmond, BC V6V 1K1
 Phone: 604.273.1111
 Fax: 604.273.1112
 Email: info@dmg.ca
 Website: www.dmg.ca

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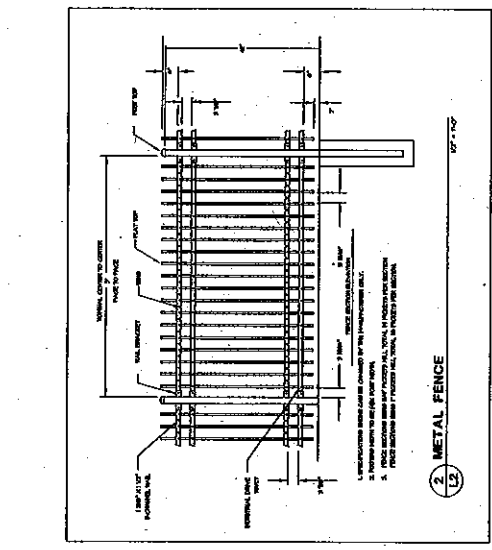
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 9 UNIT TOWNHOUSE
 5071 & 5081
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 RICHMOND, BC

DRAWING TITLE:
 DETAILS

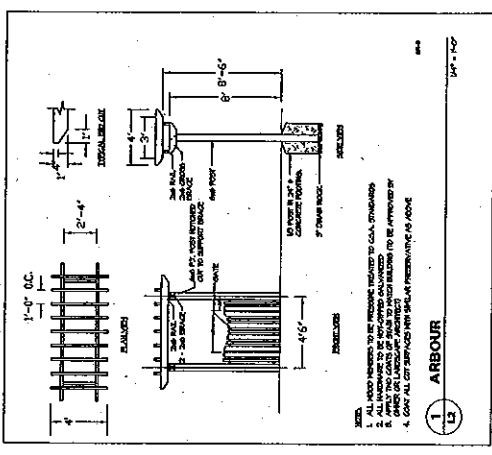
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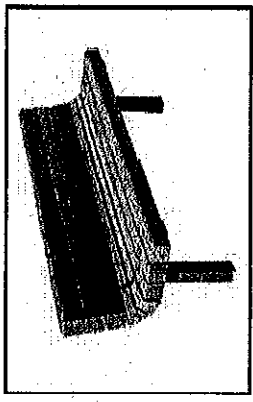
3 METAL GATE
 1/2" = 1'-0"



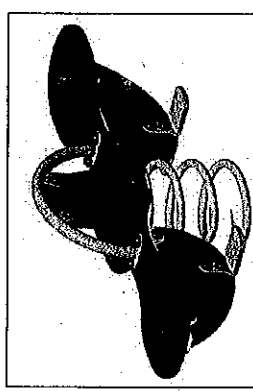
2 METAL FENCE
 1/2" = 1'-0"



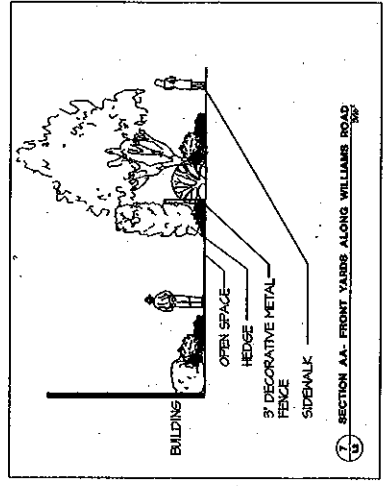
1 ARBOUR
 1/2" = 1'-0"



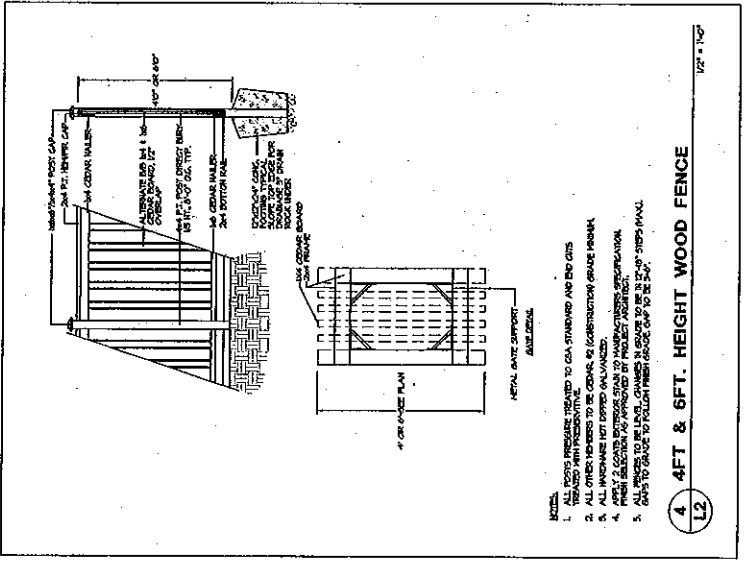
6 FRANCES ANDREW VILLAGE SERIES BENCH
 1/2" = 1'-0"



5 DUO SPRING RIDER TOY
 1/2" = 1'-0"



7 SECTION A.A. - FRONT YARDS ALONG WILLIAMS ROAD
 1/2" = 1'-0"



4 4FT & 6FT HEIGHT WOOD FENCE
 1/2" = 1'-0"

1. ALL WOOD MEMBERS TO BE FINISHED TO GA. STAINING AND END CUTS TO BE FINISHED TO GA.
2. ALL OTHER MEMBERS TO BE COARSE, 1/2\"/>

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PART ONE: GENERAL REQUIREMENTS

1.1. GENERAL NOTES
1.2. MATERIALS
1.3. CONSTRUCTION METHODS

1.4. FINISHES
1.5. MAINTENANCE

1.6. SAFETY
1.7. ENVIRONMENTAL PROTECTION

1.8. UTILITIES
1.9. EROSION CONTROL

1.10. SIGNAGE
1.11. LIGHTING

1.12. FURNITURE
1.13. PLANTING

1.14. IRRIGATION
1.15. WATER MANAGEMENT

1.16. ACCESSIBILITY
1.17. HISTORIC PRESERVATION

PART TWO: SOFT LANDSCAPE DEVELOPMENT - CONT.

2.1. PLANTING SPECIFICATIONS
2.2. PLANTING METHODS

2.3. PLANTING SCHEDULE
2.4. PLANTING NOTES

2.5. PLANTING DETAILS
2.6. PLANTING MATERIALS

2.7. PLANTING MAINTENANCE
2.8. PLANTING REPLACEMENT

2.9. PLANTING PROTECTION
2.10. PLANTING IRRIGATION

2.11. PLANTING FERTILIZATION
2.12. PLANTING PEST CONTROL

2.13. PLANTING DISEASE CONTROL
2.14. PLANTING WEED CONTROL

2.15. PLANTING PRUNING
2.16. PLANTING REMOVAL

PART THREE: HARD LANDSCAPE DEVELOPMENT - CONT.

3.1. PAVING SPECIFICATIONS
3.2. PAVING METHODS

3.3. PAVING SCHEDULE
3.4. PAVING NOTES

3.5. PAVING DETAILS
3.6. PAVING MATERIALS

3.7. PAVING MAINTENANCE
3.8. PAVING REPLACEMENT

3.9. PAVING PROTECTION
3.10. PAVING IRRIGATION

3.11. PAVING FERTILIZATION
3.12. PAVING PEST CONTROL

3.13. PAVING DISEASE CONTROL
3.14. PAVING WEED CONTROL

3.15. PAVING PRUNING
3.16. PAVING REMOVAL

PART FOUR: HARD LANDSCAPE DEVELOPMENT - CONT.

4.1. FENCE SPECIFICATIONS
4.2. FENCE METHODS

4.3. FENCE SCHEDULE
4.4. FENCE NOTES

4.5. FENCE DETAILS
4.6. FENCE MATERIALS

4.7. FENCE MAINTENANCE
4.8. FENCE REPLACEMENT

4.9. FENCE PROTECTION
4.10. FENCE IRRIGATION

4.11. FENCE FERTILIZATION
4.12. FENCE PEST CONTROL

4.13. FENCE DISEASE CONTROL
4.14. FENCE WEED CONTROL

4.15. FENCE PRUNING
4.16. FENCE REMOVAL

PART FIVE: HARD LANDSCAPE DEVELOPMENT - CONT.

5.1. SIGN SPECIFICATIONS
5.2. SIGN METHODS

5.3. SIGN SCHEDULE
5.4. SIGN NOTES

5.5. SIGN DETAILS
5.6. SIGN MATERIALS

5.7. SIGN MAINTENANCE
5.8. SIGN REPLACEMENT

5.9. SIGN PROTECTION
5.10. SIGN IRRIGATION

5.11. SIGN FERTILIZATION
5.12. SIGN PEST CONTROL

5.13. SIGN DISEASE CONTROL
5.14. SIGN WEED CONTROL

5.15. SIGN PRUNING
5.16. SIGN REMOVAL

PART SIX: HARD LANDSCAPE DEVELOPMENT - CONT.

6.1. LIGHTING SPECIFICATIONS
6.2. LIGHTING METHODS

6.3. LIGHTING SCHEDULE
6.4. LIGHTING NOTES

6.5. LIGHTING DETAILS
6.6. LIGHTING MATERIALS

6.7. LIGHTING MAINTENANCE
6.8. LIGHTING REPLACEMENT

6.9. LIGHTING PROTECTION
6.10. LIGHTING IRRIGATION

6.11. LIGHTING FERTILIZATION
6.12. LIGHTING PEST CONTROL

6.13. LIGHTING DISEASE CONTROL
6.14. LIGHTING WEED CONTROL

6.15. LIGHTING PRUNING
6.16. LIGHTING REMOVAL

PART SEVEN: HARD LANDSCAPE DEVELOPMENT - CONT.

7.1. FURNITURE SPECIFICATIONS
7.2. FURNITURE METHODS

7.3. FURNITURE SCHEDULE
7.4. FURNITURE NOTES

7.5. FURNITURE DETAILS
7.6. FURNITURE MATERIALS

7.7. FURNITURE MAINTENANCE
7.8. FURNITURE REPLACEMENT

7.9. FURNITURE PROTECTION
7.10. FURNITURE IRRIGATION

7.11. FURNITURE FERTILIZATION
7.12. FURNITURE PEST CONTROL

7.13. FURNITURE DISEASE CONTROL
7.14. FURNITURE WEED CONTROL

7.15. FURNITURE PRUNING
7.16. FURNITURE REMOVAL

PART EIGHT: HARD LANDSCAPE DEVELOPMENT - CONT.

8.1. WATER MANAGEMENT SPECIFICATIONS
8.2. WATER MANAGEMENT METHODS

8.3. WATER MANAGEMENT SCHEDULE
8.4. WATER MANAGEMENT NOTES

8.5. WATER MANAGEMENT DETAILS
8.6. WATER MANAGEMENT MATERIALS

8.7. WATER MANAGEMENT MAINTENANCE
8.8. WATER MANAGEMENT REPLACEMENT

8.9. WATER MANAGEMENT PROTECTION
8.10. WATER MANAGEMENT IRRIGATION

8.11. WATER MANAGEMENT FERTILIZATION
8.12. WATER MANAGEMENT PEST CONTROL

8.13. WATER MANAGEMENT DISEASE CONTROL
8.14. WATER MANAGEMENT WEED CONTROL

8.15. WATER MANAGEMENT PRUNING
8.16. WATER MANAGEMENT REMOVAL

PART NINE: HARD LANDSCAPE DEVELOPMENT - CONT.

9.1. ACCESSIBILITY SPECIFICATIONS
9.2. ACCESSIBILITY METHODS

9.3. ACCESSIBILITY SCHEDULE
9.4. ACCESSIBILITY NOTES

9.5. ACCESSIBILITY DETAILS
9.6. ACCESSIBILITY MATERIALS

9.7. ACCESSIBILITY MAINTENANCE
9.8. ACCESSIBILITY REPLACEMENT

9.9. ACCESSIBILITY PROTECTION
9.10. ACCESSIBILITY IRRIGATION

9.11. ACCESSIBILITY FERTILIZATION
9.12. ACCESSIBILITY PEST CONTROL

9.13. ACCESSIBILITY DISEASE CONTROL
9.14. ACCESSIBILITY WEED CONTROL

9.15. ACCESSIBILITY PRUNING
9.16. ACCESSIBILITY REMOVAL

PART TEN: HARD LANDSCAPE DEVELOPMENT - CONT.

10.1. HISTORIC PRESERVATION SPECIFICATIONS
10.2. HISTORIC PRESERVATION METHODS

10.3. HISTORIC PRESERVATION SCHEDULE
10.4. HISTORIC PRESERVATION NOTES

10.5. HISTORIC PRESERVATION DETAILS
10.6. HISTORIC PRESERVATION MATERIALS

10.7. HISTORIC PRESERVATION MAINTENANCE
10.8. HISTORIC PRESERVATION REPLACEMENT

10.9. HISTORIC PRESERVATION PROTECTION
10.10. HISTORIC PRESERVATION IRRIGATION

10.11. HISTORIC PRESERVATION FERTILIZATION
10.12. HISTORIC PRESERVATION PEST CONTROL

10.13. HISTORIC PRESERVATION DISEASE CONTROL
10.14. HISTORIC PRESERVATION WEED CONTROL

10.15. HISTORIC PRESERVATION PRUNING
10.16. HISTORIC PRESERVATION REMOVAL

PART ELEVEN: HARD LANDSCAPE DEVELOPMENT - CONT.

11.1. SIGNAGE SPECIFICATIONS
11.2. SIGNAGE METHODS

11.3. SIGNAGE SCHEDULE
11.4. SIGNAGE NOTES

11.5. SIGNAGE DETAILS
11.6. SIGNAGE MATERIALS

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11.8. SIGNAGE REPLACEMENT

11.9. SIGNAGE PROTECTION
11.10. SIGNAGE IRRIGATION

11.11. SIGNAGE FERTILIZATION
11.12. SIGNAGE PEST CONTROL

11.13. SIGNAGE DISEASE CONTROL
11.14. SIGNAGE WEED CONTROL

11.15. SIGNAGE PRUNING
11.16. SIGNAGE REMOVAL

PART TWELVE: HARD LANDSCAPE DEVELOPMENT - CONT.

12.1. LIGHTING SPECIFICATIONS
12.2. LIGHTING METHODS

12.3. LIGHTING SCHEDULE
12.4. LIGHTING NOTES

12.5. LIGHTING DETAILS
12.6. LIGHTING MATERIALS

12.7. LIGHTING MAINTENANCE
12.8. LIGHTING REPLACEMENT

12.9. LIGHTING PROTECTION
12.10. LIGHTING IRRIGATION

12.11. LIGHTING FERTILIZATION
12.12. LIGHTING PEST CONTROL

12.13. LIGHTING DISEASE CONTROL
12.14. LIGHTING WEED CONTROL

12.15. LIGHTING PRUNING
12.16. LIGHTING REMOVAL

PART THIRTEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

13.1. FURNITURE SPECIFICATIONS
13.2. FURNITURE METHODS

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13.5. FURNITURE DETAILS
13.6. FURNITURE MATERIALS

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13.11. FURNITURE FERTILIZATION
13.12. FURNITURE PEST CONTROL

13.13. FURNITURE DISEASE CONTROL
13.14. FURNITURE WEED CONTROL

13.15. FURNITURE PRUNING
13.16. FURNITURE REMOVAL

PART FOURTEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

14.1. WATER MANAGEMENT SPECIFICATIONS
14.2. WATER MANAGEMENT METHODS

14.3. WATER MANAGEMENT SCHEDULE
14.4. WATER MANAGEMENT NOTES

14.5. WATER MANAGEMENT DETAILS
14.6. WATER MANAGEMENT MATERIALS

14.7. WATER MANAGEMENT MAINTENANCE
14.8. WATER MANAGEMENT REPLACEMENT

14.9. WATER MANAGEMENT PROTECTION
14.10. WATER MANAGEMENT IRRIGATION

14.11. WATER MANAGEMENT FERTILIZATION
14.12. WATER MANAGEMENT PEST CONTROL

14.13. WATER MANAGEMENT DISEASE CONTROL
14.14. WATER MANAGEMENT WEED CONTROL

14.15. WATER MANAGEMENT PRUNING
14.16. WATER MANAGEMENT REMOVAL

PART FIFTEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

15.1. ACCESSIBILITY SPECIFICATIONS
15.2. ACCESSIBILITY METHODS

15.3. ACCESSIBILITY SCHEDULE
15.4. ACCESSIBILITY NOTES

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15.12. ACCESSIBILITY PEST CONTROL

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15.14. ACCESSIBILITY WEED CONTROL

15.15. ACCESSIBILITY PRUNING
15.16. ACCESSIBILITY REMOVAL

PART SIXTEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

16.1. HISTORIC PRESERVATION SPECIFICATIONS
16.2. HISTORIC PRESERVATION METHODS

16.3. HISTORIC PRESERVATION SCHEDULE
16.4. HISTORIC PRESERVATION NOTES

16.5. HISTORIC PRESERVATION DETAILS
16.6. HISTORIC PRESERVATION MATERIALS

16.7. HISTORIC PRESERVATION MAINTENANCE
16.8. HISTORIC PRESERVATION REPLACEMENT

16.9. HISTORIC PRESERVATION PROTECTION
16.10. HISTORIC PRESERVATION IRRIGATION

16.11. HISTORIC PRESERVATION FERTILIZATION
16.12. HISTORIC PRESERVATION PEST CONTROL

16.13. HISTORIC PRESERVATION DISEASE CONTROL
16.14. HISTORIC PRESERVATION WEED CONTROL

16.15. HISTORIC PRESERVATION PRUNING
16.16. HISTORIC PRESERVATION REMOVAL

PART SEVENTEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

17.1. SIGNAGE SPECIFICATIONS
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PART EIGHTEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

18.1. LIGHTING SPECIFICATIONS
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18.4. LIGHTING NOTES

18.5. LIGHTING DETAILS
18.6. LIGHTING MATERIALS

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18.12. LIGHTING PEST CONTROL

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18.15. LIGHTING PRUNING
18.16. LIGHTING REMOVAL

PART NINETEEN: HARD LANDSCAPE DEVELOPMENT - CONT.

19.1. FURNITURE SPECIFICATIONS
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19.15. FURNITURE PRUNING
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PART TWENTY: HARD LANDSCAPE DEVELOPMENT - CONT.

20.1. WATER MANAGEMENT SPECIFICATIONS
20.2. WATER MANAGEMENT METHODS

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20.4. WATER MANAGEMENT NOTES

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20.6. WATER MANAGEMENT MATERIALS

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20.15. WATER MANAGEMENT PRUNING
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PART TWENTY-ONE: HARD LANDSCAPE DEVELOPMENT - CONT.

21.1. ACCESSIBILITY SPECIFICATIONS
21.2. ACCESSIBILITY METHODS

21.3. ACCESSIBILITY SCHEDULE
21.4. ACCESSIBILITY NOTES

21.5. ACCESSIBILITY DETAILS
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21.11. ACCESSIBILITY FERTILIZATION
21.12. ACCESSIBILITY PEST CONTROL

21.13. ACCESSIBILITY DISEASE CONTROL
21.14. ACCESSIBILITY WEED CONTROL

21.15. ACCESSIBILITY PRUNING
21.16. ACCESSIBILITY REMOVAL

PART TWENTY-TWO: HARD LANDSCAPE DEVELOPMENT - CONT.

22.1. HISTORIC PRESERVATION SPECIFICATIONS
22.2. HISTORIC PRESERVATION METHODS

22.3. HISTORIC PRESERVATION SCHEDULE
22.4. HIST

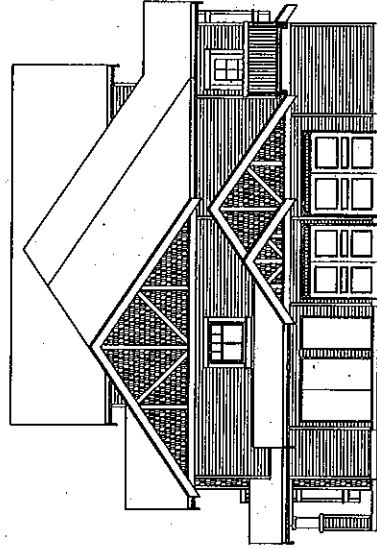


**MATTHEW CHENG
ARCHITECT INC.**

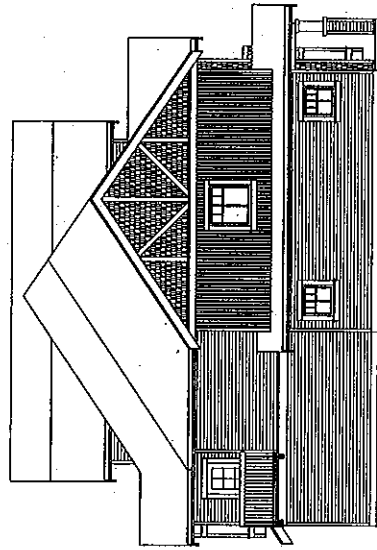
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TEL: 804-770-0000
WWW.MATTHEWCHENGARCHITECT.COM

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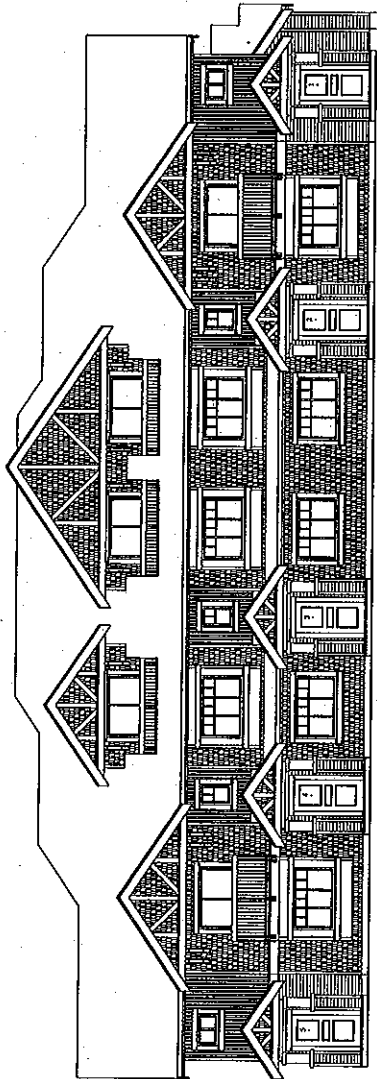
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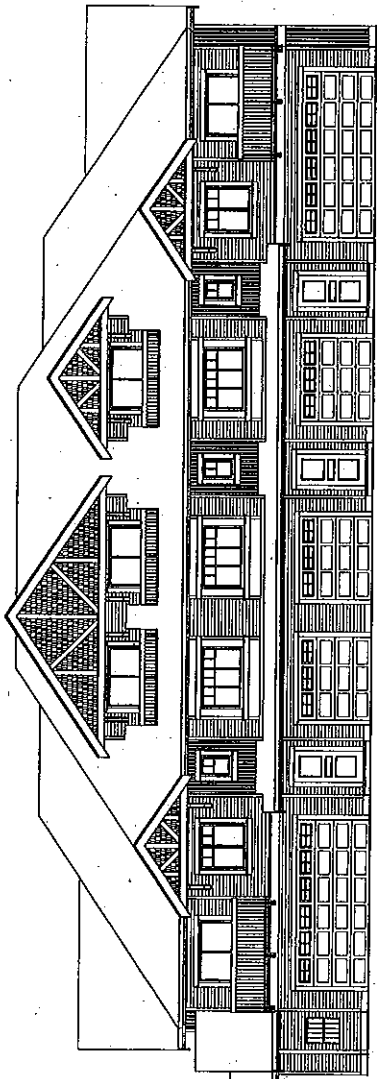
BUILDING A EAST ELEVATION



BUILDING A WEST ELEVATION



BUILDING A SOUTH ELEVATION



BUILDING A NORTH ELEVATION

PROJECT: 9-UNIT TOWNHOUSE
DEVELOPMENT
9071 & 9081
WILLIAMS ROAD
RICHMOND, B.C.
DP 07-377055

JUN 25 2008

DATE: JUN 25 2008
DRAWING: BUILDING A
ELEVATIONS

Drawn By:	MC
Checked By:	MC
Date:	JUN 25 2008
Project Number:	07-377055
Revision Date:	DATE: JUN 25 2008
Print Date:	DATE: JUN 25 2008
Scale:	AS SHOWN
Sheet No.:	#4a

07377055



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DATE: JUN 10/07
SCALE: 1/8" = 1'-0"

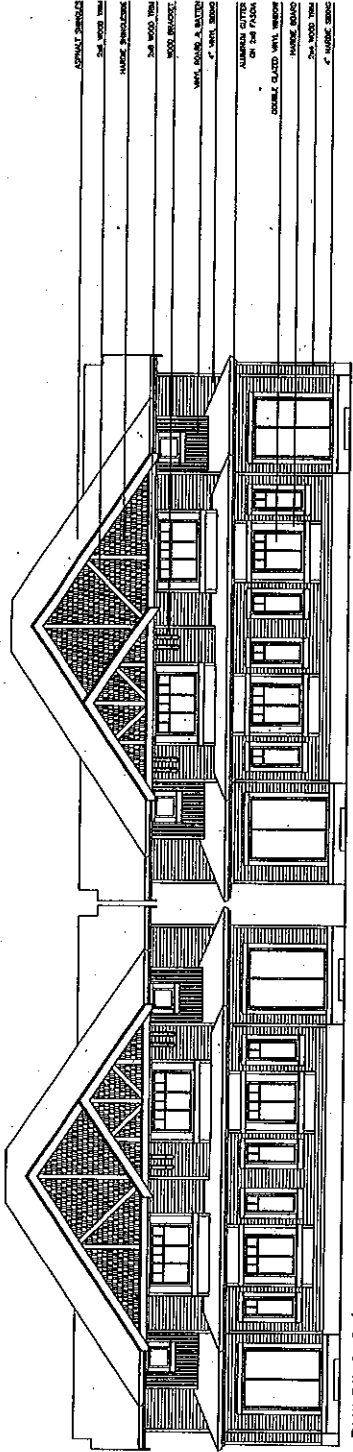
DATE: JUN 25 2008

PROJECT: 9-UNIT TOWNHOUSE
DEVELOPMENT
9071 & 9091
WILLIAMS ROAD
RICHMOND, B.C.
DP: 07-377055

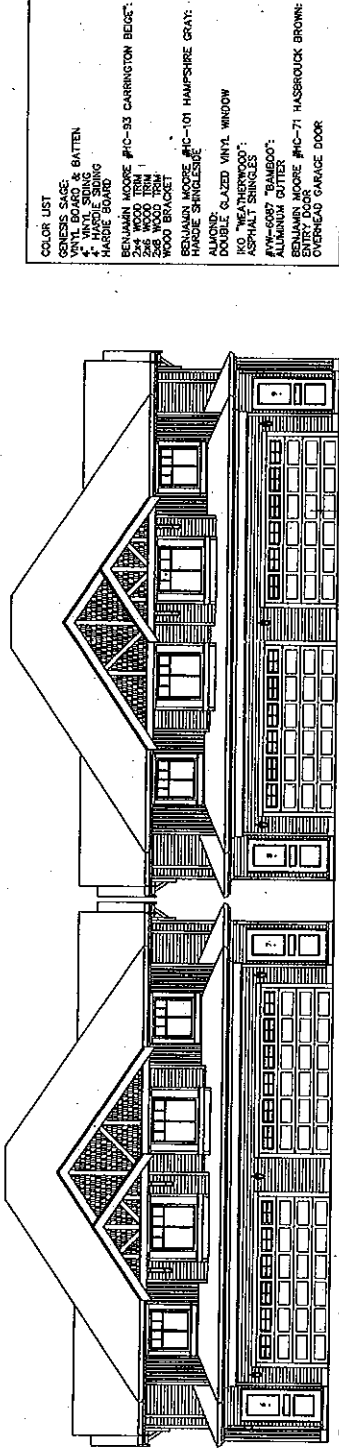
JUN 25 2008

DATE: JUN 25 2008
DRAWN BY: BUILDING B
CHECKED BY: BUILDING C
SCALE: ELEVATIONS

Drawn By:	NC
Checked By:	MC
Date:	
Project Number:	
Revision:	
Scale:	1/8" = 1'-0"
Drawn On:	
Print Date:	MAY 06, 2008
Print Scale:	MAY 06, 2008
Page No.:	#4b



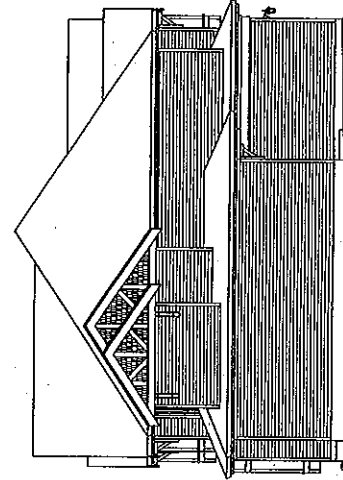
BUILDING B/C NORTH ELEVATION



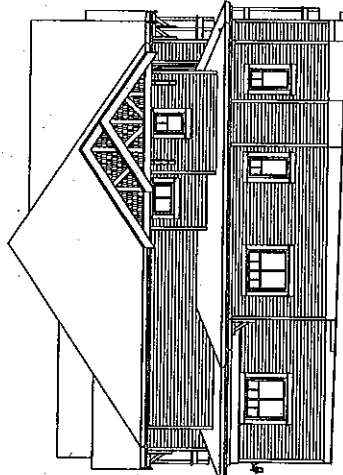
BUILDING B/C SOUTH ELEVATION

COLOR LIST

GENESIS SAGE
4" VTL BOARD & BATTEN
4" HORIZONTAL SIDING
HARDIE BOARD
BENJAMIN MOORE #PC-93 CARRINGTON BEGET.
2x4 WOOD TRIM
2x6 WOOD TRIM
WOOD BRACKET
HARDIE SIDING
BENJAMIN MOORE #PC-101 HAMPSHIRE GRAY
ALMOND
DOUBLE GLAZED VINYL WINDOW
KO "WEATHERWOOD"
ASPHALT SHINGLES
4" W-6087 "BAMBOO"
ALUMINUM GUTTER
ENTRY DOOR #PC-71 HASSBROCK BROWN
OVERHEAD GARAGE DOOR



BUILDING B EAST ELEVATION(REVERSE)
BUILDING C WEST ELEVATION



BUILDING B WEST ELEVATION(REVERSE)
BUILDING C EAST ELEVATION

07377055



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DATE: JUN 25 2008
BY: MCH

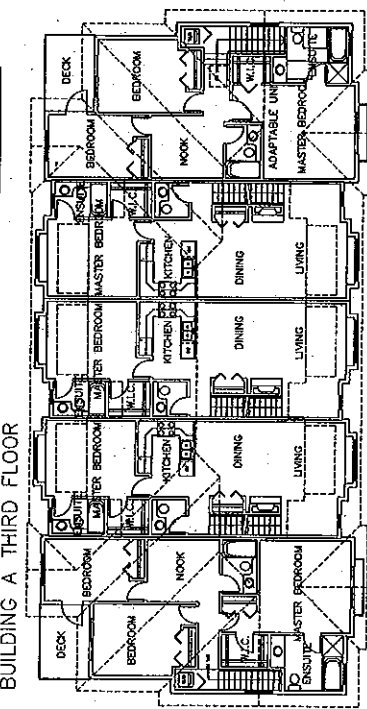
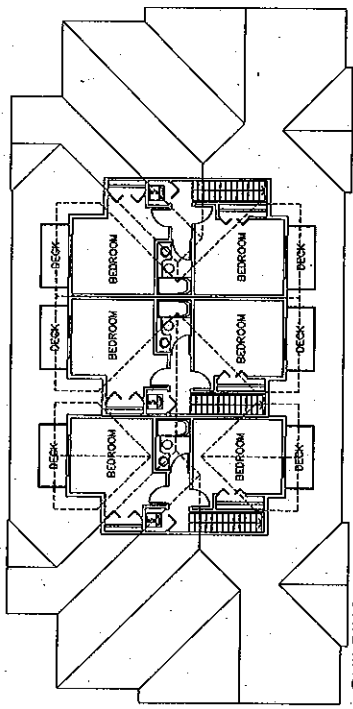
Project Title:
9-UNIT TOWNHOUSE DEVELOPMENT
9071 & 9081 WILLIAMS ROAD
RICHMOND, S.C.
DP 07-377055

JUN 25 2008

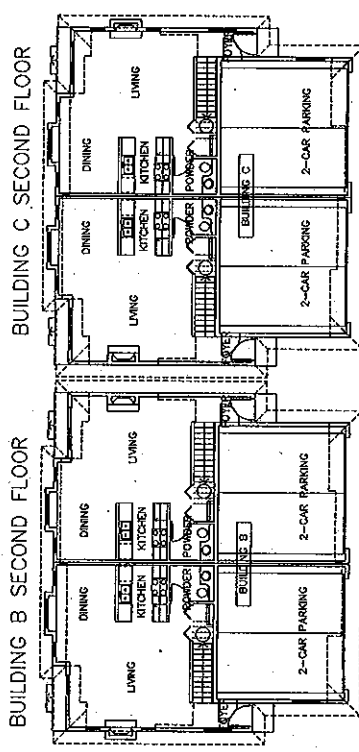
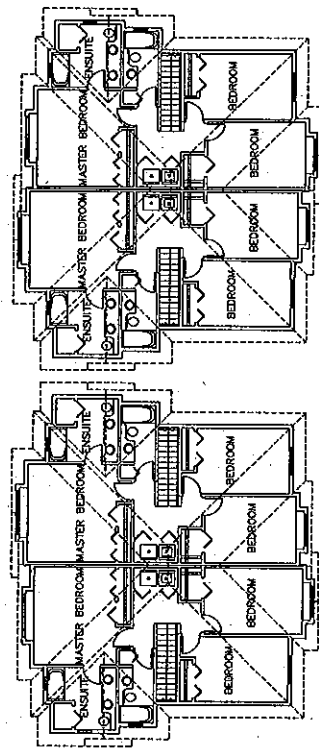
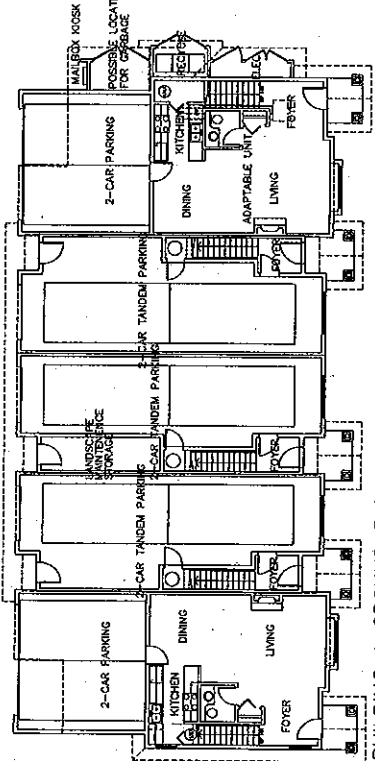
Sheet Title:
BUILDING A
BUILDING B
BUILDING C
FLOOR PLANS

Project Name:	9-UNIT TOWNHOUSE DEVELOPMENT
Project Number:	DP 07-377055
Scale:	1/4" = 1'-0"
Revision:	
Author:	MCH
Checker:	MCH
Date:	JUN 25 2008
Project Location:	RICHMOND, S.C.
Project Status:	FOR PERMIT

REFERENCE PL



NOTE: BEDROOM TO BE INSTALLED IN BATHROOM WALLS



07377055