City of Richmond

Agenda

Development Permit Panel
Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, August 9, 2023
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on July 26, 2023.

1. DEVELOPMENT PERMIT 21-940028
(REDMS No. 7236092)

APPLICANT: The Panatch Group

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

Director's Recommendations

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

2. New Business

3. Date of Next Meeting: August 23, 2023

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, July 26, 2023

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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 Wednesday, June 28, 2023, be adopted.

CARRIED

1. DEVELOPMENT VARIANCE PERMIT 23-013843
(REDMS No. 7247389)

APPLICANT: Jatinder Johal

PROPERTY LOCATION: 7600 Ash Street

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

Applicant's Comments

Jatinder Johal, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the subject development variance permit application, highlighting the following:

- there is a rezoning and subdivision application associated with 7600 Ash Street and 7620 Ash Street;
- two lots fronting Ash Street and three lots fronting a new extension of Armstrong Street, for a total of five lots will be created from the rezoning and subdivision of 7600 Ash Street and 7620 Ash Street;
- the setback variance is requested in order to retain the existing detached garage on 7600 Ash Street;
- the owners of the property immediately adjacent to 7600 Ash Street (i.e., 7620 Ash Street) support the requested variance; and
- the applicant will plant two new trees, in addition to the minimum of two trees to be planted on the proposed subdivided Lot 1, or a total of four trees.

In reply to queries from the Panel, the applicant confirmed that (i) the existing detached garage was constructed in the 1970s, and (ii) the wall of the garage adjacent to the south property line does not have any windows.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed variance was noted at the time of rezoning and no concerns were noted at the public hearing for the rezoning application, and (ii) there is a Servicing Agreement associated with the rezoning which includes frontage improvements along Ash Street and along the new extension of Armstrong Street to the east.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

CARRIED

2. DEVELOPMENT PERMIT 23-011608

(REDMS No. 7266405)

APPLICANT: Rick Bowal

PROPERTY LOCATION: 8220 Gilbert Road

INTENT OF PERMIT:

Permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, including its site context, site layout, architectural design, floor plans, exterior cladding materials and colours, fire truck access plan, and accessibility and sustainability features, highlighting the following:

- the proposed development includes two front-to-back duplexes with each duplex located on either side of a shared drive aisle;
- the proposed building massing, height, setbacks and architectural design are compatible with the predominantly single-family home neighbourhood;
- the form and character of the north and south buildings are different but complementary to one another;
- two parking spaces in a side-by-side arrangement are proposed for the garage of each unit and one visitor parking space is provided for the proposed development;
- the proposed development includes one convertible unit; and
- the project is designed to achieve Step Code Level 3 of the BC Energy Step Code.

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) a lush landscaping is proposed between the new sidewalk and the front units along Gilbert Road to provide privacy to the units, (ii) one existing on-site tree will be removed due to its poor condition, (iii) existing adjacent hedges on neighbours' properties will be retained, (iv) the existing hedge in the front yard of the subject site will be removed as it will impact the proposed use of the space and due to CPTED concerns, (v) decorative and permeable paving treatments are proposed on certain portions of the subject site, (vi) private outdoor space is provided for each unit, (vii) low aluminum fencing is proposed along the frontage, (viii) solid wood fencing is proposed along the perimeter of the site, (ix) lighting is proposed on strategic locations on the site, (x) low maintenance and drought tolerant plants are proposed, and (xi) irrigation will be provided for the landscaping.

Staff Comments

Mr. Craig noted that there is a Servicing Agreement associated with the project for frontage improvements and site servicing along Gilbert Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that the project is well designed and a good use of the subject site.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

CARRIED

3. New Business

None.

CARRIED

4. Date of Next Meeting: August 9, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:50 p.m.).

CARRIED

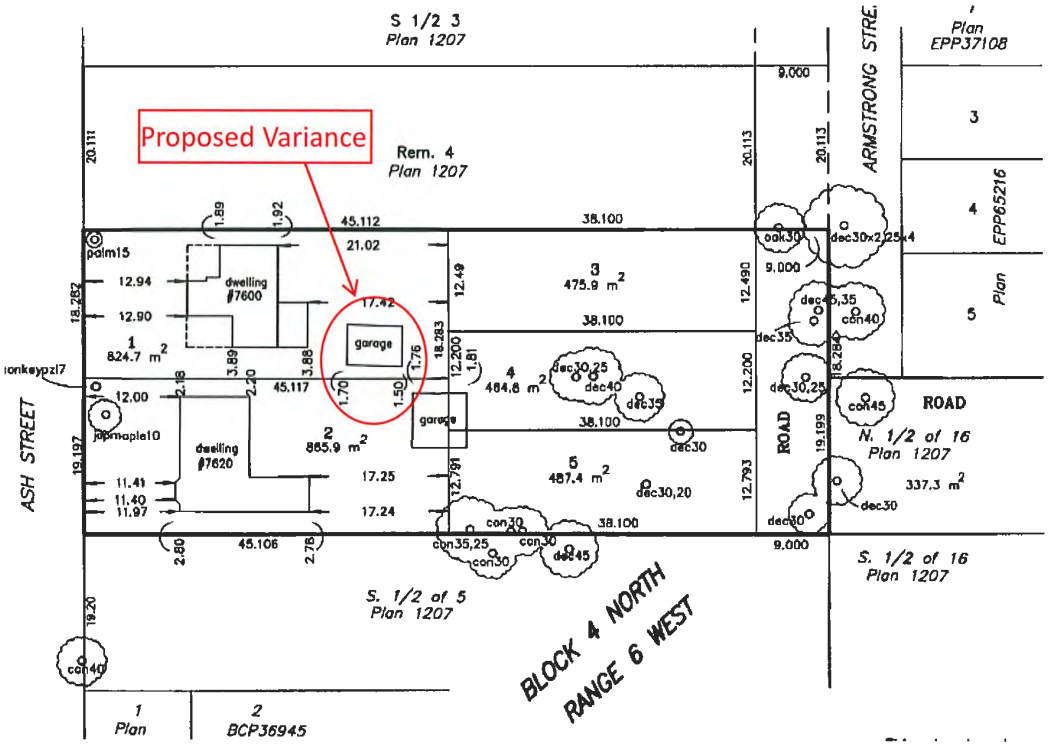
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 26, 2023.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Development Variance Permit Application
DVP 23 013843

Site plan for RZ 19-853820



Letter from 7620 Ash street

June 11, 2023

Laurel Eyton
Planning Technician
City of Richmond

Re: Development Variance Permit (DVP 23-013843)

We, the property owners of 7620 Ash Street, are aware of the application for a Development Variance Permit at 7600 Ash Street (DVP 23-013843) that proposes to:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required side yard setback for accessory buildings with a wall length greater than 6.0 m oriented to a side lot line, not abutting a public road, from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing garage at 7600 Ash Street.

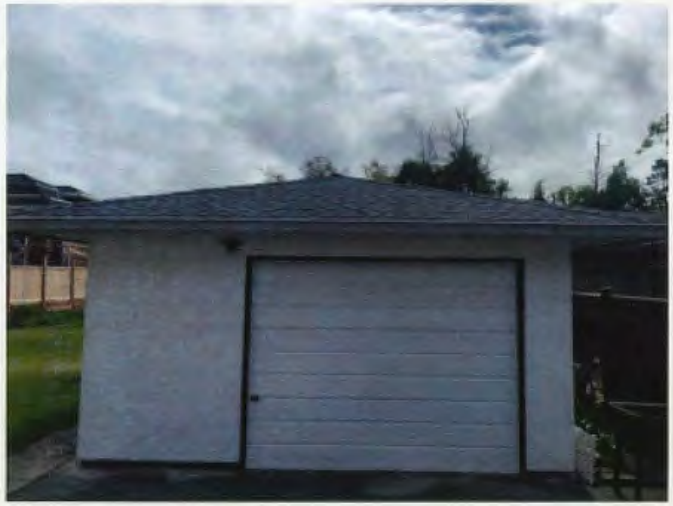
We have no objection to the issuance of this Development Permit.

Sincerely,

Randy Schuette

Rhonda Schuette

Detached garage – 7600 ash



2 DUPLEXES

8220 GILBERT ROAD

Developer	Rick Bowal
Architect	Matthew Cheng Architect Inc
Landscape Architect	PMG Landscape Architects Ltd

2 Duplexes Development
8220 Gilbert Rd.

Location

- Located along Gilbert Road between Blundell and Lucas
- 28.99m frontage and 1390.60 sm. area
- Wider and larger than other single family lots in this block

Project Data

NORTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (417.24SM) MAX. (334.5SM)	0.481 334.3SM(3598.57SF)
LOT COVERAGE:	BLDGS: 0.450 (312.93SM)	0.367 (255.32SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.726m (35.19')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

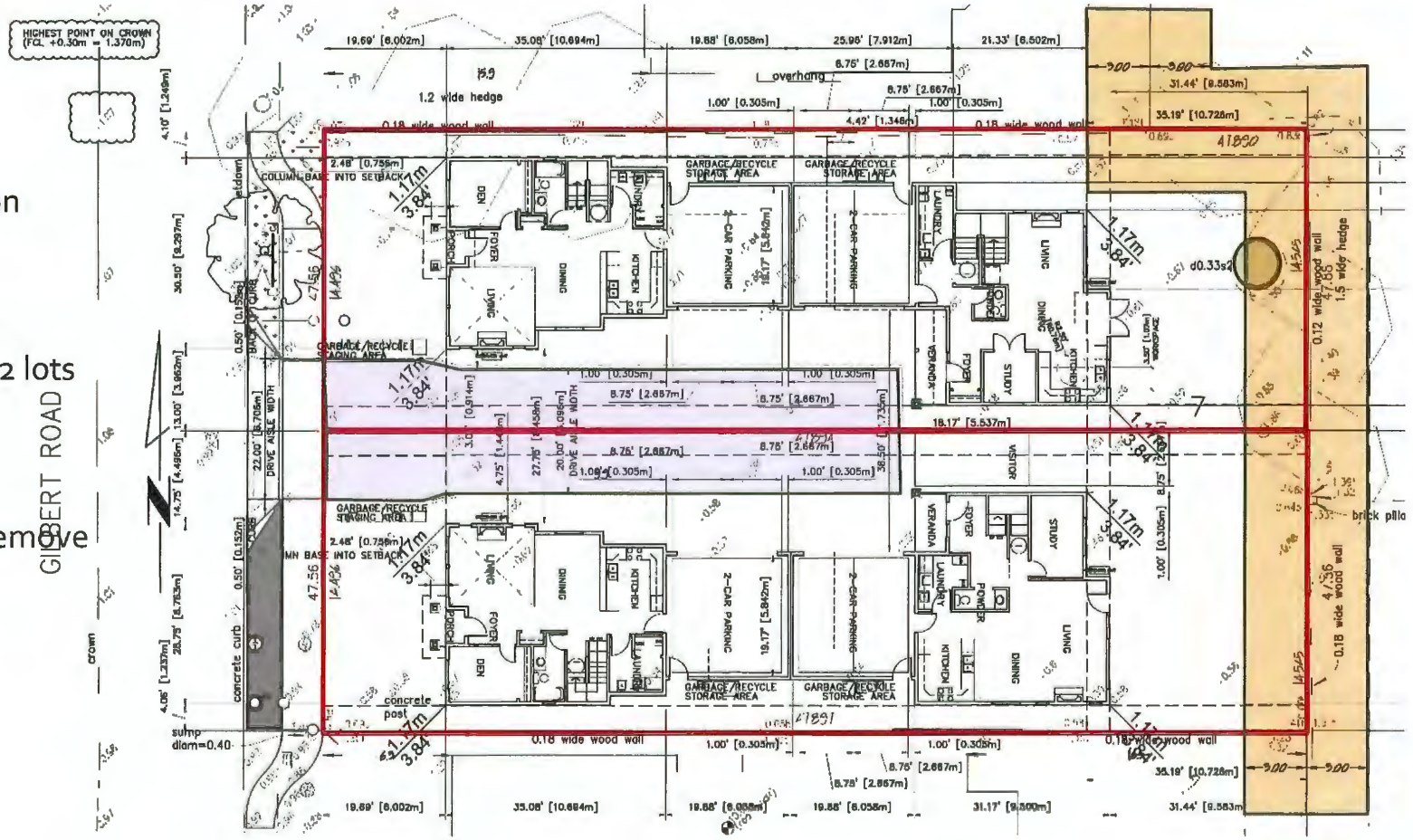
SOUTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (416.53SM) MAX. (334.5SM)	0.480 333.66SM (3591.48SF)
LOT COVERAGE:	BLDGS: 0.450 (308.87SM)	0.370(257.57SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.70m (35.10')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

- Rezone from RS1 / E to RDA (Arterial Road Duplex)
- Subdivide into two lots (14.496m frontage & 695.40 sm.) - (Quite large)
- FAR 0.481 (Quite low) since RDA max. floor area (334.5 sm.)

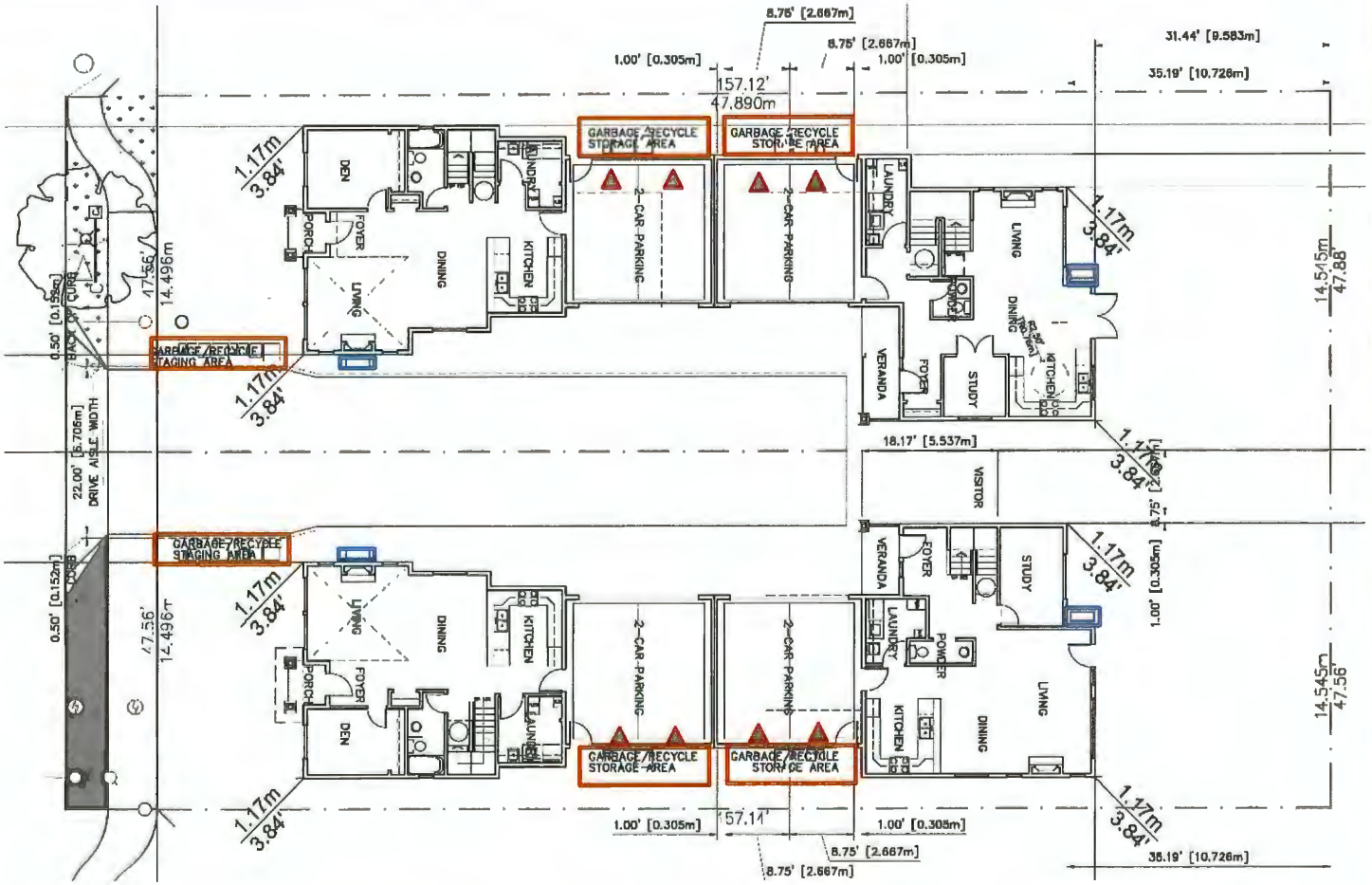
Site Plan

- Front & back units on each lot
- Shared driveway on easement between 2 lots
- SRW at back yard
- One dead trees to remove



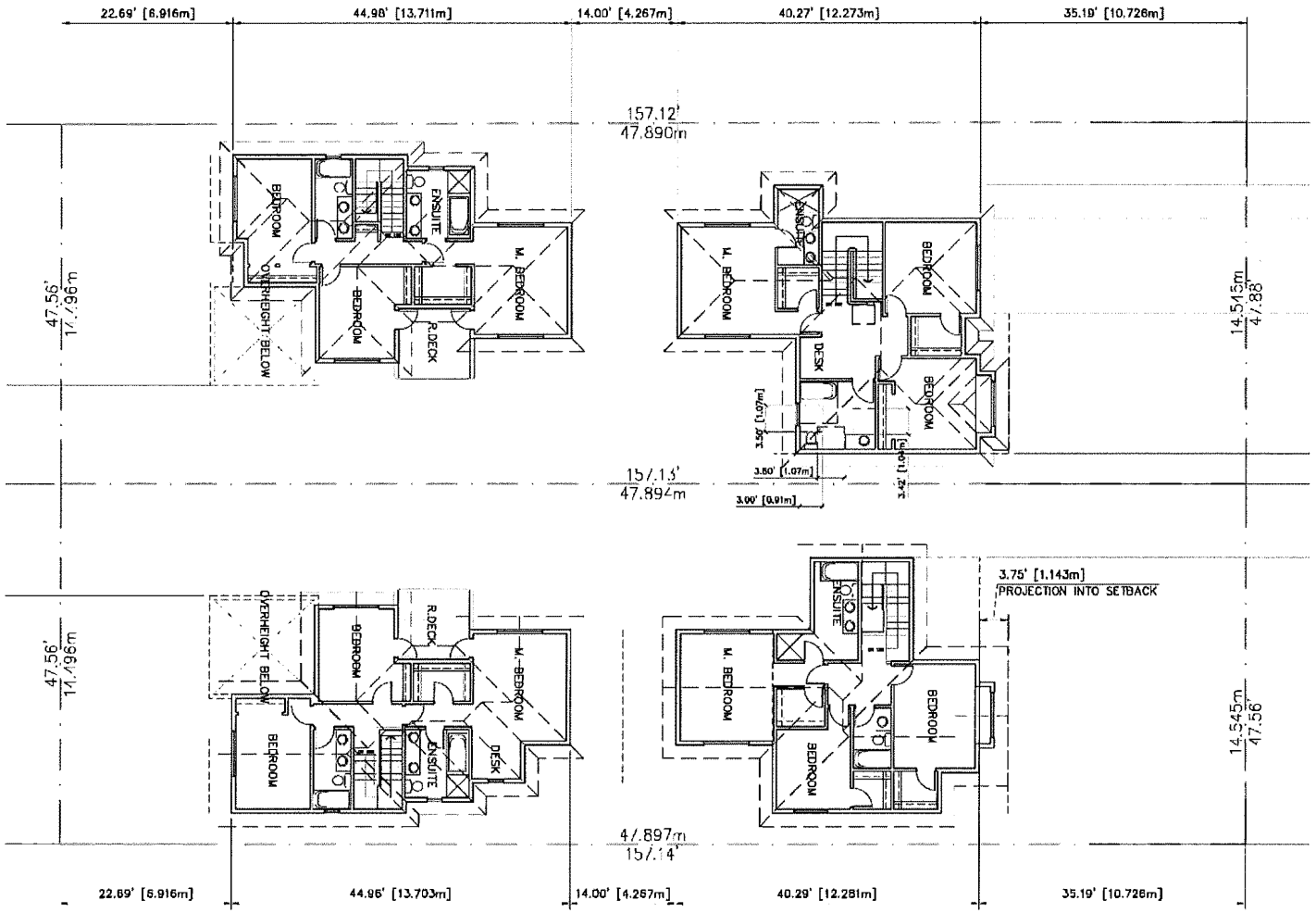
G/F Plan

- Garbage and recycle behind garages
- Staging area on either side of entry driveway
- EV chargers for all parking spaces
- Condensing units in back yard and either side of driveway (screened)

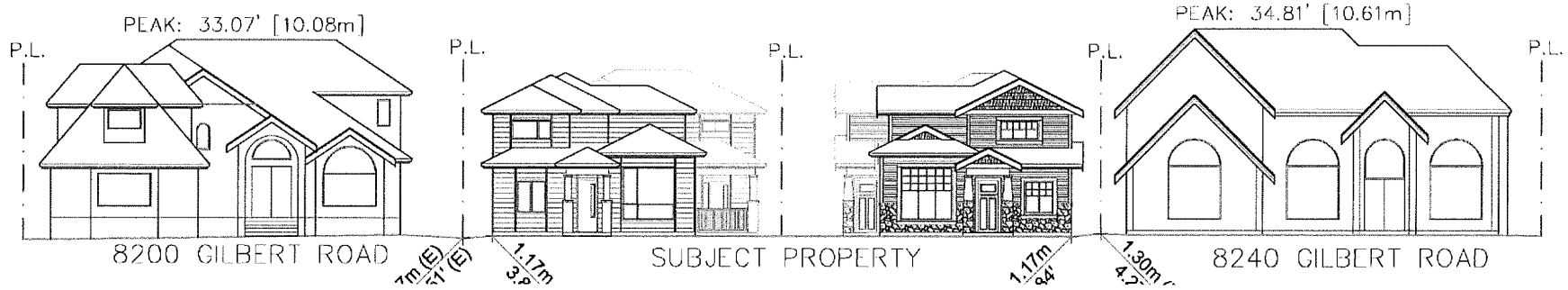


2/F Plan

- 3 bedrooms, 2 baths each unit



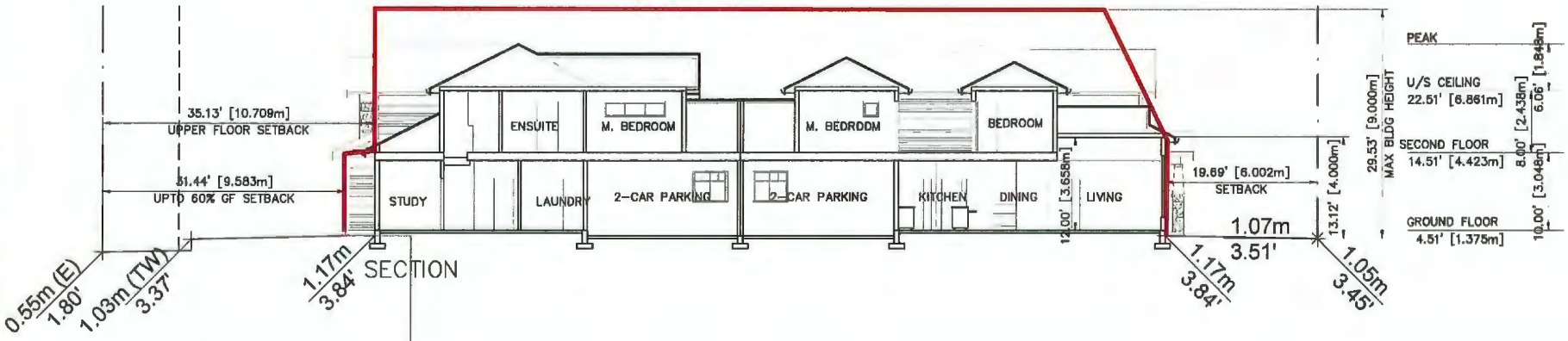
Streetscape



Gilbert Road

- Single family houses along Gilbert Road
- Building massing, height, setbacks compatible

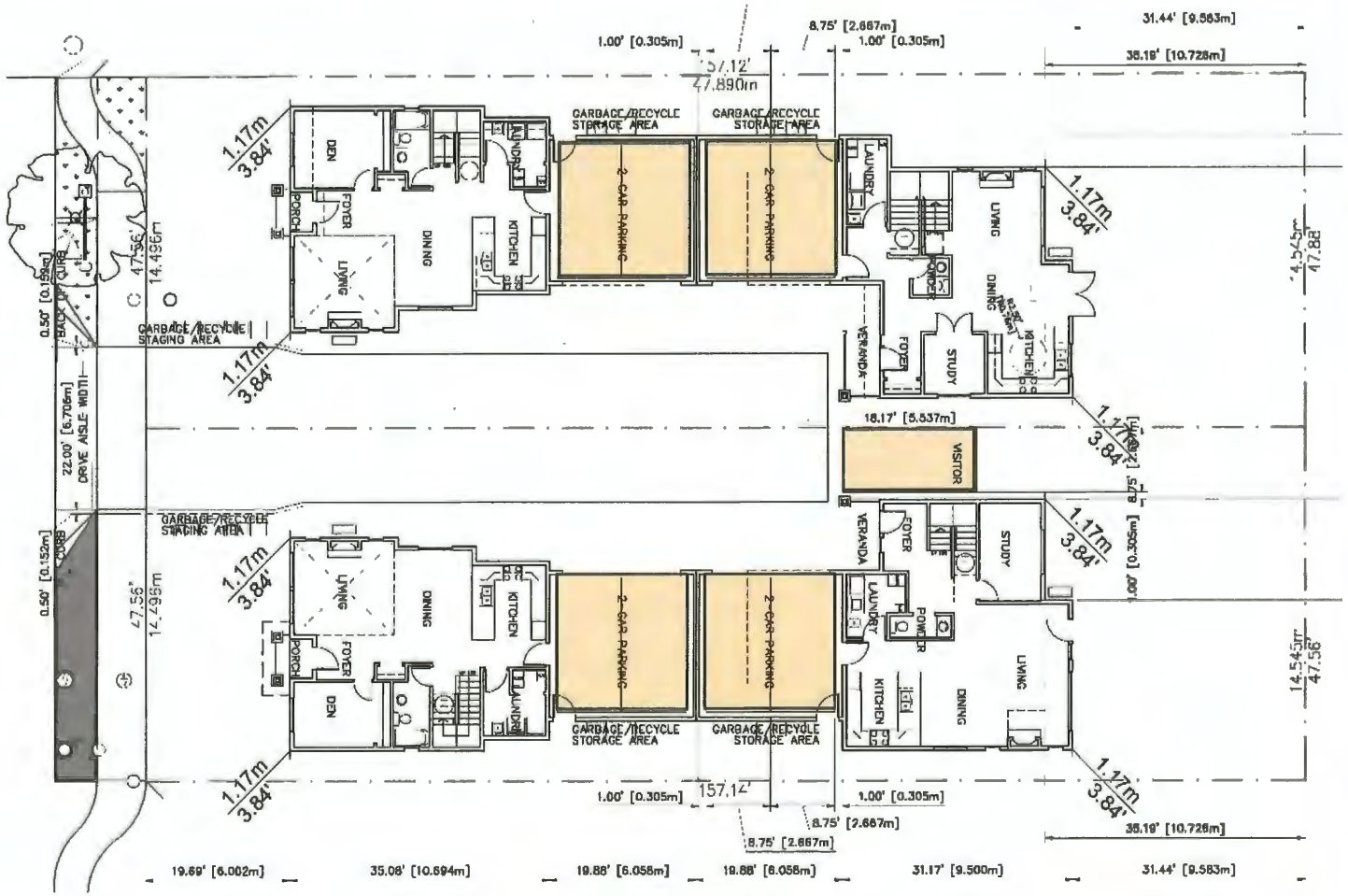
Section



- Main floor min 0.3m above crown of Gilbert Rd
- Front yard 6m & residential vertical lot depth envelope
- Rear yard 10.7m & 60% of ground floor could extend to 20% of lot depth

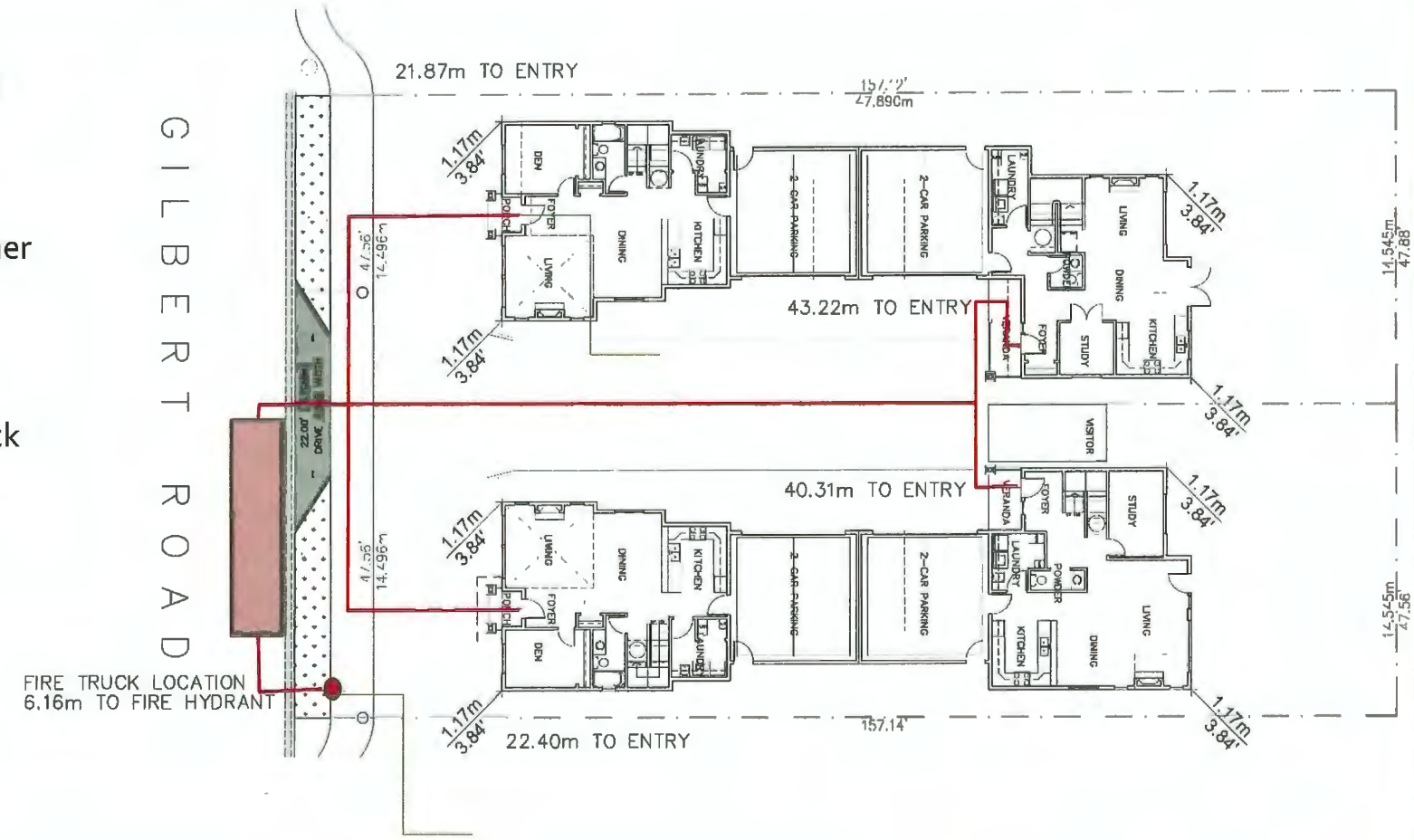
Parking

- 2 side by side parking per unit
- 1 visitor parking



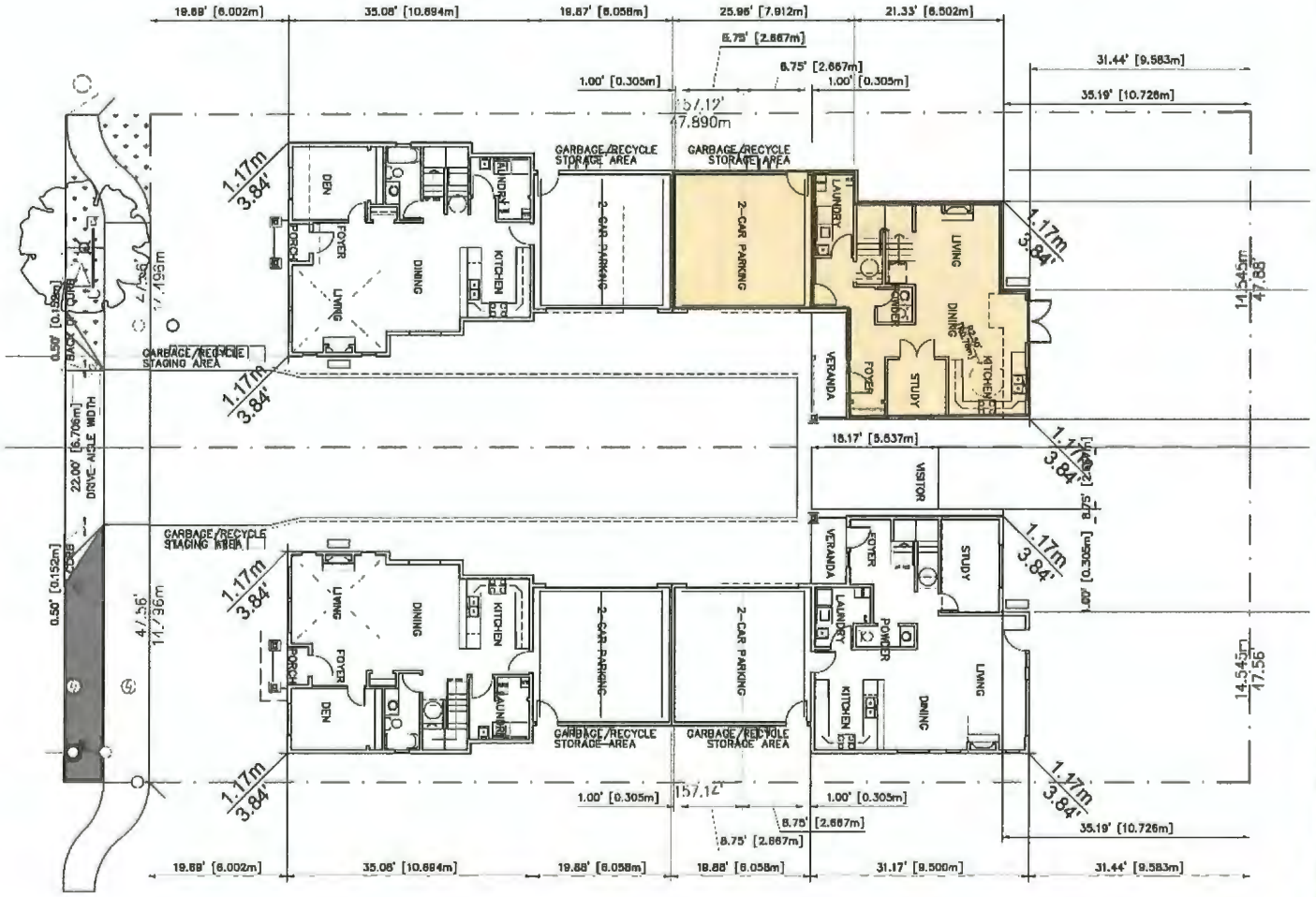
Fire Truck Access Plan

- Hydrant at SW corner of site
- Hydrant to Fire truck less than 45m
- Fire truck to front doors of all units less than 45m



Accessibility

- 1 convertible unit
- Rear unit of north property



Convertible Units

- **Accessible bathroom on 2/F**
- **Platform style chairlift (to carry wheelchairs) to all levels**
- **Side by side parking fulfills 4m (13'-2") wide accessible parking requirement**

- Entry door (2'-10" clear) (Clear space 4' X door width + 2') (No step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-0")

WC

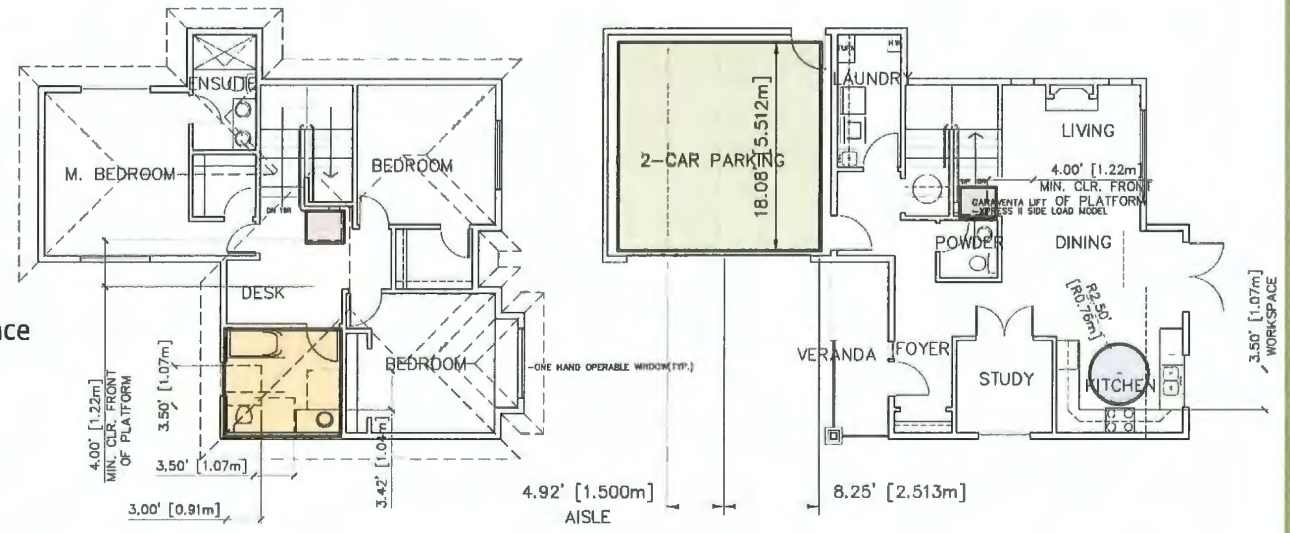
- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever - style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

- Opened with 1 hand (Min. 1)



Outlets and switches

- Outlets beside window, bottom of stair, beside toilet, above exterior door on front kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm

Sustainability

- **Step Code 3 LCES** (Low Carbon Energy System)
- **Certified Energy Advisor**
- **Air source heat pump**
- **Electric hot water tank** (min. 0.85 EF)
- **HRV** (min 65% SRE @ 0 c)
- **Insulation** fulfill advisor's requirements
- **Windows** (U- 1.38)
- **Doors** (Fiberglass polystyrene core)
- **Airtightness** (2.5 ACH @50 Pa)

Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm and master ensuites
- Low E glass windows

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character

- North and south building different style but compliment each other

Form & Character

- Entry doors of rear units could be seen from driveway entrance

Form & Character

- Front and back unit of each building
  Different color to give identity

Exterior colors and materials

COLOR SCHEME FOR NORTH BUILDING

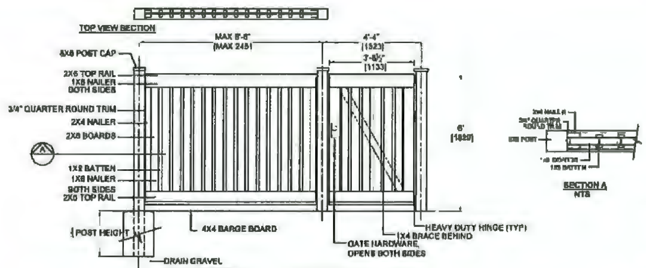
HARDIE ASPYRE SHIPLAP (PEARL GRAY)	HARDIE ASPYRE SHIPLAP (GRAY SLATE)	HARDIE ASPYRE SHIPLAP (EVENING BLUE)	HARDIE ASPYRE SHIPLAP (COUNTRYLANE RED)	FASCIA, GUTTER CHARCOAL	DOOR, RAILING COLOUMS WHITE	CULTURED STONE COUNTRY LEDGESTONE GINNISON

COLOR SCHEME FOR SOUTH BUILDING

JAMES HARDIE SIDING (MOUNTEREY TAUPE)	JAMES HARDIE SIDING (TIMBERBARK)	JAMES HARDIE SIDING, SHINGLE (PEARL GRAY)	TRIMS, FASCIA, GUTTER, DOOR, RAILING (COBBLESTONE)	CULTURED STONE COUNTRY LEDGESTONE GINNISON

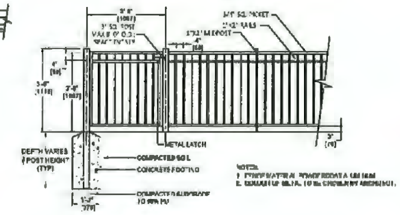
Landscape Plan 1

Landscape Plan 2

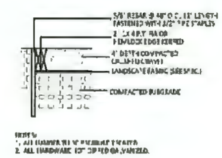


TYPICAL FENCE AND GATE NOTES:
1. ALL WOOD P.T. HEM-FIR
2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PREAPPROVED BY OWNER)
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. GATE HARDWARE TO BE PREAPPROVED BY OWNER.
5. HARDWARE TO BE HEAVY GAUGE.
6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

1 — 1.8M PERIMETER FENCE AND GATE
SCALE ¼" = 1'-0"



2 — 1.11m ALUMINUM FENCE AND GATE
SCALE ¼" = 1'-0"



3 — CRUSHED GRAVEL
SCALE NTS

PLANT SCHEDULE

PMG JOB NUMBER: [illegible]

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	1	CHAMAECYPARIS NOOT. 'GREEN ARROW'	[illegible]	3.5M HT; B&B
	1	FAGUS SYLVATICA 'DAWYCK PURPLE'	PURPLE 'DAWYCK' BEECH	6CM CAL; 1.8M STD; B&B
	1	MAGNOLIA x GALAXY	GALAXY MAGNOLIA	6CM CAL; [illegible]
	1	PICEA GLAUCA PENDULA	WEEPING WHITE SPRUCE	3.5M HT; B&B
	1	PINUS NIGRA 'ARNOLD'S SENTINEL'	[illegible]	3.5M HT; B&B
	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	6CM CAL; 1.8M STD; B&B
	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	6CM CAL; 1.8M STD; B&B
SHRUB				
AP	4	ABELIA 'ROSE CREEK'	ROSE CREEK ABELIA	#1 POT
AJ	30	AUCUBA JAPONICA [illegible]	[illegible] AUCUBA	#3 POT; 60CM
B	22	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM LITTLE LEAF BOX	#2 POT; 30CM
[illegible]	20	[illegible]	[illegible]	#3 POT
H	[illegible]	HYDRANGEA [illegible]	[illegible] HYDRANGEA	#1 POT; 60CM
[illegible]	2	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY	1.2M HT
MA	4	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#1 POT; 40CM
RH	6	RHODODENDRON 'HOTEI'	HOTEI RHODODENDRON	#2 POT; 50CM
RP	[illegible]	RHODODENDRON 'P.J.M. COMPACTA'	P.J.M. COMPACT RHODODENDRON	#2 POT
RD	1	ROSA [illegible]	[illegible] ROSE; PINK	#2 POT; 40CM
TD	12	TAXUS x MEDIA 'DENSIFORMIS'	DWARF ENGLISH YEW	#3 POT; SHEARED
Y	[illegible]	TAXUS x MEDIA 'HICKSII'	HICKS YEW	1.2M HT
[illegible]	[illegible]	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
D	9	VIBURNUM DAVIDII	DAVIDS VIBURNUM	#2 POT; 30CM
PERENNIAL				
[illegible]	[illegible]	HEUCHERA [illegible]	[illegible] CORAL BELLS	#1 POT
L	[illegible]	LIRIOPE MUSCARI [illegible]	[illegible] LILY TURF	#1 POT
GC				
X	[illegible]	[illegible]	[illegible]	[illegible] POT
F	[illegible]	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. [illegible] ... SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. [illegible] ... ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

*STREET TREE PROPOSED SPECIES/VARIETY TO BE CONFIRMED BY CITY OF [illegible]

PAVING KEY:

(A) PATTERN A:
AQUAPAVE VENETIAN PAVERS 80mm TH
ABBOTSFORD BRAND (OR SIMILAR)
RANDOM ASHLAR PATTERN ALIGNED AT 0 DEG
SANDALWOOD COLOUR
PAVERS EDGED WITH SINGLE SOLDIER COURSE AND HIDDEN CONCRETE CURB

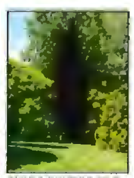
(B) PATTERN B:
AQUAPAVE VENETIAN PAVERS 90mm TH
ABBOTSFORD BRAND (OR SIMILAR)
RANDOM ASHLAR PATTERN ALIGNED AT 0 DEG
CHARCOAL COLOUR
ROAD PAVERS EDGING: 12" WIDE SMOOTH TROWEL FINISH CONCRETE BANDING
DRIVEWAY EDGING: SINGLE SOLDIER COURSE WITH HIDDEN CONCRETE CURB

(C) PATTERN C:
AQUAPAVE OLD COUNTRY STONE PAVERS 80mm TH
ABBOTSFORD BRAND (OR SIMILAR)
RUNNING BOND, RANDOMIZED SIZES
SHADOW COLOUR 90%; CHARCOAL 10%
RANDOMIZED COLOUR DISTRIBUTION;
PROVIDE BLACK ALUMINUM PERMALOC EDGE TO ALL SIDEWALKS AND PATIOS

PROPOSED TREES

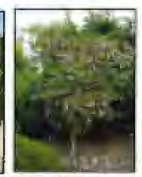

ACER GRISEUM

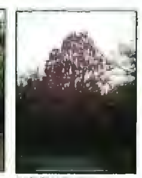

CHAMAECYPARIS N 'GREEN ARROW'


FAGUS S 'DAWYCK PURPLE'


PICEA ABIES 'PENDULA'


PINUS 'ARNOLD'S SENTINEL'


STYRAX 'PINK CHIMES'

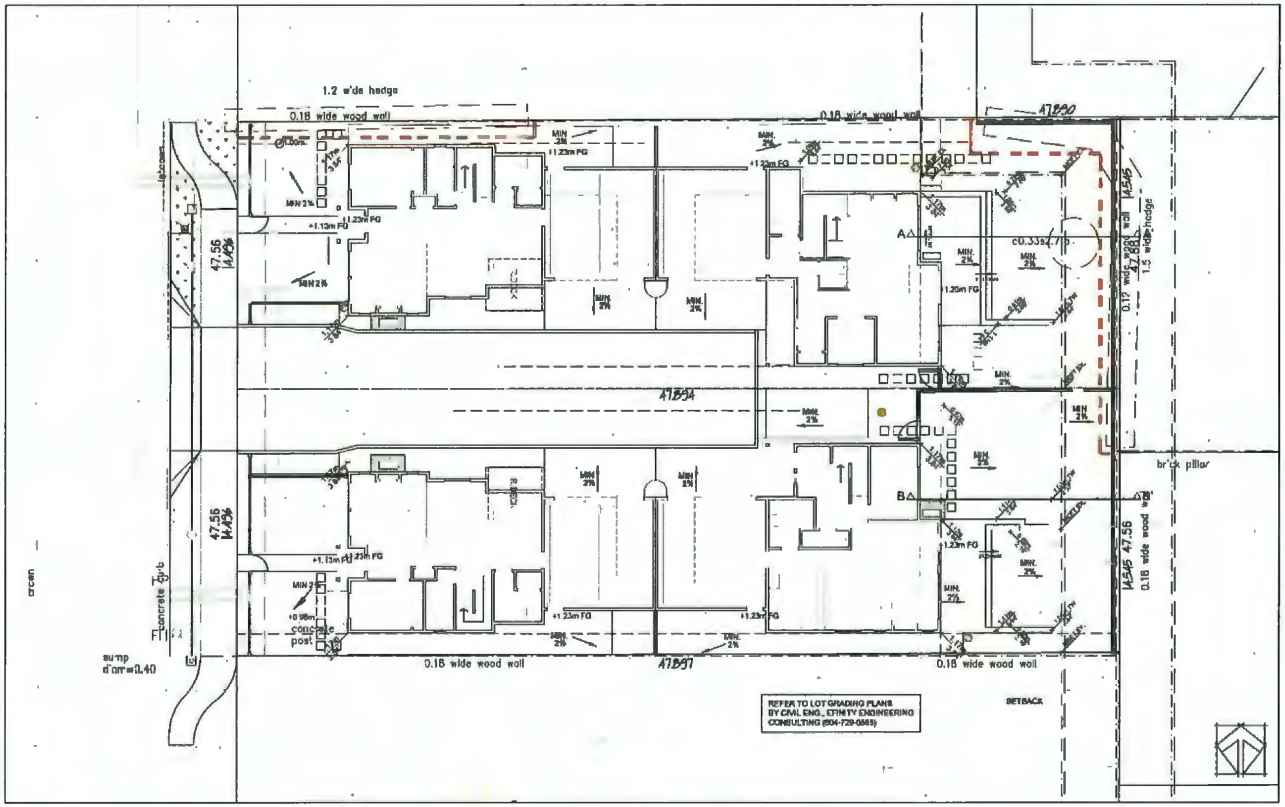

MAGNOLIA 'GALAXY'


SYRINGA RET. 'IVORY SILK'

GENERAL IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE CONTRACT TO LANDSCAPE INSTALLATION.
2. ALL SOFT LANDSCAPE TO BE IRRIGATED WITH LOW FLOW IRRIGATION TO PLANTER BEDS, AND IN-GROUND SPRINKLER IRRIGATION TO LAWN AREAS.
3. IRRIGATION CONTRACTOR TO PROVIDE AN EFFICIENT DESIGN-BUILD AUTOMATIC SYSTEM TO IIABC STANDARDS, WITH MOISTURE SENSORS, AUTOMATIC RAIN GAUGE.
4. SYSTEM ACCESSED WITHIN BUILDING, WITH A MAIN CONTROLLER.
5. REFER TO MECHANICAL AND ELECTRICAL CONSULTANT DRAWINGS FOR COORDINATION & FOR IRRIGATION STUB-OUT LOCATIONS.
6. IRRIGATION PLAN TO MEET OR EXCEED ALL RELEVANT REQUIREMENTS FOR MUNICIPAL APPROVAL.
7. IRRIGATION DESIGN TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.

Landscape Plan 3



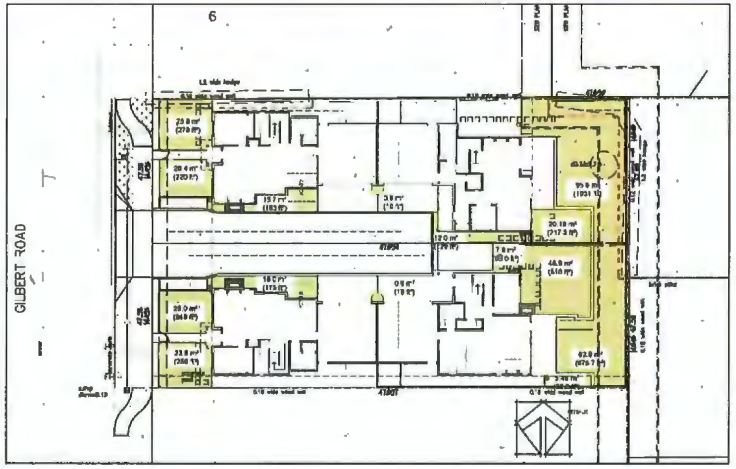
REAR YARD RETAINING WALLS & STAIRS

REAR YARD GARDEN RETAINING WALLS AND STAIRS
RSA ONESTONE CONCRETE BLOCKS
ABBOTSFORD BRAND (OR SIMILAR)
PATTERN 3: GRANITE COLOUR
INSTALLED PER MANUFACTURER'S SPECIFICATIONS

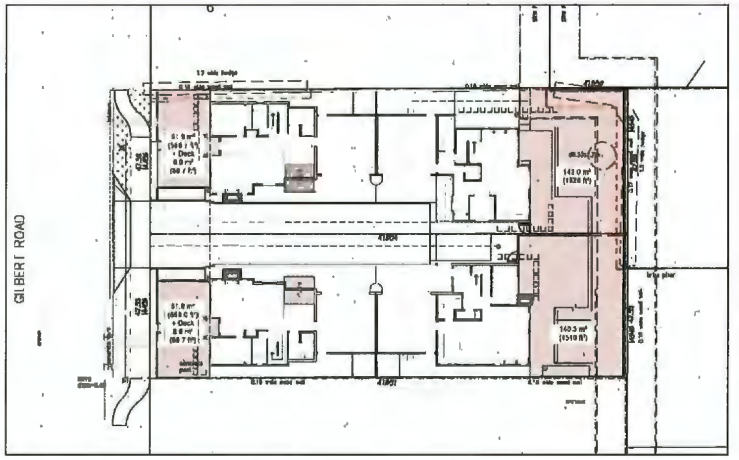
LANDSCAPE LIGHTING KEY

P PATH LIGHT
OAKS EDGE LIGHT (MODEL LEDP-CC-BK)

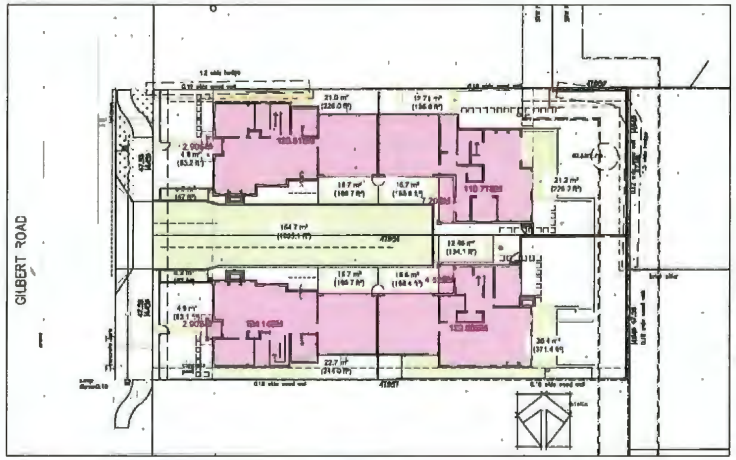
Landscape Plan 4



OVERLAY A: LIVE LANDSCAPE AREAS
SCALE 1"=10'-0"



OVERLAY B: PRIVATE UNOBSTRUCTED OUTDOOR SPACE
SCALE 1"=10'-0"



OVERLAY C: NON POROUS MATERIAL COVERAGE
SCALE 1"=10'-0"

LIVE LANDSCAPE AREA CALCULATION

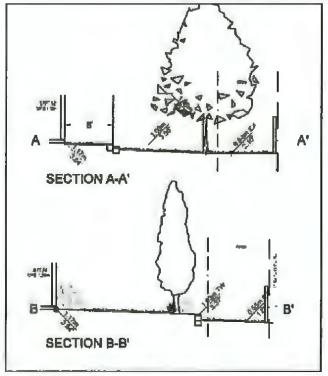
LIVE LANDSCAPE	NORTH PROPERTY	SOUTH PROPERTY
REQUIRED	35% OF 666.4M2 = 173.8M2 (1871.6 FT2)	25% OF 666.8 = 173.8M2 (1871.6 FT2)
PROVIDED	190.6M2 (2053 FT2)	185.4M2 (1996.5 FT2)

NON-POROUS LOT COVERAGE CALCULATION

	NORTH PROPERTY	SOUTH PROPERTY
REQUIRED	70% OF 666.4M2 = 466.5M2	70% OF 666.8 = 466.8M2
PROVIDED	464.3M2	297.6M2

NON-POROUS SURFACES AND BUILDINGS, STRUCTURES

POROUS HARD SURFACES (PERMEABLE PAVING)



SECTIONS: REAR YARDS
SCALE 1/8"=1'-0"

THANK YOU

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	July 17, 2023
From:	Wayne Craig Director, Development	**File:**	DP 21-940028
Re:	**Application by The Panatch Group for a Development Permit at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive**		

Staff Recommendation

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

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

WC:el
Att. 5

Staff Report

Origin

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

Servicing Agreement

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

Background

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

Highlights of the proposed townhouse development include:

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

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

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: An existing single-family dwelling on a lot zoned "Single Detached (RS1/E)" fronting No. 1 Road, which is identified for townhouse development under the Arterial Road Land Use Policy; and the Richmond Chinese Alliance Church on a lot zoned "Assembly (ASY)".

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

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

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

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 19, 2020. No concern regarding the rezoning application was expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT88) - No. 1 Road (Steveston)" zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, May 3, 2023, is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

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

Urban Design and Site Planning

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

- Two three-storey townhouse clusters, containing a total of ten units are also proposed along the north property line (adjacent to the neighbouring assembly site); building heights are reduced to two-storey along the side yard and rear yard interfaces with existing adjacent single-family homes.
- Twelve three-storey units in the middle of the site are oriented towards an internal pedestrian mews between the private outdoor amenity space on-site and the public walkway along the south property line.
- Six two-and-a-half-storey duplex units are oriented towards the new Cavendish Drive Connector.
- Six affordable housing units are proposed within the two buildings along No. 1 Road. All of the affordable housing units are three-storey units and designed in accordance with the convertible unit guidelines.
- Four of the units in the middle of the site, oriented towards the internal pedestrian mews, will contain a ground-level secondary suite (studio) of approximately 25 m^2 (269 ft^2) in size.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the Official Community Plan (OCP). All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have a deck on the second floor.
- The overall size of the proposed outdoor amenity spaces (i.e., 377 m^2 or 4,058 ft^2) exceeds the OCP requirements. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units.
- No indoor amenity space is proposed on-site. An $81,600.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- A detached utility building containing a garbage/recycling/organic waste collection room is proposed adjacent to the main outdoor amenity space at the centre of the site. A mailbox kiosk with weather protection element has been incorporated into the design of the utility building.

Transportation

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

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

Architectural Form and Character

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

Tree Retention and Replacement

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

  - A 140 cm caliper sequoia tree (tag# 435, previously shown as tag# 33) and a 56 cm caliper spruce tree (specifically tag# 436, previously shown as tag# 34) located on the development site are to be retained and protected within the proposed central outdoor amenity space. A survival security in the amount of $20,000.00 has been secured at rezoning.
  - One tree on 4080 Cavendish Drive (tag# N01, previously shown as tag# OS4), three trees on 10222 No. 1 Road (tag# N02, N03 & N04, previously shown as tag# OS1, OS2 & OS3), two trees on 4039 Cavendish Drive (previously shown as tag# OS6 & OS7) and one tree located on City property (tag # C01, previously shown as tag# OS5) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- All other trees on-site, including 59 trees that were identified for removal at Rezoning stage and three additional trees accessed in the new arborist report, have been removed under Tree Permits T2 19-875281 & T3 21-940108 due to their poor condition (either dead, dying, had been previously topped or exhibited structural defects).
- Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 124 replacement trees are required. The applicant is proposing to plant 66 replacement trees on-site, including nine conifers and 57 deciduous trees.
- The applicant has agreed to provide a voluntary contribution of $43,500.00 ($750.00/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 58 replacement trees. A voluntary contribution in the amount of $42,000.00 has been secured at Rezoning stage; the applicant has agreed to provide the remaining $1,500.00 voluntary cash contribution prior to DP issuance.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities occurring on-site.
- A proof of contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at rezoning.

Landscape Design and Open Space Design

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

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

Crime Prevention Through Environmental Design

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

Sustainability

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

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

Accessible Housing

- The proposed development includes ten convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a chair lift (where the staircase has been dimensioned to accommodate this) in the future, if desired.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell handrails;
  - Lever-type handles for plumbing fixtures and door handles; and
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

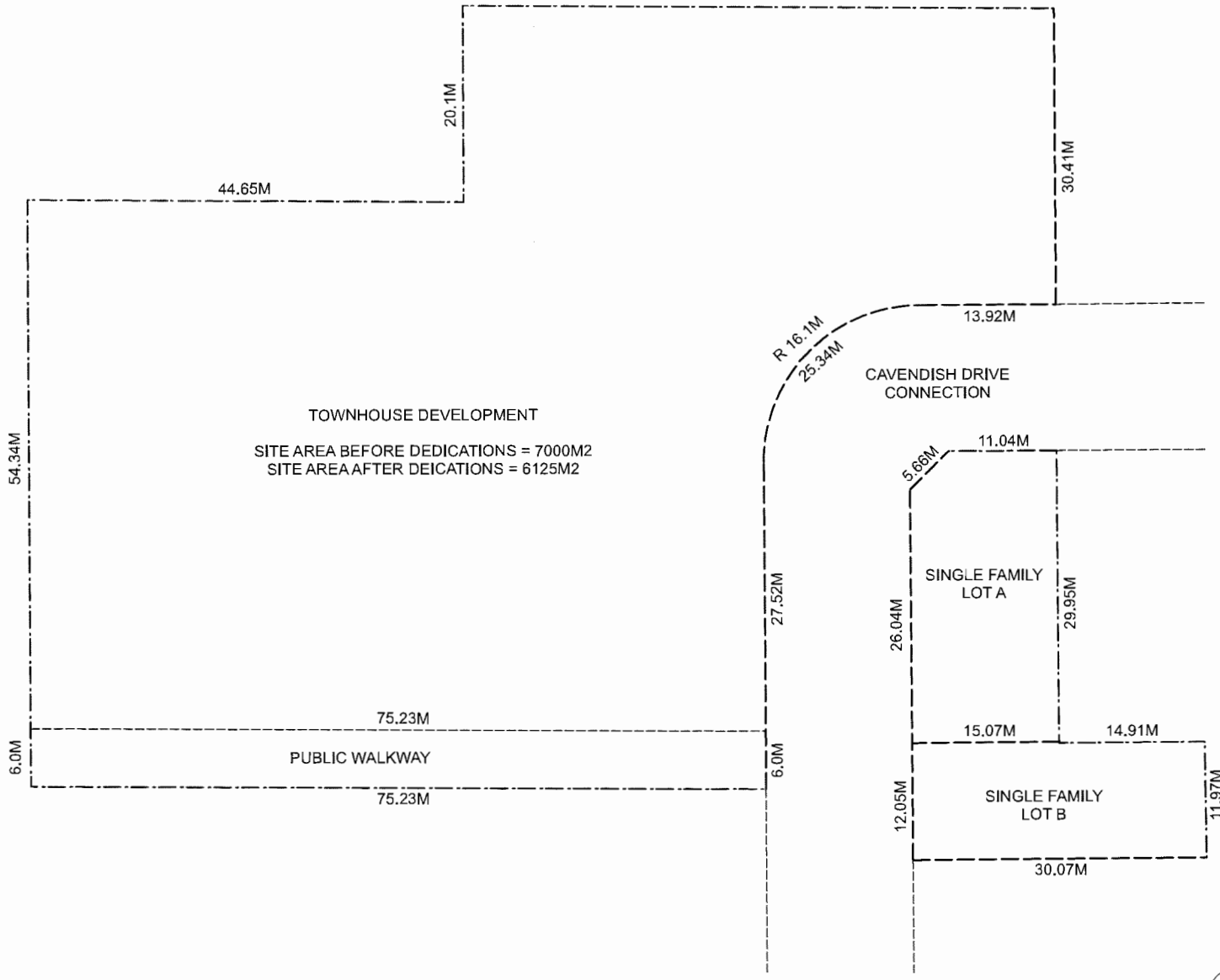
As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Edwin Lee
Planner 2
(604-276-4121)

EL:js

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

ATTACHMENT 1



SITE LAYOUT - ZONING MAP

PANATCH GROUP

YAMAMOTO ARCHITECTURE

35 UNIT TOWNHOUSE DEVELOPMENT

ZONING MAP

DATE — AUG 23, 2021

A1.6

ATTACHMENT 2

ROADS GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING ALL PROPERTY OWNERS WHOSE LAND WILL BE AFFECTED BY THE PROPOSED WORKS ONE MONTH IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION. THIS APPLIES PARTICULARLY WHERE WORKS WILL ENCROACH ON PRIVATE LANDS SUCH AS FILL SLOPES FROM RAISED ROADWAYS, INSTALLATION OF INSPECTION CHAMBERS AND CONSTRUCTION OF SANITARY SEWERS IN EASEMENTS. THE DEVELOPER SHALL OBTAIN FROM THE PRIVATE PROPERTY OWNERS WRITTEN PERMISSION FOR ANY INCURSIONS ONTO THEIR LANDS AS STATED ABOVE IN A FORM ACCEPTABLE TO THE CITY. PROOF OF PERMISSION SHALL BE DEPOSITED WITH THE CITY PRIOR TO PLANS BEING APPROVED.

3. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NEGOTIATE WITH PRIVATE PROPERTY OWNERS FOR THE SUCCESSFUL ACQUISITION OF ALL LANDS REQUIRED TO COMPLETE THE WORKS SHOWN ON THESE DRAWINGS

4. FOR CONSTRUCTION DETAILS OF CURB, GUTTER AND SIDEWALK SEE MMCD STANDARD DETAIL DRAWINGS. PHYSICAL DIMENSIONS SHOWN ON THE DRAWINGS MAY CONFLICT IN SUCH INSTANCES, SUCH CONFLICTS SHALL BE REFERRED TO THE ENGINEER.

5. PRELIMINARY CONSTRUCTION OF PAVEMENT IS TO BE 40mm BELOW DESIGN GRADE FOR ARTERIAL AND INDUSTRIAL ROADS AND 25mm BELOW DESIGN GRADE FOR OTHER ROADS. THE FINISH COURSE IS TO BE LAID AT A LATER DATE BY THE DEVELOPER AFTER SUFFICIENT TIME IS ALLOWED FOR SETTLEMENT (MINIMUM 6 MONTHS)

6. DURING THE ONE YEAR MAINTENANCE PERIOD FOLLOWING COMPLETION OF CONSTRUCTION, THE CITY ENGINEER'S DECISION SHALL BE FINAL AND BINDING REGARDING ANY NECESSARY REPAIRS, REPLACEMENTS OR OTHER CORRECTIONS REQUIRED

7. ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE PROVEN IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION BY THE DEVELOPER. WHERE THE POSSIBILITY OF DAMAGE TO EXISTING UNDERGROUND UTILITIES MAY BE CAUSED BY NEW CONSTRUCTION SHOWN ON THESE PLANS, SUCH UTILITIES SHALL BE EXPOSED, RAISED/LOWERED, RELOCATED OR, IF NECESSARY, REMOVED BY THE OWNER OF THE UTILITY AT THE DEVELOPERS EXPENSE.

8. MINIMUM DEPTH OF COVER FOR RESPECTIVE UTILITIES ARE:

WATERMAIN	1000mm
STORM SEWER	900mm
SANITARY SEWER	1000mm
STREET LIGHT CONDUIT	1000mm
TRAFFIC LIGHT CONDUIT	1000mm

FOR OTHER UTILITIES SUCH AS TRUNK PRESSURE GAS MAINS, JET FUEL LINE, FOLIOS, BC HYDRO AND TELECOMMUNICATIONS CONDUITS REFER TO RESPECTIVE AGENCIES' STANDARDS.

9. ALL RESIDENTIAL DRIVEWAY CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION BYLAW No 7222

10. EXISTING DRIVEWAYS SHALL BE REINSTATED FROM BACK OF CURB OR SIDEWALK AS FOLLOWS.
a) CONCRETE DRIVEWAYS WITH CONCRETE
b) ASPHALT OR GRAVEL DRIVEWAYS WITH ASPHALT.

11. REINSTATED DRIVEWAYS, AND WHERE REQUIRED, STEPS TO PRIVATE WALKWAYS, HANDRAILS AND RETAINING WALLS SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

12. ALL CURB RADII SHALL BE 9 METERS FOR ARTERIAL ROADS AND 7 METERS FOR RESIDENTIAL ROADS MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.

13. ALL MANHOLES, VALVE BOXES, ETC., LOCATED IN ROADWAY AREA SHALL BE RAISED/LOWERED TO MEET NEW SURFACE ELEVATION.

14. ALL CHAINAGES MEASURED ALONG THE CENTERLINE OF ROAD, SEE TYPICAL SECTION FOR DETAILS.

15. ALL SERVICE CONNECTIONS BETWEEN INTERNAL WORKS AND EXISTING CITY SERVICES SHALL BE MADE AT THE EXPENSE OF THE DEVELOPER.

16. FOR NEW SUBDIVISIONS THE DEVELOPER SHALL SET THE LOCATION OF COMMUNITY MAILBOXES WITHIN THE DEVELOPMENT AND SHALL OBTAIN AN AGREEMENT IN WRITING FROM CANADA POST REGARDING THE LOCATION(S). THE DEVELOPER SHALL PROVIDE THE REQUIRED ADDITIONAL STREET RIGHT-OF-WAY AT THE COMMUNITY BOX LOCATIONS TO ENABLE CANADA POST TO INSTALL THE BOX(S)

17. PRIOR TO CONSTRUCTION, CONTRACTOR MUST PROVIDE TO TRANSPORTATION DEPARTMENT A CONSTRUCTION PARKING AND TRAFFIC MANAGEMENT PLAN. PLAN SHOULD INCLUDE LOCATION FOR PARKING FOR SERVICES, DELIVERIES, AND WORKERS, APPLICATION FOR REQUEST FOR ANY LANE CLOSURES (INCLUDES DATES, TIMES, AND DURATION) AND PROPER TRAFFIC CONTROLS AS PER TRAFFIC CONTROL MANUAL FOR WORKS ON ROADWAYS (BY MINISTRY OF TRANSPORTATION) AND MMCD TRAFFIC REGULATION SECTION 01570

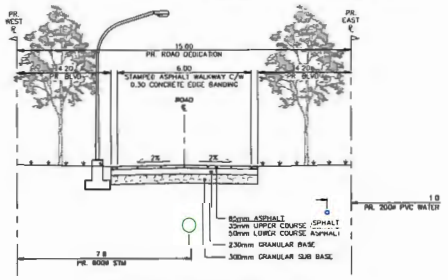
18. ALL SURFACE RESTORATIONS REQUIRED FOR THE PRIVATE UTILITY SERVICING OF THIS DEVELOPMENT SHALL BE DONE TO CITY SPECIFICATIONS AND BYLAWS AT THE DEVELOPER'S COST

19. ROADWAY RESTORATION SHALL MEET REQUIREMENTS OF THE CITY'S ROADWAY RESTORATION REGULATION BYLAW NO 7808.

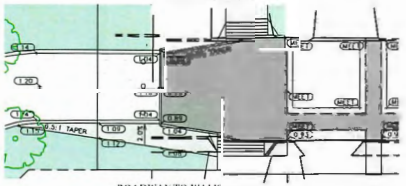
20. CONTRACTOR TO NOTIFY CITY OF RICHMOND INSPECTIONS DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF WORK. PHONE: 604-244-1221

21. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF CITY BYLAW NO 8057 "TREE PROTECTION"

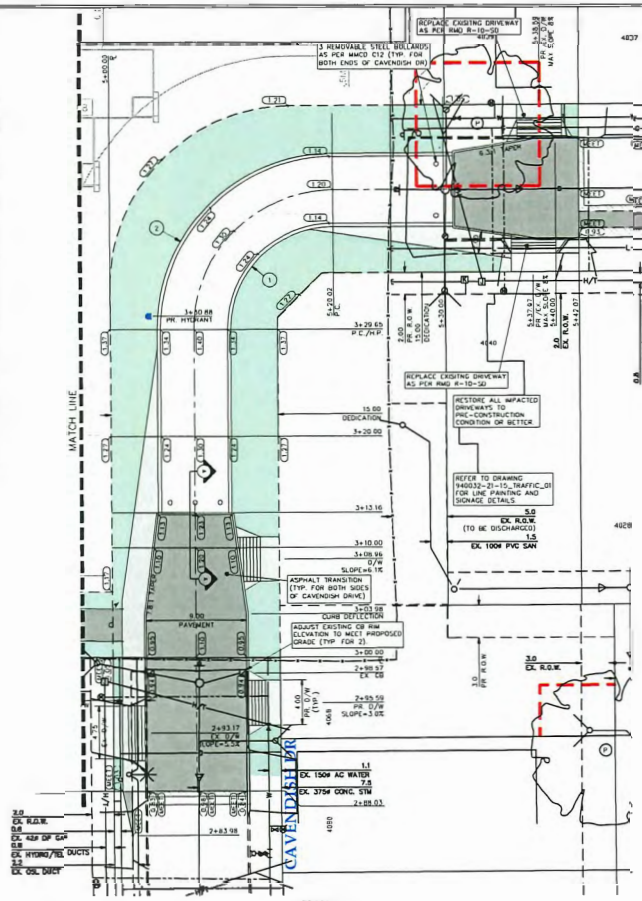
22. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF GAS SERVICE LINES, AND WHERE NECESSARY ARRANGE FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM BC ONE CALL SERVICE RECORDS DEPARTMENT: 604-257-7900



TYPICAL WALKWAY SECTION - CAVENDISH DR
SCALE 1:100 HOR., NTS VERT.



ROADWAY TO WALKWAY DETAIL
SCALE: 1:200



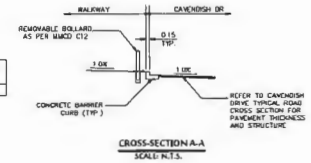
PLAN
SCALE 1:200

LEGEND

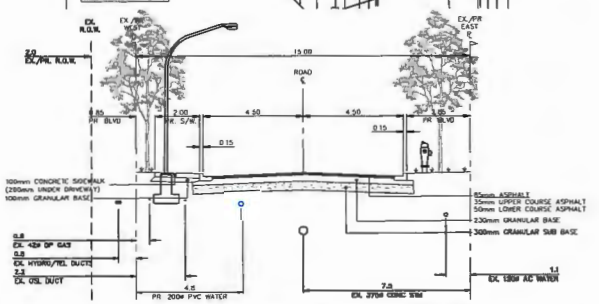
	TREE TO BE REMOVED
TYP.	TREE TO BE PRESERVED
	TREE PROTECTION FENCE

FRONTAGE ROAD	ROAD CLASSIFICATION	ROAD RESTORATION BYLAW 7809 APPLIES OR NOT
CAVENDISH DRIVE	LOCAL ROAD	NO

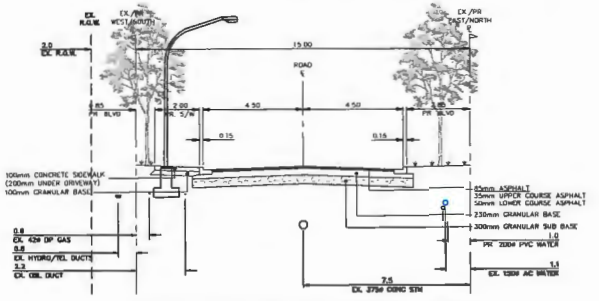
CURB DATA					
	R	Δ	L	START STA.	END STA.
1	9.20	90°04'36"	14.47	3+28.85	3+43.32
2	15.80	90°00'45"	24.82	3+28.63	3+53.32



CROSS-SECTION A-A
SCALE: N.T.S.



TYPICAL ROAD CROSS SECTION - CAVENDISH DR (EAST-WEST)
SCALE 1:100 HOR., NTS VERT.



TYPICAL ROAD CROSS SECTION - CAVENDISH DR (NORTH-SOUTH)
SCALE: 1:100 HOR., NTS VERT.

City of Richmond
6911 No. 3 Road Richmond B.C. V6Y 2S1

NOTES:

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:

HPN BENCHMARK #787, SET ON WEST EDGE OF PAVEMENT OPPSITE #10160 NO. 1 RD

CITY BENCHMARK ELEVATION DERIVED FROM HPN MONUMENTS #205 AND #234.

ELEVATION = 2.115m

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

CoreConcept CONSULTING LTD
tel 604 249 3640
fax 604 249 3641
#770-9639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

PANATCH GROUP

Core Concept Consulting Project No. 21054
DWG. 4 OF 12

REVN	DATE	BY	CH.	DESCRIPTION
2	14 FEB 2023	GR	TS	THIRD SUBMISSION
1	19 MAY 2022	GR	TS	SECOND SUBMISSION
0	27 OCT 2021	AP	TS	FIRST SUBMISSION

REVISIONS

14 FEB 2023

TITLE:
ROADWORKS
10140-10180 NO. 1 RD, 4051 & 4068 CAVENDISH DR
CITY FILE: SA 21-940032

DESIGN:	AP		
DRAWN:	AP	DWG. No.:	9400132-21-05
CHECKED:	JBP	SCALE:	1 : 200
ENGINEER:	TS	DATE:	JUL 2021
		SCC. No.:	35-4-7
		SHT No.:	2 OF 2

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 21-940028 **Attachment 3**

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

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

Planning Area(s): Steveston

Floor Area Gross: 5,857.16 m^2 Floor Area Net: 3,979.31 m^2

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

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

Off-street Parking Spaces – Visitor:	0.2 spaces per unit = 7	7	none
Off-street Parking Spaces – Total:	71	71	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (64 x Max. 50% = 32)	22	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (71 x Max. 50% = 35)	4	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (71 x 2% = 2 spaces)	6 residential + 1 visitor	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.34 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	44 (Class 1) and 7 (Class 2)	47 (Class 1) and 7 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 35 units = 210 m^2	377 m^2	none

Attachment 4

Excerpt from the Minutes from
The Advisory Design Panel Meeting

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

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

ARCHITECT: Yamamoto Architecture Inc.

LANDSCAPE ARCHITECT: PMG Landscape Architects

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

Applicant's Presentation

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

Panel Discussion

Comments from Panel members were as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

  Noted

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

  Noted

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

  Noted

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

  Noted

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

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

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

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

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

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

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

  Noted

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

  Noted

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

  Noted

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

  Noted.

Panel Decision

It was moved and seconded
That DP 21-940028 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

ATTACHMENT 5

City of Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10140, 10160 & 10180 No 1 Road and 4051 Cavendish Drive **File No.:** DP 21-940028

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

1. Final adoption of OCP Amendment Bylaw 10155.
2. Final adoption of the Zoning Amendment Bylaw 10156.
3. Receipt of a Letter of Credit for landscaping in the amount of $296,349.28 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
4. City acceptance of the developer's offer to voluntarily contribute $1,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends

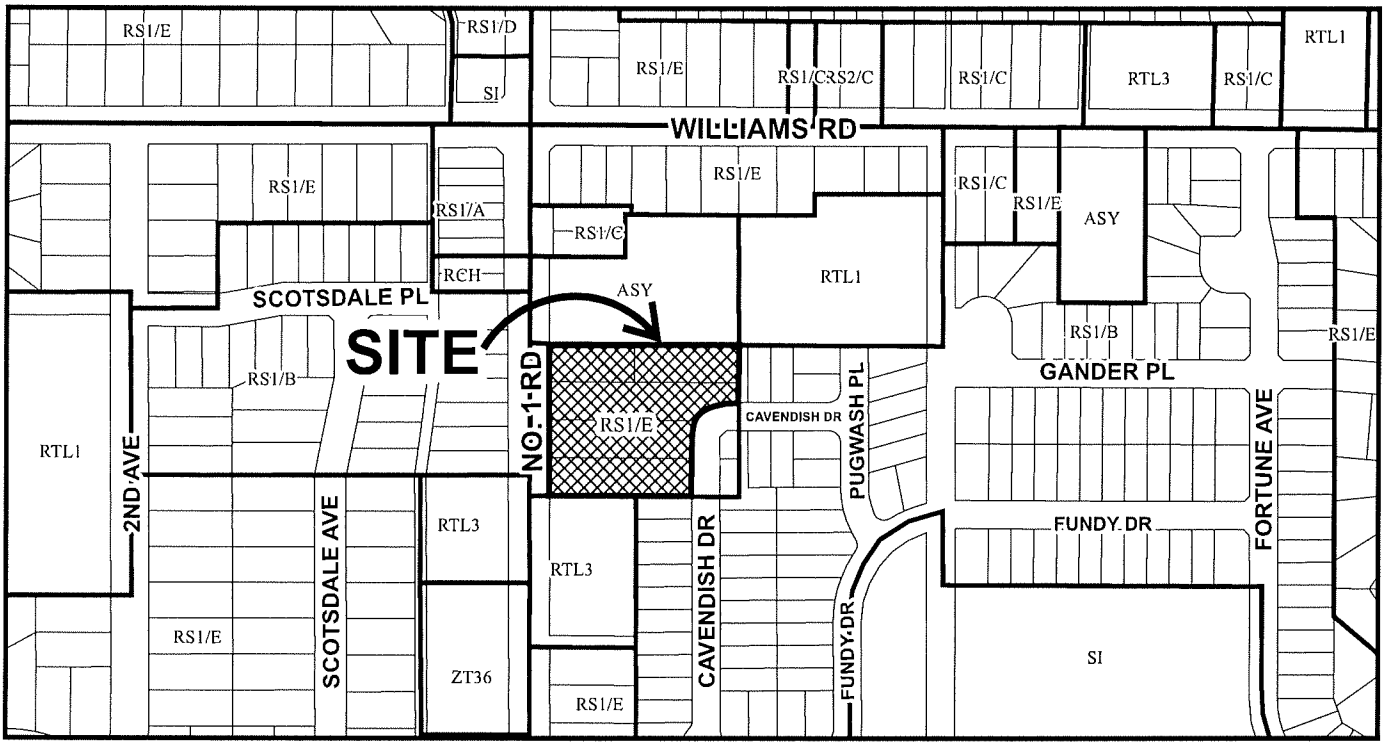
Initial: _____

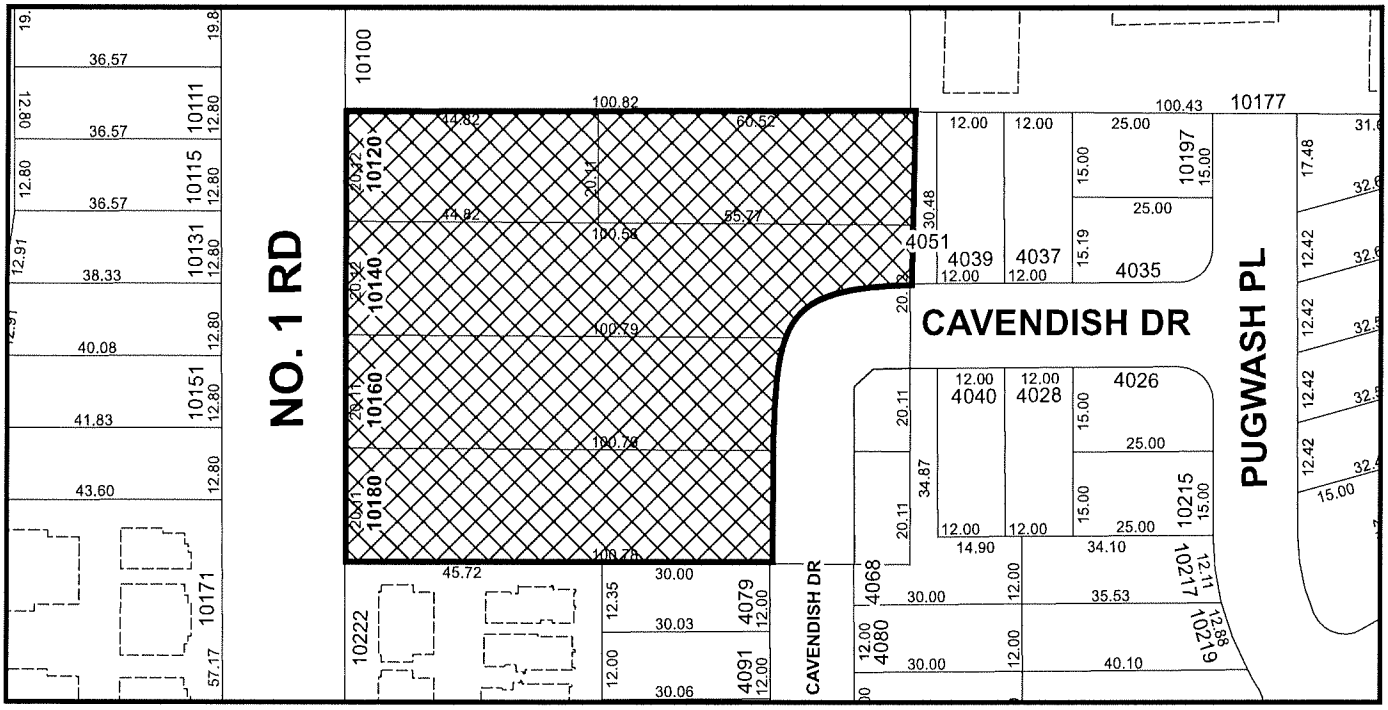
that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

City of Richmond





DP 21-940028 SCHEDULE "A"

Original Date: 10/21/21

Revision Date: 10/28/21

Note: Dimensions are in METRES

DRAWING LIST

	COVER SHEET	
A0.0	PROJECT STATISTICS	
A0.1	PROJECT SUMMARY	
A1.0	SITE LAYOUT	1/16" = 1'-0"
A1.1	10120 PROPOSED SITE LAYOUT	1/16" = 1'-0"
A1.2	PARKING LAYOUT	1/16" = 1'-0"
A1.3	PROPOSED LOT COVERAGE	1/16" = 1'-0"
A1.4	WASTE MANAGEMENT LAYOUT	1/16" = 1'-0"
A1.5	OUTDOOR PATIO LAYOUT	1/16" = 1'-0"
A1.6	ZONING MAP	1/16" = 1'-0"
A1.7	OCP	
A1.8	SITE CONTEXT	
A1.9	SITE CONTEXT PHOTOS	
A1.10	FIRE FIGHTER ACCESS LAYOUT	1/16" = 1'-0"
A1.11	ACCESSIBILITY LAYOUT	1/16" = 1'-0"
A1.12	BUILDING GRADE LAYOUT	1/16" = 1'-0"
A2.0	BUILDING 1 F.A.R	1/8" = 1'-0"
A2.1	BUILDING 2 F.A.R	1/8" = 1'-0"
A2.2	BUILDING 3 F.A.R	1/8" = 1'-0"
A2.3	BUILDING 4 F.A.R	1/8" = 1'-0"
A2.4	BUILDING 5 F.A.R	1/8" = 1'-0"
A2.5	BUILDING 6 F.A.R	1/8" = 1'-0"
A2.6	BUILDING 7 F.A.R	1/8" = 1'-0"
A2.7	BUILDING 8 F.A.R	1/8" = 1'-0"
A2.8	BUILDING 9 F.A.R	1/8" = 1'-0"
A2.9	BUILDING 10 F.A.R	1/8" = 1'-0"
A2.10	FAR LAYOUTS	1/8" = 1'-0"
A2.11	FAR LAYOUTS	1/8" = 1'-0"
A2.12	FAR LAYOUTS	1/8" = 1'-0"
A2.13	CONVERTIBLE UNIT LAYOUTS	3/16" = 1'-0"
A2.14	CONVERTIBLE UNIT LAYOUTS	3/16" = 1'-0"
A2.15	CONVERTIBLE UNIT LAYOUTS	3/16" = 1'-0"
A3.0	BUILDING 1 LAYOUTS	1/8" = 1'-0"
A3.1	BUILDING 2 LAYOUTS	1/8" = 1'-0"
A3.2	BUILDING 3 LAYOUTS	1/8" = 1'-0"
A3.3	BUILDING 4 LAYOUTS	1/8" = 1'-0"
A3.4	BUILDING 5 LAYOUTS	1/8" = 1'-0"
A3.5	BUILDING 6 LAYOUTS	1/8" = 1'-0"
A3.6	BUILDING 7 LAYOUTS	1/8" = 1'-0"
A3.7	BUILDING 8 LAYOUTS	1/8" = 1'-0"
A3.8	BUILDING 9 LAYOUTS	1/8" = 1'-0"
A3.9	BUILDING 10 LAYOUTS	1/8" = 1'-0"
A3.10	TYPICAL DETAILS	1/8" = 1'-0"
A3.10	BUILDING 1 ROOF LAYOUT	1/8" = 1'-0"
A3.11	BUILDING 2 ROOF LAYOUT	1/8" = 1'-0"
A3.12	BUILDING 3 ROOF LAYOUT	1/8" = 1'-0"
A3.13	BUILDING 4 ROOF LAYOUT	1/8" = 1'-0"
A3.14	BUILDING 5 ROOF LAYOUT	1/8" = 1'-0"
A3.15	BUILDING 6 ROOF LAYOUT	1/8" = 1'-0"
A3.16	BUILDING 7 ROOF LAYOUT	1/8" = 1'-0"
A3.17	BUILDING 8 ROOF LAYOUT	1/8" = 1'-0"
A3.18	BUILDING 9 ROOF LAYOUT	1/8" = 1'-0"
A3.19	BUILDING 10 ROOF LAYOUT	1/8" = 1'-0"
A4.0	BUILDING 1 ELEVATIONS	1/8" = 1'-0"
A4.1	BUILDING 2 ELEVATIONS	1/8" = 1'-0"
A4.2	BUILDING 3 ELEVATIONS	1/8" = 1'-0"
A4.3	BUILDING 4 ELEVATIONS	1/8" = 1'-0"
A4.4	BUILDING 5 ELEVATIONS	1/8" = 1'-0"
A4.5	BUILDING 6 ELEVATIONS	1/8" = 1'-0"
A4.6	BUILDING 7 ELEVATIONS	1/8" = 1'-0"
A4.7	BUILDING 8 ELEVATIONS	1/8" = 1'-0"
A4.8	BUILDING 9 ELEVATIONS	1/8" = 1'-0"
A4.9	BUILDING 10 ELEVATIONS	1/8" = 1'-0"
A4.10	GARBAGE ENCLOSURE ELEVATIONS	1/8" = 1'-0"
A4.11	RENDERINGS - STREET VIEWS	
A4.12	RENDERINGS - STREET VIEWS	
A4.13	RENDERINGS - STREET VIEWS	
A5.0	STREETSCAPE ELEVATIONS	1:150
A5.1	SITE CROSS SECTIONS	1:150
A5.2	SHADOW STUDY	
A5.3	SHADOW STUDY	
A5.4	MATERIAL BOARD	
A5.5	PRIVACY SCREEN DETAILS	
A5.6	DRIVE AISLE PLANTING DETAILS	
A5.7	TYPICAL SIDING DETAILS	
A5.8	UNIT EXTERIOR LIGHTING LAYOUT	1/16" = 1'-0"

CITY OF RICHMOND

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

35 UNIT TOWNHOUSE DEVELOPMENT

DEVELOPMENT PERMIT RESUBMISSION

13TH JULY 2023

DP 21-940028 PLAN #1 JULY 17, 2023

YAMAMOTO ARCHITECTURE INC.

Suite 202 - 33 East 8th Avenue, Vancouver B.C. V5T 1R5 Ph: 604-731-1127 e-mail: office@yamamotoarchitecture.com

PANATCH GROUP

STATISTICS OPTION:

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

ZONING : RTM

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

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

LOT COVERAGE PROPOSED:
BUILDINGS (INCL COV. AREAS & DECKS): 25,183 SQ.FT. (2,340 SQ.M.) =38%

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

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

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

FLOOR AREA PERMITTED: 42,854 SQ.FT. (0.65 FAR)
FLOOR AREA PROPOSED: 42,833 SQ.FT. (3,979.31 SQ.M) (0.65 FAR)

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

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

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

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

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

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

F.A.R. OPTION:

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

PROPOSED FLOOR AREA :

	FLOOR AREA:						GARAGE AREA:
UNIT-A (3 BR)	1491 SQ.FT.	x	3	UNITS	=	4473 SQ.FT.	390 SQ.FT.
UNIT-A1 (3 BR)	1016 SQ.FT.	x	6	UNITS	=	6096 SQ.FT.	305 SQ.FT.
UNIT-A2 (3 BR)	1033 SQ.FT.	x	3	UNITS	=	3099 SQ.FT.	435 SQ.FT.
UNIT-A3 (3 BR)	1257 SQ.FT.	x	2	UNITS	=	2514 SQ.FT.	352 SQ.FT.
UNIT-A4 (3 BR)	1421 SQ.FT.	x	2	UNITS	=	2842 SQ.FT.	382 SQ.FT.
UNIT-A5 (3 BR)	1657 SQ.FT.	x	1	UNIT	=	1657 SQ.FT.	392 SQ.FT.
UNIT-A6 (3 BR)	1216 SQ.FT.	x	1	UNIT	=	1216 SQ.FT.	385 SQ.FT.
UNIT-B (3 BR)	1634 SQ.FT.	x	1	UNIT	=	1634 SQ.FT.	383 SQ.FT.
UNIT-B1 (3 BR)	1140 SQ.FT.	x	4	UNITS	=	4560 SQ.FT.	520 SQ.FT.
UNIT B2 (3 BR)	1173 SQ.FT.	x	4	UNITS	=	4692 SQ.FT.	527 SQ.FT.
UNIT B3 (3 BR+D)	1431 SQ.FT.	x	1	UNIT	=	1431 SQ.FT.	369 SQ.FT.
UNIT-C (2 BR+D)	1129 SQ.FT.	x	3	UNITS	=	3387 SQ.FT.	395 SQ.FT.
UNIT-C1 (3 BR+D)	1379 SQ.FT.	x	1	UNIT	=	1379 SQ.FT.	387 SQ.FT.
UNIT-C2 (3 BR+D)	1431 SQ.FT.	x	1	UNIT	=	1431 SQ.FT.	385 SQ.FT.
UNIT-C3 (3 BR+D)	1210 SQ.FT.	x	2	UNIT	=	2420 SQ.FT.	375 SQ.FT.
TOTAL			35	UNITS	=	42831 SQ.FT.	
ADDITIONAL AREA :							
ELECTRICAL CLOSETS :	20 SQ.FT.	x	1	UNITS		20 SQ.FT.	
TOTAL					=	42851 SQ.FT.	

AFFORDABLE UNITS FLOOR AREA :

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

CONVERTIBLE UNIT TYPES :

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

PARKING:

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

F.A.R UNIT CALCULATION :

UNIT:	GROSS AREA:	STAIRS (EXEMPT AREA):	NET FLOOR AREA	GARAGE (EXEMPT AREA):	SALEABLE FLOOR AREA:
A-1F	664 SF	45 SF	229 SF	390 SF	
A-2F	682 SF	54 SF	628 SF		
A-3F	682 SF	48 SF	634 SF		
	2028 SF	147 SF	1491 SF		1638 SF
A1-1F	486 SF	23 SF	158 SF	305 SF	
A1-2F	444 SF	50 SF	394 SF		
A1-3F	497 SF	33 SF	464 SF		
	1427 SF	106 SF	1016 SF		1122 SF
A2-1F	496 SF	45 SF	16 SF	435 SF	
A2-2F	558 SF	55 SF	503 SF		
A2-3F	552 SF	38 SF	514 SF		
	1606 SF	138 SF	1033 SF		1171 SF
A3-1F	605 SF	34 SF	219 SF	352 SF	
A3-2F	561 SF	51 SF	510 SF		
A3-3F	566 SF	37 SF	529 SF		
	1732 SF	123 SF	1257 SF		1380 SF
A4-1F	734 SF	37 SF	315 SF	382 SF	
A4-2F	597 SF	55 SF	542 SF		
A4-3F	602 SF	38 SF	564 SF		
	1933 SF	130 SF	1421 SF		1551 SF
A5-1F	757 SF	45 SF	320 SF	392 SF	
A5-2F	717 SF	55 SF	662 SF		
A5-3F	711 SF	36 SF	675 SF		
	2185 SF	136 SF	1657 SF		1793 SF
A6-1F	616 SF	34 SF	197 SF	385 SF	
A6-2F	514 SF	76 SF	438 SF		
A6-3F	632 SF	51 SF	581 SF		
	1762 SF	161 SF	1216 SF		1377 SF
B-1F	728 SF	35 SF	310 SF	383 SF	
B-2F	717 SF	60 SF	657 SF		
B-3F	717 SF	50 SF	667 SF		
	2162 SF	145 SF	1634 SF		1779 SF
B1-1F	591 SF	57 SF	14 SF	520 SF	
B1-2F	601 SF	43 SF	558 SF		
B1-3F	615 SF	47 SF	568 SF		
	1807 SF	147 SF	1140 SF		1287 SF
B2-1F	599 SF	37 SF	35 SF	527 SF	
B2-2F	610 SF	63 SF	547 SF		
B2-3F	641 SF	50 SF	591 SF		
	1850 SF	150 SF	1173 SF		1323 SF
B3-1F	995 SF	105 SF	520 SF	369 SF	
B3-2F	995 SF	84 SF	911 SF		
	1990 SF	190 SF	1431 SF		1621 SF
C-1F	693 SF	37 SF	261 SF	395 SF	
C-2F	718 SF	63 SF	655 SF		
C-3F	246 SF	33 SF	213 SF		
	1411 SF	100 SF	1129 SF		1229 SF
C1-1F	823 SF	52 SF	384 SF	387 SF	
C1-2F	803 SF	48 SF	755 SF		
C1-3F	282 SF	42 SF	240 SF		
	1626 SF	142 SF	1379 SF		1521 SF
C2-1F	874 SF	50 SF	439 SF	385 SF	
C2-2F	803 SF	50 SF	753 SF		
C2-3F	279 SF	40 SF	239 SF		
	1677 SF	140 SF	1431 SF		1571 SF
C3-1F	932 SF	38 SF	519 SF	375 SF	
C3-2F	728 SF	37 SF	691 SF		
	1660 SF	75 SF	1210 SF		1285 SF

Convertible Unit Guidelines	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	Min. 1 accessible parking space with min. 4 m garage width.
	Access from garage to living area min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
	Pressure and temperature control valves are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

DP 21-940028 **PLAN #2** **JULY 17, 2023**

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

PANATCH GROUP

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

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

DRAWING TITLE –
PROJECT STATISTICS

SCALE –
DATE – AUG 23, 2021
DRAWN – BS
CHECKED –
SHEET NO. – A0.0
PROJ NO – 1711A

0 10 20 40

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

S.R.W. PLAN LMP28691

EXISTING DRIVEWAY

SIGNAGE ON FENCE INDICATING POSSIBLE FUTURE ROADWAY. DETAILS TO BE COORDINATED WITH CITY OF RICHMOND

10120 EXISTING SINGLE FAMILY HOME 1-STOREY DWELLING

Garage

EXISTING RETAINING WALL

VEHICULAR ENTRANCE

BUILDING NO.10
MIN. HABITABLE SLAB EL: 1.35M

BUILDING NO.9
MIN. HABITABLE SLAB EL: 1.35M

BUILDING NO.1
MIN. HABITABLE SLAB EL: 2.62M

BUILDING NO.2
MIN. HABITABLE SLAB EL: 2.62M

BUILDING NO.3
MIN. HABITABLE SLAB EL: 2.25M

BUILDING NO.4
MIN. HABITABLE SLAB EL: 2.25M

BUILDING NO.5
MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.6
MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.7
MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.8
MIN. HABITABLE SLAB EL: 1.55M

AMENITY AREA

PLAY AREA

DOBRA BOA BIKE RACK 8 SPACES ON CONCRETE PAD

NO. 1 ROAD

CAVENDISH DRIVE

CAVENDISH DRIVE CONN.
NO ACCESS TO OR FROM TOWNHOUSE SITE
PEDESTRIAN ACCESS & EMERGENCY VEHICLES ONLY

CROWN OF ROAD 1.05M

CROWN OF ROAD 2.32M

1.5M PROPOSED PEDESTRIAN WALKWAY & 2.5M GRASS BOULEVARD

PROP. SRW

6.8M DRIVEWAY

3M PEDESTRIAN WALKWAY (6 M SRW)

SITE ENTRY

4039 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4037 EXISTING SINGLE FAMILY HOME

4040 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4028 EXISTING SINGLE FAMILY HOME

4080

4068 2-STOREY DWELLING

4079 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4091 EXISTING SINGLE FAMILY HOME

#10222 2-STOREY TOWNHOUSE

10220 EXISTING TOWNHOUSE DEVELOPMENT

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

S.R.W. PLAN 59749

S.R.W. PLAN 57678

S.R.W. PLAN BCP11198

S.R.W. PLAN 57019

TREE TO BE RETAINED #OS6

#OS1 #OS2 #OS3 #OS4 #OS5 #OS7

CLEAN UP BY HAND AND ADD 6" GROWING MEDIUM TO BE SUPERVISED BY ARBORIST, ARBORTECH CONSULTING 6042753484

TREE PROTECTION ZONE

S,R.W. PLAN 75798 TO BE DISCHARGED

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

CONSTRUCTION DRAWINGS CORRECTION

DP 21-940028 PLAN #3 JULY 17, 2023

SITE LAYOUT

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

PANATCH GROUP

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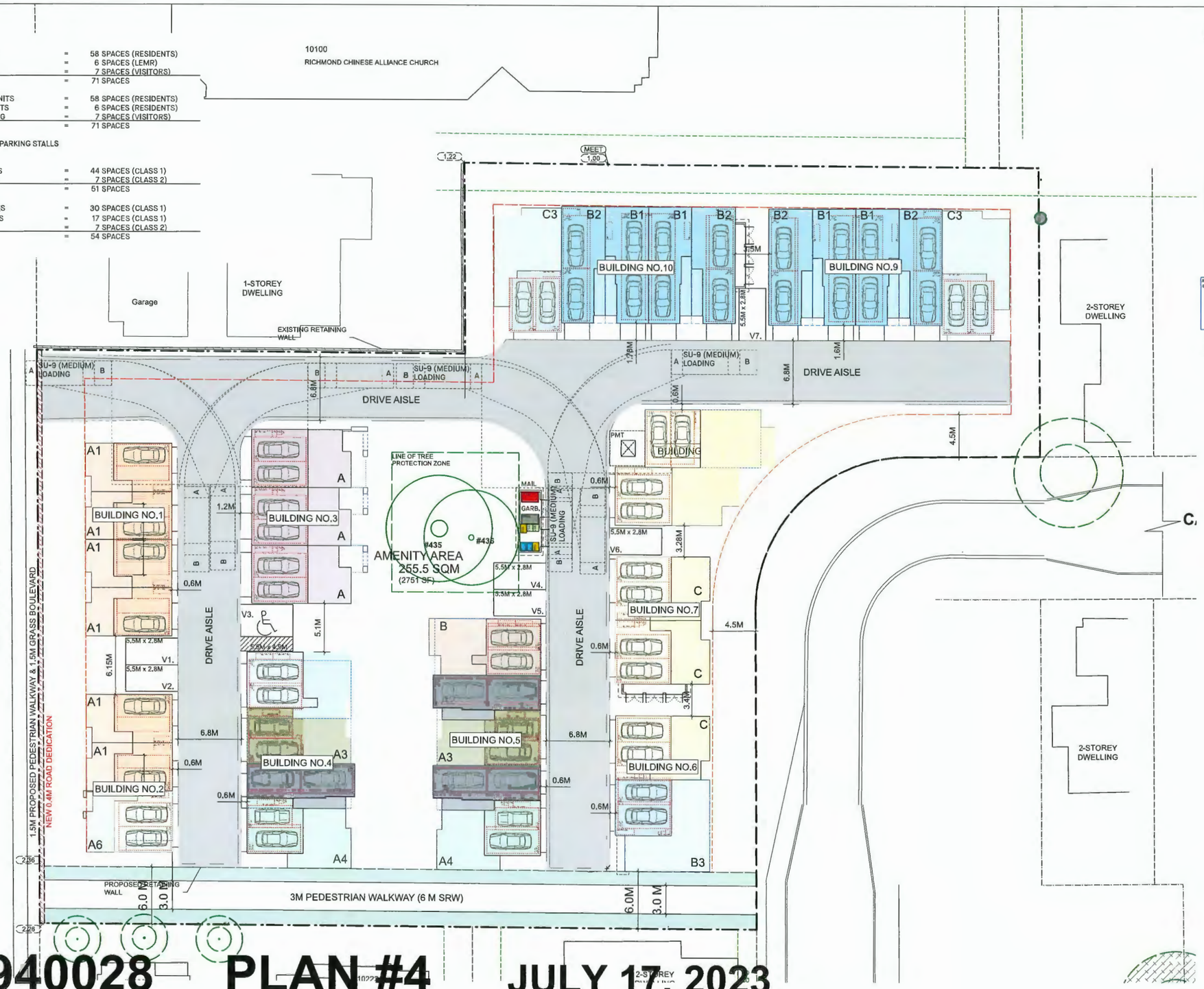
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
SITE LAYOUT

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

PARKING:

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



PARKING LEGEND:

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

BIKE SPACE LEGEND:

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

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

PANATCH GROUP

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

DRAWING TITLE –
PARKING LAYOUT

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

DP 21-940028 PLAN #4 JULY 17, 2023

PARKING LAYOUT

10100
RICHMOND CHINESE ALLIANCE CHURCH

1-STOREY DWELLING

Garage

EXISTING RETAINING WALL

2-STOREY DWELLING

BUILDING NO.10

BUILDING NO.9

BUILDING NO.1

BUILDING NO.3

BUILDING NO.4

BUILDING NO.2

BUILDING NO.5

BUILDING NO.6

BUILDING NO.7

BUILDING

AMENITY AREA
255.5 SQM
(2751 SF)

DRIVE AISLE

DRIVE AISLE

LINE OF TREE PROTECTION ZONE

#435

#436

PMT

MAIL

GARB.

V1.

V2.

V3.

V4.

V5.

V6.

V7.

5.5M x 2.8M

3.5M x 2.8M

NO. 1 ROAD

1.5M PROPOSED PEDESTRIAN WALKWAY & 1.5M GRASS BOULEVARD

NEW 0.4M ROAD DEDICATION

PROPOSED RETAINING WALL

3M PEDESTRIAN WALKWAY (6 M SRW)

2-STOREY DWELLING

CITY BIN REQUIREMENTS

CONTAINERS RECYCLING CART (Mixed containers)	GLASS RECYCLING CART (Glass jars and bottles)	GREEN CART
2 BINS	2 BINS	2 BINS

GARBAGE
1 FRONT LOADING

MIXED PAPER
1 FRONT LOADING

BINS TO BE STORED IN THE CENTRAL GARBAGE & RECYCLING ENCLOSURE

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

PANATCH GROUP

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

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

DRAWING TITLE –
WASTE MANAGEMENT PLAN

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

DP 21-940028 PLAN #5 JULY 17, 2023

WASTE MANAGEMENT LAYOUT

0 10 20 40

PROVIDE WAY FINDING SIGNAGE AT THE HYDRANT CONFIRMING BUILDING NUMBERS & UNIT NUMBERS.

PROVIDE WAY FINDING SIGNAGE AT THE PATHWAY ENTRANCE CONFIRMING UNITS ACCESSED OFF OF THE 1.5M WIDE PATHWAY

EXISTING DRIVEWAY

1-STOREY DWELLING

Garage

VEHICULAR ENTRANCE

NO. 1 ROAD

10140

10160

10180

BUILDING NO.1

BUILDING NO.2

BUILDING NO.3

BUILDING NO.4

BUILDING NO.5

BUILDING NO.6

BUILDING NO.7

BUILDING NO.8

BUILDING NO.9

BUILDING NO.10

MIN. HABITABLE SLAB EL: 2.62M

MIN. HABITABLE SLAB EL: 2.25M

MIN. HABITABLE SLAB EL: 1.55M

MIN. HABITABLE SLAB EL: 1.35M

AMENITY AREA

PLAY AREA

#435

#436

#OS1

#OS2

#OS3

#OS5

#OS6

#OS7

S.R.W. PLAN BCP11198

S.R.W. PLAN LMP28691

S.R.W. PLAN 59749

S.R.W. PLAN 57678

1.5M PROPOSED PEDESTRIAN WALKWAY & 1.5M GRASS BOULEVARD

NEW 0.4M ROAD DEDICATION

PROP. SRW

CROWN OF ROAD 2.32M

CROWN OF ROAD 1.05M

CAVENDISH DRIVE

CAVENDISH DRIVE CONN.
* NO ACCESS TO OR FROM TOWNHOUSE SITE
PEDESTRIAN ACCESS & EMERGENCY VEHICLES ONLY

3M PEDESTRIAN WALKWAY (6 M SRW)

SITE ENTRY

6.8M DRIVEWAY

POSS. FIRE TRUCK LOCATION

42.27M DRIVE AISLE DEPTH

47.05M DRIVE AISLE DEPTH

49.2M DRIVE AISLE DEPTH

39.6M TRUCK DIS.

20M TRUCK DIS.

11.76M TRUCK DIS.

22.1M TRUCK DIS.

45M TRAVEL DIS.

34.2M TRAVEL DIS.

22.2M TRAVEL DIS.

22.8M DIST.

10.3M DIST.

32M DIST.

34M DIST.

4039 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4037 EXISTING SINGLE FAMILY HOME

4079 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

#10222 2-STOREY TOWNHOUSE

#10222 2-STOREY TOWNHOUSE

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

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

PROVIDE WAY FINDING SIGNAGE AT THE PATHWAY ENTRANCE CONFIRMING UNITS ACCESSED OFF OF THE 1.5M WIDE PATHWAY

PROVIDE WAY FINDING SIGNAGE AT THE CORNER OF B6 DIRECTING FIRE FIGHTERS TO THE UNIT ENTRY DOOR.

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

PANATCH GROUP

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

PROJECT –

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

DRAWING TITLE –
FIRE FIGHTER ACCESS LAYOUT

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

DP 21-940028 PLAN #6 JULY 17, 2023

FIRE FIGHTER ACCESS LAYOUT

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

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

S.R.W. PLAN LMP28691 — S.R.W. PLAN 59749 — #OS7 S.R.W. PLAN 57678 — #OS6 — #OS5 — #OS4 — S.R.W. PLAN 57678 — S.R.W. PLAN 57019 — S.R.W. PLAN BCP11198 — #OS1 — #OS2 — #OS3

VEHICULAR ENTRANCE — A-A A3.1

NO. 1 ROAD — 10140 — 10160 — 10180

1.5M PROPOSED PEDESTRIAN WALKWAY & 1.5M GRASS BOULEVARD — NEW 4M ROAD DEDICATION — PROP. SRW

0.4 M — B-B A3.1 — CROWN OF ROAD 2.32M — 2.32M — 2.32M

BUILDING NO.1 — AFF — A1 — MIN. HABITABLE SLAB EL: 2.62M

BUILDING NO.2 — AFF — A1 — A6 — MIN. HABITABLE SLAB EL: 2.62M

BUILDING NO.3 — A1 — MIN. HABITABLE SLAB EL: 2.25M

BUILDING NO.4 — A3 — A2 — MIN. HABITABLE SLAB EL: 2.25M

BUILDING NO.5 — A3 — A2 — MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.6 — CON — MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.7 — CON — MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.8 — CON — MIN. HABITABLE SLAB EL: 1.55M

BUILDING NO.9 — B2 — B1 — C3 — MIN. HABITABLE SLAB EL: 1.35M

BUILDING NO.10 — B2 — B1 — C3 — MIN. HABITABLE SLAB EL: 1.35M

AMENITY AREA — LEVEL THRESHOLD ACCESS TO MAIL & GARBAGE AREA — MAIL — #435 — #436

ACCESSIBLE ACCESS PATHWAY — LEVEL THRESHOLD ACCESS TO AMENITY AREA

DRIVEWAY — 6.8M — 4.5M — 3.0M — 3.51M — 5.5M x 2.8M — 3.23M

V1. — V2. — V3. — V4. — V5. — V6. — V7.

SEC — A5 — A4 — B — B3

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

3M PEDESTRIAN WALKWAY (6 M SRW) — SITE ENTRY — 6.0M — 3.0 M

PLAY AREA — 4.5M

CAVENDISH DRIVE CONN.
* NO ACCESS TO OR FROM TOWNHOUSE SITE
PEDESTRIAN ACCESS & EMERGENCY VEHICLES ONLY

CROWN OF ROAD 1.05M — 1.05M — 5.52M — 2.76M

6.20M — 4.87M — 5.66M

6M — 15M — 25.97M — 29.95M — 7.24M — 4.81M — 11.97M — 15.07M — 14.91M — 1.09 — 29.98M — 2.94

B-B A3.1 — C-C A3.1

4039 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4040 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4079 EXISTING SINGLE FAMILY HOME 2-STOREY DWELLING

4080

4068 2-STOREY DWELLING

4091 EXISTING SINGLE FAMILY HOME

10222 EXISTING TOWNHOUSE DEVELOPMENT

#10222 2-STOREY TOWNHOUSE — #10222 2-STOREY TOWNHOUSE

S.R.W. PLAN 57678 — S.R.W. PLAN 57019 — S.R.W. PLAN 57678 — S.R.W. PLAN 57678 — S.R.W. PLAN 57678 — S.R.W. PLAN 57678

S.R.W. PLAN 75798 TO BE DISCHARGED

CAVENDISH DRIVE

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

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

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

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

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

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

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

CIVIL STREET LIGHTING SRW & CAVENDISH CONNECTION

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

PANATCH GROUP

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

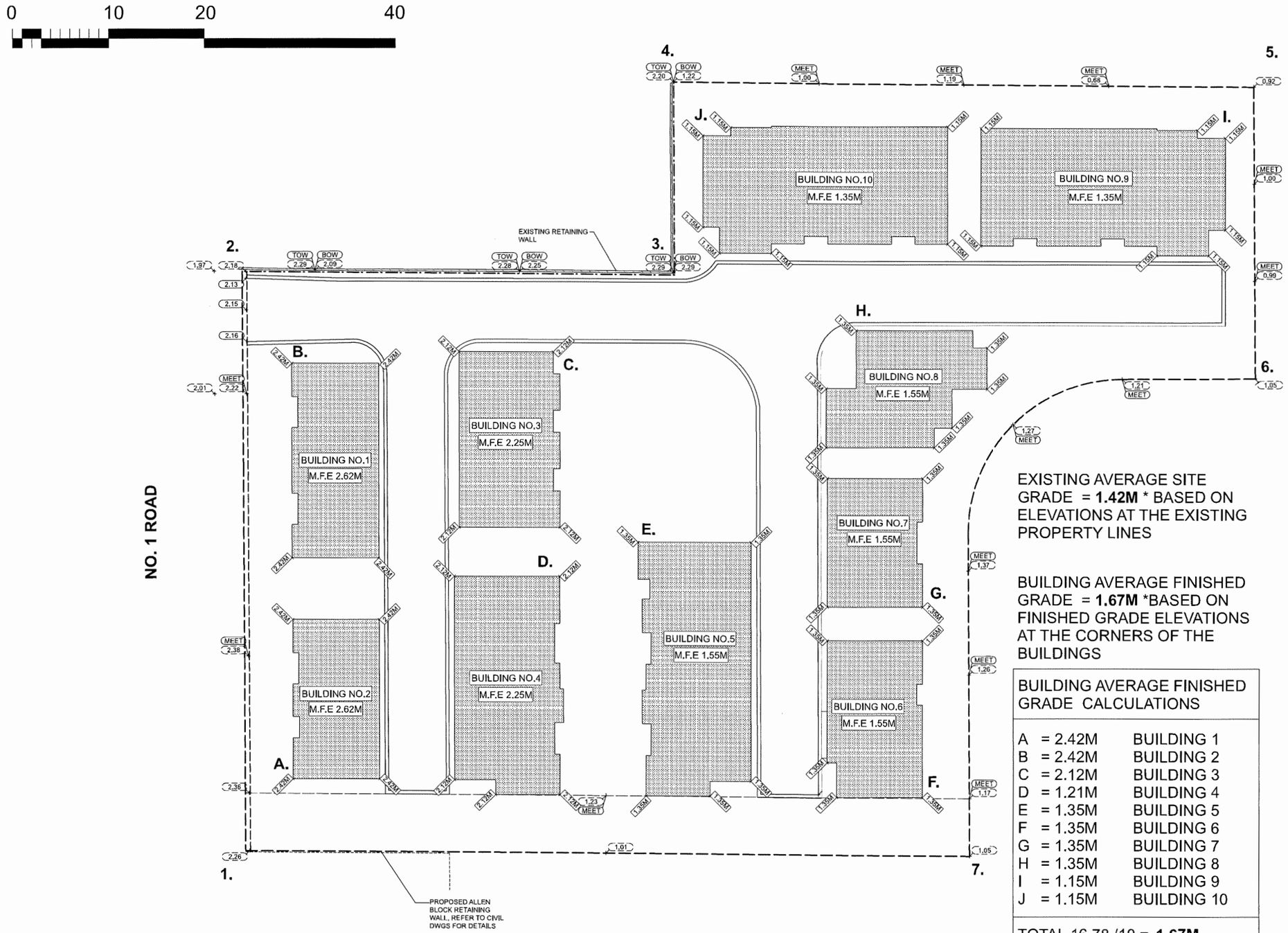
PROJECT —
35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE —
ACCESSIBILITY LAYOUT

SCALE — 1/16" = 1'-0" | SHEET NO. — A1.11
DATE — AUG 23, 2021
DRAWN — BS
CHECKED —
PROJ NO — 1711A

DP 21-940028 PLAN #7 JULY 17, 2023

ACCESSIBILITY LAYOUT



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

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

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

BUILDING AVERAGE FINISHED GRADE CALCULATIONS	
A = 2.42M	BUILDING 1
B = 2.42M	BUILDING 2
C = 2.12M	BUILDING 3
D = 1.21M	BUILDING 4
E = 1.35M	BUILDING 5
F = 1.35M	BUILDING 6
G = 1.35M	BUILDING 7
H = 1.35M	BUILDING 8
I = 1.15M	BUILDING 9
J = 1.15M	BUILDING 10
TOTAL 16.78 /10 = **1.67M**	

DP 21-940028 PLAN #8 JULY 17, 2023

BUILDING GRADING LAYOUT

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

PANATCH GROUP

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

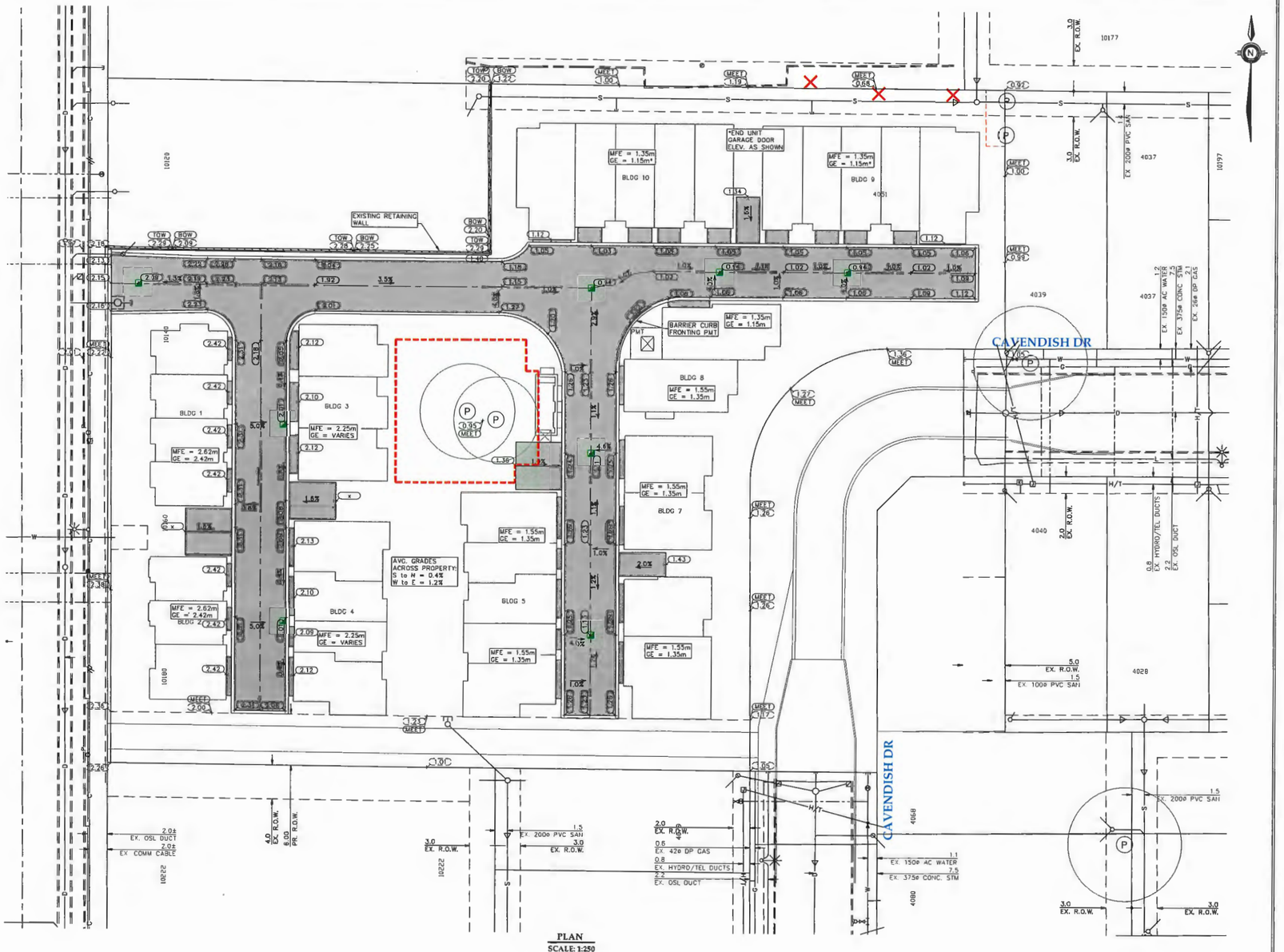
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
SITE GRADING LAYOUT

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

ROADWORKS NOTES:

1. ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. ASPHALT AND ROAD STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
3. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBBASE MATERIAL.
4. ALL SUBBASE AND BASE COURSE MATERIALS TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (MIN.) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
5. ALL ROAD ELEVATIONS ARE PAVEMENT AND GUTTER ELEVATIONS.
6. ALL ROADWAY CURBS ARE ROLLOVER CURBS.
7. ALL PARKING CURBS ARE AS PER DETAIL THIS SHEET. WHERE PARKING CURBS CONNECT TO ROADWAY CURBS THE PARKING CURB SHALL BE ADJUSTED TO PROVIDE A SMOOTH TRANSITION
8. CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
9. GEOMETRIC CURB DATA REFERS TO THE BACK OF CURB.
10. FOR CONCRETE PAVING AND ROAD PAVERS LOCATIONS AND DETAILS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
11. ELEVATIONS SHOWN AS THUS (0.35) ARE EXISTING ELEVATIONS.
12. ELEVATIONS SHOWN AS THUS (1.37) ARE PROPOSED FINISHED SURFACE ELEVATIONS.
13. COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.
14. PROPOSED GARAGE ELEVATIONS RECEIVED FROM ARCHITECT ARE DONATED AS "GE"



NOTES:

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER

HPN # 787

SET ON WEST EDGE OF PAVEMENT OPPOSITE NO. 1 RD.

ELEVATION = 2.115m

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

CoreConcept CONSULTING LTD.
#220–2639 Viking Way, Richmond, BC, V6V 3B7
tel : 604.249.5600
fax : 604.249.5601
www.coreconceptconsulting.com

PANATCH GROUP

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

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

REVISIONS

06 JUL 2023

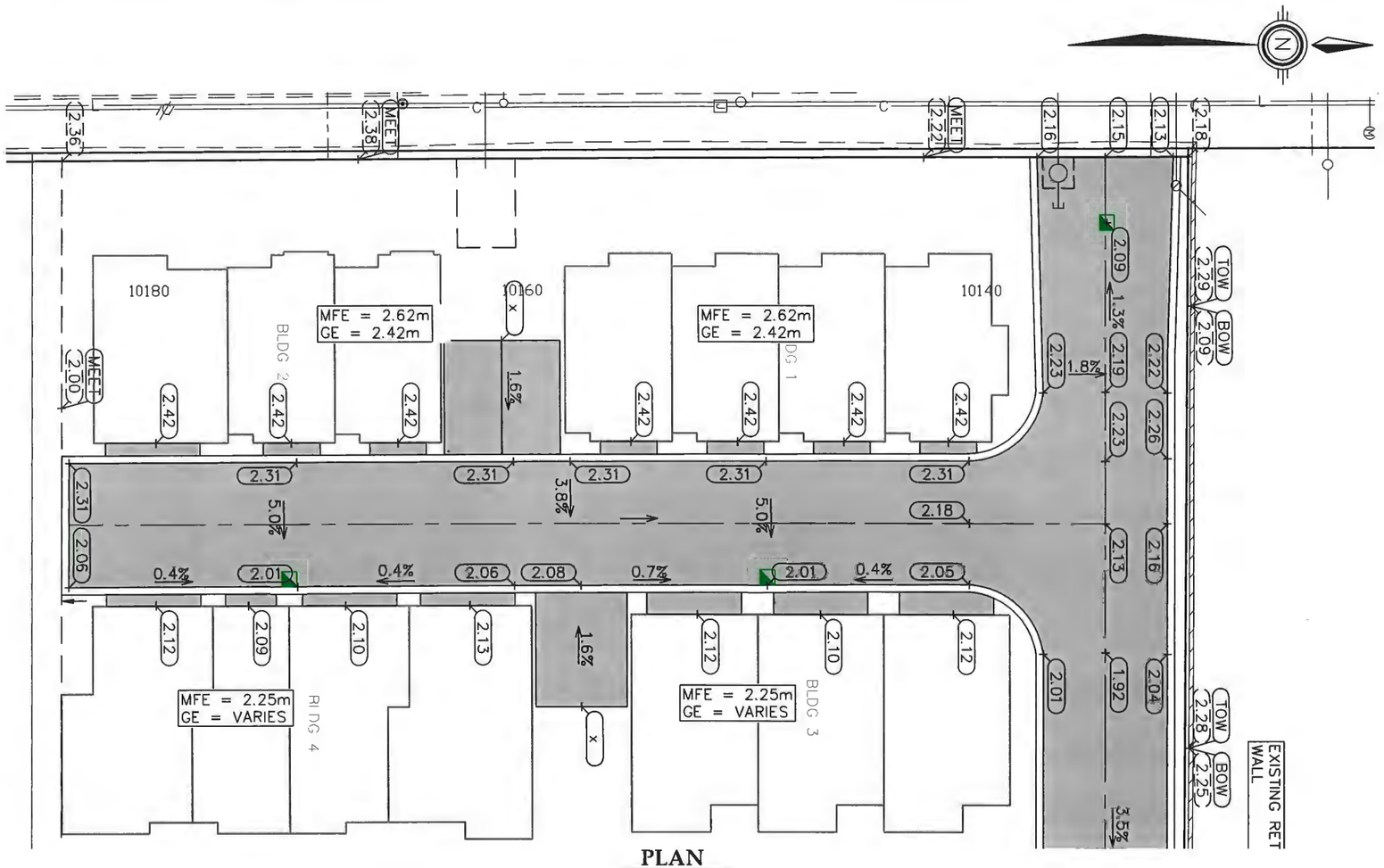
City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: **GRADING PLAN**

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

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

DP 21-940028 PLAN #9 JULY 17, 2023



PLAN
SCALE: 1:250

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

CoreConcept CONSULTING LTD.
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fax : 604.249.5041
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www.coreconcept.com

DP 21-940028
PANATCH ROAD

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

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

REVISIONS

PLAN #10
JULY 17, 2023

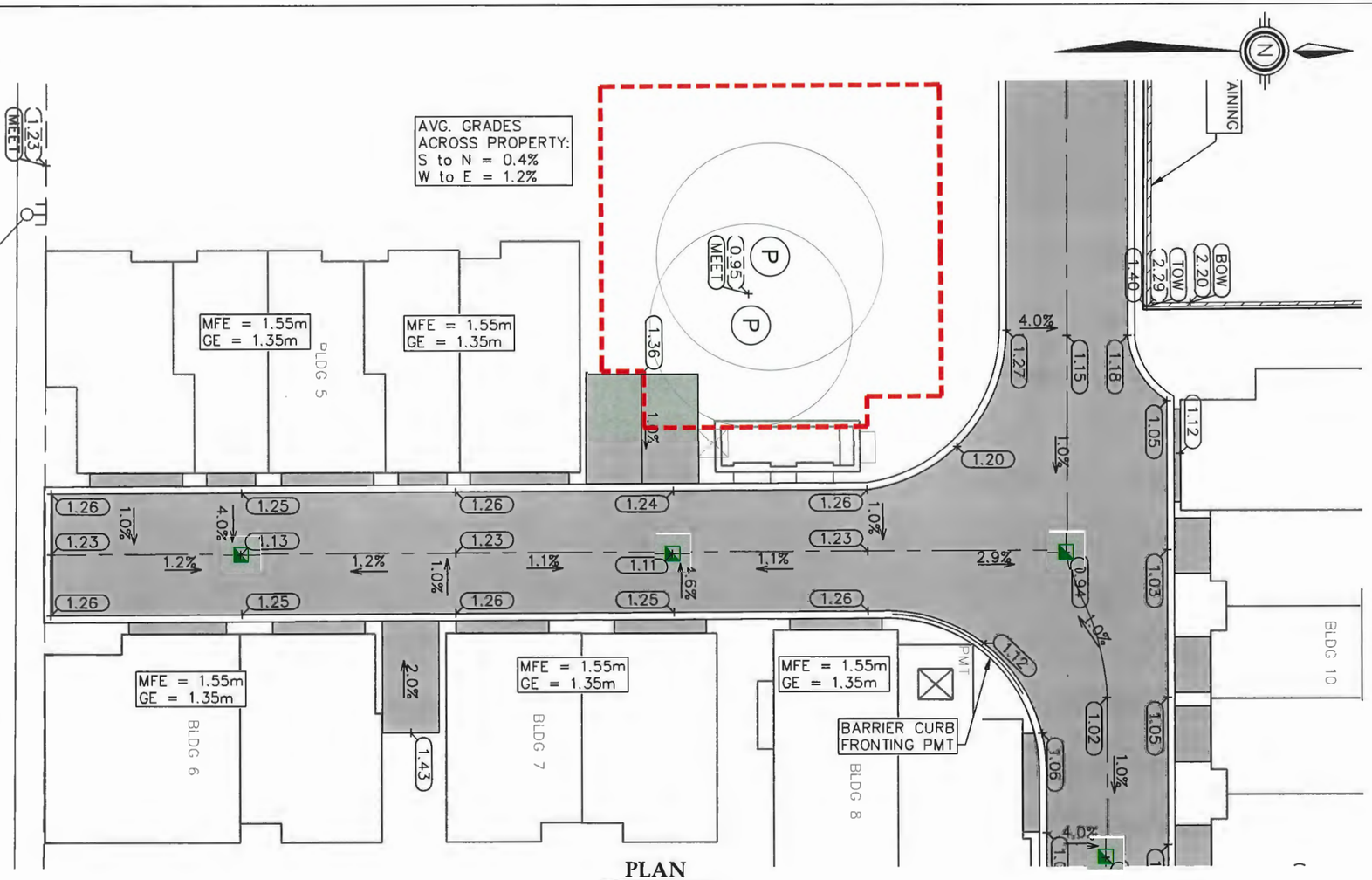
06 JUL 2023

TITLE: **LOT GRADING PLAN**

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

CITY FILE :

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



PLAN
SCALE: 1:250

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

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DP 21-940028

PANATCH GROUP

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

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

REVISIONS

PLAN #11

JULY 17, 2023

06 JUL 2023

TITLE: **LOT GRADING PLAN**

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

CITY FILE :

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

PLAN
SCALE: 1:250

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

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DP 21-940028

PANATCH GROUP

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

PLAN #12 JULY 17, 2023

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

REVISIONS

06 JUL 2023

TITLE: **LOT GRADING PLAN**

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

CITY FILE :

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

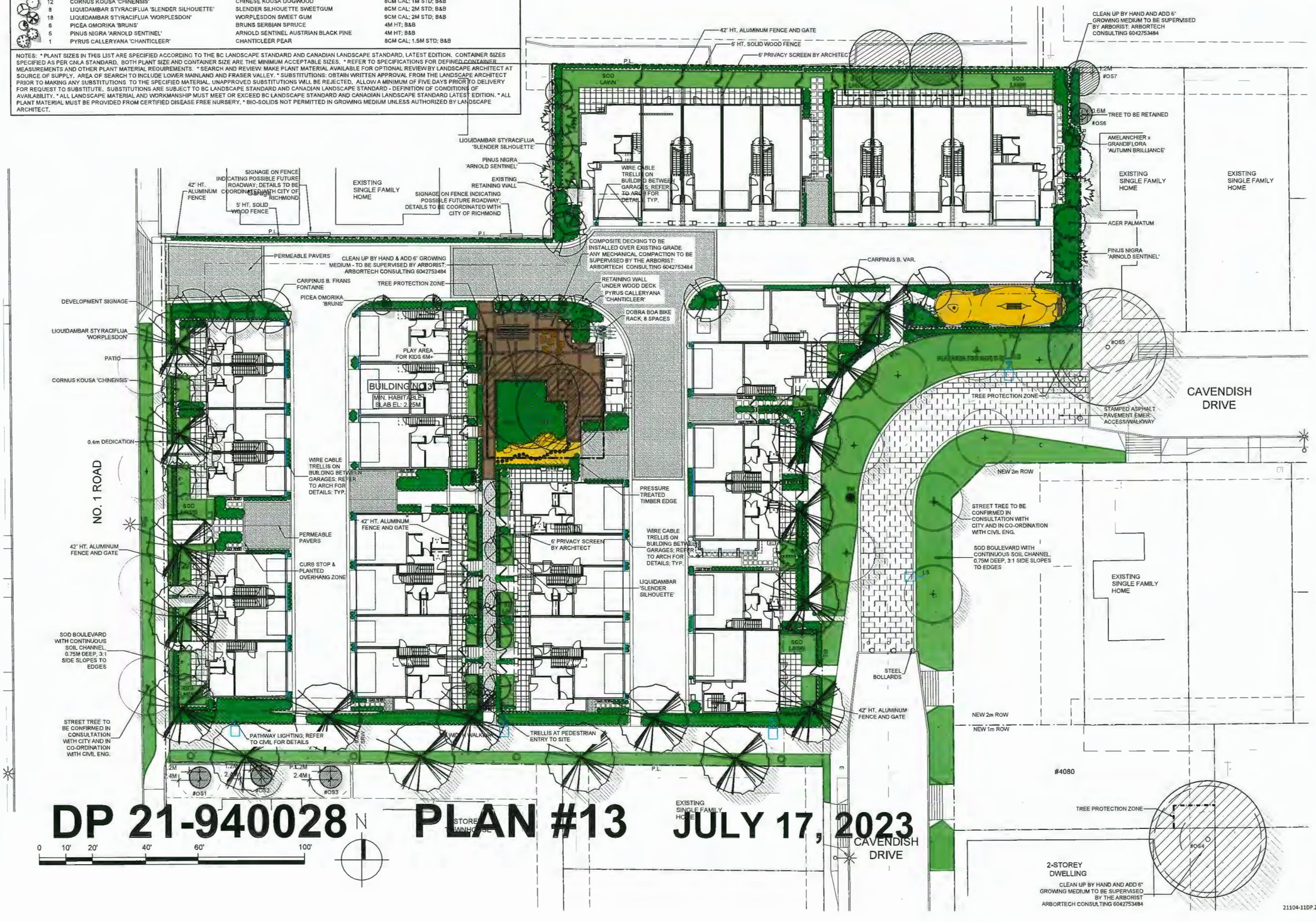
TREE SCHEDULE

PMG PROJECT NUMBER: 21-104

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

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TREE TO BE RETAINED



DP 21-940028 PLAN #13 JULY 17, 2023

21104-11DP.ZIP

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

SEAL:

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

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

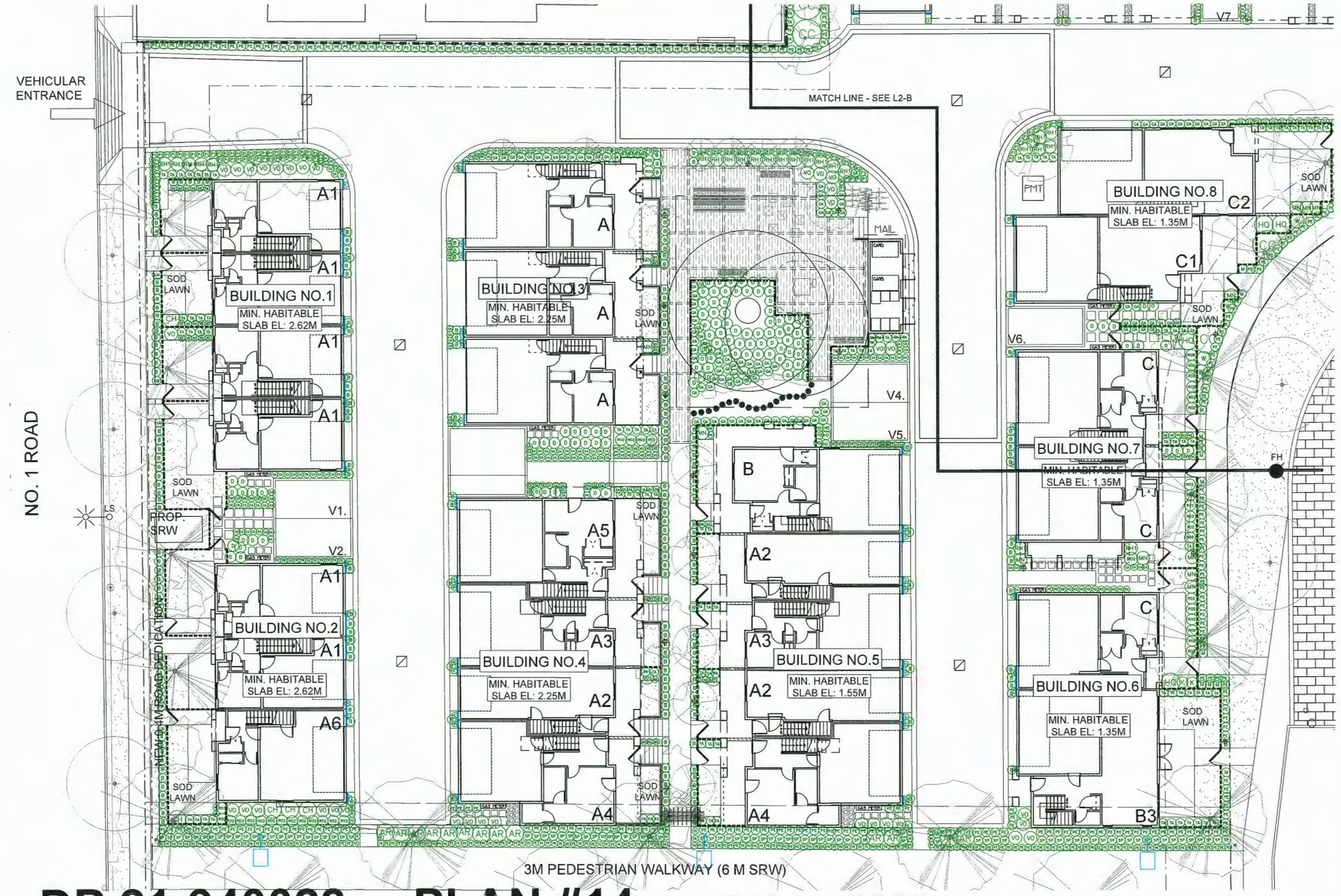
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	21.AUG.04	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L1**
DRAWN:	RJ	
DESIGN:	RJ	OF 13
CHK'D:	MCY	

PMG PROJECT NUMBER: 21-104



DP 21-940028 PLAN #14 JULY 17, 2023

0 10' 20' 40' 60' 100'

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

SEAL:

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

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

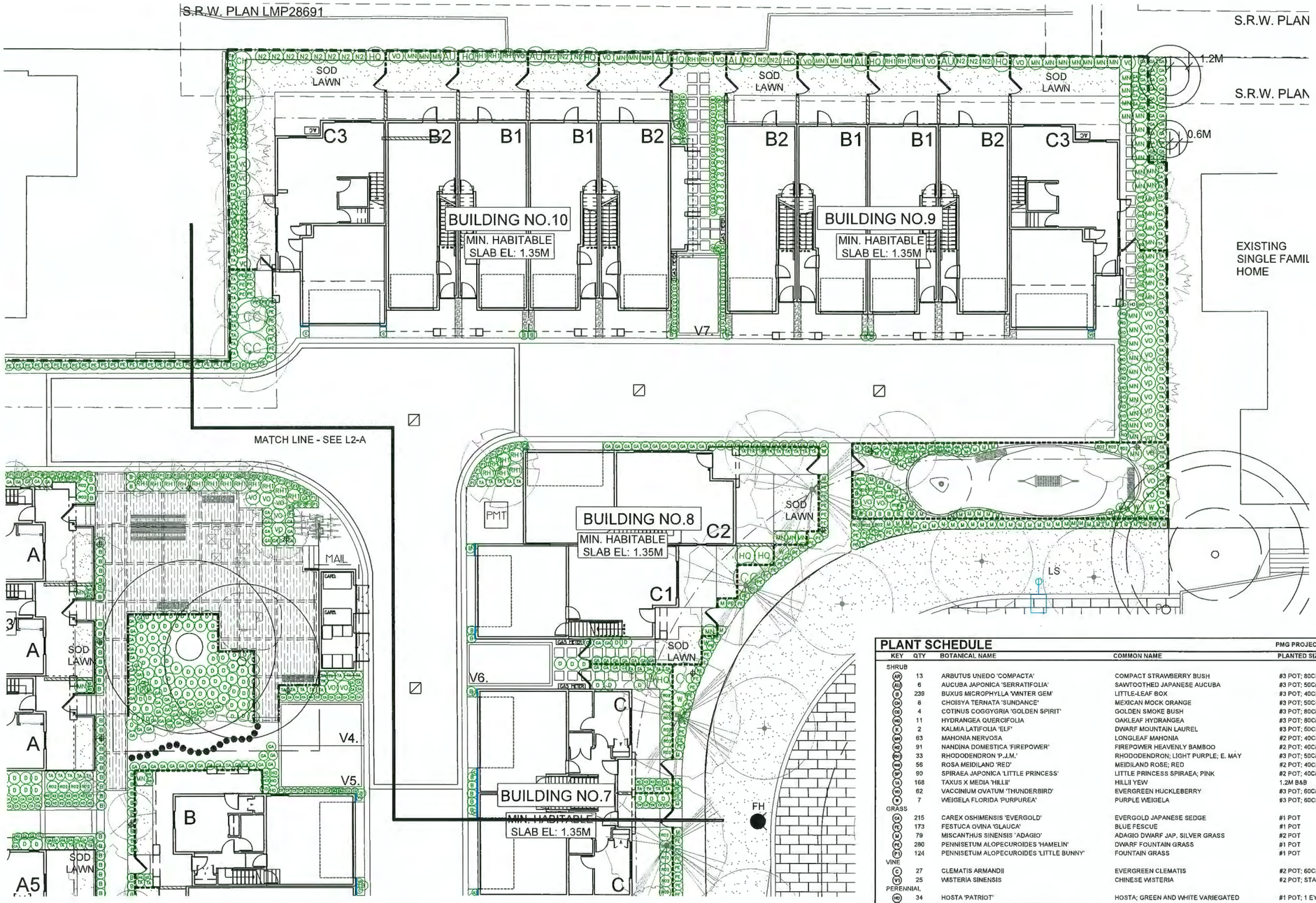
DRAWING TITLE:

SHRUB PLAN

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

21104-11DP.ZIP

PMG PROJECT NUMBER: 21-104



PLANT SCHEDULE

PMG PROJECT NUMBER: 21-104

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AM	13	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
AU	6	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
B	239	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CO	8	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CR	4	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	GOLDEN SMOKE BUSH	#3 POT; 80CM
HQ	11	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
KC	2	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
MN	63	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 40CM
NG	91	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
RH	33	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
RI	56	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
SK	90	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
TA	168	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
VO	62	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
W	7	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
CX	215	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
FX	173	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
M	79	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO DWARF JAP. SILVER GRASS	#2 POT
PA	280	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PT	124	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
VINE				
C	27	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM; STAKED
WS	25	WISTERIA SINENSIS	CHINESE WISTERIA	#2 POT; STAKED
PERENNIAL				
HO	34	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
LE	8	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
R	13	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
S	11	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC				
D	116	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
SA	167	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
PM	15	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANTS ARE TO BE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINITIONS OF CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

N

0 10' 20' 40' 60' 100'

DP 21-940028 PLAN #15 JULY 17, 2023

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

SEAL:

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10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.29	NEW SITE PLAN	DD
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE:

SHRUB PLAN

DATE:	21.AUG.04	DRAWING NUMBER:	
SCALE:	1"=10'-0"		**L3**
DRAWN:	RJ		
DESIGN:	RJ		
CHKD:	MCY		OF 13

21104-11DP.ZIP

PMG PROJECT NUMBER: 21-104

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.28	NEW SITE PLAN	DD
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE:

GRADING PLAN

DATE:	21.AUG.18	DRAWING NUMBER:	
SCALE:	1/16"=1'-0"		L4
DRAWN:	RJ		
DESIGN:	RJ		
CHK'D:	MCY		OF 13

PMG PROJECT NUMBER: 21-104

21104-11DP.ZIP

DP 21-940028 **PLAN #16** **JULY 17, 2023**

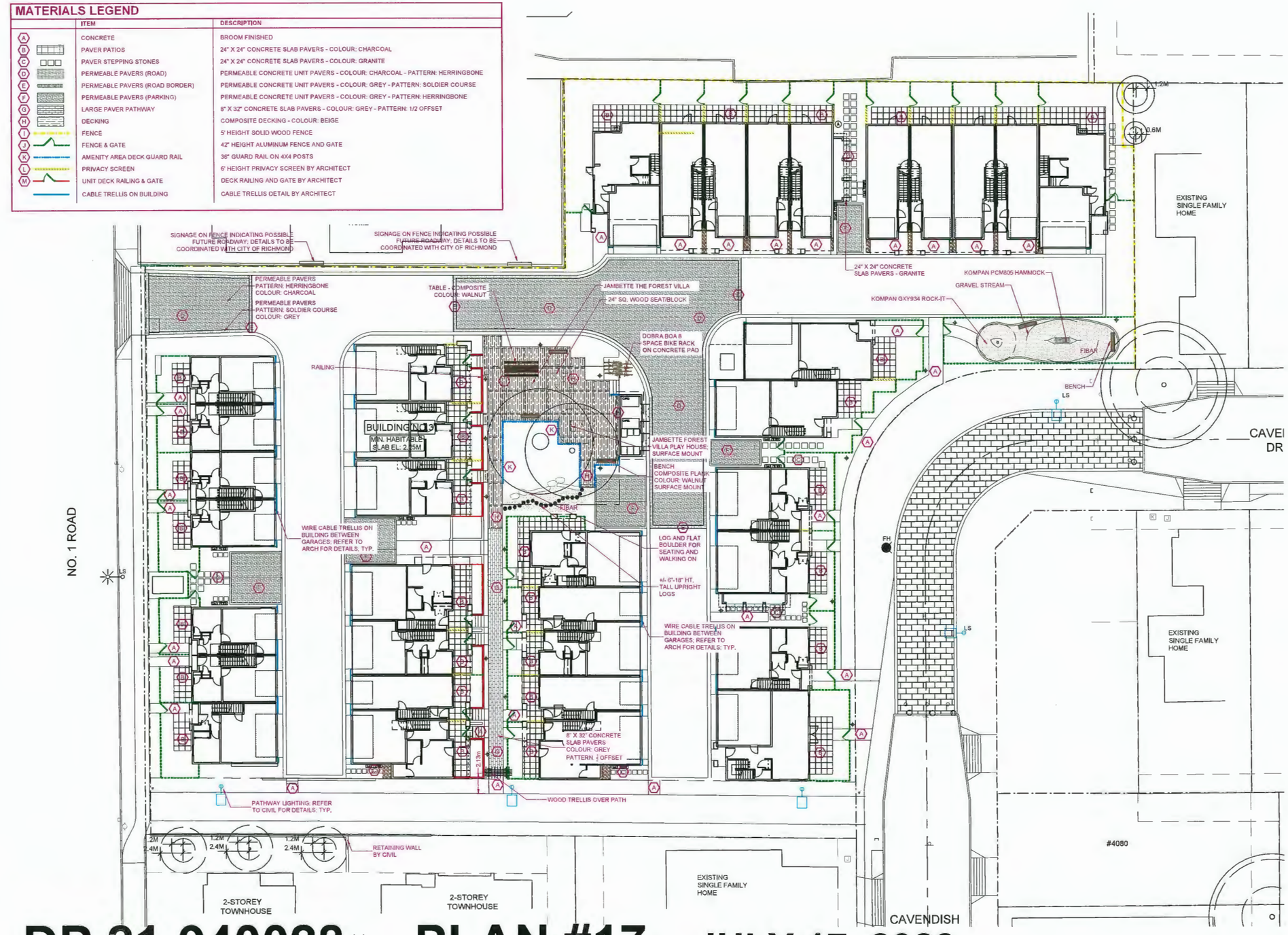
0 10' 20' 40' 60' 100'

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

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

MATERIALS LEGEND

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



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.29	NEW SITE PLAN	DD
4	22.APR.15	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

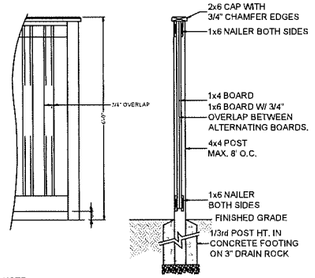
DRAWING TITLE:

MATERIALS PLAN

DATE:	21.AUG.04	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L5**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 13

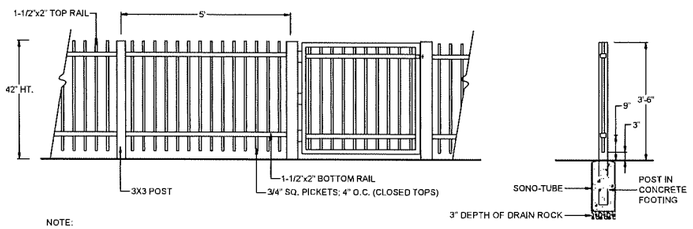
21104-11DP.ZIP

PMG PROJECT NUMBER: 21-104



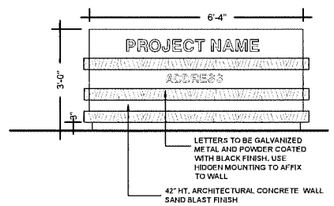
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

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

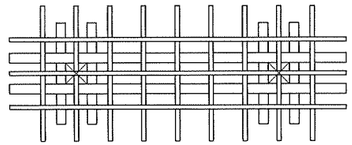


NOTE:
ALL METAL PICKETS TO BE FINISHED IN BLACK POWDERCOAT

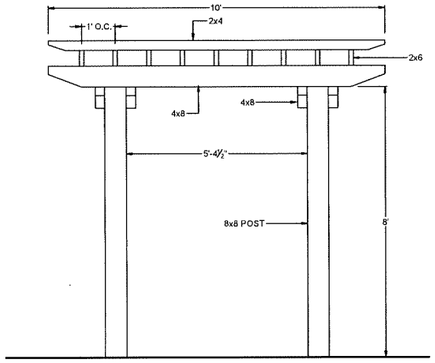
2 42" HT. METAL FENCE AND GATE
1/2"=1'-0"



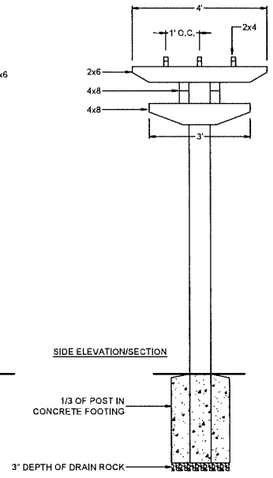
3 DEVELOPMENT SIGNAGE
1/2"=1'-0"



PLAN

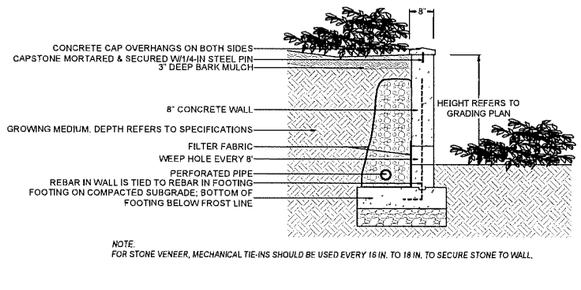


FRONT ELEVATION



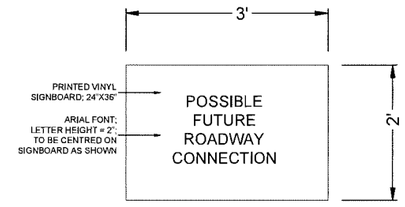
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT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

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



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

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



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

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

DP 21-940028 **PLAN #18** **JULY 17, 2023**

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

SEAL:

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

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

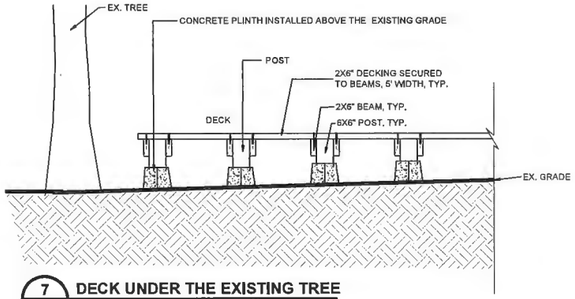
DRAWING TITLE:

LANDSCAPE DETAILS

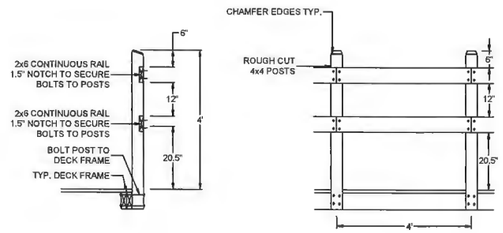
DATE:	21.AUG.04	DRAWING NUMBER:
SCALE:	AS SHOWN	**L6**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 13

21104-11DP.ZIP

PMG PROJECT NUMBER: **21-104**

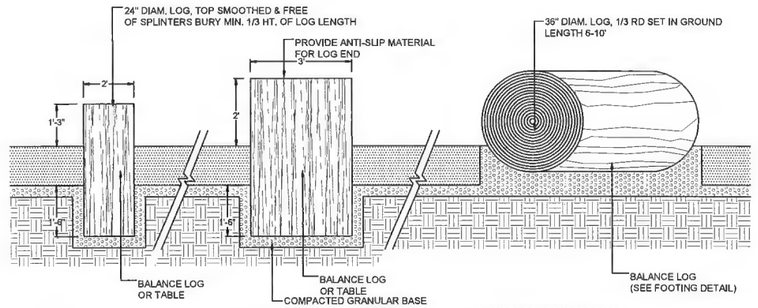


7 **DECK UNDER THE EXISTING TREE**
1/2"=1'-0"



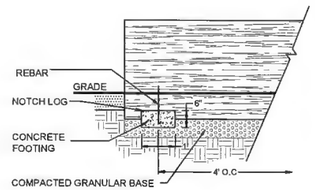
8 **DECK GUARD RAIL**
1/2"=1'-0"

12 **2 SPACE BIKE RACK**



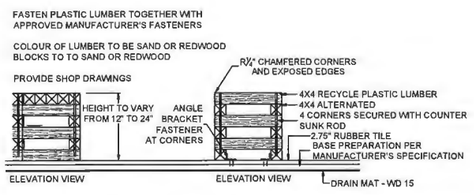
9 **PLAY AREA BALANCE LOGS**
1/2"=1'-0"

BALANCE LOG - CONCEPT IMAGE

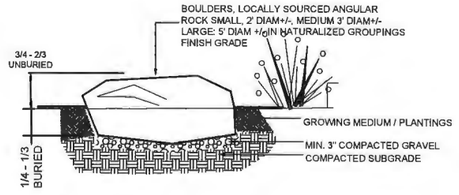


BALANCE LOG - FOOTING DETAIL

13 **BENCH - COMPOSITE WISHBONE BAYVIEW**



10 **WOOD SEAT/BLOCK**



11 **PLAY AREA BOULDERS**

14 **TABLE - COMPOSITE**

DP 21-940028 PLAN #19 JULY 17, 2023

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

SEAL:

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8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.29	NEW SITE PLAN	GD
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
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1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

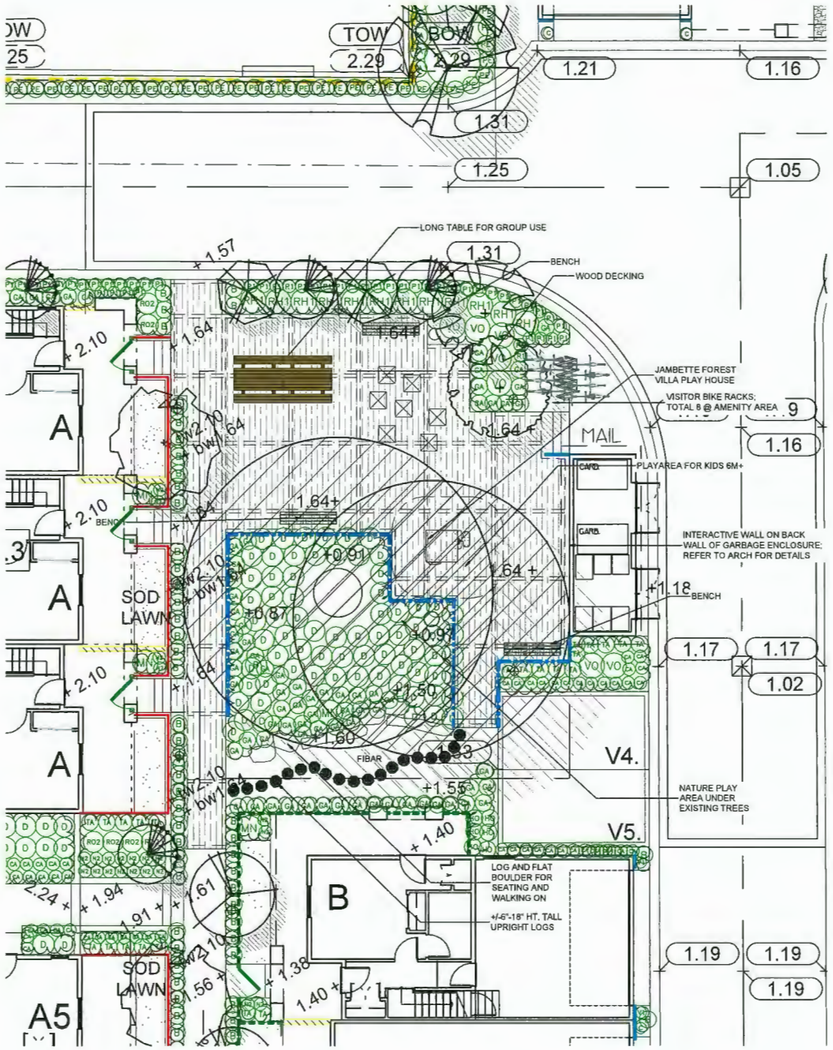
DRAWING TITLE:

LANDSCAPE DETAILS

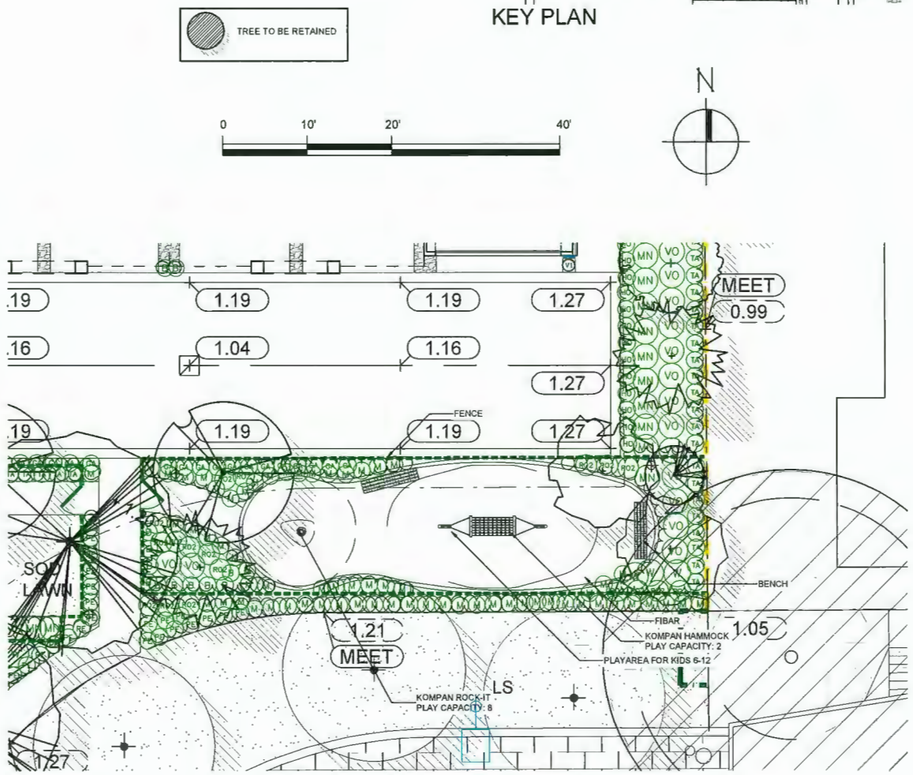
DATE:	21.AUG.04	DRAWING NUMBER:
SCALE:	AS SHOWN	**L7**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	**OF 13**

21104-11DP.ZIP

PMG PROJECT NUMBER: **21-104**



AREA 1



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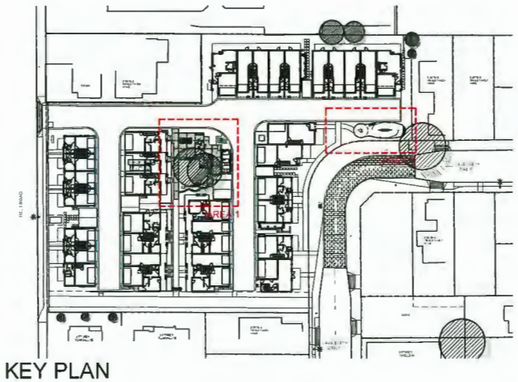


KEY PLAN

TREE TO BE RETAINED

0 10' 20' 40'

N

JAMBETTE 'THE FOREST VILLA'

KOMPAN ROCK-IT

KOMPAN HAMMOCK WITH GALVANIZED POSTS

WOODEN SEAT/BLOCKS

BALANCE LOGS IN FIBAR

DP 21-940028 PLAN #20 JULY 17, 2023

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.28	NEW SITE PLAN	DD
4	22.APR.15	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

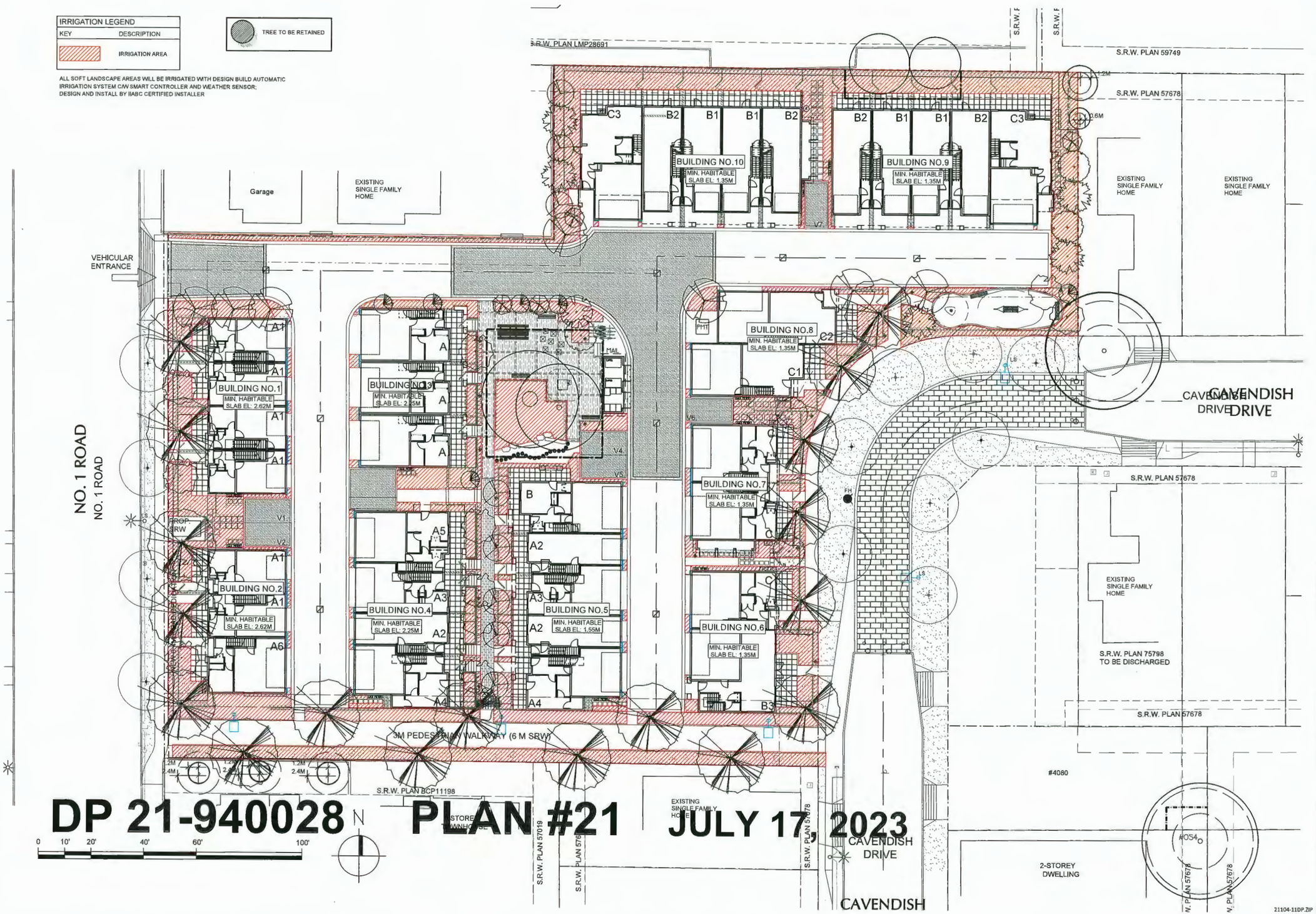
DRAWING TITLE:

PLAYAREA ENLARGEMENT

DATE:	21.AUG.04	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L8**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 13

21104-11DP.ZIP

PMG PROJECT NUMBER: 21-104



DP 21-940028 PLAN #21 JULY 17, 2023

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

SEAL:

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

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

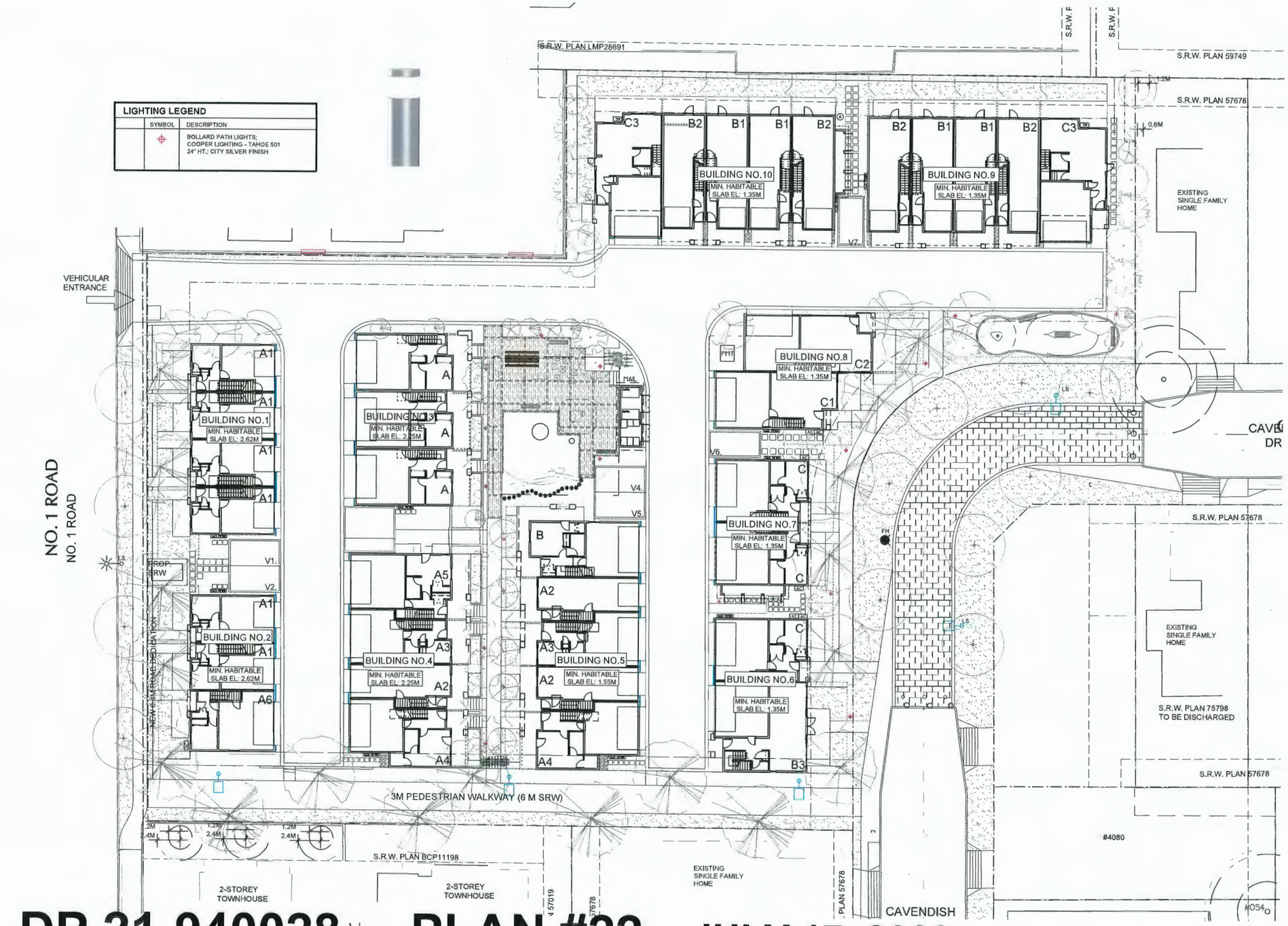
DRAWING TITLE:

IRRIGATION PLAN

DATE:	21.AUG.04	DRAWING NUMBER:	
SCALE:	1/16"=1'-0"		**L10**
DRAWN:	RJ		
DESIGN:	RJ		OF 13
CHK'D:	MCY		

PMG PROJECT NUMBER: **21-104**

21104-11DP.ZIP



DP 21-940028 **PLAN #22** **JULY 17, 2023**

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.29	NEW SITE PLAN	DO
4	22.APR.15	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

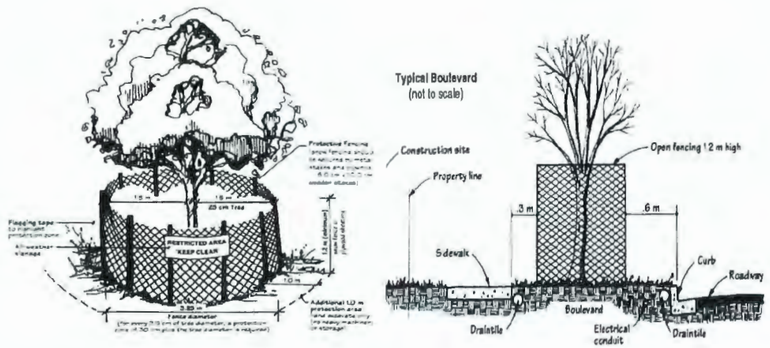
DRAWING TITLE:

LIGHTING PLAN

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

21104-11DP.ZIP

PMG PROJECT NUMBER: **21-104**



1 **TREE PROTECTION BARRIER DETAIL FROM ACL ARBORIST REPORT**

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

SEAL:

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

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	21.AUG.04	DRAWING NUMBER:	
SCALE:	1/16"=1'-0"		L12
DRAWN:	RJ		
DESIGN:	RJ		OF 13
CHK'D:	MCY		

PMG PROJECT NUMBER: 21-104

21104-11DP.ZIP

DP 21-940028 PLAN #23 JULY 17, 2023

LEGEND

- TREE TO BE REMOVED
- HEDGE TO BE REMOVED
- TREE TO BE RETAINED
- TREE REMOVED
- TREE PROTECTION FENCE
- +1.00 EXISTING GRADE ELEVATION
- 470 / 123 TREE NUMBER FROM DP REPORT / TREE NUMBER FROM REZONING REPORT
- +1.00 PROPOSED FINISHED GRADE ELEVATION
- +1.00 EXISTING TREE GRADES

TREE INVENTORY LIST FROM ARBORTECT CONSULTING -

refer to arborist report for additional information

Tag/ID	# of Trees	Loc	Survey	Bylaw Y/N	Common name, (Botanical)	Dbh (cm)	
401 previous = 7	1	ON		Y	Douglas-fir (Pseudotsuga menziesii)	41	REMOVED
402 previous = 8	1	ON		Y	White poplar (Populus alba)	120	REMOVED
403 previous = 9	1	ON		Y	Lombardy poplar (Populus nigra 'Italica')	120	REMOVED
404 previous = 10	1	ON		Y	Lombardy poplar (Populus nigra 'Italica')	85	REMOVED
405 previous = 11	1	ON		Y	Douglas-fir (Pseudotsuga menziesii)	33	REMOVED
406 previous = 28	1	ON		Y	Western redcedar (Thuja plicata)	32	REMOVED
407 previous = 12	1	ON		Y	Norway spruce (Picea abies)	29	REMOVED
408 previous = NA (NOT SHOWN)	1	ON		Y	Bitter cherry (Prunus emarginata)	17.8	REMOVED
409 previous = 14	1	ON		Y	Apple (Malus sp.)	33.3	REMOVED
410 previous = 15	1	ON		Y	English walnut (Juglans regia)	26	REMOVED
411 previous = 16	1	ON		Y	Weeping willow (Salix babylonica)	98	REMOVED
412 previous = 17	1	ON		Y	Western redcedar (Thuja plicata)	44	REMOVED
413 previous = 18	1	ON		Y	Norway spruce (Picea abies)	56	REMOVED
414 previous = 19	1	ON		Y	Saucer magnolia (Magnolia soulangeana)	22	REMOVED
415 previous = 5		ON		N	Apple (Malus sp.)	18	REMOVED
416 previous = 3/4	1	ON		Y	Scots pine (Pinus sylvestris)	27	REMOVED
417 previous = 2	1	ON		Y	English walnut (Juglans regia)	25	REMOVED
418 previous = 1	1	ON		Y	Douglas-fir (Pseudotsuga menziesii)	90	REMOVED
419 previous = 20	1	ON		Y	Flowering cherry (Prunus serrulata)	47.7	REMOVED
420 previous = 21	1	ON		Y	European birch (Betula pendula)	27	REMOVED
421 previous = 22	1	ON		Y	Blue spruce (Picea pungens)	29	REMOVED
422 previous = 23	1	ON		Y	Western redcedar (Thuja plicata)	48	REMOVED
423 previous = 24	1	ON		Y	English holly (Ilex aquifolium)	20	REMOVED
424 previous = 25	1	SHARED CITY		Y	Douglas-fir (Pseudotsuga menziesii)	98	REMOVED
425 previous = 26	1	ON		Y	Western redcedar (Thuja plicata)	24	REMOVED
426 previous = 30	1	ON		Y	Western redcedar (Thuja plicata)	22	REMOVED
427 previous = 27	1	ON		Y	European birch (Betula pendula)	26	REMOVED
428 previous = NA (NOT SHOWN)	1	ON		Y	Japanese maple (Acer palmatum)	22	REMOVED
430 previous = 29	1	ON		Y	Austrian pine (Pinus nigra)	55	REMOVED
431 previous = 31	1	ON		Y	Western redcedar (Thuja plicata)	20	REMOVED
432 previous = 32	1	ON		Y	Deodar cedar (Cedrus deodara)	54	REMOVED
433 previous = 51	1	ON		Y	Austrian pine (Pinus nigra)	97	REMOVED
434 previous = 50	1	ON		Y	Western redcedar (Thuja plicata)	22	REMOVED
435 previous = 33	1	ON		Y	Giant sequoia (Sequoiadendron giganteum)	190	RETAIN
436 previous = 34	1	ON		Y	Norway spruce (Picea abies)	54	RETAIN
437 previous = 35	1	ON		Y	Norway spruce (Picea abies)	21	REMOVED
438 previous = NA (NOT SHOWN)	1	ON		Y	Deodar cedar (Cedrus deodara)	20	REMOVED
439 previous = 36	1	ON		Y	American linden (Tilia americana)	26	REMOVED
440 previous = 37-44	1	ON		Y		125	
455 previous = 45	1	ON		Y	Weeping willow (Salix babylonica)	29	REMOVED
456 previous = 46	1	ON		Y	Austrian pine (Pinus nigra)	41	REMOVED
457 previous = 47	1	ON		Y	Douglas-fir (Pseudotsuga menziesii)	44	REMOVED
458 previous = 48	1	ON		Y	Weeping willow (Salix babylonica)	48	REMOVED
459 previous = NA (NOT SHOWN)	1	ON		Y	Apple (Malus sp.)	16.3	REMOVED
460 previous = 6	1	SHARED CITY		Y	Flowering cherry (Prunus serrulata)	42	REMOVED
461 previous = 62	1	ON		Y	Common pear (Pyrus communis)	29.8	REMOVED
462 previous = 61	1	ON		Y	Common plum (Prunus domestica)	33	REMOVED
463 previous = 60	1	ON		Y	Common plum (Prunus domestica)	24.8	REMOVED
464 previous = 59	1	ON		Y	European birch (Betula pendula)	51.7	REMOVED
465 previous = 58	1	ON		Y	Common plum (Prunus domestica)	32.5	REMOVED
466 previous = 63	1	ON		Y	Red maple (Acer rubrum)	34.7	REMOVED
469 previous = 55	1	ON		Y	Common plum (Prunus domestica)	24	REMOVED
470 previous = 52	1	ON		Y	Red maple (Acer rubrum)	78	REMOVED
471 previous = 53	1	ON		Y	Douglas-fir (Pseudotsuga menziesii)	38	REMOVED
C01 previous = OS5	1	ON		Y	Norway maple (Acer platanoides)	125	RETAINED
N01 previous = OS4	1	OFF		Y	Deodar cedar (Cedrus deodara)	60	RETAINED
N02 previous = OS1		OFF		N	Western redcedar (Thuja plicata)	12	RETAINED
N03 previous = OS2	1	OFF		Y	Western redcedar (Thuja plicata)	20	RETAINED
N04 previous = OS3	1	OFF		Y	Western hemlock (Tsuga heterophylla)	20	RETAINED
N05 previous = NA (NOT SHOWN)	1	OFF		Y	Western redcedar (Thuja plicata)	24	REMOVED
N06 previous = NA (NOT SHOWN)		OFF		N	Western hemlock (Tsuga heterophylla)	15	REMOVED
N07 previous = 57	1	OFF		Y	Common plum (Prunus domestica)	30.7	RETAINED
N08 previous = 56	1	OFF		Y	Common plum (Prunus domestica)	46.9	RETAINED

SUITABLE REPLACEMENT TREES

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

DP 21-940028 PLAN #24 JULY 17, 2023

21104-11DP.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.13	REV. PER CITY COMMENTS/ RESUBMISSION	CW
10	23.JUL.10	CITY RESUBMISSION	CW
9	23.JUL.04	CITY RESUBMISSION	CW
8	23.MAY.30	CITY RESUBMISSION	
7	23.MAY.19	ISSUED FOR PRICING	MM
6	23.FEB.01	NEW SITE PLAN	
5	22.APR.28	NEW SITE PLAN	DD
4	22.APR.25	REV. PER SITE PLAN ADJUSTMENTS	CJ
3	22.APR.11	CITY COMMENTS	RJ
2	22.MAR.03	NEW SITE PLAN/ADD PLAY AREA	RJ
1	21.AUG.20	SITE PLAN, ARBORIST, PATHS, PATIOS, PLANTS	CJ

CLIENT:

PANATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT

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

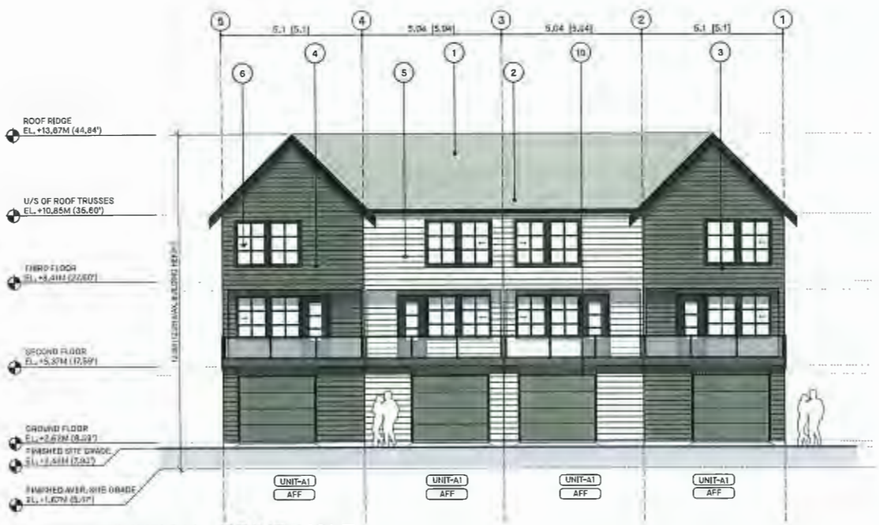
DRAWING TITLE:

TREE INFORMATION TABLE

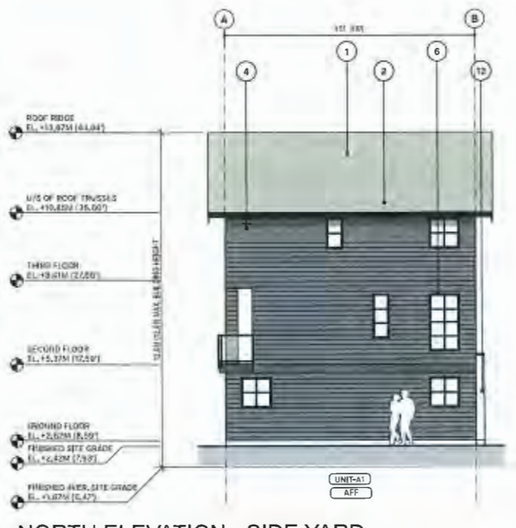
DATE: 21.AUG.04
SCALE:
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY

DRAWING NUMBER: **L13** OF 13

PMG PROJECT NUMBER: 21-104

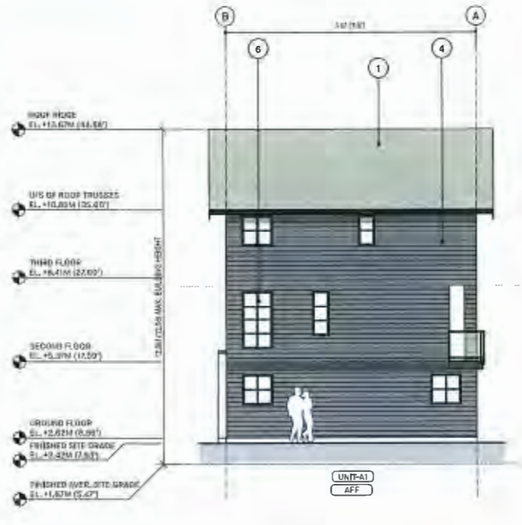


EAST ELEVATION - DRIVE AISLE



NORTH ELEVATION - SIDE YARD

WEST ELEVATION - NO1 ROAD



SOUTH ELEVATION - SIDE YARD

MATERIALS

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

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

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

PANATCH GROUP

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

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

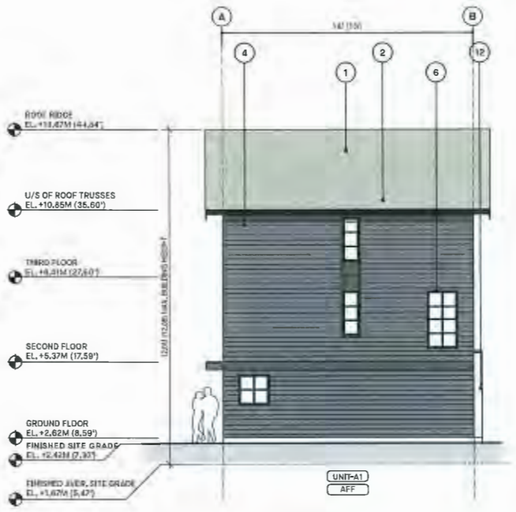
DRAWING TITLE –
BUILDING 1 ELEVATIONS

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

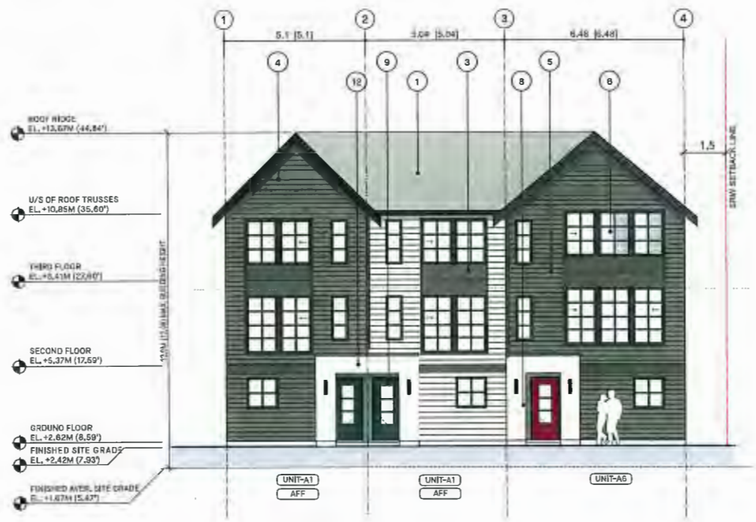
DP 21-940028 PLAN #25 JULY 17, 2023

BUILDING 1 ELEVATIONS

EAST ELEVATION - DRIVE AISLE



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - NO1 ROAD

SOUTH ELEVATION - SIDE YARD

MATERIALS

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

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

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

PANATCH GROUP

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

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

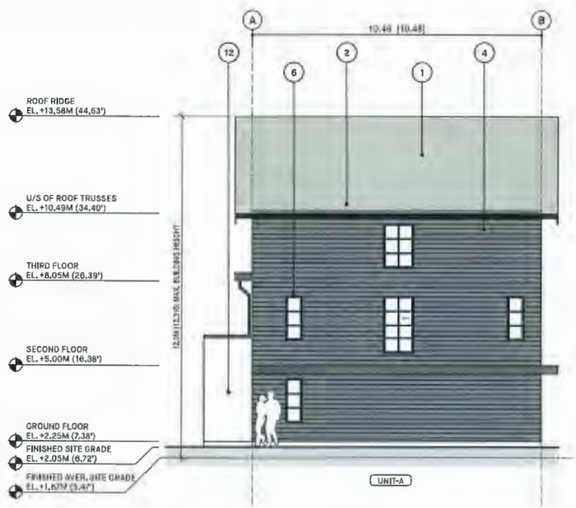
DRAWING TITLE –
BUILDING 2 ELEVATIONS

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

DP 21-940028 PLAN #26 JULY 17, 2023

BUILDING 2 ELEVATIONS

EAST ELEVATION - COURTYARD

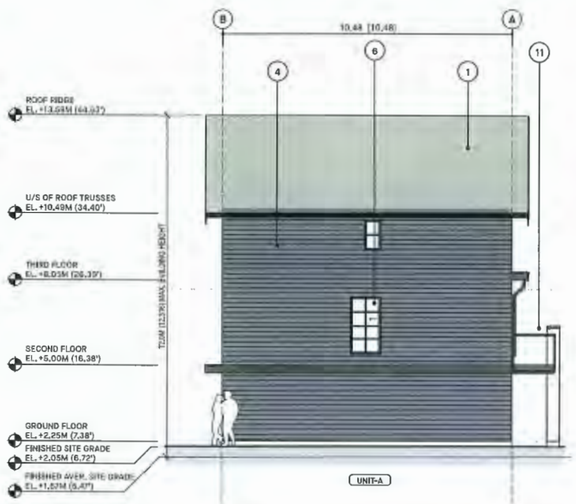


NORTH ELEVATION - SIDE YARD

MATERIALS

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

WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD SATISFY CODE AIRTIGHTNESS REQUIREMENTS.
CONSIDERATIONS SUCH AS WIND LOADING, SAFETY, STRUCTURAL, THERMAL REQUIREMENTS, VISUAL SPECIFICATIONS, ETC., SHOULD BE CHECKED FOR ALL WINDOWS AND EXTERIOR DOORS, AND MAY DICTATE THICKER GLAZING UNITS THAN THE REFERENCES INDICATED ABOVE (SUBJECT TO BSA REVIEW OF SPECIFIED ASTM E90 ACOUSTICAL TEST REPORTS). GLAZING MAY REQUIRE STRENGTHENED GLASS TO SATISFY CODE REQUIREMENTS OR DESIGN CONSIDERATIONS SUCH AS STRUCTURAL, VISUAL SPECIFICATIONS, MANUFACTURER'S SIZE OR WEIGHT RESTRICTIONS, ETC.

VENTILATION & EQUIPMENT

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DP 21-940028 PLAN #27 JULY 17, 2023

BUILDING 3 ELEVATIONS

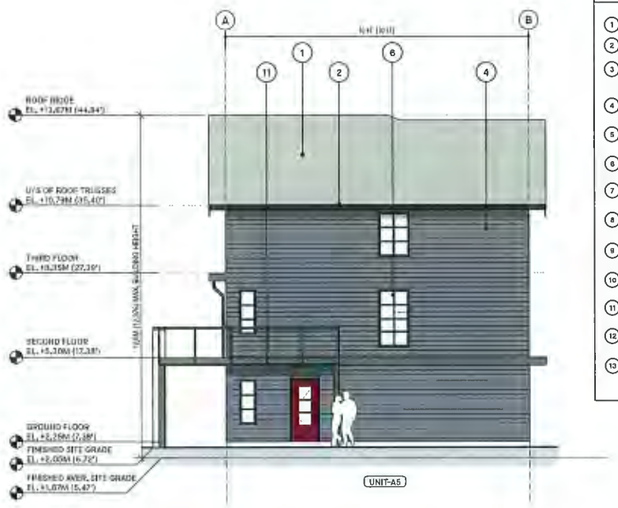
YAMAMOTO ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

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

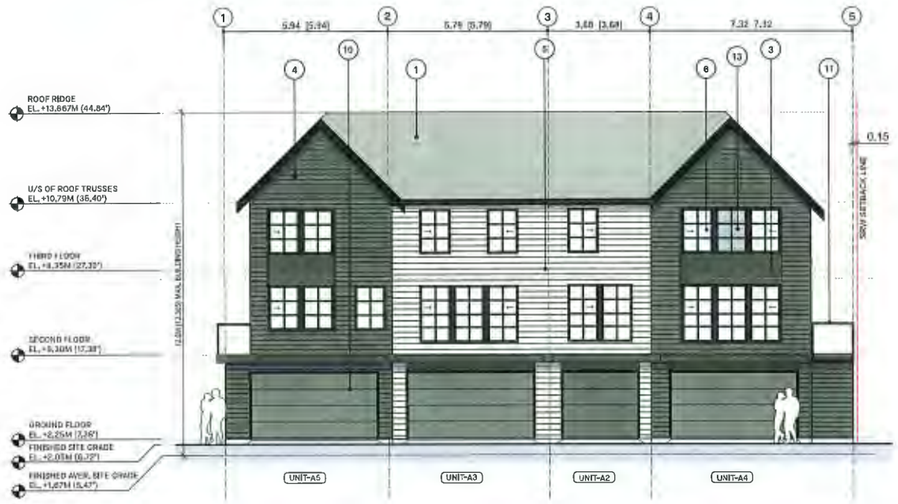
DRAWING TITLE –
BUILDING 3 ELEVATIONS

SCALE – 1/8" = 1'-0"	SHEET NO. – A4.2
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

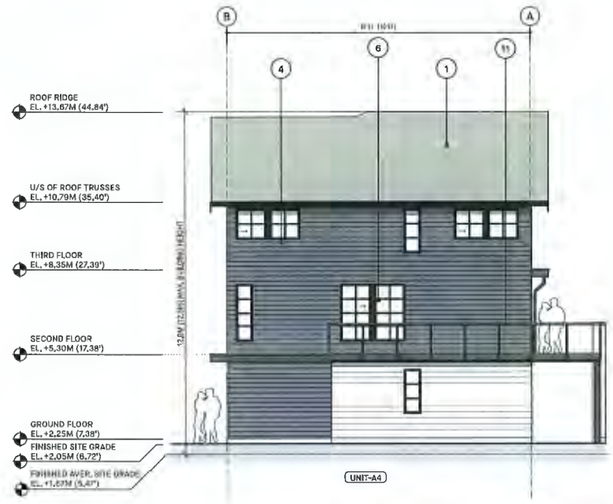
EAST ELEVATION - SIDE YARD



NORTH ELEVATION - SIDE YARD



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

MATERIALS

1. ASPHALT SHINGLE ROOF - CHARCOAL
2. METAL GUTTER AND DOWNSPOUT - ONYX BLACK
3. CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
4. 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "PEPPERCORN GREY"
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6. DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - IRON GRAY
7. P.T. WOOD WIN./DOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - "PEPPERCORN GREY"
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9. ENTRY DOOR - FEATURE COLOUR - PAINTED - BM HC-130 "WEBSTER GREEN"
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13. SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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VENTILATION & EQUIPMENT

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DP 21-940028 PLAN #28 JULY 17, 2023

BUILDING 4 ELEVATIONS

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

PANATCH GROUP

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

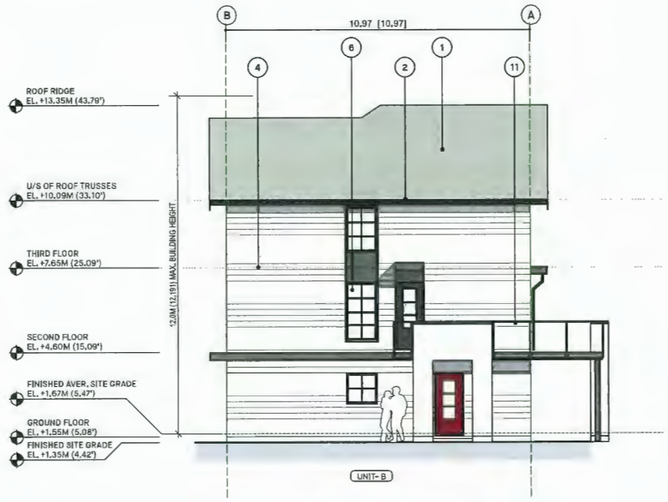
PROJECT —

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

DRAWING TITLE —
BUILDING 4 ELEVATIONS

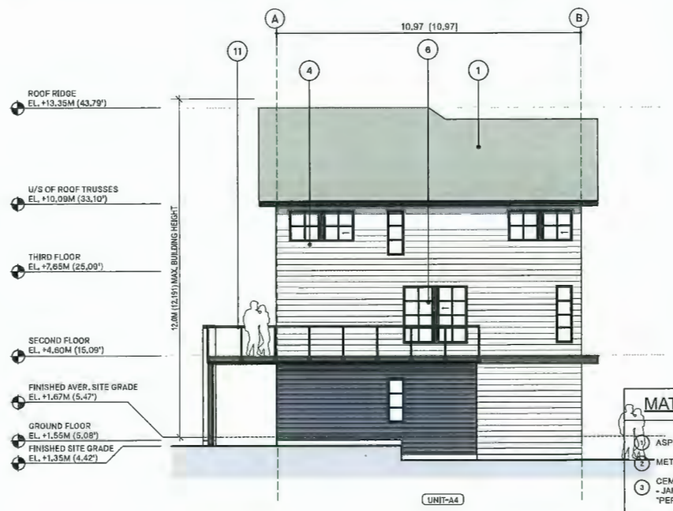
SCALE — 1/8" = 1'-0"	SHEET NO. — A4.3
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

EAST ELEVATION - CENTRAL COURTYARD



NORTH ELEVATION - CENTRAL COURTYARD

WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - PUBLIC WALKWAY

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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VENTILATION & EQUIPMENT

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IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

DP 21-940028 PLAN #29 JULY 17, 2023

BUILDING 5 ELEVATIONS

MATERIALS

1. ASPHALT SHINGLE ROOF - CHARCOAL
2. METAL GUTTER AND DOWNSPOUT - ONYX BLACK
3. CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
4. 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "PEPPERCORN GREY"
5. 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "ICECUBE"
6. DOUBLE GLAZED VINYL FRAMED WINDOW / PATIO - IRON GRAY
7. P.T. WOOD WINDOOR TRIM, FASCIA, HORIZ. BAND - PAINTED - "PEPPERCORN GREY"
8. ENTRY DOOR - FEATURE COLOUR - PAINTED - BM 2090-30 "TERRA COTTA TILE"
9. ENTRY DOOR - FEATURE COLOUR - PAINTED - BM HC-136 "WEBSTER GREEN"
10. METAL GARAGE DOOR - PAINTED - BM "CHARCOAL GRAY"
11. ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - IRON GRAY
12. SMOOTH STUCCO FINISH COLOUR 'ICECUBE'
13. SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR

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

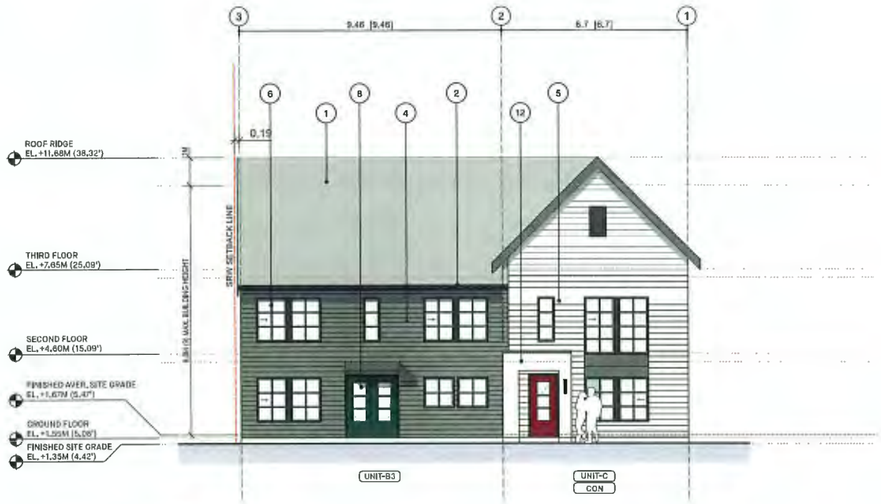
PANATCH GROUP

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

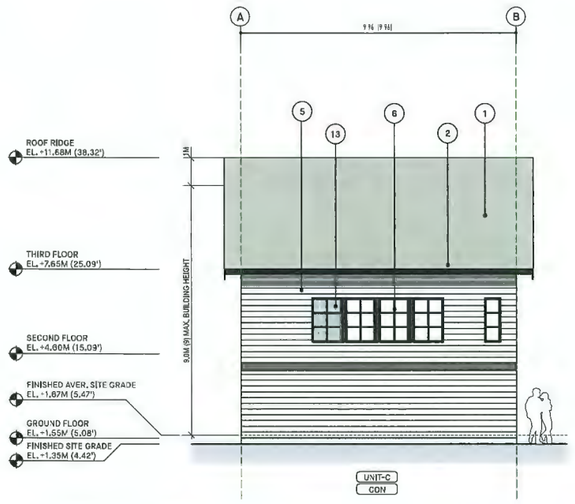
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 5 ELEVATIONS

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



EAST ELEVATION - CAVENDISH DRIVE



NORTH ELEVATION - SIDE YARD

MATERIALS

1. ASPHALT SHINGLE ROOF - CHARCOAL
2. METAL GUTTER AND DOWNSPOUT - ONYX BLACK
3. CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
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8. ENTRY DOOR - FEATURE COLOUR - PAINTED - BM 2090-30 "TERRA COTTA TILE"
9. ENTRY DOOR - FEATURE COLOUR - PAINTED - BM HC-130 "WEBSTER GREEN"
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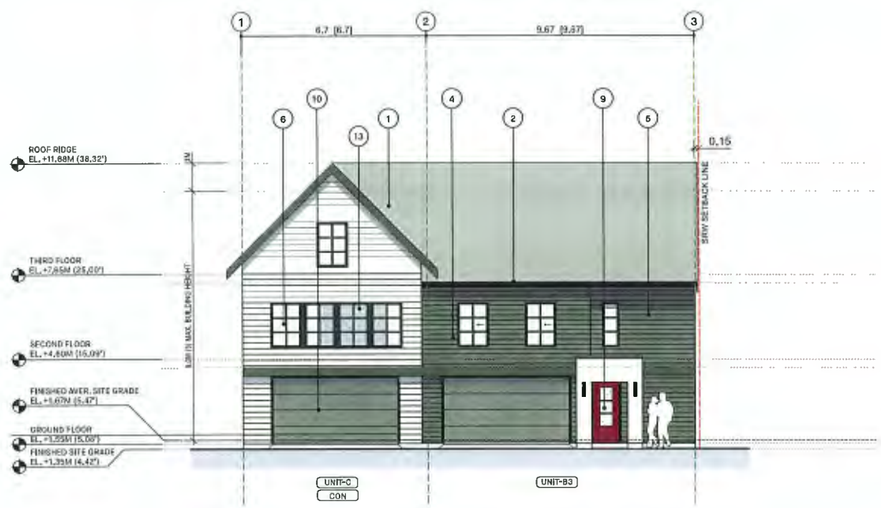
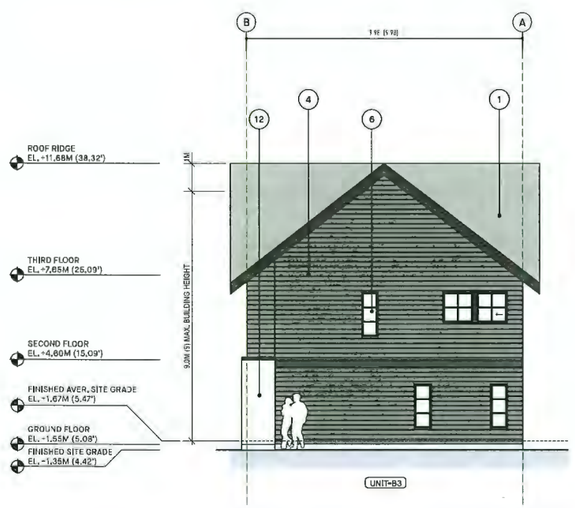
11. ALUMINUM FRAMED GUARD W/ TEMPERED GLASS - IRON GRAY
12. SMOOTH STUCCO FINISH COLOUR "ICECUBE"
13. SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR



WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

DP 21-940028 PLAN #30 JULY 17, 2023

BUILDING 6 ELEVATIONS

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

PANATCH GROUP

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

PROJECT –

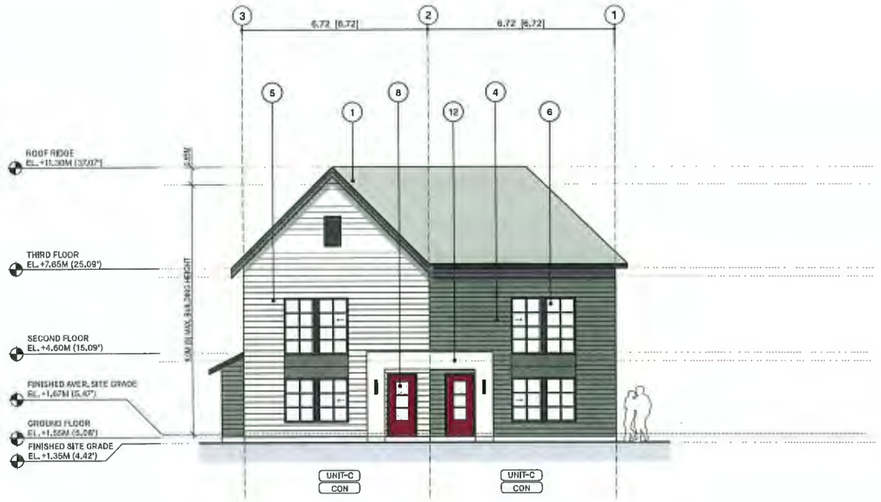
35 UNIT TOWNHOUSE DEVELOPMENT

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

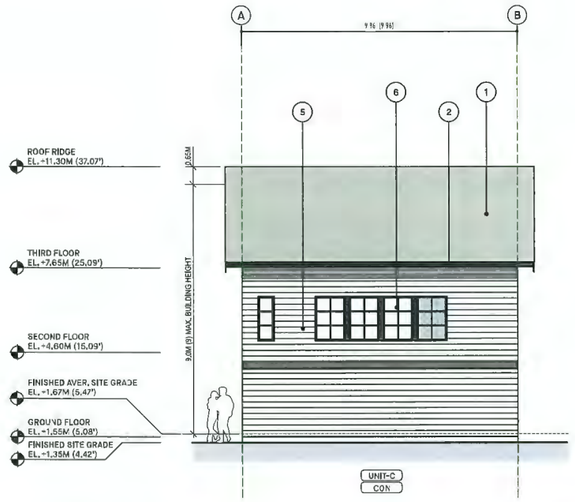
DRAWING TITLE –

BUILDING 6 ELEVATIONS

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



EAST ELEVATION - CAVENDISH DRIVE



NORTH ELEVATION - SIDE YARD

MATERIALS

1. ASPHALT SHINGLE ROOF - CHARCOAL
2. METAL GUTTER AND DOWNSPOUT - ONYX BLACK
3. CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
4. 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "PEPPERCORN GREY"
5. 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "ICECUBE"
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9. ENTRY DOOR - FEATURE COLOUR - PAINTED - BM HC-130 "WEBSTER GREEN"
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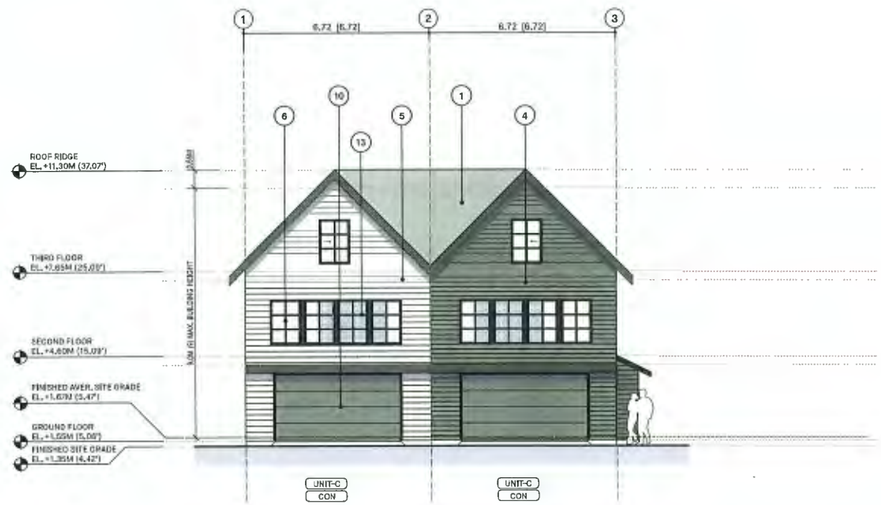
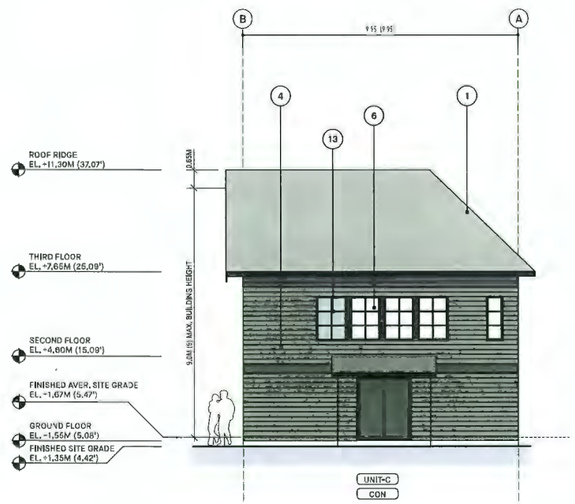


WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEOATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO, 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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VENTILATION & EQUIPMENT

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DP 21-940028 PLAN #31 JULY 17, 2023

BUILDING 7 ELEVATIONS

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

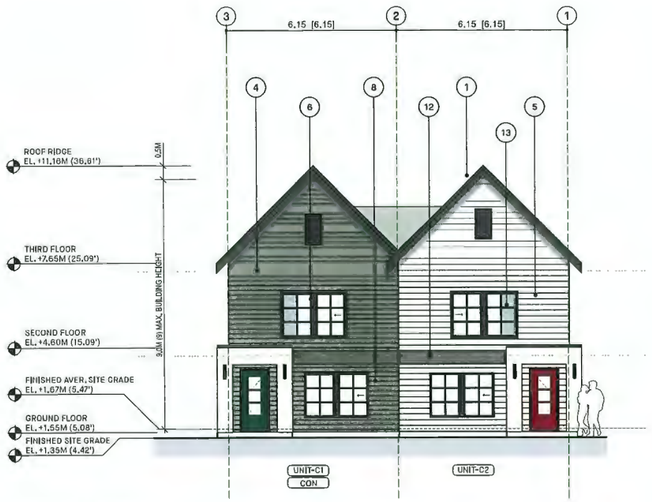
PANATCH GROUP

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

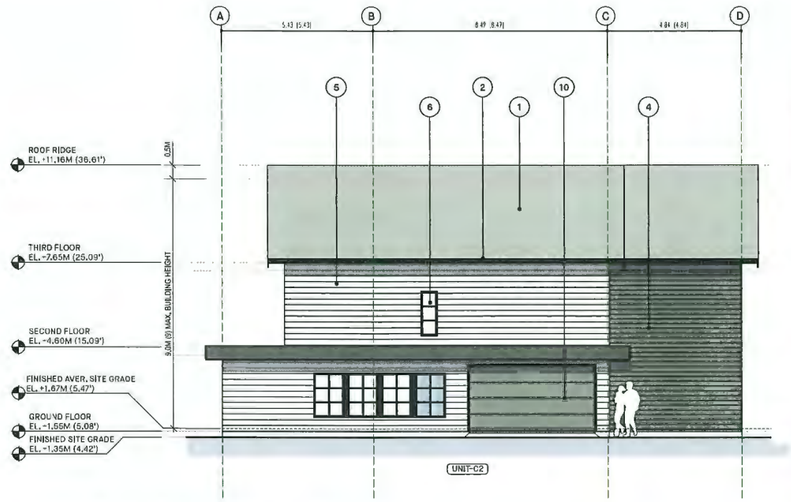
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4088 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 7 ELEVATIONS

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



EAST ELEVATION - CAVENDISH DRIVE



NORTH ELEVATION - SIDE YARD

MATERIALS

1. ASPHALT SHINGLE ROOF - CHARCOAL
2. METAL GUTTER AND DOWNSPOUT - ONYX BLACK
3. CEMENT PANEL SIDING W/ EASY-TRIM - JAMES HARDIE - PANEL CEMENT BOARD "PEPPERCORN GREY"
4. 6" JAMES HARDIE-PLANK CEMENT LAP HORIZONTAL SIDING - COLOUR "PEPPERCORN GREY"
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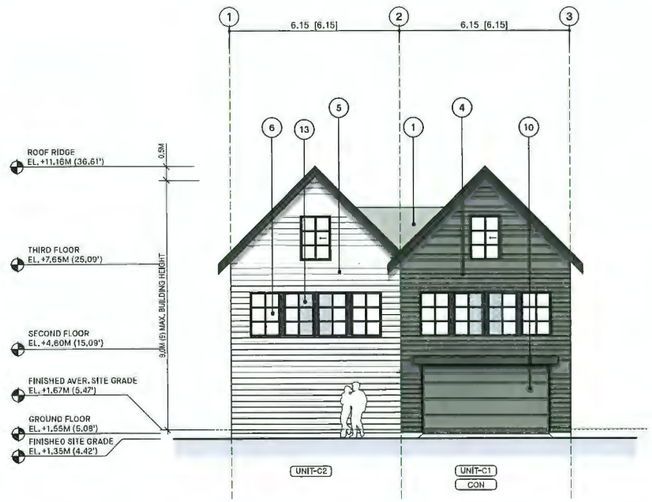
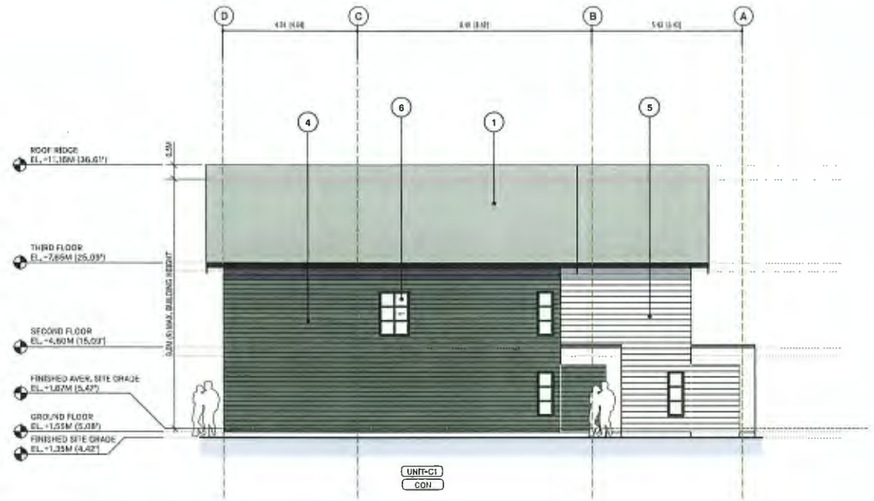


WEST ELEVATION - DRIVE AISLE



SOUTH ELEVATION - SIDE YARD

DP 21-940028 PLAN #32 JULY 17, 2023

BUILDING 8 ELEVATIONS

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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VENTILATION & EQUIPMENT

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

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT —

35 UNIT TOWNHOUSE DEVELOPMENT

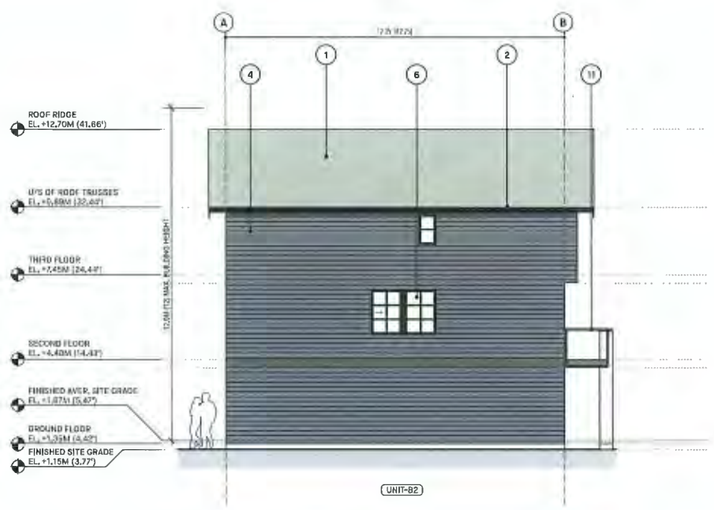
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE —

BUILDING 8 ELEVATIONS

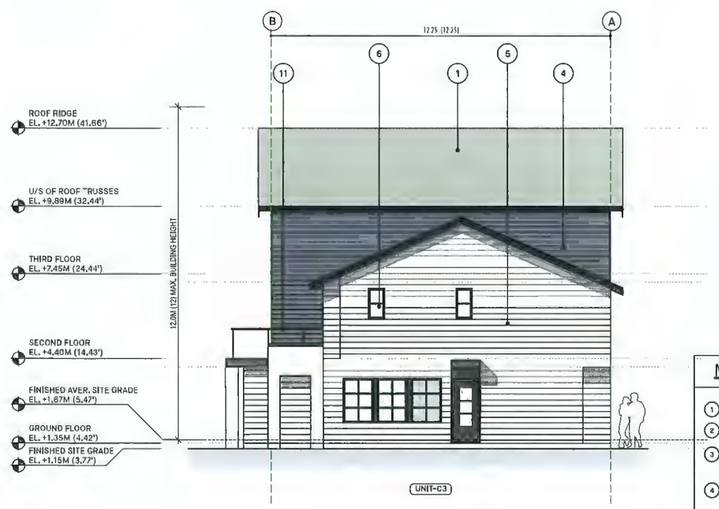
SCALE — 1/8" = 1'-0"	SHEET NO. — A4.7
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

NORTH ELEVATION - REAR YARD



WEST ELEVATION - SIDE YARD

SOUTH ELEVATION - DRIVE AISLE



EAST ELEVATION - SIDE YARD

DP 21-940028 PLAN #33 JULY 17, 2023

BUILDING 9 ELEVATIONS

Kitchen, bathrooms, hallways, and utility rooms	45 Decibels	

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HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

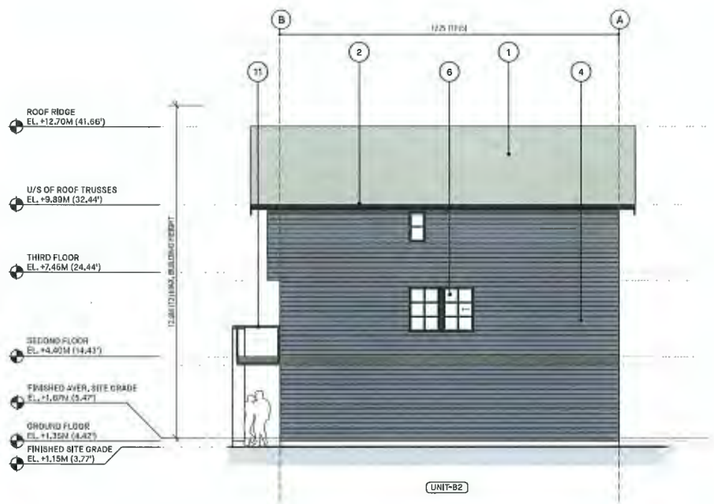
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –

BUILDING 9 ELEVATIONS

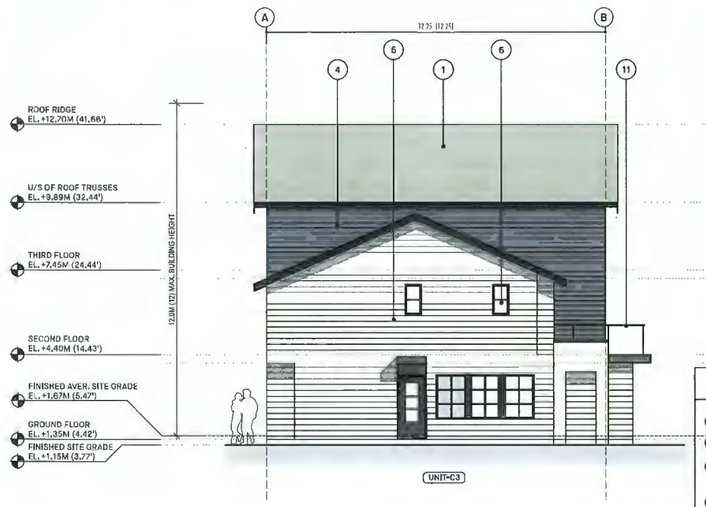
SCALE – 1/8" = 1'-0"	SHEET NO. – A4.8
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

NORTH ELEVATION - REAR YARD



WEST ELEVATION - SIDE YARD

SOUTH ELEVATION - DRIVE AISLE



EAST ELEVATION - SIDE YARD

DP 21-940028 PLAN #34 JULY 17, 2023

BUILDING 10 ELEVATIONS

ACOUSTIC REQUIREMENTS

Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

MATERIALS

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

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

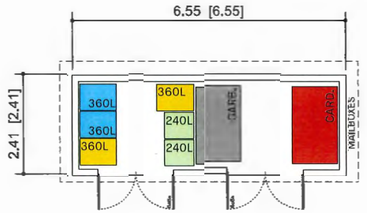
PANATCH GROUP

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

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

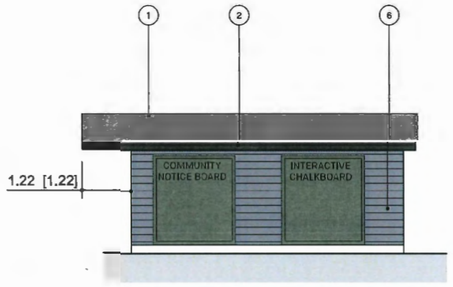
DRAWING TITLE –
BUILDING 10 ELEVATIONS

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

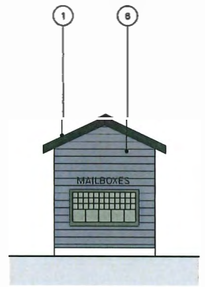


NOTE:
GARBAGE AND RECYCLING ENCLOSURE FLOOR LEVEL TO BE 1.18M TO ENUSRE BIN CAN BE MANOUVERED OUT OF THE ENCLOSURE LEVEL WITH THE INTERNAL DRIVE AISLE. CONFIRM ON SITE AND PROVIDE A CONCRETE APRON FROM THE ENCLOSURE TO THE BACK FACE OF THE CURB.

GARBAGE ENCLOSURE LAYOUT

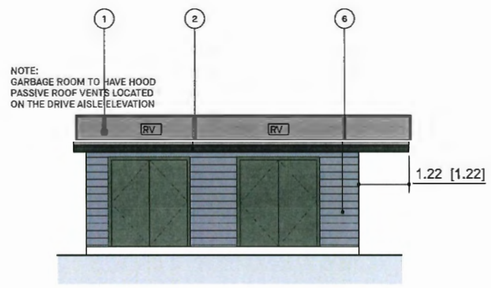


WEST ELEVATION - AMENITY AREA

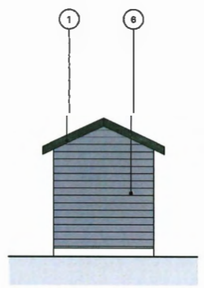


NOTE:
MAILBOXES SIZED BASED ON CANADA POST REQUIREMENTS FOR 35 TOWNHOUSES.
MAILBOXES ARE PROTECTED BY A 4'-0" [1.22M] ROOF OVERHANG

SOUTH ELEVATION - SIDE YARD

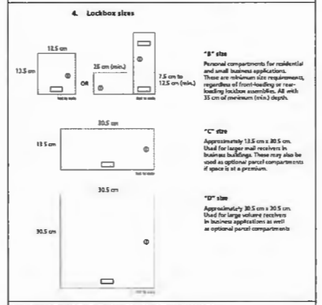


EAST ELEVATION - DRIVE AISLE



NORTH ELEVATION - SIDE YARD

CANADA POST MAILBOXES



MAILBOX REQUIREMENTS BASED ON 35 TOWNHOUSES
35 B SIZE BOXES & 5 D SIZE BOXES

MATERIALS

1. ASPHALT SHINGLE ROOF - CHARCOAL
2. METAL GUTTER AND DOWNSPOUT - ONYX BLACK
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13. SPANDREL GLASS AREAS - IRON GRAY TO MATCH WINDOW FRAME COLOUR

DP 21-940028 PLAN #35 JULY 17, 2023

GARBAGE ENCLOSURE ELEVATIONS

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

PANATCH GROUP

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

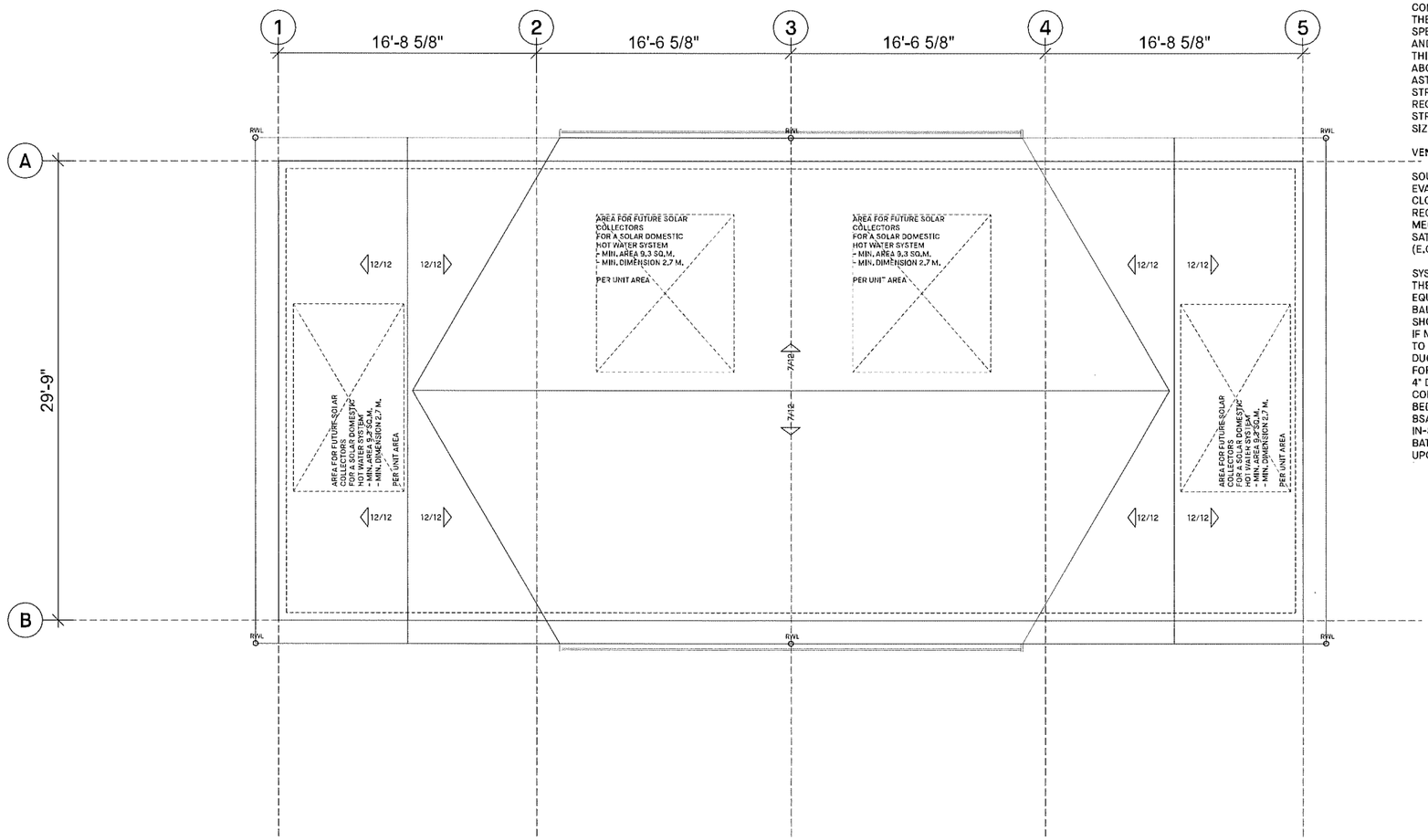
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
GARBAGE ENCLOSURE ELEVATIONS

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

AGEING IN PLACE :

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



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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VENTILATION & EQUIPMENT

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SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS.
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NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE –

BUILDING 1 ROOF PLAN

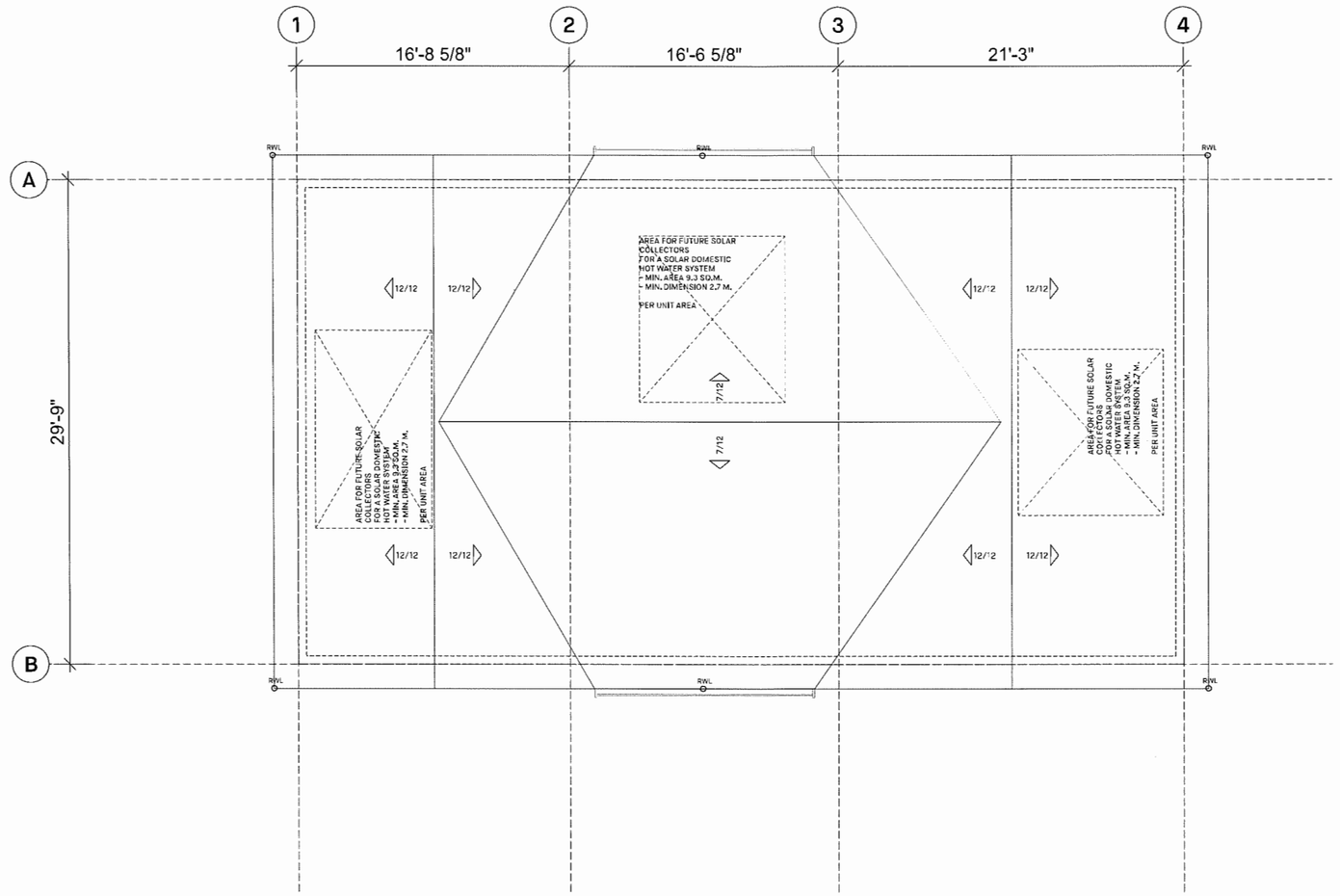
SCALE – 1/4" = 1'-0"	SHEET NO. – A3.10
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

DP 21-940028 PLAN #36 JULY 17, 2023

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

AGEING IN PLACE :

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



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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VENTILATION & EQUIPMENT

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NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-17	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

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

DRAWING TITLE –
BUILDING 2 ROOF PLAN

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

DP 21-940028 PLAN #37 JULY 17, 2023

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

AGEING IN PLACE :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
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	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
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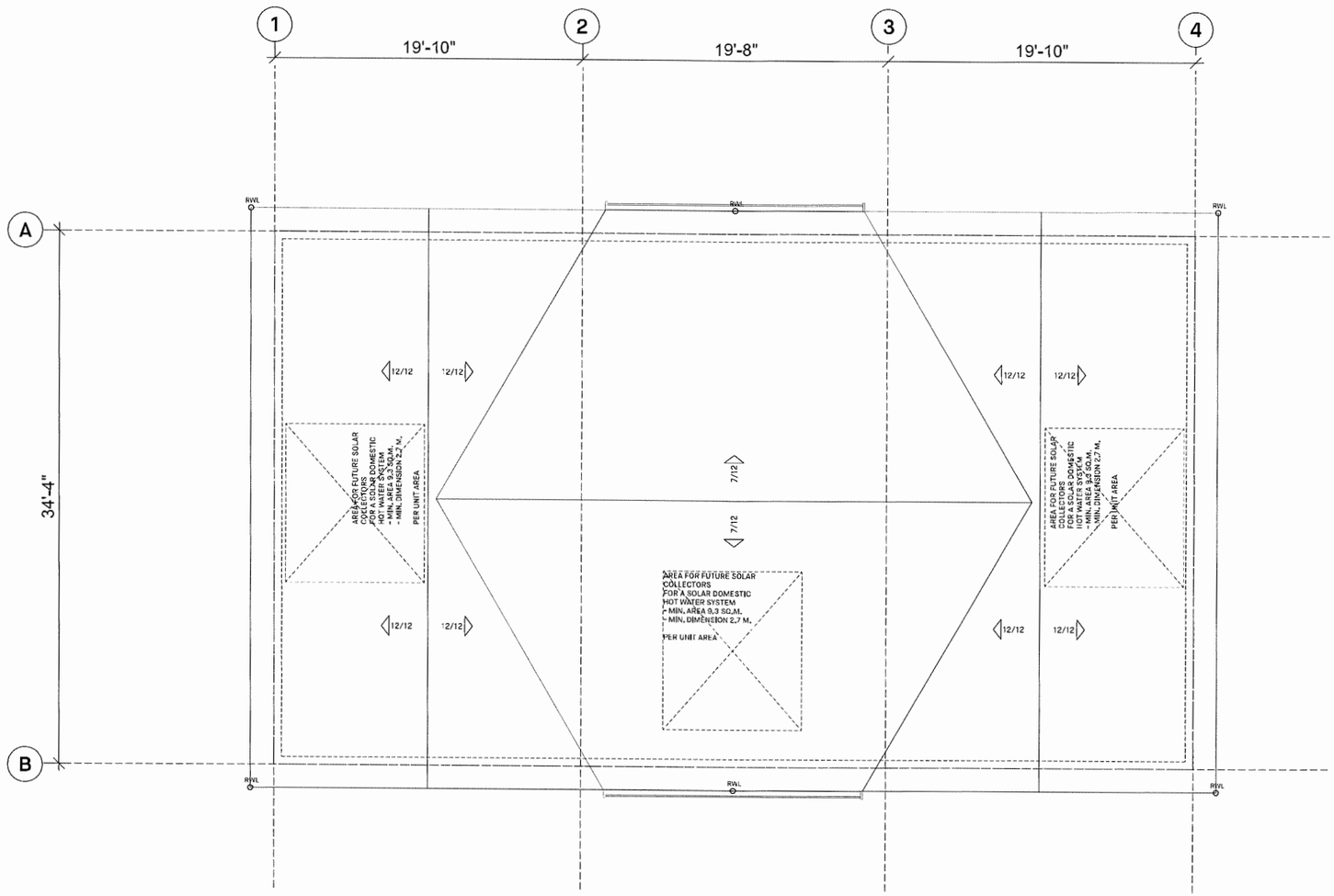
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
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REFER TO BROWN STRACHAN & ASSOCIATES REPORT (DATED 18TH APRIL 2022) FOR ACOUSTIC UPGRADES / RECOMMENDATIONS. .

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	202?-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

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

DRAWING TITLE –
BUILDING 3 ROOF PLAN

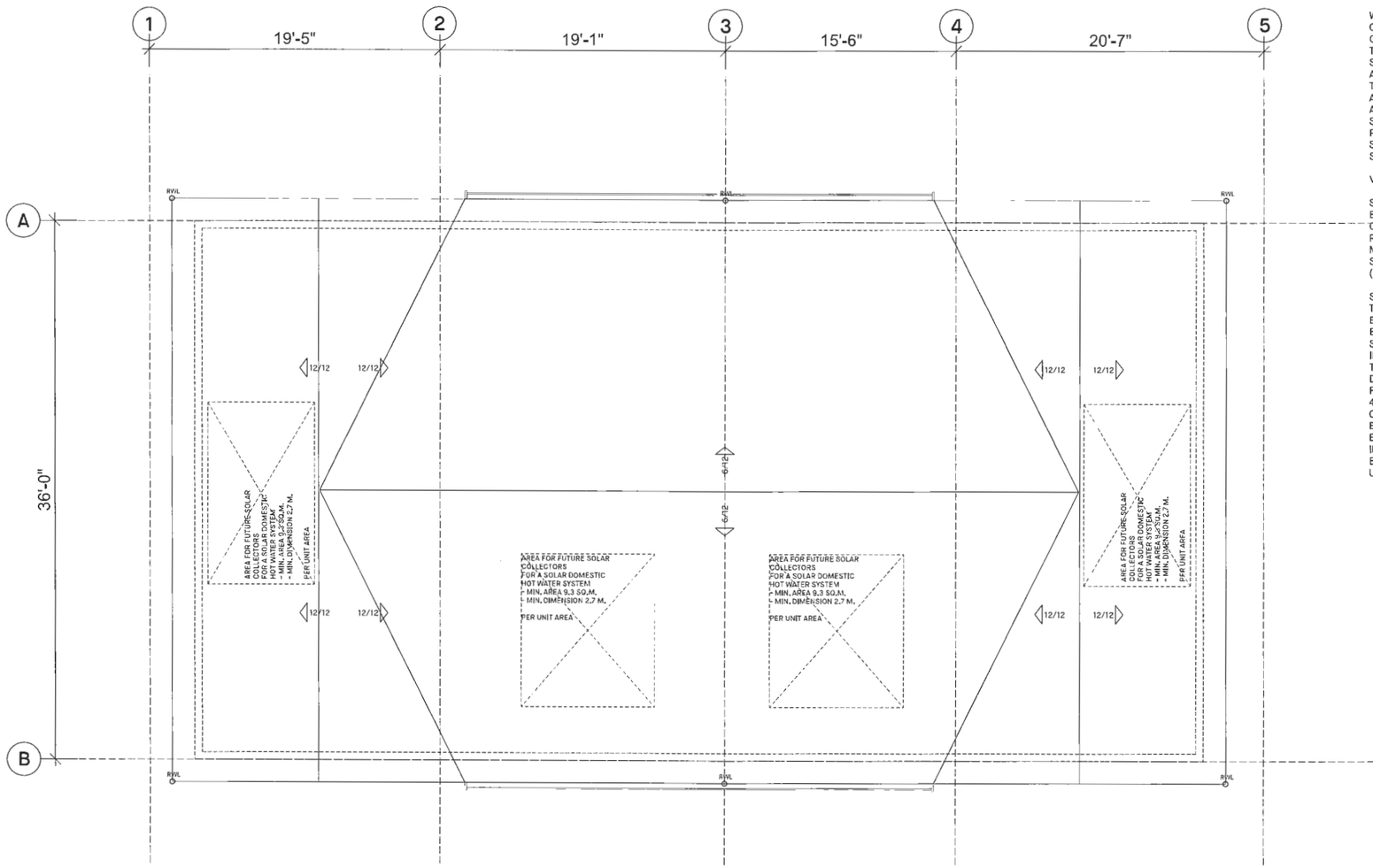
SCALE – 1/4" = 1'-0"	SHEET NO. – A3.12
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

DP 21-940028 PLAN #38 JULY 17, 2023

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

AGEING IN PLACE :

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



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

DP 21-940028 PLAN #39 JULY 17, 2023

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

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

PANATCH GROUP

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

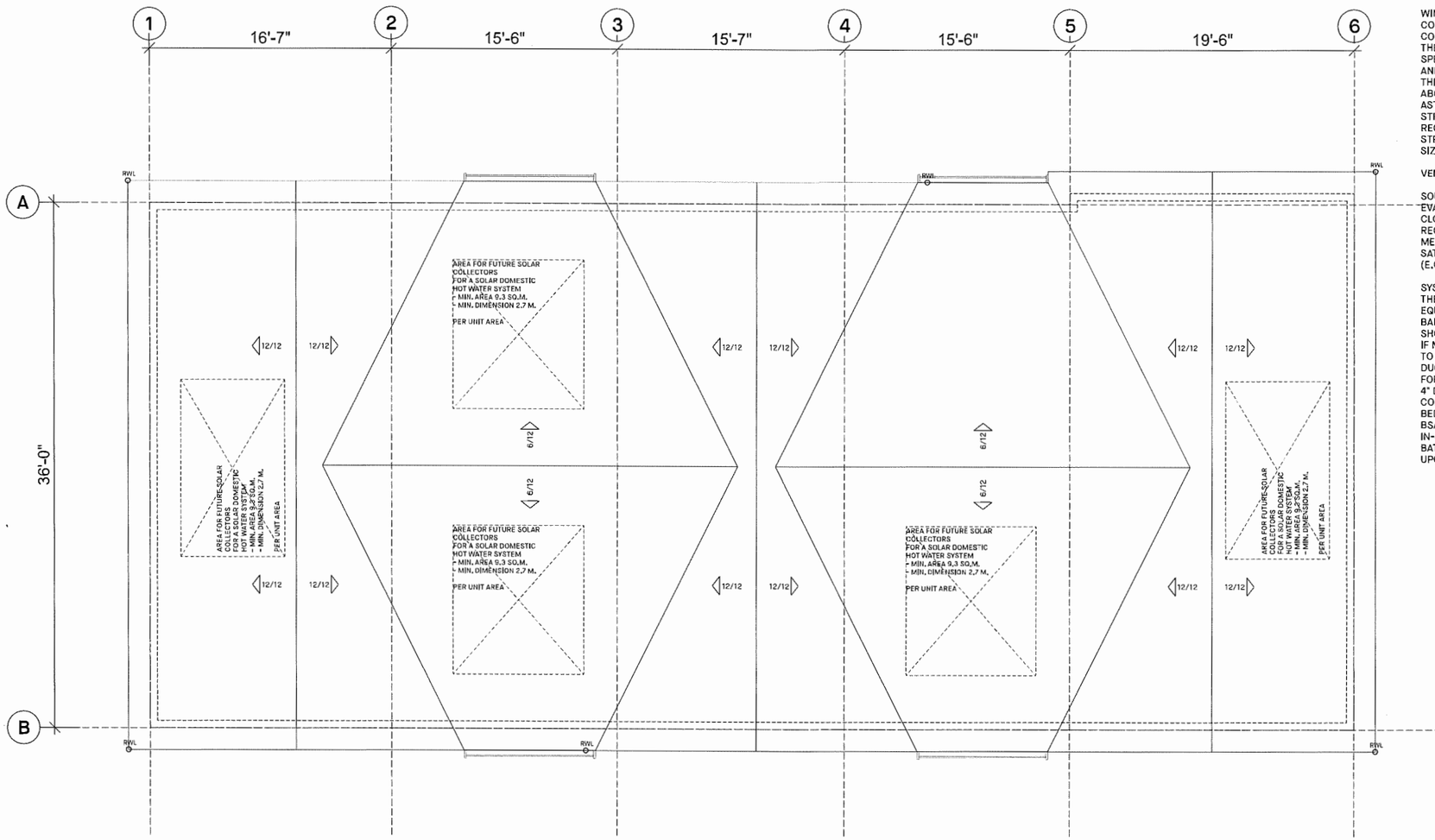
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 4 ROOF PLAN

SCALE – 1/4" = 1'-0"	SHEET NO. – A3.13
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

AGEING IN PLACE :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm deep by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 510 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kichen counter, within proximity of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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VENTILATION & EQUIPMENT

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

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

PANATCH GROUP

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

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

DRAWING TITLE –
BUILDING 5 ROOF PLAN

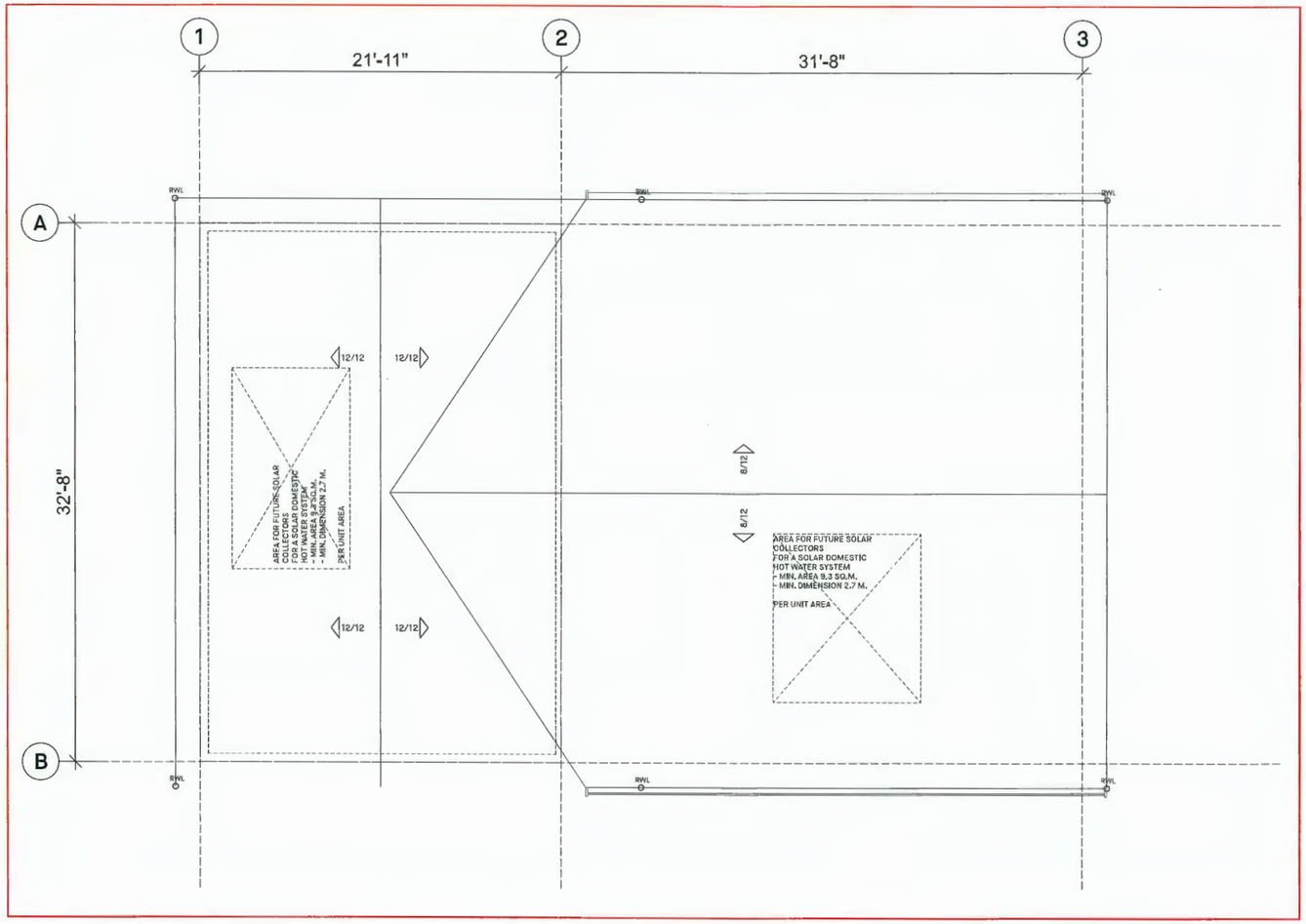
SCALE – 1/4" = 1'-0"	SHEET NO. – A3.14
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

DP 21-940028 PLAN #40 JULY 17, 2023

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

AGEING IN PLACE :

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



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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VENTILATION & EQUIPMENT

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IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

NO —	DATE —	ISSUE —
6	2023-07-12	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-03-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

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

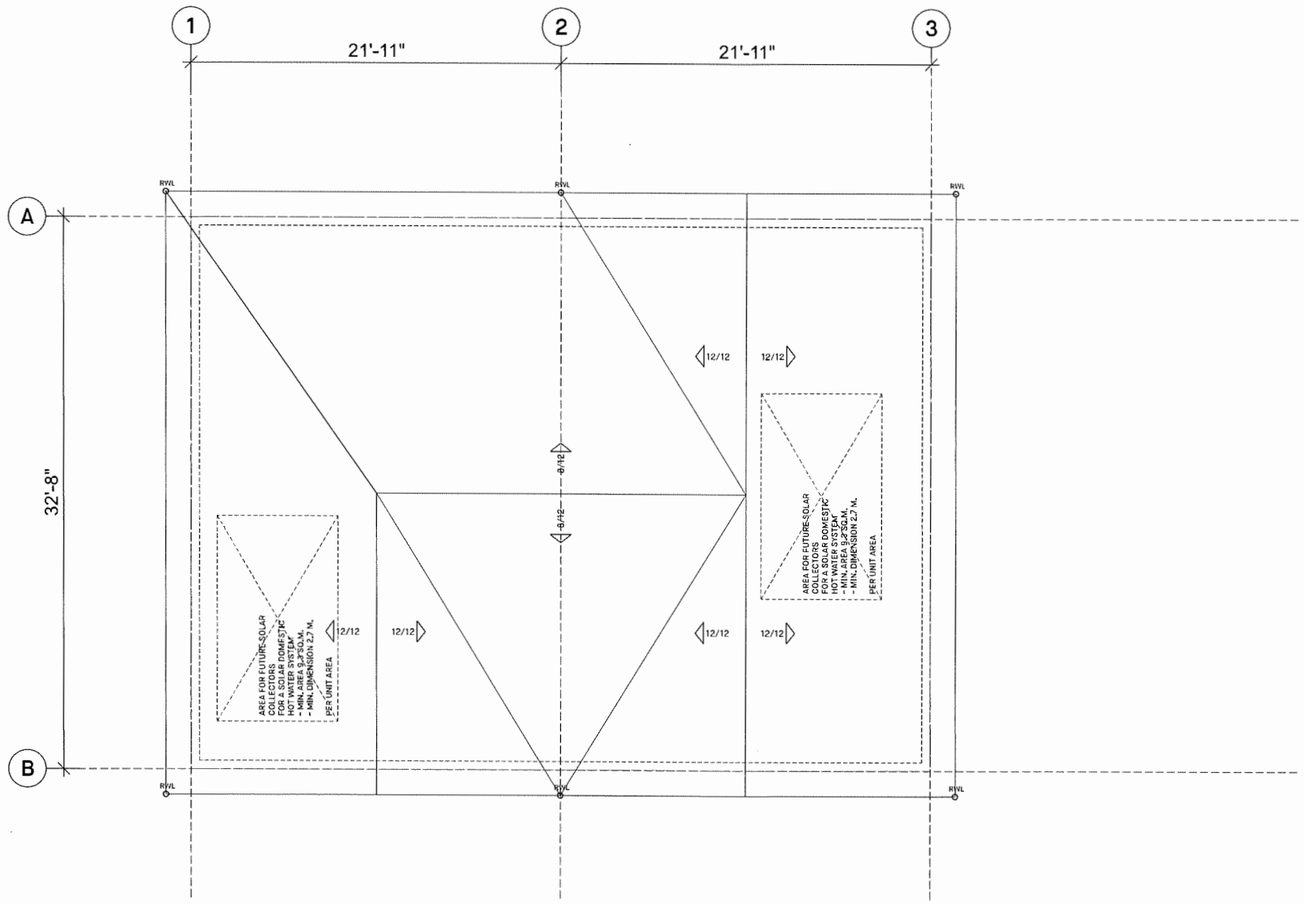
DRAWING TITLE —
BUILDING 6 ROOF PLAN

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

DP 21-940028 PLAN #41 JULY 17, 2023

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

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



DP 21-940028 PLAN #42 JULY 17, 2023

ROOF PLAN

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

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-36	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

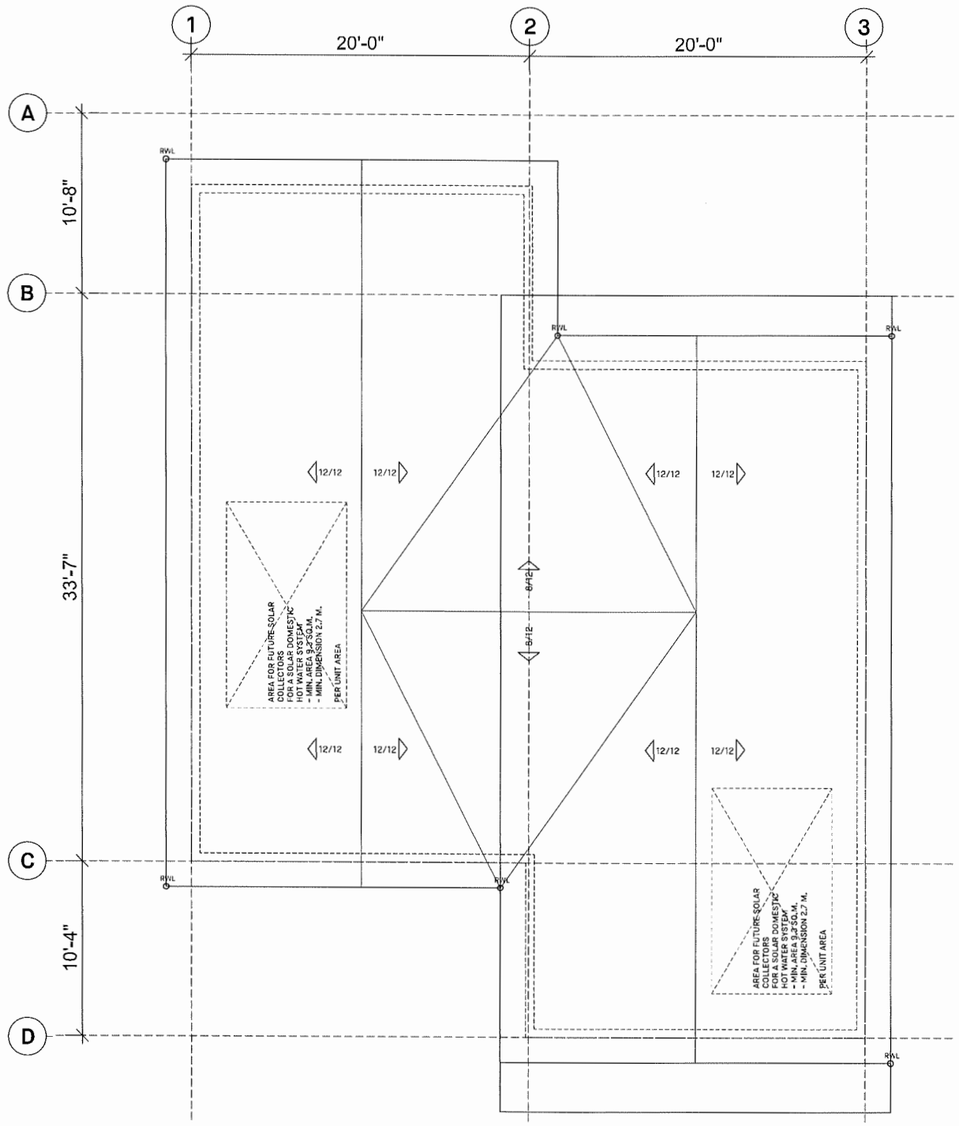
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
-
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 7 ROOF PLAN

SCALE – 1/4" = 1'-0"	SHEET NO. – A3.16
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

AGEING IN PLACE :

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



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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VENTILATION & EQUIPMENT

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DP 21-940028 PLAN #43 JULY 17, 2023

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

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

PANATCH GROUP

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

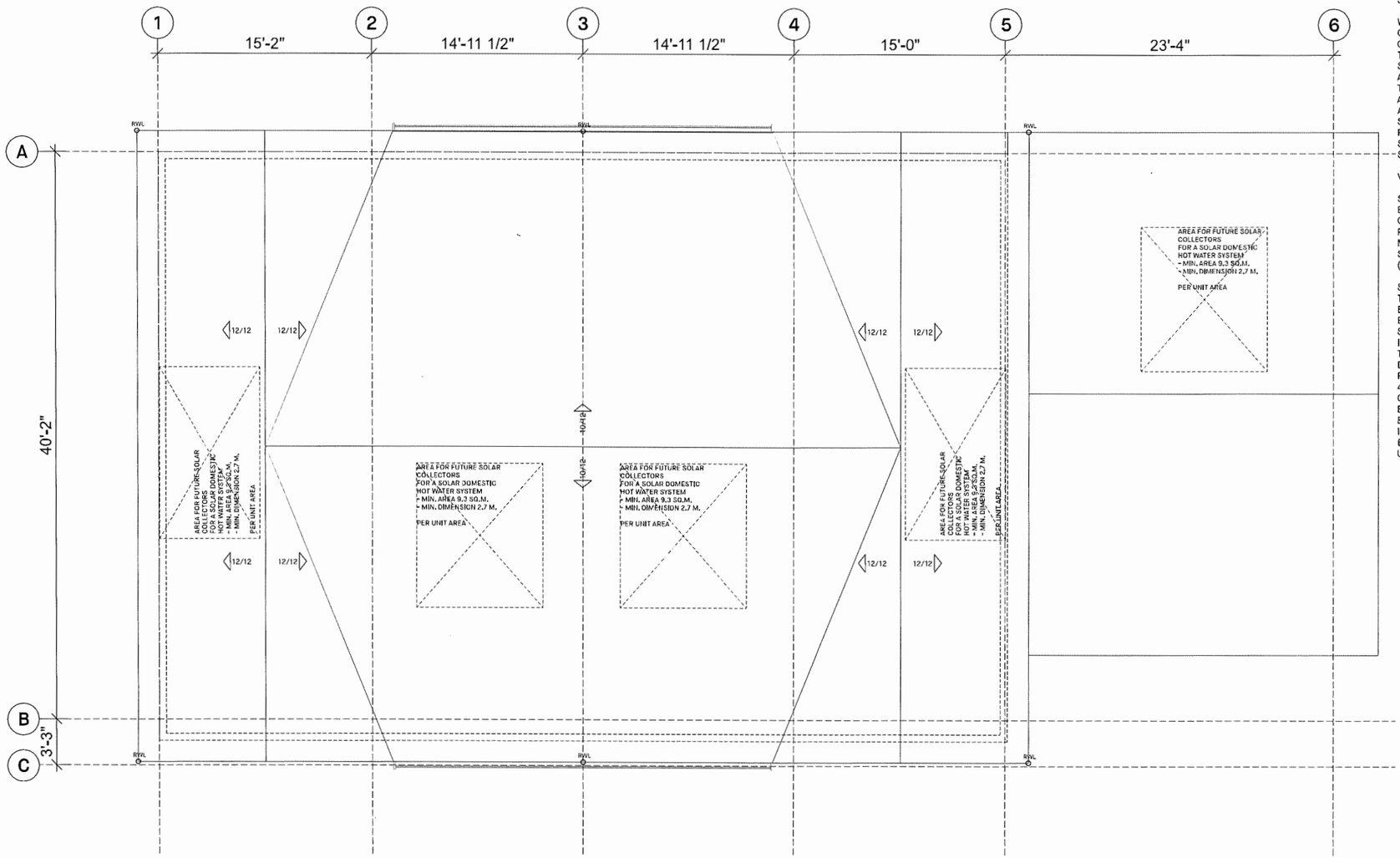
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 8 ROOF PLAN

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

AGEING IN PLACE :

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



ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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VENTILATION & EQUIPMENT

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5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

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

DRAWING TITLE –
BUILDING 9 ROOF PLAN

SCALE – 1/4" = 1'-0"	SHEET NO. – A3.18
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

DP 21-940028 PLAN #44 JULY 17, 2023

AGEING IN PLACE :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
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Bathrooms (Min. 1)	At least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets	COMPLIES
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Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 610 mm wide counter)	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
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	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kichen counter, within proximity of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
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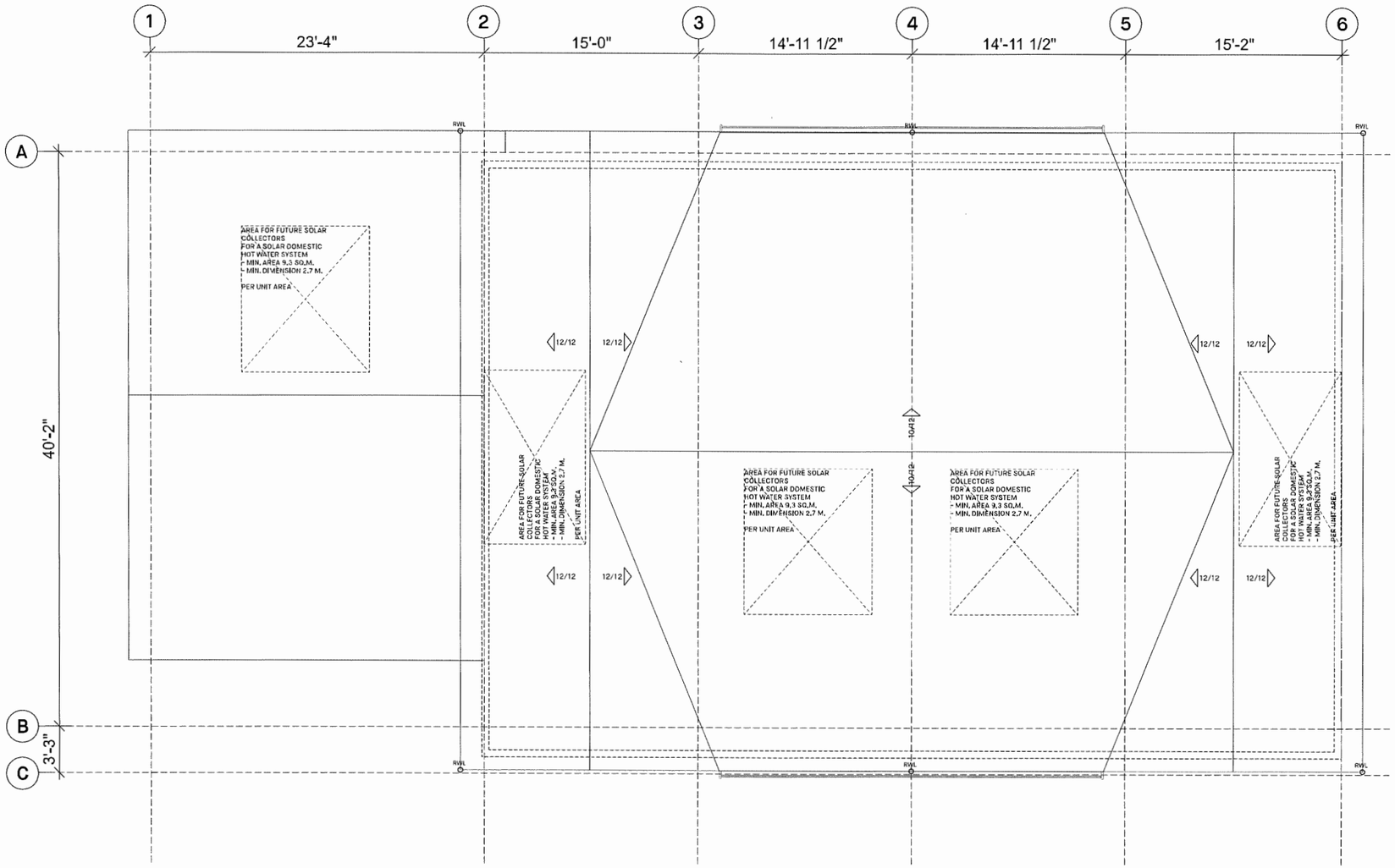

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
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3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-26	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION
NO —	DATE —	ISSUE —

PANATCH GROUP

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

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

DRAWING TITLE —
BUILDING 10 ROOF PLAN

SCALE — 1/4" = 1'-0"	SHEET NO. — A3.9.19
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

DP 21-940028 PLAN #45 JULY 17, 2023

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

SUSTAINABILITY STRATEGY

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

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

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

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

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

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

Construction Assemblies

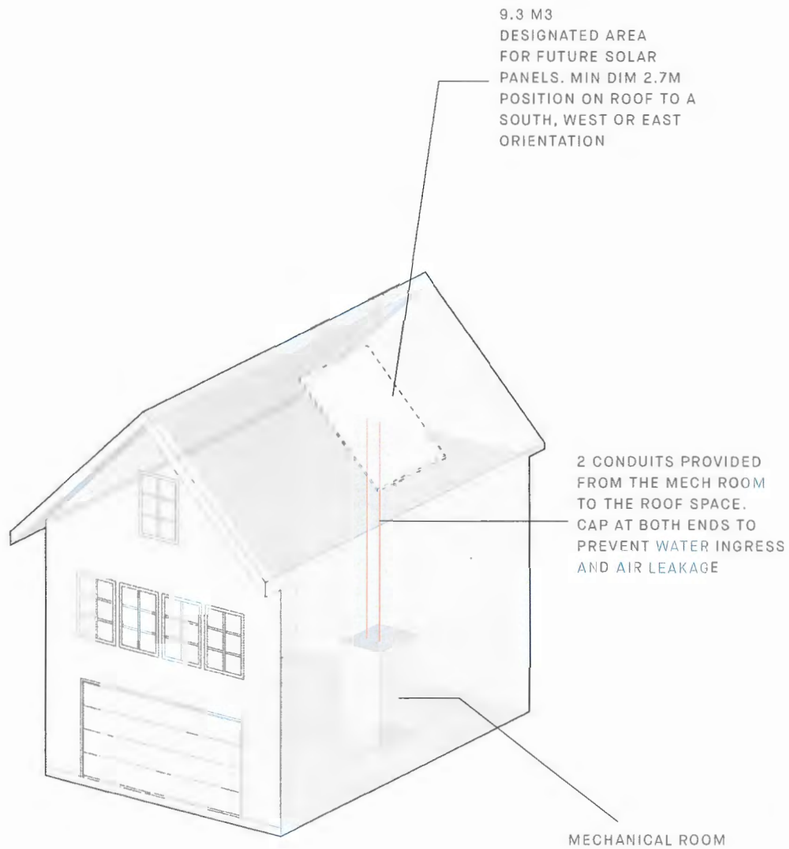
- Slab - R12 under full slab and around slab edge
- Walls - 2x6@16" OC R-24 batt
- Attic - R-48 batt
- Cathedral ceilings - User specified R-26.5 effective (code minimum)
- Flat ceilings - User specified R-26.5 effective
- Floors over unheated - R-28 batt

Windows

- USI 1.4/SHGC 0.25

Air Tightness

- 2.5 ACH



FUTURE SOLAR PANEL ILLUSTRATION

DP 21-940028 PLAN #46 JULY 17, 2023

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

PANATCH GROUP

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

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

DRAWING TITLE –
TYPICAL DETAILS

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

DP 21-940028 PLAN #47 JULY 17, 2023

STREET VIEW - BUILDING 1 & 2 NO1 ROAD

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

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE –
RENDERING - STREET VIEWS

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

DP 21-940028 PLAN #48 JULY 17, 2023

STREET VIEW - CAVENDISH DRIVE CONNECTION

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

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT —

35 UNIT TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE —

RENDERING - STREET VIEWS

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

DP 21-940028 PLAN #49 JULY 17, 2023

INTERIOR VIEW - AMENITY SPACE & PLAY AREA

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-21	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

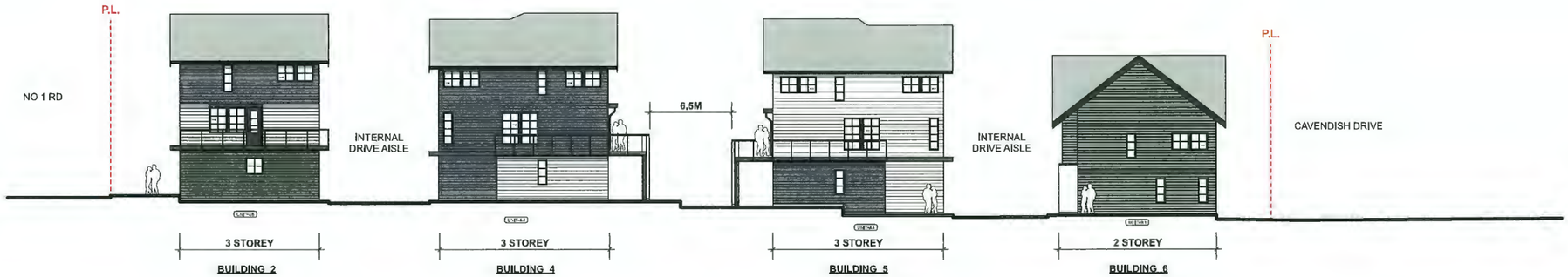
35 UNIT TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE –

RENDERING - STREET VIEWS

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



SRW / PUBLIC WALKWAY STREETSCAPE

CAVENDISH DRIVE STREETSCAPE

NO. 1 ROAD STREETSCAPE

DP 21-940028 PLAN #50 JULY 17, 2023

STREETSCAPES

SCALE: 1:150

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

PANATCH GROUP

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

PROJECT —

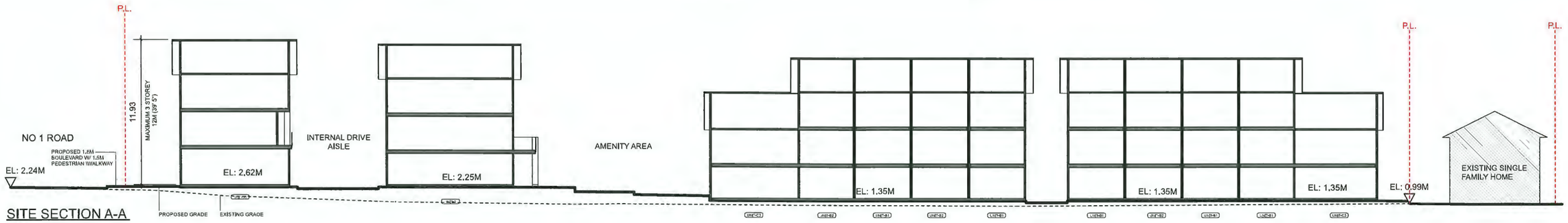
35 UNIT TOWNHOUSE DEVELOPMENT
-

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

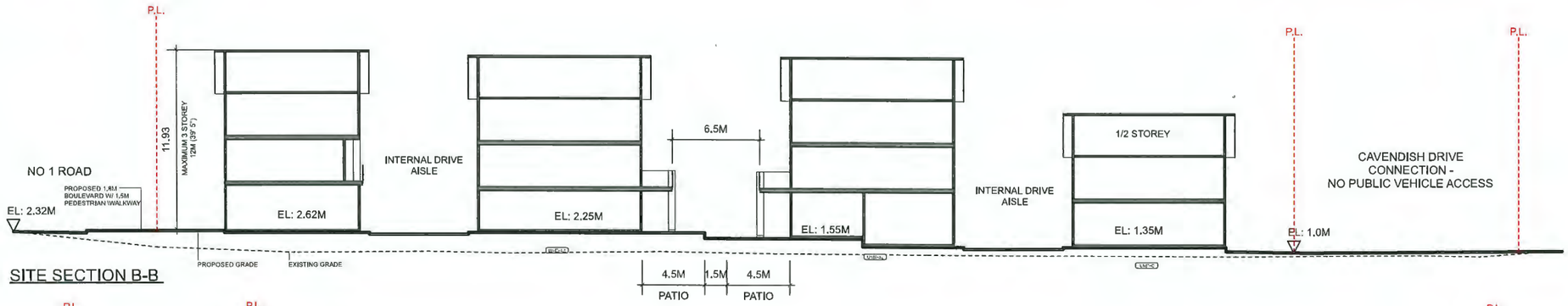
DRAWING TITLE —

STREETSCAPE ELEVATIONS

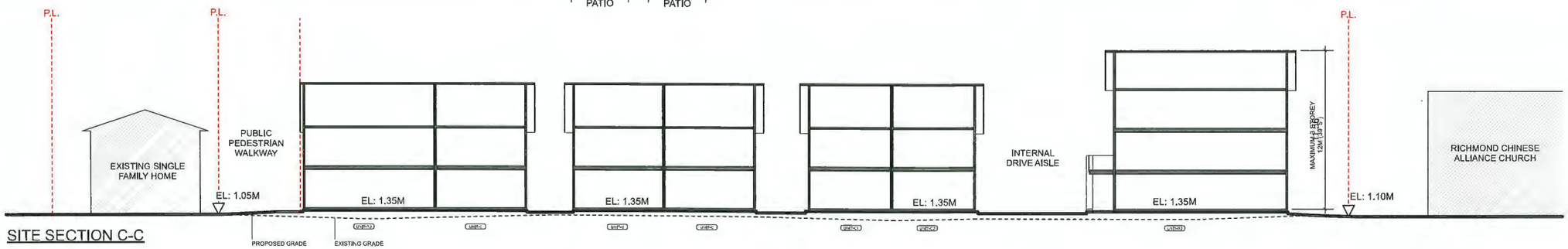
SCALE — 1/8" = 1'-0"	SHEET NO. — A5.0
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A



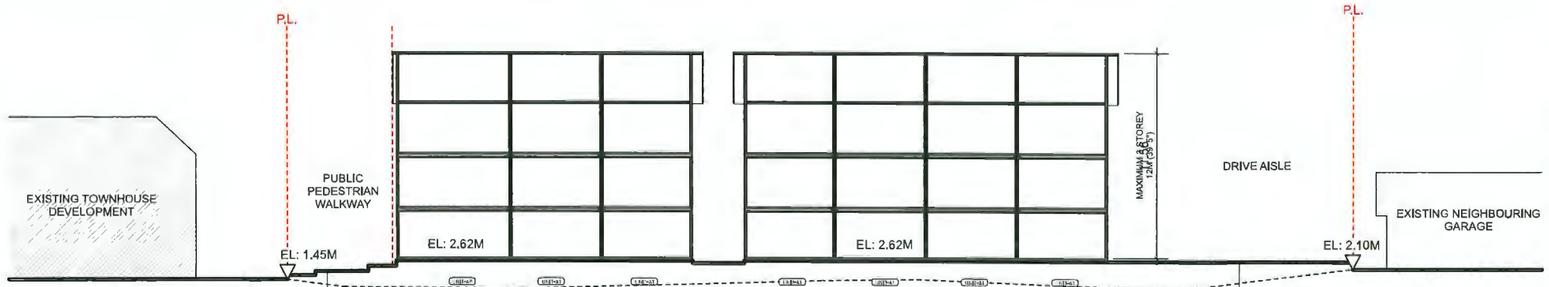
SITE SECTION A-A



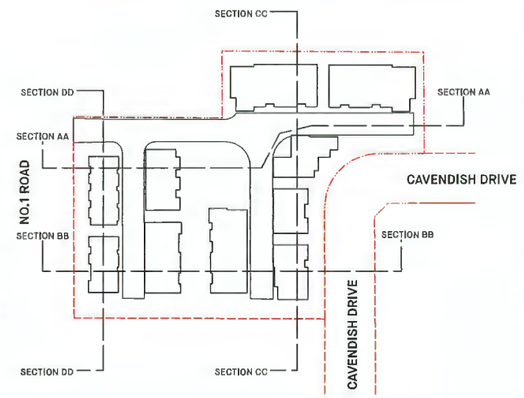
SITE SECTION B-B



SITE SECTION C-C



SITE SECTION D-D



KEY PLAN

DP 21-940028 PLAN #51 JULY 17, 2023

SITE SECTIONS

SCALE: 1:150

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

PANATCH GROUP

YAMAMOTO ARCHITECTURE
–
202 – 33 East 8th Avenue
Vancouver, BC V5T 1R6
T – 604 731 1127 F – 604 731 1327

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND
4051, 4088 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –

SITE CROSS SECTIONS

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

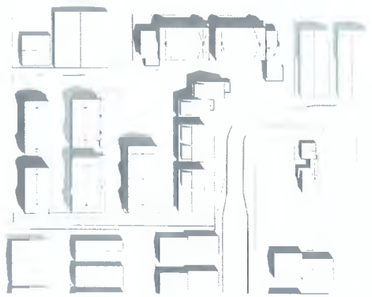
MAR 21 | 10AM

MAR 21 | 12PM

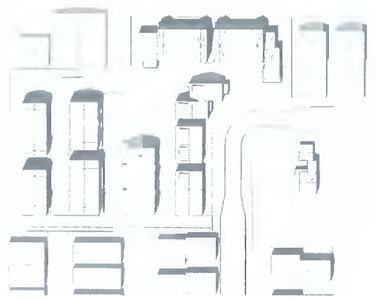
MAR 21 | 2PM

MAR 21 | 4PM

JUN 21 | 10AM



JUN 21 | 12PM



JUN 21 | 2PM

JUN 21 | 4PM

SEP 21 | 10AM

SEP 21 | 12PM

SEP 21 | 2PM

SEP 21 | 4PM

DEC 21 | 10AM

DEC 21 | 12PM

DEC 21 | 2PM

DEC 21 | 4PM

DP 21-940028

PLAN #52

JULY 17, 2023

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

PANATCH GROUP

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

PROJECT –

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

DRAWING TITLE –

SHADOW STUDY

SCALE — 1/8" = 1'-0"	SHEET NO. — A5.2
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

DP 21-940028 PLAN #53 JULY 17, 2023

MATERIAL BOARD

ENTRY SOFFITS / ROOF SOFFITS
CLEAR CEDAR / HEMLOCK

ASPHALT SHINGLE ROOFING
CHARCOAL GREY

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

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

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

SHERWIN WILLIAMS - ICE CUBE
- SMOOTH STUCCO ENTRY PORTALS

BENJAMIN MOORE - TERRACOTTA TILE
- ENTRY DOOR FEATURE COLOUR

BENJAMIN MOORE - WEBSTER GREEN
- ENTRY DOOR FEATURE COLOUR

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-03-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

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

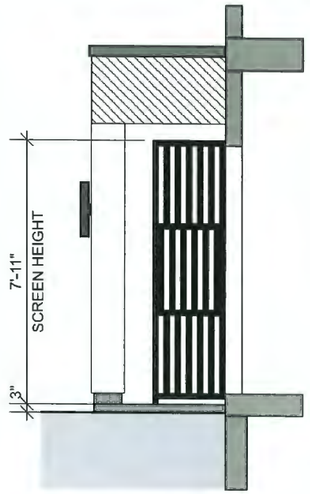
DRAWING TITLE –
MATERIAL BOARD

SCALE – 1/8" = 1'-0"
DATE – AUG 23, 2021
DRAWN – BS
CHECKED –

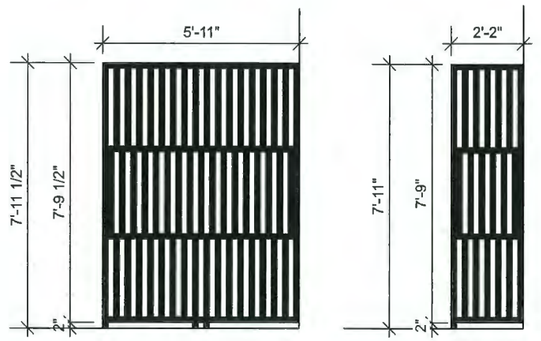
SHEET NO. –
A5.4

PROJ NO – 1711A

ENTRY PORTAL ELEVATION



PORTAL SECTION



ENTRY DOOR PRIVACY SCREEN VIEW

DECK PRIVACY SCREEN VIEW

DP 21-940028 PLAN #54 JULY 17, 2023

PRIVACY SCREEN ENTRY & DECK AREAS

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

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE –

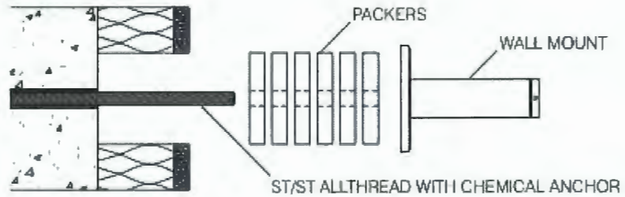
PRIVACY SCREEN

SCALE – 1/8" = 1'-0"	SHEET NO. – A5.5
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

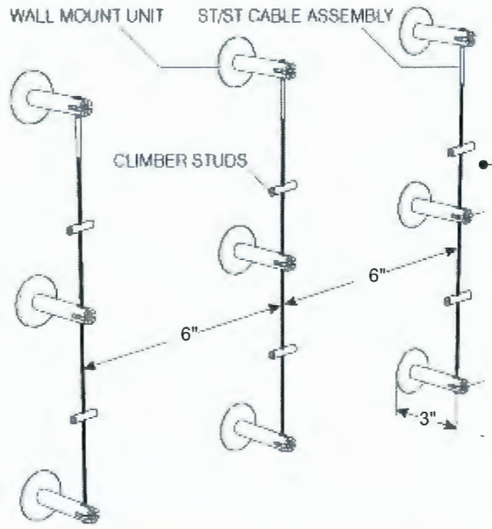
RWL 'S IN CERTAIN LOCATIONS WILL BE REDIRECTED TO SPLASH PADS TO PROVIDE WATER TO THESE LOCATIONS.

VINE PLANTING, REFER TO LANDSCAPE DRAWINGS

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



AIR CRAFT CABLE MOUNTING BRACKET DETAIL



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

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

AIR CRAFT CABLE SPACING - VINE PLANTING

PRECEDENT IMAGE - VINE PLANTING

DP 21-940028 PLAN #55 JULY 17, 2023

DRIVE AISLE PLANTING DETAILS

NO	DATE	ISSUE
6	2023-07-13	DEVELOPMENT PERMIT RESUBMISSION
5	2023-06-21	DEVELOPMENT PERMIT RESUBMISSION
4	2023-03-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE –
DRIVE AISLE PLANTING DETAILS

SCALE – 1/8" = 1'-0"	SHEET NO. – A5.6
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

UNIT-A

UNIT-A

PRECEDENT IMAGE -
VERTICAL SIDING TRANSITION

PRECEDENT IMAGE -
EXTERIOR CORNER DETAIL

DP 21-940028 PLAN #56 JULY 17, 2023

TYPICAL SIDING DETAILS

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

PANATCH GROUP

YAMAMOTO ARCHITECTURE

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

PROJECT –

35 UNIT TOWNHOUSE DEVELOPMENT

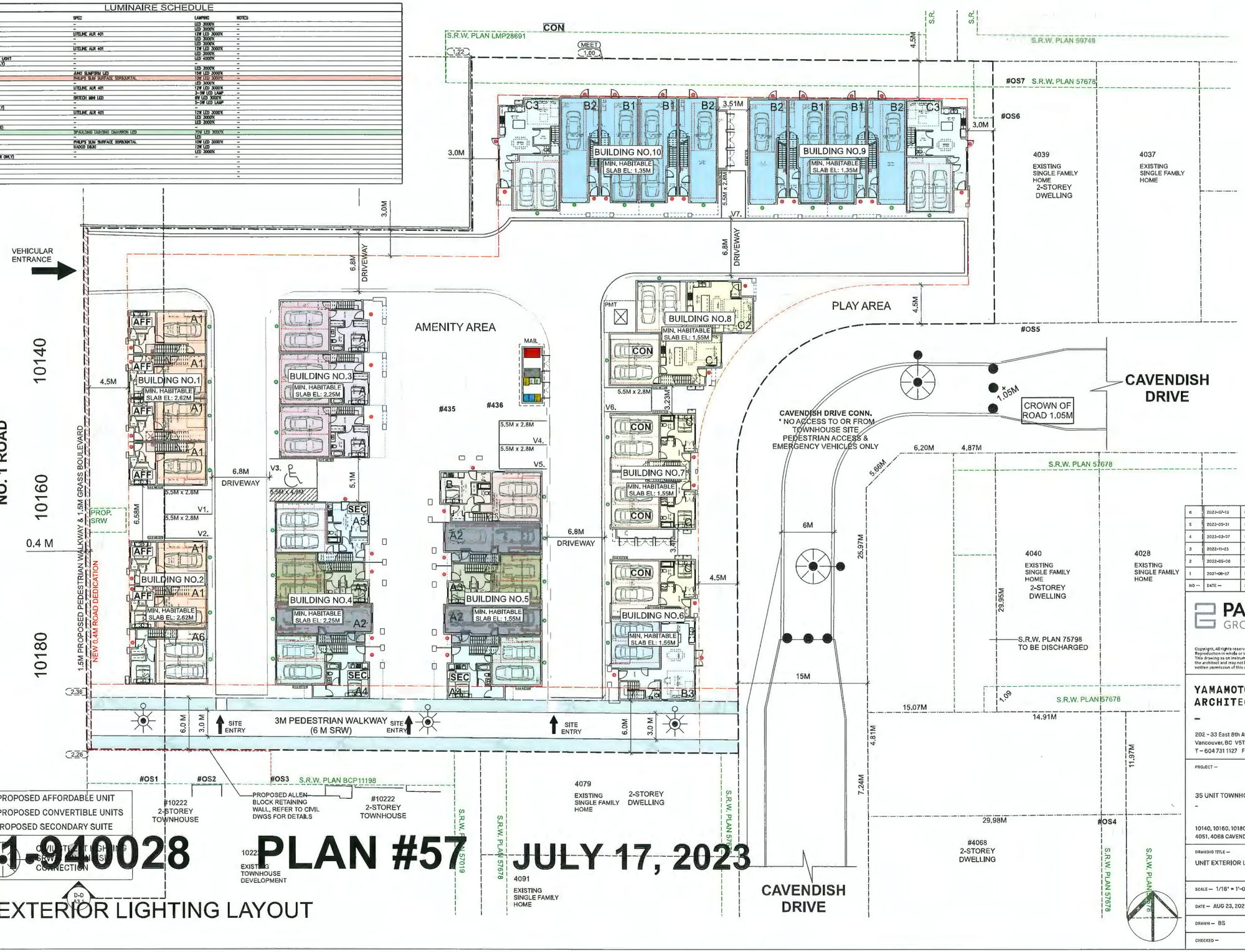
10140, 10160, 10180 NO. 1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
SIDING DETAILS

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

LUMINAIRE SCHEDULE

TAG	TYPE / DESCRIPTION	SPEC	LAMPING	NOTES
A	SUITE CORRIDOR WALL SCONCE	–	LED 3000K	–
A1	SUITE CORRIDOR SURFACE MOUNT	–	LED 3000K	–
A2	SUITE CORRIDOR POT	LITELINE ALR 401	12W LED 3000K	–
B	BATHROOM 'J' BATHBAR	–	LED 3000K	–
B1	BATHROOM SURFACE MOUNT	–	LED 3000K	–
B2	BATHROOM RECESSED (TEMP)	LITELINE ALR 401	12W LED 3000K	–
B3	BATHROOM 'J' BATHBAR	–	LED 3000K	–
BL	BATHROOM UNDER CABINET STRIP LIGHT	–	LED 4000K	–
C1	SUITE DINING ROOM LIGHT (IN ONLY)	–	–	–
C	SUITE EXTERIOR WALL SCONCE	–	LED 3000K	–
E1	SUITE EXTERIOR SURFACE MOUNT	JUNO SUNFORM LED	15W LED 3000K	–
E2	SUITE EXTERIOR POT	PHILIPS SLIM SURFACE SSRSUNXTAL	10W LED 3000K	–
K1	SUITE KITCHEN PENDANT	–	LED 3000K	–
K2	SUITE KITCHEN POT	LITELINE ALR 401	12W LED 3000K	–
K3	SUITE KITCHEN 4' TRACK	–	3-5W LED LAMP	–
K4	SUITE KITCHEN PUCK LIGHT	SKYTECH MINI LED	6W LED 3000K	–
K5	SUITE KITCHEN 8' TRACK	–	5-5W LED LAMP	–
L1	SUITE LIVING ROOM LIGHT (IN ONLY)	–	–	–
L2	SUITE LIVING ROOM POT	LITELINE ALR 401	12W LED 3000K	–
M	CLOSET/ SERVICE WALL LIGHT	–	LED 3000K	–
M1	CLOSET/ SERVICE CEILING LIGHT	–	LED 3000K	–
P	PORCELAIN LAMPHOLDER (RECYCLED)	–	–	–
S	EXTERIOR WALL SCONCE	SPAULDING LIGHTING CAMARRON LED	7W LED 3000K	–
S1	EXTERIOR SURFACE MOUNT	–	LED	–
S2	EXTERIOR POT	PHILIPS SLIM SURFACE SSRSUNXTAL	10W LED 3000K	–
S3	EXTERIOR BOLLARD LIGHT	RADIOR DB30	12W LED	–
T1	SUITE BEDROOM SURFACE MOUNT	–	LED 3000K	–
T3	SUITE MASTER BEDROOM LIGHT (IN ONLY)	–	–	–



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

PANATCH GROUP

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

PROJECT –

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

DRAWING TITLE –

UNIT EXTERIOR LIGHTING LAYOUT

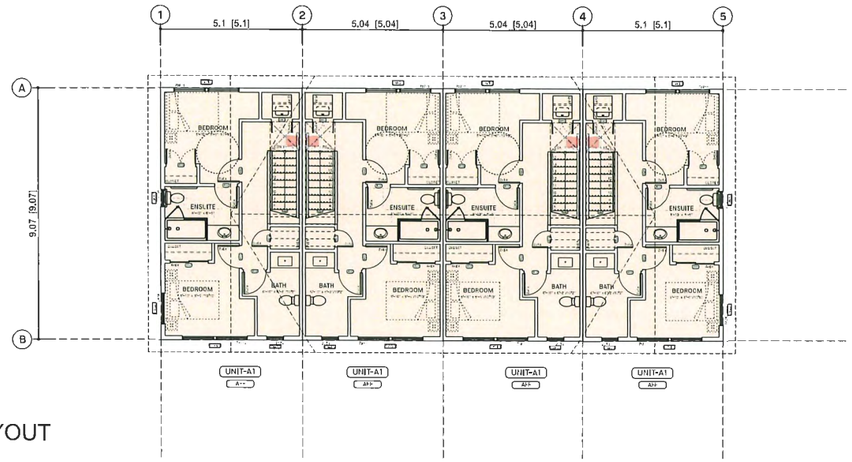
SCALE – 1/16" = 1'-0"	SHEET NO. – A5.8
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

DP 21-940028 PLAN #57 JULY 17, 2023

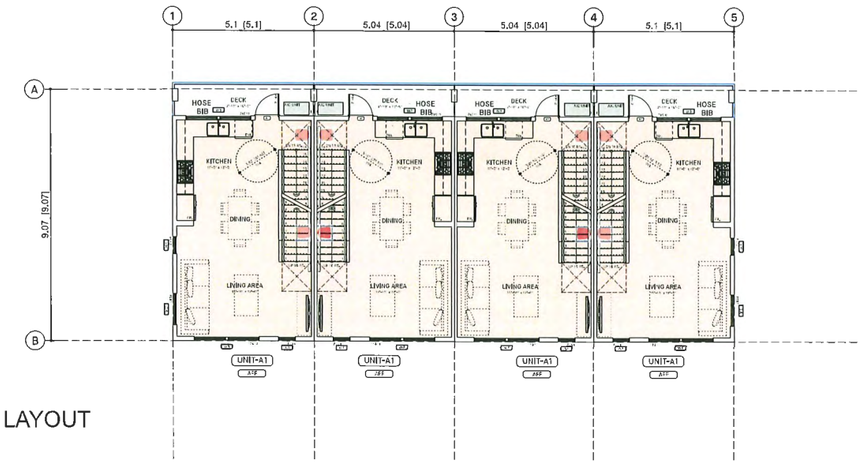
UNIT EXTERIOR LIGHTING LAYOUT

AGEING IN PLACE :

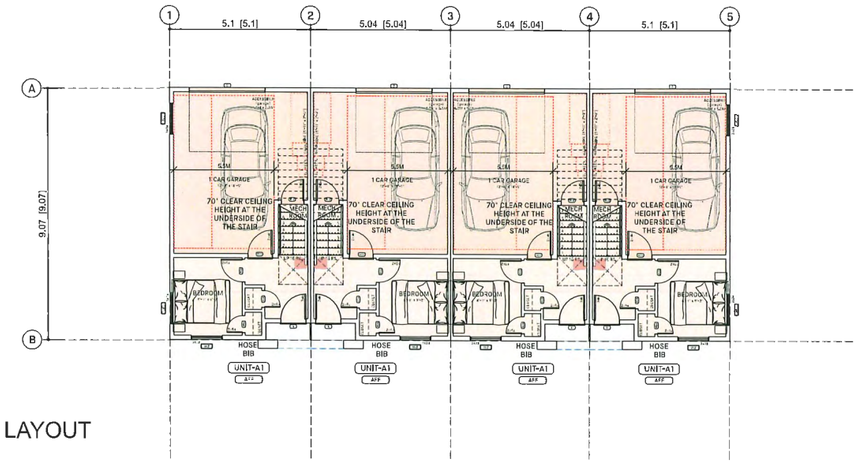
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 800 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 1 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

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

PANATCH GROUP

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

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

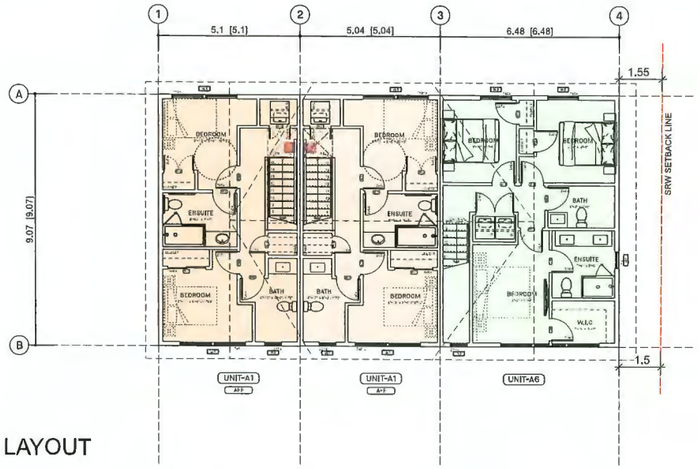
DRAWING TITLE –
BUILDING 1 LAYOUTS

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

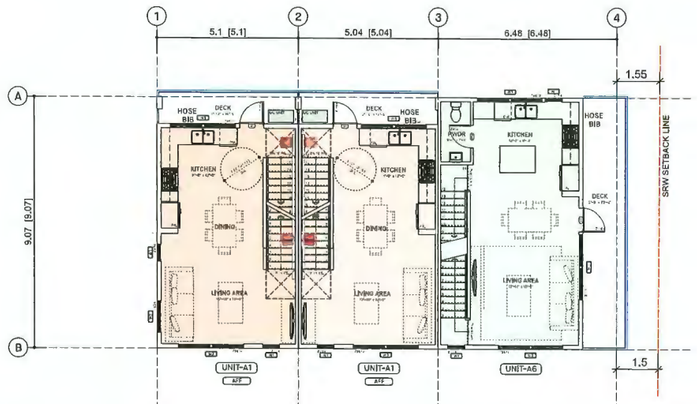
JULY 17, 2023 REFERENCE PLAN

AGEING IN PLACE :

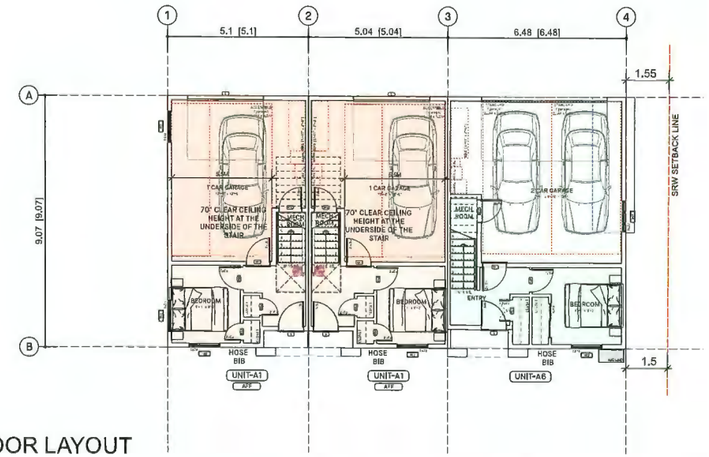
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 2 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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NO —	DATE —	ISSUE —
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PANATCH GROUP

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

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

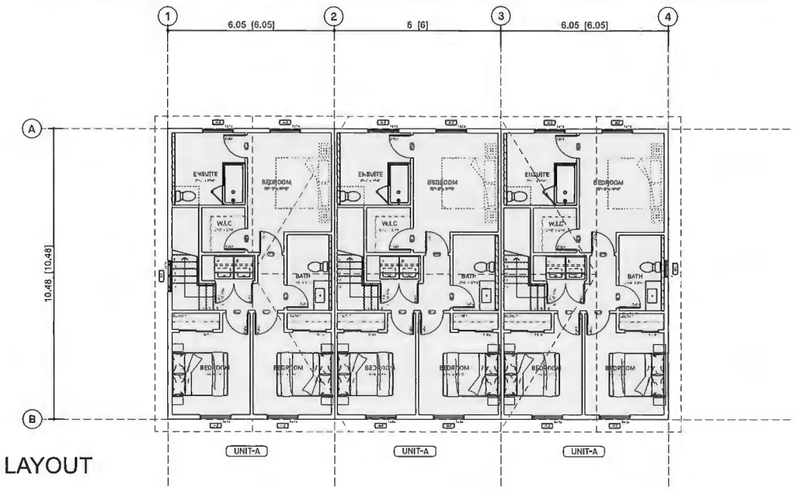
DRAWING TITLE —
BUILDING 2 LAYOUTS

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

JULY 17, 2023 REFERENCE PLAN

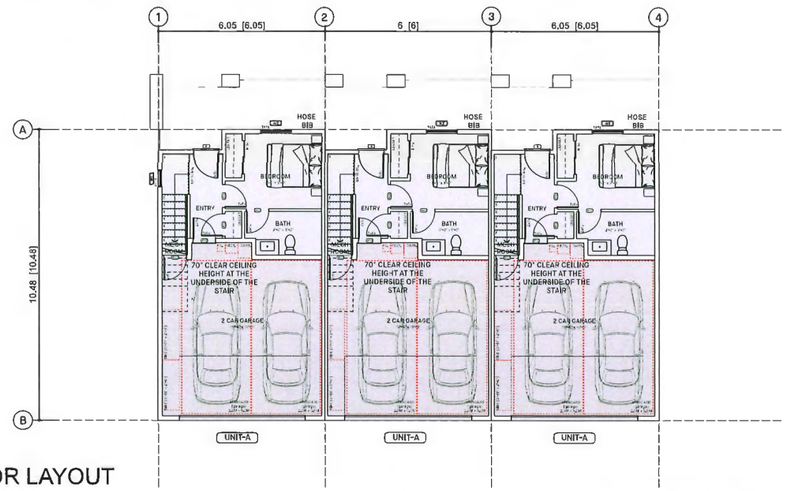
AGEING IN PLACE :

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



THIRD FLOOR LAYOUT

SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 3 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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VENTILATION & EQUIPMENT

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3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-06-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

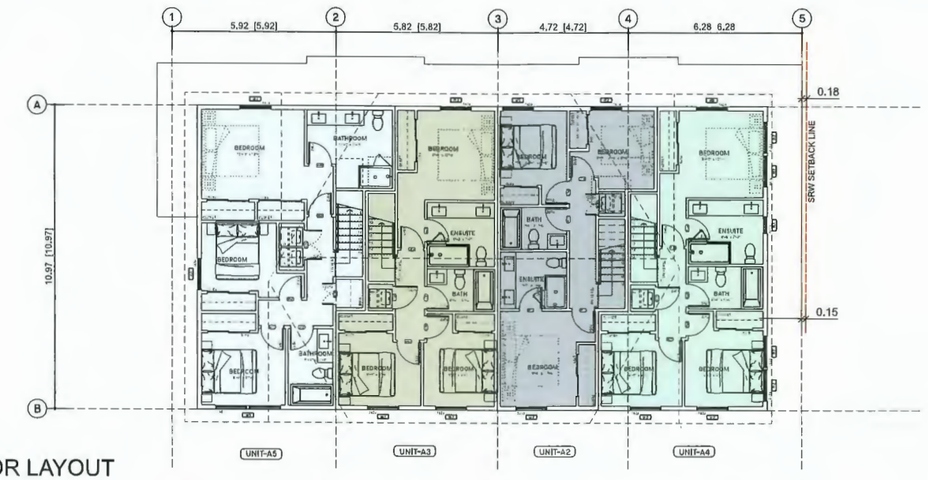
PROJECT —
35 UNIT TOWNHOUSE DEVELOPMENT
-
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE —
BUILDING 3 LAYOUTS

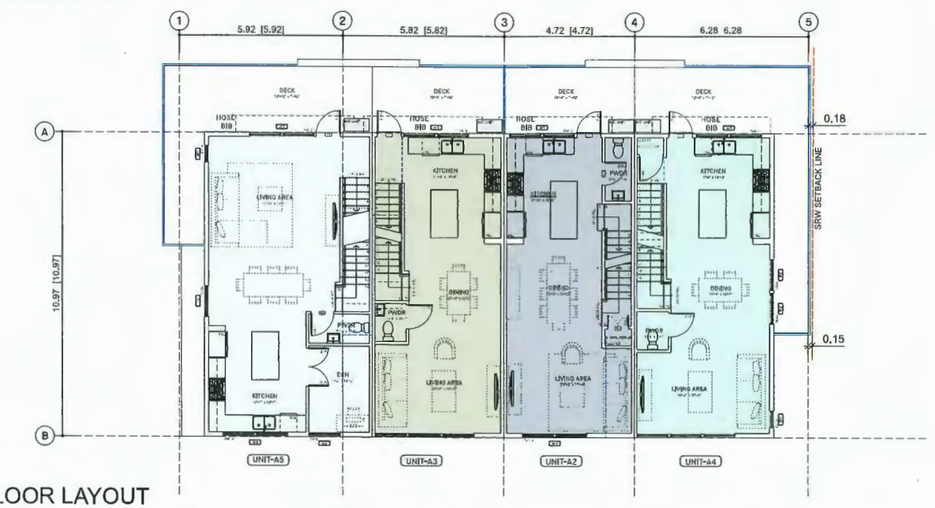
SCALE — 1/8" = 1'-0"	SHEET NO. — A3.2
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

JULY 17, 2023 REFERENCE PLAN

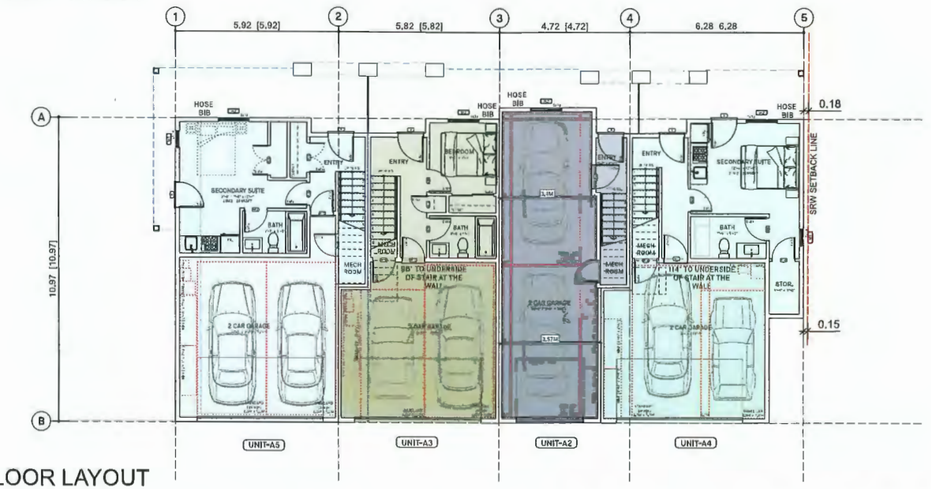
AGEING IN PLACE :		
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

Bedrooms	25 Decibels
Living, dining, recreation rooms	40 Decibels
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DP 21-940028

BUILDING 4 LAYOUT

JULY 17, 2023 REFERENCE PLAN

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

PANATCH GROUP

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

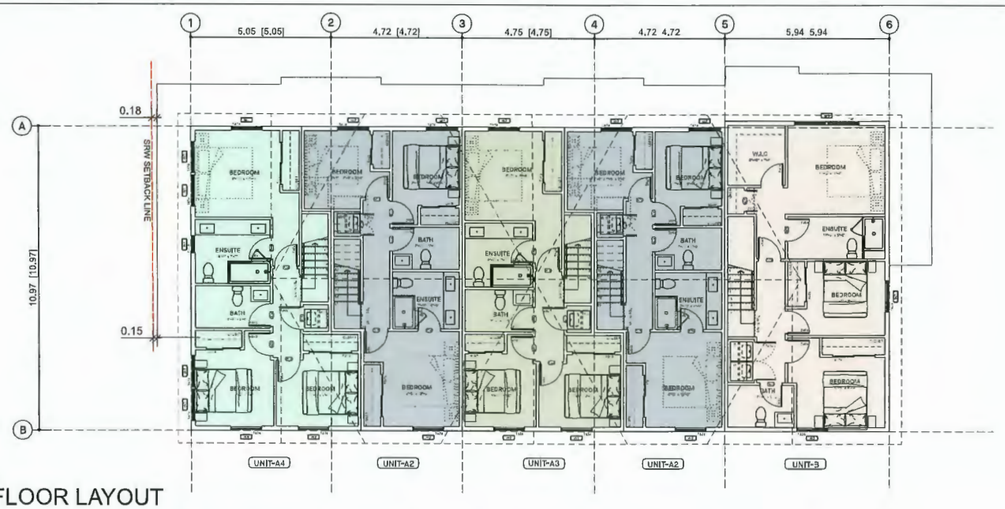
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 4 LAYOUTS

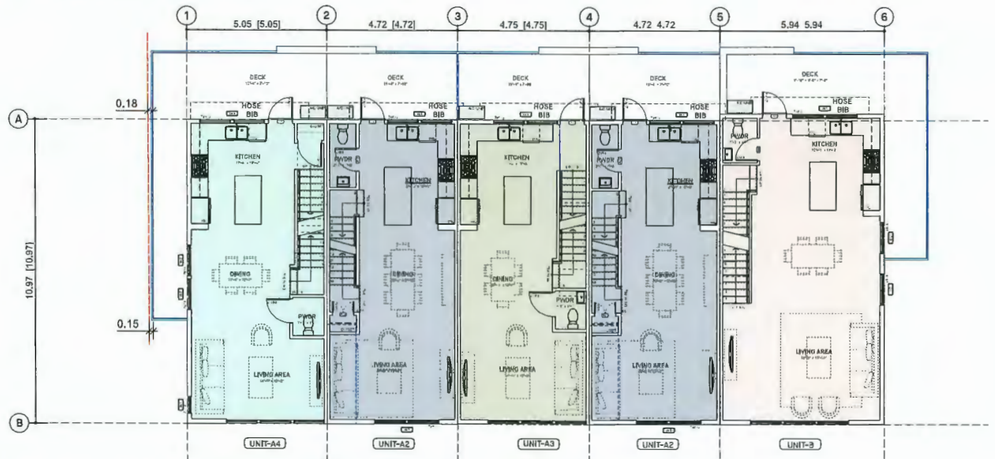
SCALE – 1/8" = 1'-0"	SHEET NO. – A3.3
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

AGEING IN PLACE :

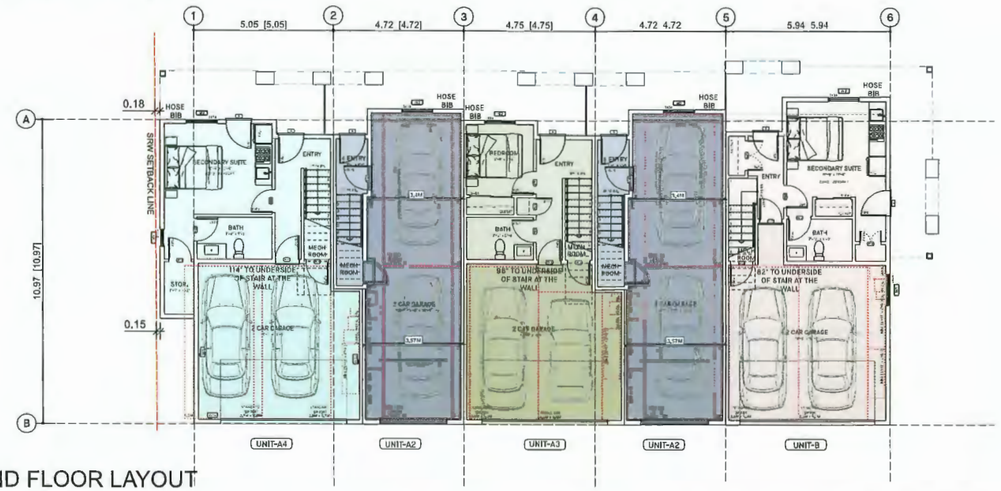
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 5 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

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

PANATCH GROUP

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

PROJECT —
35 UNIT TOWNHOUSE DEVELOPMENT
—
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4066 CAVENDISH DRIVE, RICHMOND, BC

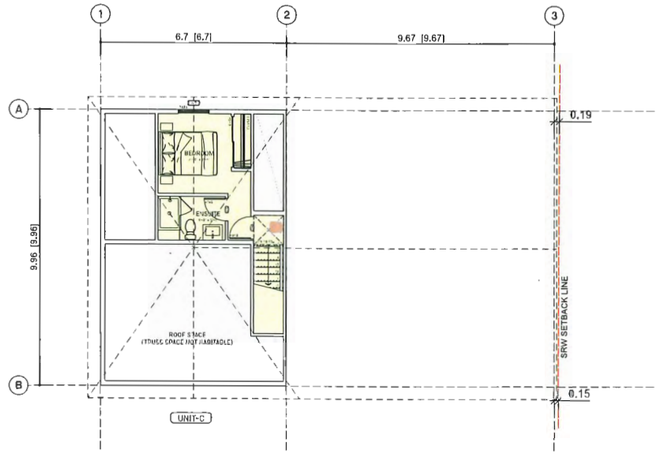
DRAWING TITLE —
BUILDING 5 LAYOUTS

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

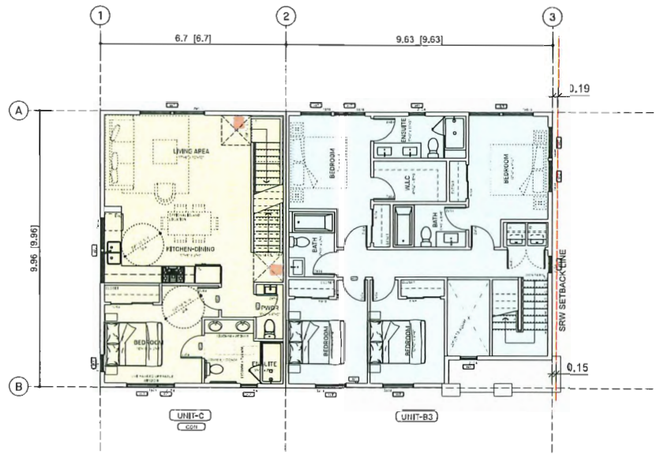
JULY 17, 2023 REFERENCE PLAN

AGEING IN PLACE :

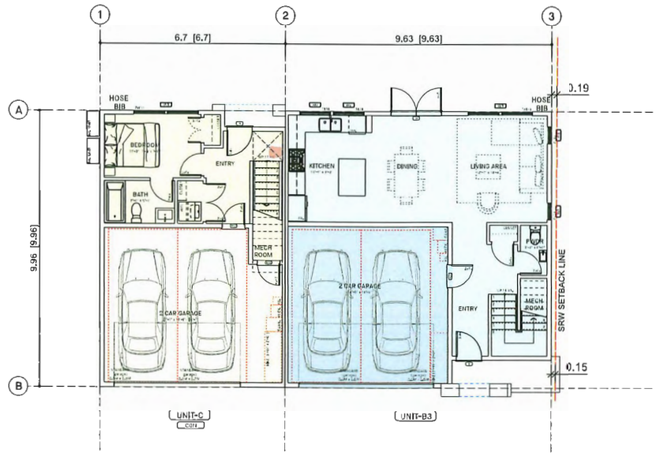
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough-in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 6 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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NO	DATE	ISSUE
6	2023-07-14	DEVELOPMENT PERMIT RESUBMISSION
5	2023-05-31	DEVELOPMENT PERMIT RESUBMISSION
4	2023-02-07	DEVELOPMENT PERMIT RESUBMISSION
3	2022-11-23	DEVELOPMENT PERMIT RESUBMISSION
2	2022-05-06	DEVELOPMENT PERMIT RESUBMISSION
1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

PANATCH GROUP

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

PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4066 CAVENDISH DRIVE, RICHMOND, BC

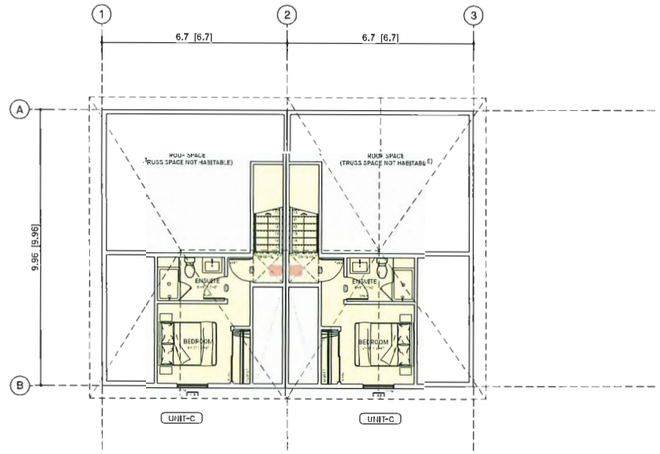
DRAWING TITLE –
BUILDING 6 LAYOUTS

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

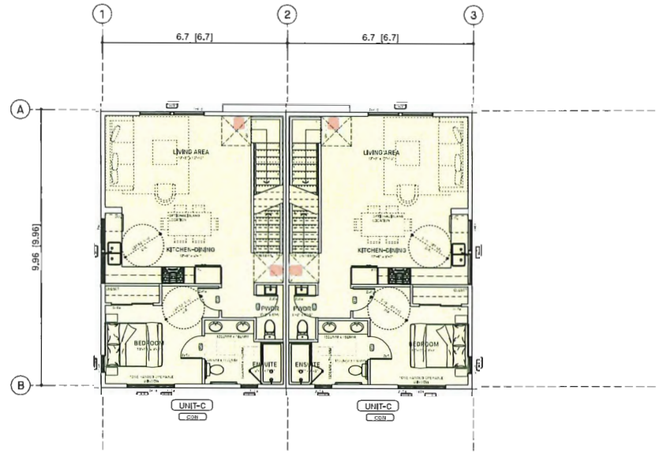
JULY 17, 2023 REFERENCE PLAN

AGEING IN PLACE :

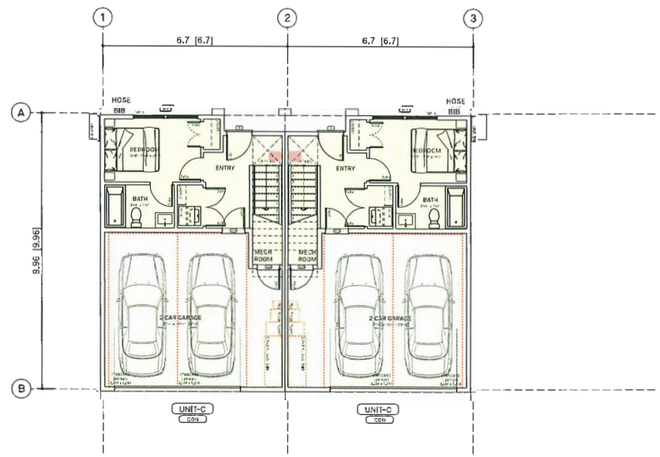
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough-in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 7 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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VENTILATION & EQUIPMENT

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

PANATCH GROUP

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

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

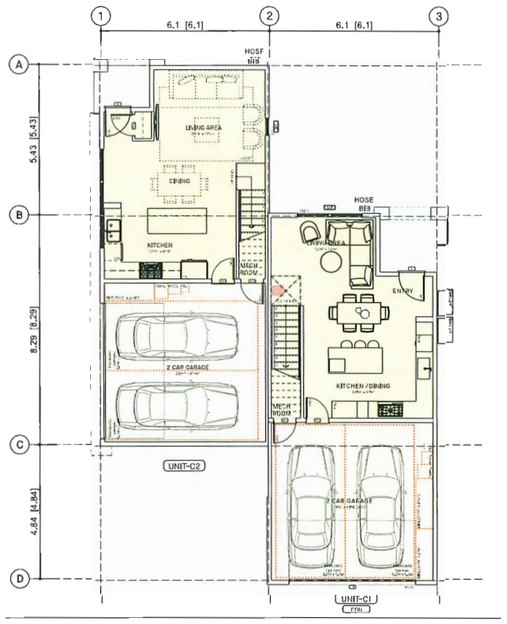
DRAWING TITLE –
BUILDING 7 LAYOUTS

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

JULY 17, 2023 REFERENCE PLAN

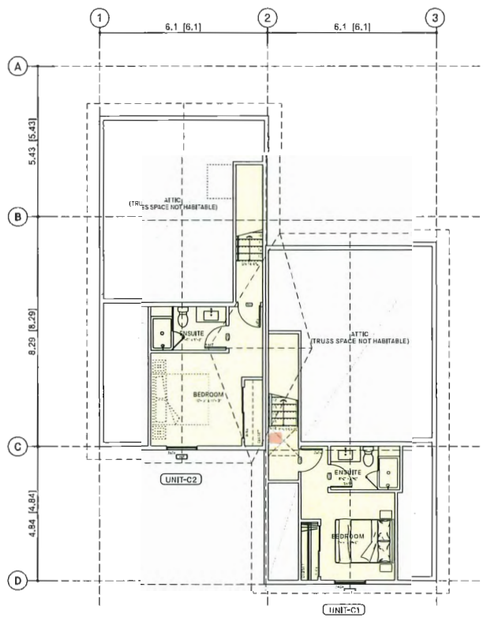
AGEING IN PLACE :

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



GROUND FLOOR LAYOUT

SECOND FLOOR LAYOUT



THIRD FLOOR LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

FOR BEDROOMS ALONG NO. 1 ROAD, ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHOULD BE SPECIFIED WITH AN OITC 29 RATING (TYPICALLY WITH 6-13-4 OR 6-13-6 THERMAL GLAZING).
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VENTILATION & EQUIPMENT

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DP 21-940028

BUILDING 8 LAYOUT

JULY 17, 2023 REFERENCE PLAN

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

PANATCH GROUP

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

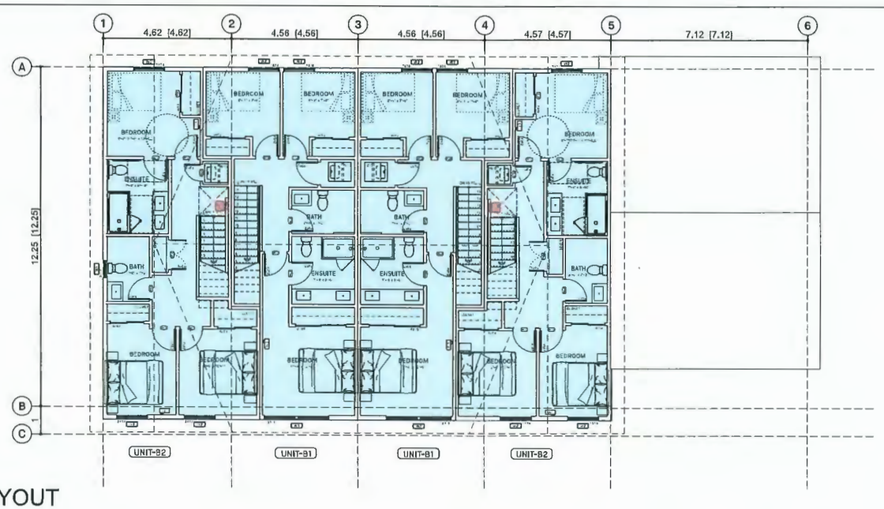
PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
–
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
BUILDING 8 LAYOUTS

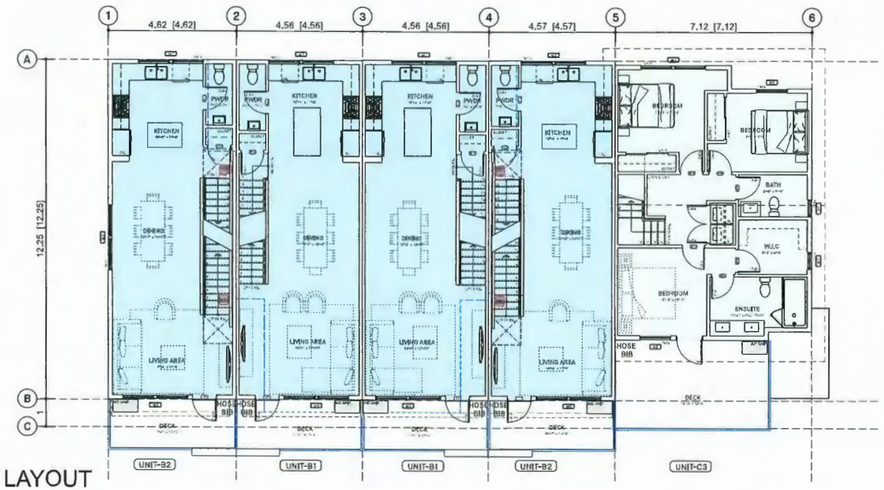
SCALE – 1/8" = 1'-0"	SHEET NO. – A3.7
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

AGEING IN PLACE :

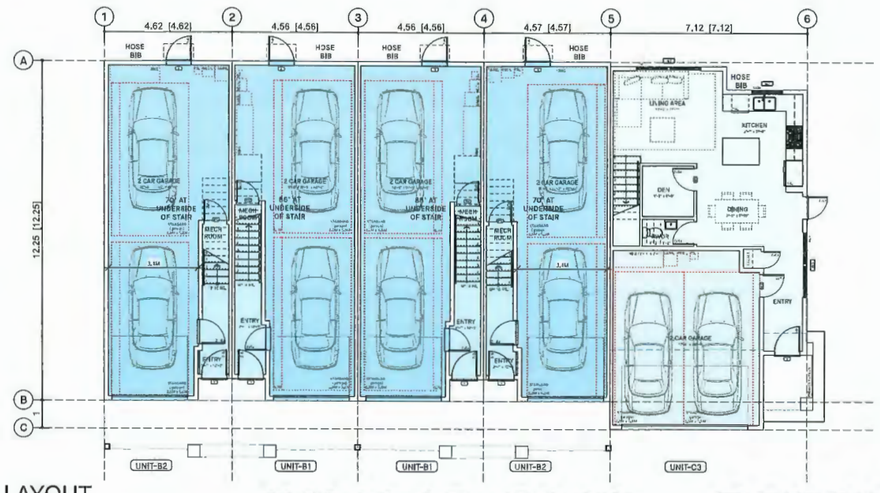
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 9 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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

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

VENTILATION & EQUIPMENT

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

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

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

PANATCH GROUP

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

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

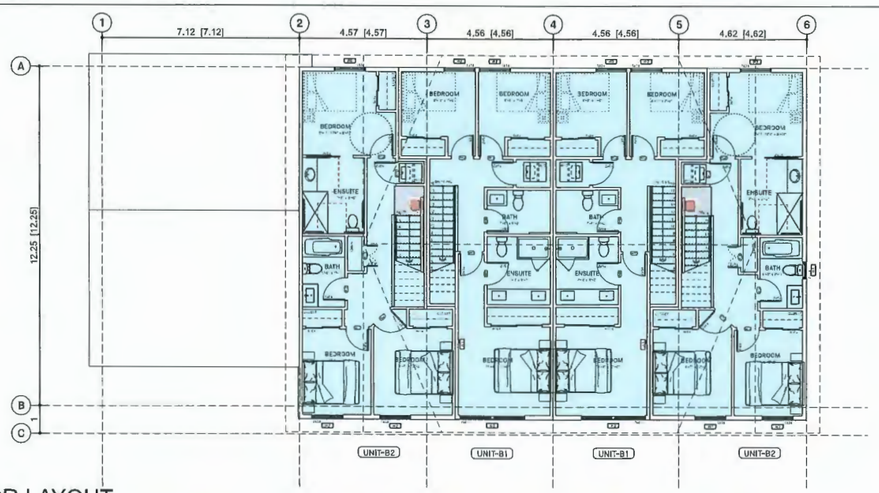
DRAWING TITLE —
BUILDING 9 LAYOUTS

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

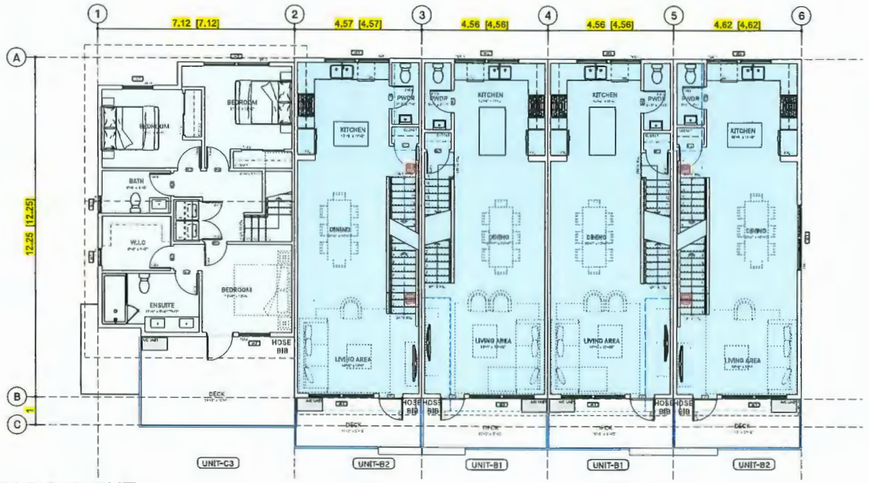
JULY 17, 2023 REFERENCE PLAN

AGEING IN PLACE :

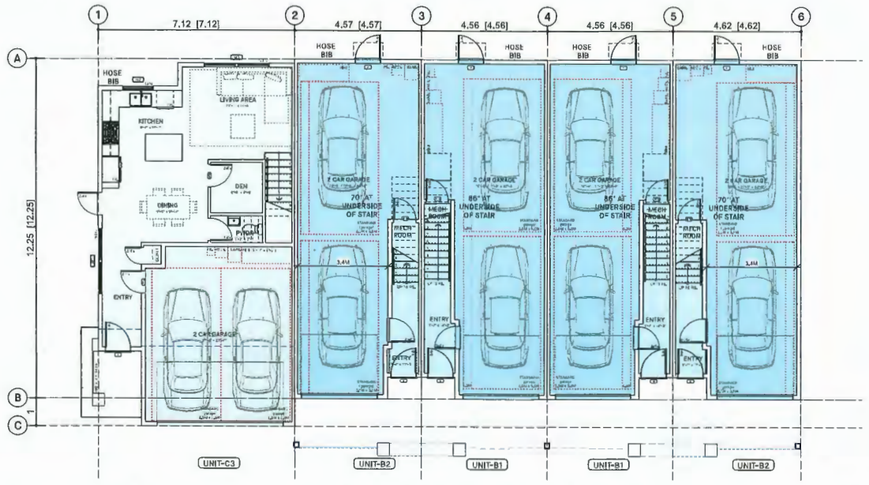
Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living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



THIRD FLOOR LAYOUT



SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT

DP 21-940028

BUILDING 10 LAYOUT

ACOUSTIC REQUIREMENTS
Portions of Dwelling Units Noise Levels (decibels)

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

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

HIGH LEVEL RECOMMEDATIONS.

FACADE UPGRADES

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SYSTEMS AND THEIR ALTERNATIVES, AND THE RICHMOND NOISE REGULATION BYLAW #8856, FOR EQUIPMENT CONSIDERED CRITICAL, NEAR SUITES, BALCONIES/DECKS/PATIOS OR ADJACENT PROPERTIES, BSA SHOULD REVIEW THE PROPOSED DESIGN DETAILS.
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IN-SUITE EXHAUST DUCTS TO THE EXTERIOR, E.G. KITCHEN, BATHROOM, ETC., DO NOT REQUIRE ACOUSTICAL UPGRADES SUCH AS LINING.

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

PANATCH GROUP

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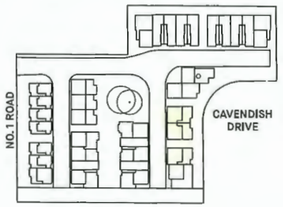
PROJECT —

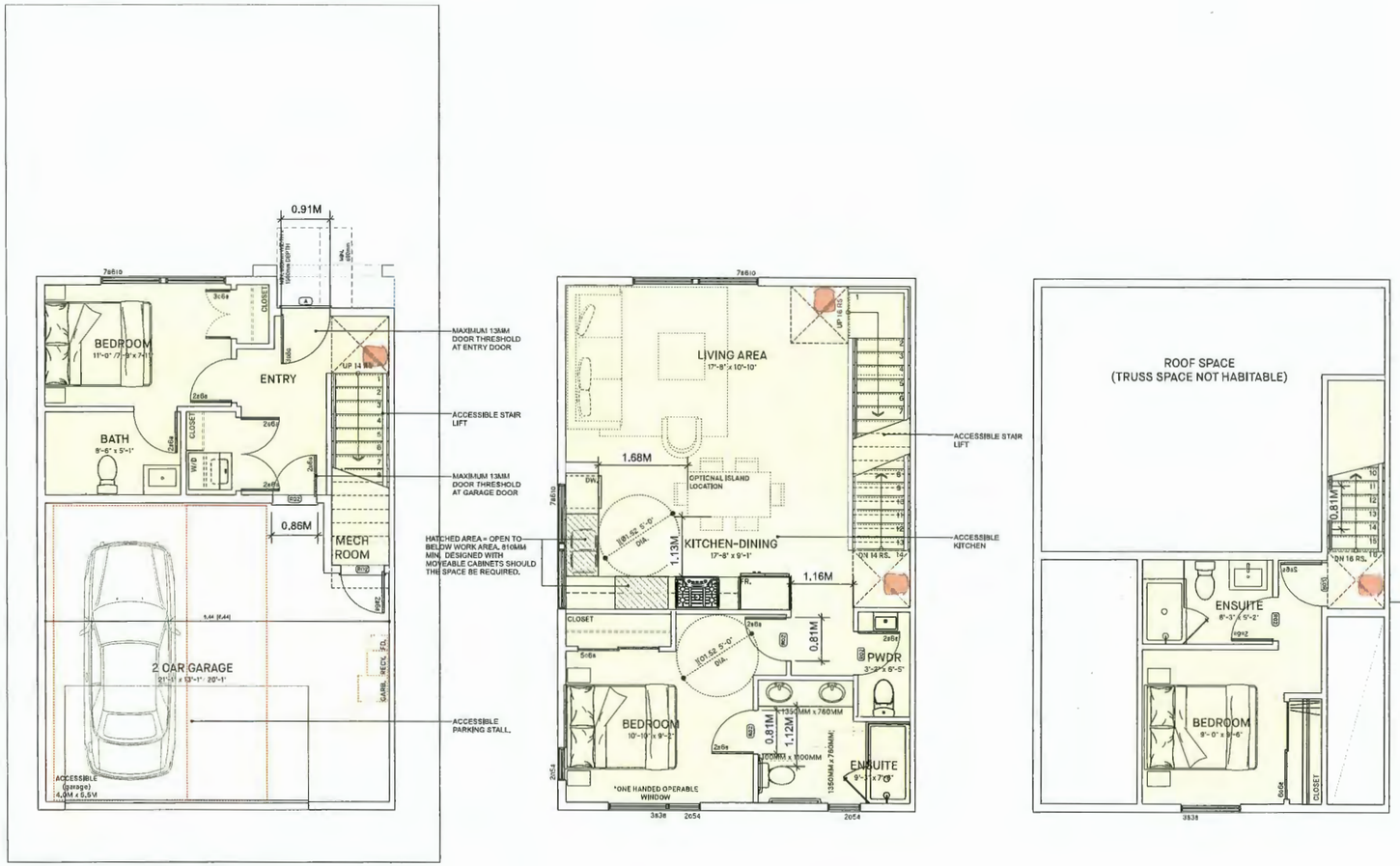
35 UNIT TOWNHOUSE DEVELOPMENT
—
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE —
BUILDING 10 LAYOUTS

SCALE — 1/8" = 1'-0"	SHEET NO. — A3.9
DATE — AUG 23, 2021	
DRAWN — BS	
CHECKED —	PROJ NO — 1711A

JULY 17, 2023 REFERENCE PLAN





UNIT C - MAIN FLOOR

UNIT C - SECOND FLOOR

UNIT C - THIRD FLOOR

Convertible Unit Guidelines	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	Min. 1 accessible parking space with min. 4 m garage width.
	Access from garage to living area min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
	Pressure and temperature control valves are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

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

PANATCH GROUP

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

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

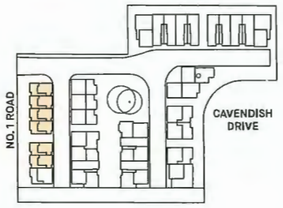
DRAWING TITLE –
CONVERTIBLE UNIT LAYOUTS

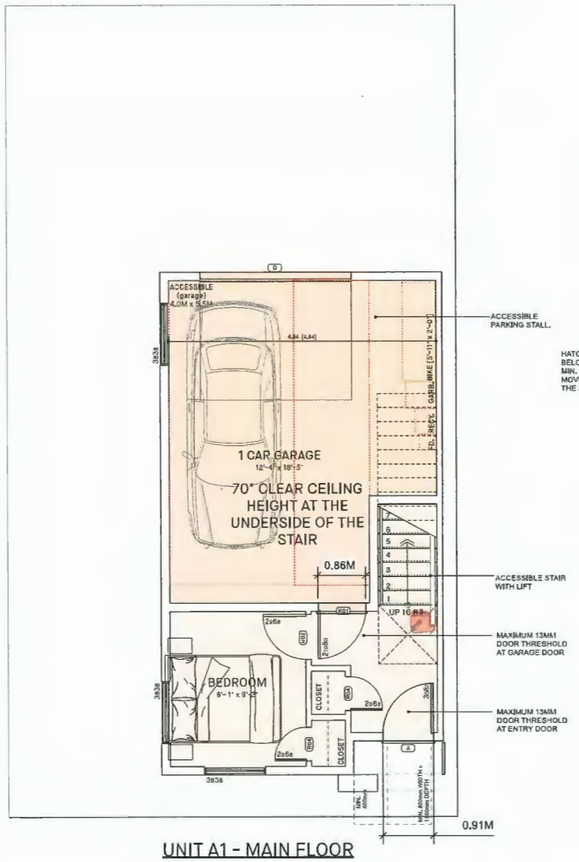
SCALE – 1/8" = 1'-0"	SHEET NO. – A2.13
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

DP 21-940028

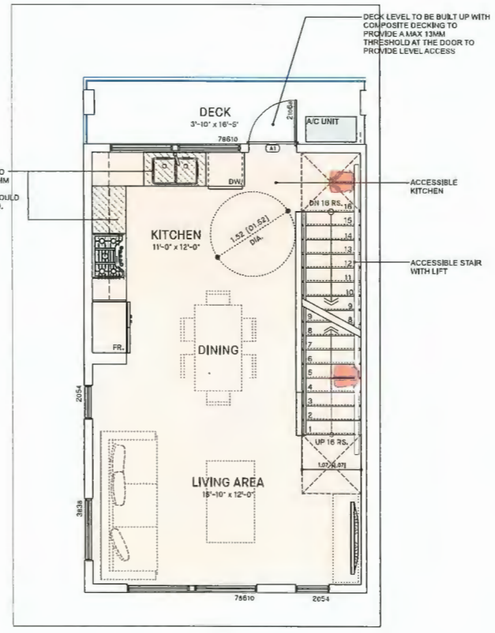
CONVERTIBLE UNIT LAYOUTS

JULY 17, 2023 REFERENCE PLAN

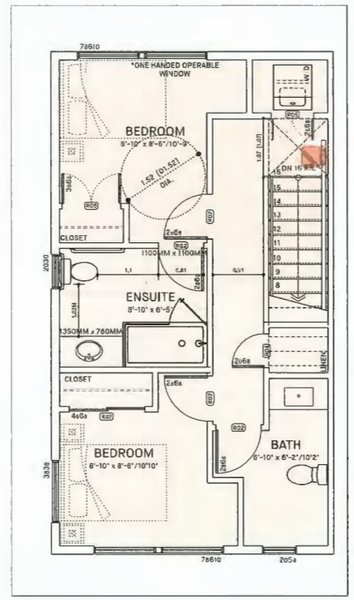




UNIT A1 - MAIN FLOOR



UNIT A1 - SECOND FLOOR



UNIT A1 - THIRD FLOOR

Convertible Unit Guidelines	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	Min. 1 accessible parking space with min. 4 m garage width.
	Access from garage to living area min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
	Pressure and temperature control valves are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

DP 21-940028

CONVERTIBLE UNIT LAYOUTS

JULY 17, 2023 REFERENCE PLAN

NO	DATE	ISSUE
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1	2021-08-27	DEVELOPMENT PERMIT SUBMISSION

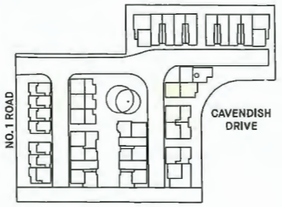
PANATCH GROUP

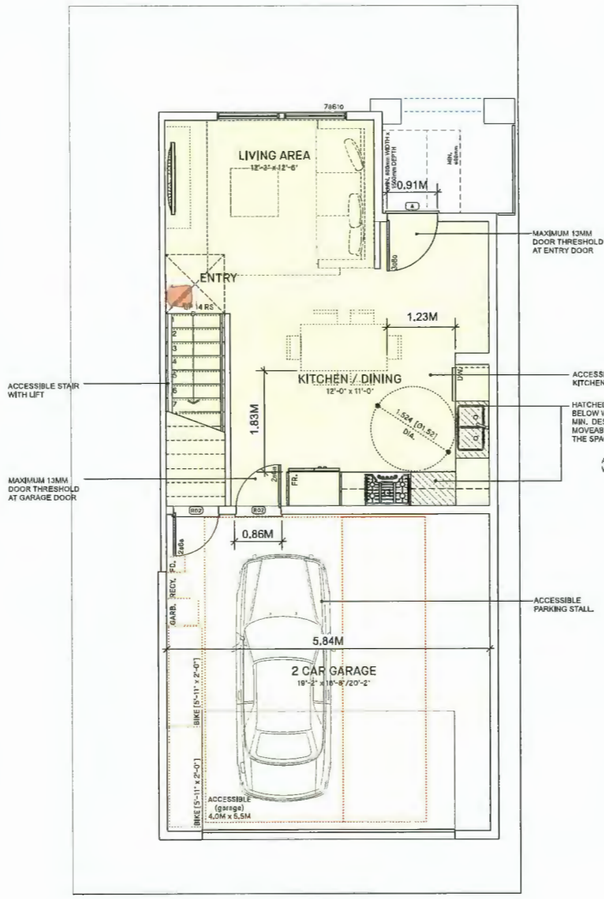
YAMAMOTO ARCHITECTURE
202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

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

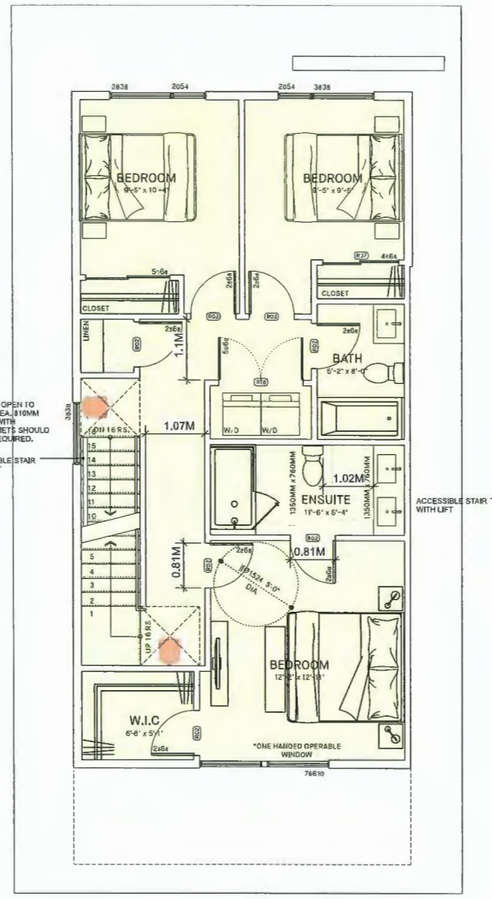
DRAWING TITLE –
CONVERTIBLE UNIT LAYOUTS

SCALE – 1/8" = 1'-0"	SHEET NO. – A2.14
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A

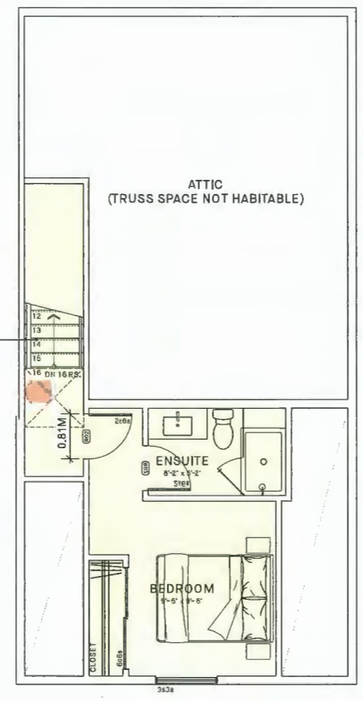




UNIT C1 - MAIN FLOOR



UNIT C1 - SECOND FLOOR



UNIT C1 - THIRD FLOOR

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Hallways	Min. 900 mm width.
Garage	Min. 1 accessible parking space with min. 4 m garage width.
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	Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
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Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

DP 21-940028

CONVERTIBLE UNIT LAYOUTS

JULY 17, 2023 REFERENCE PLAN

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

PANATCH GROUP

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PROJECT –
35 UNIT TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4088 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE –
CONVERTIBLE UNIT LAYOUTS

SCALE – 1/8" = 1'-0"	SHEET NO. – A2.15
DATE – AUG 23, 2021	
DRAWN – BS	
CHECKED –	PROJ NO – 1711A