



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, January 30, 2019
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on January 16, 2019.



1. **DEVELOPMENT PERMIT 17-788728**
(REDMS No. 6065449 v. 3)

APPLICANT: Parc Thompson Project Inc.

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

Director's Recommendations

That a Development Permit be issued which would:

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



2. **New Business**

ITEM

- 3. Date of Next Meeting: February 13, 2019**

ADJOURNMENT



**Development Permit Panel
Wednesday, January 16, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 28, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 16-754761
(REDMS No. 6013813 v. 2)

APPLICANT: Bene (Richmond) Development Ltd.

PROPERTY LOCATION: 6560, 6600, 6640 and 6700 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of a high-density, mixed-use development consisting of approximately 4,393 m² (47,286 ft²) of commercial and office floor area and approximately 166 residential units, including nine low-end market rental units, at 6560, 6600, 6640 and 6700 No. 3 Road on a site zoned "High Density Mixed Use (ZMU36) – Brighthouse Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to No. 3 Road for portions of the building above 12.0 m from 0.5 m to 0.385 m.

Development Permit Panel

Wednesday, January 16, 2019

Applicant's Comments

Brady Dunlop, Dialog, with the aid of a video presentation (copy on file, City Clerk's Office), provided background information on the proposed development's site context, project concept, design rationale, and location of various uses.

Mr. Dunlop highlighted the following significant features of the project, among others:

- a mid-block/mid-frontage pedestrian plaza fronting No. 3 Road is proposed where all entrances to commercial, restaurant, office, and residential uses are located and activates and connects the variety of uses on the subject site; and
- outdoor amenity spaces are provided on different levels of the building and serve to provide connection to various spaces in the building.

James Godwin, Dialog, with the aid of a video presentation (copy on file, City Clerk's Office) briefed the Panel on the main landscaping features of the project, noting that (i) the proposed landscaping scheme reinforces the strong architectural forms and fosters connections to a variety of proposed building uses and (ii) the landscape strategy focuses on creating an oasis on No. 3 Road.

Mr. Godwin further noted that (i) separated bicycle and pedestrian routes are proposed along the No. 3 Road frontage, (ii) different paving materials are proposed to focus attention to key areas in the project such as the main pedestrian entrance to the building, (iii) a three-storey vertical green landscaping above the building's main entrance is proposed, (iv) the deep soil volume on the planted area on Level 4 can accommodate large trees, (v) the common outdoor residential amenity space on Level 5 is designed for active and passive uses, and (vi) local materials and native species are proposed for hard and soft landscaping.

Staff Comments

Wayne Craig, Director, Development noted that (i) the project includes nine affordable housing units secured by a housing agreement, (ii) there will be a District Energy Utility (DEU) facility that will be constructed as part of this development and transferred to the City, (iii) the project's comprehensive Transportation Demand Management strategy includes three car share spaces and vehicles, bicycle end-of-trip facilities for the commercial and office uses, bicycle repair facilities for the residential portion of the development, a transit pass program for residents, and a bus shelter contribution, and (iv) the development has been designed to achieve LEED Silver equivalency.

In addition, Mr. Craig further noted that (i) 24 Basic Universal Housing (BUH) housing units are provided, (ii) the project is designed to achieve the City's aircraft noise standards, and (iii) there is a significant Servicing Agreement associated with the project including site services and frontage works along No. 3 Road and the north-south City lane.

Development Permit Panel

Wednesday, January 16, 2019

Panel Discussion

In reply to queries from the Panel, the design team acknowledged that (i) three levels of parkade face the north-south City lane, (ii) non-invasive bamboo plants are proposed to be planted between the new sidewalk and the Level 1 parkade wall along the lane to provide visual interest to pedestrians and cyclists, (iii) the outdoor amenity area on Level 5 is intended for shared use of residents of market and affordable housing units, (iv) the landscape mounds with large trees on Level 4 is inaccessible, and (v) proposed hard surface paving materials for the outdoor amenity areas include concrete unit pavers and stone materials.

In reply to further queries from the Panel, the design team confirmed that (i) the proposed front yard setback variance to No. 3 Road relates to the thickening of the wall for increased insulation in the above grade portion of the tower façade so there is no impact on pedestrian circulation, (ii) a three-storey greenscreen cable system which consists of a series of planters, cables and vines is proposed above the mid-block pedestrian plaza, (iii) all residential parking stalls and the three car share spaces are provided with electric vehicle charging outlets, and (iv) visitors and delivery persons can access the residential units through the parkade and lobby spaces inside the parkade.

In reply to further queries from the Panel, the design team noted that (i) the three levels of parkade along the north-south lane will be screened with a perforated metal material with corrugated texture, (ii) there will be shared access points and shared use of amenity spaces for residents of market and affordable housing units, (iii) there is adequate separation between the tower and the slab building to the east of the tower, and (iv) there are no residential units in the tower directly facing the slab building.

Gallery Comments

George Smith, representative of the Richmond Masonic Temple Association which owns the property at 6740 No. 3 Road located immediately to the south of the subject site, expressed concern regarding the potential use of the property's surface parking stalls by visitors and customers intending to go to the subject site.

In response to Mr. Smith's concern, Mr. Craig advised that (i) there are 86 commercial parking stalls provided in the proposed development, and (ii) the applicant could provide notice to prospective building tenants that any parking should be on the subject site and not on the immediately adjacent property to the south.

Correspondence

None.

Development Permit Panel

Wednesday, January 16, 2019

Panel Discussion

The Panel expressed support for the project, noting that the applicant has put substantial effort into the project. In addition, the Panel expressed appreciation for the proposed mixed-uses of the development and the proposed landscaping on the ground and upper levels of the building.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of a high-density, mixed-use development consisting of approximately 4,393 m² (47,286 ft²) of commercial and office floor area and approximately 166 residential units, including nine low-end market rental units, at 6560, 6600, 6640 and 6700 No. 3 Road on a site zoned "High Density Mixed Use (ZMU36) – Brighthouse Village (City Centre)"; and*
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to No. 3 Road for portions of the building above 12.0 m from 0.5 m to 0.385 m.*

CARRIED

2. DEVELOPMENT PERMIT 18-832285

(REDMS No. 6031848)

APPLICANT: Aplin & Martin Consultants Inc.

PROPERTY LOCATION: 8140 Garden City Road

INTENT OF PERMIT:

Permit exterior renovations to the existing drive-through restaurant at 8140 Garden City Road on a site zoned "Community Commercial (CC)."

Applicant's Comments

Andrew Igel, Aplin and Martin Consultants, Inc., briefed the Panel on the intent of the subject development permit application, noting that the applicant is proposing to undertake exterior renovations to the existing drive-through restaurant to reflect the new corporate brand standard. In addition, Mr. Igel noted that the exterior renovations will include upgrades in materials, signage and lighting.

Noting the lack of presentation materials and a model, the Chair advised the applicant of the Panel's requirements for applicants making a presentation of their project to the Panel.

Development Permit Panel

Wednesday, January 16, 2019

Staff Comments

Mr. Craig noted that (i) the subject development permit application is relatively minor, (ii) the site has been reviewed for pedestrian connectivity, and (iii) staff conducted a visual inspection of the on-site landscaping approved through the previous Development Permit and determined that the landscaping has been maintained in good condition and no additional landscaping is being sought through this Development Permit.

Panel Discussion

In reply to queries from the Panel, Mr. Igel confirmed that (i) the existing greenery on the site is in good condition, and (ii) all existing landscaping will be maintained and any damage to the landscaping incurred during construction would be repaired or replaced.

The Chair noted that the existing mature trees around the subject site are not reflected in the applicant's submission and advised staff to work with the applicant to include all existing trees on the site in the landscape plans.

In response to a query from the Panel, Mr. Craig confirmed that there is a pre-existing free-standing signage on the subject site.

In response to a further query from the Panel, Mr. Igel commented that modifications to the existing signage will be subject to a separate sign permit application.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing drive-through restaurant at 8140 Garden City Road on a site zoned "Community Commercial (CC)."

CARRIED

3. Date of Next Meeting: January 30, 2019

4. Adjournment

5.

Development Permit Panel
Wednesday, January 16, 2019

It was moved and seconded

That the meeting be adjourned at 4:15 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, January 16, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 14, 2019

From: Wayne Craig
Director, Development

File: DP 17-788728

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

Staff Recommendation

That a Development Permit be issued which would:

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



Wayne Craig
Director of Development

WC:mm

Att. 4

Staff Report**Origin**

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

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

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

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

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

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

Development Information

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

Background

Development surrounding the subject site is as follows:

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

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

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

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

Rezoning and Public Hearing Results

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

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

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

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

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

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

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Hamilton Area

Plan and the “High Density Townhouses (RTH1)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the height of an accessory building for a centrally-located indoor amenity space from 5.0 m (16.4 ft.) to 8.3 m (27.2 ft.).

Staff support the proposed variance as it provides for a more attractive roof for the 100 m² (1,076 ft²) amenity building. The requested variance is also necessitated by the flood construction level of 3.5 m geodetic which requires the main habitable floor of the building to be approximately 1.8 m (5.9 ft.) above adjacent site grade. Furthermore, the amenity building is located near the centre of the site and surrounded by taller townhouse buildings with a typical height of 10.5m. (34.5 ft.).

Advisory Design Panel Comments

The Advisory Design Panel made comments on the application, but did not provide a recommendation due to a lack of quorum. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 3, 2018 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘***bold italics***’. The applicant has addressed the major Panel comments as follows:

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

Analysis

Conditions of Adjacency

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

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

Urban Design and Site Planning

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

Parking

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

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

Architectural Form and Character

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

Environmentally Sensitive Area (ESA)

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

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

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

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

- *On-Site ESA Enhancement/Compensation:* The Development Permit plans include detailed planting plans with 1,120 m² (12,045 ft²) of ESA enhancement and compensation areas along the north side of the site, adjacent to the Boundary Road frontage and near the centre of the site along the east-west Strollway. The plantings include 71 native trees along with native shrubs, ground cover and grasses (see Development Permit Landscape Plans L7 to L12).

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

- *Off-Site ESA Compensation:* A total area of 6,300 m² (1.6 acres) of the currently open grass field is proposed to be replanted with trees in groves averaging 15.0 m (48 ft.) in width along the west side of Hamilton Highway Park adjacent to Highway 91, as well as smaller groves of trees along Thompson Road. These areas will be planted with native vegetation with a minimum of 1,188 trees and 6,475 shrubs/groundcover plants. There will be also removal of invasive species (e.g. blackberries, broom and horsetail) from the park to encourage the successful establishment of the proposed native trees and under-storey plants in this portion of the park (see Offsite ESA Compensation Plans in Attachment 4).

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

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

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

On-Site Tree Retention and Replacement

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

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

Landscape Design and Open Space Design

Public Realm

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

Overall Landscape and Interface with Adjacent Properties

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

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

Private Unit Outdoor Yard Spaces

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

Common Indoor and Outdoor Amenity Space

- The proposed project will include a 100 m² (1,076 ft²) common indoor amenity building located within main outdoor amenity space near the centre of the development site. The majority of the 740 m² (7,964 ft²) of common outdoor amenity area is located largely in two (2) outdoor amenity areas located near the amenity building and on the north side of the development site. The proposed amenity areas are consistent with the requirements of the OCP Development Permit Area guidelines. Main features of the central amenity area include:
 - Community BBQ.
 - Large open air seating areas.
 - Large trellis structure.
 - Garden planters.
- There are also four play areas located adjacent to the north-south Strollway with a total area of 360 m² (3,875 ft²), which meets the Development Permit Area guidelines. These areas include a toddler train, a climbing structure, a play cottage, a tepee structure, a “funny fence”, balance beams, stepping logs and climbing rocks (see Landscape Plans L1 and L17).
- The applicant will be required to provide a landscaping security in the amount of \$530,353 for the remainder of the landscape outside of the on-site ESA planting areas prior to Development Permit issuance.

Crime Prevention Through Environmental Design

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

Affordable Housing

As a result of direction from Planning Committee on February 21, 2017, the final Rezoning Considerations provide that a Housing Agreement be entered into that would require that the six (6) affordable housing units will have a total combined floor area of at least 665 m² (7,159 ft²)

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

Accessible Housing

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

- 26 convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. These units will include framing to allow for a lift/elevator to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measure to allow for ease of conversion.
- (1) unit that incorporates all of the accessibility provisions for the convertible units, and includes an installed elevator to ensure the unit is fully accessible at initial construction.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Energy and Sustainability

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

Conclusions

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



Mark McMullen
Senior Coordinator - Major Projects

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

MM:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$138,872 for the on-site ESA planting areas and \$530,353 for the remainder of the on-site landscape.
- Granting of a 1,120 m² (12,045 ft²) covenant and statutory right-of-way for the purposes of protection and maintenance of the on-site ESA compensation areas. The plantings and works are to be built by the owner/developer and are to be maintained by the owners. The ESA compensation plantings and works are included in the landscape plans attached to the Development Permit. Ongoing maintenance & liability responsibility are the responsibility of the owner. The \$138,872 ESA security will be returned after completion of a two-year maintenance period to the satisfaction of the City. The SRW will provide the City right to enter the ESA areas to undertake planting or restoration if needed.

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

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



City of Richmond

Development Application Data Sheet

Development Applications Department

DP17-788728

Attachment 1

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

Applicant: Parc Thompson Project Inc.

Owner: Parc Thompson Project Inc.

Planning Area(s): Hamilton Area Plan

Floor Area Gross: 20,222 m²

Floor Area Net: 13,362 m²

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

Excerpt from the Minutes from
The Design Panel Meeting

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

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

ARCHITECT: Yamamoto Architecture

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

Applicant's Presentation

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

Panel Discussion

Comments from Panel members present were as follows:

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

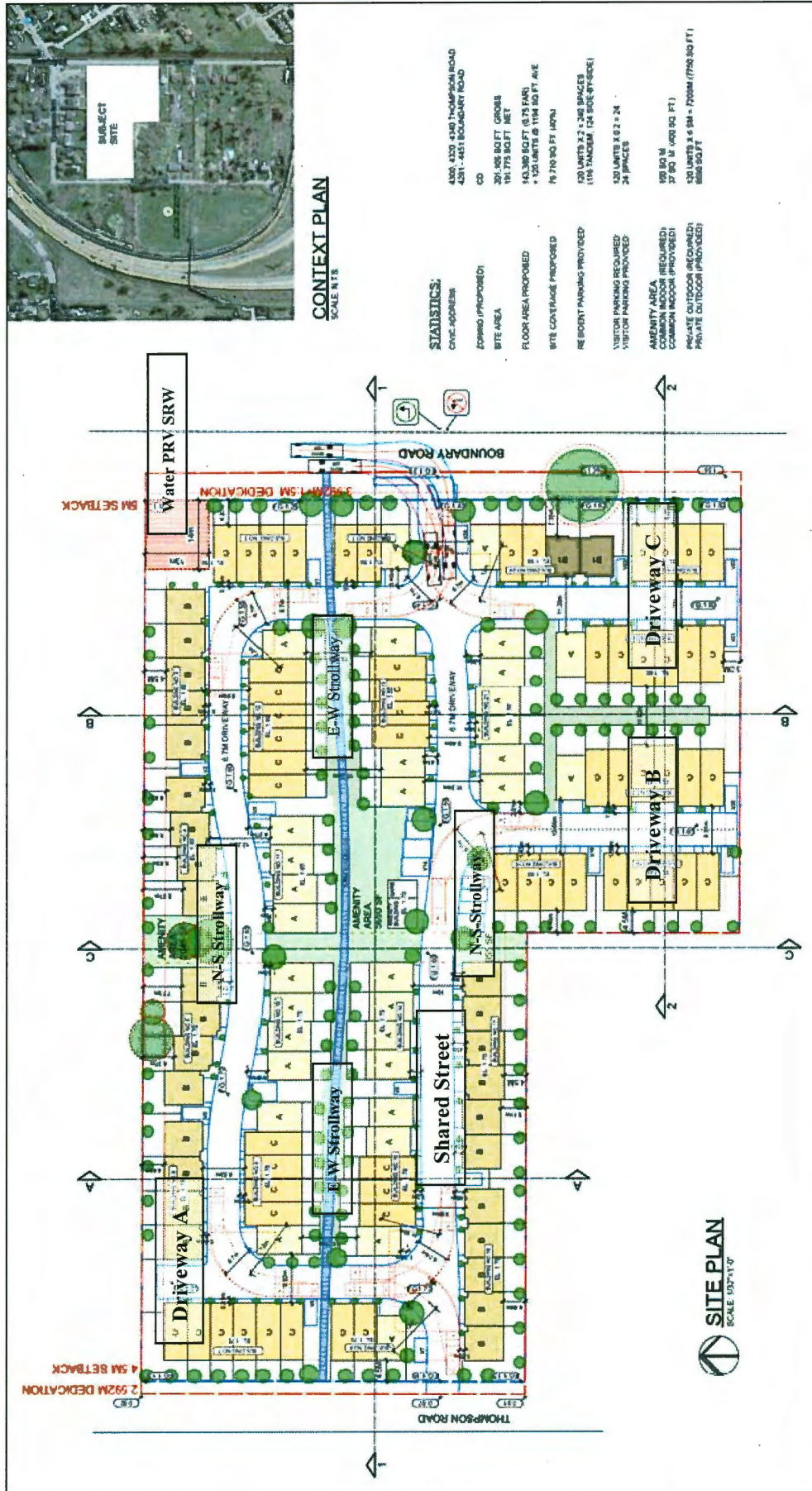
- the design of the convertible units is good; *Noted*
- consider installing an outward opening door towards the stairway for the powder room on the second floor of the convertible unit in lieu of an inward opening door to provide more usable space which could be accessed by a disabled resident; could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

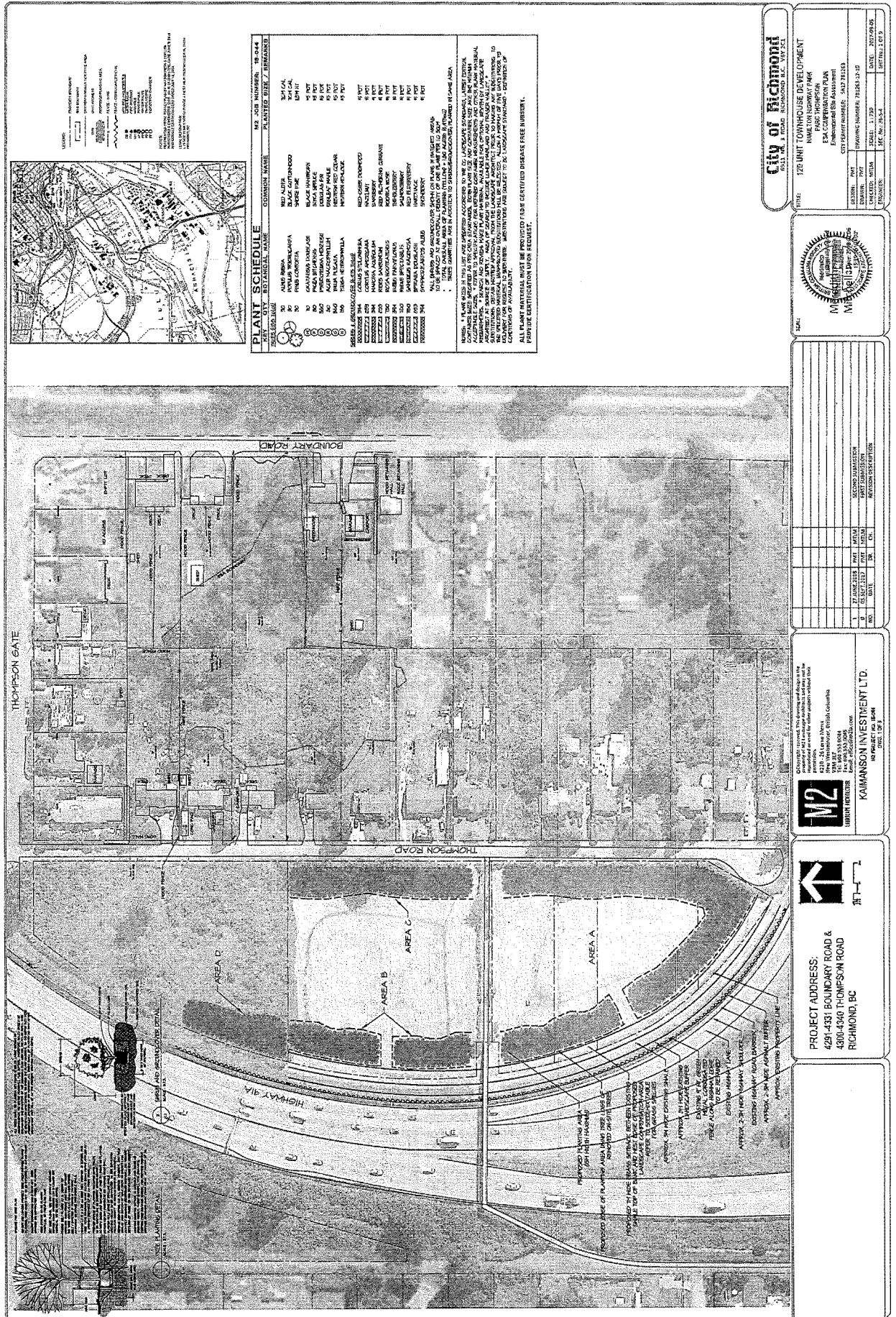
- appreciate the landscape design for the indoor amenity building and adjacent common outdoor amenity space; however, consider introducing a better screening between the parking area and amenity area; ***Landscape redesigned around the common outdoor amenity space including a bridge/creek, seating area,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

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

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

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





City of Richmond

120 UNIT TOWNHOUSE DEVELOPMENT
 HAMLETON PARK
 EDA COMPENSATION PLAN
 Environmental Site Assessment
 CITY REPORT NUMBER: 3437-78153
 DRAWING NUMBER: 78153-1-2-10
 SCALE: 1:1250
 DATE: 2017-09-05
 SHEET: 1 OF 3

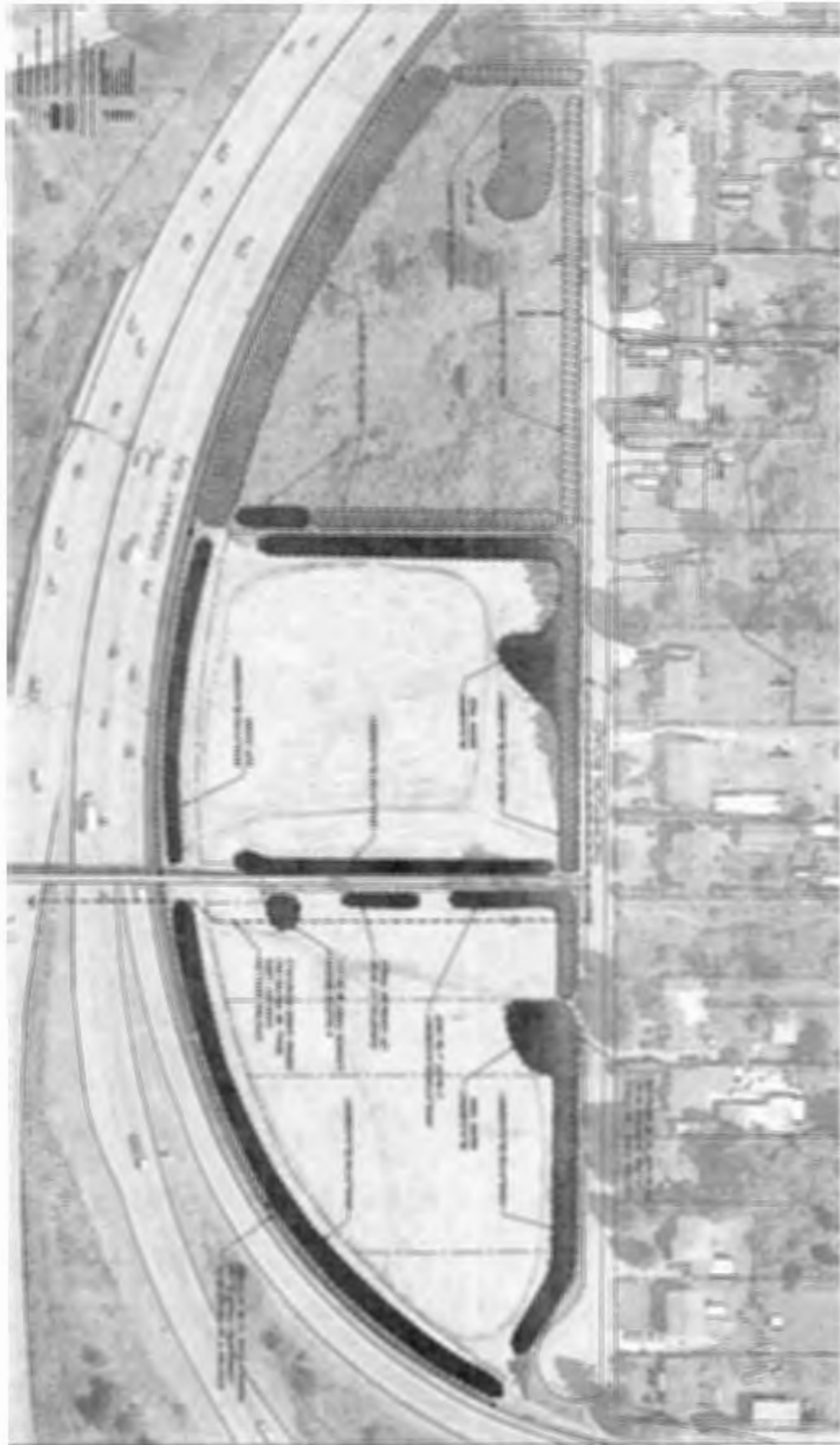


NO.	DATE	BY	CHK.	DESCRIPTION
1	27 JUNE 2018	MMT	MMT	REVISION 1: 120 UNIT TOWNHOUSE DEVELOPMENT
2	27 JUNE 2018	MMT	MMT	REVISION 2: 120 UNIT TOWNHOUSE DEVELOPMENT
3	27 JUNE 2018	MMT	MMT	REVISION 3: 120 UNIT TOWNHOUSE DEVELOPMENT
4	27 JUNE 2018	MMT	MMT	REVISION 4: 120 UNIT TOWNHOUSE DEVELOPMENT
5	27 JUNE 2018	MMT	MMT	REVISION 5: 120 UNIT TOWNHOUSE DEVELOPMENT
6	27 JUNE 2018	MMT	MMT	REVISION 6: 120 UNIT TOWNHOUSE DEVELOPMENT
7	27 JUNE 2018	MMT	MMT	REVISION 7: 120 UNIT TOWNHOUSE DEVELOPMENT
8	27 JUNE 2018	MMT	MMT	REVISION 8: 120 UNIT TOWNHOUSE DEVELOPMENT
9	27 JUNE 2018	MMT	MMT	REVISION 9: 120 UNIT TOWNHOUSE DEVELOPMENT
10	27 JUNE 2018	MMT	MMT	REVISION 10: 120 UNIT TOWNHOUSE DEVELOPMENT

M2
 KAIMANSON INVESTMENT LTD.
 4331 BOUNDARY ROAD &
 4300 4360 THOMPSON ROAD
 RICHMOND, BC
 V6X 1Y7

PROJECT ADDRESS:
 4331 BOUNDARY ROAD &
 4300 4360 THOMPSON ROAD
 RICHMOND, BC

ALL PLANT MATERIAL MUST BE PROVIDED WITH CERTIFIED DISEASE FREE BURDENS.
 PROVIDE CERTIFICATION UPON REQUEST.



City of Richmond

152 UNIT TOWNHOUSE DEVELOPMENT

152 UNIT TOWNHOUSE DEVELOPMENT

152 UNIT TOWNHOUSE DEVELOPMENT

152 UNIT TOWNHOUSE DEVELOPMENT



NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
2	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
3	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
4	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
5	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
6	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
7	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
8	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
9	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01
10	10/1/01	APPROVED FOR CONSTRUCTION	10/1/01	10/1/01

M2

152 UNIT TOWNHOUSE DEVELOPMENT

152 UNIT TOWNHOUSE DEVELOPMENT

152 UNIT TOWNHOUSE DEVELOPMENT

PROPOSED ADDRESS:

4301 N. 10TH AVE. RICHMOND, VA 23220

4301 N. 10TH AVE. RICHMOND, VA 23220

4301 N. 10TH AVE. RICHMOND, VA 23220

PROPOSED ADDRESS:

4301 N. 10TH AVE. RICHMOND, VA 23220

4301 N. 10TH AVE. RICHMOND, VA 23220

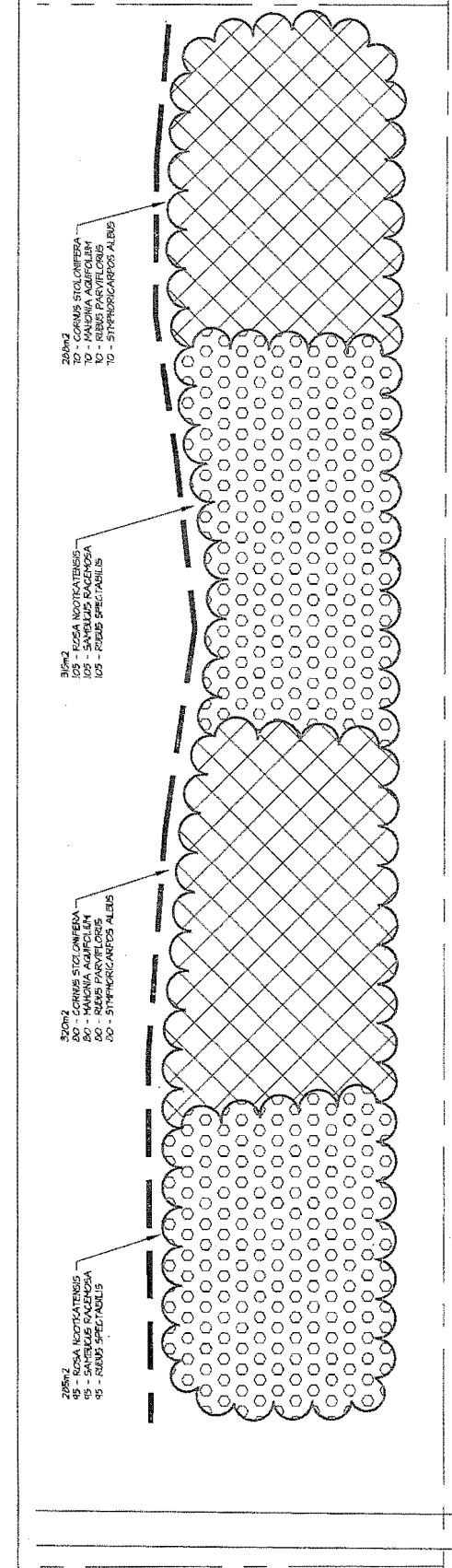
4301 N. 10TH AVE. RICHMOND, VA 23220



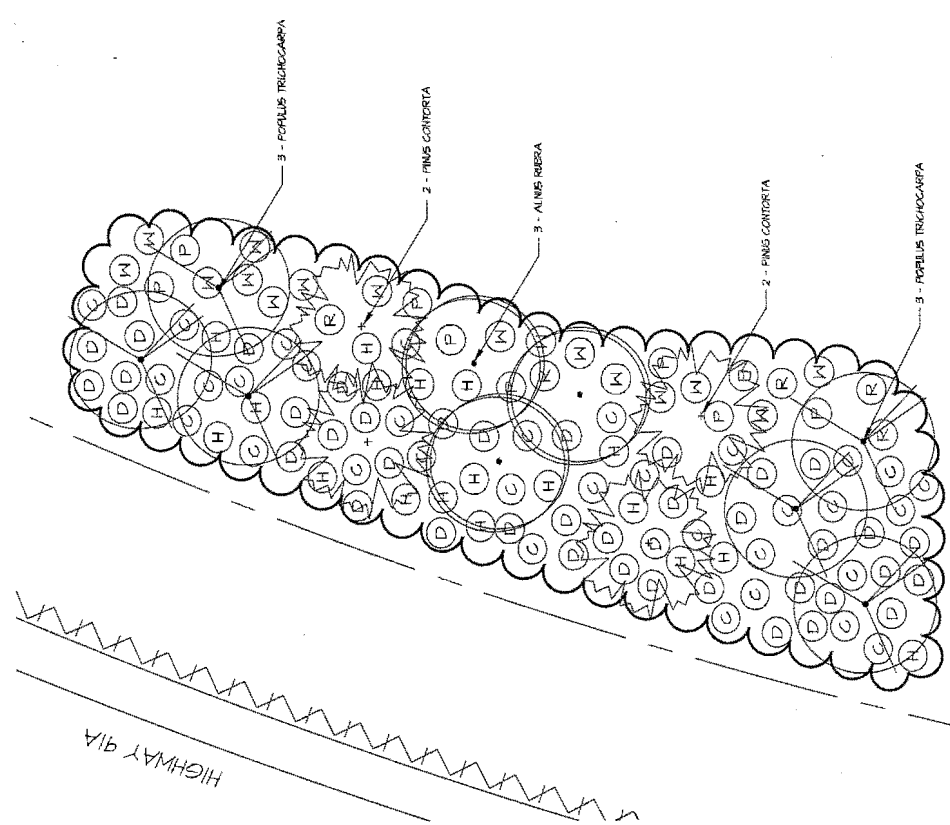
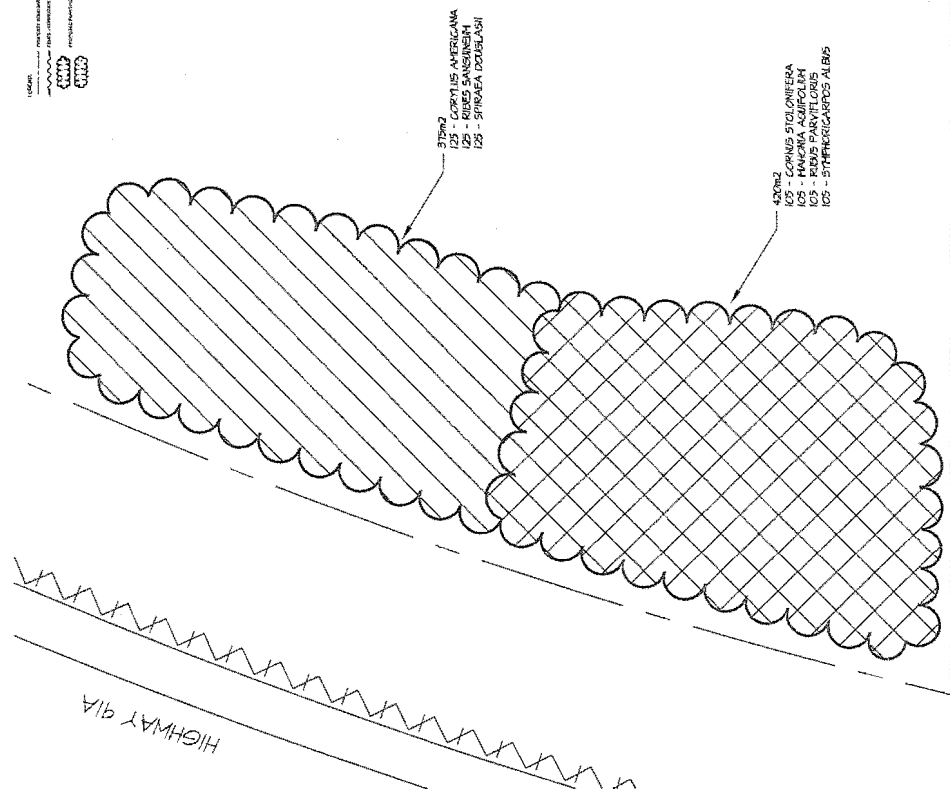
120 UNIT TOWNHOUSE DEVELOPMENT	HAMILTON HIGHWAY PARK	PATRICK THOMPSON	ESA COMPENSATION PLAN	POKING FISH AREA B	CITY OF FORT MONROE	563-722393	
DATE	2017-09-13	LANDSCAPE DRAWINGS	DATE	2017-09-13	LANDSCAPE PLAN	DATE	2017-09-13
SCALE	1"=5'-0"	LANDSCAPE PLAN	SCALE	1"=5'-0"	LANDSCAPE PLAN	SCALE	1"=5'-0"
SHEET NO.	1 OF 1	SHEET NO.	1 OF 1	SHEET NO.	1 OF 1	SHEET NO.	1 OF 1

[illegible][illegible]

PROJECT ADDRESS:
4291-4331 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD
RICHMOND, BC

[illegible]

LEGEND: POPULUS TRICHOCARPA
 PINUS CONTORTA
 ALNUS INCANA
 CORYLUS AMERICANA
 RIBES SANGUINEUM
 SHINGARA DOUGLASII



City of Richmond
 6051 120th Street, Richmond, B.C. V6V 2G1

TITLE: 120 UNIT TOWNHOUSE DEVELOPMENT
 WALTON HIGHWAY PARK
 EIA COMPLETION PLAN
 Project No. 120-01

DATE: 2007-07-13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:100
 SHEET NO. 1 OF 1



NO.	DATE	DESCRIPTION
1	2007-07-13	ISSUED FOR PERMIT
2	2007-07-13	ISSUED FOR PERMIT
3	2007-07-13	ISSUED FOR PERMIT
4	2007-07-13	ISSUED FOR PERMIT
5	2007-07-13	ISSUED FOR PERMIT
6	2007-07-13	ISSUED FOR PERMIT
7	2007-07-13	ISSUED FOR PERMIT
8	2007-07-13	ISSUED FOR PERMIT
9	2007-07-13	ISSUED FOR PERMIT
10	2007-07-13	ISSUED FOR PERMIT

M2
 KAMMANSON INVESTMENT LTD.
 4291-4351 BOUNDARY ROAD &
 4300-4340 THOMPSON ROAD
 RICHMOND, BC

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

LEGEND:
 POPULUS TRICHOCARPA
 PINUS CONTORTA
 ALNUS INCANA
 CORYLUS AMERICANA
 RIBES SANGUINEUM
 SHINGARA DOUGLASII

Project Name: 1001 LANDSCAPE DEVELOPMENT, CONT.
1.0 INTRODUCTION
2.0 SITE INFORMATION
3.0 DESIGN CONCEPTS
4.0 PLANTING SPECIFICATIONS
5.0 IRRIGATION SYSTEM
6.0 MAINTENANCE
7.0 CONCLUSIONS
8.0 REFERENCES

City of Richmond
1001 LANDSCAPE DEVELOPMENT, CONT.
1001 LANDSCAPE DEVELOPMENT, CONT.

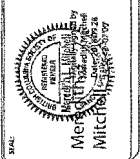


Table with 4 columns: No., Date, Description, and Initials. Contains project milestones and dates.

PROJECT ADDRESS:
4291-431 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD
RICHMOND, BC
KAMINSON INVESTMENT LTD.

PROJECT ADDRESS:
4291-431 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD
RICHMOND, BC
KAMINSON INVESTMENT LTD.

PROJECT ADDRESS:
4291-431 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD
RICHMOND, BC
KAMINSON INVESTMENT LTD.



September 14, 2018

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

Re: Parc Thompson – Sustainable Design Affirmation

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

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

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

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

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

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

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

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

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

LEED® Professional Credentials



1993: 1, 2000: 181, 2001: 100, 2002: 100, 2003: 100, 2004: 100, 2005: 100, 2006: 100, 2007: 100, 2008: 100, 2009: 100, 2010: 100, 2011: 100, 2012: 100, 2013: 100, 2014: 100, 2015: 100, 2016: 100, 2017: 100, 2018: 100, 2019: 100, 2020: 100, 2021: 100, 2022: 100, 2023: 100, 2024: 100, 2025: 100, 2026: 100, 2027: 100, 2028: 100, 2029: 100, 2030: 100, 2031: 100, 2032: 100, 2033: 100, 2034: 100, 2035: 100, 2036: 100, 2037: 100, 2038: 100, 2039: 100, 2040: 100, 2041: 100, 2042: 100, 2043: 100, 2044: 100, 2045: 100, 2046: 100, 2047: 100, 2048: 100, 2049: 100, 2050: 100, 2051: 100, 2052: 100, 2053: 100, 2054: 100, 2055: 100, 2056: 100, 2057: 100, 2058: 100, 2059: 100, 2060: 100, 2061: 100, 2062: 100, 2063: 100, 2064: 100, 2065: 100, 2066: 100, 2067: 100, 2068: 100, 2069: 100, 2070: 100, 2071: 100, 2072: 100, 2073: 100, 2074: 100, 2075: 100, 2076: 100, 2077: 100, 2078: 100, 2079: 100, 2080: 100, 2081: 100, 2082: 100, 2083: 100, 2084: 100, 2085: 100, 2086: 100, 2087: 100, 2088: 100, 2089: 100, 2090: 100, 2091: 100, 2092: 100, 2093: 100, 2094: 100, 2095: 100, 2096: 100, 2097: 100, 2098: 100, 2099: 100, 2100: 100, 2101: 100, 2102: 100, 2103: 100, 2104: 100, 2105: 100, 2106: 100, 2107: 100, 2108: 100, 2109: 100, 2110: 100, 2111: 100, 2112: 100, 2113: 100, 2114: 100, 2115: 100, 2116: 100, 2117: 100, 2118: 100, 2119: 100, 2120: 100, 2121: 100, 2122: 100, 2123: 100, 2124: 100, 2125: 100, 2126: 100, 2127: 100, 2128: 100, 2129: 100, 2130: 100, 2131: 100, 2132: 100, 2133: 100, 2134: 100, 2135: 100, 2136: 100, 2137: 100, 2138: 100, 2139: 100, 2140: 100, 2141: 100, 2142: 100, 2143: 100, 2144: 100, 2145: 100, 2146: 100, 2147: 100, 2148: 100, 2149: 100, 2150: 100, 2151: 100, 2152: 100, 2153: 100, 2154: 100, 2155: 100, 2156: 100, 2157: 100, 2158: 100, 2159: 100, 2160: 100, 2161: 100, 2162: 100, 2163: 100, 2164: 100, 2165: 100, 2166: 100, 2167: 100, 2168: 100, 2169: 100, 2170: 100, 2171: 100, 2172: 100, 2173: 100, 2174: 100, 2175: 100, 2176: 100, 2177: 100, 2178: 100, 2179: 100, 2180: 100, 2181: 100, 2182: 100, 2183: 100, 2184: 100, 2185: 100, 2186: 100, 2187: 100, 2188: 100, 2189: 100, 2190: 100, 2191: 100, 2192: 100, 2193: 100, 2194: 100, 2195: 100, 2196: 100, 2197: 100, 2198: 100, 2199: 100, 2200: 100, 2201: 100, 2202: 100, 2203: 100, 2204: 100, 2205: 100, 2206: 100, 2207: 100, 2208: 100, 2209: 100, 2210: 100, 2211: 100, 2212: 100, 2213: 100, 2214: 100, 2215: 100, 2216: 100, 2217: 100, 2218: 100, 2219: 100, 2220: 100, 2221: 100, 2222: 100, 2223: 100, 2224: 100, 2225: 100, 2226: 100, 2227: 100, 2228: 100, 2229: 100, 2230: 100, 2231: 100, 2232: 100, 2233: 100, 2234: 100, 2235: 100, 2236: 100, 2237: 100, 2238: 100, 2239: 100, 2240: 100, 2241: 100, 2242: 100, 2243: 100, 2244: 100, 2245: 100, 2246: 100, 2247: 100, 2248: 100, 2249: 100, 2250: 100, 2251: 100, 2252: 100, 2253: 100, 2254: 100, 2255: 100, 2256: 100, 2257: 100, 2258: 100, 2259: 100, 2260: 100, 2261: 100, 2262: 100, 2263: 100, 2264: 100, 2265: 100, 2266: 100, 2267: 100, 2268: 100, 2269: 100, 2270: 100, 2271: 100, 2272: 100, 2273: 100, 2274: 100, 2275: 100, 2276: 100, 2277: 100, 2278: 100, 2279: 100, 2280: 100, 2281: 100, 2282: 100, 2283: 100, 2284: 100, 2285: 100, 2286: 100, 2287: 100, 2288: 100, 2289: 100, 2290: 100, 2291: 100, 2292: 100, 2293: 100, 2294: 100, 2295: 100, 2296: 100, 2297: 100, 2298: 100, 2299: 100, 2300: 100, 2301: 100, 2302: 100, 2303: 100, 2304: 100, 2305: 100, 2306: 100, 2307: 100, 2308: 100, 2309: 100, 2310: 100, 2311: 100, 2312: 100, 2313: 100, 2314: 100, 2315: 100, 2316: 100, 2317: 100, 2318: 100, 2319: 100, 2320: 100, 2321: 100, 2322: 100, 2323: 100, 2324: 100, 2325: 100, 2326: 100, 2327: 100, 2328: 100, 2329: 100, 2330: 100, 2331: 100, 2332: 100, 2333: 100, 2334: 100, 2335: 100, 2336: 100, 2337: 100, 2338: 100, 2339: 100, 2340: 100, 2341: 100, 2342: 100, 2343: 100, 2344: 100, 2345: 100, 2346: 100, 2347: 100, 2348: 100, 2349: 100, 2350: 100, 2351: 100, 2352: 100, 2353: 100, 2354: 100, 2355: 100, 2356: 100, 2357: 100, 2358: 100, 2359: 100, 2360: 100, 2361: 100, 2362: 100, 2363: 100, 2364: 100, 2365: 100, 2366: 100, 2367: 100, 2368: 100, 2369: 100, 2370: 100, 2371

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

7147553-AP-HOMES

29 JUL 2009

28 Jul 2019

Richard Bannigan

CH-2034 25M7KJ65
CH-20319 4 1 1 ... 2 21M7KJ65 201... 1 3 5 1/6
HVB5 1987 G CPO. BMBE4 A 25 1 655 CH-20319 25M7KJ65

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

Note: The information on this tab is RECOMMENDED. To learn more information on LEED v4 Credit Category BPS.

**Integrative Process**

Preliminary Y 0 of 2 M 2 Verified 0

IPc Integrative Process 0 of 2 0

**Location and Transportation**

Preliminary Y 12 of 15 M 3 Verified 0

LTp Floodplain Avoidance Required Not Verified

Performance Path

LTc LEED for Neighborhood Development 0 of 15 0

Prescriptive Path

LTc Site Selection 8 of 8 1

LTc Compact Development 3 of 3 0

LTc Community Resources 0 of 2 1

LTc Access to Transit 1 of 2 1

**Sustainable Sites**

Preliminary Y 2 of 7 M 0 Verified 0

SSp Construction Activity Pollution Prevention Required Not Verified

SSp No Invasive Plants Required Not Verified

SSc Heat Island Reduction 0 of 2 0

SSc Rainwater Management 0 of 3 0

SSc Nontoxic Pest Control 2 of 2 0

**Water Efficiency**

Preliminary Y 5 of 12 M 2 Verified 0

WEp Water Metering Required Not Verified

Performance Path

WEc Total Water Use 0 of 12 0

Prescriptive Path

WEc Indoor Water Use 4 of 6 1

WEc Outdoor Water Use 1 of 4 1

**Energy and Atmosphere**

Preliminary Y 22 of 38 M 3 Verified 0

EAp Minimum Energy Performance Required Not Verified

EAp Energy Metering Required Not Verified

EAp Education of the Homeowner, Tenant or Building Manager Required Not Verified

Performance Path

EAc Annual Energy Use 21 of 29 0

Performance and Prescriptive Paths

EAc Efficient Hot Water Distribution System 0 of 5 0

EAc Advanced Utility Tracking 0 of 2 1

EAc Active Solar-Ready Design 1 of 1 1

EAc HVAC Start-Up Credentialing 0 of 1 1

Prescriptive Path

EAp Home Size Required Not Verified

EAc Building Orientation for Passive Solar 0 of 3 0

EAc Air Infiltration 0 of 2 0

EAc Envelope Insulation 0 of 2 0

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



Materials and Resources

Preliminary Y 2 of 10 M 2.5 Verified 0

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



Indoor Environmental Quality

Preliminary Y 8 of 16 M 5.5 Verified 0

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



Innovation

Preliminary Y 1 of 6 M 2 Verified 0

INp	Preliminary Rating	Required	Not Verified
INc	Innovation	0 of 5	2
INc	LEED Accredited Professional	1 of 1	0



Regional Priority

Preliminary Y 1 of 4 M 1 Verified 0

RPc	Regional Priority	1 of 4	1
-----	-------------------	--------	---

Point Floors

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

No

The project earned at least 3 points in Water Efficiency

No

The project earned at least 3 points in Indoor Environmental Quality

No

Total Preliminary Y 53 of 110 M 21 Verified 0

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



City of Richmond

Development Permit

No. DP 17-788728

To the Holder: Parc Thompson Project Inc.

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

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

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the height of an accessory building for a centrally-located indoor amenity space from 5.0 m (16.4 ft.) to 8.3 m (27.2 ft.).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #DP17-788728-1 to #DP17-788728-68 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$138,872 for the on-site ESA planting areas and \$530,353 for the remainder of the on-site landscape to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 17-788728

To the Holder: Parc Thompson Project Inc.

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

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

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

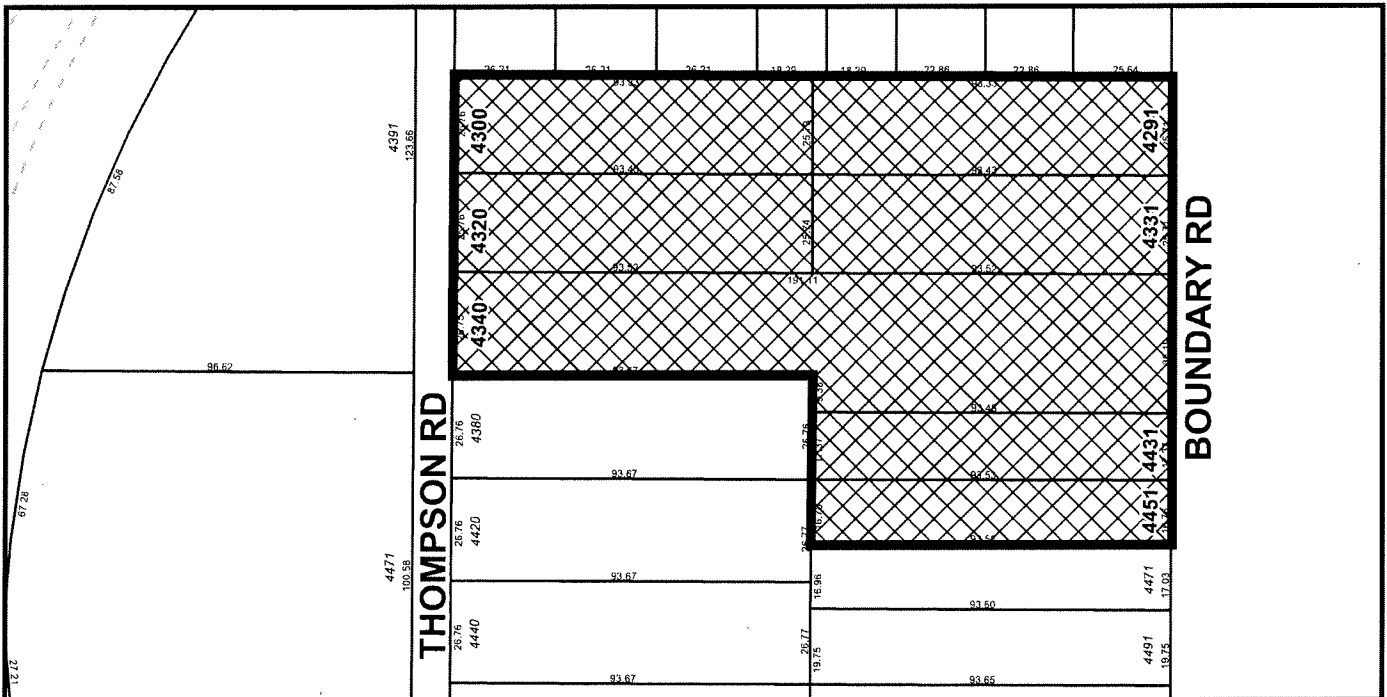
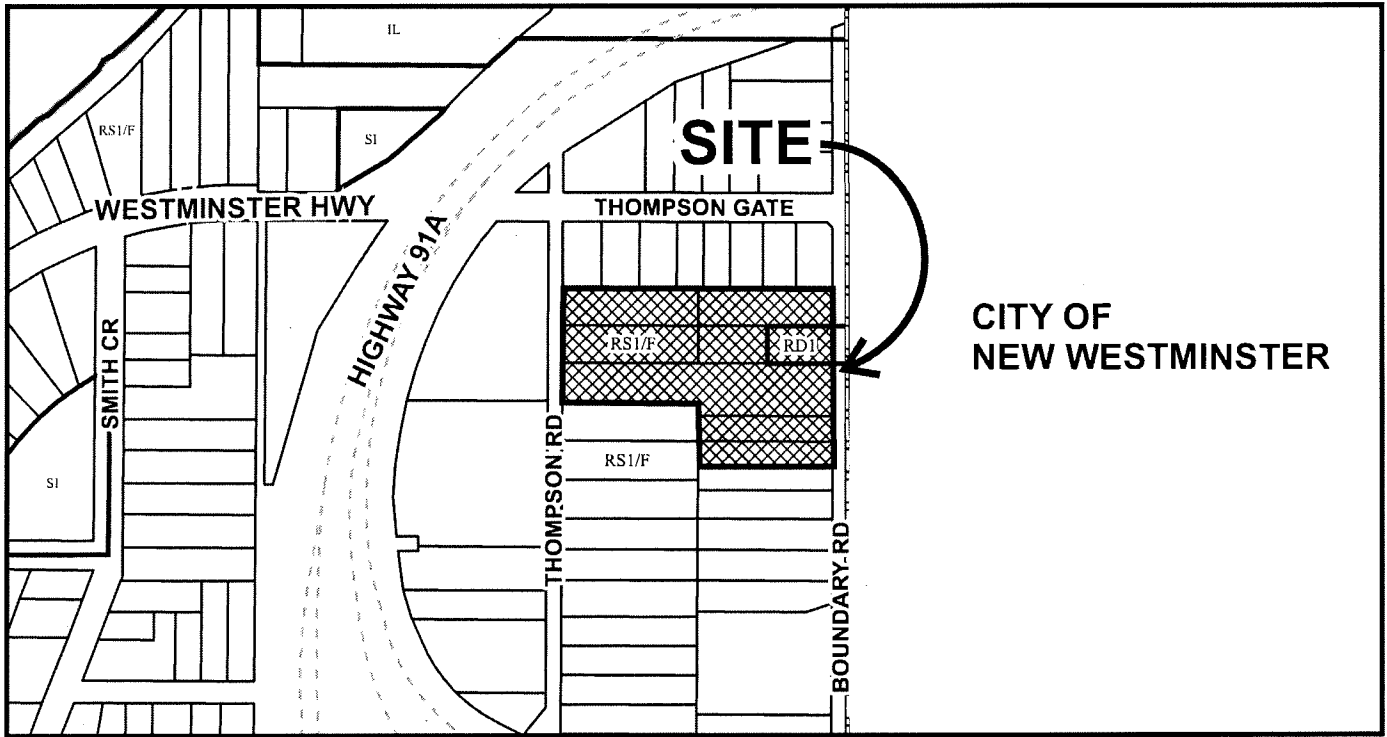
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 17-788728
SCHEDULE "A"

Original Date: 10/18/17

Revision Date:

Note: Dimensions are in METRES

STATISTICS:

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

ZONING :		RTH1
GROSS SITE AREA:	201,271 SQ.FT. (18,698 SQ.M.)	
NET SITE AREA:	191,775 SQ.FT. (17,816 SQ.M.)	
SITE COVERAGE PERMITTED:	191,775 SQ.FT. X	45% = 96,299 SQ.FT.
	(17,816 SQ.M.)	(112,565 SQ.M.)
SITE COVERAGE PROPOSED:	72,232 SQ.FT. X	=38%
	(6,710 SQ.M.)	
LOT COVERAGE PERMITTED:	191,775 SQ.FT. X	70% = 134,243 SQ.FT.
	LOT COVERAGE PROPOSED:	=66%
TOTAL UNIT NUMBER: 120 UNITS (27 CONVERTIBLE UNITS)		
FLOOR AREA PERMITTED: 143,831 SQ.FT. (0.75 FAR)		
FLOOR AREA PROPOSED: 143,830 SQ.FT. (0.75 FAR)		
GROSS FLOOR AREA PROPOSED: 217,662.8 SQ.FT.		

AMENITY AREA:
COMMON INDOOR (REQUIRED): 100 SQ.M.
COMMON INDOOR (PROVIDED): 100 SQ. M. (1076 SQ. FT.)

COMMON OUTDOOR (REQUIRED): 120 UNITS X 6 SM = 720SM (7750 SQ.FT.)
COMMON OUTDOOR (PROVIDED): 740 SQ.M. (7,965 SQ.FT.)
CHILDRENS AREA (PROVIDED): 360 SQ.M INCLUDED WITHIN THE OUTDOOR SPACE PROVIDED

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

OUTDOOR SPACE:
LANDSCAPE / PLANTING REQ: 191,775 SQ.FT. X 20% = 38,355 SQ.FT.
LANDSCAPE / PLANTING PROP: = 44,070.19 SQ.FT (23%) SQ.FT.

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

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

ACCESSIBLE PARKING: 5 ACCESSIBLE VISITOR PARKING STALLS
27 ACCESSIBLE PARKING STALLS IN UNITS

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

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

ALL PROPOSED CAR SPACES ARE STANDARD

PHASE 1:	2 CAR GARAGES x 32 UNITS	=	64 SPACES (RESIDENTS)
	2 CAR TANDEM GARAGES x 16 UNITS	=	32 SPACES (RESIDENTS)
OPEN VISITORS PARKING		=	3 SPACES (VISITORS)
TOTAL		=	104 SPACES

PHASE 2:	2 CAR GARAGES x 18 UNITS	=	36 SPACES (RESIDENTS)
	2 CAR TANDEM GARAGES x 16 UNITS	=	32 SPACES (RESIDENTS)
OPEN VISITORS PARKING		=	5 SPACES (VISITORS)
TOTAL		=	73 SPACES

PHASE 3:	2 CAR GARAGES x 12 UNITS	=	24 SPACES (RESIDENTS)
	2 CAR TANDEM GARAGES x 28 UNITS	=	52 SPACES (RESIDENTS)
OPEN VISITORS PARKING		=	11 SPACES (VISITORS)
TOTAL		=	87 SPACES

F.A.R.:

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

PROPOSED FLOOR AREA:

FLOOR AREA:		SALEABLE AREA:	
UNIT-A (3 BR+D)	1256.3 SQ.FT.	x	5 UNITS
UNIT-A1/Aa (3 BR+D)	1276.0 SQ.FT.	x	16 UNITS
UNIT-A2 (3 BR+D)	1361.0 SQ.FT.	x	11 UNITS
UNIT-B/Ba (3 BR+D)	1146.4 SQ.FT.	x	23 UNITS
B1 (3 BR+D)	1157.0 SQ.FT.	x	4 UNITS
B2 (3 BR+D)	1178.0 SQ.FT.	x	3 UNITS
UNIT-C1 (3 BR+D)	1134.0 SQ.FT.	x	1 UNIT
UNIT-C2 (3 BR+D)	1113.0 SQ.FT.	x	1 UNIT
UNIT-C3/C3a (3 BR+D)	1194.9 SQ.FT.	x	24 UNITS
UNIT-C4/C4a (3 BR+D)	1149.0 SQ.FT.	x	24 UNITS
UNIT-C5/C5a/C5b (3 BR+D)	1157.0 SQ.FT.	x	4 UNITS
UNIT-C6/C6a (4 BR+D)	1199.0 SQ.FT.	x	4 UNITS
TOTAL			120 UNITS
ADDITIONAL AREA:			
ELECTRICAL CLOSETS:		x	11 UNITS
TOTAL			= 144,322.3 SQ.FT.

AFFORDABLE UNITS FLOOR AREA:

UNIT-C3/C3a (3 BR+D)	1194.9 SQ.FT.	x	6 UNITS
TOTAL			= 7,169.4 SQ.FT. (5.0%)

CONVERTIBLE UNIT TYPES:

UNIT-C3 (3 BR+D)	1194.9 SQ.FT.
UNIT-H3/C3a (3 BR+D)	1197.1 SQ.FT.

ACCESSIBLE UNIT TYPE:

UNIT-C3a (3 BR+D) - Building 7	1194.9 SQ.FT.
--------------------------------	---------------

F.A.R. CALCULATION:

UNIT: GROSS AREA: STAIRS (EXEMPTED AREA): NET FLOOR AREAGARAGE (EXEMPTED AREA)

A-1F	601.1 SF	58.5 SF	141.9 SF		
A-2F	606.0 SF	49.1 SF	556.9 SF		
A-3F	606.0 SF	38.5 SF	567.5 SF		
TOTAL		1813.1 SF	1286.3 SF		
A1/Aa-1F	601.2 SF	58.5 SF	142.0 SF	400.7 SF	
A1/Aa-2F	606.0 SF	49.1 SF	556.9 SF		
A1/Aa-3F	615.6 SF	38.5 SF	577.1 SF		
TOTAL		1822.8 SF	1276.0 SF		
A2-1F	624.1 SF	58.5 SF	158.0 SF	407.6 SF	
A2-2F	621.2 SF	49.1 SF	572.1 SF		
A2-3F	669.4 SF	38.5 SF	630.9 SF		
TOTAL		1914.7 SF	1361.0 SF		
B/Ba-1F	586.0 SF	54.4 SF	29.8 SF	501.8 SF	
B/Ba-2F	593.7 SF	47.3 SF	546.4 SF		
B/Ba-3F	607.0 SF	36.8 SF	570.2 SF		
TOTAL		1786.7 SF	1146.4 SF		
B1-1F	586.0 SF	54.4 SF	29.8 SF	501.8 SF	
B1-2F	593.7 SF	47.3 SF	546.4 SF		
B1-3F	618.2 SF	36.8 SF	581.4 SF		
TOTAL		1797.9 SF	1157.6 SF		
B2-1F	602.1 SF	54.4 SF	29.8 SF	517.9 SF	
B2-2F	609.8 SF	47.3 SF	562.5 SF		
B2-3F	623.1 SF	36.8 SF	596.3 SF		
TOTAL		1835.0 SF	1178.6 SF		
B2a-1F	602.1 SF	54.4 SF	29.8 SF	517.9 SF	
B2a-2F	609.8 SF	47.3 SF	562.5 SF		
B2a-3F	623.1 SF	36.8 SF	596.3 SF		
TOTAL		1835.0 SF	1178.6 SF		
C1-1F	577.4 SF	61.5 SF	6.7 SF	509.2 SF	
C1-2F	589.0 SF	46.1 SF	542.9 SF		
C1-3F	605.6 SF	39.2 SF	566.4 SF		
TOTAL		1772.0 SF	1116.0 SF		
C2-1F	577.4 SF	63.7 SF	7.2 SF	506.5 SF	
C2-2F	589.0 SF	43.9 SF	545.1 SF		
C2-3F	598.9 SF	37.6 SF	561.3 SF		
TOTAL		1765.3 SF	1113.6 SF		
C3/C3a-1F	615.9 SF	60.9 SF	0.0 SF	555.0 SF	
C3/C3a-2F	666.3 SF	40.1 SF	626.2 SF		
C3/C3a-3F	600.6 SF	31.9 SF	568.7 SF		
TOTAL		1882.8 SF	1194.9 SF		
C4/C4a-1F	540.1 SF	67.5 SF	24.4 SF	448.2 SF	
C4/C4a-2F	591.9 SF	40.1 SF	551.8 SF		
C4/C4a-3F	603.9 SF	30.4 SF	573.5 SF		
TOTAL		1735.9 SF	1149.7 SF		
C5/C5a/C5b-1F	615.9 SF	60.9 SF	0.0 SF	555.0 SF	
C5/C5a/C5b-2F	626.2 SF	37.8 SF	588.4 SF		
C5/C5a/C5b-3F	600.6 SF	31.9 SF	568.7 SF		
TOTAL		1842.7 SF	1157.1 SF		
C6/C6a-1F	540.1 SF	69.8 SF	22.1 SF	448.2 SF	
C6/C6a-2F	551.8 SF	37.8 SF	514.0 SF		
C6/C6a-3F	603.9 SF	30.4 SF	573.5 SF		
TOTAL		1695.8 SF	1109.6 SF		

F.A.R. CALCULATION:

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

PROPOSED FLOOR AREA:		NET:	
UNIT-A (3 BR+D)	1,286.3 SQ.FT.	x	2 UNITS
UNIT-A1/Aa (3 BR+D)	1,276.0 SQ.FT.	x	8 UNITS
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x	3 UNITS
UNIT-B/Ba (3 BR+D)	1,146.4 SQ.FT.	x	14 UNITS
UNIT-B1 (3 BR+D)	1,157.0 SQ.FT.	x	2 UNITS
UNIT-B2 (3 BR+D)	1,178.0 SQ.FT.	x	2 UNITS
UNIT-C1 (3 BR+D)	1,134.0 SQ.FT.	x	1 UNITS
UNIT-C2 (3 BR+D)	1,113.0 SQ.FT.	x	1 UNITS
UNIT-C3/C3a (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C4/C4a (3 BR+D)	1,149.0 SQ.FT.	x	8 UNITS
UNIT-C5/C5a/C5b (3 BR+D)	1,157.0 SQ.FT.	x	4 UNITS
UNIT-C6/C6a (4 BR+D)	1,199.0 SQ.FT.	x	4 UNITS
SUBTOTAL			= 57,472.4 SQ.FT.
TOTAL PHASE 1			= 57,472.4 SQ.FT.

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

PROPOSED FLOOR AREA:		NET:	
UNIT-A (3 BR+D)	1,286.3 SQ.FT.	x	1 UNITS
UNIT-A1/Aa (3 BR+D)	1,276.0 SQ.FT.	x	4 UNITS
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x	4 UNITS
UNIT-B/Ba (3 BR+D)	1,146.4 SQ.FT.	x	7 UNITS
UNIT-B1 (3 BR+D)	1,157.0 SQ.FT.	x	2 UNITS
UNIT-C3/C3a (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C4/C4a (3 BR+D)	1,149.0 SQ.FT.	x	8 UNITS
SUBTOTAL			= 40,904.3 SQ.FT.
TOTAL PHASE 2			= 40,904.3 SQ.FT.

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

PROPOSED FLOOR AREA:		NET:	
UNIT-A (3 BR+D)	1,286.3 SQ.FT.	x	2 UNITS
UNIT-A1/Aa (3 BR+D)	1,276.0 SQ.FT.	x	4 UNITS
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x	4 UNITS
UNIT-B/Ba (3 BR+D)	1,146.4 SQ.FT.	x	2 UNITS
UNIT-C1 (3 BR+D)	1,116.0 SQ.FT.	x	1 UNITS
UNIT-C2 (4 BR+D)	1,113.0 SQ.FT.	x	1 UNITS
UNIT-C3/C3a (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C4/C4a (3 BR+D)	1,149.0 SQ.FT.	x	8 UNITS
UNIT-C5/C5a/C5b (3 BR+D)	1,157.0 SQ.FT.	x	4 UNITS
UNIT-C6/C6a (4 BR+D)	1,199.0 SQ.FT.	x	4 UNITS
SUBTOTAL			= 45,417.6 SQ.FT.
TOTAL PHASE 3			= 45,417.6 SQ.FT.

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

PROPOSED FLOOR AREA:	191,775 SQ.FT.
PHASE 1:	57,472.4 SQ.M.
PHASE 2:	40,904.3 SQ.M.
PHASE 3:	45,417.6 SQ.M.
TOTAL	143,794.3 SQ.FT.

1	2019-01-17	OP RE SUBMISSION
NO --	DATE --	ISSUE --

Copyright All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing is the property of YAMAMOTO ARCHITECTURE and may not be used in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE

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

PROJECT --

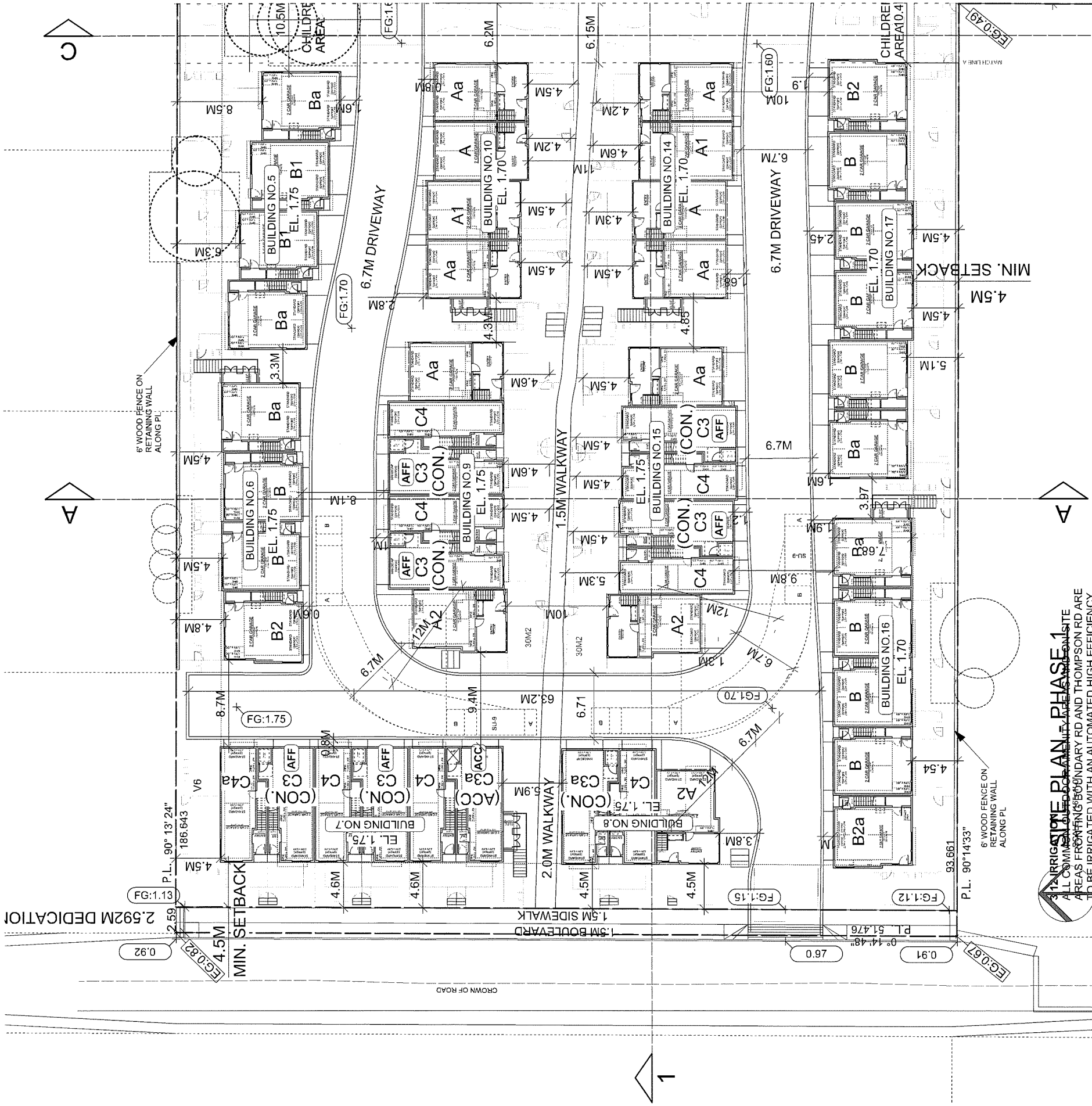
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE --
Statistics

SCALE --	SHEET NO. --
DATE -- JAN. 19 2017	PLAN-0
DRAWN --	
CHECKED --	PROJ NO -- 1510

DP 17-788728-1



F.A.R.: 143.831 SQ.FT. (0.75 FAR)
MAX. ALLOWED FLOOR AREA: 538.2 SQ.FT. x 120 UNITS = 64,584 SQ.FT.

PROPOSED FLOOR AREA:

FLOOR AREA:	SALEABLE AREA:	UNITS	GARAGE AREA:
UNIT-A (3 BR+D)	1286.3 SQ.FT.	x 5	8391.5 SQ.FT.
UNIT-A1/Aa (3 BR+D)	1381.0 SQ.FT.	x 11	4067.7 SQ.FT.
UNIT-A2 (3 BR+D)	1391.0 SQ.FT.	x 23	4076.8 SQ.FT.
UNIT-BB1 (3 BR+D)	1146.4 SQ.FT.	x 11	501.8 SQ.FT.
B1 (3 BR+D)	1197.0 SQ.FT.	x 4	4620.0 SQ.FT.
B2 (3 BR+D)	1176.0 SQ.FT.	x 3	501.8 SQ.FT.
UNIT-BB2 (3 BR+D)	1176.0 SQ.FT.	x 3	501.8 SQ.FT.
UNIT-C1 (3 BR+D)	1113.0 SQ.FT.	x 1	596.2 SQ.FT.
UNIT-C2 (4 BR+D)	1194.5 SQ.FT.	x 24	596.5 SQ.FT.
UNIT-C3/C3a (3 BR+D)	1194.5 SQ.FT.	x 24	555.0 SQ.FT.
UNIT-C4/C4a (3 BR+D)	1194.5 SQ.FT.	x 24	448.2 SQ.FT.
UNIT-C5/C5a (3 BR+D)	1194.5 SQ.FT.	x 4	448.2 SQ.FT.
UNIT-C6/C6a (4 BR+D)	1194.5 SQ.FT.	x 4	448.2 SQ.FT.
TOTAL	1194.5 SQ.FT.	x 120	33,116.0 SQ.FT.

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

AFFORDABLE UNITS FLOOR AREA:

UNIT-C3/C3a (3 BR+D)	x 6	UNITS	555.0 SQ.FT.
TOTAL			7,189.4 SQ.FT. (6.0%)

CONVERTIBLE UNIT TYPES:

UNIT-C3 (3 BR+D)	1194.5 SQ.FT.	24	UNITS	28,677.6 SQ.FT.
UNIT-C5/C5a (3 BR+D)	1197.1 SQ.FT.	3	UNITS	3,471.3 SQ.FT.

ACCESSIBLE UNIT TYPE:

UNIT-C3a (3 BR+D) - Building 7	1194.5 SQ.FT.	1	UNITS	1,194.5 SQ.FT.
TOTAL				555.0 SQ.FT.

F.A.R. CALCULATION:

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

PROPOSED FLOOR AREA:

NET:	UNITS	
UNIT-A (3 BR+D)	1,266.3 SQ.FT.	x 2
UNIT-A1/Aa (3 BR+D)	1,276.0 SQ.FT.	x 8
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x 3
UNIT-BB1 (3 BR+D)	1,146.4 SQ.FT.	x 14
UNIT-B1 (3 BR+D)	1,157.0 SQ.FT.	x 2
UNIT-B2 (3 BR+D)	1,178.0 SQ.FT.	x 3
UNIT-C3/C3a (3 BR+D)	1,194.5 SQ.FT.	x 8
UNIT-C4/C4a (3 BR+D)	1,149.0 SQ.FT.	x 8
SUBTOTAL		57,472.4 SQ.FT.
TOTAL PHASE 1		57,472.4 SQ.FT.

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

PROPOSED FLOOR AREA:

NET:	UNITS	
UNIT-A (3 BR+D)	1,266.3 SQ.FT.	x 1
UNIT-A1/Aa (3 BR+D)	1,276.0 SQ.FT.	x 4
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x 4
UNIT-BB1a (3 BR+D)	1,146.4 SQ.FT.	x 7
UNIT-B1 (3 BR+D)	1,157.0 SQ.FT.	x 2
UNIT-C3/C3a (3 BR+D)	1,194.5 SQ.FT.	x 8
UNIT-C4/C4a (3 BR+D)	1,149.0 SQ.FT.	x 8
SUBTOTAL		40,904.3 SQ.FT.
TOTAL PHASE 2		40,904.3 SQ.FT.

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

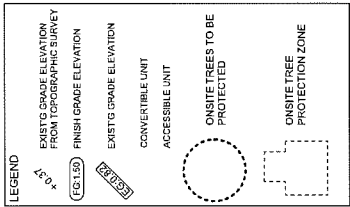
PROPOSED FLOOR AREA:

NET:	UNITS	
UNIT-A (3 BR+D)	1,266.3 SQ.FT.	x 2
UNIT-A1/Aa (3 BR+D)	1,276.0 SQ.FT.	x 4
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x 4
UNIT-BB1a (3 BR+D)	1,146.4 SQ.FT.	x 2
UNIT-C1 (3 BR+D)	1,116.0 SQ.FT.	x 1
UNIT-C2 (4 BR+D)	1,113.0 SQ.FT.	x 1
UNIT-C3/C3a (3 BR+D)	1,194.5 SQ.FT.	x 8
UNIT-C4/C4a (3 BR+D)	1,149.0 SQ.FT.	x 8
UNIT-C5/C5a/C5b (3 BR+D)	1,157.0 SQ.FT.	x 4
UNIT-C6/C6a (4 BR+D)	1,099.0 SQ.FT.	x 38
SUBTOTAL		45,417.6 SQ.FT.
TOTAL PHASE 3		45,417.6 SQ.FT.

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

PROPOSED FLOOR AREA:

PHASE 1:	57,472.4 SQ.FT.
PHASE 2:	40,904.3 SQ.FT.
PHASE 3:	45,417.6 SQ.FT.



NO.	DATE	ISSUE
1	2018-01-17	DP RE SUBMISSION

Copyright All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing is the property of YAMAMOTO ARCHITECTURE.
The drawing is to be used in any way without the
written permission of this office.

YAMAMOTO
ARCHITECTURE

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

PROJECT -

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

DRAWING TITLE -

Site Plan - Phase 1

SCALE -

DATE - JAN 19, 2017

DRAWN -

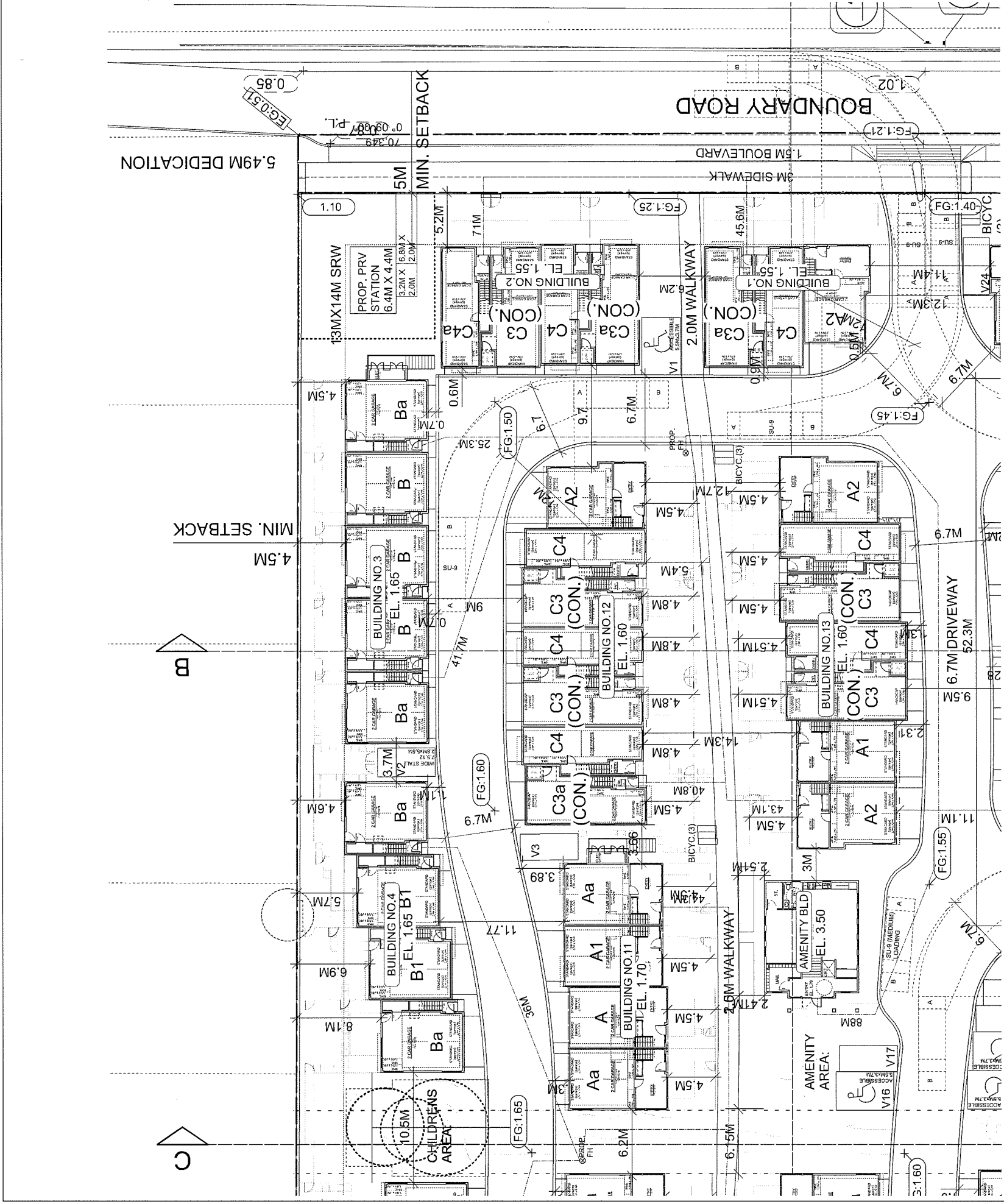
CHECKED -

PROJ NO - 1570

IRRIGATION PLAN - PHASE 1
ALL COMMON AREAS ARE TO BE IRRIGATED WITH AN AUTOMATED HIGH EFFICIENCY
AREAS FRONTING BOUNDARY RD AND THOMPSON RD ARE TO BE IRRIGATED WITH AN AUTOMATED HIGH EFFICIENCY

DP 17-788728-4

PLAN-1b



F.A.R.: 143.831 SQ.FT. (0.75 FAR)
MAX. ALLOWED FLOOR AREA: 5382.0 SQ.FT. x 120 UNITS = 645.84 SQ.FT.

PROPOSED FLOOR AREA:

FLOOR AREA	SALABLE AREA	UNITS
UNIT-A1 (3 BR+D)	1276.0 SQ.FT.	16 UNITS
UNIT-A2 (3 BR+D)	1361.0 SQ.FT.	11 UNITS
UNIT-B1 (3 BR+D)	1148.4 SQ.FT.	23 UNITS
UNIT-B2 (3 BR+D)	1157.0 SQ.FT.	4 UNITS
UNIT-C1 (3 BR+D)	1116.0 SQ.FT.	1 UNITS
UNIT-C2 (4 BR+D)	1113.0 SQ.FT.	1 UNITS
UNIT-C3C3a (3 BR+D)	1194.9 SQ.FT.	24 UNITS
UNIT-C3C3b (3 BR+D)	1194.9 SQ.FT.	24 UNITS
UNIT-C3C3c (3 BR+D)	1194.9 SQ.FT.	4 UNITS
UNIT-C3C3d (3 BR+D)	1194.9 SQ.FT.	4 UNITS
UNIT-C3C3e (3 BR+D)	1194.9 SQ.FT.	120 UNITS
TOTAL	1194.9 SQ.FT.	11 UNITS

ADDITIONAL AREA:
ELECTRICAL CLOSETS:

48.0 SQ.FT.	x	11 UNITS	=	528.0 SQ.FT.
TOTAL			=	144,322.3 SQ.FT.

AFFORDABLE UNITS FLOOR AREA:

UNIT-C3C3a (3 BR+D)	x	6 UNITS	=	7,189.4 SQ.FT. (6.0%)
TOTAL			=	7,189.4 SQ.FT.

CONVERTIBLE UNIT TYPES:

UNIT-C3 (3 BR+D)	1194.9 SQ.FT.	24 UNITS	=	28,677.6 SQ.FT.
UNIT-C3C3a (3 BR+D)	1194.9 SQ.FT.	3 UNITS	=	3,471.3 SQ.FT.

ACCESSIBLE UNIT TYPE:

UNIT-C3a (3 BR+D) - Building 7	1194.9 SQ.FT.	1 UNITS	=	1,194.9 SQ.FT.
--------------------------------	---------------	---------	---	----------------

F.A.R. CALCULATION:

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

PROPOSED FLOOR AREA:	NET:	UNITS	
UNIT-A1 (3 BR+D)	1,266.3 SQ.FT.	x	2 UNITS
UNIT-A1a (3 BR+D)	1,276.0 SQ.FT.	x	3 UNITS
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x	8 UNITS
UNIT-B1 (3 BR+D)	1,148.4 SQ.FT.	x	14 UNITS
UNIT-B2 (3 BR+D)	1,157.0 SQ.FT.	x	2 UNITS
UNIT-C1 (3 BR+D)	1,116.0 SQ.FT.	x	2 UNITS
UNIT-C2 (4 BR+D)	1,113.0 SQ.FT.	x	2 UNITS
UNIT-C3C3a (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3b (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3c (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3d (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3e (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
SUBTOTAL			= 57,472.4 SQ.FT.
TOTAL PHASE 1			= 57,472.4 SQ.FT.

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

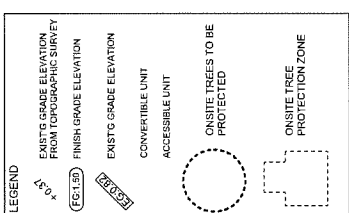
PROPOSED FLOOR AREA:	NET:	UNITS	
UNIT-A1 (3 BR+D)	1,266.3 SQ.FT.	x	1 UNITS
UNIT-A1a (3 BR+D)	1,276.0 SQ.FT.	x	4 UNITS
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x	4 UNITS
UNIT-B1 (3 BR+D)	1,148.4 SQ.FT.	x	7 UNITS
UNIT-B2 (3 BR+D)	1,157.0 SQ.FT.	x	2 UNITS
UNIT-C1 (3 BR+D)	1,116.0 SQ.FT.	x	2 UNITS
UNIT-C2 (4 BR+D)	1,113.0 SQ.FT.	x	2 UNITS
UNIT-C3C3a (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3b (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3c (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3d (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3e (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
SUBTOTAL			= 40,904.3 SQ.FT.
TOTAL PHASE 2			= 40,904.3 SQ.FT.

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

PROPOSED FLOOR AREA:	NET:	UNITS	
UNIT-A1 (3 BR+D)	1,266.3 SQ.FT.	x	2 UNITS
UNIT-A1a (3 BR+D)	1,276.0 SQ.FT.	x	4 UNITS
UNIT-A2 (3 BR+D)	1,361.0 SQ.FT.	x	4 UNITS
UNIT-B1 (3 BR+D)	1,148.4 SQ.FT.	x	2 UNITS
UNIT-B2 (3 BR+D)	1,157.0 SQ.FT.	x	1 UNITS
UNIT-C1 (3 BR+D)	1,116.0 SQ.FT.	x	1 UNITS
UNIT-C2 (4 BR+D)	1,113.0 SQ.FT.	x	1 UNITS
UNIT-C3C3a (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3b (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3c (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3d (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
UNIT-C3C3e (3 BR+D)	1,194.9 SQ.FT.	x	8 UNITS
SUBTOTAL			= 45,417.6 SQ.FT.
TOTAL PHASE 3			= 45,417.6 SQ.FT.

ALL PHASES:
MAX. ALLOWED FLOOR AREA (0.75): 191,775 SQ.FT. x 0.75 = 143,831.3 SQ.FT.

PROPOSED FLOOR AREA:	NET:	UNITS	
PHASE 1:	57,472.4 SQ.FT.		
PHASE 2:	40,904.3 SQ.FT.		
PHASE 3:	45,417.6 SQ.FT.		
TOTAL	143,794.3 SQ.FT.		



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

Copyright All Rights Reserved
Reproduction in whole or in part is prohibited.
This drawing is the property of Yamamoto Architecture and may not be used without the written permission of this office.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1R6
T - 604 731 1127 F - 604 731 1327

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -

Site Plan - Phase 2

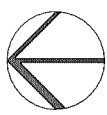
SCALE -

DATE - JAN 13 2017

DRAWN -

CHECKED -

PROJECT NO - 1510



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

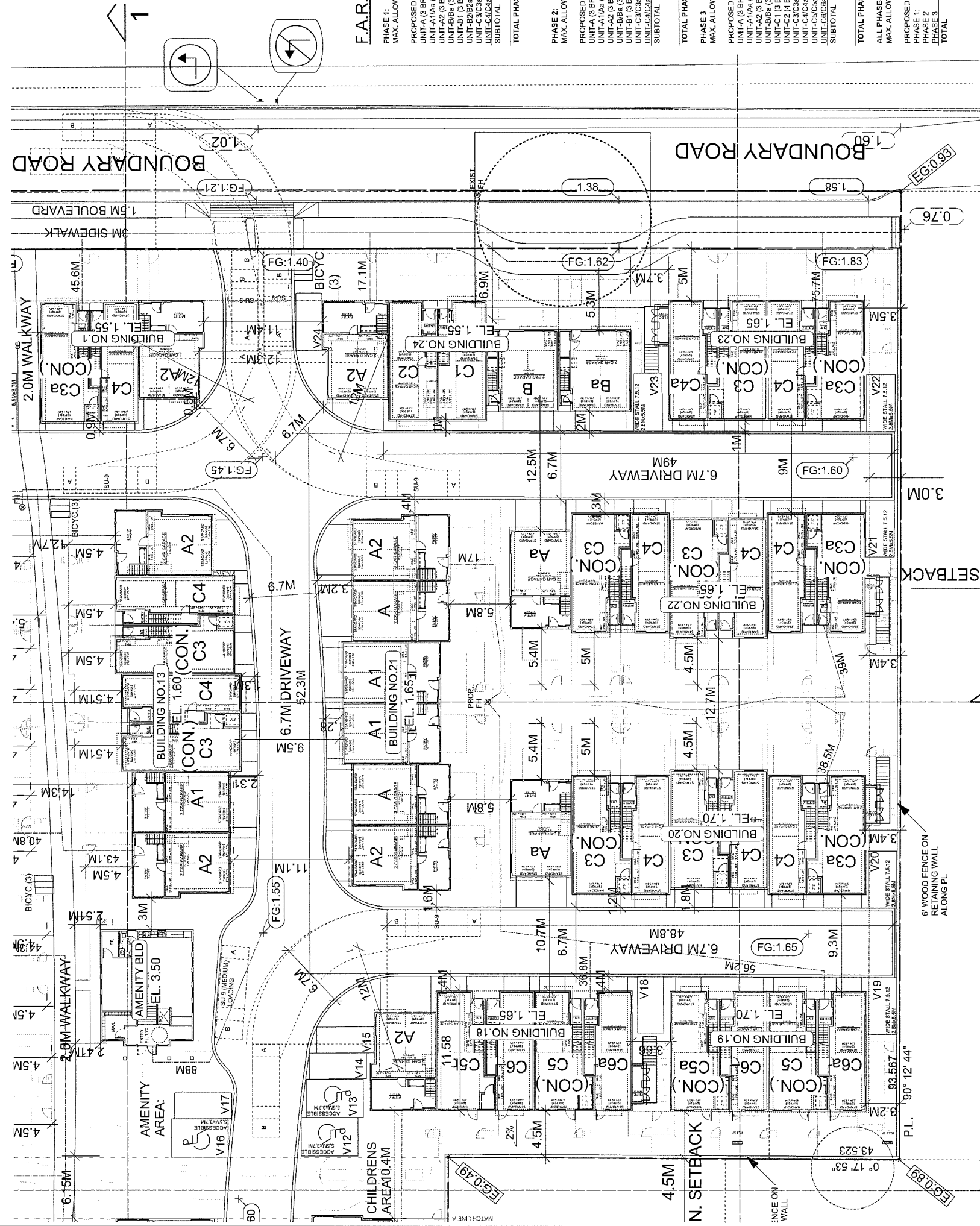
DP 17-788728-5

SHEET NO. -

PLAN-1C



09-17-1008-28-6



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

PROPOSED FLOOR AREA:

[illegible]

ADDITIONAL AREA: .
ELECTRICAL CLOSETS:

TOTAL	=	14,322.3 SQ.FT.
-------	---	-----------------

AFFORDABLE UNITS FLOOR AREA:

UNIT-C2/C3a (3 BR+D)	1194.9 SQ.FT.	x	6 UNITS	=	7,169.4 SQ.FT.	555.0 SQ.FT.
TOTAL					7,169.4 SQ.FT. (5.0%)	

CONVERTIBLE UNIT TYPES:

UNIT-C3 (3 BR+D)	1194.9 SQ.FT.	24 UNITS	=	28,577.6 SQ.FT.	448.2 SQ.FT.
UNIT-C5 (3 BR+D)	1157.1 SQ.FT.	3 UNITS		3,471.3 SQ.FT.	555.0 SQ.FT.

ACCESSIBLE UNIT TYPE:

UNIT-C3a (3 BR+D) - Building 7	1	UNITS	=	1,194.9 SQ.FT.	555.0 SQ.FT.
--------------------------------	---	-------	---	----------------	--------------

F.A.R. CALCULATION:

PHASE 1:
MAX. ALLOWED FLOOR AREA (0.75): 83,540.4 SQ.FT. x .75 = 62,655.3 SQ.FT.

PROPOSED FLOOR AREA:			NET:					
UNIT-A (3 BR-D)			1,266.3 SQ FT	x	2	UNITS	=	2,533 SQ.FT.
UNIT-A/1A (3 BR+D)			1,276.0 SQ FT	x	8	UNITS	=	10,208 SQ.FT.
UNIT-A/2 (3 BR+D)			1,361.0 SQ FT	x	3	UNITS	=	4,083 SQ.FT.
UNIT-B (3 BR-D)			1,157.0 SQ FT	x	2	UNITS	=	2,314 SQ.FT.
UNIT-B/2A (3 BR-D)			1,174.0 SQ FT	x	3	UNITS	=	3,524 SQ.FT.
UNIT-B/2B (3 BR-D)			1,149.0 SQ FT	x	8	UNITS	=	9,592 SQ.FT.
UNIT-C/C3a (3 BR-D)			1,184.0 SQ FT	x	3	UNITS	=	3,552 SQ.FT.
UNIT-C/C4/C4a (3 BR-D)			1,149.0 SQ FT	x	8	UNITS	=	9,192 SQ.FT.
SUBTOTAL					48	UNITS	=	57,474.2 SQ.FT.
TOTAL PHASE 1							=	57,474.2 SQ.FT.

TOTAL PHASE 1

PHASE 2:
MAX. ALLOWED FLOOR AREA (0.75): $55,147.8 \text{ SQ.FT.} \times 0.75 = 41,360.8 \text{ SQ.FT.}$

PROPOSED FLOOR AREA:			
NET			
UNIT-A (3 BR+D)	x 1	UNITS	= 1,266.3 SQ.FT.
UNIT-A1/A2 (3 BR+D)	x 4	UNITS	= 5,104.0 SQ.FT.
UNIT-A2 (3 BR+D)	x 4	UNITS	= 5,440.0 SQ.FT.
UNIT-B (3 BR+D)	x 7	UNITS	= 8,024.8 SQ.FT.
UNIT-B1 (3 BR+D)	x 2	UNITS	= 2,559.3 SQ.FT.
UNIT-B2 (3 BR+D)	x 2	UNITS	= 2,559.3 SQ.FT.
UNIT-C (3 BR+D)	x 3	UNITS	= 3,932.0 SQ.FT.
UNIT-C1/C2 (3 BR+D)	x 3	UNITS	= 3,932.0 SQ.FT.
SUBTOTAL	34	UNITS	= 40,904.3 SQ.FT.

TOTAL PHASE 2

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

PROPOSED FLOOR AREA:			
UNIT-A (3 BR-D)	x	2	UNITS
UNIT-B (3 BR-D)	x	2	UNITS
UNIT-A/2 (3 BR-D)	x	4	UNITS
UNIT-A/2 (3 BR-D)	x	4	UNITS
UNIT-A/2 (3 BR-D)	x	4	UNITS
UNIT-C (3 BR-D)	x	1	UNITS
UNIT-C2 (4 BR-D)	x	1	UNITS
UNIT-C3/C3a (3 BR-D)	x	8	UNITS
UNIT-C4/C4a (3 BR-D)	x	8	UNITS
UNIT-C5/C5a (3 BR-D)	x	8	UNITS
UNIT-C6/C6a (3 BR-D)	x	4	UNITS
UNIT-C6/C6a (3 BR-D)	x	4	UNITS
SUBTOTAL		39	UNITS
			= 45,417.6 SQ.FT.
			= 2,532.6 SQ.FT.
			= 5,104.0 SQ.FT.
			= 2,702.8 SQ.FT.
			= 1,160.0 SQ.FT.
			= 1,130.0 SQ.FT.
			= 9,952.0 SQ.FT.
			= 9,952.0 SQ.FT.
			= 4,336.0 SQ.FT.

TOTAL PHASE 3

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

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

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

Copyright, All rights reserved.
 Reproduction in whole or in part is prohibited.
 This drawing as an instrument of service is the property of
 the architect and may not be used in any way without the
 written permission of this office.

**YAMAMOTO
ARCHITECTURE**

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

PROJECT —

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -

Site Plan

SCALE —

SHEET NO. —

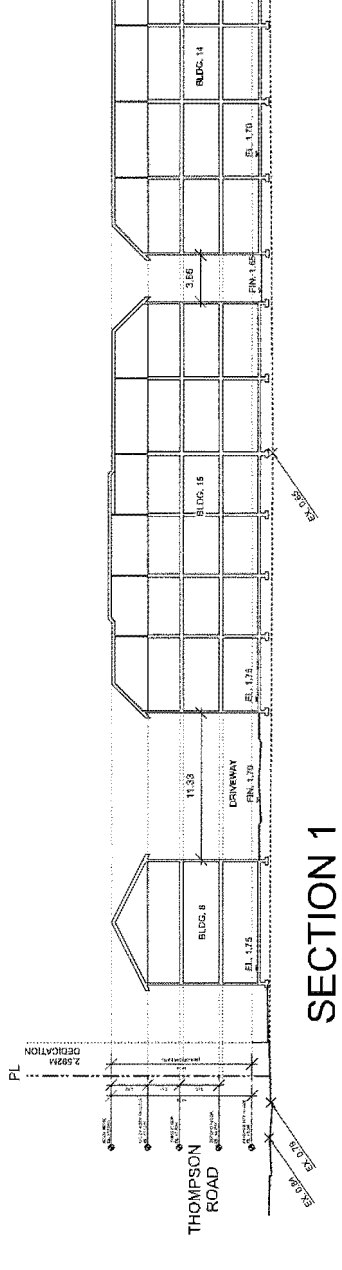
DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS
10/1/20	DEPOSIT	100.00		CHASE	
10/5/20	PAYROLL	50.00	101	CHASE	
10/10/20	RENT	200.00	102	CHASE	
10/15/20	UTILITIES	25.00	103	CHASE	
10/20/20	SALES	150.00	104	CHASE	
10/25/20	DEPOSIT	100.00		CHASE	
10/30/20	PAYROLL	50.00	105	CHASE	
10/31/20	RENT	200.00	106	CHASE	
11/1/20	UTILITIES	25.00	107	CHASE	
11/5/20	SALES	150.00	108	CHASE	
11/10/20	DEPOSIT	100.00		CHASE	
11/15/20	PAYROLL	50.00	109	CHASE	
11/20/20	RENT	200.00	110	CHASE	
11/25/20	UTILITIES	25.00	111	CHASE	
11/30/20	SALES	150.00	112	CHASE	
11/31/20	DEPOSIT	100.00		CHASE	
12/1/20	PAYROLL	50.00	113	CHASE	
12/5/20	RENT	200.00	114	CHASE	
12/10/20	UTILITIES	25.00	115	CHASE	
12/15/20	SALES	150.00	116	CHASE	
12/20/20	DEPOSIT	100.00		CHASE	
12/25/20	PAYROLL	50.00	117	CHASE	
12/30/20	RENT	200.00	118	CHASE	
12/31/20	UTILITIES	25.00	119	CHASE	
1/1/21	SALES	150.00	120	CHASE	
1/5/21	DEPOSIT	100.00		CHASE	
1/10/21	PAYROLL	50.00	121	CHASE	
1/15/21	RENT	200.00	122	CHASE	
1/20/21	UTILITIES	25.00	123	CHASE	
1/25/21	SALES	150.00	124	CHASE	
1/30/21	DEPOSIT	100.00		CHASE	
1/31/21	PAYROLL	50.00	125	CHASE	
2/1/21	RENT	200.00	126	CHASE	
2/5/21	UTILITIES	25.00	127	CHASE	
2/10/21	SALES	150.00	128	CHASE	
2/15/21	DEPOSIT	100.00		CHASE	
2/20/21	PAYROLL	50.00	129	CHASE	
2/25/21	RENT	200.00	130	CHASE	
2/28/21	UTILITIES	25.00	131	CHASE	
2/29/21	SALES	150.00	132	CHASE	
3/1/21	DEPOSIT	100.00		CHASE	
3/5/21	PAYROLL	50.00	133	CHASE	
3/10/21	RENT	200.00	134	CHASE	
3/15/21	UTILITIES	25.00	135	CHASE	
3/20/21	SALES	150.00	136	CHASE	
3/25/21	DEPOSIT	100.00		CHASE	
3/30/21	PAYROLL	50.00	137	CHASE	
3/31/21	RENT	200.00	138	CHASE	
4/1/21	UTILITIES	25.00	139	CHASE	
4/5/21	SALES	150.00	140	CHASE	
4/10/21	DEPOSIT	100.00		CHASE	
4/15/21	PAYROLL	50.00	141	CHASE	
4/20/21	RENT	200.00	142	CHASE	
4/25/21	UTILITIES	25.00	143	CHASE	
4/30/21	SALES	150.00	144	CHASE	
4/31/21	DEPOSIT	100.00		CHASE	
5/1/21	PAYROLL	50.00	145	CHASE	
5/5/21	RENT	200.00	146	CHASE	
5/10/21	UTILITIES	25.00	147	CHASE	
5/15/21	SALES	150.00	148	CHASE	
5/20/21	DEPOSIT	100.00		CHASE	
5/25/21	PAYROLL	50.00	149	CHASE	
5/30/21	RENT	200.00	150	CHASE	
5/31/21	UTILITIES	25.00	151	CHASE	
6/1/21	SALES	150.00	152	CHASE	
6/5/21	DEPOSIT	100.00		CHASE	
6/10/21	PAYROLL	50.00	153	CHASE	
6/15/21					

DRD

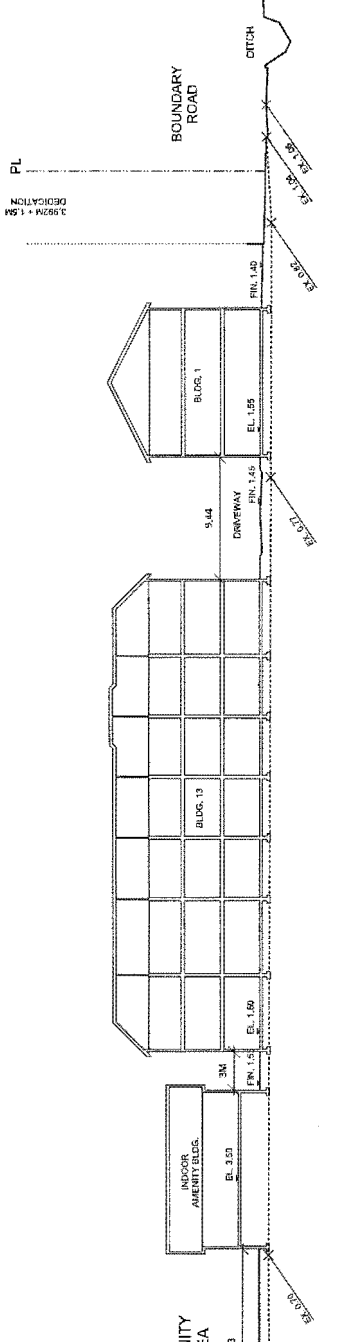
CHECKED -	PROJ NO - 1510
-----------	----------------

LEGEND

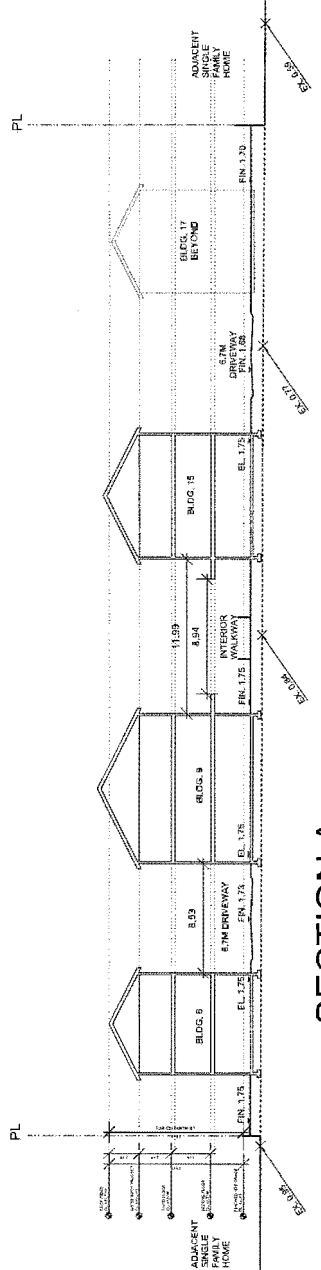
	EXISTING GRADE ELEVATION FROM TOPOGRAPHIC SURVEY
	FINISH GRADE ELEVATION
	EXISTING GRADE ELEVATION
	CONVERTIBLE UNIT
	ACCESSIBLE UNIT
	ONSITE TREES TO BE PROTECTED
	ONSITE TREE PROTECTION ZONE



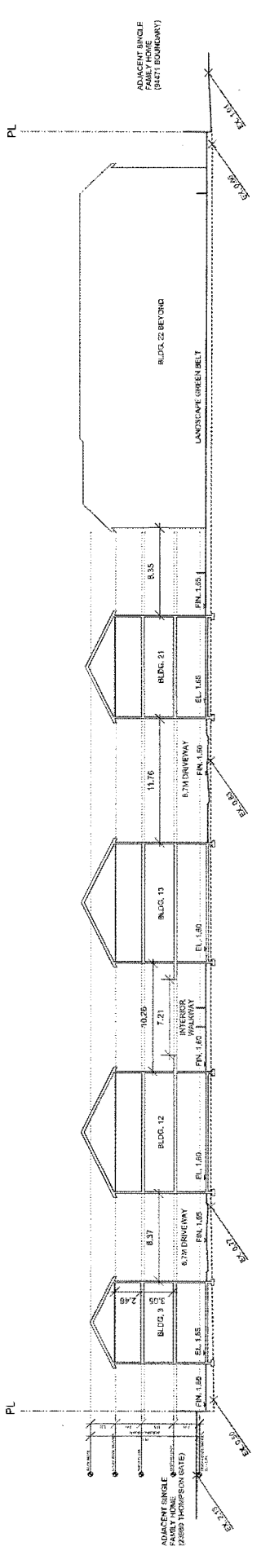
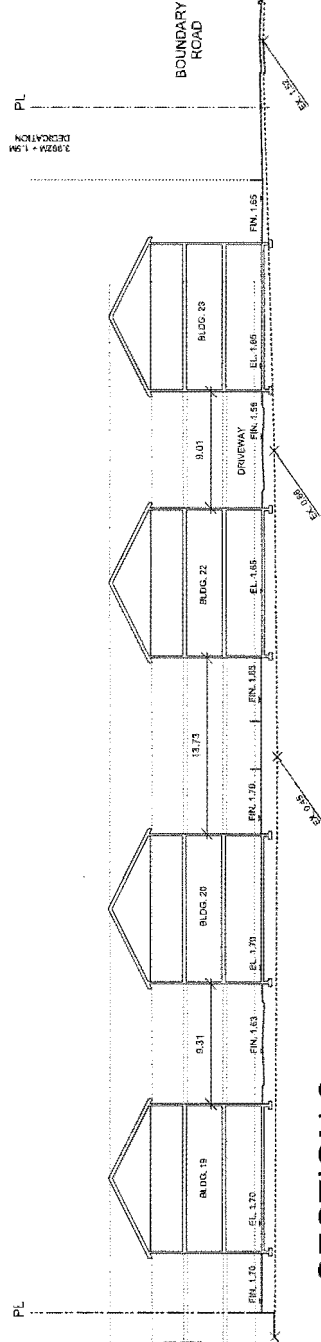
SECTION 1



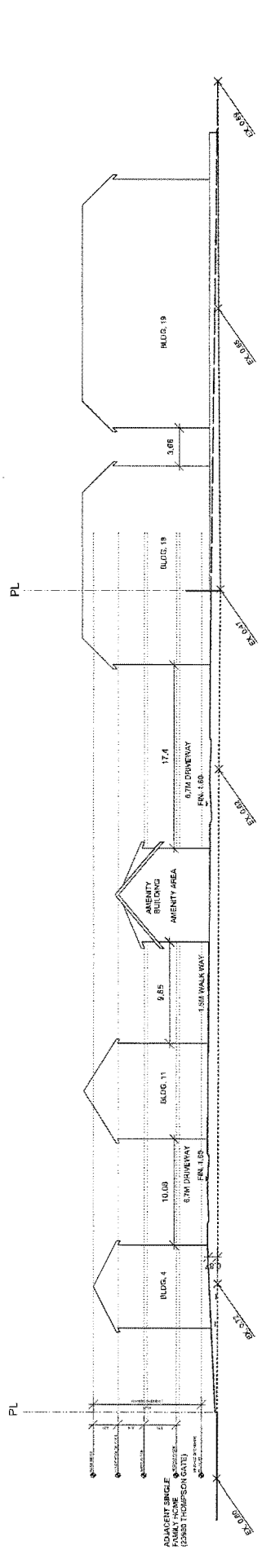
SECTION A



SECTION 2



SECTION B

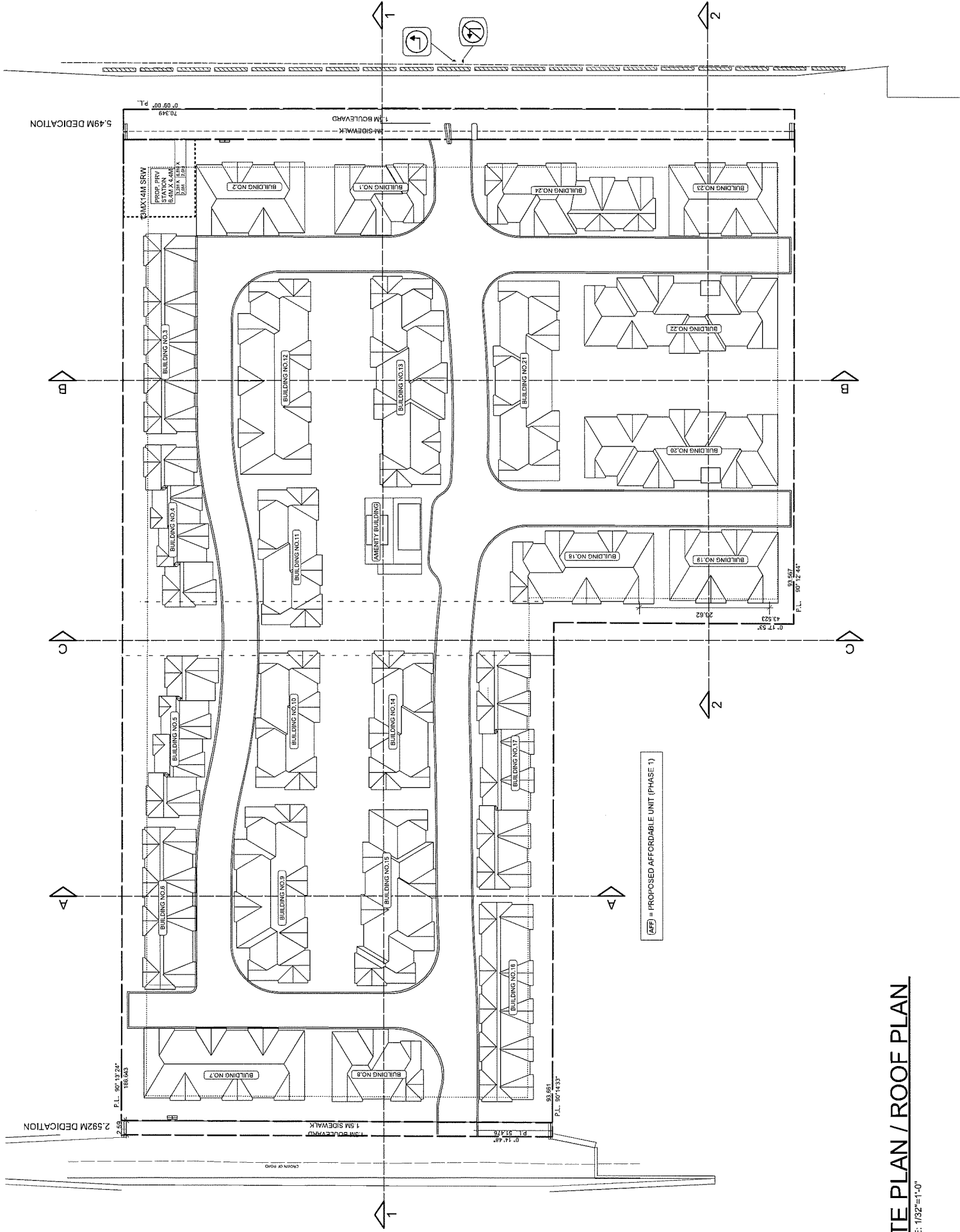


SECTION C

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

1	2018-11-17	DP RE SUBMISSION
NO.	DATE	ISSUE
Copyright 2018 Yamamoto Architecture. All rights reserved. Reproduction or use without written permission is prohibited. The information contained herein is for the use of the client only and is not to be used for any other purpose without the written permission of the client.		
YAMAMOTO ARCHITECTURE		
202 - 39 East 8th Avenue Vancouver, BC V6T 1R5 T - 604.731.1127 F - 604.731.1327		
PROJECT -		
120 UNIT TOWNHOUSE DEVELOPMENT		
BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - Site Section		
SCALE -	SHEET NO. -	PLAN-1e
DATE - JAN 10 2017	DRAWN -	
CHECKED -	PROJECT NO. -	
		1510

DP 17-788728 -7



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

1	2019-01-17	DP RE SUBMISSION
NO.	DATE	ISSUE
Copyright All rights reserved. No reproduction in whole or in part is permitted. This drawing is the property of Yamamoto Architecture and may not be used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V6T 1R5 T - 604.731.1127 F - 604.731.1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT		
BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - Site Plan / Roof Plan		
SCALE -	SHEET NO. -	PLAN-1f
DATE - JAN 19 2017	DRAWN -	CHECKED -
PROJECT NO. -	PROJECT -	PROJECT -

DP 17-788728-8



3.12 IRRIGATION
ALL COMMON OUTDOOR AMENITY AREAS AND ON-SITE
LANDSCAPING AREAS SHALL BE IRRIGATED BY AN
AUTOMATED HIGH EFFICIENCY IRRIGATION SYSTEM
DESIGN BUILT IRRIGATION SYSTEM ALL CONTROLLERS TO
BE INSTALLED AND PROGRAMMED PRIOR TO
LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO
INSTALLATION. REFER TO LANDSCAPE L18

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

THOMPSON GATE

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

Copyright All rights reserved.
This document is made as a plan is prohibited.
The information contained herein is the property of
the architect and may not be used in any way without the
written permission of the architect.

YAMAMOTO
ARCHITECTURE

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

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

CHARACTER TITLE -
Fire Hydrant Plan

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

THOMPSON GATE



PARKING:

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

ACCESSIBLE PARKING:

5 ACCESSIBLE VISITOR PARKING STALLS		
27 ACCESSIBLE PARKING STALLS IN UNITS		
REQUIRED BICYCLE:		
1.25 SPACES x 120 UNITS	=	150 SPACES (CLASS 1)
0.2 SPACES x 120 UNITS	=	24 SPACES (CLASS 2)
TOTAL	=	174 SPACES
PROVIDED BICYCLE:		
2 SPACES x 120 GARAGES	=	240 SPACES (CLASS 1)
BICYCLE RACK	=	24 SPACES (CLASS 2)
TOTAL	=	264 SPACES

ALL PROPOSED CAR SPACES ARE STANDARD
FCL: 3.5M GSC
FINISHED SITE GRADE: 2.30M

PHASE 1:		
2 CAR GARAGES x 32 UNITS	=	64 SPACES (RESIDENTS)
2 CAR TANDEM GARAGES x 16 UNITS	=	32 SPACES (RESIDENTS)
OPEN VISITORS PARKING	=	8 SPACES (VISITORS)
TOTAL	=	104 SPACES
PHASE 2:		
2 CAR GARAGES x 18 UNITS	=	36 SPACES (RESIDENTS)
2 CAR TANDEM GARAGES x 16 UNITS	=	32 SPACES (RESIDENTS)
OPEN VISITORS PARKING	=	3 SPACES (VISITORS)
TOTAL	=	73 SPACES
PHASE 3:		
2 CAR GARAGES x 12 UNITS	=	24 SPACES (RESIDENTS)
2 CAR TANDEM GARAGES x 28 UNITS	=	52 SPACES (RESIDENTS)
OPEN VISITORS PARKING	=	11 SPACES (VISITORS)
TOTAL	=	87 SPACES

PARKING LEGEND:

- STANDARD PARKING SPACE
2.5M x 5.5M
- ACCESSIBLE PARKING SPACE
3.7M x 5.5M
- STANDARD VISITOR PARKING SPACE
2.5M x 5.5M
- ACCESSIBLE VISITOR PARKING SPACE
3.7M x 5.5M

BIKE SPACE LEGEND:

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

3.12 IRRIGATION
ALL COMMON OUTDOOR AMENITY AREAS AND ON-SITE
LANDSCAPING ARE TO BE IRRIGATED. IRRIGATION AREAS
TO BE IRRIGATED WITH AUTOMATED HIGH EFFICIENCY
DESIGN BUILT IRRIGATION SYSTEM. ALL CONTROLLERS TO
BE INSTALLED AND WIRING TO BE COMPLETED PRIOR TO
LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO
INSTALLATION. REFER TO LANDSCAPE L18

[AF] = PROPOSED AFFORDABLE UNIT (PHASE 1)
[ACC] = PROPOSED ACCESSIBLE UNIT (PHASE 1)

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

Copyright All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing is the property of Yamamoto Architecture
and may not be used in any way without the
written permission of this office.

**YAMAMOTO
ARCHITECTURE**

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

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

DRAWING TITLE -
Site Parking Plan

SCALE -	SHEET NO. -
DATE - JAN 19 2017	PLAN-2
DRAWN -	
CHECKED -	PROJ MGR - 1510



BOUNDARY ROAD STREETSCAPE

SCALE: 1:200

DP RE SUBMISSION		
1	2018-12-20	
NO	DATE	REUSE

Copyright. All rights reserved.
This drawing is the property of
Yamamoto Architecture and shall not be
reproduced or used in any way without the
written permission of this office.

**YAMAMOTO
ARCHITECTURE**

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

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
STREETSCAPE

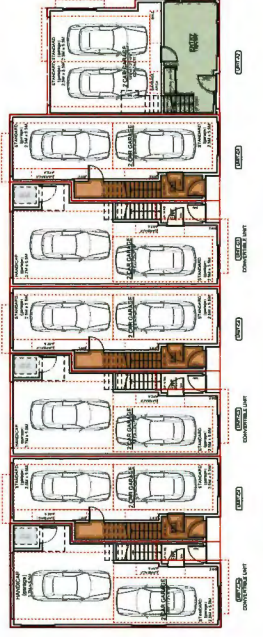
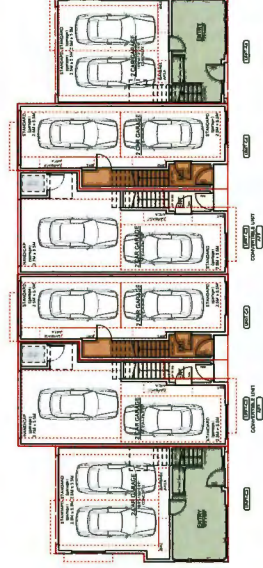
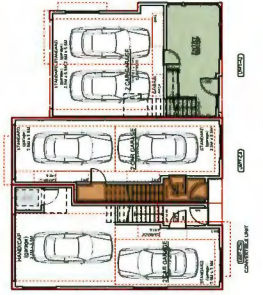
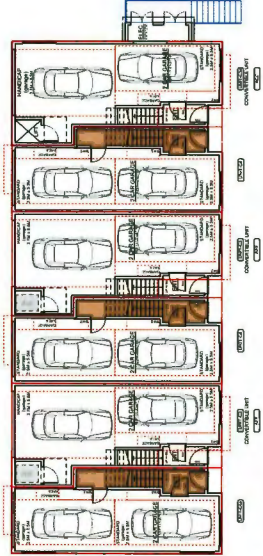
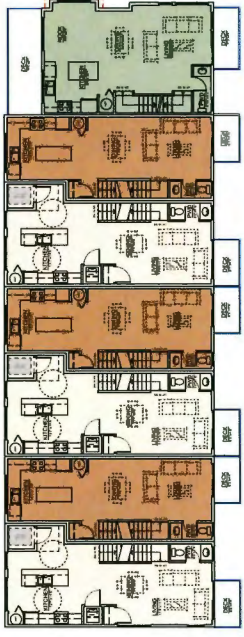
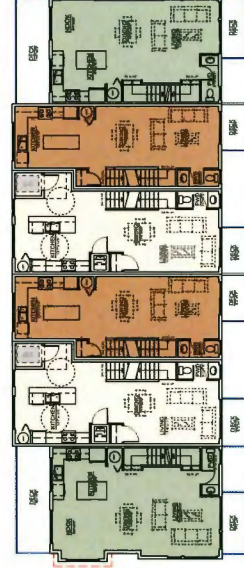
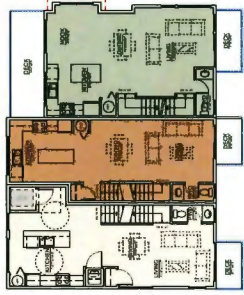
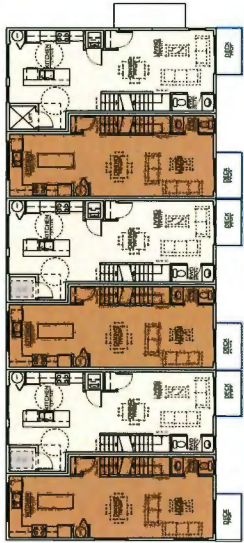
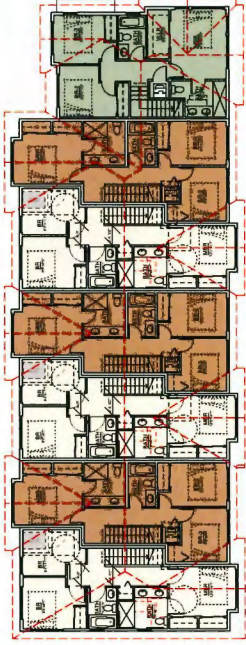
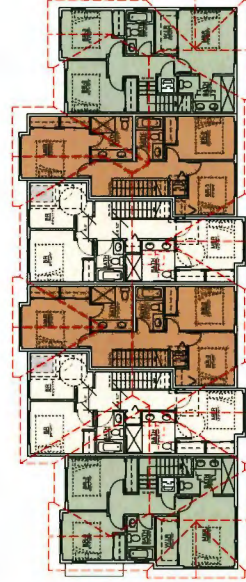
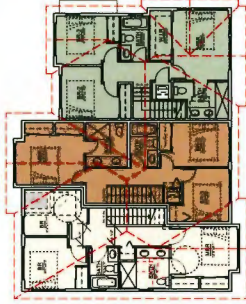
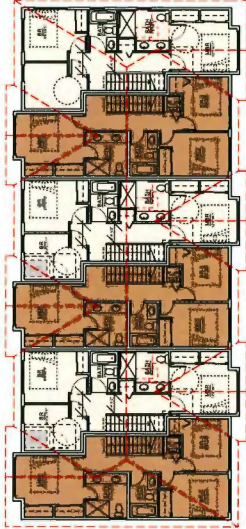
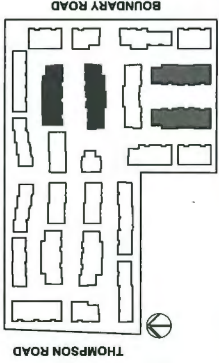
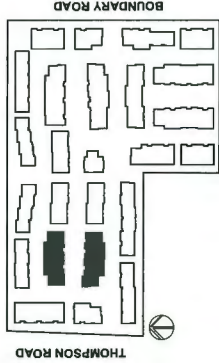
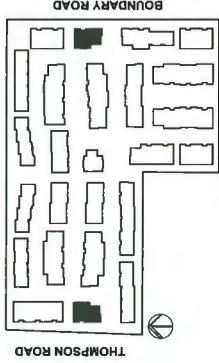
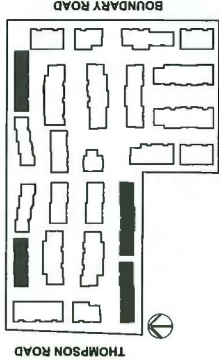
SHEET NO. —		PLAN-4
SCALE —	DATE — JAN. 19, 2017	
DRAWN — KP		
CHECKED —	PROJ. NO. — 1510	



THOMPSON ROAD STREETSCAPE

SCALE: 1:200

DP 17-788728-11

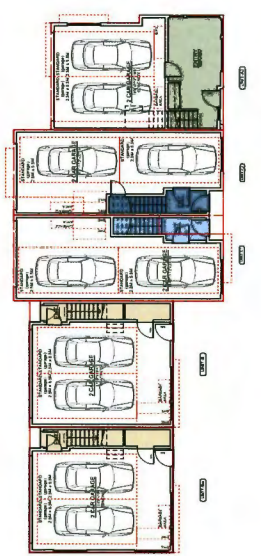
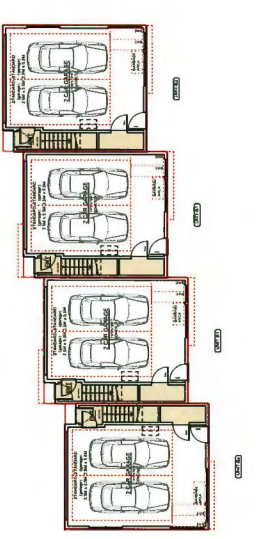
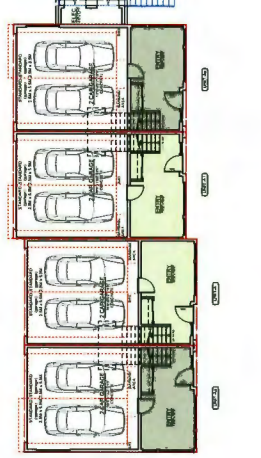
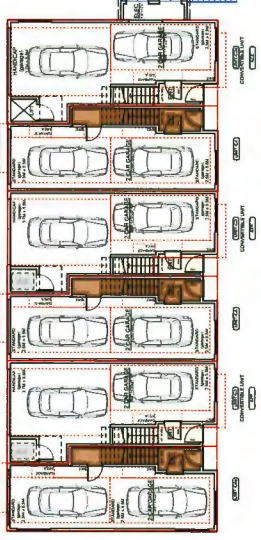
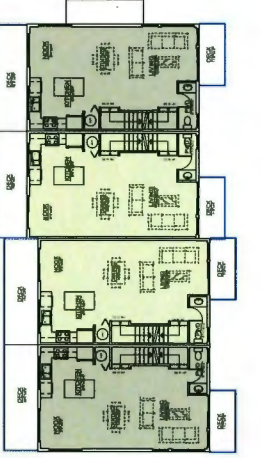
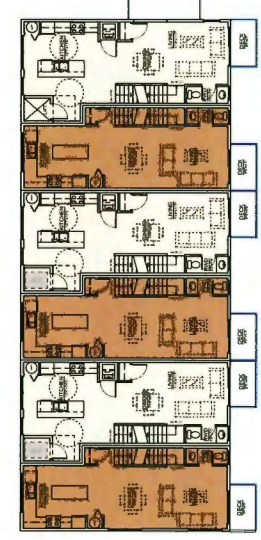
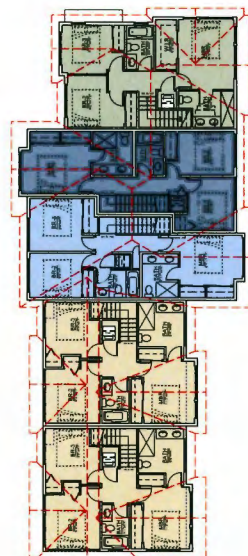
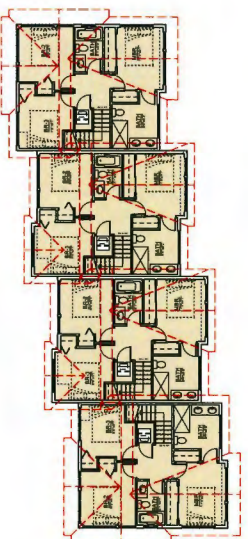
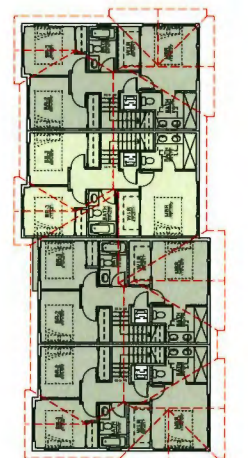
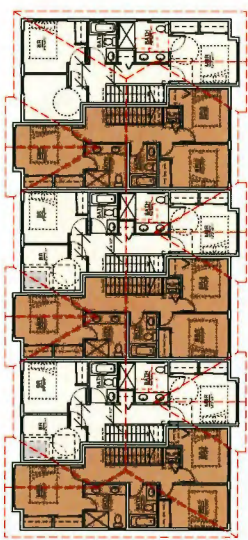
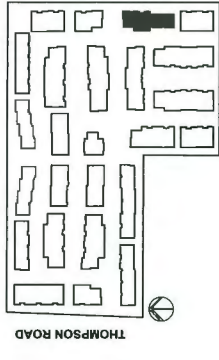
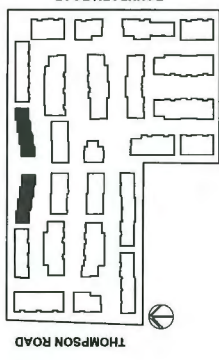
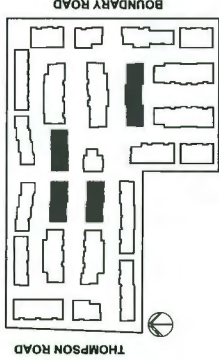
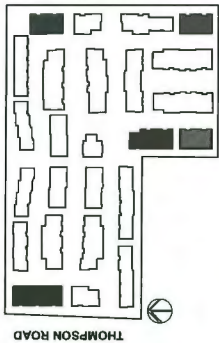


Copyright. All rights reserved.
This drawing is an instrument of service to the property of
the client and is not to be used for any other purpose without the
written permission of the architect.

**YAMAMOTO
ARCHITECTURE**

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

PROJECT —	120 UNIT TOWNHOUSE DEVELOPMENT
BOUNDARY ROAD RICHMOND, B.C.	
DRAWING TITLE — BUILDING SCHEMES	
SCALE —	SHEET NO. —
DATE — JAN. 19, 2017	PLAN-4.1
DRAWN — KP	
CHECKED —	PROJ. NO. — 1510



Copyright. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1B5
T - 604 731 1127 F - 604 731 1327

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
BUILDING SCHEMES

SCALE -

DATE - JAN. 19, 2017

DRAWN - KP

CHECKED -

SHEET NO. -

PLAN-4.2

PROJ. NO. - 1510

DP 17-188128-13

BUILDING NO.1

BUILDING NO.2



BLDG. 1: WEST ELEVATION



BLDG. 1: EAST ELEVATION



BLDG. 1: SOUTH ELEVATION

BLDG. 1: NORTH ELEVATION



BLDG. 2: WEST ELEVATION

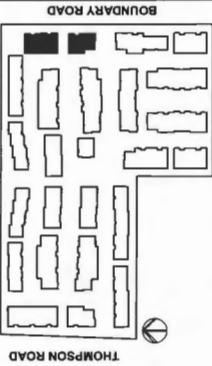


BLDG. 2: EAST ELEVATION



BLDG. 2: NORTH ELEVATION

BLDG. 2: SOUTH ELEVATION



MATERIALS

- COMMON MATERIALS:
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
 - 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
 - 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
 - 4 HARDIE PANE. SIDING W/ EASY TRIM
- JH COLORPLUS "NAVAJO BEIGE"
 - 5 10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "TIMBER BARK"
 - 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
 - 7 P.T. WOOD WIN. DOOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2135-30 "ONYX"
 - 8 P.T. WOOD EXT. POSTS
- PAINTED - BM 2135-30 "ONYX"
 - 9 METAL CLAD ENTRY DOOR
- PAINTED - BM 2005-10 "RED ROCK"
 - 10 METAL CLAD ENTRY DOOR
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
 - 11 METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
 - 12 ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS
- POWDER COATED BLACK
 - 13 BRICK VENEER - CHARCOAL GRAY

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

Copyright, all rights reserved.
This document is an electronic file.
The reproduction or use of this document in any form without the
written permission of the author is prohibited.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1R6
T - 604-731-1127 F - 604-731-1327

PROJECT -

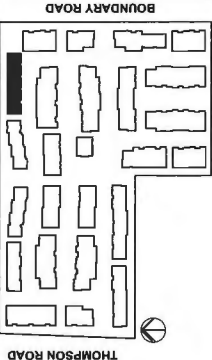
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

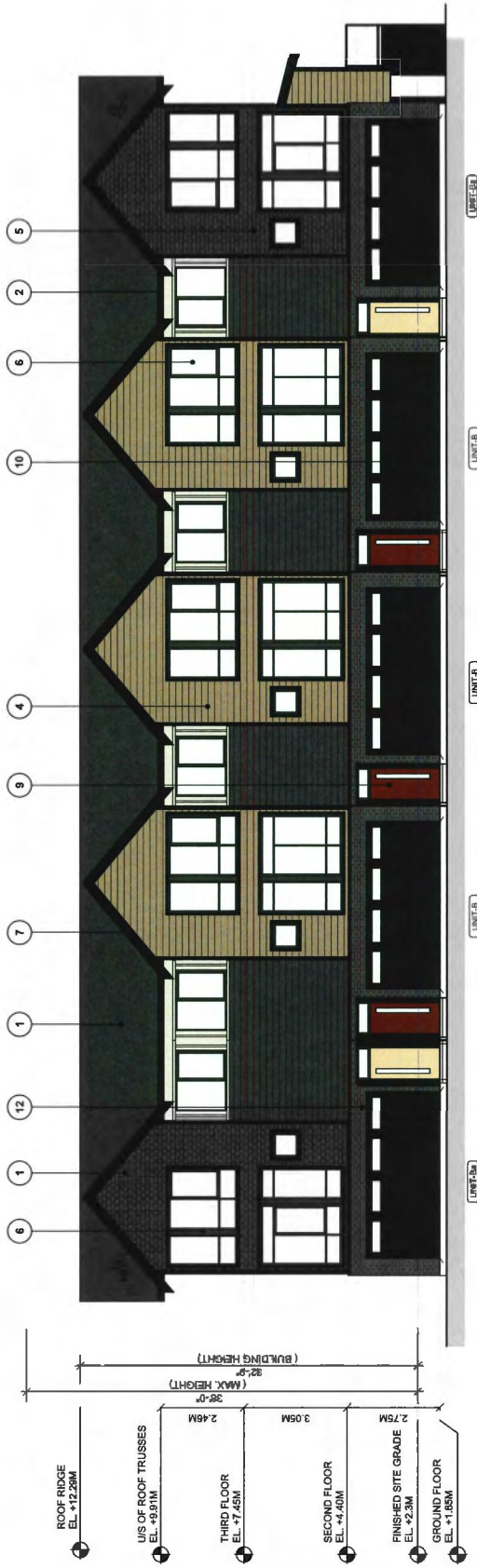
DRAWING TITLE -
ELEVATIONS

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

BUILDING NO.3



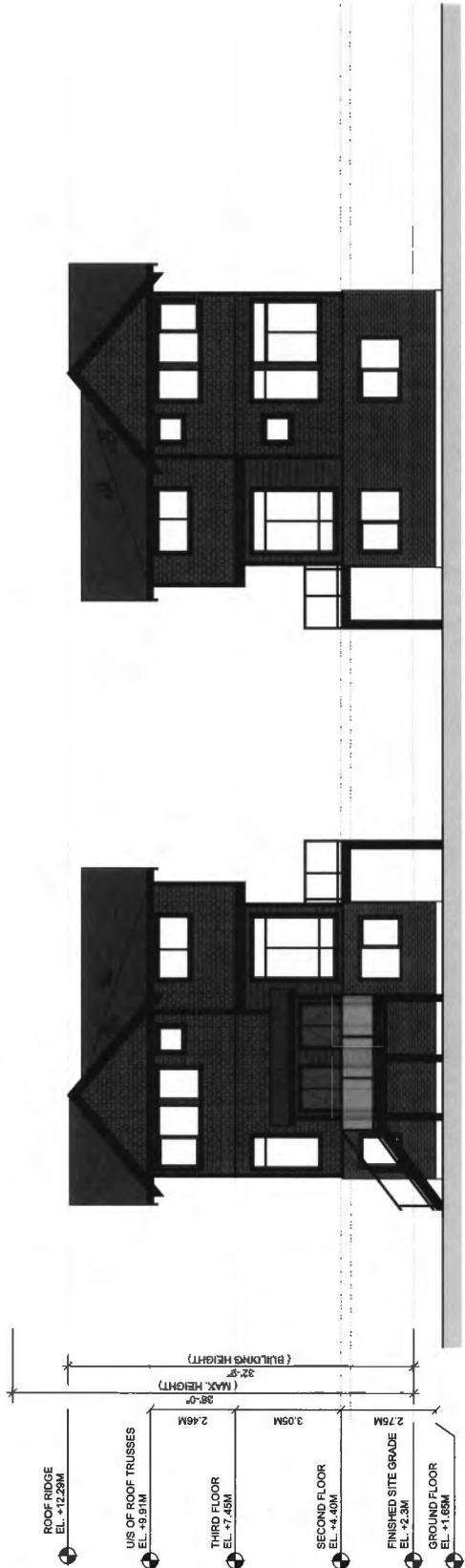
MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
4	- PAINTED - MATCH "JH NAVAJO BEIGE"
5	HARDIE-PANEL SIDING W/ EASY-TRIM
6	- JH COLORPLUS "NAVAJO BEIGE"
7	10 FT. HARDIE SHANK SIDING
8	- JH COLORPLUS "TIMBER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



BLDG. 3: SOUTH ELEVATION



BLDG. 3: NORTH ELEVATION



BLDG. 3: EAST ELEVATION

BLDG. 3: WEST ELEVATION

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

Copyright. All rights reserved.
This drawing is the property of Yamamoto Architecture.
This drawing is an instrument of service to the project of
the client and is not to be used for any other project without the
written permission of this office.

YAMAMOTO
ARCHITECTURE

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

PROJECT -

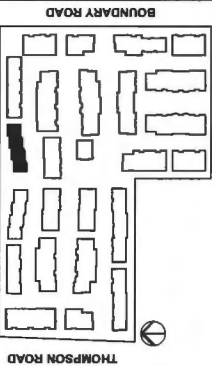
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

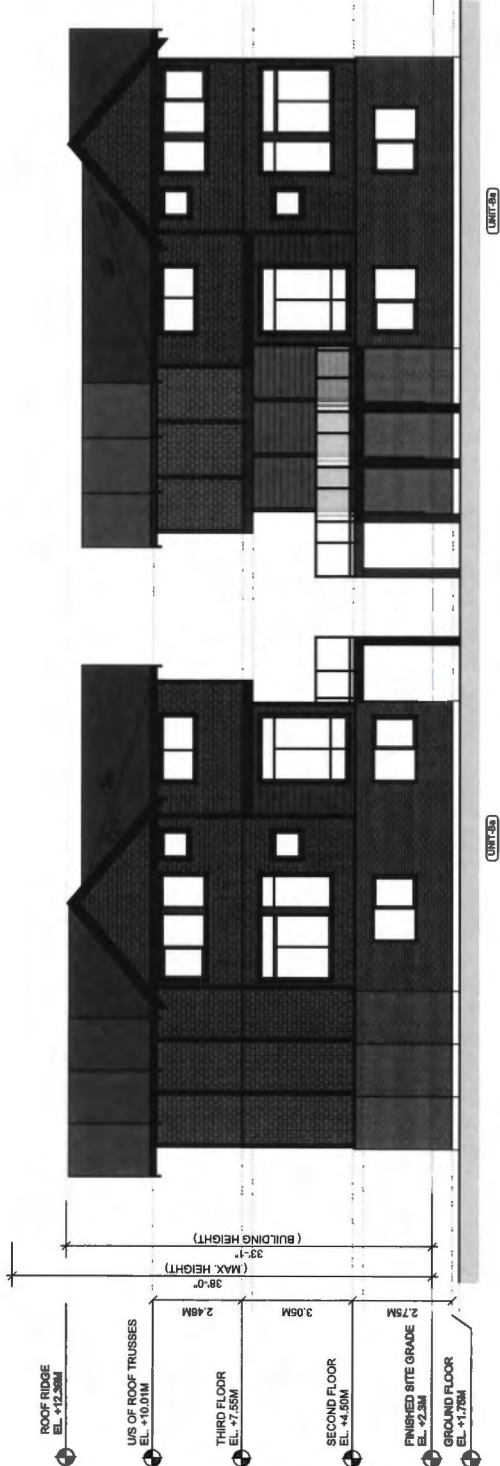
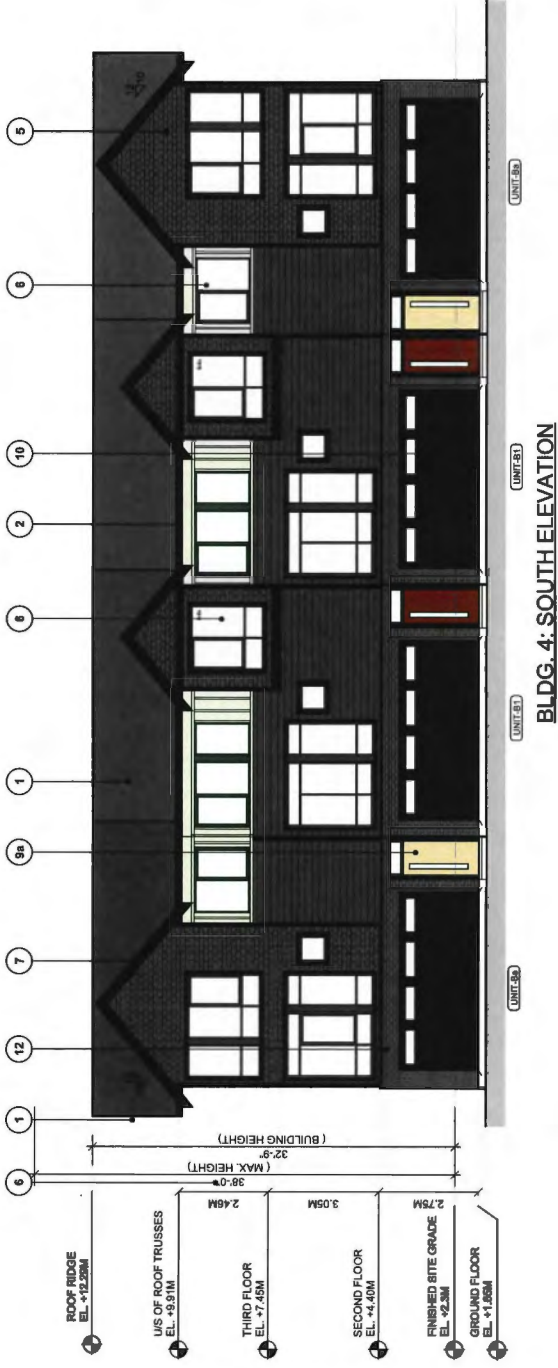
DRAWING TITLE -
ELEVATIONS

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

BUILDING NO.4



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
4	HARDIE-PANEL SIDING W/ EASY TRIM - JH COLORPLUS "NAVAJO BEIGE"
5	10.75" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2135-30 "ONYX"
8	P.T. WOOD EXT. POSTS - PAINTED - BM 2135-30 "ONYX"
9	METAL CLAD ENTRY DOOR - PAINTED - BM 2005-10 "RED ROOF"
10	METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
11	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
12	ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS - POWDER COATED BLACK
13	BRICK VENEER - CHARCOAL GRAY



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

Copyright. All rights reserved.
This drawing is the property of Yamamoto Architecture.
This drawing is not to be used in any way without the
written permission of Yamamoto Architecture.

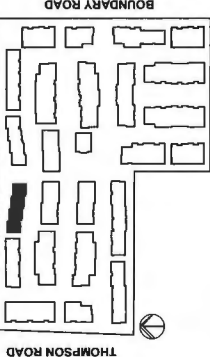
YAMAMOTO
ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1B5
T - 604 731 1127 F - 604 731 1327

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

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

DP 17-788728-16

BUILDING NO.5



MATERIALS

COMMON MATERIALS:

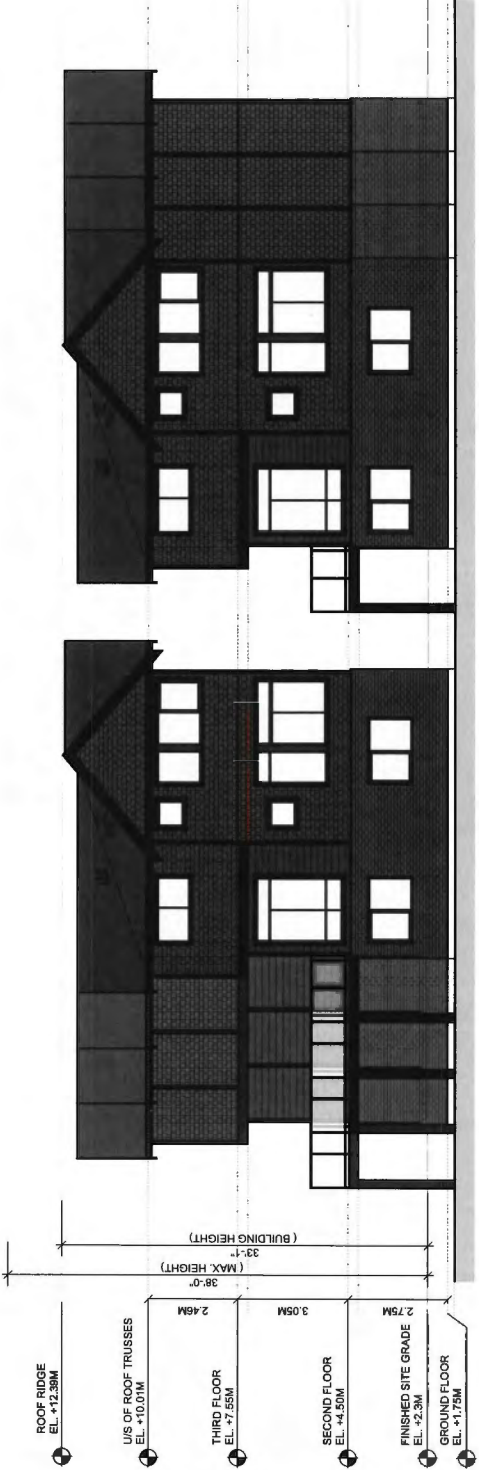
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ EASY-TRIM
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10 TYP. HARDIE SHAKE SIDINGS
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2138-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS
- PAINTED - BM 2138-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR
- PAINTED - BM 2005-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



BLDG. 5: SOUTH ELEVATION



BLDG. 5: NORTH ELEVATION



BLDG. 5: EAST ELEVATION

BLDG. 5: WEST ELEVATION

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

NO.	DATE	ISSUE

Copyright: All rights reserved.
This drawing is the property of the architect.
This drawing as an instrument of service is the property of
the architect and shall remain the property of the architect
in any way without the
written permission of the architect.

YAMAMOTO
ARCHITECTURE

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

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

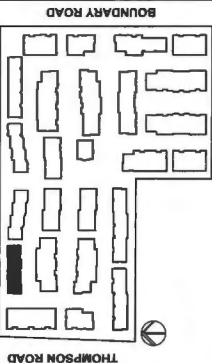
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

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

DP 17-188728-17

BUILDING NO.6



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEGE"
4	HARDIE PANEL SIDING W/ EASY TRIM - JH COLORPLUS "NAVAJO BEGE"
5	10.75" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2135-30 "ONYX"
8	P.T. WOOD EXT. ROETS - PAINTED - BM 2135-30 "ONYX"
9	METAL CLAD ENTRY DOOR - PAINTED - BM 2005-10 "RED ROCK"
10	METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
11	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
12	ALUMINUM FRAMED GLAZED W/ TEMPERED GLASS - POWDER COATED BLACK
13	BRICK VENEER - CHARCOAL GRAY

1	2018-12-20	DP RE SUBMISSION
MD -	DATE -	REBID -

Copyright. All rights reserved.
This drawing is the property of Yamamoto Architecture Inc. and is not to be published, reproduced, or used in any way without the written permission of the owner.

YAMAMOTO
ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V6T 1P5
T - 604 731 1127 F - 604 731 1327

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

DRAWING TITLE - ELEVATIONS	
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-4e
DRAWN - KP	
CHECKED -	PROJECT NO. - 1510

DP 11-188728-18



BLDG. 6: SOUTH ELEVATION



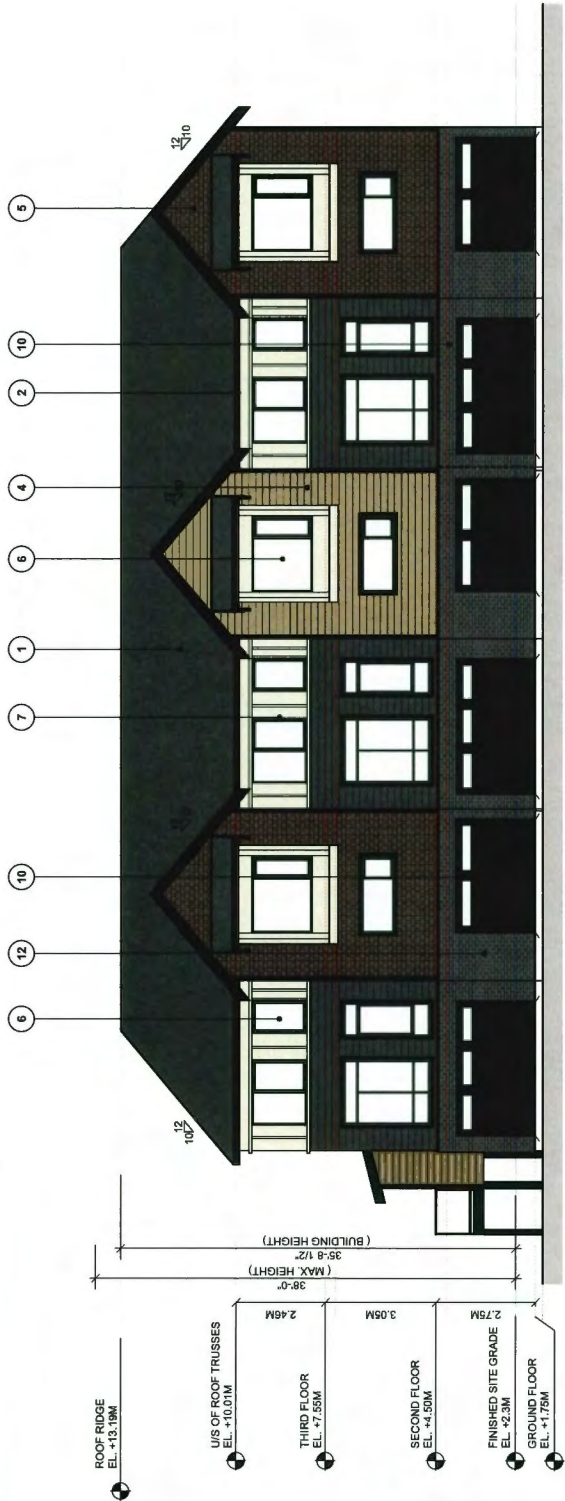
BLDG. 6: NORTH ELEVATION



BLDG. 6: EAST ELEVATION

BLDG. 6: WEST ELEVATION

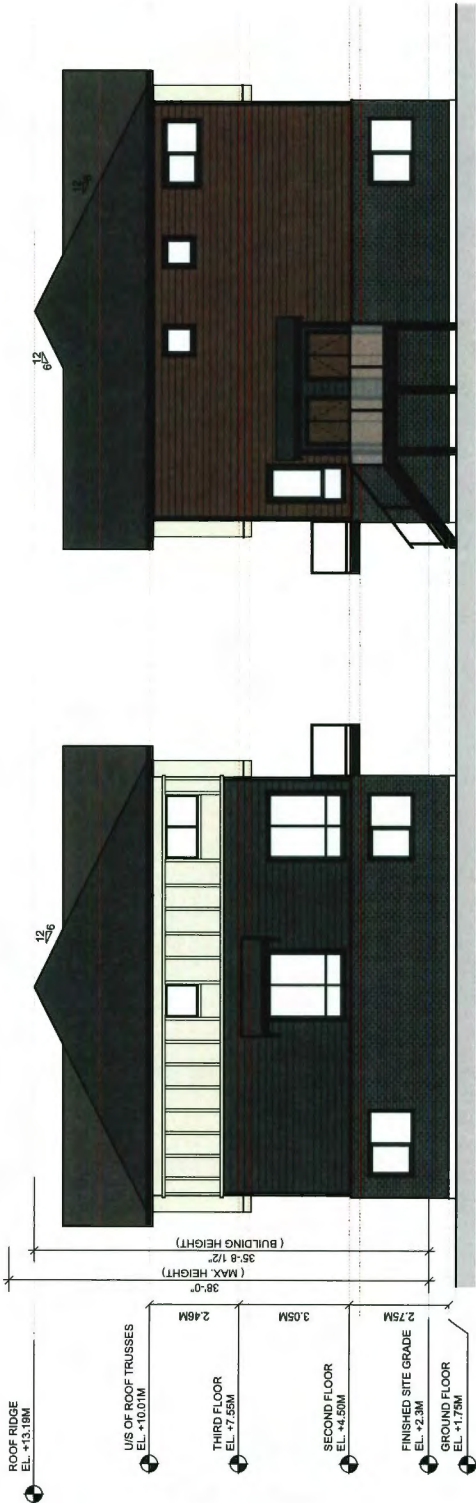
BUILDING NO.7



BLDG. 7: EAST ELEVATION



BLDG. 7: WEST ELEVATION

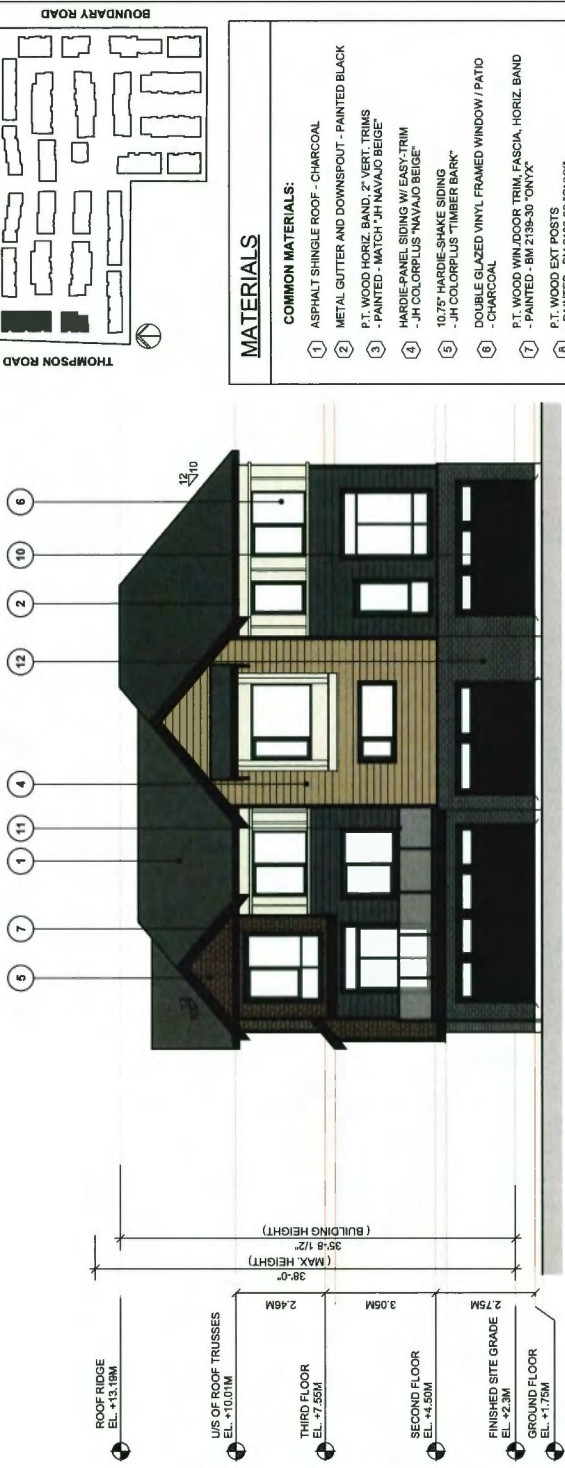


BLDG. 7: NORTH ELEVATION



BLDG. 7: SOUTH ELEVATION

BUILDING NO.8



BLDG. 8: EAST ELEVATION



BLDG. 8: WEST ELEVATION

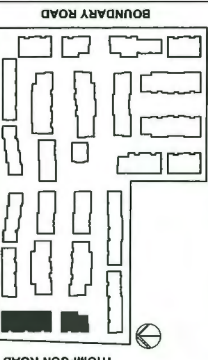


BLDG. 8: SOUTH ELEVATION



BLDG. 8: NORTH ELEVATION

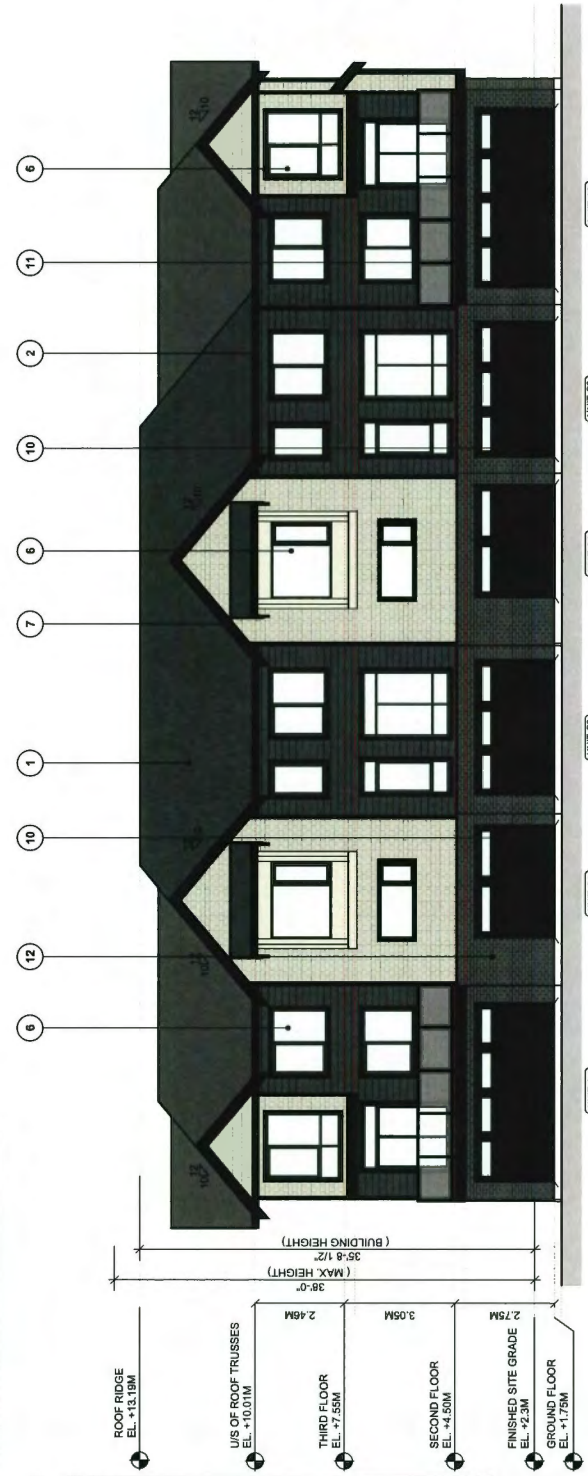
MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
4	- PAINTED - MATCH "JH NAVAJO BEIGE"
5	HARDIE-PANEL SIDING W/ EASY-TRIM
6	- JH COLORPLUS "NAVAJO BEIGE"
7	10.75" HARDIE-SPAKE SIDINGS
8	- JH COLORPLUS "TIMBER BARK"
9	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
10	- CHARCOAL
11	P.T. WOOD VINYL DOOR TRIM, FASCIA, HORIZ. BAND
12	- PAINTED - BM 2138-30 "ONYX"
13	P.T. WOOD EXT. POSTS
14	- PAINTED - BM 2139-30 "ONYX"
15	METAL CLAD ENTRY DOOR
16	- PAINTED - BM 2055-10 "RED ROCK"
17	METAL CLAD ENTRY DOOR
18	- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
19	METAL GARAGE DOOR W/ GLAZED PANELS
20	- PAINTED - BM "CHARCOAL"
21	ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
22	- POWDER COATED BLACK
23	BRICK VENEER - CHARCOAL GRAY



1		2018-12-20	DP RE SUBMISSION
NO	DATE	ISSUE	
Copyright: All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used for the project and site only and may not be reproduced in any way without the written permission of the owner.			
YAMAMOTO ARCHITECTURE			
202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327			
PROJECT -			
120 UNIT TOWNHOUSE DEVELOPMENT			
BOUNDARY ROAD RICHMOND, B.C.			
DRAWING TITLE - ELEVATIONS			
SCALE -		SHEET NO. -	
DATE - JAN. 19, 2017		PLAN-4f	
DRAWN - KP		PROJECT NO. - 1510	
CHECKED -			

BUILDING NO.9

BUILDING NO.10



BLDG. 9: NORTH ELEVATION
-SCHEME C

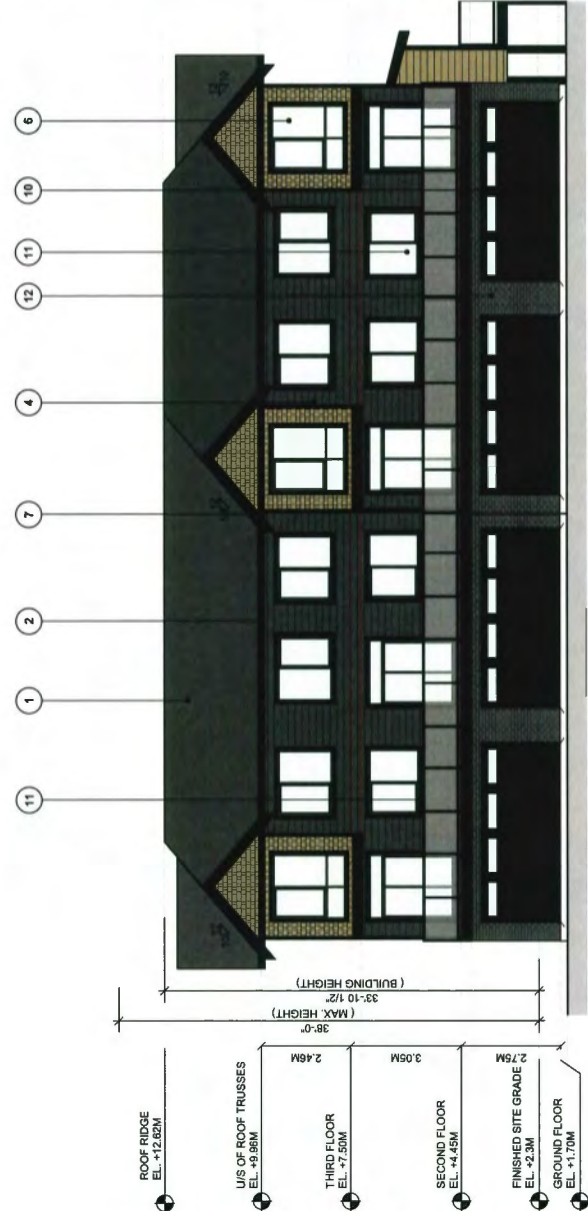


BLDG. 9: SOUTH ELEVATION
-SCHEME C

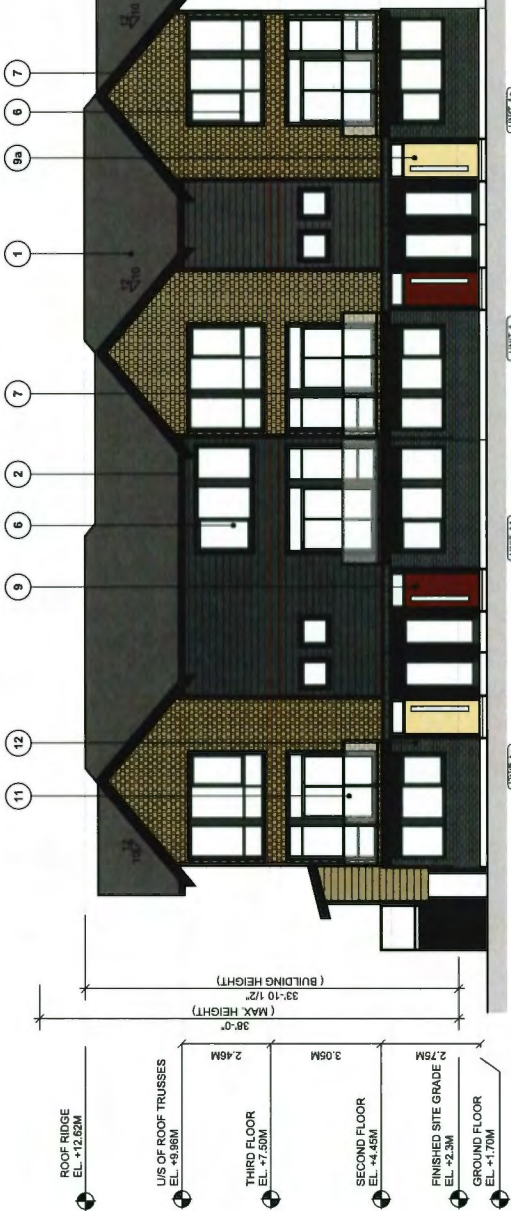


BLDG. 9: WEST ELEVATION
-SCHEME C

BLDG. 9: EAST ELEVATION
-SCHEME C



BLDG. 10: NORTH ELEVATION
-SCHEME E

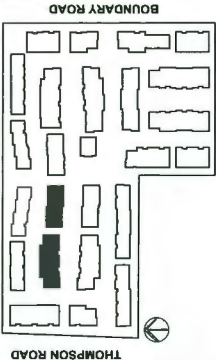


BLDG. 10: SOUTH ELEVATION
-SCHEME E



BLDG. 10: WEST ELEVATION
-SCHEME E

BLDG. 10: EAST ELEVATION
-SCHEME E



MATERIALS

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

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

Copyright. All rights reserved.
This drawing is the property of the architect and is not to be reproduced or used in any way without the written permission of the architect.

YAMAMOTO
ARCHITECTURE

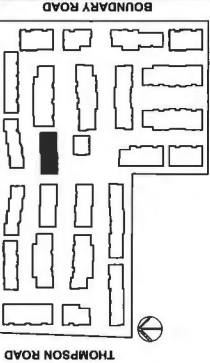
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

SCALE -	SHEET NO. -	PLAN-49
DATE - JAN. 19, 2017		
DRAWN - KP		
CHECKED -		



MATERIALS

COMMON MATERIALS:

- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE-PANEL SIDING W/ EASY-TRIM
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10/15" HARDIE-SHAKE SIDING
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
- 7 P.T. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS
- PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR
- PAINTED - BM 2085-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY

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

Copyright. All rights reserved.
This drawing is the property of Yamamoto Architecture.
This drawing is an instrument of service to the property of
the client and is not to be used or reproduced in any way without the
written permission of this office.

YAMAMOTO
ARCHITECTURE

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

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

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

DP 17-788728 -21



BLDG. 11: NORTH ELEVATION
-SCHEME D



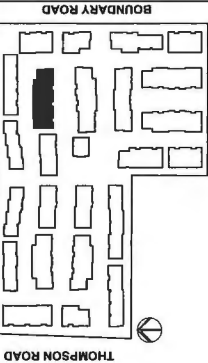
BLDG. 11: SOUTH ELEVATION
-SCHEME D



BLDG. 11: WEST ELEVATION
-SCHEME D



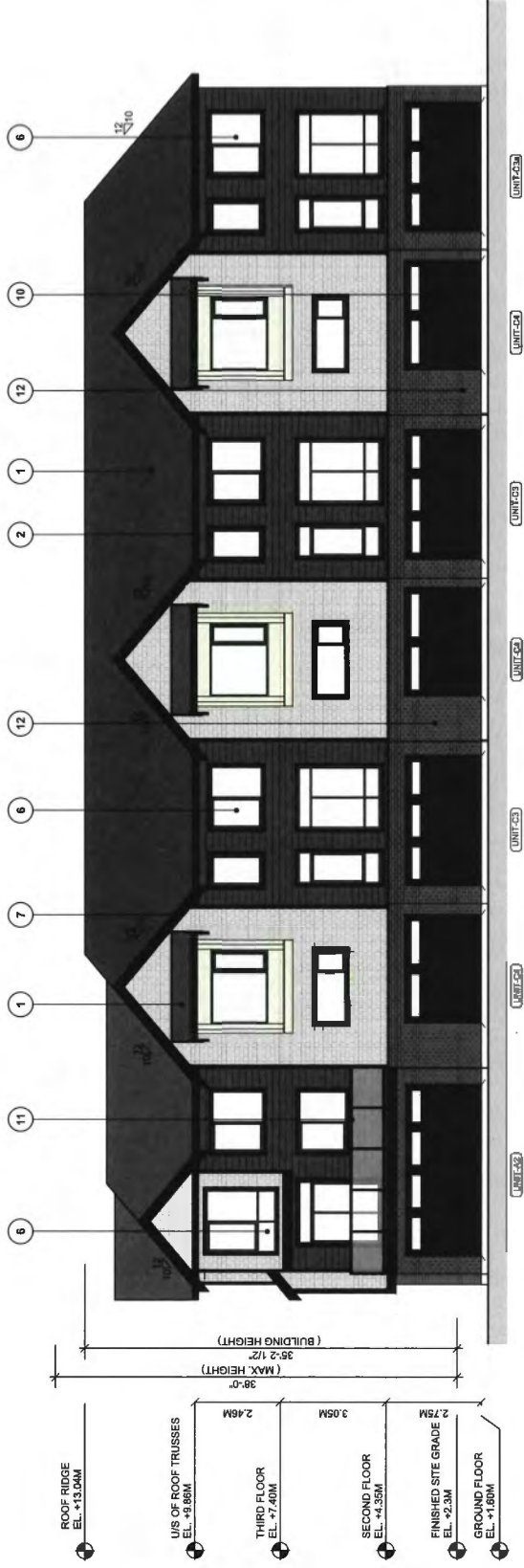
BLDG. 11: EAST ELEVATION
-SCHEME D



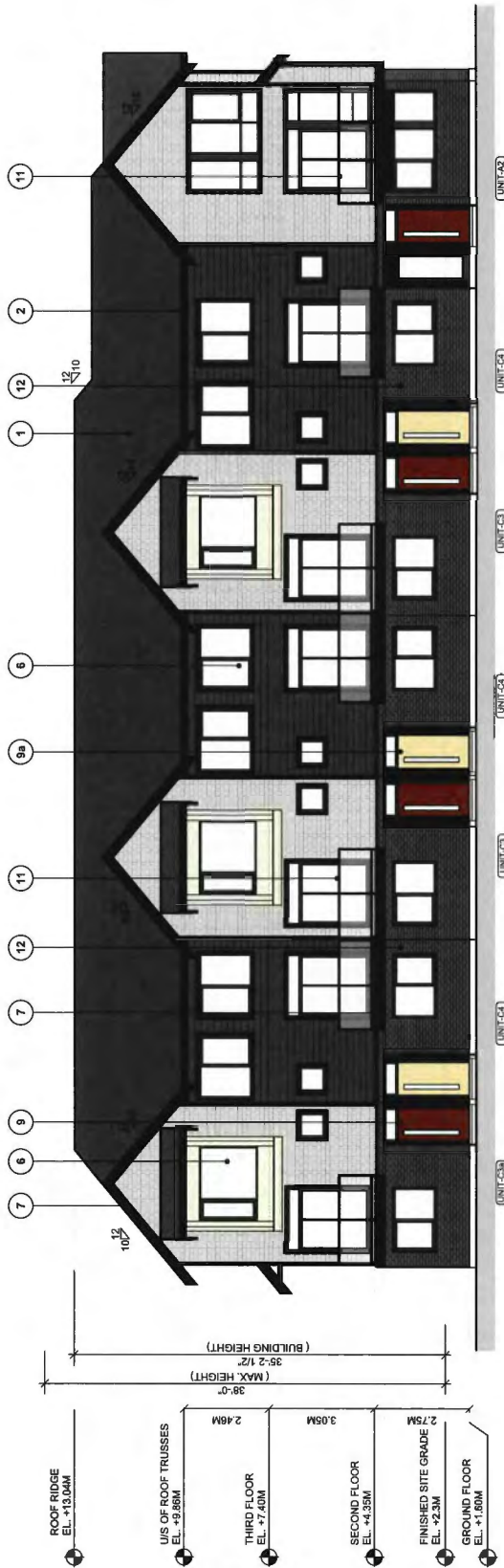
MATERIALS

COMMON MATERIALS:

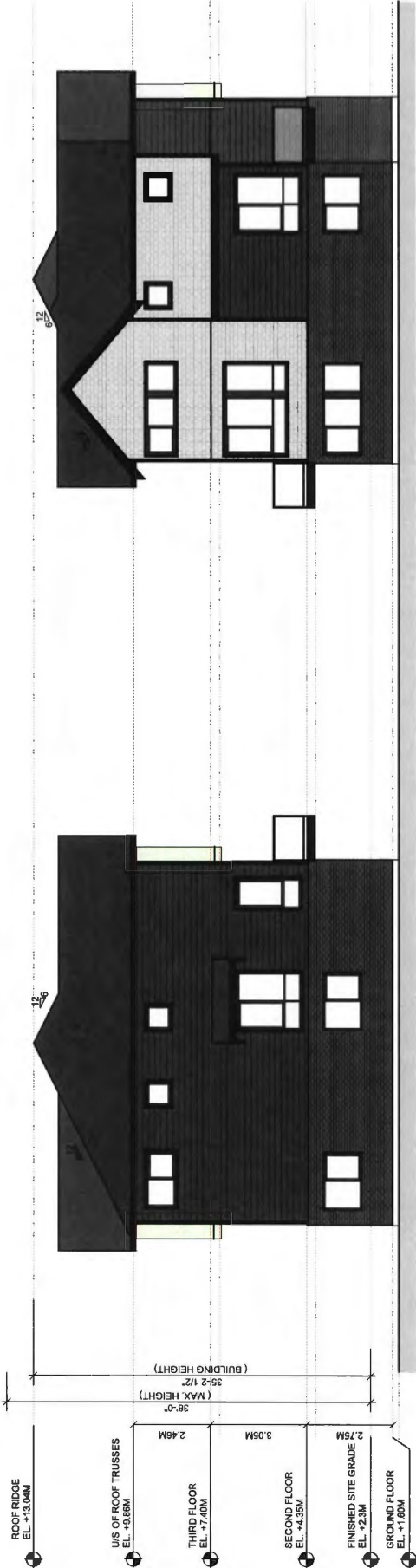
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDBE PANEL SIDING W/ EASY-TRIM
- JH COLORPLUS "NAVAJO BEIGE"
- 5 15.75 HARDBE SHAKE SIDING
- JH COLORPLUS "THUNDER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
- 7 P.T. WOOD WIN/DOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT POSTS
- PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR
- PAINTED - BM 2885-10 RED ROCK"
- 9a METAL CLAD ENTRY DOOR
- PAINTED - BM 2194-60 "VANILLA ICE CREAM"
- 10 METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
- 11 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- POWDER COATED BLACK
- 12 BRICK VENEER - CHARCOAL GRAY



BLDG. 12: NORTH ELEVATION
- SCHEME C

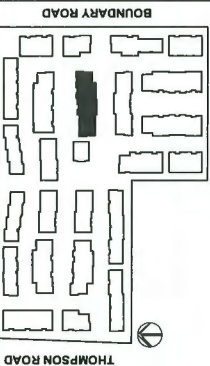


BLDG. 12: SOUTH ELEVATION
- SCHEME C



BLDG. 12: WEST ELEVATION
- SCHEME C

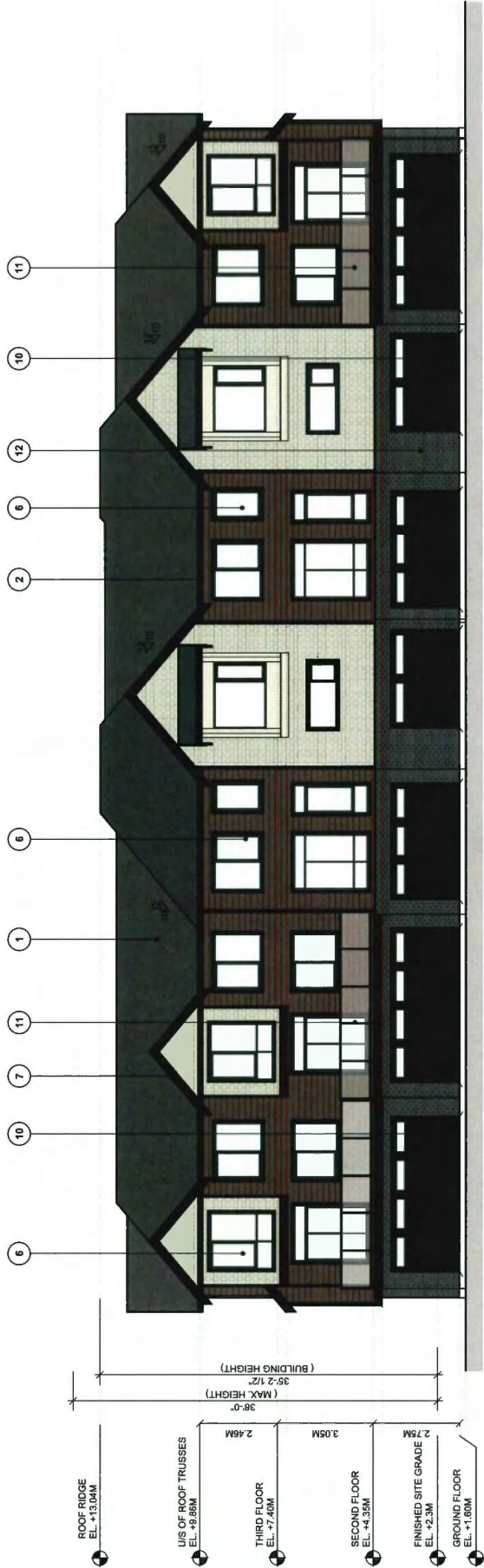
BLDG. 12: EAST ELEVATION
- SCHEME C



MATERIALS

COMMON MATERIALS:

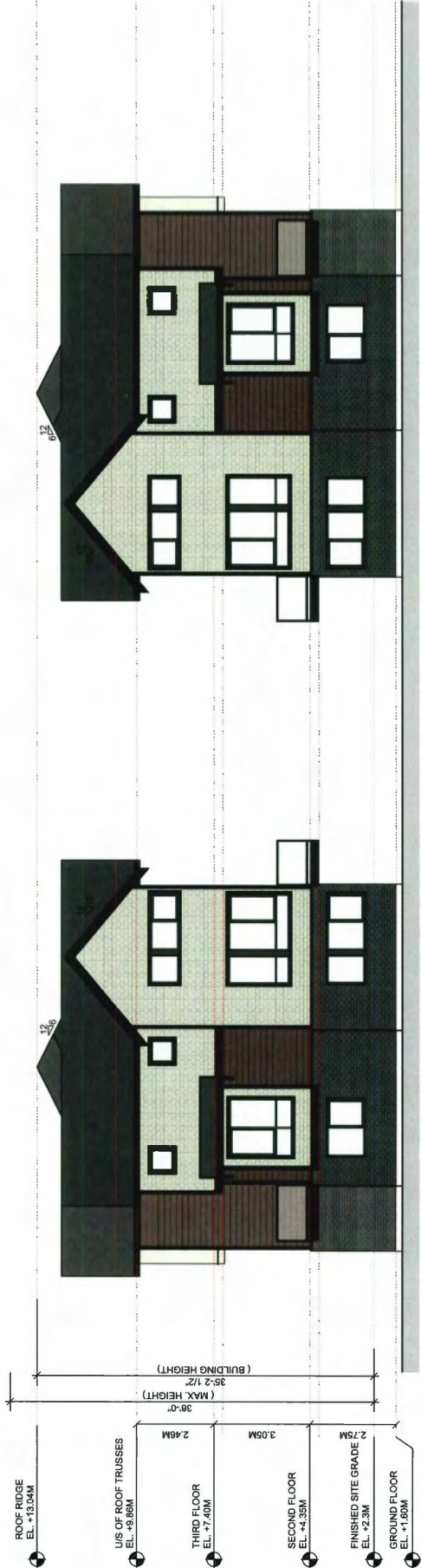
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ EASY-TRIM
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75" HARDIE SHAKE SIDING
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2138-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS
- PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR
- PAINTED - BM 2385-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



BLDG. 13: SOUTH ELEVATION
- SCHEME A



BLDG. 13: NORTH ELEVATION
- SCHEME A

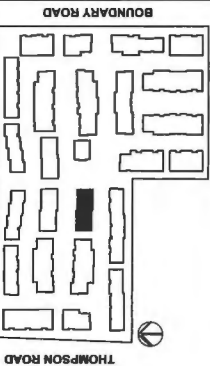


BLDG. 13: EAST ELEVATION
- SCHEME A



BLDG. 13: WEST ELEVATION
- SCHEME A

1	2016-12-20	DP RE SUBMISSION
NO.	DATE	ISSUE
Copyright. All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used only for the project and site indicated on the title block. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V6T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT		
BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - ELEVATIONS		
SCALE -	SHEET NO. -	PLAN-4j
DATE - JAN. 19, 2017		
DRAWN - KP		
CHECKED -		PROJ. NO. - 1510



MATERIALS

COMMON MATERIALS:

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



(UNIT 25) (UNIT 14) (UNIT 13)

BLDG. 14: SOUTH ELEVATION
- SCHEMATIC



(UNIT 25) (UNIT 14) (UNIT 13)

BLDG. 14: NORTH ELEVATION
- SCHEMATIC



(UNIT 25)

BLDG. 14: EAST ELEVATION
- SCHEMATIC



(UNIT 25)

BLDG. 14: WEST ELEVATION
- SCHEMATIC

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

Copyright. All rights reserved.
This drawing is the property of the architect and may not be used in any way without the written permission of the architect.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1B5
T-604.731.1127 F-604.731.1327

PROJECT -

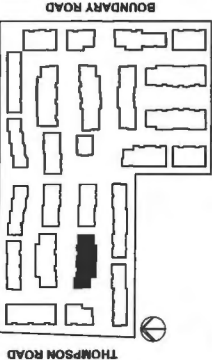
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

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

DP 17-788728-24



MATERIALS

COMMON MATERIALS:

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



BLDG. 15: SOUTH ELEVATION
- SCHEME E



BLDG. 15: NORTH ELEVATION
- SCHEME E



BLDG. 15: EAST ELEVATION
- SCHEME E

BLDG. 15: WEST ELEVATION
- SCHEME E

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

Copyright. All rights reserved.
This drawing is the property of the architect and may not be used in any way without the written permission of the architect.

YAMAMOTO
ARCHITECTURE

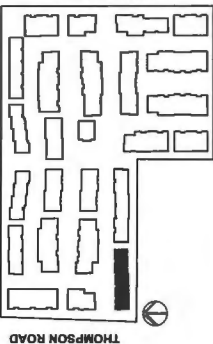
202 - 33 East 8th Avenue
Vancouver, BC V6T 1G5
T - 604 731 1127 F - 604 731 1327

PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1" = 16'	JAN. 19, 2017	KP	
SHEET NO. - PLAN-4I			PROJ. NO. - 1510



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
4	HARDIE PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
5	10.75 HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	P.T. WOOD WINDOW/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
8	P.T. WOOD EXT. POSTS - PAINTED - BM 2159-30 "ONYX"
9	METAL CLAD ENTRY DOOR - PAINTED - BM 2865-10 "RED ROCK"
10	METAL CLAD ENTRY DOOR - PAINTED - BM 2164-60 "VANILLA ICE CREAM"
11	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
12	ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
13	BRICK VENEER - CHARCOAL GRAY



BLDG. 16: NORTH ELEVATION



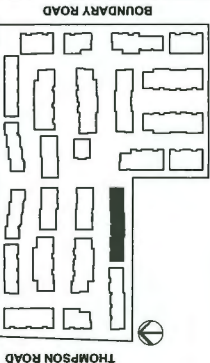
BLDG. 16: SOUTH ELEVATION



BLDG. 16: EAST ELEVATION

BLDG. 16: WEST ELEVATION

DP RE SUBMISSION	
1	2016-12-30
NO.	DATE
	DATE
	DATE
Copyright. All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used for the project and location specified. It is not to be reproduced, copied, or used in any way without the written permission of this office.	
YAMAMOTO ARCHITECTURE	
202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327	
PROJECT -	
120 UNIT TOWNHOUSE DEVELOPMENT	
BOUNDARY ROAD RICHMOND, B.C.	
DRAWING TITLE - ELEVATIONS	
SCALE -	SHEET NO. -
DATE - JAN. 18, 2017	PLAN - 4m
DRAWN - KP	
CHECKED -	PROJ. NO. - 1510



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	PT. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
4	HARDIE-PANEL SIDING W/ EASY-TRIM - JH COLORPLUS "NAVAJO BEIGE"
5	10.35" HARDIE SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	PT. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
8	PT. WOOD EXT POSTS - PAINTED - BM 2139-30 "ONYX"
9	METAL CLAD ENTRY DOORS - PAINTED - BM 2055-10 "RED ROCK"
9a	METAL CLAD ENTRY DOOR - PAINTED - BM 2104-60 "VANILLA ICE CREAM"
10	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
11	ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
12	BRICK VENEER - CHARCOAL GRAY

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

Copyright. All rights reserved.
This drawing is the property of the architect.
The drawing is an instrument of service in the province of
British Columbia and is not to be used in any way without the
written permission of this office.

YAMAMOTO
ARCHITECTURE
-
2002 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

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

DRAWING TITLE -
ELEVATIONS

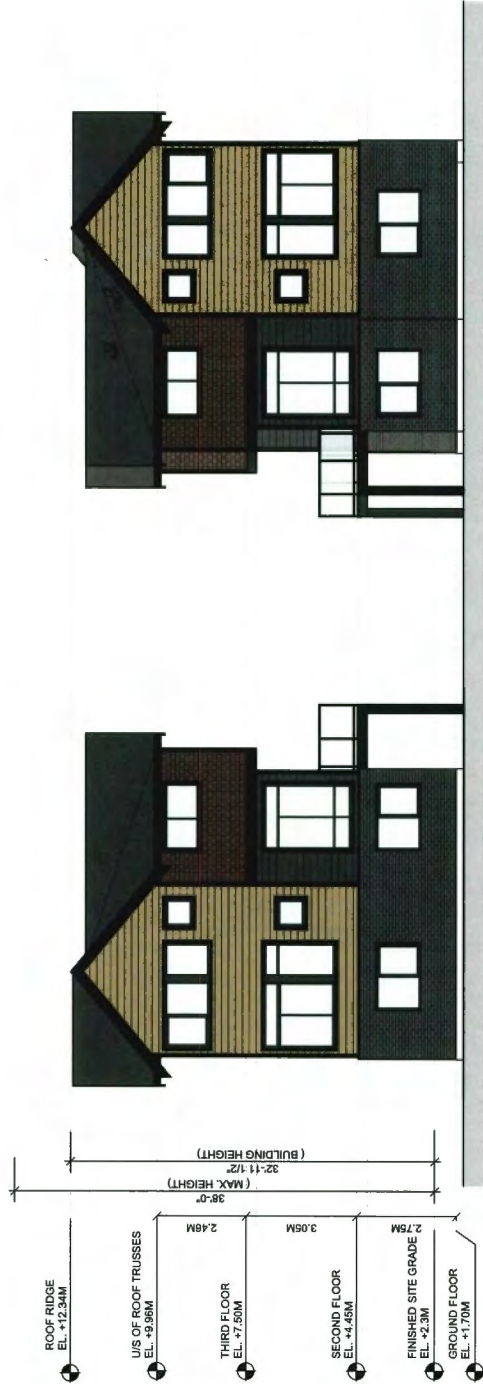
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-4n
DRAWN - KP	
CHECKED -	PROJ. NO. - 1510



BLDG. 17: NORTH ELEVATION



BLDG. 17: SOUTH ELEVATION



BLDG. 17: WEST ELEVATION

BLDG. 17: EAST ELEVATION

DP 17-788728-27



BLDG. 18: EAST ELEVATION

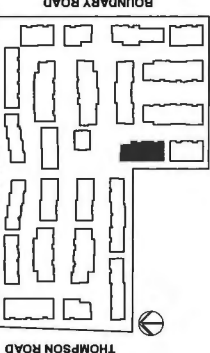


BLDG. 18: WEST ELEVATION



BLDG. 18: SOUTH ELEVATION

BLDG. 18: NORTH ELEVATION



MATERIALS

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

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

Copyright. All rights reserved.
This drawing is the property of Yamamoto Architecture.
This drawing is an instrument of service to the property of the client and is not to be used or reproduced in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE

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

PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT

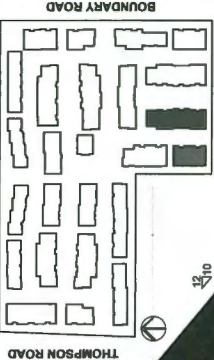
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

SCALE	DATE	DRAWN	CHECKED	SHEET NO.	PROJECT NO.
	JAN. 19, 2017	KP		PLAN-40	1510

BUILDING NO.19

BUILDING NO.20



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
4	-PAINTED - MATCH JH NAVAJO BEIGE
5	HARDIE-PANEL SIDING W/ EASY-TRIM
6	-JH COLORPLUS "NAVAJO BEIGE"
7	10.75" HARDIE-SHAKE SIDING
8	-JH COLORPLUS "TIMBER BARK"
9	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
10	-CHARCOAL
11	P.T. WOOD WINDOOR TRIM, FASCIA, HORIZ. BAND
12	-PAINTED - BM 2195-30 "ONYX"
13	P.T. WOOD EXT. POSTS
14	-PAINTED - BM 2195-30 "ONYX"
15	METAL CLAD ENTRY DOOR
16	-PAINTED - BM 2005-10 "RED ROCK"
17	METAL CLAD ENTRY DOOR
18	-PAINTED - BM 2194-60 "VANILLA ICE CREAM"
19	METAL GARAGE DOOR W/ GLAZED PANELS
20	-PAINTED - BM CHARCOAL
21	ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
22	-POWDER COATED BLACK
23	BRICK VENEER - CHARCOAL GRAY

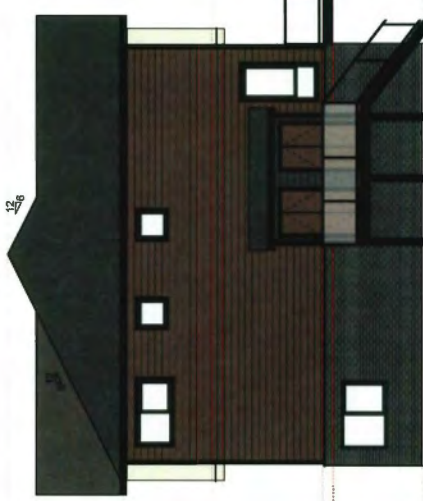
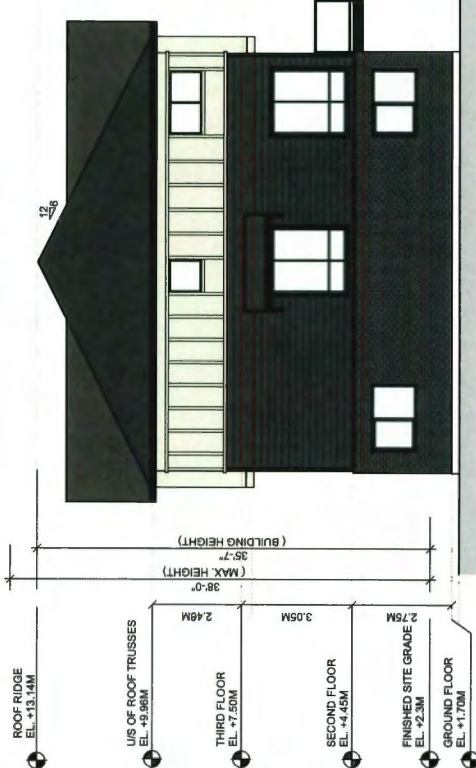
BLDG. 19: WEST ELEVATION

BLDG. 20: WEST ELEVATION



BLDG. 19: WEST ELEVATION

BLDG. 20: EAST ELEVATION



BLDG. 19: SOUTH ELEVATION

BLDG. 19: NORTH ELEVATION

BLDG. 20: SOUTH ELEVATION

BLDG. 20: NORTH ELEVATION

DP 17-788728-29

PLAN-4p

1	2018-12-20	DP RE SUBMISSION
NO	DATE	REVISION

Copyright. All rights reserved.
This drawing is the property of the architect and may not be used in any way without the written permission of the architect.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1P5
T - 604 731 1127 F - 604 731 1327

PROJECT

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

SCALE -

DATE - JAN. 18, 2017

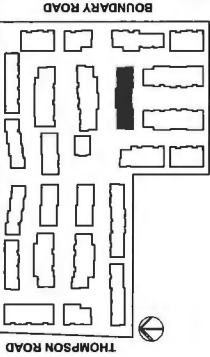
DRAWN - KP

CHECKED -

SHEET NO. -

PLAN-4p

PROJ. NO. - 1510



MATERIALS

COMMON MATERIALS:

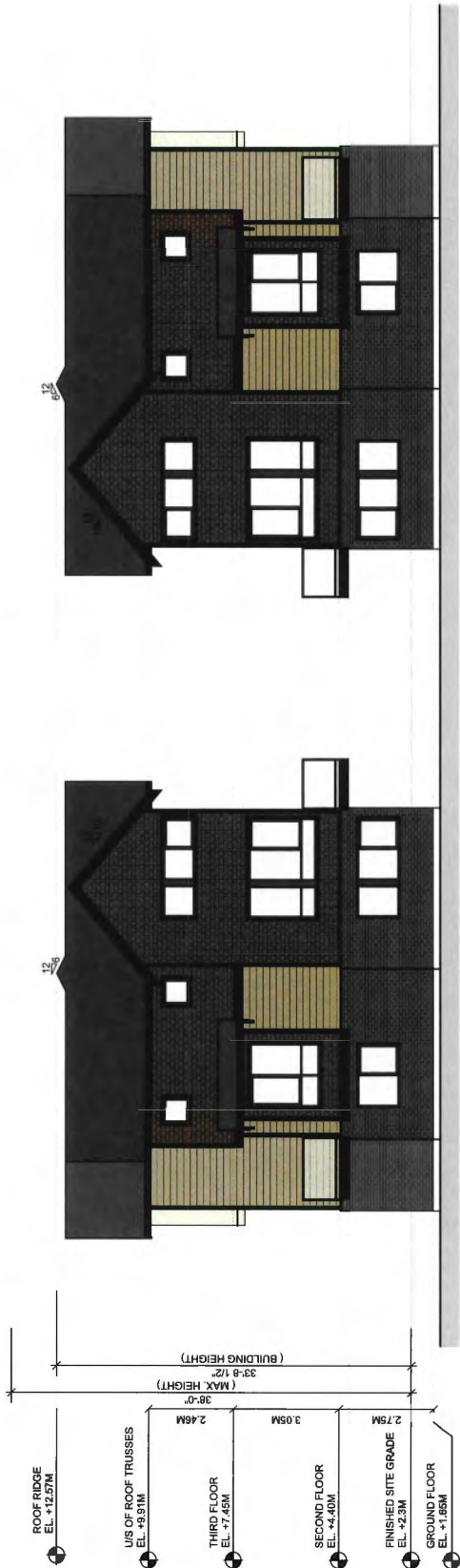
- 1 ASPHALT SHINGLE ROOF - CHARCOAL
- 2 METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3 P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4 HARDIE PANEL SIDING W/ EASY-TRIM
- JH COLORPLUS "NAVAJO BEIGE"
- 5 10.75 HARDIE SHAKE SIDING
- JH COLORPLUS "TIMBER BARK"
- 6 DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
- 7 P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2139-30 "ONYX"
- 8 P.T. WOOD EXT. POSTS
- PAINTED - BM 2139-30 "ONYX"
- 9 METAL CLAD ENTRY DOOR
- PAINTED - BM 2085-10 "RED ROCK"
- 10 METAL CLAD ENTRY DOOR
- PAINTED - BM 2194-80 "VANILLA ICE CREAM"
- 11 METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
- 12 ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- POWDER COATED BLACK
- 13 BRICK VENEER - CHARCOAL GRAY



BLDG. 21: NORTH ELEVATION
- SCHEME B



BLDG. 21: SOUTH ELEVATION
- SCHEME B



BLDG. 21: WEST ELEVATION
- SCHEME B

BLDG. 21: EAST ELEVATION
- SCHEME B

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

Copyright, all rights reserved.
This drawing is the intellectual property of
Yamamoto Architecture. It is to be used only for the
project and site specified herein and may not be used for any other
project without the written permission of this office.

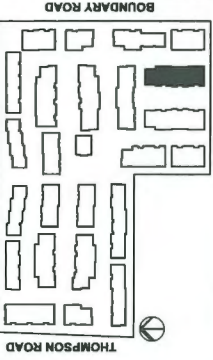
YAMAMOTO
ARCHITECTURE

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

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

DRAWING TITLE -
ELEVATIONS

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



MATERIALS	
COMMON MATERIALS:	
1	ASPHALT SHINGLE ROOF - CHARCOAL
2	METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
3	P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS - PAINTED - MATCH "JH NAVAJO BEIGE"
4	HARDIE PANEL SIDING W/ EASY TRIM - JH COLORPLUS "NAVAJO BEIGE"
5	10/75 HARDIE-SHAKE SIDING - JH COLORPLUS "TIMBER BARK"
6	DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - CHARCOAL
7	P.T. WOOD VIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - BM 2139-30 "ONYX"
8	P.T. WOOD EXT. POSTS - PAINTED - BM 2139-30 "ONYX"
9	METAL CLAD ENTRY DOOR - PAINTED - BM 2065-10 "RED ROCK"
10	METAL CLAD ENTRY DOOR - PAINTED - BM 2154-60 "VANILLA ICE CREAM"
11	METAL GARAGE DOOR W/ GLAZED PANELS - PAINTED - BM "CHARCOAL"
12	ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - POWDER COATED BLACK
13	BRICK VENEER - CHARCOAL GRAY

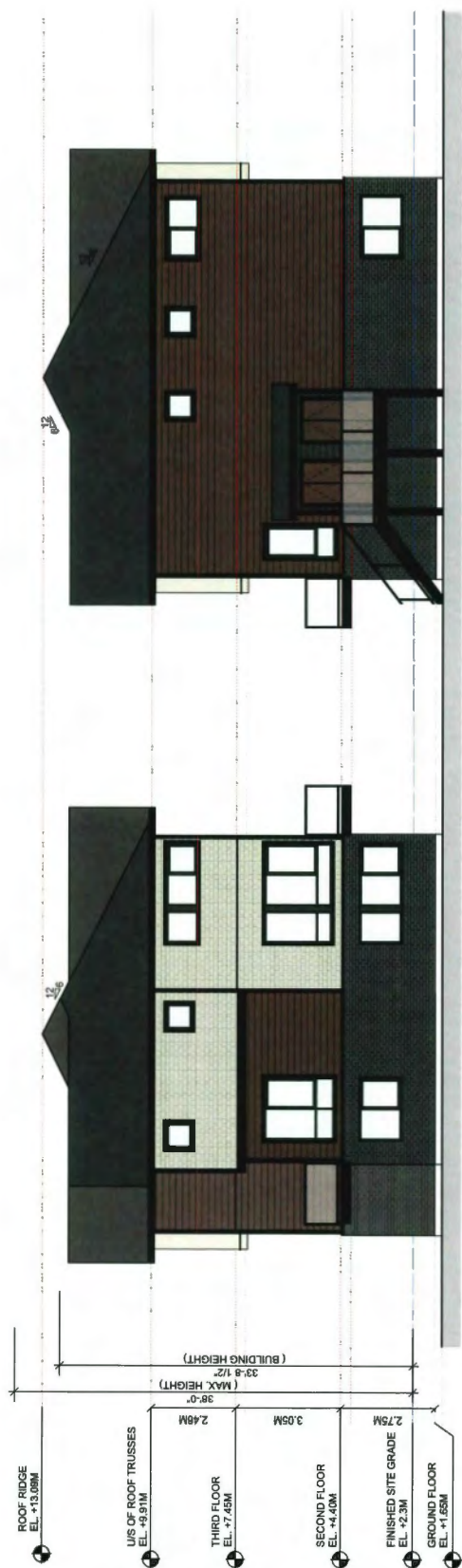
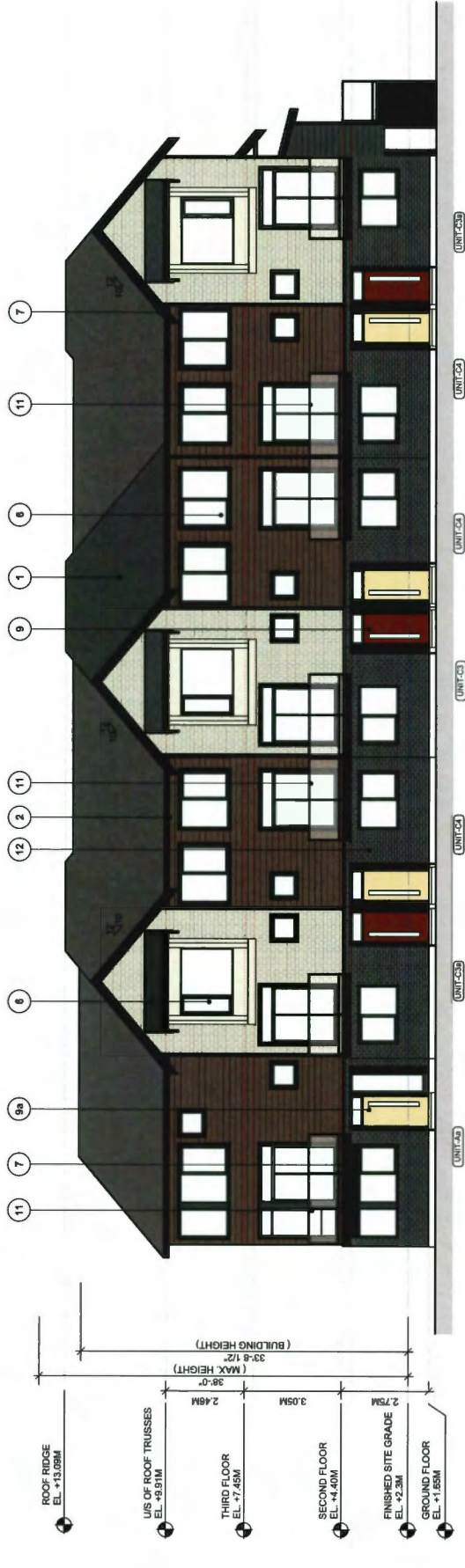
1	2016-12-20	DP PRE SUBMISSION
NO -	DATE -	REUSE -

Copyright. All rights reserved.
This drawing is the property of the architect and may not be used in any way without the written permission of the architect.

YAMAMOTO
ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V6T 1B5
T - 604 731 1127 F - 604 731 1327

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

DRAWING TITLE - ELEVATIONS	
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-4r
DRAWN - KP	
CHECKED -	PROJECT NO. - 1510



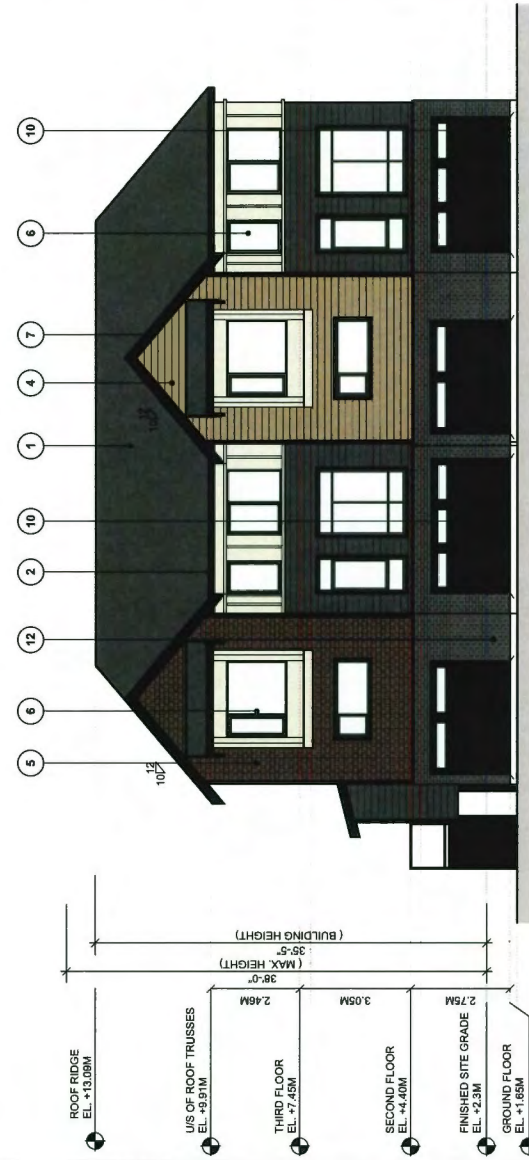
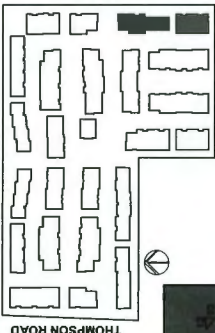
BLDG. 22: NORTH ELEVATION
- SCHEME A

BLDG. 22: SOUTH ELEVATION
- SCHEME A

DP 17-788728 -31

BUILDING NO.23

BUILDING NO.24



BLDG. 23: WEST ELEVATION



BLDG. 23: EAST ELEVATION



BLDG. 23: NORTH ELEVATION

BLDG. 23: SOUTH ELEVATION

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



BLDG. 24: WEST ELEVATION



BLDG. 24: EAST ELEVATION



BLDG. 24: SOUTH ELEVATION

BLDG. 24: NORTH ELEVATION

BLDG. 23: NORTH ELEVATION

BLDG. 23: SOUTH ELEVATION

DP 17-188128-32

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

Copyright, all rights reserved.
This drawing is the property of Yamamoto Architecture.
It is to be used only for the project and site indicated in any way without the written permission of this office.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1R6
T - 604.731.1127 F - 604.731.1327

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

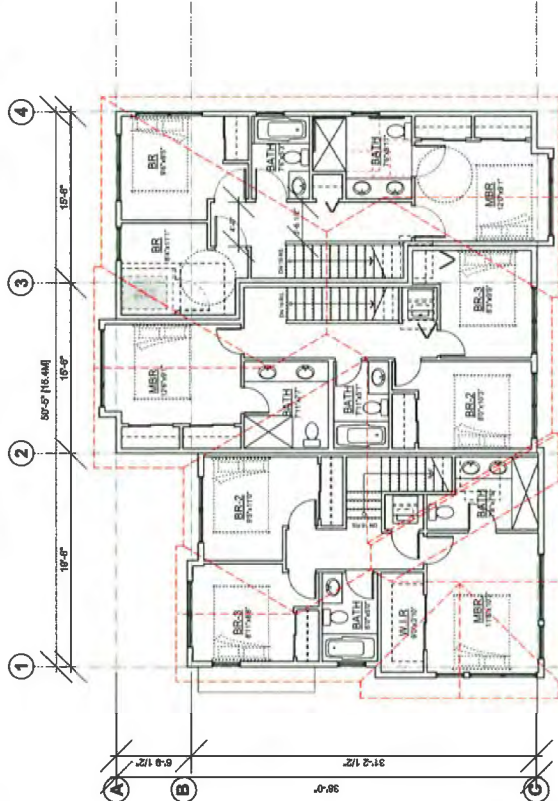
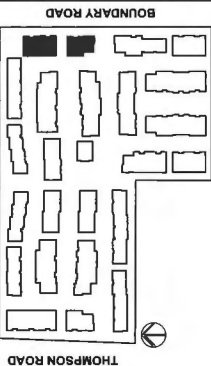
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
ELEVATIONS

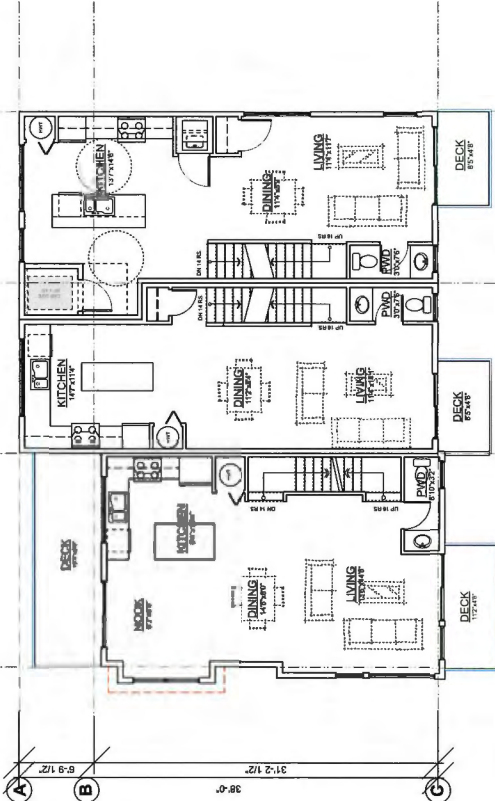
SCALE -	SHEET NO. -	
	DATE -	DRAWN -
	JAN. 19, 2017	KP
CHECKED -		
		PROJ. NO. - 1510

PLAN-4S

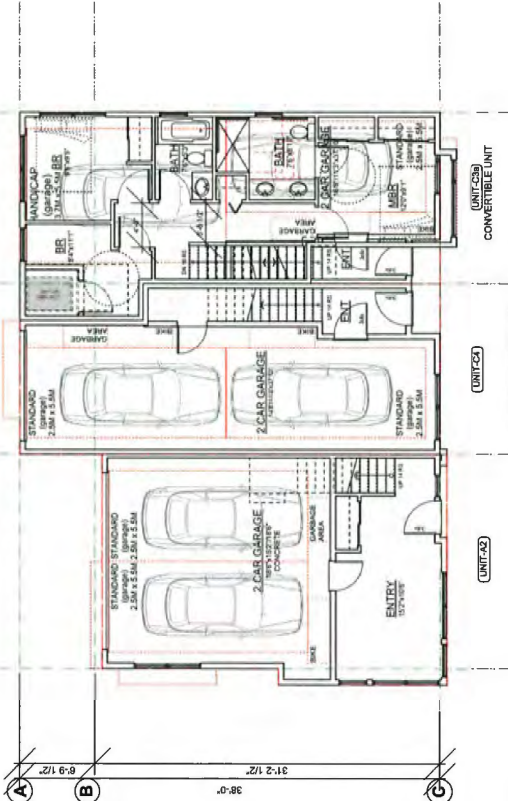
BUILDING NO.1
BUILDING NO.2



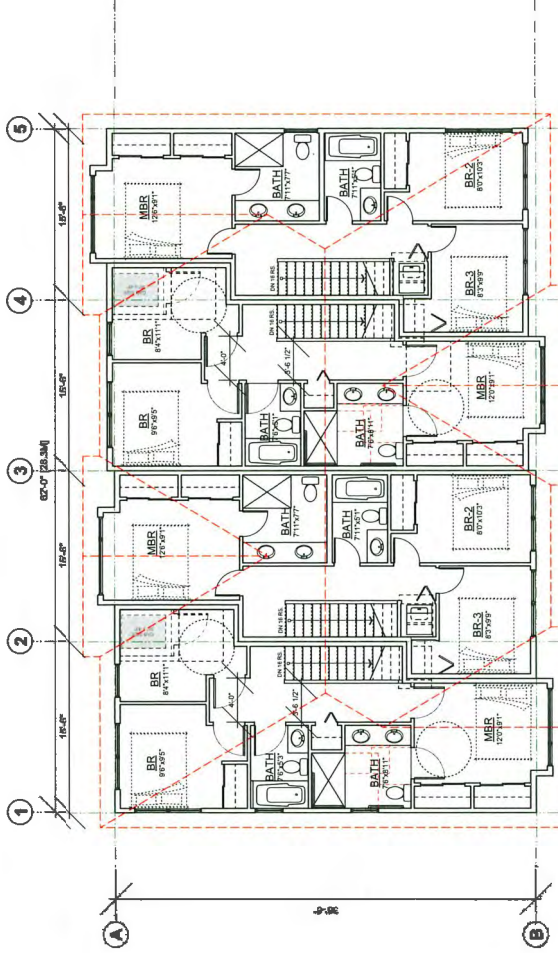
BLDG. 1: THIRD FLOOR PLAN
1/8"=1'-0"



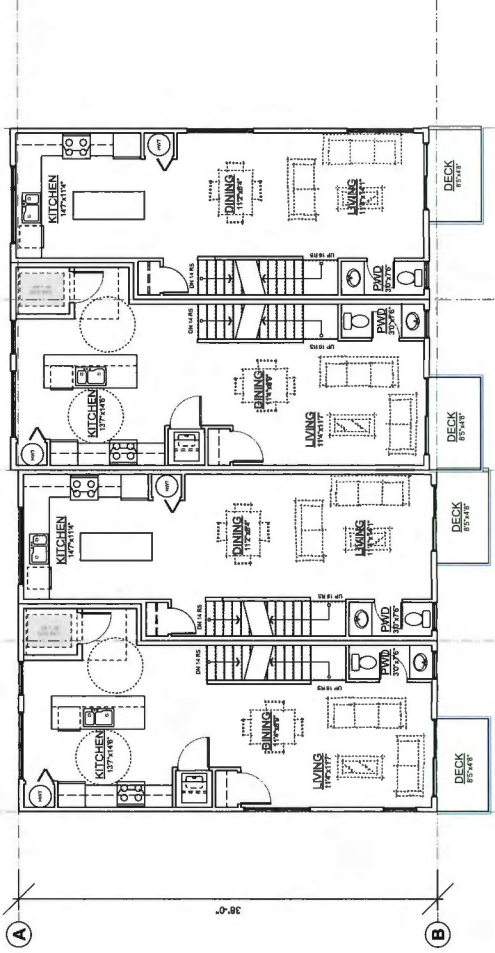
BLDG. 1: SECOND FLOOR PLAN
1/8"=1'-0"



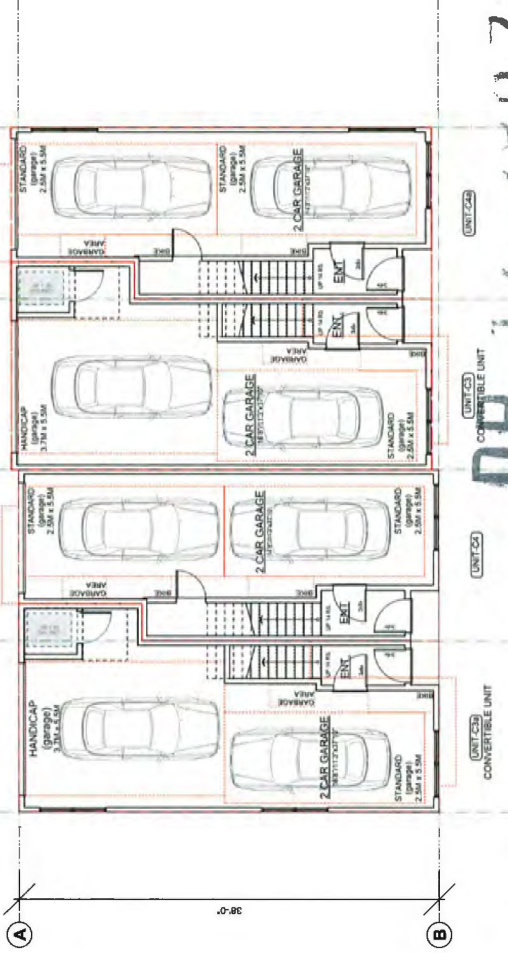
BLDG. 1: GROUND FLOOR PLAN
1/8"=1'-0"



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



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



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

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

Copyright. All rights reserved.
This drawing is the property of
the architect and may not be used
without the permission of the architect.

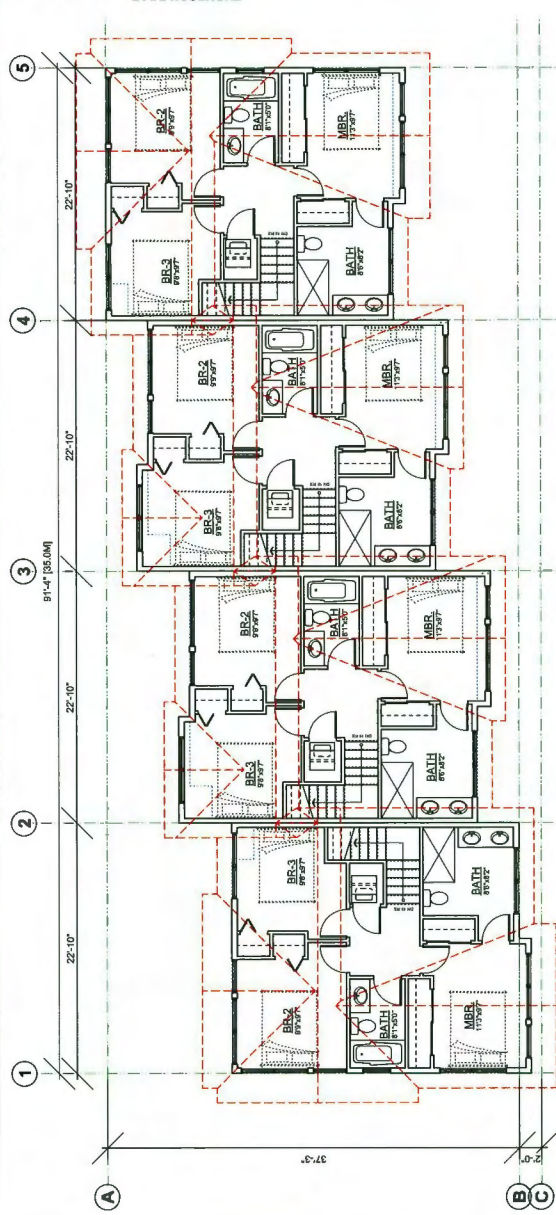
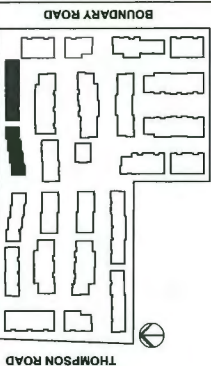
YAMAMOTO
ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

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

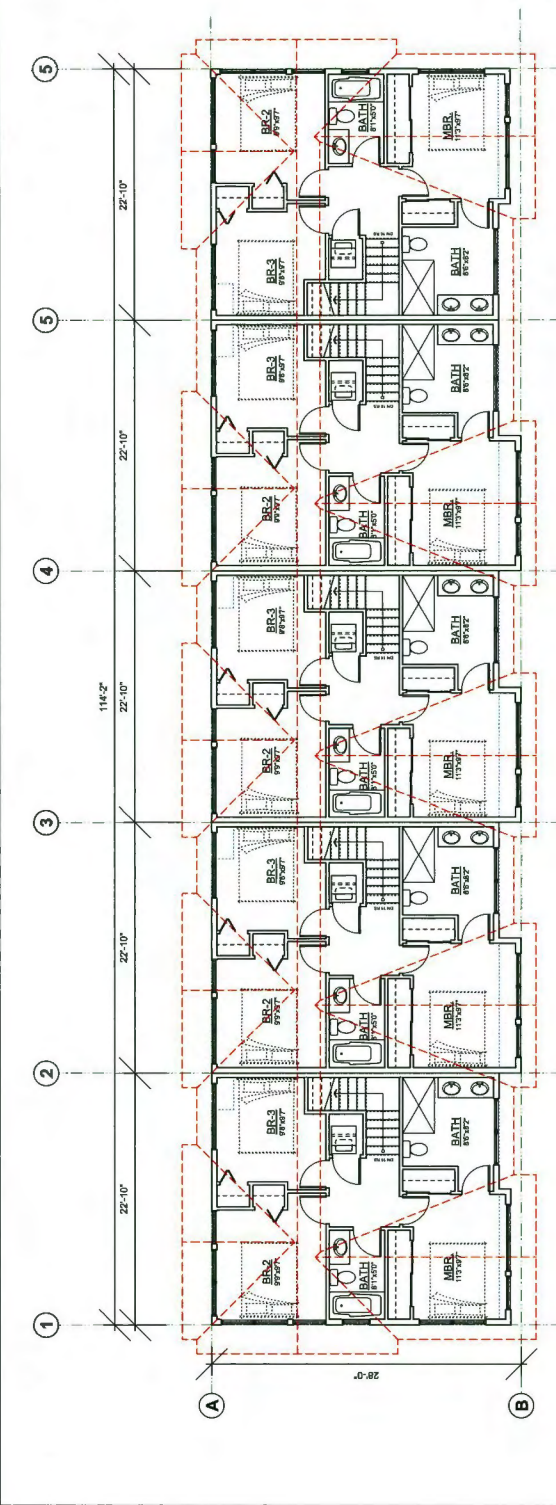
DRAWING TITLE -
FLOORPLANS

SHEET NO. -	DATE -	DRAWN -	CHECKED -
PLAN-5	JAN. 19, 2017	KP	
			PROJ. NO. - 1510

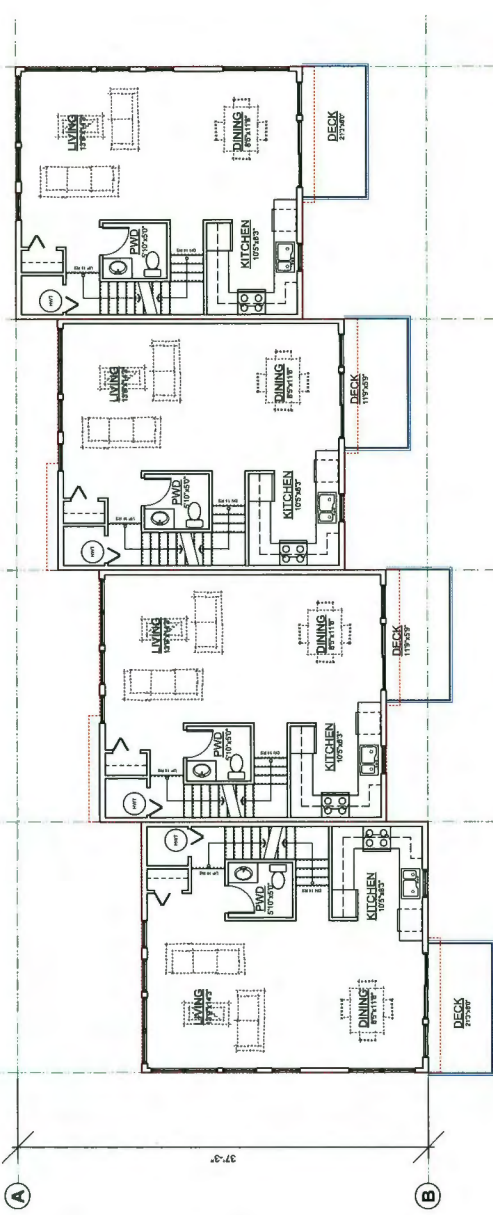
BUILDING NO.3
BUILDING NO.4



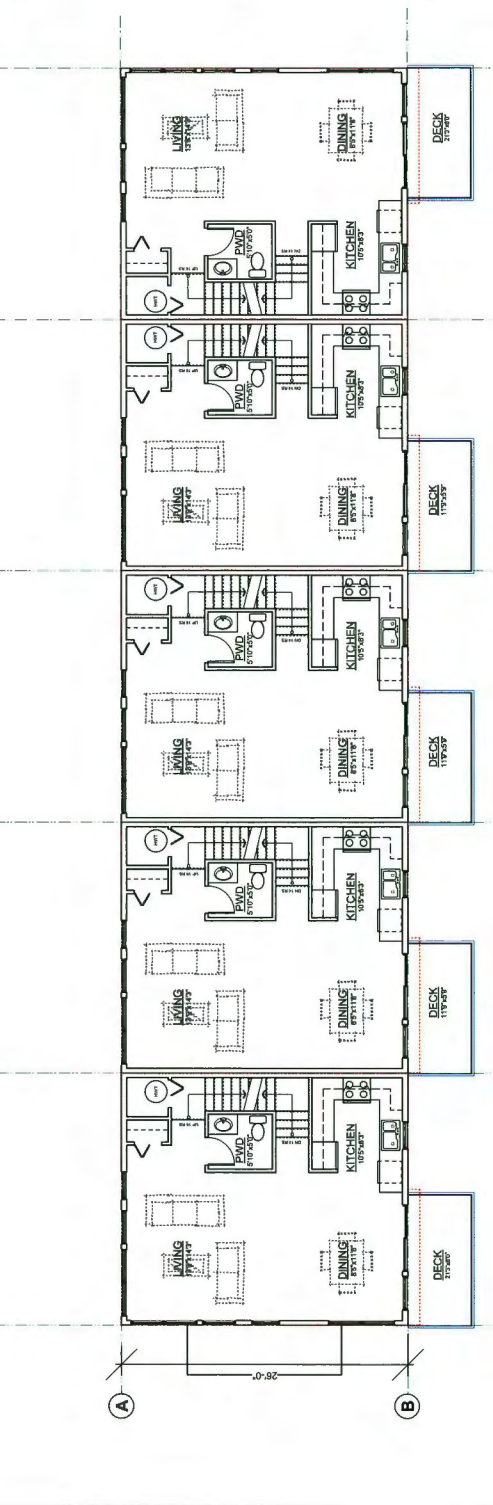
BLDG. 3: THIRD FLOOR PLAN
1/8"=1'-0"



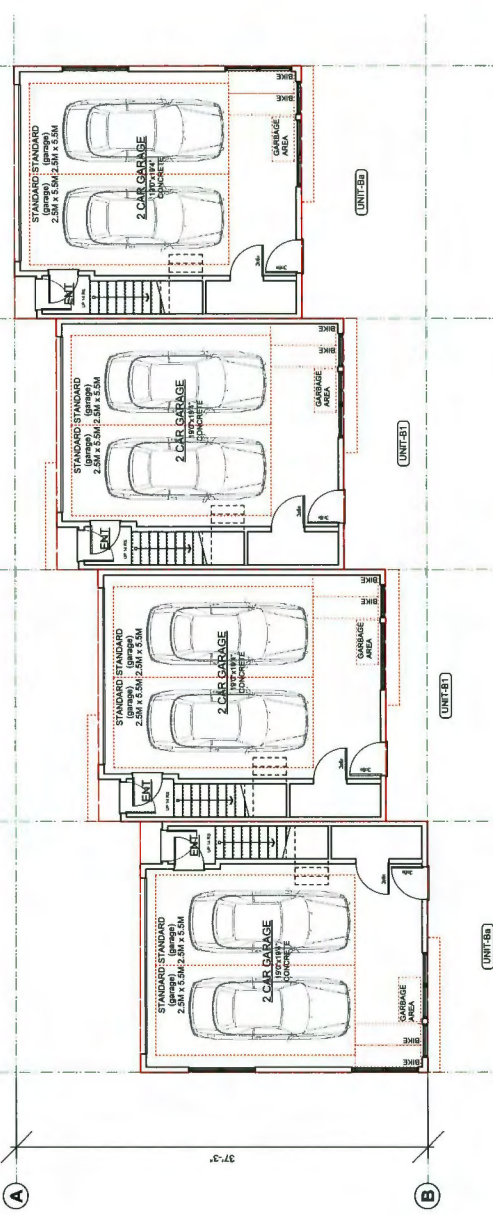
BLDG. 3: SECOND FLOOR PLAN
1/8"=1'-0"



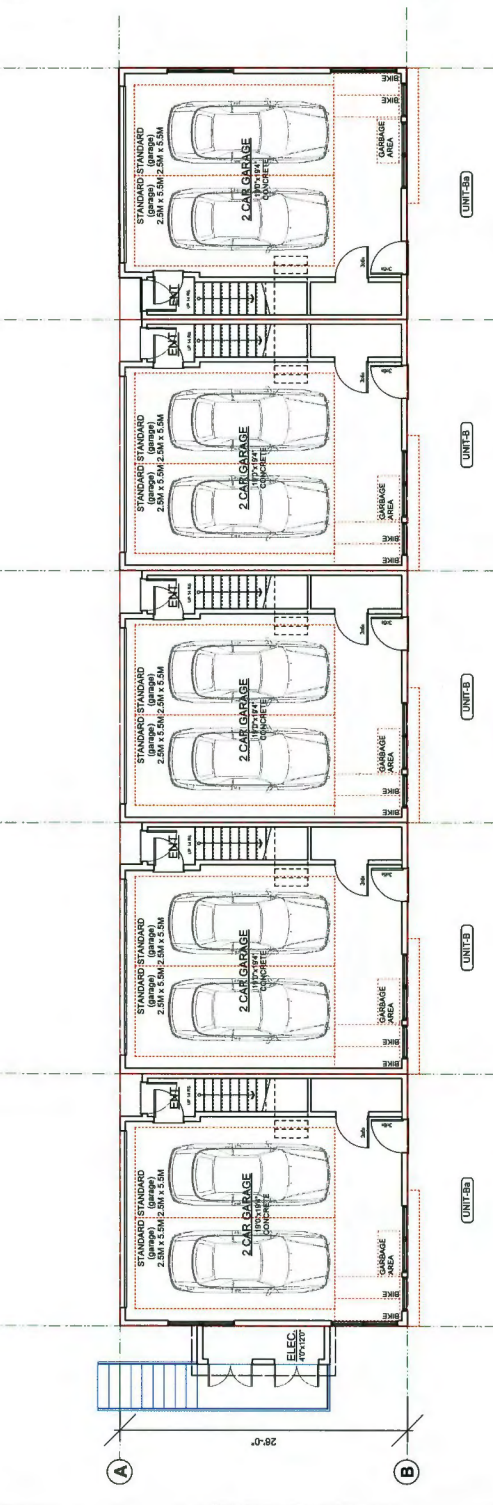
BLDG. 4: THIRD FLOOR PLAN
1/8"=1'-0"



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



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



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

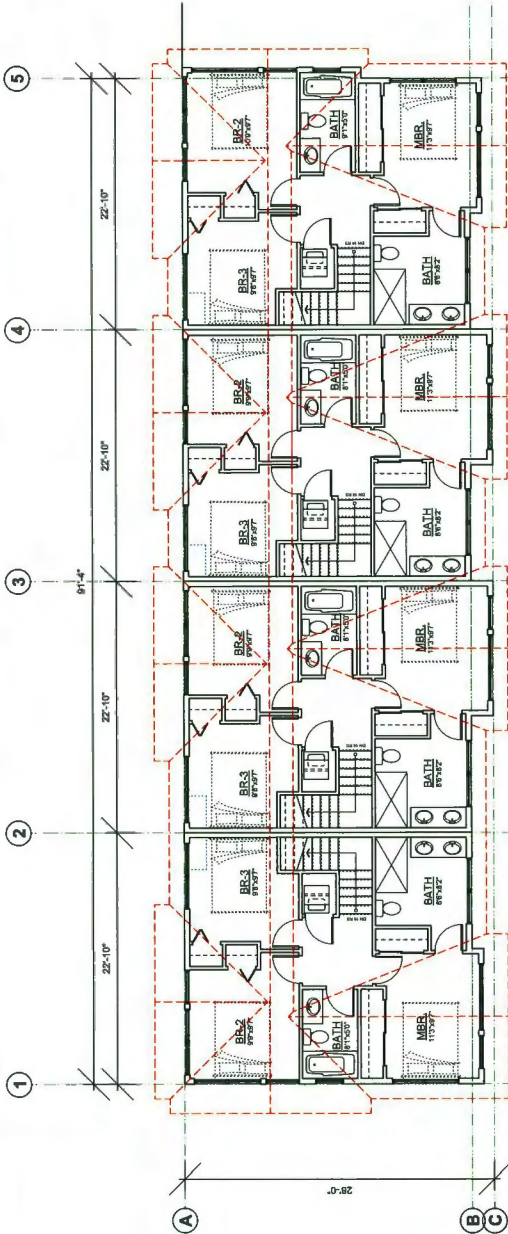
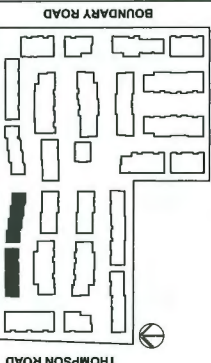
1	2016-12-20	DP RE SUBMISSION
NO.	DATE	ISSUE
Copyright All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used for the project and site only and is not to be reproduced or used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604.731.1127 F - 604.731.1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE -	SHEET NO. -	PLAN-5a
DATE - JAN. 19, 2017	DRAWN - KP	
CHECKED -	PROD. NO. -	1510

DP 17-188728-34

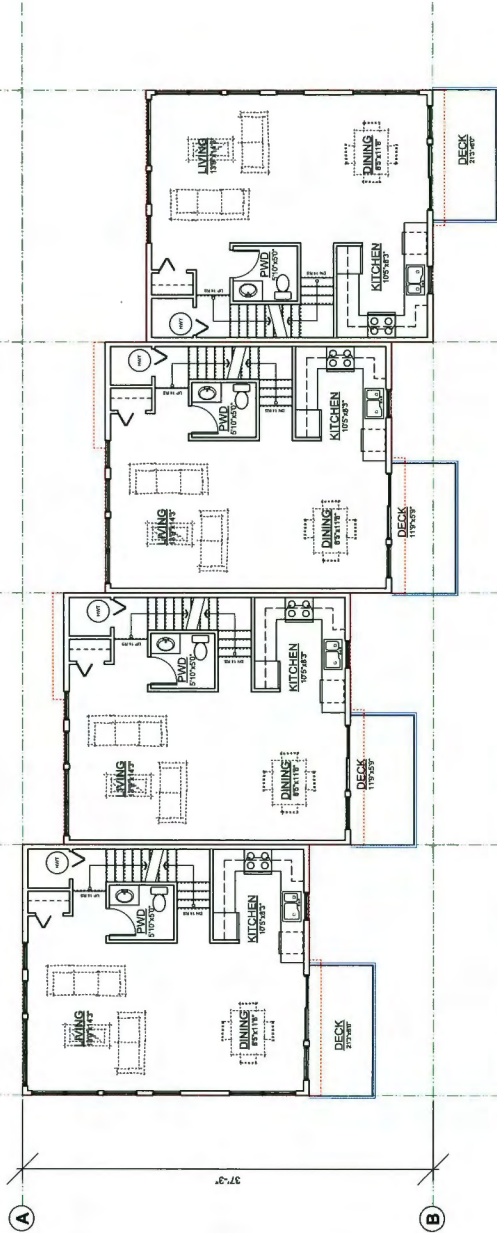
BLDG. 3: GROUND FLOOR PLAN
1/8"=1'-0"

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

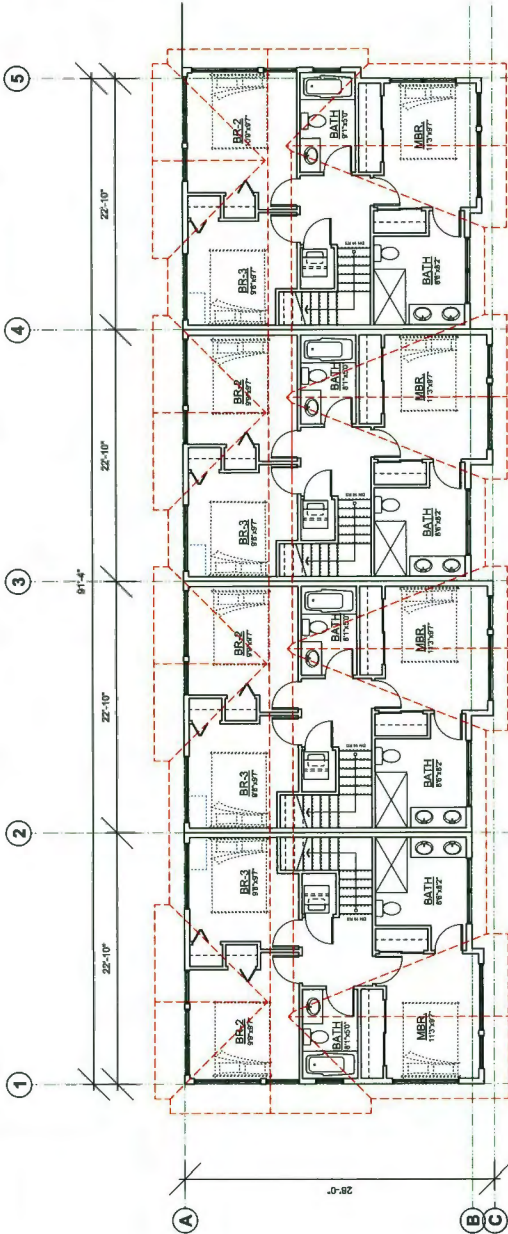
BUILDING NO.5
BUILDING NO.6



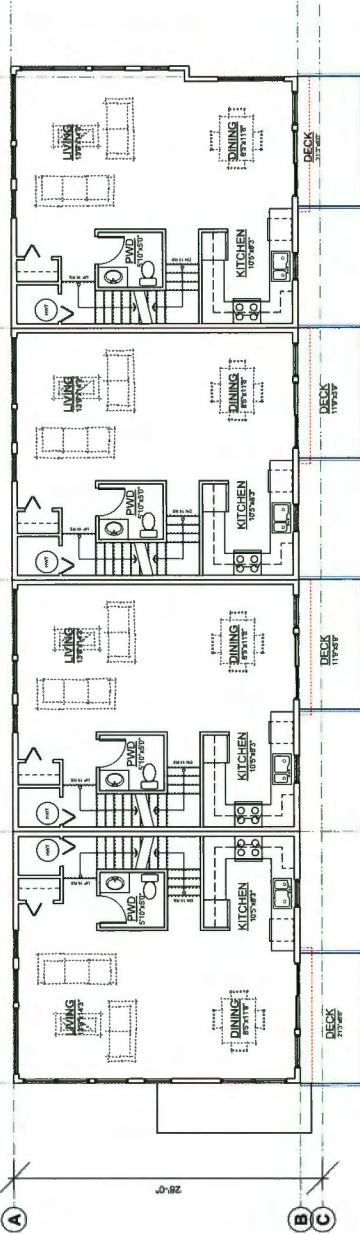
BLDG. 5: THIRD FLOOR PLAN
1/8"=1'-0"



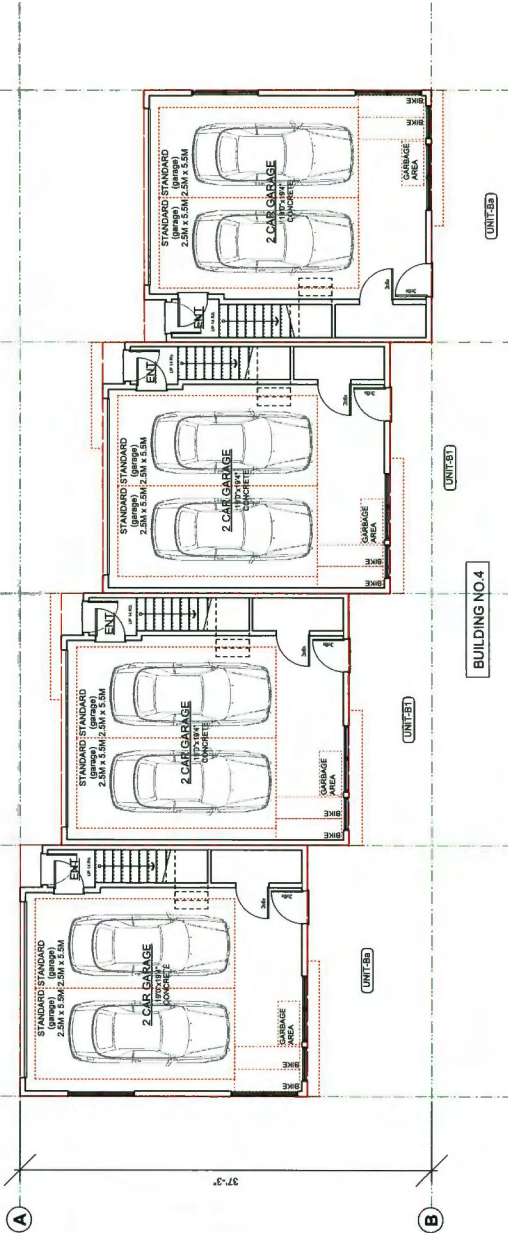
BLDG. 5: SECOND FLOOR PLAN
1/8"=1'-0"



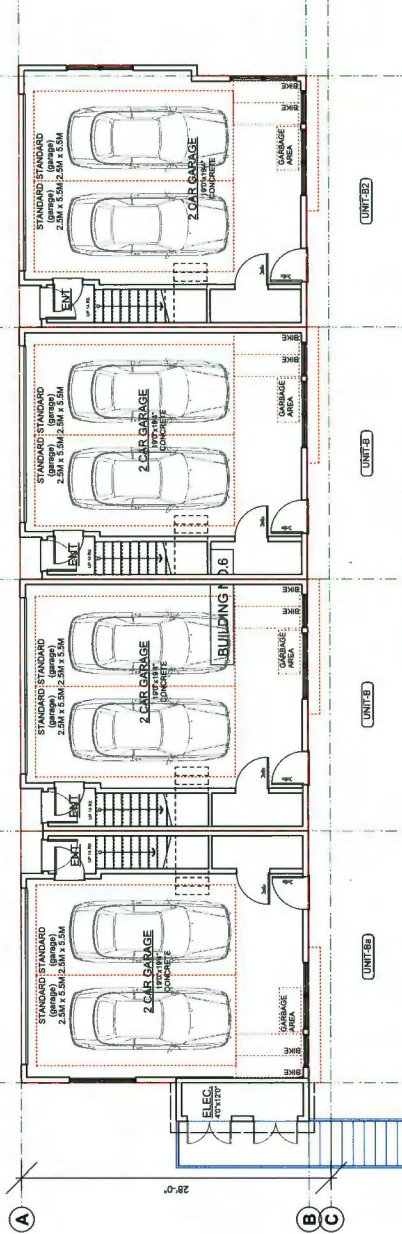
BLDG. 6: THIRD FLOOR PLAN
1/8"=1'-0"



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



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



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

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

Copyright. All rights reserved.
This drawing is an instrument of service to the property of
the client and is to be used only for the purpose intended by the
written permission of this office.

YAMAMOTO
ARCHITECTURE

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

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

DRAWING TITLE -
FLOORPLANS

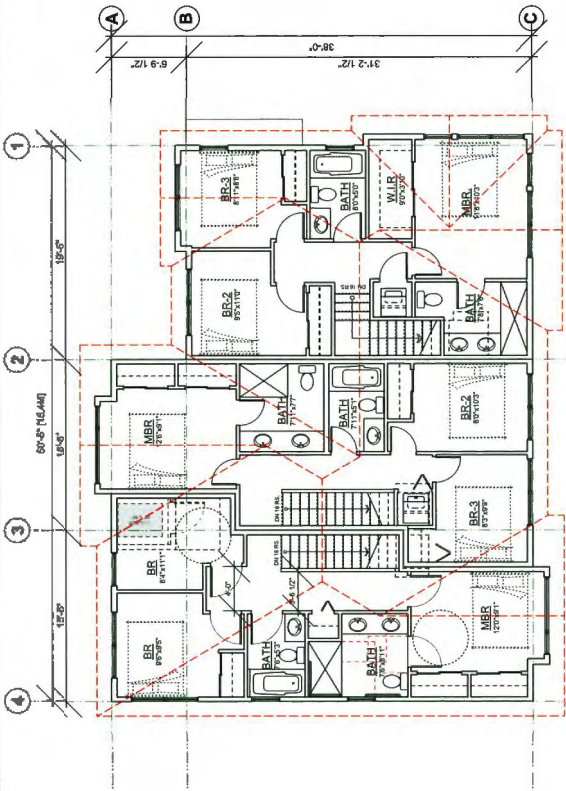
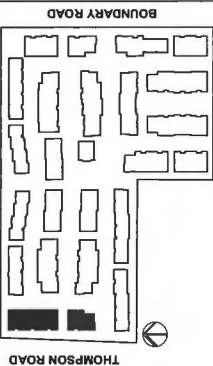
SCALE - SHEET NO. - DRAWN - CHECKED -	PLAN-5b JAN. 19, 2017 KP	PROJ. NO. - 1510
------------------------------------------------	--------------------------------	---------------------

DP 17-788728-35

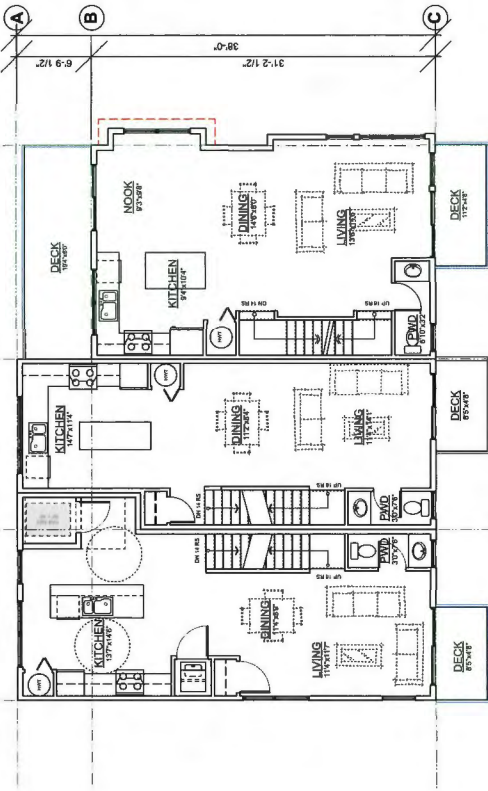
BUILDING NO.6

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

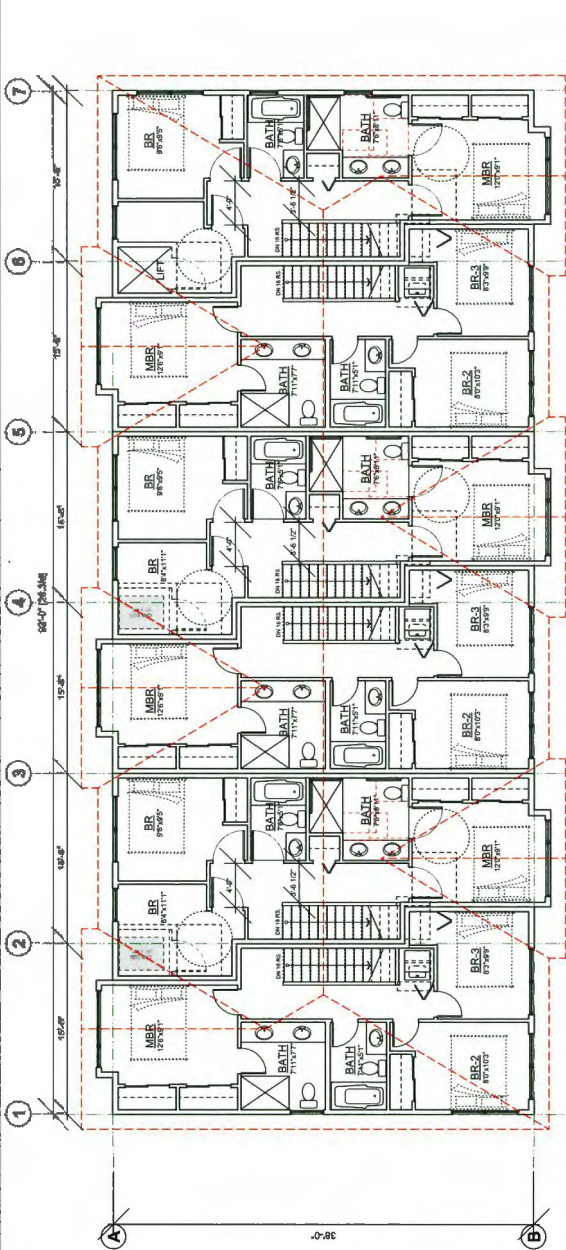
BUILDING NO.7
BUILDING NO.8



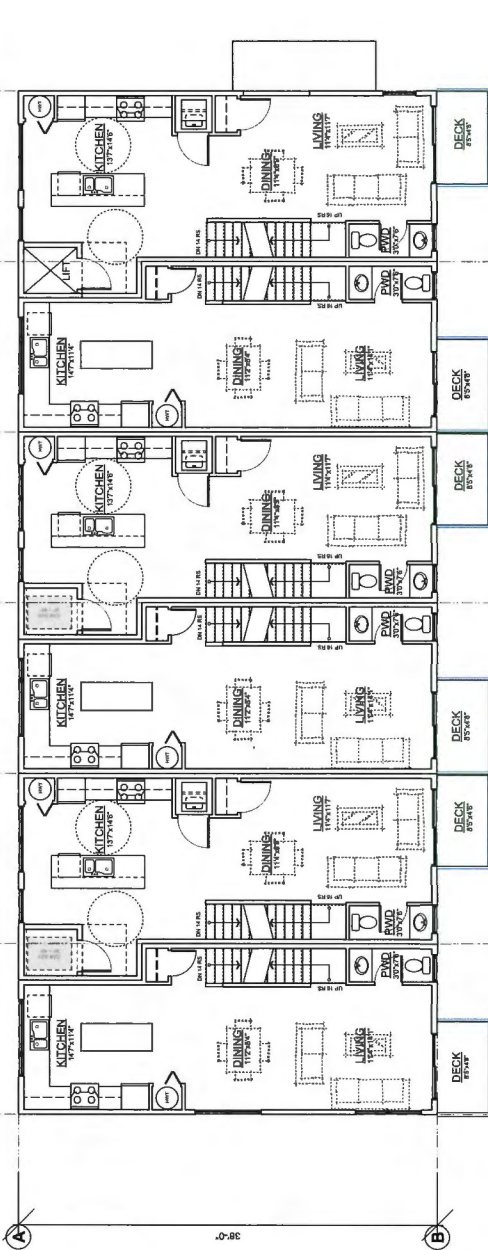
BLDG. 7: THIRD FLOOR PLAN
1/8"=1'-0"



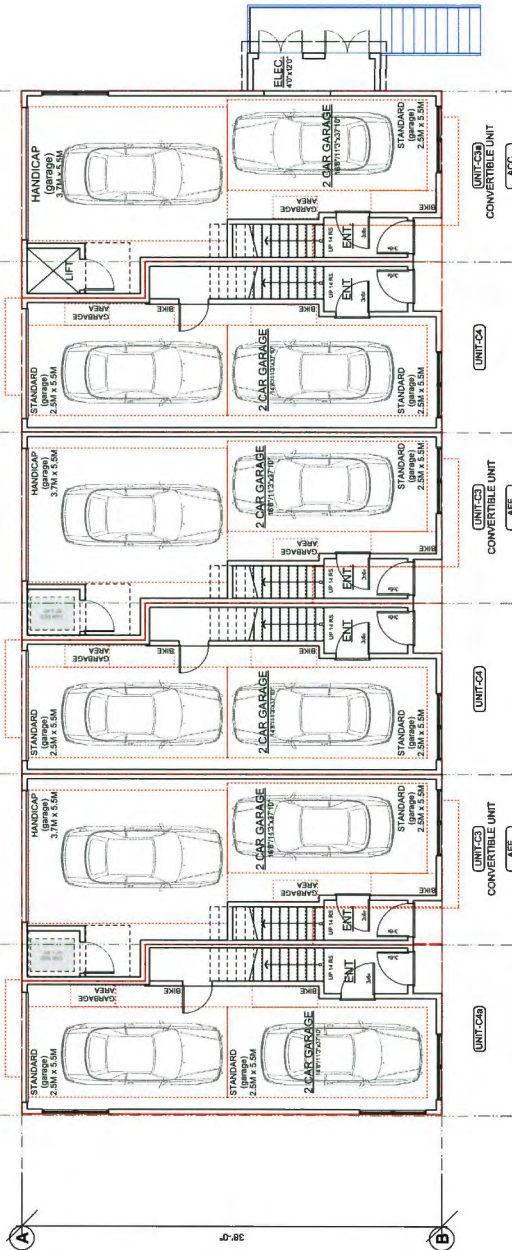
BLDG. 8: THIRD FLOOR PLAN
1/8"=1'-0"



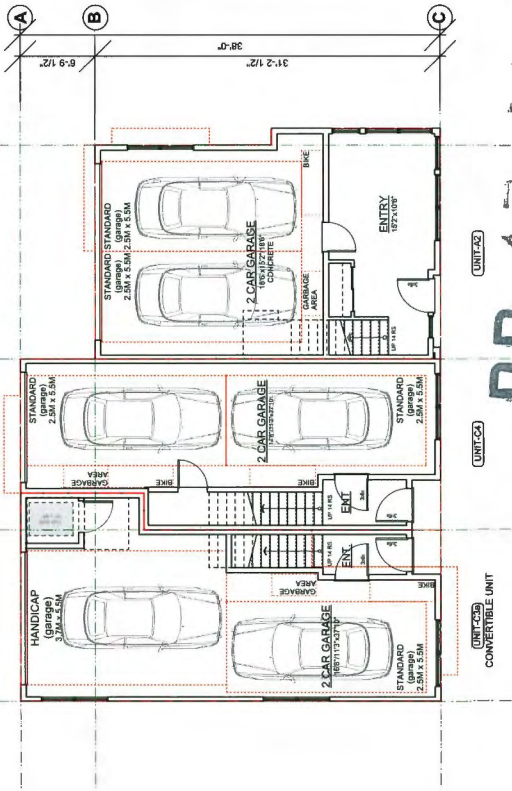
BLDG. 7: SECOND FLOOR PLAN
1/8"=1'-0"



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



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



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

Copyright, all rights reserved.
This drawing is the property of the architect.
It is to be used only for the project and site
indicated and may not be used in any way without the
written permission of the architect.

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

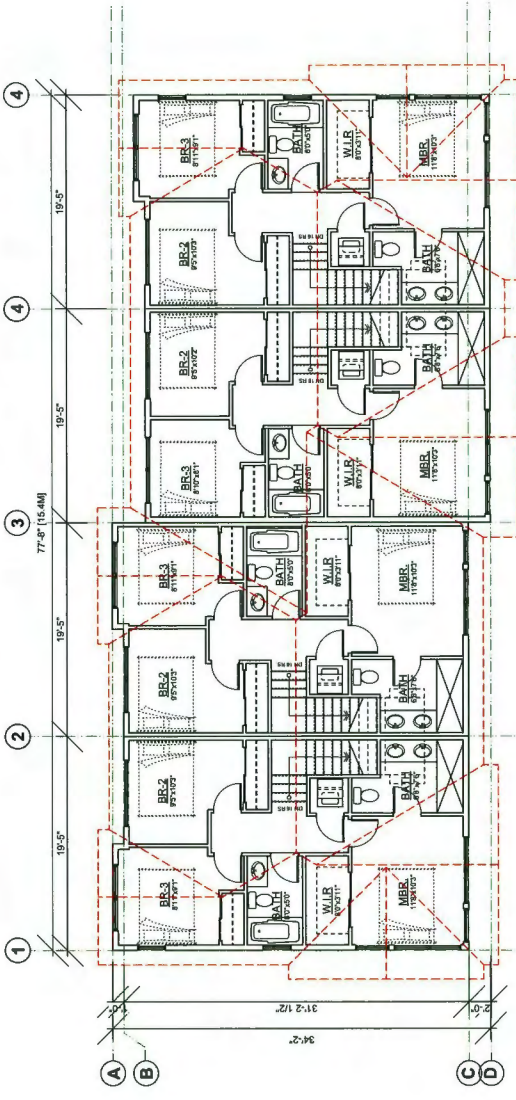
PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
FLOORPLANS

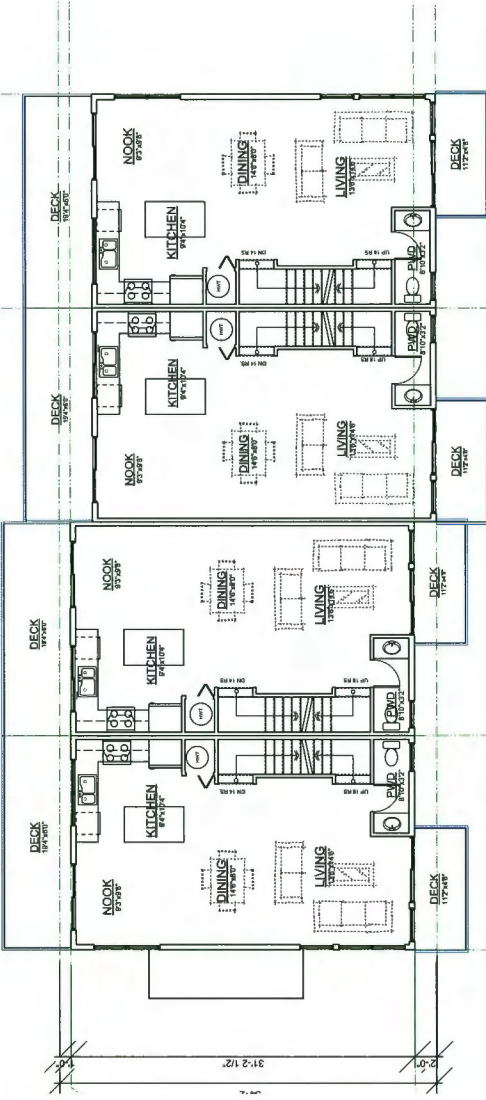
SHEET NO. -
DATE - JAN. 19, 2017
DRAWN - KP
CHECKED -
PROJECT NO. - 1510

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

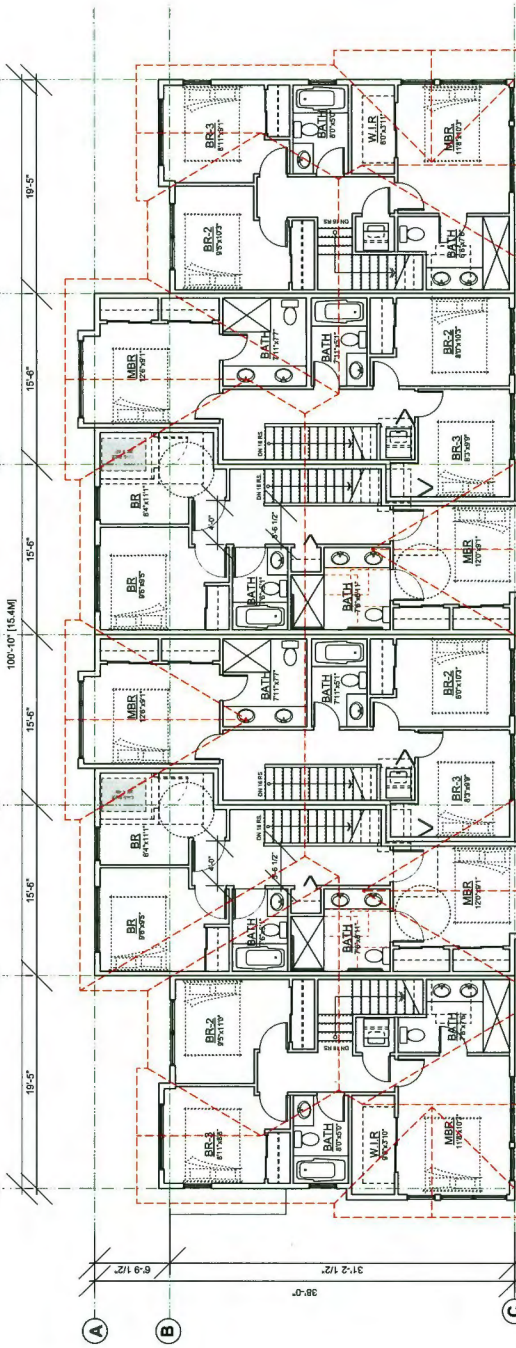
BUILDING NO.9
BUILDING NO.10



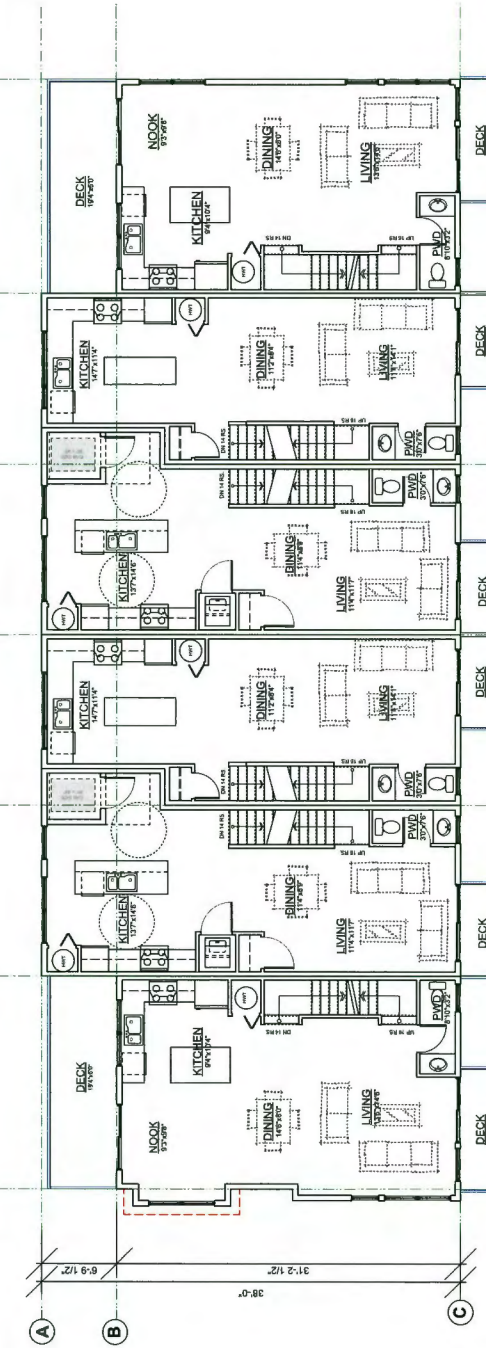
BLDG. 9: THIRD FLOOR PLAN
1/8"=1'-0"



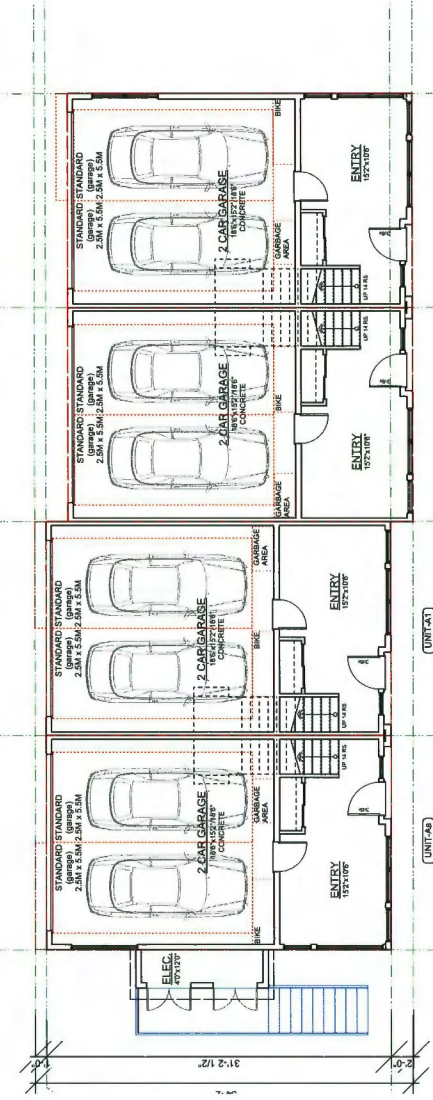
BLDG. 10: SECOND FLOOR PLAN
1/8"=1'-0"



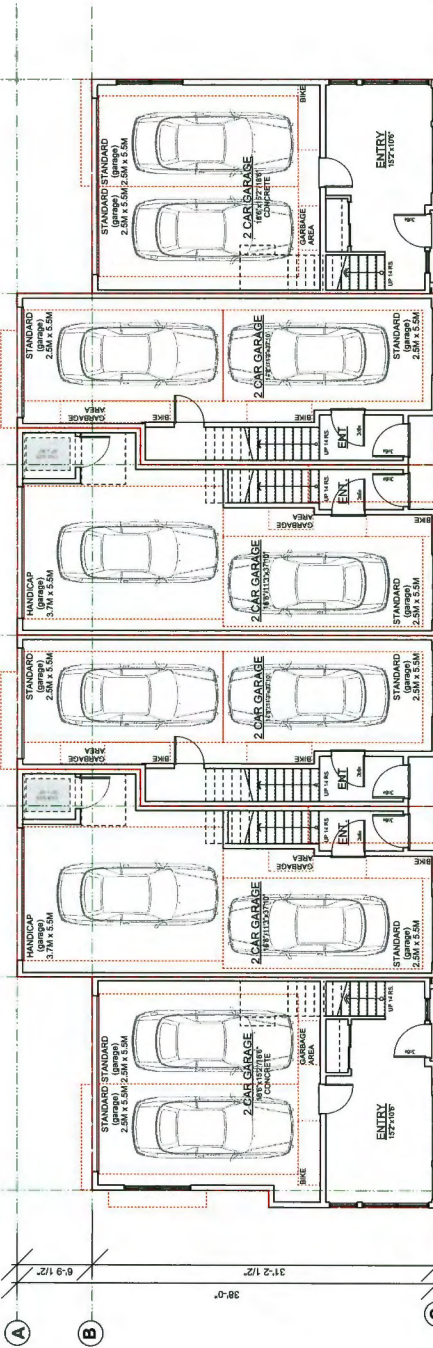
BLDG. 9: THIRD FLOOR PLAN
1/8"=1'-0"



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



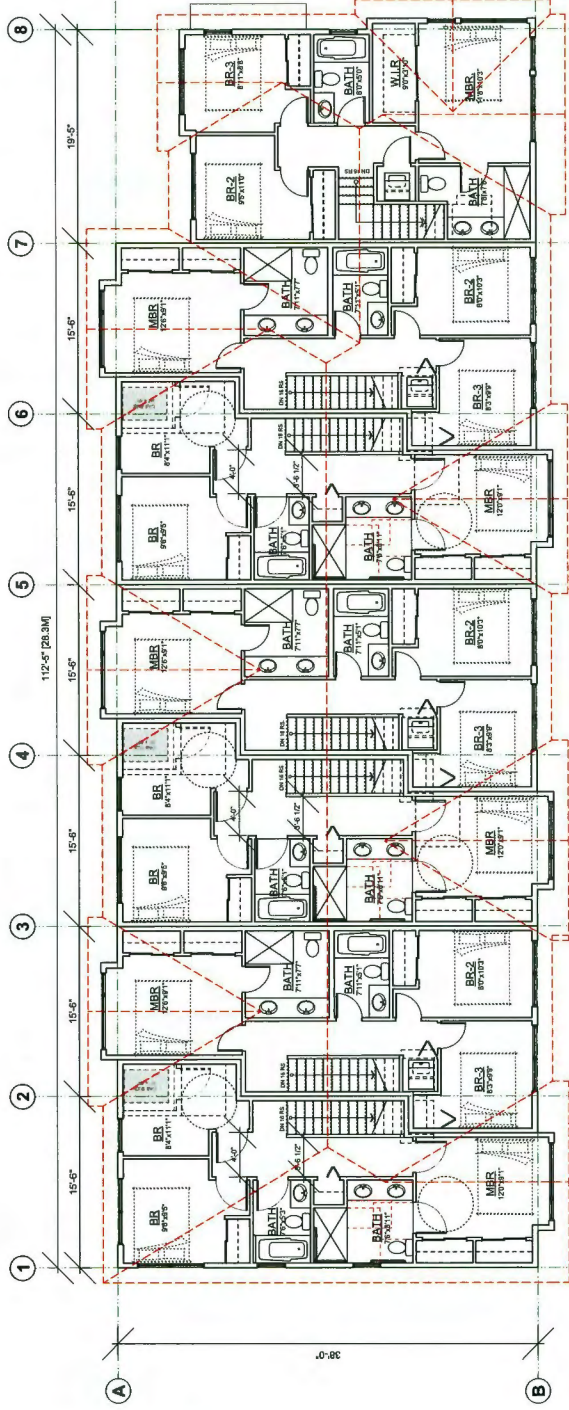
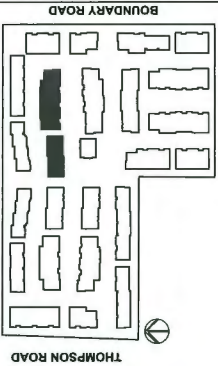
BLDG. 10: GROUND FLOOR PLAN
1/8"=1'-0"



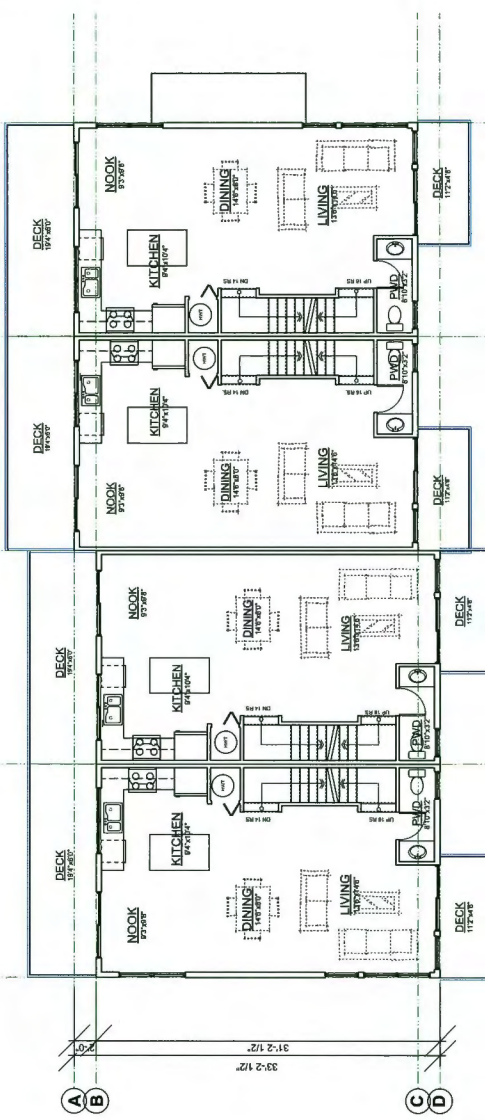
BLDG. 9: GROUND FLOOR PLAN
1/8"=1'-0"

1	2016-12-20	DP RE SUBMISSION
NO	DATE	ISSUE
Copyright, All Rights Reserved This drawing is an instrument of service to the project of the architect and is not to be used for any other purpose without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE -	SHEET NO. -	PLAN-5d
DATE - JAN. 19, 2017	DRAWN - KP	
CHECKED -		PROJ. NO. - 1510

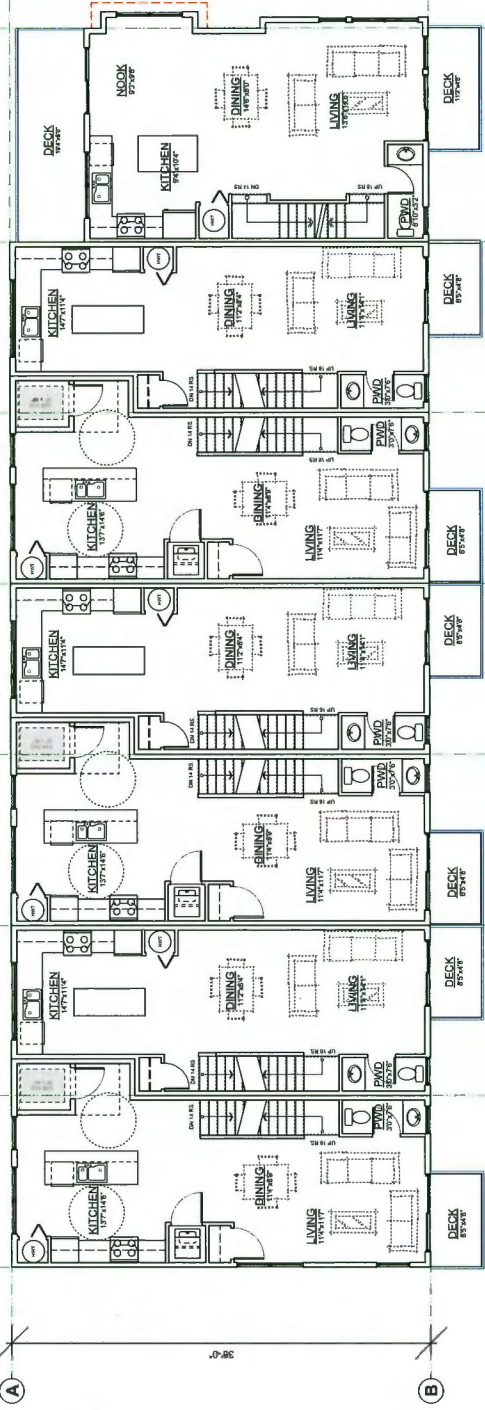
BUILDING NO.11
BUILDING NO.12



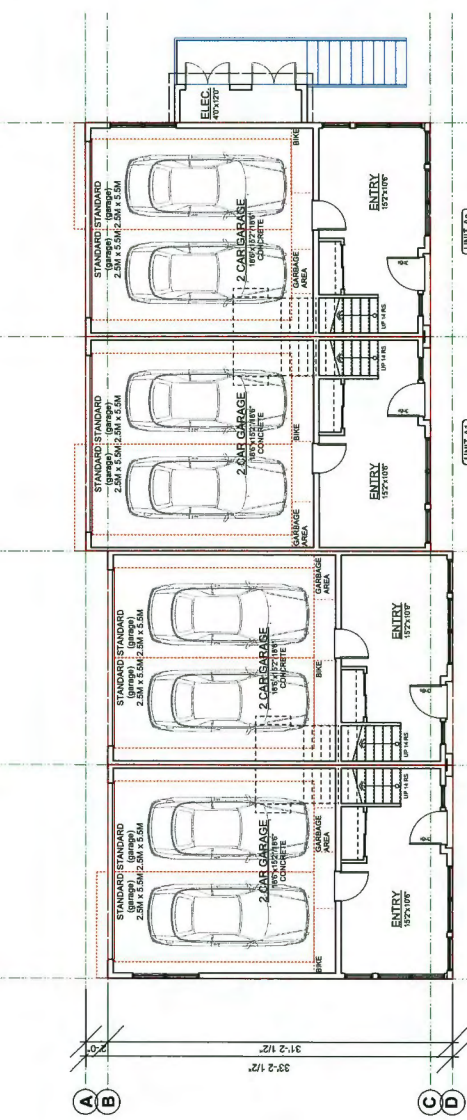
BLDG. 11: THIRD FLOOR PLAN
1/8"=1'-0"



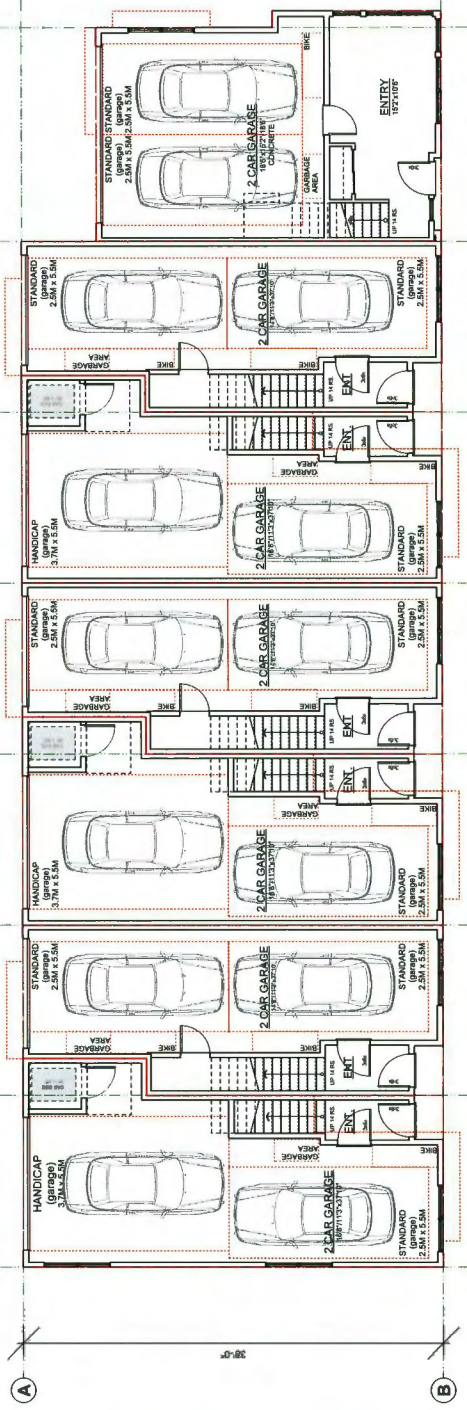
BLDG. 11: SECOND FLOOR PLAN
1/8"=1'-0"



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



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



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

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

Copyright. All rights reserved.
This drawing is an instrument of service to the property of
the client and is not to be used in any way without the
written permission of this office.

YAMAMOTO
ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R6
T - 604.731.1127 F - 604.731.1327

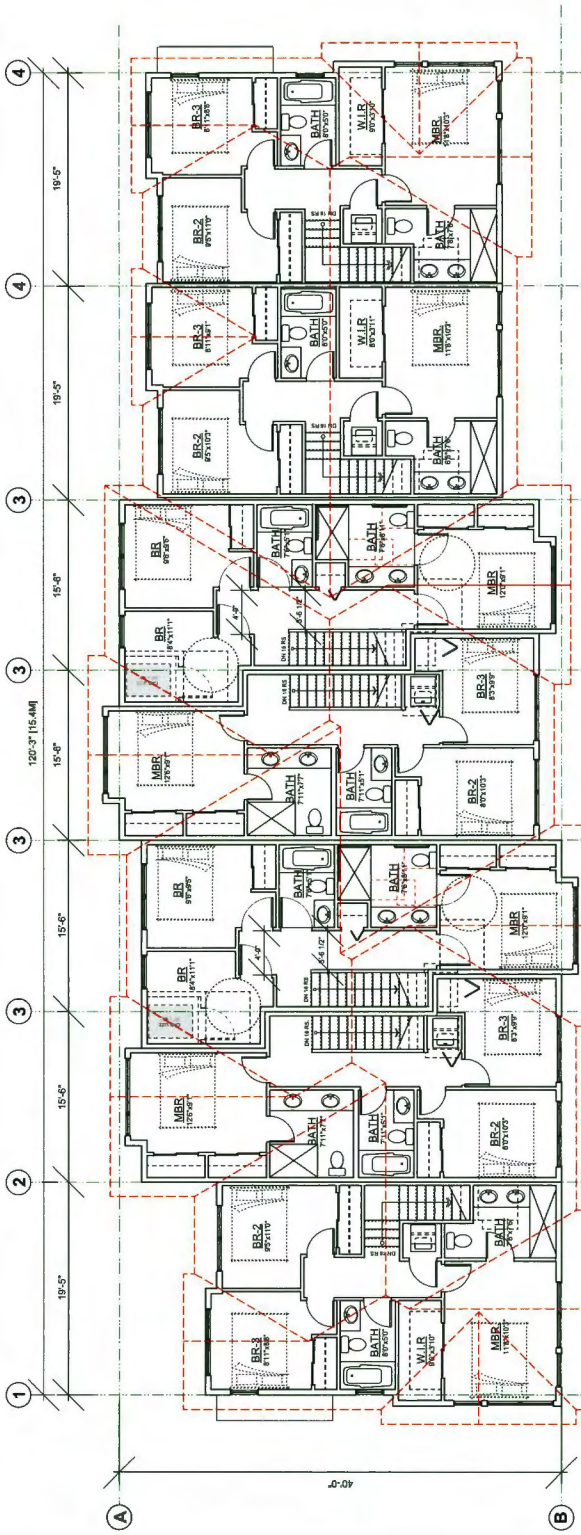
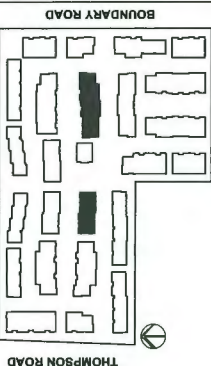
PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
FLOORPLANS

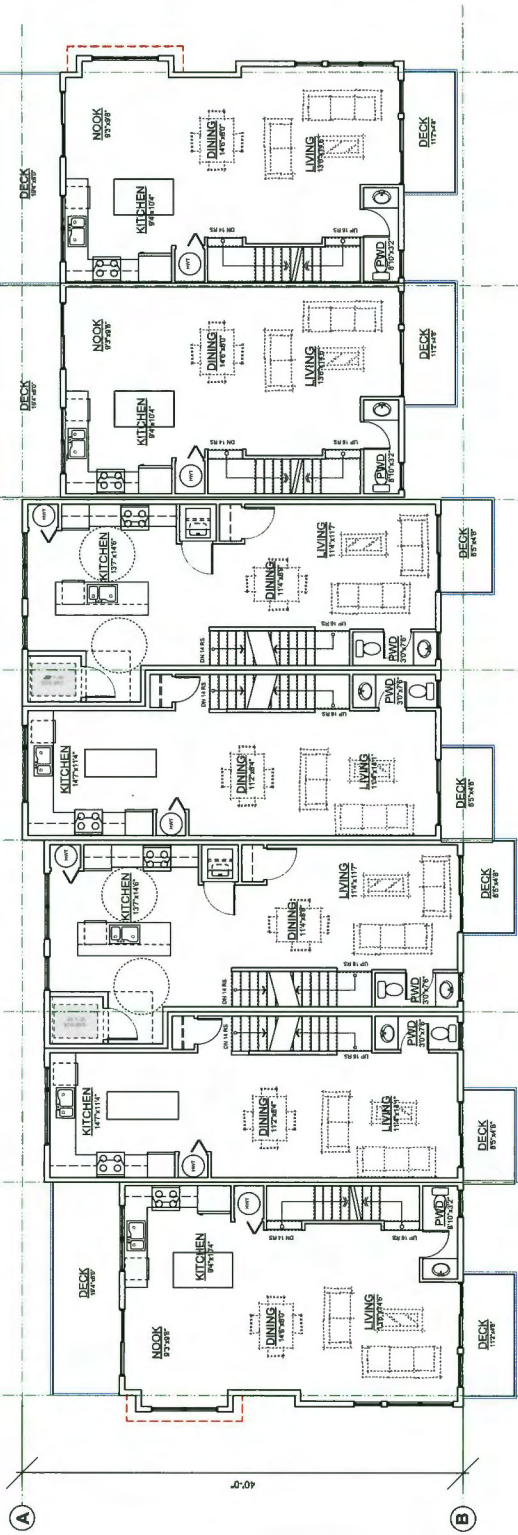
SCALE -	SHEET NO. -
DATE - JAN. 19, 2017	PLAN-5e
DRAWN - KP	
CHECKED -	PROJ. NO. - 1510

DP 17-788728-38
BUILDING NO.12

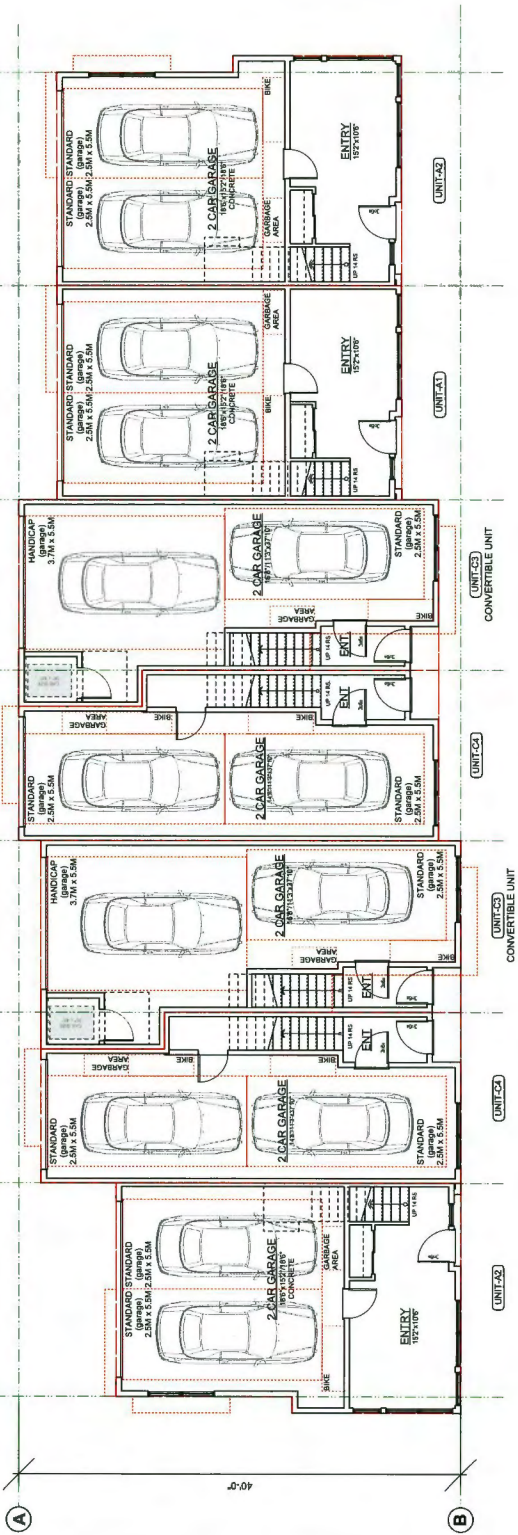
BUILDING NO.13
BUILDING NO.14



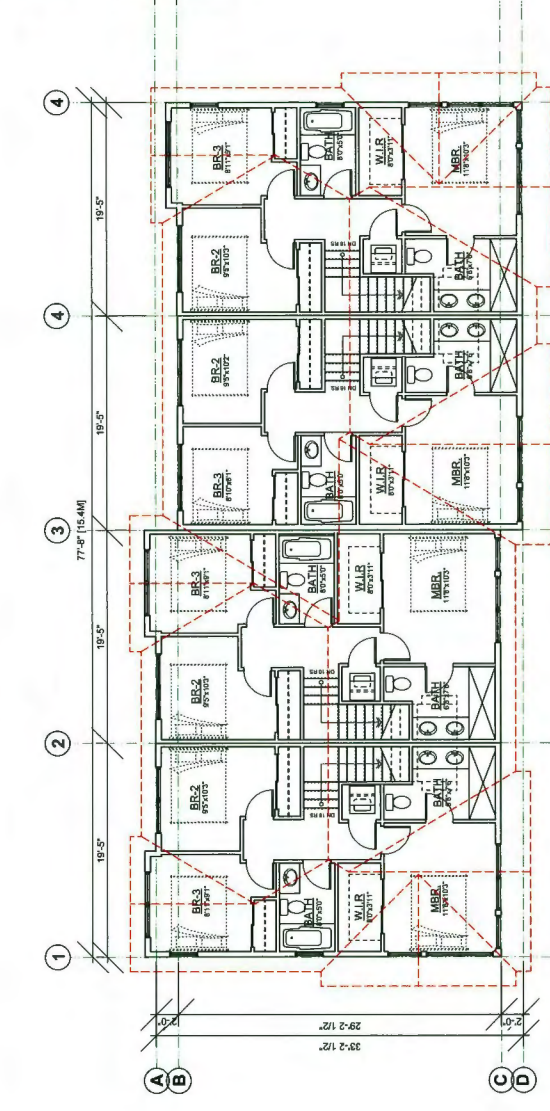
BLDG. 13: THIRD FLOOR PLAN
1/8"=1'-0"



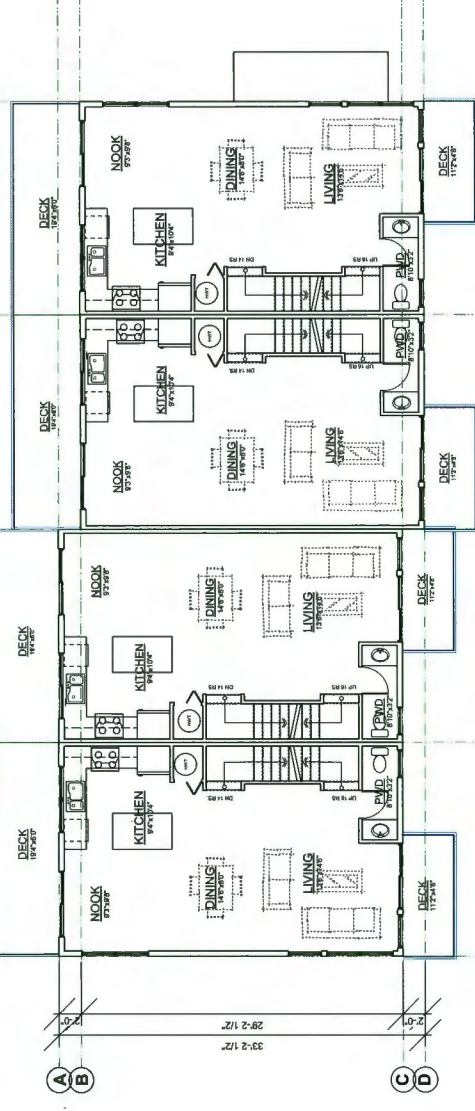
BLDG. 13: SECOND FLOOR PLAN
1/8"=1'-0"



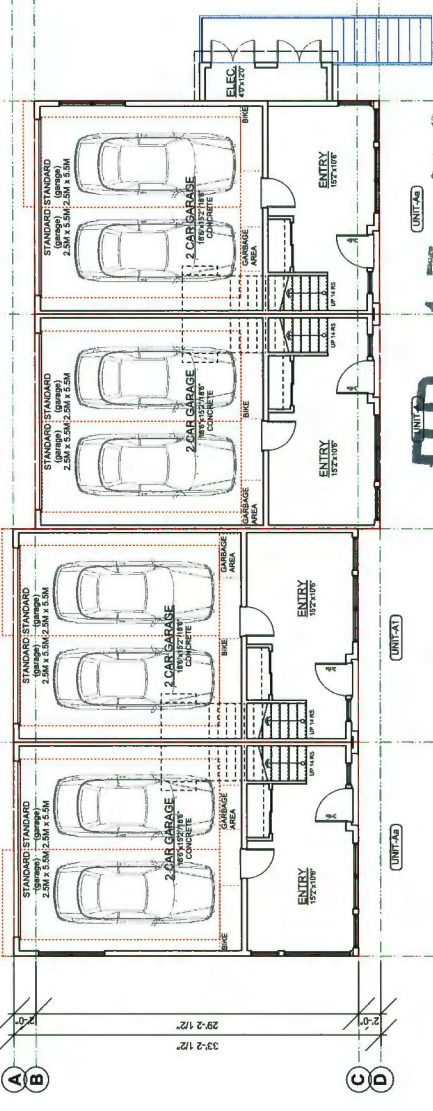
BLDG. 13: GROUND FLOOR PLAN
1/8"=1'-0"



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



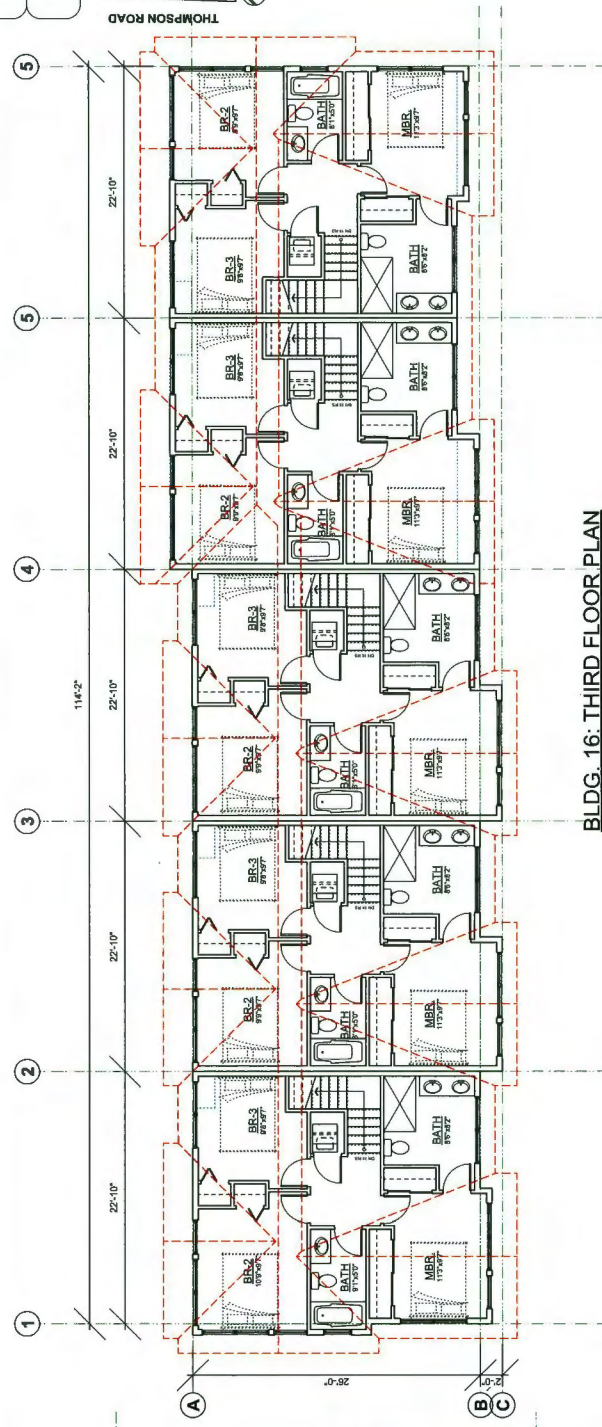
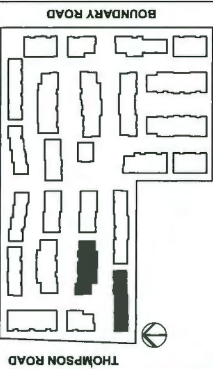
BLDG. 14: SECOND FLOOR PLAN
1/8"=1'-0"



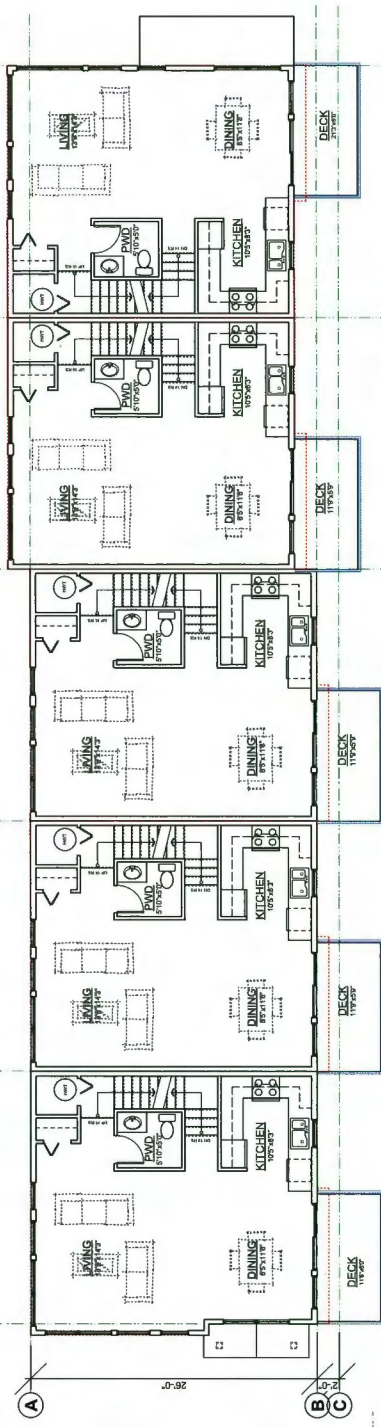
BLDG. 14: GROUND FLOOR PLAN
1/8"=1'-0"

1	2016-12-20	DP RE SUBMISSION
NO	DATE	REUSE
Copyright. All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used only for the project and site indicated on this drawing. It is not to be reproduced or used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE - DATE - Jan 19, 2017	SHEET NO. - 29	PLAN-5f
DRAWN - KP	CHECKED -	PROJ NO - 1510

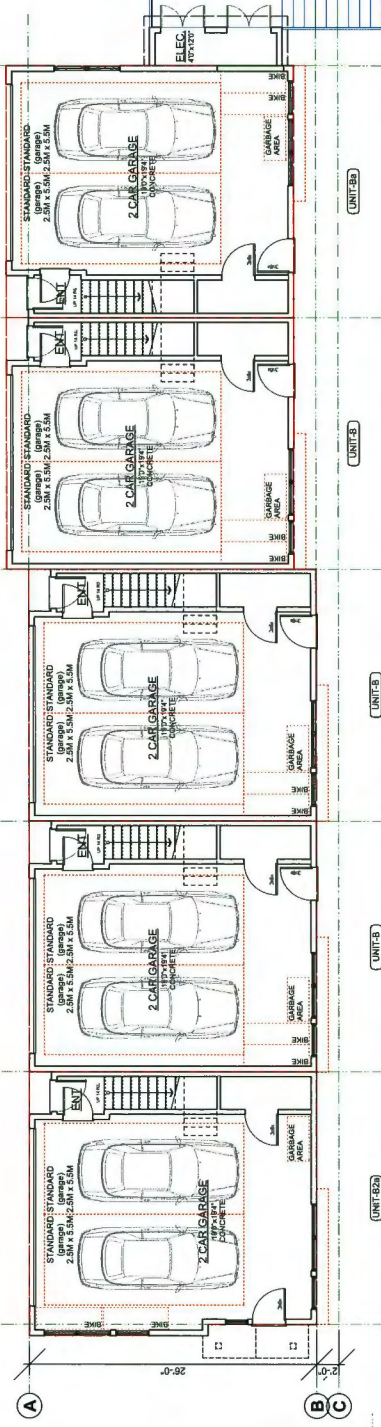
BUILDING NO.15
BUILDING NO.16



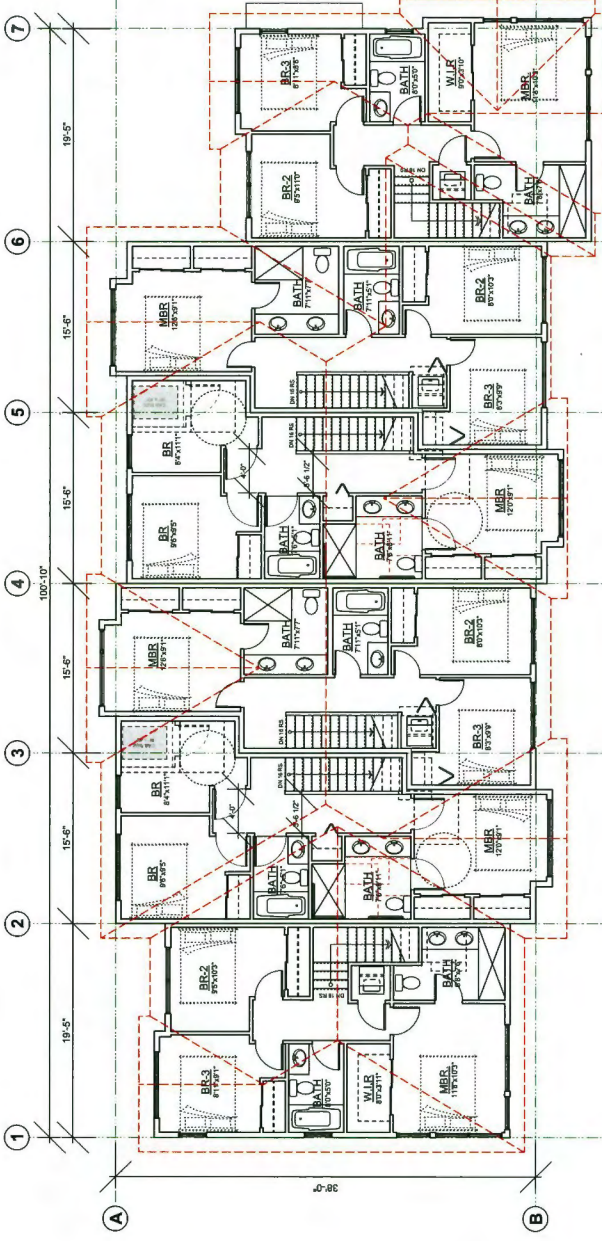
BLDG. 16: THIRD FLOOR PLAN
1/8"=1'-0"



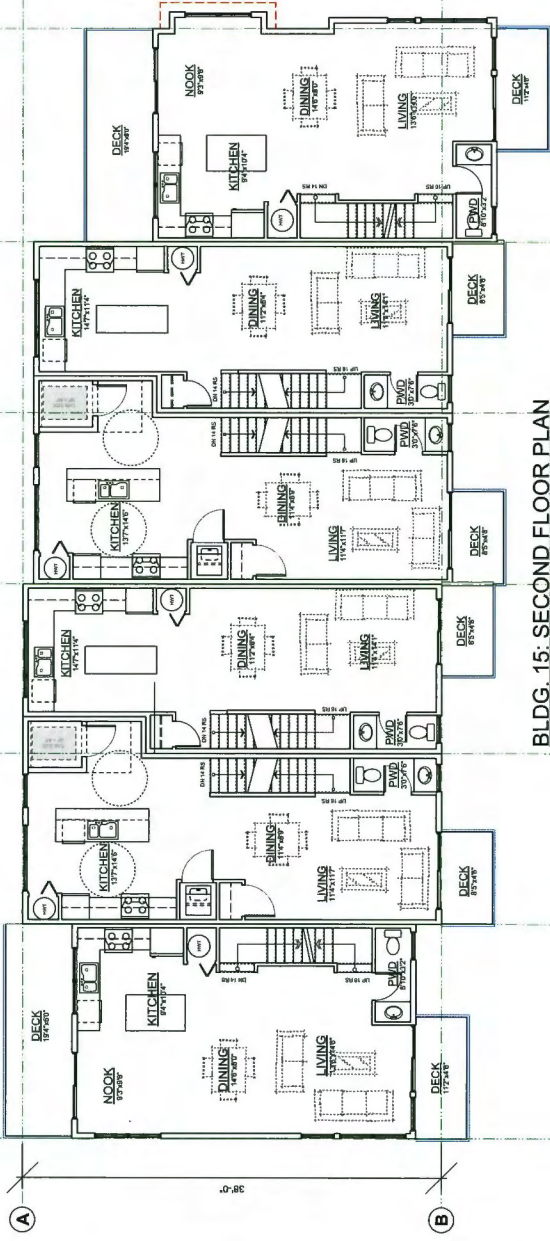
BLDG. 16: SECOND FLOOR PLAN
1/8"=1'-0"



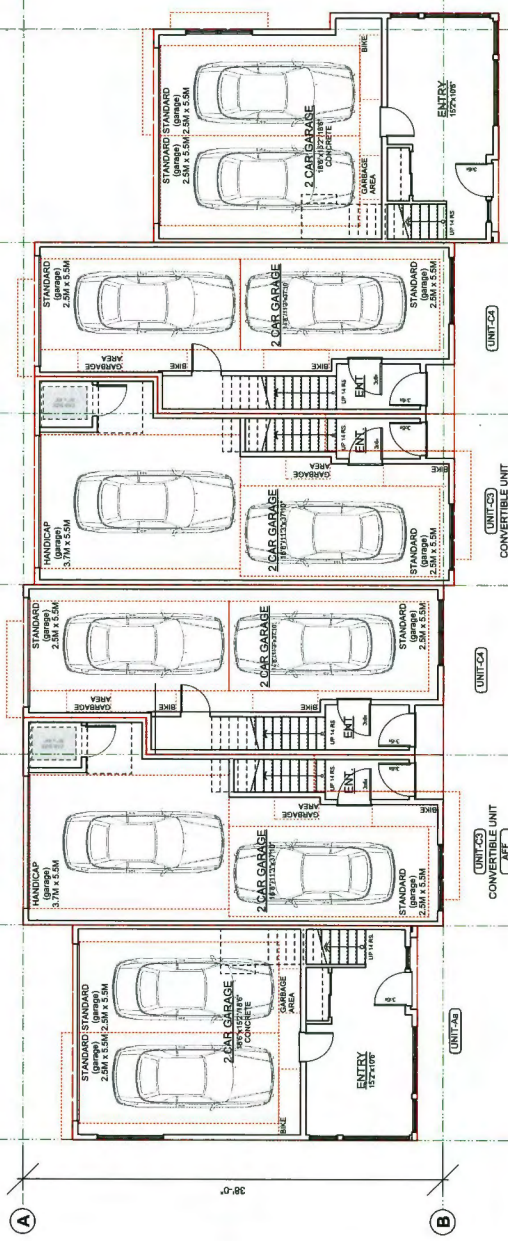
BLDG. 16: GROUND FLOOR PLAN
1/8"=1'-0"



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



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



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

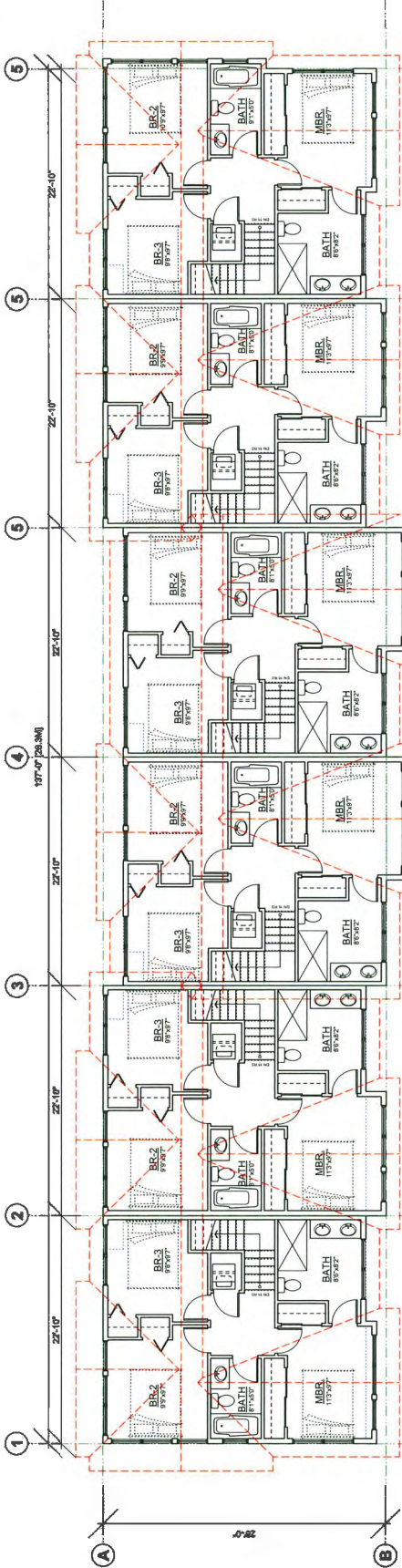
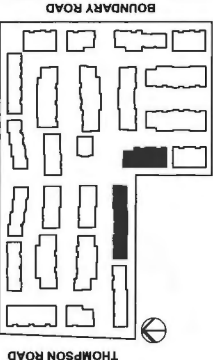
Copyright. All rights reserved.
This drawing is the property of the architect and is not to be reproduced or used in any way without the written permission of the architect.

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

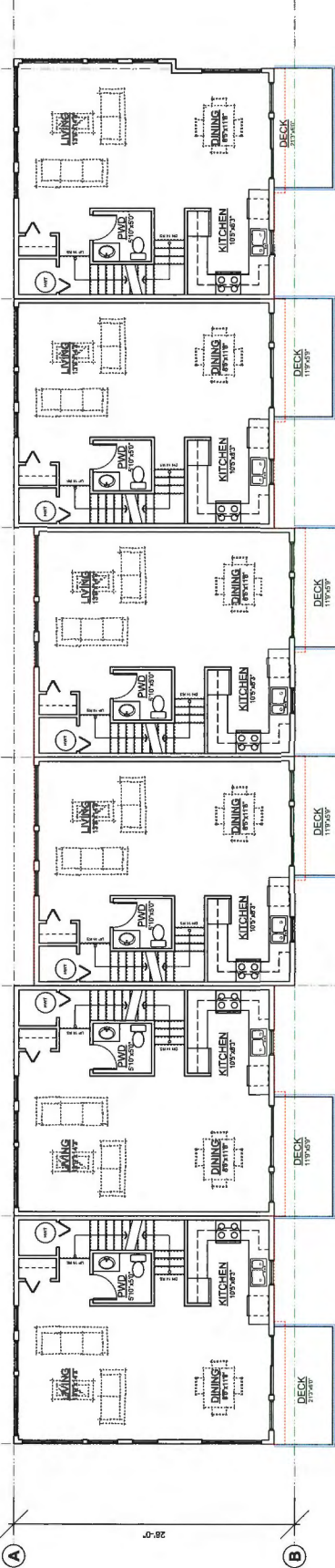
PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
FLOORPLANS

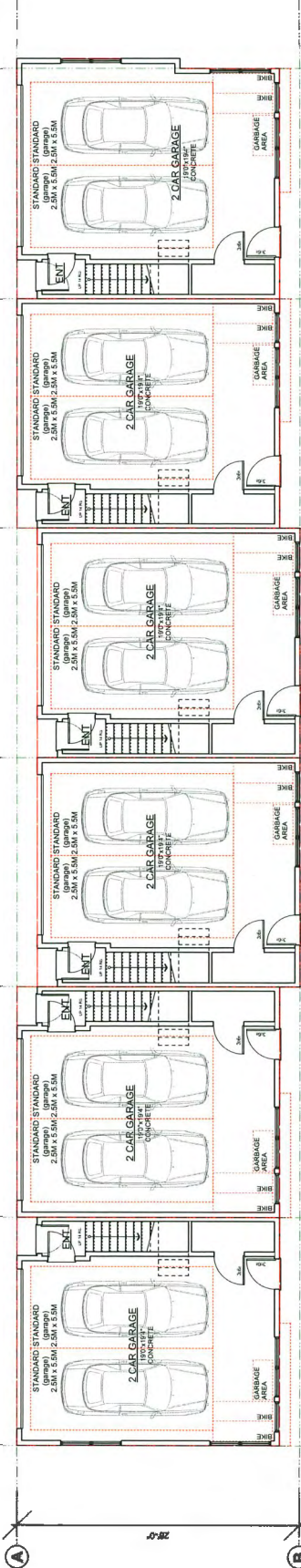
SHEET NO. -
PLAN-59
DATE - JAN. 19, 2017
DRAWN - KP
CHECKED -
PROJ. NO. - 1510



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



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



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

DP 17-788728-41

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

Copyright. All rights reserved.
This drawing is the property of
Yamamoto Architecture. It is to be used
only for the project and site
indicated on this drawing. Any reuse
without written permission of this office.

YAMAMOTO
ARCHITECTURE

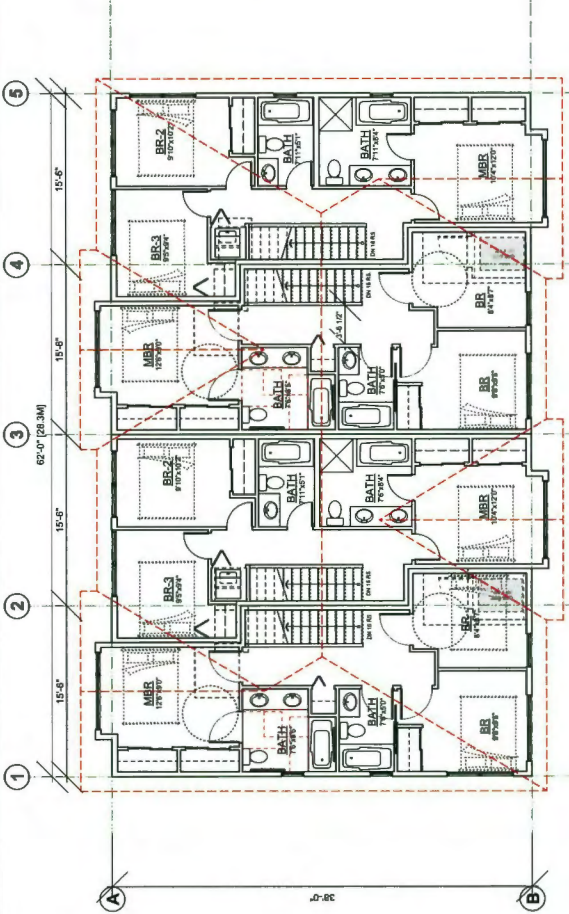
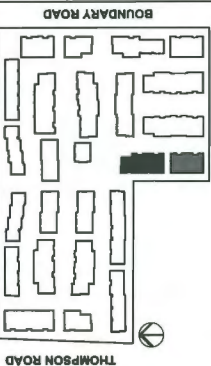
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

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

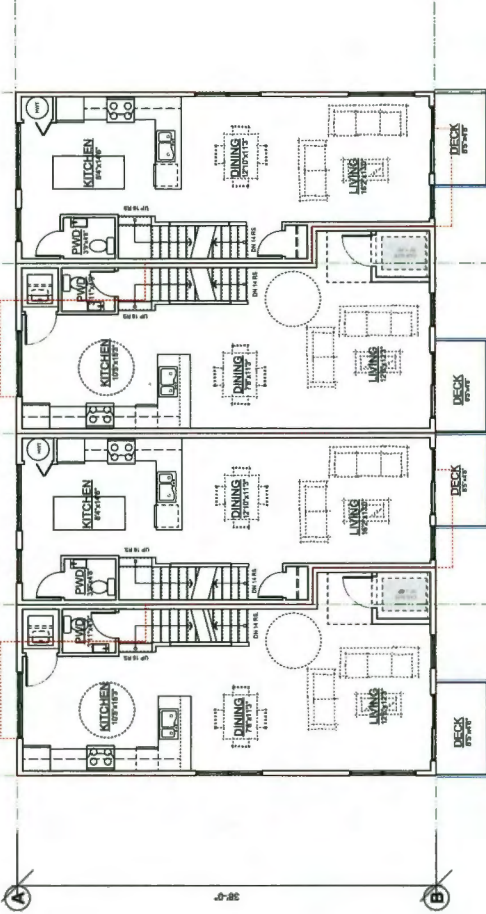
DRAWING TITLE -
FLOORPLANS

SCALE	DATE	DRAWN	CHECKED
	JAN. 19, 2017	KP	
SHEET NO. -	PLAN-5h		
PROJ. NO. -	1510		

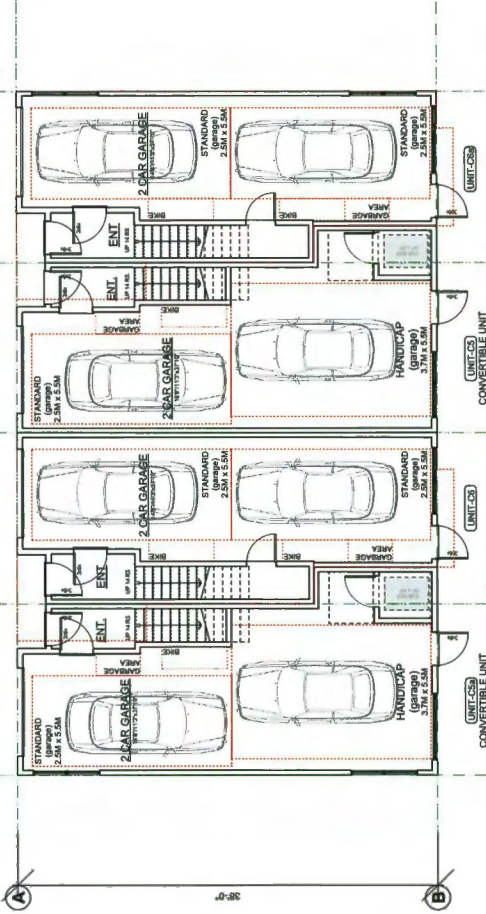
BUILDING NO.18
BUILDING NO.19



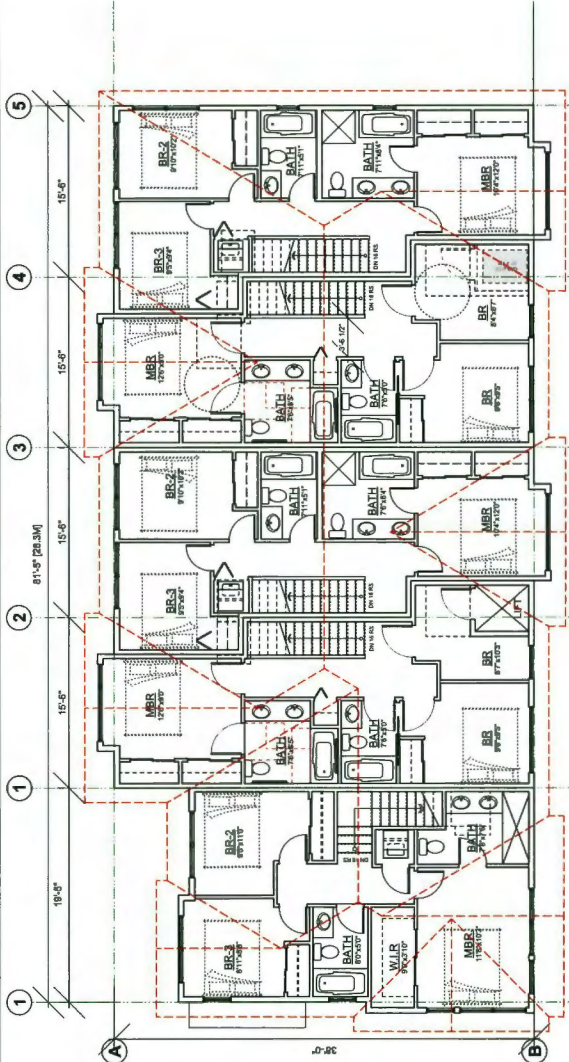
BLDG. 18: THIRD FLOOR PLAN
1/8"=1'-0"



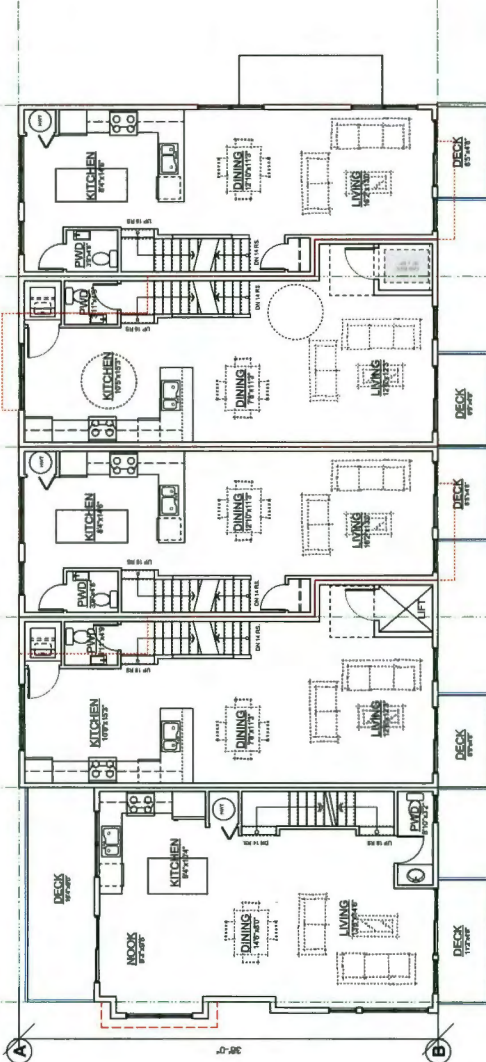
BLDG. 18: SECOND FLOOR PLAN
1/8"=1'-0"



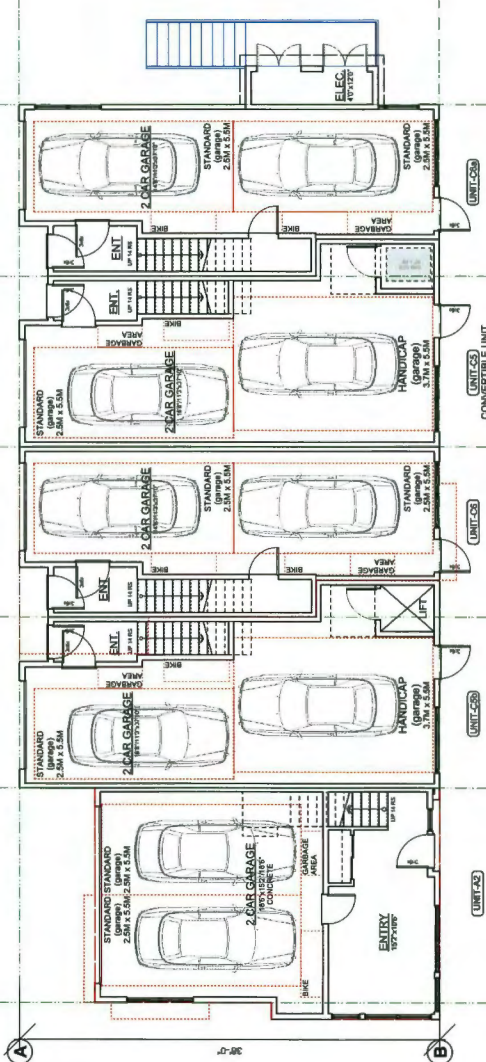
BLDG. 18: GROUND FLOOR PLAN
1/8"=1'-0"



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



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

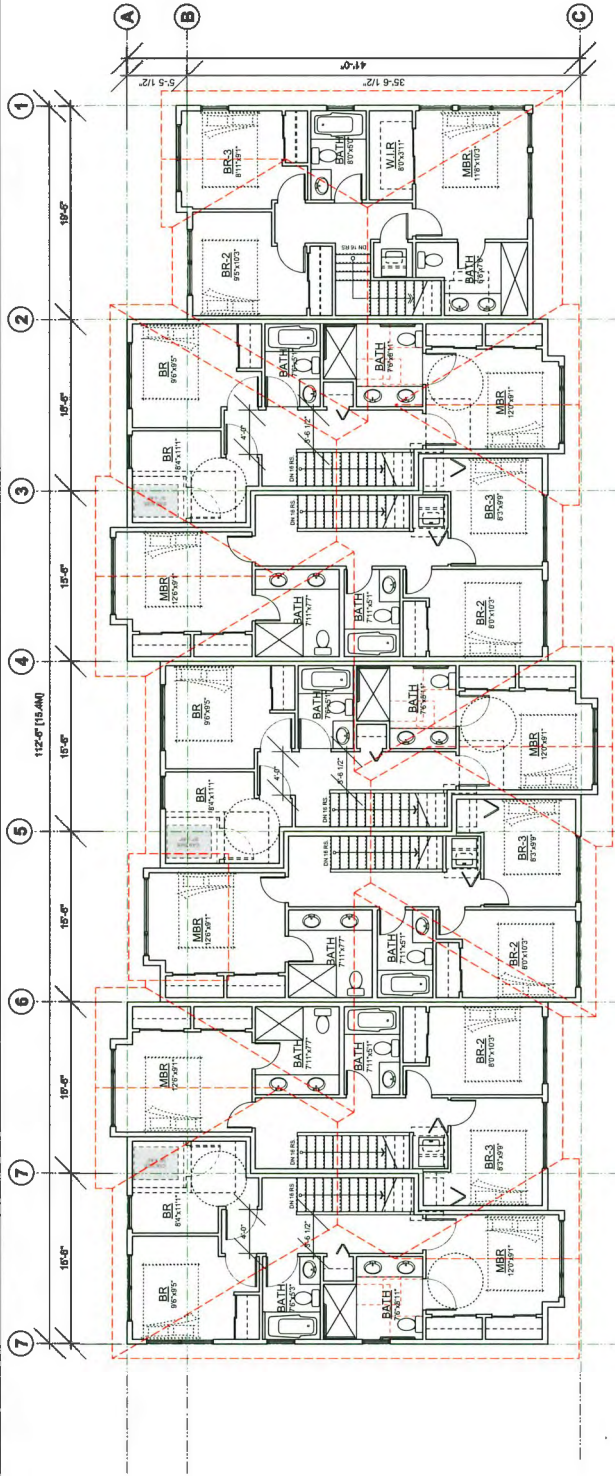
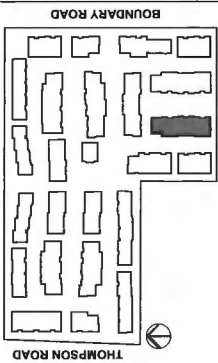


BLDG. 19: GROUND FLOOR PLAN
1/8"=1'-0"

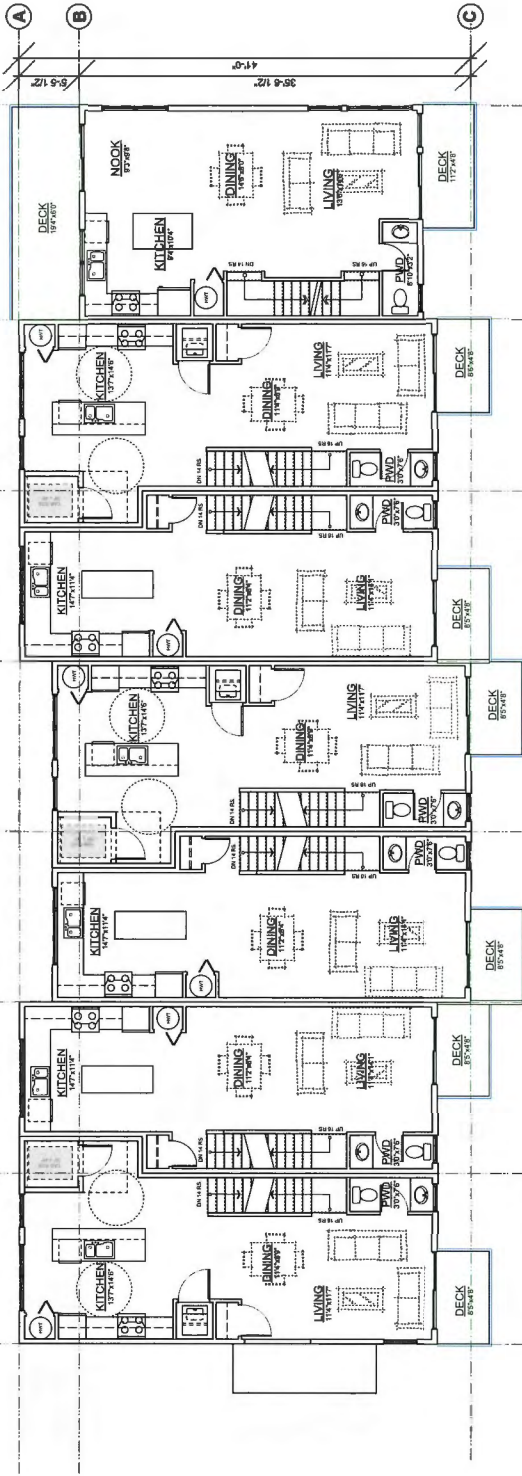
1	2018-12-20	DP RE SUBMISSION
NO.	DATE	ISSUE
Copyright. All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used only for the project and site indicated on the title block. Any reproduction or use of this drawing without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V6T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE -	SHEET NO. -	PLAN-5i
DATE - JAN. 19, 2017	DRAWN - KP	CHECKED -
PROJ. NO. - 1510		

DP 17-108/28-42

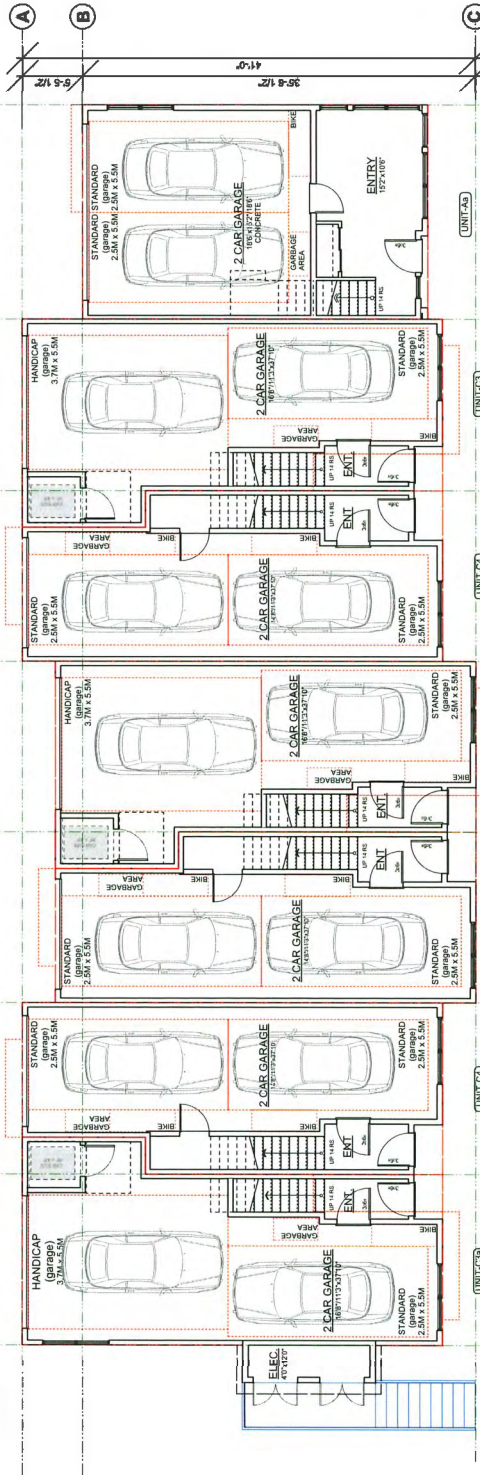
BLDG. 19 GROUND FLOOR PLAN
1/8"=1'-0"



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



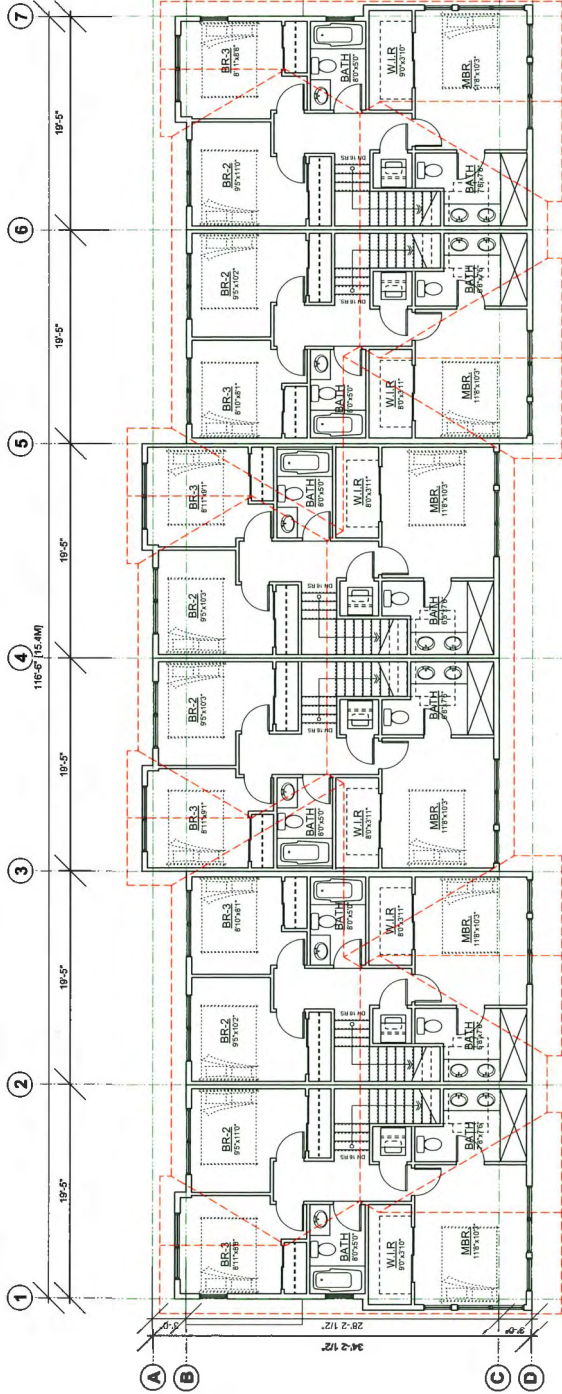
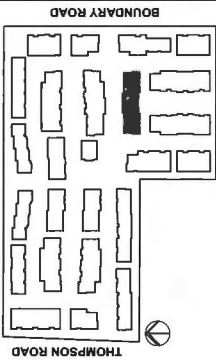
BLDG. 20: SECOND FLOOR PLAN
1/8"=1'-0"



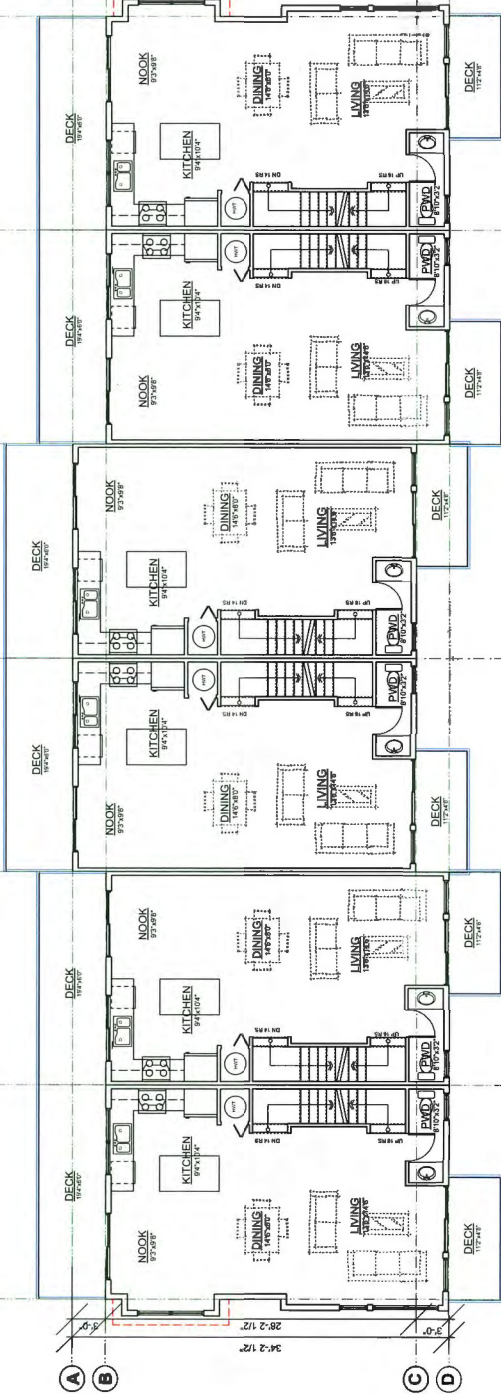
BLDG. 20: GROUND FLOOR PLAN
1/8"=1'-0"

DP 17-788728-43

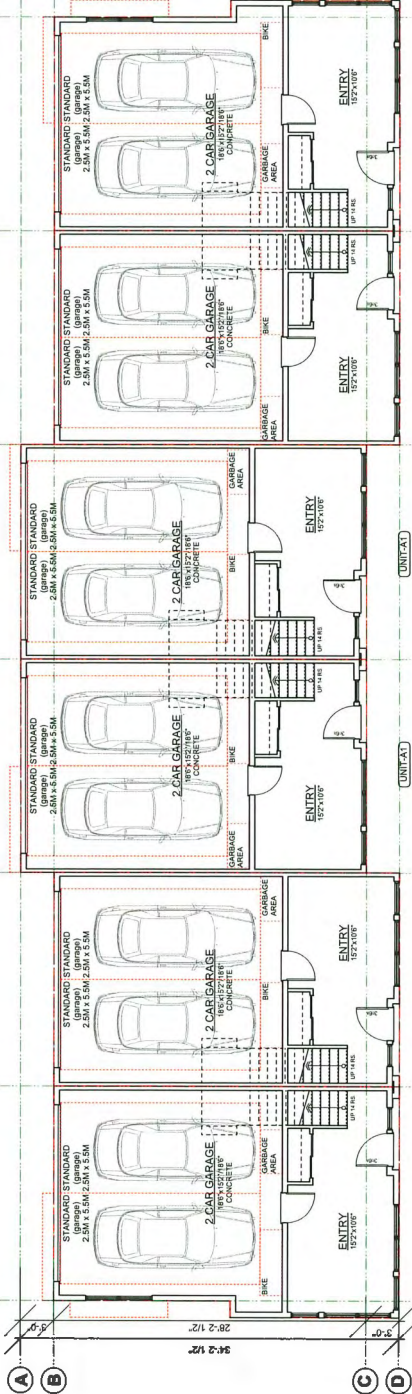
1		DP RE SUBMISSION	
NO	DATE	ISSUE	
Copyright. All rights reserved. This drawing is the property of the architect and shall not be reproduced or used in any way without the written permission of the architect.			
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V6T 1R5 T - 604 731 1127 F - 604 731 1327			
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.			
DRAWING TITLE - FLOORPLANS			
SCALE -		SHEET NO. -	
DATE - JAN. 19, 2017		PLAN-5j	
DRAWN - KP		CHECKED -	
		PROJECT NO. - 1510	



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



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



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

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

Copyright All Rights Reserved.
This drawing is the property of the architect.
It is to be used only for the project and site
where indicated on this office.

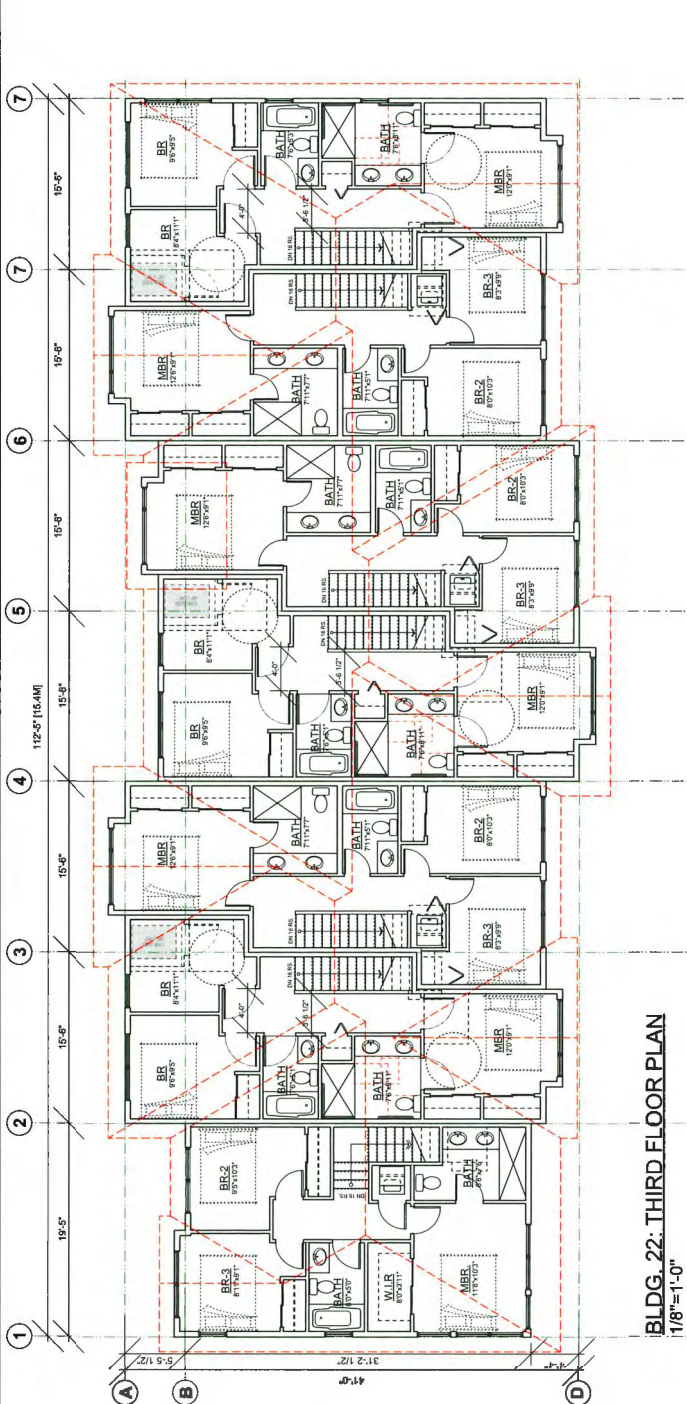
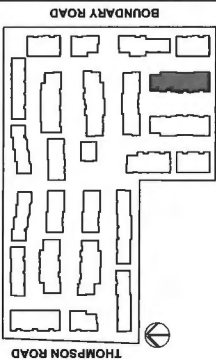
YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R6
T - 604.731.1127 F - 604.731.1327

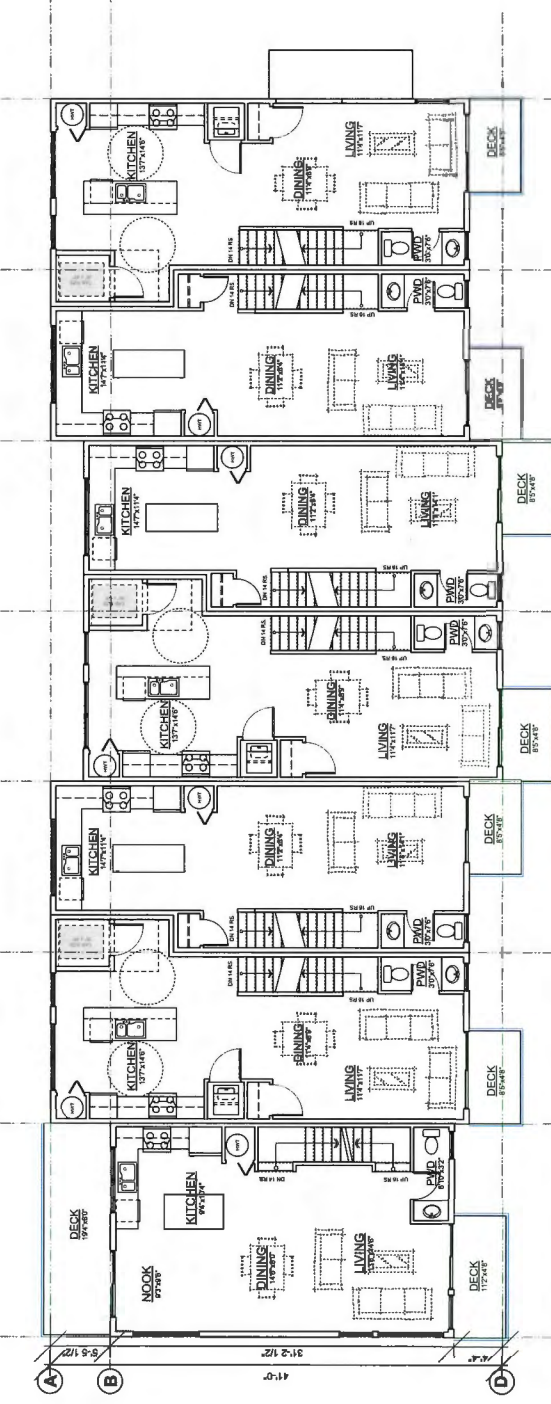
PROJECT -
120 UNIT TOWNHOUSE DEVELOPMENT
BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
FLOORPLANS

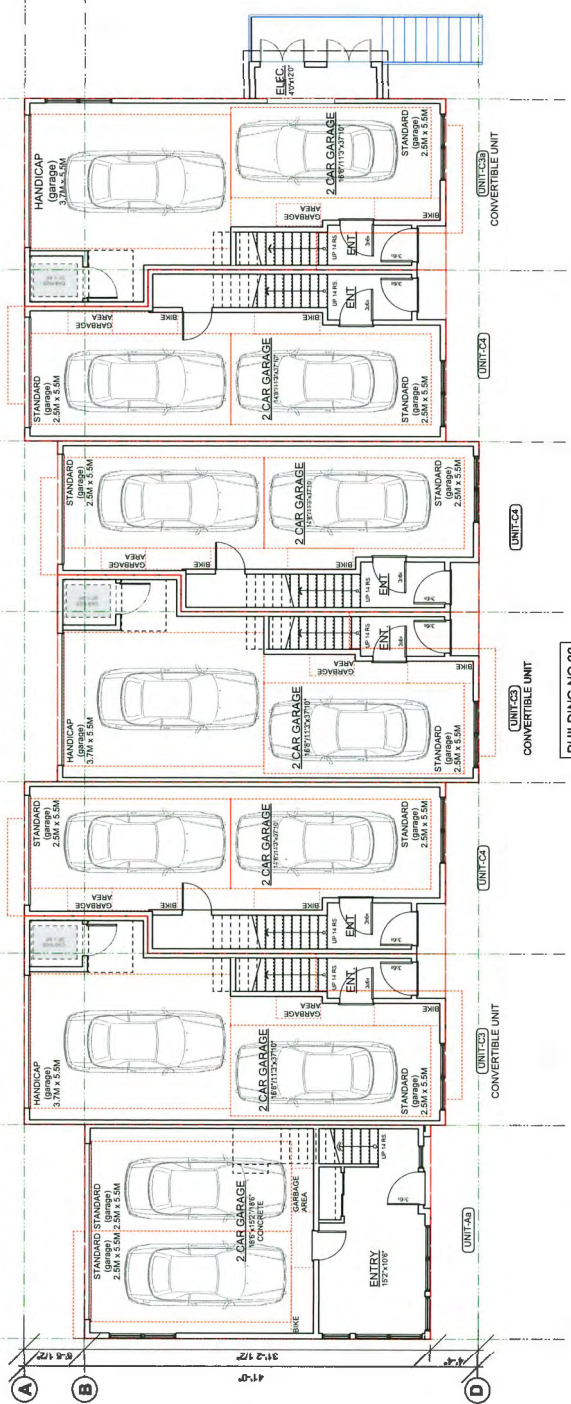
SCALE -	SHEET NO. -	
	DATE -	JAN. 19, 2017
DRAWN -	PLAN-5K	
	CHECKED -	
PROJECT NO. -		1510



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



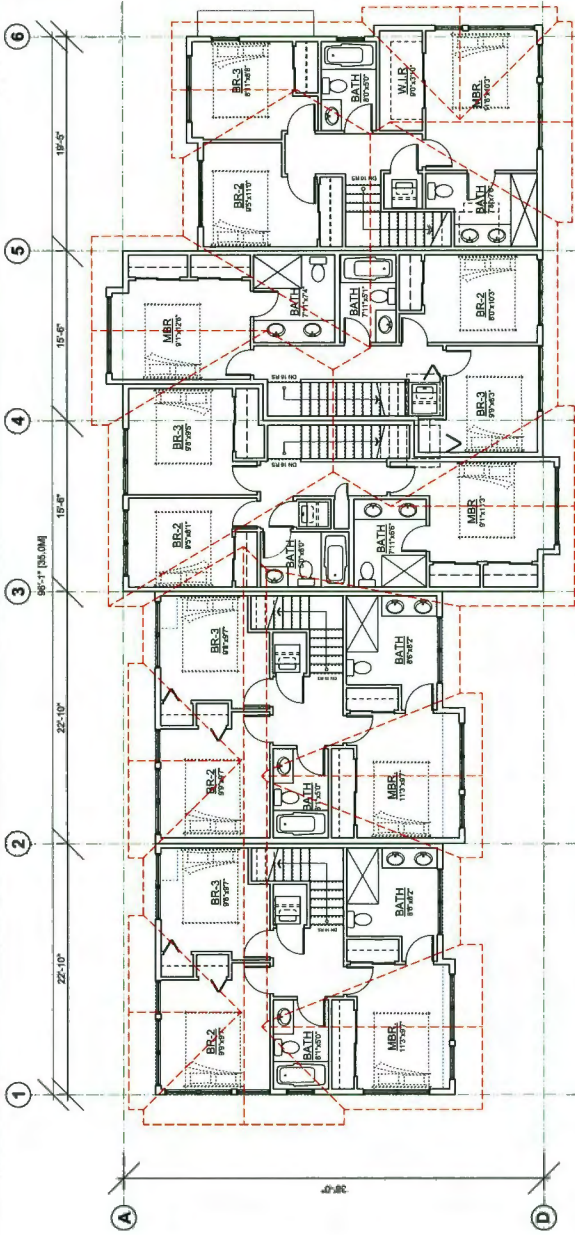
BLDG. 22: SECOND FLOOR PLAN
1/8"=1'-0"



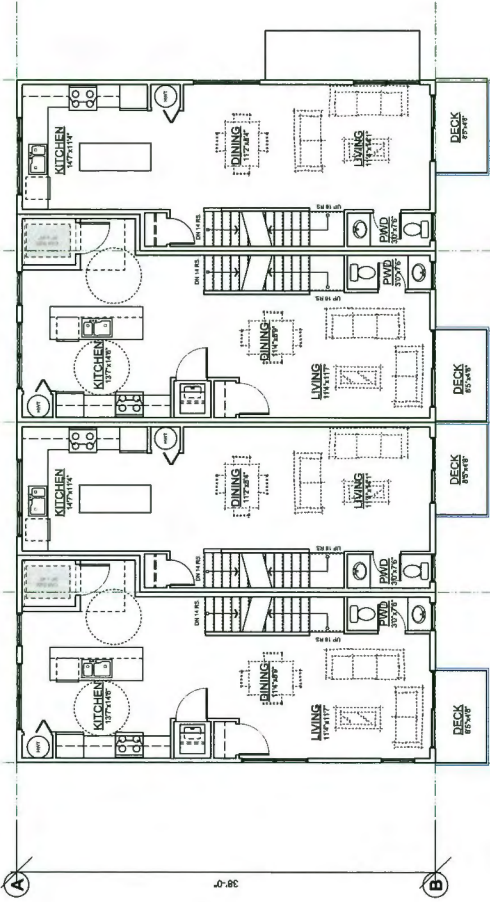
BLDG. 22: GROUND FLOOR PLAN
1/8"=1'-0"

1	2016-12-20	DP RE SUBMISSION
NO	DATE	ISSUE
Copyright. All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used only for the project and site indicated on this drawing. It is not to be reproduced or used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604.731.1127 F - 604.731.1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE -	SHEET NO. -	PLAN-51
DATE - JAN. 19, 2017	DRAWN - KP	CHECKED -
		PROJ. NO. - 1510

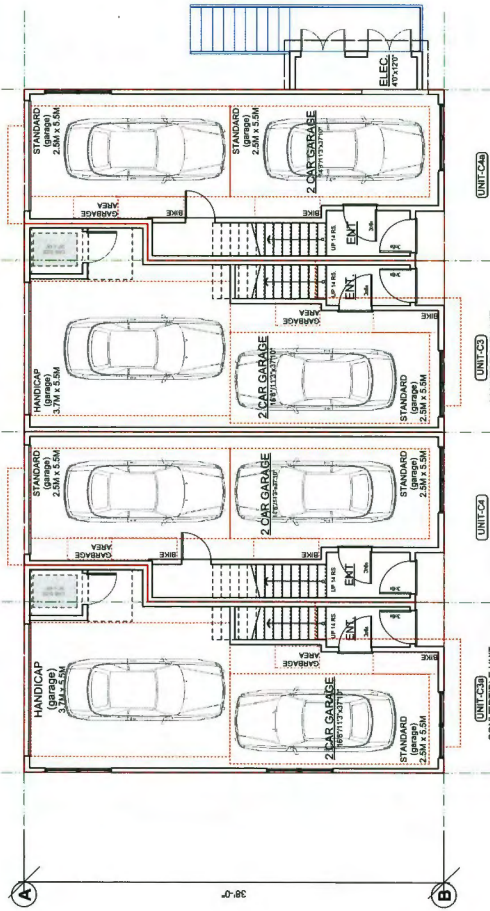
BUILDING NO.23
BUILDING NO.24



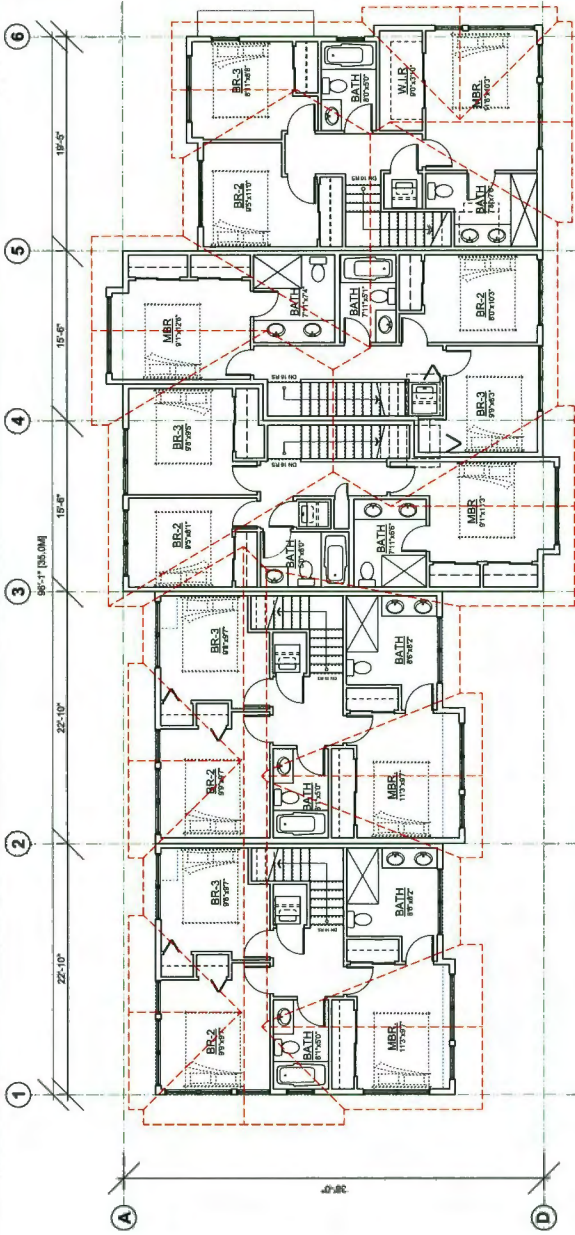
BLDG. 23: THIRD FLOOR PLAN
1/8"=1'-0"



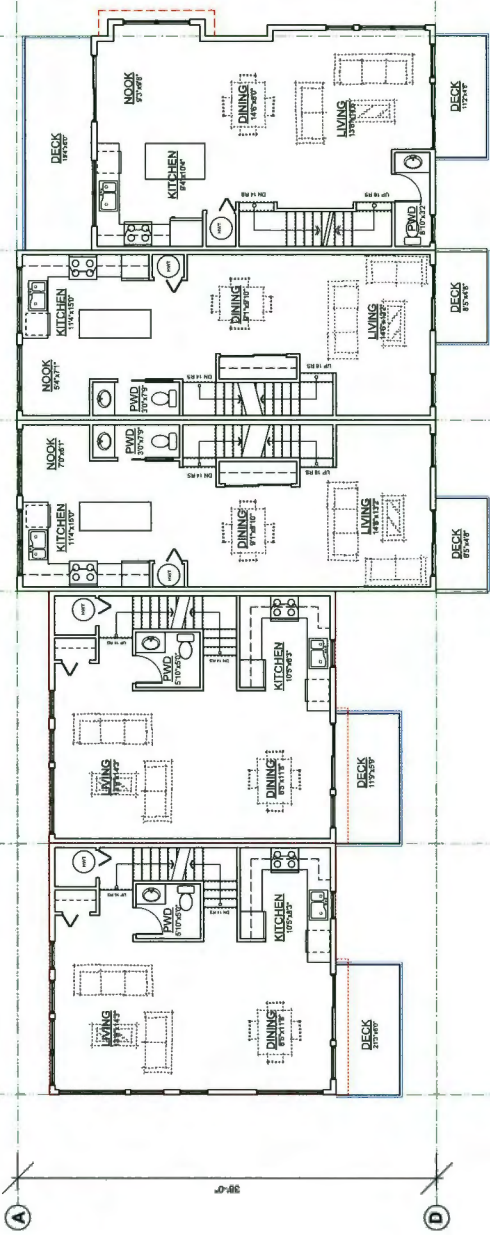
BLDG. 23: SECOND FLOOR PLAN
1/8"=1'-0"



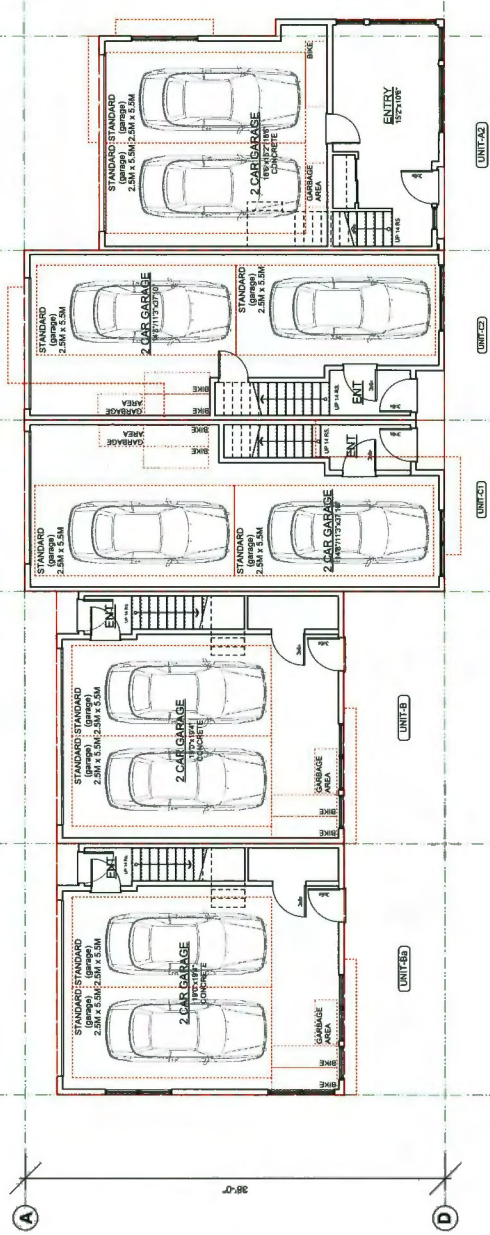
BLDG. 23: GROUND FLOOR PLAN
1/8"=1'-0"



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



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



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

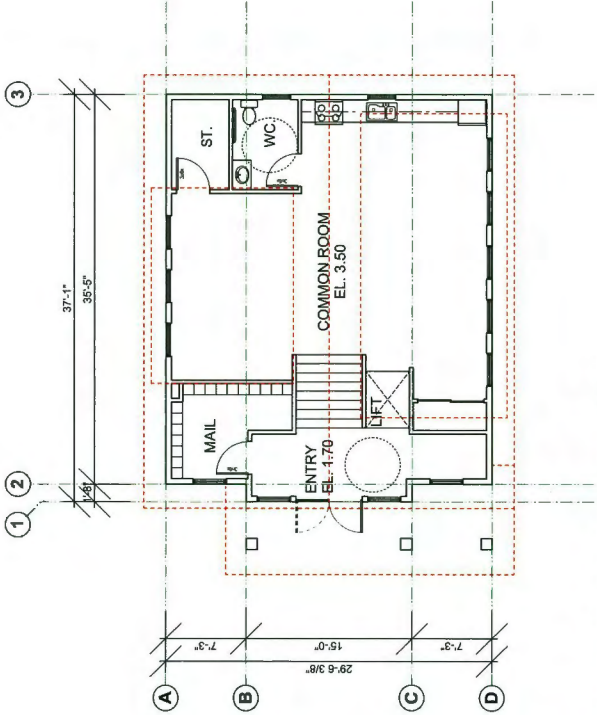
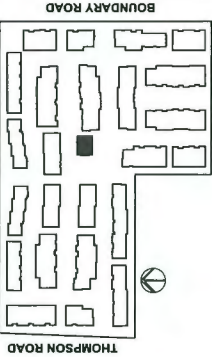
1	2016-12-20	DP RE SUBMISSION
NO	DATE	REUSE
Copyright. All rights reserved. This drawing is an instrument of service and the property of YAMAMOTO ARCHITECTURE. It is to be used only for the project and site indicated herein, and may not be reproduced or used in any other project without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE -	SHEET NO -	PLAN-5m
DATE - JAN. 19, 2017	DRAWN - KP	
CHECKED -		PROJ NO - 1510

OP 17-788728-46

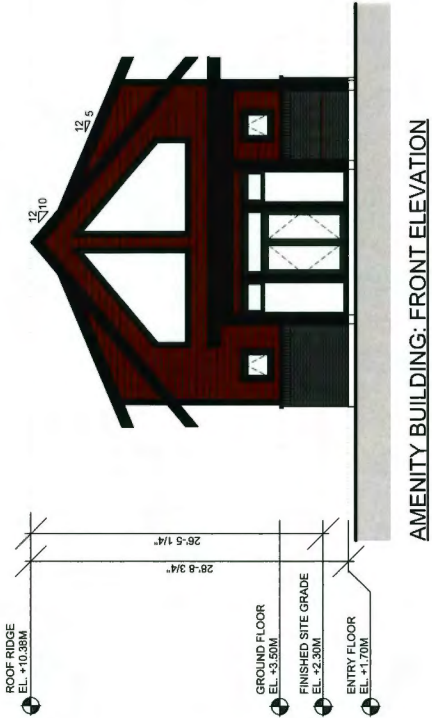
BUILDING NO.23

BUILDING NO.23

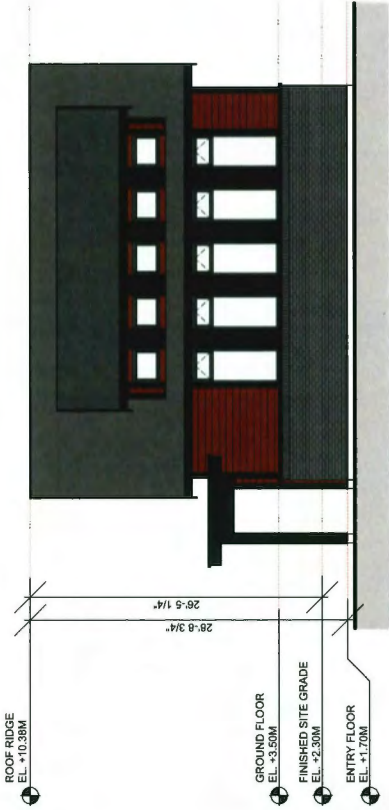
AMENITY BUILDING



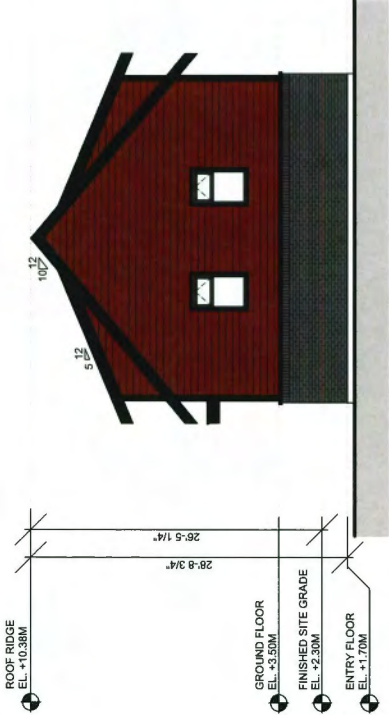
AMENITY BUILDING: FLOOR PLAN



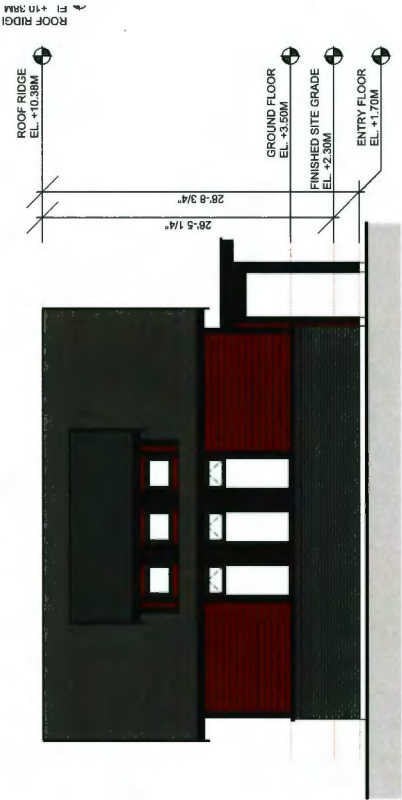
AMENITY BUILDING: FRONT ELEVATION



AMENITY BUILDING: SIDE ELEVATION



AMENITY BUILDING: REAR ELEVATION



AMENITY BUILDING: SIDE ELEVATION



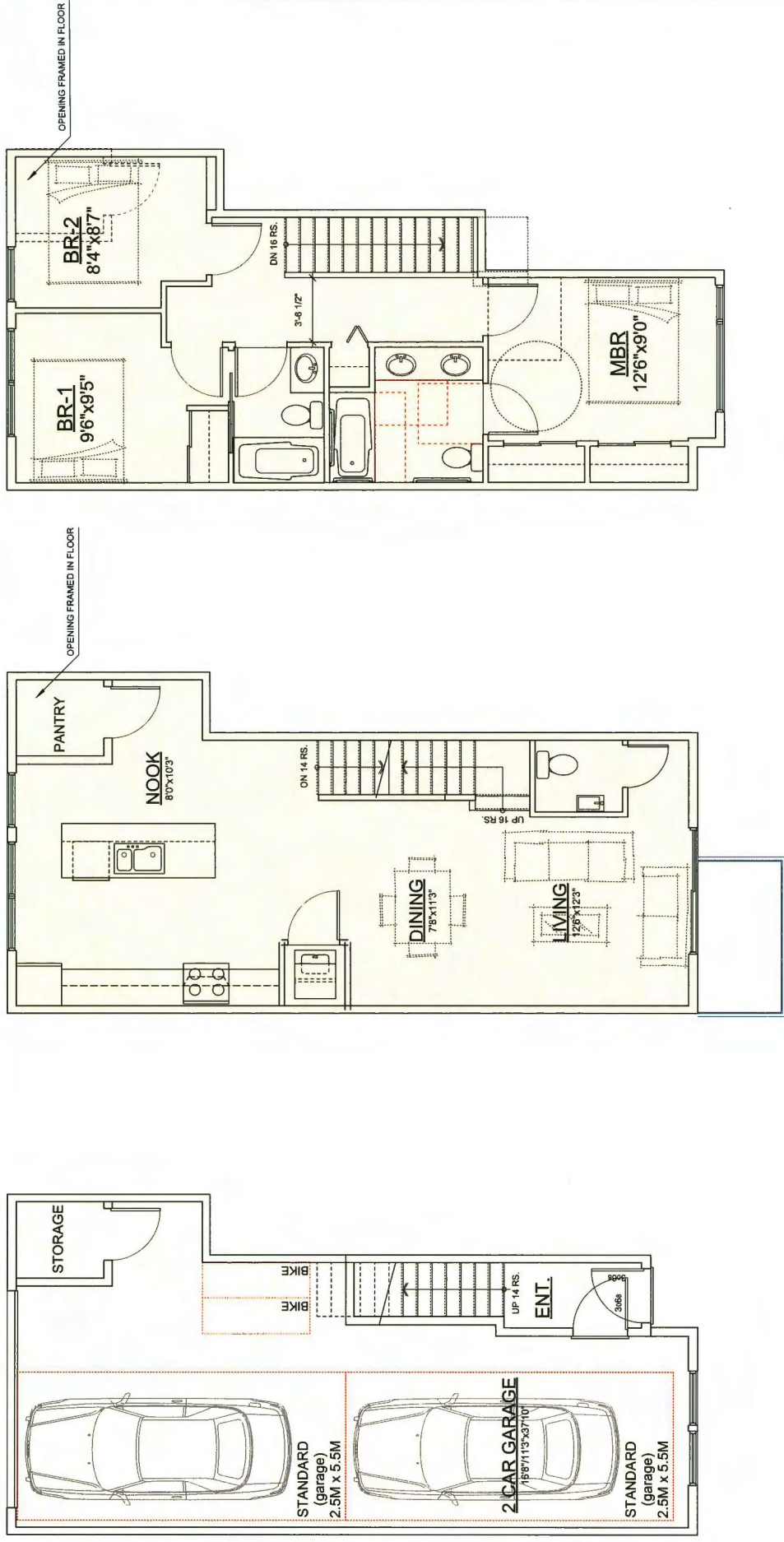
GARAGE DOOR PRECEDENT IMAGE



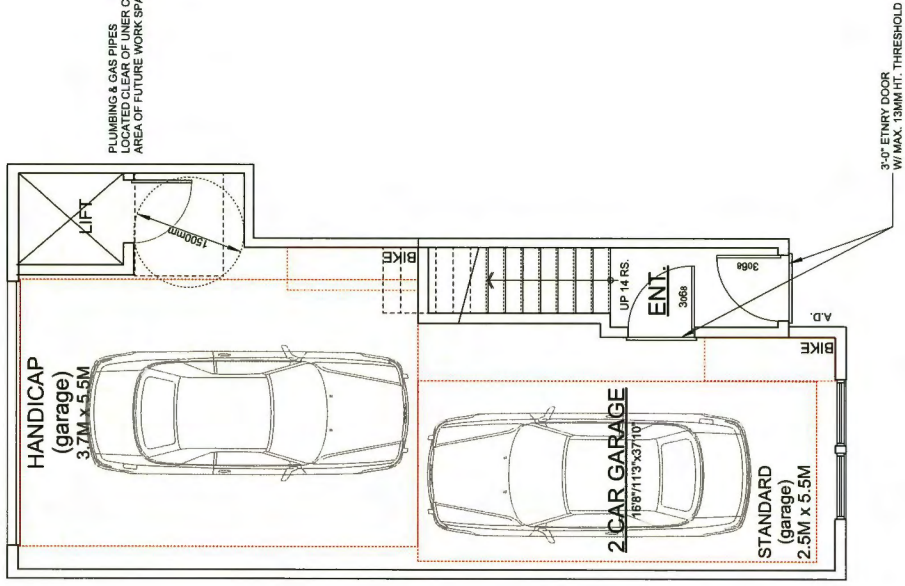
ELECTRICAL CLOSET EXT DOOR PRECEDENT IMAGE

1	2016-12-20	DP RE SUBMISSION
NO	DATE	ISSUE
Copyright. All rights reserved. This drawing is the property of Yamamoto Architecture. It is to be used only for the project and site specified herein and may not be reproduced or used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - 120 UNIT TOWNHOUSE DEVELOPMENT BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - FLOORPLANS		
SCALE -	SHEET NO. -	PLAN-5n
DATE - JAN. 19, 2017	DRAWN - KP	CHECKED -
PROJECT NO. -	PROJ NO. -	1510

BEFORE
CONVERSION

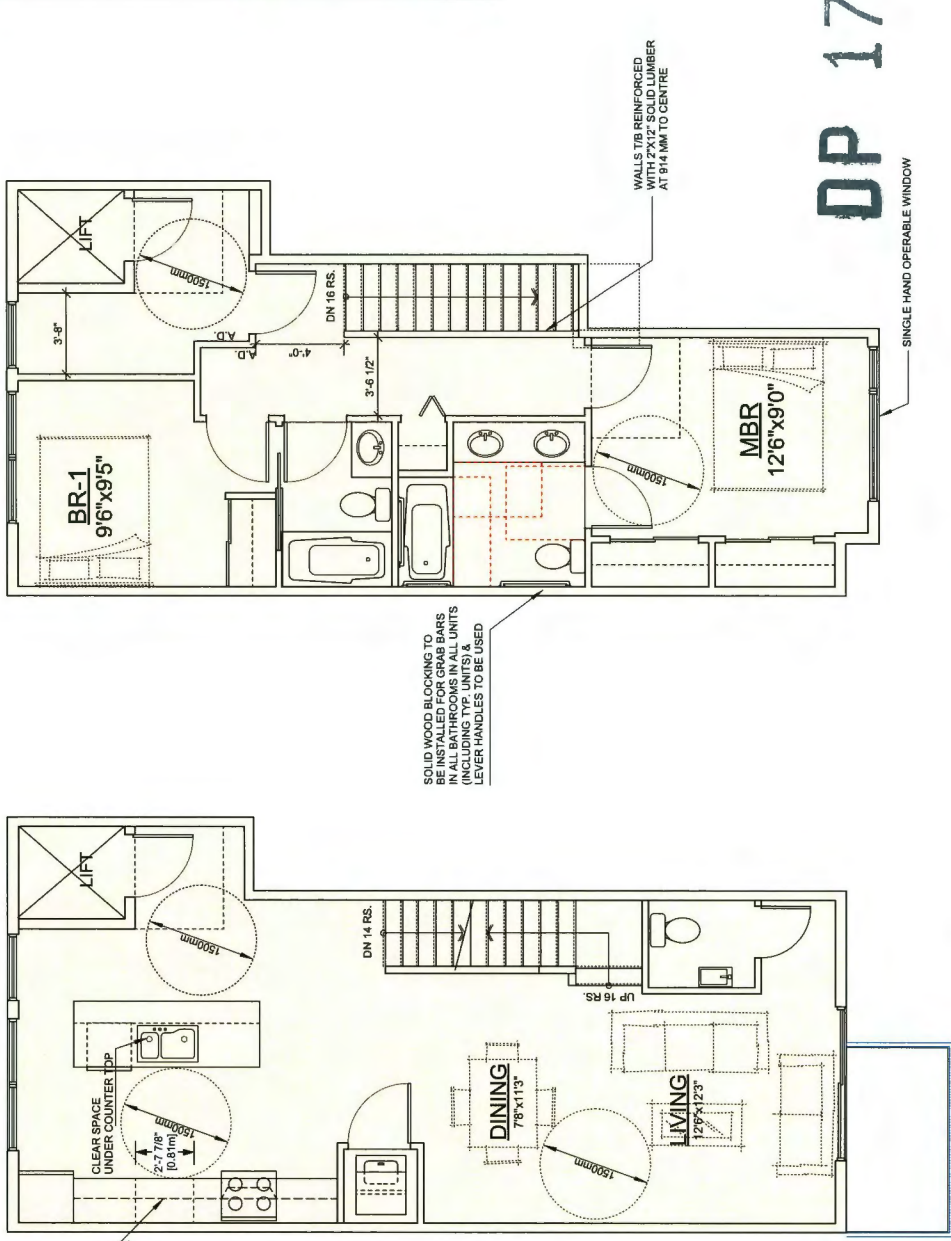


GROUND FLOOR PLAN



GROUND FLOOR PLAN

AFTER CONVERSION



THIRD FLOOR PLAN

CONVERTIBLE UNIT CHECKLIST:

Convertible Housing is housing that is designed and built to look like traditional housing but has features that are constructed/installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges. Convertible Housing is limited to housing that is more than a single storey (ie townhouse units).

Doors & Doorways	Entry door min. 883 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space 600 mm on latch side, 600 mm on kick side (not needed if automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 min. 813 mm clear opening, 1 min. 813 mm clear opening with flush threshold max. 13 mm height. Demonstrate clearances for wheelchair access to hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/porch min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with SC Building Code.	COMPLIES
Vertical Circulation	Stair lift, staircase width, framing support and landings, as noted on floor plan, must comply with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure	NOT APPLICABLE
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 9' minimum to centre.	COMPLIES
Hallways	Min. 900 mm width	COMPLIES
Garages	Min. 1 accessible parking space with min. 4 m garage width	COMPLIES
	Access from garage to living area with min. 880 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction to a non-fixed bar side of the toilet, 900.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture plan/section)	COMPLIES
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall) must be installed above the kitchen counter area of future work space (above sink & min. 810 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets, switches, and controls on stairways, beside toilet, above external doors (outside and inside), on front face of kitchen island, and on front face of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-slice outlets in master recreation.	COMPLIES
OCP - AGING IN PLACE :		
All townhomes/ units within the development comply with the guidelines for "Aging in Place" as outlined in the OCP Affordable Housing Resource Guide.		

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

Copyright. All rights reserved.
 Reproduction in whole or in part is prohibited.
 This drawing as an instrument of service is the property of
 the architect and may not be used in any way without the
 written permission of this office.

YAMAMOTO
ARCHITECTURE

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

PROJECT —

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE —
Convertible

SCALE —

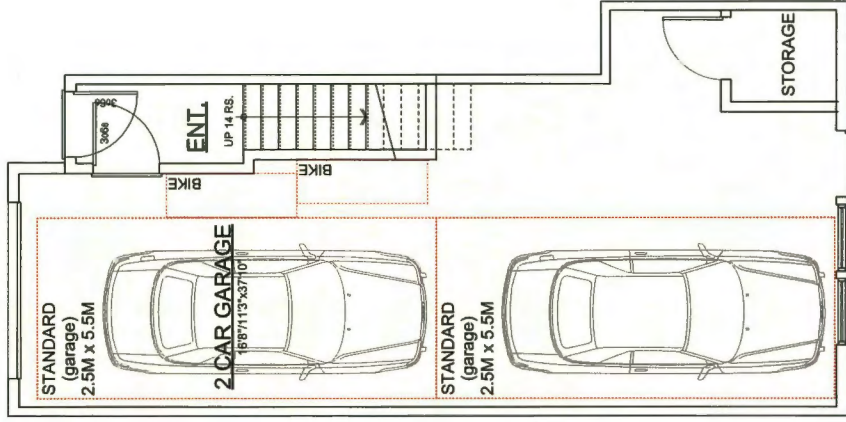
DATE - JAN. 19, 2017

1510-0000

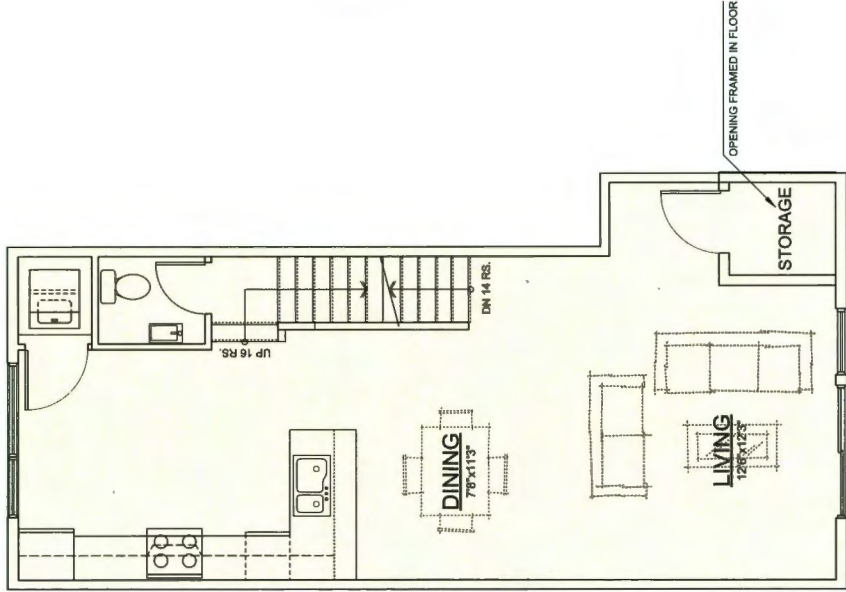
DP 17-788728-48

UNIT-C3

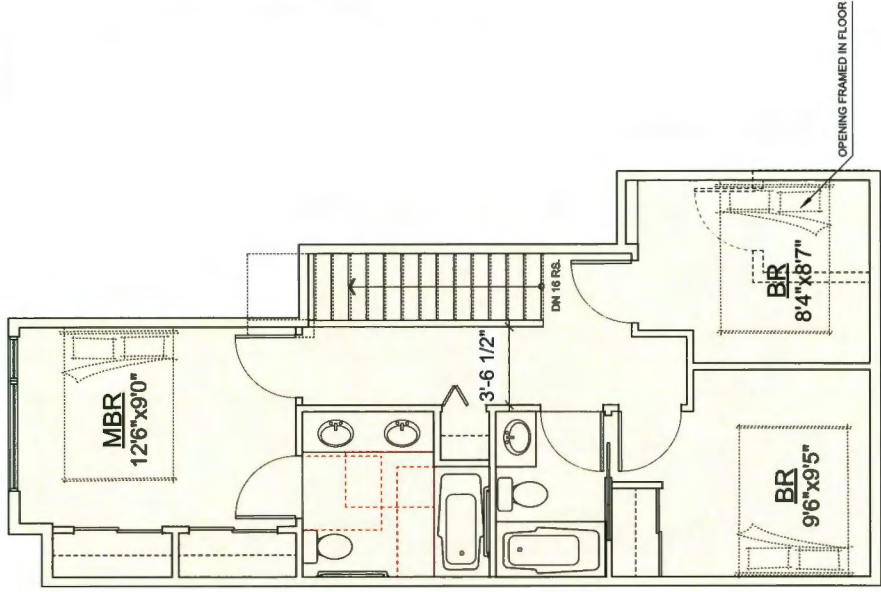
BEFORE
CONVERSION



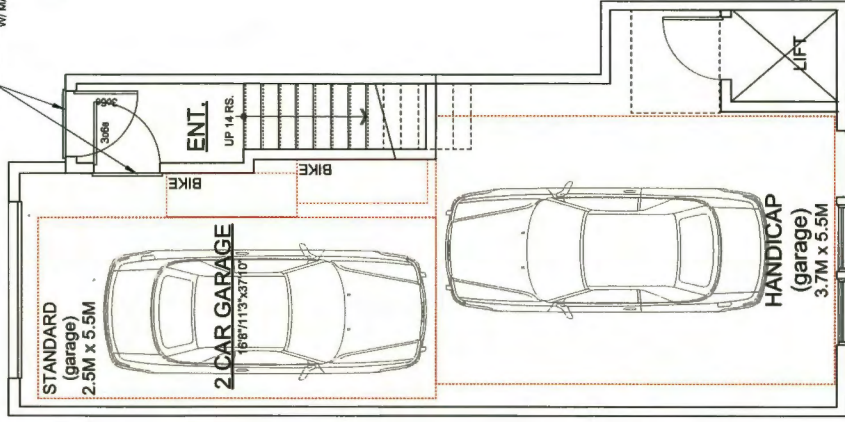
GROUND FLOOR PLAN



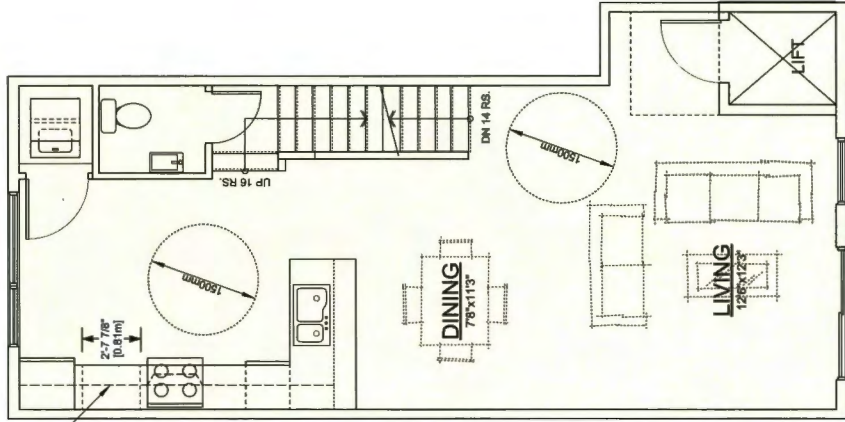
SECOND FLOOR PLAN



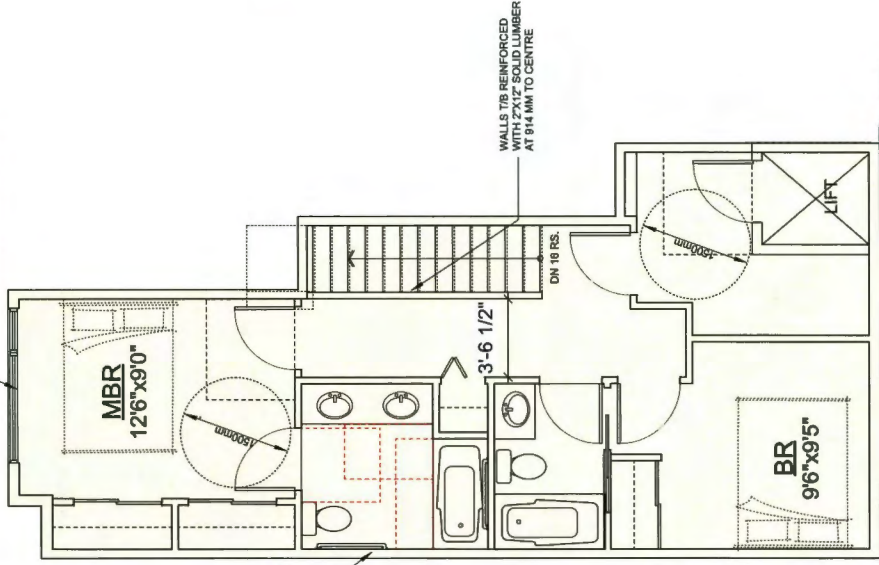
THIRD FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

CONVERTIBLE UNIT CHECKLIST:

Convertible Housing is housing that is designed and built to look like traditional housing but has features that are constructor installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges. Convertible Housing is limited to housing that is more than a single storey (ie townhouse units).

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if door is swing out) for future automatic door opener)	COMPLIES
	Interior doors to main living areas: 1 min. 863 mm clear opening, 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate how hallway and rooms and wider hallway and/or doorway if necessary to secure access	COMPLIES
	Partitions min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	COMPLIES
Vertical Circulation	Lever-type handles for all doors.	COMPLIES
	Stair lift, staircase width, framing supports and landings are noted on floor plan and comply with manufacturer specifications. OR	NOT APPLICABLE
	Vertical lift, depressed slab area, and landings, as noted on floor plans in specifications. Framing to accommodate shaft construction without impact to surrounding structure	COMPLIES
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 9" from to centre.	COMPLIES
Hallways	Min. 900 mm width	COMPLIES
Garages	Min. 1 accessible parking space with min. 4 m garage width	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any side wall to the front of the side wall and at least 800.0 mm from any obstruction in front of the toilet)	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout of future placement)	COMPLIES
Kitchen	Clear area needed under future work space, including at gas pipes (in-wall) and at the top of the counter area of future work space (cabinet sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets, switches, and light switches, stairways, bedside toilet, above external doors (outside and inside), on front face of external doors, and in central control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-core outlets in master bedroom office, garage and recreation.	COMPLIES
OCP - AGING IN PLACE :		
All townhomes / units within the development comply with the guidelines for "Aging in Place" as outlined in the OCP Affordable Housing Resource Guide.		

1	2016-12-20	DATE OF RE SUBMISSION
NO.	DRAWN BY	SHEET NO.
<p>COPYRIGHT © All rights reserved. Reproduction or reuse without permission is prohibited. This drawing is an instrument of service and the property of the architect. It is to be used only for the project and site written permission of this office.</p>		
<p align="center">YAMAMOTO ARCHITECTURE</p> <hr/> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT —		
120 UNIT TOWNHOUSE DEVELOPMENT		
—		
BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE —		
Convertible Units		
SCALE —	SHEET NO. —	
DATE — JAN, 1917	PLAN-5p	
DRAWN — KP		
CHECKED —	PROJ. NO. — 1510	

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of
the architect and may not be used in any way without the
written permission of this office.

**YAMAMOTO
ARCHITECTURE**

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

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT

BOUNDARY ROAD
RICHMOND, B.C.

Convertible Units

SCALE --	SHEET NO. -
----------	-------------

DATE - JAN. 19, 2017

DRAWN —

PROJ NO - 1510

UNIT-C5

AFTER CONVERSION

DP 17-788728-499

MATERIALS

COMMON MATERIALS:

- 1

ASPHALT SHINGLE ROOF - CHARCOAL
- 2

METAL GUTTER AND DOWNSPOUT - PAINTED BLACK
- 3

P.T. WOOD HORIZ. BAND, 2" VERT. TRIMS
- PAINTED - MATCH "JH NAVAJO BEIGE"
- 4

HARDIE-PANEL SIDING W/ EASY-TRIM
- JH COLORPLUS "NAVAJO BEIGE"
- 5

10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "TIMBER BARK"
- 6

DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO
- CHARCOAL
- 7

P.T. WOOD WIN/DOOR TRIM, FASCIA, HORIZ. BAND
- PAINTED - BM 2139-30 "ONYX"
- 8

P.T. WOOD EXT POSTS
- PAINTED - BM 2139-30 "ONYX"
- 9

METAL CLAD ENTRY DOOR
- PAINTED - BM 2005-10 "RED ROCK"
- 9a

METAL CLAD ENTRY DOOR
- PAINTED - BM 2154-60 "VANILLA ICE CREAM"
- 10

METAL GARAGE DOOR W/ GLAZED PANELS
- PAINTED - BM "CHARCOAL"
- 11

ALUMINUM FRAMED GUARD W/ TEMPERED GLASS
- POWDER COATED BLACK
- 12

BRICK VENEER - CHARCOAL GRAY

STREET SCHEME ONE - BEIGE / TIMBER

- B1

5" HARDIE-LAP SIDING
- JH COLORPLUS "AUTUMN TAN"
- B2

PRE-FINISHED ALUM. METAL THRU WALL FLASHING
- PAINTED - MATCH JH "AUTUMN TAN"

STREET SCHEME TWO - GRAY

- G1

5" HARDIE-LAP SIDING
- JH COLOR PLUS "IRON GRAY"
- G2

PRE-FINISHED ALUM. METAL THRU WALL FLASHING
- PAINTED - MATCH JH "IRON GRAY"

INTERIOR SCHEME A - BARK / BEIGE

- A1

5" HARDIE-LAP SIDING
- JH COLORPLUS "TIMBER BARK"
- A2

10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "NAVAJO BEIGE"

INTERIOR SCHEME B - TAN / BARK

- B1

5" HARDIE-LAP SIDING
- JH COLORPLUS "AUTUMN TAN"
- B2

10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "TIMBER BARK"

INTERIOR SCHEME C - IRON / BEIGE

- C1

5" HARDIE-LAP SIDING
- JH COLORPLUS "IRON GRAY"
- C2

10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "NAVAJO BEIGE"

INTERIOR SCHEME D - TAN / BEIGE

- D1

5" HARDIE-LAP SIDING
- JH COLORPLUS "AUTUMN TAN"
- D2

10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "NAVAJO BEIGE"

INTERIOR SCHEME E - IRON / TAN

- E1

5" HARDIE-LAP SIDING
- JH COLORPLUS "IRON GRAY"
- E2

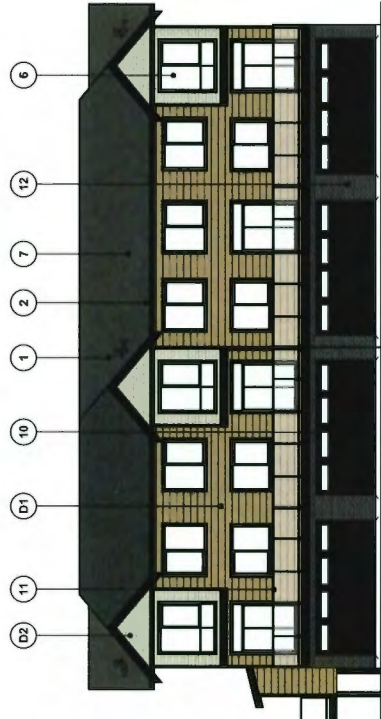
10.75" HARDIE-SHAKE SIDING
- JH COLORPLUS "AUTUMN TAN"



INTERIOR SCHEME -A



INTERIOR SCHEME -B



INTERIOR SCHEME -C



STREET SCHEME ONE



JH SIDING-TIMBER BARK



JH SIDING-NAVAJO BEIGE



JH SIDING-AUTUMN TAN



JH SIDING-IRON GRAY



ROOFING - CHARCOAL GRAY



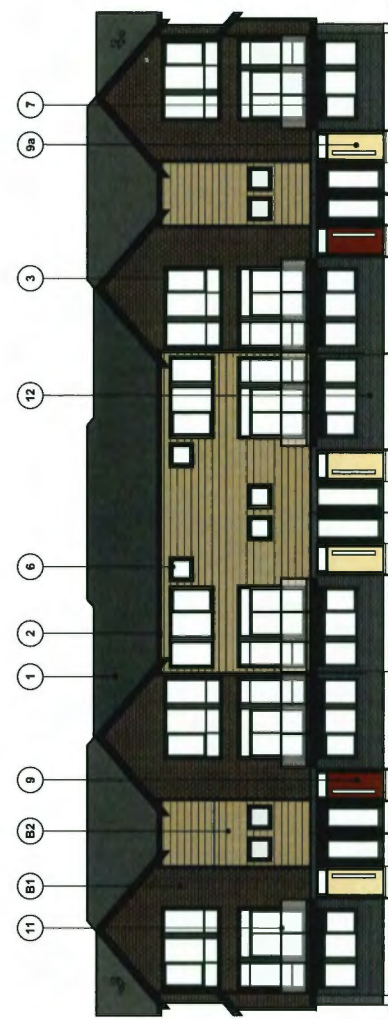
EXT TRIM COLOUR - BM 2139-30 "ONYX"



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



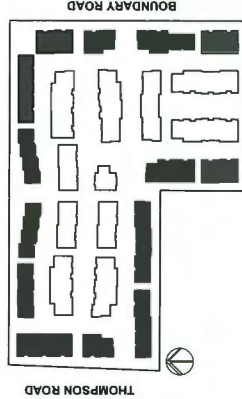
DOOR COLOUR - BM 2005-10 "RED ROCK"



INTERIOR SCHEME -E



INTERIOR SCHEME -F



STREET SCHEME TWO

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

Copyright. All rights reserved.
This document is the property of
Yamamoto Architecture Inc. and is to be used
as an instrument of service in the project of
the client and may not be used in any other
project without the written permission of Yamamoto Architecture Inc.

YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V6T 1B5
T - 604 731 1127 F - 604 731 1327

PROJECT -

120 UNIT TOWNHOUSE DEVELOPMENT


BOUNDARY ROAD
RICHMOND, B.C.

DRAWING TITLE -
Material Board

SCALE -	SHEET NO -	PLAN-6
DATE - JAN. 19, 2017		
DRAWN - KP		
CHECKED -		
		PROJ. NO - 1510



TITLE: **LANDSCAPE
PLAN**

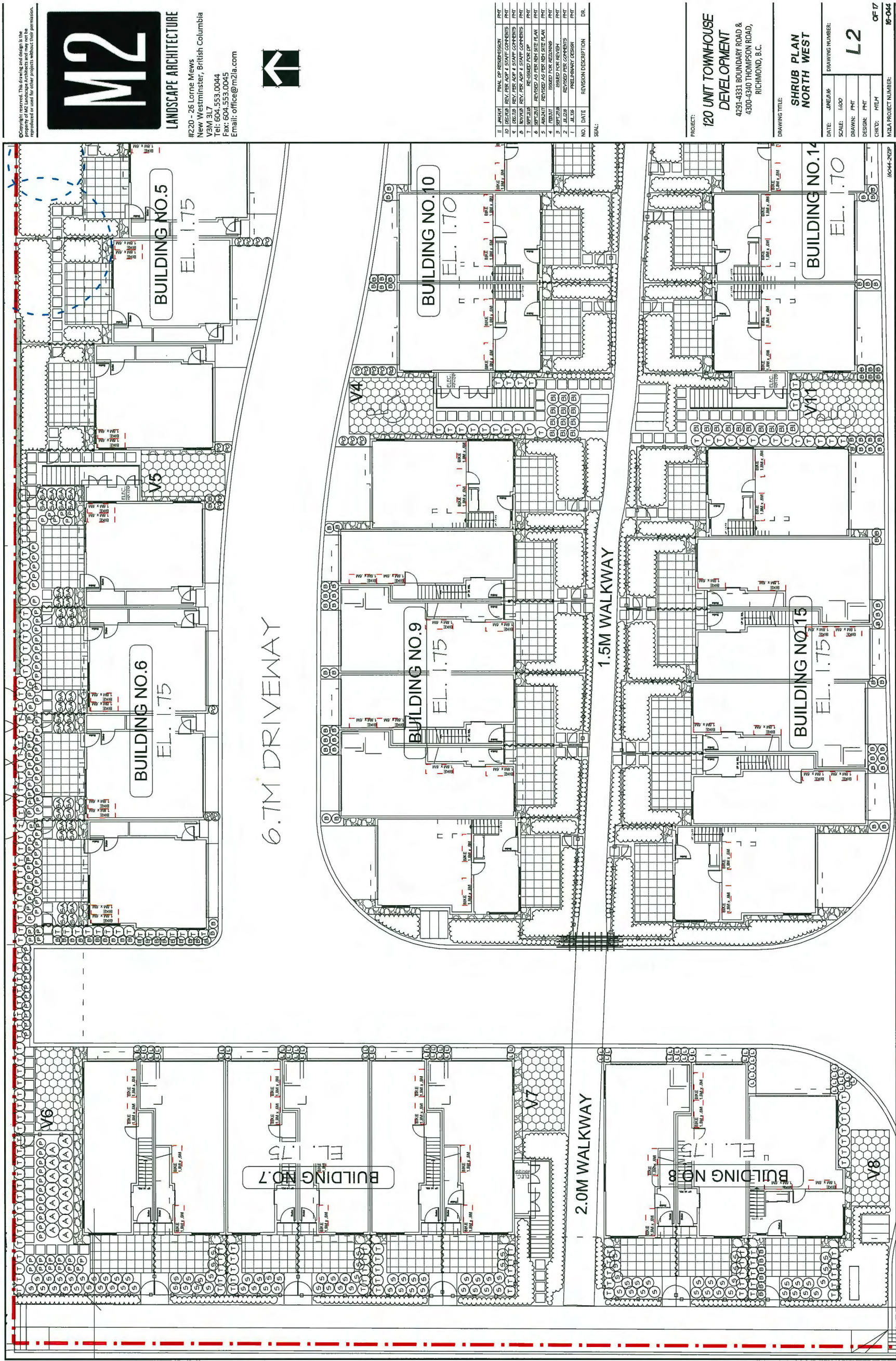
DATE: JUNE 9, 1956	DRAWING NUMBER:
SCALE: 1/2"=1'-0"	
DRAWING: PWT	
DESIGN: PWT	
CHK'D: MTLH	



- OUTDOOR AMENITY AREA = 740m² (7,465 sq.ft)
(CHILDREN'S PLAY) = 360m² (3,875 sq.ft)
- PLANTED AREA (TREES/SHRUBS/GROUNDCOVER) = 3,354m² (36,051 sq.ft)
- GRASS/CONCRETE (VISITOR PARKING STALLS) = 390m² (4,090 sq.ft)
- SOD / LAWN = 360m² (3,875 sq.ft)

TOTAL LIVE PLANT MATERIAL AREA = 4,094
= 238

TOTAL LIVE PLANT MATERIAL AREA = $4,044\text{m}^2$ (44,010.19 sq.ft)
= 23%



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN/24	FINAL CP REVISION	PNT
2	DEC/23	REV. PER ADP # 1 START COMMENTS	PNT
3	NOV/23	REV. PER ADP # 1 START COMMENTS	PNT
4	SEP/23	REV. PER ADP # 1 START COMMENTS	PNT
5	AUG/23	REV. PER ADP # 1 START COMMENTS	PNT
6	JUL/23	REV. PER ADP # 1 START COMMENTS	PNT
7	JUN/23	REV. PER ADP # 1 START COMMENTS	PNT
8	MAY/23	REV. PER ADP # 1 START COMMENTS	PNT
9	APR/23	REV. PER ADP # 1 START COMMENTS	PNT
10	MAR/23	REV. PER ADP # 1 START COMMENTS	PNT
11	FEB/23	REV. PER ADP # 1 START COMMENTS	PNT
12	JAN/23	REV. PER ADP # 1 START COMMENTS	PNT
13	DEC/22	REV. PER ADP # 1 START COMMENTS	PNT
14	NOV/22	REV. PER ADP # 1 START COMMENTS	PNT
15	OCT/22	REV. PER ADP # 1 START COMMENTS	PNT
16	SEP/22	REV. PER ADP # 1 START COMMENTS	PNT
17	AUG/22	REV. PER ADP # 1 START COMMENTS	PNT
18	JUL/22	REV. PER ADP # 1 START COMMENTS	PNT
19	JUN/22	REV. PER ADP # 1 START COMMENTS	PNT
20	MAY/22	REV. PER ADP # 1 START COMMENTS	PNT
21	APR/22	REV. PER ADP # 1 START COMMENTS	PNT
22	MAR/22	REV. PER ADP # 1 START COMMENTS	PNT
23	FEB/22	REV. PER ADP # 1 START COMMENTS	PNT
24	JAN/22	REV. PER ADP # 1 START COMMENTS	PNT
25	DEC/21	REV. PER ADP # 1 START COMMENTS	PNT
26	NOV/21	REV. PER ADP # 1 START COMMENTS	PNT
27	OCT/21	REV. PER ADP # 1 START COMMENTS	PNT
28	SEP/21	REV. PER ADP # 1 START COMMENTS	PNT
29	AUG/21	REV. PER ADP # 1 START COMMENTS	PNT
30	JUL/21	REV. PER ADP # 1 START COMMENTS	PNT
31	JUN/21	REV. PER ADP # 1 START COMMENTS	PNT
32	MAY/21	REV. PER ADP # 1 START COMMENTS	PNT
33	APR/21	REV. PER ADP # 1 START COMMENTS	PNT
34	MAR/21	REV. PER ADP # 1 START COMMENTS	PNT
35	FEB/21	REV. PER ADP # 1 START COMMENTS	PNT
36	JAN/21	REV. PER ADP # 1 START COMMENTS	PNT
37	DEC/20	REV. PER ADP # 1 START COMMENTS	PNT
38	NOV/20	REV. PER ADP # 1 START COMMENTS	PNT
39	OCT/20	REV. PER ADP # 1 START COMMENTS	PNT
40	SEP/20	REV. PER ADP # 1 START COMMENTS	PNT
41	AUG/20	REV. PER ADP # 1 START COMMENTS	PNT
42	JUL/20	REV. PER ADP # 1 START COMMENTS	PNT
43	JUN/20	REV. PER ADP # 1 START COMMENTS	PNT
44	MAY/20	REV. PER ADP # 1 START COMMENTS	PNT
45	APR/20	REV. PER ADP # 1 START COMMENTS	PNT
46	MAR/20	REV. PER ADP # 1 START COMMENTS	PNT
47	FEB/20	REV. PER ADP # 1 START COMMENTS	PNT
48	JAN/20	REV. PER ADP # 1 START COMMENTS	PNT
49	DEC/19	REV. PER ADP # 1 START COMMENTS	PNT
50	NOV/19	REV. PER ADP # 1 START COMMENTS	PNT
51	OCT/19	REV. PER ADP # 1 START COMMENTS	PNT
52	SEP/19	REV. PER ADP # 1 START COMMENTS	PNT
53	AUG/19	REV. PER ADP # 1 START COMMENTS	PNT
54	JUL/19	REV. PER ADP # 1 START COMMENTS	PNT
55	JUN/19	REV. PER ADP # 1 START COMMENTS	PNT
56	MAY/19	REV. PER ADP # 1 START COMMENTS	PNT
57	APR/19	REV. PER ADP # 1 START COMMENTS	PNT
58	MAR/19	REV. PER ADP # 1 START COMMENTS	PNT
59	FEB/19	REV. PER ADP # 1 START COMMENTS	PNT
60	JAN/19	REV. PER ADP # 1 START COMMENTS	PNT
61	DEC/18	REV. PER ADP # 1 START COMMENTS	PNT
62	NOV/18	REV. PER ADP # 1 START COMMENTS	PNT
63	OCT/18	REV. PER ADP # 1 START COMMENTS	PNT
64	SEP/18	REV. PER ADP # 1 START COMMENTS	PNT
65	AUG/18	REV. PER ADP # 1 START COMMENTS	PNT
66	JUL/18	REV. PER ADP # 1 START COMMENTS	PNT
67	JUN/18	REV. PER ADP # 1 START COMMENTS	PNT
68	MAY/18	REV. PER ADP # 1 START COMMENTS	PNT
69	APR/18	REV. PER ADP # 1 START COMMENTS	PNT
70	MAR/18	REV. PER ADP # 1 START COMMENTS	PNT
71	FEB/18	REV. PER ADP # 1 START COMMENTS	PNT
72	JAN/18	REV. PER ADP # 1 START COMMENTS	PNT
73	DEC/17	REV. PER ADP # 1 START COMMENTS	PNT
74	NOV/17	REV. PER ADP # 1 START COMMENTS	PNT
75	OCT/17	REV. PER ADP # 1 START COMMENTS	PNT
76	SEP/17	REV. PER ADP # 1 START COMMENTS	PNT
77	AUG/17	REV. PER ADP # 1 START COMMENTS	PNT
78	JUL/17	REV. PER ADP # 1 START COMMENTS	PNT
79	JUN/17	REV. PER ADP # 1 START COMMENTS	PNT
80	MAY/17	REV. PER ADP # 1 START COMMENTS	PNT
81	APR/17	REV. PER ADP # 1 START COMMENTS	PNT
82	MAR/17	REV. PER ADP # 1 START COMMENTS	PNT
83	FEB/17	REV. PER ADP # 1 START COMMENTS	PNT
84	JAN/17	REV. PER ADP # 1 START COMMENTS	PNT
85	DEC/16	REV. PER ADP # 1 START COMMENTS	PNT
86	NOV/16	REV. PER ADP # 1 START COMMENTS	PNT
87	OCT/16	REV. PER ADP # 1 START COMMENTS	PNT
88	SEP/16	REV. PER ADP # 1 START COMMENTS	PNT
89	AUG/16	REV. PER ADP # 1 START COMMENTS	PNT
90	JUL/16	REV. PER ADP # 1 START COMMENTS	PNT
91	JUN/16	REV. PER ADP # 1 START COMMENTS	PNT
92	MAY/16	REV. PER ADP # 1 START COMMENTS	PNT
93	APR/16	REV. PER ADP # 1 START COMMENTS	PNT
94	MAR/16	REV. PER ADP # 1 START COMMENTS	PNT
95	FEB/16	REV. PER ADP # 1 START COMMENTS	PNT
96	JAN/16	REV. PER ADP # 1 START COMMENTS	PNT
97	DEC/15	REV. PER ADP # 1 START COMMENTS	PNT
98	NOV/15	REV. PER ADP # 1 START COMMENTS	PNT
99	OCT/15	REV. PER ADP # 1 START COMMENTS	PNT
100	SEP/15	REV. PER ADP # 1 START COMMENTS	PNT

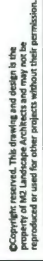
PROJECT:
120 UNIT TOWNHOUSE DEVELOPMENT
4291-4331 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD,
RICHMOND, B.C.

DRAWING TITLE:
SHRUB PLAN NORTH WEST

DATE: JUNE/24
SCALE: 1:100
DRAWN: PNT
DESIGN: PNT
CHKD: HTL
WALA PROJECT NUMBER: 16-044

DRAWING NUMBER:
L2
OF 17
16-044

DP 17-188728-52



LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

[illegible]

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

DRAWING TITLE

DATE: JUNE 16	DRAWING NUMBER:	L4	OF 17	16-04
SCALE: 1:100				
DRAWN: PMT				
DESIGN: PMT				
CHK'D: MTL4				
M3A PROJECT NUMBER:				

AMENITY
AREA:
4944SF

6.7M DRIVEWAY

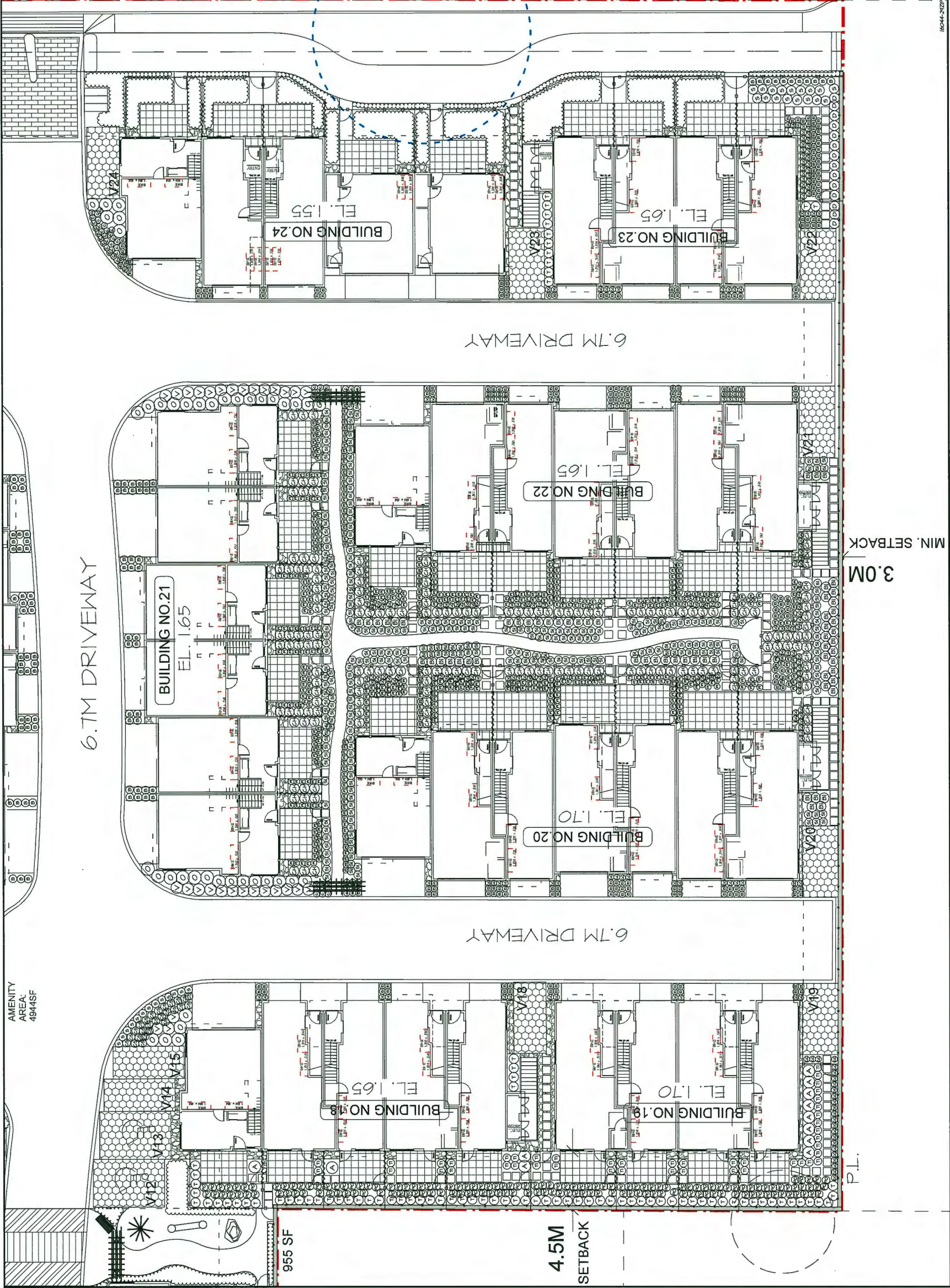
6.7M DRIVEWAY

6.7M DRIVEWAY

M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



11	FINAL	FINAL OF REVISION	PNT
12	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
13	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
14	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
15	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
16	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
17	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
18	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
19	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
20	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
21	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
22	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
23	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
24	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
25	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
26	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
27	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
28	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
29	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
30	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
31	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
32	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
33	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
34	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
35	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
36	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
37	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
38	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
39	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
40	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
41	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
42	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
43	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
44	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
45	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
46	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
47	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
48	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
49	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
50	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
51	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
52	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
53	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
54	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
55	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
56	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
57	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
58	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
59	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
60	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
61	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
62	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
63	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
64	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
65	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
66	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
67	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
68	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
69	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
70	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
71	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
72	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
73	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
74	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
75	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
76	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
77	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
78	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
79	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
80	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
81	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
82	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
83	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
84	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
85	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
86	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
87	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
88	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
89	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
90	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
91	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
92	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
93	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
94	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
95	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
96	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
97	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
98	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
99	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT
100	DESIGN	REV. PER ADP & STAFF COMMENTS	PNT

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

DRAWING TITLE:
SHRUB PLAN
SOUTH EAST

DATE: LINEA/6
SCALE: 1/25
DRAWN: PNT
DESIGN: PNT
CHKD: PNT
M2LA PROJECT NUMBER: 16-044

OF 17
16-044



ON-SITE REPLACEMENT TREES (MIN. 156 REQUIRED):

TOTAL = 156 TREES

DATE:	JUNE 16	<div style="text-align: center; font-size: 2em;">L6</div>	OF 17 16-044
SCALE:	1/125		
DRAWN:	PMT		
DESIGN:	PMT		
CHK'D:	MTLM		
DRAWING NUMBER:		M&A PROJECT NUMBER:	

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



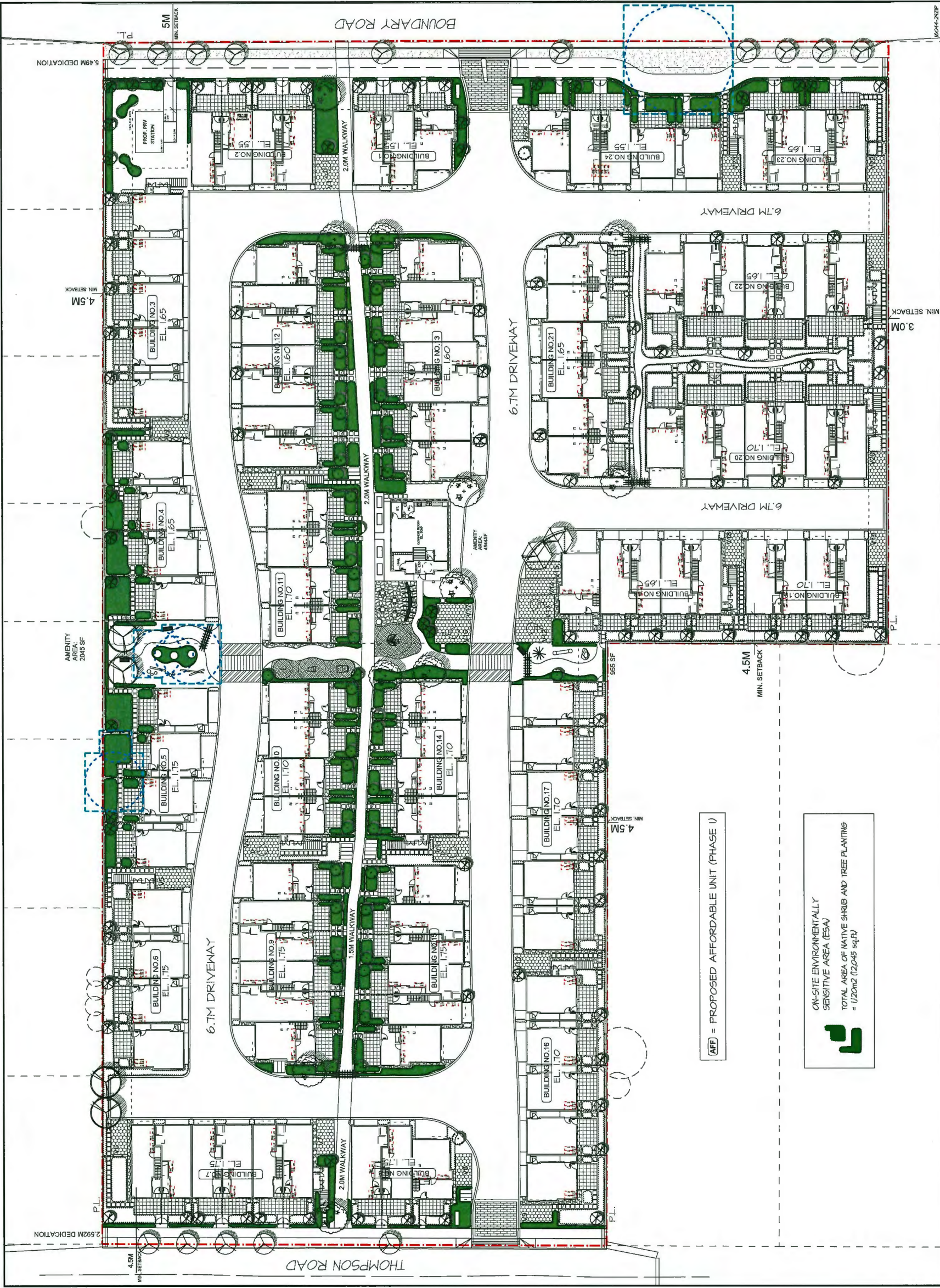
NO.	DATE	REVISION DESCRIPTION	DR.
1	JANUARY	FINAL OF RESUBMISSION	PMT
2	DECEMBER	REV. PER ADP # 1 START COMMENTS	PMT
3	DECEMBER	REV. PER ADP # 1 START COMMENTS	PMT
4	NOVEMBER	REV. PER ADP # 1 START COMMENTS	PMT
5	NOVEMBER	REV. PER ADP # 1 START COMMENTS	PMT
6	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PMT
7	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PMT
8	AUGUST	ISSUED FOR REVIEW	PMT
9	FEBRUARY	ISSUED FOR REVIEW	PMT
10	SEPTEMBER	REVISED PER COMMENTS	PMT
11	JULY	PRELIMINARY DESIGN	PMT
12	JULY	PRELIMINARY DESIGN	PMT

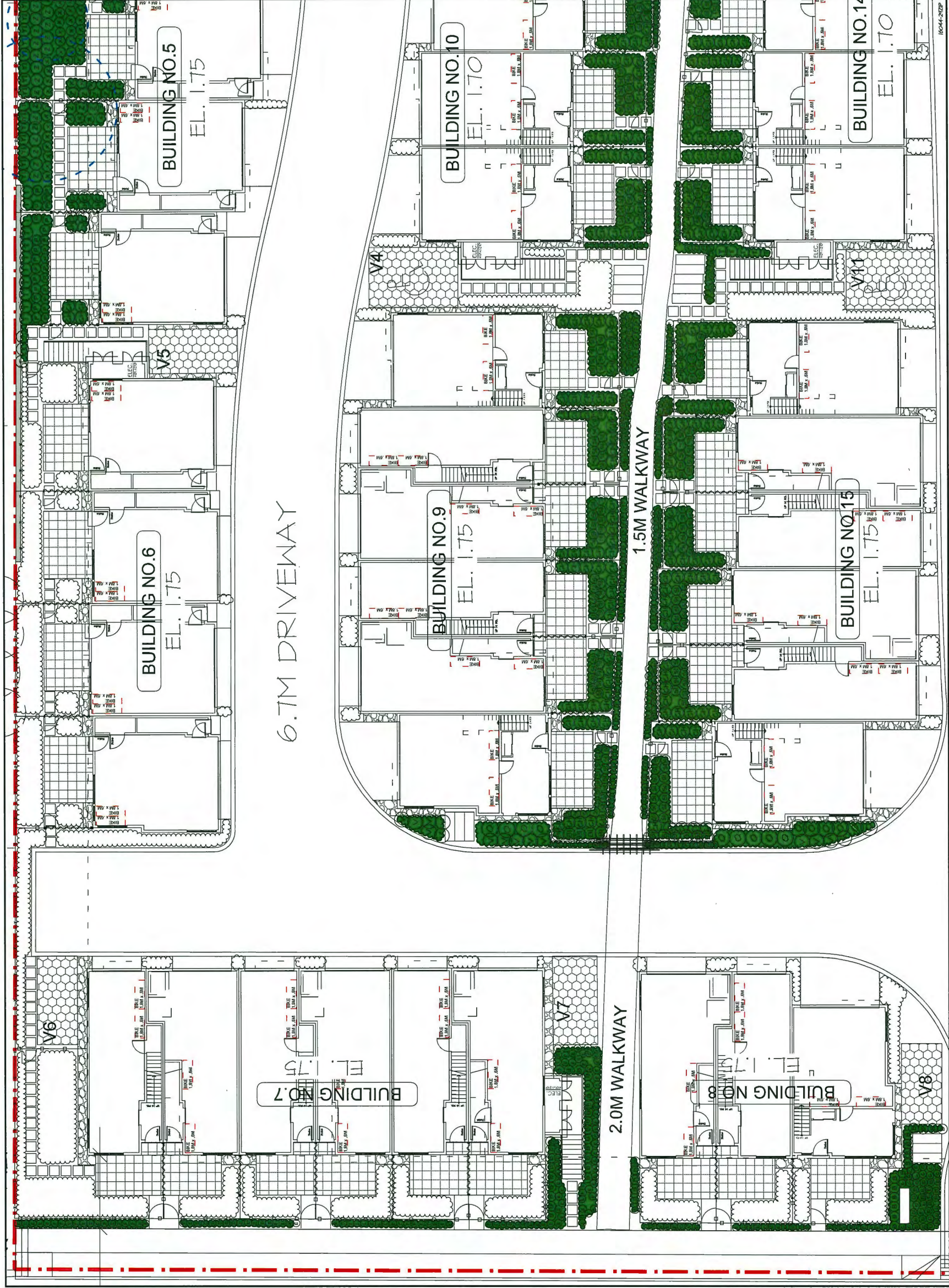
SEA:

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

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

DATE:	JUNE 16	DRAWING NUMBER:	L7
SCALE:	1:250		
DRAWN:	PMT		
DESIGN:	PMT		
CHECK:	PMT		
DATE:	JUNE 16	OF 17	RS-044





Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN/14	FINAL DR. FOR SUBMISSION	PHI
2	DEC/14	REV. PER ADP # 1 START COMMENTS	PHI
3	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
4	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
5	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
6	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
7	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
8	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
9	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
10	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
11	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
12	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
13	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
14	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
15	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
16	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
17	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
18	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
19	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
20	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
21	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
22	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
23	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
24	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
25	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
26	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
27	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
28	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
29	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
30	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
31	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
32	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
33	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
34	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
35	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
36	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
37	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
38	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
39	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
40	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
41	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
42	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
43	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
44	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
45	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
46	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
47	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
48	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
49	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
50	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
51	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
52	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
53	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
54	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
55	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
56	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
57	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
58	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
59	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
60	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
61	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
62	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
63	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
64	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
65	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
66	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
67	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
68	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
69	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
70	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
71	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
72	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
73	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
74	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
75	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
76	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
77	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
78	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
79	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
80	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
81	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
82	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
83	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
84	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
85	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
86	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
87	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
88	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
89	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
90	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
91	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
92	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
93	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
94	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
95	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
96	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
97	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
98	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
99	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI
100	NOV/14	REV. PER ADP # 1 START COMMENTS	PHI

SEA:

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

DRAWING TITLE:
ESA SHRUB PLAN
NORTH WEST

DATE: JUNE 26
SCALE: 1/8" = 1'-0"
DRAWN: PH
DESIGN: PH
CHECK: PH
M2LA PROJECT NUMBER: 15-044

DRAWING NUMBER:
L8
OF 17
15-044

DP 17-188728-58

DP 17-188728-60



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN/18	ISSUED FOR PER. COMMENTS	PRM
2	JAN/18	REVISED FOR PER. COMMENTS	PRM
3	JAN/18	ISSUED FOR PER. COMMENTS	PRM
4	JAN/18	REVISED FOR PER. COMMENTS	PRM
5	JAN/18	ISSUED FOR PER. COMMENTS	PRM
6	JAN/18	REVISED FOR PER. COMMENTS	PRM
7	JAN/18	ISSUED FOR PER. COMMENTS	PRM
8	JAN/18	REVISED FOR PER. COMMENTS	PRM
9	JAN/18	ISSUED FOR PER. COMMENTS	PRM
10	JAN/18	REVISED FOR PER. COMMENTS	PRM
11	JAN/18	ISSUED FOR PER. COMMENTS	PRM
12	JAN/18	REVISED FOR PER. COMMENTS	PRM
13	JAN/18	ISSUED FOR PER. COMMENTS	PRM
14	JAN/18	REVISED FOR PER. COMMENTS	PRM
15	JAN/18	ISSUED FOR PER. COMMENTS	PRM
16	JAN/18	REVISED FOR PER. COMMENTS	PRM
17	JAN/18	ISSUED FOR PER. COMMENTS	PRM
18	JAN/18	REVISED FOR PER. COMMENTS	PRM
19	JAN/18	ISSUED FOR PER. COMMENTS	PRM
20	JAN/18	REVISED FOR PER. COMMENTS	PRM
21	JAN/18	ISSUED FOR PER. COMMENTS	PRM
22	JAN/18	REVISED FOR PER. COMMENTS	PRM
23	JAN/18	ISSUED FOR PER. COMMENTS	PRM
24	JAN/18	REVISED FOR PER. COMMENTS	PRM
25	JAN/18	ISSUED FOR PER. COMMENTS	PRM
26	JAN/18	REVISED FOR PER. COMMENTS	PRM
27	JAN/18	ISSUED FOR PER. COMMENTS	PRM
28	JAN/18	REVISED FOR PER. COMMENTS	PRM
29	JAN/18	ISSUED FOR PER. COMMENTS	PRM
30	JAN/18	REVISED FOR PER. COMMENTS	PRM
31	JAN/18	ISSUED FOR PER. COMMENTS	PRM
32	JAN/18	REVISED FOR PER. COMMENTS	PRM
33	JAN/18	ISSUED FOR PER. COMMENTS	PRM
34	JAN/18	REVISED FOR PER. COMMENTS	PRM
35	JAN/18	ISSUED FOR PER. COMMENTS	PRM
36	JAN/18	REVISED FOR PER. COMMENTS	PRM
37	JAN/18	ISSUED FOR PER. COMMENTS	PRM
38	JAN/18	REVISED FOR PER. COMMENTS	PRM
39	JAN/18	ISSUED FOR PER. COMMENTS	PRM
40	JAN/18	REVISED FOR PER. COMMENTS	PRM
41	JAN/18	ISSUED FOR PER. COMMENTS	PRM
42	JAN/18	REVISED FOR PER. COMMENTS	PRM
43	JAN/18	ISSUED FOR PER. COMMENTS	PRM
44	JAN/18	REVISED FOR PER. COMMENTS	PRM
45	JAN/18	ISSUED FOR PER. COMMENTS	PRM
46	JAN/18	REVISED FOR PER. COMMENTS	PRM
47	JAN/18	ISSUED FOR PER. COMMENTS	PRM
48	JAN/18	REVISED FOR PER. COMMENTS	PRM
49	JAN/18	ISSUED FOR PER. COMMENTS	PRM
50	JAN/18	REVISED FOR PER. COMMENTS	PRM
51	JAN/18	ISSUED FOR PER. COMMENTS	PRM
52	JAN/18	REVISED FOR PER. COMMENTS	PRM
53	JAN/18	ISSUED FOR PER. COMMENTS	PRM
54	JAN/18	REVISED FOR PER. COMMENTS	PRM
55	JAN/18	ISSUED FOR PER. COMMENTS	PRM
56	JAN/18	REVISED FOR PER. COMMENTS	PRM
57	JAN/18	ISSUED FOR PER. COMMENTS	PRM
58	JAN/18	REVISED FOR PER. COMMENTS	PRM
59	JAN/18	ISSUED FOR PER. COMMENTS	PRM
60	JAN/18	REVISED FOR PER. COMMENTS	PRM
61	JAN/18	ISSUED FOR PER. COMMENTS	PRM
62	JAN/18	REVISED FOR PER. COMMENTS	PRM
63	JAN/18	ISSUED FOR PER. COMMENTS	PRM
64	JAN/18	REVISED FOR PER. COMMENTS	PRM
65	JAN/18	ISSUED FOR PER. COMMENTS	PRM
66	JAN/18	REVISED FOR PER. COMMENTS	PRM
67	JAN/18	ISSUED FOR PER. COMMENTS	PRM
68	JAN/18	REVISED FOR PER. COMMENTS	PRM
69	JAN/18	ISSUED FOR PER. COMMENTS	PRM
70	JAN/18	REVISED FOR PER. COMMENTS	PRM
71	JAN/18	ISSUED FOR PER. COMMENTS	PRM
72	JAN/18	REVISED FOR PER. COMMENTS	PRM
73	JAN/18	ISSUED FOR PER. COMMENTS	PRM
74	JAN/18	REVISED FOR PER. COMMENTS	PRM
75	JAN/18	ISSUED FOR PER. COMMENTS	PRM
76	JAN/18	REVISED FOR PER. COMMENTS	PRM
77	JAN/18	ISSUED FOR PER. COMMENTS	PRM
78	JAN/18	REVISED FOR PER. COMMENTS	PRM
79	JAN/18	ISSUED FOR PER. COMMENTS	PRM
80	JAN/18	REVISED FOR PER. COMMENTS	PRM
81	JAN/18	ISSUED FOR PER. COMMENTS	PRM
82	JAN/18	REVISED FOR PER. COMMENTS	PRM
83	JAN/18	ISSUED FOR PER. COMMENTS	PRM
84	JAN/18	REVISED FOR PER. COMMENTS	PRM
85	JAN/18	ISSUED FOR PER. COMMENTS	PRM
86	JAN/18	REVISED FOR PER. COMMENTS	PRM
87	JAN/18	ISSUED FOR PER. COMMENTS	PRM
88	JAN/18	REVISED FOR PER. COMMENTS	PRM
89	JAN/18	ISSUED FOR PER. COMMENTS	PRM
90	JAN/18	REVISED FOR PER. COMMENTS	PRM
91	JAN/18	ISSUED FOR PER. COMMENTS	PRM
92	JAN/18	REVISED FOR PER. COMMENTS	PRM
93	JAN/18	ISSUED FOR PER. COMMENTS	PRM
94	JAN/18	REVISED FOR PER. COMMENTS	PRM
95	JAN/18	ISSUED FOR PER. COMMENTS	PRM
96	JAN/18	REVISED FOR PER. COMMENTS	PRM
97	JAN/18	ISSUED FOR PER. COMMENTS	PRM
98	JAN/18	REVISED FOR PER. COMMENTS	PRM
99	JAN/18	ISSUED FOR PER. COMMENTS	PRM
100	JAN/18	REVISED FOR PER. COMMENTS	PRM

PROJECT:

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

DRAWING TITLE:

ESA SHRUB PLAN
NORTH EAST

DATE:

JAN/18

SCALE:

1:100

DRAWN:

PRM

DESIGN:

PRM

CHECKED:

HTLH

DRAWING NUMBER:

L10

CF:

17

M2LA PROJECT NUMBER:

16-044



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	JANUARY	FINAL OF RESUBMISSION	PNT
2	DECEMBER	REV. PER ADP & START COMMENTS	PNT
3	DECEMBER	REV. PER ADP & START COMMENTS	PNT
4	NOVEMBER	REV. PER ADP & START COMMENTS	PNT
5	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
6	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
7	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
8	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
9	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
10	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
11	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
12	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
13	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
14	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
15	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
16	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
17	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
18	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
19	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
20	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
21	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
22	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
23	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
24	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
25	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
26	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
27	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
28	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
29	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
30	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
31	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
32	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
33	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
34	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
35	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
36	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
37	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
38	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
39	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
40	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
41	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
42	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
43	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
44	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
45	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
46	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
47	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
48	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
49	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
50	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
51	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
52	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
53	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
54	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
55	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
56	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
57	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
58	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
59	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
60	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
61	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
62	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
63	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
64	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
65	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
66	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
67	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
68	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
69	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
70	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
71	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
72	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
73	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
74	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
75	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
76	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
77	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
78	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
79	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
80	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
81	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
82	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
83	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
84	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
85	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
86	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
87	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
88	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
89	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
90	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
91	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
92	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
93	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
94	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
95	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
96	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
97	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
98	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
99	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT
100	SEPTEMBER	REVISED AS PER NEW SITE PLAN	PNT

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

DRAWING TITLE:
ESA SHRUB PLAN
SOUTH EAST

DATE:	LINE/REV	DRAWING NUMBER:
DATE:	LINE/REV	DRAWING NUMBER:
SCALE:	1:25	L11
DRAWN:	PNT	
DESIGN:	PNT	
CHECK:	PNT	
M2LA PROJECT NUMBER:		15-044

DP 17-180128-61

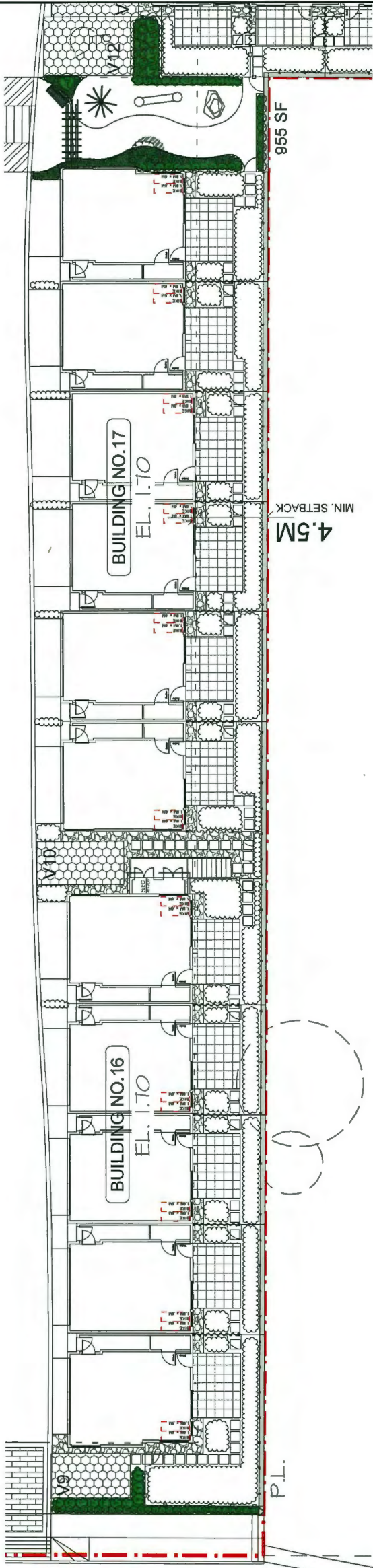
©Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.

M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

↑



NATIVE PLANT SCHEDULE - ONSITE ESA			
KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACEA GORDONII	VIEW HAZEL	60H CAL 1.5M STD
2	ACER GLABRUM	DOUGLAS HAZEL	60H CAL 1.5M STD
3	CRATAEGUS DOUGLASII	BLACK HAWTHORN	2.5M HT BUB
4	PRUNUS EMURSARIIA	BITTER CHERRY	60H CAL 1.5M STD BUB
5	HOLDRIDGE DISCOLOR	COENHFRAY	42 POT
6	SPIRaea DOUGLASII	HADRONACK	42 POT
7	BERBERIS NERIOIDA	RED-ORCH DORWOOD	42 POT
8	BERBERIS NERIOIDA	DALL OREGON-GRATE	42 POT
9	CORNUS SERICEA	RED-ORCH DORWOOD	42 POT
10	PELSTEDIAN NERITH	SHARD PERN	42 POT
11	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
12	PHILAEA PHA LIPSEI	TALL OREGON-GRATE	42 POT
13	PHILAEA PHA LIPSEI	MOCK ORANGE	42 POT
14	PHILAEA PHA LIPSEI	PACIFIC INEEMARK	42 POT
15	PHILAEA PHA LIPSEI	SAFAL	42 POT
16	PHILAEA PHA LIPSEI	BEAKED HAZELNUT	42 POT
17	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
18	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
19	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
20	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
21	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
22	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
23	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
24	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
25	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
26	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
27	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
28	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
29	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
30	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
31	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
32	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
33	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
34	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
35	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
36	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
37	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
38	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
39	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
40	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
41	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
42	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
43	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
44	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
45	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
46	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
47	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
48	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
49	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
50	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
51	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
52	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
53	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
54	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
55	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
56	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
57	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
58	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
59	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
60	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
61	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
62	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
63	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
64	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
65	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
66	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
67	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
68	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
69	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
70	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
71	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
72	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
73	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
74	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
75	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
76	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
77	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
78	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
79	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
80	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
81	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
82	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
83	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
84	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
85	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
86	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
87	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
88	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
89	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
90	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
91	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
92	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
93	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
94	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
95	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
96	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
97	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
98	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
99	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT
100	PHILAEA PHA LIPSEI	RED-ORCH DORWOOD	42 POT

- ON-SITE REPLACEMENT TREES (MIN. 156 REQUIRED):
- NON-NATIVE = 4 * 72 + 4 * 2 + 3 = 85
 - NATIVE (ESA) = 1 + 30 + 24 * 2 = 71
- TOTAL = 156 TREES

NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 18	PRELIMINARY DESIGN	PNT
2	JUL 18	REVISED PER COMMENTS	PNT
3	SEP 18	ISSUED FOR REVIEW	PNT
4	NOV 18	REVISED PER COMMENTS	PNT
5	JAN 19	REVISED AS PER SITE PLAN	PNT
6	MAR 19	REVISED FOR REVIEW	PNT
7	MAY 19	REVISED FOR REVIEW	PNT
8	JUL 19	REVISED FOR REVIEW	PNT
9	SEP 19	REVISED FOR REVIEW	PNT
10	NOV 19	REVISED FOR REVIEW	PNT
11	JAN 20	REVISED FOR REVIEW	PNT
12	MAR 20	REVISED FOR REVIEW	PNT
13	MAY 20	REVISED FOR REVIEW	PNT
14	JUL 20	REVISED FOR REVIEW	PNT
15	SEP 20	REVISED FOR REVIEW	PNT
16	NOV 20	REVISED FOR REVIEW	PNT
17	JAN 21	REVISED FOR REVIEW	PNT
18	MAR 21	REVISED FOR REVIEW	PNT
19	MAY 21	REVISED FOR REVIEW	PNT
20	JUL 21	REVISED FOR REVIEW	PNT
21	SEP 21	REVISED FOR REVIEW	PNT
22	NOV 21	REVISED FOR REVIEW	PNT
23	JAN 22	REVISED FOR REVIEW	PNT
24	MAR 22	REVISED FOR REVIEW	PNT
25	MAY 22	REVISED FOR REVIEW	PNT
26	JUL 22	REVISED FOR REVIEW	PNT
27	SEP 22	REVISED FOR REVIEW	PNT
28	NOV 22	REVISED FOR REVIEW	PNT
29	JAN 23	REVISED FOR REVIEW	PNT
30	MAR 23	REVISED FOR REVIEW	PNT
31	MAY 23	REVISED FOR REVIEW	PNT
32	JUL 23	REVISED FOR REVIEW	PNT
33	SEP 23	REVISED FOR REVIEW	PNT
34	NOV 23	REVISED FOR REVIEW	PNT
35	JAN 24	REVISED FOR REVIEW	PNT
36	MAR 24	REVISED FOR REVIEW	PNT
37	MAY 24	REVISED FOR REVIEW	PNT
38	JUL 24	REVISED FOR REVIEW	PNT
39	SEP 24	REVISED FOR REVIEW	PNT
40	NOV 24	REVISED FOR REVIEW	PNT
41	JAN 25	REVISED FOR REVIEW	PNT
42	MAR 25	REVISED FOR REVIEW	PNT
43	MAY 25	REVISED FOR REVIEW	PNT
44	JUL 25	REVISED FOR REVIEW	PNT
45	SEP 25	REVISED FOR REVIEW	PNT
46	NOV 25	REVISED FOR REVIEW	PNT
47	JAN 26	REVISED FOR REVIEW	PNT
48	MAR 26	REVISED FOR REVIEW	PNT
49	MAY 26	REVISED FOR REVIEW	PNT
50	JUL 26	REVISED FOR REVIEW	PNT
51	SEP 26	REVISED FOR REVIEW	PNT
52	NOV 26	REVISED FOR REVIEW	PNT
53	JAN 27	REVISED FOR REVIEW	PNT
54	MAR 27	REVISED FOR REVIEW	PNT
55	MAY 27	REVISED FOR REVIEW	PNT
56	JUL 27	REVISED FOR REVIEW	PNT
57	SEP 27	REVISED FOR REVIEW	PNT
58	NOV 27	REVISED FOR REVIEW	PNT
59	JAN 28	REVISED FOR REVIEW	PNT
60	MAR 28	REVISED FOR REVIEW	PNT
61	MAY 28	REVISED FOR REVIEW	PNT
62	JUL 28	REVISED FOR REVIEW	PNT
63	SEP 28	REVISED FOR REVIEW	PNT
64	NOV 28	REVISED FOR REVIEW	PNT
65	JAN 29	REVISED FOR REVIEW	PNT
66	MAR 29	REVISED FOR REVIEW	PNT
67	MAY 29	REVISED FOR REVIEW	PNT
68	JUL 29	REVISED FOR REVIEW	PNT
69	SEP 29	REVISED FOR REVIEW	PNT
70	NOV 29	REVISED FOR REVIEW	PNT
71	JAN 30	REVISED FOR REVIEW	PNT
72	MAR 30	REVISED FOR REVIEW	PNT
73	MAY 30	REVISED FOR REVIEW	PNT
74	JUL 30	REVISED FOR REVIEW	PNT
75	SEP 30	REVISED FOR REVIEW	PNT
76	NOV 30	REVISED FOR REVIEW	PNT
77	JAN 31	REVISED FOR REVIEW	PNT
78	MAR 31	REVISED FOR REVIEW	PNT
79	MAY 31	REVISED FOR REVIEW	PNT
80	JUL 31	REVISED FOR REVIEW	PNT
81	SEP 31	REVISED FOR REVIEW	PNT
82	NOV 31	REVISED FOR REVIEW	PNT
83	JAN 32	REVISED FOR REVIEW	PNT
84	MAR 32	REVISED FOR REVIEW	PNT
85	MAY 32	REVISED FOR REVIEW	PNT
86	JUL 32	REVISED FOR REVIEW	PNT
87	SEP 32	REVISED FOR REVIEW	PNT
88	NOV 32	REVISED FOR REVIEW	PNT
89	JAN 33	REVISED FOR REVIEW	PNT
90	MAR 33	REVISED FOR REVIEW	PNT
91	MAY 33	REVISED FOR REVIEW	PNT
92	JUL 33	REVISED FOR REVIEW	PNT
93	SEP 33	REVISED FOR REVIEW	PNT
94	NOV 33	REVISED FOR REVIEW	PNT
95	JAN 34	REVISED FOR REVIEW	PNT
96	MAR 34	REVISED FOR REVIEW	PNT
97	MAY 34	REVISED FOR REVIEW	PNT
98	JUL 34	REVISED FOR REVIEW	PNT
99	SEP 34	REVISED FOR REVIEW	PNT
100	NOV 34	REVISED FOR REVIEW	PNT

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

DRAWING TITLE:
ESA SHRUB PLAN
SOUTH WEST

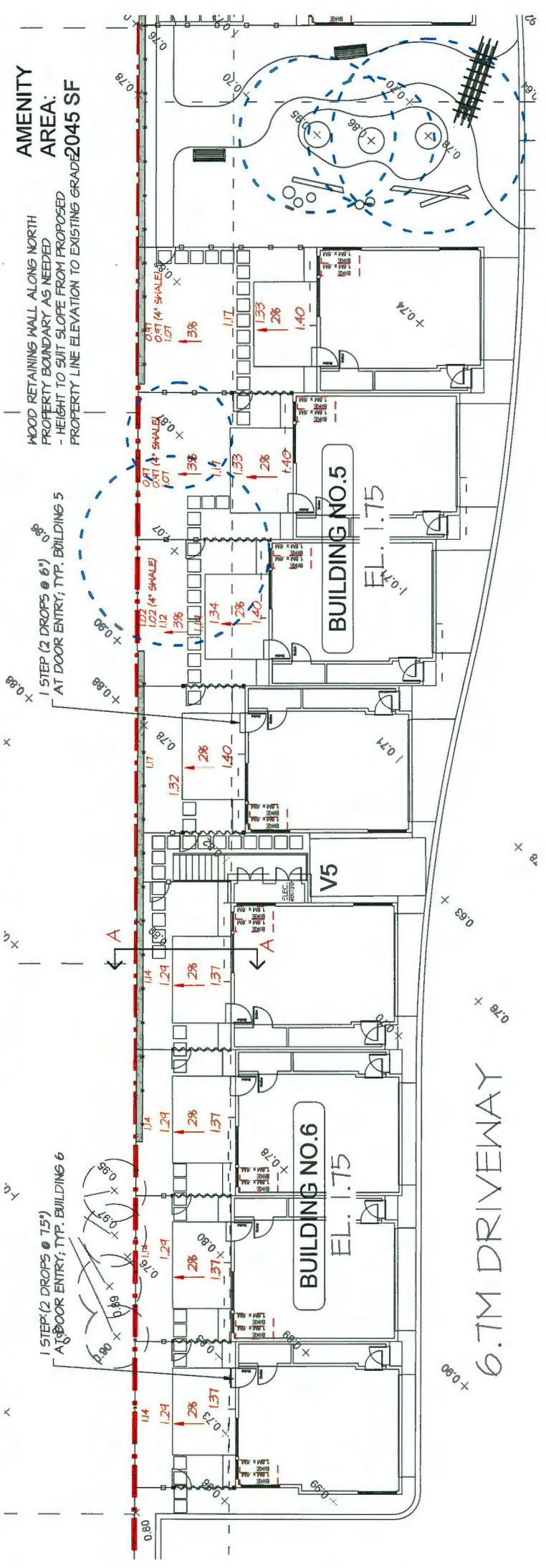
DATE:	JAN 24	DRAWING NUMBER:	L12
SCALE:	1/2" = 1'		
DRAWN:	PNT		
DESIGN:	PNT		
CHECK:	HTL		
NO.	17	OF 17	
M2LA PROJECT NUMBER:	18-044		

DP 17-788728-62

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com





#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.D044
Fax: 604.553.0045
Email: office@m2la.com



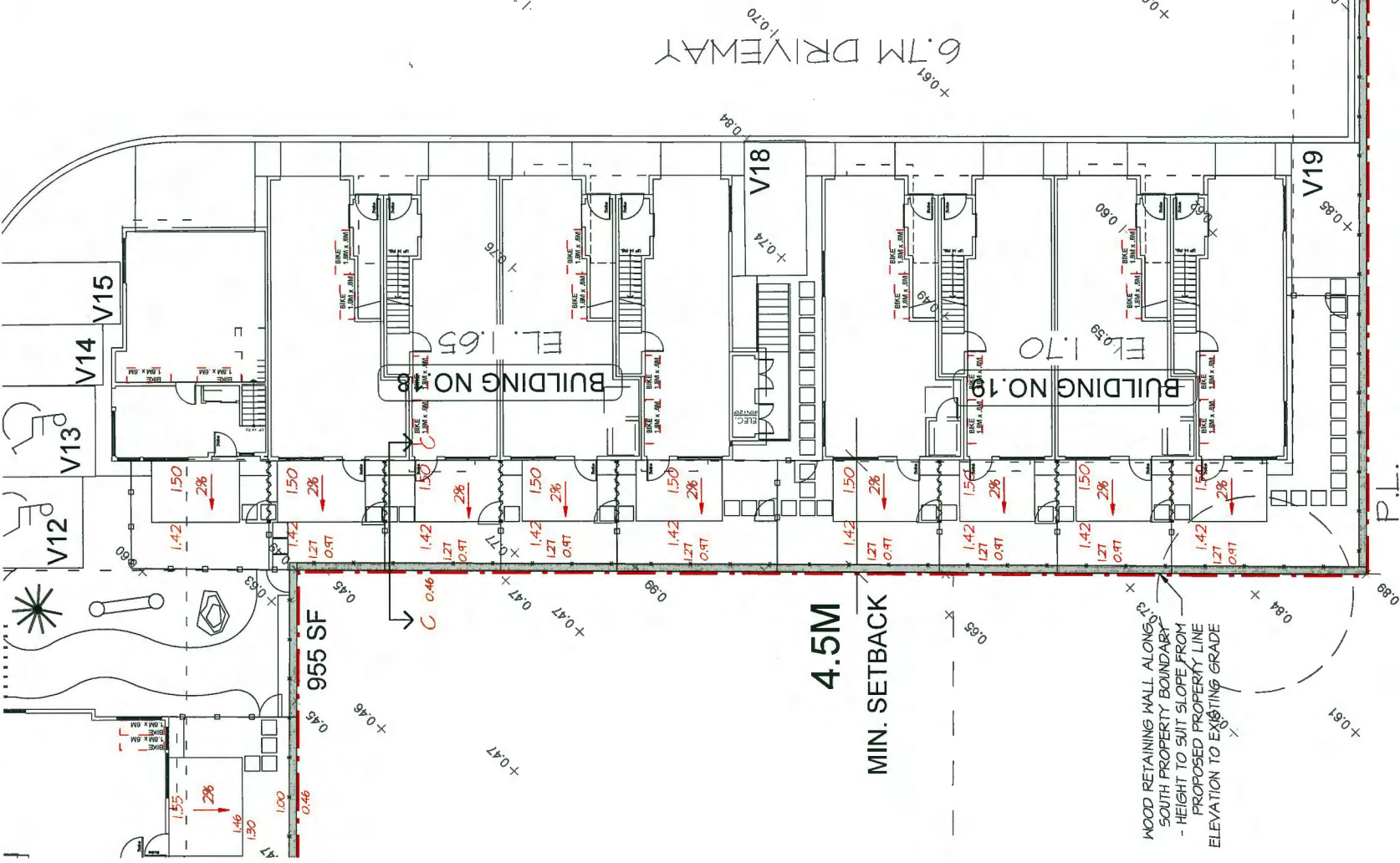
11	JANUARY	FINAL DP REVISION	PMT
10	DECEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
9	DECEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
8	NOVEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
7	NOVEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
6	SEPTEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
5	SEPTEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
4	SEPTEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
3	SEPTEMBER	REV. PER AOP 4 STATE COMMENTS	PMT
2	JULY	REV. PER AOP 4 STATE COMMENTS	PMT
1	JULY	REV. PER AOP 4 STATE COMMENTS	PMT
		PRELIMINARY DESIGN	PMT
		REVISION DESCRIPTION	DR.
	NO. DATE		

SEAL:

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

DRAWING TITLE:

DATE: JUNE 21/16	DRAWING NUMBER:
SCALE: 1/100	L14
DRAWN: FMT	
DESIGN: FMT	
CHK'D: MTLH	
MZLA PROJECT NUMBER: 16-046	



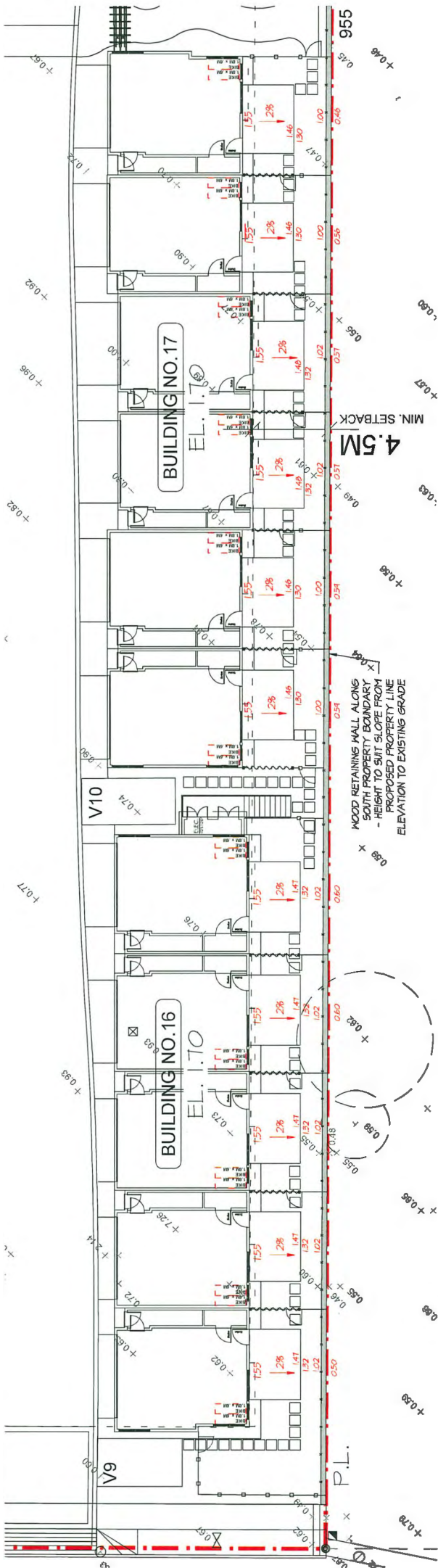
16044-2971P

DP 17-180128-64

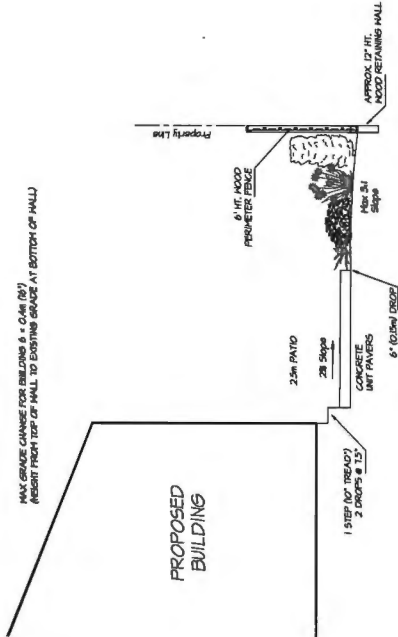
©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220-26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

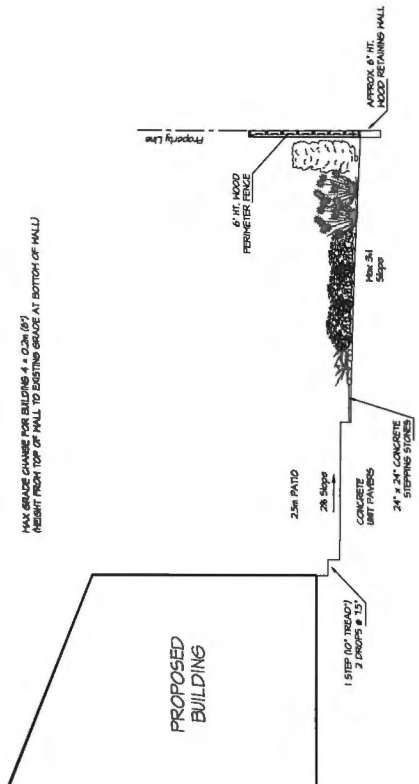


MAX GRADE CHANGE FOR BUILDING 6 = 0.4m (14')
HEIGHT FROM TOP OF MALL TO EXISTING GRADE AT BOTTOM OF MALL



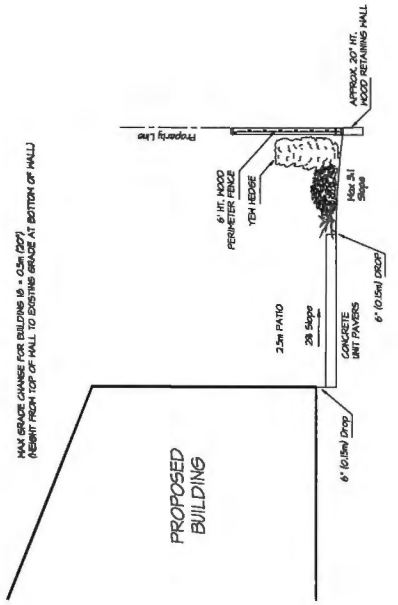
SECTION A-A
SCALE: 1/4" = 1'-0"

MAX GRADE CHANGE FOR BUILDING 4 = 0.2m (8')
HEIGHT FROM TOP OF MALL TO EXISTING GRADE AT BOTTOM OF MALL



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

MAX GRADE CHANGE FOR BUILDING 10 = 0.5m (16')
HEIGHT FROM TOP OF MALL TO EXISTING GRADE AT BOTTOM OF MALL



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

1	INITIAL	FINAL OF REVISION	DATE
2	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
3	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
4	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
5	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
6	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
7	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
8	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
9	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
10	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
11	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
12	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
13	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
14	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
15	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
16	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
17	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
18	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
19	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
20	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
21	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
22	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
23	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
24	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
25	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
26	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
27	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
28	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
29	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
30	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
31	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
32	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
33	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
34	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
35	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
36	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
37	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
38	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
39	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
40	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
41	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
42	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
43	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
44	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
45	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
46	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
47	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
48	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
49	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
50	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
51	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
52	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
53	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
54	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
55	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
56	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
57	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
58	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
59	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
60	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
61	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
62	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
63	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
64	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
65	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
66	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
67	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
68	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
69	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
70	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
71	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
72	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
73	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
74	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
75	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
76	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
77	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
78	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
79	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
80	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
81	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
82	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
83	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
84	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
85	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
86	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
87	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
88	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
89	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
90	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
91	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
92	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
93	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
94	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
95	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
96	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
97	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
98	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
99	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE
100	REVISION	REV. FOR ADP & STAFF COMMENTS	DATE

NO. DATE REVISION DESCRIPTION

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

DRAWING TITLE:
GRADING PLAN
SOUTH WEST

DATE:	JUNE 2016	DRAWING NUMBER:
SCALE:	1/2"	
DRAWN:	PH	
DESIGN:	PH	
CHECK:	HTL	
M2LA PROJECT NUMBER:	16-044	

DP 11-188728 -65

Copyright reserved. The drawings and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

DATE: JUNE 16
SCALE: AS SHOWN
DRAWN: PRT
DESIGN: PRT
CHECK: PRT
M2LA PROJECT NUMBER: 16-044

LANDSCAPE
DETAILS

DRAWING NUMBER:
L16

OF 17
16-044

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

DRAWING TITLE:

DATE: JUNE 16

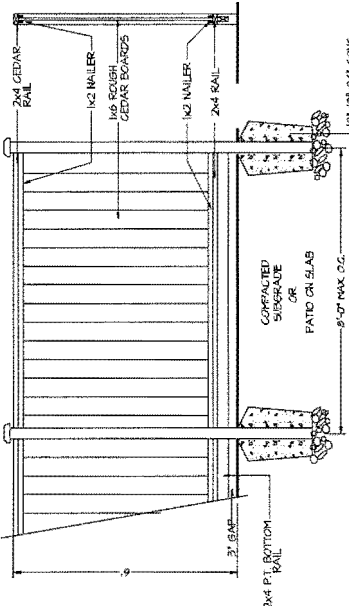
SCALE: AS SHOWN

DRAWN: PRT

DESIGN: PRT

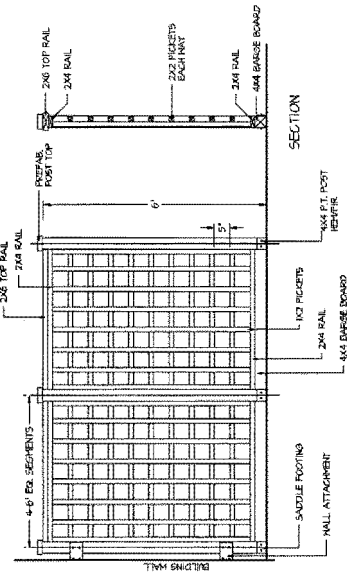
CHECK: PRT

M2LA PROJECT NUMBER: 16-044



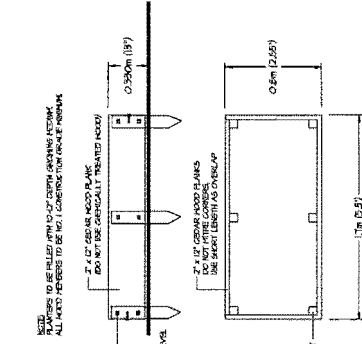
NOTES:
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.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

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

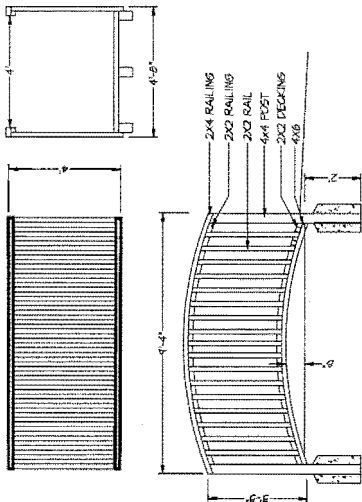


NOTES:
1. WOOD ST. MEMBER.
2. STAIN TO MATCH WOOD. TWO COATS PREMIUM WATERPROOFING WOOD STAIN. LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
3. ALL HARDWARE NOT DIPPED GALVANIZED.

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

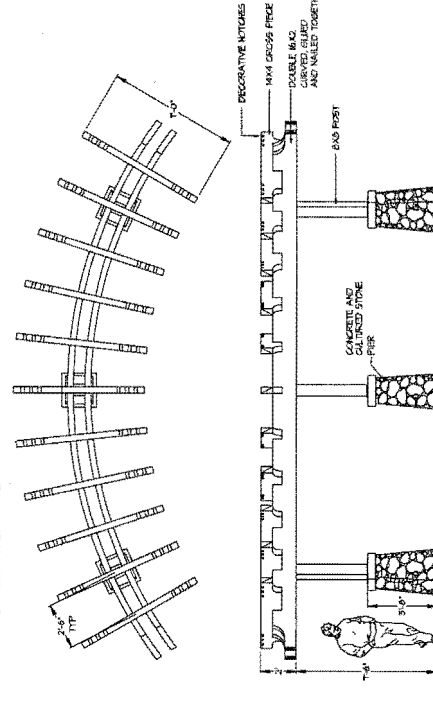


1 42" HT. PICKET FENCE & GATE
SCALE: 3/8" = 1'-0"

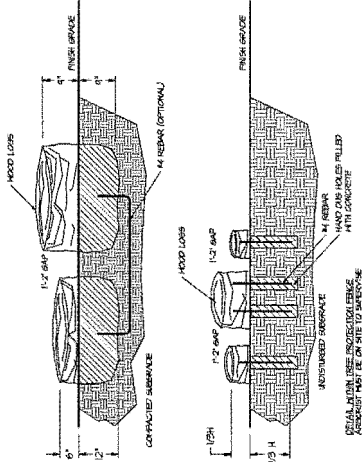


4 WOOD BRIDGE
SCALE: 3/8" = 1'-0"

NOTES:
1. ALL WOOD 5/4 S.D. MEMBER. POSTS TO BE PRE-TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. COAT ALL WOOD WITH 2 COATS PREMIUM WATERPROOFING WOOD STAIN. LANDSCAPE ARCHITECT PRIOR TO APPLICATION.



7 CURVED PERGOLA
SCALE: 3/8" = 1'-0"



6 STEPPING LOSS
SCALE: 1/2" = 1'-0"

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

SECTION OF A TREE SUBMITTAL TO THE CITY IN THE AMOUNT OF 10% OF THE TOTAL AREA OF THE TREE. FOR THE SAID (A) TREES THAT ARE TO BE RETAINED (LABELLED WITH TAG NO'S 3, 9, 63, 65, 66, 67) IN THE ARBORIST REPORT FROM MOUNTAIN HARBOR GARDEN AND TREE SERVICE LTD. DATED JULY 2, 2015. REFER TO ARBORIST'S SPECIFICATIONS IN MEMO DATED SEPT 12, 2015.

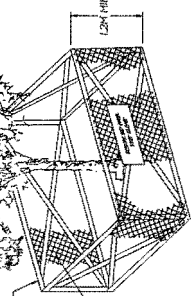
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER (INCHES)	MINIMUM REQUIRED PROTECTION RADIUS (FEET)
30	1.2
36	1.5
42	1.8
48	2.1
54	2.4
60	2.7
66	3.0
72	3.3
78	3.6
84	3.9
90	4.2
96	4.5
102	4.8

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. DIAMETER AT BREAST HEIGHT OR 1.4M FROM GROUND.

TREES PROTECTED BY SPECIES

SPECIES	PROTECTION RADIUS (FEET)
ASHLEAF	1.2
BALCON	1.5
BALCON	1.8
BALCON	2.1
BALCON	2.4
BALCON	2.7
BALCON	3.0
BALCON	3.3
BALCON	3.6
BALCON	3.9
BALCON	4.2
BALCON	4.5
BALCON	4.8



NO STORAGE OF BUILDING MATERIALS AT ANY OR AGAINST PROTECTION BARRIER.

8 TREE PROTECTION FENCING
SCALE: 1/2" = 1'-0"

DP 17-788728-66

[illegible]

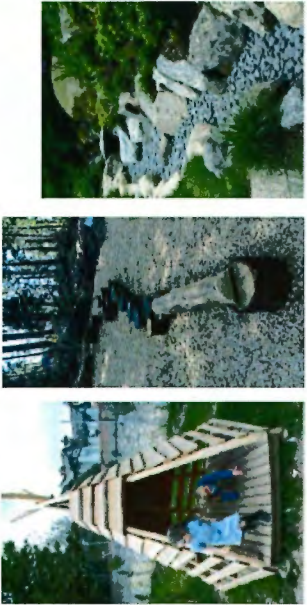
SEAL:

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

DRAWING TITLE:

DATE:	JUNE 26
SCALE:	AS SHOWN
DRAWING:	PMT
DESIGN:	PMT
CHECKED:	MTLM

M2LA PROJECT NUMBER: 18-044



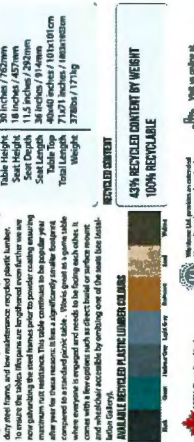
BALANCE BEAM



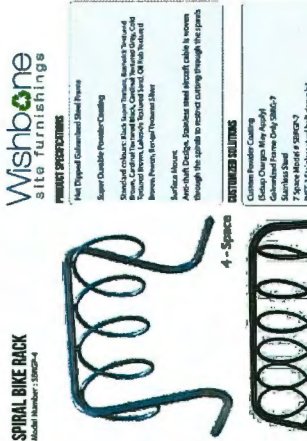
STEPPING LOSS



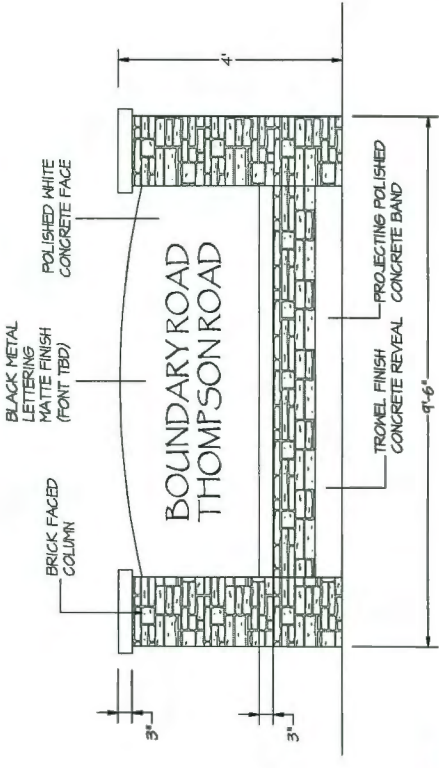
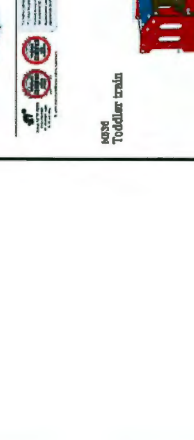
The single postcard table is one of our tried and true designs going back to the inception of Wildstone. All of the tables we have sug-



100% Canadian owned
and operated



1

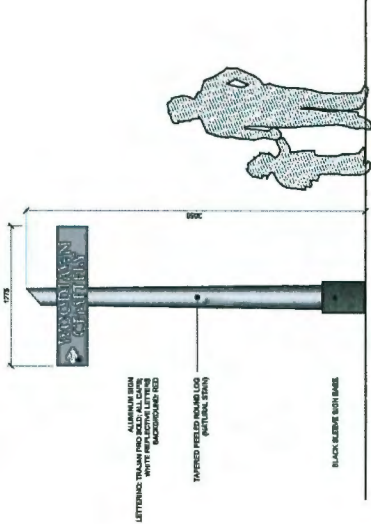


PARKER BENCH by

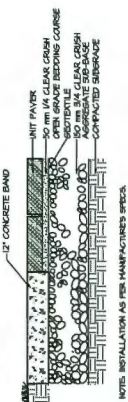
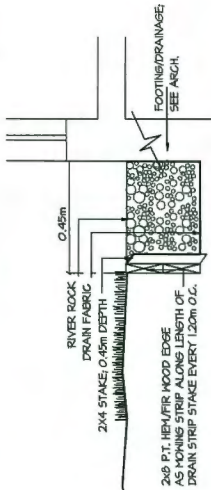
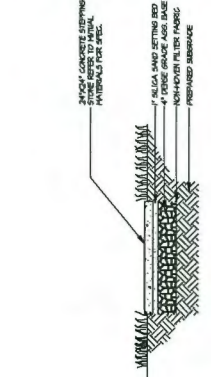
Product Name	Location	ISO 9001 Status
Plastic Pipe	Chennai, India	ISO 9001:2008
Plastic Pipe	Chennai, India	ISO 9001:2008

100

- ALL BOLLARDS TO BE BLACK COLOUR FINISH UNLESS OTHERWISE REQUESTED BY CITY OF RICHMOND
- ALL BOLLARDS TO BE DARK-SKY COMPLIANT



ELEVATION



NOTES: INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS

16044-247IP



DP 17-788728-Referendum
Plan



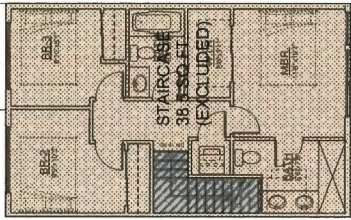
DP 17-108728-Betwain
Plan



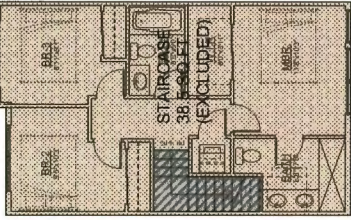
DP 17-708128-Reference
Plan



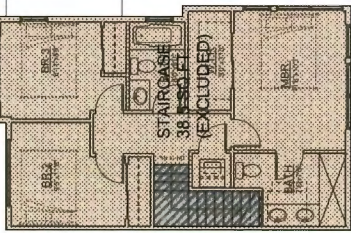
DP 100728-2P
100728-2P



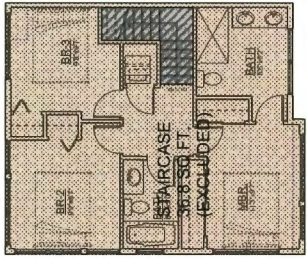
GROSS: 606 SQ.FT.
NET: 567.5 SQ.FT.



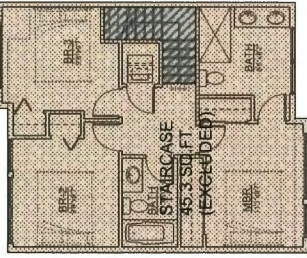
GROSS: 615.6 SQ.FT.
NET: 577.1 SQ.FT.



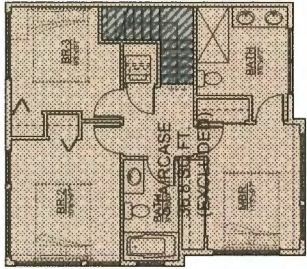
GROSS: 669.4 SQ.FT.
NET: 630.9 SQ.FT.



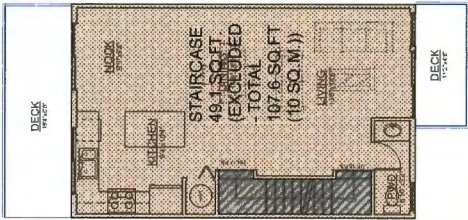
GROSS: 607 SQ.FT.
NET: 570.2 SQ.FT.



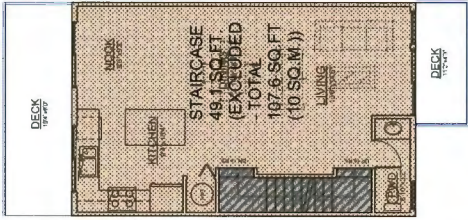
GROSS: 624.6 SQ.FT.
NET: 587 SQ.FT.



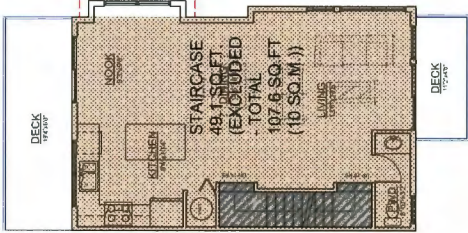
GROSS: 623.1 SQ.FT.
NET: 586.3 SQ.FT.



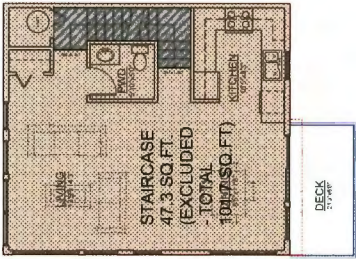
GROSS: 606 SQ.FT.
NET: 556.9 SQ.FT.



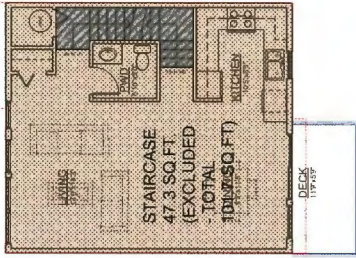
GROSS: 606 SQ.FT.
NET: 556.9 SQ.FT.



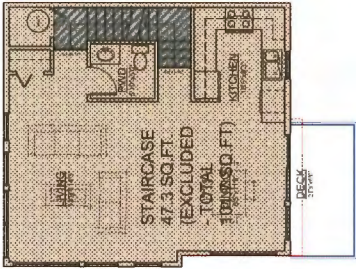
GROSS: 621.2 SQ.FT.
NET: 572.1 SQ.FT.



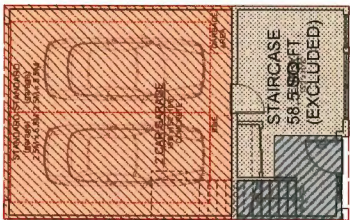
GROSS: 593.7 SQ.FT.
NET: 546.4 SQ.FT.



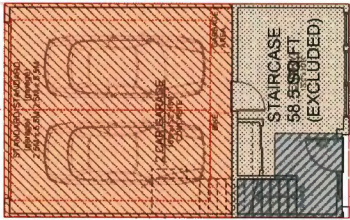
GROSS: 593.7 SQ.FT.
NET: 546.4 SQ.FT.



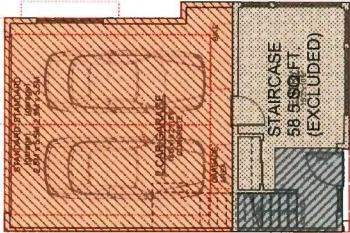
GROSS: 609.8 SQ.FT.
NET: 562.5 SQ.FT.



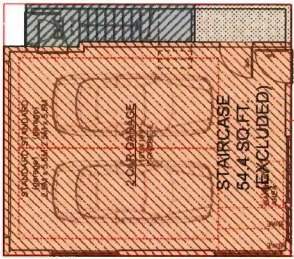
GROSS: 601.1 SQ.FT.
142 SQ.FT.
7,400.7 SQ.FT.
(GARAGE-EXCLUDED)



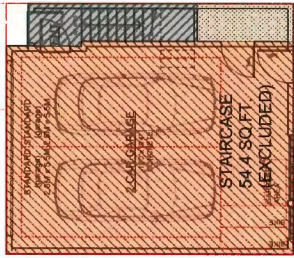
GROSS: 601.2 SQ.FT.
142 SQ.FT.
7,400.7 SQ.FT.
(GARAGE-EXCLUDED)



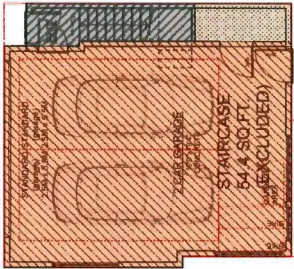
GROSS: 624.1 SQ.FT.
158 SQ.FT.
7,407.6 SQ.FT.
(GARAGE-EXCLUDED)



GROSS: 586 SQ.FT.
29.75 SQ.FT.
7,501.8 SQ.FT.
(GARAGE-EXCLUDED)



GROSS: 586 SQ.FT.
29.75 SQ.FT.
7,501.8 SQ.FT.
(GARAGE-EXCLUDED)



GROSS: 602.1 SQ.FT.
29.75 SQ.FT.
7,517.9 SQ.FT.
(GARAGE-EXCLUDED)

F.A.R. CALCULATION :

UNIT:	GROSS AREA:	STAIRS (EXEMPTED AREA):	NET FLOOR AREAGARAGE (EXEMPTED AREA):
A-1F	601.1 SF	58.5 SF	141.9 SF
A-2F	606.0 SF	49.1 SF	556.9 SF
A-3F	606.0 SF	38.5 SF	567.5 SF
	1813.1 SF	146.1 SF	1286.3 SF
A1/Aa-1F	601.2 SF	58.5 SF	142.0 SF
A1/Aa-2F	606.0 SF	49.1 SF	556.9 SF
A1/Aa-3F	615.6 SF	38.5 SF	577.1 SF
	1822.8 SF	146.1 SF	1276.0 SF
A2-1F	624.1 SF	58.5 SF	158.0 SF
A2-2F	621.2 SF	49.1 SF	572.1 SF
A2-3F	669.4 SF	38.5 SF	630.9 SF
	1914.7 SF	146.1 SF	1361.0 SF
B/Ba-1F	586.0 SF	54.4 SF	29.8 SF
B/Ba-2F	593.7 SF	47.3 SF	546.4 SF
B/Ba-3F	607.0 SF	36.8 SF	570.2 SF
	1786.7 SF	138.5 SF	1146.4 SF
B1-1F	586.0 SF	54.4 SF	29.8 SF
B1-2F	593.7 SF	47.3 SF	546.4 SF
B1-3F	618.2 SF	36.8 SF	581.4 SF
	1797.9 SF	138.5 SF	1157.6 SF
B2-1F	602.1 SF	54.4 SF	29.8 SF
B2-2F	609.8 SF	47.3 SF	562.5 SF
B2-3F	623.1 SF	36.8 SF	586.3 SF
	1835.0 SF	138.5 SF	1178.6 SF
C1-1F	577.4 SF	61.5 SF	6.7 SF
C1-2F	589.0 SF	46.1 SF	542.9 SF
C1-3F	605.6 SF	39.2 SF	566.4 SF
	1772.0 SF	146.8 SF	1116.0 SF
C2-1F	577.4 SF	63.7 SF	7.2 SF
C2-2F	589.0 SF	43.9 SF	545.1 SF
C2-3F	598.9 SF	37.6 SF	561.3 SF
	1765.3 SF	145.2 SF	1113.6 SF
C3/C3a-1F	615.9 SF	60.9 SF	0.0 SF
C3/C3a-2F	666.3 SF	40.1 SF	626.2 SF
C3/C3a-3F	600.6 SF	31.9 SF	568.7 SF
	1882.8 SF	132.9 SF	1194.9 SF
C4/C4a-1F	540.1 SF	67.5 SF	24.4 SF
C4/C4a-2F	591.9 SF	40.1 SF	551.8 SF
C4/C4a-3F	603.9 SF	30.4 SF	573.5 SF
	1735.9 SF	138.0 SF	1148.7 SF
C5/C5a/C5b-1F	615.9 SF	60.9 SF	0.0 SF
C5/C5a/C5b-2F	626.2 SF	37.8 SF	588.4 SF
C5/C5a/C5b-3F	600.6 SF	31.9 SF	568.7 SF
	1842.7 SF	130.6 SF	1157.1 SF
C6/C6a-1F	540.1 SF	69.8 SF	22.1 SF
C6/C6a-2F	551.8 SF	37.8 SF	514.0 SF
C6/C6a-3F	603.9 SF	30.4 SF	573.5 SF
	1695.8 SF	138.0 SF	1109.6 SF

Copyright. All rights reserved.
This drawing is the property of the architect and may not be used in any way without the written permission of the architect.

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

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

DRAWING TITLE -
FLOORPLANS
PROJECT NO. -
DATE - JAN, 15, 2017
DRAWN -
CHECKED -
PROJ. NO. - 1510

OP 17-788728-Referece AD-1
Plan



CONTEXT PLAN

SCALE: N.T.S



THOMPSON RD - STREET VIEW

SCALE: N.T.S



THOMPSON GATE - STREET VIEW

SCALE: N.T.S



BOUNDARY RD - STREET VIEW

SCALE: N.T.S



DP 17-188728
Reference Plan

1	2018-01-17	DP PRE SUBMISSION
NO	DATE	REVISION
Copyright All rights reserved. Reproduction or use in any form without the written permission of the author is prohibited. This document is the property of the author and may be used only for the purpose of the written permission of the author.		
YAMAMOTO ARCHITECTURE		
202 - 33 East 8th Avenue Vancouver, BC V5T 1G5 T - 604 731 1127 F - 604 731 1327		
PROJECT		
120 UNIT TOWNHOUSE DEVELOPMENT		
BOUNDARY ROAD RICHMOND, B.C.		
DRAWING TITLE - Context Plan		
SCALE	SHEET NO.	PLAN-2a
DATE - JAN 19, 2017	DRAWN -	CHECKED -
		PROJ NO - 1510