



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** January 14, 2019

**From:** Wayne Craig  
Director, Development

**File:** DP 17-788728

**Re:** **Application by Parc Thompson Project Inc. for a Development Permit at 4300, 4320, 4340 Thompson Road and 4291, 4331,4431, 4451 Boundary Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 120-unit townhouse project at 4300, 4320, 4340 Thompson Road and 4291, 4331,4431, 4451 Boundary Road on a site zoned "High Density Townhouses (RTH1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the height of an accessory building for a centrally-located indoor amenity space from 5.0 m (16.4 ft.) to 8.3 m (27.2 ft.).



Wayne Craig  
Director of Development

WC:mm

Att. 4

## **Staff Report**

### **Origin**

Parc Thompson Project Inc. has applied to the City of Richmond for permission to develop 120 townhouses, including six affordable housing units, at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451 Boundary Road on a site zoned “High Density Townhouses (RTH1)”. The site currently contains seven lots with six single-family homes and one duplex.

The site is being rezoned from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “High Density Townhouses (RTH1)” under Bylaw 9681 (RZ 15-713048).

The main purposes of this Development Permit are to address the form and character of the proposed townhouse development and the Environmentally Sensitive Area (ESA) Development Permit Area on the development site.

As required under the Rezoning Considerations, servicing works will be required for this project under a Servicing Agreement (SA 17- 771900) to be entered into prior to rezoning adoption. These works include a 3.0 m (9.8 ft.) wide multi-use asphalt pathway and a boulevard consisting of grass and street trees along the site’s Boundary Road frontage and a 1.5 m (5.0 ft.) wide sidewalk and boulevard consisting of grass and street trees along the site’s Thompson Road frontage.

The agreement also includes installation of new water mains, stormwater works and a sanitary connection along with widening and repaving of Boundary Road and Thompson Road. The applicant will also make a voluntary contribution for the City’s construction of a Pressure Reducing Valve (PRV) station to serve the broader area. The PRV will be built by the City within a 13 m (42.7 ft.) by 14 m (45.9 ft.) Statutory Right of Way (SRW), to be registered on title on the northwest corner of the site.

There will also be substantial off-site ESA compensation provided in Hamilton Highway Park on the west side of Thompson Road under a park Servicing Agreement (SA 17-781263) as required under the Rezoning Considerations.

### **Development Information**

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

### **Background**

Development surrounding the subject site is as follows:

To the north, single family properties fronting Thompson Gate, zoned “Single Detached (RS1/F)” and designated “Neighbourhood Residential (Townhouse 0.75 FAR)” within the Hamilton Area Plan;

To the south, single family properties fronting Boundary Road and Thompson Road, zoned “Single Detached (RS1/F)” and designated “Neighbourhood Residential (Townhouse 0.75 FAR)” within the Hamilton Area Plan;

To the east, Boundary Road and Boundary Canal within the City of New Westminster; and

To the west, Thompson Road and Hamilton Highway Park which is zoned “Single Detached (RS1/F)”.

### **Rezoning and Public Hearing Results**

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

- Completing on-site the Environmentally Sensitive Area (ESA) planting plans within the development and off-site ESA compensation within Hamilton Highway Park as required in the Rezoning Considerations to the satisfaction of staff.
- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Adding way-finding signage and lighting for the pathways and driveways.

The Public Hearing for the rezoning of this site was held on March 20, 2017. At the Public Hearing, the following concerns about rezoning the property were expressed by one neighbouring resident:

- Addressing the environmental issues associated with the development.
- Vehicular access to Thompson Road.

Staff worked with the applicant to address these issues in the following ways:

- Vehicle access is provided to both Thompson Road and Boundary Road so that not all traffic is directed to one street. A separate east-west Strollway is being built to allow for residents of the development and surrounding area to walk from a new pathway on Boundary Road to the sidewalk on Thompson Road.
- Off-site ESA compensation will be provided in the City’s Hamilton Highway Park on the west side of Thompson Road with the planting of native trees and shrubs under a park Servicing Agreement (SA 17-781263). These plantings were required with the Rezoning Considerations and are discussed further below in this report.
- On-site ESA enhancement and compensation will be provided through the planting of native trees and shrubs within the attached Development Permit plans as described below.

### **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 Hamilton Area

Plan and the “High Density Townhouses (RTH1)” 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 increase the height of an accessory building for a centrally-located indoor amenity space from 5.0 m (16.4 ft.) to 8.3 m (27.2 ft.).

*Staff support the proposed variance as it provides for a more attractive roof for the 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) amenity building. The requested variance is also necessitated by the flood construction level of 3.5 m geodetic which requires the main habitable floor of the building to be approximately 1.8 m (5.9 ft.) above adjacent site grade. Furthermore, the amenity building is located near the centre of the site and surrounded by taller townhouse buildings with a typical height of 10.5m. (34.5 ft.).*

### **Advisory Design Panel Comments**

The Advisory Design Panel made comments on the application, but did not provide a recommendation due to a lack of quorum. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 3, 2018 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*’. The applicant has addressed the major Panel comments as follows:

- The configuration of the central common outdoor amenity area has been changed to be more functional and relate better to the rest of the development. The architectural design of the amenity building has been improved along with its relationship to the outdoor amenity area.
- Additional material and colour treatments have been added to create two main building design schemes within the interior and exterior of the development.
- Additional trees and shrubs have been provided with increased species diversity within the planting areas along the common amenity areas, Strollways and ESA compensation areas.

### **Analysis**

#### *Conditions of Adjacency*

- The first habitable level of the buildings is at the 3.5m geodetic Flood Construction Level (FCL), which is just below the second floor of the buildings.
- While the townhouse buildings will be built on piles, the grade will be raised up to 0.60 m (2.0 ft.) for placement of stable fill for on-site roads and services, and to provide a gradual slope for on-site drainage downward toward Boundary Road and the Boundary Canal.
- While the site will be sloped gradually down toward the north and south, there will be wood retaining walls of up to 0.30 m (1.0 ft.) in height along the north property line and up to 0.50 m (1.7 ft.) in height along the south property line. The existing single family homes to the north and south of the site will be maintained at their existing grade until these areas are redeveloped for townhouses in the future. There are also 1.8 m. (6.0 ft.) tall solid wood fences proposed to be located along the north and south property lines to provide privacy.

- The applicant has provided letters from their civil and geotechnical engineers. The civil engineer advises that a perimeter drainage system is to be installed around the site and will collect any storm runoff from the site, and in particular, the site's north and south property lines. The geotechnical engineer advises that a ground settlement monitoring plan will be implemented as part of the pre-loading of the site.
- The Boundary Road and Thompson Road frontages of the development do not require any retaining walls due to the re-grading of these roads and the gradual slope of the finished site grade down to the roads within the 5.0 m (16.4 ft.) and 4.5 m (15.0 ft.) setbacks to these respective roads.
- The rear elevations of the townhouse buildings are setback from 4.5 m (15.0 ft.) to 8.5 m (27.9 ft.) to the north and south property lines. There are 3.0 m (9.8 ft.) setbacks to those townhouse buildings with side elevations adjacent to a portion of the south property line. There also is a 3.0 m (9.8 ft.) setback where townhouse units' side elevations abut the south property line. All setbacks exceed the minimum 2.0 m (6.6 ft.) setbacks to the north and south property lines under the RTH1 zone.

### ***Urban Design and Site Planning***

- Given the 3.5m FCL and grade of the site, the ground level of the townhouses is comprised of garages and entry foyers only.
- Boundary Road includes the functional front entrance to the project in that it has the longest frontage and provides the most direct vehicle and pedestrian access from surrounding area. Thompson Road, a no-through road, provides a similar, but less direct access to the site.
- The development's main east-west driveway will connect to both Boundary Road and Thompson Road to allow for public access via a statutory-right-of-way (SRW) to be registered for the "Shared Street" designated within the Hamilton Area Plan (Attachment 3).
- The east-west Shared Street and the other common strata driveways together form a loop road around the development. There are also two short driveways that could connect to future townhouse developments to the south.
- There are east-west and north-south "Strollways", secured by SRWs, that provide public pedestrian routes through the site. The north-south pathway will be part of the "Strollway" route designated within the Hamilton Area Plan that will, in the future, connect Thompson Gate to future developments to the south (Attachment 3).
- There are two main central garden mews of 11 m (38.5 ft.) to 14.3 m (46.9 ft.) in width centred on the east-west Strollway and a north-south common strata pathway.
- The east-west Shared Street, north common driveway and the east-west Strollway include gentle curves to allow for tree protection on the north side of the site and provide for visual interest.

### ***Parking***

- The project includes 240 resident parking spaces within the 120 unit garages. Of these, 116 spaces or 48.3% are in tandem garages, which is below the maximum 50% permitted.

- The project includes the required 24 visitor spaces, including five accessible spaces, throughout the site.
- The Development Permit plans include a notation specifying that all resident parking spaces are provided with 120 volt electrical (Level 1) outlets as required under the City's Zoning Bylaw.
- The residents will be provided with 240 Class 1 (Resident) bicycle parking spaces within the units garages which is in excess of the 150 required bicycle parking spaces. Bike racks will be provided to accommodate the required 24 Class 2 (Visitor) bicycle parking spaces.
- The single required loading space is located adjacent to amenity building near the centre of the site.

### ***Architectural Form and Character***

- The development includes 120 townhouse units within 24 buildings with three to seven units in each building.
- Ten of the buildings include significant articulation to allow for tree protection and reflect the adjacent curving driveways.
- The typical building height is three (3) storeys with a maximum building height of 10.5 m (34.5 ft.), consistent with the RTH1 zone.
- There are two subtly different building material and colour schemes (see Plan-6 in the Development Permit architectural plans) as follows:
  - *Site Interior Scheme:* The ten townhouse buildings located within the interior of the site are clad in beige and dark brown horizontal Hardi siding on the second and third levels. Each building also includes large bays and gables clad in either beige horizontal Hardi siding or dark brown Hardi shakes. Between these bays on the third floor, there are inset areas with tan-colour vertically-oriented wide Hardi panels.
  - *Street/Site Exterior Scheme:* The 14 townhouse buildings located around the exterior of the project facing the public roads and adjacent single-family lots are clad in beige, dark and light brown horizontal Hardi siding on the second and third levels. Each building also includes large bays and gables clad in the light-gray, beige, dark brown and light brown Hardi shakes.
  - *Unifying Scheme - Overall Site:* The 24 townhouse buildings and the amenity building include charcoal asphalt roofing and charcoal brick on the ground floor of the buildings. Each unit has charcoal metal garage doors with windows and front doors alternating between vanilla beige and red.
- The visible ends of buildings facing public roads and the internal driveways have additional façade articulation and material changes to provide visual interest.

### ***Environmentally Sensitive Area (ESA)***

The existing development site includes approximately 1.2 ha. (2.96 acres) of ESA which is part of a larger contiguous 1.87 (4.62 acre) ESA that extends south of the development site. At the rezoning stage, the applicant's Qualified Environmental Professional (QEP) completed an assessment of the habitat value of the ESA and made recommendations for habitat compensation

in accordance with the ESA Development Permit Guidelines. In summary, this QEP report concluded that:

- 35% of the ESA is non-contiguous “upland forest” with the majority of the trees (Cottonwood and Alder) nearing their end of life and being subject to blow down.
- 65% of the ESA encompasses “old field habitat” which evolved after residential development of the area in the 1960’s, consisting mainly of invasive species.

Due to the relatively low habitat value of the ESA and the site grading requirements, the QEP recommended off-site habitat compensation. In this regard, the Rezoning Considerations included the required ESA compensation. Based on consultation with City Parks and Environmental Sustainability staff, this included substantially larger off-site compensation to improve the natural character and habitat value of the adjacent Hamilton Area Park as part of the City’s *Ecological Network*. The ESA habitat compensation areas include the following:

- *On-Site ESA Enhancement/Compensation:* The Development Permit plans include detailed planting plans with 1,120 m<sup>2</sup> (12,045 ft<sup>2</sup>) of ESA enhancement and compensation areas along the north side of the site, adjacent to the Boundary Road frontage and near the centre of the site along the east-west Strollway. The plantings include 71 native trees along with native shrubs, ground cover and grasses (see Development Permit Landscape Plans L7 to L12).

As a condition of Development Permit issuance, the applicant will register a combined covenant / SRW over the above-noted on-site ESA compensation areas within the development to ensure they are planted and maintained in accordance with the QEP Report and the Development Permit. The ESA covenant / SRW will legally protect these areas, provide for a two-year maintenance period, provision of the \$138,872 security for the planting, maintenance costs and QEP monitoring, and allow the City enter the ESA areas to undertake planting or restoration if needed.

- *Off-Site ESA Compensation:* A total area of 6,300 m<sup>2</sup> (1.6 acres) of the currently open grass field is proposed to be replanted with trees in groves averaging 15.0 m (48 ft.) in width along the west side of Hamilton Highway Park adjacent to Highway 91, as well as smaller groves of trees along Thompson Road. These areas will be planted with native vegetation with a minimum of 1,188 trees and 6,475 shrubs/groundcover plants. There will be also removal of invasive species (e.g. blackberries, broom and horsetail) from the park to encourage the successful establishment of the proposed native trees and under-storey plants in this portion of the park (see Offsite ESA Compensation Plans in Attachment 4).

The off-site ESA compensation is included within the plans for the Hamilton Highway Park Servicing Agreement (SA 17-781263), and have been largely completed to the satisfaction of staff as per the Rezoning Considerations. These plans will be finalized before the Servicing Agreement is approved by the City and a security is provided by the developer prior to rezoning adoption and issuance of this Development Permit. The park Servicing Agreement will include a three-year maintenance period under which the security will not be fully released until the plantings are established to the satisfaction of City staff.

In summary, the proposed habitat compensation areas will be of a higher habitat value than the existing ESA area within the development site. The proposed ESA compensation areas will provide

for well-developed, wind-firm, native forested areas that support the City's *Ecological Network* goal of improving habitat in City parks and creating a public amenity.

### ***On-Site Tree Retention and Replacement***

Based on the Rezoning Considerations, the Development Permit landscape plans also include following:

- Six (6) coniferous trees (shown on Landscape Plan L1) are located on the development site and are proposed to be retained and protected. One of the trees, now located within the property, will be located within the widened Boundary Road dedication with the sidewalk curved around the tree. The applicant will provide a \$60,000 tree survival security for these trees in addition to the landscape security.
- A total of 156 replacement trees are required at a 2:1 ratio for the 78 trees to be removed. These replacement trees on the Development Permit landscape plans include 85 trees and 71 native trees (within the ESA compensation areas).

### ***Landscape Design and Open Space Design***

#### ***Public Realm***

- The project frontages along Boundary Road and Thompson Road include shrubs, deciduous trees and picket fences to provide privacy to the unit yards while still providing for an urban street presence and overlook onto the public roads. Similar landscape treatments are provided to the unit yards facing onto the internal east-west Strollway and the mews pathway located on the southeast portion of the site.
- The east-west and north-south Strollways, which provide public pedestrian access through the site, are constructed of concrete and include bollard lighting to provide accessibility and safety. There will also be public way-finding signage at the intersections of the east-west Strollway with Boundary Road and Thompson Road.
- The east-west Shared Street, which provides public vehicular and pedestrian access through the site, is constructed of asphalt with stamped concrete and pavers at pedestrian crossings to provide visual interest and highlight the pedestrian crossings. The Shared Street also includes driveway light standards, with a similar design to the proposed public road light standards, to provide safety and a visual cue that the Shared Street is intended for public use.
- Further design and construction details for the above Strollways, Shared Street, lighting and signage are included within the site Servicing Agreement.
- An on-site irrigation system will be installed within the common outdoor amenity areas and along the public street frontages.

#### ***Overall Landscape and Interface with Adjacent Properties***

The north and south side setbacks of the project include shrubs, deciduous trees and 1.8m (6.0 ft.) tall solid wood fences to provide privacy between the project and the adjacent single-family residential homes.



- Deciduous trees and shrubs are located between many of the unit driveways to provide visual interest and interruptions to the streetscapes along the Shared Street and other internal common driveways.
- The main east-west Shared Street and other internal common driveways include stamped concrete and asphalt crosswalks at key locations.

#### *Private Unit Outdoor Yard Spaces*

- The buildings facing Boundary Road and Thompson Road include individual front yards with a minimum 4.5 m (14.8 ft.) depth that include large patios with gates and pathways leading to the public sidewalks/pathways on these adjacent roads.
- The buildings within the site also include rear yards of at least 4.5 m (14.8 ft.) in depth with large patios and gates leading onto the main east-west Strollway and other common pathways in the mews located between the rows of buildings.

#### *Common Indoor and Outdoor Amenity Space*

- The proposed project will include a 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) common indoor amenity building located within main outdoor amenity space near the centre of the development site. The majority of the 740 m<sup>2</sup> (7,964 ft<sup>2</sup>) of common outdoor amenity area is located largely in two (2) outdoor amenity areas located near the amenity building and on the north side of the development site. The proposed amenity areas are consistent with the requirements of the OCP Development Permit Area guidelines. Main features of the central amenity area include:
  - Community BBQ.
  - Large open air seating areas.
  - Large trellis structure.
  - Garden planters.
- There are also four play areas located adjacent to the north-south Strollway with a total area of 360 m<sup>2</sup> (3,875 ft<sup>2</sup>), which meets the Development Permit Area guidelines. These areas include a toddler train, a climbing structure, a play cottage, a tepee structure, a “funny fence”, balance beams, stepping logs and climbing rocks (see Landscape Plans L1 and L17).
- The applicant will be required to provide a landscaping security in the amount of \$530,353 for the remainder of the landscape outside of the on-site ESA planting areas prior to Development Permit issuance.

#### *Crime Prevention Through Environmental Design*

- The development has been designed with street-oriented townhouses that provide surveillance of the adjacent public streets, and the on-site Strollways and Shared Street.
- The development will include bollard lighting along the main Strollways and ornamental street lighting along the main east-west Shared Street.

#### *Affordable Housing*

As a result of direction from Planning Committee on February 21, 2017, the final Rezoning Considerations provide that a Housing Agreement be entered into that would require that the six (6) affordable housing units will have a total combined floor area of at least 665 m<sup>2</sup> (7,159 ft<sup>2</sup>)

which is five (5) percent of the development's total net residential floor area. The proposed units will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy.

### ***Accessible Housing***

Based on the above-noted Planning Committee direction, the proposed development also includes:

- 26 convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. These units will include framing to allow for a lift/elevator to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measure to allow for ease of conversion.
- (1) unit that incorporates all of the accessibility provisions for the convertible units, and includes an installed elevator to ensure the unit is fully accessible at initial construction.
- 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.

### ***Energy and Sustainability***

- The building has been designed to be LEED Silver equivalent with an emphasis on building energy conservation strategies to achieve this LEED rating (Attachment 5). A LEED version 4 scorecard has been received confirming that development can achieve LEED score of 53, which is within the range of 50-59 points required for a LEED Silver rating.
- The development will be Energuide 82 energy efficient. There will be registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwelling units will be pre-ducted for solar hot water heating. In that regard, the applicant has provided a Building Energy (HOT 2000) Report that confirms that the development can achieve Energuide 82 energy efficiency.

### **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.



Mark McMullen  
Senior Coordinator - Major Projects

- Attachment 1 Development Application Data Sheet
- Attachment 2 October 3, 2018 Advisory Design Panel Minutes With Applicant Response
- Attachment 3 Plan Highlighting Location of Strollways and Shared Street SRWs
- Attachment 4 Plans for Off-Site ESA Compensation in Hamilton Highway Park
- Attachment 5 LEED Scorecard

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$138,872 for the on-site ESA planting areas and \$530,353 for the remainder of the on-site landscape.
- Granting of a 1,120 m<sup>2</sup> (12,045 ft<sup>2</sup>) covenant and statutory right-of-way for the purposes of protection and maintenance of the on-site ESA compensation areas. The plantings and works are to be built by the owner/developer and are to be maintained by the owners. The ESA compensation plantings and works are included in the landscape plans attached to the Development Permit. Ongoing maintenance & liability responsibility are the responsibility of the owner. The \$138,872 ESA security will be returned after completion of a two-year maintenance period to the satisfaction of the City. The SRW will provide the City right to enter the ESA areas to undertake planting or restoration if needed.

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

- Submit to the City's Subdivision Approving Officer an application for a Phased Strata Declaration (Form P) to confirm if a single-site covenant, other legal documents, or consultant reports are required.
- The Building Permit plans are to include temporary signage stating that no parking on the unit driveways for Buildings nos. 5, 10, 14 and 17 or the adjacent north and south common driveways in Phase 1 is permitted until the driveway in Phase 2 is completed and operational.
- An on-site irrigation system will be installed within the common outdoor amenity areas and along the public street frontages.
- 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



**DP17-788728**

**Attachment 1**

Address: 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451 Boundary Road

Applicant: Parc Thompson Project Inc.

Owner: Parc Thompson Project Inc.

Planning Area(s): Hamilton Area Plan

Floor Area Gross: 20,222 m<sup>2</sup>

Floor Area Net: 13,362 m<sup>2</sup>

	Existing	Proposed	
<b>Site Area:</b>	18,698 m <sup>2</sup>	17,816 m <sup>2</sup>	
<b>Land Uses:</b>	Single Family	Townhouses	
<b>OCP Designation:</b>	NRES – Neighbourhood Residential	NRES – Neighbourhood Residential	
<b>Zoning:</b>	6 lots - Single Detached (RSI/E) 1 lot - Two-Unit Dwellings (RD1)	High Density Townhouses (RTH1)	
<b>Number of Units:</b>	8 units on 7 lots	120 units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.75 FAR	0.75 FAR	none permitted
Lot Coverage:	Max. 45% for buildings Max. 70% for buildings & non-porous areas	38% for buildings 66% buildings & non-porous areas	none
Setback – Front Yard (Thompson):	Min. 4.5 m	4.5 m	none
Setback – Side Yard (North):	Min. 2.0 m	4.5 m	none
Setback – Side Yard (South):	Min. 2.0 m	3.0 m	none
Setback – Rear Yard (Boundary):	Min. 4.5 m	5.0 m	none
Height (m):	Max. 12.0 m for T/H bldgs. Max. 5.0 m for aux. bldgs.	10.5 m for T/H bldgs. 8.3 m for aux. bldgs.	Variance from 5.0m to 8.3m for amenity bldg.
Lot Size:	1,800 m <sup>2</sup>	17,816 m <sup>2</sup>	none
Off-street Parking Spaces – Resident and Visitor	240 and 24	240 and 24	none
Off-street Parking Spaces – Accessible:	5	5	none
Total off-street Spaces:	264	264	none
Tandem Parking Spaces	50% (120 spaces)	48.3% (116 spaces)	none
Amenity Space – Indoor:	Min. 100 m <sup>2</sup>	100 m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 720 m <sup>2</sup>	740 m <sup>2</sup>	none

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, October 3 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

2. **DP 17-788728 – 120-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Yamamoto Architecture

PROPERTY LOCATION: 4300, 4320, and 4340 Thompson Road, and 4291, 4331, 4431 and 4451 Boundary Road

**Applicant's Presentation**

Taizo Yamamoto, Yamamoto Architects, and Meredith Mitchell, M2 Landscape Architecture, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members present were as follows:*

- appreciate the applicant contributing to the City's Public Art Fund; however, the applicant is encouraged to incorporate public art into the project; *noted*
- proposed pedestrian pathways help promote pedestrian connectivity throughout the site; internal common driveways with different materials and colours will also help the pedestrian network through the site; *A mix of native planting throughout the on-site ESA areas will also help to promote pedestrian networking and connectivity*
- consider further accentuating the entrances to the pedestrian pathways on the site; *Large feature trees added at entrances to pedestrian pathways to accentuate connectivity. Furthermore, additional trees have been added adjacent to common driveways, particularly on the main east-west shared street, to add colour and vibrance.*
- breaking down of the horizontal mass should include the use of different materials to the townhouses to enhance the pedestrian experience on the site; *With horizontal changes in materials and colour schemes we have enhanced the townhouses that are adjacent to the public spaces and walkways.*
- appreciate the significant percentage of convertible units in the project and the provision of aging-in-place features throughout the project; *Noted*
- also appreciate the provision of handicapped visitor parking spaces; *Noted*

- the design of the convertible units is good; *Noted*
- consider installing an outward opening door towards the stairway for the powder room on the second floor of the convertible unit in lieu of an inward opening door to provide more usable space which could be accessed by a disabled resident; could be modified before conversion; *Noted and revised to show the outward opening door.*
- appreciate the treatment adjacent to the master bedroom of the traffic flow of that area between the bedroom, the good-sized bathroom with pocket door as well as visitor access or from people in other bedrooms; appreciate this design feature; *Noted*
- appreciate the traffic flow of the area adjacent to the master bedroom (area between the bedroom and bathroom with pocket door); appreciate this design feature; *Noted*
- the heart of the neighbourhood is at the intersection of the east-west and north-south pedestrian pathways where the amenity building and adjacent common outdoor amenity space are located; consider varying the colours of the upper portions of the townhouse buildings in this middle section of the development to provide a visual connection and common reference between the centre of the project and the pedestrian's location in the project; also consider a different paving treatment on the portion of the north-south pedestrian pathway fronting the amenity building to further enhance the visual connection and common reference point to the centre of the project; *Further colour schemes have been provided for the buildings to create precincts / zones within the development and provide a visual separation between buildings.*
- consider relocating the amenity building eastward and the moving the common outdoor amenity space westward and adjacent to the north-south pedestrian pathway to enhance the sense of openness of the common outdoor amenity space; *The amenity building has been orientated east / west to enhance the connection the surrounding outdoor public spaces and connecting walkways.*
- there is more refinement in the individual units than in the character of the amenity building which does not look resolved; consider further design development of the amenity building; *The amenity building has been revised to compliment the character of the townhouses and overall development (i.e.: roof pitch, materials).*
- the planting plan provided to the Panel is not legible; the applicant is advised to present a more legible planting plan and symbols in future submissions to the Panel; *Planting plan sheets and layouts have been revised to a larger scale to increase legibility*
- appreciate the applicant's effort to break up the blocks of townhouses through the provision of pedestrian pathways and internal common driveways on the site; *noted*

- appreciate the landscape design for the indoor amenity building and adjacent common outdoor amenity space; however, consider introducing a better screening between the parking area and amenity area; ***Landscape redesigned around the common outdoor amenity space including a bridge/creek, seating area, and community garden. Dense screening around the visitor parking stalls added.***
- support the Panel comment to relocate the outdoor amenity area adjacent the north-south pedestrian pathway; will result in more western sun exposure and enhance the safety of children in the play area as it will be located away from the visitor parking area; ***Play area relocated farther away from parking area to increase western sun exposure and enhance safety of children.***
- natural play areas on the site should be distinct from one another; reconsider the installation of sand boxes as they tend not to be used; ***Sand box removed, natural play areas now have a distinct character from one another, but also relate to one another as a common network and theme.***
- the proposed east-west pedestrian pathway is not wide enough; consider increasing its width to at least 8 feet; consider installing big trees or other gateway features at both ends of the pathway to enhance its sense of entry; and ***Large feature trees added at entrances to pedestrian pathways to accentuate connectivity.***
- support the proposed ESA habitat compensation area in the adjacent Hamilton Highway Park; however, support the comment that the applicant should have provided the Panel with an ESA compensation planting plan diagram due to the massive planting effort involved. ***On-site ESA planting areas have been identified and separated out in the drawing set***

(The comments submitted by Amber Paul to the Panel were summarized by Sara Badyal as follows:)

- the ESA compensation planting plan should have been included in the package provided to Panel members to better understand what was the ESA area of the site as compared to the current site plan; ***On-site ESA planting areas have been identified and separated out in the drawing set***
- unfortunate that the ESA compensation planting is occurring off-site;  
***On-site ESA planting areas have been identified and separated out in the drawing set***
- question that LEED can consider the subject site as previously developed when the existing condition is 60 to 70 percent vegetated; ***Noted***
- the 11"x17" landscape package is hard to read especially the grading plan;  
***Planting plan sheets and layouts have been revised to a larger scale to increase legibility***

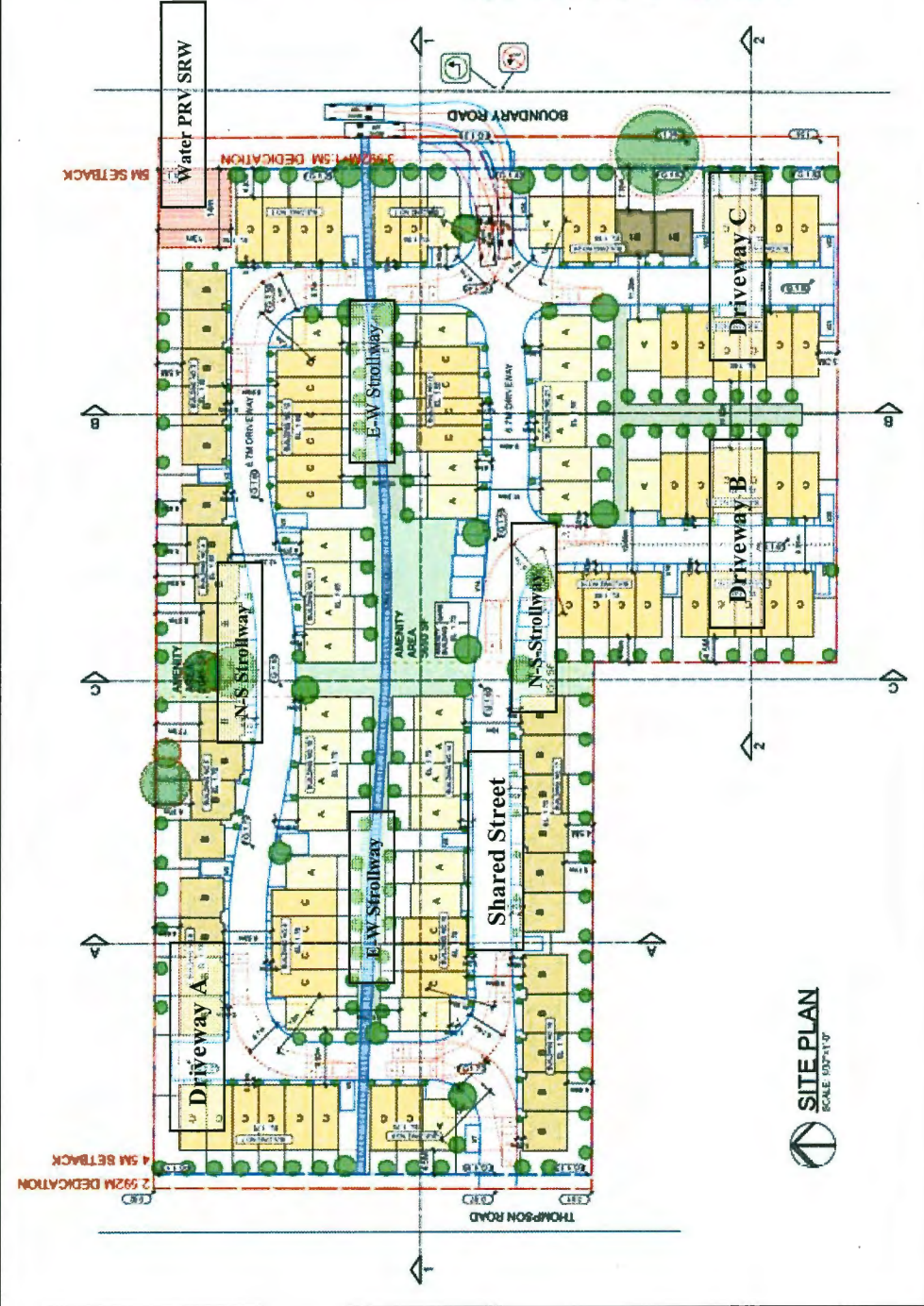
- there are 143 hawthorns on site; it is a well-suited tree for this area but there should be more diversity in tree planting; provide additional options for tree planting; *Tree species have been diversified to provide a wider range of planting.*
- the public pathway is lacking in detail and interest; it's a lost opportunity to provide something interesting and unique to the neighbourhood; there are some opportunities for change in the surface materials, diversity of planting along the edges, and public art; something to make it unique and reflect the history of the area; *Planting along pathway edges has been diversified and accentuated, public art areas have been identified.*
- the site design lacks usable and functional open spaces; *The development provides public outdoor spaces and connecting walkways throughout the development. A connection with Thompson Rd, Boundary Rd and with future developments to the north and south helps connect the development and the existing neighbourhood. The amenity building at the heart of the development is accessed by the open spaces and connecting walkways.*
- a development of this size will have a significant impact on the surrounding transitioning community and therefore should be of a high quality design and materials that sets a precedent for the area differentiated from any of the existing, older townhouses in the area; *The townhouse design elements, selected materials and colour schemes will create provide*
- the site could benefit from more open space to allow for more creativity in how the buildings are located on-site; and *the building layouts help create precincts within the development, which are centered around the amenity building and amenity area. The connecting public walkway which intersects the development provides access to the central amenity area.*
- there is an opportunity on this site to create something unique and special and to be recognized as an exciting new neighbourhood on the Fraser River. *With the use of complimenting materials, variation in colour schemes, native landscaping and the public connected spaces help create a unique feel within the development and surrounding area.*



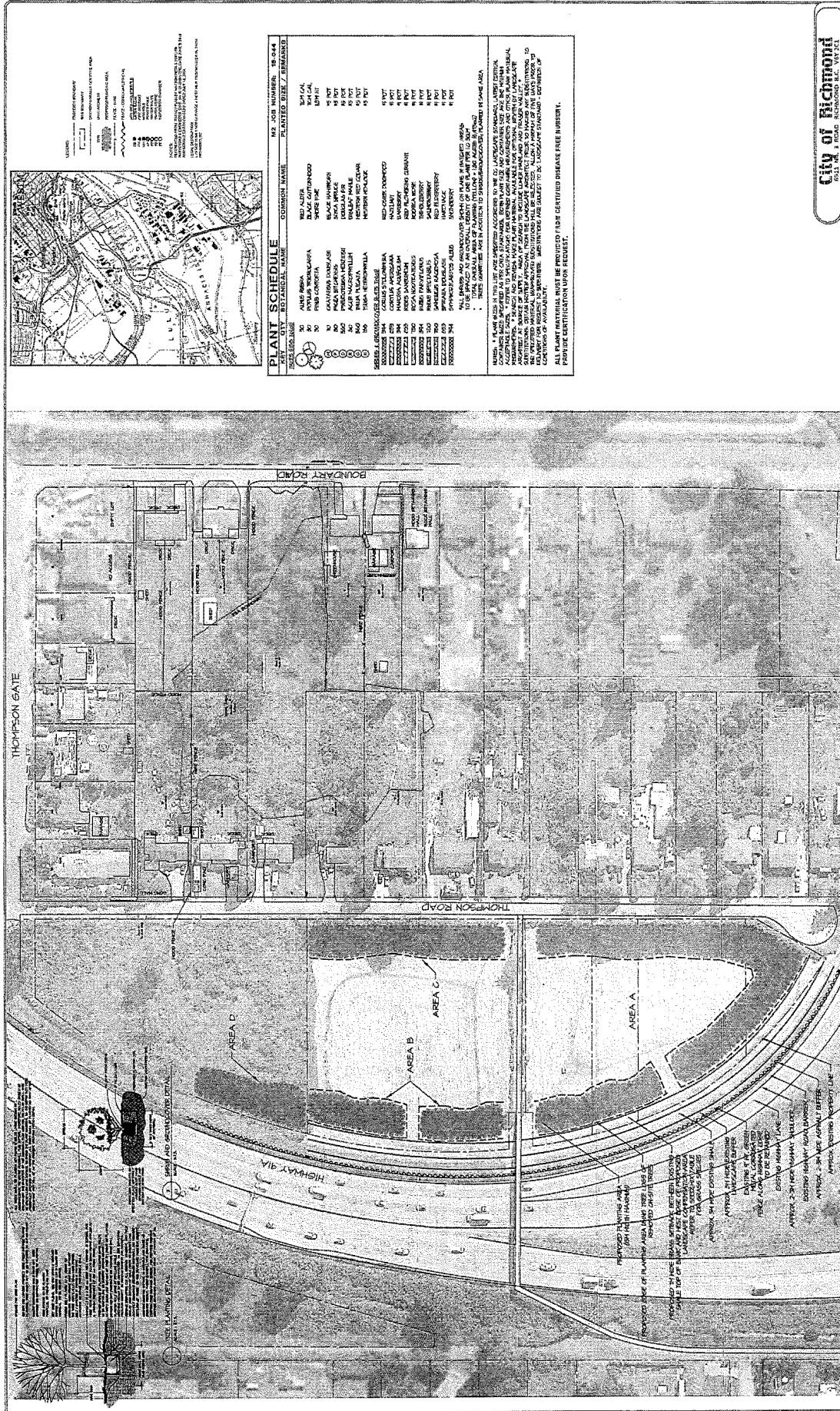


**CONTEXT PLAN**  
SCALE NTS

<b>STATISTICS:</b>	4350' X 200' 4340' THOMPSON ROAD
CIVIC ADDRESS:	4251 - 4511 BOUNDARY ROAD
ZONING (PROPOSED):	CD
SITE AREA:	201,482 SQ FT GROSS 191,773 SQ FT NET
FLOOR AREA PROPOSED:	10,380 SQ FT (8.73 FAS) + 123 UNITS @ 1114 SQ FT AVE
SITE COVERAGE PROPOSED:	76.77% (SQ FT AVE)
REBUILT PARKING PROVIDED:	150 UNITS X 2' X 8' SPACES (150' X 200' @ 10' X 20')
VISITOR PARKING REQUIRED:	150 UNITS X 2' X 8' SPACES (150' X 200' @ 10' X 20')
VISITOR PARKING PROVIDED:	150 UNITS X 2' X 8' SPACES (150' X 200' @ 10' X 20')
AGENCY AREA (REQUIRED):	27' 80" X 100' 00" FT
COMMON MOOR (REQUIRED):	27' 80" X 100' 00" FT
PRIVATE OUTDOOR (REQUIRED):	150' 00" X 6' 00" = 7200 SQ FT
PRIVATE OUTDOOR (PROVIDED):	150' 00" FT



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



**PLANT SCHEDULE**

SYMBOL	PLANT NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ALBIBERIA	ALBIBERIA	15' CAL
2	ALBIBERIA	ALBIBERIA	15' CAL
3	ALBIBERIA	ALBIBERIA	15' CAL
4	ALBIBERIA	ALBIBERIA	15' CAL
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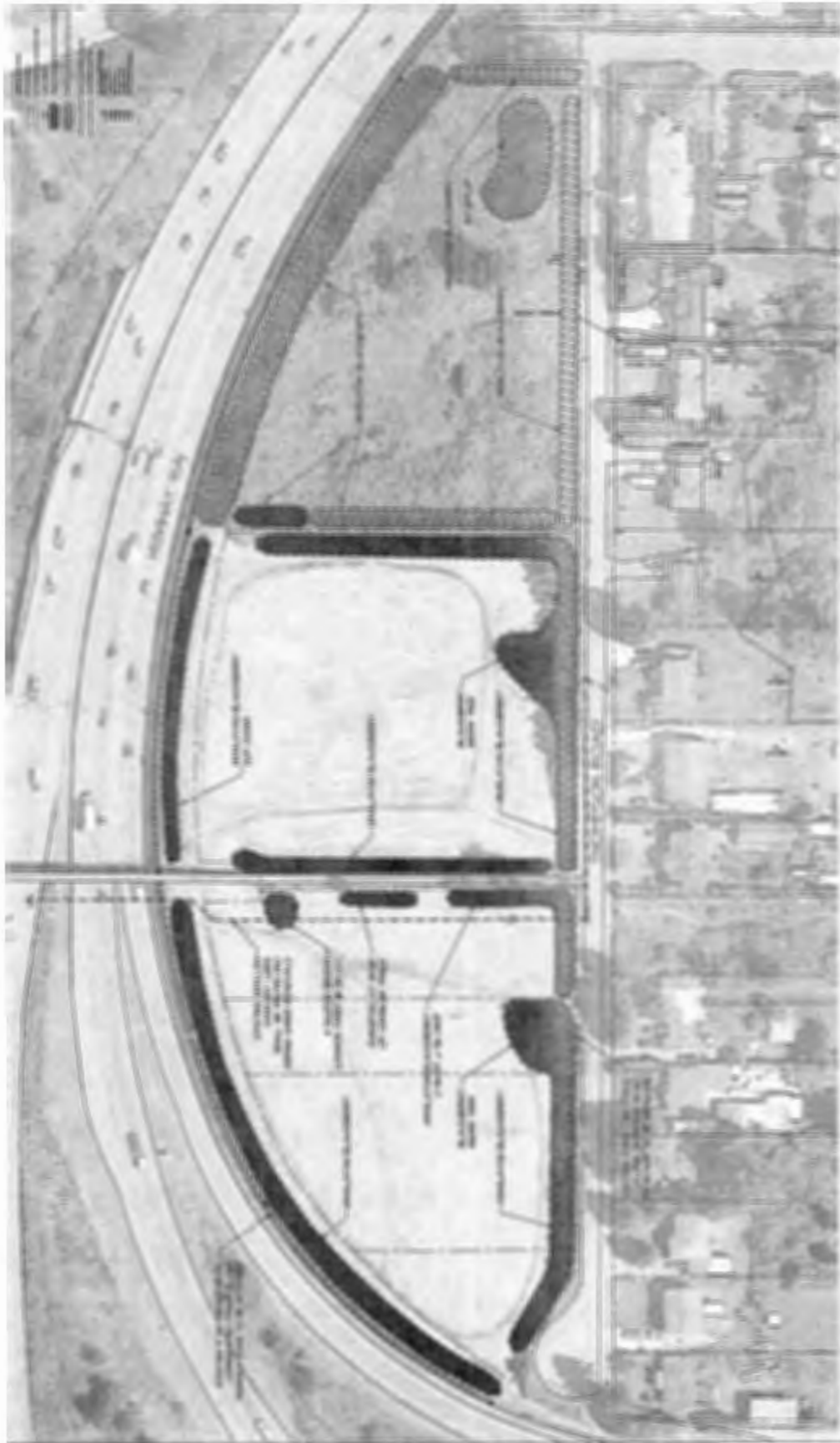
**City of Richmond**  
1221 1<sup>st</sup> FLOOR, RICHMOND, B.C. V6V 1Z6

TITLE: 122 UNIT TOWNHOUSE DEVELOPMENT  
 HAMILTON HIGHWAY PARK  
 EIA COMPENSATION PLAN  
 Engineering Site Assessment  
 CITY DRAWING NUMBER: 1417 781153  
 DRAWING NUMBER: 1417 781153-10  
 SCALE: 1:1250  
 DATE: 2010-09-05  
 SHEET NO. 1 OF 4

DATE: 2010-09-05  
 SHEET NO. 1 OF 4

PROJECT ADDRESS:  
 6291-4331 BOUNDARY ROAD &  
 6300-4340 THOMPSON ROAD  
 RICHMOND, BC

**M2**  
 MURPHY INVESTMENTS  
 KAMHANSON INVESTMENT LTD.  
 400-1001 1<sup>st</sup> FLOOR  
 RICHMOND, BC V6V 1Y7



**City of Richmond**

162 UNIT TOWNHOUSE DEVELOPMENT  
 430-438 TECHNOLOGY ROAD  
 RICHMOND, BC V6X 1S1

OWNER: M2 INVESTMENT LTD.  
 1100 WESTERN AVENUE, SUITE 1000  
 VANCOUVER, BC V6E 3A8

DESIGNER: [Firm Name]  
 1234 5678 AVENUE  
 RICHMOND, BC V6V 1K1

DATE: [Date]  
 SCALE: [Scale]

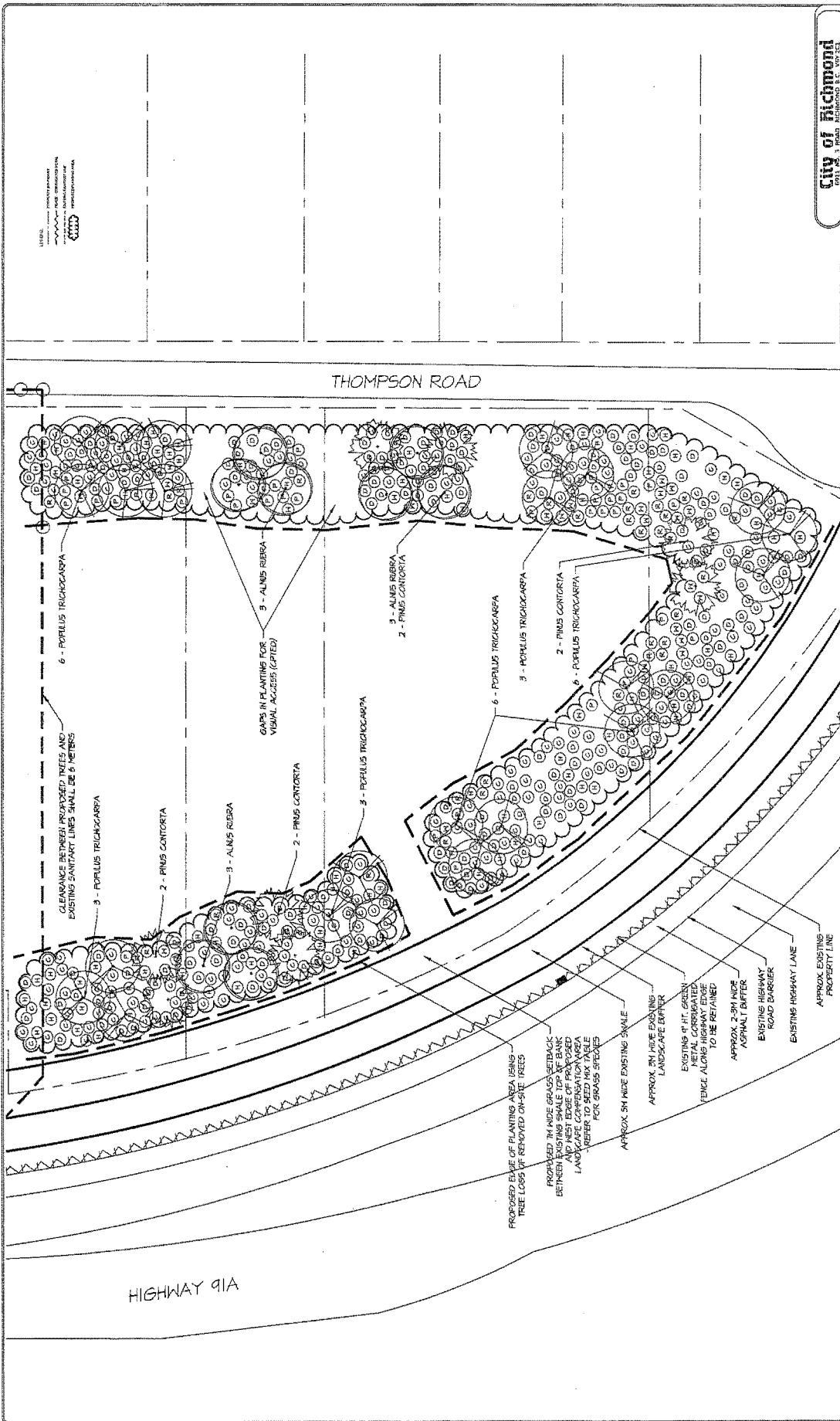


NO.	DESCRIPTION	DATE	BY

**M2 INVESTMENT LTD.**  
 1100 WESTERN AVENUE, SUITE 1000  
 VANCOUVER, BC V6E 3A8

**PROJECT ADDRESS:**  
 430-438 TECHNOLOGY ROAD  
 RICHMOND, BC





**City of Richmond**  
 TITLE: 120 UNIT TOWNHOUSE DEVELOPMENT  
 HAMILTON HIGHWAY PARK  
 EPA DEVELOPMENT PLAN  
 The Phase 3 Plan - Area A  
 CITY PERMIT NUMBER: 517-74293  
 DRAWING NUMBER: 181203 17-00  
 SCALE: 1:120  
 DATE: 2012.02.05  
 SHEET NO.: 3 OF 3

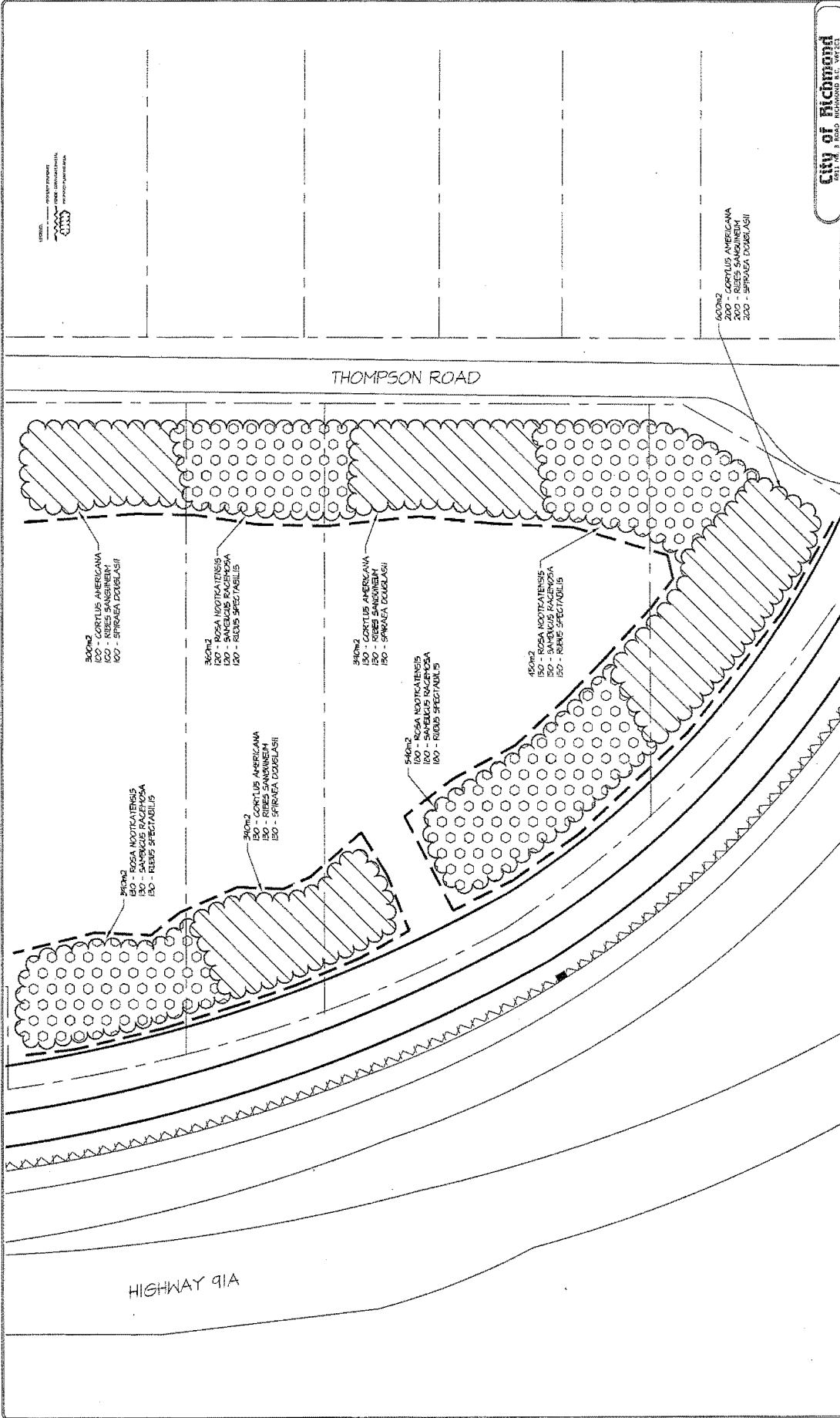


NO.	DATE	BY	CHK.	REV.	DESCRIPTION
1	23 JUN 2012	MMT	MMT		SECOND SUBMISSION
2	11 JUL 2012	MMT	MMT		REVISED SUBMISSION

**M2**  
 MURPHY APPLICANT  
 KAMMANSOHN INVESTMENT LTD.  
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 VANCOUVER, BC  
 V6Z 2R7  
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 FAX: 604.273.8006  
 WWW.M2CORP.COM

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 4300-4340 THOMPSON ROAD  
 RICHMOND, BC

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**City of Richmond**  
PLAT NO. 3 ROAD ARCHITECTURE S.L. 107-221

**123 UNIT TOWNHOUSE DEVELOPMENT**  
NEAR THE HIGHWAY PARK  
EPA COMPLIANCE PLAN  
SHEPHERD TOWN - AREA A  
CITY OF RICHMOND  
LANDSCAPE ARCHITECTURE  
CHECKED: MTA DATE: 11/23/14  
ENGINEER: DATE: 11/23/14



NO.	DATE	BY	DESCRIPTION

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1230 N. 28th Street, Suite 100  
York, PA 17402  
TEL: 717.252.1000  
FAX: 717.252.1001  
WWW.MITCHELLARCH.COM

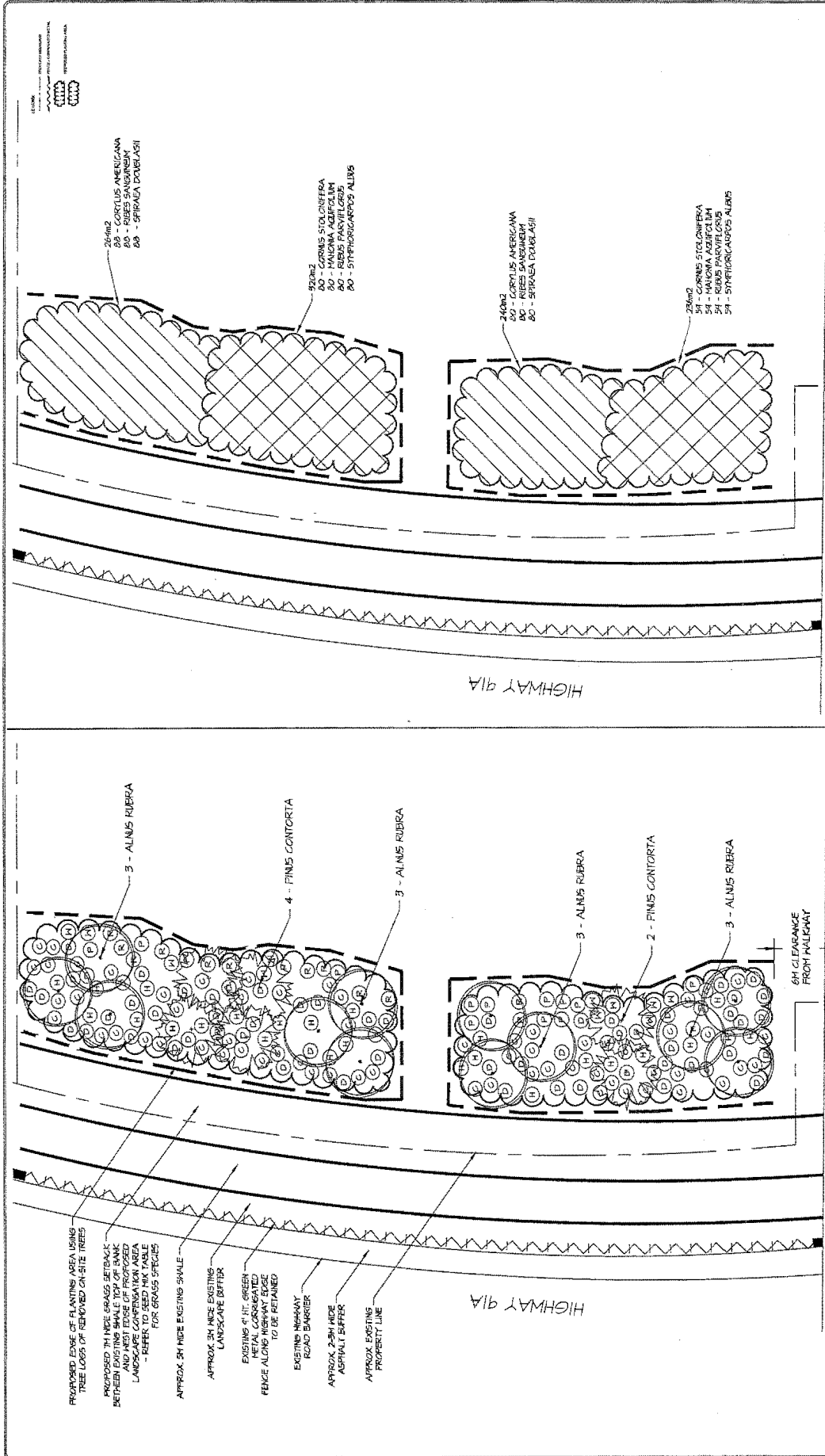
**KAIMANSON INVESTMENT LTD.**  
1075 W. 10th St.  
Richmond, BC

**PROJECT ADDRESS:**  
4291-4331 BOUNDARY ROAD &  
4300-4540 THOMPSON ROAD  
RICHMOND, BC

600sqz  
200 - CORTIUS AMERICANA  
200 - RIVES SANNHEIM  
200 - SPIRAEA DOUBLASHI

THOMPSON ROAD

HIGHWAY 91A



**City of Richmond**  
 5031 N.W. 3 ROAD, RICHMOND, FL 32702

TITLE: 120 UNIT TOWNHOUSE DEVELOPMENT

PROJECT: HAMILTON HIGHWAY PARK  
 C&A COMPLETION PLAN  
 PLANNING ITEM # 2

CITY PERMIT NUMBER: 0512-70293

ISSUE: 001  
 DATE: 05/12/2015  
 EXCEEDED: TOTAL SCALE: 1:250  
 EXCEEDED: TOTAL SCALE: 1:250  
 EXCEEDED: TOTAL SCALE: 1:250



NO.	DATE	BY	DESCRIPTION
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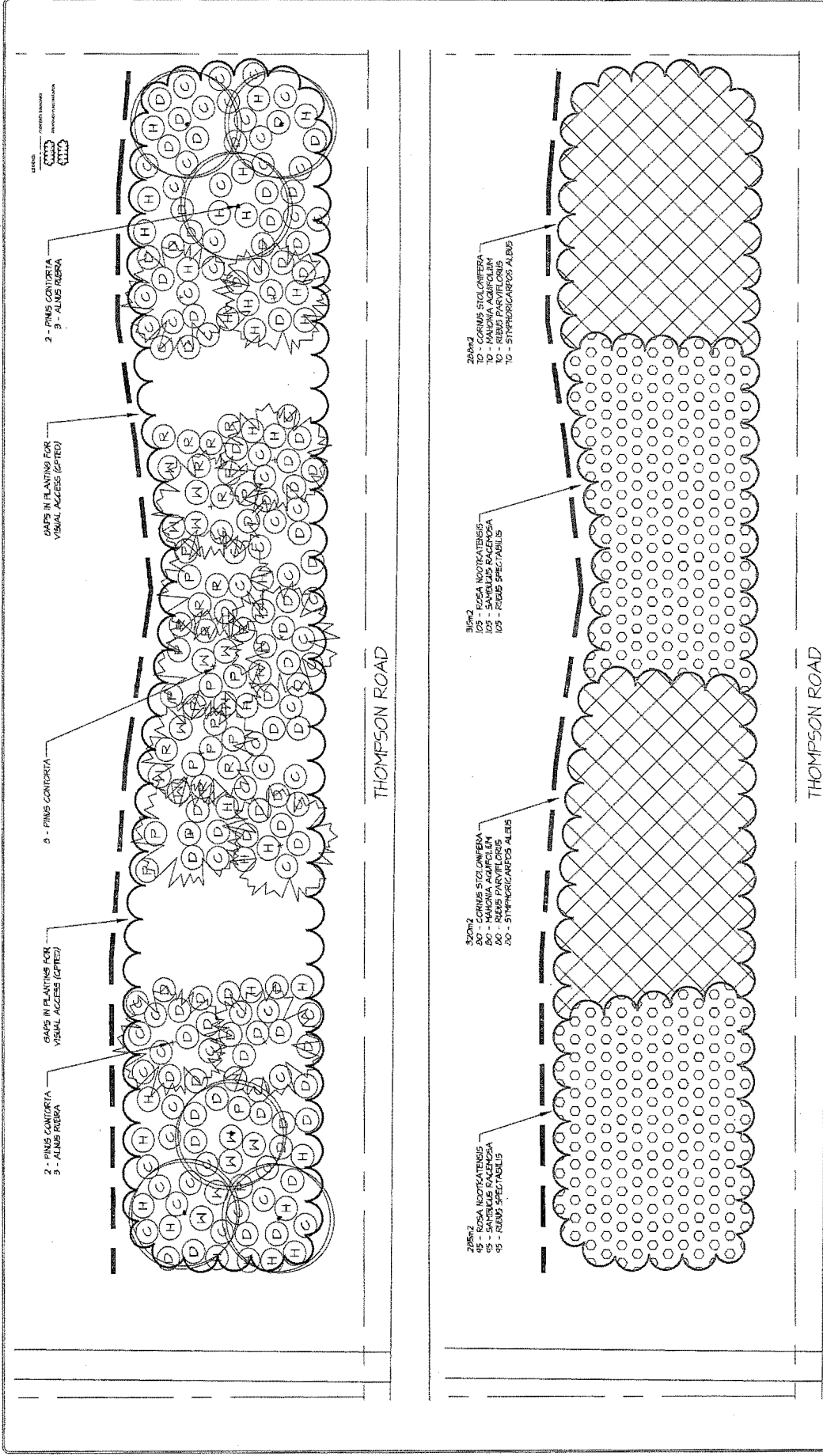
**M2** MORGAN INVESTMENT

4297-4301 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD  
 RICHMOND, NC

**KAMMANSON INVESTMENT LTD.**  
 4215 JAMES LANE  
 RICHMOND, NC 29206

**PROJECT ADDRESS:**  
 4297-4301 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD  
 RICHMOND, NC

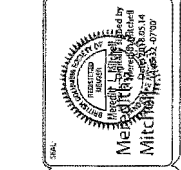
**City of Richmond**  
 5031 N.W. 3 ROAD, RICHMOND, FL 32702



**City of Richmond**  
 120 UNIT TOWNHOUSE DEVELOPMENT  
 1201 W. 5 ROAD, RICHMOND B.C. V6V 1Y1

PROJECT NUMBER: 303731203  
 Planning Team - Area C  
 ESCALOP/PC/ST/DP PLAN

DATE: 11/12/2012  
 SCALE: 1:1000  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 11/12/2012  
 SCALE: 1:1000



NO.	DATE	BY	CHK.	DESCRIPTION
1	11/12/2012	[Name]	[Name]	PRELIMINARY
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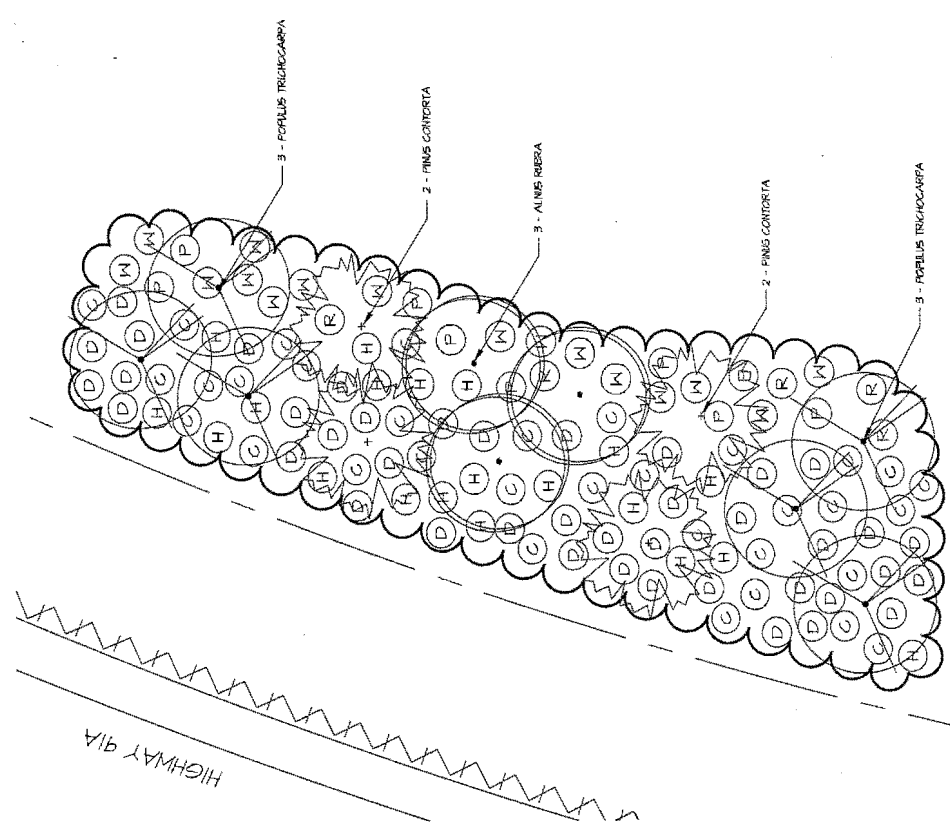
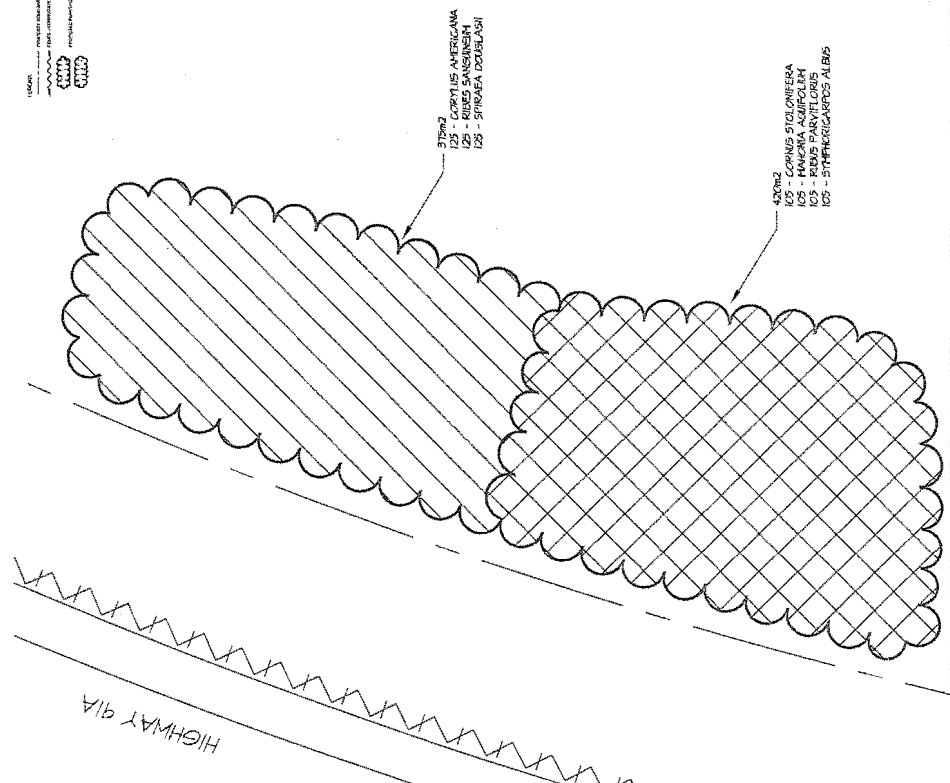
**M2**  
 M2 ENGINEERING  
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 V6V 1Y1

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 WWW.M2ENGINEERING.COM

**KAMMONSON INVESTMENT LTD.**  
 4230-4340 THOMPSON ROAD  
 RICHMOND, BC  
 V6V 1Y1

PROJECT ADDRESS:  
 4291-4311 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD  
 RICHMOND, BC



**City of Richmond**  
 2025 No. 3 Road, Richmond B.C. V6V 2G1

**TITLE:** 120 UNIT TOWNHOUSE DEVELOPMENT  
**LOCATION:** WILTON ROADWAY PARK  
**EA NUMBER:** 2019-0001  
**PROJECT NUMBER:** 2019-0001  
**DATE:** 2019-08-05  
**SCALE:** 1:100  
**DATE:** 2019-08-05  
**PROJECT NO.:** 2019-0001



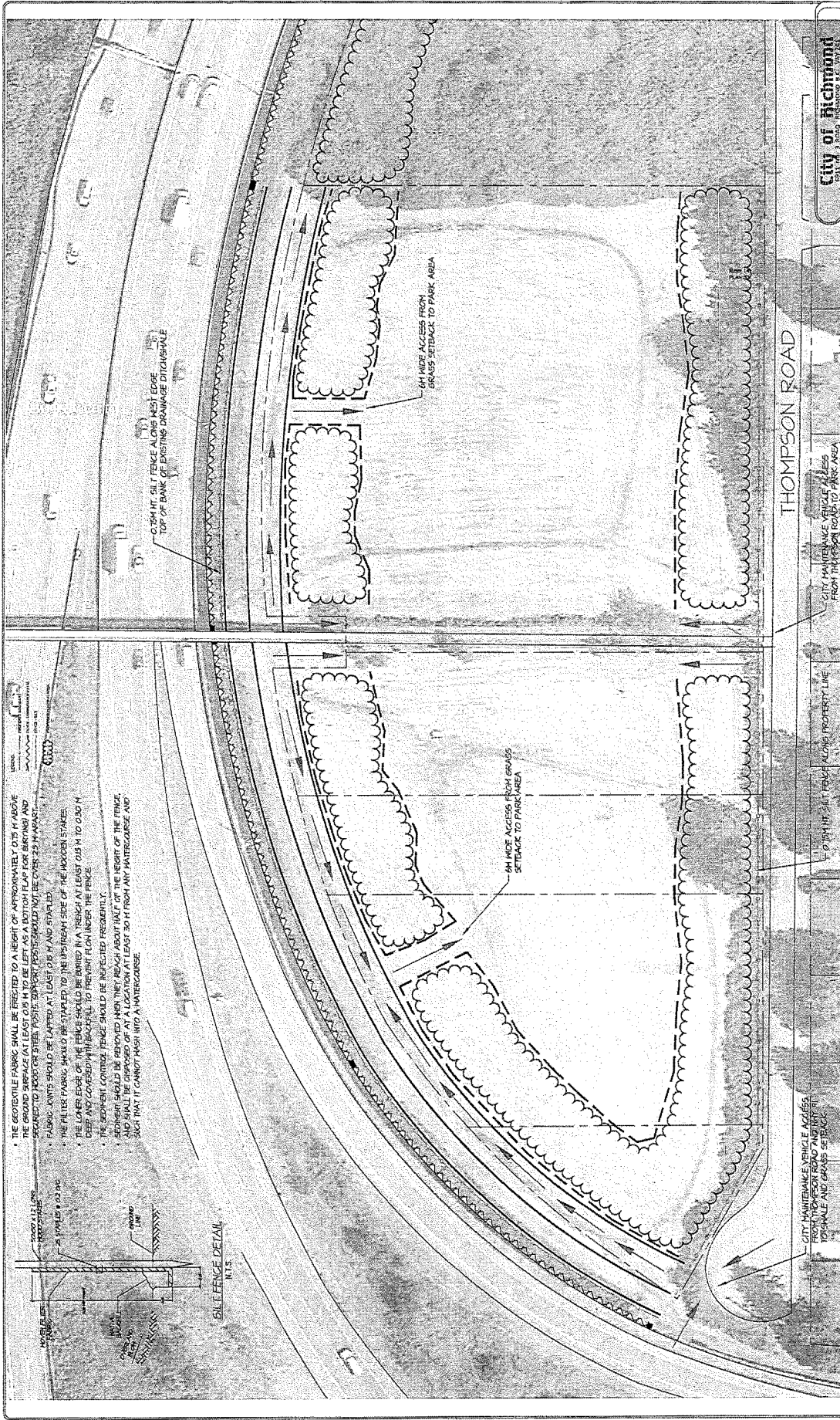
NO.	DATE	BY	CHK.	APP.	DESCRIPTION
1	2019-08-05	Mitchell Mitchell			PRELIMINARY DESIGN

**M2** KAIMANSON INVESTMENT LTD.  
 4291-4351 BOUNDARY ROAD &  
 4300-4340 THURPSON ROAD  
 RICHMOND, BC

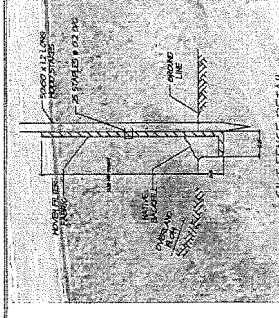
**PROJECT ADDRESS:**  
 4291-4351 BOUNDARY ROAD &  
 4300-4340 THURPSON ROAD  
 RICHMOND, BC

**PROFESSIONAL ENGINEER:**  
 Mitchell Mitchell  
 License No. 12007





- THE GEOTEXTILE FABRIC SHALL BE BRIGHT TO A HEIGHT OF APPROXIMATELY 0.75 M ABOVE THE GROUND SURFACE (AT LEAST 0.15 M TO BE LEFT AS A BOTTOM FLAP FOR SINKING AND SECURED TO HOOD OR SHEET PILES. SUPPORT POSTS SHOULD NOT BE MORE THAN 2.3 M APART).
- FABRIC JOINTS SHOULD BE LAPPED AT LEAST 0.6 M AND STAPLED.
- THE FILTER FABRIC SHALL BE STAPLED TO THE UPSTREAM SIDE OF THE WOODEN STAKES.
- THE LOWER EDGE OF THE FENCE SHALL BE BURIED IN A TRENCH AT LEAST 0.15 M TO 0.30 M DEEP AND COVERED WITH GRAVEL TO PREVENT FLOW UNDER THE FENCE.
- THE DOWN-STREAM FENCE SHOULD BE INSTALLED PERPENDICULARLY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ABOUT HALF OF THE HEIGHT OF THE FENCE AND SHALL BE DISPOSED OF AT A LOCATION AT LEAST 30 M FROM ANY WATERCOURSE, AND SUCH THAT IT CANNOT WASH INTO A WATERCOURSE.



**City of Richmond**  
 120 URT TOWNHOUSE DEVELOPMENT  
 HAMILTON HIGHWAY PARK  
 6545 COMBINATION RD. #1  
 COURTESY Access Management Plan  
 CITY OF RICHMOND 5437 782 289  
 LANDSCAPE CONSULTING SERVICES 17-05-14  
 PREPARED BY: [Signature]  
 CHECKED: MTRM  
 DATE: 11-09-14  
 DRAWN: [Signature]  
 DATE: 11-09-14

**Metcalfe & Mitchell**  
 17-05-14  
 PROFESSIONAL ENGINEER  
 REG. NO. 11079

NO.	DATE	BY	FOR
1	11-09-14	MTRM	ISSUE FOR PERMIT

**M2**  
 KAIMANSON INVESTMENT LTD.  
 4230 - 25 Street West  
 7700 S.F. Industrial Building - Victoria  
 BRITISH COLUMBIA  
 V8N 1S5 CANADA  
 TEL: 250-553-0246  
 FAX: 250-553-0246  
 WWW.M2INC.COM

**PROJECT ADDRESS:**  
 4291-4301 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD  
 RICHMOND, BC

**CITY MAINTENANCE VEHICLE ACCESS FROM THOMPSON ROAD TO PARK AREA**  
 17-05-14  
 PROFESSIONAL ENGINEER  
 REG. NO. 11079

**PROJECT OVERVIEW**

The project consists of a 120-unit townhouse development located at Hamilton Herstay Park. The development is situated on a 1.2-hectare site and is designed to provide high-quality residential units with modern amenities and sustainable features. The units are arranged in a grid pattern, with each unit featuring a private outdoor space and access to shared community facilities. The development is designed to be a walkable neighborhood with easy access to public transit, schools, and parks. The landscape design is intended to enhance the overall quality of the development and provide a pleasant living environment for the residents. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.

**GENERAL NOTES**

1. All work shall be in accordance with the City of Richmond's zoning and development regulations.
2. The landscape design is intended to enhance the overall quality of the development and provide a pleasant living environment for the residents.
3. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
4. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.
5. All materials and workmanship shall be in accordance with the City of Richmond's zoning and development regulations.
6. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
7. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.
8. All work shall be in accordance with the City of Richmond's zoning and development regulations.
9. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
10. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.

**PLANTING SPECIFICATIONS**

1. All plants shall be in accordance with the City of Richmond's zoning and development regulations.
2. The landscape design is intended to enhance the overall quality of the development and provide a pleasant living environment for the residents.
3. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
4. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.
5. All materials and workmanship shall be in accordance with the City of Richmond's zoning and development regulations.
6. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
7. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.
8. All work shall be in accordance with the City of Richmond's zoning and development regulations.
9. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
10. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.

**CONSTRUCTION SPECIFICATIONS**

1. All construction work shall be in accordance with the City of Richmond's zoning and development regulations.
2. The landscape design is intended to enhance the overall quality of the development and provide a pleasant living environment for the residents.
3. The project is being developed by Kaminson Investment Ltd. and is subject to the City of Richmond's zoning and development regulations.
4. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.
5. All materials and workmanship shall be in accordance with the City of Richmond's zoning and development regulations.
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10. The landscape specifications are intended to ensure that the development meets the highest standards of quality and sustainability.



September 14, 2018

Planning and Development Office  
City of Richmond  
6911 Number 3 Road  
Richmond, BC V6Y 2C1

**Re: Parc Thompson – Sustainable Design Affirmation**

As the Sustainability Consultant for 4300,4320,4340 Thompson Rd & 4291-4451 Boundary Rd, I have evaluated the design to determine whether the project could pursue LEED Silver. I affirm that the project will be designed and constructed to meet the intent of sufficient prerequisites and credits to meet a Silver level.

As the minimum threshold for Silver level certification is 50 points, a target of 53 points was established for the design to exceed this minimum requirement. Due to the scale, type and intent of the development, 4300,4320, 4340 Thompson Rd & 4291-4451 Boundary Rd will register with the USGBC under the LEED for Homes rating system.

To elaborate on the sustainability measures undertaken by the design team, below are some of the elements discussed to date to support the project's Silver target.

**Location** – Project will be built on previously developed sites in proximity to parks and bicycle routes, while significantly increasing the density of the area.

**Water Efficiency** – Water demand will be reduced both within the buildings and through outdoor areas through low flow fixtures and efficient landscaping design.

**Materials** – Parc Thompson has chosen to specify materials with recycled content while also being low in VOCs. During construction, waste will be reduced from land and construction indoor air quality will be managed.

**Energy**– Each home at Parc Thompson will achieve at least an Energuide rating of 82. Energy systems will be verified by an EA on-site throughout construction following Energuide for New Homes standard protocols. The project will also meet *BC Solar Hot Water Ready Regulation* design requirements. The initial design strategy to achieve Energuide 82 is based on the use of electric space heating, electric water heating, a LED lighting package, an Energy Star appliance package, and high-performance glazing. This strategy will be refined through the design development stage and heat recovery ventilation will be incorporated if necessary.

Also included with this Development Permit Package is the most recent edition of the sustainability scorecard on which the credits identified as "targeted" represent those which have been identified by the design team as feasible.

Below I have attached my LEED accreditation under the LEED Homes rating system to support my professional qualifications and experience in assessing the measures discussed above.


Should there be any questions do not hesitate to ask

Yours truly,

INTEGRAL GROUP

Jeremy Field, LEED® AP Homes, EA  
Intermediary Sustainability Advisor

**LEED® Professional Credentials**



LEED AP HOMES

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED green building program.

7147953-AP-HOMES

29 JUL 2017

28 JUL 2019

*Mahesh Ramarajan*  
MAHESH RAMARAJAN  
LEED AP HOMES, EA  
INTEGRAL GROUP, 12125 W. CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TX 75243

# 4300,4320, 4340 Thompson Rd & 4291-4451 Boundary Rd Scorecard

Note: For information on this tab, see [LEED v4.1](#). To learn more about LEED v4.1, see the [LEED v4.1](#) website.



<b>Integrative Process</b>	<b>Preliminary</b>	<b>Y</b>	<b>0 of 2</b>	<b>M</b>	<b>2</b>	<b>Verified</b>	<b>0</b>
<b>IPc</b>	<b>Integrative Process</b>		<b>0 of 2</b>		<b>2</b>		



<b>Location and Transportation</b>	<b>Preliminary</b>	<b>Y</b>	<b>12 of 15</b>	<b>M</b>	<b>3</b>	<b>Verified</b>	<b>0</b>
<b>LTP</b>	<b>Floodplain Avoidance</b>		<b>Required</b>				<b>Not Verified</b>
<i>Performance Path</i>							
<b>LTC</b>	<b>LEED for Neighborhood Development</b>		<b>0 of 15</b>		<b>0</b>		
<i>Prescriptive Path</i>							
<b>LTC</b>	<b>Site Selection</b>		<b>8 of 8</b>		<b>8</b>		
<b>LTC</b>	<b>Compact Development</b>		<b>3 of 3</b>		<b>3</b>		
<b>LTC</b>	<b>Community Resources</b>		<b>0 of 2</b>		<b>2</b>		
<b>LTC</b>	<b>Access to Transit</b>		<b>1 of 2</b>		<b>2</b>		



<b>Sustainable Sites</b>	<b>Preliminary</b>	<b>Y</b>	<b>2 of 7</b>	<b>M</b>	<b>0</b>	<b>Verified</b>	<b>0</b>
<b>SSp</b>	<b>Construction Activity Pollution Prevention</b>		<b>Required</b>				<b>Not Verified</b>
<b>SSp</b>	<b>No Invasive Plants</b>		<b>Required</b>				<b>Not Verified</b>
<b>SSc</b>	<b>Heat Island Reduction</b>		<b>0 of 2</b>		<b>0</b>		
<b>SSc</b>	<b>Rainwater Management</b>		<b>0 of 3</b>		<b>0</b>		
<b>SSc</b>	<b>Nontoxic Pest Control</b>		<b>2 of 2</b>		<b>2</b>		



<b>Water Efficiency</b>	<b>Preliminary</b>	<b>Y</b>	<b>5 of 12</b>	<b>M</b>	<b>2</b>	<b>Verified</b>	<b>0</b>
<b>WEp</b>	<b>Water Metering</b>		<b>Required</b>				<b>Not Verified</b>
<i>Performance Path</i>							
<b>WEc</b>	<b>Total Water Use</b>		<b>0 of 12</b>		<b>0</b>		
<i>Prescriptive Path</i>							
<b>WEc</b>	<b>Indoor Water Use</b>		<b>4 of 6</b>		<b>6</b>		
<b>WEc</b>	<b>Outdoor Water Use</b>		<b>1 of 4</b>		<b>4</b>		



<b>Energy and Atmosphere</b>	<b>Preliminary</b>	<b>Y</b>	<b>22 of 38</b>	<b>M</b>	<b>3</b>	<b>Verified</b>	<b>0</b>
<b>EAp</b>	<b>Minimum Energy Performance</b>		<b>Required</b>				<b>Not Verified</b>
<b>EAp</b>	<b>Energy Metering</b>		<b>Required</b>				<b>Not Verified</b>
<b>EAp</b>	<b>Education of the Homeowner, Tenant or Building Manager</b>		<b>Required</b>				<b>Not Verified</b>
<i>Performance Path</i>							
<b>EAc</b>	<b>Annual Energy Use</b>		<b>21 of 29</b>		<b>0</b>		
<i>Performance and Prescriptive Paths</i>							
<b>EAc</b>	<b>Efficient Hot Water Distribution System</b>		<b>0 of 5</b>		<b>0</b>		
<b>EAc</b>	<b>Advanced Utility Tracking</b>		<b>0 of 2</b>		<b>2</b>		
<b>EAc</b>	<b>Active Solar-Ready Design</b>		<b>1 of 1</b>		<b>1</b>		
<b>EAc</b>	<b>HVAC Start-Up Credentialing</b>		<b>0 of 1</b>		<b>1</b>		
<i>Prescriptive Path</i>							
<b>EAp</b>	<b>Home Size</b>		<b>Required</b>				<b>Not Verified</b>
<b>EAc</b>	<b>Building Orientation for Passive Solar</b>		<b>0 of 3</b>		<b>0</b>		
<b>EAc</b>	<b>Air Infiltration</b>		<b>0 of 2</b>		<b>0</b>		
<b>EAc</b>	<b>Envelope Insulation</b>		<b>0 of 2</b>		<b>0</b>		

EAc	Windows	0 of 3	0
EAc	Space Heating & Cooling Equipment	0 of 4	0
EAc	Heating & Cooling Distribution Systems	0 of 3	0
EAc	Efficient Domestic Hot Water Equipment	0 of 3	0
EAc	Lighting	0 of 2	0
EAc	High-Efficiency Appliances	0 of 2	0
EAc	Renewable Energy	0 of 4	0



**Materials and Resources** Preliminary Y 2 of 10 M 2.5 Verified 0

MRp	Certified Tropical Wood	Required	Not Verified
MRp	Durability Management	Required	Not Verified
MRc	Durability Management Verification	0 of 1	0
MRc	Environmentally Preferable Products	1 of 4	1.5
MRc	Construction Waste Management	1 of 3	1
MRc	Material-Efficient Framing	0 of 2	0



**Indoor Environmental Quality** Preliminary Y 8 of 16 M 5.5 Verified 0

EQp	Ventilation	Required	Not Verified
EQp	Combustion Venting	Required	Not Verified
EQp	Garage Pollutant Protection	Required	Not Verified
EQp	Radon-Resistant Construction	Required	Not Verified
EQp	Air Filtering	Required	Not Verified
EQp	Environmental Tobacco Smoke	Required	Not Verified
EQp	Compartmentalization	Required	Not Verified
EQc	Enhanced Ventilation	2 of 3	1
EQc	Contaminant Control	0 of 2	1.5
EQc	Balancing of Heating and Cooling Distribution Systems	1 of 3	2
EQc	Enhanced Compartmentalization	0 of 1	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	0 of 2	1
EQc	Low-Emitting Products	3 of 3	0



**Innovation** Preliminary Y 1 of 6 M 2 Verified 0

INp	Preliminary Rating	Required	Not Verified
INc	Innovation	0 of 5	0
INc	LEED Accredited Professional	1 of 1	0



**Regional Priority** Preliminary Y 1 of 4 M 1 Verified 0

RPc	Regional Priority	1 of 4	1
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**Point Floors**

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere

No

The project earned at least 3 points in Water Efficiency

No

The project earned at least 3 points in Indoor Environmental Quality

No

**Total** Preliminary Y 53 of 110 M 21 Verified 0

**Certification Thresholds** Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110



No. DP 17-788728

To the Holder: Parc Thompson Project Inc.

Property Address: 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451  
Boundary Road

Address: c/o Melvin Yap  
2310 West 22<sup>nd</sup> Ave.  
Vancouver, BC V6L 1L9

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 increase the height of an accessory building for a centrally-located indoor amenity space from 5.0 m (16.4 ft.) to 8.3 m (27.2 ft.).
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 #DP17-788728-1 to #DP17-788728-68 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 \$138,872 for the on-site ESA planting areas and \$530,353 for the remainder of the on-site landscape to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 17-788728

To the Holder: Parc Thompson Project Inc.

Property Address: 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451  
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Vancouver, BC V6L 1L9

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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.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

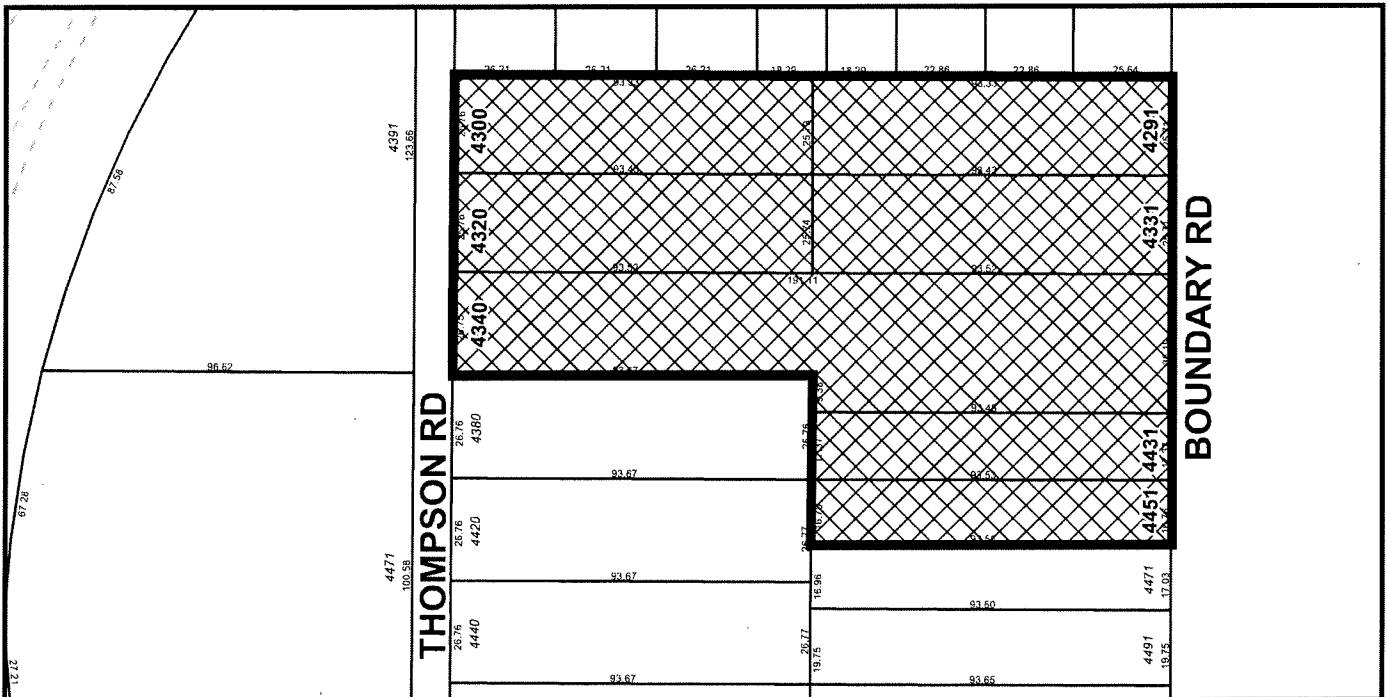
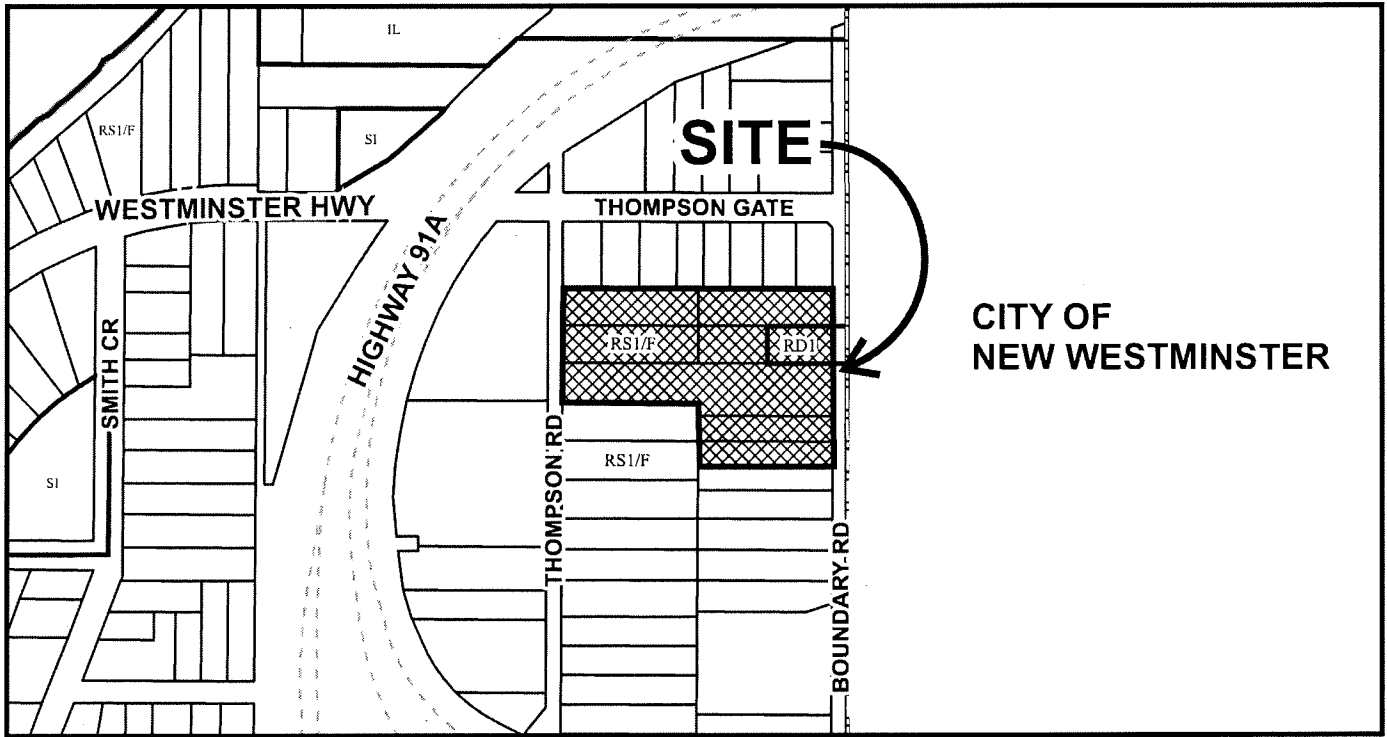
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MAYOR





# City of Richmond



## DP 17-788728 SCHEDULE "A"

Original Date: 10/18/17

Revision Date:

Note: Dimensions are in METRES

**STATISTICS:**

4300, 4320, 4340 THOMPSON ROAD & 4291 - 4451 BOUNDARY ROAD  
 PARTS OF BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT

ZONING: RTH1

GROSS SITE AREA: 201,271 SQ.FT. (18,688 SQ.M.)  
 NET SITE AREA: 191,775 SQ.FT. (17,816 SQ.M.)  
 SITE COVERAGE PERMITTED: 181,775 SQ.FT. X 45% = 82,290 SQ.FT.  
 (17,816 SQ.M.) (112,565 SQ.M.)  
 SITE COVERAGE PROPOSED: 72,232 SQ.FT. X 38% = 38,869 SQ.FT.  
 (6,710 SQ.M.) (132,565 SQ.M.)  
 LOT COVERAGE PERMITTED: 191,775 SQ.FT. X 70% = 134,243 SQ.FT.  
 LOT COVERAGE PROPOSED: 126,749 SQ.FT. X 66%

TOTAL UNIT NUMBER: 120 UNITS (27 CONVERTIBLE UNITS)  
 FLOOR AREA PERMITTED: 143,831 SQ.FT. (0.75 FAR)  
 FLOOR AREA PROPOSED: 143,830 SQ.FT. (0.75 FAR)  
 GROSS FLOOR AREA PROPOSED: 217,682.8 SQ.FT.  
 AMENITY AREA:  
 COMMON INDOOR (REQUIRED): 100 SQ.M.  
 COMMON INDOOR (PROVIDED): 100 SQ.M. (1076 SQ.FT.)  
 COMMON OUTDOOR (REQUIRED): 120 UNITS X 6 SM = 720 SQ.M. (7750 SQ.FT.)  
 COMMON OUTDOOR (PROVIDED): 360 SQ.M. (7,965 SQ.FT.)  
 CHILDREN'S PLAY AREA  
 COMMON OUTDOOR (PROVIDED): 360 SQ.M. INCLUDED WITHIN THE OUTDOOR SPACE PROVIDED  
 UNIT OUTDOOR SPACE:  
 UNIT OUTDOOR (REQUIRED): 30 S.Q.M. (MIN DEPTH OF 4.5M) PROVIDED FOR EACH UNIT  
 PRIVATE OUTDOOR (PROVIDED): 30 S.Q.M. (MIN DEPTH OF 4.5M)  
 LANDSCAPE / PLANTING PROF:  
 LANDSCAPE / PLANTING REQ: 191,775 SQ.FT. X 20% = 38,355 SQ.FT.  
 2.0 SPACES x 120 UNITS X 20% = 44,070.19 SQ.FT. (23%) SQ.FT.  
 0.2 SPACES x 120 UNITS = 24 SPACES (RESIDENTS)  
 TOTAL = 264 SPACES (VISITORS)

**PARKING:**  
 REQUIRED:  
 2.0 SPACES x 120 UNITS = 240 SPACES (RESIDENTS)  
 0.2 SPACES x 120 UNITS = 24 SPACES (VISITORS)  
 PROVIDED:  
 2 CAR GARAGES x 62 UNITS = 124 SPACES (RESIDENTS)  
 2 CAR TANDEM GARAGES x 58 UNITS = 116 SPACES (RESIDENTS)  
 OPEN VISITORS PARKING = 24 SPACES (VISITORS)  
 TOTAL = 264 SPACES  
 ACCESSIBLE PARKING:  
 5 ACCESSIBLE VISITOR PARKING STALLS  
 27 ACCESSIBLE PARKING STALLS IN UNITS

REQUIRED BICYCLE:  
 1.25 SPACES x 120 UNITS = 150 SPACES (CLASS 1)  
 0.2 SPACES x 120 UNITS = 24 SPACES (CLASS 2)  
 TOTAL = 174 SPACES  
 PROVIDED BICYCLE:  
 2 SPACES x 120 GARAGES = 240 SPACES (CLASS 1)  
 BICYCLE RACK = 24 SPACES (CLASS 2)  
 TOTAL = 264 SPACES  
 ALL PROPOSED CAR SPACES ARE STANDARD

FCI: 3.5M GSC  
 FINISHED SITE GRADE: 2.30M  
 PHASE 1:  
 2 CAR GARAGES x 32 UNITS = 64 SPACES (RESIDENTS)  
 2 CAR TANDEM GARAGES x 19 UNITS = 32 SPACES (RESIDENTS)  
 OPEN VISITORS PARKING = 8 SPACES (VISITORS)  
 TOTAL = 104 SPACES  
 PHASE 2:  
 2 CAR GARAGES x 18 UNITS = 36 SPACES (RESIDENTS)  
 2 CAR TANDEM GARAGES x 16 UNITS = 32 SPACES (RESIDENTS)  
 OPEN VISITORS PARKING = 5 SPACES (VISITORS)  
 TOTAL = 73 SPACES  
 PHASE 3:  
 2 CAR GARAGES x 12 UNITS = 24 SPACES (RESIDENTS)  
 2 CAR TANDEM GARAGES x 25 UNITS = 50 SPACES (RESIDENTS)  
 OPEN VISITORS PARKING = 11 SPACES (VISITORS)  
 TOTAL = 87 SPACES

**F.A.R.:**

MAX. ALLOWED FLOOR AREA:  
 538.2 SQ.FT. x 120 UNITS = 64,584 SQ.FT.  
 MAX. ALLOWED GARAGE AREA:

**PROPOSED FLOOR AREA:**  
 FLOOR AREA:  
 UNIT-A (3 BR+D) = 1266.3 SQ.FT. X 5 UNITS = 6,331.5 SQ.FT.  
 UNIT-A1/Aa (3 BR+D) = 1276.0 SQ.FT. X 16 UNITS = 20,416.0 SQ.FT.  
 UNIT-A2 (3 BR+D) = 1381.0 SQ.FT. X 11 UNITS = 15,191.0 SQ.FT.  
 UNIT-B/Ba (3 BR+D) = 1146.4 SQ.FT. X 23 UNITS = 26,367.2 SQ.FT.  
 UNIT-B1 (3 BR+D) = 1157.0 SQ.FT. X 4 UNITS = 4,628.0 SQ.FT.  
 UNIT-B2 (3 BR+D) = 1178.0 SQ.FT. X 3 UNITS = 3,534.0 SQ.FT.  
 UNIT-C (3 BR+D) = 1134.0 SQ.FT. X 1 UNIT = 1,134.0 SQ.FT.  
 UNIT-C2 (3 BR+D) = 1113.0 SQ.FT. X 2 UNITS = 2,226.0 SQ.FT.  
 UNIT-C3/C3a (3 BR+D) = 1194.9 SQ.FT. X 24 UNITS = 28,677.6 SQ.FT.  
 UNIT-C3b/C3b (3 BR+D) = 1194.9 SQ.FT. X 3 UNITS = 3,584.7 SQ.FT.  
 UNIT-C4/C4a (3 BR+D) = 1189.0 SQ.FT. X 24 UNITS = 28,496.0 SQ.FT.  
 UNIT-C4b/C4b (3 BR+D) = 1189.0 SQ.FT. X 4 UNITS = 4,756.0 SQ.FT.  
 UNIT-C5/C5a (3 BR+D) = 1199.0 SQ.FT. X 4 UNITS = 4,796.0 SQ.FT.  
 UNIT-C5b/C5b (3 BR+D) = 1199.0 SQ.FT. X 120 UNITS = 143,880.0 SQ.FT.  
 TOTAL = 486.0 SQ.FT. X 11 UNITS = 5,346.0 SQ.FT.  
 ADDITIONAL AREA: 528.0 SQ.FT.  
 ELECTRICAL CLOSETS: 144,322.3 SQ.FT.  
 TOTAL = 144,322.3 SQ.FT.  
 AFFORDABLE UNITS FLOOR AREA:  
 UNIT-C3/C3a (3 BR+D) = 1194.9 SQ.FT. X 8 UNITS = 9,559.2 SQ.FT.  
 TOTAL = 9,559.2 SQ.FT.

**CONVERTIBLE UNIT TYPES:**  
 UNIT-C3/C3a (3 BR+D) = 1194.9 SQ.FT. X 24 UNITS = 28,677.6 SQ.FT.  
 UNIT-C3/C3b (3 BR+D) = 1194.9 SQ.FT. X 3 UNITS = 3,584.7 SQ.FT.  
 TOTAL = 32,262.3 SQ.FT.  
**ACCESSIBLE UNIT TYPE:**  
 UNIT-C3a (3 BR+D) - Building 7 = 1194.9 SQ.FT. X 1 UNITS = 1,194.9 SQ.FT.

**F.A.R. CALCULATION:**  
 UNIT: GROSS AREA: STAIRS: NET FLOOR AREA: GARAGE: EXEMPTED AREA:  
 A-1F 601.1 SF 58.5 SF 141.9 SF 400.7 SF  
 A-2F 606.0 SF 49.1 SF 556.9 SF  
 A-3F 606.0 SF 49.1 SF 556.9 SF  
 TOTAL 1813.1 SF 146.1 SF 1286.3 SF  
 A1/Aa-1F 601.2 SF 58.5 SF 142.0 SF 400.7 SF  
 A1/Aa-2F 606.0 SF 49.1 SF 556.9 SF  
 A1/Aa-3F 615.6 SF 48.5 SF 577.1 SF  
 TOTAL 1822.8 SF 146.1 SF 1276.0 SF  
 A2-1F 624.1 SF 58.5 SF 158.0 SF 407.6 SF  
 A2-2F 621.2 SF 49.1 SF 572.1 SF  
 A2-3F 669.4 SF 38.5 SF 630.9 SF  
 TOTAL 1914.7 SF 146.1 SF 1361.0 SF  
 B/Ba-1F 586.0 SF 54.4 SF 29.8 SF 501.8 SF  
 B/Ba-2F 593.7 SF 47.3 SF 546.4 SF  
 B/Ba-3F 607.0 SF 36.8 SF 570.2 SF  
 TOTAL 1786.7 SF 138.5 SF 1146.4 SF  
 B1-1F 586.0 SF 54.4 SF 29.8 SF 501.8 SF  
 B1-2F 593.7 SF 47.3 SF 546.4 SF  
 B1-3F 618.2 SF 36.8 SF 581.4 SF  
 TOTAL 1797.9 SF 138.5 SF 1157.6 SF  
 B2-1F 602.1 SF 54.4 SF 29.8 SF 501.8 SF  
 B2-2F 609.0 SF 47.3 SF 562.5 SF  
 B2-3F 623.1 SF 36.8 SF 586.3 SF  
 TOTAL 1835.0 SF 138.5 SF 1178.6 SF  
 B2a-1F 602.1 SF 54.4 SF 29.8 SF 501.8 SF  
 B2a-2F 609.0 SF 47.3 SF 562.5 SF  
 B2a-3F 623.1 SF 36.8 SF 586.3 SF  
 TOTAL 1835.0 SF 138.5 SF 1178.6 SF  
 C1-1F 577.4 SF 61.5 SF 6.7 SF 509.2 SF  
 C1-2F 589.0 SF 46.1 SF 542.9 SF  
 C1-3F 605.6 SF 39.2 SF 566.4 SF  
 TOTAL 1772.0 SF 146.8 SF  
 C2-1F 577.4 SF 63.7 SF 7.2 SF 506.5 SF  
 C2-2F 589.0 SF 43.9 SF 545.1 SF  
 C2-3F 598.9 SF 37.6 SF 561.3 SF  
 TOTAL 1765.3 SF 145.2 SF 1113.6 SF  
 C3/C3a-1F 615.0 SF 60.9 SF 0.0 SF 555.0 SF  
 C3/C3a-2F 666.3 SF 40.1 SF 626.2 SF  
 C3/C3a-3F 600.6 SF 31.9 SF 568.7 SF  
 TOTAL 1882.8 SF 132.9 SF 1194.9 SF  
 C4/C4a-1F 540.1 SF 67.5 SF 24.4 SF 448.2 SF  
 C4/C4a-2F 591.9 SF 40.1 SF 551.8 SF  
 C4/C4a-3F 603.9 SF 30.4 SF 573.5 SF  
 TOTAL 1735.9 SF 138.0 SF 1149.7 SF  
 C5/C5a/C5b-1F 615.9 SF 60.9 SF 0.0 SF 555.0 SF  
 C5/C5a/C5b-2F 626.2 SF 37.8 SF 588.4 SF  
 C5/C5a/C5b-3F 600.6 SF 31.9 SF 568.7 SF  
 TOTAL 1842.7 SF 130.6 SF 1157.1 SF  
 C6/C6a-1F 540.1 SF 69.8 SF 22.1 SF 448.2 SF  
 C6/C6a-2F 551.6 SF 37.8 SF 514.0 SF  
 C6/C6a-3F 603.9 SF 30.4 SF 573.5 SF  
 TOTAL 1695.8 SF 138.0 SF 1109.6 SF

**F.A.R. CALCULATION:**

PHASE 1:  
 MAX. ALLOWED FLOOR AREA (0.75): 83,540.4 SQ.FT. X 0.75 = 62,655.3 SQ.FT.  
 PROPOSED FLOOR AREA:  
 UNIT-A (3 BR+D) = 1,266.3 SQ.FT. X 2 UNITS = 2,532.6 SQ.FT.  
 UNIT-A1/Aa (3 BR+D) = 1,276.0 SQ.FT. X 8 UNITS = 10,208.0 SQ.FT.  
 UNIT-A2 (3 BR+D) = 1,381.0 SQ.FT. X 3 UNITS = 4,143.0 SQ.FT.  
 UNIT-B/Ba (3 BR+D) = 1,146.4 SQ.FT. X 14 UNITS = 16,050.0 SQ.FT.  
 UNIT-B1 (3 BR+D) = 1,157.0 SQ.FT. X 2 UNITS = 2,314.0 SQ.FT.  
 UNIT-B2 (3 BR+D) = 1,178.0 SQ.FT. X 3 UNITS = 3,534.0 SQ.FT.  
 UNIT-C (3 BR+D) = 1,134.0 SQ.FT. X 8 UNITS = 9,072.0 SQ.FT.  
 UNIT-C2 (3 BR+D) = 1,113.0 SQ.FT. X 2 UNITS = 2,226.0 SQ.FT.  
 UNIT-C3/C3a (3 BR+D) = 1,194.9 SQ.FT. X 24 UNITS = 28,677.6 SQ.FT.  
 UNIT-C3b/C3b (3 BR+D) = 1,194.9 SQ.FT. X 3 UNITS = 3,584.7 SQ.FT.  
 UNIT-C4/C4a (3 BR+D) = 1,189.0 SQ.FT. X 24 UNITS = 28,496.0 SQ.FT.  
 UNIT-C4b/C4b (3 BR+D) = 1,189.0 SQ.FT. X 4 UNITS = 4,756.0 SQ.FT.  
 UNIT-C5/C5a (3 BR+D) = 1,199.0 SQ.FT. X 4 UNITS = 4,796.0 SQ.FT.  
 UNIT-C5b/C5b (3 BR+D) = 1,199.0 SQ.FT. X 120 UNITS = 143,880.0 SQ.FT.  
 SUBTOTAL = 57,472.4 SQ.FT.  
 TOTAL PHASE 1 = 57,472.4 SQ.FT.

PHASE 2:  
 MAX. ALLOWED FLOOR AREA (0.75): 55,147.8 SQ.FT. X 0.75 = 41,360.8 SQ.FT.  
 PROPOSED FLOOR AREA:  
 UNIT-A (3 BR+D) = 1,266.3 SQ.FT. X 1 UNITS = 1,266.3 SQ.FT.  
 UNIT-A1/Aa (3 BR+D) = 1,276.0 SQ.FT. X 4 UNITS = 5,104.0 SQ.FT.  
 UNIT-A2 (3 BR+D) = 1,381.0 SQ.FT. X 4 UNITS = 5,524.0 SQ.FT.  
 UNIT-B/Ba (3 BR+D) = 1,146.4 SQ.FT. X 7 UNITS = 8,024.8 SQ.FT.  
 UNIT-B1 (3 BR+D) = 1,157.0 SQ.FT. X 2 UNITS = 2,314.0 SQ.FT.  
 UNIT-B2 (3 BR+D) = 1,178.0 SQ.FT. X 3 UNITS = 3,534.0 SQ.FT.  
 UNIT-C (3 BR+D) = 1,134.0 SQ.FT. X 8 UNITS = 9,072.0 SQ.FT.  
 UNIT-C2 (3 BR+D) = 1,113.0 SQ.FT. X 4 UNITS = 4,452.0 SQ.FT.  
 UNIT-C3/C3a (3 BR+D) = 1,194.9 SQ.FT. X 8 UNITS = 9,559.2 SQ.FT.  
 UNIT-C3b/C3b (3 BR+D) = 1,194.9 SQ.FT. X 4 UNITS = 4,796.0 SQ.FT.  
 UNIT-C4/C4a (3 BR+D) = 1,189.0 SQ.FT. X 4 UNITS = 4,756.0 SQ.FT.  
 UNIT-C4b/C4b (3 BR+D) = 1,189.0 SQ.FT. X 4 UNITS = 4,756.0 SQ.FT.  
 UNIT-C5/C5a (3 BR+D) = 1,199.0 SQ.FT. X 4 UNITS = 4,796.0 SQ.FT.  
 UNIT-C5b/C5b (3 BR+D) = 1,199.0 SQ.FT. X 4 UNITS = 4,796.0 SQ.FT.  
 SUBTOTAL = 40,904.3 SQ.FT.  
 TOTAL PHASE 2 = 40,904.3 SQ.FT.

PHASE 3:  
 MAX. ALLOWED FLOOR AREA (0.75): 53,086.8 SQ.FT. X 0.75 = 39,815.1 SQ.FT.  
 PROPOSED FLOOR AREA:  
 UNIT-A (3 BR+D) = 1,266.3 SQ.FT. X 2 UNITS = 2,532.6 SQ.FT.  
 UNIT-A1/Aa (3 BR+D) = 1,276.0 SQ.FT. X 4 UNITS = 5,104.0 SQ.FT.  
 UNIT-A2 (3 BR+D) = 1,381.0 SQ.FT. X 4 UNITS = 5,524.0 SQ.FT.  
 UNIT-B/Ba (3 BR+D) = 1,146.4 SQ.FT. X 2 UNITS = 2,292.8 SQ.FT.  
 UNIT-C1 (3 BR+D) = 1,116.0 SQ.FT. X 1 UNITS = 1,116.0 SQ.FT.  
 UNIT-C2 (3 BR+D) = 1,113.0 SQ.FT. X 1 UNITS = 1,113.0 SQ.FT.  
 UNIT-C3/C3a (3 BR+D) = 1,194.9 SQ.FT. X 1 UNITS = 1,194.9 SQ.FT.  
 UNIT-C3/C3b (3 BR+D) = 1,194.9 SQ.FT. X 1 UNITS = 1,194.9 SQ.FT.  
 UNIT-C4/C4a (3 BR+D) = 1,189.0 SQ.FT. X 1 UNITS = 1,189.0 SQ.FT.  
 UNIT-C4/C4b (3 BR+D) = 1,189.0 SQ.FT. X 1 UNITS = 1,189.0 SQ.FT.  
 UNIT-C5/C5a (3 BR+D) = 1,199.0 SQ.FT. X 1 UNITS = 1,199.0 SQ.FT.  
 UNIT-C5b/C5b (3 BR+D) = 1,199.0 SQ.FT. X 1 UNITS = 1,199.0 SQ.FT.  
 SUBTOTAL = 45,417.6 SQ.FT.  
 TOTAL PHASE 3 = 45,417.6 SQ.FT.

**ALL PHASES:**  
 MAX. ALLOWED FLOOR AREA (0.75): 191,775 SQ.FT. X 0.75 = 143,841 SQ.FT.  
 PROPOSED FLOOR AREA:  
 PHASE 1: 57,472.4 SQ.M.  
 PHASE 2: 40,904.3 SQ.M.  
 PHASE 3: 45,417.6 SQ.M.  
 TOTAL: 143,794.3 SQ.FT.

1	2019-01-17	DATE	OP THE SUBMISSION
NO.	ISSUE	DATE	OP THE SUBMISSION

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**YAMAMOTO  
 ARCHITECTURE**  
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 Vancouver, BC V5T 1R5  
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PROJECT:  
 120 UNIT TOWNHOUSE DEVELOPMENT  
 BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE:  
**STATISTICS**

SCALE:  
 DATE - JAN 19 2017  
 DRAWN:  
 CHECKED:  
 PROJ NO - 1510

SHEET NO -  
**PLAN-0**

DP 17-788728-1



F.A.R.: 143.81 SQ.FT. (0.75 FAR)  
 MAX. ALLOWED FLOOR AREA: 5392 SQ.FT. X 120 UNITS = 647,040 SQ.FT.  
 MAX. ALLOWED GARAGE AREA:

**PROPOSED FLOOR AREA:**

FLOOR AREA	SALEABLE AREA	UNITS
UNIT-A (3 BR+D)	286.3 SQ.FT.	16
UNIT-B (3 BR+D)	1351.0 SQ.FT.	11
UNIT-C (3 BR+D)	1497.0 SQ.FT.	11
UNIT-D (3 BR+D)	1497.0 SQ.FT.	11
UNIT-E (3 BR+D)	1497.0 SQ.FT.	11
UNIT-F (3 BR+D)	1497.0 SQ.FT.	11
UNIT-G (3 BR+D)	1497.0 SQ.FT.	11
UNIT-H (3 BR+D)	1497.0 SQ.FT.	11
UNIT-I (3 BR+D)	1497.0 SQ.FT.	11
UNIT-J (3 BR+D)	1497.0 SQ.FT.	11
UNIT-K (3 BR+D)	1497.0 SQ.FT.	11
UNIT-L (3 BR+D)	1497.0 SQ.FT.	11
UNIT-M (3 BR+D)	1497.0 SQ.FT.	11
UNIT-N (3 BR+D)	1497.0 SQ.FT.	11
UNIT-O (3 BR+D)	1497.0 SQ.FT.	11
UNIT-P (3 BR+D)	1497.0 SQ.FT.	11
UNIT-Q (3 BR+D)	1497.0 SQ.FT.	11
UNIT-R (3 BR+D)	1497.0 SQ.FT.	11
UNIT-S (3 BR+D)	1497.0 SQ.FT.	11
UNIT-T (3 BR+D)	1497.0 SQ.FT.	11
UNIT-U (3 BR+D)	1497.0 SQ.FT.	11
UNIT-V (3 BR+D)	1497.0 SQ.FT.	11
UNIT-W (3 BR+D)	1497.0 SQ.FT.	11
UNIT-X (3 BR+D)	1497.0 SQ.FT.	11
UNIT-Y (3 BR+D)	1497.0 SQ.FT.	11
UNIT-Z (3 BR+D)	1497.0 SQ.FT.	11
TOTAL	1194.9 SQ.FT.	6

ADDITIONAL AREAS:  
 ELECTRICAL CLOSETS: 48.0 SQ.FT. X 11 UNITS = 528.0 SQ.FT.  
 TOTAL: 144.3223 SQ.FT.

**AFFORDABLE UNITS FLOOR AREA:**

UNIT	FLOOR AREA	UNITS
UNIT-C3C3A (3 BR+D)	1194.9 SQ.FT.	6
TOTAL	7,195.4 SQ.FT. (6.0%)	7,195.4 SQ.FT. (6.0%)

**CONVERTIBLE UNIT TYPES:**

UNIT-C3 (3 BR+D)	1194.9 SQ.FT.	24 UNITS = 28,677.6 SQ.FT.
UNIT-C3C3A (3 BR+D)	1197.1 SQ.FT.	3 UNITS = 3,471.3 SQ.FT.

**ACCESSIBLE UNIT TYPE:**

UNIT-C3A (3 BR+D) - Building 7	1194.9 SQ.FT.	1 UNIT = 1,194.9 SQ.FT.
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**F.A.R. CALCULATION:**

UNIT	GROSS AREA: STAIRS (EXEMPTED AREA)	NET FLOOR AREA: GARAGE (EXEMPTED AREA)
A-1F	601.1 SF	141.9 SF
A-2F	58.5 SF	400.7 SF
A-3F	606.0 SF	400.7 SF
A-3F	559.5 SF	400.7 SF
A-3F	486.1 SF	400.7 SF
A1/Aa-1F	59.5 SF	142.0 SF
A1/Aa-2F	49.1 SF	559.9 SF
A1/Aa-3F	613.6 SF	577.1 SF
A2-1F	162.8 SF	146.1 SF
A2-1F	59.5 SF	158.0 SF
A2-2F	49.1 SF	572.1 SF
A2-3F	39.5 SF	630.9 SF
A2-3F	194.7 SF	1361.0 SF
B1Bb-1F	586.0 SF	28.8 SF
B1Bb-2F	54.4 SF	548.8 SF
B1Bb-3F	607.0 SF	570.2 SF
B1Bb-3F	1786.7 SF	1146.4 SF
B1-1F	596.0 SF	29.8 SF
B1-2F	593.7 SF	47.3 SF
B1-3F	518.2 SF	591.4 SF
B1-3F	1737.9 SF	1151.6 SF
B2-1F	602.1 SF	54.4 SF
B2-2F	609.8 SF	47.3 SF
B2-3F	623.1 SF	36.8 SF
B2-3F	1835.0 SF	1176.6 SF
B2a-1F	602.1 SF	29.8 SF
B2a-2F	609.8 SF	47.3 SF
B2a-3F	623.1 SF	36.8 SF
B2a-3F	1835.0 SF	1176.6 SF
C1-1F	577.4 SF	61.5 SF
C1-2F	599.0 SF	46.7 SF
C1-3F	605.6 SF	39.2 SF
C1-3F	1772.0 SF	1166.8 SF
C2-1F	577.4 SF	61.5 SF
C2-2F	599.0 SF	46.7 SF
C2-3F	605.6 SF	39.2 SF
C2-3F	1772.0 SF	1166.8 SF
C3/C3a-1F	615.9 SF	60.9 SF
C3/C3a-2F	666.3 SF	40.1 SF
C3/C3a-3F	606.6 SF	31.5 SF
C3/C3a-3F	1892.8 SF	1194.9 SF
C4/C4a-1F	540.1 SF	67.5 SF
C4/C4a-2F	591.9 SF	40.1 SF
C4/C4a-3F	603.9 SF	30.4 SF
C4/C4a-3F	1735.9 SF	1149.7 SF
C5/C5a/C5b-1F	615.9 SF	60.9 SF
C5/C5a/C5b-2F	600.2 SF	31.9 SF
C5/C5a/C5b-3F	600.2 SF	31.9 SF
C5/C5a/C5b-3F	1842.7 SF	1157.1 SF
C6/C6a-1F	540.1 SF	69.8 SF
C6/C6a-2F	551.8 SF	51.4 SF
C6/C6a-3F	603.9 SF	30.2 SF
C6/C6a-3F	1695.8 SF	1106.6 SF

**SALEABLE AREA:**

UNIT-A (3 BR+D)	591.5 SQ.FT.
UNIT-B (3 BR+D)	20,416.0 SQ.FT.
UNIT-C (3 BR+D)	14,971.0 SQ.FT.
UNIT-D (3 BR+D)	26,357.2 SQ.FT.
UNIT-E (3 BR+D)	4,629.0 SQ.FT.
UNIT-F (3 BR+D)	1,118.0 SQ.FT.
UNIT-G (3 BR+D)	1,118.0 SQ.FT.
UNIT-H (3 BR+D)	28,877.6 SQ.FT.
UNIT-I (3 BR+D)	27,749.0 SQ.FT.
UNIT-J (3 BR+D)	595.0 SQ.FT.
UNIT-K (3 BR+D)	4,436.0 SQ.FT.
UNIT-L (3 BR+D)	33,116.0 SQ.FT.

**CONVERTIBLE UNIT TYPES:**

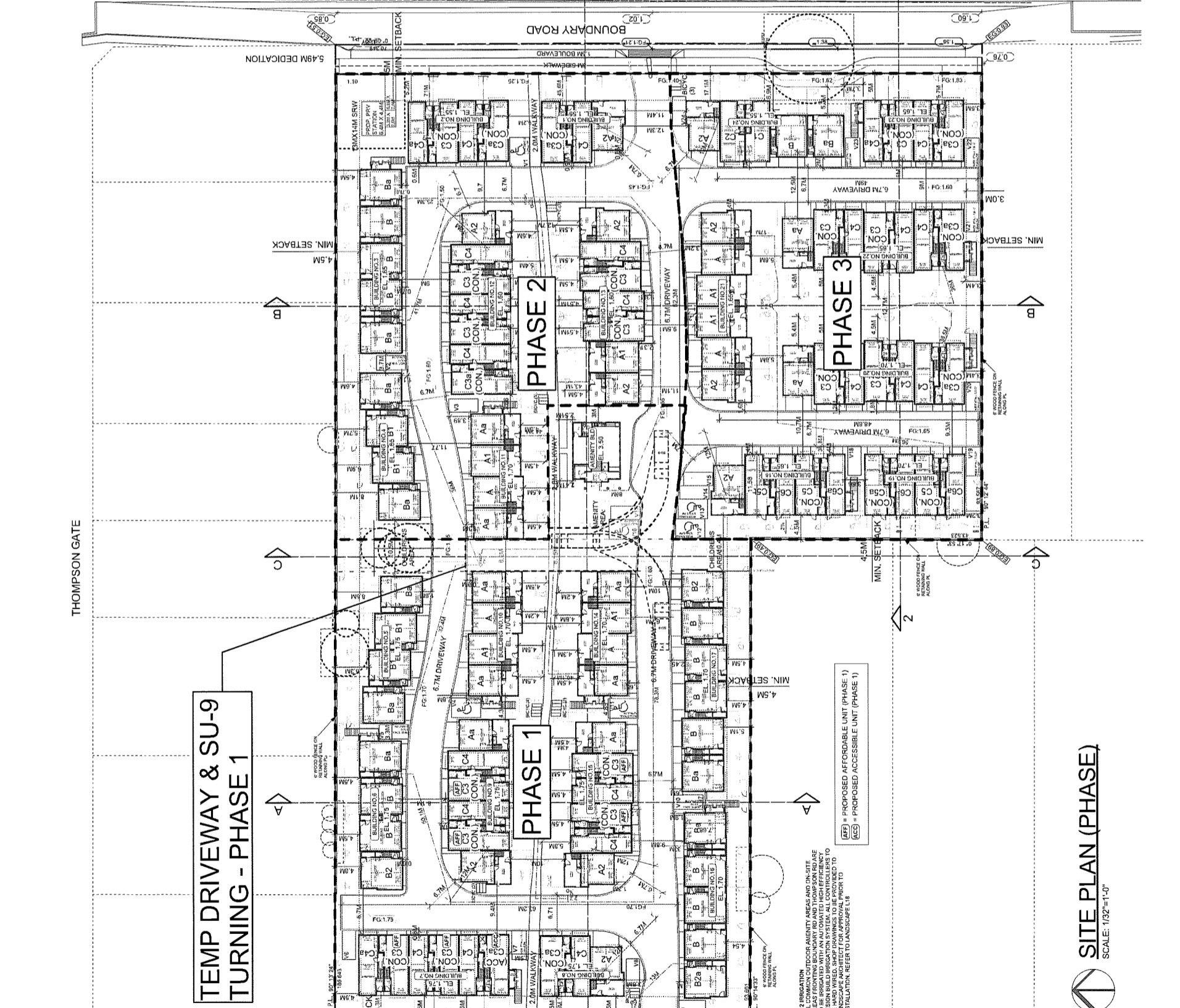
UNIT-C3 (3 BR+D)	1194.9 SQ.FT.
UNIT-C3C3A (3 BR+D)	1197.1 SQ.FT.

**ACCESSIBLE UNIT TYPE:**

UNIT-C3A (3 BR+D) - Building 7	1194.9 SQ.FT.
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**F.A.R. CALCULATION:**

UNIT	GROSS AREA: STAIRS (EXEMPTED AREA)	NET FLOOR AREA: GARAGE (EXEMPTED AREA)
A-1F	601.1 SF	141.9 SF
A-2F	58.5 SF	400.7 SF
A-3F	606.0 SF	400.7 SF
A-3F	559.5 SF	400.7 SF
A-3F	486.1 SF	400.7 SF
A1/Aa-1F	59.5 SF	142.0 SF
A1/Aa-2F	49.1 SF	559.9 SF
A1/Aa-3F	613.6 SF	577.1 SF
A2-1F	162.8 SF	146.1 SF
A2-1F	59.5 SF	158.0 SF
A2-2F	49.1 SF	572.1 SF
A2-3F	39.5 SF	630.9 SF
A2-3F	194.7 SF	1361.0 SF
B1Bb-1F	586.0 SF	28.8 SF
B1Bb-2F	54.4 SF	548.8 SF
B1Bb-3F	607.0 SF	570.2 SF
B1Bb-3F	1786.7 SF	1146.4 SF
B1-1F	596.0 SF	29.8 SF
B1-2F	593.7 SF	47.3 SF
B1-3F	518.2 SF	591.4 SF
B1-3F	1737.9 SF	1151.6 SF
B2-1F	602.1 SF	54.4 SF
B2-2F	609.8 SF	47.3 SF
B2-3F	623.1 SF	36.8 SF
B2-3F	1835.0 SF	1176.6 SF
B2a-1F	602.1 SF	29.8 SF
B2a-2F	609.8 SF	47.3 SF
B2a-3F	623.1 SF	36.8 SF
B2a-3F	1835.0 SF	1176.6 SF
C1-1F	577.4 SF	61.5 SF
C1-2F	599.0 SF	46.7 SF
C1-3F	605.6 SF	39.2 SF
C1-3F	1772.0 SF	1166.8 SF
C2-1F	577.4 SF	61.5 SF
C2-2F	599.0 SF	46.7 SF
C2-3F	605.6 SF	39.2 SF
C2-3F	1772.0 SF	1166.8 SF
C3/C3a-1F	615.9 SF	60.9 SF
C3/C3a-2F	666.3 SF	40.1 SF
C3/C3a-3F	606.6 SF	31.5 SF
C3/C3a-3F	1892.8 SF	1194.9 SF
C4/C4a-1F	540.1 SF	67.5 SF
C4/C4a-2F	591.9 SF	40.1 SF
C4/C4a-3F	603.9 SF	30.4 SF
C4/C4a-3F	1735.9 SF	1149.7 SF
C5/C5a/C5b-1F	615.9 SF	60.9 SF
C5/C5a/C5b-2F	600.2 SF	31.9 SF
C5/C5a/C5b-3F	600.2 SF	31.9 SF
C5/C5a/C5b-3F	1842.7 SF	1157.1 SF
C6/C6a-1F	540.1 SF	69.8 SF
C6/C6a-2F	551.8 SF	51.4 SF
C6/C6a-3F	603.9 SF	30.2 SF
C6/C6a-3F	1695.8 SF	1106.6 SF



(AFF) = PROPOSED AFFORDABLE UNIT (PHASE 1)  
 (ACS) = PROPOSED ACCESSIBLE UNIT (PHASE 1)

1.18 SEPARATION: ALL COMMON OUTDOOR AVENUE AREAS AND ON-SITE AREAS FRONTING BOUNDARY ROAD AND THOMPSON ROAD ARE TO BE SEPARATED BY A 1.18M WIDE CONCRETE CURB. DESIGN BUILD IRRIGATION SYSTEM ALL CONTROLLERS TO BE IRRIGATED. SHEET DRAWINGS TO BE PROVIDED TO INSTALLATION. REFER TO LANDSCAPE L18

**SITE PLAN (PHASE)**  
 SCALE: 1/32"=1'-0"



NO.	DATE	DESCRIPTION
1	2018-04-17	DP RE SUBMISSION
		modified

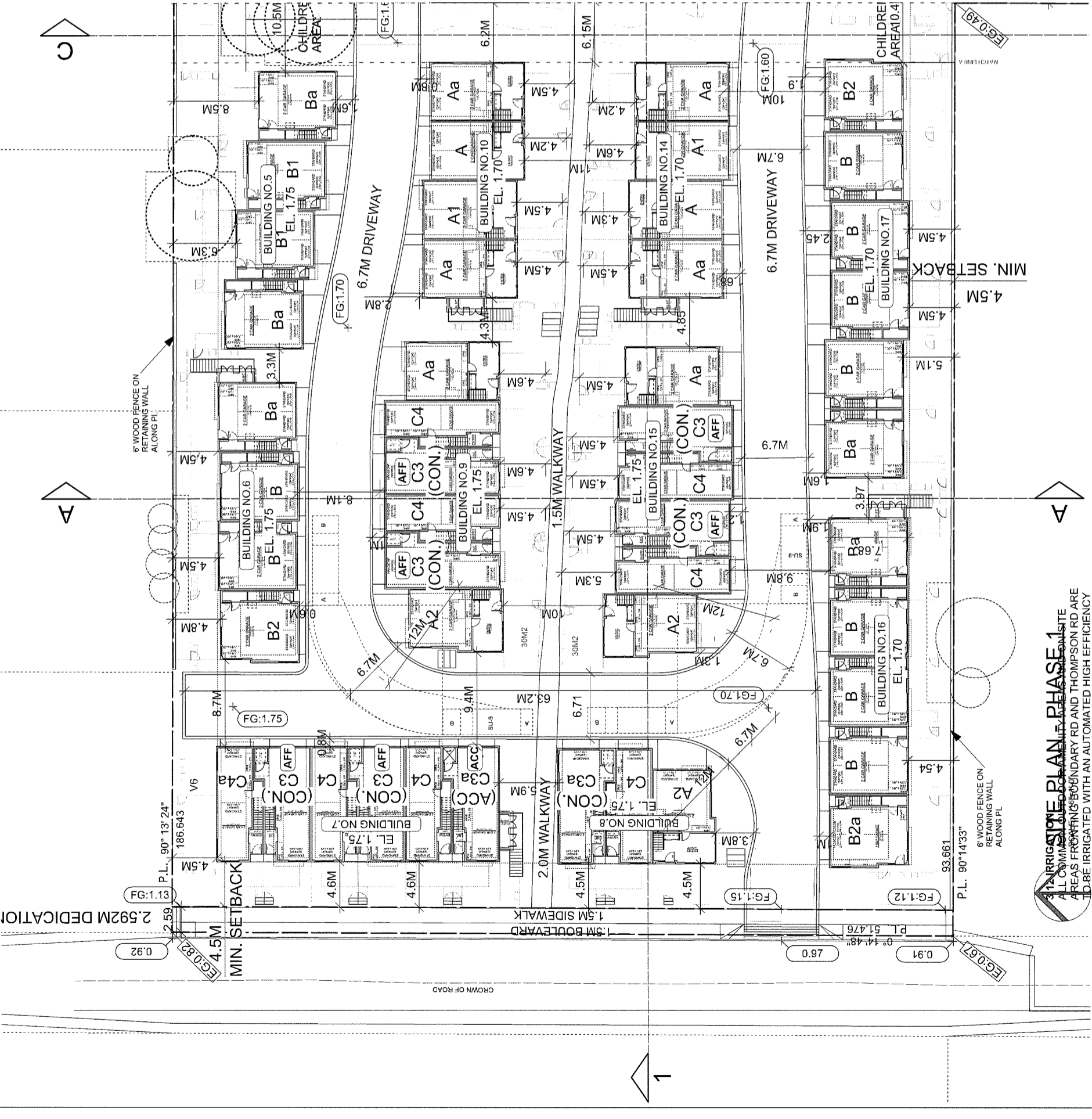
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**YAMAMOTO ARCHITECTURE**  
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PROJECT: 120 UNIT TOWNHOUSE DEVELOPMENT  
 BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE: Site Plan (Phase)  
 SHEET NO.: PLAN-1a  
 DATE: JAN 19 2017  
 DRAWN BY:  
 CHECKED BY:  
 PROJ NO.: 1510

DP 17-788728-3



**312 HARRINGTON BLVD PHASE 1**  
 ALL COMMON AREAS ARE TO BE IRRIGATED WITH AN AUTOMATED HIGH EFFICIENCY SYSTEM  
 AREAS FRONTING BOUNDARY RD AND THOMPSON RD ARE TO BE IRRIGATED WITH AN AUTOMATED HIGH EFFICIENCY SYSTEM

**F.A.R.:**  
 MAX. ALLOWED FLOOR AREA:  
 143,831 SQ.FT. (0.75 FAR)  
 MAX. ALLOWED GARAGE AREA:  
 538.2 SQ.FT. x 120 UNITS = 64,584 SQ.FT.

**PROPOSED FLOOR AREA:**

UNIT TYPE	CONVERTIBLE UNIT	ACCESSIBLE UNIT	ON-SITE TREES TO BE PROTECTED	ON-SITE TREE PROTECTION ZONE
UNIT-A (3 BR+D)	1266.3 SQ.FT.	1266.3 SQ.FT.	2,533 SQ.FT.	10,208 SQ.FT.
UNIT-A1 (3 BR+D)	1391.0 SQ.FT.	1391.0 SQ.FT.	4,083 SQ.FT.	16,050 SQ.FT.
UNIT-A2 (3 BR+D)	1464.4 SQ.FT.	1464.4 SQ.FT.	2,314 SQ.FT.	9,264 SQ.FT.
UNIT-B1 (3 BR+D)	1176.0 SQ.FT.	1176.0 SQ.FT.	3,534 SQ.FT.	13,932 SQ.FT.
UNIT-B2 (4 BR+D)	1113.0 SQ.FT.	1113.0 SQ.FT.	2,877.8 SQ.FT.	11,511.2 SQ.FT.
UNIT-C1 (3 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C2 (3 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C3 (3 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C4 (3 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C5 (3 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C6 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C7 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C8 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C9 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C10 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C11 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C12 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C13 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C14 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C15 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C16 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C17 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C18 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C19 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C20 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C21 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C22 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C23 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C24 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C25 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C26 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C27 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C28 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C29 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C30 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C31 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C32 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C33 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C34 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C35 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C36 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C37 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C38 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C39 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.
UNIT-C40 (4 BR+D)	1184.5 SQ.FT.	1184.5 SQ.FT.	2,756.0 SQ.FT.	10,824.0 SQ.FT.

**F.A.R. CALCULATION:**

PHASE 1:  
 MAX. ALLOWED FLOOR AREA (0.75): 83,510.4 SQ.FT. x 0.75 = 62,655.3 SQ.FT.

PHASE 2:  
 MAX. ALLOWED FLOOR AREA (0.75): 55,147.8 SQ.FT. x 0.75 = 41,360.8 SQ.FT.

PHASE 3:  
 MAX. ALLOWED FLOOR AREA (0.75): 53,086.8 SQ.FT. x 0.75 = 39,815.1 SQ.FT.

**TOTAL PHASE 1:**  
 NET: 1,266.3 SQ.FT. x 2 UNITS = 2,533 SQ.FT.  
 1,276.0 SQ.FT. x 4 UNITS = 5,104.0 SQ.FT.  
 1,361.0 SQ.FT. x 3 UNITS = 4,083 SQ.FT.  
 1,464.4 SQ.FT. x 14 UNITS = 20,501.6 SQ.FT.  
 1,157.0 SQ.FT. x 2 UNITS = 2,314 SQ.FT.  
 1,178.0 SQ.FT. x 3 UNITS = 3,534 SQ.FT.  
 1,194.9 SQ.FT. x 8 UNITS = 9,559.2 SQ.FT.  
 1,149.0 SQ.FT. x 8 UNITS = 9,192.0 SQ.FT.  
 SUBTOTAL = 57,472.4 SQ.FT.  
 TOTAL PHASE 1 = 57,472.4 SQ.FT.

**TOTAL PHASE 2:**  
 NET: 1,266.3 SQ.FT. x 1 UNITS = 1,266.3 SQ.FT.  
 1,276.0 SQ.FT. x 4 UNITS = 5,104.0 SQ.FT.  
 1,361.0 SQ.FT. x 4 UNITS = 5,444.0 SQ.FT.  
 1,464.4 SQ.FT. x 7 UNITS = 10,250.8 SQ.FT.  
 1,157.0 SQ.FT. x 2 UNITS = 2,314.0 SQ.FT.  
 1,194.9 SQ.FT. x 8 UNITS = 9,559.2 SQ.FT.  
 1,149.0 SQ.FT. x 8 UNITS = 9,192.0 SQ.FT.  
 SUBTOTAL = 40,904.3 SQ.FT.  
 TOTAL PHASE 2 = 40,904.3 SQ.FT.

**TOTAL PHASE 3:**  
 NET: 1,266.3 SQ.FT. x 2 UNITS = 2,532.6 SQ.FT.  
 1,276.0 SQ.FT. x 4 UNITS = 5,104.0 SQ.FT.  
 1,361.0 SQ.FT. x 4 UNITS = 5,444.0 SQ.FT.  
 1,464.4 SQ.FT. x 2 UNITS = 2,928.8 SQ.FT.  
 1,116.0 SQ.FT. x 1 UNIT = 1,116.0 SQ.FT.  
 1,113.0 SQ.FT. x 1 UNIT = 1,113.0 SQ.FT.  
 1,194.9 SQ.FT. x 8 UNITS = 9,559.2 SQ.FT.  
 1,149.0 SQ.FT. x 8 UNITS = 9,192.0 SQ.FT.  
 1,157.0 SQ.FT. x 4 UNITS = 4,628.0 SQ.FT.  
 1,199.0 SQ.FT. x 4 UNITS = 4,796.0 SQ.FT.  
 SUBTOTAL = 45,417.8 SQ.FT.  
 TOTAL PHASE 3 = 45,417.8 SQ.FT.

**ALL PHASES:**  
 MAX. ALLOWED FLOOR AREA (0.75): 191,775 SQ.FT. x 0.75 = 143,831 SQ.FT.

**PROPOSED FLOOR AREA:**  
 PHASE 1: 57,472.4 SQ.M.  
 PHASE 2: 40,904.3 SQ.M.  
 PHASE 3: 45,417.8 SQ.M.

**DP 17-788728-4**

**F.A.R.:**  
 MAX. ALLOWED FLOOR AREA: 143,881 SQ.FT. (0.75 FAR)  
 MAX. ALLOWED GARAGE AREA: 588.2 SQ.FT. X 120 UNITS = 64,584 SQ.FT.

**PROPOSED FLOOR AREA:**

FLOOR AREA	UNITS	SALVABLE AREA	UNITS
UNIT-A (3 BR-D)	16	6,314.5 SQ.FT.	16
UNIT-A1/A2 (3 BR-D)	11	20,416.0 SQ.FT.	11
UNIT-A2 (3 BR-D)	11	14,971.0 SQ.FT.	11
UNIT-B1/B2 (3 BR-D)	23	26,367.2 SQ.FT.	23
UNIT-B1 (3 BR-D)	11	4,026.0 SQ.FT.	11
UNIT-C1 (3 BR-D)	1	1,116.0 SQ.FT.	1
UNIT-C2 (4 BR-D)	1	1,116.0 SQ.FT.	1
UNIT-C3/C3a (3 BR-D)	24	28,977.5 SQ.FT.	24
UNIT-C3/C3b (3 BR-D)	24	28,977.5 SQ.FT.	24
UNIT-C3/C3c (3 BR-D)	4	4,628.0 SQ.FT.	4
UNIT-C3/C3d (4 BR-D)	4	4,628.0 SQ.FT.	4
UNIT-C3/C3e (4 BR-D)	120	143,794.3 SQ.FT. (75%)	120
TOTAL			

ADDITIONAL AREA:  
 ELECTRICAL CLOSETS: 48.0 SQ.FT. x 11 UNITS = 528.0 SQ.FT.  
 TOTAL = 144,322.3 SQ.FT.

**AFFORDABLE UNITS FLOOR AREA:**

UNIT-C3/C3a (3 BR-D)	6	7,189.4 SQ.FT. (5.0%)
TOTAL		7,189.4 SQ.FT. (5.0%)

**CONVERTIBLE UNIT TYPES:**

UNIT-C3 (3 BR-D)	1194.9 SQ.FT.	24	UNITS = 28,677.6 SQ.FT.
UNIT-C3/C3a (3 BR-D)	1197.1 SQ.FT.	3	UNITS = 3,471.3 SQ.FT.

**ACCESSIBLE UNIT TYPE:**

UNIT-C3a (3 BR-D) - Building 7	1194.9 SQ.FT.	1	UNITS = 1,194.9 SQ.FT.
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**F.A.R. CALCULATION:**

PHASE 1:  
 MAX. ALLOWED FLOOR AREA (0.75): 83,940.4 SQ.FT. x 0.75 = 62,955.3 SQ.FT.

PROPOSED FLOOR AREA:

NET:	2,533.3 SQ.FT.	2	UNITS = 2,533.3 SQ.FT.
UNIT-A (3 BR-D)	1,276.0 SQ.FT.	8	UNITS = 10,208.0 SQ.FT.
UNIT-A1/A2 (3 BR-D)	1,361.0 SQ.FT.	3	UNITS = 4,083.0 SQ.FT.
UNIT-A2 (3 BR-D)	1,146.4 SQ.FT.	4	UNITS = 4,585.6 SQ.FT.
UNIT-B1/B2 (3 BR-D)	1,173.0 SQ.FT.	2	UNITS = 2,346.0 SQ.FT.
UNIT-B1 (3 BR-D)	1,194.9 SQ.FT.	8	UNITS = 9,559.2 SQ.FT.
UNIT-C3/C3a (3 BR-D)	1,149.0 SQ.FT.	8	UNITS = 9,192.0 SQ.FT.
UNIT-C3/C3b (3 BR-D)	1,149.0 SQ.FT.	8	UNITS = 9,192.0 SQ.FT.
SUBTOTAL		48	UNITS = 57,472.4 SQ.FT.

TOTAL PHASE 1 = 57,472.4 SQ.FT.

PHASE 2:  
 MAX. ALLOWED FLOOR AREA (0.75): 55,147.8 SQ.FT. x 0.75 = 41,360.8 SQ.FT.

PROPOSED FLOOR AREA:

NET:	1,956.3 SQ.FT.	1	UNITS = 1,956.3 SQ.FT.
UNIT-A (3 BR-D)	1,276.0 SQ.FT.	4	UNITS = 5,104.0 SQ.FT.
UNIT-A2 (3 BR-D)	1,361.0 SQ.FT.	4	UNITS = 5,444.0 SQ.FT.
UNIT-B1/B2 (3 BR-D)	1,146.4 SQ.FT.	7	UNITS = 8,024.8 SQ.FT.
UNIT-B1 (3 BR-D)	1,194.9 SQ.FT.	2	UNITS = 2,314.0 SQ.FT.
UNIT-C3/C3a (3 BR-D)	1,157.0 SQ.FT.	8	UNITS = 9,256.0 SQ.FT.
UNIT-C3/C3b (3 BR-D)	1,149.0 SQ.FT.	8	UNITS = 9,192.0 SQ.FT.
SUBTOTAL		34	UNITS = 40,904.3 SQ.FT.

TOTAL PHASE 2 = 40,904.3 SQ.FT.

PHASE 3:  
 MAX. ALLOWED FLOOR AREA (0.75): 53,086.8 SQ.FT. x 0.75 = 39,815.1 SQ.FT.

PROPOSED FLOOR AREA:

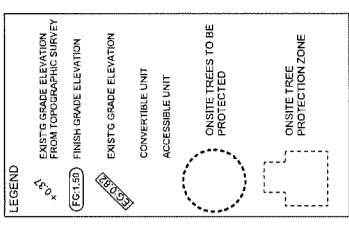
NET:	1,266.3 SQ.FT.	2	UNITS = 2,532.6 SQ.FT.
UNIT-A1/A2 (3 BR-D)	1,276.0 SQ.FT.	4	UNITS = 5,104.0 SQ.FT.
UNIT-A2 (3 BR-D)	1,361.0 SQ.FT.	4	UNITS = 5,444.0 SQ.FT.
UNIT-B1/B2 (3 BR-D)	1,146.4 SQ.FT.	2	UNITS = 2,292.8 SQ.FT.
UNIT-C1 (3 BR-D)	1,116.0 SQ.FT.	1	UNITS = 1,116.0 SQ.FT.
UNIT-C2 (4 BR-D)	1,113.0 SQ.FT.	1	UNITS = 1,113.0 SQ.FT.
UNIT-C3/C3a (3 BR-D)	1,194.9 SQ.FT.	8	UNITS = 9,559.2 SQ.FT.
UNIT-C3/C3b (3 BR-D)	1,149.0 SQ.FT.	8	UNITS = 9,192.0 SQ.FT.
UNIT-C3/C3c (3 BR-D)	1,157.0 SQ.FT.	4	UNITS = 4,628.0 SQ.FT.
UNIT-C3/C3d (3 BR-D)	1,159.0 SQ.FT.	4	UNITS = 4,628.0 SQ.FT.
SUBTOTAL		38	UNITS = 45,417.6 SQ.FT.

TOTAL PHASE 3 = 45,417.6 SQ.FT.

ALL PHASES:  
 MAX. ALLOWED FLOOR AREA (0.75): 191,775 SQ.FT. x 0.75 = 143,841 SQ.FT.

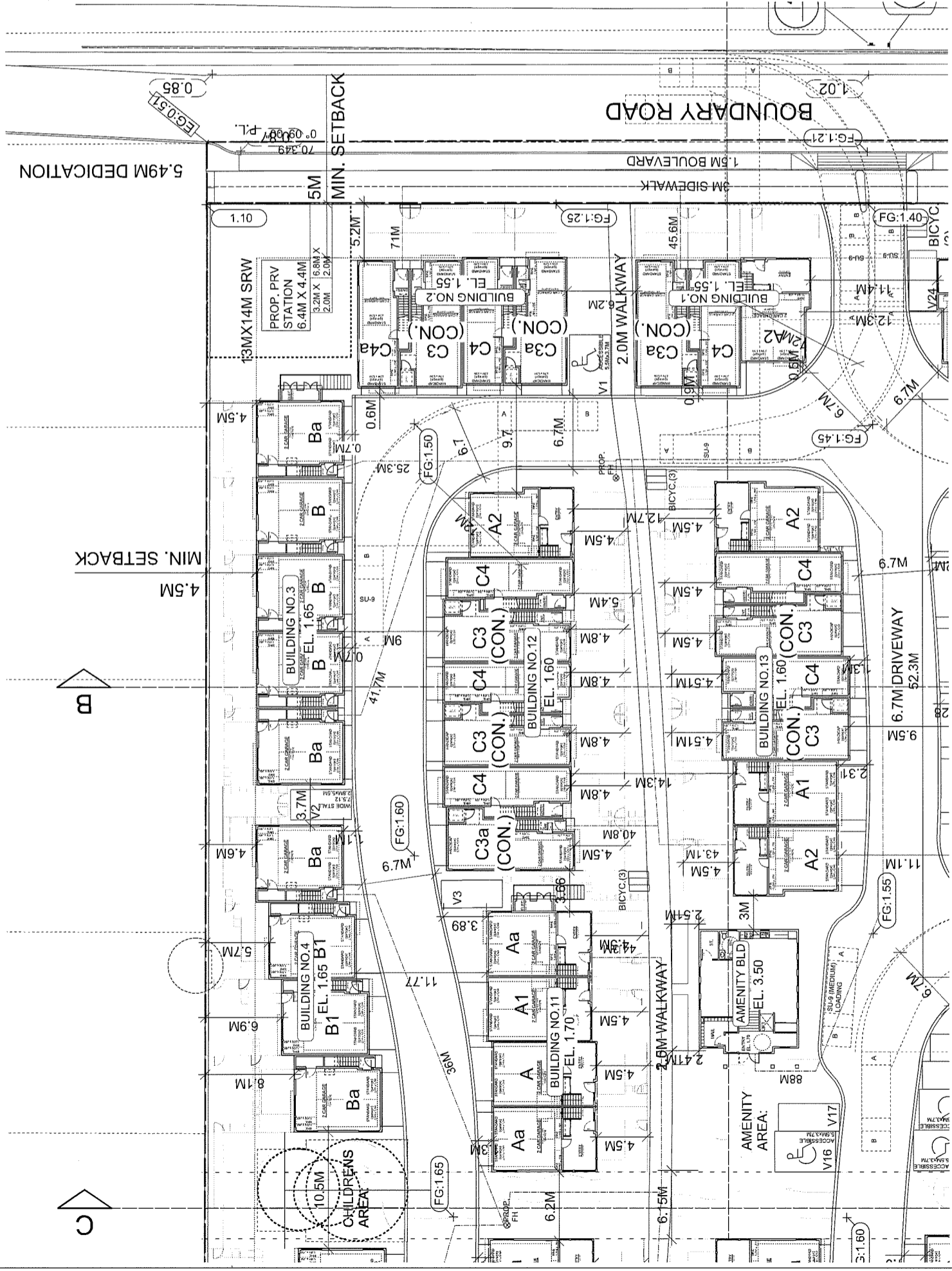
PROPOSED FLOOR AREA:

PHASE 1:	57,472.4 SQ.M.
PHASE 2:	40,904.3 SQ.M.
PHASE 3:	45,417.6 SQ.M.
TOTAL	143,794.3 SQ.FT.

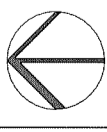


**YAMAMOTO ARCHITECTURE**  
 202 - 31 East 8th Avenue  
 Vancouver, BC V5T 1R6  
 T - 604 731 1127 F - 604 731 1327

PROJECT:	120 UNIT TOWNHOUSE DEVELOPMENT
BOUNDARY ROAD:	BICBY ROAD
BOUNDARY ROAD:	RICHMOND, B.C.
DRAWING TITLE:	Site Plan - Phase 2
SHEET NO.:	PLAN-1C
DATE:	JAN 19 2017
DRAWN:	
CHECKED:	
PROJECT NO.:	1510



**SITE PLAN - PHASE 2**  
 SCALE: 1/16"=1'-0"



DP 17-788728-5

F.A.R.:  
 MAX. ALLOWED FLOOR AREA:  
 538.2 SQ.FT. x 120 UNITS = 64,584 SQ.FT.

**PROPOSED FLOOR AREA:**

FLOOR AREA SQ.FT.	SALVAGEABLE AREA	UNITS
6,301.5	X	16
20,416.0	X	11
14,971.0	X	23
26,387.2	X	4
501.8	X	1
517.9	X	1
509.2	X	1
1,116.0	X	1
1,113.6	X	1
586.5	X	1
2,274.6	X	24
442.2	X	4
555.0	X	4
4,826.0	X	120
143,794.3	X	
528.0		
141,322.3		
7,189.4		
1,189.4		
3,471.3		
26,877.6		
3,471.3		
555.0		
1,189.4		
57,472.4		

**AFFORDABLE UNITS FLOOR AREA:**

1194.9	X	6
1194.9	X	24
1194.9	X	3
1194.9	X	1

**CONVERTIBLE UNIT TYPES:**

1194.9	X	24
1194.9	X	3

**ACCESSIBLE UNIT TYPE:**

1194.9	X	1
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**F.A.R. CALCULATION:**

PHASE 1:  
 MAX. ALLOWED FLOOR AREA (0.75): 83,540.4 SQ.FT. x 0.75 = 62,655.3 SQ.FT.

PROPOSED FLOOR AREA:  
 UNIT-A1/A2 (3 BR+D) = 2,558.3 SQ.FT. x 2 UNITS = 5,116.6 SQ.FT.  
 UNIT-A1/A2 (3 BR+D) = 1,276.0 SQ.FT. x 3 UNITS = 3,828.0 SQ.FT.  
 UNIT-B1/B2 (3 BR+D) = 1,466.0 SQ.FT. x 14 UNITS = 20,524.0 SQ.FT.  
 UNIT-B1/B2 (3 BR+D) = 1,157.0 SQ.FT. x 2 UNITS = 2,314.0 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,178.0 SQ.FT. x 3 UNITS = 3,534.0 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,194.9 SQ.FT. x 8 UNITS = 9,559.2 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,149.0 SQ.FT. x 8 UNITS = 9,192.0 SQ.FT.  
 SUBTOTAL = 57,472.4 SQ.FT.

TOTAL PHASE 1 = 57,472.4 SQ.FT.

PHASE 2:  
 MAX. ALLOWED FLOOR AREA (0.75): 55,147.8 SQ.FT. x 0.75 = 41,360.8 SQ.FT.

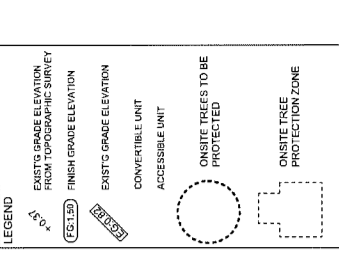
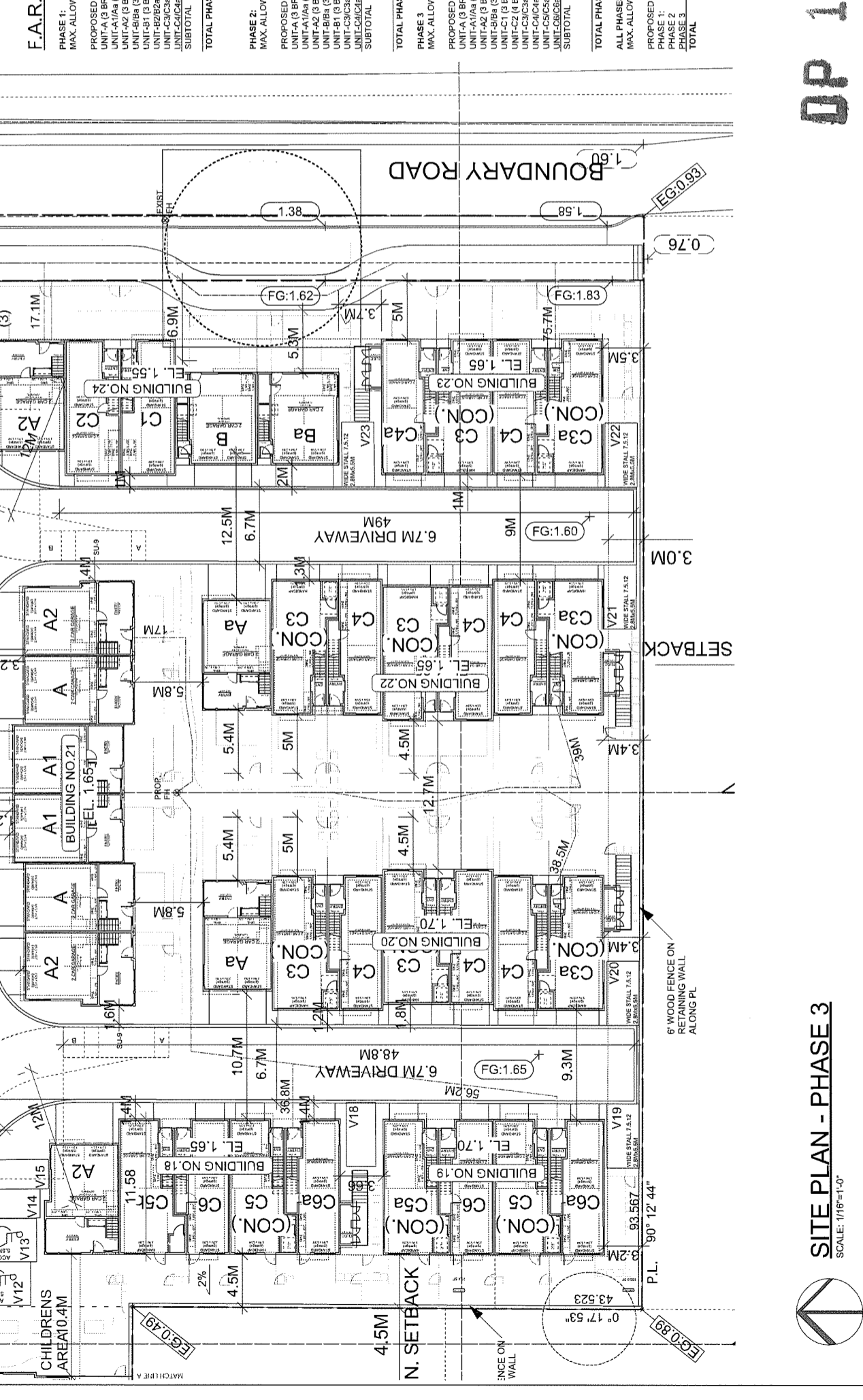
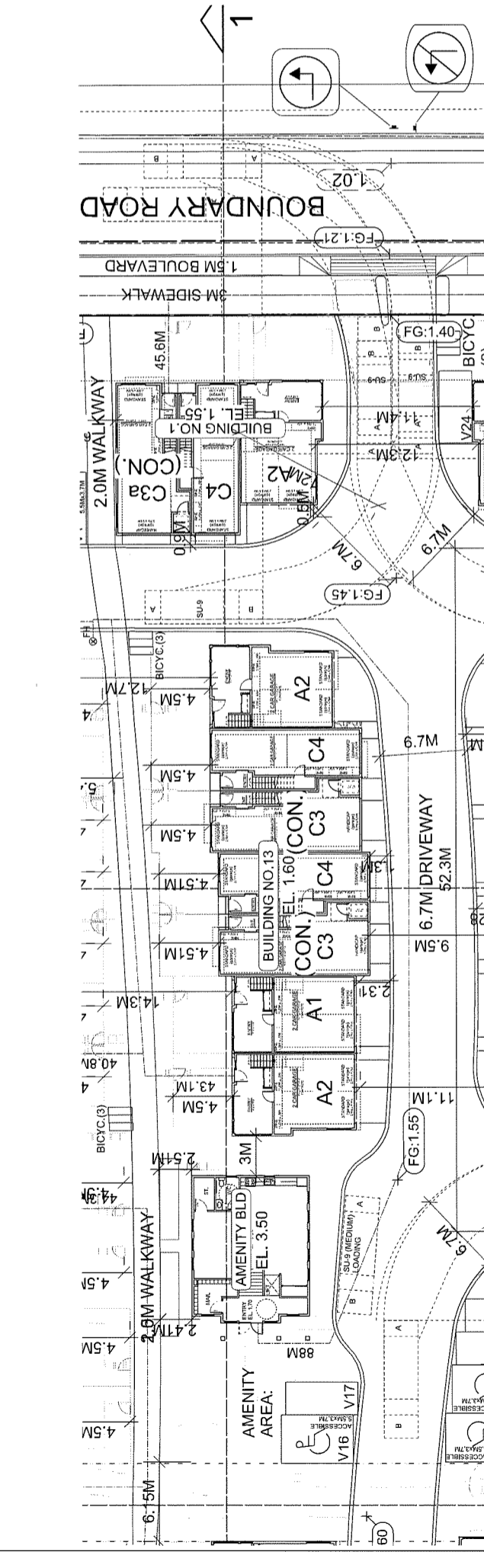
PROPOSED FLOOR AREA:  
 UNIT-A1/A2 (3 BR+D) = 1,266.3 SQ.FT. x 1 UNITS = 1,266.3 SQ.FT.  
 UNIT-A1/A2 (3 BR+D) = 1,276.0 SQ.FT. x 4 UNITS = 5,104.0 SQ.FT.  
 UNIT-B1/B2 (3 BR+D) = 1,361.0 SQ.FT. x 4 UNITS = 5,444.0 SQ.FT.  
 UNIT-B1/B2 (3 BR+D) = 1,146.4 SQ.FT. x 7 UNITS = 8,024.8 SQ.FT.  
 UNIT-B1 (3 BR+D) = 1,157.0 SQ.FT. x 2 UNITS = 2,314.0 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,194.9 SQ.FT. x 8 UNITS = 9,559.2 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,149.0 SQ.FT. x 8 UNITS = 9,192.0 SQ.FT.  
 SUBTOTAL = 40,994.3 SQ.FT.

TOTAL PHASE 2 = 40,994.3 SQ.FT.

PHASE 3:  
 MAX. ALLOWED FLOOR AREA (0.75): 53,086.8 SQ.FT. x 0.75 = 39,815.1 SQ.FT.

PROPOSED FLOOR AREA:  
 UNIT-A1/A2 (3 BR+D) = 1,266.3 SQ.FT. x 2 UNITS = 2,532.6 SQ.FT.  
 UNIT-A1/A2 (3 BR+D) = 1,276.0 SQ.FT. x 4 UNITS = 5,104.0 SQ.FT.  
 UNIT-B1/B2 (3 BR+D) = 1,361.0 SQ.FT. x 4 UNITS = 5,444.0 SQ.FT.  
 UNIT-B1/B2 (3 BR+D) = 1,146.4 SQ.FT. x 2 UNITS = 2,292.8 SQ.FT.  
 UNIT-C1 (3 BR+D) = 1,160.0 SQ.FT. x 1 UNITS = 1,160.0 SQ.FT.  
 UNIT-C1 (3 BR+D) = 1,130.0 SQ.FT. x 1 UNITS = 1,130.0 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,194.9 SQ.FT. x 8 UNITS = 9,559.2 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,157.0 SQ.FT. x 4 UNITS = 4,628.0 SQ.FT.  
 UNIT-C1/C2 (3 BR+D) = 1,108.0 SQ.FT. x 4 UNITS = 4,432.0 SQ.FT.  
 SUBTOTAL = 45,417.6 SQ.FT.

TOTAL PHASE 3 = 45,417.6 SQ.FT.



NO.	DATE	DESCRIPTION
1	2019-01-17	DP PRE SUBMISSION
		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:  
 120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE:  
 Site Plan

SHEET NO. -  
**PLAN-1d**

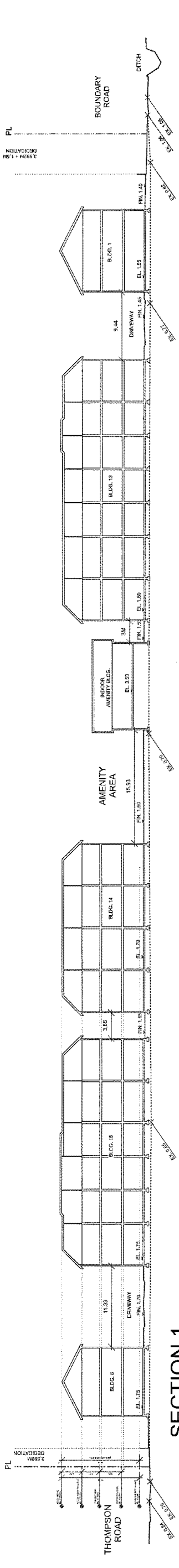
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 DATE - JAN. 19, 2017

DRAWN -  
 CHECKED -

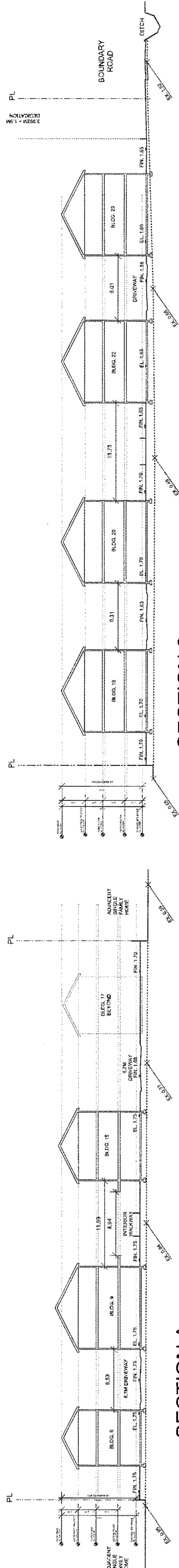
PROJ. NO. - 1510

DP 17-188728-6

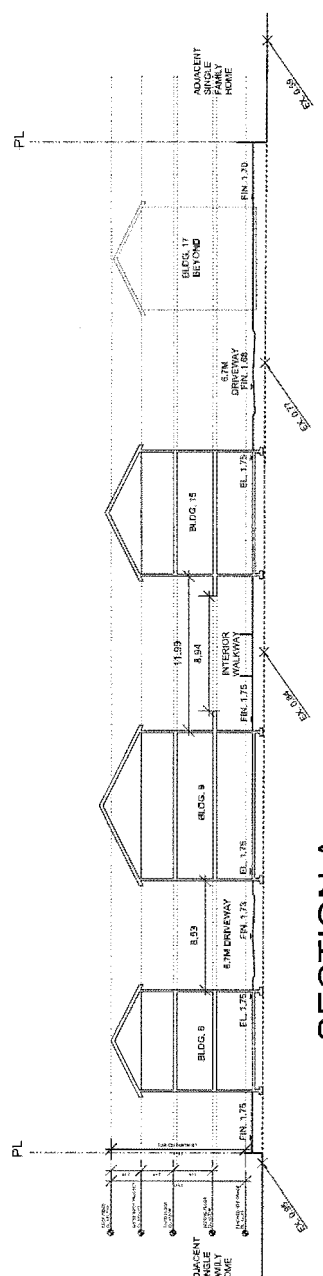
SITE PLAN - PHASE 3  
 SCALE: 1/16"=1'-0"



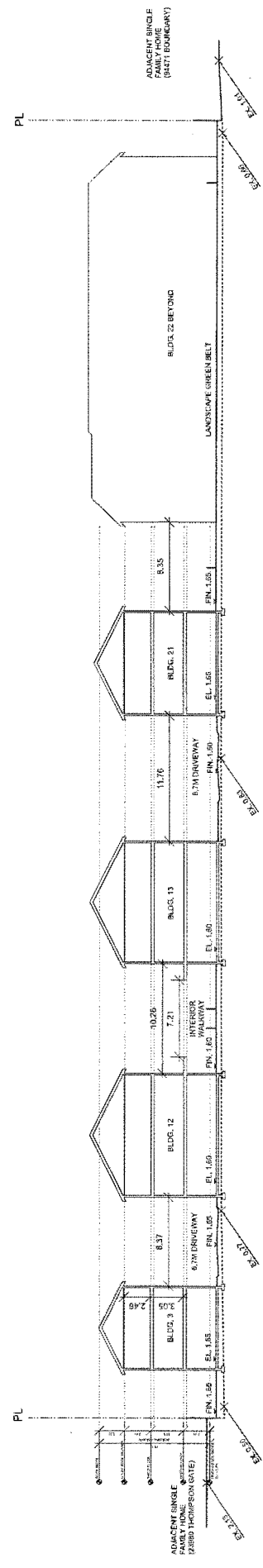
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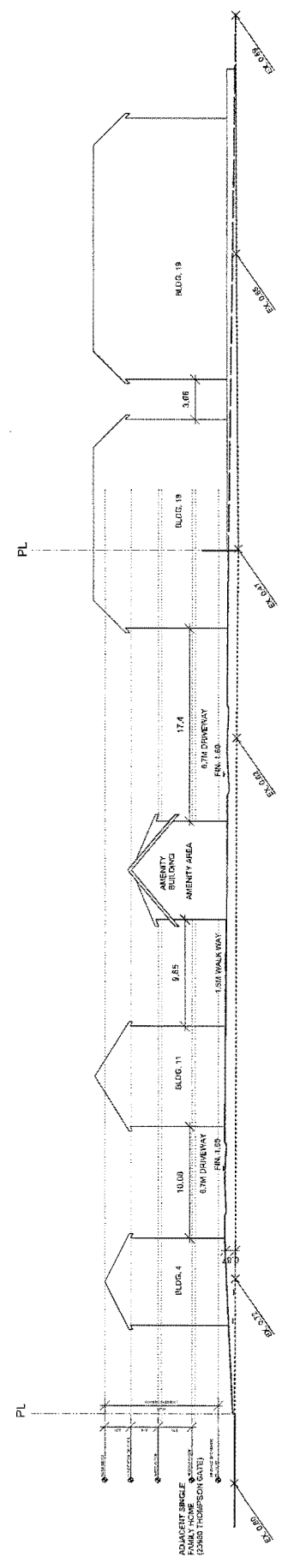
SECTION 2



SECTION A



SECTION B



SECTION C

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

DATE SUBMISSION	
NO.	DATE
1	2018-11-17
ISSUE	

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**YAMAMOTO ARCHITECTURE**  
 202 - 38 EAST 8TH AVENUE  
 VANCOUVER, BC V6T 1R5  
 T - 604 731 1127 F - 604 731 1327

PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT  
 BOUNDARY ROAD  
 RICHMOND, B.C.

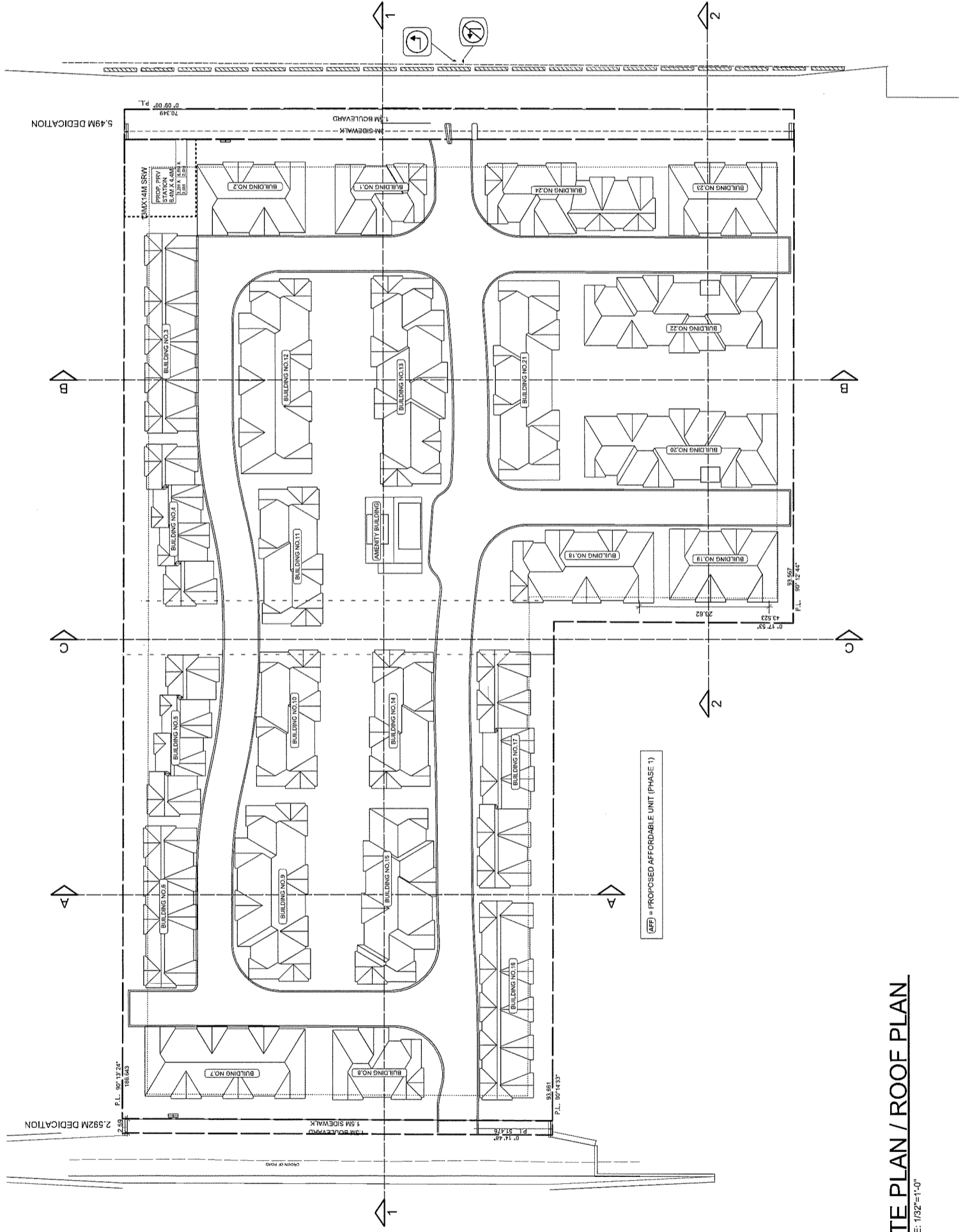
DRAWING TITLE -  
 Site Section

SCALE -  
 SHEET NO. -  
 DATE - JAN 10 2017  
 DRAWN -  
 CHECKED -  
 PROJECT - 1570

OP 17-788728 -7

PLAN-1e





NO.	DATE	DESCRIPTION
1	2019-01-17	DP RE SUBMISSION
		ISSUED

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**YAMAMOTO ARCHITECTURE**  
 202 - 33 East 8th Avenue  
 Vancouver, BC V5T 1R5  
 T - 604.731.1127 F - 604.731.1327

PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE -  
 Site Plan / Roof Plan

SCALE -  
 SHEET NO. -  
 DATE - JAN 19 2017  
 DRAWN -  
 CHECKED -  
 PROJECT - 1510

**PLAN-1f**

**SITE PLAN / ROOF PLAN**  
 SCALE: 1/32"=1'-0"

DP 17-788728-8



1.12 IRRIGATION  
 ALL COMMON OUTDOOR AMENITY AREAS AND ON-SITE  
 PLANTING SHALL BE IRRIGATED BY AN AUTOMATED HIGH EFFICIENCY  
 DESIGN BUILD IRRIGATION SYSTEM. ALL CONTROLLERS TO  
 BE INSTALLED AND WIRING SHALL BE APPROVED BY THE  
 LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO  
 INSTALLATION. REFER TO LANDSCAPE L18

AF1 = PROPOSED AFFORDABLE UNIT (PHASE 1)  
 AF2 = PROPOSED ACCESSIBLE UNIT (PHASE 1)

NO.	DATE	DESCRIPTION
1	2018-01-17	DP FOR SUBMISSION
ISSUE		

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

PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
 RICHMOND, B.C.

COMPNITILE -  
 Fire Hydrant Plan

SCALE -  
 DATE - JAN 19 2017  
 DRAWN -  
 CHECKED -

SHEET NO. -  
**PLAN-19**  
 PROJ NO. - 1510



**SITE PARKING PLAN**  
SCALE: 1/32"=1'-0"

OP 17-788728-10

SHEET NO. -  
**PLAN-2**

PROJ NO. - 1510

**PARKING:**

REQUIRED:  
2.0 SPACES x 120 UNITS = 240 SPACES (RESIDENTS)  
0.2 SPACES x 120 UNITS = 24 SPACES (VISITORS)  
TOTAL = 264 SPACES

**PROVIDED:**

2 CAR GARAGES x 62 UNITS = 124 SPACES (RESIDENTS)  
2 CAR TANDDEM GARAGES x 58 UNITS = 116 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 24 SPACES (VISITORS)  
TOTAL = 264 SPACES

**ACCESSIBLE PARKING:**

5 ACCESSIBLE VISITOR PARKING STALLS  
27 ACCESSIBLE PARKING STALLS IN UNITS

**REQUIRED BICYCLE:**

1.25 SPACES x 120 UNITS = 150 SPACES (CLASS 1)  
0.2 SPACES x 120 UNITS = 24 SPACES (CLASS 2)  
TOTAL = 174 SPACES

**PROVIDED BICYCLE:**

2 SPACES x 120 GARAGES = 240 SPACES (CLASS 1)  
BICYCLE RACK = 24 SPACES (CLASS 2)  
TOTAL = 264 SPACES

**ALL PROPOSED CAR SPACES ARE STANDARD**

FCL: 3.5M GSC  
FINISHED SITE GRADE: 2.30M

**PHASE 1:**

2 CAR GARAGES x 32 UNITS = 64 SPACES (RESIDENTS)  
2 CAR TANDDEM GARAGES x 16 UNITS = 32 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 8 SPACES (VISITORS)  
TOTAL = 104 SPACES

**PHASE 2:**

2 CAR GARAGES x 18 UNITS = 36 SPACES (RESIDENTS)  
2 CAR TANDDEM GARAGES x 16 UNITS = 32 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 3 SPACES (VISITORS)  
TOTAL = 73 SPACES

**PHASE 3:**

2 CAR GARAGES x 12 UNITS = 24 SPACES (RESIDENTS)  
2 CAR TANDDEM GARAGES x 26 UNITS = 52 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 11 SPACES (VISITORS)  
TOTAL = 87 SPACES

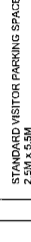
**PARKING LEGEND:**



STANDARD PARKING SPACE  
2.5M x 5.5M



ACCESSIBLE PARKING SPACE  
3.7M x 5.5M



STANDARD VISITOR PARKING SPACE  
2.5M x 5.5M



ACCESSIBLE VISITOR PARKING SPACE  
3.7M x 5.5M

**BIKE SPACE LEGEND:**



CLASS 1  
HORIZONTAL BICYCLE SPACE  
1.8M x 0.6M



CLASS 2 BICYCLE SPACE

(AF) = PROPOSED AFFORDABLE UNIT (PHASE 1)  
(AC) = PROPOSED ACCESSIBLE UNIT (PHASE 1)

3.12 IRRIGATION  
ALL COMMON OUTDOOR AMENITY AREAS AND ON-SITE  
ALL COMMON AREAS SHALL BE IRRIGATED. IRRIGATION  
TO BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEM  
DESIGN BUILD IRRIGATION SYSTEM. ALL CONTROLLERS TO  
BE PROVIDED WITH IRRIGATION SYSTEM. IRRIGATION TO  
LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO  
INSTALLATION. REFER TO LANDSCAPE I18



NO.	DATE	ISSUE
1	2019-01-17	DP RE SUBMISSION

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**YAMAMOTO ARCHITECTURE**  
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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
Site Parking Plan

SCALE -  
DATE - JAN, 19, 2017  
DRAWN -  
CHECKED -



**BOUNDARY ROAD STREETSCAPE**

SCALE: 1:200

DP RE SUBMISSION	
NO	DATE
1	2016-12-20
	REVISION

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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
STREETSCAPE

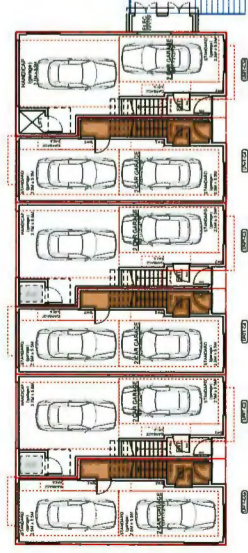
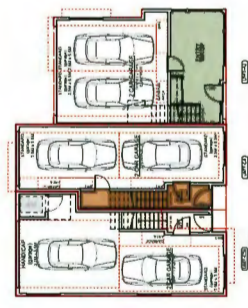
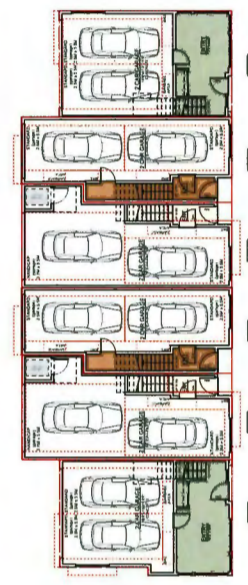
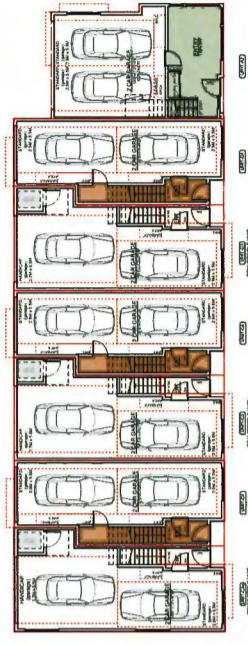
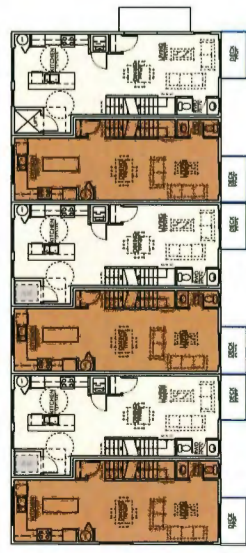
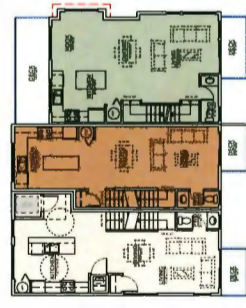
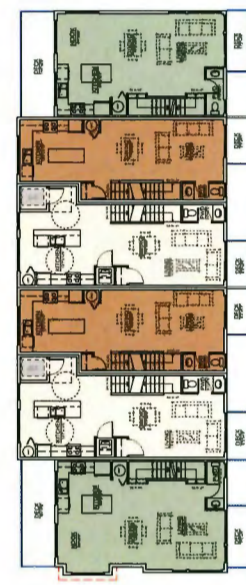
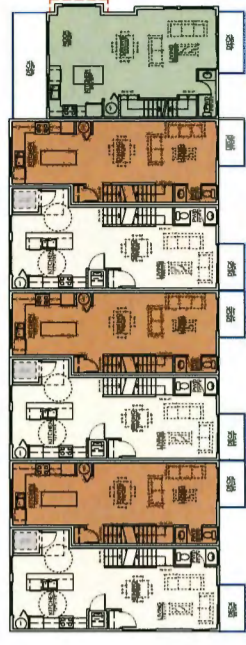
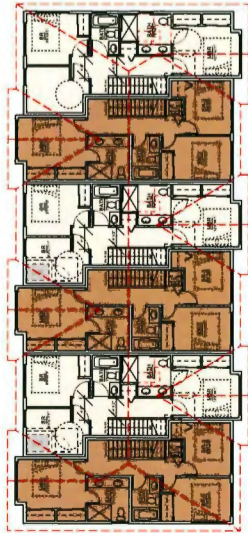
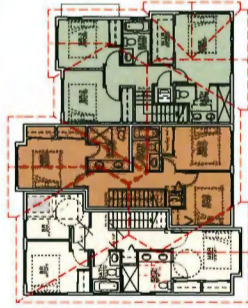
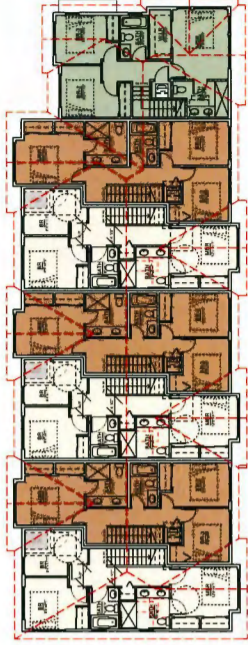
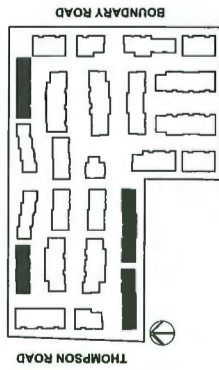
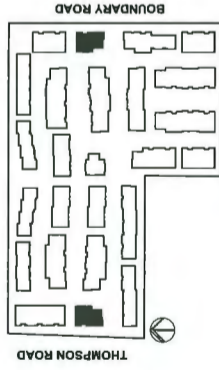
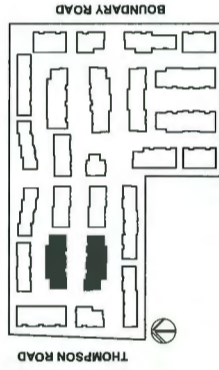
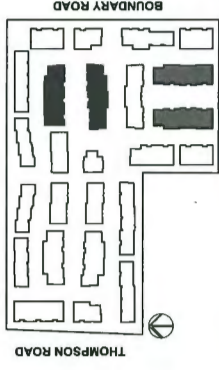
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-4
DRAWN - KP	
CHECKED -	PROJ. NO. - 1510



**THOMPSON ROAD STREETSCAPE**

SCALE: 1:200

DP 17-788728-11



1	2016-12-20	DP RE SUBMISSION
NO	DATE	ISSUE

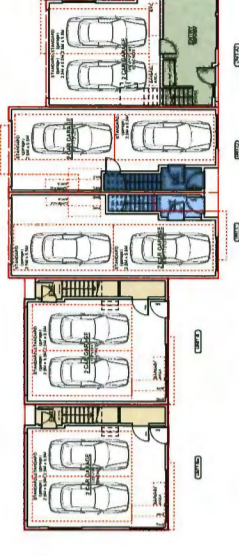
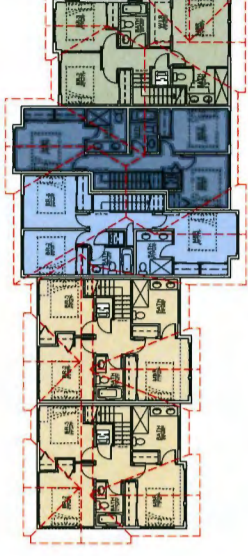
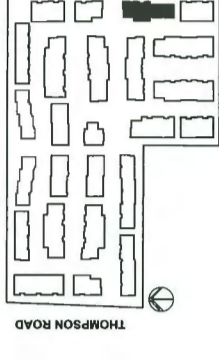
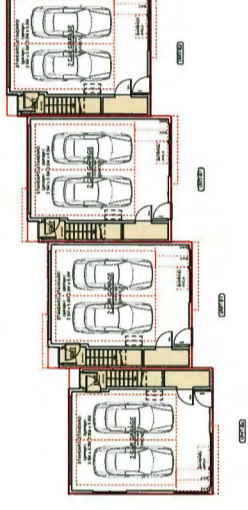
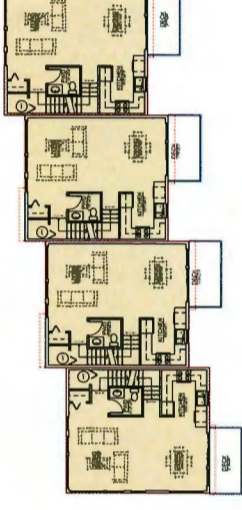
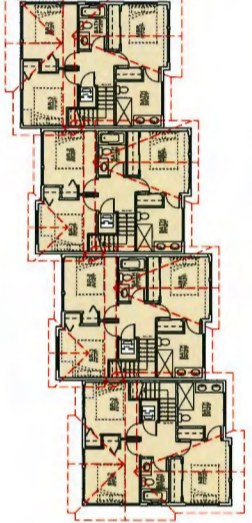
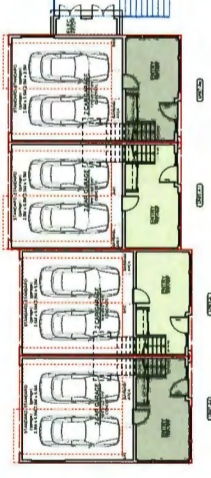
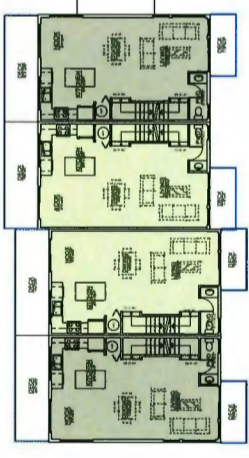
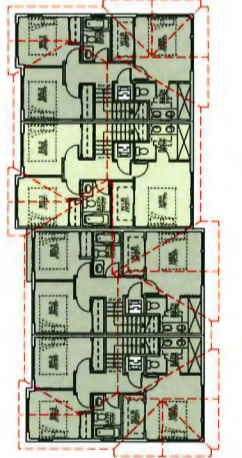
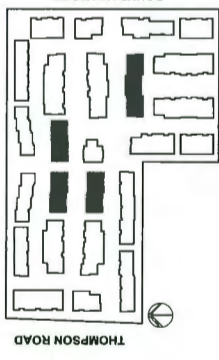
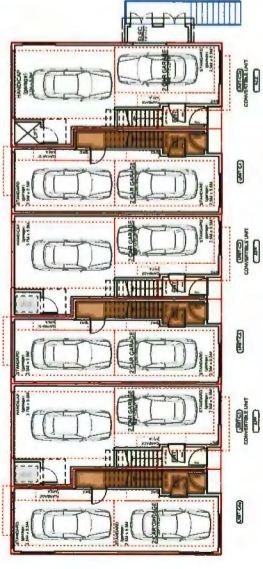
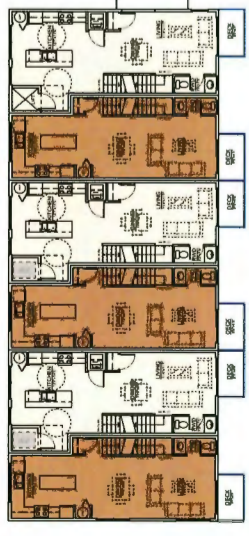
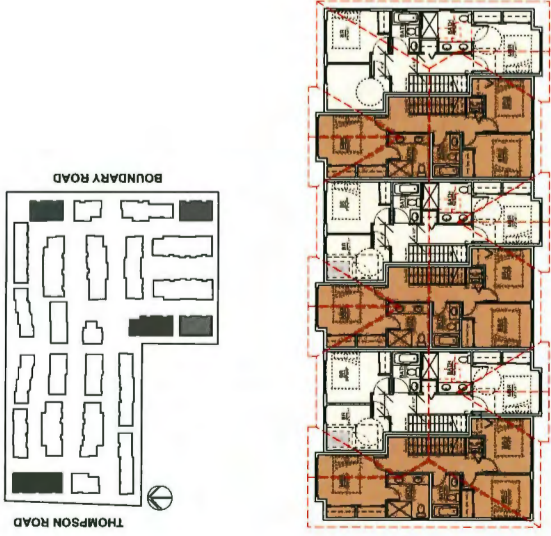
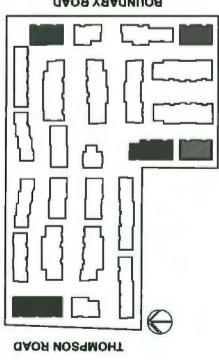
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**YAMAMOTO ARCHITECTURE**  
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 Vancouver, BC V5T 1R5  
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PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT  
 BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE - BUILDING SCHEMES	
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	<b>PLAN-4.1</b>
DRAWN - KP	CHECKED -
PROJ. NO. - 1510	

DP 17-188728-12



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1	2018-12-20	
NO	DATE	ISSUE

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PROJECT -  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
 BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE -  
**BUILDING SCHEMES**

SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	<b>PLAN-4.2</b>
DRAWN - KP	CHECKED -
PROJ. NO. - 1510	

DP 17-188/28-13

**BUILDING NO.1**

**BUILDING NO.2**



**BLDG. 1.: WEST ELEVATION**



**BLDG. 1.: EAST ELEVATION**



**BLDG. 1.: SOUTH ELEVATION**

**BLDG. 1.: NORTH ELEVATION**



**BLDG. 2.: WEST ELEVATION**



**BLDG. 2.: EAST ELEVATION**



**BLDG. 2.: NORTH ELEVATION**

**BLDG. 2.: SOUTH ELEVATION**



**MATERIALS**

- COMMON MATERIALS:**
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
  - 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
  - 3 PT. WOOD HORIZ. BAND, 2" VERT. TRIMS  
- PAINTED - MATCH "JH NAVAJO BEIGE"
  - 4 HARDIE PANE. SIGNS, W/ EASY TRIM  
- "JH COLORPLUS NAVAJO BEIGE"
  - 5 10.75" HARDIE-SHAKE SIDING  
- "JH COLORPLUS TIMBER BARK"
  - 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO  
- CHARCOAL
  - 7 PT. WOOD WIN. DOOR, TRIM, FASCIA, HORIZ. BAND  
- PAINTED - BM 2135-30 "ONYX"
  - 8 PT. WOOD EXT. BOARDS  
- PAINTED - BM 2135-30 "ONYX"
  - 9 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2065-10 "RED ROCK"
  - 10 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
  - 11 METAL GARAGE DOOR W/ GLAZED PANELS  
- PAINTED - BM "CHARCOAL"
  - 12 ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS  
- POWDER COATED BLACK
  - 13 BRICK VENEER - CHARCOAL GRAY

1	2018-12-20	DP RE SUBMISSION
NO.	DATE	ISSUE

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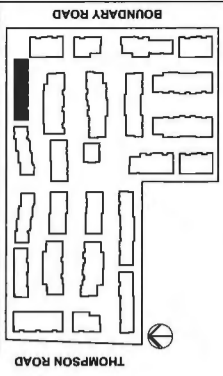
**PROJECT -**  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

**DRAWING TITLE -**  
ELEVATIONS

SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	<b>PLAN-4a</b>
DRAWN - KP	
CHECKED -	PROJ. NO. - 1510

**DP 17-188768-14**  
BLDG. 2.: SOUTH ELEVATION

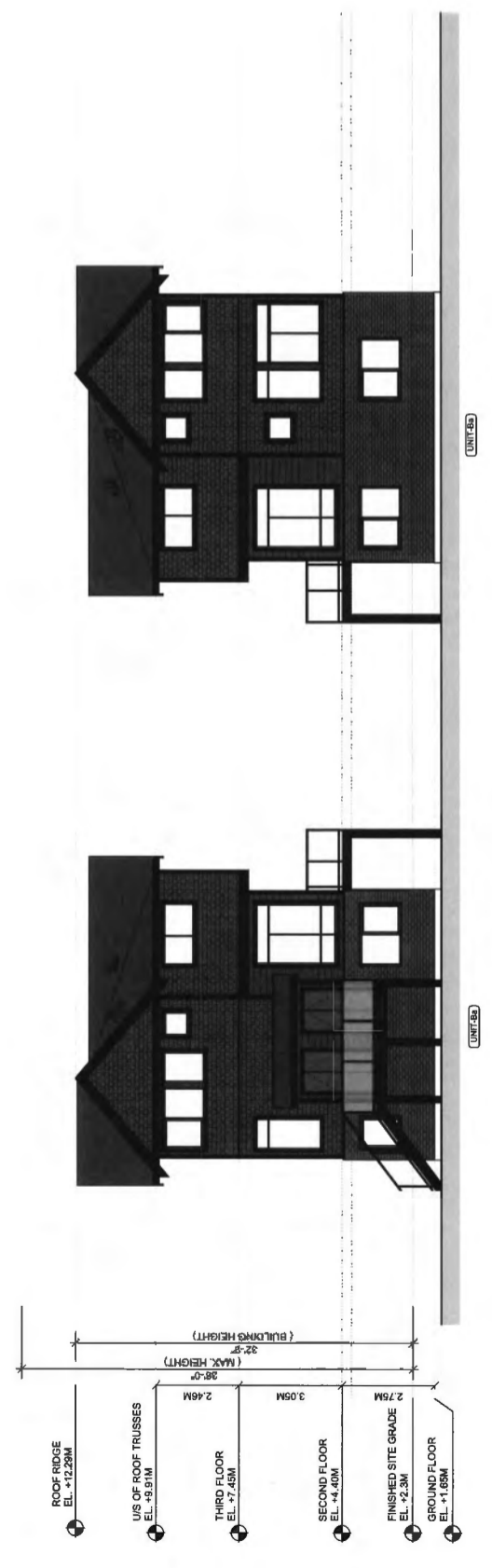
**BUILDING NO.3**



**MATERIALS**

**COMMON MATERIALS:**

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS  
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ EASY-TRIM  
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10 FT. HARDIE SHAKE SIDING  
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO  
- CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND  
- PAINTED - BM 2199-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS  
- PAINTED - BM 2199-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2005-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2164-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS  
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS  
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
ELEVATIONS

SCALE -  
DATE - JAN. 19, 2017

SHEET NO. -  
DRAWN - KP

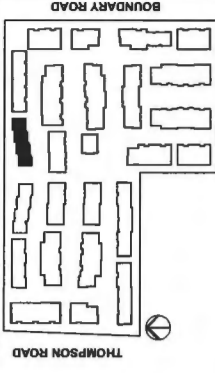
PROJECT NO. -  
**PLAN-4b**

CHECKED -  
PROJECT NO. - 1510

DP 17-788728-15



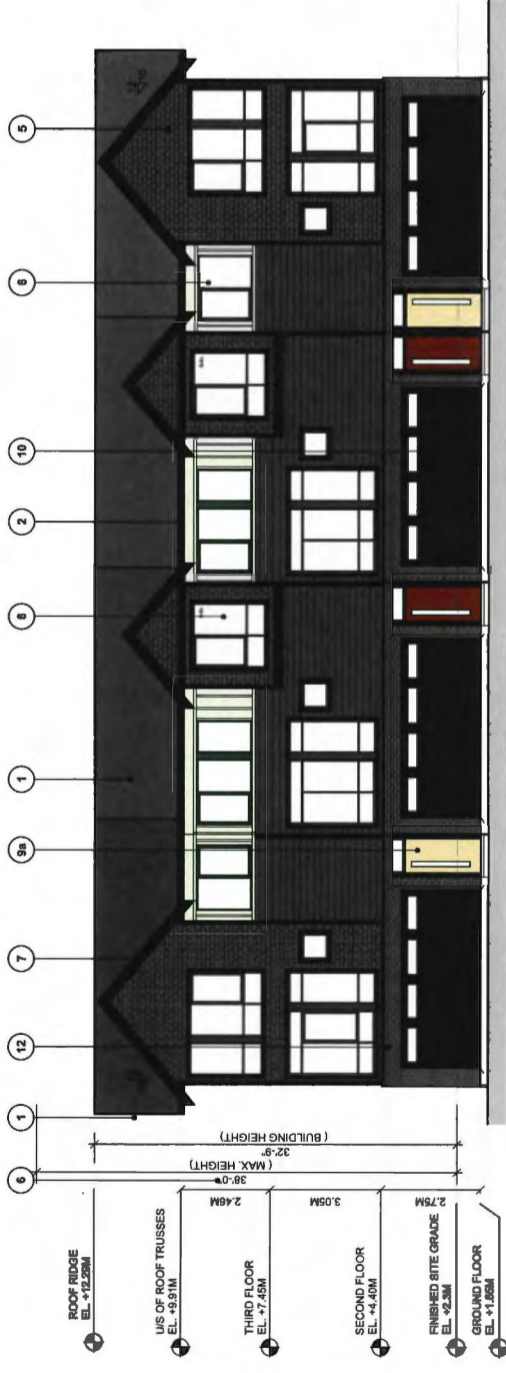
# BUILDING NO.4



## MATERIALS

### COMMON MATERIALS:

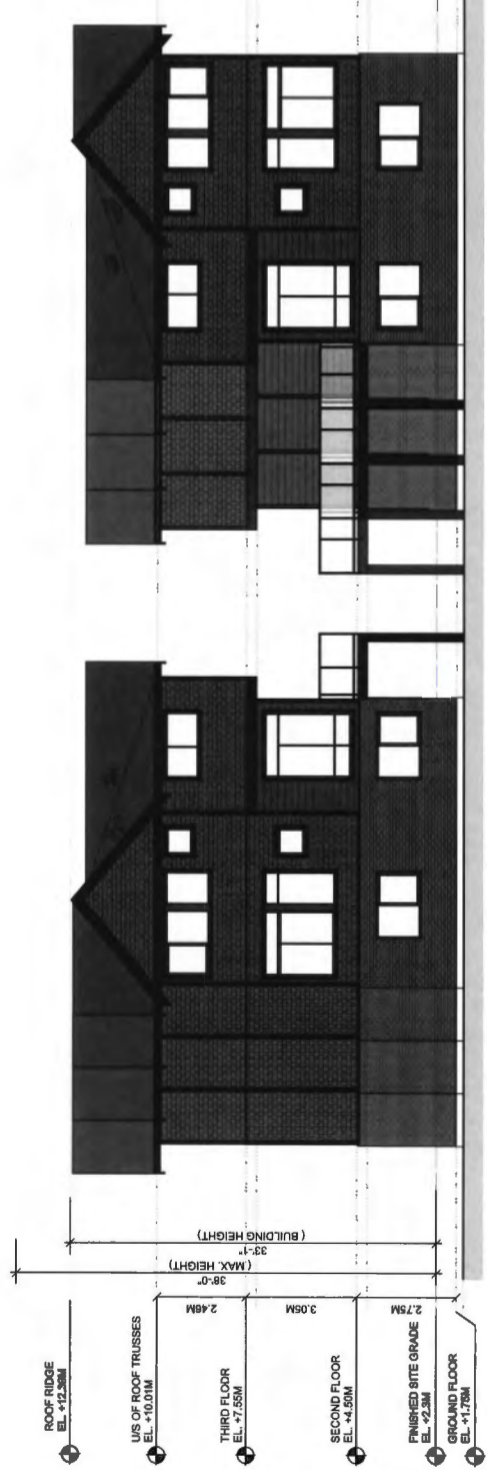
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- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIM  
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ EASY TRIM  
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE SHAKE SIDING  
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO  
- CHARCOAL
- 7 P.T. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND  
- PAINTED - BM 2135-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS  
- PAINTED - BM 2135-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2505-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS  
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS  
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



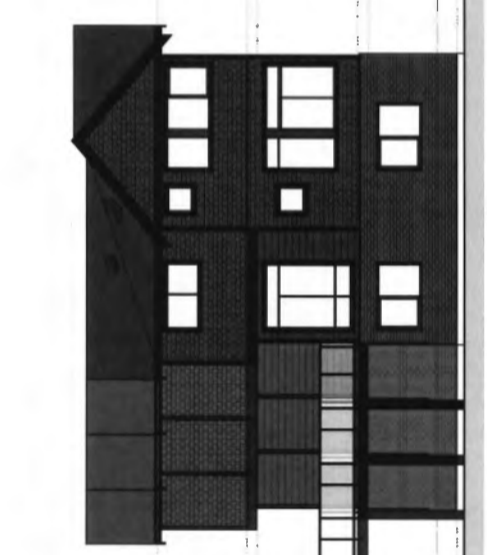
BLDG. 4: SOUTH ELEVATION



BLDG. 4: NORTH ELEVATION



BLDG. 4: EAST ELEVATION



BLDG. 4: WEST ELEVATION

DP RE SUBMISSION	
NO.	DATE
1	2016-12-30

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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

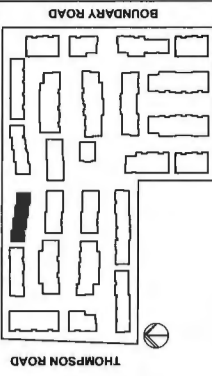
DRAWING TITLE -  
ELEVATIONS

SHEET NO. -	
DATE	SCALE
JAN. 19, 2017	-
DRAWN - KP	CHECKED -
PROJECT NO. - 1510	

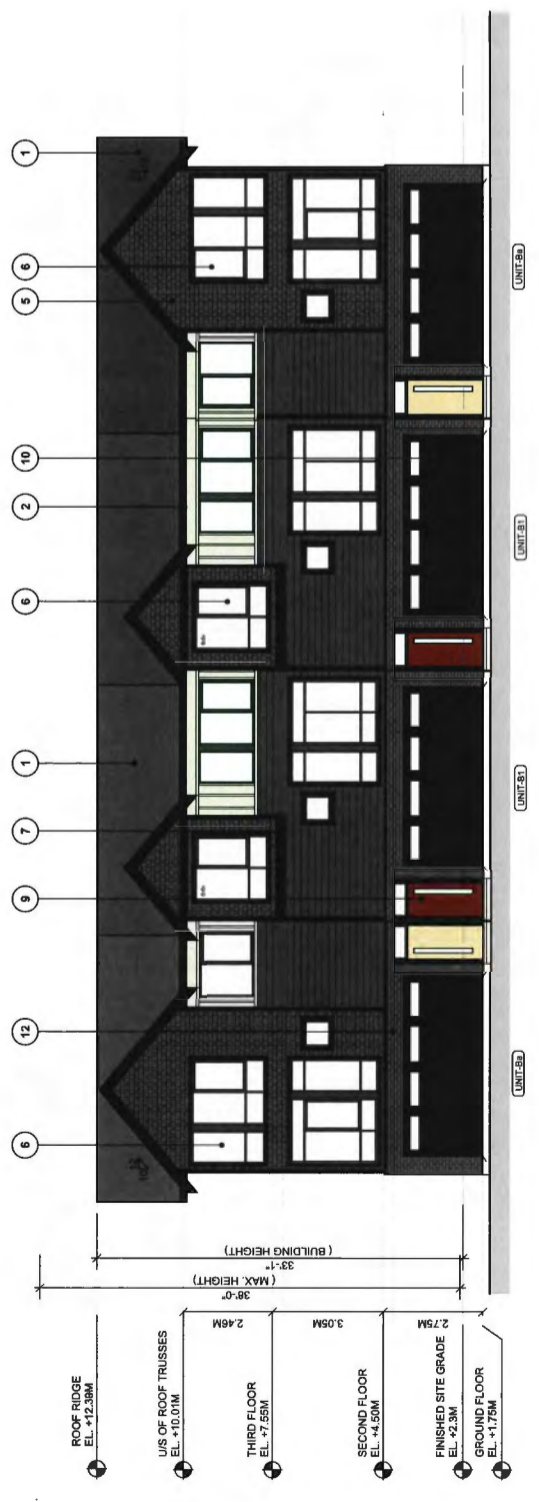
PLAN-4C

DP 17-788728-16

# BUILDING NO.5



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
4	HARDIE-PANEL SIDING W/ EASY TRIM - JH COLORPLUS "NAVAJO BEIGE"
5	10 FT. HARBOR SWANE SIDINGS - JH COLORPLUS "TRIBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2138-30 "ONYX"
8	P.T. WOOD EXT. POSTS - PAINTED - BM 2138-30 "ONYX"
9	METAL CLAD ENTRY DOOR - PAINTED - BM 265-10 "RED ROCK"
10	METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
11	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
12	ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS - POWDER COATED BLACK
13	BRICK VENEER - CHARCOAL GRAY



BLDG. 5: SOUTH ELEVATION



BLDG. 5: NORTH ELEVATION



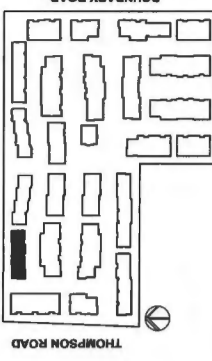
BLDG. 5: EAST ELEVATION

BLDG. 5: WEST ELEVATION

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<p><b>YAMAMOTO ARCHITECTURE</b></p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p> <p>120 UNIT TOWNHOUSE DEVELOPMENT</p> <p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE -</p> <p>ELEVATIONS</p>		
<p>SCALE -</p> <p>DATE - JAN. 19, 2017</p>		<p>SHEET NO. -</p> <p><b>PLAN-4d</b></p>
<p>DRAWN - KP</p>		<p>CHECKED -</p> <p>PROJ. NO. - 1510</p>

DP 17-188728-17

# BUILDING NO.6



COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEGE"
4	HARDIE PANEL SIDING W/ EASY TRIM - JH COLORPLUS "NAVAJO BEGE"
5	10"X8" HARDIE-SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	P.T. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
8	P.T. WOOD EXT. POETS - PAINTED - BM 2154-30 "ONYX"
9	METAL CLAD ENTRY DOOR - PAINTED - BM 2005-10 "RED ROCK"
10	METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
11	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
12	ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS - POWDER COATED BLACK
13	BRICK VENEER - CHARCOAL GRAY



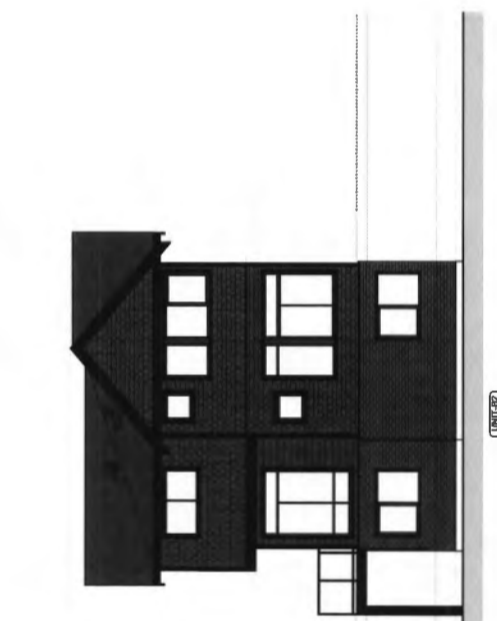
BLDG. 6: SOUTH ELEVATION



BLDG. 6: NORTH ELEVATION



BLDG. 6: EAST ELEVATION

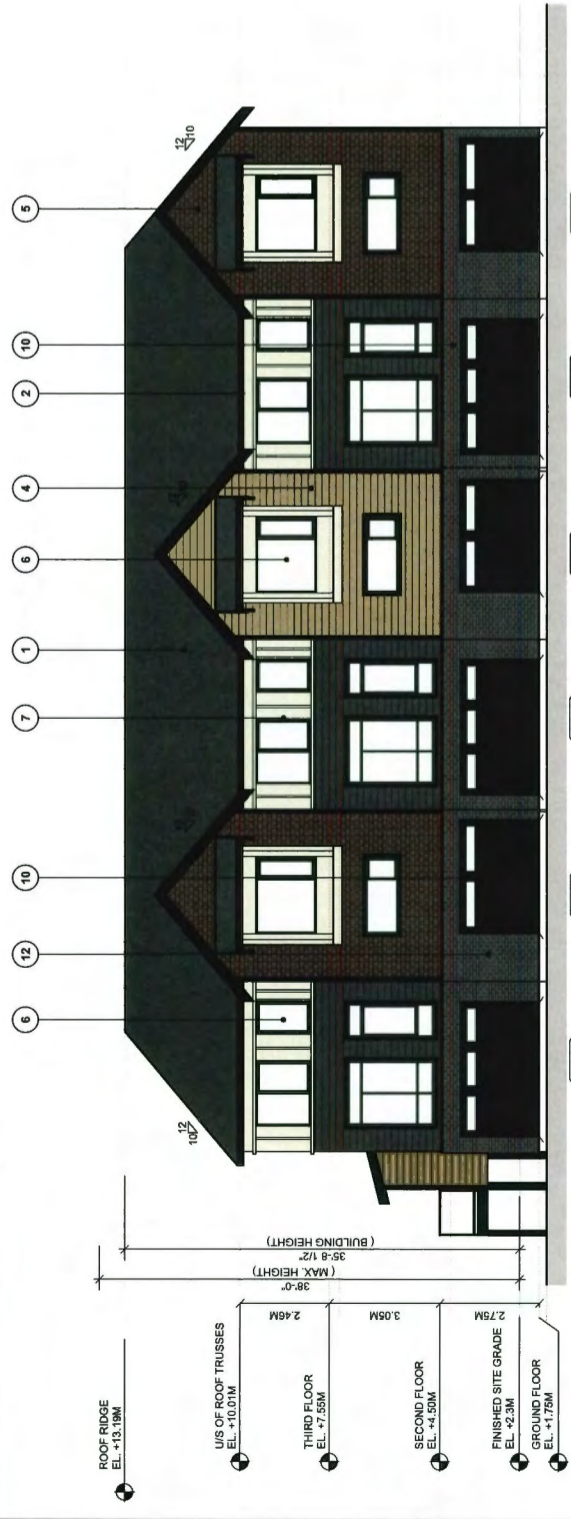


BLDG. 6: WEST ELEVATION

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<p><b>YAMAMOTO ARCHITECTURE</b></p> <p>202 - 33 East 8th Avenue Vancouver, BC V6T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT</p>		
<p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE - ELEVATIONS</p>		
SCALE -	SHEET NO. -	PROJECT NO. -
DATE - JAN. 19, 2017	<b>PLAN-4e</b>	
DRAWN - KP	PROJECT NO. - 1510	
CHECKED -	PROJECT NO. - 1510	

DP 11-188728-18

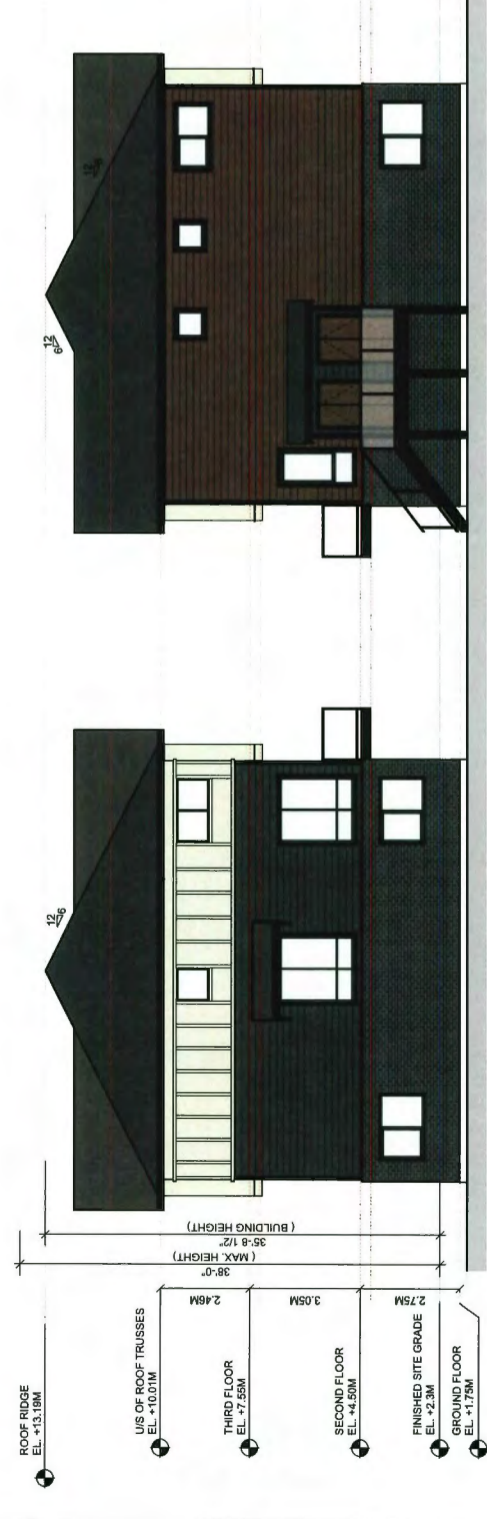
**BUILDING NO.7**



**BLDG. 7: EAST ELEVATION**



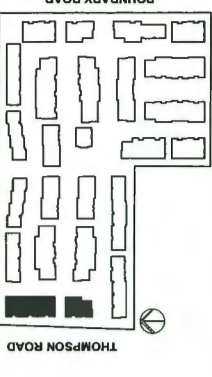
**BLDG. 7: WEST ELEVATION**



**BLDG. 7: NORTH ELEVATION**

**BLDG. 7: SOUTH ELEVATION**

**BUILDING NO.8**



**MATERIALS**

**COMMON MATERIALS:**

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2\" VERT. TRIMS
- 4 - PAINTED - MATCH 'JH NAVAJO BEIGE'
- 5 HARDEE-PANEL SIDING W/ EASY-TRIM
- 6 - JH COLORPLUS 'NAVAJO BEIGE'
- 7 10.75\" HARDEE-SHAKE SIDINGS
- 8 - JH COLORPLUS 'TIMBER BARK'
- 9 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 10 P.T. WOOD WM. DOOR TRIM, FASCIA, HORIZ. BAND
- 11 - PAINTED - BM 2138-30 'ONYX'
- 12 P.T. WOOD EXT. POSTS
- 13 - PAINTED - BM 2139-30 'ONYX'
- 14 METAL CLAD ENTRY DOOR
- 15 - PAINTED - BM 2055-10 'RED ROCK'
- 16 METAL CLAD ENTRY DOOR
- 17 - PAINTED - BM 2154-60 'VANILLA ICE CREAM'
- 18 METAL GARAGE DOOR W/ GLAZED PANELS
- 19 - PAINTED - BM 'CHARCOAL'
- 20 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- 21 - POWDER COATED BLACK
- 22 BRICK VENEER - CHARCOAL GRAY



**BLDG. 8: EAST ELEVATION**



**BLDG. 8: WEST ELEVATION**



**BLDG. 8: SOUTH ELEVATION**

**BLDG. 8: NORTH ELEVATION**

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

**PROJECT -**  
 120 UNIT TOWNHOUSE DEVELOPMENT

**BOUNDARY ROAD**  
 RICHMOND, B.C.

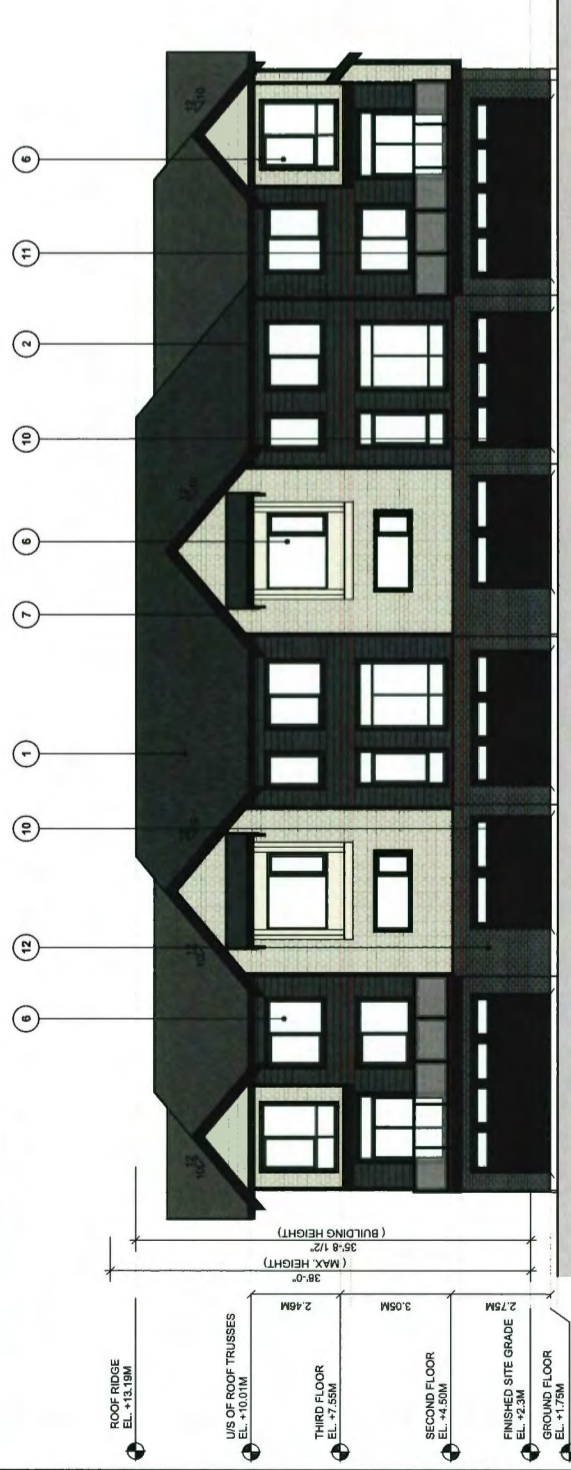
**DRAWING TITLE -**  
 ELEVATIONS

**SCALE -**  
 SHEET NO. -  
 DATE - JAN. 19, 2017  
 DRAWN - KP  
 CHECKED -  
 PROJ. NO. - 1510

**DP 17 BLDG. 8 NORTH ELEVATION 28-19**

**BUILDING NO.9**

**BUILDING NO.10**



**BLDG. 9: NORTH ELEVATION**  
-SCHEME C

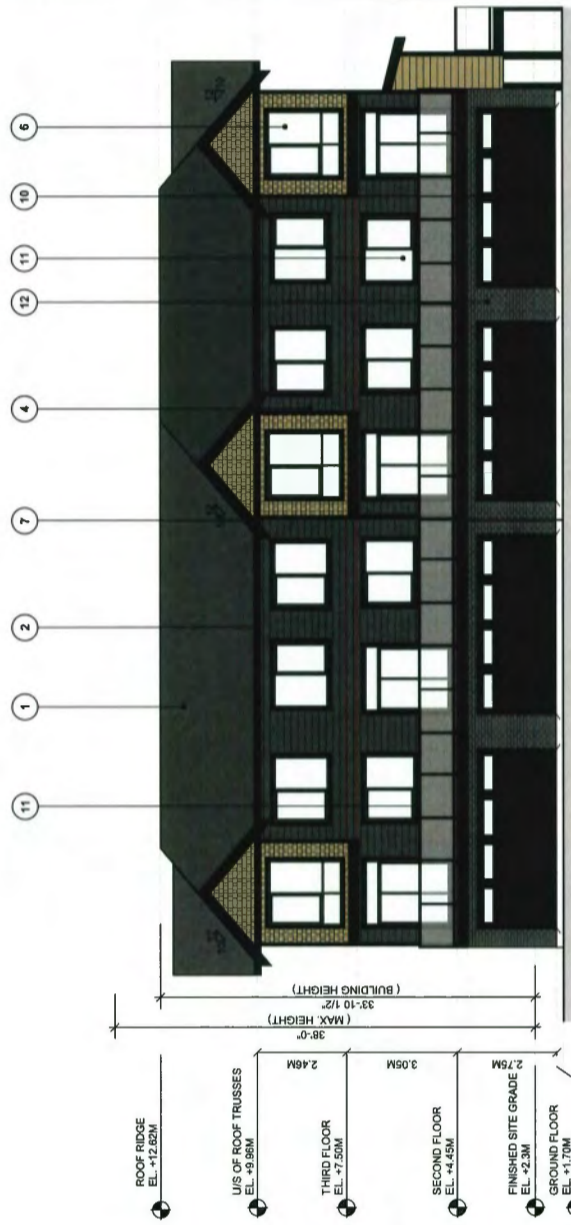


**BLDG. 9: SOUTH ELEVATION**  
-SCHEME C

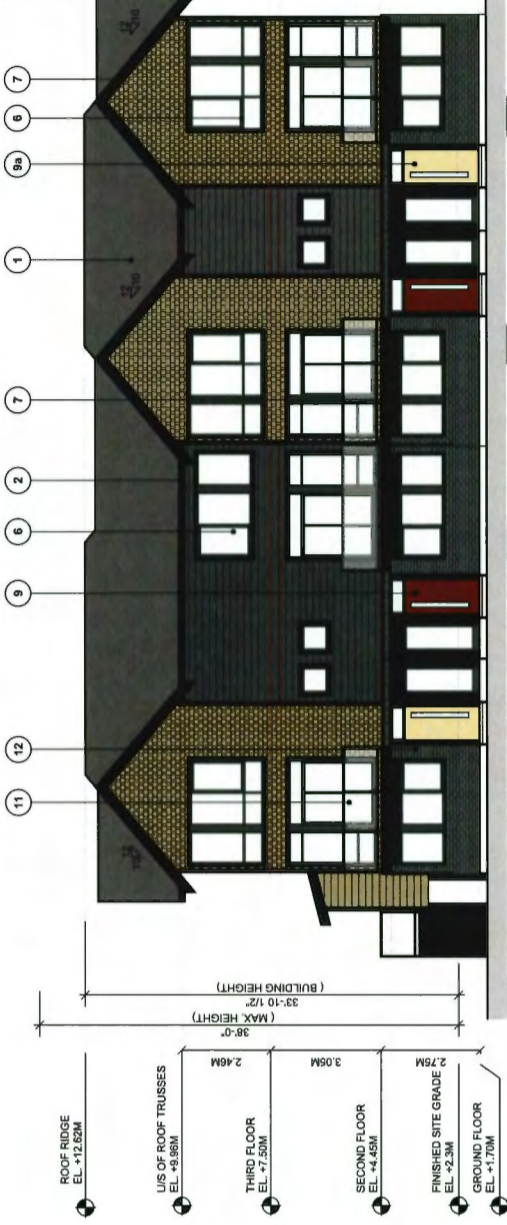


**BLDG. 9: WEST ELEVATION**  
-SCHEME C

**BLDG. 9: EAST ELEVATION**  
-SCHEME C



**BLDG. 10: NORTH ELEVATION**  
-SCHEME E



**BLDG. 10: SOUTH ELEVATION**  
-SCHEME E



**BLDG. 10: WEST ELEVATION**  
-SCHEME E

**BLDG. 10: EAST ELEVATION**  
-SCHEME E



**MATERIALS**

- COMMON MATERIALS:**
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
  - 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
  - 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
  - 4 HARDIE PANEL SIDING W/ FASKY TRIM - JH COLORPLUS "NAVAJO BEIGE"
  - 5 10.75" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
  - 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
  - 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
  - 8 P.T. WOOD EXT. POSTS - PAINTED - BM 2139-30 "ONYX"
  - 9 METAL GLAZED ENTRY DOOR - PAINTED - BM 2085-10 "RED ROCK"
  - 10 METAL GLAZED ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
  - 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
  - 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
  - 13 BRICK VENEER - CHARCOAL GRAY

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**PROJECT -**  
120 UNIT TOWNHOUSE DEVELOPMENT

**BOUNDARY ROAD**  
RICHMOND, B.C.

SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-49
DRAWN - MF	CHECKED -
PROJ. NO. - 1510	

**DP 17-108728-20**

**BLDG. 10: WEST ELEVATION**  
-SCHEME E

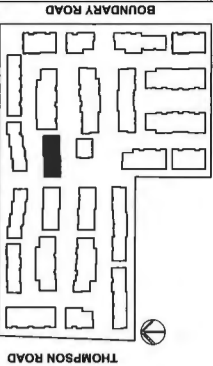
**BLDG. 9: EAST ELEVATION**  
-SCHEME C

**BLDG. 9: WEST ELEVATION**  
-SCHEME C

**BLDG. 10: EAST ELEVATION**  
-SCHEME E

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# BUILDING NO.11



## MATERIALS

### COMMON MATERIALS:

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.I. WOOD HORIZ BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ FASQ-TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 10/75 HARDIE-SHAKE SIDING - JH COLORPLUS "TIMBER BRNK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.I. WOOD WINDOW TRIM, FASCIA, HORIZ BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.I. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2085-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



BLDG. 11: NORTH ELEVATION  
-SCHEME D



BLDG. 11: SOUTH ELEVATION  
-SCHEME D



BLDG. 11: WEST ELEVATION  
-SCHEME D

BLDG. 11: EAST ELEVATION  
-SCHEME D

NO	DATE	ISSUE
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202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE - ELEVATIONS

SCALE -

DATE - JAN. 19, 2017

DRAWN - KP

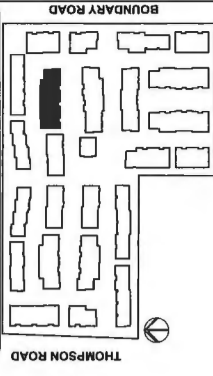
CHECKED -

SHEET NO. - PLAN-4h

PROJECT NO. - 1510

DP 17-788728-21

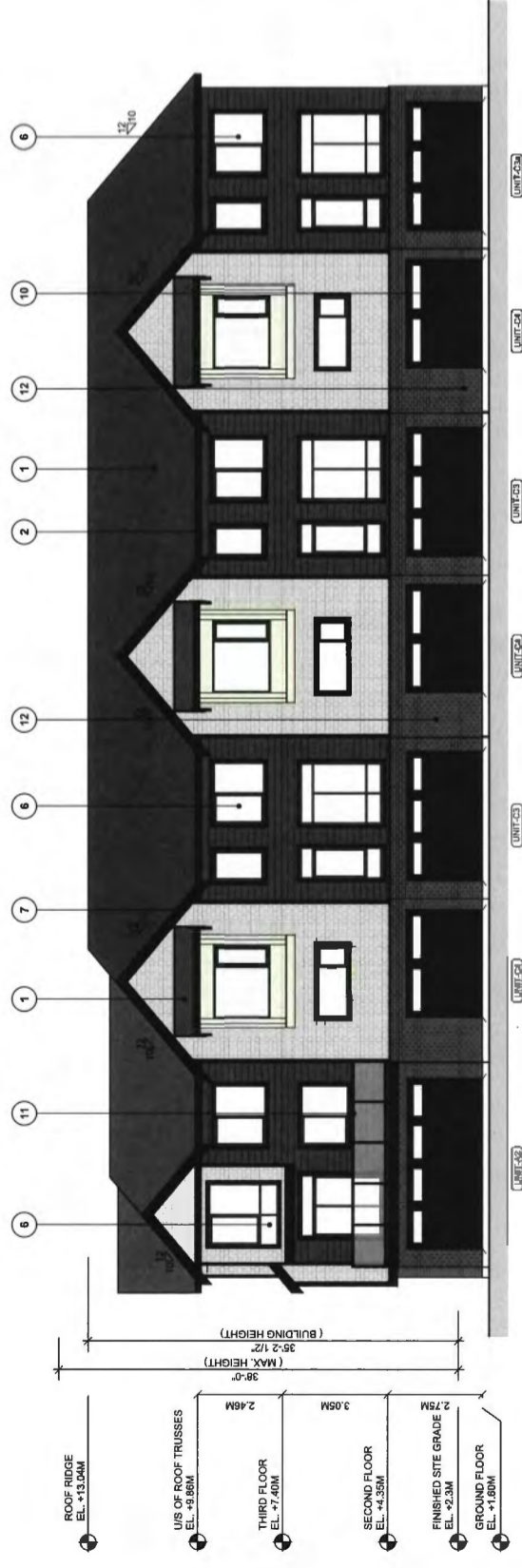
**BUILDING NO.12**



**MATERIALS**

COMMON MATERIALS:

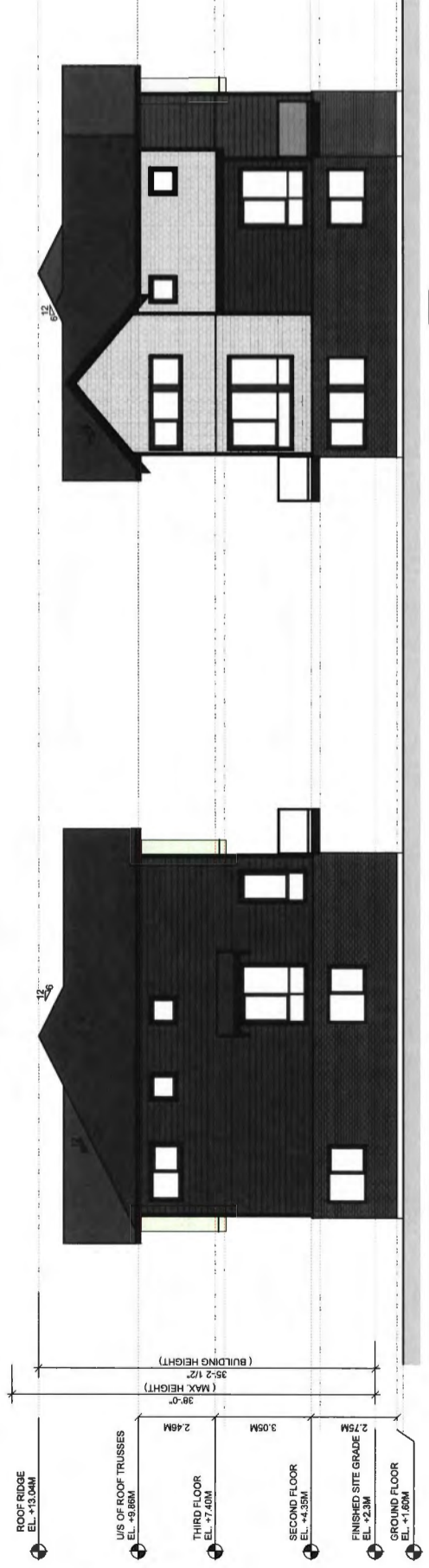
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDBE PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 15/25 HARDBE SHAKE SHIMS - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOORS - PAINTED - BM 2885-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2194-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



**BLDG. 12: NORTH ELEVATION**  
- SCHEME C



**BLDG. 12: SOUTH ELEVATION**  
- SCHEME C



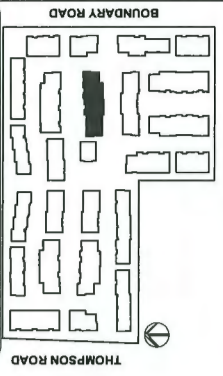
**BLDG. 12: WEST ELEVATION**  
- SCHEME C

**BLDG. 12: EAST ELEVATION**  
- SCHEME C

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202 - 33 East 8th Avenue Vancouver, BC V5T 1R6 T - 604 731 1127 F - 604 731 1327		120 UNIT TOWNHOUSE DEVELOPMENT			
BOUNDARY ROAD RICHMOND, B.C.		DRAWING TITLE - ELEVATIONS			
SCALE -	SHEET NO. -	DATE -	DRAWN -	CHECKED -	PROJECT NO. -
		JAN. 19, 2017	MP		<b>PLAN-4i</b>
					PROJECT NO. - 1510

**DP 17-788728-22**

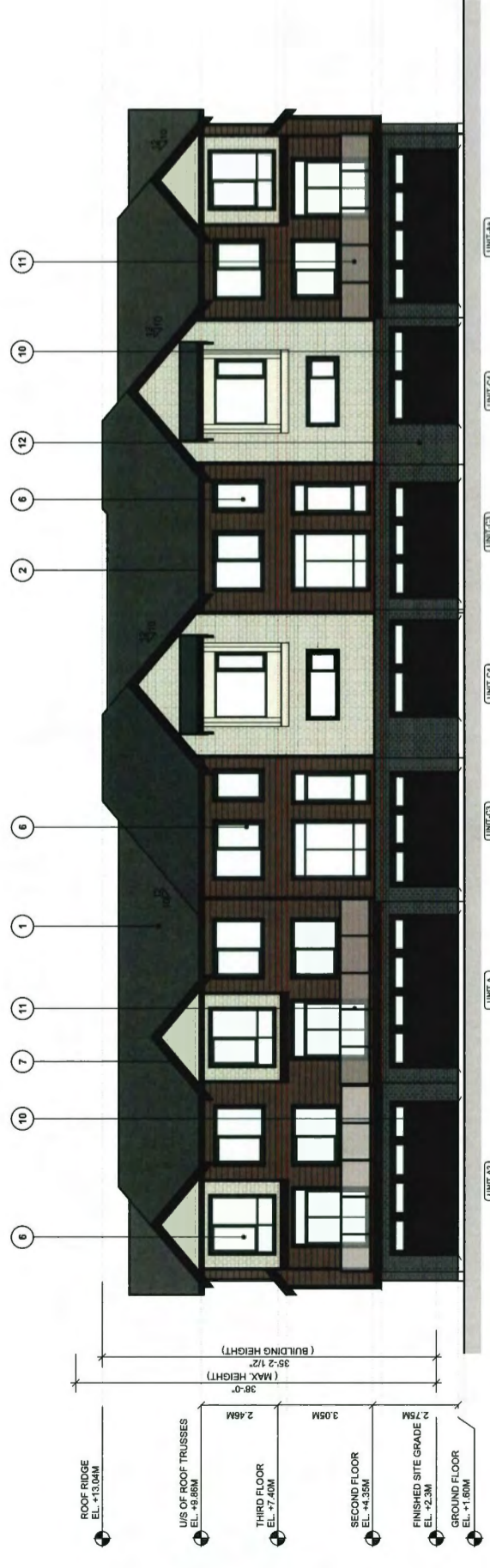
**BUILDING NO. 13**



**MATERIALS**

**COMMON MATERIALS:**

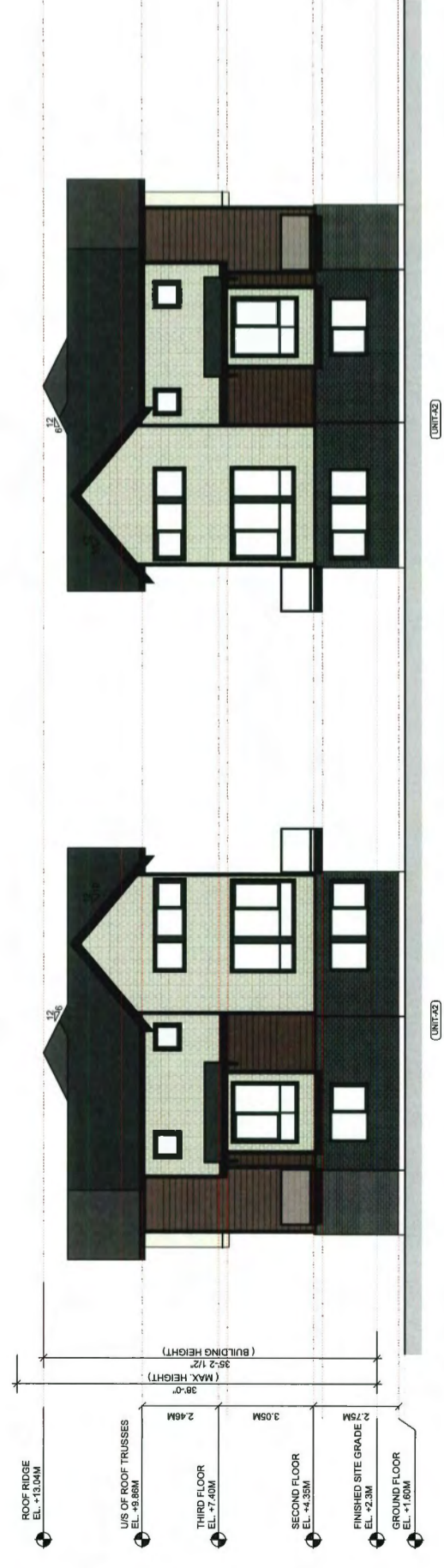
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2385-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



**BLDG. 13: SOUTH ELEVATION**  
- SCHEME A



**BLDG. 13: NORTH ELEVATION**  
- SCHEME A



**BLDG. 13: EAST ELEVATION**  
- SCHEME A



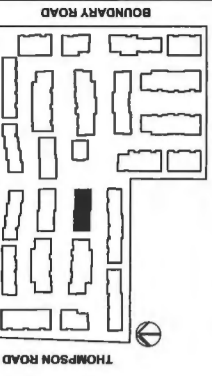
**BLDG. 13: WEST ELEVATION**  
- SCHEME A

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PROJECT -		
120 UNIT TOWNHOUSE DEVELOPMENT		
BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - ELEVATIONS		
SCALE -	SHEET NO. -	PROJECT NO. -
DATE - JAN. 19, 2017	PLAN-4j	
DRAWN - KP		
CHECKED -		PROJECT NO. - 1510

DP 17-188728-23



**BUILDING NO. 14**



**MATERIALS**

**COMMON MATERIALS:**

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS  
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HASSIE PANEL SIDING W/ EASY TRIM  
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO  
- CHARCOAL
- 7 P.T. WOOD WINDOW TRIM, FASCIA, HORIZ. BAND  
- PAINTED - BM 2138-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS  
- PAINTED - BM 2138-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2065-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS  
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMES GLAZED W/ TEMPERED GLASS  
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY

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NO.	DATE	REVISION

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Vancouver, BC V6T 1B5  
T-604.731.1127 F-604.731.1327

PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
ELEVATIONS

SCALE -	SHEET NO. -
DATE - JAN. 18, 2017	PLAN-4K
DRAWN - KP	
CHECKED -	PROJECT NO. - 1510



**BLDG. 14: SOUTH ELEVATION**  
- SCHEMATIC



**BLDG. 14: NORTH ELEVATION**  
- SCHEMATIC



**BLDG. 14: EAST ELEVATION**  
- SCHEMATIC

**BLDG. 14: WEST ELEVATION**  
- SCHEMATIC

**DP 17-788728-24**

**BUILDING NO. 15**



**MATERIALS**

**COMMON MATERIALS:**

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 PT. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ FASH. TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE-SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 PT. WOOD WINDOW TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 PT. WOOD EXT. FRSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2685-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY

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NO.	DATE	REVISION

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**YAMAMOTO ARCHITECTURE**

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Vancouver, BC V5T 1E5  
T - 604 731 1127 F - 604 731 1327

PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
ELEVATIONS

DATE - JAN. 19, 2017	SHEET NO. -
DRAWN - RP	PLAN - 41
CHECKED -	PROJ. NO. - 1510



**BLDG. 15: SOUTH ELEVATION**  
-SCHEME E



**BLDG. 15: NORTH ELEVATION**  
-SCHEME E

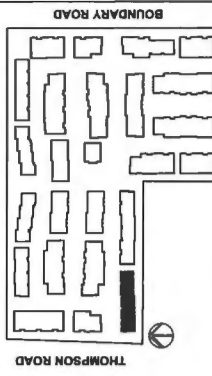


**BLDG. 15: EAST ELEVATION**  
-SCHEME E



**BLDG. 15: WEST ELEVATION**  
-SCHEME E

DP 17-788728-25



**MATERIALS**

COMMON MATERIALS:

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDBE PANEL SIDING W/ EASTY TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 1/2" HASPIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WINDOW TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 288-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2194-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



BLDG. 16: NORTH ELEVATION



BLDG. 16: SOUTH ELEVATION



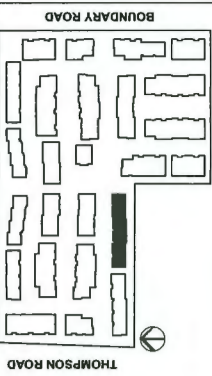
BLDG. 16: EAST ELEVATION



BLDG. 16: WEST ELEVATION

1		2016-12-30	DP RE SUBMISSION
NO.	DATE	ISSUE	
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<p><b>YAMAMOTO ARCHITECTURE</b></p> <p>202 - 33 East 6th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		<p>PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT</p> <p>BOUNDARY ROAD RICHMOND, B.C.</p>	
<p>DRAWING TITLE - ELEVATIONS</p>			
<p>SCALE -</p>		<p>SHEET NO. - PLAN-4M</p>	
<p>DATE - JAN. 18, 2017</p>		<p>DRAWN - KP</p>	
<p>CHECKED -</p>		<p>PROJECT NO. - 1510</p>	

DP 17-788728-26



**MATERIALS**

**COMMON MATERIALS:**

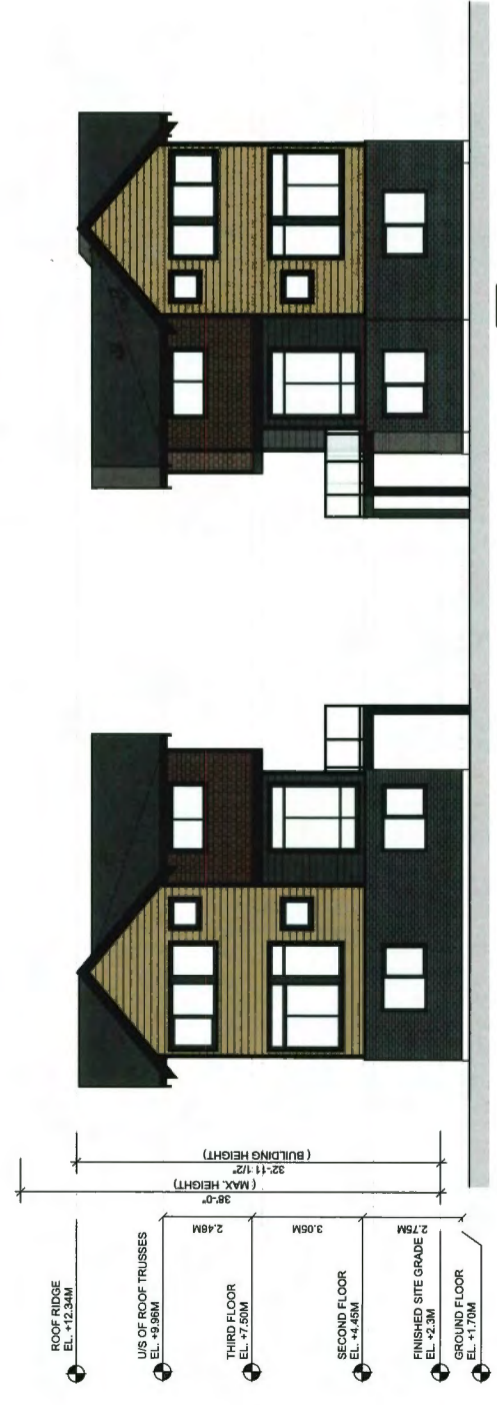
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 PT. WOOD HORZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ EAST-TRM - JH COLORPLUS "NAVAJO BEIGE"
- 5 1/2" X 1/2" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 PT. WOOD WIND/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 PT. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2055-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2104-80 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



**BLDG. 17: NORTH ELEVATION**



**BLDG. 17: SOUTH ELEVATION**



**BLDG. 17: WEST ELEVATION**

**BLDG. 17: EAST ELEVATION**

NO.	DATE	ISSUE
1	2016-12-20	DP RE SUBMISSION

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**YAMAMOTO ARCHITECTURE**

200 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604.731.1127 F - 604.731.1327

PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
ELEVATIONS

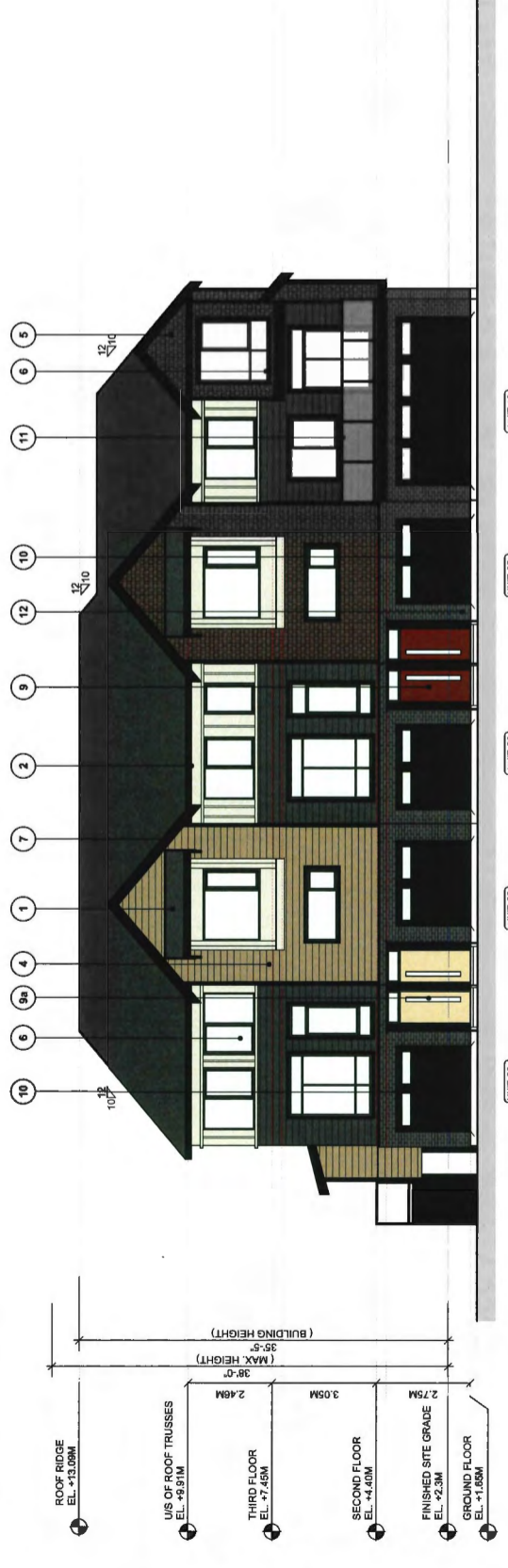
SCALE -  
DATE - JAN. 18, 2017  
DRAWN - KP  
CHECKED -

SHEET NO. -  
**PLAN-4n**

PROJ. NO. - 1510

**DP 17-788728-27**

**BUILDING NO.17**



**BLDG. 18: EAST ELEVATION**



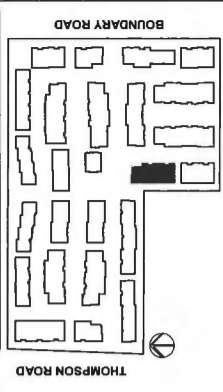
**BLDG. 18: WEST ELEVATION**



**BLDG. 18: SOUTH ELEVATION**

**BLDG. 18: NORTH ELEVATION**

**BUILDING NO.18**



**MATERIALS**

**COMMON MATERIALS:**

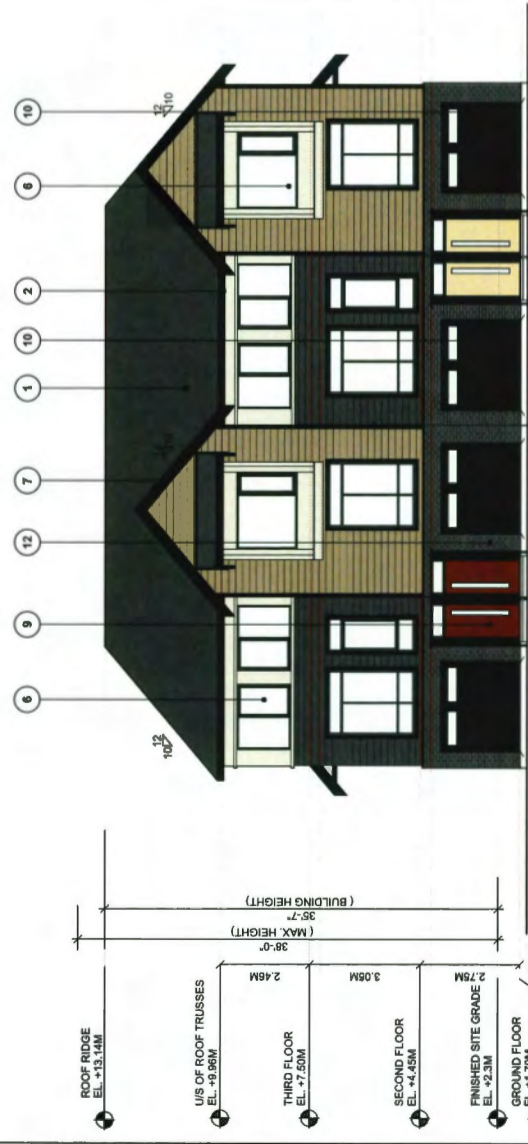
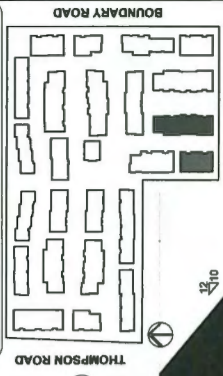
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75 MARBLE SHAKE SHINGLES - JH COLORPLUS "TRUSSER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WINDOW TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL GLAD ENTRY DOORS - PAINTED - BM 285-19 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY

1	2018-12-20	DP RE SUBMISSION
NO	DATE	ISSUE
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<p><b>YAMAMOTO ARCHITECTURE</b> 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT</p>		
<p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE - ELEVATIONS</p>		
SCALE -	SHEET NO. -	PROJ. NO. -
DATE - JAN. 19, 2017	PLAN-40	1510
DRAWN - KP		
CHECKED -		

**DP 17-788728-18**

**BUILDING NO.19**

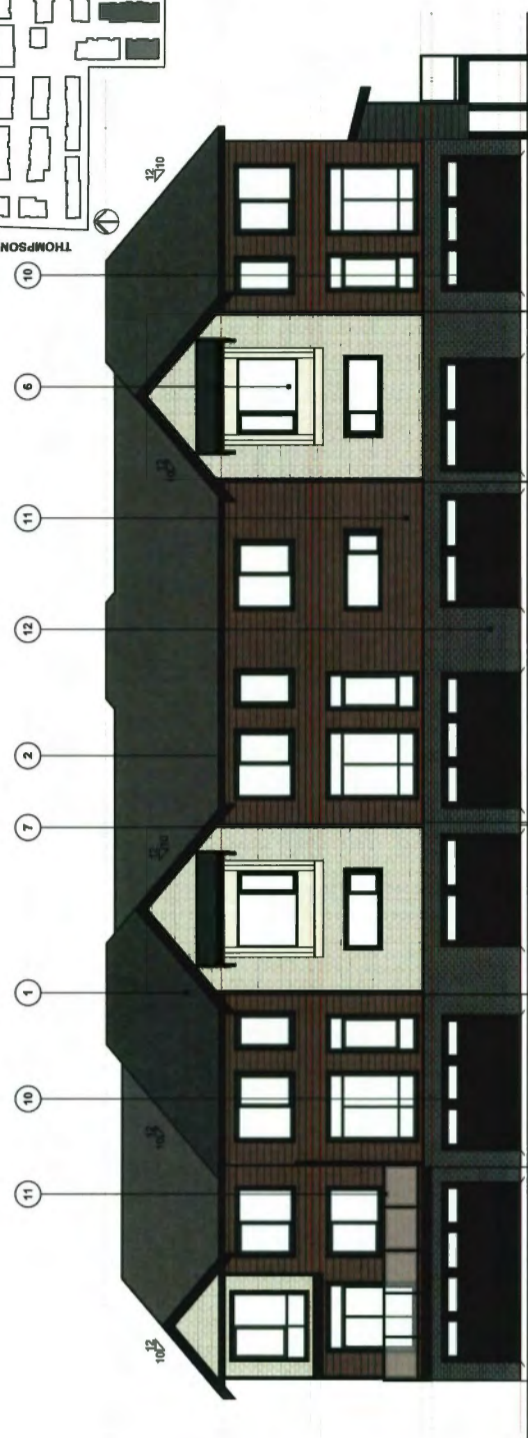
**BUILDING NO.20**



**BLDG. 19: WEST ELEVATION**



**BLDG. 19: EAST ELEVATION**



**BLDG. 20: WEST ELEVATION**

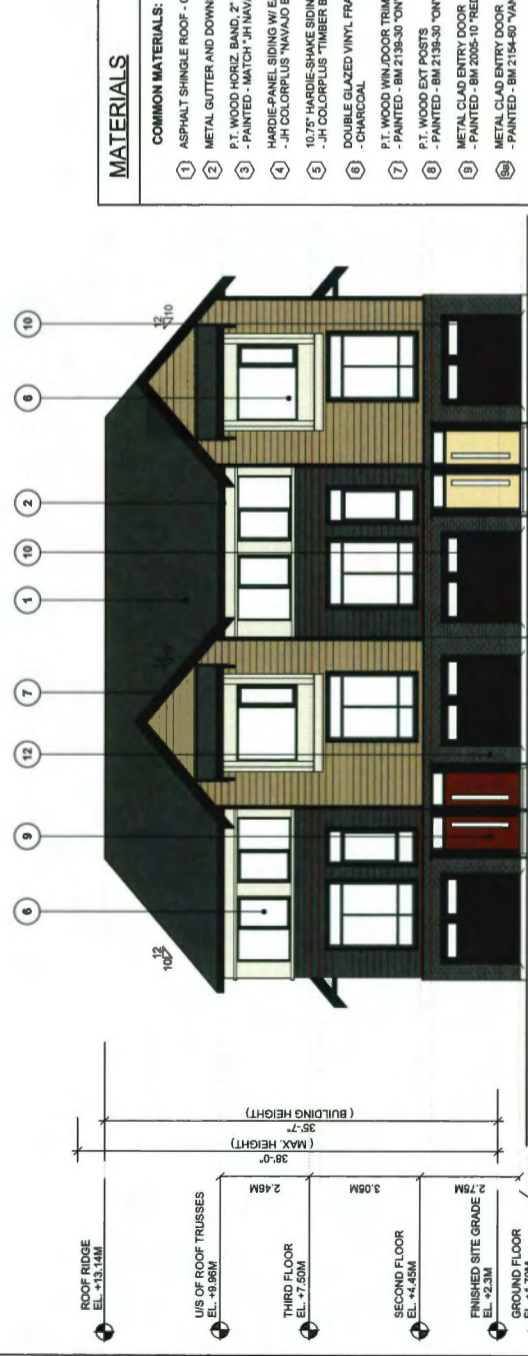


**BLDG. 20: EAST ELEVATION**

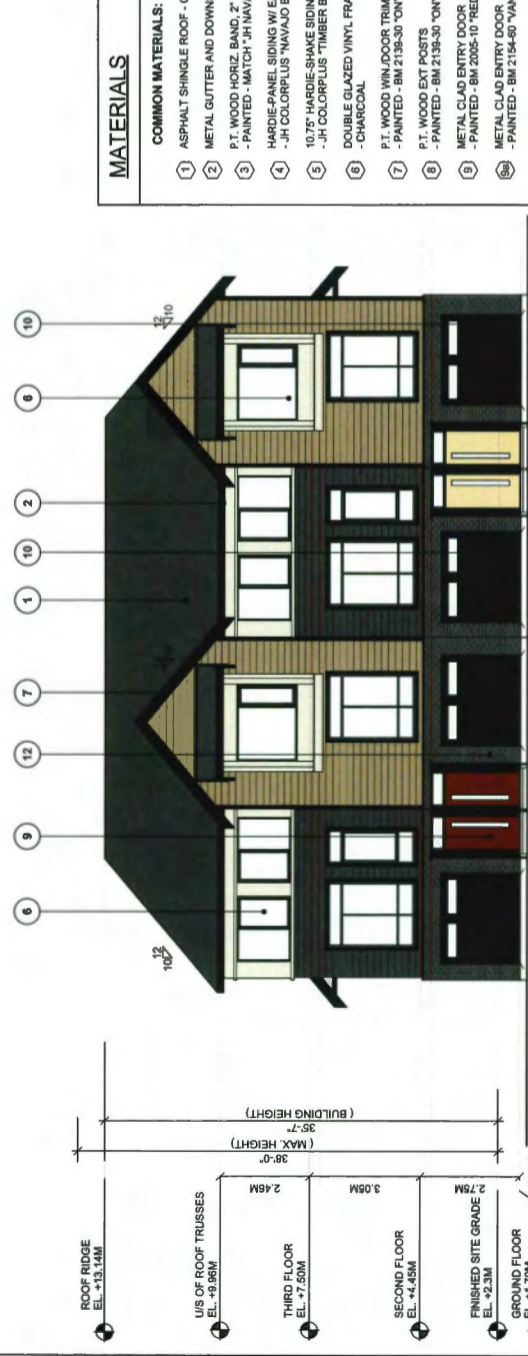
**MATERIALS**

**COMMON MATERIALS:**

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BARK, 2" VERT. TRIMS - PAINTED - MATCH JH NAVAJO BEIGE
- 4 HARDIE-PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE-SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2198-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS - PAINTED - BM 2198-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2005-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2194-80 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM CHARCOAL
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



**BLDG. 19: NORTH ELEVATION**



**BLDG. 19: SOUTH ELEVATION**



**BLDG. 20: NORTH ELEVATION**



**BLDG. 20: SOUTH ELEVATION**

NO.	2019-12-20	DATE	DP PRE SUBMISSION
NO.		DATE	ISSUE

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**YAMAMOTO ARCHITECTURE**  
 202 - 33 East 8th Avenue  
 Vancouver, BC V6T 1R5  
 T - 604 731 1127 F - 604 731 1327

PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT  
 BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE -  
 ELEVATIONS

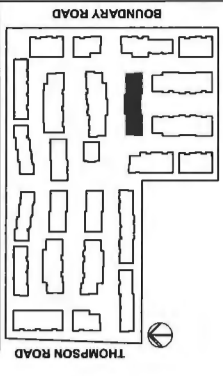
SCALE -  
 DATE - JAN. 18, 2017  
 DRAWN - KP  
 CHECKED -

SHEET NO. -  
**PLAN-4p**

PROJ. NO. - 1510

**DP 17-788728-29**

**BUILDING NO.21**



**MATERIALS**

COMMON MATERIALS:

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 1/2" X 3/4" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WINDOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL GLAD ENTRY DOORS - PAINTED - BM 2085-10 "RED ROCK"
- 10 METAL GLAD ENTRY DOOR - PAINTED - BM 2194-80 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY

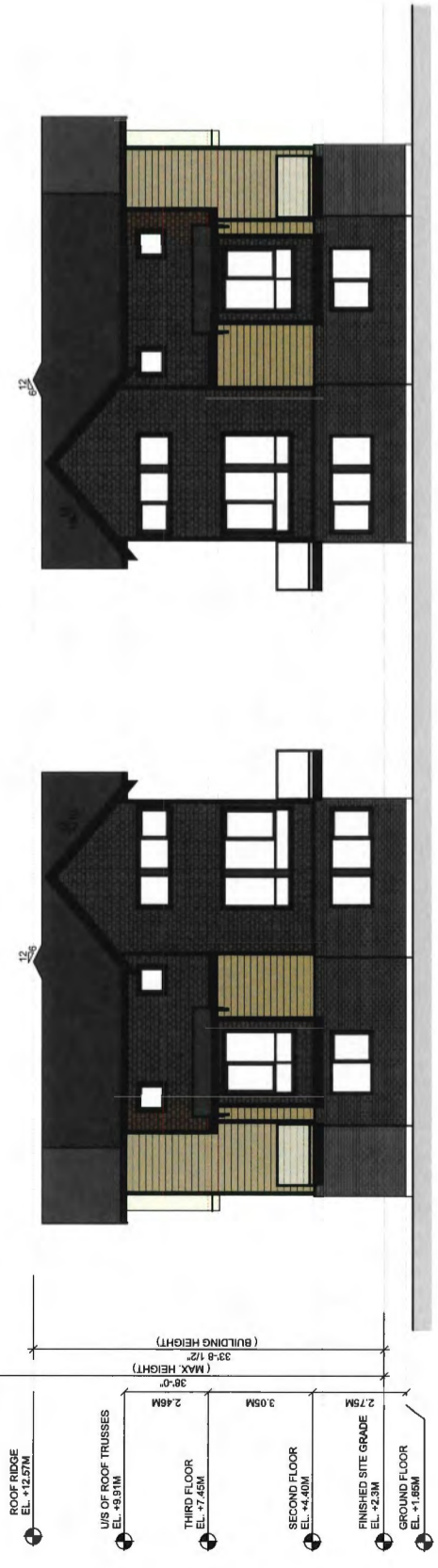
1	2016-12-20	DP RE SUBMISSION
NO	DATE	ISSUE
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<p>PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT</p>		
<p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE - ELEVATIONS</p>		
<p>SCALE - DATE - JAN, 19, 2017</p>		
<p>DRAWN - KP</p>		
<p>CHECKED -</p>		
<p>SHEET NO. - <b>PLAN-49</b></p>		
<p>PROJ NO - 1510</p>		



**BLDG. 21: NORTH ELEVATION**  
-SCHEME B



**BLDG. 21: SOUTH ELEVATION**  
-SCHEME B

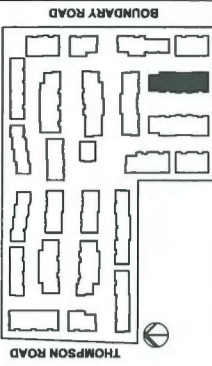


**BLDG. 21: WEST ELEVATION**  
-SCHEME B

**BLDG. 21: EAST ELEVATION**  
-SCHEME B

**DP 17-188728-30**

# BUILDING NO.22



## MATERIALS

### COMMON MATERIALS:

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ EASY TRIM - JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE-SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS - PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2065-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



BLDG. 22: EAST ELEVATION  
- SCHEME A



BLDG. 22: WEST ELEVATION  
- SCHEME A



BLDG. 22: NORTH ELEVATION  
- SCHEME A

BLDG. 22: SOUTH ELEVATION  
- SCHEME A

NO.	DATE	DESCRIPTION
1	2016-12-20	DP PRE SUBMISSION

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**YAMAMOTO  
ARCHITECTURE**

202 - 33 Emet 8th Avenue  
Vancouver, BC V6T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
ELEVATIONS

SCALE -

DATE - JAN. 19, 2017

DRAWN - KP

CHECKED -

PROJECT NO. - 1510

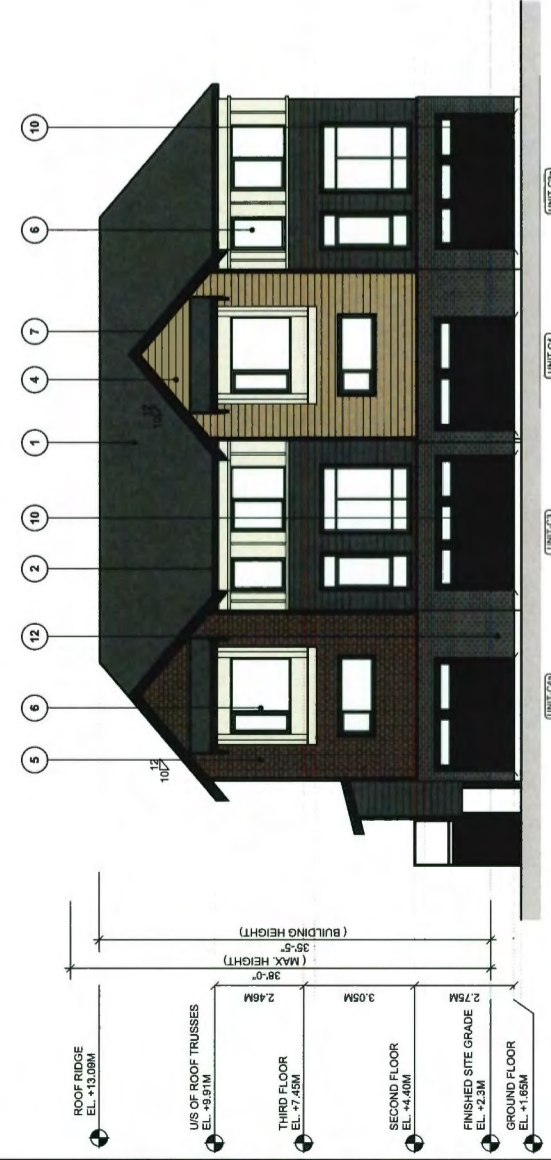
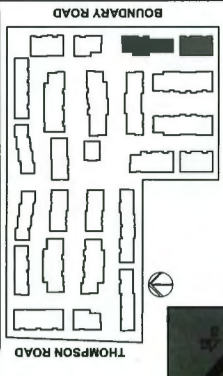
DP 17-788728-31

PLAN-4r



**BUILDING NO.23**

**BUILDING NO.24**



**BLDG. 23: WEST ELEVATION**



**BLDG. 23: EAST ELEVATION**



**BLDG. 23: NORTH ELEVATION**

**BLDG. 23: SOUTH ELEVATION**

**MATERIALS**

**COMMON MATERIALS:**

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH 'JH NAVAJO BEIGE'
- 4 HARDIE-PANEL SIDING W/ EASY-TRIM - JH COLORPLUS 'NAVAJO BEIGE'
- 5 10.75" HARDIE SHAKE SIDING - JH COLORPLUS 'TIMBER BARK'
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
- 7 P.T. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 'ONYX'
- 8 P.T. WOOD EXT POSTS - PAINTED - BM 2139-30 'ONYX'
- 9 METAL CLAD ENTRY DOOR - PAINTED - BM 2005-10 'RED ROCK'
- 10 METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 'VANILLA ICE CREAM'
- 11 METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM 'CHARCOAL'
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



**BLDG. 24: WEST ELEVATION**



**BLDG. 24: EAST ELEVATION**



**BLDG. 24: SOUTH ELEVATION**

**BLDG. 24: NORTH ELEVATION**

**DP 17-188128-32**

NO -	DATE -	ISSUE -	DP RE SUBMISSION
1	2016-12-30		

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**YAMAMOTO ARCHITECTURE**  
 202 - 33 East 8th Avenue  
 Vancouver, BC V5T 1R5  
 T - 604.731.1127 F - 604.731.1327

PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT  
 BOUNDARY ROAD  
 RICHMOND, B.C.

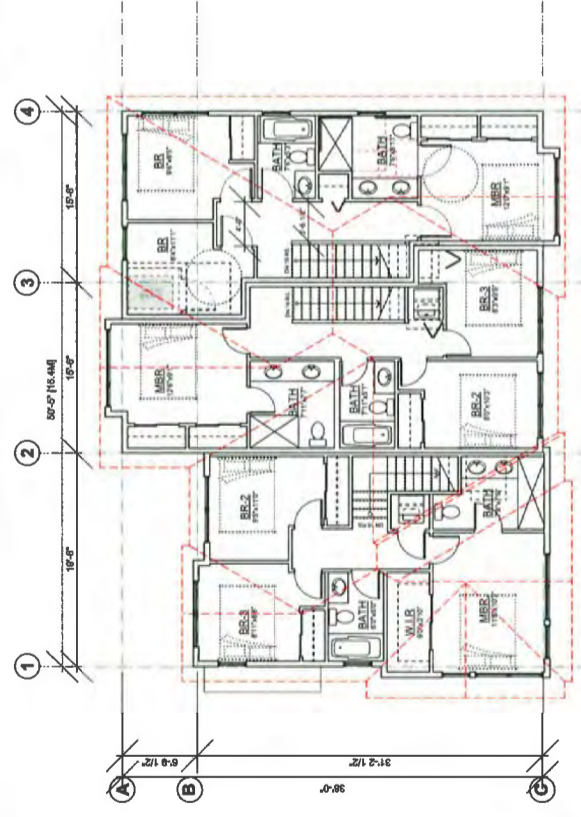
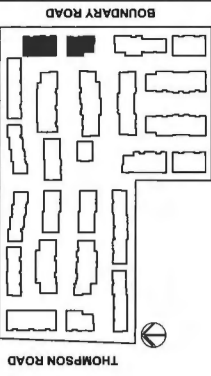
DRAWING TITLE -  
 ELEVATIONS

SCALE -  
 DATE - JAN. 19, 2017  
 DRAWN - KP  
 CHECKED -

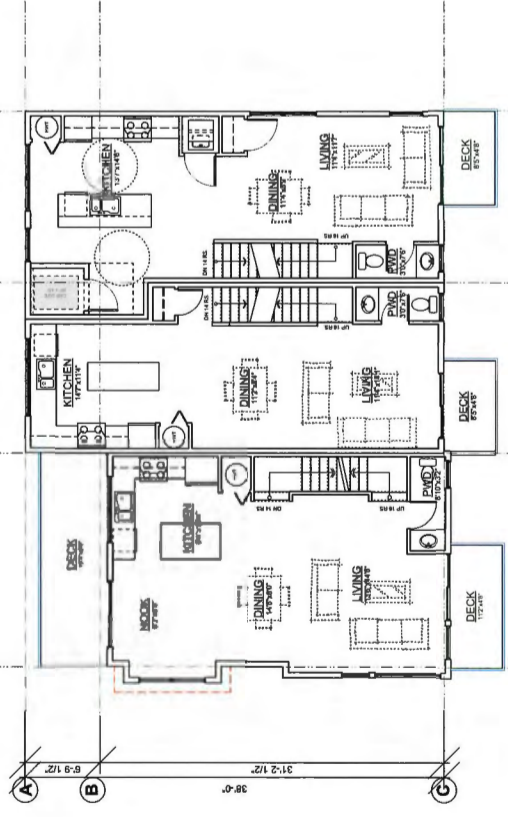
SHEET NO. -  
**PLAN-4S**

PROJ NO - 1510

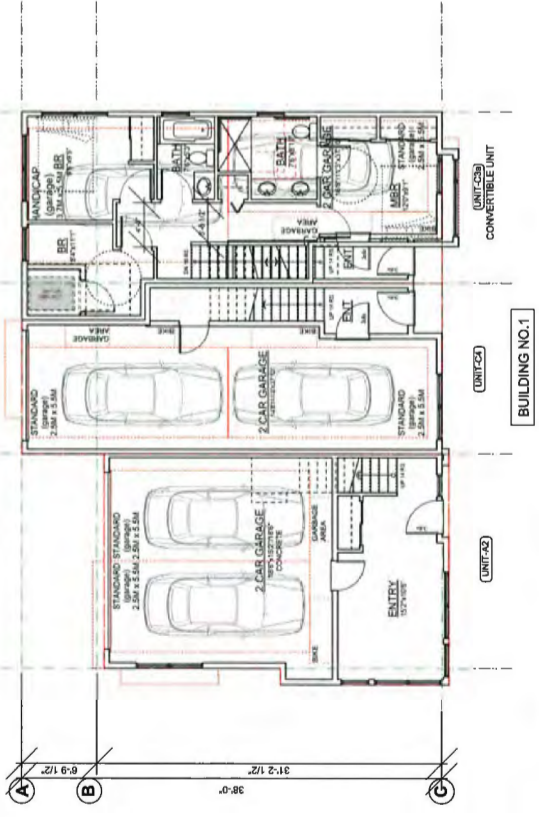
**BUILDING NO.1**  
**BUILDING NO.2**



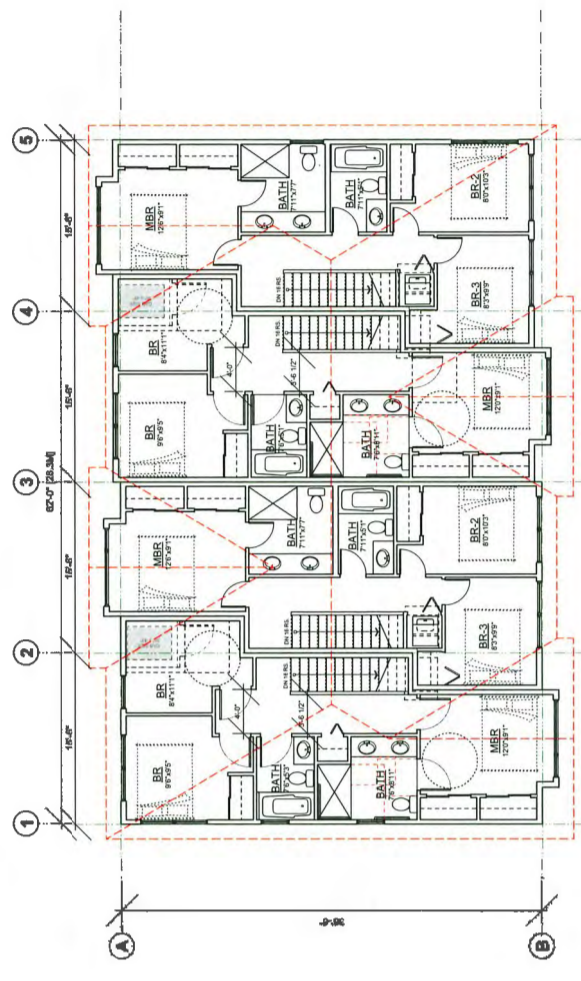
**BLDG. 1: THIRD FLOOR PLAN**  
1/8"=1'-0"



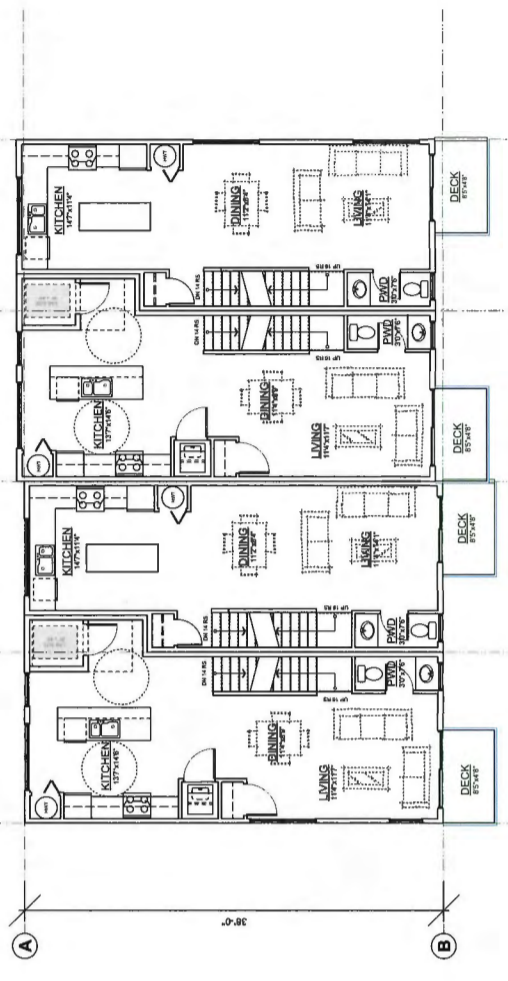
**BLDG. 1: SECOND FLOOR PLAN**  
1/8"=1'-0"



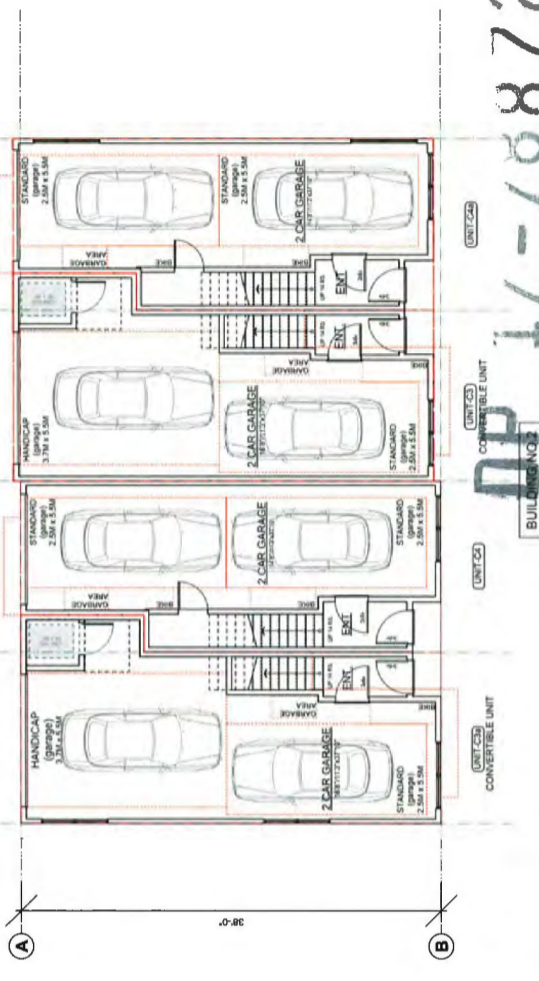
**BLDG. 1: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 2: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 2: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 2: GROUND FLOOR PLAN**  
1/8"=1'-0"

NO	DATE	ISSUE
1	2016-12-20	DP PRE 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 - 120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD RICHMOND, B.C.

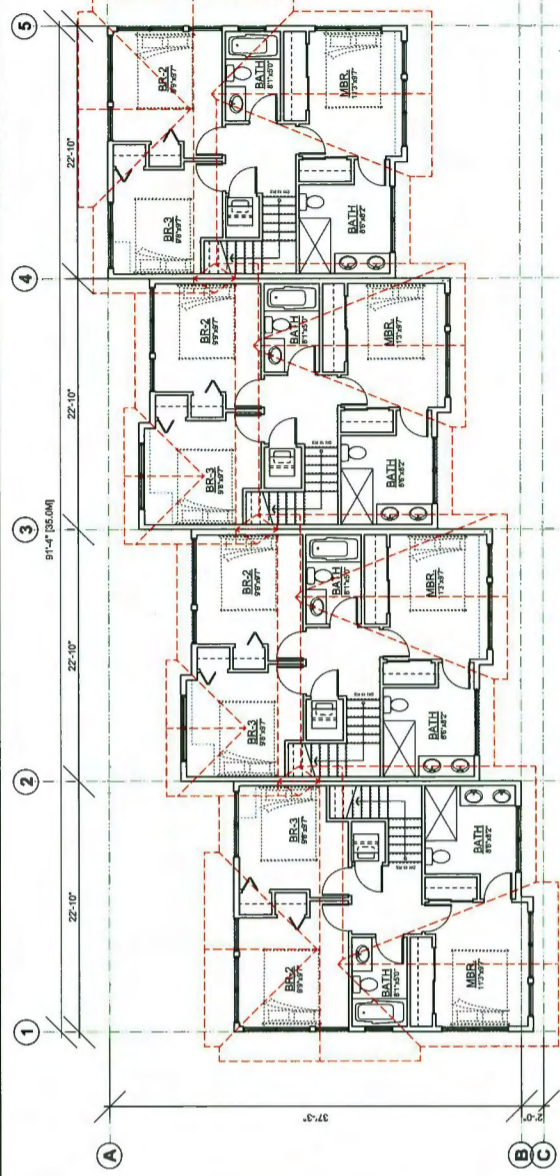
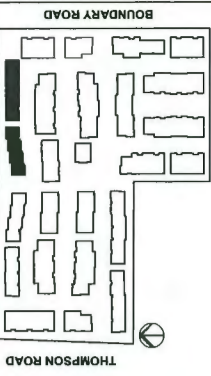
DRAWING TITLE - FLOORPLANS

SHEET NO. - PLAN-5  
DATE - JAN. 19, 2017  
DRAWN - KP  
CHECKED -

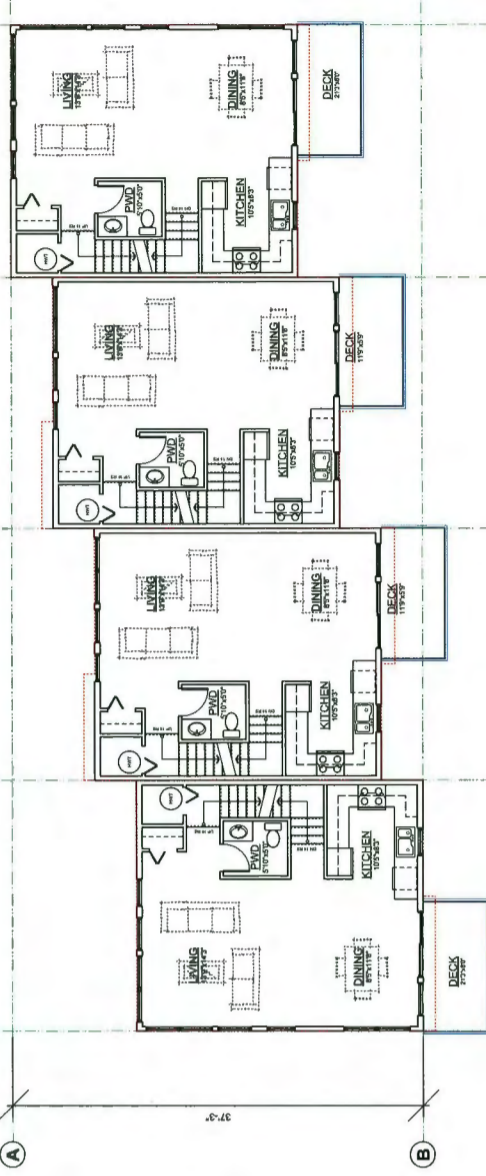
PROJ. NO. - 1510

**DP** 11-108728-33  
BUILDING NO.

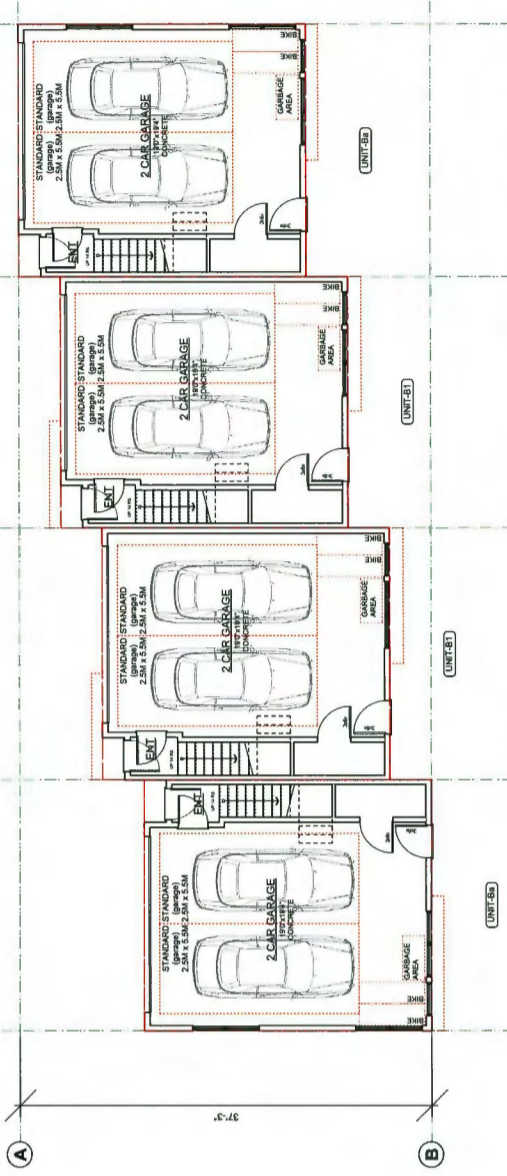
**BUILDING NO.3**  
**BUILDING NO.4**



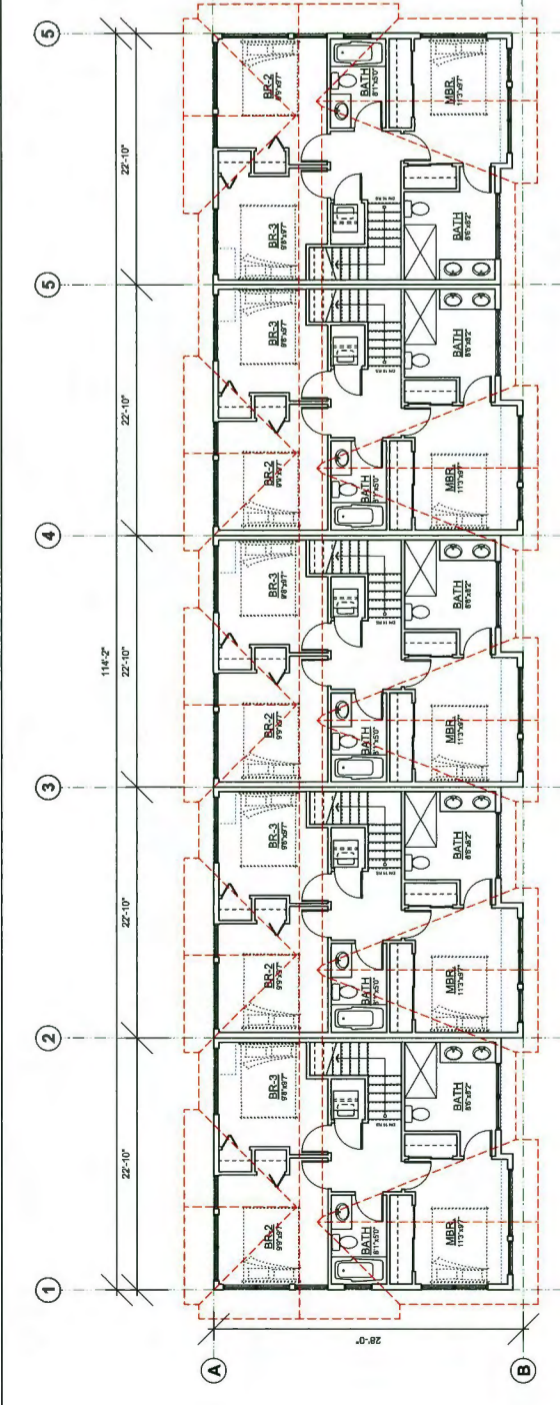
**BLDG. 4: THIRD FLOOR PLAN**  
1/8"=1'-0"



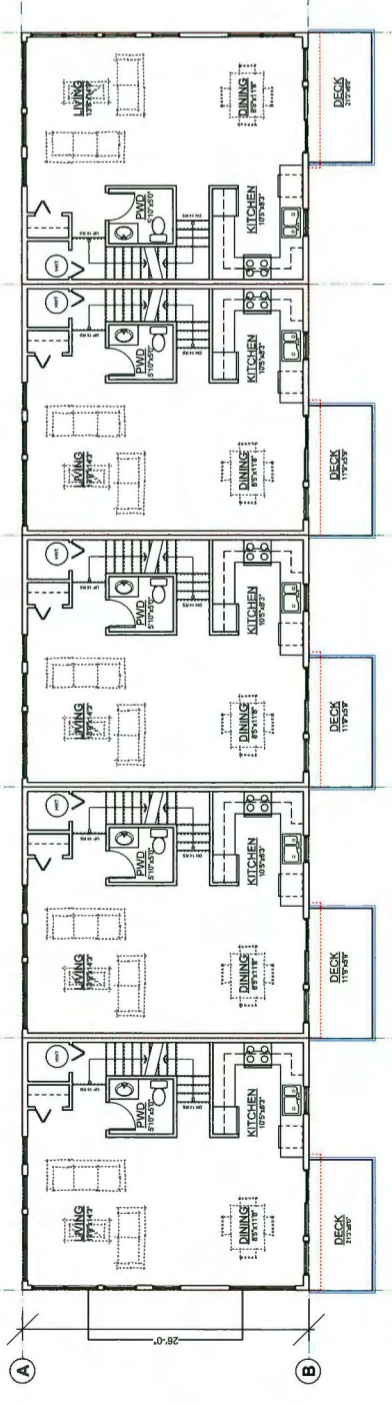
**BLDG. 4: SECOND FLOOR PLAN**  
1/8"=1'-0"



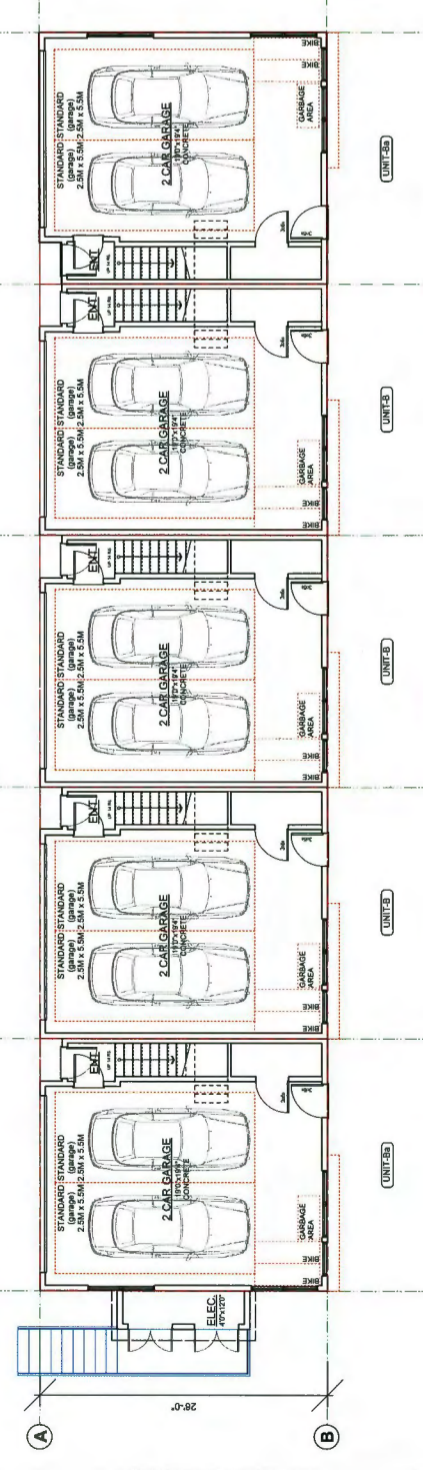
**BLDG. 4: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 3: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 3: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 3: GROUND FLOOR PLAN**  
1/8"=1'-0"

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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
FLOORPLANS

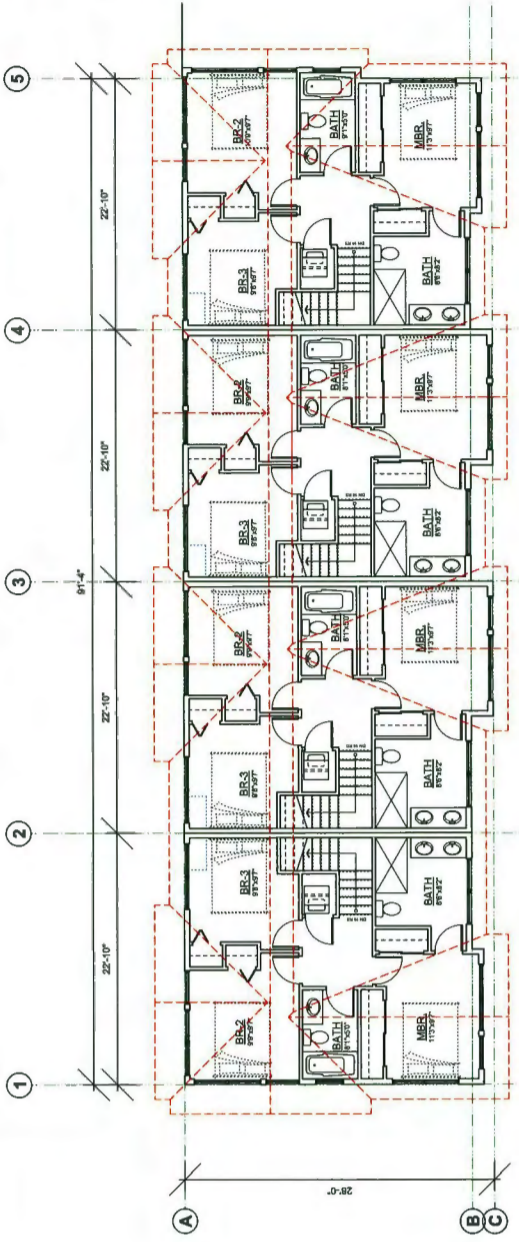
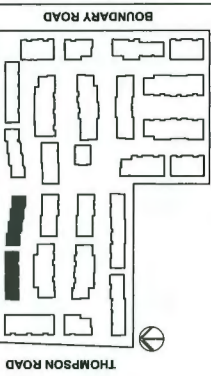
SCALE -  
DATE - JAN. 19, 2017  
DRAWN - KP  
CHECKED -

SHEET NO. -  
**PLAN-5a**  
PROJ. NO. - 1510

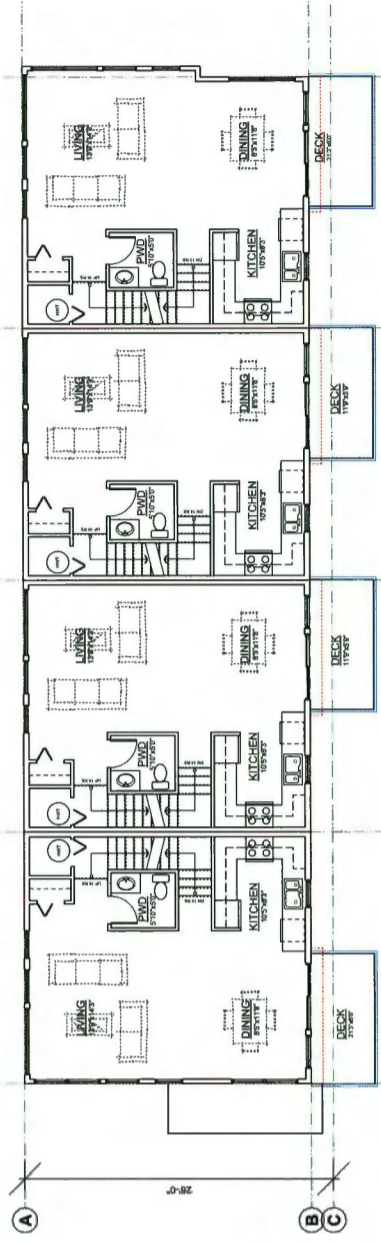
**DP** 17-188728-34

**BUILDING NO.3**

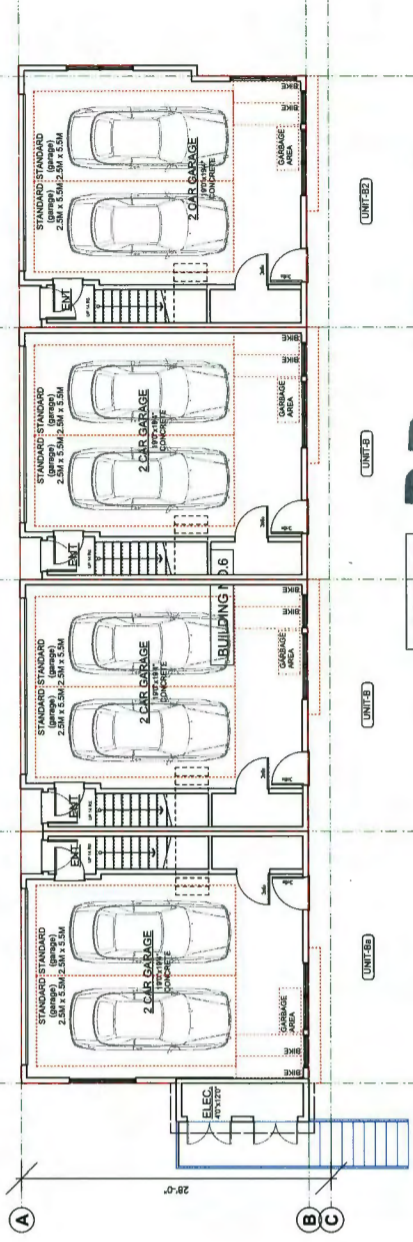
**BUILDING NO.5**  
**BUILDING NO.6**



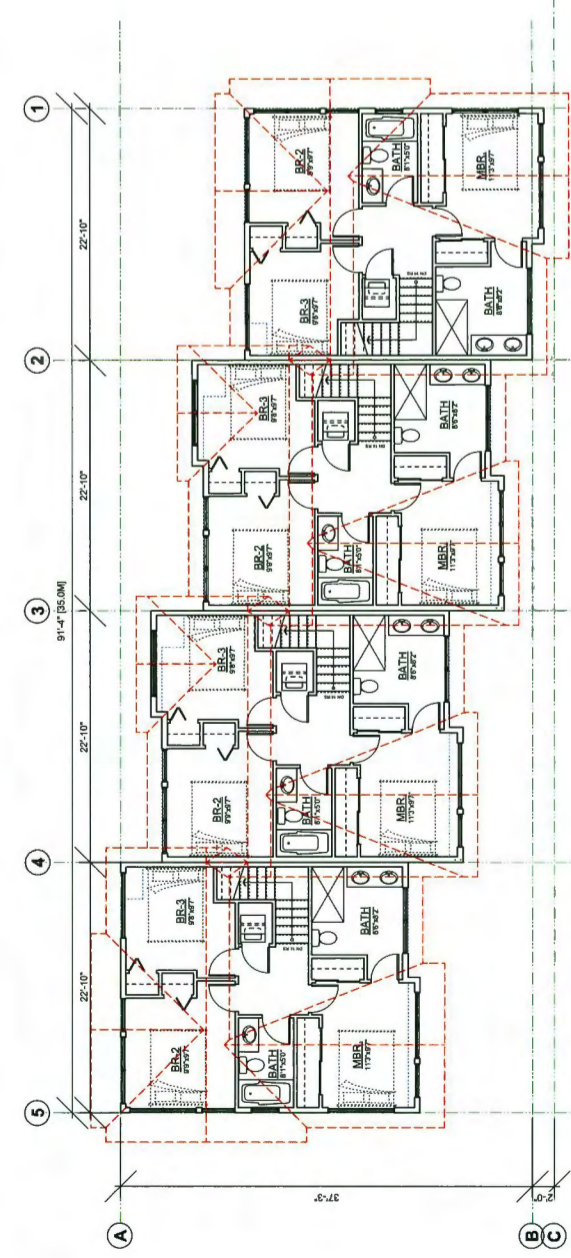
**BLDG. 6: THIRD FLOOR PLAN**  
1/8"=1'-0"



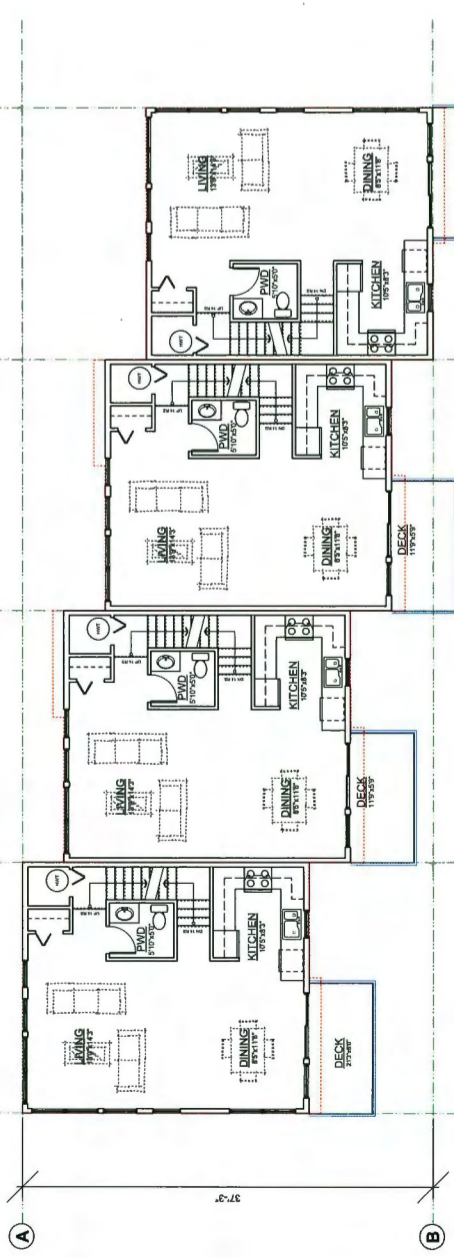
**BLDG. 6: SECOND FLOOR PLAN**  
1/8"=1'-0"



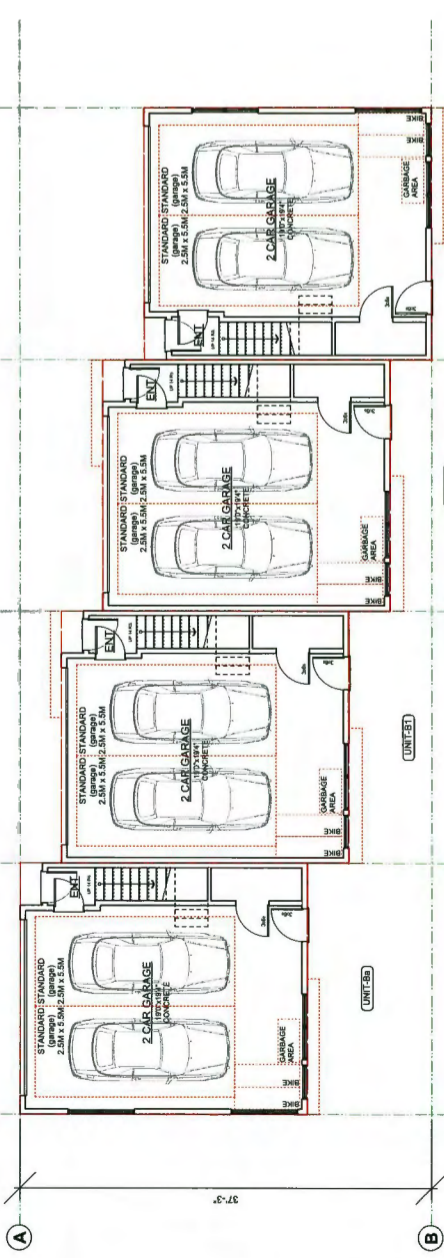
**BLDG. 6: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 5: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 5: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 5: GROUND FLOOR PLAN**  
1/8"=1'-0"

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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
FLOORPLANS

SCALE -  
DRAWN - KP  
CHECKED -

SHEET NO. -  
JAN. 19, 2017  
PLAN-5b

PROJ. NO. - 1510

**DP 17-788728-35**

BUILDING NO.6

BUILDING NO.5

BUILDING NO.4

BUILDING NO.3

UNIT 5D

UNIT 5C

UNIT 5B

UNIT 5A

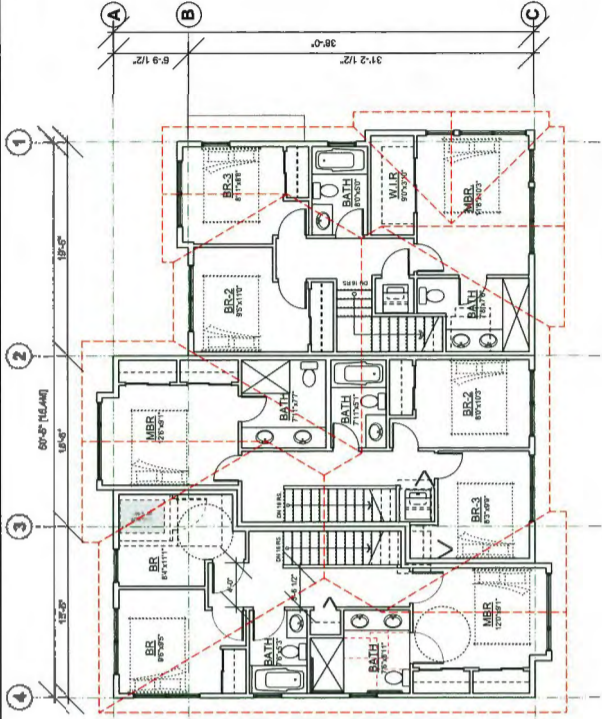
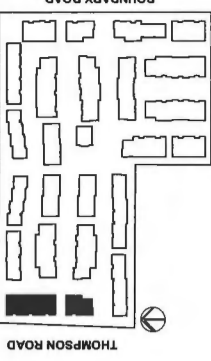
UNIT 6D

UNIT 6C

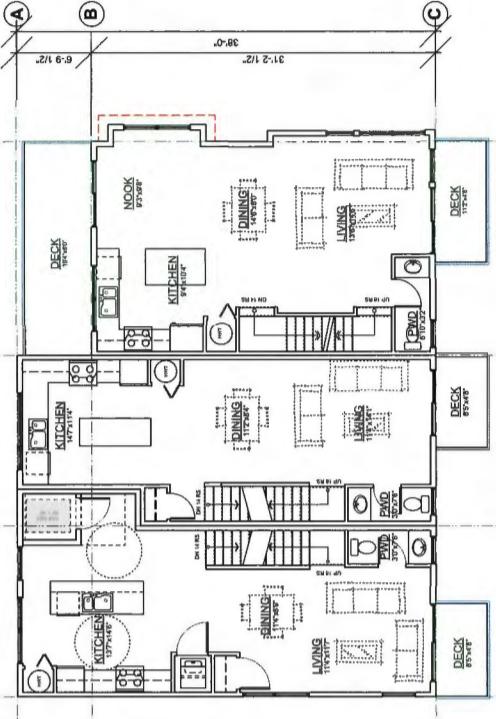
UNIT 6B

UNIT 6A

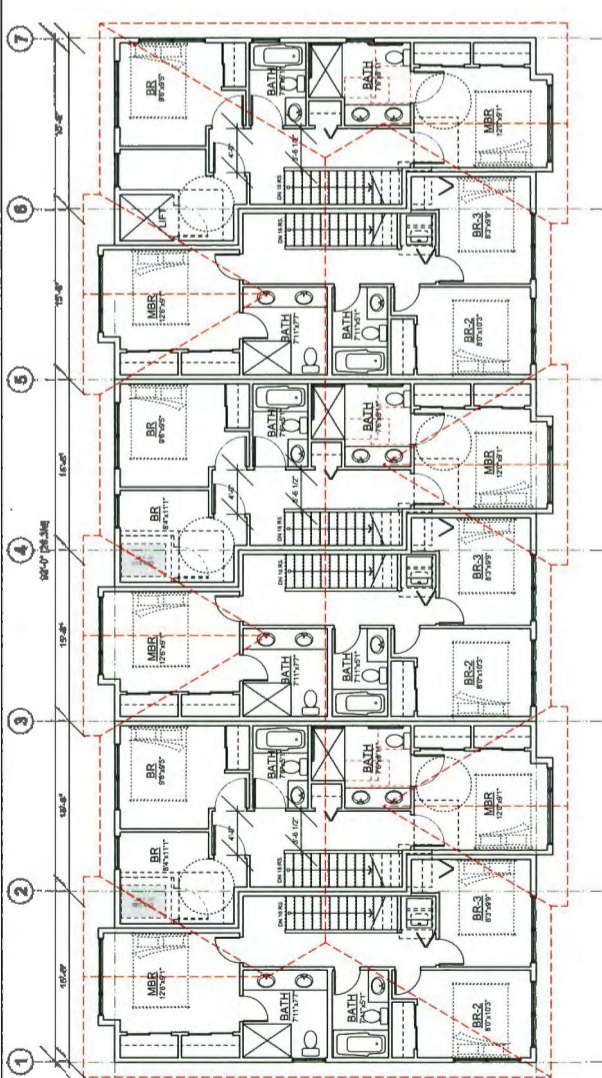
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BUILDING NO.8



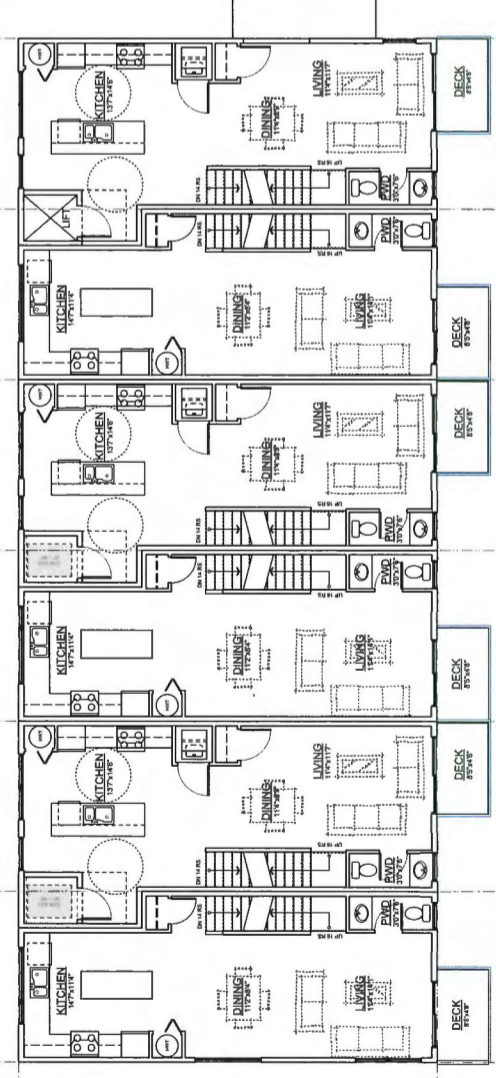
BLDG. 7 - THIRD FLOOR PLAN  
1/8"=1'-0"



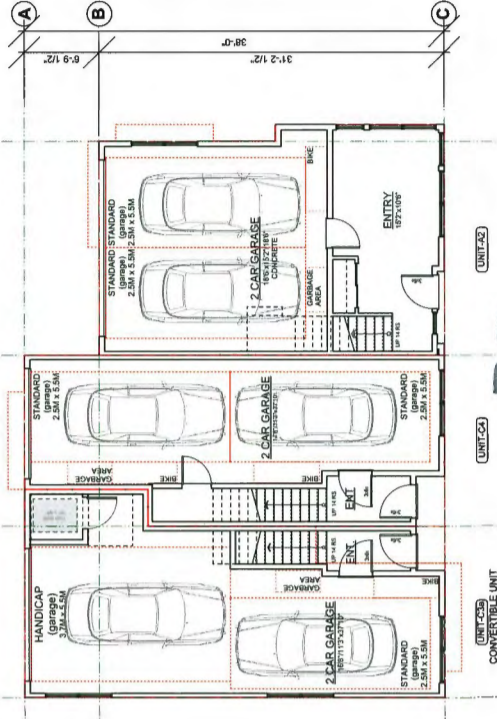
BLDG. 7 - SECOND FLOOR PLAN  
1/8"=1'-0"



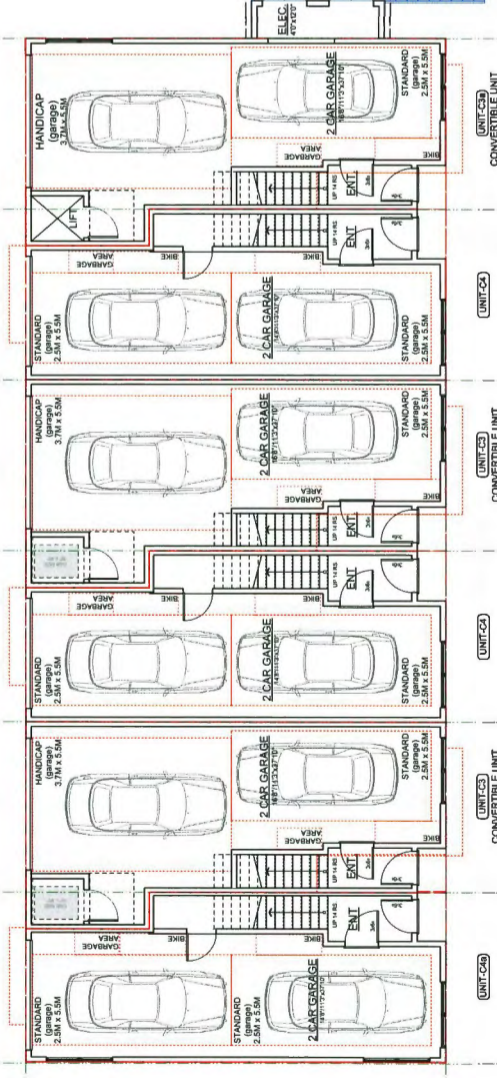
BLDG. 8 - THIRD FLOOR PLAN  
1/8"=1'-0"



BLDG. 8 - SECOND FLOOR PLAN  
1/8"=1'-0"



BLDG. 7 - GROUND FLOOR PLAN  
1/8"=1'-0"

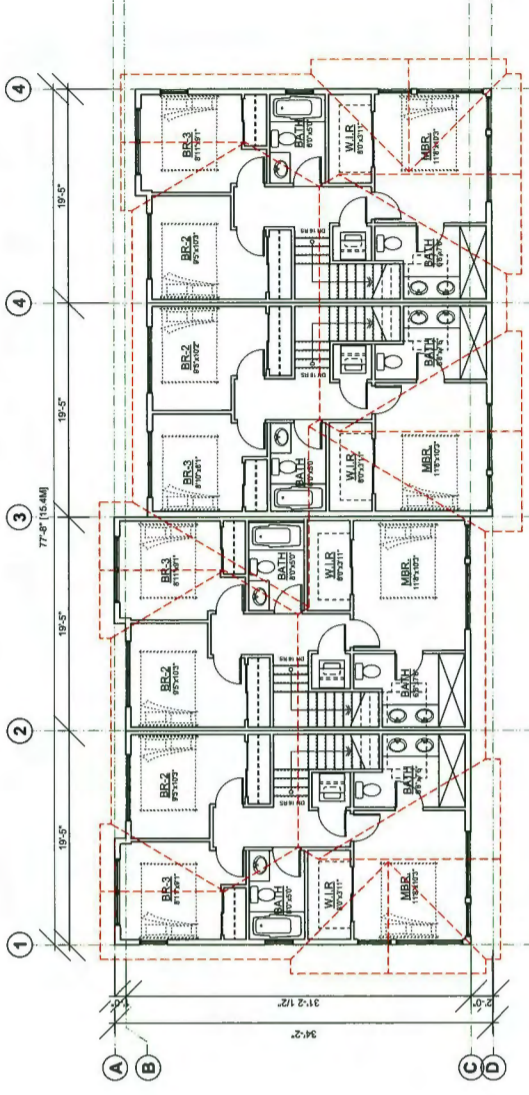
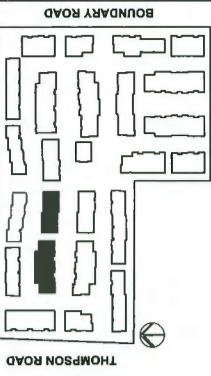


BLDG. 8 - GROUND FLOOR PLAN  
1/8"=1'-0"

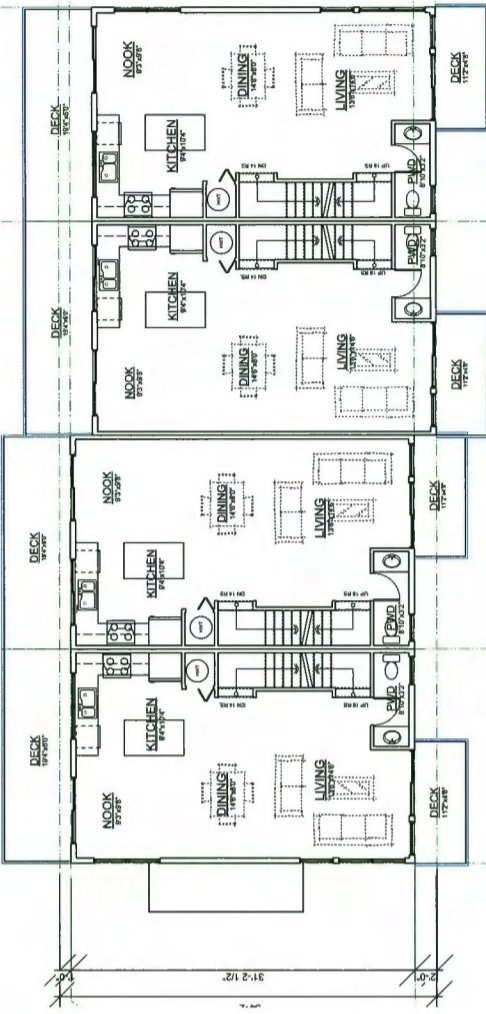
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BOUNDARY ROAD RICHMOND, B.C.			
DRAWING TITLE - FLOORPLANS			
SCALE -	SHEET NO. -	PLAN-5C	
DATE - JAN. 19, 2017	DRAWN - NP	CHECKED -	
PROJECT NO. - 1510			

DP 17-188728-36  
BUILDING NO. 7  
BLDG. 8 - GROUND FLOOR PLAN  
1/8"=1'-0"

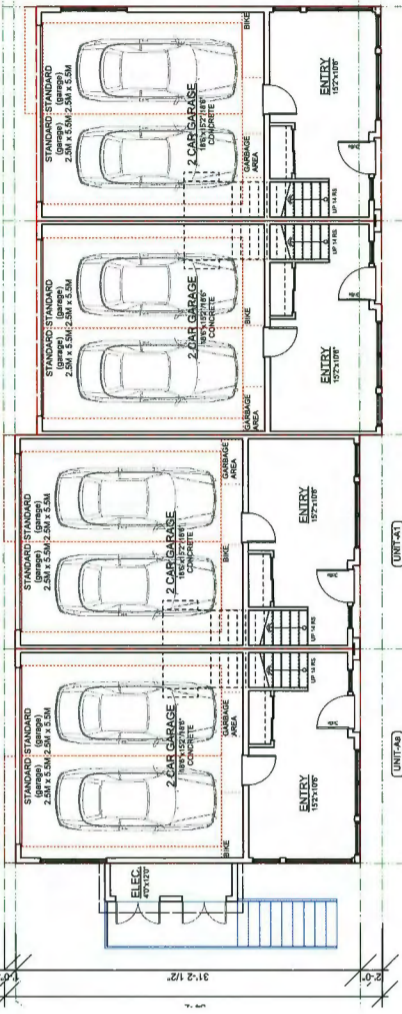
**BUILDING NO.9**  
**BUILDING NO.10**



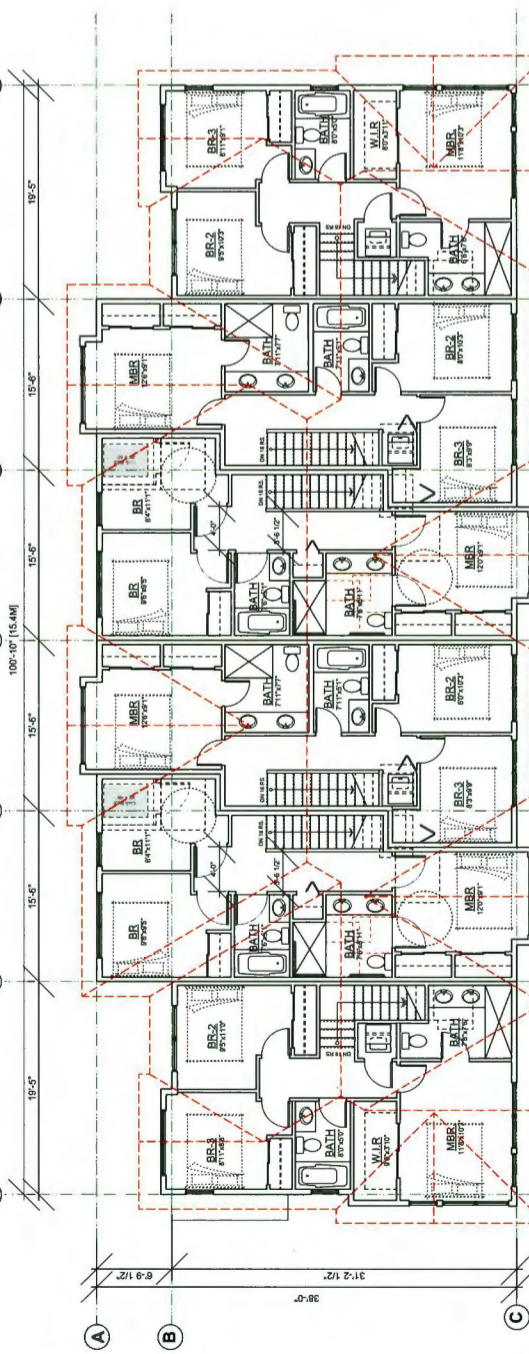
**BLDG. 10: THIRD FLOOR PLAN**  
1/8"=1'-0"



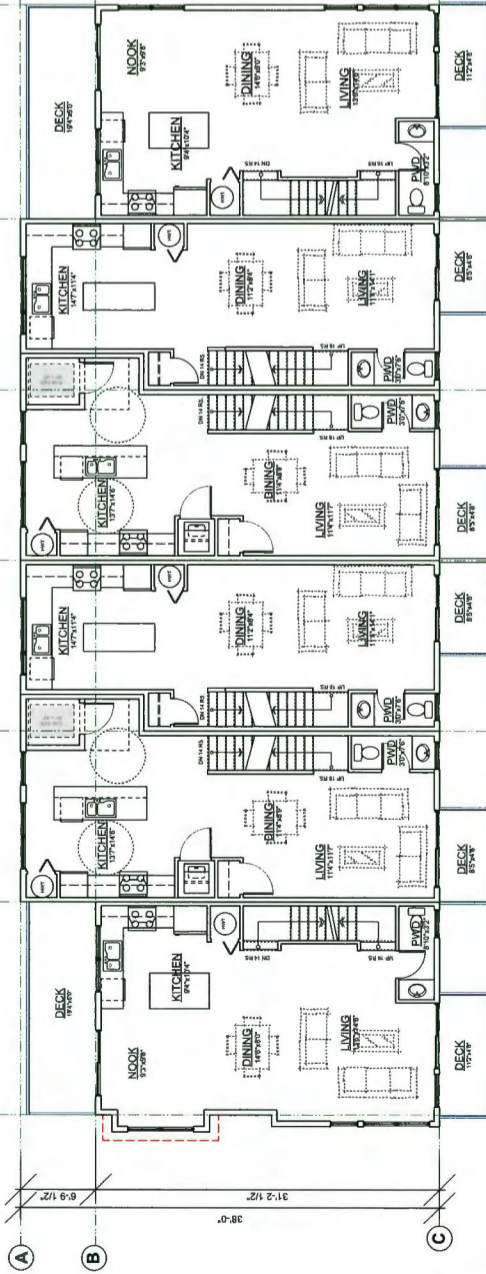
**BLDG. 10: SECOND FLOOR PLAN**  
1/8"=1'-0"



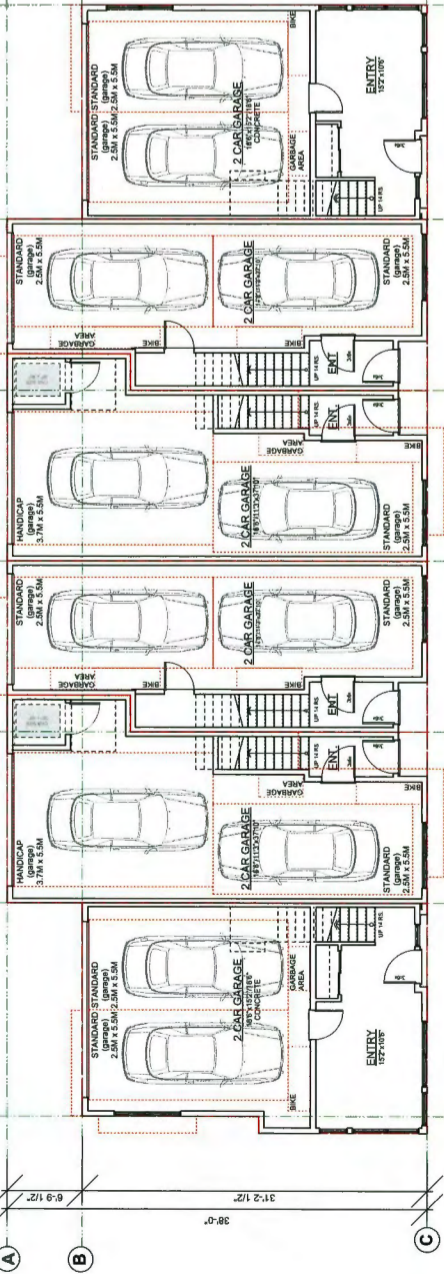
**BLDG. 10: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 9: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 9: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 9: GROUND FLOOR PLAN**  
1/8"=1'-0"

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PROJECT -  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
**FLOORPLANS**

SHEET NO. -	<b>PLAN-5d</b>
DATE -	JAN. 19, 2017
DRAWN -	KP
CHECKED -	
PROJ. NO. -	1510

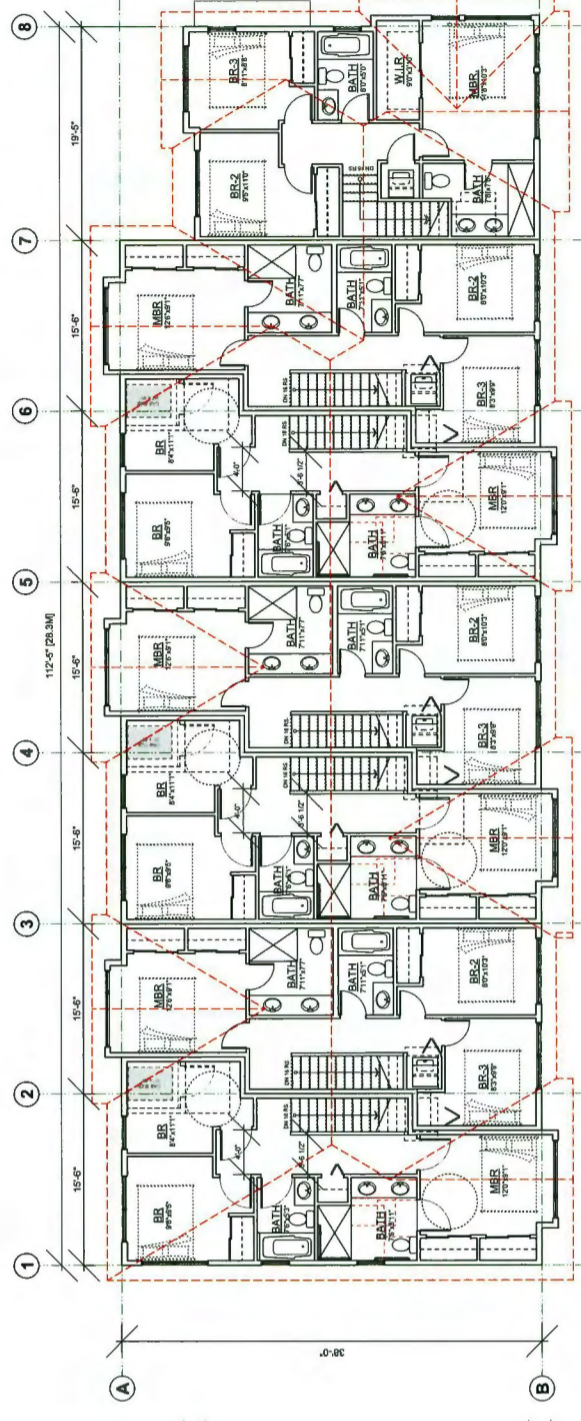
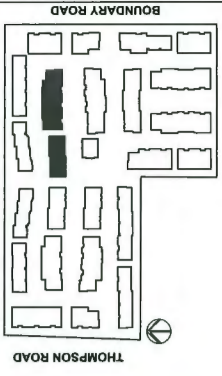
**17-188728-37**

**BLDG. 10: GROUND FLOOR PLAN**  
1/8"=1'-0"

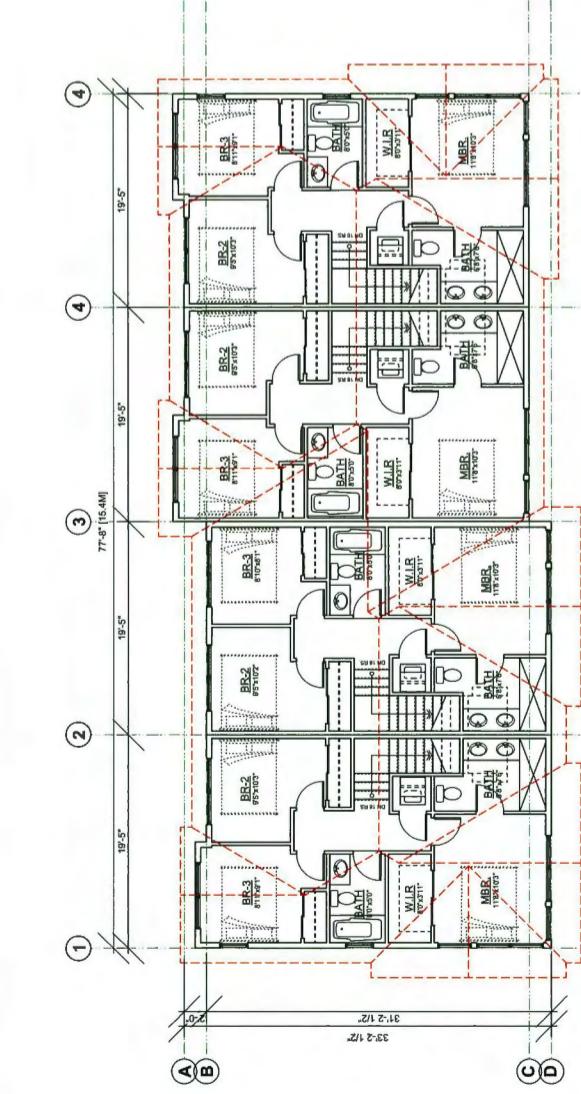
**BUILDING NO.9**

**BLDG. 9: GROUND FLOOR PLAN**  
1/8"=1'-0"

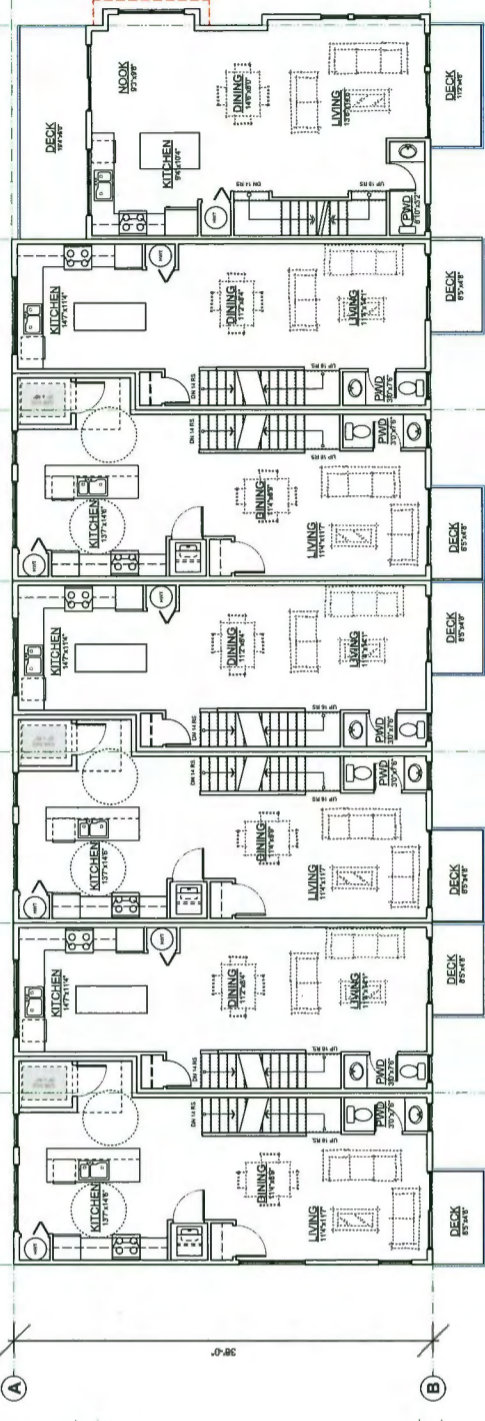
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**BUILDING NO.12**



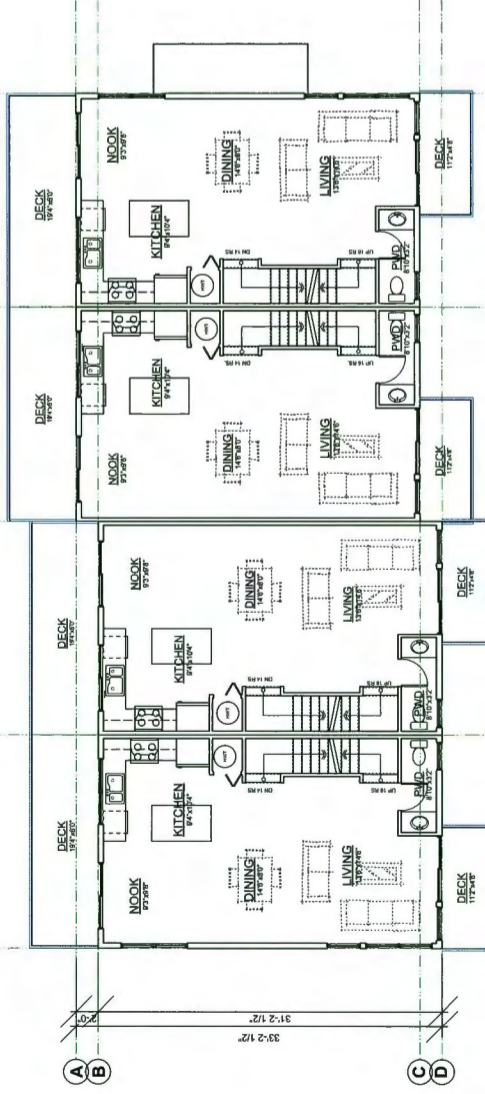
**BLDG. 12: THIRD FLOOR PLAN**  
1/8"=1'-0"



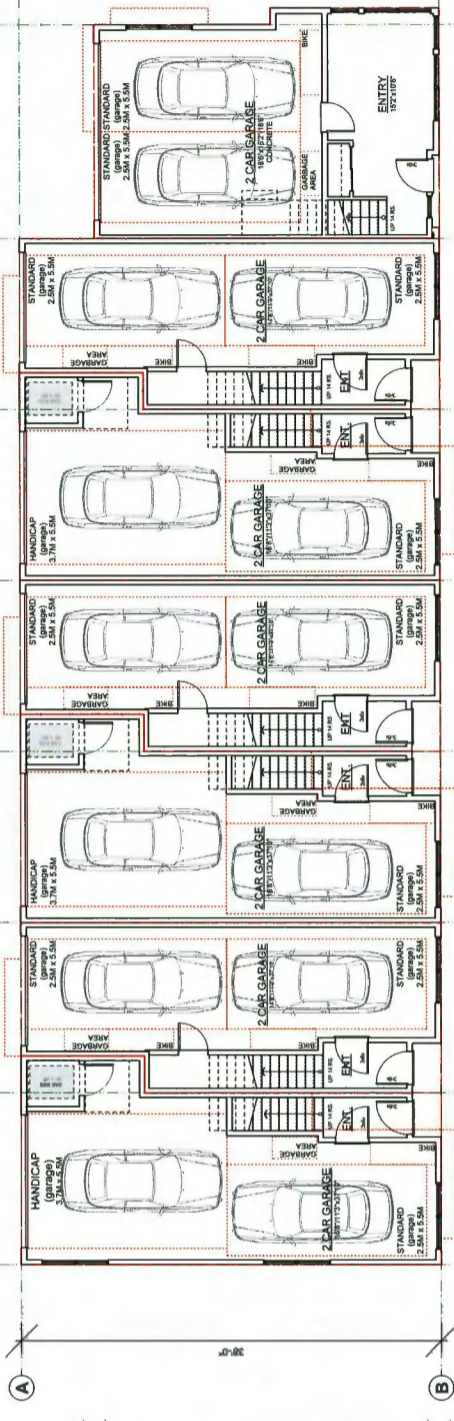
**BLDG. 11: THIRD FLOOR PLAN**  
1/8"=1'-0"



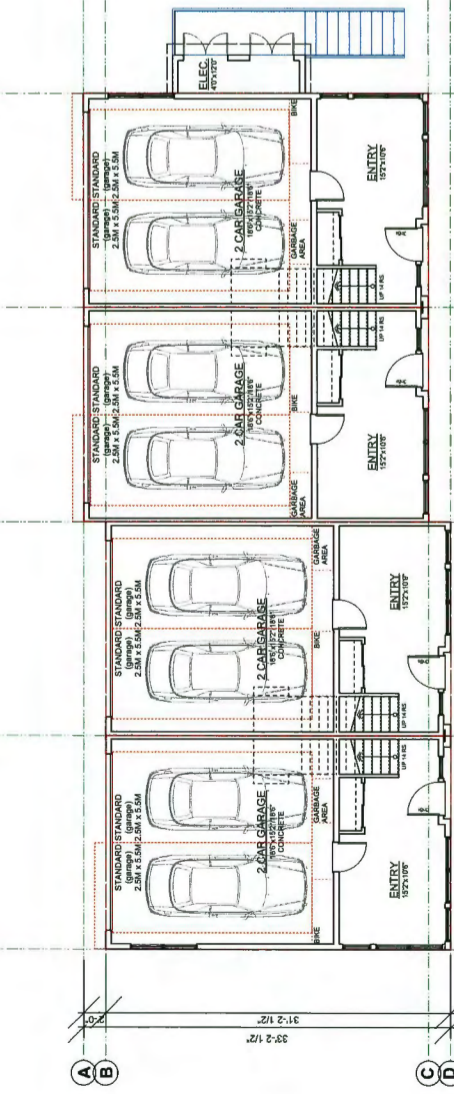
**BLDG. 12: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 11: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 12: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 11: GROUND FLOOR PLAN**  
1/8"=1'-0"

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PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE - FLOORPLANS

SCALE -  
DATE - JAN. 19, 2017  
DRAWN - KP  
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SHEET NO. - **PLAN-5e**  
PRJ. NO. - 1510

**DP 17-788728-38**  
BUILDING NO.12

UNITS CA CONVERTIBLE UNIT

UNITS CS CONVERTIBLE UNIT

UNITS CA CONVERTIBLE UNIT

UNITS CA CONVERTIBLE UNIT

UNITS CA CONVERTIBLE UNIT

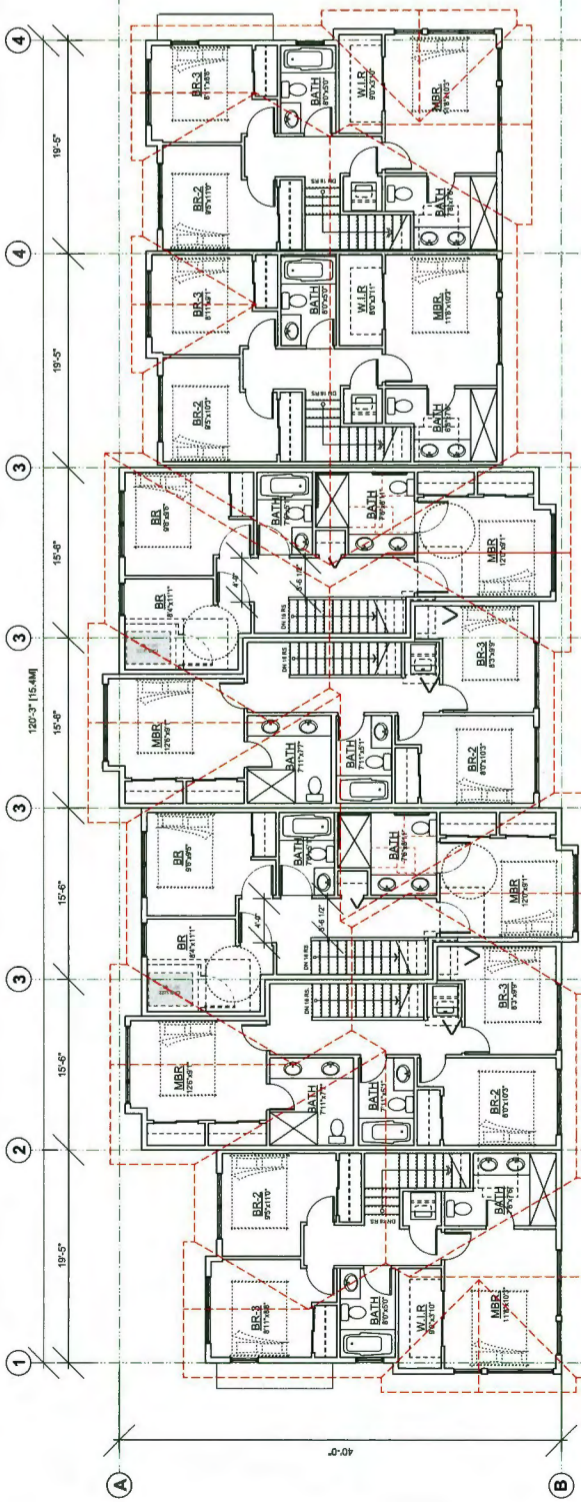
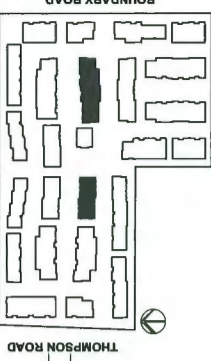
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UNITS CA CONVERTIBLE UNIT

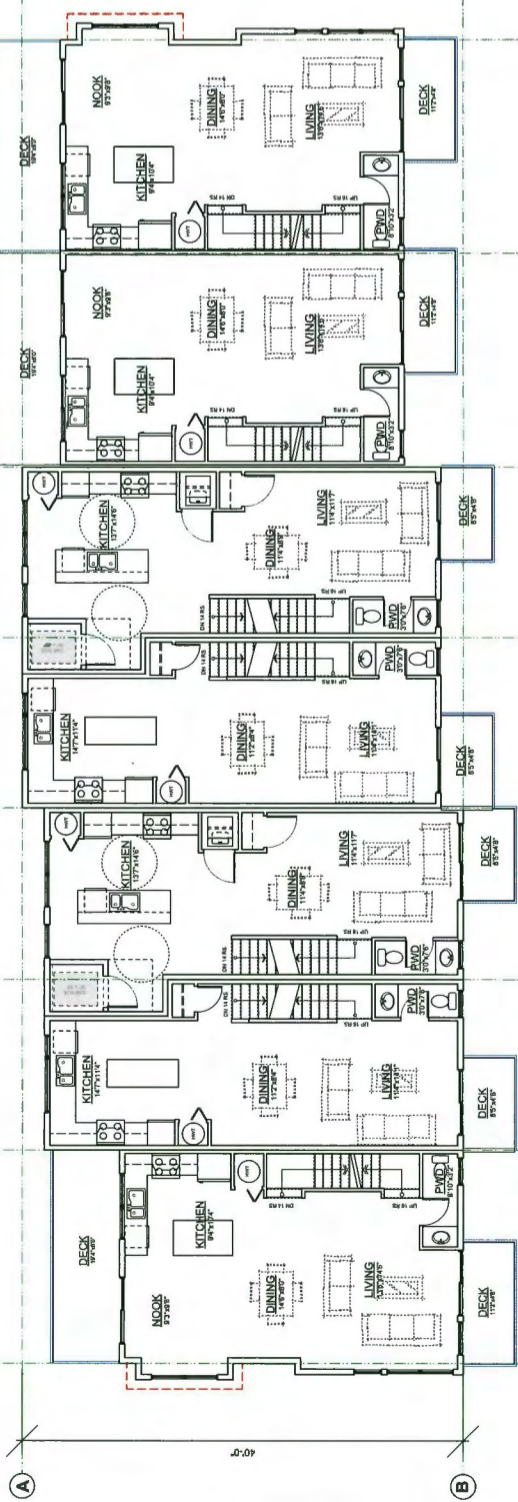
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**BUILDING NO.11**

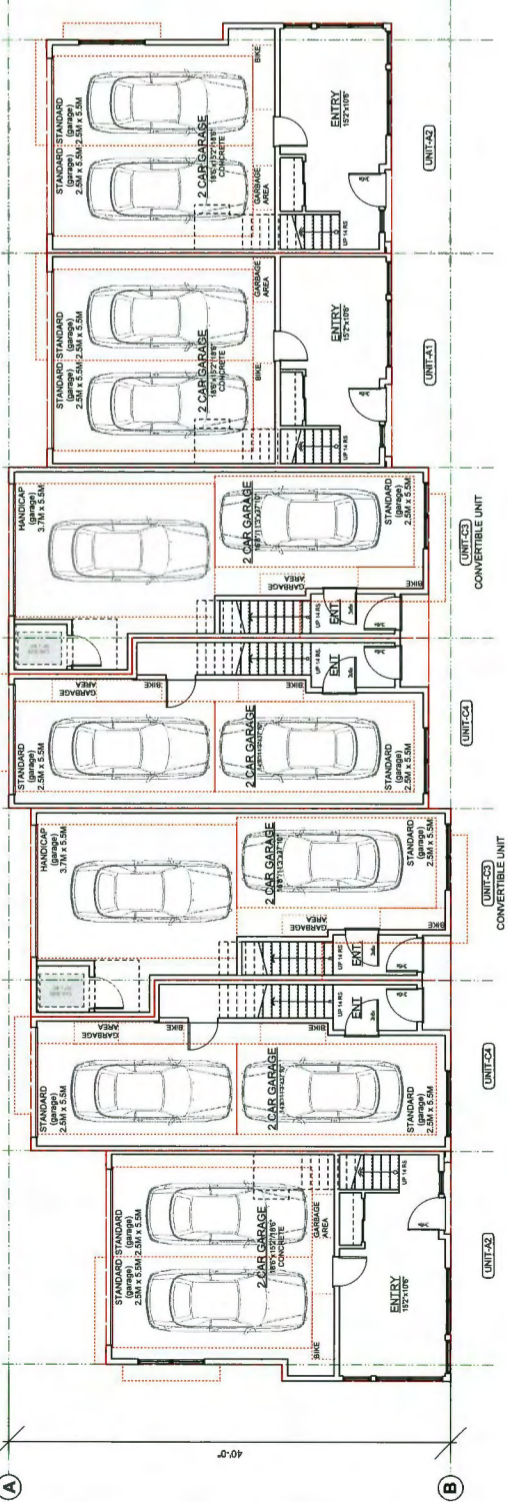
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**BUILDING NO.14**



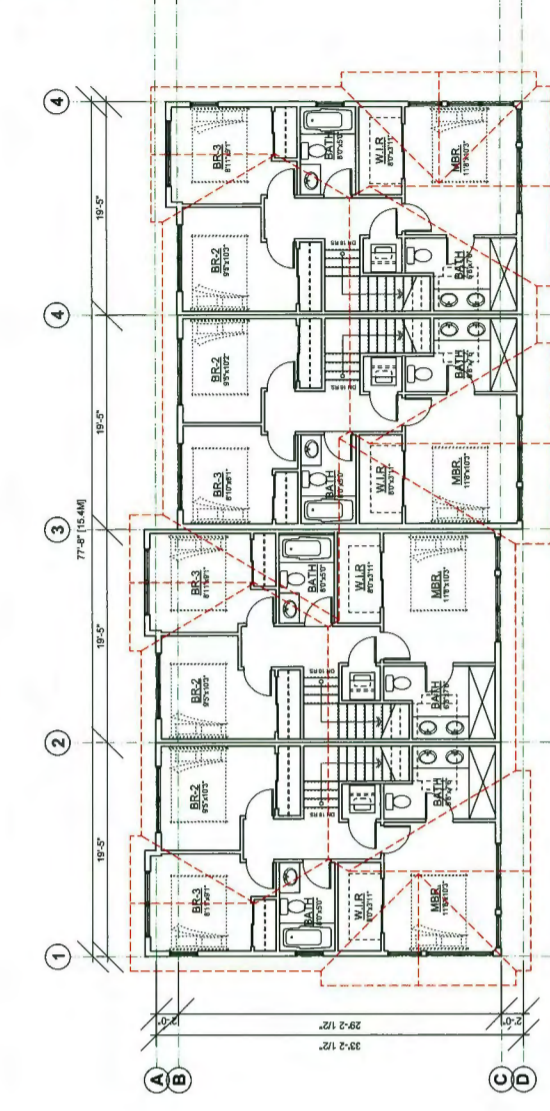
**BLDG. 13: THIRD FLOOR PLAN**  
1/8"=1'-0"



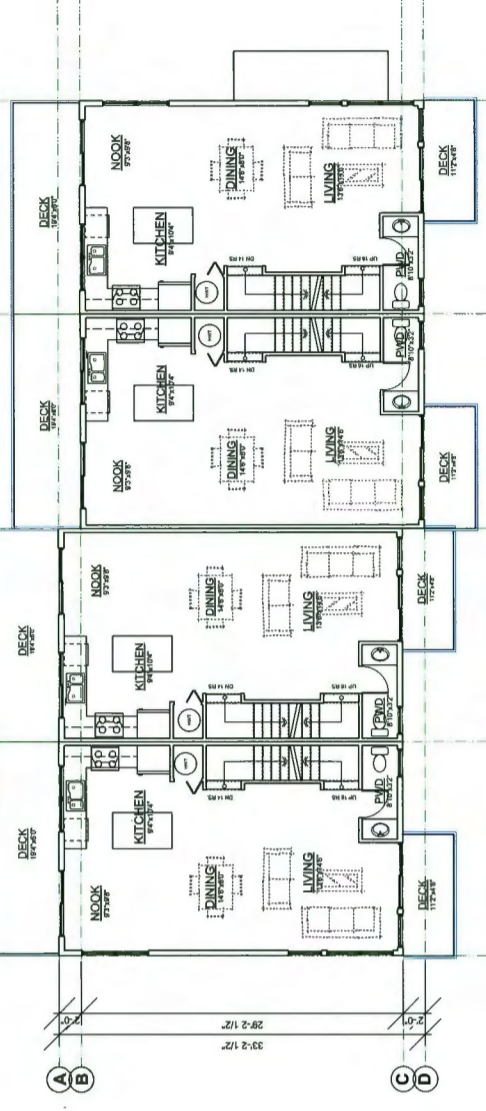
**BLDG. 13: SECOND FLOOR PLAN**  
1/8"=1'-0"



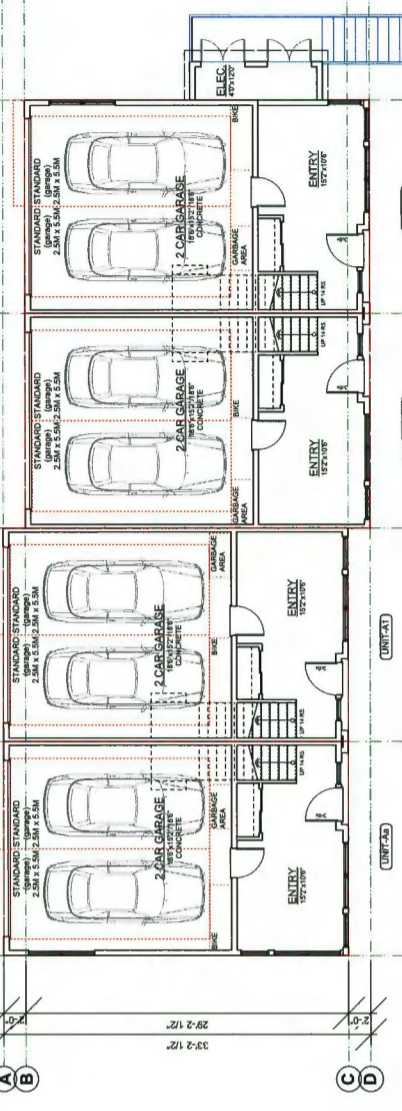
**BLDG. 13: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 14: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 14: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 14: GROUND FLOOR PLAN**  
1/8"=1'-0"

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BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
FLOOR PLANS

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PLAN-5f  
PRJ NO - 1510

**OP 17-788728**

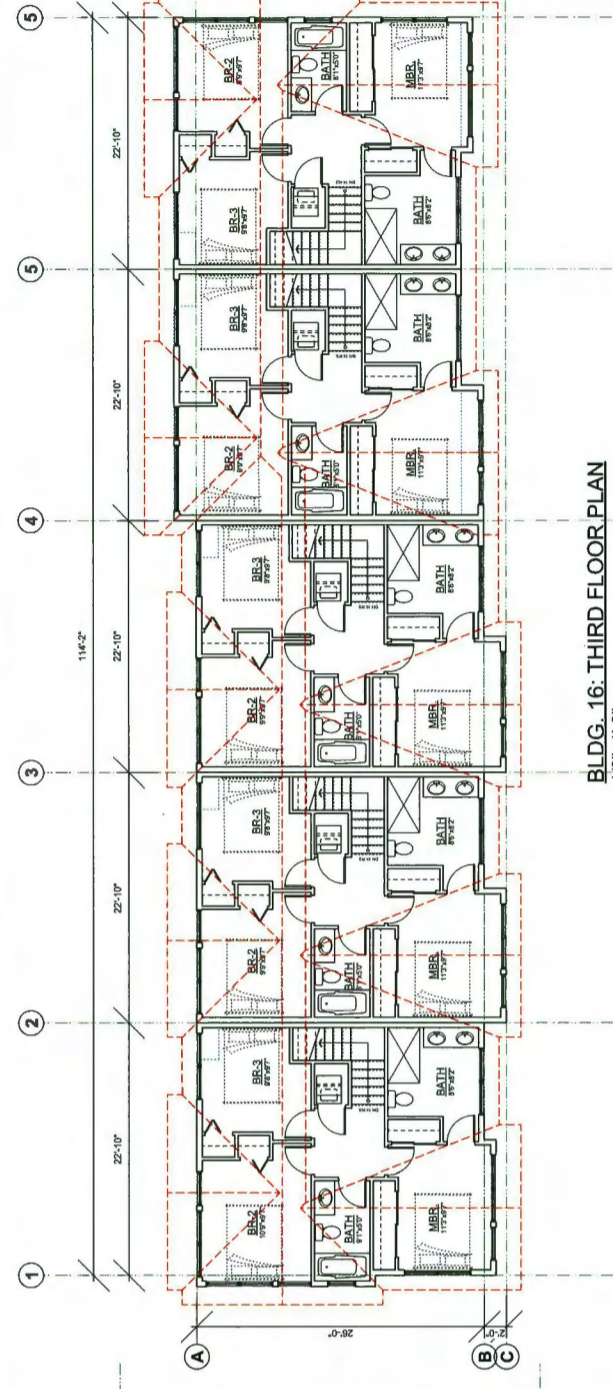
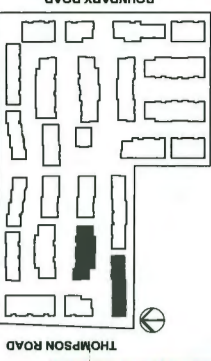
BUILDING NO.14

BLDG. 14: GROUND FLOOR PLAN

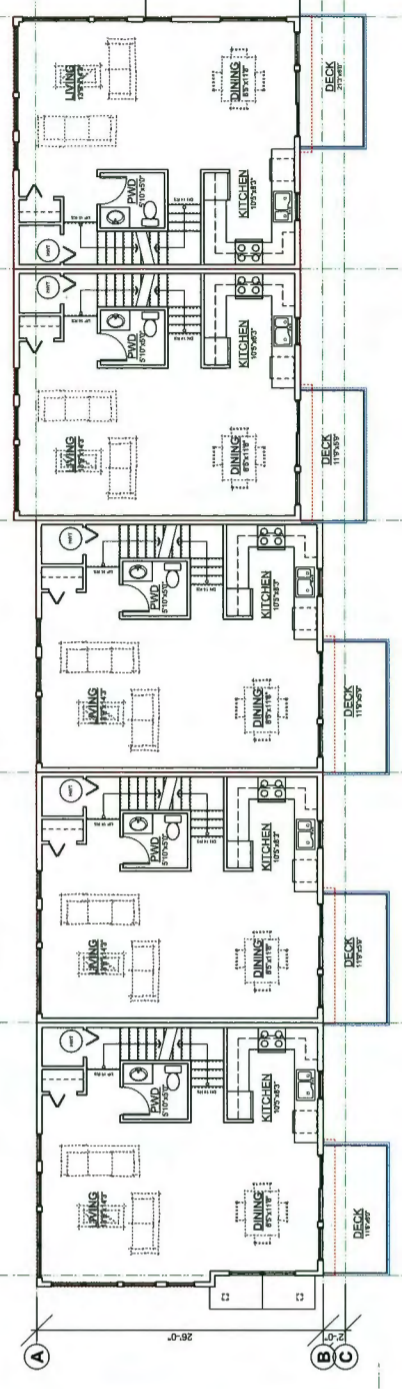
BLDG. 13: GROUND FLOOR PLAN



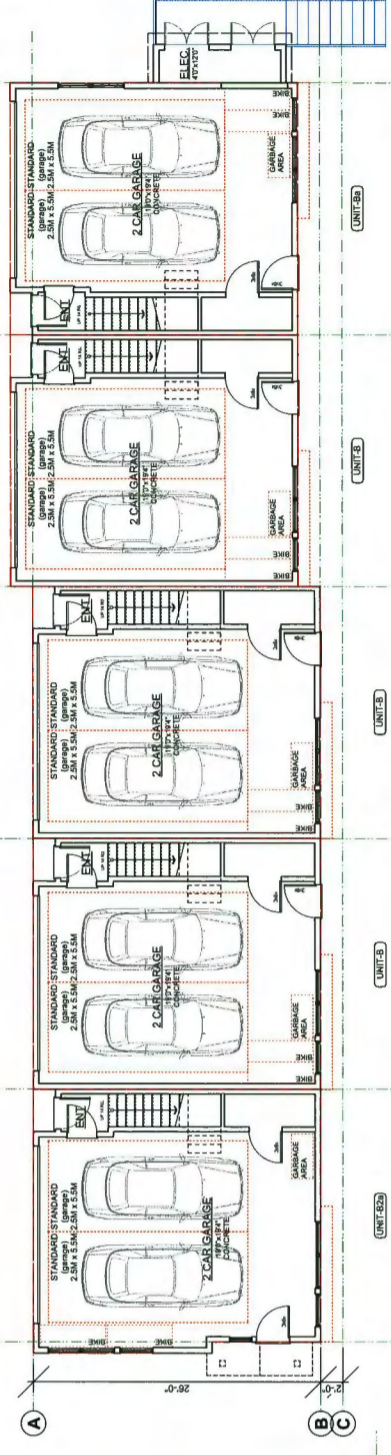
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**BUILDING NO.16**



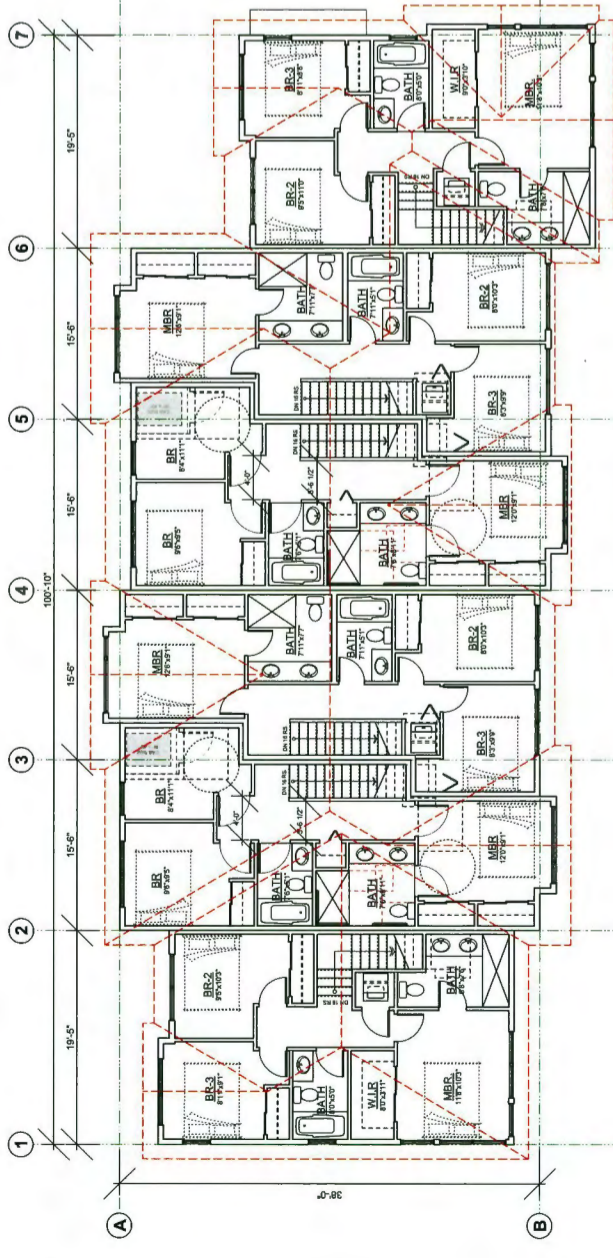
**BLDG. 16: THIRD FLOOR PLAN**  
1/8"=1'-0"



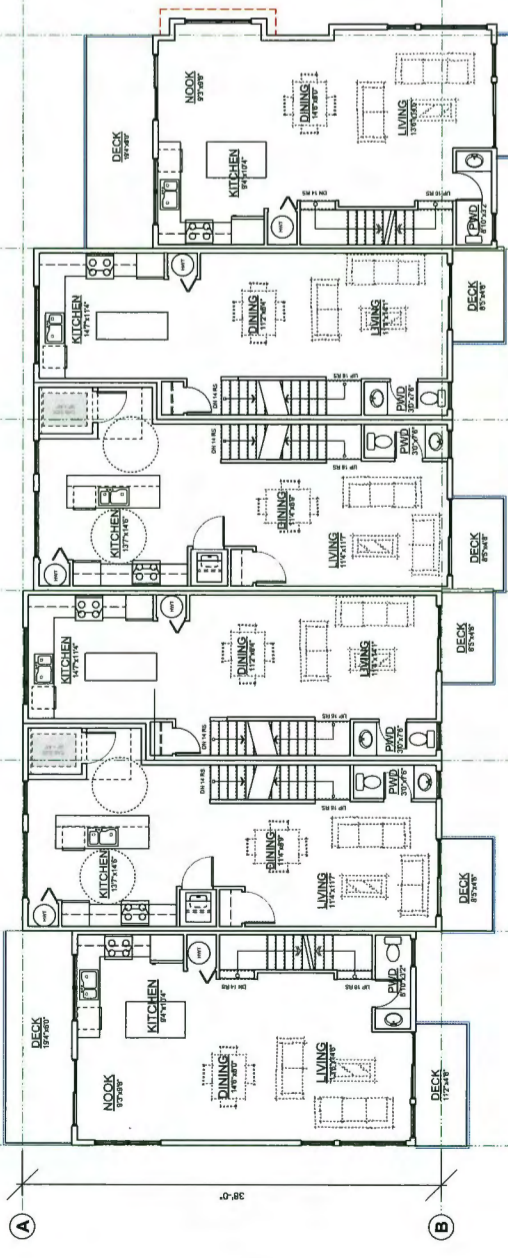
**BLDG. 16: SECOND FLOOR PLAN**  
1/8"=1'-0"



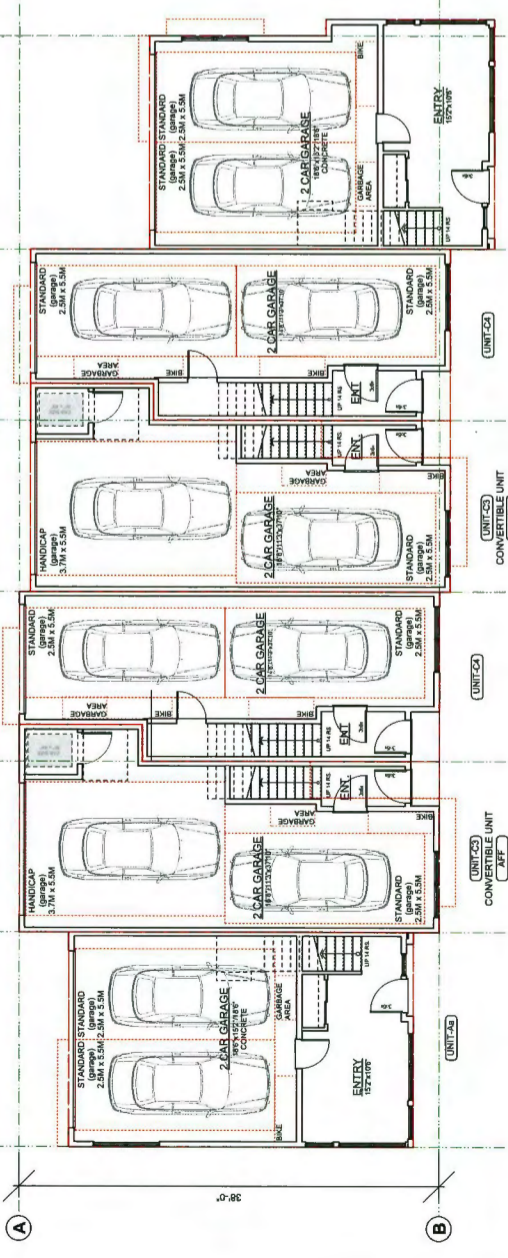
**BLDG. 16: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 15: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 15: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 15: GROUND FLOOR PLAN**  
1/8"=1'-0"

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PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
FLOORPLANS

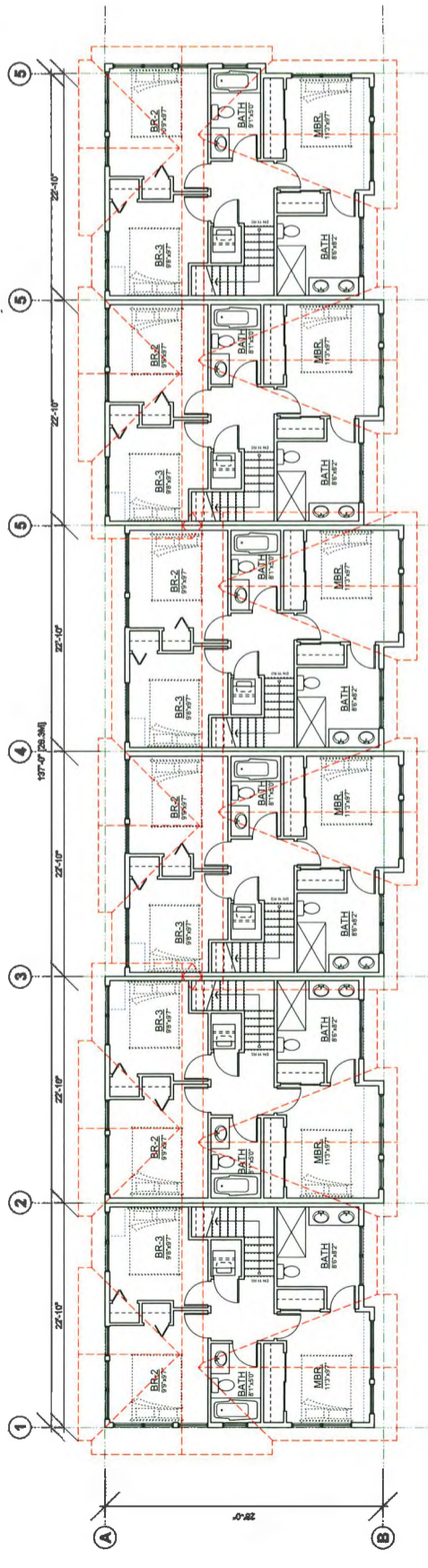
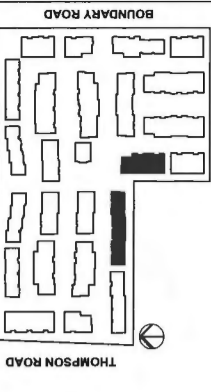
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DATE - JAN. 19, 2017  
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CHECKED -

SHEET NO. -  
**PLAN-59**

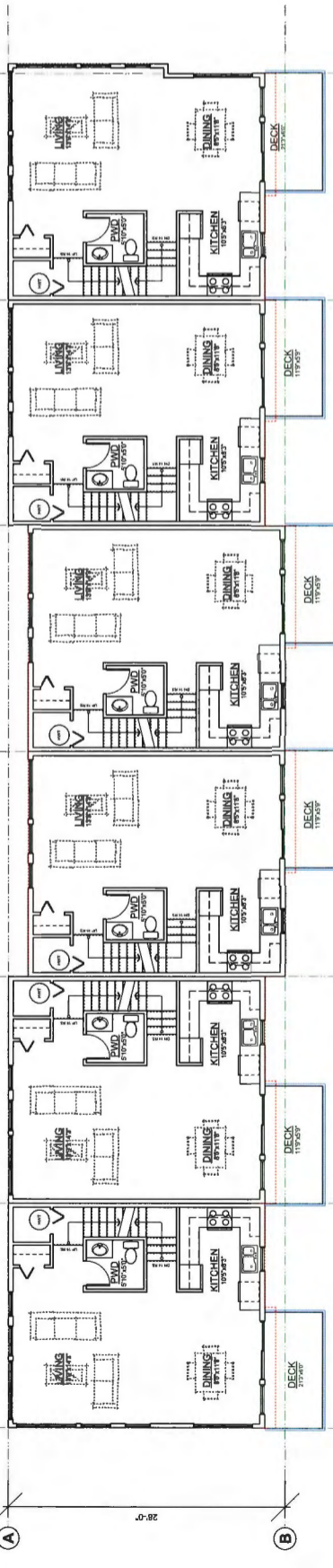
PRJ NO. - 1510

**DP 17-788728-40**  
BUILDING NO. 16

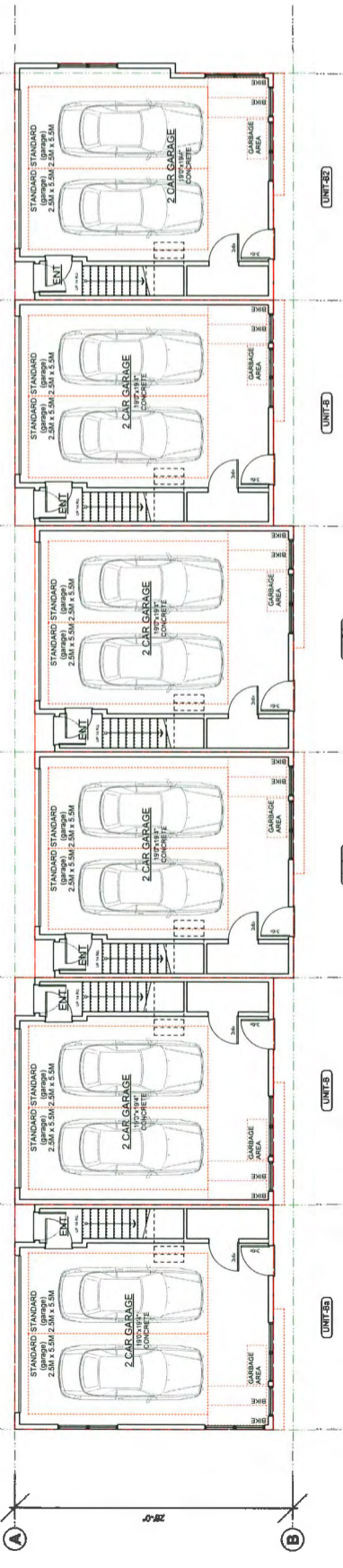
BUILDING NO.15



**BLDG. 17: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 17: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 17: GROUND FLOOR PLAN**  
1/8"=1'-0"

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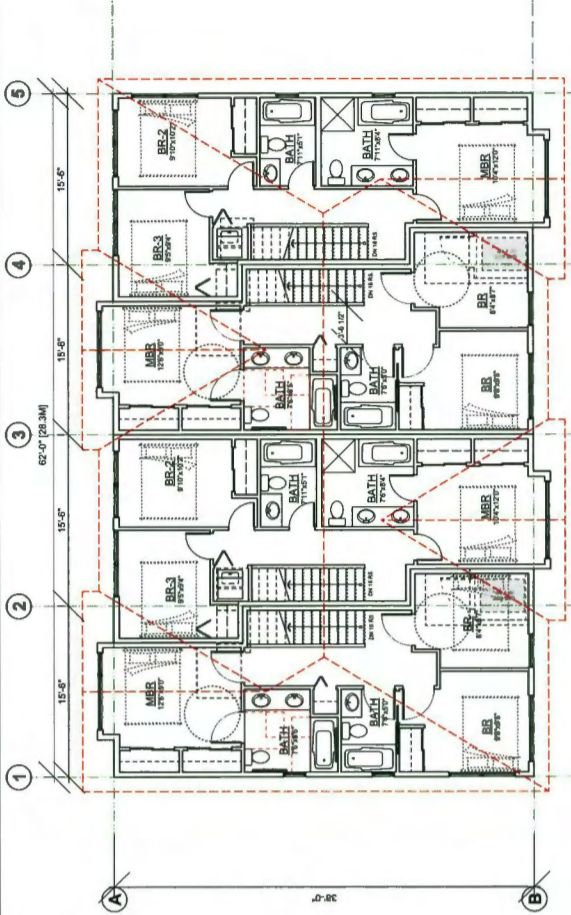
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**PROJECT -**  
120 UNIT TOWNHOUSE DEVELOPMENT  
**BOUNDARY ROAD RICHMOND, B.C.**

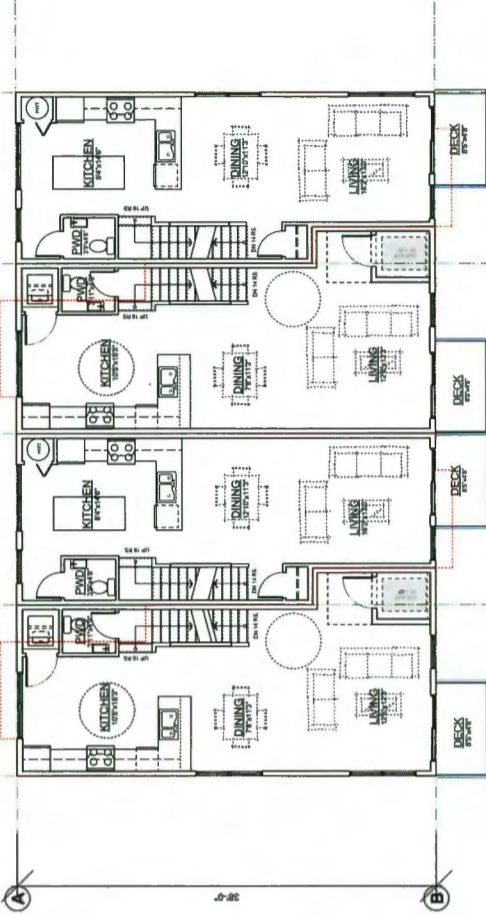
DRAWING TITLE - FLOORPLANS	
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-5h
DRAWN - KP	CHECKED -
PRJ. NO. - 1510	

**DP 17-788728-41**

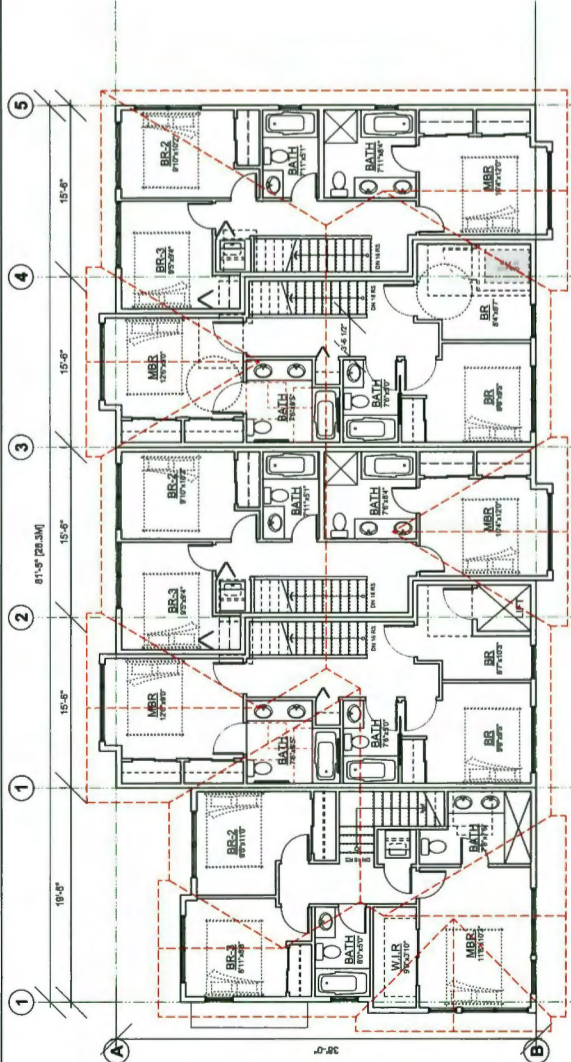
**BUILDING NO.18**  
**BUILDING NO.19**



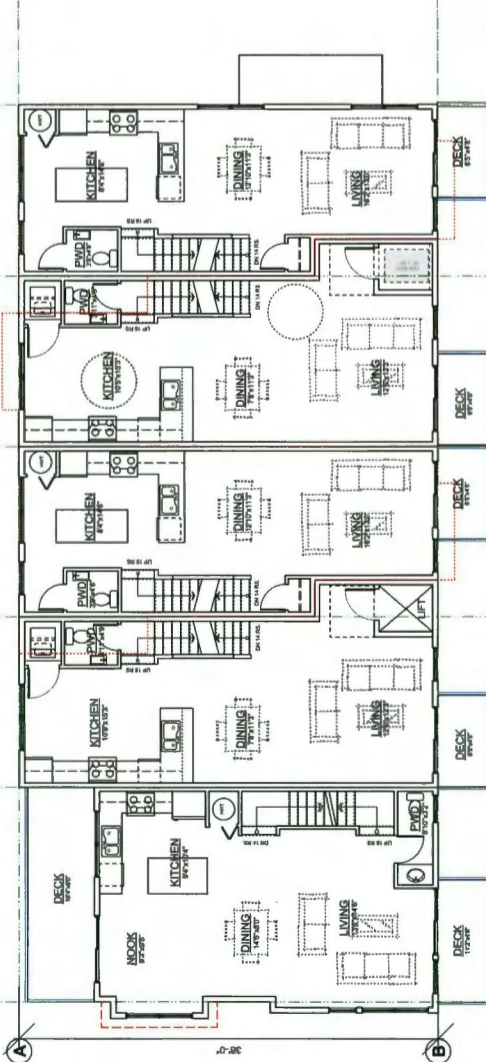
**BLDG. 18: THIRD FLOOR PLAN**  
1/8"=1'-0"



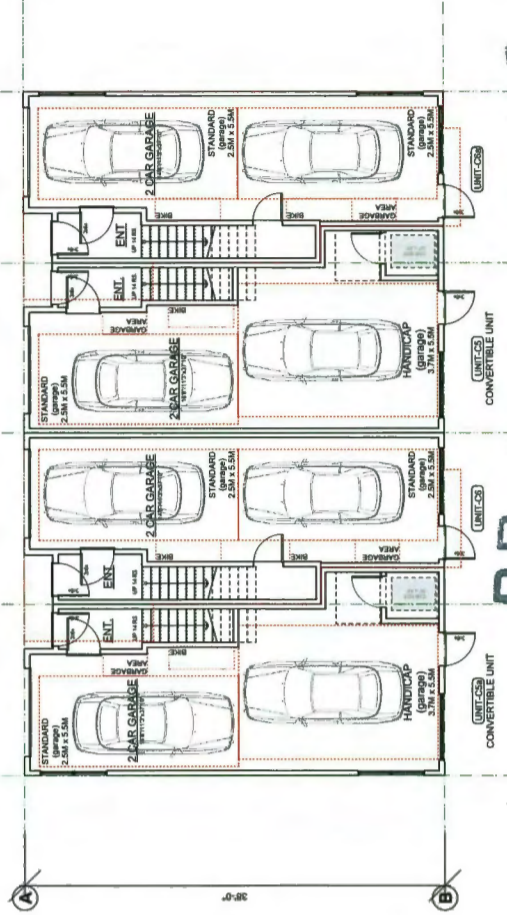
**BLDG. 18: SECOND FLOOR PLAN**  
1/8"=1'-0"



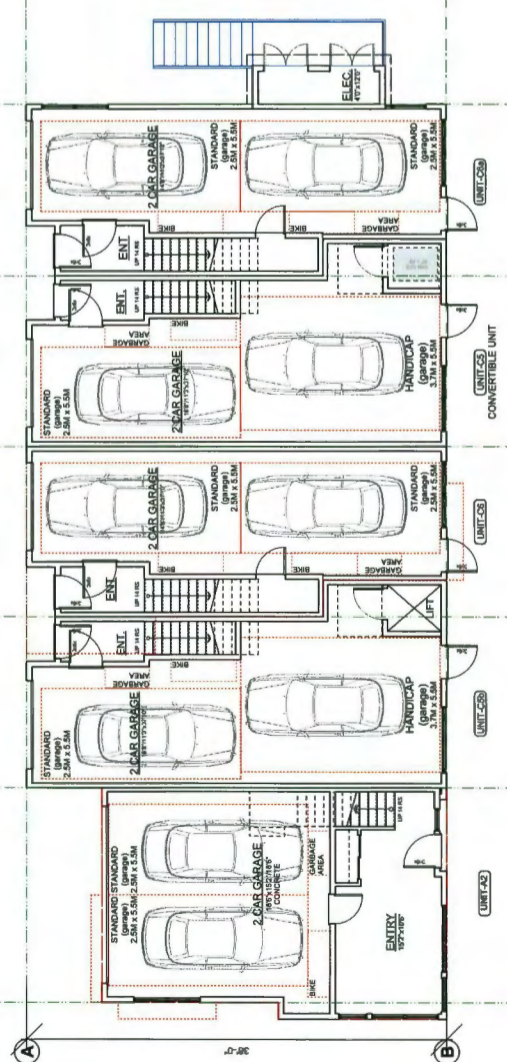
**BLDG. 19: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 19: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 19: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 18: GROUND FLOOR PLAN**  
1/8"=1'-0"

**DP 17-108/28-42**  
**BUILDING NO.19**

**BLDG. 19 GROUND FLOOR PLAN**  
1/8"=1'-0"

NO.	DATE	ISSUE
1	2016-12-20	DP RE SUBMISSION

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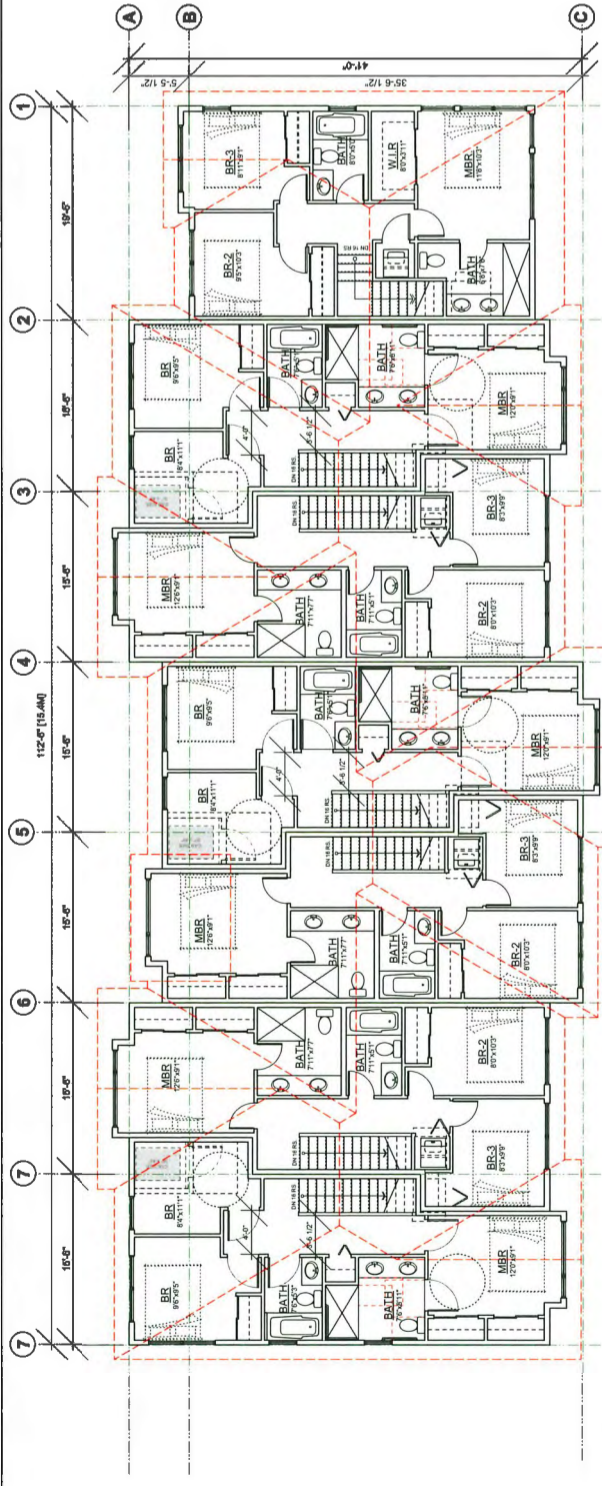
PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT  
BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
FLOORPLANS

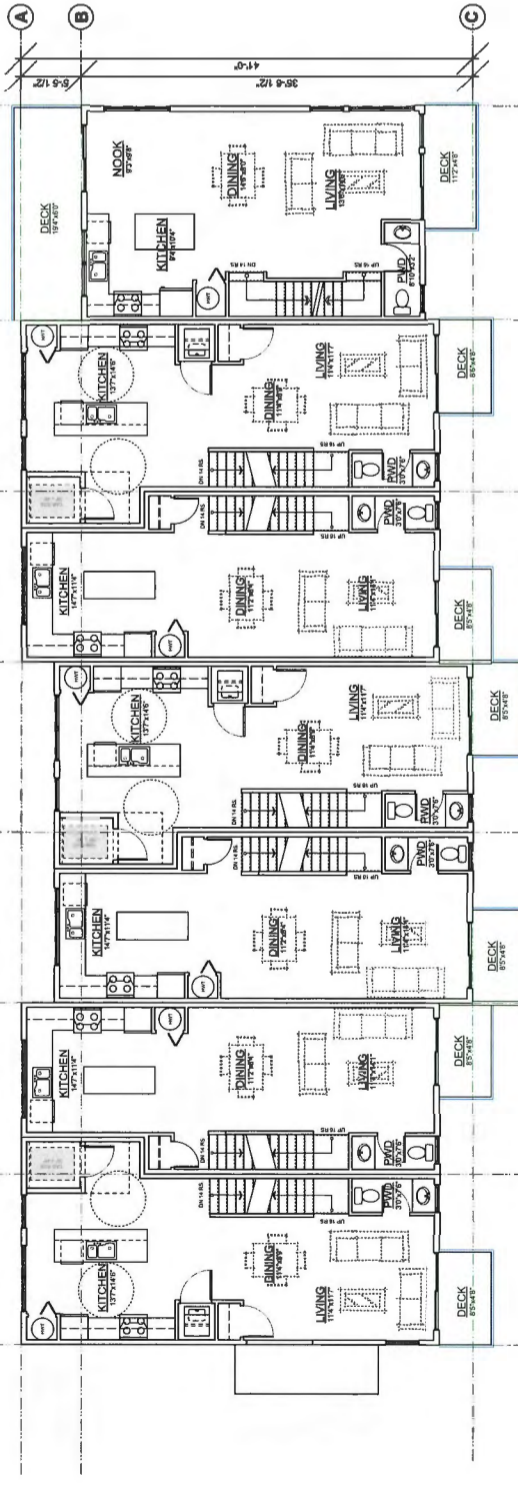
SCALE -  
DATE - JAN. 19, 2017  
DRAWN - KP  
CHECKED -

SHEET NO. -  
**PLAN-5i**

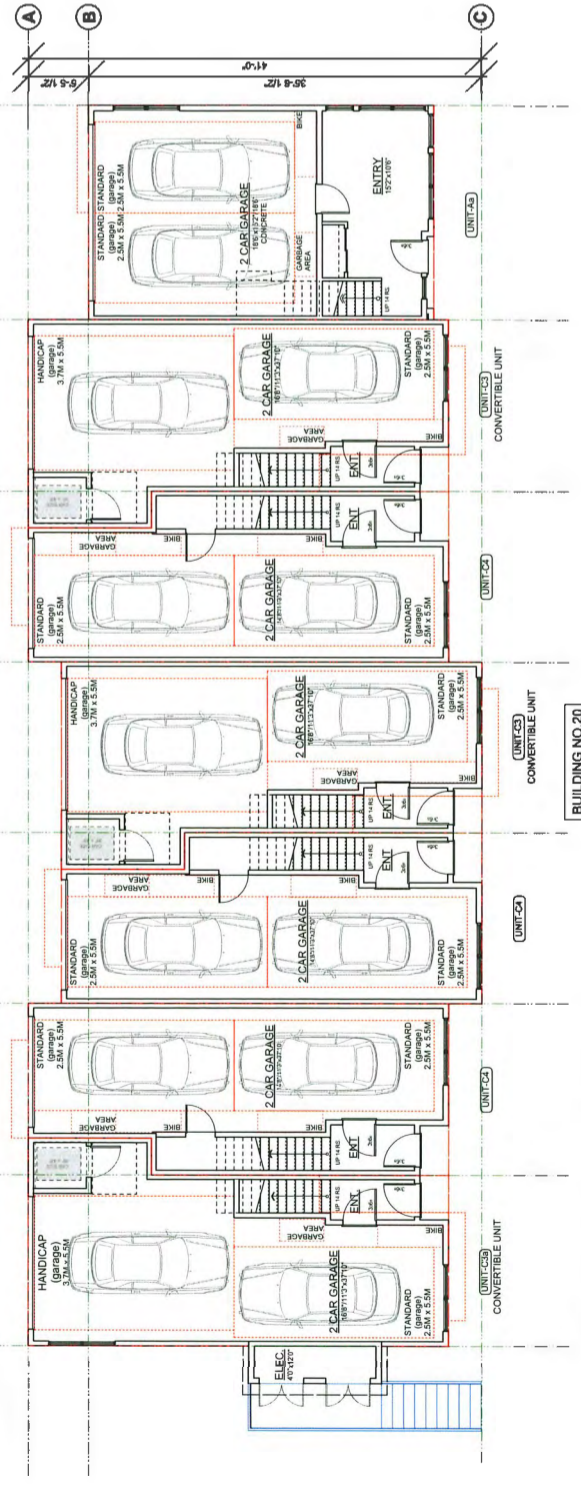
PROJ. NO. - 1510



**BLDG. 20: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 20: SECOND FLOOR PLAN**  
1/8"=1'-0"

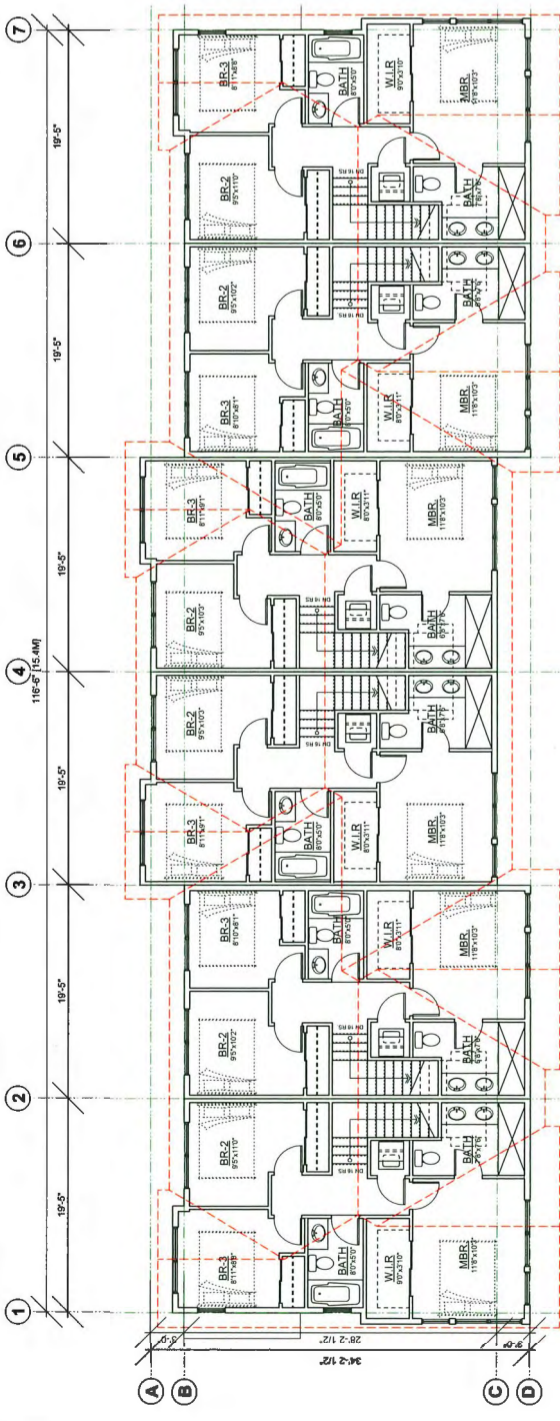
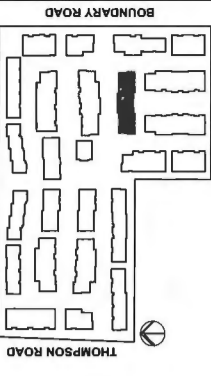


**BLDG. 20: GROUND FLOOR PLAN**  
1/8"=1'-0"

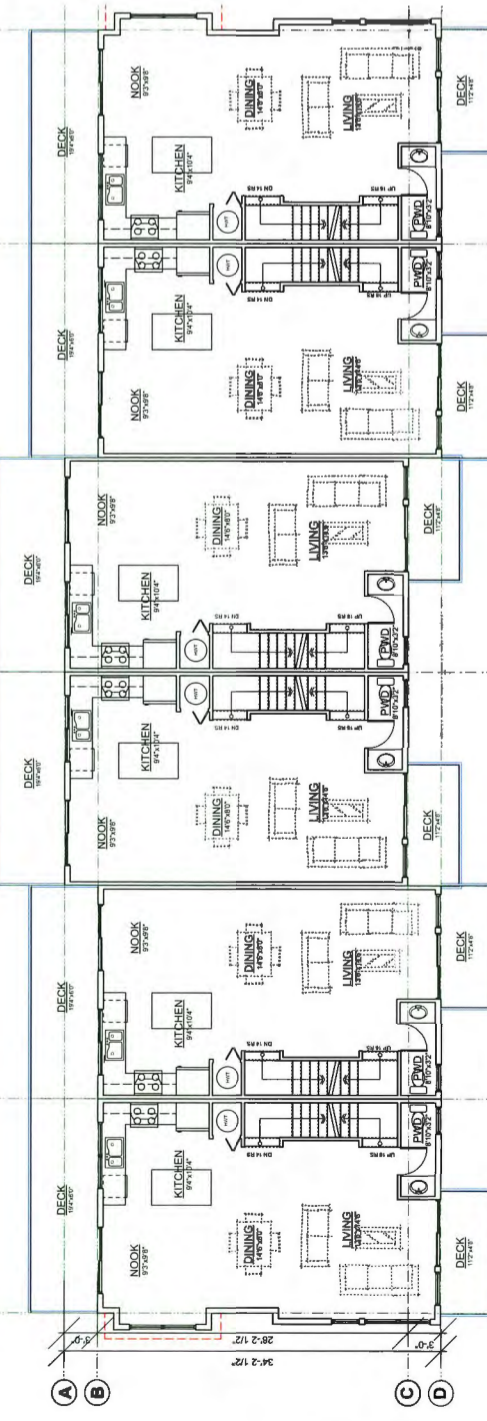
1		2018-12-20	DP RE SUBMISSION
NO	DATE	ISSUE	
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<p>PROJECT - <b>120 UNIT TOWNHOUSE DEVELOPMENT</b></p>			
<p>BOUNDARY ROAD RICHMOND, B.C.</p>			
<p>DRAWING TITLE - <b>FLOORPLANS</b></p>			
SCALE -	SHEET NO. -	DATE -	DRAWN -
	<b>PLAN-5j</b>	JAN. 19, 2017	KP
CHECKED -			
			PROJ. NO. - 1510

**DP 17-788728-43**

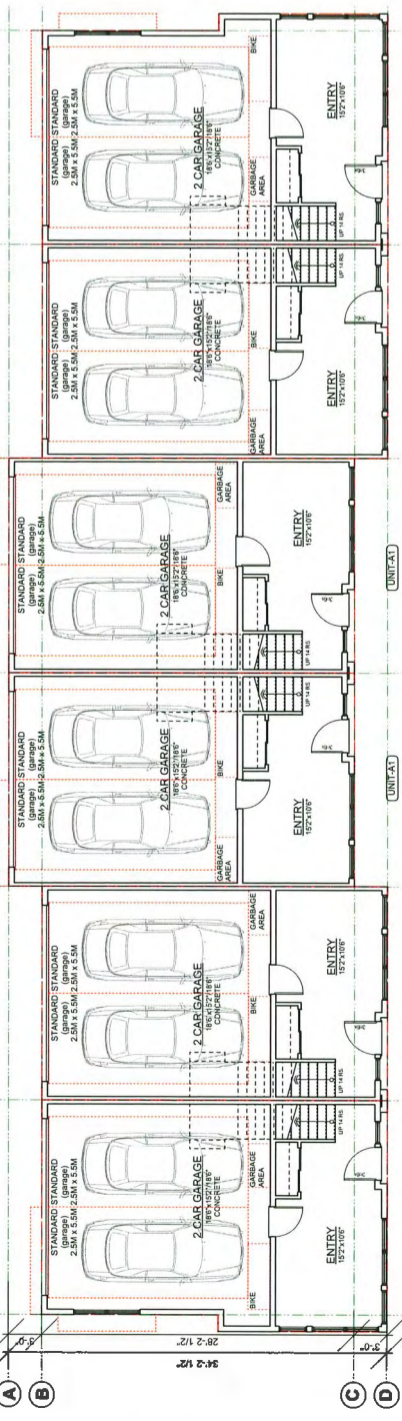
**BUILDING NO.21**



**BLDG. 21: THIRD FLOOR PLAN**  
1/8"=1'-0"



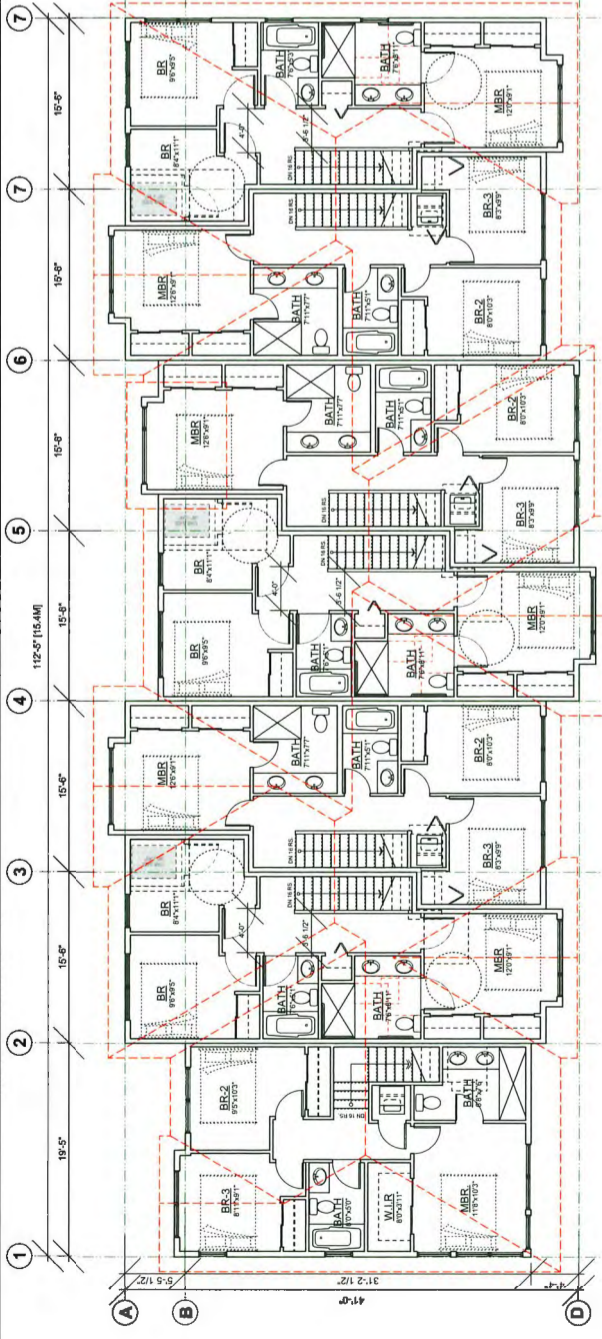
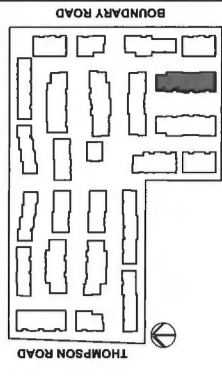
**BLDG. 21: SECOND FLOOR PLAN**  
1/8"=1'-0"



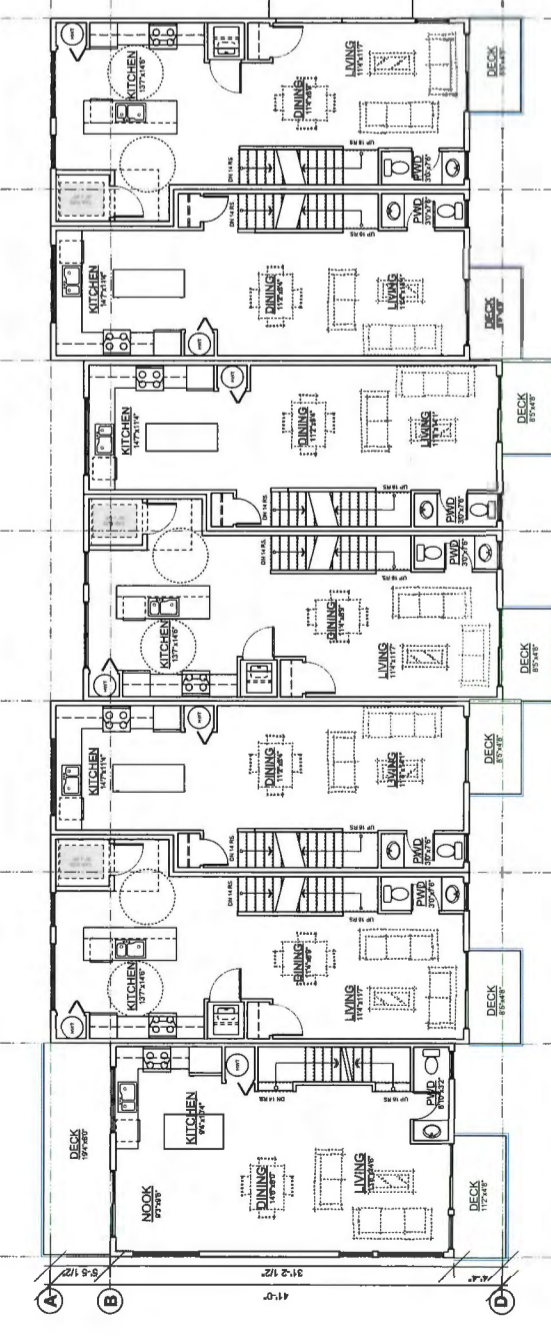
**BLDG. 21: GROUND FLOOR PLAN**  
1/8"=1'-0"

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NO	DATE	ISSUE	
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PROJECT -			
120 UNIT TOWNHOUSE DEVELOPMENT			
BOUNDARY ROAD RICHMOND, B.C.			
DRAWING TITLE -			
FLOORPLANS			
SCALE -	SHEET NO. -	UNIT5K	
DATE - JAN. 19, 2017	DRAWN - KP		
CHECKED -			PROJ NO. - 1510

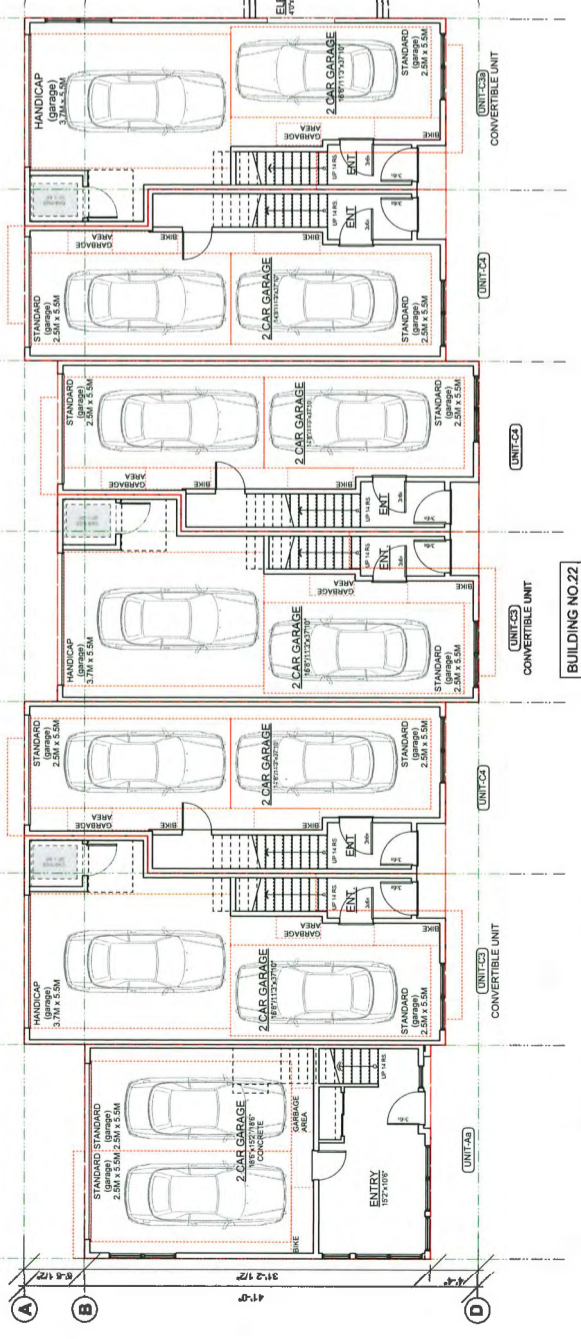
DP 17-788728-44



**BLDG. 22: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 22: SECOND FLOOR PLAN**  
1/8"=1'-0"

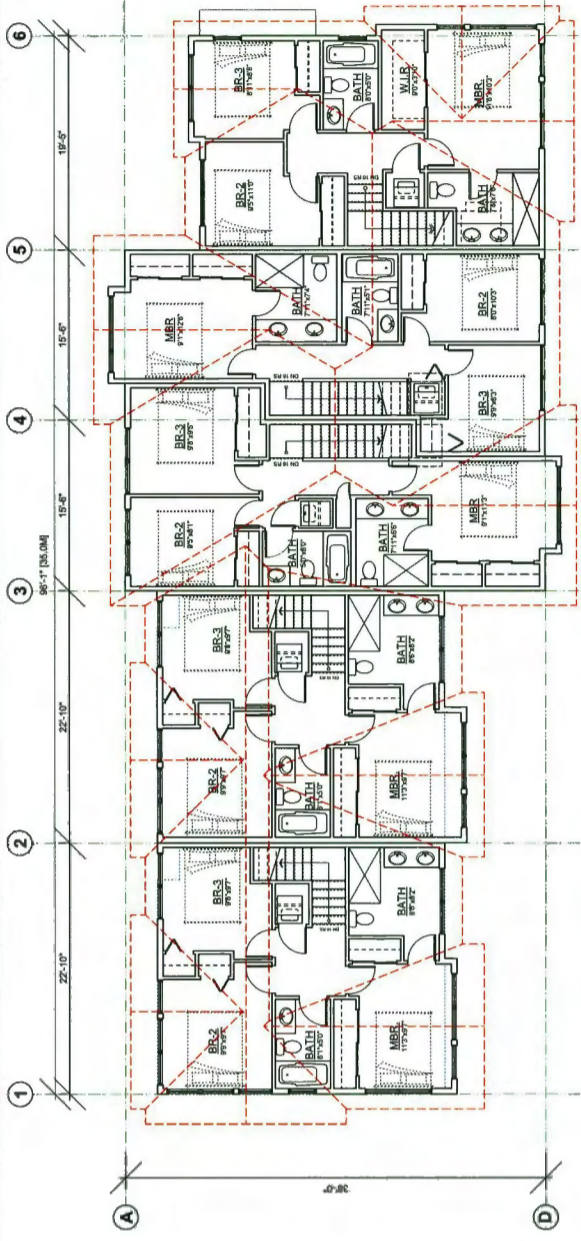
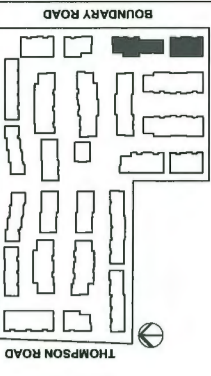


**BLDG. 22: GROUND FLOOR PLAN**  
1/8"=1'-0"

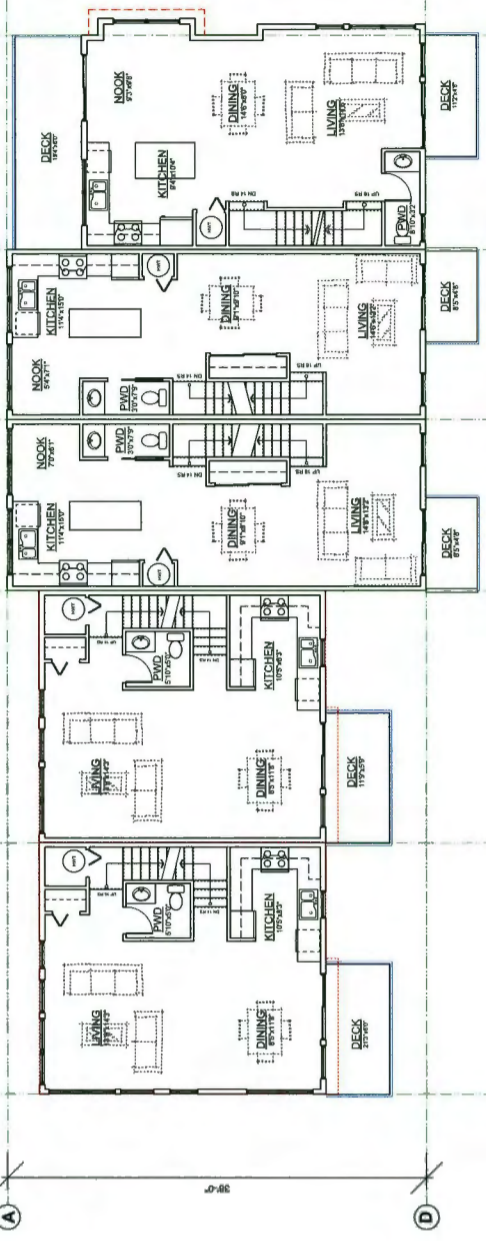
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<p>PROJECT - <b>120 UNIT TOWNHOUSE DEVELOPMENT</b></p>			
<p>BOUNDARY ROAD RICHMOND, B.C.</p>			
<p>DRAWING TITLE - <b>FLOORPLANS</b></p>			
SCALE -		SHEET NO. -	
DATE - JAN. 18, 2017		<b>PLAN-51</b>	
DRAWN - KP		CHECKED -	
PROJECT NO. -		PROJ. NO. - 1510	

**DP 17-788728-45**

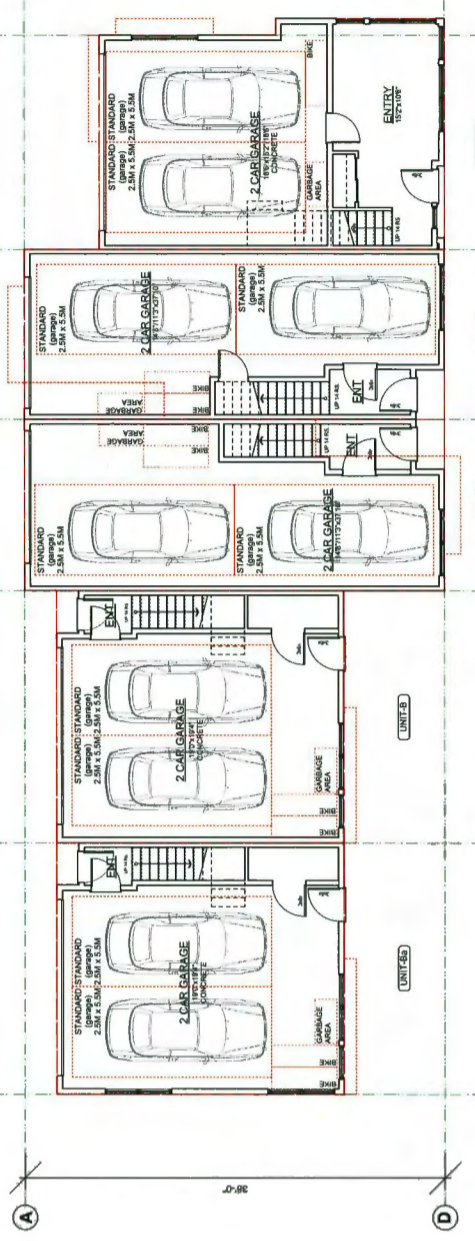
**BUILDING NO.23**  
**BUILDING NO.24**



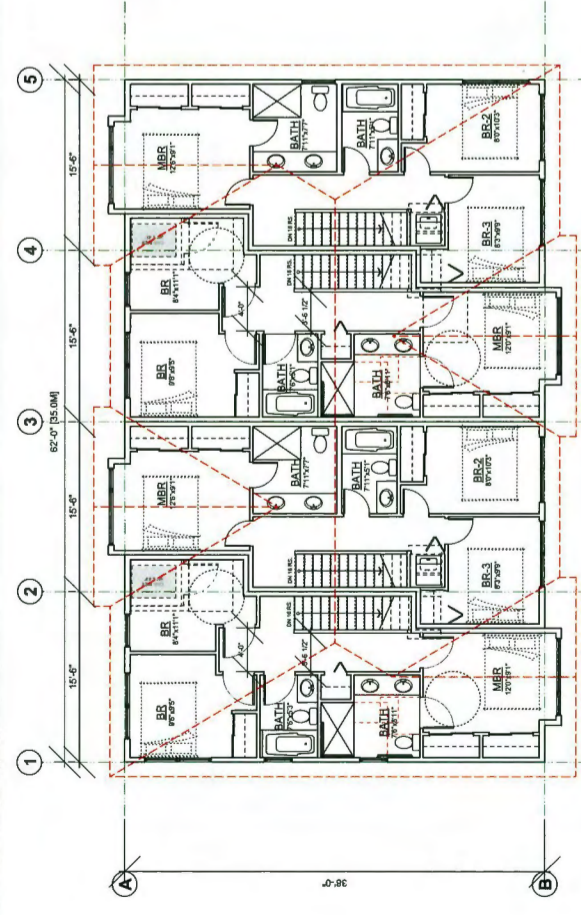
**BLDG. 24: THIRD FLOOR PLAN**  
1/8"=1'-0"



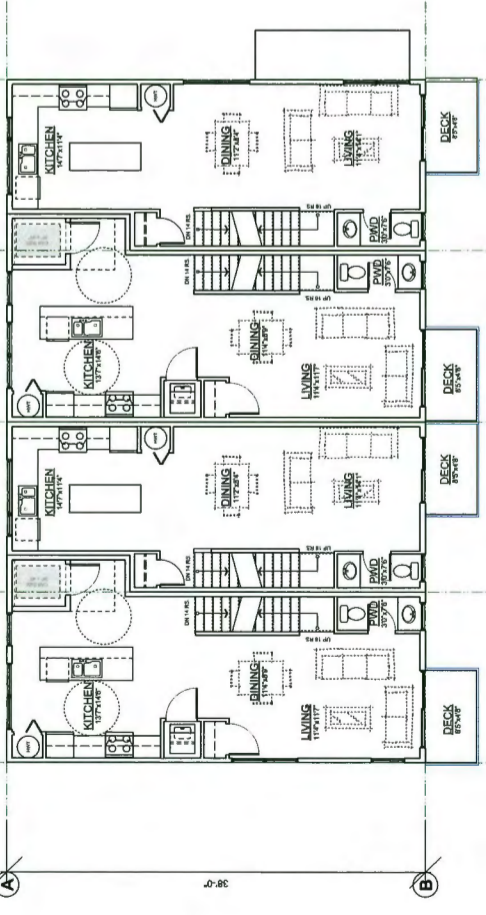
**BLDG. 24: SECOND FLOOR PLAN**  
1/8"=1'-0"



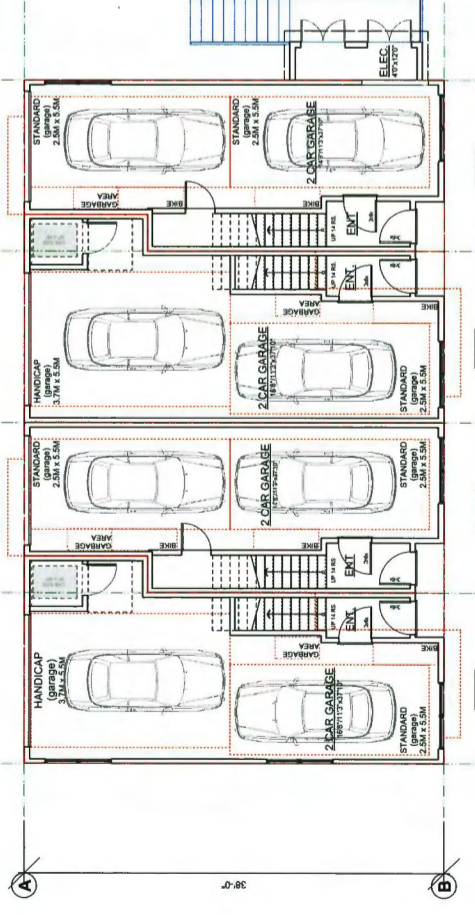
**BLDG. 24: GROUND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 23: THIRD FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 23: SECOND FLOOR PLAN**  
1/8"=1'-0"



**BLDG. 23: GROUND FLOOR PLAN**  
1/8"=1'-0"

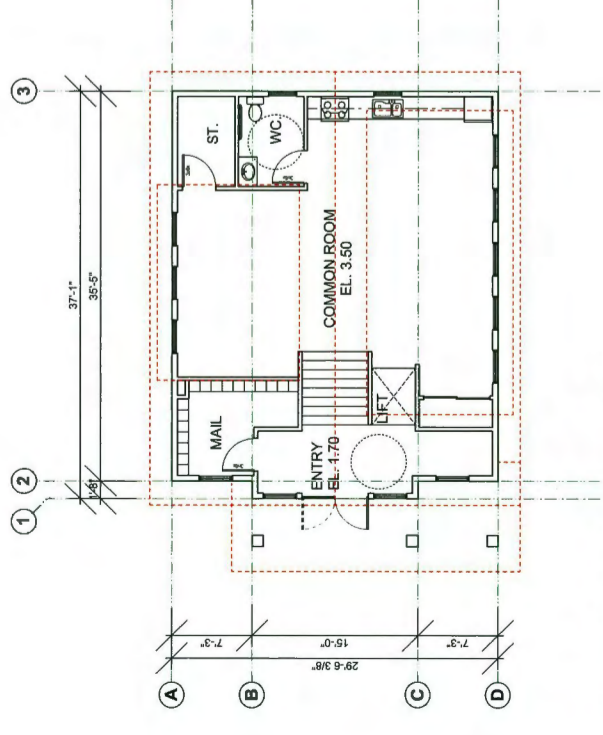
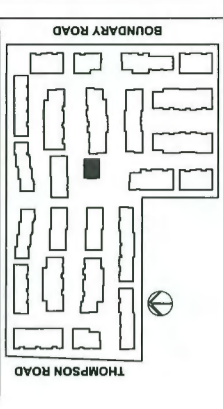
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<p>PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT</p>		
<p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE - FLOORPLANS</p>		
SCALE -	SHEET NO -	PLAN-5m
DATE - JAN. 19, 2017	DRAWN - RP	CHECKED -
PROJECT NO - 1510		

**OP 17-788728-46**

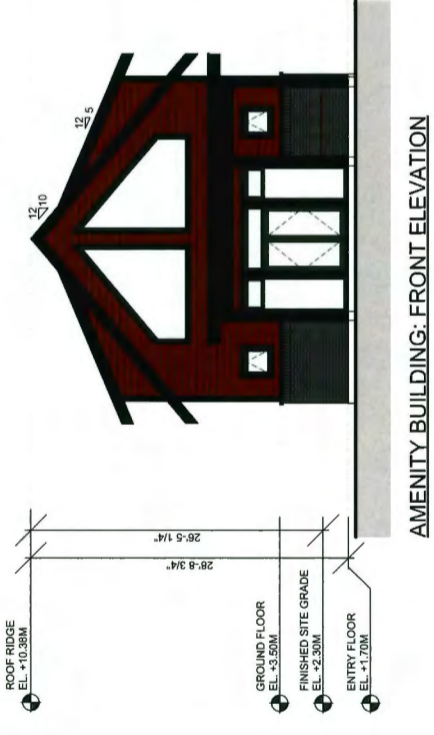
**BLDG. 24: GROUND FLOOR PLAN**  
1/8"=1'-0"

**BLDG. 23: GROUND FLOOR PLAN**  
1/8"=1'-0"

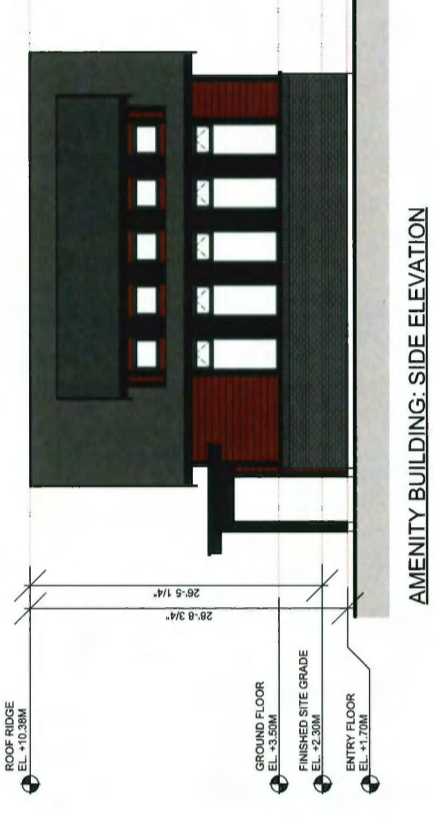
**AMENITY BUILDING**



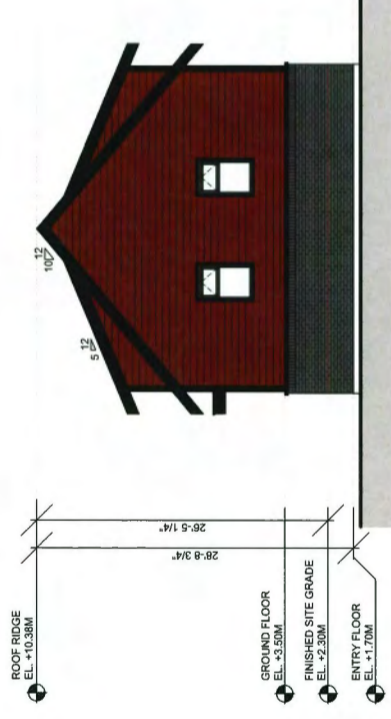
**AMENITY BUILDING: FLOOR PLAN**



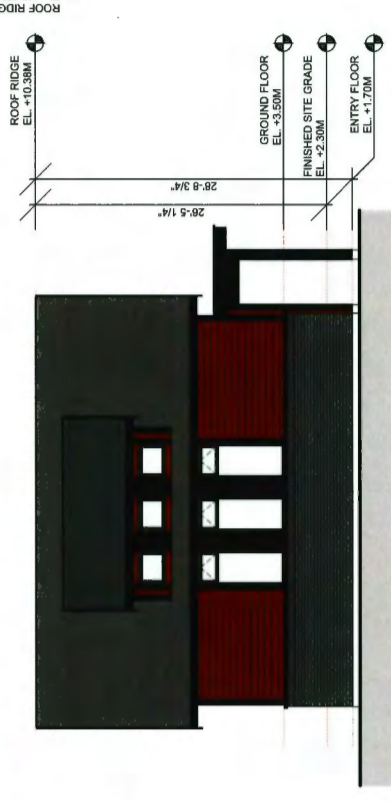
**AMENITY BUILDING: FRONT ELEVATION**



**AMENITY BUILDING: SIDE ELEVATION**



**AMENITY BUILDING: REAR ELEVATION**



**AMENITY BUILDING: SIDE ELEVATION**



**GARAGE DOOR PRECEDENT IMAGE**



**ELECTRICAL CLOSET EXT DOOR PRECEDENT IMAGE**

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PROJECT -  
 120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
 RICHMOND, B.C.

DRAWING TITLE -  
 FLOORPLANS

SCALE -  
 DATE - JAN. 19, 2017  
 DRAWN - KP  
 CHECKED -

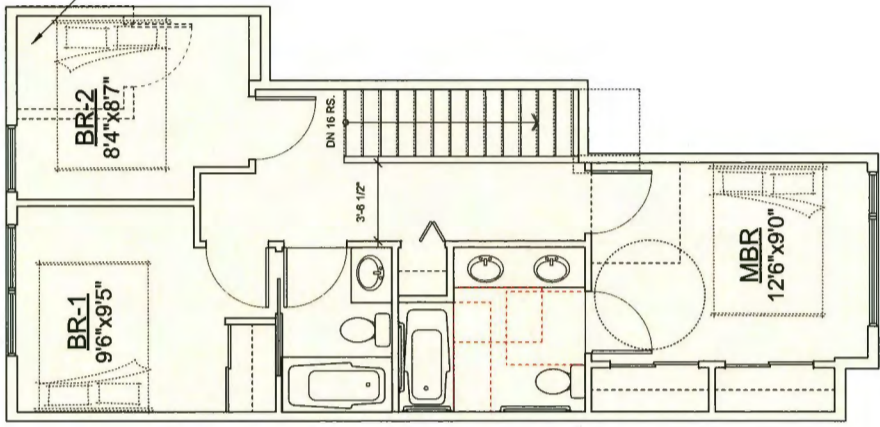
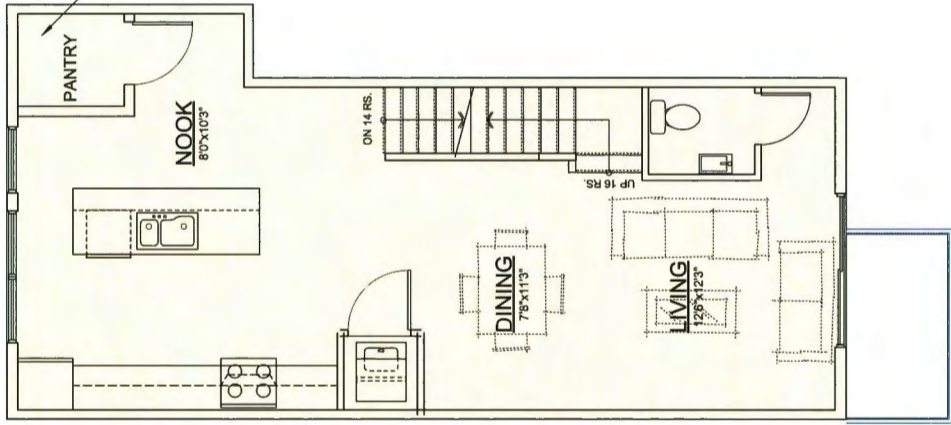
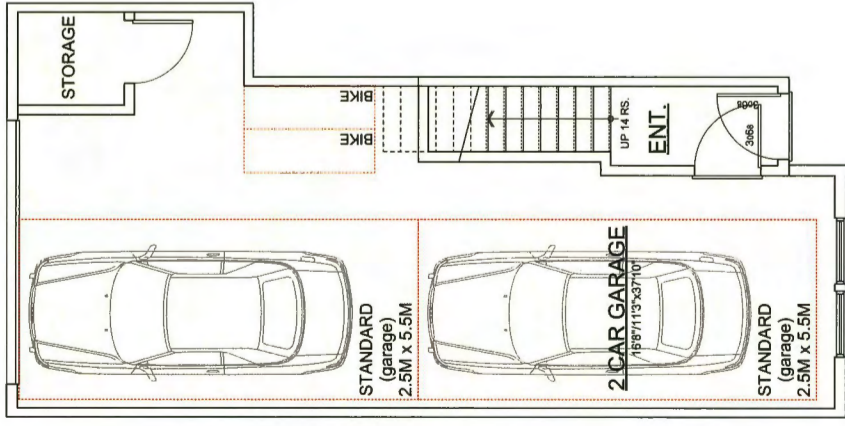
SHEET NO. -  
**PLAN-5n**

PROJ. NO. - 1510

DP 17-108128-47



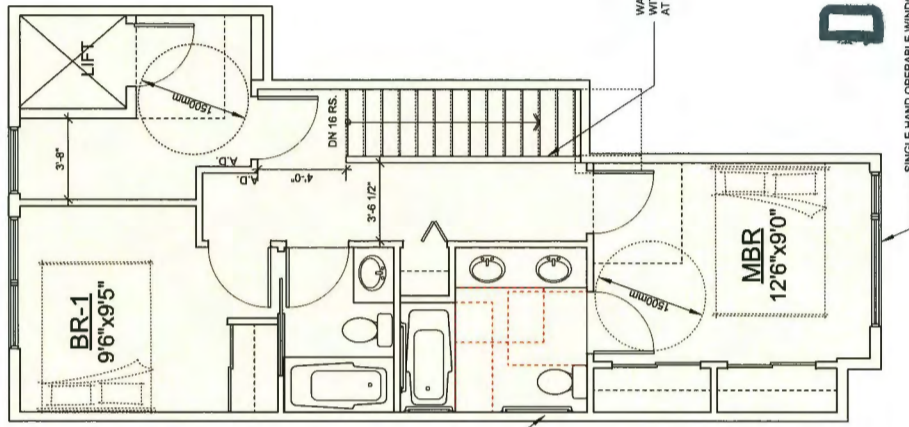
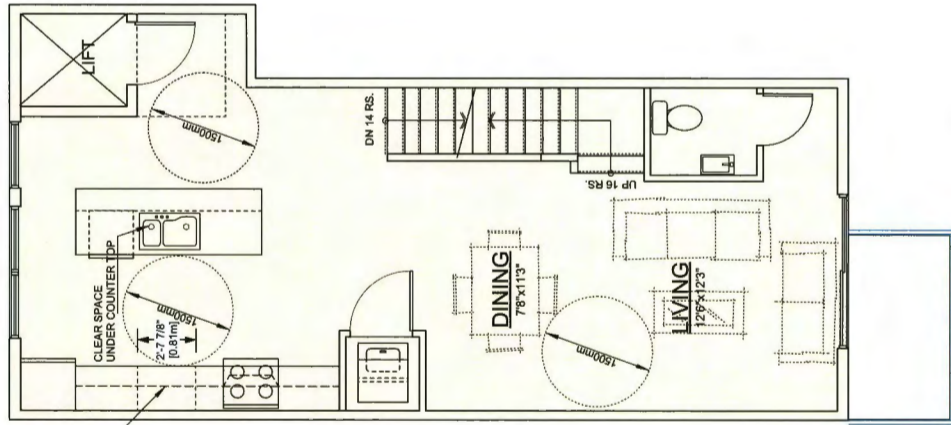
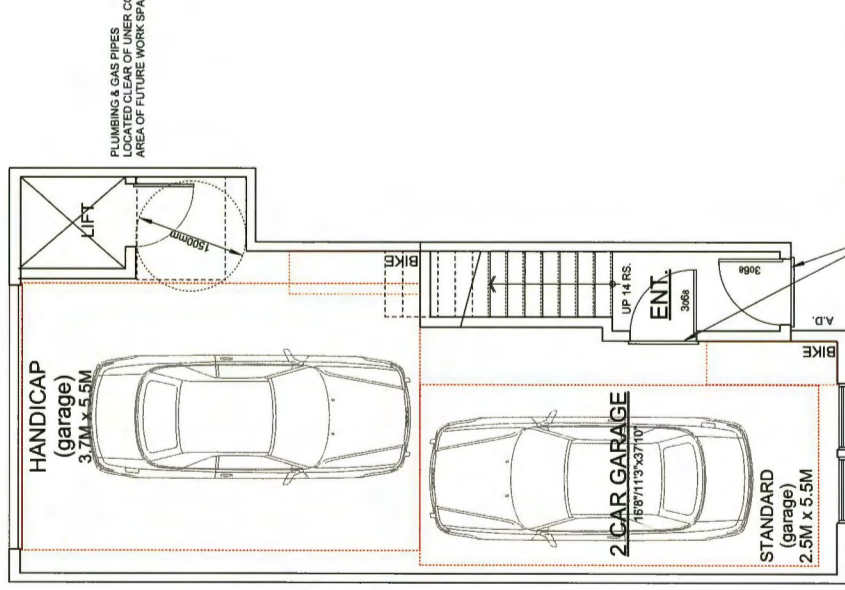
**BEFORE  
CONVERSION**



**CONVERTIBLE UNIT CHECKLIST :**  
Convertible Housing is housing that is designed and built to look like traditional housing but has features that are incorporated to make it more accessible for people with disabilities. This drawing is a preliminary drawing and is not intended to be used for construction. Convertible Housing is limited to housing that is located in a single-story (ie townhouse units).

Category	Requirement	Status
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry floor clear exterior floor space min. 1220 mm depth by door width plus 800 mm on each side (not needed if automatic door opener)	COMPLIES
Interior Doors	Interior doors to main living areas, 1 clear opening with flush threshold max. 13 mm. Dimensions shall be 800 mm clear opening plus 800 mm on each side of door frame on 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
Vertical Circulation	All interior thresholds within units comply with manufacturer's specifications.	COMPLIES
	Lever-type handles for all doors.	COMPLIES
NOT APPLICABLE	Stair lift, staircase width, framing floor plans in compliance with manufacturer's specifications. OR	NOT APPLICABLE
	Vertical lift, depressed slab area, and other means of providing access in compliance with manufacturer's specifications. Framing to be provided in accordance with manufacturer's specifications without impact to surrounding structure	COMPLIES
Halls	At the top of all stairways, walls are 914mm to centre.	COMPLIES
	Min. 900 mm width	COMPLIES
Stairways	Min. 1 accessible walking space with min. 4 grapple width	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	All bath 610 mm floor obstruction on the non-curb bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Kitchen	Pressure and temperature control features installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily accessible (layout or fixture placement)	COMPLIES
Clearance	Clear area needed under future work spaces. Plumbing and gas pipes (in-wall and in-floor) located clear of under cabinet area (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
Outlets & Switches	Min. 1 window that can be opened with one hand (bathroom, kitchen, living room)	COMPLIES
	Placement locations of electrical outlets: beside window, bottom of 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 EP STAGE
<b>OCF - AGING IN PLACE :</b> All townhomes / units within the development comply with the guidelines for "Aging in Place" as outlined in the OCP Affordable Housing Resource Guide.		COMPLIES

**AFTER  
CONVERSION**



GROUND FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

UNIT-C3

GROUND FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

DP 17-788728-48

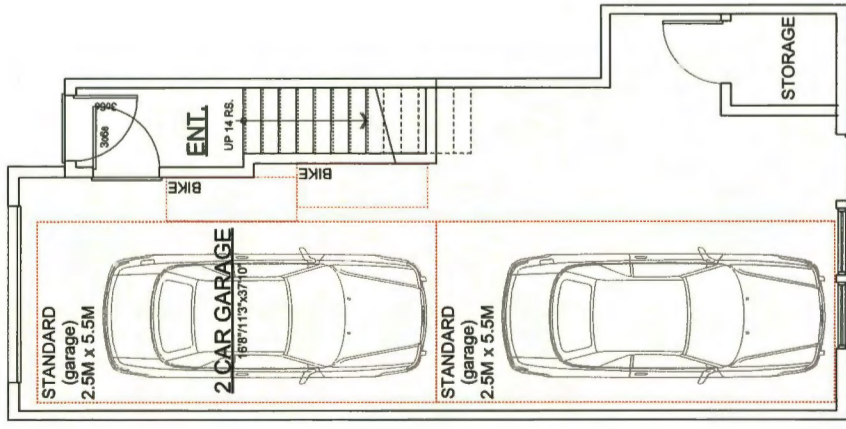
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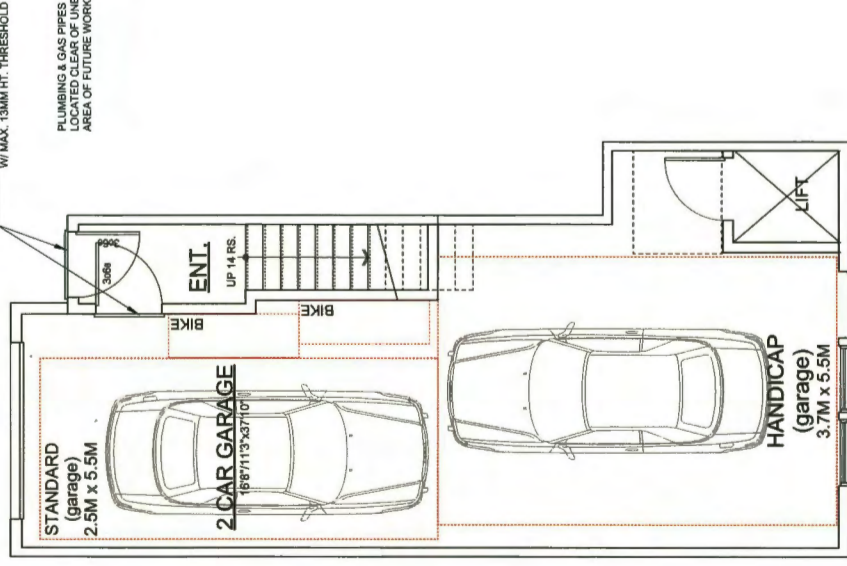
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**BEFORE  
CONVERSION**

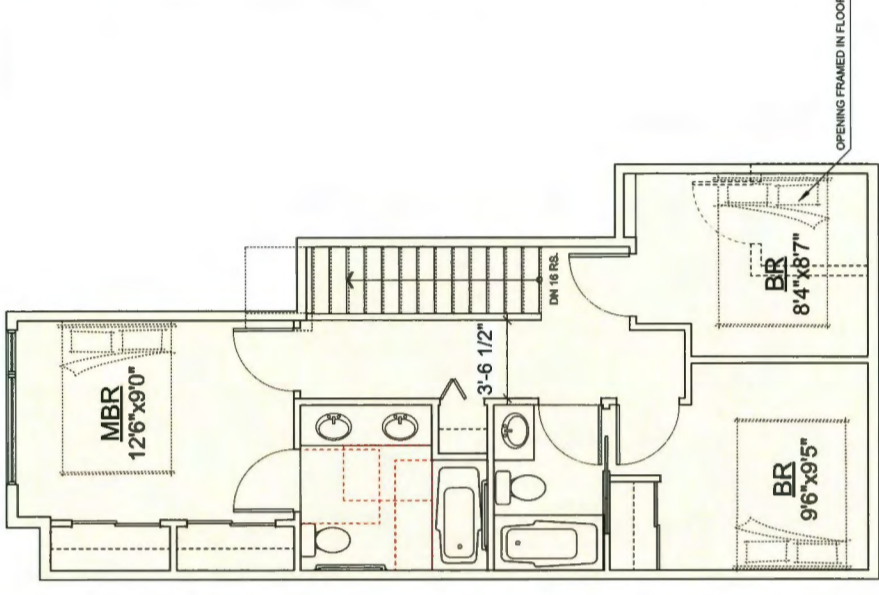


**GROUND FLOOR PLAN**

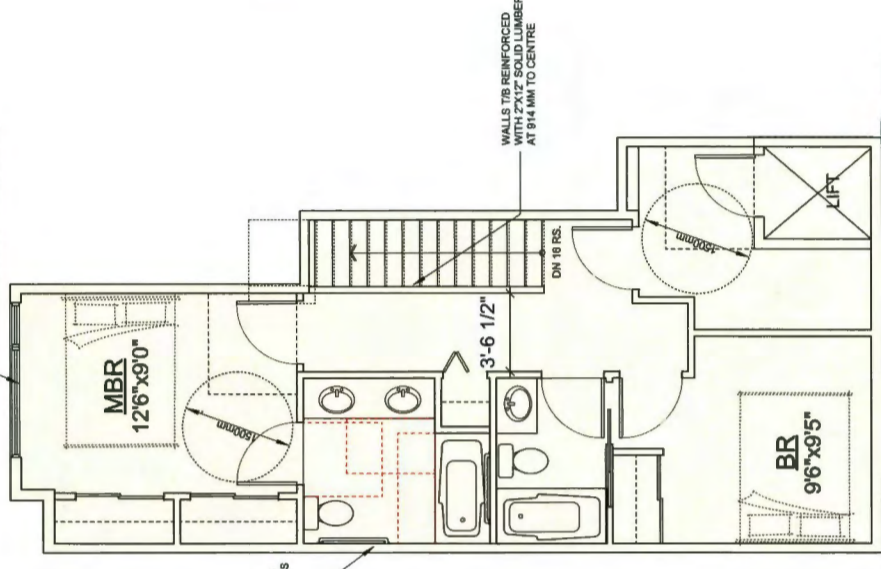
**AFTER  
CONVERSION**



**GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



**SECOND FLOOR PLAN**

**CONVERTIBLE UNIT CHECKLIST :**  
Convertible Housing is housing that is designed and built to look like traditional housing but has features that allow it to be converted into accessible housing for persons with disabilities. Conversion of existing housing into convertible housing is limited to housing that is more than a single storey (ie townhouse units).

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1,220 mm depth by door width plus 800 mm on both sides (not needed if automatic door opener)	COMPLIES
	Interior doors to main living areas: 1 clear opening with flush threshold (max. 13 mm) and 800 mm clear opening between the hallway and rooms and wider hallway and/or doorway if necessary to secure access	COMPLIES
	Paradeability min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with the OCP Accessible Housing Guidelines	COMPLIES
	Lever-type handles for all doors.	COMPLIES
Vertical Circulation	Stair lift, staircase width, framing and handrails to be shown on floor plans in compliance with manufacturer specifications. OR	NOT APPLICABLE
	Vertical lift, depressed slab area, and other elevators and lifts in compliance with manufacturer specifications. Framing to be shown on floor plans in compliance with manufacturer specifications without impact to surrounding structure	COMPLIES
	At the top of all stairways, walls are to be finished with 1/2" x 1/2" solid lumber at 914mm to centre.	COMPLIES
Hallways	Min. 900 mm width	COMPLIES
Garages	Min. 1 accessible parking space with min. 4' in garage width.	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	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
	Pressure and temperature control valves installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily accessible (layout or fixture placement)	COMPLIES
	Downside bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear space needed under floor work space. Plumbing and gas pipes (top-wall and in-floor) located clear of under cabinet 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 single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of door (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	TO BE LOCKED AT DURING THE BP STAGE
	Upgrade to four-pole outlets in master bedroom, home office, garage, and rearstairs.	COMPLIES
<b>OCP - AGING IN PLACE :</b>		
All townhomes / units within the development comply with the guidelines for "Aging in Place" as outlined in the OCP Affordable Housing Resource Guide.		

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T - 604.731.1127 F - 604.731.1327

PROJECT -  
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
Convertible Units

SCALE -  
DATE - JAN. 19, 2017

DRAWN - KP

CHECKED -

SHEET NO -  
**PLAN-5P**

PROJ. NO - 1510

**DP 17-788728-49**

**UNIT-C5**

**MATERIALS**

**COMMON MATERIALS:**

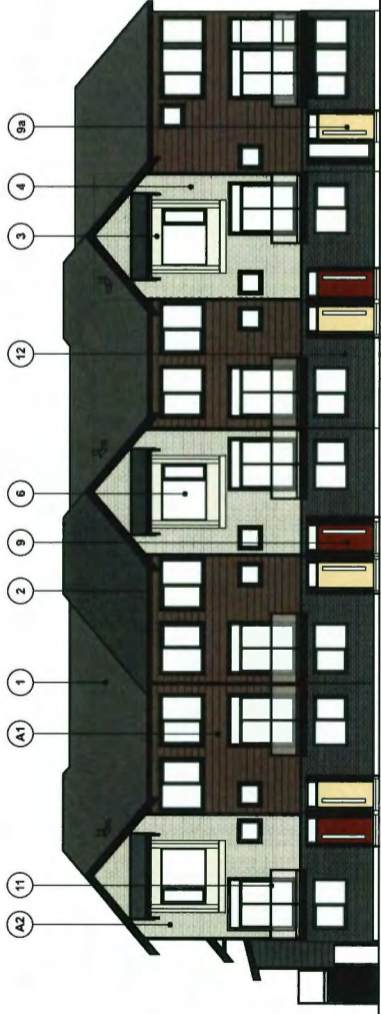
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS  
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ EASY-TRIM  
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO  
- CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND  
- PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS  
- PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR  
- PAINTED - BM 2005-10 "RED ROCK"
- 9a METAL CLAD ENTRY DOOR  
- PAINTED - BM 2164-60 "VANILLA ICE CREAM"
- 10 METAL GARAGE DOOR W/ GLAZED PANELS  
- PAINTED - BM "CHARCOAL"
- 11 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS  
- POWDER COATED BLACK
- 12 BRICK VENEER - CHARCOAL GRAY

**STREET SCHEME ONE - BEIGE / TIMBER**

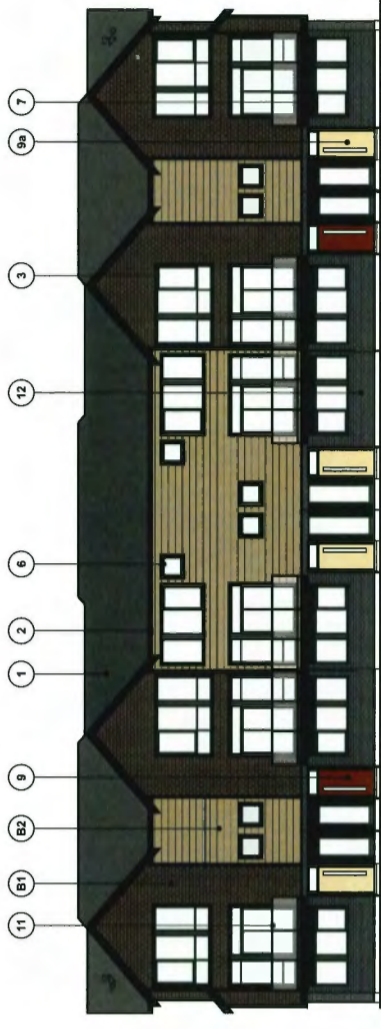
- B1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "AUTUMN TAN"
- B2 PRE-FINISHED ALUM. METAL THRU WALL FLASHING  
- PAINTED - MATCH JH "AUTUMN TAN"
- STREET SCHEME TWO - GRAY
- G1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "IRON GRAY"
- G2 PRE-FINISHED ALUM. METAL THRU WALL FLASHING  
- PAINTED - MATCH JH "IRON GRAY"

**INTERIOR SCHEME A - BARK / BEIGE**

- A1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "TIMBER BARK"
- A2 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "NAVAJO BEIGE"
- INTERIOR SCHEME B - TAN / BARK
- B1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "AUTUMN TAN"
- B2 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "TIMBER BARK"
- INTERIOR SCHEME C - IRON / BEIGE
- C1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "IRON GRAY"
- C2 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "NAVAJO BEIGE"
- INTERIOR SCHEME D - TAN / BEIGE
- D1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "AUTUMN TAN"
- D2 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "NAVAJO BEIGE"
- INTERIOR SCHEME E - IRON / TAN
- E1 5" HARDIE-LAP SIDING  
- JH COLORPLUS "IRON GRAY"
- E2 10.75" HARDIE-SHAKE SIDING  
- JH COLORPLUS "AUTUMN TAN"



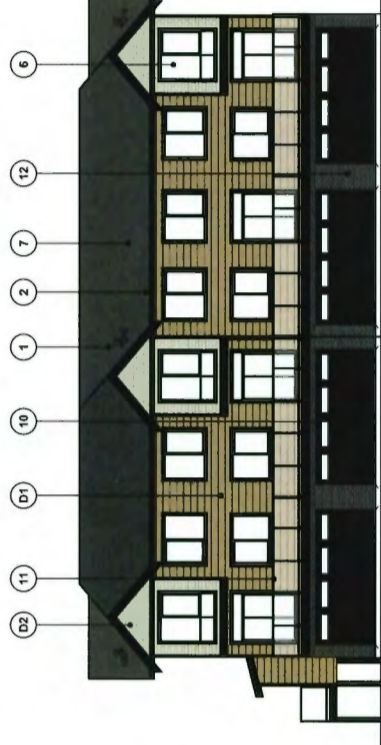
**INTERIOR SCHEME -A**



**INTERIOR SCHEME -B**



**INTERIOR SCHEME -C**



**INTERIOR SCHEME -D**



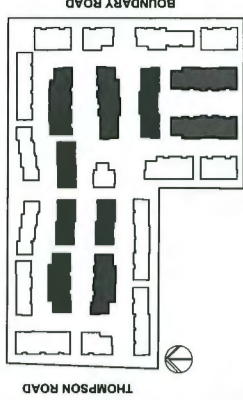
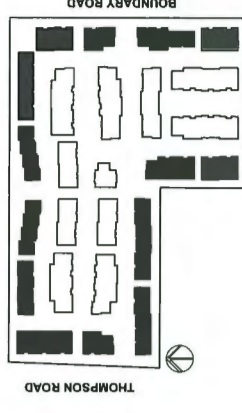
**INTERIOR SCHEME -E**



**STREET SCHEME ONE**



**STREET SCHEME TWO**



NO -	DATE -	DF RE SUBMISSION
1	2018-12-20	
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<p><b>YAMAMOTO ARCHITECTURE</b></p> <p>202 - 33 East 8th Avenue Vancouver, BC V6T 1E5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p> <p>120 UNIT TOWNHOUSE DEVELOPMENT</p> <p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE -</p> <p>Material Board</p>		
SCALE -	SHEET NO. -	PROJ. NO. -
DATE - JAN. 19, 2017	PLAN-6	1510
DRAWN - KP		
CHECKED -		



DOOR COLOUR -  
BM 2005-10  
"RED ROCK"



DOOR COLOUR -  
BM 2154-60  
"VANILLA ICE CREAM"



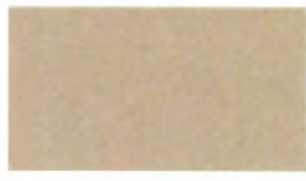
EXT TRIM COLOUR -  
BM 2139-30  
"ONYX"



ROOFING - CHARCOAL  
GRAY



JH SIDING -  
IRON GRAY



JH SIDING -  
AUTUMN TAN



JH SIDING -  
NAVAJO BEIGE



JH SIDING -  
TIMBER BARK

TOP 1 / -VANILLA ICE CREAM 28  
RED ROCK

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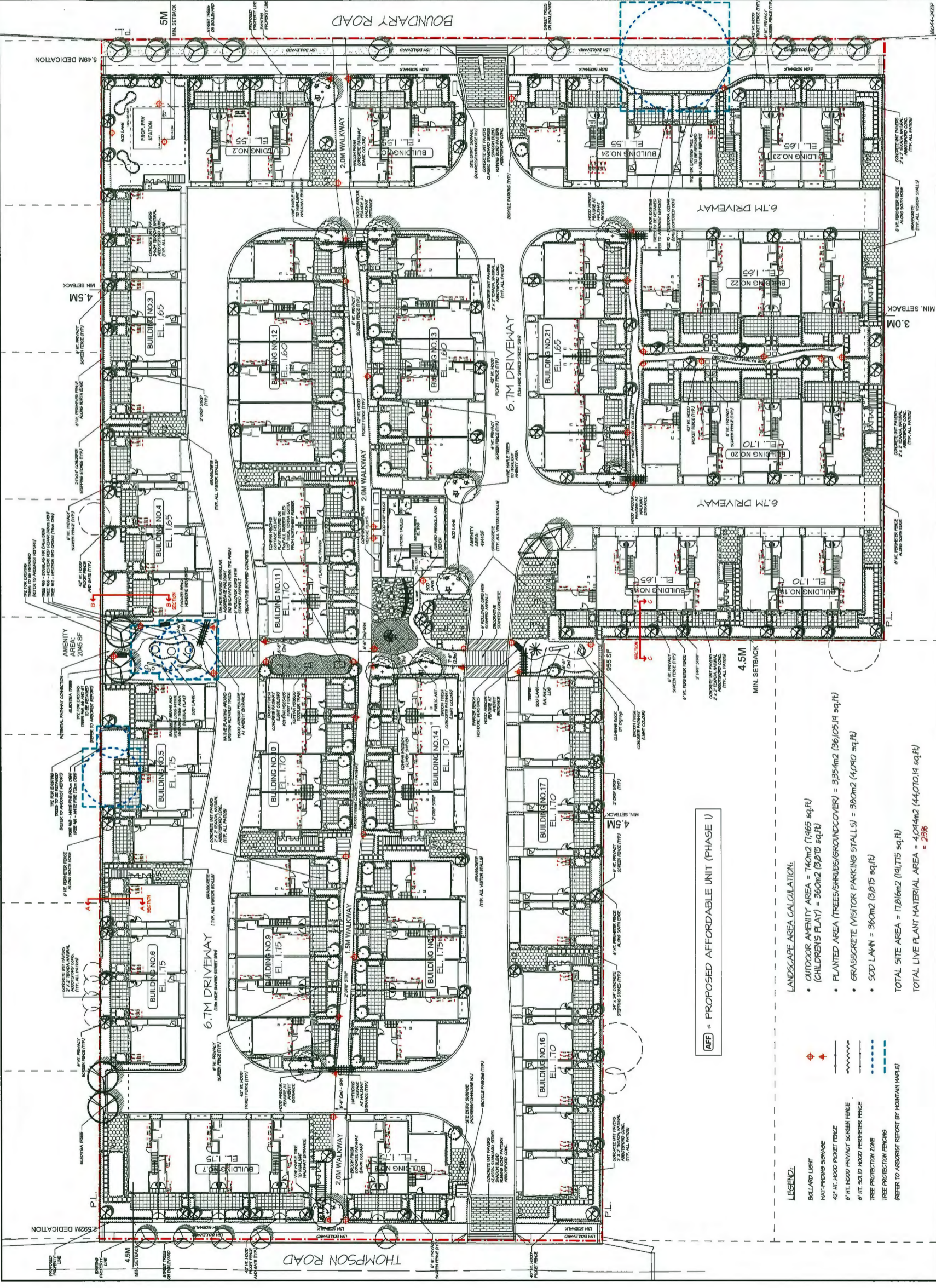


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100	NOV 15	REVISED FOR EP	PNT

PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD & 4300-4340 THOMPSON ROAD, RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE:	JUNE 16	DRAWING NUMBER:	L1
SCALE:	1:200	DRAWN BY:	PNT
DRAWN BY:	PNT	DESIGN BY:	PNT
CHECKED BY:	HTLH	M2LA PROJECT NUMBER:	16044-202P
			OF 17
			16-044



(AFF) = PROPOSED AFFORDABLE UNIT (PHASE I)

- LANDSCAPE AREA CALCULATION:
- OUTDOOR AMENITY AREA = 740m<sup>2</sup> (7,965 sq.ft)
  - CHILDREN'S PLAY = 360m<sup>2</sup> (3,912 sq.ft)
  - PLANTED AREA (TREES/SHRUBS/GROUNDCOVER) = 3354m<sup>2</sup> (36,105.19 sq.ft)
  - GRASSCARE VISITOR PARKING STALLS = 300m<sup>2</sup> (4,090 sq.ft)
  - SOD LAWN = 360m<sup>2</sup> (3,912 sq.ft)
- TOTAL SITE AREA = 17,016m<sup>2</sup> (191,175 sq.ft)  
TOTAL LIVE PLANT MATERIAL AREA = 4,074m<sup>2</sup> (44,070.19 sq.ft) = 23%

- LEGEND:
- BOLLARD LIGHT
  - MAY-FINDING SIGNAGE
  - 42" HT. HOOD POCKET FENCE
  - 6" HT. HOOD PRIVACY SCREEN FENCE
  - 6" HT. SOLID HOOD PERIMETER FENCE
  - TREE PROTECTION ZONE
  - TREE PROTECTION FENCING
  - REFER TO ARBORIST REPORT BY MOUNTAIN MAPLE

DP 17-188728-51

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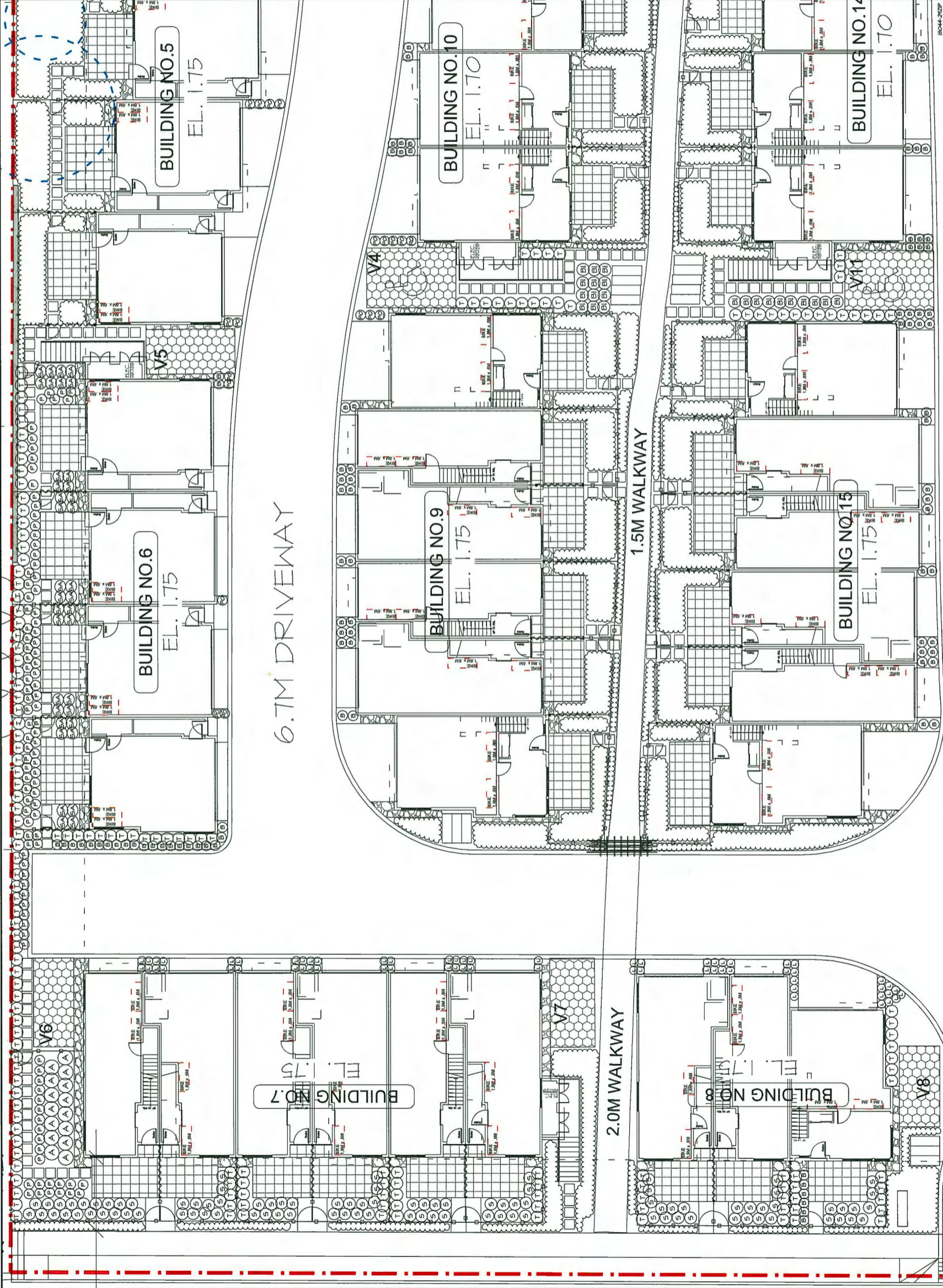


NO.	DATE	REVISION DESCRIPTION	DR.
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2	JUL/05	REVISED PER COMMENTS	PNT
3	SEP/05	ISSUED FOR REVIEW	PNT
4	SEP/05	REVISED PER COMMENTS	PNT
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12	NOV/05	REVISED PER COMMENTS	PNT

PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**SHRUB PLAN NORTH WEST**

DATE: JUNE/06  
SCALE: 1:500  
DRAWN: PNT  
DESIGN: PNT  
CHKD: HYLH  
DRAWING NUMBER:  
**L2**  
M2LA PROJECT NUMBER:  
16-044



DP 17-188728-52

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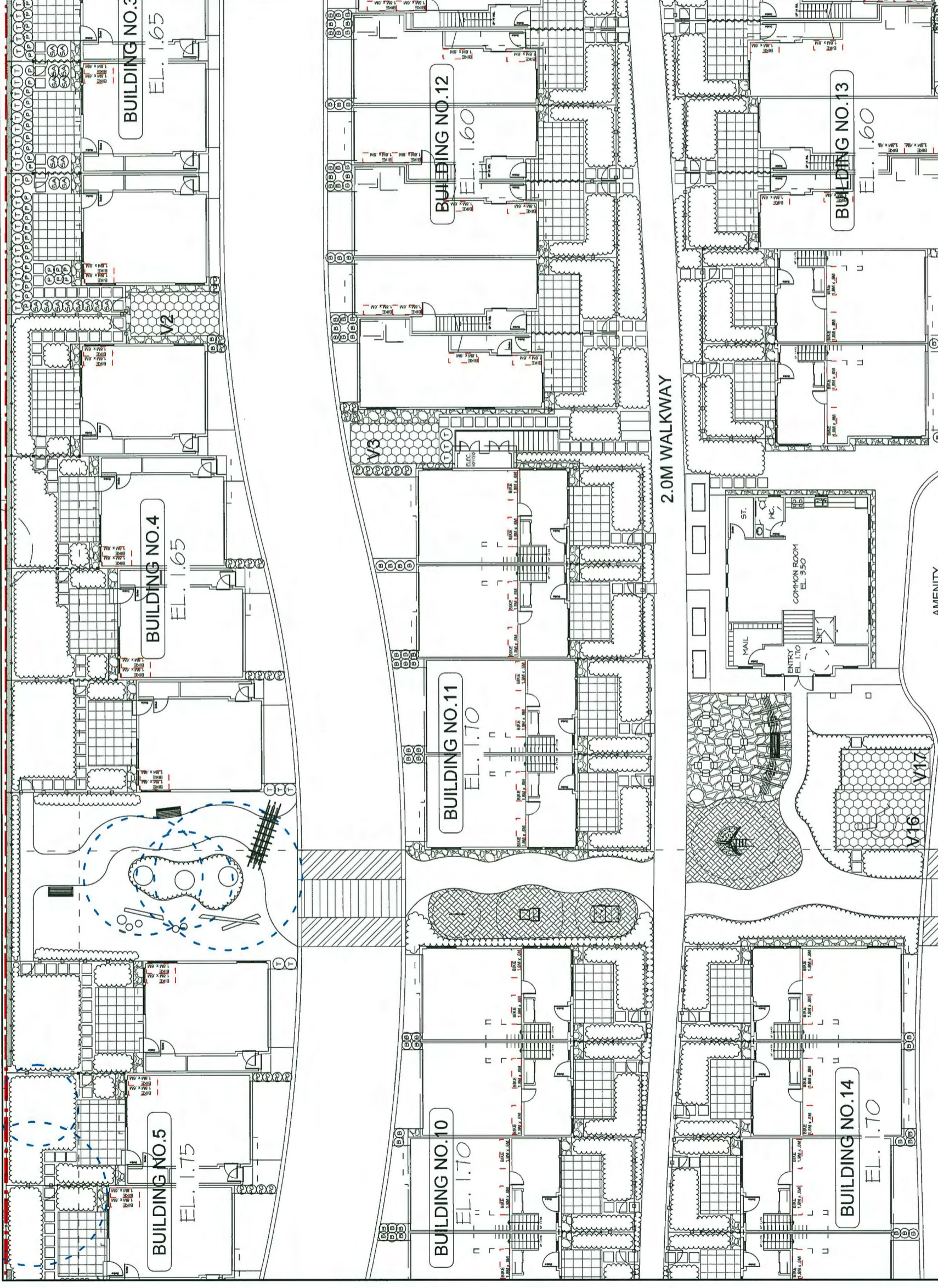


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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**SHRUB PLAN NORTH CENTRAL**

DATE:	JAN 2016	DRAWING NUMBER:	
SCALE:	1:100		
DRAWN:	PHI		
DESIGN:	PHI		
CHECK:	PHI		
CF 17			
M2LA PROJECT NUMBER:	16-044		



DP 17-188728 - 53

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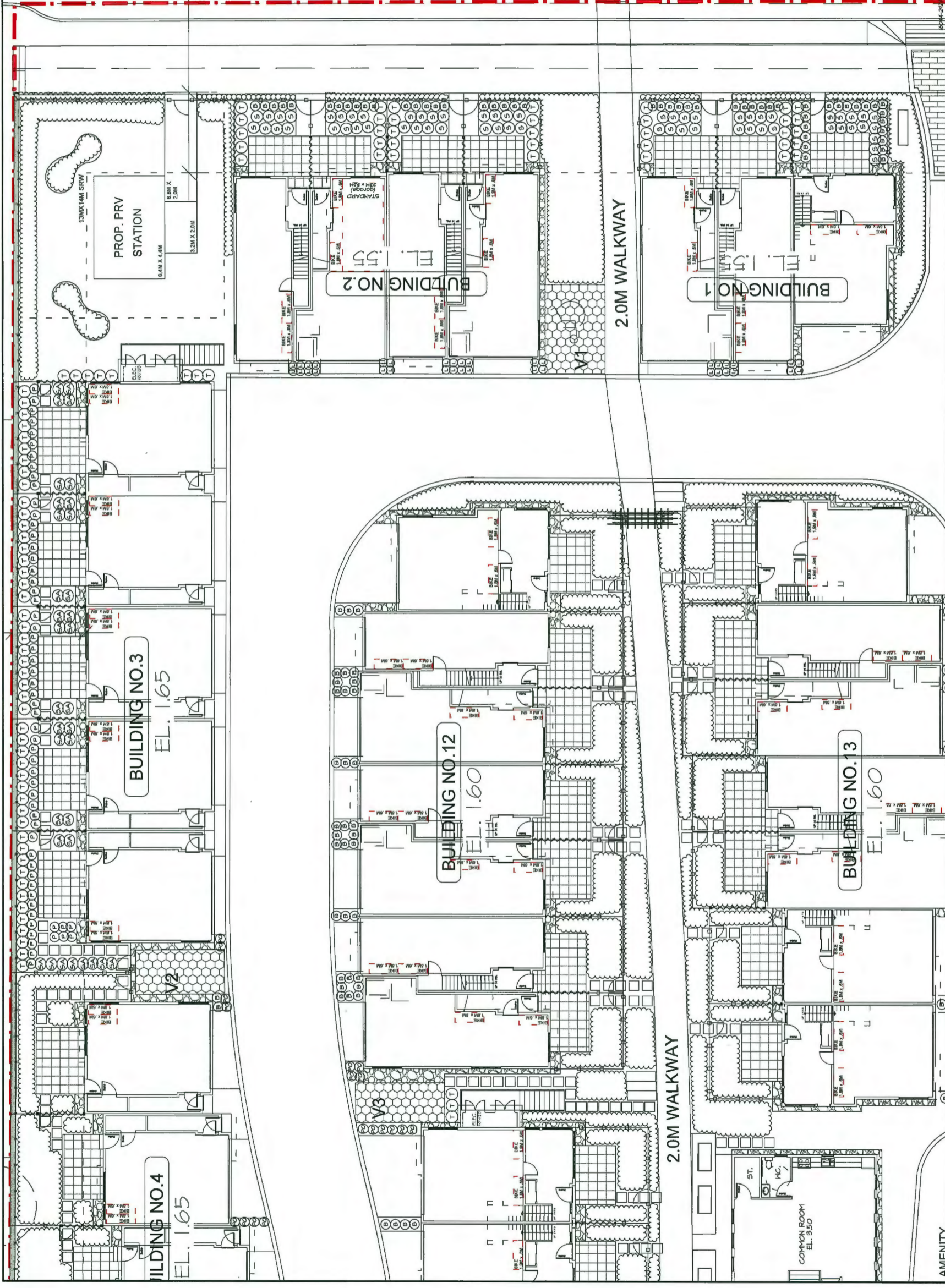


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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**SHRUB PLAN NORTH EAST**

DATE:	JUNE/06	DRAWING NUMBER:	L4
SCALE:	1:500	DRAWN BY:	PH
DRAWN BY:	PH	DESIGN BY:	PH
CHECKED BY:	PH/L	M2LA PROJECT NUMBER:	18-044
OF 17			



DP 17-788728 - 54

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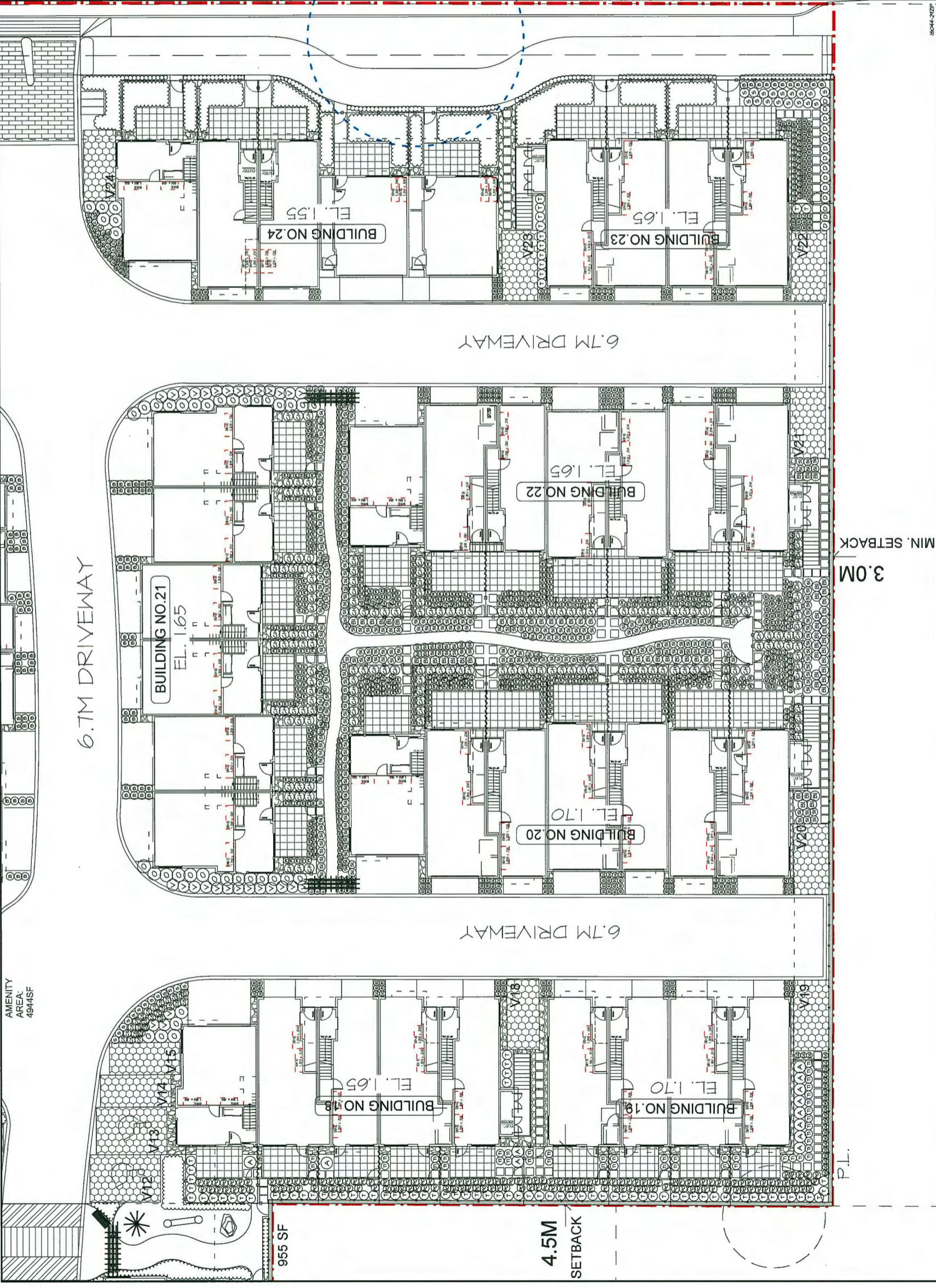


NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**SHRUB PLAN SOUTH EAST**

DATE:	JUNE 06	DRAWING NUMBER:	
SCALE:	1:25		
DRAWN:	PHT		
DESIGN:	PHT		
CHECKED:	PHT		
M2LA PROJECT NUMBER:		OF 17	18-044



DP 17-100160 - 55





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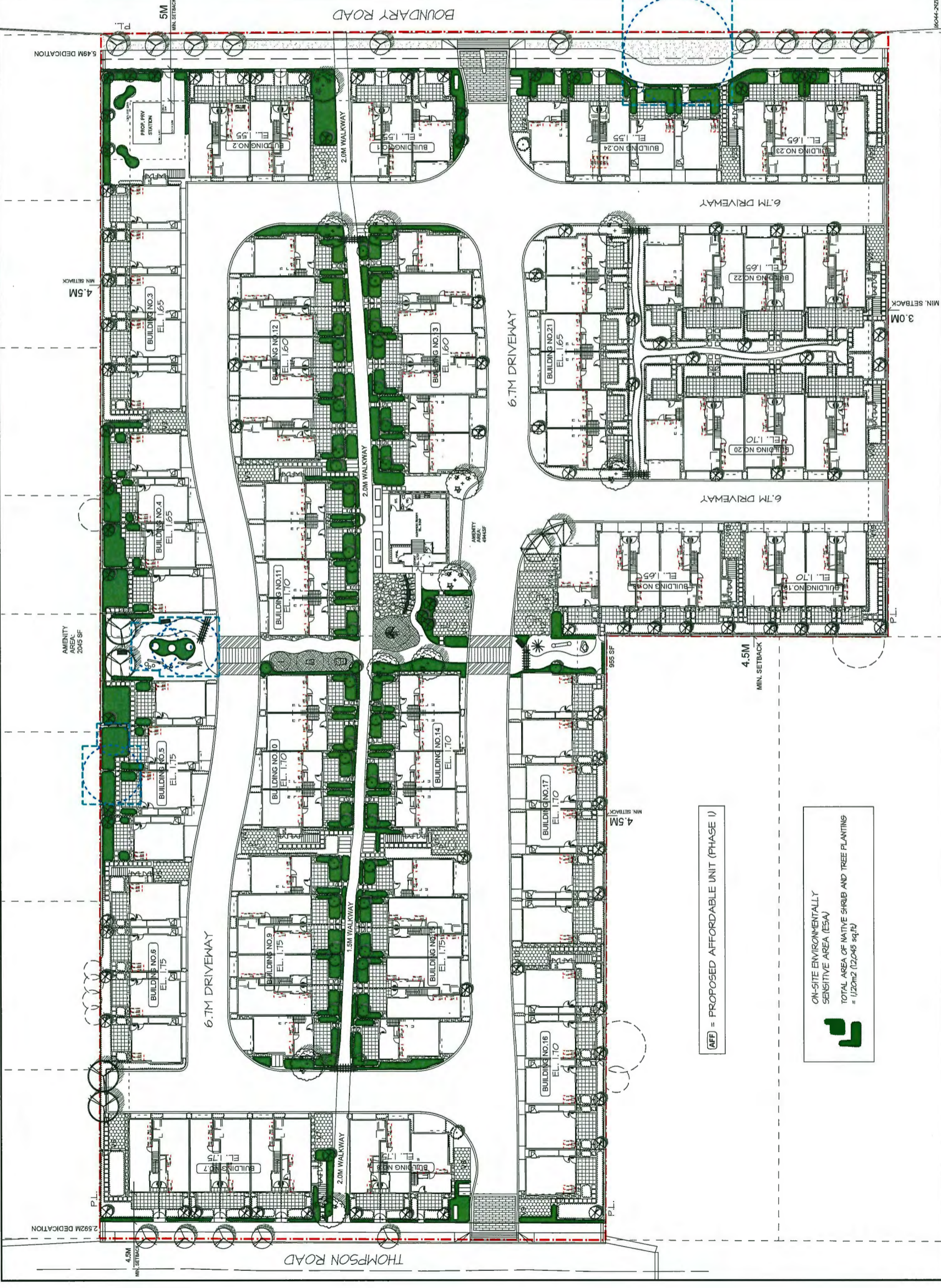


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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD & 4300-4340 THOMPSON ROAD, RICHMOND, B.C.

DRAWING TITLE:  
**ON-SITE ESA KEY PLAN**

DATE:	JUNE/16	DRAWING NUMBER:	
SCALE:	1:250		
DRAWN:	PMT		
DESIGN:	PMT		
CHECK:	PMT		
MELA PROJECT NUMBER:			



(AFF) = PROPOSED AFFORDABLE UNIT (PHASE I)

ON-SITE ENVIRONMENTALLY SENSITIVE AREA (ESA)  
TOTAL AREA OF NATIVE SHRUB AND TREE PLANTING = 1120m<sup>2</sup> (12,045 sq.ft)

DP 17-788728 - 57

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN/14	FINAL DR. FOR SUBMISSION	PHF
2	DEC/14	REV. PER. ADP. 1. STAFF COMMENTS	PHF
3	NOV/14	REV. PER. ADP. 1. STAFF COMMENTS	PHF
4	NOV/14	REV. PER. ADP. 1. STAFF COMMENTS	PHF
5	NOV/14	REVISED AS PER NEW SITE PLAN	PHF
6	NOV/14	REVISED AS PER NEW SITE PLAN	PHF
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8	NOV/17	REVISED PER COMMENTS	PHF
9	JUL/18	REVISED PER COMMENTS	PHF
10	JUL/18	PRELIMINARY DESIGN	PHF

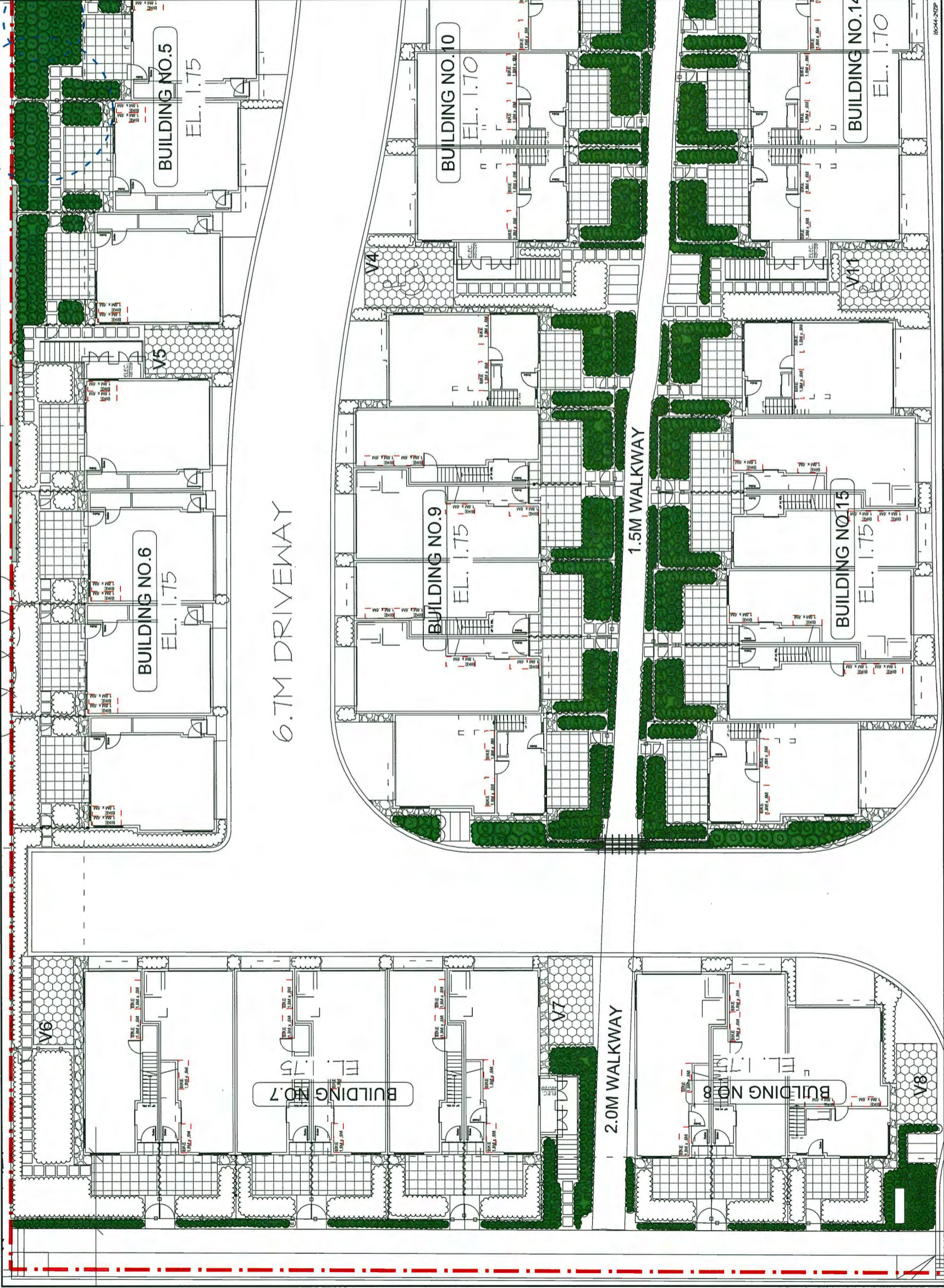
PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**ESA SHRUB PLAN NORTH WEST**

DATE: JUNE/16  
SCALE: 1:500  
DRAWN: PHF  
DESIGN: PHF  
CHECK: PHF  
M2LA PROJECT NUMBER: 15-044

DRAWING NUMBER:  
**L8**

OF 17  
15-044



DP 17-188728-58

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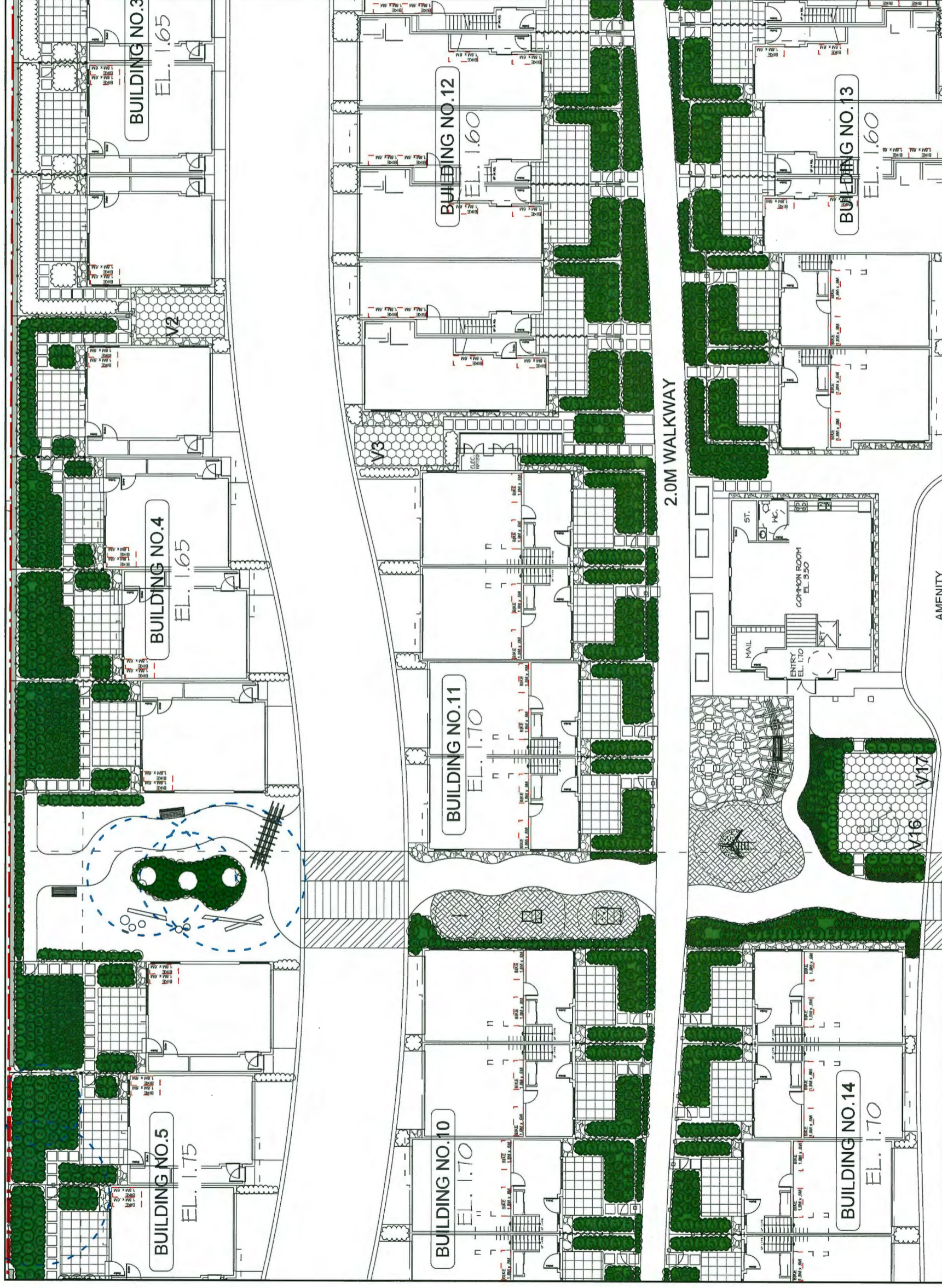


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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
 4291-4331 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD,  
 RICHMOND, B.C.

DRAWING TITLE:  
**ESA SHRUB PLAN NORTH CENTRAL**

DATE: JUNE 2015	DRAWING NUMBER:
SCALE: 1:500	<b>L9</b>
DRAWN: PHF	DESIGN: PHF
CHECK: HTH	CF: P
M2LA PROJECT NUMBER:	16-044



DP 17-788728 - 59

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NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
 4291-4331 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD,  
 RICHMOND, B.C.

DRAWING TITLE:  
**ESA SHRUB PLAN NORTH EAST**

DATE:	JAN/16	DRAWING NUMBER:	
SCALE:	1:50		
DRAWN:	PHF		
DESIGN:	PHF		
CHECK:	HTL		
M2LA PROJECT NUMBER:	16-044		



DP 17-188728-60

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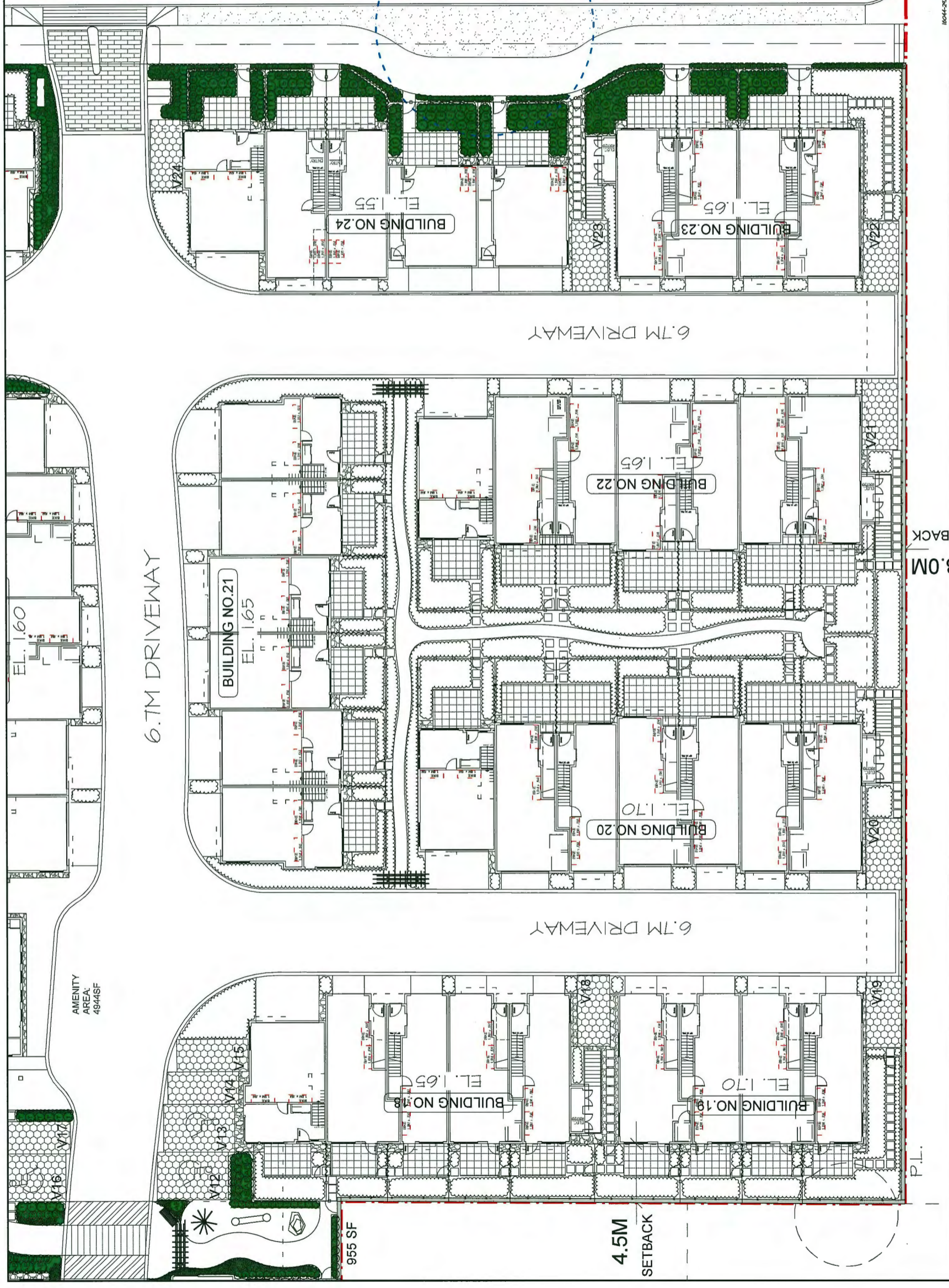


NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**ESA SHRUB PLAN SOUTH EAST**

DATE:	JUNE/16	DRAWING NUMBER:	L11
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DESIGN:	PMT		
CHECK:	PMT		
M2LA PROJECT NUMBER:	15-044		

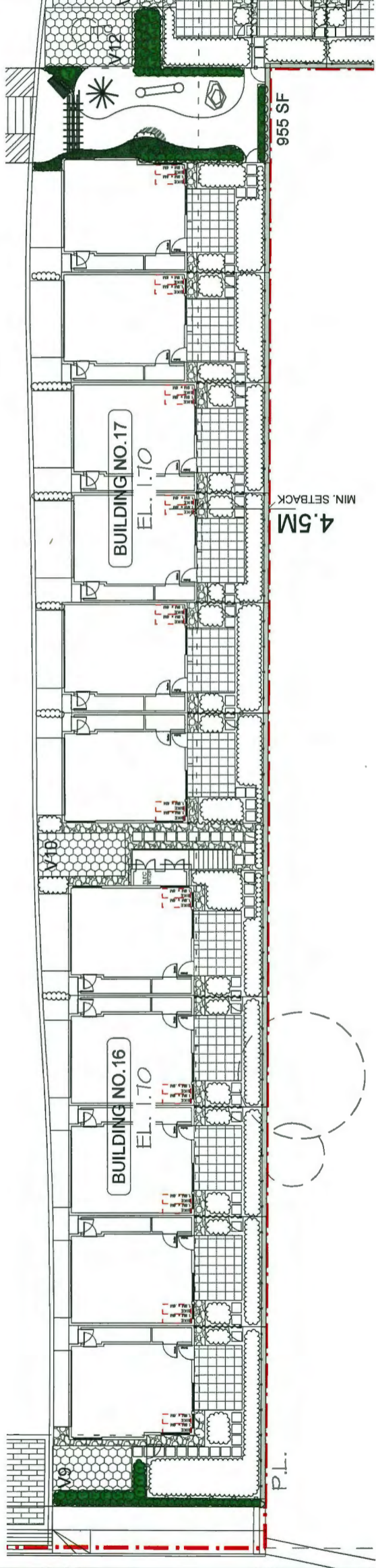


DP 17-180178-61

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NATIVE PLANT SCHEDULE - ONSITE ESA			
KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	AKER GOSWAMI	WINE HUBLE	60CH CAL 1.5M STD
2	AGER ELABRA	DOUGLAS HALE	60CH CAL 1.5M STD
3	CRATYGEUS DOUBLAI	BLACK HAWTHORN	2.5M HT BUB
4	PRINUS EMWASWATA	BITTER CHERRY	60CH CAL 1.5M STD BUB
5	HOLDRIDGE DISCOLOR	COENHENTRY	42 POT
6	SPIREA DOUGLASSI	HARDHACK	42 POT
7	BERBERIS MONROSA	RED-ORCH DOGWOOD	42 POT
8	CORNUS SERICEA	DALL OREGON GRAPE	42 POT
9	PELTYOSTAPHYLIUM NORTUM	SHARD PERN	42 POT
10	BERBERIS ANDELUM	RED-ORCH DOGWOOD	42 POT
11	PHILADELPHIA LEHBEI	TALL OREGON GRAPE	42 POT
12	PHITOCARPUS CAPITATUS	MOCK ORANGE	42 POT
13	GALLIUM SHALLOX	PACIFIC NINEBARK	42 POT
14	CORTYLUS CORNUA	SAFAL	42 POT
15	VACCINIUM OVATUM	BEAKED HAZELNUT	42 POT
16	CAREX ROSTRATA	RED-FLOWERING GORAMANT	42 POT
17	CAREX CRUPA	EYEBROW HUCKLEBERRY	42 POT
18	SLYTERIA GRANDIS	EVINGREEN HUCKLEBERRY	42 POT
19	DESCHAMPUSA CAESPTIOSA	BEAKED SEED	42 POT
20	AGILEZIA FORNOSA	SLASH SEED	42 POT
21	AGILEZIA FORNOSA	REED HANDBARRUS	42 POT
22	AGILEZIA FORNOSA	TIPPED HANDBARRUS	42 POT
23	AGILEZIA FORNOSA	HOOBY SUNFLOWER	42 POT
24	AGILEZIA FORNOSA	WESTERN COLLARBEE	42 POT
25	AGILEZIA FORNOSA	FALSELY-OF-THE-VALLEY	42 POT
26	AGILEZIA FORNOSA	FORNICK	42 POT

ON-SITE REPLACEMENT TREES (MIN. 156 REQUIRED):  
 • NON-NATIVE = 4 + 72 + 4 + 2 + 3 = 85  
 • NATIVE (ESA) = 1 + 30 + 24 + 2 = 61  
**TOTAL = 156 TREES**

NO.	DATE	REVISION DESCRIPTION	DR.
1	JUL 18	PRELIMINARY DESIGN	PMT
2	JUL 18	REVISED PER COMMENTS	PMT
3	SEP 22 2018	ISSUED FOR REVIEW	PMT
4	REBUILT	ISSUED AS PER ON SITE PLAN	PMT
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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
 4251-4331 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD,  
 RICHMOND, B.C.

DRAWING TITLE:  
**ESA SHRUB PLAN SOUTH WEST**

DATE:	JUNE 18	DRAWING NUMBER:	L12
SCALE:	1:250		
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DESIGN:	PMT		
CHECK:	HJLH		
M2LA PROJECT NUMBER:	18-044		

DP 17-788728-62

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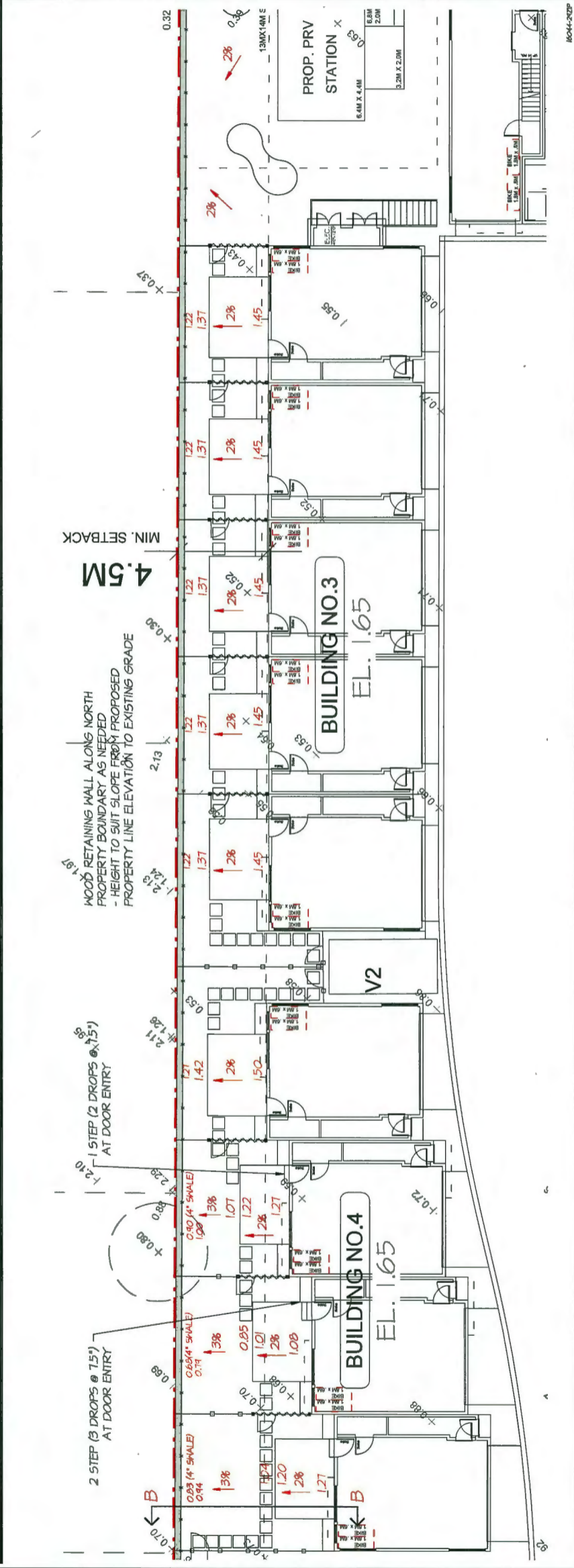
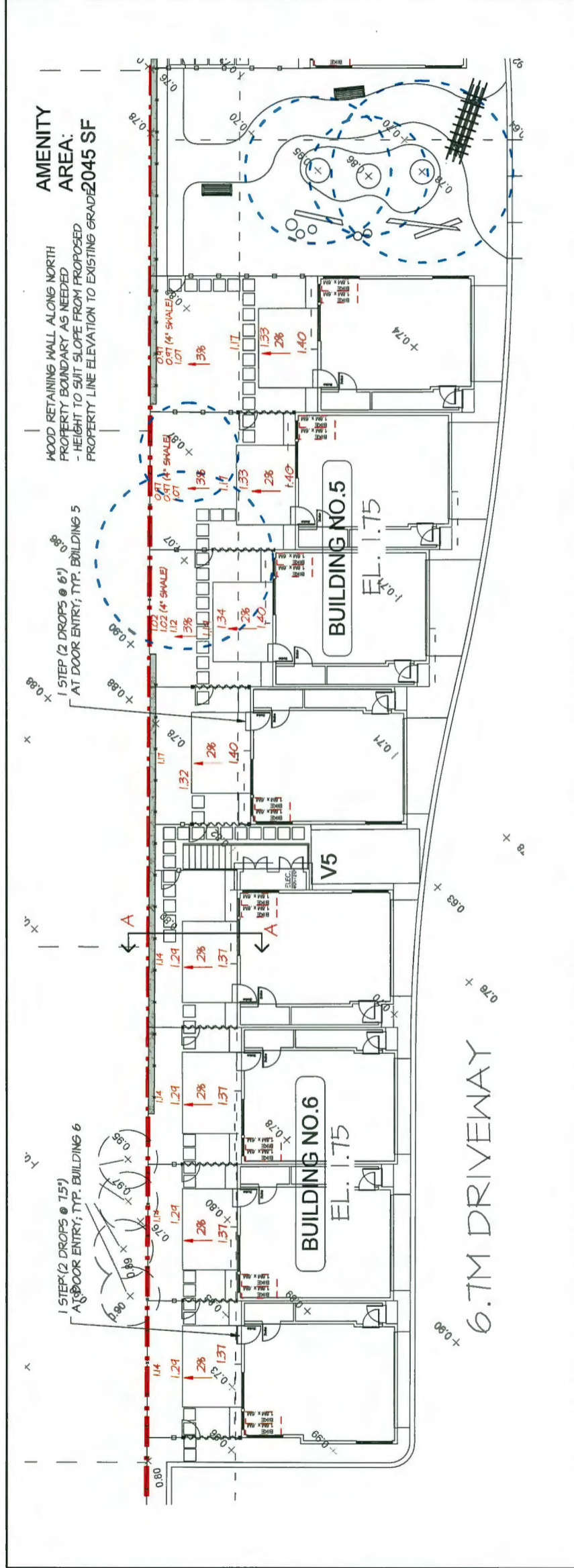


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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
 4291-4331 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD,  
 RICHMOND, B.C.

DRAWING TITLE:  
**GRADING PLAN NORTH**

DATE:	JUNE 2018	DRAWING NUMBER:	L13
SCALE:	1:500	DRAWN:	PMT
DESIGN:	PMT	CHECKED:	PMT
DATE:	JUNE 2018	OF:	17
MELA PROJECT NUMBER:	RF-044		



DP 17-188728-63



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#220 - 26 Lorne Views  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2ia.com

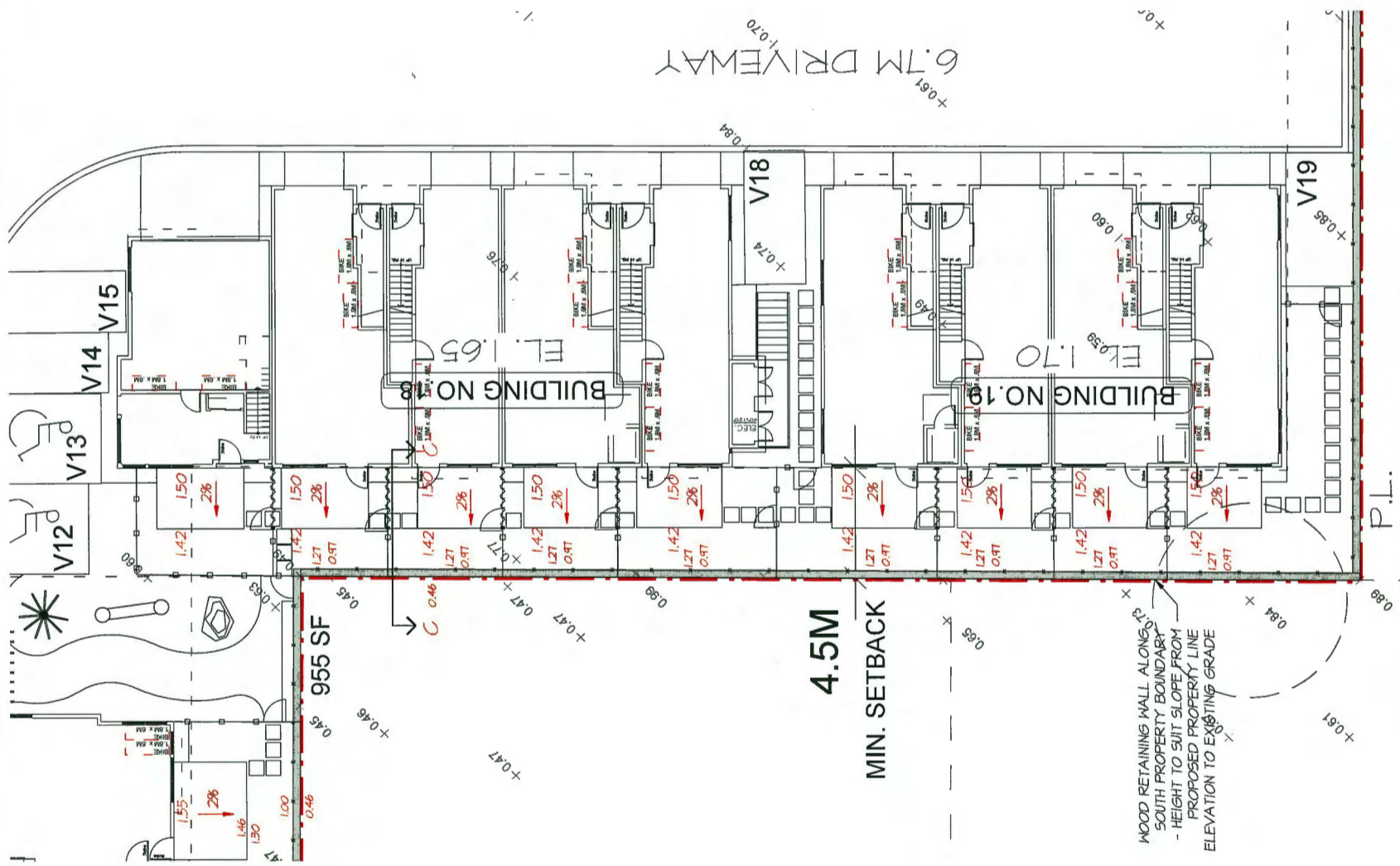


NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**GRADING PLAN SOUTH**

DATE:	JUNE 2016	DRAWING NUMBER:
SCALE:	1:100	<b>L14</b>
DRAWN:	PNT	
DESIGN:	PNT	
CHECK:	PNT	
M2IA PROJECT NUMBER:		OF 17
		15-044

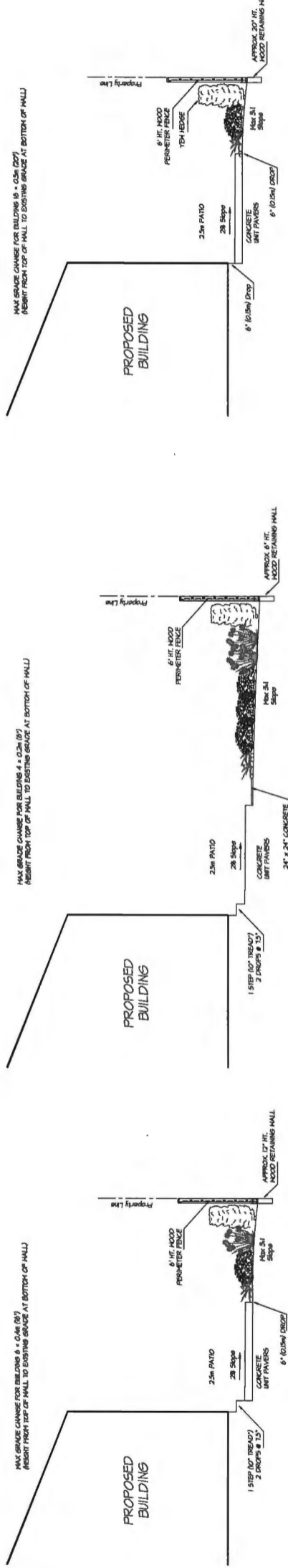
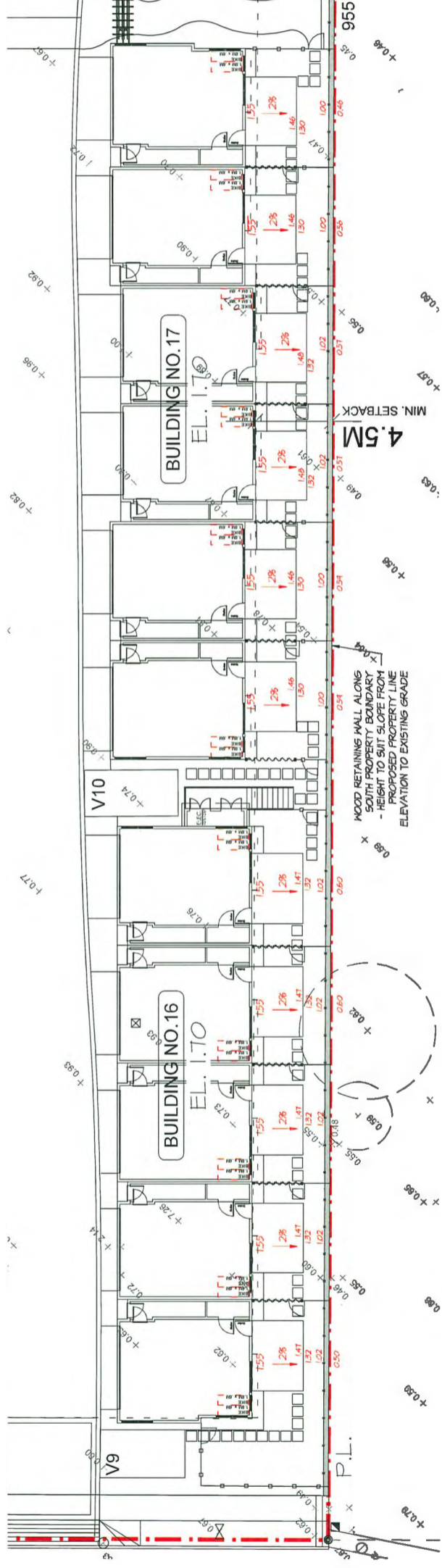


DP 17-180168-64

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 Email: office@m2la.com



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

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

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

NO.	DATE	REVISION DESCRIPTION	DR.
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4	NOV 03	REV. PER APP. 1 STAFF COMMENTS	PH
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PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
 4291-4331 BOUNDARY ROAD &  
 4300-4340 THOMPSON ROAD,  
 RICHMOND, B.C.

DRAWING TITLE:  
**GRADING PLAN SOUTH WEST**

DATE:	JAN 04	DRAWING NUMBER:	
SCALE:	1/2"		
DRAWN:	PH		
DESIGN:	PH		
CHECK:	PH		
M2LA PROJECT NUMBER:		OF 17	15-044

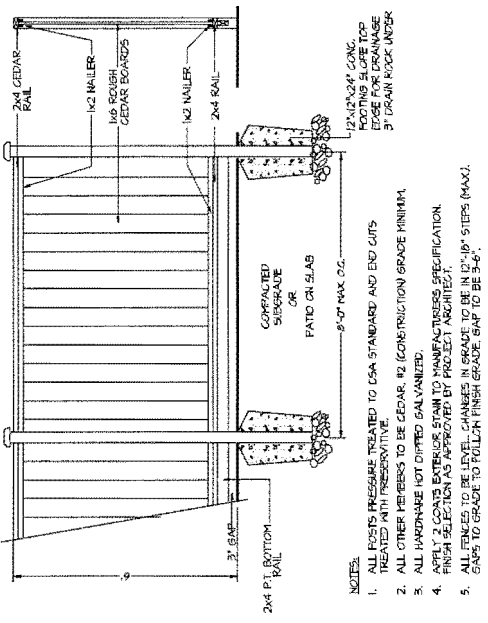
DP 11-188728-65

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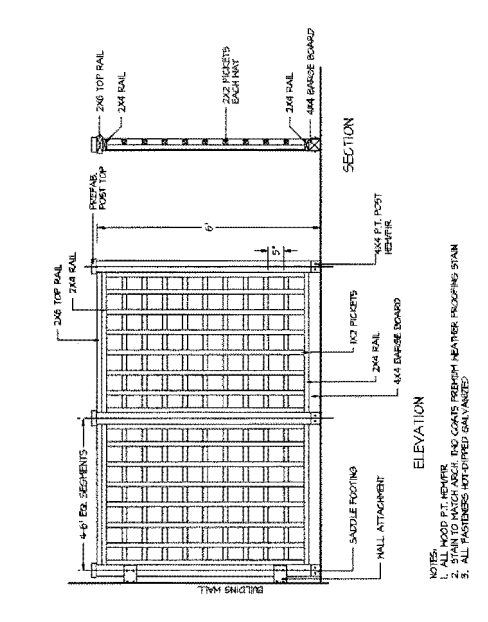
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
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Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



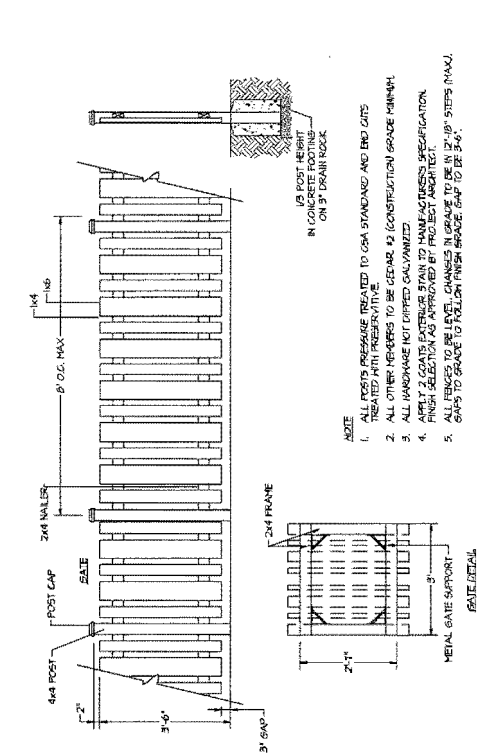
- NOTES:
1. ALL POSTS PRESERVE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR. (2 CONSTRUCTION GRADE MINIMUM).
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. GAPS TO MAINTAIN 3/8" MINIMUM GAP TO BE 3/4" STEPS (MAX).

3 6' HT. WOOD PERIMETER FENCE  
L16 SCALE: 1/2" = 1'-0"



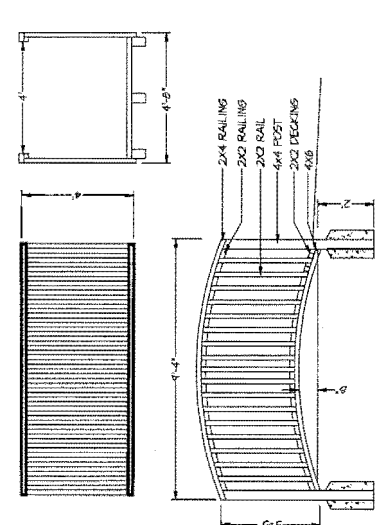
- NOTES:
1. WOOD ST. W/ PRES. TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. STAIN TO MATCH WOOD. (2 COATS PREMIUM WATERPROOFING WOOD STAIN).
  3. ALL HARDWARE NOT DIPPED GALVANIZED.

2 6' HT. WOOD PRIVACY SCREEN  
L16 SCALE: 1/2" = 1'-0"

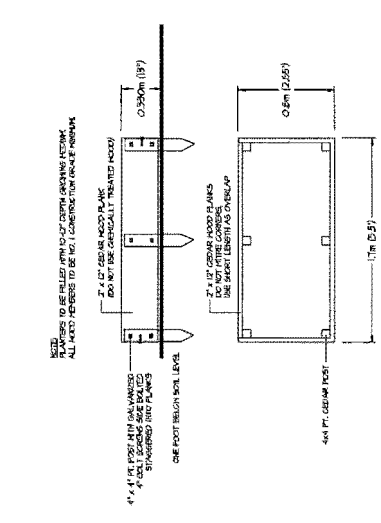


- NOTE:
1. ALL WOOD 5/8\"/>

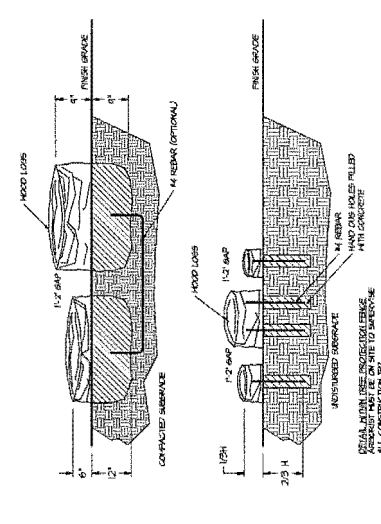
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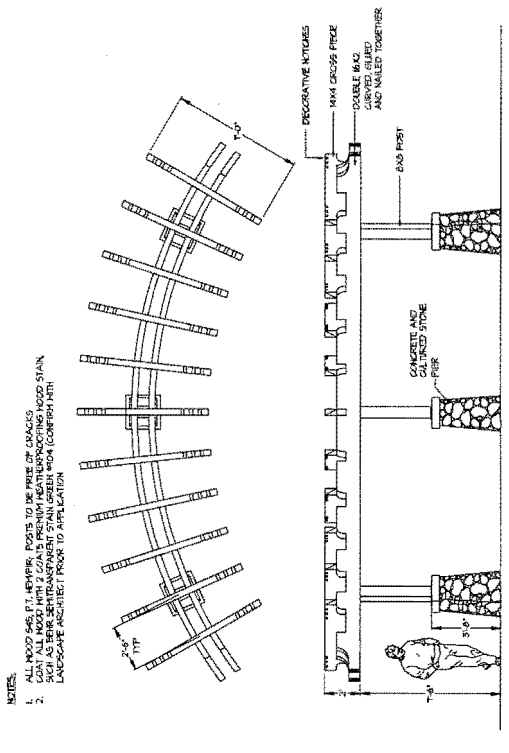
4 WOOD BRIDGE  
L16 SCALE: 3/8\"/>



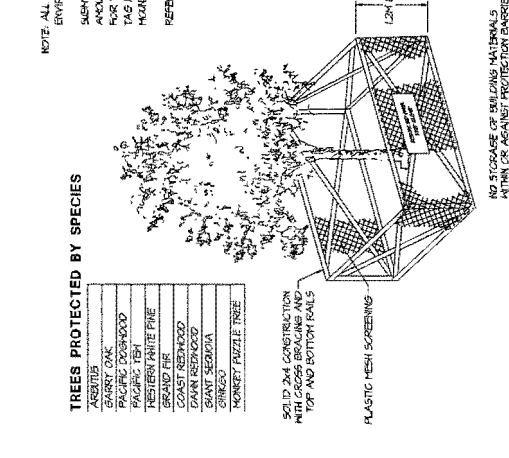
5 RAISED PLANTER/VEGGIE PLOTS @ COMMUNITY GARDEN  
L16 SCALE: 1/2\"/>



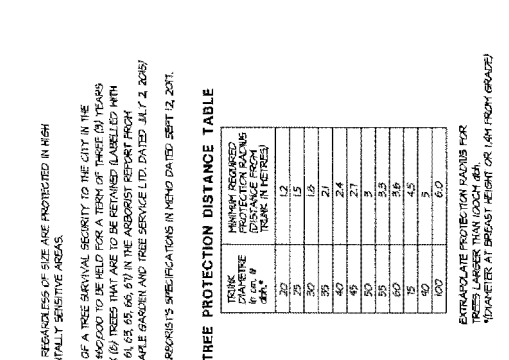
6 STEPPING LOGS  
L16 SCALE: 1/2\"/>



7 CURVED PERGOLA  
L16 SCALE: 3/8\"/>



8 TREE PROTECTION FENCING  
L16 SCALE: N.T.S.



9 WOOD ARBOUR  
L16 SCALE: 1/2\"/>

NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1	JAN 04	FINAL FOR SUBMISSION	PH	DR
2	FEB 04	REV. PER ASP & STAFF COMMENTS	PH	DR
3	MAR 04	REV. PER ASP & STAFF COMMENTS	PH	DR
4	APR 04	REV. PER ASP & STAFF COMMENTS	PH	DR
5	MAY 04	REV. PER ASP & STAFF COMMENTS	PH	DR
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11	NOV 04	REV. PER ASP & STAFF COMMENTS	PH	DR
12	DEC 04	REV. PER ASP & STAFF COMMENTS	PH	DR

PROJECT:  
**120 UNIT TOWNHOUSE DEVELOPMENT**  
4251-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: LINE/AS  
SCALE: AS SHOWN  
DRAWN: PH  
DESIGN: PH  
CHECK: PH

DRAWING NUMBER:  
**L16**

OF 17  
16-044

DP 17-788728-66

NSCARS  
Funtzy Fence



Product Name	Material	Dimensions	Weight
NSCARS Funtzy Fence	High Density Polyethylene (HDPE)	48" H x 36" W x 100' L	150 lbs



Product Name	Material	Dimensions	Weight
NSCARS Funtzy Fence	High Density Polyethylene (HDPE)	48" H x 36" W x 100' L	150 lbs

NSCARS  
Toddler Train



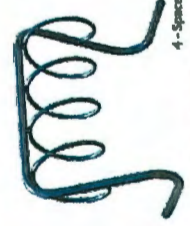
Product Name	Material	Dimensions	Weight
NSCARS Toddler Train	High Density Polyethylene (HDPE)	36" H x 48" W x 100' L	150 lbs

KOMPANET  
Metal Climby Slither



Product Name	Material	Dimensions	Weight
KOMPANET Metal Climby Slither	Galvanized Steel	48" H x 36" W x 100' L	150 lbs

Wishbone  
Spiral Bike Rack



Product Name	Material	Dimensions	Weight
Wishbone Spiral Bike Rack	Aluminum	48" H x 36" W x 100' L	150 lbs

Wishbone  
Spiral Bike Rack

Product Name	Material	Dimensions	Weight
Wishbone Spiral Bike Rack	Aluminum	48" H x 36" W x 100' L	150 lbs

Wishbone  
Single Ped Picnic Table

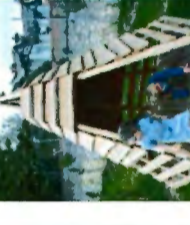


Product Name	Material	Dimensions	Weight
Wishbone Single Ped Picnic Table	Recycled Plastic	48" H x 36" W x 100' L	150 lbs

Wishbone  
Single Ped Picnic Table

Product Name	Material	Dimensions	Weight
Wishbone Single Ped Picnic Table	Recycled Plastic	48" H x 36" W x 100' L	150 lbs

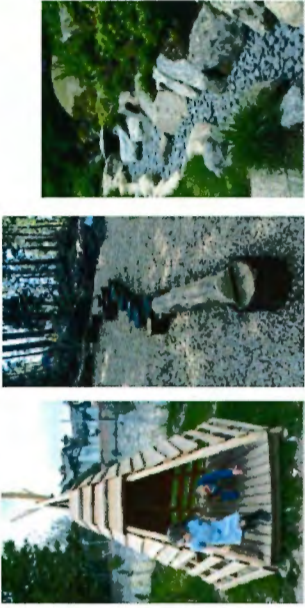
Wishbone  
Parker Bench



Product Name	Material	Dimensions	Weight
Wishbone Parker Bench	Recycled Plastic	48" H x 36" W x 100' L	150 lbs

Wishbone  
Parker Bench

Product Name	Material	Dimensions	Weight
Wishbone Parker Bench	Recycled Plastic	48" H x 36" W x 100' L	150 lbs



TEEPEE

BALANCE BEAM

DRY STREAM BED



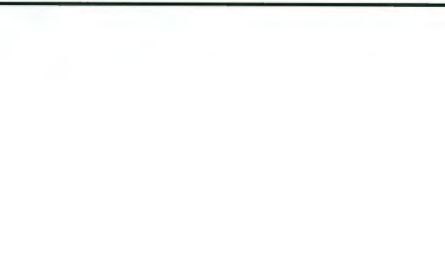
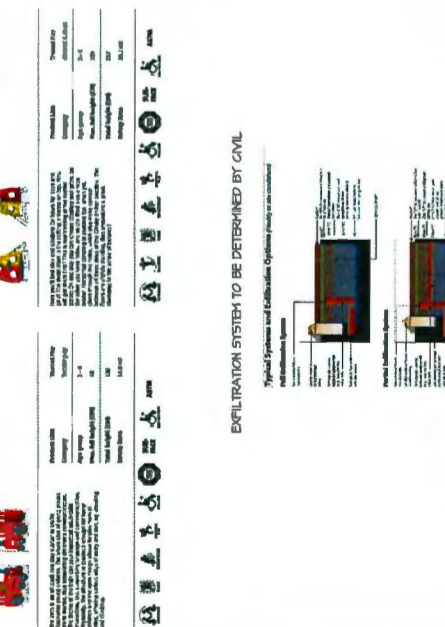
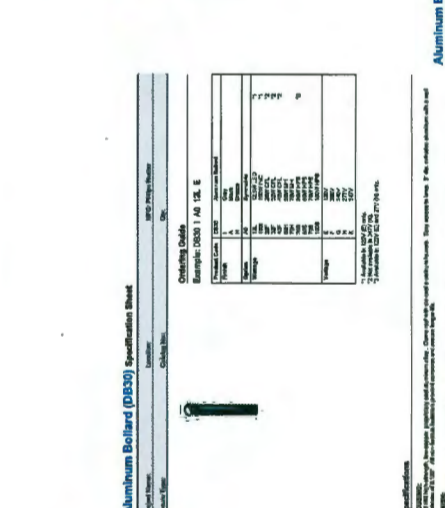
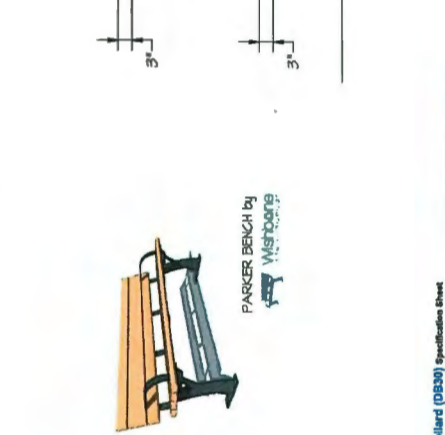
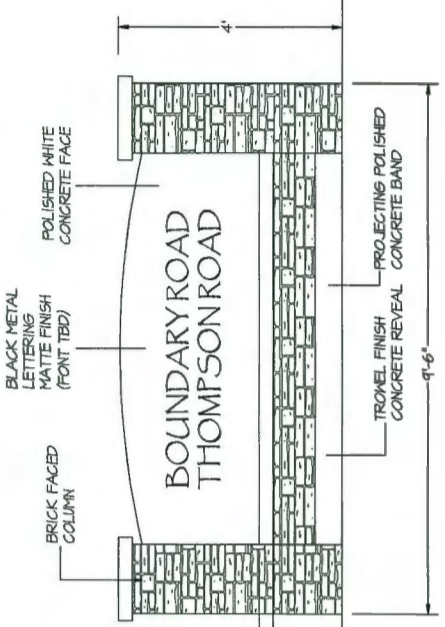
CLIPPING ROCK by Big Toys

STEPPING LOGS

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 18/24	FINAL CP REVISION	DR.
2	FEB 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
3	MAR 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
4	APR 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
5	MAY 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
6	JUN 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
7	JUL 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
8	AUG 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
9	SEP 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
10	OCT 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
11	NOV 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.
12	DEC 18/24	REV. PER ADP # 1 STAFF COMMENTS	DR.

**PROJECT:**  
120 UNIT TOWNHOUSE  
DEVELOPMENT  
4291-4331 BOUNDARY ROAD &  
4300-4340 THOMPSON ROAD,  
RICHMOND, B.C.

**DRAWING TITLE:**  
LANDSCAPE  
DETAILS 2

DATE	DATE	DATE	DATE
JAN 24/26	JAN 24/26	JAN 24/26	JAN 24/26
JAN 24/26	JAN 24/26	JAN 24/26	JAN 24/26
JAN 24/26	JAN 24/26	JAN 24/26	JAN 24/26
JAN 24/26	JAN 24/26	JAN 24/26	JAN 24/26

SCALE: AS SHOWN  
DRAWN: PNT  
DESIGN: PNT  
CHECK: HILH

DRAWING NUMBER:  
**L17**

CF 17

RF-044

M2LA PROJECT NUMBER:

16044-202P

OP 17-788728-67





DP 17-788728 - Refer  
Plan



DP 17-108728-Residential  
Plan



DP 17-208128 - Reference Plan

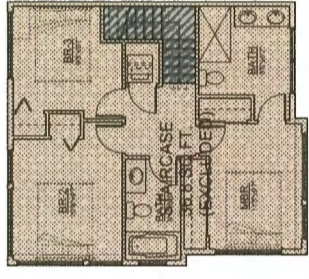




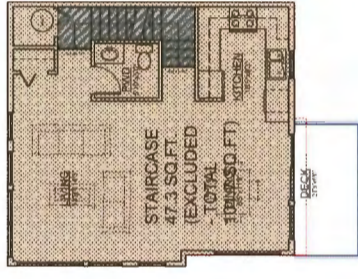
DP 100728-2R

**F.A.R. CALCULATION :**

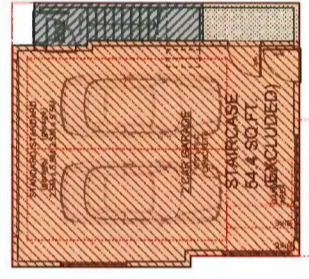
UNIT:	GROSS AREA:	STAIRS (EXEMPTED AREA):	NET FLOOR AREAGARAGE (EXEMPTED AREA):
A-1F	601.1 SF	58.5 SF	141.9 SF
A-2F	606.0 SF	49.1 SF	556.9 SF
A-3F	606.0 SF	38.5 SF	567.5 SF
	1813.1 SF	146.1 SF	1266.3 SF
A1/Aa-1F	601.2 SF	58.5 SF	142.0 SF
A1/Aa-2F	606.0 SF	49.1 SF	556.9 SF
A1/Aa-3F	615.6 SF	38.5 SF	577.1 SF
	1822.8 SF	146.1 SF	1276.0 SF
A2-1F	624.1 SF	58.5 SF	158.0 SF
A2-2F	621.2 SF	49.1 SF	572.1 SF
A2-3F	669.4 SF	38.5 SF	630.9 SF
	1914.7 SF	146.1 SF	1361.0 SF
B/Ba-1F	586.0 SF	54.4 SF	29.8 SF
B/Ba-2F	593.7 SF	47.3 SF	546.4 SF
B/Ba-3F	607.0 SF	36.8 SF	570.2 SF
	1786.7 SF	138.5 SF	1146.4 SF
B1-1F	586.0 SF	54.4 SF	29.8 SF
B1-2F	593.7 SF	47.3 SF	546.4 SF
B1-3F	618.2 SF	36.8 SF	581.4 SF
	1797.9 SF	138.5 SF	1157.6 SF
B2-1F	602.1 SF	54.4 SF	29.8 SF
B2-2F	609.8 SF	47.3 SF	562.5 SF
B2-3F	623.1 SF	36.8 SF	586.3 SF
	1835.0 SF	138.5 SF	1178.6 SF
C1-1F	577.4 SF	61.5 SF	6.7 SF
C1-2F	589.0 SF	46.1 SF	542.9 SF
C1-3F	605.6 SF	39.2 SF	566.4 SF
	1772.0 SF	146.8 SF	1116.0 SF
C2-1F	577.4 SF	63.7 SF	7.2 SF
C2-2F	589.0 SF	43.9 SF	545.1 SF
C2-3F	598.9 SF	37.6 SF	561.3 SF
	1765.3 SF	145.2 SF	1113.6 SF
C3/C3a-1F	615.9 SF	60.9 SF	0.0 SF
C3/C3a-2F	666.3 SF	40.1 SF	626.2 SF
C3/C3a-3F	600.6 SF	31.9 SF	568.7 SF
	1882.8 SF	132.9 SF	1194.9 SF
C4/C4a-1F	540.1 SF	67.5 SF	24.4 SF
C4/C4a-2F	591.9 SF	40.1 SF	551.8 SF
C4/C4a-3F	603.9 SF	30.4 SF	573.5 SF
	1735.9 SF	138.0 SF	1149.7 SF
C5/C5a/C5b-1F	615.9 SF	60.9 SF	0.0 SF
C5/C5a/C5b-2F	626.2 SF	37.8 SF	588.4 SF
C5/C5a/C5b-3F	600.6 SF	31.9 SF	568.7 SF
	1842.7 SF	130.6 SF	1157.1 SF
C6/C6a-1F	540.1 SF	69.8 SF	22.1 SF
C6/C6a-2F	551.8 SF	37.8 SF	514.0 SF
C6/C6a-3F	603.9 SF	30.4 SF	573.5 SF
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GROSS: 623.1 SQ.FT.  
NET: 586.3 SQ.FT.

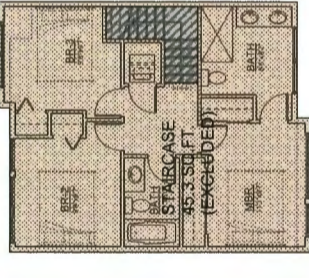


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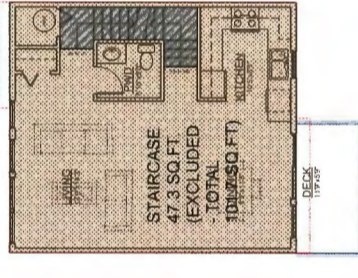


UNIT-B2

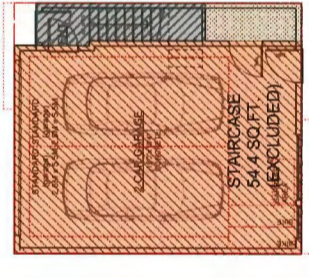
GROSS: 602.1 SQ.FT.  
29.75 SQ.FT.  
/517.9 SQ.FT.  
(GARAGE-EXCLUDED)



GROSS: 624.6 SQ.FT.  
NET: 587 SQ.FT.

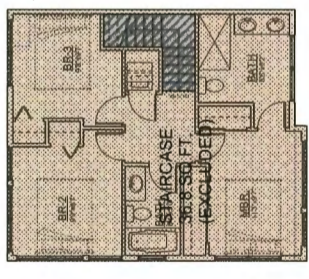


GROSS: 593.7 SQ.FT.  
NET: 546.4 SQ.FT.

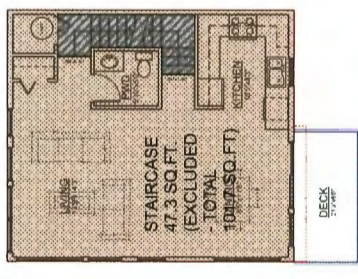


UNIT-B1

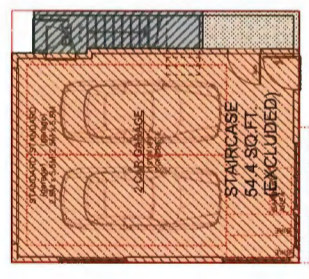
GROSS: 586 SQ.FT.  
29.75 SQ.FT.  
/501.8 SQ.FT.  
(GARAGE-EXCLUDED)



GROSS: 607 SQ.FT.  
NET: 570.2 SQ.FT.

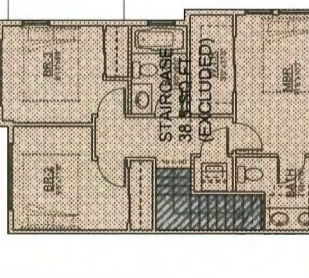


GROSS: 593.7 SQ.FT.  
NET: 546.4 SQ.FT.

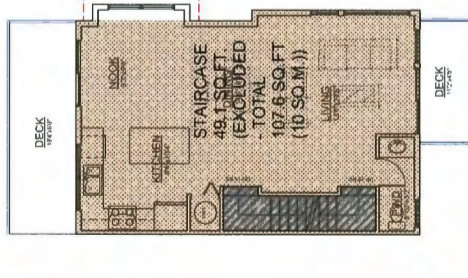


UNIT-B3

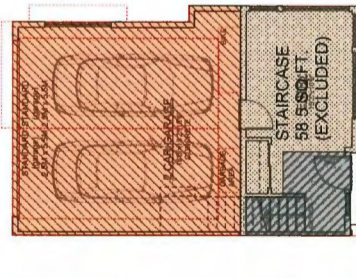
GROSS: 586 SQ.FT.  
29.75 SQ.FT.  
/501.8 SQ.FT.  
(GARAGE-EXCLUDED)



GROSS: 669.4 SQ.FT.  
NET: 630.9 SQ.FT.

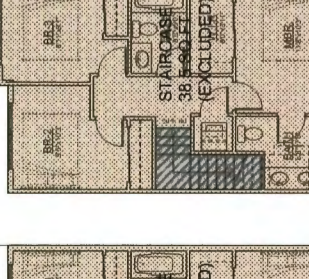


GROSS: 621.2 SQ.FT.  
NET: 572.1 SQ.FT.

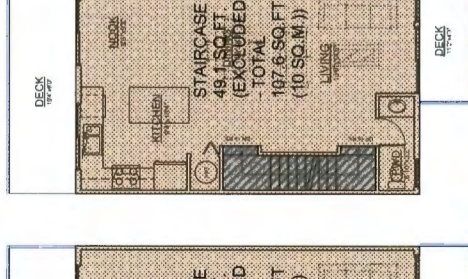


UNIT-A2

GROSS: 624.1 SQ.FT.  
158 SQ.FT.  
/407.6 SQ.FT.  
(GARAGE-EXCLUDED)



GROSS: 615.6 SQ.FT.  
NET: 577.1 SQ.FT.

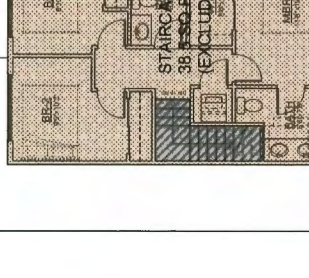


GROSS: 606 SQ.FT.  
NET: 556.9 SQ.FT.

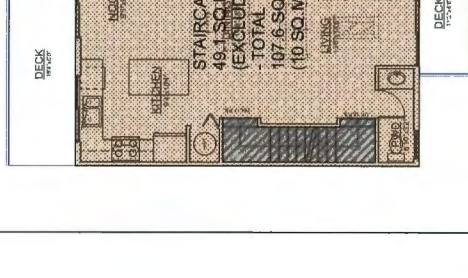


UNIT-A1

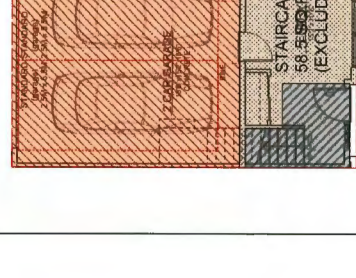
GROSS: 601.2 SQ.FT.  
142 SQ.FT.  
/407.7 SQ.FT.  
(GARAGE-EXCLUDED)



GROSS: 606 SQ.FT.  
NET: 567.5 SQ.FT.



GROSS: 606 SQ.FT.  
NET: 556.9 SQ.FT.



UNIT-A3

GROSS: 601.1 SQ.FT.  
142 SQ.FT.  
/407.7 SQ.FT.  
(GARAGE-EXCLUDED)

NO. 1	DATE: 2016-12-20	DP RE SUBMISSION
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<p><b>YAMAMOTO ARCHITECTURE</b> 202 - 33 East 8th Avenue Vancouver, BC, V6T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT</p>		
<p>BOUNDARY ROAD RICHMOND, B.C.</p>		
<p>DRAWING TITLE - FLOOR PLANS</p>		
<p>DATE - JAN, 16, 2017</p>		
<p>SHEET NO. - AD-1</p>		
<p>PROJ. NO. - 1510</p>		

OP 17-788728 - Refers to Plan



**CONTEXT PLAN**  
SCALE: N.T.S



**THOMPSON RD - STREET VIEW**  
SCALE: N.T.S



**THOMPSON RD - STREET VIEW**  
SCALE: N.T.S



**THOMPSON RD - STREET VIEW**  
SCALE: N.T.S



**THOMPSON RD - STREET VIEW**  
SCALE: N.T.S



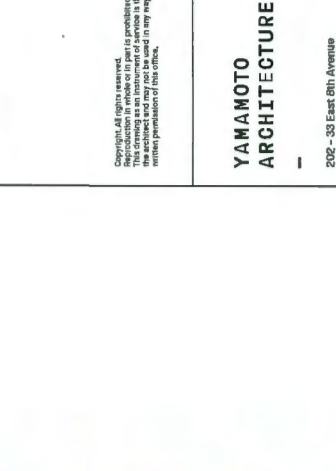
**THOMPSON GATE - STREET VIEW**  
SCALE: N.T.S



**THOMPSON GATE - STREET VIEW**  
SCALE: N.T.S



**THOMPSON GATE - STREET VIEW**  
SCALE: N.T.S



**THOMPSON GATE - STREET VIEW**  
SCALE: N.T.S



**BOUNDARY RD - STREET VIEW**  
SCALE: N.T.S



**BOUNDARY RD - STREET VIEW**  
SCALE: N.T.S



**BOUNDARY RD - STREET VIEW**  
SCALE: N.T.S



**BOUNDARY RD - STREET VIEW**  
SCALE: N.T.S

1	2018-01-17	DP PRE SUBMISSION
NO.	DATE	REVISION

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**YAMAMOTO  
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PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD  
RICHMOND, B.C.

DRAWING TITLE -  
Context Plan

SCALE -	SHEET NO. -
DATE - JAN 19, 2017	<b>PLAN-2a</b>
DRAWN -	
CHECKED -	
	PRINT NO. - 1510

OP 17-188728

Reference Plan