City of Richmond
Urban Development Division

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	August 10, 2006
From:	Jean Lamontagne Director of Development	**File:**	DP 06-325113
Re:	**Application by Am-Pri Construction Ltd. for a Development Permit at 7060 Ash Street (formerly 7040 and 7060 Ash Street)**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 17 unit townhouse development at 7060 Ash Street (formerly 7040 and 7060 Ash Street) on a site zoned Comprehensive Development District (CD/35); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
    a) Reduce the front yard setback from 6 m to 1.52 m for a garbage enclosure and a mailbox enclosure; and
    b) Permit 0.8 m single-storey entry porches to project into the front yard setback.

Jean Lamontagne
Director of Development

JL:gl
Att.

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop 17 townhouse units at 7060 Ash Street. Two (2) previously existing single-family homes have been demolished and removed from the property.

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 7993 (RZ 05-300412).

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:	Single-family detached dwellings fronting onto Bridge Street, zoned "Single Family Housing District, Subdivision Area F (R1/F)";
To the east:	17 unit townhouse development zoned "Comprehensive Development District (CD/35)". Re-zoning on this property was finalized on March 27, 2006 and Development Permit application was issued by Council on July 10, 2006;
To the south:	Single-family detached dwellings fronting onto Ash Street, zoned "Single Family Housing District, Subdivision Area F (R1/F)";
To the west	Across Ash Street, two (2) single-family detached dwellings zoned "Single Family Housing District, Subdivision Area F (R1/F)" with active rezoning applications (RZ 05-293724 and RZ 06-321421) to permit townhouses.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Ensure the development is sensitively integrated with adjacent developments
- Attention to the street façade and amenity area will be of importance
- Particular emphasis on creating a street presence
- Attention required to ensure that liveable yards are designed sensitively
- Attention to landscape design to ensure provision of adequate screening to adjacent properties
- Review of existing trees and opportunities for tree retention and requirements for tree replacement and compensation
- Review of landscape design to ensure adequate screening addressing concerns of overlook and privacy of adjacent properties

- Issues of site construction and drainage to be reviewed at Development Permit and Building Permit stages.

The Public Hearing for the rezoning of this site was held on April 18, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns expressed regarding overlook, landscaping, traffic impacts associated with the development
- Concerns about pedestrian safety at the crosswalk at Granville Avenue and Ash Street and impacts on adjacent sites resulting from construction.

Staff worked with the applicant to address these issues in the following ways:

Adjacency/Privacy/Overlook

- ***Buildings are limited to 1-2 units per building with two-storey heights throughout to reduce building mass and better reflect the surrounding single-family context.***
- ***Active living areas, such as dens, on the second floor are arranged to face onto the internal drive aisle rather than overlooking adjacent properties. Main floor living areas are screened with 6 foot high fencing and landscaped with an evergreen hedge to address issues of privacy.***

Street Façade

- ***Building facades along Ash Street are well articulated, and building materials have been upgraded on all elevations facing Ash Street. Additional details such as solid wood brackets and decorative wood gable structures have been provided to further enhance the street presence. Units fronting Ash Street have individual pedestrian paths from Ash Street and two (2) large Red Oaks are proposed within the front yard setback.***

Private Amenity Areas

- ***All private yards meet the minimum Official Community Plan (OCP) requirement of 37 sq. m. (398.3 ft^2).***

Tree Retention/Replacement/Compensation

- ***Care and attention will be paid to safeguarding existing trees along or near the property lines, through the maintenance of protective fencing during all stages of construction and development. A total of 63 trees are being proposed as replacement for the 27 trees that would be removed as a result of this development. Three (3) existing trees are proposed for retention. This application satisfies the 2:1 replacement ratio requirement for trees.***

Pedestrian Safety

- ***Pedestrian safety at the crosswalk at Granville Avenue and Ash Street and impacts on adjacent sites resulting from construction will be specifically addressed in the Construction Management Plan to the satisfaction of the Transportation Department.***
- ***The servicing agreement will provide frontage improvements from the south property line of the subject site north to Granville Avenue.***

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 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:

a) Reduce the front yard setback from 6 m to 1.52 m for a garbage enclosure and a mailbox enclosure; and

The setback variance will allow for the placement of two (2) enclosures which will serve to balance the entrance to the development, and make it recognizable and clearly visible from the street, fulfilling a development permit objective within the McLennan South Sub-Area Plan.

Staff supports the propose variance given the variances are being sought for the front yard only and have minimal direct impact on adjacent properties. The significant tree plantings and areas of lawn, ground cover and shrubs will soften the transition between public space along Ash Street and the development.

b) Permit 0.8 m single-storey entry porches to project into the front yard setback.

It is not uncommon for porch projections to be utilized to enhance the streetscape. The building projections that fall within the front yard setback contribute to better building articulation and overall presentation to the street.

Staff supports the propose variance given the variances are being sought for the front yard only and have minimal direct impact on adjacent properties. The significant tree plantings and areas of lawn, ground cover and shrubs will soften the transition between public space along Ash Street and the 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, May 3, 2006 is attached for reference (**Attachment 3**). 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

- In terms of massing and building setbacks, the project sensitively responds to the context of adjacent residences. The project meets with all setback requirements along shared property lines on the north, south or east sides of the project.
- Development is reflective of adjacent and existing development forms: the development is limited to a two-storey massing throughout, with groups of no more than two (2) units per building.

- Main floor living areas are separated from the adjacent properties by fencing and evergreen hedging (0.9 m wood fence within the front yard setback and 1.8 m thereafter around the perimeter of the property).
- Rooms designated for day use on the second level are oriented towards the internal drive aisle to minimise overlook opportunities to adjacent developments.
- The development provides façade definition and articulation, plus a high level of finish facing Ash Street, creating an attractive street presence.
- Larger windows have been provided along the garage façade to create a better perception of frontage and street presence, as well as downplaying the impact of the drive aisle segmenting the site. The windows have been placed at eye level to reinforce the sense of surveillance over the street

Urban Design and Site Planning

- In response to designing for adaptability in the units, the applicant has indicated that the entry door sill height, access door sill height from the garage can be adjusted with a ramp by the owners as needed.
- A plan indicating possible accessible unit conversion has been provided for one (1) of the units (Unit A, west unit of Building 6). The conversion would require a reconfiguration of the kitchen, relocating the counter, cabinets and sink to accommodate wheelchair access; a rough-in for the sink will be provided. The unit could accommodate a lift and provides wheelchair turning radius in one (1) of the bedrooms. The bathroom would require removal of the sink to accommodate a full turning radius; however manoeuvring room has been provided adjacent to the toilet.
- All units will have universal accessibility measures including, but not limited to, installation of lever handles and wood blocking or backing boards to accommodate grab bars to be installed in all baths.
- Vehicle access is provided from Ash Street with a total of 34 resident parking stalls provided. A total of four (4) visitor stalls (three (3) visitor and one (1) accessible) are strategically located through the site. The accessible stall has been provided adjacent to the amenity space.
- Private amenity areas meet the minimum OCP requirement of 37 sq. m. (398.3 ft^2). The narrow site width and spatial separation required across the internal driveway limits the yard depths to only 4.5 m, however shelter and privacy have been provided through the use of fencing (6' high screen/lattice) and landscaping.
- Building units have been paired to allow for more efficient site planning, increasing the amount of amenity space provided.
- The enclosures for mailboxes and garbage/recycling are consistent with the design and character of the proposed buildings, and contribute to the balance and entryway to the development.

Architectural Form and Character

- The architectural style of the buildings mimics single-family residences, and together with the two-storey massing and hip and hip/gable roof forms, responds to the adjacent single-family residences.
- The strong presence of garage doors at the grade level have been mitigated through the use of vision-lights along the top rails along the entire width of the garage doors, adding some visual permeability. The buildings are well articulated, and together with the colour and materials palette generate visual interest.

- Façade articulation in the upper stories help to diminish the severity of the building elevation facing the drive aisle.
- The narrowness of the space between the internal building faces is mitigated through the massing of the buildings, the generous amount of amenity space and the use of trees that serve to soften the building edges.
- Wood-grain Hardiplank siding, wood shingle siding and Hardipanel with wood tudor trim, solid wood brackets and wood gable structures are used on elevations facing Ash Street
- Three (3) façade variations are used throughout the development to minimise repetition.
- Additional articulation has been provided on building elevations facing the outdoor amenity space.

Landscape Design and Open Space Design

- The asphalt on the internal driveway is broken up by the use of permeable concrete pavers, and intermittent soft landscape elements adjacent to the drive aisle serve to soften the space.
- A broom-finish concrete walkway has been incorporated along the south edge of the drive aisle to provide visual cues for pedestrian access through the site.
- The amount and design of amenity space provided accommodates the on-site demands of both children and adults, incorporating play equipment and seating areas with accommodation for wheelchair access.
- Differentiation in surfacing through permeable pavers and incorporation of a trellis feature serve to punctuate the terminus of the internal driveway.
- Attention has been paid to the elevations directly adjacent to the amenity area, providing additional detailing, articulation and larger windows that maximize natural surveillance and overall enjoyment of the amenity.
- A combination of hard and soft surfacing assists in delineating areas for active and passive use within the amenity space, and provides layers of visual interest throughout the site.
- The use of permeable paving in all visitor parking stalls, in the amenity area and at strategic points in the drive aisle contribute to texture variation and increased permeability to the paved portions of the development. Furthermore, surfacing the accessible parking space with pavers visually extends the amenity area when the parking stall is not in use.
- The landscape plan exceeds the sub-area plan requirement for a minimum of one (1) large-growing tree per 10 m of lot width. A total of four (4) large growing trees are required and a total of seven (7) have been proposed: two (2) oaks, one (1) tulip and four (4) Douglas Firs.
- An arborist's report and tree survey have been provided for the property. According to the tree survey, a total of 30 trees exist on the site. The applicant proposes to retain 3 of the trees, one of which may be relocated on-site subject to confirmation from Maple Leaf Tree Movers, and to protect all neighbouring trees existing in proximity to the north and south property lines. Protective measures such as fencing will be put in place during all phases of construction to prevent damage to existing trees.
- A general ratio of 2:1 tree replacement has been followed, with proposed tree replacement sizes in accordance with the Tree Protection Bylaw. The site has reached a saturation point for replacement trees and will be short one (1) tree. The applicant will provide a $500 contribution towards the City's Parks Development Fund in lieu of one

(1) replacement tree. Table 1 (Attachment 4) summarizes tree removal, required replacement and proposed replacement values.

- Special attention has been paid to providing a high quality of landscaping and a generous amount of trees throughout the development to further mitigate the loss of existing trees.

Crime Prevention Through Environmental Design

- Overall, the project design has paid particular attention to creating a secure environment and has responded to the particular needs groups such as children and persons with limited abilities.
- Site design, landscape design, and fenestration has been coordinated to provide natural surveillance opportunities, and encourages territoriality of private and semi-private spaces.
- Mailboxes have been incorporated at the entry of the development, providing focus to the entryway and opportunities for natural surveillance from the development as well as the surrounding area.
- Units adjacent to the amenity area have living areas on the main and second floors that are oriented with larger windows towards the amenity area, providing better opportunities for natural surveillance.
- Photo cell/motion sensitive lighting has been provided at main entries and garage doors. In addition, photo cell/motion sensitive lighting has been provided at all three (3) visitor parking stalls, at the mailbox location, and along the elevations fronting the outdoor amenity space.
- Garden lights have been provided at regular intervals along the drive aisle and throughout the outdoor amenity area to improve visibility when needed.

Affordable Housing

- In recognition of the importance of the affordable housing issue in Richmond, the developer is volunteering a contribution of $13,710.00 towards the City's Affordable Housing Statutory Reserve as part of 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 issues of adjacency, site planning and urban design, architectural form and character, and landscape design.

The applicant has presented a development that responds sensitively to adjacent housing forms and fits well within the existing neighbourhood context. The development will also assist in furthering improvements to the streetscape, which was supported by residents during the rezoning phase and indicated at the public hearing. Therefore, staff recommend support of this Development Permit application.

Grace Lui, M.U.R.P.
Planner

GL:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $76,238.00 (based on total floor area of 38,119 ft^2);
- Cash contribution of $500.00 towards the City of Richmond's Parks Development Fund; and
- Registration of a flood indemnity covenant.

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

- Submission and approval of a Construction Management Plan (http://richmond.ca/services/ttp/special.htm); and
- Incorporation of accessibility measures into the Building Permit drawings including the use of lever hardware and 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 06-325113 **Attachment 1**

Address: 7060 Ash Street

Applicant: Am-Pri Construction Ltd. Owner: Am-Pri Construction Ltd.

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

Floor Area Gross: 2464 m^2 Floor Area Net: 2090 m^2

	Existing	Proposed
Site Area:	3542.34 m^2	3541.34 m^2
Land Uses:	Single Family Residential	CD/35
OCP Designation:	Residential	no change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/35)
Number of Units:	2	17

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard:	Min. 6 m	1.52 m for garbage/mailbox encl. 5.2 m for entry porch	4.48 m 0.8 m
Setback – Side Yards:	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	Max. 11 m & 3 storeys	8.83 m & 2 storeys	none
Off-street Parking Spaces – Regular/Commercial:	2 spaces/unit (R) = 34 0.2 spaces/unit (V) = 4	2 spaces/unit (R) = 34 0.2 spaces/unit (V) = 4	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	38	38	none
Tandem Parking Spaces	not permitted	not permitted	none
Amenity Space – Indoor:	Min. 70 m^2	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 102 m^2	122 m^2	none

Attachment 2

Excerpt from the Minutes from

The Design Panel Meeting

Wednesday, May 3, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Attendance:

Members:	Mr. Dana Westermark, Chair Mr. Louis Conway Mr. Simon Ho, departed 5:10 p.m. Mr. Damon Oriente Mr. Arlen Johnson Mr. David Kirsop Ms. Willa Walsh Mr. Greg Andrews Mr. Joe Fry
Staff:	Ms. Cecilia Achiam Ms. Grace Lui Ms. Diana Nikolic
Recording Secretary:	Vivian Guthrie, Raincoast Ventures Ltd.

Dana Westermark, Chair, called the meeting to order at 4:00 p.m.

2. Townhouses
Tomizo Yamamoto Architect DP 03-325113
7040/7060 Ash Street
(Formal)

The developer, Mr. Paramjit Sandhu was present and accompanied by Architect Tomizo Yamamoto and a representative from ITO & Associates, Landscape Architects.

Ms. Grace Lui, Planner, reviewed the staff comments provided for the proposed project and outlined a number of issues for Committee's consideration.

Tomizo Yamamoto, Architect, referred to a model, presentation drawings and materials sample board and presented a description of the project. It was noted that the development related to other small lot projects and provided set backs of 4.5 m except at dining rooms on ground floors. The amenity area was sited in the middle of the property for safety and three floor plans and three different but complimentary colour schemes were provided to ensure individuality to the units. The garbage and mail area was located at the front entrance in variance to the bylaw.

In regard to landscape a flowering plum, a magnolia and some small conifers were being retained and a functional private space was provided for each unit.

Questions from the Panel included the following:

- Were permeable surfaces provided? **Yes, they have been provided on main access routes.**

- Does the internal street continue through to the neighbouring development? **There is no right-of-way and no cross access to the development next door. The road is terminated by a fence and trellis treatment.**

- **The Official Community Plan allowed townhouses in this area and Staff was encouraging larger building masses and more open space between buildings.**

- **The change of materials on the roadway was intended to slow traffic near pedestrian uses.**

- Are there any streetlights? **Yes, wall mounted on the units for ambiance.**

Comments of the Panel were as follows:

- This is a generally straightforward design in terms of architectural form.

- The spaces between the buildings were not very generous. Recommendations were to maximize open space around the amenity area and to provide more area of permeable surfaces.

- Applicants were encouraged to 'raise the bar' in terms of the materials used in the rear yards and in providing a more robust landscape treatment.

- The amenity area could be vertical rather than horizontal with a focal planting provided.

- Street trees could be doubled with one on either side of the walkways.

- The building form is rigid in juxtaposition with the wavy road, perhaps the buildings could be skewed or reflect the movement of the road and open up more playful areas.

- Allow more area to the private yards.

- Location of the garbage was not a problem but the structure housing it and the mailboxes should be designed as a gateway to the project.

- Streetlights could add another layer of interest to the project.

- Garage doors should fade into the background as much as possible – they compete with the rest of the building; keep entries a strong colour.

- The street is basically asphalt but would be nice paved or with graphic wave lines through the surface materials.

- Wrap around entrances may be a security concern on the two end elevations.

- Freeing up more space would help the amenity area. Buildings adjacent to and immediately across from amenity could be richer in design treatment.

- Providing visitor parking is a challenge. Suggestion was to move stalls from the end of the street into the site and to allow landscaping to provide a natural fence.

- The sidewalk strip that terminates at the amenity area should be extended all the way through the site.

- Flip Unit A1, Bldg. 7 and let the entrance be into the site.

Chair Westermark summarized the comments of the Advisory Design Panel as recommending the following:

- Attach units to provide more open space.
- Provide permeable pavers and more landscaping to rear yards.
- Provide focal tree to amenity area and pavers throughout the development.
- Provide a bench at the mailbox and create a community space.
- Double up street trees.
- Allow for building movement.
- Provide streetlights.
- Ensure doors are identifiable.
- Use pavers on all roads.
- More detail to buildings adjacent to and across from the amenity space.

Mr. Yamamoto responded that in general a number of the ideas could be accommodated.

It was moved and seconded
That DP 05-316398, Townhouses, 7172, 7211, 7231, 7251 No. 2 Road, be given the support of the Advisory Design Panel.

CARRIED

TABLE 1: Proposed Tree Replacement

TREES REMOVED		TREES REQUIRED		TREES PROPOSED	
Tree Size by Calliper	Number of Trees	Tree Size by Calliper (tree height for conifers)	Number of Trees	Tree Size by Calliper (tree height for conifers)	Number of Trees
20 – 30 cm	16	6 cm (3.5 h)	32	6 cm	28
				2.5 h*	13
30 – 40 cm	7	8 cm (4 h)	14	8 cm	15
40 – 50 cm	2	9 cm (5 h)	4	5 h	4
50 – 60 cm	1	10 cm (5.5 h)	2	10 cm	1 + $500 cash-in-lieu
60 cm+	1	11 cm (6 h)	2	11 cm	2
TOTAL	**27**	**TOTAL**	**54**	**TOTAL**	**63**

* Required replacement height of 3.5 metres, however maximum size of proposed replacement plantings only available in 2.5 metre heights.

City of Richmond
Urban Development Division

Development Permit

No. DP 06-325113

To the Holder:	AM-PRI CONSTRUCTION LTD.
Property Address:	7060 ASH STREET (FORMERLY 7040 AND 7060 ASH STREET)
Address:	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:
   a) Reduce the front yard setback from 6 metres to 1.52 metres for a garbage enclosure and a mailbox enclosure; and
   b) Permit 0.8 metre single-storey entry porches to project into the front yard setback.
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 $76,238.00 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 06-325113

To the Holder:	AM-PRI CONSTRUCTION LTD.
Property Address:	7060 ASH STREET (FORMERLY 7040 AND 7060 ASH STREET)
Address:	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.

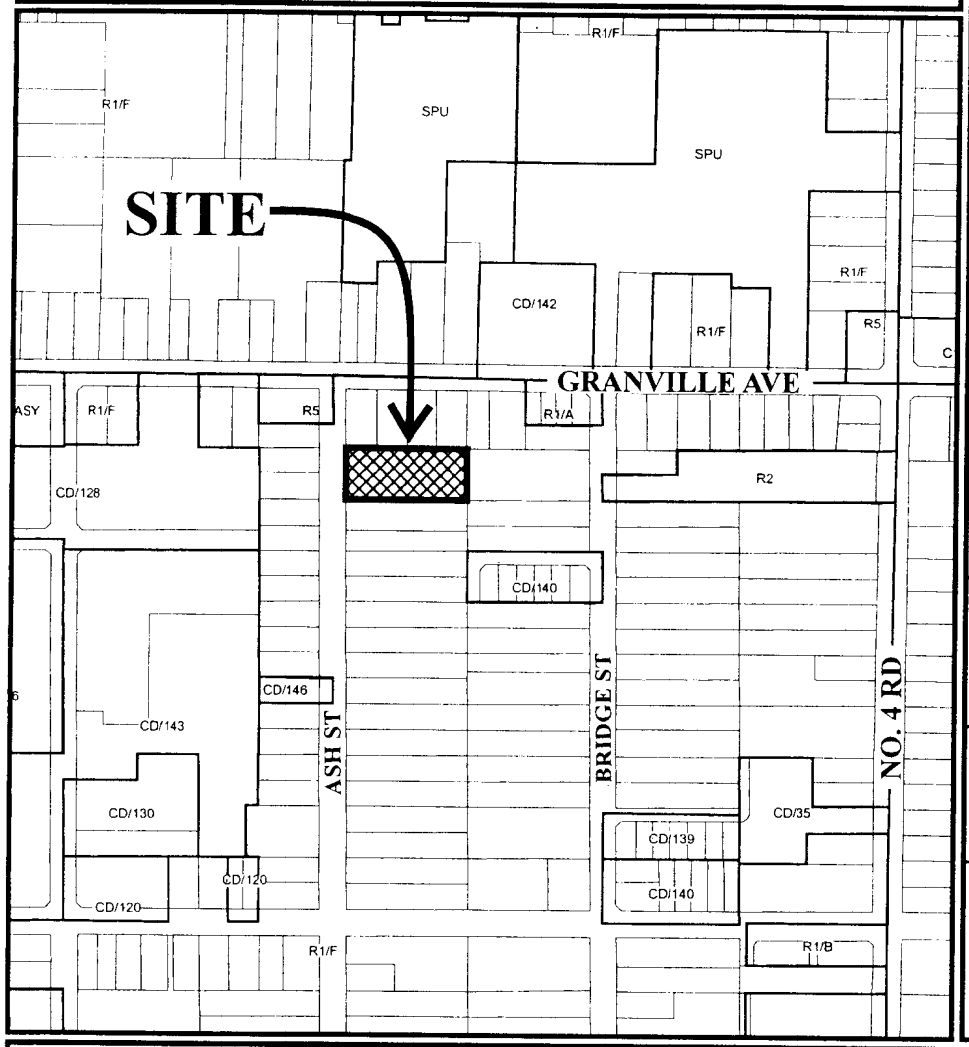
   This Permit is not a Building Permit.

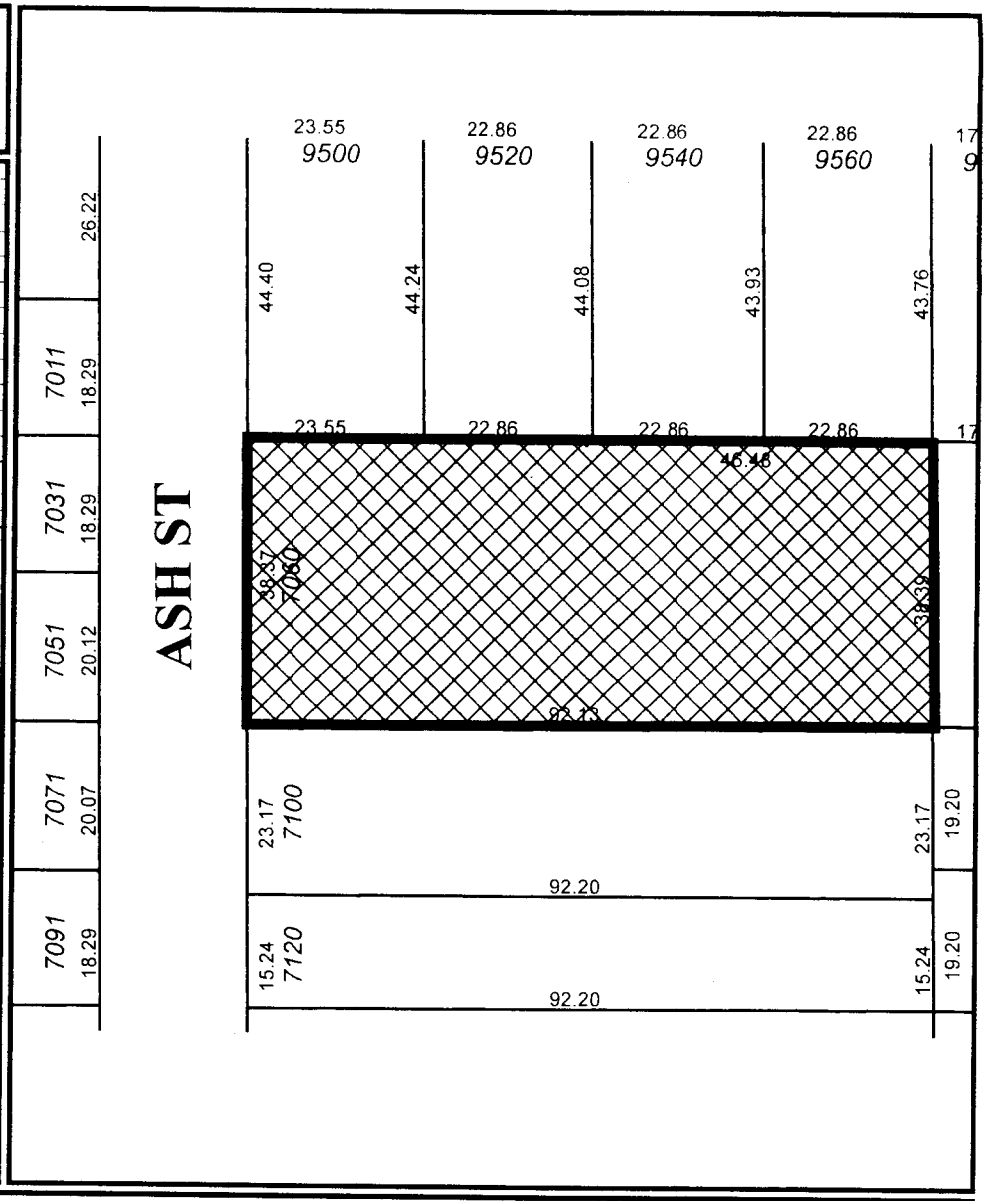
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond



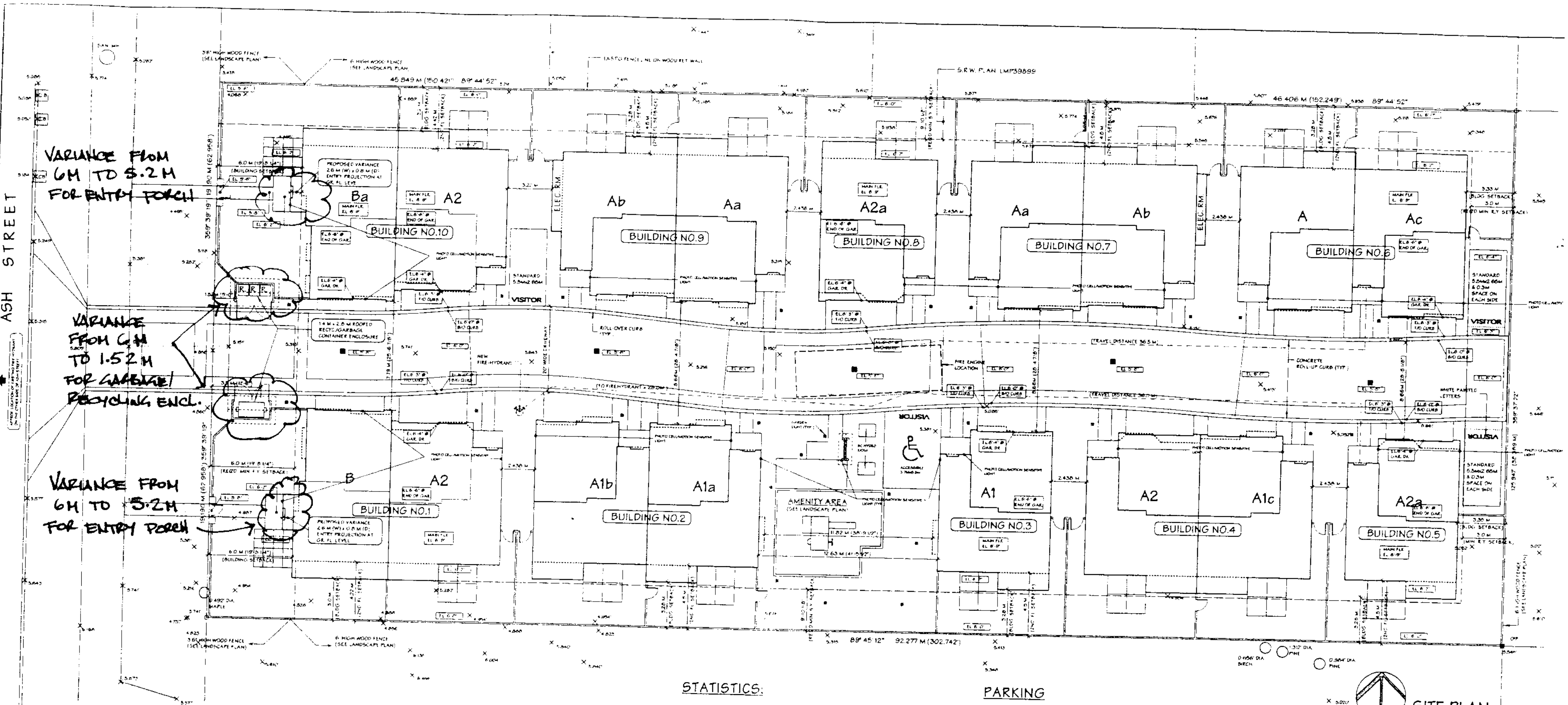


DP 06-325113
SCHEDULE "A"

Original Date: 02/03/06

Revision Date: 08/08/06

Note: Dimensions are in METRES



SITE PLAN

STATISTICS:

CIVIC ADDRESS	7040 & 7060 ASH STREET, RICHMOND
LEGAL DESCRIPTIONS	NORTH 1/2 LOT 2 EXCEPT EAST 152.25 BLOCK C PLAN 1207 AND LOT 31, PLAN 30983, BOTH OF SEC. 15 BLOCK 4 NORTH, RANGE 6 WEST, N.W.D.
ZONING	CD/35
LOT AREA	38,119 SQ.FT
MAX. LOT COVERAGE	38,119 SQ.FT x 40% = 15,247.6 SQ.FT
PROPOSED LOT COVERAGE	15,245 SQ.FT. (40%)

F.A.R. :

MAX. ALLOWED FLOOR AREA

38,119 SQ.FT x 0.6 = 22,871.4 SQ.FT

PROPOSED FLOOR AREA :

UNIT-A (3 BRS+DEN)	1332SQ.FT	x	1UNIT	=	1332SQ.FT
UNIT-Aa (3 BRS+DEN)	1363SQ.FT	x	2UNITS	=	2726SQ.FT
UNIT-Ab (3 BRS+DEN)	1332SQ.FT	x	2UNITS	=	2664SQ.FT
UNIT-Ac (3 BRS+DEN)	1363SQ.FT	x	1UNIT	=	1363SQ.FT
UNIT-A1 (3 BRS)	1353SQ.FT	x	1UNIT	=	1353SQ.FT
UNIT-A1a (3 BRS)	1353SQ.FT	x	1UNIT	=	1353SQ.FT
UNIT-A1b (3 BRS)	1332SQ.FT	x	1UNIT	=	1332SQ.FT
UNIT-A1c (3 BRS)	1332SQ.FT	x	1UNIT	=	1332SQ.FT
UNIT-A2 (3 BRS)	1318SQ.FT	x	3UNITS	=	3954SQ.FT
UNIT-A2a (3 BRS)	1318SQ.FT	x	2UNITS	=	2636SQ.FT
UNIT-B (3 BRS)	1189SQ.FT	x	1UNIT	=	1189SQ.FT
UNIT-Ba (3 BRS)	1182SQ.FT	x	1UNIT	=	1182SQ.FT
ELEC. ROOMS	39SQ.FT	x	2	=	78SQ.FT
TOTAL			17UNITS	=	22484SQ.FT

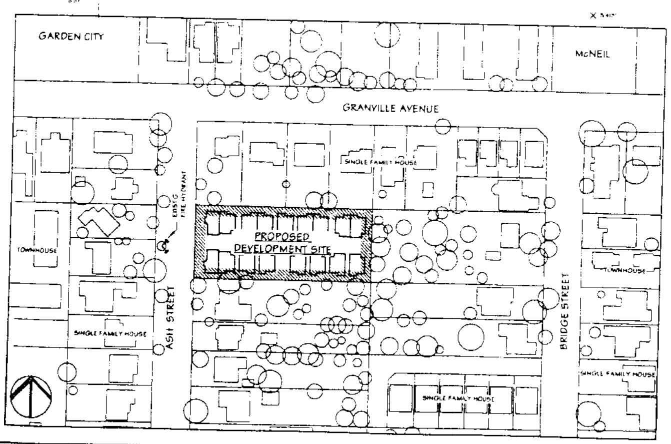
PARKING

REQUIRED	2.0 SPACES x 17 UNITS	=	34 SPACES (RESIDENTS)
	0.2 SPACES x 17 UNITS	=	4 SPACES (VISITORS)
	TOTAL	=	38 SPACES
PROVIDED	2 CAR GARAGES x 17 UNITS	=	34 SPACES
	OPEN VISITORS PARKING	=	4 SPACES
	TOTAL	=	38 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED

AMENITY AREA:

REQUIRED	17 UNITS x 64.584 SQ.FT.(6.0 SQ.M.)	=	1098 SQ.FT. (102 SQ.M.)
PROVIDED		=	1312 SQ.FT. (122 SQ.M.)



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AUG 09 2006
BY:..................

DP-06 325113

NO.	DATE	REVISIONS
	AUG. 09/2006	GENERAL REVISIONS REISSUED FOR D.P.
	JUNE 09/2006	GENERAL REVISIONS REISSUED FOR D.P.
	APRIL 1?/2006	GENERAL REVISIONS ISSUED FOR A.D.P.
	JAN.24/2006	D.P. APPLICATION

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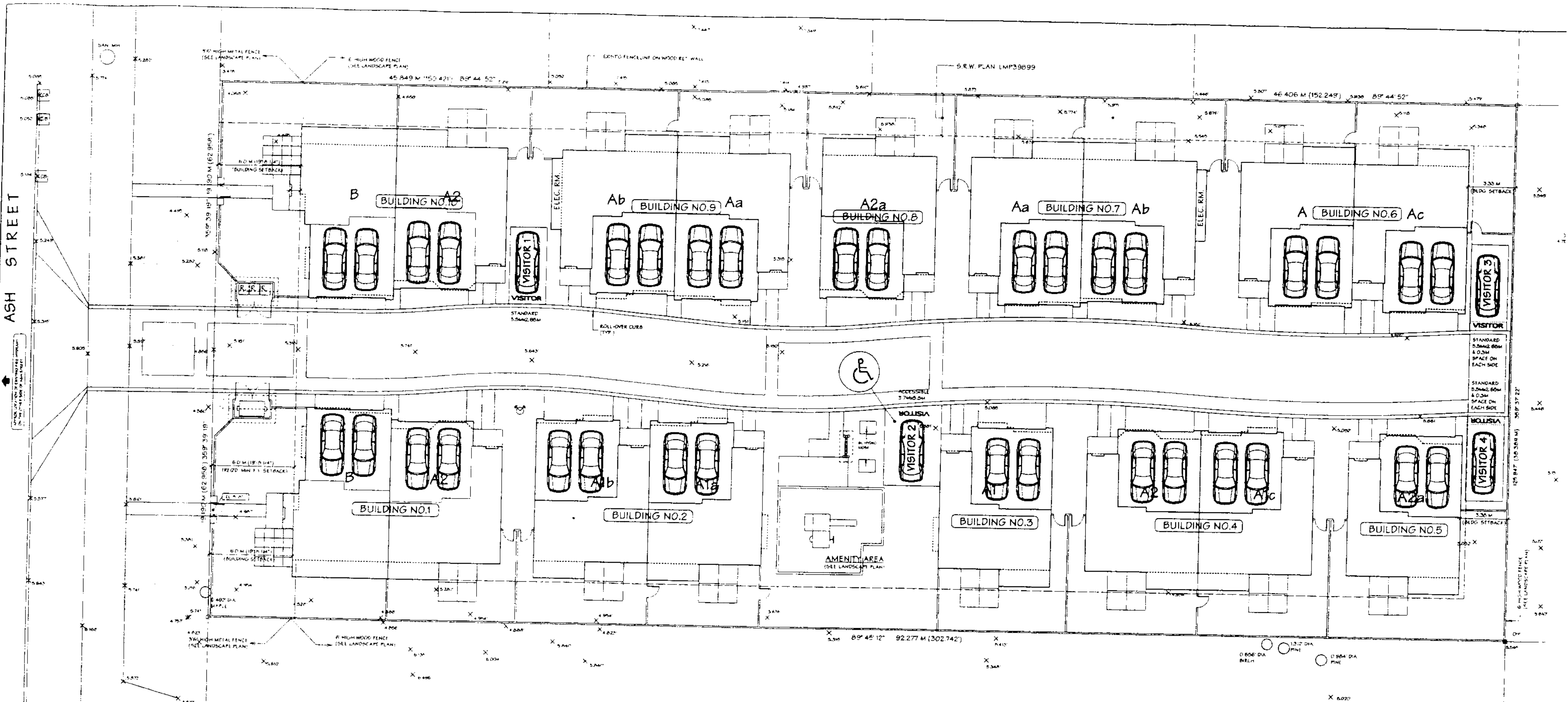
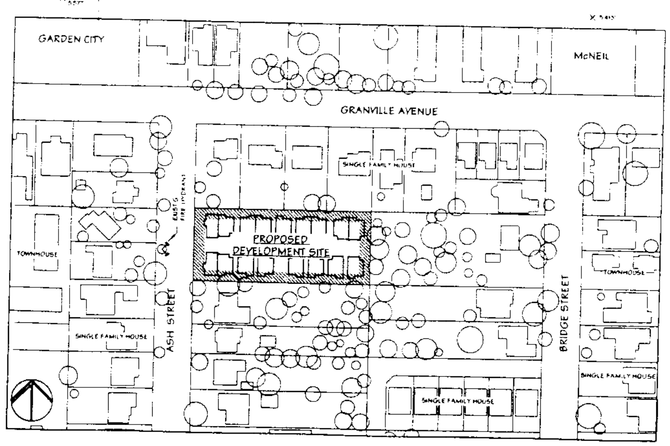
tomizo yamamoto architect inc.
2366 oak street, vancouver, b.c.

PROJECT	17 UNIT TOWNHOUSE DEVELOPMENT, 7040 & 7060 ASH STREET
DRAWING TITLE	SITE PLAN STATISTICS
SCALE	3/32" = 1'-0"
DATE	SEP.27/2005
DRAWN	T.M.M
SHEET NO	1





PARKING

REQUIRED	2.0 SPACES x 17 UNITS	=	34 SPACES (RESIDENTS)
	0.2 SPACES x 17 UNITS	=	4 SPACES (VISITORS)
	TOTAL	=	38 SPACES
PROVIDED	2 CAR GARAGES x 17 UNITS	=	34 SPACES
	OPEN VISITORS PARKING	=	4 SPACES
	TOTAL	=	38 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED

PARKING PLAN

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

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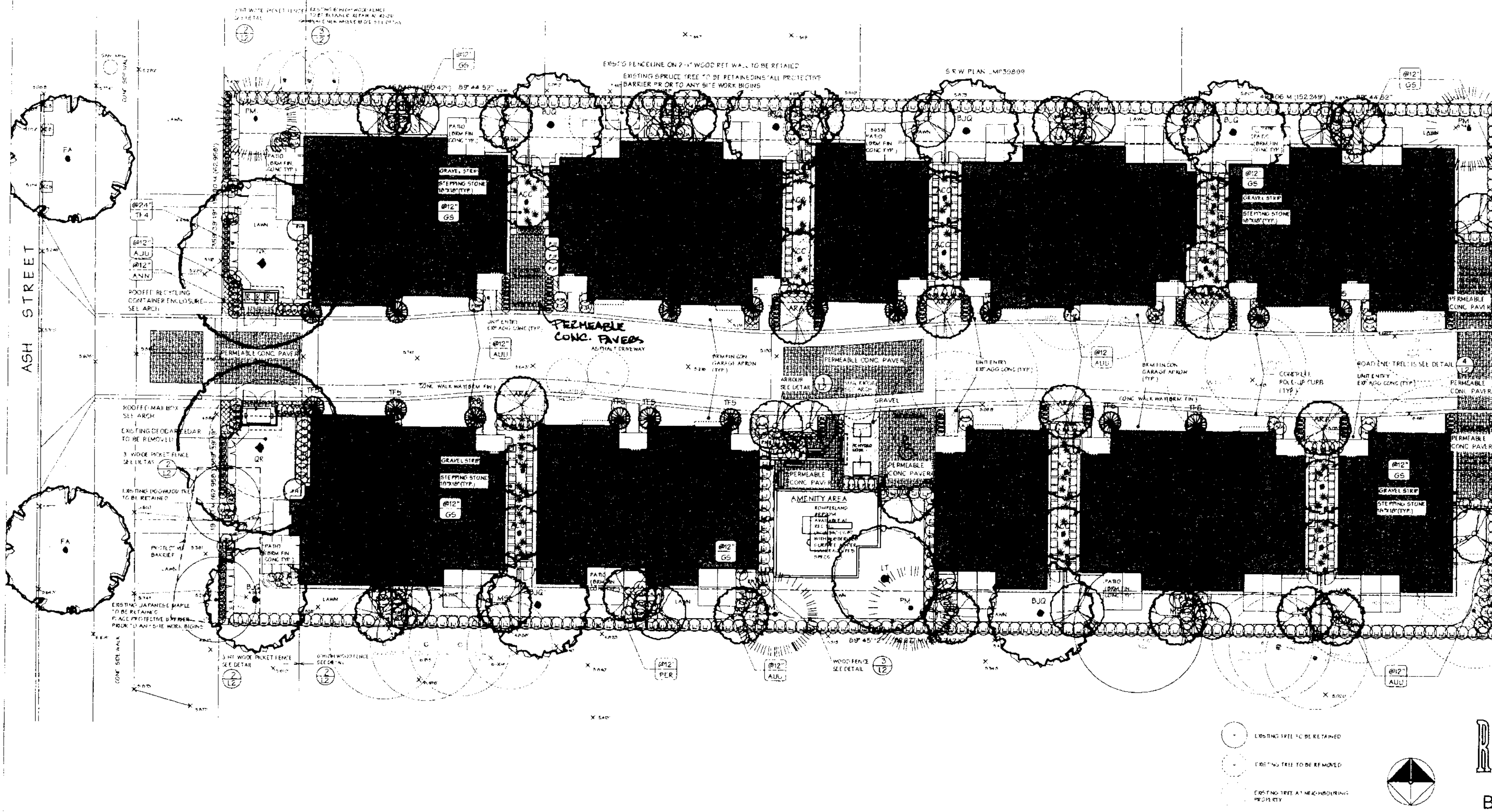
BY: ....

DP - 06 325113

tomizo yamamoto architect inc.

PROJECT	DRAWING TITLE
17 UNIT TOWNHOUSE DEVELOPMENT	PARKING PLAN
7040 & 7080 ASH STREET	SCALE: 3/32" = 1'-0" · DATE: JUNE 09/2006 · DRAWN: T.M.M · SHEET NO: 2



REVISIONS / ISSUES

- Aug 9, 2006 — City's comments (Aug 8&9/06) incorporated. Issued for DP
- Aug 8, 2006 — City's comments (Aug 4/06) incorporated. Issued for DP
- Aug 4, 2006 — City's comments (Aug 3/06) incorporated. Issued for DP
- May 1st, 2006 — Issued for ADP review
- Apr 18, 2006 — Garbage/Recycle enclosure and Mail box modified. Issued for DP
- Jan 16, 2006 — Issued for DP

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Facsimile (604) 275 4836
Email: itovan@istar.ca

Project: 7040/7060 ASH ST RICHMOND B.C.

Drawing Title: LANDSCAPE PLAN

RECEIVED AUG 08 2006

BY:

DP· 06325113 3A

PLANT LIST

7060 ASH STREET

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ACC	23	ACER CIRCINATUM	VINE MAPLE	2.5m HT. B&B 3 STEMS MIN
ARA	6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	8.0cm CAL. B&B 1.8m STD
BJO		BETULA JACQUEMONTII	HIMALAYAN BIRCH	8.0cm CAL. B&B 1.8m STD
CF	13	CORNUS FLORIDA 'RUBRA'	PINK DOGWOOD	6.0cm CAL. B&B
FA	2	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	8.0cm CAL. B&B 1.8m STD
LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	10.0cm CAL. B&B 1.8m STD
MS	9	MAGNOLIA SOULANGIANA 'RUSTICA RUBRA'	PURPLE SAUCER MAGNOLIA	6cm Cal. B&B
PY	6	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6.0cm CAL. B&B 1.8m STD
PM	4	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5.0m HT. B&B
QR	2	QUERCUS RUBRA	RED OAK	11.0cm CAL. B&B 1.8m STD
TO	55	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.25m HT
TO5	17	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.50m HT
SHRUBS				
AJA	97	AZALEA JAPONICA 'AMOENA'	AMOENA JAPANESE AZALEA	#2 POT
BX	147	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	28	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
LT	327	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	#3 POT
PJF	7	PIERIS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY	#3 POT
PMP	7	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#2 POT
RH	4	RHODODENDRON **	RHODODENDRON	1.00m HT
RM	35	ROSA MEIDILAND	MEIDILAND ROSE	#1 POT
SJA	20	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
VD	9	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
VBD	2	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM	2.00m HT
GROUND COVERS				
AUU	760	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#SP3 POT
GS	890	GAULTHERIA SHALLON	SALAL	#SP3 POT
VINES				
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
LVA	7	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
PLM	80	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT
ANN	160	ANNUALS **		#SP3 POT
PER	285	PERENNIALS **		#1 POT

NOTES

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

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS

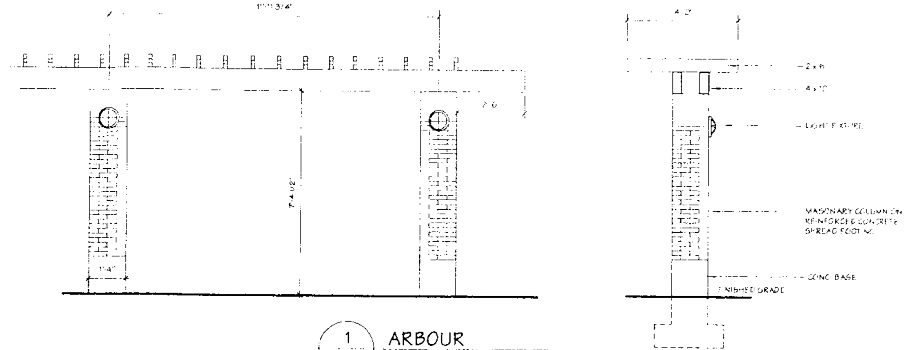
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNTA STANDARDS FOR NURSERY STOCK AND THE BCLNA STANDARDS FOR CONTAINER GROWN PLANTS

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS

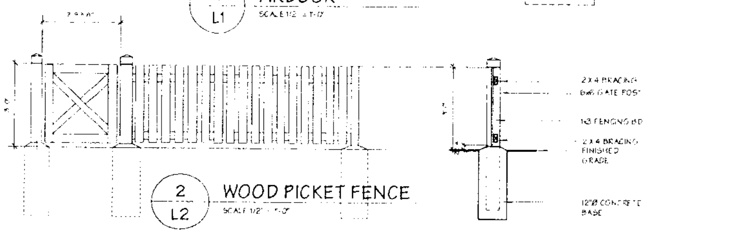
GROWING MEDIUM PROPOSED TO BE USED FOR THIS PROJECT SHALL BE ANALIZED PRIOR TO INSTALLATION.
THE CONTRACTOR SHALL REQUEST SOIL LAB FOR PARTICAL CHEMICAL ANANLYSIS
THE ANALYSIS REPORT SHALL INCLUDE A RECOMMENDATION HOW TO MEET TO THE LATEST BC LANDS. STANDARDS
THE DEPTH OF GROWING MEDIUM SHALL BE 100 SQ FT X 18" DEEP FOR EACH TREE, 18" FOR SHRUBS
12" FOR LARGE GROUND COVER AREA AND 6" FOR LAWN

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT

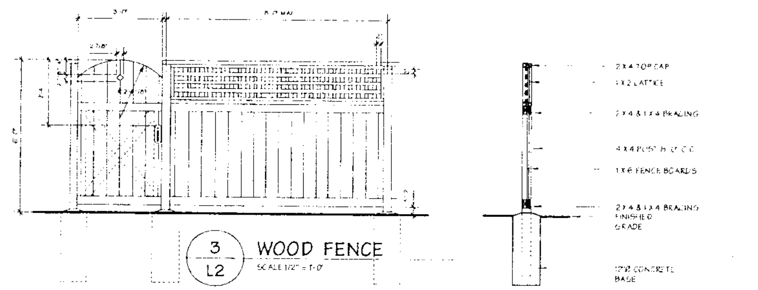
THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER



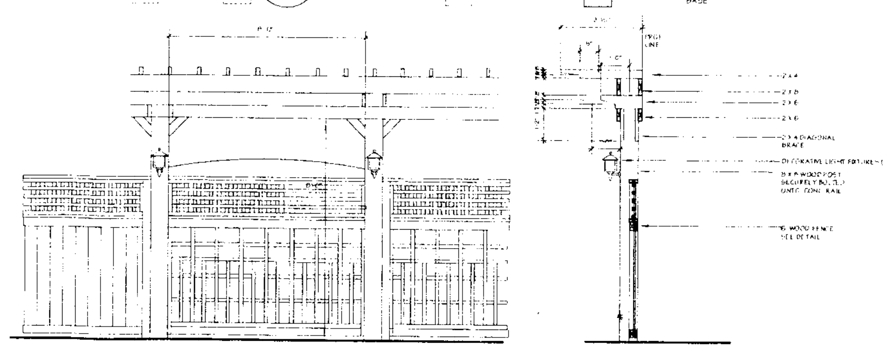
1 / L1 ARBOUR
SCALE 1/2" = 1'-0"



2 / L2 WOOD PICKET FENCE
SCALE 1/2" = 1'-0"



3 / L2 WOOD FENCE
SCALE 1/2" = 1'-0"



4 / L2 ROAD END TRELLIS
SCALE 1/2" = 1'-0"

Aug 9,2006
City's comments Aug 8&9/06 incorporated
Issued for DP

Aug 8,2006
City's comments Aug 4/06 incorporated
Issued for DP

Aug 4,2006
City's comments Aug 3/06 incorporated
Issued for DP

May 1st,2006
Issued for ADP review

Apr 18,2006
Garbage/Recycle enclosure and Mailbox modified
Issued for DP

Jan 18,2006
Issued for DP

REVISIONS / ISSUES

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Facsimile (604) 275-4846
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Project

7040/7060
ASH ST.
RICHMOND B.C.

Drawing Title

LANDSCAPE
DETAILS
PLANT LIST

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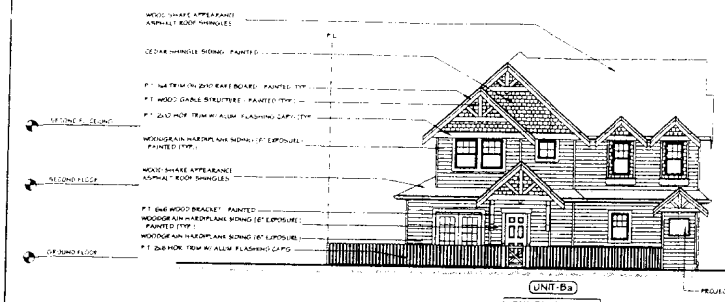
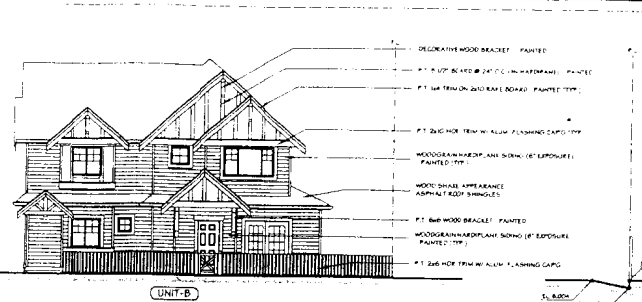
BY:

DP. 06325113 3B

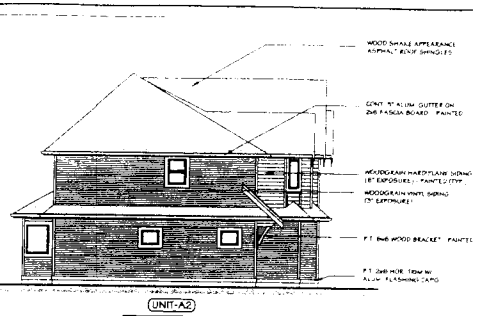


UNIT-Ba
BUILDING NO.10
COLOUR SCHEME - A



UNIT-B
BUILDING NO.1
COLOUR SCHEME - C

WEST ELEVATION (ASH STREET)
SCALE : 1/8" = 1'-0"



UNIT-A2
BUILDING NO.1
COLOUR SCHEME - C

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

UNIT-A2a
BUILDING NO.5
COLOUR SCHEME - A

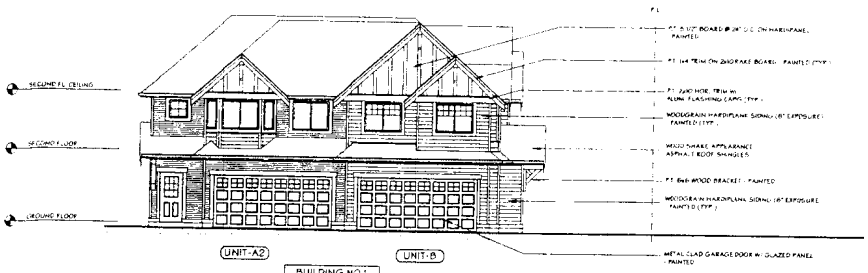
UNIT-A1c
UNIT-A2
BUILDING NO.4
COLOUR SCHEME - C

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

UNIT-A1
BUILDING NO.3
COLOUR SCHEME - B

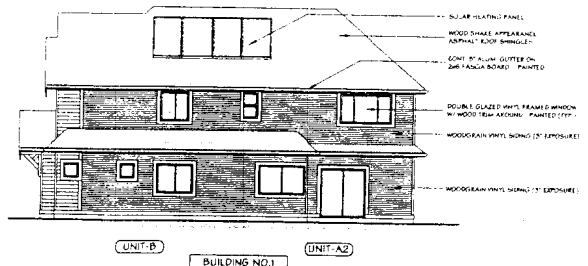
UNIT-A1a
UNIT-A1b
BUILDING NO.2
COLOUR SCHEME - A

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



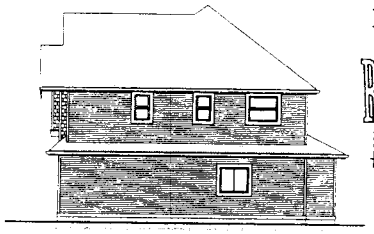
UNIT-A2
UNIT-B
BUILDING NO.1
COLOUR SCHEME - C

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



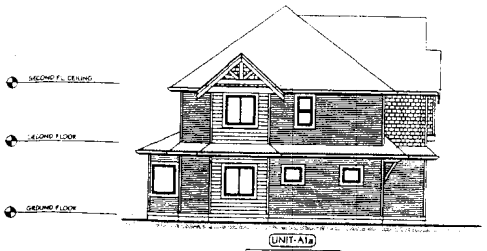
UNIT-B
UNIT-A2
BUILDING NO.1
COLOUR SCHEME - C

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



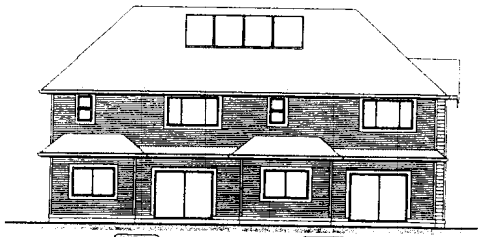
UNIT-A1b
BUILDING NO.2
COLOUR SCHEME - A

WEST ELEVATION



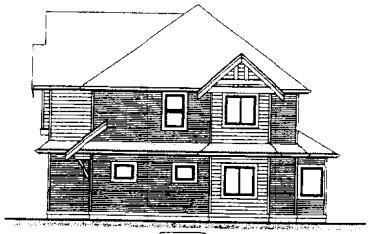
UNIT-A1a
BUILDING NO.2
COLOUR SCHEME - A

EAST ELEVATION



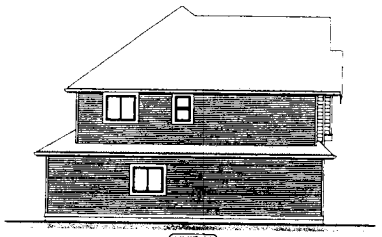
UNIT-A1b
UNIT-A1a
BUILDING NO.2
COLOUR SCHEME - A

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



UNIT-A1
BUILDING NO.3
COLOUR SCHEME - B

WEST ELEVATION



UNIT-A1
BUILDING NO.3
COLOUR SCHEME - B

EAST ELEVATION

DP-06 325113

NO	DATE	REVISIONS
	JUNE 08/2006	RE-ISSUED FOR REVISED FOR
	APR/29/2006	ISSUED FOR
	JAN/30/2006	D.P. APPLIC

CONSULTANT

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PROJECT
17 UNIT TOWNHOUSE
DEVELOPEMENT

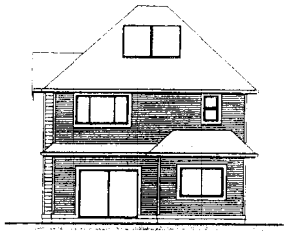
7040 & 7060 ASH STREET
RICHMOND B.C.

tomizo
yamamoto
architect inc.

2386 oak street, vancouver, b.c.
V6H 4J1 tel 604-731-1127 fax 604-731-1327

DRAWING TITLE
ELEVATIONS

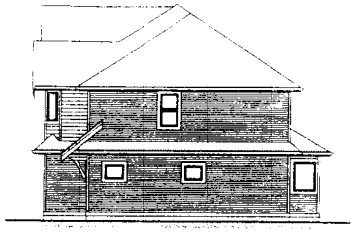
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	OCT 18 2005	4
DRAWN	T.M.M.	



UNIT-A1

BUILDING NO.3
COLOUR SCHEME - B

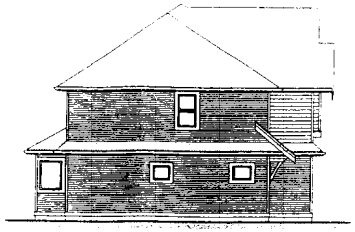
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



UNIT-A2

BUILDING NO.4
COLOUR SCHEME - C

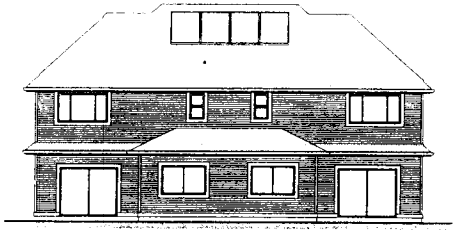
WEST ELEVATION
SCALE : 1/8" = 1'-0"



UNIT-A1c

BUILDING NO.4
COLOUR SCHEME - C

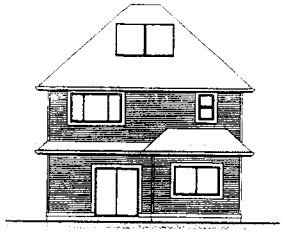
EAST ELEVATION
SCALE : 1/8" = 1'-0"



UNIT-A2 UNIT-A1c

BUILDING NO.4
COLOUR SCHEME - C

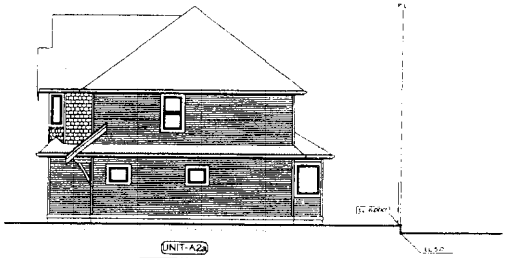
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



UNIT-A2a

BUILDING NO.5
COLOUR SCHEME - A

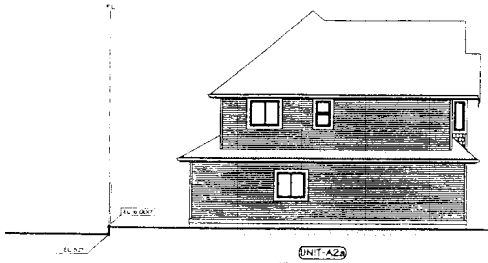
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



UNIT-A2a

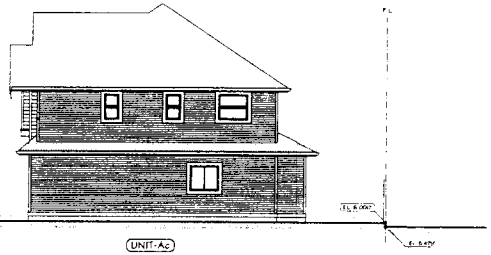
BUILDING NO.5
COLOUR SCHEME - F

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



UNIT-A2a

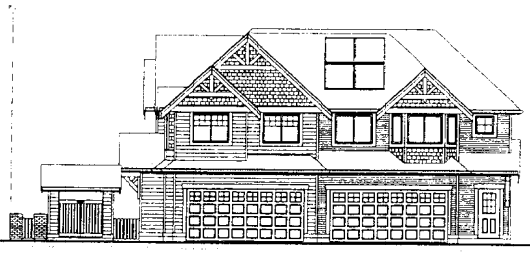
BUILDING NO.5
COLOUR SCHEME - A



UNIT-Ac

BUILDING NO.6
COLOUR SCHEME - B

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



UNIT-Ba UNIT-A2

BUILDING NO.10
COLOUR SCHEME - A

SOUTH ELEVATION

UNIT-Ab UNIT-Aa

BUILDING NO.9
COLOUR SCHEME - B

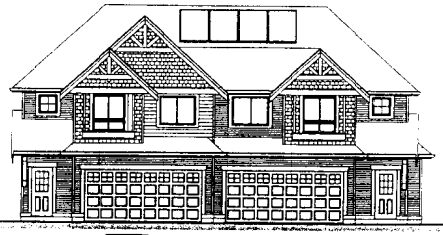
UNIT-A2a

BUILDING NO.8
COLOUR SCHEME - C

UNIT-Aa

BUILDING NO.7

SOUTH ELEVATION



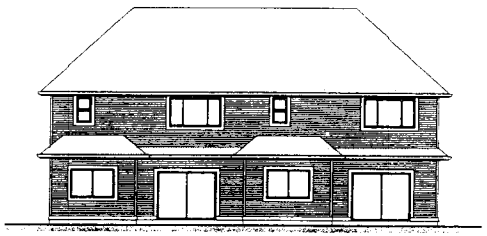
UNIT-Aa UNIT-Ab

BUILDING NO.7
COLOUR SCHEME - A

UNIT-A UNIT-Ac

BUILDING NO.6
COLOUR SCHEME - B

SOUTH ELEVATION



UNIT-Ac UNIT-A

BUILDING NO.6
COLOUR SCHEME - B

NORTH ELEVATION

DP-06-321-13

NO	DATE	REVISIONS
	AUG.08/2006	REVISED FOR
	JUNE 09/2006	REVISED FOR
	APR.25/2006	ISSUED FOR A.D.P.
	JAN.30/2006	D.P. APPLICATION

CONSULTANT

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B

PROJECT

17 UNIT TOWNHOUSE
DEVELOPEMENT

7040 & 7060 ASH STREET
RICHMOND, B.C.

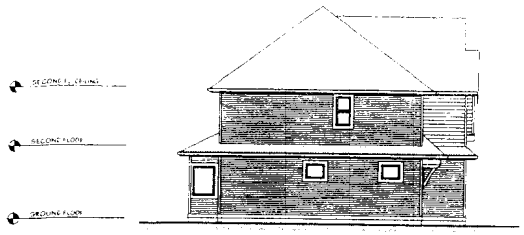
tomizo
yamamoto
architect inc.

2388 OAK STREET, VANCOUVER, B.C.
V6H 4J1 tel 604-731-1127 fax 604-731-1327

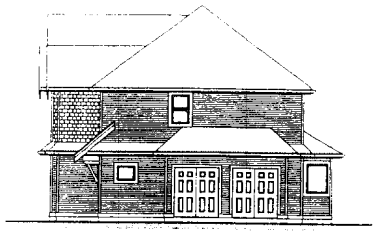
DRAWING TITLE

ELEVATIONS

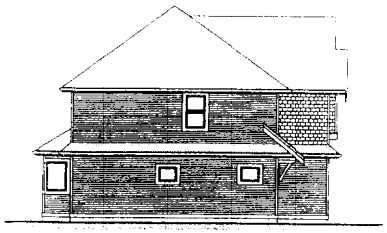
SCALE 1/8" = 1'-0"	SHEET NO. 5
DATE OCT.18 2006	
DRAWN T.M.M	
CHECKED	PROJ. NO



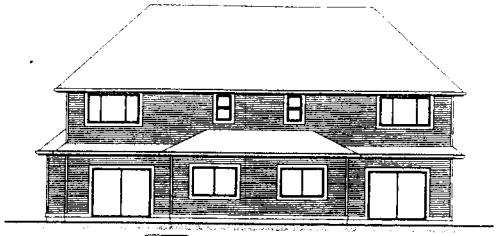
UNIT-A
BUILDING NO.6
COLOUR SCHEME - B
WEST ELEVATION



UNIT-Ab
BUILDING NO.7
COLOUR SCHEME - A
EAST ELEVATION

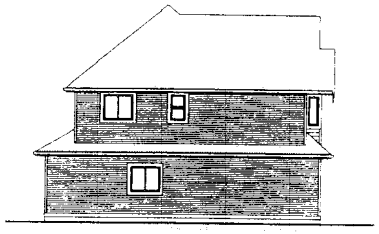


UNIT-Aa
BUILDING NO.7
COLOUR SCHEME - A
WEST ELEVATION

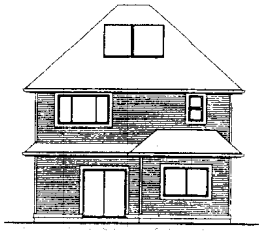


UNIT-Ab UNIT-Aa
BUILDING NO.7
COLOUR SCHEME - A
NORTH ELEVATION

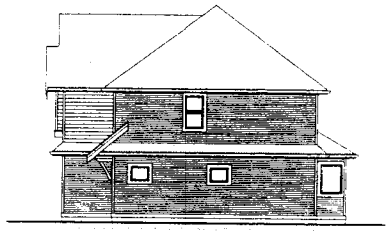
UNIT-A2a
BUILDING NO.8
COLOUR SCHEME - C
EAST ELEVATION
SCALE 1/8" = 1'-0"



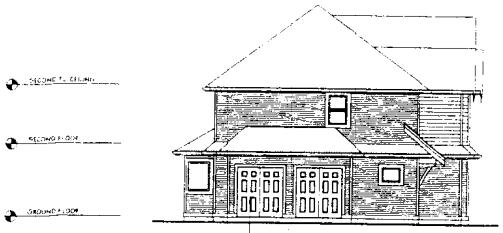
UNIT-A2a
BUILDING NO.8
COLOUR SCHEME - C
WEST ELEVATION
SCALE 1/8" = 1'-0"



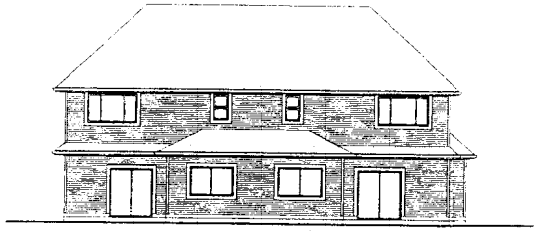
UNIT-A2a
BUILDING NO.8
COLOUR SCHEME - C
NORTH ELEVATION
SCALE 1/8" = 1'-0"



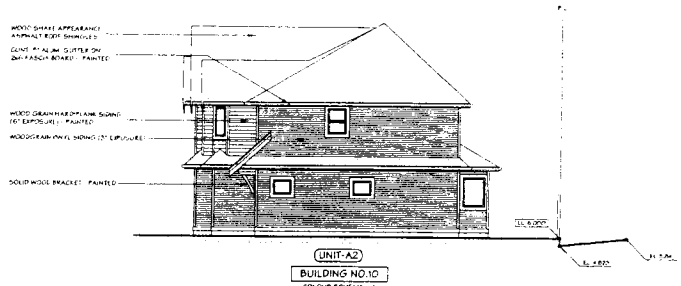
UNIT-Aa
BUILDING NO.9
COLOUR SCHEME - B
EAST ELEVATION
SCALE 1/8" = 1'-0"



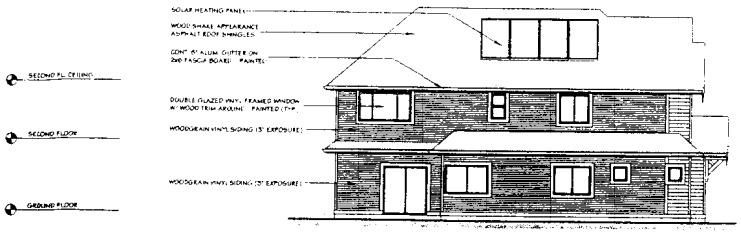
UNIT-Ab
BUILDING NO.9
COLOUR SCHEME - B
WEST ELEVATION



UNIT-Aa UNIT-Ab
BUILDING NO.9
COLOUR SCHEME - B
NORTH ELEVATION



UNIT-A2
BUILDING NO.10
COLOUR SCHEME - A
EAST ELEVATION
SCALE 1/8" = 1'-0"



UNIT-A2 UNIT-Ba
BUILDING NO.10
COLOUR SCHEME - A
NORTH ELEVATION

NO.	DATE	REVISIONS
	NOV. 09/2004	APPROVED FOR D.P.
	JUNE 08/2004	GENERAL REVISIONS ISSUED FOR D.P.
	APR.05/2004	ISSUED FOR A.D.P.
	JAN.30/2004	D.P. APPLICATION

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PROJECT
17 UNIT TOWNHOUSE DEVELOPEMENT

7040 & 7060 ASH STREET
RICHMOND, B.C.

tomizo yamamoto architect inc.
2386 ontario street, vancouver, b.c.
V5V 4J1 tel 604-731-1127 fax 604-731-1327

DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JAN.20, 2005	6
DRAWN	T.M.M.	

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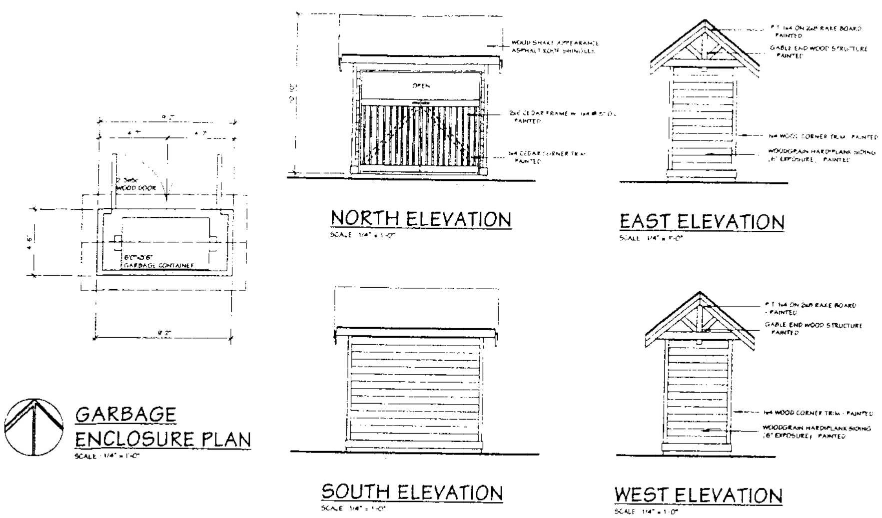
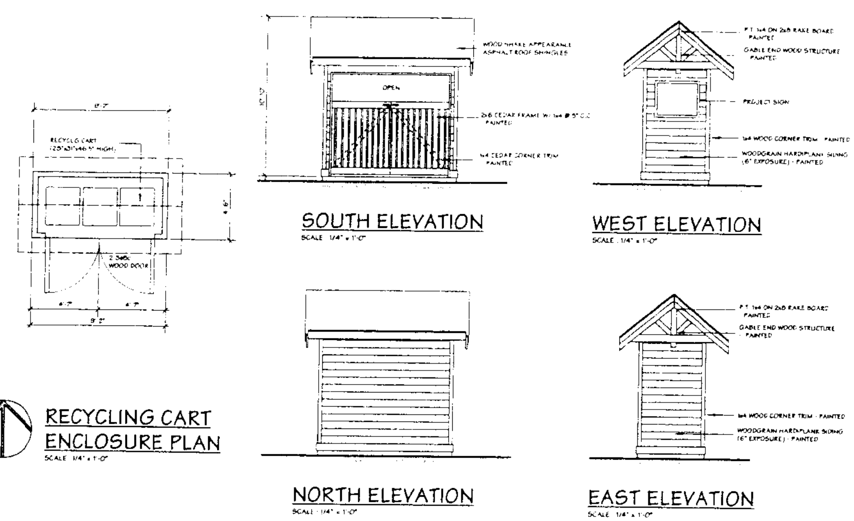
BY:

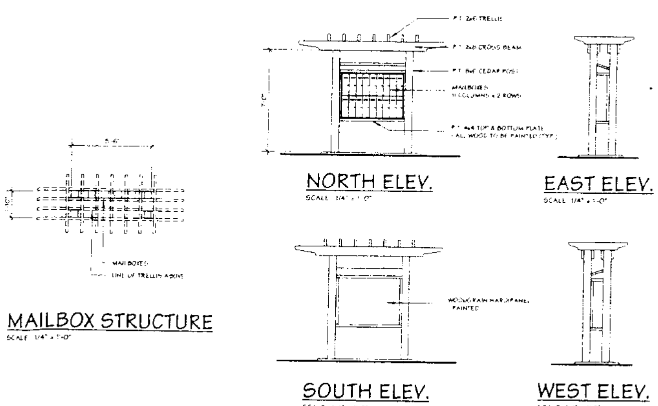
DP-06 325113



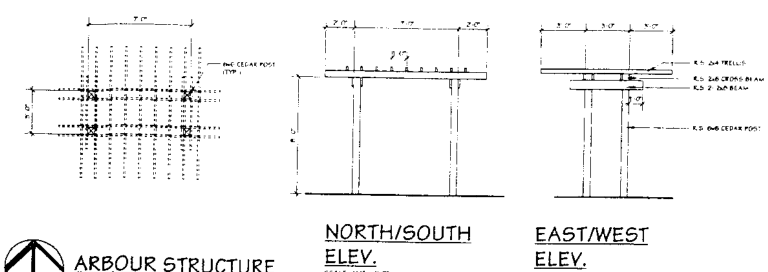
GARBAGE ENCLOSURE PLAN
SCALE 1/4" = 1'-0"



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



MAILBOX STRUCTURE
SCALE 1/4" = 1'-0"



ARBOUR STRUCTURE
SCALE 1/4" = 1'-0"

COLOUR SCHEME - A	
ROOF	IKO / CAMBRIDGE 30, DUAL BLACK
VINYL SIDING	VYTEK / BROWN
ENTRY DOOR	GENERAL PAINT / B756N (CORDWOOD)
ACCENT WALL	GENERAL PAINT / B3050 (JERICHO BROWN)
WINDOW FRAME	WHITE VINYL
TRIM & FASCIA	GENERAL PAINT / B636N (OLD PORCH)
COLUMNS & BRACKETS	GENERAL PAINT / B636N (OLD PORCH)
GARAGE DOOR	GENERAL PAINT / B672W (TEQUILA)
COLOUR SCHEME - B	
ROOF	IKO / CAMBRIDGE 30, DUAL BLACK
VINYL SIDING	VYTEK / ESTATE GRAY
ENTRY DOOR	GENERAL PAINT / B386N (WINESTAIN)
ACCENT WALL	GENERAL PAINT / B7050 (BARN RAFTER)
WINDOW FRAME	WHITE VINYL
TRIM & FASCIA	GENERAL PAINT / B636N (OLD PORCH)
COLUMNS & BRACKETS	GENERAL PAINT / B636N (OLD PORCH)
GARAGE DOOR	GENERAL PAINT / B672W (TEQUILA)
COLOUR SCHEME - C	
ROOF	IKO / CAMBRIDGE 30, DUAL BLACK
VINYL SIDING	VYTEK / ESTATE GRAY
ENTRY DOOR	GENERAL PAINT / B576N (BRINY DEEP)
ACCENT WALL	GENERAL PAINT / B782W (STERLING COIN)
WINDOW FRAME	WHITE VINYL
TRIM & FASCIA	GENERAL PAINT / B636N (OLD PORCH)
COLUMNS & BRACKETS	GENERAL PAINT / B636N (OLD PORCH)
GARAGE DOOR	GENERAL PAINT / B672W (TEQUILA)

NO	DATE	REVISIONS
	AUG. 08/2006	REISSUED FOR D.P.
	JUNE 06/2006	GENERAL REVISIONS REISSUED FOR D.P.
	APR. 21/2006	ISSUED FOR A.D.P.
	JAN.20/2006	D.P. APPLICATION

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PROJECT
17 UNIT TOWNHOUSE
DEVELOPEMENT

7040 & 7060 ASH STREET
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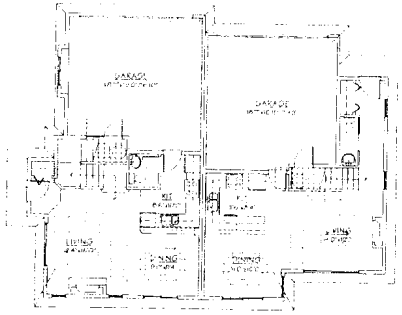
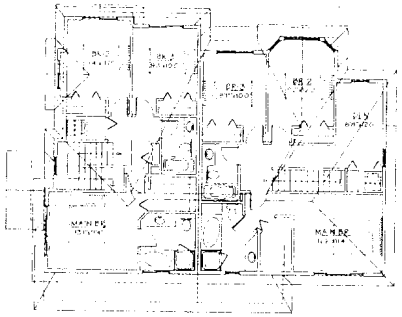
DRAWING TITLE
DETAILS

SCALE	AS NOTED	SHEET NO
DATE	JAN.20, 2006	7
DRAWN	T.M.M.	
CHECKED		PROJ. NO 0608



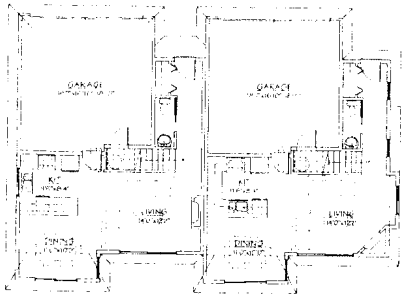
UNIT-B UNIT-A2

BUILDING NO.1
GROUND FLOOR PLAN



UNIT-B UNIT-A2

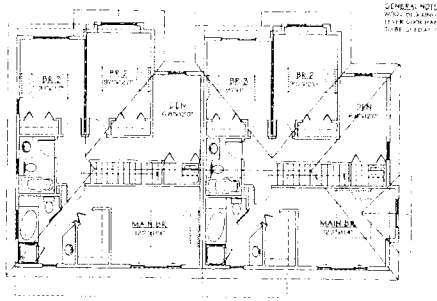
BUILDING NO.1
SECOND FLOOR PLAN



UNIT-A1b UNIT-A1a

BUILDING NO.2
GROUND FLOOR PLAN

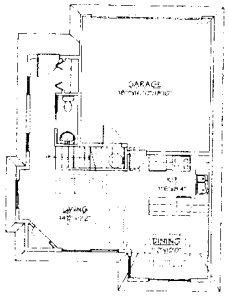
BUILDING NO.2
GROUND FLOOR PLAN



UNIT-A1b UNIT-A1a

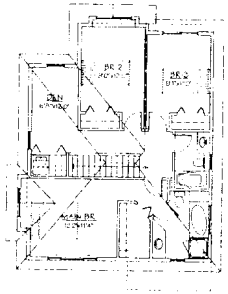
BUILDING NO.2
SECOND FLOOR PLAN

BUILDING NO.2
SECOND FLOOR PLAN



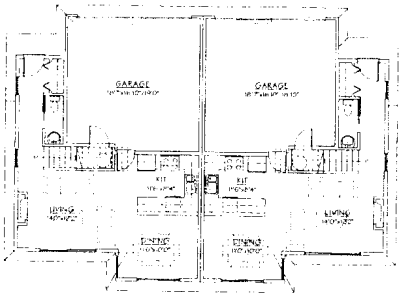
UNIT-A1

BUILDING NO.3
GROUND FLOOR PLAN



UNIT-A1

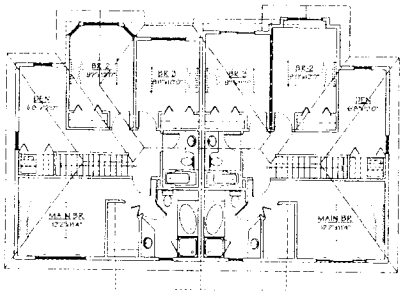
BUILDING NO.3
SECOND FLOOR PLAN



UNIT-A2 UNIT-A1c

BUILDING NO.4
GROUND FLOOR PLAN

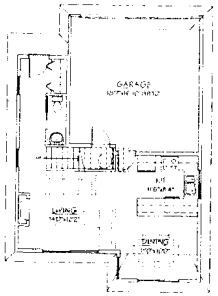
BUILDING NO.4
GROUND FLOOR PLAN



UNIT-A2 UNIT-A1c

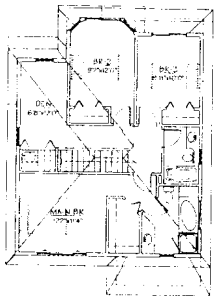
BUILDING NO.4
SECOND FLOOR PLAN

BUILDING NO.4
SECOND FLOOR PLAN



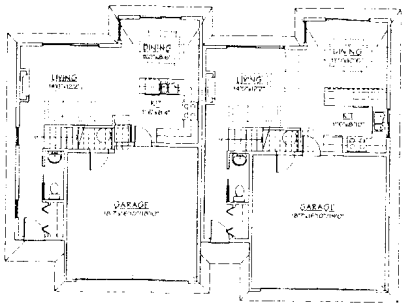
UNIT-A2a

BUILDING NO.5 & 8
GROUND FLOOR PLAN



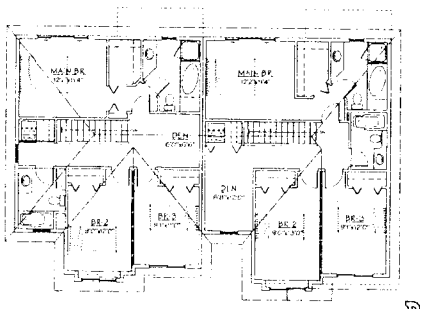
UNIT-A2a

BUILDING NO.5 & 8
SECOND FLOOR PLAN



UNIT-A UNIT-A2

BUILDING NO.6
GROUND FLOOR PLAN



UNIT-A UNIT-A2

BUILDING NO.6
SECOND FLOOR PLAN

NO.	DATE	REVISIONS

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PROJECT

17 UNIT TOWN-HOUSE
DEVELOPEMENT

7071 RIDGE ST
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2285 WEST 4TH AVE, VANCOUVER, B.C.
V6K 4J1 TEL 604-731-1927 FAX 604-731-1927

DRAWING TITLE

FLOOR PLANS

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SCALE	SHEET NO. 8
DATE MAY 06, 2005	
DRAWN T.M.M.	
CHECKED	PROJ NO. 0438

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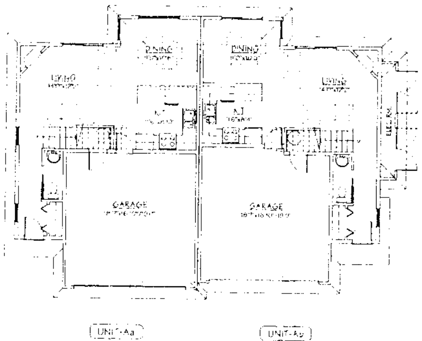

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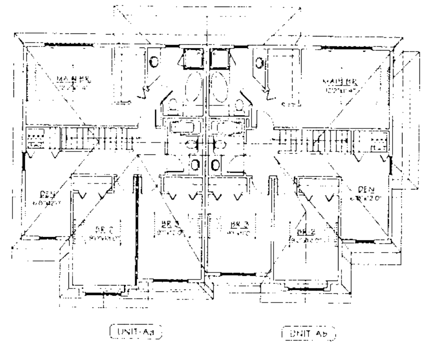

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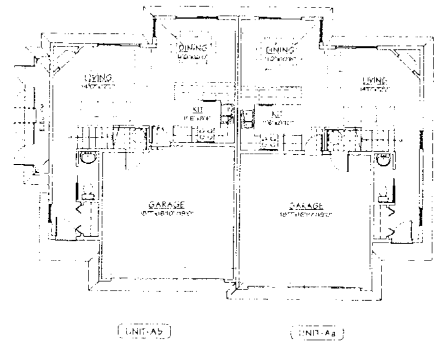

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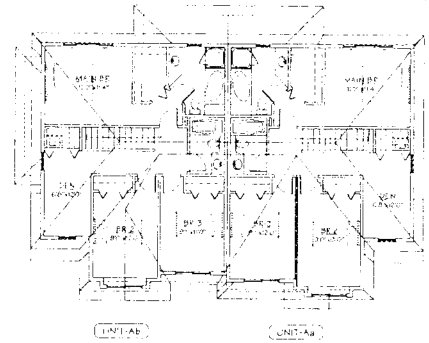

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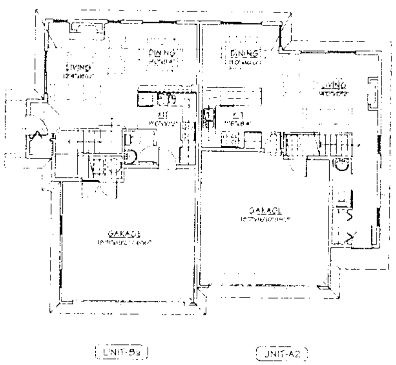

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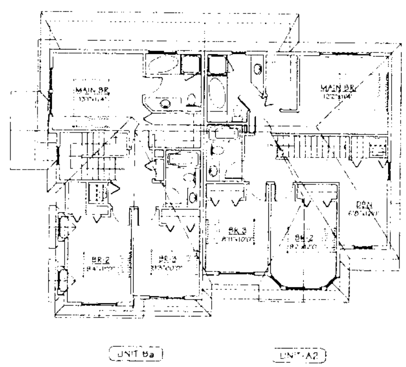
GROUND FLOOR PLAN



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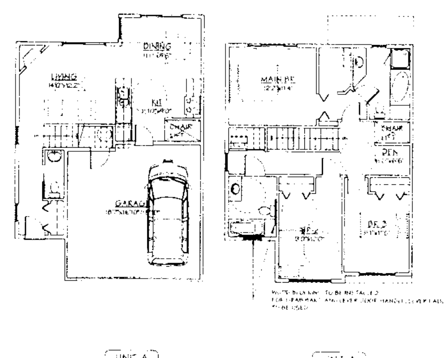

POSSIBLE ACCESSIBLE UNIT CONVERSION

DP-06 325113

NO	DATE	REVISIONS

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PROJECT
17 UNIT TOWNHOUSE
DEVELOPEMENT

7071 BRIDGE ST
RICHMOND B.C.

tomizo
yamamoto
architect inc.

DRAWING TITLE
FLOOR PLANS

REF PU

SCALE	1/8" = 1'-0"	SHEET NO	9
DATE	MAY 05, 2005		
DRAWN	T.M.M		
CHECKED		PROJ NO	