



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: November 2, 2009
File: DP 09-469892
Re: **Application by Am-Pri Construction Ltd. for a Development Permit at 5580,
5600 and 5620 Moncton Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 28 townhouses at 5580, 5600 and 5620 Moncton Street on a site zoned "Townhouse District (R2 – 0.6D)" for Zoning and Development Bylaw No. 5300 and "Low Density Townhouse (RTL4)" for Zoning Bylaw No. 8500; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 and Zoning Bylaw No. 8500 to:
 - a) Increase the maximum lot coverage from 40% to 41% for a roofed structure for mailboxes and recycling containers.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop a 28-unit townhouse development at 5580, 5600 and 5620 Moncton Street on a site zoned "Townhouse District (R2 – 0.6D)".

The site is being rezoned from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 – 0.6D)" for Zoning and Development Bylaw No. 5300 and "Low Density Townhouse (RTL4)" for Zoning Bylaw No. 8500 for this project under Bylaw 8501 (RZ 08-425926).

A Servicing Agreement was secured as a requirement of rezoning, including capacity analysis calculations for the design and construction of: frontage improvements, a pedestrian walkway, and intersection improvements identified as a result of a traffic signal warrant analysis.

Development Information

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

Background

Development surrounding the consolidated Steveston Trites Area site includes:

- To the North, across Moncton Street are single-family lots;
- To the East, fronting onto Moncton Street, are shallower single-family lots;
- To the Southeast and South, fronting onto No. 2 Road, are recent townhouse developments, predominantly three-storey with two-storey interfaces to the subject site and adjacent single-family lots; and
- To the West, across the proposed pedestrian walkway and fronting onto Moncton Street, are single-family lots. These deeper lots have single-family subdivision redevelopment potential under the Trites Area Land Use Map.

Rezoning and Public Hearing Results

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

- Detailed review of building form and architectural character, and appropriate interfaces with public pathway and neighbouring yards – ***Incorporated.***
- Landscaping design, including: outdoor amenity space programming, a children's play area, grade transition details, landscape buffers along the edges of the site – ***Incorporated.***
- Review of units providing opportunities for conversion to accommodate a resident in a wheelchair and/or aging in place (including providing blocking in bathroom walls for future installation of grab rails) – ***Incorporated. Single-unit building No. 12 has been designed to accommodate a future vertical elevating device and all units will include bathroom wall blocking and lever handles.***
- Detailed dimensions of parking stalls on plans and in compliance with Zoning & Development Bylaw – ***Incorporated.***

The Public Hearing for the rezoning of this site was held on September 9, 2009. At the Public Hearing, land use and development form and character issues were discussed. The land use discussion was considered by Council at Public Hearing regarding the rezoning application. The following was identified regarding development form and character:

- Concern regarding the change to single-family character of Moncton Street – *The development has been designed with a smaller scale streetscape frontage to address the scale and massing of single-family homes. The project presents one or two-unit wide building elevations fronting onto Moncton Street.*
- Concern regarding increased traffic and parking concerns in the neighbourhood and along Moncton Street – *The project parking provision meets bylaw requirements with a two (2) car garage for each unit and six (6) visitor parking spaces. As noted in the rezoning staff report, to address increased traffic potential, the required Servicing Agreement includes a traffic signal warrant analysis and intersection improvements identified through the analysis.*

At the Public Hearing, in addition to a concern expressed by of member of the public, the following request was made by Council for staff review:

“During Council consideration, a request was made that Transportation staff reconsider the traffic design for the development so that Moncton Street is not used for access.”

Driveway access to Moncton Street is supported by Development Applications and Transportation staff for two main reasons:

- The Official Community Plan’s Steveston Area Plan - Trites Area Land Use Map explicitly allows for it: "Vehicular access from Moncton Street to the rear of 5580, 5600 and 5620 Moncton Street is permitted on a limited basis." The lots are designated with a choice of either single-family or two-level townhouses.
- The proposal results in improved pedestrian friendliness to the existing Moncton Street frontage with the existing interruptions of 3 driveways reduced to 1 proposed driveway.

In addition, many of the residents in the neighbouring Fairwinds (12311 No. 2 Road) and Navigator's Cove (12251 No. 2 Road) strata-titled townhouse developments very strongly objected to use of the cross-access registered on the shared No. 2 Road access their sites by any additional townhouse developments. A direct vehicle access to No. 2 Road was included in the rezoning application (RZ 08-414348) design proposal at 12351 No. 2 Road, for which the associated bylaw received Third Reading at the January 19, 2009 Public Hearing. Similar strong objections are anticipated if use of the shared Fairwinds and Navigator’s Cove cross-access were proposed for the subject development.

Some of the Fairwinds and Navigator’s Cove residents contacted staff and expressed the same concerns when the informational signage regarding the subject application was installed on-site. As identified in the rezoning staff report, the City received correspondence from a resident in one of the neighbouring townhouse developments, who expressed concern about use of their shared vehicular access and requested that the proposed development be granted vehicular access to Moncton Street. The rezoning staff report identified that the site planning for the development proposal addresses the resident’s concern and includes driveway access to Moncton Street.

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 (OCP) and is generally in compliance with “Townhouse District (R2 – 0.6D)” except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase the maximum lot coverage from 40% to 41% for a roofed structure for mailboxes and recycling containers.

(Staff supports the proposed variance, as it is the result of a design proposal that includes covered areas for a roofed structure for mailboxes and recycling containers, as well as front entry porches along both Moncton Street and a public path along the west edge of the site. The incorporation of these covered areas adds pedestrian scale articulation to the buildings and buffers the communal outdoor amenity space from recycling storage).

Advisory Design Panel Comments

The Advisory Design Panel supported the design proposal and asked that the applicant take their comments into consideration. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 23, 2009 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

The proposal consists of a 28-unit townhouse development with access from Moncton Street on a site that is a consolidation of three (3) single-family lots. The proposal includes appropriate interfaces to surrounding proposed public pathway, and existing single-family and townhouse development. The development will provide frontage improvements along Moncton Street and a public pathway at the west edge of the site, continuing and expanding the pathway works recently constructed to the south through the adjacent townhouse developments.

Conditions of Adjacency

- The proposal includes appropriate interfaces to surrounding proposed public pathway, and existing single-family and townhouse development.
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the northeast and multiple-family developments to the south and southeast.
- An increased 6 m rear yard setback is provided due to an existing sanitary sewer right-of-way (ROW), providing a generous buffer to the existing multiple-family developments to the south in addition to 1.8 m high solid wood privacy fencing and areas of shrub planting. No tree planting is permitted along this edge due to the sanitary sewer infrastructure.
- The development presents a side yard condition to the neighbouring single-family lot, including 1.8 m high solid wood privacy fencing, and areas of shrub planting.

Urban Design and Site Planning

- The proposed development achieves a lower density multi-family scale and massing that is appropriate for the integration of the townhouse development into the established single-family character of the local Moncton Street streetscape.
- The proposed development achieves a pedestrian-oriented streetscape along Moncton Street and the public pathway, which is consistent with development to the south in the neighbourhood. All units along Moncton Street and the west edge public path present front-entry interfaces to the streetscapes.
- Provision of a public pathway along the west edge of the site connecting to Moncton Street was secured through the rezoning. The 6 m wide path includes 3 m of the subject site (PROP ROW) and an existing 3 m wide dedication area. The path is a continuation and expansion of the half-width 3 m wide public path that has been established to the south. The new section of public path has an interface with front yards, a communal pedestrian connection at a drive aisle end, and a side yard at the southwest corner of the development.
- The layout of the townhouse buildings is organized around a generally central outdoor amenity space that is both visible from Moncton Street through the development entry and also visible from the public path through a communal pedestrian entry. The on-site outdoor amenity space proposal meets the OCP requirements for size, location, and access.
- Vehicular access will be from Moncton Street with individual townhouse unit garage access from the internal drive aisles.
- As discussed above and in the rezoning staff report, the cross-access previously secured through the development of Fairwinds and Navigator's Cove townhouse developments to the south will not be used. The cross-access was secured to allow the back lands of the subject site to develop with townhouses and the front lands to remain as single-family lots fronting onto Moncton Street. The cross-access is no longer needed with the proposed development, as it encompasses the entire site, which allows for vehicle access directly to Moncton Street. Accordingly, and as stated in the rezoning staff report, upon completion of the subject proposal's construction, the existing cross-access may be discharged from Title of the neighbouring townhouse development at the request and cost of the neighbouring strata.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement required as a condition of rezoning. Works include, but are not limited to:
 - Traffic signal warrant analysis;
 - Moncton Street frontage improvements; and
 - Pedestrian pathway.
- Off-street parking for residents and visitors complies with the Zoning & Development Bylaw requirement and is accessed from internal drive aisles. Six (6) visitor parking spaces are provided, including two (2) accessible parking spaces. 56 resident parking spaces are provided at a rate of 2.0 parking spaces per unit in individual townhouse unit enclosed garages.
- Mailboxes are provided in a central location, and incorporated into a roofed structure that encloses communal recycling containers.
- Door-to-door private garbage collection is proposed.

Architectural Form and Character

- The building forms are well articulated. The Moncton Street and west edge public path streetscapes include pedestrian-oriented frontage character.
- Visual interest and variety has been incorporated with seven (7) building types, porches, material combinations and two (2) different colour schemes.
- The proposed building materials (Hardi-plank siding, Hardi-board and batten, painted wood trim, and architectural asphalt roof shingles with colour gradation and thicker wood shake profile) are generally consistent with the Official Community Plan (OCP) guidelines and compatible with similar developments in the area.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.
- One (1) unit has been designed with conversion for universal accessibility in mind. The conversion floor plan for unit type “B1” in single-unit Building 9 has been included in the attached reference plans (**Reference Plans**). Conversion would require installation of a vertical elevating device complete with shaft walls and replacement of fixtures/cabinets to suit the residents’ needs and abilities.
- All units include aging in place measures, such as lever handles and wall blocking for future potential bathroom grab bar installation.
- On-site indoor amenity space is not proposed. Payment of cash-in-lieu (e.g. \$37,000) was secured through the rezoning in compliance with the OCP and Council Policy 5041.

Landscape Design and Open Space Design

- As outlined in the rezoning staff report, the proposal includes the retention and relocation on-site of three (3) of the 29 existing bylaw sized trees on the subject site. Two (2) Japanese Maple trees (#163 & #230) and a Scots Pine tree (#231) will be relocated to new front yard on-site locations, which will contribute more established landscape character elements to the Moncton streetscape. A contract with a registered arborist for the retention and relocation of these trees in addition to the protection of adjacent neighbouring trees was secured through the rezoning.
- As outlined in the rezoning staff report, the proposal includes the removal of 26 existing on-site trees and the planting of 41 new trees. As the development site was not able to accommodate the 2:1 replacement ratio, or 52 trees, due to the tree planting restriction in the substantial sanitary sewer easements along the south and east edges of the site, a mix of planting 41 new trees and paying payment of \$5,500 to the City’s tree compensation fund in lieu of planting 11 trees on-site was secured through the rezoning.
- As outlined in the rezoning staff report, the developer applied for a Tree Cutting Permit after the rezoning for the development proposal achieved Third Reading. A Tree Cutting Permit was issued for the 26 trees identified for removal after first providing:
 - Replacement planting security of \$20,500;
 - Cash-in-lieu for off-site tree planting of \$5,500; and
 - Contract with a registered arborist for the retention and relocation of the three (3) retention trees.

- In addition to new tree planting, the landscape plan includes: an arbour structure with communal pedestrian access to the west edge public path; drive aisle end trellis structures; a variety of shrubs and ground covers; and a variety of fencing types including open picket and solid wood fencing, open metal picket streetscape fencing with brick piers and a continuous concrete footing foundation.
- The landscape design of the outdoor amenity area includes children's play equipment (climber with slide on rubberized play surface) in a fenced enclosure with benches for supervision; lawn, shrub and tree planting; and the roofed structure containing the mailboxes and recycling containers.
- Permeable pavers are proposed in the drive aisle at the development entry and at the outdoor amenity area.
- Visitor parking spaces.
- Private patio areas.

Sustainability

- Permeable paving is provided at all patios, visitor parking spaces and in portions of internal drive aisle.
- Low-E glazing is used for all windows to reduce heat loss.
- Energy Star certified appliances are used to reduce energy consumption.
- Energy saving light fixtures are used throughout to reduce energy consumption.
- Thermostat controls are provided in each room to localize heating and reduce energy consumption.
- Rigid insulation is installed underneath living area concrete slab to reduce heat loss.
- Deeper roof overhangs (0.6 m) are provided to reduce solar heat gain.

Servicing Capacity

- Through the rezoning, the applicant has submitted an engineering capacity analysis for the water service and sanitary sewer capacity and no upgrades have been identified.

Flood Plain Management

- The proposal complies with the Flood Plain Designation and Protection Bylaw 8204. The bylaw identifies the subject site as located within Area A, with a minimum Flood Construction Level requirement of 0.3 m above the adjacent crown of Moncton Street. Registration of a flood plain covenant on Title was secured through the rezoning.

Affordable Housing

- Payment of \$2.00 per buildable square foot cash-in-lieu into the City's Affordable Housing Reserve Fund was secured through the rezoning (e.g. \$78,957.00). This complies with the density provisions included in Townhouse District (R2 -- 0.6D) and also with the City's Affordable Housing Strategy.

Conclusion

The project will be an attractive addition to the neighbourhood. Townhouses will be introduced into the surrounding Moncton Street single-family context in a sensitive manner with small scale single and double unit two-storey building massing. The subject proposal complies with City-wide, and Steveston Area objectives for development and population growth. The proposal to develop two-storey townhouses with vehicle access to Moncton Street and a pedestrian pathway along the west edge of the site is consistent with the Trites Area objectives. On this basis staff supports the proposal and recommends that the Development Permit be issued.

Sara Badyal

Sara Badyal, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$101,603.00 or alternate amount identified by a registered Landscape Architect in a sealed quote (including materials & labour).

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

- 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>).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet Development Applications Division

DP 09-469892

Attachment 1

Address: 5580, 5600 and 5620 Moncton Street

Applicant: Am-Pri Construction Ltd.

Owner: Am-Pri Construction (Moncton) Ltd.

Planning Area(s): Trites (Steveston)

Floor Area Gross: 4,719.6 m²

Floor Area Net: 3,667.7 m²

	Existing	Proposed
Site Area:	Approx. 6,114 m ²	No change
Land Uses:	Formerly Single-Family Residential	Multi-Family Residential
OCP Designation:	Single-Family or Two-Level Townhouses	Two-Level Townhouses
Zoning:	R1/E	R2 – 0.6D
Number of Units:	3 single-family homes	28 townhouses

	Bylaw Requirement (R2 – 0.6D)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage:	Max. 40%	40.2%	0.2 % Increase
Setback – Moncton Street:	Min. 6 m	6 m	None
Setback – Side Yard (West):	Min. 3 m	Min. 5.2 m	None
Setback – Side Yard (East):	Min. 3 m	Min. 3 m	None
Setback – Rear Yard:	Min. 3 m	6 m	None
Height (m):	Max. 11 m & 3 storeys	8.6 m & 2 storeys	None
Off-street Parking Spaces –			
Resident	56	56	None
Visitor	6	6	
Accessible	(2)	(2)	
Total off-street Spaces:	62	62	None
Tandem Parking Spaces	Not permitted	None	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 168 m ²	171 m ²	None

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

Wednesday, September 23, 2009

[applicant design response included in '*bold italics*'.]

5. DP 09-469892: 28-UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT: Taizo Yamamoto, Yamamoto Architecture Inc.
PROPERTY LOCATION: 5580/5600/5620 Moncton Street

Panel Discussion

Comments from the Panel were as follows:

- in general, the project is well done; buildings facing Moncton Street look good except the one facing the walkway; creates a blank façade on that side; make the building front comparable to the other buildings;
- project fits well in the neighbourhood;
- revisit the elevation of the streetscape along Moncton Street; Buildings 9 and 12 can be exchanged for better massing transition; there is a continuous interior façade of double garage doors visible from the street; need to reduce its impact;
- agree with the comments of the other Panel members; project is successful; and
- maples are good but consider increasing diversity of tree species.

Panel Decision

That DP 09-469892 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. consider improving the Moncton façade of Building 1 to improve Moncton streetscape – *Improved with new two-storey bay and accent window additions, which also ties into façade design of nearby building 9;*
2. consider exchanging Buildings 9 and 12 for massing transition on Moncton Street – *Considered. However, single-unit building 9 is maintained at the east edge of the site, providing a smaller massing interface and a wider continuous side yard setback to the neighbouring single-family home lot;*
3. consider reducing the impact of the continuous façade of double garage doors viewed from the street – *Improved. Cedars planted between garage doors have been increased in size, and special paving or trees are located between the buildings; and*
4. consider increasing the genus diversity of the trees – *Landscape design includes 41 new trees from 7 different tree species*



No. DP 09-469892

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 5580, 5600 AND 5620 MONCTON STREET
Address: C/O MS. 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 and Development Bylaw No. 5300" and "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum lot coverage from 40% to 41% for a roofed structure for mailboxes and recycling containers.
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 #8 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 \$101,603. 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 09-469892

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 5580, 5600 AND 5620 MONCTON STREET
Address: C/O MS. 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

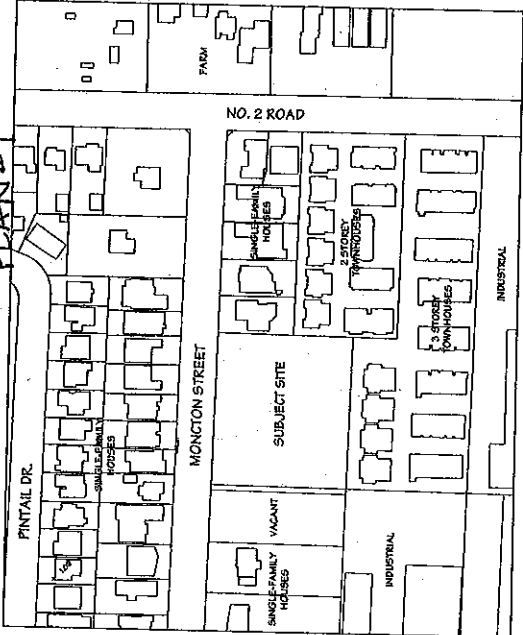
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

NOV 03 2009 DP 09-469892

PLAN #



CONTEXT PLAN
SCALE: 1"=100'-0"

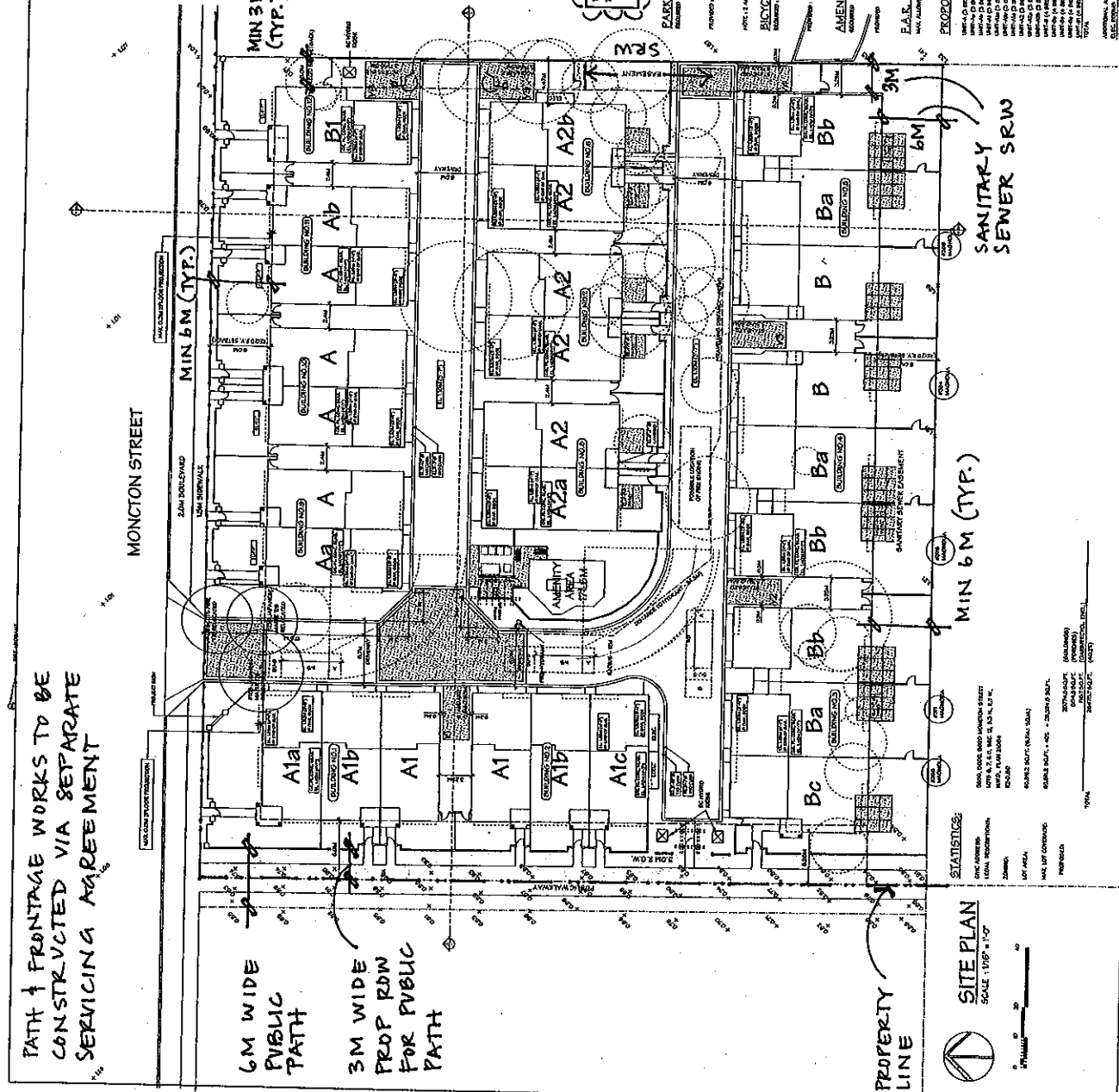
VARIANCE
1 LOT COVERAGE OF 402% NET.

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PROJECT: 28 UNIT TOWNHOUSE DEVELOPMENT
 ARCHITECT: Yamamoto Architecture Inc.
 ADDRESS: 2800 MONCTON STREET, FARMINGTON, N.C.

DATE: 11/03/09
 DRAWING NO: 01
 SCALE: 1/8" = 1'-0"

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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6M WIDE PUBLIC PATH
 3M WIDE PROP ROW FOR PUBLIC PATH

PROPERTY LINE

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



STATISTICS

NO. OF UNITS	28
NO. OF GARAGES	28
NO. OF PARKING SPACES	28
NO. OF BICYCLE SPACES	28
NO. OF STORAGE SPACES	28
NO. OF AMENITY SPACES	28
NO. OF OFFICE SPACES	28
NO. OF COMMERCIAL SPACES	28
NO. OF INDUSTRIAL SPACES	28
NO. OF RESIDENTIAL SPACES	28
NO. OF MIXED-USE SPACES	28
NO. OF OTHER SPACES	28

MIN 6M (TYP.)

SANITARY SENEWER SRW

PROPOSED FLOOR AREA:

TYPE	AREA (SQ FT)	PERCENTAGE
TOTAL	10000	100%
RESIDENTIAL	8000	80%
COMMERCIAL	1000	10%
INDUSTRIAL	1000	10%
OFFICE	1000	10%
OTHER	1000	10%

01

NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

NOV 03 2009
 REFERENCE PLAN
 DP09469892

DATE	NOV 03 2009
BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	28 UNIT TOWNHOUSE DEVELOPMENT
NO.	DP09469892
SCALE	AS SHOWN
REVISIONS	
CONTRACT	

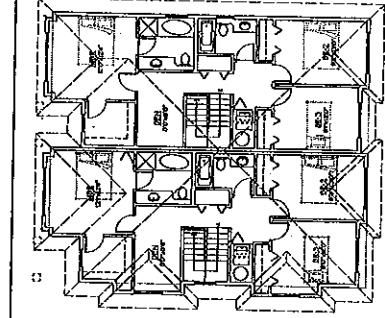
PROJECT: 28 UNIT TOWNHOUSE DEVELOPMENT
 SHEET NO. 09
 YAMAMOTO ARCHITECTURE INC.
 1000 W. 10TH ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1234 FAX: 303.733.1235

Yamamoto
 Architecture Inc.

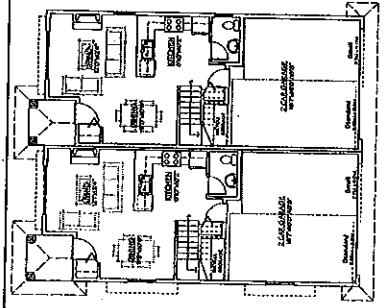
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 CHECKED BY: [Name]

FLOOR PLANS

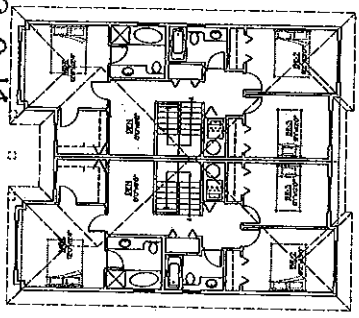
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DATE	NOV 03 2009
DRAWN BY	[Name]
CHECKED BY	[Name]
PROJECT	28 UNIT TOWNHOUSE DEVELOPMENT



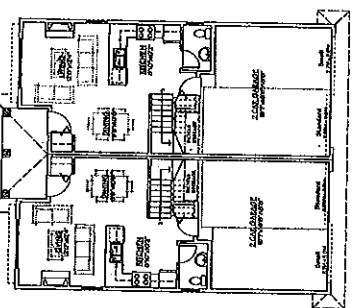
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 BUILDING NO. 1



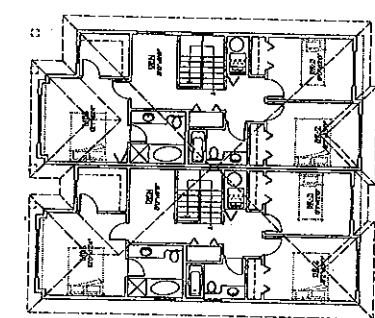
GROUND FLOOR PLAN
 BUILDING NO. 2



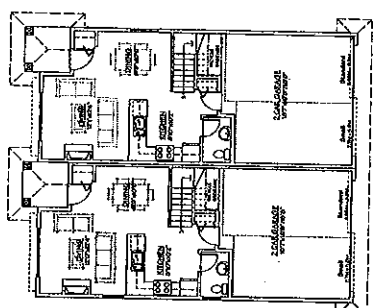
SECOND FLOOR PLAN
 BUILDING NO. 1



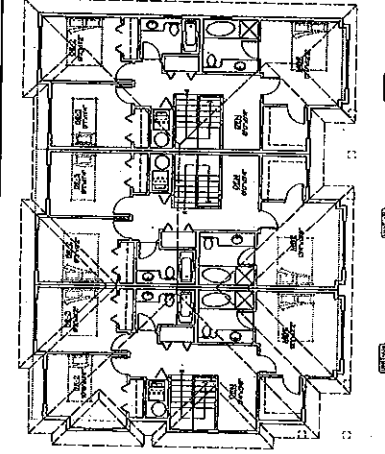
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 BUILDING NO. 2



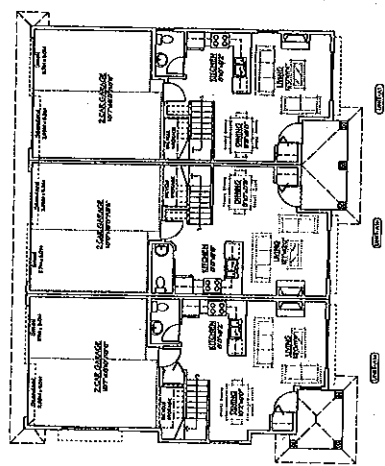
GROUND FLOOR PLAN
 BUILDING NO. 3



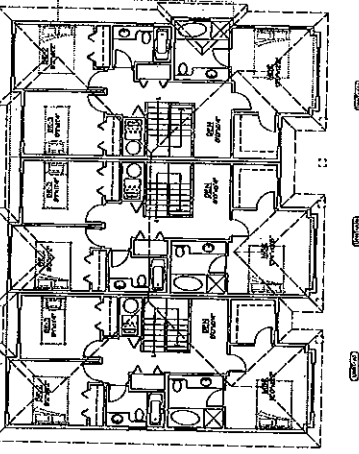
SECOND FLOOR PLAN
 BUILDING NO. 3



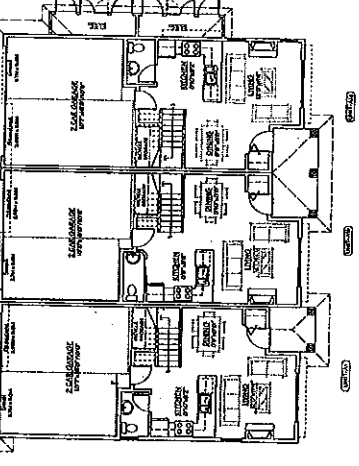
GROUND FLOOR PLAN
 BUILDING NO. 4



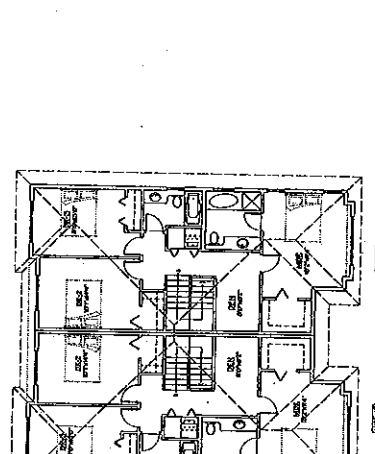
SECOND FLOOR PLAN
 BUILDING NO. 4



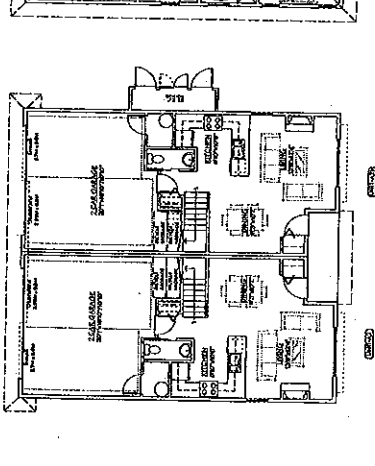
GROUND FLOOR PLAN
 BUILDING NO. 5



SECOND FLOOR PLAN
 BUILDING NO. 5



GROUND FLOOR PLAN
 BUILDING NO. 6



SECOND FLOOR PLAN
 BUILDING NO. 6

NOTE: ALL DIMENSIONS TO BE SHOWN IN THIS DRAWING TO BE SHOWN TO THE CENTER UNLESS OTHERWISE NOTED.

NOV 02 2005

REFERENCE PLAN

DP 09469892

NO.	DATE	DESCRIPTION	CONTRACTOR
1	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
2	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
3	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
4	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
5	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
6	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
7	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
8	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
9	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.
10	11/02/05	ISSUED FOR PERMITS	YAMAMOTO ARCHITECTURE INC.

PROJECT: 20 UNIT TOWNHOUSE DEVELOPMENT

20 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

20 UNIT TOWNHOUSE DEVELOPMENT

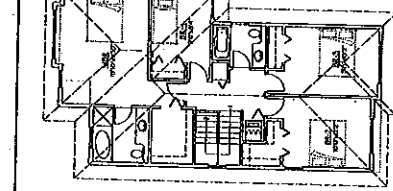
FLOOR PLANS

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

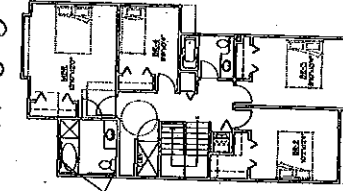
TITLE: 10

DATE: 11/02/05

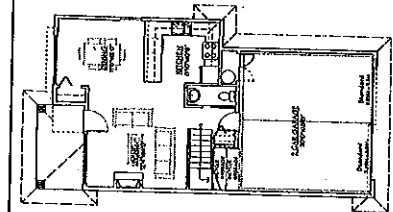
PROJECT NO. 091



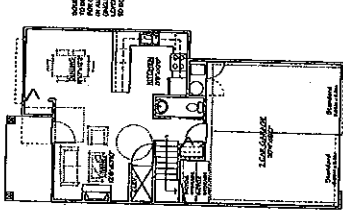
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

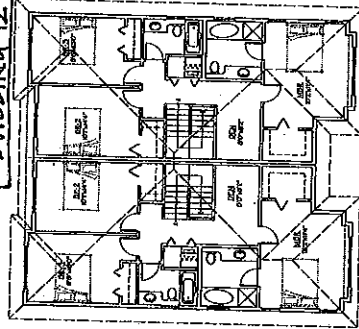


GROUND FLOOR PLAN
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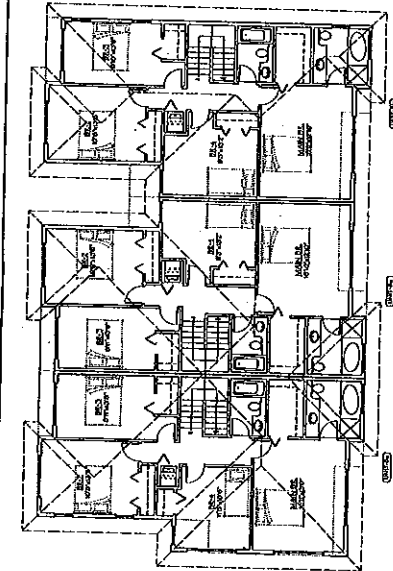


GROUND FLOOR PLAN
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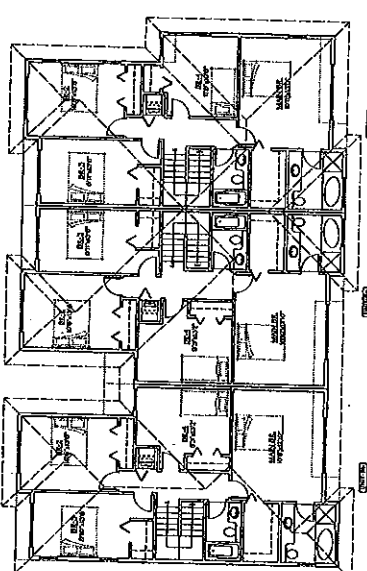
POSSIBLE ACCESSIBLE UNIT CONVERSION
BUILDING 12 UNIT B1



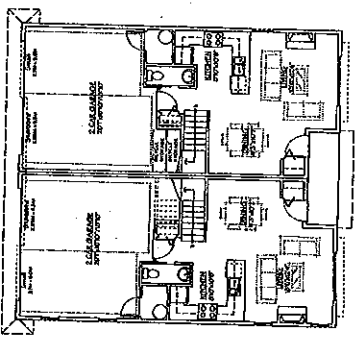
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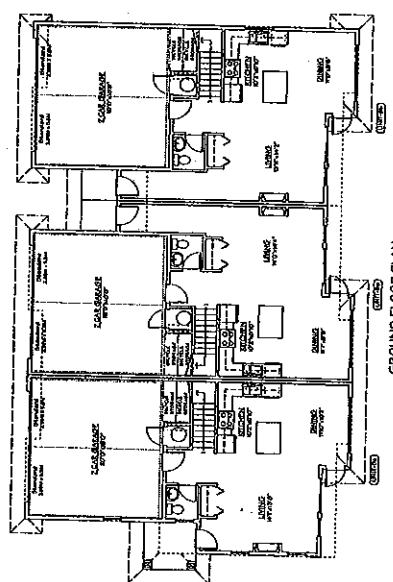
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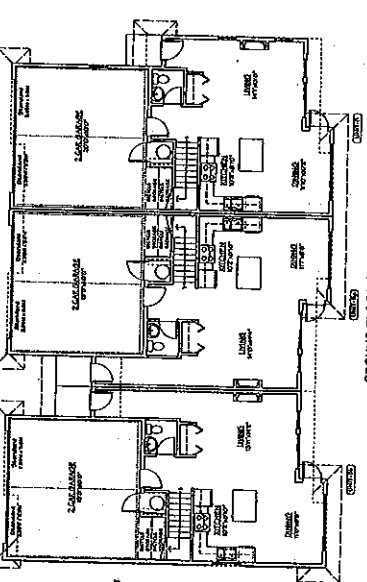
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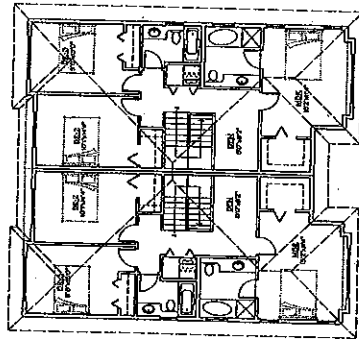
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



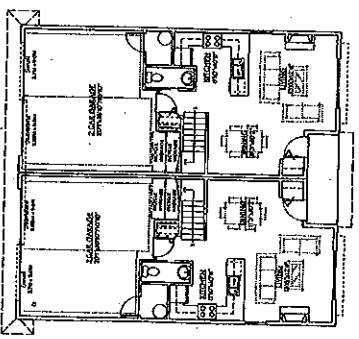
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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