



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: March 29, 2012
File: DP 11-594282
Re: **Application by Am-Pri Construction Ltd. for a Development Permit at 7600
Garden City Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room.
 - b) Permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies.
 - c) Permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

Brian J. Jackson, MCIP
Director of Development

BJJ:sb
Att.

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop a 23-unit three-storey town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre).

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT50) – South McLennan (City Centre)" for this project under Bylaw 8843 (RZ 11-565948). The site formerly contained a single-family house.

A Servicing Agreement was secured through rezoning for the design and construction of road widening of Turnill Street to its ultimate width, greenway extension along the Garden City Road frontage, and a storm sewer upgrade along Garden City Road.

Development Information

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

Background

The subject City Centre McLennan South Sub-Area site is an orphan lot in the 'A' character area, surrounded by town house and apartment development, specifically:

- To the north, is a newer town house development fronting onto Turnill Street and Garden City Road, zoned Town Housing (ZT55) – South McLennan (City Centre);
- To the east, across Turnill Street, is a newer town house development fronting onto Turnill Street and Heather Street, zoned Town Housing (ZT55) – South McLennan (City Centre). This development and the neighbouring development to the north were built as part of the same project;
- To the south, is a newer town house development fronting onto Turnill Street, Garden City Road and Jones Road, zoned Town Housing (ZT33) – South McLennan (City Centre); and
- To the west, across Garden City Road and in the City Centre St. Alban's Sub-Area, is a four-storey apartment development, zoned Medium Density Low Rise Apartments (RAM1).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (response in *'bold italics'*):

- Architectural design refinement to strengthen traditional design elements to achieve the village character sought in the character area guidelines and to complement the existing town house design surrounding the subject orphan lot – ***Design improved with bay projections, stronger covered porch entry features, and breaking up main roof lines.***
- Review of a sustainability strategy for the development proposal – ***Provided. See Sustainability section below.***
- Review of the one (1) unit providing opportunity for conversion for accessibility and review of opportunity to provide aging in place features in all units (including providing blocking in

bathroom walls for future installation of grab rails) – ***Provided. See Urban Design and Site Planning section below.***

- Review of tree preservation plan for the existing trees to be protected along the north property line – ***Incorporated. See Tree Management section below.***

The Public Hearing for the rezoning of this site was held on January 16, 2012. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT50) – South McLennan (City Centre)" except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the South side yard from 3 m to 2.2 m for a ground-level enclosed garbage and recycling room.
- 2) Permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies.
- 3) Permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

(Staff supports all three (3) of the proposed variances as they result from shifting the buildings to the south to protect five (5) existing trees along the north property line as well as providing an architectural design that incorporates visual interest through articulation of projections and recesses. The proposal is consistent with the Development Permit Guidelines in the South McLennan Sub-Area Plan for retention of mature trees.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal with the applicant giving consideration to comments provided by the Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 18, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed height, building form, siting and orientation of the buildings on this relatively narrow orphan lot respect the massing of the neighbouring three-storey town house developments to the north and south.
- Provision of 1.8 m high solid wood perimeter fencing along the north and south property lines provides privacy to the ground level semi-private town house yards and mitigates headlight glare at the drive aisle ends. Privacy is further enhanced with planting of shrubs and new trees along the fence lines, and five (5) existing trees along the north edge.

Urban Design and Site Planning

- The proposed site layout includes twenty-three town houses in five (5) separate three-storey buildings.
- The development will fill in a missing piece of the Garden City Road greenway with the provision of a 5 m wide right-of-way and Servicing Agreement that were secured through the rezoning.
- The Garden City Road greenway is enhanced with landscaping, a communal pedestrian entry to the development, and six (6) street fronting town houses with individual gated front yards and pedestrian oriented front entries.
- The development will fill in a missing piece of Turnill Street with road dedication and construction, which was secured through the rezoning to widen Turnill Street to its ultimate 15.5 m width.
- The development provides an appropriate interface to Turnill Street, consisting of pedestrian oriented individual town house unit front entries for two (2) end units, their fenced front yards, and the vehicle access to the development.
- Vehicular access is from Turnill Street. Communal pedestrian access is provided from Garden City Road.
- Cash-in-lieu of providing on-site indoor amenity area for this relatively small town house development was secured through the rezoning.
- A common outdoor amenity space is provided on the north side of the drive aisle to maximize sunlight availability in a central location. The size meets the OCP requirement.
- Mailboxes are provided in the outdoor amenity space.
- An enclosed garbage and recycling room is provided on the west side of Building 4.
- Parking requirements have been met. 15 units have two (2) car tandem garages and eight (8) units have single car garages.
- Tandem parking is allowed in the zoning bylaw for this site specific zone. Registration of a legal agreement to prohibit the conversion of tandem parking area into habitable space was secured through the rezoning.
- Registration of a legal agreement to prohibit the conversion of parking area into habitable space is a requirement of the Development Permit to ensure that the single-car garages remain as parking areas.
- A total of five (5) visitor parking spaces are provided throughout the development and accessed from the central drive aisle.
- A bicycle rack for five (5) Class-2 bicycle parking spaces is provided in the central outdoor amenity space and there is sufficient room for two (2) Class-1 bicycle parking spaces in the garage of every town house.
- All town houses have semi-private outdoor space consisting of front yards or rear yards, and eight (8) units have second floor balconies.

Architectural Form and Character

- The building forms are well articulated. Visual interest is provided with a variety of gable and shed sloped roofs, projections, recesses, a variety of materials and a colour palette.
- The impact of blank garage doors along the internal drive aisles has been mitigated through a design emphasis on pedestrian oriented covered entry doors, separation with small landscape areas, and smaller sized single car wide doors with panel pattern and transom windows.
- The proposed building materials (vinyl siding, hardie plank siding, hardie panel siding, wood trim, aluminium railing and asphalt shingles) are generally consistent with the OCP guidelines.

- The colour palette includes a range of earth tone colours, highlighted with brick and lighter coloured accents.
- One (1) unit is designed with conversion for universal accessibility in mind. Alternate floor plans demonstrating conversion potential to accommodate a person in a wheelchair are provided. Conversion would require installation of an elevating device.
- Aging in place measures are provided in all units, including solid blocking in all washroom walls to accommodate future potential grab bar installation, and lever type handles for plumbing fixtures and doors.

Landscape Design and Open Space Design

- The landscape design includes the planting of a mix of coniferous and deciduous trees as well as a variety of shrubs and ground covers which provide seasonal colour interest and substantial greenery.
- The Garden City streetscape includes the wide Garden City greenway, with a sidewalk that is also wider, meanders and includes a decorative treatment. The development will complete the greenway on this block with a 5 m right-of-way and design and construction through a Servicing Agreement secured through the rezoning.
- The on-site landscaping along the Garden City and Turnill streetscapes includes low shrub planting in front of metal fencing with brick columns, individual gated entries to town house yards, and shrub and tree planting in the yards. Additionally, the Turnill streetscape features the vehicle entry, and the Garden City streetscape features a communal pedestrian entry into the development.
- The landscape design for the outdoor amenity area includes the mailboxes, bicycle rack, shrub and tree planting, concrete pavers, and a fenced children’s play area with lawn, play equipment in a wood chip area and seating for supervision. The children’s play equipment is a climbing structure with slide.
- Feature concrete paver areas are provided to highlight the amenity area, drive aisle ends, and visitor parking spaces. The internal drive aisle features permeable pavers from the driveway to the amenity area, which enhances site permeability and highlights both the project entry and the central amenity area.

Tree Management

	Existing	To be Retained	Compensation
On-site trees	16	0	33 new trees, which exceeds the 2:1 OCP replacement ratio (32 trees)
On-site trees under joint ownership with neighbour to North	5	5	To be protected with tree protection barriers through construction
Off-site trees	1	1	To be protected with tree protection barriers through construction

- As noted in the rezoning staff report, the City received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The table above includes the findings of the arborist’s report and compensation.
- As noted in the rezoning staff report, the City’s Tree preservation staff agreed with the consulting arborist regarding tree retention and removal due to either existing poor structural condition (co-dominant leaders with severe included bark, crowns falling apart, previous topping), or significant trunk lean due to soil/root failure.

- The existing trees identified for retention are located along the north and south edges of the site. Five (5) of the existing trees are located on neighbouring property line to the north (under joint ownership), specifically, a flowering Cherry (#1898), an English Oak (#1899), and three (3) Austrian Pines (#1900, 1901 & 1902). One (1) Red Maple (#OS1) is located on the neighbouring property to the south in a utility right-of-way.
- Thirty-three (33) new replacement trees will be planted on-site to compensate for the removal of 16 existing trees, which exceeds the 2:1 replacement ratio identified in the OCP.
- The applicant will also plant new street trees along the Garden City Road and Turnill Street frontages through the required Servicing Agreement.
- As a requirement of rezoning, the applicant has agreed to enter into a contract with a Certified Arborist for the protection of the six (6) retention trees, including: site monitoring inspections, supervision of any on-site works conducted within the tree protection zone, and a provision of a post-construction assessment report.
- Tree protection zones are identified in the DP drawings and the project arborist has reviewed and accepted the architectural and landscape plans.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunities for passive surveillance of the streetscapes, internal drive aisles, outdoor amenity space and individual town house entries.
- Public and private spaces are clearly identified with planting, fencing, and paving treatment.
- Lighting will be incorporated into the exterior of the buildings to contribute to pedestrian safety. Locations and fixtures will be identified through the Building Permit process.

Sustainability

The project will incorporate the following sustainability features:

- Low e-glass windows.
- Electrical heat/Individual thermostats for each room.
- Energy efficient light bulbs.
- Energy Star Appliances.
- Low flow plumbing fixtures.
- Some drought tolerant plants.
- Enhanced site permeability with areas of permeable pavers.

Affordable Housing

- A voluntary contribution of \$2.00 per buildable ft² (e.g., \$55,163) towards affordable housing was secured through the rezoning.

Public Art

- The applicant has a strong history of support for public art. A voluntary contribution of \$0.75 per buildable ft² (e.g. \$20,686) to Public Art, or participation in the City's Public Art Program in accordance with Council Policy was secured through the rezoning.

Servicing Capacity

- Capacity analysis was reviewed as part of the rezoning application. A Servicing Agreement was secured through the rezoning, including a required upgrade to the storm sewer (upgrade from 750 mm diameter to 1200 mm diameter for approximately 28 m along the site's Garden City frontage).

Flood Plain Management

- The proposal complies with the Flood Plain Designation and Protection Bylaw No. 8204. The bylaw identifies that the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant was secured through the rezoning.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Staff recommend support of this Development Permit application and variances.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)

SB:rg

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes Annotated Excerpt (January 18, 2012)

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

- Registration of a legal agreement to prohibit the conversion of parking area into habitable space to ensure single-car garages remain as parking areas; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$78,250.00

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

- Incorporation of sustainability and accessibility measures identified in the Development Permit into Building Permit plans.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-594282

Attachment 1

Address: 7600 Garden City Road

Applicant: Am-Pri Construction Ltd.

Owner: Am-Pri Developments (2011) Ltd.

Planning Area(s): South McLennan (City Centre)

	Existing	Proposed
Site Area	Road dedication 325 m ² Development site 3,203 m ² Total 3,528 m ²	3,203 m ²
OCP Designation	Neighbourhood Residential	Complies
Area Plan Designation	Residential 3-storey over parking 0.75 base FAR	Complies
Zoning	Formerly Single Detached (RS1/F)	Town Housing (ZT50) – South McLennan (City Centre)
Number of Units	Formerly 1 single-family house	23 town houses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.8	0.8	None permitted
Lot Coverage – Building	Max. 40%	39.2%	None
Setbacks – Garden City Rd. Turnill St.	Min. 6 m Min. 4.57 m	Min. 9.3 m Min. 5 m	None
Setbacks – North side yard Projections South side yard Room projections Balcony projections	Min. 3 m Varies Min. 3 m Not permitted Not permitted	Min. 3.5 m None encroach into setback Min. 3 m 0.5 m at SE unit 3 rd floor 0.6 m at 8 South units	None None None 0.5 m variance 0.6 m variance
Height	Max. 12 m & three-storey	11.4 m & three-storey	None
Off-street Parking Spaces – Resident Visitor Accessible Total	33 5 (1) 38	38 5 (1) 43	None
Tandem Parking Spaces	Permitted	30 spaces in 15 units	None
Amenity Space – Indoor	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 138 m ²	138 m ²	None

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

Wednesday, January 18, 2012

DP 11-594282 23-UNIT TOWN HOUSE DEVELOPMENT
APPLICANT: Am-Pri Construction Ltd.
PROPERTY LOCATION: 7600 Garden City Road

Panel Discussion

Comments from the Panel were as follows:

- formal signage at the site entrance from Turnill St. is needed – *Provided.*
- would like to see colour variations between buildings and units; consider the front doors and garage doors to highlight individuality of the units – *Incorporated. Entry door and garage door colours varied.*
- termination view of the internal street from Turnhill St. needs to be highlighted; doorway of unit at the lane terminus could be further articulated – *Incorporated. Entry columns added and entry roof canopies widened at termination view.*
- Garden City Road has high vehicular traffic; design development is needed to make the building facing Garden City Road heftier, e.g. beefing up the entry roof canopies to the units and bolder fencing in lieu of the proposed picket fence which appear delicate – *Incorporated.*
- two front doors at the north elevation of Building 1 are very close to each other; consider screening between the two doors to address privacy concerns – *Incorporated.*
- proposed sidewalk curve is continuing the greenway sidewalk design; fine from a context point of view;
- renderings are convincing; materiality, articulation of the facade and integration of the landscape are appropriate;
- concern on vehicle circulation in the site; will there be adequate space for vehicles to back out in the visitor parking spaces at the south west and northwest corners (marked as “V2” and “V3”)?; might not work well if children will be playing in the area or residents are at the recycling enclosure – *Adequate space provided to back out and pavers extended into drive aisle as visual indication of shared driveway.*
- good job on the sidewalk along Garden City Road; building is adequately set back; sidewalks are well-used; this streetscape presents a good opportunity for public art – *Opportunities for public art will be explored through the public art program process.*

Panel Decision

It was moved and seconded that DP 11-594282 be supported to move forward to the Development Permit Panel subject to the applicant considering the items discussed by the Panel.
CARRIED



No. DP 11-594282

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 7600 GARDEN CITY ROAD
Address: C/O KAREN MA, YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the South side yard from 3 m to 2.2 m for a ground-level enclosed garbage and recycling room.
 - b) Permit 0.6 m balcony projections into the South side yard for 8 second floor balconies.
 - c) Permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #10 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$78,250.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-594282

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 7600 GARDEN CITY ROAD
Address: C/O KAREN MA, YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

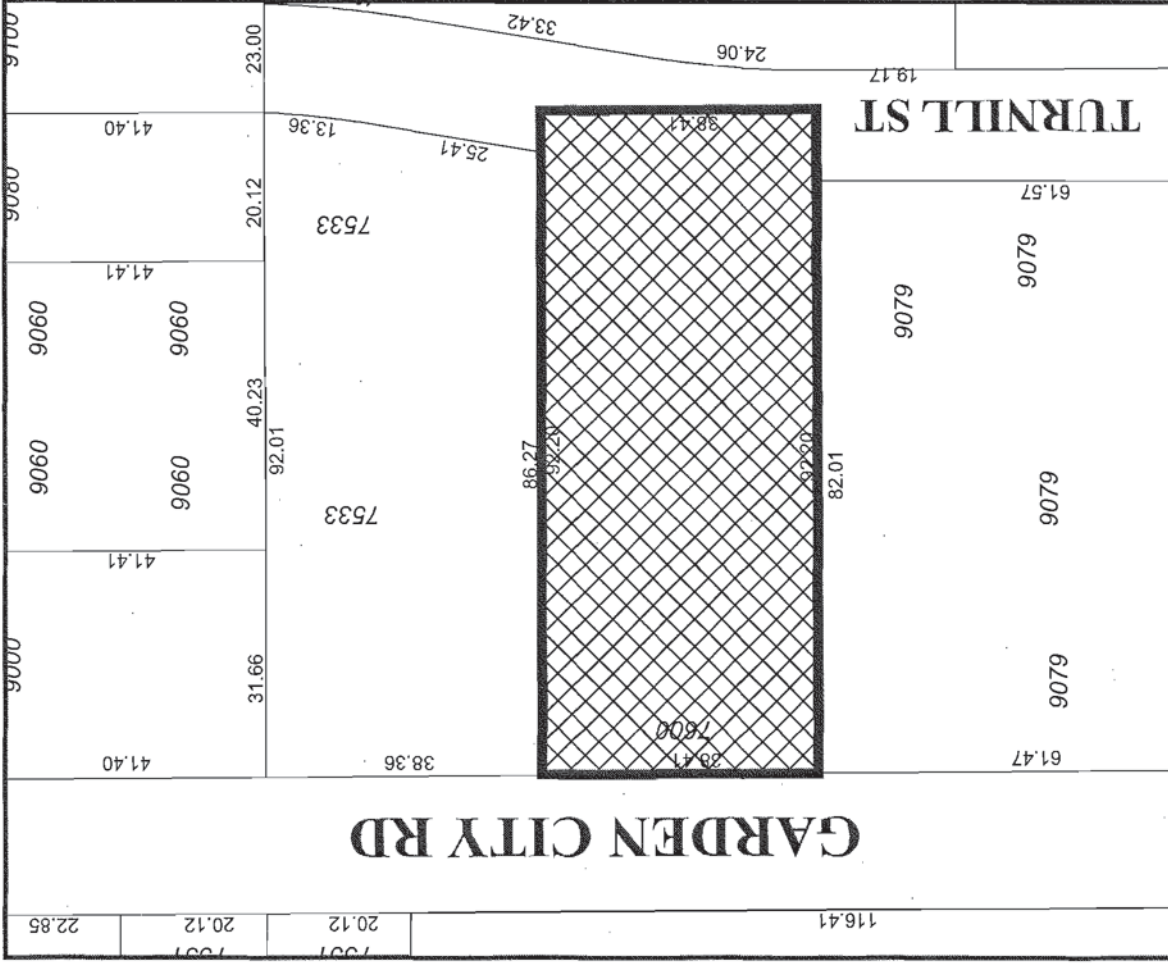
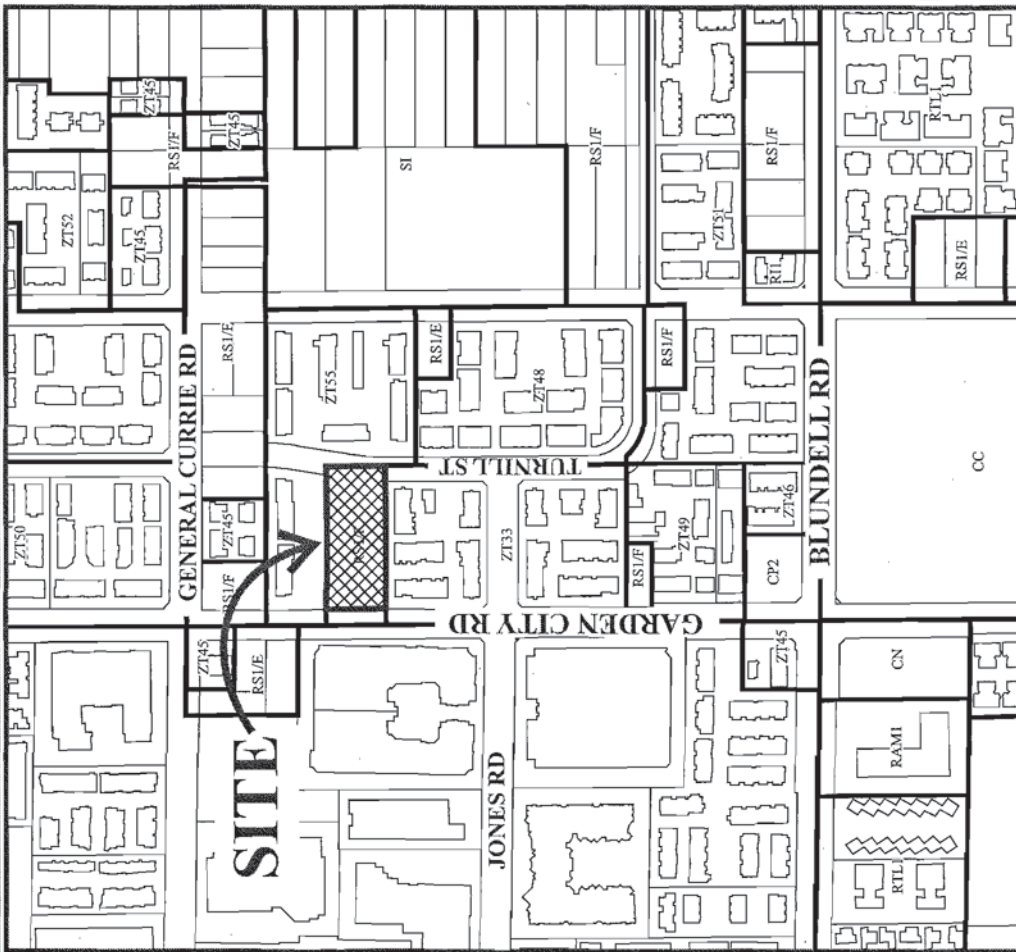
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

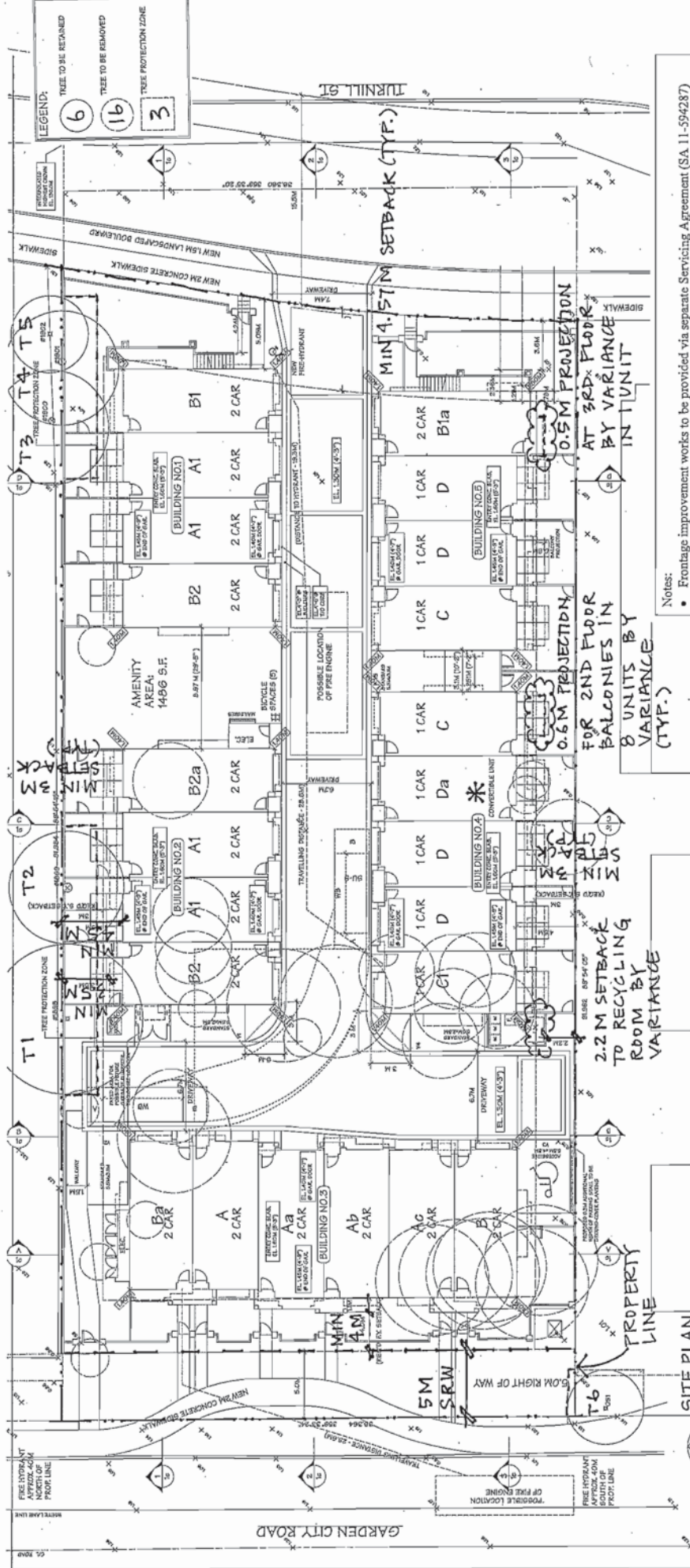


City of Richmond



DP 11-594282 SCHEDULE "A"

Original Date: 11/18/11
 Revision Date:
 Note: Dimensions are in METRES



- Notes:**
- Frontage improvement works to be provided via separate Servicing Agreement (SA 11-594287)
 - 6 off-site existing trees to be retained and protected. Tree protection zone fencing and contract with registered arborist are required throughout construction period. No works or materials storage to occur within the tree protection zone, unless prior approval obtained from project arborist.
 - Masonry block retaining wall is required to be removed within the tree protection zone under the direct supervision of the project arborist.
 - No vehicle access, works, material storage or fill to occur within 5 m wide sanitary sewer SRW along Garden City Road, unless prior approval obtained from Engineering staff.
 - 1 convertible unit to be provided *
 - Aging in place features to be provided in all units: solid blocking in all washroom walls for future grab bar installation, and lever type handles for plumbing fixtures and doors.
 - Sustainability features to be provided:
 - o Low-e double pane windows
 - o Electrical heat with individual thermostats for each room
 - o Energy efficient light bulbs
 - o Energy Star Appliances
 - o Low flow plumbing fixtures
 - o Incorporating drought tolerant plant species
 - o Permeable pavers in internal drive aisle

Plan 1
Mar 29 2012
DP 11-594282

STATISTICS

7600 GARDEN CITY ROAD
ZERO
370774 6427 (14028 5054) / ENFORCE ROAD RESERVATION
24-678.6 5027 (4200 5244) / AFTER ROAD RESERVATION
34-678.6 5027 (40 5 = 13781.9 5027.

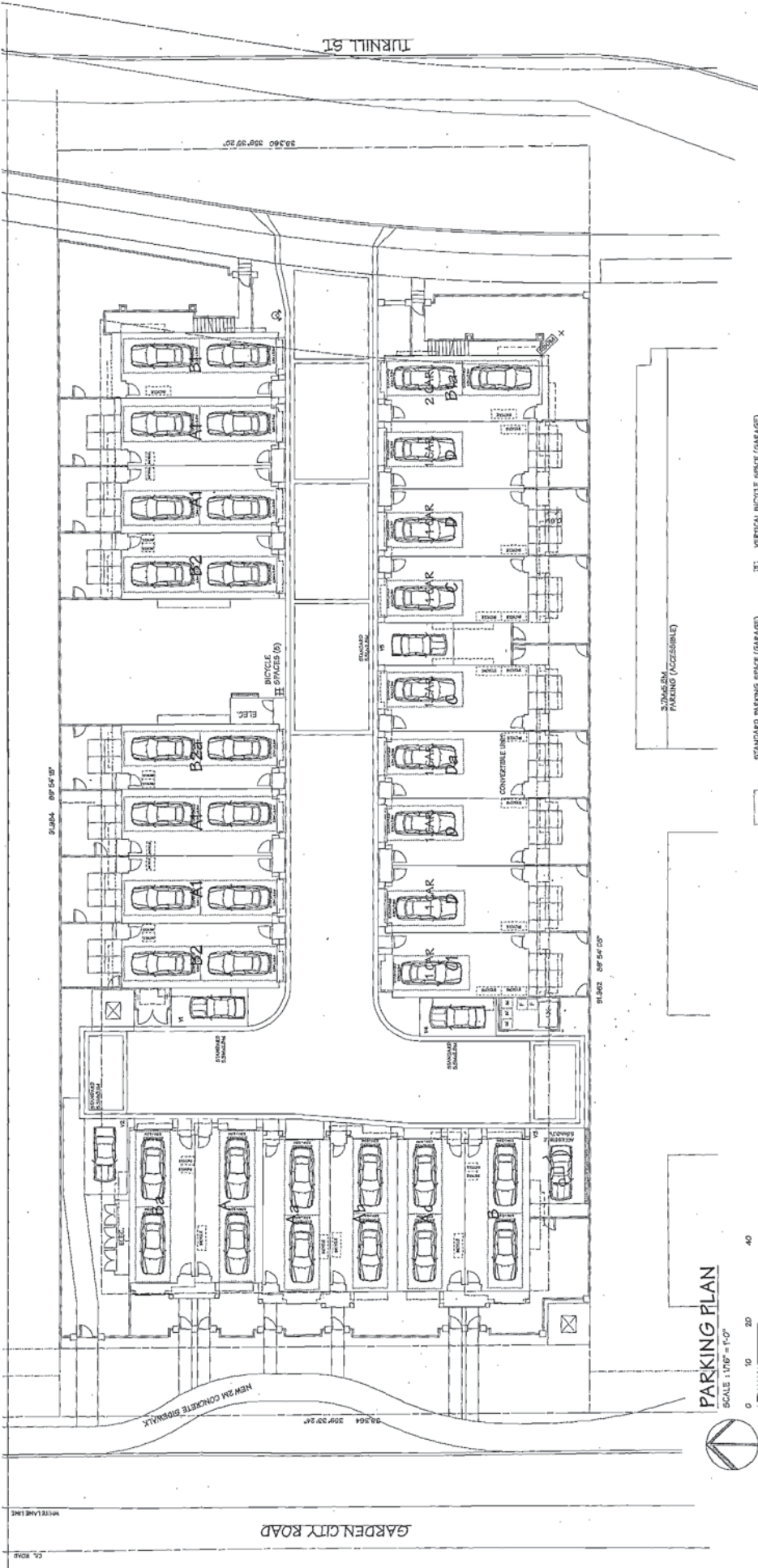
PROPOSED FLOOR AREA

UNIT/AREA	AREA (SQ FT)	AREA (SQ M)	UNITS
UNIT A (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT B (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT C (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT D (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT E (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT F (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT G (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT H (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT I (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT J (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT K (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT L (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT M (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT N (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT O (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT P (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT Q (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT R (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT S (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT T (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT U (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT V (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT W (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT X (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
UNIT Y (2 UNITS)	1788.4 5027	165.2 5027	1 UNITS
UNIT Z (2 UNITS)	1940.2 5027	179.2 5027	1 UNITS
SUBTOTAL	18001 6427	1667.9 5027	25 UNITS
ADDITIONAL AREA:			
CHANGING/RECYCLING ENCLOSURE	177.5 5027	16.3 5027	1 ROOM
STAIR	177.5 5027	16.3 5027	1 ROOM
TOTAL	18179 1754	1684.2 5027	26 ROOMS

10 SQ.M. DEDUCTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, 590 SQUARE METERS ON THE 2ND FLOOR IS EXCLUDED.

PROPOSED FLOOR AREA

AREA	AREA (SQ FT)	AREA (SQ M)
UNIT A (2 UNITS)	1788.4 5027	165.2 5027
UNIT B (2 UNITS)	1940.2 5027	179.2 5027
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UNIT S (2 UNITS)	1788.4 5027	165.2 5027
UNIT T (2 UNITS)	1940.2 5027	179.2 5027
UNIT U (2 UNITS)	1788.4 5027	165.2 5027
UNIT V (2 UNITS)	1940.2 5027	179.2 5027
UNIT W (2 UNITS)	1788.4 5027	165.2 5027
UNIT X (2 UNITS)	1940.2 5027	179.2 5027
UNIT Y (2 UNITS)	1788.4 5027	165.2 5027
UNIT Z (2 UNITS)	1940.2 5027	179.2 5027
SUBTOTAL	18001 6427	1667.9 5027



PARKING PLAN

SCALE 1:100 = 1"0"



PARKING:	
REQUIRED:	14 SPACES x 25 UNITS = 350 SPACES (RESIDENTS) 0.2 SPACES x 20 UNITS = 4 SPACES (VISITORS) TOTAL = 354 SPACES
PROVIDED:	2 CAR GARAGES x 15 UNITS = 30 SPACES (RESIDENTS) 1 CAR GARAGE x 5 UNITS = 5 SPACES (RESIDENTS) OPEN VEHICLE PARKING = 5 SPACES (VISITORS) TOTAL = 40 SPACES
REQUIRED BIKE:	1.5 SPACES x 25 UNITS = 37.5 SPACES (CLASS 2) 0.2 SPACES x 20 UNITS = 4 SPACES (CLASS 2) TOTAL = 41.5 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BIKE:	1.5 SPACES x 25 UNITS = 37.5 SPACES (CLASS 2) 0.2 SPACES x 20 UNITS = 4 SPACES (CLASS 2) TOTAL = 41.5 SPACES
----------------	--



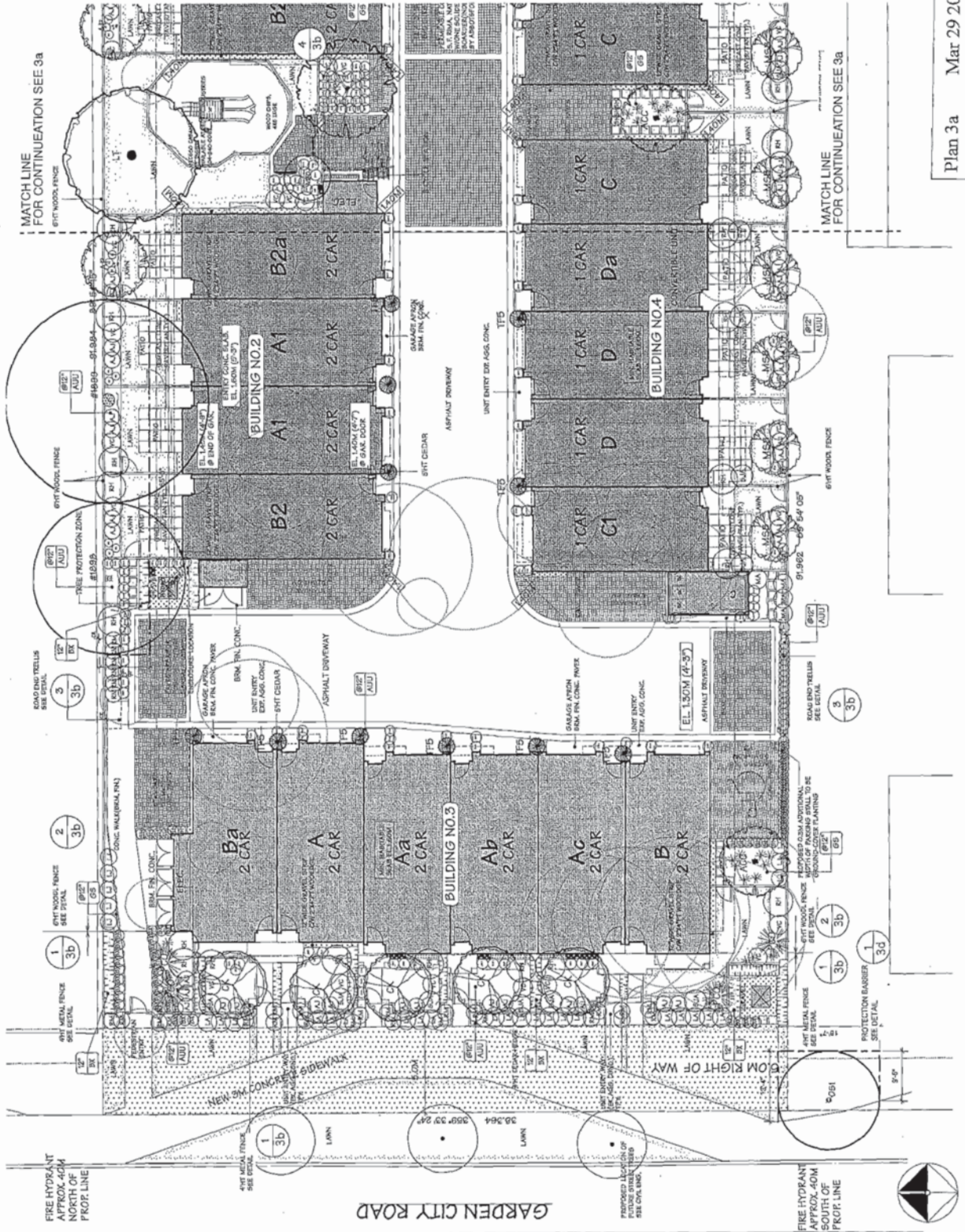
- STANDARD PARKING SPACE (GARAGE) 2.5M x 5.5M
- VERTICAL BICYCLE SPACE (GARAGE) 0.6M x 1.0M
- HORIZONTAL BICYCLE SPACE (GARAGE) 0.6M x 1.0M
- VEHICLE PARKING STANDARD 2.5M x 5.5M
- ACCESSIBLE 3.0M x 5.5M

NO.	DATE	REVISION
1	10/15/11	ISSUED FOR PERMITS
2	03/29/12	REVISION TO APPROVAL

PROJECT: 25 UNIT TOWNHOUSE DEVELOPMENT
 DRAWING TITLE: PARKING PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 03/29/12
 DRAWN BY: YAMAMOTO ARCHITECTURE INC.
 CHECKED BY: YAMAMOTO ARCHITECTURE INC.
 PROJECT NO.: 112

Yamamoto Architecture Inc.
 Plan 2 Mar 29 2012
 DP 11-594282

YAMAMOTO ARCHITECTURE INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.YAMAMOTOARCHITECTURE.COM



MATCHLINE FOR CONTINUATION SEE 3a

MATCHLINE FOR CONTINUATION SEE 3a

FIRE HYDRANT APPROX. 40M NORTH OF PROP. LINE

GARDEN CITY ROAD

FIRE HYDRANT APPROX. 40M SOUTH OF PROP. LINE



NO. 231212
 1000 West 10th Street
 Calgary, Alberta T2P 1K4
 Tel: (403) 243-1111
 Fax: (403) 243-1112
 Email: info@ito.ca
 Website: www.ito.ca

ITO
 & ASSOCIATES
 Landscape Architects
 1000 West 10th Street
 Vancouver, BC V6M 1K2
 Tel: (604) 275-5000
 Email: info@ito.ca

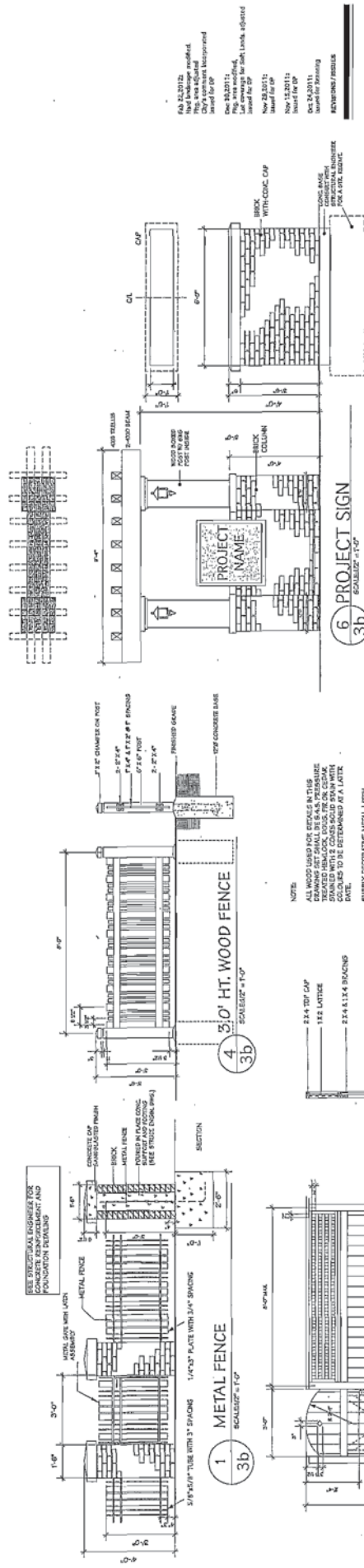
Project:
 7800 GARDEN CITY RD.
 RICHMOND B.C.

Architect:
 Am-Pit Construction

Drawing Title:
 LANDSCAPE PLAN

DATE	DESCRIPTION
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT
10/11/12	ISSUE FOR PERMIT

Plan 3a Mar 29 2012
 DP 11-594282



NOTES

- ALL WOOD USED IN THIS DETAIL IS IN THE TREATED HEMLOCK, DOUGL. FIR OR CEDAR. COLOURS TO BE DETERMINED AT A LATER DATE.
- SUPPLY COGNITIVE METAL LATCH APPLICABLE.
- ALL WALLS AND OTHER METAL COMPONENTS SHALL BE GALVANNEA.

- 2 X 4 TOP CAP
- 1 X 2 LATHES
- 2 X 4 & 1 X 4 BRACING
- 4 X 4 POST
- 1 X 6 FENCE BONES
- 2 X 4 & 1 X 4 BRACING
- FINISHED GRADE
- 1/2" CONC. BASE

- 2 X 4 DIAGONAL BRACING
- 1 X 2 LATHES
- 1 X 6 FENCE BONES
- 2 X 4 & 1 X 4 BRACING
- FINISHED GRADE
- 1/2" CONC. BASE

ITO ASSOCIATES
Landscape Architects
1945 E 8th Ave.
Vancouver, BC V6N 1M2
Tel: (604) 255-5009
Email: info@itofac.com

Am-Pri Construction

DETAILS

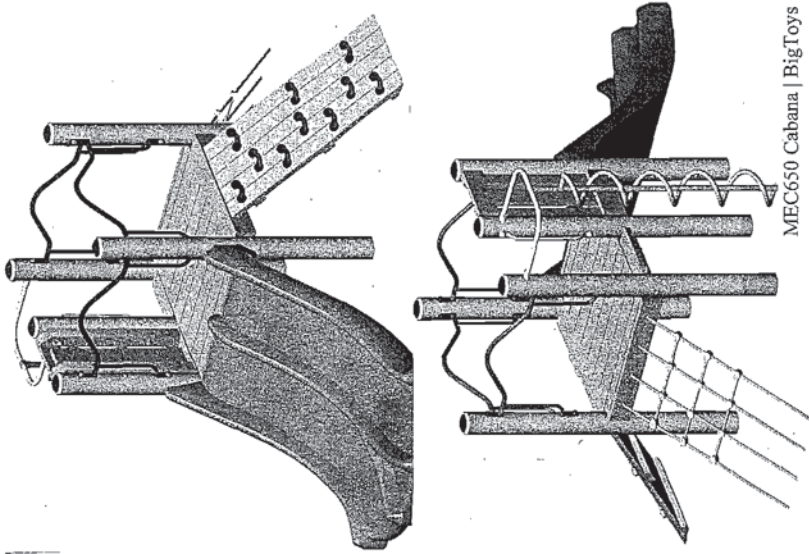
Plan 3c Mar 29 2012
DP 11-594282

PLANT LIST

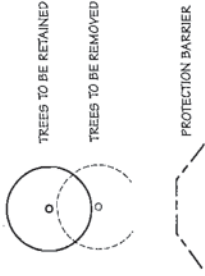
PROJECT ADDRESS: 7650 GARDEN CITY RD. RICHMOND BC

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ACZ	2	ACER CACUMINUM	WINE MAPLE	6.00m CAL. 500 3 STEMS MIN
AK	4	ACER MALINDRUM	JAPANESE MAPLE	6.00m CAL. 500 3 STEMS MIN
AKK	3	ACER KURILEM	RED HANDBET MAPLE	15.00m CAL. 500 3 STEMS MIN
AKL	7	CORNUS TOUSA SUTCHIF	PINK DOGWOOD	6.00m CAL. 500 3 STEMS MIN
CK	1	CESTRUM SPERMATOPHYTES	WAX PALM	12.00m CAL. 500 3 STEMS MIN
MF	8	MALUS FLORENDINA	JAPANESE FLOWERING CRAB APPLE	12.00m CAL. 500 3 STEMS MIN
FOG	5	PIEA CHOCOKA	SERRAN SPRUCE	3.50m HT. 500
TIS	15	THELIA OCCIDENTALIS 'TASTIGAY'	7' TREMORAL CEDAR	1.50m HT. 500
SHRUBS				
AJ	54	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
BK	170	BUNUS SEMPERVIRENS	COMMON BURNING	#2 POT
BC	18	BECCA GARDNER	WINTER HEATHS	#2 POT
BL	18	BURUNDIA LALAGE	WINTER HEATHS	#2 POT
LJ	18	LEUCISTOMA JAPONICUM TITANICUM	JAPANESE POPT	#2 POT
MA	4	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT
MF	5	PIED JAPONICA **	RED OF THE NILE	#2 POT
BM	22	ROSA MARBLAND	ROSE	1.50m HT.
BM	52	ROSA MARBLAND	ROSE	#2 POT
BH	15	SAEBOSSOGIA HUMILIS	HIMALAYAN BARKDOGG	#2 POT
BY	15	BYRONIA RETICULATA	BYRONIA	#2 POT
VC	35	WAZONUM CORDONAZULUM	NORWEGIAN HEDYDYSM	#2 POT
VO	15	VERONICUM SWAMI	NORWEGIAN HEDYDYSM	#2 POT
WSD	1	VERONICUM & SCOPANTENSE DWNY	SWAMP VERONICUM	2.00m HT.
GROUND COVERS				
AUJ	450	ANDROGYPHYLOS EVA LIZEI	EMMONSACK	#6/3 POT
GS	75	GALANTHERA SHALLON	SARAL	#2/3 POT
VINES				
CK	4	CAMPBELL RADICANS	TROMPETTINE	#1 POT SPRAED
PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS				
BC	15	BEBERHA CALSIFOLIA	HEARTLEAF BEBERHA	#1 POT
CA	125	CAREX MORTSONY 'WILSON-WARDGAY'	CAREX	#1 POT
DA	22	LAWNSOLA AMERISIFOLIA	ENGLISH LAVENDER	#1 POT
FLA	54	PODANTHUM MUNITUM	WESTERN SWIGD FEEN	#1 POT
ANN	40	ANNUALS **		#1/3 POT

NOTES:
 ** FINISHED SPECIES AND QUANTITY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT
 BRITISH COLUMBIA LANDSCAPE STANDARDS.
 PLANTS IN THIS LIST ARE PROVIDED ACCORDING TO THE ONLY STANDARDS
 FOR NURSERY STOCK AND THE BELLA STANDARD FOR CONSUMER GROUND PLANTS.
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN 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 AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE
 IS DEFINED AS THE DATE THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION
 OF THE LANDSCAPE ARCHITECT.
 THE CONTRACTOR SHALL MARKING ACCORDANCE TO THE LANDSCAPE
 STANDARDS INTO THE PROJECT THROUGH PILES TO THE GROUND.



LEGEND FOR EXISTING TREES



140-12-2012
 Date of Issue
 150-12-2012
 Date of Issue
 160-12-2012
 Date of Issue
 170-12-2012
 Date of Issue
 180-12-2012
 Date of Issue
 190-12-2012
 Date of Issue
 200-12-2012
 Date of Issue
 210-12-2012
 Date of Issue
 220-12-2012
 Date of Issue
 230-12-2012
 Date of Issue
 240-12-2012
 Date of Issue
 250-12-2012
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 260-12-2012
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 270-12-2012
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 280-12-2012
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 960-12-2012
 Date of Issue
 970-12-2012
 Date of Issue
 980-12-2012
 Date of Issue
 990-12-2012
 Date of Issue
 1000-12-2012
 Date of Issue

Project:
 7650 GARDEN CITY RD.
 RICHMOND B.C.
 Am-Pri Construction
 Drawing Title:
 PLANT LIST
 DETAILS
 Scale: 1/4" = 1'-0"
 Date: Mar 29 2012
 Drawn: M
 Checked: TT
 Plan 3d Mar 29 2012
 DP 11-594282

Feb 22, 2012
 Final design complete.
 City comments incorporated
 issued for DP

Nov 29, 2011
 Final design complete.
 City comments for 5th L.A. included
 issued for DP

Nov 15, 2011
 Issued for DP

Oct 24, 2011
 Issued for Permitting

INTERSECTION 159628

ITO
 & ASSOCIATES
 Landscape Architects
 7800 GARDEN CITY RD.
 WILMINGTON, DE 19812
 TEL: (302) 255-5009
 Email: Ito@itoandassociates.com

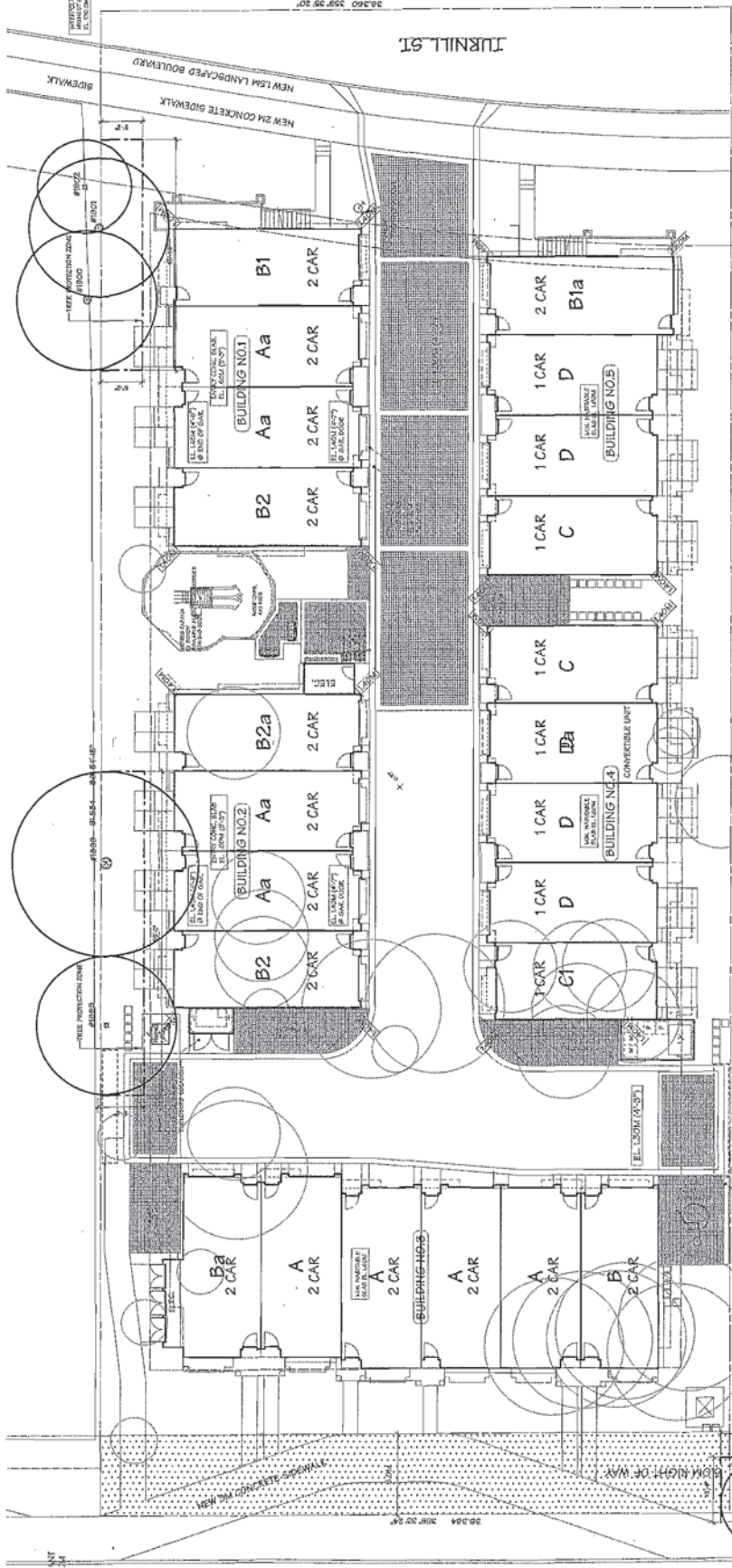
Project:
 7800 GARDEN CITY RD.
 RICHMOND B.C.

Architect:
 Am-Pri Construction

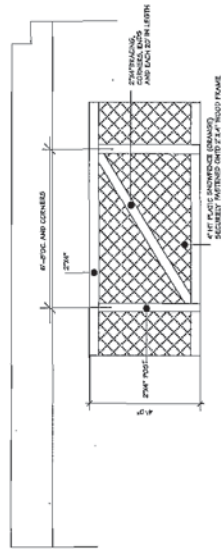
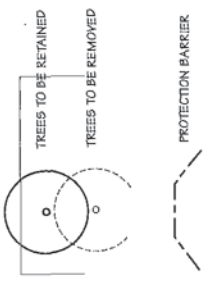
Drawing Title:
 PRESERVATION PLAN

Date: Mar 29, 2012
 Scale: 1" = 10'-0"
 Sheet: 3c

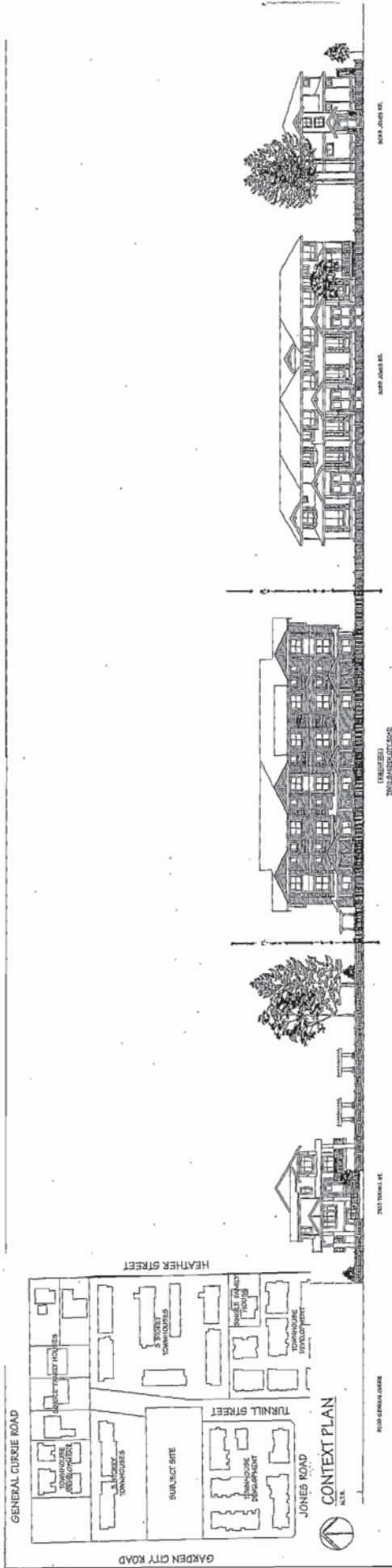
Plan 3c
 Mar 29 2012
 DP 11-594282



LEGEND FOR EXISTING TREES

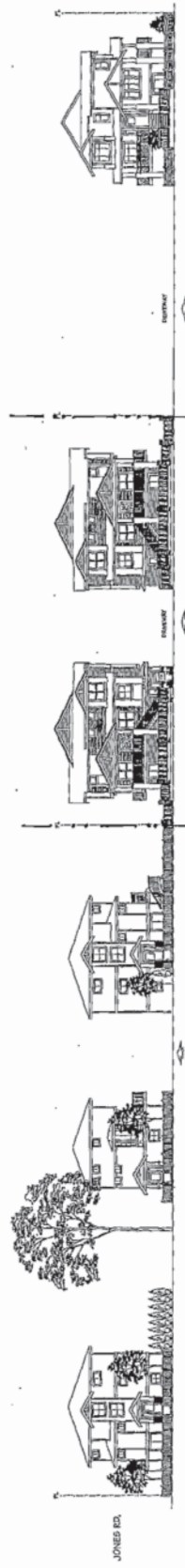


1 PROTECTION BARRIER
 SCALE 1/8" = 1'-0"
 3c



STREETSCAPE- GARDEN CITY RD.
SCALE: 1/8"=1'-0"

SITE



STREETSCAPE- TURNILL ST.
SCALE: 1/8"=1'-0"

DATE	DESCRIPTION
JAN 13, 2012	ISSUED FOR A.R.
JUN 15, 2011	ISSUED FOR PERMITTING AND
DATE	DESCRIPTION
CONSULTANT	
PROJECT	
25 UNIT TOWNHOUSE DEVELOPMENT	

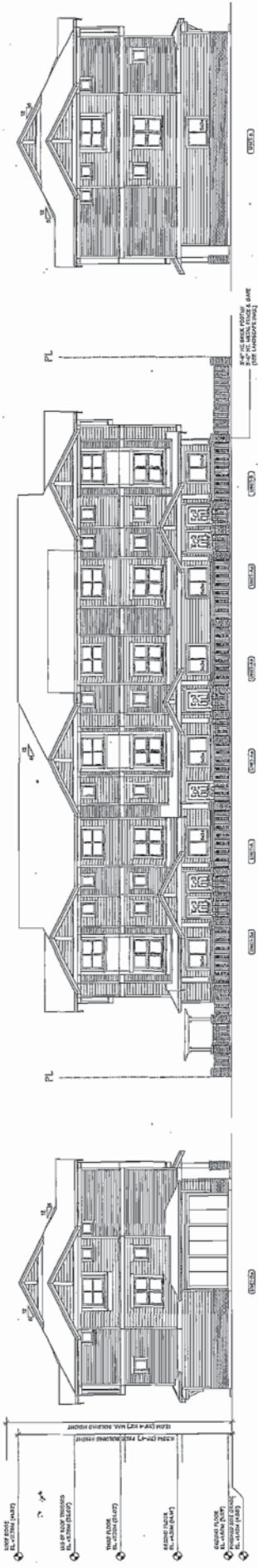
2500 GARDEN CITY ROAD
DUNWOODY, GA.

Yamamoto
Architecture Inc.

1000 W. BIRCHWOOD DRIVE, SUITE 100
DUNWOODY, GA 30115
TEL: 770.241.1111
WWW.YAMAMOTOARCHITECTURE.COM

Plan 4 Mar 29 2012
DP 11-594282

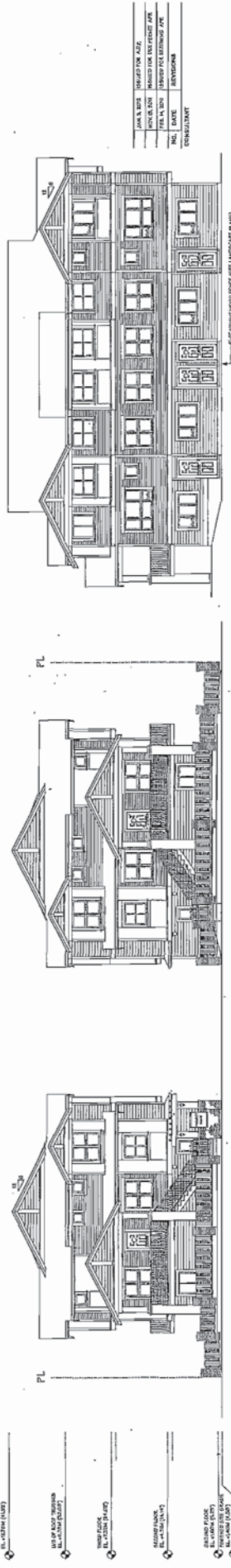
DATE	DESCRIPTION
JAN 13, 2012	ISSUED FOR A.R.
JUN 15, 2011	ISSUED FOR PERMITTING AND
DATE	DESCRIPTION
CONSULTANT	
PROJECT	
25 UNIT TOWNHOUSE DEVELOPMENT	



BUILDING NO. 3
NORTH ELEVATION

BUILDING NO. 3
WEST ELEVATION - GARDEN CITY ROAD

BUILDING NO. 3
SOUTH ELEVATION

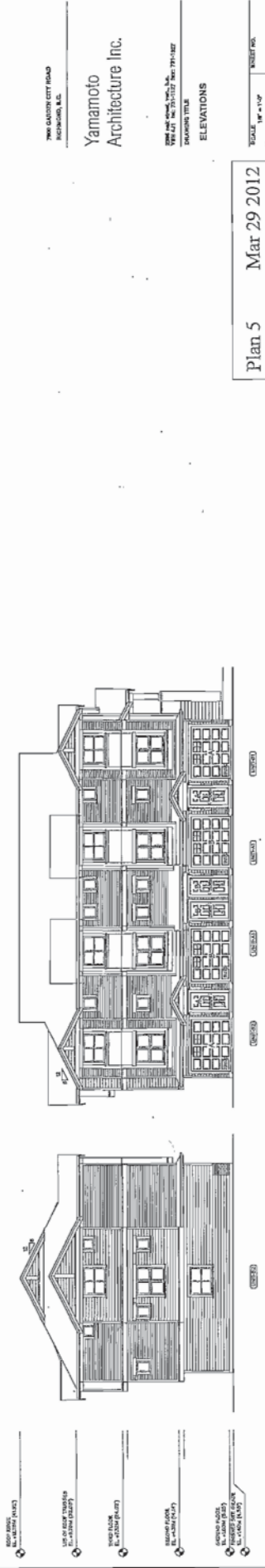


BUILDING NO. 3
EAST ELEVATION - TURNILL STREET

BUILDING NO. 3
NORTH ELEVATION

BUILDING NO. 3
SOUTH ELEVATION

Example of other work:
 PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 ADDRESS: 796 GARDEN CITY ROAD, ROCKHURST, MO.
 DATE: JAN. 2011
 DRAWING TITLE: ELEVATIONS



BUILDING NO. 3
WEST ELEVATION

BUILDING NO. 3
EAST ELEVATION - TURNILL STREET

BUILDING NO. 3
SOUTH ELEVATION

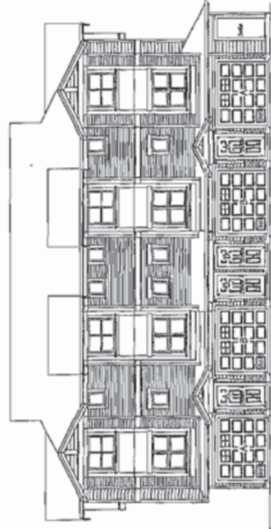
Plan 5 Mar 29 2012
 DP 11-594282

SCALE: 1/8" = 1'-0"
 DATE: JAN. 2011
 DRAWING TITLE: ELEVATIONS
 PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 ADDRESS: 796 GARDEN CITY ROAD, ROCKHURST, MO.
 DRAWING NO.: 1108

Yamamoto
 Architecture Inc.



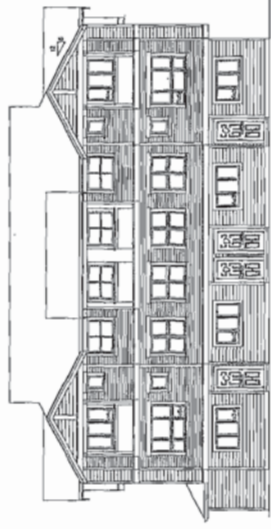
[BUILDING NO. 1]
EAST ELEVATION



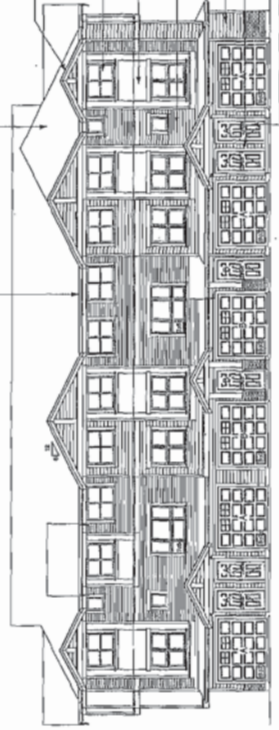
[BUILDING NO. 1]
SOUTH ELEVATION



[BUILDING NO. 1]
WEST ELEVATION



[BUILDING NO. 1]
NORTH ELEVATION



[BUILDING NO. 1]
EAST ELEVATION

COLOR SCHEME

ROOF: GAYLORDS DO / ONYX
 SIDING: WESTERN RED CEDAR
 WINDOWS: WHITE
 DOORS: WHITE
 TRIM: WHITE
 PAINT: WHITE
 FLOORING: HARDWOOD
 STAIRS: CARPET
 CEILING: POP
 LIGHTING: RECESSED
 FIXTURES: BRASS
 FURNITURE: WOOD
 DECORATION: MODERN

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	11/15/10	ISSUED FOR RECORD
3	01/15/11	REVISED

23 UNIT TOWNHOUSE
 DEVELOPMENT

Yamamoto
 Architecture Inc.

1000 W. 10th St., Suite 100
 Vancouver, BC V6H 2Y6
 TEL: 604.681.1111 FAX: 604.681.1112

SCALE	DATE	BY	CHECKED
1/8" = 1'-0"	JAN 26, 2011	YAM	YAM

Plan 6 Mar 29 2012
 DP 11-594282

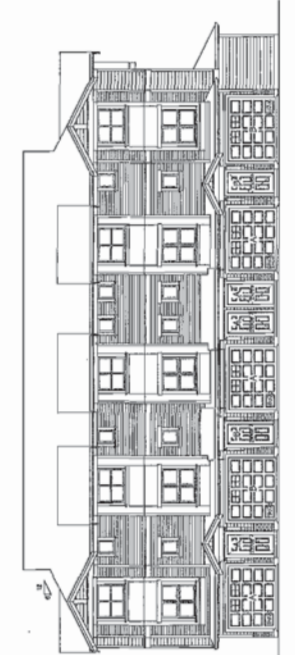
ROOF ROOF
 1/2" x 10" (PLAN)
 USE OF ROOF TRUSS
 1/2" x 10" (PLAN)
 WOOD FRAMING
 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)

ROOF ROOF
 1/2" x 10" (PLAN)
 USE OF ROOF TRUSS
 1/2" x 10" (PLAN)
 WOOD FRAMING
 1/2" x 10" (PLAN)
 SECOND FLOOR
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 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)

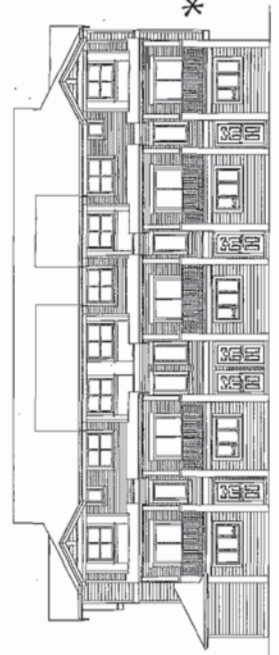
ROOF ROOF
 1/2" x 10" (PLAN)
 USE OF ROOF TRUSS
 1/2" x 10" (PLAN)
 WOOD FRAMING
 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)
 SECOND FLOOR
 1/2" x 10" (PLAN)



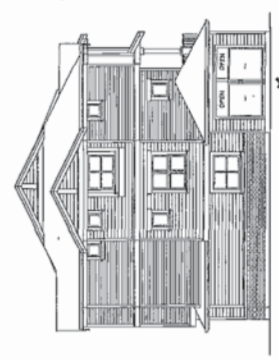
BUILDING NO. 4
 EAST ELEVATION



BUILDING NO. 4
 NORTH ELEVATION



BUILDING NO. 4
 SOUTH ELEVATION



BUILDING NO. 4
 WEST ELEVATION

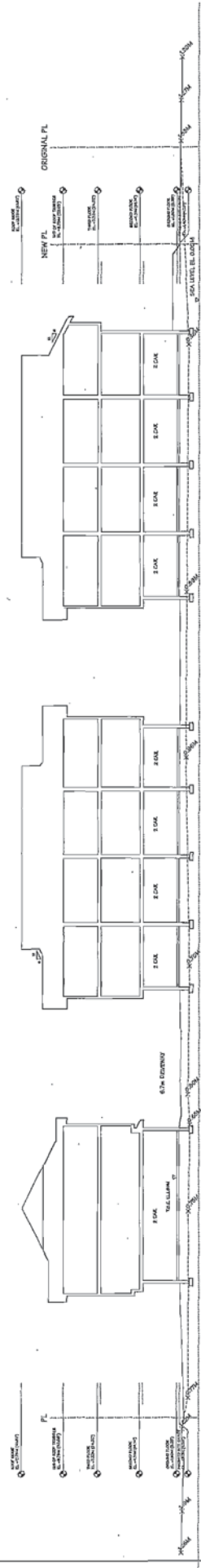
* 0.6 M 2ND
 FLOOR BALCONY
 PROJECTION
 BY VARIANCE
 FOR 8 UNITS

0.5 M
 3RD FLOOR ROOM
 PROJECTION
 BY VARIANCE
 FOR 1 UNIT

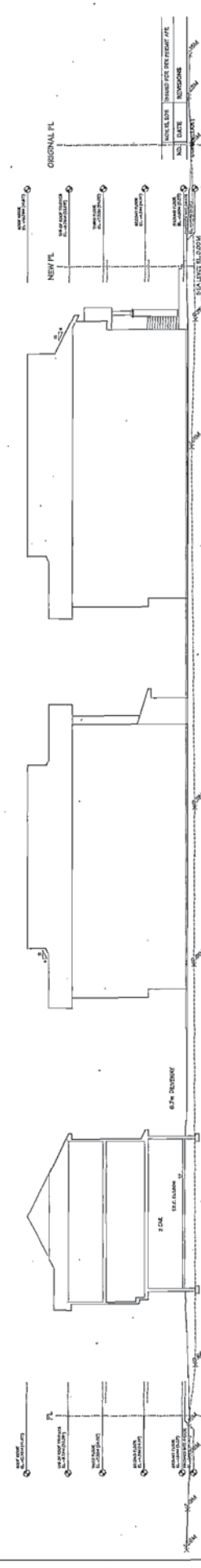
* RECYCLING
 ROOM

DATE	ISSUED FOR	BY
10/15/10	ISSUED FOR PERMIT	YAMAMOTO
11/15/10	ISSUED FOR PERMIT	YAMAMOTO
12/15/10	ISSUED FOR PERMIT	YAMAMOTO
01/15/11	ISSUED FOR PERMIT	YAMAMOTO
02/15/11	ISSUED FOR PERMIT	YAMAMOTO
03/15/11	ISSUED FOR PERMIT	YAMAMOTO
04/15/11	ISSUED FOR PERMIT	YAMAMOTO
05/15/11	ISSUED FOR PERMIT	YAMAMOTO
06/15/11	ISSUED FOR PERMIT	YAMAMOTO
07/15/11	ISSUED FOR PERMIT	YAMAMOTO
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07/15/14	ISSUED FOR PERMIT	YAMAMOTO
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01/15/15	ISSUED FOR PERMIT	YAMAMOTO
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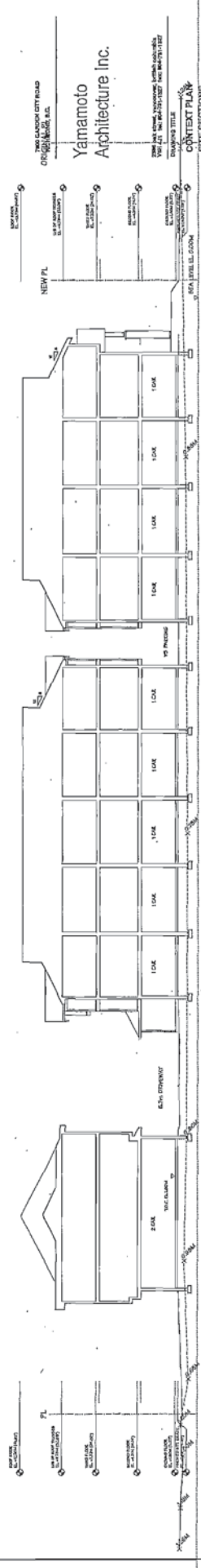
1000 GARDEN CITY ROAD
 RICHMOND, VA
 Yamamoto
 Architecture Inc.
 1000 GARDEN CITY ROAD, SUITE 100
 RICHMOND, VA 23294
 PHONE: (804) 771-1111
 FAX: (804) 771-1112
 WWW.YAMAMOTOARCHITECTURE.COM



SITE SECTION 1
SCALE 1/8" = 1'-0"



SITE SECTION 2
SCALE 1/8" = 1'-0"



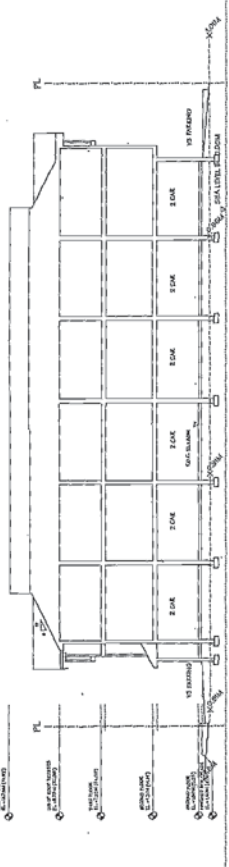
SITE SECTION 3
SCALE 1/8" = 1'-0"

PROJECT
23 UNIT TOWNHOUSE DEVELOPMENT

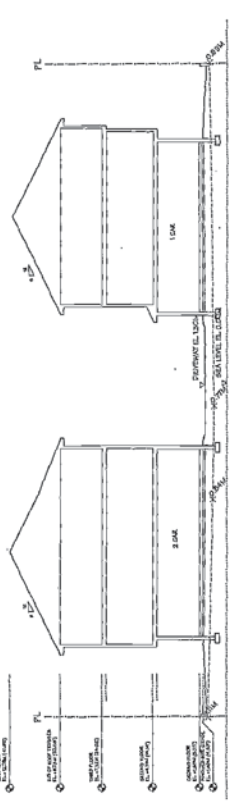
NEW PL. 10' 0" FROM CITY ROAD
ORIGINAL PL. 10' 0" FROM CITY ROAD
Yamamoto
Architecture Inc.
NO. 127, NEW TOWN SQUARE, SUITE 100, NEW TOWN, ONTARIO, CANADA
DATE: 03/29/2012
DRAWN BY: [Name]
CHECKED BY: [Name]

Plan 8 Mar 29 2012
DP 11-594282

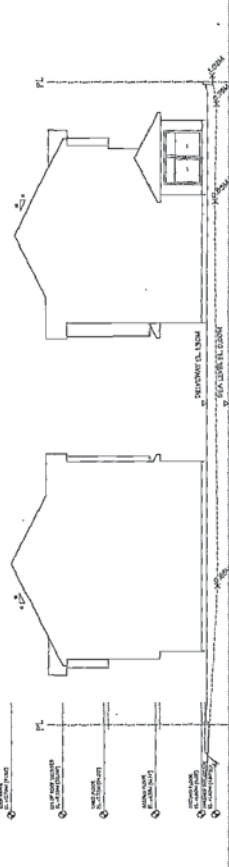
SHEET NO.
DATE JAN. 24, 2011
DRAWN BY
CHECKED BY
PROJECT NO. 1108



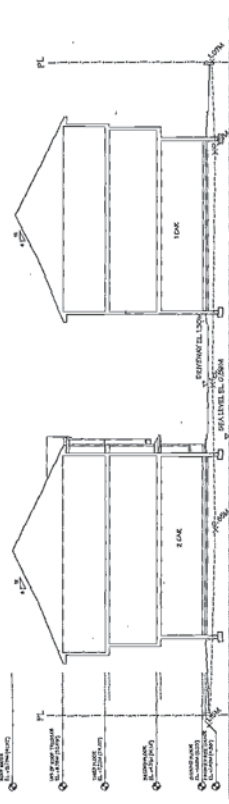
SITE SECTION A
SCALE 1/8" = 1'-0"



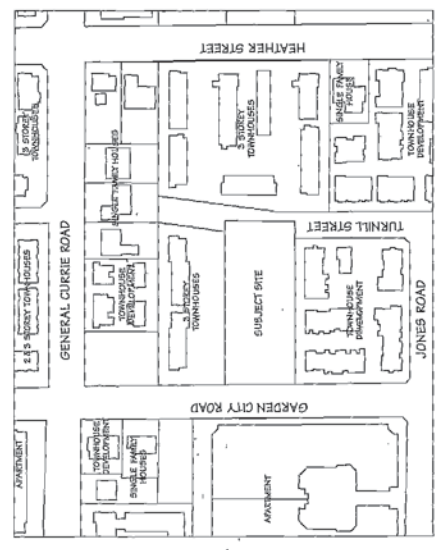
SITE SECTION C
SCALE 1/8" = 1'-0"



SITE SECTION B
SCALE 1/8" = 1'-0"



SITE SECTION D
SCALE 1/8" = 1'-0"

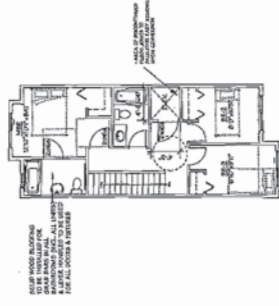


CONTEXT PLAN
N.E.S.

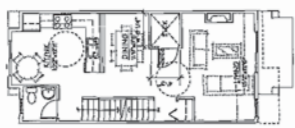
PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 CLIENT: THE GARDEN CITY ROAD
 ARCHITECT: Yamamoto Architecture Inc.
 DATE: Mar 29 2012
 SHEET NO.: DP 11-594282
 SCALE: 1/8" = 1'-0"

Plan 9 Mar 29 2012
 DP 11-594282

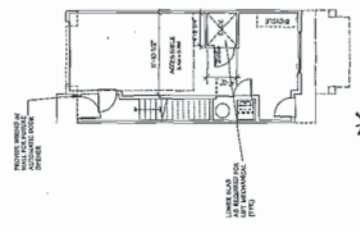
AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):
 - WALKING SURFACES: WALKWAYS TO INDICATE FUTURE
 CURB CUT INSTALLATION
 - LIFT/TIE HANDLES FOR HANDICAP AND DOOR THRESHOLD



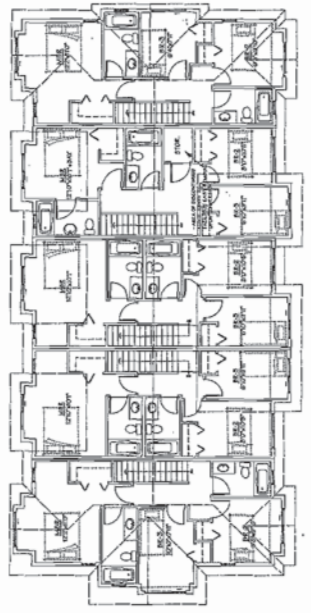
CONVERTIBLE UNIT PLAN



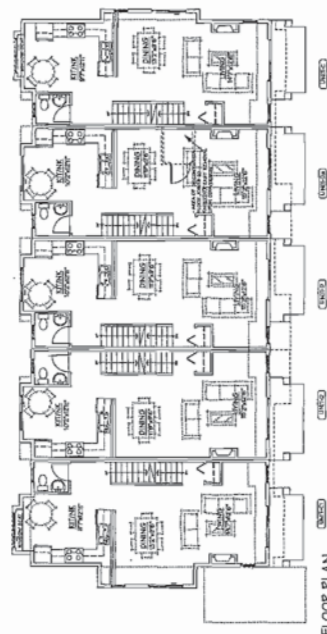
CONVERTIBLE UNIT PLAN



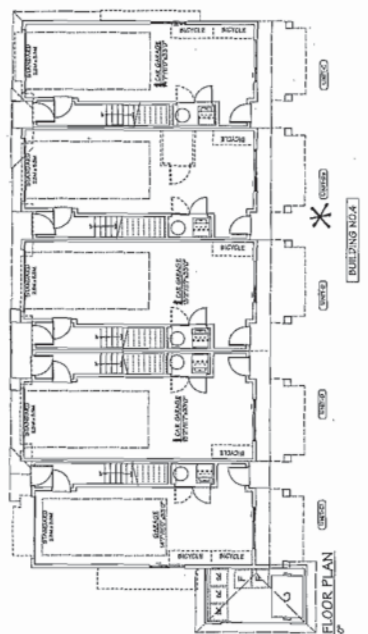
CONVERTIBLE UNIT PLAN



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 11/6/07



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 11/6/07



GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 11/6/07

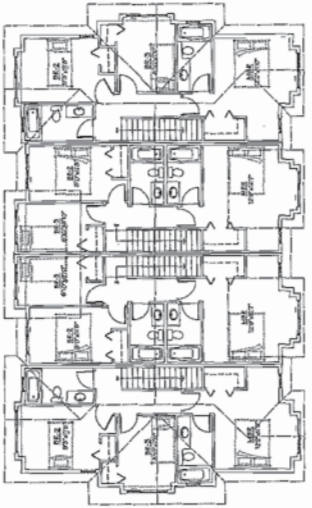
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49	11/16/07	ISSUED FOR PERMIT
50	11/16/07	ISSUED FOR PERMIT

PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 ARCHITECT: YAMAMOTO ARCHITECTURE INC.
 1100 SANDHURST CITY ROAD
 PITTSBURGH, PA 15206
 PHONE: 412.781.1100
 FAX: 412.781.1107
 WWW: WWW.YAMAMOTOARCHITECTURE.COM

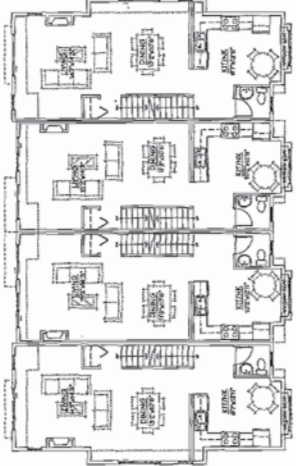
Yamamoto Architecture Inc.
 ARCHITECT
 PROJECT NO. 1100 SANDHURST CITY ROAD
 PITTSBURGH, PA 15206
 DATE: JAN 18, 2011
 DRAWN BY: JIM
 CHECKED BY: JIM
 SCALE: 1/8" = 1'-0"

Plan 10 Mar 29 2012
 DP 11-594282

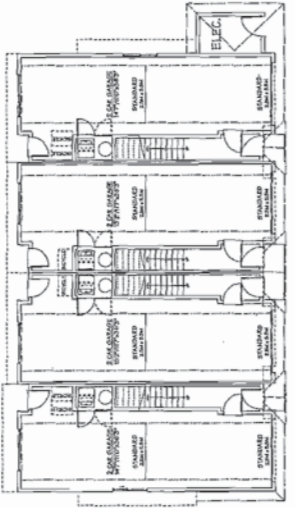
AGING IN PLACE FEATURES
 TO BE PROVIDED IN ALL UNITS:
 - 1/2" RAMP AT ENTRY
 - 1/2" RAMP AT BATHROOM DOOR
 - 1/2" RAMP AT KITCHEN DOOR
 - 1/2" RAMP AT STAIRCASE DOOR
 - 1/2" RAMP AT ENTRY TO BALCONY
 - 1/2" RAMP AT ENTRY TO TERRACE



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL: 1/8" x 9"



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL: 1/8" x 9"



GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL: 1/8" x 9"

NO.	DATE	DESCRIPTION	BY	CHKD.
1	03/14/11	ISSUED FOR PERMITTING	YAMAMOTO	YAMAMOTO
2	03/14/11	ISSUED FOR PERMITTING	YAMAMOTO	YAMAMOTO
3	03/14/11	ISSUED FOR PERMITTING	YAMAMOTO	YAMAMOTO

PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 LOCATION: 700 GARDEN CITY ROAD, GAITHERSBURG, MD 20878
 ARCHITECT: Yamamoto Architecture Inc.
 DATE: 03/14/11
 DRAWING TITLE: ELEVATIONS

700 GARDEN CITY ROAD
 GAITHERSBURG, MD 20878
 YAMAMOTO ARCHITECTURE INC.
 700 GARDEN CITY ROAD, SUITE 100
 GAITHERSBURG, MD 20878
 TEL: 301-791-1887
 FAX: 301-791-1887

Reference Plan Mar 29 2012
 DP 11-594282



BUILDING NO. 1

CELL: 1/8" x 9"

ELEVATION

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

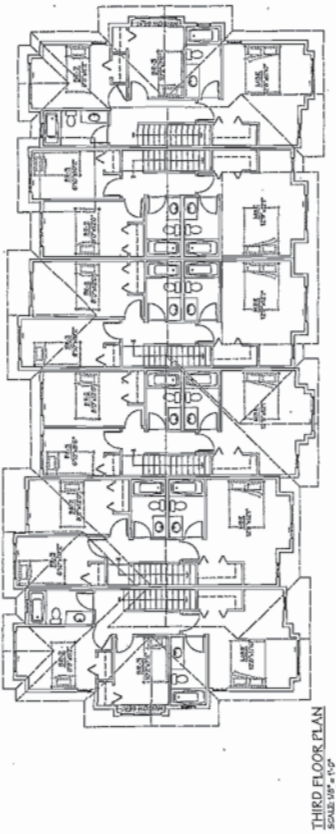
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NO. 1

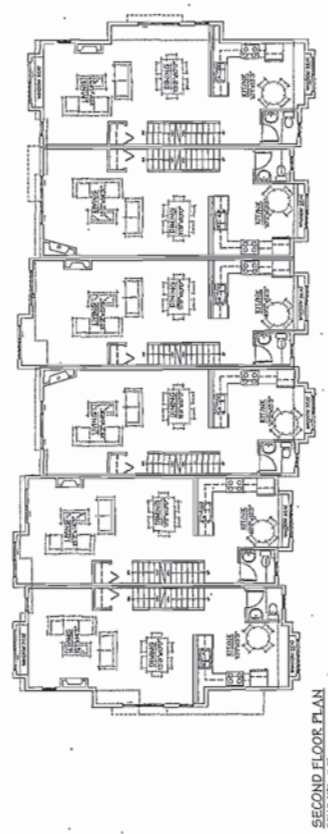
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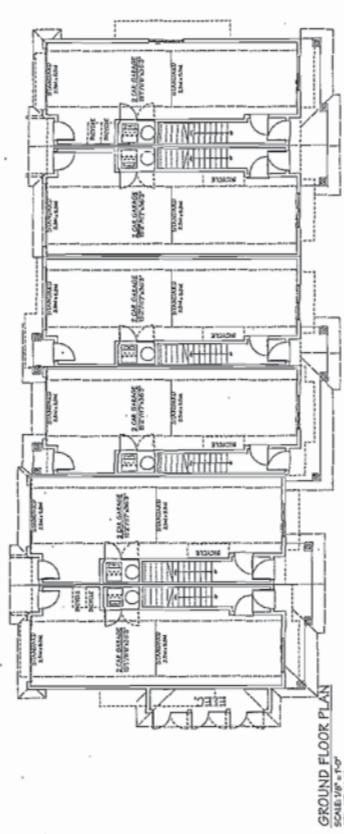
AGING IN PLACE FEATURES
 TO BE PROVIDED IN ALL UNITS(1)
 1. WALKWAY SURFACE TO FACILITATE
 WALKWAY SURFACE TO FACILITATE
 WALKWAY SURFACE TO FACILITATE



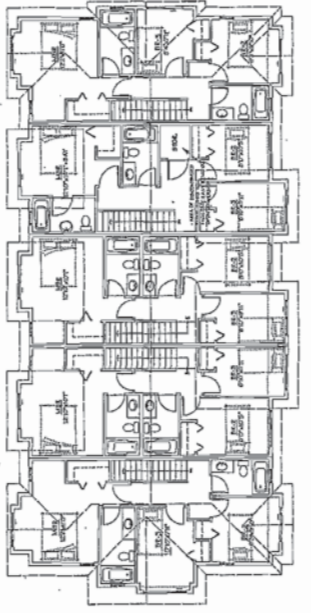
THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 10'-0"



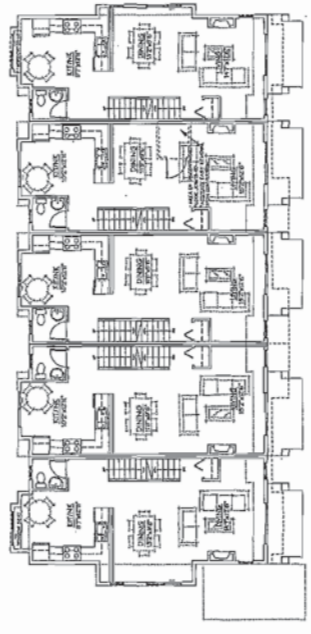
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 10'-0"



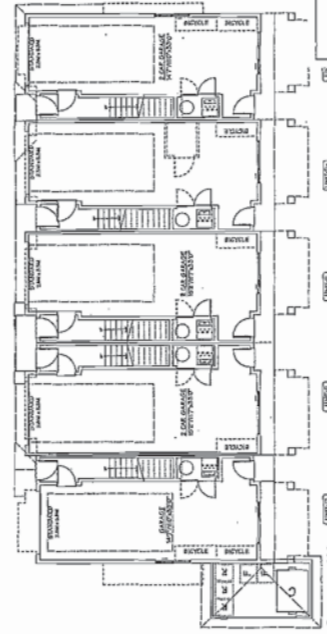
GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 10'-0"



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 10'-0"



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 10'-0"



GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CIL: 10'-0"

NO.	DATE	REVISIONS	CONSULTANT
1	03/29/12	ISSUED FOR PERMITS	
2	03/29/12	ISSUED FOR PERMITS	
3	03/29/12	ISSUED FOR PERMITS	

23 UNIT TOWNHOUSE
 DEVELOPMENT

200 HARBOR CITY ROAD
 BOSTON, MA 02111

Yamamoto
 Architecture Inc.

PROJECT NO. 11-594282
 SHEET NO. 118

Reference Plan Mar 29 2012
 DP 11-594282

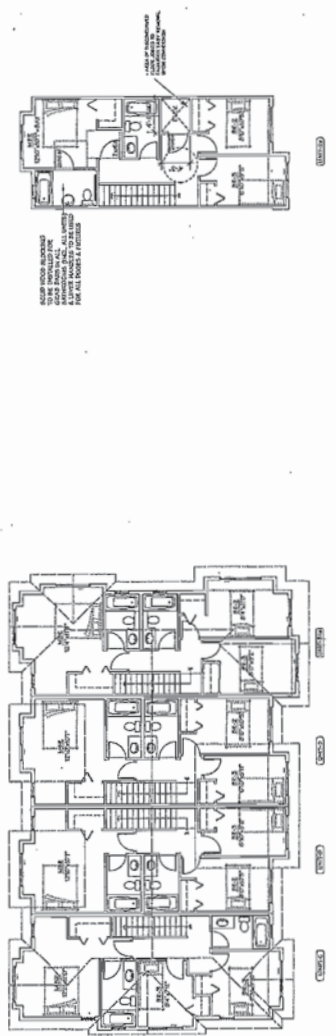


BUILDING INDEX

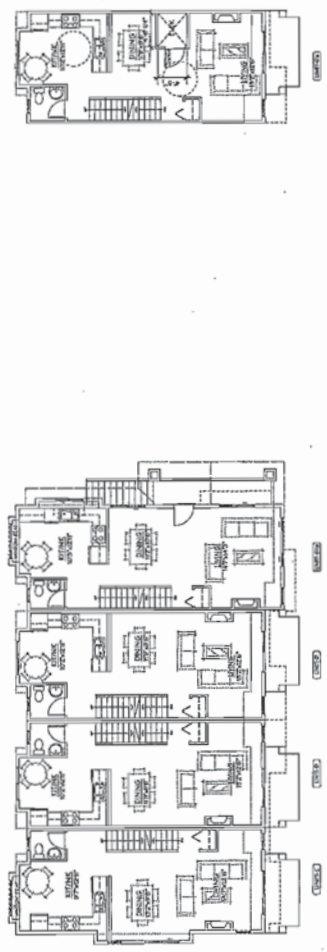


BUILDING INDEX

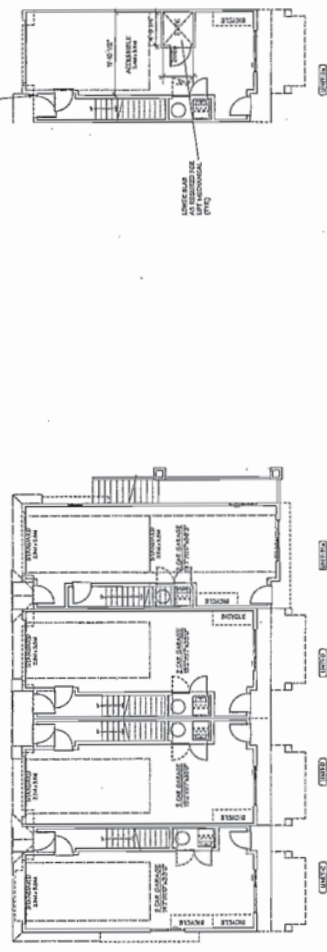
AGING IN PLACE FEATURES
 - 150% STRENGTHENING OF ALL WALLS
 - 150% STRENGTHENING OF ALL FLOORS
 - 150% STRENGTHENING OF ALL BEAMS
 - 150% STRENGTHENING OF ALL COLUMNS
 - 150% STRENGTHENING OF ALL CORNERS
 - 150% STRENGTHENING OF ALL JOISTS
 - 150% STRENGTHENING OF ALL TRUSS ROOF
 - 150% STRENGTHENING OF ALL ROOF STRUCTURE
 - 150% STRENGTHENING OF ALL FOUNDATION
 - 150% STRENGTHENING OF ALL RETAINING WALLS
 - 150% STRENGTHENING OF ALL CURBS
 - 150% STRENGTHENING OF ALL DRIVEWAYS
 - 150% STRENGTHENING OF ALL SIDEWALKS
 - 150% STRENGTHENING OF ALL STAIRS
 - 150% STRENGTHENING OF ALL ELEVATORS
 - 150% STRENGTHENING OF ALL ESCAPE ROUTES
 - 150% STRENGTHENING OF ALL EXITS
 - 150% STRENGTHENING OF ALL ENTRANCES
 - 150% STRENGTHENING OF ALL WINDOWS
 - 150% STRENGTHENING OF ALL DOORS
 - 150% STRENGTHENING OF ALL HANDICAP ACCESS



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CEL. 110.0'-0"



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CEL. 105.0'-0"



GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CEL. 110.0'-0"

DATE	DESCRIPTION
03/29/12	ISSUED FOR A.S.I.
03/29/12	ISSUED FOR PERMIT
03/29/12	ISSUED FOR CONSTRUCTION
03/29/12	ISSUED FOR RECORDING
03/29/12	ISSUED FOR ARCHITECTURE
03/29/12	ISSUED FOR ENGINEERING
03/29/12	ISSUED FOR PLUMBING
03/29/12	ISSUED FOR ELECTRICAL
03/29/12	ISSUED FOR MECHANICAL
03/29/12	ISSUED FOR INTERIORS
03/29/12	ISSUED FOR EXTERIORS
03/29/12	ISSUED FOR LANDSCAPE
03/29/12	ISSUED FOR SITEWORK
03/29/12	ISSUED FOR UTILITIES
03/29/12	ISSUED FOR SPECIALTIES
03/29/12	ISSUED FOR ALL OTHERS

23 UNIT TOWNHOUSE DEVELOPMENT
 23 UNIT TOWNHOUSE DEVELOPMENT
 23 UNIT TOWNHOUSE DEVELOPMENT

THE GARDEN CITY ROAD
 RICHMOND, VA
 Yamamoto Architecture Inc.

DATE: 03/29/12
 DRAWING NO.: 11-594282
 SHEET TITLE: ELEVATIONS

Reference Plan Mar 29 2012
 DP 11-594282