

ERIC LAW
ARCHITECT

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V5Y1N5

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REVISION

**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

DEVELOPMENT SUMMARY

PROJECT NUMBER:16-03

ISSUED: 11/19/2018

DRAWN BY: EL

CHECKED BY: EL

FILENAME: 16-04_SNO_181118-RZ.DWG

A1

REZONE

(A) CIVIC ADDRESS: 6571 & 6591 NO 1 ROAD, RICHMOND, BC
(B) LEGAL DESCRIPTION: LOT 15 & 16, SECTION 10, BLOCK 4 NORTH, RANGE 7 WEST, NWD PLAN 33370
(C) LOT AREA: 1,619 SM (17,426 SF)
(D) ZONING USE CURRENT: RS1/F,
PROPOSED: RTM2

	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (RTM2)	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL GROSS FLOOR AREA 0.60 X1,619 SM = 971.4 SM (10,456 SF)	0.60 10,455 SF NET GROSS FLOOR AREA
(F) NUMBER OF UNIT:	1 PER LOT	9 UNITS	9 UNITS
(G) BUILDING COVERAGE:	MAX - 45%	MAX - 40%	39.0% (6807.0 SQ. FT.)

(H) BUILDING HEIGHT:	MAX HEIGHT – 9M	MAX MAIN BUILDING HEIGHT – 12M	BUILDING HEIGHT – 11.80M (38’8”) (VARIANCE REQUIRED)
(H) SETBACK:	FRONTYARD – 6M	FRONTYARD FACING NO. 1 – 6M	FRONTYARD FACING NO. 1 RD – 4.5M (14’-9”) (VARIANCE REQUIRED)
	SIDEYARD – 2M	SIDEYARD – 3M	
	REARYARD – 6M	REAR YARD – 3M	NORTH SIDEYARD – 3.03M (9’11”) (VARIANCE REQUIRED)
			SOUTH SIDEYARD – 3.13M (10’3”) (VARIANCE REQUIRED)
			WEST REAR YARD – 4.53M (14’11”) (VARIANCE REQUIRED)

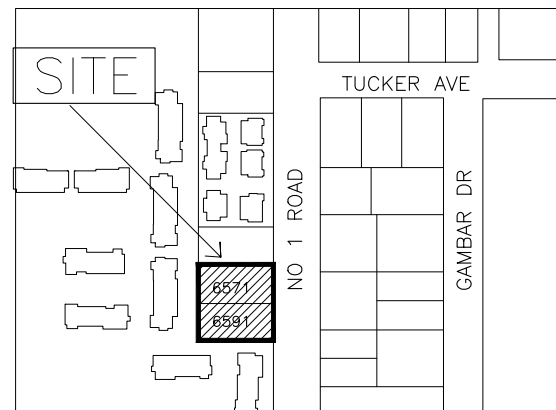
(I) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X9 = 18	RESIDENTIAL PARKING:	5 REGULAR
		0.2 VISITOR PARKING / UNIT X9 = 2		5 SMALL
		TOTAL = 20 REQUIRED		(VARIANCE REQUIRED FOR SMALL PARKING)
				8 REGULAR IN TANDEM ARRANGEMENT
			VISITOR PARKING:	2 REGULAR
				1 SMALL (SPARE EXTRA)

VISITOR BICYCLE
0.2 PER DWELLING UNIT X9= 2
RESIDENTIAL BICYCLE STORAGE
1.25 PER DWELLING UNIT X9=12

OPEN AMENITY SPACE= 6 SM PER UNIT OUTDOOR AMENITY
X9= 54 SM (581 SF) PROVIDED: 88.1 SQ.M. (949 SQ. FT.)

BICYCLE	12
VISITOR BIKE RACK	2

OUTDOOR AMENITY
PROVIDED: 88.1 SQ.M. (949 SQ. FT.)

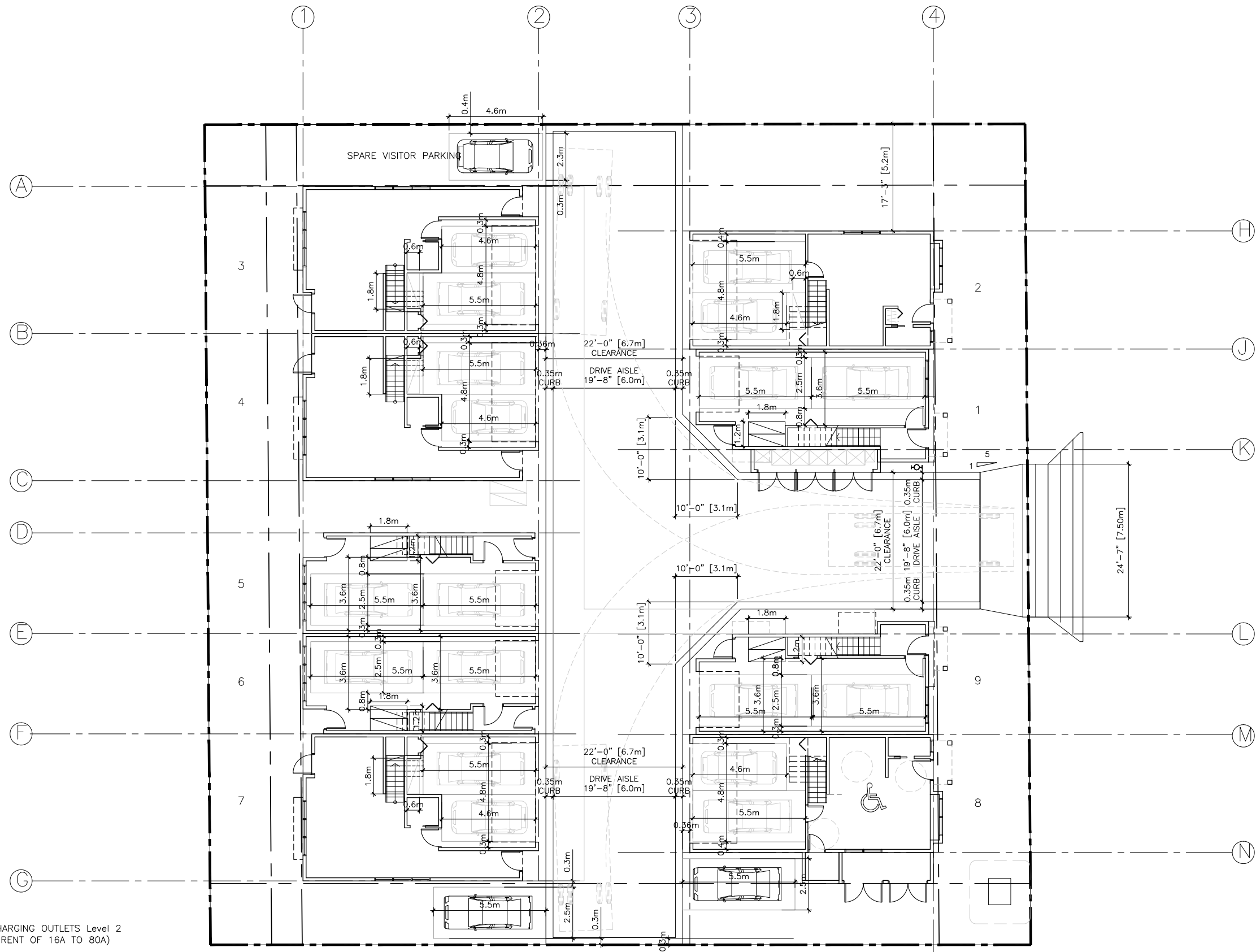


MASSING CONCEPT IMAGES

RZ 16-731275



ALL PARKING SHALL HAVE LEVEL 2 EV CHARGING OUTLETS Level 2
EV charging (208V TO 240V AC AND CURRENT OF 16A TO 80A)



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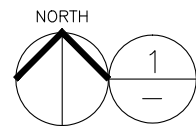
PARKING PLAN

PROJECT NUMBER: 16-03
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A2A

REZONE



SITE PLAN 2/F
1/8" TO 1'-0"



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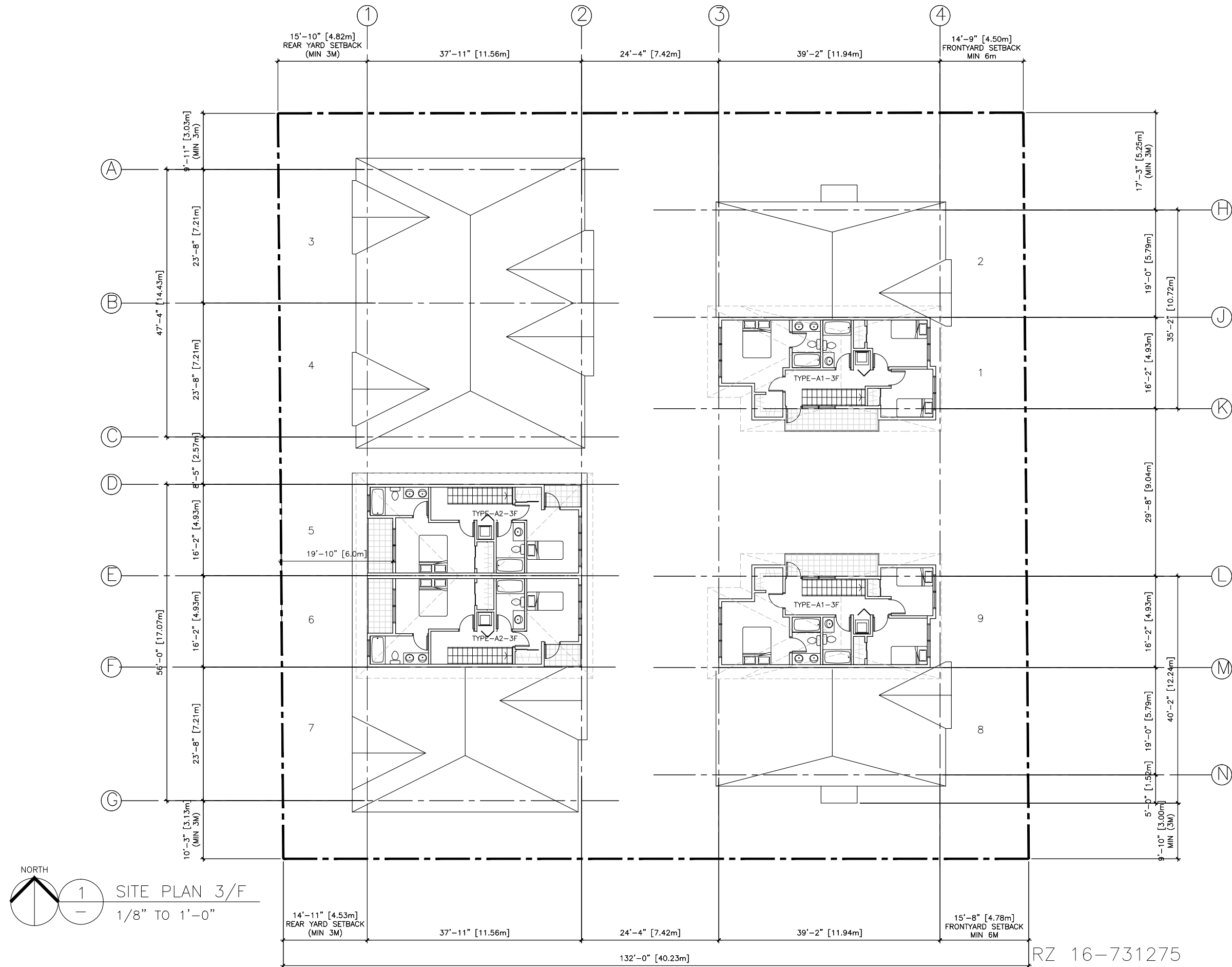
SITE PLAN (2F)

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A3

REZONE



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SITE PLAN (3F)

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A4

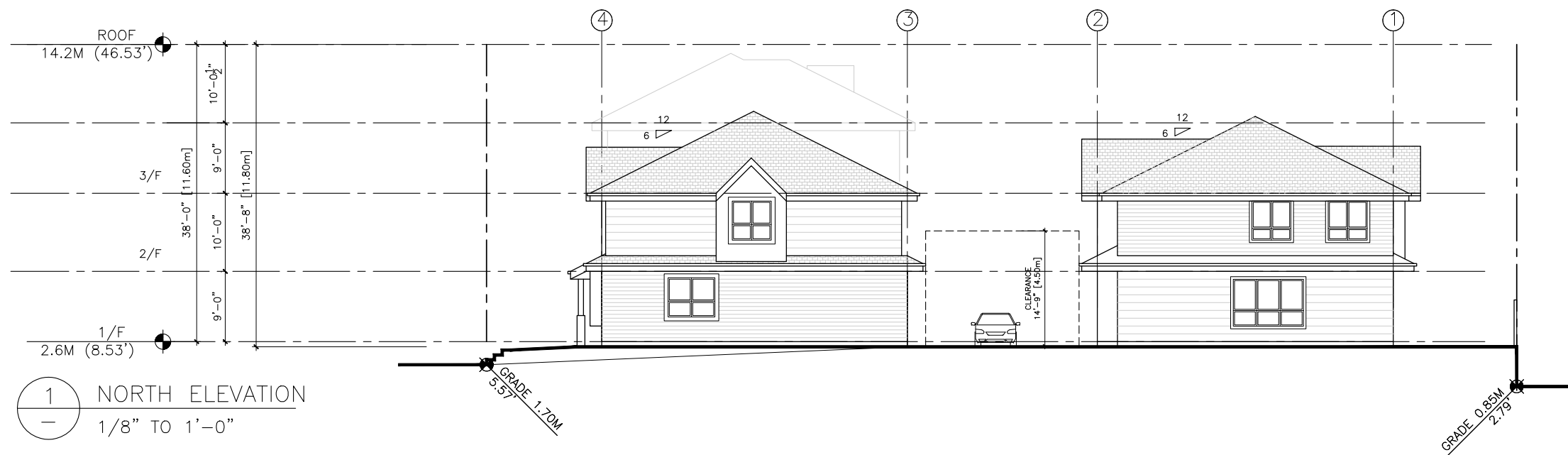
REZONE



Architectural elevation drawing of a two-story house. The drawing includes vertical dimensions on the left and horizontal grid lines at the top. The vertical dimensions are: 14.2M (46.53') for the roof, 10'-0 1/2" for the upper section, 9'-0" for the middle section, 10'-0" for the lower section, and 9'-0" for the base section. The horizontal dimensions are: 2.6M (8.53') for the first floor, 38'-0" [11.60m] for the second floor, and 38'-8" [11.80m] for the third floor. The drawing shows a gabled roof with a 12/6 pitch. The house has a central chimney and a large window on the first floor. A car is shown parked in front of the house, with a clearance of 14'-9" [4.50m] indicated. The drawing is divided into four sections by vertical grid lines labeled 1, 2, 3, and 4.

2 SOUTH ELEVATION
— 1/8" TO 1'-0"

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ELEVATIONS

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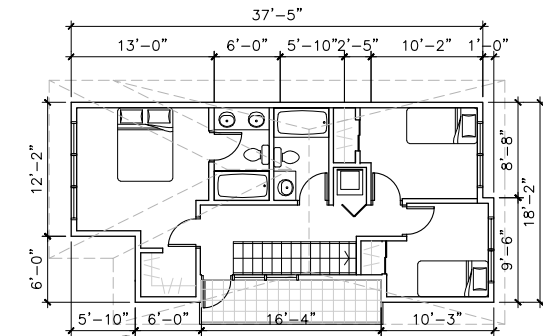
A6

REZONE

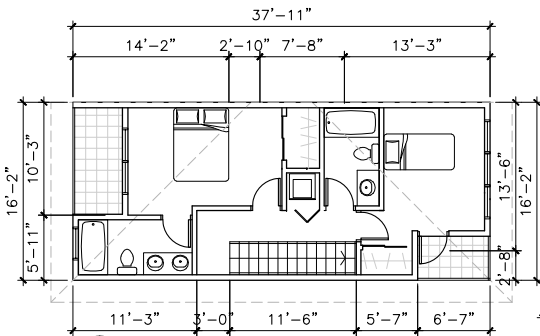
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UNIT PLANS

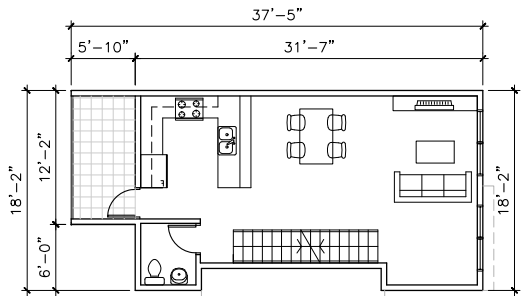
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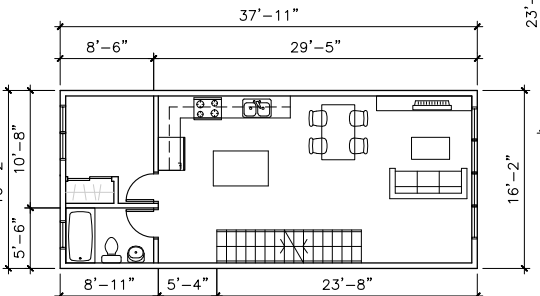
1 LEVEL 3
1/8" TO 1'-0"
TYPE-A1-3F



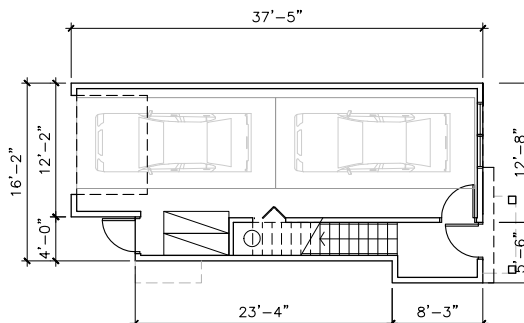
4 LEVEL 3
1/8" TO 1'-0"
TYPE-A2-3F



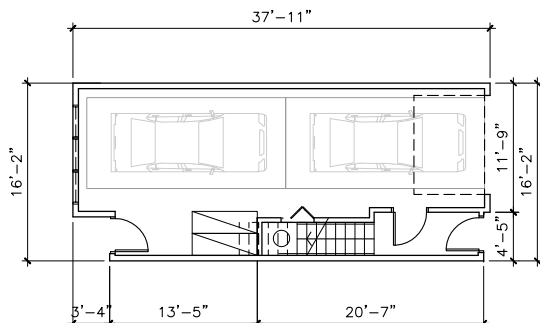
2 LEVEL 2
1/8" TO 1'-0"
TYPE-A1-2F



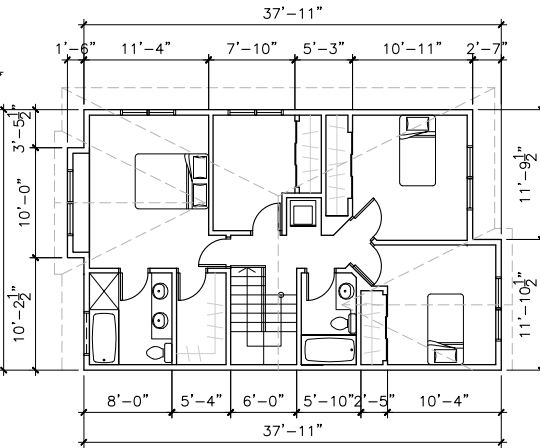
5 LEVEL 2
1/8" TO 1'-0"
TYPE-A2-2F



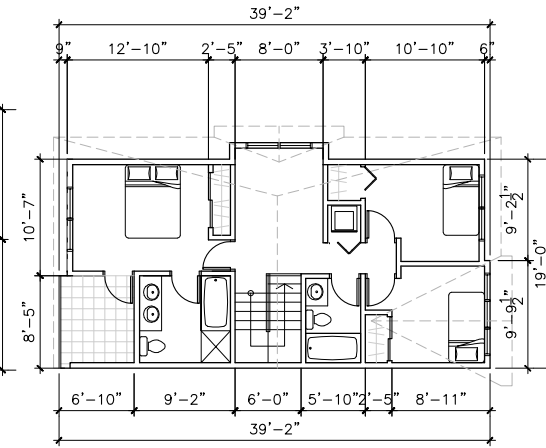
3 LEVEL 1
1/8" TO 1'-0"
TYPE-A1-1F



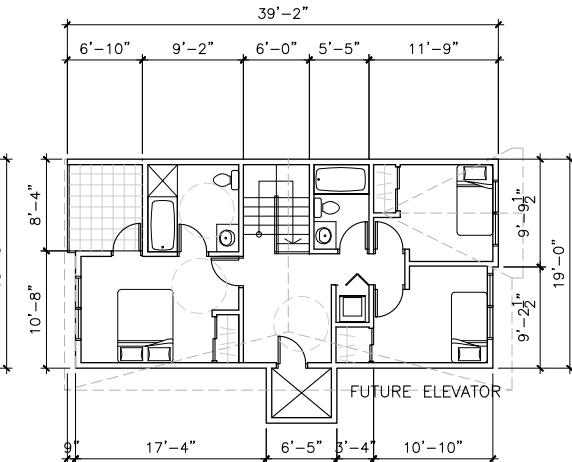
6 LEVEL 1
1/8" TO 1'-0"
TYPE-A2-1F



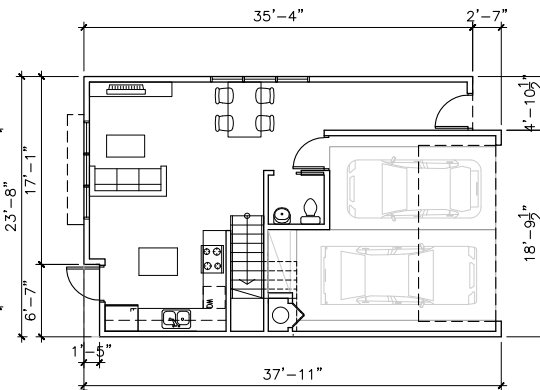
7 LEVEL 2
1/8" TO 1'-0"
TYPE-B1-2F



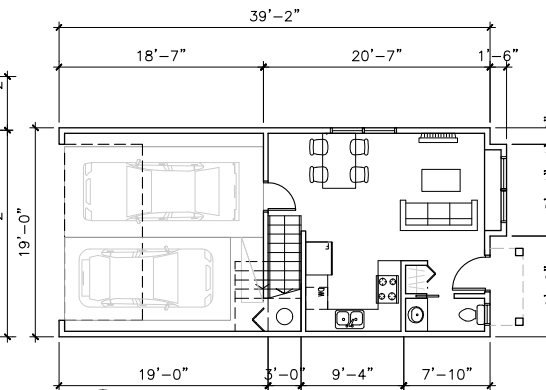
9 LEVEL 2
1/8" TO 1'-0"
TYPE-B2-2F



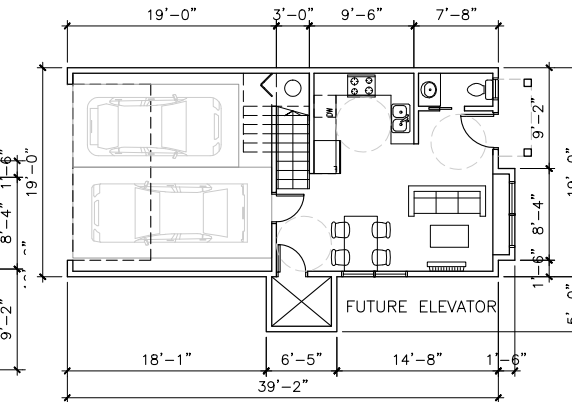
11 LEVEL 2
1/8" TO 1'-0"
TYPE-B3-2F



8 LEVEL 1
1/8" TO 1'-0"
TYPE-B1-1F



10 LEVEL 1
1/8" TO 1'-0"
TYPE-B2-1F



12 LEVEL 1
1/8" TO 1'-0"
TYPE-B3-1F

TYPE A1 UNIT PLAN

3 BEDROOM
TOTAL UNIT AREA: ±1270 SQ. FT.
INCLUDING STAIR AND G/F ENTRY

TYPE A2 UNIT PLAN

3 BEDROOM
TOTAL UNIT AREA: ±1243 SQ. FT.
INCLUDING STAIR AND G/F ENTRY

TYPE B1 UNIT PLAN

4 BEDROOM
TOTAL UNIT AREA: ±1417 SQ. FT.
INCLUDING STAIR AND G/F ENTRY

TYPE B2 UNIT PLAN

3 BEDROOM
TOTAL UNIT AREA: ±1091 SQ. FT.
INCLUDING STAIR AND G/F ENTRY

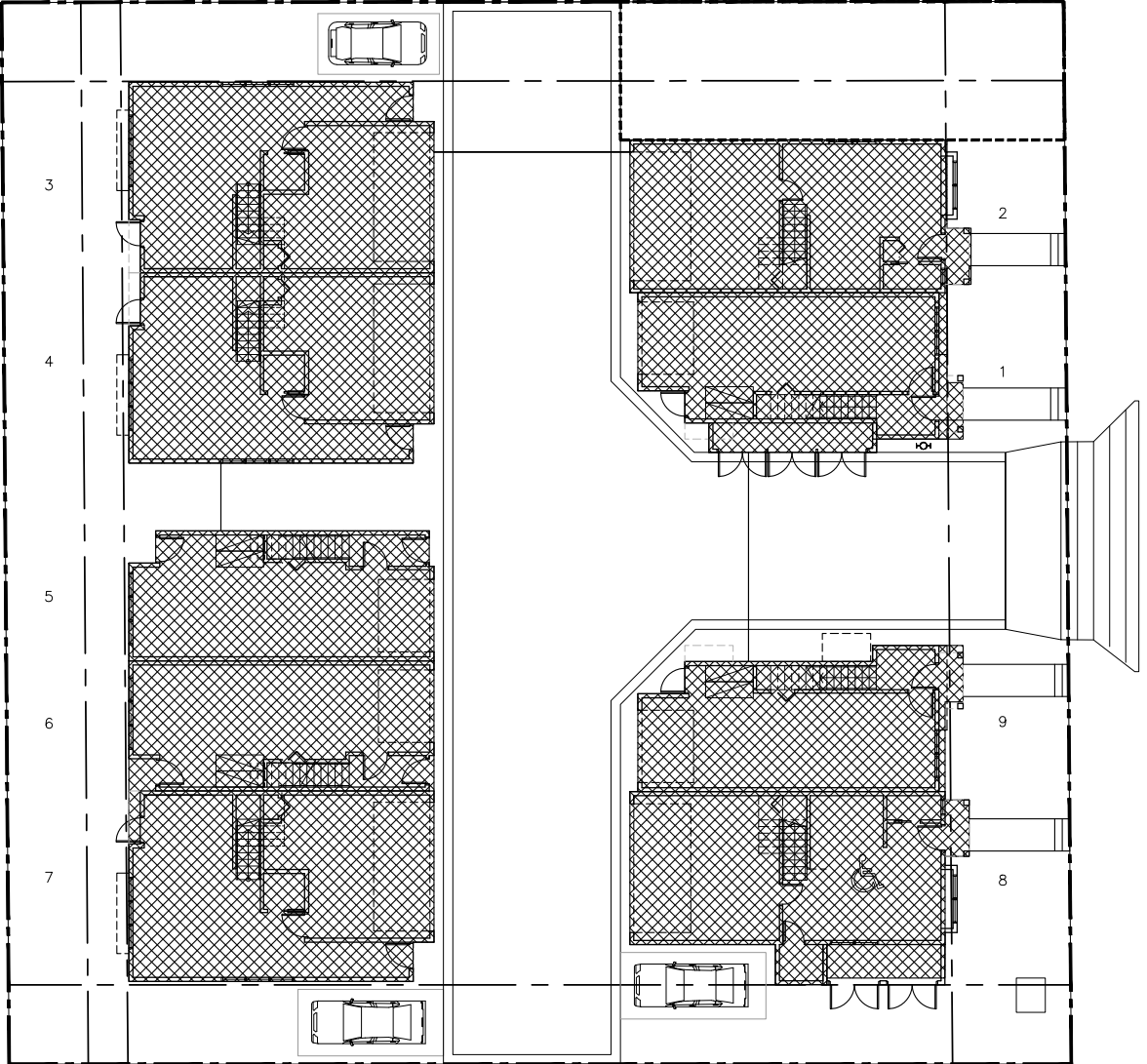
TYPE B3 UNIT PLAN

3 BEDROOM
TOTAL UNIT AREA: ±1142 SQ. FT.
INCLUDING STAIR AND G/F ENTRY

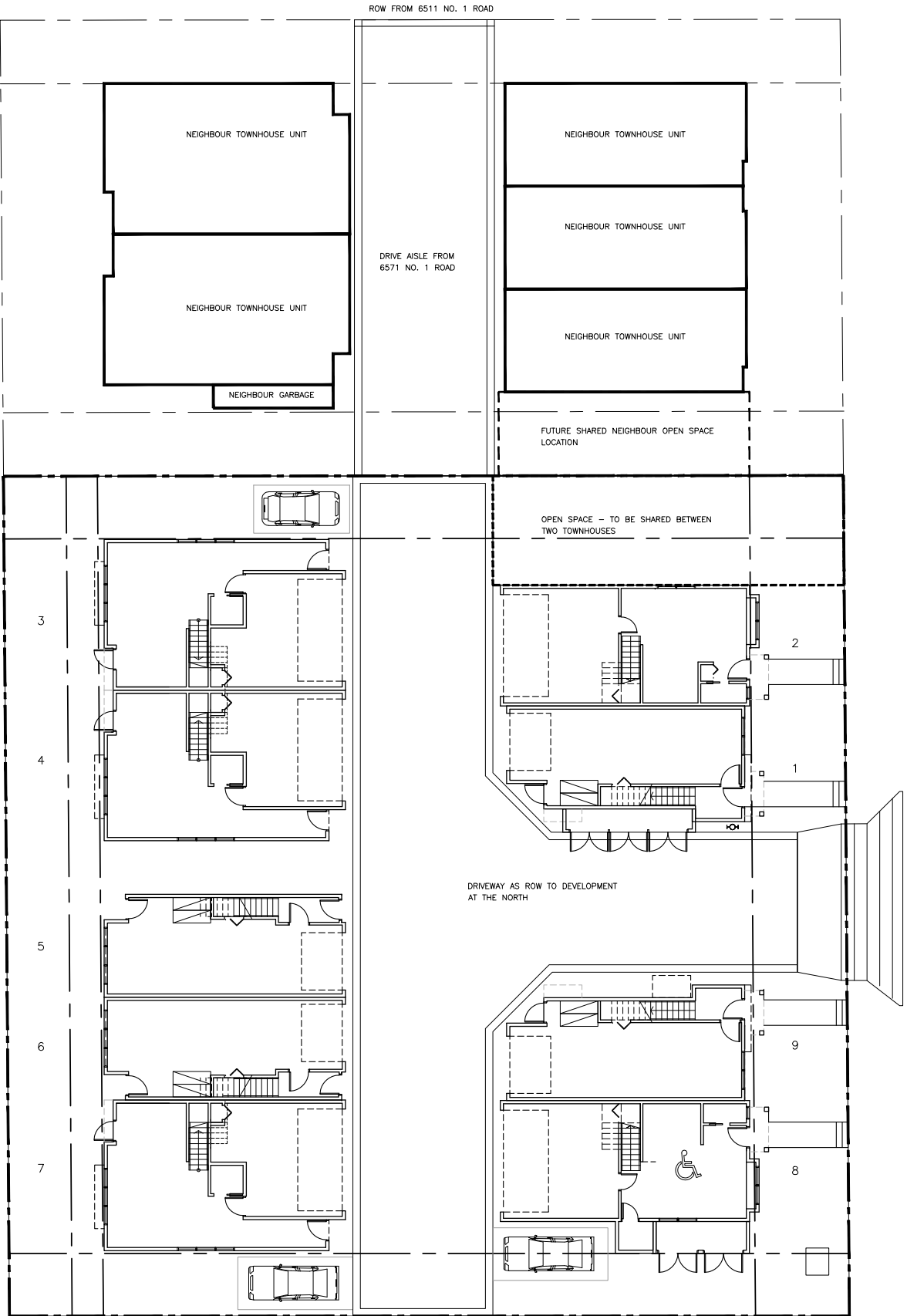
RZ 16-731275

A7

REZONE



SITE COVERAGE: 6807 SQ. FT.



NEIGHBOUR EXTENSION
3/32" TO 1'-0"

RZ 16-731275

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NEIGHBOUR DEVELOPMENT

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A8

REZONE

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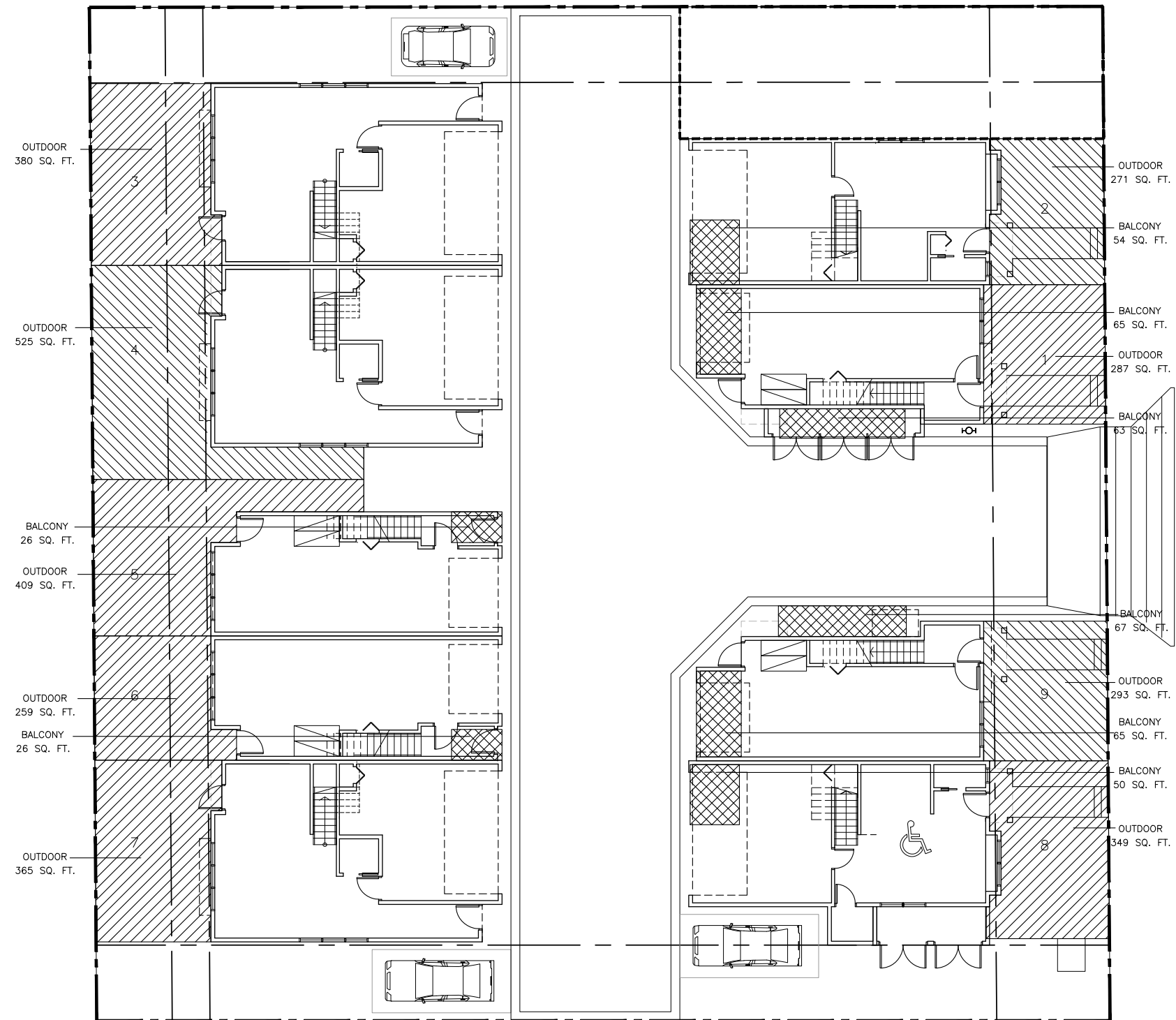
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OUTDOOR DIAGRAM

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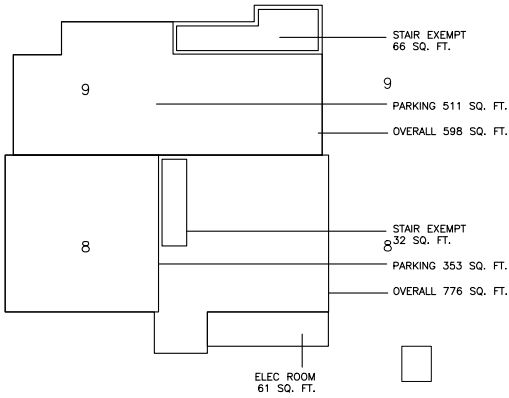
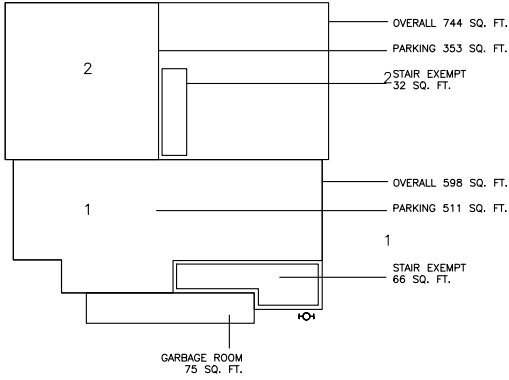
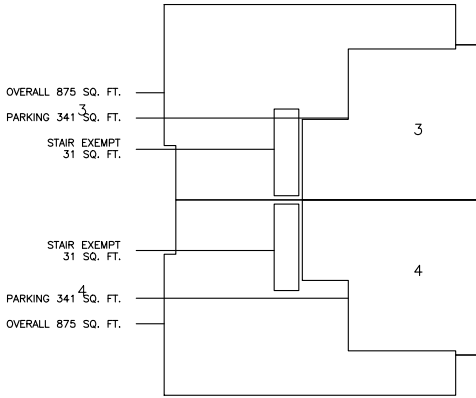


1 OUTDOOR DIAGRAM
1/8" TO 1'-0"

RZ 16-731275

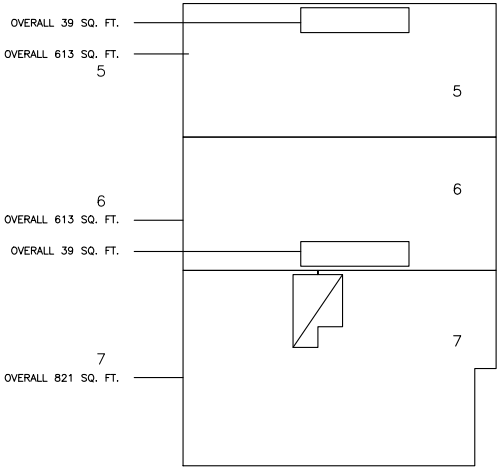
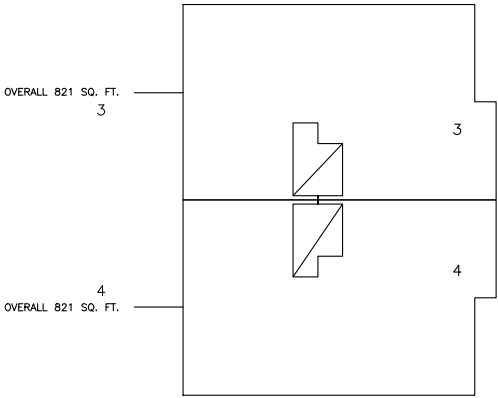
A9

REZONE

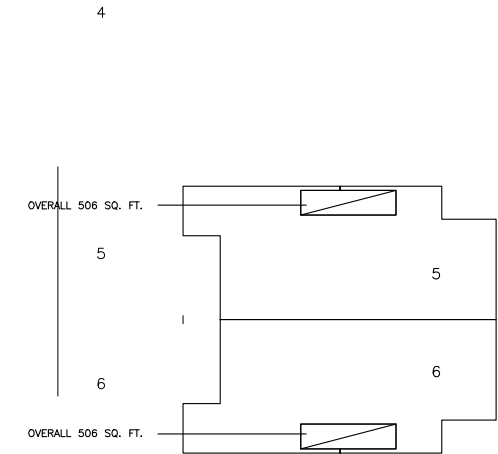


1F FAR DIAGRAM

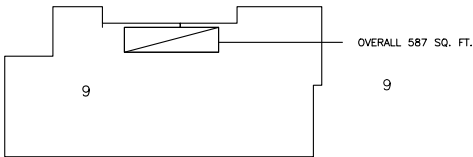
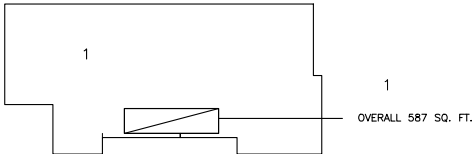
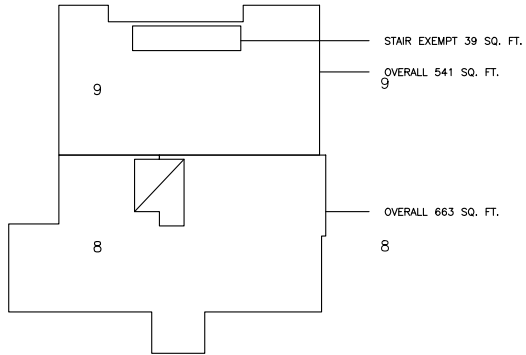
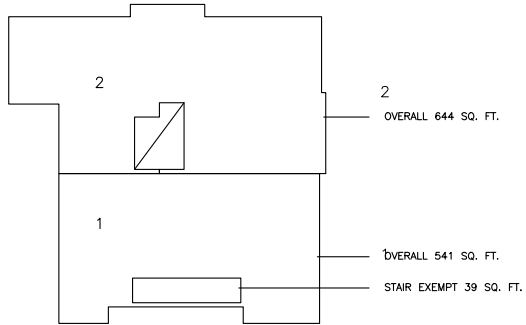
UNIT	GF			2/F			3/F			TOTAL GFA
	TOTAL AREA	STAIR EXEMPT	GARAGE EXEMPT	TOTAL AREA	STAIR EXEMPT		TOTAL AREA			
	(A)	(B)	(C)	(D)	(E)		(F)			(A)-(B)-(C)+(D)-(E)+(F)
1	598	66	511	541	39		587			1110
2	744	32	353	620						979
3	875	31	341	821						1324
4	875	31	341	821						1324
5	597	68	507	632	39		505			1120
6	597	68	507	632	39		505			1120
7	875	31	341	821						1324
8	776	32	353	653						1044
9	598	66	511	541	39		587			1110
							TOTAL GFA			10455
							SITE AREA			17426
							FAR			0.600



2F FAR DIAGRAM



3F FAR DIAGRAM



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FAR

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