



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: July 17, 2023

From: Wayne Craig
Director, Development

File: DP 21-940028

Re: **Application by The Panatch Group for a Development Permit at 10140, 10160,
10180 No.1 Road and 4051 Cavendish Drive**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

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

WC:el
Att. 5

Staff Report

Origin

The Panatch Group has applied to the City of Richmond on behalf of Cavendish Drive Holdings Ltd. (Director: Kush Panatch) for permission to develop 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive. Six of the units are Low-End Market Rental (LEMR) units and four of the market townhouse units are proposed to contain a ground-level secondary suite. The subject townhouse project is apart of a larger development under rezoning application RZ 18-820669 and Bylaw 10156, which received third reading following the Public Hearing on May 19, 2020. The subject site is being rezoned from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Town Housing (ZT88) - No. 1 Road (Steveston)”. The site is currently vacant.

Servicing Agreement

Frontage improvements, including beautification works along the site’s No. 1 Road frontage, a new emergency access/greenway to connect the two discontinuous ends of Cavendish Drive and a new public walkway along the south property line of the site between No. 1 Road and Cavendish Drive, as well as water, storm sewer and sanitary sewer upgrades and service connections along both No. 1 Road and Cavendish Drive, were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 21-940032). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

Background

The subject townhouse project is part of a larger development under rezoning application RZ 18-820669 and Bylaw 10156. The overall development proposal facilitates the extension of Cavendish Drive as an emergency access through the parent parcel, connecting the existing northern and southern sections of Cavendish Drive, and creates a townhouse site on the west side of Cavendish Drive as well as two single-family lots on the east side of Cavendish Drive (Attachment 1). The emergency access will also provide a pedestrian walkway between the northern and southern sections of the existing Cavendish Drive. Bollards will be installed at each end to ensure no public vehicle access. A preliminary functional design of the new Cavendish Drive Connection emergency access/greenway can be found in Attachment 2.

Highlights of the proposed townhouse development include:

- Six Low-End Market Rental (LEMR) housing units and 29 market residential units will be provided.
- All LEMR units and four market units will be designed in accordance with the convertible unit guidelines.
- Four of the three-storey market units with side-by-side double car garage will each feature a secondary suite on the ground floor.
- A 140 cm caliper sequoia tree and a 56 cm caliper spruce tree will be retained on-site and featured within the central outdoor amenity space.

- A public walkway will be provided on-site along the south property line to provide a connection between No. 1 Road and Cavendish Drive.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) 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: An existing single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting No. 1 Road, which is identified for townhouse development under the Arterial Road Land Use Policy; and the Richmond Chinese Alliance Church on a lot zoned “Assembly (ASY)”.

To the South: An existing 16-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” fronting No. 1 Road and an existing single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting the southern section of Cavendish Drive.

To the East: Existing single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting the northern section of Cavendish Drive.

To the West: Across No. 1 Road, existing single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting No. 1 Road, which are identified for Arterial Road Compact Lot Single Detached development under the Arterial Road Land Use Policy; and an existing 11-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” fronting No. 1 Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 19, 2020. No concern 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 and is generally in compliance with the “Town Housing (ZT88) - No. 1 Road (Steveston)” zone.

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 Wednesday, May 3, 2023, is attached for reference (Attachment 4). 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 location and orientation of the proposed townhouse clusters are carefully considered to maximize building separations between existing adjacent developments and townhouse clusters proposed on-site.
- Side yard setbacks to the townhouse clusters (three-storeys) proposed along the south property line are at least 6.0 m, which exceeds the minimum side yard setback requirement under the typical low and medium density townhouse zones (i.e., 3.0 m).
- A public walkway is proposed to locate within this setback area to provide pedestrian access between No. 1 Road and Cavendish Drive.
- Units proposed along the new Cavendish Drive Connector are limited to two-and-a-half-storey. The top/half storey will be provided within the primary roof form of the building above the second floor, with no windows fronting onto Cavendish Drive, in order to create a form and character that complements the single-family homes on Cavendish Drive.
- Townhouse units that have a side or rear yard interface with existing adjacent single-family homes on 4039 Cavendish Drive and 10120 No. 1 Road have been reduced to two-storeys to address potential massing and shadowing concerns. A variety of new trees will be planted along the common property lines to enhance the interfaces between the proposed townhouse development and the existing adjacent residential developments. Two existing trees along the common property line between the subject site and 4039 Cavendish Drive will be also retained.
- The existing site grade along all common property lines will be maintained to provide an appropriate transition to the adjacent properties and to accommodate tree retention on the neighbouring properties.
- An approximately 1.5 m tall wood fence will be installed along the side 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 storm water is managed and addressed through the development and will not impact the neighbouring properties.
- The developer has explored the opportunity to include the adjacent property to the north at 10120 No. 1 Road into the proposed townhouse development; however, the acquisition attempt was not successful. A conceptual development plan for this adjacent property has been prepared by the applicant and is on file. A Statutory Right-of-Way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.

Urban Design and Site Planning

- The townhouse development proposal consists of 35 townhouses, in a mix of two-storey, two-and-a-half-storey and three-storey townhouse units in ten clusters.
- The seven three-storey units proposed along No. 1 Road are designed to have a strong street presence with individual front entrances and yards.

- Two three-storey townhouse clusters, containing a total of ten units are also proposed along the north property line (adjacent to the neighbouring assembly site); building heights are reduced to two-storey along the side yard and rear yard interfaces with existing adjacent single-family homes.
- Twelve three-storey units in the middle of the site are oriented towards an internal pedestrian mews between the private outdoor amenity space on-site and the public walkway along the south property line.
- Six two-and-a-half-storey duplex units are oriented towards the new Cavendish Drive Connector.
- Six affordable housing units are proposed within the two buildings along No. 1 Road. All of the affordable housing units are three-storey units and designed in accordance with the convertible unit guidelines.
- Four of the units in the middle of the site, oriented towards the internal pedestrian mews, will contain a ground-level secondary suite (studio) of approximately 25 m² (269 ft²) in size.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the Official Community Plan (OCP). All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have a deck on the second floor.
- The overall size of the proposed outdoor amenity spaces (i.e., 377 m² or 4,058 ft²) exceeds the OCP requirements. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units.
- No indoor amenity space is proposed on-site. An \$81,600.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- A detached utility building containing a garbage/recycling/organic waste collection room is proposed adjacent to the main outdoor amenity space at the centre of the site. A mailbox kiosk with weather protection element has been incorporated into the design of the utility building.

Transportation

- Vehicular access to this townhouse development will be from No. 1 Road only, at the north edge of the site's No. 1 Road frontage.
- All affordable housing units will have a single-car garage designed to accommodate an accessible parking space; all other townhouse units will have two-vehicle parking spaces in a double-car garage.
- The proposal will feature eleven units with a total of 22 spaces in a tandem arrangement (34 per cent of total required residential parking spaces), which is consistent with the maximum 50 per cent of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at rezoning.
- No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double-car garage is proposed to be included in each of the townhouse units containing a secondary suite, consistent with the parking requirements of Zoning Bylaw 8500.

- A total of seven visitor parking spaces (including one accessible parking space) will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the Zoning Bylaw requirements.
- Adjacent property to the north has future potential for redevelopment as townhouses. Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse development is proposed to be installed along the entry driveway so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the north.
- A new 6.0 m wide public walkway along the south property line of the site between No. 1 Road and Cavendish Drive has been secured at Rezoning. A 3.0 m wide paved pathway with landscape buffer on both sides, as well as wayfinding signage and pedestrian scale lighting, will be constructed within the SRW under a Servicing Agreement. Detailed design to be confirmed at Servicing Agreement stage.

Architectural Form and Character

- The proposed development incorporates traditional gable roof forms with contemporary detailing. The building forms are simple and individual units are clearly marked through roof forms, changes in colour and pronounced entries.
- The vertical articulation of individual units creates a strong rhythm along the streetscapes and within the development.
- Along the Cavendish frontage, duplex buildings reflect the scale of adjacent single-family homes. In addition, Building #8 jogs in plan, responding to the curve on the new Cavendish Drive Connector and creating added interest and variation in the roof forms and streetscape.
- A continuous trim above level one helps to break down the overall building height while preserving the identity of each unit.
- Large windows are broken up by muntins into smaller squares that provide consistency in window sizes and modules and a fine grain of detail.
- The impact of blank garage doors has been mitigated with panel-patterned doors and planting islands along the drive aisle.
- The proposed building materials (asphalt roof shingles, cement panel/lap horizontal siding, wood band/fascia board and trim, stucco and metal railing etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette is muted, creating a striking contrast between adjacent units and providing a unified scheme throughout the development.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage: two trees located on-site, six trees located on the adjacent properties and one tree located on City property are identified for retention. An updated arborist report was submitted at Development Permit stage, as the new developer hired a new arborist to work on this project. The proposed tree preservation scheme is the same as the one reviewed at rezoning stage.

- A 140 cm caliper sequoia tree (tag# 435, previously shown as tag# 33) and a 56 cm caliper spruce tree (specifically tag# 436, previously shown as tag# 34) located on the development site are to be retained and protected within the proposed central outdoor amenity space. A survival security in the amount of \$20,000.00 has been secured at rezoning.
- One tree on 4080 Cavendish Drive (tag# N01, previously shown as tag# OS4), three trees on 10222 No. 1 Road (tag# N02, N03 & N04, previously shown as tag# OS1, OS2 & OS3), two trees on 4039 Cavendish Drive (previously shown as tag# OS6 & OS7) and one tree located on City property (tag # C01, previously shown as tag# OS5) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- All other trees on-site, including 59 trees that were identified for removal at Rezoning stage and three additional trees accessed in the new arborist report, have been removed under Tree Permits T2 19-875281 & T3 21-940108 due to their poor condition (either dead, dying, had been previously topped or exhibited structural defects).
- Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 124 replacement trees are required. The applicant is proposing to plant 66 replacement trees on-site, including nine conifers and 57 deciduous trees.
- The applicant has agreed to provide a voluntary contribution of \$43,500.00 (\$750.00/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 58 replacement trees. A voluntary contribution in the amount of \$42,000.00 has been secured at Rezoning stage; the applicant has agreed to provide the remaining \$1,500.00 voluntary cash contribution prior to DP issuance.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities 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.

Landscape Design and Open Space Design

- The street edge along No. 1 Road and Cavendish Drive will be defined with a strong green edge to provide separation between the Public Realm and Private Realm. A double row of canopy trees will be provided, one within the City's boulevard and one within the front yards of the site. In addition, layering of low shrubs and ground covers, as well as a low 42" tall metal picket fence with gates will be installed along the road frontages to add to the visual diversity within this green edge.
- All homes will have semi-private yards with a patio and a landscaped area. The private patios are large enough for a table, chairs or lounge furniture.
- Landscape pockets with shrubs and grasses will be provided along the internal drive aisles. In the areas with reduced soil space, an aircraft cable system will be provided to allow vine plantings to grow along the building façade.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.

- Two outdoor amenity areas will be provided:
 - The primary outdoor amenity space is proposed in the central area of the site with a picnic table, seating benches and children's play elements. Wood decking is proposed in this area in order to protect the root zone of the two protected trees. This central outdoor amenity area is also designed to provide a continuous circuit, connecting the play house and wood seat/play blocks on the deck and the natural steppers and logs/boulders in the play area south of the protected trees.
 - Another active children's play area is proposed at the eastern edge of the site. Interpretive play elements are proposed, allowing multiple children to play at the same time. Two benches on each side of the play area are also provided for caregivers.
- Lighting plans are included in the DP plans, which indicates bollard lighting provided throughout the site. Each front door entry, projecting deck and eyebrow overhang at each garage will have soffit lighting. Exterior lights are proposed along the pedestrian mews and in the outdoor amenity areas to enhance visual supervision.
- Permeable pavers with decorative patterns will be provided at key locations within the development to highlight the vehicle entry and central amenity area. Permeable pavers will also be used in all visitor parking locations.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$296,349.28 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create an opportunity for passive surveillance.
- Privacy and individuality of each entry will be reinforced by these 'entry porches' that are a strong character element of the project.
- The sidewalk, internal mews and drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public and pedestrian use.
- The public pedestrian walkway along the south property line has been designed with CPTED principles in mind. This walkway has not been fenced in but is designed with an open feel to allow for safe movement. Canopy trees will be provided to provide scale and buffering from the adjacent homes. The pathway will be lit. Detailed design will be reviewed at Servicing Agreement stage.

Sustainability

- The townhomes are being designed and built to meet BC Building Code and Step Code Level 3 standards, and will feature high-performance building envelopes, efficient mechanical systems and energy-efficient lighting.
- The Step Code Target for the townhomes is Level 3 with Low Carbon Energy System (LCES). To achieve this requirement we will design, the following items will be included in the design:
 - High-performance envelope;
 - LED lighting;
 - Highly Efficient Energy Recovery Ventilators (ERV's) for ventilation;
 - Low carbon energy system - VRF heating and cooling systems; and

- Heat pumps for domestic hot water.
- Low-flow plumbing fixtures will be specified, and materials and finishes will be specified with durable materials.
- Level 2 EV charging will be provided in each garage as per Richmond Zoning Bylaw 8500.
- Each townhome will be solar ready; this will consist of a designated area on the roof which has been designed to accommodate solar panels and two designated conduit lines which will run from the roof space down to the mechanical room.

Accessible Housing

- The proposed development includes ten 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 chair lift (where the staircase has been dimensioned to accommodate this) 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 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.

Conclusions

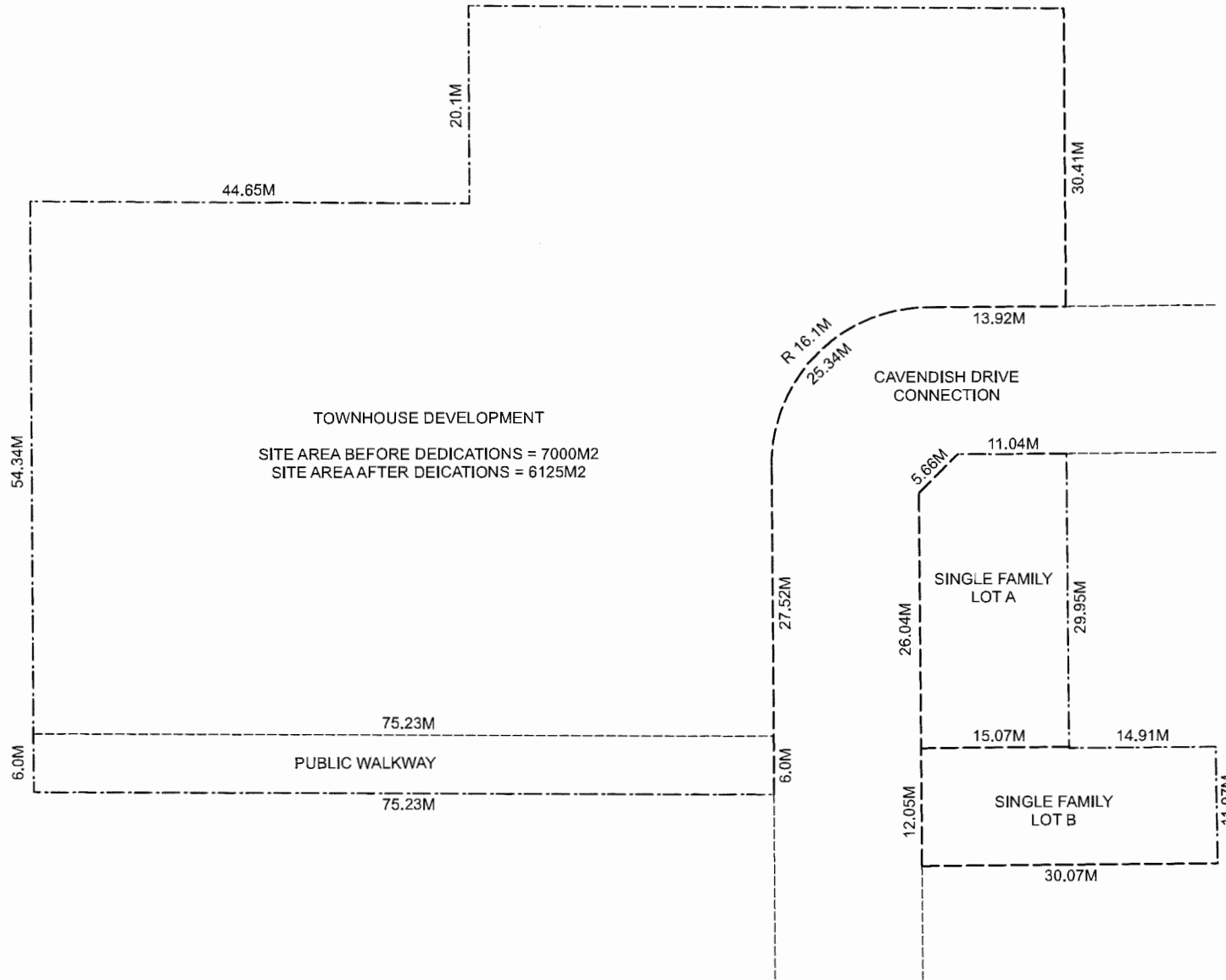
As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Overall Development Proposal
2: Preliminary Functional Design – Cavendish Drive Connector
3: Development Application Data Sheet
4: Excerpt from Advisory Design Panel Meeting Minutes (May 3, 2023)
5: Development Permit Considerations



SITE LAYOUT - ZONING MAP

1	231745400	20-110-0000-0000-0000-0000
2	231745400	20-110-0000-0000-0000-0000
3	231745400	20-110-0000-0000-0000-0000
4	231745400	20-110-0000-0000-0000-0000
5	231745400	20-110-0000-0000-0000-0000
6	231745400	20-110-0000-0000-0000-0000
7	231745400	20-110-0000-0000-0000-0000
8	231745400	20-110-0000-0000-0000-0000
9	231745400	20-110-0000-0000-0000-0000
10	231745400	20-110-0000-0000-0000-0000

PANATCH GROUP

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YAMAMOTO ARCHITECTURE

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PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT
 107481, 117313, 117061 HOLT ROAD AND
 4054, 4056 CAVENDISH DRIVE, NORTH VAN, BC

DATE -	17116
DATE -	17116
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DP 21-940028

Attachment 3

Address: 10140, 10160, & 10180 No.1 Road, and 4051 Cavendish Drive

Applicant: The Panatch Group Owner: Cavendish Drive Holdings Ltd.

Planning Area(s): Steveston

Floor Area Gross: 5,857.16 m² Floor Area Net: 3,979.31 m²

	Existing	Proposed
Site Area:	7,000 m ²	6,125 m ²
Land Uses:	Single Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Steveston Area Plan: Single Family / Multiple-Family	Steveston Area Plan: Multiple-Family
Zoning:	Single Detached (RS1/B) & Single Detached (RS1/E)	Town Housing (ZT88) - No. 1 Road (Steveston)
Number of Units:	3	35

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Affordable Housing:	Min. 14% of 0.65 FAR = 6,000 sq.ft.	6,114 sq.ft.	none
Lot Coverage – Building:	Max. 40%	38%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – No. 1 Road (m):	Min. 4.5 m	4.5 m Min.	none
Setback – Cavendish Drive (m):	Min. 4.5 m	4.5 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	4.5 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys)	none
Lot Width:	Min. 50.0 m	60 m	none
Lot Depth:	Min. 35.0 m	75 m	none
Off-street Parking Spaces – Residential:	2 spaces per strata + 1 space per LEMR = 64	64	none

Off-street Parking Spaces – Visitor:	0.2 spaces per unit = 7	7	none
Off-street Parking Spaces – Total:	71	71	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (64 x Max. 50% = 32)	22	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (71 x Max. 50% = 35)	4	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (71 x 2% = 2 spaces)	6 residential + 1 visitor	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.34 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	44 (Class 1) and 7 (Class 2)	47 (Class 1) and 7 (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 35 units = 210 m ²	377 m ²	none

Excerpt from the Minutes from
The Advisory Design Panel Meeting

Wednesday, May 3, 2023 – 4:00 p.m.
Remote (WebEx) Meeting

1. **DP 21-940028 – 35 UNIT TOWNHOUSE PROPOSAL INCLUDING 6 AFFORDABLE HOUSING UNITS**

ARCHITECT: Yamamoto Architecture Inc.

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 10140, 10160 & 10180 No. 1 Road and 4051 Cavendish Drive

Applicant's Presentation

David Jacobson, Panatch Group, Architect Taizo Yamamoto, Yamamoto Architecture Inc. and Landscape Architect Mary Chan-Yip, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- consider installing permeable pavers for the portion of Cavendish Drive to the east of the proposed development that will be developed for emergency vehicle access and pedestrian movement in order to mitigate drainage concerns;

The City of Richmond Engineering Department at the City requested that the Cavendish Drive connection surface is to be a non-porous surface to ensure it meets the requirements for emergency vehicles. To enhance the walkway / connection we have detailed the road surface as stamped asphalt. This will provide a suitable surface for residence to use as an outdoor space and comply with emergency vehicle requirements.

- consider installing dormer windows to break down the roof massing of townhouse clusters along Cavendish Drive;

We reviewed the above comment and felt that the existing design for the 2 ½ storey units along Cavendish Drive are well appointed and their architectural form ties in with the other buildings within the development. To ease the roof massing for these rooflines we have proposed a combination of gable ends and sloping hip rooflines to reduce the roof massing.

- the townhouse units in Building 4 and Building 5 are directly facing each other across the central internal walkway; consider flipping the unit layout on one side to avoid a direct view of the living room of units on the opposite side as the living room windows of opposite units are just approximately 30 feet apart;

The current design for building 4 & 5 face into the common courtyard and their second floor deck area. To flip one layout would separate the living spaces but it would limit the function of one building as their outdoor space would be facing the internal drive aisle.

The living spaces themselves are separated by a significant distance which is very common in multifamily developments and has proven to not present any privacy or overlook issues. The common courtyard features layered planting to help screen and separate the outdoor spaces between the buildings. Our intention for these units / buildings is to create a connection with the carefully detailed / landscaped common walkway and allow for the living spaces to open out onto a green space rather than the drive aisle.

- support the location of main unit entries on Cavendish Drive for townhouses along the east property line; however, consider adding a secondary entry for each unit off the driveway at the back to facilitate the access of emergency responders into these townhouse units;

The current layout has been reviewed and approved by the Fire Department. Providing a second entry for these units would only gain access into the garage which is not an acceptable entry point for the emergency services.

The focus of these units is to provide a unit entry and street frontage that ties into the existing houses along Cavendish Drive.

- ensure that there is sufficient clearance for opening the ground floor doorways in the affordable housing units that are also designed as convertible units;

We have provided additional dimensions on the convertible units to demonstrate the minimum clearances.

- concerned that the four additional convertible units will provide for chair lift on only the first two levels of the three level units; the proposed design would effectively eliminate access to a considerable portion of these units for persons with limited mobility; the applicant is encouraged to provide total access in the four additional convertible units in the subject development and in future developments;

We have reviewed the feasibility for the stair lift to access the 3rd floor and it is achievable. The convertible C and C1 will be constructed to allow for the stairwell clearances to accommodate the stair lift up to the 3rd floor.

- appreciate the retention of existing trees to create a centrally located common outdoor amenity area; it would provide a nice focal point for residents of the proposed development;

Noted

- appreciate the clean and modern architectural form; not concerned about the top level of the buildings not stepping back; the buildings look nice along the streetscape;

Noted

- the 1.5-meter wide north-south central internal walkway is too narrow; consider increasing its width to a minimum of 2 meters as it functions more of a public walkway providing pedestrian connection from the south side to the central common outdoor amenity area;

Site restrictions and the minimum distance required for the outdoor patio areas at ground level the central pathway needs to remain at 1.5m.

The current width of the pathway is compliant with both accessibility requirements and emergency access. We have maintained this width to maximize the use of soft planting and semi-private outdoor space for the units. The pathway will predominately be used by occupants of building 4 & 5 when they are existing their unit to go to the central amenity area.

- the façade of Building 8 units facing the central common outdoor amenity area have a 'back of the building' appearance; consider introducing further treatment to the façade to provide more visual interest and improve the experience of users of the outdoor amenity area;

We have maintained the current exterior elevation for this building. The end unit has large windows which provide a sense of connection to the common outdoor space without create too much exposure.

The central common space is going to be used by all residents so it is important to maintain a sense of privacy for the homeowners directly adjacent to this space. High quality façade materials wrap the buildings front to back, so there is continuity in treatment and character.

- consider improving the surface treatment for the east-west internal drive aisle treatment in order to make it more of a shared space with pedestrians, e.g. extend the proposed permeable paver surface treatment through the entire length of the internal drive aisle;

The current layout of the pavers provide a visual transition for key areas within the development, framing and highlighting the central amenity and retained trees. Expanding the use of pavers would be cost-prohibitive for a development of this size. We have chosen to maintain this approach.

- the bike rack is a little bit too close to the mail kiosk; ensure an adequate paved area adjacent to the mail kiosk is provided as it is a meeting place for residents;

We have updated the site layout on sheet A1.0 and the landscape sheet L1 to show to bike stall locations within the central amenity area. Each bike stall location has been increased in size to provide better circulation to and from the bike racks. 7 bike stalls have been provided.

- support the overall massing of the proposed development; however; consider introducing changes in architectural plane where cladding colour changes; it could help resolve height concerns and mitigate the wall condition of buildings;

Throughout the development we have 15 different unit types with changing layouts. With each building and each unit there are expressions of articulation through the stepping of the 2nd floor balcony and gable ends.

Material changes that occur on the same plane will be carefully detailed though the use of a vertical reveal or channel, and would typically also include a vertical black rain water leader. Further complicating the massing by introducing stepping not only adds inefficiency in material and cost, but it works against the goals of keeping the massing as simple as possible to maintain a high performance building envelope from an energy standpoint.

- unit entries in Buildings 3, 4 and 5 along the internal pedestrian walkway are recessed from the building face by as much as 8 feet due to the projecting decks above; consider reducing the distance of the unit entries from the edge of the projecting decks to provide more light access to the front doors and address CPTED concerns;

Each front door entry will have soffit lighting, each projecting deck will have soffit lighting, and each garage door will have lighting in the soffit of the eyebrow overhang.

There will be sufficient lighting to mitigate CPTED concerns, and privacy and individuality of each entry will be reinforced by these 'entry porches' that are a strong character element of the project. Refer to the exterior unit lighting layout on sheet A5.8

- for units along the internal pedestrian walkway, consider installing tree species that would provide year-round screening opportunities given that the units are quite close together in this location;

Refer to the landscape planting schedule for the selected tree species on sheets L2 and L3 in these areas. The appropriate level of screening along with access to light in the winter months will be achieved.

- appreciate that the applicant has managed to fit in a lot of great elements into a compact space;

Noted

- appreciate the proposed decking in the central common outdoor amenity area to protect the retained trees and create a lovely gathering space;

Noted

- investigate opportunities to create and activate the connection with Cavendish Drive along the pathway to the main entrance of units in Buildings 6, 7, 8, e.g. installing seating, incorporating something unique like public art, or installing signage that provides an environmental nod to the area;

Access to the Cavendish drive connection is from the common walkway in front of building 6. The pathway is a multi-function path that allows pedestrian access to Cavendish Drive and fire fighter access. The boulevard and the development are separated by a low level vertical picket fence. The boulevard is a large grassy area with specimen trees. This area would accommodate some outdoor seating but it would need to be coordinated with City departments.

- appreciate the provision of a secondary play area in the proposed development; however, it is sited in a tight location and close to the edge of the internal drive aisle; consider enhancing the landscape buffer along the internal drive aisle and investigate opportunities to improve the design of the play area to allow more landscaping opportunities around the play area;

Secondary play area is in a tight location and every effort has been made to include play elements that required the minimum safety zone. To provide buffering from the ACTUAL roadway/offsite area, the play area remains closer to the internal drive aisle. This portion of the drive aisle is a dead-end portion that services only 4 units at the location of the play space, so vehicle traffic is anticipated to be very minimal.

- concerned that the amount of soil volumes in narrow trenches for planting of trees along the south side and No. 1 Road are not sufficient and would impact the survivability of trees;

Noted, the trees along the walkway will have sufficient soil depth and space to grow. The trees in these areas have been carefully selected to ensure they will flourish in these locations.

- the package provided by the applicant is well put together and the applicant's presentation is well thought out;

Noted

- appreciate the applicant's efforts to respond to the site constraints, e.g. addressing the No. 1 Road and Cavendish Drive frontages, incorporating pedestrian access along Cavendish Road and retaining existing trees in the main common outdoor amenity area;

Noted

- appreciate the public realm elements along the Cavendish Drive frontage;

Noted

- agree with concerns regarding insufficient soil volumes for planting of trees on narrow boulevards along the public walkway on the south side and along No. 1 Road;

Noted, the trees along the walkway will have sufficient soil depth and space to grow. The trees in these areas have been carefully selected to ensure they will flourish in these locations.

- concerned about the narrow pedestrian walkway between Building 4 and Building 5 and the approach to fit in a lot of landscape elements, e.g. the patios and the trees in between; the proposed landscape design could impact solar exposure of units and space for soft landscaping;

Landscape along the walkway between Buildings 4 & 5 include a single low hedge fronting the unit fences to provide a low green element adjacent to the pathway that is easily maintained (can be trimmed) to prevent encroachment on the pathway. This planting will have enough space to grow as it borrows soil volumes from the adjacent lawn areas.

Trees along the east side of the walkway have been changed to very narrow Liquid amber 'Slender Silhouette'. All trees are deciduous to provide shade in summer and allow additional solar penetration in winter months.

- appreciate the choice of materials for the central common outdoor amenity area; ensure long-term maintenance for the wood decking as it requires more maintenance than pavers or concrete; also consider replacing the play house with a larger multi-functional play equipment to provide more play opportunities for children;

The proposed wood decking within the central amenity space will be a composite decking material which will be slip resistant and low maintenance.

A larger piece of play equipment doesn't fit with the retained tree, as larger play equipment require more space (6' offset from edge of play for safety zone), while also typically requiring significant structural foundations. The proposed design provides a continuous circuit connecting the play house and multi-functional seating/ play blocks and natural steppers and logs/boulders to provide play for children 6 months +.

- investigate opportunities to improve the interface of the central outdoor amenity area with the garbage/recycling storage area;

The garbage enclosure will be design with passive roof venting to reduce the concern for internal odour being trapped. The vents will be located on the drive aisle side of the roof and will feature a 90 degree return hood vent to ensure odour is ventilated away from the amenity space and units within close proximity.

A large notice board and a chalkboard will be provided on the back (west) elevation of the garbage enclosure. The wood deck has been extended out to the back side of the garbage enclosure to allow for access to the notice boards.

- concerned about the long-term maintenance and survivability of small pockets of planting between garage doors;

The low-level areas of planting between the garage doors and entry doors will be planted with vines and encouraged to grow up a trellis armature of wall mounted aircraft cable. To provide water to these areas a portion of the roof run off will be directed into these areas with a splashpad.

- the space for the bike rack in the central common outdoor amenity area appears tight on the plan; and

Noted. This has been adjusted to provide easier access. Dimensions shown on plan, refer to sheet L1.

- overall, support the programming for the common outdoor amenity areas.

Noted.

Panel Decision

It was moved and seconded

That DP 21-940028 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: 10140, 10160 & 10180 No 1 Road and 4051 Cavendish Drive

File No.: DP 21-940028

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

1. Final adoption of OCP Amendment Bylaw 10155.
2. Final adoption of the Zoning Amendment Bylaw 10156.
3. Receipt of a Letter of Credit for landscaping in the amount of \$296,349.28 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
4. City acceptance of the developer's offer to voluntarily contribute \$1,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. 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.

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

1. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
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 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

Initial: _____

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 _____

DRAWING LIST

A00	COVER SHEET	
A01	PROJECT STATISTICS	
A01	PROJECT SUMMARY	
A1.0	SITE LAYOUT	1/8" = 1'-0"
A1.1	10120 PROPOSED SITE LAYOUT	1/8" = 1'-0"
A1.2	PARKING LAYOUT	1/8" = 1'-0"
A1.3	PROPOSED LOT COVERAGE	1/8" = 1'-0"
A1.4	WASTE MANAGEMENT LAYOUT	1/8" = 1'-0"
A1.5	OUTDOOR PATIO LAYOUT	1/8" = 1'-0"
A1.6	ZONING MAP	1/8" = 1'-0"
A1.7	OSP	
A1.8	SITE CONTEXT	
A1.9	SITE CONTEXT PHOTOS	
A1.10	FIRE FIGHTER ACCESS LAYOUT	1/8" = 1'-0"
A1.11	ACCESSIBILITY LAYOUT	1/8" = 1'-0"
A1.12	BUILDING GRADE LAYOUT	1/8" = 1'-0"
A2.0	BUILDING 1 FAR	1/8" = 1'-0"
A2.1	BUILDING 2 FAR	1/8" = 1'-0"
A2.2	BUILDING 3 FAR	1/8" = 1'-0"
A2.3	BUILDING 4 FAR	1/8" = 1'-0"
A2.4	BUILDING 5 FAR	1/8" = 1'-0"
A2.5	BUILDING 6 FAR	1/8" = 1'-0"
A2.6	BUILDING 7 FAR	1/8" = 1'-0"
A2.7	BUILDING 8 FAR	1/8" = 1'-0"
A2.8	BUILDING 9 FAR	1/8" = 1'-0"
A2.9	BUILDING 10 FAR	1/8" = 1'-0"
A2.10	FAR LAYOUTS	1/8" = 1'-0"
A2.11	FAR LAYOUTS	1/8" = 1'-0"
A2.12	FAR LAYOUTS	1/8" = 1'-0"
A2.13	CONVERTIBLE UNIT LAYOUTS	3/8" = 1'-0"
A2.14	CONVERTIBLE UNIT LAYOUTS	3/8" = 1'-0"
A2.15	CONVERTIBLE UNIT LAYOUTS	3/8" = 1'-0"
A3.0	BUILDING 1 LAYOUTS	1/8" = 1'-0"
A3.1	BUILDING 2 LAYOUTS	1/8" = 1'-0"
A3.2	BUILDING 3 LAYOUTS	1/8" = 1'-0"
A3.3	BUILDING 4 LAYOUTS	1/8" = 1'-0"
A3.4	BUILDING 5 LAYOUTS	1/8" = 1'-0"
A3.5	BUILDING 6 LAYOUTS	1/8" = 1'-0"
A3.6	BUILDING 7 LAYOUTS	1/8" = 1'-0"
A3.7	BUILDING 8 LAYOUTS	1/8" = 1'-0"
A3.8	BUILDING 9 LAYOUTS	1/8" = 1'-0"
A3.9	BUILDING 10 LAYOUTS	1/8" = 1'-0"
A3.10	TYPICAL DETAILS	1/8" = 1'-0"
A3.10	BUILDING 1 ROOF LAYOUT	1/8" = 1'-0"
A3.11	BUILDING 2 ROOF LAYOUT	1/8" = 1'-0"
A3.12	BUILDING 3 ROOF LAYOUT	1/8" = 1'-0"
A3.13	BUILDING 4 ROOF LAYOUT	1/8" = 1'-0"
A3.14	BUILDING 5 ROOF LAYOUT	1/8" = 1'-0"
A3.15	BUILDING 6 ROOF LAYOUT	1/8" = 1'-0"
A3.16	BUILDING 7 ROOF LAYOUT	1/8" = 1'-0"
A3.17	BUILDING 8 ROOF LAYOUT	1/8" = 1'-0"
A3.18	BUILDING 9 ROOF LAYOUT	1/8" = 1'-0"
A3.19	BUILDING 10 ROOF LAYOUT	1/8" = 1'-0"
A4.0	BUILDING 1 ELEVATIONS	1/8" = 1'-0"
A4.1	BUILDING 2 ELEVATIONS	1/8" = 1'-0"
A4.2	BUILDING 3 ELEVATIONS	1/8" = 1'-0"
A4.3	BUILDING 4 ELEVATIONS	1/8" = 1'-0"
A4.4	BUILDING 5 ELEVATIONS	1/8" = 1'-0"
A4.5	BUILDING 6 ELEVATIONS	1/8" = 1'-0"
A4.6	BUILDING 7 ELEVATIONS	1/8" = 1'-0"
A4.7	BUILDING 8 ELEVATIONS	1/8" = 1'-0"
A4.8	BUILDING 9 ELEVATIONS	1/8" = 1'-0"
A4.9	BUILDING 10 ELEVATIONS	1/8" = 1'-0"
A4.10	GARAGE ENCLOSURE ELEVATIONS	1/8" = 1'-0"
A4.11	RENDERINGS - STREET VIEWS	
A4.12	RENDERINGS - STREET VIEWS	
A4.13	RENDERINGS - STREET VIEWS	
A5.0	STREETSCAPE ELEVATIONS	1:150
A5.1	SITE CROSS SECTIONS	1:150
A5.2	SHADOW STUDY	
A5.3	SHADOW STUDY	
A5.4	MATERIAL BOARD	
A5.5	PRIVACY SCREEN DETAILS	
A5.6	DRIVE AISLE PLANTING DETAILS	
A5.7	TYPICAL SIGNING DETAILS	
A5.8	UNIT EXTERIOR LIGHTING LAYOUT	1/8" = 1'-0"

CITY OF RICHMOND

10140, 10160, 10180 NO 1 ROAD & 4051, 4068
CAVENDISH DRIVE, RICHMOND, BC

35 UNIT TOWNHOUSE DEVELOPMENT

DEVELOPMENT PERMIT RESUBMISSION

13TH JULY 2023



DP 21-940028

PLAN #1

JULY 17, 2023

YAMAMOTO ARCHITECTURE INC.

PANATCH
GROUP

STATISTICS OPTION:

CIVIC ADDRESS: 10140, 10160, 10180 NO 1 ROAD & 4051, 4068 CAVENDISH DRIVE
 LEGAL DESCRIPTION: PARTS OF BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

ZONING: RTM

SITE AREA BEFORE DEDICATIONS: 75,347 SQ.FT. (7,000 SQ.M.)
 SITE AREA AFTER DEDICATIONS: 65,929 SQ.FT. (6,125 SQ.M.)

LOT COVERAGE PERMITTED: 65,929 SQ.FT. X 40% = 26,372 SQ.FT. (6,125 SQ.M.)

LOT COVERAGE PROPOSED: 25,183 SQ.FT. =38% (2,340 SQ.M.)

LOT COVERAGE PERMITTED: 65,929 SQ.FT. X 65% = 42,854 SQ.FT. (6,125 SQ.M.)

BLDG, STRUCTURES, NON POROUS

LOT COVERAGE PROPOSED: 41,302 SQ.FT. =62% (3,837 SQ.M.)

BLDG, STRUCTURES, NON POROUS

TOTAL UNIT NUMBER: 35 UNITS (4 CONVERTIBLE UNITS, 6 LEMR UNITS)

FLOOR AREA PERMITTED: 42,854 SQ.FT. (0.65 FAR)
 FLOOR AREA PROPOSED: 42,833 SQ.FT. (3,979,31 SQ.M.) (0.65 FAR)

GROSS FLOOR AREA PROPOSED: 62,951 SQ.FT. (5,857.16 SQ.M.) (INCLUDES ALL COVERED AREAS 2,610 SF)

AMENITY AREA:

COMMON INDOOR (REQUIRED): 72 SQ.M. (775 SQ.FT.)
 COMMON INDOOR (PROVIDED): PAYMENT IN LIEU

COMMON OUTDOOR (REQUIRED): 216 SQ.M. (2325 SQ.FT.)

COMMON OUTDOOR (PROVIDED): 429.6 SQ.M. (4,624 SQ.FT.)
 KIDS PLAY AREA (PROVIDED): 266.2 SQ.M. (2865.3 SQ.FT.) PROVIDED IN TWO PLAY AREAS

UNIT OUTDOOR SPACE:

UNIT OUTDOOR (REQUIRED): 30 S.Q.M (MIN DEPTH OF 4.5M)
 PRIVATE OUTDOOR (PROVIDED): 30 S.Q.M (MIN DEPTH OF 4.5M) PROVIDED FOR EACH UNIT

LANDSCAPING:

LIVE PLANTING REQ: 65,929 SQ.FT. X 25% = 16,482 SQ.FT.
 LIVE PLANTING PROP: 16,492 SQ.FT.

F.A.R. OPTION:

MAX. ALLOWED FLOOR AREA: 42,854 SQ.FT. (0.65 FAR)

PROPOSED FLOOR AREA:

UNIT	FLOOR AREA	UNITS	TOTAL FLOOR AREA	GARAGE AREA
UNIT-A (3 BR)	1491 SQ.FT.	x 3	4473 SQ.FT.	390 SQ.FT.
UNIT-A1 (3 BR)	1016 SQ.FT.	x 6	6096 SQ.FT.	305 SQ.FT.
UNIT-A2 (3 BR)	1033 SQ.FT.	x 3	3099 SQ.FT.	435 SQ.FT.
UNIT-A3 (3 BR)	1257 SQ.FT.	x 2	2514 SQ.FT.	352 SQ.FT.
UNIT-A4 (3 BR)	1421 SQ.FT.	x 2	2842 SQ.FT.	382 SQ.FT.
UNIT-A5 (3 BR)	1657 SQ.FT.	x 1	1657 SQ.FT.	395 SQ.FT.
UNIT-A6 (3 BR)	1216 SQ.FT.	x 1	1216 SQ.FT.	385 SQ.FT.
UNIT-B (3 BR)	1634 SQ.FT.	x 1	1634 SQ.FT.	383 SQ.FT.
UNIT-B1 (3 BR)	1140 SQ.FT.	x 4	4560 SQ.FT.	520 SQ.FT.
UNIT-B2 (3 BR)	1173 SQ.FT.	x 4	4692 SQ.FT.	527 SQ.FT.
UNIT-B3 (3 BR+D)	1431 SQ.FT.	x 1	1431 SQ.FT.	369 SQ.FT.
UNIT-C (2 BR+D)	1129 SQ.FT.	x 3	3387 SQ.FT.	395 SQ.FT.
UNIT-C1 (3 BR+D)	1379 SQ.FT.	x 1	1379 SQ.FT.	387 SQ.FT.
UNIT-C2 (3 BR+D)	1431 SQ.FT.	x 1	1431 SQ.FT.	385 SQ.FT.
UNIT-C3 (3 BR+D)	1210 SQ.FT.	x 2	2420 SQ.FT.	375 SQ.FT.
TOTAL		35 UNITS	42831 SQ.FT.	

ADDITIONAL AREA:
 ELECTRICAL CLOSETS: 20 SQ.FT. x 1 UNITS = 20 SQ.FT.
 TOTAL: 42851 SQ.FT.

AFFORDABLE UNITS FLOOR AREA:

UNIT-A1 (3 BR)	1019 SQ.FT.	x 6	6114 SQ.FT.	302 SQ.FT.
TOTAL			6114 SQ.FT.	

CONVERTIBLE UNIT TYPES:

UNIT-C (2 BR+D)	1129 SQ.FT.	x 3	3387 SQ.FT.	395 SQ.FT.
UNIT-C1 (3 BR+D)	1379 SQ.FT.	x 1	1379 SQ.FT.	387 SQ.FT.

PARKING:

REQUIRED: 2.0 SPACES x 29 UNITS = 58 SPACES (RESIDENTS)
 1.0 SPACES x 6 UNITS = 6 SPACES (LEMR)
 0.2 SPACES x 35 UNITS = 7 SPACES (VISITORS)
 TOTAL = 71 SPACES

PROVIDED: 2 CAR GARAGES x 29 UNITS = 58 SPACES (RESIDENTS)
 1 CAR GARAGES x 6 UNITS = 6 SPACES (RESIDENTS)
 OPEN VISITORS PARKING = 7 SPACES (VISITORS)
 TOTAL = 71 SPACES

ACCESSIBLE PARKING: 1 ACCESSIBLE VISITOR PARKING STALLS

REQUIRED BICYCLE: 2 SPACES x 35 UNITS = 70 SPACES (CLASS 1)
 0.2 SPACES x 35 UNITS = 7 SPACES (CLASS 2)
 TOTAL = 77 SPACES

PROVIDED BICYCLE: 2 SPACES x 15 GARAGES = 30 SPACES (CLASS 1)
 1 SPACES x 17 GARAGES = 17 SPACES (CLASS 1)
 BICYCLE RACK = 7 SPACES (CLASS 2)
 TOTAL = 54 SPACES

F.A.R UNIT CALCULATION:

UNIT:	GROSS AREA:	STAIRS (EXEMPT AREA):	NET FLOOR AREA:	GARAGE (EXEMPT AREA):	SALEABLE FLOOR AREA:
A-1F	664 SF	45 SF	229 SF	390 SF	
A-2F	692 SF	54 SF	628 SF		
A-3F	682 SF	48 SF	634 SF		1638 SF
TOTAL A	2028 SF	147 SF	1491 SF		
A1-1F	486 SF	23 SF	158 SF	305 SF	
A1-2F	444 SF	50 SF	394 SF		
A1-3F	497 SF	33 SF	464 SF		1122 SF
TOTAL A1	1427 SF	106 SF	1016 SF		
A2-1F	496 SF	45 SF	16 SF	435 SF	
A2-2F	558 SF	55 SF	503 SF		
A2-3F	552 SF	38 SF	514 SF		1171 SF
TOTAL A2	1606 SF	138 SF	1033 SF		
A3-1F	605 SF	34 SF	219 SF	352 SF	
A3-2F	561 SF	51 SF	510 SF		
A3-3F	566 SF	37 SF	529 SF		1380 SF
TOTAL A3	1732 SF	123 SF	1257 SF		
A4-1F	734 SF	37 SF	315 SF	382 SF	
A4-2F	597 SF	55 SF	542 SF		
A4-3F	602 SF	38 SF	564 SF		1551 SF
TOTAL A4	1933 SF	130 SF	1421 SF		
A5-1F	757 SF	45 SF	320 SF	392 SF	
A5-2F	717 SF	55 SF	662 SF		
A5-3F	711 SF	36 SF	675 SF		1793 SF
TOTAL A5	2185 SF	136 SF	1657 SF		
A6-1F	616 SF	34 SF	197 SF	385 SF	
A6-2F	514 SF	76 SF	438 SF		
A6-3F	632 SF	51 SF	581 SF		1377 SF
TOTAL A6	1762 SF	161 SF	1216 SF		
B-1F	728 SF	35 SF	310 SF	383 SF	
B-2F	717 SF	60 SF	657 SF		
B-3F	717 SF	50 SF	667 SF		1779 SF
TOTAL B	2162 SF	145 SF	1634 SF		
B1-1F	591 SF	57 SF	14 SF	520 SF	
B1-2F	601 SF	43 SF	558 SF		
B1-3F	615 SF	47 SF	568 SF		1287 SF
TOTAL B1	1807 SF	147 SF	1140 SF		
B2-1F	599 SF	37 SF	35 SF	527 SF	
B2-2F	610 SF	63 SF	547 SF		
B2-3F	641 SF	50 SF	591 SF		1323 SF
TOTAL B2	1850 SF	150 SF	1173 SF		
B3-1F	995 SF	106 SF	520 SF	369 SF	
B3-2F	995 SF	84 SF	911 SF		
TOTAL B3	1990 SF	190 SF	1431 SF		1621 SF
C-1F	693 SF	37 SF	261 SF	395 SF	
C-2F	718 SF	63 SF	655 SF		
C-3F	246 SF	33 SF	213 SF		1229 SF
TOTAL C	1411 SF	100 SF	1129 SF		
C1-1F	823 SF	52 SF	384 SF	387 SF	
C1-2F	803 SF	48 SF	755 SF		
C1-3F	282 SF	42 SF	240 SF		1521 SF
TOTAL C1	1626 SF	142 SF	1379 SF		
C2-1F	874 SF	50 SF	439 SF	385 SF	
C2-2F	803 SF	50 SF	753 SF		
C2-3F	279 SF	40 SF	239 SF		1571 SF
TOTAL C2	1677 SF	140 SF	1431 SF		
C3-1F	932 SF	38 SF	519 SF	375 SF	
C3-2F	728 SF	37 SF	691 SF		1285 SF
TOTAL C3	1660 SF	75 SF	1210 SF		

Convertible Unit Guidelines

Doors & Doorways	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. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure. At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	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)	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	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	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	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.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-30	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 PROJECT STATISTICS

SCALE - SHEET NO. -
 DATE - AUG 23, 2021 A0.0

DRAWN - BS

CHECKED - PROJ NO - 1711A

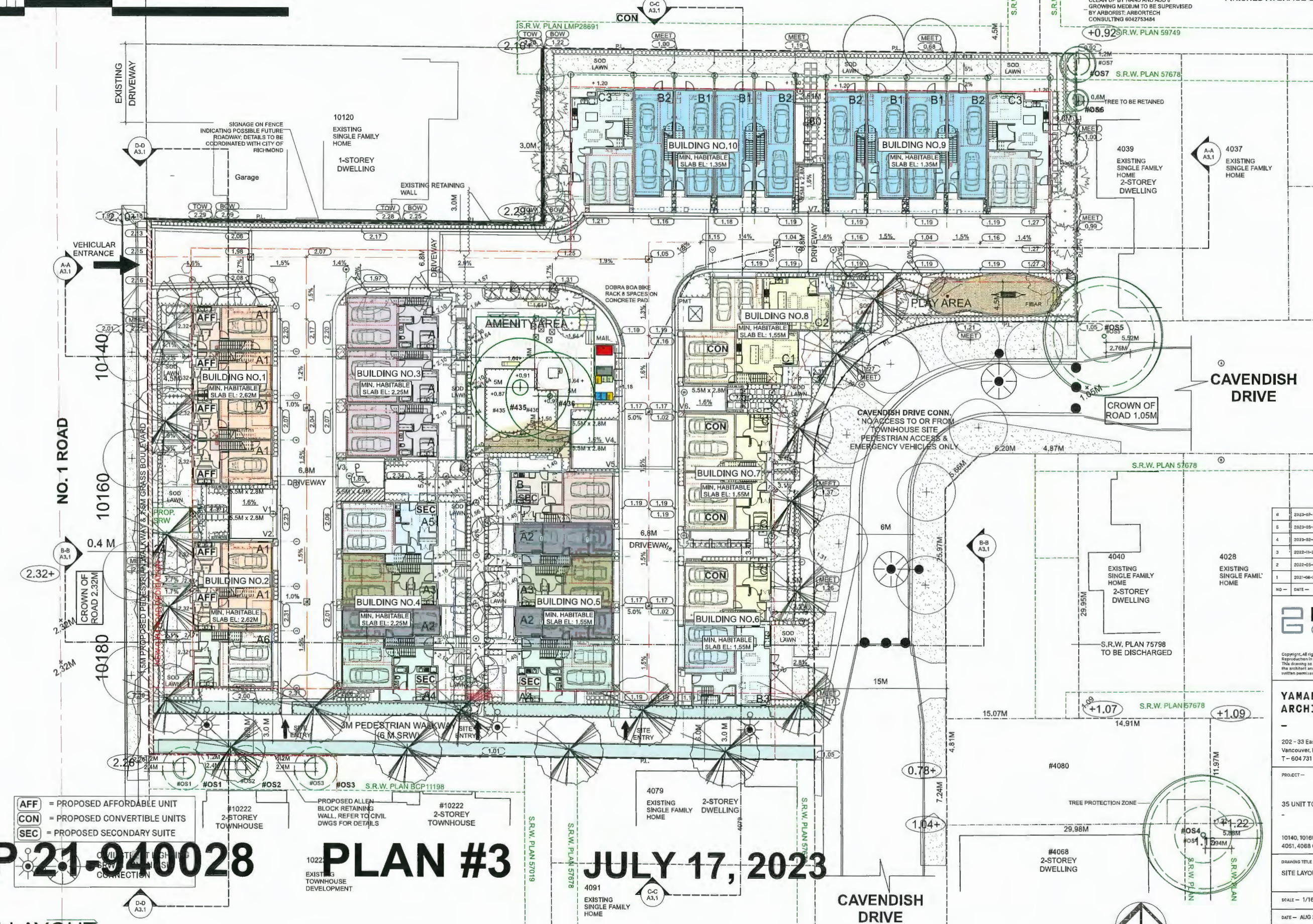
DP 21-940028

PLAN #2

JULY 17, 2023

0 10 20 40

EXISTING AVERAGE SITE GRADE = 1.42M
FINISHED AVERAGE SITE GRADE = 1.67M



AFF = PROPOSED AFFORDABLE UNIT
CON = PROPOSED CONVERTIBLE UNITS
SEC = PROPOSED SECONDARY SUITE

DP-21-040028

PLAN #3

JULY 17, 2023

SITE LAYOUT

#	DATE	ISSUE
8	2023-07-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-04-27	DEVELOPMENT PERMIT SUBMISSION
NO.	DATE	ISSUE

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
SITE LAYOUT

SCALE	SHEET NO.
1/16" = 1'-0"	A1.0
DATE - AUG 23, 2021	
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



PARKING:

REQUIRED:	2.0 SPACES x 29 UNITS = 58 SPACES (RESIDENTS)
	1.0 SPACES x 6 UNITS = 6 SPACES (LEMR)
	0.2 SPACES x 35 UNITS = 7 SPACES (VISITORS)
	TOTAL = 71 SPACES
PROVIDED:	2 CAR GARAGES x 29 UNITS = 58 SPACES (RESIDENTS)
	1 CAR GARAGES x 6 UNITS = 6 SPACES (RESIDENTS)
	OPEN VISITORS PARKING = 7 SPACES (VISITORS)
	TOTAL = 71 SPACES
ACCESSIBLE PARKING:	1 ACCESSIBLE VISITOR PARKING STALLS
REQUIRED BICYCLE:	1.25 SPACES x 35 UNITS = 44 SPACES (CLASS 1)
	0.2 SPACES x 35 UNITS = 7 SPACES (CLASS 2)
	TOTAL = 51 SPACES
PROVIDED BICYCLE:	2 SPACES x 15 GARAGES = 30 SPACES (CLASS 1)
	1 SPACES x 17 GARAGES = 17 SPACES (CLASS 1)
	BICYCLE RACK = 7 SPACES (CLASS 2)
	TOTAL = 54 SPACES

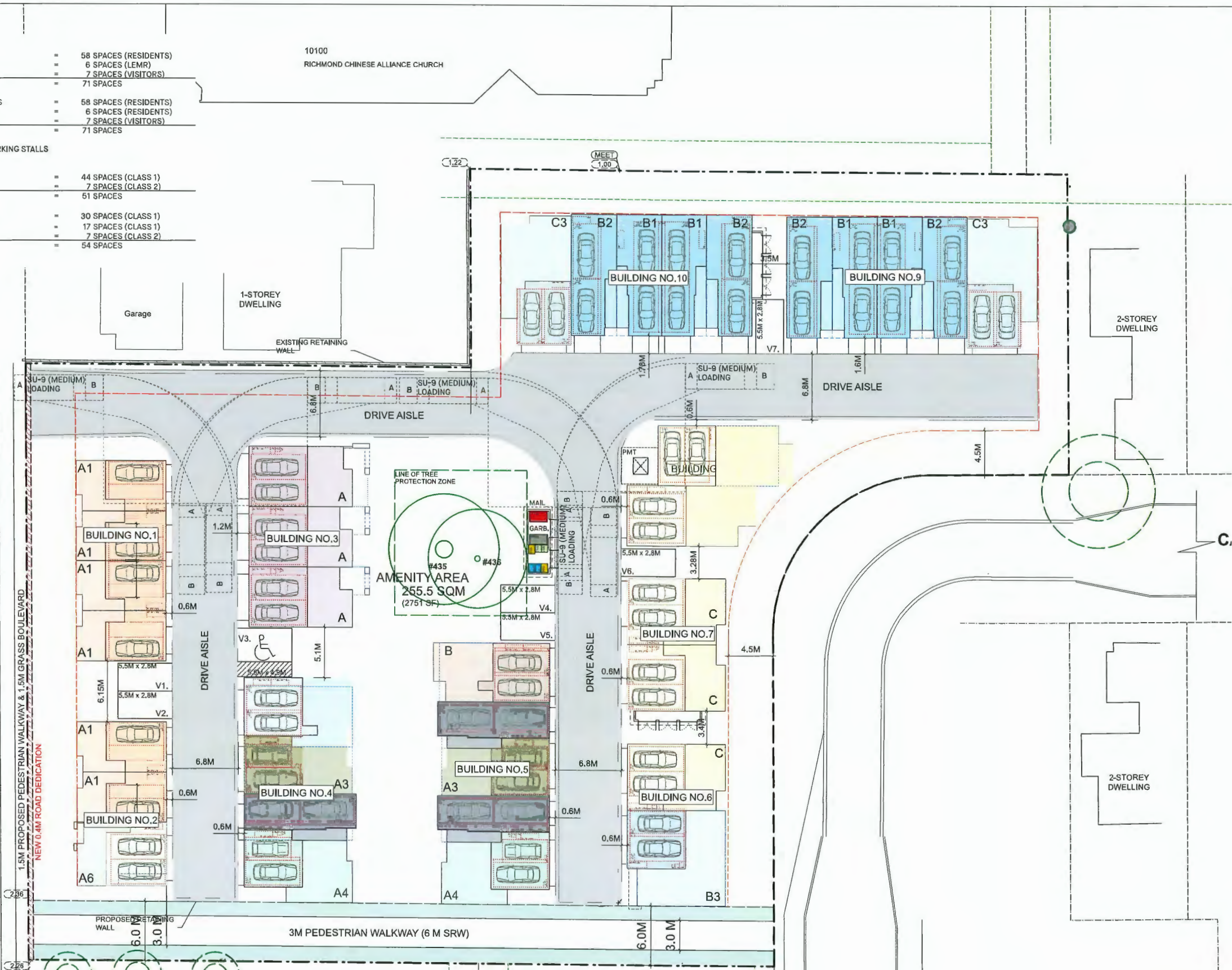
PARKING LEGEND:

-  STANDARD PARKING SPACE
2.5M x 5.5M
-  SMALL CAR PARKING SPACE
2.3M x 4.6M
-  ACCESSIBLE PARKING SPACE
3.7M x 5.5M
-  STANDARD VISITOR PARKING SPACE
2.8M x 5.5M
-  ACCESSIBLE VISITOR PARKING SPACE
4.9M x 5.5M

BIKE SPACE LEGEND:

-  CLASS 1 HORIZONTAL BICYCLE SPACE
1.8M x 0.6M
-  CLASS 2 BICYCLE SPACE

NO. 1 ROAD



DP 21-940028 PLAN #4 JULY 17, 2023

PARKING LAYOUT

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2023-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO.	DATE	ISSUE



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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

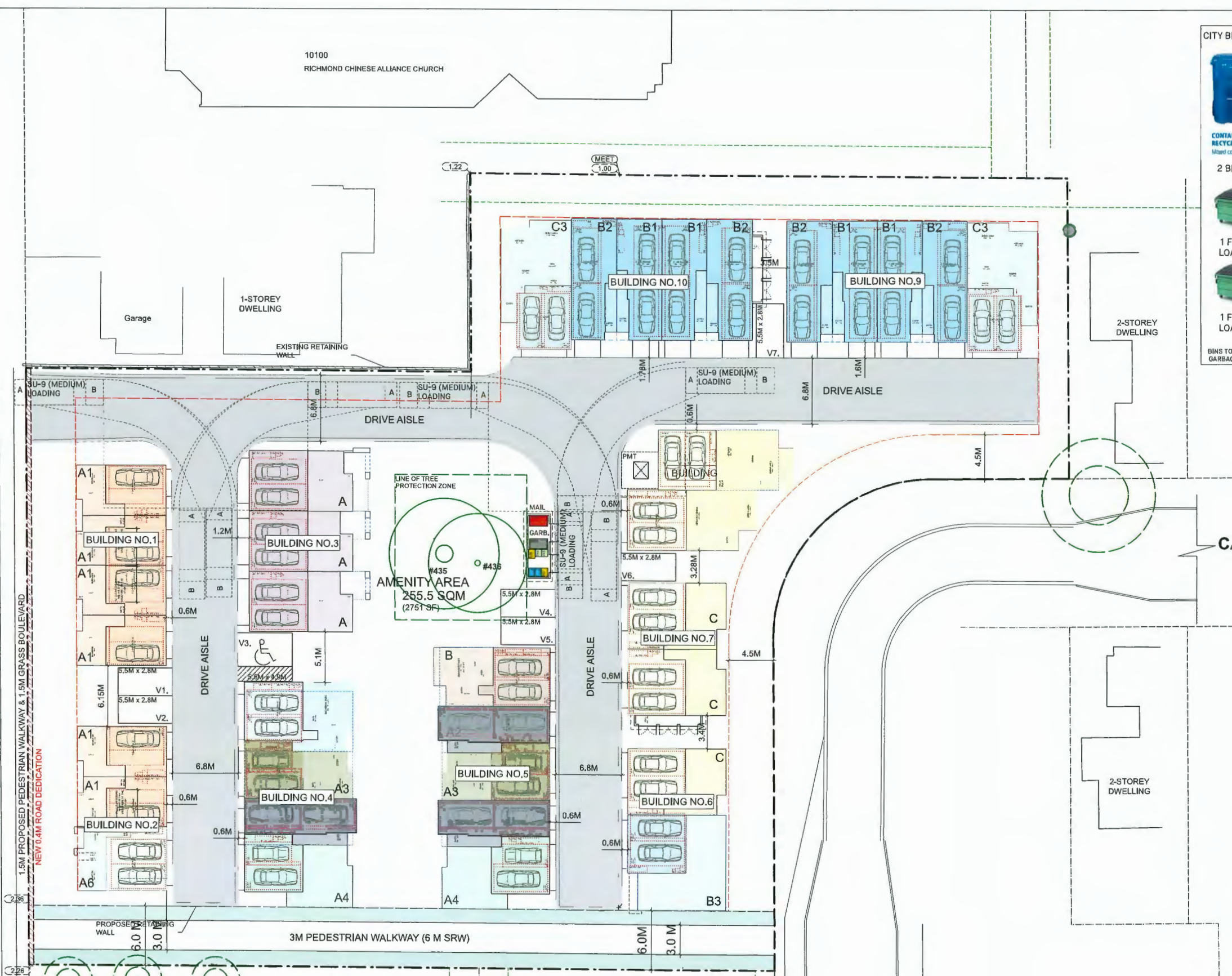
DRAWING TITLE -
PARKING LAYOUT

SCALE - 1/16" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A1.2
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



NO. 1 ROAD

1.5M PROPOSED PEDESTRIAN WALKWAY & 1.5M GRASS BOULEVARD
NEW 0.4M ROAD DEDICATION



CITY BIN REQUIREMENTS

CONTAINERS RECYCLING CART Mixed containers	GLASS RECYCLING CART Glass bottles	GREEN CART Food waste
2 BINS	2 BINS	2 BINS
	GARBAGE	
1 FRONT LOADING		
	MIXED PAPER	
1 FRONT LOADING		

BINS TO BE STORED IN THE CENTRAL GARBAGE & RECYCLING ENCLOSURE

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-11	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO.	DATE	ISSUE

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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

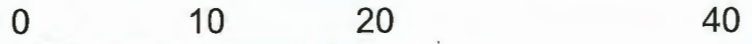
DRAWING TITLE -
WASTE MANAGEMENT PLAN

SCALE - 1/16" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A1.4
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #5 JULY 17, 2023

WASTE MANAGEMENT LAYOUT

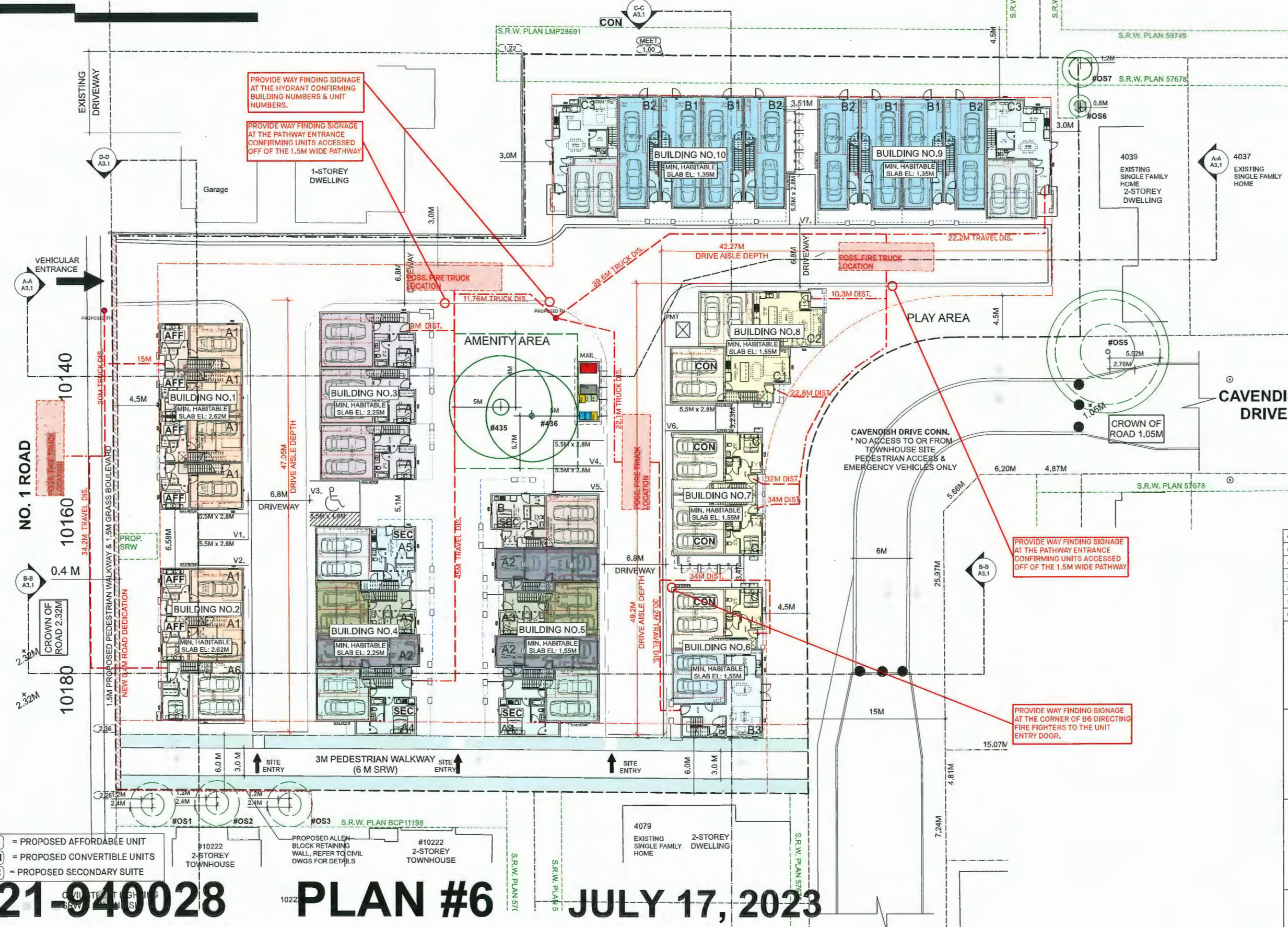




AFF = PROPOSED AFFORDABLE UNIT
CON = PROPOSED CONVERTIBLE UNITS
SEC = PROPOSED SECONDARY SUITE

DP 21-040028 PLAN #6 JULY 17, 2023

FIRE FIGHTER ACCESS LAYOUT



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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO.1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
FIRE FIGHTER ACCESS LAYOUT

SCALE - 1/16" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A1.10
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



AMENITY AREA
 - CENTRALLY LOCATED WITHIN THE DEVELOPMENT
 - LEVEL ACCESS FROM THE DRIVE AISLE TO AN OPEN WOOD DECK AREA.
 - NATURAL SHADED AREA FROM THE RETAINED TREES.
 - ACCESSIBLE PARKING LOCATED WITHIN A SHORT DISTANCE TO THE AMENITY AREA & CENTRAL COURTYARD.
 - ALL COMMON OUTDOOR AREAS HAVE LEVEL ACCESS WITHOUT STEPS.

BUILDING 1 & 2 - 6 LEMR UNITS WHICH ARE CONVERTIBLE
 - 3 STOREY, 3 BEDROOM, 2 BATH
 - EACH UNIT WILL BE FRAMED TO ALLOW FOR A STAIR LIFT ON EACH LEVEL.
 - LARGE 4.5M GROUND LEVEL PATIO
 - OPEN LAYOUT 2ND FLOOR LIVING & KITCHEN.
 - SINGLE GARAGE
 - ENTRY DOOR THRESHOLDS & DECK DOOR THRESHOLDS TO HAVE A MAXIMUM 13MM STEP FOR ACCESS.

ACCESSIBILITY STRATEGY.
 THE DEVELOPMENT HAS BEEN DESIGNED TO PROVIDE EQUAL USE OF THE BUILT ENVIRONMENT FOR ALL PEOPLE.

THE CENTRAL AMENITY AREA PROVIDES AN OPEN SPACE FOR SOCIAL ENGAGEMENT. THIS AREA IS ACCESSED FROM THREE KEY POINTS WITH THE MAIN LEVEL ENTRY WALKWAY FROM THE MAIN DRIVE AISLE.

THE AMENITY AREA WILL BE CONSTRUCTED OF WOODEN DECKING AND BUILT ABOVE THE EXISTING GRADE TO RETAIN THE TWO EXISTING TREES AND TO REDUCE THE GRADE CHANGE IN THE AREA.

OTHER KEY PUBLIC SPACES INCLUDE THE MAIL KIOSK, GARBAGE & RECYCLING ROOM AND THE KIDS PLAY AREA. THESE SPACES ARE ALL ACCESSIBLE AND ACCESSED DIRECTLY FROM EITHER THE AMENITY AREA OR THE DRIVE AISLE.

HARDSCAPED SURFACES WILL BE A COMBINATION OF INTERLOCKING PAVERS, ASPHALT AND WOOD DECKING. TRANSITIONS BETWEEN MATERIALS AND LANDSCAPED SURFACES WILL BE MINIMAL.

BUILDING 6,7 & 8 INCLUDES 4 CONVERTIBLE UNITS
 - 2 1/2 STOREY, 3 BEDROOM, 2 1/2 BATH
 - EACH UNIT WILL BE FRAMED TO ALLOW FOR A STAIR LIFT FROM THE 1ST - 2ND FLOOR
 - OPEN LAYOUT 2ND FLOOR LIVING & KITCHEN.
 - DOUBLE GARAGE WITH ACCESS TO A GROUND LEVEL PATIO.
 - ENTRY DOOR THRESHOLDS & PATIO DOOR THRESHOLDS TO HAVE A MAXIMUM 13MM STEP FOR ACCESS.

AFF = PROPOSED AFFORDABLE UNIT
CON = PROPOSED CONVERTIBLE UNITS
SEC = PROPOSED SECONDARY SUITE

CIVIL STREET LIGHTING
 SRW & CAVENDISH CONNECTION

PROPOSED ALLEN BLOCK RETAINING WALL. REFER TO CIVIL DWGS FOR DETAILS

DP 21-940028

PLAN #7

JULY 17, 2023

ACCESSIBILITY LAYOUT

6	2023-02-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-09-27	DEVELOPMENT PERMIT SUBMISSION
NO -	DATE -	ISSUE -

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PROJECT -

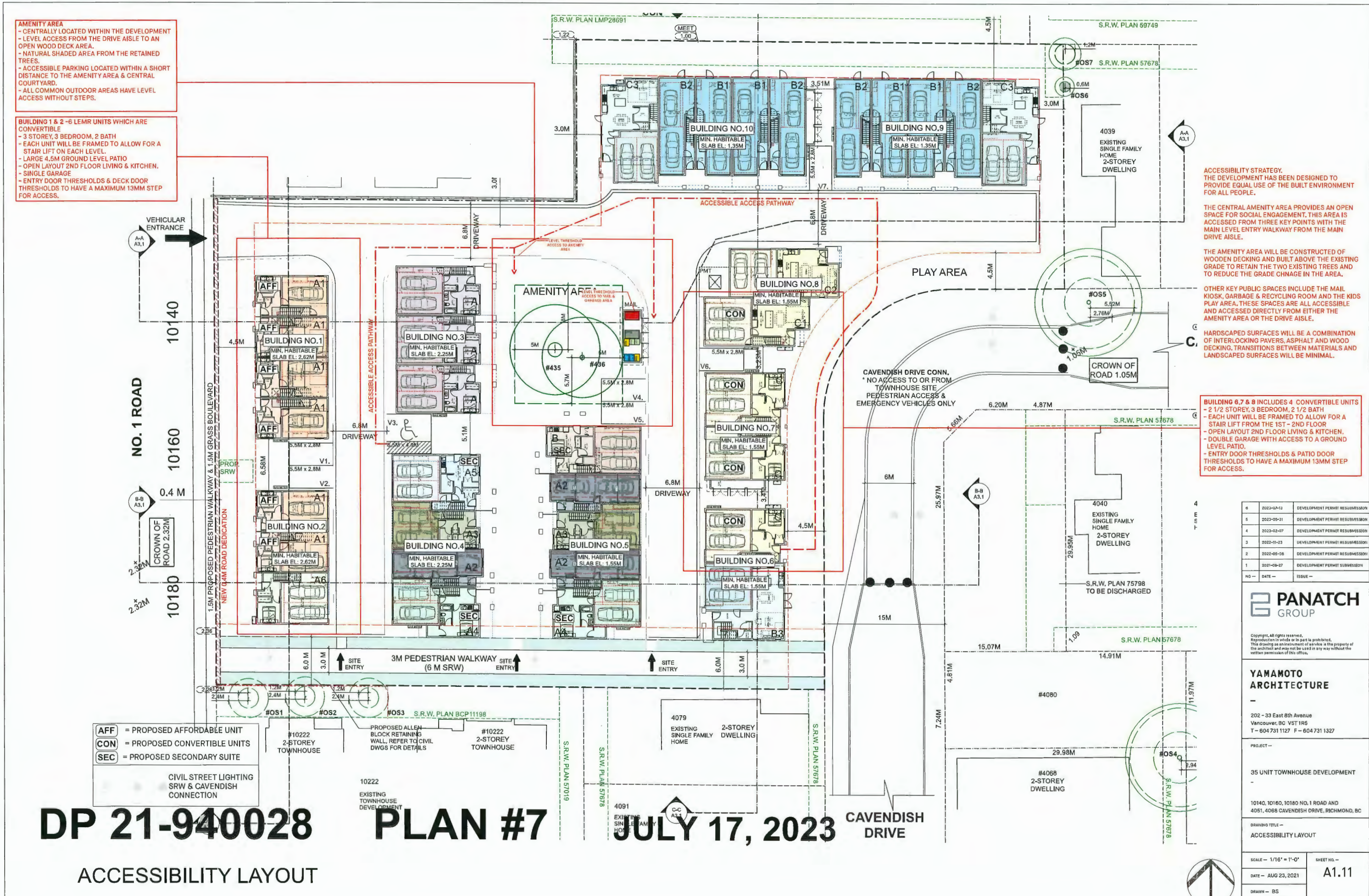
35 UNIT TOWNHOUSE DEVELOPMENT

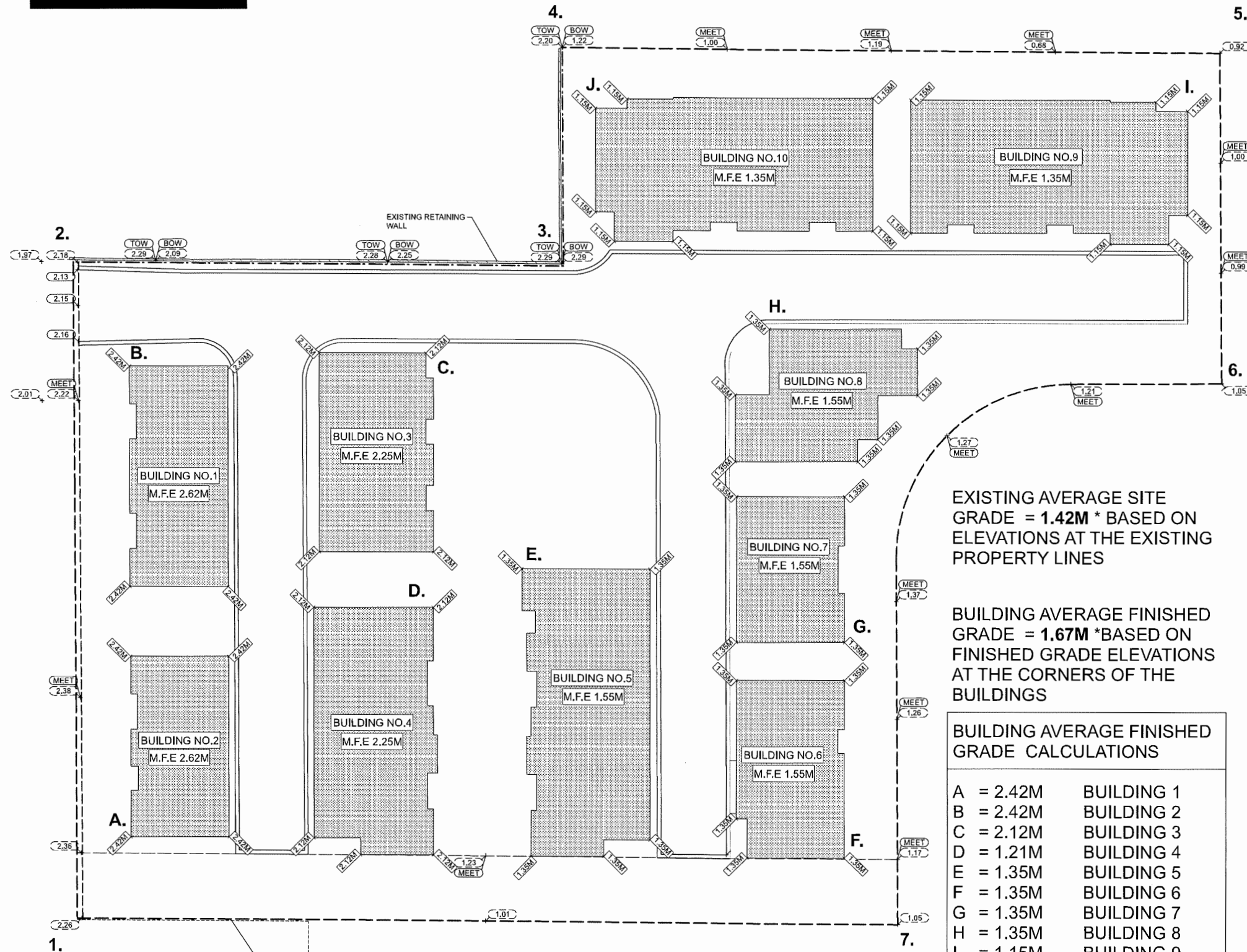
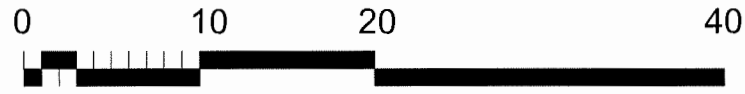
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE - ACCESSIBILITY LAYOUT

SCALE - 1/16" = 1'-0"
 DATE - AUG 23, 2021
 DRAWN - BS
 SHEET NO. - A1.11

CHECKED - PROJ NO - 1711A





PROPOSED ALLEN BLOCK RETAINING WALL, REFER TO CIVIL DWGS FOR DETAILS

EXISTING AVERAGE SITE GRADE CALCULATIONS	
1	= 2.26M
2	= 2.18M
3	= 2.29M
4	= 1.22M
5	= 0.92M
6	= 1.05M
7	= 1.05M
TOTAL	9.97 / 7 = 1.42M

EXISTING AVERAGE SITE GRADE = 1.42M * BASED ON ELEVATIONS AT THE EXISTING PROPERTY LINES

BUILDING AVERAGE FINISHED GRADE = 1.67M * BASED ON FINISHED GRADE ELEVATIONS AT THE CORNERS OF THE BUILDINGS

BUILDING AVERAGE FINISHED GRADE CALCULATIONS	
A	= 2.42M
B	= 2.42M
C	= 2.12M
D	= 1.21M
E	= 1.35M
F	= 1.35M
G	= 1.35M
H	= 1.35M
I	= 1.15M
J	= 1.15M
TOTAL	16.78 / 10 = 1.67M

CAVENDISH DRIVE

NO. 1 ROAD

DP 21-940028

PLAN #8

JULY 17, 2023

BUILDING GRADING LAYOUT

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

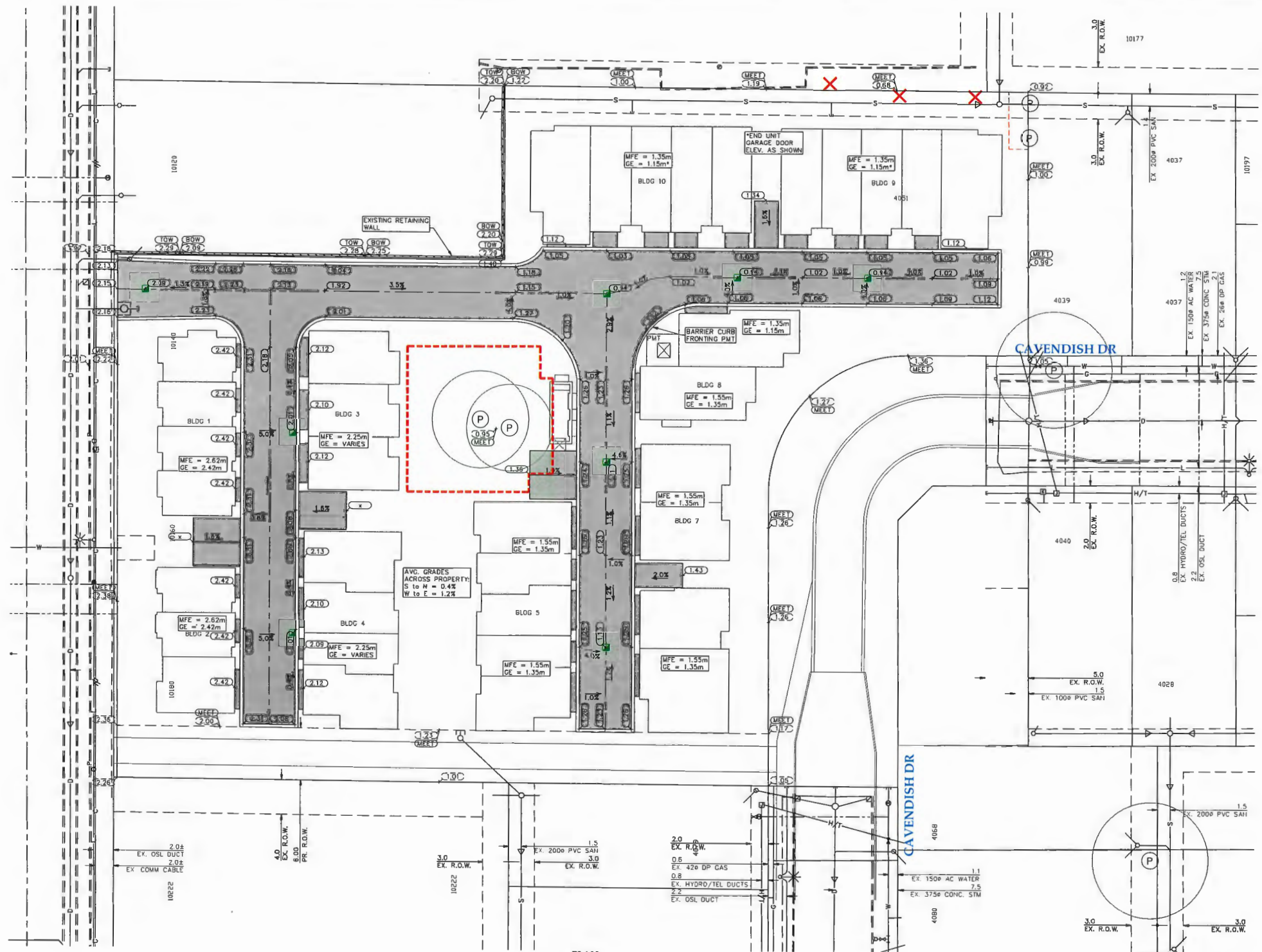
DRAWING TITLE -
SITE GRADING LAYOUT

SCALE - 1/16" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A1.12
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



ROADWORKS NOTES:

- ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT AND ROAD STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
- SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBBASE MATERIAL.
- ALL SUBBASE AND BASE COURSE MATERIALS TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (MIN.) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL ROAD ELEVATIONS ARE PAYMENT AND CUTTER ELEVATIONS.
- ALL ROADWAY CURBS ARE ROLLOVER CURBS.
- ALL PARKING CURBS ARE AS PER DETAIL THIS SHEET. WHERE PARKING CURBS CONNECT TO ROADWAY CURBS THE PARKING CURB SHALL BE ADJUSTED TO PROVIDE A SMOOTH TRANSITION.
- CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
- GEOMETRIC CURB DATA REFERS TO THE BACK OF CURB.
- FOR CONCRETE PAVING AND ROAD PAVERS LOCATIONS AND DETAILS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
- ELEVATIONS SHOWN AS THUS (1.55) ARE EXISTING ELEVATIONS.
- ELEVATIONS SHOWN AS THUS (1.37) ARE PROPOSED FINISHED SURFACE ELEVATIONS.
- COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.
- PROPOSED GARAGE ELEVATIONS RECEIVED FROM ARCHITECT ARE DONATED AS "GE"



PLAN
SCALE: 1:250

DP 21-940028

PLAN #9

JULY 17, 2023

HPN # 787
SET ON WEST EDGE OF PAVEMENT OPPOSITE NO. 1 RD.
ELEVATION = 2.115m

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT 'MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)' AND THE CURRENT CITY OF RICHMOND 'SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS', UNLESS OTHERWISE NOTED.

Core Concept Consulting Ltd.
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

PANATCH GROUP
Core Concept Consulting Project No. 21054
DWG. 1 OF 1

REV'N	DATE	BY	CH.	DESCRIPTION
1.	06 JUL 2023	GSO	NMM	ISSUED FOR DP RE-SUBMISSION
0.	25 AUG 2021	AP	GP	ISSUED FOR DP SUBMISSION

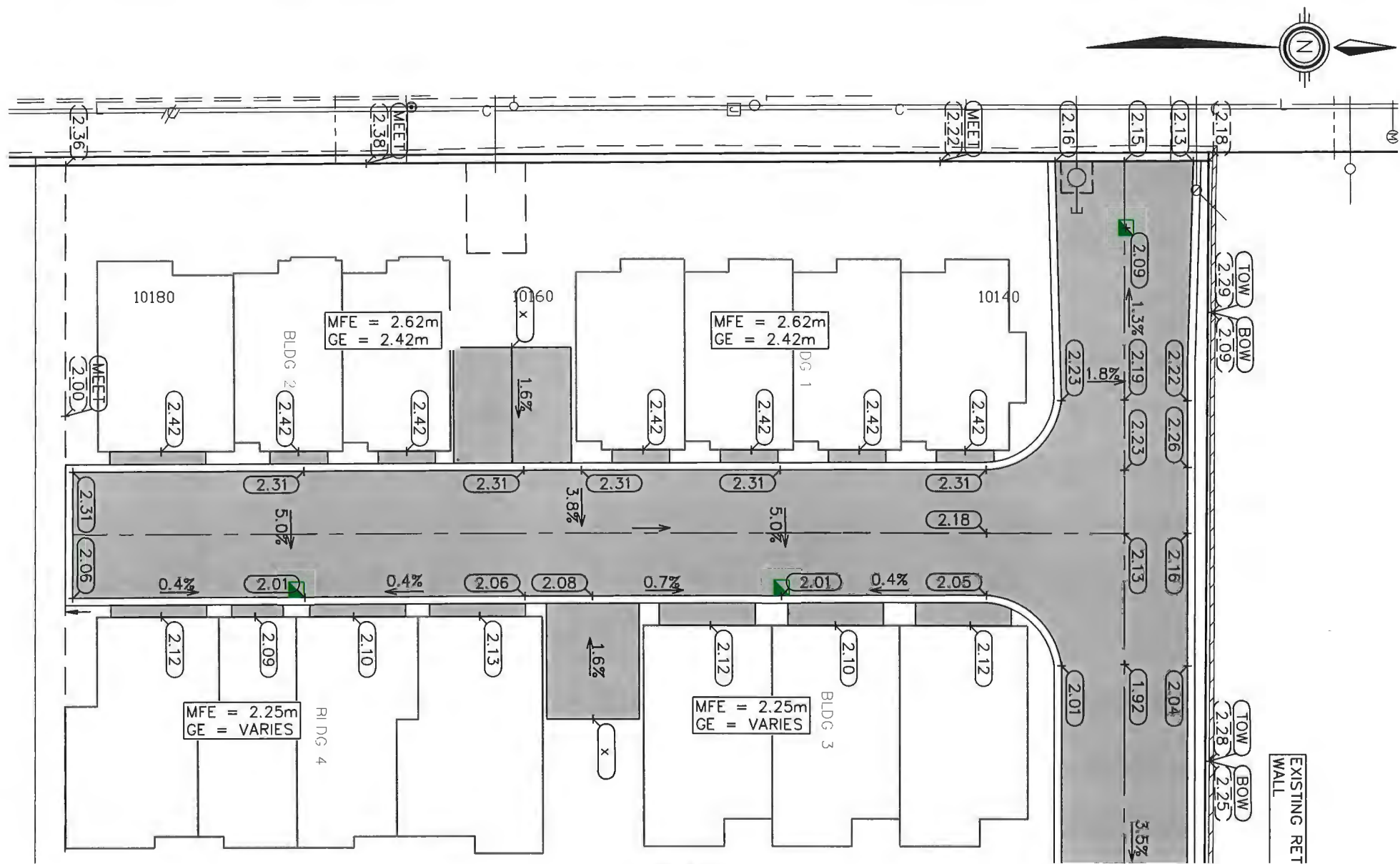
08 JUL 2023

City of Richmond
8911 NO. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: **GRADING PLAN**

10140-10180 NO.1 RD, 4051&4068 CAVENDISH DR
CITY FILE:

DESIGN: GR	DWG. No.:	DATE: 2021-07-14
DRAWN: AP	SCALE: 1 : 200	ENGINEER: TS
CHECKED: GP	SEC. No: 35-4-7	SHT No.: 1 OF 1



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
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Core Concept Consulting Project No. 21054
DWG. 1 OF 3

PLAN #10 **JULY 17, 2023**

REV'N	DATE	BY	CH.	DESCRIPTION
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0.	25 AUG 2021	AP	GP	ISSUED FOR DP SUBMISSION
REVISIONS				

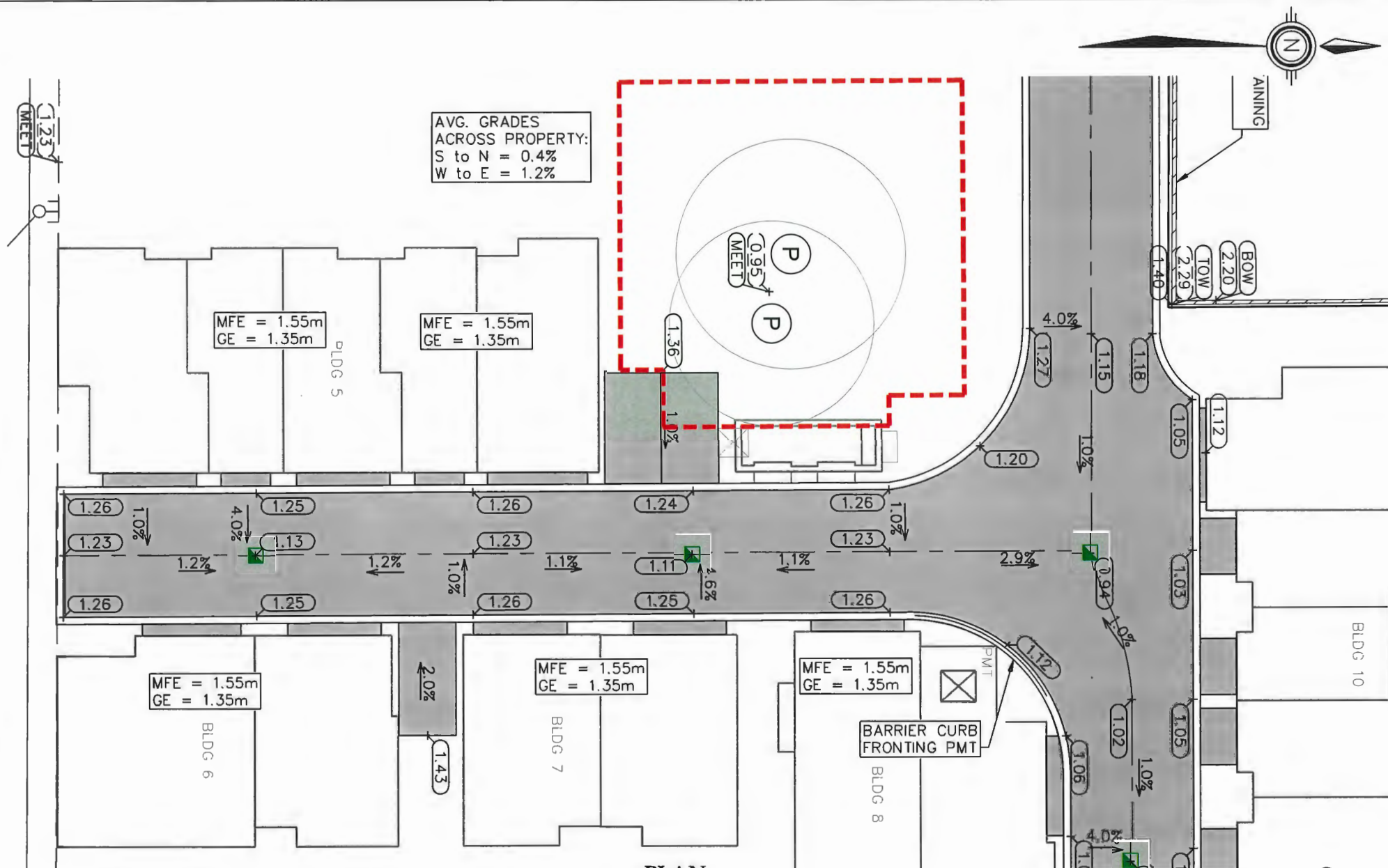
06 JUL 2023

TITLE: **LOT GRADING PLAN**

10140-10180 NO.1 RD, 4051&4068 CAVENDISH DR

CITY FILE:

DESIGN:	GR	DWG. No.:	
DRAWN:	AP	SCALE:	1 : 250
CHECKED:	GP	DATE:	2021-07-14
ENGINEER:	TS	SEC. No.:	35-4-7
		SHT No.:	1 OF 4



PLAN
SCALE: 1:250

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

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Core Concept Consulting Project No. 21054
DWG. 2 OF 3

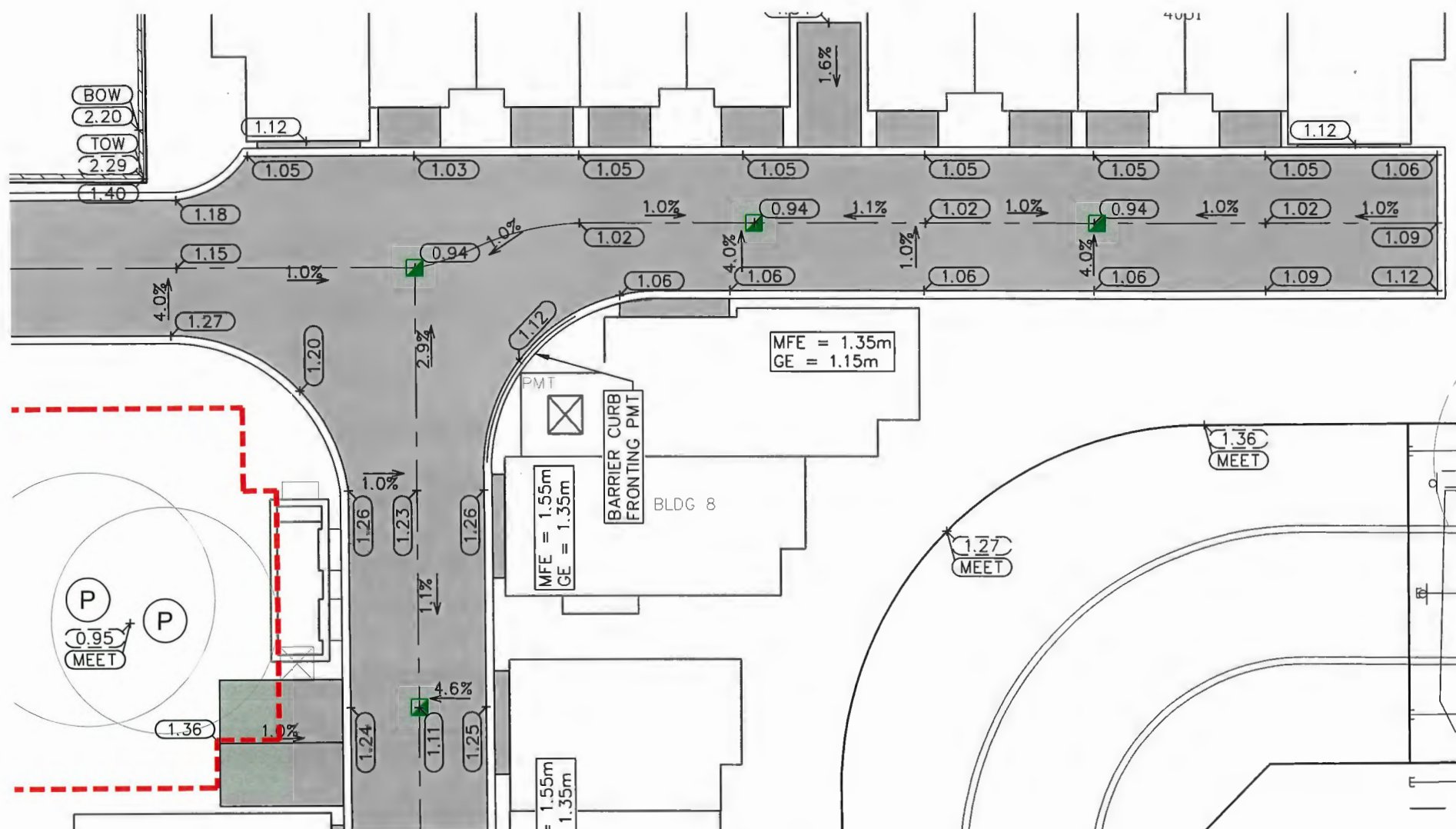
PLAN #11 JULY 17, 2023

REV'N	DATE	BY	CH.	DESCRIPTION
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0.	25 AUG 2021	AP	GP	ISSUED FOR DP SUBMISSION
REVISIONS				

06 JUL 2023

TITLE: **LOT GRADING PLAN**
10140-10180 NO.1 RD, 4051&4068 CAVENDISH DR
CITY FILE:

DESIGN: GR		
DRAWN: AP	DWG. No.:	
CHECKED: GP	SCALE: 1 : 250	DATE: 2021-07-14
ENGINEER: TS	SEC. No.: 35-4-7	SHT No.: 1 OF 4



PLAN
SCALE: 1:250

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DWG. 3 OF 3

REV'N	DATE	BY	CH.	DESCRIPTION
1.	06 JUL 2023	GSG	NMM	ISSUED FOR DP RE-SUBMISSION
0.	25 AUG 2021	AP	GP	ISSUED FOR DP SUBMISSION
REVISIONS				

PLAN #12 JULY 17, 2023

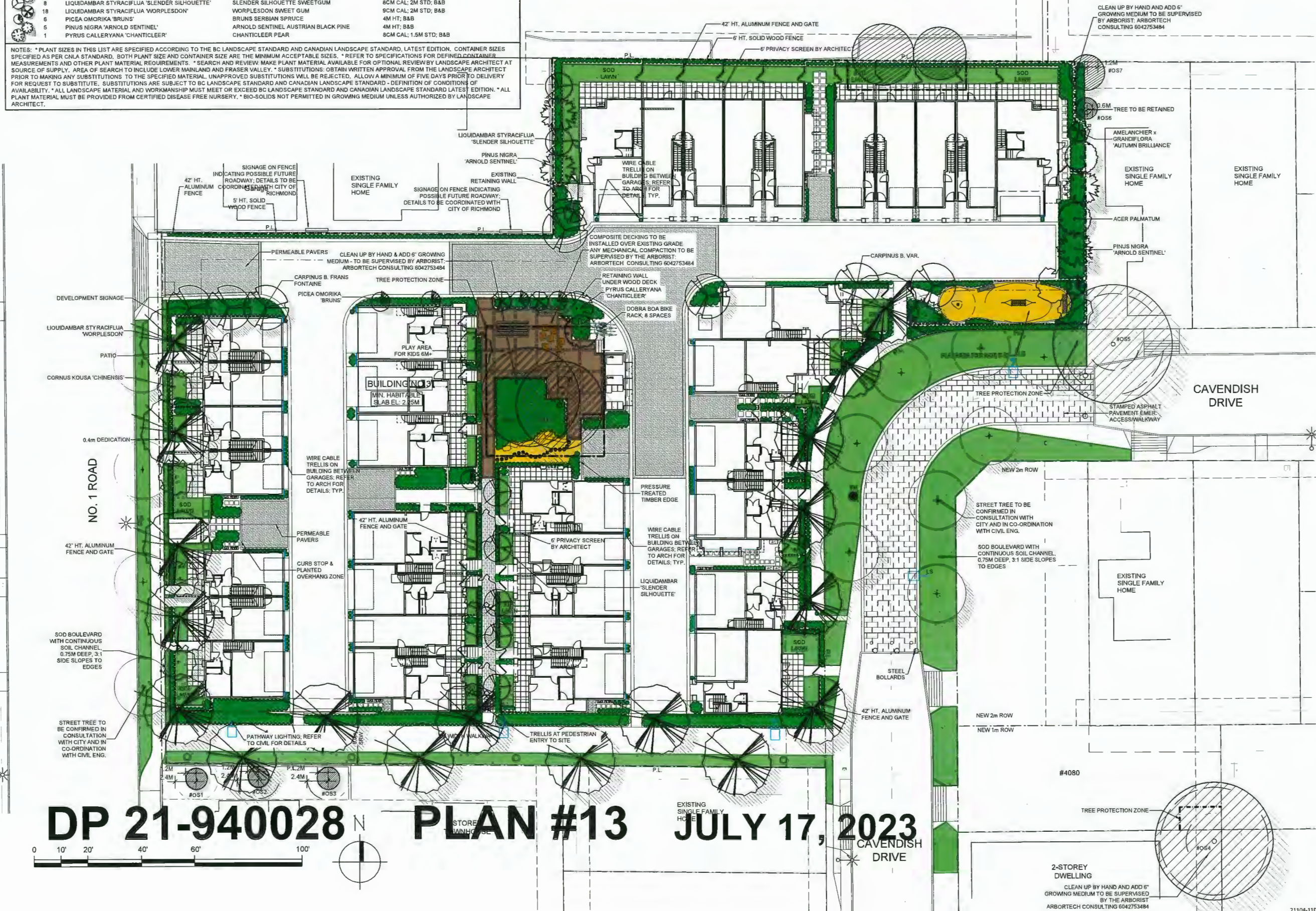
06 JUL 2023

TITLE: LOT GRADING PLAN		
10140-10180 NO.1 RD, 4051&4068 CAVENDISH DR		
CITY FILE:		
DESIGN: GR		
DRAWN: AP	DWG. No.: .	
CHECKED: GP	SCALE: 1 : 250	DATE: 2021-07-14
ENGINEER: TS	SEC. No.: 35-4-7	SHT No.: 1 OF 4

TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5		ACER PALMATUM	JAPANESE MAPLE	8CM CAL; 1M STD; B&B
4		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8CM CAL; B&B; 3 STEM CLUMP
7		CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	8CM CAL; B&B
12		CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	8CM CAL; 1M STD; B&B
8		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL; 2M STD; B&B
18		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	9CM CAL; 2M STD; B&B
6		PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	4M HT; B&B
1		PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B
5		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8CM CAL; 1.5M 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 CNLA 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.



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS / RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.05	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.20	NEW SITE PLAN	DO
4	22.APR.20	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	21.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CI

CLIENT: **PANATCH GROUP**

PROJECT: **TOWNHOUSE DEVELOPMENT**
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE RICHMOND, BC

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 21.AUG.04 DRAWING NUMBER: **L1**

SCALE: 1/16"=1'-0"

DRAWN: RJ

DESIGN: RJ

CHKD: MCY OF 13

PMG PROJECT NUMBER: 21-104

DP 21-940028 PLAN #13 JULY 17, 2023

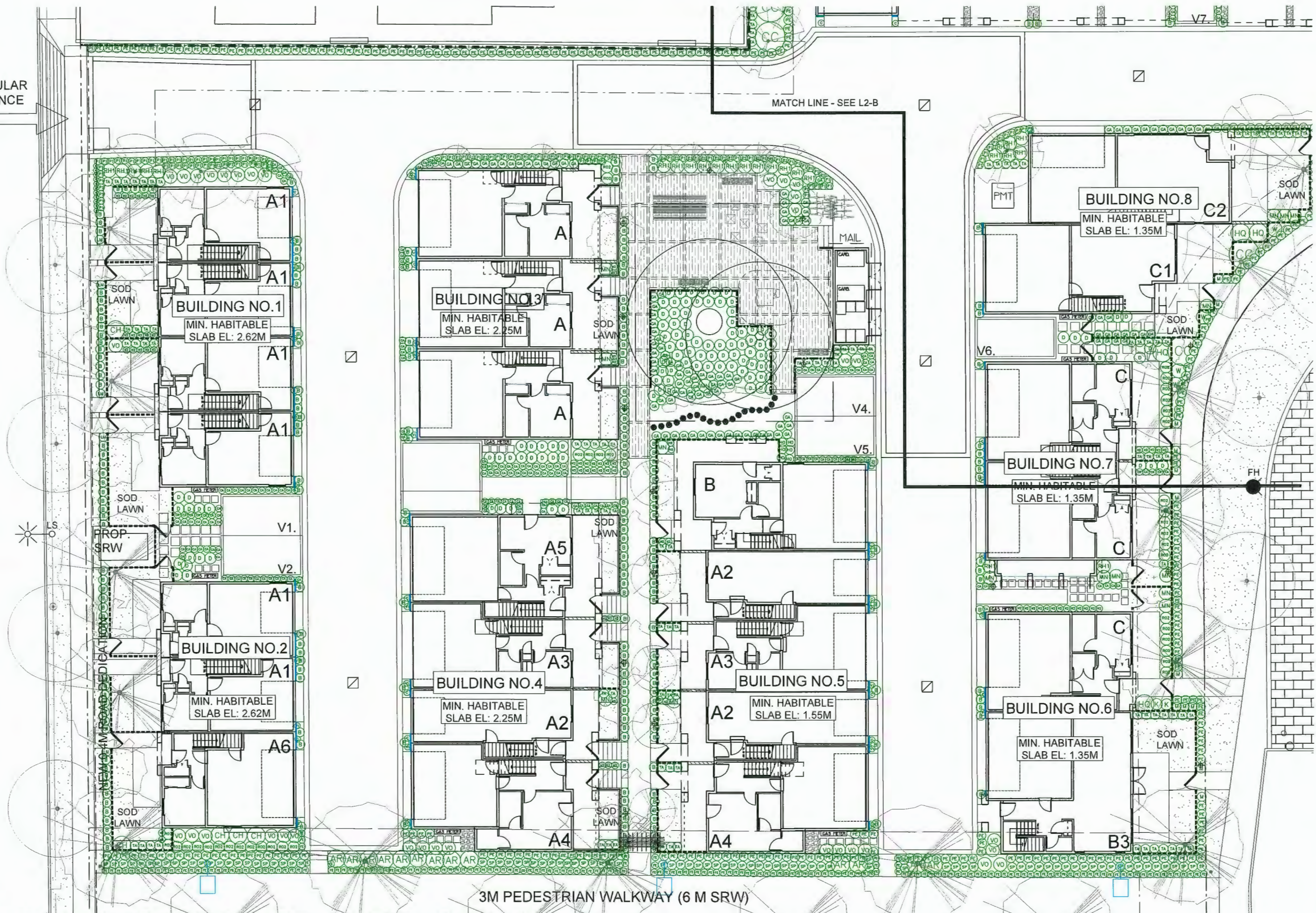


SEAL:

NO. 1 ROAD

VEHICULAR ENTRANCE

MATCH LINE - SEE L2-B



NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.20	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	23.APR.29	NEW SITE PLAN	DO
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CI
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CI

CLIENT:
PANATCH GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

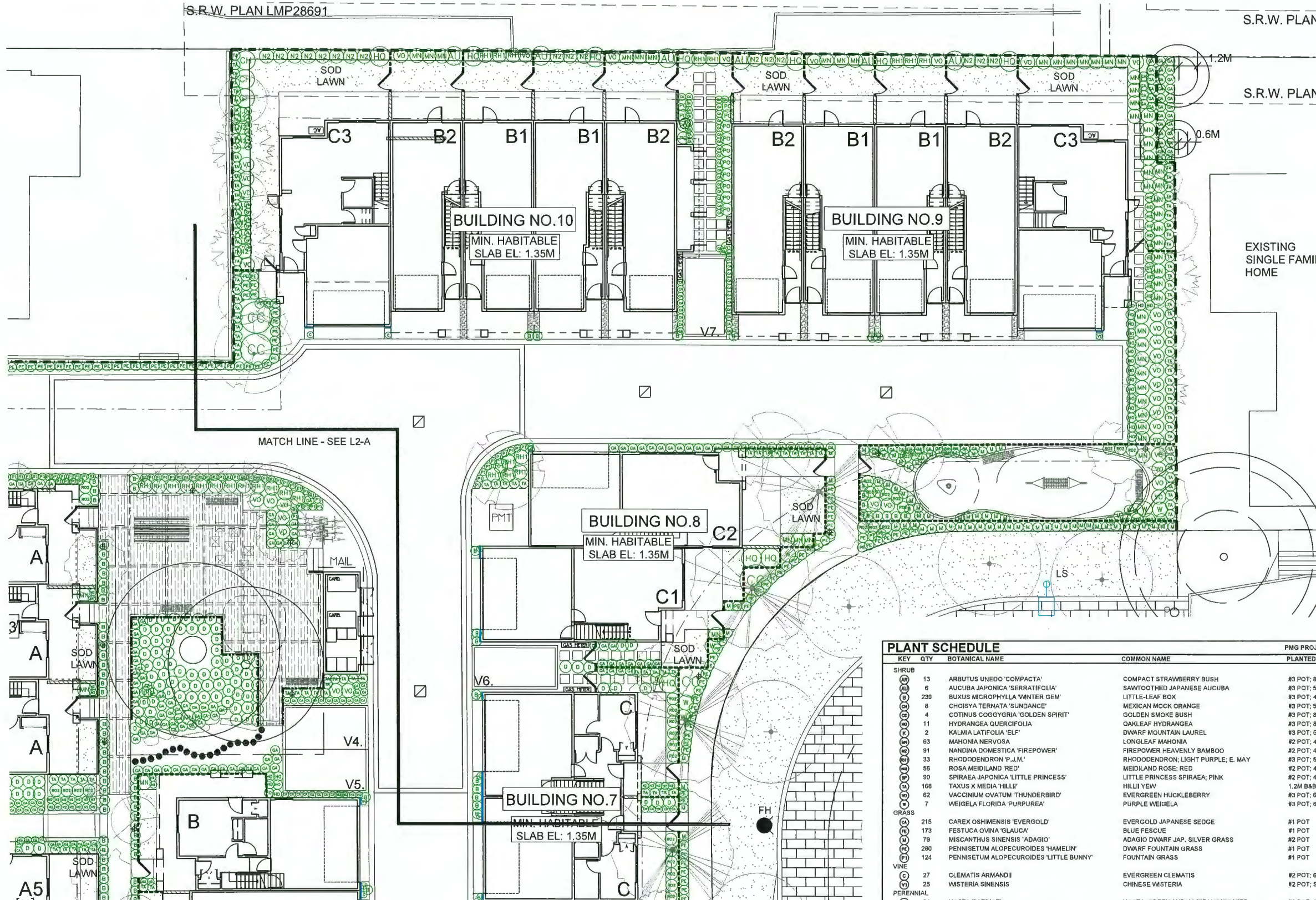
DRAWING TITLE:
SHRUB PLAN

DATE: 21.AUG.04 DRAWING NUMBER:
SCALE: 1"=10'-0" **L2**
DRAWN: RJ
DESIGN: RJ
CHKD: MCY OF 13

DP 21-940028 PLAN #14 JULY 17, 2023



SEAL:



PLANT SCHEDULE				PMG PROJECT NUMBER: 21-104
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	13	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
	6	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
	238	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	8	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
	4	COTINUS COGOCYRIA 'GOLDEN SPIRIT'	GOLDEN SMOKE BUSH	#3 POT; 80CM
	11	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
	2	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
	3	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 40CM
	91	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
	33	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
	56	ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED	#2 POT; 40CM
	90	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
	168	TAXUS X MEDIA 'HILLI'	HILLI YEW	1.2M B&B
	62	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
	7	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS	215	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	173	FESTUCA OVINA 'GLAUCO'	BLUE FESCUE	#1 POT
	79	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO DWARF JAP. SILVER GRASS	#2 POT
	280	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	124	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
VINE	27	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM; STAKED
	25	WISTERIA SINENSIS	CHINESE WISTERIA	#2 POT; STAKED
PERENNIAL	34	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
	8	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
	13	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
	11	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC	118	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
	167	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	15	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SPECIFICATIONS ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES, PROPAGATION METHODS, AND PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR PLANT SPECIFICATIONS 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 MARILAND 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.

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.19	NEW SITE PLAN	DO
4	22.APR.15	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.APR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 21.AUG.04 DRAWING NUMBER:

SCALE: 1"=10'-0"

DRAWN: RJ

DESIGN: RJ

CHKD: MCY

L3

OF 13

DP 21-940028

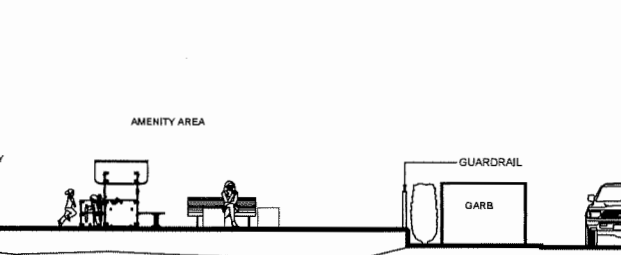
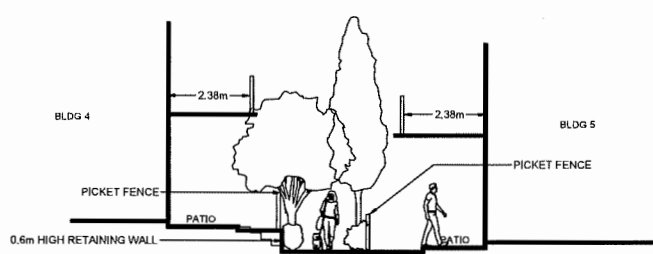
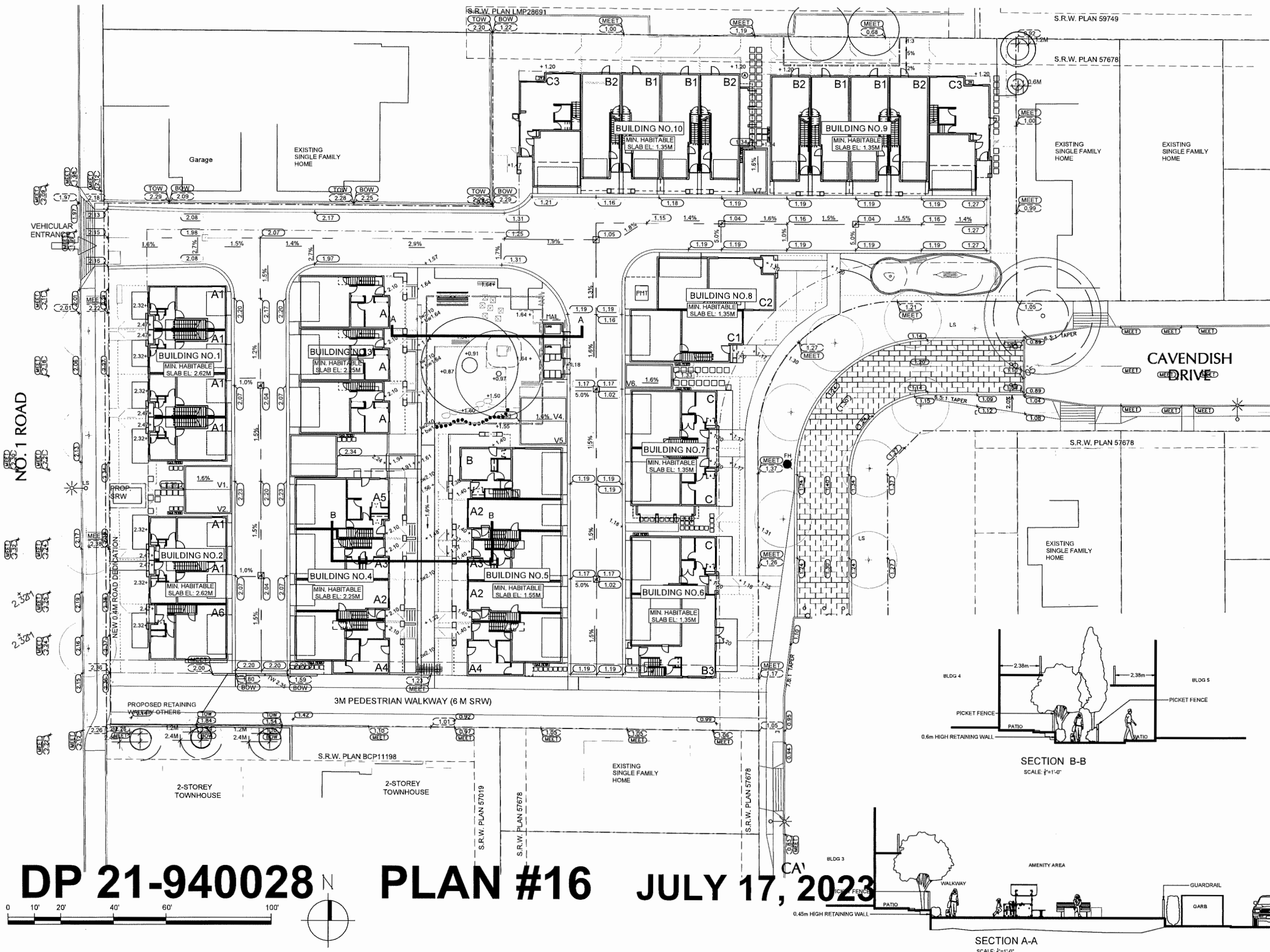
PLAN #15

JULY 17, 2025

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:



DP 21-940028 N

PLAN #16 JULY 17, 2023

0 10' 20' 40' 60' 100'

NO.	DATE	REVISION DESCRIPTION	DR.
11	23 JUL 13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23 JUL 10	CITY RESUBMISSION	CW
9	23 JUL 04	CITY RESUBMISSION	CW
8	23 MAY 30	CITY RESUBMISSION	CW
7	23 MAY 19	ISSUED FOR PRICING	MM
6	23 FEB 01	NEW SITE PLAN	
5	22 APR 23	NEW SITE PLAN	DO
4	22 APR 25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22 APR 11	CITY COMMENTS	RJ
2	22 MAR 23	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21 AUG 20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANT'S	CJ

CLIENT:
PANATCH GROUP

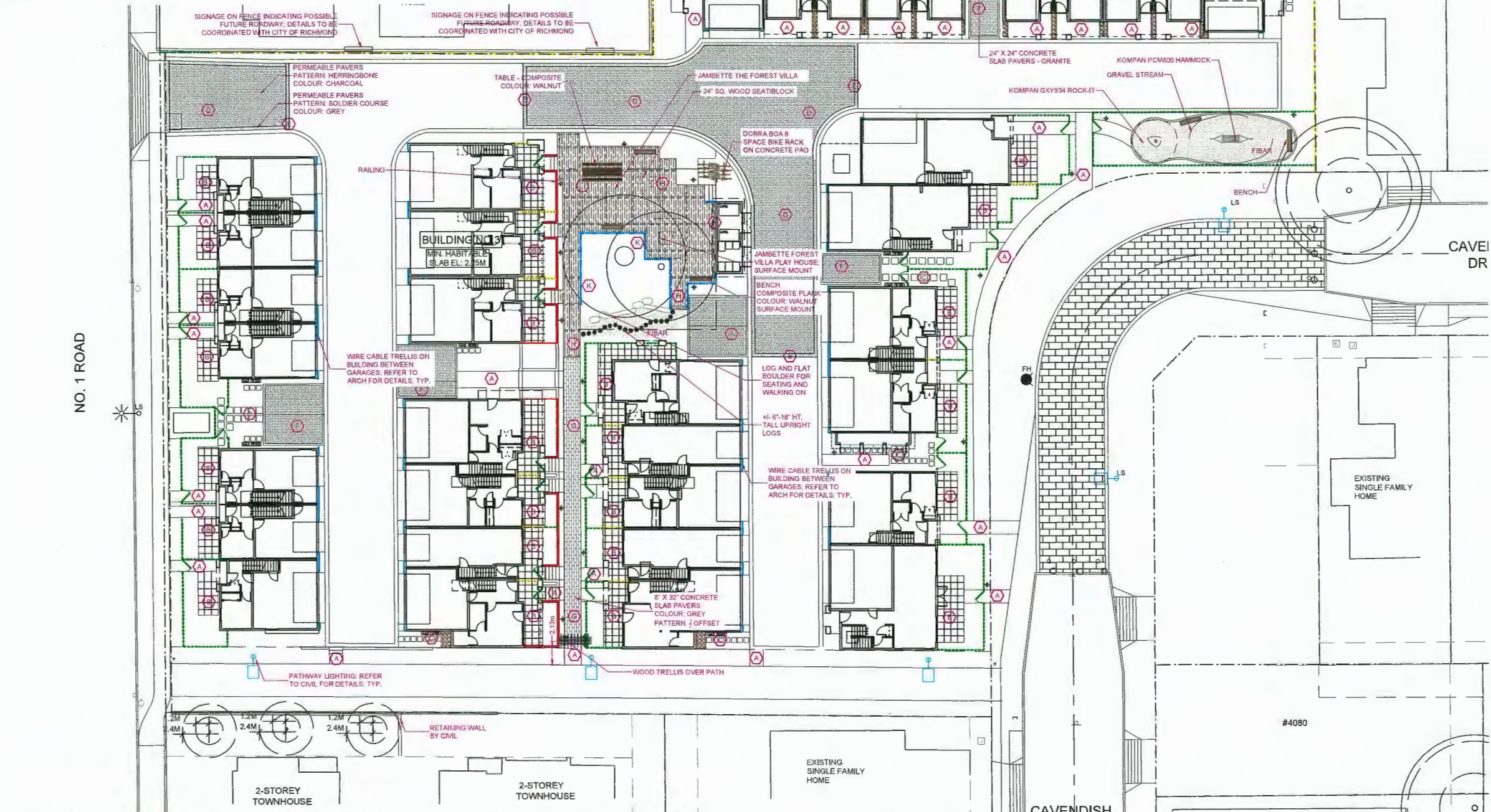
PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:
GRADING PLAN

DATE: 21 AUG 18 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: MCY
OF 13

L4

ITEM	DESCRIPTION
(A) CONCRETE	BROOM FINISHED
(B) PAVER PATIOS	24" X 24" CONCRETE SLAB PAVERS - COLOUR: CHARCOAL
(C) PAVER STEPPING STONES	24" X 24" CONCRETE SLAB PAVERS - COLOUR: GRANITE
(D) PERMEABLE PAVERS (ROAD)	PERMEABLE CONCRETE UNIT PAVERS - COLOUR: CHARCOAL - PATTERN: HERRINGBONE
(E) PERMEABLE PAVERS (ROAD BORDER)	PERMEABLE CONCRETE UNIT PAVERS - COLOUR: GREY - PATTERN: SOLDIER COURSE
(F) PERMEABLE PAVERS (PARKING)	PERMEABLE CONCRETE UNIT PAVERS - COLOUR: GREY - PATTERN: HERRINGBONE
(G) LARGE PAVER PATHWAY	8" X 32" CONCRETE SLAB PAVERS - COLOUR: GREY - PATTERN: 1/2 OFFSET
(H) DECKING	COMPOSITE DECKING - COLOUR: BEIGE
(I) FENCE	5' HEIGHT SOLID WOOD FENCE
(J) FENCE & GATE	42" HEIGHT ALUMINUM FENCE AND GATE
(K) AMENITY AREA DECK GUARD RAIL	36" GUARD RAIL ON 4X4 POSTS
(L) PRIVACY SCREEN	6' HEIGHT PRIVACY SCREEN BY ARCHITECT
(M) UNIT DECK RAILING & GATE	DECK RAILING AND GATE BY ARCHITECT
(N) CABLE TRELLIS ON BUILDING	CABLE TRELLIS DETAIL BY ARCHITECT



DP 21-940028 **PLAN #17** **JULY 17, 2023**

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.20	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.20	NEW SITE PLAN	DD
4	22.APR.20	REV. PER SITE PLAN ADJUSTMENTS	CI
3	22.APR.11	CITY COMMENTS	BJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	BJ
1	21.AUG.20	SITE PLAN, ARBORIS, PATHS, PATIOS, PLANTS	CI

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

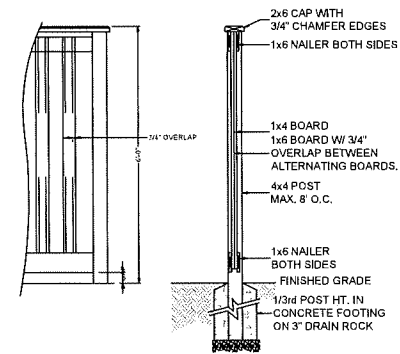
**10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC**

DRAWING TITLE:

**MATERIALS
PLAN**

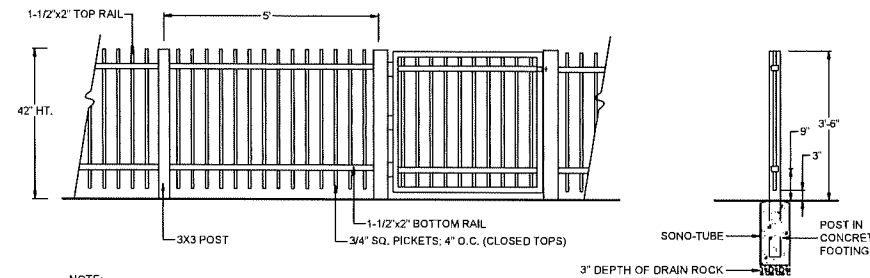
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DRAWN: RJ
DESIGN: RJ
CHKD: MCY OF 13

SEAL:



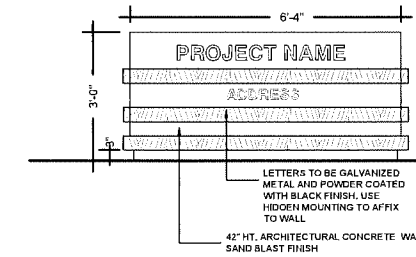
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT 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".

1 6' HEIGHT SOLID WOOD FENCE
1/2"=1'-0"

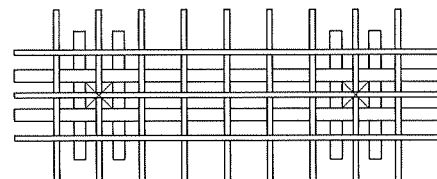


- NOTE:**
ALL METAL PICKETS TO BE FINISHED IN BLACK POWDERCOAT

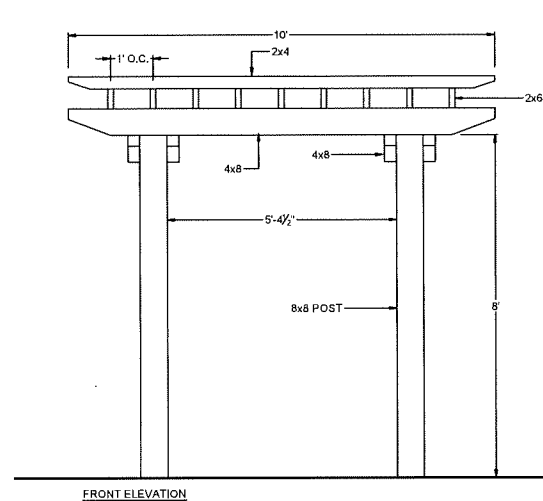
2 42" HT. METAL FENCE AND GATE
1/2"=1'-0"



3 DEVELOPMENT SIGNAGE
1/2"=1'-0"

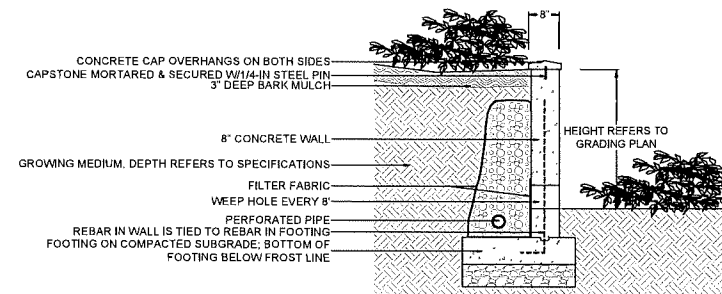
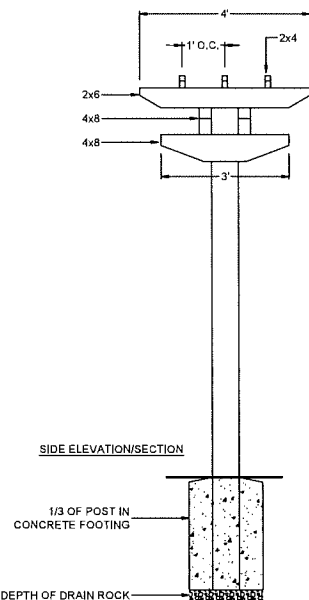


PLAN



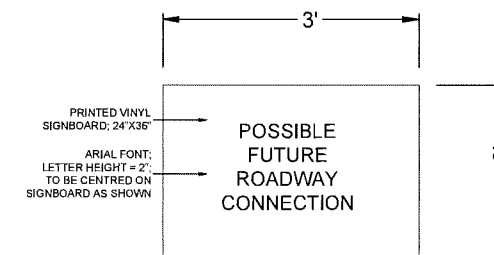
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

4 WOOD TRELLIS DETAIL
1/2"=1'-0"



- NOTE:**
FOR STONE VENEER, MECHANICAL TIE-INS SHOULD BE USED EVERY 16 IN. TO 18 IN. TO SECURE STONE TO WALL.

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



- FINAL WORDING TO BE COORDINATED WITH CITY OF RICHMOND
- TO BE AFFIXED TO FENCE IN LOCATIONS SHOWN ON LANDSCAPE PLAN

6 FUTURE ROADWAY SIGN
1"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
11	23 JUL 13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23 JUL 10	CITY RESUBMISSION	CW
9	23 JUL 04	CITY RESUBMISSION	CW
8	23 MAY 30	CITY RESUBMISSION	CW
7	23 MAY 19	ISSUED FOR PRICING	MM
6	23 FEB 03	NEW SITE PLAN	
5	22 APR 23	NEW SITE PLAN	DC
4	22 APR 25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22 APR 11	CITY COMMENTS	RJ
2	22 MAR 03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21 AUG 20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANT'S	CJ

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:

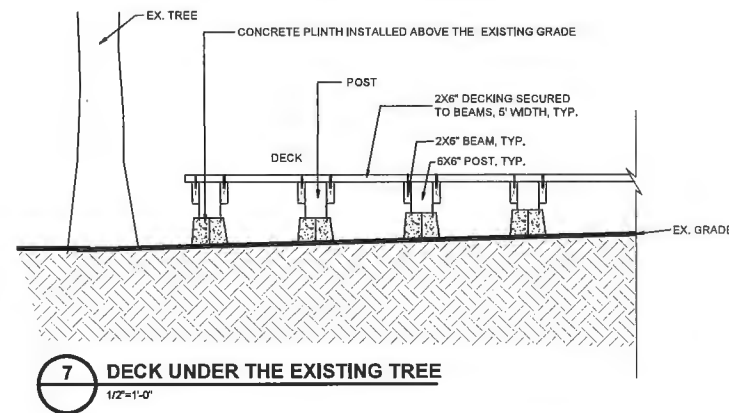
LANDSCAPE DETAILS

DATE: 21 AUG 04 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: MCY

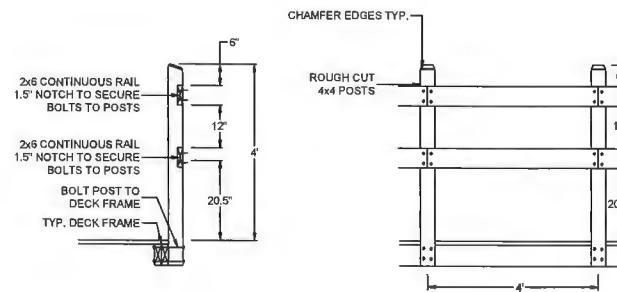
L6

OF 13

SEAL:



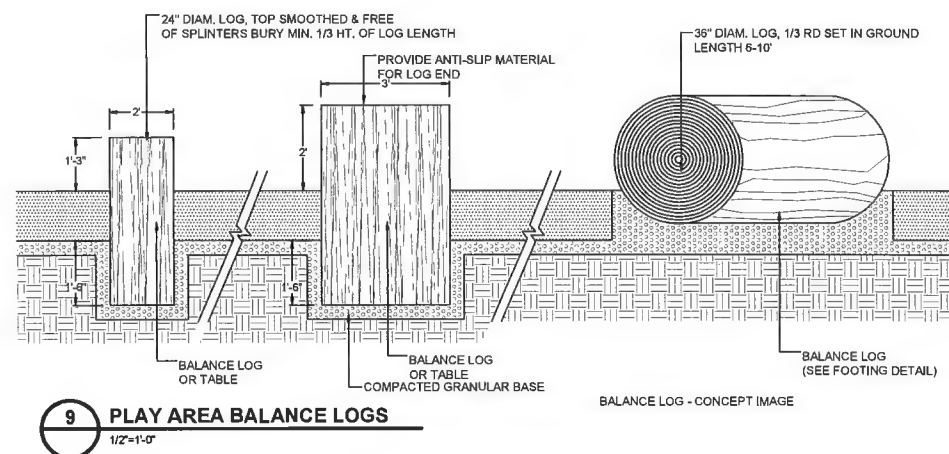
7 DECK UNDER THE EXISTING TREE
1/2"=1'-0"



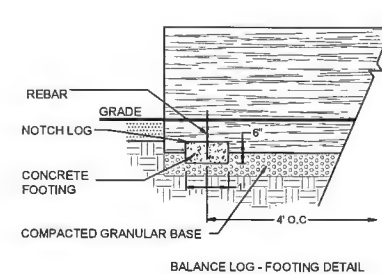
8 DECK GUARD RAIL
1/2"=1'-0"



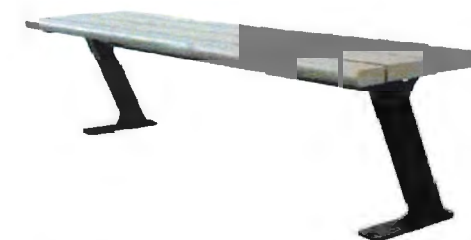
12 2 SPACE BIKE RACK



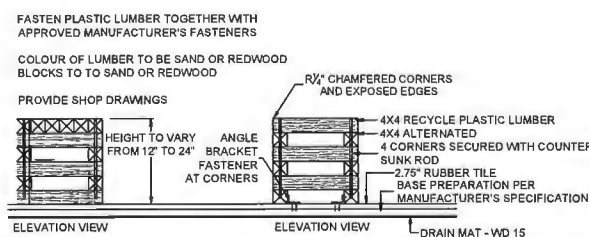
9 PLAY AREA BALANCE LOGS
1/2"=1'-0"



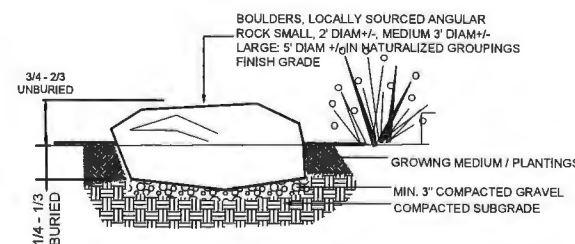
BALANCE LOG - FOOTING DETAIL



13 BENCH - COMPOSITE WISHBONE BAYVIEW



10 WOOD SEAT/BLOCK



11 PLAY AREA BOULDERS



14 TABLE - COMPOSITE

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.29	NEW SITE PLAN	GO
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

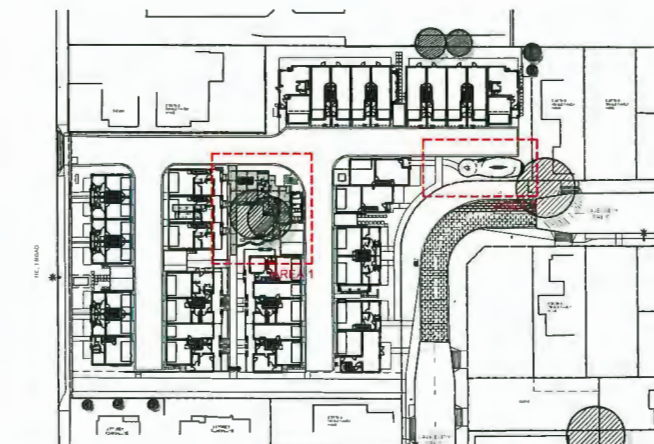
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SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY

L7

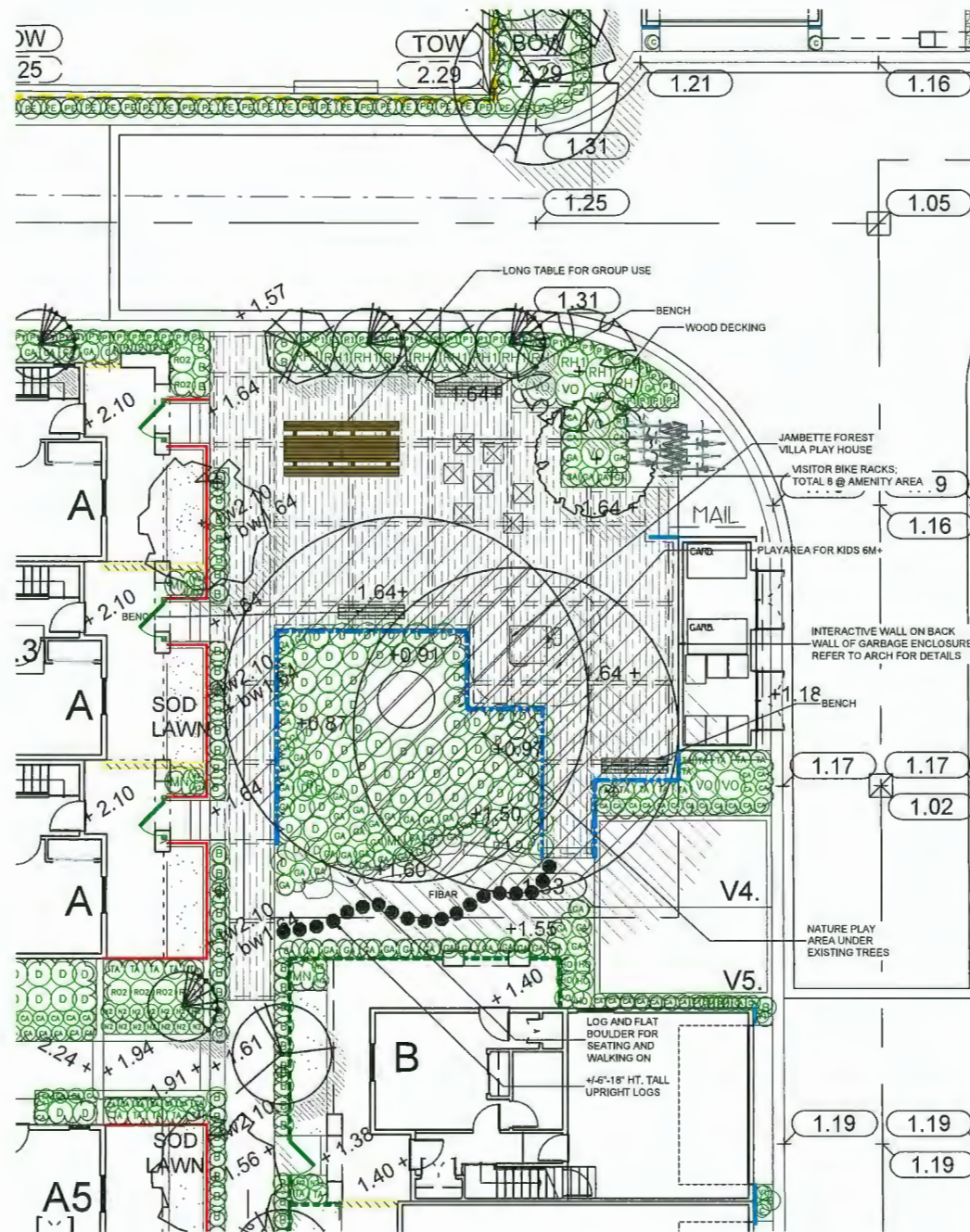
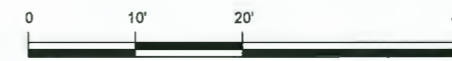
OF 13

DP 21-940028 PLAN #19 JULY 17, 2023

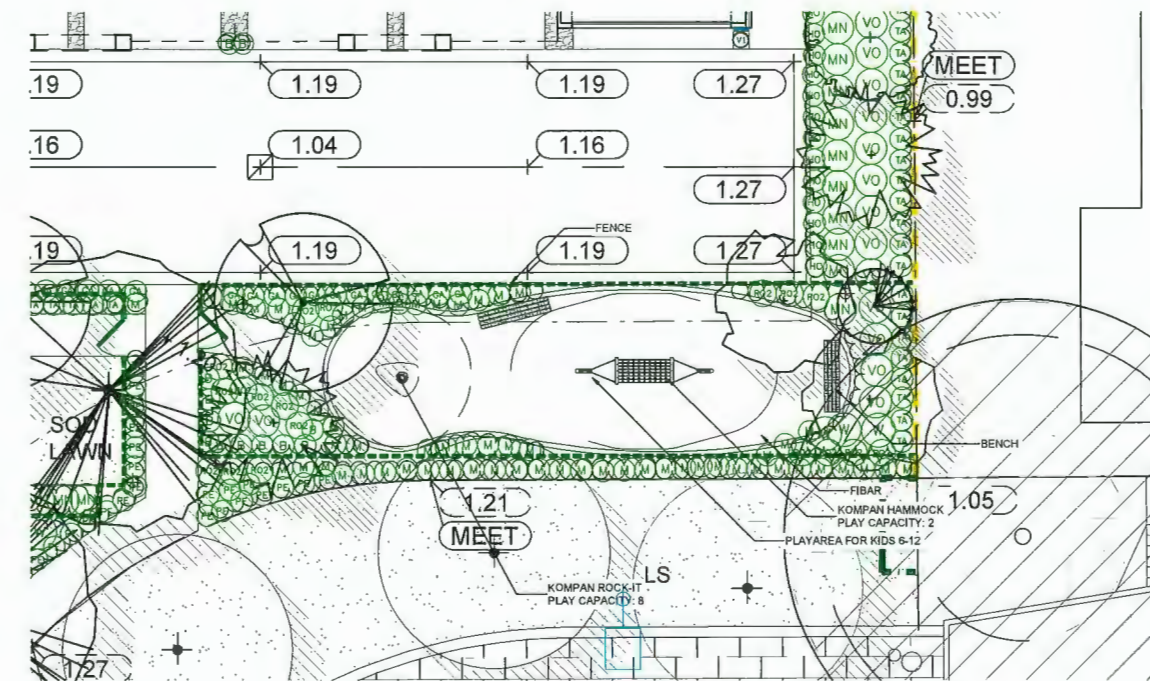
SEAL:



KEY PLAN



AREA 1



AREA 2

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	DD
5	22.APR.29	NEW SITE PLAN	DD
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, AMBIBRIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:

PLAYAREA ENLARGEMENT

DATE: 21.AUG.04 DRAWING NUMBER:

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

DRAWN: RJ

DESIGN: RJ

CHKD: MCV

L8

OF 13



DP 21-940028 PLAN #20 JULY 17, 2023

JAMBETTE 'THE FOREST VILLA'

KOMPAN ROCK-IT

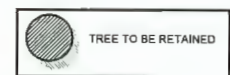
KOMPAN HAMMOCK WITH GALVANIZED POSTS

WOODEN SEAT/BLOCKS

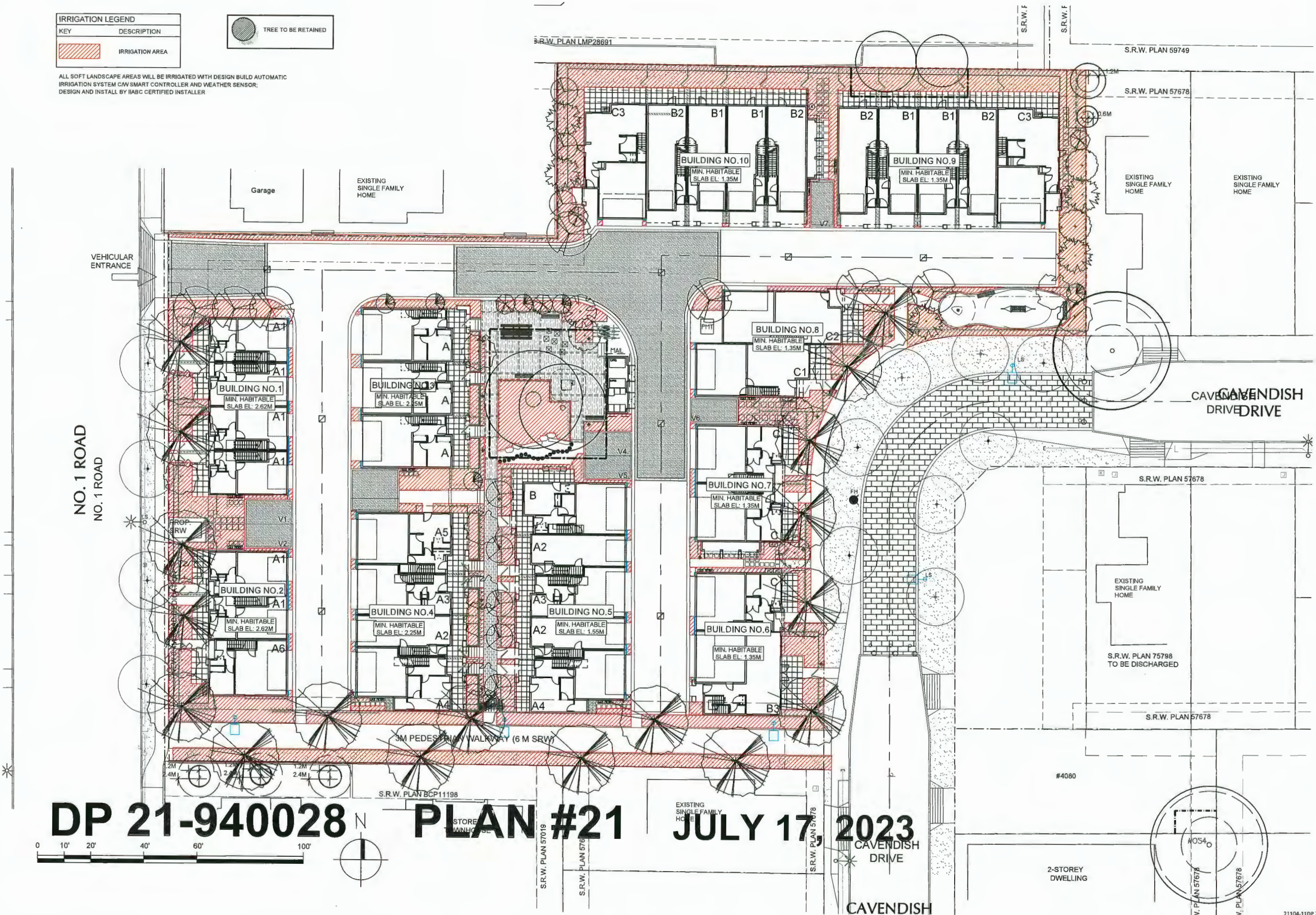
BALANCE LOGS IN FIBAR

SEAL:

IRRIGATION LEGEND	
KEY	DESCRIPTION
	IRRIGATION AREA



ALL SOFT LANDSCAPE AREAS WILL BE IRRIGATED WITH DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM CW SMART CONTROLLER AND WEATHER SENSOR, DESIGN AND INSTALL BY IABC CERTIFIED INSTALLER



DP 21-940028

PLAN #21

JULY 17, 2023

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	MM
5	22.APR.29	NEW SITE PLAN	DO
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE RICHMOND, BC

DRAWING TITLE:

IRRIGATION PLAN

DATE: 21.AUG.04 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: RJ **L10**

DESIGN: RJ

CHKD: MCY OF 13

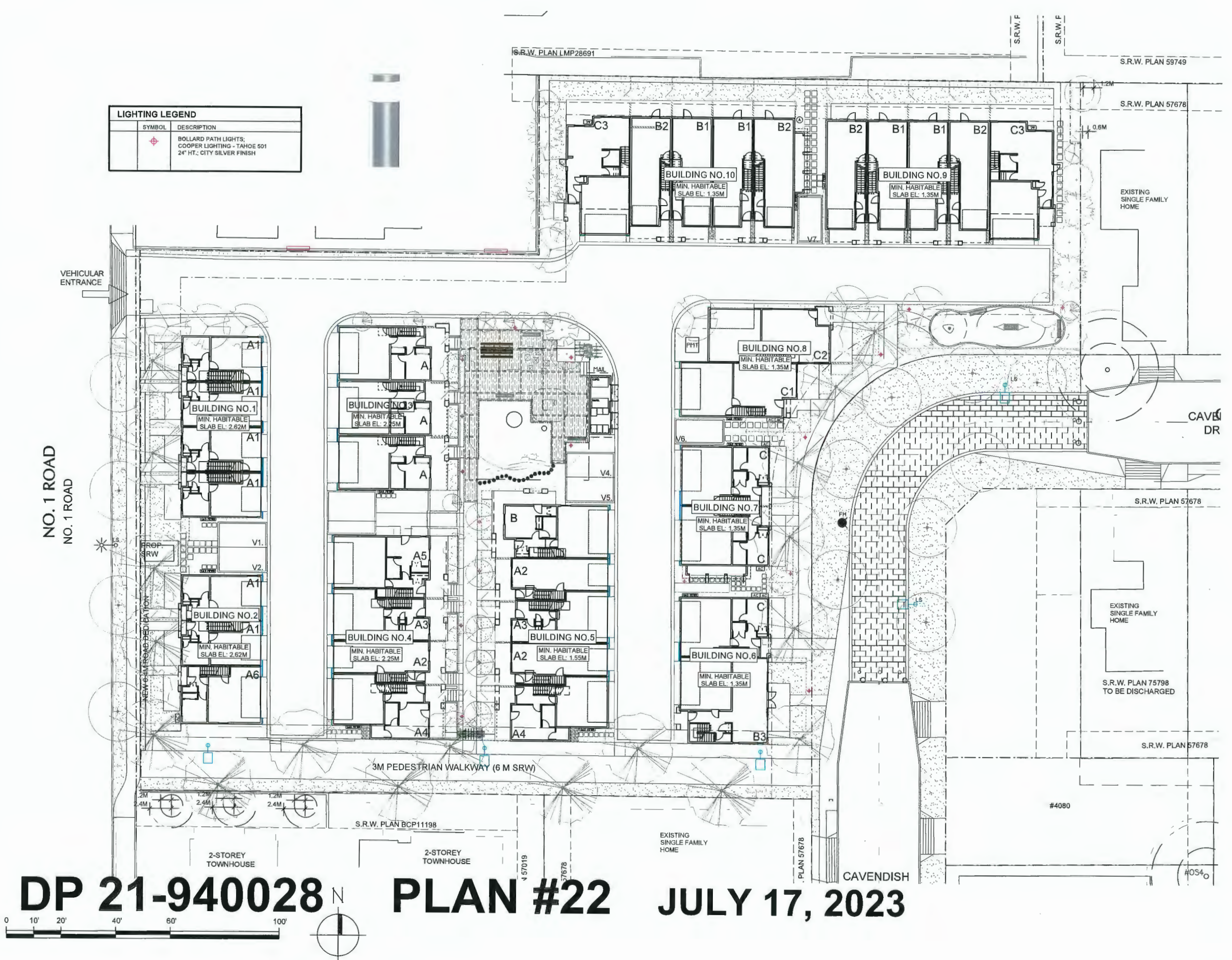
PMG PROJECT NUMBER: 21-104

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	BOLLARD PATH LIGHTS; COOPER LIGHTING - TAHOE 501 24" HT.; CITY SILVER FINISH



NO.	DATE	REVISION DESCRIPTION	DR.
11	23.AUG.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.23	NEW SITE PLAN	DO
4	22.APR.15	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:
PANATCH GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: 21.AUG.04 DRAWING NUMBER:
SCALE: 1/16"=1'-0" **L11**
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY OF 13

DP 21-940028 PLAN #22 JULY 17, 2023

TREE INVENTORY LIST FROM ARBORTECT CONSULTING -

refer to arborist report for additional information

Tag/ID	# of Trees	Loc	Survey	Bylaw Y/N	Common name, (Botanical)	Dbh (cm)
--------	------------	-----	--------	-----------	-----------------------------	----------

401	1	ON	Y		Douglas-fir (Pseudotsuga menziesii)	41	REMOVED
402	1	ON	Y		White poplar (Populus alba)	120	REMOVED
403	1	ON	Y		Lombardy poplar (Populus nigra 'Italica')	120	REMOVED
404	1	ON	Y		Lombardy poplar (Populus nigra 'Italica')	85	REMOVED
405	1	ON	Y		Douglas-fir (Pseudotsuga menziesii)	33	REMOVED
406	1	ON	Y		Western redcedar (Thuja plicata)	32	REMOVED
407	1	ON	Y		Norway spruce (Picea abies)	29	REMOVED
408	1	ON	Y		Bitter cherry (Prunus emarginata)	17.8	REMOVED
409	1	ON	Y		Apple (Malus sp.)	39.3	REMOVED
410	1	ON	Y		English walnut (Juglans regia)	26	REMOVED
411	1	ON	Y		Weeping willow (Salix babylonica)	98	REMOVED
412	1	ON	Y		Western redcedar (Thuja plicata)	44	REMOVED
413	1	ON	Y		Norway spruce (Picea abies)	56	REMOVED

Tag/ID	# of Trees	Loc	Survey	Bylaw Y/N	Common name, (Botanical)	Dbh (cm)
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414	1	ON	Y		Saucer magnolia (Magnolia soulangeana)	22	REMOVED
415	1	ON	Y		Apple (Malus sp.)	18	REMOVED
416	1	ON	Y		Scots pine (Pinus sylvestris)	27	REMOVED
417	1	ON	Y		English walnut (Juglans regia)	25	REMOVED
418	1	ON	Y		Douglas-fir (Pseudotsuga menziesii)	90	REMOVED
419	1	ON	Y		Flowering cherry (Prunus serrulata)	47.7	REMOVED
420	1	ON	Y		European birch (Betula pendula)	27	REMOVED
421	1	ON	Y		Blue spruce (Picea pungens)	29	REMOVED
422	1	ON	Y		Western redcedar (Thuja plicata)	48	REMOVED
423	1	ON	Y		English holly (Ilex aquifolium)	20	REMOVED
424	1	SHARED CITY	Y		Douglas-fir (Pseudotsuga menziesii)	98	REMOVED
425	1	ON	Y		Western redcedar (Thuja plicata)	24	REMOVED
426	1	ON	Y		Western redcedar (Thuja plicata)	22	REMOVED
427	1	ON	Y		European birch (Betula pendula)	26	REMOVED
428	1	ON	Y		Japanese maple (Acer palmatum)	22	REMOVED

Tag/ID	# of Trees	Loc	Survey	Bylaw Y/N	Common name, (Botanical)	Dbh (cm)
--------	------------	-----	--------	-----------	-----------------------------	----------

430	1	ON	Y		Austrian pine (Pinus nigra)	66	REMOVED
431	1	ON	Y		Western redcedar (Thuja plicata)	20	REMOVED
432	1	ON	Y		Deodar cedar (Cedrus deodara)	54	REMOVED
433	1	ON	Y		Austrian pine (Pinus nigra)	97	REMOVED
434	1	ON	Y		Western redcedar (Thuja plicata)	22	REMOVED
435	1	ON	Y		Giant sequoia (Sequoiadendron giganteum)	190	RETAIN
436	1	ON	Y		Norway spruce (Picea abies)	54	RETAIN
437	1	ON	Y		Norway spruce (Picea abies)	21	REMOVED
438	1	ON	Y		Deodar cedar (Cedrus deodara)	20	REMOVED
439	1	ON	Y		American linden (Tilia americana)	26	REMOVED
440	1	ON	Y			125	REMOVED
441	1	ON	Y		Weeping willow (Salix babylonica)	29	REMOVED
442	1	ON	Y		Austrian pine (Pinus nigra)	41	REMOVED
443	1	ON	Y		Western redcedar (Thuja plicata)	22	REMOVED
444	1	ON	Y		Douglas-fir (Pseudotsuga menziesii)	44	REMOVED
445	1	ON	Y		Weeping willow (Salix babylonica)	48	REMOVED

Tag/ID	# of Trees	Loc	Survey	Bylaw Y/N	Common name, (Botanical)	Dbh (cm)
--------	------------	-----	--------	-----------	-----------------------------	----------

459	1	ON	Y		Apple (Malus sp.)	16.3	REMOVED
460	1	SHARED CITY	Y		Flowering cherry (Prunus serrulata)	42	REMOVED
461	1	ON	Y		Common pear (Pyrus communis)	29.6	REMOVED
462	1	ON	Y		Common plum (Prunus domestica)	33	REMOVED
463	1	ON	Y		Common plum (Prunus domestica)	24.8	REMOVED
464	1	ON	Y		European birch (Betula pendula)	51.7	REMOVED
465	1	ON	Y		Common plum (Prunus domestica)	32.5	REMOVED
466	1	ON	Y		Red maple (Acer rubrum)	34.7	REMOVED
469	1	ON	Y		Common plum (Prunus domestica)	24	REMOVED
470	1	ON	Y		Red maple (Acer rubrum)	78	REMOVED
471	1	ON	Y		Douglas-fir (Pseudotsuga menziesii)	38	REMOVED
472	1	ON	Y		Weeping willow (Salix babylonica)	29	REMOVED
473	1	ON	Y		Austrian pine (Pinus nigra)	41	REMOVED
474	1	ON	Y		Western redcedar (Thuja plicata)	22	REMOVED
475	1	ON	Y		Douglas-fir (Pseudotsuga menziesii)	44	REMOVED
476	1	ON	Y		Weeping willow (Salix babylonica)	48	REMOVED
477	1	ON	Y		Western redcedar (Thuja plicata)	20	REMOVED

Tag/ID	# of Trees	Loc	Survey	Bylaw Y/N	Common name, (Botanical)	Dbh (cm)
--------	------------	-----	--------	-----------	-----------------------------	----------

N04	1	OFF	Y		Western hemlock (Tsuga heterophylla)	20	RETAINED
N05	1	OFF	Y		Western redcedar (Thuja plicata)	24	REMOVED
N06	1	OFF	N		Western hemlock (Tsuga heterophylla)	15	REMOVED
N07	1	OFF	Y		Common plum (Prunus domestica)	30.7	RETAINED
N08	1	OFF	Y		Common plum (Prunus domestica)	46.9	RETAINED
N01	1	OFF	Y		Deodar cedar (Cedrus deodara)	60	RETAINED
N02	1	OFF	N		Western redcedar (Thuja plicata)	12	RETAINED
N03	1	OFF	Y		Western redcedar (Thuja plicata)	20	RETAINED

SUITABLE REPLACEMENT TREES	
COMMON NAME	BOTANICAL NAME
ACER PALMATUM	JAPANESE MAPLE
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM
PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE
PSEUDOTSUGA MENZIESII	DOUGLAS FIR
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR

DP 21-940028 PLAN #24 JULY 17, 2023

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.AUG.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.AUG.10	CITY RESUBMISSION	CW
9	23.AUG.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	CW
7	23.MAY.19	ISSUED FOR PRICING	NMM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.27	NEW SITE PLAN	DO
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CI
3	22.APR.11	CITY COMMENTS	RU
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RU
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CI

CLIENT:



PROJECT:

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:

TREE INFORMATION TABLE

DATE:	21.AUG.04	DRAWING NUMBER:	
SCALE:			L13
DRAWN:	RU		
DESIGN:	RU		
CHKD:	MCY		OF 13

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO.1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

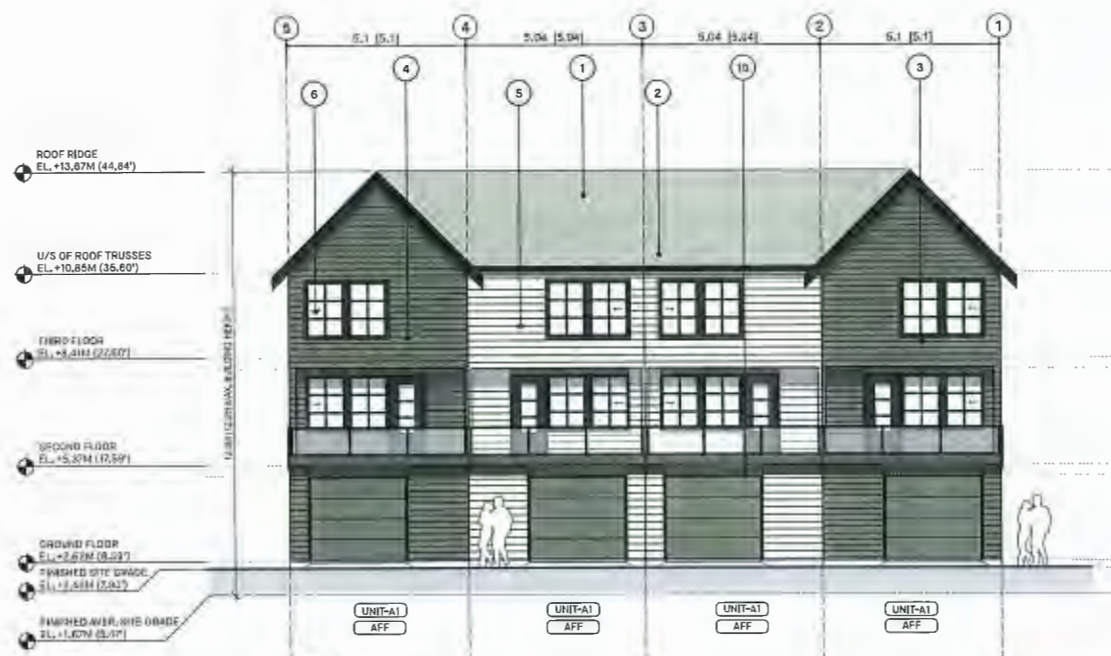
VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

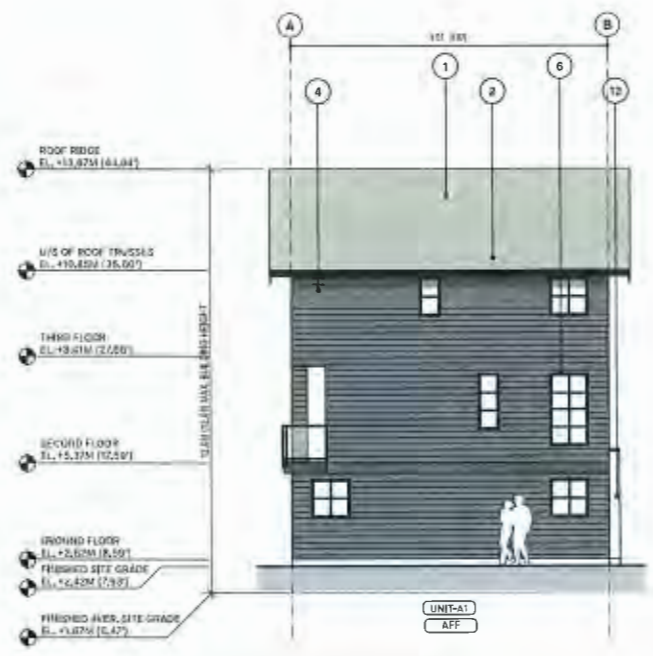
SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856. FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT, OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR, PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

MATERIALS

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - ONYX BLACK
- 3 CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
- 4 8" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "PEPPERCORN GREY"
- 5 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "ICECUBE"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - IRON GRAY
- 7 P.T. WOOD WND/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - "PEPPERCORN GREY"
- 8 ENTRY DOOR - FEATURE COLOUR - PAINTED - BM 2090-30 "TERRA COTTA TILE"
- 9 ENTRY DOOR - FEATURE COLOUR - PAINTED - BM HC-130 "WEBSTER GREEN"
- 10 METAL GARAGE DOOR - PAINTED - BM "CHARCOAL GRAY"
- 11 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - IRON GRAY
- 12 SMOOTH STUCCO FINISH COLOUR "ICECUBE"
- 13 SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR



EAST ELEVATION - DRIVE AISLE



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - NO1 ROAD



SOUTH ELEVATION - SIDE YARD

DP 21-940028 PLAN #25 JULY 17, 2023

BUILDING 1 ELEVATIONS

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO -	DATE -	ISSUE -



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YAMAMOTO ARCHITECTURE

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Vancouver, BC V5T 1R5
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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO.1 ROAD AND 4051, 4066 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 1 ELEVATIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.0
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

ACOUSTIC REQUIREMENTS	
Portions of Dwelling Units Noise Levels (decibels)	
Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

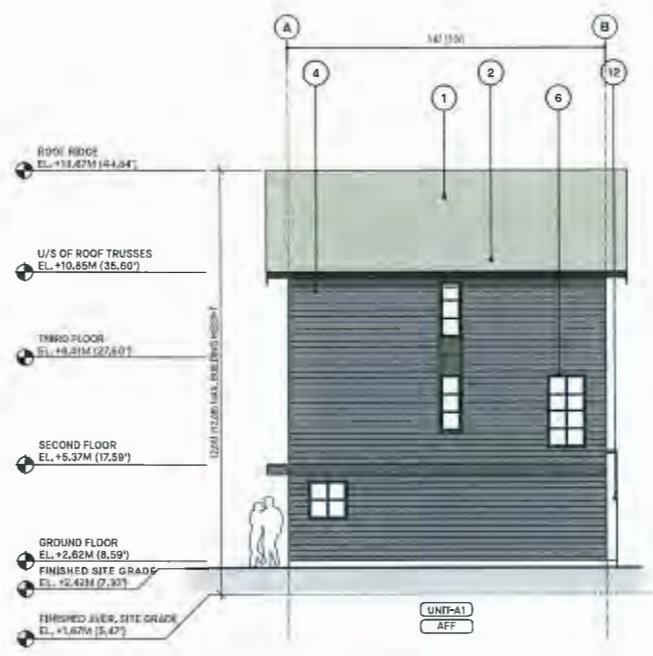
SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION, VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT, OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR, PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

MATERIALS	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - ONYX BLACK
3	CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
4	6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "PEPPERCORN GREY"
5	6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "ICECUBE"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - IRON GRAY
7	P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - "PEPPERCORN GREY"
8	ENTRY DOOR - FEATURE COLOUR - PAINTED - BM 2090-30 "TERRA COTTA TILE"
9	ENTRY DOOR - FEATURE COLOUR - PAINTED - BM HC-130 "WEBSTER GREEN"
10	METAL GARAGE DOOR - PAINTED - BM "CHARCOAL GRAY"
11	ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - IRON GRAY
12	SMOOTH STUCCO FINISH COLOUR "ICECUBE"
13	SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR



EAST ELEVATION - DRIVE AISLE



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - NO1 ROAD



SOUTH ELEVATION - SIDE YARD

DP 21-940028 PLAN #26 JULY 17, 2023

BUILDING 2 ELEVATIONS

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE

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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 2 ELEVATIONS

SCALE	SHEET NO.
SCALE - 1/8" = 1'-0"	A4.1
DATE - AUG 23, 2021	
DRAWN - BS	
CHECKED -	
PROJ NO - 1711A	

ACOUSTIC REQUIREMENTS	
Portions of Dwelling Units Noise Levels (decibels)	
Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

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VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

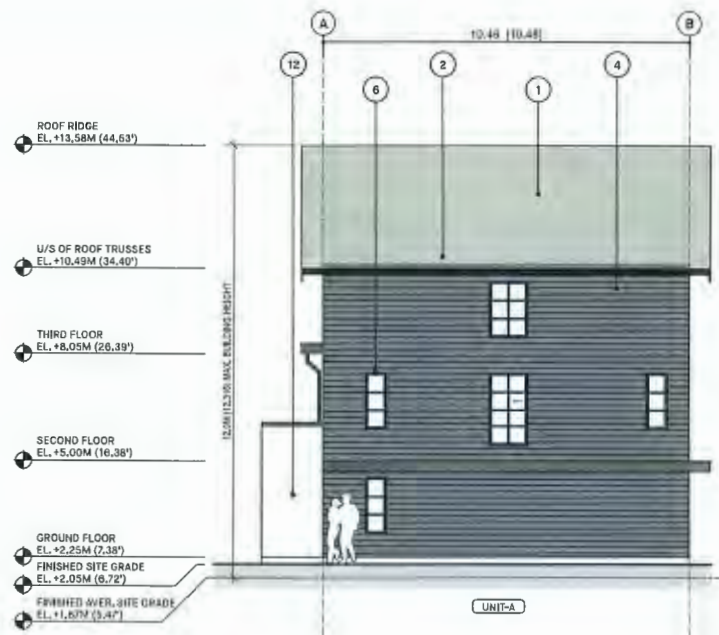
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MATERIALS

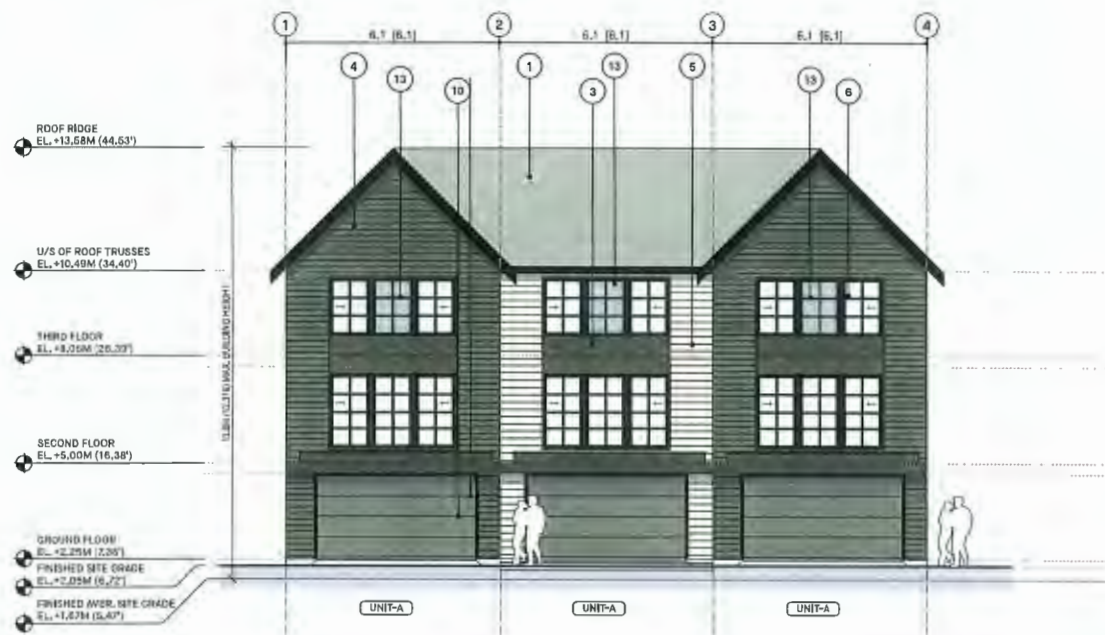
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - ONYX BLACK
- 3 CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
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- 12 SMOOTH STUCCO FINISH COLOUR "ICECUBE"
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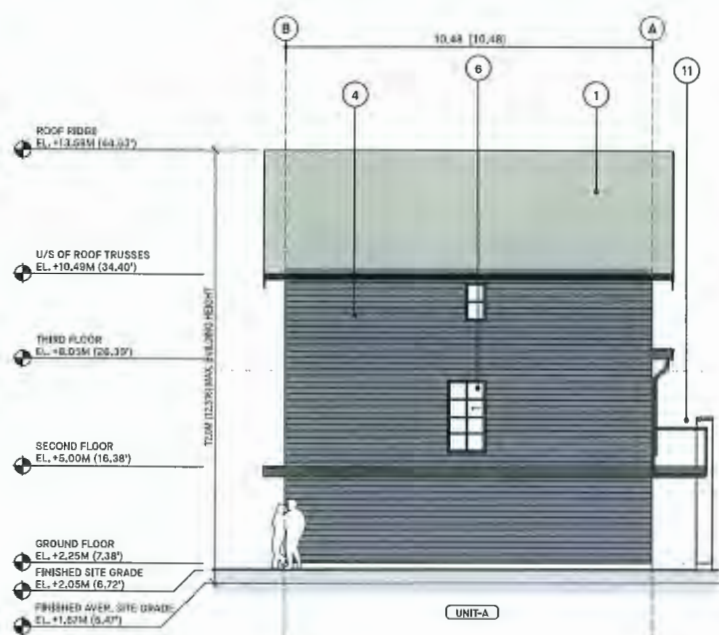
EAST ELEVATION - COURTYARD



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

DP 21-940028

PLAN #27

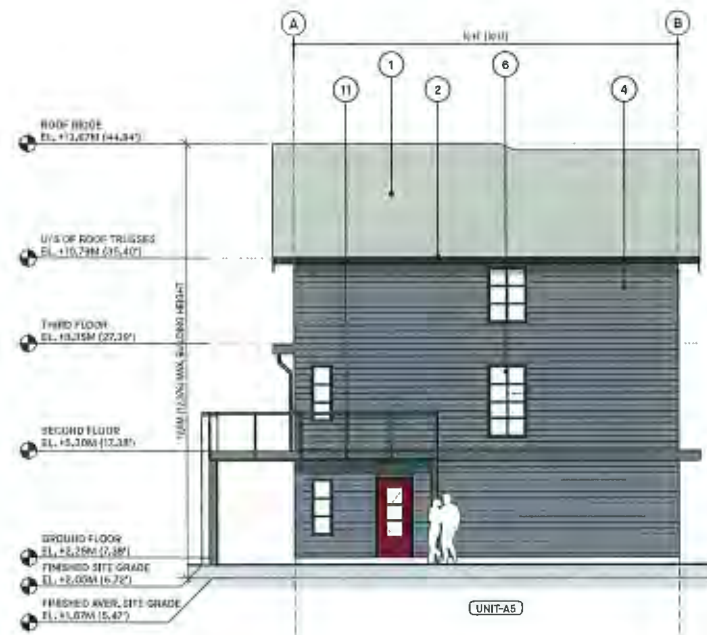
JULY 17, 2023

BUILDING 3 ELEVATIONS

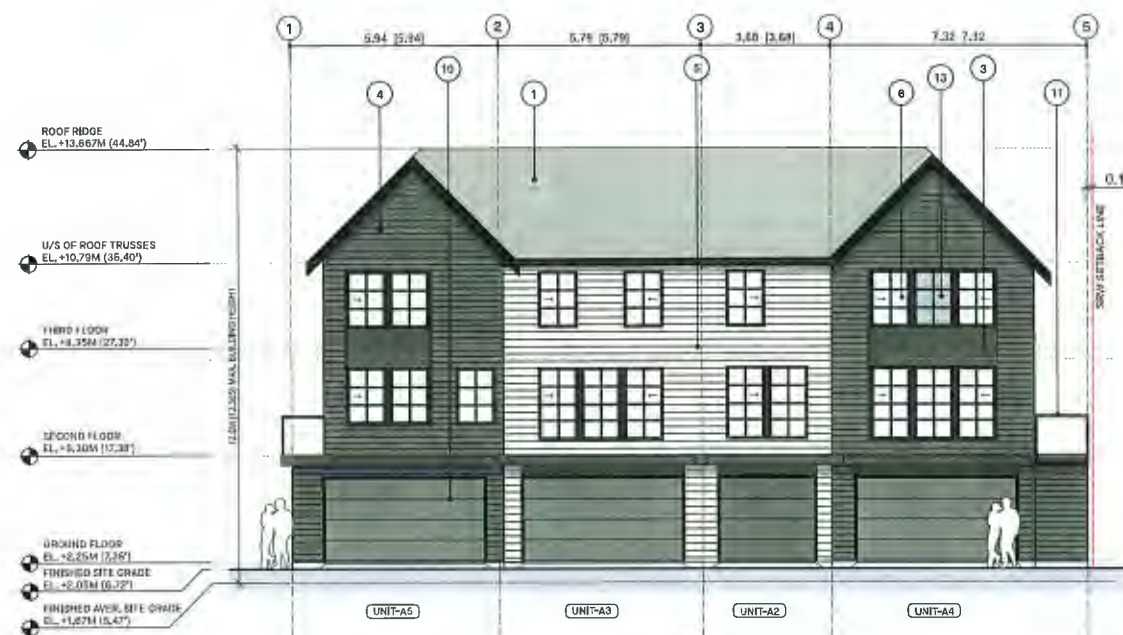
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YAMAMOTO ARCHITECTURE - 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327	
PROJECT -	
35 UNIT TOWNHOUSE DEVELOPMENT	
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC	
DRAWING TITLE - BUILDING 3 ELEVATIONS	
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.2
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



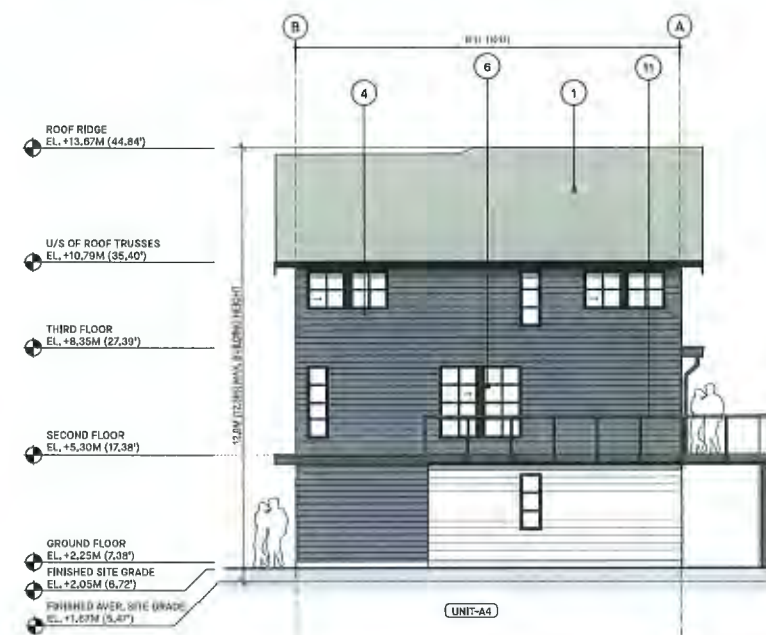
EAST ELEVATION - SIDE YARD



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

- MATERIALS**
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 - 12 SMOOTH STUCCO FINISH - COLOUR "ICECUBE"
 - 13 SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.
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NO.	DATE	ISSUE
6	2021-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2021-06-31	DEVELOPMENT PERMIT RESUBMISSION
4	2021-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2021-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2021-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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YAMAMOTO ARCHITECTURE

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 T - 604 731 1127 F - 604 731 1327

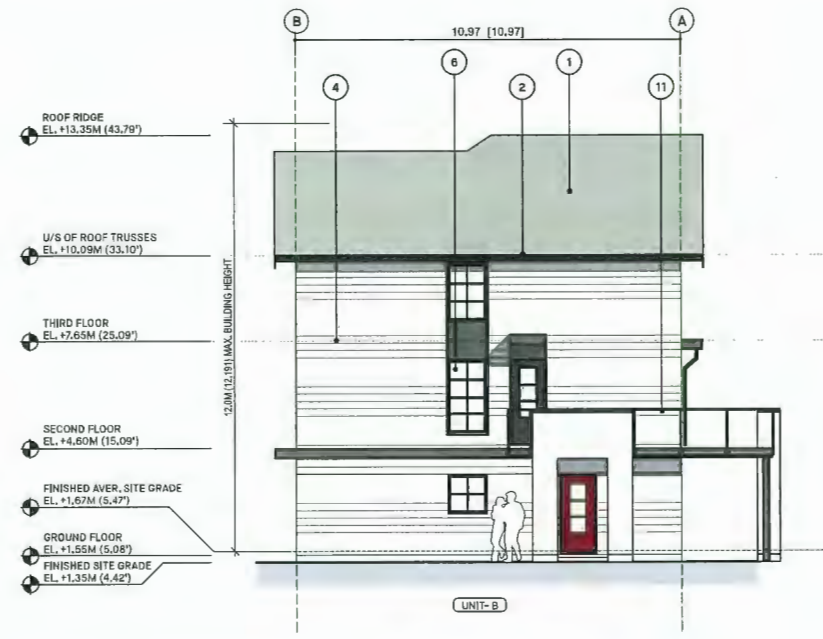
PROJECT -	35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC	
DRAWING TITLE -	BUILDING 4 ELEVATIONS
SCALE - 1/8" = 1'-0"	SHEET NO. - A4.3
DATE - AUG 23, 2021	
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #28 JULY 17, 2023

BUILDING 4 ELEVATIONS



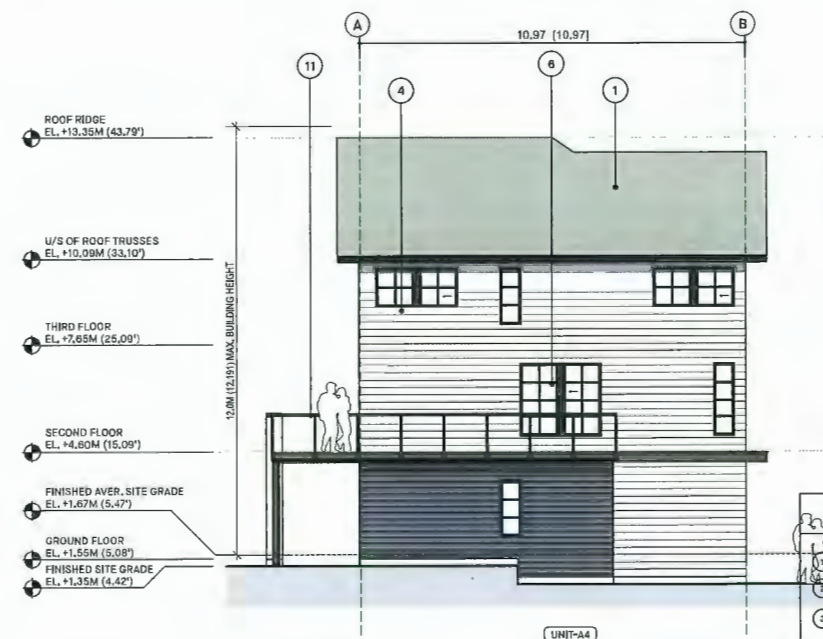
EAST ELEVATION - CENTRAL COURTYARD



NORTH ELEVATION - CENTRAL COURTYARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - PUBLIC WALKWAY

- MATERIALS**
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 - 2 METAL GUTTER AND DOWNSPOUT - ONYX BLACK
 - 3 CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
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ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

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3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-09-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE
 202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 5 ELEVATIONS

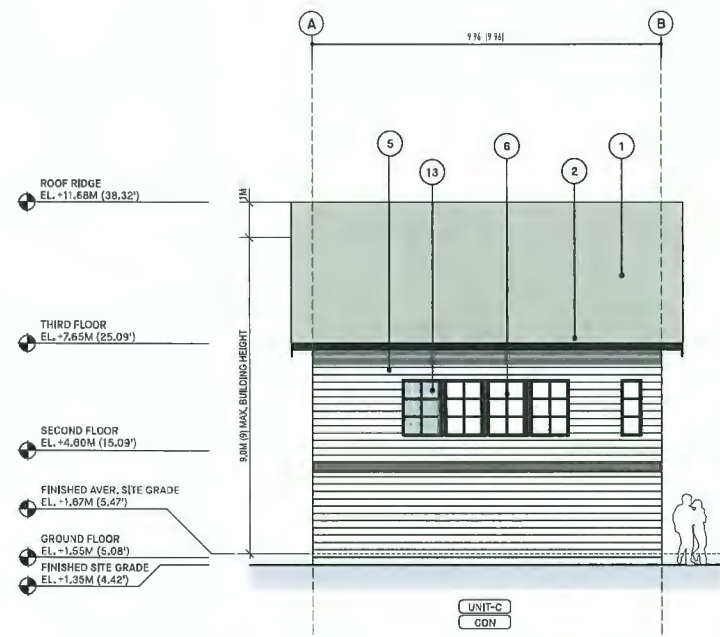
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.4
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #29 JULY 17, 2023

BUILDING 5 ELEVATIONS



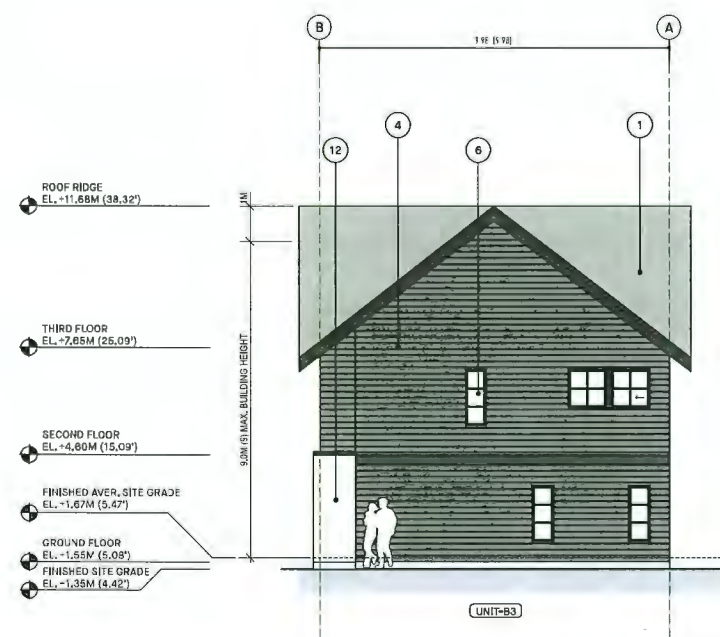
EAST ELEVATION - CAVENDISH DRIVE



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

- MATERIALS**
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 - 2 METAL GUTTER AND DOWNSPOUT - ONYX BLACK
 - 3 CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
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 - 13 SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

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VENTILATION & EQUIPMENT

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PANATCH GROUP

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YAMAMOTO ARCHITECTURE

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T - 604 731 1127 F - 604 731 1327

PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 6 ELEVATIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.5
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028

PLAN #30

JULY 17, 2023

BUILDING 6 ELEVATIONS

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

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HIGH LEVEL RECOMMENDATIONS.

FAÇADE UPGRADES

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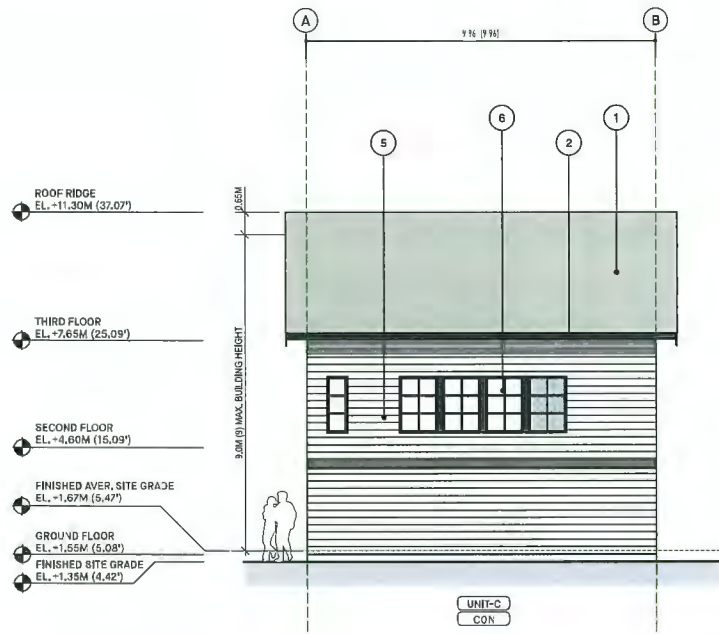
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MATERIALS

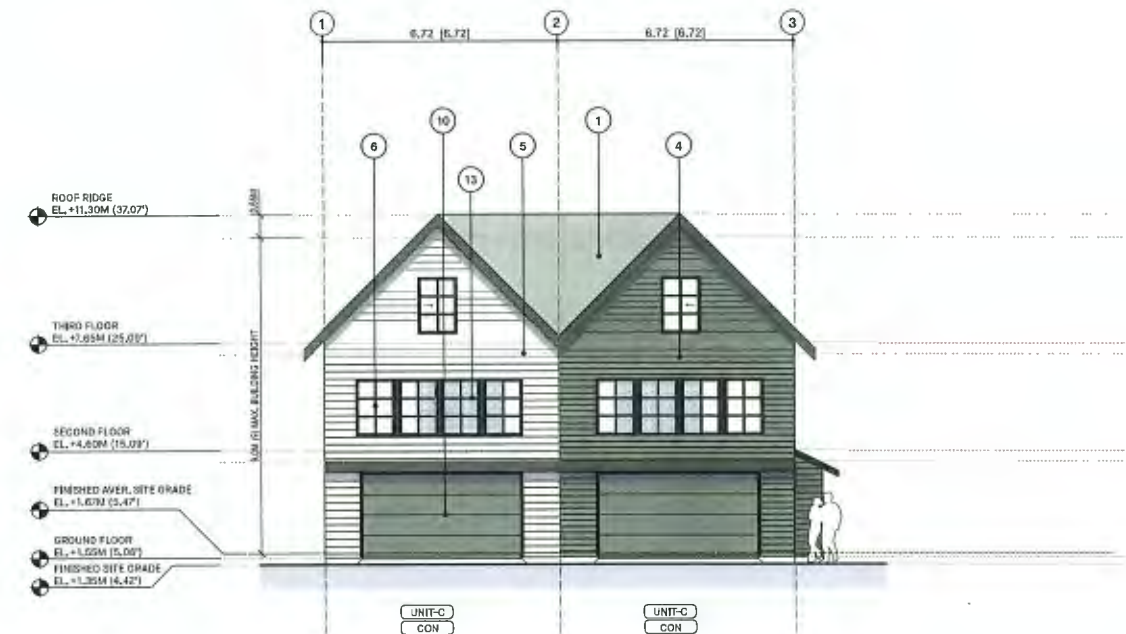
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - ONYX BLACK
- 3 CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
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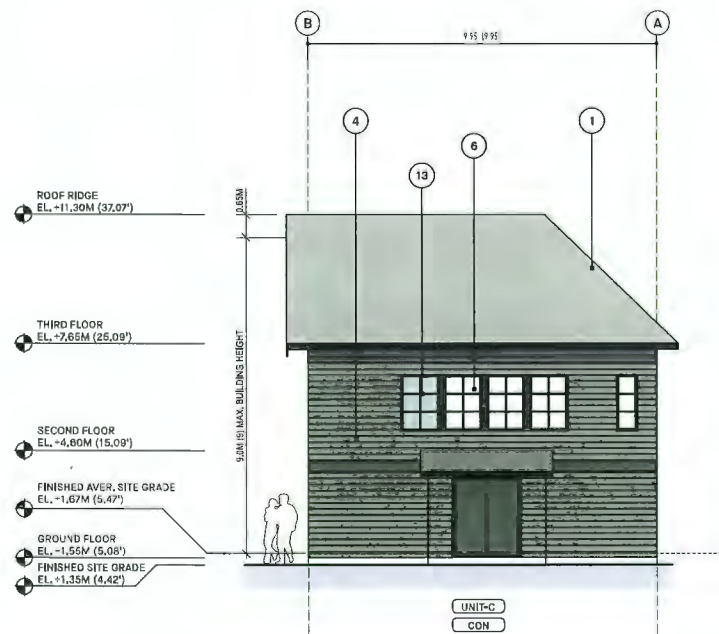
EAST ELEVATION - CAVENDISH DRIVE



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

PANATCH GROUP

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT

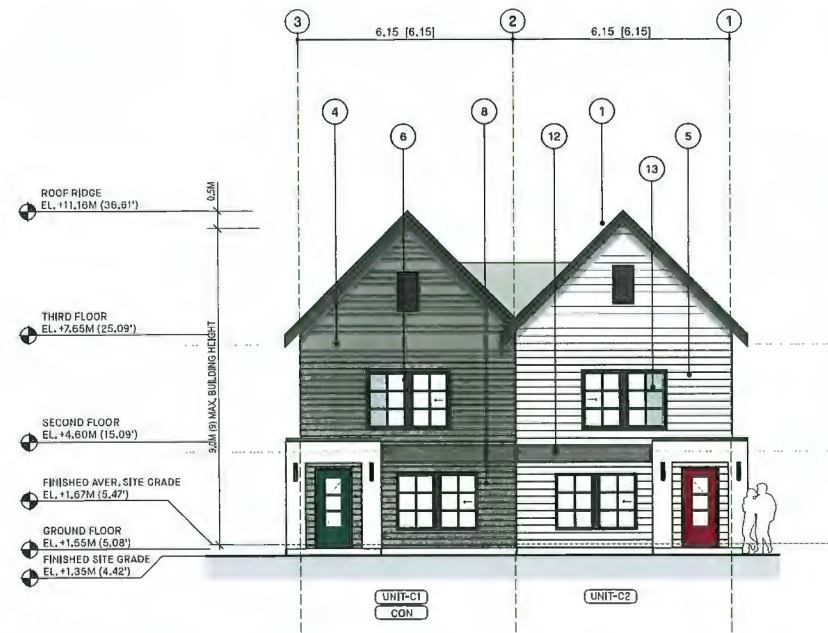
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4088 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 7 ELEVATIONS

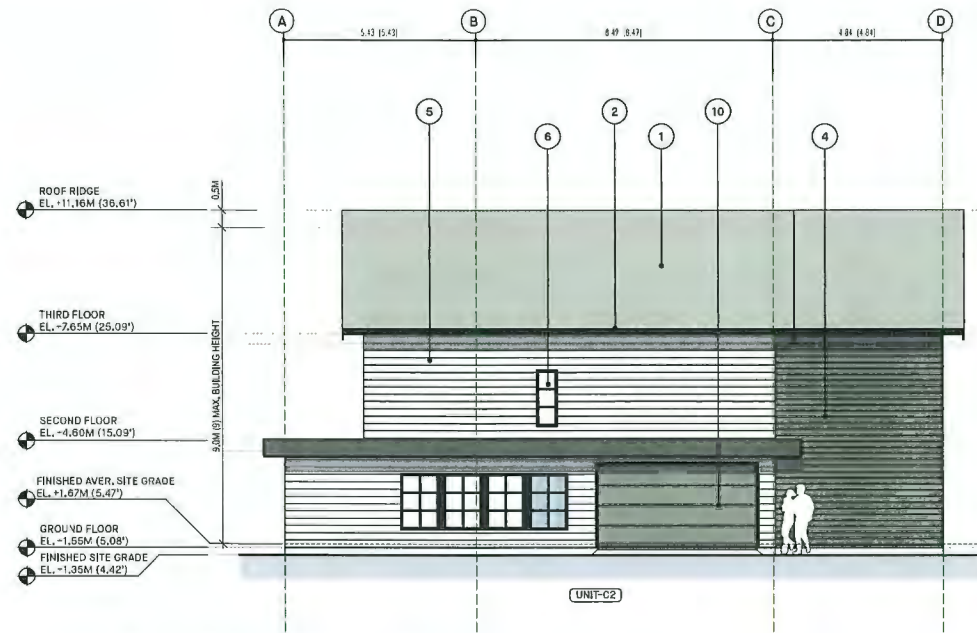
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.6
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #31 JULY 17, 2023

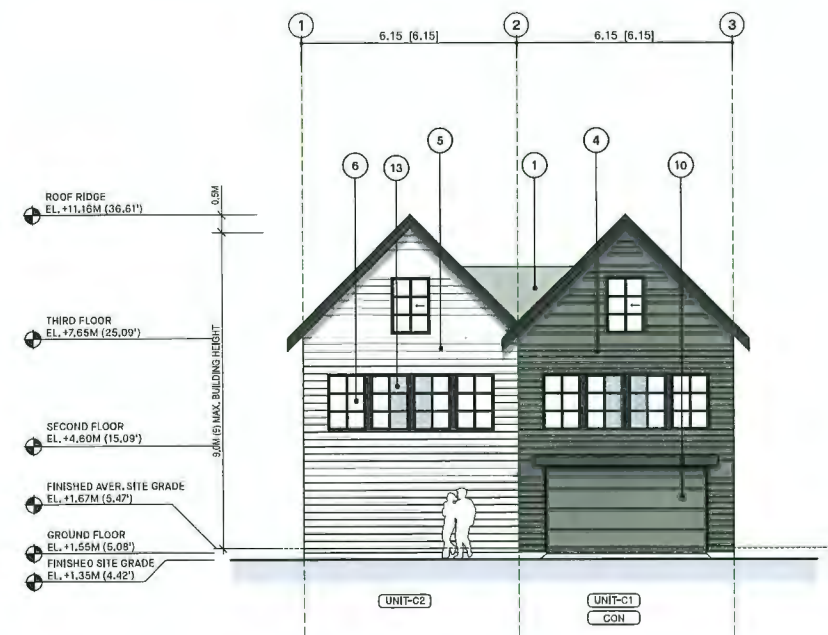
BUILDING 7 ELEVATIONS



EAST ELEVATION - CAVENDISH DRIVE



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

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 - 13 SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

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VENTILATION & EQUIPMENT

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NO	DATE	ISSUE



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YAMAMOTO ARCHITECTURE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 8 ELEVATIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.7
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028

PLAN #32

JULY 17, 2023

BUILDING 8 ELEVATIONS

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

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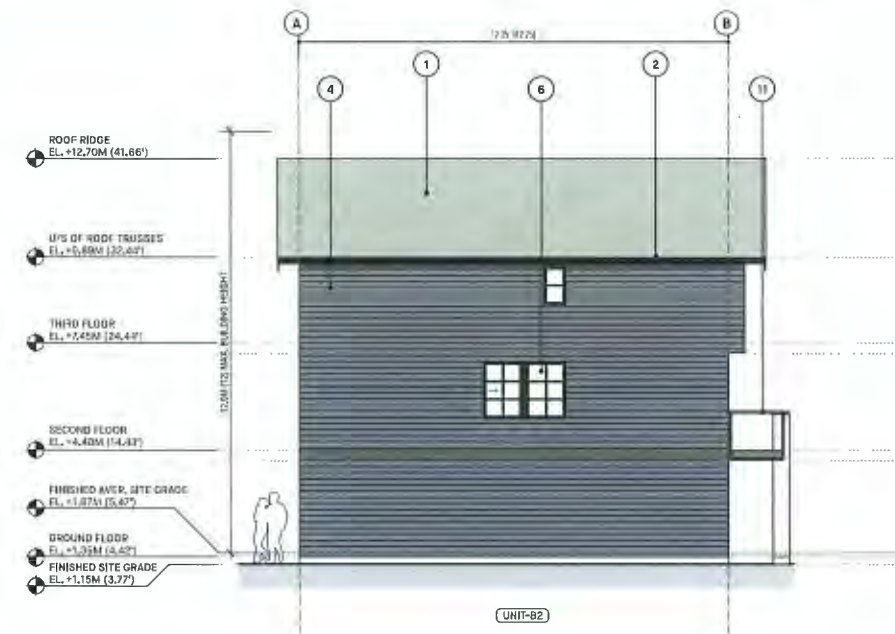
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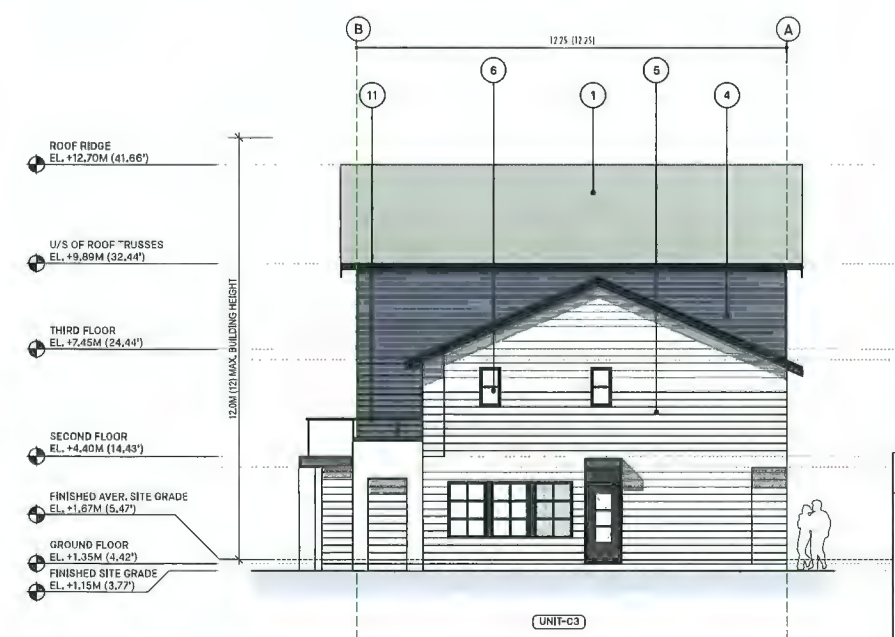
NORTH ELEVATION - REAR YARD



WEST ELEVATION - SIDE YARD



SOUTH ELEVATION - DRIVE AISLE



EAST ELEVATION - SIDE YARD

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NO.	DATE	ISSUE



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 9 ELEVATIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.8
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #33 JULY 17, 2023

BUILDING 9 ELEVATIONS

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

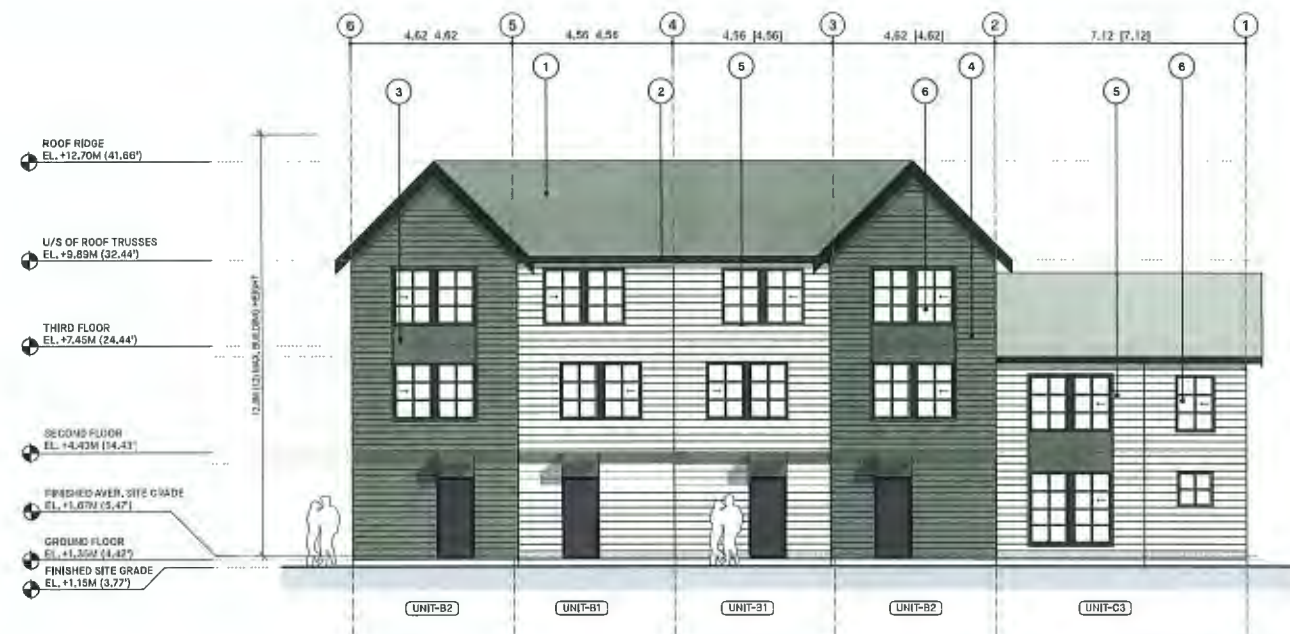
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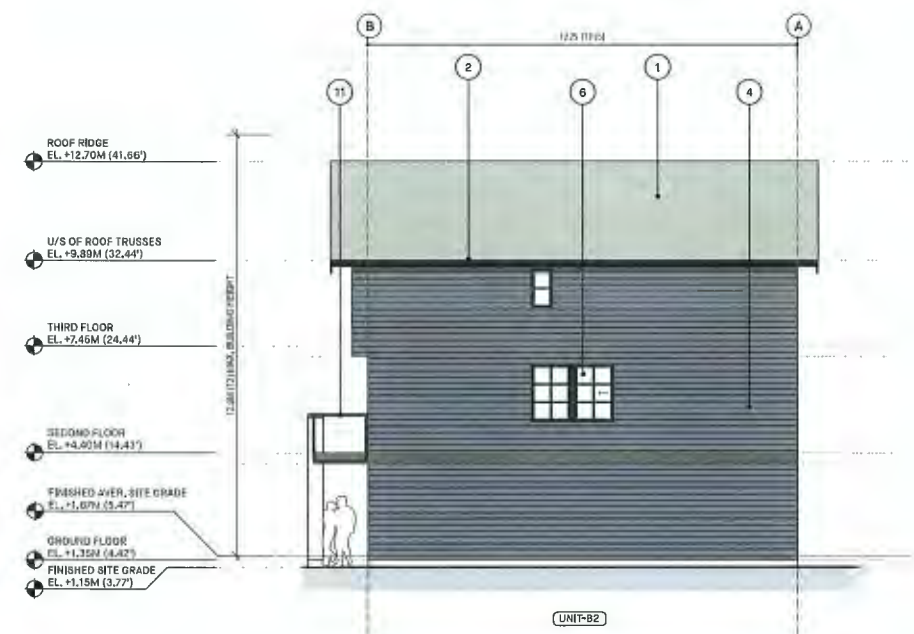
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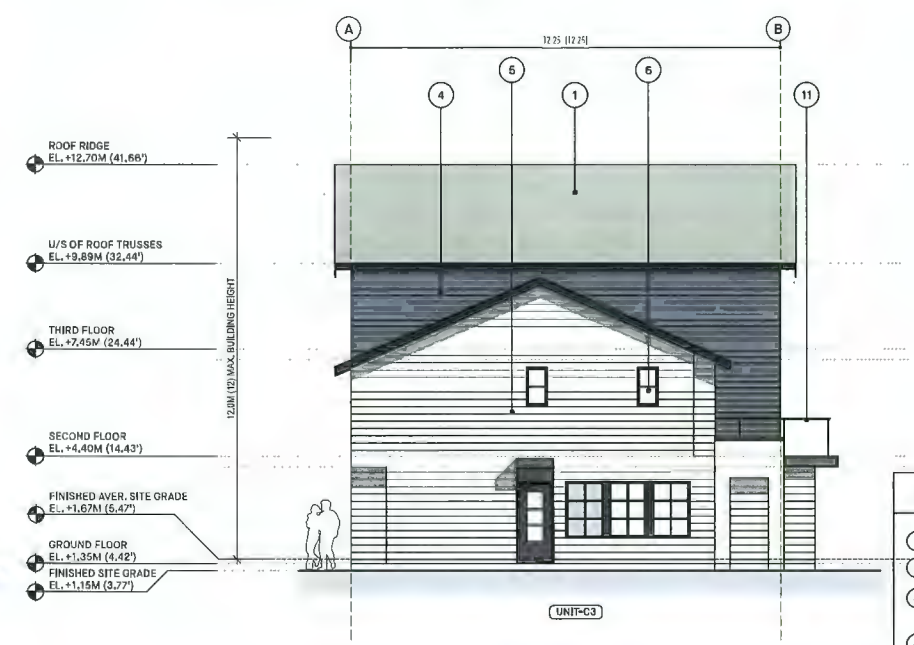
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YAMAMOTO ARCHITECTURE
 202 - 33 East 8th Avenue
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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

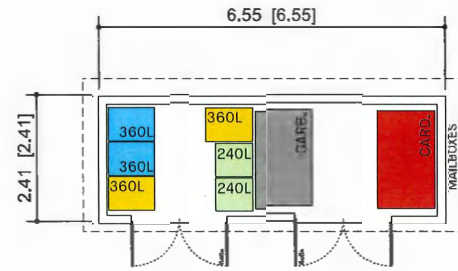
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE - BUILDING 10 ELEVATIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.9
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

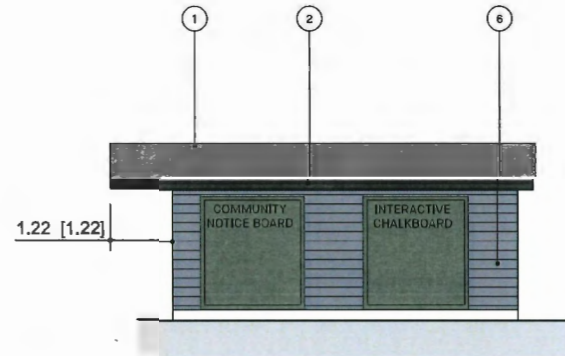
DP 21-940028 PLAN #34 JULY 17, 2023

BUILDING 10 ELEVATIONS



NOTE:
GARBAGE AND RECYCLING ENCLOSURE FLOOR LEVEL TO BE 1.18M TO ENSURE BIN CAN BE MANOEUVERED OUT OF THE ENCLOSURE LEVEL WITH THE INTERNAL DRIVE AISLE. CONFIRM ON SITE AND PROVIDE A CONCRETE APRON FROM THE ENCLOSURE TO THE BACK FACE OF THE CURB.

GARBAGE ENCLOSURE LAYOUT

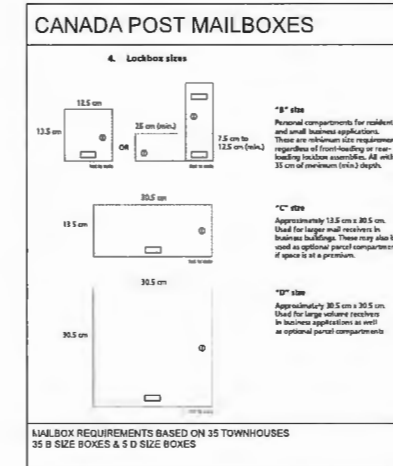


WEST ELEVATION - AMENITY AREA

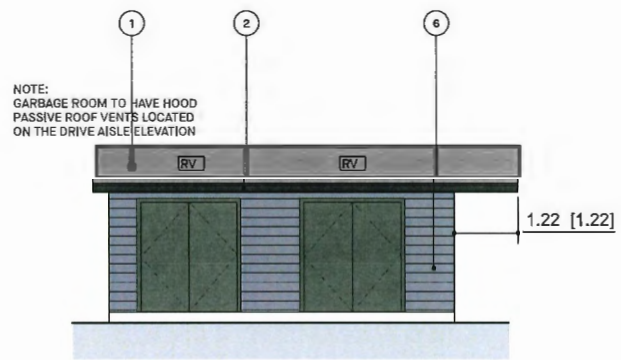


SOUTH ELEVATION - SIDE YARD

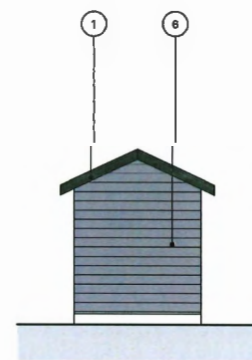
NOTE:
MAILBOXES SIZED BASED ON CANADA POST REQUIREMENTS FOR 35 TOWNHOUSES. MAILBOXES ARE PROTECTED BY A 4'-0" [1.22M] ROOF OVERHANG



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 - 12 SMOOTH STUCCO FINISH COLOUR "ICECUBE"
 - 13 SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR



EAST ELEVATION - DRIVE AISLE



NORTH ELEVATION - SIDE YARD

6	2023-04-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT RESUBMISSION
NO	DATE	ISSUE

PANATCH GROUP

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -

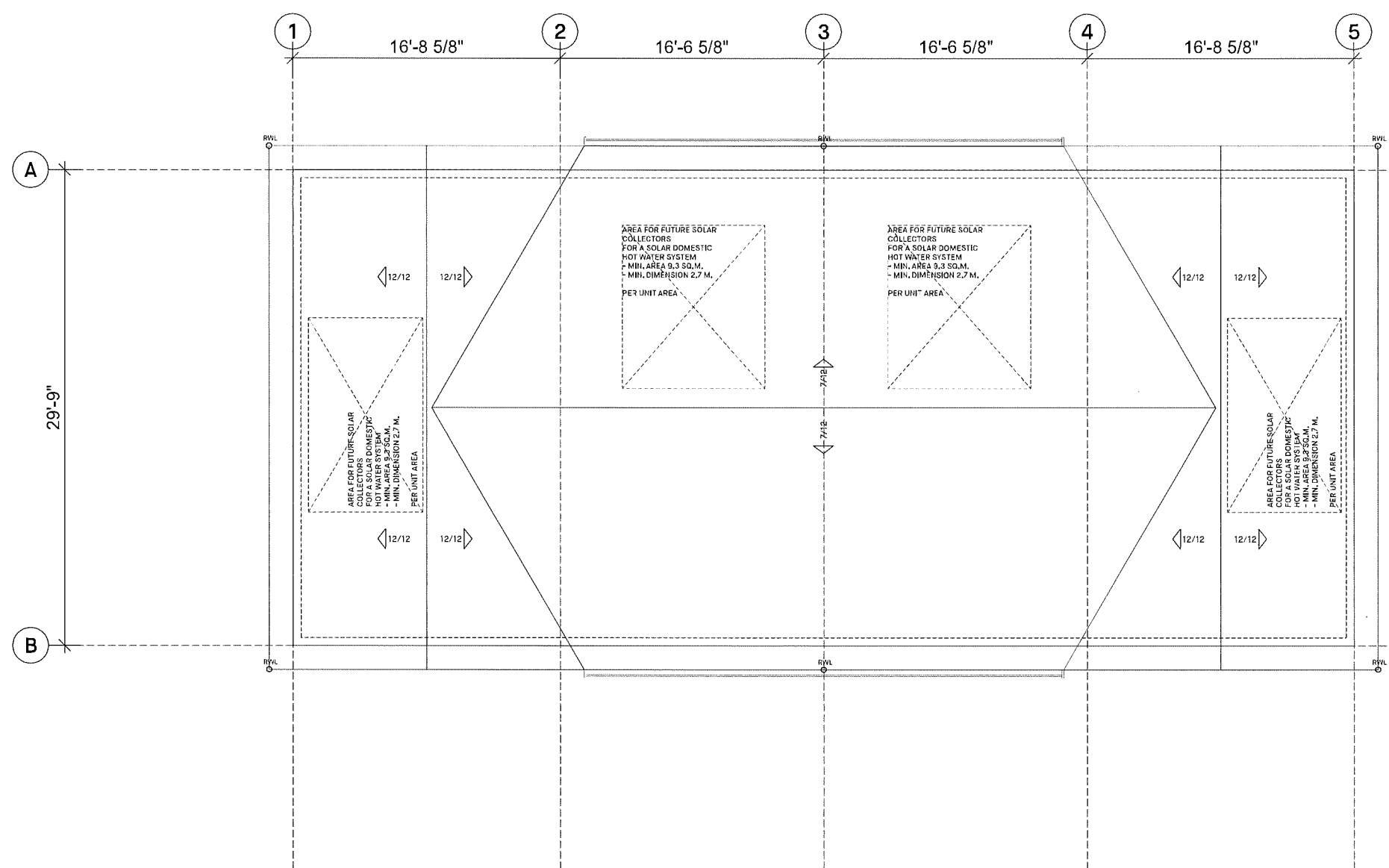
GARBAGE ENCLOSURE ELEVATIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.10
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #35 JULY 17, 2023

GARBAGE ENCLOSURE ELEVATIONS

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	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)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code	COMPLIES
Bathrooms (Min. 1)	Lever-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
Kitchen	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	Clear area needed under future work space. Plumbing and gas pipes (if-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
Windows	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
	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.	TO BE LOOKED AT DURING THE BP STAGE
Outlets & Switches	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.
 HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES
 FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT
 SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE



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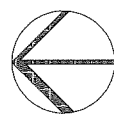
YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
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PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT
 10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 1 ROOF PLAN

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.10
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



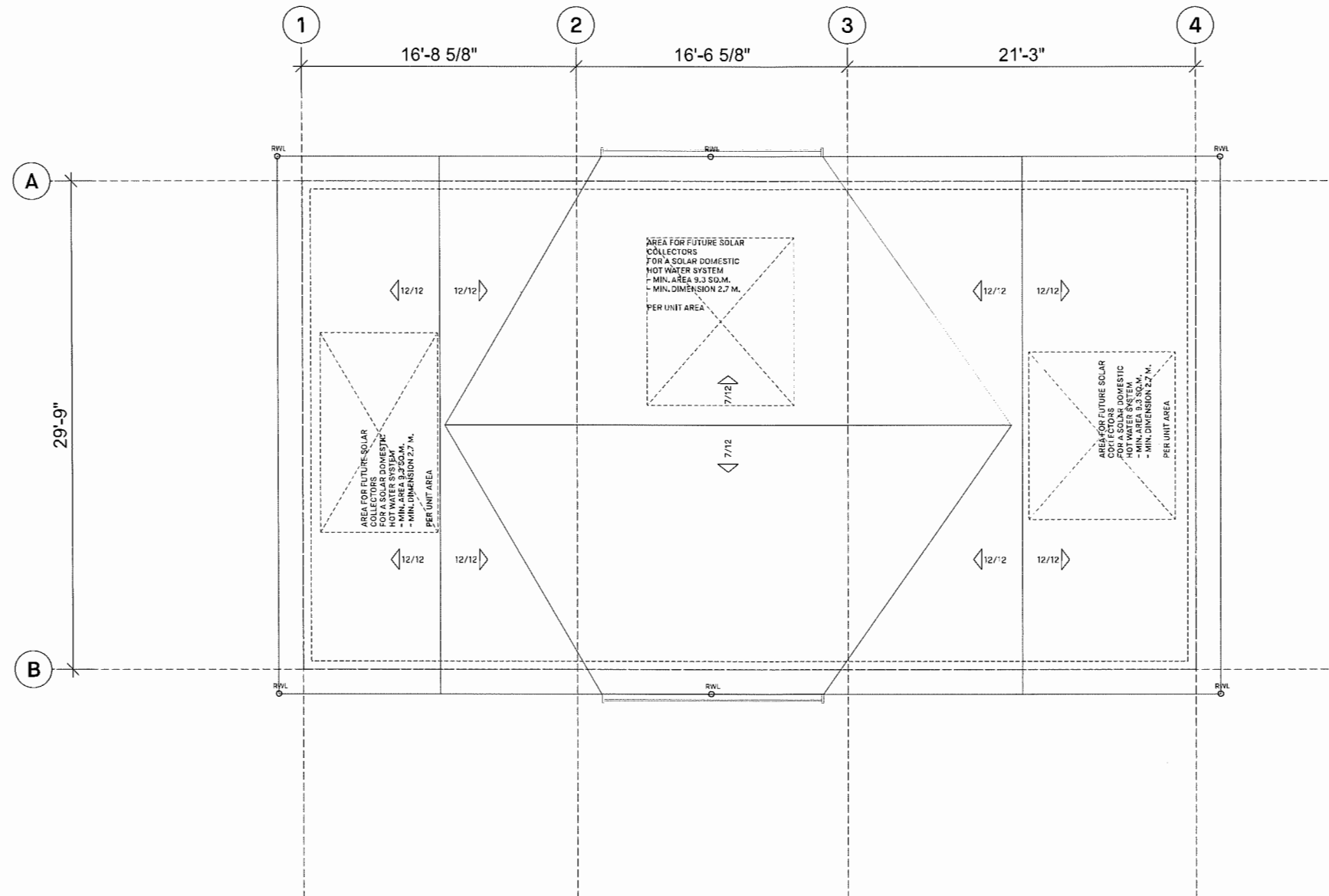
DP 21-940028
 ROOF PLAN
 SCALE: 1/4" = 1'-0"

PLAN #36

JULY 17, 2023

AGEING IN PLACE :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1200 mm depth by door width clear 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 880 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed. Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear area needed under future work space, plumbing and gas pipes (if wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES' REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR, PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

6	2023-10-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO -	DATE -	ISSUE -



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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T - 604 731 1127 F - 604 731 1327

PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 2 ROOF PLAN

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.11
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

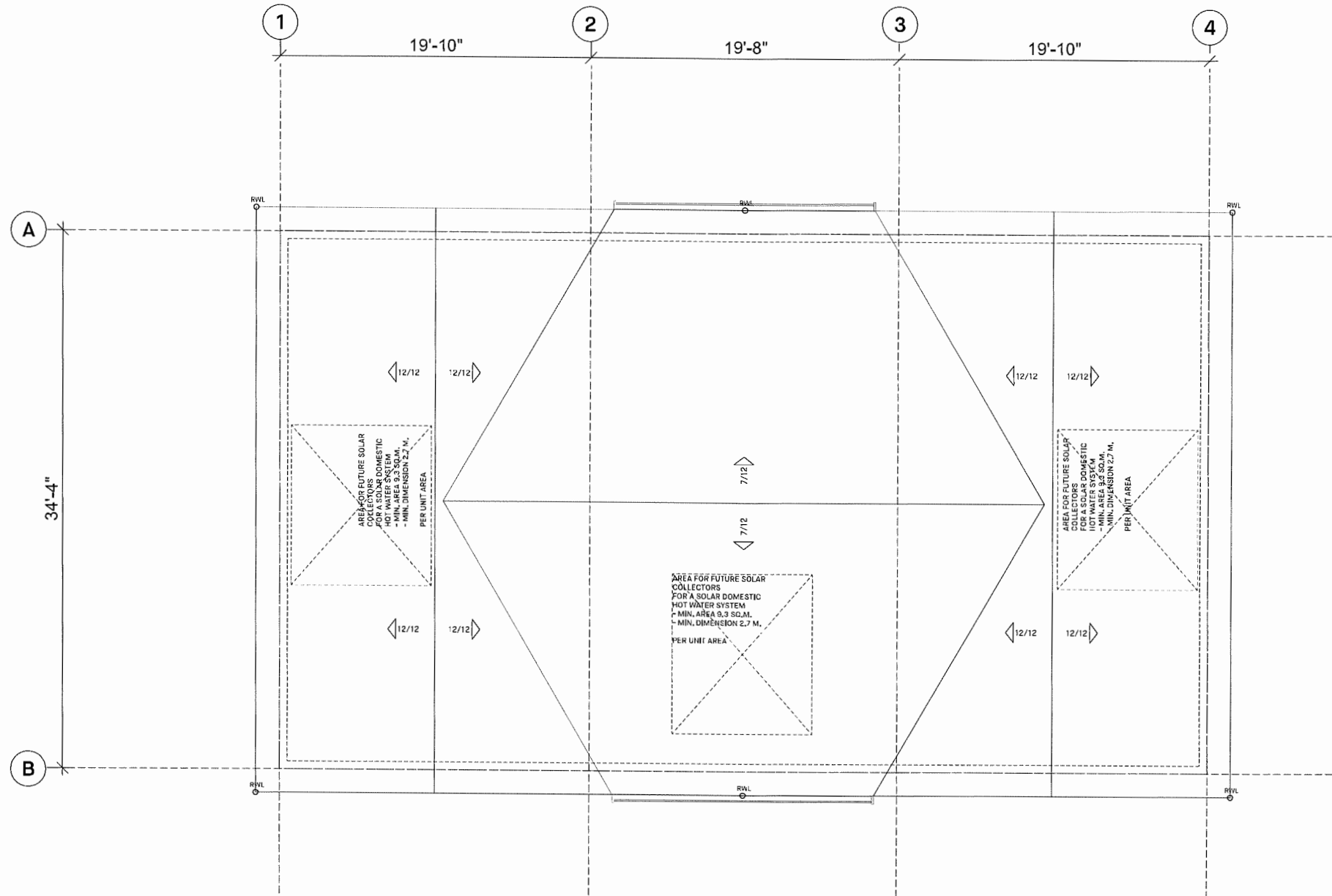


DP 21-940028
ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN #37

JULY 17, 2023

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 663 mm but ideally 914 mm and have clear access.	COMPLIES
	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)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 300.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed. Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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 (above sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Partitions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES. BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-03-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

NO	DATE	ISSUE

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YAMAMOTO ARCHITECTURE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -

BUILDING 3 ROOF PLAN

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.12
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



DP 21-940028

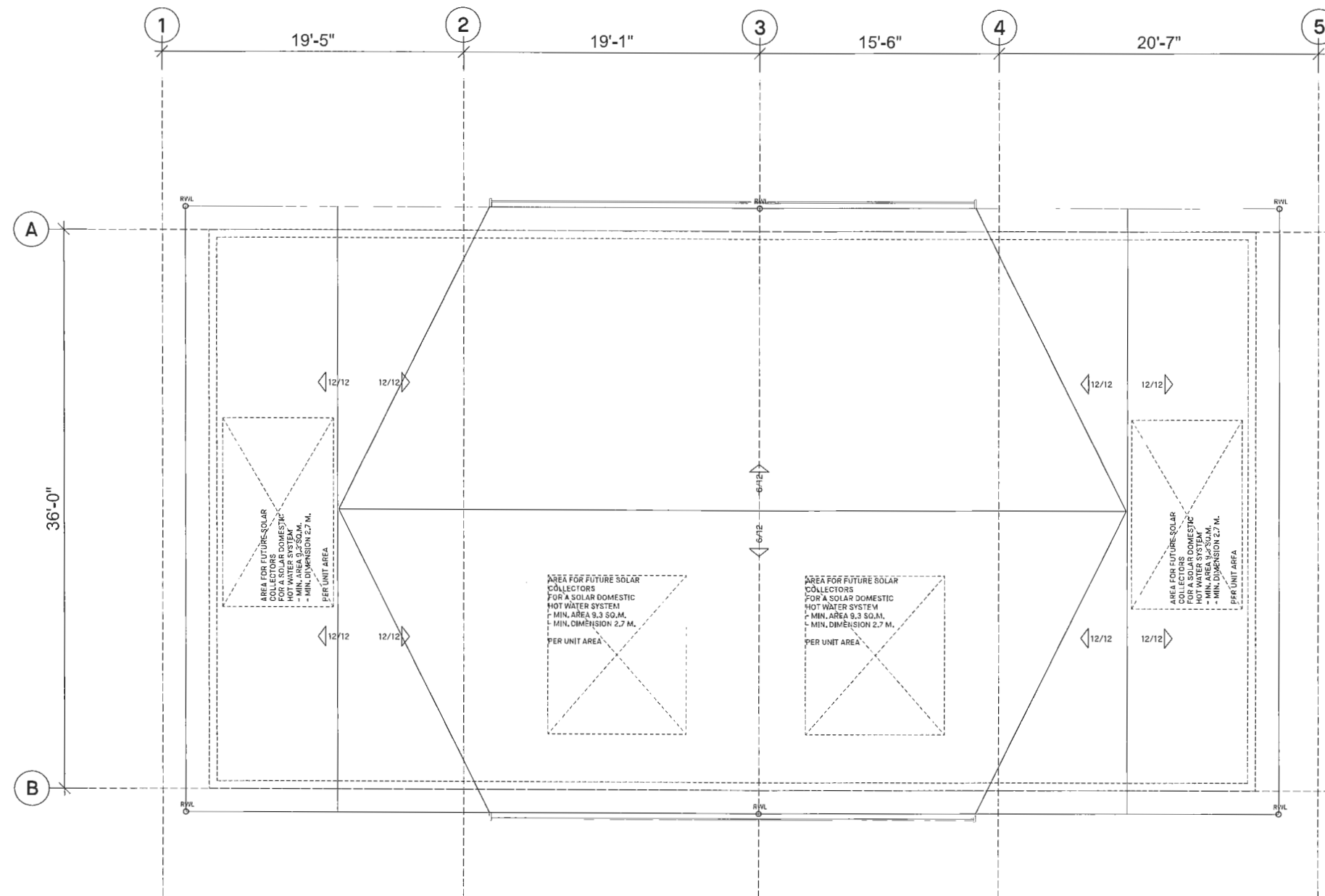
ROOF PLAN

SCALE: 1/4" = 1'-0"

PLAN #38

JULY 17, 2023

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 800 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
Bathrooms (1/In.1)	All interior thresholds within units comply with BC Building Code	COMPLIES
	Lever-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
Kitchen	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	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 (above sink & min. 810 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
Windows	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
	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.	TO BE LOOKED AT DURING THE BP STAGE
Outlets & Switches	Upgrade to fourplex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FAÇADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

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VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FAÇADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FAÇADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-27	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-28	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

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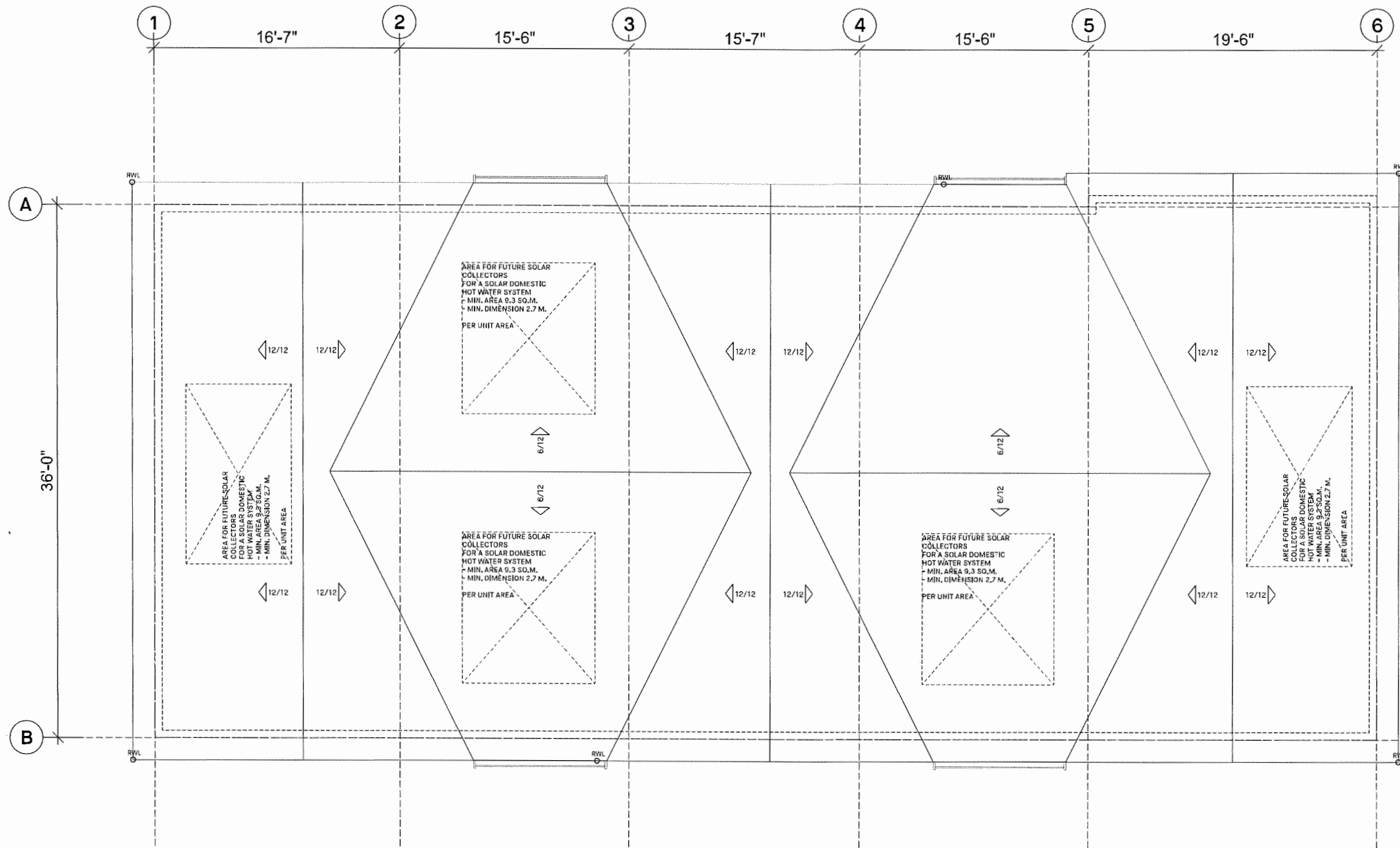
PROJECT -	35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENISH DRIVE, RICHMOND, BC	
DRAWING TITLE -	BUILDING 4 ROOF PLAN
SCALE - 1/4" = 1'-0"	SHEET NO. - A3.13
DATE - AUG 23, 2021	
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028 PLAN #39 JULY 17, 2023

ROOF PLAN
 SCALE: 1/4" = 1'-0"



AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	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)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access.	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
Bathrooms (Min. 1)	All interior thresholds within units comply with BC Building Code	COMPLIES
	Lever-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 200.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Kitchen	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	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 (above sink & min. 510 mm wide counter)	COMPLIES
Windows	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter at turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.
FACADE UPGRADES
 FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
 UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT
 SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

6	2023-01-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT RESUBMISSION
NO	DATE	ISSUE

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YAMAMOTO ARCHITECTURE
 202 - 33 East 8th Avenue
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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT
 10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

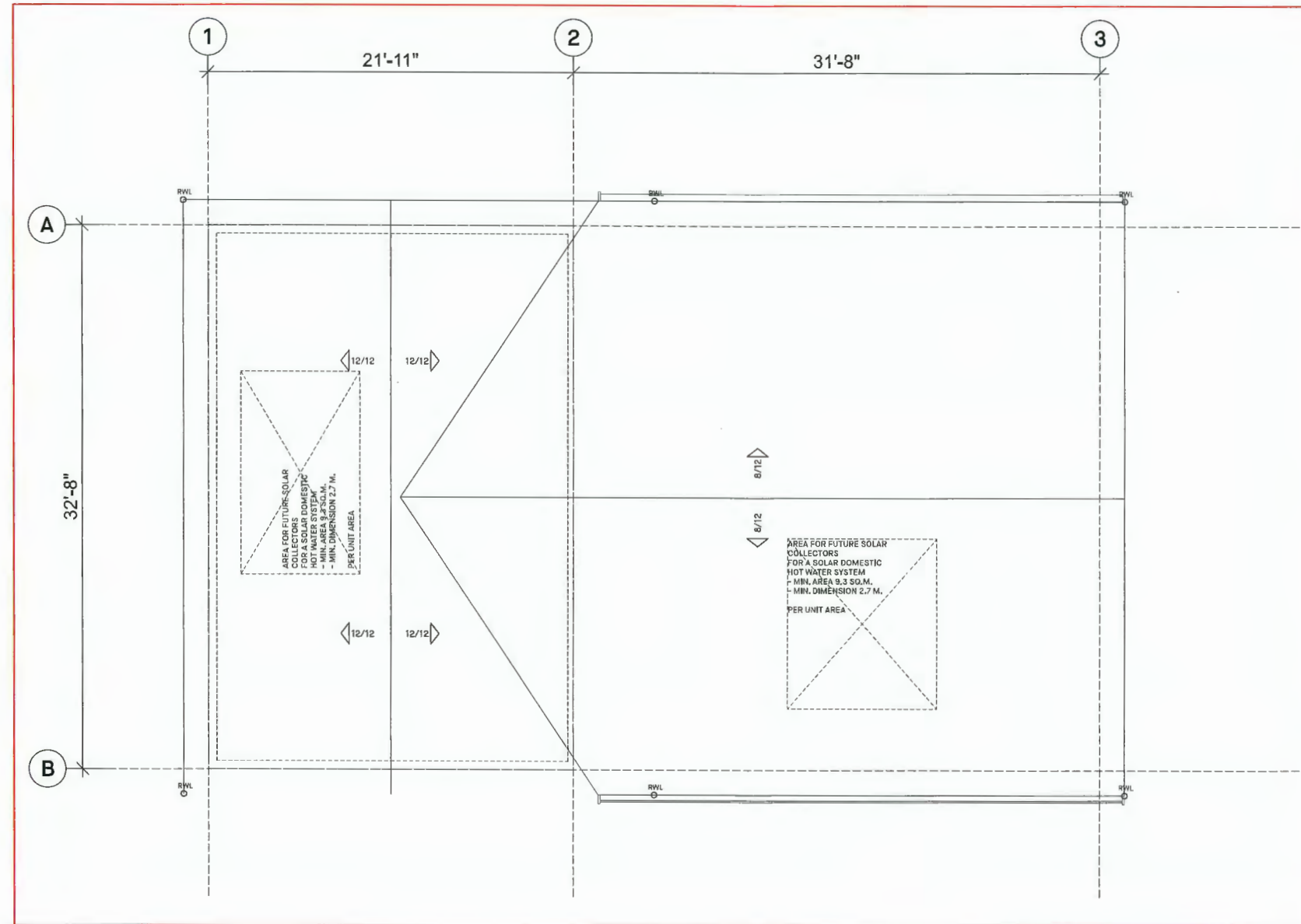
DRAWING TITLE -
BUILDING 5 ROOF PLAN

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.14
DRAWN BY - BS	
CHECKED -	PROJ NO - 1711A



DP 21-940028 PLAN #40 JULY 17, 2023
 ROOF PLAN
 SCALE: 1/4" = 1'-0"

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	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)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 600 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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 (above, sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856. FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT RESUBMISSION



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YAMAMOTO ARCHITECTURE

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PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT
 10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 6 ROOF PLAN

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.15
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



DP 21-940028

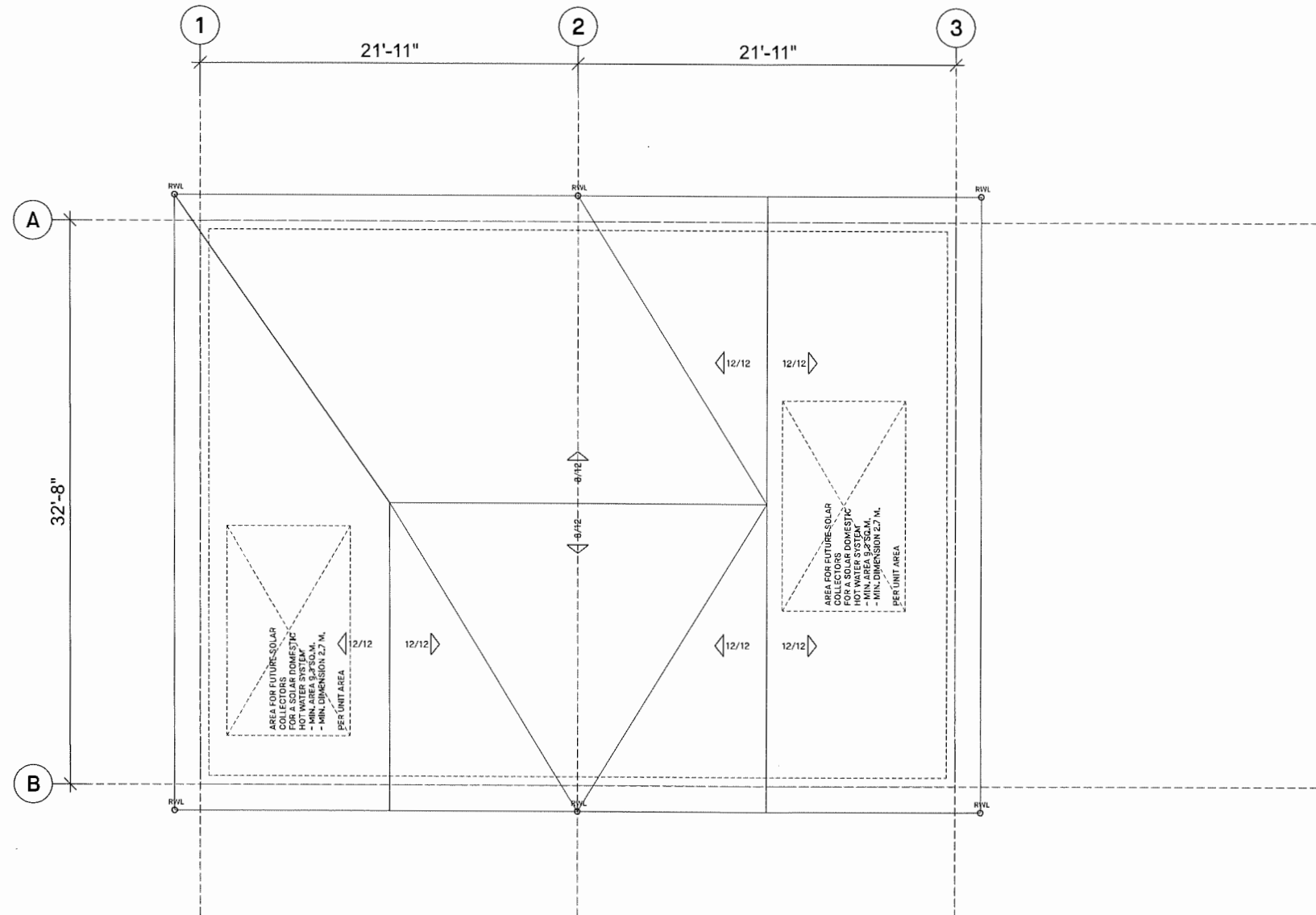
PLAN #41

JULY 17, 2023

ROOF PLAN

SCALE: 1/4" = 1'-0"

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not hooded if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and wider hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-glass bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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 is min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS	
Portions of Dwelling Units Noise Levels (decibels)	
Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 7 ROOF PLAN

SCALE - 1/4" = 1'-0"

DATE - AUG 23, 2023

DRAWN BY - BS

CHECKED -

SHEET NO. -

A3.16

PROJ NO - 1711A

DP 21-940028

PLAN #42

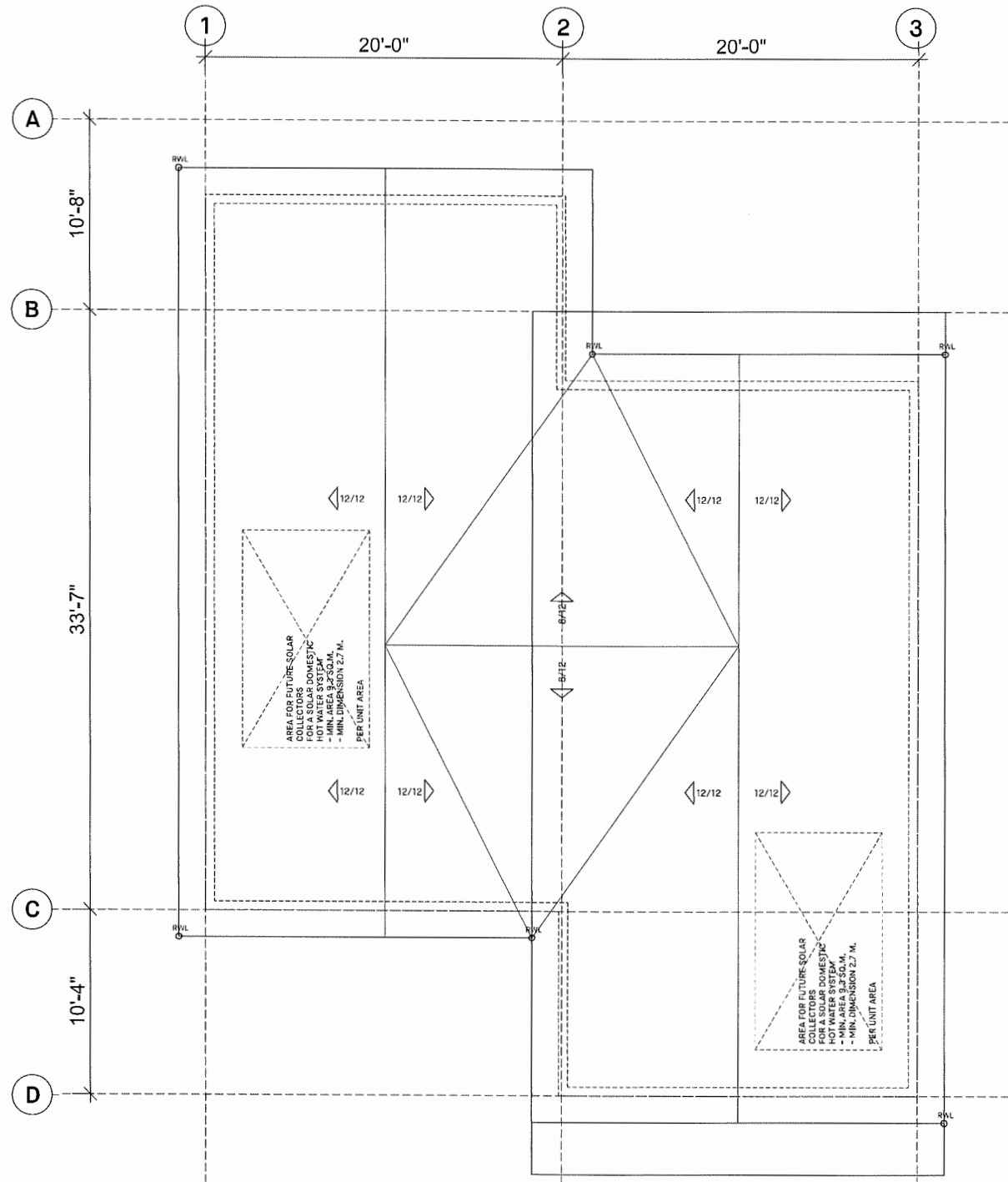
JULY 17, 2023

ROOF PLAN

SCALE: 1/4" = 1'-0"



AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	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)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 600 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access.	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	COMPLIES
Bathrooms (Min. 1)	Lever-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
Kitchen	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	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 (above sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
	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.	TO BE LOOKED AT DURING THE BP STAGE
Outlets & Switches	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION, VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856. FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT, OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR, PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2022-07-13	DEVELOPMENT PERMIT RE SUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RE SUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RE SUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RE SUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RE SUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -

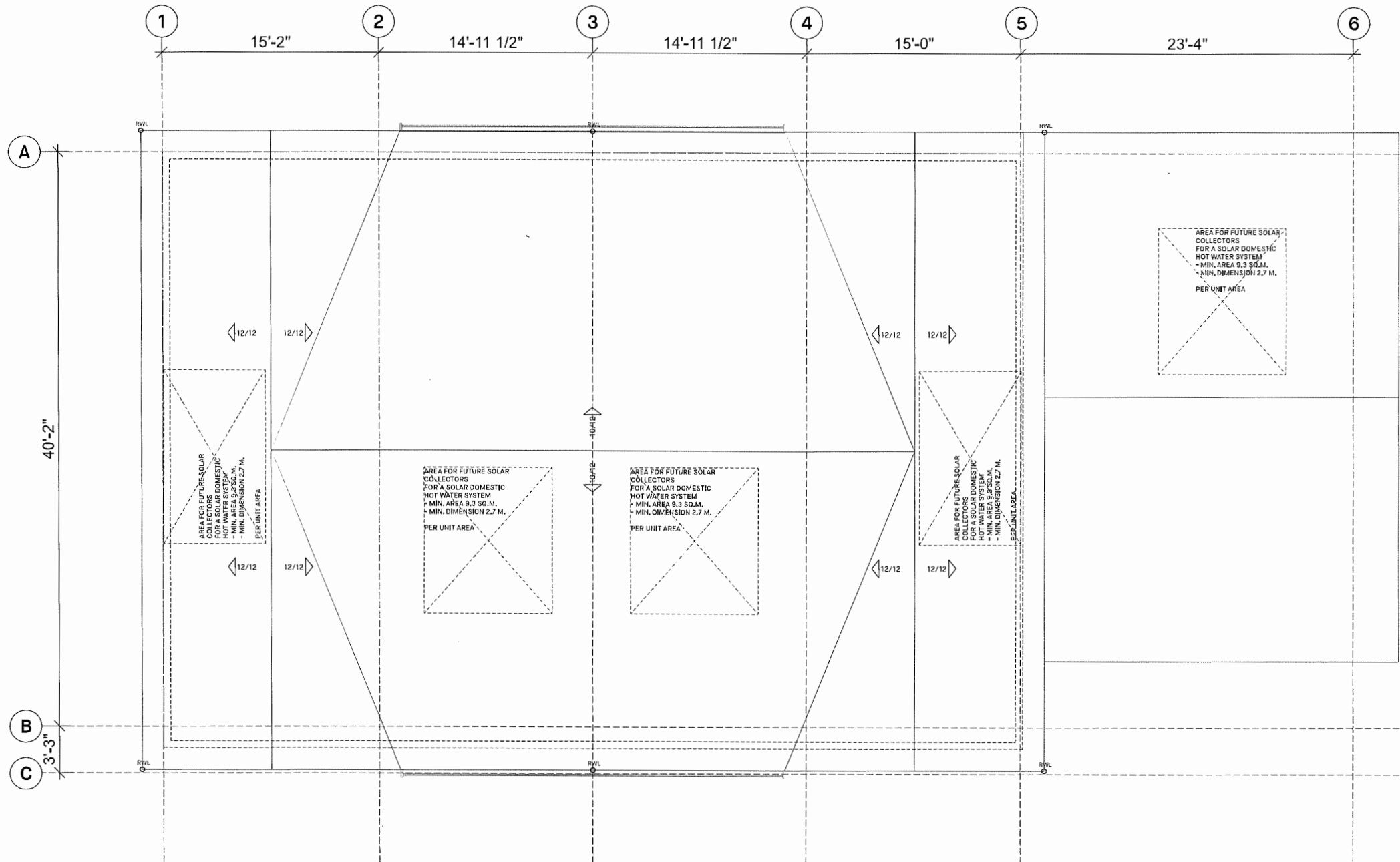
BUILDING 8 ROOF PLAN

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.17
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028
 ROOF PLAN
 SCALE: 1/4" = 1'-0"

PLAN #43 **JULY 17, 2023**

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1200 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access.	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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 (above sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS	
Portions of Dwelling Units Noise Levels (decibels)	
Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856. FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-04-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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T - 604 731 1127 F - 604 731 1327

PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4DS1, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
BUILDING 9 ROOF PLAN

SCALE - 1/4" = 1'-0"

DATE - AUG 23, 2021

DRAWN - BS

CHECKED -

SHEET NO. -
A3.18

PROJ NO - 1711A

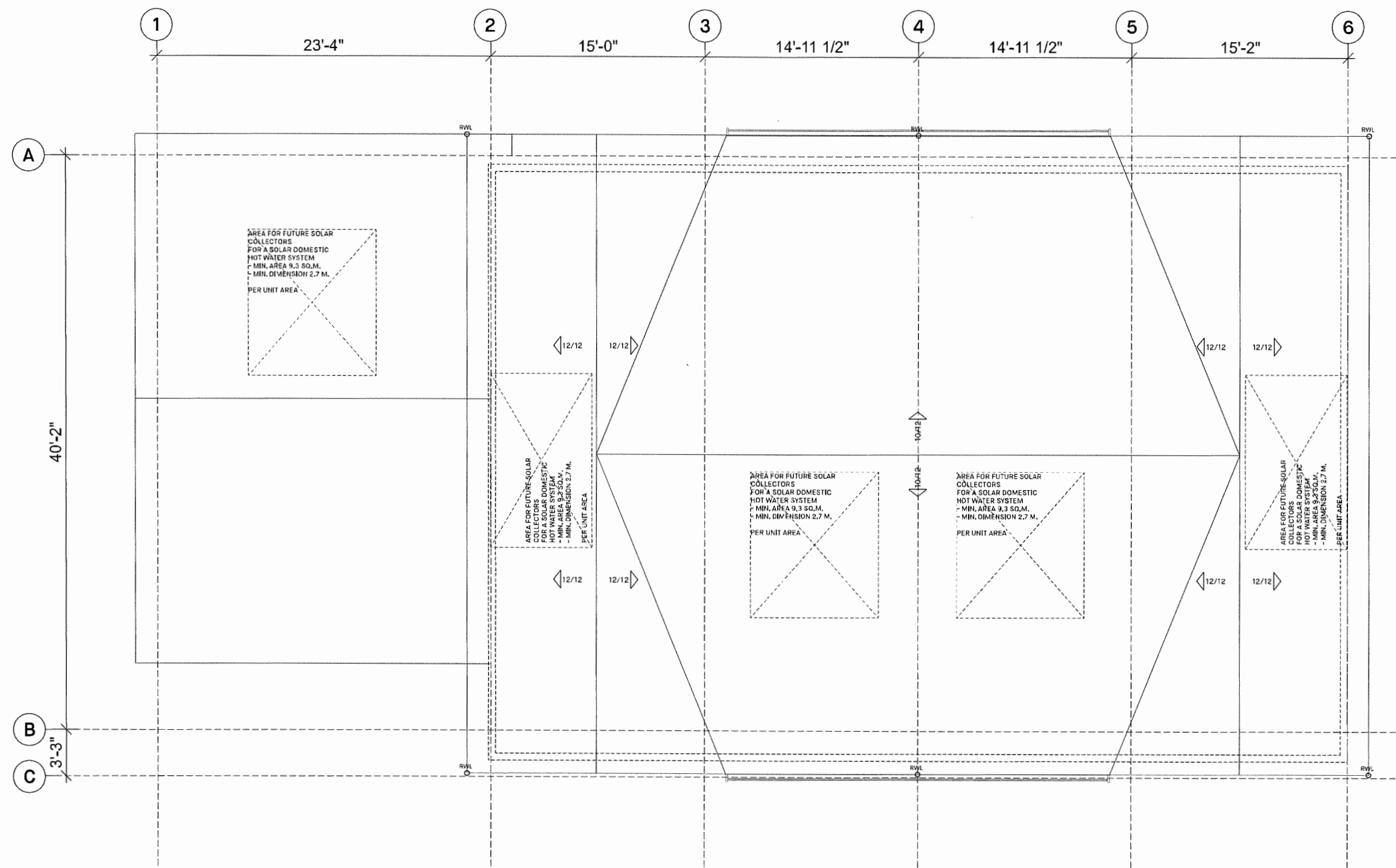
DP 21-940028

PLAN #44

JULY 17, 2023



AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm deep by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access.	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (fr-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS. .

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

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VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

6	2023-01-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-27	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO -	DATE -	ISSUE -

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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PROJECT -	35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC	
DRAWING TITLE -	BUILDING 10 ROOF PLAN
SCALE - 1/4" = 1'-0"	SHEET NO. - A3.9.19
DATE - AUG 23, 2021	
DRAWN - BS	
CHECKED -	PHJ/ND - 1711A

DP 21-940028 PLAN #45 JULY 17, 2023

ROOF PLAN
 SCALE: 1/4" = 1'-0"



SUSTAINABILITY STRATEGY

The townhomes are being designed and built to meet BC Building Code and Step Code Level 3 standards, and will feature high performance building envelopes, efficient mechanical systems, and energy efficient lighting. Low-flow plumbing fixtures will be specified and materials and finishes will be specified with durable materials.

A comprehensive construction waste management plan will be implemented to ensure a minimal amount of construction waste is sent to the landfill.

The buildings are designed to enhance the livability of occupants by providing a high-quality indoor environment with clean air and access to natural daylight and views in tandem with installation of low VOC-emitting materials and finishes.

The Step Code Target for the townhomes is Level 3 with Low Carbon Energy System (LCES). To achieve this requirement we will design:

- High performance envelope
- LED lighting
- Highly efficient Energy Recovery Ventilators (ERV's) for ventilation
- Low carbon energy system - VRF heating and cooling systems
- Heat pumps for domestic hot water
- The above systems achieve an all electric heating and cooling development resulting in low carbon emissions because of the utilization of hydro power from BC Hydro. Each unit will be fitted out with an outdoor gas outlet and gas cooktop.

Each townhome will be constructed with an EV charger located in the garage and the provisions to ensure the unit is solar ready should the occupant choose to look into solar options in the future. This will consist of a designated area on the roof which has been designed to accommodate solar panels and two designated conduit lines which will run from the roof space down to the mechanical room.

Construction Assemblies

- Slab - R12 under full slab and around slab edge
- Walls - 2x6@16" OC R-24 batt
- Attic - R-48 batt
- Cathedral ceilings - User specified R-26.5 effective (code minimum)
- Flat ceilings - User specified R-26.5 effective
- Floors over unheated - R-28 batt

Windows

- USI 1.4/SHGC 0.25

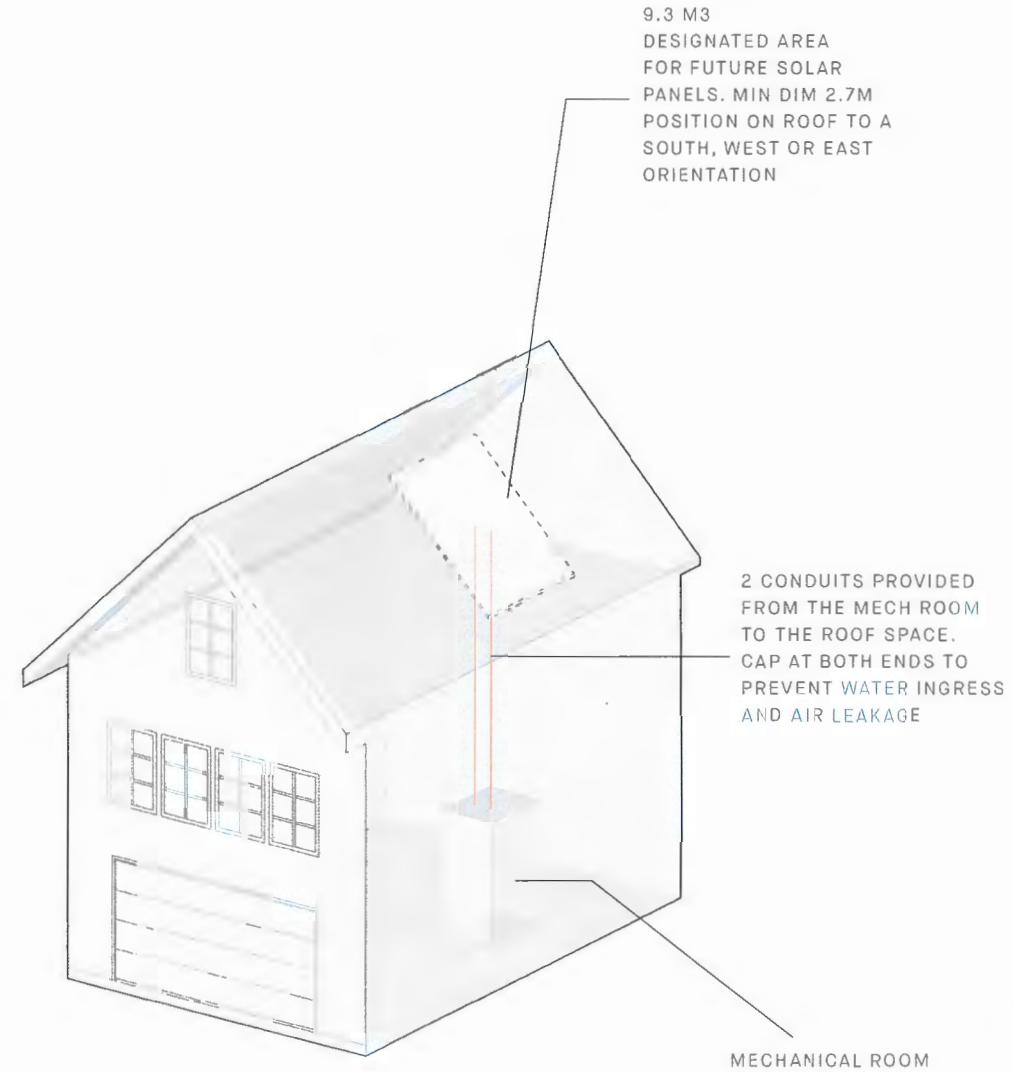
Air Tightness

- 2.5 ACH

DP 21-940028

PLAN #46

JULY 17, 2023



FUTURE SOLAR PANEL ILLUSTRATION

6	2022-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
TYPICAL DETAILS

SCALE - 1/4" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.9.20
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



DP 21-940028 PLAN #47 JULY 17, 2023

STREET VIEW - BUILDING 1 & 2 NO1 ROAD

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-03	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
RENDERING - STREET VIEWS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.11
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



DP 21-940028 PLAN #48 JULY 17, 2023

STREET VIEW - CAVENDISH DRIVE CONNECTION

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-09-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
RENDERING - STREET VIEWS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.12
DRAWN - BS	
CHECKED -	PROJ. NO. - 1711A



DP 21-940028 PLAN #49 JULY 17, 2023

INTERIOR VIEW - AMENITY SPACE & PLAY AREA

5	2023-01-13	DEVELOPMENT PERMIT RESUBMISSION
6	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-09-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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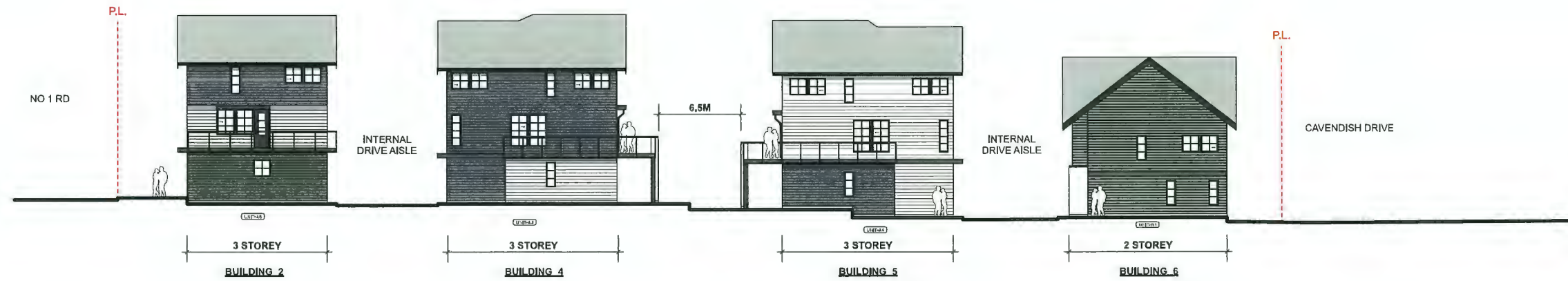
PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
RENDERING - STREET VIEWS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A4.13
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



SRW / PUBLIC WALKWAY STREETSCAPE



CAVENDISH DRIVE STREETSCAPE



NO. 1 ROAD STREETSCAPE

DP 21-940028
STREETSCAPES

SCALE: 1:150

PLAN #50

JULY 17, 2023

NO	DATE	ISSUE
6	2023-07-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

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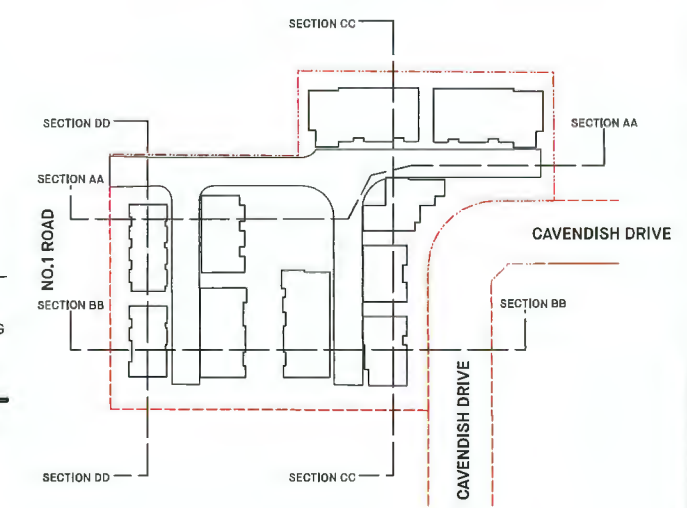
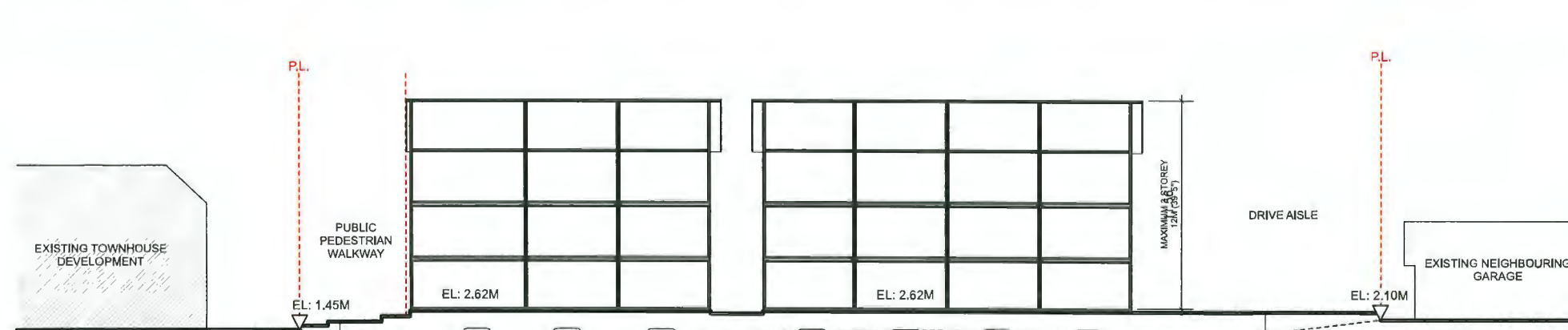
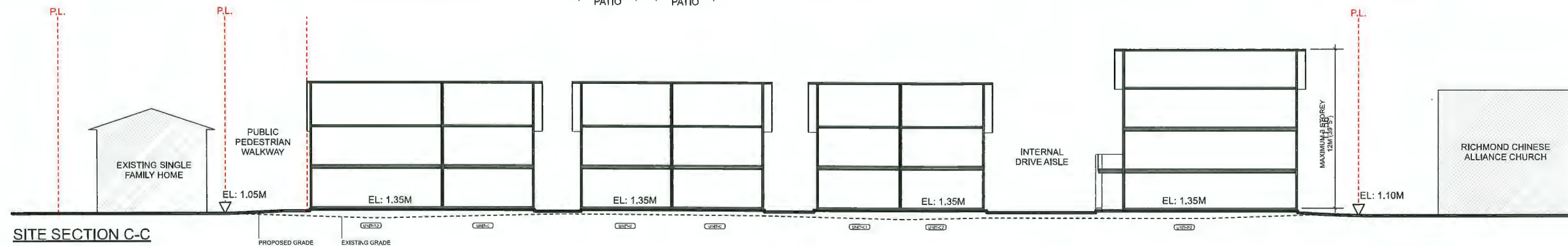
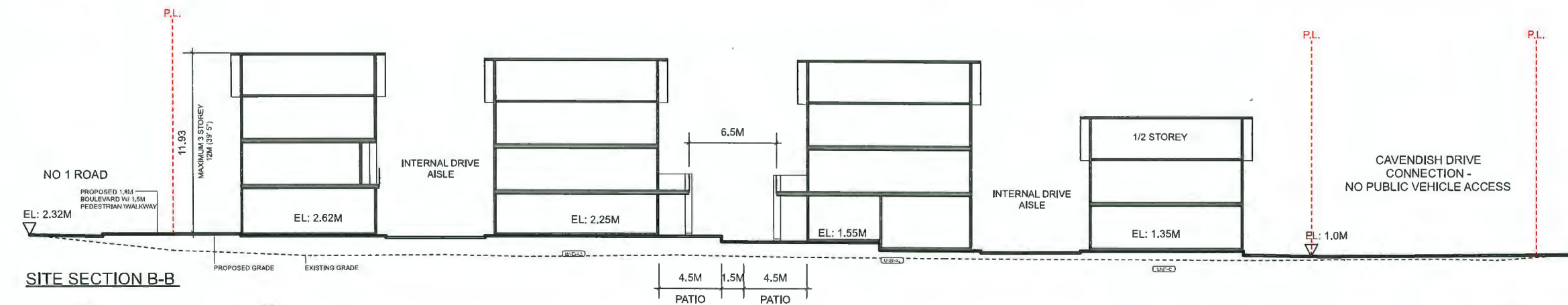
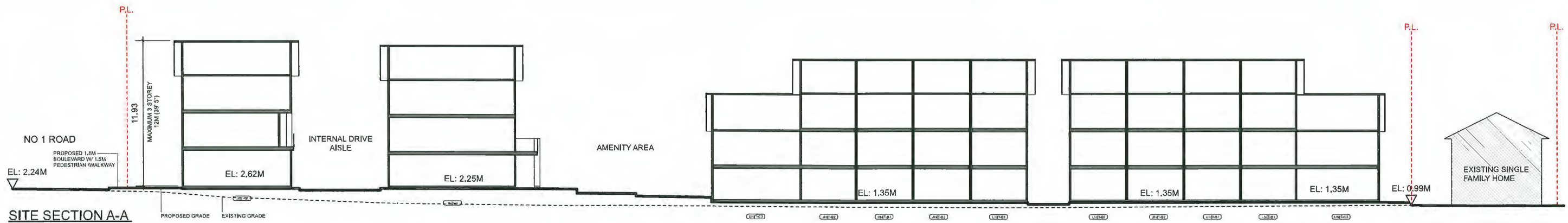
PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
STREETSCAPE ELEVATIONS

SCALE	SHEET NO.
1/8" = 1'-0"	A5.0
DATE - AUG 23, 2021	
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



DP 21-940028 PLAN #51 JULY 17, 2023

SITE SECTIONS
SCALE: 1:150

KEY PLAN

6	2023-04-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO -	DATE -	ISSUE -

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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
SITE CROSS SECTIONS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A5.1
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



MAR 21 | 10AM



MAR 21 | 12PM



MAR 21 | 2PM



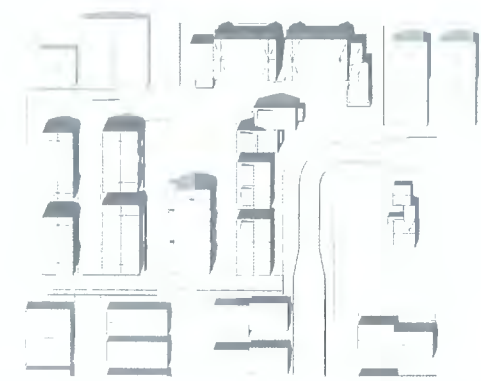
MAR 21 | 4PM



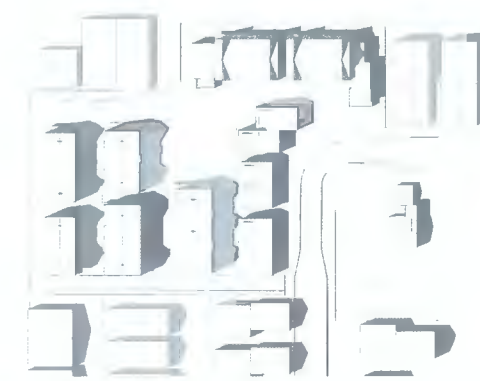
JUN 21 | 10AM



JUN 21 | 12PM



JUN 21 | 2PM



JUN 21 | 4PM



SEP 21 | 10AM



SEP 21 | 12PM



SEP 21 | 2PM



SEP 21 | 4PM



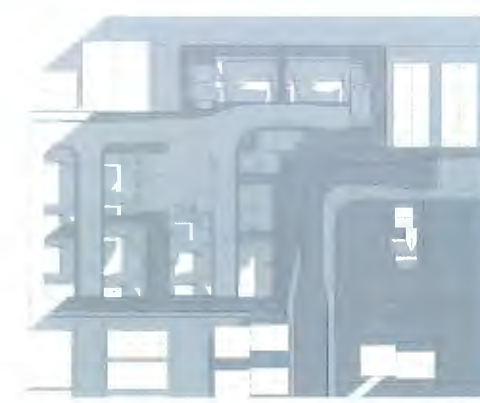
DEC 21 | 10AM



DEC 21 | 12PM



DEC 21 | 2PM



DEC 21 | 4PM

DP 21-940028

PLAN #52

JULY 17, 2023

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-09-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
SHADOW STUDY

SCALE - 1/8" = 1'-0" SHEET NO. -

DATE - AUG 23, 2021 A5.2

DRAWN - BS

CHECKED - PROJ NO - 1711A



ENTRY SOFFITS / ROOF SOFFITS
CLEAR CEDAR / HEMLOCK



ASPHALT SHINGLE ROOFING
CHARCOAL GREY



SHERWIN WILLIAMS - ICE CUBE
- HORIZONTAL SIDING
- FLAT PANEL SIDING



SHERWIN WILLIAMS - IRON GRAY
- WINDOW FRAME / PATIO DOORS
- ALUMINUM DECK RAILINGS



SHERWIN WILLIAMS - PEPPERCORN GREY
- HORIZONTAL SIDING
- FLAT PANEL SIDING



SHERWIN WILLIAMS - ICE CUBE
- SMOOTH STUCCO ENTRY PORTALS



BENJAMIN MOORE - TERRACOTTA TILE
- ENTRY DOOR FEATURE COLOUR



BENJAMIN MOORE - WEBSTER GREEN
- ENTRY DOOR FEATURE COLOUR

DP 21-940028

PLAN #53

JULY 17, 2023

MATERIAL BOARD

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-27	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE



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**YAMAMOTO
ARCHITECTURE**

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

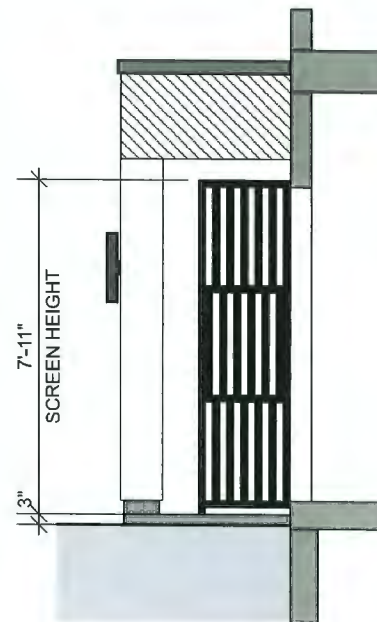
10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
MATERIAL BOARD

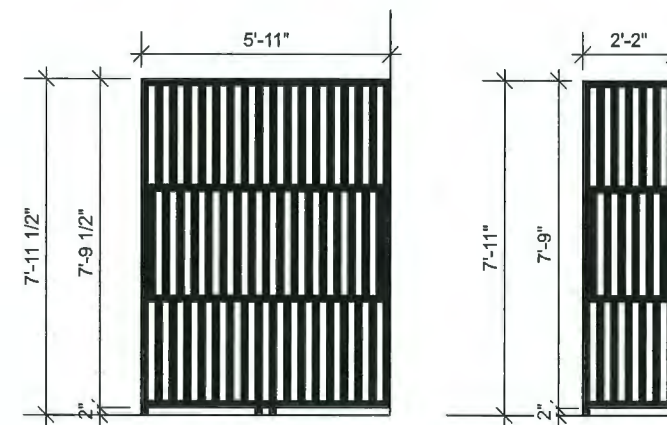
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A5.4
DRAWN - BS	
CHECKED -	PROJ NO - 1711A



ENTRY PORTAL ELEVATION



PORTAL SECTION



DP 21-940028 ENTRY DOOR PRIVACY SCREEN VIEW **PLAN #54** DECK PRIVACY SCREEN VIEW **JULY 17, 2023**

PRIVACY SCREEN ENTRY & DECK AREAS

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-09-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE



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YAMAMOTO ARCHITECTURE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
PRIVACY SCREEN

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

SHEET NO. -

DATE - AUG 23, 2021

A5.5

DRAWN - BS

CHECKED -

PROJ NO - 1711A



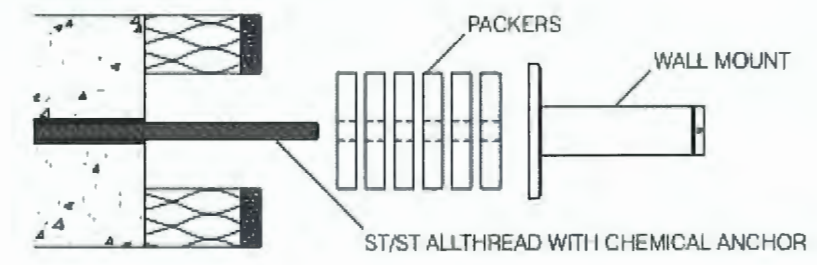
UNIT-A

UNIT-A

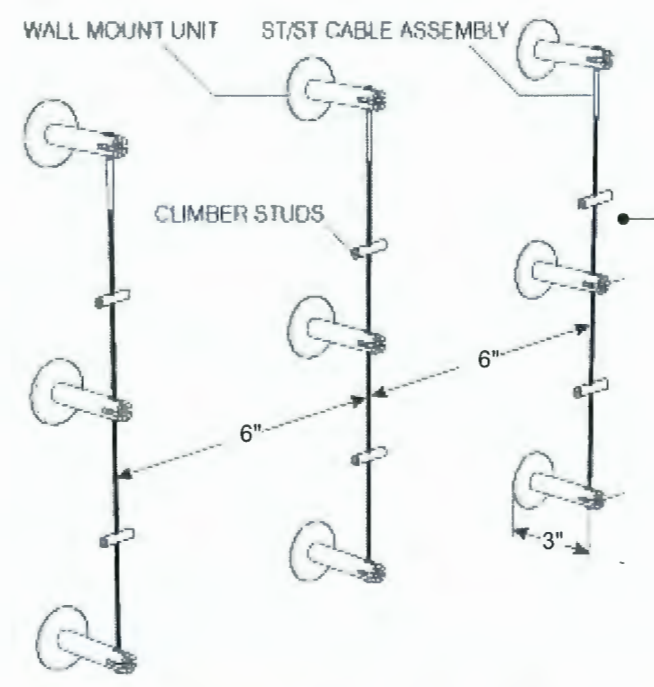
RWL 'S IN CERTAIN LOCATIONS WILL BE REDIRECTED TO SPLASH PADS TO PROVIDE WATER TO THESE LOCATIONS.

VINE PLANTING, REFER TO LANDSCAPE DRAWINGS

AIR CRAFT CABLES VERTICAL FIXED TO THE SIDING BETWEEN THE GARAGE DOORS TO PROVIDE SUPPORT FOR THE GROWING VINES



AIR CRAFT CABLE MOUNTING BRACKET DETAIL



AIR CRAFT CABLES TO BE SPACED MAX 6" APART AND SET OFF THE BUILDING FACE MAX 3" WITH ALUMINUM MECHANICAL FIXINGS.

WIDTHS BETWEEN GARAGE DOORS VARY BETWEEN .6M - 1.2M.

AIR CRAFT CABLE SPACING - VINE PLANTING



PRECEDENT IMAGE - VINE PLANTING

DP 21-940028 PLAN #55 JULY 17, 2023

DRIVE AISLE PLANTING DETAILS

6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE



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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
DRIVE AISLE PLANTING DETAILS

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

DATE - AUG 23, 2021

DRAWN BY - BS

CHECKED -

SHEET NO. -
A5.6

PROJ NO - 1711A



UNIT-A

UNIT-A



PRECEDENT IMAGE -
VERTICAL SIDING TRANSITION



PRECEDENT IMAGE -
EXTERIOR CORNER DETAIL

DP 21-940028

PLAN #56

JULY 17, 2023

TYPICAL SIDING DETAILS

6	2023-07-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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YAMAMOTO ARCHITECTURE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
SIDING DETAILS

SCALE - 1/8" = 1'-0"	SHEET NO -
DATE - AUG 23, 2021	A5.7
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

LUMINAIRE SCHEDULE			
TAG	TYPE / DESCRIPTION	SPEC	LAMPING / NOTES
A	SAFE CORRIDOR WALL SCONCE	LED 3000K	LED 3000K
A1	SAFE CORRIDOR SURFACE MOUNT	LED 3000K	LED 3000K
A2	SAFE CORRIDOR PUT	UTLINAIRE ALA 401	LOW LED 3000K
B	BATHROOM F BATHUB	LED 3000K	LED 3000K
B1	BATHROOM SURFACE MOUNT	UTLINAIRE ALA 401	LED 3000K
B2	BATHROOM RECESS (TRAY)	LED 3000K	LED 3000K
B3	BATHROOM F BATHUB	LED 3000K	LED 3000K
B4	BATHROOM UNDER CABINET STRIP LIGHT	LED 4000K	LED 4000K
B5	SAFE SHOWER ROOM LIGHT (IN ONLY)	LED 3000K	LED 3000K
C	SAFE EXTERIOR WALL SCONCE	LED 3000K	LED 3000K
C1	SAFE EXTERIOR SURFACE MOUNT	PHILIPS SLM SURFACE SEMI-NORMAL	LOW LED 3000K
C2	SAFE EXTERIOR PUT	LED 3000K	LED 3000K
C3	SAFE EXTERIOR PENDANT	UTLINAIRE ALA 401	LED 3000K
D	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D1	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D2	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D3	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D4	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D5	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D6	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D7	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D8	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D9	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D10	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D11	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D12	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D13	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D14	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D15	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D16	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D17	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D18	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D19	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D20	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D21	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D22	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D23	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D24	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D25	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D26	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D27	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D28	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D29	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D30	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D31	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D32	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D33	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D34	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D35	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D36	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D37	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D38	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D39	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D40	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D41	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D42	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D43	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D44	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D45	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D46	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D47	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D48	SAFE STITCHER F TRACK	LED 3000K	LED 3000K
D49	SAFE STITCHER F TRACK	UTLINAIRE ALA 401	LED 3000K
D50	SAFE STITCHER F TRACK	LED 3000K	LED 3000K

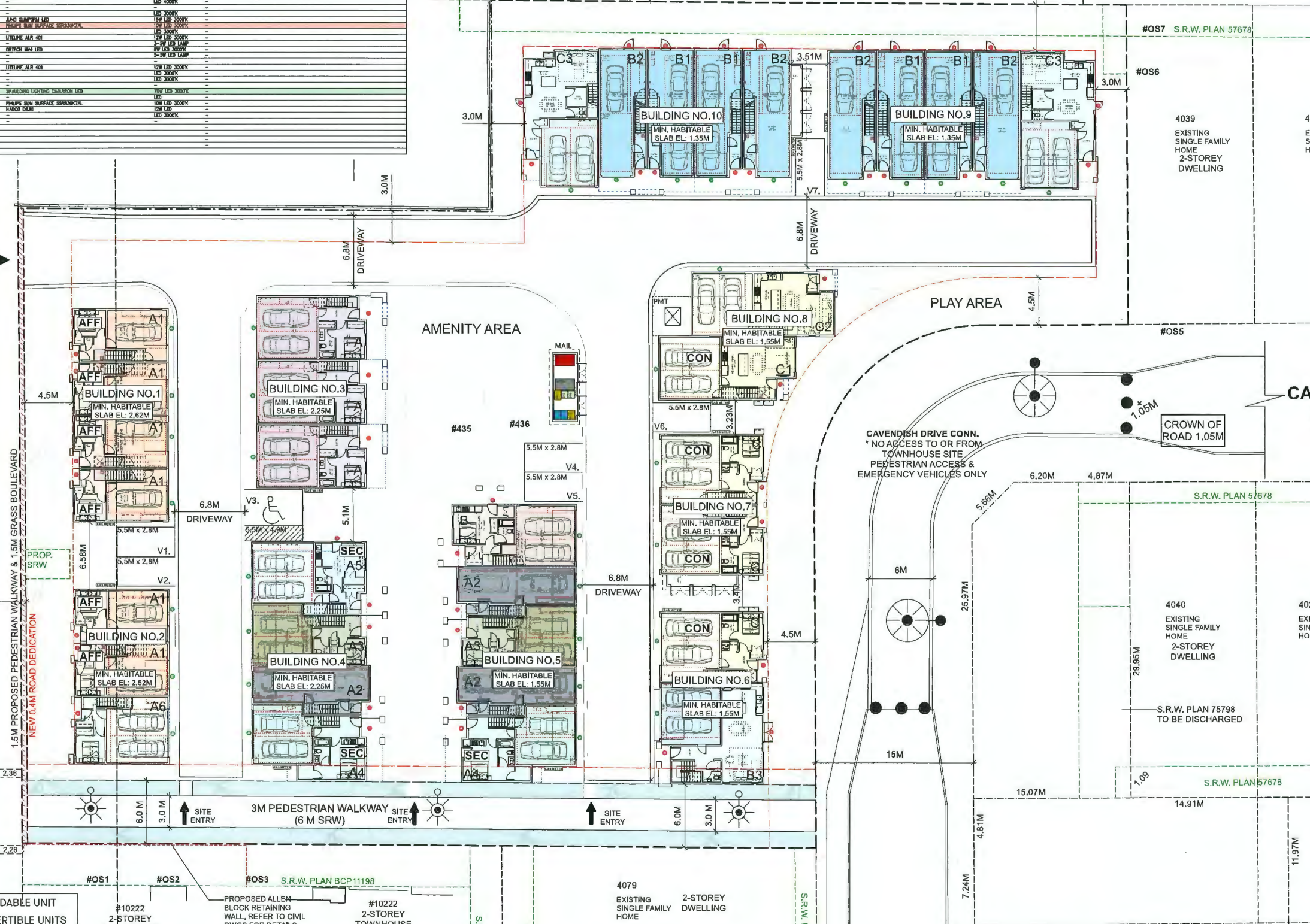
AFF = PROPOSED AFFORDABLE UNIT
CON = PROPOSED CONVERTIBLE UNITS
SEC = PROPOSED SECONDARY SUITE

DP 21-040028

PLAN #57

JULY 17, 2023

UNIT EXTERIOR LIGHTING LAYOUT



NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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PROJECT -
35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

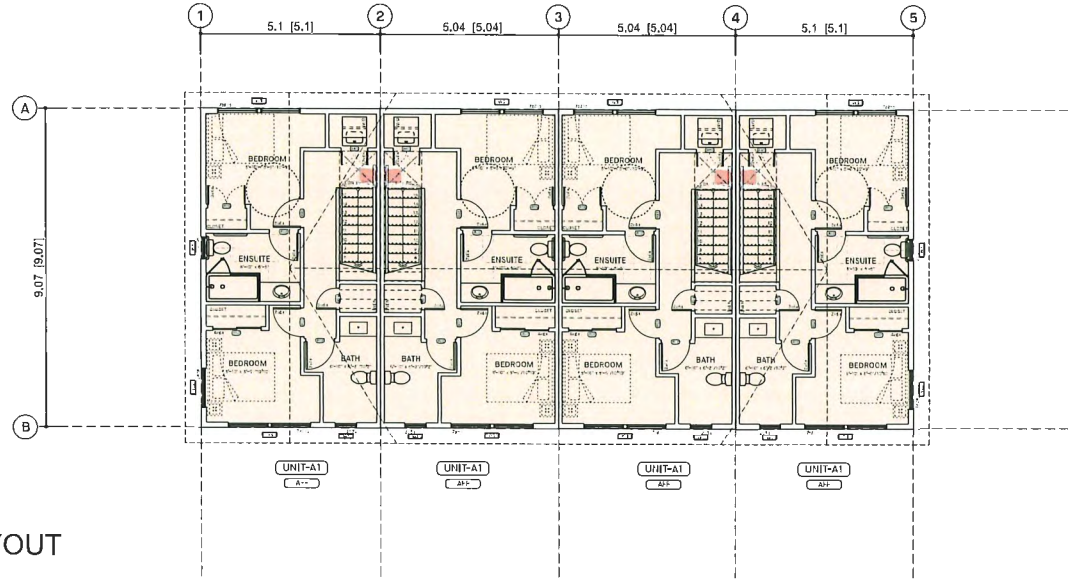
DRAWING TITLE -
UNIT EXTERIOR LIGHTING LAYOUT

SCALE - 1/16" = 1'-0"
DATE - AUG 23, 2021
DRAWN - BS

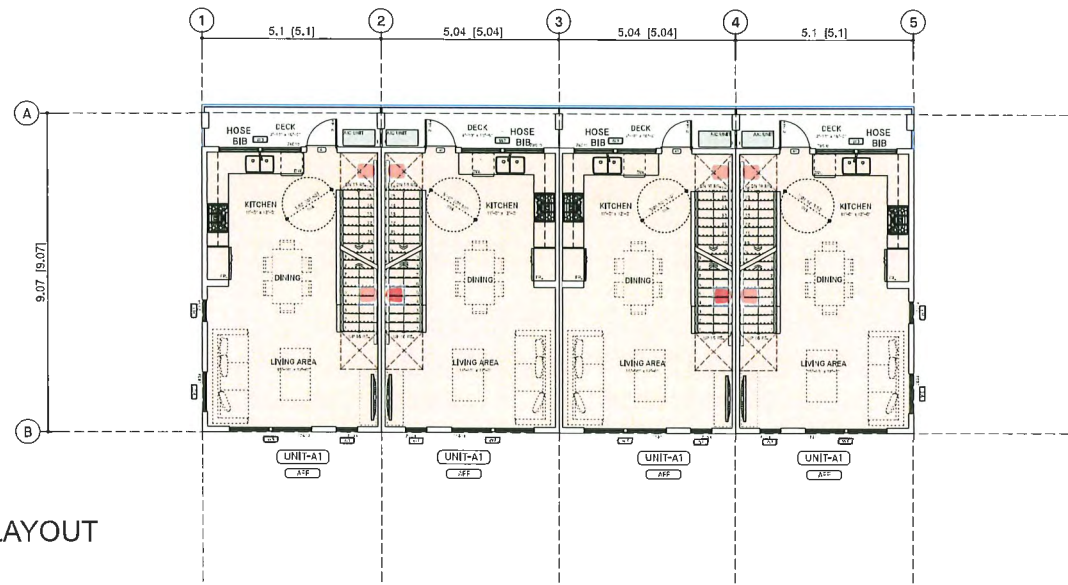
CHECKED -
SHEET NO. -
A5.8
PROJECT NO. - 1711A

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 800 mm on each side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 12 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access.	COMPLIES
	Ratio/balcony min. 880 mm clear opening. Note how accessed.	COMPLIES
Bathrooms (Min. 1')	All interior thresholds within units comply with BC Building Code.	COMPLIES
	Lever-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 500.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Kitchen	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	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 (above sink & min. 610 mm wide counter)	COMPLIES
Windows	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Outlets & Switches	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

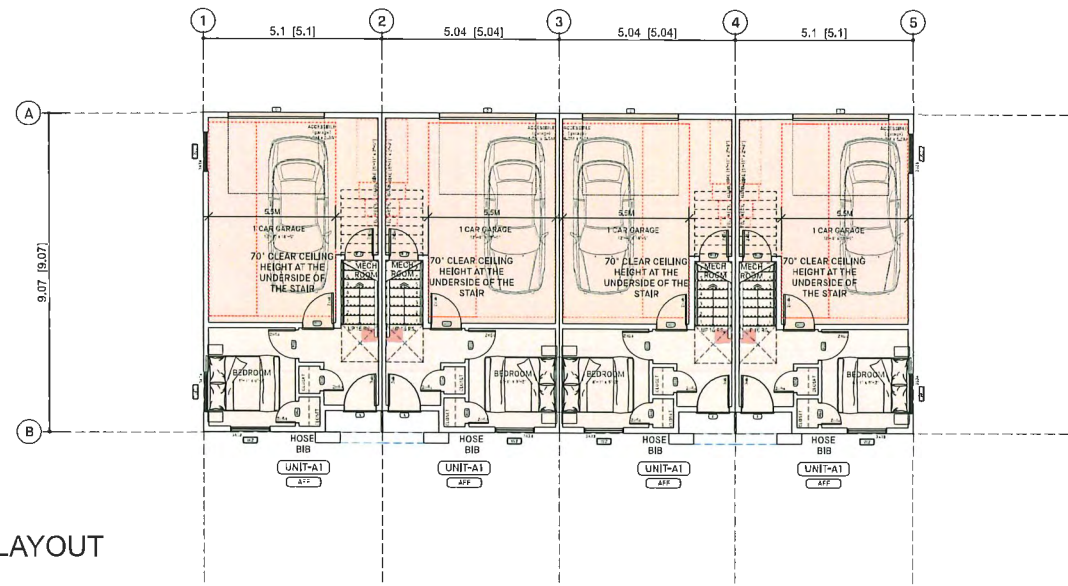
THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856. FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

6	2023-04-13	DEVELOPMENT PERMIT RE SUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RE SUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RE SUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RE SUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RE SUBMISSION
1	2022-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE - BUILDING 1 LAYOUTS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.0
DRAWN - BS	
CHECKED -	PROJECT - 1711A

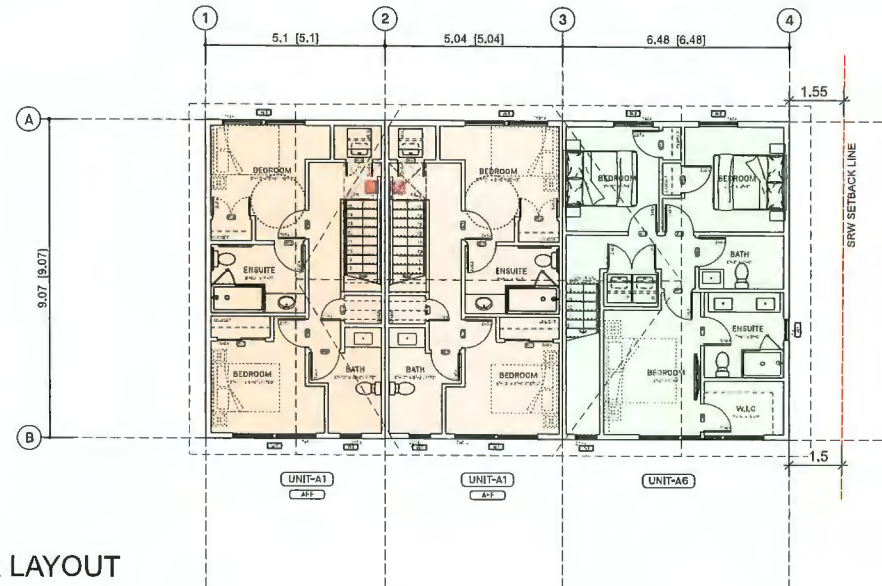
DP 21-940028

BUILDING 1 LAYOUT

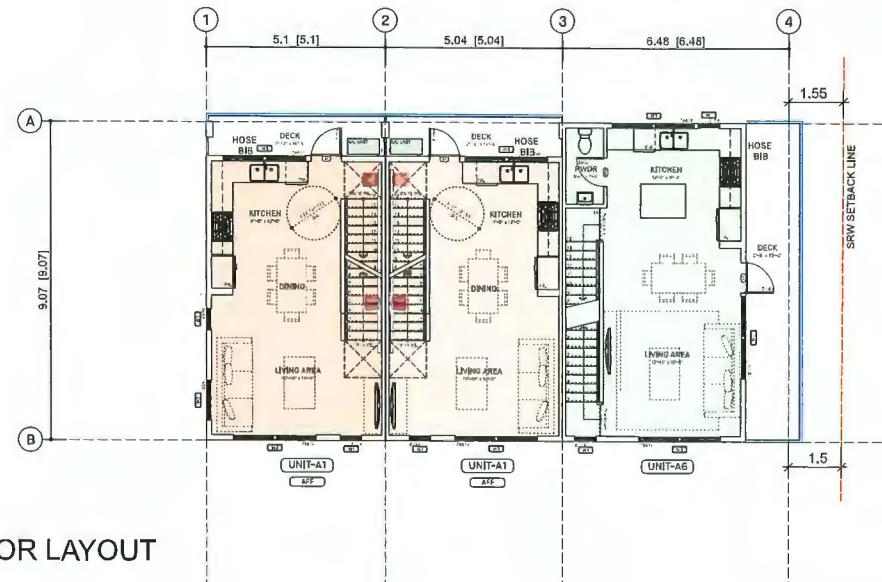
JULY 17, 2023 REFERENCE PLAN



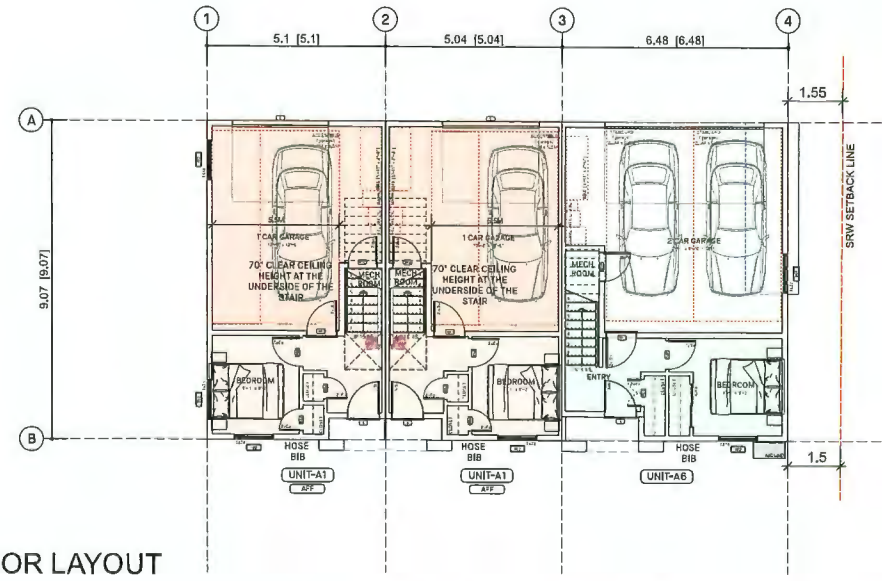
AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Fatio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	COMPLIES
Bathrooms (Min. 1)	Lever-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
Kitchen	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	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 (above sink & min. 810 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-06-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

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PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT
 10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.1
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028

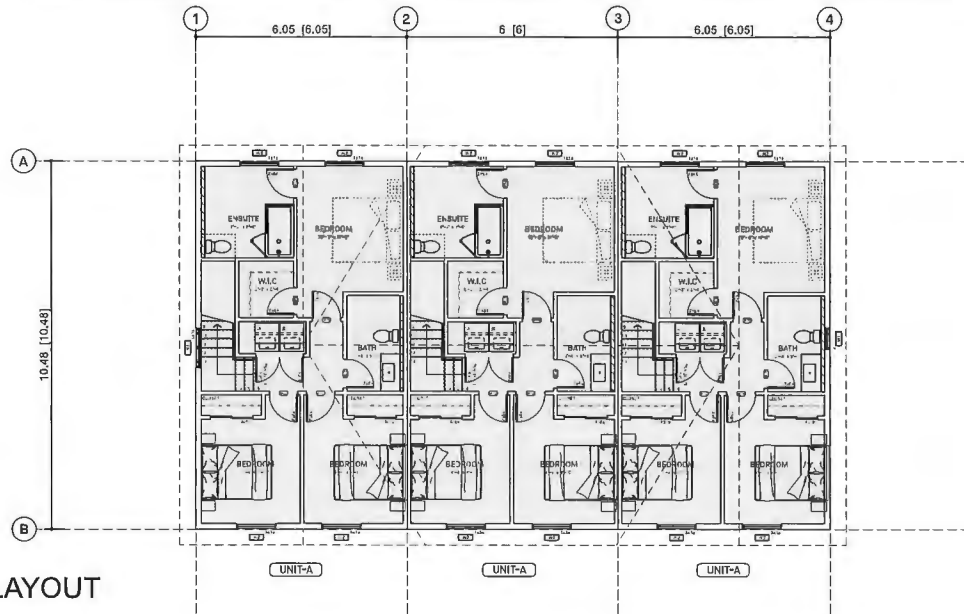
BUILDING 2 LAYOUT

JULY 17, 2023 REFERENCE PLAN

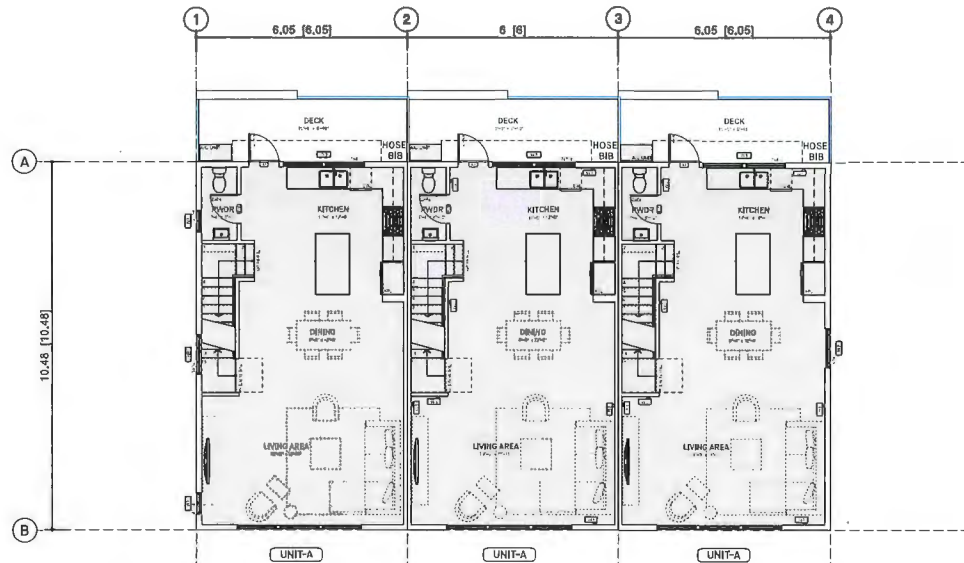


AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 800 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	COMPLIES
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-gab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

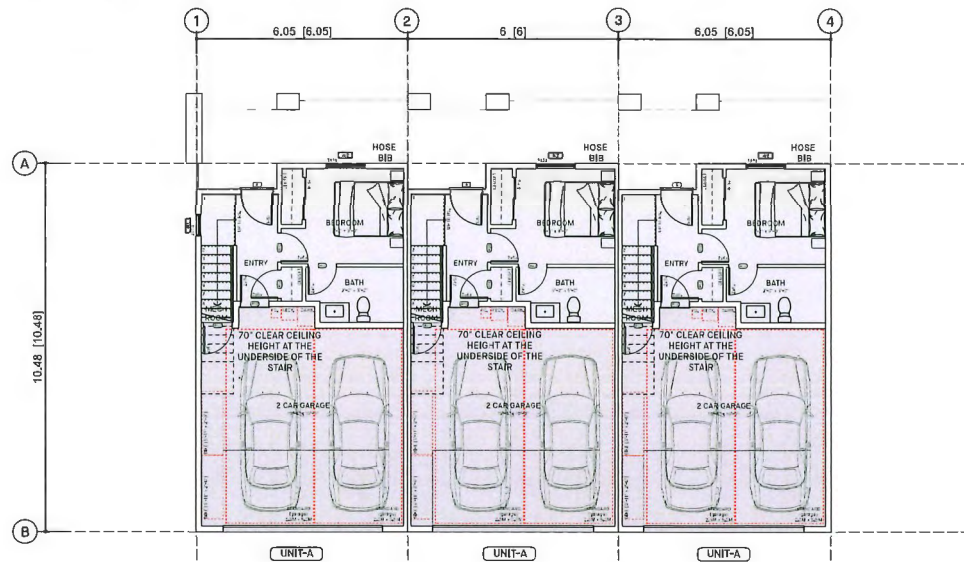
THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT
 10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENOISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 3 LAYOUTS

SCALE	SHEET NO.
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.2
DRAWN - BS	
CHECKED -	PROJ. NO. - 1711A



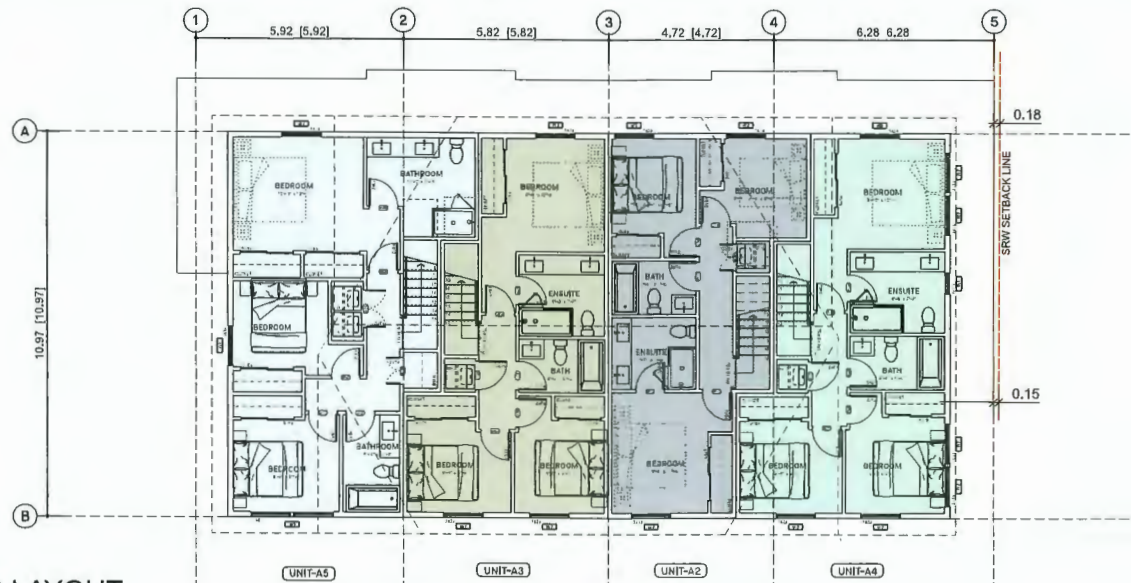
DP 21-940028

BUILDING 3 LAYOUT

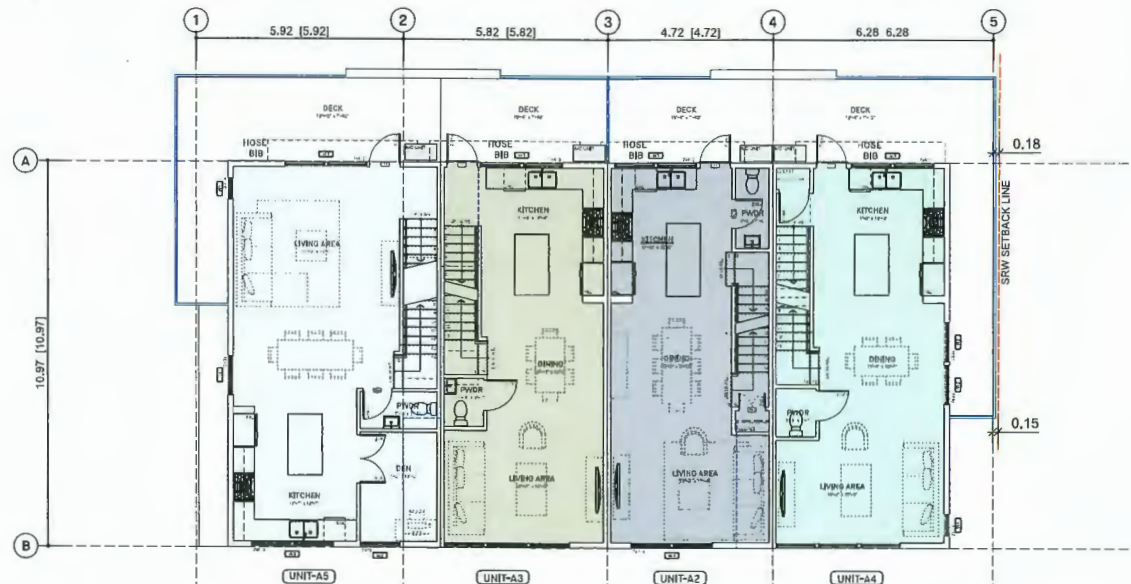
JULY 17, 2023 REFERENCE PLAN

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 800 mm on latch side (not needed if rough in writing provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Ratio/balcony min. 850 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets under/sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside windows, 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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

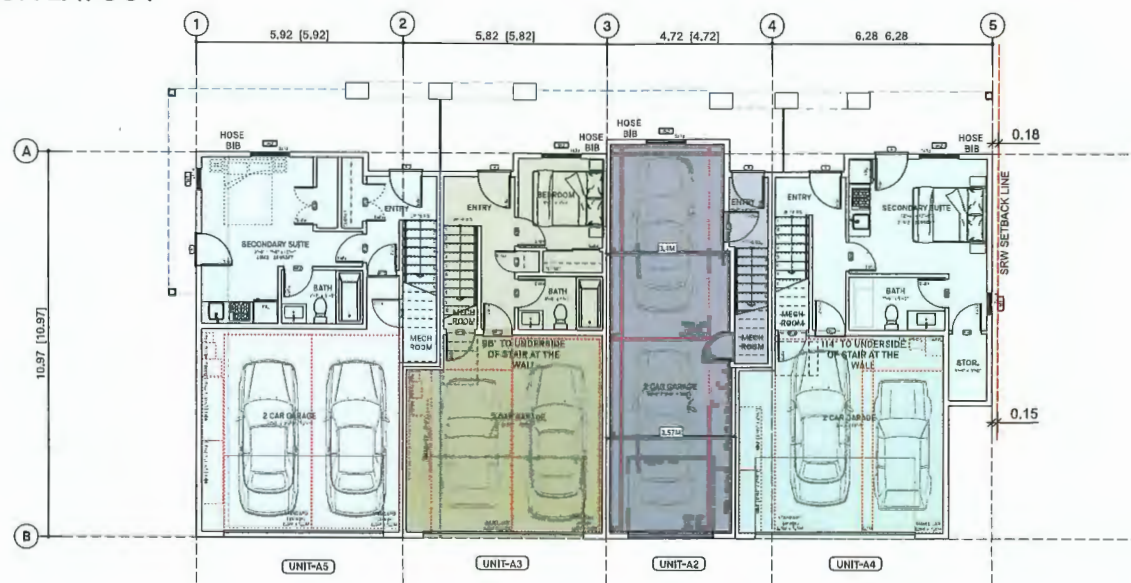
THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
 UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

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VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-09-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 4 LAYOUTS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.3
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028

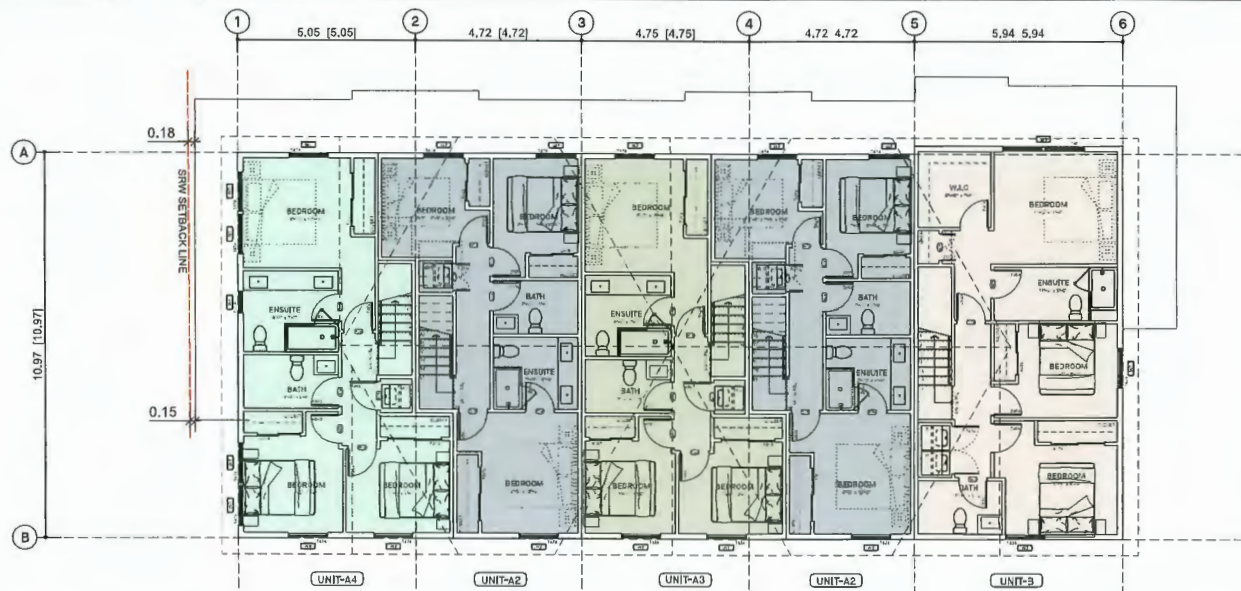
BUILDING 4 LAYOUT

JULY 17, 2023 REFERENCE PLAN

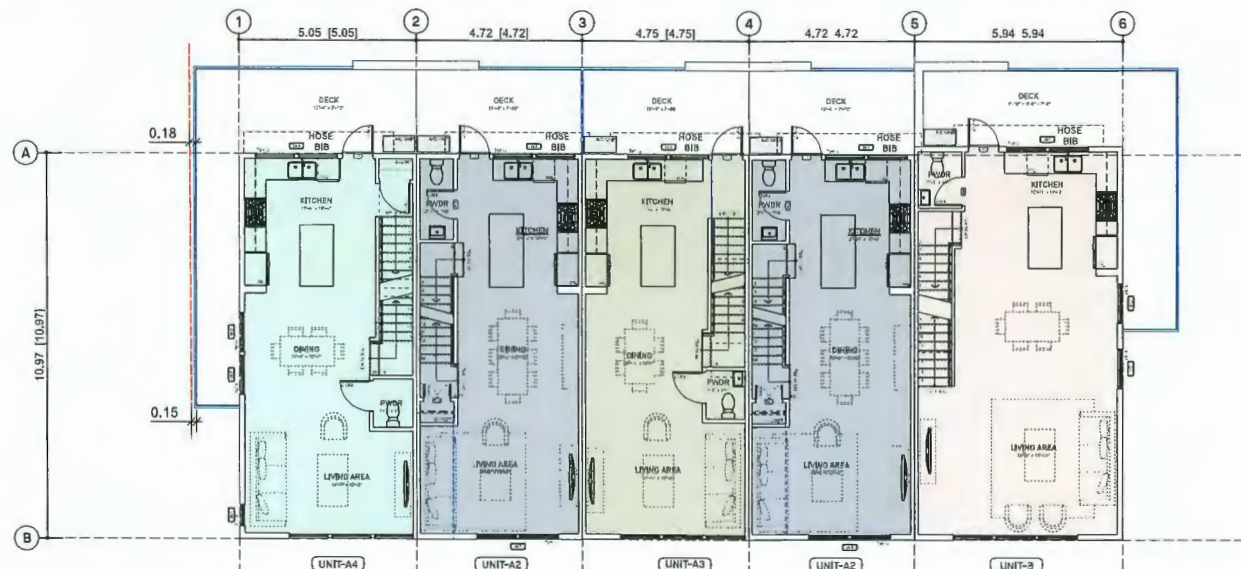


AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access.	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

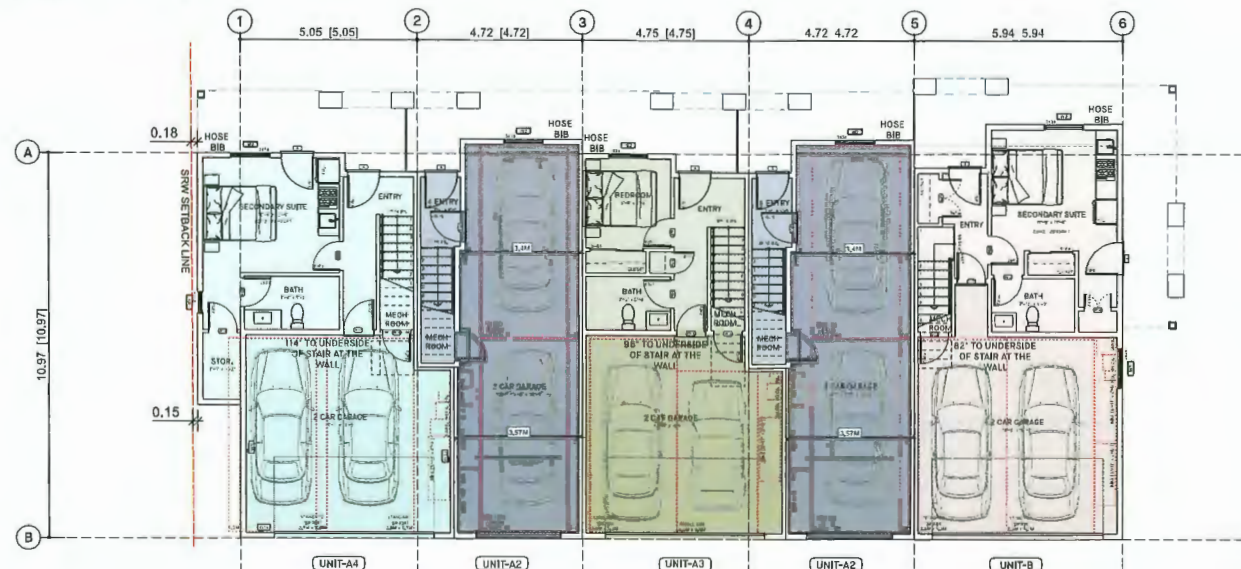
THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES' REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

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VENTILATION & EQUIPMENT

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NO.	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-09-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 5 LAYOUTS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.4
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

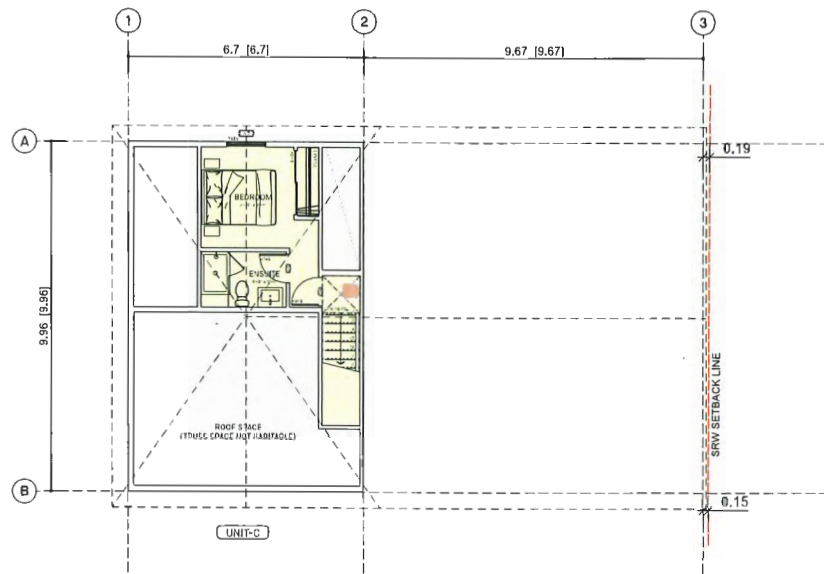
DP 21-940028

BUILDING 5 LAYOUT

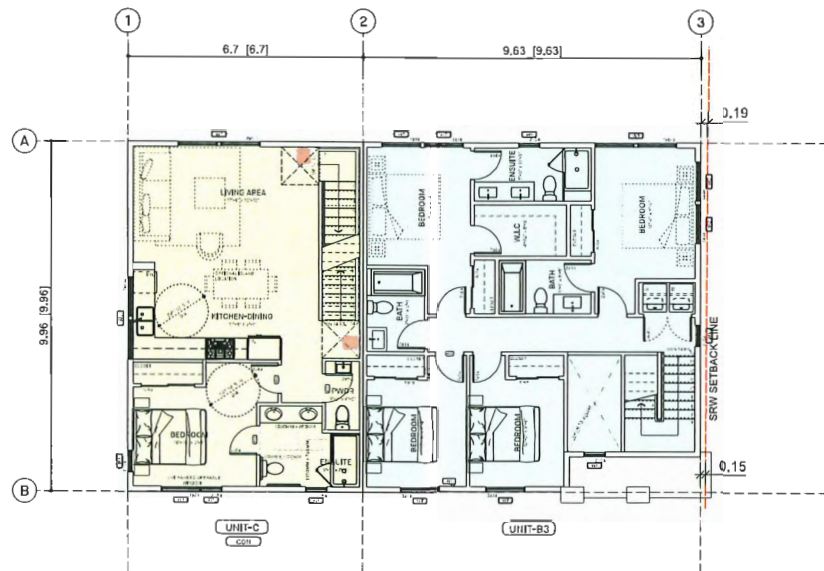
JULY 17, 2023 REFERENCE PLAN



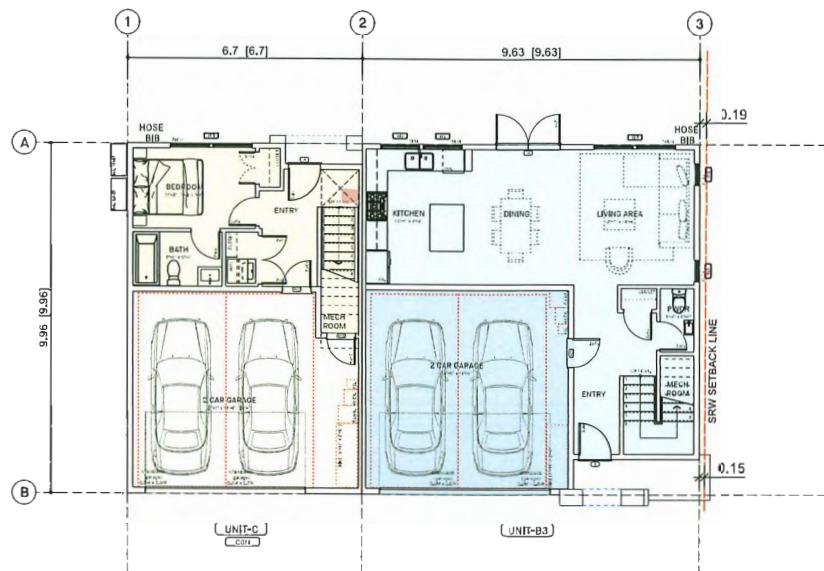
AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 500 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 960 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code	COMPLIES
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

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VENTILATION & EQUIPMENT

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SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-27	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -

BUILDING 6 LAYOUTS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.5
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

DP 21-940028

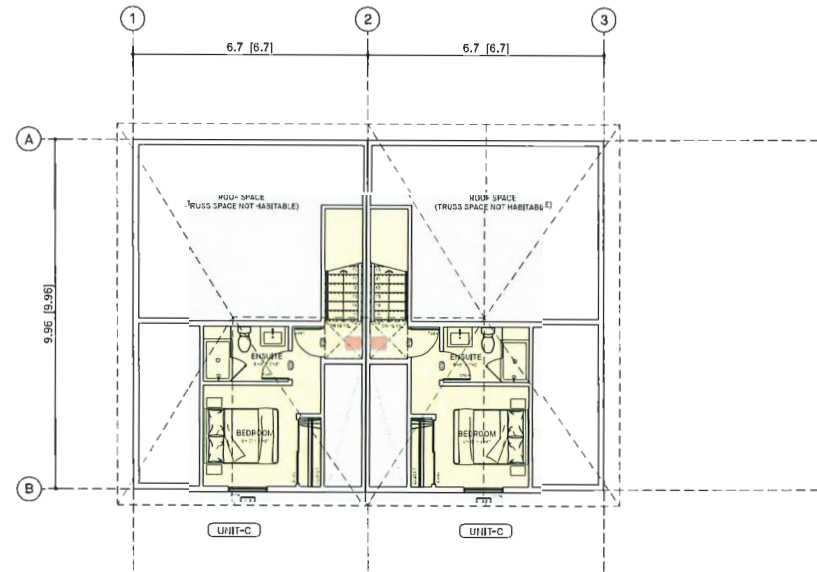
BUILDING 6 LAYOUT

JULY 17, 2023 REFERENCE PLAN

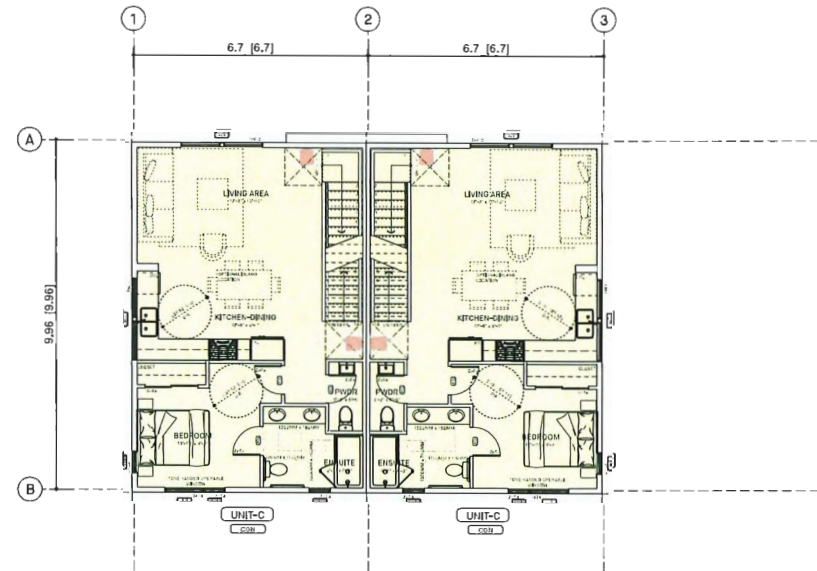


AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1200 mm depth by door width plus 900 mm on each side (not needed if rough in writing provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 15 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Ratio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code	COMPLIES
Bathrooms (Min. 1)	Level-type handles for all doors.	COMPLIES
	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
Kitchen	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
Windows	Lever-type handles for plumbing fixtures.	COMPLIES
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

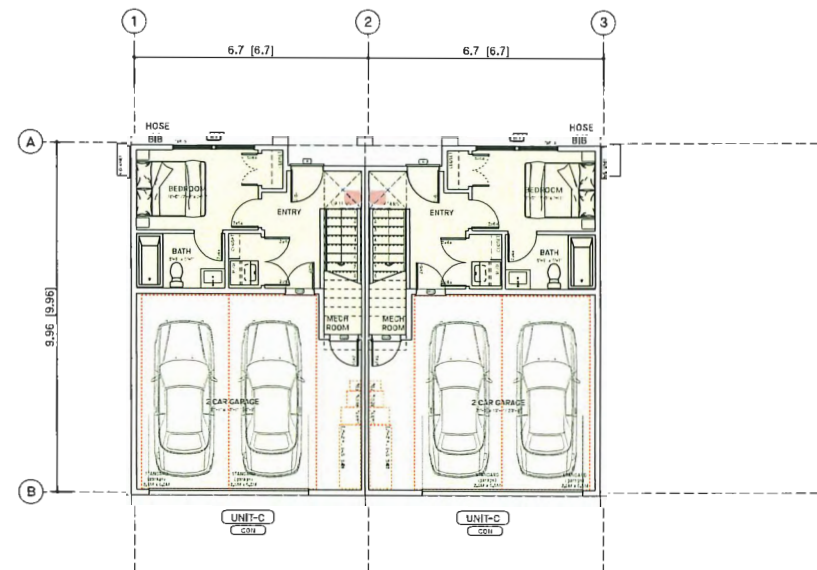
THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FDR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RE SUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RE SUBMISSION
4	2023-02-27	DEVELOPMENT PERMIT RE SUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RE SUBMISSION
2	2022-09-26	DEVELOPMENT PERMIT RE SUBMISSION
1	2022-08-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
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 T - 604 731 1127 F - 604 731 1327

PROJECT -
 35 UNIT TOWNHOUSE DEVELOPMENT
 10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -
 BUILDING 7 LAYOUTS

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.6
DRAWN BY - BS	
CHECKED -	PROJ ID - 1711A

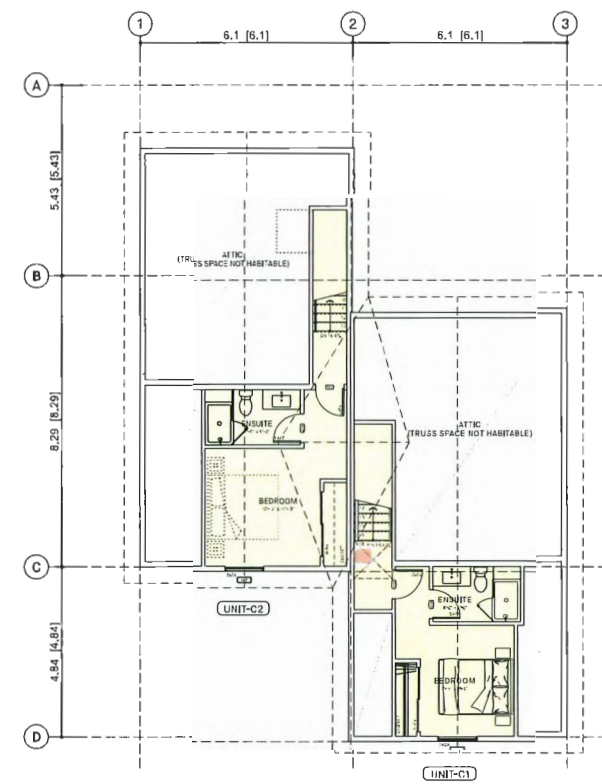
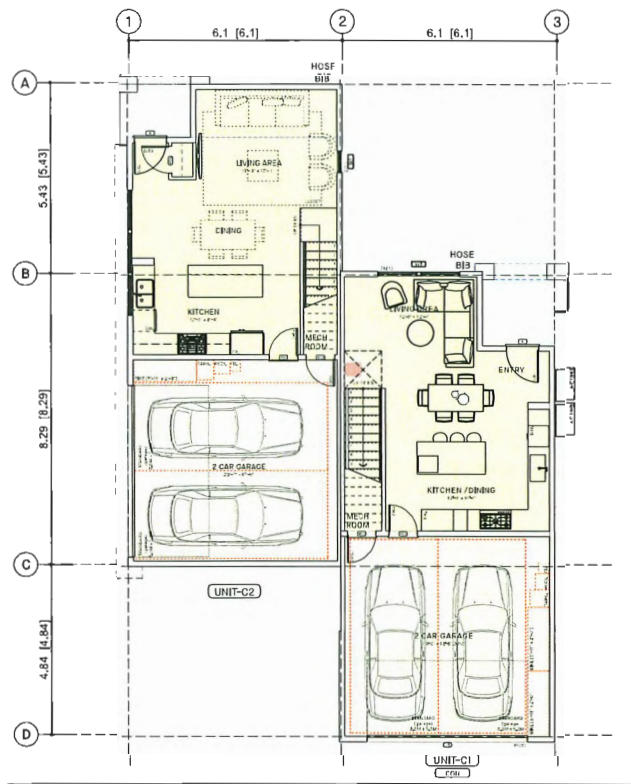
DP 21-940028

BUILDING 7 LAYOUT

JULY 17, 2023 REFERENCE PLAN



AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 500 mm on each side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside windows, 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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)	
Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
Kitchen, bathrooms, hallways, and utility rooms	45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FAÇADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OTC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FAÇADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

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ID	DATE	ISSUE
6	2022-04-13	DEVELOPMENT PERMIT RESUBMISSION
5	2022-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2022-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2022-08-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT -	35 UNIT TOWNHOUSE DEVELOPMENT
DRAWING TITLE -	BUILDING 8 LAYOUTS
SCALE - 1/8" = 1'-0"	SHEET NO. - A3.7
DATE - AUG 23, 2021	
DRAWN BY - BS	
CHECKED -	PROJ. ID - 1711A

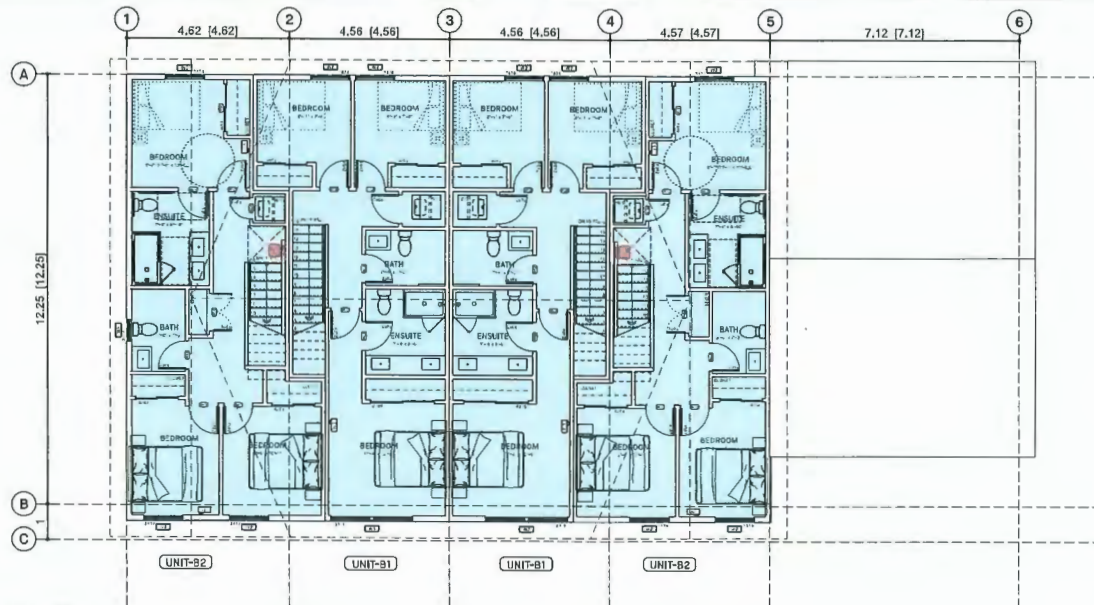
DP 21-940028

BUILDING 8 LAYOUT

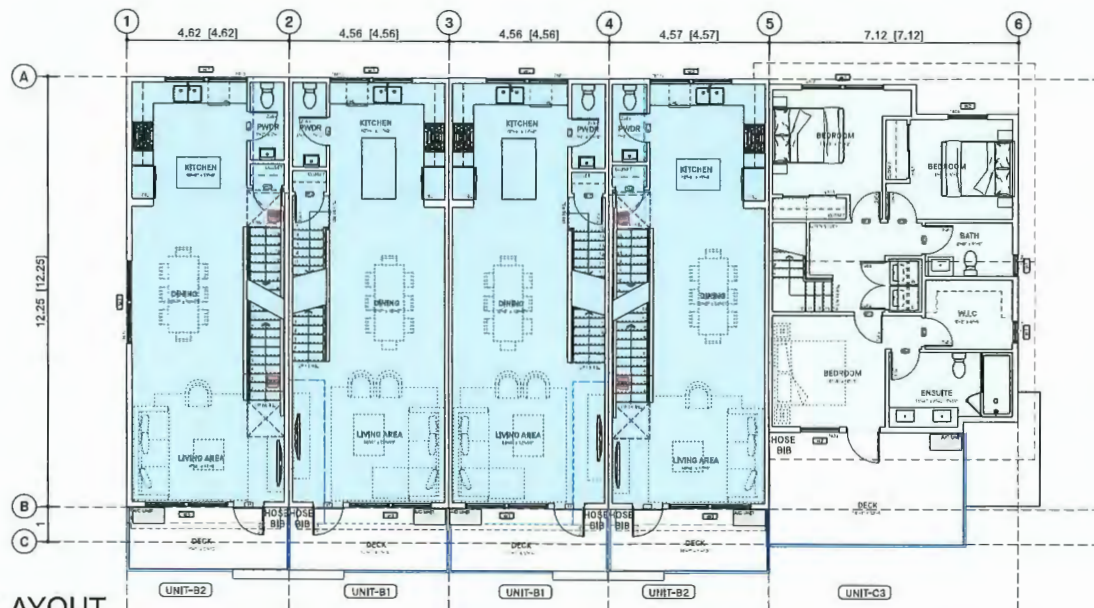
JULY 17, 2023 REFERENCE PLAN

AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	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)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code	COMPLIES
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 600.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

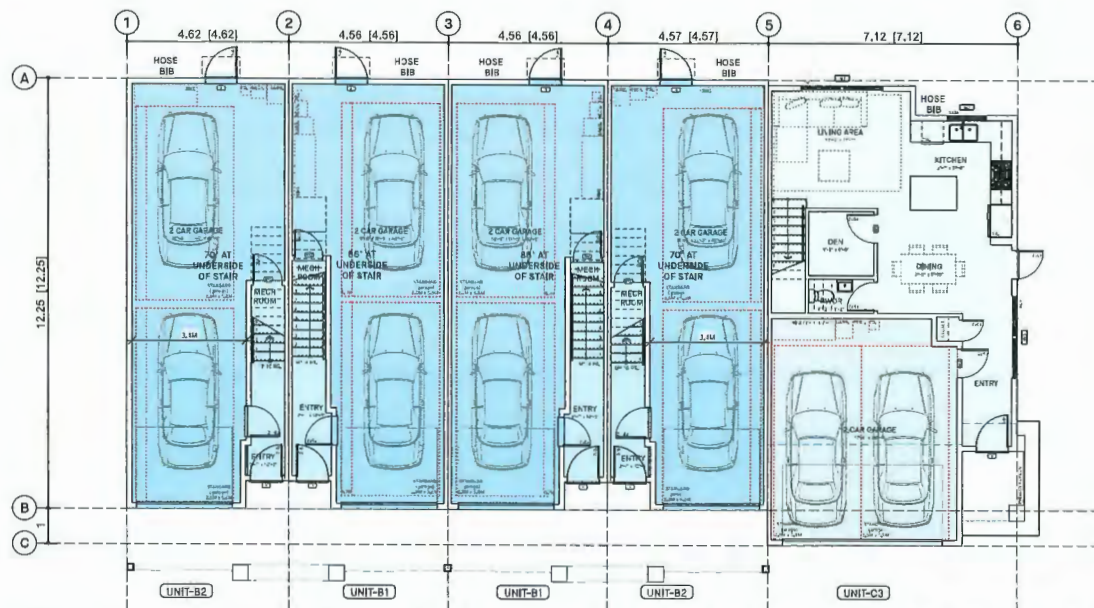
THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
 UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

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NO.	DATE	ISSUE
5	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-06-27	DEVELOPMENT PERMIT SUBMISSION

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YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
 Vancouver, BC V5T 1R5
 T - 604 731 1127 F - 604 731 1327

PROJECT -	35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC	
DRAWING TITLE -	BUILDING 9 LAYOUTS
SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - AUG 23, 2021	A3.8
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

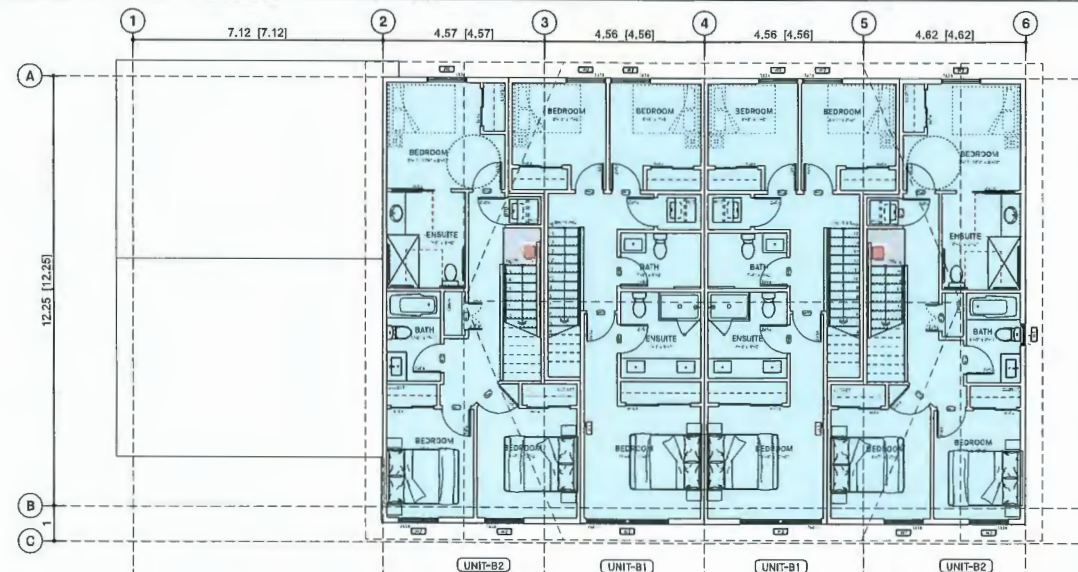
DP 21-940028

BUILDING 9 LAYOUT

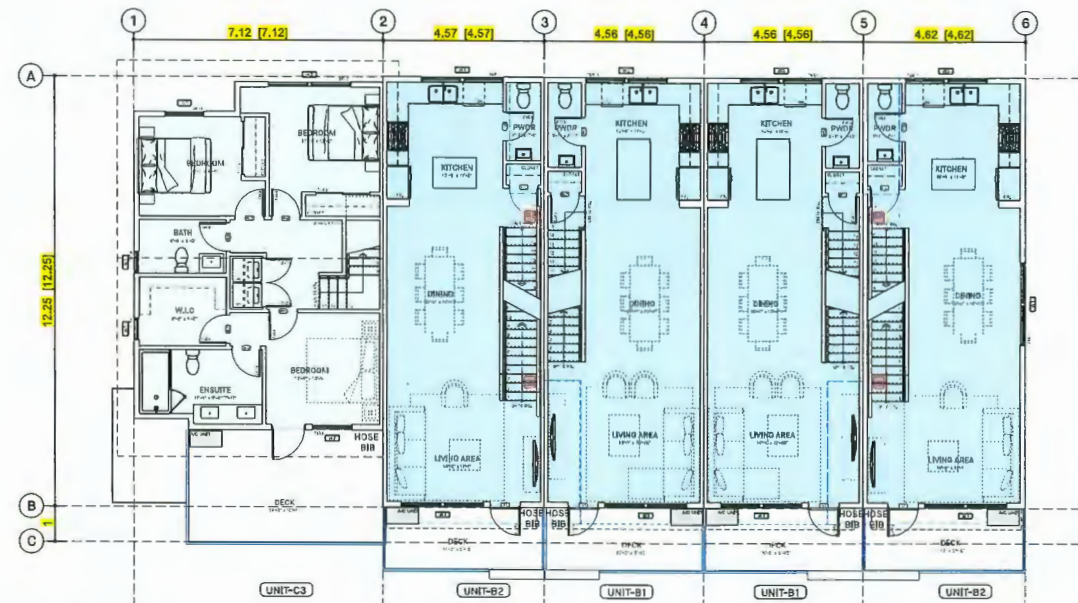
JULY 17, 2023 REFERENCE PLAN



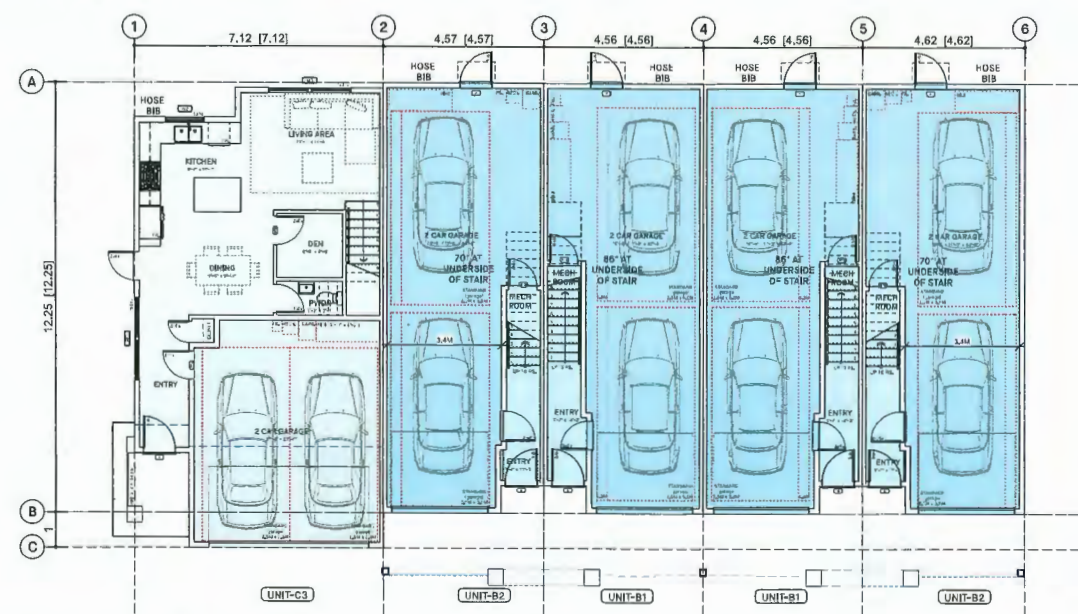
AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 800 mm on each side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 880 mm clear opening. Note how accessed. All interior thresholds within units comply with BC Building Code (Lever-type handles for all doors).	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	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)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	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.	TO BE LOOKED AT DURING THE SP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

ACOUSTIC REQUIREMENTS
 Portions of Dwelling Units Noise Levels (decibels)
 Bedrooms 25 Decibels
 Living, dining, recreation rooms 40 Decibels
 Kitchen, bathrooms, hallways, and utility rooms 45 Decibels

REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS.

HIGH LEVEL RECOMMENDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING). UNLESS OTHERWISE INDICATED ABOVE, CONVENTIONAL EXTERIOR CONSTRUCTION, INCLUDING WINDOW AND DOOR ASSEMBLIES WITH STANDARD THERMAL GLAZING (E.G. 3-13-3), SATISFY RICHMOND'S DESIGN CRITERIA.

WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS. CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

SOUND TRANSMISSION THROUGH THE FACADE HAS BEEN EVALUATED BASED ON WINDOWS AND DOORS IN THE CLOSED POSITION. VENTILATION DETAILS, THERMAL REQUIREMENTS, ETC., SHOULD BE DESIGNED BY A MECHANICAL CONSULTANT. EQUIPMENT SHOULD BE SELECTED TO SATISFY CODE ACOUSTICAL REQUIREMENTS (E.G. 6.2.1.1 & 9.32.3.5), CITY STANDARDS FOR AIR CONDITIONING

SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS. IF MAKE-UP AIR DUCTS PENETRATING THE FACADE ARE REQUIRED TO SATISFY VENTILATION REQUIREMENTS, THE DUCTS SHOULD BE DESIGNED FOR A NOISE REDUCTION OF 40 DB FOR EXTERIOR NOISE, E.G. NOMINALLY 4FT. OF 4" DIA. ACOUSTICALLY LINED DUCTWORK OR LINED FLEXIBLE CONNECTOR. PROPOSED DUCTWORK DETAILS INTO BEDROOMS OR LIVING/DINING AREAS SHOULD BE REVIEWED BY BSA, INCLUDING ERV/HRV SYSTEMS. IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION



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YAMAMOTO ARCHITECTURE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

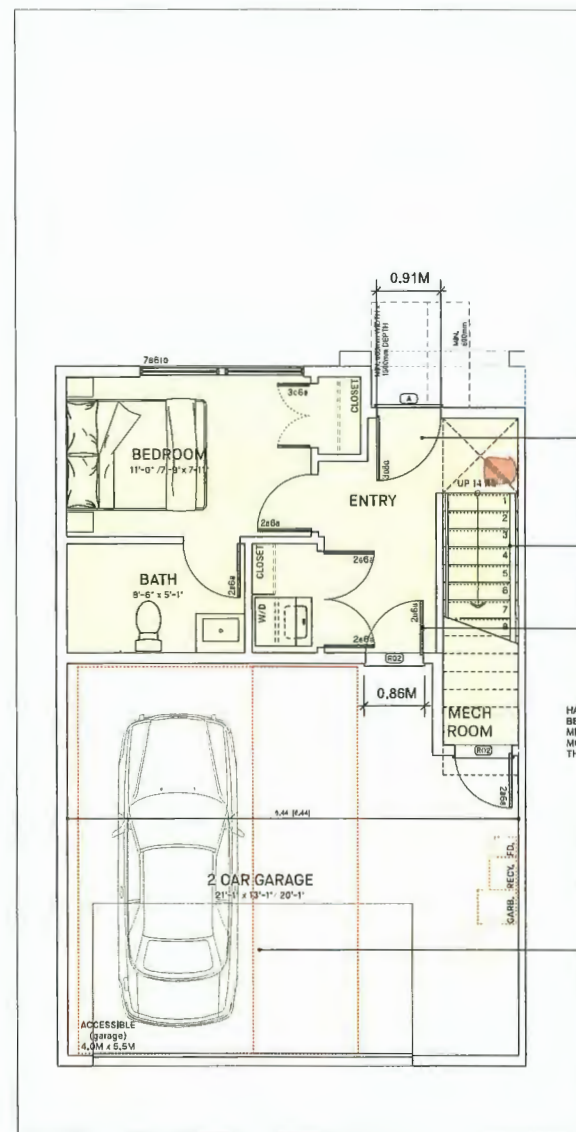
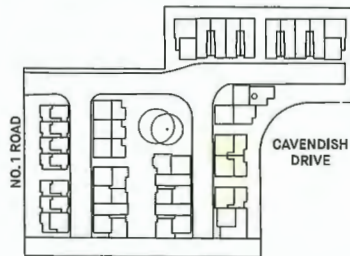
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DATE - AUG 23, 2021	
DRAWN BY - BS	
CHECKED BY -	PROJ NO - 1711A

DP 21-940028

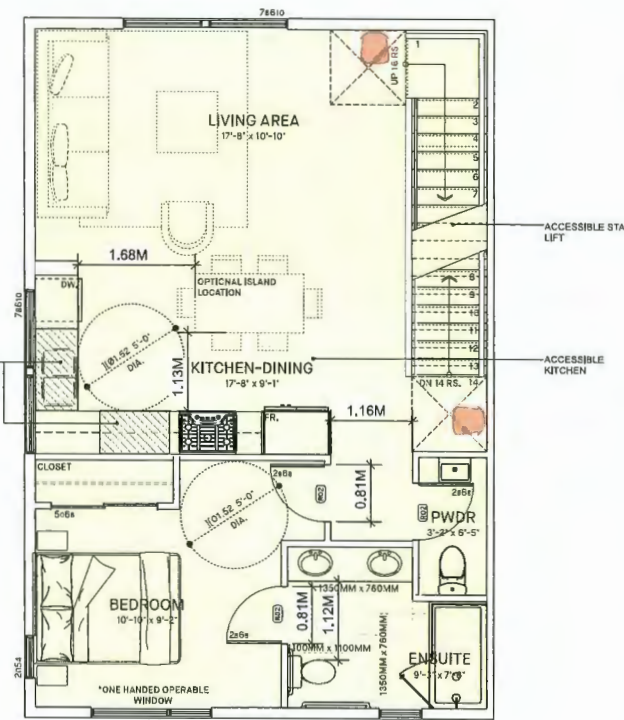
BUILDING 10 LAYOUT

JULY 17, 2023 REFERENCE PLAN

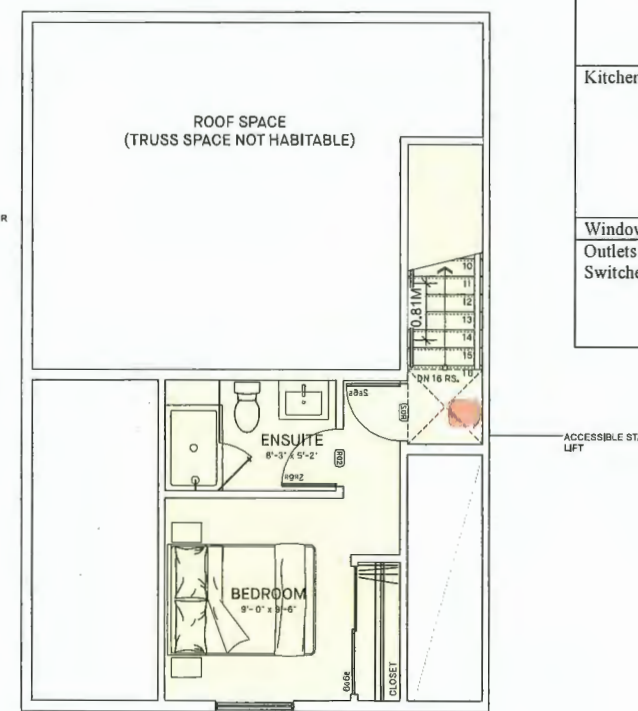




UNIT C - MAIN FLOOR



UNIT C - SECOND FLOOR



UNIT C - THIRD FLOOR

Convertible Unit Guidelines	
Doors & Doorways	<p>Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.</p> <p>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).</p> <p>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.</p> <p>Patio/balcony min. 860 mm clear opening. Note how accessed.</p> <p>All interior thresholds within units comply with BC Building Code.</p> <p>Lever-type handles for all doors.</p>
Vertical Circulation	<p>Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.</p> <p>OR</p> <p>Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.</p> <p>At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.</p>
Hallways	Min. 900 mm width.
Garage	<p>Min. 1 accessible parking space with min. 4 m garage width.</p> <p>Access from garage to living area min. 800 mm clear opening.</p>
Bathroom (Min. 1)	<p>Toilet clear floor space min. 1020 mm at side and in front.</p> <p>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.</p> <p>Lever-type handles for plumbing fixtures.</p> <p>Pressure and temperature control valves are installed on all shower faucets.</p> <p>Cabinets underneath sink(s) are easily removed.</p> <p>Demonstrate bath and shower controls are accessible (layout or fixture placement).</p>
Kitchen	<p>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.</p> <p>Cabinets underneath sink are easily removed.</p> <p>1500 mm turning diameter or turning path diagram.</p> <p>Lever-type handles for plumbing fixtures.</p>
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	<p>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.</p> <p>Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.</p>

NO.	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-09-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO.	DATE	ISSUE



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YAMAMOTO ARCHITECTURE

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PROJECT -

35 UNIT TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

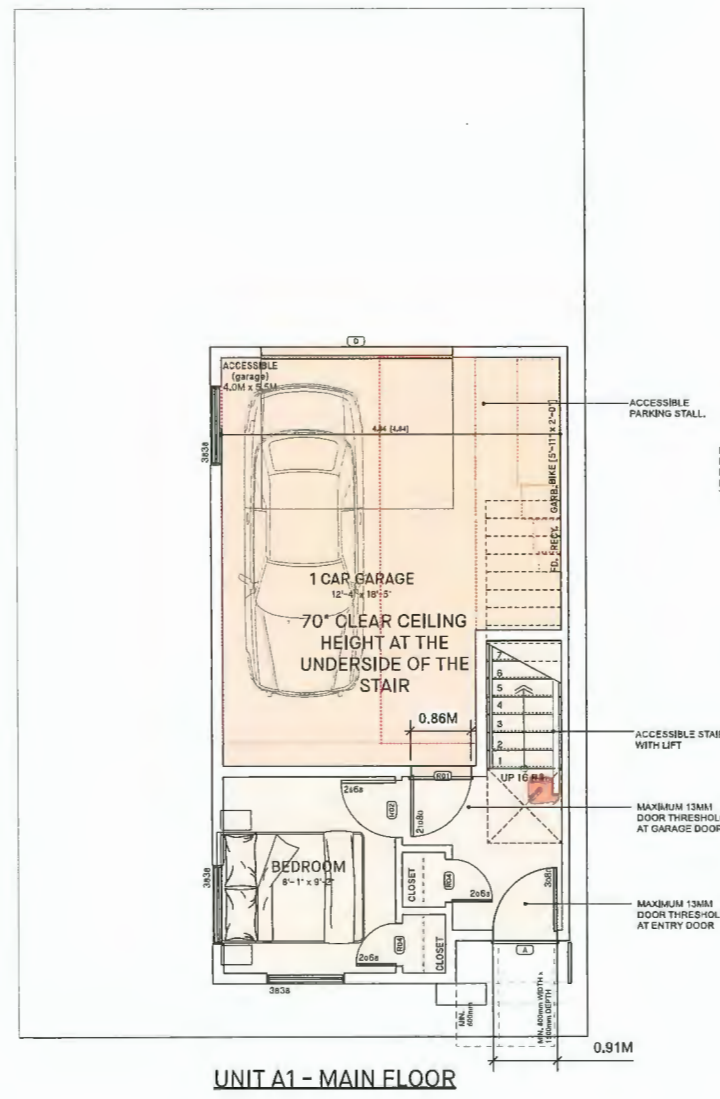
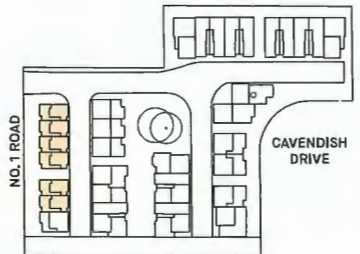
DRAWING TITLE -
CONVERTIBLE UNIT LAYOUTS

SCALE	SHEET NO.
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DATE - AUG 23, 2021	A2.13
DRAWN - BS	
CHECKED -	PROJ NO - 1711A

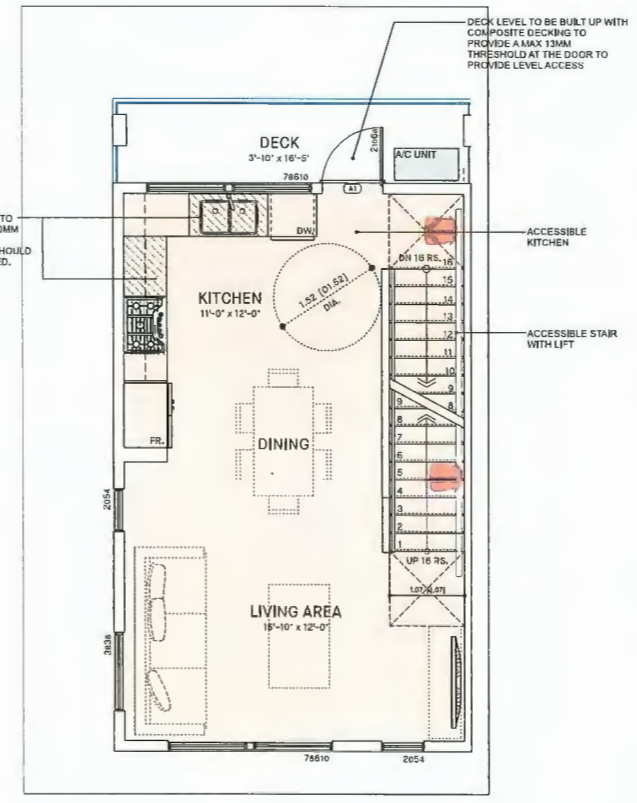
DP 21-940028

CONVERTIBLE UNIT LAYOUTS

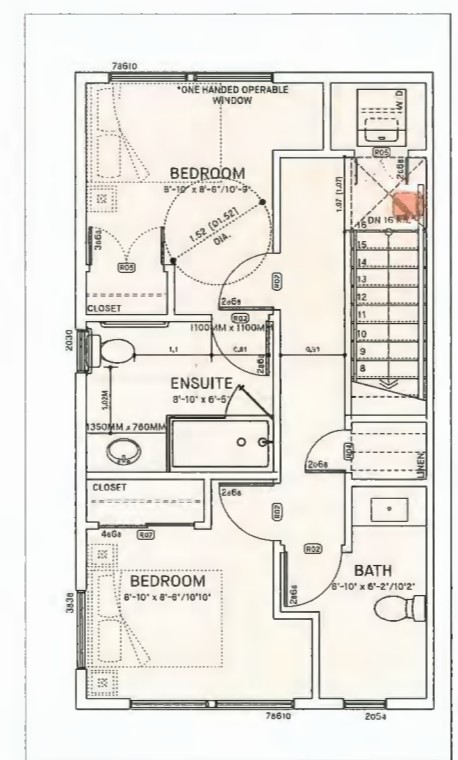
JULY 17, 2023 REFERENCE PLAN



UNIT A1 - MAIN FLOOR



UNIT A1 - SECOND FLOOR



UNIT A1 - THIRD FLOOR

Convertible Unit Guidelines	
Doors & Doorways	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. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure. At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	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)	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	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	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	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.

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-04	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO	DATE	ISSUE



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PROJECT —

35 UNIT TOWNHOUSE DEVELOPMENT
—
10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

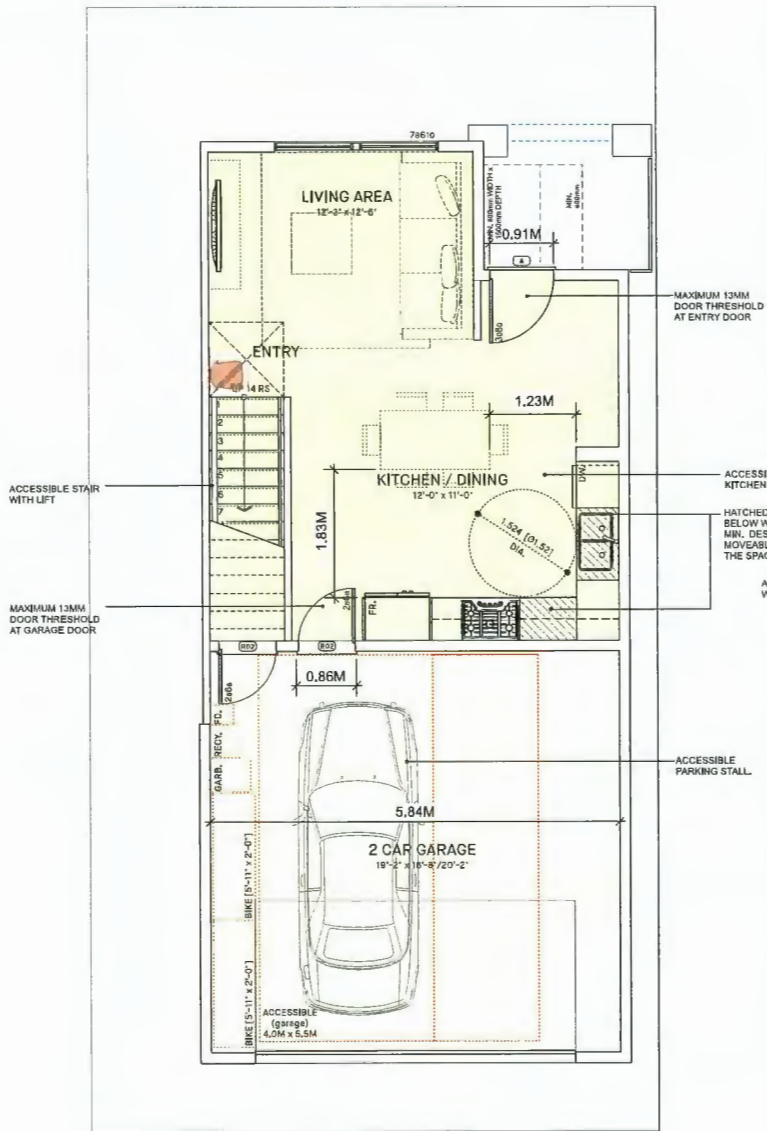
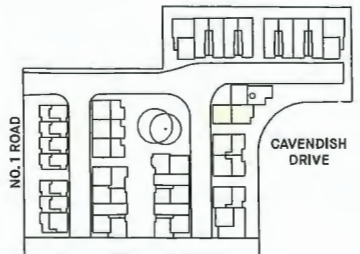
DRAWING TITLE —
CONVERTIBLE UNIT LAYOUTS

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DATE — AUG 23, 2021	A2.14
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

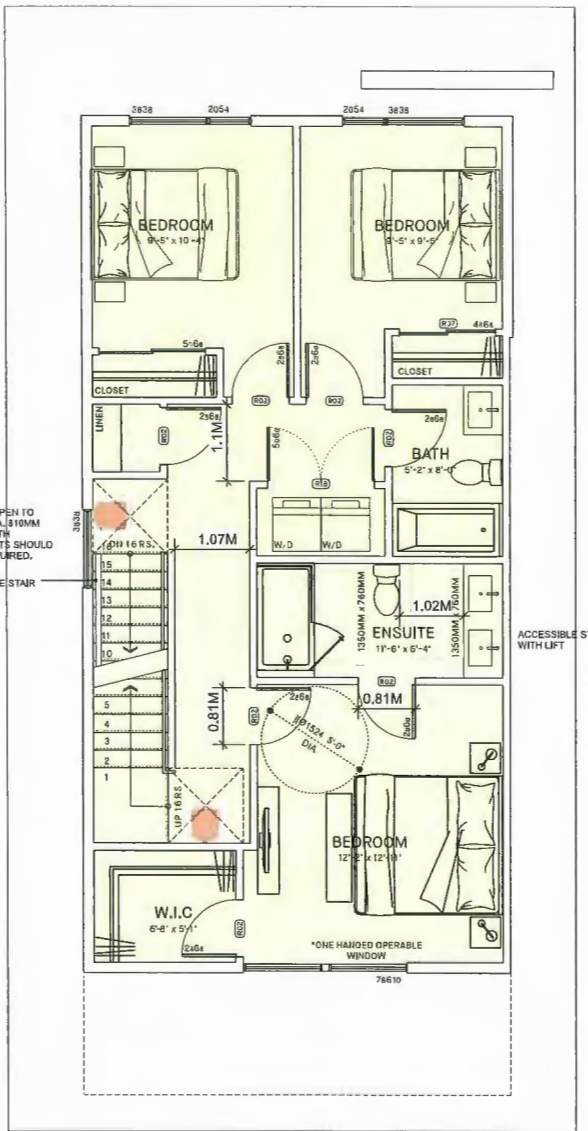
DP 21-940028

CONVERTIBLE UNIT LAYOUTS

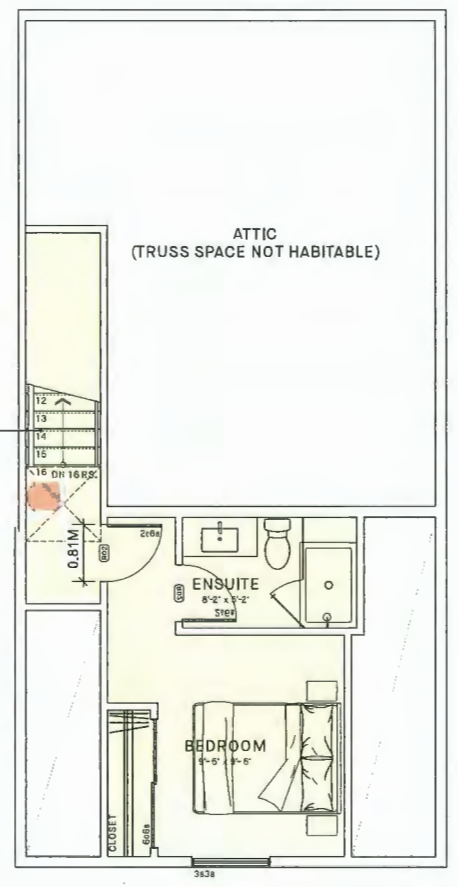
JULY 17, 2023 REFERENCE PLAN



UNIT C1 - MAIN FLOOR



UNIT C1 - SECOND FLOOR



UNIT C1 - THIRD FLOOR

Convertible Unit Guidelines	
Doors & Doorways	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. Note how accessed. All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors.
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NO.	DATE	ISSUE
6	2023-07-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-08	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO.	DATE	ISSUE



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PROJECT —	35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4088 CAVENDISH DRIVE, RICHMOND, BC	
DRAWING TITLE —	CONVERTIBLE UNIT LAYOUTS
SCALE — 1/8" = 1'-0"	SHEET NO. — A2.15
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

DP 21-940028

CONVERTIBLE UNIT LAYOUTS

JULY 17, 2023 REFERENCE PLAN