



To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: May 7, 2007
File: DP 06-349404
Re: **Application by Sandhill Development Ltd. for a Development Permit at
22351 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 17 townhouses and two (2) detached dwelling units at 22351 Westminster Highway on a site zoned "Comprehensive Development District (CD/156)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit second and third storey building bays on building No. 6 to project into the Public Road Setback from Westminster Highway for a distance of not more than 0.4 m;
 - b) Permit a pedestrian entry and mailbox structure in the Public Road Setback from Sharpe Avenue and permit a recycling and garbage enclosure in the Public Road Setback from Westminster Highway; and
 - c) Permit second and third storey building bays on buildings No. 5 and No. 6 to project into the West Side Yard Setback for a distance of not more than 0.3 m.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Sandhill Development Ltd. has applied to the City of Richmond for permission to develop 17 townhouses and two (2) detached dwelling units at 22351 Westminster Highway on a site zoned “Comprehensive Development District (CD/156)”. The site currently contains a single-family house.

The site is being rezoned from “Agricultural District (AG1)” to “Comprehensive Development District (CD/156)” for this project under Bylaw 8026 (RZ 05-310045).

The Official Community Plan (OCP) was amended by Bylaw no. 8025 to redesign the eastern end of Sharpe Avenue as a cul-de-sac and reconfirm the designation of 22351 Westminster Highway south of the extension of Sharpe Avenue as "Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential; & Institutional" in the Lower Westminister Sub-Area Land Use Map. Bylaw 8025 was adopted on March 20, 2006.

Development Information

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

Background

Development surrounding the subject Lower Westminister Sub-Area (Hamilton Area) site is as follows:

- To the north, facing Wilson Avenue, is single-family housing, zoned “Single-Family Housing District, Subdivision Area B (R1/B)”;
- To the east, facing Westminister Highway, is single-family housing and the Hamilton Fire Hall, zoned “Single-Family Housing District, Subdivision Area F (R1/F)” and School & Public Use District (SPU)”. A rezoning application is under consideration for townhouse development at 22391 Westminister Highway (RZ 06-326496);
- To the south, Westminister Highway North, Highway 91 and Westminister Highway; and
- To the west, facing Westminister Highway, is a single-family lot at 22331 Westminister Highway, zoned “Agricultural District (AG1)” and a multi-family townhouse development under construction (RZ 04-271668 and DP 04- 286809), zoned “Comprehensive Development District (CD/156)”. A rezoning application is under consideration for townhouse development at 22331 Westminister Highway (RZ 07-361642).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Applicant response during the Development Permit application process has been included in ‘***bold italics***’:

- Compliance with the Hamilton Area Plan Development Permit guidelines – ***The proposed development is generally in conformance with the guidelines.***

- Attractive form and character through architectural and landscape design, including views into the development – *The landscape design and views into the development have been improved.*
- Adequate vehicle and pedestrian circulation – **Confirmed.**
- Connections between main living areas and semi-private outdoor spaces – *The proposed development conforms with the Area Plan's preferred method of floodproofing, which is by raising habitable floors on non-habitable basements and by not raising the grade. The semi-private outdoor spaces are connected with the second floor main living areas with either front doors or rear doors accessed through an enclosed tandem garage.*
- Adequate landscape buffering – *Cedar hedge and a mix of Evergreen and deciduous trees are proposed along the east property line between the proposed development and the existing adjacent single-family properties.*
- Sensitive transition to adjacent single-family and multi-family development including treatment of transitions in grade – *Existing grades will be matched to the east and west. The existing slope to the north on the neighbouring single-family lots will remain.*
- Arborist tree assessment, retention and supplementing strategy – **Received (see Trees section below).**
- Compliance with the required floodplain elevation – **Confirmed.**
- Compliance with the City's zoning requirements, including off-street vehicle parking. The preliminary site plan submitted with the rezoning application indicates that site is able to provide the required off-street parking, however, a more detailed analysis will be required as part of the Development Permit process – **Confirmed.**

The Public Hearing for the rezoning of this site was held on March 20, 2006. 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/156)" 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:

- 1) Permit second and third storey building bays on building No. 6 to project into the Public Road Setback from Westminster Highway for a distance of not more than 0.4 m.

(Staff supports the proposed variance as the projections add architectural articulation to the buildings and is limited to the second and third floor of the southeast unit. The variance is the result of an angled front property line and changes to the enclosed tandem garages in the project during the Development Permit application process to accommodate two (2) regular car parking spaces. If the bays were designed as bay windows, they would be permitted to project 1.7 m into the Public Road Setback).

- 2) Permit a pedestrian entry and mailbox structure in the Public Road Setback from Sharpe Avenue and permit a recycling and garbage enclosure in the Public Road Setback from Westminster Highway.

(Staff supports the proposed variance as the entry structure adds pedestrian oriented architectural character and way finding to the Sharpe Avenue streetscape and the garbage and recycling enclosure location and treatment is consistent with the adjacent townhouse development under construction at 22380 Sharpe Avenue).

- 3) Permit second and third storey building bays on buildings No. 5 and No. 6 to project into the West Side Yard Setback for a distance of not more than 0.3 m.

(Staff supports the proposed variance as the projections add architectural articulation to the building and are limited to the second and third floors of the southwest unit and western mid-lot unit 'A1'. The variance is the result of changes to the enclosed tandem garages in the project during the Development Permit application process to accommodate two (2) regular car parking spaces. If the bays were designed as bay windows, they would be permitted to project 0.8 m into the side yard setback).

Advisory Design Panel Comments

The Advisory Design Panel supported the project subject to the applicant taking the Panel's comments into consideration. In response, the applicant addressed nearly all of the Panel's recommendations. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from March 07, 2007 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 three-storey development generally complies with Official Community Plan (OCP) guidelines for Lower Westminster Sub-Area of Hamilton Area;
- The streetscape units present a front yard interface with walkways and low wood picket fences opening onto Westminster Highway and Sharpe Avenue;
- The proposed height, siting and orientation of the buildings respect the massing of the existing and proposed adjacent townhouse developments, duplex and single-family homes. Townhouse unit side yard and cross-access drive aisle conditions are presented at the interface to the existing single-family lot to the east with varying setbacks;
- The applicant has addressed privacy for the adjacent single-family home to the east through: providing varying setbacks no less than 3 m, the provision of 1.8 m height solid wood privacy fencing, the planting of new trees and continuous hedging; and
- The applicant is proposing to meet the grade of adjacent lots. Floodproofing is accommodated through raising the habitable areas up to the second and third floors over garage areas.

Urban Design and Site Planning

- The Westminster Highway and Sharpe Avenue streetscapes are animated with pedestrian-oriented front entries (**Reference Plan A**). Communal pedestrian entries to the development are also provided;

- Vehicle access is provided from Sharpe Avenue with moving truck loading on-site in the drive aisle. Cross-access was secured through the rezoning for the benefit of the future development sites to the east at 22371 and 22391 Westminster Highway. Road and half cul-de-sac dedication and construction were secured through the rezoning application. The cul-de-sac is proposed to be completed when the adjacent property to the east develops, which will include a pedestrian path connection to the path system through the Fire Hall site and McLean Park;
- It was envisioned that the proposed development and the neighbouring development site to the east at 22391 Westminster Highway would share one (1) driveway to improve the streetscape design along Sharpe Avenue. The proposed driveway location is therefore deemed temporary and may be reduced or removed in the future when cross-access is available through the redevelopment of the adjacent lot at 22391 Westminster Highway. The lengthy view into the drive aisle from Sharpe Avenue can then be mitigated with landscape planting. To that effect, securities were secured through the rezoning application for the reinstatement of Sharpe Avenue frontage and the installation of landscaping on-site.
- With the provision of a two (2) car garage in each townhouse unit, resident parking meets the Bylaw requirement. The provision of visitor parking meets the bylaw requirement with four (4) spaces provided, including one (1) accessible parking space;
- Headlight glare into the adjacent single-family lot is mitigated by hedge planting and 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Mailboxes have been provided in an entry structure on Sharpe Avenue. A recycling cart and garbage dumpster enclosure has been provided on Westminster Highway adjacent to a pedestrian walkway. Hydro kiosks are centrally located on the drive aisle;
- 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;
- An accessible unit has not been provided in this 19-unit development. Alternate floor plans demonstrating conversion potential to accommodate a person in a wheelchair is provided for the lower two (2) floors of the two (2) three-storey detached dwelling units with the installation of a chair lift (**Reference Plan B**); and
- Registration of an aircraft noise covenant was secured through rezoning, which includes agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise.

Architectural Form and Character

- The building forms are articulated; with a combination of building materials, projecting bays, shed, hip and gable pitched roofs;
- The proposed building materials (Horizontal vinyl siding, vinyl shingles, horizontal Hardi-plank siding, Hardi-board and batten, 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; and
- The impact of blank garage doors has been mitigated with transom windows, overhanging bays, skirt roofs, a mix of header and garage door styles, planting islands and pedestrian entries.

Tree Retention and Replacement Strategy

- A tree retention and replacement strategy was not presented to the public and Council during rezoning and no concerns were expressed about tree retention at Public Hearing.

Existing Trees	Existing	Retain	Remove	Replacement
Onsite	7 Bylaw sized (17 total)	2 Bylaw sized	5 Bylaw sized (15 total)	33
Boulevard	5 Bylaw sized (8 total)	All	None	
Neighbouring	6 Bylaw sized	Protect all	None	

- As shown above, the arborist advises that there are seven (7) bylaw sized existing trees on-site (of 17 total), eight (8) existing trees in the City boulevard and six (6) existing adjacent trees in the Fire Hall property with encroaching root structures (**Attachment 3**). The developer is proposing to: retain the two (2) existing trees on-site in good health (**Plan #3a**).
- Existing trees in the City boulevard along Westminster Highway will be retained for privacy screening. The installation of frontage improvements was secured through the rezoning application through a separate Servicing Agreement. Improvements include Sharpe Avenue construction, extension of sanitary sewer from Sharpe Avenue to adjacent 22331 Westminster Highway, storm sewer installation, grass boulevards with street trees and sidewalks at the property lines;
- Proof of a contract with a registered arborist and installation of protective tree fencing are requirements of the Development Permit for the proper protection of the two (2) retention trees, boulevard trees and adjacent trees on the Fire Hall site; and
- The removal of five (5) bylaw size trees on-site will be replaced with the planting of 33 new trees ranging in size from 2.5 m height to 6 cm calliper including both Evergreen and deciduous, which exceeds the 2:1 replacement goal in the Official Community Plan (OCP). In addition to new trees, the landscape design includes shrubs, ground cover, vines, Perennials, annuals and lawn planting.

Landscape Design and Open Space Design

- The mailbox stand is incorporated into the pedestrian entry structure fronting onto Sharpe Avenue adjacent to a communal pedestrian path;
- Children's play opportunities on-site include private yards and a central outdoor amenity; Children's play equipment is provided in the outdoor amenity area with a playhouse structure. The central outdoor amenity area is connected to a communal pedestrian path (108 m²). The amenity area provided exceeds the minimum requirement (102 m²) and also includes seating for supervision, trees, under-storey planting, lawn and pavers;
- Fencing will include low and open wood picket fencing along Westminster Highway and Sharpe Avenue, and 1.8 m height wood privacy fencing along the north, west and east property lines (reduced to maximum 1.2 m height in the front yard setback);
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian entries and vehicle areas. Stamped asphalt with pattern and colour have been incorporated throughout the site; and
- Payment of cash-in-lieu of indoor amenity space was secured through the rezoning in the amount of \$17,000 in compliance with the Official Community Plan (OCP).

Affordable Housing

- No affordable housing units are proposed in this 19-unit development. A voluntary contribution towards the City's affordable housing fund was secured through the rezoning in the amount of \$500 per townhouse unit in addition to a voluntary contribution to the Child Care Development fund also in the amount of \$500 per townhouse unit for a combined total of \$17,000. The combined contribution amount exceeds the recommended minimum contribution rate of \$0.60 per buildable ft² in the Interim Affordable Housing Strategy.

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisle and should not impact the neighbouring single-family lot;
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle, communal walkway, Sharpe Avenue or Westminster Highway; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities


- As noted in the staff report on the rezoning, the developer has submitted storm and sanitary sewer capacity analysis as requested by the City's Engineering Department. There are no identified sanitary sewer upgrades required to facilitate the proposed development in addition to the infrastructure required to be built as a condition of rezoning through a separate Servicing Agreement;
- Registration of a 6 m utility Right-of-Way (ROW) (for sanitary sewer) was required through the Servicing Agreement to provide sewer access to 22331 Westminster Highway; and
- Registration of a cross-access agreement on the internal manoeuvring aisles allowing access to/from the adjacent future development sites to the east at 22371 and 22391 Westminster was secured through the rezoning application.

Flood Indemnity Covenant

- The registration of a flood indemnity covenant (Minimum 3.5 m geodetic) was secured through the rezoning application.

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. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

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

- Installation of protective tree fencing and periodic inspection during construction to the satisfaction of a registered arborist for the protection of on-site and neighbouring trees;
- Proof of a contract with a registered arborist (with a minimum of four (4) site visits through construction) to ensure proper protection of existing on-site and neighbouring trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$59,481.

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

- Receipt of a construction parking and traffic management plan to the satisfaction of the Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>); and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.

Attachments:

Attachment 1 Development Application Data Sheet

Attachment 2 Advisory Design Panel Minutes Annotated excerpt (March 7, 2007)

Attachment 3 Arborist Report (Froggers Creek Tree Consultants Ltd. May 25, 2006)



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 06-349404

Attachment 1

Address: 22351 Westminster Highway

Applicant: Sandhill Development Ltd.

Owner: 664525 BC Ltd.

Planning Area(s): Lower Westminster Sub-Area of Hamilton Area

Floor Area Gross: 2,763 m²

Floor Area Net: 2,018 m²

	Existing	Proposed
Site Area:	Formerly 4064.5 m ²	Townhouse site: 2,889.9 m ² Two-Family lot: 609.0 m ² Road dedication: 565.5 m ²
Land Uses:	Single-Family Residential	Townhouses and Detached units
OCP Designation:	"Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential; & Institutional" with roadway through site.	No change
Zoning:	Formerly AG1	CD/156
Number of Units:	1	17 townhouses 2 detached units
Floodplain Elevation:	Formerly Min. 0.9 m geodetic	Min. 3.5 m geodetic

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Townhouse: Max. 0.7 Detached units: Max 0.74	0.7 0.74	None permitted
Lot Coverage – Building:	Townhouse: Max. 38% Detached units: Max. 45%	32.4% 40.3%	None
Lot Size:	Min. 400 m ²	Townhouse: 2,891.5 m ² Detached units: 609.2 m ²	None
Setback – Sharpe Avenue: Westminster Highway:	Min. 4.5 m Min. 6 m	Min. 4.5 m & mailboxes Min. 6 m, projection & recycling/garbage enclosure	Structure 0.4 m projection & structure
Setback – Side Yard:	Townhouse: Min. 3 m Detached units: Min. 1.5 m	Townhouse: 3 m & projections Detached units: 1.5 m	0.3 m projections None
Setback – Rear Yard:	Detached units: Min. 8.7 m	8.7 m	
Height (m):	12 m	Max 12 m	None
Off-street Parking Spaces – Resident and Visitor:	38 and 4	38 and 4	None
Off-street Parking Spaces – Total:	42	42	None
Tandem Parking Spaces:	Permitted	18 spaces in 9 units	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 102 m ²	108 m ²	None

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

**Wednesday, March 07, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. Development Permit 06-349404
 APPLICANT: T. Yamamoto Architect
 PROPERTY LOCATION: 22351 Westminster Highway

Staff Comments

Sara Badyal, Planner noted that this application, which is located within the Hamilton Area Plan, incorporates two detached houses and 17 townhouses with the multi-family housing along the south and duplexes along the north. The narrowness of the site created design challenges, and three variances have been requested for building projections into the side yard set back, front yard set back and a request to increase the percentage of small car parking stalls that has not yet been confirmed by the Transportation Department.

Applicant's Comments

With the aid of a model, various artists renderings, and material sample boards, Tom Yamamoto, Architect reviewed the site context and surrounding area. He noted that because of the narrowness of the site, the applicants opted to introduce a curve in the walkway and driveway to break up the long driveway.

He further noted that the amenity building belonging to the adjacent property faces this development and its location was taken into consideration in determining the location of the on-site amenity area. Parking is side-by-side and tandem, and there is enough space to accommodate two vehicles comfortably.

Rory Dafoe, Landscape Artist reviewed the landscape scheme and noted that an arborist's report shows 30 trees that need replacement (5 on the north side, and 25 on the south side) and City trees along Westminster will need to be examined as they do not appear to be in very good shape. A significant cedar hedge runs along the west side, which will be retained, and there are limited opportunities for landscaping. The detached units have rear and side yards surrounded by a 6 ft. fence, and the south parcel has architectural railing details around the semi private yards and Unit C.

He further noted that the walkway through the site is a semi public space, the amenity area includes a seating area with benches and play area for children. The paving will be broken up and highlighted by trees.

Panel Discussion

In answer to a question about the colour scheme, the applicant advised that the two detached units, which are not reviewed by the Panel, are proposed to be a darker shade of the two color colour schemes proposed for the townhouse units, with dark trim and accent colour on gables and the base.

Comments from the Panel were as follows:

- driveway may be too narrow for fire truck access, this is a difficult long and narrow site – ***see summary below;***
- concerned about interior elevation with so many garage doors, buildings #3, # 4, and # 5 are tight units, consider some variety on building face – ***see summary below;***
- the building ends, particularly the shoulder of Building 5 seems high, consider tapering the building down a bit with variation in the roof, it is top heavy – ***see summary below;***
- an alternative to cedar shingles is proposed resulting in concern that cedar shingles will not be used, the use of wood shingles should be encouraged – ***see summary below;***
- concern bedrooms are too small – ***see summary below;***
- the landscape is well worked out, but consider incorporating it into the drive aisle – ***More trees have been added along the drive aisle;***
- the area currently has one piece of public art proposed, which will be located at the fire hall;
- the single-family units work well for accessibility. Although the multi-family units give access to all three floors, the practicality of use is questionable since the floors are so constricted – ***see summary below;***
- good attempt at breaking up the driveway, consider adding color/distinction within the stamped asphalt squares – ***see summary below;***
- linkage of unit C in building #3 seems tenuous, consider breaking the form on the last unit – ***see summary below;***
- taking into considerations the site limitations, you did a good job;
- side/end elevations give an interesting quirkiness to the proposal, reconsider main elevations – ***see summary below;***
- consider opening up area on the roof to break up the roof scape – ***Variations provided where possible;***
- units without ground level entries need something – ***Some shed roofs above entries were changed to gables;***
- this is an infill type of project, consider defining the entry statements – ***see summary below;***
- look for opportunity to vary the type of garage door (windows or not, overlays etc) – ***Different styles of headers and garage doors incorporated.***

The Chair provided a summary of the Panel's comments as follows:

- fire access appears to be challenging – ***Fire access route complies with BC building code requirements;***
- address the driveway elevation to provide articulation to the wall of garages – ***Changes have been incorporated to add variety to garage doors and architectural emphasis to entry doors. Two styles of garage doors are proposed: arched and square headers for buildings #3 & #4. Gable roofs have been added over front entries for building #5;***
- consider relaxing the “high shoulder” at building #4 and # 5 – ***a hip/gable roof combination brings down the roof line at the ends of the building;***
- retain natural cedar shingles – ***For cost and maintenance purposes, vinyl shingles are proposed;***
- liveability of bedroom space is questioned – ***unit floor plans have been adjusted to enlarge bedrooms;***
- accessibility is limited – ***Alternative floor plans have been provided demonstrating how the 2 detached dwelling units north of Sharpe Avenue could be renovated to accommodate a resident in a wheelchair;***

- consider adding further colour to paved areas – *stamped asphalt with contrasting colour inlays have been incorporated;*
- provide a disconnect to the front area unit to the one behind – *Gable roof added to break the form of Unit C roof;*
- consider extending some of the quirkiness of the end elevation to the main elevation; – *Double gables added where possible to main elevations;*
- consider an entry feature to define the site – *Pedestrian entry structure with mailboxes incorporated;*

It was moved and seconded

That Development Permit 06-349404 be forwarded to the Development Permit Panel taking into consideration the comments of the Advisory Design Panel.

CARRIED



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1

May 25, 2006

Cc. Amar Sandhu- 664525 BC Ltd.

Re: 22351 Westminster Hwy
Tree Protection Report

Please find enclosed my **Tree Protection Report**. We are also attaching as appendices to the Report, a **Tree Inventory** and a **Tree Protection Plan** drawing for reference purposes.

TREE PRESERVATION SUMMARY

17 On-site trees affected by this development. 6 Off-site trees affected by this development. 8 City trees affected by this development. 15 Trees proposed for removal. 2 On-site trees proposed for retention.

INTRODUCTION

The purpose of this report is two-fold: firstly, to describe the existing tree resource growing on site; secondly, to set forth measures to protect some or all of this resource; or, in the absence of any opportunities for meaningful tree retention, to explain why it is not feasible.

The report will document the following:

1. the extent, character and condition of all surveyed on-site and off-site trees that may be potentially impacted by the development;
2. trees proposed for removal and retention;
3. measures proposed to minimize tree loss and maximize successful tree conservation;

I have been provided with the following resources:

1. a tree survey of the existing properties and adjacent lands;
2. a proposed site layout drawing.

I have visited the site and assessed the surveyed trees located on the proponents lots and on lands immediately adjacent. All trees have been tagged, inventoried and evaluated for health and structure.

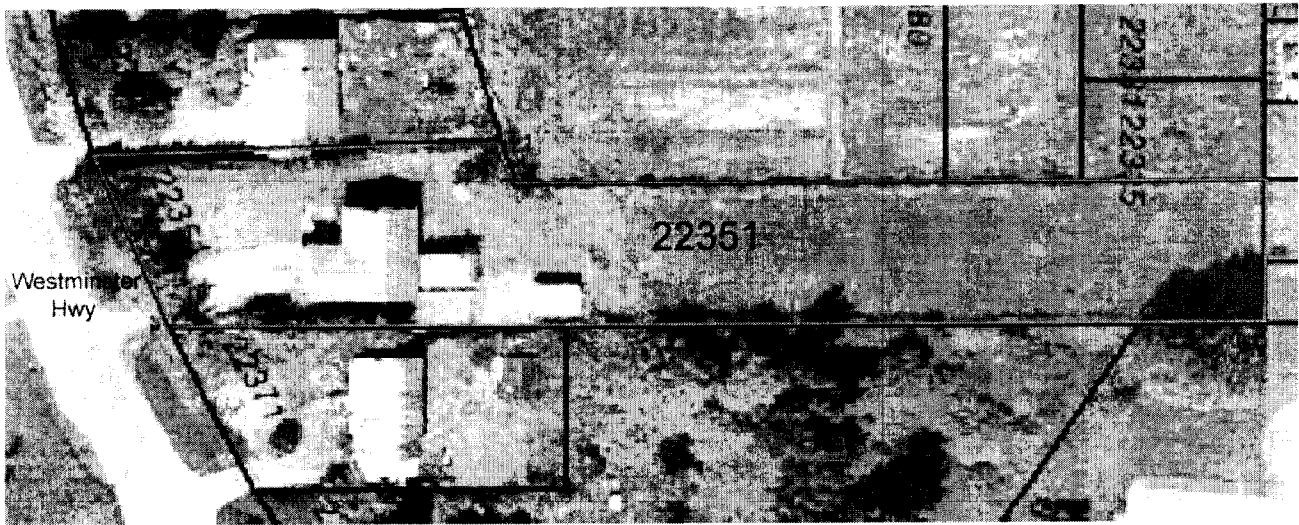


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

OBSERVATIONS

Current Site Conditions

The site is a long narrow flat poorly drained lot with all of the trees located around the perimeter of the lot. The existing house is located in the front of the lot.

Proposed Development Plans

The proposed development will create a townhouse development. The extension of Sharpe Avenue will allow access to the site towards the rear of the lot.

Tree Resource

31 trees are inventoried in total. 17 of them are on-site, 8 of them are on City property and 6 of them are located on the neighbouring property to the east. Almost half of the trees are Western Hemlock. The table below shows the species composition of the tree resource.

Type	Number
Western Hemlock	14
Cottonwood	6
Western Red Cedar	4
Douglas Fir	2
Apple	1
Cherry	1
Japanese Maple	1
Shore Pine	1
Spruce	1
Total	31



Details of this tree inventory are provided in the table attached as Appendix—1.

The condition of the trees is variable. Most of the trees have been neglected and poorly pruned. Almost all of the on-site trees have been topped. The majority of the tree resource is in fair to good health. The exception to this is the Apple and Cherry tree that are in poor health.

DISCUSSION

Tree Removals

15 Trees are proposed for removal (see appendix-3). These removals are categorized as follows:

- Conflicts with the proposed driveway along the east property line: 13 trees
- Poor health: 2 trees

If the site requires pre-loading, more trees may need to be removed.

Tree Retention

Two on-site trees are recommended for retention #'s 394 and 383.

City Trees

There are 8 City trees located in front of the property on Westminster Hwy. All 8 trees are to be retained.

City trees were not considered in the statistical calculations. They are identified on the drawings as having shaded canopies.

Off-site Trees

The canopy and the roots of 6 off-site trees are encroaching into the subject property from the east.

Off site trees are not considered in the statistical calculations. They are identified on the drawings as having shaded canopies.

Off- site trees can not be altered in any way without the consent of the owner of the tree.

Drawings

Three drawings are included in this report.

1. A **Tree Protection Plan** drawing, which plots all on and off-site trees in relation to the proposed development layout is attached as **Appendix—2**.
2. Two detailed Drawings: one of the South trees (Appendix 3) and one of the North trees (appendix-4).

Tree Protection Fencing

All retained trees on the property and neighbouring properties will be surrounded by Tree Protection Fencing as laid out in the **Tree Protection Plan** drawing Appendix 2. All fencing must be constructed to a robust standard and clearly signed: "TREE PROTECTION AREA – KEEP OUT"

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.



Dated: May 25, 2006

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.

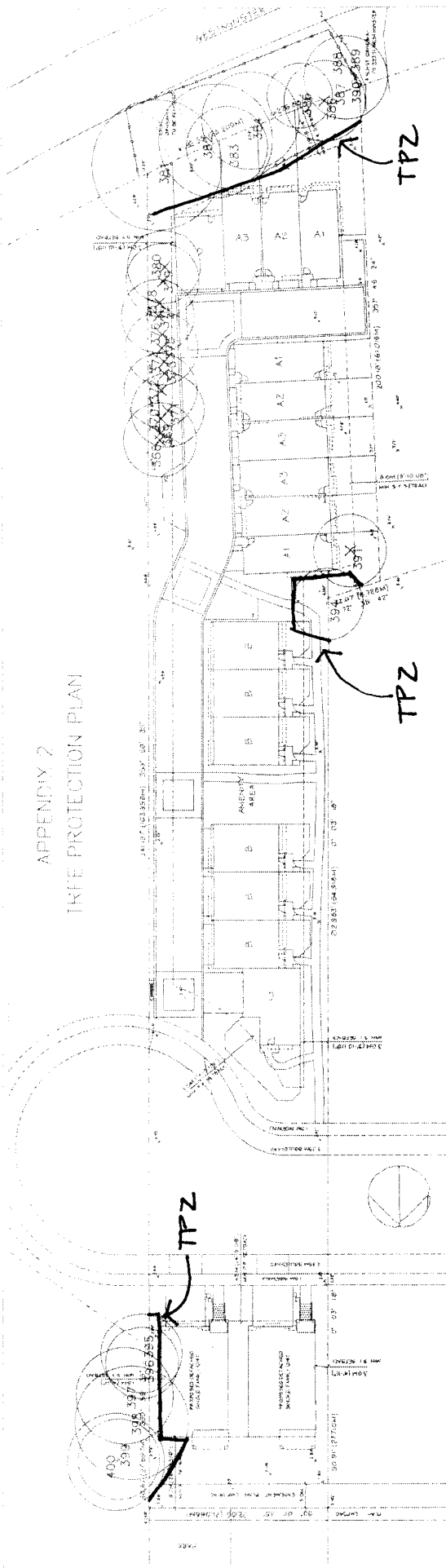
Appendix-1

Tree Inventory Table

#	Type	Stem Diameter (cm)	Drip line (m)	Height (m)	Health	Structural Condition	Action	Rationale
368	Western Hemlock	14	4.5	8	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
369	Western Hemlock	15	4.5	8	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
370	Western Hemlock	16	4.5	8	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
371	Douglas Fir	25	4.5	12	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
372	Douglas Fir	30	4.5	12	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
373	Western Hemlock	16	4.5	9	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
374	Western Hemlock	12	4.5	8	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
375	Western Hemlock	18	4.5	10	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
376	Western Hemlock	16	4.5	8	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
377	Western Hemlock	15	4.5	7	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
378	Western Hemlock	15	4.5	8	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
379	Western Hemlock	19	4.5	12	Fair	Topped , pruned like hedge	Retain	Impacted by proposed driveway
380	Western Hemlock	20	4.5	10	Fair	Topped , pruned like hedge	Remove	Impacted by proposed driveway
381	Western Hemlock	49	8	13	Fair	Topped	Retain	City tree
382	Western Hemlock	48	7	12	Fair	Topped at 5m, multi-stemmed	Retain	City tree
383	Japanese Maple	32	5	8	Good	Topped at 5m	Retain	
384	Western Hemlock	48	6	10	Fair	Topped, multistemmed	Retain	City tree
385	Shore Pine	22	3	10	Poor	Leaning decay in trunk	Retain	City tree
386	Apple	32	5	8	Poor	No apparent defects	Remove	Poor health
387	Western Red Cedar	17	4.5	12	Good	No apparent defects	Retain	City tree
388	Western Red Cedar	15	4.5	12	Good	No apparent defects	Retain	City tree
389	Western Red Cedar	19	4.5	12	Good	No apparent defects	Retain	City tree

#	Type	Stem Diameter (cm)	Drip line (m)	Height (m)	Health	Structural Condition	Action	Rationale
390	Western Red Cedar	18	4.5	12	Good	No apparent defects	Retain	City tree
391	Cherry	70	4.5	8	Poor	No apparent defects	Remove	Poor health
394	Spruce	23	3.5	8	Good	No apparent defects	Retain	
395	Cottonwood	35	5	18	Good	No apparent defects	Retain	Off-site tree
396	Cottonwood	25	4	18	Good	No apparent defects	Retain	Off-site tree
397	Cottonwood	40	6	20	Good	No apparent defects	Retain	Off-site tree
398	Cottonwood	50	7	23	Good	No apparent defects	Retain	Off-site tree
399	Cottonwood	43	5	20	Good	No apparent defects	Retain	Off-site tree
400	Cottonwood	45	6	20	Good	No apparent defects	Retain	Off-site tree

APPENDIX 2 TREE PROTECTION PLAN



#	Type	Stem size (cm)	Action	#	Type	Stem size (cm)	Action	#	Type	Stem size (cm)	Action
368	Western Hemlock	14	Remove	379	Western Hemlock	19	Retain	390	Western Red Cedar	18	Retain
369	Western Hemlock	15	Remove	380	Western Hemlock	20	Remove	391	Cherry	70	Remove
370	Western Hemlock	16	Remove	381	Western Hemlock	49	Retain	394	Spruce	23	Retain
371	Douglas Fir	25	Remove	382	Western Hemlock	48	Retain	395	Cottonwood	35	Retain
372	Douglas Fir	30	Remove	383	Japanese Maple	32	Retain	396	Cottonwood	25	Retain
373	Western Hemlock	16	Remove	384	Western Hemlock	48	Retain	397	Cottonwood	40	Retain
374	Western Hemlock	12	Remove	385	Shore Pine	22	Retain	398	Cottonwood	50	Retain
375	Western Hemlock	18	Remove	386	Apple	32	Remove	399	Cottonwood	43	Retain
376	Western Hemlock	16	Remove	387	Western Red Cedar	17	Retain	400	Cottonwood	45	Retain
377	Western Hemlock	15	Remove	388	Western Red Cedar	15	Retain				
378	Western Hemlock	15	Remove	389	Western Red Cedar	19	Retain				

LEGEND

TREE PROPOSED FOR RETENTION

TREE PROPOSED FOR REMOVAL

OFF-SITE OR CITY TREE



NOTES:
1. SEE LAYOUT INFORMATION AND TREE SURVEY DATA FOR TREE IDENTIFICATION AND MEASUREMENTS.
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR RECOMMENDATIONS REGARDING TREE REMOVAL, PRESERVATION, AND CONDITION.
3. PROPOSED TREE REMOVAL AND RETENTION DECISIONS ARE BASED ON TREE SURVEY DATA, TREE CONDITION, AND TREE PROTECTION FENCING SERVICE PROVIDER ALIGNMENT CONSIDERATIONS.

116

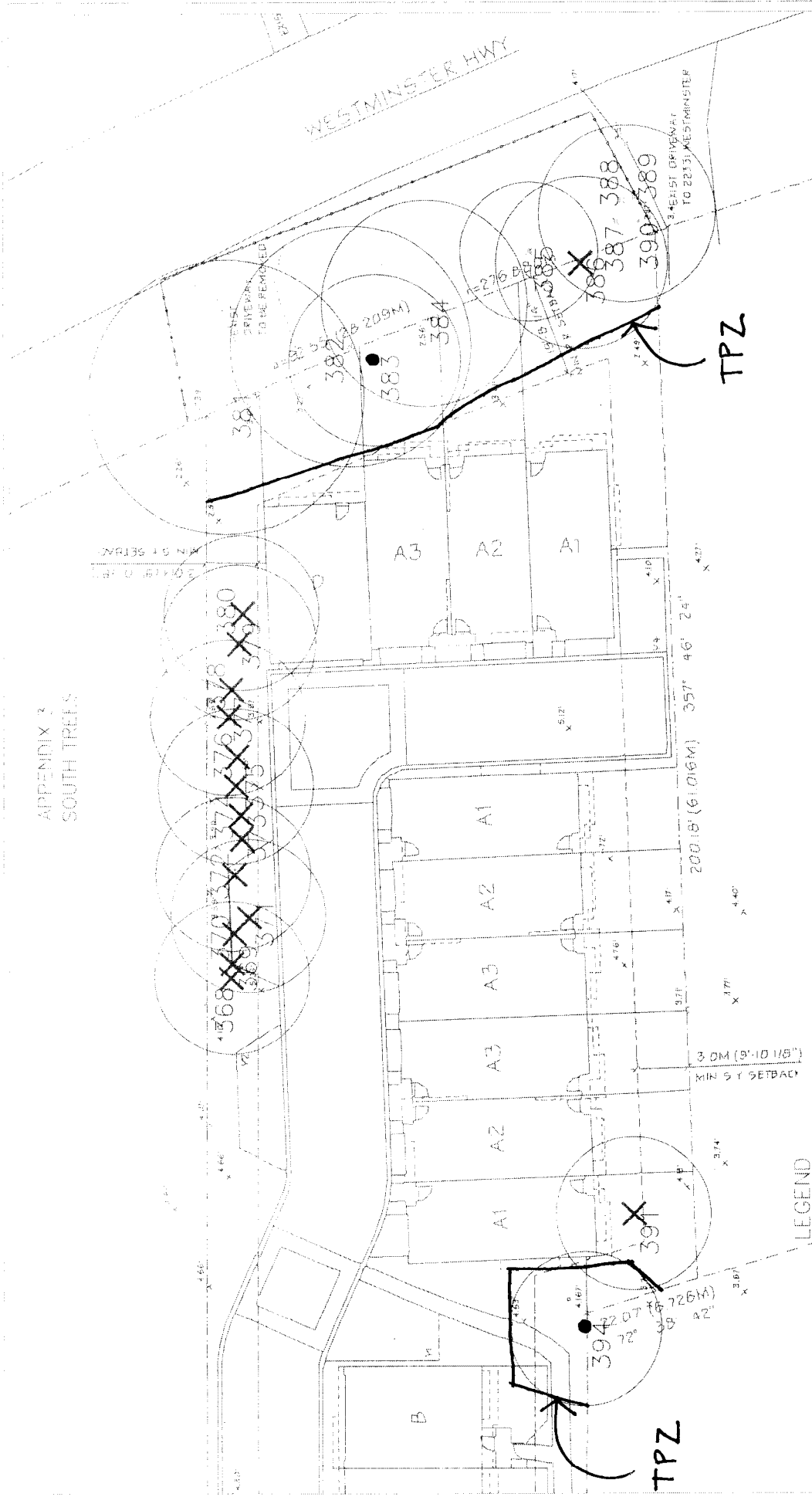
119

TREE PROTECTION FENCING

20251 WESTMINSTER HWY, RICHMOND, BC
TREE PROTECTION PLAN DRAWING
Showing All Trees Proposed For Retention
In Relation to the Proposed Site Layout

INCHES NO.
DRAWN BY: DM
DATE: MAY 25, 2008

APPENDIX 2 SOUTH TREES



NOTES:

1. SEE LAYOUT INFORMATION AND TREE SURVEY DATA FOR TREE IDENTIFICATION.
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING THE LOCATION, SIZE, SPECIES, AND CONDITION OF EACH TREE.
3. PROPOSED TREE REMOVAL AND RETENTION DECISIONS ARE BASED ON THE TREE SURVEY DATA AND THE TREE PROTECTION REPORT.
4. SELECTED TREE REMOVAL AND RETENTION DECISIONS ARE BASED ON THE TREE SURVEY DATA AND THE TREE PROTECTION REPORT.

LEGEND

- TREE PROPOSED FOR RETENTION
- TREE PROPOSED FOR REMOVAL
- OFF-SITE OR CITY TREE
- TREE CANOPY
- TRUNK
- TREE NUMBER
- TREE PROTECTION FENCING

SCALE

1" = 10'

2231 WESTMINSTER HWY, RICHMOND BC

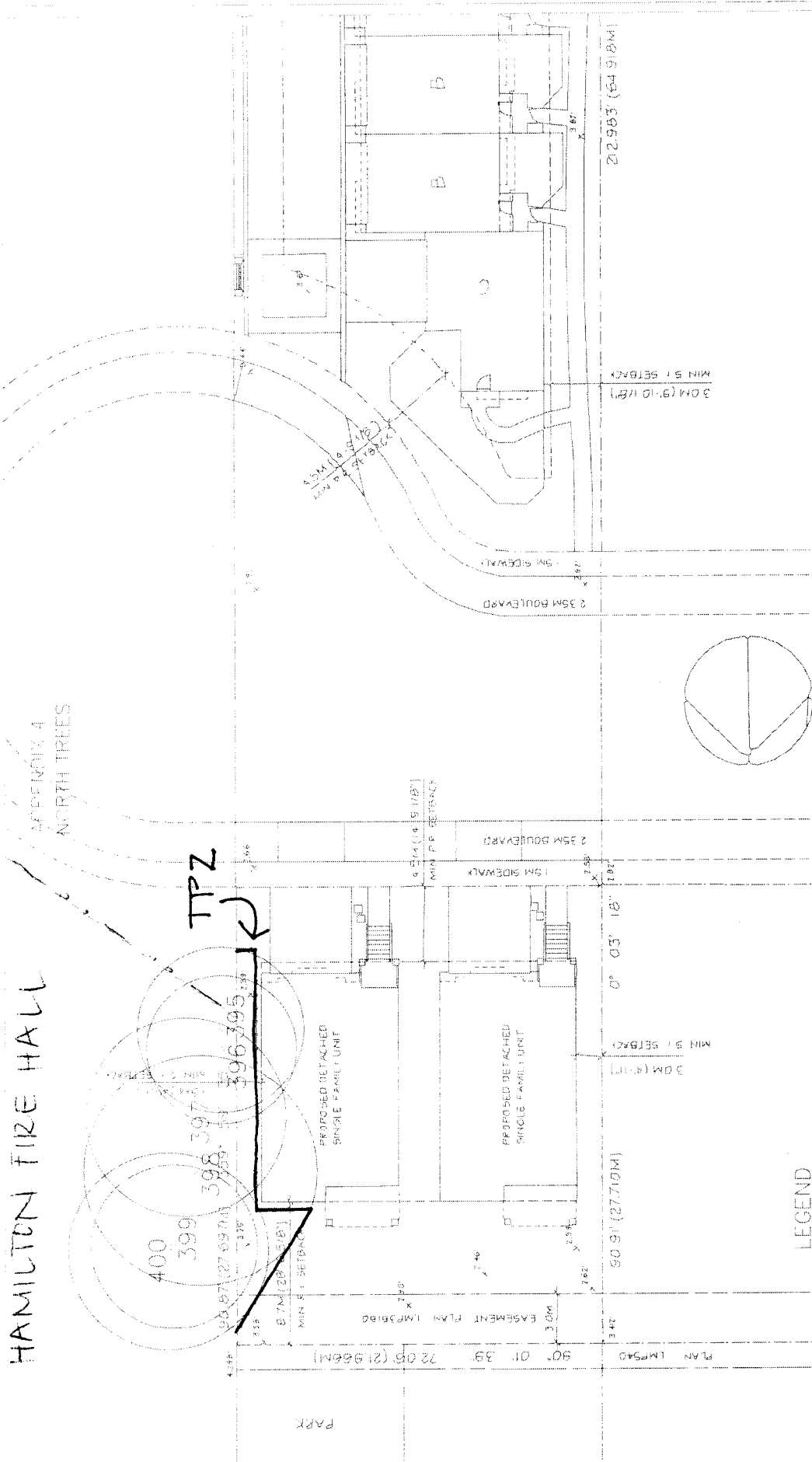
TREE PROTECTION PLAN DRAWING

Showing All Trees Proposed For Retention
(in Relation to the Proposed Site Layout)

DATE: MAY 22, 2006

HAMILTON FIRE HALL

APPENDIX 4
NORTH TREES



LEGEND

- TREE PROPOSED FOR RETENTION
- TREE PROPOSED FOR REMOVAL
- OFF-SITE OR CITY TREE
- TREE CANOPY
- TRUNK
- TREE NUMBER
- TREE PROTECTION FENCING

SCALE

1" = 10'

NOTES:

1. SEE LAYOUT INFORMATION AND TREE SURVEY DATA FOR TREE PROTECTION REPORT.
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR TREE PROTECTION FENCING LOCATION, QUANTITY, HEIGHT, SPACING, SETBACK AND LOCATION.
3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY PROCESSING AND SERVICE CANNOT GUARANTEE CONSIDERATION.

20251 WESTMASTER HWY, RICHMOND BC

TREE PROTECTION PLAN DRAWING

Showing All Trees Proposed For Retention in Relation to the Proposed Site Layout

DATE: MAY 25, 2024



No. DP 06-349404

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 22351 WESTMINSTER HIGHWAY

Address: C/O MR. AMAR SANDHU
1049 EAST 54TH AVENUE
VANCOUVER, BC V5X 1L8

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:
 - a) Permit second and third storey building bays on building No. 6 to project into the Public Road Setback from Westminster Highway for a distance of not more than 0.4 m.
 - b) Permit a pedestrian entry and mailbox structure in the Public Road Setback from Sharpe Avenue and permit a recycling and garbage enclosure in the Public Road Setback from Westminster Highway.
 - c) Permit second and third storey building bays on buildings No. 5 and No. 6 to project into the West Side Yard Setback for a distance of not more than 0.3 m.
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 #7 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 \$59,481. 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.

Development Permit

No. DP 06-349404

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 22351 WESTMINSTER HIGHWAY

Address: C/O MR. AMAR SANDHU
1049 EAST 54TH AVENUE
VANCOUVER, BC V5X 1L8

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.
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.

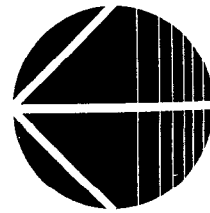
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

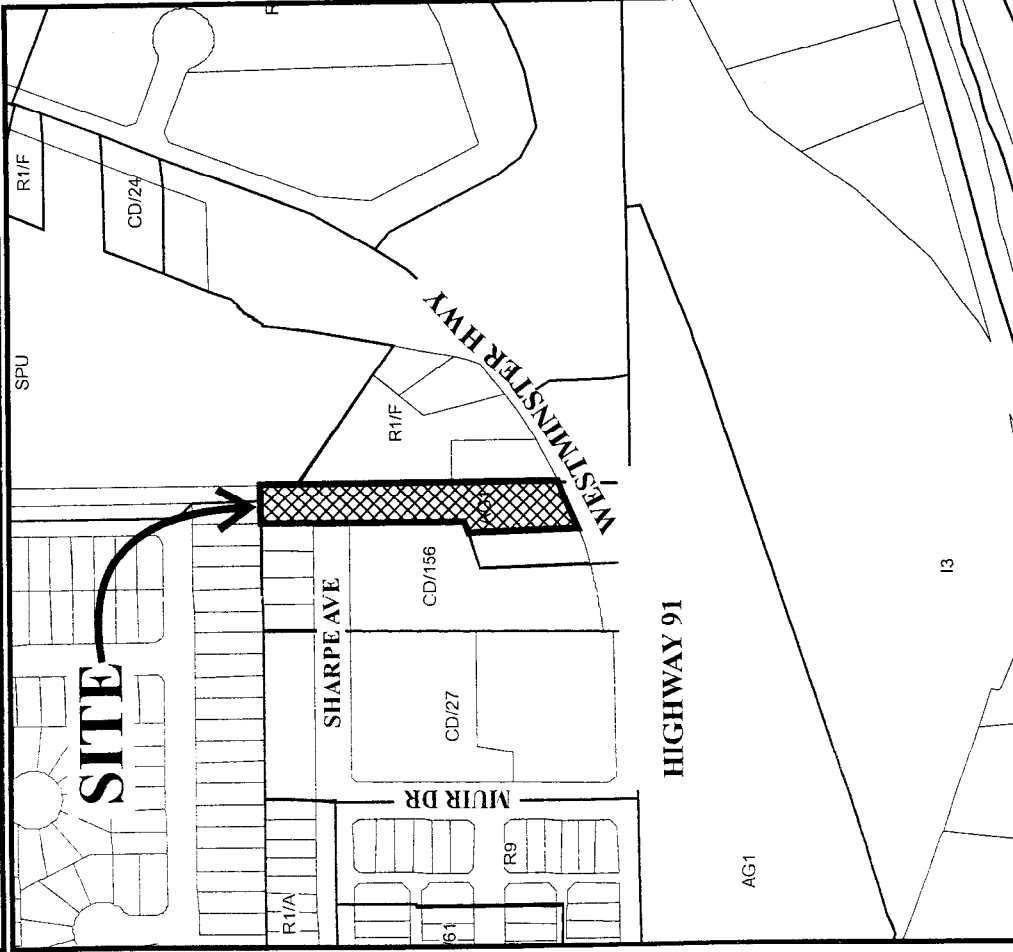
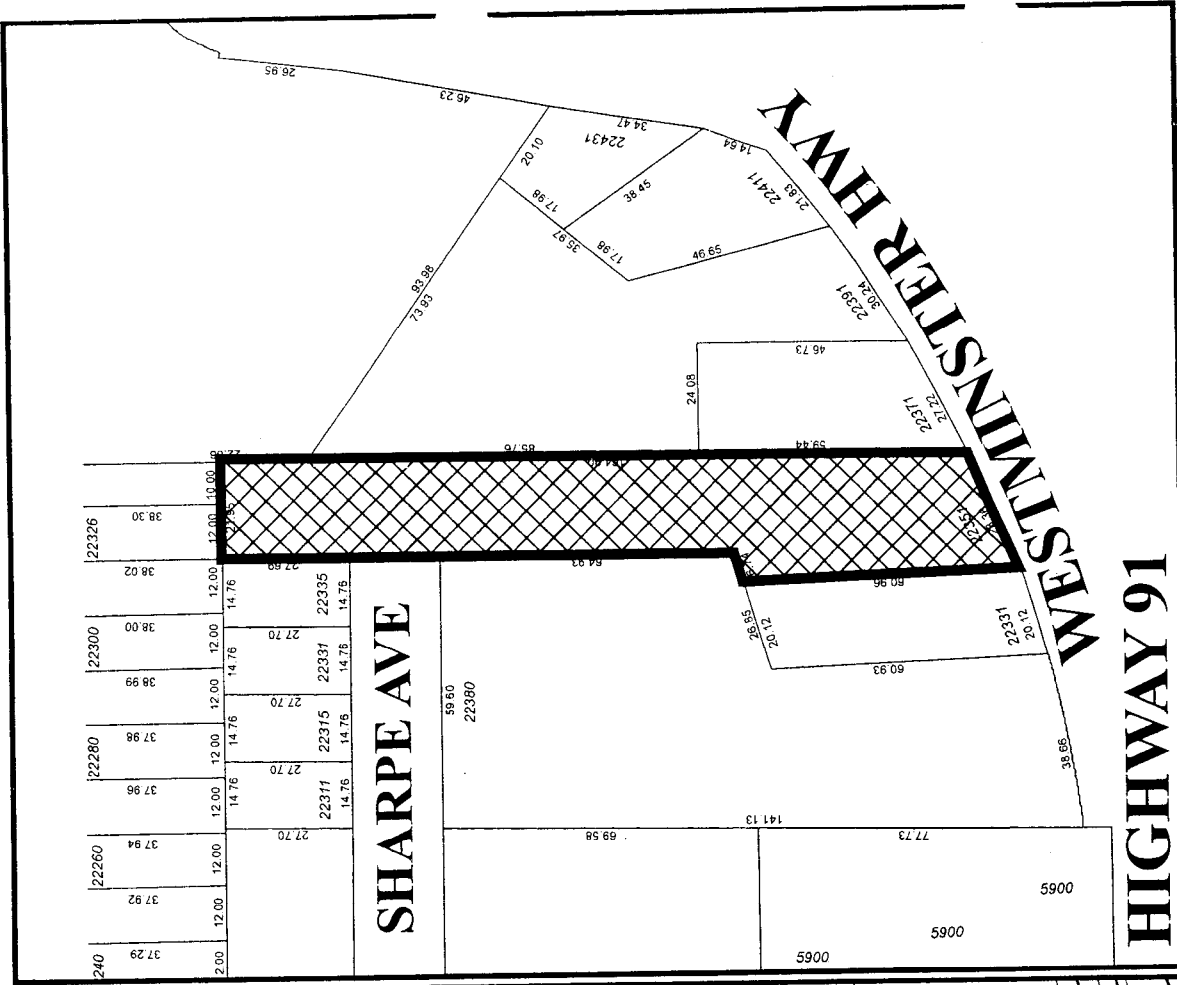



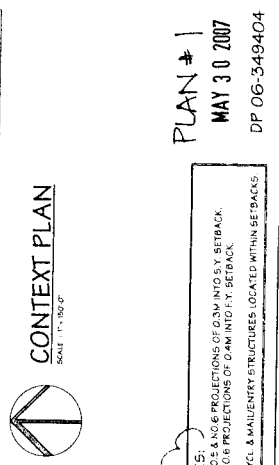
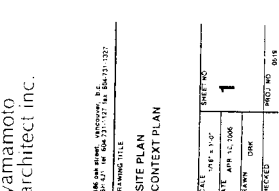
DP 06-349404
SCHEDULE "A"

Original Date: 10/19/06

Revision Date:

Note: Dimensions are in METRES





SITE PLAN
SCALE: 1" = 20'-0"

TE AREA (AFTER DEDICATION). 3,106.9 SQ.FT. (2,890 SQ.M.)

THE COVERAGE;
BY ALLOWED

ALLOWED: 31,069 SQ.FT. x 38% = 11,820.6 SQ.FT.
PROPOSED: BUILDINGS: 9,760.7 SQ.FT. (31.4%)
GAR., RECYCL., ENTRY STRUCTURES: 177 SQ.FT. (0.5%)

PORCHES: 143.3 SQ.F. (0.5%)
TOTAL: 10,081.0 SQ.F. (32.4% INCLUDING PORCHES)

A.R.:

MAX. ALLOWED FLOOR AREA :
106.93 SQ.FT. x 0.70 = 21,774.0 SQ.FT.

PROPOSED FLOOR AREA:[illegible]

2FA A & B PARKING: 17 UNITS = 21774 sq.ft. 7947.2 sq.ft. 223.1 sq.ft.

REQUIRED: 2.0 SPACES x 19 UNITS = 38 SPACES (RESIDENTS)
0.2 SPACES x 17 UNITS = 3.4 SPACES (COMMERCIAL)

(2% OF ALL STALLS TO BE ACCESSIBLE = 4 SPACES (VISITORS); 1 SPACE)

19 UNITS x 2 CAR GARAGE = 38 SPACES
VISITOR PARKING SPACES = 4 SPACES

ACCESSIBLE STALLS	TOTAL 42 SPACES
1 SPACE	

NOTE: 18 STALLS IN 9 UNITS ARE TANDEM PARKING

COMMUNITY AREA:

17 UNITS \times 64.594 SQ.FT.(6 SQ.M.) = 1,098.098 SQ.FT.

1,0034 Ft.

STATISTICS:

VIC ADDRESS:

GENERAL DESCRIPTION

NET AREA (GROSS)

REA A STATISTICS:

THE AREA (AFTER DEDICATION):

COVERAGE
X ALLOWED :

PROPOSED :

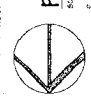
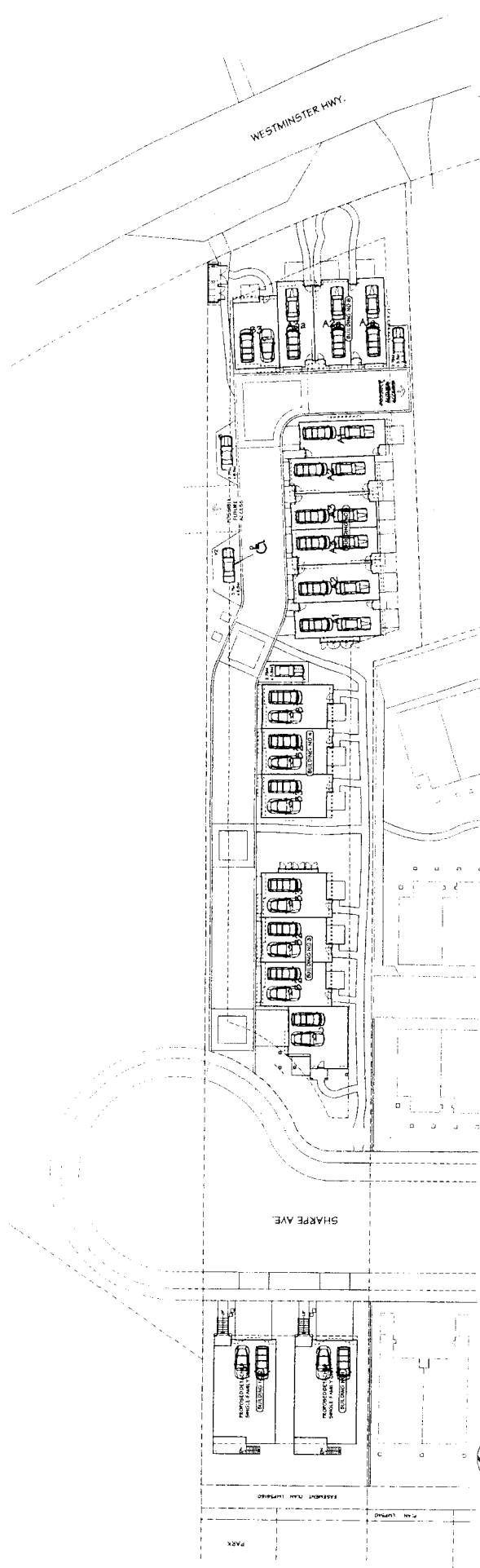
AR :

X. ALLOWED FLOOR AREA :
55.2 SQ.FT. x 0.74 = 40.85 SQ.FT.

PROPOSED FLOOR AREA

ATTACHED UNIT (5 DRS)	2,424
-----------------------	-------

AL	(FAS)



PARKING LAYOUT PLAN
Scale 1" = 20'-0"

NOTE: ALL STALLS INTANDEM GARAGE ARE STANDARD SIZE SPACES
EACH SIDE BY SIDE GARAGE
INCLUDES 1 REGULAR AND
1 SMALL CAR PARKING SPACE

AREA A & B PARKING:

REQUIRED:	20 SPACES x 19 UNITS =	38 SPACES (RESIDENTS)
	02 SPACES x 17 UNITS =	4 SPACES (VISITORS)
	(2% OF ALL STALLS TO BE ACCESSIBLE) =	15SPACE
PROVIDED:	19 UNITS x 2 CAR GARAGE =	38 SPACES
	VISITOR PARKING SPACES =	4 SPACES
	TOTAL	42 SPACES
	ACCESSIBLE STALLS	15SPACE

NOTE: 19 STALLS IN 8 UNITS ARE TANDEM PARKING

DESIGNED BY	2235 WESTMINSTER HWY RICHMOND, B.C.
DATE	1997
REVISIONS	
CONSULTANT	

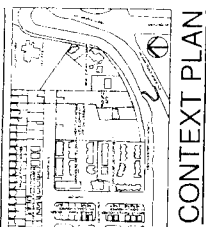
PROJECT:
19 UNIT
TOWNHOUSE DEVELOPMENT

2235 WESTMINSTER HWY
RICHMOND, B.C.
tomizo
yamamoto
architect inc.

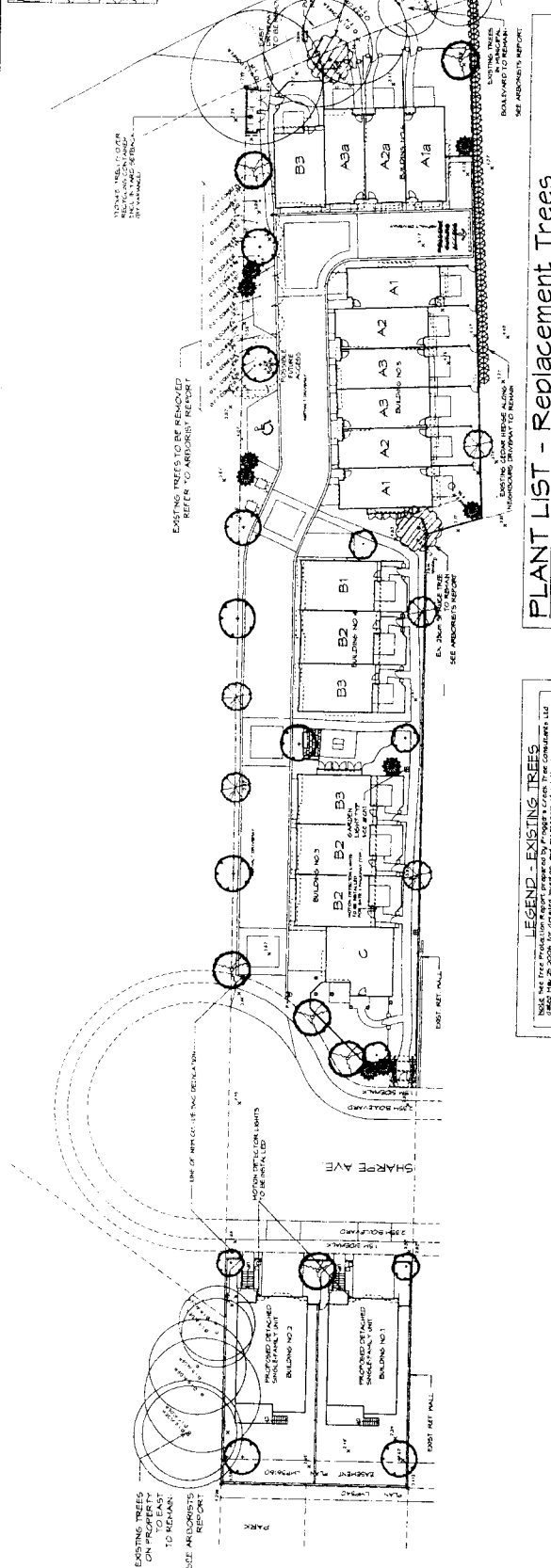
2235 WESTMINSTER HWY, RICHMOND, B.C. V6V 1Y1
2235 WESTMINSTER HWY, RICHMOND, B.C. V6V 1Y1
DRAWING TITLE
PARKING PLAN

PLAN # 2
MAY 30 2007
DP 06-349404

SCALE	1" = 1'-0"	CHECKED	
DATE	MAY 10 2006	2	
DESIGNED BY	ONE	CHECKED	
PROJECT NO.	06-349404		



CONTEXT PLAN
SCALE: 1:1000



PLANT LIST - Replacement Trees

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	5	Araucaria arborescens	Downy Sycamore	Sum cal B18
	6	Cercidiphyllum japonicum	Katsura Tree	Sum cal B40
	8	Liquidambar styraciflua	Sweetgum	Sum cal B40
	5	Nageliana leucum	Korean Magnolia	Sum cal B40
	0	Prunella emarginata	Serotina Spruce	2 5m cal B18
33 TOTAL REPLACEMENT TREES PROVIDED				

LEGEND - EXISTING TREES

NOTE: See Tree Protection Report prepared by [Name] for details of existing trees and their locations. All trees shown on this plan are to be retained unless otherwise indicated.

EXISTING TREES - ON-SITE - TO BE RETAINED
2 existing on-site trees to be retained

EXISTING TREES - OFF-SITE - TO BE RETAINED
All off-site trees to be retained

EXISTING TREES - ON-SITE - TO BE REMOVED
15 off-site trees to be removed

PROJECT
19 UNIT
TOWNHOUSE
DEVELOPMENT

2222 WESTMINSTER HWY
RICHMOND B.C.

DESIGNED BY: RORY DAFCE
LANDSCAPE ARCHITECT
1122 BROADWAY
VANCOUVER, B.C. V6C 1A5
PHONE: 604-681-0000
FAX: 604-681-0011
WWW.DAFCE.COM

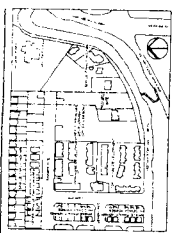
DATE: JULY 10, 2007

PROJECT NO: 001-001

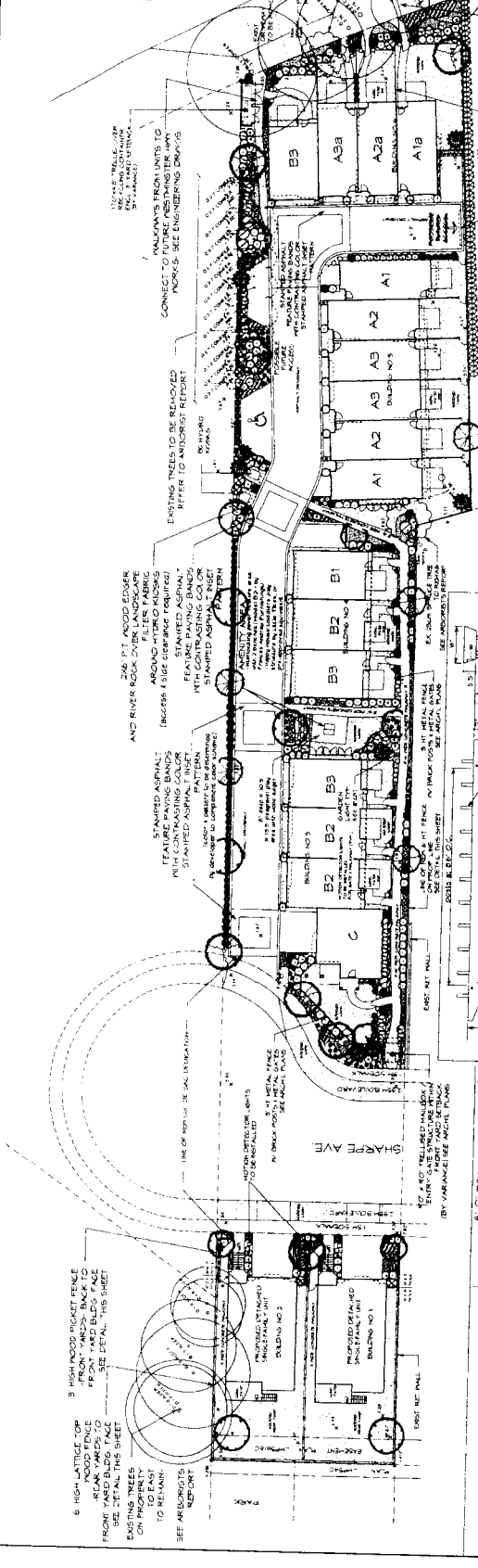
PLAN # 3A MAY 30 2007
DP 06349404

DATE: JULY 10, 2007
DRAWN BY: [Name]
CHECKED BY: [Name]

SCALE: 1:1000



CONTEXT PLAN
SCALE 1" = 30'-0"



SCALE 1" = 30'-0"

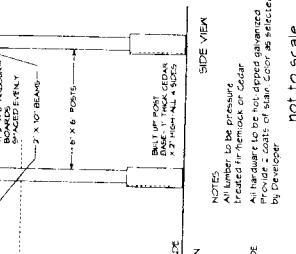
PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
(Symbol)	5	Amelanchier canadensis	Downy Serviceberry	5m Cal B&B
(Symbol)	6	Cercidiphyllum japonicum	Katsura Tree	5m Cal B&B
(Symbol)	6	Liquidambar styraciflua	Sweetgum	6m Cal B&B
(Symbol)	5	Nagelodolus	Kobus Magnolia	5m Cal B&B
(Symbol)	4	Ficus emorika	Serbian Spruce	25m Ht. B&B
SHRUBS				
(Symbol)	24	Aster Edward Goucher	Edward Goucher Aster	4" Cont.
(Symbol)	55	Aster sp.	White New Aster variety	4" Cont.
(Symbol)	11	Buxus microphylla Winter green	Winter Green Boxwood	4" Cont. 25 O.C.
(Symbol)	4	Cornus alba E. G. G. G. G.	Silvered Dogwood	4" Cont.
(Symbol)	30	Eucalyptus globulus Emerald & Gold	Emerald & Gold Eucalyptus	4" Cont. 25 O.C.
(Symbol)	20	Hedera helix var. 'Duffii'	Dwarf Heavenly Hedera	4" Cont.
(Symbol)	4	Potamogeton perfoliatus	Kidney Potentilla	4" Cont.
(Symbol)	12	Phlox paniculata	Phlox	4" Cont.
(Symbol)	100	Thuja occidentalis 'Smaragd'	Emerald Cedar	4" Cont. 4 O.C.
(Symbol)	100	Thuja occidentalis 'Smaragd'	Emerald Cedar	4" Cont. 3 O.C.
(Symbol)	54	Viburnum davidii	Davids Viburnum	12m Ht. 25 O.C.
(Symbol)	201	Arctostaphylos uva-ursi	Vine Jase	4" Cont. 30 O.C.
(Symbol)	4	Clematis integrifolia	Evergreen Clematis	4" Cont. 10m to arbour
(Symbol)	82	Erica sp.	Erica	4" Cont. 24 O.C.
(Symbol)	81	Fuchsia glauca	Blue Fuchsia varieties	4" Cont. 24 O.C.
(Symbol)	74	Sedum spectabile	Sedum	4" Cont. 24 O.C.
(Symbol)	10	Lavandula angustifolia	English Lavender varieties	4" Cont. 24 O.C.
GRANDCOVERS				
(Symbol)	not shown	not shown	not shown	not shown

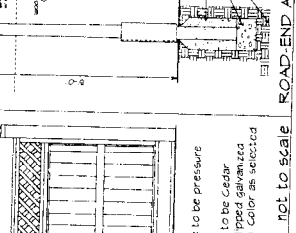
SCALE 1" = 30'-0"

LANDSCAPE PLAN

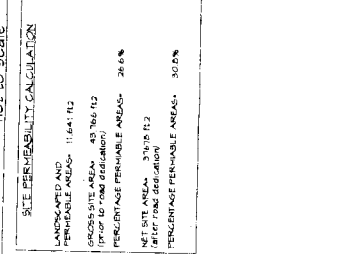
SHEET NO.	12
DATE	MAY 30 2007
PROJECT NO.	DP 06349404
DRAWN BY	NO
CHECKED BY	NO



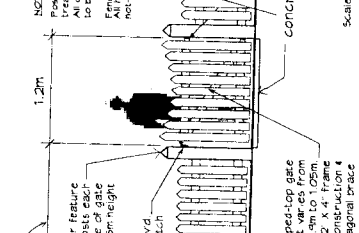
FINISHED GRADE
ELEVATION
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



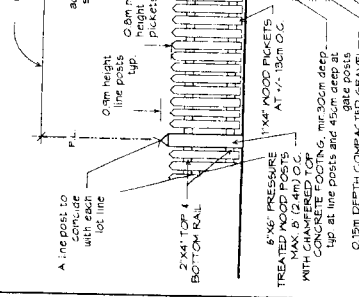
6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



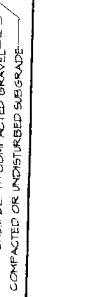
6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE



6' HIGH LATTICE TOP WOOD FENCE
NOT TO SCALE
CONCRETE FOOTING
1.2m DEEP
15m DEEP
CONCRETE SUBGRADE
NOT TO SCALE

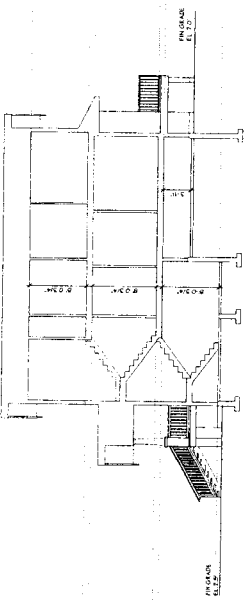
NOTES:
1. SEE PLAN FOR
2. SEE PLAN FOR

THIRD FLOOR
11.30'0"

SECOND FLOOR
11.30'0"

FIRST FLOOR
11.30'0"

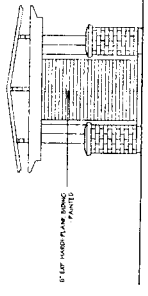
GROUND FLOOR
11.30'0"



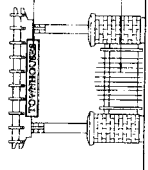
CROSS SECTION
BUILDING NO. 1

PLAN #4
MAY 30 2007
DP 06349404

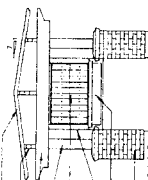
DATE	NO.	DATE	NO.
11/15/07	1	11/15/07	1
11/15/07	2	11/15/07	2
11/15/07	3	11/15/07	3
11/15/07	4	11/15/07	4
11/15/07	5	11/15/07	5
11/15/07	6	11/15/07	6
11/15/07	7	11/15/07	7
11/15/07	8	11/15/07	8
11/15/07	9	11/15/07	9
11/15/07	10	11/15/07	10
11/15/07	11	11/15/07	11
11/15/07	12	11/15/07	12
11/15/07	13	11/15/07	13
11/15/07	14	11/15/07	14
11/15/07	15	11/15/07	15
11/15/07	16	11/15/07	16
11/15/07	17	11/15/07	17
11/15/07	18	11/15/07	18
11/15/07	19	11/15/07	19
11/15/07	20	11/15/07	20
11/15/07	21	11/15/07	21
11/15/07	22	11/15/07	22
11/15/07	23	11/15/07	23
11/15/07	24	11/15/07	24
11/15/07	25	11/15/07	25
11/15/07	26	11/15/07	26
11/15/07	27	11/15/07	27
11/15/07	28	11/15/07	28
11/15/07	29	11/15/07	29
11/15/07	30	11/15/07	30
11/15/07	31	11/15/07	31
11/15/07	32	11/15/07	32
11/15/07	33	11/15/07	33
11/15/07	34	11/15/07	34
11/15/07	35	11/15/07	35
11/15/07	36	11/15/07	36
11/15/07	37	11/15/07	37
11/15/07	38	11/15/07	38
11/15/07	39	11/15/07	39
11/15/07	40	11/15/07	40
11/15/07	41	11/15/07	41
11/15/07	42	11/15/07	42
11/15/07	43	11/15/07	43
11/15/07	44	11/15/07	44
11/15/07	45	11/15/07	45
11/15/07	46	11/15/07	46
11/15/07	47	11/15/07	47
11/15/07	48	11/15/07	48
11/15/07	49	11/15/07	49
11/15/07	50	11/15/07	50
11/15/07	51	11/15/07	51
11/15/07	52	11/15/07	52
11/15/07	53	11/15/07	53
11/15/07	54	11/15/07	54
11/15/07	55	11/15/07	55
11/15/07	56	11/15/07	56
11/15/07	57	11/15/07	57
11/15/07	58	11/15/07	58
11/15/07	59	11/15/07	59
11/15/07	60	11/15/07	60
11/15/07	61	11/15/07	61
11/15/07	62	11/15/07	62
11/15/07	63	11/15/07	63
11/15/07	64	11/15/07	64
11/15/07	65	11/15/07	65
11/15/07	66	11/15/07	66
11/15/07	67	11/15/07	67
11/15/07	68	11/15/07	68
11/15/07	69	11/15/07	69
11/15/07	70	11/15/07	70
11/15/07	71	11/15/07	71
11/15/07	72	11/15/07	72
11/15/07	73	11/15/07	73
11/15/07	74	11/15/07	74
11/15/07	75	11/15/07	75
11/15/07	76	11/15/07	76
11/15/07	77	11/15/07	77
11/15/07	78	11/15/07	78
11/15/07	79	11/15/07	79
11/15/07	80	11/15/07	80
11/15/07	81	11/15/07	81
11/15/07	82	11/15/07	82
11/15/07	83	11/15/07	83
11/15/07	84	11/15/07	84
11/15/07	85	11/15/07	85
11/15/07	86	11/15/07	86
11/15/07	87	11/15/07	87
11/15/07	88	11/15/07	88
11/15/07	89	11/15/07	89
11/15/07	90	11/15/07	90
11/15/07	91	11/15/07	91
11/15/07	92	11/15/07	92
11/15/07	93	11/15/07	93
11/15/07	94	11/15/07	94
11/15/07	95	11/15/07	95
11/15/07	96	11/15/07	96
11/15/07	97	11/15/07	97
11/15/07	98	11/15/07	98
11/15/07	99	11/15/07	99
11/15/07	100	11/15/07	100



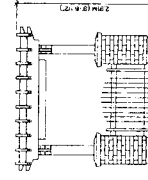
EAST ELEVATION
SCALE 1/4" = 1'-0"



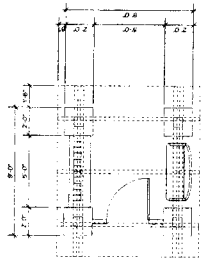
NORTH ELEVATION
SCALE 1/4" = 1'-0"



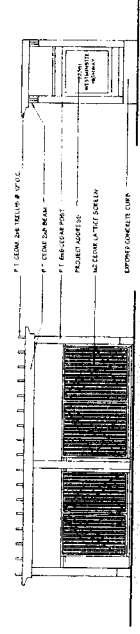
WEST ELEVATION
SCALE 1/4" = 1'-0"



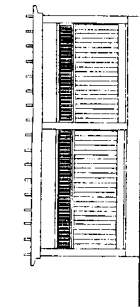
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



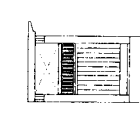
ENTRY STRUCTURE PLAN
SCALE 1/4" = 1'-0"



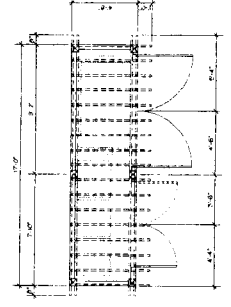
WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



RECYCLING ENCLOSURE PLAN
SCALE 1/4" = 1'-0"

3281 WESTMINSTER DR
RICHMOND, B.C.

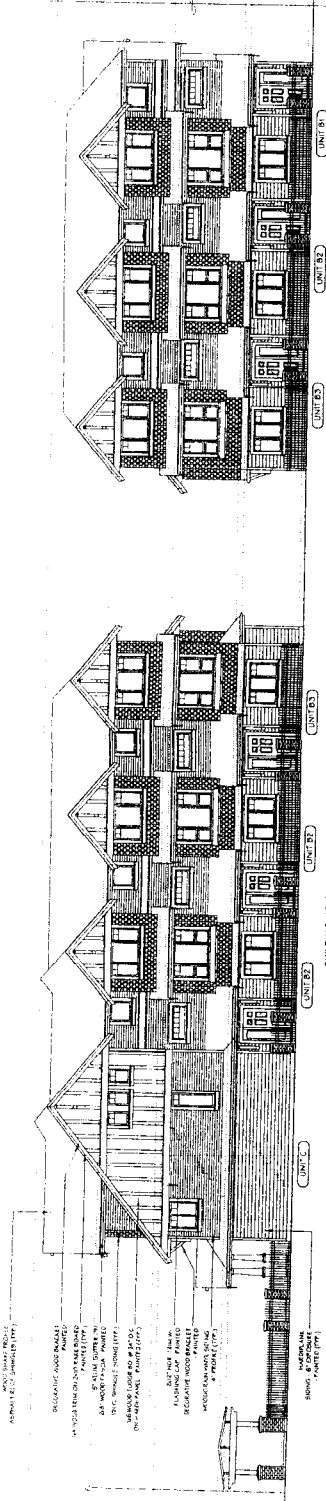
tomizo
yamamoto
architect inc.

3281 WESTMINSTER DR
RICHMOND, B.C.
V6V 1Y7
TEL: 604-271-1327
FAX: 604-271-1327
WWW.TOMIZOARCHITECT.COM

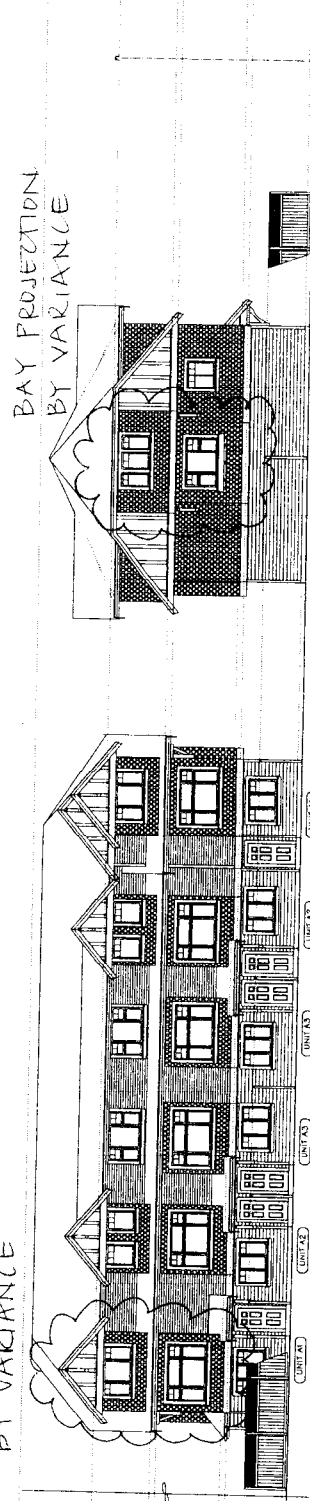
ELEVATIONS

DATE	NO.	DATE	NO.
APR 13 2006	7	APR 13 2006	7
APR 13 2006	8	APR 13 2006	8
APR 13 2006	9	APR 13 2006	9
APR 13 2006	10	APR 13 2006	10
APR 13 2006	11	APR 13 2006	11
APR 13 2006	12	APR 13 2006	12
APR 13 2006	13	APR 13 2006	13
APR 13 2006	14	APR 13 2006	14
APR 13 2006	15	APR 13 2006	15
APR 13 2006	16	APR 13 2006	16
APR 13 2006	17	APR 13 2006	17
APR 13 2006	18	APR 13 2006	18
APR 13 2006	19	APR 13 2006	19
APR 13 2006	20	APR 13 2006	20
APR 13 2006	21	APR 13 2006	21
APR 13 2006	22	APR 13 2006	22
APR 13 2006	23	APR 13 2006	23
APR 13 2006	24	APR 13 2006	24
APR 13 2006	25	APR 13 2006	25
APR 13 2006	26	APR 13 2006	26
APR 13 2006	27	APR 13 2006	27
APR 13 2006	28	APR 13 2006	28
APR 13 2006	29	APR 13 2006	29
APR 13 2006	30	APR 13 2006	30
APR 13 2006	31	APR 13 2006	31
APR 13 2006	32	APR 13 2006	32
APR 13 2006	33	APR 13 2006	33
APR 13 2006	34	APR 13 2006	34
APR 13 2006	35	APR 13 2006	35
APR 13 2006	36	APR 13 2006	36
APR 13 2006	37	APR 13 2006	37
APR 13 2006	38	APR 13 2006	38
APR 13 2006	39	APR 13 2006	39
APR 13 2006	40	APR 13 2006	40
APR 13 2006	41	APR 13 2006	41
APR 13 2006	42	APR 13 2006	42
APR 13 2006	43	APR 13 2006	43
APR 13 2006	44	APR 13 2006	44
APR 13 2006	45	APR 13 2006	45
APR 13 2006	46	APR 13 2006	46
APR 13 2006	47	APR 13 2006	47
APR 13 2006	48	APR 13 2006	48
APR 13 2006	49	APR 13 2006	49
APR 13 2006	50	APR 13 2006	50
APR 13 2006	51	APR 13 2006	51
APR 13 2006	52	APR 13 2006	52
APR 13 2006	53	APR 13 2006	53
APR 13 2006	54	APR 13 2006	54
APR 13 2006	55	APR 13 2006	55
APR 13 2006	56	APR 13 2006	56
APR 13 2006	57	APR 13 2006	57
APR 13 2006	58	APR 13 2006	58
APR 13 2006	59	APR 13 2006	59
APR 13 2006	60	APR 13 2006	60
APR 13 2006	61	APR 13 2006	61
APR 13 2006	62	APR 13 2006	62
APR 13 2006	63	APR 13 2006	63
APR 13 2006	64	APR 13 2006	64
APR 13 2006	65	APR 13 2006	65
APR 13 2006	66	APR 13 2006	66
APR 13 2006	67	APR 13 2006	67
APR 13 2006	68	APR 13 2006	68
APR 13 2006	69	APR 13 2006	69
APR 13 2006	70	APR 13 2006	70
APR 13 2006	71	APR 13 2006	71
APR 13 2006	72	APR 13 2006	72
APR 13 2006	73	APR 13 2006	73
APR 13 2006	74	APR 13 2006	74
APR 13 2006	75	APR 13 2006	75
APR 13 2006	76	APR 13 2006	76
APR 13 2006	77	APR 13 2006	77
APR 13 2006	78	APR 13 2006	78
APR 13 2006	79	APR 13 2006	79
APR 13 2006	80	APR 13 2006	80
APR 13 2006	81	APR 13 2006	81
APR 13 2006	82	APR 13 2006	82
APR 13 2006	83	APR 13 2006	83
APR 13 2006	84	APR 13 2006	84
APR 13 2006	85	APR 13 2006	85
APR 13 2006	86	APR 13 2006	86
APR 13 2006	87	APR 13 2006	87
APR 13 2006	88	APR 13 2006	88
APR 13 2006	89	APR 13 2006	89
APR 13 2006	90	APR 13 2006	90
APR 13 2006	91	APR 13 2006	91
APR 13 2006	92	APR 13 2006	92
APR 13 2006	93	APR 13 2006	93
APR 13 2006	94	APR 13 2006	94
APR 13 2006	95	APR 13 2006	95
APR 13 2006	96	APR 13 2006	96
APR 13 2006	97	APR 13 2006	97
APR 13 2006	98	APR 13 2006	98
APR 13 2006	99	APR 13 2006	99
APR 13 2006	100	APR 13 2006	100

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

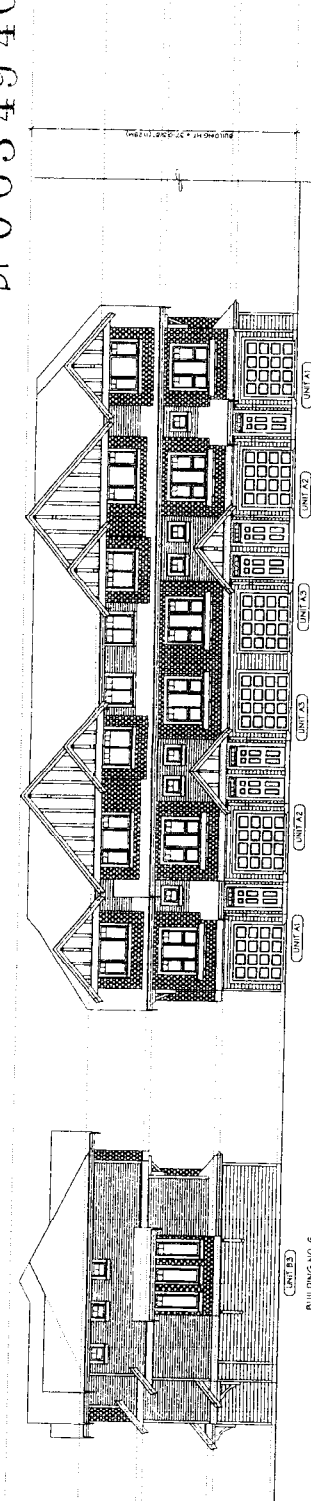


CORNER PROJECTION
BY VARIANCE



BAY PROJECTION
BY VARIANCE

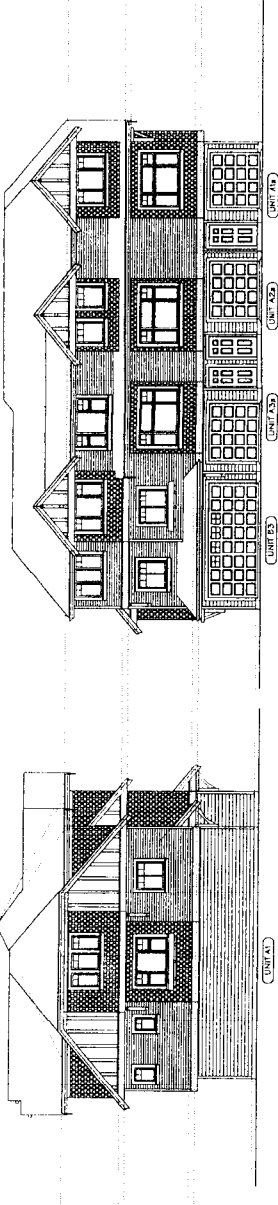
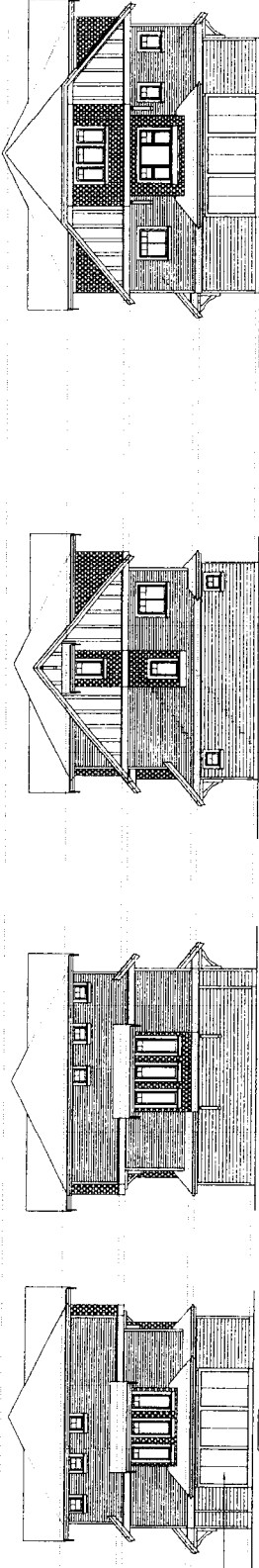
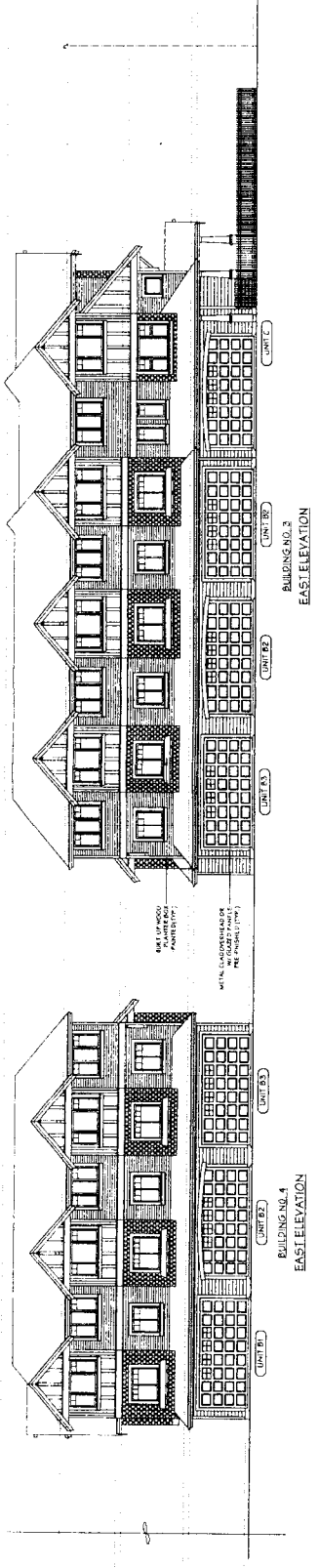
PLAN # 6 MAY 30 2007
DP06349404



DATE	NO.	DATE	NO.
10/18/07	1	10/18/07	1
11/15/07	2	11/15/07	2
12/15/07	3	12/15/07	3
01/15/08	4	01/15/08	4
02/15/08	5	02/15/08	5
03/15/08	6	03/15/08	6
04/15/08	7	04/15/08	7
05/15/08	8	05/15/08	8
06/15/08	9	06/15/08	9
07/15/08	10	07/15/08	10
08/15/08	11	08/15/08	11
09/15/08	12	09/15/08	12
10/15/08	13	10/15/08	13
11/15/08	14	11/15/08	14
12/15/08	15	12/15/08	15
01/15/09	16	01/15/09	16
02/15/09	17	02/15/09	17
03/15/09	18	03/15/09	18
04/15/09	19	04/15/09	19
05/15/09	20	05/15/09	20
06/15/09	21	06/15/09	21
07/15/09	22	07/15/09	22
08/15/09	23	08/15/09	23
09/15/09	24	09/15/09	24
10/15/09	25	10/15/09	25
11/15/09	26	11/15/09	26
12/15/09	27	12/15/09	27
01/15/10	28	01/15/10	28
02/15/10	29	02/15/10	29
03/15/10	30	03/15/10	30
04/15/10	31	04/15/10	31
05/15/10	32	05/15/10	32
06/15/10	33	06/15/10	33
07/15/10	34	07/15/10	34
08/15/10	35	08/15/10	35
09/15/10	36	09/15/10	36
10/15/10	37	10/15/10	37
11/15/10	38	11/15/10	38
12/15/10	39	12/15/10	39
01/15/11	40	01/15/11	40
02/15/11	41	02/15/11	41
03/15/11	42	03/15/11	42
04/15/11	43	04/15/11	43
05/15/11	44	05/15/11	44
06/15/11	45	06/15/11	45
07/15/11	46	07/15/11	46
08/15/11	47	08/15/11	47
09/15/11	48	09/15/11	48
10/15/11	49	10/15/11	49
11/15/11	50	11/15/11	50
12/15/11	51	12/15/11	51
01/15/12	52	01/15/12	52
02/15/12	53	02/15/12	53
03/15/12	54	03/15/12	54
04/15/12	55	04/15/12	55
05/15/12	56	05/15/12	56
06/15/12	57	06/15/12	57
07/15/12	58	07/15/12	58
08/15/12	59	08/15/12	59
09/15/12	60	09/15/12	60
10/15/12	61	10/15/12	61
11/15/12	62	11/15/12	62
12/15/12	63	12/15/12	63
01/15/13	64	01/15/13	64
02/15/13	65	02/15/13	65
03/15/13	66	03/15/13	66
04/15/13	67	04/15/13	67
05/15/13	68	05/15/13	68
06/15/13	69	06/15/13	69
07/15/13	70	07/15/13	70
08/15/13	71	08/15/13	71
09/15/13	72	09/15/13	72
10/15/13	73	10/15/13	73
11/15/13	74	11/15/13	74
12/15/13	75	12/15/13	75
01/15/14	76	01/15/14	76
02/15/14	77	02/15/14	77
03/15/14	78	03/15/14	78
04/15/14	79	04/15/14	79
05/15/14	80	05/15/14	80
06/15/14	81	06/15/14	81
07/15/14	82	07/15/14	82
08/15/14	83	08/15/14	83
09/15/14	84	09/15/14	84
10/15/14	85	10/15/14	85
11/15/14	86	11/15/14	86
12/15/14	87	12/15/14	87
01/15/15	88	01/15/15	88
02/15/15	89	02/15/15	89
03/15/15	90	03/15/15	90
04/15/15	91	04/15/15	91
05/15/15	92	05/15/15	92
06/15/15	93	06/15/15	93
07/15/15	94	07/15/15	94
08/15/15	95	08/15/15	95
09/15/15	96	09/15/15	96
10/15/15	97	10/15/15	97
11/15/15	98	11/15/15	98
12/15/15	99	12/15/15	99
01/15/16	100	01/15/16	100

PROJECT
 TOWNHOUSE DEVELOPMENT
 15 UNIT
 2201 WESTMINSTER WAY
 RICHMOND, B.C.
 tomizo
 yamamoto
 architect inc.
 2201 WESTMINSTER WAY
 RICHMOND, B.C.
 604-271-1137 FAX 604-271-1377
 DRAWING TITLE
 ELEVATIONS
 SCALE
 DATE
 DRAWN
 CHECKED
 PROJECT NO.

SCALE	DATE	DRAWN	CHECKED
1" = 10'	MAY 13 2008	DM	DM
PROJECT NO.	5		

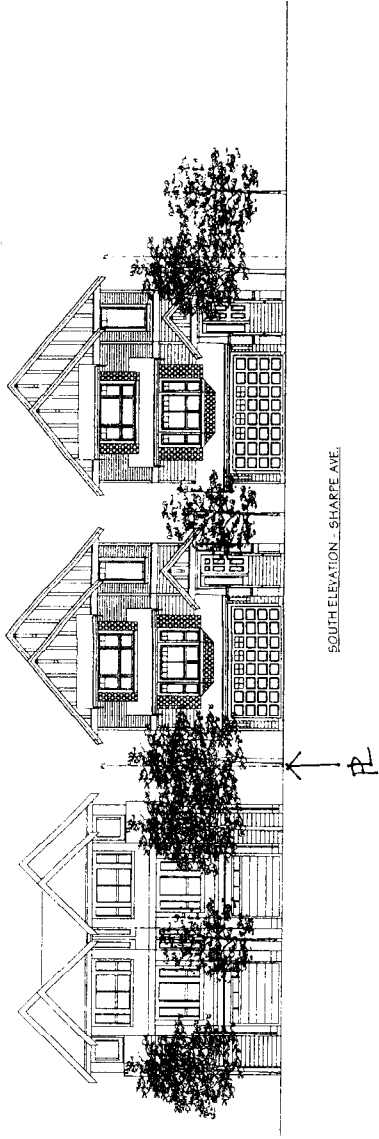


PLAN # 7
MAY 30 2007
DP 06349404

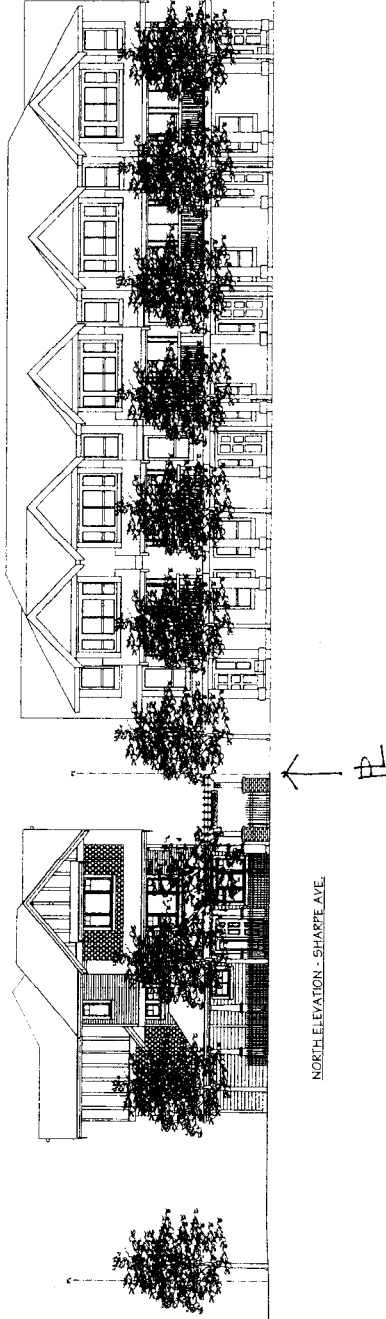
19 UNIT
TOWNHOUSE DEVELOPMENT

220 WESTMINSTER HWY
RICHMOND, BC
tomizo
yamamoto
architect inc.

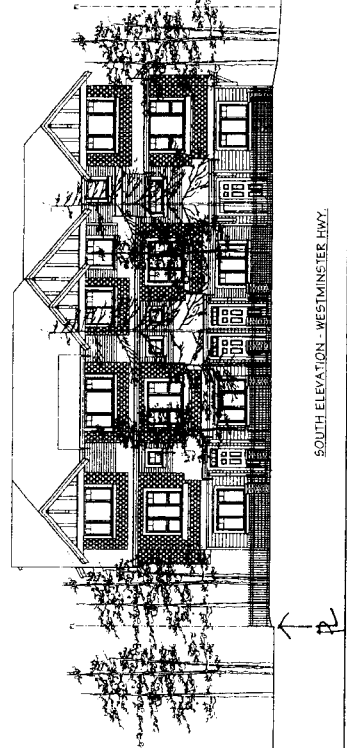
2200 10th Ave, Vancouver, BC
VAN V1P 3M1 Tel: 604-271-1177 Fax: 604-271-1327
DRAWING TITLE
ELEVATIONS
SHEET NO
6
DATE
JAN 17 2008
DRAWN
CHK
CHECKED
RECD NO
6319



SOUTH ELEVATION - SHARPE AVE.



NORTH ELEVATION - SHARPE AVE.



SOUTH ELEVATION - WESTMINSTER HWY.

REFERENCE PLAN A MAY 30 2007
DP 06349404

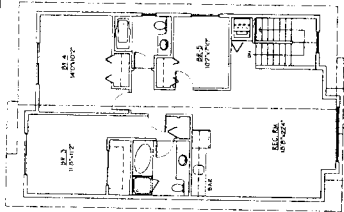
NO.	DATE	REVISIONS
1	MAY 7, 2007	QUADRETER PLAN AND
2		CONTRACT

PROJECT
19 UNIT
TOWNHOUSE DEVELOPMENT

2203 WESTMINSTER HWY
PUEBLO, CO 81001
tomizo
yamamoto
architect inc.

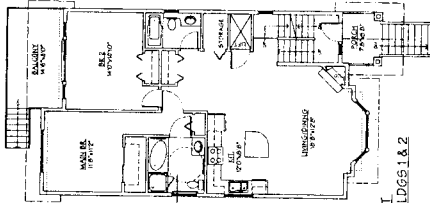
2203 WESTMINSTER HWY
PUEBLO, CO 81001
DRAWING TITLE
STREETSCAPE
ELEVATIONS

SCALE	1/4" = 1'-0"	SHEET NO.
DATE	MAY 7, 2007	11
DRAWN BY	DMK	
CHECKED BY		



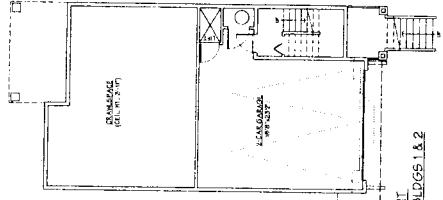
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CONVERSION: 2 UNITS @ BLDGS 1 & 2
SCALE: 1/8" = 1'-0"

POSSIBLE ACCESSIBLE UNIT
CONVERSION: 2 UNITS @ BLDGS 1 & 2
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CONVERSION: 2 UNITS @ BLDGS 1 & 2
SCALE: 1/8" = 1'-0"

POSSIBLE ACCESSIBLE UNIT
CONVERSION: 2 UNITS @ BLDGS 1 & 2
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CONVERSION: 2 UNITS @ BLDGS 1 & 2
SCALE: 1/8" = 1'-0"

POSSIBLE ACCESSIBLE UNIT
CONVERSION: 2 UNITS @ BLDGS 1 & 2
SCALE: 1/8" = 1'-0"

REFERENCE PLAN B MAY 30 2007

DP 06349404

FLOOR PLANS

TOTAL	10
DATE	MAY 31, 2006
DRAWN	D.A.K.
CHECKED	10

NO.	DATE	REVISIONS
1	MAY 30, 2006	ISSUED AS PER COMMENTS
2	MAY 31, 2006	ISSUED FOR 2ND FLOOR PLAN
3	MAY 31, 2006	ISSUED FOR 3RD FLOOR PLAN

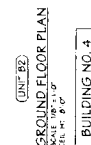
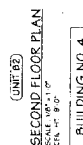
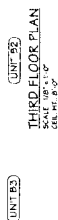
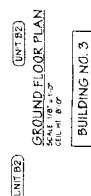
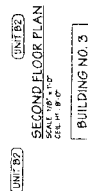
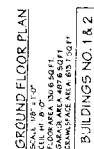
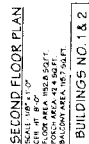
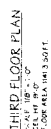
PROJECT	TOWNHOUSE DEVELOPMENT
19 UNIT	
2280 WESTMINSTER HWY	
REICHMOND, B.C.	

DESIGNED BY	tomizo yamamoto architect inc.
PROJECT	TOWNHOUSE DEVELOPMENT
19 UNIT	
2280 WESTMINSTER HWY	
REICHMOND, B.C.	

2280 WESTMINSTER HWY	
REICHMOND, B.C.	
tomizo yamamoto architect inc.	

2280 WESTMINSTER HWY	
REICHMOND, B.C.	
tomizo yamamoto architect inc.	

TOTAL	10
DATE	MAY 31, 2006
DRAWN	D.A.K.
CHECKED	10



REFERENCE PLAN
DP 06349404
MAY 30 2007

DATE	NO. 2008	REVISED AS PER AOP COMMENTS
DATE	NO. 2007	ISSUED FOR AOP DESIGN PANEL
DATE	NO. 2006	ISSUED FOR AOP PERMIT A/P
DATE	NO.	REVISIONS

CONSULTANT

PROJECT

TOWNHOUSE DEVELOPMENT

22351 WESTMINSTER HWY
RICHMOND, B.C.

136 Oak Street, Vancouver, B.C.
 604-731-1127 (in 604-731-1227)

DRAWING TITLE

FLOOR PLANS

DATE	1/8/2006	SHEET NO	8
DATE	MAR 27, 2006		
DRAWN	DPK		
CHECKED		PROJECT NO	AL-18

REFERENCE PLAN
MAY 30 2007
DP 06349404

DATE	NO. 2006	THIRD AS PER COMMENTS
DATE	NO. 19	UNIT 19 UNIT
DATE	NO. 17	UNIT 17 UNIT
DATE	NO. 16	UNIT 16 UNIT
DATE	NO. 15	UNIT 15 UNIT
DATE	NO. 14	UNIT 14 UNIT
DATE	NO. 13	UNIT 13 UNIT
DATE	NO. 12	UNIT 12 UNIT
DATE	NO. 11	UNIT 11 UNIT
DATE	NO. 10	UNIT 10 UNIT
DATE	NO. 9	UNIT 9 UNIT
DATE	NO. 8	UNIT 8 UNIT
DATE	NO. 7	UNIT 7 UNIT
DATE	NO. 6	UNIT 6 UNIT
DATE	NO. 5	UNIT 5 UNIT
DATE	NO. 4	UNIT 4 UNIT
DATE	NO. 3	UNIT 3 UNIT
DATE	NO. 2	UNIT 2 UNIT
DATE	NO. 1	UNIT 1 UNIT

PROJECT
TOWNHOUSE DEVELOPMENT

2201 WEST MINSTER UNIT
PITTSBURGH, PA
tomizo
yamamoto
architect inc.

2201 WEST MINSTER UNIT
PITTSBURGH, PA
DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	MAY 27 2006
DESIGNER	DM
CHECKED	DM
DATE	05-13

