



To: Development Permit Panel

Date: May 1, 2006

From: Jean Lamontagne
Director of Development

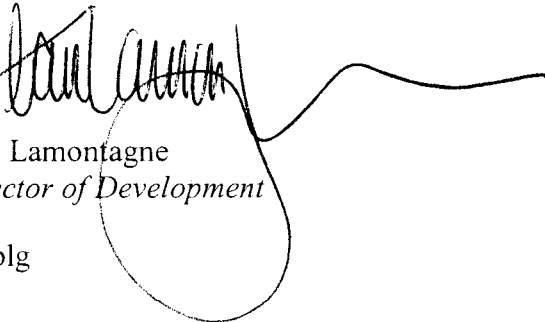
File: DP 05-304533

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

A staff report on the above mentioned Development Permit application was presented to the Development Permit Panel on April 12, 2006 where the application was referred to staff for further discussion with the applicant. Of particular concern to the Panel, was that tree retention and streetscape open space shown to the Public and Council at Public Hearing had been removed from the development proposal (**Attachments 1 & 2**).

In response, the applicant has improved the project proposal with a design closer to the initial proposal, while maintaining a children's play area in a central location away from the street. The revisions to the design include an increased minimum Bridge Street setback of 11 m for the northeast unit and the provision of five (5) new specimen size trees in the Bridge streetscape.

Three (3) Norwegian Spruce trees which were to be retained in the Bridge Street streetscape were irrevocably damaged during the demolition of the former house in the Summer of 2005. As stated in the staff report of March 7, 2006, the damaged trees are proposed to be replaced with a variety of new trees and cash contributions to neighbourhood park tree planting and affordable housing. The revised landscape plan includes six (6) new large specimen trees, deciduous and Evergreen varying in size from 15 cm dbh to 6 m in height.

The addition of a substantial number of specimen size trees in the townhouse unit front yards will provide mature planting to significantly improve the Bridge Street streetscape and provide a maturity to the proposed new townhouse development. Visual interest is provided through a significant and staggered building setback and a variety of building materials and tree species.

With these improvements, staff recommend that the Development Permit be issued.

SB

Sara Badyal, M.Arch.
Planner 1 (Local 4282)

SB:blg

The following conditions have been met:

- 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 are required prior to Building Permit issuance:

- Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/ttp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements, storm sewer upgrading and Colville Road upgrading at the developer's sole cost without DCC credits. Works include, but are not limited to: storm sewer upgrading across the Colville Road frontage and to the main conveyance across No. 2 Road, road widening, curb and gutter, ditch infill via covered storm sewer, creation of a minimum 2 m grass boulevard with street trees, davit arm street lighting and a 1.5 m concrete sidewalk at or near the property line; and
- Accessibility measures to be incorporated into the Building Permit drawings including blocking in all washroom walls to facilitate future potential grab bar installation.



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.

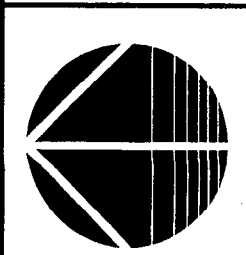
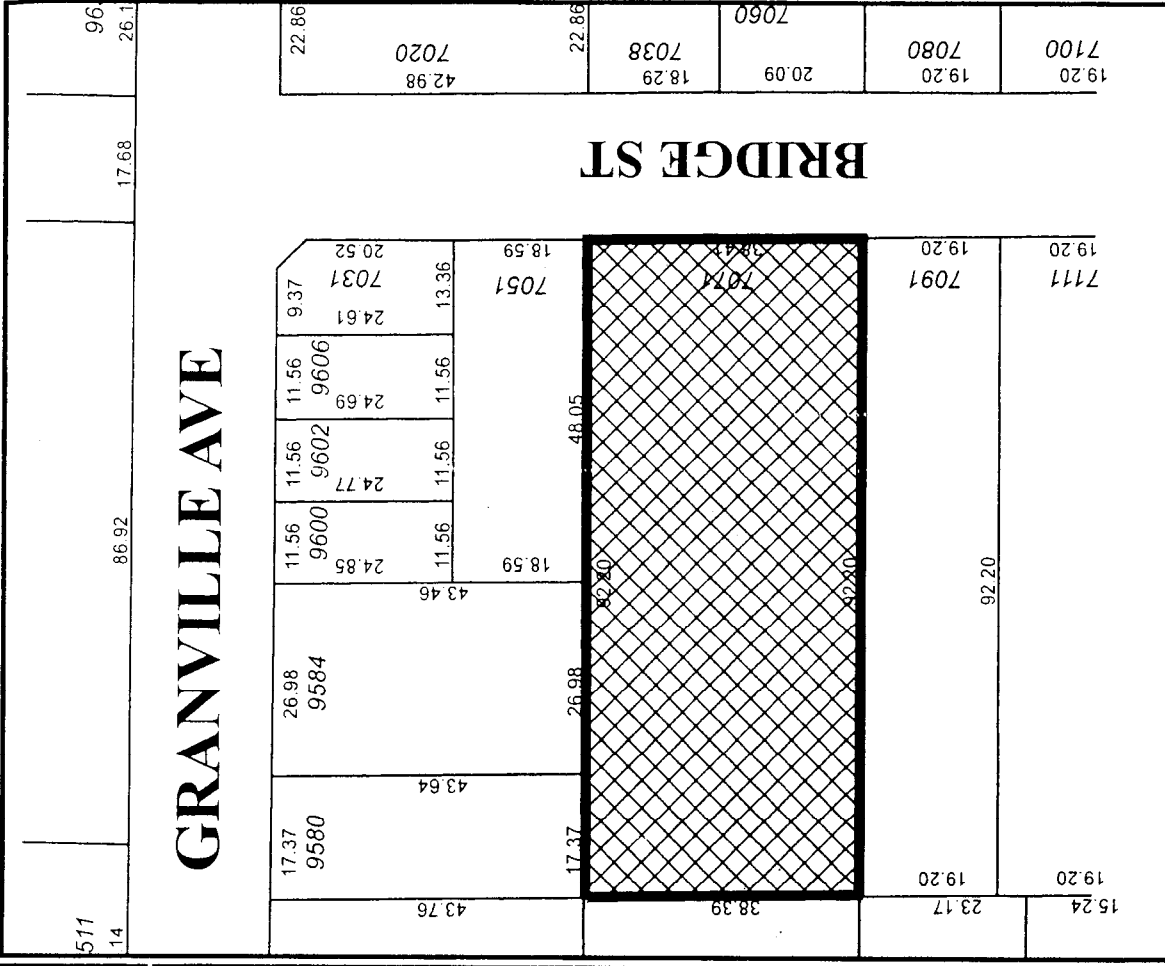
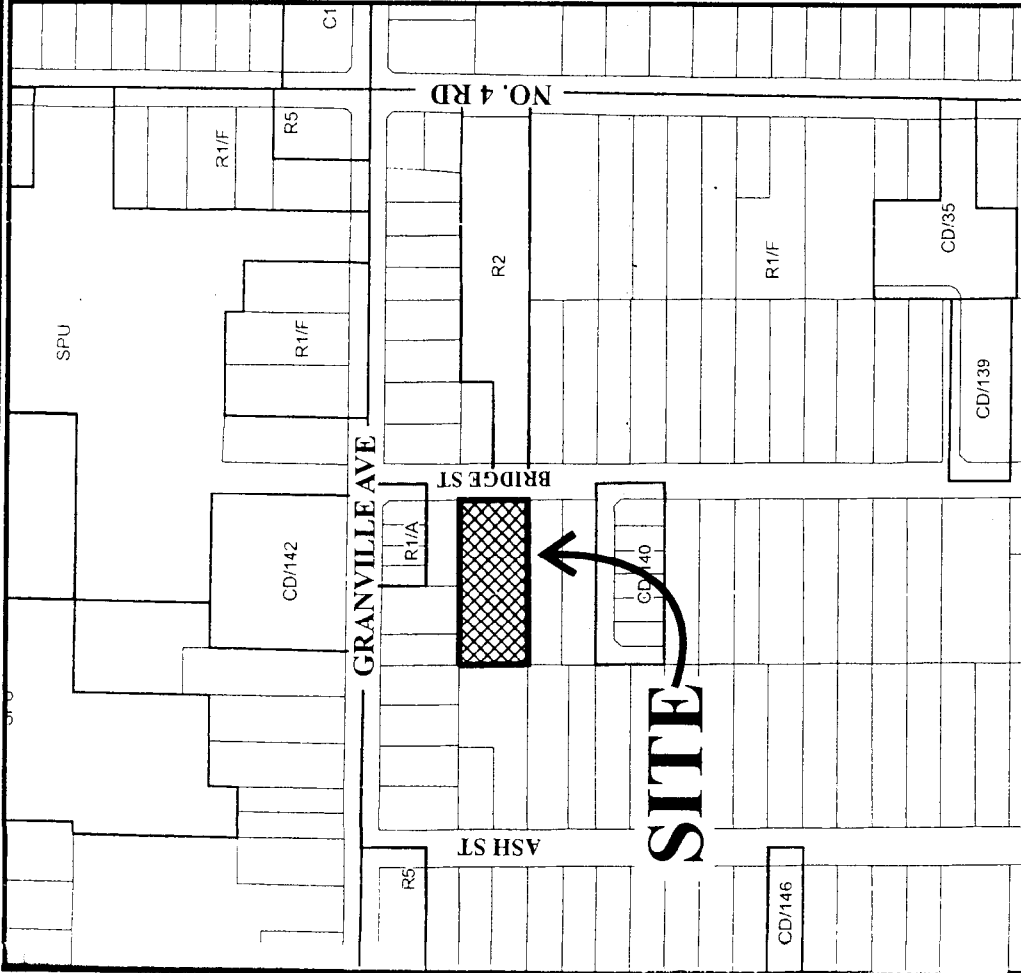
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

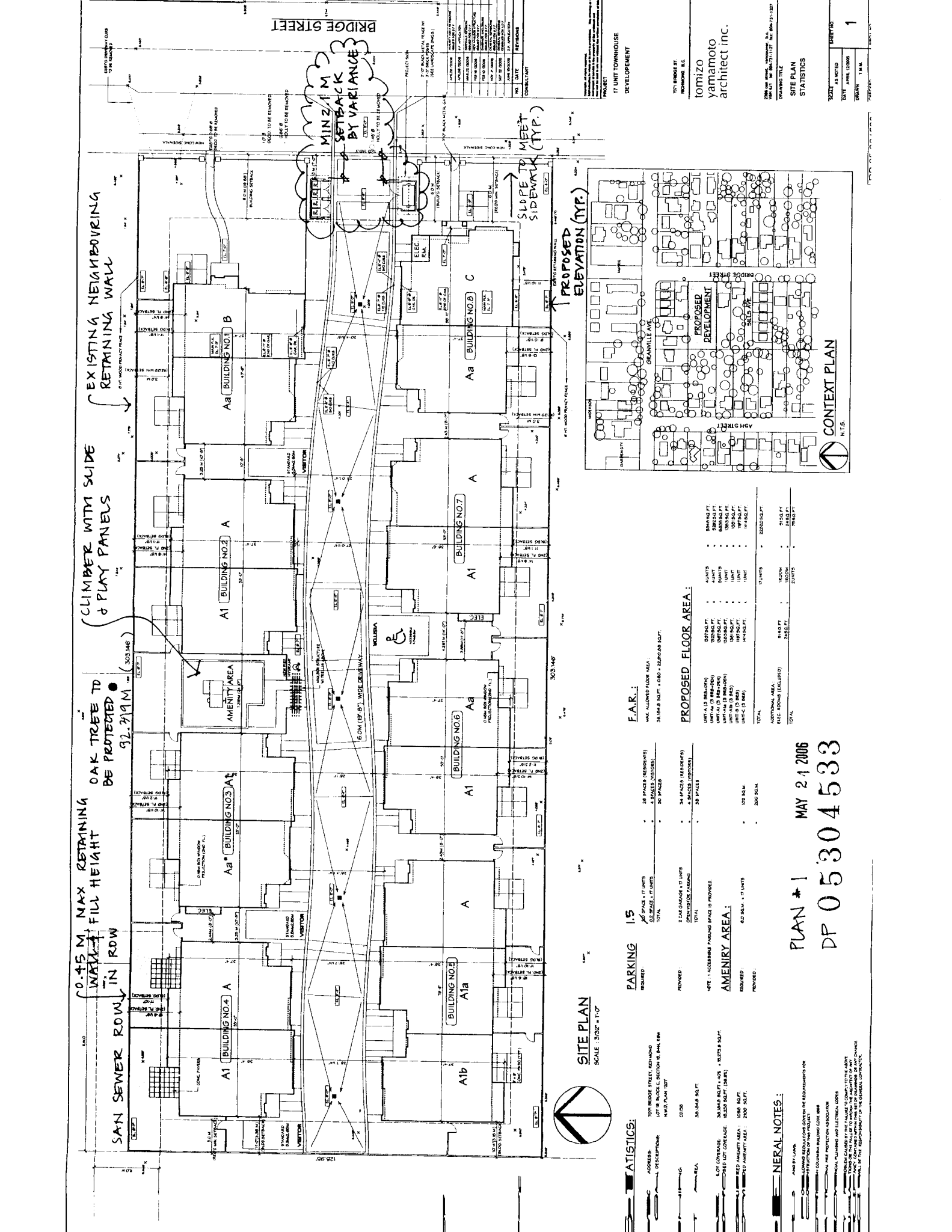


DP 05-304533

SCHEDULE "A"

Original Date: 06/21/05
 Revision Date:
 Note: Dimensions are in METRES





EXISTING NEIGHBORING RETAINING WALL

CLIMBER WITH SLIDE (CLIMBER WITH SLIDE & PLAY PANELS)

OAK TREE TO BE PROTECTED

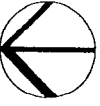
0.45 M MAX RETAINING WALL FULL HEIGHT IN ROW

MIN 2.1 M SETBACK BY VARIANCE

SLOPE TO MEET SIDEWALK (TYP.)

PROPOSED ELEVATION (TYP.)

SITE PLAN
SCALE: 3/32" = 1'-0"



STATISTICS:

70' WIDE STREET, REMOVED	1.5
46' PACE (17 UNITS)	38 SPACES (RESERVED)
25' PACE (17 UNITS)	4 SPACES (TOTAL)
TOTAL	42 SPACES
1.5 CAR GARAGE (17 UNITS)	34 SPACES (RESERVED)
OPEN ACCESSIBLE PARKING	8 SPACES (TOTAL)
TOTAL	42 SPACES
NOTE: ACCESSIBLE PARKING SPACES IS PROVIDED	
AMENITY AREA:	
REQUIRED	60' 0" x 17' 0" UNITS
PROVIDED	200' 0" x 4'
PARKING:	
REQUIRED	42 SPACES
PROVIDED	42 SPACES

F.A.R.:

MAX. ALLOWED FLOOR AREA:
36,000 SQ. FT. (680' x 520' 00" SQ. FT.)

PROPOSED FLOOR AREA:

UNIT A (S RESERVE)	1 UNIT	3,000 SQ. FT.
UNIT A1 (S RESERVE)	1 UNIT	3,000 SQ. FT.
UNIT Aa (S RESERVE)	1 UNIT	3,000 SQ. FT.
UNIT B (S RES)	1 UNIT	3,000 SQ. FT.
UNIT C (S RES)	1 UNIT	3,000 SQ. FT.
TOTAL	5 UNITS	15,000 SQ. FT.
ADDITIONAL AREA (S RESERVE)	1 UNIT	3,000 SQ. FT.
TOTAL	6 UNITS	18,000 SQ. FT.

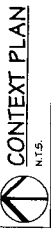
GENERAL NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF TAMPA.
- 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.
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- 9. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.
- 10. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.

PLAN #1 MAY 24 2006
DP 05304533

70' WIDE BY
yomoto
yomoto architect inc.
700 W. BRIDGE ST.
TAMPA, FL 33602
TEL: 813-251-1111 FAX: 813-251-1117
WWW.YOMOTOARCHITECT.COM

DATE	NO. REV.	BY
11/20/05	1	YOMOTO



CONTEXT PLAN
N.T.S.



BRIDGE STREET

NO.	DATE	REVISION
1		CONTRACT
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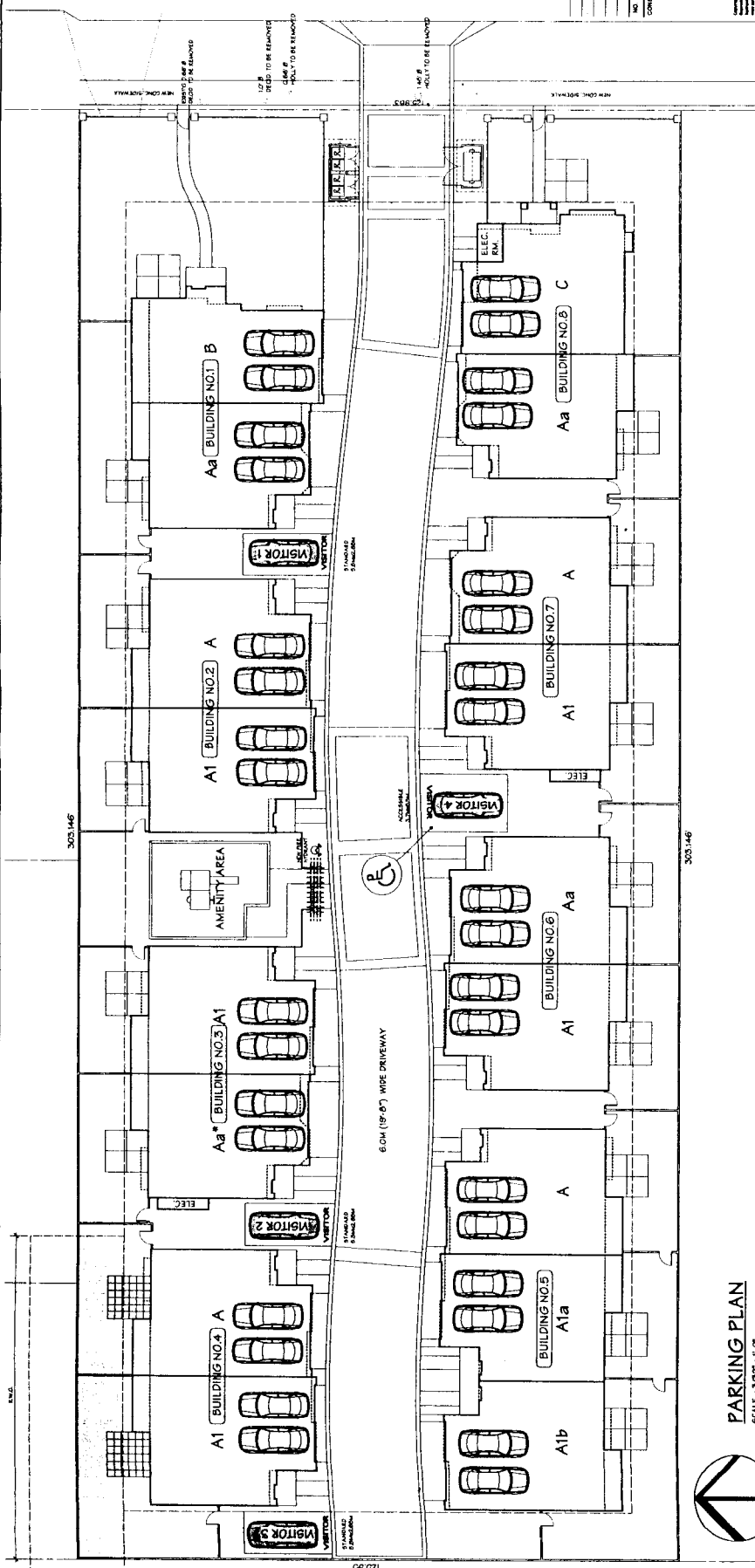
17 UNIT TOWNHOUSE
DEVELOPMENT

700 WALKER ST
ANNAPOLIS, M.D.
tomizo
yamamoto
architect inc.

DATE: 05/24/2006
DRAWING TITLE: PARKING PLAN
SHEET NO: 2

PLAN # 2 MAY 24 2006
DP 05304533

SCALE	3/32" = 1'-0"	SHEET NO	2
DATE	05/24/2006	DRAWN BY	C.B. YAMAMOTO
CHECKED BY		PROJECT NO	



PARKING PLAN
SCALE: 3/32" = 1'-0"

PARKING REQUIRED	1.5 SPACE x 17 UNITS	•	28 SPACES (RESIDENTS)
	0.5 SPACE x 17 UNITS	•	4 SPACES (VISITORS)
TOTAL		•	30 SPACES
PROVIDED	2 CAR GARAGE x 17 UNITS	•	34 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	•	4 SPACES (VISITORS)
TOTAL		•	38 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

CLIMBER WITH SLIDE & PLAY PANELS

OAK TREE TO BE PROTECTED AS A PART OF REPLACEMENT AS PART OF EXISTING SPRECE

PIP CONCRETE NOT PERMITTED IN SAN SEWER ROW

PAVERS

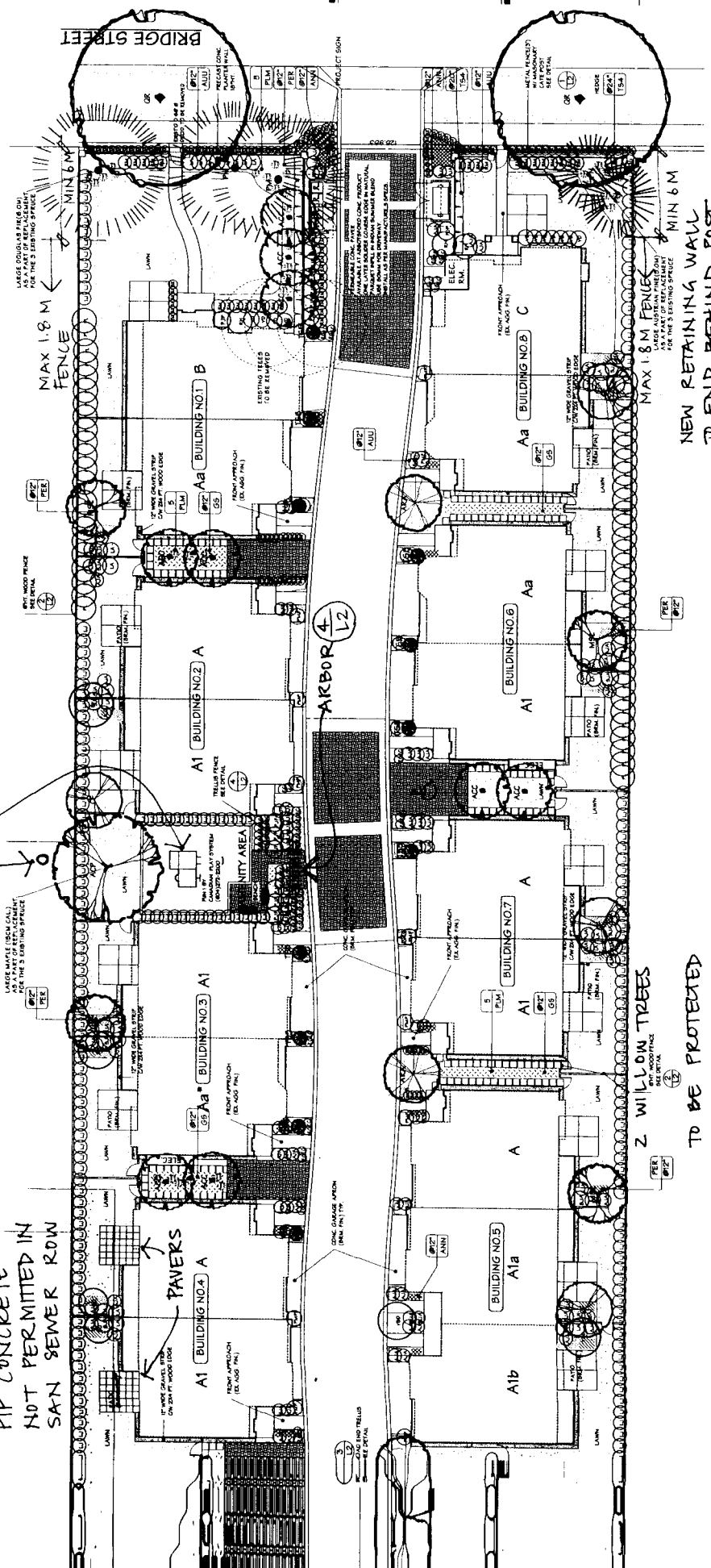
ARBOR 4 L2

Z WILLOW TREES TO BE PROTECTED

ALL WORKS IN CITY BLDG BY SEPARATE SERVICING AGREEMENT

FRONT YARDS SLOPED TO MEET SIDEWALK ELEVATION

PLAN # 3A MAY 24 2006
DP 05304533



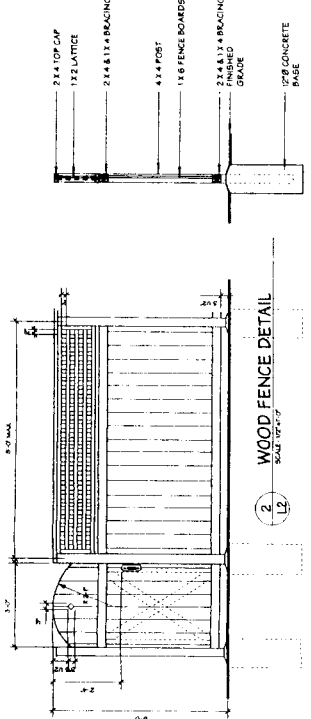
DATE: 05/24/06
DRAWN BY: J. W. [unreadable]
CHECKED BY: [unreadable]
SCALE: 1" = 10'-0"
PROJECT: 17 UNITS TOWNHOMES
7071 BRIDGE ST.
RICHMOND, CA 94805
PHONE: (510) 273-4836
FAX: (510) 273-4836
EMAIL: [unreadable]

ITO
LANDSCAPE ARCHITECTS
1100 HUGH STANLEY BLVD
SAN FRANCISCO, CA 94103
PHONE: (415) 774-2910
FAX: (415) 774-2910
EMAIL: [unreadable]

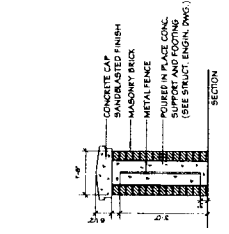
17 UNITS TOWNHOMES
7071 BRIDGE ST.
RICHMOND, CA 94805
AMERI CONSTRUCTION

LANDSCAPE PLAN

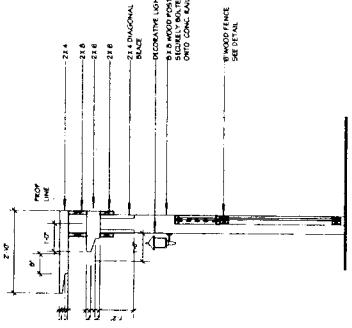
DATE	05/24/06
DRAWN	J. W. [unreadable]
CHECKED	[unreadable]
SCALE	1" = 10'-0"
PROJECT	17 UNITS TOWNHOMES
LOCATION	7071 BRIDGE ST., RICHMOND, CA 94805
PHONE	(510) 273-4836
FAX	(510) 273-4836
EMAIL	[unreadable]



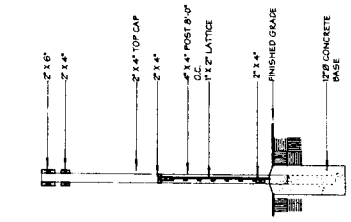
2 WOOD FENCE DETAIL
SCALE 1/2" = 1'-0"



1 METAL FENCE/POST DETAIL
SCALE 1/2" = 1'-0"



3 ROAD END TRELLIS
SCALE 1/2" = 1'-0"



4 PLAY AREA ENCLOSURE/ARBOR
SCALE 1/2" = 1'-0"

PLANT LIST
7071 BRIDGE ROAD, RICHMOND

KEY	QTY	SYMBOL	NAME	SIZE
1	1	1	ACE CROCKING	12" x 12"
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100	1	100	ACE PLANTER TRELLIS ONLY	12" x 12"

NOTES:
 - FINISHES AND TABETS TO BE SPECIFIED BY THE ARCHITECT.
 ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE TO THE MOST RECENT
 BRITISH COLUMBIA LANDSCAPE STANDARDS.
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA PROVIDED
 FOR NUMBER, SIZE AND THE LOCAL STOCKS FOR COMPLETE GROWN PLANTS.
 ALL PLANT QUANTITIES INDICATED BETWEEN PLANT AND PLANT LIST SHALL BE
 REPORTED TO THE LANDSCAPE ARCHITECT FOR CONSTRUCTION TO SUBMITTING BIDS.
 ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE TO THE MOST RECENT
 BRITISH COLUMBIA LANDSCAPE STANDARDS.
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE
 STANDARDS WITH THE FINISHES AND TABETS SET BY THE ARCHITECT.

PLAN #3B MAY 24 2006
 DP 05304533

17 UNITS
 TOWNHOMES
 7071 BRIDGE ST.
 RICHMOND
 AMPRI
 CONSTRUCTION

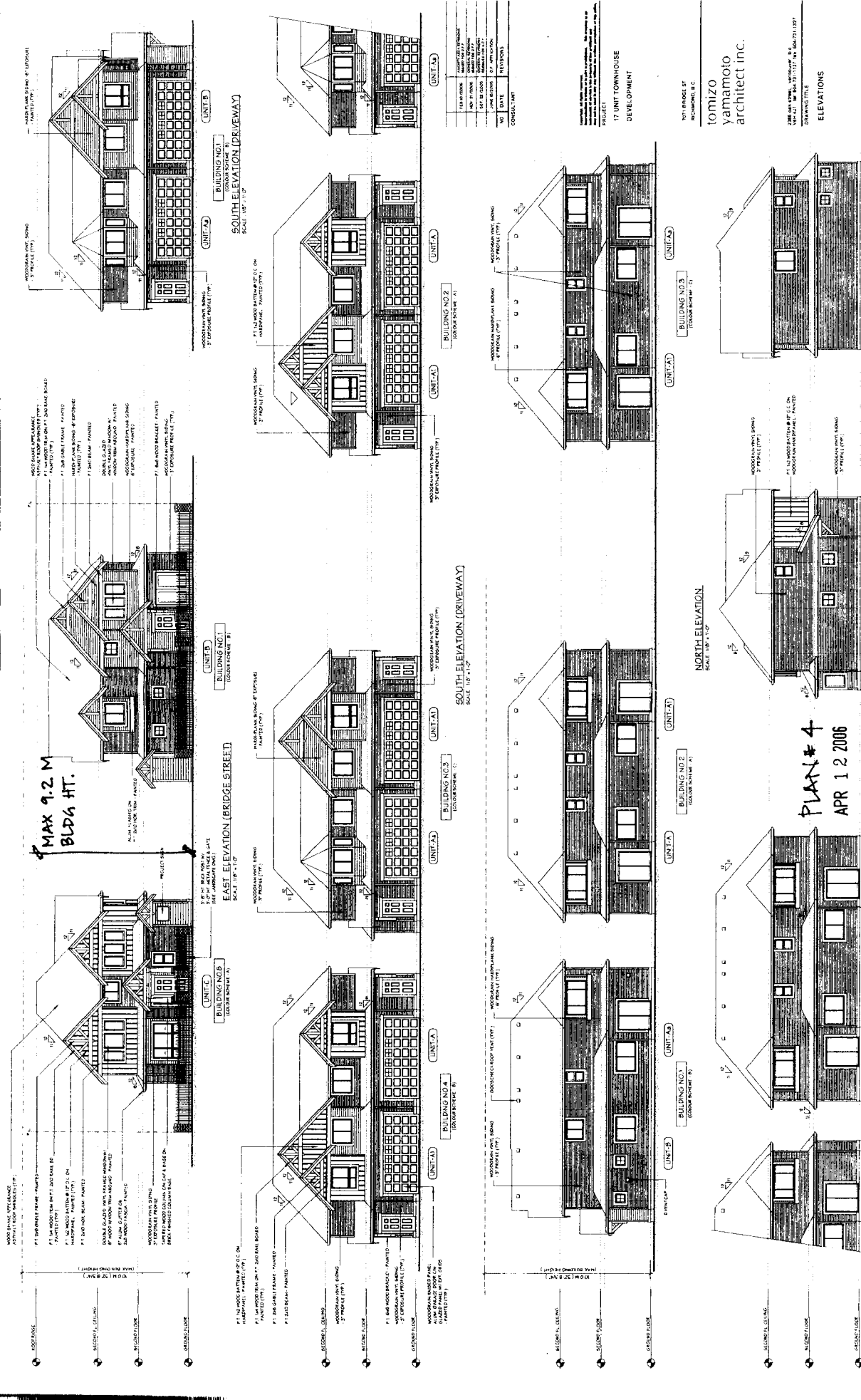
ITC
 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V6E 2L4
 Voice: (604) 275-2812
 Fax: (604) 275-2813
 Email: info@itc.ca

17 UNITS
 TOWNHOMES
 7071 BRIDGE ST.
 RICHMOND
 AMPRI
 CONSTRUCTION

LANDSCAPE
 DETAILS

DATE: 05/11/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: JUNE 8 2006
 SHEET: 05304533
 OF 2

MAX 9.2 M
BLDG HT.



PLAN # 4
APR 12 2006

DP 05304533

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

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

SOUTH ELEVATION (DRIVEWAY)
SCALE: 1/8" = 1'-0"

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

UNIT A
BUILDING NO. 1
(CORNER PARCEL A)

UNIT B
BUILDING NO. 2
(CORNER PARCEL B)

UNIT C
BUILDING NO. 3
(CORNER PARCEL C)

UNIT D
BUILDING NO. 4
(CORNER PARCEL D)

NO.	DATE	REVISIONS
1	APR 12 2006	ISSUED FOR PERMIT
2		
3		
4		

PROJECT: 17 UNIT TOWNHOUSE DEVELOPMENT

DATE: APR 12 2006

DRAWING TITLE: ELEVATIONS

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

DATE: APR 12 2006

PROJECT NO: 05-304533

PLAN NO: 4

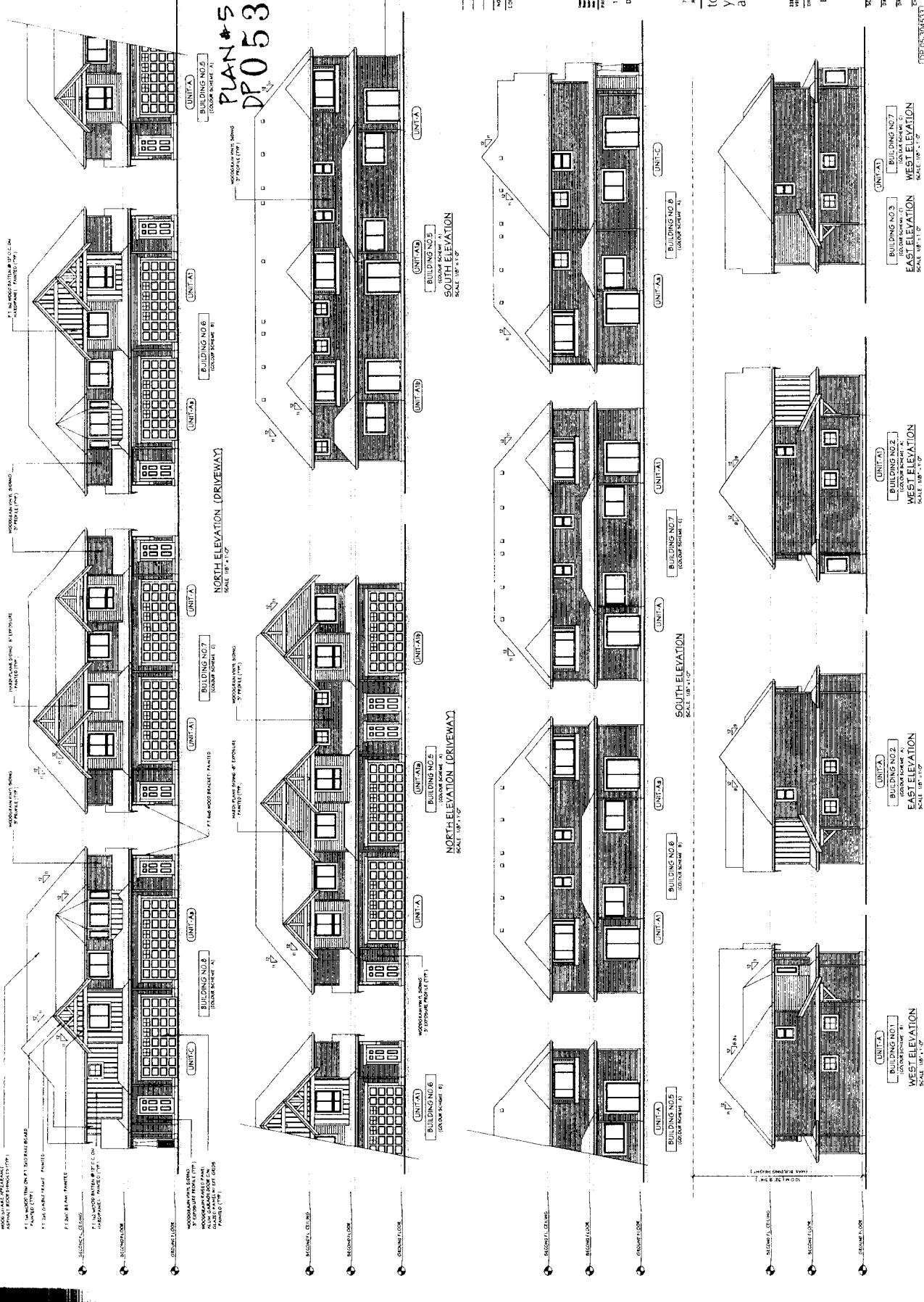
tomizo
yamamoto
architect inc.

1011 BRIDGE ST.
RICHMOND, B.C.

4380 WEST 10TH AVE. SUITE 101
VANCOUVER, B.C. V6V 2T1

TEL: 604-271-1237
FAX: 604-271-1238

PLAN # 5 APR 12 2006
 DP 05304533



DATE	DESCRIPTION
10/12/05	ISSUE FOR PERMIT
11/15/05	ISSUE FOR PERMIT
01/10/06	ISSUE FOR PERMIT
03/15/06	ISSUE FOR PERMIT
04/12/06	ISSUE FOR PERMIT

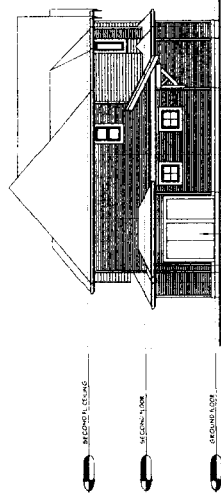
PROJECT
 17 UNIT TOWNHOUSE
 DEVELOPMENT

DESIGNED BY
 tomizo
 yamamoto
 architect inc.

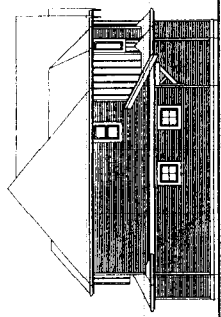
DATE OF PERMIT
 04/13/2006
 DRAWING TITLE
 ELEVATIONS

SCALE	1/8" = 1'-0"
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REVISION	
PROJECT NO.	05304533
PAGE NO.	5

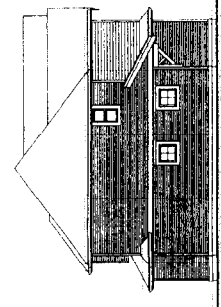
PLAN #6 APR 12 2006
 DP05304533



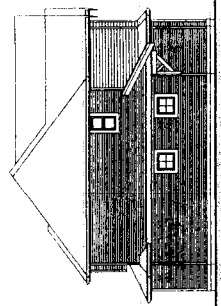
UNIT A
 BUILDING NO. 3
 (COMMON SCHEME A)
 WEST ELEVATION
 SCALE 1/8" = 1'-0"



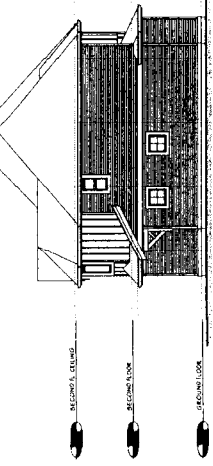
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 BUILDING NO. 4
 (COMMON SCHEME A)
 EAST ELEVATION
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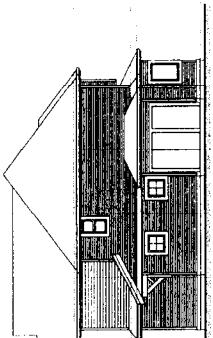
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 BUILDING NO. 7
 (COMMON SCHEME A)
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



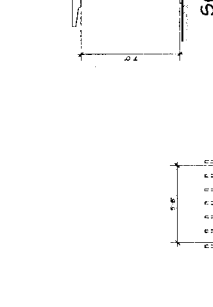
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 (COMMON SCHEME A)
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 SCALE 1/8" = 1'-0"



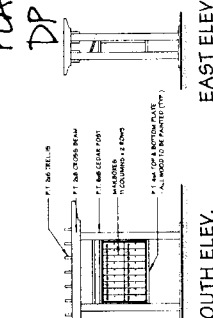
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 BUILDING NO. 9
 (COMMON SCHEME A)
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 SCALE 1/8" = 1'-0"



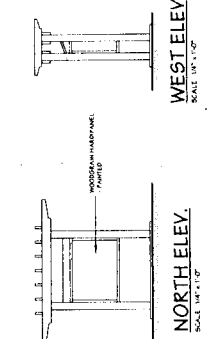
UNIT A
 BUILDING NO. 6
 (COMMON SCHEME A)
 WEST ELEVATION
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



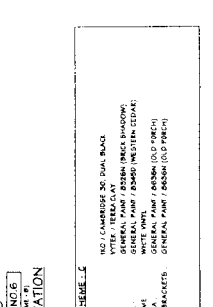
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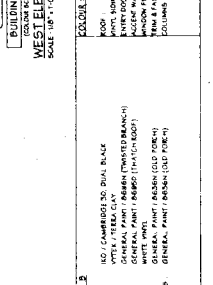
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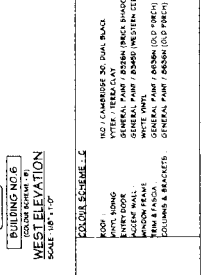
NORTH ELEVATION
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MAILBOX STRUCTURE
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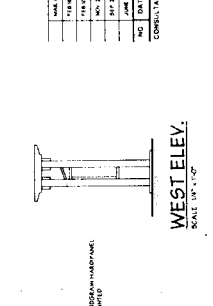
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 BUILDING NO. 3
 (COMMON SCHEME A)
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



UNIT A
 BUILDING NO. 4
 (COMMON SCHEME A)
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



UNIT A
 BUILDING NO. 7
 (COMMON SCHEME A)
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



UNIT A
 BUILDING NO. 8
 (COMMON SCHEME A)
 EAST ELEVATION
 SCALE 1/8" = 1'-0"

COLOUR SCHEDULE A

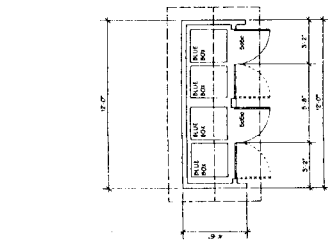
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WATER / TERRAZZO	WATER / TERRAZZO
GENERAL PAINT	GENERAL PAINT (MUST BE MATCHED)
WOODWORK	WOODWORK (MUST BE MATCHED)
WOODWORK FRAME	WOODWORK FRAME (MUST BE MATCHED)
COLUMNS & BRACKETS	COLUMNS & BRACKETS (MUST BE MATCHED)

COLOUR SCHEDULE B

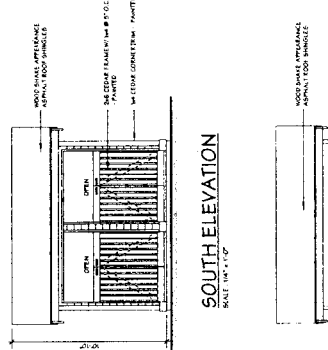
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WATER / TERRAZZO	WATER / TERRAZZO
GENERAL PAINT	GENERAL PAINT (MUST BE MATCHED)
WOODWORK	WOODWORK (MUST BE MATCHED)
WOODWORK FRAME	WOODWORK FRAME (MUST BE MATCHED)
COLUMNS & BRACKETS	COLUMNS & BRACKETS (MUST BE MATCHED)

COLOUR SCHEDULE C

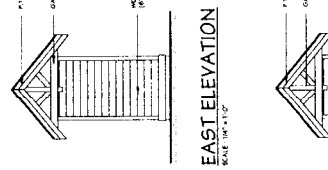
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WATER / TERRAZZO	WATER / TERRAZZO
GENERAL PAINT	GENERAL PAINT (MUST BE MATCHED)
WOODWORK	WOODWORK (MUST BE MATCHED)
WOODWORK FRAME	WOODWORK FRAME (MUST BE MATCHED)
COLUMNS & BRACKETS	COLUMNS & BRACKETS (MUST BE MATCHED)



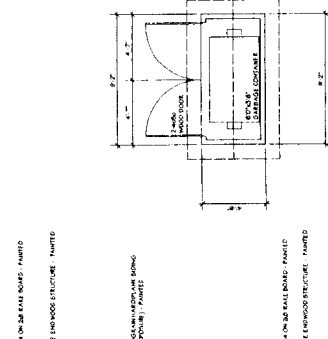
RECYCLING ENCLOSURE PLAN
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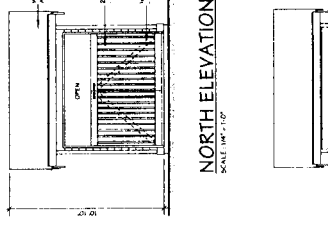
SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



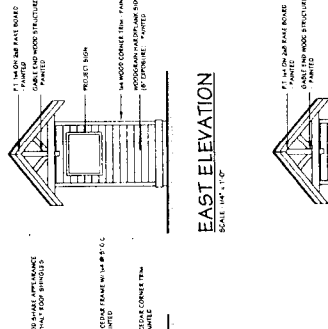
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 SCALE 1/8" = 1'-0"



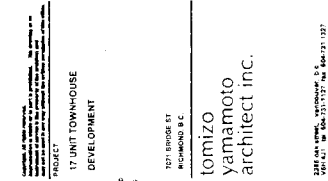
GARBAGE ENCLOSURE PLAN
 SCALE 1/8" = 1'-0"



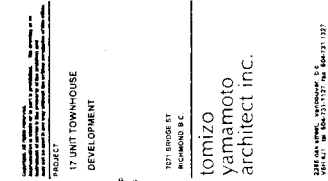
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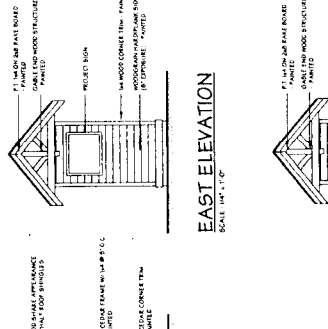
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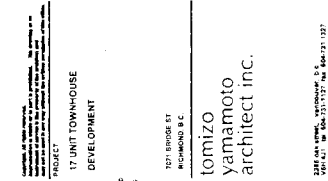
WEST ELEVATION
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SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



EAST ELEVATION
 SCALE 1/8" = 1'-0"



WEST ELEVATION
 SCALE 1/8" = 1'-0"

17 UNIT TOWNHOUSE DEVELOPMENT

PROJECT: tomizo yamamoto architect inc.

177 BROAD ST. RICHMOND, B.C.

DATE: APR 12 2006

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

PROJECT NO: 6

DATE: APR 12 2006

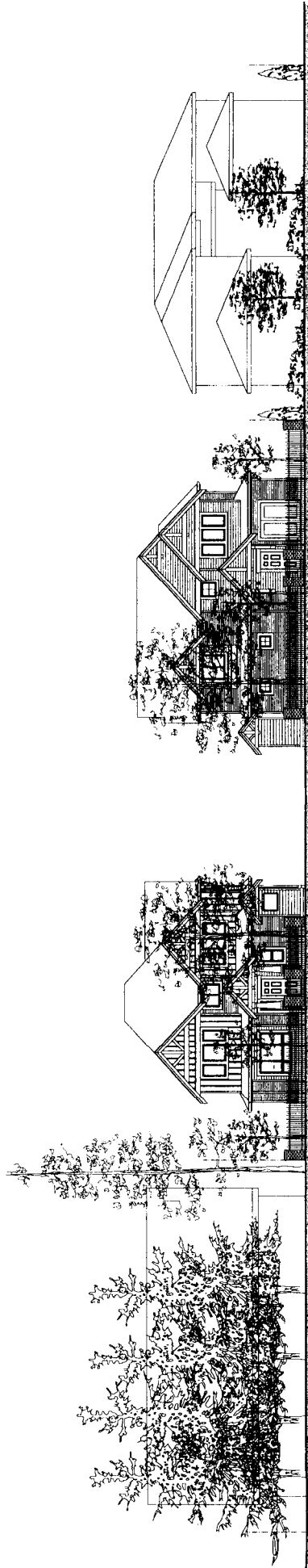
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PROJECT NO: 6

DATE: APR 12 2006

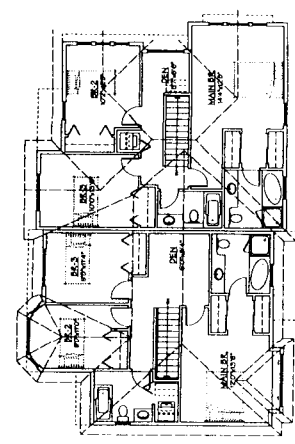
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PROJECT NO: 6

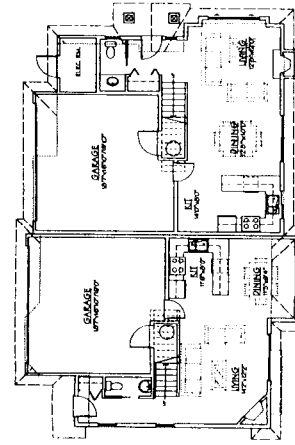


EAST ELEVATION (BRIDGE STREET)
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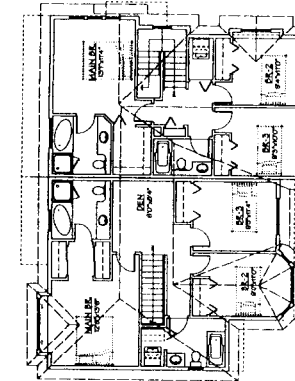
Reference Plan A APR 12 2006
DP 05304533



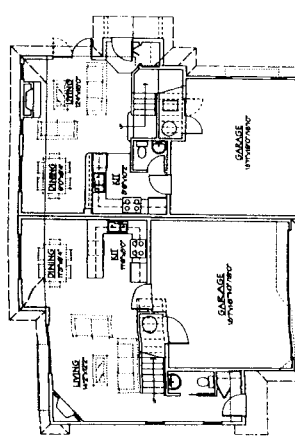
UNIT C
BUILDING NO. 1
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



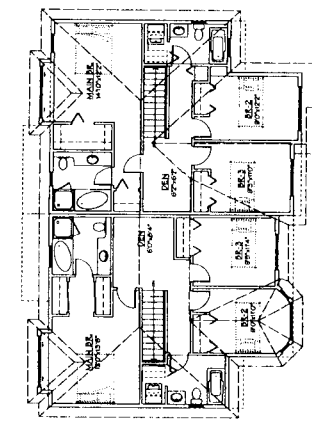
UNIT A
BUILDING NO. 2
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



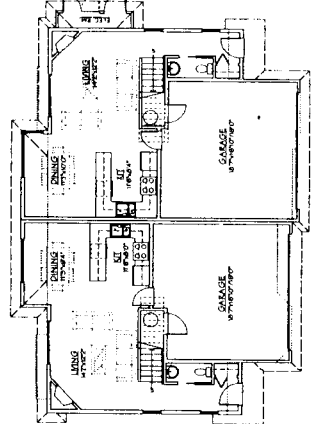
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BUILDING NO. 1
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



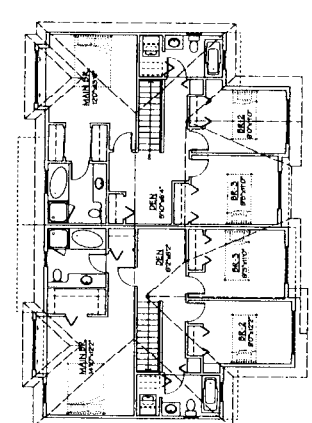
UNIT B
BUILDING NO. 1
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



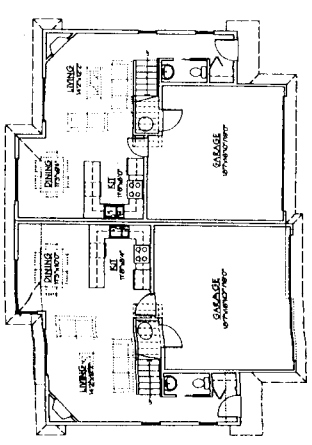
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SECOND FLOOR PLAN
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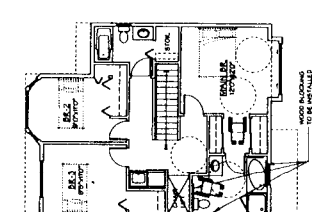
UNIT A
BUILDING NO. 7
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



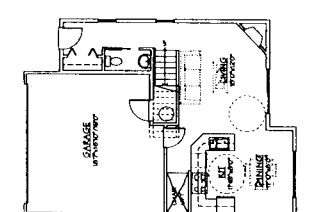
UNIT A
BUILDING NO. 2 & 4
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



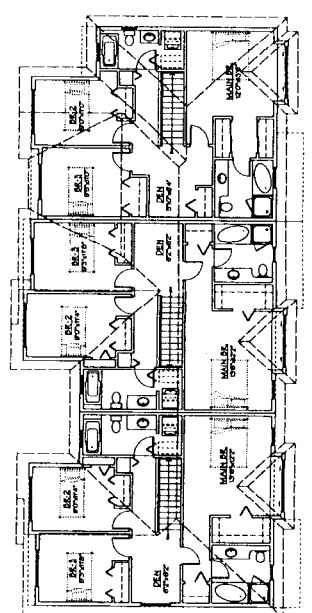
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BUILDING NO. 2 & 4
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



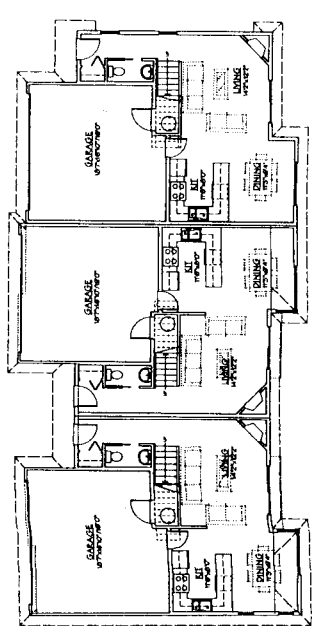
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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



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



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



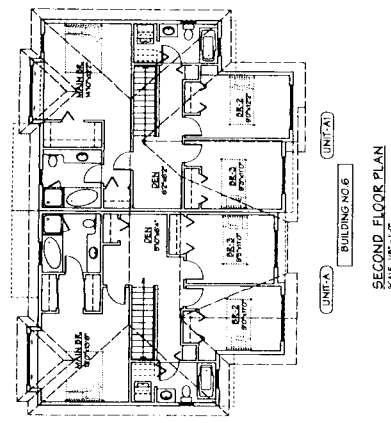
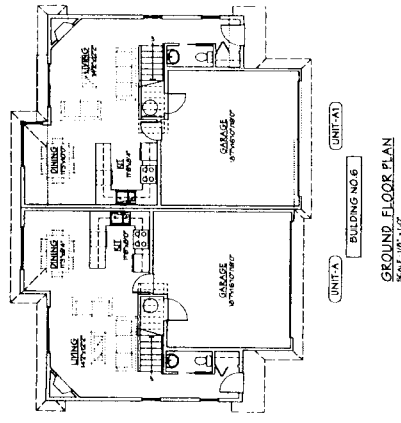
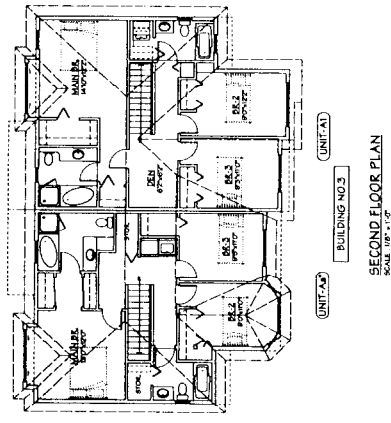
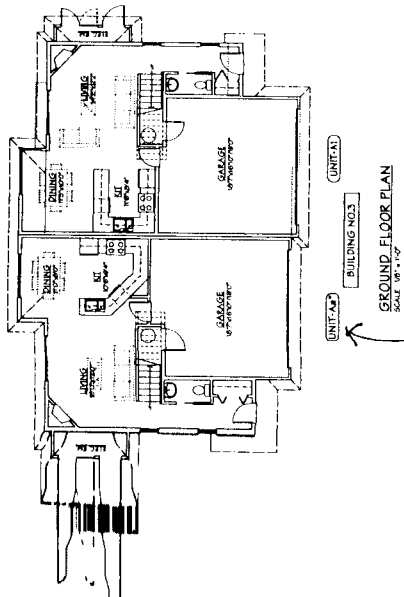
UNIT A
BUILDING NO. 3
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS	COMMENTS
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2	05/24/06	REVISED PER PERMITS	
3	05/24/06	REVISED PER PERMITS	
4	05/24/06	REVISED PER PERMITS	
5	05/24/06	REVISED PER PERMITS	
6	05/24/06	REVISED PER PERMITS	
7	05/24/06	REVISED PER PERMITS	
8	05/24/06	REVISED PER PERMITS	
9	05/24/06	REVISED PER PERMITS	
10	05/24/06	REVISED PER PERMITS	
11	05/24/06	REVISED PER PERMITS	
12	05/24/06	REVISED PER PERMITS	
13	05/24/06	REVISED PER PERMITS	
14	05/24/06	REVISED PER PERMITS	
15	05/24/06	REVISED PER PERMITS	
16	05/24/06	REVISED PER PERMITS	
17	05/24/06	REVISED PER PERMITS	
18	05/24/06	REVISED PER PERMITS	
19	05/24/06	REVISED PER PERMITS	
20	05/24/06	REVISED PER PERMITS	

17 UNIT TOWNHOUSE DEVELOPMENT
 TOMIZO BY ARCHITECTS INC.
 700 W. WASHINGTON ST. RICHMOND, VA 23220
 TEL: 804.771.1111 FAX: 804.771.1117
 WWW.TOMIZO.COM
 DRAWING TITLE: FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	MAY 24, 2006
DRAWN	YAMAMOTO
CHECKED	YAMAMOTO
SHEET NO.	8
TOTAL SHEETS	18
PROJECT NO.	DP 05-304533

REFERENCE PLAN B
 MAY 24 2006
 BLDG 3
 POSSIBLE ACCESSIBLE UNIT
 CONVERSION
 SCALE 1/8" = 1'-0"
 DP 05304533



SEE ALTERNATE
ACCESSIBLE FLOOR PLAN
REFERENCE PLAN B

NO.	DATE	REVISIONS

PROJECT
17 UNIT TOWNHOUSE
DEVELOPMENT

701 MONROE ST.
RICHMOND, S.C.
tomizo
yamamoto
architect inc.

DATE: MAY 24, 2006
DRAWN BY: KLB/TFB
CHECKED: []
SCALE: 1/8" = 1'-0"
DATE: MAY 24, 2006
DRAWN BY: KLB/TFB
CHECKED: []

REFERENCE
PLAN C
MAY 24 2006
DP05304533

DP 05-304533

NO.	DATE	REVISIONS

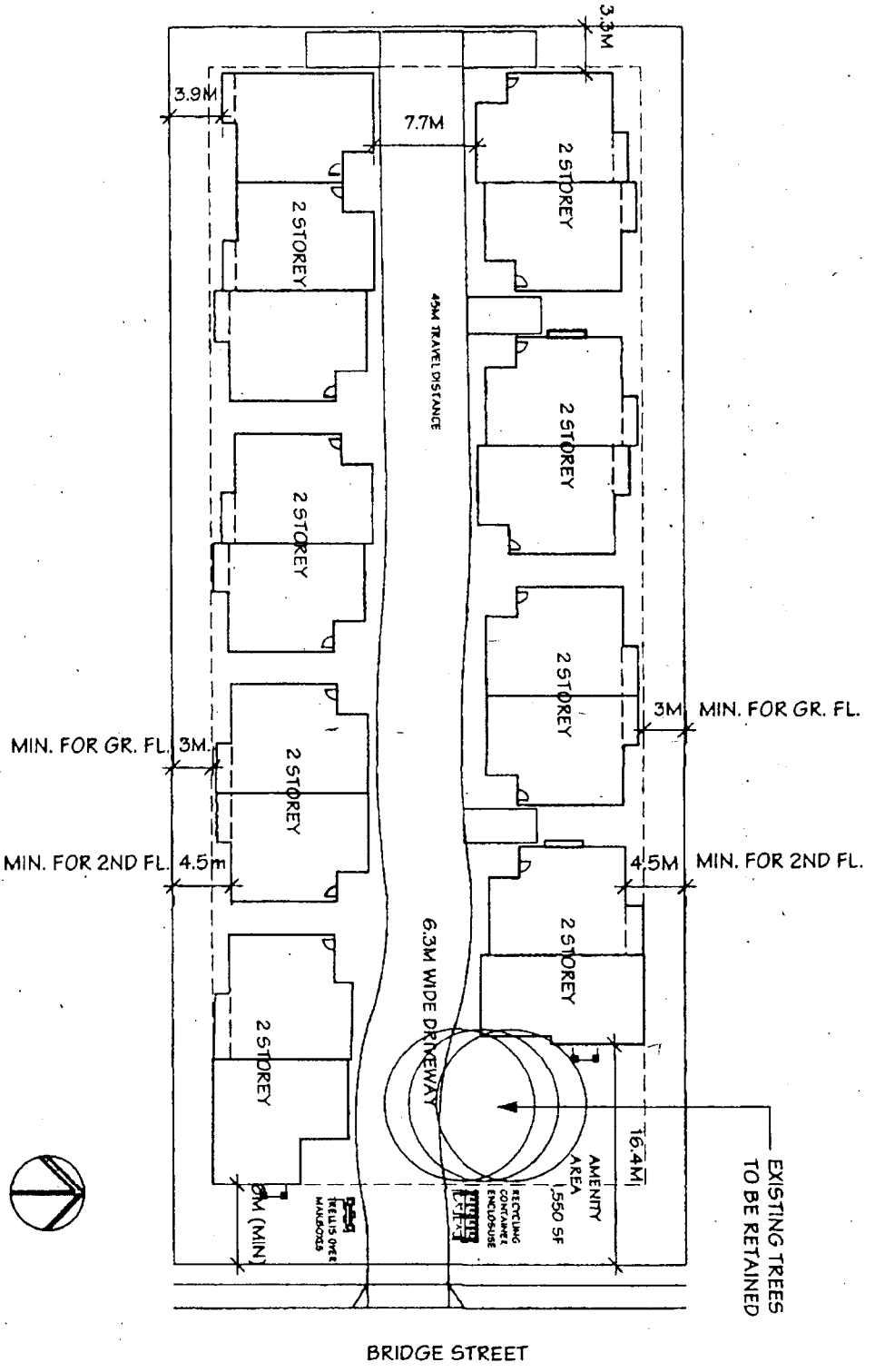
PROPOSED ZONING : R2-0.6
 SITE AREA = 38,116 SQ.FT. (3,541 SQ.M.)
 LOT COV.
 MAX. ALLOWED: 15,246 SQ.FT. (40%)
 PROPOSED: 14,244 SQ.FT. (40%)

FLOOR AREA
 MAX. ALLOWED: 22,870 SQ.FT. (FAR: 0.6)
 PROPOSED: 17 UNITS X AVERAGE 1,345 SQ.FT. = 22,865 SQ.FT.

AMENITY AREA
 REQUIRED: 17 UNITS X 6 SQ.M. = 102 SQ.M. (1,098 SQ.FT.)
 PROPOSED: 1,550 SQ.FT./0.9 SQ.FT.

PARKING
 REQUIRED: 17 UNITS X 1.7 = 29 CARS
 PROPOSED:
 17 UNITS X 2 CAR GARAGES = 34 CARS
 VISITORS' OPEN PARKING: 5 CARS
 TOTAL PROVIDED = 39 CARS

SITE PLAN
 SCALE : 1" = 40'-0"





City of Richmond
Urban Development Division

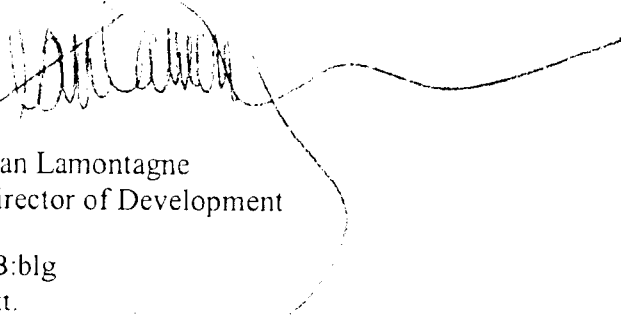
**Report to
Development Permit Panel**

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: March 7, 2006
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)"; and
- 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

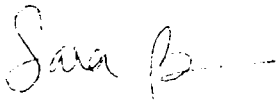
- An application for a Servicing Agreement (SA 05- 320009) has been submitted to the City for the design and construction of frontage improvements along Bridge Street. The Servicing Agreement is a condition of Building Permit. Works include, but are not limited to, the creation of a 1.5 m concrete sidewalk (.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 1

(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/tp/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**

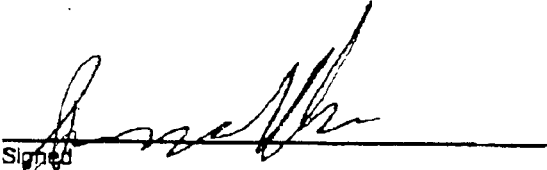
Conditional Development Permit Requirements

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:

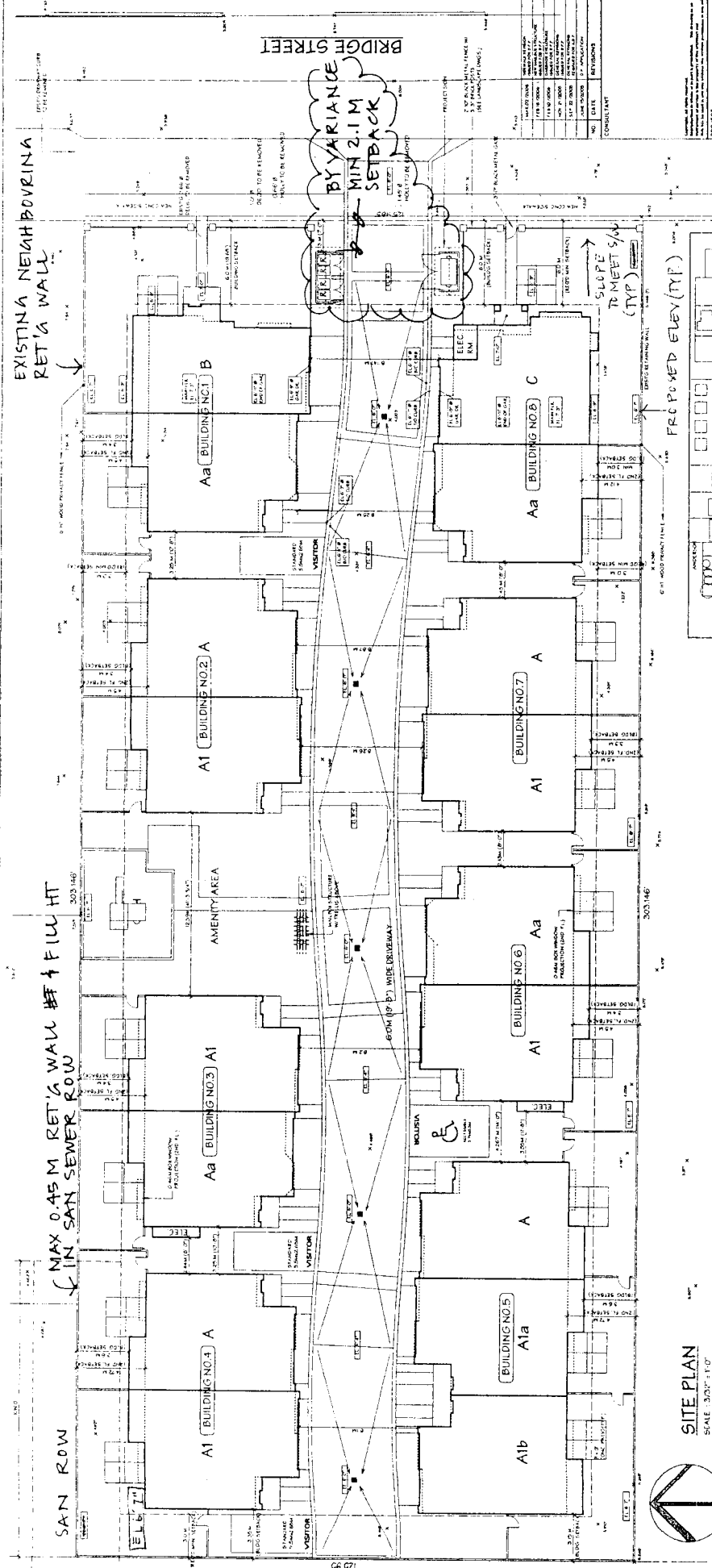
1. Payment of cash in-lieu of on-site indoor amenity space in the amount of \$17,000;
2. A voluntary cash contribution towards tree planting in Paulik Gardens Neighbourhood Park in the amount of \$3,887;
3. A voluntary cash contribution towards the City's Affordable Housing Statutory Reserve in the amount 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, 2006



STATISTICS:

NOT BARGE STREET REQUIRING LOT 18 BULK C.E.TION, MIN. 6M W.D. FROM LOT

PARKING
 REQUIRED: 1.5
 20 SPACES (REQUIREMENTS)
 4 SPACES (CLOSED)
 TOTAL: 24 SPACES

PROVIDED: 2 CAR GARAGE + 17 UNITS OPEN BAY/PARKING = 38 SPACES

NOTE: ACCESSIBLE PARKING SPACE IS PROVIDED

AMENITY AREA:
 REQUIRED: 6.50 M x 1.17 UNITS
 PROVIDED: 107.50 M x 209.94 M

F.A.R.:
 MAX ALLOWED FLOOR AREA: 30,000 SQ FT + 0.06 x 2,000,000 SQ FT
 30,000 SQ FT + 120,000 SQ FT

PROPOSED FLOOR AREA:

UNIT A1 (2 BLDGS)	12,750 SQ FT	4 UNITS	2,280 SQ FT
UNIT Aa (2 BLDGS)	12,750 SQ FT	4 UNITS	2,280 SQ FT
UNIT A1b (3 BLDGS)	13,500 SQ FT	5 UNITS	2,250 SQ FT
UNIT Aa (3 BLDGS)	13,500 SQ FT	5 UNITS	2,250 SQ FT
UNIT A1 (3 BLDGS)	13,500 SQ FT	5 UNITS	2,250 SQ FT
UNIT Aa (3 BLDGS)	13,500 SQ FT	5 UNITS	2,250 SQ FT
AMENITY AREA	14,500 SQ FT	1 UNITS	2,220 SQ FT
TOTAL		30 UNITS	22,230 SQ FT
PROPOSED FLOOR AREA	85,500 SQ FT	18,000 SQ FT	14,500 SQ FT
MAX FLOOR AREA (ALLOWED)	145,500 SQ FT	20,000 SQ FT	25,500 SQ FT
TOTAL		20 UNITS	25,500 SQ FT

CONTEXT PLAN
 N.T.S.

PROJECT: 17 UNIT TOWNHOUSE DEVELOPMENT

COMPILED BY: tomizo yamamoto architect inc.

DATE: APRIL 12, 2006

SCALE: AS NOTED

DATE: APRIL 12, 2006

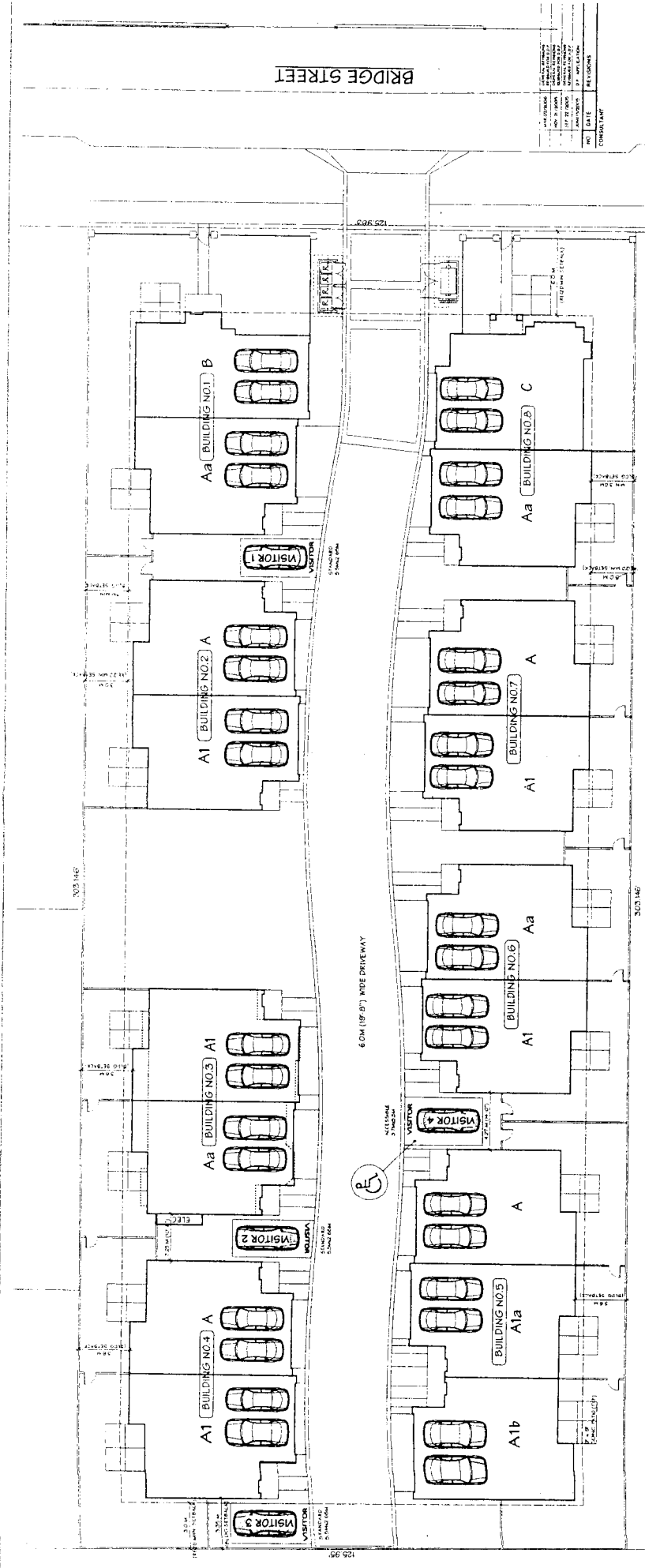
PROJECT NO.: 05304533

SCALE: 3/32" = 1'-0"

PLAN #1

APR 12, 2006

DP 05304533



PROJECT: 17 UNIT TOWNHOUSE DEVELOPMENT
 DRAWING TITLE: PARKING PLAN
 DATE: APRIL 2006
 SCALE: 3/32" = 1'-0"

PREPARED BY: tomizo yamamoto architect inc.
 CHECKED BY: [blank]
 DESIGNED BY: [blank]
 DRAWING NO.: [blank]
 SHEET NO.: 2

17 UNIT TOWNHOUSE DEVELOPMENT
 DRAWING TITLE: PARKING PLAN
 DATE: APRIL 2006
 SCALE: 3/32" = 1'-0"

PREPARED BY: tomizo yamamoto architect inc.
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 DRAWING NO.: [blank]
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17 UNIT TOWNHOUSE DEVELOPMENT
 DRAWING TITLE: PARKING PLAN
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 SCALE: 3/32" = 1'-0"

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17 UNIT TOWNHOUSE DEVELOPMENT
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PREPARED BY: tomizo yamamoto architect inc.
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PARKING

REQUIRED	15 SPACES (17 UNITS)	7	26 SPACES (RESIDENTS)	
	0.2 SPACES (1.2 UNITS)	4	SPACES (VISITORS)	
	TOTAL	11	30 SPACES	
PROVIDED	2 CAR GARAGE + 1 UNITS	2	34 SPACES (RESIDENTS)	
	OPEN ROUGH PARKING	4	SPACES (VISITORS)	
	TOTAL	6	38 SPACES	

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED

PLAN #2 APR 12 2006
 DP 05304533

tomizo yamamoto architect inc.
 2007 - 10'0"
 APRIL 2006

SCALE: 3/32" = 1'-0"
 SHEET NO.: 2

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

CLIMBER WITH SLIDE & PLAY PANELS

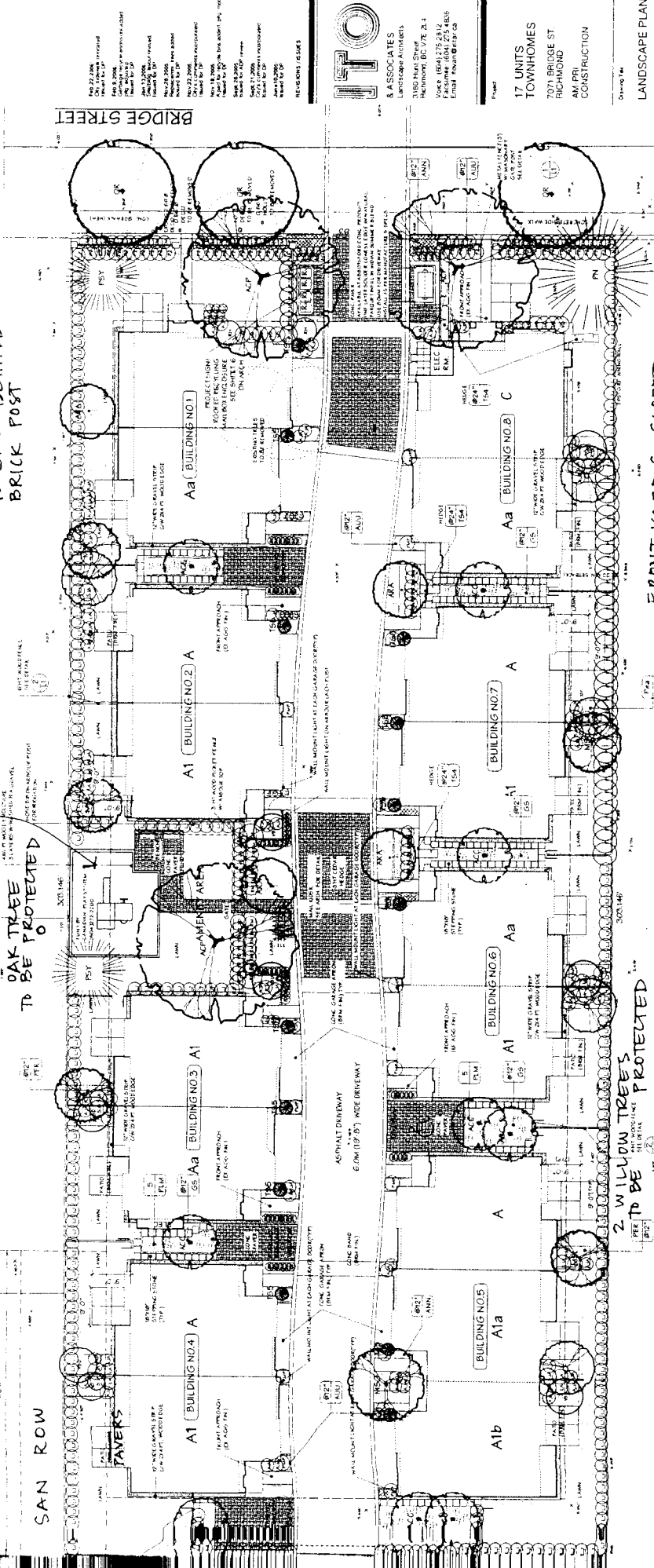
SOUTH EDGE NEW RETAINING WALL TO END BEHIND BRICK POST

OAK TREE TO BE PROTECTED

2 WILLOW TREES TO BE PROTECTED

ALL WORKS IN CITY BOULEVARD BY SEPARATE SERVICING AGREEMENT

FRONT YARDS SLOPED TO MATCH NEW SIDEWALK ELEVATIONS



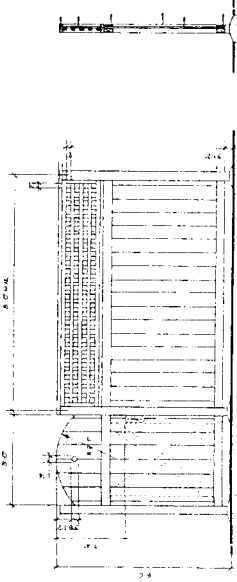
DATE: 08/22/2006
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 05304533
 SHEET NO.: 01
 SCALE: AS SHOWN
 PROJECT: 17 UNITS TOWNHOMES
 ADDRESS: 7071 BRIDGE ST. RICHMOND, VA 23130
 CLIENT: AM PRO CONSTRUCTION
 DESIGNER: ITO & ASSOCIATES
 1100 Main Street
 Richmond, VA 23219-2414
 Phone: (804) 273-4400
 Fax: (804) 273-4400
 Email: info@ito.com



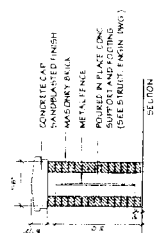
LANDSCAPE PLAN
 Drawing No. 01

PLAN #3A APR 12 2006
 DP05304533

- 2" X 4" TOP CAP
- 1" X 2" LATHE
- 2" X 4" BRACING
- 4" X 4" POST
- 1" X 6" FENCE BRANDS
- 2" X 4" BRACING
- GENUINE
- 1" X 2" LATHE
- 2" X 4" BRACING
- GENUINE
- 1" X 2" LATHE
- 2" X 4" BRACING
- GENUINE



WOOD FENCE DETAIL



METAL FENCE/POST DETAIL

L1

PLANT LIST

VICTORIA HILLS ST. RICHMOND

KEY	GEN. BOTANICAL NAME	COMMON NAME	SIZE
1	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
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51	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
52	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
53	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
54	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
55	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
56	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
57	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
58	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
59	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B
60	ACER PLATANIFORMIS	PLANE TREE	10-12m HT. B&B

SHRUBS

61	AGAVE LILY	AGAVE LILY	1.2m HT.
62	AGAVE LILY	AGAVE LILY	1.2m HT.
63	AGAVE LILY	AGAVE LILY	1.2m HT.
64	AGAVE LILY	AGAVE LILY	1.2m HT.
65	AGAVE LILY	AGAVE LILY	1.2m HT.
66	AGAVE LILY	AGAVE LILY	1.2m HT.
67	AGAVE LILY	AGAVE LILY	1.2m HT.
68	AGAVE LILY	AGAVE LILY	1.2m HT.
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87	AGAVE LILY	AGAVE LILY	1.2m HT.
88	AGAVE LILY	AGAVE LILY	1.2m HT.
89	AGAVE LILY	AGAVE LILY	1.2m HT.
90	AGAVE LILY	AGAVE LILY	1.2m HT.

GROUND COVERS

91	ARTEMISIA	ARTEMISIA	200mm HT.
92	ARTEMISIA	ARTEMISIA	200mm HT.
93	ARTEMISIA	ARTEMISIA	200mm HT.
94	ARTEMISIA	ARTEMISIA	200mm HT.
95	ARTEMISIA	ARTEMISIA	200mm HT.
96	ARTEMISIA	ARTEMISIA	200mm HT.
97	ARTEMISIA	ARTEMISIA	200mm HT.
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103	ARTEMISIA	ARTEMISIA	200mm HT.
104	ARTEMISIA	ARTEMISIA	200mm HT.
105	ARTEMISIA	ARTEMISIA	200mm HT.
106	ARTEMISIA	ARTEMISIA	200mm HT.
107	ARTEMISIA	ARTEMISIA	200mm HT.
108	ARTEMISIA	ARTEMISIA	200mm HT.
109	ARTEMISIA	ARTEMISIA	200mm HT.
110	ARTEMISIA	ARTEMISIA	200mm HT.

NOTE: THE CONTRACTOR SHALL MAINTAIN ALL SPECIFICATIONS TO THE LANDSCAPE STAKE OUTS UNTIL THE WORK IS COMPLETED TO THE OWNER.

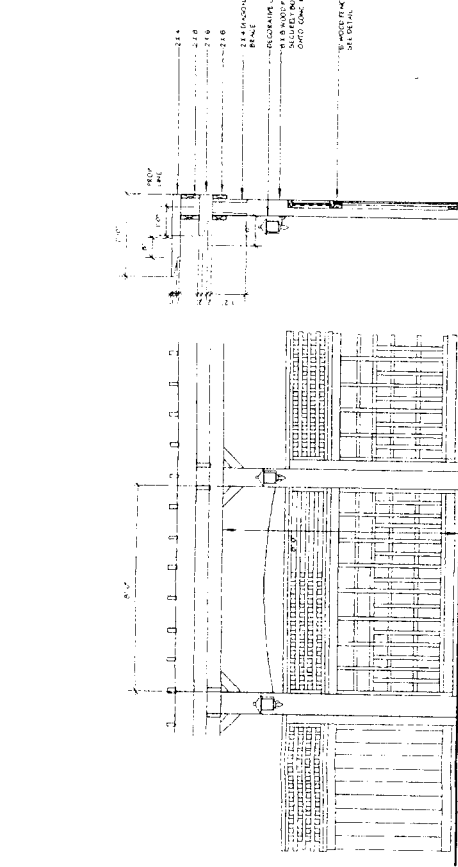
PLAN # 3B

APR 12 2006

DP 05304533

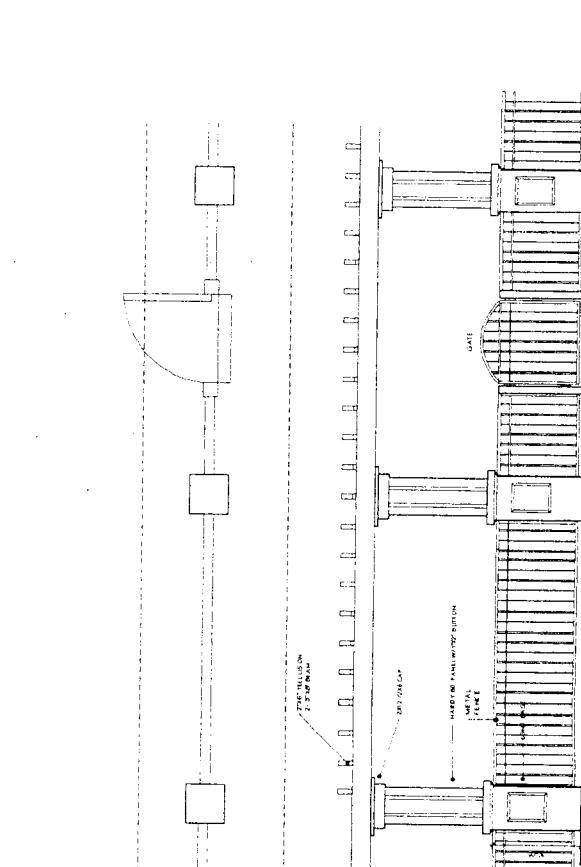
1 ROAD END TRELLIS

SCALE 1:2



2 AMENITY AREA ARBOUR

SCALE 1:2



17 UNITS
TOWNHOMES
7071 BRIDGE ST
RICHMOND
AM PRI
CONSTRUCTION

LANDSCAPE PLAN
PLANT LIST
DETAILS

2 AMENITY AREA ARBOUR
SCALE 1:2

PLAN # 3B
APR 12 2006
DP 05304533

NOTE: THE CONTRACTOR SHALL MAINTAIN ALL SPECIFICATIONS TO THE LANDSCAPE STAKE OUTS UNTIL THE WORK IS COMPLETED TO THE OWNER.

ALL MATERIALS AND DIMENSIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CHS STANDARDS FOR NURSERY STOCK AND THE BCSA STANDARDS FOR CONTAINER GROWN PLANTS.
ALL COUNTRY QUANTITIES SPECIFICATIONS BETWEEN PLANT AND PLANT SIZE SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
ALL MATERIALS AND DIMENSIONS SHALL BE DIMENSIONED FOR ONE FULL YEAR AFTER INSTALLATION OF THE CONTRACT HAS BEEN COMPLETED TO THE SUBSCRIPTION OF THE LANDSCAPE ARCHITECT.
THE CONTRACTOR SHALL MAINTAIN ALL SPECIFICATIONS TO THE LANDSCAPE STAKE OUTS UNTIL THE WORK IS COMPLETED TO THE OWNER.

NOTE FOR EXISTING TREES: ALL TREES TO BE REMOVED PRIOR TO ANY SITE WORK SUCH AS EXCAVATION, WALKWAY OR LANDSCAPE WORK BEGIN. ALL TREES TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ALL PROTECTIVE WORK SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

17 UNITS
TOWNHOMES
7071 BRIDGE ST
RICHMOND
AM PRI
CONSTRUCTION

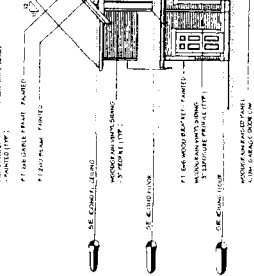
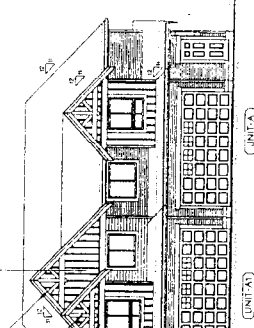
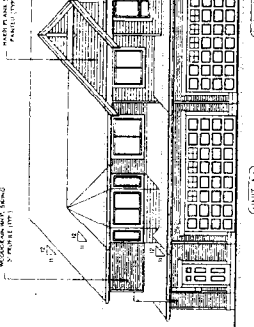
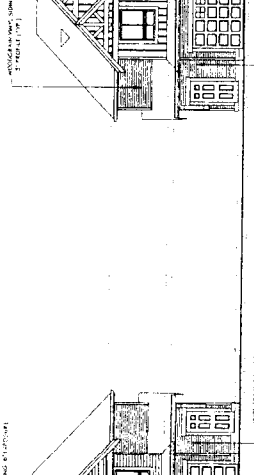
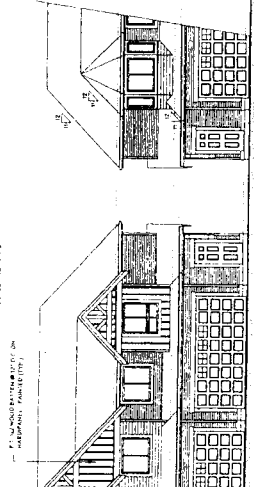
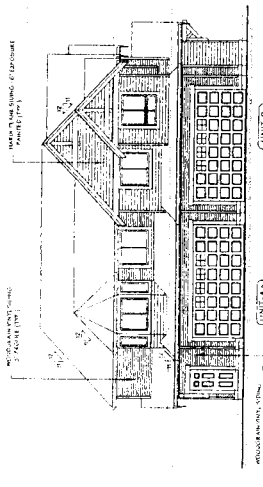
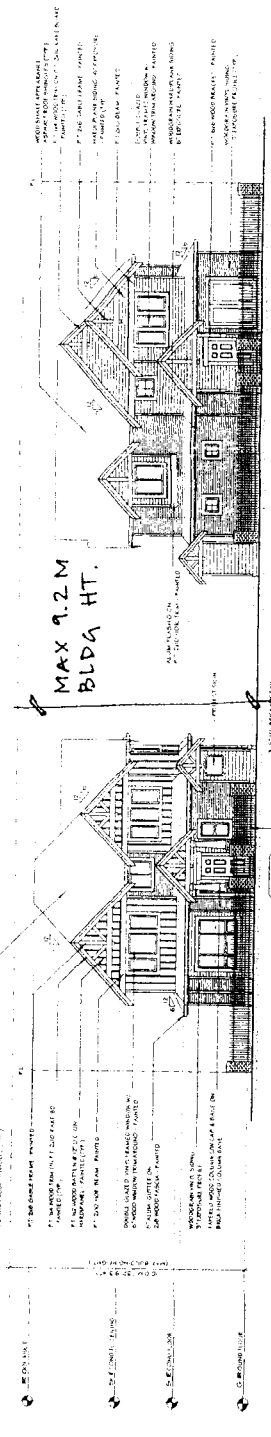
LANDSCAPE PLAN
PLANT LIST
DETAILS

2 AMENITY AREA ARBOUR
SCALE 1:2

PLAN # 3B
APR 12 2006
DP 05304533

NOTE: THE CONTRACTOR SHALL MAINTAIN ALL SPECIFICATIONS TO THE LANDSCAPE STAKE OUTS UNTIL THE WORK IS COMPLETED TO THE OWNER.

MAX 9.2M
BLDG HT.



NO.	DATE	BY	REVISIONS
1	10/10/06	YAMAMOTO	ISSUED FOR PERMIT
2	11/15/06	YAMAMOTO	REVISED PER CITY COMMENTS
3	12/15/06	YAMAMOTO	REVISED PER CITY COMMENTS
4	01/15/07	YAMAMOTO	REVISED PER CITY COMMENTS
5	02/15/07	YAMAMOTO	REVISED PER CITY COMMENTS
6	03/15/07	YAMAMOTO	REVISED PER CITY COMMENTS
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17	02/15/08	YAMAMOTO	REVISED PER CITY COMMENTS
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99	12/15/14	YAMAMOTO	REVISED PER CITY COMMENTS
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PROJECT
17 UNIT TOWNHOUSE
DEVELOPMENT

301 BRIDGE ST
ROSELAND, N.C.

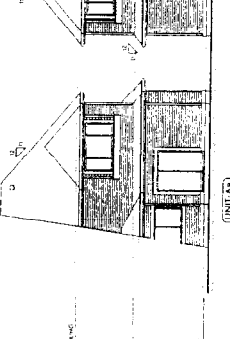
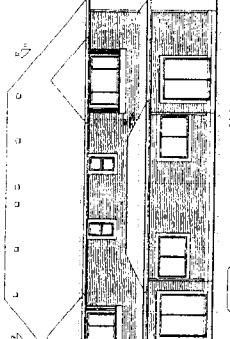
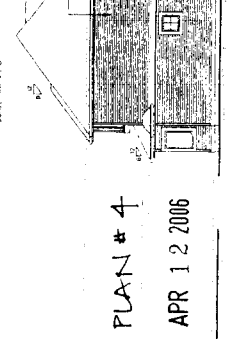
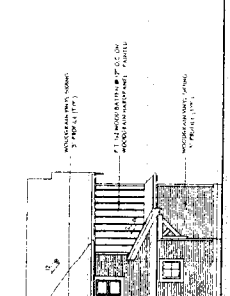
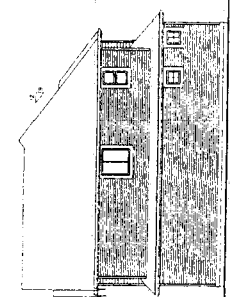
tomizo
yamamoto
architect inc.

200 AND 201 W. WYOMING ST. SUITE 201
DURHAM, N.C. 27601
919.487.1111
WWW.TOMIZOYAMAMOTO.COM

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	04/12/2006
DESIGN	YAMAMOTO
CHECKED	YAMAMOTO
PROJECT NO.	04533
SHEET NO.	4

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



PLAN # 4
APR 12 2006

DP 05304533

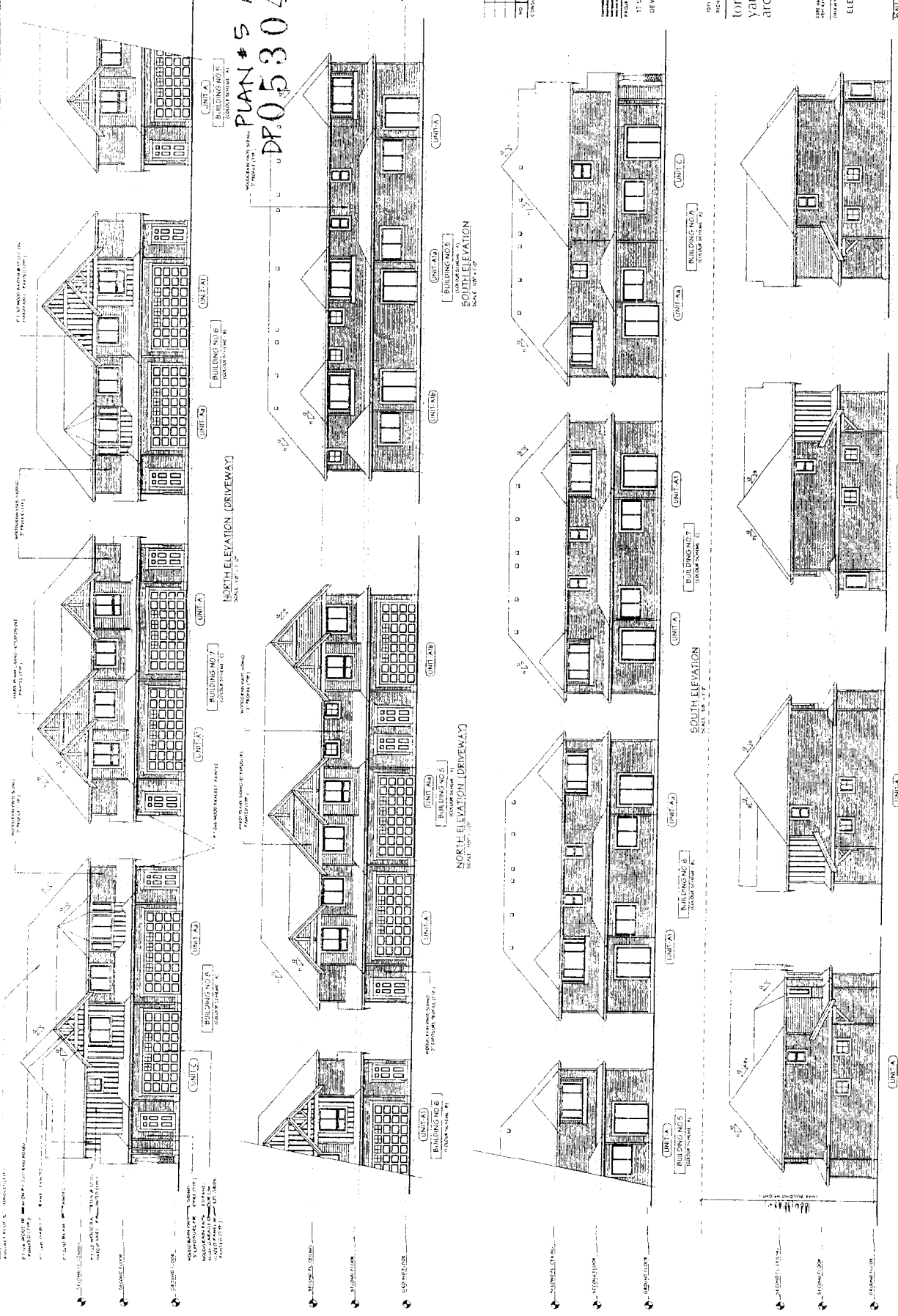
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

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

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

PLAN # 5 APR 12 2006
 DP 05304533

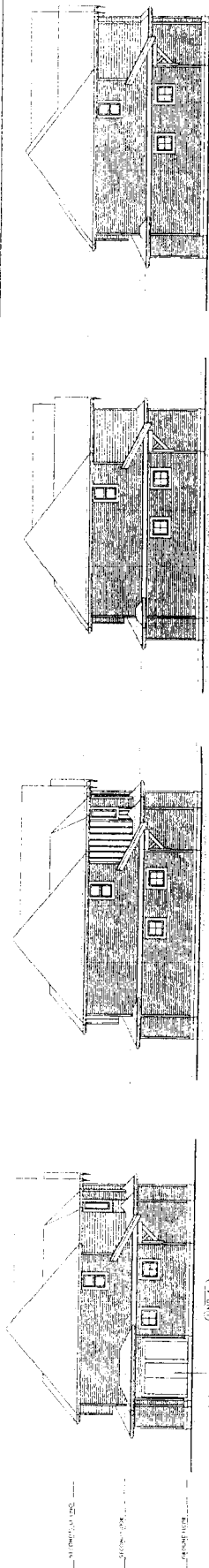


NO.	DATE	DESCRIPTION
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2	04/12/06	ISSUED FOR PERMITTING
3	04/12/06	ISSUED FOR PERMITTING
4	04/12/06	ISSUED FOR PERMITTING
5	04/12/06	ISSUED FOR PERMITTING
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7	04/12/06	ISSUED FOR PERMITTING
8	04/12/06	ISSUED FOR PERMITTING
9	04/12/06	ISSUED FOR PERMITTING
10	04/12/06	ISSUED FOR PERMITTING
11	04/12/06	ISSUED FOR PERMITTING

PROJECT: 11 UNIT TOWNHOUSE DEVELOPMENT
 101 BRIDGE ST. RICHMOND BC
 tomizo yamamoto architect inc.
 228 JANE ST. VANCOUVER BC V6A 3Y1
 TEL: 604-275-1117
 ELEVATIONS

SCALE: 1/4" = 1'-0"	SHEET NO: 5
DATE: APR 12 2006	PROJECT NO: 05304533
DRAWN: [Signature]	CHECKED: [Signature]
PROJECT: 11 UNIT TOWNHOUSE DEVELOPMENT	DATE: APR 12 2006

PLAN # 6 APR 12 2006
 DP 05304533



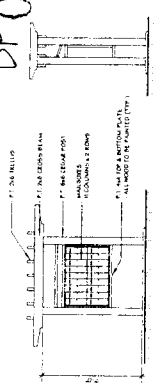
(UNIT 3)
 BUILDING NO. 3
 EAST ELEVATION
 SCALE 1/8" = 1'-0"

(UNIT 4)
 BUILDING NO. 4
 EAST ELEVATION
 SCALE 1/8" = 1'-0"

(UNIT 5)
 BUILDING NO. 5
 EAST ELEVATION
 SCALE 1/8" = 1'-0"

(UNIT 6)
 BUILDING NO. 6
 WEST ELEVATION
 SCALE 1/8" = 1'-0"

(UNIT 7)
 BUILDING NO. 7
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



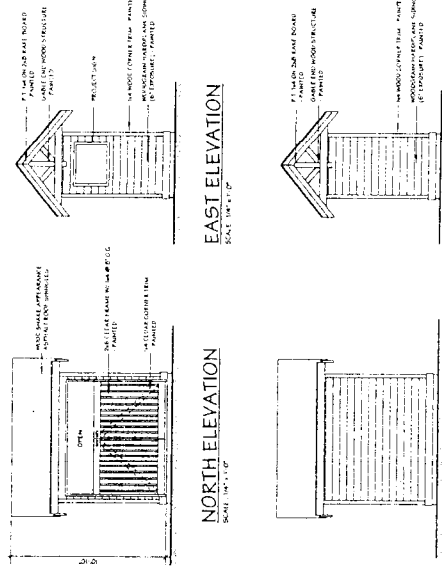
SOUTH ELEV.
 SCALE 1/8" = 1'-0"

EAST ELEV.
 SCALE 1/8" = 1'-0"

MAILBOX STRUCTURE
 SCALE 1/8" = 1'-0"

NO.	DATE	BY	REVISIONS
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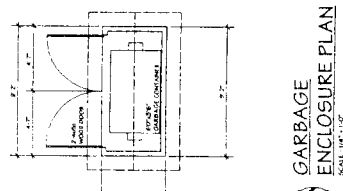
GROUP	DESCRIPTION
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GROUP 2 - EXTERIOR	WALLS: CAMBRIDGE SL. BLUE BRICK
GROUP 3 - EXTERIOR	TRIM: WHITE PINE
GROUP 4 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 5 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 6 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 7 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 8 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 9 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 10 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 11 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 12 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 13 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 14 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 15 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 16 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 17 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 18 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 19 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 20 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 21 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 22 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 23 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 24 - EXTERIOR	SCREEN DOOR: WHITE PINE
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GROUP 65 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 66 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 67 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 68 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 69 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 70 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 71 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 72 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 73 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 74 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 75 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 76 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 77 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 78 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 79 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 80 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 81 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 82 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 83 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 84 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 85 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 86 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 87 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 88 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 89 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 90 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 91 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 92 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 93 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 94 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 95 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 96 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 97 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 98 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 99 - EXTERIOR	SCREEN DOOR: WHITE PINE
GROUP 100 - EXTERIOR	SCREEN DOOR: WHITE PINE



EAST ELEVATION
 SCALE 1/8" = 1'-0"

NORTH ELEVATION
 SCALE 1/8" = 1'-0"

WEST ELEVATION
 SCALE 1/8" = 1'-0"



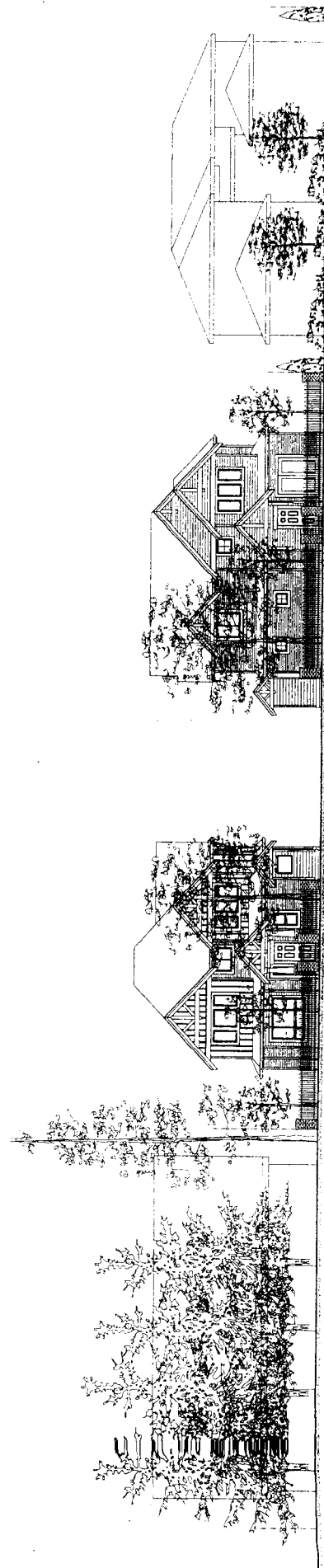
GARBAGE ENCLOSURE PLAN
 SCALE 1/8" = 1'-0"

RECYCLING ENCLOSURE PLAN
 SCALE 1/8" = 1'-0"

17 UNIT TOWNHOUSE DEVELOPMENT
 YAMAMOTO ARCHITECT INC.
 1000 W. 10TH AVE., SUITE 100, DENVER, CO 80202
 TEL: 303.733.1234 FAX: 303.733.1235
 WWW.YAMAMOTOARCHITECT.COM

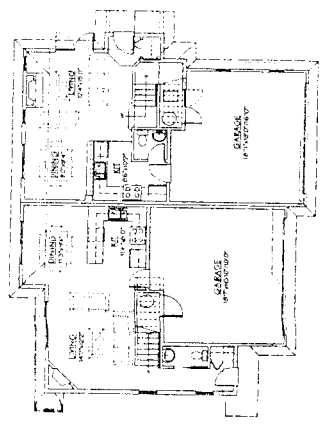
DATE	10/13/2005
SCALE	1/8" = 1'-0"
PROJECT NO.	06
DATE	10/13/2005
SCALE	1/8" = 1'-0"
PROJECT NO.	06
DATE	10/13/2005
SCALE	1/8" = 1'-0"
PROJECT NO.	06



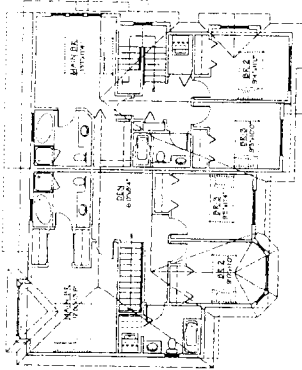


EAST ELEVATION (BRIDGE STREET)
2nd REVISED

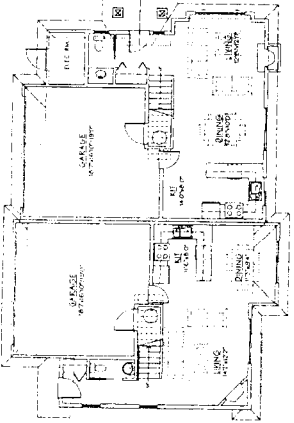
Reference Plan A APR 18 2006
DP 05304533



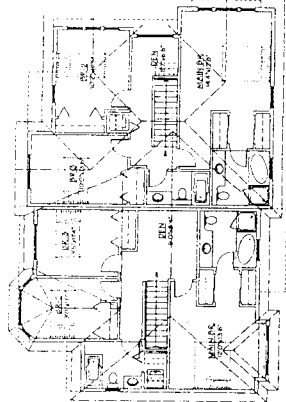
UNIT 2A
BUILDING NO. 2A
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



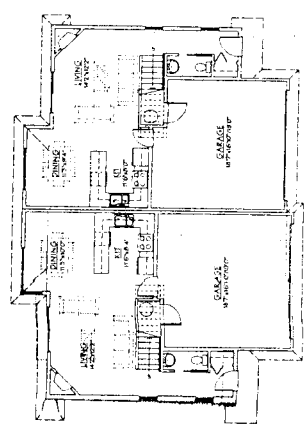
UNIT 2A
BUILDING NO. 2A
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



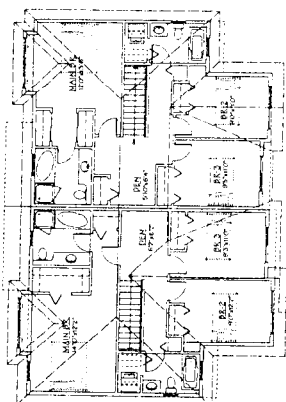
UNIT 2B
BUILDING NO. 2B
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



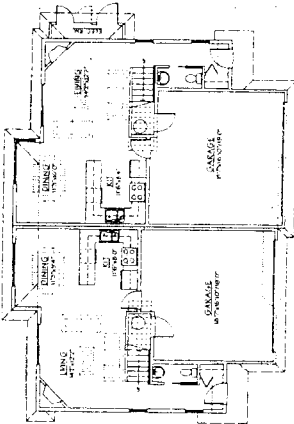
UNIT 2B
BUILDING NO. 2B
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



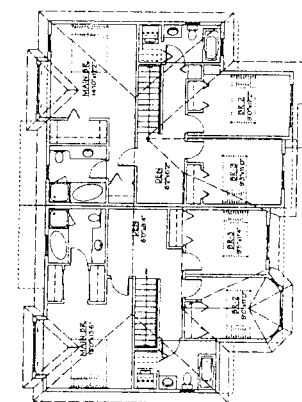
UNIT 2B
BUILDING NO. 2B
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



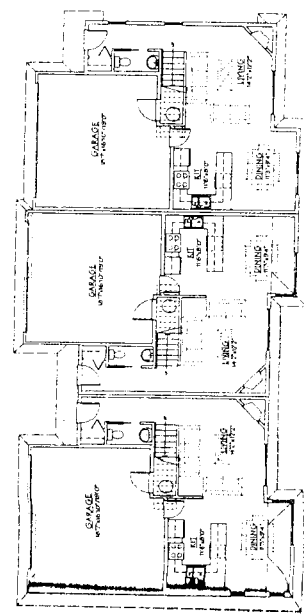
UNIT 2B
BUILDING NO. 2B
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



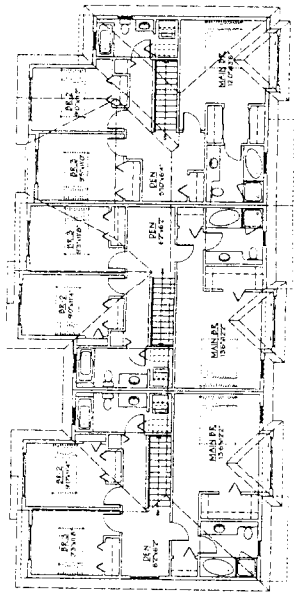
UNIT 2C
BUILDING NO. 2C
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



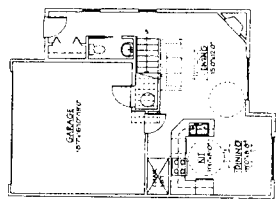
UNIT 2C
BUILDING NO. 2C
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



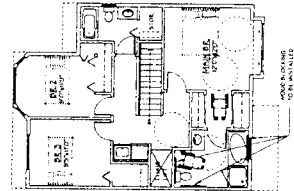
UNIT 2D
BUILDING NO. 2D
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



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



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



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

NO.	DATE	BY	REVISION
1	05/11/06	MM	ISSUED FOR PERMITS
2	05/11/06	MM	ISSUED FOR PERMITS
3	05/11/06	MM	ISSUED FOR PERMITS
4	05/11/06	MM	ISSUED FOR PERMITS
5	05/11/06	MM	ISSUED FOR PERMITS
6	05/11/06	MM	ISSUED FOR PERMITS
7	05/11/06	MM	ISSUED FOR PERMITS
8	05/11/06	MM	ISSUED FOR PERMITS
9	05/11/06	MM	ISSUED FOR PERMITS
10	05/11/06	MM	ISSUED FOR PERMITS

PROJECT: 17 UNIT TOWNHOUSE DEVELOPMENT
 177 BRIDGE ST
 RICHMOND, V.C.
 tomizo yamamoto architect inc.
 288 4th Street, Richmond, VA Box 231137
 RICHMOND, VA 23219

SCALE	1/8" = 1'-0"	CHECKED	
DATE	05/11/06	DATE	
DRAWN	MM	DATE	
PROJECT NO.	DP 05-304533	7	

Reference Plan B APR 12 2006
 POSSIBLE ACCESSIBLE UNIT
 CONVERSION
 SCALE 1/8" = 1'-0"

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

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

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

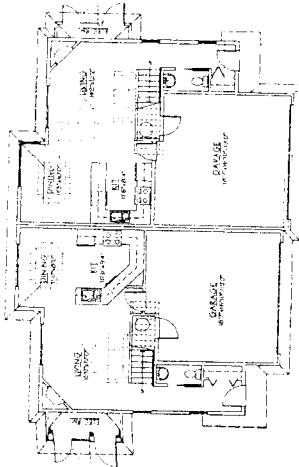
UNIT 2I
BUILDING NO. 2I
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

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

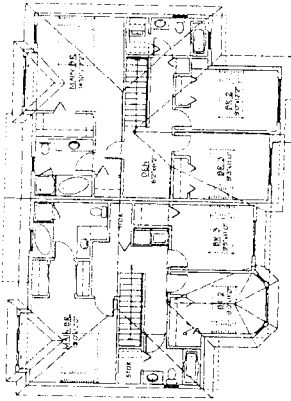
UNIT 2K
BUILDING NO. 2K
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

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

FLOOR PLANS
 BLDG NO 3
 DP 05-304533



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



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

SEE ALTERNATE
FLOOR PLAN
REFERENCE PLAN B

DATE PLOTTED	PROJECT NO.	PROJECT NAME
DATE	NO.	REGION
CONSULTANT		

PROJECT
17 UNIT TOWNHOUSE
DEVELOPMENT

101 MADISON ST.
ANN ARBOR, MI 48106
tomizo
yamamoto
architect inc.

200 EAST WILSON AVENUE, SUITE 100
ANN ARBOR, MI 48106
DRAWING TITLE
FLOOR PLANS

Reference Plan C APR 12 2006

DP 05304533

SHEET NO.	TOTAL SHEETS
DATE	SCALE
NO.	8
DATE	NO.

DATE OF REVISION CHECKED