



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: June 11, 2010
File: DP 09-506577
Re: **Application by Sonus Developments Ferndale Ltd. for a Development Permit at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road for 40 unit Townhouse complex**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 40, 3-storey Townhouse units at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road on a site zoned "Town Housing (ZT58) -- North McLennan (City Centre); and
2. Vary the provisions of Zoning Bylaw No. 8500 to:
 - a) Reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.

Brian J. Jackson, MCIP
Director of Development

BJJ:dj
Att.

Staff Report

Origin

Sonus Developments Ferndale Ltd. has applied to the City of Richmond for permission to develop a 40-unit townhouse project within the McLennan North Sub-Area Neighbourhood on a site currently zoned "Single-Detached (RS1/F)". The site currently contains a single-family dwelling on each of the four (4) lots.

The site is being rezoned to "Town Housing (ZT58) – North McLennan (City Centre)" under Bylaw 8482 for civic address 9560, 9620 Westminster Highway and 9571 Ferndale Road (RZ 07-372179) and Bylaw 8587 (RZ 09-483465) for civic address 9611 Ferndale Road. Both applications are pending final adoption.

As a condition of rezoning, a separate Servicing Agreement (SA 10-517688) is required for road construction and frontage improvements to Birch Street, frontage improvements to Westminster Highway and Ferndale Road as well as, service connections, water and storm upgrades and sanitary sewer.

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

When the site was originally considered for townhouse development, the applicant had three (3) of the current four (4) sites and proposed a 29-unit townhouse project which made up rezoning application RZ 07-372179. Shortly after the Public Hearing, the owner of 9611 Ferndale Road and the developer completed the sale of the property to allow the integration of this additional site to the subject of this development proposal.

To integrate this remaining property and allow it to be developed along with the remaining three (3) sites, a second rezoning application (RZ 09-483465) for the single property at 9611 Ferndale Road was required. Both applications have received third reading for ZT58 zoning.

Development surrounding the subject site is as follows:

To the North: Across Westminster Highway, the undeveloped Garden City Lands.

To the South: Across Ferndale Road, a 72-unit Townhouse complex zoned "Town Housing (ZT31) North McLennan (City Centre)" at 6233 Birch Street by Ah Ten Holdings Ltd. as part of DP 02-200027.

To the East: A Single-Family lot at 9640 Westminster Highway zoned Single Detached (RS1/F), and beyond, a 59 unit Townhouse complex zoned "Town Housing (ZT59) North McLennan (City Centre)" at 6188 Birch Street by Hamptons Westminster Development Limited Partnership / CR 38 Holdings as part of DP 05-290431.

To the West: A 58-unit Townhouse complex zoned "Town Housing (ZT58) North McLennan (City Centre)" at 9551 Ferndale Road by Palladium Ferndale Project Ltd. as part of DP 05-294607.

Rezoning and Public Hearing Results

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

1. Design of the outdoor amenity area – including a child's play structure.

The play area is centrally located and within easy viewing not only from the entrance of the complex, but throughout the site. The structure includes a climbing structure, slide and is common to similar townhouse developments in the area.

2. Overall appropriateness of the landscaping plan.

The applicant is proposing a wide variety of tree types and other plantings throughout the site. The arrangement provides sufficient landscaping along all frontages, as well as along the edges of the adjacent properties.

The applicant has provided an appropriate amount of landscaping along the three frontages of the building with particular attention given to the corners affecting Birch Street. The amount of landscaping along the frontage of Westminster Highway is appropriate to allow screening from a busy road, yet will allow casual surveillance to residents to look beyond the road to the Garden City Lands and the North Shore mountains.

The applicant has met the required 2:1 planting ratio with an appropriate number of by-law size trees to be scattered amongst the site. Overall, the applicant has provided a good landscaping plan that would benefit the surrounding area. The triple frontage and corner features will effectively soften the appearance of the development and should improve as the plantings grow and mature.

3. Manoeuvrability of larger vehicles (SU-9) within the site.

The applicant has provided sufficient information that will allow larger vehicles to manoeuvre within the site. Items such as corner cuts within the internal drive aisle should provide enough clearance between the vehicles and the building.

4. An updated Arborist Report for the 40 unit design

When the applicant acquired the site at 9611 Ferndale Road, the Arborist Report that originally included the three sites was updated. The updated report includes all four sites but does not provide opportunities to retain any existing trees on-site. A further analysis is provided later in this report.

5. Sightlines within the site.

The area of concern with this site configuration is the long north-south drive aisle. To help mitigate the long tunnel effect, common to elongated sites, the applicant has dragged the central intersection of the aisle to allow the north-south aisle to angle toward the east. While this does not completely resolve the tunnel effect, the introduction of some soft landscaping along the aisle and the addition of a larger tree in the amenity area will help soften the effect.

The Public Hearing for the first rezoning application (RZ 07-372179) for this project was held on May 19, 2009 and there were three written submissions. Two (2) of them are from a Mr. Ralph May who is the legal representative of the owner of 9611 Ferndale Road (Mr. Leonard Brady). The letters outline the willingness of Mr. Brady to sell this property but not at a price that would leave him worse off. The second is from Cecile Ongpin-Pedrosa, a resident at the townhouse complex to the south of Ferndale Road who is concerned over the narrowness of the frontage and limitations on parking.

The applicant and staff have addressed these issues with the following:

- Soon after the May 19, 2009 Public Hearing, the owner of 9611 Ferndale Road sold his property to the Developer so they could expand their project from 29 townhouse units over three (3) lots to 40 units over four (4) lots; and
- The addition of 9611 Ferndale Road improved the frontage along Ferndale Road and Birch Street. The proposed parking meets the requirements of Zoning Bylaw No. 8500 and a restrictive covenant is to be placed on the tandem parking arrangement within the garages of the units to restrict conversion to habitable space.

The Public Hearing for the second rezoning application (RZ 09-483465) for this project was held on May 17, 2010 and there were two (2) submissions from a few residents of 9551 Ferndale Road (a 58-unit townhouse development located directly west of the subject site). These residents have concerns over the density increase from the 0.65 base F.A.R. to the proposed 0.75 F.A.R. and the variance request to the ZT58 zone to allow a one-meter side yard setback encroachment along the western edge of the property.

The applicant and staff have addressed these issues with the following:

- A letter was sent to those who signed the submission stating:
 - The variance affects only two (2) townhouse units. The western unit in Building 4, fronting Westminster Highway and the western unit of Building 8, fronting Ferndale Road. The remaining 14 units that back onto the western property line in Buildings 5, 6 and 7 conform to the required setback. The development at 9551 Ferndale Road was built to a similar density as this proposal and other recent developments have a density greater than the 0.65 base F.A.R.; and
 - An opportunity to speak to the application is available to them when the application goes before the Development Permit Panel.

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 this 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 Zoning Bylaw No. 8500 except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Zoning Bylaw No. 8500 to:

1. Reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.

Staff supports the proposed variance as it is a relatively minor variance and the encroachment affects only two (2) units that both ends of the property. The remaining townhouse units along the western edge of the site conform to the setback requirement.

Advisory Design Panel Comments

The Advisory Design Panel reviewed this application on May 5, 2010. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the meeting 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 subject site is located in the North McLennan Area, fronting Westminster Highway near No. 4 Road. The consolidated lots will back onto an adjacent 58-unit Townhouse project by Palladium Ferndale Project Ltd. as part of DP 05-294607. The site will have three (3) frontages consisting of Westminster Highway to the north, Ferndale Road to the south and when the project is complete, the constructed Birch Street to the east.
- The development of Birch Street will be undertaken by the applicant that will provide a full width on the southern half of the distance between Westminster Highway and Ferndale Road with the northern half consisting of ½ the width due to the holdout property at 9640 Westminster Highway that contains a Single Detached home. Frontage improvements, including curb and gutter, boulevard, and sidewalk will accompany the road development along Birch Street. The applicant will complete the frontage of Birch Street currently used to access the townhouse complex at 6188 Birch Street to City standards.
- This portion of North McLennan has gone through some recent redevelopment over the years with 2 to 3 storey townhouses being the dominant form. Many lots in the immediate area have remained Single-Family.
- The applicant is proposing ample landscaping and fencing along the periphery of the site to protect privacy to this and the neighbouring property.
- The three (3) street frontages provide a good transition from the public sidewalk to the private individual units that front these streets. The applicant is proposing the use of metal fencing with brick and concrete supports close to the property line. Soft landscaping provides a buffer between the sidewalk, fence and continuing to the building to provide an obvious change in use and sense of territory for the residents. The unit entries are easily identified through the use of entry canopies that are supported by columns with stone finishing.

Urban Design and Site Planning

- The internal drive aisle bisects the units to allow easy vehicular access to each of the units. Entering off Birch Street, people will face the outdoor amenity area and play structure before coming to an internal "T" intersection. The north-south drive aisle is slightly angled toward Birch Street to minimize the tunnel effect of the sightline up and down the aisle. Some landscaping along the edges of this aisle will help mitigate this effect. A "T" intersection at each end of the north-south drive-aisle provides access to the units fronting Westminster Highway and Ferndale Road.

- The units are arranged with:
 - 2 – three unit clusters fronting both Westminster Highway and Ferndale Road;
 - 4 – three unit clusters fronting Birch Street;
 - 1 – four unit cluster along the western side of the property; and
 - 1 – six unit cluster along the western side of the property.
- The centrally located amenity area is of appropriate size and it contains a child's play area, benches and open lawn space. Access is through by an easily identifiable entry feature.
- A single vehicle access point off Birch Street lessens the impact of direct access to either Westminster Highway or Ferndale Road. The internal drive aisle directs vehicles to individual garages for each unit. The garages are arranged in a tandem parking configuration with two stalls for each unit for a total of eighty (80) stalls for residents.
- The garages provide enough room to store bicycles for long term storage. Short-term bicycle parking is provided through bike racks scattered through the site to the required amount of eight (8) bikes.
- Visitor parking is scattered throughout the site and meets to the required number of stalls (8) – including one (1) for wheelchair accessibility.
- The garbage and recycling enclosure is located just off the main entry to the site for easy access. The bins are enclosed against Building No. 1 with siding to match the building's façade. Large wooden doors to allow access will complement the look of the immediate area.
- Pedestrian access to the site is provided off Birch Street and along either the internal drive-aisle or through two (2) pedestrian access points at the north and southern ends of the site. The majority of units in this proposal front the streets so pedestrian access to these units is off the public sidewalk.
- The corners of Birch Street provide a unique opportunity to enhance the image of the neighbourhood – in particular along Westminster Highway. The applicant has worked with staff to create attractive corners through the use of façade enhancements of the corner buildings and landscaping features, always keeping in mind that the intersection of Birch Street to Westminster Highway will act as a minor gateway to the neighbourhood.
- All the units provide private outdoor space through a yard at grade level and balconies on the upper levels. Yard space is provided along the front of the units fronting the street and rear yards for the internal units.

Architectural Form and Character

- The overall appearance of the proposal fits in well with the surrounding area.
- The applicant has proposed a project that conforms to the design guidelines of the North McLennan area and fit in well with the surrounding area. The overall scale and massing is similar to the recent developments, and through the provision of articulation and finishing material will provide a townhouse complex that will generate interest not only to prospective purchasers but to the neighbourhood.
- The choice of finishing materials range from cultured stone that forms the base of the building clusters along the street frontage, to the use of horizontal hardi-board along the middle section, to alternative gable design at the top by either a shake pattern or vertical board design. Colour choice is satisfactory with the use of warmer tones of brown and tan with a slight variation of accent trim. The colour of the doors differs from building to building to provide easy identification and their own sense of identity.

- The roof is finished with a charcoal tone asphalt shingle and applied in a wood shingle pattern. This provides a good contrast to the warmer tones of the façade.
- Wood trim separates the material type of the façade, providing separation of the different levels of the buildings. There are small amounts of articulation on the building footprint as well as projections on the upper levels to break up some of the massing and help provide additional interest to the buildings that front the street.

Landscape Design and Open Space Design

- An updated arborist report was submitted during the Development Permit stage and was reviewed by City staff. The update was due to the addition of the fourth lot and contained no change from the information contained in the rezoning staff report. It was determined that due to the overall health of the on-site trees, the development footprint, the land that is to be dedicated to the development of Birch Street and the required rise in grade to comply with the City’s Flood Protection Bylaw, none of the trees would be retainable. The number of trees that could not be retained and will require removal is required to be replaced at a 2:1 ratio. The number of trees that are to be removed and replaced are shown in the chart below.

Number of trees to be removed	Required number of trees to be replaced	Proposed number of trees to be planted	Surplus/Deficit
25	50	76	26 (surplus)

- The applicant is to provide security for landscaping in the amount of \$55,000.00.
- The submitted landscape plan identifies a mixture of soft and hard landscaping to help identify edge treatments throughout the site. Hard surfaced landscaping is also proposed to help soften the appearance of the internal drive-aisle through the use of a permeable paving system to approximately 20 to 25% of the drive-aisle area. This will help identify areas of interest such as the amenity area and visitor parking.
- A mixture of plantings are shown along the three front yards of the site to provide pleasant sight lines.
- The applicant has chosen to make a voluntary cash-in-lieu payment of \$62,000 instead of providing an indoor amenity space. Payment was secured through the rezoning stage.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide effective illumination to the site through the use of downward casting fixtures to avoid illumination of adjacent properties.

Affordable Housing

- The applicant is making a voluntary contribution of \$98,468.00 to affordable housing in accordance to the Affordable Housing Strategy. It is secured through the two (2) rezoning applications and is payable prior to the rezoning bylaw’s formal adoption.

Universal Access

- The conversion plan provided would be applied to three (3) ‘A1-Type’ units that are found in Buildings 5 and 6. Some of the items that will be looked at to ensure compliance at the Building Permit stage are:
 - wider doors for wheelchair access.
 - separation of obstacles to ensure manoeuvrability within the unit.

- notation of additional blocking behind finished walls for the future installation of grab bars.
- notations to the floor framing that proper sized openings are to be framed in at lift locations.
- The Building Permit drawing submission is to identify these elements and conform to Section 4.16 of Zoning Bylaw No. 8500 (Basic Universal Housing Features).

Sustainability indicators

- The proposed plan is reusing an existing site to increase living density in the neighbourhood, utilizing existing and proposed infrastructure improvements more efficiently.
- The applicant is proposing a pedestrian-scale streetscape along all street frontages to add value to neighbourhood and the extensive landscaping that will improve over time.
- The proposed lighting plan will focus on illuminating the subject site and not add unnecessary illumination to adjacent properties and reduce light pollution.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to stops for convenient use.
- A permeable paving system covering approximately 20 – 25% of the hard surfaces are proposed on areas where the concrete pavers are located.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- The submitted lighting plan should provide good evening illumination as well as not extending unwanted light onto adjacent properties.
- Building orientation and landscaping features provide good sight lines and view angles throughout the site.
- The units adjacent to the amenity area have windows at the ground and upper levels to provide casual surveillance to the area.

Conclusions

Sonus Developments Ferndale Ltd. has applied to the City of Richmond for permission to develop a 40-unit townhouse project at 9560, 9620 Westminster Highway and 9571 and 9611 Ferndale Road. The design has gone through some modifications with staff and have now come up with a design that is satisfactory to the design guidelines for the area. Staff supports the recommendation of approving this Development Permit application, as the proposed design will fit well within the streetscape and the rest of the neighbourhood.



David Johnson
Planner

DJ:rg

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 \$55,000.00:
- Registration of a covenant to prevent tandem parking areas to be converted to habitable space.

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.*
- Building Permit drawings are to identify basic universal housing features in accordance with Section 4.16 of Zoning Bylaw No. 8500 to unit type A1.
- 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 09-506577 **Attachment 1**

Address: 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road

Applicant: Sonus Developments Ferndale Ltd. Owner: Sonus Developments Ferndale Ltd.

Planning Area(s): McLennan North Sub-Area Plan (Schedule 2.10C)

	Existing	Proposed
Site Area:	7,566m ²	6,101m ²
Land Uses:	Single Detached Residential	Townhouses
OCP Designation:	Residential Area 3 – 2, 3 Storey Townhouses	No change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT58) (pending final)
Number of Units:	1 unit per lot	40 unit townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.75 FAR (4,576m ²)	0.75 FAR (4,574m ²)	none
Lot Coverage:	40% max. (all buildings)	40%	none
Setback – Front Yard (minimum) (Westminster Highway):	6.0m	6.0m	none
Setback – Side Yard (minimum) (west setback):	4.5m	3.86m	0.64m
Setback – Side Yard (minimum) (Birch Street):	4.5m	4.5m	none
Setback – Front Yard: (minimum) (Ferndale Road)	6.0m	6.0m	none
Height: (maximum)	12.0m	10.85 m	none
Lot Size:	N/A	N/A	N/A
Off-street Parking Spaces – Resident/Visitor (minimum):	56 resident 8 visitor	80 resident 8 visitor	none
Off-street Parking Spaces – Accessible (minimum):	1	1 (included in visitor parking)	none
Total off-street Parking Spaces (minimum):	64 stalls	88 stalls	none
Amenity Space – Indoor: (minimum)	none	cash-in –lieu payment (secured at rezoning)	none
Amenity Space – Outdoor: (minimum)	240m ²	246m ²	none



No. DP 09-506577

To the Holder: SONUS DEVELOPMENTS FERNDALÉ LTD.

Property Address: 9560, 9620 WESTMINSTER HIGHWAY AND
9571, 9611 FERNDALÉ ROAD

Address: TONY CHEN C/O SONUS DEVELOPMENTS FERNDALÉ LTD.
#130 – 8191 WESTMINSTER HIGHWAY, RICHMOND, BC
V6X 1A7

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 No. 8500" is hereby varied to:
 - a) Reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.
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 #11 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 \$55,000.00 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.

Development Permit

No. DP 09-506577

To the Holder: SONUS DEVELOPMENTS FERNDALE LTD.
Property Address: 9560, 9620 WESTMINSTER HIGHWAY AND
9571, 9611 FERNDALE ROAD
Address: TONY CHEN C/O SONUS DEVELOPMENTS FERNDALE LTD.
#130 – 8191 WESTMINSTER HIGHWAY, RICHMOND, BC
V6X 1A7

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.
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

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

**Development Application
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 Development Applications Division

DP 09-506577

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May 31, 2010

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

Attn : Mr. David Johnson

Re : 40 Unit Townhouse Development at 9560, 9620 Westminster Hwy. & 9571, 9611 Ferndale Road

The following notes (**• bold italic**) are our responses to the issues noted on your e-mail dated May11, 2010.

Panel Decision

1. design development to clarify and express what distinguishes this project from others;
 - ***The width of all internal units is wider than a typical 3 storey townhouse unit and it provides spacious living space. Exterior design has many traditional elements that will appear better in a Residential zone and finished mainly with high quality material such as wood siding, hardie-plank siding, cultured stone and solid wood architectural elements. Sitting area and bicycle rack are provided at two locations where pedestrian access is provided from Birch Street and the arrangement makes this complex visitor friendly.***
2. design development to ensure appropriate cross sections and streetscape elevation relationships to adjacent development;
 - ***Site cross section and streetscape elevation are provided with this letter.***
3. design development to ensure passive surveillance of drive aisle and entry character fronting on to the drive aisle;
 - ***There are buildings on both side of entire drive aisle and surveillance of the area is much better than having buildings on one side. Each building has bedroom(s) on the drive aisle side.***
 - ***Cultured stone finish is introduced for buildings have entries along the drive aisle and each entry door will be painted with an accent colour to enhance the entry character.***
4. design development to the planning and units in connection to yard spaces;
 - ***It is very difficult to provide a direct access to rear yard for a 3 story unit as the lowest level is mainly occupied by garage space. Unfortunately, there is no space in the rear yard to accommodate a stair access from the upper level. However, only 14 out of 40 units have an access to rear yard through garage and 4 of them have two access doors to rear yard. Other 26 units (nearly 2/3 of total units) have an access through entry door.***
5. design development to provide an alternate material on internal elevation to break up expanse of horizontal siding;
 - ***Cultured stone finish is introduced for all three buildings facing the internal road.***
6. design development to ensure adequate lighting along internal drive aisle for pedestrians;
 - ***There would be a wall mounted lighting fixture at every garage door and it will provide enough lighting along internal drive aisle.***
7. design development to the floor plan and elevations of the end units;
 - ***A new box window with gable roof is introduced on the end unit facade (south east & west elevation of Building No.3,4,8 and 9) and a new shed roof is added at the ground floor level to tie with the main gable facade design above.***
8. consider opportunities for agriculture;

- *Vegetable garden area has been introduced in each private yard.*
9. consider a more cohesive and less repetitive character along the streetscape;
 - *Gable roof is introduced on the front facade of Building No.2,4,8 & 10 to improve the streetscape.*
 10. consider the manoeuvring of the visitor parking spaces at the site's edge;
 - *0.9m extra depth is provided in front of these visitor parking spaces and driveway width is increased to 7m for providing hammer head turning space.*
 11. consider the opportunities for mixed use in the amenity area or the internal drive aisle for older children;
 - *We have considered that the sitting area for seniors, internal road for street hockey area and play area for younger children.*
 12. reconsider the use of vinyl siding; and
 - *Vinyl siding will be used in small recessed area (narrower siding profile on elevation drawings) and all other siding will be hardie-plank siding.*
 13. consider staggering building foot prints for landscaping trees or the addition of small trees along the drive aisle.
 - *Building 2 and 10 are slightly shifted toward the street to provide more landscaping area along the drive aisle.*

If you have any questions or need further information regarding the above comments, please don't hesitate to call us.

Sincerely,

Yoshi Mikamo

Yamamoto Architecture Inc.



No. DP 09-506577

To the Holder: SONUS DEVELOPMENTS FERNDALD LTD.

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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 No. 8500" is hereby varied to:
 - a) Reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.
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 #11 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 \$55,000.00 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.

Development Permit

No. DP 09-506577

To the Holder: SONUS DEVELOPMENTS FERNDALE LTD.
Property Address: 9560, 9620 WESTMINSTER HIGHWAY AND
9571, 9611 FERNDALE ROAD
Address: TONY CHEN C/O SONUS DEVELOPMENTS FERNDALE LTD.
#130 – 8191 WESTMINSTER HIGHWAY, RICHMOND, BC
V6X 1A7

- 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.
- 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. ISSUED BY THE COUNCIL THE
DAY OF , .

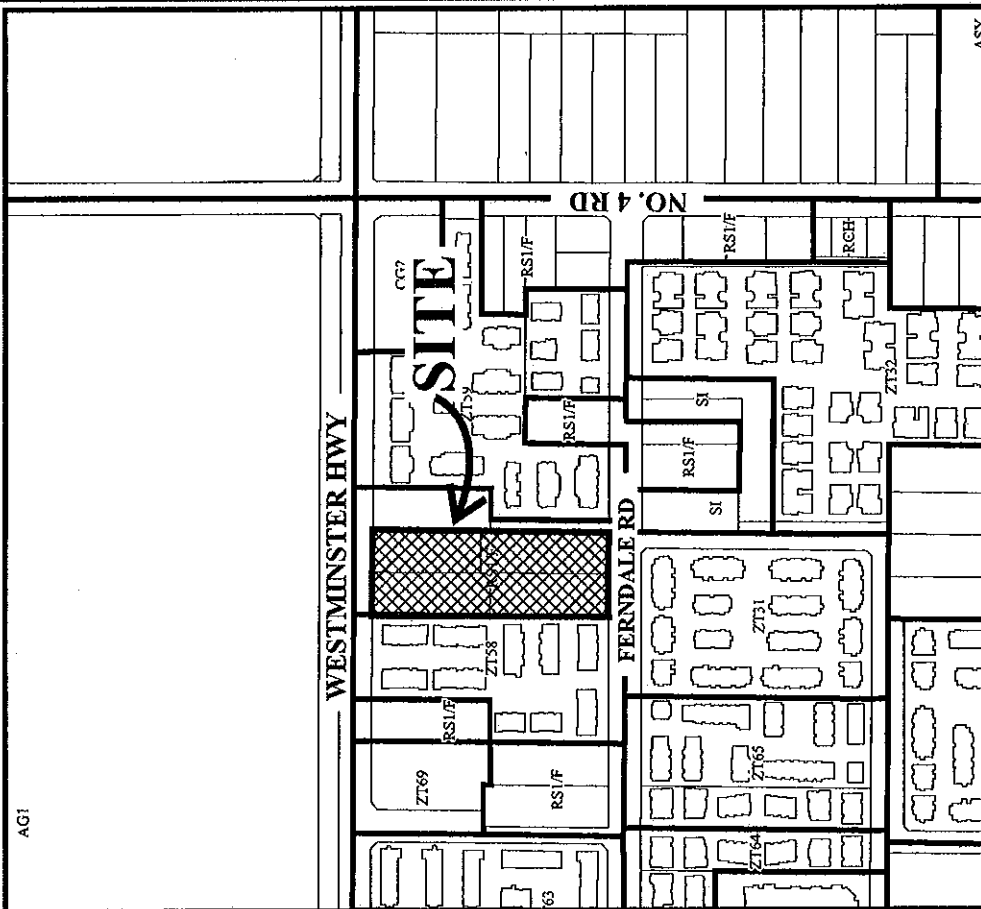
DELIVERED THIS DAY OF , .

MAYOR

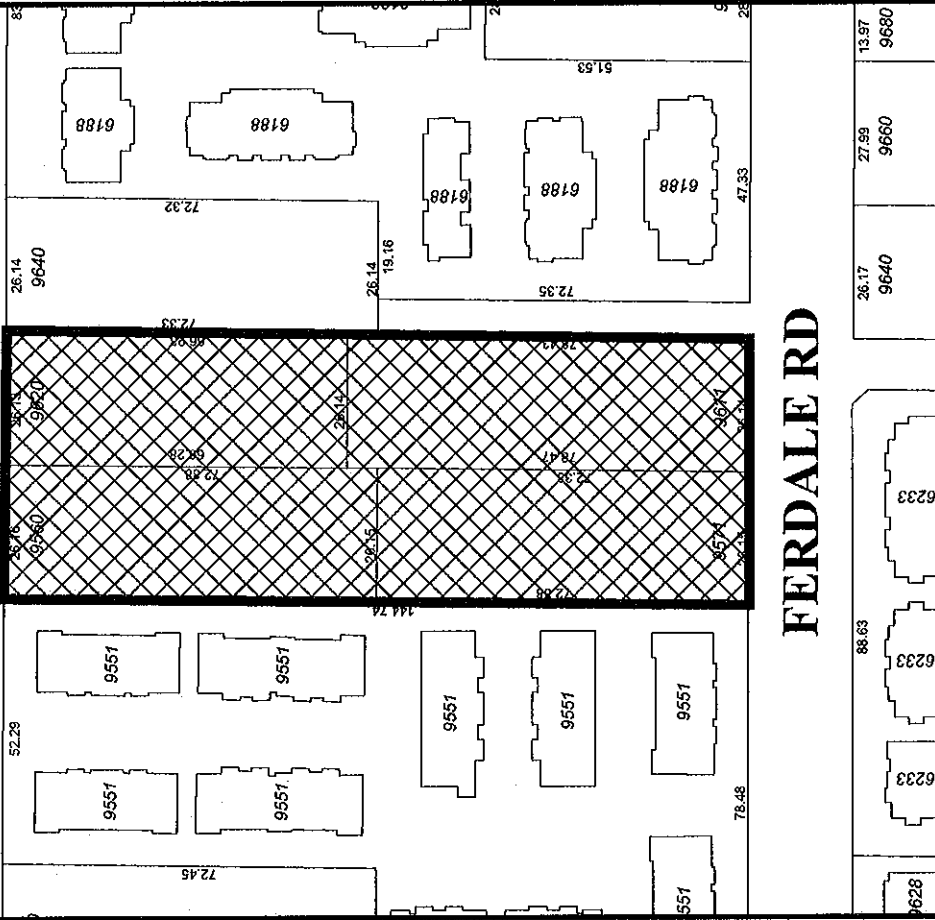


City of Richmond

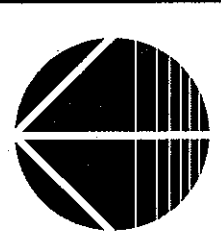
AG1



WESTMINSTER HWY



FERDALE RD



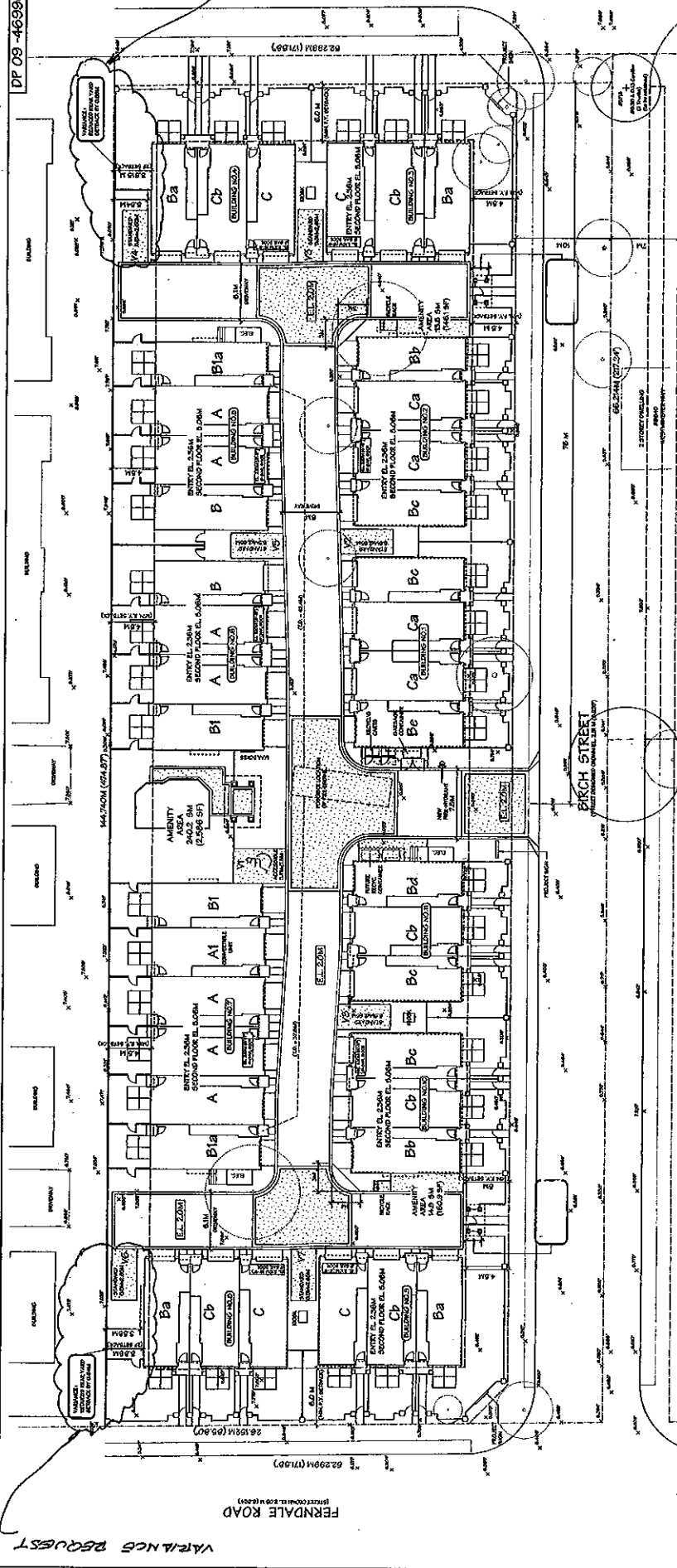
DP 09-506577
SCHEDULE "A"

Original Date: 06/11/10

Revision Date:

Note: Dimensions are in METRES

26.17	9640	27.99	9660	13.97	9680
88.63	6233	6233	6233	6233	6233
76.48	9628	72.45	551	76.48	551



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

PROPOSED VARIANCES:
 1. RELOCATE SIDE YARD SETBACK BY 10'-0" FROM FRONT YARD SETBACK.
 2. RELOCATE SIDE YARD SETBACK BY 10'-0" FROM FRONT YARD SETBACK.

DP 09506577

ITEM	AMOUNT	REMARKS
EXISTING PAVEMENT	10,000 SQ. FT.	AS SHOWN
PROPOSED PAVEMENT	10,000 SQ. FT.	AS SHOWN
TOTAL	20,000 SQ. FT.	
EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	
EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	

ITEM	AMOUNT	REMARKS
EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	
EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	

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EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	
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PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	

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EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	
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PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	
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TOTAL	2,000 SQ. FT.	

ITEM	AMOUNT	REMARKS
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PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	
EXISTING ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
PROPOSED ASPHALT DRIVEWAYS	1,000 SQ. FT.	AS SHOWN
TOTAL	2,000 SQ. FT.	

NO.	DATE	REVISIONS

Yamamoto Architecture Inc.

PROJECT: 40 UNIT TOWNHOUSE DEVELOPMENT

DATE: JAN. 22, 2009

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

PROJECT NO.: 09506577

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

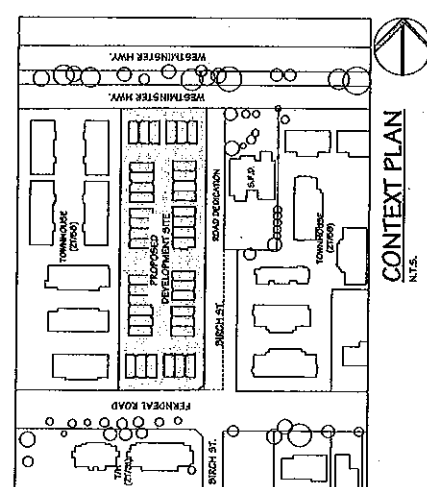
NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS



CONTEXT PLAN
N.T.S.

DP 09-506577

WESTMINSTER HIGHWAY

1447'00" (474.37)

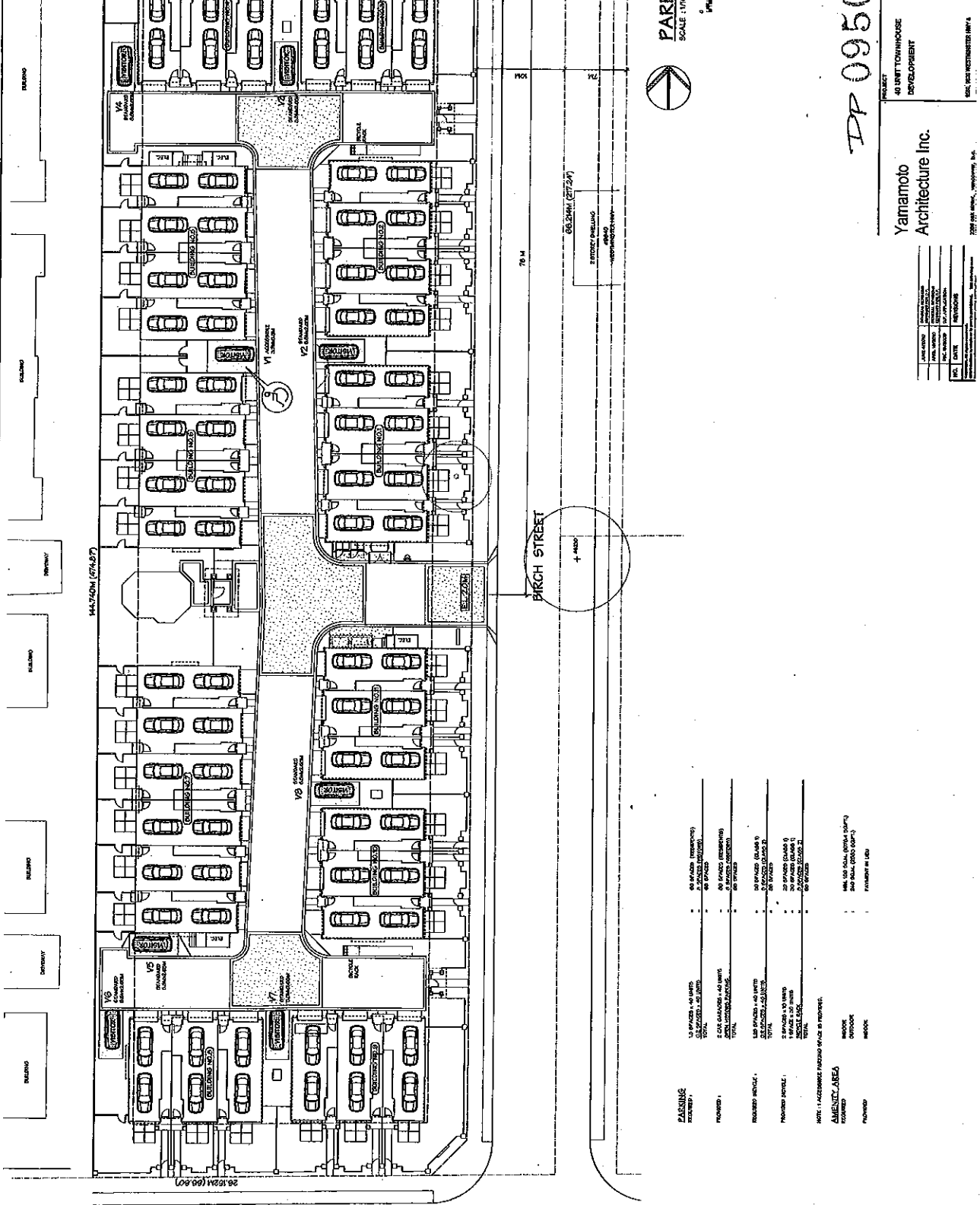
28'12" (8.69)

22'00" (6.70)

78 M

66.24M (217.27)

78 M



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



REQUIREMENT	PROVIDED	DEFICIENCY
ACCESSIBLE PARKING SPACES 15 SPACES - 40 FEET 15 SPACES - 20 FEET TOTAL	15 SPACES (REQUIREMENT) 15 SPACES (PROVIDED)	
PROVIDED 200 SPACES (REQUIREMENT) 200 SPACES (PROVIDED) TOTAL	200 SPACES (REQUIREMENT) 200 SPACES (PROVIDED)	
PROVIDED 15 SPACES - 40 FEET 15 SPACES - 20 FEET TOTAL	15 SPACES (REQUIREMENT) 15 SPACES (PROVIDED)	
PROVIDED 15 SPACES - 40 FEET 15 SPACES - 20 FEET TOTAL	15 SPACES (REQUIREMENT) 15 SPACES (PROVIDED)	
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.		
AMENITY AREA 15 SPACES - 40 FEET 15 SPACES - 20 FEET TOTAL	15 SPACES (REQUIREMENT) 15 SPACES (PROVIDED)	

PROJECT
 40 UNIT TOWNHOUSE DEVELOPMENT

CLIENT
 Yamamoto Architecture Inc.

DATE
 2009-09-15

SCALE
 1/8" = 1'-0"

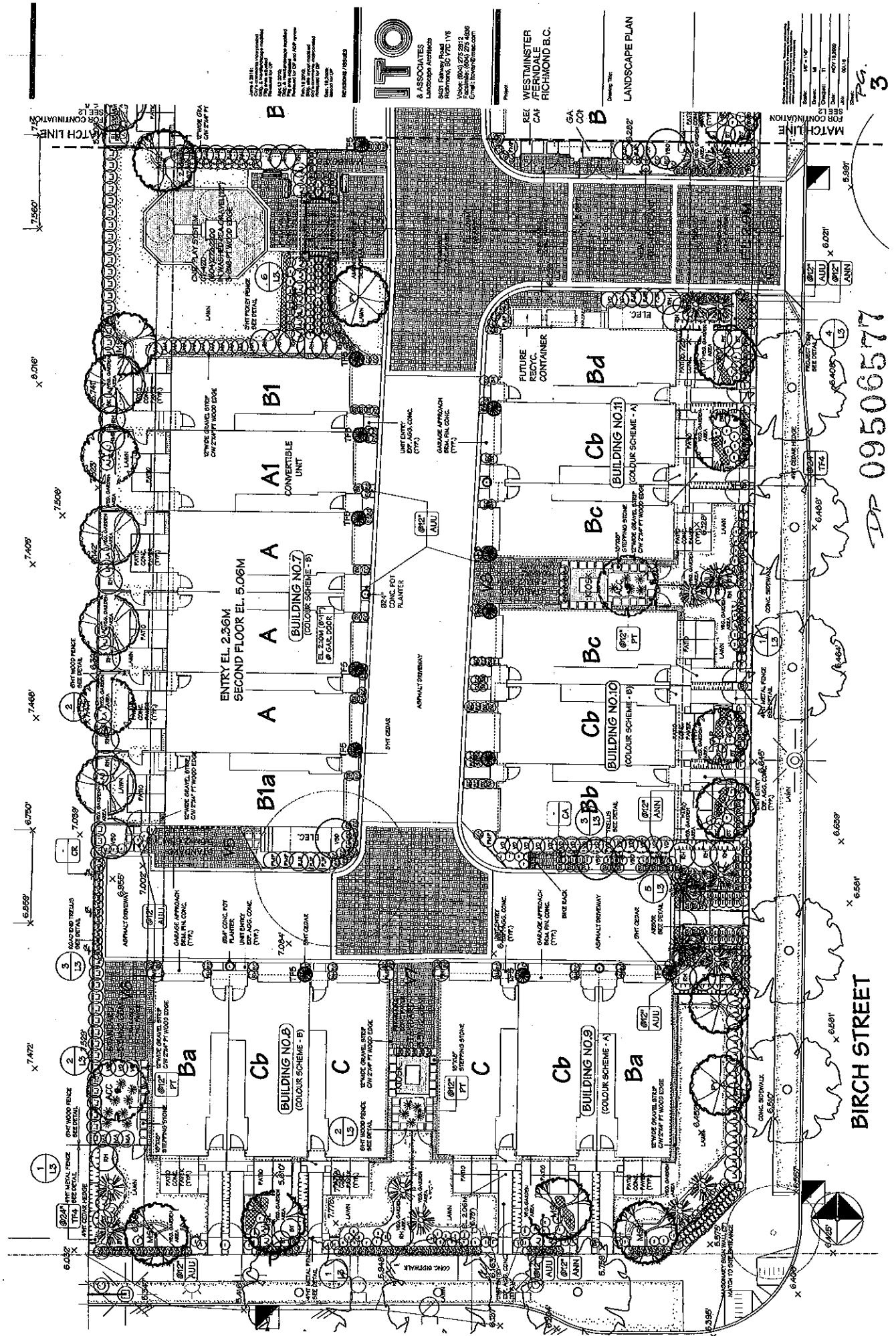
DATE
 2009-09-15

SCALE
 1/8" = 1'-0"

DATE
 2009-09-15

DP 09506577

NO.	DATE	REVISIONS
1		
2		



ITO
 & ASSOCIATES
 Landscape Architects
 827 Fairbairn Road
 Vancouver, BC V6C 1Y6
 Telephone: (604) 271-2888
 Fax: (604) 271-2889
 Email: info@ito.ca

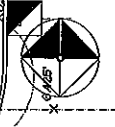
Project:
**WESTMINSTER
 FERRIDALE
 RICHMOND B.C.**

Drawing Title:
LANDSCAPE PLAN

Scale:	1" = 10'
Date:	11/20/11
Drawn by:	11/20/11
Checked by:	11/20/11
Project No.:	09506577
Sheet No.:	001

DP 09506577

BIRCH STREET



APPENDIX B:
 CITY OF VICTORIA
 COMMUNITY DEVELOPMENT
 ENGINEERING
 PUBLIC WORKS DIVISION
 380 BAY STREET
 VICTORIA BC V8V 1K8
 TEL: 250-383-5000
 FAX: 250-383-5000
 WWW.VICTORIA.CA

WESTMINSTER
 FERRINDALE
 RICHMOND B.C.

DATE: 10/20/07
 DRAWN: [signature]
 CHECKED: [signature]
 PROJECT: [signature]
 SHEET: 5

WESTMINSTER / FERRINDALE
 & ASSOCIATES
 Landscape Architects
 8637 Fairway Road
 Richmond, BC V7C 1V5
 Voice: (604) 270 2812
 Fax: (604) 270 3107
 Email: info@wfa.com

DETAILS
 DRAWING TITLE

DATE: 10/20/07
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 SHEET: 5

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 Voice: (604) 270 2812
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DETAILS
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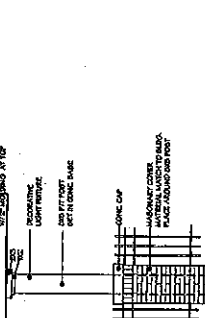
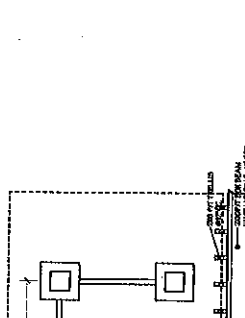
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 & ASSOCIATES
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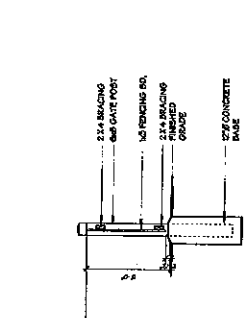
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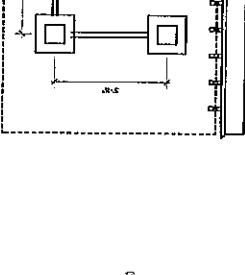
WESTMINSTER / FERRINDALE
 & ASSOCIATES
 Landscape Architects
 8637 Fairway Road
 Richmond, BC V7C 1V5
 Voice: (604) 270 2812
 Fax: (604) 270 3107
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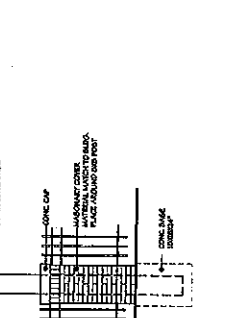
3' WIDE GATE
 SCALE: 1/8" = 1'-0"



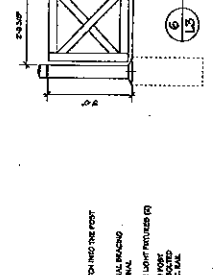
3' HIGH PICKET FENCE
 SCALE: 1/8" = 1'-0"



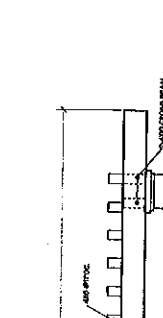
METAL FENCE/POST DETAIL
 SCALE: 1/4" = 1'-0"



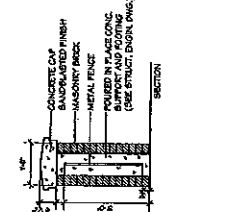
6' HIGH WOOD FENCE
 SCALE: 1/8" = 1'-0"



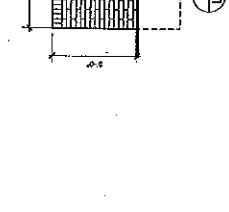
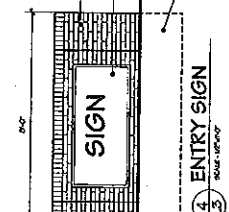
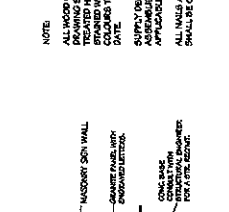
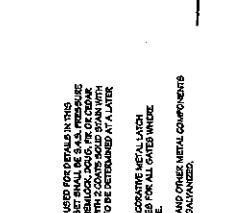
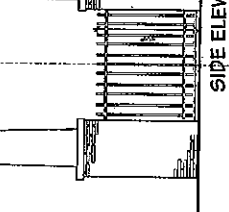
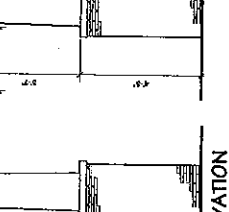
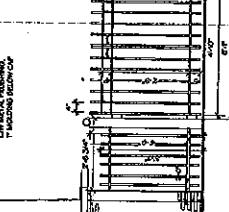
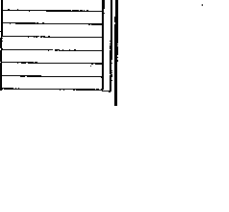
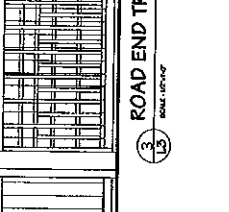
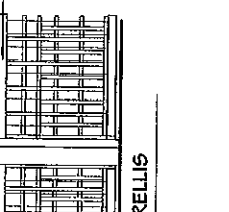
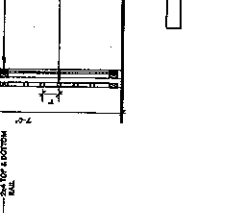
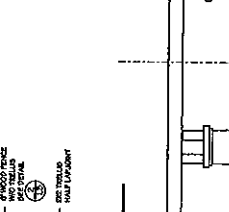
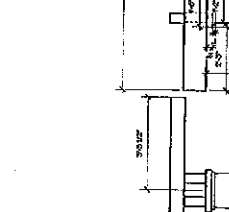
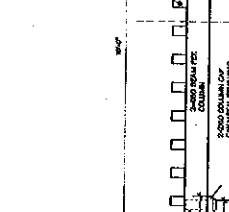
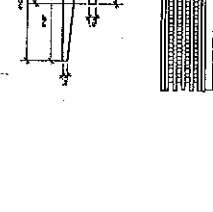
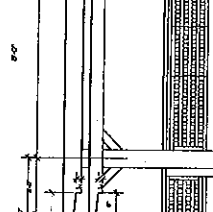
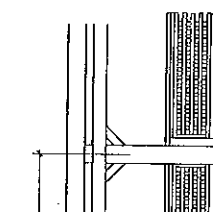
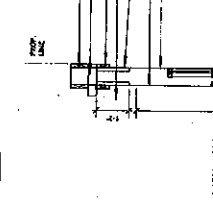
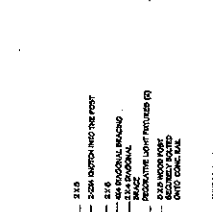
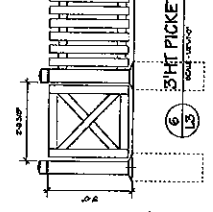
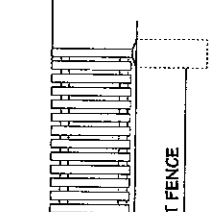
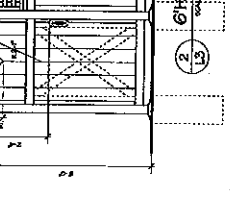
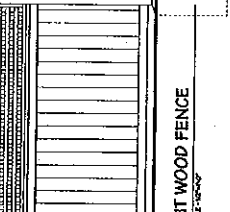
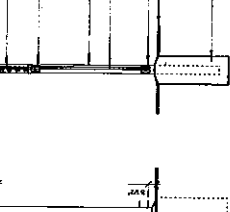
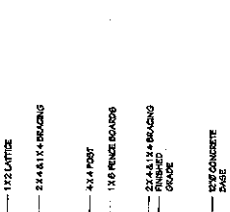
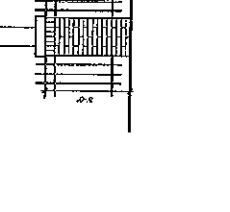
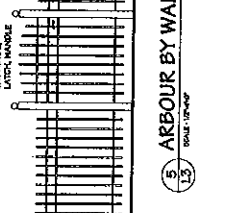
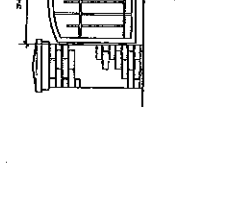
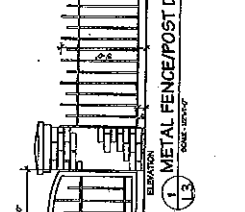
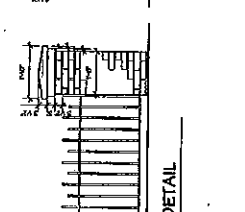
ROAD END TRELIS
 SCALE: 1/8" = 1'-0"



ENTRY SIGN
 SCALE: 1/4" = 1'-0"



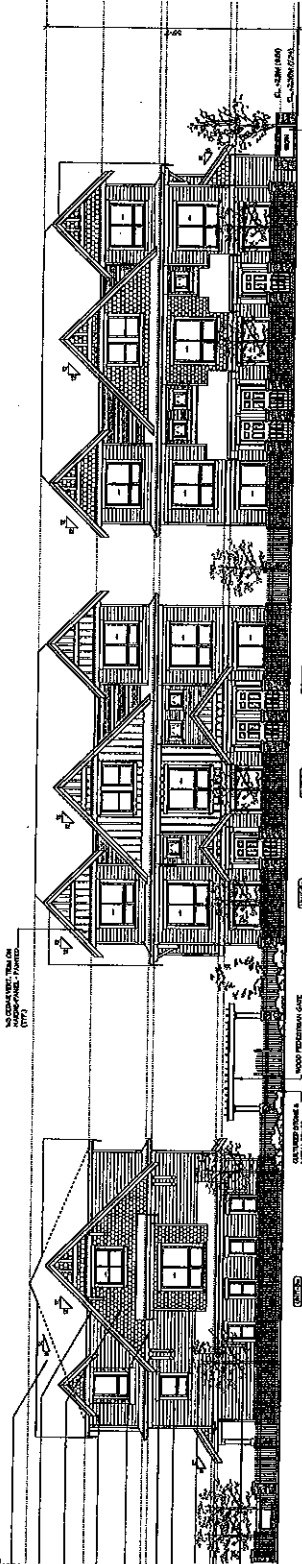
SECTION



NOTE
 ALL WOOD USED FOR DETAILS IN THIS
 DRAWING SHALL BE TREATED AND
 DRYED TO 19% MOISTURE CONTENT
 UNLESS OTHERWISE SPECIFIED.
 ALL WOOD SHALL BE GRANITE FIBRE
 COMPOSITE (GFC) UNLESS OTHERWISE
 SPECIFIED.
 ALL METAL SHALL BE GALVANIZED
 STEEL UNLESS OTHERWISE SPECIFIED.
 ALL WALLS AND OTHER METAL COMPONENTS
 SHALL BE GALVANIZED.

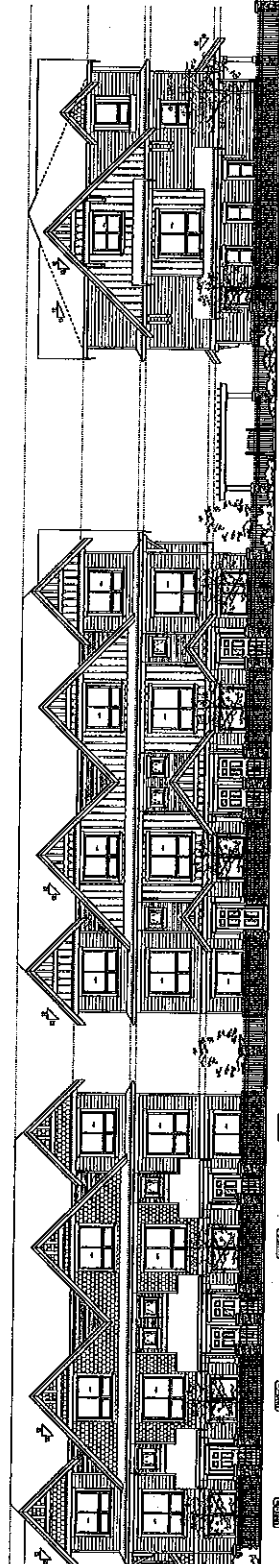
97 09506577
 AMENITY AREA ENTRY

- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
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- PAINTED



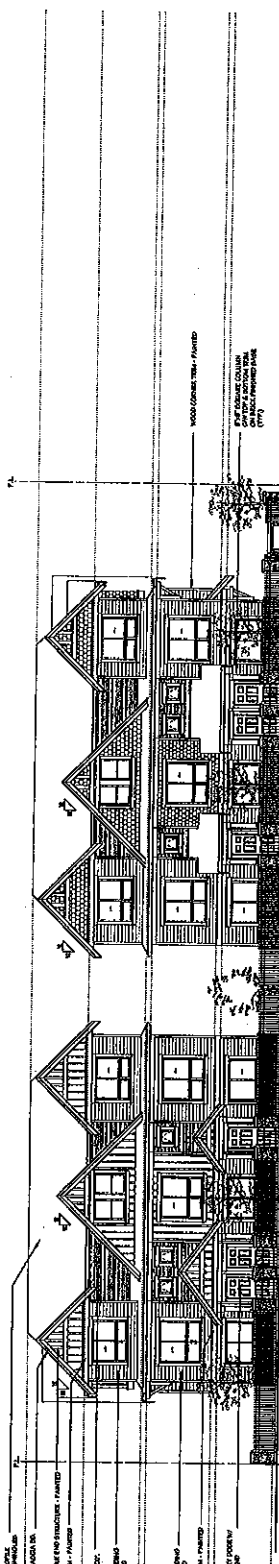
BUILDING NO. 2
EAST ELEVATION
EAST ELEVATION (BIRCH STREET)

- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED



BUILDING NO. 3
EAST ELEVATION
EAST ELEVATION (BIRCH STREET)

- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED
- WOOD SHAKE SHINGLES
SHINGLED ROOF PANELS
HORIZONTAL SIDING
- PAINTED



BUILDING NO. 4
SOUTH ELEVATION
SOUTH ELEVATION - FERDALE ROAD

DATE	NO. DATE	REVISION

PROJECT
40 UNIT TOWNHOUSE DEVELOPMENT

GENERAL CONTRACTOR
LARRY J. WESTON ARCHITECTS, INC.
321 E. 1ST ST. FERRISDALE, ILL. 62522

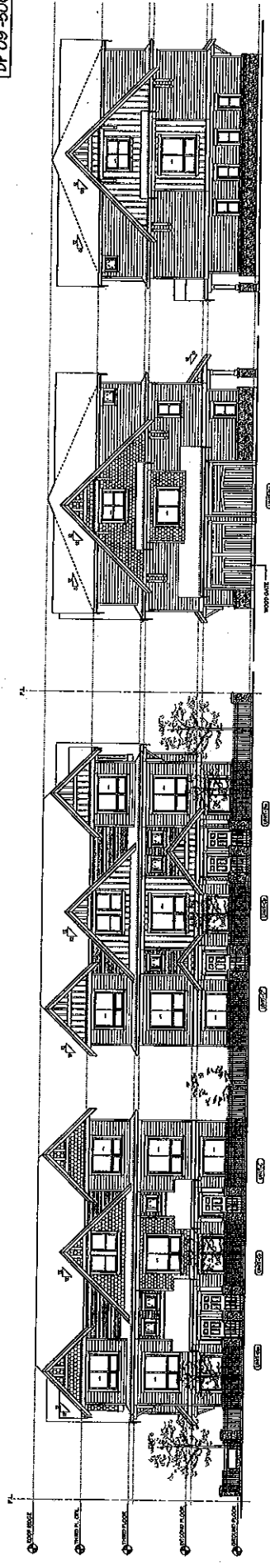
Yamamoto Architecture Inc.

ELEVATIONS

DP 09506577

SCALE	1" = 1/4"
TITLE	DP 09506577
DATE	
DESIGNED BY	
CHECKED BY	
IN CHARGE	

DP 09-506577



NORTH ELEVATION - WESTMINSTER HWY.

BUILDING NO. 2

BUILDING NO. 3

BUILDING NO. 4

BUILDING NO. 5

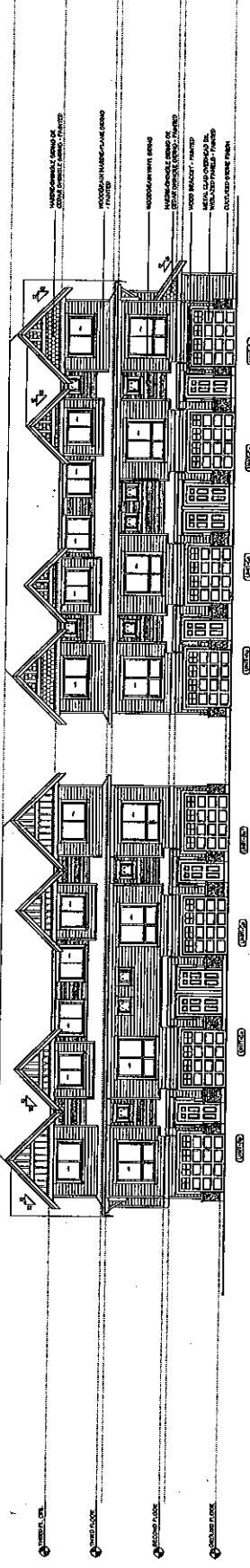
BUILDING NO. 6

SOUTH ELEVATION

BUILDING NO. 1

BUILDING NO. 2

NORTH ELEVATION



WEST ELEVATION (INTERNAL DRIVEWAY)

BUILDING NO. 1

BUILDING NO. 2

BUILDING NO. 3

BUILDING NO. 4

BUILDING NO. 5

BUILDING NO. 6

BUILDING NO. 7

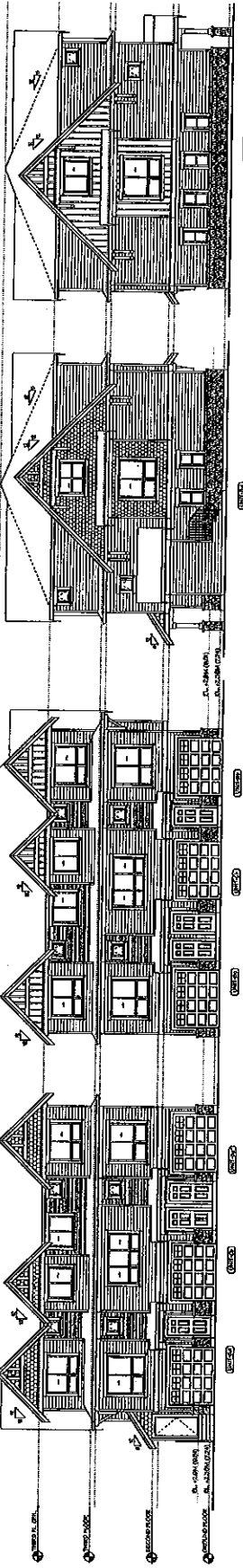
BUILDING NO. 8

BUILDING NO. 9

BUILDING NO. 10

OWNER	40 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	JAN 12, 2009
SCALE	1/4" = 1'-0"
PROJECT	40 UNIT TOWNHOUSE DEVELOPMENT
NO.	1
DATE	
BY	
CHECKED BY	

YAMAMOTO ARCHITECTURE INC.
 200 WEST WILSON ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.YAMAMOTOARCHITECT.COM



WEST ELEVATION (INTERNAL DRIVEWAY)

BUILDING NO. 11

BUILDING NO. 12

BUILDING NO. 13

BUILDING NO. 14

BUILDING NO. 15

BUILDING NO. 16

NORTH ELEVATION

BUILDING NO. 17

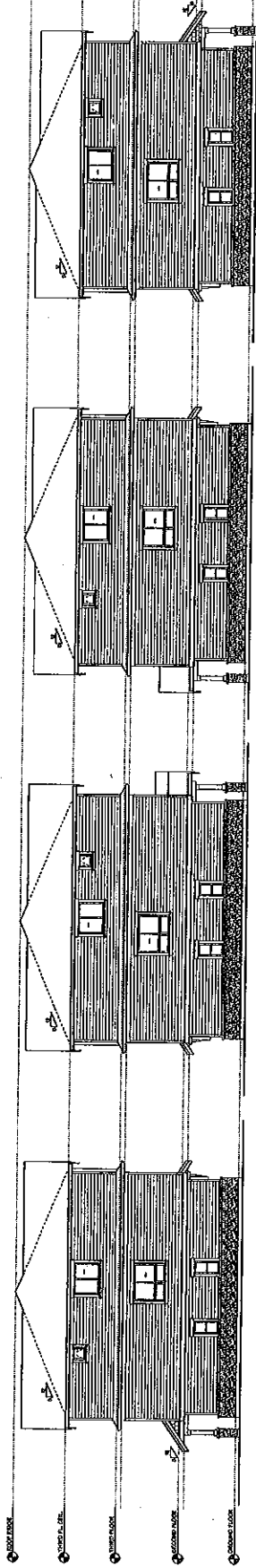
SOUTH ELEVATION

BUILDING NO. 18

SCALE	1/4" = 1'-0"
DATE	JAN 12, 2009
PROJECT	40 UNIT TOWNHOUSE DEVELOPMENT
NO.	1
DATE	
BY	
CHECKED BY	

YAMAMOTO ARCHITECTURE INC.
 200 WEST WILSON ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.YAMAMOTOARCHITECT.COM

DP 09506577
 2290060

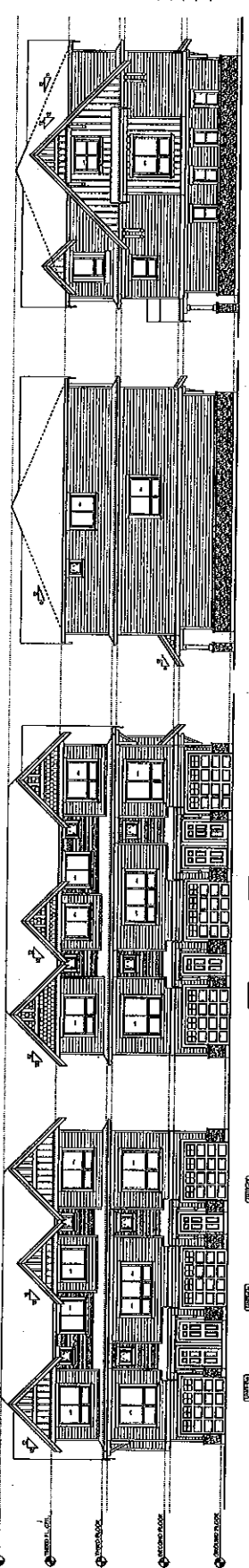


BUILDING NO. 1
NORTH ELEVATION

BUILDING NO. 2
SOUTH ELEVATION

BUILDING NO. 3
NORTH ELEVATION

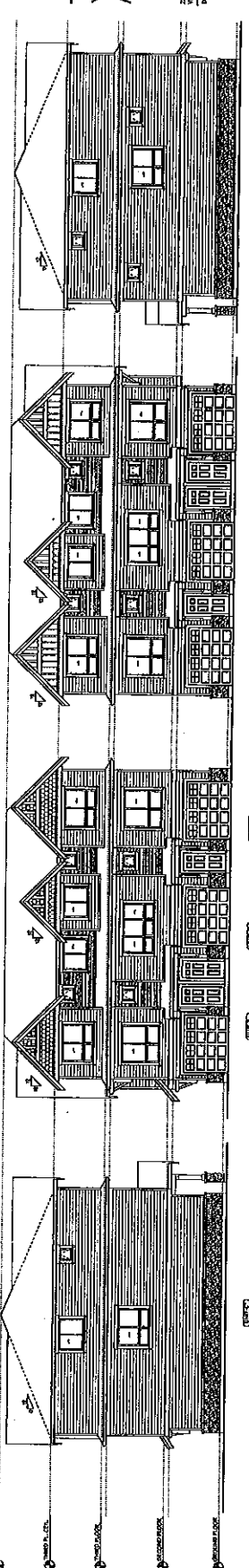
BUILDING NO. 4
SOUTH ELEVATION



BUILDING NO. 2
SOUTH ELEVATION

BUILDING NO. 3
WEST ELEVATION

BUILDING NO. 4
WEST ELEVATION



BUILDING NO. 3
NORTH ELEVATION

BUILDING NO. 4
EAST ELEVATION

DATE	NOV 15 2011
PROJECT	48 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
SCALE	AS SHOWN
NO.	01
DATE	NOV 15 2011
BY	YAMAMOTO ARCHITECTURE INC.
CHECKED	YAMAMOTO ARCHITECTURE INC.

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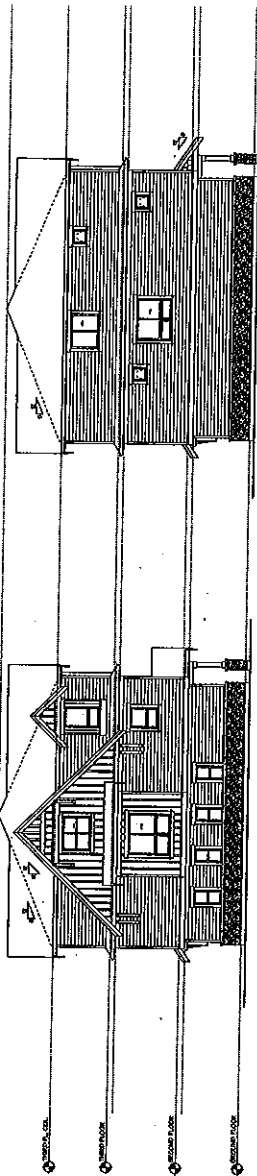
YAMAMOTO ARCHITECTURE INC.
1000 WEST WASHINGTON AVENUE
SUITE 100
MINNEAPOLIS, MN 55408
TEL: 612.338.8888
WWW.YAMAMOTOARCHITECTURE.COM

DATE: 11/15/11
DRAWN BY: YAMAMOTO ARCHITECTURE INC.
CHECKED BY: YAMAMOTO ARCHITECTURE INC.

SCALE	AS SHOWN
DATE	NOV 15 2011
BY	YAMAMOTO ARCHITECTURE INC.
CHECKED	YAMAMOTO ARCHITECTURE INC.
TOTAL NO.	01

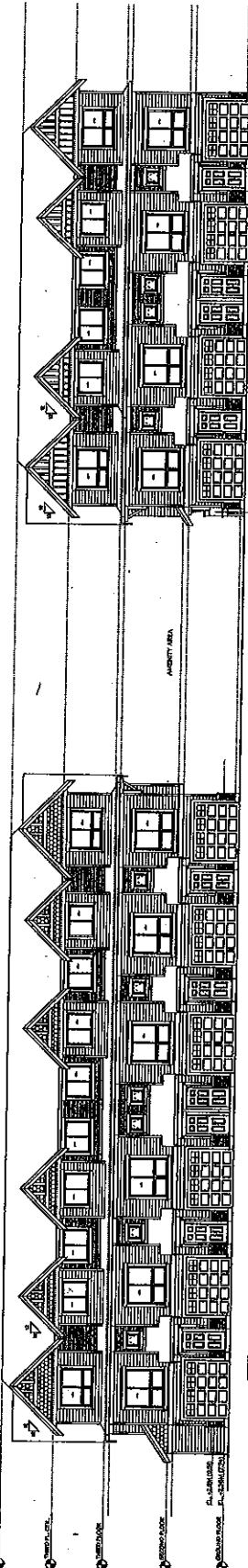
DP 09 506577

BUILDING NO. 5
EAST ELEVATION



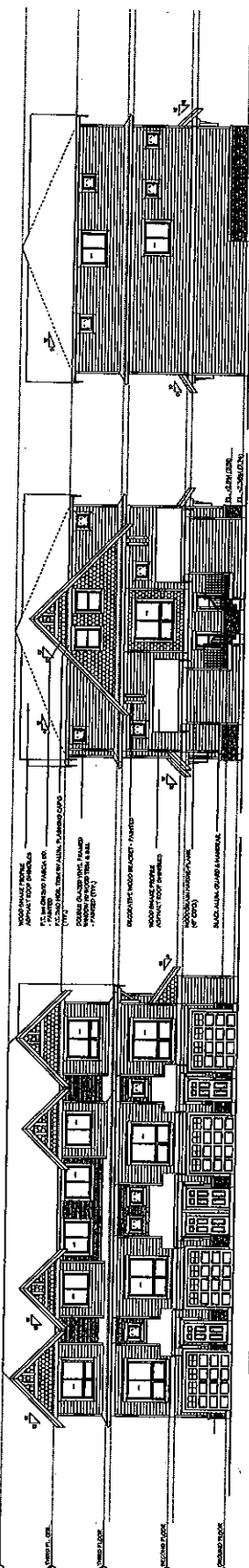
BUILDING NO. 2
WEST ELEVATION

BUILDING NO. 3
WEST ELEVATION



BUILDING NO. 7
EAST ELEVATION (INTERNAL ROAD)

BUILDING NO. 8
EAST ELEVATION (INTERNAL ROAD)



BUILDING NO. 9
EAST ELEVATION

BUILDING NO. 9
NORTH ELEVATION

BUILDING NO. 9
SOUTH ELEVATION

DATE	10/10/17
PROJECT	42 UNIT TOWNHOUSE DEVELOPMENT
NO.	10
SCALE	1/8" = 1'-0"
DATE	10/10/17
BY	YAMAMOTO ARCHITECTURE INC.
CHECKED	
APPROVED	

42 UNIT TOWNHOUSE DEVELOPMENT
 1071 WEST MICHIGAN STREET, SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 WWW.YAMAMOTOARCHITECTURE.COM

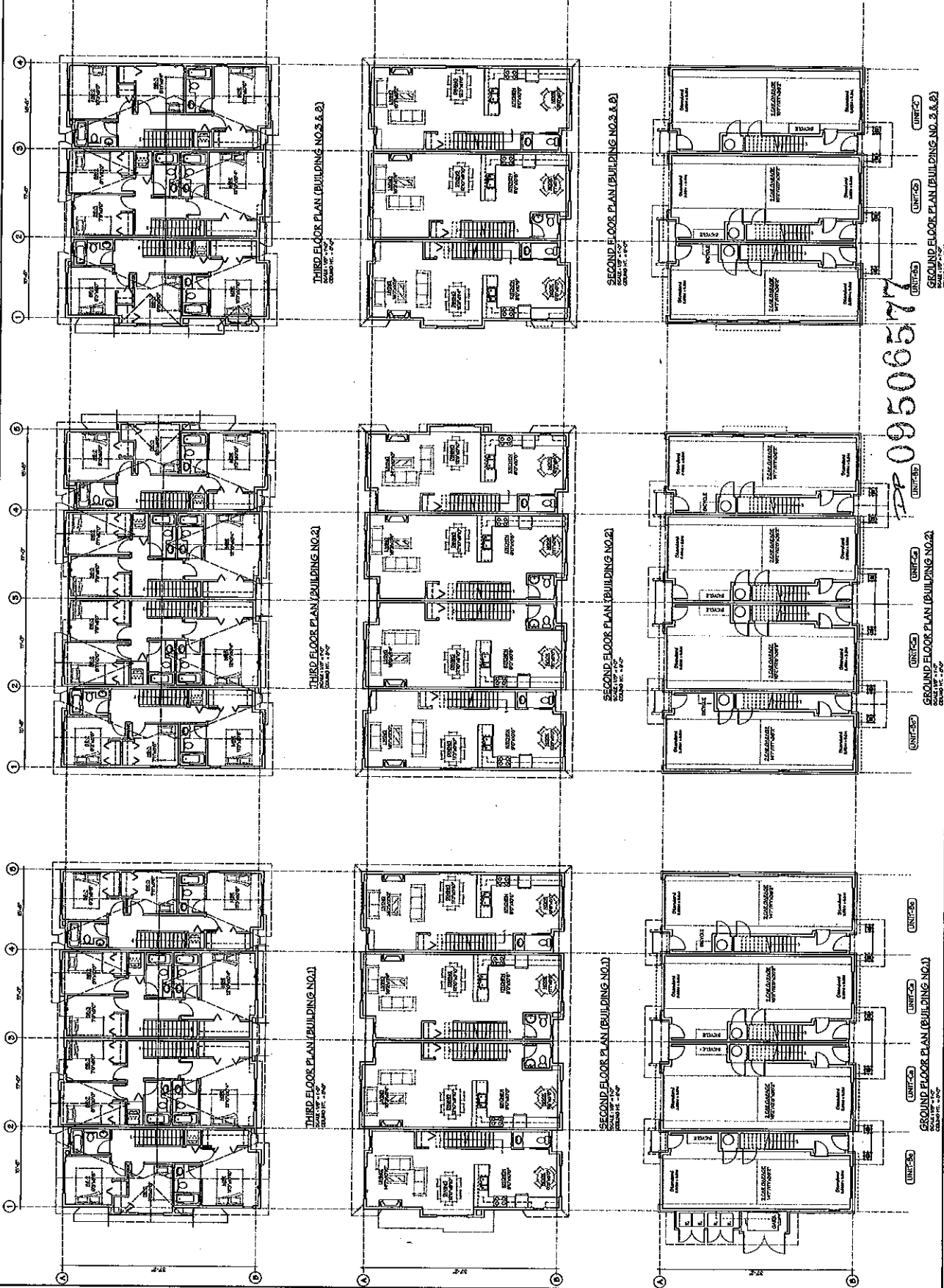
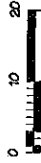
Yamamoto Architecture Inc.
 1071 WEST MICHIGAN STREET, SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 WWW.YAMAMOTOARCHITECTURE.COM

Yamamoto Architecture Inc.

SCALE: 1/8" = 1'-0"
 DATE: 10/10/17
 BY: YAMAMOTO ARCHITECTURE INC.
 CHECKED: []
 APPROVED: []
 ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	10/10/17
BY	YAMAMOTO ARCHITECTURE INC.
CHECKED	
APPROVED	
PROJECT NO.	DP 09-506577
SHEET NO.	10
TOTAL SHEETS	10

DP 09-506577



THIRD FLOOR PLAN (BUILDING NO. 3 & 2)

SECOND FLOOR PLAN (BUILDING NO. 3 & 2)

THIRD FLOOR PLAN (BUILDING NO. 2)

SECOND FLOOR PLAN (BUILDING NO. 2)

THIRD FLOOR PLAN (BUILDING NO. 1)

SECOND FLOOR PLAN (BUILDING NO. 1)

09506577

PROJECT	29 UNIT TOWNHOUSE DEVELOPMENT
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	

29 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

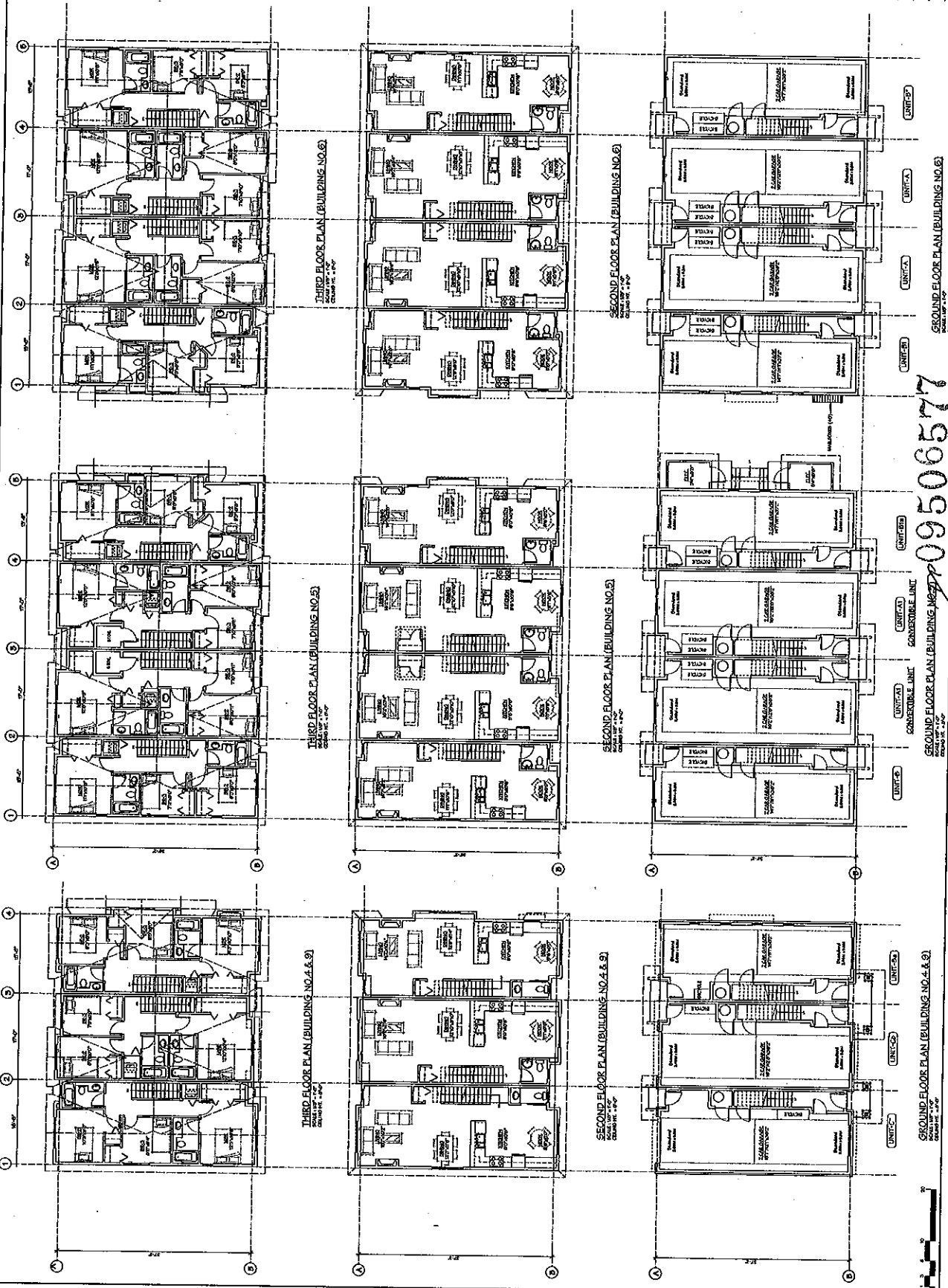
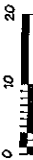
FLOOR PLANS

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

REF. Pg. 1

DATE	10/11/11
BY	JAL/ELM
CHECKED	DK
PROJECT	29 UNIT TOWNHOUSE DEVELOPMENT

DP 09 -506577



DATE	NO.	BY	REVISION

PROJECT
20 UNIT TOWNHOUSE
DEVELOPMENT

1000 WEST 10TH AVENUE
SUITE 1000 DENVER, COLORADO 80202

Yamamoto
Architecture Inc.

FLOOR PLANS

REF. RA. 2

DATE	NO.	BY	REVISION

09506577

THIRD FLOOR PLAN (BUILDING NO. 4 & 5)
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN (BUILDING NO. 4 & 5)
SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN (BUILDING NO. 6)
SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN (BUILDING NO. 5)
SCALE: 1/8" = 1'-0"

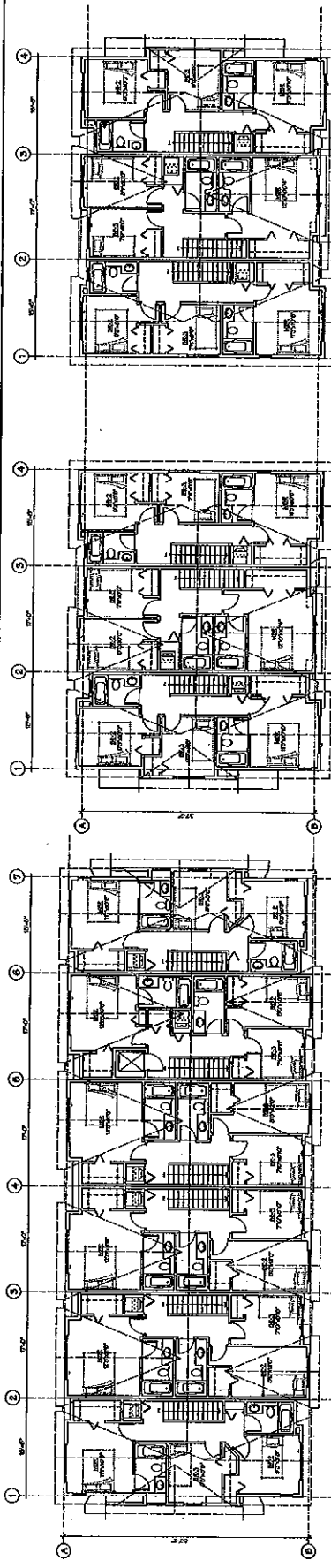
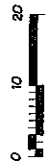
THIRD FLOOR PLAN (BUILDING NO. 6)
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN (BUILDING NO. 6)
SCALE: 1/8" = 1'-0"

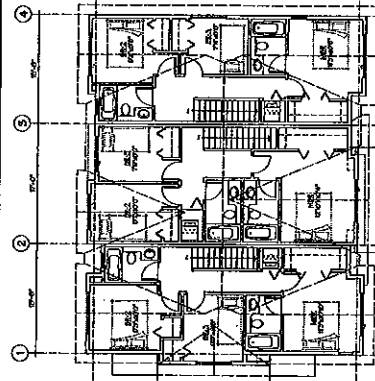
GROUND FLOOR PLAN (BUILDING NO. 6)
SCALE: 1/8" = 1'-0"

GROUND FLOOR PLAN (BUILDING NO. 4 & 5)
SCALE: 1/8" = 1'-0"

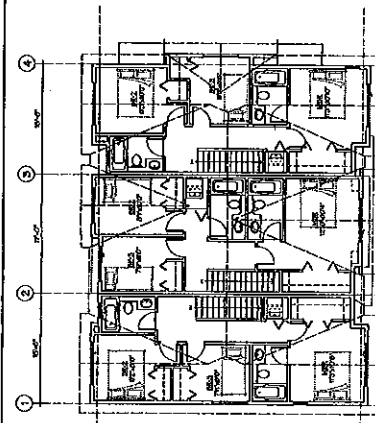
DP 09-506577



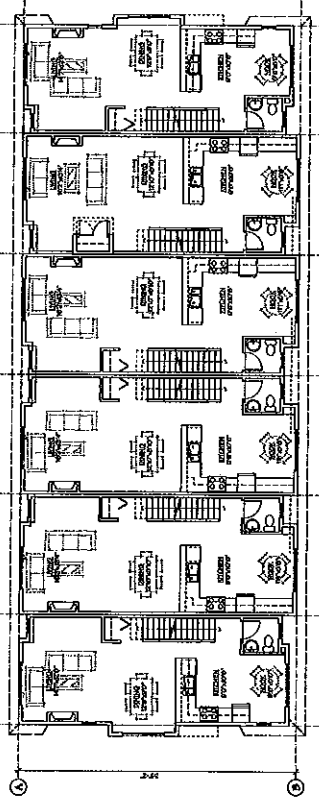
THIRD FLOOR PLAN (BUILDING NO.12)
SCALE: 1/8" = 1'-0"



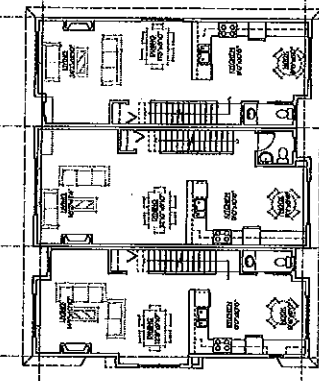
THIRD FLOOR PLAN (BUILDING NO.10)
SCALE: 1/8" = 1'-0"



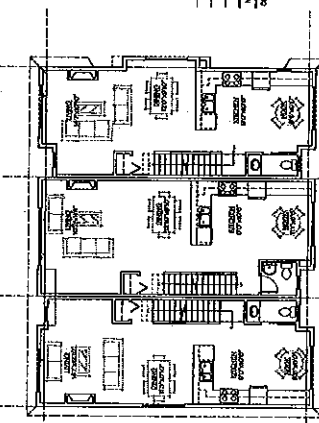
THIRD FLOOR PLAN (BUILDING NO.11)
SCALE: 1/8" = 1'-0"



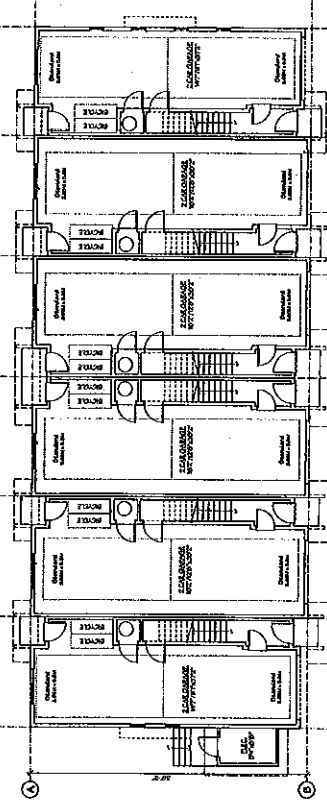
SECOND FLOOR PLAN (BUILDING NO.12)
SCALE: 1/8" = 1'-0"



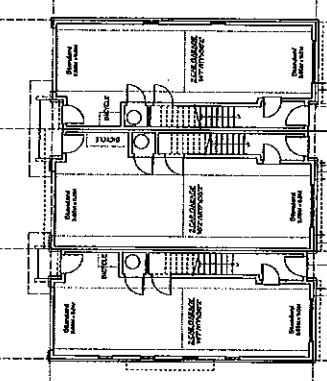
SECOND FLOOR PLAN (BUILDING NO.10)
SCALE: 1/8" = 1'-0"



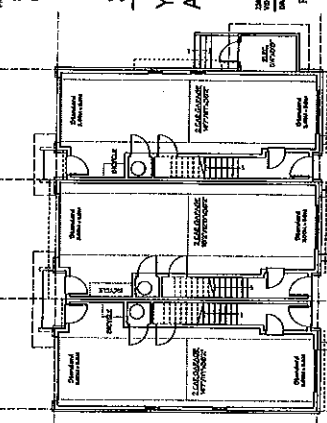
SECOND FLOOR PLAN (BUILDING NO.11)
SCALE: 1/8" = 1'-0"



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



GROUND FLOOR PLAN (BUILDING NO.10)
SCALE: 1/8" = 1'-0"



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

09506577

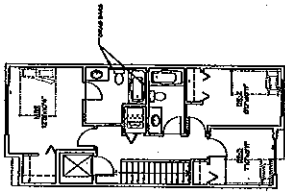
NO.	DATE	REVISION
1	11/11/11	ISSUED FOR PERMITS
2	01/11/12	REVISED PER PERMITS
3	03/11/12	REVISED PER PERMITS
4	05/11/12	REVISED PER PERMITS
5	07/11/12	REVISED PER PERMITS
6	09/11/12	REVISED PER PERMITS
7	11/11/12	REVISED PER PERMITS
8	01/11/13	REVISED PER PERMITS
9	03/11/13	REVISED PER PERMITS
10	05/11/13	REVISED PER PERMITS
11	07/11/13	REVISED PER PERMITS
12	09/11/13	REVISED PER PERMITS
13	11/11/13	REVISED PER PERMITS
14	01/11/14	REVISED PER PERMITS
15	03/11/14	REVISED PER PERMITS
16	05/11/14	REVISED PER PERMITS
17	07/11/14	REVISED PER PERMITS
18	09/11/14	REVISED PER PERMITS
19	11/11/14	REVISED PER PERMITS
20	01/11/15	REVISED PER PERMITS

20 UNIT TOWNHOUSE DEVELOPMENT
 PROJECT: 20 UNIT TOWNHOUSE DEVELOPMENT
 PREPARED BY: YAMAMOTO ARCHITECTURE INC.
 CHECKED BY: YAMAMOTO ARCHITECTURE INC.
 DATE: 11/11/11

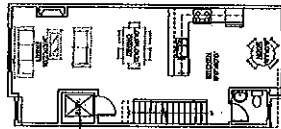
Yamamoto Architecture Inc.
 400 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.YAMAMOTOARCHITECTURE.COM

FLOOR PLANS
 REF. PG. 3

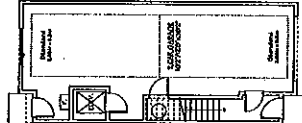
SCALE	1/8" = 1'-0"
DATE	11/11/11
DRAWN	YAM
CHECKED	YAM
PROJECT	20 UNIT TOWNHOUSE DEVELOPMENT



CONVERTIBLE UNIT
THIRD FLOOR PLAN
DRAWN BY: J.P.P.



CONVERTIBLE UNIT
SECOND FLOOR PLAN
DRAWN BY: J.P.P.



CONVERTIBLE UNIT
GROUND FLOOR PLAN (BUILDING NO. 7)

Convertible Unit Features	
Doors & Doorways	Entry door min. 855 mm clear opening (3' swinging door spec.) Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on each side (not needed if rough in wiring provided for future automatic door opener) Interior doors to entry & main living areas, min. 800 mm clear opening (2' 8" sliding or 2' 10" swinging door spec.) with flush thresholds max. 13 mm height Stair lift (as per manufacturer spec); entrance width and landings
Vertical Circulation	Vertical lift (as per manufacturer spec); depressed slab area, landings, and framing to accommodate shaft construction.
Hallways	Min. 900 mm width
Garage	Min. 1 accessible parking space with min. 4 m garage width
Access from garage to living area, with min. 800 mm clear door opening (2' 8" sliding or 2' 10" swinging door spec.) and flush thresholds max. 13 mm height	
Patios and Balconies	Door clear opening min. 860 mm (2' 10" sliding 3' swinging spec.) with flush thresholds max. 13 mm height
Bathrooms (Min. 1)	Clear floor space min. 1020 mm at side and in front Min. 1000 mm clear height Min. 1000 mm clear height for toilet, tub and shower Min. 800 mm clear door opening (2' 8" sliding or 2' 10" swinging door spec.) with flush thresholds max. 13 mm height Clear space for future work space, plumbing and gas pipes (in-wall and in-floor) located out of under counter area of future work space (space, sink & stove) min. 800 mm wide counter Min. 1500 mm turning diameter at turning radius Min. 800 mm clear door opening (2' 8" sliding or 2' 10" swinging door spec.) with flush thresholds max. 13 mm height
Kitchen	Min. 1 window that can be opened with a single hand Min. 800 mm clear door opening (2' 8" sliding or 2' 10" swinging door spec.) with flush thresholds max. 13 mm height
Living Room	
Bedroom (Min. 1)	

AREA 4 (AREA 5)
AREA 6 (AREA 7)
AREA 8 (AREA 9)
AREA 9 (AREA 10)
AREA 10 (AREA 11)
AREA 11 (AREA 12)
AREA 12 (AREA 13)
AREA 13 (AREA 14)
AREA 14 (AREA 15)
AREA 15 (AREA 16)
AREA 16 (AREA 17)
AREA 17 (AREA 18)
AREA 18 (AREA 19)
AREA 19 (AREA 20)

NO. 1
DATE
APPROVED
COMPLIANT

PROJECT
DEVELOPMENT

20 UNIT TOWNHOUSE

YAMAMOTO ARCHITECTURE INC.

Yamamoto Architecture Inc.

FLOOR PLANS
REV. RA.4

DP 09506577

SCALE	3/4" = 1'-0"
DATE	JAN. 22, 2009
DRAWN	J.P.P.
CHECKED	J.P.P.