



To: Development Permit Panel

Date: November 5, 2024

From: Joshua Reis,
Director, Development

File: DP 23-029220

Re: **Application by Terra 8120 No 1 Road Limited Partnership for a Development Permit at 8120 and 8140 No. 1 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of nine townhouse units at 8120 and 8140 No. 1 Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum required lot width from 50.0 m to 40.0 m.
 - b) Allow five small vehicle parking spaces.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:cl
Att. 2

Staff Report

Origin

Terra 8120 No 1 Road Limited Partnership has applied to the City of Richmond on behalf of 1296168 BC Ltd. (Directors: Cliff Chun and Kai Shen Hsiung), for permission to develop nine townhouses at 8120 and 8140 No. 1 Road on a site zoned “Low Density Townhouses (RTL4)”. A location map of the subject site is provided in Attachment 1.

The site is being rezoned from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10498 (RZ 21-945869). The Bylaw was given third reading at the Public Hearing held on December 18, 2023, and the applicant is working to complete all rezoning requirements.

A Servicing Agreement (SA) is required prior to Building Permit (BP) issuance for servicing and frontage improvements, including, without limitation, design and construction of the water, storm and sanitary service connections and construction of a new treed/grass boulevard and concrete sidewalk along No. 1 Road.

Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located on the east side of No. 1 Road between Blundell Road and Coldfall Road. The site currently consists of two properties, each containing an existing single-detached dwelling and each having a driveway crossing. Existing development immediately surrounding the subject site is as follows:

- To the North: Are three lots (two with newer construction) zoned “Small-Scale Multi-Unit Housing (RSM/S and RSM/L)”, each containing a single-detached dwelling, which have redevelopment potential under the “Arterial Road Townhouse” designation in the Arterial Road Land Use Policy of the Official Community Plan (OCP).
- To the East: Are lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”, each containing a single-detached dwelling fronting Corless Place.
- To the South: Is a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”, which also has redevelopment potential under the “Arterial Road Townhouse” designation in the Arterial Road Land Use Policy of the OCP.
- To the West: Across No. 1 Road are compact lots zoned “Small-Scale Multi-Unit Housing (RSM/S)”, each containing a single-detached dwelling.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on December 18, 2023. During the Public Hearing, there were no concerns received from members of the public.

Subsequent to the Public Hearing, the neighbour to the north, at 8100 No. 1 Road, expressed concerns about construction hours and timing, and potential construction-related impacts to their property from redevelopment of the subject site. The applicant met with the neighbour and advised that they will adhere to the City's permitted construction hours over the duration of the site's redevelopment (estimated at approximately a year and a half) and has offered to photo-document the neighbour's property before, during and after demolition and construction and repair any damage that may occur to buildings and landscaping. The applicant also advised that new perimeter fencing will ultimately be installed on the subject site and at that time they will straighten the neighbour's existing fence and replace two of their deteriorated fence panels.

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

- Refining the Site Plan and Landscape Plan to minimize the visual impact of the hydro kiosk and optimize the location of the visitor bike rack within the common outdoor amenity space.
- Exploring opportunities to incorporate a secondary suite into one of the units and to improve pedestrian connectivity and spacing between buildings on-site.
- Refining the Architectural Plans regarding lot grading.
- Confirming locations of upper decks on the buildings.
- Refining the Landscape Plan to explore additional planting opportunities throughout the site and to explore potential improvements to the design of the common outdoor amenity space, including illustrating a concept for conversion of the adjacent interim on-site truck turnaround area into additional amenity space should the property to the south redevelop with shared vehicle access through the subject site (in which case the truck turnaround area would no longer be needed).
- Refining the third-storey setback of the building along No. 1 Road to reduce the apparent building mass.
- Reviewing and finalizing the proposed exterior building material and colour palette and exploring improvements to the architectural design and details to ensure consistency with the townhouse guidelines in the OCP.
- Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling design.
- Reviewing the applicant's design response to the principles of Crime Prevention and Environmental Design (CPTED).
- Refinement of the environmental sustainability features to be incorporated into the project, and confirmation of compliance with the applicable Energy Step Code.

Through the review of this DP application, staff worked with the applicant to investigate and address these issues to the City's satisfaction and to ensure that the proposed architectural form and character are consistent with the intent of the applicable design guidelines contained within the OCP.

The applicant has investigated the design issues identified and has made the following revisions to the proposal:

- On-site pedestrian connectivity and circulation has been improved by reducing the length of the building along the street front to accommodate a pathway on the south side of the building, providing defined pedestrian access to the east side of the site.
- Adjustments were made to the site plan to widen the space between the rear duplex buildings, which enables greater soft landscaping and definition of the unit entries in that area.
- Lot grading has been clarified on the architectural and landscape plans and has been revised to take into consideration the existing grade elevations on neighbouring properties as well as potential changes to lot grade elevations that may result from future redevelopment of adjacent sites on arterial roads.
- There are no east-facing upper-level decks on the two-storey buildings along the interface with adjacent properties.
- The proposed design of the on-site truck-turnaround area has been modified slightly to delineate pedestrian access to the adjacent common outdoor amenity space and to accommodate a painted hopscotch pattern as an additional children's play opportunity to that of the formal on-site play equipment. A concept for potential conversion of the truck turnaround area to enlarge the common outdoor amenity space on the subject site has also been added to the landscape plan, in the scenario where the turnaround area is no longer required should a T-intersection be created upon redevelopment of the neighbouring property to the south at 8180 No. 1 Road.
- To assist with further reducing the apparent building mass of the stepped-back third storey of the building along No. 1 Road, a softer roof overhang is provided, the bay parapets that were previously protruding upward from the second floor have been removed and revisions to the exterior cladding helps to define each unit.
- The proposed exterior material and colour palette has been clarified and consists of a mix of brick veneer, smooth Hardie board and vertical panel Hardie board in shades of light grey, dark grey and black and a bright yellow accent colour for entry doors.
- All aging-in-place and convertible unit features are demonstrated through the revised design, and the applicant has identified how the principles of CPTED and environmental sustainability are addressed through the proposal.

The applicant explored the opportunity to incorporate a secondary suite within the three unit types, however, it was determined that a suite could not be accommodated while achieving a livable unit plan and maintaining consistency with the design guidelines and Zoning Bylaw requirements for Arterial Road Townhouses.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to # 13 and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application.

In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “RTL4” zone, with the exception of the zoning variances noted below.

Zoning Compliance/Variations (staff comments in *bold italics*)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum required lot width from 50.0 m to 40.0 m.

Staff supports the proposed variance for the following reasons:

- *This is a technical variance as the redevelopment proposal involves a land assembly with a 40.2 m frontage. The applicant provided documentation indicating that efforts were made to acquire the property to the south at 8180 No. 1 Road to achieve the minimum frontage width, however the owner is not interested in redeveloping their property at this time. With respect to land assembly with the properties to the north of the subject site, the applicant indicated that is not feasible as part of this redevelopment proposal due to the existing newer development and unique lot geometry of those properties.*
- *A functional site plan that meets the intent of the design guidelines in the OCP is achievable for this proposal and the opportunity exists for the residential lots to the north and south to redevelop in the future consistent with the Arterial Road Townhouse designation under the Arterial Road Land Use Policy in the OCP.*
- *The applicant has submitted a preliminary concept plan showing how the neighbouring properties to the north and south could redevelop in the future with the potential for shared vehicle access through the subject site by way of a Statutory Right-of-Way (SRW) for public-right-of-passage (PROP) to be registered on Title over the entire drive aisle and on-site truck turnaround area prior to final adoption of the rezoning bylaw (a copy of which is on file).*
- *The proposed variance was identified as part of the rezoning application and no concerns on this matter were raised by members of the public at that time.*

- b) Allow five small vehicle parking spaces.

Staff supports the proposed variance for the following reasons:

- *The Zoning Bylaw allows small vehicle parking spaces on a site where the total resident parking requirement is 31 or more spaces. Due to the small size of the proposed development, the total on-site resident parking requirement is only 18 spaces. The proposed five small vehicle parking spaces enable more than half of the spaces to be provided in a side-by-side arrangement and provide for more functional living space on the ground floor of those units.*
- *The City’s Transportation Department has reviewed this redevelopment proposal and is in support of the variance request, as well as the applicant’s proposal to increase the amount of resident bike parking spaces from 1.25 spaces/unit to 2.00 spaces/unit for a total of 18 resident bike parking spaces, as demonstrated on the plans.*
- *The proposed variance was identified as part of the rezoning application and no concerns on this matter were raised by members of the public at that time.*

Analysis

Conditions of Adjacency

- The proposed development has been designed with consideration of the existing surrounding housing context and is consistent with the design guidelines in the OCP for infill townhouses on arterial roads.
- The building and landscape design along the street front provides for visual interest and a pedestrian-oriented experience in the public realm.
- Three-storey units are proposed along No. 1 Road, which are either reduced to two-storeys within 7.5 m of, or set back at least 7.5 m from, common property lines with existing two-storey housing to the north and south, respectively.
- In the rear of the property, two-storey units in duplex form, with wider than minimum setbacks, are proposed along the interface with existing two-storey housing to the east (i.e. at least 4.5 m).

Site Planning, Access and Parking

- The proposed development is for nine townhouse units on a site that will be approximately 1,801 m² in area after the required 0.91 m wide road dedication.
- The site layout consists of a total of three buildings arranged on either side of a north-south drive aisle having access to No. 1 Road, as follows:
 - One three-storey building containing five units is proposed facing No. 1 Road along the west side of the drive aisle, which steps down to two storeys along the interface with existing adjacent single-detached housing to the north.
 - Two two-storey duplex buildings are proposed along the east side of the drive aisle along the interface with existing adjacent single-detached housing to the west.
- Vehicle access to the subject site is proposed from No. 1 Road at the south end of the site, which was reviewed and supported by the City's Transportation Department as part of the rezoning application. Prior to final adoption of the rezoning bylaw, the applicant is required to register on Title a SRW over the drive aisle for PROP to enable potential shared access to neighbouring properties to the north and south upon their redevelopment.
- Pedestrian access and circulation are proposed via pathways to each unit in the building along No. 1 Road, as well as via the drive aisle and a defined pathway along the south side of the building along No. 1 Road towards the east side of the site. The use of the drive aisle by both vehicles and pedestrians is highlighted by decorative and permeable pavers at transition zones, such as the main site entry, common outdoor amenity space and rear buildings.
- Resident vehicle parking spaces are proposed in individual garages and two surface parking spaces are proposed at the north end of the site for visitors. Bike parking is also provided within individual garages, while a bike rack for visitors is proposed within the common outdoor amenity space.
- Waste bins are proposed in a centralized storage room at the south end of the west building, near the site entry.

Architectural Form and Character

- The proposed exterior design aims for a contemporary architectural vocabulary that reinforces a residential character of development by grouping the units into small building clusters, using small-scale pedestrian-oriented features such as street-fronting unit entries with eave projections, and articulating the building façade to define each unit and break down the apparent mass into smaller components.
- The proposed building massing and height are consistent with the design guidelines for Arterial Road Townhouses, with three-storey portions of buildings located closest to the arterial road, and stepping down to two storeys along the interface with existing adjacent two-storey housing.
- To provide visual interest and articulate the building mass, portions of the upper floors are stepped back from the floor below and single-pitch roofs are angled toward the drive aisle.
- The proposed colour and material palette consists of a light-coloured brick veneer providing visual interest at street-level, Hardie smooth panels and vertical trim panels in different shades of grey at upper levels, horizontal Hardie board trim in white and black and bright yellow coloured entry doors.

Open Space & Landscape Design

- Common outdoor amenity space (82 m²) is proposed in the southeast corner of the site, which is larger than the 54 m² (6.0 m² per unit) area guideline in the OCP. The space contains bench seating, a children's play structure that provides for climbing, jumping and sliding, as well as a variety of plants and a Maidenhair tree.
- The on-site truck turnaround area located opposite the site entrance and immediately adjacent to the outdoor amenity space is proposed to be treated mainly with asphalt on which a painted hopscotch pattern is proposed to maximize children's play. The remaining portion of the on-site truck turnaround area is proposed to be treated with decorative pavers that are aligned with the pedestrian access to the outdoor amenity space. Should the property to the south at 8180 No. 1 Road redevelop in the future with shared access through the subject site (thereby creating a T-intersection), the on-site truck turnaround area may be converted to enlarge the common outdoor amenity space. The landscape plan illustrates how the area may be converted to include additional plant material, bench seating and garden plots. The SRW for PROP that is to be registered on Title prior to final adoption of the rezoning bylaw is to contain language to enable this scenario.
- Private outdoor space for each of the units is provided consistent with the size guidelines in the OCP (min. 30 m² per unit) and is primarily in the form of yards at grade, with secondary decks provided along either the internal drive-aisle or No. 1 Road.
- Tree retention and removal was assessed as part of the rezoning application, at which time it was identified that:
 - Six trees and two hedges located on neighbouring properties to the north and east are to be retained and protected (Trees # N01, N03-N07 and H01-H02), as is one tree located in the unconstructed City-owned lane east of 8100 No. 1 Road (Tree # N02).

- 13 bylaw-sized trees, two undersized trees, one undersized hedge and two unnumbered fig trees located on-site are proposed to be removed (Trees # 233-247 and H03), for which 26 replacement trees are required consistent with the 2:1 replacement ratio in the City's OCP and Tree Protection Bylaw.
- The Tree Management Plan (Plan # 13) identifies the trees to be retained and removed. To ensure that the retained trees are protected, the applicant is required to submit a contract with a Certified Arborist for supervision at construction stage and a tree survival security in the amount of \$5,000.00 for Tree # N02 located in the unconstructed City-owned lane prior to final adoption of the rezoning bylaw. The applicant is also required to install tree protection fencing on-site prior to demolition of the existing dwellings, which must remain in place until construction and landscaping are completed.
- The landscape plan illustrates that a mix of 18 deciduous and coniferous trees are proposed to be planted and maintained on-site (i.e., Golden Fastigiate beech, Princeton Sentry Maidenhair, Bruns Serbian spruce and Pink-flowered Japanese snowbell). With the 18 proposed replacement trees, the value of the applicant's contribution to the City's Tree Compensation Fund as identified in the list of rezoning considerations can be reduced from \$6,750.00 to \$6,000.00 prior to DP issuance.
- A variety of shrubs, perennials, grasses and ground covers are also proposed on-site (e.g., Pink Abelia, Bigleaf hydrangea, Scarlet Meidiland rose, Blue Fescue, English lavender and Western Sword fern).
- The landscape plan identifies that a high-efficiency automatic irrigation system approved by the registered Landscape Architect is to be installed for all soft landscape areas.
- To define the street edge and clearly distinguish between public and private space, low aluminum fencing with pedestrian gates is proposed, while solid wood privacy fencing is proposed along common property lines with adjacent properties.
- The proposed lot grading is designed to accommodate the required flood construction level while transitioning down to match existing lot grade elevations to the extent possible at common property lines, and to maintain existing lot grading within required tree protection zones. Where there is a difference in lot grade, low wood retaining walls are proposed. As part of the SA design review process, the applicant must submit an updated lot grading plan prepared by a Civil Engineer showing proposed on-site drainage and retaining wall details (including tiebacks) and enter into encroachment agreements for any retaining walls within City SRWs.
- A concept for exterior lighting is illustrated on the site plan and landscape plan, which consists of downward oriented building-mounted lighting at unit entries and at sides of buildings next to the common outdoor amenity space, visitor parking and refuse storage room. A bollard light is also proposed within the common outdoor amenity space, as is a spotlight for the site address.
- To ensure that the landscape plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of \$94,567.88 (based on 100 per cent of the cost estimate prepared by the Registered Landscape Architect, including all materials, installation and a 10 per cent contingency) prior to DP issuance. The applicant is also required to enter into a legal agreement that sets the terms for the use and release of the Landscaping Security.

Indoor Amenity Space

- Consistent with the OCP, and as considered as part of the rezoning application, the applicant proposes to submit a contribution in the amount of \$18,594.00 to the City's Leisure Facilities Reserve Fund prior to final adoption of the rezoning bylaw in-lieu of common indoor amenity space provision on-site.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair or with mobility constraints. The potential conversion of this unit would require the installation of a stair lift.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell handrails;
 - 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.

Sustainability

- The applicant has submitted written confirmation from their certified Energy Advisor that the proposed design will meet BC Energy Step Code 3 + EL-4. The key technical elements that enable this performance target to be achieved include additional insulation in floor, wall and roof assemblies, electric domestic hot water heating and air source heat pumps for heating and cooling.
- To minimize visual impact, the heat pump condenser units for the west building are proposed to be located at-grade in recessed portions of the building along the internal drive-aisle and abutting the exterior stair landing along the rear façade of the duplex buildings, to be screened by plant material.
- Additional environmental sustainability features of the proposal identified by the applicant include:
 - A light roof colour to reflect heat.
 - Energized outlets to support electric vehicle charging for all resident parking spaces and opportunity charging for one visitor parking space, as required by the Zoning Bylaw.
 - Permeable pavers within a portion of the drive-aisle to maximize stormwater infiltration potential.
 - Energy Star appliances and LED lighting

Crime Prevention Through Environmental Design (CPTED)

- The applicant has indicated that the proposed design responds to the following CPTED principles:
 - Natural Access Control is provided through a primary formal vehicle and pedestrian access point that is clearly defined from No. 1 Road, as well as individual gated pathways to unit entries.

- Placement of living spaces and windows provides Natural Surveillance of street-fronting private yards and the common outdoor amenity space.
- Private yards along the street are defined by low transparent fencing and soft landscaping, which provides for direct sightlines while addressing territoriality between public and private space.
- Building-mounted lighting that does not reflect into adjacent areas is proposed at unit entries, visitor parking spaces and common areas. A bollard light is also proposed within the Outdoor amenity space.

Site Servicing and Off-site Improvements

- Servicing and off-site improvements to support the proposed development were identified during the rezoning application review process and will be undertaken as part of a SA to be entered into prior to BP issuance. The scope of work includes, without limitation, design and construction of: water, storm and sanitary service connections; a new treed/grass boulevard and concrete sidewalk along No. 1 Road at the new property line after road dedication, complete with transitions to the existing boulevard condition to the north and south of the subject site; and installation of a new fire hydrant within the boulevard.

Conclusion

This proposal is for a nine-unit townhouse development on a land assembly involving two lots at 8120 and 8140 No. 1 Road.

The applicant has addressed the design issues identified through the rezoning application review process, as well as the additional staff comments regarding site planning, urban design, architectural form and character and landscape design as part of the DP Application review process. The proposal provides an appropriate response to the surrounding housing context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the “RTL4” zone, with the exception of the variances discussed.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 2
(604-276-4108)

CL: js

- Att. 1. Location Map
 2. Development Application Data Sheet

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

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10498.
2. Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of \$94,567.88 (100 per cent of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10 per cent contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
3. City acceptance of the applicant's voluntary contribution in the revised amount of \$6,000.00 (reduced from \$6,750.00 as identified in the Rezoning Considerations) to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
4. Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., aging-in-place features in all units and one convertible units).
- Incorporation of energy efficiency measures in Building Permit plans and construction to meet or exceed the applicable Energy Step Code performance target.
- Submission, as part of the Servicing Agreement design review process, of an updated Lot Grading Plan prepared by a Civil Engineer, showing proposed on-site drainage, retaining wall details, including its tiebacks. As part of the SA design review process, the applicant is required to enter into a legal agreement with the City for any proposed retaining walls and other grade-related encroachments locating in existing City SRWs.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 23-029220

Address: 8120 and 8140 No. 1 Road

Applicant: Terra 8120 No 1 Road Limited Partnership Owner: 1296168 BC Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Site Area:	1,838.0 m ² (19,784 ft ²)	1,801.3 m ² (19,389 ft ²) after road dedication
Land Uses:	Single detached housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Low Density Townhouses (RTL4)
Number of Units:	2	9

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	0.60	0.60	None permitted
Floor Area (Net):	Max. 1,080.7 m ² (11,633 ft ²)	1080.7 m ² (11,633 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 40%	37.4%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 65%	64.8%	None
Lot Coverage – Live Plant Material:	Min. 25%	25%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (North):	Min. 3.0 m	3.0 m	None
Setback – Side Yard (South):	Min. 3.0 m	6.8 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m for 50% of first storey 6.0 m for 50% of first store and all of 2 nd storey	None
Building Height (m):	Max. 12.0 m (3 storeys)	11.1 m (3 storey bldg.) 8.7 m (2 storey bldgs.)	None

	Bylaw Requirement	Proposed	Variance
Minimum Lot Depth:	35.0 m	44.7 m after road dedication	None
Minimum Lot Width:	50.0 m	40.2 m	To reduce to 40.0 m
On-site Vehicle Parking Spaces:	Min. 2.0/unit – 18 spaces (R) Min. 0.2/unit – 2 spaces (V)	18 spaces (R) 2 spaces (V)	None
Standard Size:	100% (18 spaces)	72.2% (13 spaces)	To allow 5 small spaces
Small Size:	N/A	27.7% (5 spaces)	
Tandem Vehicle Parking Spaces	Max. 50% (9 spaces)	44.4% (8 spaces)	None
Total Vehicle Parking Spaces:	20 spaces	20 spaces	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	N/A
Amenity Space – Outdoor:	Min. 6 m ² /unit (54 m ²)	82 m ²	N/A



No. DP 23-029220

To the Holder: Terra 8120 No 1 Road Limited Partnership

Property Address: 8120 and 8140 No. 1 Road

Address: C/O Eric Law Architect Inc.
#103-4300 North Fraser Way
Burnaby, BC V5J 0B3

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:
 - a) Reduce the minimum required lot width from 50.0 m to 40.0 m.
 - b) Allow five small vehicle parking spaces.
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 #13 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 \$94,567.88. 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 23-029220

To the Holder: Terra 8120 No 1 Road Limited Partnership
Property Address: 8120 and 8140 No. 1 Road
Address: C/O Eric Law Architect Inc.
#103-4300 North Fraser Way
Burnaby, BC V5J 0B3

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

ISSUED

- 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
- 2024.09.27 FOR CITY COMMENT AND REVIEW
- 2024.10.18 FOR CITY COMMENT AND REVIEW
- 2024.10.29 FOR CITY COMMENT AND REVIEW
- 2024.11.05 FOR CITY COMMENT AND REVIEW
- 2024.11.06 FOR CITY COMMENT AND REVIEW

- 2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
- 2024.11.05 ADD VISITOR PARKING TURNING
- 2024.10.29 REVISED PER CITY'S WEB MEETING & EMAILS COMMENTS
- 2024.10.10 REVISED PER CITY'S EMAILS COMMENTS
- 2024.09.27 REVISED PER CITY'S EMAILS COMMENTS

TOWNHOUSE AT 8120-8140 NO. 1 ROAD RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER: 21-11
ISSUED: 11/6/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_241106-DP.DWG

A1
DEVELOPMENT PERMIT
PLAN # 1

PROPOSED TOWNHOUSE DEVELOPMENT AT 8120-8140 NO. 1 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS: 8120 & 8140 NO 1 ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: LOT 308 PLAN 52748 AND LOT 105 PLAN 39706, BOTH OF SECTION 23, BLOCK 4 NORTH, RANGE 7 WEST, NWD
 (C) LOT AREA: BEFORE ROAD DEDICATION 1,838 SM (19,784 SF), AFTER ROAD DEDICATION: APPROX 1801.3 SM (19,389 SF)
 (D) ZONING USE: CURRENT: RS1/E, PROPOSED: RTL4

	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (RTL4)	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL FAR FLOOR AREA 0.60 X 1801.3 SM = 1080.7 SM (11,633 SF)	0.60 1080.7 SM (11,633 SF) FAR FLOOR AREA

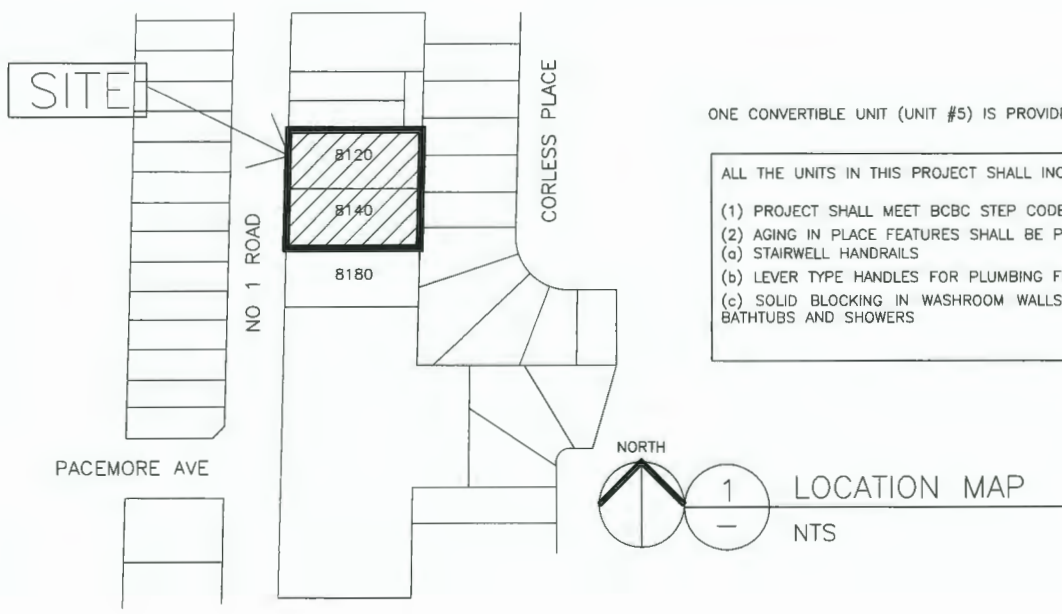
(F) LOT SIZE		MINIMUM 50M WIDE	40.22M [VARIANCE REQUIRED]
(G) NUMBER OF UNIT:	1 PER LOT		9 UNITS
(H) BUILDING COVERAGE:	MAX - 45%	MAX - 40% (7842 SF)	37.4% (673.0 SM 7246 SQ. FT.)

(I) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 11.19M
(J) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD - 6M SIDE YARD - 3M REAR YARD - 3M	FRONT YARD FACING NO. 1 RD - 6.02M (19'9") NORTH SIDE YARD - 3.00M (9'10") SOUTH SIDE YARD - 6.85M (22'6") EAST REAR YARD - 4.50M (14'9")

(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X 9 = 18 0.2 VISITOR PARKING / UNIT X 9 = 2 TOTAL = 20 REQUIRED	RESIDENTIAL PARKING: 5 REGULAR 5 SMALL [VARIANCE REQUIRED] 8 REGULAR IN TANDEM ARRANGEMENT VISITOR PARKING: 2 REGULAR
--------------	---------------------	--	--

(L) BICYCLE		1.25 PER DWELLING UNIT X 9 = 12 0.2 PER DWELLING UNIT X 9 = 2 VISITOR	BICYCLE 18 VISITOR BIKE RACK 2
-------------	--	--	-----------------------------------

(M) OPEN SPACE		OPEN AMENITY SPACE = 6 SM PER UNIT X 9 = 54 SM (581 SF)	OUTDOOR AMENITY PROVIDED: 82.0 SM (883 SQ. FT.)
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ONE CONVERTIBLE UNIT (UNIT #5) IS PROVIDED IN THIS DEVELOPMENT

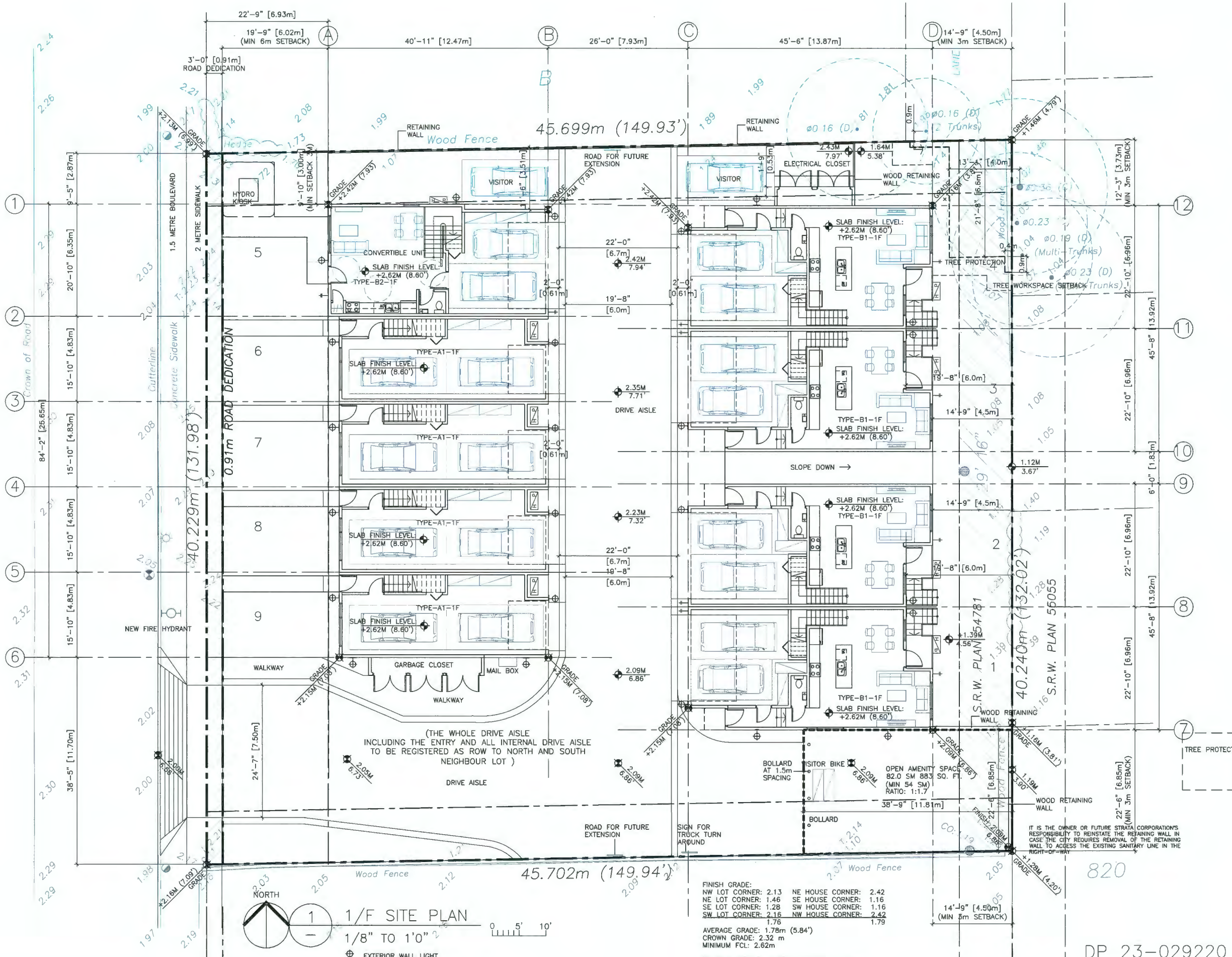
ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

DP 23-029220

DP 23-029220 NOVEMBER 5, 2024

NO. 1 ROAD



1/F SITE PLAN
 1/8" TO 1/0" = 1" = 10'
 NORTH
 EXTERIOR WALL LIGHT
 HOSE BIB
 HEAT PUMP

FINISH GRADE:
 NW LOT CORNER: 2.13 NE HOUSE CORNER: 2.42
 NE LOT CORNER: 1.46 SE HOUSE CORNER: 1.16
 SE LOT CORNER: 1.28 SW HOUSE CORNER: 1.16
 SW LOT CORNER: 2.16 NW HOUSE CORNER: 2.42
 1.76 1.79
 AVERAGE GRADE: 1.78m (5.84')
 CROWN GRADE: 2.32 m
 MINIMUM FCL: 2.62m
 BUILDING HEIGHT: 12.97m -1.78m= 11.19m

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 103 4350 NORTH FRASER WAY BURNABY BC V5L 0B5
 TEL: (604) 505-2099

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ISSUED

- 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
- 2024.09.27 FOR CITY COMMENT AND REVIEW
- 2024.10.18 FOR CITY COMMENT AND REVIEW
- 2024.10.29 FOR CITY COMMENT AND REVIEW
- 2024.11.05 FOR CITY COMMENT AND REVIEW
- 2024.11.08 FOR CITY COMMENT AND REVIEW

REVISION

- 2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
- 2024.11.05 ADD VISITOR PARKING TURNING
- 2024.10.29 REVISED PER CITY'S WEB MEETING & EMAILS COMMENTS
- 2024.10.10 REVISED PER CITY'S EMAILS COMMENTS
- 2024.09.27 REVISED PER CITY'S EMAILS COMMENTS

TOWNHOUSE AT 8120-8140 NO.1 ROAD RICHMOND BC 1/F SITE PLAN

PROJECT NUMBER: 21-11
 ISSUED: 11/6/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_ENO_241106-DP.DWG

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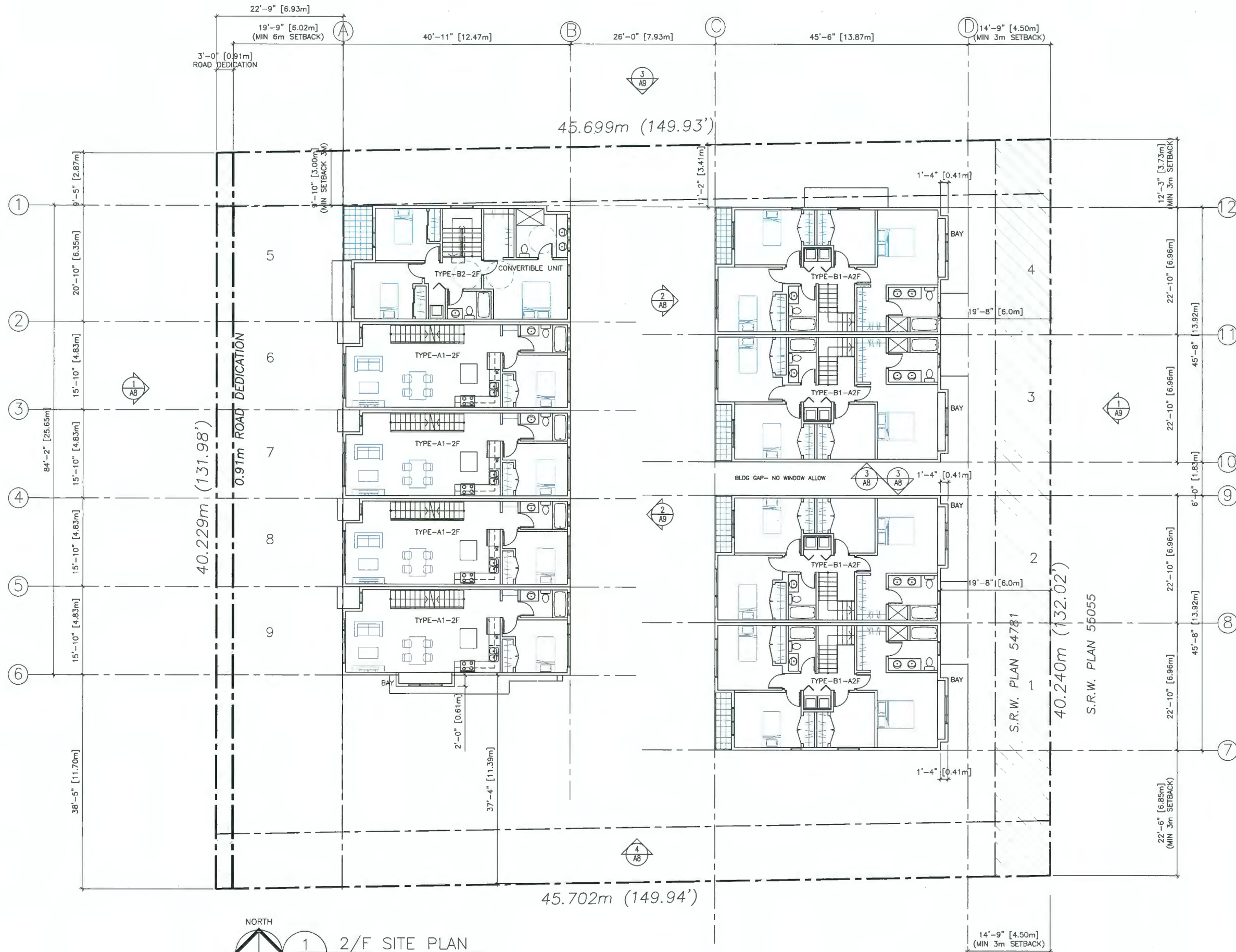
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**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 2/F SITE PLAN**

PROJECT NUMBER: 21-11
 ISSUED: 11/6/2024
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NORTH

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

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4.	2024.10.29 FOR CITY COMMENT AND REVIEW
5.	2024.11.05 FOR CITY COMMENT AND REVIEW
6.	2024.11.06 FOR CITY COMMENT AND REVIEW

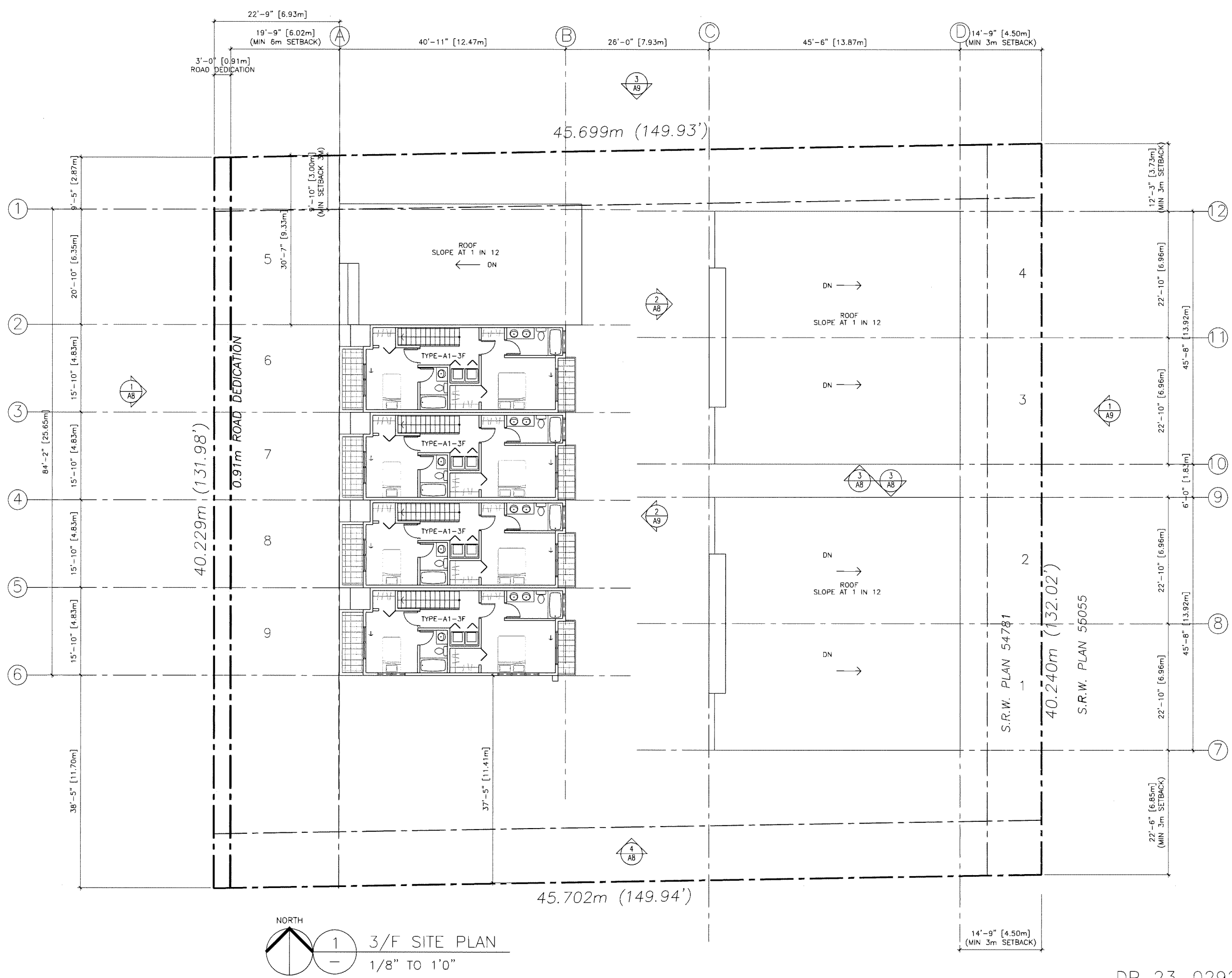
REVISION	
5.	2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
4.	2024.11.05 ADD VISITOR PARKING TURNING
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1.	2024.09.27 REVISED PER CITY'S EMAILS COMMENTS

**TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
3/F SITE PLAN**

PROJECT NUMBER: 21-11
ISSUED: 11/6/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_241105-DP.DWG

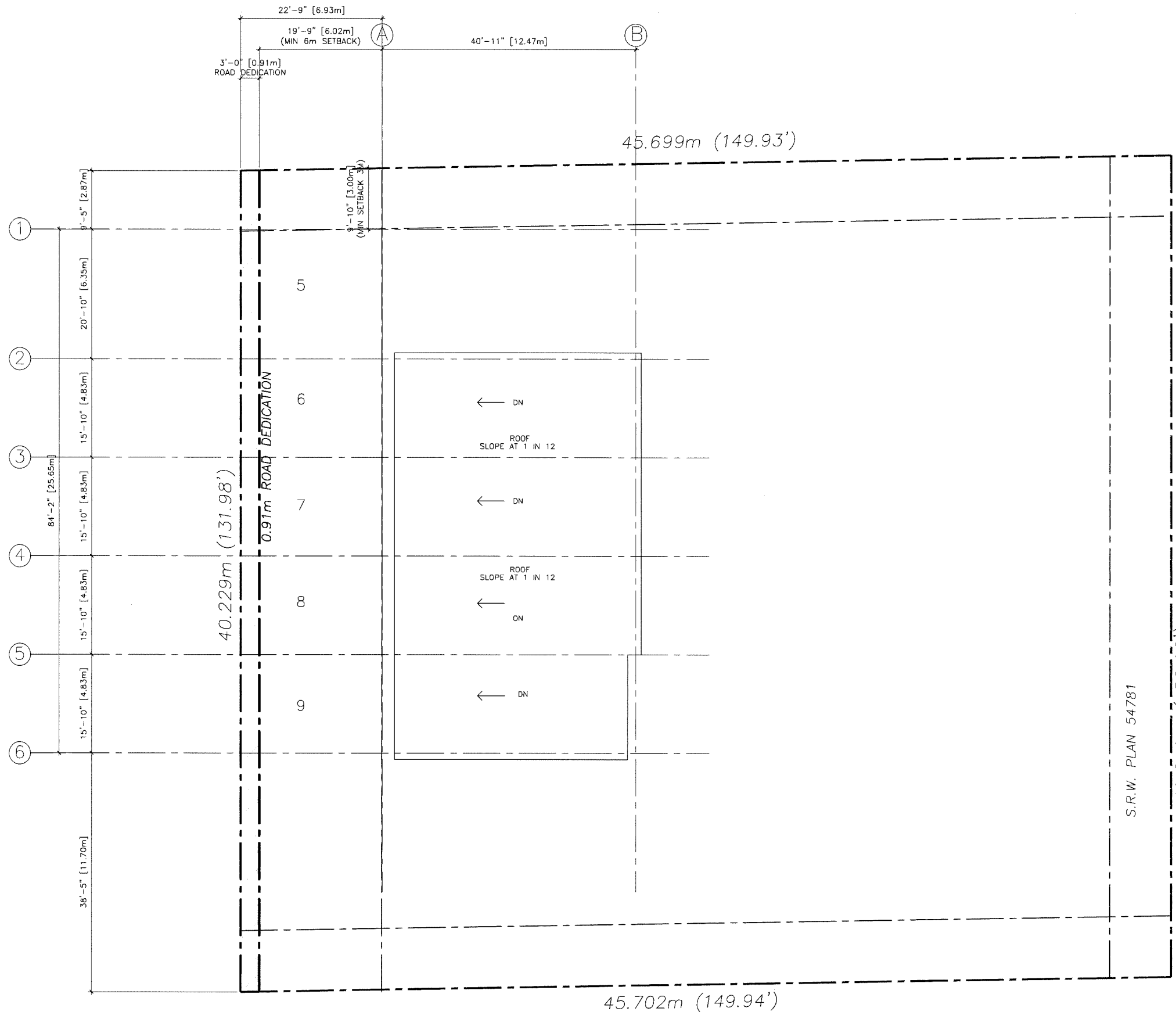
A4

DEVELOPMENT PERMIT
PLAN # 5



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6. 2024.11.06 FOR CITY COMMENT AND REVIEW



NORTH
1 ROOF SITE PLAN
1/8" TO 1'0"

REVISION
5. 2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
4. 2024.11.05 ADD VISITOR PARKING TURNING
3. 2024.10.29 REVISED PER CITY'S WEB MEETING & EMAILS COMMENTS
2. 2024.10.10 REVISED PER CITY'S EMAILS COMMENTS
1. 2024.09.27 REVISED PER CITY'S EMAILS COMMENTS

**TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
ROOF-SITE PLAN**

PROJECT NUMBER: 21-11
ISSUED: 11/6/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_241106-DP.DWG

A5

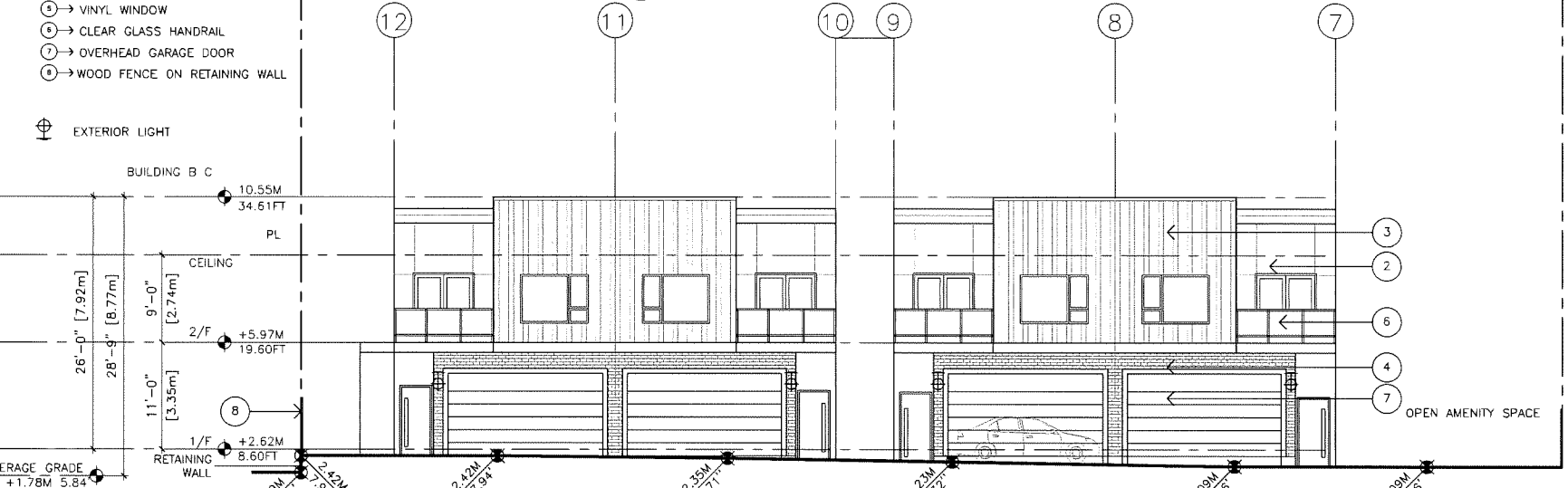
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6. 2024.11.06 FOR CITY COMMENT AND REVIEW



- EXTERIOR FINISH LEGEND**
- ① → LIGHT COLOUR SBS TORCH ON ROOFING
 - ② → HARDI PANEL WITH RECESS REVEAL
 - ③ → HARDI PANEL WITH VERTICAL TRIM
 - ④ → BRICK FINISH
 - ⑤ → VINYL WINDOW
 - ⑥ → CLEAR GLASS HANDRAIL
 - ⑦ → OVERHEAD GARAGE DOOR
 - ⑧ → WOOD FENCE ON RETAINING WALL

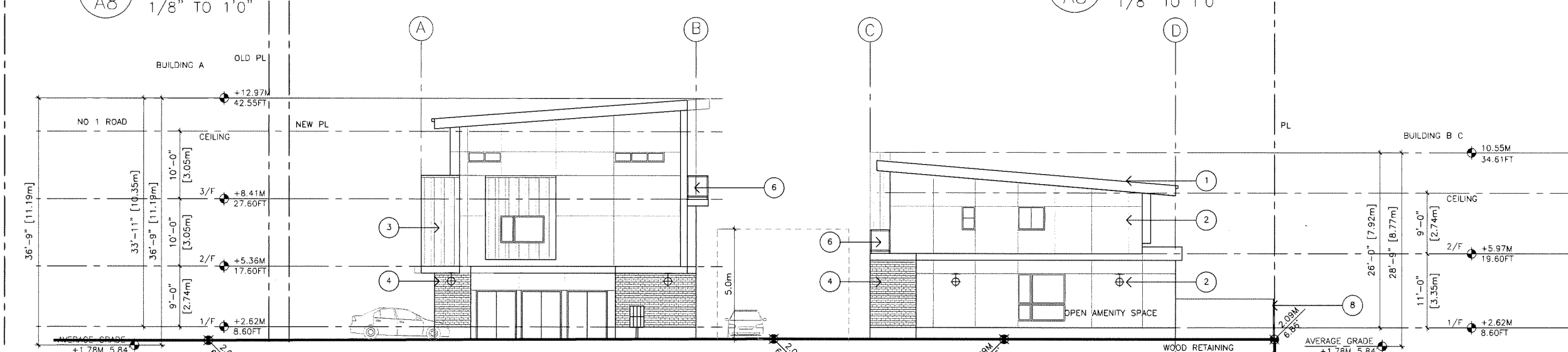
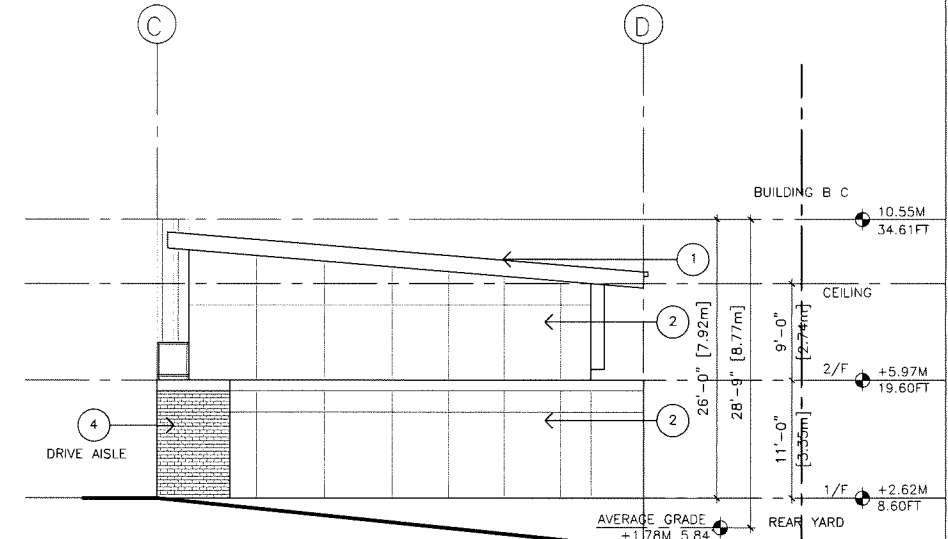
⊕ EXTERIOR LIGHT

1 SITE ELEVATION WEST (FACING NO. 1 ROAD)
A8
1/8" TO 1'0"



2 SITE INTERNAL ELEVATION WEST
A8
1/8" TO 1'0"

3 REAR BLDG SIDE ELEVATION
A8
1/8" TO 1'0"



4 SITE ELEVATION SOUTH
A8
1/8" TO 1'0"

REVISION
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**TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
ELEVATIONS**

PROJECT NUMBER: 21-11
ISSUED: 11/6/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11_ENO_241106-DP.DWG

A8

DP 23-029220

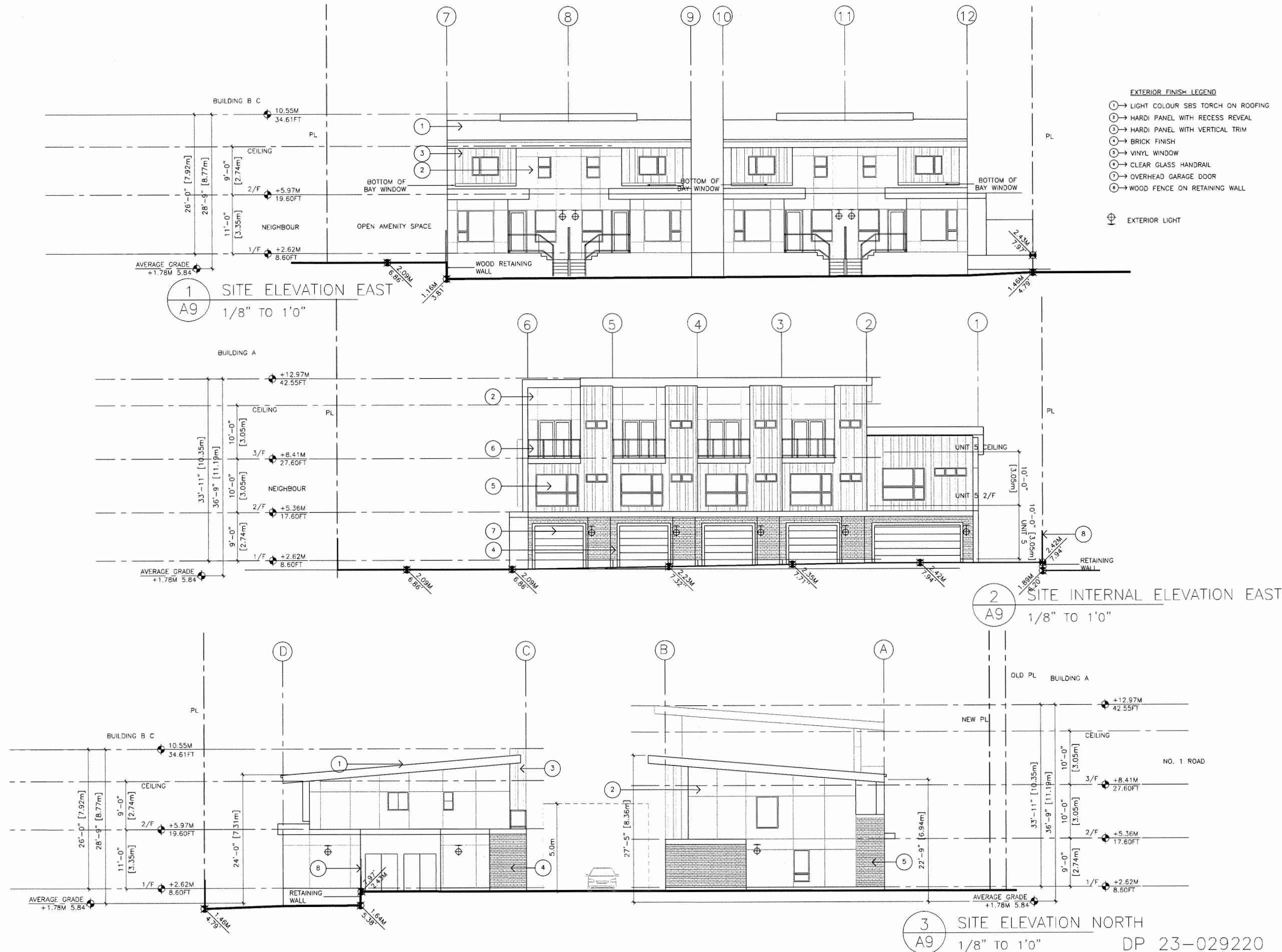
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1.	2024.09.27 REVISED PER CITY'S EMAILS COMMENTS

**TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
ELEVATIONS**

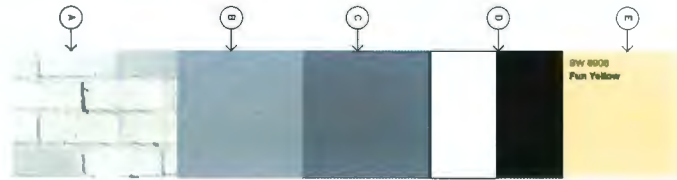
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CHECKED BY: EL
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A9
DEVELOPMENT PERMIT
PLAN # 8



- A → BRICK VENEER FINISH
- B → HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
- C → HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
- D → BLACK / WHITE ON HARDI PANEL AND FASCIA BOARD AS SHOWN
- E → DOOR PAINT SHERWIN WILLIAMS SW 6908

ALL WINDOW AND DOOR TRIM - BLACK
 ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM, REVEAL TO BE SAME COLOUR AS PANEL
 EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



ALSO RFEER TO

1 SITE ELEVATION WEST (FACING NO. 1 ROAD)
 A8 1/8" TO 1'0"

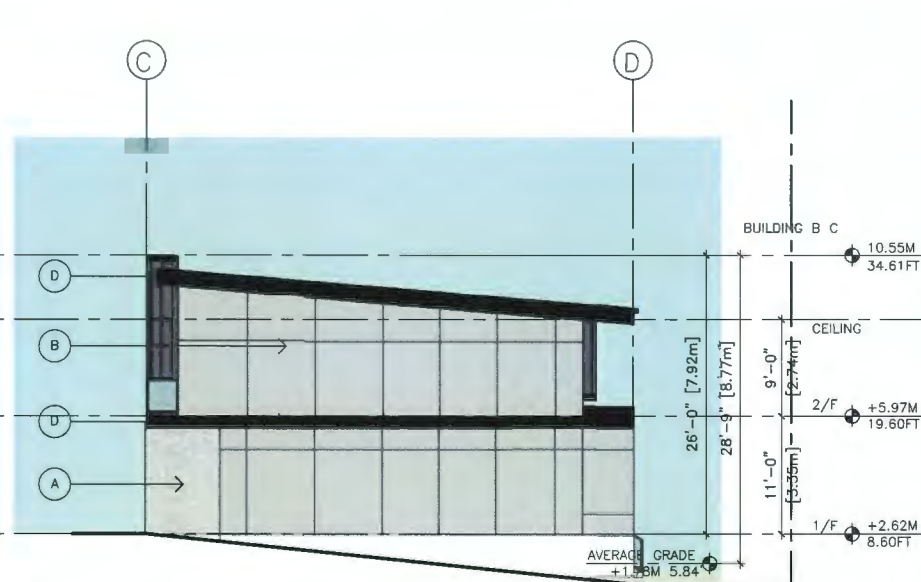


ALSO RFEER TO

2 SITE INTERNAL ELEVATION WEST
 A8 1/8" TO 1'0"

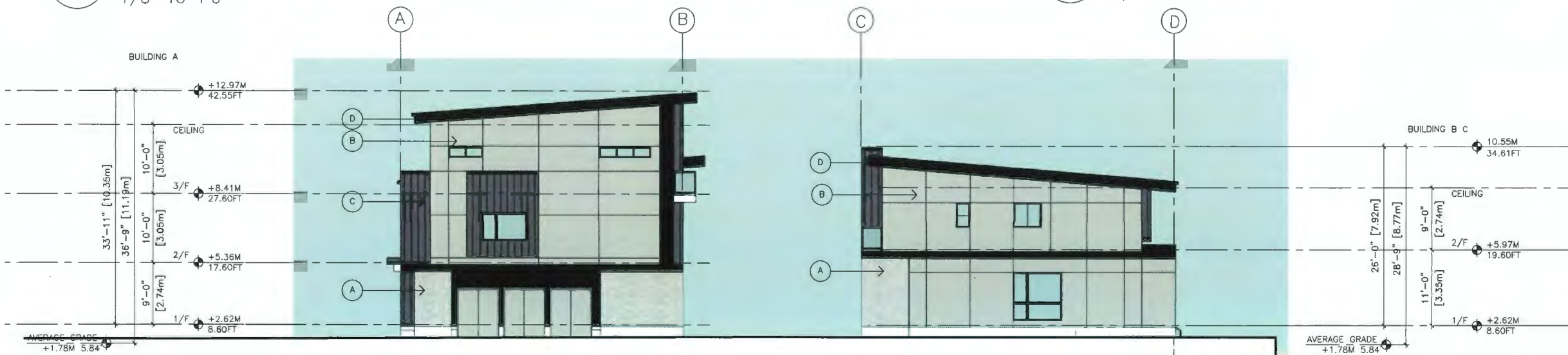
ALSO RFEER TO

3 REAR BLDG SIDE ELEVATION
 A8 1/8" TO 1'0"



ALSO RFEER TO

4 SITE ELEVATION SOUTH
 A8 1/8" TO 1'0"



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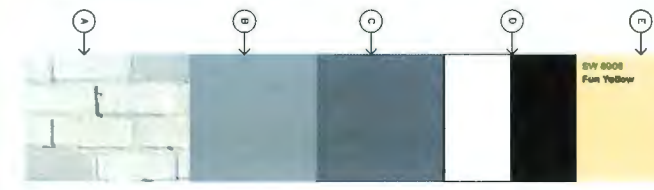
**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 COLOURS**

PROJECT NUMBER: 21-11
 ISSUED: 11/6/2024
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 FILENAME: 21-11_ENO_241106-DP.DWG

A13



- (A) BRICK VENEER FINISH
 - (B) HARDI BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
 - (C) HARDI BOARD PREFINISHED DARK GREY - COLOUR IRON GRAY
 - (D) BLACK / WHITE ON HARDI PANEL AND FASCIA BOARD AS SHOWN
 - (E) DOOR PAINT SHERWIN WILLIAMS SW 6908
- ALL WINDOW AND DOOR TRIM - BLACK
 ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM, REVEAL TO BE SAME COLOUR AS PANEL
 EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



ALSO REFER TO **1** SITE ELEVATION EAST
 A9 1/8" TO 1'0"



ALSO REFER TO **2** SITE INTERNAL ELEVATION EAST
 A9 1/8" TO 1'0"



3 SITE ELEVATION NORTH
 A9 1/8" TO 1'0" DP 23-029220

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**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 COLOURS**

PROJECT NUMBER: 21-11
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A14

DEVELOPMENT PERMIT

SEAL:



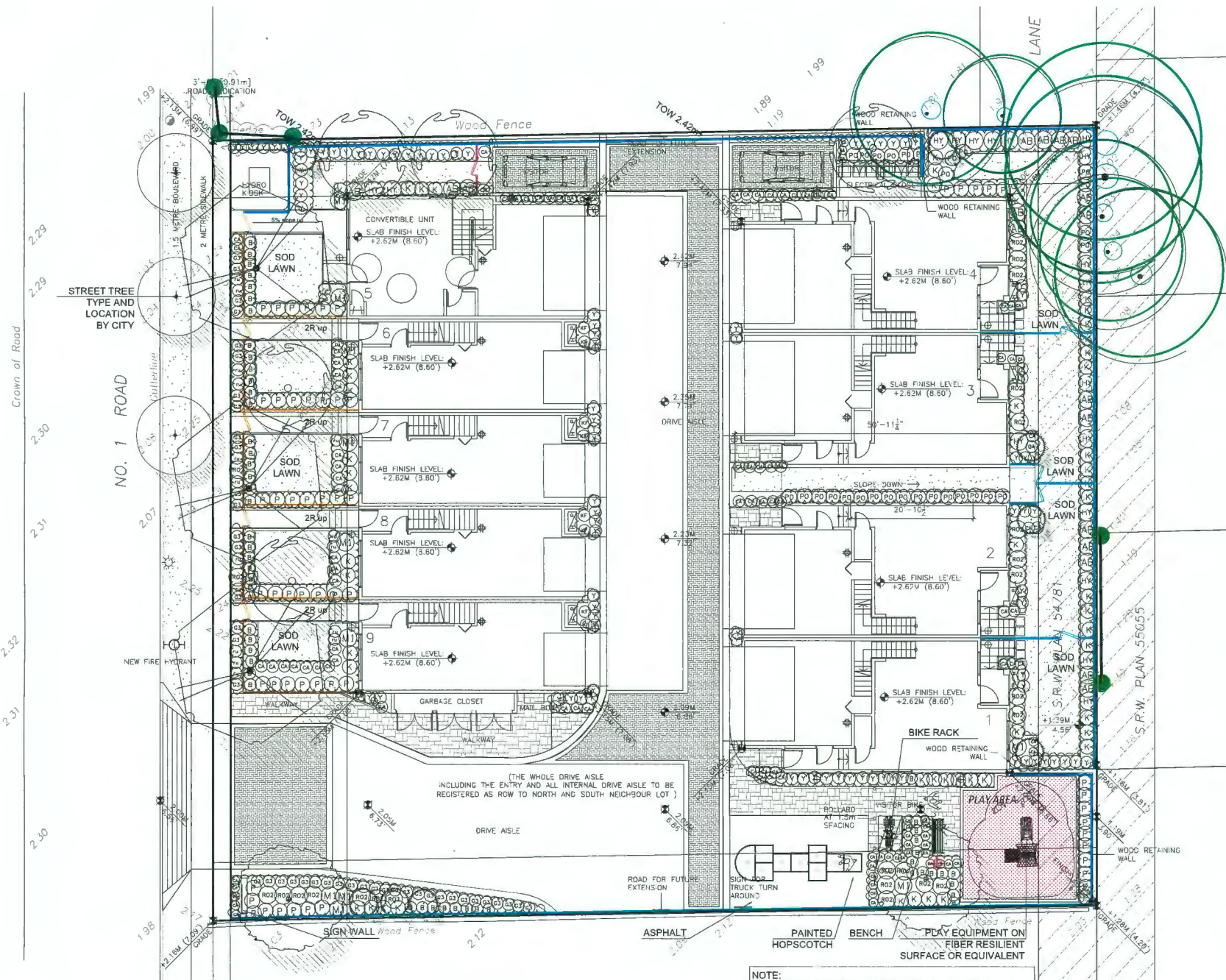
NO.	DATE	REVISION DESCRIPTION	DR.
10	24.OCT.28	CITY COMMENTS	DD
9	24.OCT.16	NEW SITE PLAN & CITY COMMENTS	DD
8	24.SEP.23	NEW SITE PLAN	DD
7	24.SEP.19	NEW SITE PLAN/CITY COMMENTS	DD
6	23.OCT.24	NEW SITE PLAN	DD
5	23.OCT.13	NEW SITE PLAN & CITY COMMENTS	DD
4	23.JUL.17	NEW SITE PLAN	DD
3	23.JUL.04	NEW SITE PLAN/CITY COMMENTS	DD
2	23.MAY.23	NEW SITE PLAN & CITY COMMENTS	DD
1	21.DEC.08	NEW SITE PLAN	DD

CLIENT: TERRA WEST PROPERTIES LTD.
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
8120-8140 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: November 16, 2021 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 4



HARDSCAPE LEGEND

- Permeable pavers with 6" wide concrete curb Natural color;(80mm) Herringbone pattern by Basalite concrete
- Cityscape concrete pavers Mission; Natural color;(60mm) Ashlars pattern; by Basalite concrete
- FIBAR ON PLAYGROUND

FENCE LEGEND

- 42" HT. ALUMINUM FENCING
- 6' HT. WOOD FENCING
- 4' HT. WOOD FENCING
- RETAINING AWALL

LIGHTING LEGEND

- SYMBOL STYLE
- BOLLARD 36" HT LITHONIA RADEAN LED BOLLARD
- UPLIGHT

FURNITURE LEGEND

- SLIDE -J3-23031-B BY JAMBETTE BY PARKWORKS
NOTE:
Age category 18 months to 5 years old
Maximum capacity 8 children
- MAGLIN BIKE RACK - MBR500
- MAGLIN BENCH - SCB1600

NOTE:
- ALL FURNITURE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.
- ALL PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

PLANT SCHEDULE PMG PROJECT NUMBER: 21-191

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL: 1.8M STD, B&B

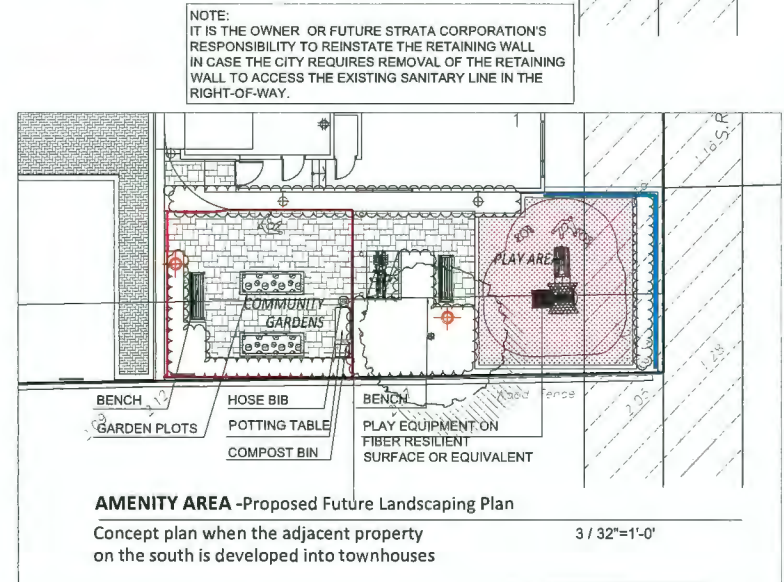
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE PMG PROJECT NUMBER: 21-191

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	FAGUS SYLVATICA 'DANKYCHII GOLD'	GOLDEN FASTIGIATE BEECH	8CM CAL: 1.8M STD, B&B
	2	QUERCUS BILBOA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL: 1.8M STD, B&B
	8	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	4.0M HT: B&B
	3	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL: 1.8M STD, B&B
SHRUB	18	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT: 30CM
	54	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT: 25CM
	18	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#2 POT: 50CM
	62	KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT: 50CM
	57	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT: 50CM
	25	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT: 40CM
	93	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.2M HT, B&B
GRASS	8	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
	113	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
	11	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PERENNIAL	43	LAVENDULA ANGSTIFOLIA	ENGLISH LAVENDER	#1 POT
	19	RUDBECKIA FULGIDA VAR SULLIVANTII	GOLDBLOCKRUDBECKIA; YELLOW-ORANGE	15CM POT
	29	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.L.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



AMENITY AREA - Proposed Future Landscaping Plan
Concept plan when the adjacent property on the south is developed into townhouses
3 / 32"=1'-0"

SEAL:

NOTES:

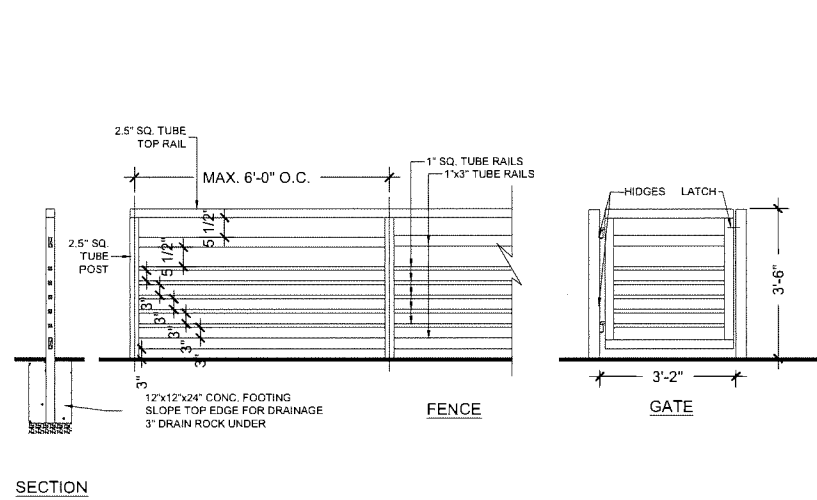
1. METAL GALVANIZED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
4. ALL HARDWARE HOT DIPPED GALVANIZED

NOTES:

1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.

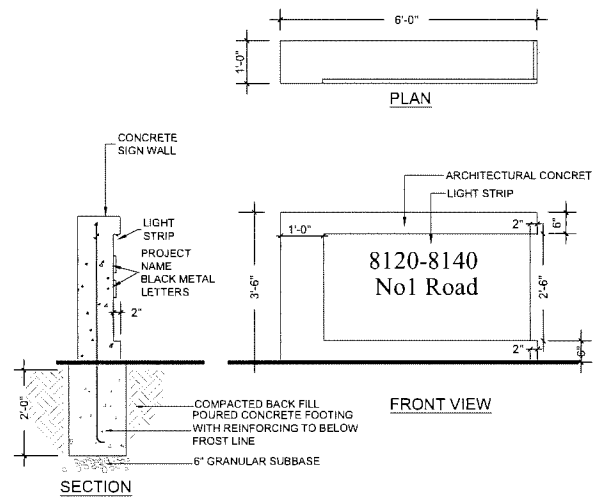
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



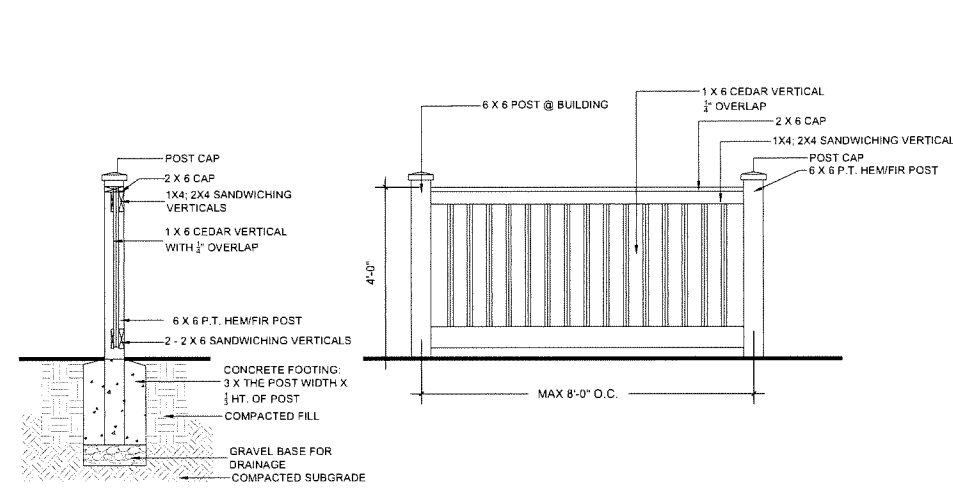
SECTION

1 42"HT ALUMINUM FENCE AND GATE
Street frontage 1/2" = 1'-0"



SECTION

2 42"HT SIGN WALL 1/2" = 1'-0"



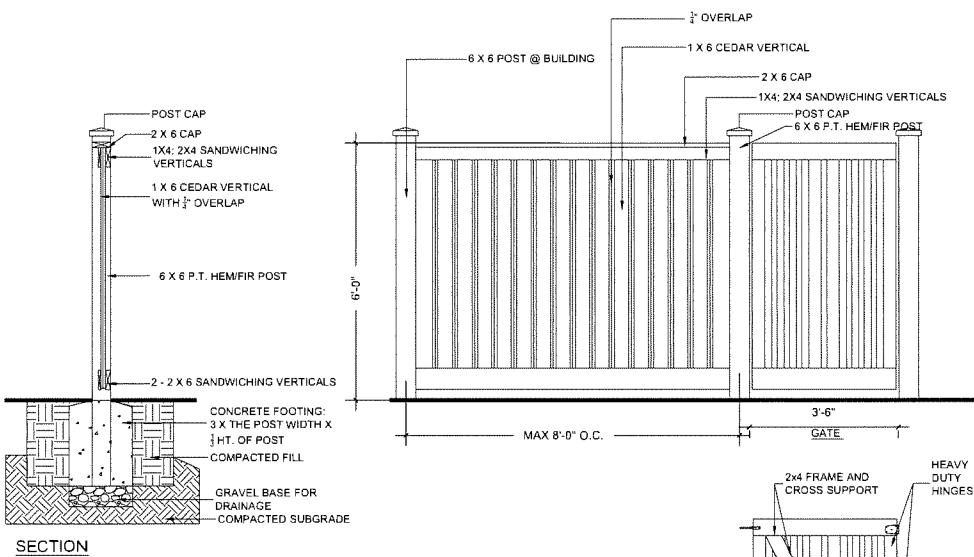
3 4'-0" HEIGHT WOOD FENCE 1/2" = 1'-0"

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

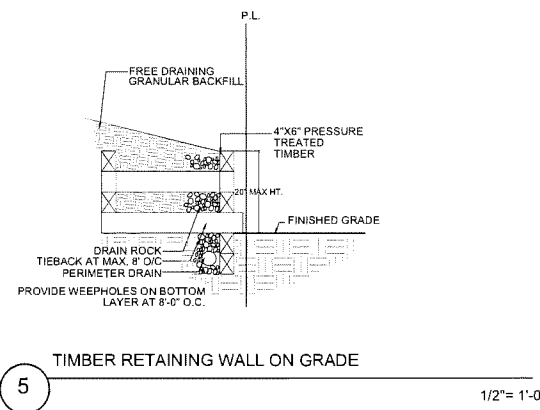
NOTES:

- ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. (RETENTION 0.40 LBS. PER CU. FT. OF WOOD) TREAT ALL CUT SURFACES. DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.
- DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 4'0" O.C., TWO EACH END.
- TIEBACK AT 8'0" O.C. MAXIMUM DEADMEN CONTINUOUS REBAR PINS AS SHOWN 4'-3" INTO COMPACTED SUBGRADE.
- BACKFILL IN 12" LAYERS; COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES.
- TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN; FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL.

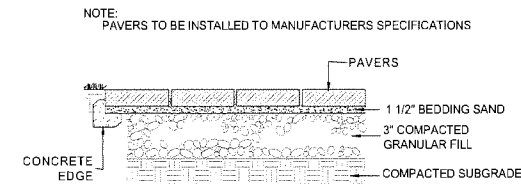


SECTION

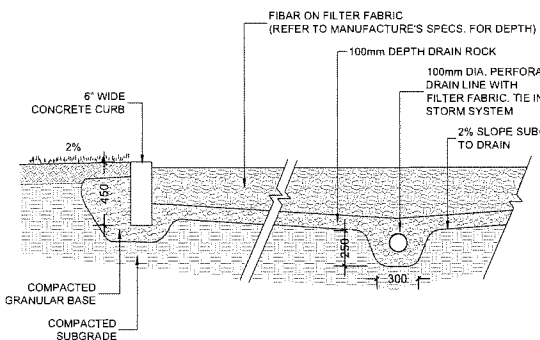
4 6'-0" HEIGHT WOOD FENCE AND GATE 1/2" = 1'-0"



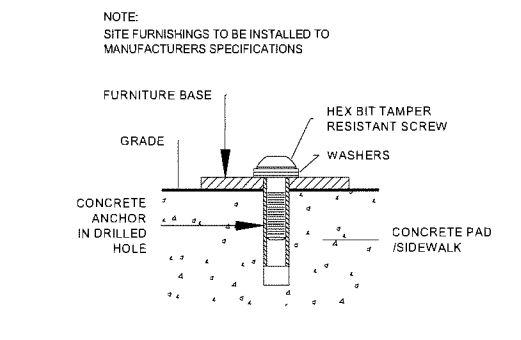
5 TIMBER RETAINING WALL ON GRADE 1/2" = 1'-0"



7 PAVERS ON GRADE 1" = 1'-0"



6 PLAYGROUND SAFETY SURFACE 1/2" = 1'-0"



8 SITE FURNITURE MOUNTING NOS

NO.	DATE	REVISION DESCRIPTION	DR.
10	24.OCT.28	CITY COMMENTS	DD
9	24.OCT.16	NEW SITE PLAN & CITY COMMENTS	DD
8	24.SEP.23	NEW SITE PLAN	DD
7	24.SEP.10	NEW SITE PLAN&CITY COMMENTS	DD
6	23.OCT.24	NEW SITE PLAN	DD
5	23.OCT.13	NEW SITE PLAN&CITY COMMENTS	DD
4	23.JUL.17	NEW SITE PLAN	DD
3	23.JUL.04	NEW SITE PLAN&CITY COMMENTS	DD
2	23.MAY.23	NEW SITE PLAN & CITY COMMENTS	DD
1	21.DEC.08	NEW SITE PLAN	DD

CLIENT: TERRA WEST PROPERTIES LTD.
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT

8120-8140 NO. 1 ROAD RICHMOND

DRAWING TITLE:
**LANDSCAPE DETAILS
LIVE PLANT AREA**

DATE: November 16, 2021 DRAWING NUMBER:

SCALE:

DRAWN: DD

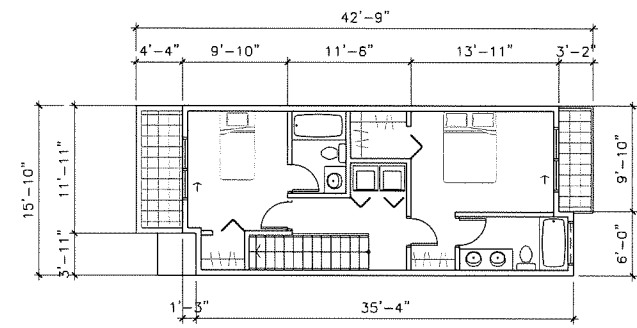
DESIGN: DD

CHKD: PCM

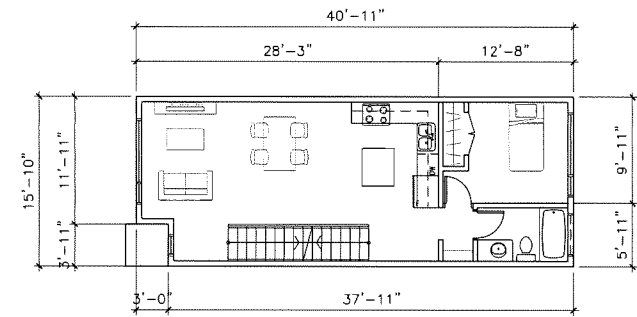
L2

OF 4

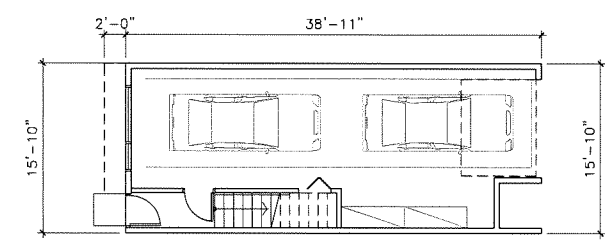
ISSUED	
1.	2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
2.	2024.09.27 FOR CITY COMMENT AND REVIEW
3.	2024.10.18 FOR CITY COMMENT AND REVIEW
4.	2024.10.29 FOR CITY COMMENT AND REVIEW
5.	2024.11.05 FOR CITY COMMENT AND REVIEW
6.	2024.11.06 FOR CITY COMMENT AND REVIEW



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

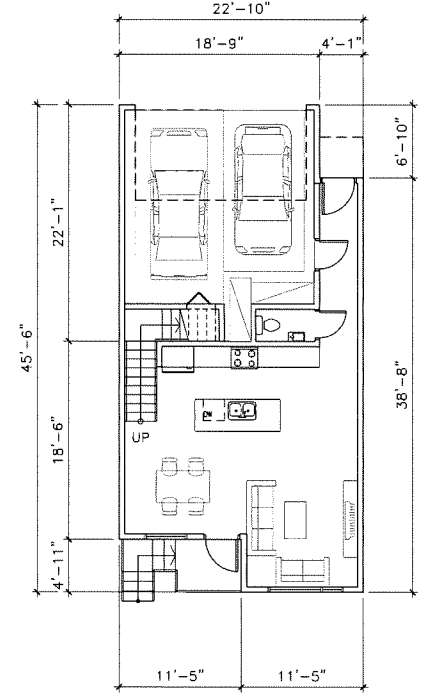


2 LEVEL 2
1/8" TO 1'-0"
TYPE-A1-2F

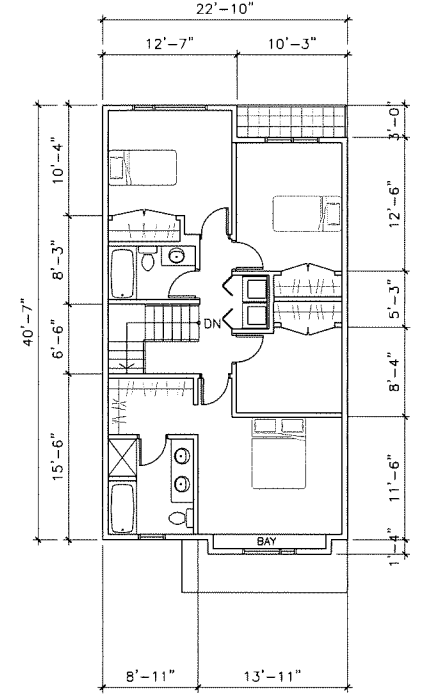


3 LEVEL 1
1/8" TO 1'-0"
TYPE-A1-1F

TYPE A1 UNIT PLAN
3 BEDROOM



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



5 LEVEL 2
1/8" TO 1'-0"
TYPE-B1-A2F

TYPE B1 UNIT PLAN
3 BEDROOM + DEN

- ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS
- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
 - (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - (a) STAIRWELL HANDRAILS
 - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

5.	2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
4.	2024.11.05 ADD VISITOR PARKING TURNING
3.	2024.10.29 REVISED PER CITY'S WEB MEETING & EMAILS COMMENTS
2.	2024.10.10 REVISED PER CITY'S EMAILS COMMENTS
1.	2024.09.27 REVISED PER CITY'S EMAILS COMMENTS
	REVISION

**TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
UNIT PLANS**

PROJECT NUMBER:	21-11
ISSUED:	11/6/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-11_ENO_241106-DP.DWG

ISSUED	
1.	2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
2.	2024.09.27 FOR CITY COMMENT AND REVIEW
3.	2024.10.18 FOR CITY COMMENT AND REVIEW
4.	2024.10.29 FOR CITY COMMENT AND REVIEW
5.	2024.11.05 FOR CITY COMMENT AND REVIEW
6.	2024.11.06 FOR CITY COMMENT AND REVIEW

REVISION	
5.	2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
4.	2024.11.05 ADD VISITOR PARKING TURNING
3.	2024.10.29 REVISED PER CITY'S WEB MEETING & EMAILS COMMENTS
2.	2024.10.10 REVISED PER CITY'S EMAILS COMMENTS
1.	2024.09.27 REVISED PER CITY'S EMAILS COMMENTS

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC**

UNIT PLANS

PROJECT NUMBER: 21-11
 ISSUED: 11/6/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_ENO_241106-DP.DWG

A7

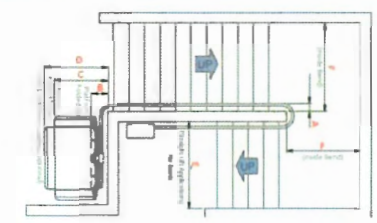
DP 23-029220

DEVELOPMENT PERMIT

CONVERTIBLE UNIT GUIDELINES	
DOORS & DOORWAYS	<ul style="list-style-type: none"> ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. 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). 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. PATIO/BALCONY MIN. 860 MM CLEAR OPENING. MATCH LEVEL WITH FRONT DOOR TO FRONTYARD WITH SLIGHT REAMP ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. LEVER-TYPE HANDLES FOR ALL DOORS.
VERTICAL CIRCULATION	<ul style="list-style-type: none"> STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	<ul style="list-style-type: none"> MIN. 900 MM WIDTH.
GARAGE	<ul style="list-style-type: none"> MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT. 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. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	<ul style="list-style-type: none"> 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. CABINETS UNDERNEATH SINK ARE EASILY REMOVED. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	<ul style="list-style-type: none"> MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	<ul style="list-style-type: none"> PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

Dimensions

Turning Clearances

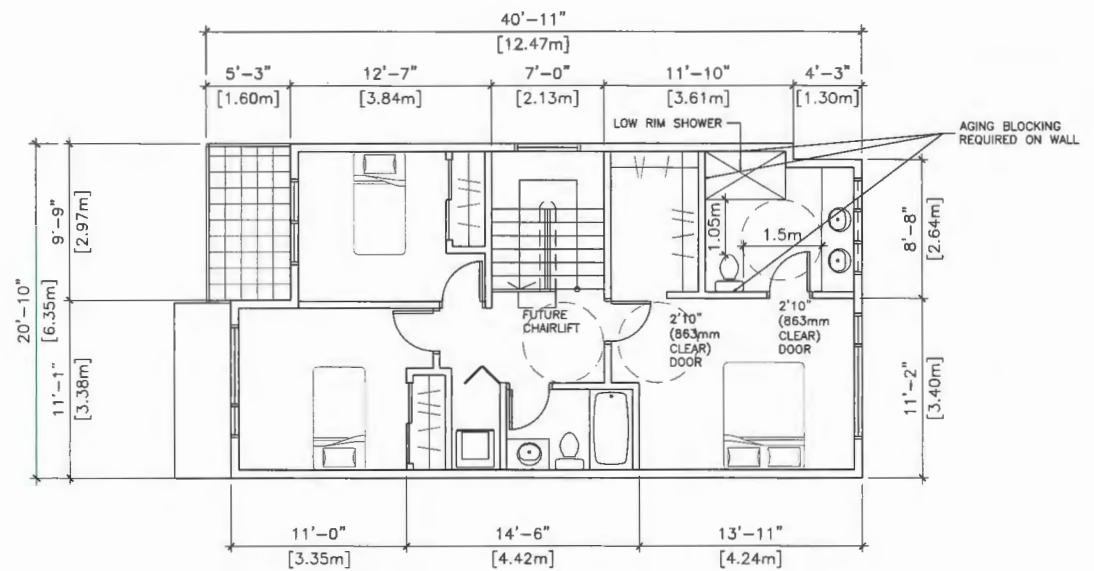


Platform Sizes

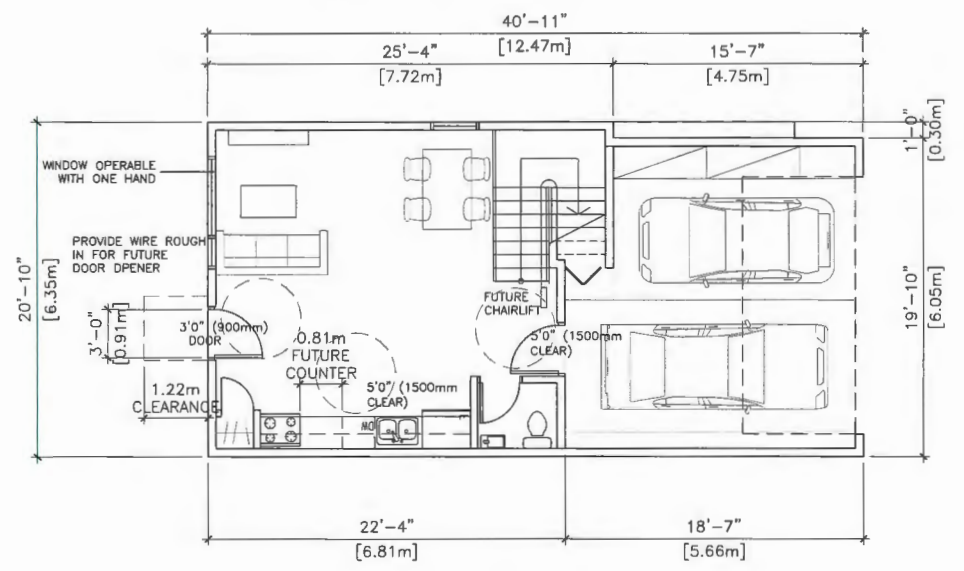
Dim.	Attachment Method	700 x 750 mm (27" x 29")	min.	in.
A	Direct Mount	125	4"	10"
	Tower Mount	150	5"	11"
B	Direct Mount	330	13"	26"
	Tower Mount	355	14"	28"
C	Direct Mount	900	35"	67"
	Tower Mount	925	36"	69"
D	Direct Mount	1115	44"	81"
	Tower Mount	1140	45"	83"
E	Direct Mount	920	36"	69"
	Tower Mount	945	37"	71"
F	Direct Mount	1025	40"	75"
	Tower Mount	1050	41"	77"

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - (a) STAIRWELL HANDRAILS
 - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS



1 LEVEL 2
 3/16" TO 1'-0"
 TYPE-B2-2F



CONVERTIBLE UNIT

2 LEVEL 1
 3/16" TO 1'-0"
 TYPE-B2-1F

TYPE B2 UNIT PLAN
 3 BEDROOM