



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: December 8, 2014

From: Wayne Craig
Director of Development


File: DP 14-657872

Re: **Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the “Assembly (ASY)” zone to the “Low Density Townhouses (RTL2)” zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

Development Information

Please refer to the 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, across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned “Community Commercial (CC)”.

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the south, across Dayton Avenue, are single detached dwellings on properties zoned “Single Detached (RS1/B)”.

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned “Low Density Townhouses (RTL1)” and “Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)”.

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned “Single Detached (RS1/C)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in *bold italics*):

- Surface water run-off onto neighbouring properties – *Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.*

- Construction hours of operation compliance with noise regulation – *Developers are required to comply with the City’s Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City’s Good Neighbour Program.*
- Ability of community resources to accommodate new development – *The City’s Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.*

Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in ‘**bold italic**’ font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – *Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.*
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – *The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.*
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – *Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.*
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – *The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.*

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – *The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.*

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 (OCP) and complies with the “Low Density Townhouses (RTL2)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

Urban Design and Site Planning

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

Architectural Form and Character

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached (“stand-alone”) unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.

- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of \$254,221.28 as a requirement of the Development Permit.

Sustainability

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Crime Prevention Through Environmental Design (CPTED)

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

Accessible Housing

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)

Attachment 3: Predicted Energuide Rating Report

Attachment 4: Public Correspondence



No. DP 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 9051 AND 9055 DAYTON AVENUE
Address: C/O KAREN MA
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$254,221.28. 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.
6. 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 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 9051 AND 9055 DAYTON AVENUE
Address: C/O KAREN MA
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

MAYOR



DP 14-657872

Attachment 1

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc.

Owner: Dayton CWL Investments Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor)

	Existing	Proposed	
Site Area:	8,849 m ² (as per survey)	Remains the same	
Land Uses:	Formerly Institutional and Residential	Multi-Family Residential	
OCP Designation:	Formerly Community Institutional	Neighbourhood Residential	
Zoning:	Formerly	Low Density Townhouses (RTL2)	
Number of Units:	Formerly Church and Single Detached House	23 Townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	0.55	None permitted
Lot Coverage:			
Building area	Max. 40%	40%	None
Non-porous area	Max. 65%	61%	
Planting area	Max. 25%	32%	
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks:			
Dayton Avenue	Min. 6 m	6 m	None
Dixon Avenue	Min. 6 m	6 m	
Interior Side Yard	Min. 3 m	3 m to 7 m	
Height	Max. 9 m	9 m and two-storey	None
Off-street Parking Spaces:			
Resident	46	46	None
Visitor	5	5	
Accessible	(1)	(1)	
Total	51	51	
Tandem Parking Spaces	Max. 50%	None	None
Amenity Space – Indoor	Min. 70 m ²	416 m ²	None
Amenity Space – Outdoor	Min. 138 m ²	203 m ²	None

Advisory Design Panel Meeting

Wednesday, October 22, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in '*bold italic*' text)

DP 14-657872 23-UNIT TOWNHOUSE DEVELOPMENT
PROPERTY LOCATION 9051, 9055 Dayton Avenue

Applicant's Presentation

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

Panel Discussion

Comments from the Panel were as follows:

- interesting project; character is unique; appreciate that the applicant trying to do something different in Richmond – *Noted.*
- concern on the roofline of the middle unit at the western side of the development (A2 Unit) with a simple wing style; creates blank, tall and boxy façades that are visible to the adjacent development; consider further design development to this type of unit; other units are successful and bring a nice contemporary look to the development – *Facade improved with band of hardi board with metal reveals to highlight roof, box out to provide depth and additional windows to provide animation.*
- appreciate the provision of an indoor amenity building for the proposed development given its size – *Noted.*
- review whether angles and articulation of the roofs will work for future solar panel installation – *Pre-ducting for future solar panel installation will be provided as it is a requirement of the rezoning.*
- appreciate the site plan; creates interesting elevations on the street – *Noted.*
- like the palette of the architecture, e.g. the red elements are not overwhelming – *Noted.*
- one-way access into the development off Dayton Avenue needs to be strictly enforced – *Noted. Additional paver area added to reinforce one-way access along with required bollards.*
- like the project and appreciate the model; appreciate the materials; the standing seam metal roof material will provide interesting texture; roof line valleys will need careful detailing – *Noted.*
- agree with comments to mitigate the tall and blank façades – *Improved as noted above.*
- sustainability features, e.g. future installation of solar panels, should be pursued in view of the absence of a District Energy Utility in the area – *Pre-ducting for future solar panels will*

*be provided as noted above. In addition, the development will be built to achieve a **Energuid** rating of 83.*

- appreciate the contemporary character of the project – *Noted.*
- appreciate the provision of an indoor amenity building; however, consider introducing permeable paving to the internal drive aisle in front of the building to better announce its presence to the overall development – *Entry improved with natural colour 0.6 m by 0.6 m concrete pavers added at amenity area entry.*
- appreciate the applicant’s efforts to incorporate planting along the internal drive aisle – *Noted.*
- look at the location of the proposed open space (which includes garden plots between the indoor amenity building and hedge and tree planting) to ensure adequate sunlight exposure and achieve its intended function as a social gathering place – *Design improved. Gardening plots provided between buildings 7 and 12 with greater area for gathering and sunlight exposure.*
- ¾-inch clear crushed gravel between buildings appears utilitarian and harsh; consider more appropriate landscaping material, e.g. round rocks, with more aesthetic appeal – *Design improved, crushed gravel replaced with river rock.*
- hope that the one-way entry off Dayton Avenue will become a two-way driveway in the future – *One-way entry on Dayton Avenue is a requirement of the rezoning, secured with a legal agreement.*
- appreciate the provision of a convertible unit in the proposed development; consider adding a second convertible unit; consider pocket doors in lieu of swing doors, e.g. in the powder room of the convertible unit, to improve accessibility – *Considered. The proposal includes one (1) convertible unit, but all units will have aging in place features. Swing doors are preferred due to maintenance concerns.*
- look at opportunities to plant larger trees in some places to help diffuse the tightness of the site – *Eight (8) larger growing Armstrong Maple trees are proposed.*
- consider opportunities for incorporating sustainable water initiatives as the site is relatively impermeable – *Proposal includes low-flow fixtures in units and drought resistant planting in landscape design.*
- like the new approach to townhouse development in Richmond – *Noted.*
- look at the orientation of the roof lines and daylight opportunities between buildings; also consider introducing variations to the roof lines – *Considered. The proposal includes three roof line types, with the combination of butterfly and simple gable roofs creating an interesting internal streetscape.*

Panel Decision

It was moved and seconded

That DP 14-657872 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



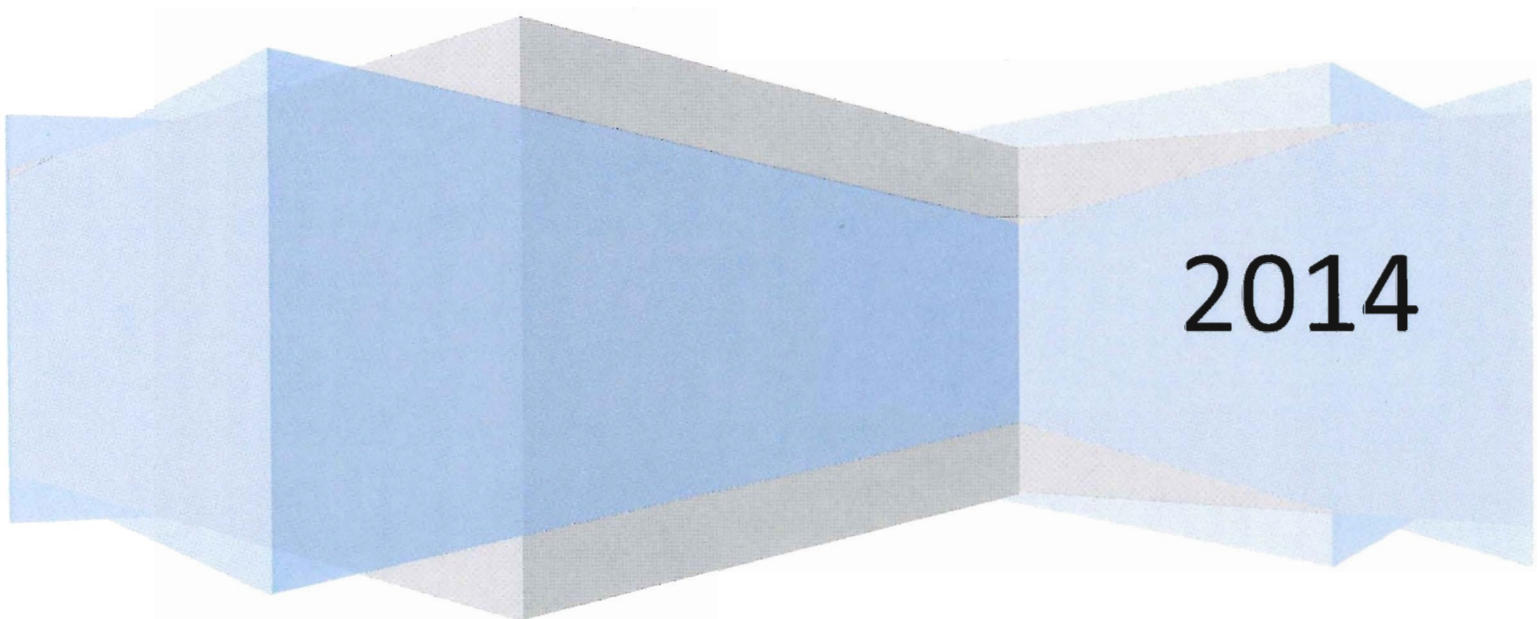
E3 Eco Group Inc.

Predicted Energuide Rating

for 9051 Dayton Avenue, Richmond, BC.

Dayton CWL Investments

17 November, 2014



Introduction:

E3 ECO GROUP Inc. was asked to perform HOT2000 energy evaluation on a plan addressed as **9051 Dayton Avenue, Richmond, BC**. The modeling was carried out according to the format defined by the EnerGuide Rating System for New Homes evaluation procedures.

Weather Location: Vancouver**Base Case Review: Single Family Dwelling**

Slab on Grade	R12 full under slab insulation and R12 skirt insulation
Above Grade Wall Construction	2x6 @ 16" o.c. R20 interior batt insulation & R20 headers
Roof Construction	Hip roof: Trusses @ 24" o.c with R40 batt insulation; cathedral ceilings: 2x10 @ 24" o.c. with R28 batt insulation
Window Specification	Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Door Specification	Steel with polyurethane insulation core. Glazing in doors: Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Ventilation Specification	Bathroom fans only
Air Tightness	5.5 ACH@50Pa, an estimate based on typical local construction
Space Heating System	Natural Gas, High Efficiency Condensing Boiler (95% AFUE) (Triangle tube Prestige Solo)
Supplemental Heating	Natural Gas fireplace with spark ignition (sealed) (not all units have fireplaces)
Domestic Hot Water	Natural Gas, Indirect Fired Water Heater, 50 US gal tank, e.f. 0.79 (Triangle tube Smart Series)
Energy Credits:	
Drainwater Heat Recovery	0 kWh/yr
Low energy lighting	0 kWh/yr
Energy Star appliances	0 kWh/yr

Dayton - Yamamoto – basecase.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A base case	76	29500	18800
Unit A1 base case	76	32700	18500
Unit A2 base case	76	29800	18450
Unit B base case	75	33500	20900
Unit B1 base case	76	32100	18800
Unit B2 base case	74	34800	22300
Unit B3 base case	76	33100	19290

Upgrade scenario 3:

Space Heating System	EnergyStar rated (minimum HSPF 7.1 and SEER 14.5) air source heat pump system sized to heat the entire home, with condensing boiler back up heating system
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Dayton - Yamamoto – iteration 4.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A upgrade 3	83	29500	10600
Unit A1 upgrade 3	83	32700	10500
Unit A2 upgrade 3	83	29800	10600
Unit B upgrade 3	83	33500	11300
Unit B1 upgrade 3	83	32100	10700
Unit B2 upgrade 3	83	34800	11800
Unit B3 upgrade 3	83	33100	10750

Notes:

1. Design Heat loss calculation is based on design conditions assumed. This figure can be used to size the heating system, although unit size will have to take into account system efficiency, operating conditions and provide a margin for quick recovery.
2. The calculated energy consumption estimates are based on data entered and assumptions made within the computer program based on standard user profiles. The estimates may not reflect actual energy requirements of this house due to variations in weather, actual construction details used, performance of equipment, lifestyle and number of occupants.

If you have any questions regarding this report, please contact me at your earliest convenience.

Kristi Owens,CEA,SBA,AT
 E3 Eco Group Inc.
 e: kristi@e3ecogroup.com

Einar Halbig
 E3 Eco Group Inc.
 e: einar@e3ecogroup.com

Public Correspondence

Correspondence Received

Kathy Stephens

September 5, 2014
August 14, 2014
and June 13, 2014

Raymond Luetzen

August 26, 2014
and August 19, 2014

Richard Wong

August 25, 2014

Rebecca Leung

August 12, 2014

Dan Lazar
Property Manager for Dixon Court

July 15, 2014

Chara Lee
Property Manager for Dixon Gardens

July 11, 2014

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Friday, 05 September 2014 10:30 AM
To: Badyal, Sara; MayorandCouncillors
Subject: RZ 11-589989 . 9051 and 9055 Dayton Ave

Hi Sara,

I talked to my neighbours today and nobody seems to know that they are suppose to get in touch with you regarding the removal of 200 hedge trees 19 feet tall at the back of all our yards. Every neighbour I talked to is very confused about this process because the letter we received from Jackson Lee gives a different reason than yours for removing the hedge and a different phone number then yours as a contact.

None of the neighbours going to City Hall asking questions about this development were ever told at anytime before or after the rezoning that the Development plan could and would be changed because of a mistake made by the developer. Is this common practice? I find that the Developer not knowing about how wide the hedges were is hard to believe. If they surveyed the property or just stood and looked at the line of the hedge you would know how wide the hedge is because you can see the hedge is not in line on their property and never was.

None of the neighbours ever wanted the hedge removed. I do not want the hedge to be removed because it is very private in my backyard and we use our backyard for many family gatherings. We spend time on our upper and lower deck patios all year round. It is also a buffer for noise and dust coming from all the construction. An eight foot hedge replacement is an insult to us. We will be able to see right into the new townhouses and they in turn will be looking right into our houses, patios and yards for the next 10 years. Plus there will be no buffer from the construction, dust and noise.

The previous owners of 9051 and 9055 Dayton Ave. needed to do some work on our property line and removed our fence and replaced it with the chain link fence. I have a dog and we need a fence up at all times. So not having a fence for 4 weeks or however long it will take is a big issue for us.

Could you send me a copy of your recommendation?

Thanks,
Kathy Stephens

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 14 August 2014 01:43 PM
To: Badyal, Sara
Subject: Subject RZ 11-589989 File

Hello Sara,

I have received a letter from Jacken Homes about having to remove the hedges now instead of when they were saying they would not have to when they put in for the rezoning (RZ 11 589989) and the Development Permit (DP 14-657872). This is because someone on their end made a mistake. As you have been told before, this is a big issue to all the neighbours this affects. Someone told me developers use tactics to get things approved for rezoning and then change the plans after rezoning is approved because most of the public does not know they can. But I am not suggesting they are in this case.

Jackson Lee phoned me to tell me all the neighbours were in agreement with the hedge removal and they were his hedges and what was my problem. Well I have talked to 8 neighbours who feel the same as I do.

1. In the letter from Jackson Lee it states the hedges impacts the backyards of the townhouses. Can they still build the way things are and just have a smaller back yard?
2. In your e-mail to me you state, "The terms of any agreements with the neighbours would need to be clarified in writing."
 - 2a. Is that the letter they sent us?
 - 2b. Do we need to sign to say we do or do not agree?
 - 2c. Please explain what that means to me in my position.
3. In the Landscape tree plan, Has anything been changed beside the height of the hedges? What is the difference between the new hedges they are proposing? How many years will it take for them to grow to the height of the hedges now?
4. Are there any other changes or updates?
5. Will the hedges stay if none of the neighbours want them removed and then replaced with smaller hedges? Will we get a vote?
6. What is our recourse?

Regards,
Kathy Stephens

From: Kathy Stephens [<mailto:katstep1@gmail.com>]
Sent: Friday, 13 June 2014 03:04 PM
To: Badyal, Sara
Subject: RZ 11-589989 File

Hi Sara,

Jackson Lee has been phoning and came to our house to talk about the tree line (hedge) around the property.

They informed us that somebody made a mistake and the tree line or hedge will have to come down now.

The neighbourhood is a buzz now and I would like to know if the city is going to allow this.

The neighbourhood did not challenge the rezoning because we were informed in writing that the Tree line (Hedge) would stay.

Regards,
Kathy Stephens

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Tuesday, 26 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your response.

As previously noted, the consultation with the developer has only been that we would get notice 2 weeks prior to having the hedge removed. If you would like me to send you a copy of the developer's consultation process I will do so.

The land grade increase of 2 feet between our lot and the new development should also create further flooding issues during the rainy season, a fact that was not consulted with neighbours and just added to the correspondence in sketch form.

Hopefully, you will also make the above part of your review.....

When can we expect a decision on the city's review....

Anxiously waiting...

On Aug 26, 2014, at 3:23 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Mr. Leutzen,

At this time, staff are reviewing the developer's request to remove additional sections of the perimeter hedge and no decision has been made. As part of our review, the developer is consulting with the neighbours

Please feel free to call me at 604-276-4282

Regards,

Sara Badyal, M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

From: Raymond Luetzen [<mailto:rluetzen@icloud.com>]
Sent: Tuesday, 19 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your quick response. Somehow your take on the events that still have to take place and approved, differ greatly from the content in the letter from the developer. He suggests that with two weeks notice the hedge will be removed while perimeter drainage will take place over a 4 week period. It is after this that retaining walls, fencing and planting of of an Emerald Cedar hedge will take place.

I firmly believe that “it’s a done deal” and that any amount of further consultation on this subject will fall on deaf ears.

You must have copies of letters that have gone to the affected owners, that clearly state the choices focus around a fence(which already exists), the planting of a tree hedge(which will take many years to provide equivalent privacy screening), but no compromise on the existing hedge.

I ask the same question that I posed in earlier correspondence....will the existing hedge be removed this fall?

On Aug 19, 2014, at 5:34 PM, Raymond Luetzen <rluetzen@icloud.com> wrote:

Sara,

Based on a letter I received from Jacken Homes on August 5, 2014, the issue with the 35 year old hedge has been resolved in favour of the developer. This decision changes the original plans from the hedge stays to the hedge goes,we get a fence and small tree hedge that will take years to develop and town homes moved closer to our property line.

I would like to know how this was changed without the knowledge of the affected neighbours.

Respectfully

Ray Luetzen

Badyal, Sara

From: RICHARD WONG [wong.richard@shaw.ca]
Sent: Monday, 25 August 2014 02:45 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton Development
Attachments: Letter from 9051 Dayton.pdf

Categories: Red Category

Hi Sara,

I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. I have spoken to you at the outset of the rezoning process briefly of these matters concerning our neighbouring community.

Mr. Jackson Lee and his general contractor had spoken to me on their project a few months back prior to the attached letter received by the neighbouring community. At that time, I had voiced my concern in regards to the privacy and noise issues along the west side of my home since they intend to construct a roadway, and entry driveway. I had mentioned the unobtrusive glaring of evening headlight paths into the front of my house since they will be removing the fifty feet of hedges that has been shared along the west property line bordering the front of the house. At that time, I had asked about their proposed plan about that issue, and they had responded with no positive feedback, but requested that I provide them with some solution.

As well, they wanted my permission to allow them to remove the beautiful hedges bordering the north of my property, and my decision would allow them to follow suit with the rest of the neighbours along Dayton Avenue. I responded that they should involve their landscape architect for a resolve, as the contractor did not know how to address this contradictory privacy issue among the rest of the neighbouring community. In regards to the proposed townhouse complex entry driveway on Dayton Avenue, in retrospect, the city planner should of had the foresight to allow the entry lane to this proposed complex on the west side of their property as it was originally located for the last forty years which would leave a peaceful twenty feet backyard bordering my west property line and the new residences.

I have attached the letter that was sent to all the Dayton Avenue neighbours, and the neighbours have asked me to represent them in inquiring on our choices in this matter. By looking at the Section Sheet SK1, the proposed new retaining wall is comprised of railway ties, and the neighbours are concerned about possible water runoff into their property since the townhouse complex is elevated higher. A solid concrete foundation could be a better solution, but that is a choice of the geotechnical engineer and financial economics. The neighbours are also concerned of the initial spacing of the proposed new tree hedging. The neighbours would prefer if they had no choice of keeping the original trees, that the new hedges be a completed privacy barrier, not one that will take the next ten years to mature into a privacy barrier.

I thank you in advance for your opinion in this matter if any that our neighbouring community can take heart of a satisfactory resolve.

Thank You,

Richard Wong

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

August 5th, 2014

Dear Mr. Wong,

Further to our conversations with you a few weeks ago, we are writing to provide you with further information regarding the plans for our hedges on 9051 Dayton Avenue.

The portion of hedge that is currently on our side of our shared property line was not previously identified to be removed at the rezoning stage. We had prematurely assumed that we would be able work with the existing hedge but we have under-estimated the effect and growth of the hedges and how it impacts the useable space of the backyards of the new homes, and for that reason we are proposing to remove and replace the existing hedge. Attached you will find a new landscape plan showing the proposed landscaping and cross section of our shared property line.

We understand that the existing hedges offer separation between our properties while providing privacy, and that privacy retention is of utmost importance. Our proposed plan includes the replacement of the existing Western Red Cedar hedges with a more manageable type of hedge, such as the Emerald Cedar, that will benefit all parties in terms of ongoing maintenance. Along our shared property line, our finished grade will be approximately 1 to 2 feet higher than your property. The replacement hedges will be a minimum of 8 feet in height. This combines for a minimum privacy screening of 9 feet along our shared property line immediately from the planting of the new hedges.

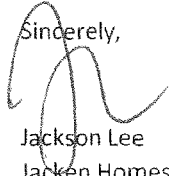
Our planned course of action is designed to limit the time of lost privacy screening. The existing hedges will be retained during the preloading stage until the perimeter drainage is ready to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete in approximately 4 weeks. Replacement hedges and fence would be installed immediately after to bring back the privacy provided by the previous hedge. We are currently estimating that this portion of the work would take place sometime in the Fall of 2014. We will notify you in writing at least two weeks prior to the existing hedges being removed.

Lastly, you will notice from the cross section illustration prepared by our Landscape Architect, we are now proposing a chain link fence instead of a wooden fence. This change is due to the feedback of the neighbourhood and that some neighbours would prefer to see only hedges. The chain link fence would allow the hedges to grow in between the links and over time only the hedge would be visible. A chain link fence is also expected to both last longer and require less maintenance than a wooden fence. However,

if your preference is for a wooden fence, please let us know so that we may make the appropriate arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from City of Richmond at 604-276-4138.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jackson Lee', written over the printed name.

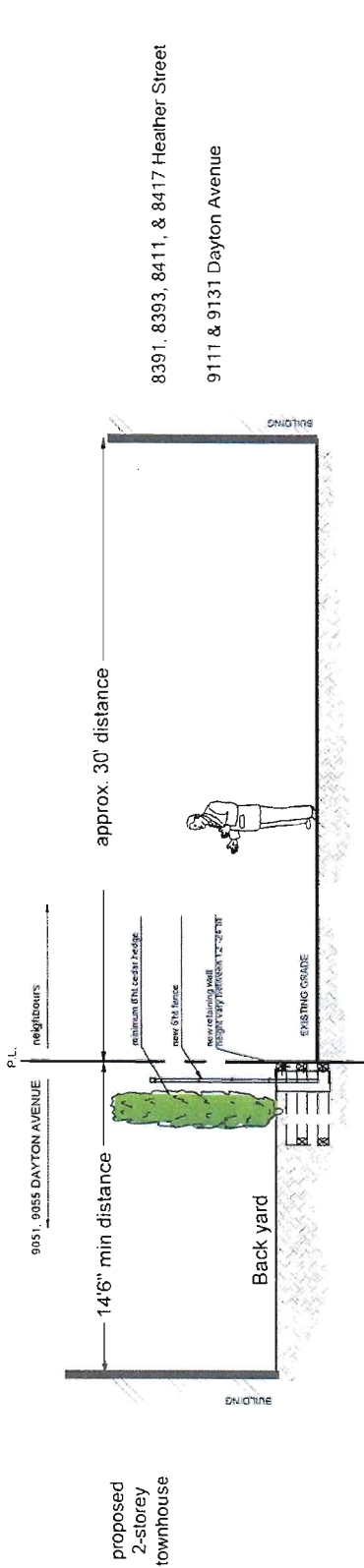
Jackson Lee

Jacken Homes

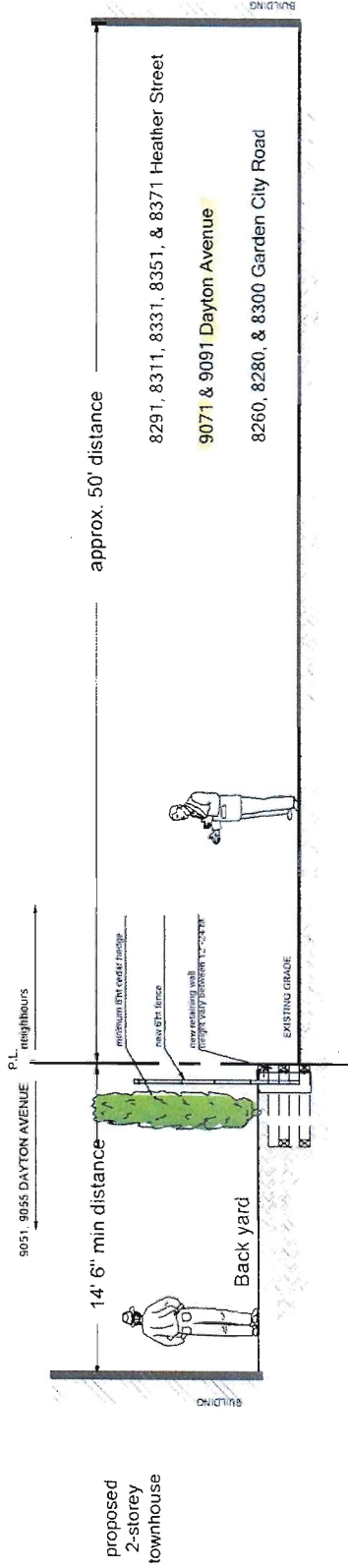
Cell: 778-865-4783

Office: 604-266-0808 ext. 12

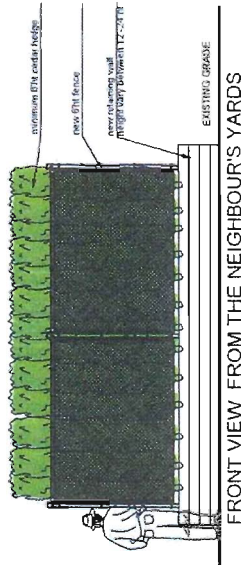
jackson.lee@jackenhomes.com



proposed
2-storey
townhouse



proposed
2-storey
townhouse



pmg
LANDSCAPE
ARCHITECTS

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

PROJECT: **9051, 9055 DAYTON AVENUE**
RICHMOND

TITLE: **SECTIONS / ELEVATION AT Property Line**

DATE: 14.06.06
SCALE: 1/4"=1'-0"
JOBS NO: 11-238
SHEET NO: 1 OF 1



Badyal, Sara

From: Rebecca Leung [rleung@cnv.org]
Sent: Tuesday, 12 August 2014 03:09 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave
Attachments: DSC09111.JPG; DSC09110.JPG

Importance: High

Hi Sara,

Today we have received a letter with attached plans from the developer of 9051 Dayton Ave. We were asked about changing wood fence at the perimeter to chain-linked fence. However, I noticed that their "Approved Rezoning Plan" Revision 7 dated July 11, 14 (see attached) is very different than the one we reviewed at the City Hall.

To name a few:

- 1). The perimeter existing hedge were ALL gone.
- 2). The setback of the buildings are greatly reduced. (see attached Section view at property line showing 14.5' setback)
- 3). The new plant schedule shows a total of 99 trees which is 29 trees more than the version I saw at the City Hall. However, hundreds of trees are proposed to be removed. The dense green area is greatly reduced. And we think that this is not acceptable.

With the new grade elevations and the wood retaining wall, a few of the neighbours I have talked to are worried about the surface run off. If the new grade elevation was approved by the City, could you let me know if there's any requirements from the City to ensure that the water is not draining to the neighbouring properties which are mostly on the lower side?

I know that a few of our neighbours also have the same concerns. I will try to talk to them more in these few days. But the major one is that we want to verify with you to see if this is REALLY the City's approved plan.

We really appreciate your help.

Thanks,

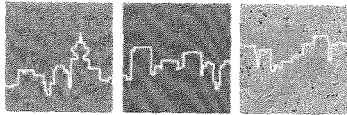
Rebecca Leung

Assistant Plan Checker 2, Community Development
t: 604.982.3916 | e: rleung@cnv.org

City of North Vancouver

141 West 14th Street, North Vancouver, BC V7M 1H9
Reception: 604.990.4220 | f: 604.985.0576 | www.cnv.org





LOUWIN
MANAGEMENT LTD

363-13988 Cambie RD
Richmond, BC V6V 2K4

Phone: 6042079316
Fax: 6042079386
Email: bklein@louwin.com

July 15, 2014

Jacken Investments Inc.
9002 Oak Street,
Vancouver BC V6P 4B9

Dear Jackson:

**Re: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Court, 9088 Dixon Ave, Richmond BC**

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Court consented that to allow removal of the 6 trees on unit #8 and removal of the 3 trees in the middle of the complex, with the condition that Jacken Investments Inc. pay for the tree removal, clean up, etc and the hedges on the south and east side of our property should be 10 feet tall.

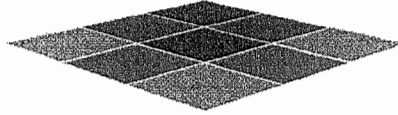
For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best Regards,

Dan Lazar
Property Manager
Louwin Management Ltd.
On Behalf of Strata Council Strata Plan LMS 3817

Citybase
Management Ltd.
Property Management



July 11th, 2014

Jacken Homes
9002 Oak Street,
Vancouver, BC V6P 4B9

**RE: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Gardens, 9020 Dixon Ave, Richmond, B.C.**

Dear Jackson,

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

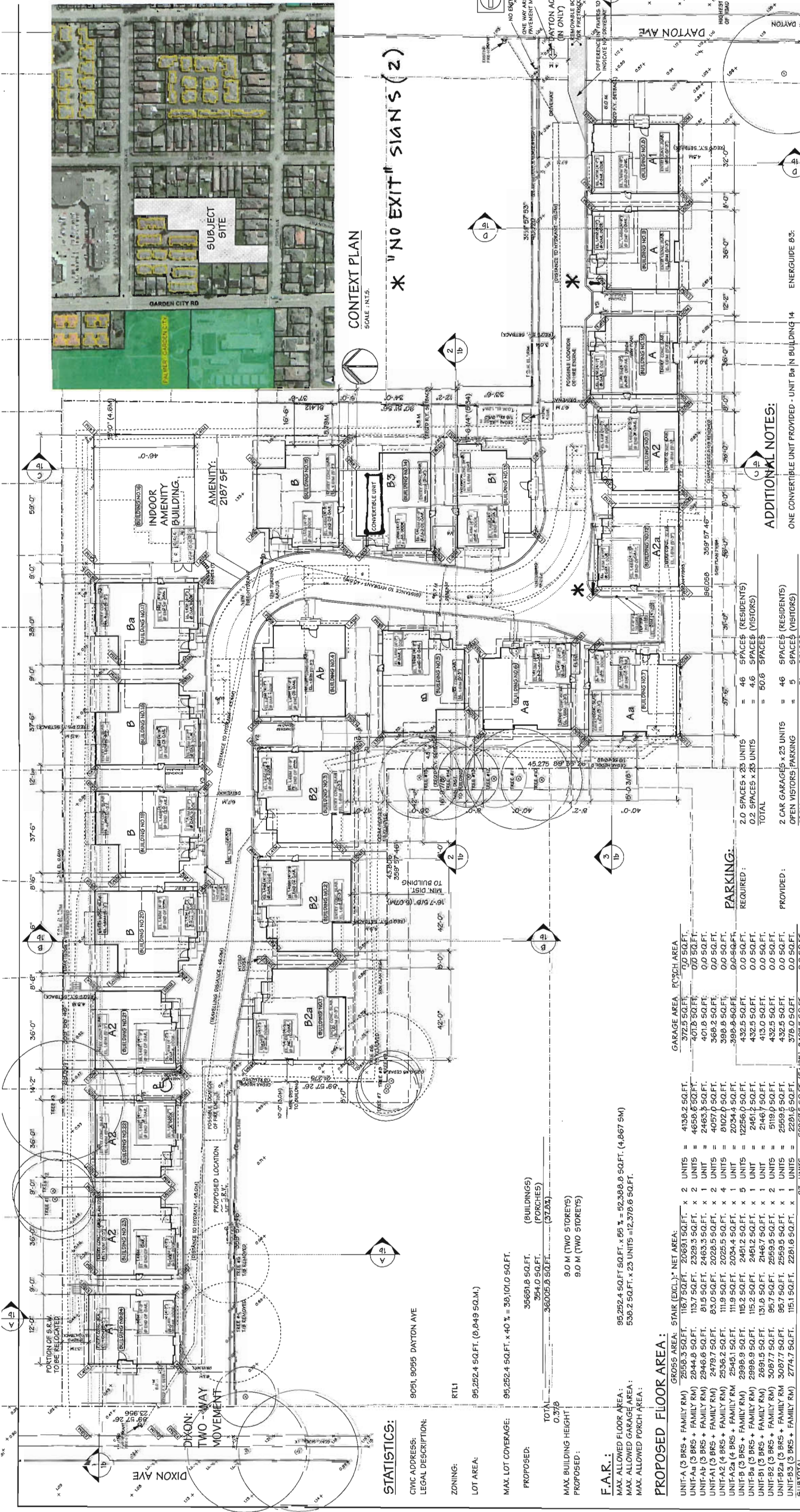
After reviewing your proposal of new landscape design, Strata Council of Dixon Gardens consented that your ideas will benefit both complexes. Therefore, Strata Council has no objections on both proposals of hedges removal and new landscape design.

For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best regards,

Chara Lee
Property Manager
Citybase Management Ltd.
(Agent for the Owners of Strata Plan BCS 783)



CONTEXT PLAN
SCALE: INTS.

* "NO EXIT" SIGNS (2)

STATISTICS:
CIVIC ADDRESS: 9051, 9055 DAYTON AVE
LEGAL DESCRIPTION: RTLI
ZONING: 95.252.4 S.Q.F.T. (0,849 S.Q.M.)
LOT AREA: 95.252.4 S.Q.F.T. x 40% = 38,104.0 S.Q.F.T.
MAX. LOT COVERAGE: 35651.8 S.Q.F.T. (BUILDINGS) 3941.0 S.Q.F.T. (PORCHES) 36005.8 S.Q.F.T. (37.8%)
PROPOSED: 35651.8 S.Q.F.T. (BUILDINGS) 3941.0 S.Q.F.T. (PORCHES) 36005.8 S.Q.F.T. (37.8%)
MAX. BUILDING HEIGHT PROPOSED: 9.0 M (TWO STOREYS) 9.0 M (TWO STOREYS)

F.A.R.:
MAX. ALLOWED FLOOR AREA: 95.252.4 S.Q.F.T. x 55% = 52,388.8 S.Q.F.T. (4,867 SM)
MAX. ALLOWED GARAGE AREA: 538.2 S.Q.F.T. x 23 UNITS = 12,379.6 S.Q.F.T.
MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:
GROSS AREA: STAIR (EXCL.) NET AREA:
UNIT-A (3 BR5 + FAMILY RM) 2550.3 S.Q.F.T. x 2 UNITS = 4134.2 S.Q.F.T.
UNIT-A1 (3 BR5 + FAMILY RM) 2944.8 S.Q.F.T. x 2 UNITS = 4659.6 S.Q.F.T.
UNIT-A2 (3 BR5 + FAMILY RM) 2946.6 S.Q.F.T. x 2 UNITS = 4453.2 S.Q.F.T.
UNIT-A3 (3 BR5 + FAMILY RM) 2463.3 S.Q.F.T. x 2 UNITS = 4057.8 S.Q.F.T.
UNIT-A4 (3 BR5 + FAMILY RM) 2025.5 S.Q.F.T. x 4 UNITS = 8102.0 S.Q.F.T.
UNIT-A5 (3 BR5 + FAMILY RM) 2034.4 S.Q.F.T. x 1 UNIT = 2034.4 S.Q.F.T.
UNIT-A6 (3 BR5 + FAMILY RM) 2451.2 S.Q.F.T. x 1 UNIT = 2451.2 S.Q.F.T.
UNIT-A7 (3 BR5 + FAMILY RM) 2146.7 S.Q.F.T. x 1 UNIT = 2146.7 S.Q.F.T.
UNIT-B (3 BR5 + FAMILY RM) 2998.9 S.Q.F.T. x 1 UNIT = 2998.9 S.Q.F.T.
UNIT-B1 (3 BR5 + FAMILY RM) 2891.5 S.Q.F.T. x 1 UNIT = 2891.5 S.Q.F.T.
UNIT-B2 (3 BR5 + FAMILY RM) 3087.7 S.Q.F.T. x 2 UNITS = 5175.4 S.Q.F.T.
UNIT-B3 (3 BR5 + FAMILY RM) 2774.7 S.Q.F.T. x 1 UNIT = 2774.7 S.Q.F.T.
SUBTOTAL 52287.5 S.Q.F.T. (54.8%) 52287.5 S.Q.F.T. (54.8%)

PARKING:
REQUIRED: 2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)
0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
TOTAL = 50.6 SPACES
PROVIDED: 2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)
OPEN VISITORS PARKING = 5 SPACES (VISITORS)
TOTAL = 51 SPACES

AMENITY AREA:
REQUIRED: 1.25 SPACES x 23 UNITS = 28.8 SPACES (CLASS 1)
0.2 SPACES x 23 UNITS = 4.6 SPACES (CLASS 2)
TOTAL = 33.4 SPACES
PROVIDED BICYCLE: 2 SPACES x 6 GARAGES = 12 SPACES (CLASS 1)
1 SPACE x 17 GARAGES = 17 SPACES (CLASS 2)
BICYCLE RACK = 5 SPACES (CLASS 2)
TOTAL = 34 SPACES

AMENITY AREA:
REQUIRED: MIN. 70 S.Q.M. (753 S.Q.F.T.)
138 S.Q.M. (1485 S.Q.F.T.)
PROVIDED: 416 S.Q.M. (4478 S.Q.F.T.)
203 S.Q.M. (2187 S.Q.F.T.)

ADDITIONAL NOTES:
ONE CONVERTIBLE UNIT PROVIDED - UNIT B3 IN BUILDING 14
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
SUSTAINABILITY FEATURES
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
ENERGYGUIDE B3:
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING
- INTERIORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

LEGEND:
TREE TO BE RETAINED
TREE TO BE REMOVED
TREE PROTECTION ZONE

AMENITY AREA:
REQUIRED: MIN. 70 S.Q.M. (753 S.Q.F.T.)
138 S.Q.M. (1485 S.Q.F.T.)
PROVIDED: 416 S.Q.M. (4478 S.Q.F.T.)
203 S.Q.M. (2187 S.Q.F.T.)

AMENITY AREA:
REQUIRED: MIN. 70 S.Q.M. (753 S.Q.F.T.)
138 S.Q.M. (1485 S.Q.F.T.)
PROVIDED: 416 S.Q.M. (4478 S.Q.F.T.)
203 S.Q.M. (2187 S.Q.F.T.)

AMENITY AREA:
REQUIRED: MIN. 70 S.Q.M. (753 S.Q.F.T.)
138 S.Q.M. (1485 S.Q.F.T.)
PROVIDED: 416 S.Q.M. (4478 S.Q.F.T.)
203 S.Q.M. (2187 S.Q.F.T.)

PROJECT: TOWNHOUSE DEVELOPMENT
DRAWING TITLE: SITE PLAN

NO. DATE REVISIONS:
NOV. 8, 2014 (ISSUED FOR P.P.T.)
OCT. 8, 2014 (ISSUED FOR A.S.D.P.)
AUG. 28, 2014 (ISSUED FOR A.S.D.P.)
MAY 7, 2014 (ISSUED FOR P.P.T. APPROVAL)
JUL. 10, 2014 (REVISIONS: A774, (REVISIONS)

SCALE: 1" = 20'-0"
DATE: FEB. 13, 2014
DRAWN BY:
CHECKED:

PROJ. NO.: 901, MASS DAYTON AVE ROXBORO, BC

Yamamoto Architecture Inc.
2288 oak street, Westborough, B.C.
V6B 4J1 Tel: 604-751-1127 Fax: 604-751-1127

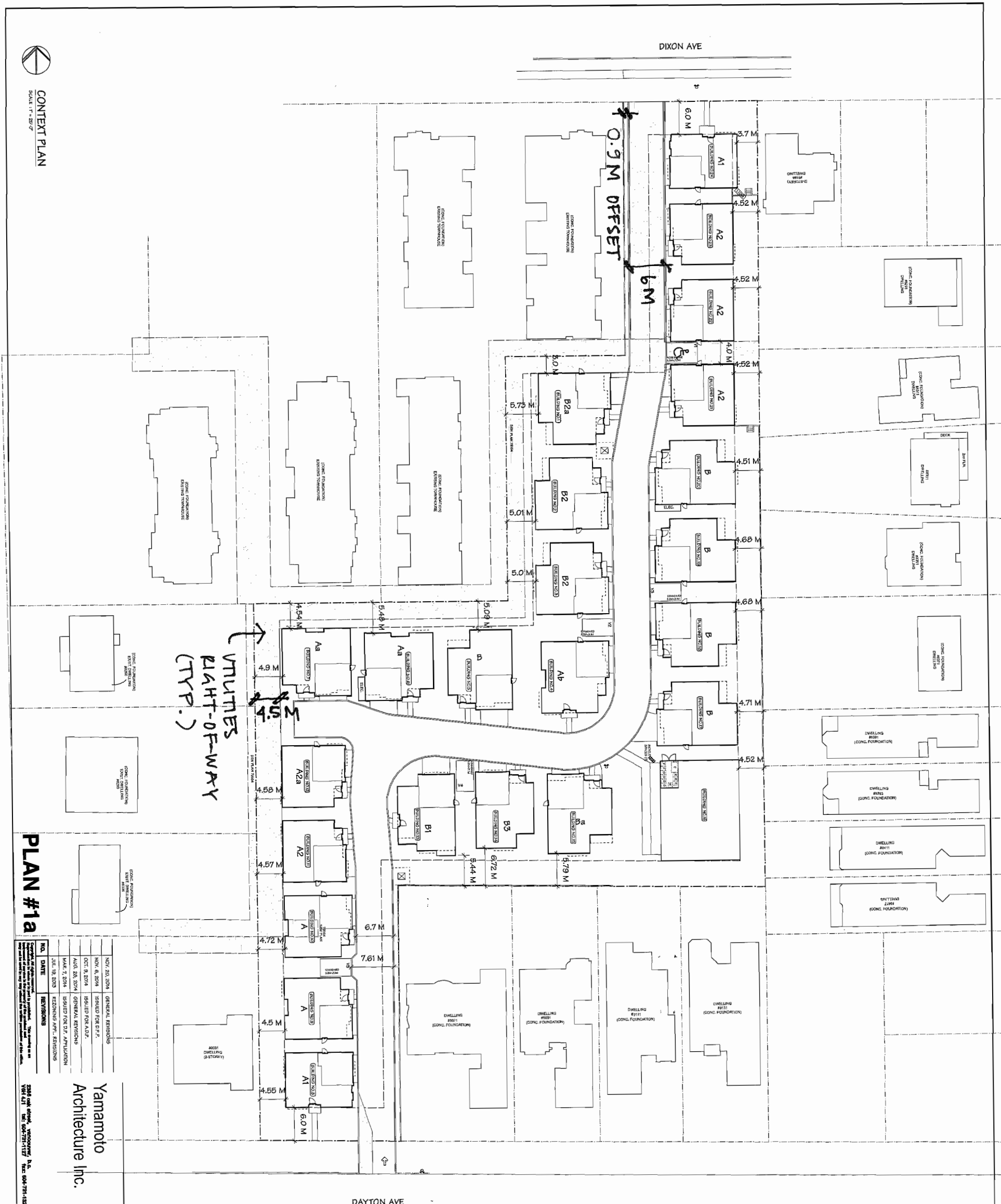
PLAN #1

AMENITY AREA:
REQUIRED: MIN. 70 S.Q.M. (753 S.Q.F.T.)
138 S.Q.M. (1485 S.Q.F.T.)
PROVIDED: 416 S.Q.M. (4478 S.Q.F.T.)
203 S.Q.M. (2187 S.Q.F.T.)

AMENITY AREA:
REQUIRED: MIN. 70 S.Q.M. (753 S.Q.F.T.)
138 S.Q.M. (1485 S.Q.F.T.)
PROVIDED: 416 S.Q.M. (4478 S.Q.F.T.)
203 S.Q.M. (2187 S.Q.F.T.)



CONTEXT PLAN
SCALE 1" = 20' / 7"



PLAN #1a

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR P.F.S.
3	OCT. 9, 2014	ISSUED FOR A.D.P.
4	AUG. 20, 2014	GENERAL REVISIONS
5	MAY 7, 2014	ISSUED FOR C.P. APPLICATION
6	JUN. 18, 2013	REVISIONS A.P.P., REVISIONS

Yamamoto
Architecture Inc.

PROJECT	TOWNHOUSE DEVELOPMENT	DRAWING TITLE	CONTEXT PLAN
SCALE	1" = 20' / 7"	SHEET NO.	DP 14-657872
DATE	FEB. 13, 2014	DRAWN BY	TY
CHECKED		PROJ. NO.	

- Notes:**
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
 - No Variances.
 - 1 convertible townhouse unit.
 - Aging in place features in all townhouse units.
 - 1 accessible parking space.
 - Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
 - Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
 - Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
 - Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
 - Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Plan 2 Dec 8, 2014
DP 14-657872



CONTEXT PLAN
 SCALE: 1"=125'

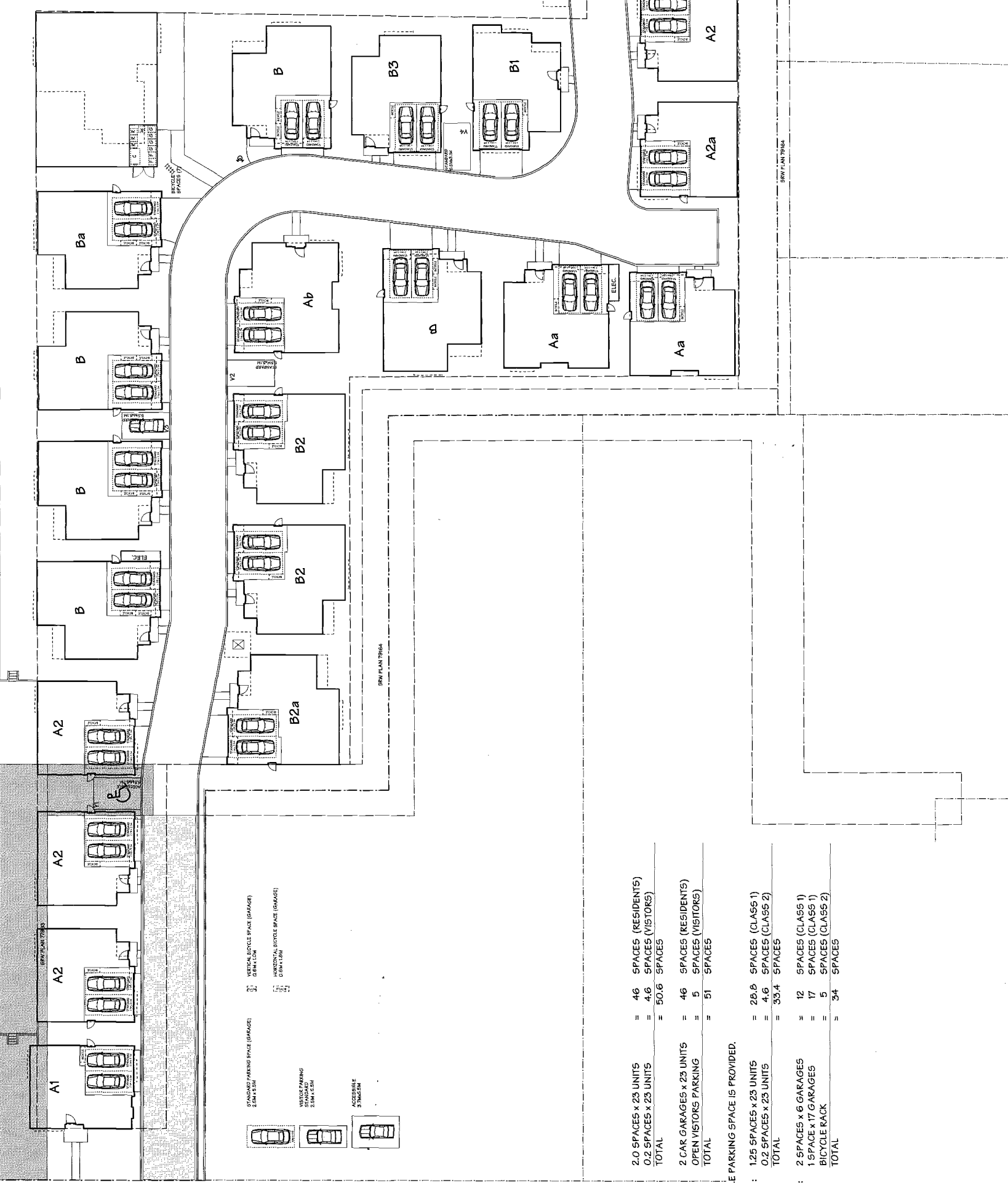
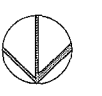
DRAWING TITLE		PARKING PLAN	
PROJECT		TOWNHOUSE DEVELOPMENT	
SCALE	1" = 20'-0"	SHEET NO.	
DATE	MAR 5, 2014	DRAWN	KM
CHECKED		PROJECT	9851, 9055 DAYTON AVE RICHMOND, B.C.

NOV. 6, 2014	ISSUED FOR P.P.F.	
OCT. 9, 2014	ISSUED FOR A2.P.	
AUG. 28, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
JUL. 19, 2010	REZONING APPL. REVISIONS	
NO.	DATE	REVISIONS

Yamamoto
 Architecture Inc.
 2386 oak street, victoria b.c.
 V8N 4J1 TEL: 604-751-1127 FAX: 604-751-1327
 Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. This drawing is an instrument of service. It is to be used only for the project and location specified. Any other use without the express permission of this office.

PLAN #2

PARKING PLAN
 SCALE: 1" = 20'-0"

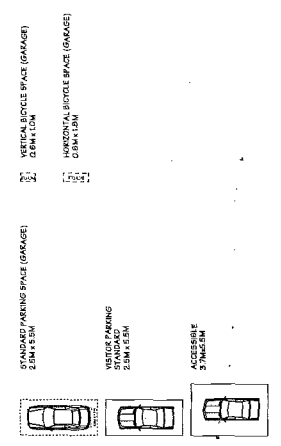


PARKING:

REQUIRED:	46 SPACES (RESIDENTS)
	4.6 SPACES (VISITORS)
TOTAL	50.6 SPACES
PROVIDED:	46 SPACES (RESIDENTS)
	5 SPACES (VISITORS)
TOTAL	51 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	28.8 SPACES (CLASS 1)
	4.6 SPACES (CLASS 2)
TOTAL	33.4 SPACES
PROVIDED BICYCLE:	12 SPACES (CLASS 1)
	17 SPACES (CLASS 1)
	5 SPACES (CLASS 2)
TOTAL	34 SPACES



DATE: 12 SEP 14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM
DRAWING NUMBER:
PMG PROJECT NUMBER:

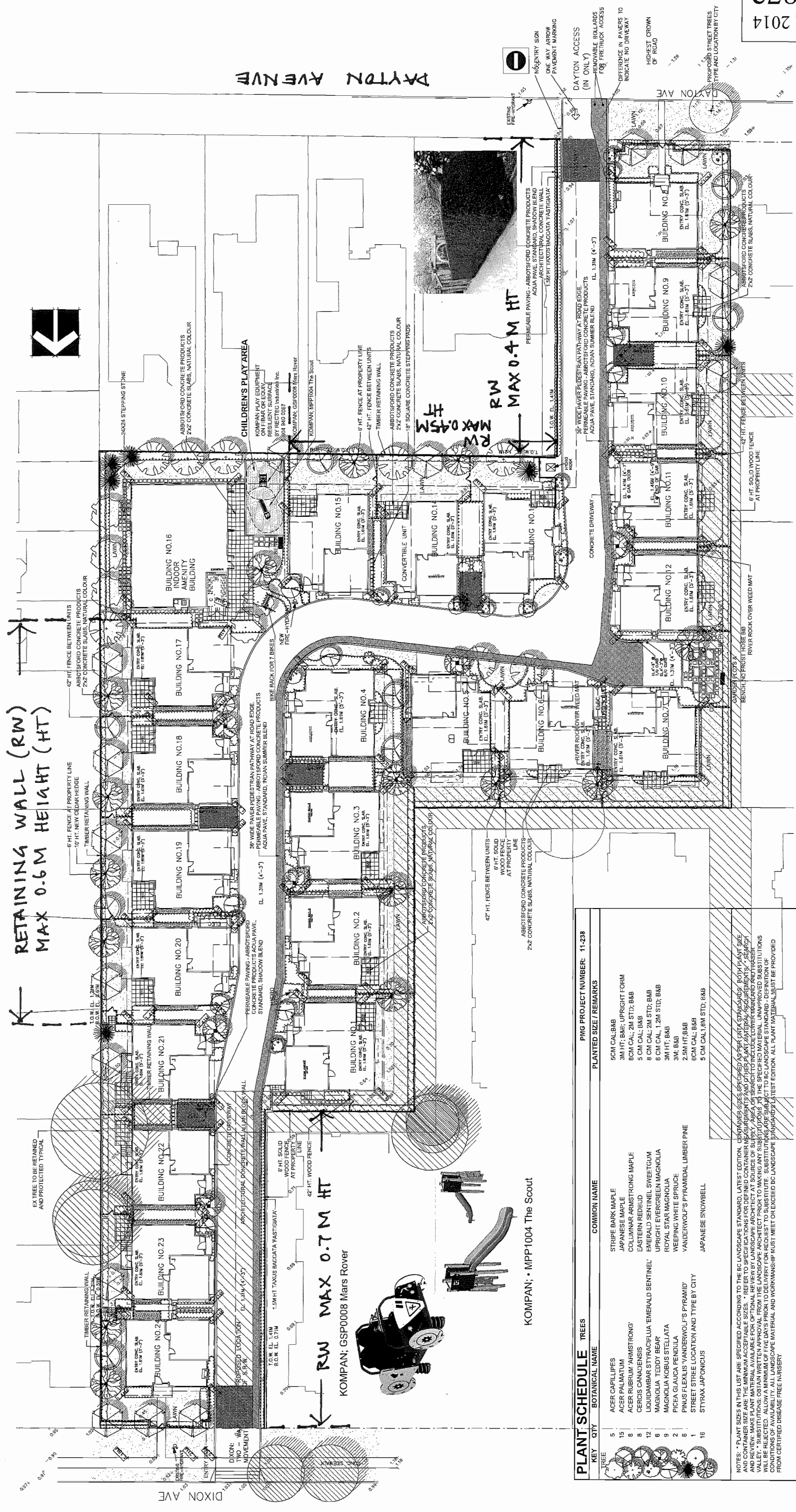
LANDSCAPE TREE PLAN

TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC

RETAINING WALL (RW)
MAX 0.6 M HEIGHT (HT)

RW MAX 0.7 M HT
KOMPAN; GSP0008 Mats Rover

KOMPAN; MPP1004 The Scout



PLANT SCHEDULE TREES		COMMON NAME	PLANTED SIZE / REMARKS
5	ACER CAROLINENSIS	STRIFE BARK MAPLE	50M CAL-B&B
15	ACER PALMATUS	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM
8	ACER RUBRUM 'ARMISTRONG'	COLLIERNAIR ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B
8	CERIS CANADENSIS	EASTERN REDBUD	5 CM CAL; B&B
12	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8 CM CAL; 2M STD; B&B
6	MAGNOLIA 'TEDDY BEAR'	UPRIGHT EVERGREEN MAGNOLIA	6 CM CAL; 1.2M STD; B&B
9	MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT; B&B
2	PICEA GLAUCOA PENDULA	WEeping WHITE SPRUCE	2.5M HT; B&B
6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LEMBER PINE	6CM CAL; B&B
1	STREET TREE LOCATION AND TYPE BY CITY		
16	STYRAX JAPONICUS	JAPANESE SNOWBELL	5 CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER TOWN AND FUTURE DEVELOPMENT AREAS. * ALL PLANT MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	ISSUE FOR PERMIT COMMENTS	DR
2	12 SEP 14	AS PER CITY REQUEST	DR
3	12 SEP 14	AS PER CLIENT REQUEST	DR
4	12 SEP 14	AS PER CLIENT REQUEST	DR
5	12 SEP 14	AS PER CLIENT REQUEST	DR
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13	12 SEP 14	AS PER CLIENT REQUEST	DR
14	12 SEP 14	AS PER CLIENT REQUEST	DR
15	12 SEP 14	AS PER CLIENT REQUEST	DR
16	12 SEP 14	AS PER CLIENT REQUEST	DR

CLIENT: TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC

PMG ARCHITECTS
4188 SMI COURT, SUITE 100
BURNABY, BRITISH COLUMBIA, V5C 6G9
P: 604-294-0111 | F: 604-294-0122

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DATE: 12/27/14
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 DRAWN: NT
 DESIGN: NT
 CHK'D: PCM
 DRAWING NUMBER:
 PMG PROJECT NUMBER:

DRAWING TITLE:
LANDSCAPE SHRUB PLAN B

PROJECT:
TOWNHOUSE DEVELOPMENT
 9051, 9055 DAYTON AVENUE
 RICHMOND, BC

CLIENT:

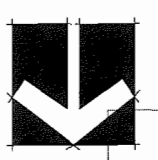
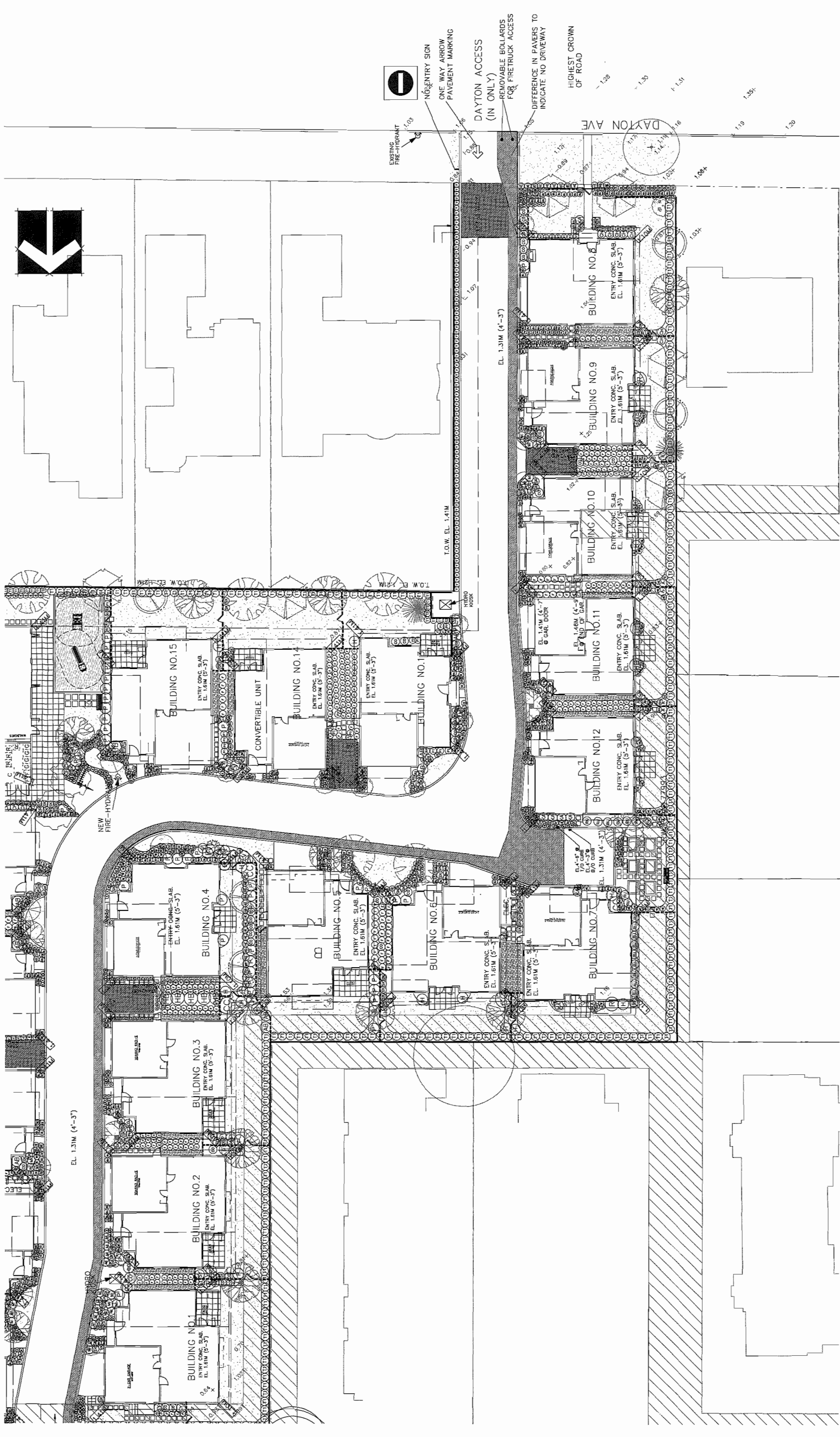
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12	12/26/14	REVISION AS PER CITY COMMENTS	00
11	12/10/14	AS PER CITY REQUEST	00
10	12/09/14	AS PER CITY COMMENTS	00
9	12/09/14	NEW SITE PLAN	00
8	12/09/14	NEW SITE PLAN	00
7	12/09/14	AS PER CLIENT REQUEST	00
6	12/09/14	REVISED DETAILS AS PER CLIENT REQUEST	00
5	12/09/14	AS PER CITY REQUEST	00
4	12/09/14	NEW SITE PLAN	00
3	12/09/14	REV. SHRUB PLAN	00
2	12/09/14	NEW SITE PLAN	00
1	12/22/14	REVISED ARCHITECT MARKET	NT

SEAL:

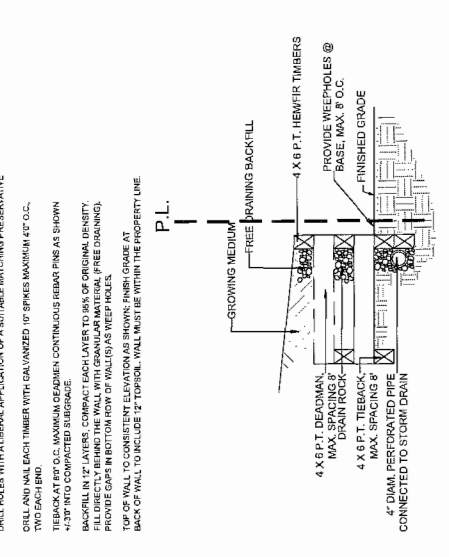


PMG LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 P: 604 294-0011 ; F: 604 294-0022

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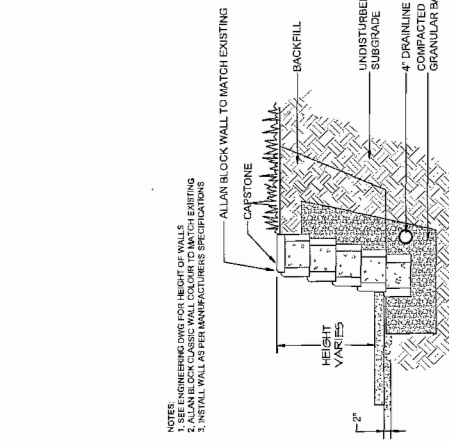


NOTES:
 1. ALL WOOD PRESURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS.
 2. RE-USE OF MATERIALS PER C.O.P. OF WOODS. TREAT ALL CUT SURFACES.
 3. DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.
 4. OIL AND NAIL EACH TIMBER WITH GALVANIZED 16" SPIKES MAXIMUM 4" O.C.
 5. TWO EACH END.
 6. TIEBACKS AT 8" O.C. MAXIMUM READERS CONTINGUS REBAR FINE AS SHOWN.
 7. BACKLAYS TO BE 2" MINIMUM TO FACE OF ORIGINAL UTILITY.
 8. BACKLAYS TO BE 2" MINIMUM TO FACE OF ORIGINAL UTILITY.
 9. PROVIDE CAPS IN BOTTOM ROW OF WALLS AS WEAP HOLES.
 10. TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN; FINISH GRADE AT
 11. BACK OF WALL TO INCLUDE 2" TORSION. WALL MUST BE WITHIN THE PROPERTY LINE.



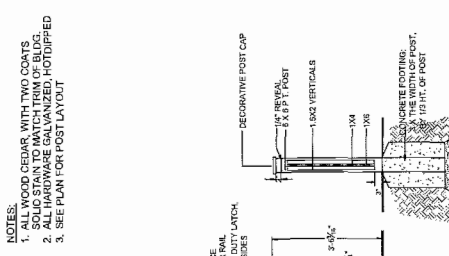
5 TIMBER RETAINING WALL
 1/2" = 1'-0"

NOTES:
 1. SEE ENGINEERING DRAWING FOR HEIGHT OF WALLS.
 2. ALLAN BLOCK CLASSIC WALL TO MATCH EXISTING.
 3. INSTALL WALL AS PER MANUFACTURER'S SPECIFICATION.



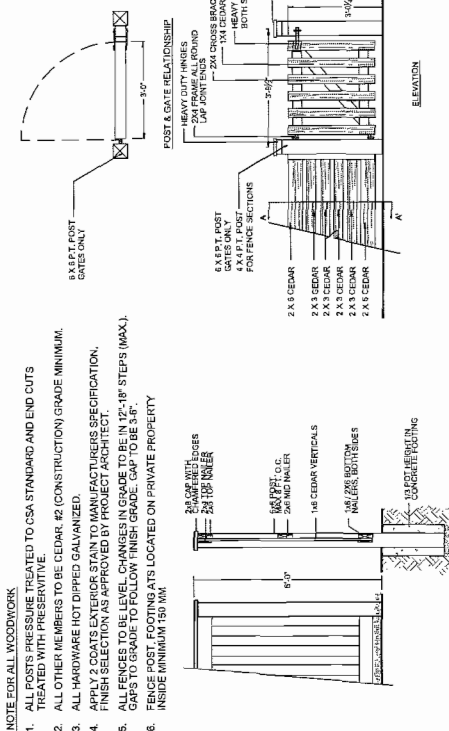
4 ALLAN BLOCK WALL
 1/2" = 1'-0"

NOTES:
 1. ALL WOOD CEDAR, WITH TWO COATS
 2. SOLID STAIN TO MATCH TERM OF BLDG.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. SEE PLAN FOR POST LAYOUT.



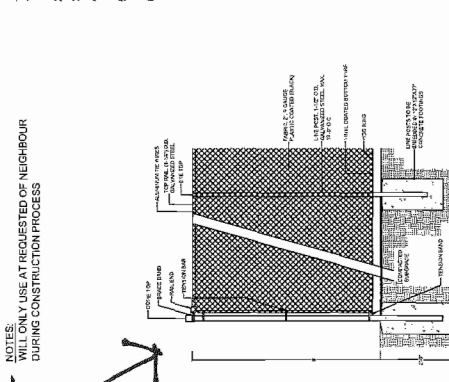
2 42" HT PICKET FENCE AND GATE
 3/8" = 1'-0"

NOTE FOR ALL WOODWORK
 1. ALL POSTS PRESURE TREATED TO CSA STANDARDS AND END CUTS
 2. TREATED WITH PRESERVATIVE.
 3. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 4. ALL HARDWARE HOT DIPPED GALVANIZED.
 5. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION.
 6. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 7. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.).
 8. GAPS TO SQUARE TO FOLLOW FINISH GRADE. GAP TO BE 3/8\"/>



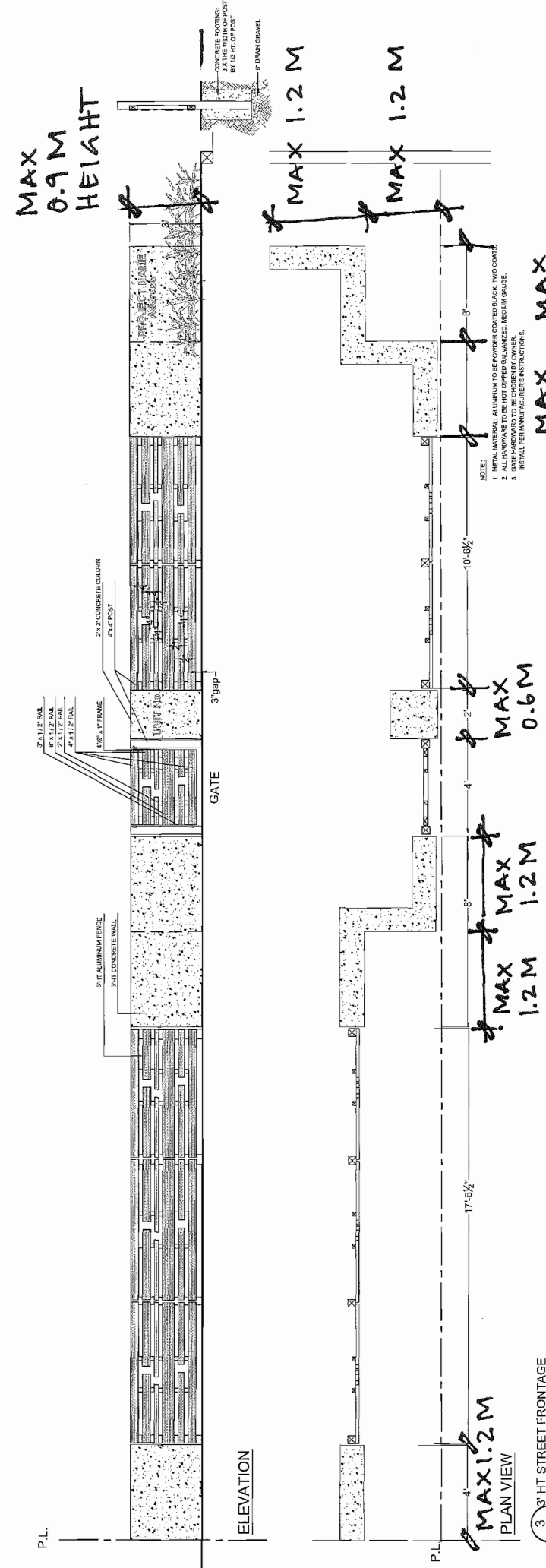
1 6'-0" HT WOOD FENCE
 3/8" = 1'-0"

NOTES:
 1. WILL ONLY USE AT REQUESTED OF NEIGHBOUR
 2. DURING CONSTRUCTION PROCESS



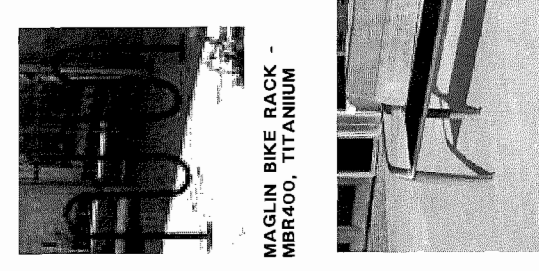
1A 6'-0" HT CHAIN LINK FENCE
 3/8" = 1'-0"

MAX 1.8 M HEIGHT
 MAX 1.8 M HEIGHT

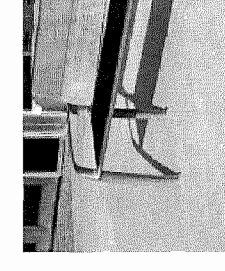


3 3' HT STREET FRONTAGE
 3/8" = 1'-0"

MAX 1.2 M
 MAX 0.9 M HEIGHT
 DAYTON & DIXON STREETSCAPE FENCING DETAIL



MAGLIN BIKE RACK -
 MBR400, TITANIUM



MAGLIN BENCH - SCB1600,
 TITANIUM FRAME, HDPC SLATS

pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 0G9
 P: 604-294-0011 ; F: 604-294-0022

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.05.13	REVISED AMORPHOUS REPORT	NT
2	12.05.13	NEW SITE PLAN	IC
3	12.05.13	NEW SITE PLAN	IC
4	12.05.13	NEW SITE PLAN	IC
5	12.05.13	REVISED AMORPHOUS REPORT	NT
6	12.05.13	REVISED AMORPHOUS REPORT	NT
7	12.05.13	REVISED AMORPHOUS REPORT	NT
8	12.05.13	REVISED AMORPHOUS REPORT	NT
9	12.05.13	REVISED AMORPHOUS REPORT	NT
10	12.05.13	REVISED AMORPHOUS REPORT	NT
11	12.05.13	REVISED AMORPHOUS REPORT	NT
12	12.05.13	REVISED AMORPHOUS REPORT	NT
13	12.05.13	REVISED AMORPHOUS REPORT	NT

CLIENT:
 TOWNHOUSE DEVELOPMENT
 9051, 9055 DAYTON AVENUE
 RICHMOND, BC

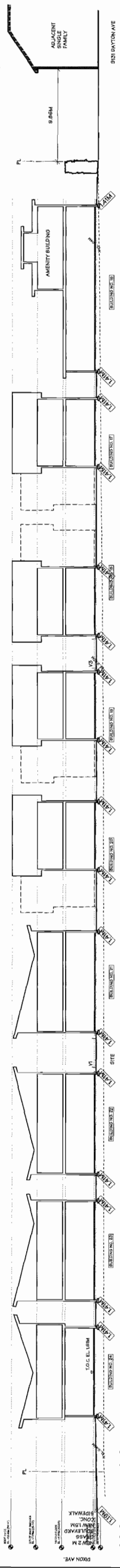
DRAWING TITLE:
 LANDSCAPE DETAILS

DATE: 12 SEP 14
 SCALE: AS SHOWN
 DRAWN: NT
 DESIGN: NT
 CHKD: PCM
 DRAWING NUMBER:
 PMG PROJECT NUMBER:
 L5

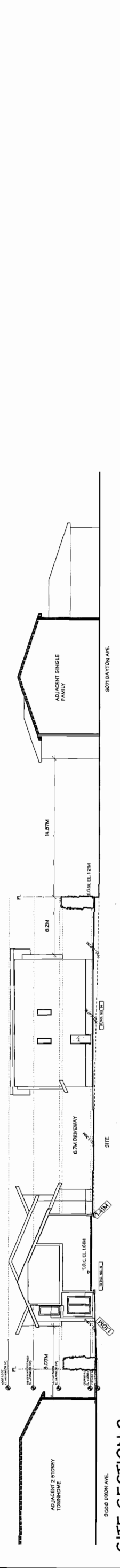
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PROJECT		TOWNHOUSE DEVELOPMENT	
Yamamoto Architecture Inc.		9851 8855 DAYTON AVE RICHMOND, B.C.	
SCALE	1/16"=1'-0"	SHEET	
DATE	SEPT. 16, 2012	DRAWN	TY
CHECKED		PROJ.	

NO.	DATE	REVISIONS
NOV. 8, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.O.P.	
SEP. 3, 2014	GENERAL REVISIONS	

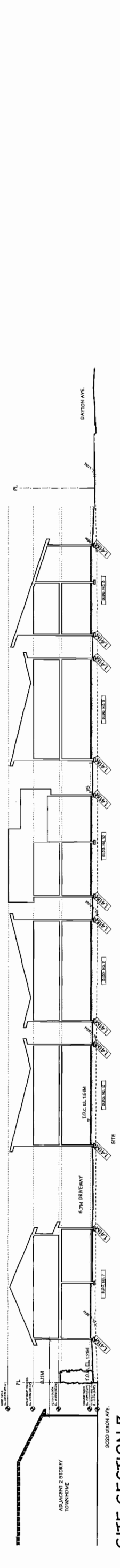
PLAN #1b



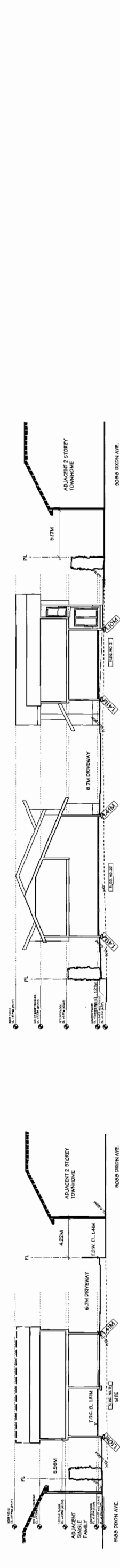
SITE SECTION 1
SCALE: 1/16"=1'-0"



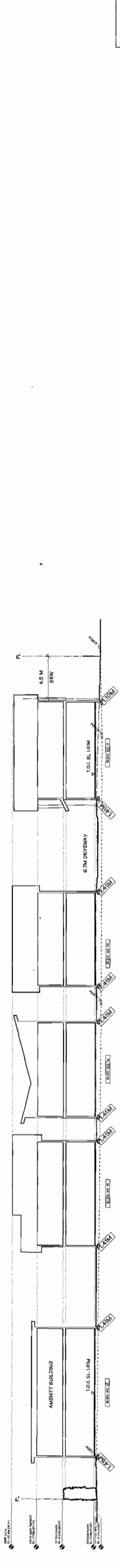
SITE SECTION 2
SCALE: 1/16"=1'-0"



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



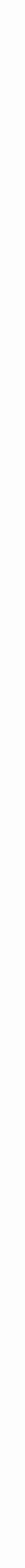
SITE SECTION A
SCALE: 1/16"=1'-0"



SITE SECTION B
SCALE: 1/16"=1'-0"



SITE SECTION C
SCALE: 1/16"=1'-0"



SITE SECTION D
SCALE: 1/16"=1'-0"

2388 oak street, vancouver, b.c.
VAN VJ1 181-684-731-1127 Fax: 684-731-1327

SHEET NO.	111
DATE	JULY 18, 2013
DRAWN	TYWON
CHECKED	
PROJECT	DP 14-657872

Yamamoto
 Architecture Inc.
 2385 oak street, vancouver, b.c.
 v6h 4j7 | 604-731-1127 fax: 731-1127
 DRAWING TITLE
 ELEVATIONS

SCALE 1/8" = 1'-0"
 BUILDING NO. 1
 NORTH ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 1
 EAST ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 1
 SOUTH ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 1
 WEST ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 2 & 3
 NORTH ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

SCALE 1/8" = 1'-0"
 BUILDING NO. 2 & 3
 EAST ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

SCALE 1/8" = 1'-0"
 BUILDING NO. 2 & 3
 SOUTH ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

SCALE 1/8" = 1'-0"
 BUILDING NO. 4
 NORTH ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 4
 EAST ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 4
 SOUTH ELEVATION
 COLOUR SCHEME - C

SCALE 1/8" = 1'-0"
 BUILDING NO. 4
 WEST ELEVATION
 COLOUR SCHEME - C

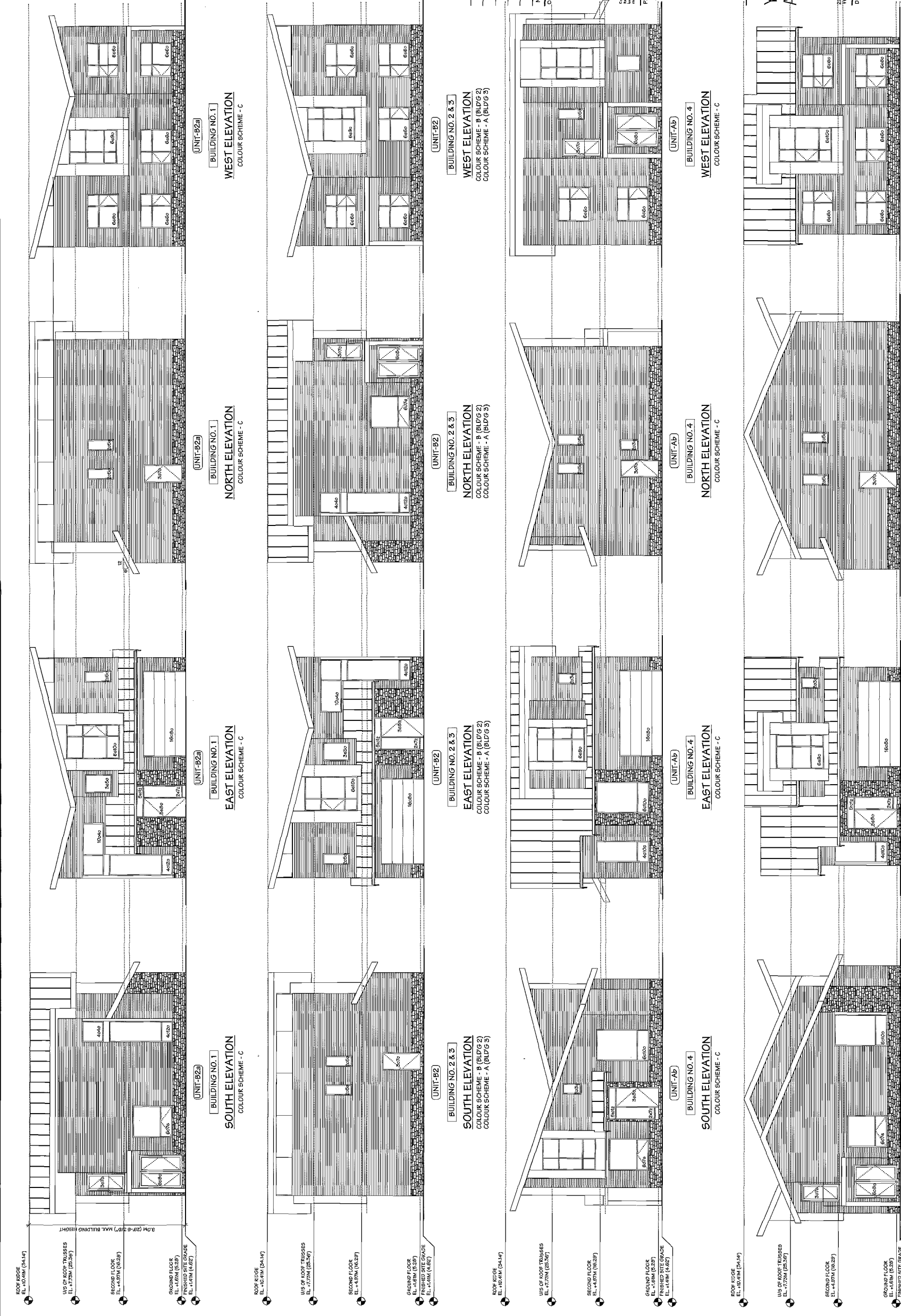
SCALE 1/8" = 1'-0"
 BUILDING NO. 5
 NORTH ELEVATION
 COLOUR SCHEME - B

SCALE 1/8" = 1'-0"
 BUILDING NO. 5
 EAST ELEVATION
 COLOUR SCHEME - B

SCALE 1/8" = 1'-0"
 BUILDING NO. 5
 SOUTH ELEVATION
 COLOUR SCHEME - B

SCALE 1/8" = 1'-0"
 BUILDING NO. 5
 WEST ELEVATION
 COLOUR SCHEME - B

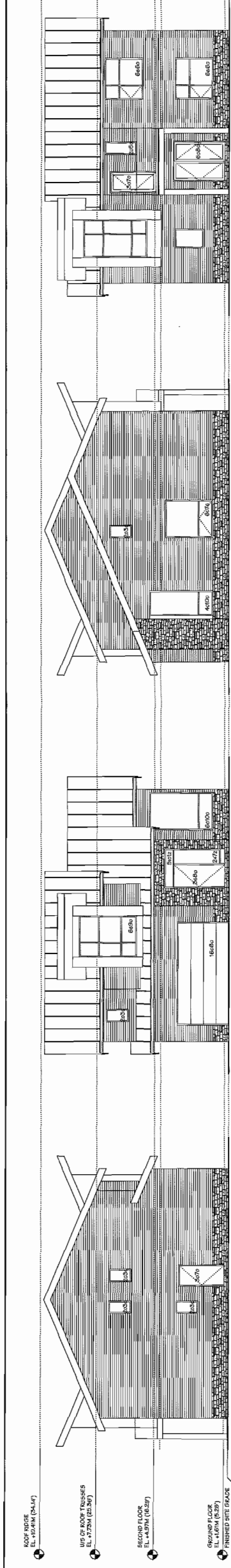
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS



NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR P.A.P.
3	OCT. 8, 2014	ISSUED FOR A.D.P.
4	SEP. 2, 2014	GENERAL REVISIONS
5	MAR. 2, 2014	ISSUED FOR P.P. APPLICATION

PROJECT TOWNHOUSE DEVELOPMENT
 8961, 8955 DAYTON AVE
 RICHMOND, B.C.

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[UNIT-Aa]
[BUILDING NO. 6]
WEST ELEVATION
COLOUR SCHEME - A

[UNIT-Aa]
[BUILDING NO. 6]
SOUTH ELEVATION
COLOUR SCHEME - A

[UNIT-Aa]
[BUILDING NO. 6]
EAST ELEVATION
COLOUR SCHEME - A

[UNIT-Aa]
[BUILDING NO. 6]
NORTH ELEVATION
COLOUR SCHEME - A

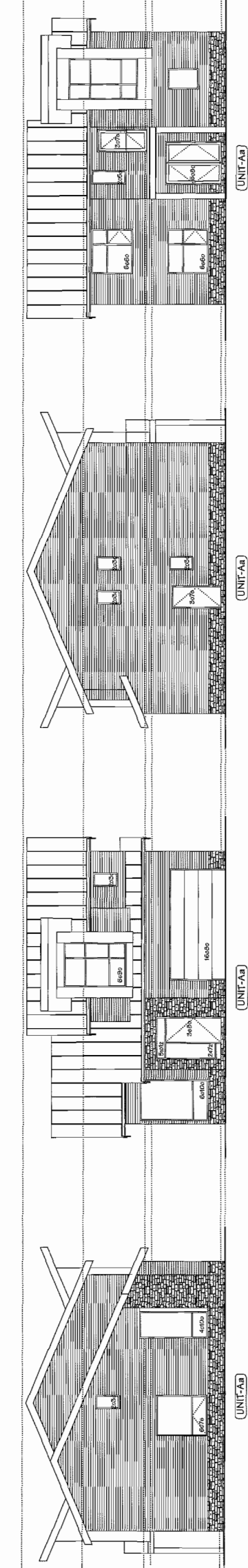
ROOF RIDGE
EL. +10.91M (34.14')

USE OF ROOF TRUSSES
EL. +7.23M (23.73')

SECOND FLOOR
EL. +4.57M (14.99')

GROUND FLOOR
EL. +1.67M (5.48')

FINISHED SITE GRADE
EL. +1.17M (3.84')



[UNIT-Aa]
[BUILDING NO. 7]
WEST ELEVATION
COLOUR SCHEME - C

[UNIT-Aa]
[BUILDING NO. 7]
SOUTH ELEVATION
COLOUR SCHEME - C

[UNIT-Aa]
[BUILDING NO. 7]
EAST ELEVATION
COLOUR SCHEME - C

[UNIT-Aa]
[BUILDING NO. 7]
NORTH ELEVATION
COLOUR SCHEME - C

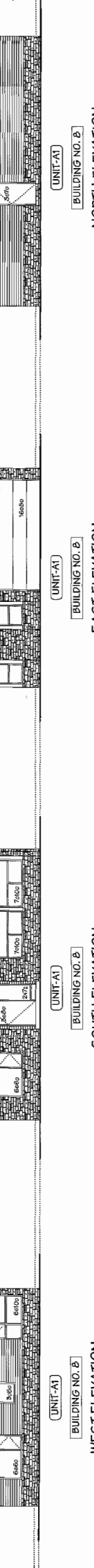
ROOF RIDGE
EL. +10.91M (34.14')

USE OF ROOF TRUSSES
EL. +7.23M (23.73')

SECOND FLOOR
EL. +4.57M (14.99')

GROUND FLOOR
EL. +1.67M (5.48')

FINISHED SITE GRADE
EL. +1.17M (3.84')



[UNIT-A1]
[BUILDING NO. 8]
WEST ELEVATION
COLOUR SCHEME - A

[UNIT-A1]
[BUILDING NO. 8]
SOUTH ELEVATION
COLOUR SCHEME - A

[UNIT-A1]
[BUILDING NO. 8]
EAST ELEVATION
COLOUR SCHEME - A

[UNIT-A1]
[BUILDING NO. 8]
NORTH ELEVATION
COLOUR SCHEME - A

ROOF RIDGE
EL. +10.91M (34.14')

USE OF ROOF TRUSSES
EL. +7.23M (23.73')

SECOND FLOOR
EL. +4.57M (14.99')

GROUND FLOOR
EL. +1.67M (5.48')

FINISHED SITE GRADE
EL. +1.17M (3.84')



[UNIT-A1]
[BUILDING NO. 9]
SOUTH ELEVATION
COLOUR SCHEME - B

[UNIT-A1]
[BUILDING NO. 9]
EAST ELEVATION
COLOUR SCHEME - B

[UNIT-A1]
[BUILDING NO. 9]
NORTH ELEVATION
COLOUR SCHEME - B

[UNIT-A1]
[BUILDING NO. 9]
WEST ELEVATION
COLOUR SCHEME - B

ROOF RIDGE
EL. +10.91M (34.14')

USE OF ROOF TRUSSES
EL. +7.23M (23.73')

SECOND FLOOR
EL. +4.57M (14.99')

GROUND FLOOR
EL. +1.67M (5.48')

FINISHED SITE GRADE
EL. +1.17M (3.84')

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR D.P.P.
3	OCT. 8, 2014	ISSUED FOR A.C.P.
4	SEP. 2, 2014	GENERAL REVISIONS
5	AUG. 7, 2014	ISSUED FOR D.P. APPLICATION

PROJECT: TOWNHOUSE DEVELOPMENT
9951, 9955 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.
2388 oak street, van. b.c.
VAN. C1 1W7 7S1-127 fax: 731-1287

SCALE: 1/8" = 1'-0"
DATE: JULY 18, 2013
DRAWN: TYMM
CHECKED: []
SHEET NO.: 1111
PROJECT NO.: DP 14-657872

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

SCALE	1/8" = 1'-0"	SHEET NO.	1111
DATE	JULY 19, 2013	DRAWN	TYM/KM
CHECKED		PROJECT	DP 14-657872

Yamamoto Architecture Inc.
 2388 Oak Street, Suite 101, Richmond, B.C.
 V6V 4J7 Tel: 778-1127 Fax: 778-1127

UNIT-A
 BUILDING NO. 10
 SOUTH ELEVATION
 COLOUR SCHEME - C

UNIT-A
 BUILDING NO. 10
 NORTH ELEVATION
 COLOUR SCHEME - C

UNIT-A
 BUILDING NO. 10
 EAST ELEVATION
 COLOUR SCHEME - C

UNIT-A
 BUILDING NO. 10
 WEST ELEVATION
 COLOUR SCHEME - C

UNIT-A2
 BUILDING NO. 11
 SOUTH ELEVATION
 COLOUR SCHEME - B

UNIT-A2
 BUILDING NO. 11
 NORTH ELEVATION
 COLOUR SCHEME - B

UNIT-A2
 BUILDING NO. 11
 EAST ELEVATION
 COLOUR SCHEME - B

UNIT-A2
 BUILDING NO. 11
 WEST ELEVATION
 COLOUR SCHEME - B

UNIT-A2A
 BUILDING NO. 12
 SOUTH ELEVATION
 COLOUR SCHEME - A

UNIT-A2A
 BUILDING NO. 12
 NORTH ELEVATION
 COLOUR SCHEME - A

UNIT-A2A
 BUILDING NO. 12
 EAST ELEVATION
 COLOUR SCHEME - A

UNIT-A2A
 BUILDING NO. 12
 WEST ELEVATION
 COLOUR SCHEME - A

UNIT-B1
 BUILDING NO. 13
 SOUTH ELEVATION
 COLOUR SCHEME - C

UNIT-B1
 BUILDING NO. 13
 NORTH ELEVATION
 COLOUR SCHEME - C

UNIT-B1
 BUILDING NO. 13
 EAST ELEVATION
 COLOUR SCHEME - C

UNIT-B1
 BUILDING NO. 13
 WEST ELEVATION
 COLOUR SCHEME - C

ROOF RIDGE
 EL. +10.81M (34.17')

USE OF ROOF TRUSSES
 EL. +7.73M (25.37')

SECOND FLOOR
 EL. +4.57M (16.29')

GROUND FLOOR
 EL. +1.0M (3.28')

FINISHED SITE GRADE
 EL. +1.4M (4.62')

ROOF RIDGE
 EL. +10.81M (34.17')

USE OF ROOF TRUSSES
 EL. +7.73M (25.37')

SECOND FLOOR
 EL. +4.57M (16.29')

GROUND FLOOR
 EL. +1.0M (3.28')

FINISHED SITE GRADE
 EL. +1.4M (4.62')

ROOF RIDGE
 EL. +10.81M (34.17')

USE OF ROOF TRUSSES
 EL. +7.73M (25.37')

SECOND FLOOR
 EL. +4.57M (16.29')

GROUND FLOOR
 EL. +1.0M (3.28')

FINISHED SITE GRADE
 EL. +1.4M (4.62')

NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT
 TOWNHOUSE DEVELOPMENT

9951, 9955 DATON AVE
 RICHMOND, B.C.

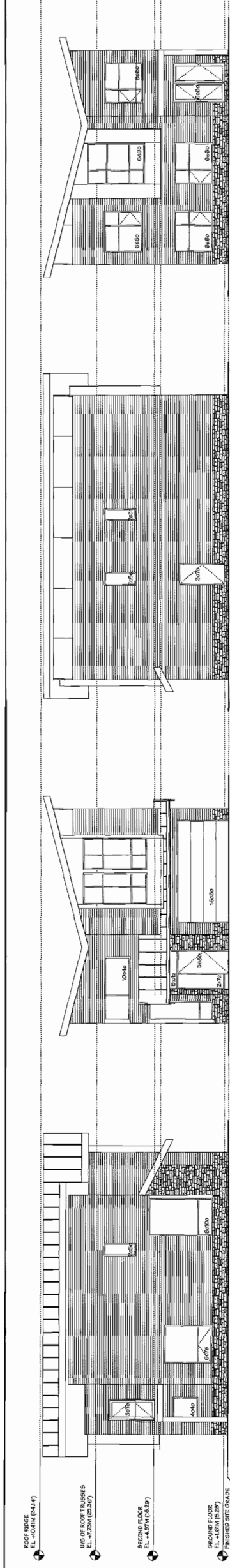
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #6
 WEST ELEVATION
 COLOUR SCHEME - A

PLAN #6
 WEST ELEVATION
 COLOUR SCHEME - C

PLAN #6
 NORTH ELEVATION
 COLOUR SCHEME - A

PLAN #6
 EAST ELEVATION
 COLOUR SCHEME - C

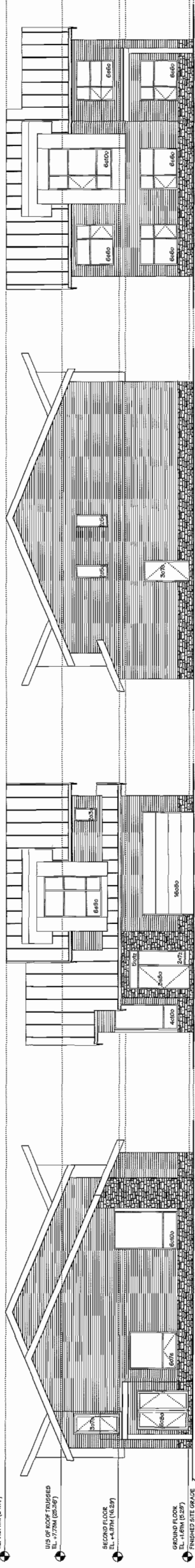


UNIT-B3
BUILDING NO. 14
EAST ELEVATION
COLOUR SCHEME - A

UNIT-B3
BUILDING NO. 14
WEST ELEVATION
COLOUR SCHEME - A

UNIT-B3
BUILDING NO. 14
NORTH ELEVATION
COLOUR SCHEME - A

UNIT-B3
BUILDING NO. 14
SOUTH ELEVATION
COLOUR SCHEME - A



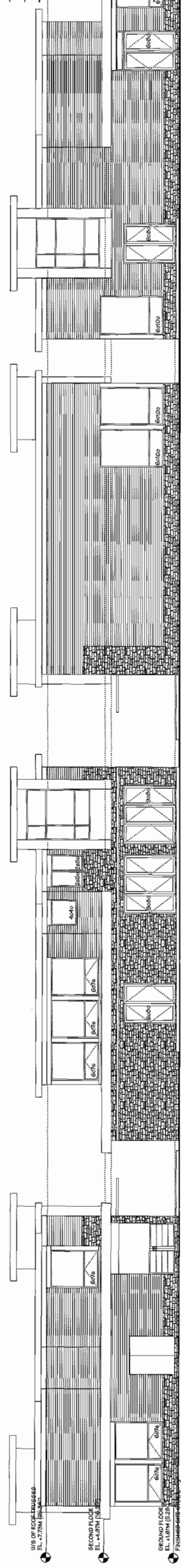
UNIT-B5
BUILDING NO. 15
EAST ELEVATION
COLOUR SCHEME - B

UNIT-B5
BUILDING NO. 15
WEST ELEVATION
COLOUR SCHEME - B

UNIT-B5
BUILDING NO. 15
NORTH ELEVATION
COLOUR SCHEME - B

UNIT-B5
BUILDING NO. 15
SOUTH ELEVATION
COLOUR SCHEME - B

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR P.P.F.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR DP APPLICATION	



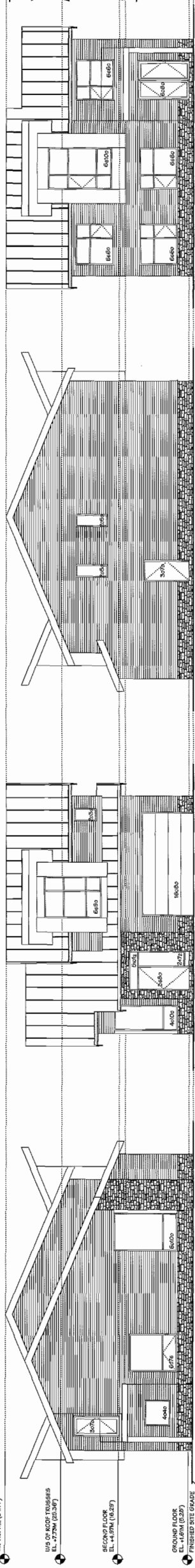
UNIT-B7
BUILDING NO. 16
NORTH ELEVATION
COLOUR SCHEME - A

UNIT-B7
BUILDING NO. 16
SOUTH ELEVATION
COLOUR SCHEME - A

UNIT-B7
BUILDING NO. 16
WEST ELEVATION
COLOUR SCHEME - A

UNIT-B7
BUILDING NO. 16
EAST ELEVATION
COLOUR SCHEME - A

*** AMENITY BUILDING A**



UNIT-B9
BUILDING NO. 17
NORTH ELEVATION
COLOUR SCHEME - A

UNIT-B9
BUILDING NO. 17
SOUTH ELEVATION
COLOUR SCHEME - A

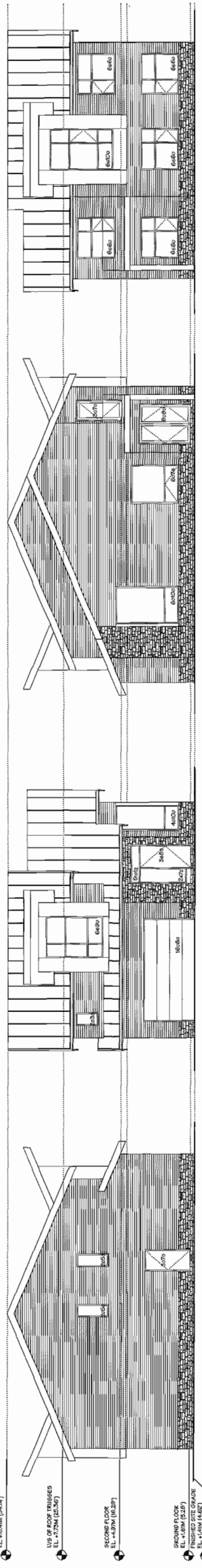
UNIT-B9
BUILDING NO. 17
WEST ELEVATION
COLOUR SCHEME - A

UNIT-B9
BUILDING NO. 17
EAST ELEVATION
COLOUR SCHEME - A

Yamamoto
Architecture Inc.
2388 Oak Street, Unit, B.C.
V6H 4J1 Tel: 731-1127 Fax: 731-1127
DRAWING TITLE
ELEVATIONS
SCALE 1/8" = 1'-0"
DATE JULY 19, 2013
DRAWN TMM
CHECKED
SHEET NO.
DP 14-657872
PROJ. NO. 1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

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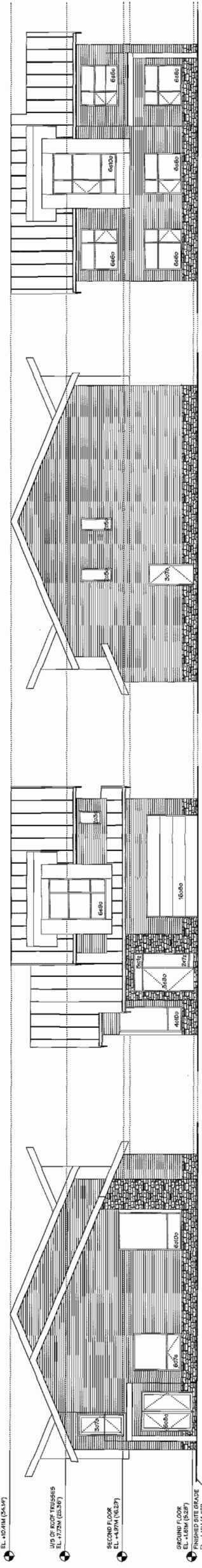


UNIT-B
BUILDING NO. 19
NORTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
WEST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
SOUTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
EAST ELEVATION
COLOUR SCHEME - B

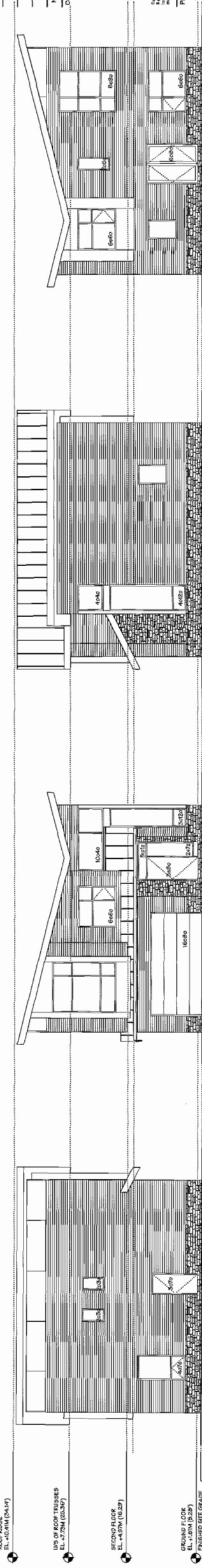


UNIT-B
BUILDING NO. 19, 20
NORTH ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
WEST ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
SOUTH ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
EAST ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

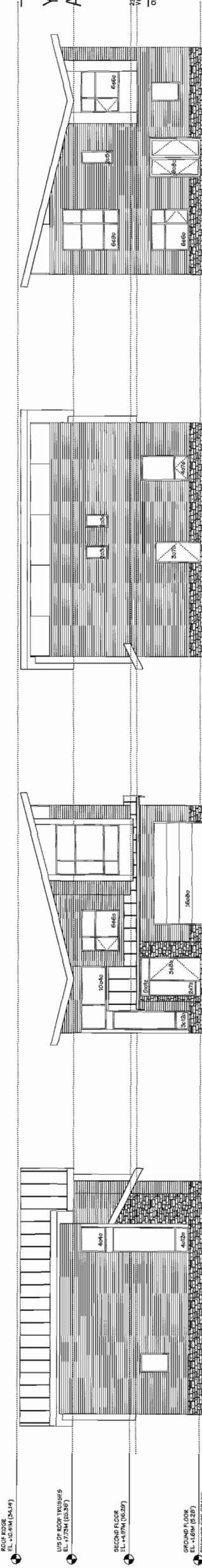


UNIT-A2
BUILDING NO. 21 & 23
NORTH ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
WEST ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
SOUTH ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
EAST ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)



UNIT-A2
BUILDING NO. 22
NORTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
WEST ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
SOUTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
EAST ELEVATION
COLOUR SCHEME - A

NO.	DATE	REVISIONS	CONSULTANT
NOV. 20, 2014	GENERAL REVISIONS		
NOV. 6, 2014	ISSUED FOR P.P.		
OCT. 8, 2014	ISSUED FOR A.O.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR P.P. APPLICATION		

PROJECT: TOWNHOUSE
DEVELOPMENT

2081, 2085 CANTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2088 oak street, vancouver, b.c.
V6J 1G1 TEL: 778-1127 FAX: 778-1187

DRAWING TITLE: ELEVATIONS

SHEET NO.	1111
SCALE	1/8" = 1'-0"
DATE	JULY 19, 2013
DRAWN	T/Y/M
CHECKED	
PROJECT NO.	DP 14-657872

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #8
EAST ELEVATION
COLOUR SCHEME - A

PLAN #8
SOUTH ELEVATION
COLOUR SCHEME - A

PLAN #8
WEST ELEVATION
COLOUR SCHEME - A

PLAN #8
NORTH ELEVATION
COLOUR SCHEME - A

NO.	DATE	REVISIONS
1	DEC. 3, 2014	FENCE REVISED
2	NOV. 6, 2014	ISSUED FOR O.P.F.
3	OCT. 9, 2014	ISSUED FOR A.D.T.
4	MAR. 7, 2014	ISSUED FOR O.P.F. APPLICATION

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PROJECT
 TOWNHOUSE DEVELOPMENT

901, 902 DAYTON AVE
 RICHMOND, B.C.

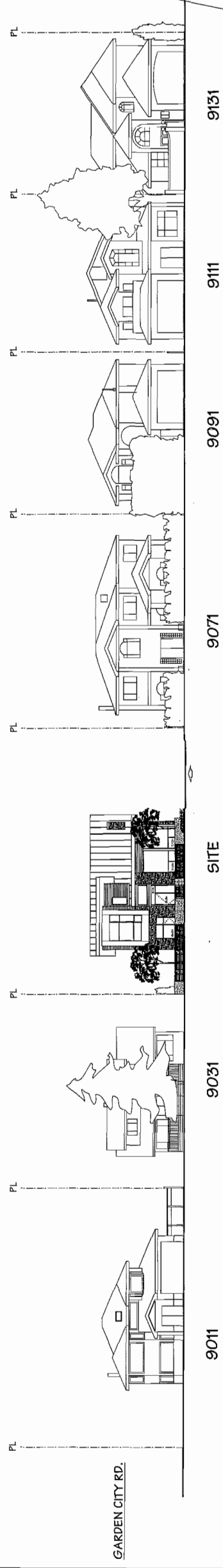
Yamamoto
 Architecture Inc.

2008 Oak Street, West, B.C.
 V6H 4J1 Tel: 781-1127 Fax: 781-1327

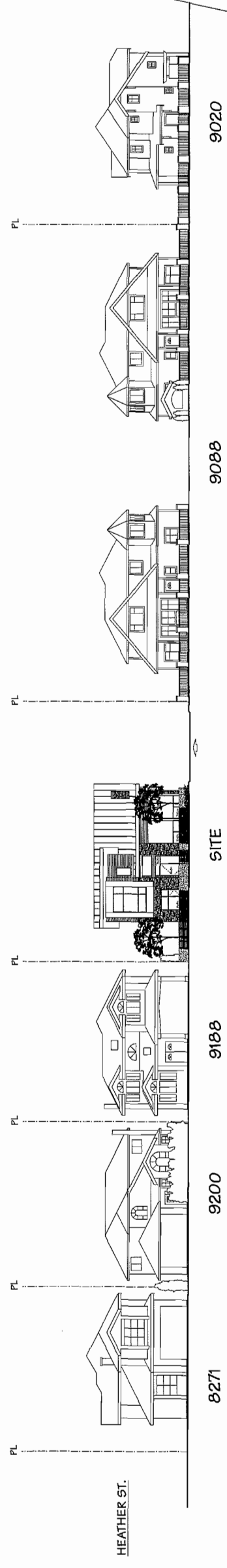
DRAWING TITLE
 STREETSCAPE ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	MAY 15, 2014	PROJECT NO.	DP 14-657872
DRAWN BY	TY	CHECKED	
			PROJ. NO. 1111

PLAN #1C

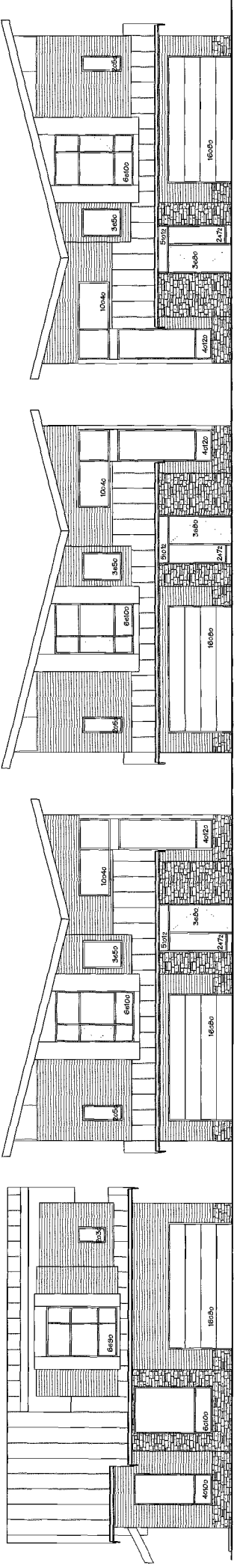


STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

DRIVE AISLE STREETSCAPE - LOOKING WEST



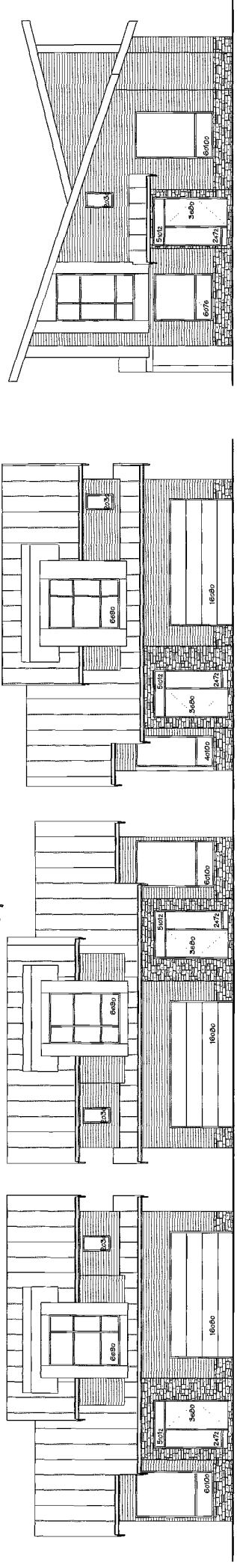
[UNIT-B2] BUILDING NO. 1 EAST ELEVATION

[UNIT-B2] BUILDING NO. 2 EAST ELEVATION

[UNIT-B2] BUILDING NO. 3 EAST ELEVATION

[UNIT-A1] BUILDING NO. 4 EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING NORTH



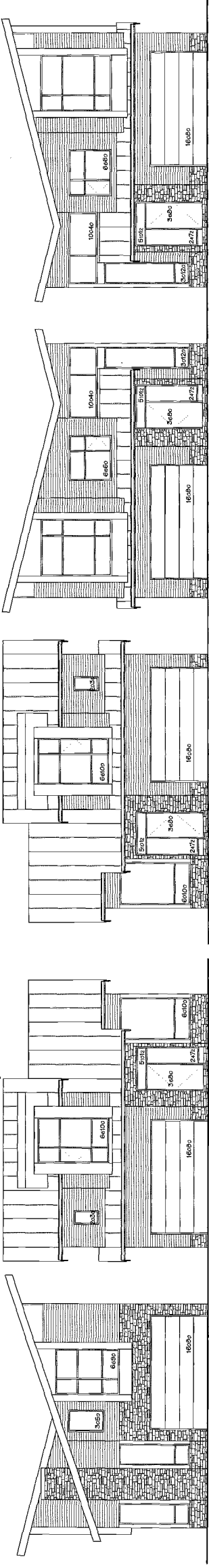
[UNIT-A1] BUILDING NO. 4 SOUTH ELEVATION

[UNIT-B] BUILDING NO. 5 SOUTH ELEVATION

[UNIT-A1] BUILDING NO. 6 SOUTH ELEVATION

[UNIT-A1] BUILDING NO. 7 SOUTH ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



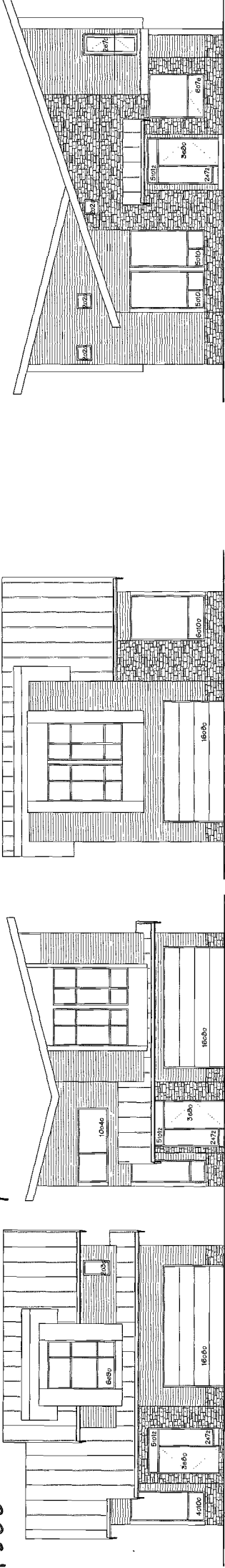
[UNIT-A2] BUILDING NO. 8 EAST ELEVATION

[UNIT-A2] BUILDING NO. 9 EAST ELEVATION

[UNIT-A] BUILDING NO. 10 EAST ELEVATION

[UNIT-A] BUILDING NO. 11 EAST ELEVATION

DRIVE AISLE STREETSCAPE, LOOKING SOUTH AND EAST



[UNIT-B1] BUILDING NO. 12 WEST ELEVATION

[UNIT-B1] BUILDING NO. 13 NORTH ELEVATION

[UNIT-B3] BUILDING NO. 14 NORTH ELEVATION

[UNIT-B] BUILDING NO. 15 NORTH ELEVATION

PLAN #1d

NOV. 6, 2014	ISSUED FOR D.P.T.
OCT. 5, 2014	ISSUED FOR A.C.T.
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

PROJECT
TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

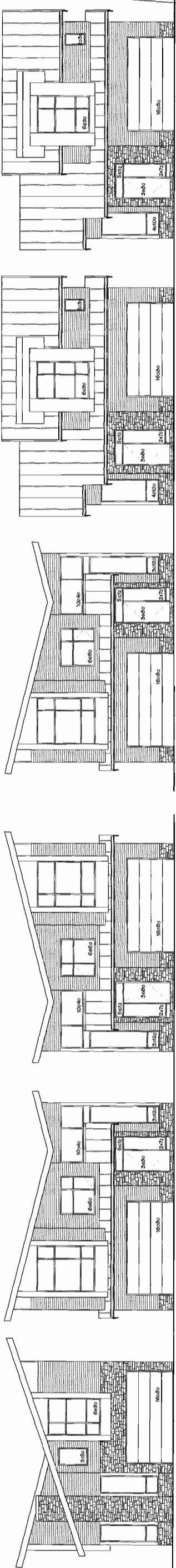
2286 oak street, Vancouver, B.C.
V6H 4J1 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE
ELEVATIONS

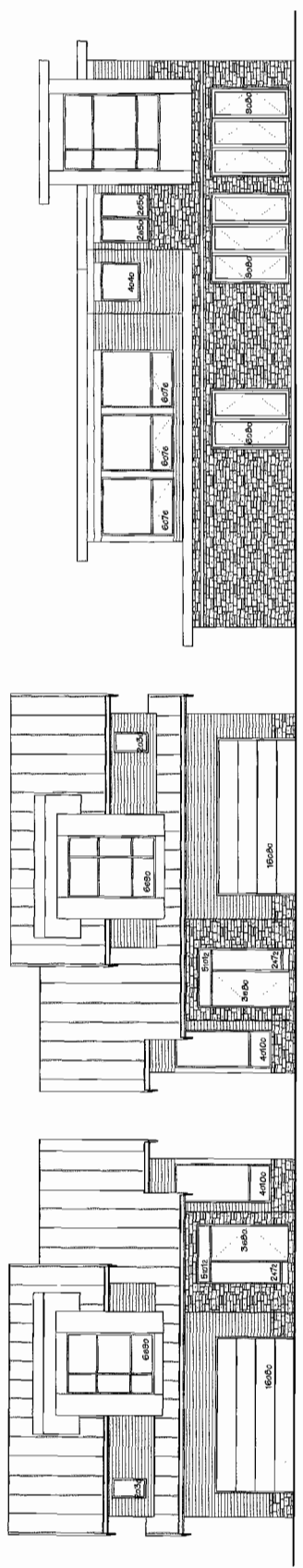
SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 15, 2013	DRAWN	TY
CHECKED		PROJ. NO.	1111

Reference Plan
Dec 8, 2014
DP 14-657872

DP 14-657872



(UNIT-A1) BUILDING NO. 24 WEST ELEVATION
 (UNIT-A2) BUILDING NO. 23 WEST ELEVATION
 (UNIT-A2) BUILDING NO. 22 WEST ELEVATION
 (UNIT-A2) BUILDING NO. 21 WEST ELEVATION
 (UNIT-B) BUILDING NO. 20 WEST ELEVATION
 (UNIT-B) BUILDING NO. 19 WEST ELEVATION



(UNIT-Ba) BUILDING NO. 17 WEST ELEVATION
 (UNIT-B) BUILDING NO. 18 WEST ELEVATION
 (UNIT-B) BUILDING NO. 19 WEST ELEVATION
 (UNIT-B) BUILDING NO. 20 WEST ELEVATION
 (UNIT-A2) BUILDING NO. 21 WEST ELEVATION
 (UNIT-A2) BUILDING NO. 22 WEST ELEVATION
 (UNIT-A2) BUILDING NO. 23 WEST ELEVATION
 (UNIT-A1) BUILDING NO. 24 WEST ELEVATION
 AMENITY BUILDING NO. 16 WEST ELEVATION

DRIVE AISLE STREETScape — DIXON TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014		ISSUED FOR D.P.F.	
OCT. 8, 2014		ISSUED FOR A.D.P.	
SEP. 4, 2014		ISSUED FOR D.P.F. APPLICATION	

PROJECT
 TOWNHOUSE DEVELOPMENT

9851, 9855 DAYTON AVE
 RICHMOND, E.C.

Yamamoto
 Architecture Inc.

DRAWING TITLE
 ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 18, 2013	
DRAWN TY	DP 14-6571
CHECKED	PROJ. NO. 111

Reference Plan Dec 8, 2014
 DP 14-657872

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

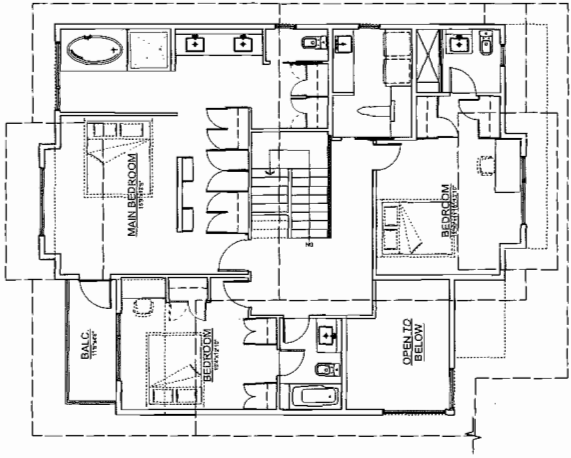
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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

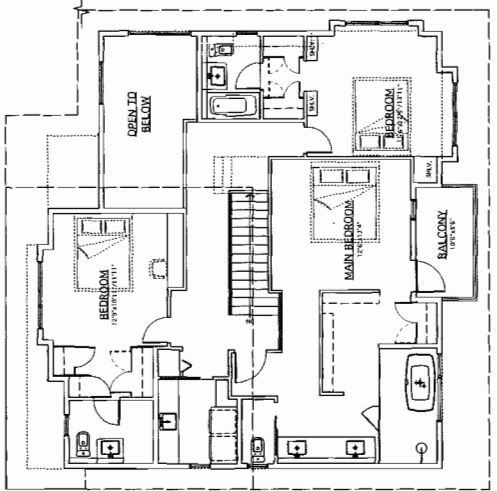
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED WATER HEATER
- EFFICIENT CONDENSING BOILER (BURNER/FLAME TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
- NATURAL GAS INDIRECT FRESH WATER HEATER 50 US GAL
- PINK E7-035 (TRIANGLE TUBE SMART SERIES)

ENERGYGUIDE 65:

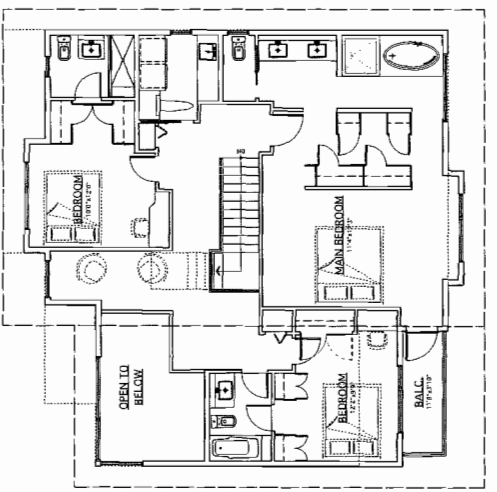
- R12 FULL UNDER SLAB INSULATION AND RISER SKIRT
- INSULATED CONCRETE SLAB
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- GEL WITH POLYURETHANE INSULATION CORE DOORS
- METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED WATER HEATER
- EFFICIENT CONDENSING BOILER (BURNER/FLAME TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
- NATURAL GAS INDIRECT FRESH WATER HEATER 50 US GAL
- PINK E7-035 (TRIANGLE TUBE SMART SERIES)



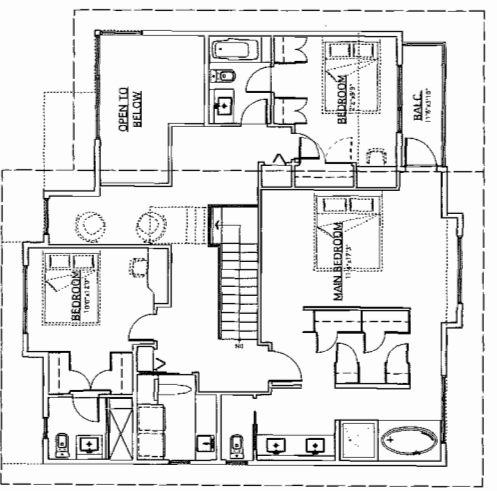
UNIT-B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-AD
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

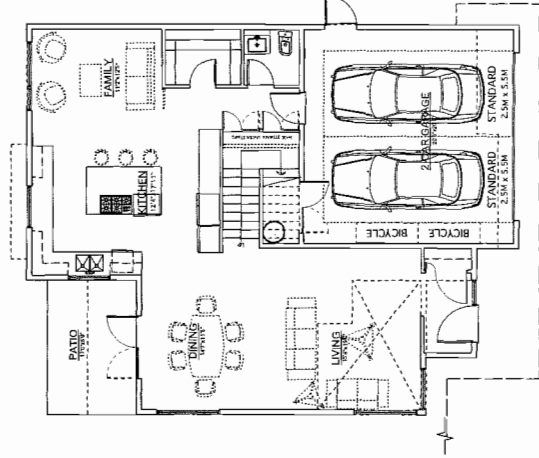


UNIT-B2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

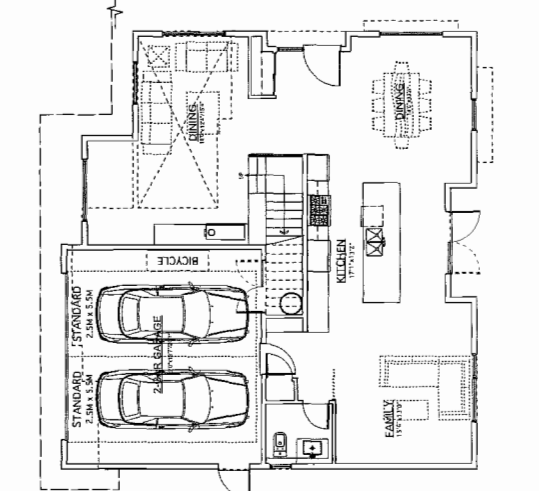


UNIT-B2B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

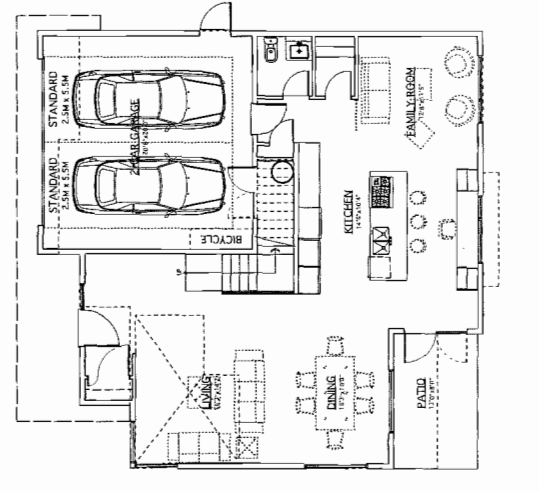
NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 9, 2014	ISSUED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		



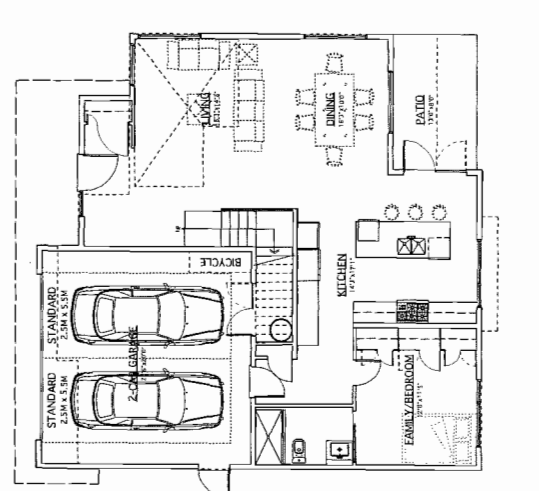
UNIT-B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-AD
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-B2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-B2B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT
TOWNHOUSE DEVELOPMENT

8051, MISS DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2286 oak street, vancouver, b.c.
V6H 4J1 Tel: 753-1127 Fax: 751-1327

DRAWING TITLE
FLOOR PLANS

DATE
JULY 19, 2013

DRAWN
TY/KM

CHECKED

SCALE
1/8" = 1'-0"

SHEET NO.
DP 14-65787

PROJ. NO.
111

Reference Plan
Dec 8, 2014
DP 14-657872

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

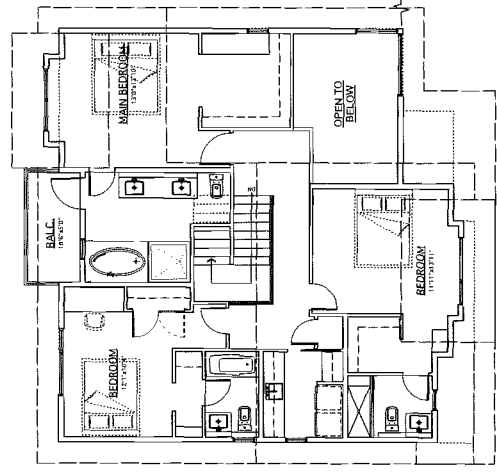
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION.
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES.

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

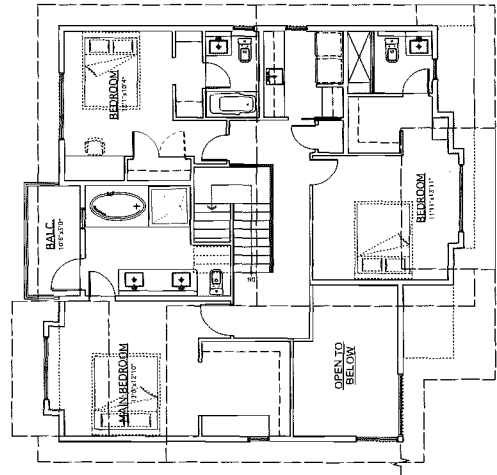
- ENERGY STAR APPLIANCES AND LOW VOC PAINTS.
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD.

ENERGUIDE B3:

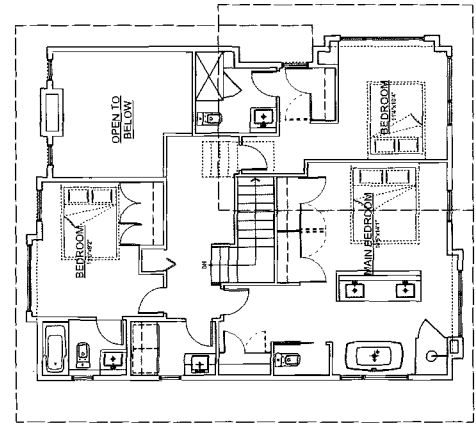
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- EFFICIENT CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE PRESTIGE 50.0) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER 50 US GAL TANK, ET-015 (TRIANGLE TUBE SMART SERIES)



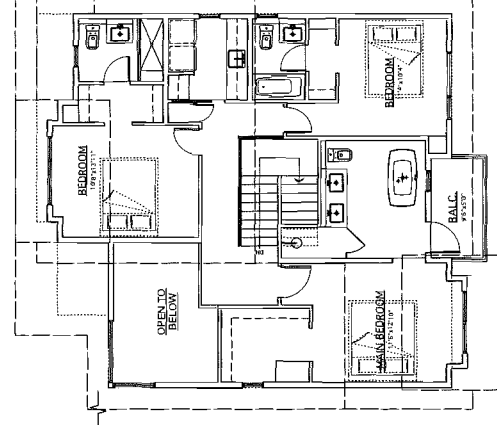
(UNIT-Aa)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



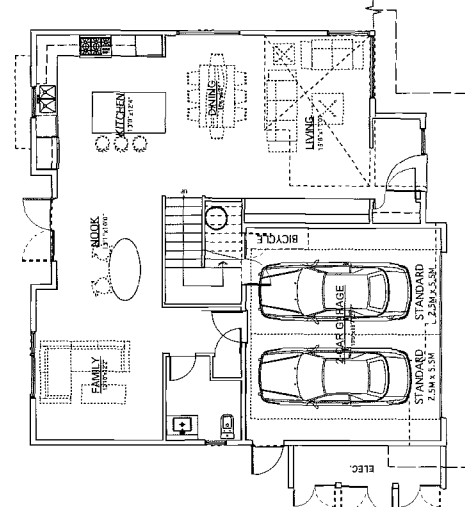
(UNIT-Ab)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



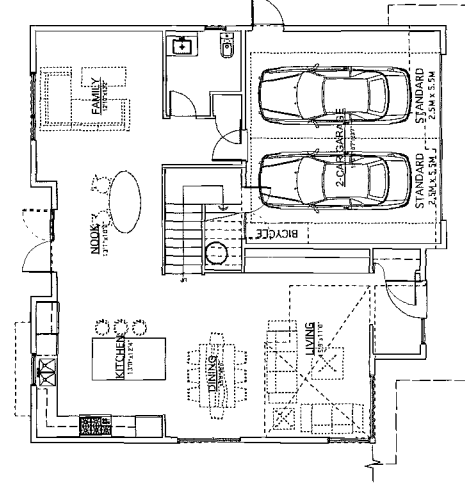
(UNIT-Ai)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



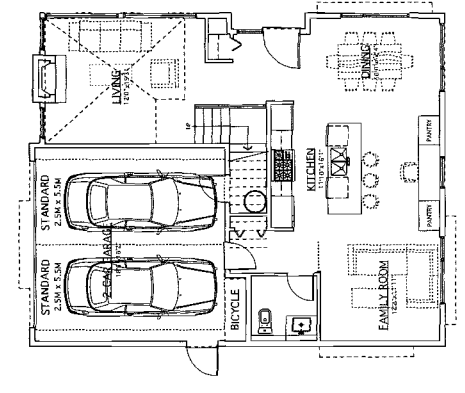
(UNIT-A)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



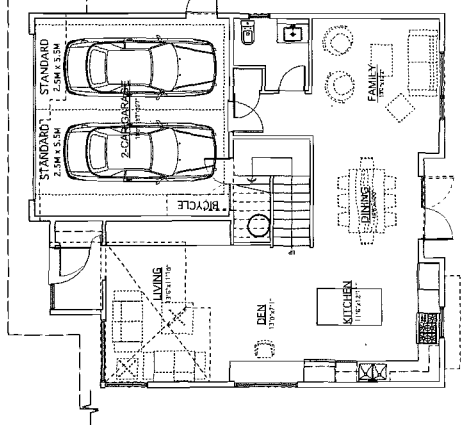
(UNIT-Aa)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 6



(UNIT-Ab)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 7



(UNIT-Ai)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 8



(UNIT-A)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 9

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 8, 2014	SHUBED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P.P. APPLICATION		

PROJECT
TOWNHOUSE DEVELOPMENT

9051, 9055 DARTON AVE
RICHMOND, B.C.

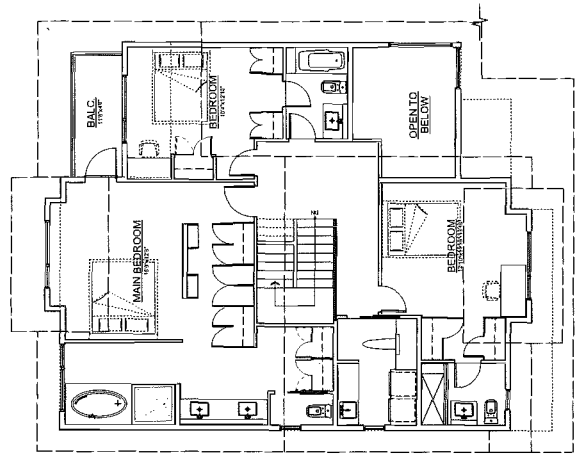
Yamamoto Architecture Inc.

2386 oak street, vancouver, b.c.
V6H 4J1 | 604-731-1127 | fax: 731-1327
DRAWING TITLE
FLOOR PLANS

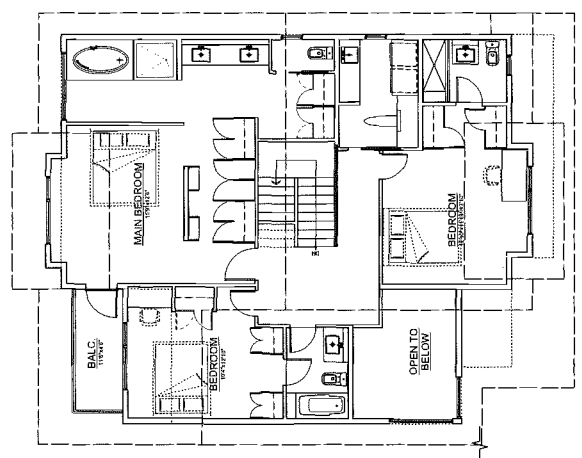
SCALE	SHEET NO.		
1/8" = 1'-0"			
DATE	DRAWN	TYPKM	CHECKED
JULY 19, 2013			
PROJECT NO.			PROJ. NO.
DP 14-6578			1111

Reference Plan Dec 8, 2014
DP 14-657872

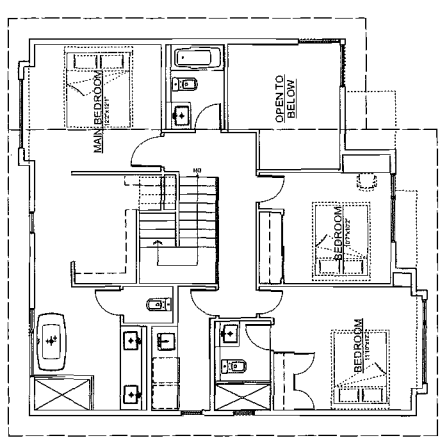
**AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):**
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
 - GRAB BAR INSTALLATION
 - FUTURE BIDDING IN WASHINGTON WALLS TO FACILITATE FUTURE BIDDING
**SUSTAINABILITY FEATURES
 (TO BE PROVIDED IN ALL UNITS):**
 - ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - GREEN PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
ENERGYGUIDE 99:
 - R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
 - 1/2" POLYURETHANE INSULATION, CORE DOORS, WINDOWS WITH PVC FRAMES
 - STEEL WITH POLYURETHANE INSULATION, CORE DOORS, GLAZING IN DOORS
 - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY FURNACE
 - NATURAL GAS, INDIRECT FRIED WATER HEATER, 50 US GAL TANK, EF. 079 (TRIANGLE TUBE SMART SERIES)



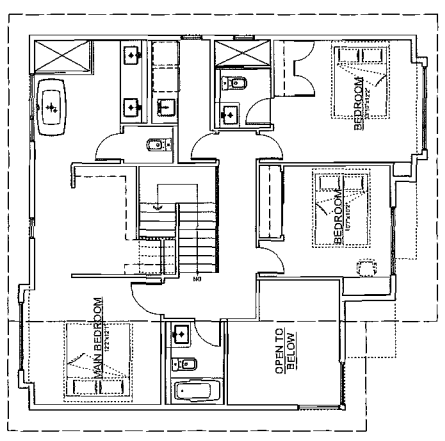
UNIT-B
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-B
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



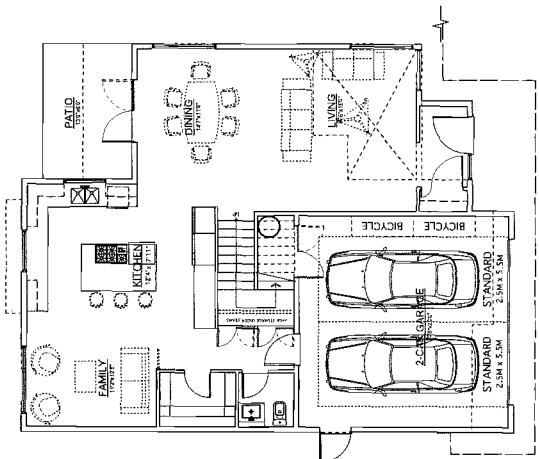
UNIT-A2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



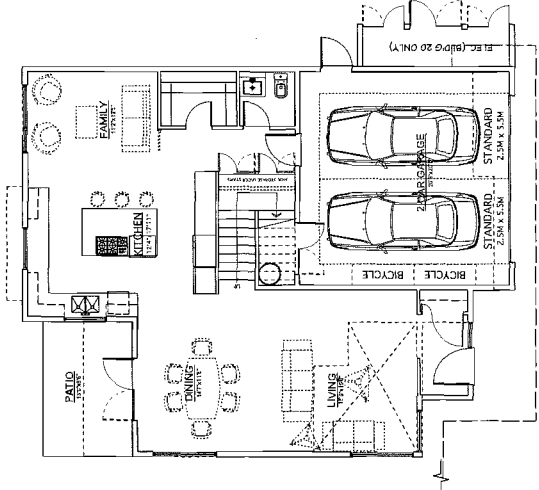
UNIT-A2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.P.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P.P. APPLICATION	

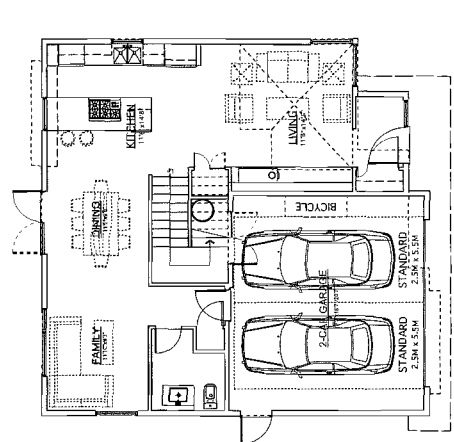
CONSULTANT



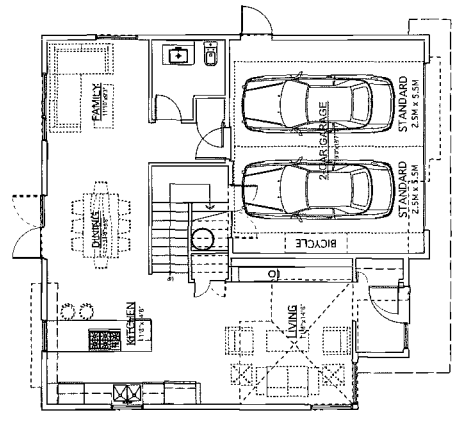
UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 1B



UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 19, 20



UNIT-A2
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 21 & 23



UNIT-A2
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 22

PROJECT
TOWNHOUSE DEVELOPMENT

9851, 9855 DARTON AVE
 RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, vancouver, B.C.
 V6H 4J7 TEL: 73-1127 FAX: 73-11327

DRAWING TITLE
FLOOR PLANS

SCALE: 1/8" = 1'-0"
 DATE: JULY 19, 2013
 DRAWN: TY/KM
 CHECKED:
 SHEET NO.:
DP 14-6578
 PROJ. NO.: 1111

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

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE CURB CUT INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE #3:

- R13 FULL UNDER SLAB INSULATION AND R12 SMART INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAME
- INSULATION IN WALLS, FLOOR AND CEILING
- GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR WATER HEATER WITH 13.1 GPM ENERGY EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SLOJ) BACK UP HEATING SYSTEM, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS	CONSULTANT
	NOV. 6, 2014	ISSUED FOR D.P.P.	
	OCT. 9, 2014	ISSUED FOR A.D.P.	
	SEP. 2, 2014	GENERAL REVISIONS	
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

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 PROJECT
TOWNHOUSE DEVELOPMENT
 9651, 9655 DAYTON AVE
 RICHMOND, B.C.

Yamamoto Architecture Inc.
 9651, 9655 DAYTON AVE
 RICHMOND, B.C.
 V6V 1A1 TEL: 779-1127 FAX: 771-1327
 DRAWING TITLE
FLOOR PLANS
 SCALE 1/8" = 1'-0"
 DATE JULY 19, 2013
 DRAWN TY/KM
 CHECKED
 SHEET NO.
 DP 14-657872
 PROJ. NO. 1111

PLAN #15

