



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: May 3, 2012
File: DP 12-602996
HA 12-602998
Re: Application by City of Richmond for a Development Permit and Heritage
Alteration Permit at 3811 Moncton Street

Staff Recommendation

1. That a Development Permit be issued which would permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and
2. That a Heritage Alteration Permit be issued for 3811 Moncton Street in accordance with Development Permit (DP 12-602996).

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

The City of Richmond has applied for permission to rehabilitate the exterior of the Japanese Fishermen's Benevolent Society Building, which is designated as a Heritage Building in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2).

The Moncton site currently contains a 1½ storey heritage building (Steveston Museum), fronting onto Moncton Street and a one-storey heritage building (Japanese Fishermen's Benevolent Society Building), fronting onto 1st Avenue.

No rezoning or Servicing Agreement is required as part of this building rehabilitation.

Development Information

The Development Permit and Heritage Alteration Permit to relocate the Japanese Fishermen's Benevolent Society Building from 4091 Chatham Street to its current location at 3811 Moncton Street was presented to Development Permit Panel on October 28, 2009 and approved by Council on November 9, 2009 (DP 09-494467 and HA 09-494489).

The subject development proposal includes the following rehabilitation works for the building exterior:

- Repair of the existing building envelope and replacement of any damaged components.
- Restoration of the front porch to its original configuration as determined through existing building materials and archival photographs.
- Restoration of the roof to its original material with cedar shingles.
- Painting of building exterior and trim with heritage colours that are complimentary to the existing colour and historical era of the building.
- Addition of a new double door in an existing door opening, new step and concrete patio at the rear of the south façade.
- Addition of a new door, access for people in wheelchairs, and partially enclosed glazed connection between the Steveston Museum and the Japanese Fishermen's Benevolent Society Building.
- Addition of a gravel path on the north side of the building to provide a connection from 1st Avenue into the green space that fronts onto 1st Avenue and Moncton Street (Steveston Townsquare).

The interior of the building also requires rehabilitation and will be addressed at a later date by Culture and Heritage staff. A Development Permit and Heritage Alteration Permit are not required for interior works.

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 “Core Area” of the Steveston Village Heritage Conservation Area (Steveston Area Plan). Development surrounding the subject site is as follows:

- To the north, is a two-storey mixed-use building with residential above commercial at grade, zoned Steveston Commercial (CS3);
- To the east, across 1st Avenue, is a one-storey commercial heritage building, zoned Steveston Commercial (CS2);
- To the south, (on the same site), is a 1½ storey institutional heritage building (Steveston Museum), zoned Steveston Commercial (CS2); and
- To the west, is a green space (Steveston Townsquare), zoned Steveston Commercial (CS2).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues identified as part of the review of the subject Development Permit and Heritage Alteration Permit applications. In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Steveston Commercial (CS2) zone.

Richmond Heritage Commission Comments

Due to the heritage nature of the project, the application was presented to the Richmond Heritage Commission and not to the Advisory Design Panel. The Richmond Heritage Commission was supportive of the proposal, subject to presentation and consultation with key community groups such as the Steveston Historical Society. The conservation plan was presented to and endorsed by the Steveston Historical Society in February, 2012. The Commission also recommended reaching out to members of the Japanese-Canadian community to inform the interpretive plan, which will be pursued by Culture and Heritage staff at a later date as part of the interior work program. A copy of the relevant condensed excerpt from the Richmond Heritage Commission Minutes from Wednesday, January 18, 2012 is attached for reference (**Attachment 2**).

Analysis***Conditions of Adjacency***

- The proposed restoration works enhance the existing pedestrian-orientation of the streetscape with greater openness and pedestrian scale detail at the front porch entrance.

Urban Design and Site Planning

- The heritage character of the building and streetscape is enhanced with the rehabilitation of the building exterior, restoration of the front porch entry, and transparent connection between the heritage Steveston Museum and the Japanese Fishermen's Benevolent Society buildings.
- An access for people in wheelchairs is provided to the building as part of the new connection addition between the existing buildings. Accessibility measures to ensure barrier-free use will be addressed as part of the future interior works.
- A pedestrian connection is provided on the north side of the building to the green space that fronts onto 1st Avenue and Moncton Street (Steveston Townsquare). This new path replaces the existing boardwalk between the buildings.
- No driveway or parking is located on-site. A variance was approved by Council (DP 09-494467) to not provide off-street parking on the subject heritage building site.

Architectural Form and Character

- The heritage character of the building supports the streetscape and urban quality of Steveston Village sought in the Steveston Area Plan. The existing heritage building materials and colours will be maintained and enhanced with repair and restoration.
- New proposed additions are simple and as transparent as possible to:
 - maintain a clear distinction between the heritage buildings and the modern insertions;
 - minimize any obstruction to opportunities to view the heritage buildings; and
 - connect the buildings without competing with the visual impact of the heritage buildings.
- The existing building envelope will be repaired and any damaged components will be replaced. Materials include painted wood drop channel siding at the front of the building, painted wood v-groove siding at the rear of the building, painted wood window frames, painted wood trim, and painted aluminium gutters.
- The front porch will be restored to its original configuration as determined through existing building materials and archival photographs. The existing enclosed porch will be rebuilt to an open covered porch with wood column supports and double wood doors with glass panels.
- The existing asphalt roof will be restored to its original material with Cedar shingles.
- The building will be painted with Haddington Grey colour, and the trim will be painted with Oxford Ivory colour. The new steel structure will also be painted with the Haddington Grey colour. These heritage inspired colours are complementary to both the existing colour of the building and historical era of the building.
- A new glazed double door with painted steel frame will be inserted into an existing door opening, with new steel step and concrete patio at the rear of the south façade.
- A new partially enclosed glazed connection will be inserted between the buildings to providing a secure passageway between the two (2) buildings and access from 1st Avenue for people in wheelchairs. A new glazed single door with painted steel frame inserted into the south façade of the Japanese Fishermen's Benevolent Society Building to provide access.
- The new connection is essentially a transparent extension of the Steveston Museum's north wing, with the same massing and roof pitch. The connection is a free-standing steel frame structure with clear glass wall and roof panels. It stands on a new concrete slab and is not attached to the heritage building façades.

Landscape Design and Open Space Design

- A new gravel path edged with wood strips will be added on the north side of the building to provide a pedestrian connection from 1st Avenue into the green space that fronts onto both 1st Avenue and Moncton Street (Steveston Townsquare).

Conclusions

The proposed exterior rehabilitation of the Japanese Fishermen's Benevolent Society Building provides a community benefit by: conserving a heritage resource identified in the Steveston Village Conservation Strategy; and enhancing the heritage character of the Steveston Village Core Area.

Staff recommend that the Development Permit and Heritage Alteration Permit be issued.

A handwritten signature in cursive script that reads "Sara Badyal".

Sara Badyal, M. Arch, MCIP
Planner 2
(604-276-4282)

SB:blg



DP 12-602996

Attachment 1

Address: 3811 Moncton Street

Applicant: City of Richmond

Owner: City of Richmond

Planning Area(s): Steveston Village Heritage Conservation Area

	Existing	Proposed
Site Area:	613 m ²	Remains the same
Land Uses:	Commercial Institutional/Museum	Remains the same
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Complies
Zoning:	Steveston Commercial (SC2)	Complies
Number of Units:	2 heritage buildings	New connection between existing buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.38	None permitted
Setback – Moncton Street: Building Porch	Max. 0 m Max. 1.5 m	0 m existing 1.64 m existing	None
Setback – 1 st Avenue:	Max. 0 m	0 m to 2.4 m existing	None
Setback – West Side Yard:	N/A	Min 5 m existing	None
Setback – North Rear Yard:	N/A	Min. 3.4 m existing	None
Height (m):	Max. 9 m & two-storey	Under 6 m existing	None
Off-street Parking Spaces:	0 by variance Approved DP 09-464467	0 existing	No new variance

**Annotated excerpt from the Minutes from
Richmond Heritage Commission**

Wednesday, January 18, 2012

Japanese Fishermen's Benevolent Society Building Conservation Plan – James Burton

James Burton of Birmingham & Wood Architects and Planners presented the Conservation Plan to the Commission. Mr. Burton answered questions and the following was noted:

- Now that this building has been relocated, the current aim has been drafting a statement of significance and the proposed conservation plan.
- The eventual goal is to rehabilitate and integrate this building with the Steveston Museum.
- The Conservation Plan consists of an executive summary, statement of significance, condition survey and conservation plan.
- The statement of significance includes the description of the building, heritage values, and character-defining elements.
- This is a rare, unique and valuable building built some time in the early 1900's or very late 1890's and has been modified with additions and two (2) relocations. Its uses have ranged from residential to administrative.
- This building has undergone structural changes through the years with specific emphasis on the porch area. The aim is to reflect the intent of the original structure in most cases. The front porch element will be restored to its original details.
- This building had the unique feature of having two front doors side-by-side and was located between a hospital and a school.
- Mrs. Hajdo-Forbes discussed the possibility of speaking with individuals who grew up in the area in the mid 1900's. Mr. Burton agreed to provide Mrs. Hajdo-Forbes with a questionnaire to interview any individuals who could provide information on this house.
- This house has had different names over time including the "Nurses Residence" and the "Victorian Folkhouse", and has been residential from the 1950's on.
- During the restoration process, retention of the existing fabric of the building is a primary goal with replication of original materials when not salvageable.
- Discussion ensued on identifying impacts to the character-defining elements of the building. Discussion further ensued on conservation strategies and proposed alterations.
- It was noted that the museum will have one person to supervise both buildings. To enable such usage, a secure passageway will be constructed between the Steveston Museum and the Japanese Fishermen's Benevolent Society Building. Discussion ensued on this opening, and how to create a compatible, but distinct passage that will not impart a false sense of history.

It was moved and seconded that the Richmond Heritage Commission recommends support for the conservation plan as presented by James Burton of Birmingham & Wood Architects and Planners on January 18, 2012, subject to presentation and consultation with key community groups such as the Steveston Historical Society.

CARRIED (unanimously)

It was moved and seconded that the Richmond Heritage Commission recommends that museum staff undertake historical research gathered through an outreach to the members of the Japanese-Canadian community to inform the interpretive plan.

CARRIED (unanimously)



City of Richmond

Development Permit

No. DP 12-602996

To the Holder: CITY OF RICHMOND
Property Address: 3811 MONCTON STREET
Address: C/O MICHAEL CHAN, FACILITIES
6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

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. 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 #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. 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 , .

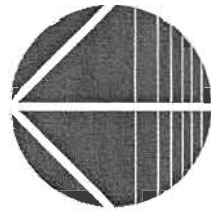
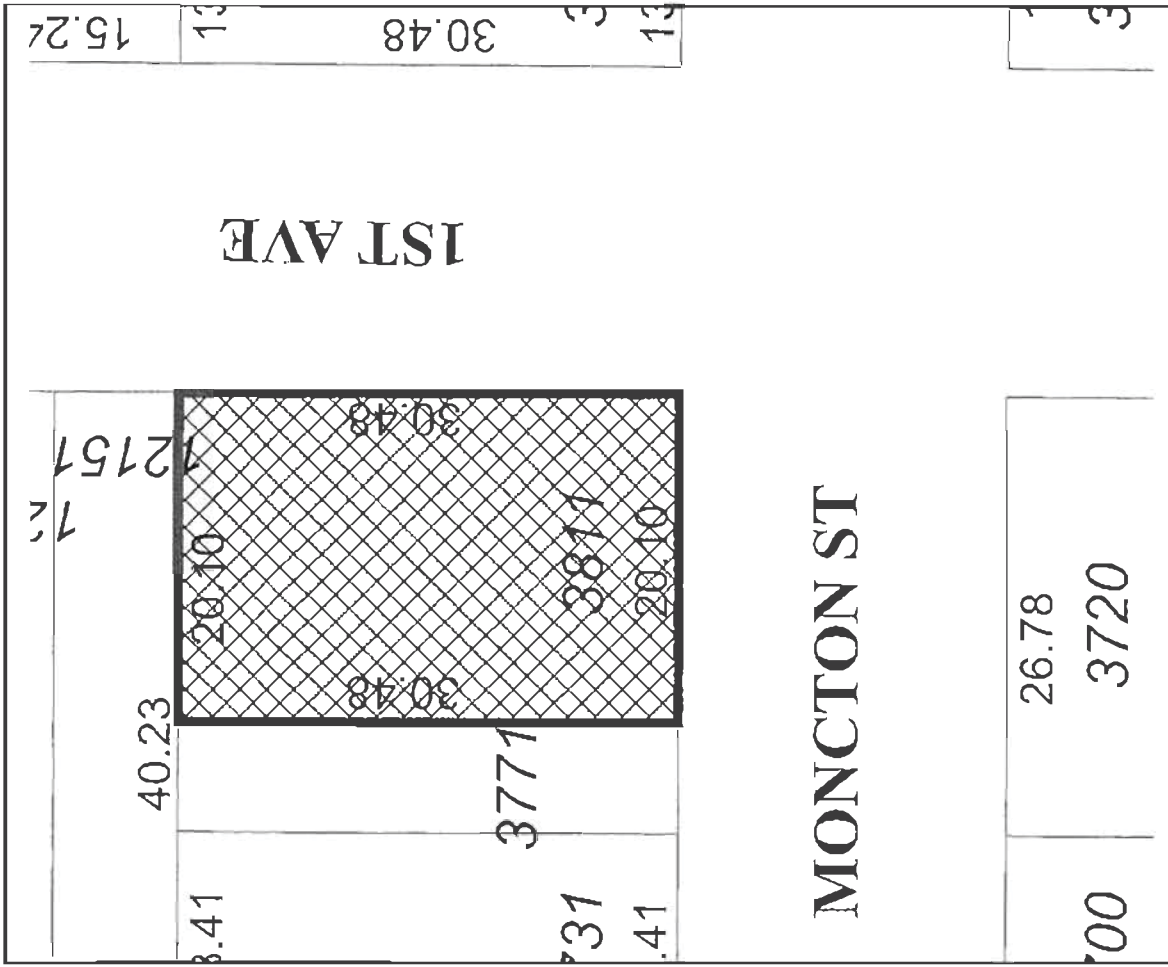
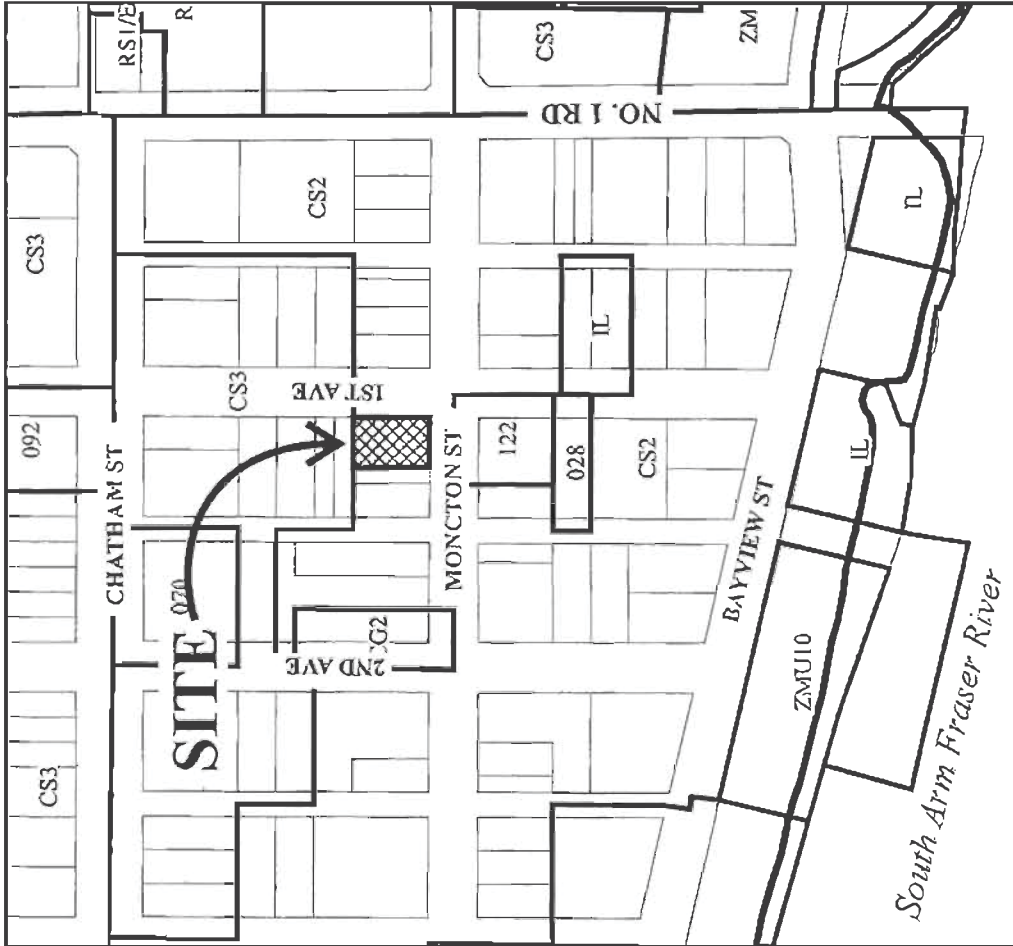
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 12-602996

Original Date: 03/29/12

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Heritage Alteration Permit
Development Applications Division

File No.: HA 12-602998

To the Holder: City of Richmond

Property Address: 3811 Moncton Street

Legal Description: Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan
BCP42935

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.967)
 - ☐ Property Subject to Temporary Protection (s.965)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
 - ☒ Property in Heritage Conservation Area (s.971)
 - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 12-602996.
3. This Heritage Alteration 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.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF
<Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

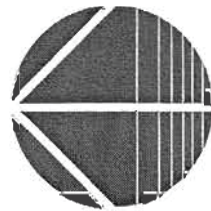
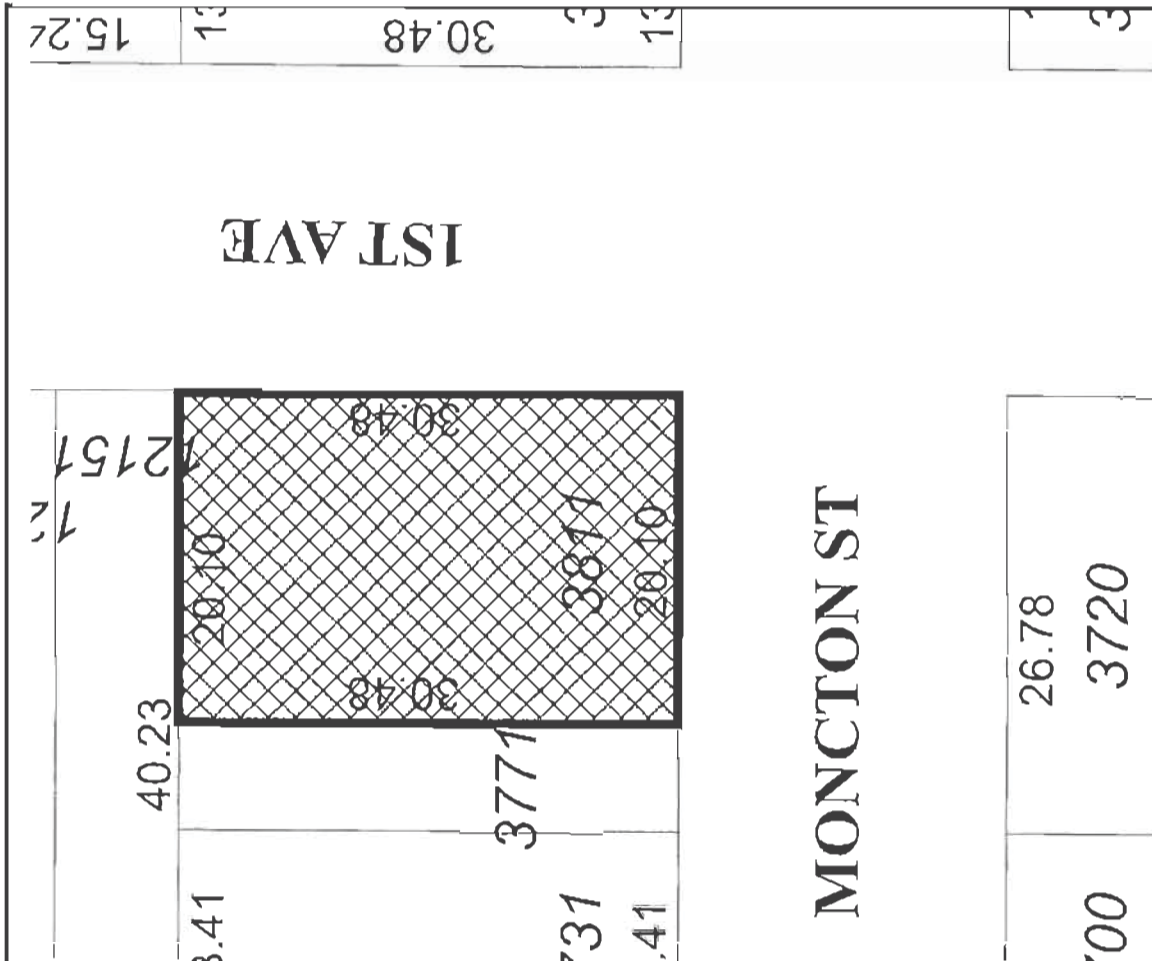
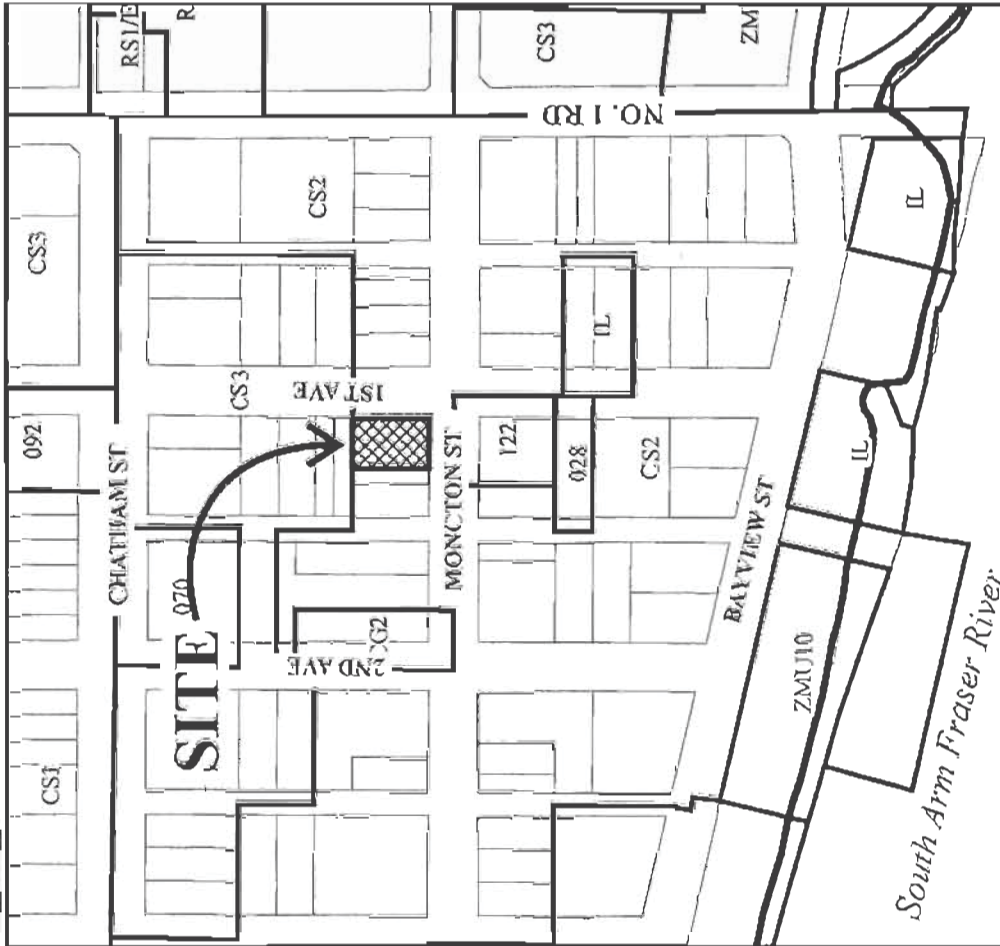
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 12-602998

Original Date: 03/29/12

Revision Date:

Note: Dimensions are in METRES

3811 MONKTON STREET, RICHMOND, B.C.
ADDRESS:
LEGAL DESCRIPTION: LOT A, BLOCK 4, SECTION 10, BLOCK 5 NORTH RANGE 7 WEST, NEW WESTMINSTER, DISTRICT PLAN B-245935
LOT - 3811 MONKTON STREET, RICHMOND B.C.

POST OFFICE BUILDING, EXISTING COLOUR
JAPANESE FISHERMEN'S BENEVOLENT
SOCIETY BUILDING.

SIDING: BM: "HADDINGTON GREY"
TRIM: BM: "OXFORD IVORY".

TRIM INCLUDES ALL DETAILED
WOOD WORK OF "RE-BUILT"
FRONT PORCH

STEEL STRUCTURE:
BM "HADDINGTON GREY".

0.0	COVER SHEET
1.0	SITE SURVEY
1.1	SITE PLAN - EXISTING / CONTEXT PLAN
1.2	SITE PLAN - PROPOSED
2.0	FLOOR PLANS - EXISTING / PROPOSED
3.0	EAST ELEVATIONS - EXISTING / PROPOSED
3.1	NORTH ELEVATIONS - EXISTING / PROPOSED
3.2	WEST ELEVATIONS - EXISTING / PROPOSED
3.3	SECTION ELEVATIONS - EXISTING / PROPOSED
4.0	SECTIONS - EXISTING / PROPOSED
5.0	FINISH AVE. SCENESCAPE / PERSPECTIVES



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BIRMINGHAM & WOOD

References

4375-Capwell Street
 Los Angeles, CA 90012
 (213) 462-1911 Fax: (213) 462-1916

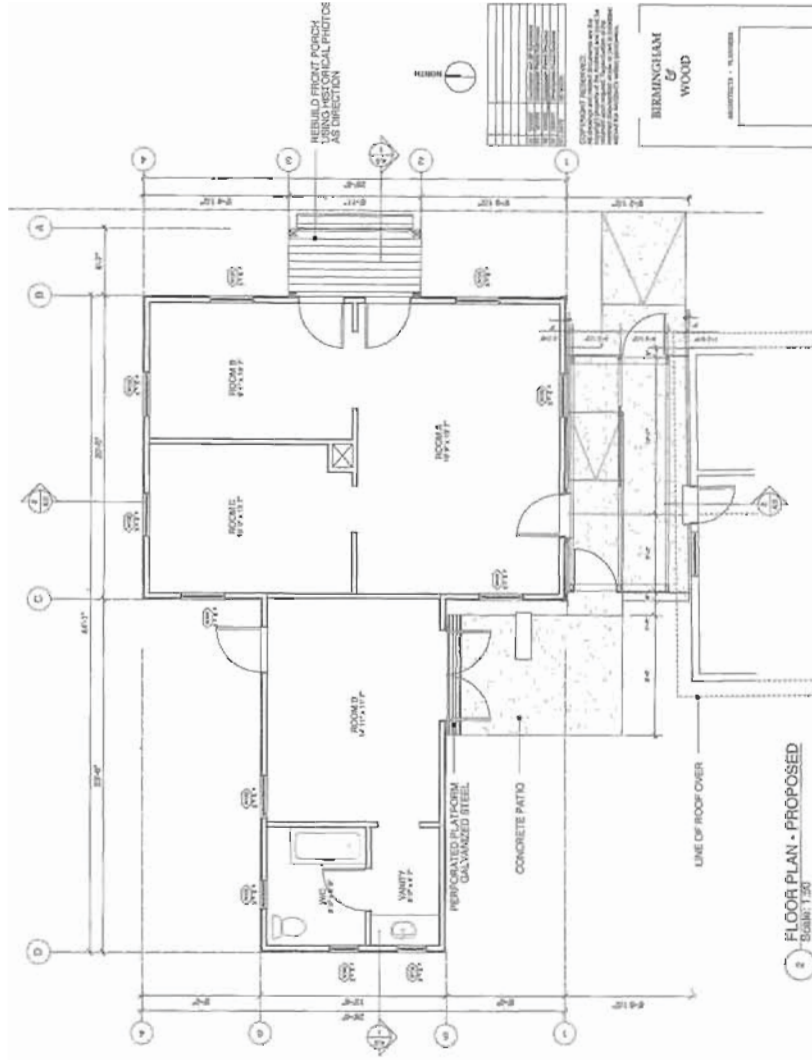
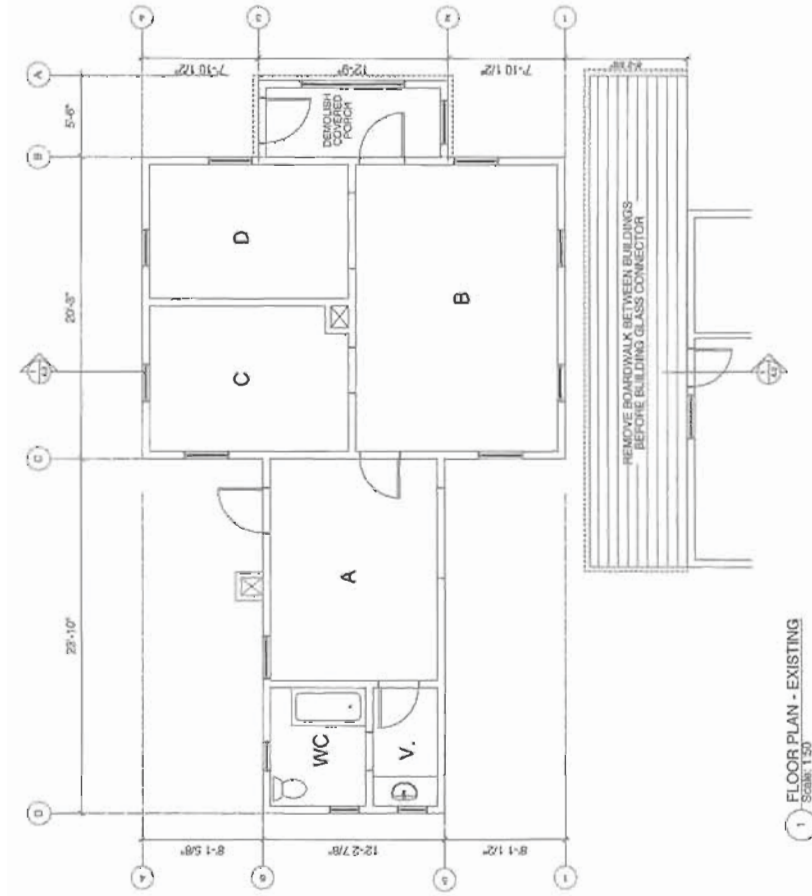
PROJECT
Japanese Fishermen's
Wintered Society Building
Exterior Fish Utilization
Shawano, WI

DRAWING TITLE
COVER SHEET

SCALE	DATE	0.0
BY	TIME	

STEVESTON, BRITISH COLUMBIA

Plan 1	May 4, 2012
DP 12-602996	
HA 12-602998	



Plan 3 May 4, 2012
DP 12-602996
HA 12-602998

PROJECT		DRAWING TITLE	
Japanese Embassy's Reverend Society Building Circular Renovation		AMN FLOOR PLAN EXISTING / PROPOSED	
Shawmut, NC		SCALE	DATE
		1/32	1/30
		DRAWN / CHECKED	2.0

BIRMINGHAM & WOOD	
ARCHITECTS - BIRMINGHAM	
201 South Street Birmingham, NC 27801	

REVISIONS	
NO.	DATE
1	1/30/12
2	1/30/12
3	1/30/12
4	1/30/12
5	1/30/12
6	1/30/12
7	1/30/12
8	1/30/12
9	1/30/12
10	1/30/12

REBUILD FRONT PORCH
REBUILD FRONT PORCH
AS DIRECTED

[illegible]

RECEIVED FROM OFFICE OF THE MAYOR OF NEW YORK



WITH NOTES NEGATING TYPICAL TREATMENT OF EXTERIOR MATERIALS

SEE CONSERVATION PLAN FOR FURTHER DETAIL.

COEFFICIENT RESERVISTO
All savings and related documents are the property of the Acasoft and must be retained until they are liquidated. Repossessions of property are made while a credit is in liquidation.

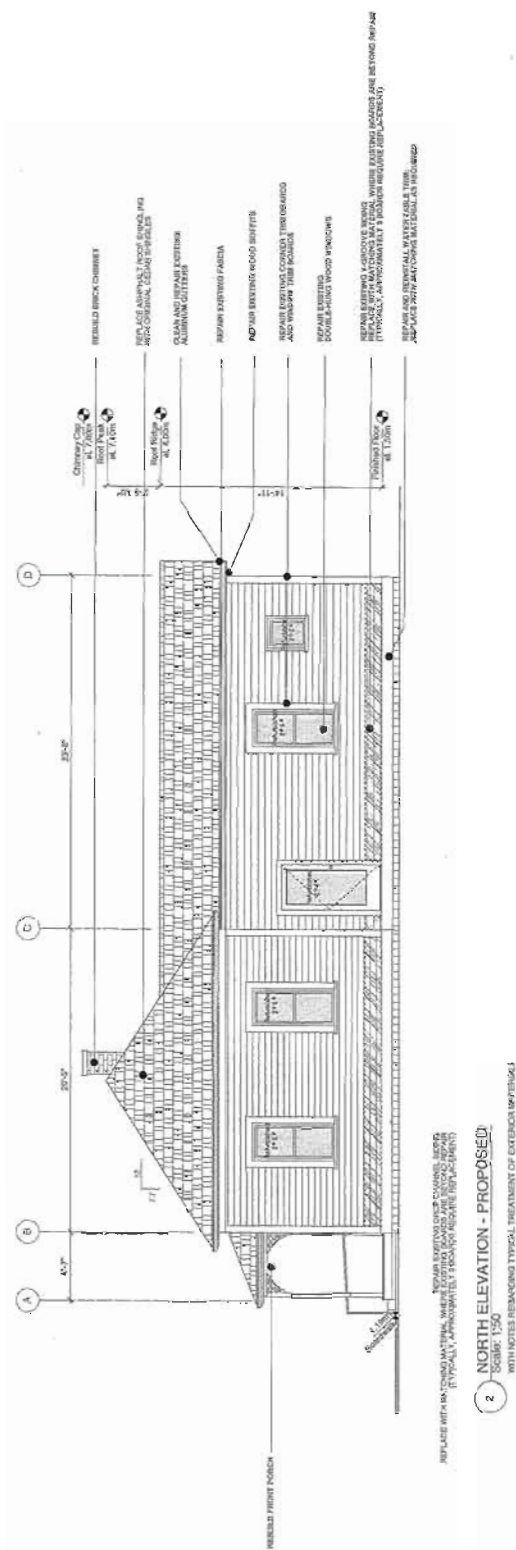
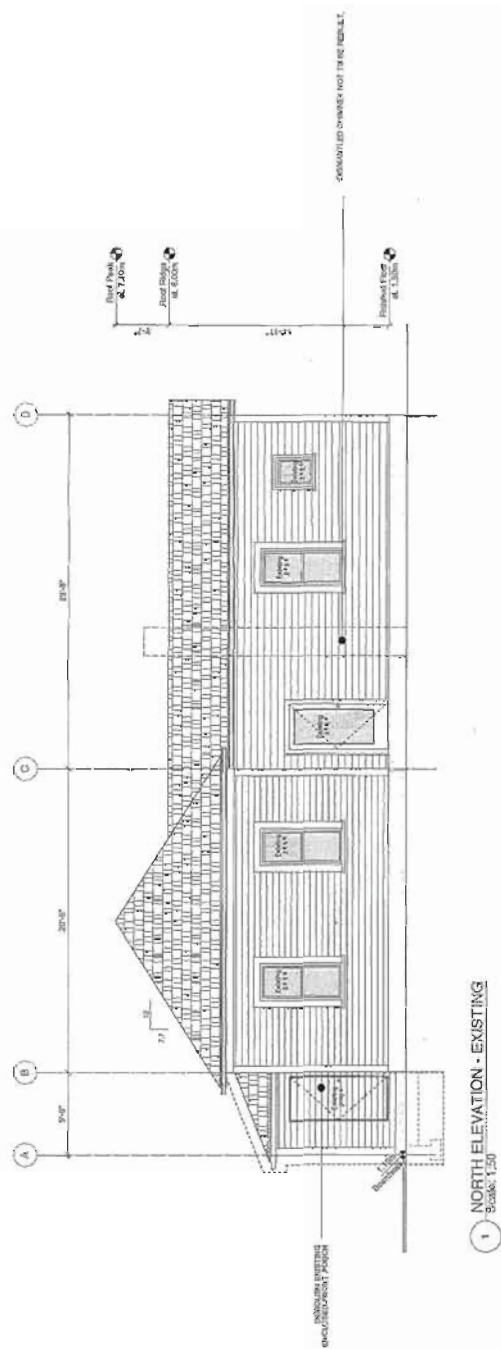
ABSTRACT

[illegible]201 Church Street
 Vancouver, B.C. V6B 2J8

Exterior Refurbishment
 Existing Leasing Agreement
 www.vf.co.uk

DRAWING TITLE

Plan 4 May 4, 2012
DP 12-602996
HA 12-602998



SEE CONSERVATION PLAN FOR FURTHER DETAIL.

Plan 5 May 4, 2012
DP 12-602996
HA 12-602998

[illegible]

CONFIDENTIAL AND UNCLASSIFIED

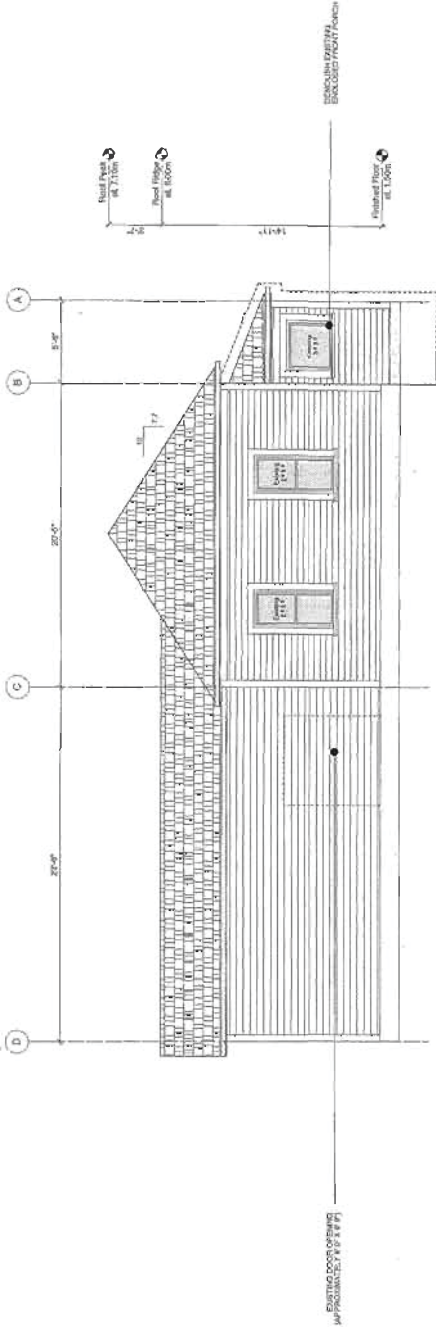
BIRMINGHAM
&
WOOD[illegible]

1990-1991
Japanese Fisheries's
Environment Society Building
Exterior Rehabilitation
Osaka, JG

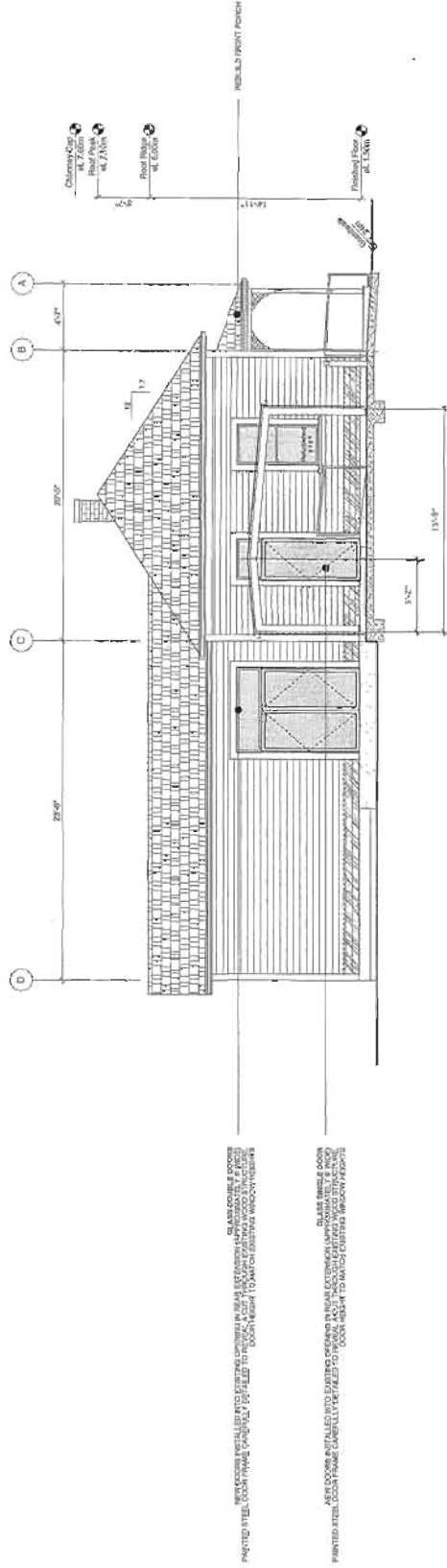
Journal of Management Inquiry 26(6)

NORTH ELEVATION
EXISTING / PROPOSED

SCALE 1:50	DATE 12/23/09	SHEET NO. 3.1
DRAWN CROOKS		



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



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

REFER TO PAGES 5.0 & 5.1 FOR TYPICAL EXTERIOR MATERIALS

SEE CONSERVATION PLAN FOR FURTHER DETAIL

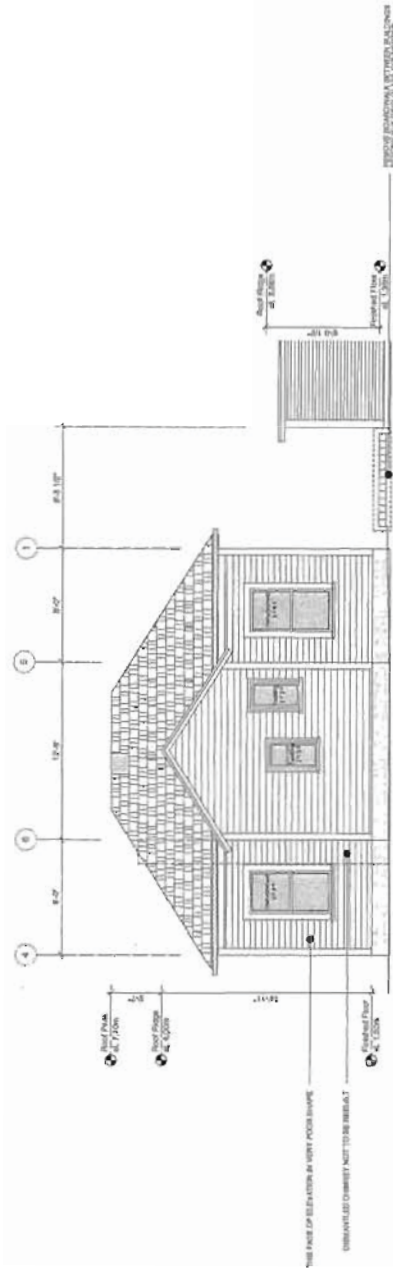
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LOCATION	MANHATTAN, NY
ARCHITECT	BERNINGHAM & WOOD
DATE	May 4, 2012
SCALE	1/8" = 1'-0"
QUANTITY	3.2

CONSERVATION PLAN
As a part of the historic preservation process, the architect has prepared a conservation plan for the building. This plan is intended to guide the owner and the contractor in the restoration of the building to its original condition, while preserving its historic character and integrity.

PROJECT	MANHATTAN SENIOR CENTER
LOCATION	MANHATTAN, NY
ARCHITECT	BERNINGHAM & WOOD
DATE	May 4, 2012
SCALE	1/8" = 1'-0"
QUANTITY	3.2

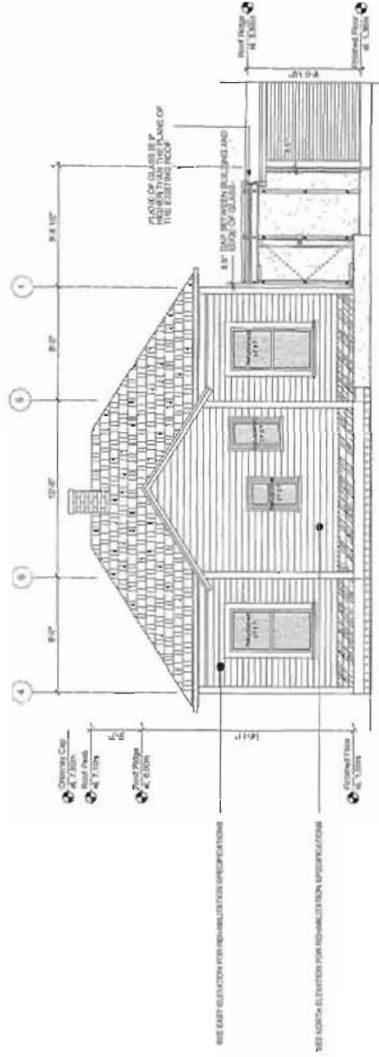
PROJECT	MANHATTAN SENIOR CENTER
LOCATION	MANHATTAN, NY
ARCHITECT	BERNINGHAM & WOOD
DATE	May 4, 2012
SCALE	1/8" = 1'-0"
QUANTITY	3.2

Plan 6 May 4, 2012
DP 12-602996
HA 12-602998



1 WEST ELEVATION - EXISTING

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



2 WEST ELEVATION - PROPOSED

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

REFER TO PAGES 8 & 9 FOR TYPICAL EXTERIOR MATERIALS

SEE CONSERVATION PLAN FOR FURTHER DETAIL

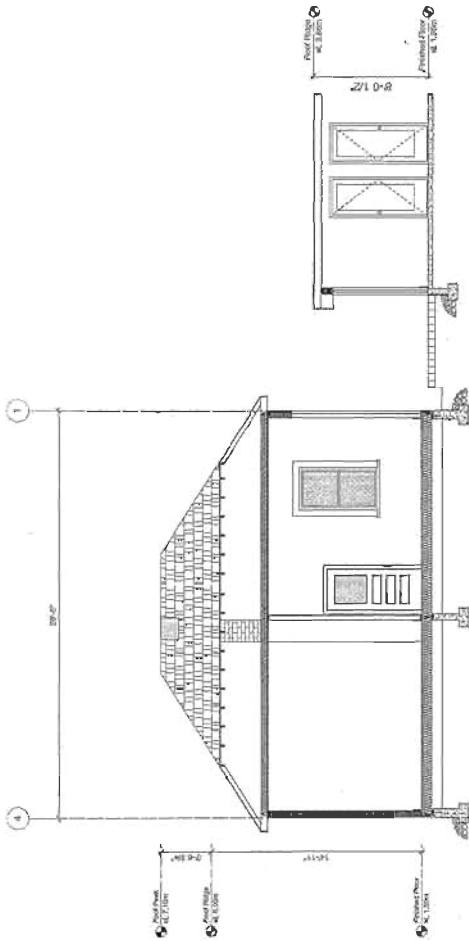
DATE	10/1/2011
BY	W. J. WOOD
CHECKED BY	W. J. WOOD
APPROVED BY	W. J. WOOD

CONSERVATION ARCHITECTS
1000 1/2 Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101
www.conservationalc.com

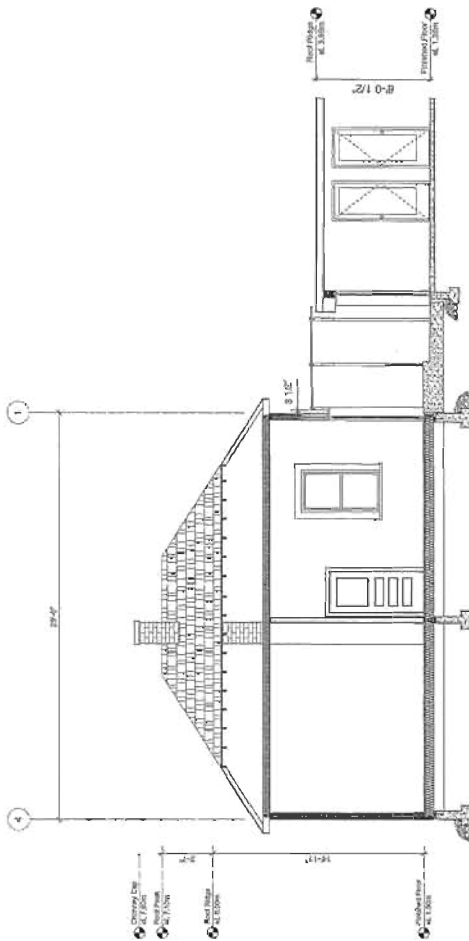
BRIMMINGHAM WOOD
ARCHITECTS - BRIMMINGHAM
1000 1/2 Street, N.E. Atlanta, Georgia 30309 Phone: 404.525.1100 Fax: 404.525.1101 www.conservationalc.com

PROJECT Brimmingham's Brimmingham Building Exterior Restoration Birmingham, AL
DATE 10/1/2011
BY W. J. WOOD
CHECKED BY W. J. WOOD
APPROVED BY W. J. WOOD

Plan 7 May 4, 2012
DP 12-602996
HA 12-602998



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



2 PROPOSED SECTION
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	5/4/12
2	REVISED PER COMMENTS	5/11/12
3	REVISED PER COMMENTS	5/11/12
4	REVISED PER COMMENTS	5/11/12
5	REVISED PER COMMENTS	5/11/12
6	REVISED PER COMMENTS	5/11/12
7	REVISED PER COMMENTS	5/11/12
8	REVISED PER COMMENTS	5/11/12
9	REVISED PER COMMENTS	5/11/12
10	REVISED PER COMMENTS	5/11/12

CONTRACTOR'S SIGNATURE
I, the undersigned, being a duly qualified architect, do hereby certify that I am the author of the above drawings and that I am a duly licensed architect in the State of North Carolina.

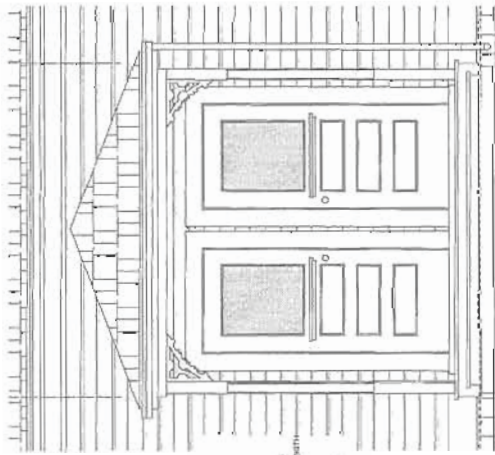
BERNARD
WOOD

ARCHITECTS - PLANNERS

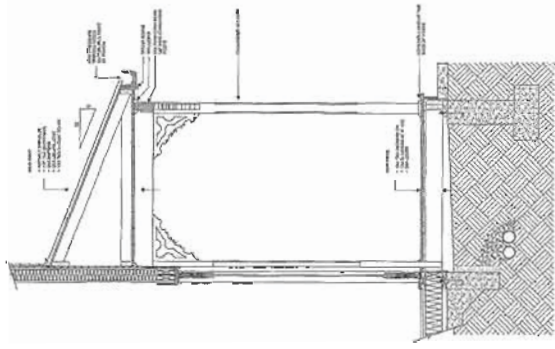
101 Chapel Street, Suite 200
Newport News, VA 23603

PROJECT	DATE	SCALE	DATE	SCALE
James E. Edwards & Associates, Inc. Architectural Building Design Services Birmingham, AL	5/4/12	1/8" = 1'-0"	5/11/12	1/8" = 1'-0"
EXHIBIT TYPE	DATE	SCALE	DATE	SCALE
BUILDING CONNECTION SECTION EXISTING / PROPOSED	5/4/12	1/8" = 1'-0"	5/11/12	1/8" = 1'-0"
DESIGN	DATE	SCALE	DATE	SCALE
4.0	5/4/12	1/8" = 1'-0"	5/11/12	1/8" = 1'-0"

Plan 8 May 4, 2012
DP 12-602996
HA 12-602998



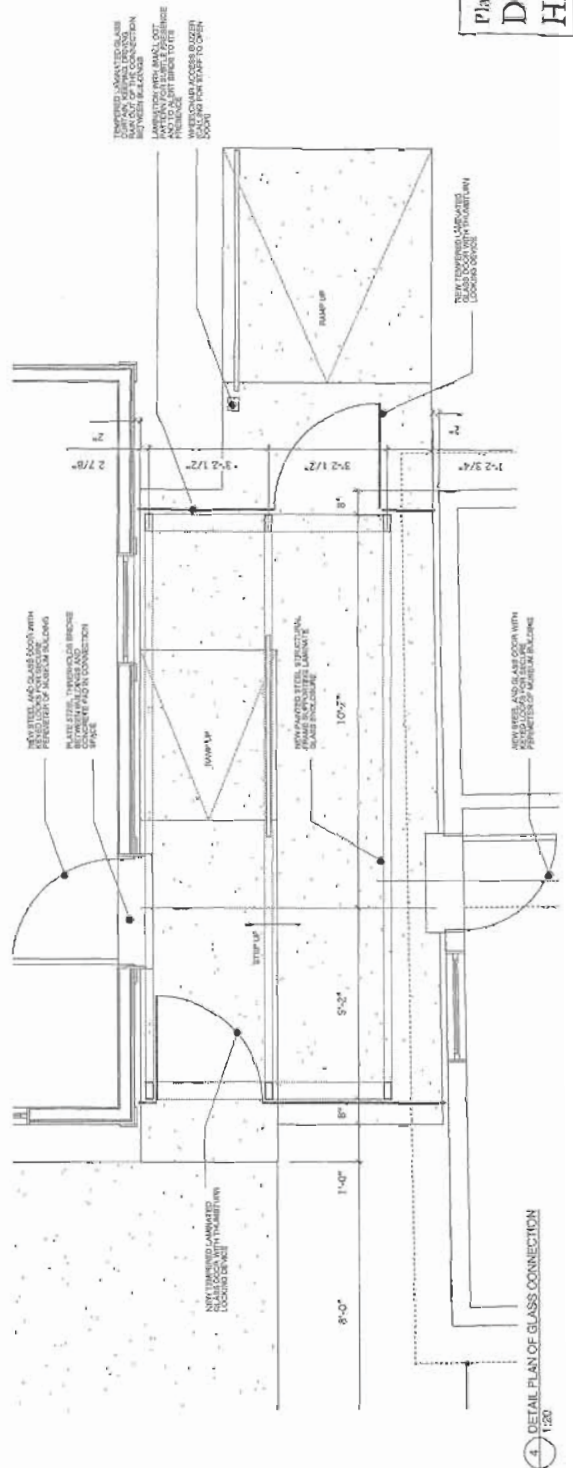
- REBUILD FRONT PORCH:
- ROOF: CARPENTRY SHINKLE MATCHING MAIN ROOF
 - FACIA: PAINTED (S.S. MATCHING GLASS ROOF SAVED FACIA)
 - ROOF: PAINTED (S.S. MATCHING MAIN ROOF SAVED FACIA)
 - OUTER ALUMINUM WHITE FRESH MATCHING MAIN ROOF SAVED FACIA
 - RING: ROUND SECTION PAINTED GALVANIZED TURNED OFF PAINTED PVC TUBING
 - COTTS: PAINTED GALVANIZED TURNED OFF PAINTED PVC TUBING
 - COTTS: PAINTED GALVANIZED TURNED OFF PAINTED PVC TUBING
 - HALF POSTS: REPAIRED METAL NAIL SADDLES, TWO MADE
 - PROPOSED TYPICAL POST: SPIND TURNING IN TWO
 - REPAIRS TO EXISTING PORCH: AS SHOWN ON VERY SMALL, SUBJECT TO
 - REVIEW BY ARCHITECT / PAINTER



1. DETAIL
1/20

2. DETAIL ELEVATION OF PORCH
1/20

3. DETAIL SECTION THROUGH PORCH
1/20



4. DETAIL PLAN OF GLASS CONNECTION
1/20

DATE	12/12/2012
BY	ARCHITECT
CHECKED	ARCHITECT
SCALE	AS SHOWN
PROJECT	REBUILD FRONT PORCH
CLIENT	REBUILD FRONT PORCH
LOCATION	REBUILD FRONT PORCH
DESCRIPTION	REBUILD FRONT PORCH
REVISIONS	

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BIRMINGHAM & WOOD

ARCHITECTS - PLANNERS

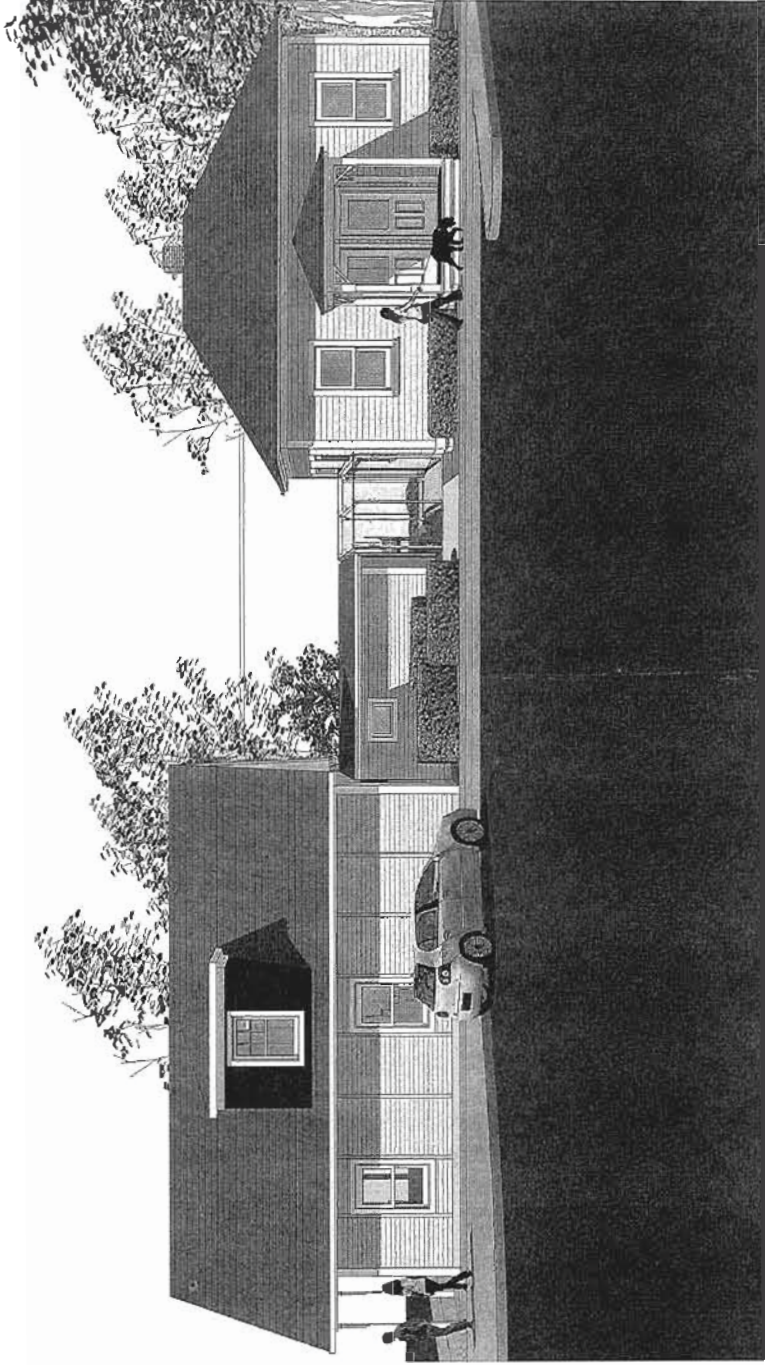
301 East Third Street
Birmingham, AL 35203
Phone: 205.261.1111
Fax: 205.261.1112

PROJECT
Japanese Fisherman's
Recreational Society Building
Exterior Rehabilitation
Beverly Hills, CA

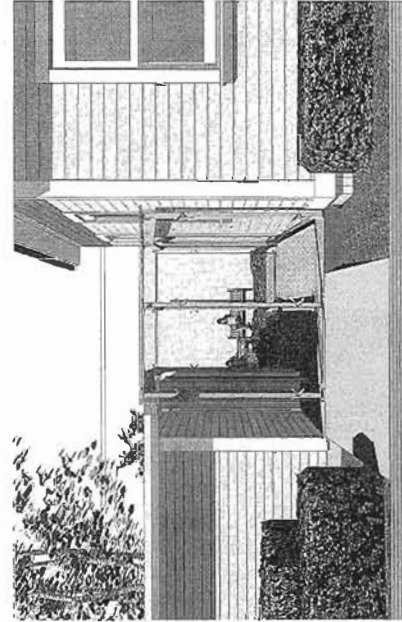
DRAWING TITLE
REBUILD FRONT PORCH
EAST 79th STREET
EAST 79th STREET

SCALE	AS SHOWN
DATE	12/12/2012
BY	ARCHITECT
CHECKED	ARCHITECT
SCALE	4.0

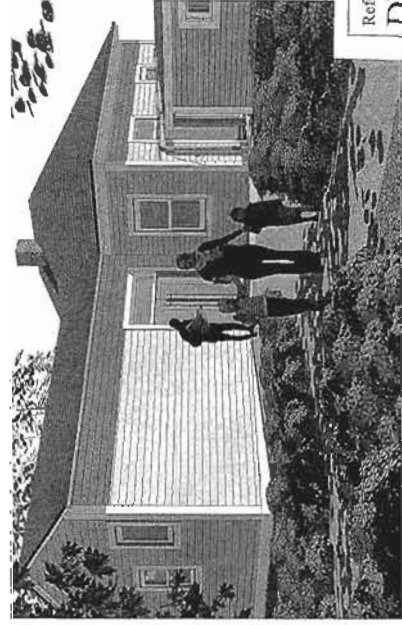
Plan 9 May 4, 2012
DP 12-602996
HA 12-602998



FIRST AVENUE STREETSCAPE



GLASS CONNECTION PERSPECTIVE



REAR GARDEN PERSPECTIVE

Reference Plan May 4, 2012
 DP 12-602996
 HA 12-602998

DATE	12/12/11
BY	J. WOOD
FOR	ARCHITECT
PROJECT	12-602996
SHEET	12-602998

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1010 Capital Avenue
 Birmingham, AL 35202
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 Fax: 205.333.1235

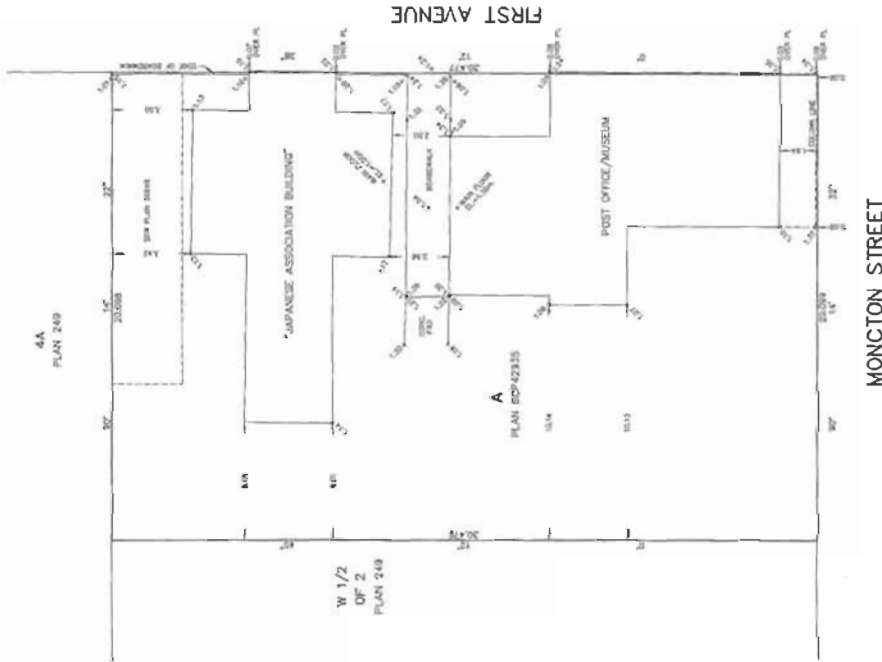
PROJECT	Japanese Fisherman's Recreation Society Building Exterior Rehabilitation Shreveport, LA
DRAWING TITLE	FIRST AVENUE STREETSCAPE PERSPECTIVES
DATE	12/12/11
BY	J. WOOD
FOR	ARCHITECT
SHEET	12-602998
SCALE	1/8" = 1'-0"
DRAWN	CHECKED
DATE	5.0

**SURVEY PLAN OF LOT A BLOCK 4
SECTION 10 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN BCF42835**

CLIENT ADDRESS:
#3811 MONCTON STREET
RICHMOND, B.C.



W 1/2
OF 2
PLAN 249



- NOTES:**
- DISTANCES ARE IN METERS FROM THE CITY OF RICHMOND SURVEY
 - (SEE #1 - WITH AN ELEVATION OF 4.5M METERS)
 - PROPERTY LINE DIMENSIONS ARE SHOWN FROM PLAIN ELEVATION
 - ALL DISTANCES ARE SHOWN TO THE CENTER

MATSON PECK & TOPP, INC.
SURVEYORS & ENGINEERS
1000 - 1100 WARDENWAY
VANCOUVER, B.C. V6H 1A1
TEL: 604-278-1101
FAX: 604-278-1102
CARTER: 604-278-1103

R-11-10201-750 CLIENT: CITY OF RICHMOND

DATE OF SURVEY: MAY 14, 2012

SHEET

Reference Plan May 4, 2012
DP 12-602996
HA 12-602998

DATE	12/12/2011
BY	12/12/2011
CHECKED	12/12/2011
APPROVED	12/12/2011
PROJECT	12/12/2011
CLIENT	12/12/2011
LOCATION	12/12/2011
DESCRIPTION	12/12/2011
REMARKS	12/12/2011

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BERKINGHAM & WOOD

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201 West 10th Avenue
Vancouver, BC V6H 1A1
Tel: 604-681-1111
Fax: 604-681-1112

PROJECT	Japanese Embassy Building Executive Administration Vancouver, BC
DRAWING TITLE	DEVELOPMENT
DATE	12/12/2011
BY	12/12/2011
CHECKED	12/12/2011
APPROVED	12/12/2011
SCALE	1:100