



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: November 19, 2003
File: DP 03-233036
Re: **Application by Dava Developments Ltd. for a Development Permit at
7060 Bridge Street**

Manager's Recommendation

That a Development Permit be issued for 7060 Bridge Street that would:

1. Allow the development of 22 two-storey townhouses on a site zoned Townhouse District (R2); and
2. Vary the regulations in the *Zoning and Development Bylaw* to :
 - reduce the side yard setback from 3 m to 0 for a garbage/recycling/mail enclosure; and to 1.55 m (5 ft.) for one (1) building on the south boundary, one building on the west boundary and two (2) buildings on the north boundary, and to
 - allow one car to be parked in tandem.

Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Tomizo Yamamoto Architect Inc., on behalf of Dava Developments Ltd., has applied for a Development Permit of 22 townhouses on a long narrow lot between Bridge Street and No. 4 Road in the McLennan South neighbourhood. The project will have vehicle access from Bridge Street and emergency access from No. 4 Road. The project is expected to receive final reading of rezoning to Townhouse District (R2) on December 8, 2003.

During the rezoning process, the applicants agreed to improve Bridge Street to Granville Avenue, including traffic-calming, and to contribute \$22,000 for park improvements in lieu of providing an indoor amenity area.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	6,635.475 m ² (71,426 ft ²)
Building Area:	3,638.893 m ² (39,170 ft ²)
Site Coverage:	40% Allowed 36% Proposed
F.A.R.:	0.55 Allowed 0.548 Proposed
Parking:	49 Spaces Required, including 5 visitor spaces 49 Spaces Proposed, including 5 visitor spaces

Findings of Fact

Guidelines for form and character for Development Permits appear in Schedule 1 and Schedule 2.10C of Bylaw 7100, the *Official Community Plan*, particularly the *McLennan South Sub Area Plan*.

Development surrounding the subject site generally consists of small residential holdings.

Staff Comments

Staff comments are below, with the applicant's response in ***bold italics***. Comments are edited for brevity.

Urban Development - Design

The site was cleared (except for six perimeter trees) before/during the Development Permit process, therefore tree preservation options are limited and tree replacement requirements will be assessed at their maximum as per the Official Community Plan (OCP). There appears to be no accurate survey of existing trees already removed, although some of these are evident on old aerial photos. Staff therefore recommend that a minimum of 45 deciduous replacement trees of 15 cm caliper be planted and 20 conifers (2.5 m standard) be planted. The conifers should include at least ten Sitka Spruce. ***The applicant has agreed to the replacement trees.***

Open spaces should be rearranged to take better advantage of remaining six trees. The conifers and large Rhododendron in the north-east corner of the site should be preserved in an open space and an open space should be moved to centre/south perimeter where there is an existing cluster of trees. (See attached sketch plan). ***The applicant has only agreed to retain two trees; by shifting the units slightly to the west. The Rhododendron was stolen from the site. (Staff note that there is no protective fencing around the existing trees).***

The applicant is not willing to make any more changes to the plan because ..."the plan was considered and approved at the rezoning process"...and "prior to a precise tree consideration to lay out the buildings to fit a multiple of criteria and requirements given to us by the same Department of Urban Development due to neighbours' requests, Councillors' suggestions and design guidelines which took years to develop." It should be noted that at the public hearing the applicant agreed to preserve existing trees.

We share the Design Panel's concerns about privacy, overlook and the minimal setbacks from some property lines. We note that you are requesting side-yard setback variances, and staff will only support these if the privacy issues are addressed. For example, move the visitor parking space away from Unit 13 and make a front yard for that unit. The emergency access onto No. 4 Road should be attractively detailed with two concrete tire strips (resembling sidewalks) with paving stones in between. The hammerhead in that vicinity seems unnecessary. ***The applicant has made some of the requested changes, except that variances are still required to buildings 1, 2, 3 and 13.***

Consider designing some units for universal accessibility, such as by deleting one or two garage spaces thus freeing up more of the ground level for habitable space. We would be willing to support a parking variance in this regard. ***The applicant has designed a universal unit in building 3, however the building has no bedroom on the ground floor (the applicant has declined to reduce the parking).***

City Centre Planner

Applying the concept/image of a "primary building" as described in the Development Permit Guidelines. ***Not done.***

- the number of garage doors lining the project's driveway should be reduced by introducing a short north-south driveway between the two western-most units and

re-orienting their garages accordingly. This driveway should also provide vehicular access to future small-lot redevelopment at 7038 Bridge Street; however, as the home on that lot is relatively new, no redevelopment is expected in the short term. **Done.**

- while the project's lot coverage is less than 40%, much of the site's open area is driveway, which leaves little opportunity for useable, common open space; steps should be taken to increase the amount of common open space and to ensure that the project gives the impression of character homes set in a green landscape (rather than one of uniform housing units, garages doors, and unconnected patches of open space); importantly, effort should be made in the design of the project's driveway to give the feeling of a "country lane". **See analysis re. the driveway treatment.**



pilot project by the City of Vancouver

- There should be a row of Poplar trees or similar columnar trees along the entrance driveway. **Not done.**

Analysis of the Guidelines for the Area

The following summary of the guidelines were there is not full compliance, with staff comments in **bold type**:

- Edges between properties to be semi-private but open (no high fences). **The plans indicate 6 ft. fences.**

Tree preservation:

- Plan open spaces based on a tree survey, and group buildings around these spaces. **Not done. One group of trees, in the north-east part of the site includes tall conifers which are some of the biggest and oldest trees in the neighbourhood. Such trees provide refuge for birds, including raptors, and are a landmark visible from surrounding streets and residences. They cannot be replaced within a 50 year time frame.**
- Co-ordinate contiguous blocks of existing mature trees on adjacent sites. **Not done.**
- Locate and construct driveways and buildings so as to preserve existing trees. **Not done.**
- Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants. **Not done.**
- Provided at a minimum rate of 2 m² (6.6 ft²) per bedroom and 70 m² per development and shall include a multi-purpose facility. **The applicant has offered a cash donation for City park**
- For developments over 20 units in size, provide a minimum of 2.5 m² per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **The revised plans indicate a play area with appropriate equipment.**

Advisory Design Panel

At their meeting, the Panel approved the project by a vote of 6-1, subject to certain conditions.

The applicant has met the conditions, except as follows:

- “consolidation of the green spaces would be preferable. Roof overhangs could inhibit the appropriate growth of the trees. It was suggested that the No. 4 Road and Bridge Street fences be 3.5 ft. ***The applicants have not consolidated the green spaces. Trees may still be inhibited by roof overhangs.***
- the rear yard setbacks were too small (5 ft.), especially units 1, 2, 8 and 13. ***The rear yard setbacks have been increased to 3 m only in Unit 8.***
- the overlook of buildings 1 and 2 and the proximity to the neighbouring house of building 8 were of concern, and it was suggested that the window orientations be reviewed. ***This has been addressed in Unit 8, but not in Units 1 and 2.***
- A discussion also took place on the suggested consolidation of green space during which it was suggested that, at the future connection location, the garages could be located off the main roadway with additional green space then provided at the connection site. **** Note that staff recommend that the garage doors remain on the “future access” driveway in order to reduce the impact of so many garage doors along the main driveway.***

In summary, it should be noted that the applicants have responded to some, but not all of the Panel’s comments. The Panel’s support was not unanimous, and normally is contingent on the applicant redesigning the project as per the comments. If the applicants are unwilling to change the plans, one option is to return to the Panel to obtain further feedback.

Analysis

This is the first project to come forward in this part of the McLennan South neighbourhood, and is on a long, narrow piece of land on which it is difficult to design a liveable project. In addition (or as a result), there was significant discussion at the public hearing and some design suggestions were formulated.

The final plans contain several deviations from the McLennan South Guidelines and have not fully responded to the Design Panel comments. In addition, the applicants prematurely removed about 25 existing trees and plan to remove another six (6) if this plan is approved. Variances are required to allow buildings 1, 2, 3 and 13 to be sited 1.5 m from the property line instead of 3 m.

Staff have suggested that two visitor parking spaces be relocated in order to allow two trees to be planted. The visitors can park in tandem adjacent to two garages, but a variance would be required. The applicants have removed a parking stall from the outdoor amenity space, moving the visitor parking to the apron in front of the garage for building 3, unit A.

The applicants have agreed to frontage improvements to Bridge Street and have improved the architecture to create a more “country” feel to the buildings. They have shifted the buildings slightly to preserve an existing Chestnut tree on No. 4 Road, and agreed to replacement trees.

Staff feel that there is an opportunity to further redesign the site plan to not only preserve more existing trees, but to make a larger and more functional open space (see attached sketch). A less drastic change which would still require some redesign would be to retain the single unit (building #4) and adjacent open space as per the neighbour's wishes, and also to retain the large trees and some open space near No. 4 Road, but this would probably result in one or two less units. If necessary, the floor area ratio (FAR) could be regained by making some of the remaining units larger. It should be noted that several other developers in McLennan South have made significant compromises to preserve mature trees.

Staff have suggested that in order to reduce the effect of such a long driveway lined with garage doors, the applicant add a centre grass strip ala "country lane". (see illustration on page 4). The applicants have shown this on the landscape plan but would like to reserve the option of reverting to an asphalt driveway at the working drawing stage.

OPTIONS:

There are basically two site planning options:

- **Option 1.** The plan arrived at during the rezoning stage (this option is favoured by the applicant and is incorporated into the present set of plans), and
- **Option 2.** This option attempts to preserve more trees and consolidate the open space near #4 Road. The plan was formulated during the development permit process. (see sketch attached).

Conclusions

The City has received an application for a Development Permit on a long narrow parcel in McLennan South. The applicants have not met all of the Guidelines for the area, have not responded to all of the Design Panel comments, and variances are required for several building setbacks. Staff feel that it is possible to adjust the site plan to meet more of the City objectives, as per option 2, but the applicant has requested to go forward with option 1.



Alex Jamieson
Planner 2 - Urban Design
(Local 4122)

AJ:blg

There are conditions to be met prior to forwarding this application to Council:

- a Letter of Credit is required for landscaping, and
- the applicant must install protective fences around the existing trees, and submit evidence that a qualified professional has been retained to supervise work around the trees during construction, including a post-construction report on the condition of the trees.



No. DP 03-233036

To the Holder: DAVA DEVELOPMENTS LTD.
Property Address: 7060 BRIDGE 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 #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2 and 3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, traffic calming, street trees 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 two years after inspection of the completed landscaping in order to ensure that plant material has survived. In addition to other remedies, the City may cash the letter of credit in an amount equal to the value of any existing trees which die or are damaged due to construction activities or neglect.

Development Permit

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954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$78,340.

- 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.

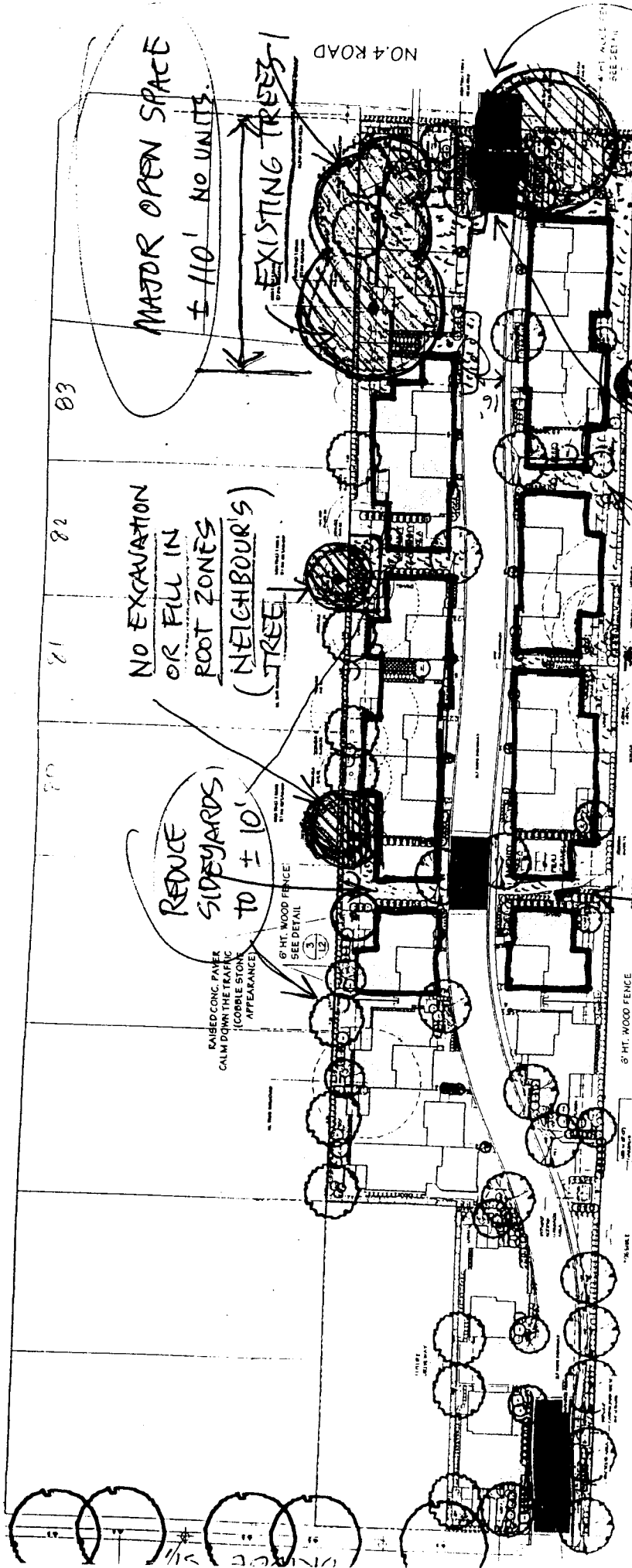
AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR

GRANVILLE AVENUE



DPO3-233036

SKETCH OF SITE PLAN TO PRESERVE EXISTING TREES / OPEN SPACE

ACT. AUG. 15'03

N.T.S.

±10'

PLANT LIST
BRIDGE STREET

KEY	SYMBOL	PLANT
1	(Symbol)	1. PINE
2	(Symbol)	2. ACACIA
3	(Symbol)	3. PALM
4	(Symbol)	4. GUM
5	(Symbol)	5. BIRCH
6	(Symbol)	6. SYPH
7	(Symbol)	7. WILLOW
8	(Symbol)	8. OAK
9	(Symbol)	9. MAPLE
10	(Symbol)	10. PLUM
11	(Symbol)	11. CHERRY
12	(Symbol)	12. BEECH
13	(Symbol)	13. PINE
14	(Symbol)	14. ACACIA
15	(Symbol)	15. PALM
16	(Symbol)	16. GUM
17	(Symbol)	17. BIRCH
18	(Symbol)	18. SYPH
19	(Symbol)	19. WILLOW
20	(Symbol)	20. OAK
21	(Symbol)	21. MAPLE
22	(Symbol)	22. PLUM
23	(Symbol)	23. CHERRY
24	(Symbol)	24. BEECH
25	(Symbol)	25. PINE
26	(Symbol)	26. ACACIA
27	(Symbol)	27. PALM
28	(Symbol)	28. GUM
29	(Symbol)	29. BIRCH
30	(Symbol)	30. SYPH
31	(Symbol)	31. WILLOW
32	(Symbol)	32. OAK
33	(Symbol)	33. MAPLE
34	(Symbol)	34. PLUM
35	(Symbol)	35. CHERRY
36	(Symbol)	36. BEECH
37	(Symbol)	37. PINE
38	(Symbol)	38. ACACIA
39	(Symbol)	39. PALM
40	(Symbol)	40. GUM
41	(Symbol)	41. BIRCH
42	(Symbol)	42. SYPH
43	(Symbol)	43. WILLOW
44	(Symbol)	44. OAK
45	(Symbol)	45. MAPLE
46	(Symbol)	46. PLUM
47	(Symbol)	47. CHERRY
48	(Symbol)	48. BEECH
49	(Symbol)	49. PINE
50	(Symbol)	50. ACACIA

REPLACEMENT TREES 15CM

OMIT HAMMER-HEAD - REDUCE DRIVEWAY TO 16'

EXISTING TREE ±40'

REDUCE PAYEMENT TO TWO TIRE-STRIP - EMERGENCY ACCESS ONLY,

NO EXCAVATION OR FILL IN ROOT ZONES (NEIGHBOUR'S) TREE

REDUCE SIDEYARDS TO ± 10'

MAJOR OPEN SPACE ± 110' NO UNITS

EXISTING TREES

- 1. PINE
- 2. ACACIA
- 3. PALM
- 4. GUM
- 5. BIRCH
- 6. SYPH
- 7. WILLOW
- 8. OAK
- 9. MAPLE
- 10. PLUM
- 11. CHERRY
- 12. BEECH
- 13. PINE
- 14. ACACIA
- 15. PALM
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- 43. WILLOW
- 44. OAK
- 45. MAPLE
- 46. PLUM
- 47. CHERRY
- 48. BEECH
- 49. PINE
- 50. ACACIA

REPLACE TREES 15CM



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application

Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 7060 BRIDGE STREET

Legal Description(s): LOT 12, BLOCK "D" PLAN 1207 & LOT 13 PLAN 12136
SECTION 15 BLOCK 4 NORTH RANGE CO WEST MOUNT

Applicant: YAVA DEVELOPMENTS LTD

Correspondence/Calls to be directed to:

Name: YAMAMOTO ARCHITECT INC.

Address: 924 BAYVIEW DRIVE, NORTH VANCOUVER

V5A 1L8
Postal Code

Te. No.: 604-222-8521
Business

Business

Residence

E-mail

tyerich@shaw.ca

Fax

604-222-8521

Property Owner(s) Signature(s): [Signature]

DAVID CHUNG
Please print name

or

Authorized Agent's Signature: _____
Attach Letter of Authorization

Please print name

For Office Use

Date Received: Apr 8 /03

File No.: 03-233036

Only assign if application is complete

Application Fee: 5700

Receipt No.: 15-0023846

ENTERED



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DAY OF

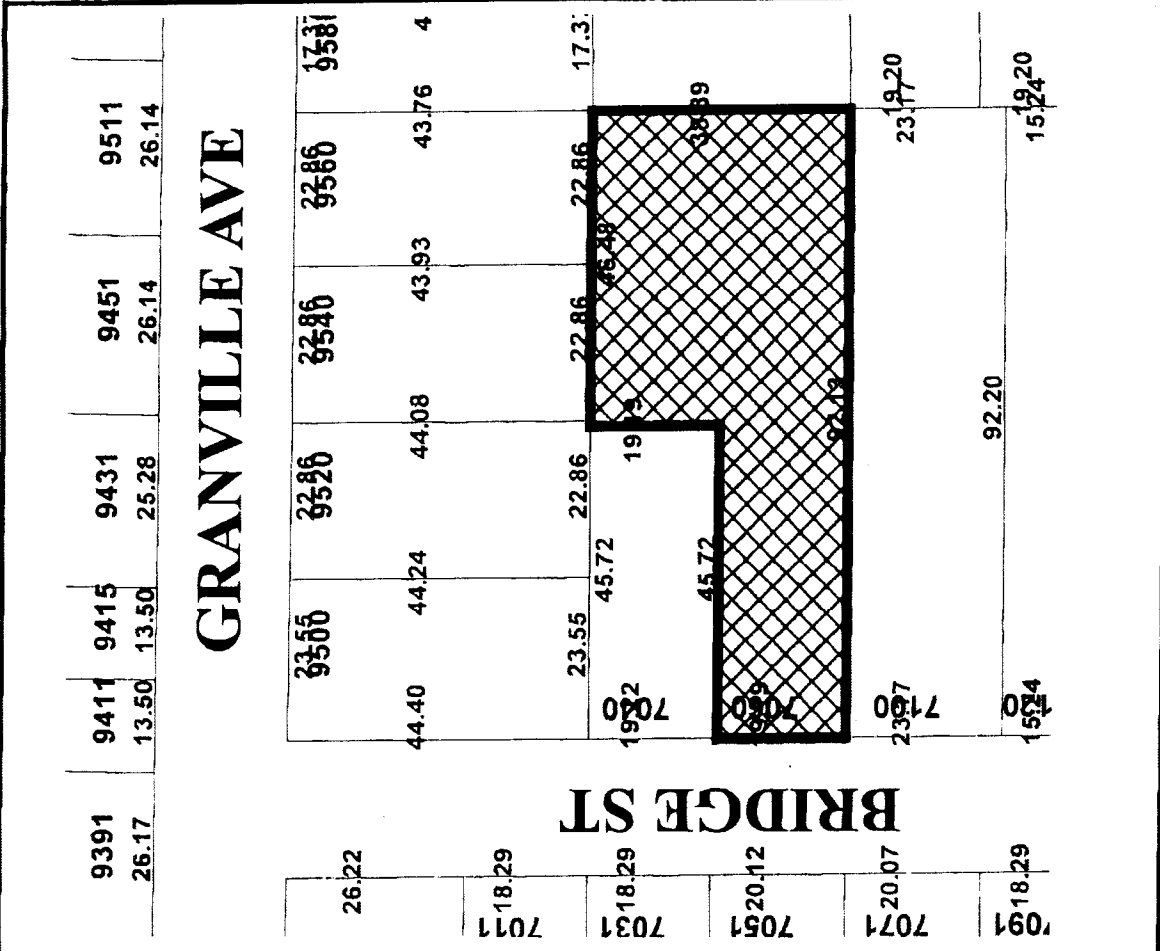
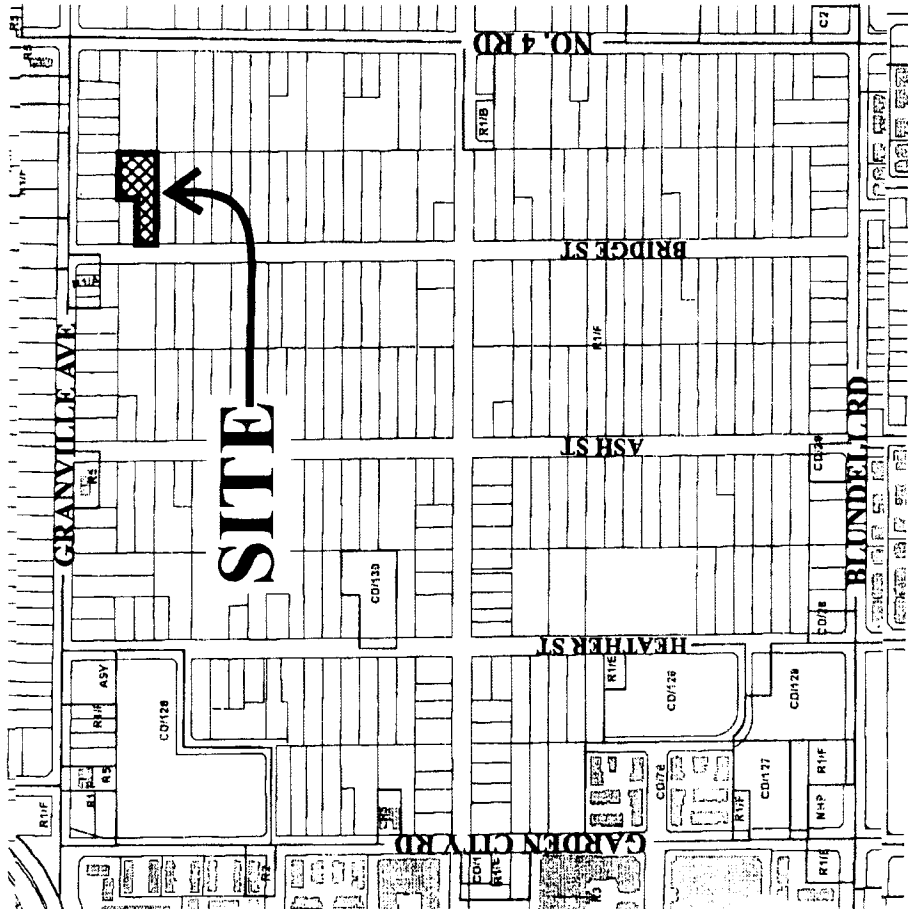
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



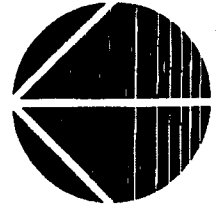
City of Richmond

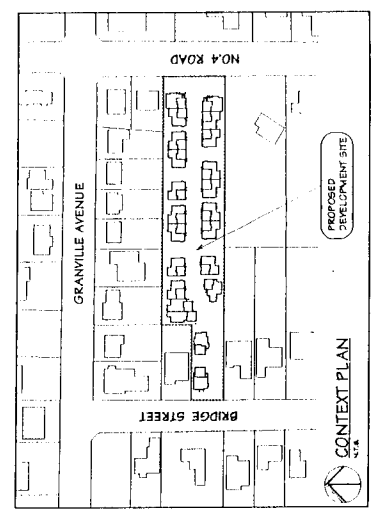
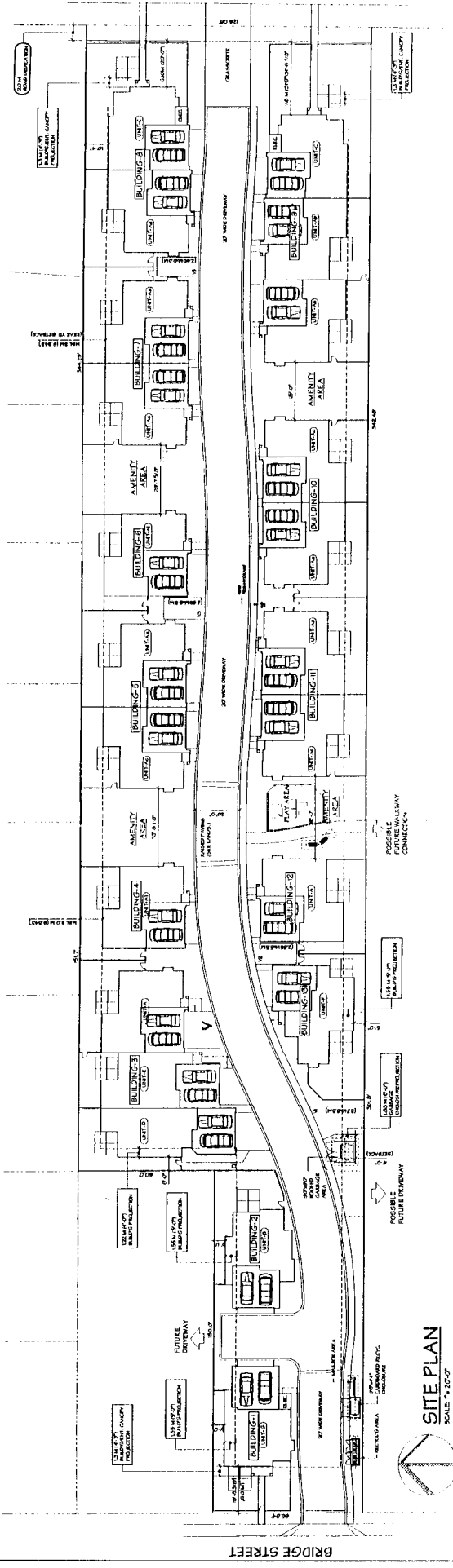


DP 03-233036
SCHEDULE "A"

ENTERED

Original Date: 04/29/03
Revision Date:
Note: Dimensions are in METRES





STATISTICS

ONE ADDRESS: 7000 BRIDGE STREET, EDINBORO
 LOT 16, BLOCK 7, PLAN 1277 AND LOT 8, PLAN 1250
 SECTION 16,000 - NORTH BRIDGE STREET
 NORTH BRIDGE STREET PERMIT

PROPOSED ZONING: R-1 (RESIDENTIAL)

SITE AREA: 74,388 SQ. FT. (1.35 ACRES)

MAX. ALLOWED: 74,388 SQ. FT. (1.35 ACRES)

PROPOSED: 30,200 SQ. FT. (0.54 ACRES)

MAXIMUM AREA COVERED BY: 74,388 SQ. FT. (1.35 ACRES)

WAY ALLOWED: 30,200 SQ. FT. (0.54 ACRES)

PROPOSED: 30,200 SQ. FT. (0.54 ACRES)

PARKING: 22 SPACES (1.0 SPACES PER 1,000 SQ. FT.)

REQUIRED: 22 SPACES (1.0 SPACES PER 1,000 SQ. FT.)

PROVIDED: 48 SPACES

AMENITY AREA: 18,000 SQ. FT. (0.41 ACRES)

REQUIRED: 18,000 SQ. FT. (0.41 ACRES)

PROVIDED: 18,000 SQ. FT. (0.41 ACRES)

PROPOSED SQUARE AREA:

UNIT #	AREA (SQ. FT.)	AREA (ACRES)
UNIT-1 (1,000)	1,000	0.023
UNIT-2 (1,000)	1,000	0.023
UNIT-3 (1,000)	1,000	0.023
UNIT-4 (1,000)	1,000	0.023
UNIT-5 (1,000)	1,000	0.023
UNIT-6 (1,000)	1,000	0.023
UNIT-7 (1,000)	1,000	0.023
UNIT-8 (1,000)	1,000	0.023
UNIT-9 (1,000)	1,000	0.023
UNIT-10 (1,000)	1,000	0.023
UNIT-11 (1,000)	1,000	0.023
UNIT-12 (1,000)	1,000	0.023
UNIT-13 (1,000)	1,000	0.023
UNIT-14 (1,000)	1,000	0.023
UNIT-15 (1,000)	1,000	0.023
UNIT-16 (1,000)	1,000	0.023
UNIT-17 (1,000)	1,000	0.023
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UNIT-25 (1,000)	1,000	0.023
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UNIT-49 (1,000)	1,000	0.023
UNIT-50 (1,000)	1,000	0.023
UNIT-51 (1,000)	1,000	0.023
UNIT-52 (1,000)	1,000	0.023
UNIT-53 (1,000)	1,000	0.023
UNIT-54 (1,000)	1,000	0.023
UNIT-55 (1,000)	1,000	0.023
UNIT-56 (1,000)	1,000	0.023
UNIT-57 (1,000)	1,000	0.023
UNIT-58 (1,000)	1,000	0.023
UNIT-59 (1,000)	1,000	0.023
UNIT-60 (1,000)	1,000	0.023
UNIT-61 (1,000)	1,000	0.023
UNIT-62 (1,000)	1,000	0.023
UNIT-63 (1,000)	1,000	0.023
UNIT-64 (1,000)	1,000	0.023
UNIT-65 (1,000)	1,000	0.023
UNIT-66 (1,000)	1,000	0.023
UNIT-67 (1,000)	1,000	0.023
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UNIT-71 (1,000)	1,000	0.023
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UNIT-98 (1,000)	1,000	0.023
UNIT-99 (1,000)	1,000	0.023
UNIT-100 (1,000)	1,000	0.023
TOTAL	100,000	2.30

tomizo yamamoto architect inc.
 115 WEST 10TH STREET, SUITE 200
 PORTLAND, OREGON 97209

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT

DATE: NOV 19 2003

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

SHEET NO.: A 01

OF 08

PROPOSED DEVELOPMENT SITE

BRIDGE STREET

GRANVILLE AVENUE

NO. 4 ROAD

CONTEXT PLAN

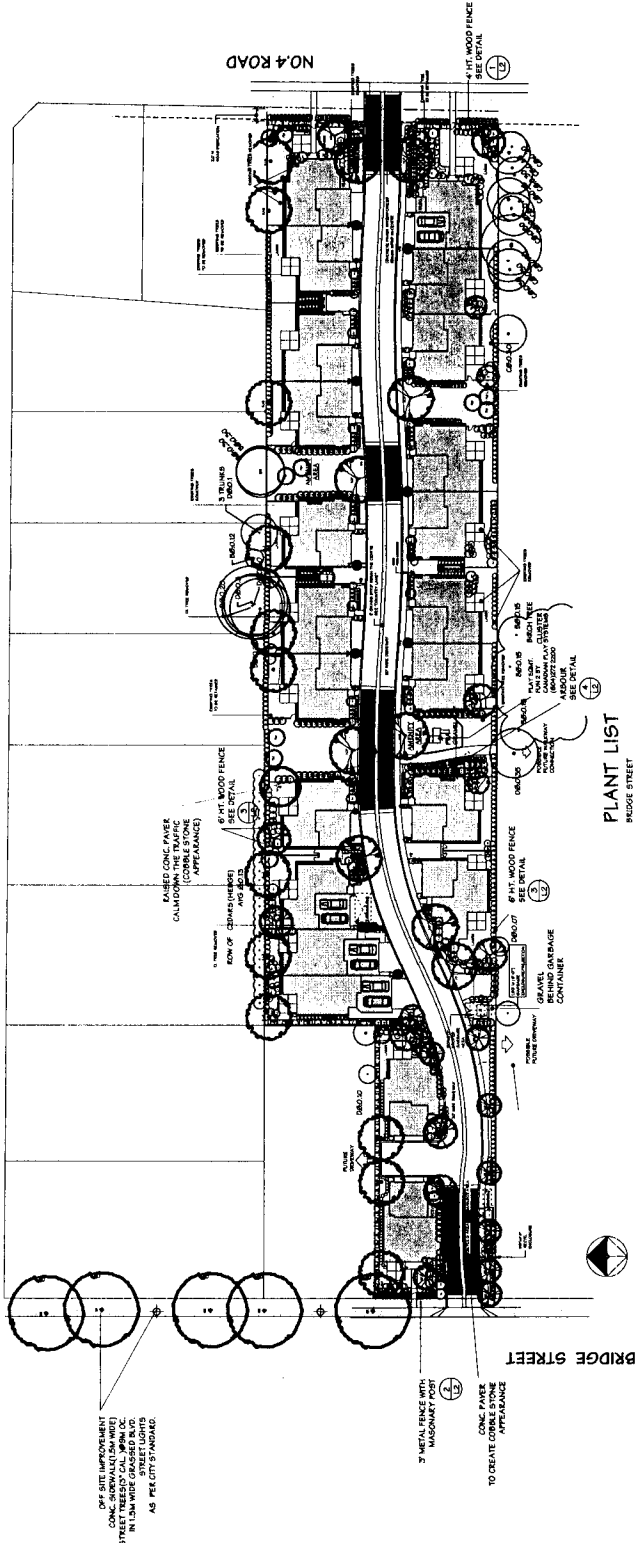
STATISTICS

PROPOSED DEVELOPMENT SITE

NO. DATE

REVISIONS

GRANVILLE AVENUE



PLANT LIST

BRIDGE STREET

REF	QTY	SYMBOL	COMMON NAME	REF
1	1	(Symbol)	AMERICAN BIRCH	1
2	1	(Symbol)	RED BUD	2
3	1	(Symbol)	DOGWOOD	3
4	1	(Symbol)	DOGWOOD	4
5	1	(Symbol)	DOGWOOD	5
6	1	(Symbol)	DOGWOOD	6
7	1	(Symbol)	DOGWOOD	7
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98	1	(Symbol)	DOGWOOD	98
99	1	(Symbol)	DOGWOOD	99
100	1	(Symbol)	DOGWOOD	100

NOTES:
 1. PLANTING SPECIES AND QUANTITIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 2. ALL PLANTING AND INSTALLATION SHALL BE IN ACCORDANCE TO THE LATEST REVISIONS OF THE ILLINOIS PLANTING AND MAINTENANCE MANUAL.
 3. PLANTS IN THE PLANT LIST ARE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 4. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 5. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 6. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 7. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 8. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 9. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.
 10. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE SCHEDULED ACCORDING TO THE LANDSCAPE ARCHITECT'S SCHEDULE.

* REPLACEMENT TREES

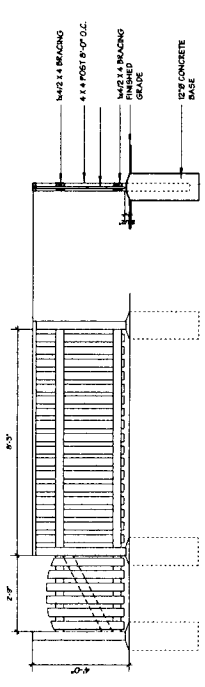
DATE: 11/19/03
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 03-233036
 SHEET NO.: L1 OF 2
 ITO ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 HUNT STREET
 RICHMOND, BC V6X 2L4
 TEL: (604) 273-4639
 FAX: (604) 273-4639
 EMAIL: ITO@ITO.AS.COM



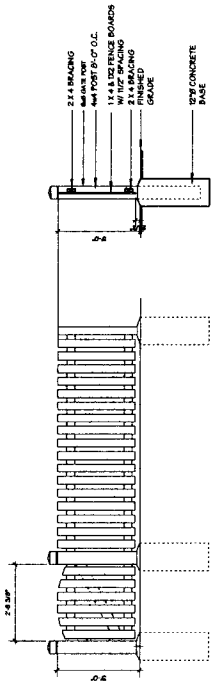
PROJECT:
 7080 BRIDGE ST.

DATE: 11/19/03
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 CHECKED BY: J. B. BROWN
 PROJECT NO.: 03-233036
 SHEET NO.: L1 OF 2

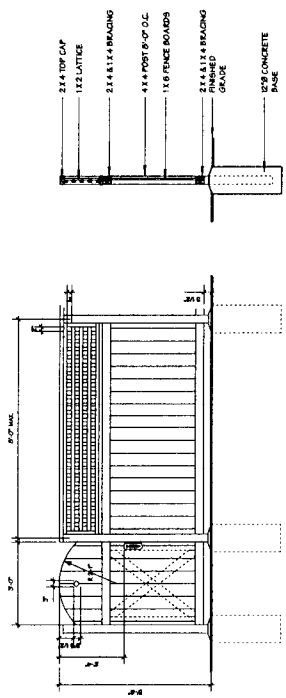
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 NOV 19 2003
 DP 03, 233036
 L1 of 2



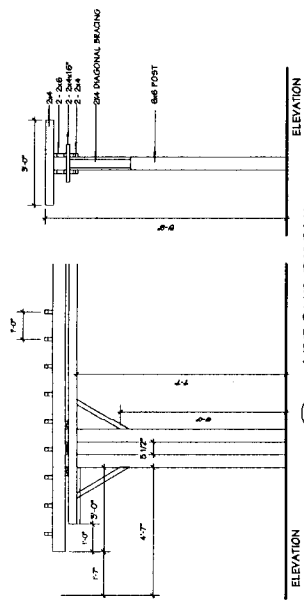
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2
L2
FENCE TYPE B
SCALE: 1/2" = 1'-0"



3
L2
FENCE TYPE C
SCALE: 1/2" = 1'-0"



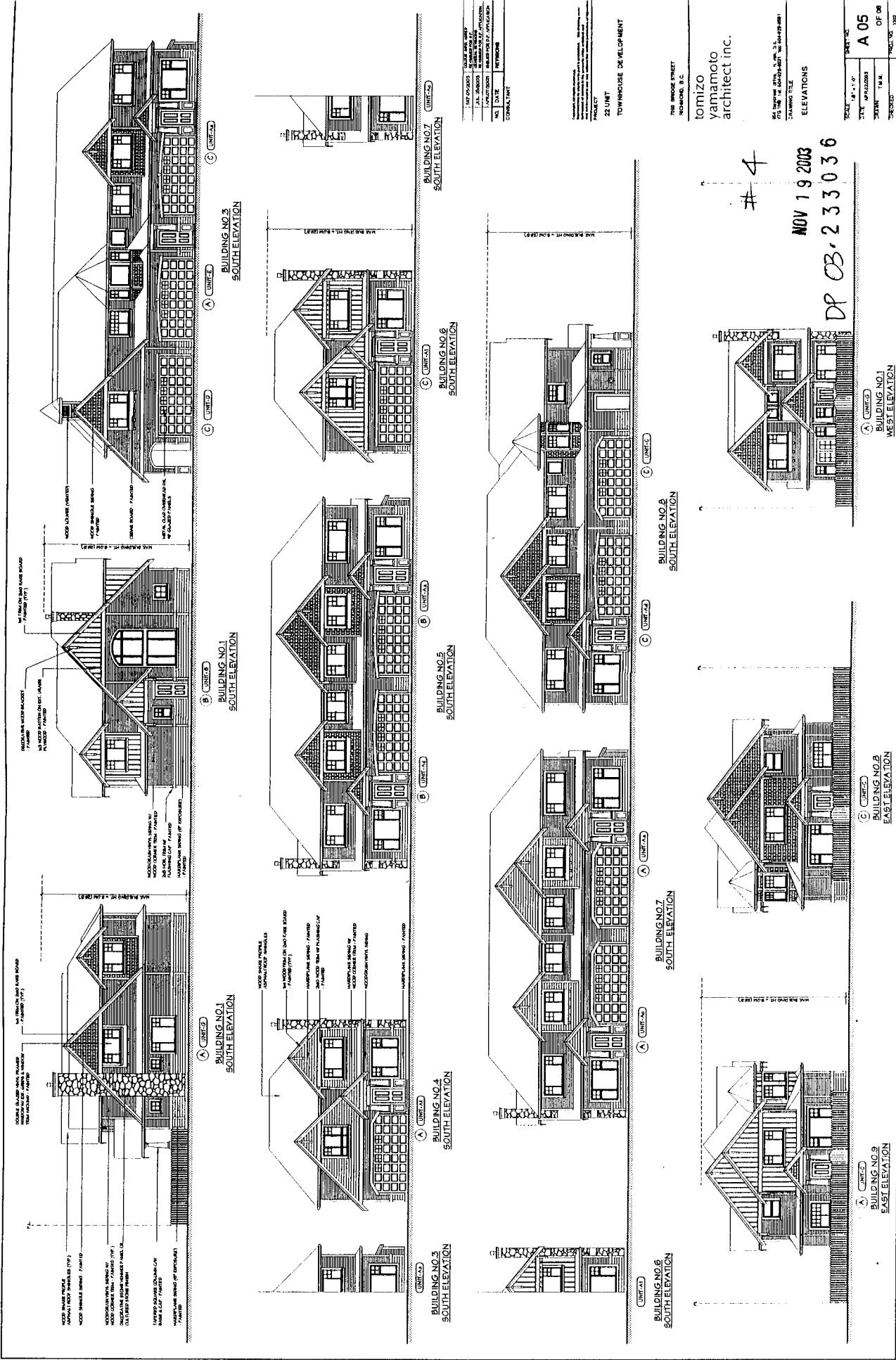
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ARBOUR DETAIL
SCALE: 3/8" = 1'-0"

ITO
LANDSCAPE ARCHITECTS
3190 MARK STREET
FARMINGTON, CT 06032
TEL: (860) 273-6400
FAX: (860) 273-6409
EMAIL: ITO@ITOARCH.COM

Project:
7080 BRIDGE ST.

Drawing Title:
LANDSCAPE
DETAILS

3
NOV 19 2003
DP 03-233030



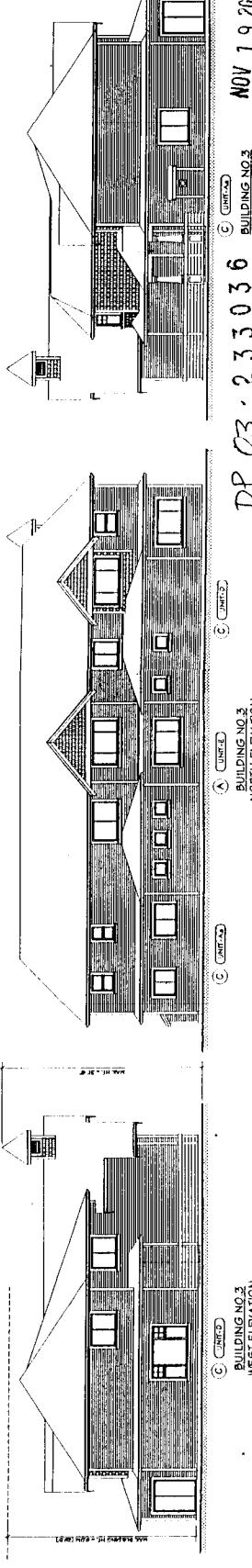
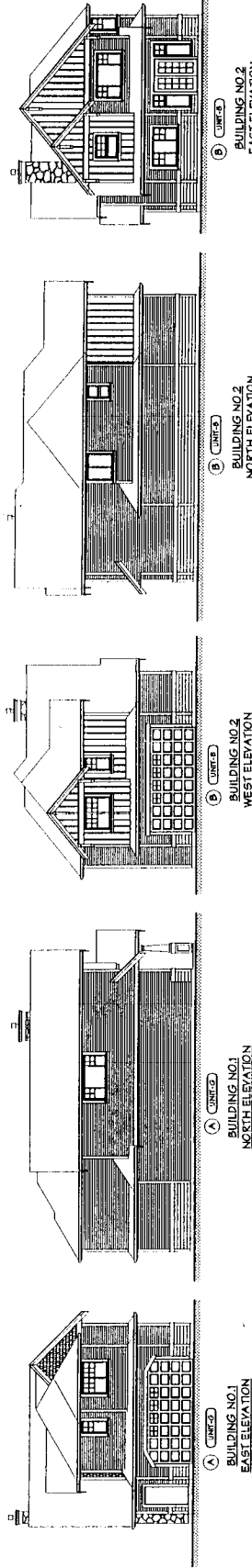
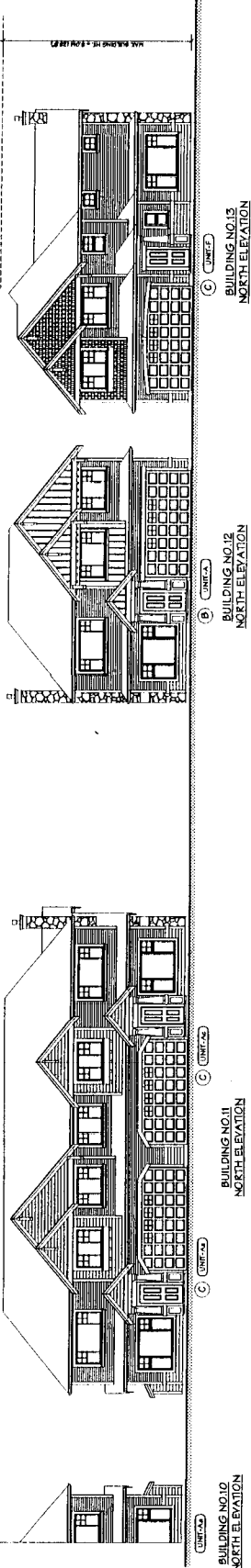
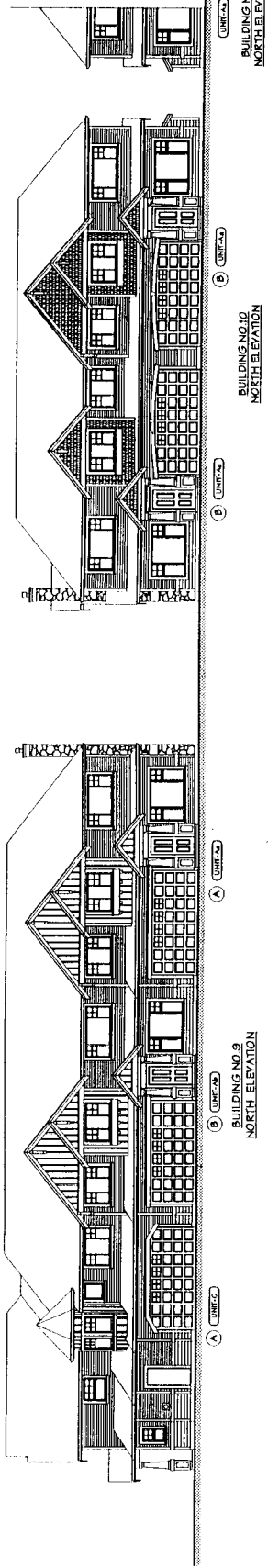
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TOWNHOUSE DEVELOPMENT
 23 UNIT
 710 BRIDGE STREET
 RICHMOND, B.C.
 tomizo
 yamamoto
 architect inc.
 41 BRIDGE STREET, SUITE 211
 RICHMOND, B.C. V6V 1K7
 TEL: 604-273-2222 FAX: 604-273-2222
 WWW.TOMIZOARCHITECT.COM

SCALE	1/4" = 1'-0"
DATE	NOV 19 2003
PROJECT	TOWNHOUSE DEVELOPMENT
NO.	A 05
OF	08
DATE	NOV 19 2003
BY	DP 03-233036

4
 NOV 19 2003
 DP 03-233036

BUILDING NO. 1 SOUTH ELEVATION
 BUILDING NO. 2 SOUTH ELEVATION
 BUILDING NO. 3 SOUTH ELEVATION
 BUILDING NO. 4 SOUTH ELEVATION
 BUILDING NO. 5 SOUTH ELEVATION
 BUILDING NO. 6 SOUTH ELEVATION
 BUILDING NO. 7 SOUTH ELEVATION
 BUILDING NO. 8 SOUTH ELEVATION
 BUILDING NO. 9 SOUTH ELEVATION
 BUILDING NO. 1 EAST ELEVATION
 BUILDING NO. 2 EAST ELEVATION
 BUILDING NO. 3 EAST ELEVATION
 BUILDING NO. 4 EAST ELEVATION
 BUILDING NO. 5 EAST ELEVATION
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 BUILDING NO. 9 EAST ELEVATION



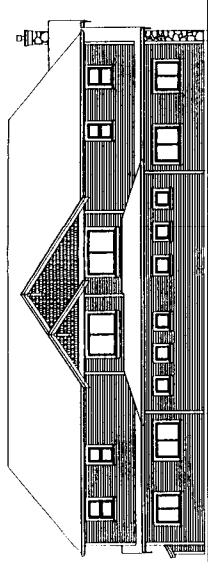
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PROJECT NO. 2003-233036
 20 UNIT
 TOWNHOUSE DEVELOPMENT
 700 JEFFERSON STREET
 RICHMOND, R.C.

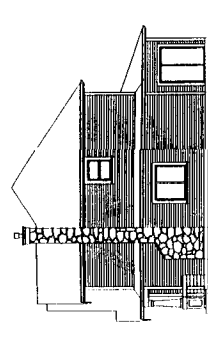
tomizo
 yamamoto
 architect inc.

NOV 19 2003
 DP 03-233036
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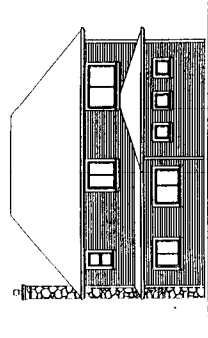
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DATE	NOV 19 2003
PROJECT	20 UNIT TOWNHOUSE DEVELOPMENT
SHEET NO.	A 06
OF 08	
PROJECT NO.	2003-233036



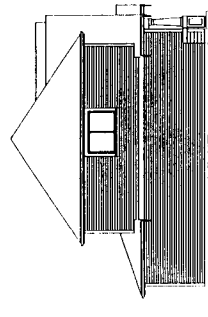
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NORTH ELEVATION
BUILDING NO. 10 - SOUTH ELEVATION



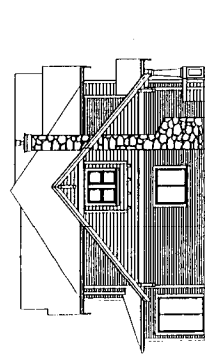
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BUILDING NO. 4 & 8
EAST ELEVATION



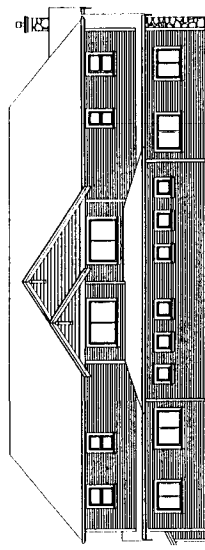
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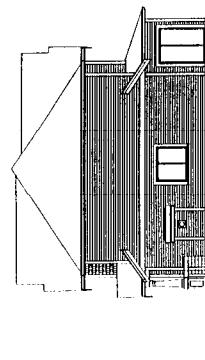
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BUILDING NO. 4 & 6
WEST ELEVATION



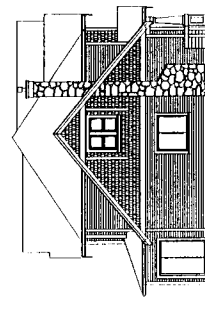
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BUILDING NO. 7
WEST ELEVATION



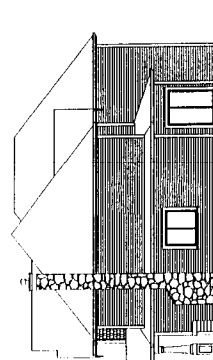
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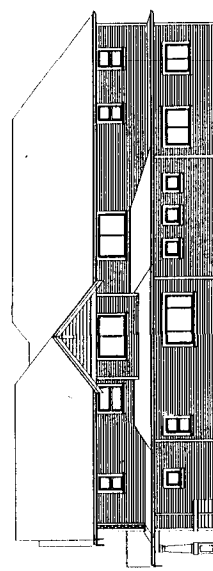
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BUILDING NO. 10 - SOUTH ELEVATION



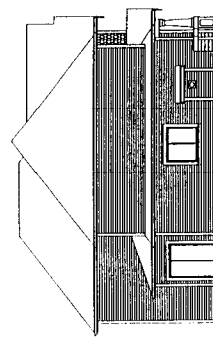
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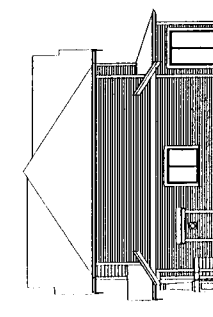
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BUILDING NO. 9
WEST ELEVATION



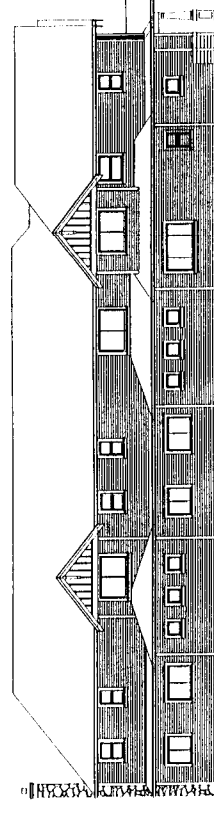
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BUILDING NO. 2
NORTH ELEVATION



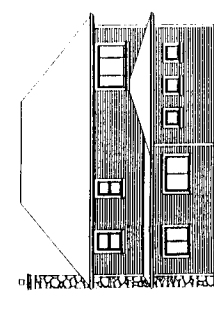
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BUILDING NO. 8
WEST ELEVATION



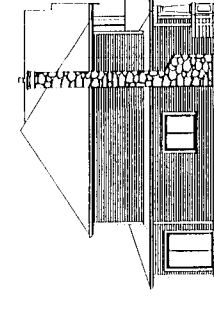
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BUILDING NO. 7
EAST ELEVATION



UNIT-D
BUILDING NO. 9
SOUTH ELEVATION



UNIT-B
BUILDING NO. 12
WEST ELEVATION



UNIT-B
BUILDING NO. 10
WEST ELEVATION

TABLE WITH 2 COLUMNS: PROPERTY INFORMATION AND CONTACT INFORMATION. PROPERTY: 22 UNIT TOWNHOUSE DEVELOPMENT. ARCHITECT: tomizo yamamoto architect inc.

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT. ARCHITECT: tomizo yamamoto architect inc. ADDRESS: 705 W. 11TH ST. SUITE 207, DENVER, CO 80202. PHONE: 303.441.4141. FAX: 303.441.4142. EMAIL: TY@TOMOZO.COM

DATE: 11/19/03. SHEET NO.: 6 OF 07. PROJECT NO.: 2203

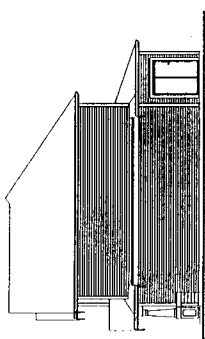
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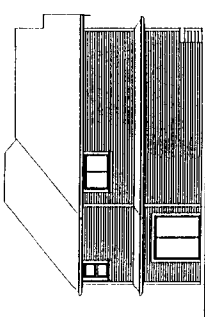
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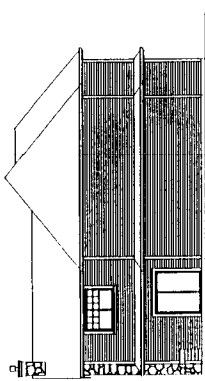
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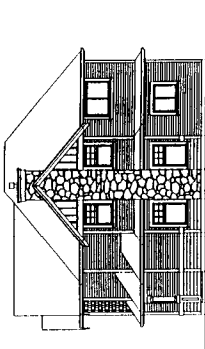
⑥ UNIT-12
BUILDING NO.12
EAST ELEVATION



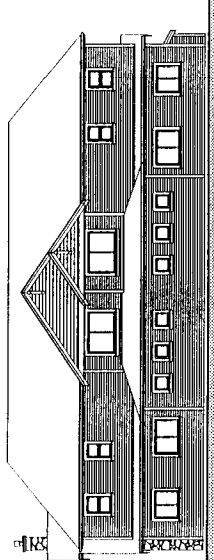
④ UNIT-13
BUILDING NO.13
EAST ELEVATION



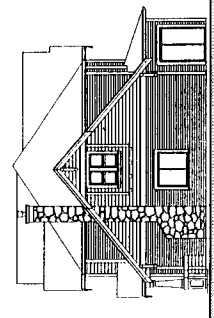
⑤ UNIT-13
BUILDING NO.13
SOUTH ELEVATION



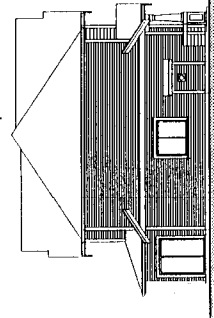
③ UNIT-13
BUILDING NO.13
WEST ELEVATION



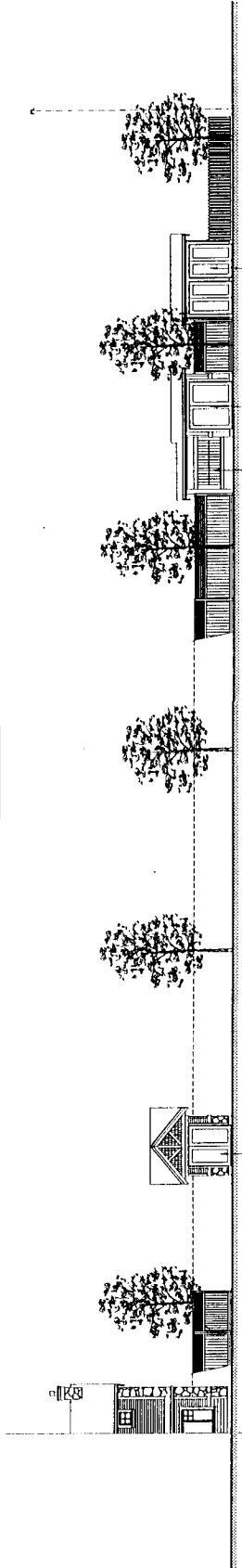
④ UNIT-11
BUILDING NO.11
SOUTH ELEVATION



④ UNIT-11
BUILDING NO.11
WEST ELEVATION



④ UNIT-11
BUILDING NO.11
EAST ELEVATION



DRIVEWAY WITH RECYC & GARAGE AREAS
NORTH ELEVATION

COLOUR SCHEME

ROOF	GREY	①	①	①
WALLS	OFF WHITE	②	②	②
WOODEN PANELS	ORANGE	③	③	③
FLOORING	WALL PANELS	④	④	④
DOORS	ORANGE	⑤	⑤	⑤
SCREENS	ORANGE	⑥	⑥	⑥
SCREENS	ORANGE	⑦	⑦	⑦
SCREENS	ORANGE	⑧	⑧	⑧
SCREENS	ORANGE	⑨	⑨	⑨
SCREENS	ORANGE	⑩	⑩	⑩
SCREENS	ORANGE	⑪	⑪	⑪
SCREENS	ORANGE	⑫	⑫	⑫
SCREENS	ORANGE	⑬	⑬	⑬
SCREENS	ORANGE	⑭	⑭	⑭

7
NOV 19 2003
DP 03-233036

NO. 1	DATE	DESCRIPTION

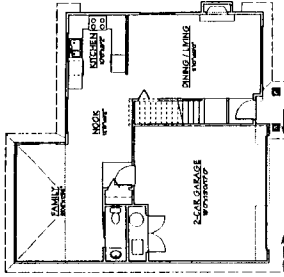
PROJECT
22 UNIT
TOWNHOUSE DEVELOPMENT

THE BROAD STREET
ARCHITECTS, P.C.
tomizo
yamamoto
architect inc.

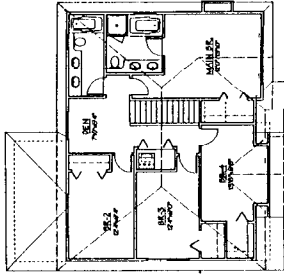
SCALE
DATE
DRAWN BY
CHECKED
PROJECT NO.

DATE
DRAWN BY
CHECKED
PROJECT NO.

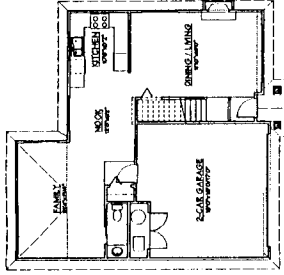
NOV 19 2003
DP 03-233036



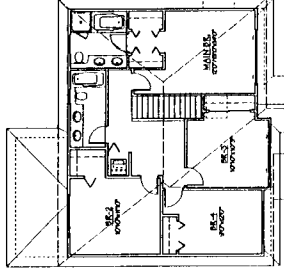
BUILDING NO. 4 & 6
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



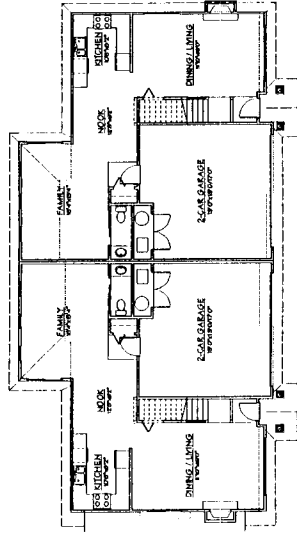
BUILDING NO. 4 & 6
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



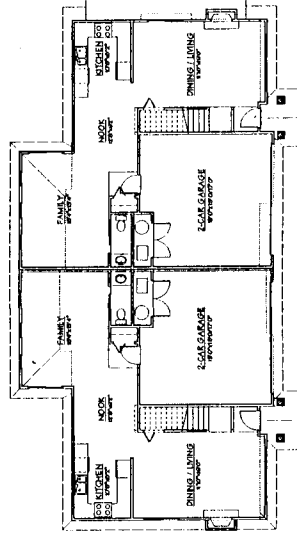
BUILDING NO. 12
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



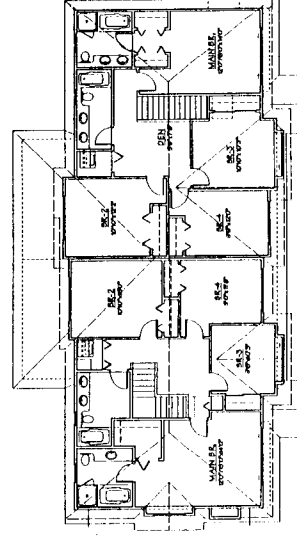
BUILDING NO. 12
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



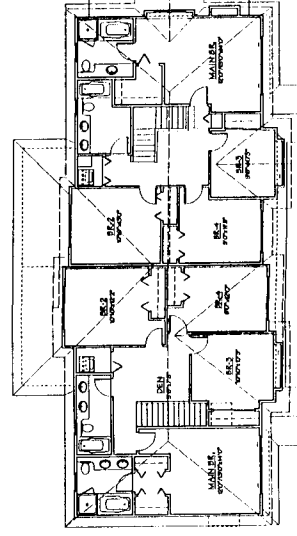
BUILDING NO. 5 & 10
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



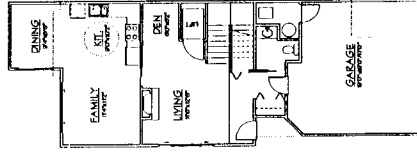
BUILDING NO. 7 & 11
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0" (REVISED)



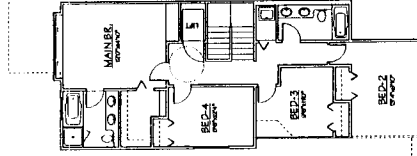
BUILDING NO. 5 & 10
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



BUILDING NO. 7 & 11
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0" (REVISED)



UNIT D1



UNIT D2

BUILDING NO. 3 (UNIVERSAL UNIT)
GROUND & UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

NOV 19 2003
233036



DATE	DESCRIPTION
10/20/03	ISSUE FOR PERMIT
10/21/03	REVISIONS

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT
 ARCHITECT: tomiyo yamamoto architect inc.
 210 BROOK STREET, RICHMOND, IL

DATE: NOV 19 2003
 SHEET NO. A 03 OF 08
 DRAWING TITLE: FLOOR PLANS

SCALE: 1/8" = 1'-0"
 DATE: NOV 19 2003
 SHEET NO. A 03 OF 08