



To: Development Permit Panel

Date: December 18, 2023

From: Wayne Craig
Director, Development

File: DP 20-919145

Re: **Application by Jonathan King for a Development Permit at 4571, 4591 and 4611/4631 Steveston Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 3

Staff Report

Origin

Jonathan King (on behalf of Gurpreet Mann, director of 0780012 BC Ltd., Jonathan King and Sandra Rotholc-King, directors of 2517294 Ontario Inc., Azim Bhimani, director of Luxor Homes & Developments Ltd., Gurpreet Mann and Narinder Mann) has applied to the City of Richmond for permission to develop 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway. One of the townhouse units is proposed to contain a ground-level secondary suite.

The site is being rezoned from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 10081 (RZ 18-839945), which is currently at third reading.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- Removal of existing sidewalk and replacement with a new 1.5 m concrete sidewalk at the property line and minimum 1.5 m wide landscaped boulevard with street trees behind the existing curb;
- Removal of the existing driveway crossings and replacement with the frontage works described above; and
- Construction of a new driveway crossing designed to provide “right in, right out” access to the site.

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: Single-family dwellings fronting Bonavista Drive on lots zoned “Single-Detached (RS1/B).”
- To the south: Across Steveston Highway, single-family dwellings on lots zoned “Single-Detached (RS1/B)”, which are identified for compact lot coach house development under the Arterial Road Land Use Policy.
- To the east and west: Single-family dwellings on a lot zoned “Single Detached (RS1/E)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 21, 2019. No concerns regarding the rezoning application was expressed at the Public Hearing.

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 “Low Density Townhouse (RTL4)”, except for the zoning variance noted below.

Zoning Compliance/Variance (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.

Staff supports the proposed variance as it is consistent with the Development Permit Guidelines for Townhouses on arterial roads in the OCP, which support front yard setbacks at 4.5 m (14.8 ft.) where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided. The result will provide a wider space between the rear units of the subject development and the single-family dwellings that back onto the subject site. It will also provide a larger buffer to accommodate tree retention along the rear property line.

The resulting distance from the back of the curb to the building face would be approximately 8.47 m. The reduced front yard setback does not compromise tree preservation or tree planting opportunities along the site frontage. The proposed architectural design provides appropriate building articulation and interface with neighbouring properties.

To address the road traffic noise from Steveston Highway, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards.

This variance was identified at the rezoning stage, and no concerns were identified at that time.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, July 20, 2023 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

Conditions of Adjacency

- The proposed form, massing and orientation of the buildings are compatible with the existing adjacent developments on the block.
- While three-storey units are proposed along Steveston Highway, the building height is stepped down to two-storeys along the east property line to provide appropriate transition to the adjacent single-family home. Along the west property line, an entry driveway is being proposed and the three-storey building will be set back 9.42 m from the west property line.
- Two-storey units in duplex form, as well as the outdoor amenity area, are proposed along the rear (north) property line to minimize privacy and overlook concerns.

- Deeper rear yards (minimum of 6.0 m instead of 4.5 m) are proposed to enhance rear yard buffering.
- The existing site grade along the rear (north) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the north and to accommodate tree retention on the neighbouring properties.
- There is an existing retaining wall along the east property line of the site; the site grade will be raised to match the elevation of the existing retaining wall.
- The site grade along a portion of the west property line will be raised. The maximum height of the proposed retaining wall is approx. 0.89 m.
- A 1.8 m tall wood fence will be installed along the side and rear property lines to protect the privacy of the neighbouring single-family homes.
- Perimeter drainage will be required as part of the Building Permit to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The development includes seven two-storey units and nine three-storey units in five building clusters.
- The layout of the townhouse clusters is oriented around a single “L” shaped driveway, providing vehicle access to the site from Steveston Highway, and an east-west internal maneuvering drive-aisle, providing access to the unit garages and future access to the neighbouring properties to the east and west, secured by a Statutory Right-of-Way (SRW).
- Vehicle access will be limited to right-in/right-out only. A raised island will be installed as part of the Servicing Agreement to channelize and enforce the no-left turn access restrictions.
- Units along Steveston Highway are designed to have a strong street presence with individual front entrances and yards. All other units will have access from the internal drive-aisle.
- Unit #16 will contain a ground-level, one-bedroom secondary suite of approximately 34.0 m² (368 ft²) in size. No additional parking stall is required for the proposed secondary suites since the required parking spaces for the units containing a secondary suite are provided in a side-by-side arrangement.
- All units will have two-vehicle parking spaces and individual garages. Nine units are proposed to have garages in a side-by-side arrangement and seven units are proposed to have garages in a tandem arrangement.
- A total of four visitor parking spaces, including one accessible visitor parking space, will be provided throughout the site. The number of visitor parking spaces proposed complies with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and comply with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP.

All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have deck/balcony spaces on the second/third floor facing the internal drive aisle.

- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity. The size and location of the outdoor amenity space are appropriate for providing an open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. A \$25,600.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- One garbage, recycling and organic waste storage room is proposed and is integrated into the design of Building A to minimize the visual impact. The location of the room near the intersection of the internal drive-aisle provides convenient access.
- Adjacent properties to the east and west have future potential for redevelopment as townhouses. A SRW allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.
- Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse developments is proposed to be installed at each end of the drive aisle so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the east and west.

Architectural Form and Character

- Traditional West Coast wood frame residential style with inspiration from Tudor style was used as the main architectural language. Details used in this project such as gable roofs, bay windows, wood battens, brick walls on the lower floor; siding materials on the upper floor; and shingle roofs are all typical treatments that can be found in adjacent developments.
- A pedestrian scale is generally achieved along Steveston Highway and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features and the use of individual unit entrances.
- Individuality of units is expressed through main unit entries with either a covered porch or entry canopy and private landscaped patio/yards with gates at front units.
- The impact of blank garage doors has been mitigated with panel patterned doors unit entrances and planting islands/raised planters along the drive aisle.
- The proposed building materials (asphalt roof shingles, Hardie lap siding, wood fascia board and trim, brick cladding, etc.) are generally consistent with the OCP.
- Two colour schemes (cold tone and warm tone) are proposed; each scheme includes light and dark (contracting) colors for lap sliding. Both cold and warm color schemes have the same color treatment for brick veneer, wood trims, window/door frames, glasses and door colors to form a unity for among various townhouse clusters in the same development.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage, a total of 12 bylaw-sized trees and one hedgerow were accessed:
 - Four bylaw-sized trees (Tag# 927, 928, 929 and 930) located on the development site have either been historically topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are in poor condition and are not good candidates for retention. Remove and replace.
 - One cedar hedgerow (Tag# N01) comprised of six trees located on an adjacent property to the north of the development site is to be retained and protected.
 - One Black locust tree (Tag# C01) and one Western red cedar tree (Tag# C02) located on City property are in poor condition and have been topped to accommodate the overhead hydro lines. Removal is recommended. A \$2,600.00 contribution to the City's Tree Compensation Fund has been secured at Rezoning, and replacement boulevard trees are to be planted through the Servicing Agreement for frontage works.
 - A cedar hedge located on a neighbouring property to the west of the subject site will be retained and protected.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site.
- A proof of contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at Rezoning.
- Based on the 2:1 tree replacement ratio stated in the OCP, 14 replacement trees are required. The applicant is proposing to plant all 14 replacement trees on-site, including five conifers and nine deciduous trees.

Landscape Design and Open Space Design

- The street edge along Steveston Highway will be defined with landscaping including lawn, flower beds, native shrubs and a mix of deciduous and evergreen trees. A low 1.2 m tall transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each street-fronting unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with low aluminum fences, with landscaping to provide privacy for individual units. All units will have a private yard with a patio, shade tree and shrub/groundcover planting.
- Raised planters with wood trellis and vines are provided between garages to maximize the planting opportunities in the limited spaces along the internal drive aisle.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- A multi-functional play structure and a sandbox are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time.

The equipment provides different play opportunities for the development of social, imagination, balance and motor skills. A bench is also proposed in the children's play area for caregivers.

- The vehicle entrance, on-site turnaround area, surface parking spaces and designated walkways on-site, will be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- Pavers will also be used to highlight pedestrian routes along the main east-west drive aisle.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$545,003.00 in association with the Development Permit.
- It is expected that, when the adjacent property to the west is redeveloped into a townhouse development, on-site turnaround would be accommodated on the entry driveway and the internal aisle. At that time, the on-site turnaround area located adjacent to the outdoor amenity area will no longer be warranted. To ensure that the on-site turnaround area will be used as an outdoor amenity when the on-site turnaround area becomes unwarranted, a legal document is required to be registered on Title prior to Development Permit issuance to secure this arrangement. A conceptual landscape plan for this area has been included in the landscaping drawings.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create an opportunity for passive surveillance. Additional windows are provided to side elevations adjacent to the outdoor amenity area and vehicle entry driveway to enhance visual surveillance opportunities.
- The sidewalk and internal drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public pedestrian use.
- Front entries will be well-lit with ceiling lights in the entry porches. Exterior lights will be provided along the internal drive aisle, by the utility building and in outdoor amenity areas, etc. to enhance visual supervision from windows and balconies located along the internal driveway.

Sustainability

- The project will be designed to meet Step Code 3 requirements of the BC Energy Step Code with a low-carbon energy system.
- High efficient air source heat pump system will be provided. Condenser units for the street fronting units will typically be located on the balconies facing the internal drive aisle, and the condenser units for the rear units will be located on the north-facing decks. An Acoustic Report has been submitted to confirm the noise levels from the condensing units will be below the nighttime Noise Bylaw limit of 45 dBA at the nearest point of reception.
- The following features will also be included in the development:
 - HRV/ERV systems to reduce heating/cooling energy for conditioning ventilation air;
 - Energy Star appliances to reduce energy consumption; and
 - Electric hot water tank to reduce the greenhouse gas emission.

- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Units #12 and 14) in the future if desired.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Development Application Data Sheet
2: Excerpt from Advisory Design Panel Meeting Minutes (July 20, 2023)
3: Development Permit Considerations



DP 20-919145

Attachment 1

Address: 4571, 4591 and 4611/4631 Steveston Highway

Applicant: Jonathan King Owner: 0780012 BC Ltd. / Luxor Homes & Developments Ltd. /
2517294 Ontario Inc. / Gurpreet & Narinder Mann

Planning Area(s): Steveston

Floor Area Gross: 2,691.2 m² Floor Area Net: 1,801.9 m²

	Existing	Proposed
Site Area:	3,002 m ²	No Change
Land Uses:	Single-Family Residential / Two-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
Number of Units:	2 single-family dwellings and 2 duplex units	16 townhouse units + 1 secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	61%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front (m):	Min. 6.0 m	4.5 m	Variance Requested
Setback – East Side Yard (m):	Min. 3.0 m	3.0m	none
Setback – West Side Yard (m):	Min. 3.0 m	7.0 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.97 m (3 storeys)	none
Lot Width:	Min. 50.0 m	61 m	none
Lot Depth:	Min. 35.0 m	45 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	32 (R) and 4 (V)	32 (R) and 4 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (32 x Max. 50% = 16)	14	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (36 x Max. 50% = 18)	9	none
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (36 x 2% = 1 space)	1 visitor	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.6 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	20 (Class 1) and 4 (Class 2)	26 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 16 units = 96 m ²	210 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, July 20, 2023 – 4:00 p.m.
Remote (WebEx) Meeting

1. **DP 20-919145 – 16-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Imperial Architecture

LANDSCAPE ARCHITECT: Homing Landscape Architecture

PROPERTY LOCATION: 4571, 4591 and 4611 Steveston Highway

Applicant's Presentation

Architect Jiang Zhu, Imperial Architecture, and Landscape Architect Eason Li, Homing Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- understand the applicant's intention to mirror the end units of Building A and Building B; however, the three-storey end units of Building A (i.e. Units 1 and 2) look heavy considering that they are located at the main entrance to the proposed development and close to neighbouring single-family homes; consider a massing similar to Unit 10 (end unit of Building B) for Units 1 and 2 to create a balanced massing for the two front buildings;
Arch: Building A west portion containing unit 1 and 2 were redesigned. Efforts were put in to reduce the massing by recessing unit 2 south elevation and relocated the massing on the 3rd floor at back facing internal driveway. Level 3 at southwest corner of the building A was further recessed to reduce the massing. The revised design showed that Building A only has one unit (#1) projected put towards south side as same Building B (Unit #10) so the massing of two buildings are more balanced.
- unit entries for Units 2 and 16 are smaller than the entries for the other units; consider enlarging the entries for these units to make them similar to the size of the other units;
Arch: unit 1 and unit 16 were redesigned. Unit 2 has the same entry canopy treatment as unit 3, 4 and 5. Entries to both lock off suite and main suite in unit 16 have larger gables above with same size of ones for other units in back buildings.

- support the proposed colour scheme; however, consider changing the proposed colour for the asphalt roof shingles to a brighter colour to mitigate heat absorption as the proposed dark colour for the asphalt shingles will absorb more heat;
Arch: A lighter color asphalt roof shingle material was proposed in the revised design as shown in the exterior finish material list shown on the digital sample board and color elevations / renderings.
- consider removing the proposed future garbage room to provide a better interface with Unit 16; also, the future strata management may not find the proposed future garbage room necessary and will not be usable;
Arch: Future garbage room was relocated to the northwest corner of building A. The reclaimed space in building E helped the redesign of lock off and main suites in unit 16.
- commend the applicant for the project not only for meeting the aging-in-place and accessibility requirements of the City and the Province but also for incorporating the Safer Home criteria and standards; also appreciate the multi-floor stacked closets to enable the possibility of future installation of an elevator;
Arch: Noted.
- appreciate the applicant for the detailed and comprehensive presentation;
Arch: Noted.
- support the proposed location of the common outdoor amenity area; although it appears isolated at the back, it is a safe location for children, is well-designed, and functional; ensure that CPTED aspects and appropriate screening for neighbours at the back and to the west are incorporated;
Arch: Since we have dense existing trees at northwest corner of the property and large size outdoor amenity area as the buffer, there won't be concerns on overlooking and privacy to the neighboring single-family sites.
- consider introducing subtle variations to the cold colour tones; and ensure the proposal colours are accurately represented on the physical material and colour sample board;
Arch: Benjamin Moore paint color code was provided for different Hardie panel colors in the exterior finish material list shown on the digital sample board.
- consider more thought to the design treatment of the Units 1 and 2 in Building A; the corner treatment could be lighter and more transparent;
Arch: Building A west portion containing unit 1 and 2 were redesigned. See comments above.
- commend the applicant for their very good presentation;
Arch: Noted.

- support staff's comments regarding the interface between the children's play area and private yard of Unit 16 should be revisited, to provide additional separation between the proposed windows of the lock-off unit and the 6 foot tall privacy screen;
Arch: North face of projected portion of building E (unit 16) was pulled back in the revised design to allow more buffer zone between the unit's window and the 6' high fence.
- consider adding a third storey to Unit 16 and cut the projecting portion of the secondary/lock-off suite short; this would make the irregularly shaped privacy outdoor space for Unit 16 regular, provide a better interface with the children's play area, and mirror Building A across the internal drive aisle;
Arch: North face of projected portion of building E (unit 16) was pulled back and massing of the 2nd floor was relocated to the south side to be away from the outdoor amenity area.
- the proposed lawn on the north side of the outdoor amenity area would be shady most of the time and would result in a soggy yard;
Landscape: Most of the proposed lawn area is within the ROW and is about 12 meters away from the Unit 16 building. There are no existing large trees on the south and east side of the lawn, and the lawn should receive enough sunlight most of the day, and it's not a shady area.
- the size of planters along the west property line are too narrow and would significantly impact the survivability of planting; consider removing this planting strip and replace with permeable surface paving treatment as this would be a better approach should the internal drive aisle provide shared access to the properties to the west when they redevelop in the future;
Landscape: the planting area along the west property line is less than 0.2 meter wide and it's changed to be permeable paver area.
- consider relocating the children's play area further north and provide a planting buffer to Unit 16;
Arch: North face of projected portion of building E (unit 16) was pulled back in the revised design to allow more buffer zone between the unit 16 and the outdoor amenity area. Revised design showed the 1 storey massing for the projected area at northwest corner of building E to reduce shadow impact to the outdoor amenity area.
- commend the applicant for a thorough and detailed presentation;
Arch: Noted.
- not concerned about the location of the common outdoor amenity area; however, the Unit 16 lock-off/secondary suite appears to be intruding into the children's play area;
Arch: North face of projected portion of building E (unit 16) was pulled back in the revised design to allow more buffer zone between the unit 16 and the outdoor amenity area. Revised design showed the 1 storey massing for the projected area at northwest corner of building E to reduce shadow impact to the outdoor amenity area.

- the proposed landscaping scheme assumes that there will be shared access for the internal drive aisle to adjacent properties to the west and east should they redevelop in the future;
Arch: Noted.

- appreciate the applicant's efforts to make the children's play area more welcoming; appreciate the addition of extra lighting, use of different textures, and colourful play surface; as the children's play area is north-facing, it will likely be under shade most of the time and the addition of lighting and colours would help lighten up the space; and
Landscape: the children's play area design is adjusted, and more outdoor lightings are added in the play area. Meanwhile, the rubber surface is changed to be two colors - rainbow blue and beige. The selected large play structure will be also colorful.

- the location of the proposed outdoor bicycle parking spaces in the common outdoor amenity area would impede pedestrian circulation; consider relocating to a more appropriate location.
Landscape: bike parking spaces design has been changed.

Virendra Kallianpur, Staff Liaison, read into the record the following comment submitted by Panel member David Semczyszyn:

- no concerns regarding the proposed development; however, recommend that the applicant consider that the picnic tables and benches on page 57 of the package be constructed with composite materials, rather than wood, as it appears in the illustrations.
Landscape: the material of picnic tables and benches is changed to be composite wood.

Panel Decision

It was moved and seconded

That DP 20-919145 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 4571 4591 4611 Steveston Hwy.

File No.: DP 20-919145

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

1. **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10081.
2. **(Tree Protection)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of \$545,003.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
4. **(Future Outdoor Amenity)** Registration of a legal agreement to ensure that, when the adjacent property to the west is redeveloped into a townhouse development and the on-site turnaround area becomes unwarranted, the on-site turnaround area will be used as additional outdoor amenity space. The improvements to this additional outdoor amenity space must be provided in accordance to conceptual design shown on the Development Permit.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

 - a) Using the OCP Model, there is 714.0 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
 - b) At Developer's cost, the Developer is required to:
 - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (2) Review hydrant spacing on Steveston Highway frontage and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (3) Provide a right-of-way on site for the water meter. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - c) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing water service connections along Steveston Highway frontage.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

 - a) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing storm connections at Steveston Highway frontage.
 - (2) Install a new storm service connection to serve the proposed development.

Sanitary Sewer Works:

 - a) At Developer's cost, the Developer is required to:
 - (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (2) Install a new sanitary service connection, location to be determined through the Servicing Agreement review process.

Initial: _____

b) At Developer's cost, the City will:

- (1) Cut and cap at main all existing sanitary connections along property's rear-yard.
- (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

a) At Developer's cost, the Developer is required to:

- (1) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (c) To underground overhead service lines.
- (2) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - (a) BC Hydro PMT – 4.0 x 5.0 m
 - (b) BC Hydro LPT – 3.5 x 3.5 m
 - (c) Street light kiosk – 1.5 x 1.5 m
 - (d) Traffic signal kiosk – 2.0 x 1.5 m
 - (e) Traffic signal UPS – 1.0 x 1.0 m
 - (f) Shaw cable kiosk – 1.0 x 1.0 m
 - (g) Telus FDH cabinet – 1.1 x 1.0 m
- (3) Review street lighting levels along all road and lane frontages, and upgrade as required.
- (4) Complete the following frontage improvements as per Transportation's requirements:
 - (a) Remove existing sidewalk and replace with a new 1.5 m wide concrete sidewalk at the property line and a new minimum 1.5 m wide boulevard with street trees;
 - (b) Removal of existing driveways and replacement with concrete barrier curb/gutter and frontage works as described above; and
 - (c) Construct a new driveway crossing to the development site to provide right-in/right-out access only.

General Items:

a) At Developer's cost, the Developer is required to:

- (1) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (2) Provide a video inspection report of the adjacent existing storm and sanitary sewers prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

Initial: _____

- (3) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (4) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - (5) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
 - (6) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - (7) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
 - (8) Enter into, if required, 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, 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.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 4. 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 Department 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

Initial: _____

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 20-919145

To the Holder: Jonathan King
Property Address: 4571, 4591 and 4611/4631 Steveston Highway
Address: 181 Pinewood Avenue
Toronto, Ontario, M6C 2V6

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 reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.
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 #35 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 \$545,003.00 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 20-919145

To the Holder: Jonathan King
Property Address: 4571, 4591 and 4611 Steveston Highway
Address: 181 Pinewood Avenue
Toronto, Ontario, M6C 2V6

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.

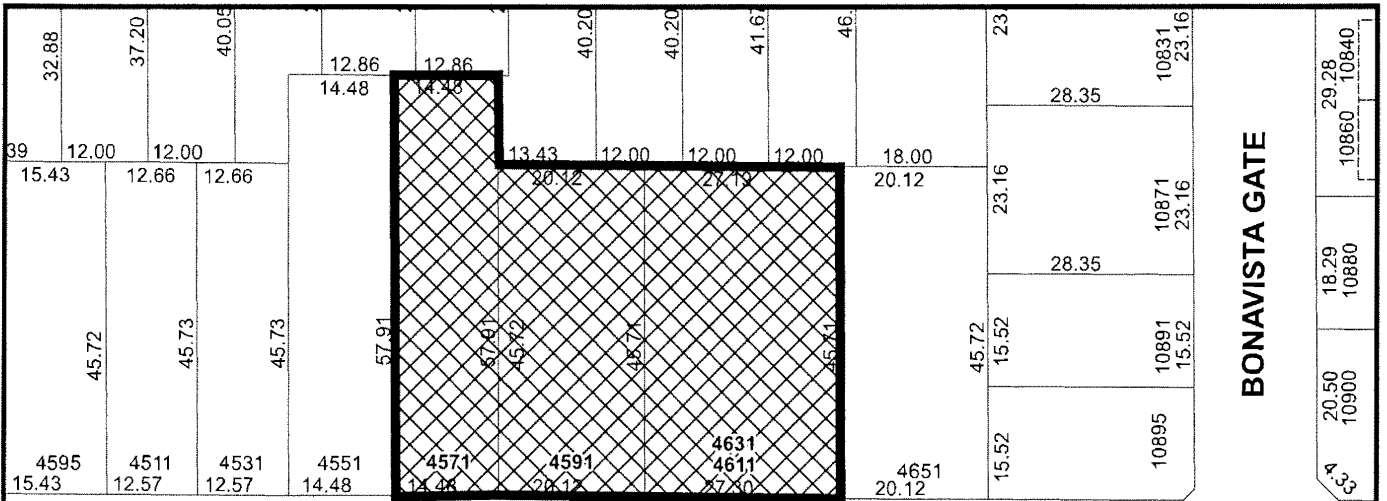
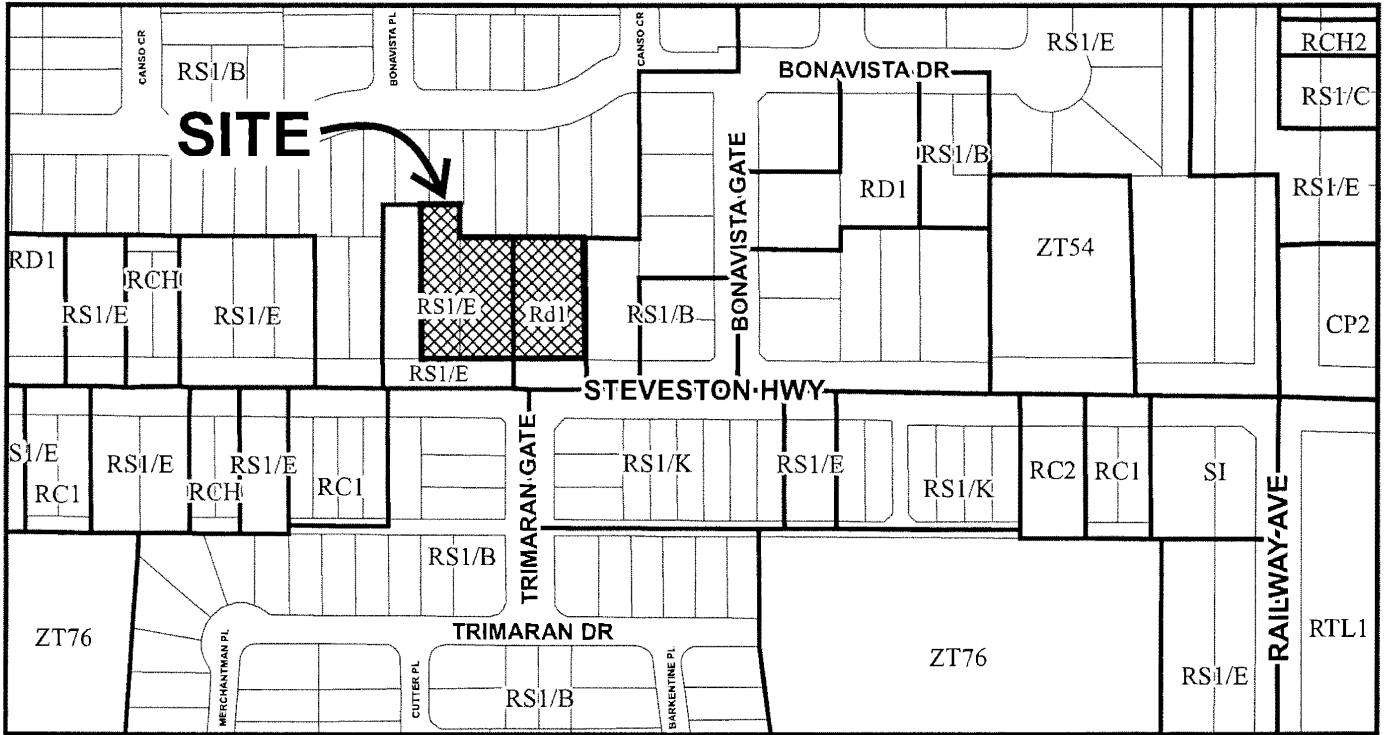
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



STEVESTON HWY

9.29	9.29	9.29	9.33	12.50	30.15	21.92	10.16	10.16	10.16	10.16	10.16	10.16
4508	4520	4522	4528	4540		∞	4620	4622	4626	4628	4660	4662

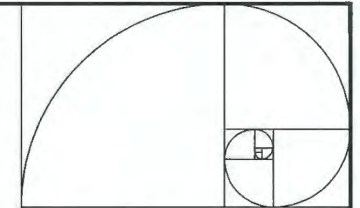


DP 20-919145

Original Date: 12/09/20

Revision Date:

Note: Dimensions are in METRES



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ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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Dimensions

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

ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.12
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.11
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.05
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.09.29
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.07.10
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.03
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.01.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.09.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.P.	22.01.21
ISSUED FOR DP APPLICATION	J.Z.	J.P.	20.11.23
ISSUED FOR PRELIMINARY RESUBMISSION	J.Z.	K.L.	19.08.18
ISSUED FOR PRELIMINARY RESUBMISSION	J.Z.	K.L.	19.07.17
ISSUED FOR PRELIMINARY APPLICATION	J.Z.	K.L.	18.10.22
Issued	By	Appr.	(1) MM 50

TOWNHOUSE DEVELOPMENT (DP 20-919145)
4571, 4591, 4611 STEVESTON HIGHWAY, RICHMOND, BC
 ISSUED FOR DP RESUBMISSION 2023-12-12

CONTACT LIST

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 TORONTO ONTARIO, M6C 2V6
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DRAWING LIST

ARCHITECTURAL:

A0.0 COVER SHEET	A1.1 SITE SURVEY PLAN	A3.0 COLOR SCHEME DESIGN RATIONALE
A0.11 COLOR RENDERING - BIRD-EYE VIEWS	A1.2 SITE PLAN	A3.1 CONTEXT / RUNNING ELEVATIONS
A0.12 COLOR RENDERING - BIRD-EYE VIEWS	A1.3 FIRE FIGHTING PLAN	A3.2 BUILDING A ELEVATIONS
A0.13 COLOR RENDERING - BIRD-EYE VIEWS	A1.4 PARKING PLAN	A3.3 BUILDING B ELEVATIONS
A0.21 COLOR RENDERING - EYE LEVEL VIEWS	A1.5 PRIVATE OUTDOOR ARE & OUTDOOR AMENITY AREA OVERLAY	A3.4 BUILDING C ELEVATIONS
A0.22 COLOR RENDERING - EYE LEVEL VIEWS	A1.6 SITE COVERAGE AREA OVERLAY (BUILDING & PORCH)	A3.5 BUILDING D ELEVATIONS
A0.23 COLOR RENDERING - EYE LEVEL VIEWS	A1.7 DEVELOPMENT POTENTIAL PLAN	A3.6 BUILDING E ELEVATIONS
A0.3 PROJECT DATA & STATISTICS	A1.8 DRAFT S.R.W. PLAN	A4.1 BUILDING SECTIONS
A0.4 SITE CONTEXT AERIAL IMAGE		A5.1 CONVERTIBLE UNIT 12 & 14 PLANS
A0.5 SITE CONTEXT IMAGES	A2.1 BLDG A FLOOR PLANS	
A0.6 SITE CONTEXT PLAN/STREESCAPE ELEVATION	A2.1A BLDG A AREA OVERLAY	
A0.7 SHADOW ANALYSIS	A2.2 BLDG B FLOOR PLANS	
A0.8 SHADOW ANALYSIS	A2.2A BLDG B AREA OVERLAY	
A0.9 COLOR SAMPLE MATERIAL BOARD	A2.3 BLDG C ,D & E FLOOR PLANS	
	A2.3A BLDG C ,D & E AREA OVERLAY	

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 RICHMOND, BC V7A 4V4
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Client/Project

STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-919145)

Title

COVER PAGE

Project No. Scale
#8217 N.T.S.
 Drawing No. Sheet Revision

A 0.0 of

DP 20-919145 PLAN #1

December 18, 2023

Project Data				
Lot	Civic Address	Legal Description	PID	Lot Size
Lot 1	4571 Steveston Hwy, Richmond, BC	LOT 69 SEC 35 BLK 4N RG 7W PL NWP30342 Part E 1/2	002-088-665	
Lot 2	4591 Steveston Hwy, Richmond, BC	LOT 72 SEC 35 BLK 4N RG 7W PL NWP32545	003-790-855	
Lot 3	4611 Steveston Hwy, Richmond, BC	LOT 592 SEC 35 BLK 4N RG 7W PL NWP56263	003-752-118	
Site Area	32313.23 SF			3002 SM
Max. FSR Allowed (RLT4 Zone)	0.6		Max. Allowed	
Floor Area Allowed	19387.94 SF	1801.09 SM	Max. Allowed	
Total Net floor Area Provided	19386.74 SF	1801.09 SM		
Total FSR Provided	0.6			

Project Statistics			
Zoning	Existing	Proposed	Notes
Zoning	RS1/E	RLT4	
Land Use	Single Family Detached	Townhouse	
OCP Designation	Neighborhood Residential	Neighborhood Residential	
Amount of Unit	3	16	
Floor Area Ratio	Required / Allowed 0.6	Proposed 0.6	
Lot Coverage (Building)	40% Max.	39%	
Lot Coverage (Non Porous Materials)	70% Max.	61%	See Landscape Drawing L1.2
Lot Coverage (Live Landscape)	25% Min.	25%	See Landscape Drawing L1.2
Setback - Front Yard (South)	6.00 Meters	4.52 Meters	Variance Required
Setback - Interior Side Yard (West)	3.00 Meters	7.08 Meters	
Setback - Interior Side Yard (East)	3.00 Meters	3.05 Meters	
Setback - Rear Yard (North)	3.00 Meters	6.01 Meters	
Setback - Additional Set back to L3 (West)	7.50 Meters	11.84 Meters	
Setback - Additional Set back to L3 (East)	7.50 Meters	8.97 Meters	See Elevation Detail 1-A3.2
Height (Meters) - 3 Storey Buildings	12.00 Meters	11.97 Meters	See Elevation Detail 1-A3.3
Height (Meters) - 2 Storey Buildings	9.00 Meters	8.97 Meters	

Average Grading Calculation				
Points	Location	Existing Grade	Proposed Grade	Notes
1	Lot Southwest	1.10 Meter	1.66 Meter	Adjacent to City's Sidewalk
2	Lot Southeast	1.29 Meter	1.69 Meter	Adjacent to City's Sidewalk, New Grades to meet ex grades nearby
3	Lot Northeast	1.07 Meter	1.66 Meter	Within SRW, new grades to meet ex grades on adjacent sites
4	Lot Northwest 1	0.95 Meter	0.95 Meter	Within SRW, Near existing trees
5	Lot Northwest 2	1.04 Meter	1.04 Meter	Within SRW, new grades to meet ex grades on adjacent sites
6	Lot Northwest 3	0.92 Meter	0.92 Meter	Within SRW
7	Building A Southeast	1.97 Meter	1.97 Meter	
8	Building A Northeast	1.97 Meter	1.97 Meter	
9	Building A Northwest	1.97 Meter	1.97 Meter	
10	Building A Southwest	1.97 Meter	1.97 Meter	
11	Building B Southeast	1.97 Meter	1.97 Meter	
12	Building B Northeast	1.97 Meter	1.97 Meter	
13	Building B Northwest	1.97 Meter	1.97 Meter	
14	Building B Southwest	1.97 Meter	1.97 Meter	
15	Building C Southeast	1.97 Meter	1.97 Meter	
16	Building C Northeast	1.97 Meter	1.97 Meter	
17	Building C Northwest	1.97 Meter	1.97 Meter	
18	Building C Southwest	1.97 Meter	1.97 Meter	
19	Building D Southeast	1.97 Meter	1.97 Meter	
20	Building D Northeast	1.97 Meter	1.97 Meter	
21	Building D Northwest	1.97 Meter	1.97 Meter	
22	Building D Southwest	1.97 Meter	1.97 Meter	
23	Building E Southeast	1.97 Meter	1.97 Meter	
24	Building E Northeast	1.97 Meter	1.97 Meter	
25	Building E Northwest	1.97 Meter	1.97 Meter	
Average Grade			1.81 Meter	@45.52 / 25

Floor Area Calculation							
	Building A	Building B	Building C	Building D	Building E	Total (SF)	Total (SM)
Gross Floor Area	8884.83	8584.5	3726.97	3726.97	4044.58	28967.85 SF	2691.20 SM
Floor Area Exemption	3188.91	3199.66	1039.84	1039.84	1112.86	9581.11 SF	890.12 SM
Net Floor Area	5695.92	5384.84	2687.13	2687.13	2931.72	19386.74 SF	1801.09 SM

Building Coverage Calculation						
	Building A	Building B	Building C	Building D	Building E	Total
Building Area	3220.67	3490.13	1917.18	1917.18	2141.98	12687.14
Net Site Area						32313.23
Total Building Coverage Ratio						39%

Ground Floor Interior Elevation Calculation	
Highest Point of Crown of adjacent Street	1.87 Meter
Flood Protection Requirements for L1 Living Space	0.3 Meter
Established L1 Interior elevation for Living Space	2.17 Meter

Outdoor Amenity Area Calculation		
Total Amount of Unit	16 Unit	
Required Outdoor Amenity Area Ratio	6.00 M/Unit	= 64.58 SF/Unit
Outdoor Amenity Area Required	96.00 SM	= 1033.33 SF
Outdoor Amenity Area Provided	210.22 SM	= 2262.83 SF
Outdoor Amenity Area Compliance	YES	
Outdoor Amenity Entry Width Required	5.00 Meters	
Outdoor Amenity Entry Width Provided	6.88 Meters	
Outdoor Amenity Entry Width Compliance	YES	

Parking Calculation					
Residential Parking Required	2 Stalls / Unit	X	16 Unit	=	32 Stalls
Residential Parking (Standard) Provided					32 Stalls
Residential Parking (Small Car) Provided					9 Stalls
Total Residential Parking Provided					32 Stalls
Level 2 @ 240V EV Charger Provided	2 Outlet / Unit	X	16 Unit	=	32 Outlets
Small Car Stall Allowed	@	50%			16 Stalls
Small Car Stall Provided					9 Stalls
Tandem Parking Allowed	@	50%			16 Stalls
Tandem Parking Provided					14 Stalls
Visitor Parking Required	0.2 Stalls / Unit	X	16 Unit	=	3.2 Stalls
Visitor Parking Provided					4 Stalls
Lock-off Unit Parking Required	0 Stalls / Unit	X	1 Unit	=	0 Stalls
Lock-off Unit Parking Provided					0 Stalls
* Lock-off Unit Parking Requirement	No additional parking stall required for lock-off units when side by side double parking provided in projects located on arterial roads.				
Van Access H/C Visitor Parking Required					1 Stall
Van Access H/C Visitor Parking Provided					1 Stall
Class 1 Bike Storage Required	1.25 Spaces / Unit	X	16 Unit	=	20 Spaces
Class 1 Bike Storage Provided					26 Spaces
Class 2 Bike Parking Required	0.2 Spaces / Unit	X	16 Unit	=	3.2 Spaces
Class 2 Bike Parking Provided					4 Spaces

Parking Calculation By Unit																	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Units
Convertible Unit																	16
Lock-off Unit																	1
Residential Parking (Standard)	1	1	2	2	2	2	2	2	2	1	1	1	1	1	1	1	23
Residential Parking (Small Car)	1	1								1	1	1	1	1	1	1	9
Residential Parking Provided	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	32
Tandem Parking Provided																	14
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	25
Class 1 Bike (Vertical)																	1
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	26
* Lock-off Unit Parking Requirement	No additional parking stall required for lock-off units when side by side double parking stalls provided in projects located on arterial roads.																

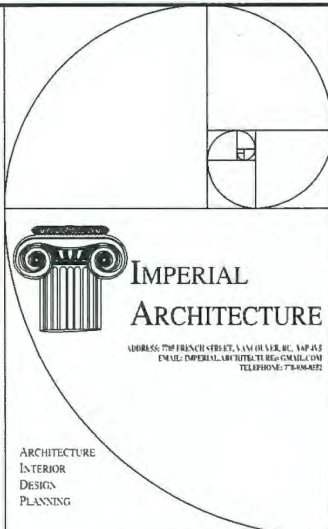
Covered Porch Area Calculation																	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Units
Convertible Unit																	16
Lock-off Unit																	1
Covered Porch (SF)	0.00		199.08					211.44			0.00	0.00	0.00	0.00	0.00	25.99	436.51 SF
Covered Porch (SM)																	40.55 SM
Total Covered Porch Area Allowed	1938.79 SF					180.12 SM	@	10% of Allowed Total Floor Area									
Total Covered Porch Area Provided	436.51 SF					40.55 SM											
Total Covered Porch Ratio	2%	<				10% Allowed											

Building Coverage Calculation																	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Units
Building (SF)	3220.67							3490.13			1917.18	1917.18		2141.98			16
Building (SM)	299.21							324.24			178.11	178.11		199.00			18
Site Area	32313.23 SF							3002 SM									1178.68 SM
Total Building Coverage Allowed	12925.29 SF							1200 SM	@	40%							
Total Building Coverage Provided	12687.14 SF							12925.29 SF	Allowed		1178.68 SM	<	1200.80 SM	Allowed			
Total Building Coverage Ratio	39.26%	<						40% Allowed									

Private Outdoor Area Calculation																	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Units
Convertible Unit																	16
Lock-off Unit																	1
Private Yard	289.72	249.17	298.14	299.95	517.99	525.76	399.65	299.65	318.69	413.81	692.79	573.72	573.72	576.85	580.50	554.75	7064.86 SF
Balcony (Level 2)											79.45						126.70
Balcony (Level 3)	82.86	93.57	84.60	84.60	67.49	67.49	84.60	84.60	84.60								734.41 SF
Total Private Outdoor Space Provided	372.58	342.74	382.74	384.55	585.48	593.25	384.25	384.25	403.29	493.26	692.79	573.72	573.72	576.85	580.50	681.45	8005.42 SF
Total Private Outdoor Space Required	34.61	31.84	35.56	35.73	54.59	55.11	35.70	37.47	45.83	64.36	53.30	53.30	53.59	53.93	63.31	743.73 SM	
Private Outdoor Space Required	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	480.00 SM
Complied with Min. 305M Requirement	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 12 & 14 ARE CONVERTIBLE UNITS.
- UNIT 16 CONTAINS A LOCK-OFF UNIT.
- THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED BY THE PROJECT:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



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Issued	By	Appd.	(1) MM/00



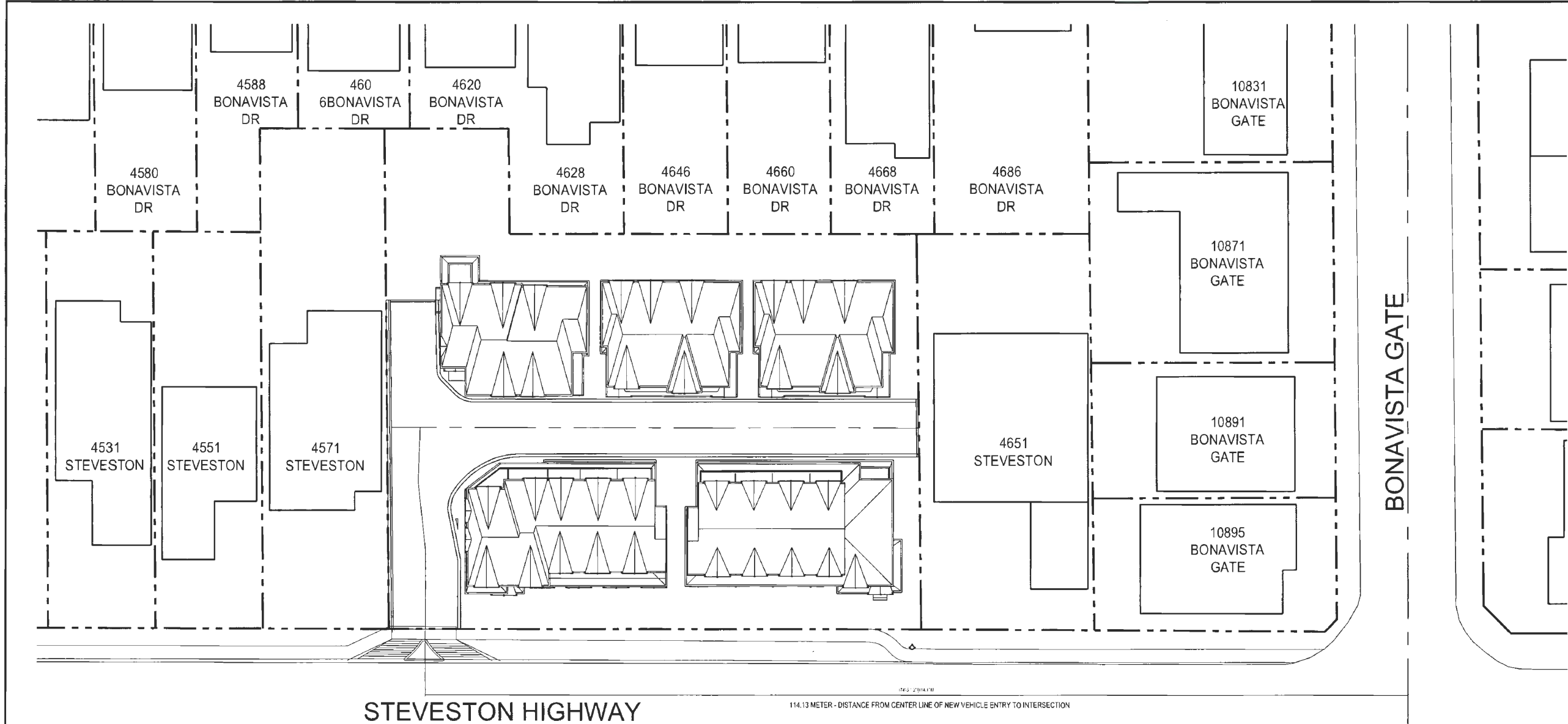
Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY, RICHMOND, BC (DP-20-919145)

Title
PROJECT DATA & STATISTICS

Project No. #8217
Scale N.T.S.
Drawing No. A 0.3
Sheet of
Revision

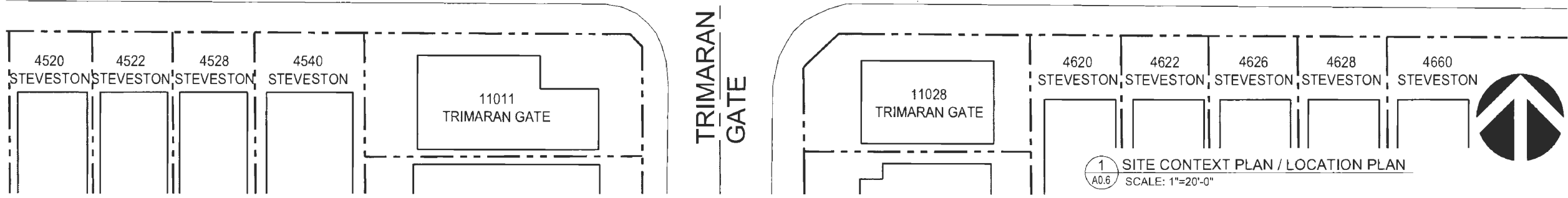
DP 20-919145 PLAN #2

December 18, 2023



STEVESTON HIGHWAY

114.13 METER - DISTANCE FROM CENTER LINE OF NEW VEHICLE ENTRY TO INTERSECTION



1 SITE CONTEXT PLAN / LOCATION PLAN
A0.6 SCALE: 1"=20'-0"

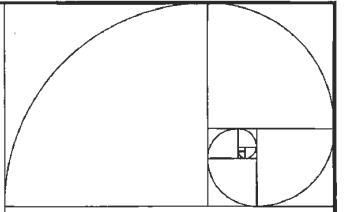


2 STEVESTON HIGHWAY STREETScape ELEVATION
A0.6 SCALE: 1"=20'-0"

DP 20-919145

PLAN #3

December 18, 2023



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Issued	By	Appr	M.H.F.



Client/Project			
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Title			
SITE CONTEXT PLAN STREETScape ELEVATION			
Project No.	Scale		
#8217	1"=20'-0"		
Drawing No.	Sheet	Revision	
A 0.6	d		



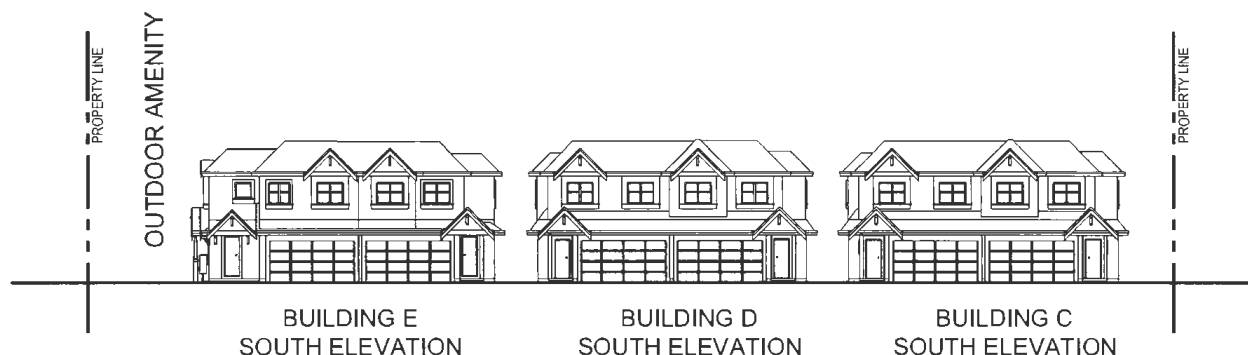
BUILDING A
SOUTH ELEVATION

BUILDING B
SOUTH ELEVATION



BUILDING B
NORTH ELEVATION

BUILDING A
NORTH ELEVATION



BUILDING E
SOUTH ELEVATION

BUILDING D
SOUTH ELEVATION

BUILDING C
SOUTH ELEVATION



BUILDING C
NORTH ELEVATION

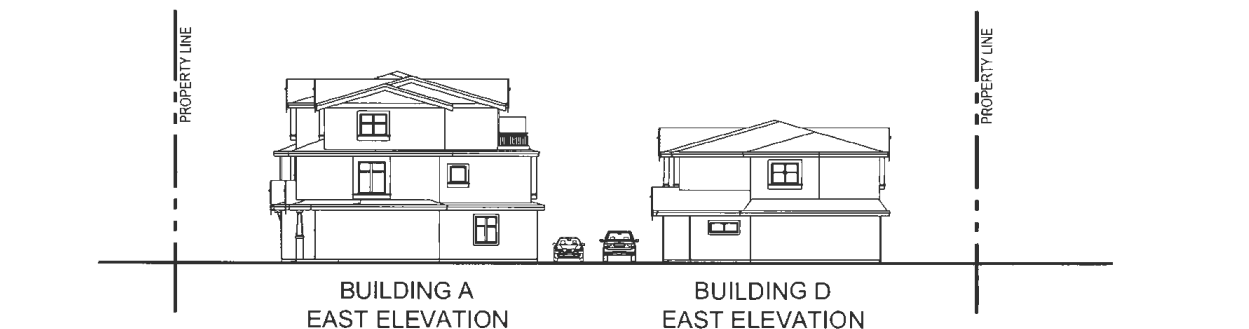
BUILDING D
NORTH ELEVATION

BUILDING E
NORTH ELEVATION



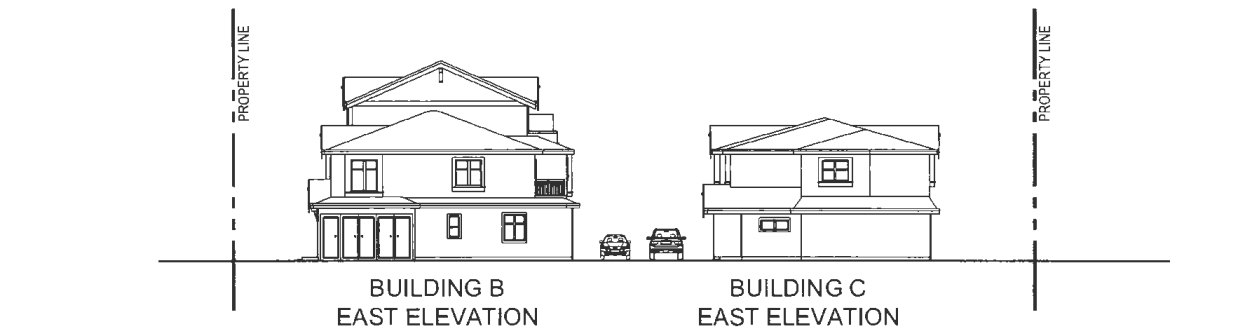
BUILDING E
WEST ELEVATION

BUILDING A
WEST ELEVATION



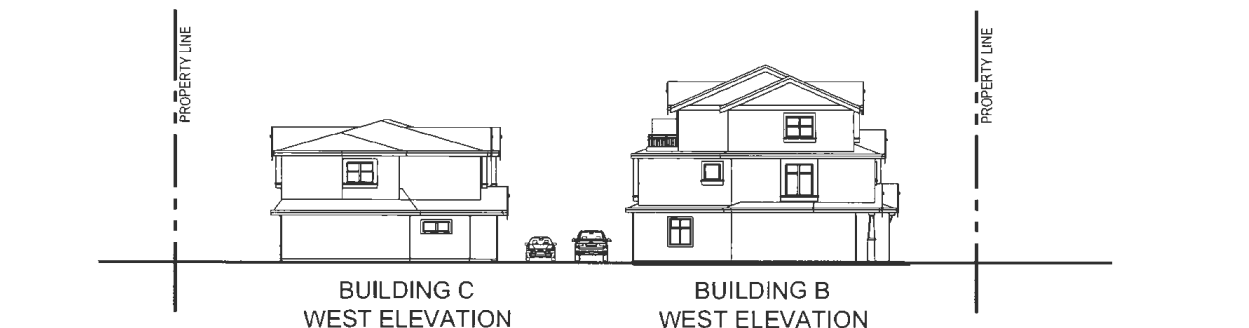
BUILDING A
EAST ELEVATION

BUILDING D
EAST ELEVATION



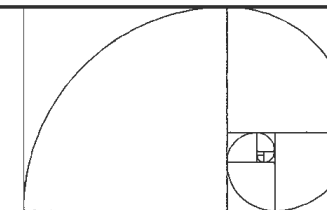
BUILDING B
EAST ELEVATION

BUILDING C
EAST ELEVATION



BUILDING C
WEST ELEVATION

BUILDING B
WEST ELEVATION



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Client/Project

STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY.
 RICHMOND, BC (DP 20-919145)

Title

CONTEXT / RUNNING ELEVATIONS

Project No. #8217 Scale 1/16"=1'-0"

Drawing No. A 3.0 Sheet Revision

DP 20-919145 PLAN #4

December 18, 2023

Average Grading Calculation

Points	Location	Existing Grade	Proposed Grade
1	at Southeast	1.80 Meter	1.66 Meter
2	at Southeast	1.79 Meter	1.65 Meter
3	at Northwest	0.95 Meter	0.81 Meter
4	at Northwest	1.04 Meter	0.90 Meter
5	at Northwest	1.04 Meter	0.90 Meter
6	at Northwest	0.92 Meter	0.78 Meter
7	at Southeast	2.97 Meter	2.97 Meter
8	at Southeast	2.97 Meter	2.97 Meter
9	at Southeast	2.97 Meter	2.97 Meter
10	at Southeast	2.97 Meter	2.97 Meter
11	at Southeast	2.97 Meter	2.97 Meter
12	at Southeast	2.97 Meter	2.97 Meter
13	at Southeast	2.97 Meter	2.97 Meter
14	at Southeast	2.97 Meter	2.97 Meter
15	at Southeast	2.97 Meter	2.97 Meter
16	at Southeast	2.97 Meter	2.97 Meter
17	at Southeast	2.97 Meter	2.97 Meter
18	at Southeast	2.97 Meter	2.97 Meter
19	at Southeast	2.97 Meter	2.97 Meter
20	at Southeast	2.97 Meter	2.97 Meter
21	at Southeast	2.97 Meter	2.97 Meter
22	at Southeast	2.97 Meter	2.97 Meter
23	at Southeast	2.97 Meter	2.97 Meter
24	at Southeast	2.97 Meter	2.97 Meter
25	at Southeast	2.97 Meter	2.97 Meter
26	at Southeast	2.97 Meter	2.97 Meter
27	at Southeast	2.97 Meter	2.97 Meter
28	at Southeast	2.97 Meter	2.97 Meter
29	at Southeast	2.97 Meter	2.97 Meter
30	at Southeast	2.97 Meter	2.97 Meter
31	at Southeast	2.97 Meter	2.97 Meter
32	at Southeast	2.97 Meter	2.97 Meter
33	at Southeast	2.97 Meter	2.97 Meter
34	at Southeast	2.97 Meter	2.97 Meter
35	at Southeast	2.97 Meter	2.97 Meter
36	at Southeast	2.97 Meter	2.97 Meter
37	at Southeast	2.97 Meter	2.97 Meter
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39	at Southeast	2.97 Meter	2.97 Meter
40	at Southeast	2.97 Meter	2.97 Meter
41	at Southeast	2.97 Meter	2.97 Meter
42	at Southeast	2.97 Meter	2.97 Meter
43	at Southeast	2.97 Meter	2.97 Meter
44	at Southeast	2.97 Meter	2.97 Meter
45	at Southeast	2.97 Meter	2.97 Meter
46	at Southeast	2.97 Meter	2.97 Meter
47	at Southeast	2.97 Meter	2.97 Meter
48	at Southeast	2.97 Meter	2.97 Meter
49	at Southeast	2.97 Meter	2.97 Meter
50	at Southeast	2.97 Meter	2.97 Meter
51	at Southeast	2.97 Meter	2.97 Meter
52	at Southeast	2.97 Meter	2.97 Meter
53	at Southeast	2.97 Meter	2.97 Meter
54	at Southeast	2.97 Meter	2.97 Meter
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56	at Southeast	2.97 Meter	2.97 Meter
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92	at Southeast	2.97 Meter	2.97 Meter
93	at Southeast	2.97 Meter	2.97 Meter
94	at Southeast	2.97 Meter	2.97 Meter
95	at Southeast	2.97 Meter	2.97 Meter
96	at Southeast	2.97 Meter	2.97 Meter
97	at Southeast	2.97 Meter	2.97 Meter
98	at Southeast	2.97 Meter	2.97 Meter
99	at Southeast	2.97 Meter	2.97 Meter
100	at Southeast	2.97 Meter	2.97 Meter

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE. INTERNAL DRIVEWAY INCLUDING PAVED SHARED PEDESTRIAN WALKWAY TO BE ENGINEERED TO SUPPORT 80000 LB OF LOAD

LANDSCAPE BUFFER

TWO LEVEL 2 EV CHARGER PER UNIT, CHARGING METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A, SEE ELECT.

Ground Floor Interior Elevation Calculation

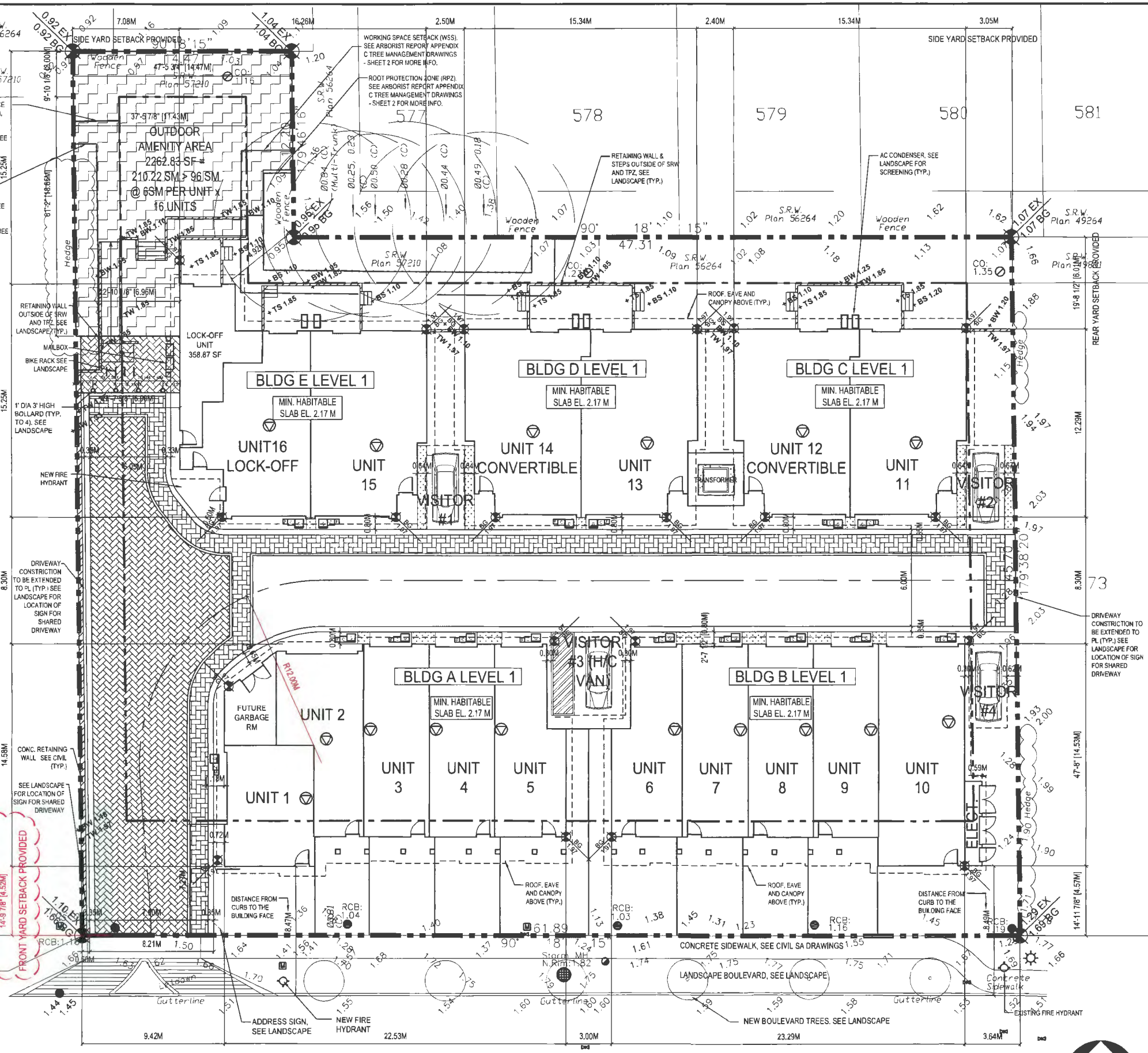
Highest Point of Crown of adjacent Street	1.87 Meter
Flood Protection Requirements for L1 Living Space	0.3 Meter
Established L1 Interior elevation for Living Space	2.17 Meter

VARIANCE REQUIRED:
TO ALLOW 4.57 M FRONT YARD SETBACK TO COMPLY WITH RECOMMENDATION IN OCP DESIGN GUIDELINE

- GENERAL NOTES:**
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
 - UNIT 12 & 14 ARE CONVERTIBLE UNITS.
 - UNIT 16 CONTAINS A LOCK-OFF UNIT.
 - THE PROJECT WILL COMPLY WITH STEP CODE 3 REQUIREMENTS FOR ENERGY EFFICIENCY. REFER TO ENERGY REPORT DATED JANUARY 17, 2022 ISSUED BY JRS ENGINEERING FOR MORE INFORMATION. BELOW ARE SOME ENERGY EFFICIENCY FEATURES TO BE PROVIDED IN THIS PROJECT:
(A): AIR SOURCE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM
(B): SOLAR HOT WATER READY REQUIREMENT
(C): ENERGY STAR APPLIANCES AND LIGHT BULBS
(D): LOW E DOUBLE GLAZING WINDOWS
(E): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 - AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

- TIMBER RETAINING WALL & STEPS OUTSIDE OF SRW AND TPZ. SEE LANDSCAPE (TYP.)
- CONDENSER WITH PHYSICAL SCREENS SEE LANDSCAPE (TYP.)
- CONDENSER LOCATION NOTES: BUILDINGS A & B TO BE LOCATED ON OPEN BALCONIES BUILDINGS C, D & E TO BE LOCATED IN PRIVATE YARDS OUTSIDE OF THE REAR SETBACKS
- CONC. RETAINING WALL. SEE CIVIL (TYP.)

- 120L GARBAGE CART 21.16"D X 19.13"W X 37.63"H (OR POTENTIALLY 22.30"D X 22.80"W X 38.20"H)
- 46.5L FOOD SCRAPS CART 0.69MH X 0.30MD X 0.28MW
- BLUE CONTAINER BOX 0.37MH X 0.38M X 0.46MW
- GREY GLASS CONTAINER BOX 0.36MH X 0.36MD X 0.27MW
- YELLOW PAPER BAG CART 0.66MH X 0.46MD



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ISSUED FOR DP REVIEW	JZ	JL	23.09.28
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ISSUED FOR RECEIVING REGISTRATION	JZ	JL	18.12.22
ISSUED FOR RECEIVING REGISTRATION	JZ	JL	18.12.22

REGISTERED ARCHITECT
JIANG ZHU
2023-12-12
BRITISH COLUMBIA

Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4581 & 4611 STEVESTON HWY.
RICHMOND, BC (DP 20-919145)

Title
SITE PLAN

Project No. #8217 Scale 3/32"=1'-0"
Drawing No. A 1.2 Sheet Revision

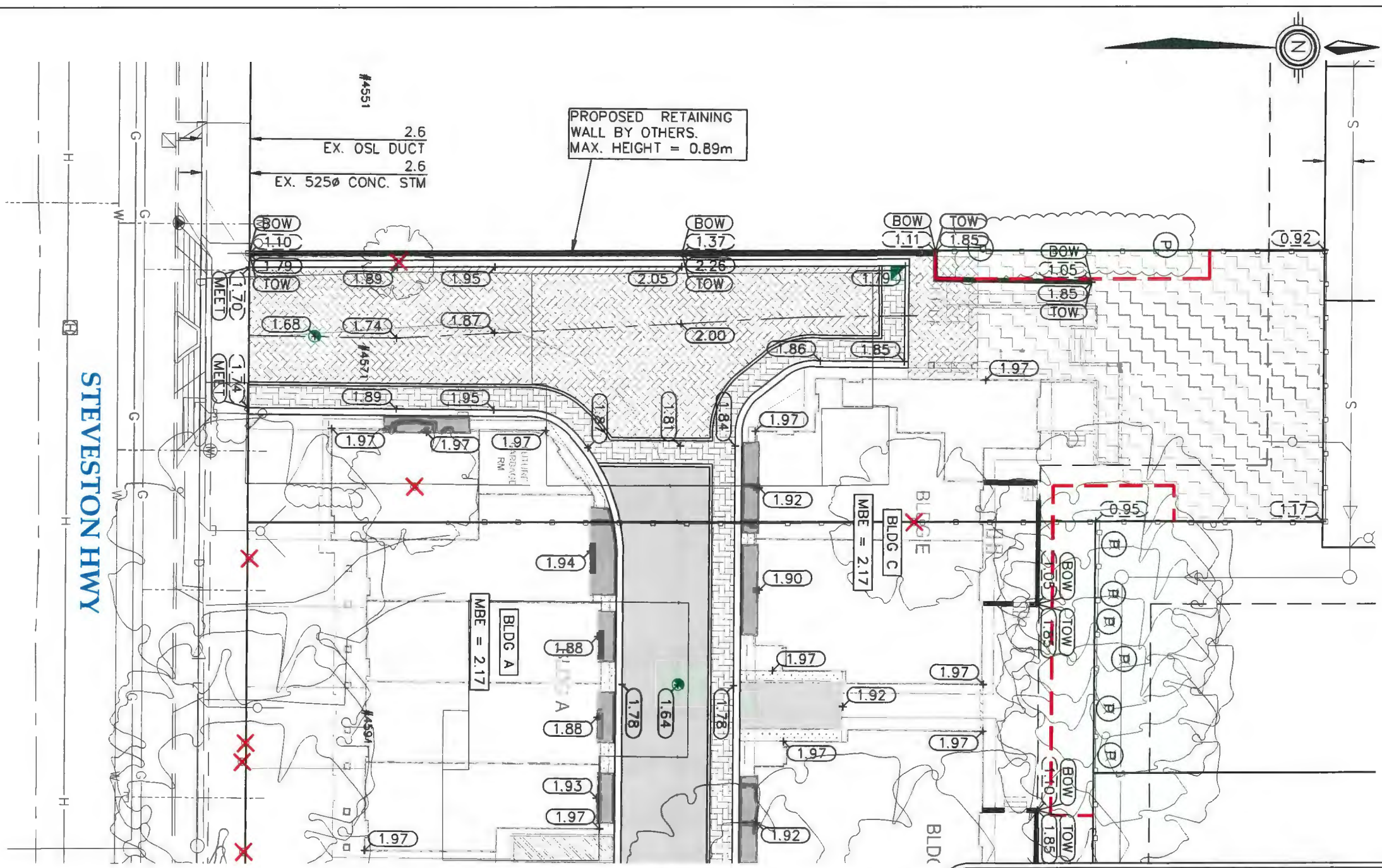
DP 20-919145

PLAN #5

STEVESTON HIGHWAY

December 18, 2023





LEGEND	
	TREE TO BE REMOVED
	TREE TO BE PRESERVED
	TREE PROTECTION FENCE

PLAN
SCALE: 1:250

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

CoreConcept CONSULTING LTD.
tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconcept.com

JONATHAN KING

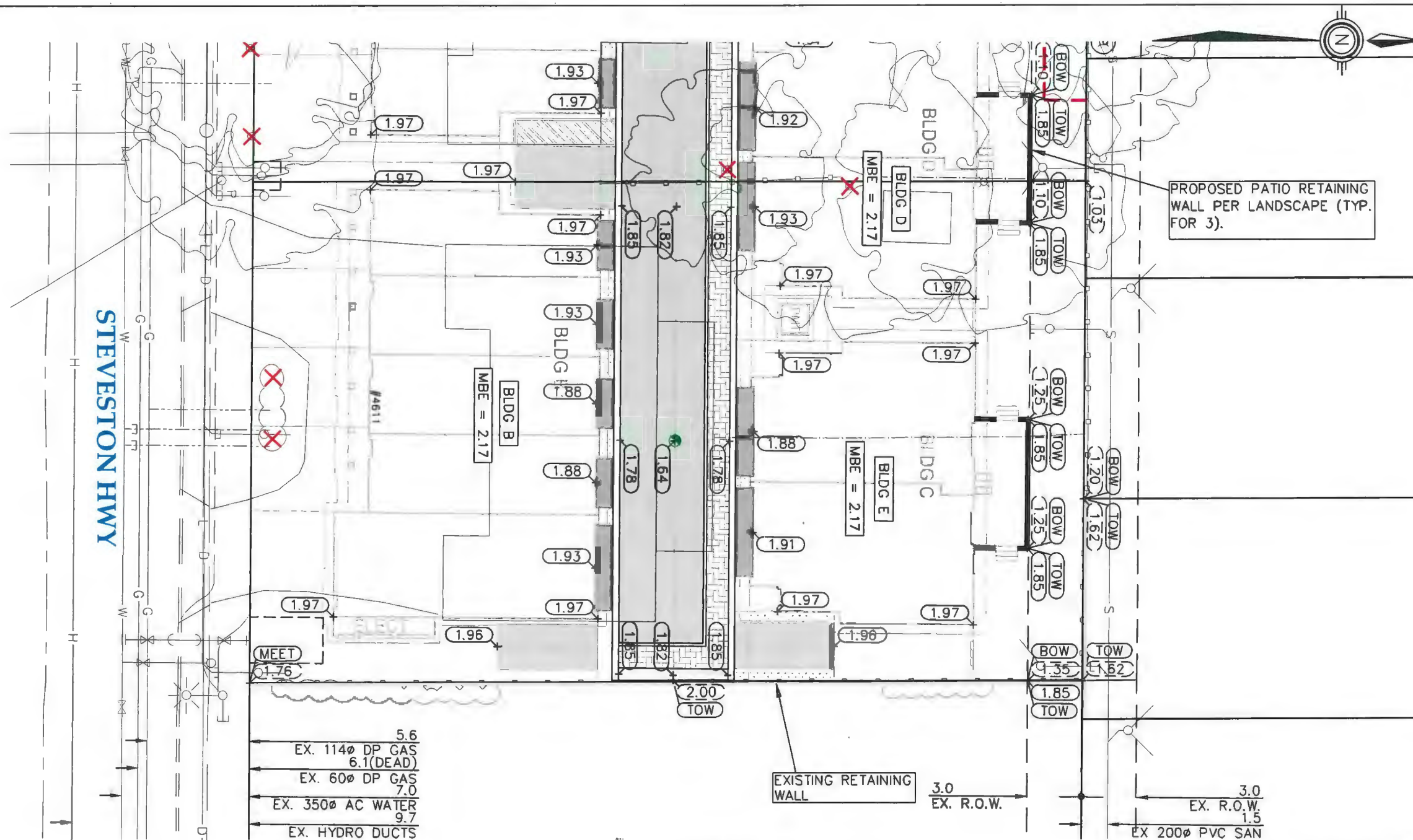
DP 20-919145

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2.	01 DEC 2023	JMB	TS	ISSUED FOR DP RE-SUBMISSION
1.	26 AUG 2022	AR	TS	ISSUED FOR DP RE-SUBMISSION
0.	21 JAN 2022	AR	TS	ISSUED FOR DP RE-SUBMISSION

PLAN #6

December 18, 2023

TITLE: LOT GRADING PLAN	
4571, 4591, 4611 STEVESTON HWY	
CITY FILE:	
DESIGN: AR	DWG. No.: .
DRAWN: GG	SCALE: 1 : 250
DATE: JAN 2019	DATE: JAN 2019
ENGINEER: RF	SEC. No.: 35-4-7
	SHT No.: 1 OF 2



PLAN
SCALE: 1:250

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NO.	DATE	BY	CHK.	DESCRIPTION
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1.	26 AUG 2022	AR	TS	ISSUED FOR DP RE-SUBMISSION
0.	21 JAN 2022	AR	TS	ISSUED FOR DP RE-SUBMISSION
			CH.	

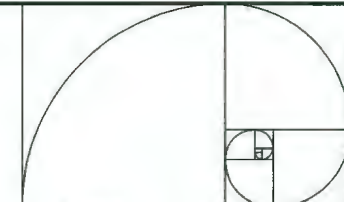
REVISIONS

December 18, 2023

TITLE: **LOT GRADING PLAN**

4571, 4591, 4611 STEVESTON HWY
 CITY FILE:

DESIGN: AR	DWG. No.:	SCALE: 1 : 250	DATE: JAN 2019
DRAWN: GG		SEC. No.: 35-4-7	SHT No.: 2 OF 2
ENGINEER: RF			



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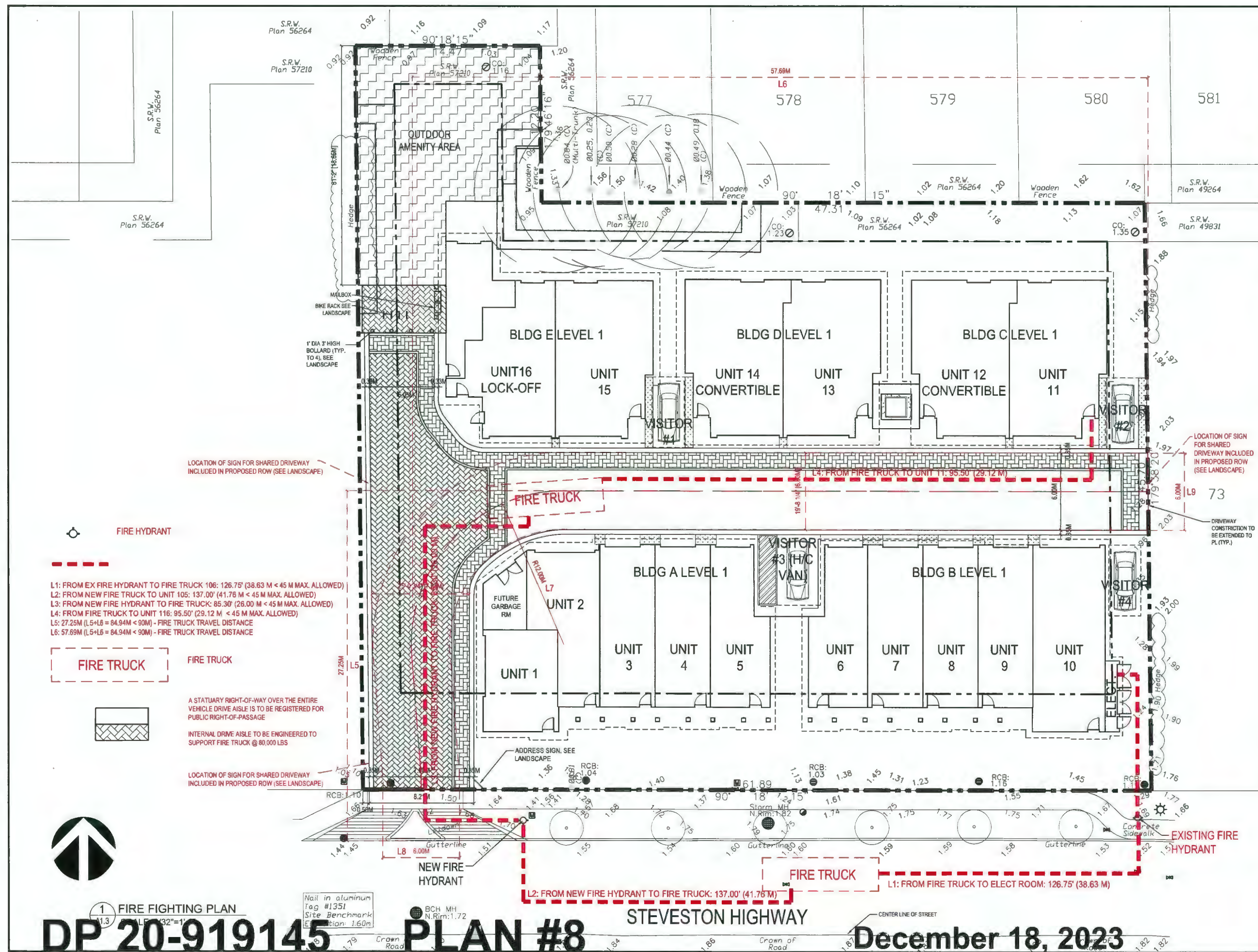
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ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.11
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.08
ISSUED FOR APP REVIEW	J.Z.	J.K.	23.08.20
ISSUED FOR APP REVIEW	J.Z.	J.K.	23.07.10
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.03
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ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.01.21
ISSUED FOR DP APPLICATION	J.Z.	J.K.	20.11.23
ISSUED FOR HEAVY RE-SUBMISSION	J.Z.	K.A.	19.08.16
ISSUED FOR HEAVY RE-SUBMISSION	J.Z.	K.A.	19.07.17
ISSUED FOR HEAVY RE-SUBMISSION	J.Z.	K.A.	18.10.22
Issued	By	Appr.	17.08.00



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-919145)

Title
FIRE FIGHTING PLAN

Project No. Scale
#8217 3/32"=1'-0"
 Drawing No. Sheet Revision
A 1.3 of



- L1: FROM EX FIRE HYDRANT TO FIRE TRUCK 106: 126.75' (38.63 M < 45 M MAX. ALLOWED)
- L2: FROM NEW FIRE TRUCK TO UNIT 105: 137.00' (41.76 M < 45 M MAX. ALLOWED)
- L3: FROM NEW FIRE HYDRANT TO FIRE TRUCK: 85.30' (26.00 M < 45 M MAX. ALLOWED)
- L4: FROM FIRE TRUCK TO UNIT 116: 95.50' (29.12 M < 45 M MAX. ALLOWED)
- L5: 27.25M (L5+L6 = 84.94M < 90M) - FIRE TRUCK TRAVEL DISTANCE
- L6: 57.69M (L5+L6 = 84.94M < 90M) - FIRE TRUCK TRAVEL DISTANCE

FIRE TRUCK

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS



1 FIRE FIGHTING PLAN
 DP 20-919145
 Scale: 3/32"=1'-0"
 Drawing No. A 1.3

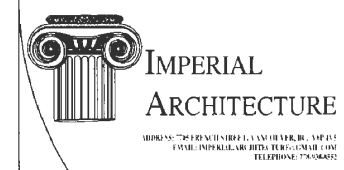
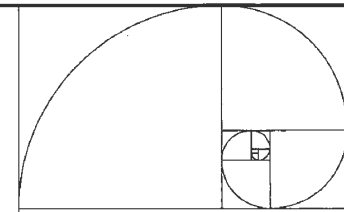
PLAN #8

STEVESTON HIGHWAY

December 18, 2023

Nail in aluminum tag #1351
 Site Benchmark Elevation: 1.60m

BCH MH N.Rim: 1.72



ARCHITECTURAL
INTERIOR
DESIGN
PLANNING

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Dimensions

The Contractor shall verify all dimensions and measurements against the site conditions. The Contractor shall be responsible for any errors or omissions in the field.

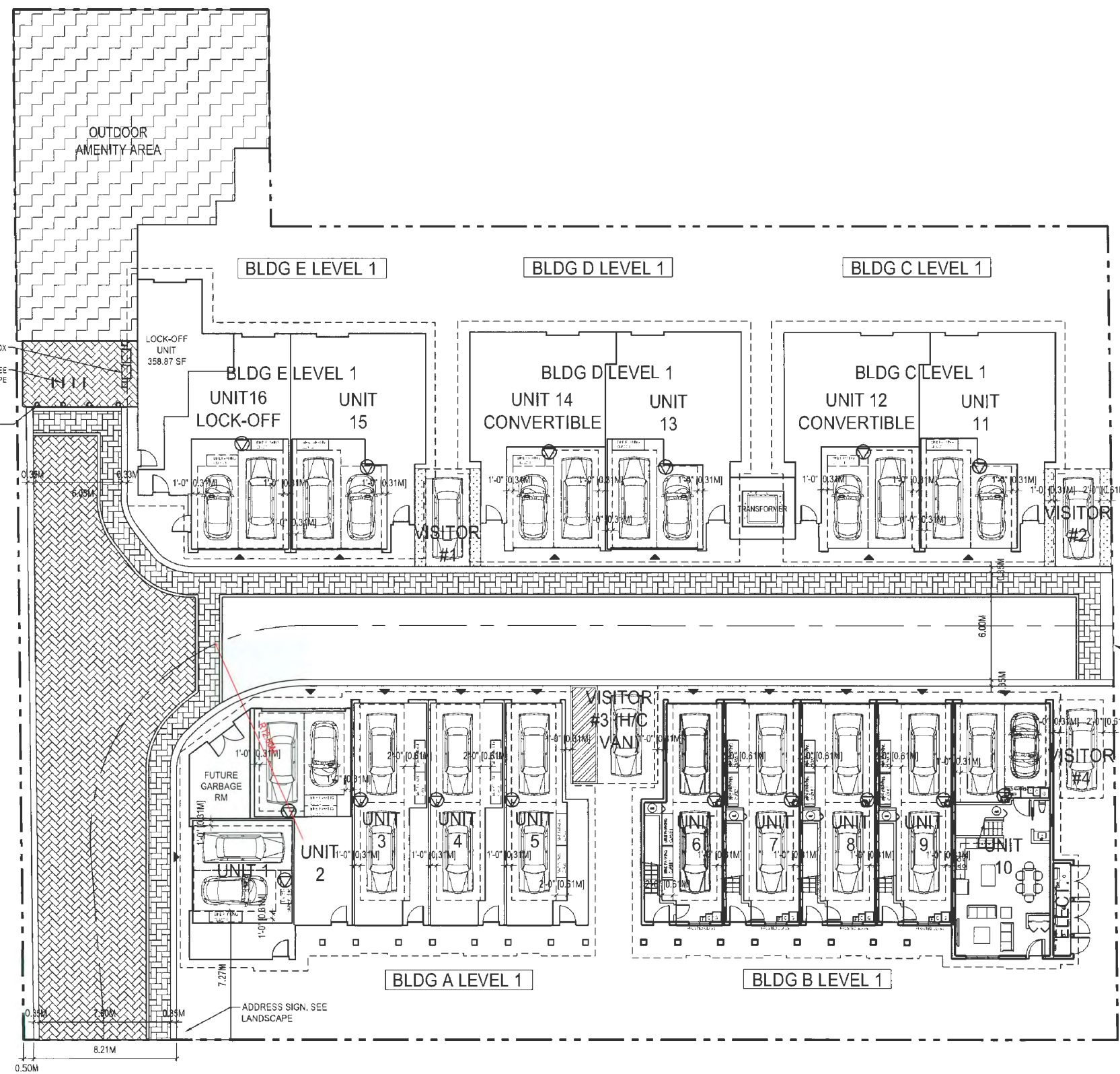
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ISSUED FOR DP SUBMISSION	J.Z.	J.K.	23.09.29
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	23.07.09
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	23.03.03
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ISSUED FOR DP SUBMISSION	J.Z.	J.K.	22.09.25
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	22.01.21
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	20.11.23
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	18.08.16
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	19.07.17
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	18.12.22
ISSUED	By	Appd	J.M.M. 00



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY,
RICHMOND, BC (DP 20-919145)

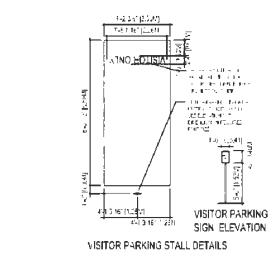
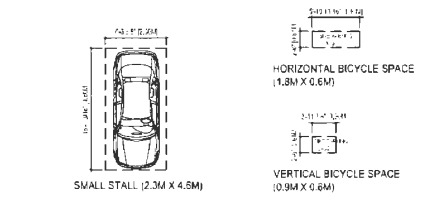
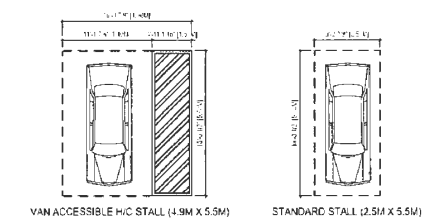
Title
PARKING PLAN

Project No. #8217
Scale 3/32"=1'-0"
Drawing No. A 1.4
Sheet of
Revision



LEGEND

- [Hatched pattern] A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE
- [Dotted pattern] LANDSCAPE BUFFER



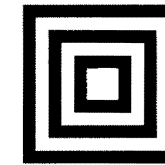
TWO LEVEL 2 EV CHARGER PER UNIT
CHARGING METHOD IS DEFINED AS:
VOLTAGE OF 208V TO 240V AC; AND
CURRENT OF 16A TO 80A. SEE ELECT.



DP 20-919145

1 PARKING PLAN
A1.4 SCALE: 3/32"=1'-0"
PLAN #9

December 18, 2023



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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STEVESTON HWY TOWNHOUSE DEVELOPMENT

LANDSCAPE SET: ISSUED FOR ADP COMMENTS DECEMBER 3, 2023

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0.1	LANDSCAPE TREE MANAGEMENT PLAN
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 1.1	LANDSCAPE GRADING PLAN
L 1.2	POROUS SURFACE DIAGRAM
L 1.3	OUTDOOR AMENITY AREA ENLARGEMENT PLAN
L 1.4	LANDSCAPE SECTIONS
L 1.5	FUTURE OUTDOOR AMENITY & TURNAROUND AREA PLAN
L 2.0	LANDSCAPE PLANTING PLAN - NORTH AREA
L 2.1	LANDSCAPE PLANTING PLAN - SOUTH AREA
L 2.2	LANDSCAPE PLANT LIST
L 2.3	DESIGN-BUILD IRRIGATION PLAN
L 3.0	HARDSCAPE DETAILS
L 3.1	FURNISHING DETAILS
L 3.2	FURNISHING DETAILS
L 3.3	FURNISHING DETAILS
L 3.4	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.

LANDSCAPE DESIGN RATIONALE

The site is surrounded by single family houses on the north, west and east sides, and the landscape design intends to ensure the privacy of the adjacent neighbors. Existing hedges along the east property line will be retained and evergreen trees are proposed there to create a dense landscape buffer which addresses any potential privacy and overlook concerns. Evergreen hedges are proposed along the north property line, and a solid 6' high privacy fence with vines is proposed along the west property line. All the landscape elements and design strategies mentioned above will help to protect the privacy of adjacent neighbors.

The landscape design intends to bring nature close to the local residents. Lawn, flower beds, native shrubs, and a mixed of deciduous and evergreen trees are proposed in the front yards along the Steveston Highway, which creates a green buffer between the private houses and the public sidewalk. The raised planters with wood trellis and vines are provided to maximize the planting opportunities in the limited spaces along the internal drive aisle. The raised planters also work as green dividers between the adjacent garages. There are large patios, lawn, planting beds and trees in the backyards of the Units 11 to 16, and the existing trees behind the Units 14 to 16 are also to be retained as the important landscape features and the green background of the houses.

A large outdoor amenity space is located at the northwestern corner of the site which is highly visible from the driveway entry. Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian's safety. Bike racks and mailbox are also located there for easy access for everyone including the disabled. The key program of the outdoor amenity space is a playground with various play elements for children at various ages. A large play structure is proposed in the center of playground to provide active play opportunities such as climbing, jumping, running and sliding for older kids. Stepping stones in planting bed creates a nature play zone where children at various ages can access nature to improve their creativity. Sandbox and mud kitchen are provided to help the children to develop their social and communication skills while they are playing. An existing evergreen hedge is retained on the west and a couple of large trees will be planted on the west and south sides of the playground to provide enough shade for the children and their parents. Two benches are provided for parents to sit and observe their children play. A 6' high privacy fence will be installed around the playground to ensure the children's safety. A multi-functional lawn is provided at the north end of the outdoor amenity space for flexible programs. The playground is designed at the existing grades, and a maximum 10% slope ramp and stair are used to connect the playground with the amenity space entrance. A pedestrian path in different color of pavers is proposed along the north side of internal drive aisle to provide a safe pedestrian access to the outdoor amenity entrance.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover Sheet & Design Rationale

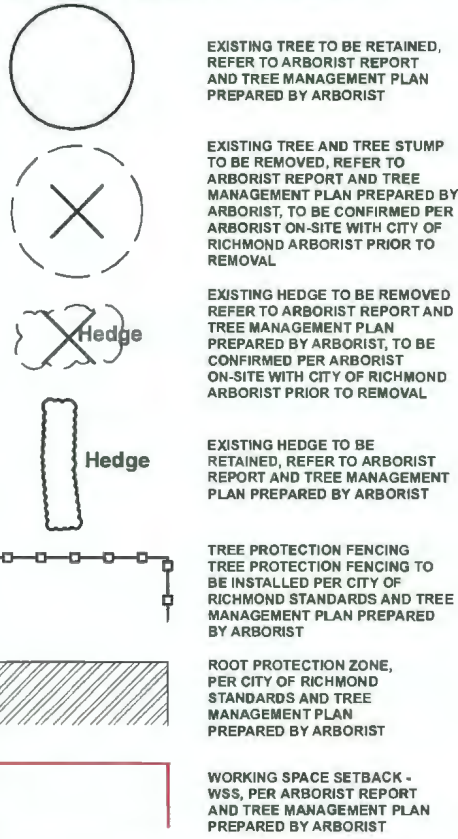
L0.0

DP 20-919145

PLAN #10

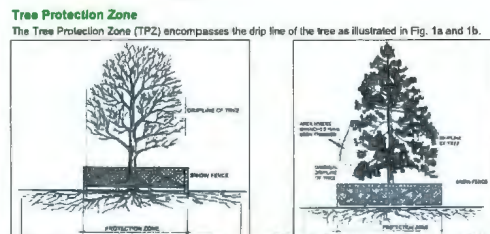
December 18, 2023

TREE MANAGEMENT LEGEND



TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.
- STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.



EXISTING TREES INFORMATION PER ARBORIST REPORT

Tag/ID	# of Trees	Loc	Survey	Common name, (Botanical)	Dbh	Ht	Sp
927	1	Shared	Y	Western redcedar (Thuja plicata)	80	13	5.0
928	1	On	Y	Bigleaf maple (Acer macrophyllum)	60	15	4.0
929	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	160	18	2.0
930	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	150	18	2.0
C01	1	City	Y	Black locust (Robinia pseudoacacia)	92	14	6.0
C02	1	City	Y	Western redcedar (Thuja plicata)	63	13	5.0

HOMING LANDSCAPE ARCHITECTURE

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5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

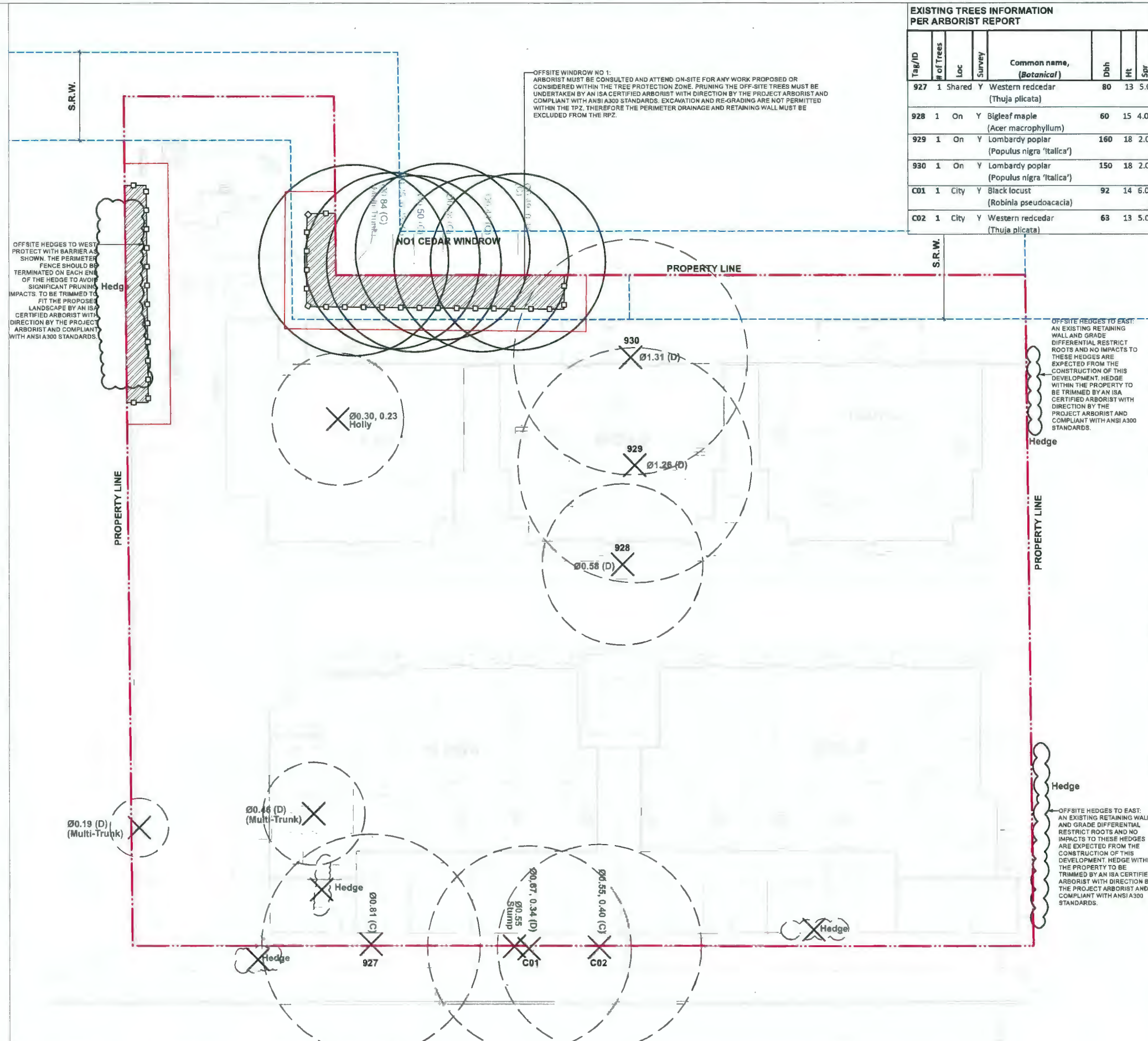
STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 457 1/4 591/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
 SCALE: 3/32"=1'0" (1:128)
 DRAWN BY: EL
 REVIEWED BY: EL

Landscape Tree Management Plan

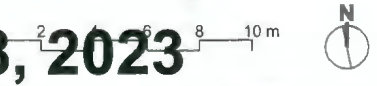
L0.1



DP 20 919145

PLAN #11

December 18, 2023






Notes: If the tree is on property, the drip line shall be marked on the site plan. If the tree is on an adjacent property, the drip line shall be marked on the site plan. If the tree is on a public right-of-way, the drip line shall be marked on the site plan.

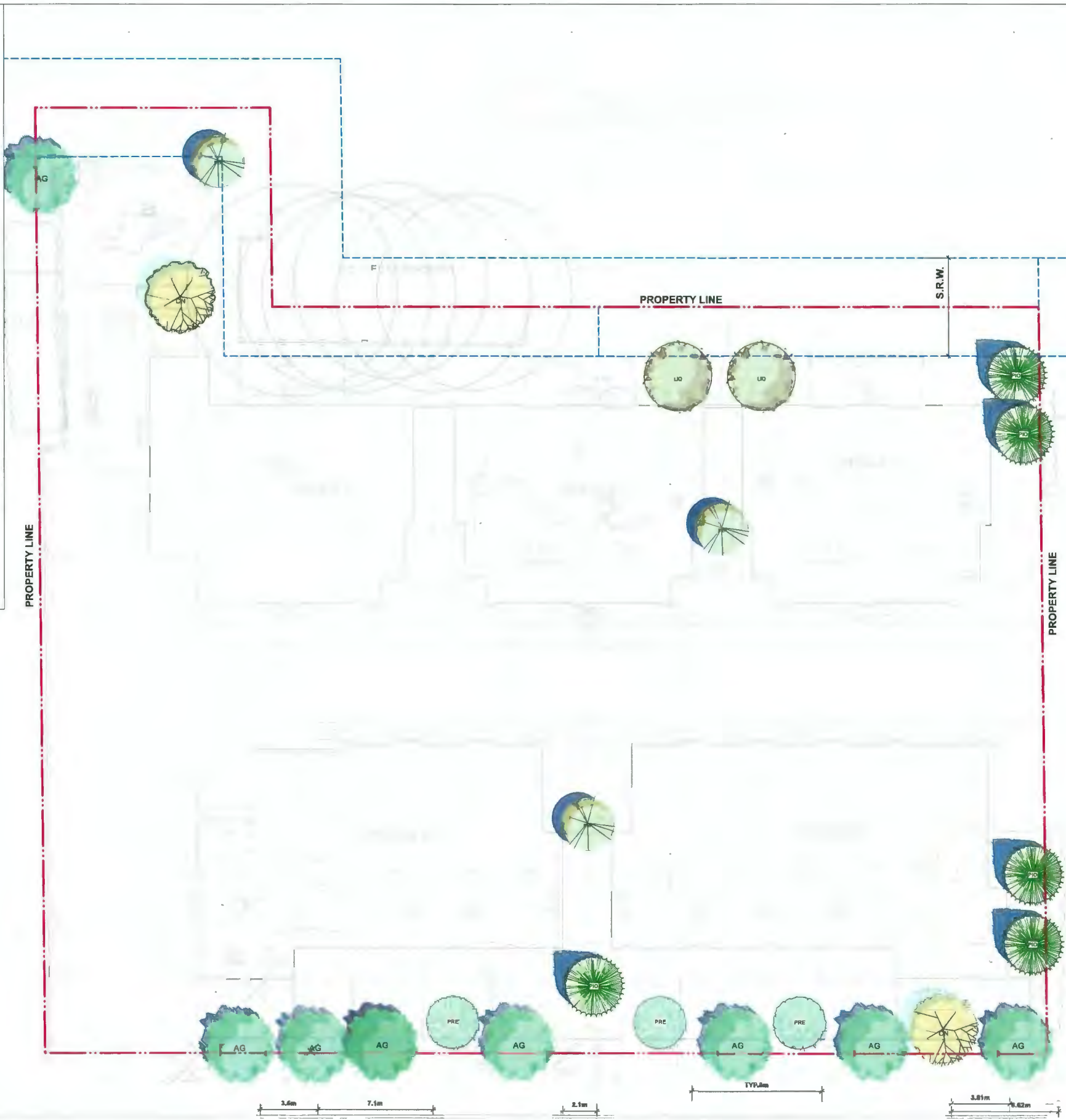
REPLACEMENT TREES SUMMARY

TOTAL 6 TREES MEASURING 20 CENTIMETERS DBH TO BE REMOVED, WHICH REQUIRES 12 REPLACEMENT TREES.

REPLACEMENT TREES LEGEND

	LATIN NAME	COMMON NAME	QUALITY	SIZE
	<i>Acer griseum</i>	Paperbark Maple	7	8cm CAL.
	<i>Liquidambar styraciflua</i>	American Sweetgum	2	8cm CAL.
	<i>Pinus contorta var. contorta</i>	Shore pine	5	4 meters High

TOTAL 14 REPLACEMENT TREES TO BE INSTALLED ON SITE.



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Revisions

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4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Replacement Tree
Plan**

L0.2

DP 20-919145

PLAN #12

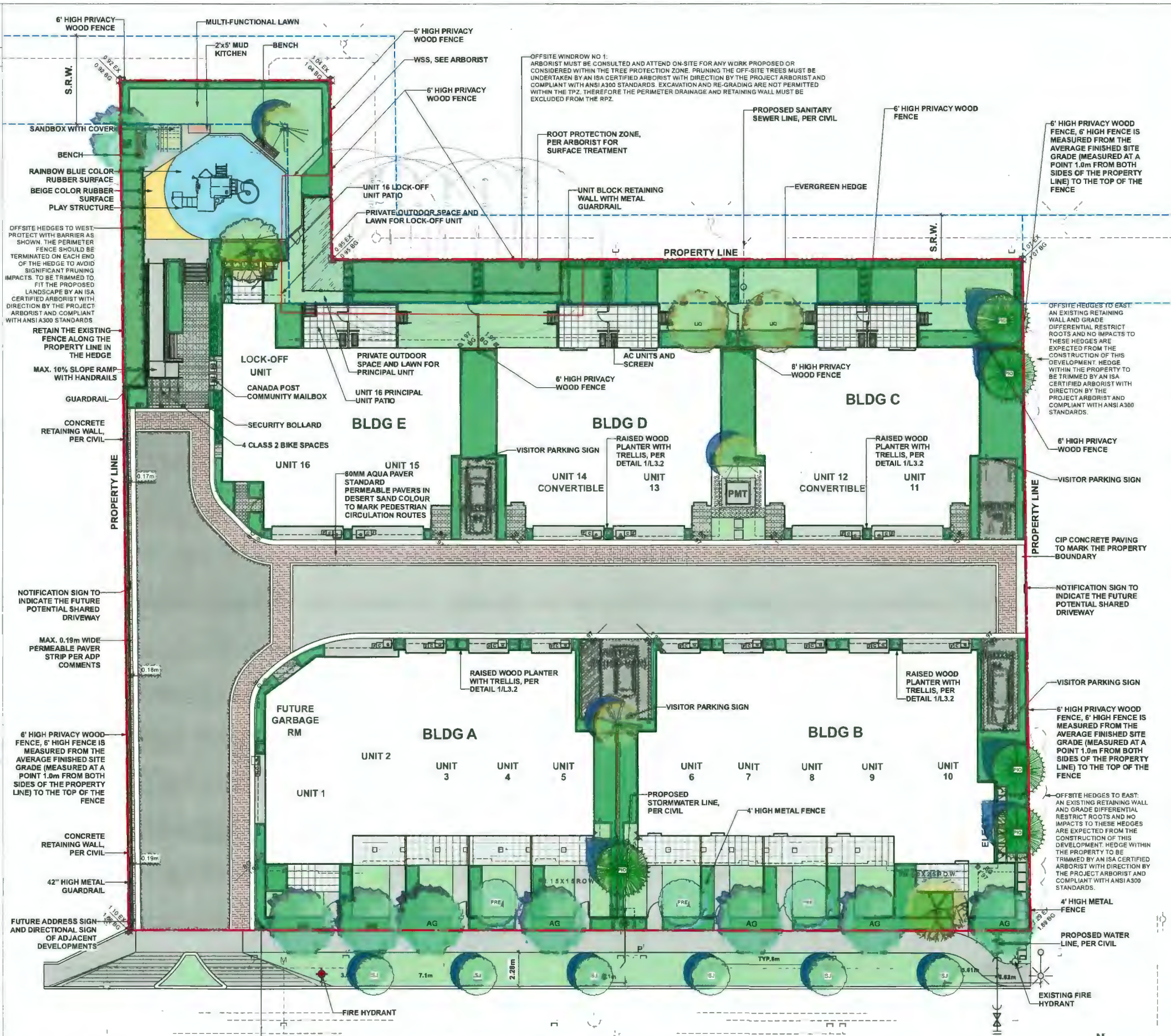
December 18, 2023



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
[Symbol]	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
[Symbol]	CONCRETE SLAB PAVING	5/L3.0
[Symbol]	CIP CONCRETE PAVING	1/L3.0
[Symbol]	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
[Symbol]	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
[Symbol]	RUBBER PLAYGROUND SURFACE	
[Symbol]	LAWN	4/L3.4
[Symbol]	PLANTING BED	3/L3.4
[Symbol]	GRAVEL	4/L3.0
[Symbol]	BIKE RACKS	2/L3.1
[Symbol]	SANDBOX WITH COVER	3/L3.1
[Symbol]	2'x5' MUD KITCHEN	1/L3.1
[Symbol]	BENCH	5/L3.1
[Symbol]	6'-0" HIGH WOOD FENCE	4/L3.2
[Symbol]	4' HIGH METAL FENCE	3/L3.2
[Symbol]	WOOD SCREEN AROUND A/C UNIT	2/L3.2
[Symbol]	STEPPING STONE PATH	

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, TO BE CONFIRMED WITH THE CITY OF RICHMOND PRIOR TO INSTALLATION.



HOMING LANDSCAPE ARCHITECTURE
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6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4591/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
 SCALE: 3/32"=1'(1:128)
 DRAWN BY: EL
 REVIEWED BY: EL

Landscape Layout and Materials Plan

DP 20-919145

PLAN #13

STEVESTON HIGHWAY

December 18, 2023

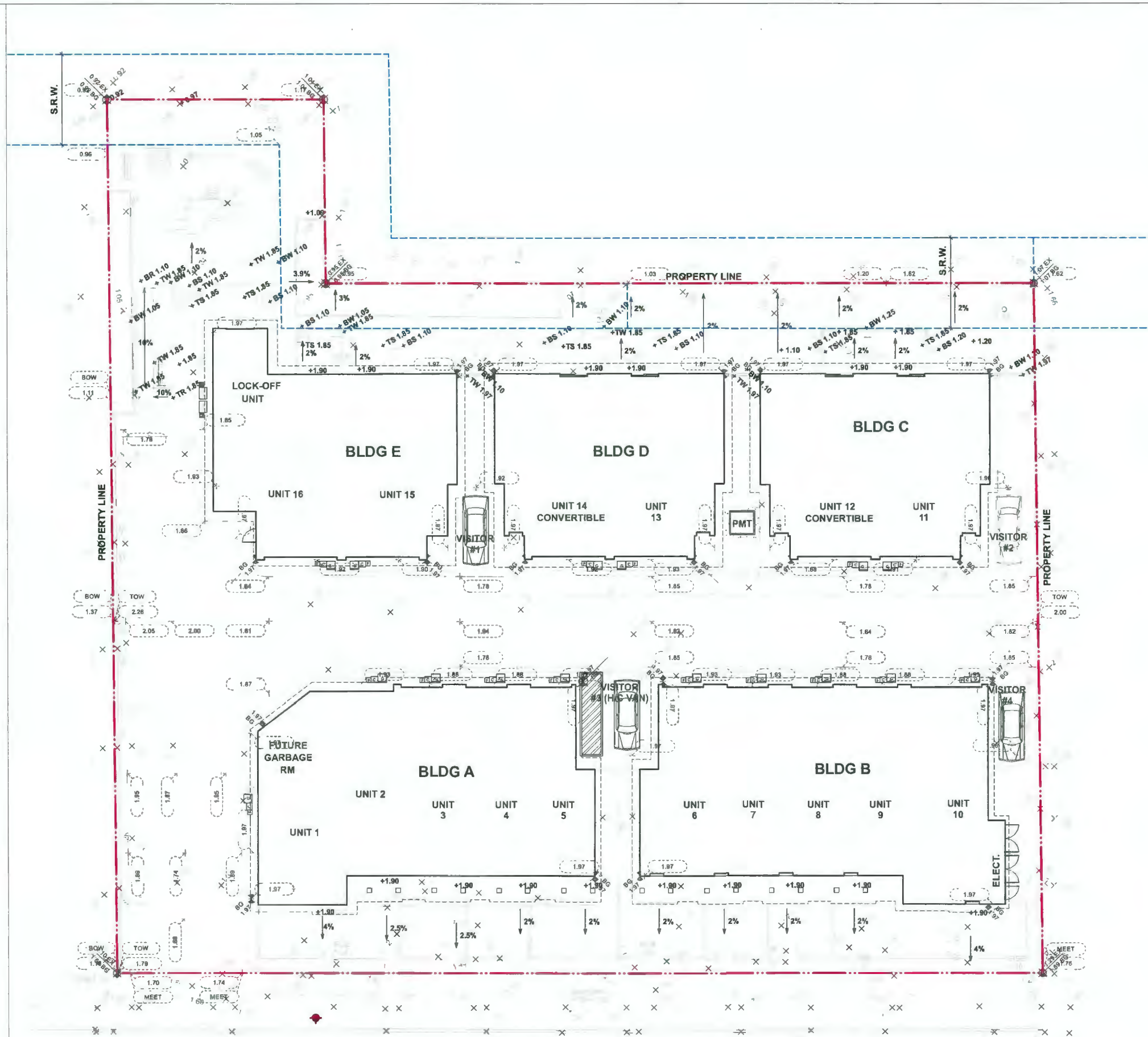
L1.0

GRADING LEGEND

KEY	DESCRIPTION
+1.90	PROPOSED SPOT ELEVATIONS
+ TW 1.85	PROPOSED TOP OF WALL ELEVATION
+ BW 1.08	PROPOSED BOTTOM OF WALL ELEVATION
+ TS 1.85	PROPOSED TOP OF STAIR ELEVATION
+ BS 1.15	PROPOSED BOTTOM OF STAIR ELEVATION
1.81	PROPOSED ELEVATIONS PER CIVIL
2%	SLOPE PERCENTAGE
X 1.40	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED). DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 W 11TH AVENUE,
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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

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4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Grading Plan**

DP 20-919145

PLAN #14

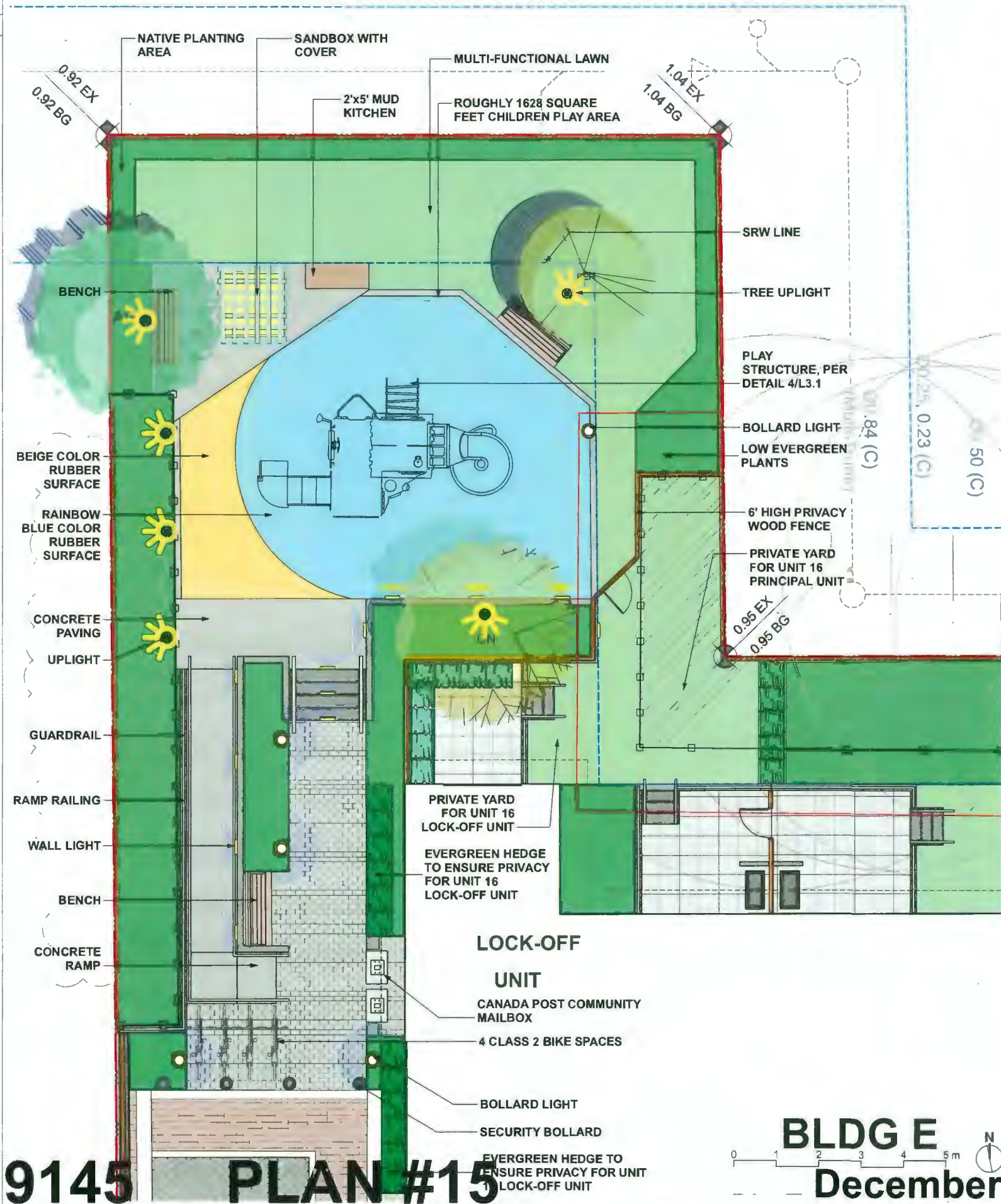
December 18, 2023

L1.1

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	3/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2'x5' MUD KITCHEN	1/L3.1
	BENCH	5/L3.1
	6'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND A/C UNIT	2/L3.2
	STEPPING STONE PATH	

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Stepping stone and nature play



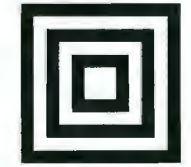
Sand play



Play structure



Mud Kitchen



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TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1:50

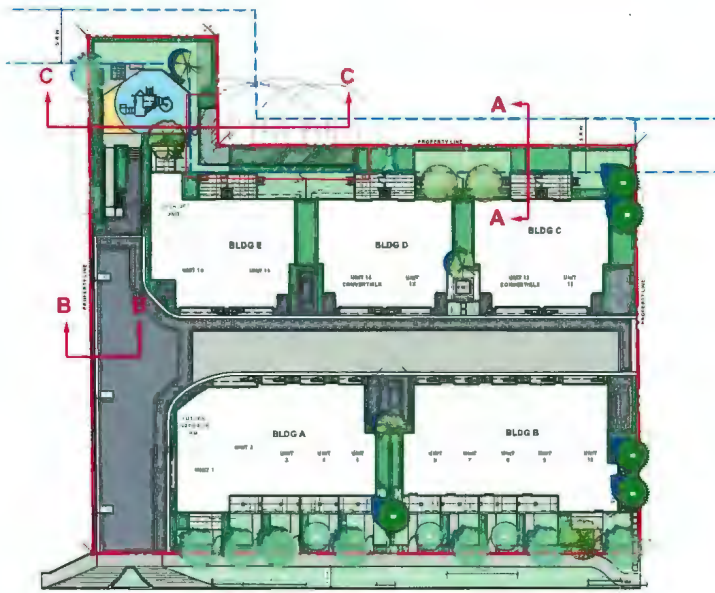
DRAWN BY: EL

REVIEWED BY: EL

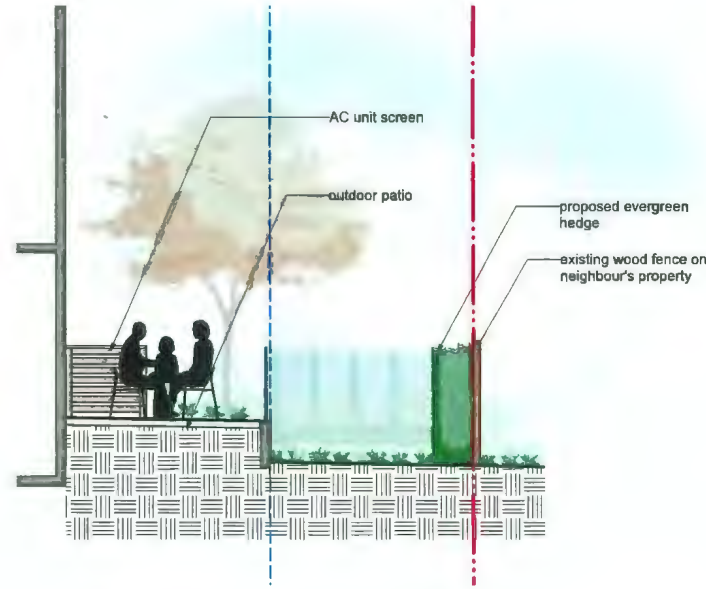
**Outdoor Amenity
Area Enlargement
Plan**

L1.3

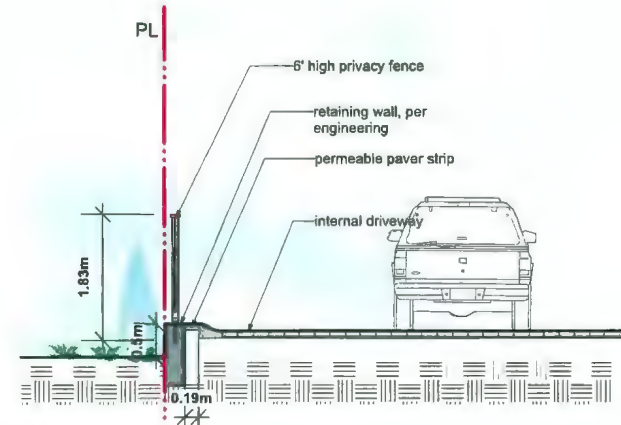
DP 20-919145 PLAN #15



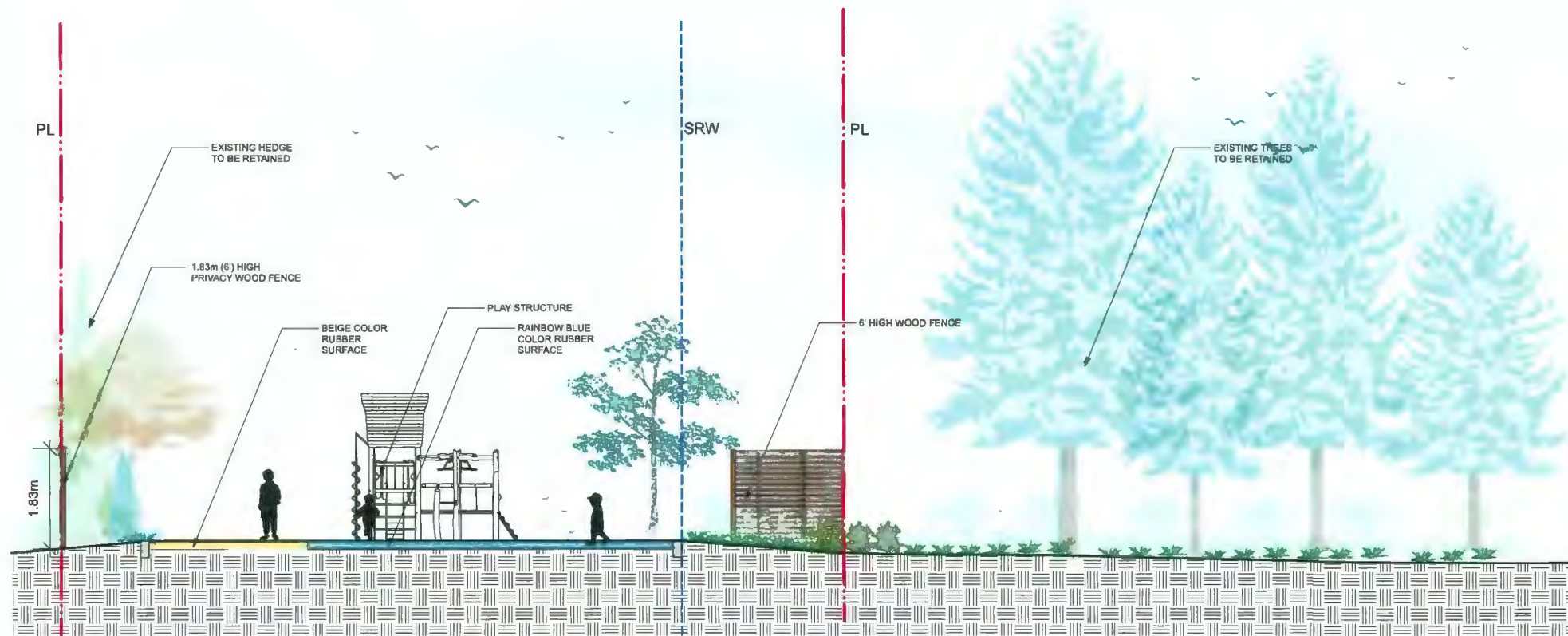
SECTIONS KEY PLAN



1 SECTION A
1:30



2 SECTION B
1:30



3 SECTION C
1:30



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TOWNHOUSE
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PROJECT ADDRESS:
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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

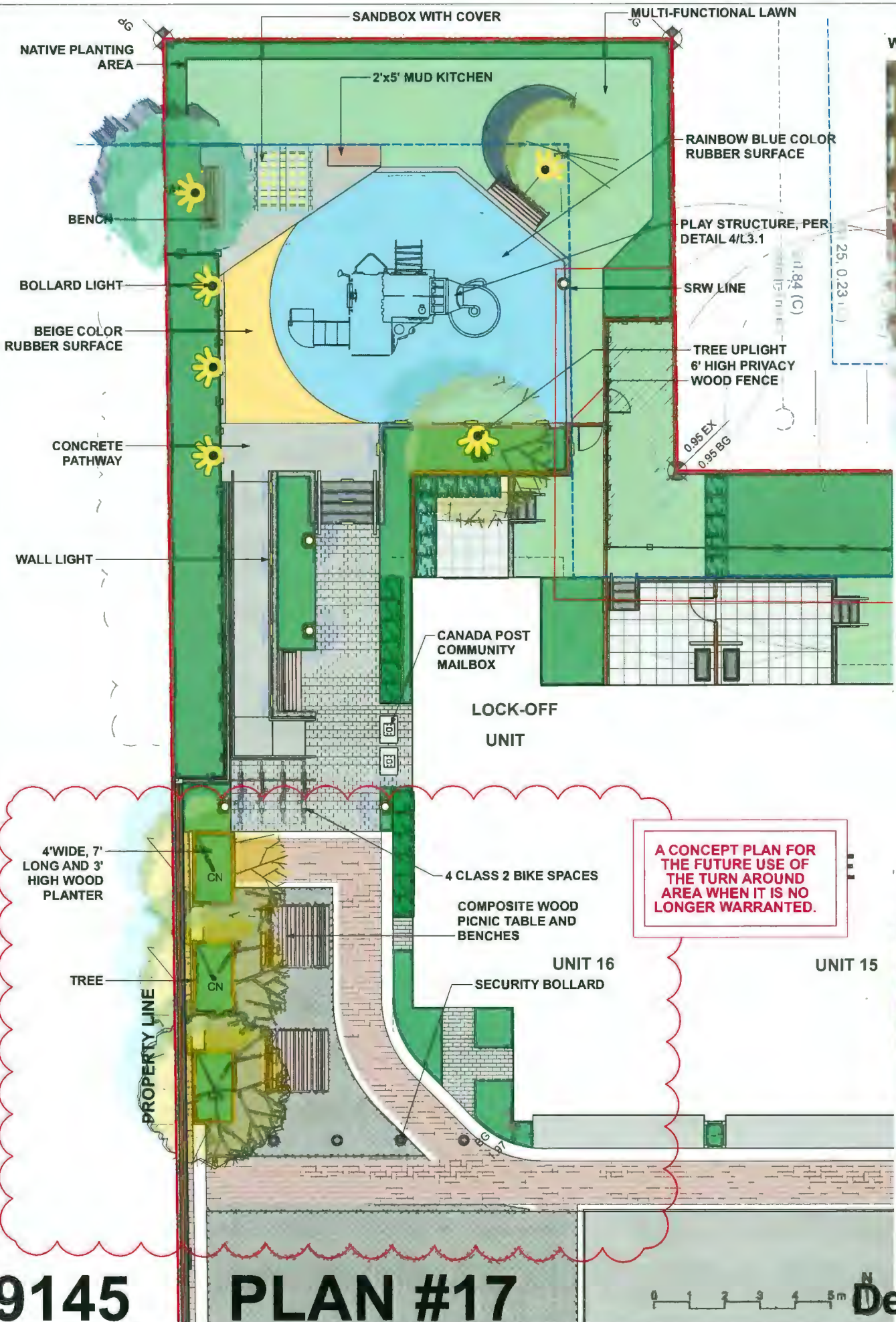
REVIEWED BY: EL

**Landscape
Sections**

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	3/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2'x5' MUD KITCHEN	1/L3.1
	BENCH	5/L3.1
	6'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND A/C UNIT	2/L3.2
	STEPPING STONE PATH	

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A CONCEPT PLAN FOR THE FUTURE USE OF THE TURN AROUND AREA WHEN IT IS NO LONGER WARRANTED.



HOMING LANDSCAPE ARCHITECTURE
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STEVESTON HWY TOWNHOUSE DEVELOPMENT
 PROJECT ADDRESS:
 4571/4591/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
 SCALE: 1:50
 DRAWN BY: EL
 REVIEWED BY: EL

Future Outdoor Amenity & Turnaround Area Plan

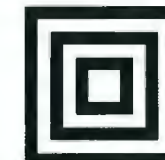
L1.5

DP 20-919145

PLAN #17



December 18, 2023



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ARCHITECTURE**

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**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1/8"=1'0"(1:96)

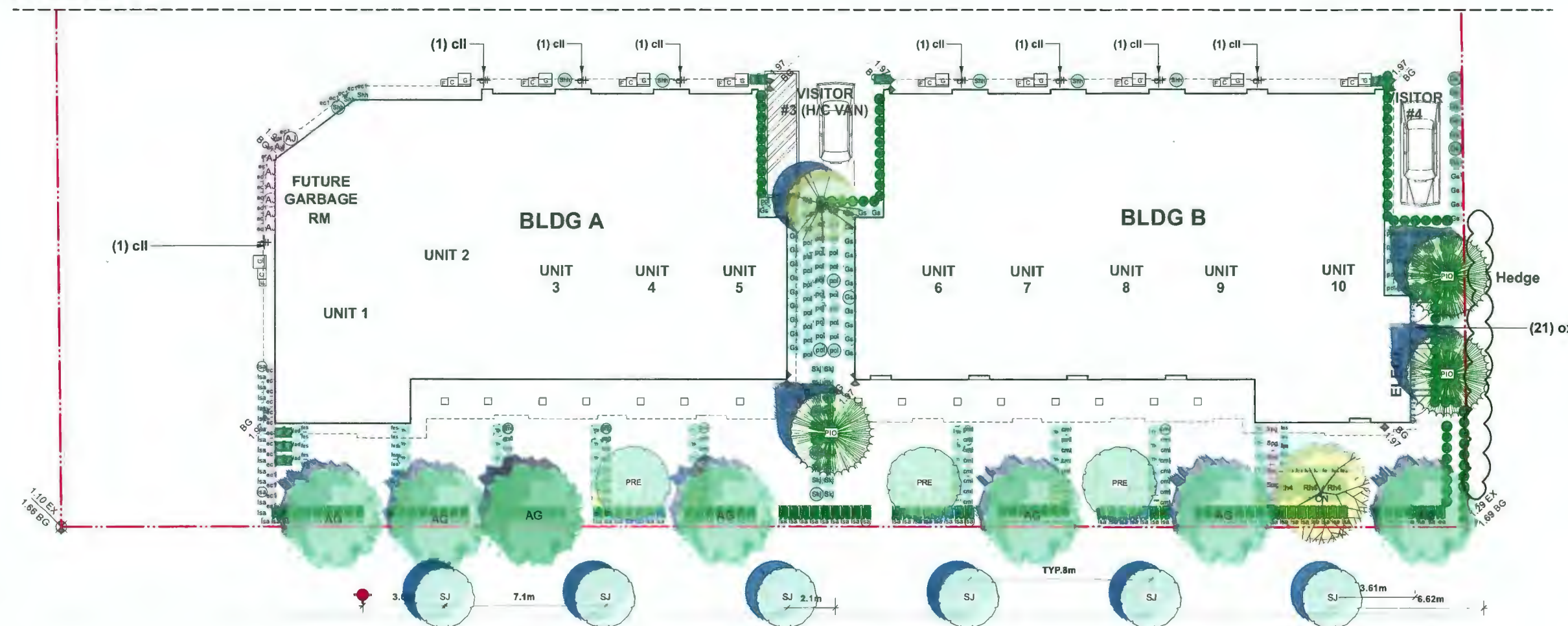
DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Planting Plan -
South Area**

L2.1

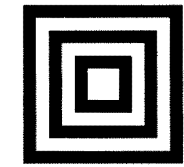
SEE PLAN L2.0



DP 20-919145

PLAN #19

December 18, 2023



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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape Plant
List**

L2.2

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	9	8cm cal.	
BEP	Betula papyrifera	Paper Birch	3	6cm cal.	
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	2	6cm cal.	
LIQ	Liquidambar styraciflua	American Sweetgum	2	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	5	4m high.	
PRE	Prunus emarginata	Bitter Cherry	3	6cm cal.	
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	14	#3 pot	
AJ	Azalea japonica 'Kent's Pride'	Kent's Pride Azalea	23	#2 pot	
Bx	Buxus microphylla	Littleleaf Boxwood	91	#2 pot	
ec1	Erica carnea	Spring Heath	30	#1 pot	
Gs	Gaultheria shallon	Salal	109	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	20	#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	12	#2 pot	
Nad	Nandina domestica	Heavenly Bamboo	32	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	32	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	8	#2 pot	
Skj	Skimmia japonica	Japanese Skimmia	25	#3 pot	
Spg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	6	#2 pot	
Sym	Symphoricarpos alba	Snowberry	42	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick`s Yew	110	4' High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	40	#2 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	4	#3 pot	
PERENNIALS & GROUNDCOVERS					
em	Euphorbia x martinii	Martin's Spurge	8	#1 pot	
lsa	Lavandula angustifolia	English Spike Lavender	136	#2 pot	
ox	Oxalis oregana	Oregon Oxalis	80	#1 pot	
pol	Polystichum munitum	Western sword fern	190	#1 pot	
GRASSES					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	48	#1 pot	
fes	Festuca glauca	Boulder Blue Fescue	26	#1 pot	
ha	Hakonechloa macra `Aureola`	Golden Japanese Forest Grass	206	#1 pot	
VINES					
cll	Clematis ligusticifolia	Western White Clematis	11	#1 pot	

OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	6cm cal.	

PLANTING NOTES:





- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

DP 20-919145

PLAN #20

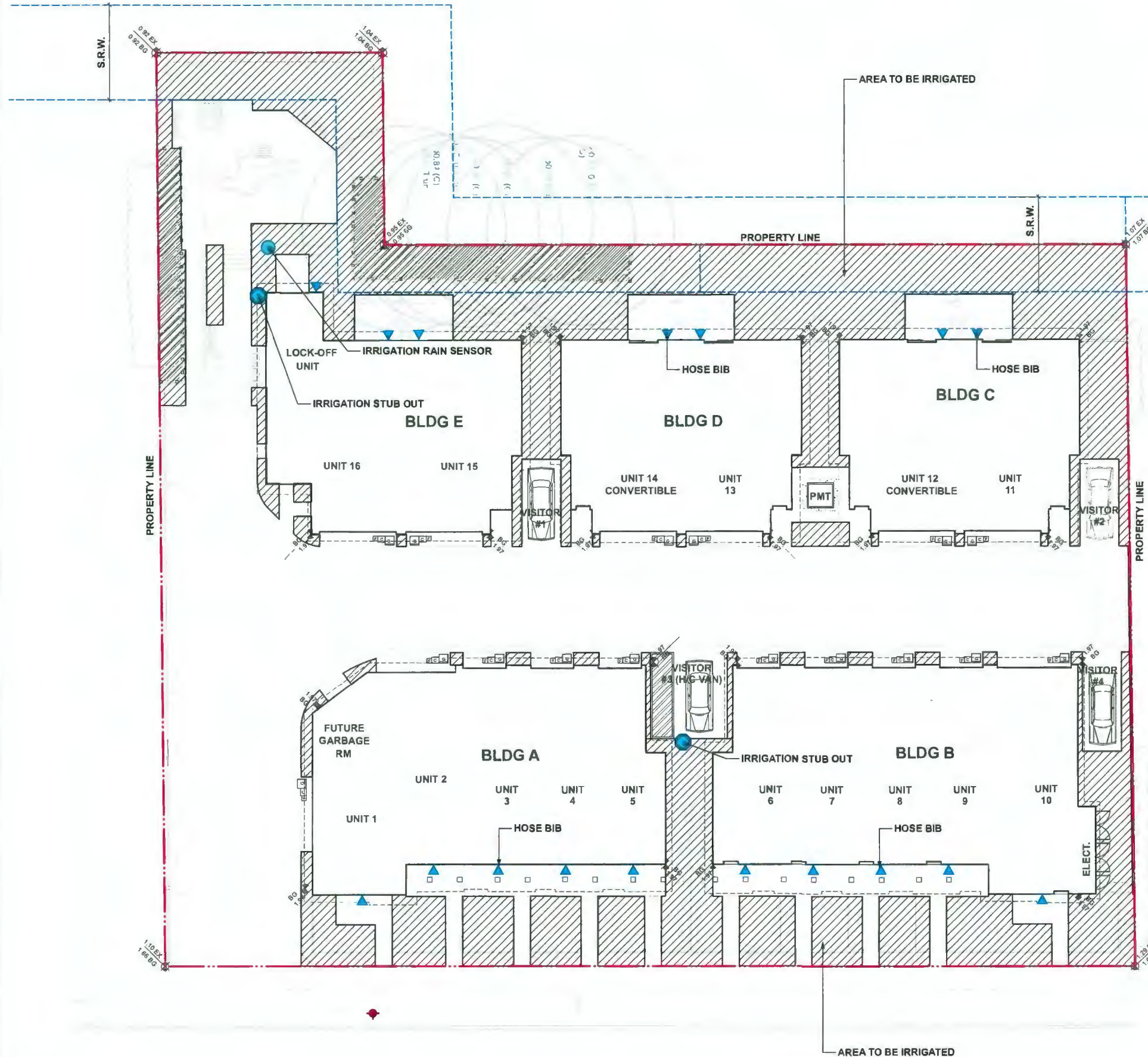
December 18, 2023

IRRIGATION DIAGRAM LEGEND

- KEY DESCRIPTION**
-  AREA TO BE IRRIGATED
 -  IRRIGATION STUB OUT
 -  RAIN SENSOR
 -  HOSE BIB

DESIGN-BUILD IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - a. MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
 - b. MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.




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PROJECT NUMBER: 21-14
SCALE: 3/32"=1'0"(1:128)
DRAWN BY: EL
REVIEWED BY: EL

**Design-Build
Irrigation Plan**

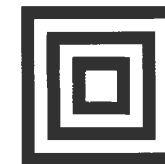
DP 20-919145

PLAN #21

December 18, 2023



L2.3



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PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

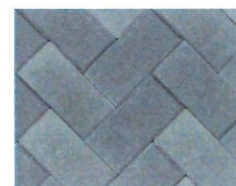
REVIEWED BY: EL

**Hardscape
Details**

L3.0

**AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS**

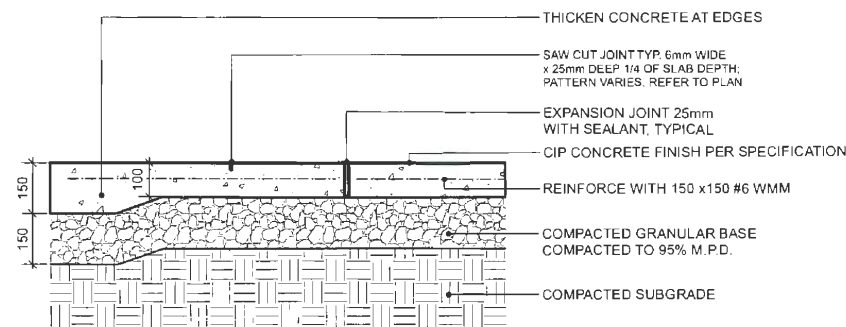
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

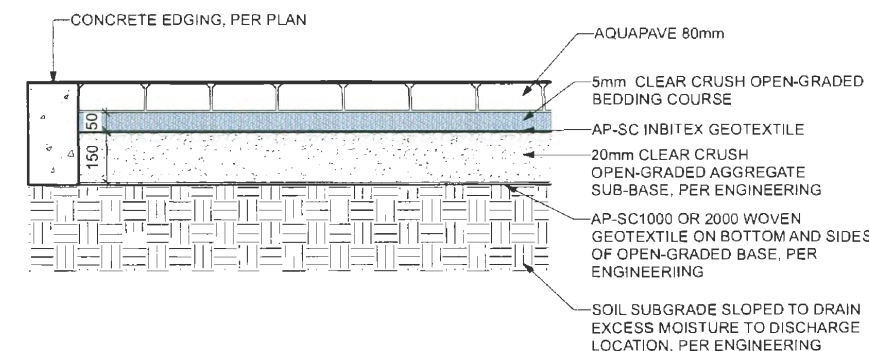


COLOR: DESERT SAND
PEDESTRIAN PATH



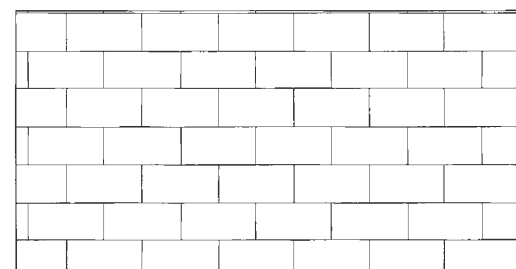
- NOTES:**
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN
2. ALL SCORE LINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10**

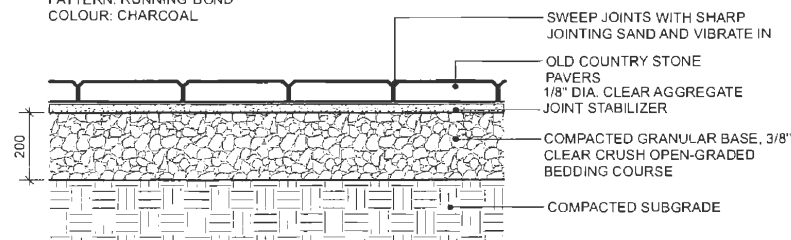


- NOTE:**
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

**3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10**

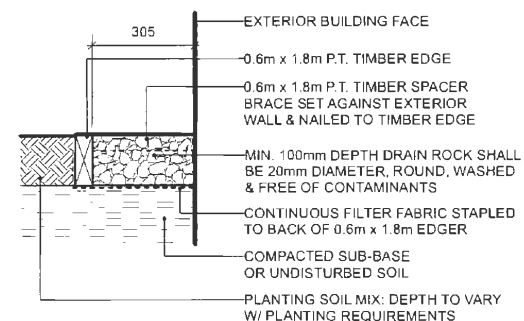


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-663-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x
4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



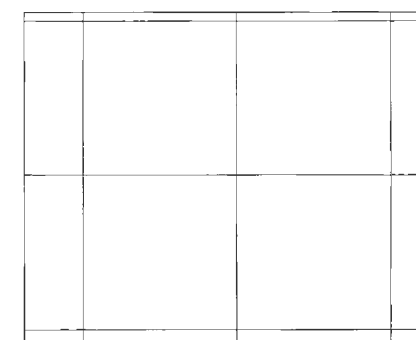
- NOTE:**
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10**

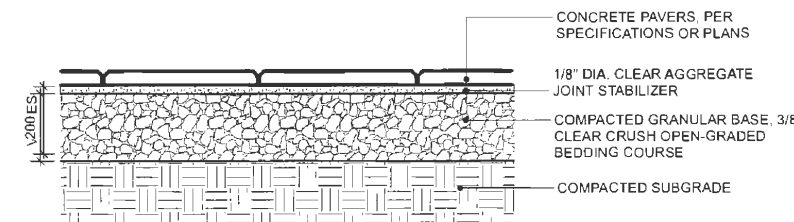


- NOTE:** ALL LUMBER SIZES ARE SHOWN AS NOMINAL

**4 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10**



PLAN
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-663-4091)
DIMENSIONS: 457 mm x 457 mm x 40 mm
COLOUR: NATURAL
PATTERN: GRID



- NOTE:**
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. INSTALLATION PER MANUFACTURES INSTRUCTIONS.

**5 CONCRETE SLAB PAVING
Scale: 1:10**

DP 20-919145

PLAN #22

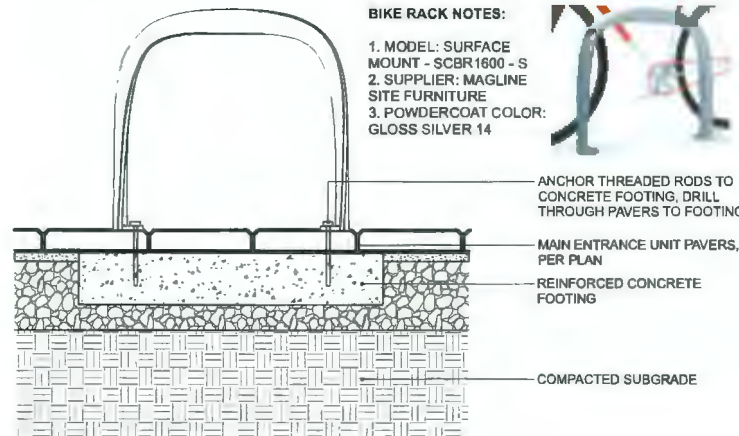
December 18, 2023



1 MUD KITCHEN BY HABITAT SYSTEMS



4 PLAY STRUCTURE BY LANDSCAPE STRUCTURES



NOTE:
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

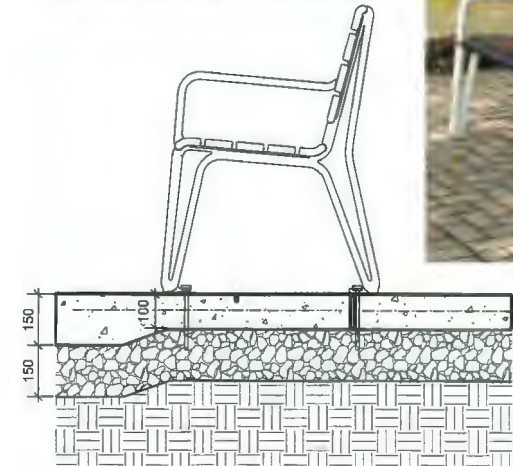
2 BIKE RACK
Scale: 1:10



3 SANDBOX

2300 ICONIC BACKED BENCH BY MAGLINE SITE FURNITURE (1-800-716-5508)

MODEL: MBE-2300-00017
 LENGTH: 70" (177.8cm)
 HEIGHT: 33.3" (84.5cm)
 DEPTH: 25.5" (64.5cm)
 SEAT HEIGHT: 18" (45.7cm)
 WEIGHT: 122.5lbs (55.6kg)
 COLOUR: STANDARD POWDERCOAT SILVER 14



5 BENCH
1:10



**HOMING
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Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
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3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

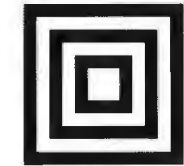
PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Furnituring
Details



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6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

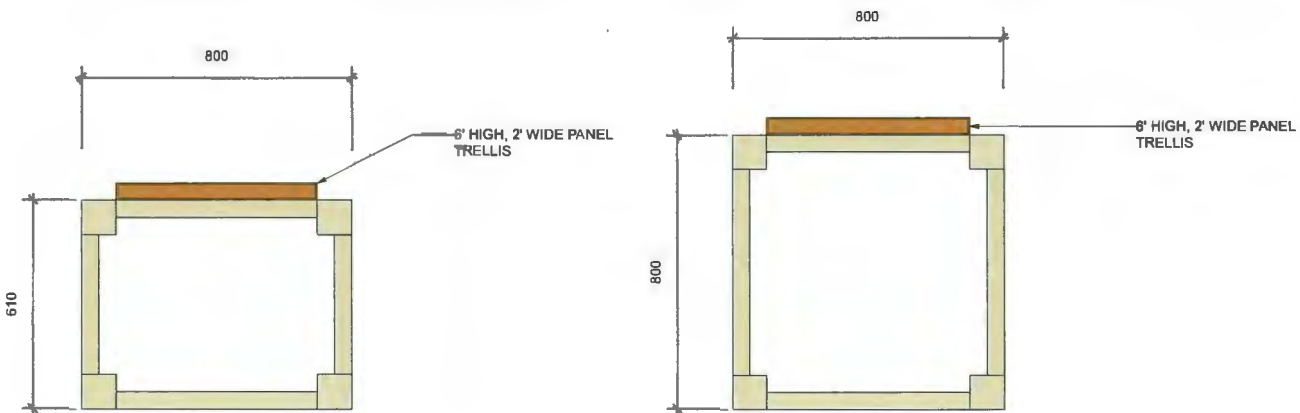
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DRAWN BY: EL

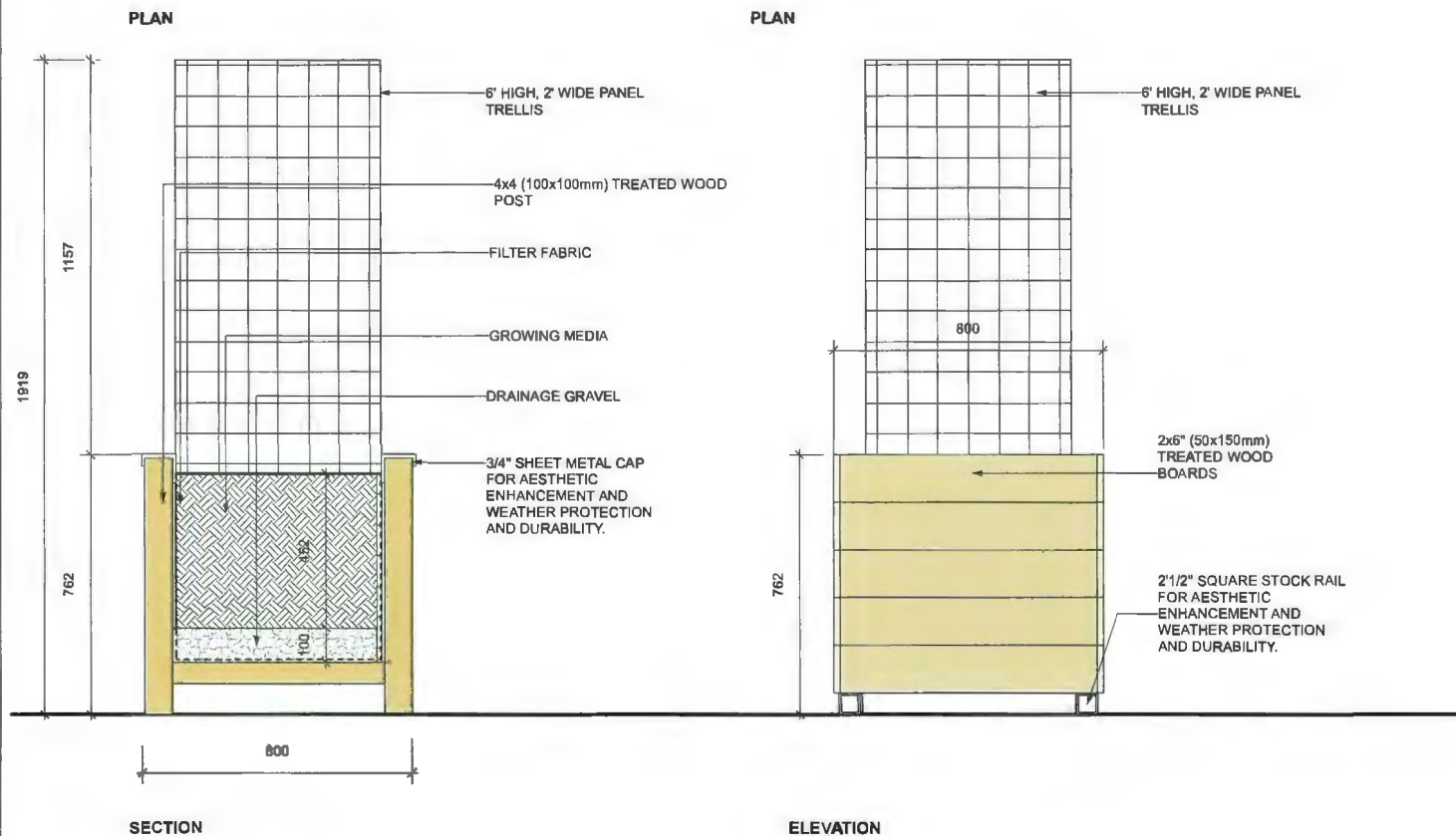
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Furnituring Details

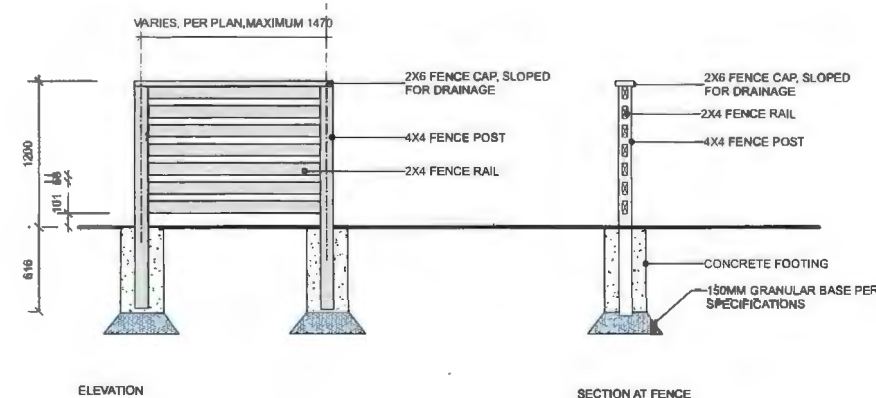
L3.2



PRECEDENT



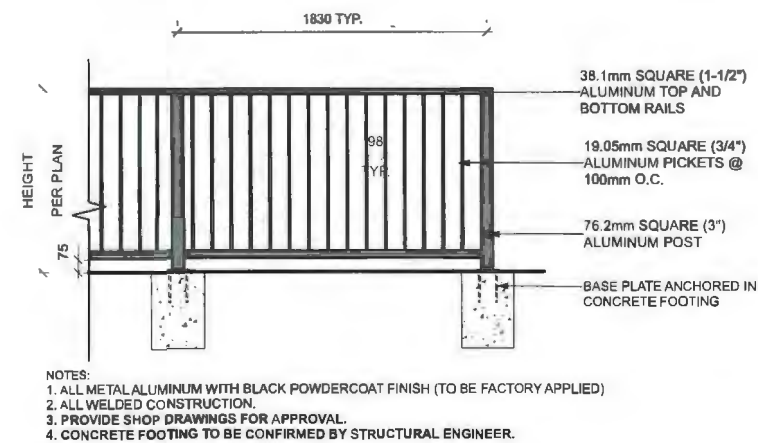
1 RAISED WOOD PLANTER WITH TRELLIS
Scale: 1:25



2 4' HIGH WOOD SCREEN FOR A/C UNITS

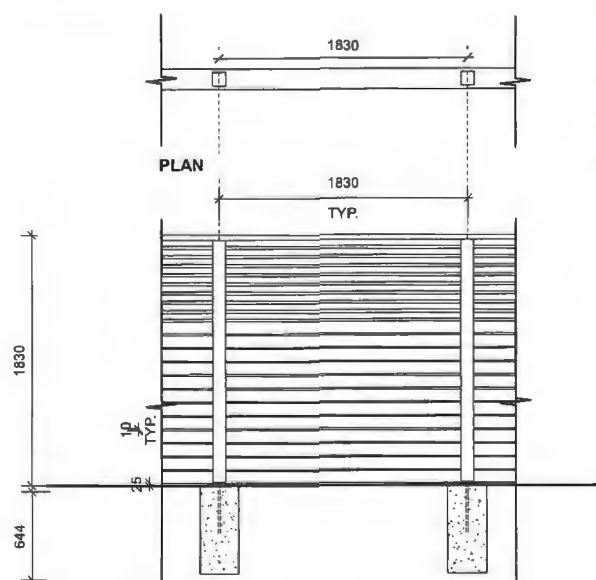
DP 20-919145

PLAN #24



3 METAL FENCE
Scale: 1:30

NOTE:
6' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



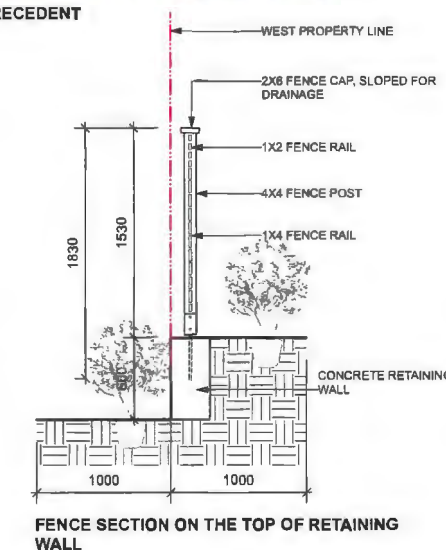
TYPICAL FENCE ELEVATION ON GRADE

- NOTES:
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.
 2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
 3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, "CEDAR TINT".
 4. ALL CUTS TO BE SQUARE AND CLEAN
 5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).
 6. ALL STRUCTURAL FASTENERS TO BE GALVANIZED CARRIAGE BOLTS (IE. TRELLIS, AND GATE)

4 6' HIGH WOOD PRIVACY SCREEN
Scale: 1:25

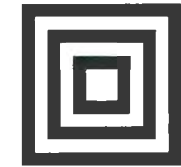


PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL

December 18, 2023



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**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
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RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

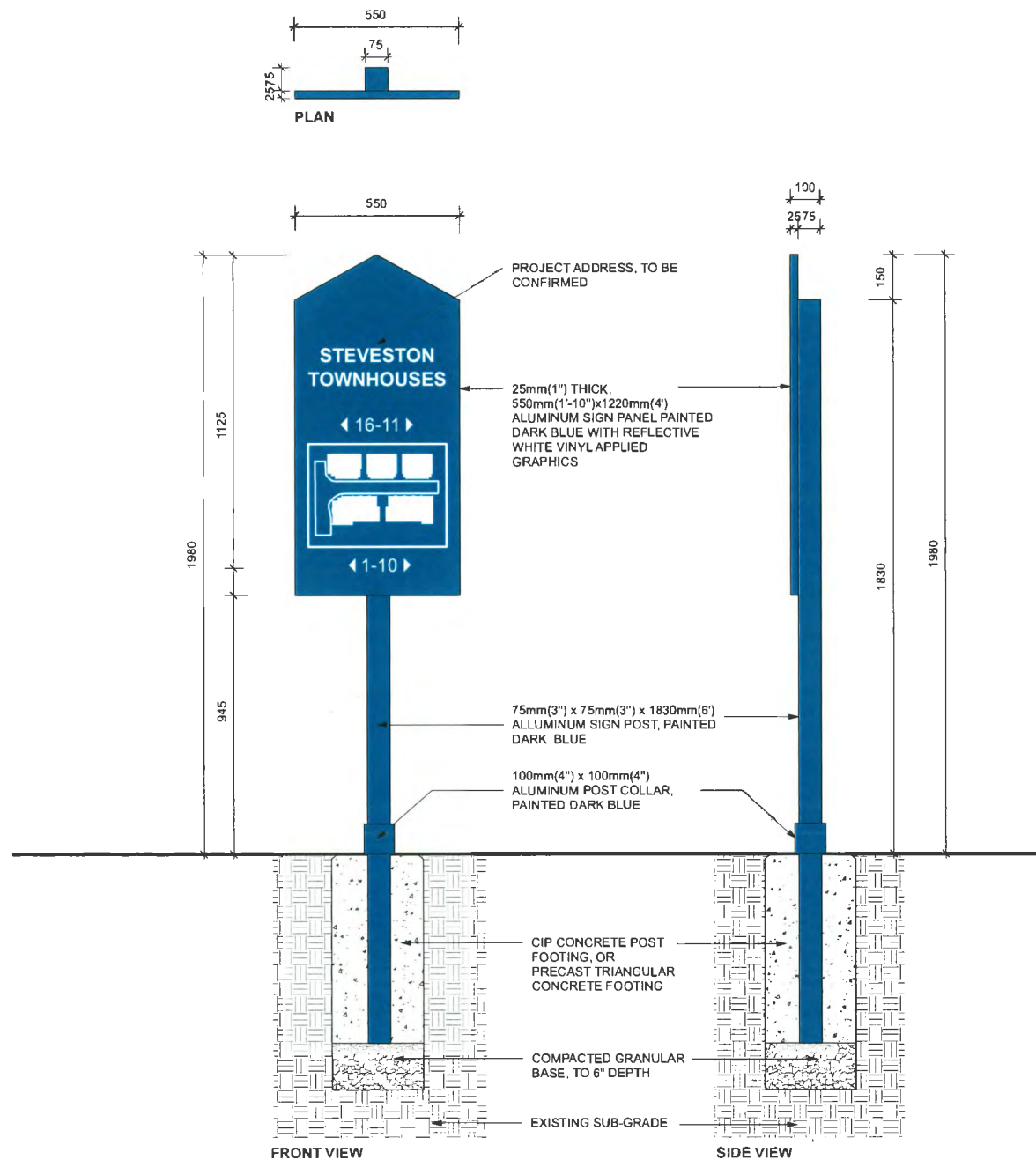
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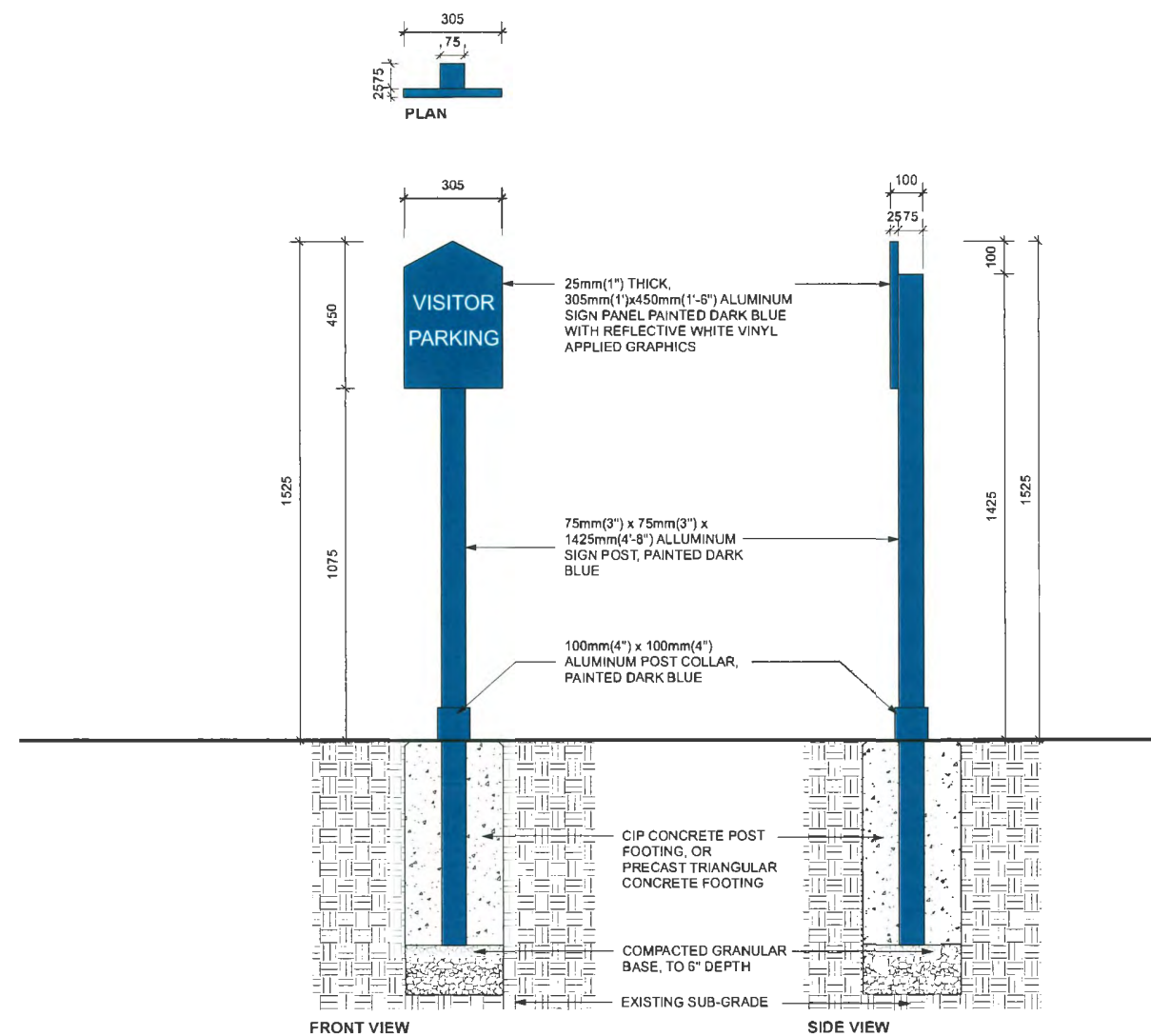
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**Furnituring
Details**

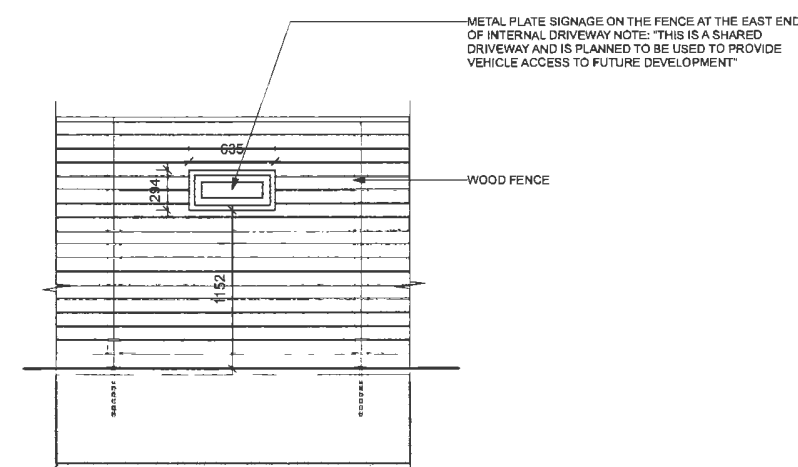
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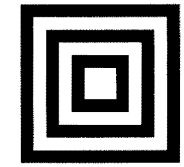
1 ADDRESS SIGN AND FIRE PROTECTION ORIENTATION SIGN
Scale: 1:10



2 VISITOR PARKING SIGN
Scale: 1:10



3 METAL PLATE NOTIFICATION SIGN
Scale: 1:25



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PROJECT NUMBER: 21-14

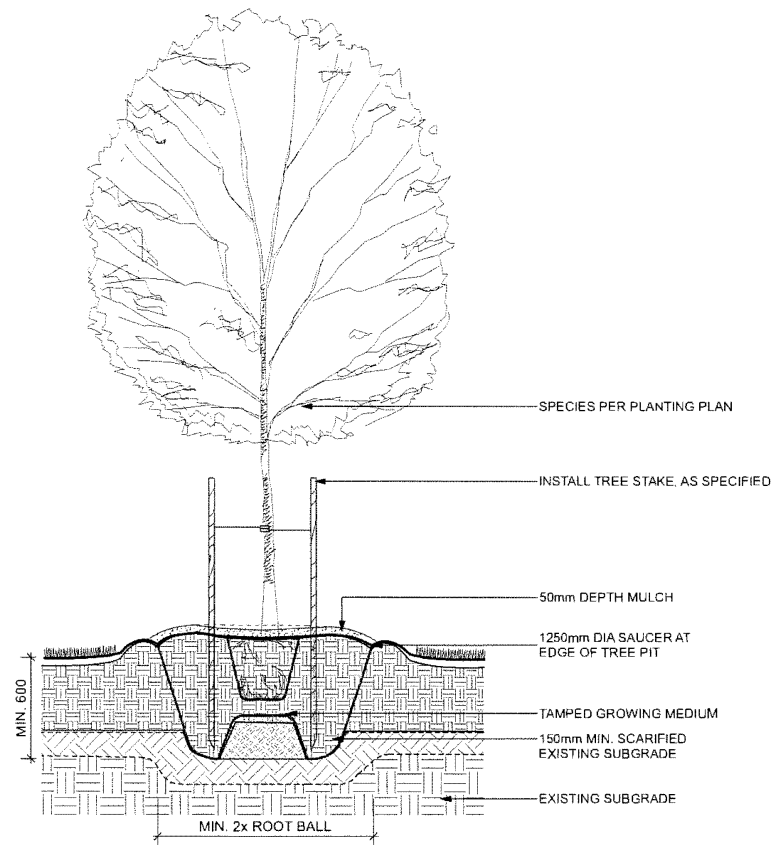
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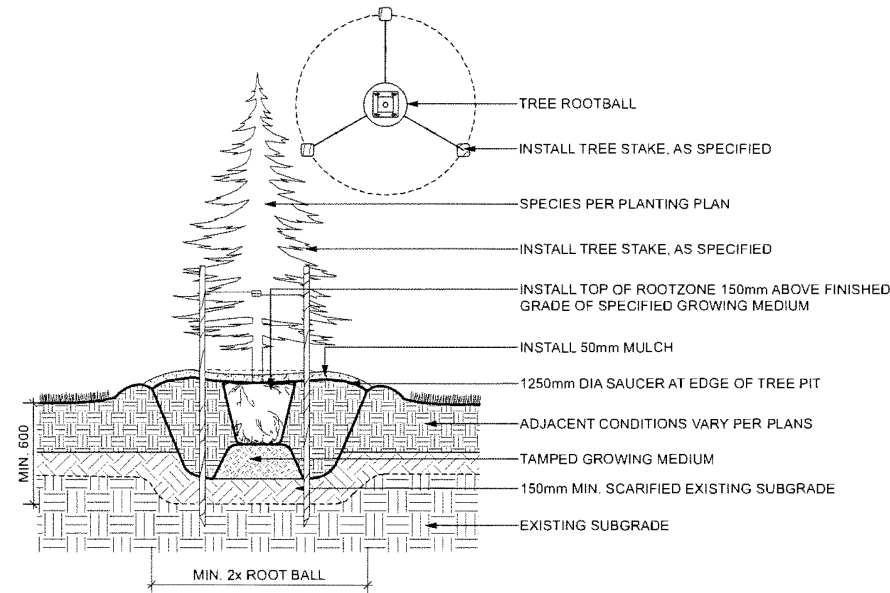
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**Softscape
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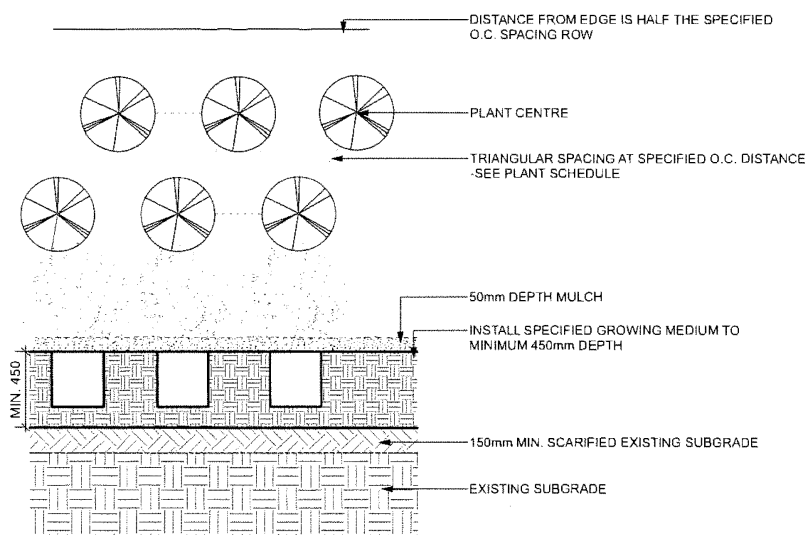
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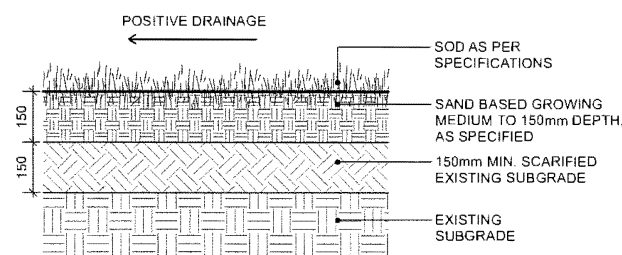
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



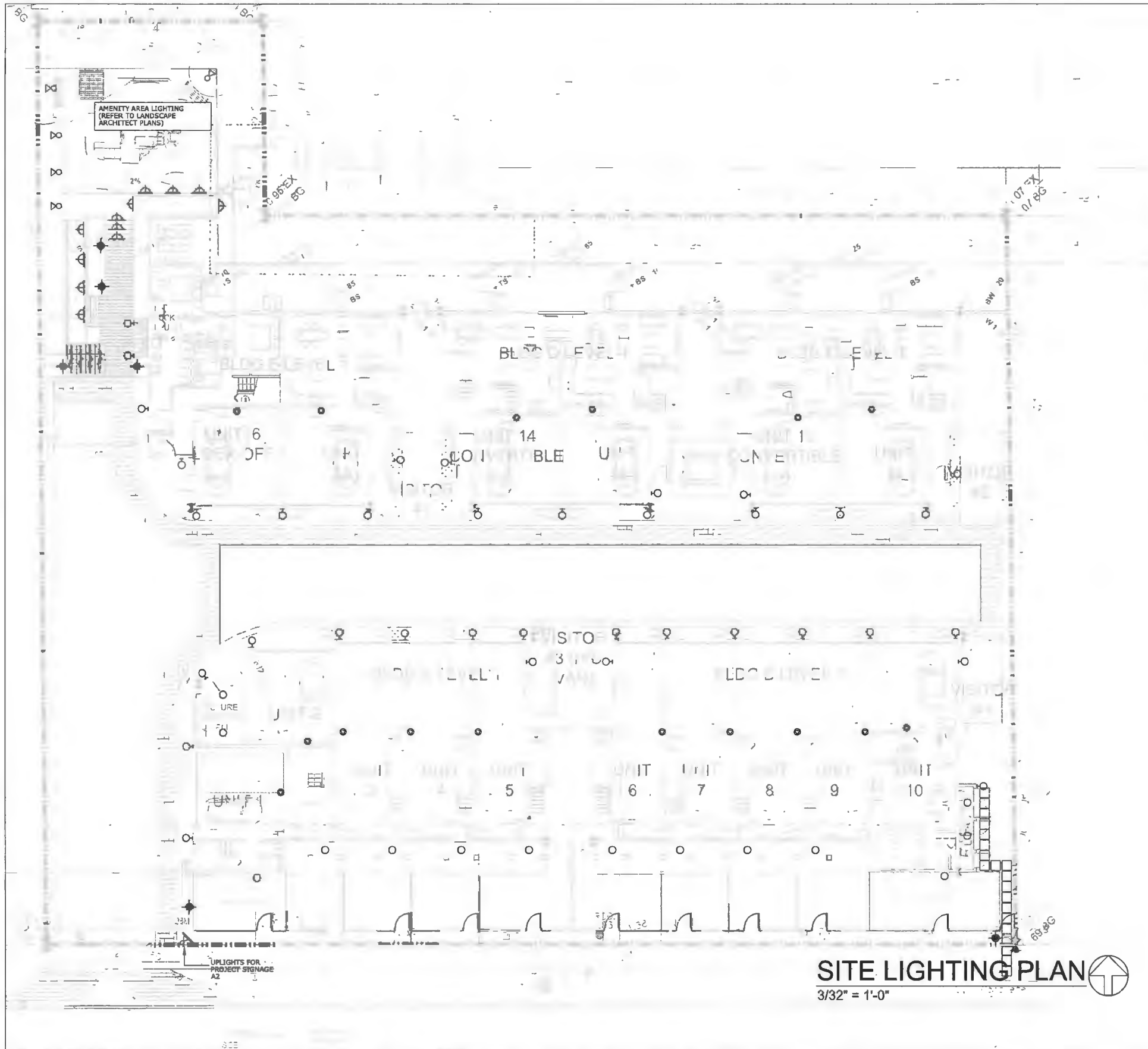
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10



SITE LIGHTING LEGEND		
		WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE.
		42" LED BOLLARDS, ROUND, DARK BRONZE FINISH, LOUVERED & GLASS LENS. MOUNT ON 9" DIA x 36" DEEP CONCRETE BASE WITH ANCHOR BOLTS.
		STEP LIGHTS: OUTDOOR, LED 120V, APPROVED FOR WET LOCATIONS. SIMILAR TO WAC 3WL-LED100, BLACK FINISH.
		CEILING LIGHTS: SURFACE MOUNTED CEILING LIGHTS. LED 120V, 15W, 11" DIA. SIMILAR TO KUZCO LIGHTING FM2022-BK.
		UP-LIGHT, LED 120V, APPROVED FOR WET LOCATIONS. SIMILAR TO WAC #5012-308BR, BLACK FINISH.
		EV OUTLET: ONE ENERGIZED OUTLET SUPPLYING LEVEL 2, 32A CHARGING FOR ELECTRIC VEHICLE CHARGING. ADDITIONAL OUTLET MUST BE ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM (EVEMS)

SITE LIGHTING PLAN
3/32" = 1'-0"

NO. DATE ISSUED FOR
1 28OCT21 HYDR

NO. DATE REVISIONS
1 04JUL2023 SITE PLAN UPDATED, LIGHTING LAYOUT ADJUSTED, EVC NOTE REV.
2 06JUL2023 AMENITY AREA UPDATED
3 22AUG2023 SITE PLAN & LGI UPDATED

ARCHITECTS:

SEAL:

ELECT. CONSULTANT

PROJECT NAME & ADDRESS:

DRAWING TITLE:

DP 20-919145

PLAN #27



LIEW ENGINEERING LTD.
Electrical Consulting Engineers
108-11121 Horseshoe Way
Richmond, BC, V7A 5G7
Tel/Fax: 604-277-3157

TOWNHOUSE DEVELOPMENT
4611 STEVESTON HWY
RICHMOND, BC

SITE LIGHTING PLAN

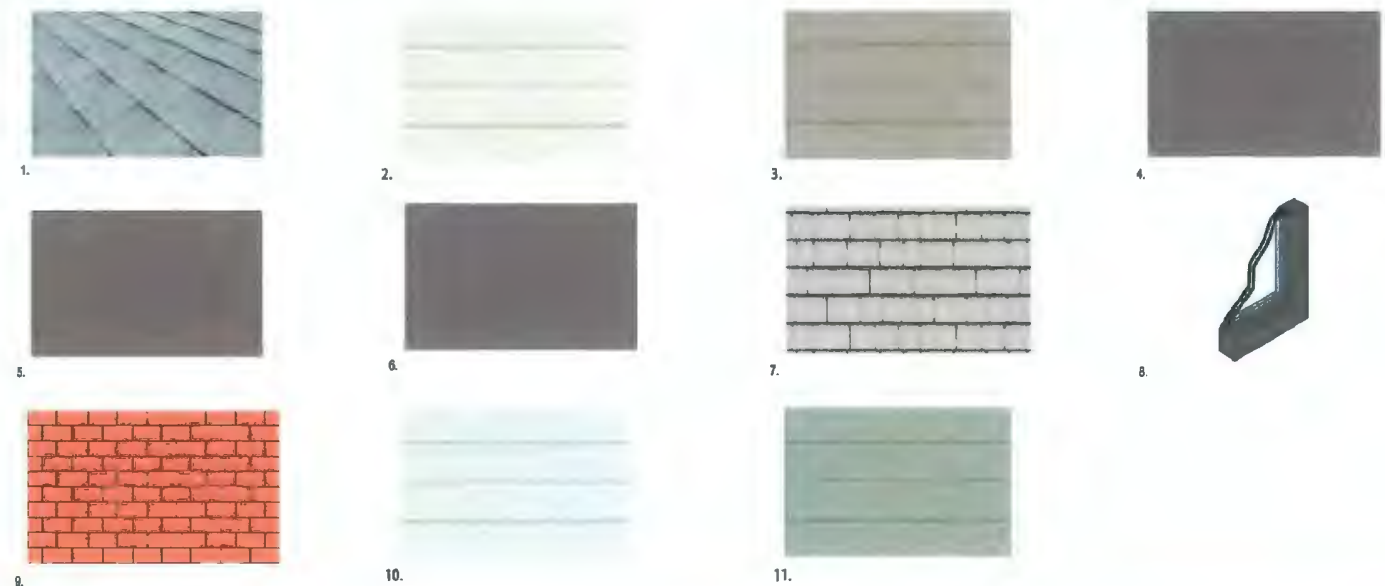
PROJECT No. 2118 DWG. No. E3

December 18, 2023

DATE: OCT2021 SCALE: AS SHOWN
CHECKED: RVL DRAWN:

PERMIT TO PRACTICE #1001540

4611 STEVESTON HWY. RICHMOND, BC



1. HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
 2. COMPOSIT CEMENT-HARDIELAP SIDING (BM PAINT ARCTIC SHADOWS 1559 LRV:32.00)
 3. COMPOSIT CEMENT-HARDIELAP SIDING (BM PAINT GREENBROOK 517 LRV:15.00)
 4. WOOD FASCIA BOARD & TRIM (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
 5. METAL GUARDRAIL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
 6. WOOD AND MEAL DOORS (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
 7. COMPOSITE CEMENT - HARDIE SHAKE (BM PAINT BEIGEWOOD 1007 LRV:24.00)
 8. VINYL WINDOW WI CLEAR DOUBLE GLAZING & DARK BROWN FRAME (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
 9. BRICK CLADDING (RED)
 10. COMPOSIT CEMENT-HARDIELAP SIDING (BM PAINT SABRE GRAY 1482 (LRV:38.00)
 11. COMPOSIT CEMENT-HARDIELAP SIDING (BM PAINT SPARROW AF-720 (LRV:20.00)
- * BM PAINT DENOTES BENJAMIN MOORE PAINT. EXTERIOR MATERIALS TO BE PAINTED TO MATCH SPECIFICATION PROVIDED



INSIDE ELEVATION



STEVESTON HWY ELEVATION

IMPERIAL ARCHITECTURE
MEMBER: THE ARCHITECTS ASSOCIATION OF BRITISH COLUMBIA
 1000 WESTERN AVENUE, SUITE 1000, VANCOUVER, BC V6E 2R6
 TEL: 604.681.1111 FAX: 604.681.1112

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ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.11
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.09
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ISSUED FOR DP REVIEW	J.Z.	J.K.	23.07.20
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.23
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ISSUED FOR DP RESUBMISSION	J.Z.	J.P.	22.01.21
ISSUED FOR DP APPLICATION	J.Z.	J.K.	20.11.23
ISSUED FOR MEETING RESUBMISSION	J.Z.	K.L.	19.08.18
ISSUED FOR MEETING RESUBMISSION	J.Z.	K.L.	19.07.17
ISSUED FOR MEETING APPLICATION	J.Z.	K.L.	18.10.22

Issued By: J.Z. J.K. J.P. K.L. Date: 11/10/20



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY.
 RICHMOND, BC (DP 20-919145)

Title
COLOR SAMPLE MATERIAL BOARD

Project No. #8217 Scale N.T.S.
 Drawing No. A 0.9 of 1 Sheet of 1 Revision



BUILDING A
SOUTH ELEVATION



BUILDING B
SOUTH ELEVATION



BUILDING B
NORTH ELEVATION



BUILDING A
NORTH ELEVATION



BUILDING E
SOUTH ELEVATION

BUILDING D
SOUTH ELEVATION

BUILDING C
SOUTH ELEVATION



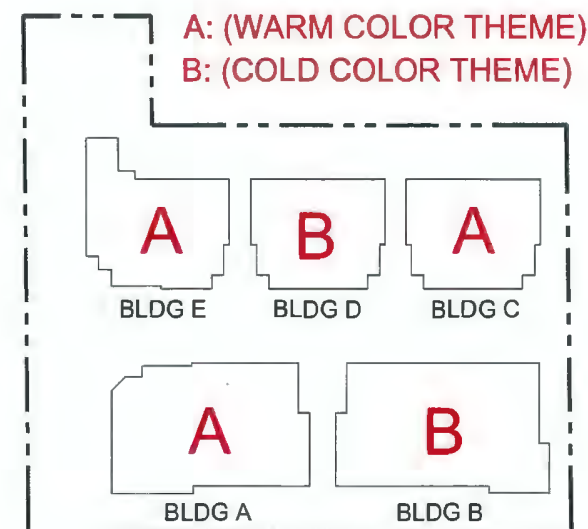
BUILDING C
NORTH ELEVATION

BUILDING D
NORTH ELEVATION

BUILDING E
NORTH ELEVATION

DESIGN RATIONALE FOR COLOR SCHEME

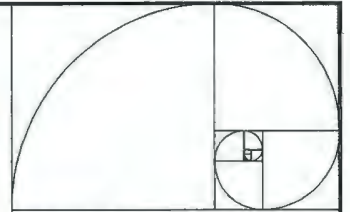
- TWO COLOR SCHEMES WERE PROPOSED FOR CEMENT PANEL MATERIALS ON UPPER FLOORS OF ALL BUILDINGS AS WARM THEME (A) AND COLD THEME (B)
- BLDG A IN FRONT BUILDINGS AND BLDG C & E IN BACK BUILDINGS HAVE WARM COLOR THEME (A) WHILE BLDG B IN FRONT BUILDINGS AND BLDG D IN BACK BUILDINGS HAVE COLD COLOR THEME (B). EACH TWO ADJACENT BUILDINGS WILL HAVE DIFFERENT COLOR SCHEMES TO ACHIEVE THE STAGGERED EFFECT.
- WITHIN EACH COLOR THEME, A DARK AND A LIGHT COLORS WERE USED IN DIFFERENT BUILDING FACES BETWEEN FLOORS OF THREE STOREY BUILDINGS OR BETWEEN PLANES ON 2 STOREY BUILDINGS.
- RED COLOR BRICK VENEER WILL BE USED ON GROUND FLOORS OF ALL BUILDINGS TO PROVIDE A UNIFIED COLOR DESPITE THE COLOR SCHEMES FOR UPPER LEVELS



DP 20-919145

PLAN #29

December 18, 2023



IMPERIAL ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING

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ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.20
ISSUED FOR DP REVIEW	J.Z.	J.K.	23.08.20
ISSUED FOR ADP REVIEW	J.Z.	J.K.	23.07.10
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.03
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.01.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.09.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.07.21
ISSUED FOR DP APPLICATION	J.Z.	J.K.	20.11.23
ISSUED FOR RECEIVING RE-SUBMISSION	J.Z.	K.L.	19.06.16
ISSUED FOR RECEIVING RE-SUBMISSION	J.Z.	F.L.	18.07.17
ISSUED FOR RECEIVING APPLICATION	J.Z.	F.L.	18.10.21
Issued	By	Appt.	17.04.09



Client/Project

STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4581 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-919145)

Title

COLOR SCHEME DESIGN RATIONALE

Project No. #8217

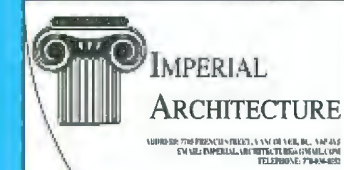
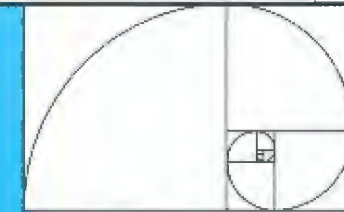
Scale N.T.S.

Drawing No.

Sheet

Revision

A 3.1 of



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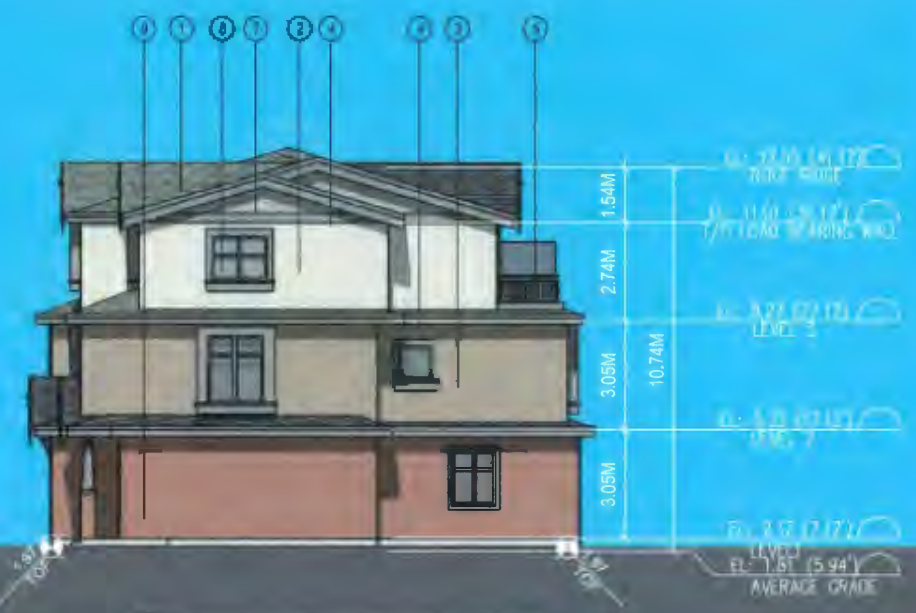
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ISSUED FOR APP REVIEW	J.Z.	J.K.	23.07.10
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.05
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.01.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.08.20
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ISSUED FOR REDWING RESUBMISSION	J.Z.	F.A.	19.08.18
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ISSUED FOR REDWING APPLICATION	J.Z.	F.A.	18.10.22
Issued	By	Appr.	J.S.M. 03



1 BUILDING A SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 BUILDING A WEST ELEVATION
SCALE 1/8"=1'-0"

- FINISHED FINISH MATERIAL SCHEDULE**
1. HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
 2. COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT ARCTIC SHADOWS 1559 LRV:32.00)
 3. COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT GREENBROOK 517 LRV:15.00)
 4. WOOD FASCIA BOARD & TRIM (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
 5. METAL GUARDRAIL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
 6. WOOD HANDRAIL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
 7. COMPOSITE CEMENT-HARDIE SHAKE (BM PAINT BEIGEWOOD 1009 LRV:24.00)
 8. VINYL WINDOW W/ CLEAR DOUBLE GLAZING & TANNED BROWN FRAME (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
 9. BRICK CLADDING (RED)
 10. COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT SABRE GRAY 1482 (LRV:36.00))
 11. COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT CHOCOLATE 2114-10 (LRV:20.00))
- BM PAINT DENOTES BIRMINGHAM ACRYLIC PAINT. EXTERIOR MATERIALS TO BE PAINTED TO MATCH SPECIFICATION PROVIDED.



2 BUILDING A NORTH ELEVATION
SCALE 1/8"=1'-0"



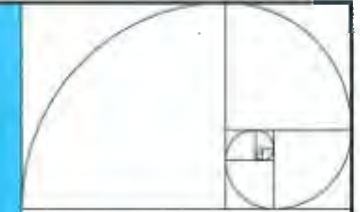
4 BUILDING A WEST ELEVATION
SCALE 1/8"=1'-0"



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4581 & 4611 STEVESTON HWY,
RICHMOND, BC (DP 20-919145)

BUILDING A ELEVATIONS

Sheet No: #8217
Scale: 1/8"=1'-0"



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DESIGNED FOR APPROVAL	J.Z.	J.K.	20.11.23
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1 BUILDING B SOUTH ELEVATION
SCALE 1/8"=1'-0"

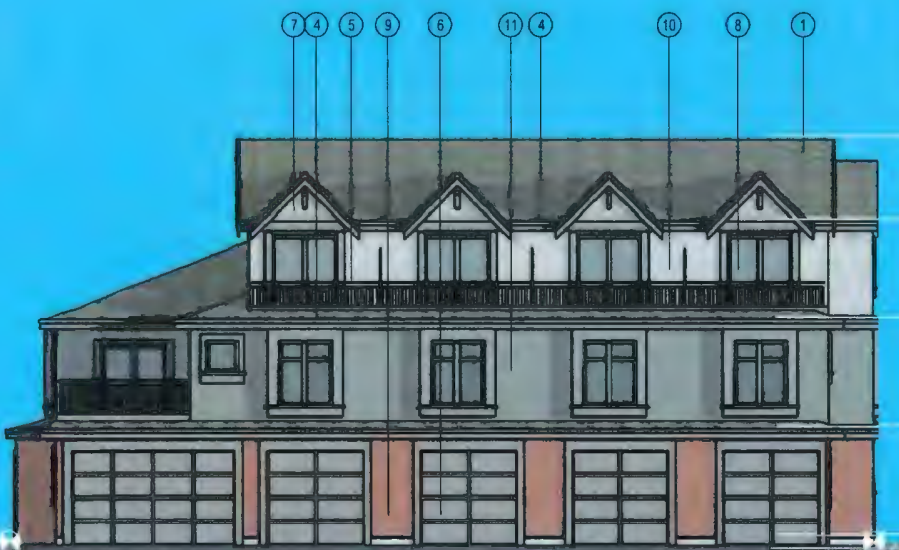


3 BUILDING B EAST ELEVATION
SCALE 1/8"=1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

- HIGH PROFILE ARCHITECT SHINGLES (LIGHT GREY)
- COMPOSITE CEMENT-HARDIPLAP SIDING (BM PAINT ARCTIC 1659 LRV:32.00)
- COMPOSITE CEMENT-HARDIPLAP SIDING (BM PAINT GREENBROOK 517 LRV:15.00)
- WIDE FASCIA BOARD & TRIM (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- METAL BRUSHWALL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- WOOD GRAB MEAL DOORS (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- COMPOSITE CEMENT-HARDIPLAP SIDING (BM PAINT BIRCHWOOD 1107 LRV:14.00)
- VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- BRICK CLADDING (RED)
- COMPOSITE CEMENT-HARDIPLAP SIDING (BM PAINT SABRE GRAY 1483 LRV:38.00)
- COMPOSITE CEMENT-HARDIPLAP SIDING (BM PAINT SPARROW AF-720 (LRV:20.00))

* BM PAINT DENOTES BENJAMIN MOORE PAINT. EXTERIOR MATERIALS TO BE PAINTED TO MATCH SPECIFICATION PROVIDED.



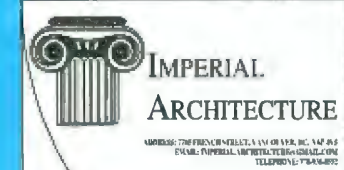
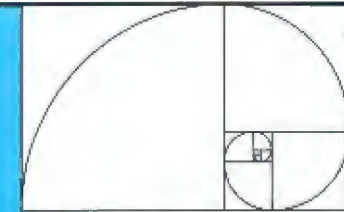
2 BUILDING B NORTH ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING B WEST ELEVATION
SCALE 1/8"=1'-0"



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY, RICHMOND, BC (DP 20-919145)



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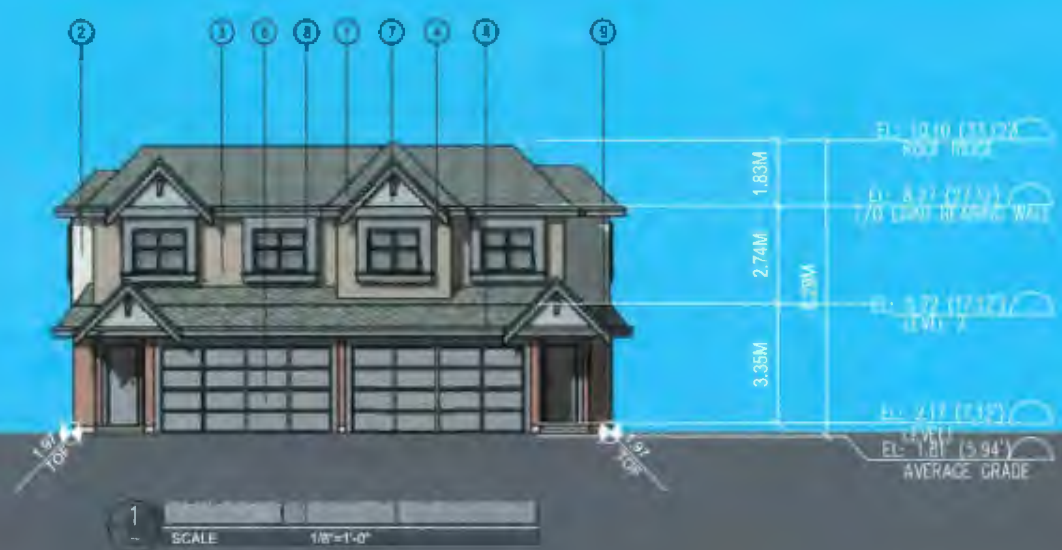
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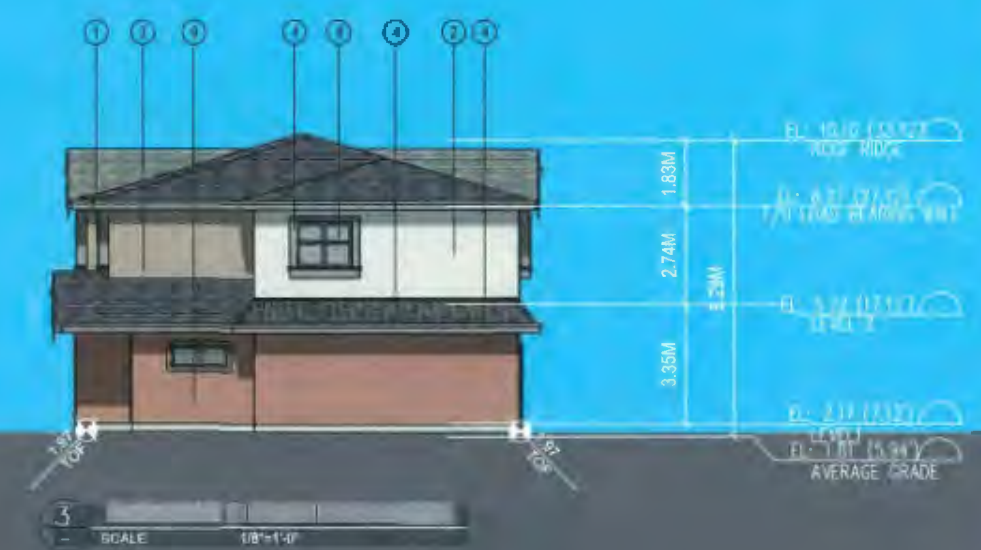
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ISSUED FOR OPP REVIEW	J.Z.	J.K.	23.09.29
ISSUED FOR ADP REVIEW	J.Z.	J.K.	23.07.10
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.03
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.01.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.09.25
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ISSUED FOR REDLINE RESUBMISSION	J.Z.	K.L.	19.08.16
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ISSUED FOR REDLINE APPLICATION	J.Z.	K.L.	18.10.22
Issued	By	Appr.	(1) M.K.P.C.



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

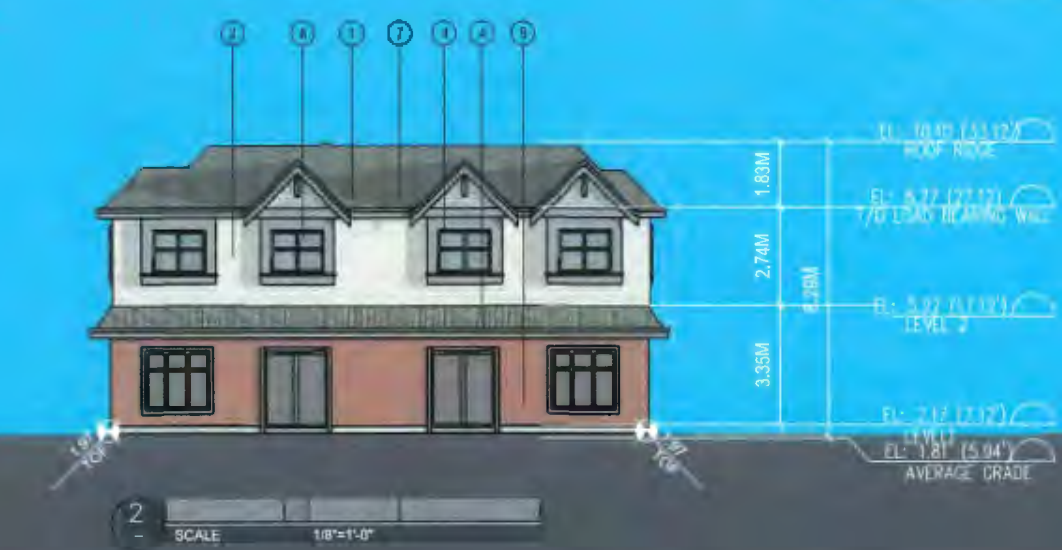


3 SCALE 1/8"=1'-0"

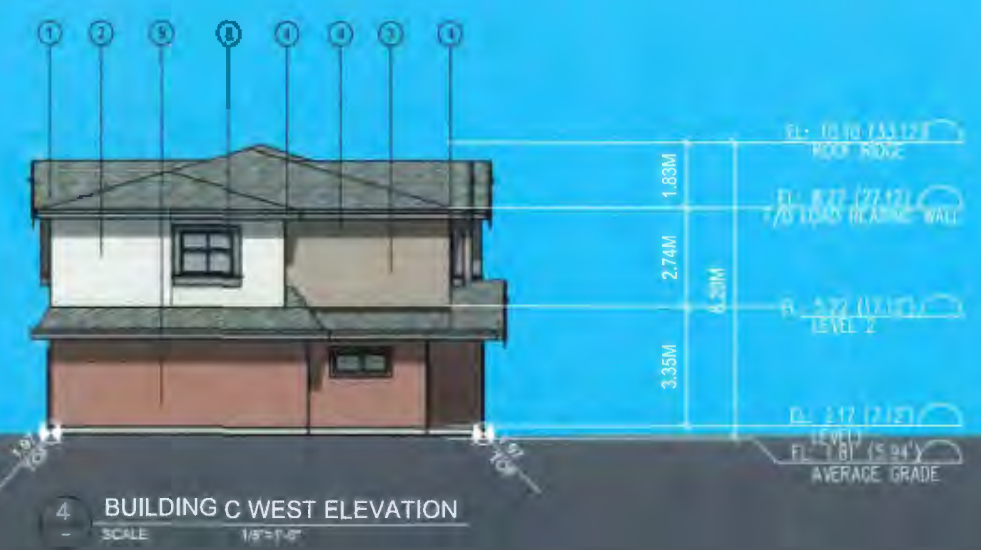
EXTERIOR FINISH MATERIAL SCHEDULE

- HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
- COMPOSITE CEMENT-HARDIPLANK SIDING (BM PAINT ARCTIC SHADOWS 1964 (LRV:3.00))
- COMPOSITE CEMENT-HARDIPLANK SIDING (BM PAINT GREENBROOK 517 (LRV:15.00))
- WOOD FASCIA BOARD & TRIM (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- METAL GUARDRAIL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- WOOD AND MEAL DOORS (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- COMPOSITE CEMENT - HARDIE SHAKE (BM PAINT BEIGEWOOD 1607 (LRV:24.00))
- VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00))
- BRICK CLADDING (RED)
- COMPOSITE CEMENT-HARDIPLANK SIDING (BM PAINT SAGE GRAY 1482 (LRV:36.00))
- COMPOSITE CEMENT-HARDIPLANK SIDING (BM PAINT SPARKLE HAZE 230 (LRV:26.42))

* BM PAINT DENOTES BURNHAM MIDDLE PAINT. EXTERIOR MATERIALS TO BE PAINTED TO MATCH SAMPLES PROVIDED.



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



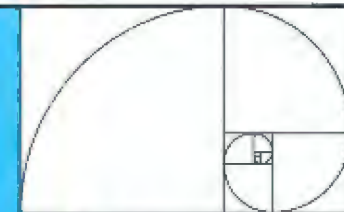
4 BUILDING C WEST ELEVATION SCALE 1/8"=1'-0"



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4811 STEVESTON HWY, RICHMOND, BC (DP 20-919145)

Title
BUILDING C ELEVATIONS

Project No. #8217
 Scale 1/8"=1'-0"
 Drawing No. A 3.4 of



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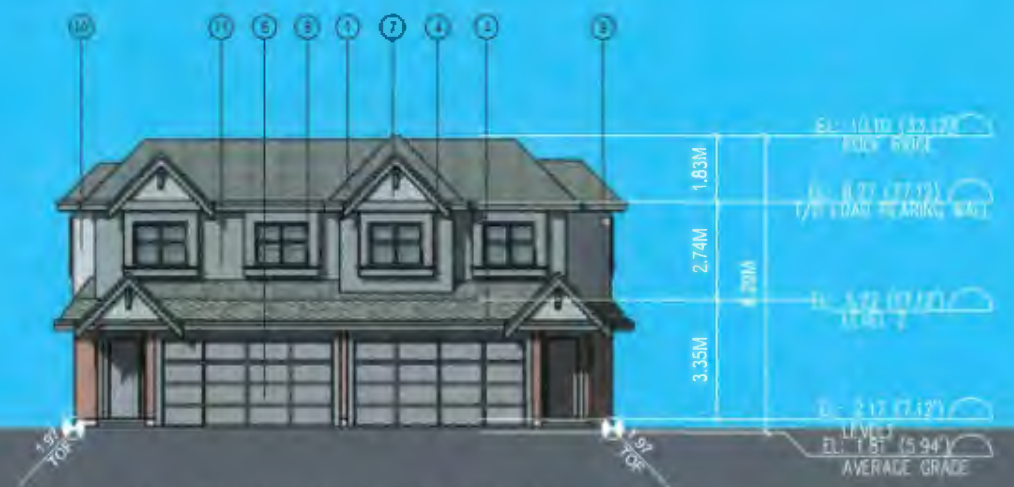
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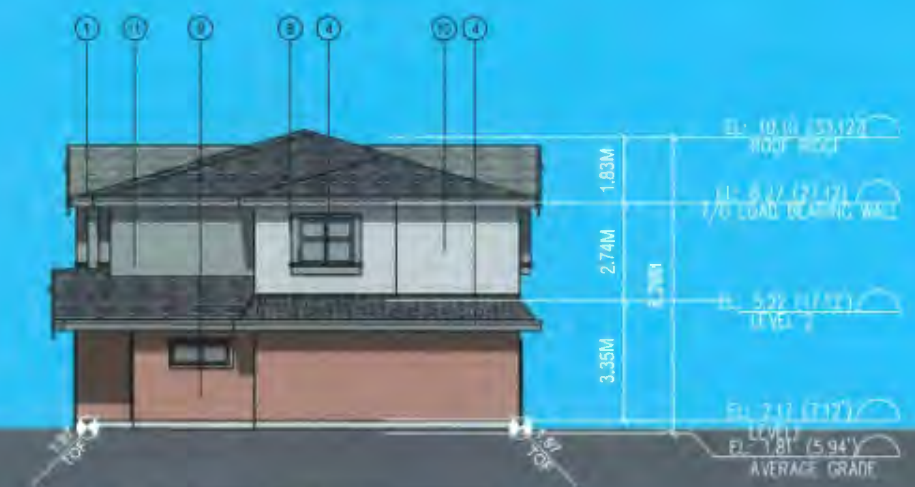
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ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.12.08
ISSUED FOR DP REVIEW	J.Z.	J.K.	23.09.29
ISSUED FOR ASP REVIEW	J.Z.	J.K.	23.07.20
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.03.03
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	23.01.25
ISSUED FOR DP RESUBMISSION	J.Z.	J.K.	22.09.25
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1 BUILDING D SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 BUILDING D WEST ELEVATION
 SCALE 1/8"=1'-0"

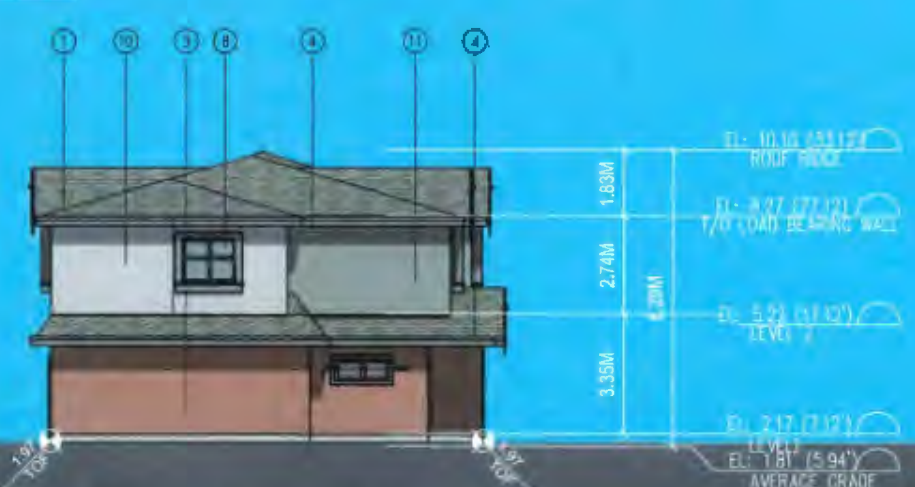
EXTERIOR FINISH MATERIAL SCHEDULE

- HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
- COMPOSIT CEMENT-HARDIPLAP SIDING (BM PAINT ARCTIC SHADOWS 1559 LRV:32.00)
- COMPOSIT CEMENT-HARDIPLAP SIDING (BM PAINT CEMENTROCK 817 MV:19.00)
- WOOD FASCIA BOARD & TRIM (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- METAL GUARDRAIL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- WOOD AND MEAL SOCKS (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- COMPOSITE CEMENT-HARDI SHAKE (BM PAINT BEISWOOD 1807 LRV:44.00)
- VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- BRICK CLADDING (RED)
- COMPOSIT IT CEMENT-HARDIPLAP SIDING (BM PAINT SAGE GRAY 1462 (LRV:36.00)
- COMPOSIT CEMENT-HARDIPLAP SIDING (BM PAINT SPARKLEW AP-720 (LRV:20.00)

* BM PAINT DENOTES BENJAMIN MOORE PAINT EXTERIOR MATERIALS TO BE PAINTED TO MATCH SPECIFICATION PROVIDED



2 BUILDING D NORTH ELEVATION
 SCALE 1/8"=1'-0"



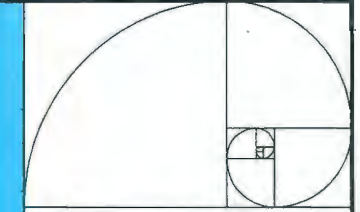
4 BUILDING D EAST ELEVATION
 SCALE 1/8"=1'-0"



Client/Project:
STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-919145)

Title:
BUILDING D ELEVATIONS

Project No. #8217 Scale 1/8"=1'-0"
 Drawing No. Sheet 3 of 3

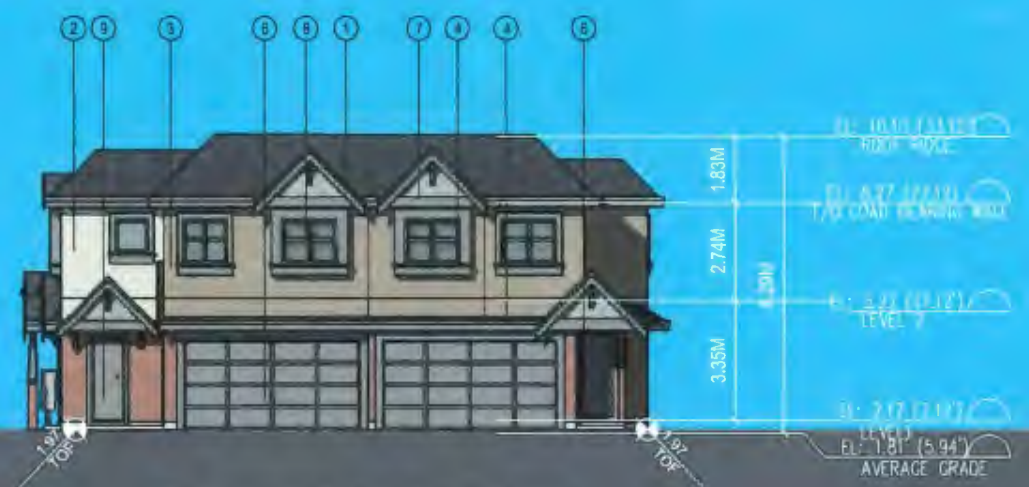


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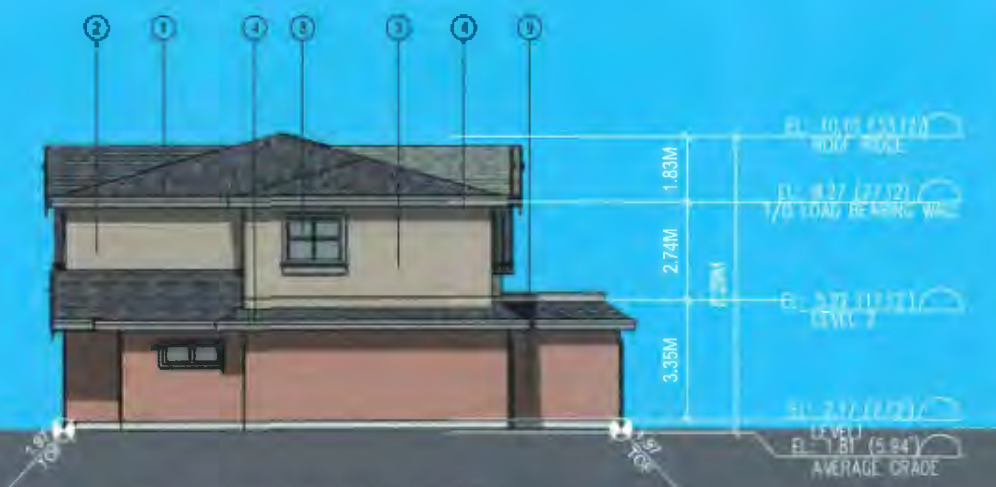
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ISSUED FOR OP RESUBMISSION	J.E.	J.R.	22.01.21
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1 SCALE 1/8"=1'-0"

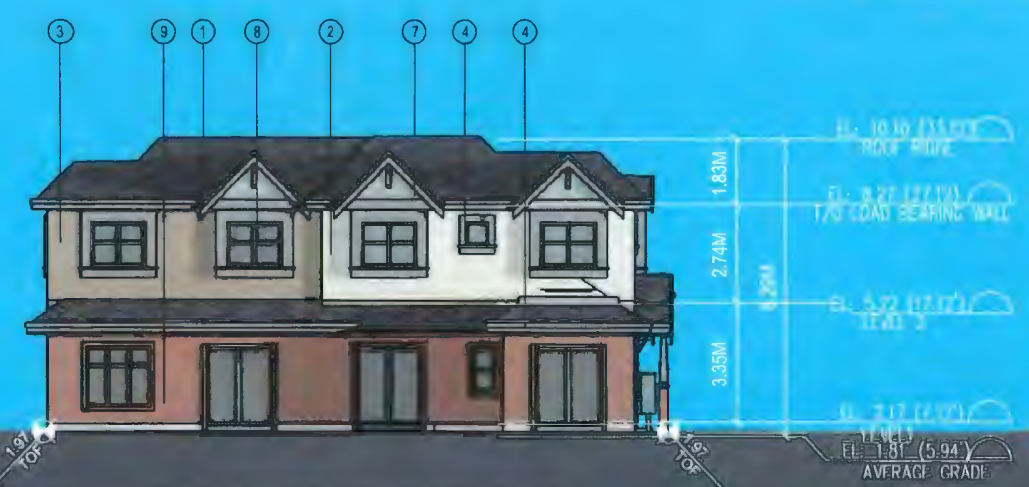


3 BUILDING E EAST ELEVATION SCALE 1/8"=1'-0"

EXTERIOR FINISH/MATERIAL SCHEDULE

- HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
- COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT ARCTIC SHADOWS 1888 LRV:32.00)
- COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT GREENBROOK 517 LRV:15.00)
- WOOD PANELING (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- METAL GUARDRAIL (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- WOOD AND MEAL DOORS (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- COMPOSITE CEMENT - HARDIE (BM PAINT BEIGEWOOD 1007 LRV:24.00)
- WINDOW (1) CLEAR (2) (1) SLIDING & (2) WOOD FRAME (BM PAINT BITTERSWEET CHOCOLATE 2114-10 (LRV:3.00)
- WOOD CLADDING (RED)
- COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT HARRE WALK 1482 (LRV:38.00)
- COMPOSITE CEMENT-HARDIE LAP SIDING (BM PAINT SPARKLE AF-720 (LRV:20.00)

* BM PAINT DENOTES BENJAMIN MOORE PAINT. EXTERIOR MATERIALS TO BE PAINTED TO MATCH SPECIFICATIONS PROVIDED



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



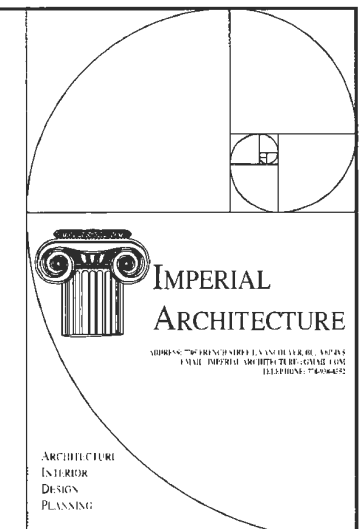
4 BUILDING E WEST ELEVATION SCALE 1/8"=1'-0"



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY, RICHMOND, BC (DP 20-919145)

Title
BUILDING E ELEVATIONS

Project No. #8217 Scale 1/8"=1'-0"
Drawing No. A 3.6 Sheet of

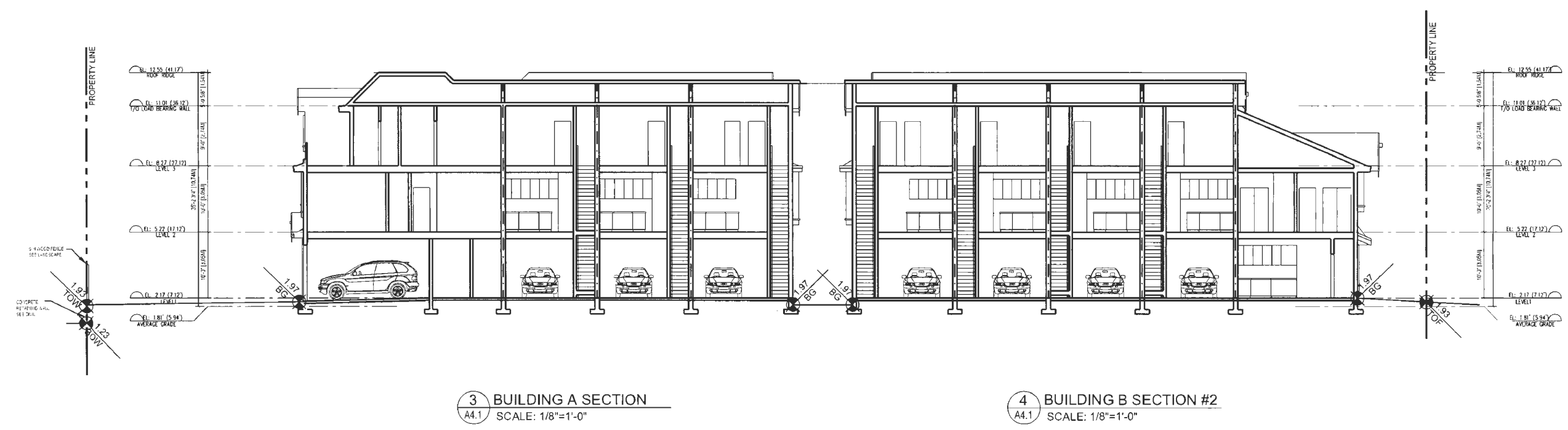
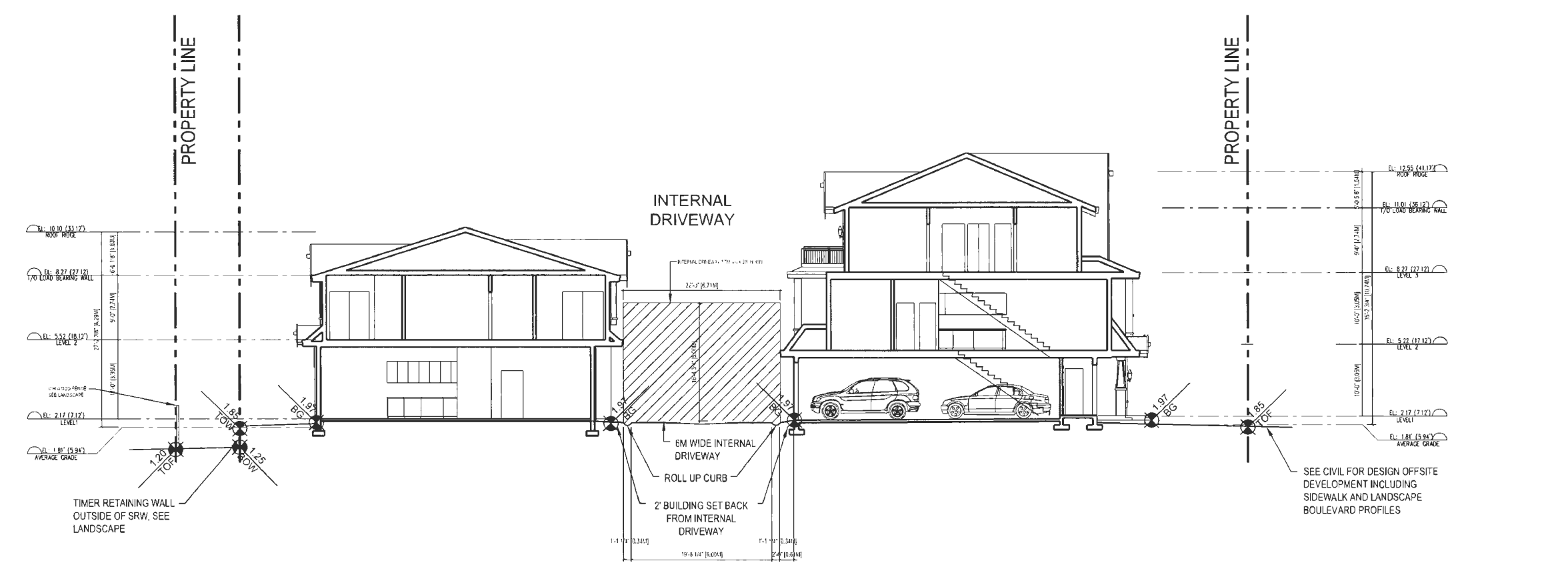


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ISSUED FOR DP SUBMISSION	J.Z.	J.K.	23.01.26
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	22.09.23
ISSUED FOR DP SUBMISSION	J.Z.	J.K.	22.01.21
ISSUED FOR DP APPLICATION	J.Z.	J.K.	20.11.23
ISSUED FOR FOLLOWING SUBMISSION	J.Z.	J.K.	19.08.14
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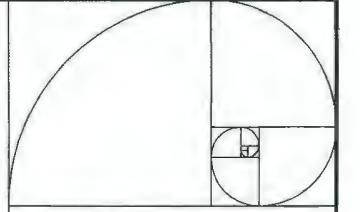
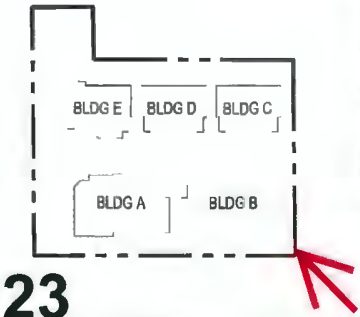
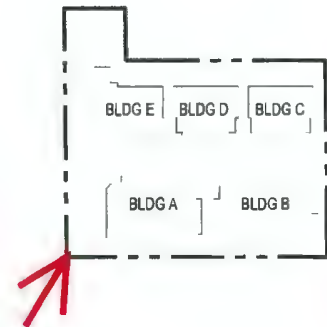


Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY.
RICHMOND, BC (DP 20-919145)

Title
BUILDING SECTIONS

Project No.	Scale
#8217	1/8"=1'-0"
Drawing No.	Sheet
A 4.1	of

--- 1 HR FIRE SEPARATION (WALL AND CEILING)



IMPERIAL ARCHITECTURE
ADDRESS: 7700 PACIFIC STREET, VANICUVER, BC V6P 1K1
 EMAIL: IMPERIAL@IMPERIALARCHITECTURE.COM
 TELEPHONE: 604-681-4422

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 4571, 4591 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-919145)

Title
COLOR RENDERING (BIRD EYE VIEWS)

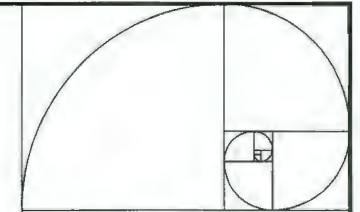
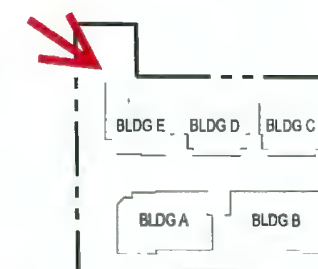
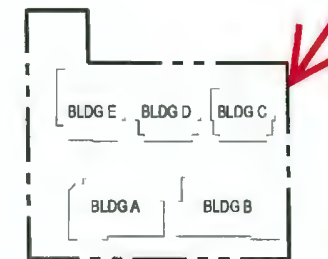
Project No. Scale
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Drawing No. Sheet Revision
A 0.11 of

DP 20-919145

REFERENCE PLAN

December 18, 2023



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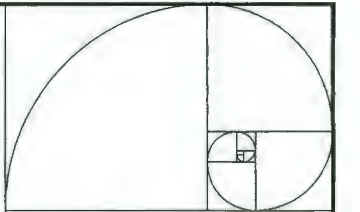
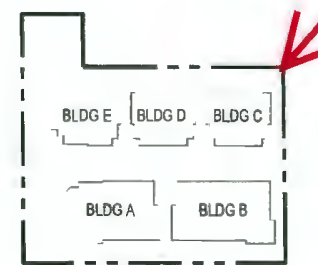
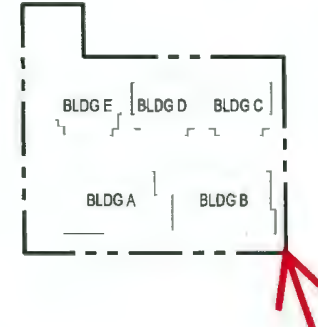


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COLOR RENDERING (BIRD EYE VIEWS)

Project No. #8217 Scale N.T.S.
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COLOR RENDERING (BIRD EYE VIEWS)

Project No. #8217

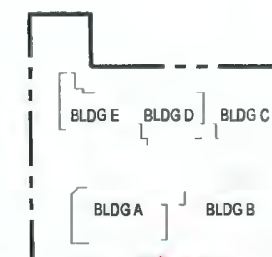
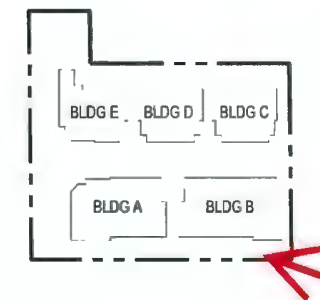
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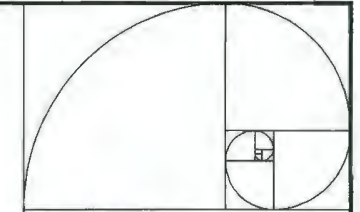
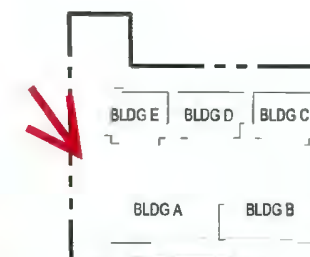
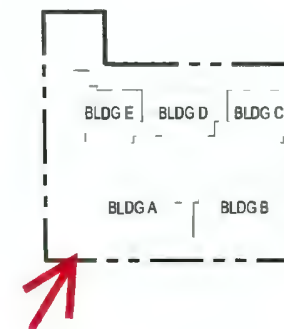
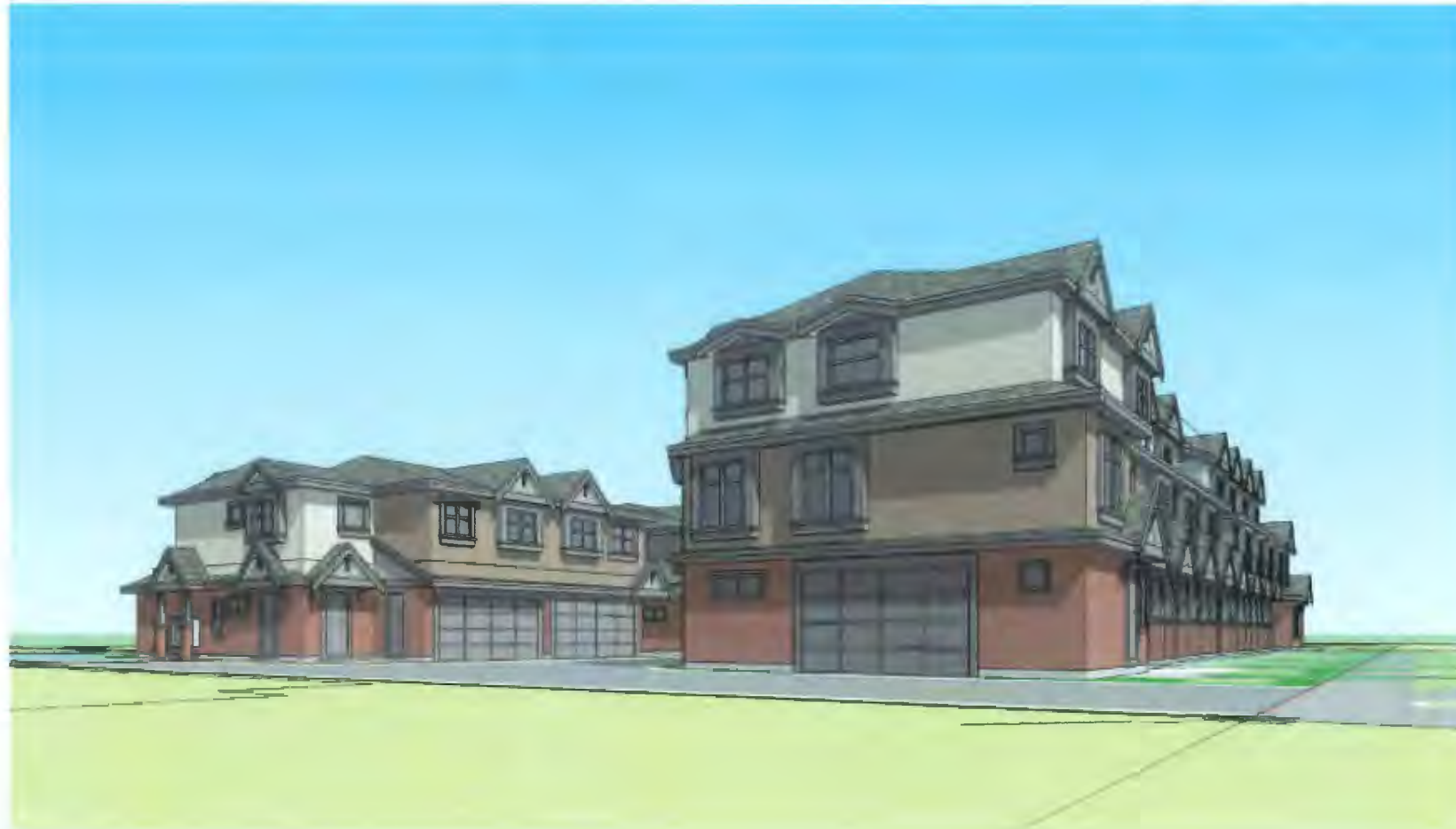


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COLOR RENDERING (EYE LEVEL VIEWS)

Project No. #8217 Scale N.T.S.
 Drawing No. Sheet Revision

A 0.21 of



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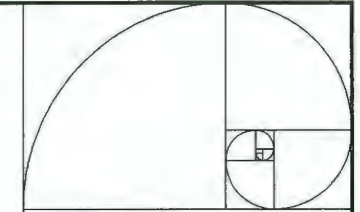
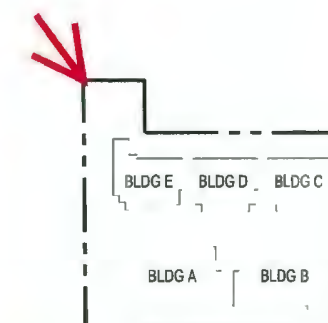
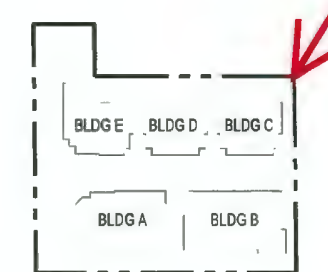
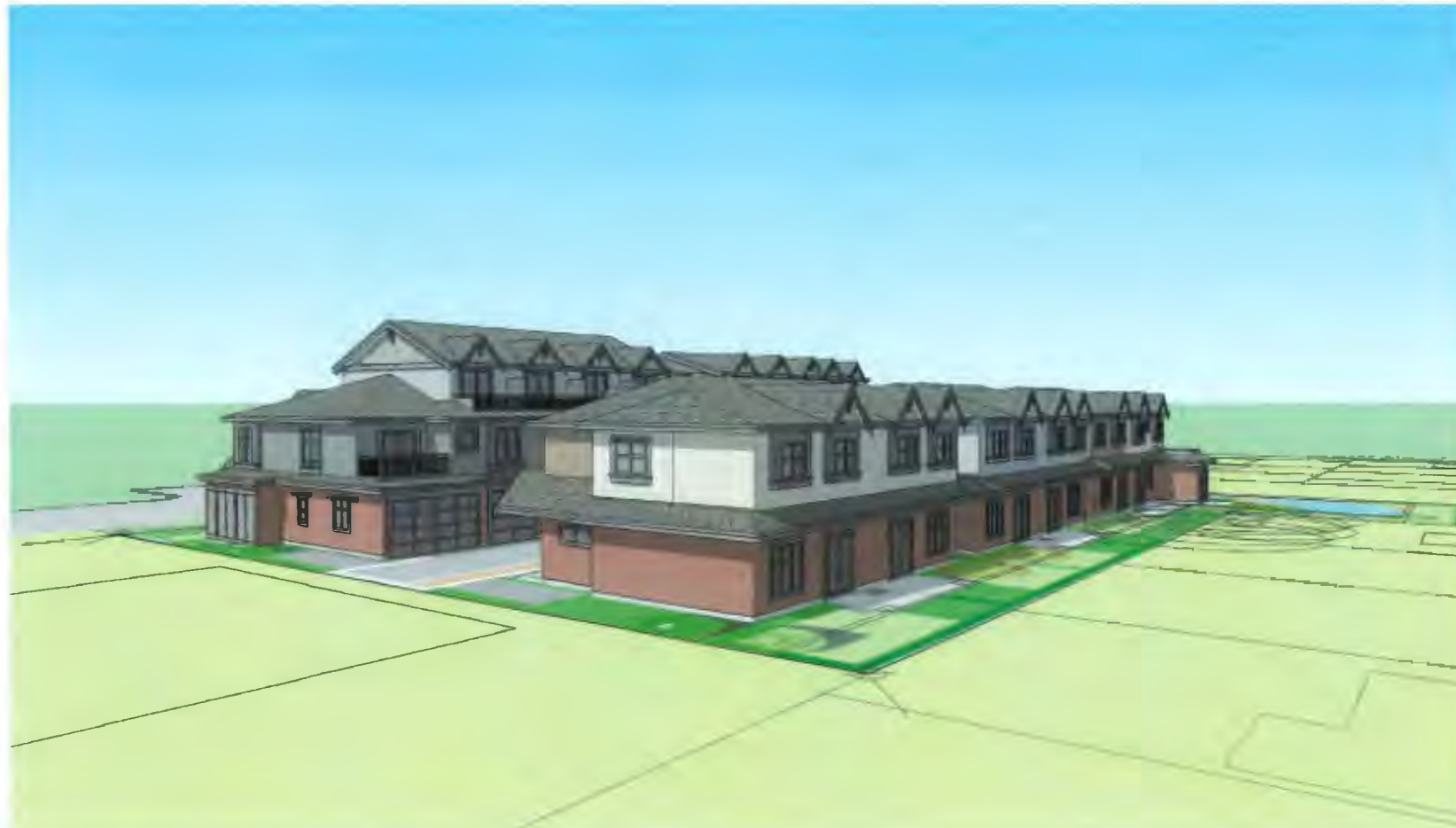
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Title
COLOR RENDERING (EYE LEVEL VIEWS)

Project No. #8217 Scale N.T.S.
 Drawing No. A 0.22 of Sheet Revision



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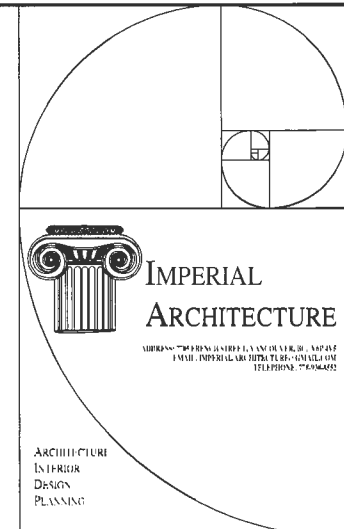


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COLOR RENDERING (EYE LEVEL VIEWS)

Project No. Scale
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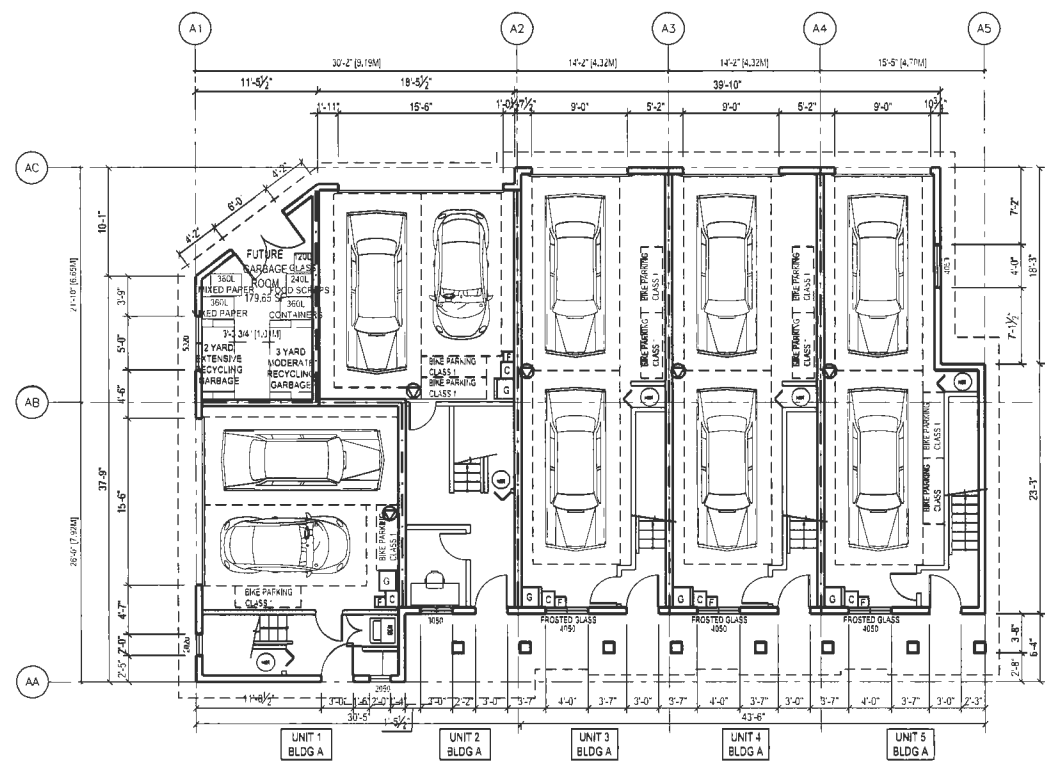
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 RICHMOND, BC (DP-20-919145)

Title
BUILDING A FLOOR PLANS

Project No. #8217 Scale 1/8"=1'-0"
 Drawing No. A2.1 Sheet 1 of 1 Revision



1 BUILDING A LEVEL 1 FLOOR PLAN
 A2.1 SCALE: 1/8"=1'-0"



2 BUILDING A LEVEL 2 FLOOR PLAN
 A2.1 SCALE: 1/8"=1'-0"

FUTURE GARBAGE ROOM LEGEND

3 YARD 18'x7'2"	GARBAGE (MODERATE RECYCLING)	360L MIXED PAPER (WITHOUT CARDBOARD)	2 X MIXED CONTAINERS
2 YARD 10'x7'2"	GARBAGE (EXTENSIVE RECYCLING)	360L MIXED PAPER (WITHOUT CARDBOARD)	1 X MIXED CONTAINERS
250L FOOD SCRAPS & YARD TRIMMING (HIGH PARTICULATION)		120L GLASS	

- G 120L GARBAGE CART 0.95MH X 0.55MD X 0.48MW
- E 46.5L FOOD SCRAPS CART 0.69MH X 0.30MD X 0.28MW
- C BLUE CONTAINER BOX 0.37MH X 0.38M X 0.46MW
 GREY GLASS CONTAINER BOX 0.36MH X 0.36MD X 0.27MW
 YELLOW PAPER BAG CART 0.66MH X 0.46MD

BAY WINDOW FRAMING NOTES:
 FRAMING OF BAY WINDOWS SHOULD NOT GO DOWN TO FLOOR BELOW AND HAVE MIN. 18" CLEARANCE FROM THE INTERIOR FLOOR (TYP.)

- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
 - UNIT 12 & 14 ARE CONVERTIBLE UNITS.
 - UNIT 16 CONTAINS A LOCK-OFF UNIT.
 - THE PROJECT WILL COMPLY WITH STEP CODE 3 REQUIREMENTS FOR ENERGY EFFICIENCY. REFER TO ENERGY REPORT DATED JANUARY 17, 2022 ISSUED BY JRS ENGINEERING FOR MORE INFORMATION. BELOW ARE SOME ENERGY EFFICIENCY FEATURES TO BE PROVIDED IN THIS PROJECT:
 (A): AIR SOURCE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM
 (B): SOLAR HOT WATER READY REQUIREMENT
 (C): ENERGY STAR APPLIANCES AND LIGHT BULBS
 (D): LOW E DOUBLE GLAZING WINDOWS
 (E): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 - AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

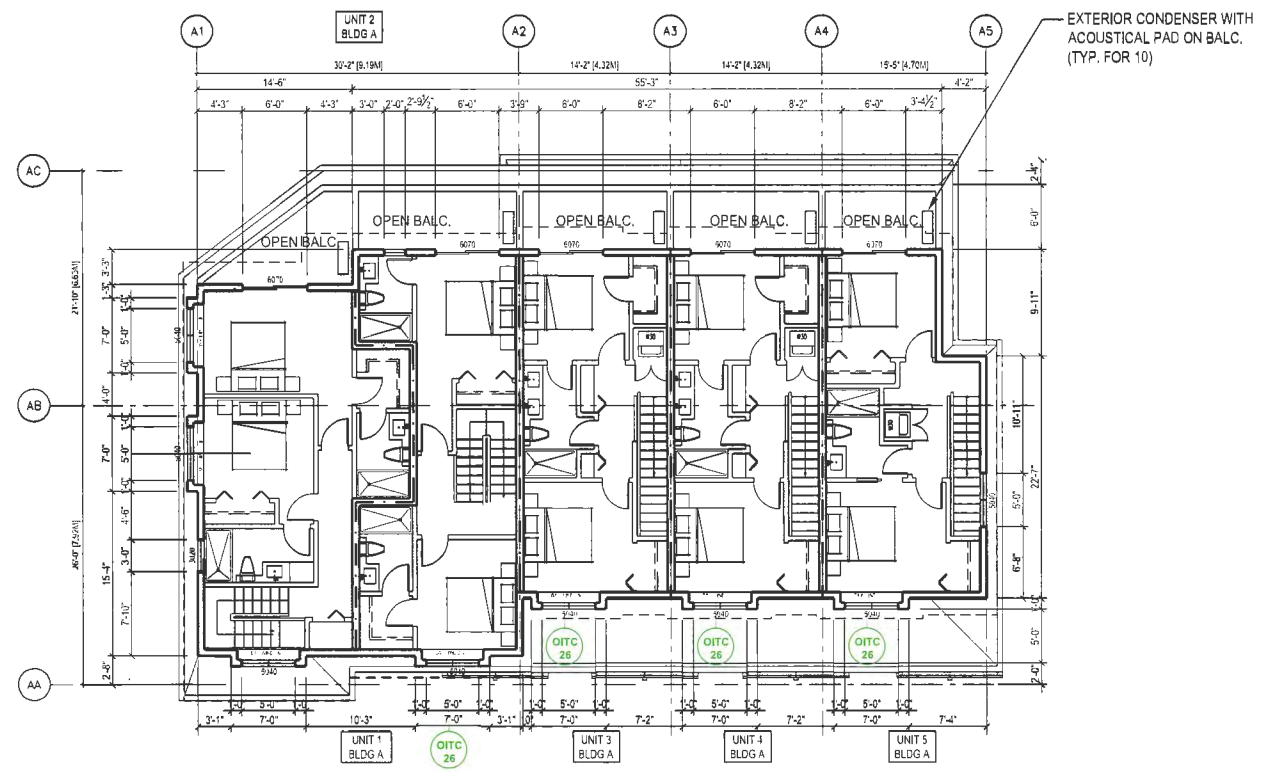
ACOUSTICAL UPDATE REQUIRED ON EXTERIOR WINDOWS (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED SEPT 08, 2023)
 A STANDARD GLAZING DETAIL, ASSUMED TO BE TWO LAYERS OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (OITC 24), WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXCEPTION OF EAST-FACING BEDROOM WINDOWS LOCATED ON BUILDING A AND B AS SHOWN IN APPENDIX A: LOCATIONS OF WINDOW AND DOOR UPGRADES REQUIRED.

THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM OITC RATINGS, INCLUDING EXAMPLE WINDOW GLAZING, WHICH REQUIRE UPGRADING:

MINIMUM OITC RATING	EXAMPLE WINDOW GLAZING
OITC 26	4-14-4 (ONE PANE OF 4MM GLASS AND ONE PANE OF 4MM GLASS SEPARATED BY A 14MM AIRSPACE)

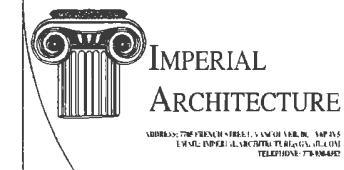
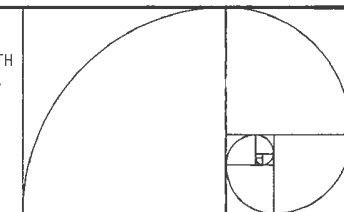
EXTERIOR CONDENSER ACOUSTICAL NOTES (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED SEPT 08, 2023):
 HEAT PUMPS CONDENSING UNITS FOR BUILDING A AND B ARE LOCATED ON OPEN BALCONIES (TYP.)
 ALL BALCONY CONDENSING UNITS SHOULD BE PROPERLY VIBRATION ISOLATED. WE RECOMMEND MOUNTING THE CONDENSERS ON A NEOPRENE PAD (MASON SW PAD OR SIMILAR) TO MITIGATE VIBRATION TRANSFER TO THE BALCONY FLOORS AND THE OCCUPIED ROOMS BELOW.

--- 1 HR FIRE SEPARATION (WALL AND CEILING)



3 BUILDING A LEVEL 3 FLOOR PLAN
 A2.1 SCALE: 1/8"=1'-0"





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ISSUED FOR CP RESUBMISSION	J.Z.	A.K.	23.12.08
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Issued	By	App'd	18.10.27

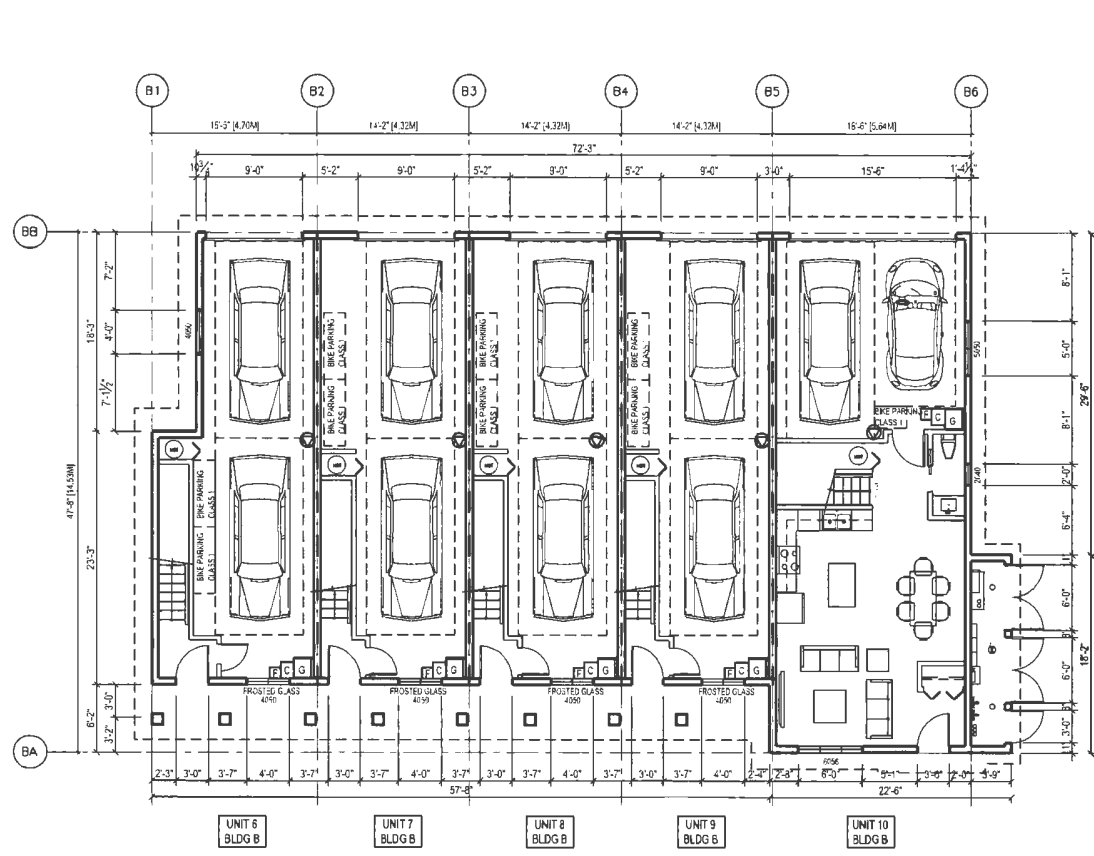


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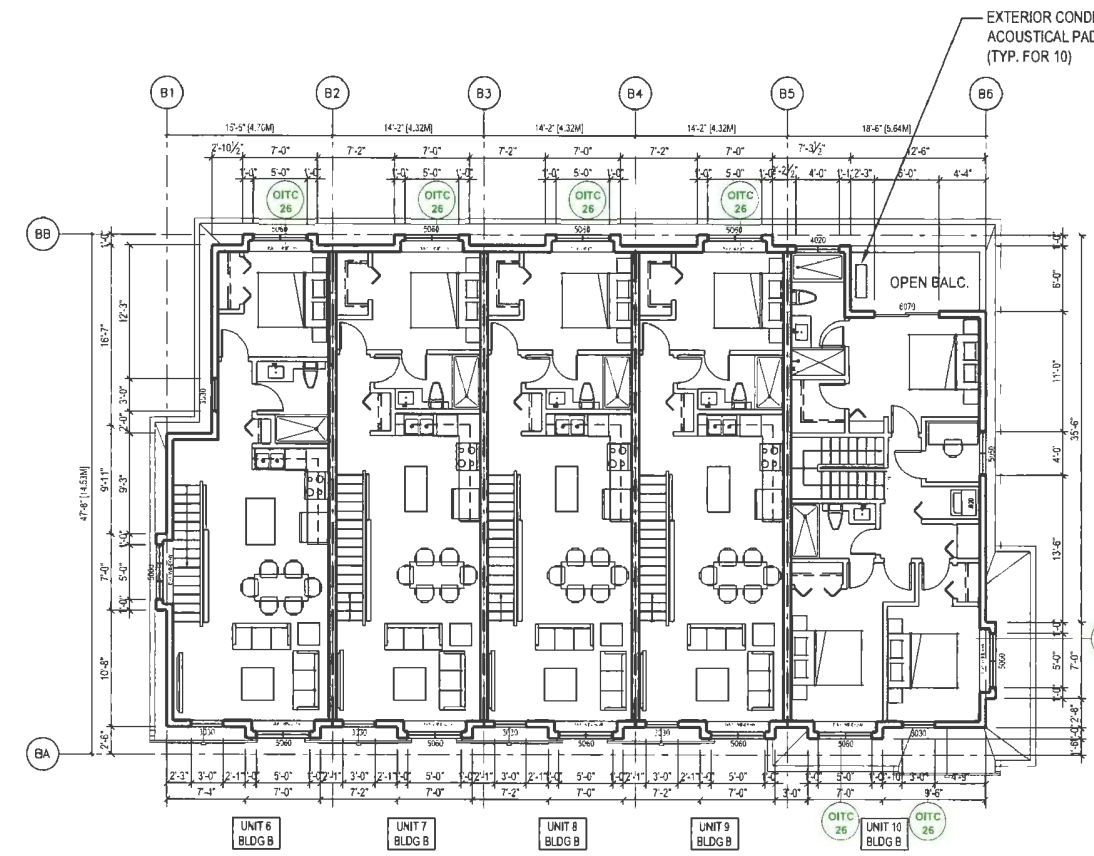
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BUILDING B FLOOR PLANS

Project No. #8217
Scale 1/8"=1'-0"
Drawing No. A 2.2
Sheet of 2
Revision

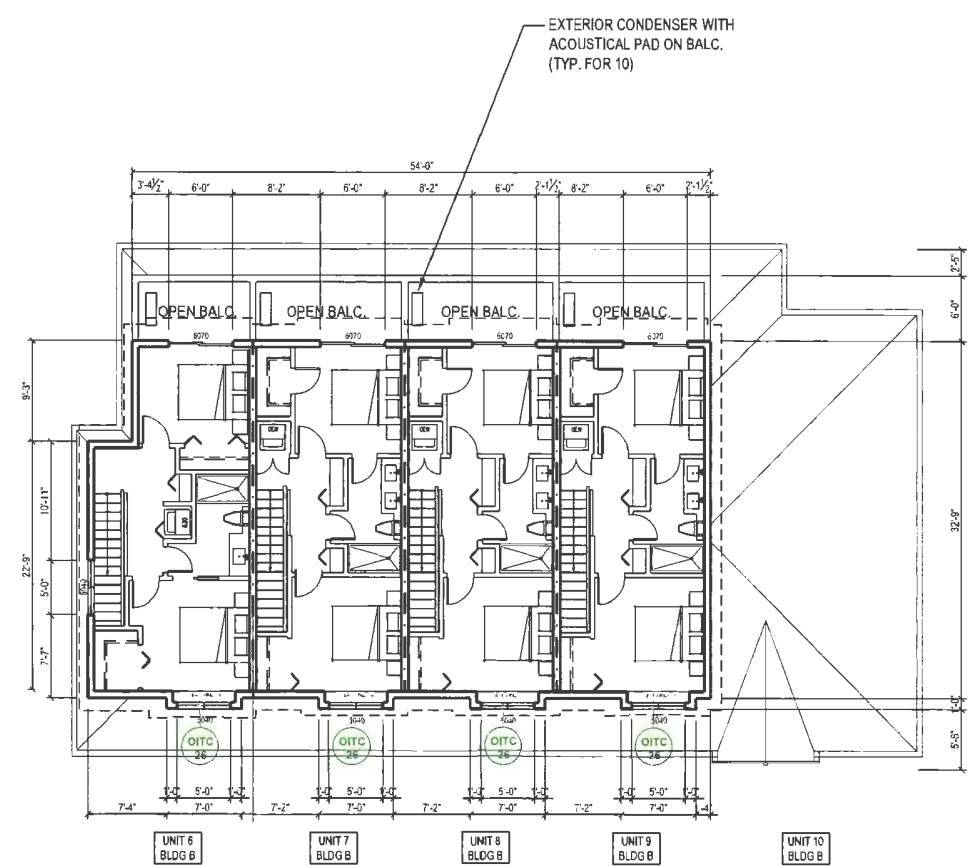
A 2.2



1 BUILDING B LEVEL 1 FLOOR PLAN
A2.2 SCALE: 1/8"=1'-0"



2 BUILDING B LEVEL 2 FLOOR PLAN
A2.2 SCALE: 1/8"=1'-0"



3 BUILDING B LEVEL 3 FLOOR PLAN
A2.2 SCALE: 1/8"=1'-0"

- G 120L GARBAGE CART 0.95MH X 0.55MD X 0.48MW
- F 46.5L FOOD SCRAPS CART 0.69MH X 0.30MD X 0.28MW
- E BLUE CONTAINER BOX 0.37MH X 0.38M X 0.46MW
GREY GLASS CONTAINER BOX 0.36MH X 0.36MD X 0.27MW
YELLOW PAPER BAG CART 0.66MH X 0.46MD

BAY WINDOW FRAMING NOTES:
FRAMING OF BAY WINDOWS SHOULD NOT GO DOWN TO FLOOR BELOW AND HAVE MIN. 18" CLEARANCE FROM THE INTERIOR FLOOR (TYP.)

- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
 - UNIT 12 & 14 ARE CONVERTIBLE UNITS.
 - UNIT 16 CONTAINS A LOCK-OFF UNIT.
 - THE PROJECT WILL COMPLY WITH STEP CODE 3 REQUIREMENTS FOR ENERGY EFFICIENCY. REFER TO ENERGY REPORT DATED JANUARY 17, 2022 ISSUED BY JRS ENGINEERING FOR MORE INFORMATION. BELOW ARE SOME ENERGY EFFICIENCY FEATURES TO BE PROVIDED IN THIS PROJECT:
(A) AIR SOURCE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM
(B) SOLAR HOT WATER READY REQUIREMENT
(C) ENERGY STAR APPLIANCES AND LIGHT BULBS
(D) LOW E DOUBLE GLAZING WINDOWS
(E) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 - A/N AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

ACOUSTICAL UPDATE REQUIRED ON EXTERIOR WINDOWS (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED SEPT 08, 2023)

A STANDARD GLAZING DETAIL, ASSUMED TO BE TWO LAYERS OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (OITC 24), WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXCEPTION OF EAST-FACING BEDROOM WINDOWS LOCATED ON BUILDING A AND B AS SHOWN IN APPENDIX A: LOCATIONS OF WINDOW AND DOOR UPGRADES REQUIRED.

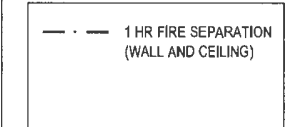
THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM OITC RATINGS, INCLUDING EXAMPLE WINDOW GLAZING, WHICH REQUIRE UPGRADING:

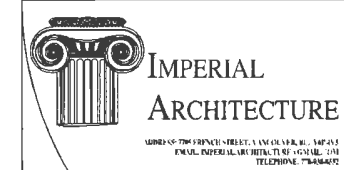
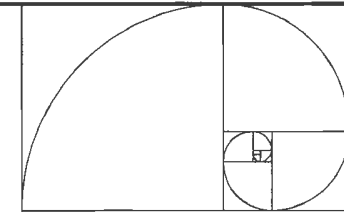
MINIMUM OITC RATING	EXAMPLE WINDOW GLAZING
OITC 26	4-14-4 (ONE PANE OF 4MM GLASS AND ONE PANE OF 4MM GLASS SEPARATED BY A 14MM AIRSPACE)

EXTERIOR CONDENSER ACOUSTICAL NOTES (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED SEPT 08, 2023):

HEAT PUMPS CONDENSING UNITS FOR BUILDING A AND B ARE LOCATED ON OPEN BALCONIES (TYP.)

ALL BALCONY CONDENSING UNITS SHOULD BE PROPERLY VIBRATION ISOLATED. WE RECOMMEND MOUNTING THE CONDENSERS ON A NEOPRENE PAD (MASON SW PAD OR SIMILAR) TO MITIGATE VIBRATION TRANSFER TO THE BALCONY FLOORS AND THE OCCUPIED ROOMS BELOW.





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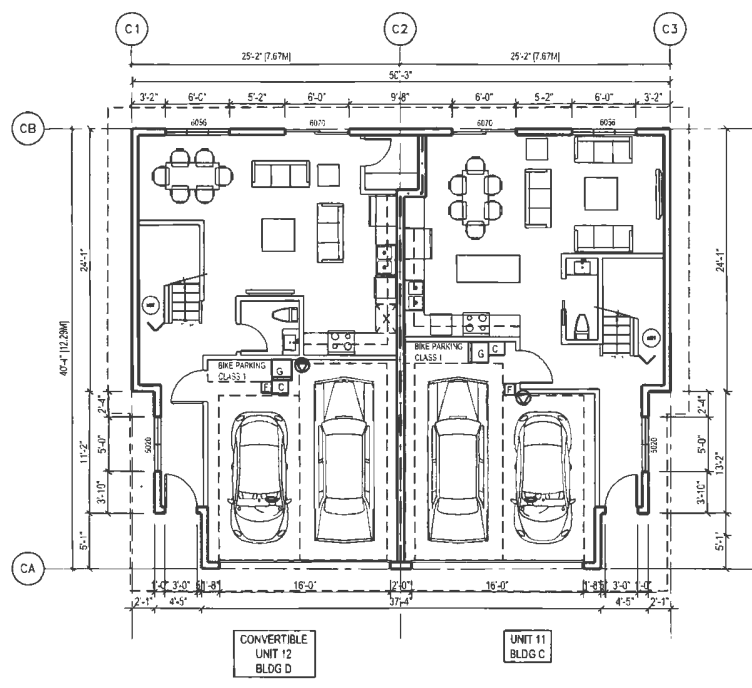
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ISSUED FOR DP PRELIMINATION	23.12.08	J.Z.	J.K.
ISSUED FOR DP PRELIMINATION	23.09.20	J.Z.	J.K.
ISSUED FOR DP PRELIMINATION	23.07.10	J.Z.	J.K.
ISSUED FOR DP PRELIMINATION	23.03.03	J.P.	J.K.
ISSUED FOR DP PRELIMINATION	23.01.25	J.P.	J.K.
ISSUED FOR DP PRELIMINATION	22.09.20	J.P.	J.K.
ISSUED FOR DP PRELIMINATION	22.07.21	J.Z.	J.P.
ISSUED FOR DP PRELIMINATION	22.11.23	J.Z.	J.P.
ISSUED FOR DP PRELIMINATION	19.06.16	J.Z.	K.L.
ISSUED FOR DP PRELIMINATION	19.07.17	J.Z.	K.S.
ISSUED FOR DP PRELIMINATION	18.10.22	J.Z.	K.L.
ISSUED		J.Z.	APP'D



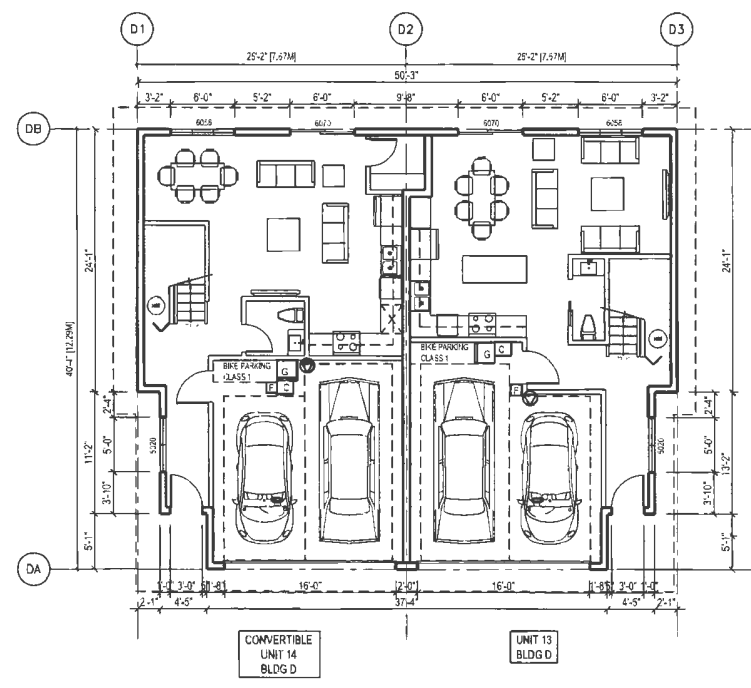
Client Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4591 & 4611 STEVESTON HWY,
 RICHMOND, BC (DP 20-919145)

Title
BUILDING C, D & E FLOOR PLANS

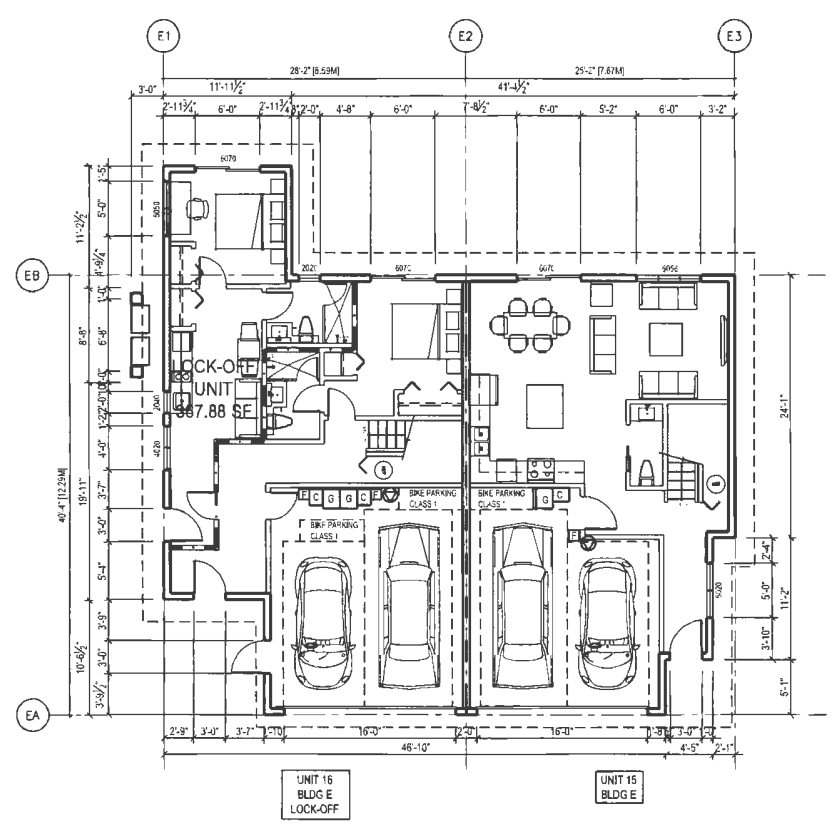
Project No. #8217
 Scale 1/8"=1'-0"
 Drawing No. A 2.3
 Sheet of Revision



1 BUILDING C LEVEL 1 FLOOR PLAN
 A2.3 SCALE: 1/8"=1'-0"



3 BUILDING D LEVEL 1 FLOOR PLAN
 A2.3 SCALE: 1/8"=1'-0"



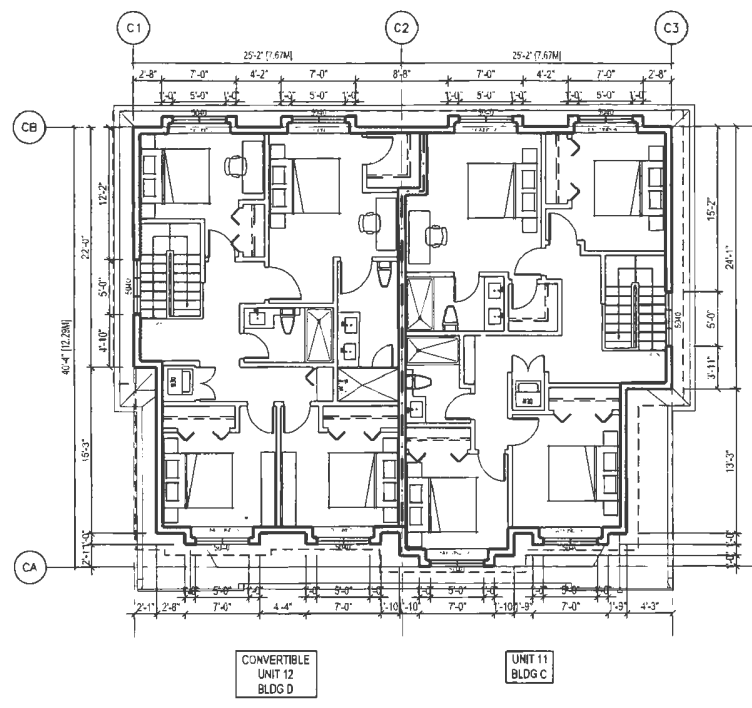
5 BUILDING E LEVEL 1 FLOOR PLAN
 A2.3 SCALE: 1/8"=1'-0"

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- H 46.5L FOOD SCRAPS CART 0.69MH X 0.30MD X 0.28MW
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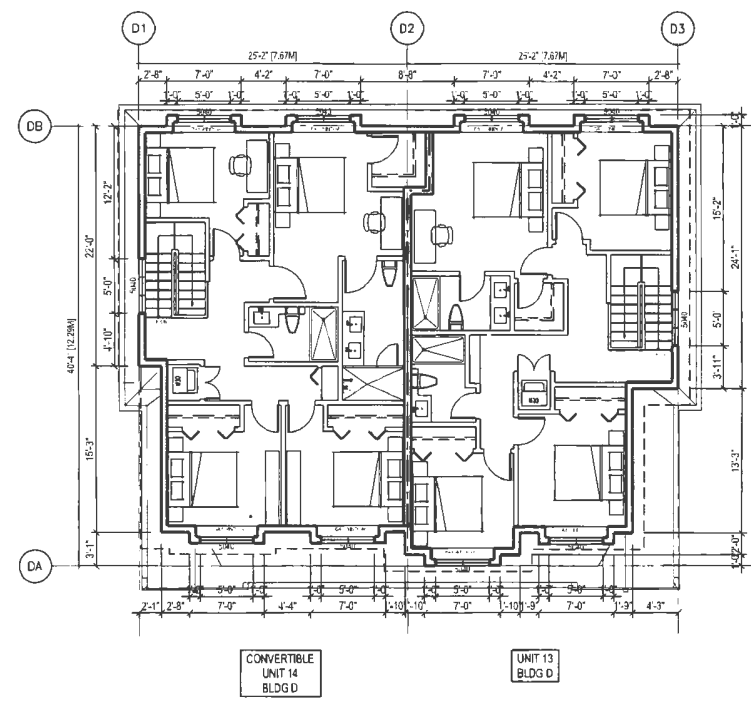
BAY WINDOW FRAMING NOTES:
 FRAMING OF BAY WINDOWS SHOULD NOT GO TO BE FLOOR BELOW (TYP.)

--- 1 HR FIRE SEPARATION (WALL AND CEILING)

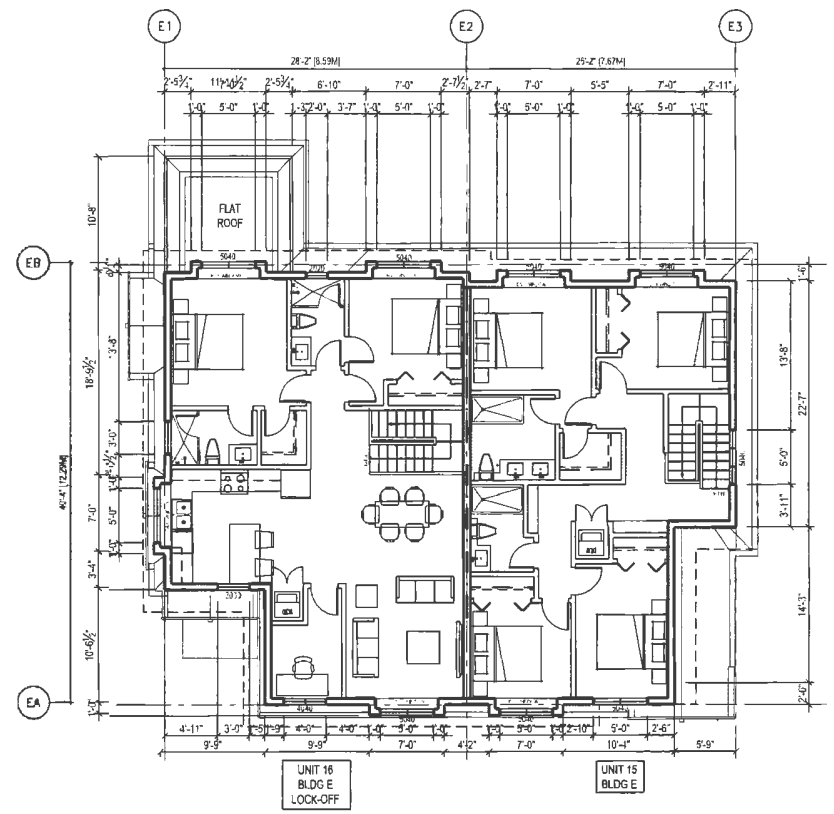
GENERAL NOTES:
 1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
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 (D): LOW E DOUBLE GLAZING WINDOWS
 (E): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 5. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



2 BUILDING C LEVEL 2 FLOOR PLAN
 A2.3 SCALE: 1/8"=1'-0"



4 BUILDING D LEVEL 2 FLOOR PLAN
 A2.3 SCALE: 1/8"=1'-0"



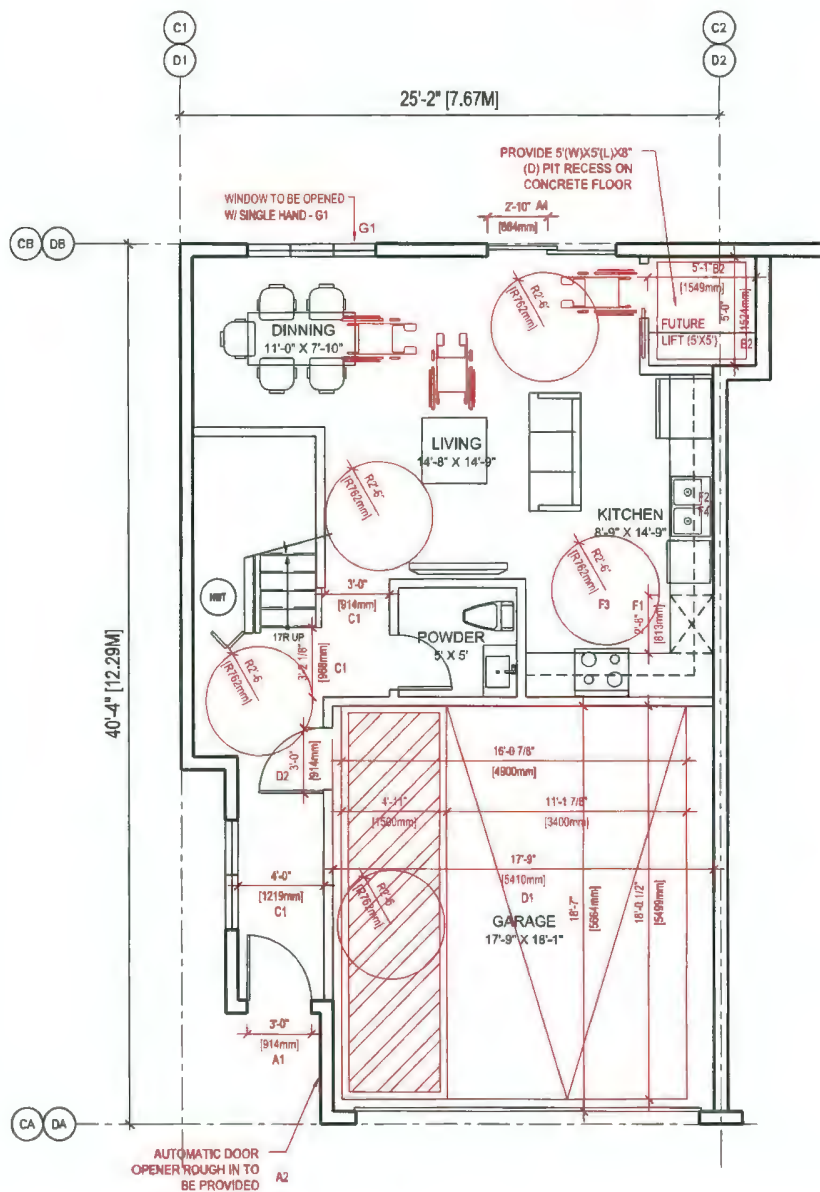
6 BUILDING E LEVEL 2 FLOOR PLAN
 A2.3 SCALE: 1/8"=1'-0"

DP 20-919145

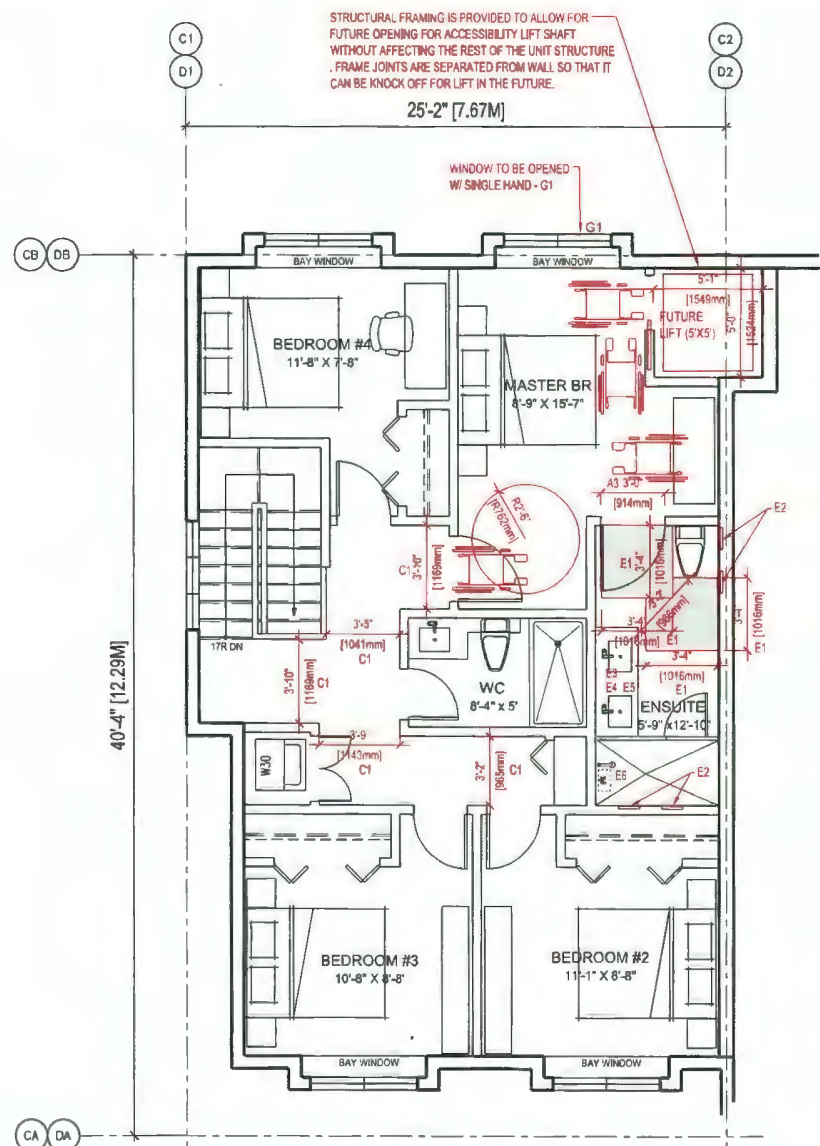
REFERENCE PLAN

December 18, 2023

A 2.3 of



1 CONVERTIBLE UNIT (12 & 14) L1 PLAN
A5.1 SCALE: 1/4"=1'-0"



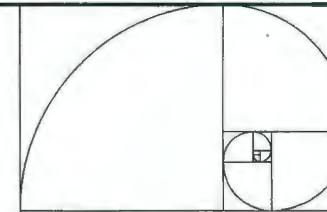
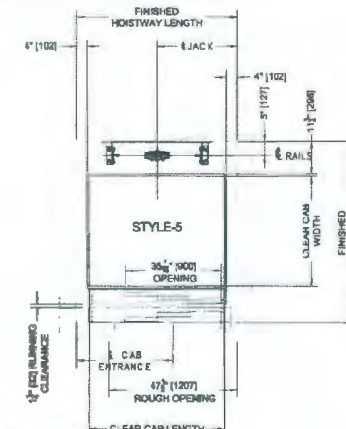
2 CONVERTIBLE UNIT (12 & 14) L2 PLAN
A5.1 SCALE: 1/4"=1'-0"

CONVERTIBLE UNIT GUIDELINES		
SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS		
A	DOORS & DOORWAYS	
	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
	A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
	A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
	A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2' HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
	A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
B	VERTICAL CIRCULATION	
	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
C	HALLWAYS	
	C1	MIN. 900 MM WIDTH.
D	GARAGE	
	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
E	BATHROOM (MIN. 1)	
	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
	E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
	E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
F	KITCHEN	
	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
	F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
G	WINDOWS	
	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
H	OUTLETS & SWITCHES	
	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	H2	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
minimum*	54-1/2"	59-1/2"		



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

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ISSUED FOR DP RESUBMISSION	J.E.	K.L.	23.12.11
ISSUED FOR DP RESUBMISSION	J.E.	K.L.	23.12.09
ISSUED FOR DP REVIEW	J.E.	K.L.	23.09.29
ISSUED FOR ADP REVIEW	J.E.	K.L.	23.07.10
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ISSUED FOR DP APPLICATION	J.E.	K.L.	20.11.23
ISSUED FOR HEROIC RE-SUBMISSION	J.E.	K.L.	19.08.16
ISSUED FOR REDOING RE-SUBMISSION	J.E.	K.L.	18.07.17
ISSUED FOR REDOING APPLICATION	J.E.	K.L.	18.10.22

Issued By: J.E. K.L. App'd: J.E. K.L. 11/09/20



Client/Project
STEVESTON HWY TOWNHOUSE DEVELOPMENT
4571, 4591 & 4611 STEVESTON HWY, RICHMOND, BC (DP 20-919145)

Title
CONVERTIBLE UNIT
12 & 14 PLANS

Project No. #8217 Scale 1/4"=1'-0"
Drawing No. A5.1 Sheet of Revision