

8240 WILLIAMS RD - 3-UNIT TOWNHOUSE DEVELOPMENT

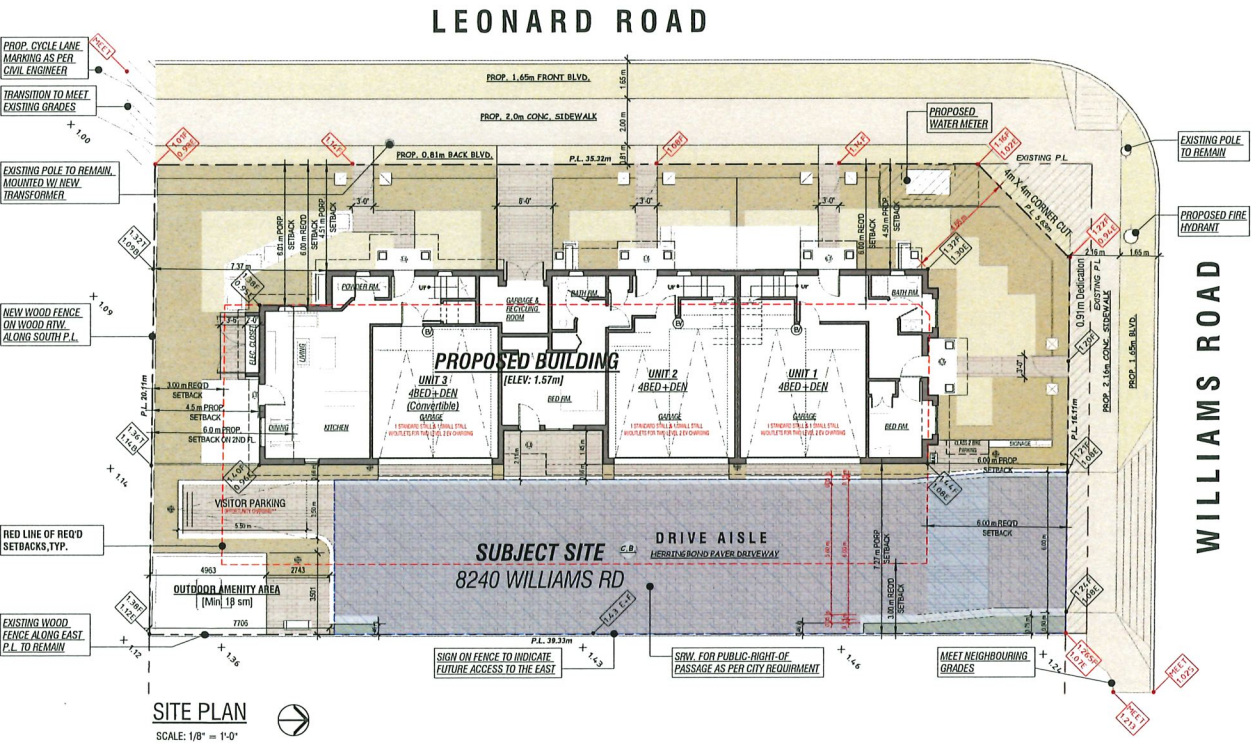
PROJECT DATA

Civic Address	8240 Williams Road, Richmond BC
Legal Description	LOT 3 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14866
PID	001-947-338
Gross Site Area	809.02 sm (8708.18 st)
Dedications	4m X 4m Corner Cut & 0.91m Front Road Dedication - 26.47 sm [284.94 st]
Net Site Area	782.54 sm [8423.23 st]

	Existing	Proposed
Land Uses	Single-family	Townhouses
DCP Designation	Neighbourhood Residential	Neighbourhood Residential
Zoning	RSMT: Small Scale Multi-Unit Housing	RLT 1 Low Density Townhouses
Number of Units	1	3

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.56	None
Buildable Floor Area (sm)	Max. 489.53 sm (5253.94 st)	445.57 sm (4796.12 st)	None
Lot Coverage (% of Net Site Area)	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 33% Non-porous Surfaces: 64% Live Landscaping: 26%	None
Lot Size (sm)	None	782.54 sm	None
Lot Dimensions (m)	Width: 40m Front: Min. 6.0m Rear: Min. 3.0m Exterior Side: Min. 6.0m Interior Side: Min. 3.0m	Width: 23.1m (average 18.1m) Front: 6.0m Rear: 4.5m @ 1st FL & 6.0m @ 2nd FL Exterior Side: 4.5m Interior Side: 7.27m	Relaxation needed
Setbacks (m)			Relaxation needed for Exterior Side yard (please refer to Site plan where the build footprint extends beyond the Red line of required setbacks)
Height (m)	Max. 12.0m	11.4m	None
Off-street Parking	6 Residents (2 per unit) + 1 Visitor (0.2 per unit)	6 Residents + 1 Visitor	None
Small Parking	None if fewer than 31	3 (50%)	Relaxation needed
Tandem Parking	Max. 50%	None	None
Accessible Parking	None	None	None
EV charging	100% of resident parking spaces	100% of resident parking spaces Residential parking to have Level 2 charging. Visitor parking to have opportunity charging**	None
Bicycle Parking	4 Class 1 (1.25 per unit) + 1 Class 2 (0.2 per unit)	6 Class 1 + 1 Class 2	None
Amenity Space - Indoor	Min 50 sm or Cash-in-lieu	Cash-in-lieu	None
Amenity Space - Outdoor	Min. 18 sm (6.0 m ² per Unit)	26.9 sm	None
Convertible Unit	Min. 1 Unit	1 Convertible Unit	None
Aging-in-Place Features	All Units	Provided in All Units	None

* Opportunity charging is defined as Level 2 charging (or higher) for an electric vehicle supported by a minimum 40A with dedicated electrical circuit for the parking space.



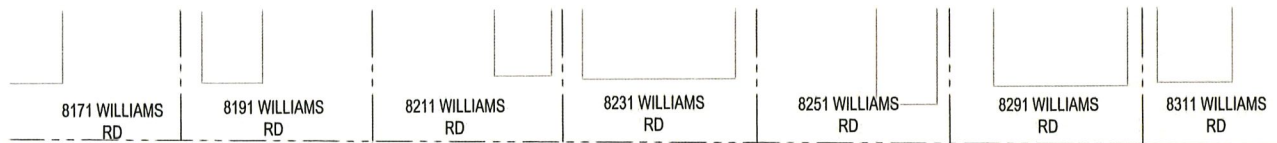
SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THE DESIGN OF FRONTAGE IMPROVEMENTS IS TO
BE FINALIZED THROUGH THE SA REVIEW PROCESS

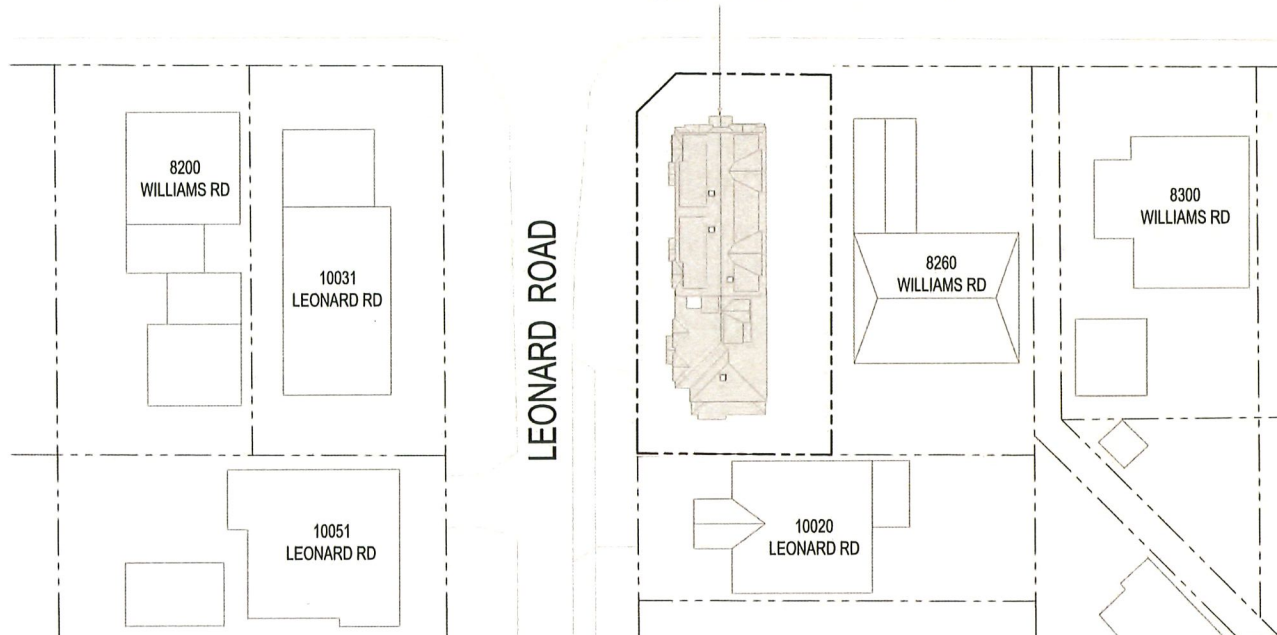


SITE AERIAL PHOTO

 Kenneth Kim Architecture Inc. 1-778-379-0918 / 604-600-0075 # Kenneth Kim 211 2023 Wood Boundary Vancouver, B.C. V6P 2E4	THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.		No	Date	Revision	No	Date	Revision	Consultants
	COPYRIGHT RESERVED THIS DRAWING IS THE SOLE PROPERTY OF KENNETH KIM ARCHITECTURE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.		5	Jun 6 2024	RZ Revision 3				
			4	Nov 30 2023	RZ Revision 2				
			3	Nov 3 2023	DP Submission	8	Jul 25 2025	DP Presentation	
			2	Dec 16 2022	RZ Revision 1	7	Jul 7 2025	DP Revision 2	
			1	July 8 2021	RZ Submission	6	Jun 20 2025	DP Revision 1	
	Project Title		3-UNIT TOWNHOUSE		Sheet Title		PROJECT DATA		File number:
8240 Williams Rd, Richmond								Draw	CL
								Checked	JK
								Print date:	Jul 22, 2025
								Dwg no.	A0.1



SUBJECT SITE WILLIAMS ROAD



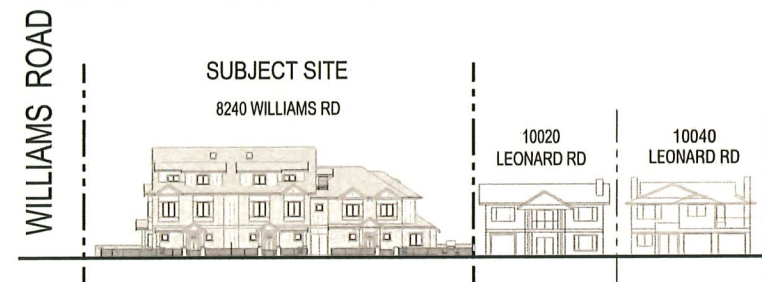
LOCATION PLAN
N.T.S



SITE CONTEXT PLAN
N.T.S

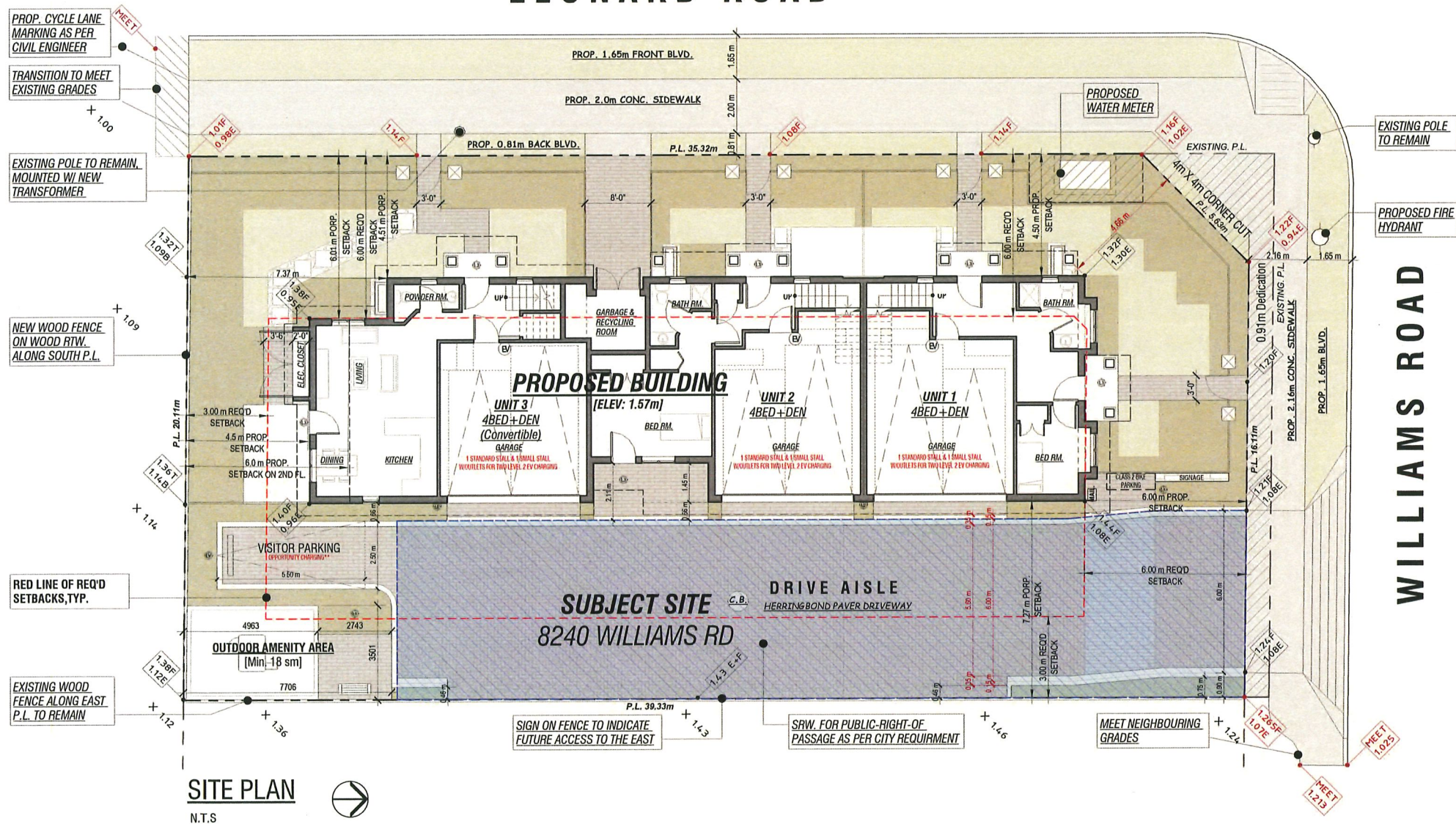


STREETSCAPE ELEVATION (WILLIAMS RD)
N.T.S

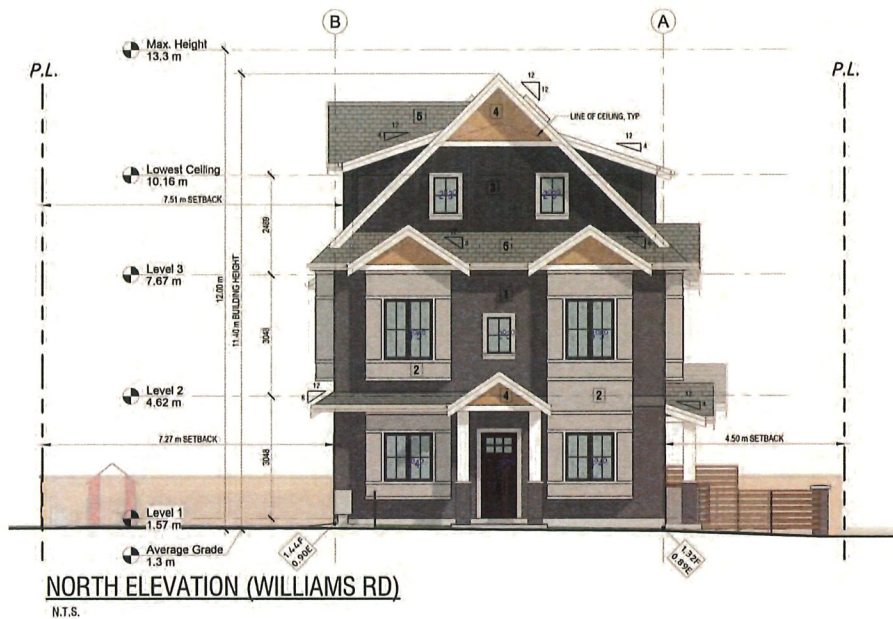


STREETSCAPE ELEVATION (LEONARD RD)
N.T.S

LEONARD ROAD



WILLIAMS ROAD



MATERIAL LEGEND

1 Thin Brick, Redish Charcoal, Endicott Sinna Ironspot Velour, or Similar

2 Hardie Board with Trims, Grey Benjamin Moore 2112-50, or Similar

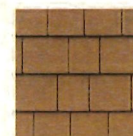
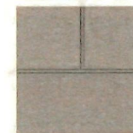
3 Board & Batten Siding, Charcoal Benjamin Moore 2130-30, or Similar

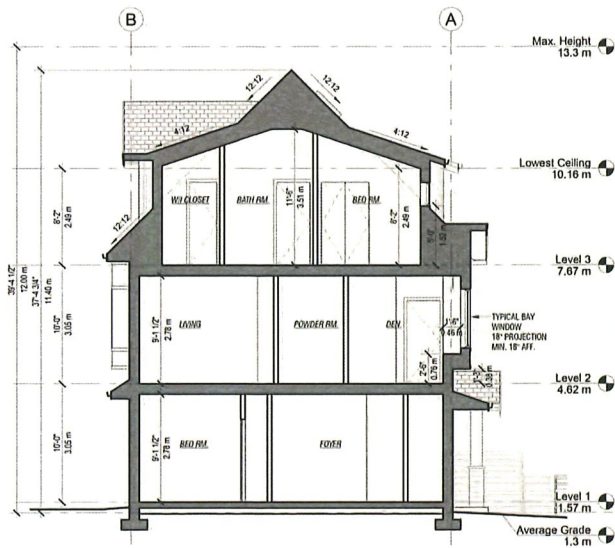
4 Hardie Shingle Siding, Tan Brown Benjamin Moore HC-37, or Similar

5 Asphalt Shingles, Charcoal

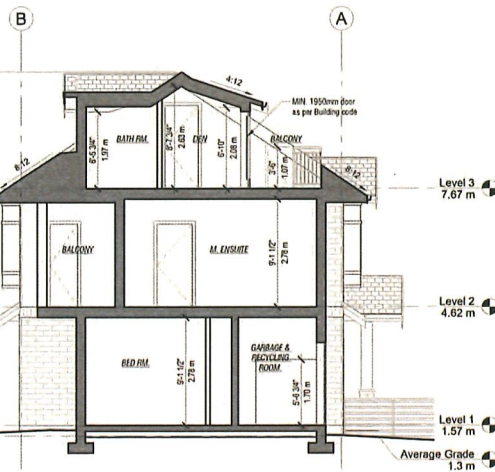
8 Unit Exterior door, Dark brown Benjamin Moore CG-2, or Similar

9 Utility Door & Door trim, Charcoal Benjamin Moore 2129-30, or Similar

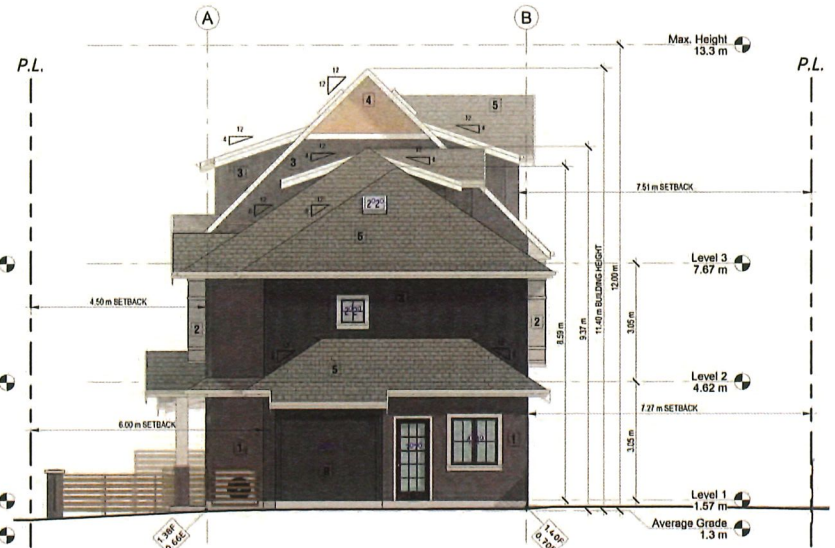




1. CROSS SECTION 1
N.T.S.



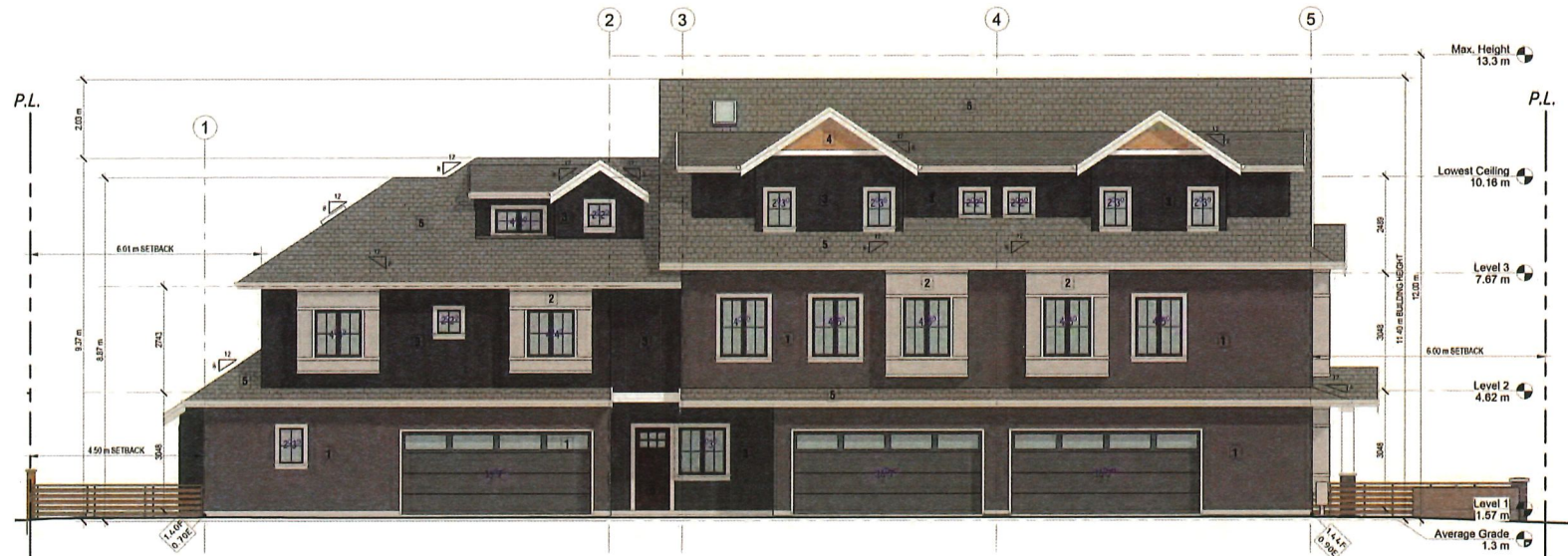
2. CROSS SECTION 2
N.T.S.



3. SOUTH ELEVATION
N.T.S.

ELEVATION NOTES

- 1 Thin Brick, Redish Charcoal, Endicott Sinna Ironspot Velour, or Similar
- 2 Hardie Board with Trims, Grey Benjamin Moore 2112-50, or Similar
- 3 Board & Batten Siding, Charcoal Benjamin Moore 2130-30, or Similar
- 4 Hardie Shingle Siding, Tan Brown Benjamin Moore HC-37, or Similar
- 5 Asphalt Shingles, Charcoal
- 6 Unit Exterior door, Dark brown Benjamin Moore CC-2, or Similar
- 9 Utility Door & Door trim, Charcoal Benjamin Moore 2129-30, or Similar



4. EAST ELEVATION
N.T.S.



Street View from Road Intersection



Aerial View from Road Intersection



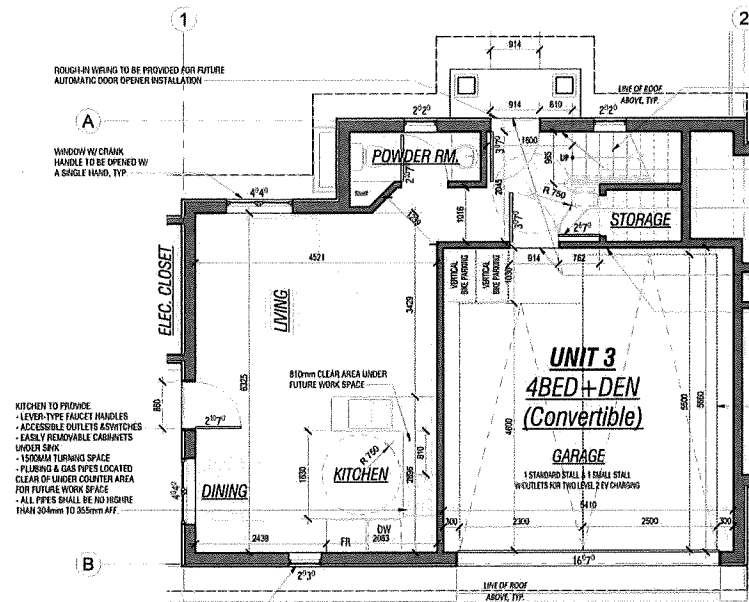
Aerial View from Leonard Rd



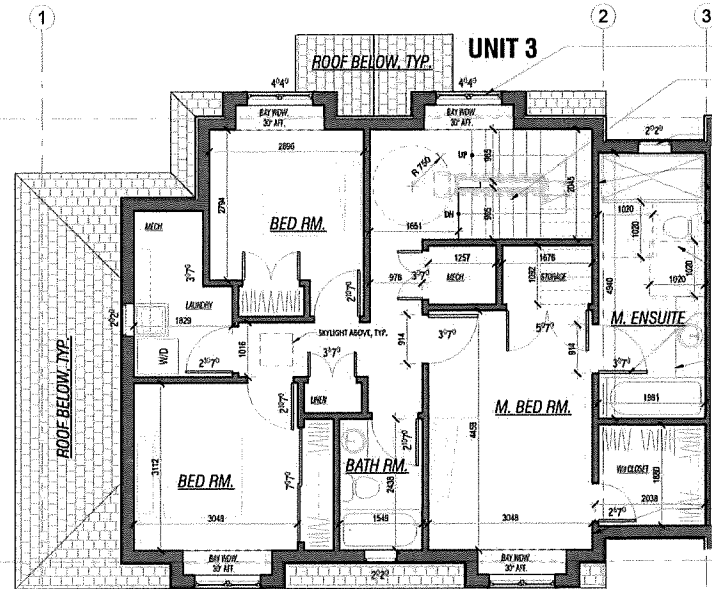
Aerial View from Williams Rd



Aerial View from the Eastern Neighboring Property



- START TO ACCOMMODATE FUTURE STAIR LIFT W/ FRAMING SUPPORT
- ACCESSIBLE OUTLETS & SWITCHES ACROSS 1ST FLOOR, TYP.
- LEVER-TYPE HANDLES FOR ALL DOORS, TYP.
- MAX. 13MM GRADE CHANGE AT DOOR SILL, TYP.
- GARAGE CAPABLE TO ACCOMMODATE MIN. 4m ACCESSIBLE PARKING SPACE
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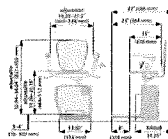
- WINDOW W/ CRANK HANDLE TO BE OPENED W/ A SINGLE HAND, TYP.
- STARTS TO ACCOMMODATE FUTURE STAIR LIFT W/ FRAMING SUPPORT
- ACCESSIBLE SHOWER CONTROLS W/ PRESSURE & TEMPERATURE CONTROL VALVES
- WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB & SHOWER, TYP.
- TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT
- LEVER-TYPE HANDLES FOR ALL DOORS, TYP.
- EASILY REMOVABLE CABINETS UNDER SINK
- ACCESSIBLE OUTLETS & SWITCHES ACROSS 2ND FLOOR, TYP.

CONVERTIBLE UNIT GUIDELINES	
ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM 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 HALLWAY AND ROOMS AND VISIBLE HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS	
PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH DCGC.	
LEVER-TYPE HANDLES FOR ALL DOORS	
STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATION	
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.	
HALLWAYS MIN. 900 MM WIDTH	
GARAGE MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH	
ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING	
TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT	
WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"x12" 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 ARE EASILY REMOVED	
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)	
CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	
KITCHEN CABINETS UNDERNEATH SINK ARE EASILY REMOVED	
1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES	
MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	
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	

- GENERAL NOTES**
- ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
 - LEVER HANDLES FOR PLUMBING FIXTURES AND DOORS
 - WALL BLOCKING FOR GRAB BARS AT TOILET, TUB, AND SHOWER
 - HANDRAILS IN STAIRWELLS
 - UNIT 3 TO BE A CONVERTIBLE UNIT, W/ FEATURES SHOWN IN DRAWINGS ABOVE TO CONFORM TO CITY CONVERTIBLE UNIT REQUIREMENTS AND BC BUILDING CODE

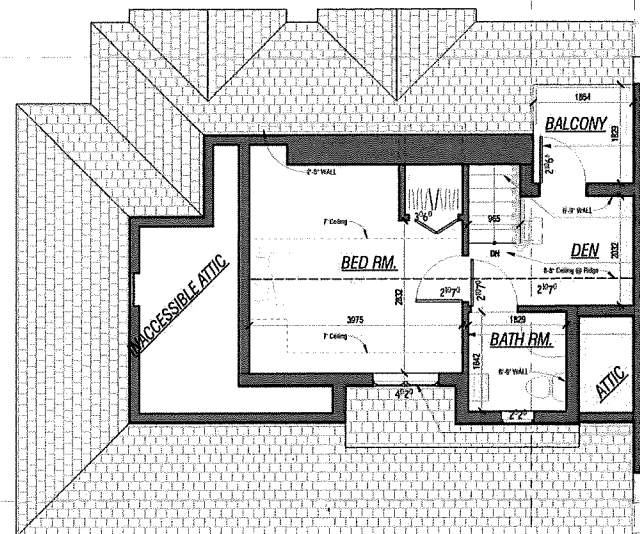
FUTURE STAIR LIFT DATA

DIMENSIONS



SPECIFICATIONS

Application - Residential, indoor	
Capacity - 100 lbs (45 kg), optional 350 lbs (160 kg)	
Max speed - 20 ft/min (6.1 m/min), 12 ft/min (3.7 m/min) when going down	
Power - 115V, 60Hz, 15A power that changes on demand	
Mounting - Handheld remote	
Handicap depth - 16.25" (413 mm)	
Foot rest depth - 12" (305 mm), with offset footrest: 25.25" (640 mm), with small footrest: 25" (640 mm)	
Range of motion - 45 to 90°	
Maneuverability - 180° rotation	



- LEVER-TYPE HANDLES FOR ALL DOORS, TYP.
- STARTS TO ACCOMMODATE FUTURE STAIR LIFT W/ FRAMING SUPPORT
- ALL FACILITIES IN THE 3RD FLOOR CAN BE INCLUDED AT THE FLOORS BELOW, THEREBY REDUCING THE NECESSITY TO CONVERT THIS FLOOR ACCESSIBLE.
- ACCESSIBLE OUTLETS & SWITCHES ACROSS 3RD FLOOR, TYP.
- WINDOW W/ CRANK HANDLE TO BE OPENED W/ A SINGLE HAND, TYP.