



To: Development Permit Panel
From: Wayne Craig
Director of Development

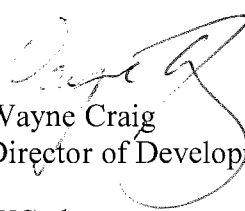
Date: August 19, 2014
File: DP 13-646028

Re: Application by Sandhill Homes Ltd. for a Development Permit at 9080 No. 3 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 townhouse units at 9080 No. 3 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum lot width on major arterial road from 50.0 m to 43.3 m;
 - b) Reduce the front yard setback to Unit A at the southwest corner of the site from 6.0 m to 5.18 m;
 - c) Increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units; and
 - d) Replace three (3) standard residential parking stalls with small car stalls; one (1) in each of the side-by-side double car garages.


Wayne Craig
Director of Development

WC:el
Att.

Staff Report

Origin

Sandhill Homes Ltd. has applied to the City of Richmond for permission to develop 12 townhouse units (4 two-storey and 8 three-storey townhouses) at 9080 No. 3 Road with vehicle access from 9100 No. 3 Road through a Public Rights of Passage (PROP) Right-of-Way (ROW). The subject site is being rezoned from “Assembly (ASY)” to “Medium Density Townhouses (RTM2)” for this project under Bylaw 9043 (RZ 12-619503), which received third reading following the Public Hearing on September 3, 2013. The site is currently vacant.

A Servicing Agreement for frontage improvements along No. 3 Road and service connections was secured through the rezoning process and these improvements will be constructed through the separate required Servicing Agreement (SA 13-651383), which must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to, removal of the existing sidewalk behind the existing curb & gutter (which remains), construction of a new 1.5 m concrete sidewalk along the front property line, installation of a grass and treed boulevard between the sidewalk and the curb, and extension of existing street lighting from the south property line to the north property line of the site on No 3 Road.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the North: A vacant site zoned “Gas and Service Stations (CG1)” at the corner of Francis Road and No. 3 Road.
- To the East: Existing 28 unit three-storey townhouse development to the northeast at 8080 Francis Road and single-family dwellings on lots zoned “Single Detached (RS1/E)” to the southeast, fronting Rideau Drive.
- To the South: Recently constructed 18 unit two- to three-storey townhouse development at 9100 No. 3 Road zoned “Low Density Townhouses (RTL4)”.
- To the West: Across No. 3 Road, existing two-storey apartment buildings on lots in Land Use Contract (LUC100). The City has recently received a development application to redevelop this site at the southwest corner of Francis Road and No. 3 Road to allow a 4-storey residential building consisting of 141 apartment units (RZ 14-656515).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 3, 2013. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concerns raised by the neighbours to the south and to the east regarding access to the development site via 9100 No. 3 Road.

The proposed shared driveway access was identified in the rezoning report for 9100 No. 3 Road. A condition of rezoning for 9100 No. 3 Road was that a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) be registered over the driveway to facilitate the shared driveway access currently proposed.

The City pursues shared driveway access for townhouse sites on most arterial roads in order to limit conflict points with the arterial road from any pedestrian and traffic safety concerns. From a traffic management perspective the one shared driveway is the preferred solution for multiple developments as it minimizes the conflict points with No 3 Road.

There will only be one driveway to No. 3 Road that would serve both Strata Corporations. The developer has agreed to maintenance cost sharing for the internal driveway on 9100 No. 3 Road leading to their development. This agreement and cost structure will be included in their disclosure statement for potential purchasers.

There is no intention for the driveway to extend to the property to the north which is a commercial site under the Official Community Plan.

2. Concerns raised by the neighbouring single family residents to the east regarding extra noise associated with the increased traffic.

The proposed internal drive aisle is located in the middle of the site, orientated away from the single family houses. The outdoor amenity space is proposed at the southeast corner of the site to act as a buffer between the adjacent single family house and the proposed townhouse units.

3. Request from the residents on Rideau Drive to provide amenity space adjacent to the existing single-family homes.

The proposed outdoor amenity area has been relocated to the south-east corner of the site, adjacent to the neighbouring single-family home on Rideau Drive, to address this concern. The setback from the proposed two-storey townhouse units to the east property line has been increased from 4.5 m to 6.5 m to accommodate the outdoor amenity area at this proposed location.

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 “Medium Density Townhouses (RTM2)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Reduce the minimum lot width on major arterial road from 50.0 m to 43.3 m.

(Staff supports the proposed variances since the subject site is an orphan lot located between a vacant gas/service station site and a recently completed multiple-family development. The subject development would complete the development pattern established by the adjacent townhouse development to the south, and sole vehicle access is to be through this adjacent site.)

- 2) Reduce the front yard setback to Unit A (at the southwest corner of the site) from 6.0 m to 5.18 m;

(Staff supports the proposed variance as the variance is mainly a result of the drive aisle alignment of the neighbouring development to the south at 9100 No. 3 Road. A similar front yard setback was granted to the development at 9100 No. 3 Road. The setback and streetscape created are consistent with the adjacent townhouse development. All other units conform to the 6.0 m front yard setback requirement.)

- 3) Increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units;

(Staff supports the proposed variances as the Rezoning application associated with this Development Permit application was submitted prior to the bylaw amendment related to tandem parking which was approved by Council in March 2013.

Prior to March 2013, staff typically supported variances related to tandem parking arrangements on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout. In order to address concerns related to the potential impact on street parking, the developer is proposing to provide one additional visitor parking stall on site, for a total of four (4) visitor stalls.

At present, no stopping is permitted on both sides of No. 3 Road and no parking is permitted on Francis Road in front of the adjacent vacant gas/service station site. An additional visitor parking stall on site should alleviate the demand of street parking from the visitors of the proposed development and minimize impact to the neighbouring single-family neighbourhood. Transportation Division staff have reviewed the proposal and have no concerns. A restrictive covenant to prohibit the conversion of the garage area into habitable space has been secured at Rezoning.)

- 4) Replace three (3) standard residential parking stalls with small car stalls; one (1) in each of the side-by-side double car garages.

(Richmond Zoning Bylaw only allows small car parking stalls when more than 31 parking stalls are proposed on site. Transportation staff support the proposed variances to allow one (1) small car stall in three (3) of the side-by-side double car garages.)

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, June 18, 2014 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing developments adjacent to the site.
- Two (2) triplex buildings are proposed along No. 3 Road. The end units adjacent to the north and south side yards are stepped down from three (3) storeys to two (2) storeys to compliment the adjacent townhouse development to the south and a balance streetscape along No. 3 Road.
- One (1) 3-storey 4-unit townhouse cluster is proposed along the north property line; the 3-storey building height is consistent with the existing townhouse development to the east.
- One (1) 2-storey duplex is located along the south property line to minimize the impact on the 2-storey townhouse units to the south and the single-family home to the southeast.
- The required outdoor amenity area is proposed at the southeast corner of the site in response to the request from the neighbouring single-family home residents.
- To maximize privacy between the development and neighbours, three (3) existing mature trees will be retained along the east property line, new trees will be planted along the north and south property line, and a 1.8 m tall wood fence will be installed along the side and rear yards.

Urban Design and Site Planning

- The site layout includes eight (8) three-storey units and four (4) two-storey units, provided in four (4) townhouse clusters.
- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting No. 3 Road, complete with a landscaped edge treatment, low metal fencing, and metal gates to individual townhouse unit front doors.
- All units along No. 3 Road have direct access from the sidewalk to the unit entry. A separate pedestrian entrance to the development site is proposed between the two (2) street fronting townhouse clusters.
- Vehicle access will be through the existing Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) (Plan EPP22896) registered on the neighbouring townhouse

development to the south at 9100 No. 3 Road. No direct vehicle access to No. 3 Road is permitted.

- All units will have two (2) vehicle parking spaces.
- A total of four (4) visitor parking spaces, including one (1) accessible visitor parking space, are provided throughout the site. The number of visitor parking spaces proposed exceeds the minimum bylaw requirement (i.e., 3 stalls).
- The outdoor amenity is proposed at a southeast corner of the site for maximum sunlight from the southern exposure. The size of the proposed outdoor amenity space exceeds the Official Community Plan (OCP) requirements of 6 m² per unit, with a total area of 124 m².
- Mailboxes and short-term bicycle parking spaces are proposed at the outdoor amenity area.
- The garbage and recycling enclosure is located in a central location along the main internal drive aisle, out of public view, and has been incorporated into the design of the adjacent building to minimize its visual impact.

Architectural Form and Character

- A pedestrian scale is achieved along the public street, internal pedestrian walkway, and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual unit entrances.
- The massing is similar to the adjacent townhouse development to the south at 9100 No. 3 Road, but the accent wall and details will differentiate the two (2) developments. Six inch exposure hardi-plank siding will be used on the ground floor while four inch exposure vinyl siding will be used on the upper floors. Accents walls will have either hardi-panel siding or 4" horizontal siding. The gables will have either wood elements or brackets to further differentiate between the buildings within the development.
- A neutral colour palette is proposed. The paint colours will be the same as the adjacent townhouse development to the south; but in order to provide visual contrast the paint colours will be used in different locations. For example, the trim colour for the adjacent development will be used as the accent wall colour for this proposed development.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands.
- The proposed building materials (hardi-plank siding, hardi-panel siding, woodgrain triple vinyl siding, wood fascia and trim, brick, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.

Tree Preservation and Replacement

- Tree preservation was reviewed at rezoning stage.
- Three (3) Western Red Cedar trees located along the east property line will be retained. To ensure the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone, including the construction of the suspended deck, is required prior to

Development Permit issuance. In addition, no Landscaping Security will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees have survived the construction, is reviewed by staff.

- Eleven (11) bylaw-sized trees on-site were identified for removal due to general poor condition; 22 replacement trees are required. The applicant is proposing to plant 17 replacement trees on-site, including 5 conifers and 12 deciduous trees. Contribution to the City's Tree Compensation Fund for planting of the balance of replacement trees within the City was secured at Rezoning stage.

Landscape Design and Open Space Design

- Each unit will have a private yard with a shade tree and shrub/groundcover planting. The patios are to be constructed of precast concrete pavers to allow water to percolate into the ground. The yards are separated by either fencing and/or hedging to create privacy.
- The proposed 4 ft. tall fence along the street frontage will be set back from the property line to allow for a landscaped area between the fence and the edge of the new 1.5 m wide public sidewalk.
- A pedestrian access from No. 3 Road will provide alternate access to the site and an arbour at the entry point is proposed to provide visual interests along the street.
- Road-end trellis is proposed at all dead ends of the internal drive aisle, as a terminus of the view.
- A "natural play area" for small children (aged 2-5) is proposed in the southeast portion of the site. This "natural play area" is designed to address the grade changes between the amenity area and the internal drive aisle (where the site grade within the tree preservation area must be maintained while the site grade of the internal drive aisle and buildings are to be built at a higher elevation to comply with the required minimum flood construction level).
- The children's play area has access from the internal road via a ramp down to the outdoor amenity space located under the existing cedar trees. In keeping with the natural theme of the area, boulders, logs on their sides with roots intact, and sawn logs will be used for sitting or walking on; an elevated wood platform will be used as a stage; small child's chairs cut out of a log and log rounds will be used for sitting. The area will provide both active and imaginative play opportunities.
- Engineering staff have been consulted and are agreeable to proposed design of the outdoor amenity area since a portion of the area is located within a SRW. An encroachment agreement to permit structures (with poured concrete foundations, or that are not moveable) to located within the SRW will be required prior to Building Permit issuance.
- Feature paving highlights at the site entrance, as well as in front of the outdoor amenity area, will provide a break to the long asphalt driveway.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$101,386.67 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$12,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of the street frontage, outdoor amenity space, and the internal drive aisle.
- Individual unit entrances will be visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) will be achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlooking the outdoor amenity space will be integrated in the building design to increase surveillance opportunity.
- Pedestrian pathway connecting sidewalk and internal driveway is proposed for increased natural access flow.

Sustainability

- The subject application was submitted and achieved Third Reading (in October 2013) prior to the energy efficiency policies for townhouse developments were added to the OCP (in July 2014). The developer advises that this development will not achieve Energuide 82 rating. However, the developer is proposing the following sustainability features for the development:
 - Double glazed vinyl framed window with Low-E Energy Star rating.
 - Electrical heat and individual thermostats for each room.
 - Energy Star appliances.
 - Low flow fixtures.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow 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 hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 1

EL:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Minutes of the Advisory Design Panel Meeting - June 18, 2014

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

- Final adoption of the Zoning Amendment Bylaw 9043.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$101,386.67; Letter-of-Credit will not be released until the Letter of Assurance that landscaping installed from Landscape Architect as well as the Post Construction Impact Assessment Report confirming the protected trees survived the construction from Arborist are reviewed by staff.
- Submission of a proof of contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone.

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

- Registration of an encroachment agreement to allow the proposed structures within the outdoor amenity area to be constructed over the SRW along the rear (east) property line.
- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 13-646028

Attachment 1

Address: 9080 No. 3 Road

Applicant: Sandhill Homes Ltd.

Owner: Sandpak Ventures Inc.

Planning Area(s): Broadmoor

Floor Area Gross: 1,897.3 m²

Floor Area Net: 1,430.18 m²

	Existing	Proposed
Site Area:	2,202 m ²	No Change
Land Uses:	Vacant	Multiple-Family Residential
OCP Designation:	Community Institutional	Neighbourhood Residential
Zoning:	Assembly (ASY)	Medium Density Townhouses (RTM2)
Number of Units:	0	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	39.7%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	54.5%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m To Unit A only: 5.18 m	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	10.99 m Max.	none
Lot Width:	Min. 50.0 m	43.3 m	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.33 (V) per unit	none
Off-street Parking Spaces – Total:	27	28	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (24 x Max. 50% = 12)	16 spaces (67%)	Variance Requested

			Variance Requested
Small Car Parking Spaces	None permitted when fewer than 31 spaces are provided on site	3 residential stalls (one in each side-by-side double car garage)	
Handicap Parking Spaces:	2% when 3 or more visitor parking spaces are required (4 x 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	124 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, June 18, 2014 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. **DP 13-646028 – 12-UNIT TOWNHOUSE DEVELOPMENT**

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9080 No. 3 Road

Applicant's Presentation

Karen Ma, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- Unit Aa in Building No. 3 need not be stepped down to a two-storey end unit; could be increased to three storeys to achieve uniform three-storey townhouse units in Building No.3; the increased height could help narrow down Unit Aa to widen the pedestrian walkway between Buildings 3 and 4;
 - *2 storey end unit at Building 3 will create a balance streetscape and reduce the number of tandem units in this development.*
 - *Landscaping enhanced, 5'-0" walkway bordered by an evergreen hedge and vertical trellis posts with vines in 4 locations.*
- concern on the location of the outdoor amenity space at the southeast corner for the following reasons: (i) it is out of view from the townhouse units in the subject development, (ii) it has very little overlook from the adjacent townhouse units, and (iii) it poses a safety concern;
 - *Additional windows added to the east elevation of Building 1 (2 on ground floor, 1 on second floor).*
 - *There is a clear view into the play area from the terminus of the internal drive aisle.*
 - *The adjacent mail pick up area overlooks the outdoor amenity area.*
 - *The adjacent yard of Unit Ca, Building 1 has a low 42" fence which also provides passive surveillance.*
 - *Building 2, Unit B1a overlooks the outdoor amenity area from the 2nd and 3rd floor.*

- the proposed pedestrian walkway between Buildings 3 and 4 is too narrow and may not be pleasing to go through; look at opportunity to widen this walkway and consider relocating the outdoor amenity space and mailboxes to a more central and open space which is closer to the pedestrian entrance to the proposed development and has greater overlook from the townhouse units in the subject development;
 - *Landscaping enhanced to improve pedestrian experience.*
 - *Moving it to a more central location could cause possible vehicular concerns as it will be by the entry drive aisle.*

- agree with the previous comments regarding the location and narrowness of the outdoor amenity space at the southeast corner of the site; consider (i) moving Building No. 1 further to the west to enlarge the outdoor amenity space or (ii) making some modifications to open up the amenity space;
 - *Configuration of Outdoor Amenity area complies with the Development Permit Guidelines in the OCP.*
 - *The landscaping has been carefully planned out in relation to the grade changes and tree retention to provide a natural play area with elements from nature such as boulders, logs, etc. The amenity area has been planned so that there will be clear view across the play area and from the mail pick up area.*

- massing and context are well designed; proposed development fits well with the neighbourhood as it has a similar design and density with the adjacent townhouse development;
 - *Thank you.*

- appreciate the landscape design;
 - *Thank you.*

- pleased to see the convertible unit and aging-in-place features;
 - *Thank you.*

- agree with previous comments regarding the location of the outdoor amenity space as it should be visible from the second floor of the adjacent townhouse units;
 - *Additional window added to the second floor on the east elevation of Building 1.*

- the outdoor amenity space could be relocated to a more central location to enhance the safety of children;
 - *Moving it to a more central location could cause possible vehicular concerns as it will be by the entry drive aisle.*
 - *There will be less sunlight exposure if the amenity space was relocated between Buildings 3 and 4.*

- the project is nicely scaled; will fit well with developments across the street;
 - ***Thank you.***
- suggestion for a more central location of the outdoor amenity space between Buildings 3 and 4 would be tricky; need to consider sunlight exposure from the south;
 - ***There is more sunlight exposure at the southeast corner of the site into the proposed amenity space.***
- like the variety of materials proposed for the project; nice variations in building elevations;
 - ***Thank you.***
- the Chair noted the following comments submitted by Grant Brumpton: (i) the applicant should engage the services of (i) an arborist, and (ii) a geodetic engineer to determine whether permeable paving would be appropriate for the subject site;
 - ***Permeable pavers proposed in the drive aisle, visitor parking and walkways. No permeable pavers are located adjacent to trees. Usage of permeable pavers similar to adjacent townhouse development to the south.***
- children may like the proposed location for the outdoor amenity space due to the presence of trees; a more central location might give rise to vehicular traffic safety concerns;
 - ***We concur.***
- the applicant should improve the visibility of the outdoor amenity space from the adjacent townhouse units in the subject development;
 - ***Additional windows added to the east elevation of Building 1 (2 on ground floor, 1 on second floor).***
- it is difficult to respond to the proposed design of the project due to the lack of information regarding the future development to the north of the subject site;
 - ***We concur.***
- look at opportunities to widen the pedestrian walkway and consider articulating its corners; need to be defined as an entrance to the internal drive aisle;
 - ***Landscaping enhanced, 5'-0" walkway bordered by an evergreen hedge and vertical trellis posts with vines in 4 locations.***

- creating a synergy or balance for all the proposed amenities, i.e. recycling, garbage, mail and outdoor amenity space would be difficult to achieve in this project; and
 - *Location of amenity space takes advantage of the sunlight.*
 - *Location of recycling/garbage enclosure appropriate for this small site.*
- appreciate the landscape treatment, particularly the layers created along No. 3 Road.
 - *Thank you.*

Panel Decision

It was moved and seconded

That DP 13-646028 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel, in particular the Panel's recommendation to improve the visibility of the outdoor amenity space from the adjacent townhouse units in the subject development.

CARRIED



No. DP 13-646028

To the Holder: Sandhill Homes Ltd.
Property Address: 9080 No. 3 Road
Address: c/o Sandhill Development Ltd.
228 – 11020 No. 5 Road
Richmond, BC V7A 4E7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum lot width on major arterial road from 50.0 m to 43.3 m;
 - b) Reduce the front yard setback to Unit A at the southwest corner of the site from 6.0 m to 5.18 m;
 - c) Increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units; and
 - d) Replace three (3) standard residential parking stalls with small car stalls; one (1) in each of the side-by-side double car garages.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$101,386.67 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit
No. DP 13-646028

To the Holder: Sandhill Homes Ltd.
Property Address: 9080 No. 3 Road
Address: c/o Sandhill Development Ltd.
228 – 11020 No. 5 Road
Richmond, BC V7A 4E7

- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- 8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

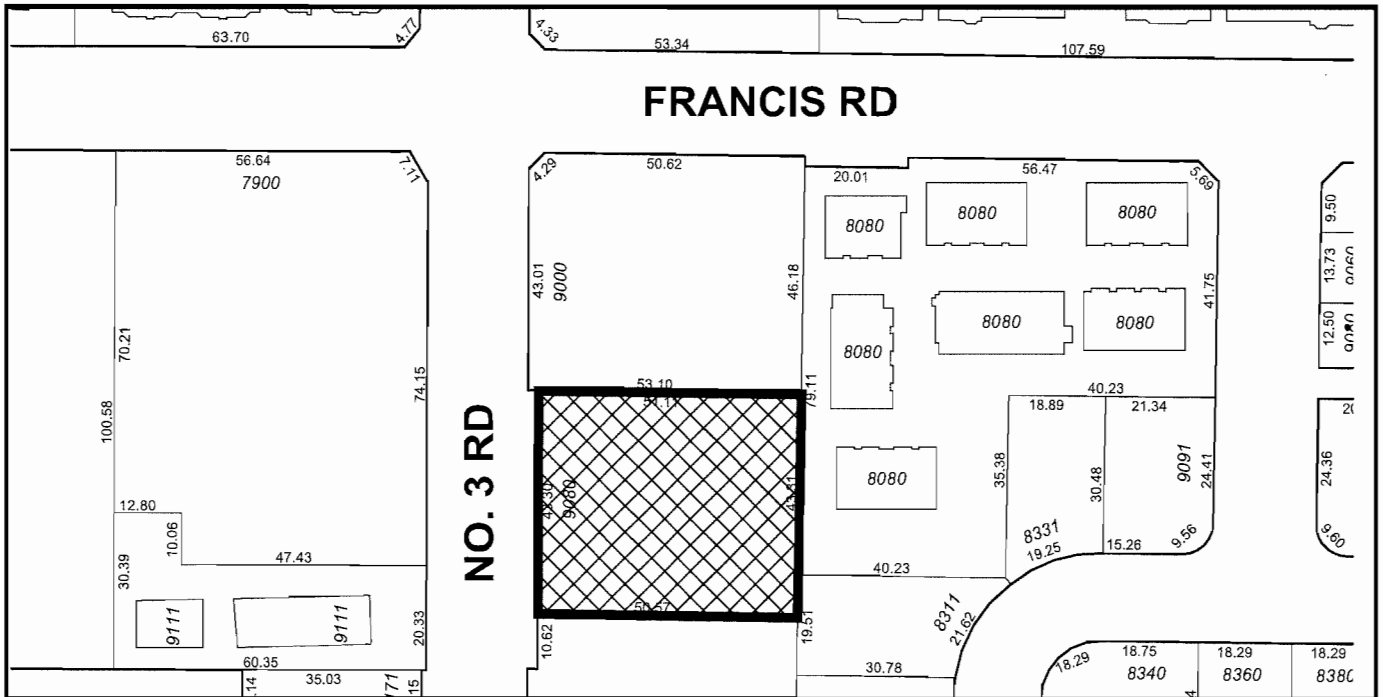
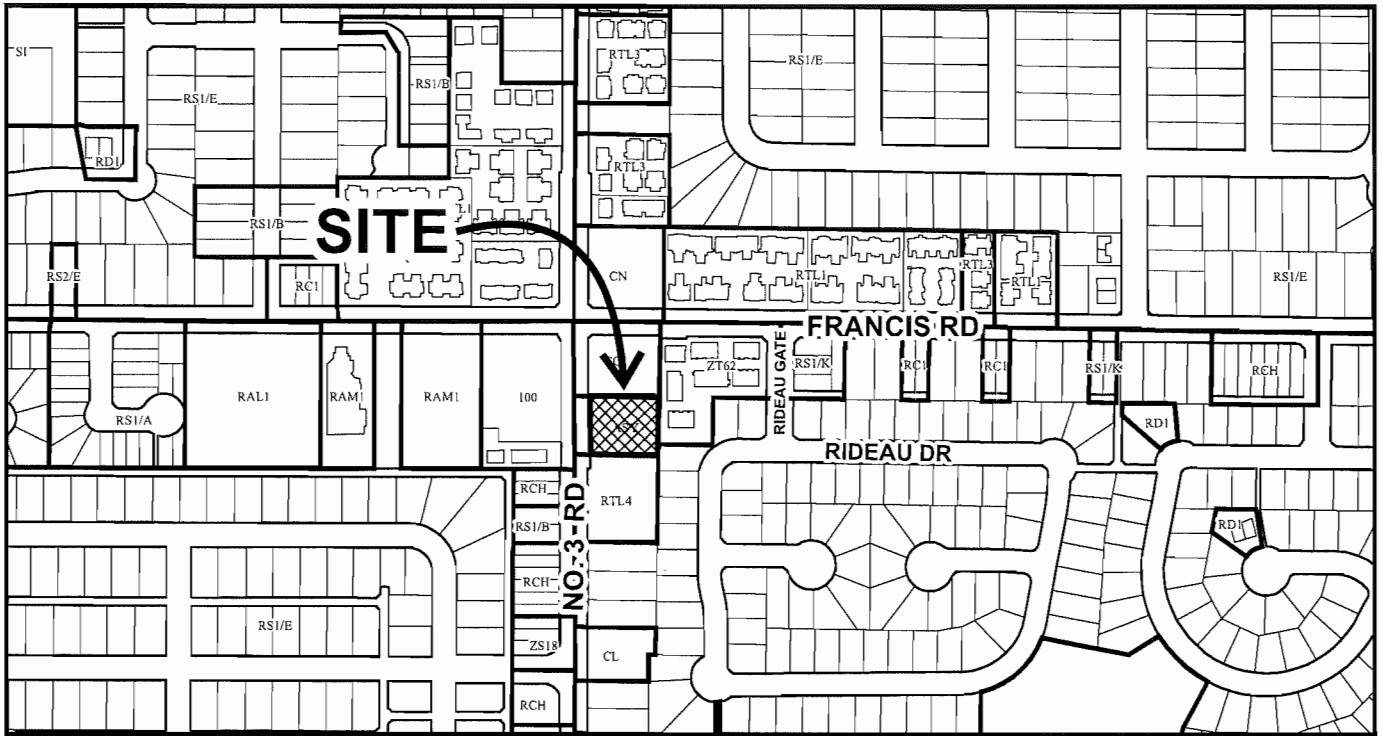
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 13-646028 Schedule "A"

Original Date: 09/30/13

Revision Date: 08/14/14

Note: Dimensions are in METRES

STATISTICS:

CIVIC ADDRESS: 9080 NO. 3 ROAD
 LEGAL DESCRIPTION:
 ZONING: RTM2
 LOT AREA: 23,700 SQ.FT. (2,202 SQ.M.)

MAX. LOT COVERAGE: 23,700 SQ.FT. x 40% = 9,480 SQ.FT.
 PROPOSED: 9,663.7 SQ.FT. (BUILDINGS)
 600.0 SQ.FT. (PORCHES & BALCONIES)
 144.0 SQ.FT. (GARAGE/RECTCL. ENCL.)
 940.77 SQ.FT. (39.7%)
 TOTAL

MAX. BUILDING HEIGHT: 12.0 M (THREE STOREYS)
 PROPOSED: 11.3 M (THREE STOREYS)

F.A.R.:

MAX. ALLOWED FLOOR AREA: 23,700 SQ.FT. x 65% = 15,405.0 SQ.FT.
 MAX. ALLOWED GARAGE AREA: 536.2 SQ.FT. x 12 UNITS = 6,459.4 SQ.FT.
 MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

	GROSS AREA:	STAIR (EXCL.) [*] NET AREA:	GARAGE AREA:	PORCH AREA:
UNIT-A (3 BR5)	1754.2 SQ.FT.	92.4 SQ.FT.	364.2 SQ.FT.	46.9 SQ.FT.
UNIT-Aa (3 BR5)	1549.6 SQ.FT.	92.4 SQ.FT.	345.7 SQ.FT.	41.6 SQ.FT.
UNIT-B (3 BR5)	1905.5 SQ.FT.	148.0 SQ.FT.	503.5 SQ.FT.	40.2 SQ.FT.
UNIT-Ba (3 BR5)	1914.2 SQ.FT.	148.0 SQ.FT.	518.7 SQ.FT.	18.0 SQ.FT.
UNIT-B1 (3 BR5)	1845.0 SQ.FT.	1247.5 SQ.FT.	503.5 SQ.FT.	45.8 SQ.FT.
UNIT-B1a (3 BR5)	1921.0 SQ.FT.	145.9 SQ.FT.	521.3 SQ.FT.	18.0 SQ.FT.
UNIT-B2 (3 BR5)	1845.0 SQ.FT.	145.9 SQ.FT.	503.5 SQ.FT.	45.8 SQ.FT.
UNIT-B3 (3 BR5)	1938.7 SQ.FT.	145.9 SQ.FT.	513.9 SQ.FT.	18.0 SQ.FT.
UNIT-B4 (3 BR5)	1929.2 SQ.FT.	148.9 SQ.FT.	518.7 SQ.FT.	18.0 SQ.FT.
UNIT-C (4 BR5)	1929.2 SQ.FT.	90.8 SQ.FT.	365.8 SQ.FT.	18.0 SQ.FT.
UNIT-Ca (4 BR5)	2000.6 SQ.FT.	90.8 SQ.FT.	350.7 SQ.FT.	50.0 SQ.FT.
TOTAL		15191.3 SQ.FT. (64.1%)	5513.0 SQ.FT.	400.5 SQ.FT.

ADDITIONAL AREA:

CARBOARDIRECTCL ROOM: 144.0 SQ.FT. x 1 ROOM = 144.0 SQ.FT.
 ELEC. ROOMS: 59.5 SQ.FT. x 1 ROOM = 59.5 SQ.FT.
 TOTAL = 15394.8 SQ.FT. (65.0%)

PARKING:

REQUIRED:
 2.0 SPACES x 12 UNITS = 24 SPACES (RESIDENTS)
 0.2 SPACES x 12 UNITS = 2.4 SPACES (VISITORS)
 TOTAL = 26.4 SPACES
 PROVIDED:
 2 CAR GARAGES x 12 UNITS = 24 SPACES (RESIDENTS)
 OPEN VISITORS PARKING = 4 SPACES (VISITORS)
 TOTAL = 28 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

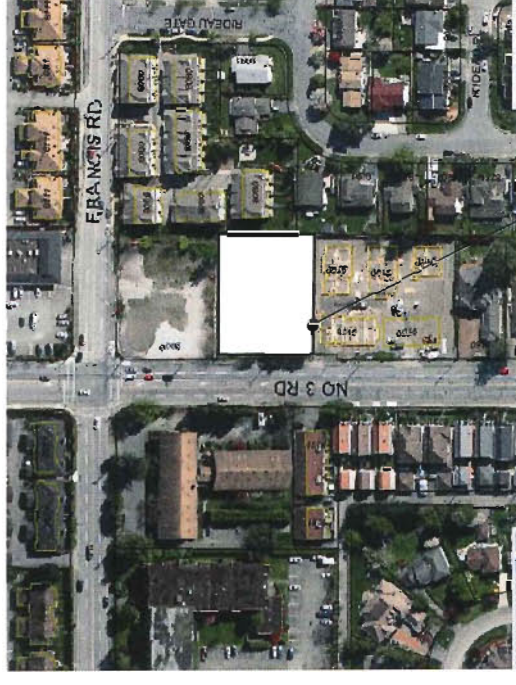
REQUIRED BICYCLE: 1.25 SPACES x 12 UNITS = 15 SPACES (CLASS 1)
 0.2 SPACES x 12 UNITS = 2.4 SPACES (CLASS 2)
 TOTAL = 17.4 SPACES
 PROVIDED BICYCLE: 2 SPACES x 8 GARAGES = 16 SPACES (CLASS 1)
 1 SPACE x 4 GARAGES = 4 SPACES (CLASS 1)
 BICYCLE RACK = 4 SPACES (CLASS 2)
 TOTAL = 24 SPACES

AMENITY AREA

REQUIRED
 INDOOR : MIN. 70 SQ.M. (753.5 SQ.FT.)
 OUTDOOR : 72 SQ.M. (775 SQ.FT.)
 PROVIDED
 INDOOR : PAYMENT IN LIEU
 OUTDOOR : 124 SQ.M. (1339 SQ.FT.)

ADDITIONAL NOTES:

- ONE CONVERTIBLE UNIT PROVIDED - UNIT A IN BUILDING 4
- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
- SOUND BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- ELECTRICAL HEAT/INDIVIDUAL THERMOSTATS FOR EACH ROOM



CONTEXT PLAN
 N.T.S.

SUBJECT SITE:
 9080 NO. 3 ROAD

LEGEND:

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

VARIANCE REQUESTED:

- MAX. 0.82M IF (BLDG 4, UNIT A) PROJECTION INTO FRONT YARD SETBACK.
- MAX. 1.15M 2F (BLDG 4, UNIT A) PROJECTION INTO FRONT YARD SETBACK.
- 3 SMALL PARKING SPACES PROPOSED.
- 2 EXTRA OVER THE ALLOWED TANDEN UNITS PROPOSED.

NO.	DATE	REVISIONS
1	JUL. 28, 2014	GENERAL REVISIONS
2	JUN. 4, 2014	REVISED FOR A.D.P.
3	MAY. 21, 2014	GENERAL REVISIONS
4	SEP. 3, 2013	SHARED FOR I.P.P. EVALUATION
5	APR. 28, 2013	GENERAL REVISIONS
6	APR. 11, 2013	BUILDING PERMITS
7	FEB. 04, 2013	GENERAL REVISIONS
8	AUG. 17, 2012	SHARED FOR REZONING APPL.

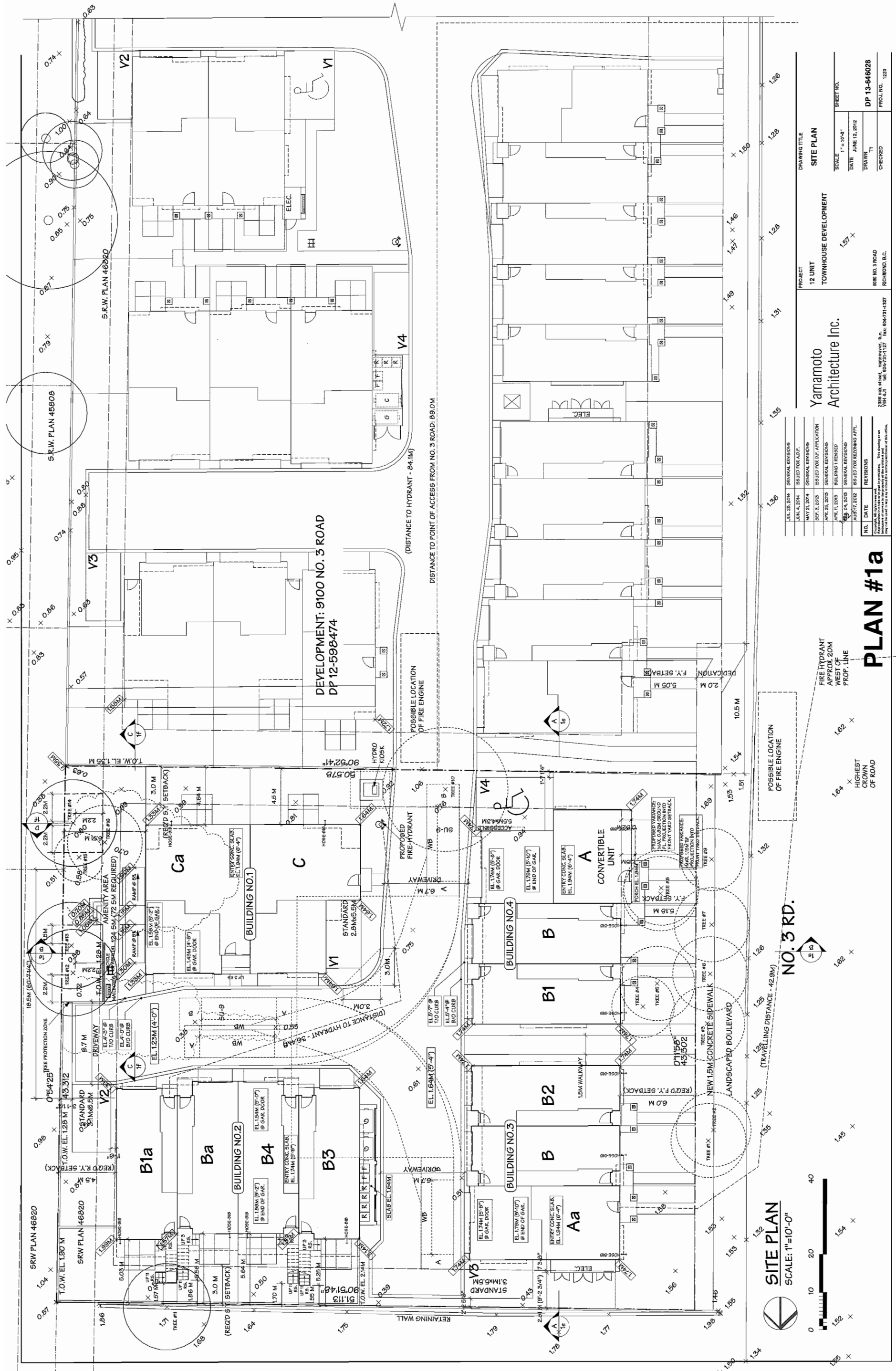
PROJECT	12 UNIT TOWNHOUSE DEVELOPMENT	DRAWING TITLE	SITE PLAN STATISTICS
SCALE	1" = 10'-0"	SHEET NO.	
DATE	JUNE 12, 2012	DRAWN	TY
CHECKED		PROJECT NO.	DP 13-646028
		PROJ. NO.	1228

Yamamoto Architecture Inc.

PLAN #1

AUG 19 2014

DP 13-646028



SITE PLAN
SCALE: 1"=10'-0"

0 10 20 40

NO. 3 RD.
(TRAVELLING DISTANCE - 42.9M)

FIRE HYDRANT
APPROX. 20M
WEST OF
PROP. LINE

HIGHEST
CROWN
OF ROAD

PLAN #1a

NO.	DATE	REVISIONS
JUL 20, 2014	GENERAL REVISIONS	
JUN 4, 2014	ISSUED FOR A.S.P.	
MAY 2, 2014	GENERAL REVISIONS	
SEP 3, 2013	ISSUED FOR D.P. APPLICATION	
APR 20, 2013	GENERAL REVISIONS	
JUNE 11, 2013	BUILDINGS REVISED	
SEP 24, 2013	GENERAL REVISIONS	
AUG 17, 2012	ISSUED FOR REZONING APPL.	
NO.	DATE	REVISIONS

Yamamoto Architecture Inc.

PROJECT: 12 UNIT TOWNHOUSE DEVELOPMENT

DRAWING TITLE: SITE PLAN

SCALE: 1"=10'-0"

DATE: JUNE 12, 2012

DRAWN: TY

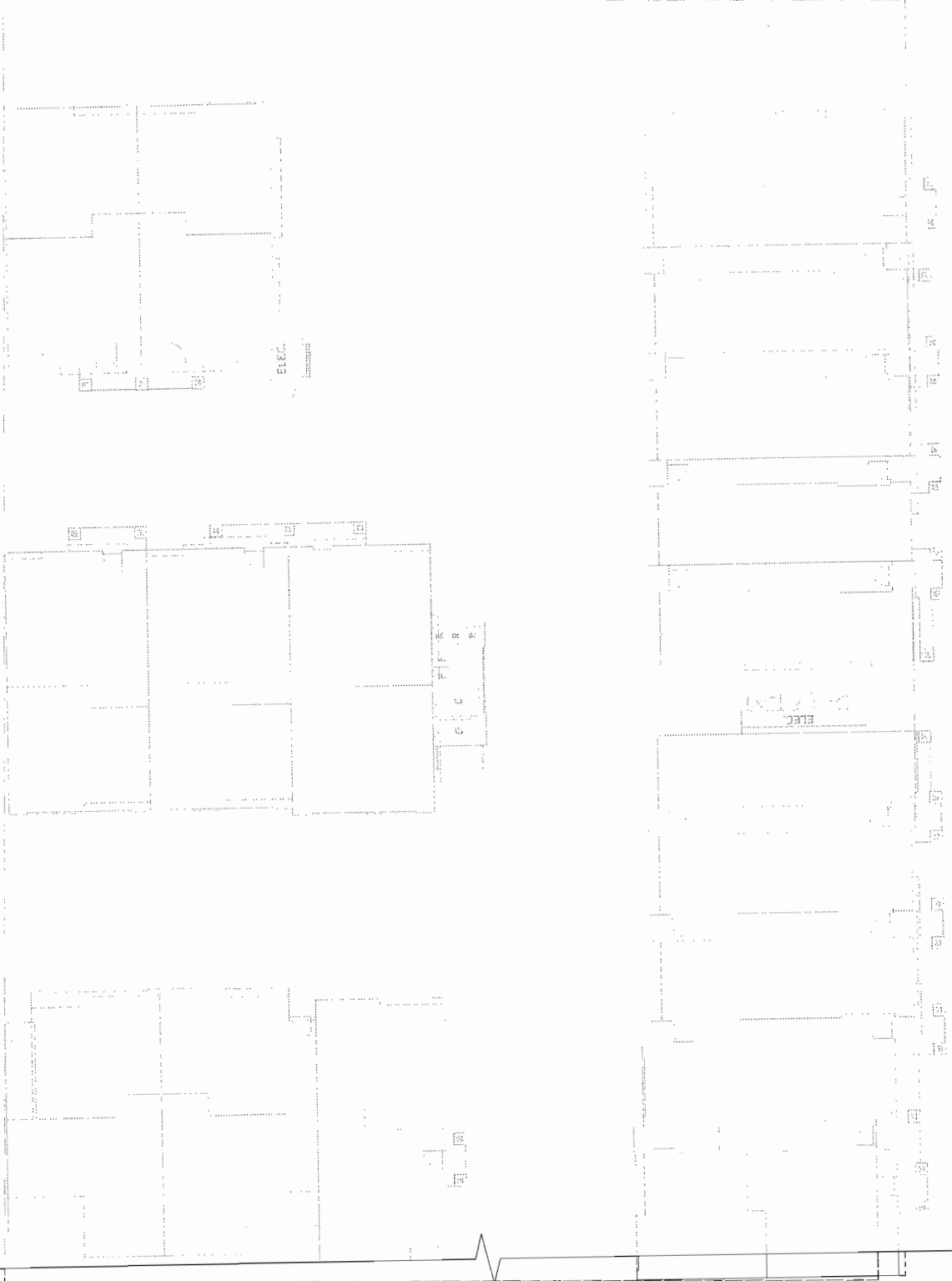
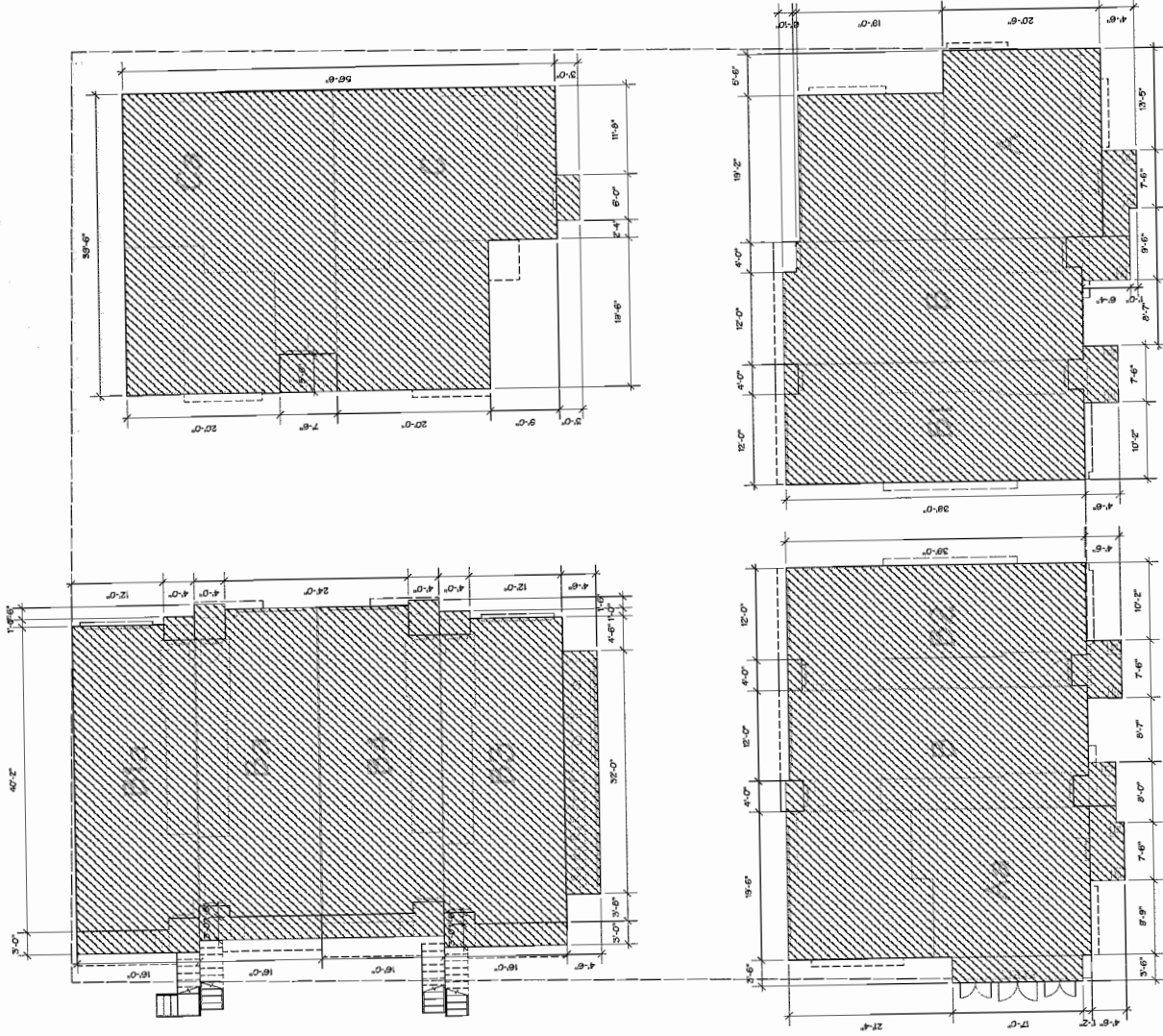
CHECKED:

SHEET NO. DP 13-646028

PROJ. NO. 1220

2386 OAK STREET, WILLOWDALE, ONT. L2Y 1K1
 905-709-1127 FAX: 905-731-1327

SRW PLAN 46620



LOT COVERAGE PLAN
SCALE: 1"=10'-0"

NO. 3 RD.

NO.	DATE	REVISIONS
	AUG. 17, 2012	ISSUED FOR REZONING APPL.
	FEB. 04, 2013	GENERAL REVISIONS
	APR. 11, 2013	BUILDINGS REVIEWED
	APR. 26, 2013	GENERAL REVISIONS
	SEP. 3, 2013	ISSUED FOR D.P. APPLICATION
	MAY 21, 2014	GENERAL REVISIONS
	JUN. 4, 2014	ISSUED FOR A.D.P.
	JUL. 23, 2014	GENERAL REVISIONS

**Yamamoto
Architecture Inc.**
5688 NO. 3 RD/4D
RICHMOND, B.C.
TEL: (604) 731-1277 FAX: (604) 731-1327

PROJECT
12 UNIT
TOWNHOUSE DEVELOPMENT

DRAWING TITLE
LOT COVERAGE PLAN

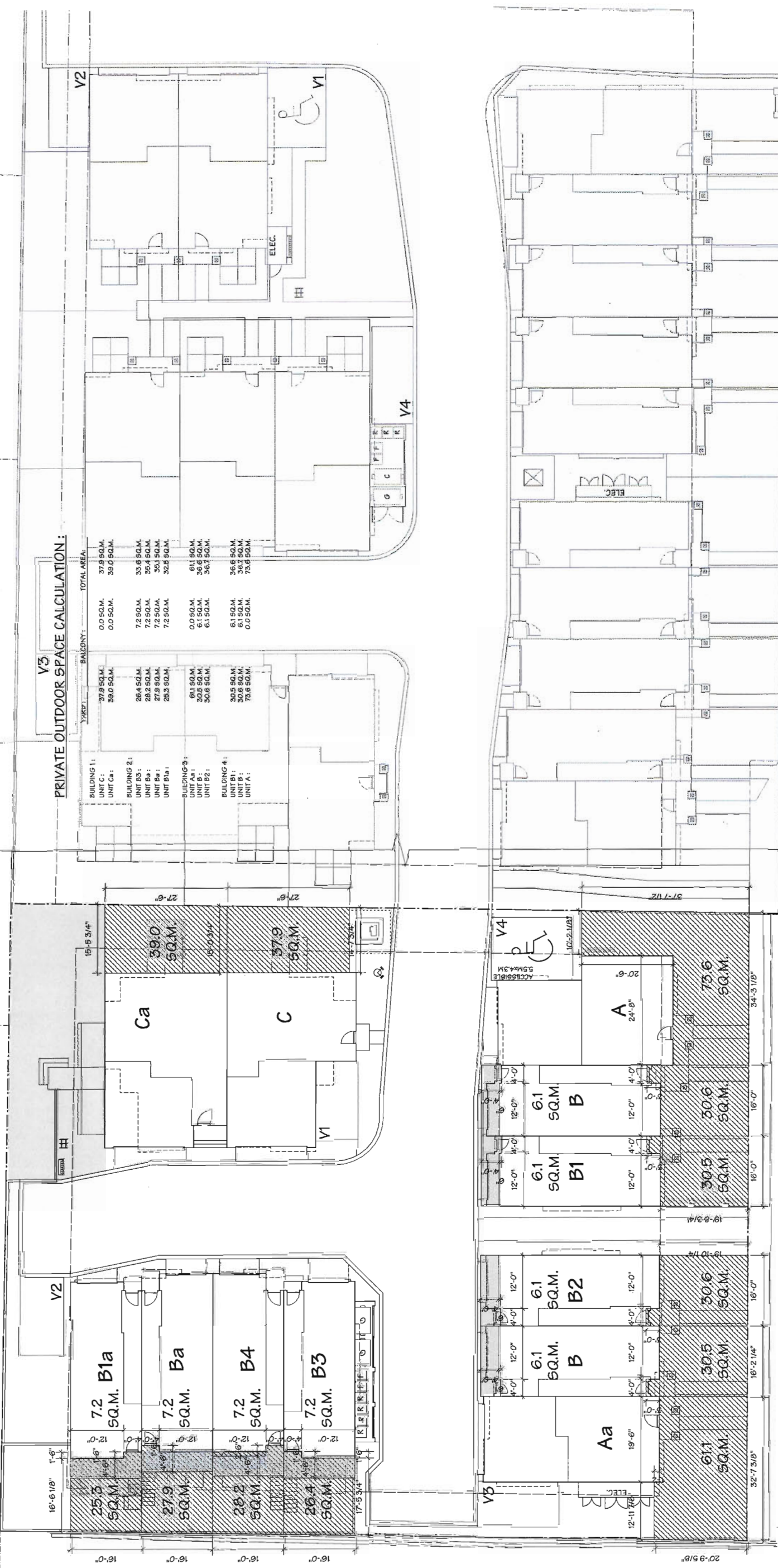
SCALE: 1"=10'-0"
DATE: JAN. 8, 2013
DRAWN: KM
CHECKED:
SHEET NO.: DP 13-646028
PROJ. NO.: 1220

PLAN #1b

AUG 19 2014

DP 13-646028

SRW PLAN 46820



PRIVATE OUTDOOR SPACE PLAN

SCALE: 1"=10'-0"

NO. 3 RD.

PLAN #1C

NO.	DATE	REVISIONS
1	AUG 17, 2012	BRAND / FOR ZONING ATTL.
2	FEB 04, 2013	BUILDING DEPT. STAMP
3	APR 11, 2013	GENERAL NOTES
4	MAY 23, 2013	GENERAL NOTES
5	MAY 23, 2013	GENERAL NOTES
6	MAY 23, 2013	GENERAL NOTES
7	MAY 23, 2013	GENERAL NOTES
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99	MAY 23, 2013	GENERAL NOTES
100	MAY 23, 2013	GENERAL NOTES

Yamamoto Architecture Inc.
 2385 DR. HWY. 101, RICHMOND, B.C.
 V6V 1J1 TEL: 604-731-1127 FAX: 604-731-1127

PROJECT: 12 UNIT TOWNHOUSE DEVELOPMENT

DRAWING TITLE: PRIVATE OUTDOOR SPACE CALCULATION

SCALE: 1"=10'-0"

DATE: JAN. 8, 2013

DRAWN: XM

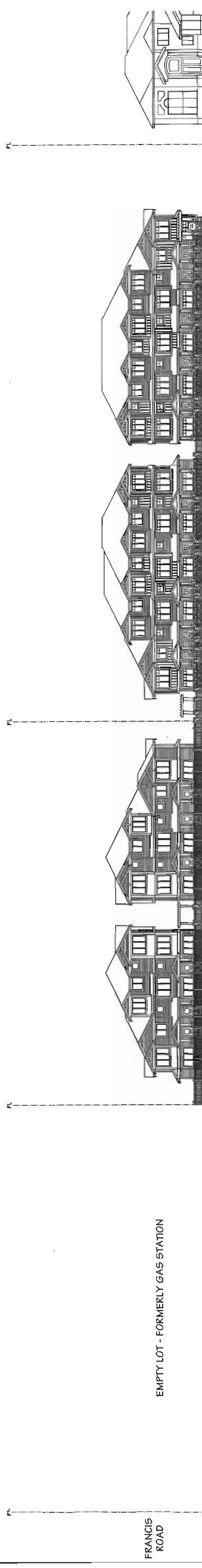
CHECKED: XM

SHEET NO.: DP 13-646028

PROJ. NO.: 1220

AUG 19 2014

DP 13-646028



FRANCIS ROAD

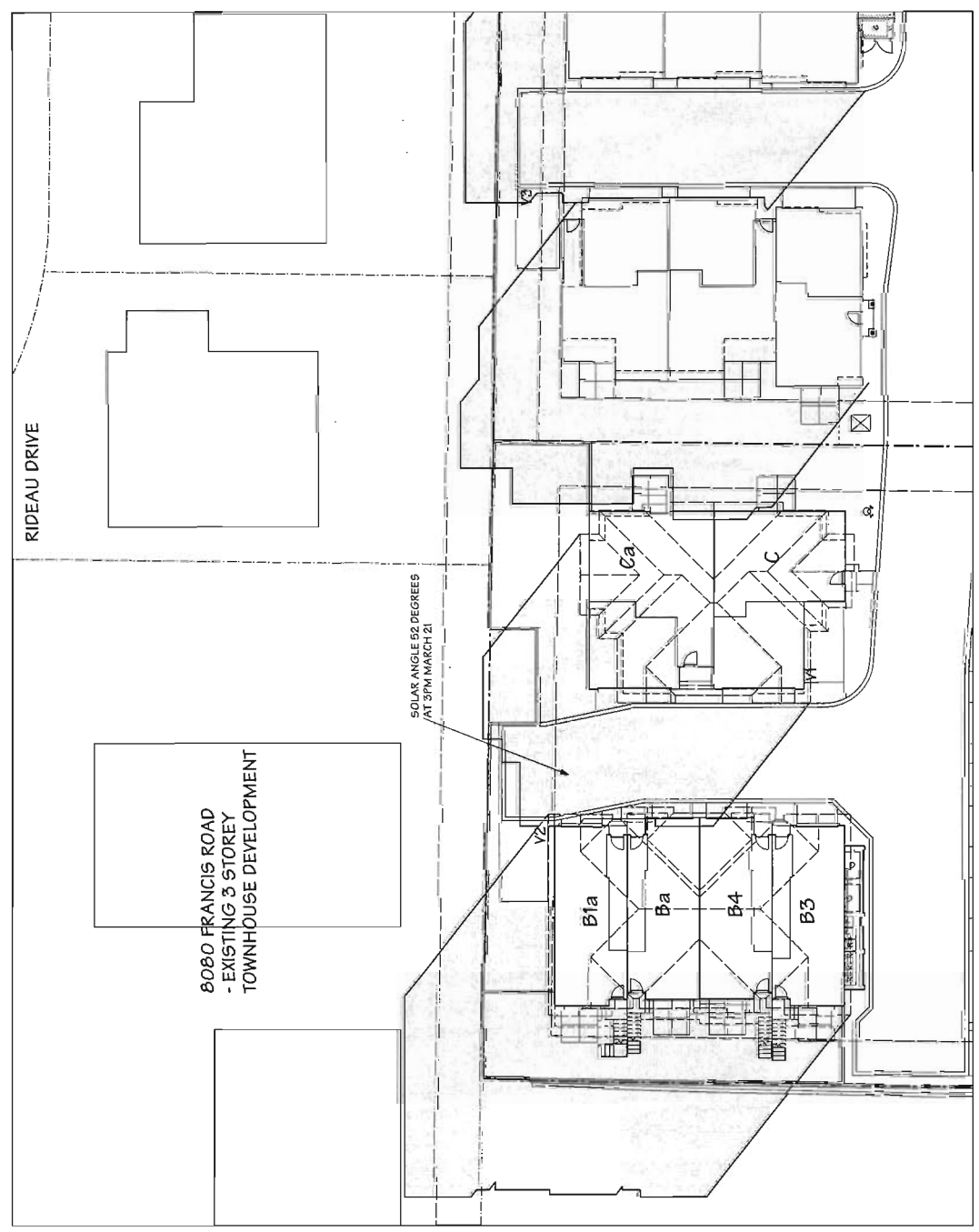
EMPTY LOT - FORMERLY GAS STATION

WEST ELEVATION - 9080 NO.3 ROAD

9100 NO. 3 ROAD

9160 NO.3 ROAD

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



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

PLAN #1d

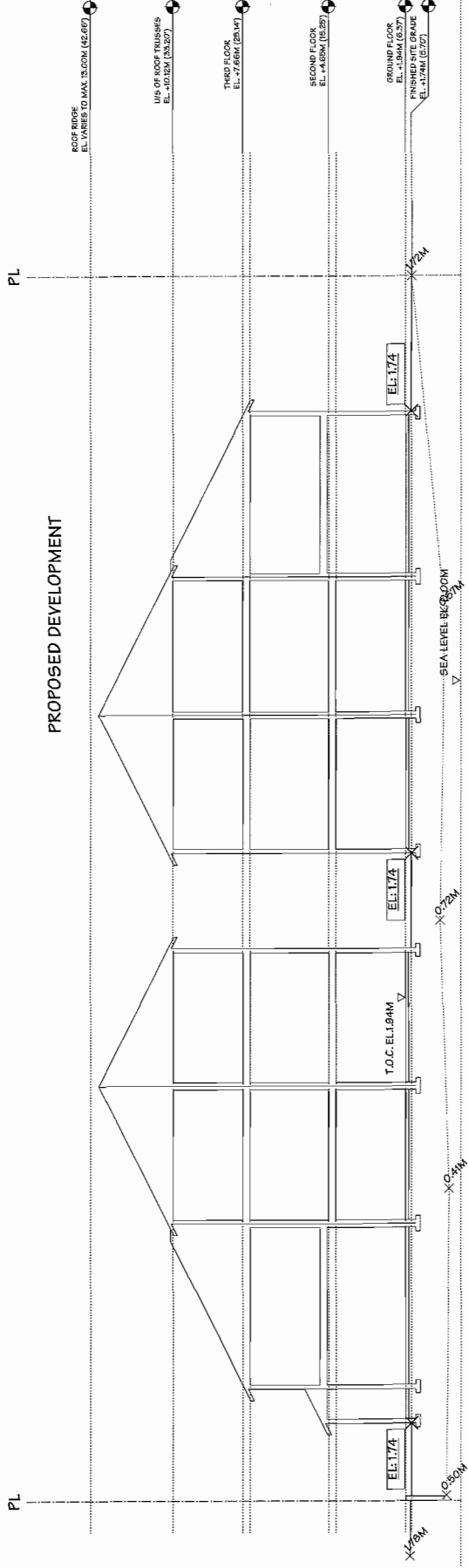


CONTEXT PLAN
N.T.S.

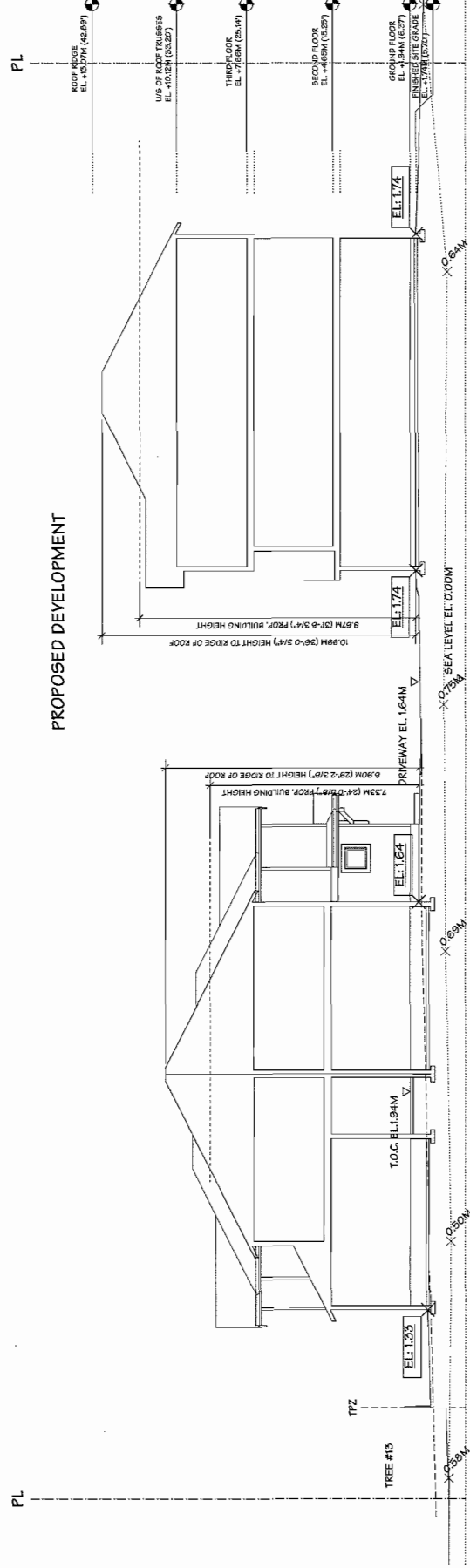
SUBJECT SITE:
9080 NO. 3 ROAD

NO.	DATE	REVISIONS
JUL 25, 2004	ISSUED FOR ADP.	GENERAL REVISIONS
JUN 4, 2004	ISSUED FOR ADP.	GENERAL REVISIONS
MAY 21, 2004	ISSUED FOR ADP.	GENERAL REVISIONS
MAY 3, 2003	ISSUED FOR D.P. APPLICATION	GENERAL REVISIONS
APR 25, 2003	ISSUED FOR D.P. APPLICATION	GENERAL REVISIONS
APR 11, 2003	ISSUED FOR REZONING	GENERAL REVISIONS
FEB 04, 2003	ISSUED FOR REZONING	GENERAL REVISIONS
AUG 17, 2002	ISSUED FOR REZONING	GENERAL REVISIONS

PROJECT 12 UNIT TOWNHOUSE DEVELOPMENT		DRAWING TITLE CONTEXT PLAN	
YAMAMOTO Architecture Inc.		SCALE: 1"=10'-0" DATE: JAN 8, 2013 DRAWN: KM CHECKED:	
2388 OAK STREET, RICHMOND, B.C. V6X 4J1 TEL: 604-731-1127 FAX: 604-731-127		SHEET NO. 9080 NO. 3 ROAD RICHMOND, B.C. DP 13-646028 PROJ. NO. 1220	



SITE SECTION - A
SCALE: 1/8"=1'-0"



SITE SECTION - B
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
1	JUL 29, 2014	GENERAL REVISIONS
2	JUN 4, 2014	ISSUED FOR A.D.P.
3	MAY 16, 2014	GENERAL REVISIONS
4	SEP 3, 2013	ISSUED FOR D.P. APPLICATION
5	APR 25, 2013	GENERAL REVISIONS
6	APR 11, 2013	BUILDING REVISED
7	FEB 04, 2013	GENERAL REVISIONS
8	AUG 17, 2012	ISSUED FOR REZONING APPL.
9		REVISIONS

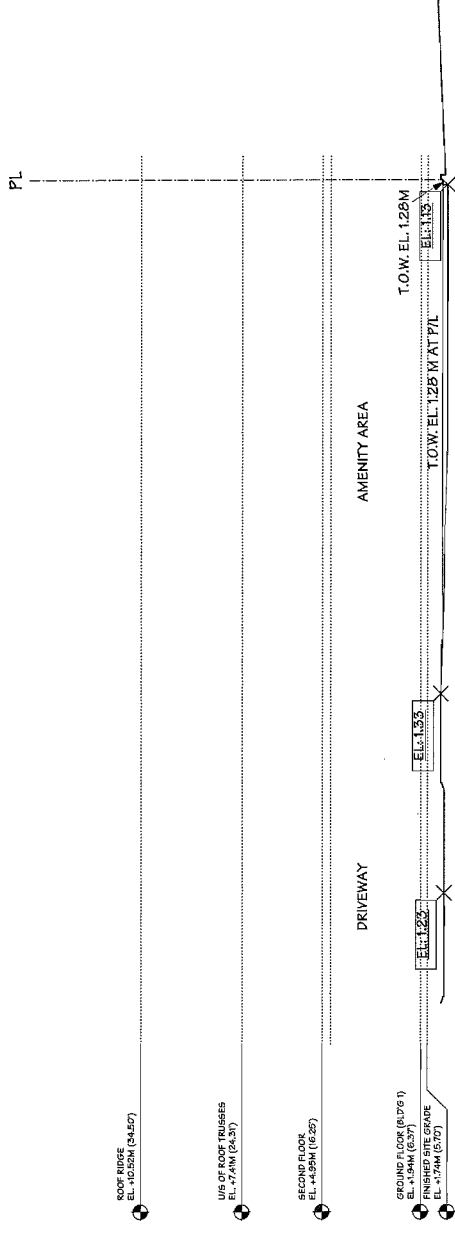
Yamamoto Architecture Inc.
2388 Oak Street, Vancouver, B.C.
V6H 4J1 Tel: 604-731-1127 Fax: 604-731-1327

PROJECT
12 UNIT
TOWNHOUSE DEVELOPMENT

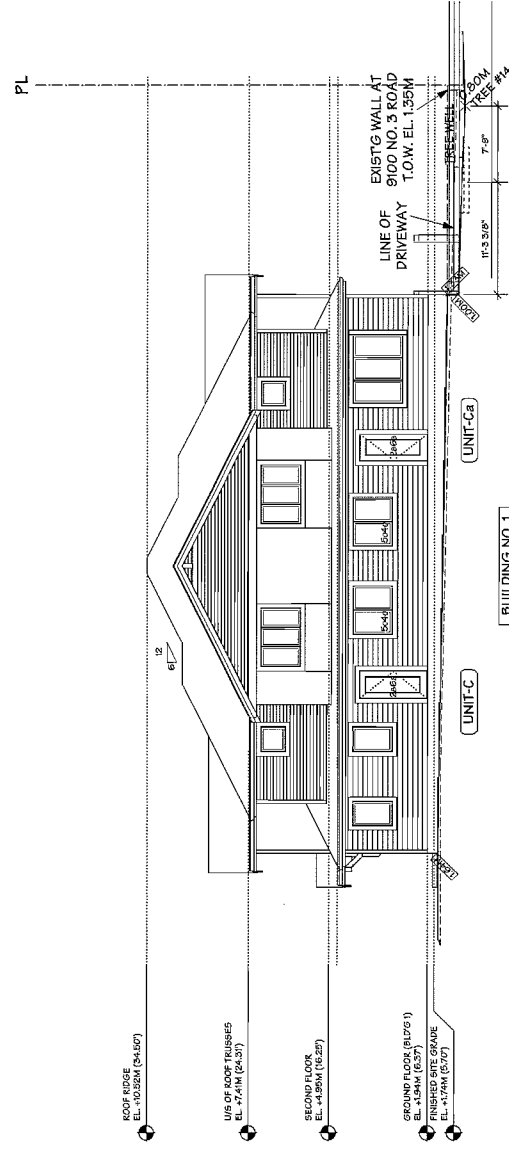
DRAWING TITLE
SITE SECTION

SCALE: 1"=10'-0"
DATE: JAN. 11, 2013
DRAWN: MR
CHECKED:
SHEET NO.
DP 13-646028
ROLL NO. 1229

PLAN #1e



SITE SECTION - C
SCALE: 1/8"=1'-0"



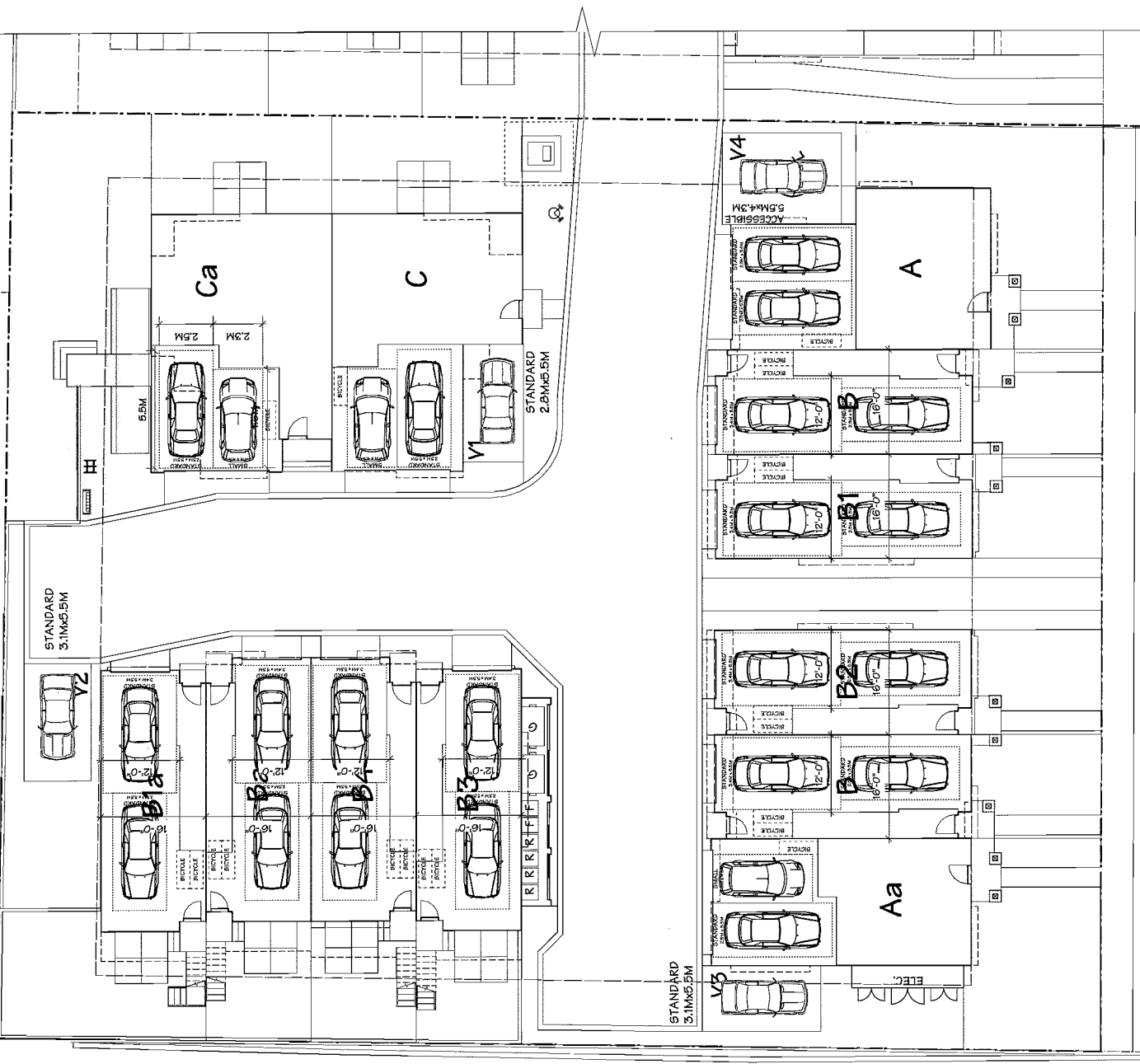
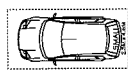
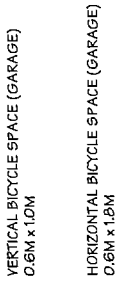
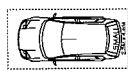
SITE SECTION - D
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
	AUG. 17, 2012	ISSUED FOR REZONING APPL.
	FEB. 04, 2013	BUILDING PERMITS
	APR. 11, 2013	BUILDING PERMITS
	APR. 26, 2013	GENERAL REVISIONS
	SEP. 3, 2013	ISSUED FOR D.T.Y. APPLICATION
	MAY 21, 2014	GENERAL REVISIONS
	JUN. 4, 2014	ISSUED FOR A.S.P.
	JUL. 25, 2014	GENERAL REVISIONS

Yamamoto Architecture Inc. 2355 Oak Street, Vancouver, B.C. V6R 4J1 TEL: 604-731-1527 FAX: 604-731-1527		PROJECT 12 UNIT TOWNHOUSE DEVELOPMENT	DRAWING TITLE SITE SECTION
NO. DATE 1 11/11/13 2 01/14/14 3 02/14/14 4 03/14/14 5 04/14/14 6 05/14/14 7 06/14/14 8 07/14/14 9 08/14/14 10 09/14/14 11 10/14/14 12 11/14/14		SCALE 1" = 10'-0"	SHEET NO. DP-13-646028
PROJ. NO. 8088 NO. 3 ROAD RICHMOND, B.C.		DATE JAN. 11, 2013	CHECKED XM

PLAN #1f

SRW PLAN 46820



PARKING:

REQUIRED:	2.0 SPACES x 12 UNITS	=	24 SPACES (RESIDENTS)
	0.2 SPACES x 12 UNITS	=	2.4 SPACES (VISITORS)
	TOTAL	=	26.4 SPACES
PROVIDED:	2 CAR GARAGES x 12 UNITS	=	24 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	4 SPACES (VISITORS)
	TOTAL	=	28 SPACES
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.			
REQUIRED BICYCLE:	1.25 SPACES x 12 UNITS	=	15 SPACES (CLASS 1)
	0.2 SPACES x 12 UNITS	=	2.4 SPACES (CLASS 2)
	TOTAL	=	17.4 SPACES
PROVIDED BICYCLE:	2 SPACES x 8 GARAGES	=	16 SPACES (CLASS 1)
	1 SPACE x 4 GARAGES	=	4 SPACES (CLASS 1)
	BICYCLE RACK	=	4 SPACES (CLASS 2)
	TOTAL	=	24 SPACES



NO. 3 RD.

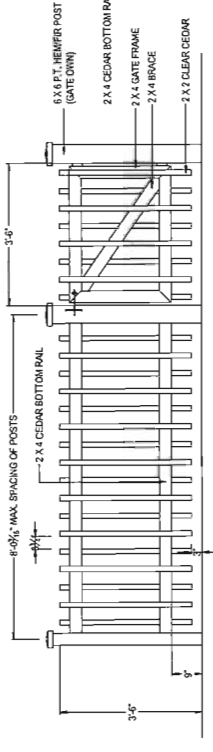
PLAN #2

GENERAL REVISIONS JUL 26, 2014 GENERAL REVISIONS JUN 9, 2014 ISSUED FOR A.D.P. MAY 21, 2014 GENERAL REVISIONS SEF 3, 2015 ISSUED FOR D.P. APPLICATION APR 26, 2015 GENERAL REVISIONS APR 11, 2015 BLDG #3 REPOSED FEB 19, 2015 GENERAL REVISIONS AUG 17, 2012 ISSUED FOR REZONING/APL		REVISIONS NO. DATE	
PROJECT 12 UNIT TOWNHOUSE DEVELOPMENT		DRAWING TITLE PARKING PLAN	
Yamamoto Architecture Inc.		SCALE 1" = 10'-0"	
DATE JAN. 8, 2013		DATE JAN. 8, 2013	
DRAWN TY		CHECKED TY	
9888 NO. 3 ROAD RICHMOND, B.C.		SHEET NO. DP 13-646028	
2386 Oak Street, Vancouver, B.C. V6N 4J1 Tel: 604-271-1127 Fax: 604-271-3227		PROJ. NO. 1228	

AUG 19 2014 DP 13-646028

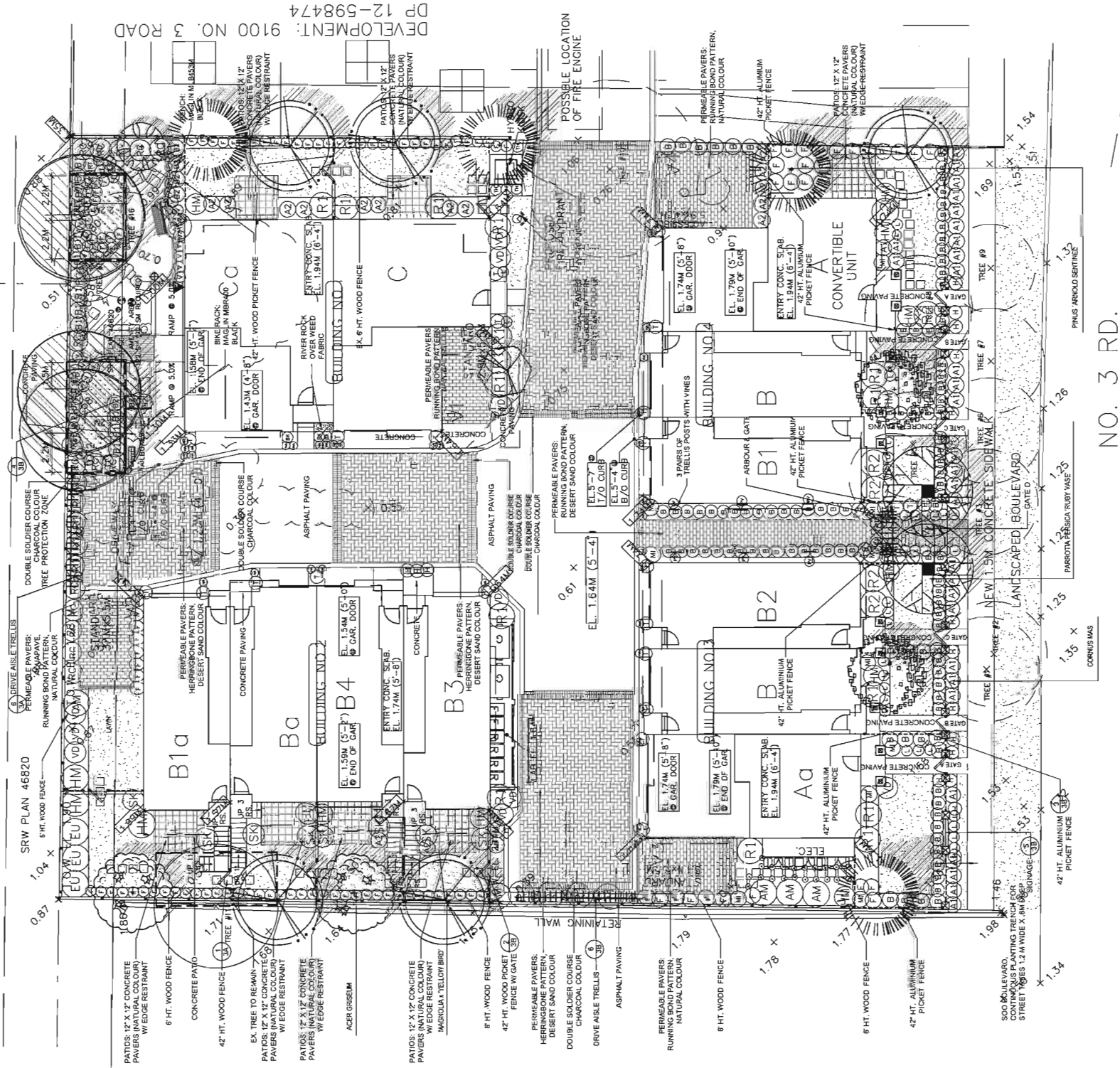


SEAL:



1 3A 42" HT. WOOD FENCE DETAIL SCALE: 1/4"=1'-0"

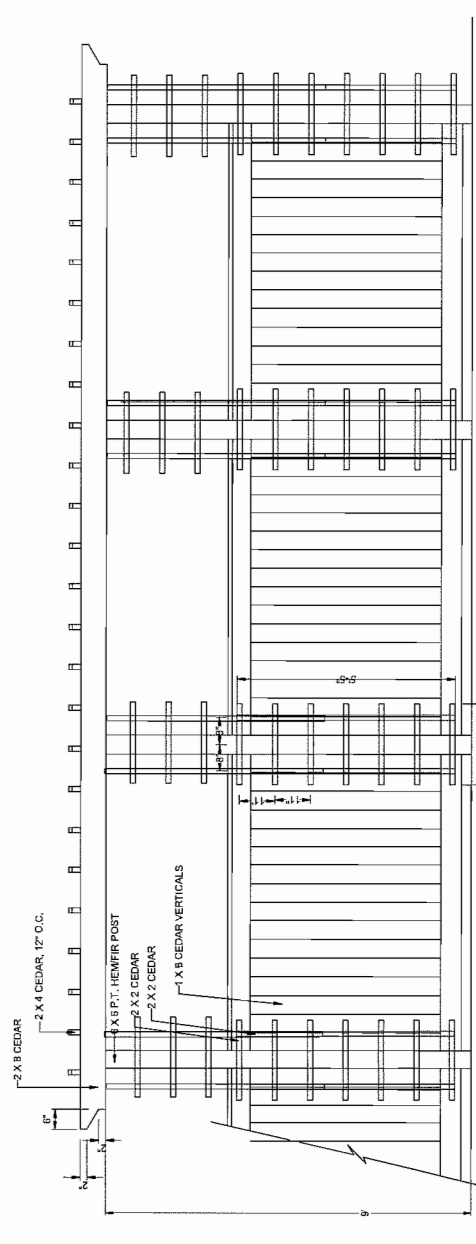
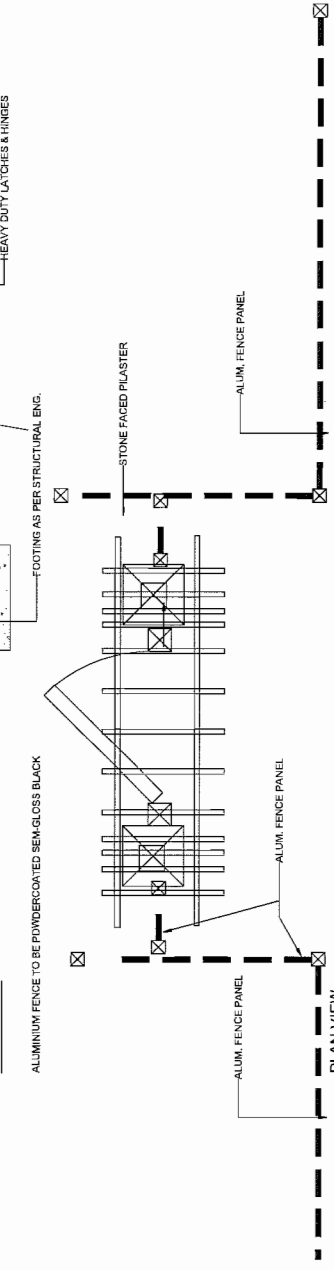
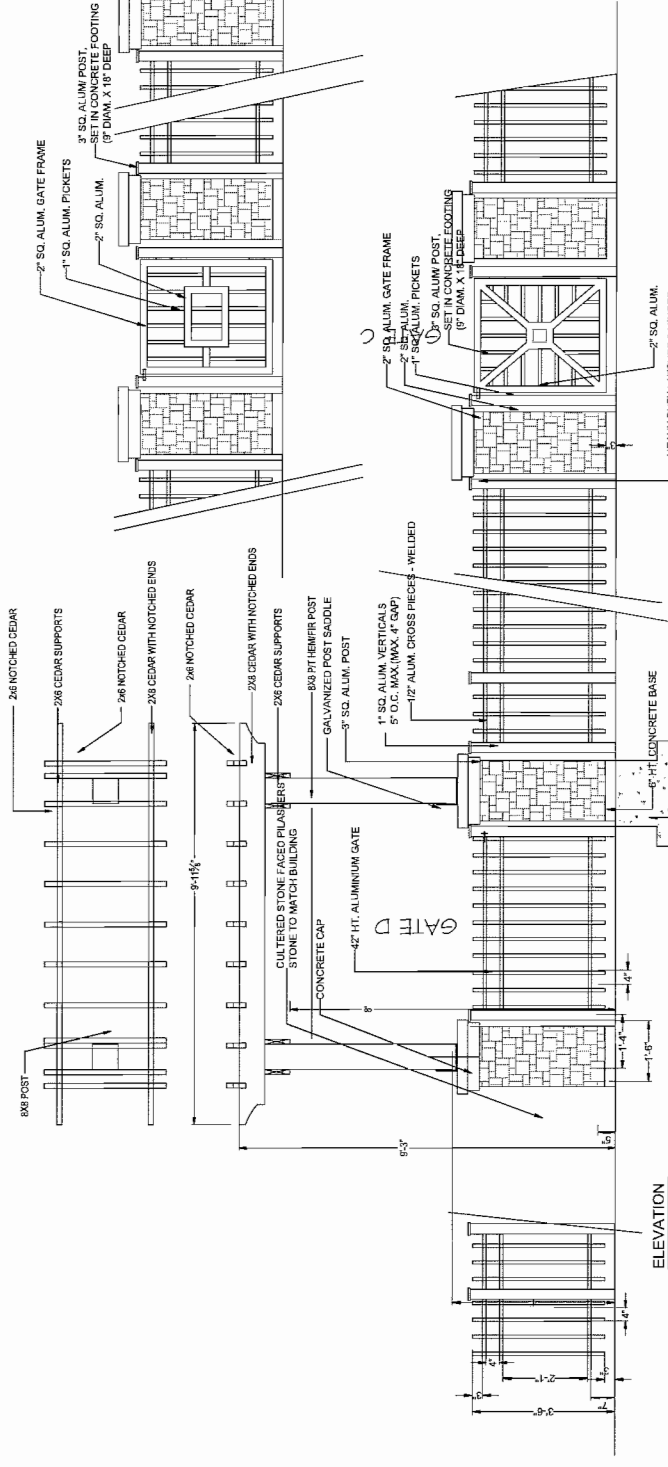
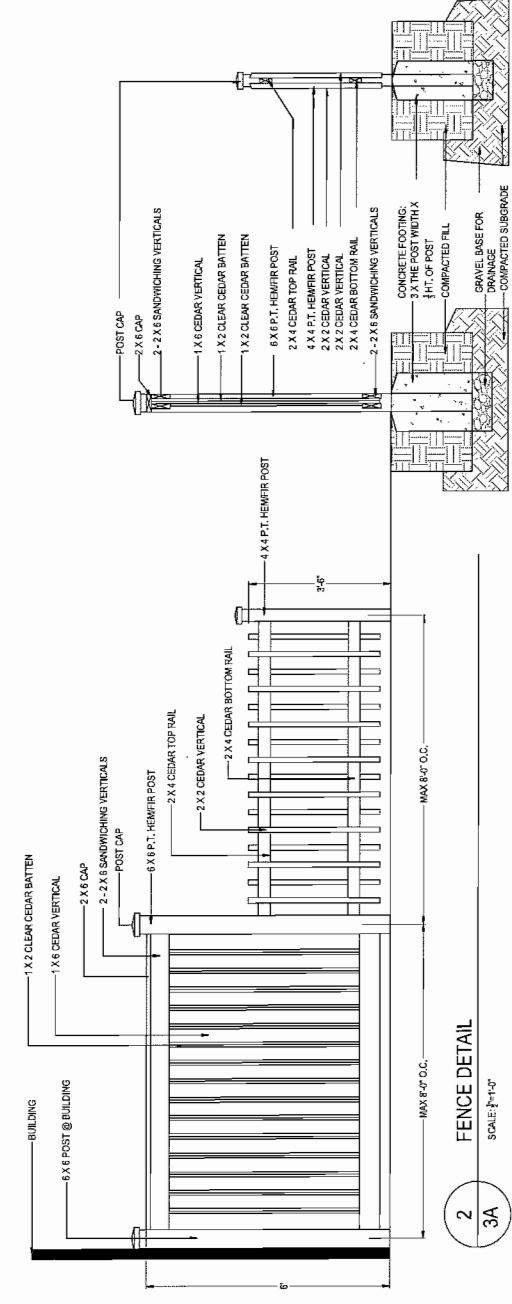
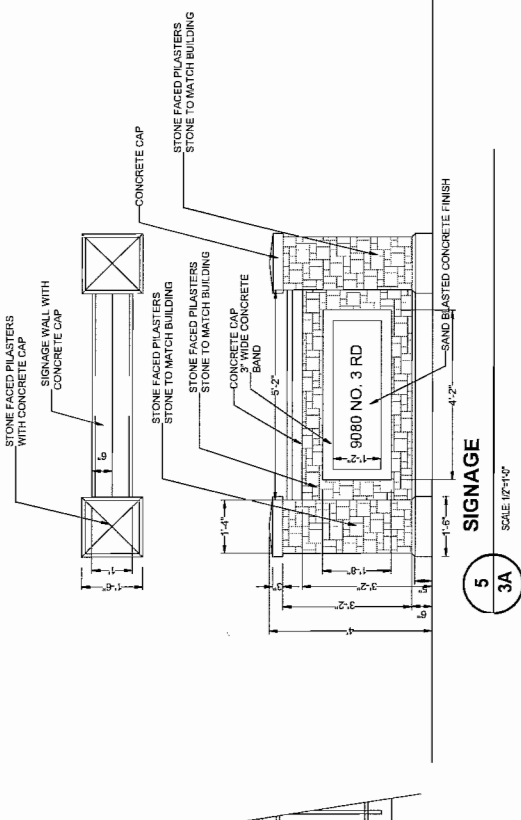
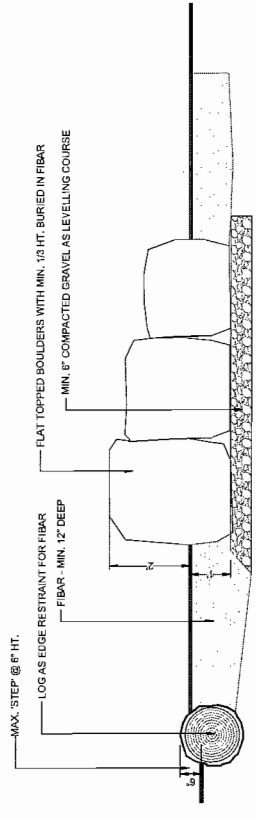
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3	ACER GINSENG	60 CAL 1.8M STD 940	3	ACER GINSENG	60 CAL 1.8M STD 940
4	ACER GINSENG	60 CAL 1.8M STD 940	4	ACER GINSENG	60 CAL 1.8M STD 940
5	ACER GINSENG	60 CAL 1.8M STD 940	5	ACER GINSENG	60 CAL 1.8M STD 940
6	ACER GINSENG	60 CAL 1.8M STD 940	6	ACER GINSENG	60 CAL 1.8M STD 940
7	ACER GINSENG	60 CAL 1.8M STD 940	7	ACER GINSENG	60 CAL 1.8M STD 940
8	ACER GINSENG	60 CAL 1.8M STD 940	8	ACER GINSENG	60 CAL 1.8M STD 940
9	ACER GINSENG	60 CAL 1.8M STD 940	9	ACER GINSENG	60 CAL 1.8M STD 940
10	ACER GINSENG	60 CAL 1.8M STD 940	10	ACER GINSENG	60 CAL 1.8M STD 940
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13	ACER GINSENG	60 CAL 1.8M STD 940	13	ACER GINSENG	60 CAL 1.8M STD 940
14	ACER GINSENG	60 CAL 1.8M STD 940	14	ACER GINSENG	60 CAL 1.8M STD 940
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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
p. 604-294-0111 | f. 604-294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	14/01/21	NEW SECTION	MM
2	14/01/21	DETAILS	MM
3	14/01/21	DETAILS	MM

CLIENT: TOWNHOUSE DEV.

PROJECT: TOWNHOUSE DEV.
9080 NO. 3 RD.
RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE DETAILS

DATE: 13 JAN 29
DRAWING NUMBER: 3B
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHK'D: OF 6

PMG PROJECT NUMBER: 13-012

13012-13.7P
AUG 19 2014
DP 13-646028

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pmc
LANDSCAPE ARCHITECTS
 Suite C100 - 4185 SMI Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604.294-0011 ; f: 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	13/01/15	NEW SITE PLAN	MM
2	13/02/15	11 LIGHT SCHEME	MM
3	14/04/15	NEW SITE PLAN	MM
4	14/06/15	NEW SITE PLAN	MM

PROJECT:
TOWNHOUSE DEV.
 9080 NO. 3 RD.
 RICHMOND, B.C.

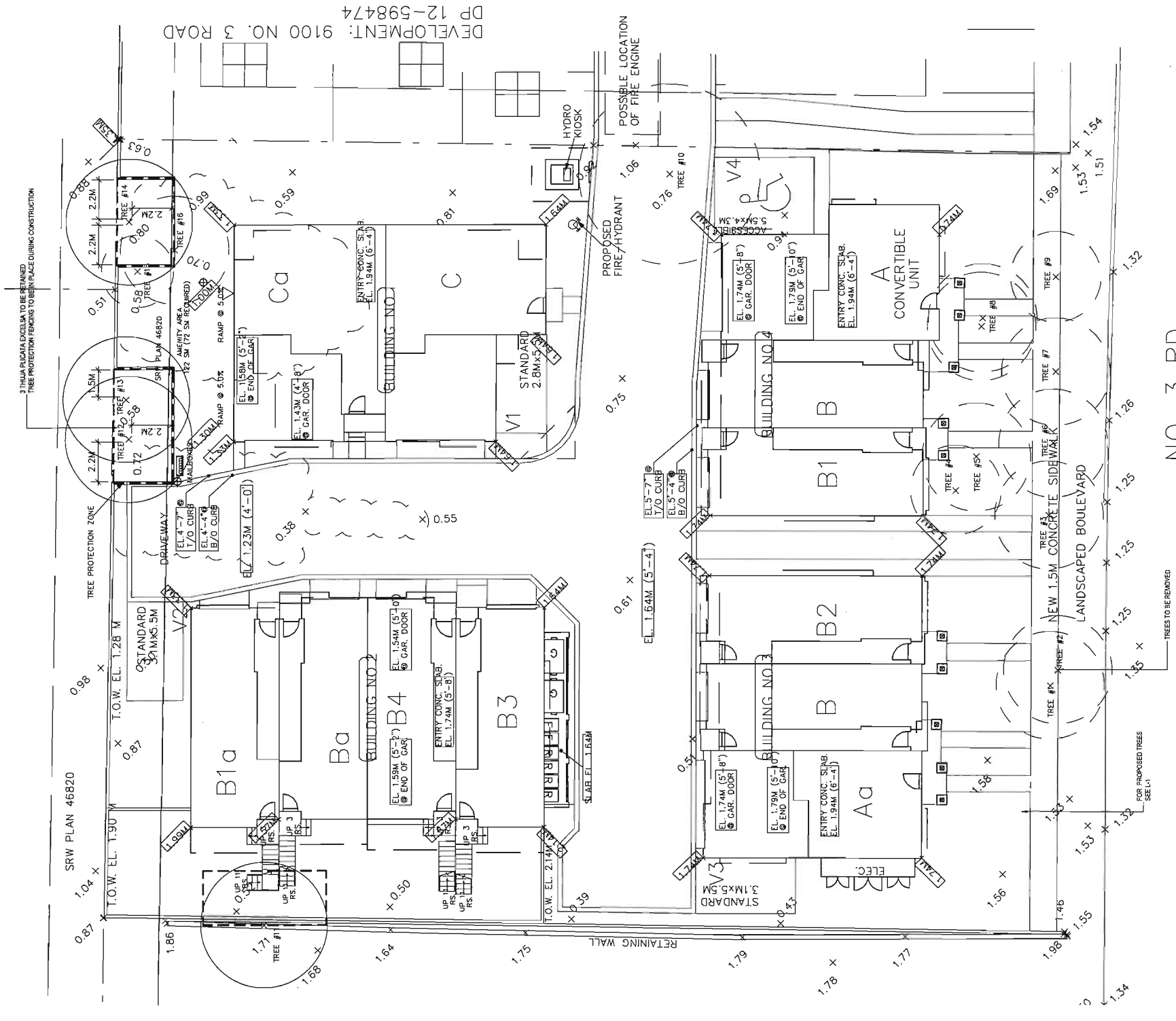
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 13.JAN.29 DRAWING NUMBER:
 SCALE: 3/32"=1'-0" **3C**
 DRAWN: MM DESIGN: MM OF 6
 CHKD:

PMG PROJECT NUMBER: 13-012

DP 13-646028

AUG 19 2014



FIRE HYDRANT

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11111 11111
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 P: 604.284-0011 | F: 604.284-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/18/13	NEW SITE PLAN	MM
2	12/18/13	12 UNIT SCHEME	MM
3	12/18/13	NEW SITE PLAN	MM
4	12/18/13	NEW SITE PLAN	MM
5	12/18/13	REV. DATE	MM

PROJECT:

TOWNHOUSE DEV.
 9080 NO. 3 RD.
 RICHMOND, B.C.

DRAWING TITLE:

**PERVIOUS / NON PERVIOUS
 SURFACES PLAN**

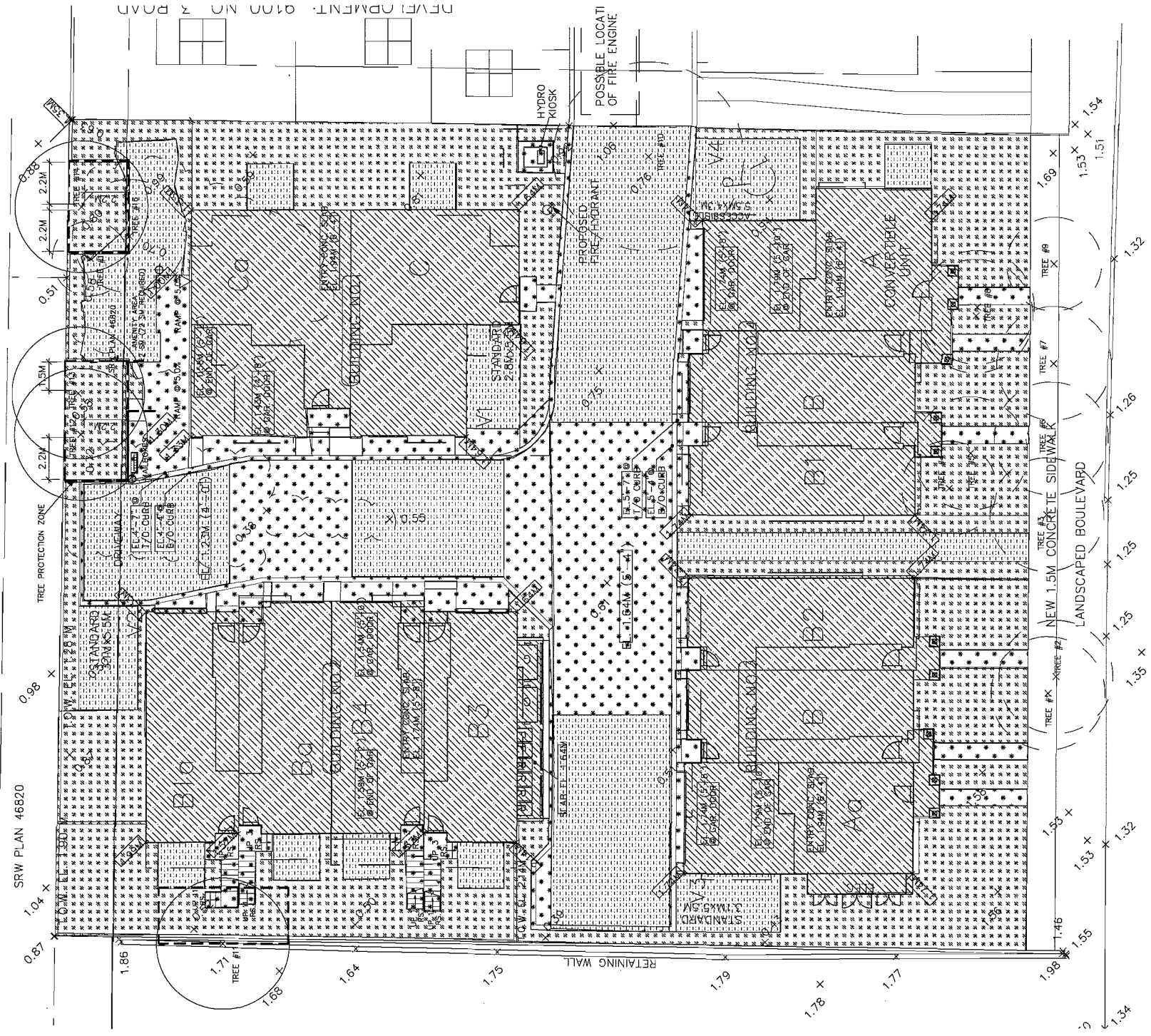
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 CHKD: MM

3D

OF 6

PMG PROJECT NUMBER: 13-012

HATCH KEY	TOTAL SITE AREA = 43,700 SQ. FT.
	PERVIOUS PAVING 4843.5 SQ. FT. PROVIDED (10.4%)
	PERVIOUS-PLANTED AREAS/SOFT LANDSCAPING 25% REQ. (5925 SQ. FT.) 5225.5 SQ. FT. PROVIDED
	NON PERVIOUS PAVING 3223.5 SQ. FT. PROVIDED (14.8%)
	NON PERVIOUS BUILDING 5407.7 SQ. FT. PROVIDED (39.7%)



NO. 3 RD.

AUG 19 2014

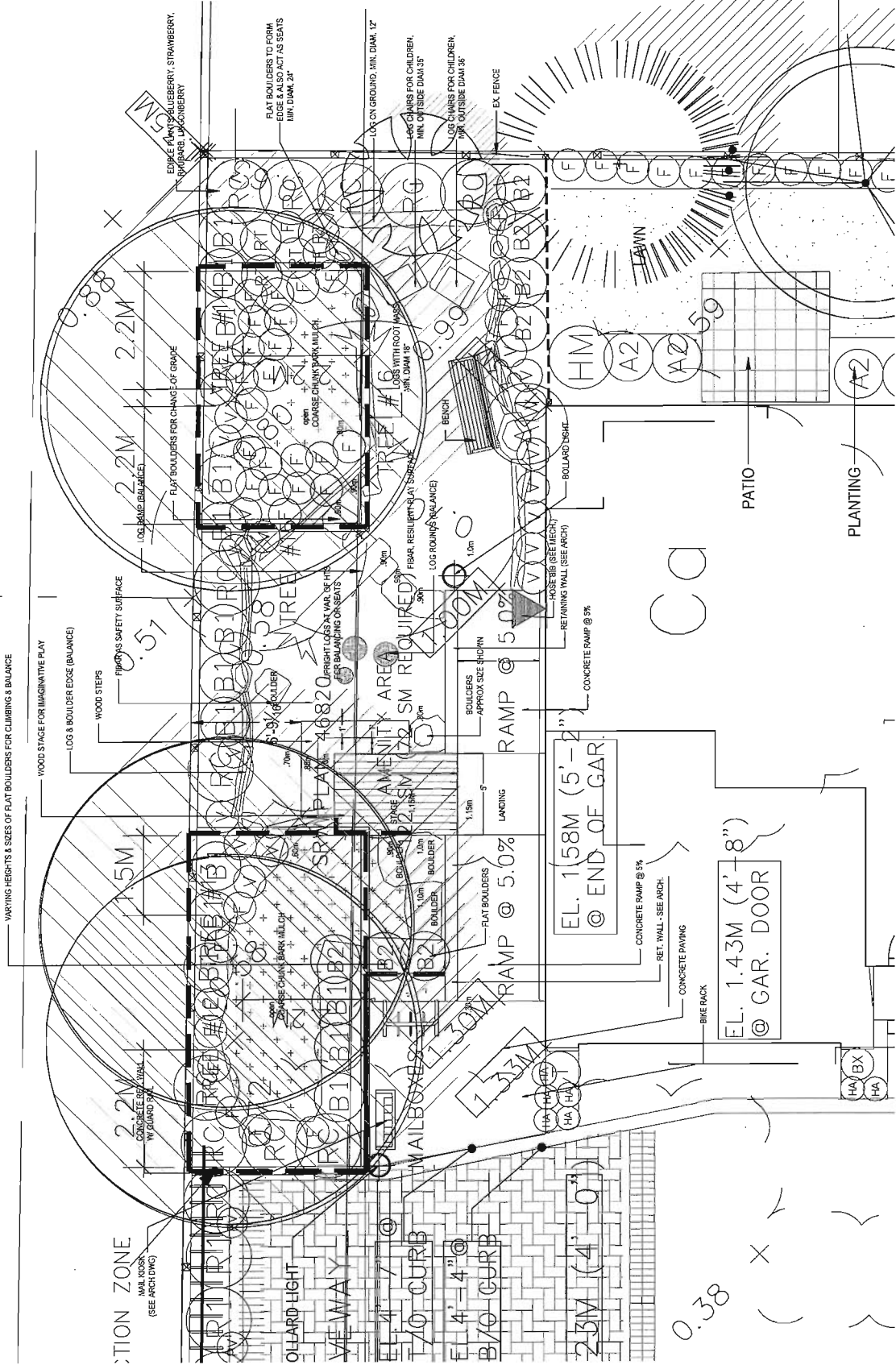
DP 13-046028

13012-13.ZIP

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LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6S9
p. 604 294-0011 | f. 604 294-0022

SEAL:



AMENITY AREA - CHILDREN'S PLAY AREA



LOGS WITH ROOTS ATTACHED AS EDGE OR BALANCE BEAM



FLAT BASALT BOULDERS - MIN. 24" DIAMETER



CHILDREN'S LOG CHAIR



BIKE RACK



BENCH



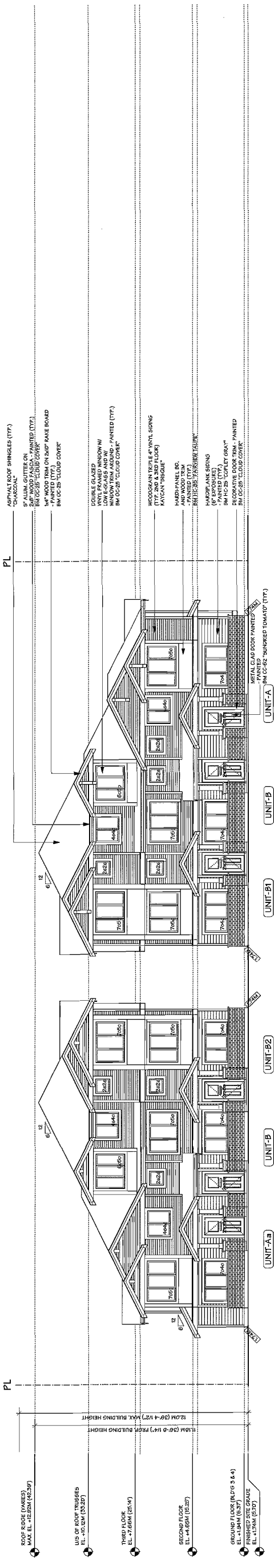
NO.	DATE	REVISION DESCRIPTION	DR.
1	12.FEB.13	NEW SITE PLAN	MM
2	14.FEB.13	NEW SITE PLAN, MARK COMMENTS	MM
3	14.FEB.13	NEW SITE PLAN	MM
4	14.JAN.13	DP & MARKING COMMENTS	PCA

PROJECT:
TOWNHOUSE DEV.
9080 NO. 3 RD.
RICHMOND, B.C.

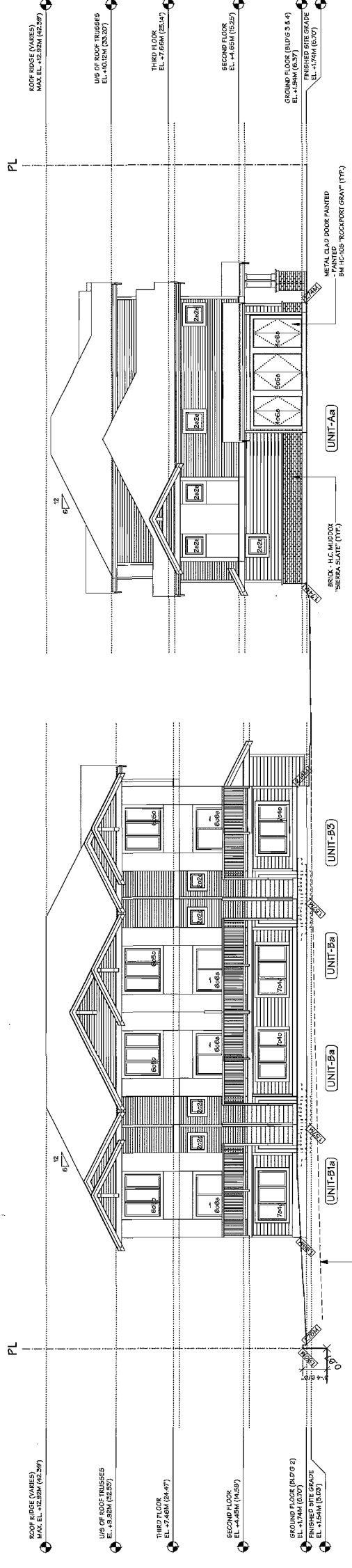
DRAWING TITLE:
LANDSCAPE PLAN

DATE: 13.JAN.13
SCALE: 1/4"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: PC
DRAWING NUMBER:
3E
OF 6

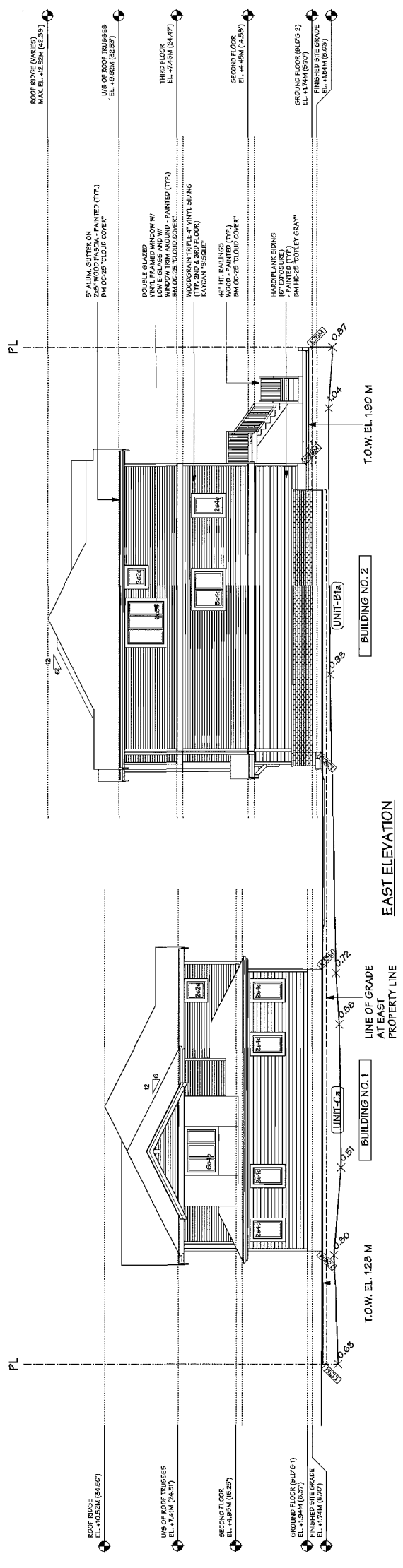
PMG PROJECT NUMBER:
13-012



STREETSCAPE - NO. 3 ROAD (WEST ELEVATION)



NORTH ELEVATION



EAST ELEVATION

NO.	DATE	REVISIONS	CONSULTANT
JUL 25, 2014	GENERAL REVISIONS		
JUN 4, 2014	ISSUED FOR A.D.T.		
MAY 21, 2014	GENERAL REVISIONS		
SEP 3, 2013	ISSUED FOR O.P.T. APPLICATION		
APR 25, 2013	GENERAL REVISIONS		
FEB 04, 2013	GENERAL REVISIONS		

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PROJECT
12 UNIT TOWNHOUSE
DEVELOPMENT

985 NO.3 ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

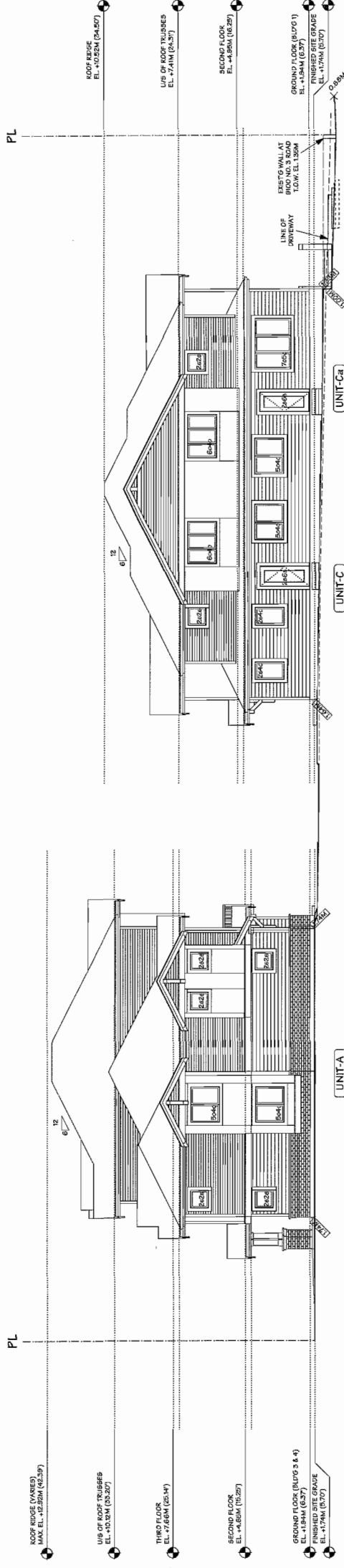
2088 Oak Street, Suite 101
V6R 4T1 BC 604-731-1127 Fax: 604-731-1127

DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JUN 8, 2013	DRAWN	YK
CHECKED		PROJ. NO.	DP 13-66028
			12B

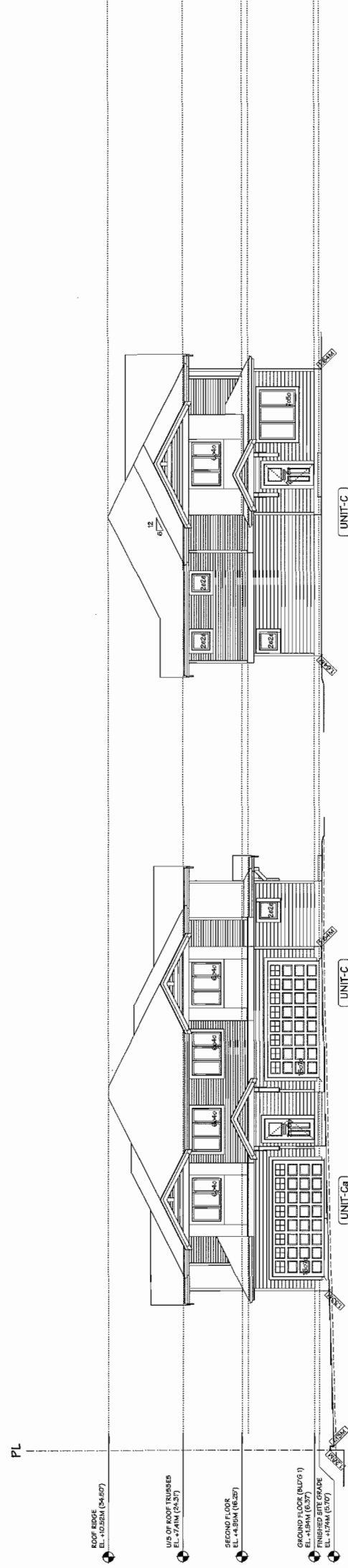
PLAN #4

AUG 19 2014 DP 13-646028



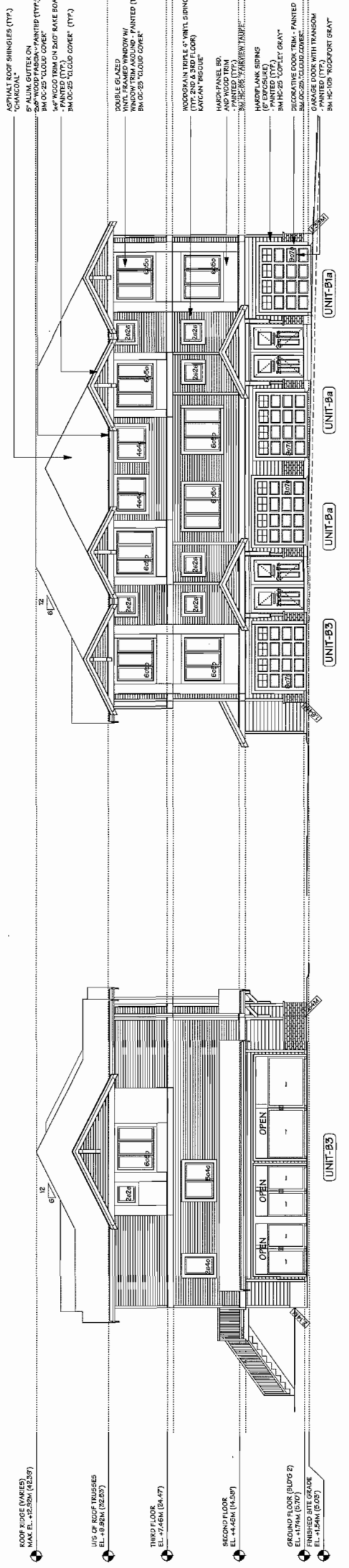
BUILDING NO. 1
SOUTH ELEVATION

BUILDING NO. 1
SOUTH ELEVATION



BUILDING NO. 1
NORTH ELEVATION

BUILDING NO. 1
WEST ELEVATION



BUILDING NO. 2
WEST ELEVATION

BUILDING NO. 2
SOUTH ELEVATION

NO.	DATE	REVISIONS
JUL 25, 2014		GENERAL REVISIONS
JUN 4, 2014		ISSUED FOR A.D.P.
MAY 21, 2014		GENERAL REVISIONS
SEP 3, 2013		ISSUED FOR P.T. APPLICATION
APR 29, 2013		GENERAL REVISIONS
FEB 04, 2013		GENERAL REVISIONS

CONSULTANT

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PROJECT
12 UNIT TOWNHOUSE
DEVELOPMENT

9080 NO. 3 ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

DRAWING TITLE
ELEVATIONS

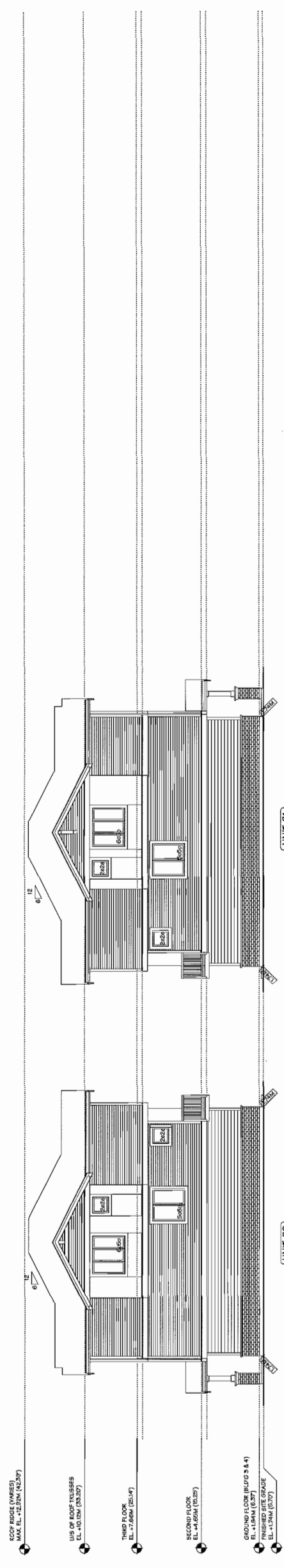
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DATE JAN 8, 2013
DRAWN YH
CHECKED

SHEET NO.
DP 13-64628
PROJ. NO. 129

PLAN #5

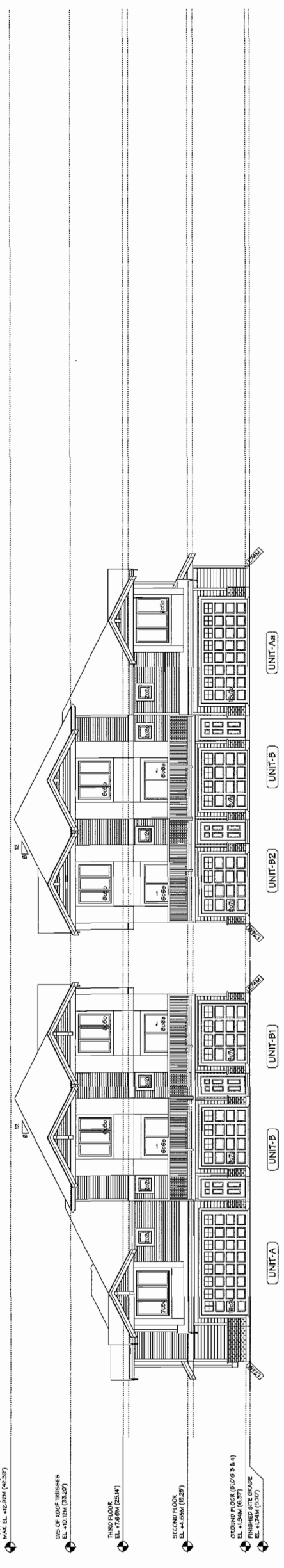
AUG 19 2014

DP 13-64628



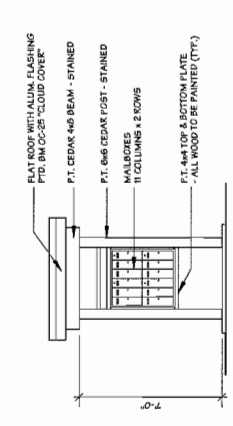
BUILDING NO. 3
SOUTH ELEVATION

BUILDING NO. 4
NORTH ELEVATION



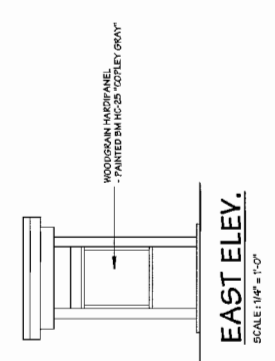
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WEST ELEVATION

BUILDING NO. 3
EAST ELEVATION



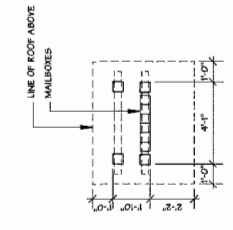
WEST ELEV.
SCALE: 1/4" = 1'-0"

SOUTH ELEV.
SCALE: 1/4" = 1'-0"



EAST ELEV.
SCALE: 1/4" = 1'-0"

NORTH ELEV.
SCALE: 1/4" = 1'-0"



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

NO.	DATE	REVISIONS	CONSULTANT
JUL 25, 2014	GENERAL REVISIONS		
JUN 4, 2014	ISSUED FOR A.D.P.		
MAY 21, 2014	GENERAL REVISIONS		
SEP 3, 2013	ISSUED FOR D.P. APPLICATION		
APR 25, 2013	GENERAL REVISIONS		
FEB 14, 2013	GENERAL REVISIONS		

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PROJECT: 12 UNIT TOWNHOUSE DEVELOPMENT

5080 NO. 3 ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2088 VAN HOUTEN, VAN. B.C.
V6R 4J1 TEL: 604-731-1127 FAX: 604-731-1377

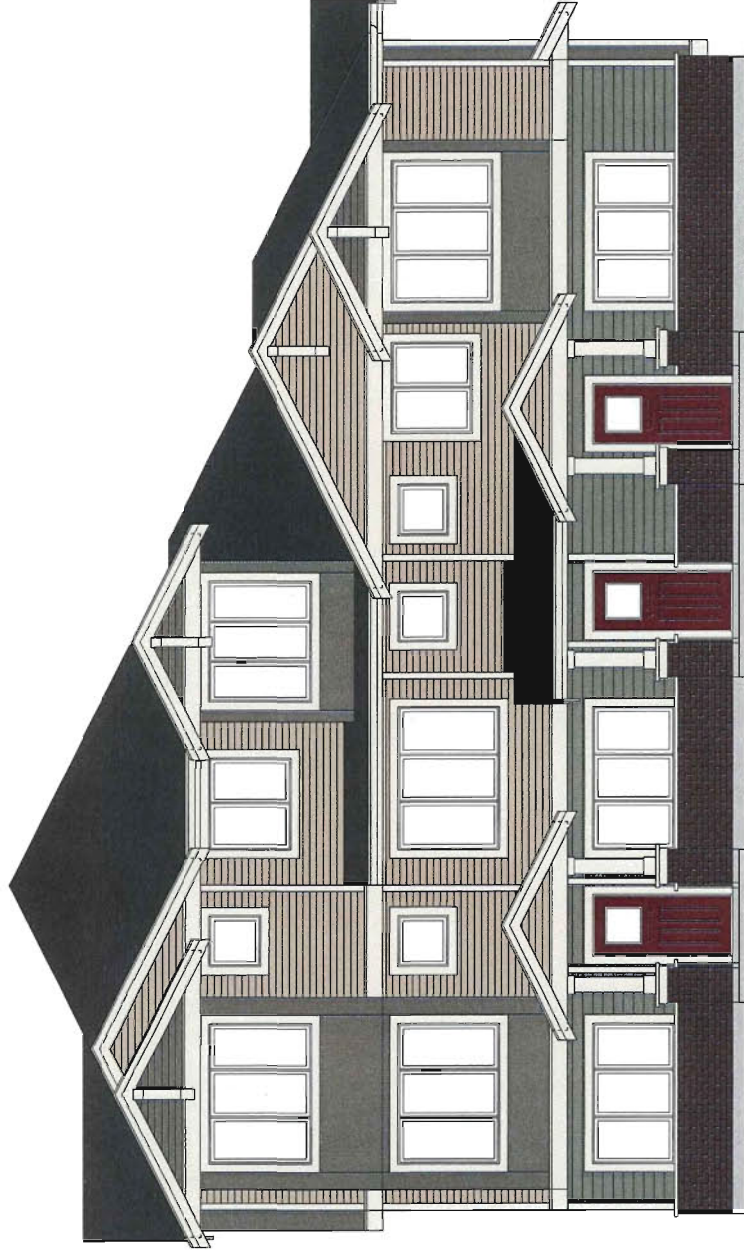
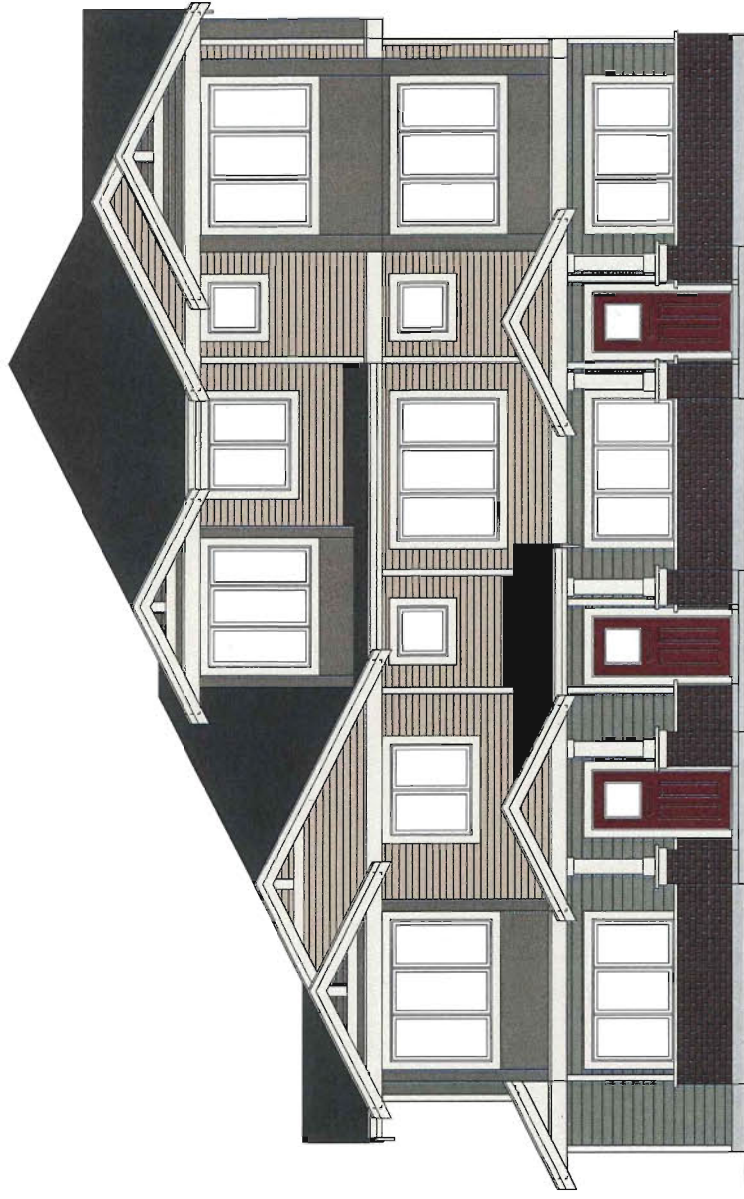
DRAWING TITLE
ELEVATIONS

SCALE	1/4" = 1'-0"	SHEET NO.
DATE	JAN. 8, 2013	DP-13-646028
DRAWN	KM	PROJ. NO. 120
CHECKED		

PLAN #6

AUG 19 2014

DP 13-646028



STREETSCAPE - NO. 3 ROAD (WEST ELEVATION)

NO.	DATE	REVISIONS

Yamamoto
Architecture Inc.

PROJECT
12 UNIT
TOWNHOUSE DEVELOPMENT

DRAWING TITLE
COLOURED ELEVATION

ISSUED FOR A.D.P.
MAY 21, 2014
GENERAL REVISIONS

2285 oak st. sool. vancouver, b.c.
V6T 4J1 tel: 604-731-1127

SCALE 1" = 10'-0"

SHEET NO.
DATE JUN 12, 2012
DRAWN TY
CHECKED
DP 13-646028
PROJ. NO. 1229

AUG 19 2014

DP 13-646028 PLAN #6A

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- SOLID BLOCCING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BARS/STAIR HANDLES
- LEVER-TYPE HANDLES FOR FLUMING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- ELECTRICAL HEAT/INDIVIDUAL THERMOSTATS FOR EACH ROOM

NO.	DATE	REVISIONS	CONSULTANT
JAN. 20, 2014	GENERAL REVISIONS		
JUN. 4, 2014	ISSUED FOR A.O.P.		
MAY 21, 2014	GENERAL REVISIONS		
SEP. 3, 2015	ISSUED FOR O.P. APPLICATION		
APR. 25, 2015	GENERAL REVISIONS		
FEB. 04, 2015	GENERAL REVISIONS		

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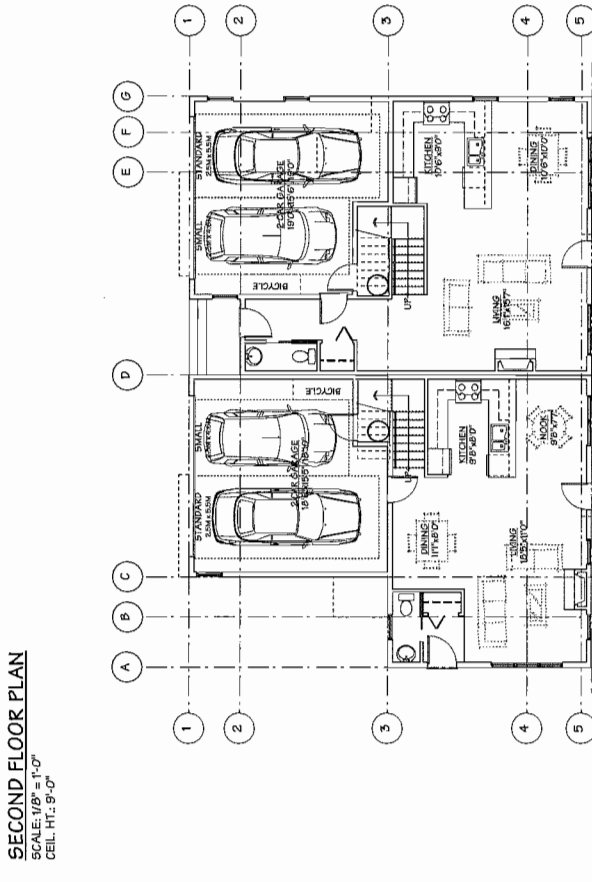
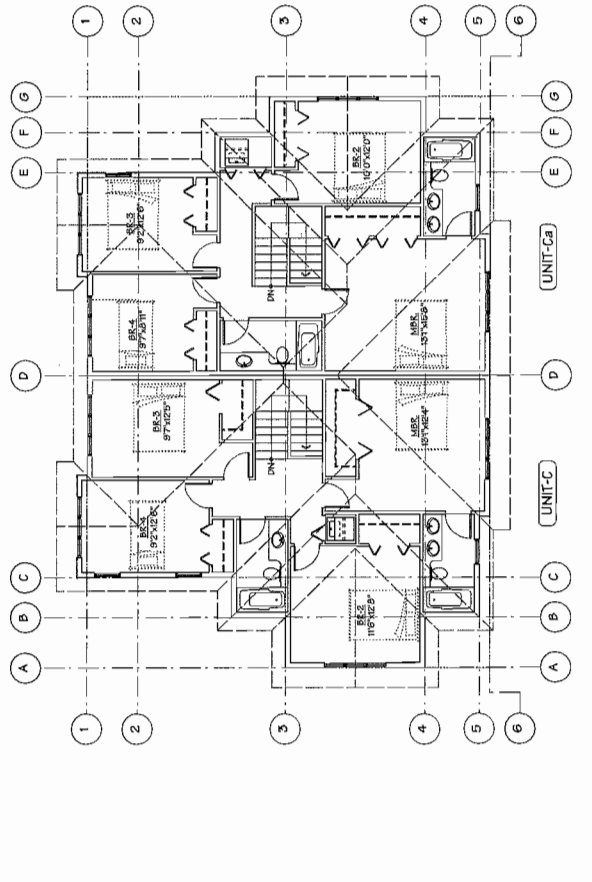
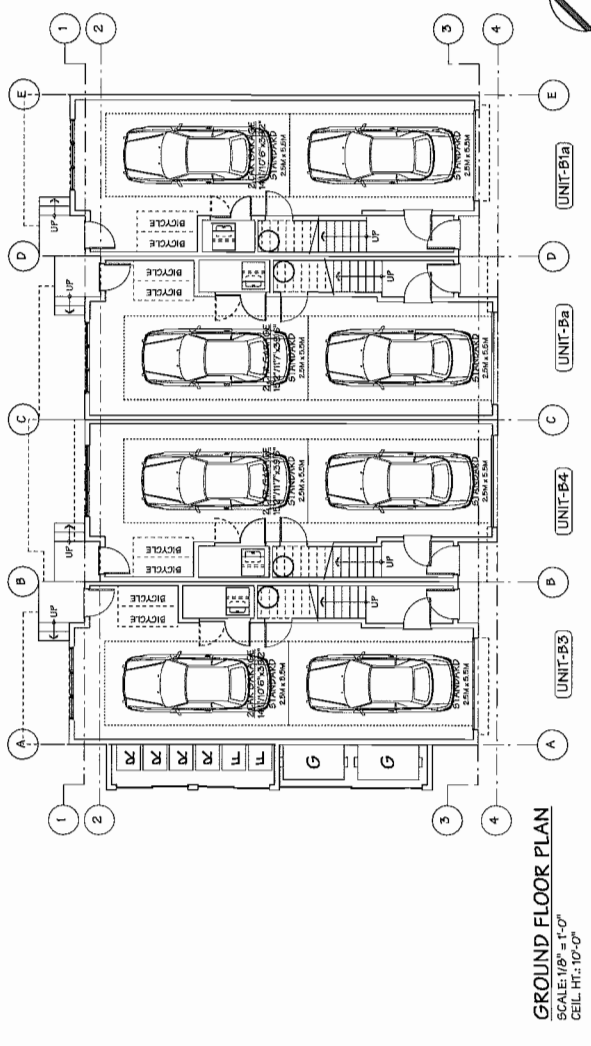
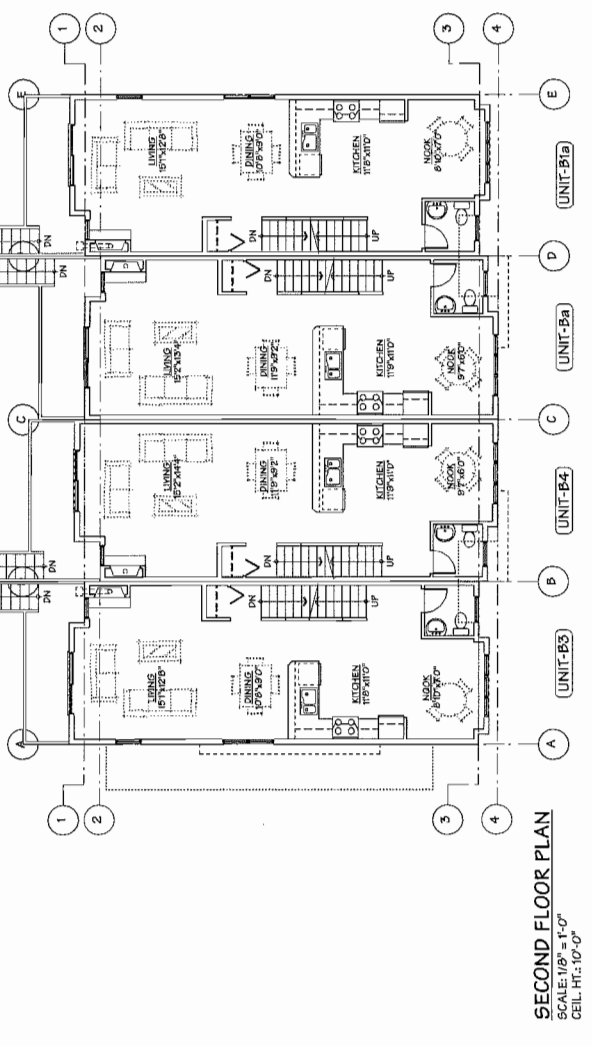
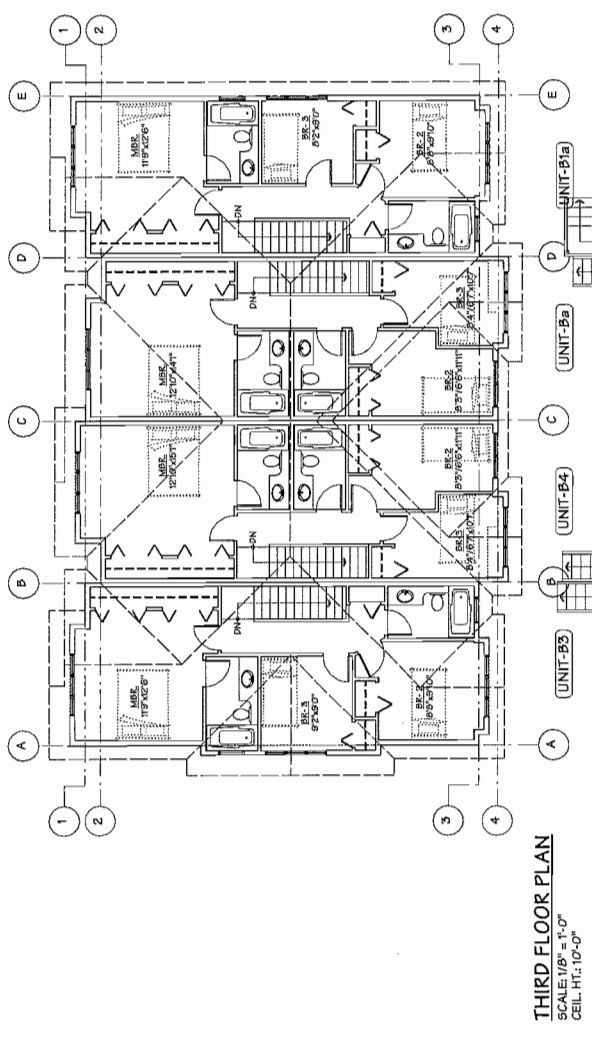
PROJECT
12 UNIT TOWNHOUSE
DEVELOPMENT

9080 HODG ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

PROJECT NO. 13-046028
DRAWING TITLE
FLOOR PLANS

SHEET NO.	SCALE	DATE	DRAWN	CHECKED	PROJ. NO.
1	1/8" = 1'-0"	JAN. 8, 2013	TM		DP 13-66028



REFERENCE PLAN



PLAN #7

BUILDING NO. 2

AUG 19 2014

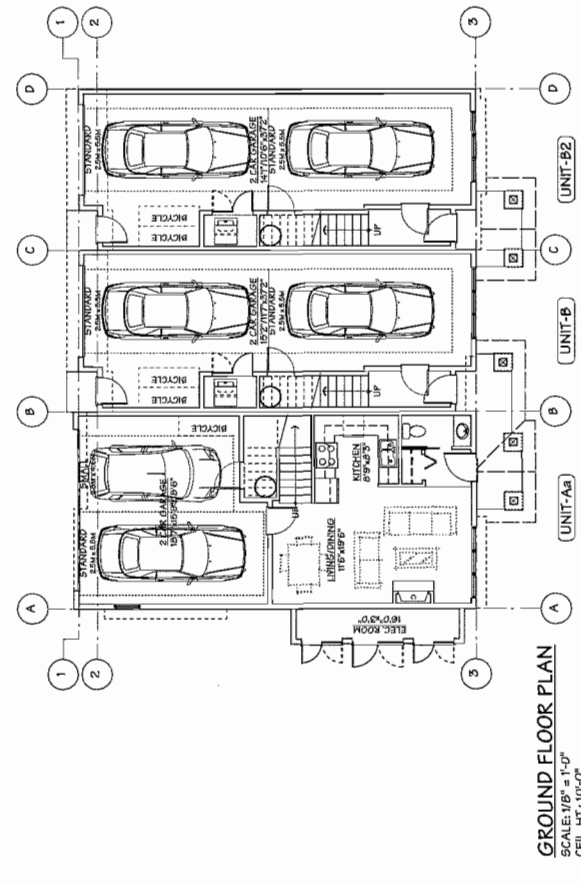
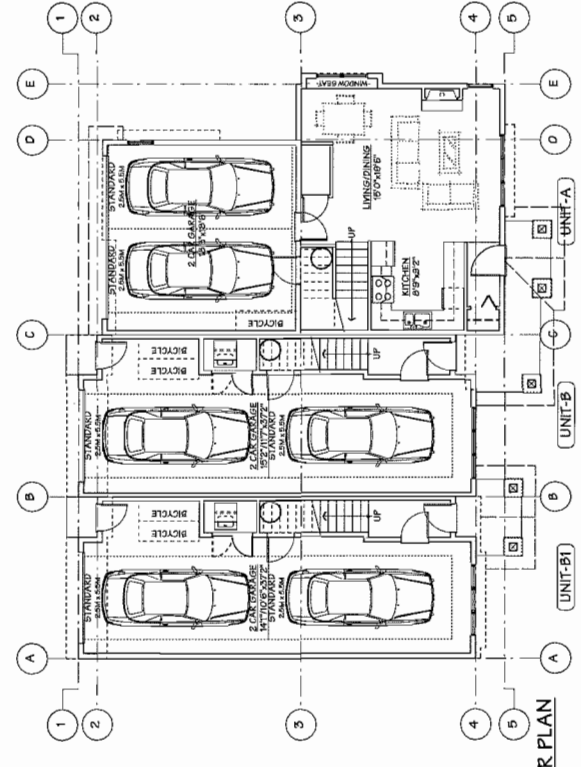
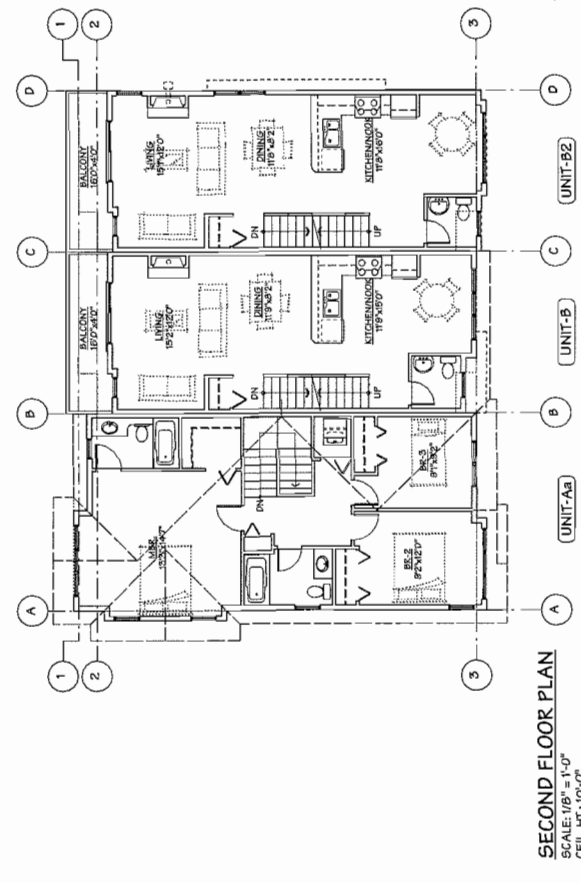
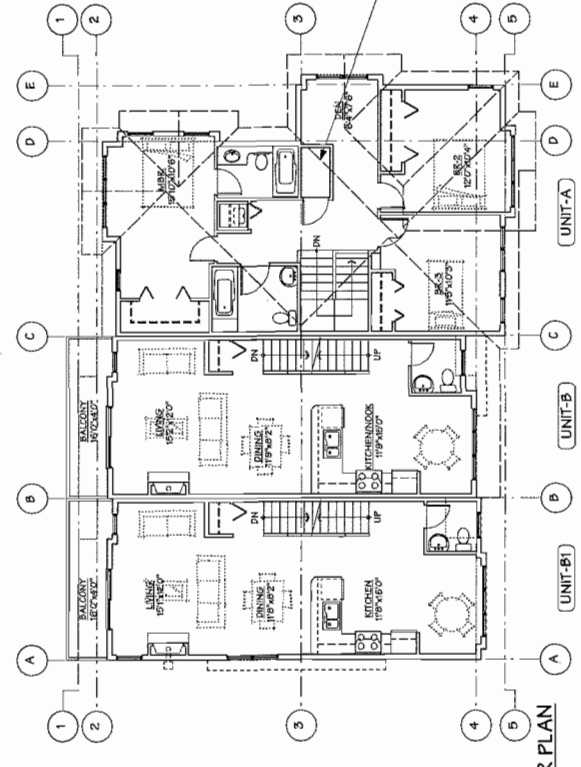
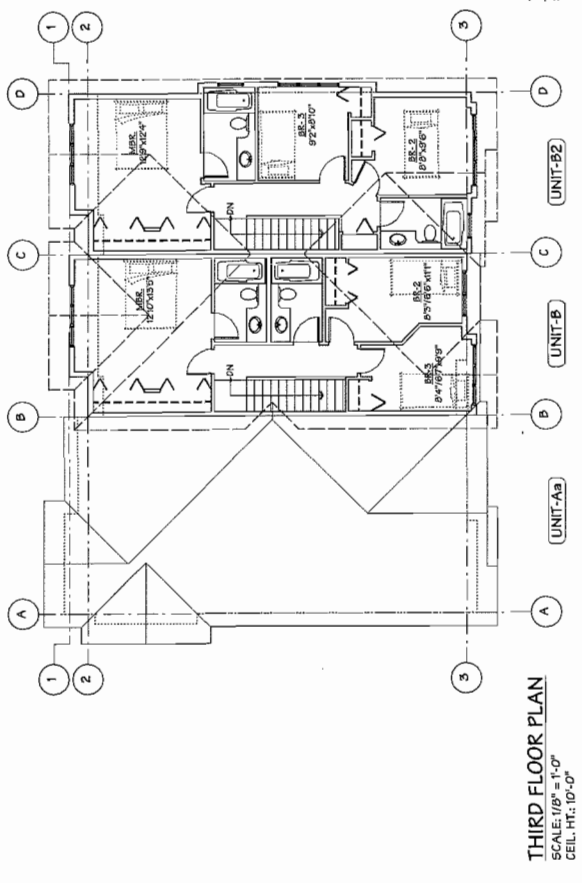
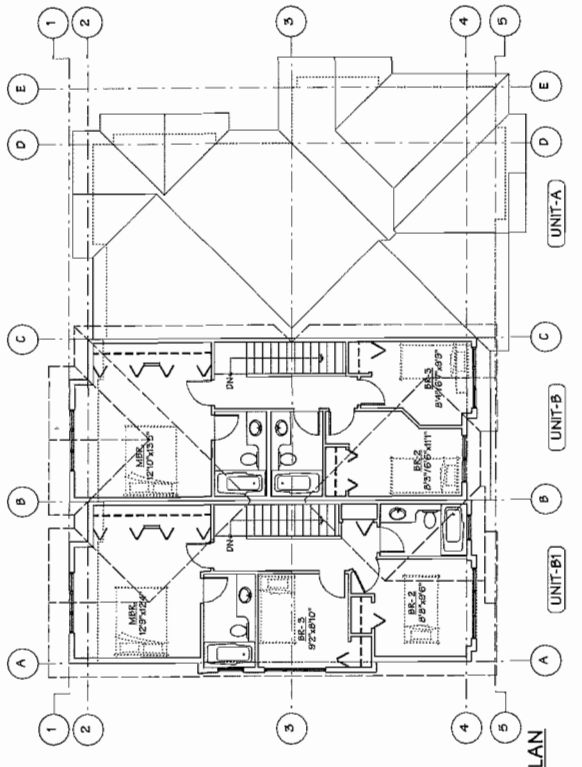
DP 13-66028

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- SOLID BUILDING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- DOUBLE GLAZED VINYL-FRAMED WINDOW/WINDOW GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- ELECTRICAL HEATING/INDIVIDUAL THERMOSTATS FOR EACH ROOM



NO.	DATE	REVISIONS
JUL. 25, 2014	GENERAL REVISIONS	
JUN. 4, 2014	ISSUED FOR A.D.P.	
MAY 21, 2014	GENERAL REVISIONS	
SEP. 3, 2013	ISSUED FOR D.P. APPLICATION	
APR. 25, 2013	GENERAL REVISIONS	
FEB. 14, 2013	GENERAL REVISIONS	

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PROJECT
12 UNIT TOWNHOUSE
DEVELOPMENT

9080 INOJ ROAD
RICHMOND, B.C.

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DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JAN. 8, 2013	DRAWN	MM
CHECKED		PROJ. NO.	1220
			DP 13-646028

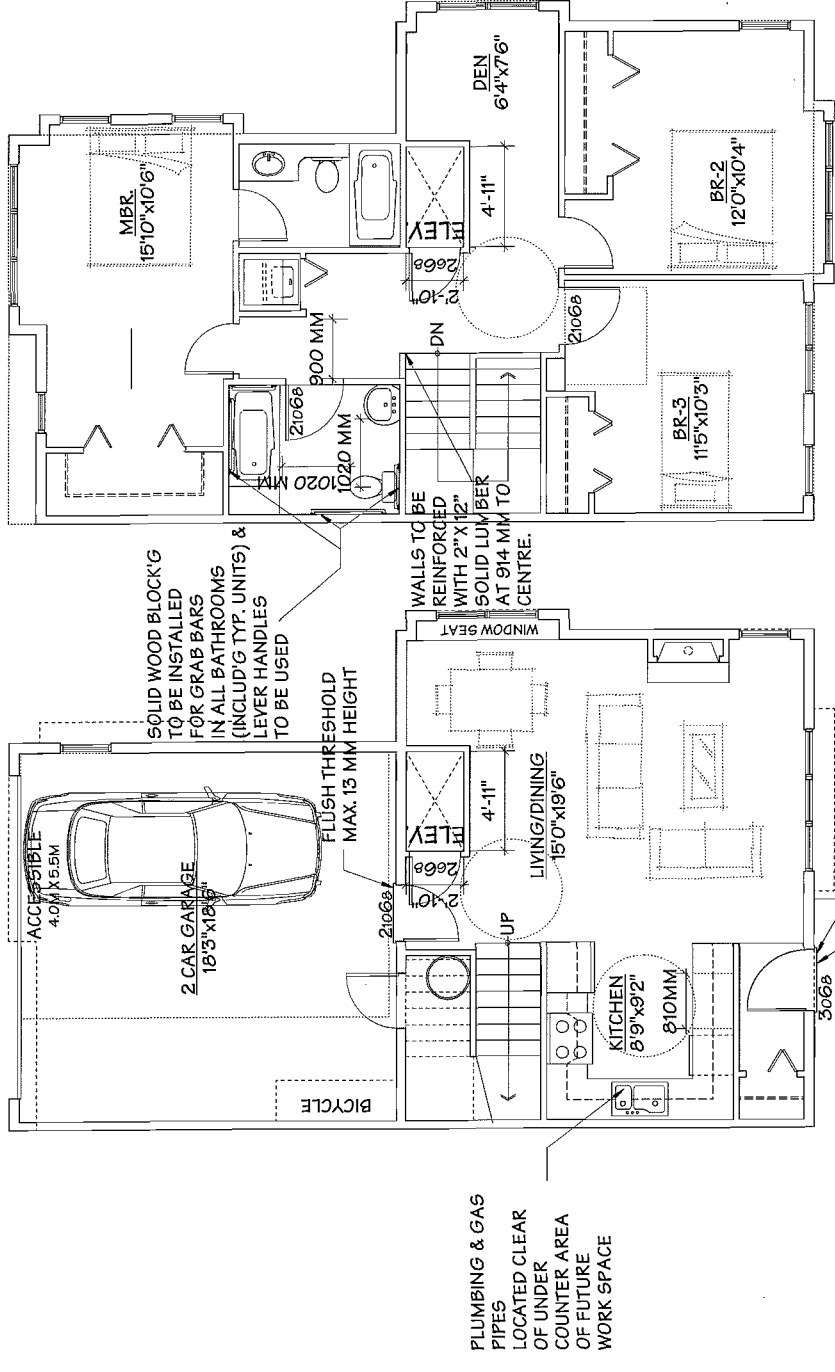
REFERENCE PLAN
PLAN #8

DP 13-646028

AUG 19 2014

BUILDING NO. 4

BUILDING NO. 3



BUILDING NO. 4

POSSIBLE FUTURE CONVERTIBLE PLAN
SCALE: 1/4" = 1'-0"

CHECKLIST - CONVERTIBLE UNIT FEATURES		
DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 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).	ROUGH IN WIRING PROVIDED.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. MIN. 1000 MM CLEAR OPENING TO BATHROOMS, KITCHEN, HALLWAYS AND HIDDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	N/A.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
VERTICAL CIRCULATION	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.	COMPLIES.
	OK	
	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAF T CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	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.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
KITCHEN	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
	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 365 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	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 PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):

- SOLID BLOCKING IN BATHROOM WALLS TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

- DOUBLE GLAZED VINYL-FRAMED WINDOW WALLS & GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- ELECTRICAL HEAT/INDIVIDUAL THERMOSTATS FOR EACH ROOM

NO.	DATE	REVISIONS
JUL 20, 2014	GENERAL REVISIONS	
JUN 4, 2014	ISSUED FOR A.D.P.	
MAY 21, 2014	GENERAL REVISIONS	
SEP 3, 2013	ISSUED FOR O.P. APPLICATION	
APR 23, 2013	GENERAL REVISIONS	
FEB 04, 2013	GENERAL REVISIONS	

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DRAWING TITLE: FLOOR PLANS

SCALE: 1/4" = 1'-0"	SHEET NO.
DATE: JUN 8, 2013	
DRAWN: KM	
CHECKED:	
	PROJ. NO. 1229

REFERENCE PLAN **PLAN #9**