



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: March 7, 2006

From: Jean Lamontagne
Director of Development

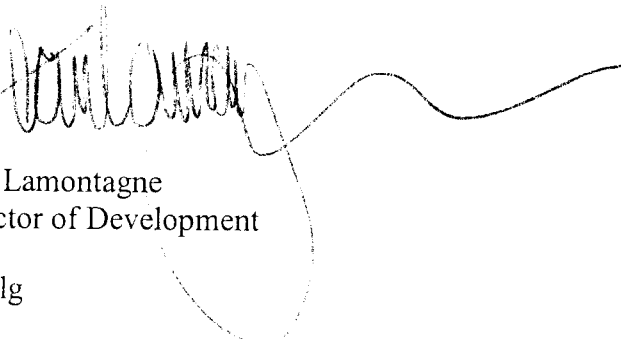
File: DP 05-302533

Re: **Application by Charan Sethi for a Development Permit at
9791 Granville Avenue**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 7-unit townhouse development at 9791 Granville Avenue on a site zoned "Comprehensive Development District (CD/155)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum east side yard setback from 3 m to 2.7 m for a ground floor electrical closet.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Charan Sethi has applied to the City of Richmond for permission to develop seven (7) townhouse units at 9791 Granville Avenue. 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/155)” for this project under Bylaw 7875 (RZ 04- 272302).

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 City Centre McLennan North Sub-Area site is situated along the southern edge of McLennan North in the medium density Residential Area 3. The existing development surrounding the site is described as follows:

- To the north, are existing single-family homes fronting onto No. 4 Road, zoned “Single-Family Housing District, Subdivision area F (R1/F)”;
- To the east, is an existing older two-family home, zoned “Two-Family Housing District (R5)”;
- To the west is McNeil Secondary School on property zoned “School & Public Use District (SPU)”, “Single-Family Housing District, Subdivision area F (R1/F)”, and “Comprehensive Development District (CD/142)”. West of the McNeil School property is a recently approved 31-unit townhouse development at 9533 Granville Avenue by Adera Projects Ltd. (RZ 03-245733), zoned “Comprehensive Development District (CD/142)”;
- To the south, across Granville Avenue in the McLennan South Sub-Area, are existing single-family homes, zoned “Single-Family Housing District, Subdivision area F (R1/F)” and an active Rezoning application to permit townhouse development at 9840 and 9860 Granville Avenue (RZ 06-324740).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff response in ***bold italics***):

- Access to the site from the neighbouring entrance driveway to the McNeil School was explored by the applicant, but rejected by the School Board as not desirable. As such, the proposed driveway to the development site should consider using the recently constructed crossing, and provide a minimum of 1 m landscaped separation between the school driveway and development driveway. (***The school driveway and development driveway will be approximately 8.5 m apart. The school driveway is separated from the subject property’s west property line with an approximately 6.5 m wide landscape buffer with grass and trees and an approximately 2 m wide sidewalk.***)

The Public Hearing for the rezoning of this site was held on March 21, 2005. At the Public Hearing, no concerns about rezoning the property were expressed.

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/155)” 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 east side yard setback from 3 m to 2.7 m for a ground floor electrical closet.

(Staff supports the proposed variance as it is limited to a 0.7 m deep electrical closet located at the first storey level. The east side yard setback to the building face is 3.4 m. The electrical closet is also located adjacent to the outdoor amenity area, which is intended to be expanded upon future redevelopment of the adjacent property to the west, as described later).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the development subject to the amenity space being designed to work with future adjacent redevelopment and the use of decorative paving in the visitor parking spaces. The applicant has incorporated these design developments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, September 7, 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 four (4) units fronting onto Granville Avenue present a front yard interface with low open metal picket fencing and individual pathways leading to low gates on Granville Avenue;
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family home to the north and duplex to the east fronting onto No. 4 Road and McNeil Secondary School property to the west. The applicant has addressed privacy for the adjacent duplex to the east through: providing 3.4 m and 3 m setbacks with an electrical room projection at the first storey; the planting of shrubs and trees; and the provision of 1.8 m height solid wood privacy fencing;
- The applicant is providing a vehicle access to Granville Avenue with cross-access agreement for the benefit of the adjacent duplex lot to the east (6971 and 6991 No. 4 Road); and
- The site is adjacent to McNeil Secondary School and the proposed driveway will be adjacent to the school’s Granville Avenue driveway. The two driveways will be approximately 9 m apart, separated by a paved sidewalk and grass landscape buffer with trees on the school property. A landscaping buffer along the west edge of the subject site is not proposed due to site plan changes which were required to accommodate the turning radius of a moving truck (SU 9).

Urban Design and Site Planning

- Pedestrian-oriented frontage character has been incorporated in the units fronting onto Granville Avenue and views into the development improved with tree planting. This development proposes a two-storey triplex backing onto an existing single-family lot fronting onto No. 4 Road and a three-storey building with four (4) units fronting onto Granville Avenue;
- The applicant is providing the required outdoor amenity space onsite. Due to the small scale of the development, the amenity space is also relatively small and will not accommodate the necessary safety clearances for children's play equipment. The outdoor amenity space has instead been designed with seating, walkway and lawn area to provide informal opportunities for gathering and child's play. The location has been established at the southeast edge of the site to coordinate with the future outdoor amenity space of the adjacent site to the east at 6971/6991 No. 4 Road. Should the duplex lot redevelop, its outdoor amenity space requirement will be roughly the same. The proposed location would permit for a larger and more open shared outdoor space. To this effect, the applicant is registering a cross-access easement over the amenity area for the benefit of future redevelopment of the adjacent duplex property at 6971/6991 No. 4 Road. The location also maximizes southern exposure and provide a pedestrian entry to the development from Granville Avenue separate from the shared vehicle entry. The closest children's playground is at Anderson Elementary on Alberta Road;
- Vehicle access is provided through a shared driveway to Granville Avenue at the west edge of the property, over 50 m (over 165 ft.) from the intersection of Granville Avenue and No. 4 Road to minimize impact of queuing vehicles on through traffic. A cross-access agreement for vehicle access to the adjacent corner duplex lot at 6971/6991 No. 4 Road was secured during the rezoning;
- Parking is located off of the internal manoeuvring aisle. Resident parking exceeds the onsite parking requirements and visitor parking meets the requirements, including one (1) accessible parking space. Eight (8) residential tandem parking spaces are provided in the four (4) three-storey units;
- A recycling enclosure for three (3) carts has been provided for the use of the proposed development and future redevelopment of the adjacent corner lot. The enclosure is centrally located in the outdoor amenity area next to the mailboxes and paved area for garbage collection. Mailboxes have been provided close to the vehicle access and out of the queuing area;
- No accessible units are proposed due to the small scale of development. An adaptable floor plan has been provided demonstrating how the one (1) two-storey type 'Aa' unit could be converted to increase accessibility with the downsizing of the vanity in the master bedroom ensuite and installation of a platform lift (**Reference Plan**); and
- Blocking will be provided in the bathroom walls of all units to facilitate future installation of grab bars to improve accessibility.

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 minimizes sun shadow impact on adjacent properties;

- The building forms are articulated and the proposed building materials (Vinyl siding, Hardi-plank siding, board and batten with Hardi-panel, painted wood trim and brackets, wood shake profile asphalt shingles) are generally consistent with the Official Community Plan (OCP) Guidelines;
- 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 streetscape fencing.

Landscaping Design and Open Space Design

- At this time, there are no existing trees onsite. The landscape design includes the planting of shrubs, perennials, annuals, ornamental grasses and 11 new trees;
- An outdoor amenity space with southern exposure has been provided at the east edge of the site to permit for future expansion with the future redevelopment of the adjacent corner lot. The landscape design also includes seating, and special paving treatment including permeability, patterning and colour. Children's play equipment is not proposed due to the small scale of development. However, each of the units has a fenced outdoor space;
- Payment of cash-in-lieu of indoor amenity space was secured through the rezoning, in compliance with the Official Community Plan (OCP);
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between drive aisle, garage aprons and visitor parking. Permeable pavers with patterning and colour have been incorporated; and
- A new sidewalk, street trees and grass boulevard were provided by the Richmond School District through offsite works associated with the recent construction of McNeil Secondary School. Should the adjacent corner lot redevelop and 2 m of road dedication be secured, construction of a new sidewalk at the new property line will be sought to permit road widening.

Affordable Housing

- Affordable housing units have not been provided in this small 7-unit development. As identified in the staff report regarding the Rezoning of the property, the developer declined to provide a cash contribution towards affordable housing for this development which complies with the land use and density envisioned in the McLennan North Sub-Area Plan.

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 Granville Avenue. The line of sight to the recessed northeast unit "Aa" front entry is improved with low planting, adjacency with the open visitor parking space, alignment with the amenity area and pedestrian connection to Granville Avenue. Also, this entrance will become centrally located with the ultimate development of the adjacent lot to the east; and

- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities

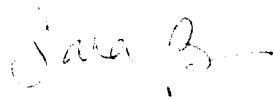
- The developer has submitted a capacity analysis as requested by the City Engineering Department. Staff are not aware of any storm or sanitary sewer capacity issues.

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 response to Advisory Design Panel and staff concerns about the usefulness of a small outdoor amenity space, and in recognition of the site planning constraints on such a small site, the applicant has agreed to register a cross-access easement over the amenity area for the benefit of future redevelopment of the adjacent duplex property at 6971/6991 No. 4 Road. When the duplex property develops, it is recommended that the two small outdoor amenity areas be combined into one larger open and more useful shared amenity area.

The applicant has presented a development that fits into the existing and future McLennan North neighbourhood context. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner I
(Local 4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$23,617;
- Registration of a restrictive covenant prohibiting the conversion of tandem parking area into habitable area; and
- Registration of a cross-access agreement over the outdoor amenity area for the benefit of future development at 6971 and 6991 No. 4 Road.

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

- Construction Parking and Traffic Management Plan (<http://www.richmond.ca/services/tp/special.htm>); 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 05-302533

Attachment 1

Address: 9791 Granville Avenue

Applicant: Charan Sethi

Owner: Berkeley Enterprises Ltd

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

Floor Area Gross: 1,097 m²

Floor Area Net: 780.2 m²

| | Existing | Proposed |
|------------------|---|--------------------------|
| Site Area: | Formerly 1,253 m ² 1,195 m ² after road dedication | No change |
| Land Uses: | Single-Family Residential | Multi-Family Residential |
| OCP Designation: | Two-Family dwelling / 2 & 3-storey Townhouses | No change |
| Zoning: | R1/F | CD/155 |
| Number of Units: | Formerly 1 | 7 |

| | Bylaw Requirement | Proposed | Variance |
|--|------------------------|---------------------|--------------------------------------|
| Floor Area Ratio: | Max 0.65 | 0.65 | None permitted |
| Lot Coverage: | Max. 40% | 39.8% | None |
| Setback – Front Yard: | Min. 6 m | 6 m | None |
| Setback – West Side Yard: | Min. 3 m | 4.3 m to 6 m | None |
| Setback – East Side Yard: | Min. 3 m | 3.4 m to 2.7 m | 0.3 m reduction for elect. closet |
| Setback – Rear Yard: | Min. 3 m | 3.2 m | None |
| Height (m): | Max. 12 m | 10.75 m | None |
| Lot Size: | Min. 0.101 ha | 0.120 ha | None |
| Off-street Parking Spaces – Resident and Visitor: | 11 and 2 | 14 and 2 | None |
| Off-street Parking Spaces – Accessible: | 1 | 1 | None |
| Total off-street Spaces: | 13 | 16 | None |
| Tandem Parking Spaces | Permitted | 8 spaces in 4 units | None |
| Amenity Space – Indoor: | Min. 70 m ² | cash-in-lieu | None |
| Amenity Space – Outdoor: | Min. 42 m ² | 63 m ² | None |

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

**Wednesday, September 07, 2005 – 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
9791 Granville Avenue

DP 05-302533

The comments of the Panel were as follows:

- Microscopic amenity space a waste of time, make it available to the end unit and make contribution to City in lieu of amenity space;
- Paved areas on drive aisle – extend decorative paving from visitor stall across aisle end;
- Total width of B1 – B2 units. 16' per unit.
- Consider doing jog in wall so the 2 end units would get side by side parking – *garage door issue*
- North elevation needs more depth of detailing and character – *Variety of materials used for side elevation facing amenity area and natural surveillance from second floor living area.*
- Narrow drive aisle to get some planting along internal driveway – *Incorporated.*
- There was room for additional street trees on boulevard along Granville Avenue. Could not plant street trees because of powerlines – *Trees planted in each front yard.*
- Recess fence edge adjacent to Granville Avenue, and add planting in front of fences – *Incorporated.*
- Get rid of amenity space. Turn into walkway, and plant heavily – when adjacent site develops can reconsider amenity space – *Designed as walkway.*
- use pavers on patio – *Incorporated.*
- No strong feelings – fairly functional. Supports project.
- Location of garbage collection and mailbox, conflict with private space. Poor line of sight. Relocate – *Relocated.*
- Unit A1 – increase line of sight to front door, push entry door out to avoid recess – *Unit Aa entry aligned with pedestrian walkway through Amenity area.*
- Agree with comments for amenity space. Relocate garbage collection and mailbox area closer to trees. Keep notion of amenity space. Like rooflines and shape.

The Applicant advised that he would relocate the garbage collection and mailbox area. The amenity area will be developed as a walkway – *Incorporated.*

It was moved and seconded

That the project move ahead subject to the amenity space being designed so that it would work if future development occurred and that decorative paving be used up to visitor stalls – *Incorporated.*

**CARRIED
Unanimous**

The applicant was also asked to consider:


- Side by side parking for Unit B1 – *Incorporation of side by side parking for unit B1 would result in the loss of a unit. Side by side parking is provided for the 3 northern units.*
- More articulation to northern façade – *The northern facades are articulated with bay projections.*
- Planting along internal drive aisle – *Cedars and low shrubs are proposed to separate the garage aprons and pedestrian paths.*
- Providing pavers in patio areas – *Incorporated.*
- Relocation of Garbage Collection and mailbox area – *Relocated from driveway.*
- Line of sight to A unit – relocate door for safety – *The line of sight to the recessed unit Aa front entry is improved with low planting, adjacency with the open visitor parking space, alignment with the amenity area and pedestrian connection to Granville Avenue. Also, this entrance will become centrally located with the ultimate development of the adjacent lot to the east.*

Conditional Development Permit Requirements

9791 Granville Avenue
DP 05-302533

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

1. Adoption of the rezoning (RZ 04-272302);
2. Registration of a restrictive covenant prohibiting the conversion of tandem parking area to habitable area;
3. Registration of a cross-access agreement relating to the outdoor amenity area for the benefit of the proposed townhouse development to the east at 6971/6991 No. 4 Road (as shown during the rezoning application process); and
4. Receipt of a Letter of Credit for landscaping in the amount of \$23,617. 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.


Signed

22 March 2006
Date



City of Richmond
Urban Development Division

Development Permit

No. DP 05-302533

To the Holder: MR. CHARAN SETHI
Property Address: 9791 GRANVILLE AVENUE
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 east side yard setback from minimum 3 m to 2.7 m for a ground floor electrical closet.
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 #4 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 \$23,617 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 05-302533

To the Holder: MR. CHARAN SETHI
Property Address: 9791 GRANVILLE AVENUE
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 , .

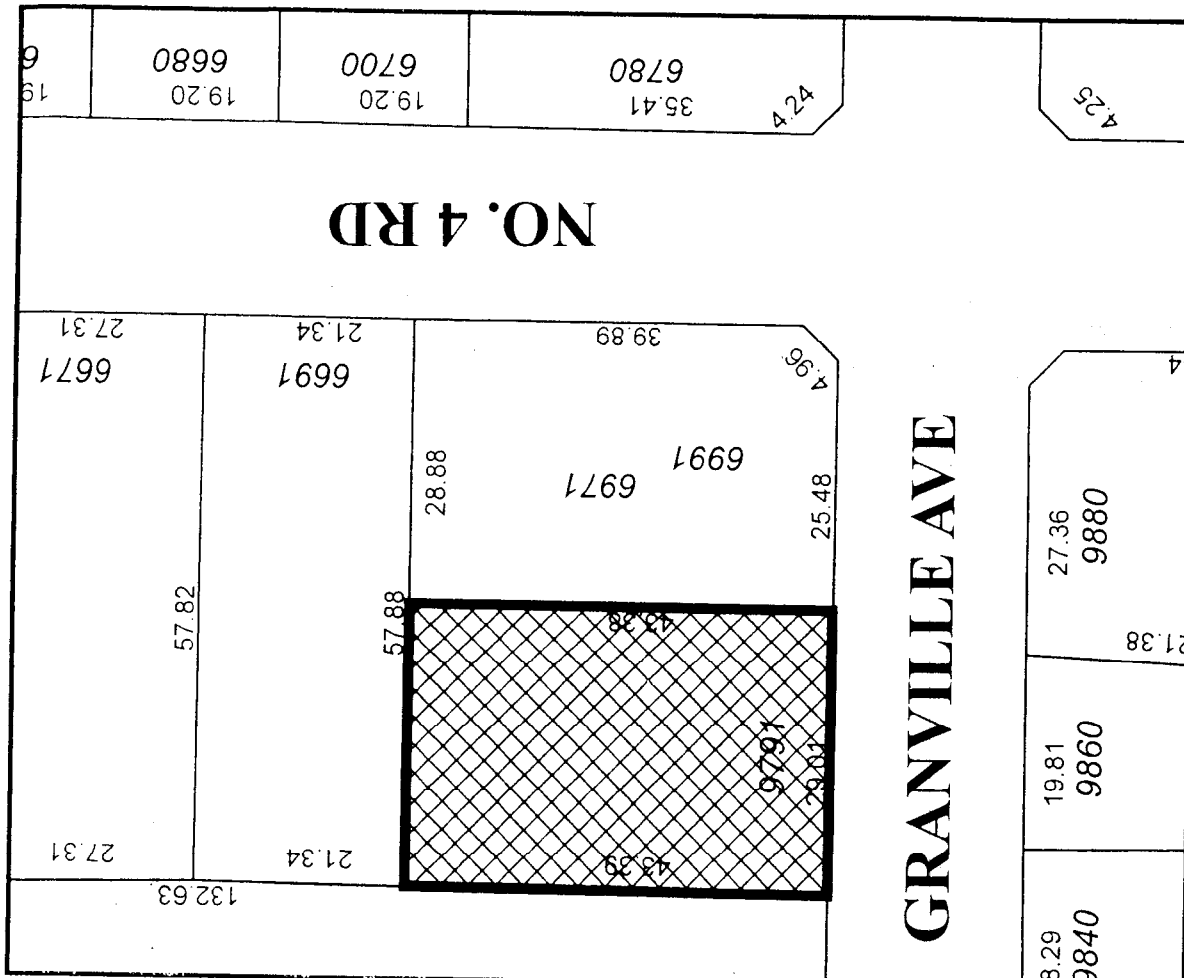
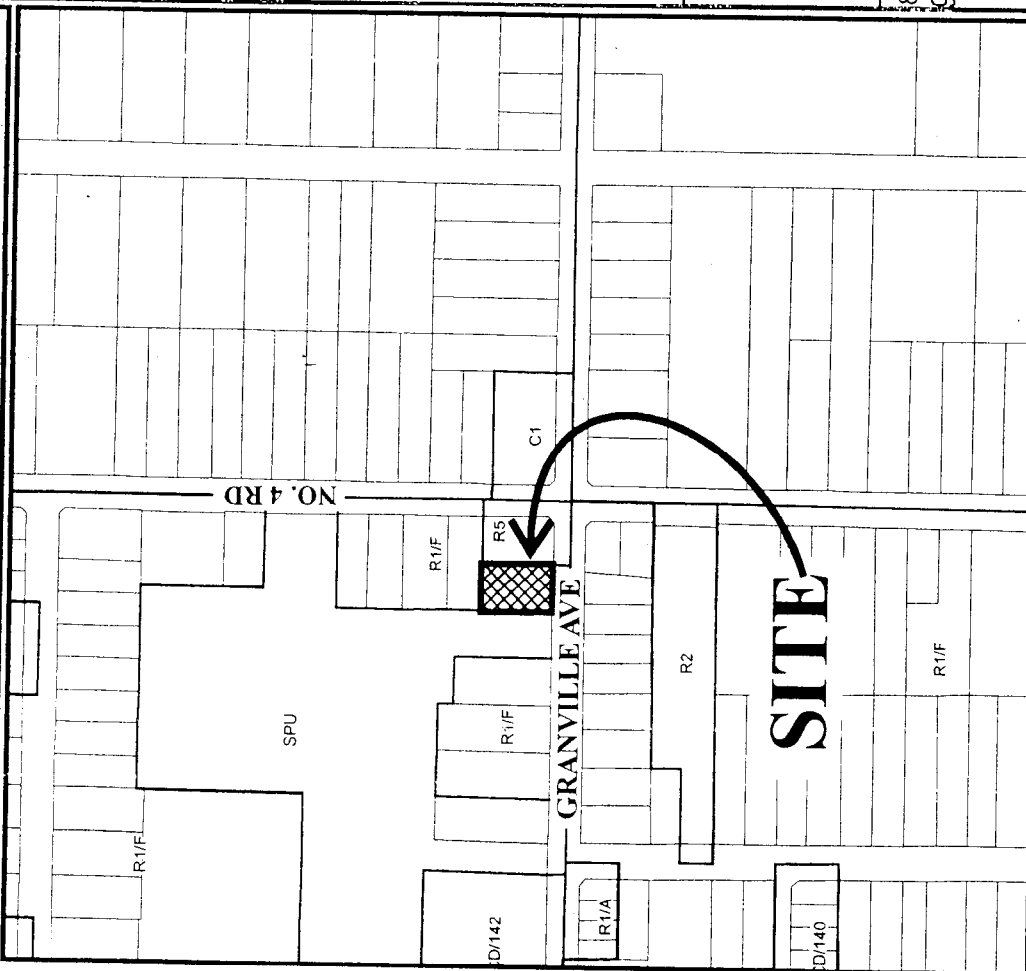
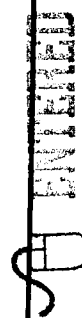
MAYOR

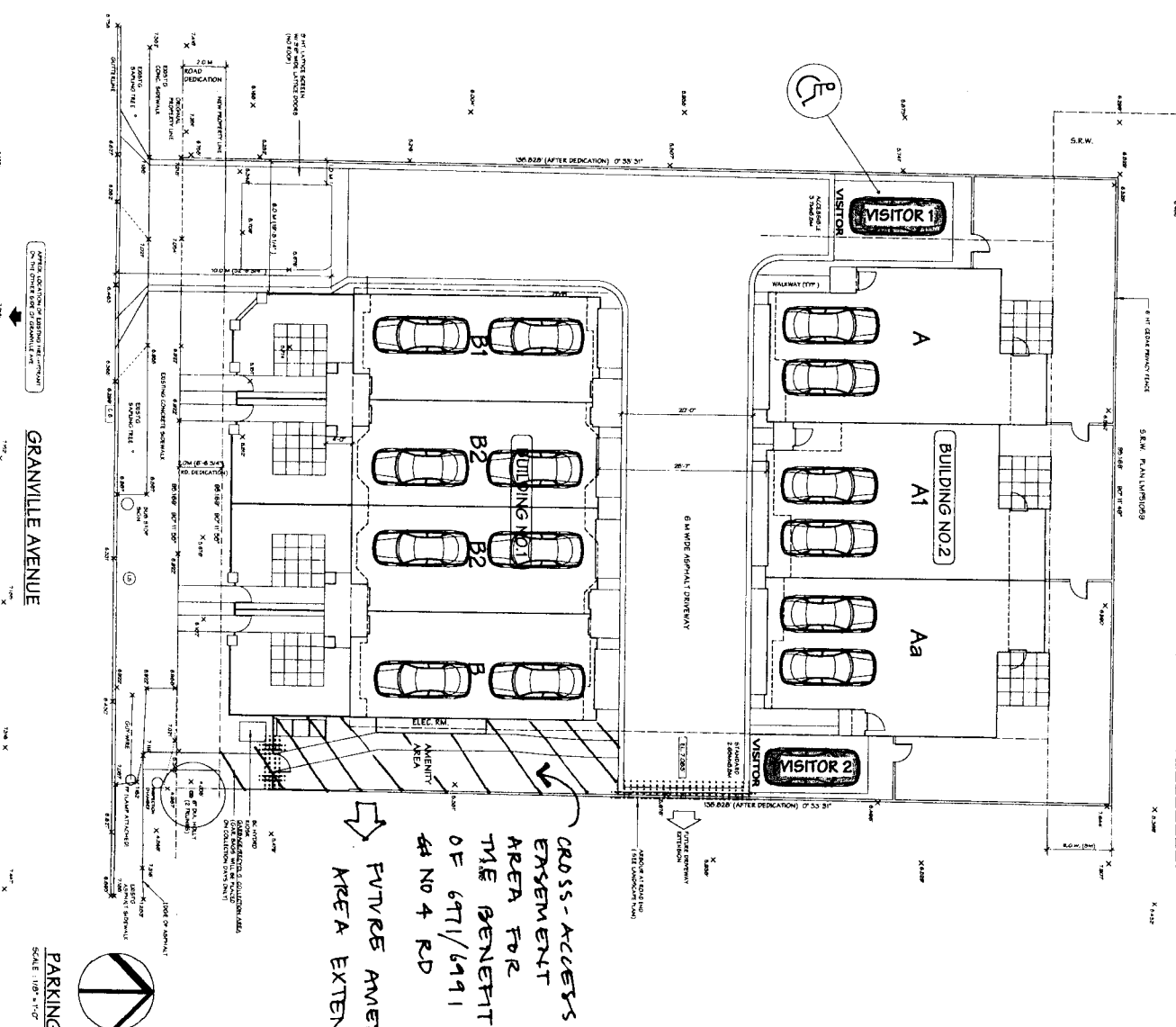


Original Date: 06/08/05

Revision Date:

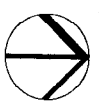
Note: Dimensions are in METRES





GRANVILLE AVENUE

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

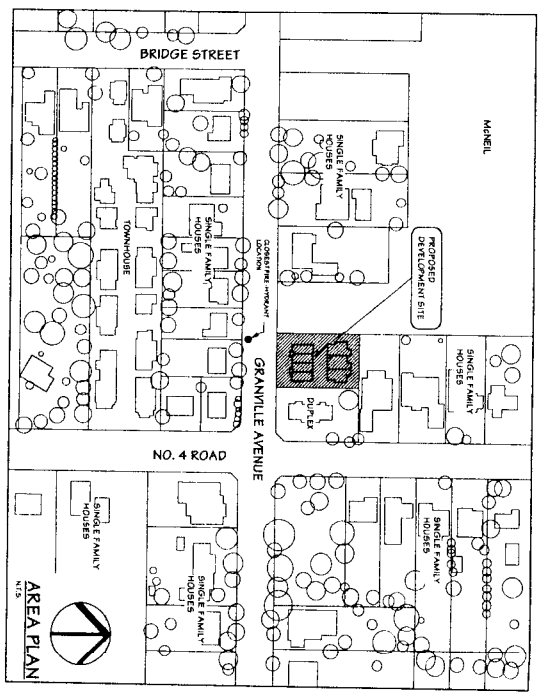


CROSS-ACCESS
EASEMENT
AREA FOR
THE BENEFIT
OF NO. 4 RD
FUTURE AMENITY
AREA EXTENSION

PARKING

| REQUIRED | PROVIDED |
|---------------------------|----------------------|
| 12 SPACES + 7 UNITS | 11 SPACES (RESERVED) |
| 52 SPACES + 1 UNITS | 15 SPACES |
| 3,744 CARSPACES + 1 UNITS | 14 SPACES |
| OPEN PAVED PARKING | 2 SPACES |
| TOTAL | 16 SPACES |

NOTE: 1 ACCESSORY PARKING SPACE @ PROPOSED



PLAN # 2
DP 05302533

APR 12 2006

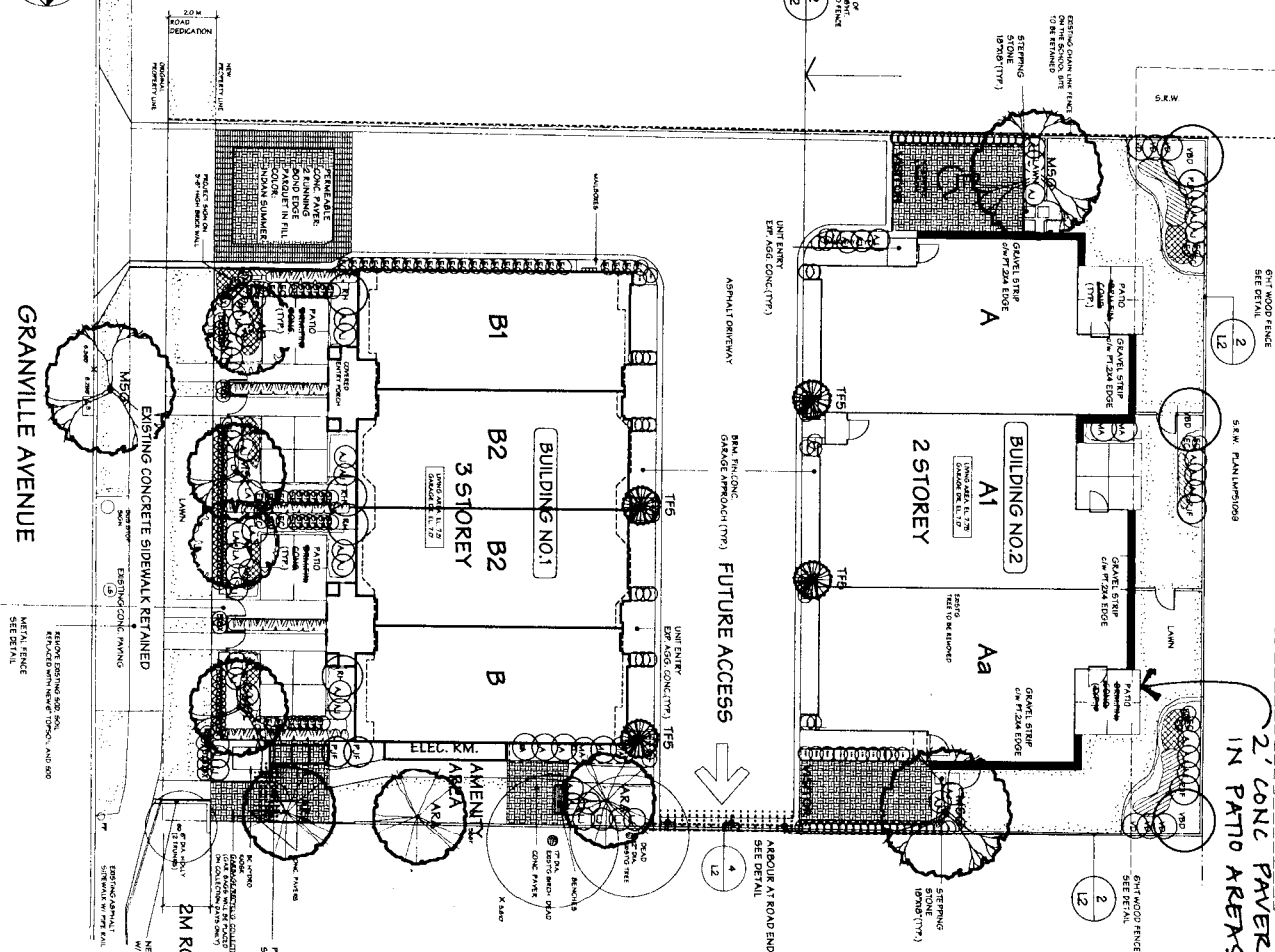
DP 05-302533

| | | |
|---------|-------------|---|
| TOTAL | 480000 | 2 |
| DATE | APR 12 2006 | |
| DRAWN | T.M.H. | |
| CHECKED | | |

tomizo
yamamoto
architect inc.

TOWNHOUSE DEVELOPMENT

| | | |
|-----|----------|-------------------|
| NO. | DATE | REVISIONS |
| 1 | 04/12/06 | ISSUED FOR PERMIT |
| 2 | 04/12/06 | ISSUED FOR PERMIT |



2' CONC PAVERS (TYP.)
IN PATIO AREAS

DRIVEWAY AND BOULEVARD
RESTORATION WORKS BY
SEPARATE WORK ORDER

PLAN #34 APR 12 2006
DP05302533

PLANT LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------|-----|--------------------------------|------------------------|-------------------|
| TREES | | | | |
| A1 | 3 | ACER PALMUTUM | JAPANESE MAPLE | 5.0m HT. 1.5m DBH |
| A2 | 3 | ACER RUBRUM 'ARMISTEONG' | ARMISTEONG MAPLE | 5.0m HT. 1.5m DBH |
| A3 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A4 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A5 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A6 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A7 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A8 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A9 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| A10 | 3 | MAGNOLIA SOULANGIANA 'GALATEA' | GALATEA SAUCE MAGNOLIA | 5.0m HT. 1.5m DBH |
| SHRUBS | | | | |
| B1 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B2 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B3 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B4 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B5 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B6 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B7 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B8 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B9 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B10 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B11 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B12 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| B13 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
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| B15 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
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| B19 | 40 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
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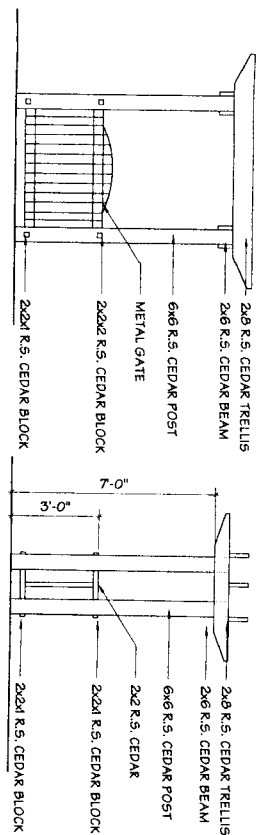
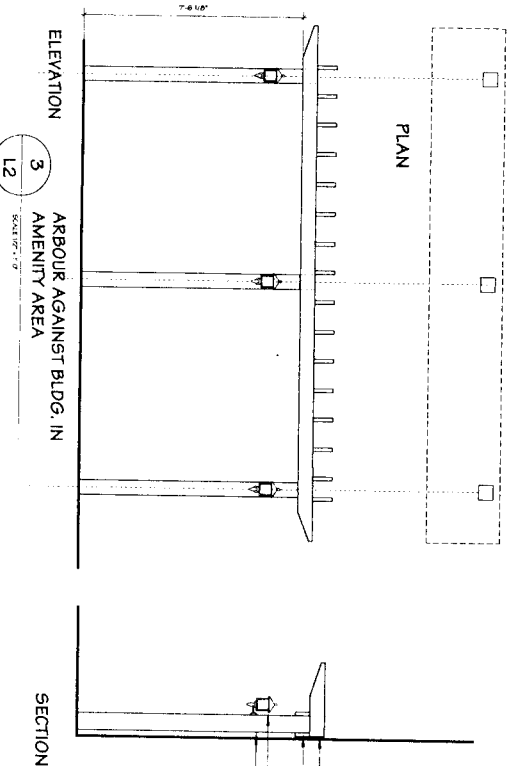
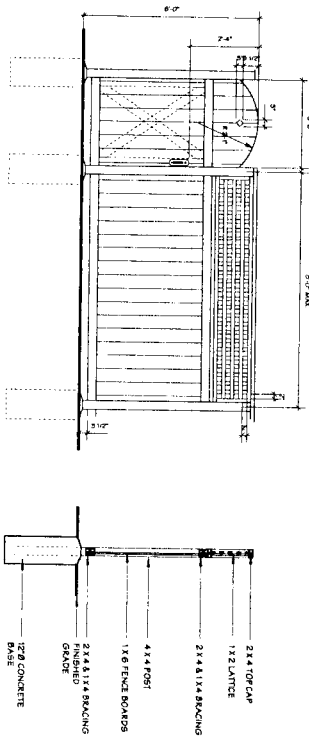
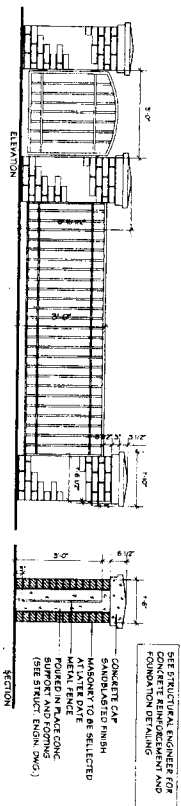
NOTES

- 1. ALL MATERIALS AND DECISION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIAN LANDSCAPE STANDARDS.
- 2. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR NURSERY STOCK AND THE DATA STANDARDS FOR CONTAINER GROWN PLANTS.
- 3. ALL PLANT QUANTITIES REPRESENTED BY PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION PRIOR TO ORDERING.
- 4. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. SUBSTANTIAL PERFORMANCE SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF COMPLETION OF THE PROJECT.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS DURING THE WORK TO BE DONE BY THE OWNER.

ITO & ASSOCIATES
LANDSCAPE ARCHITECTS
3180 Burn Street
Richmond, BC V7E 2K4
Voice: (604) 275-2812
Fax: (604) 275-2813
Email: info@ito.ca

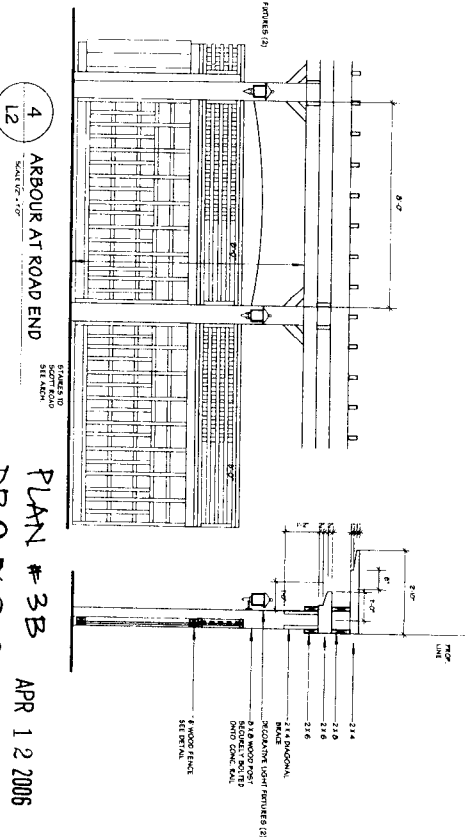
7971 GRANVILLE AVE.
RICHMOND, B.C.

LANDSCAPE PLAN



PEDESTRIAN GATE STRUCTURE
SCALE : 1/4" = 1'-0"
COPIED FROM ARCHITECTURAL DRAWING
AS REFERENCE

COPIED FROM ARCHITECTURAL DRAWING
AS REFERENCE



PLAN # 3B
APP 1 2 3ms

DP 05302533

2012

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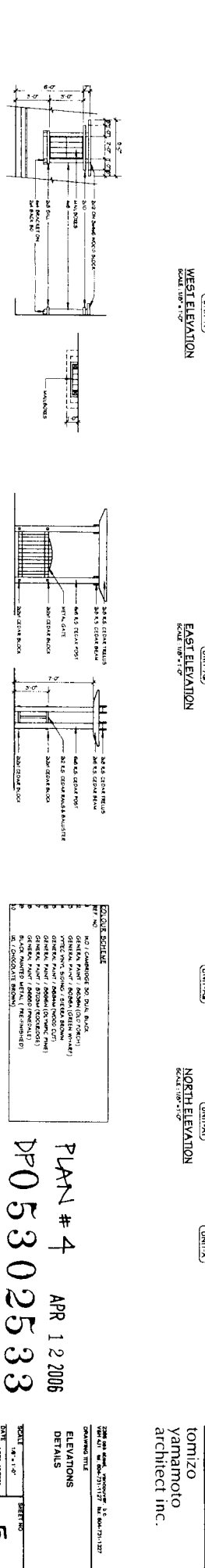
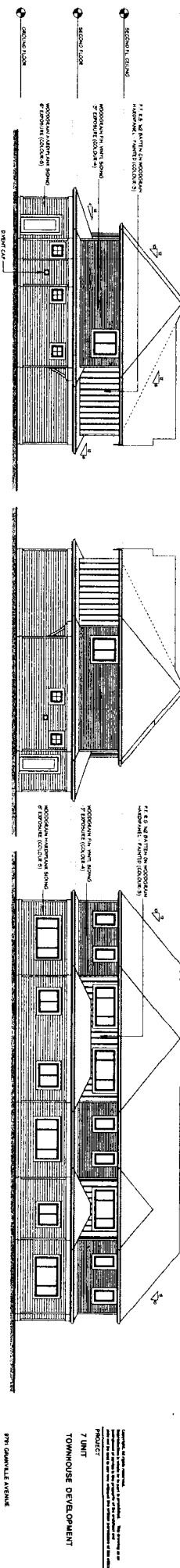
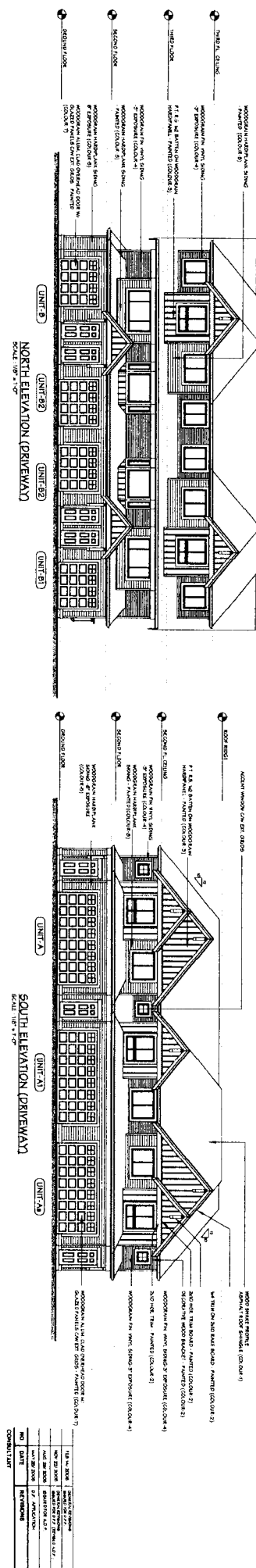
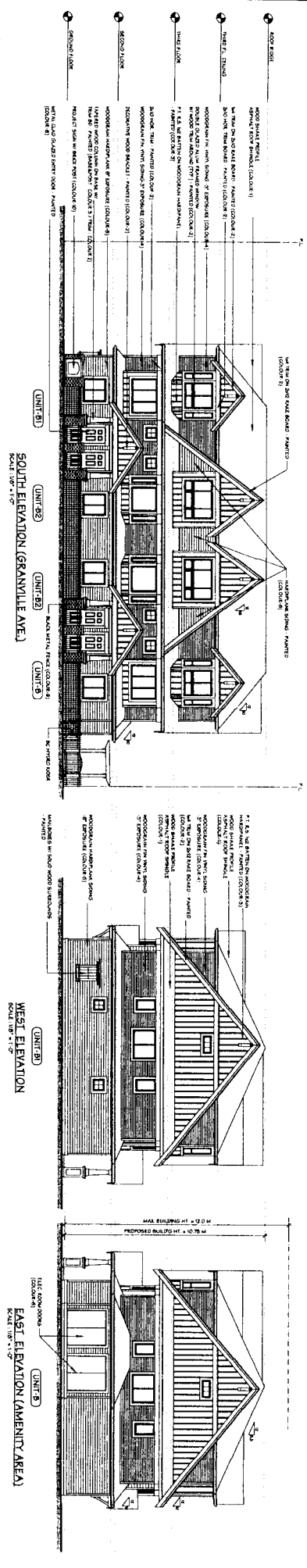
9791 GRANVILLE AVE
RICHMOND, B.C.

Project

REVISIONS / REVIEWS

[illegible]

Feb. 20, 2008.



COLOR SCHEDULE

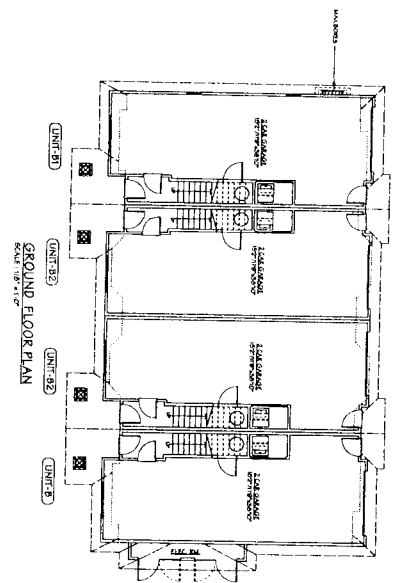
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| 2 | WOODSIDE PAINT (WOODSIDE PAINT) | 11 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 3 | WOODSIDE PAINT (WOODSIDE PAINT) | 12 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 4 | WOODSIDE PAINT (WOODSIDE PAINT) | 13 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 5 | WOODSIDE PAINT (WOODSIDE PAINT) | 14 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 6 | WOODSIDE PAINT (WOODSIDE PAINT) | 15 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 7 | WOODSIDE PAINT (WOODSIDE PAINT) | 16 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 8 | WOODSIDE PAINT (WOODSIDE PAINT) | 17 | WOODSIDE PAINT (WOODSIDE PAINT) |
| 9 | WOODSIDE PAINT (WOODSIDE PAINT) | 18 | WOODSIDE PAINT (WOODSIDE PAINT) |

PLAN # 4
APR 12 2006
DP05302533

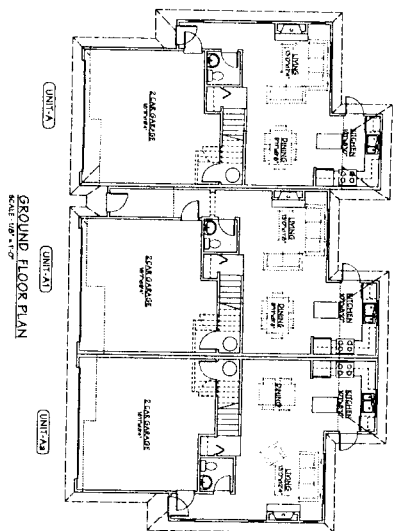
DP 05-302533

| DATE | BY | REVISION |
|-------------|----|-----------|
| APR 12 2006 | DP | 05-302533 |

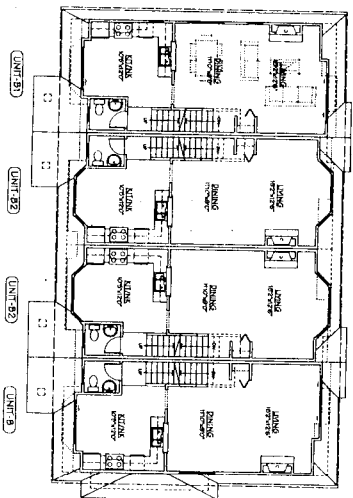
tomizo yamamoto architect inc.
7 UNIT
TOWNHOUSE DEVELOPMENT
1777 GRANVILLE AVE. N.W.
ALBUQUERQUE, N.M.
84516-4400
TEL: 505-261-1177
FAX: 505-261-1177
WWW.TOMIZOYAMAMOTO.COM



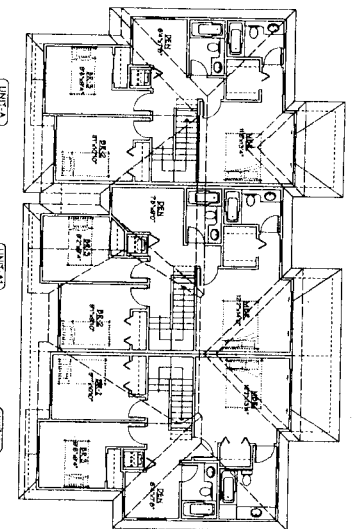
UNIT B1 UNIT B2 UNIT B3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



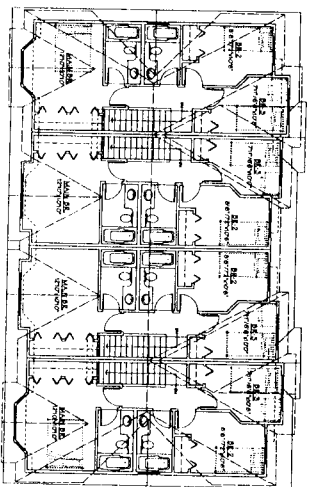
UNIT A1 UNIT A2 UNIT A3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



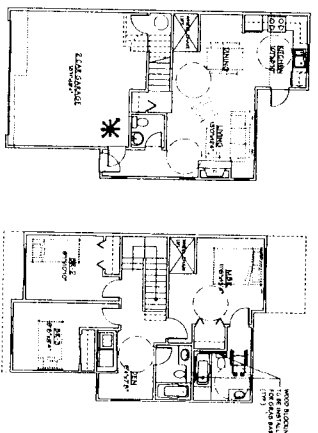
UNIT B1 UNIT B2 UNIT B3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT A1 UNIT A2 UNIT A3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT B1 UNIT B2 UNIT B3
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT A1 UNIT A2
POSSIBLE ACCESSIBLE UNIT CONVERSION PLAN
SCALE: 1/8" = 1'-0"

* ENTRY HALL IS
WIDE ENOUGH
FOR 90° TURN
IN WHEELCHAIR

Reference Plan

APR 12 2006

DP05302533

DP 05-302533

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 1 | 04/12/06 | ISSUED FOR PERMITTING |
| 2 | 04/12/06 | ISSUED FOR CONSTRUCTION |
| 3 | 04/12/06 | ISSUED FOR OCCUPANCY |
| 4 | 04/12/06 | ISSUED FOR AS-BUILT |
| 5 | 04/12/06 | ISSUED FOR FINAL REVIEW |
| 6 | 04/12/06 | ISSUED FOR RECORD |

TOWNHOUSE DEVELOPMENT
7 UNIT

YOMIZO
YAMAMOTO
architect inc.

FLOOR PLANS

| | |
|-------------|--------------|
| DATE | 04/12/06 |
| SCALE | 1/8" = 1'-0" |
| PROJECT NO. | 6 |