



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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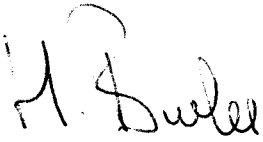
**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** October 13, 2004  
**File:** DP 04-274972  
**Re:** **Application by Tien Sher Investment Group Inc. for a Development Permit at 7760, 7780, 7800 and a Portion of 7740 Ash Street**

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### Staff Recommendation

That a Development Permit be issued that would:

1. Permit the construction of 29 townhouses at 7760, 7780, 7800 and a portion of 7740 Ash Street on a site to be zoned Comprehensive Development District (CD/35); and
2. Vary the provisions of Zoning and Development Bylaw No. 5300, Section 291.35.4 (Minimum Setbacks From Property Lines) to permit the following:
  - a. Reduce the minimum side yard setback for the southern most unit along Ash Street from 3 m (10 ft.) to 2 m (6.5 ft.);
  - b. Reduce the minimum side yard setback for the northern most unit along Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.) for the building face and 1.68 m (5.5 ft.) for a 5.1 m (16.7 ft.) long single-storey electrical room projection;
  - c. Reduce the minimum side yard setback for the unit adjacent to the rear yard of the existing house at 7740 Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.);
  - d. Reduce the public road setback from 6 m (20 ft.) to 5 m (16 ft.) in order to permit a single-storey entry porch projection for street facing units along Ash Street; and
  - e. Reduce the public road setback from 6 m (20 ft.) to 2.4 m (8 ft.) for a mail kiosk and trellis structure only.

*for*  
  
Raul Allueva  
Director of Development

WC:blg  
Att.

## Staff Report

### Origin

Tien Sher Investment Group Inc. has applied to the City of Richmond for permission to develop 29 two-storey townhouse units designed by Tomizo Yamamoto Architect Inc. at 7760, 7780, 7800 and a portion of 7740 Ash Street. The subject site is approximately 6,192 m<sup>2</sup> (1.5 acres) and is currently vacant. The subject site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/35)” as part of rezoning application RZ 03-254898.

The townhouse complex includes a variety of unit sizes ranging from 116.5m<sup>2</sup> (1,255 ft<sup>2</sup>) to 137.2 m<sup>2</sup> (1,477 ft<sup>2</sup>), excluding garages. The complex is comprised of 13 duplex buildings (26 dwelling units) and three (3) single detached buildings (3 dwelling units).

### 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

The subject site is located in the McLennan South Sub-Area Plan. Development surrounding the site is described as follows:

- To the north, existing single-family homes including the existing home on the front portion of 7740 Ash Street (zoned Single-Family Housing District, Subdivision Area F (R1/F));
- To the east, the rear yards of existing single-family homes on large lots fronting Bridge Street (zoned R1/F);
- To the south, the rear yards of existing single-family houses fronting Blundell Road (zoned R1/F) and on the corner of Ash Street and Blundell Road (7820 Ash Street) development applications (RZ 04-263553 and DP 04-275641) to permit the construction of five (5) townhouse units with access to a rear lane parallel to Blundell Road.
- To the west, across Ash Street, three (3) properties under development applications (RZ 04-267216 and DP 04-270421), pending final adoption, to permit the development of 31 townhouse units.

### Rezoning and Public Hearing Results

A Public Hearing Meeting for the rezoning bylaw (RZ 03-254898) was held on June 21, 2004. At the Public Hearing, area residents expressed concerns related to the Official Community Plan (OCP) Amendment that accompanied the rezoning application. Specifically, an amendment to the McLennan South Sub-Area Plan accompanied the rezoning in order to provide increased clarity regarding the Keefer Avenue “ring road” location connecting Bridge Street and Ash Street and the land use boundary between single-family and multi-family areas. The OCP amendment reinforced the flexibility of the “ring road” location while fixing the location of the land use boundary between single-family and multi-family areas at approximately 120 m (394 ft.) and 110 m (360 ft.) from Granville Avenue and Blundell Road respectively.

No specific concerns were expressed related to the proposed project rezoning or design.

### Staff Comments

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

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

The applicant requests the following variances to the Comprehensive Development District (CD/35) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provisions of Section 291.35.4.03 (Minimum Setbacks From Property Lines) to reduce the minimum south side yard setback for the southern most unit along Ash Street from 3 m (10 ft.) to 2 m (6.5 ft.);  
***(Staff supports the proposed variance as it is considered minor, is specific to the southern most single detached unit along Ash Street, the proposed building is only two-storeys and the building will be adjacent to a lane upon future development of the site directly south (RZ 04-263553 and DP 04-275641). The site plan provided at the rezoning stage showed a larger setback relaxation and no comments regarding the proposed setbacks were received at the public hearing. The proposed variance still provides a side yard setback that is greater than the minimum side yard setback permitted in the Single-Family Housing District (R1). The proposed variance also enhances the streetscape along Ash Street by enabling a variety of unit types and landscape treatments to be provided).***
- 2) To vary the provisions of Section 291.35.4.03 (Minimum Setbacks From Property Lines) to reduce the minimum north side yard setback for the northern most unit along Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.) for the building face and 1.68 m (5.5 ft.) for a 5.1 m (16.7 ft.) long single-storey electrical room projection;  
***(Staff supports the proposed variance as it is considered minor and is specific to the northern most unit along Ash Street. The proposed unit is a two-storey building, which will limit shadowing and privacy concerns. The proposed development also makes provisions for the adjacent property to the north (7740 Ash Street) to be accessed through the subject site upon future development. The site plan provided at the rezoning stage showed a larger setback relaxation and no comments regarding the proposed setbacks were received at the public hearing. The applicant has also provided a letter signed by the property owner of 7740 Ash Street, indicating that they have reviewed the site plan and support the proposed development [Attachment 3]).***
- 3) To vary the provisions of Section 291.35.4.03 (Minimum Setbacks From Property Lines) to reduce the minimum west side yard setback for the unit adjacent to the rear yard of the existing house at 7740 Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.);  
***(Staff supports the proposed variance as it is considered minor and is specific to the unit adjacent to the rear yard of the existing house at 7740 Ash Street. The proposed unit is a two-storey building, which will limit shadowing and privacy concerns. The proposed development makes provisions for the adjacent property (7740 Ash Street) to be accessed***

*through the subject site upon future development. The site plan provided at the rezoning stage showed a larger setback relaxation and no comments regarding the proposed setbacks were received at the public hearing. The applicant has also provided a letter signed by property owner of 7740 Ash Street, indicating that they have reviewed the site plan and support the proposed development [Attachment 3]).*

- 4) To vary the provisions of Section 291.35.4.02 (Minimum Setbacks From Property Lines) to reduce the public road setback from 6 m (20 ft.) to 5 m (16 ft.) in order to permit a single-storey entry porch projection for street facing units along Ash Street;  
*(Staff supports the proposed variances as it is consistent with entry porch projections permitted in the Townhouse District (R2-0.6). The proposed entry porches were shown on the site plan provided at the rezoning stage and no comments regarding the entry porches were received at the public hearing. In addition, the proposed entry porches enhance the Ash Street streetscape by providing unit articulation and reinforce the dwelling unit entry in accordance with the Sub-Area Plan Development Permit Guidelines and CPTED principals).*
- 5) To vary the provisions of Section 291.35.4.02 (Minimum Setbacks From Property Lines) to reduce the public road setback from 6 m (20 ft.) to 2.4 m (8 ft.) for a mail kiosk and trellis structure only;  
*(Staff supports the proposed variances as the mail kiosk is integrated into the landscape design of the subject site. The proposed variance will not adversely impact the proposed streetscape).*

### Analysis

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan:

Schedule 1: 9.2 General Guidelines  
 9.3 Multiple-Family Residential DP Guidelines

Schedule 2: 2.10D McLennan South Sub-Area

### Conditions of Adjacency:

- The proposed building height, siting and orientation respects the massing of the surrounding residential development.

### Site Planning and Urban Design:

- The site plan is well coordinated with a combination of private outdoor areas located adjacent to each unit and a centrally located outdoor amenity space. The outdoor amenity area will provide residents with a central passive recreation area. The amenity space is also designed to emphasize the complex entrance through the placement of a water feature that is aligned with the entry driveway;
- Visitor parking stalls are provided in accordance with the zoning bylaw requirements and are located at strategic locations throughout the development;
- Electrical rooms have been incorporated into the proposed unit design, are located outside the front yard setback area and are screened by landscaping where appropriate to limit the visual impact of these features; and

- The recycling area is centrally located and is screened by a trellis feature and landscaping to ensure the area is well integrated into the overall project design.

#### Architectural Form and Character:

- The two-storey buildings are well articulated and provide appropriate massing characteristics and roof forms to meet the intent of the OCP guidelines, while also blending with the existing residential development surrounding the site;
- The proposed building materials (wood grain vinyl siding, wood shake profile vinyl siding, hardiplank siding, cedar trim and shake profile asphalt roof shingles) are generally consistent with the OCP guidelines; and
- The main exterior colours will be beige and clay while four (4) different trim colour schemes are proposed for the development. Trim elements will be provided from a combination of colors ranging from green, grey, red, yellow and brown.

#### Landscape Design:

- The landscape design for the proposed development includes the provision of approximately 73 trees, 300 hedging cedars and 1450 shrubs. A number of existing trees along the site perimeter have been identified, by the applicant's arborist, as having tree retention potential. These trees are primarily located along the north and east perimeter of the site and have been integrated into the landscape design;
- The outdoor amenity area does not provide children play equipment as the area is designed primarily for passive recreation opportunities. As part of the rezoning application, the applicant agreed to provide a voluntary contribution to the City's Park Reserve Fund for park developments within the McLennan South Sub-Area;
- The main site driveway incorporates concrete pavers for substantial portions, which improves the permeability of the site while clearly defining the site entrance; and
- A 1.2 m (4 ft.) transparent decorative iron fence is proposed along the Ash Street frontage while a 1.8 m (6 ft.) solid wood fence is proposed around the remaining site perimeter. The fencing is incorporated into the landscape design.

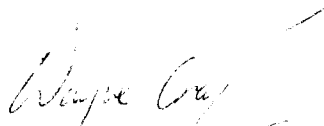
#### **Advisory Design Panel Comments**

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Meeting Minutes from September 23, 2004 is attached for reference (**Attachment 2**). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in '***bold italics***'. The proposed development includes the potential to provide one (1) accessible or adaptable unit.

## Conclusions

The applicant has satisfactorily addressed the design issues identified through the rezoning process, by staff and the Advisory Design Panel. The proposed development conforms with the land use designation and design guidelines for the McLennan South Sub-Area Plan. The proposed development provides an attractive streetscape along Ash Street while providing a variety of housing types.

On this basis, staff recommend support of this Development Permit application.



Wayne Craig  
Program Coordinator-Development  
(604) 247-4625

WC:blg

Attachment 1: Project Data Summary

Attachment 2: Advisory Design Panel Comments

Attachment 3: Letter signed by the property owner of 7740 Ash Street indicating they support the proposed development

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

- Receipt of an irrevocable Letter of Credit for landscaping in the amount of \$100,298.00 (based on a total floor area of 4,658.8 m<sup>2</sup>/50,149 ft<sup>2</sup>)



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Application  
Data Sheet**  
Development Applications Department

**DP 04-274972**

**Attachment 1**

Address:	7760/7780/7800 & a portion of 7740 Ash Street	
Applicant:	Tien Sher Investment Group Inc.	Owner:
Zoning:	Comprehensive Development District (CD /35)	
OCP Designation:	Residential	
Planning Area(s):	City Centre Area – McLennan South Sub-Area Plan	
Site Area	Gross: 6,191.8 m <sup>2</sup>	Net: 6,191.8 m <sup>2</sup>
Floor Area	Gross: 4,658.8 m <sup>2</sup>	Net: 3,692.0 m <sup>2</sup>

	Existing	Proposed
Land Uses	Vacant	Townhouse Residential
Number of Units	0	29

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.60	None Permitted
Lot Coverage:	Max. 40 %	40 %	None
Setback – Public Roads:	Min. 6.0 m	6.0 m	<ul style="list-style-type: none"> <li>• 1 m single-storey entry porch projection</li> <li>• 2.4 m setback for mailbox &amp; trellis structure</li> </ul>
Setback – Side Yard:	Min. 3.0 m	Min. 2.0, 2.4 & 3.0 m	<ul style="list-style-type: none"> <li>• 2.0 m for southern most unit along Ash Street</li> <li>• 2.4 m for northern most unit along Ash Street + single-storey electrical room projection</li> <li>• 2.4 m for west side yard on unit adjacent to existing rear yard at 7740 Ash Street</li> </ul>
Setback – Rear Yard:	Min. 3.0 m	Min. 4.3 m	None
Height (m):	Max. 11.0 m	Max. 9.0 m	None
Off-street Parking Spaces – Resident/Visitor:	2.0/unit for resident 0.2/unit for visitor	2.0/unit for resident 0.2/unit for visitor	None
Off-street Parking Spaces – Accessible:	1 space	1 space	None

Off-street Parking Spaces – Total:	64 spaces	64 spaces	None
Tandem Parking Spaces:	Not permitted	None	None
Indoor Amenity Space:	Min 70 m <sup>2</sup>	None	Cash-in-lieu (RZ 03-254898)
Outdoor Amenity Space:	Min. 174 m <sup>2</sup>	343 m <sup>2</sup>	None

Other: \_\_\_\_\_



EXERPT FROM THE MINUTES FROM  
THE DESIGN PANEL MEETING

Thursday, September 23, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

**Townhouses**

*Tien Sher Inv. Group*  
7760, 7780, 7800, 7740 Ash Street  
(Formal)

DP 04-274972

Mr. Craig introduced the project, provided the site context, and indicated that there were no specific issues to be addressed. Written staff comments on the project are attached as Schedule 1 and form a part of these minutes.

Mr. Yoshi Mikamo, Tom Yamamoto Architect, with the aid of a model, elevations, a context plan, a landscape plan, photoboard and an artist's rendering, reviewed the details of the project.

In response to questions information was provided that both staff and the owners of the adjacent property supported the variances; the adjacent property owners were supportive of the plans; and, that staff supported the 2m setback on the south side due to the location of the feature lane.

Mr. Masa Ito provided the details of the landscape plan.

The comments of the Panel were as follows:

- a well-designed project that was visually open. Ensure that the mailbox area remained open with low-growing shrubs.
- pleased to see accessible unit. Units C and C1 could also be converted for wheelchair use.
- well executed scheme. Massing is appropriate for single-family context. No areas of concern.
- good to see two-storey townhouses.
- would be good to see paving throughout the site for both continuity and the addition of character definition. Also would be good to connect deadend driveways to future lane – would keep continuity open. The patios look small – most owners would prefer decent sized patios rather than lawn.

***(The applicant will provide alternative paving treatment in all visitor parking stalls to enhance character definition.)***

Excerpt from the Minutes of Design Panel Meeting  
Thursday, September 23<sup>rd</sup>, 2004  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

- the south side is weaker in relation to the entrance. Should be a double row of trees at entrance lane. No adequate space for play area – should relocate water feature and locate a fenced play area with equipment in the space behind the water feature. Larger trees could be accommodated at the entry following around both sides of the water feature and continuing around the edges. An opportunity existed for large trees along Ash Street which could be alternated with the Magnolia trees. The end of the eastern drive aisle did not have the same amount of planting – push the building over slightly and then increase the landscape buffer on the south side with large trees at the end of the drive aisles.

***(The applicant has increased the tree sizes through out the proposed development including along Ash Street and internally within the site. A double row of trees along the entry driveway could not be accommodated as the applicant's Landscape Architect has indicated there is not adequate space to safely plant trees on the south side of the driveway without risking future damage to the building foundation.)***

Mr. Masa provided the following in response to the Panel's comments:

- the buildings might have to push to accommodate additional trees to the entry area;
- a contribution had been made toward park development as opposed to the provision of a play area; and,
- on the road ends – the driveways had been extended to accommodate visitor parking.

**It was unanimously agreed that the project should move forward subject to the incorporation of the comments of the Panel.**

DP04-274972

ATTACHMENT 3



TIEN SHER  
INVESTMENT  
GROUP LIMITED

August 23, 2004

Alan and Linda Clark  
7740 Ash Street  
Richmond, B.C.

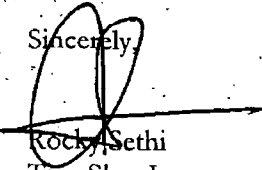
Re: Proposed Townhome Development at 7800-7740 Ash Street

This letter is to verify that you, as the Owners of 7740 Ash Street, have been made aware of the townhome development on the adjacent property. I would like to ask that you verify that you are aware of the proposal for 29 new townhomes to be built on the adjacent property, as well as on the rear approximately 150 feet of your own property.


As we approach the detailed design of the buildings on the site, I would like to ensure that you have a chance to review the plans and that any concerns you may have are addressed. We have designed the site to maximize the livability of the homes within our project, and also to allow for the future development of your own property. As you are aware, we have taken great care to ensure that your property will be able to be redeveloped with maximum efficiency in the future, whether by you or a potential purchaser.

I have attached a copy of the proposed site plan for your personal records and I thank you for your continued cooperation with us during this project. Please acknowledge your receipt and understanding of this letter by signing below as I would like to submit this letter to the City of Richmond for their records. As always, should you have any questions or concerns, please do not hesitate to call me at 604-603-7885, or Charan Sethi at 604-250-2748.

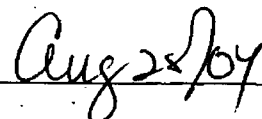
Sincerely,

  
Charan Sethi  
Tien Sher Investment Group Limited

Read and understood:

  
Signature

LYNDA CLARK  
Print Name

Dated: 



**No. DP 04-274972**

To the Holder: TIEN SHER INVESTMENT GROUP INC.  
Property Address: 7760, 7780, 7800 AND A PORTION OF 7740 ASH STREET  
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
954 BAYCREST DRIVE  
NORTH VANCOUVER, BC V7G 1N8

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 or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3A & #3B attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #3A attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #7 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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 04-274972

To the Holder: TIEN SHER INVESTMENT GROUP INC.  
Property Address: 7760, 7780, 7800 AND A PORTION OF 7740 ASH STREET  
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
954 BAYCREST DRIVE  
NORTH VANCOUVER, BC V7G 1N8

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$100,298.00.

5. 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.
6. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

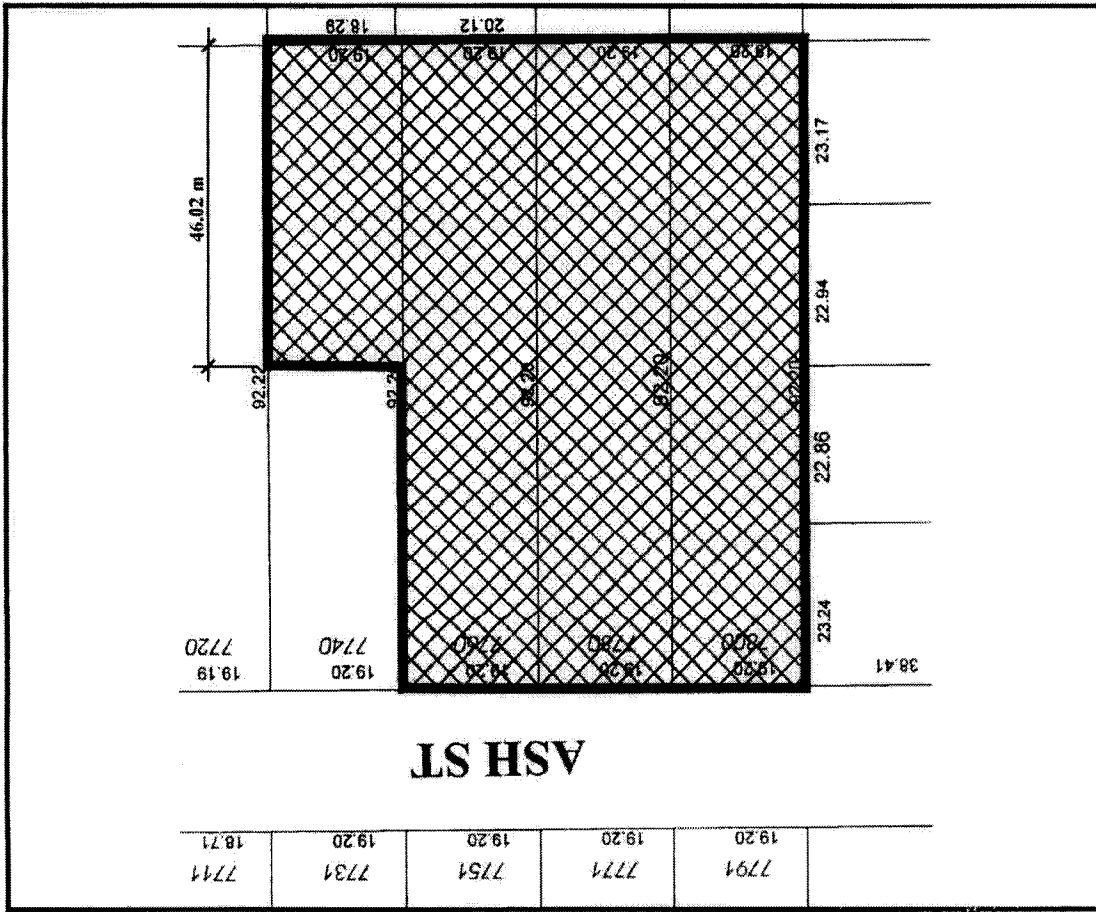
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

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MAYOR

# SCHEDULE "A"

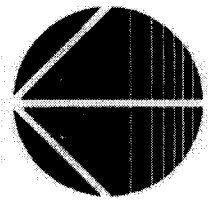
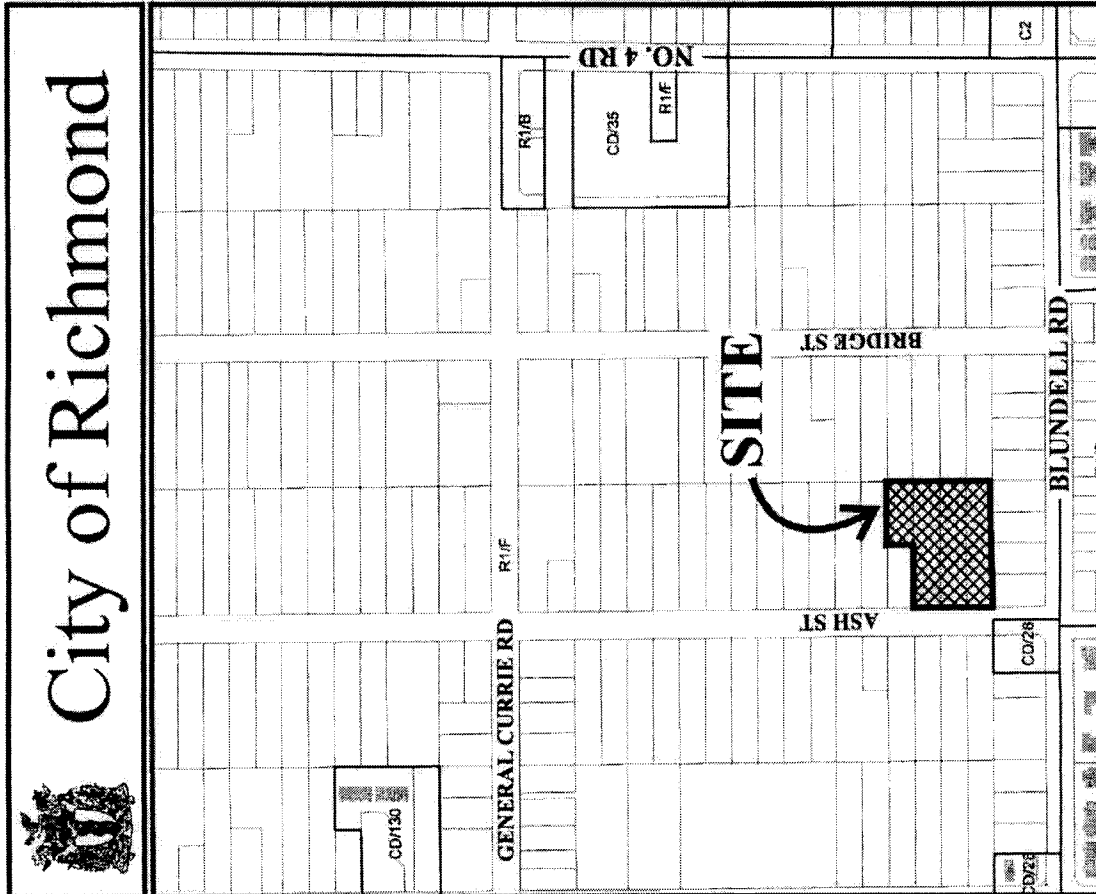


Original Date: 08/10/04

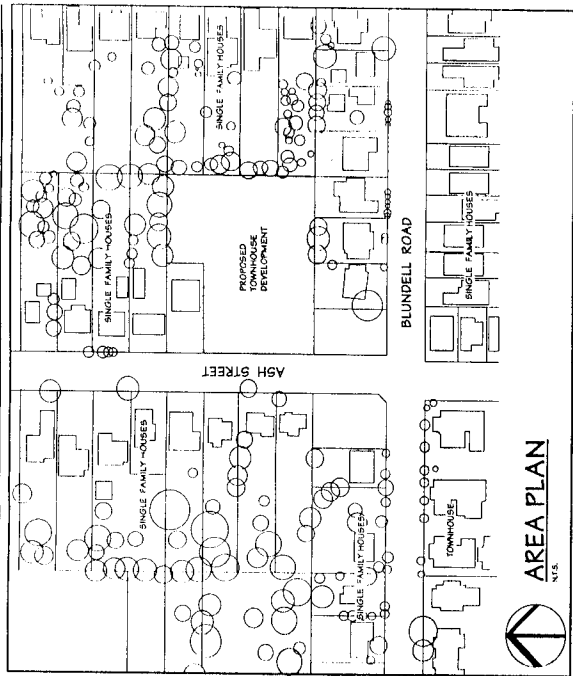
Revision Date:

Note: Dimensions are in METRES

# DP 04-274972 SCHEDULE "A"



City of Richmond



**STATISTICS:**

OWNER: 7747/7670/500200 ASH STREET, RICHMOND  
 GENERAL DESCRIPTION: 1120 OF LOT 7A, AND 2 OF LOT 7 OF LOT 6,  
 SECTION 15, BLOCK 4 NORTH RANGE 8 WEST, N.W.1/4.  
 ZONING: 20-35  
 LOT AREA: 66,619 SQ.FT. (8,918 SQ.M.)  
 MAX. LOT COVERAGE: 66,619 SQ.FT. + 40 % = 28,659.6 SQ.FT.  
 PROPOSED LOT COVERAGE: 28,619 SQ.FT. (103%)

**F.A.R.:**

MAX. ALLOWED F.O.R. AREA: 0.6  
 66,619 SQ.FT. x 0.6 = 39,971.4 SQ.FT.

**F.A.R.:**

UNIT A	146 SQ.FT.	2 UNITS	292 SQ.FT.
UNIT Aa	146 SQ.FT.	3 UNITS	438 SQ.FT.
UNIT Ab	146 SQ.FT.	3 UNITS	438 SQ.FT.
UNIT Ac	146 SQ.FT.	3 UNITS	438 SQ.FT.
UNIT B	178 SQ.FT.	1 UNIT	178 SQ.FT.
UNIT Ba	178 SQ.FT.	2 UNITS	356 SQ.FT.
UNIT Bb	178 SQ.FT.	2 UNITS	356 SQ.FT.
UNIT Bc	178 SQ.FT.	2 UNITS	356 SQ.FT.
UNIT D	178 SQ.FT.	3 UNITS	534 SQ.FT.
UNIT Da	178 SQ.FT.	3 UNITS	534 SQ.FT.
UNIT Db	178 SQ.FT.	3 UNITS	534 SQ.FT.
UNIT Dc	178 SQ.FT.	3 UNITS	534 SQ.FT.
UNIT C	200 SQ.FT.	1 UNIT	200 SQ.FT.
UNIT C1	147 SQ.FT.	1 UNIT	147 SQ.FT.
UNIT C2	147 SQ.FT.	1 UNIT	147 SQ.FT.
UNIT C3	147 SQ.FT.	1 UNIT	147 SQ.FT.
UNIT D1	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D2	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D3	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D4	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D5	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D6	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D7	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D8	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D9	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D10	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D11	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D12	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D13	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D14	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D15	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D16	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D17	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D18	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D19	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D20	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D21	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D22	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D23	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D24	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D25	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D26	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D27	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D28	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D29	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D30	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D31	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D32	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D33	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D34	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D35	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D36	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D37	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D38	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D39	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D40	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D41	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D42	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D43	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D44	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D45	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D46	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D47	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D48	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D49	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D50	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D51	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D52	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D53	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D54	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D55	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D56	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D57	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D58	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D59	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D60	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D61	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D62	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D63	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D64	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D65	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D66	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D67	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D68	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D69	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D70	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D71	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D72	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D73	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D74	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D75	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D76	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D77	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D78	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D79	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D80	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D81	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D82	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D83	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D84	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D85	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D86	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D87	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D88	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D89	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D90	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D91	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D92	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D93	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D94	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D95	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D96	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D97	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D98	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D99	128 SQ.FT.	1 UNIT	128 SQ.FT.
UNIT D100	128 SQ.FT.	1 UNIT	128 SQ.FT.

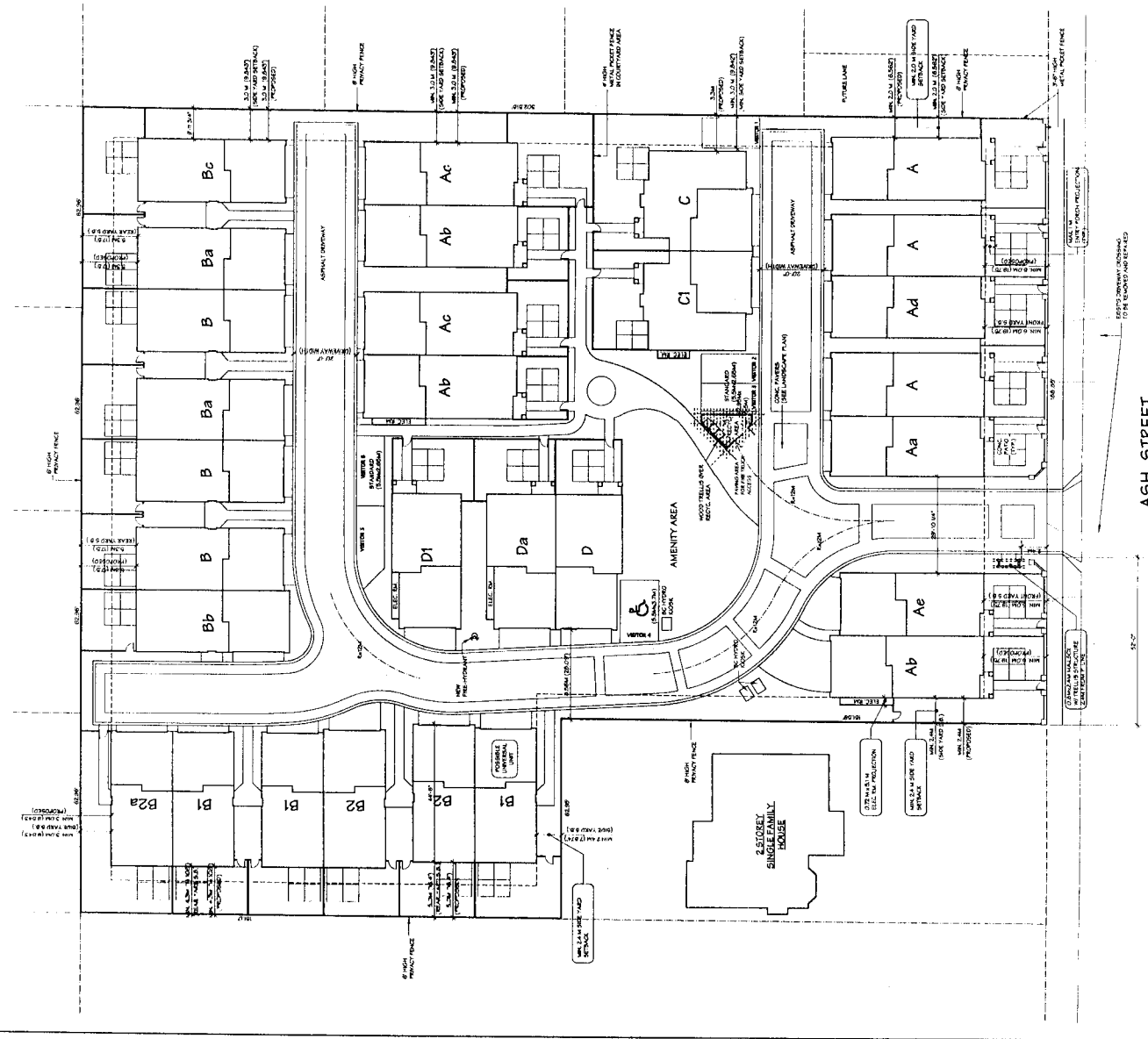
TOTAL: 29 UNITS = 39,971.4 SQ.FT.

**PARKING:**

REQUIRED: 15 SPACES, 29 UNITS + 45 SPACES RESERVES  
 2.2 SPACES PER UNIT + 4 (51 SPACES (TOTAL))  
 PROVIDED: 18 SPACES PER UNITS + 45 SPACES  
 1,200 PER SPACES, 2,250 SPACES  
 TOTAL: 64 SPACES

**AMENITY AREA:**

REQUIRED: 29 UNITS x 1.0 SQ.M. = 29 SQ.M.  
 PROVIDED: 29 SQ.M.



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



DATE	NOV 10 2004
SCALE	AS NOTED
PROJECT	TOWNHOUSE DEVELOPMENT
CLIENT	tomizo yamamoto architect inc.
DESIGNER	7747/7670/500200 ASH STREET RICHMOND, B.C.
DATE	JULY 2004
SCALE	1/4" = 1'-0"
PROJECT	TOWNHOUSE DEVELOPMENT
CLIENT	tomizo yamamoto architect inc.
DESIGNER	7747/7670/500200 ASH STREET RICHMOND, B.C.
DATE	JULY 2004
SCALE	1/4" = 1'-0"
PROJECT	TOWNHOUSE DEVELOPMENT
CLIENT	tomizo yamamoto architect inc.
DESIGNER	7747/7670/500200 ASH STREET RICHMOND, B.C.
DATE	JULY 2004
SCALE	1/4" = 1'-0"

DATE	NOV 10 2004
SCALE	AS NOTED
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DESIGNER	7747/7670/500200 ASH STREET RICHMOND, B.C.
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DESIGNER	7747/7670/500200 ASH STREET RICHMOND, B.C.
DATE	JULY 2004
SCALE	1/4" = 1'-0"

**PARKING:**  
 REQUIRED:  
 22 SPACES + 13 AMPS + 30 SPACES (RESIDENTS)  
 22 SPACES + 23 AMPS + 4 (50) SPACES (VISITORS)

PROVIDED:  
 20 AMPS + 2 CAR GARAGES + 8 SPACES  
 100% PARKING SPACES + 10 AMPS

NOTE:  
 ONE ACCESSIBLE PARKING SPACE IS PROVIDED.  
 NO LOADING AREA IS PROVIDED.



DATE TO BE BUILT	APPROVED
NO. DATE	REVISIONS
CONSULTANT	

29 UNIT  
 TOWNHOUSE DEVELOPMENT

7700 WINDYBROOK AVE STREET  
 PROPOSED, E.C.I.  
 tomizo  
 yamamoto  
 architect inc.

904 BAYVIEW DRIVE, SUITE 200, WILSONVILLE, OR 97150  
 DRAWING TITLE  
 PARKING PLAN



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

SHEET NO.	319
DATE	JULY 2004
DRAWN	T.M.K.
CHECKED	

04274972

ASH STREET



PLANT LIST  
PROJECT ADDRESS

KEY	CITY	BOTANICAL NAME
TREES	ALZ	5 ACER ZENATAUM
	AGN	4 ACER GINNALA
	AP	3 ACER PLATANUM
	AV	2 AVICENNIA MARITIMA
	LT	2 LIRIODENDRON TUPIPERA
	MG	2 MAGNOLIA GRANDIFLORA
	MBO	6 MAGNOLIA BOLLINGIANA 'SALAZAR'
	MS	2 MAGNOLIA SPECIOSA
	PT	19 PRUNUS SPERDENSIS 'ALEXANDER'
	CC	3 QUERCUS COCCINEA
	TS	17 THUJA OCCIDENTALIS 'FASTIGIATA'
	TS*	301 THUJA OCCIDENTALIS 'SMARAGD'
	AJ	102 AZALEA JAPONICA **
	BK	104 BULBS SEMPERENS
	EC	226 EICHA CANARIA
	MA	20 MACHONIA AQUIFOLIUM
	PJF	75 PRUNUS JAPONICA 'FOREST FLAME'
	PZ	37 PRUNUS LAUROCEANUS 'ZABELIANA'
	RM	302 ROSA 'MEXICANA'
	SK	46 SAMBAZA JAPONICA
	SJA	60 SPIRAEA JAPONICA 'ANTHONY WATERER'
	VD	6 VIBURNUM DAVIDI
	VSD	6 VIBURNUM SPONTANEUM 'SWAY'
	G5	75 GAULTHERIA SHALON
	PVA	420 PEESICARIA AFFINIS
	VINES	
	FM	76 POLYCHIM MUNITUM
	ANH	840 ANGIUS **
	PEE	330 PEENALS **

COMMON NAME	SIZE
VINE MAPLE	2.5m HT. 8.0m S. STEMS MIN
ANJUK MAPLE	6.0m CAL. 8.0m S. STEMS MIN
JAPANESE MAPLE	2.5m HT. 8.0m S.
3.0m CAL. 8.0m S. 1.5m STD.	
5.0m CAL. 8.0m S. 1.5m STD.	
6.0m CAL. 8.0m S. 1.5m STD.	
7.0m CAL. 8.0m S. 1.5m STD.	
8.0m CAL. 8.0m S. 1.5m STD.	
9.0m CAL. 8.0m S. 1.5m STD.	
10.0m CAL. 8.0m S. 1.5m STD.	
11.0m CAL. 8.0m S. 1.5m STD.	
12.0m CAL. 8.0m S. 1.5m STD.	
13.0m CAL. 8.0m S. 1.5m STD.	
14.0m CAL. 8.0m S. 1.5m STD.	
15.0m CAL. 8.0m S. 1.5m STD.	
16.0m CAL. 8.0m S. 1.5m STD.	
17.0m CAL. 8.0m S. 1.5m STD.	
18.0m CAL. 8.0m S. 1.5m STD.	
19.0m CAL. 8.0m S. 1.5m STD.	
20.0m CAL. 8.0m S. 1.5m STD.	
21.0m CAL. 8.0m S. 1.5m STD.	
22.0m CAL. 8.0m S. 1.5m STD.	
23.0m CAL. 8.0m S. 1.5m STD.	
24.0m CAL. 8.0m S. 1.5m STD.	
25.0m CAL. 8.0m S. 1.5m STD.	
26.0m CAL. 8.0m S. 1.5m STD.	
27.0m CAL. 8.0m S. 1.5m STD.	
28.0m CAL. 8.0m S. 1.5m STD.	
29.0m CAL. 8.0m S. 1.5m STD.	
30.0m CAL. 8.0m S. 1.5m STD.	

COMMON NAME	SIZE
JAPANESE AZALEA	#2 POT
CHINA BOWWOOD	#2 POT
WINTER HEATHER	#2 POT
JAPANESE PRIVET	#2 POT
ORANGE SPYR	#2 POT
LIU OF THE VALLEY	#2 POT
ZABEL'S LAUREL	#2 POT
RHODODENDRON	#2 POT
SPRING ROSE	#2 POT
SHIMADA	#2 POT
ANTHONY WATERER SPIRAEA	#2 POT
DAVID'S VIBURNUM	#2 POT
DAVID VIBURNUM	#2 POT

COMMON NAME	SIZE
SALAL	#8PS POT
Fraxil Flower	#8PS POT
WESTERN SWORD FERN	#1 POT
	#8PS POT
	#1 POT

PERENNIALS/ANNUALS/TRENDS/GRASSES/AQUATIC PLANTS	GROUND COVERS
76 POLYCHIM MUNITUM	75 GAULTHERIA SHALON
840 ANGIUS **	420 PEESICARIA AFFINIS
330 PEENALS **	

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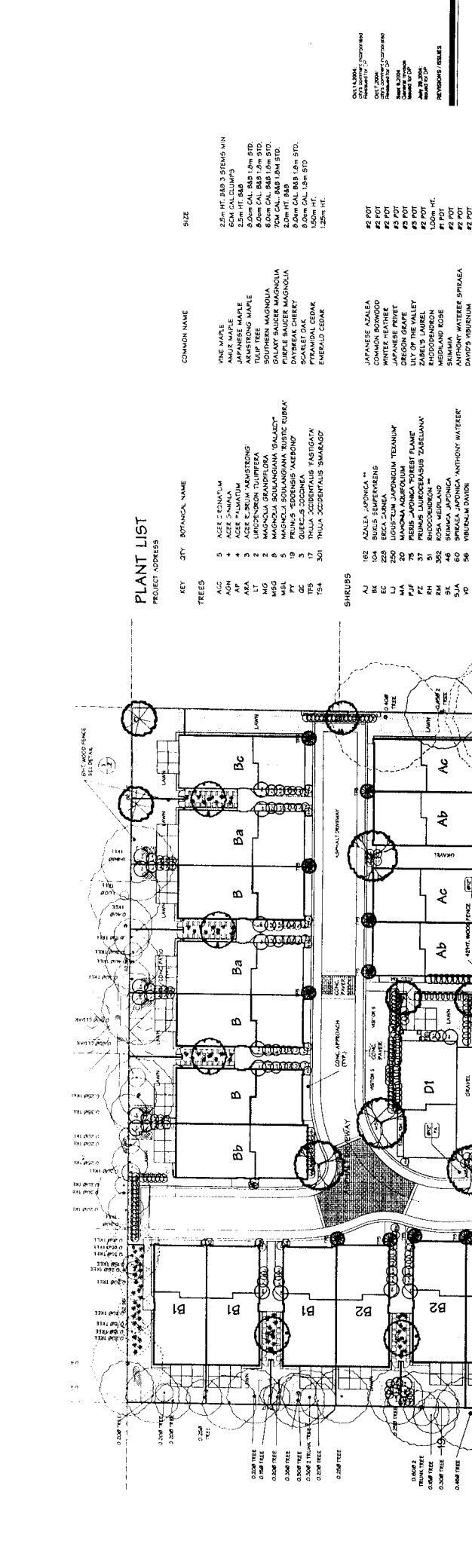
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**3 ASSOCIATES**  
LANDSCAPE ARCHITECTS  
1180 W. 30th St. #200  
Richmond, CA 94801  
Voice: (510) 273-2810  
Fax: (510) 273-4836  
Email: tim@3a.com

**PROJECT**  
7800 ASH ST.  
RICHMOND

**DATE**  
11.17.2004

**SCALE**  
AS SHOWN

**PROJECT NO.**  
04274972

**CLIENT**  
3 ASSOCIATES

Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_

DATE: 11.17.2004

SCALE: AS SHOWN

PROJECT NO.: 04274972

CLIENT: 3 ASSOCIATES

LANDSCAPE PLAN

PLAN #3A

NOV 10 2004

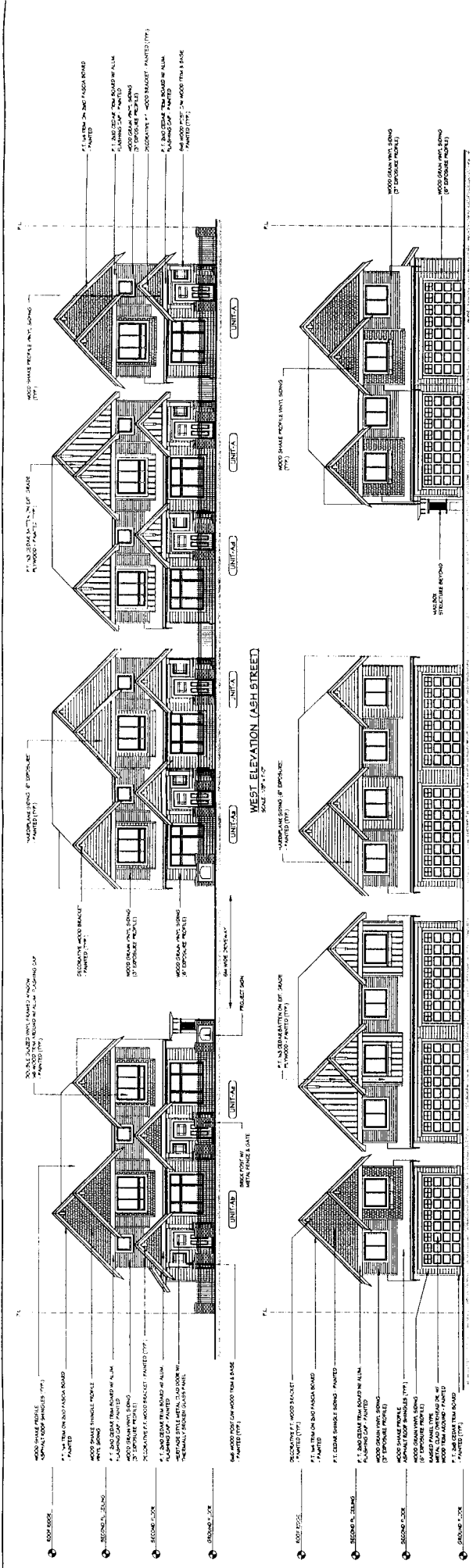
04274972

PLAN #3A

**NOTES:**

- PERMITS SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY REQUIREMENTS BETWEEN PLANS AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF COMPLETION OF THE CONTRACT. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS UNIT, THE WORK IS PUBLISHED OPEN TO THE OWNER.





NO.	DATE	REVISIONS
001	JULY 2008	ISSUED FOR CF
002	AUGUST 2008	REVISED

CONTRACT NAME: TOWNHOUSE DEVELOPMENT

PROJECT: 28 UNIT

LOCATION: 1700 WESTPARKWAY AVE STREET, RICHMOND, B.C.

ARCHITECT: tomizo yamamoto architect inc.

DATE: NOV 10 2008

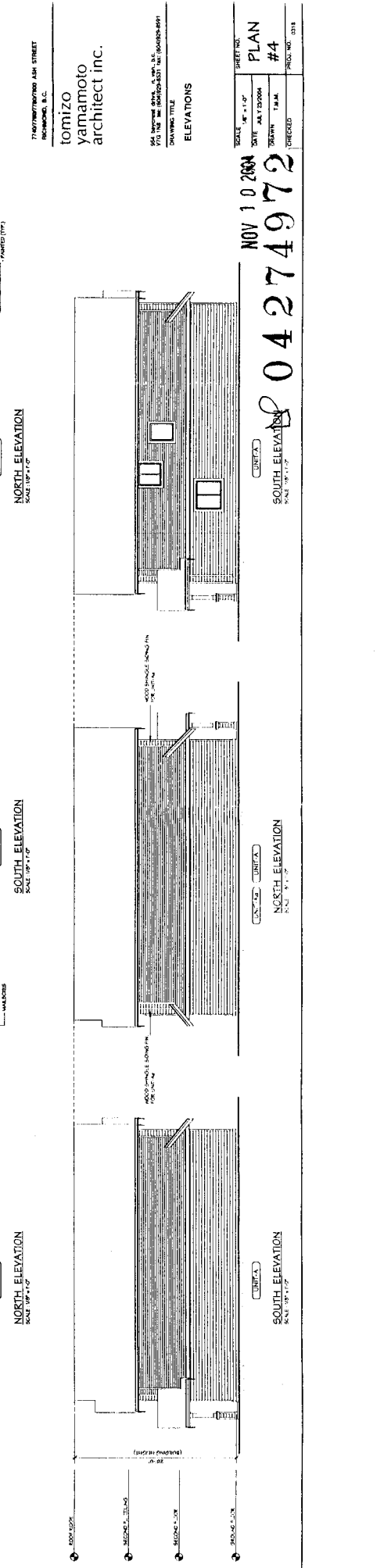
SCALE: 1/8" = 1'-0"

SHEET NO.: PLAN #4

DATE: JULY 2008

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

CHECKED: PREPARED: 04274972



NOV 10 2008

SCALE 1/8" = 1'-0"

SHEET NO.: PLAN #4

DATE: JULY 2008

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

CHECKED: PREPARED: 04274972

PROJECT: TOWNHOUSE DEVELOPMENT

LOCATION: 1700 WESTPARKWAY AVE STREET, RICHMOND, B.C.

ARCHITECT: tomizo yamamoto architect inc.

DATE: NOV 10 2008

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

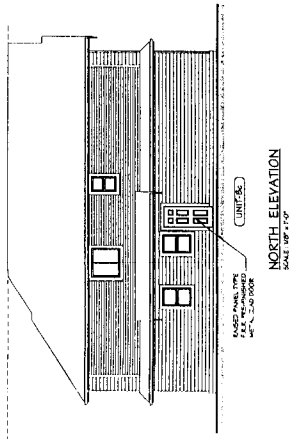
SHEET NO.: PLAN #4

DATE: JULY 2008

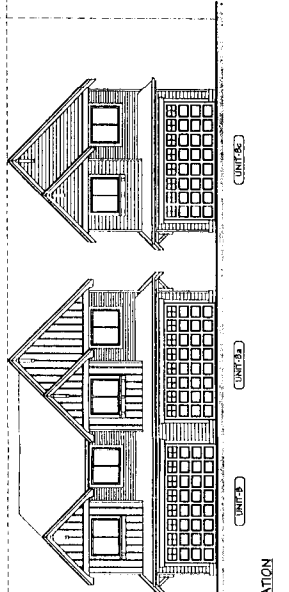
SCALE: 1/8" = 1'-0"

CHECKED: PREPARED: 04274972

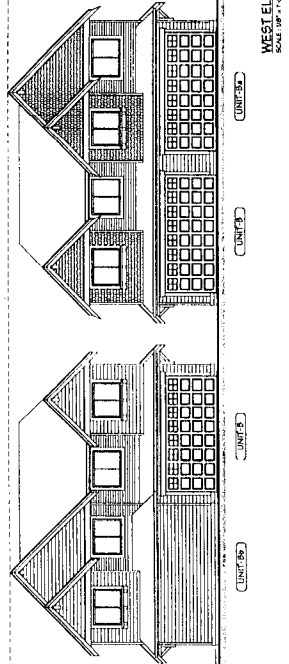




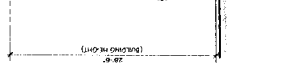
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



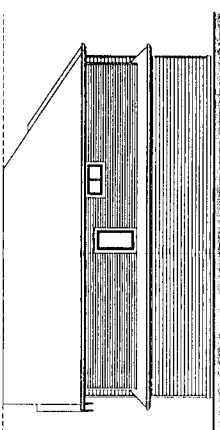
WEST ELEVATION  
SCALE 1/8" = 1'-0"



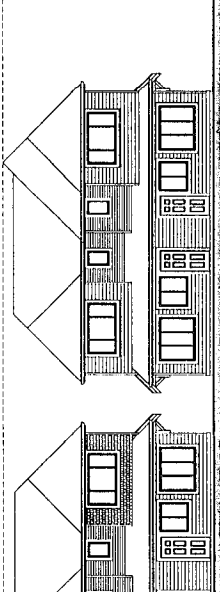
EAST ELEVATION  
SCALE 1/8" = 1'-0"



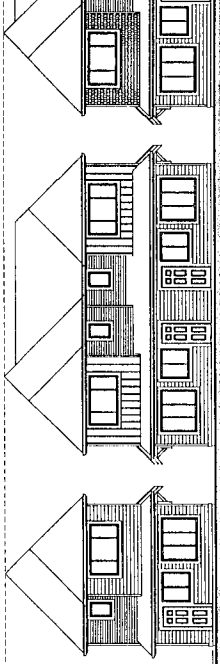
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



UNIT 5B



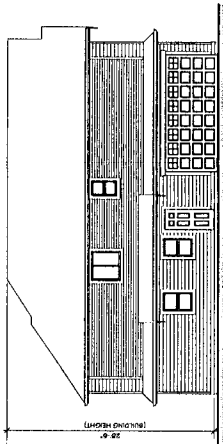
UNIT 5B



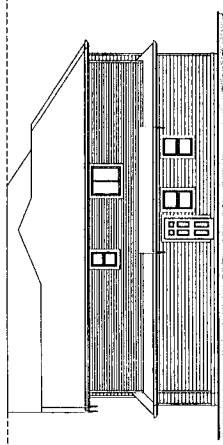
UNIT 5B



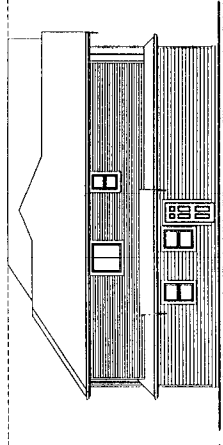
UNIT 5B



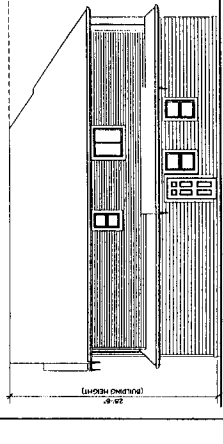
UNIT 5C



UNIT 5C



UNIT 5C



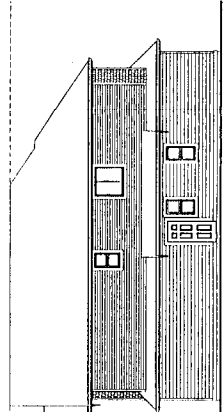
UNIT 5C

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

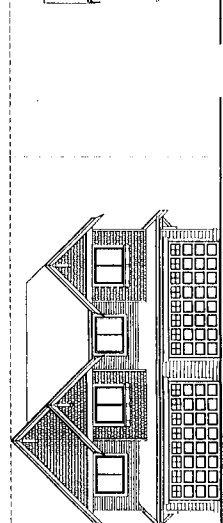
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

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

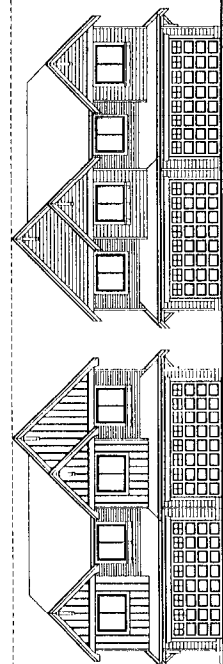
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



UNIT 5D



UNIT 5D



UNIT 5D



UNIT 5D

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

REV	NO. 0004	DATE	07/20/04
NO.	DATE	REVISIONS	
CONSULTANT			

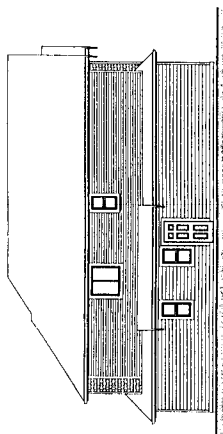
PROJECT  
28 UNIT  
TOWNHOUSE DEVELOPMENT

7700 WOODBURN AVE STREET  
RICHMOND, B.C.  
tomizo  
yamamoto  
architect inc.

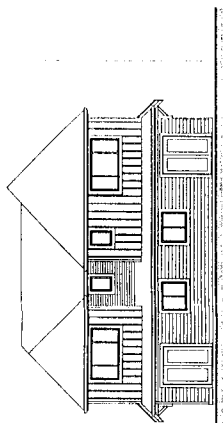
DATE: NOV 10, 2004  
SCALE: 1/8" = 1'-0"  
DRAWING TITLE: ELEVATIONS

SHEET NO.	PLAN #6
DATE: JULY 2004	SCALE: 1/8" = 1'-0"
DRAWN BY: T.M.M.	CHECKED:
NOV 10, 2004	NOV 10, 2004

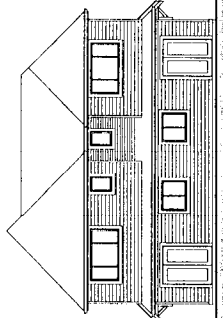
NOV 10, 2004  
NOV 10, 2004  
NOV 10, 2004  
NOV 10, 2004



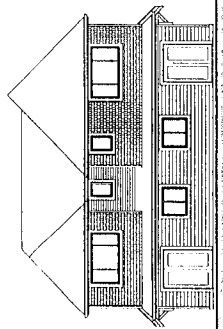
UNIT 201  
WEST ELEVATION  
SCALE 1/8" = 1'-0"



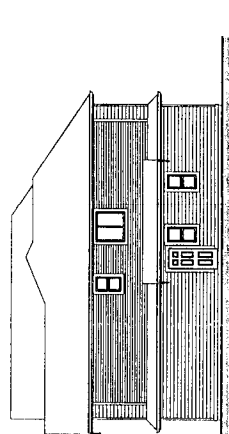
UNIT 202  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



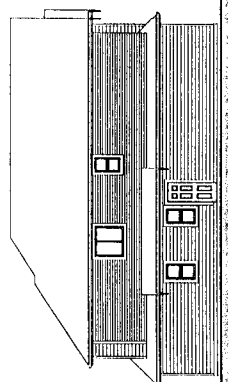
UNIT 203  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



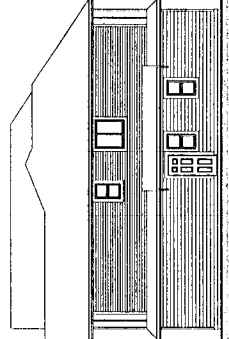
UNIT 204  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



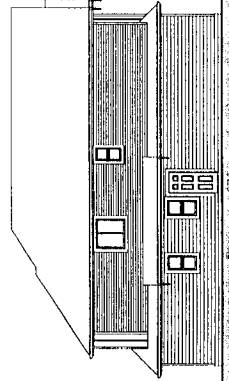
UNIT 205  
EAST ELEVATION  
SCALE 1/8" = 1'-0"



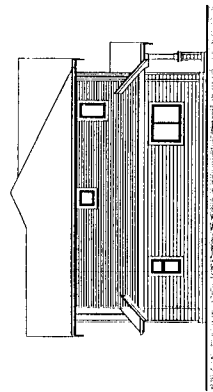
UNIT 206  
WEST ELEVATION  
SCALE 1/8" = 1'-0"



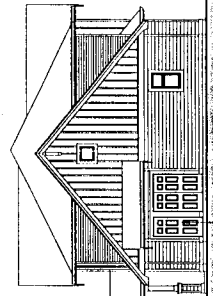
UNIT 207  
WEST ELEVATION  
SCALE 1/8" = 1'-0"



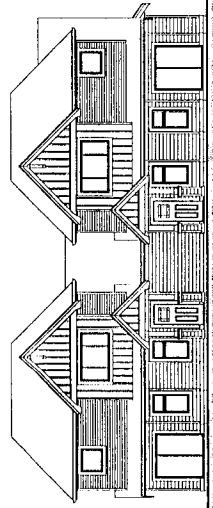
UNIT 208  
EAST ELEVATION  
SCALE 1/8" = 1'-0"



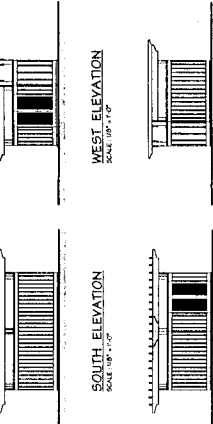
UNIT 209  
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



UNIT 210  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



UNIT 211  
EAST ELEVATION  
SCALE 1/8" = 1'-0"

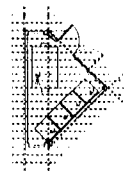


WEST ELEVATION  
SCALE 1/8" = 1'-0"

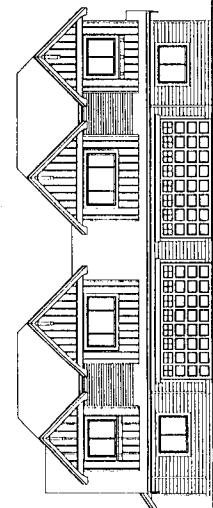
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

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

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



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



UNIT 212  
WEST ELEVATION  
SCALE 1/8" = 1'-0"

REV.	NO.	DATE	DESCRIPTION

PROJECT: TOWNHOUSE DEVELOPMENT  
 29 UNIT

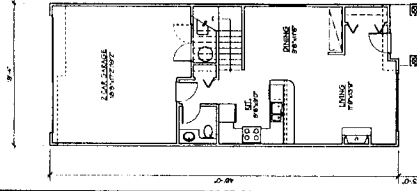
7700 WINDING ASP STREET  
 FLORENCE, S.C.  
 tomizo  
 yamamoto  
 architect inc.

364 BAYVIEW DRIVE, S.W., ATLANTA, GA  
 30331-1500  
 (404) 525-3337 FAX: (404) 525-8001  
 DRAWING TITLE: ELEVATIONS

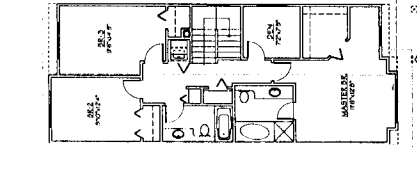
SCALE	1/8" = 1'-0"
DATE	JULY 2004
DRAWN	T.M.A.
CHECKED	
SHEET NO.	PLAN #7
PROJECT NO.	2018

NOV 10 2004

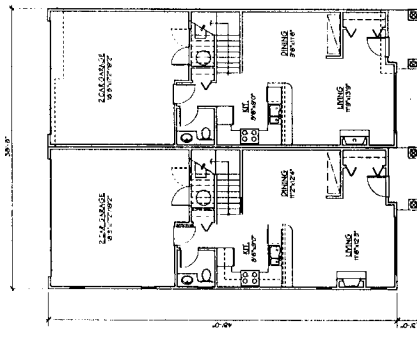
DF 04274972



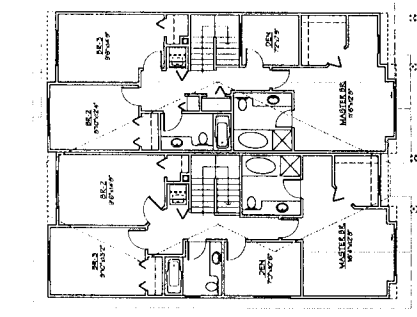
UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



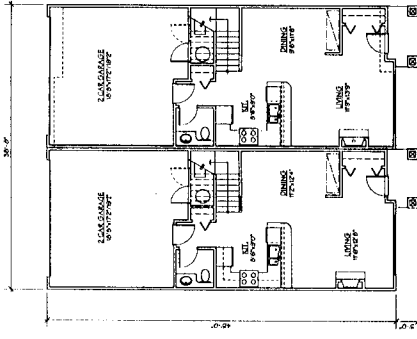
UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



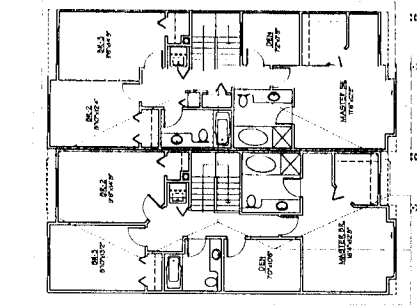
UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



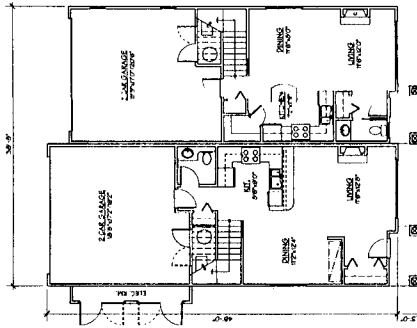
UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



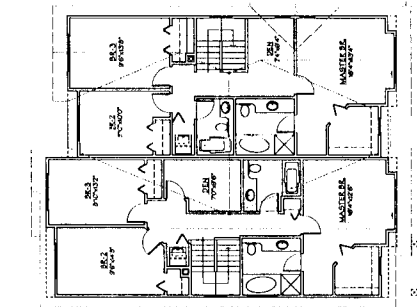
UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



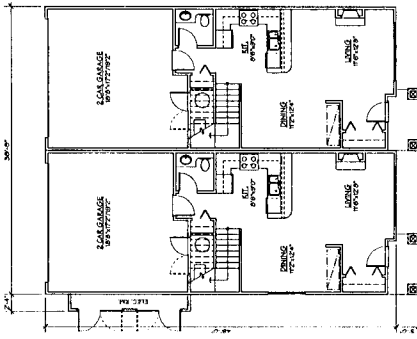
UNIT A  
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



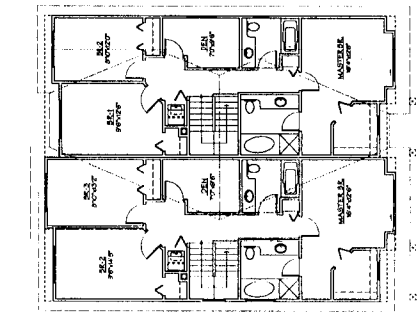
UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



UNIT A  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



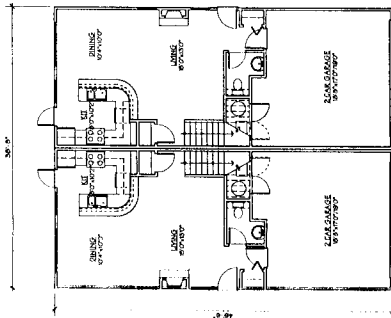
UNIT A  
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

DESIGNED BY	TOMIZO Yamamoto ARCHITECT INC.
DRAWN BY	...
CHECKED BY	...
DATE	JULY 2008
PROJECT NO.	...
SCALE	...

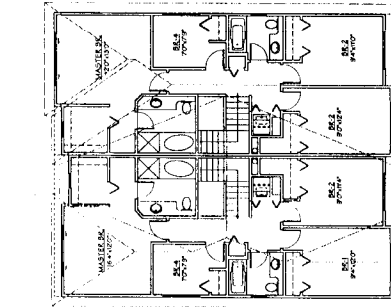
WINHOUSE DEVELOPMENT  
 25 UNIT  
 1877/1878/1879 ASH STREET  
 FARMERSVILLE, N.C.  
 TOMIZO Yamamoto ARCHITECT INC.

Reference Plan  
 NOV 1 0 2004  
 DR 04274972

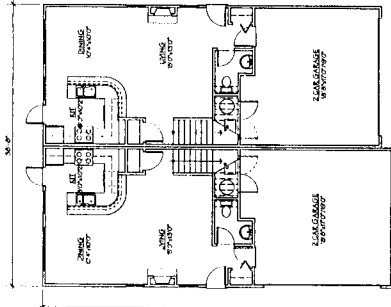
SHEET NO.	...
DATE	JULY 2008
SCALE	...
PROJECT NO.	...
DESIGNED BY	TOMIZO Yamamoto ARCHITECT INC.
DRAWN BY	...
CHECKED BY	...
DATE	JULY 2008
PROJECT NO.	...



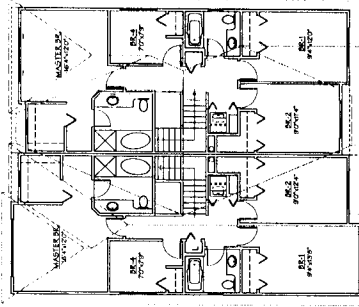
UNIT B1 GROUND FLOOR PLAN SCALE 1/8" = 1'-0"



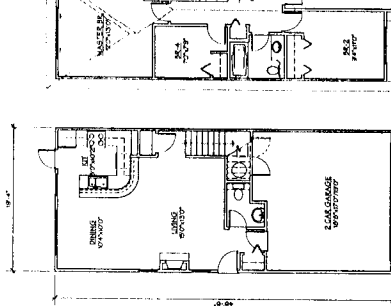
UNIT B2 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



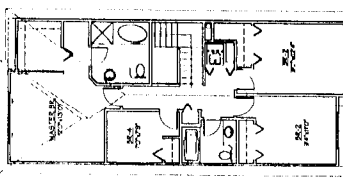
UNIT B3 GROUND FLOOR PLAN SCALE 1/8" = 1'-0"



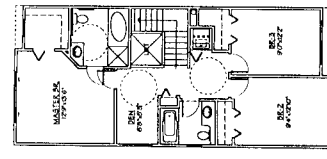
UNIT B4 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



UNIT B5 GROUND FLOOR PLAN SCALE 1/8" = 1'-0"



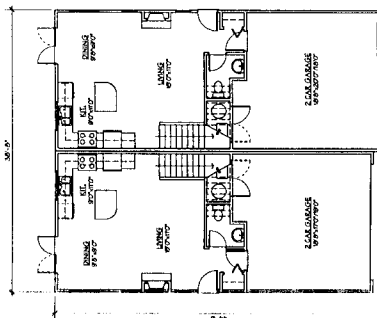
UNIT B6 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



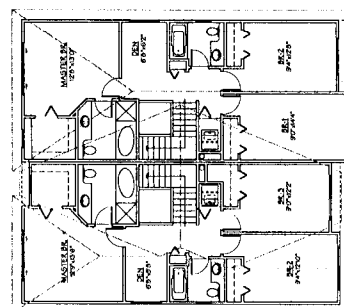
UNIT B7 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

UNIVERSAL CONVERSION

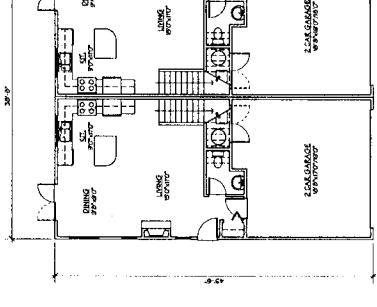
UNIT B1 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



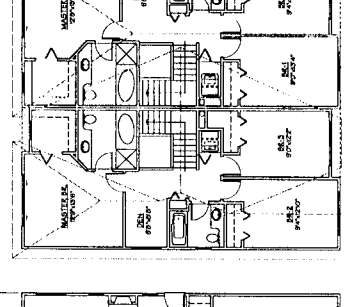
UNIT B1 GROUND FLOOR PLAN SCALE 1/8" = 1'-0"



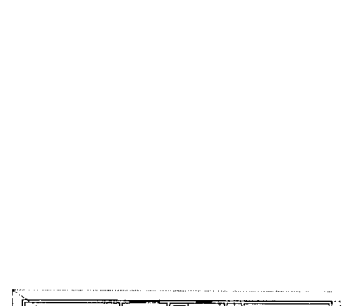
UNIT B2 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



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



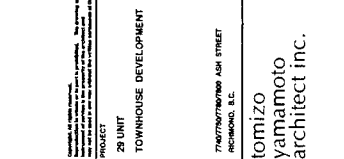
UNIT B4 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



UNIT B5 GROUND FLOOR PLAN SCALE 1/8" = 1'-0"



UNIT B6 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



UNIT B7 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

UNIVERSAL CONVERSION

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

REV.	NO.	DATE	BY	REVISIONS
1	1	12/15/04	YAMAMOTO	ISSUED FOR C.T.
2	1	01/20/05	YAMAMOTO	REVISIONS

PROJECT: 29 UNIT TOWNHOUSE DEVELOPMENT  
 LOCATION: 7700/7705/7710/7715 45th STREET, BROOKLYN, N.Y.

DESIGNED BY: tomizo yamamoto architect inc.

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

DRAWN BY: J.M.L.

CHECKED BY: J.M.L.

SHEET NO. 219

PLANNING TITLE: FLOOR PLANS

NOV 10 2004

Reference Plan

NOV 10 2004

DF 04274979

PLAN #9

NOV 10 2004

NOV 10 2004

NOV 10 2004

NOV 10 2004

NOV 10 2004

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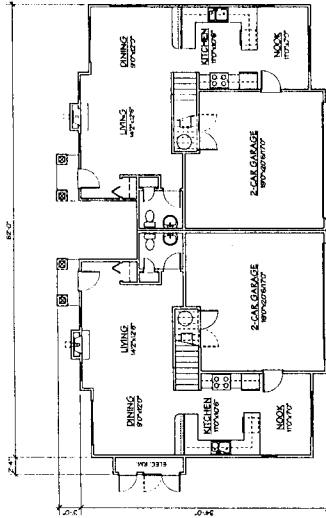
NOV 10 2004

NOV 10 2004

NOV 10 2004

NOV 10 2004

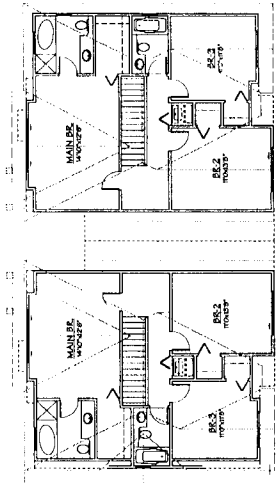




UNIT-C1

GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

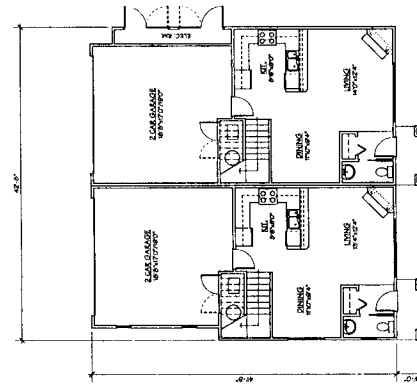
UNIT-C1



UNIT-C1

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

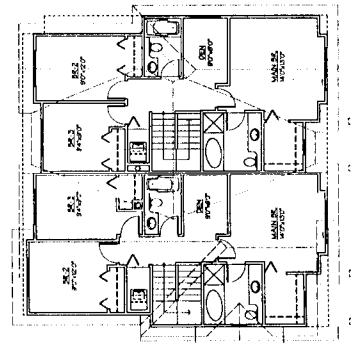
UNIT-C1



UNIT-D1

GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

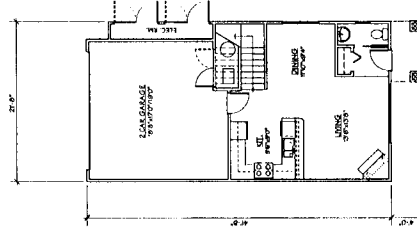
UNIT-D1



UNIT-D1

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

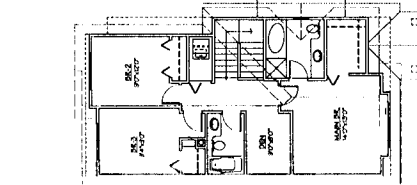
UNIT-D1



UNIT-D2

GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT-D2



UNIT-D2

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

UNIT-D2

LOC. NO.	DATE	REVISIONS

CONSULTANT

PROJECT  
281 UNIT  
TOWNHOUSE DEVELOPMENT

7740 TOWNHOUSE ASH STREET  
ROSELAND, N.C.

tomizo  
yamamoto  
architect inc.

DRAWING TITLE  
FLOOR PLANS

Reference Plan

SCALE	DATE	DESIGNER	CHECKER
1/8" = 1'-0"	JULY 2004	J.M.M.	

NOV 10 2004  
#10  
04274972