



To: Development Permit Panel

Date: March 7, 2006

From: Jean Lamontagne
Director of Development


File: DP 05-304533

Re: **Application by Am-Pri Construction Ltd. for a Development Permit at
7071 Bridge Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 17 townhouse units at 7071 Bridge Street on a site zoned "Comprehensive Development District (CD/35)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop 17 townhouse units at 7071 Bridge Street. The site formerly contained a single-family home.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/35)” for this project under Bylaw 7893 (RZ 04-286806).

Development Information

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

Background

The subject site is in the City Centre Area, McLennan South Sub-Area and is located on Bridge Street between Granville Avenue and Blundell Road. Development surrounding the subject site is as follows:

- To the north, are single-family lots fronting onto Bridge Street and Granville Avenue, zoned “Single-Family Housing District, Subdivision Area F (R1/F)”;
- To the east, across the street, and also fronting Bridge Street, are single-family lots, zoned “Single-Family Housing District, Subdivision Area F (R1/F)” and a townhouse development, zoned “Townhouse District (R2)”;
- To the south, fronting Bridge Street, are single-family lots, zoned “Single-Family Housing District, Subdivision Area F (R1/F)”;
- To the west, a rezoning application is under consideration to permit townhouse development submitted by the same applicant at 7040 and 7060 Ash Street (RZ 05-300412), currently zoned “Single-Family Housing District, Subdivision Area F (R1/F)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the design issue related to tree retention to be resolved at the Development Permit stage. Particular emphasis was placed on the retention of a group of mature evergreen trees as part of this application (see trees section below).

The Public Hearing for the rezoning of this site was held on March 21, 2005. The following concerns were expressed at the Public Hearing about rezoning the property:

- The impact this development would have on the size of lots on Bridge Street (see lot sizes section below);
- Whether a qualified arborist would ensure that the retention of existing trees would be carried out in a successful manner as he had been disappointed with the destruction of the character of Heather Street in terms of the lack of tree retention (see trees section below); and
- Increased traffic on Bridge Street and next to a school (see traffic section below).

Trees

During the rezoning process, the applicant committed to retain a group of three (3) existing significant mature evergreen trees in the front of the lot despite the setbacks allowed for in Comprehensive Development District (CD/35). Unfortunately, retention is no longer possible in the opinion of the applicant’s registered arborist, Mr. Ken Bell, due to extensive damage

sustained to the root systems from the heavy machinery used to demolish the former single-family home that was previously on the site. Protective tree fencing was not installed onsite at the time of house demolition in the Summer of 2005. Mr. Bell has assessed the value of these trees at \$10,900 before the irrevocable damage was sustained. To compensate for the loss of these trees, the applicant is providing a number of large calliper trees and a cash contribution towards tree planting in the nearby neighbourhood park.

In total 18 trees are proposed for removal and replacement with 29 new trees and a cash contribution in the amount of \$3887 to be used for tree planting in the nearby Paulik Gardens Neighbourhood Park which is currently under development. The landscape design includes 10 larger specimen size trees and a variety of species which will provide an appealing landscape for the neighbourhood and future residents.

Lot Sizes

The subject lot is designated 'Residential, 2 ½ storeys' in the McLennan South Sub-Area Land Use Map. Council approved an amendment to the McLennan South Sub-Area Land Use Map which established minimum lot sizes for the 'Residential, Historic Single-Family, 2 ½ storeys' area south of Sills Avenue.

Traffic

A traffic assessment by City's Transportation Department staff indicates that the net increase in traffic generated from this 17-unit townhouse development would not significantly impact the existing traffic condition on Bridge Street or Granville Avenue, where there is a driveway access to MacNeil Secondary School.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Comprehensive Development District (CD/35)" except for the zoning variances noted below.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.

(Staff supports the proposed variance as it results in the public benefit of freeing up open space for front yard identity on Bridge Street and landscaping in the form of permeable pavers, shrub and specimen sized new tree planting. The variance is limited to two (2) 1.4 m wide roofed enclosures; one (1) for recycling carts the other for a garbage dumpster. A 6 m front yard setback is provided to the two (2) townhouse units fronting onto Bridge Street. The provision of two (2) small enclosures with roofs is preferable to the alternative, which would be to provide an expansive paved pad of 19 m² (204 ft²) for curb side recycling blue box and garbage collection for this 17-unit development).

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory

Design Panel Minutes from Wednesday, October 5, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The form and massing of the development generally complies with OCP guidelines;
- The two (2) units fronting onto Bridge Street present a front yard interface with walkways, low fences and gates opening onto Bridge Street;
- The proposed height, siting and orientation of the building respects the massing of the surrounding existing single-family homes. Townhouse unit back yard conditions are presented at the interface to the existing single-family home lots to the north and south with varying setbacks which are increased at the second storey to at least 4.5 m for 16 of the 17 proposed townhouse units;
- The applicant has addressed privacy for the adjacent single-family homes to the north and south through: the planting of trees and shrubs, and the provision of 1.8 m height solid wood privacy fencing; and
- The site is lower than the north neighbouring Bridge Street property (7051 Bridge Street). The site will be raised for drainage purposes, matching the adjacent property. With the exception of the interface to 7051 Bridge Street, a retaining wall up to a maximum height of 0.45 m is proposed with perimeter drainage. The retaining wall will need to be designed to accommodate the protection of neighbouring trees to the north and south.

Urban Design and Site Planning

- The applicant has demonstrated a sensitive transition to the adjacent single-family homes to the north, south, and west;
- The Bridge streetscape is animated with pedestrian-oriented front entries to two (2) units, roofed enclosures for a garbage dumpster and recycling carts, and the use of two (2) different building types (**see Reference Plan A**);
- The view into the development from Bridge Street has been improved through decorative paving, shrub and tree planting along the drive aisle and a trellis at the internal road end;
- Children's play opportunities onsite include private yards and a central outdoor amenity area including children's play equipment. The outdoor amenity area (135 m²) is larger than the minimum requirement (102 m²);
- Vehicle access is provided from Bridge Street with loading onsite in the drive aisle;
- With the provision of a two-car garage in each townhouse unit, resident parking exceeds the Bylaw requirement. The provision of visitor parking meets the Bylaw requirement with four (4) spaces provided throughout the development site, including one (1) accessible parking space;
- Headlight glare into adjacent lots has been mitigated with 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Two (2) roofed enclosures are proposed for a garbage dumpster and recycling carts;

- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails; and
- An accessible unit has not been provided in this 17-unit development with two-storey units. An alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for one (1) unit with the installation of an elevator and renovation of the kitchen (**Reference Plan B**). The stove, vent and a portion of the kitchen cabinets would require relocation. The layout of the master bedroom ensuite accommodates a wheelchair.

Architectural Form and Character

- The building forms are articulated; with a combination of hip and gable pitched roofs, projecting bays and dormers and a mix of building materials. The use of Hip roofs between buildings maximizes sunlight penetration and emphasizes the separation of the buildings;
- The proposed building materials (Vinyl siding, Hardi-plank siding, Hardi-panel with wood batten, painted wood trim, metal garage doors with transom windows and wood shake appearance asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety has been incorporated with five (5) different building types, varying setbacks and spacing along meandering roads and a central amenity space;
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisle with transom windows and separation with planting and pedestrian entries; and
- Development signage has been integrated into the design of the garbage enclosure.

Landscape Design and Open Space Design

- As discussed earlier in this report, the planting of 29 new trees is proposed in compensation for the removal of 18 existing trees due to poor condition and conflicts with building and internal road locations. Ten (10) of the replacement trees are large specimen size trees;
- In recognition of the importance of mature trees to the character of the neighbourhood and the unfortunate irrevocable damage sustained to the three (3) substantial Evergreen trees which were to be retained, a portion of the required Landscaping Letter of Credit will be held for a longer maintenance period of three (3) years to ensure success for the 29 new trees to be planted onsite. This maintenance period is longer than the one (1) year normally used for Development Permit landscaping security and matches the maintenance period for trees planted under the Tree Preservation Bylaw;
- To mitigate impact of development on nearby significant trees on neighbouring properties, the applicant will be taking protection measures under the supervision of a registered arborist throughout construction including the installation of protective tree fencing;
- The landscape design also includes a central outdoor amenity space, perimeter solid wood 1.8 m height privacy fencing, special paving treatment, substantial planting and landscaping structures for the mailboxes, recycling carts and garbage dumpster;
- The outdoor amenity space design includes children's play equipment with a climber, slide and play panels and nearby seating for adult supervision;

- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian paths, drive aisle, garage aprons and visitor parking. Permeable pavers with patterning and colour have been incorporated; and
- Payment of cash-in-lieu of indoor amenity space is required prior to Development Permit issuance in the amount of \$17,000 in compliance with the Official Community Plan (OCP).

Affordable Housing

- Affordable housing units were not secured through the Rezoning for this relatively small 17-unit development. The land use complies with the McLennan South Sub-Area Plan. The density of 0.6 FAR exceeds the base density of 0.55 envisioned in the sub-area plan on the basis of the retention of significant evergreen trees in the streetscape. In recognition of the increased density permitted on the subject lot on the basis of the tree retention, which is no longer possible, the developer has also agreed to make a voluntary contribution to the City's affordable housing statutory reserve in the amount of \$17,690 based on \$0.60/ft².

Crime Prevention Through Environmental Design

- Site lighting is provided for the central drive aisle and should not impact the neighbouring single-family lots to the north and south;
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the unit front entries which face either the central drive aisle or Bridge Street. The furthest entry to the north-west unit also faces the drive aisle and is located next to an open visitor parking space; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing

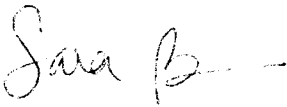
- An application for a Servicing Agreement (SA 05- 320009) has been submitted to the City for the design and construction of frontage improvements along Bridge Street. The Servicing Agreement is a condition of Building Permit. Works include, but are not limited to, the creation of a 1.5 m concrete sidewalk (.31 m off of the property line) along the entire frontage, tying into works done via Servicing Agreement (SA 01-112506) at the north edge of 7051 Bridge Street. Works are to include road widening, curb and gutter installation, a 3.85 m grass boulevard complete with street trees and pre-ducting for hydro and telephone. All works are at the developers' sole cost; without credits; and
- An Engineering servicing capacity analysis was requested during the Development Permit application process and has been submitted to the City by the developer's consultant. The requirement for storm sewer upgrades has been identified and are proposed to be provided through the Servicing Agreement (including adjacent 7051 Bridge Street) at the developer's sole cost, without credits.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design.

The list of Development Permit conditions is included as **Attachment 3**. The developer has agreed to these conditions as evidenced by his signed acceptance. In recognition of the importance of mature trees to the character of the neighbourhood, the applicant has agreed to make a voluntary contribution for parks tree planting and also to provide security over a maintenance period for the new trees planted onsite. A contribution of \$ 3,887 will be put towards tree planting in Paulik Gardens Neighbourhood Park. Security in the amount of \$14,500 will be held through a Landscaping Letter of Credit for a maintenance period of three (3) years for the 29 new trees planted onsite. In recognition of the increased density permitted on the subject lot on the basis of the tree retention, which is no longer possible, the developer has also agreed to make a voluntary contribution to the City's affordable housing statutory reserve in the amount of \$17,690.

The applicant has presented a development that offers a sensitive transition to adjacent single-family homes and fits into the existing and emerging McLennan South neighbourhood context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner I

(4282)

SB:blg

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$17,000;
- Cash contribution towards tree planting in Paulik Gardens Neighbourhood Park in the amount of \$3,887;
- Cash contribution towards the City's affordable housing statutory reserve in the amount of \$17,690;
- Proof of a contract with a registered arborist (minimum 4 site visits through construction) to mitigate the impact of development on the neighbouring significant trees;
- Installation of protective tree fencing and periodic inspection during construction to the satisfaction of a registered arborist for the neighbouring significant trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$58,967, a portion of which (\$14,500) will be held for a maintenance period of (3 years for the 29 new trees).

The following conditions are required to be met prior to future Building Permit issuance:

- Construction Traffic Management Plan (<http://www.richmond.ca/services/ttp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements. Works include, but are not limited to, the creation of a 1.5 m concrete sidewalk (.31 m off of the property line) along the entire frontage, tying into works done via SA 01-112506 at the north edge of 7051 Bridge Street. Works are to include road widening, curb and gutter installation, a 3.85 m grass boulevard complete with street trees and pre-ducting for hydro and telephone. All works are at the developers' sole cost; without credits; and
- Incorporation of accessibility measures into the Building Permit drawings including blocking inside of the walls in all washrooms in all units to facilitate future potential installation of grab bars/handrails.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet Development Applications Department

DP 05-304533

Attachment 1

Address: 7071 Bridge Street

Applicant: Am-Pri Construction Ltd.

Owner: Am-Pri Developments (2004)

Planning Area(s): McLennan South Sub-Area of City Centre

Floor Area Gross: 2,739 m²

Floor Area Net: 2,116.5 m²

	Existing	Proposed
Site Area:	3,548 m ² by applicant	No Change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Single or Multi-Family Residential	No Change
Zoning:	Formerly R1/F	Existing CD/35
Number of Units:	Formerly 1	17

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None Permitted
Lot Coverage:	Max. 40% when Max. 2 ½ storey	40% & 2 storey	None
Setback – Front Yard:	Min. 6 m	Min. 6 m	None
Setback – North Side Yard:	Min. 3 m	Min. 3.4 m	None
Setback – South Side Yard:	Min. 3 m	Min. 3 m	None
Setback – Rear Yard:	Min. 3 m	3.15 m	None
Height (m):	Max. 10 m & 2 ½ storey within 20 m of Public Rd 11 m & 3 storey	9.2 m & 2 storey	None
Off-street Parking Spaces – Regular/Commercial:	34 and 4	34 and 4	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	38	38	None
Tandem Parking Spaces	Not permitted	none	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 102 m ²	135 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 05 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

4. Townhouses

Tomizo Yamamoto, Architect
7071 Bridge Street

DP 05-304533

The comments of the Panel were as follows:

- Looks really good. Prefers amenity space more central however, this amenity space looks good where it is – ***Amenity area has been moved to a central location.***
- Really nice project. Fits in well with the neighbourhood.
- Likes the scheme. Great project – 9m lane not a requirement in the fire code. The drive aisle could be narrowed and backyards could be increased, and more planting added to the drive aisle – ***Planting along the drive aisle includes shrubs and 8 trees, 6 of which have been increased to specimen size;***
- Try to put permeable pavers throughout. Consider defining amenity space through use of trellises – ***Permeable paving has been added at driveway entry, at the amenity space and in visitor parking spaces;***
- Well resolved project. Take the opportunity to create larger gate house element – solve problem of enclosing amenity – play it up make more meaningful, bolder gazebo style or open style – ***Amenity space relocated and enclosed with landscaping;***
- Accessible unit looks good. All units could be readily adapted.
- If drive aisle is narrowed, more landscape could be added. Internal street trees could be brought in further to create nicer canopy. Instead of columnar trees – have umbrella type trees – ***Drive aisle width and vertical clearance dictated by fire truck needs. Trees have been increased in size.***
- Some pavers could be added to the visitor parking stalls and across the driveway to break up drive aisle, possibly alongside driveways, and along edge of drive aisle. More street trees are needed in the internal driveway. Space behind play area could have an ornamental/shade tree – double up trees along north edge, same on opposite side of site – ***Pavers and shade tree incorporated.***
- Panel suggested the creation of a gatehouse to consolidate the recycling, mail box and seating area to become more of a feature at the entrance. Site signage can be incorporated into the gate feature as well – ***Amenity area and mailboxes relocated.***

The Panel complemented the architect on the quality of the presentation and the quality of the streetscape.

It was moved and seconded

That the project move forward with the full support of the Panel.

**CARRIED
Unanimous**

Conditional Development Permit Requirements

**7071 Bridge Street
DP 05-304533**

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following requirements:

1. Payment of cash in-lieu of on-site indoor amenity space in the amount of \$17,000;
2. A voluntary cash contribution towards tree planting in Paulik Gardens Neighbourhood Park in the amount of \$3,887;
3. A voluntary cash contribution towards the City's Affordable Housing Statutory Reserve in the amount of 0.60\$/ft² (eg. \$17,690);
4. Proof of a contract with a registered arborist (minimum 4 site visits through construction) to ensure the protection of neighbouring significant trees;
5. Installation and maintenance of protective tree fencing to the satisfaction of a registered arborist; and
6. Receipt of a Letter-of-Credit for landscaping in the amount of \$58,967. This amount is based on the total floor area, including areas which may be exempt from floor area ratio (F.A.R.) calculations, such as garages. A portion of the Letter-of-Credit in the amount of \$14,500 will be held for a maintenance period of 3 years for the 29 new trees.

Signed

Date

MAR 17, 2016



City of Richmond
Urban Development Division

Development Permit

No. DP 05-304533

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 7071 BRIDGE STREET
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$58,967 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-304533

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 7071 BRIDGE STREET
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

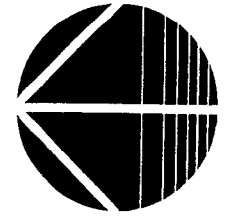
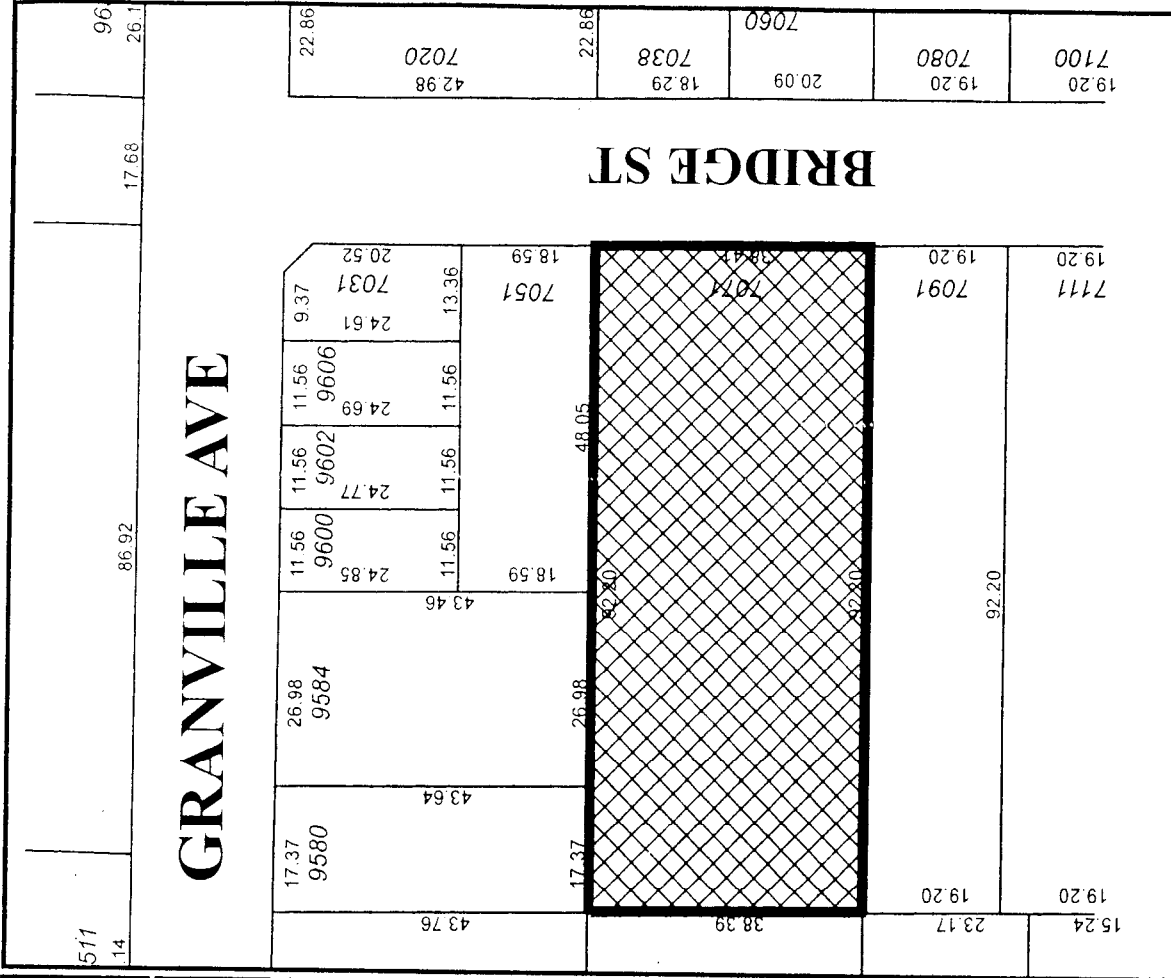
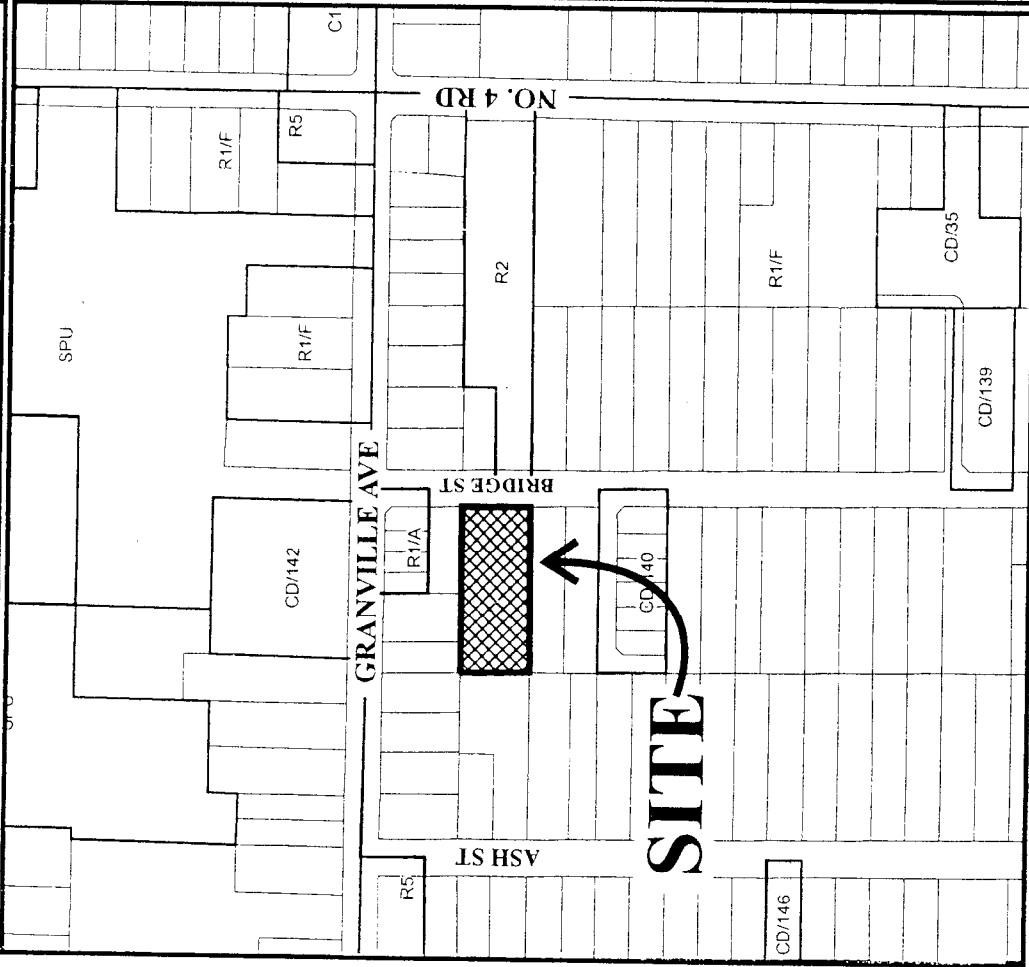
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

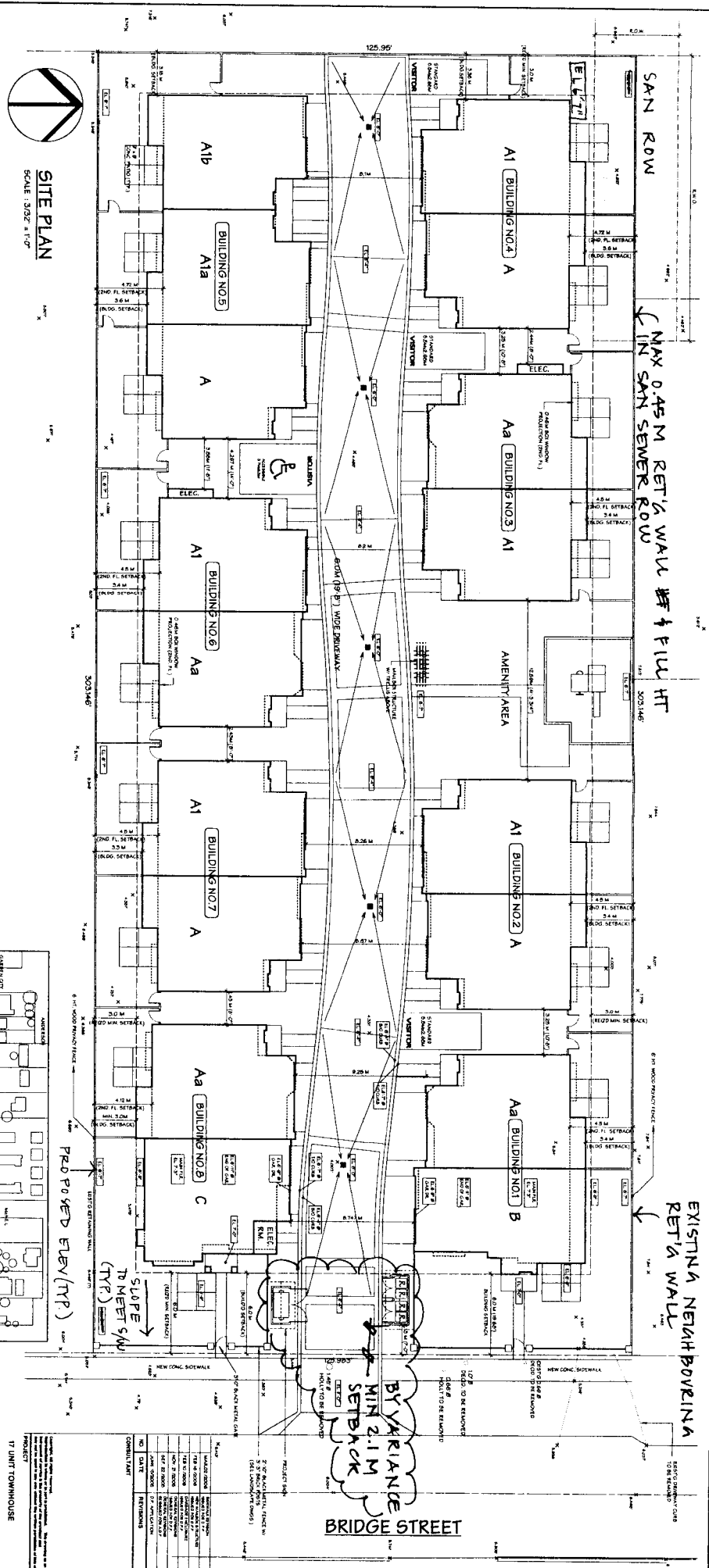


DP 05-304533 SCHEDULE "A"

Original Date: 06/21/05

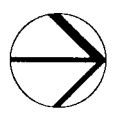
Revision Date:

Note: Dimensions are in METRES



STATISTICS:

CITY ADDRESS	707 HERRING STREET, HONOLULU
LOCAL IDENTIFICATION	LOT 16, BLOCK C, SECTION 16, SAN. ROW
ZONING	CD-20
LOT AREA	30,000 S.F.
MAX LOT COVERAGE	37.5% (A) S.F. + 40% (B) S.F.
PROPOSED LOT COVERAGE	32.5% (A) S.F. (B) S.F.
EXISTING AMENITY AREA	1000 S.F.
PROPOSED AMENITY AREA	2000 S.F.



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

PARKING: 1.5

REQUIRED	30 SPACES (RESIDENTIAL)
PROVIDED	30 SPACES (RESIDENTIAL)
TOTAL	30 SPACES (RESIDENTIAL)
REQUIRED	3 CAR GARAGES (17 UNITS)
PROVIDED	3 CAR GARAGES (17 UNITS)
TOTAL	3 CAR GARAGES (17 UNITS)
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED	

AMENITY AREA:

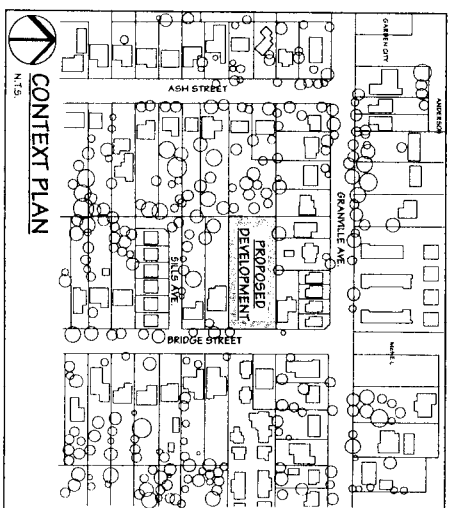
REQUIRED	6.0 SQ. FT. PER UNIT
PROVIDED	6.0 SQ. FT. PER UNIT
TOTAL	6.0 SQ. FT. PER UNIT

F.A.R.:

MAX ALLOWED F.A.R.	30.000 S.F. / 0.40 = 75,000 S.F.
PROPOSED F.A.R.	30.000 S.F. / 0.40 = 75,000 S.F.
TOTAL	30.000 S.F. / 0.40 = 75,000 S.F.

PROPOSED FLOOR AREA:

UNIT A (12 UNITS)	12,000 S.F.
UNIT A1 (12 UNITS)	12,000 S.F.
UNIT A2 (12 UNITS)	12,000 S.F.
UNIT Aa (12 UNITS)	12,000 S.F.
UNIT C (12 UNITS)	12,000 S.F.
TOTAL	60,000 S.F.



CONTEXT PLAN

BY VARIANCE
MIN 2.1M
SETBACK

BRIDGE STREET

7/10/06 07:46:33

SCALE	AS NOTED
DATE	APRIL 12, 2006
DRAWN	1
CHECKED	

707 HERRING ST.
HONOLULU, HI 96813
tomizo yamamoto architect inc.

PROJECT
T1 UNIT TOWNHOUSE DEVELOPMENT

NO.	DATE	REVISIONS
1	7/10/06	ISSUED FOR PERMIT
2	7/10/06	ISSUED FOR PERMIT
3	7/10/06	ISSUED FOR PERMIT
4	7/10/06	ISSUED FOR PERMIT
5	7/10/06	ISSUED FOR PERMIT
6	7/10/06	ISSUED FOR PERMIT
7	7/10/06	ISSUED FOR PERMIT
8	7/10/06	ISSUED FOR PERMIT
9	7/10/06	ISSUED FOR PERMIT
10	7/10/06	ISSUED FOR PERMIT

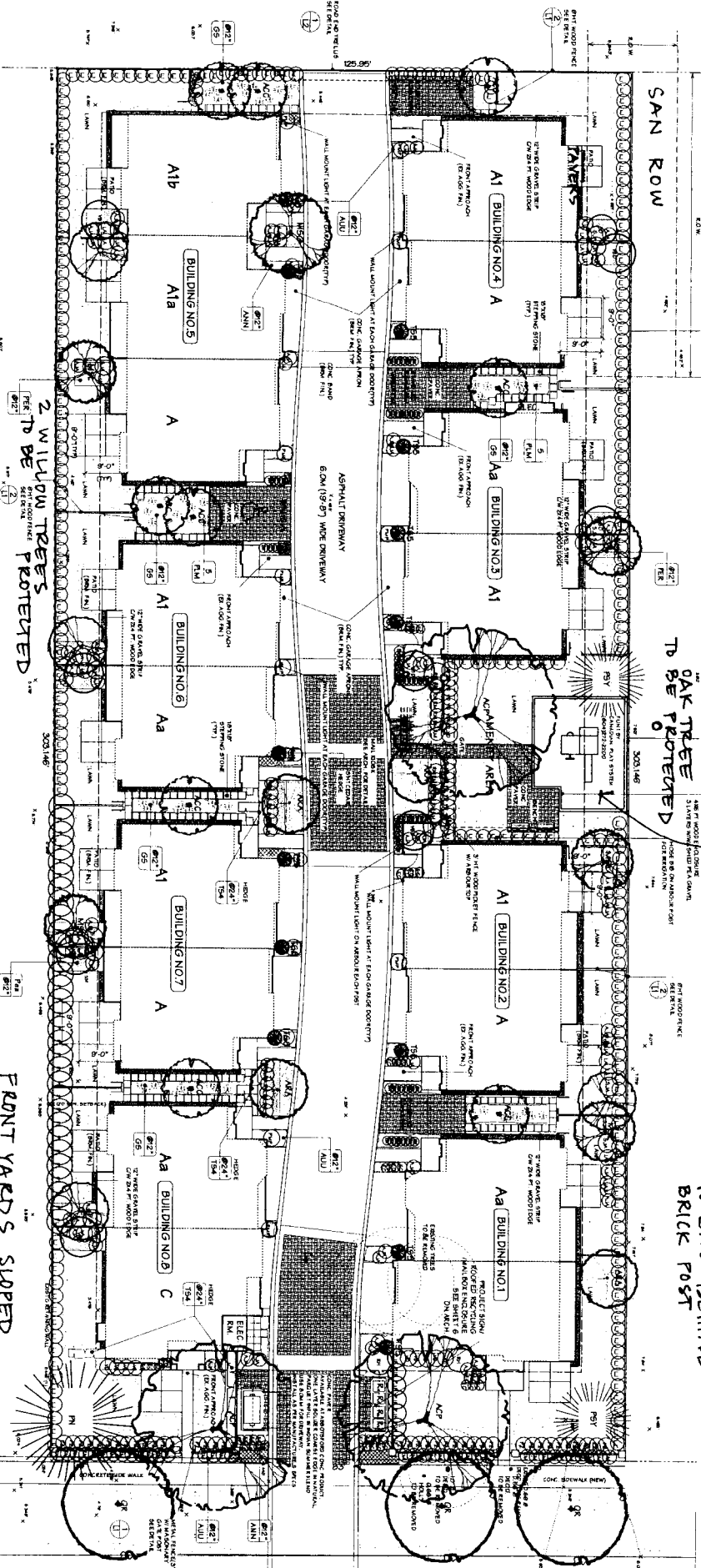
PATIO FAYERS IN SAN
SEWER ROW - PIP CONC.
NOT PERMITTED.

SAN ROW

CLIMBER WITH SLIDE
4 PLAY PANELS
TO BE PROTECTED

SOUTH EDGE
NEW RETAINING WALL
TO END BEHIND
BRICK POST

BRIDGE STREET



ALL WORKS IN CITY BOULEVARD
BY SEPARATE PERMITTING
AARTE MENT

FRONT YARDS SLOPED
TO MATCH NEW
SIDEWALK ELEVATIONS



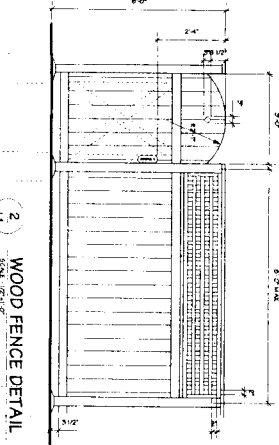
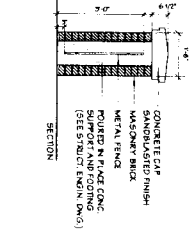
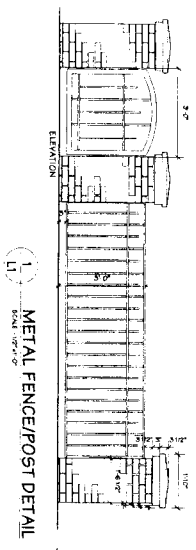
PLAN #3A APR 12 2006

P05304533

17 UNITS
TOWNHOMES
707 BRIDGE ST
RICHMOND
AM-PI
CONSTRUCTION

LANDSCAPE PLAN
6 ASSOCIATES
3180 HWY 28
RICHMOND, BC V6E 2A4
Voice: (604) 273-2812
Fax: (604) 273-2812
Email: info@6a.ca

REVISIONS / ISSUES
NO. 12.2006
NO. 13.2006
NO. 14.2006
NO. 15.2006
NO. 16.2006
NO. 17.2006
NO. 18.2006
NO. 19.2006
NO. 20.2006
NO. 21.2006
NO. 22.2006
NO. 23.2006
NO. 24.2006
NO. 25.2006
NO. 26.2006
NO. 27.2006
NO. 28.2006
NO. 29.2006
NO. 30.2006
NO. 31.2006
NO. 32.2006
NO. 33.2006
NO. 34.2006
NO. 35.2006
NO. 36.2006
NO. 37.2006
NO. 38.2006
NO. 39.2006
NO. 40.2006
NO. 41.2006
NO. 42.2006
NO. 43.2006
NO. 44.2006
NO. 45.2006
NO. 46.2006
NO. 47.2006
NO. 48.2006
NO. 49.2006
NO. 50.2006
NO. 51.2006
NO. 52.2006
NO. 53.2006
NO. 54.2006
NO. 55.2006
NO. 56.2006
NO. 57.2006
NO. 58.2006
NO. 59.2006
NO. 60.2006
NO. 61.2006
NO. 62.2006
NO. 63.2006
NO. 64.2006
NO. 65.2006
NO. 66.2006
NO. 67.2006
NO. 68.2006
NO. 69.2006
NO. 70.2006
NO. 71.2006
NO. 72.2006
NO. 73.2006
NO. 74.2006
NO. 75.2006
NO. 76.2006
NO. 77.2006
NO. 78.2006
NO. 79.2006
NO. 80.2006
NO. 81.2006
NO. 82.2006
NO. 83.2006
NO. 84.2006
NO. 85.2006
NO. 86.2006
NO. 87.2006
NO. 88.2006
NO. 89.2006
NO. 90.2006
NO. 91.2006
NO. 92.2006
NO. 93.2006
NO. 94.2006
NO. 95.2006
NO. 96.2006
NO. 97.2006
NO. 98.2006
NO. 99.2006
NO. 100.2006



2x4 TOP CAP
1/2x12x12
2x4x11/4 BRACING
1/2x4x11/4 POST
1/2x4x11/4 RAILINGS
1/2x4x11/4 BRACING
FINISHED
GRADE

L1

707 BRIDGE ST. RICHMOND

133 13 JULY 2

100 0 1000000

GROUND COVERS

230 PERSICANI

VINES

	CK	2	CAMP515
--	----	---	---------

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

PER 95 PERENNIA

NOTES

* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

BRITISH COLUMBIA LANDSCAPE STANDARDS.

FOR NURSERY STOCK AND THE DCINA STANDARDS FOR CONTAINER GROWN PLANTS

REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING D105

THE LANDSCAPE ARCHITECT.

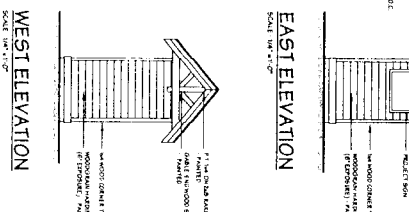
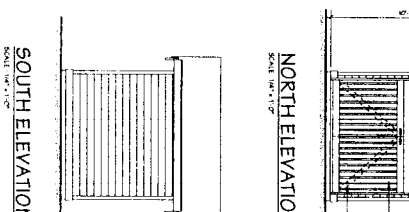
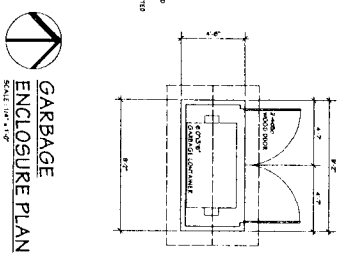
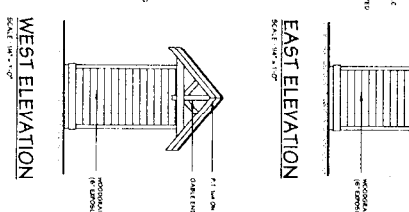
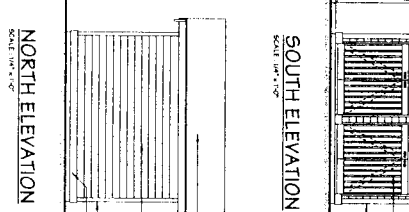
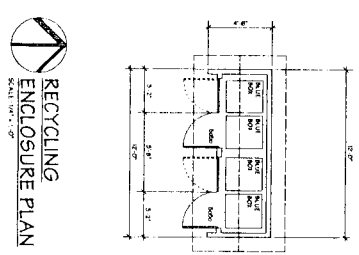
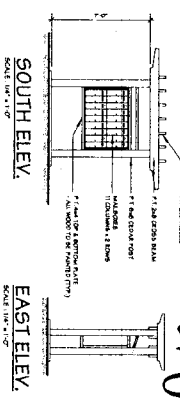
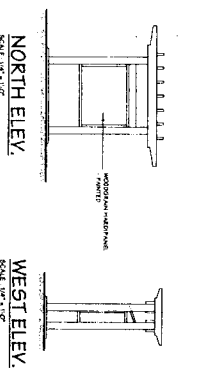
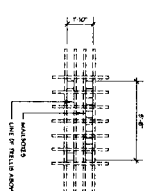
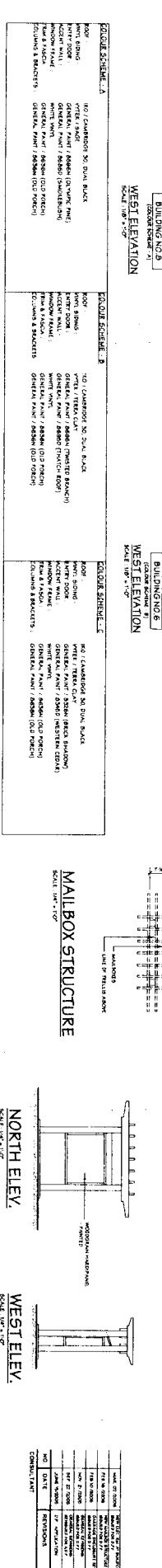
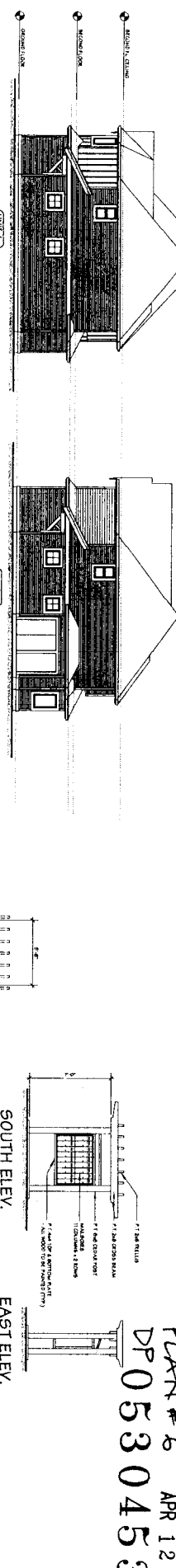
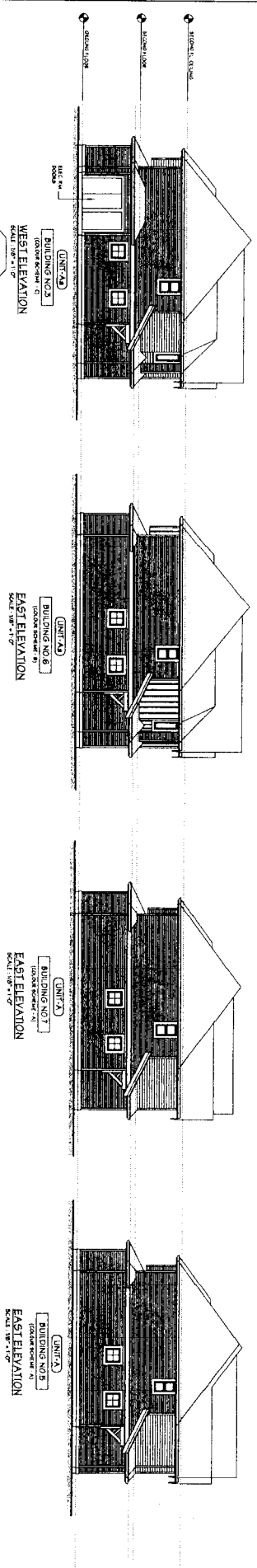
STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

NO TRANSMISSION NOR STORAGE WITHIN THE PROTECTED ZONE



2015年11月16日

CCCCCH



tomizo
yamamoto
architect inc.

17 UNIT TOWNHOUSE
DEVELOPMENT

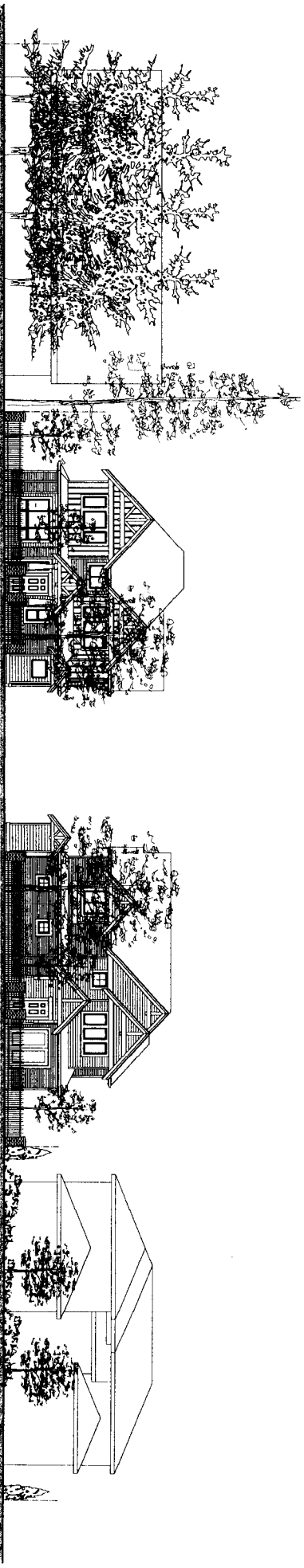
301 BROAD ST.
RENO, NV 89501

DATE: JAN 13 2006
DRAWN: [signature]
CHECKED: [signature]

SCALE: 1/8" = 1'-0"

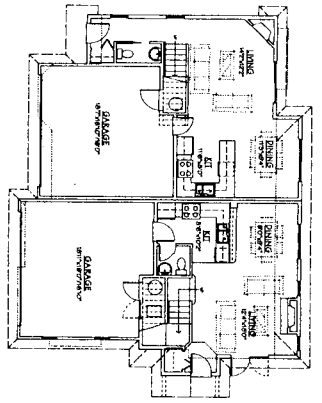
6

APR 12 2006
PLAN # 6
P05304533

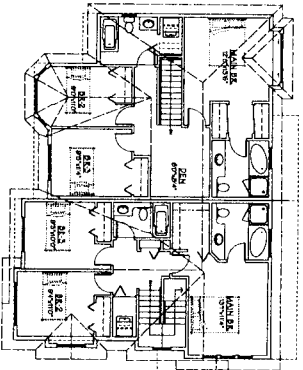


EAST ELEVATION (BRIDGE STREET)
SCALE 1/8" = 1'-0"

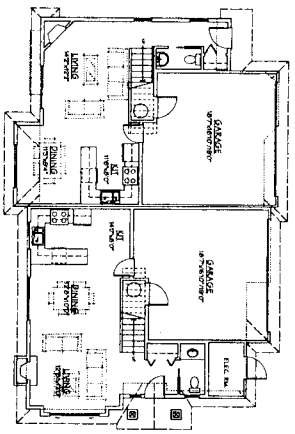
Reference Plan **A**
APR 12 2006
DP 05304533



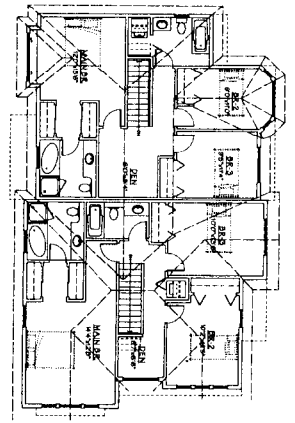
UNIT A
UNIT B
BUILDING NO. 1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



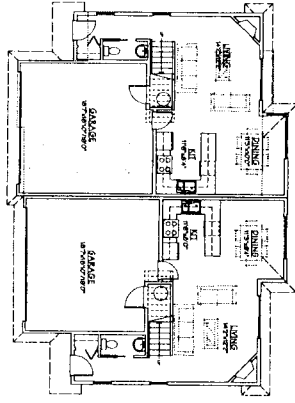
UNIT A
UNIT B
BUILDING NO. 1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



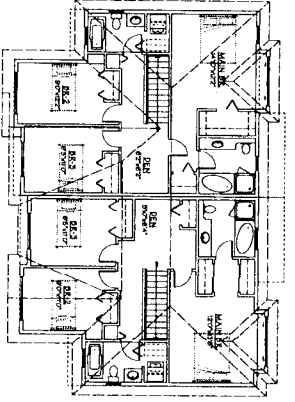
UNIT A
UNIT B
BUILDING NO. 2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



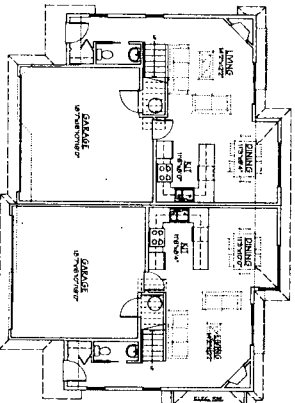
UNIT A
UNIT B
BUILDING NO. 2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



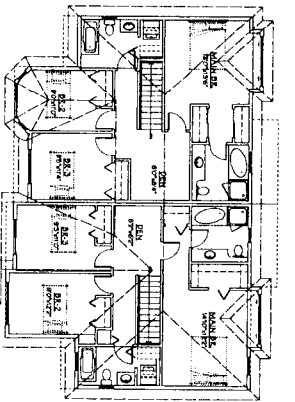
UNIT A
UNIT B
BUILDING NO. 2 & 4
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



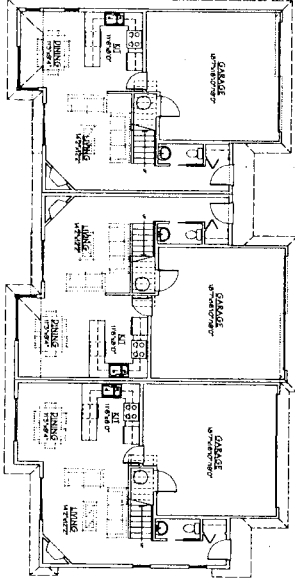
UNIT A
UNIT B
BUILDING NO. 2 & 4
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



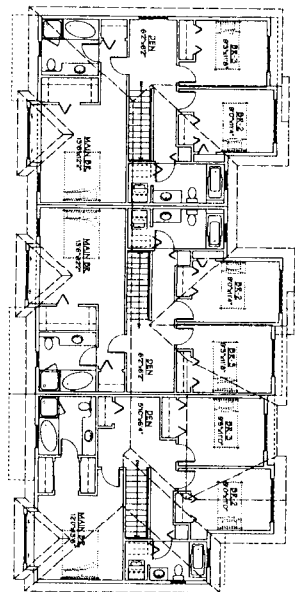
UNIT A
UNIT B
BUILDING NO. 6
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



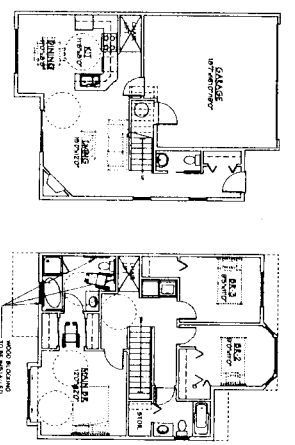
UNIT A
UNIT B
BUILDING NO. 6
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT A
UNIT B
BUILDING NO. 3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT A
UNIT B
BUILDING NO. 3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



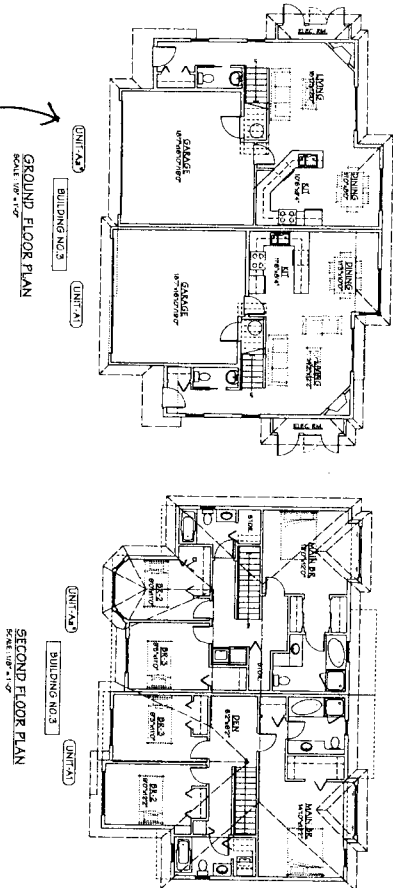
UNIT A
UNIT B
BUILDING NO. 3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Reference Plan B
APR 12 2006
DP05304533

Possible Accessible Unit
CONVERSION
SCALE: 1/8" = 1'-0"

DP 05-304533
7

17 UNIT TOWNHOUSE
DEVELOPMENT
tomizo
yamamoto
architect inc.
701 BAYVIEW ST.
RICHMOND, B.C.
V6X 3E7
TEL: 604-271-1127
FLOOR PLANS
DATE: MAR 16 2006
DRAWN: A1144
CHECKED: POOL: 00 2448



SEE ALTERNATE
FLOOR PLAN
REFERENCE PLAN B

Reference Plan C APR 12 2006
DP 05304533

DP 05-304533

SCALE	DATE	PROJECT NO.
1/8" = 1'-0"	MAY 06, 2003	
OWNER	ARCHITECT	8
CHECKED	DATE	

FLOOR PLANS

tomizo
yamamoto
architect inc.

17 UNIT TOWNHOUSE
DEVELOPMENT

NO.	DATE	REVISIONS
1	1/1/03	ISSUED FOR PERMIT