

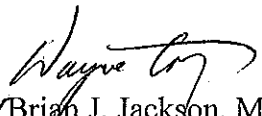


To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 10, 2011
File: DP 10-540948
Re: **Application by Yamamoto Architecture Inc. for a Development Permit at 7491 /
7531 and 7551 No. 2 Rd.**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 14 townhouses in two rows with six two storey duplexes at the rear and eight two and three storey units in two clusters at the front of the site at 7491, 7531 and 7551 No. 2 Rd on a site zoned Medium Density Townhouses (RTM3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback for portions of the second and third floors of the buildings fronting No. 2 Rd. from 6.0m to a minimum of 5.6m.
 - b) Increase the maximum lot coverage for buildings from 40% to 42.2%.
 - c) Reduce the lot area restricted to landscaping live plant material from 30% to 23.5%.
 - d) Permit up to 6 tandem parking stalls.


for Brian J. Jackson, MCIP
Director of Development

BJJ:dcb
Att. 2

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 14 two and three storey townhouse units at 7491, 7531 and 7551 No. 2 Rd on a site zoned Medium Density Townhouses (RTM3). The site currently contains 3 single family dwellings.

The property at 7491 No. 2 Rd. is currently zoned "Two-Family Dwellings (RD1)" and the two properties at 7531 and 7551 No. 2 Rd. are currently zoned "Single Detached (RS1/E)". The entire site is being rezoned to Medium Density Townhouses (RTM3) for this project under Bylaw 8649 (RZ 10-516627).

The capacity analysis undertaken for this project indicates that no utility upgrades are required to accommodate the proposed development. Frontage and access driveway improvements will be undertaken via a Servicing Agreement prior to Building Permit issuance.

Development Information

The proposed site plan arranges 14 townhouses in two rows with six two storey duplex units at the rear and eight two and a half and three storey units in two clusters at the front of the site. Approximately 98.9 m² (1,064 ft²) of outdoor amenity space is provided at the south-west corner of the property allowing for the potential combining with future amenity space on the adjacent property should it redevelop. Future vehicle access is provided for the two neighbouring properties to the south (7557 No. 2 Rd and 5959 Lancing Rd.) via this project's internal drive aisle. The cross access agreement will also provide for access to two lots to the north (7471 and 7475 No. 2 Rd).

Site development constraints include a requirement for a 2m wide road dedication along approximately 35m of the site's frontage and a 3.0m wide utility right of way along the entire rear of the property.

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

Background

Development surrounding the subject site is as follows:

- To the North: Six detached residential units zoned RS1/E plus a duplex lot zoned RD1 lie immediately to the north of the subject property. North of these toward Udy Rd. are several townhouse developments on lots zoned RTL1 and RTL3.
- To the East: On the east side of No. 2 Rd. is a mix of detached single family residential lots zoned RS1/K and RS1/E and a vacant duplex lot zoned RD1. A pedestrian pathway connects Chatsworth Rd with No. 2 Rd. just north of the Lancing Rd. intersection.
- To the South: Two detached residential units zoned RS1/E and the Lancing Rd. intersection with No. 2 Rd. South of Lancing Rd. is a relatively new medium density townhouse development zoned RTM1. The Blundell Rd. community commercial shopping centre is located nearby at the corner of No. 2 Rd. and Blundell Rd.

- To the West: Large single detached residential lots zoned RS1/B, RS1/E and RS1/H.

Rezoning and Public Hearing Results

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

- the necessity of a traffic island at the site entrance to control vehicle access to right-in/right-out only;
- detailed assessments of the tree retention possibilities;
- live plant coverage;
- exploration of opportunities to improve the usability and safety of the amenity space, increasing the area and function of the site's permeable paving, increasing fenestration along garage doors and at the sides of some of the buildings.
- Review of exterior material selections, building pallets and landscaping plans.

The Public Hearing for the rezoning of this site was held on November 15, 2010. At the Public Hearing, a number of concerns about rezoning the property were expressed by the public. Council heard from one of the owners living adjacent to the site and received written submissions from two other property owners plus a petition with twelve signatures by No. 2 Rd. neighbours.

Land use related concerns identified in these submission included potential reductions in property values, increased traffic and traffic congestion, noise pollution and concerns regarding the densification of the neighbourhood.

Design related concerns identified included the potential shading of the front lawn of 7475 No. 2 Rd. (the lot to the immediate north), the loss of privacy created by overlook of windows onto 7475 No. 2 Rd., the height of the front structures relative to the existing single family residential dwellings, the mitigation of vehicle lights onto the adjacent property and the removal of existing trees.

At Public Hearing, Council directed staff to review during the development permit process:

- (i) the overlook of windows in the proposed development to the windows in Mr. Berezan's home at 7475 No. 2 Rd.;
- (ii) the shadowing created by the proposed development;
- (iii) the height of the townhouse unit next to 7475 No. 2 Rd.; and
- (iv) if landscaping elements can mitigate light from vehicles traveling on the drive aisle in the setback area.

Council also directed Staff to ensure that Mr. Berezan, the owner of 7475 No. 2 Rd., was provided with information regarding the date, time and place of the meeting of the Development Permit Panel when the application to develop 7491, 7531 and 7551 No. 2 Rd. is to be discussed.

Staff worked with the applicant to address these issues in the following ways:

The applicant was requested to reduce the height of the north end unit of building 1 and the south end unit of building 2 from two and a half storeys to two storeys thereby reducing potential overlook and shadowing of neighbouring lots.

Six foot (1.8m) high wood fencing has been proposed for the rear and about 2/3rds of each of the two sides of the site to address privacy concerns. Three and a half foot high (1.07m) aluminium fencing is proposed along the street frontage and about 1/3rd of the way into the site along the northern and southern property boundaries.

The applicant was asked to review the landscaping plans to address potential vehicle lighting concerns. The revised landscaping plans include planting that helps address these concerns.

A traffic island to limit vehicle access to right in, right out turns at the development entrance has been incorporated into the servicing agreement plans.

The applicant has provided confirmation that they have met with the owner of 7475 No. 2 Rd., provided him with a set of the basic site plans and advised him of the meeting date and time for the Development Permit Panel meeting where this application will be reviewed.

Tree Preservation staff undertook two on-site reviews of the existing trees and additional opinions were sought from the applicant's consulting arborist. The results are detailed later in this report.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Medium Density Townhouses (RTM3) zoning schedule except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Reduce the front yard setback for portions of the second and third floors of the buildings fronting No. 2 Rd. from 6.0m to a minimum of 5.6m. **(This variance provides vertical relief to the building face. The variance is also necessitated by the 2m road dedication required along No. 2 Rd.)**
- 2) Increase the maximum lot coverage for buildings from 40% to 42.2%. **(This variance is in part a result of the road dedication requirement plus the height reductions to units B and B1 which have resulted in more ground space being required for the development.)**
- 3) Reduce the lot area restricted to landscaping live plant material from 30% to 23.5%. **(Also a result of the road dedication requirement and the height reductions in the building forms plus a requirement to accommodate a vehicle space turnaround on site. Although the live landscaping coverage is reduced, the site porosity achieved is in excess of 37% providing good water infiltration across the site.)**
- 4) Permit up to 6 tandem parking stalls. **(Can be accommodated subject to a requirement for covenant on title to prevent garage spaces from being converted to habitable spaces).**

Staff support the proposed variances as reasonable design responses to the design and physical constraints associated with the site. These variances have been reviewed, and are supported, by the Advisory Design Panel members.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed design. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 22, 2010, 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

- Two storey duplexes have been situated along the rear of the lot to minimize the impact of the development with the existing adjacent single family dwellings to the west.
- Massing of the two buildings fronting onto No. 2 Rd. has been reduced to 2 storey units at both the northern and southern edges to transition to the existing adjacent single family houses.
- Typical sideyard setbacks of 3m are maintained along both the northern and southern property lines.
- The rear setback is typically a minimum of 4.5m conforming with Official Community Plan guidelines.

Urban Design and Site Planning

- The main vehicle entrance is 7.5m wide at No. 2 Rd. tapering down to 6.7m along the length of the interior drive aisle.
- The drive aisle provides for future access to the two lots to the south, 7557 No. 2 Rd. and 5959 Lancing Rd as well as for future vehicle access to 7471 and 7475 No. 2 Rd. to the north should it be required. The access is secured via an access agreement as a condition of the Rezoning.
- Vehicle turning movement restrictions will be in place at the No. 2 Rd. entrance via the installation of a traffic control island. Access will be limited to right in, right out movements.
- Visitor parking (including a single disabled parking stall) has been provided in the interior space of the site rather than within the sideyard setbacks.
- Garbage & recycling enclosures are located at the side of unit B1 in Building 1 along the entrance driveway. Sliding doorways are incorporated to ensure no encroachment occurs into the drive aisle.
- A convertible unit plan has been provided for two units (units C2 and C2a) that would accommodate accessible access including provision for an elevator. Staff have requested notations on the plans for removable joists and adjustments to the concrete floor pad in the area planned to accommodate the potential elevator.
- The site layout retains the required 6 m setback along the entire frontage to No. 2 Rd. despite the 2.0m wide road dedication. The noted exception to this is the variance for the second and third storey projections in Buildings 1 and 2.
- Each of the units fronting onto No. 2 Rd. will have individual doorways and sidewalks connecting to the street.

- Fencing and landscaping elements provide a separation between public and private space along No. 2 Rd.
- Six foot high wood fencing around the sides and rear of the site provide privacy to adjacent properties.

Architectural Form and Character

- Exterior finishes consist of a mix of hardiplank shingles and siding, woodgrain vinyl siding and wood batten. Roofing shingles are asphalt.
- The buildings are reasonably articulated both vertically and horizontally.
- Finishes on the two front buildings varies between units and between buildings on the rear units.
- The roof line varies along its length and includes a combination of gables and hip roof forms.
- The interior design of the units calls for solid wood blocks for grab bars in all bathrooms and lever handles to be used.

Landscape Design and Open Space Design

- The arborist's initial report recommended removing sixteen (16) of the twenty (20) bylaw sized trees on the site due to poor condition or conflict with the development. As a result of follow up assessments with the consulting arborist and City tree protection staff, several trees originally proposed for retention were found to be unsuitable. Two trees (tag #9 and #13) within the 2m wide dedicated frontage strip were found to have disease problems and weaknesses due to prior pruning. A third tree, a large horse chestnut tree (tag #16) in the southwest side yard, was also found to be a poor candidate due to prior pruning of branches, its encroachment over the neighbouring property and the fact that additional pruning to accommodate the development would result in a lopsided appearance. The tree was also found to have a physical problem with a poor attachment of its largest stem. As a result of these reassessments, only one tree has been determine to be retainable on site. The submitted landscape plans provide thirty replacement trees, consisting of Japanese Maple, Serbian Spruce, Amanosawa Cherry and Chanticleer Pear species are proposed. Based upon staff's review compensation will be sought for 8 trees.
- New tree planting will not be permitted within the rear utility ROW corridor.
- Tree protection fencing is to be installed to protect several trees on neighbouring lots adjacent to the subject property.
- An outdoor amenity space approximately 98.9 m² (1,064 ft²) is proposed along the southwest corner of the site. It is anticipated that this area could be joined with a future amenity area for the properties to the south should they redevelop. A portion of the perimeter fencing would need to be removed in the future to combine the amenity area with the neighbouring lot. It should be noted however that there are no legal requirements for this to take place.
- A cash contribution is being provided in lieu of indoor amenity space.
- A separate pedestrian access to the interior of the site is proposed along the southern property setback. The pathway material is proposed to be gravel which will assist with ground water infiltration.
- Permeable pavers are proposed in several locations along the drive aisle, all of the visitor parking stalls and adjacent to the mailboxes, garbage / recycling areas. More than 37% of the site is permeable which exceeds Zoning Bylaw requirements.
- A six foot high cedar fence is being provided along most of the perimeter of the site except along the frontage and part of the entrance drive aisle which will have a 42 inch high aluminium fence.
- The live plant materials cover approximately 23.5% of the net site.

Crime Prevention Through Environmental Design

- Common areas such as the mailbox facility and the garbage/recycling centres are located in areas with high visibility.
- Entrance doors for both the units fronting No. 2 Rd. and the units fronting the internal drive aisle are positioned to be visible from these roadways as opposed from recessed or around corners.

Conclusions

The applicant has made a number of modifications to the original design proposed for this development in order to appropriately address concerns raised by local residents.

Notably the reduced height of end units fronting onto No. 2 Rd., the incorporation of additional landscaping to reduce stray lights from vehicles, the review of window placement and the installation of six foot high perimeter fencing along the sides and rear of the property were all incorporated with the purpose of making this development fitting with the immediate neighbourhood.

Staff believe that the design response has merit and are recommending support for this development permit application.



David Brownlee
Planner 2

DCB:cas

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 \$38,358.60 (based on total floor area of 19,179.3 ft²).
- Receipt of a contribution of \$4,000 to the City's tree planting fund as compensation for 8 trees.

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 10-540948 **Attachment 1**

Address: 7491 / 7531 and 7551 No. 2 Rd.
 Applicant: Yamamoto Architecture Inc. Owner: Sian Group Investments Inc.
 Planning Area(s): Blundell Sec 13-4-7
 Floor Area: 1,744.77 sm (18,781.2 sq.ft.)

	Existing	Proposed
Site Area:	Gross: 2,631 m ² (28,324 ft ²)	after dedications: 2,562 m ² (27,577 ft ²)
Land Uses:	Residential – Detached Single	Residential – Multi-family
OCP Designation:	Neighbourhood Residential	Same
Zoning:	7491 No. 2 Rd.: RD1 7531 and 7551 No. 2 Rd.: RS1-E	Medium Density Townhouses (RTM3)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Medium Density Townhouses (RTM3)	0.7 FAR	none permitted
Lot Coverage:	Max. 40%	42.2% on net site	Variance
Setback – Front Yard:	Min. 6.0 m	5.6 m	Variance of 0.4m for projection of 2 nd and 3 rd floors of units fronting No. 2 Rd.
Setback – Side Yard:	Min. 3.0 m	3.0 m	none
Setback – Rear Yard:	Zoning Min. 3.0 m OCP Min. 4.5 m	Min. 4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.0m; 3 storeys max	none
Lot Size:	Min. 50m wide x 35m deep	Approx. 58.39m wide x 44.25m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	28 (R) and 3 (V)	28 (R) and 3 (V)	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	24	31	none

	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces	not permitted	6 tandem stalls	Variance for 6 tandem stalls
Bicycle Stalls:	Class 1: 1.25/dwelling (18 req.) Class 2: 0.2/unit (3 req.) Total Req: 21 stalls	2 bike stalls for each of the tandem parking units (16 spaces) and 1 for each of the double car units (6 spaces). Plus a 4 stall bike rack for visitors. Total Provided: 26 stalls	none
Amenity Space – Indoor:	Min. 70 m ²	cash in lieu (\$14,000) via rezoning conditions	none
Amenity Space – Outdoor:	84 m ² (904 ft ²)	98.9 m ² (1064 ft ²)	none
Lot Area Covers by Live Plant Material	30%	23.5%	Variance

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 22, 2010 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 10-540948 – 14 UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Taizo Yamamoto, Yamamoto Architecture Inc.

PROPERTY LOCATION: 7491, 7531 & 7551 No. 2 Road

LOCATION:

Panel Discussion

Comments from the Panel were as follows:

- floor plans of all two-storey units are similar; consider convertibility of all these units if there are no supporting walls that would interfere with the conversion;
- no concern on proposed variances as they are needed to make the project work;
- to increase fenestration at the end of some buildings, consider (i) adding windows to the north side of Building 2 as it is adjacent to the parking space, and (ii) adding windows and changing the siding on the south side of Buildings 1 and 3;
- north side of Buildings 1 and 5 and south side of Building 2 do not need further design development;
- like the design in the amenity area as it provides privacy; will encourage residents to use the space notwithstanding the CPTED issues;
- agree with the comment to remove the permeable paving currently proposed in the central drive aisle and increase permeable paving at the entrance way and at the south end of the drive aisle; like the idea of two strips of permeable paving running the length of the drive aisle;
- like the layout and placement of the buildings considering the tightness of the site; character matches the neighbourhood;
- concern on the entrance driveway exiting onto No. 2 Road which is a busy and high-traffic area; considering improvements to the sight lines for vehicles coming in and out of the site;
- investigate whether the garbage and recycling enclosures located at the side of Building 1 will create noise, smell and safety issues to the residents of the building; might affect livability of the building;

- site is well-resolved; live plant material coverage is appropriate considering the tightness of the site;
- consider extending the decorative paving (noting the difference between decorative paving and functional permeable paving) to the property line to present a higher quality image visible from the street and to reduce the speed of traffic;
- suggest provision of benches for circular seating around the horse chestnut tree; make the horse chestnut tree a feature;
- listing of landscape materials provided are readable;
- make the paving bolder and consider extending the permeable paving to the property line; will make a statement on the sustainability objective of the project and increase its level of richness;
- consider ways of defining the entrance to the project; provide a sense of place and make it noticeable to differentiate it from other similar developments;
- details are quite generic; consider making deviations in visible and key areas to provide richness and give a sense of identity to the project;
- look at a different approach to the amenity area; consider the European approach where smooth aggregate or sand is used; provide a seating and multi-use area; can be used as play area for children where they could run around and ride a tricycle; preserve and protect the horse chestnut tree; planting needed around the area;
- project is a typical townhouse development in Richmond;
- consider introducing more solid materials such as masonry to enhance the exterior design of the buildings; hardie siding proposed is too light;
- notwithstanding the small size of the project, consider public art and integrate with building design;
- inadequate lane treatment is a common weakness that the project shares with other similar developments;
- massing and character of Buildings 1 and 2 are well-resolved;
- Buildings 3, 4 and 5 treated like coach houses; no visual connection with the lane; location of visitor parking interferes with establishment of a sense of entry to the units; details of entry to the units are not yet resolved;
- amenity area is adequate considering the size of the development;
- suggest two strips of permeable paving throughout the length of the drive aisle; worked well in another development in dissipating rainwater throughout the lane;
- design of the amenity area works well;
- general design of the project is very respectful of the neighbouring developments; and

- commend the applicant for the effort put into the presentation of the project to the Panel; model is appreciated; best presentation given on this type of project; provides desired information about the project.

Panel Decision (Design responses appear in normal text after each comment.)

It was moved and seconded

That the Advisory Design Panel supports DP 10-540948 moving forward to the Development Permit Panel subject to:

A. *The applicant making the following improvements to the project design:*

1. *design development to increase fenestration through (i) provision of more windows in north elevation of Building 2, and (ii) addition of windows and changes in the siding at the south elevation of Buildings 1 and 3;*

- Windows added to Building 2 North elevation garage and dining room.
- Windows added to Building 1 South elevation garage and dining room.
- Windows added to Building 3 South elevation garage and living room.
- Masonry proposed at the ground floor at the following locations:
 - Building 1 east elevation.
 - Building 2 east and south elevation.
 - Building 3 east and south elevation.
 - Building 4 east elevation.
 - Building 5 east elevation.

2. *design development to provide two strips of permeable pavers throughout the full length of the drive aisle;*

- Revised per comment.

3. *design development to extend permeable pavers to the property line;*

- Revised per comment.

4. *design development to entries of Buildings 3, 4 and 5 through further development of architectural vocabulary;*

- Entries of Buildings 3, 4 and 5 emphasized with larger entry porches and masonry at the ground floor besides entry walkways are proposed. Windows added on side of garage facing walkway to enhance visual interest.

B. *The applicant taking into consideration the following comments:*

5. *consider convertibility of all two-storey buildings;*

- Two convertible units proposed.

6. *consider improving sight lines at the entrance to the drive aisle to address safety*

issue;

- Planting and project sign at entrance low to maintain sight lines.

7. *investigate whether the garbage and recycling enclosures at the side of unit B1 in Building 1 can be relocated to address possible noise, smell and safety issues;*

- Garbage and recycling enclosure doors are facing away from entries and is located at a convenient location for both residents and garbage/recycling pick up.

8. *consider another approach to the amenity area such as (i) making the horse chestnut tree a feature, (ii) adopting a circular seating design, and (iii) using the space as play area for children;*

- Extra planting removed, only grass proposed at the base of the tree to allow it to become more of a focal point.

- In order to minimize the impact on the tree roots, no benches are proposed.

9. *reconsider means to define the entrance to the development to give a sense of identity to the subject development and provide distinctness from similar developments in the neighbourhood;*

- Additional detail incorporated in streetscape fencing to enhance identity and individuality of project.

10. *consider integrating public art notwithstanding the size of the development;*

- Developer not pursuing Public Art Program.

11. *consider introducing materials with a more solid character, such as masonry, to enhance the exterior design of the buildings; and*

- Masonry added to the ground floor.

12. *consider alternate locations for visitor parking to provide a sense of entry to units in Buildings 3, 4, and 5.*

- Spaces between buildings increased to allow for larger porches and more defined entries, visitor parking to remain between Buildings 3, 4 and 5, and to retain amenity area and ample landscape buffers along side yard property lines.

CARRIED



No. DP 10-540948

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 7491, 7531 AND 7551 NO. 2 ROAD, RICHMOND, BC
Address: 2386 OAK STREET, VANCOUVER, B.C. V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the front yard setback for the second and third floors of the principal buildings from 6.0m to a minimum of 5.6m.
 - b) Increase the maximum lot coverage for buildings from 40% to 42.2%.
 - c) Reduce the lot area restricted to landscaping live plant material from 30% to 23.5%.
 - d) Permit up to 6 tandem parking stalls.
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 #4b 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 \$38,358.60 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 10-540948

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 7491, 7531 AND 7551 NO. 2 ROAD, RICHMOND, BC
Address: 2386 OAK STREET, VANCOUVER, B.C. V6H 4J1

- 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.

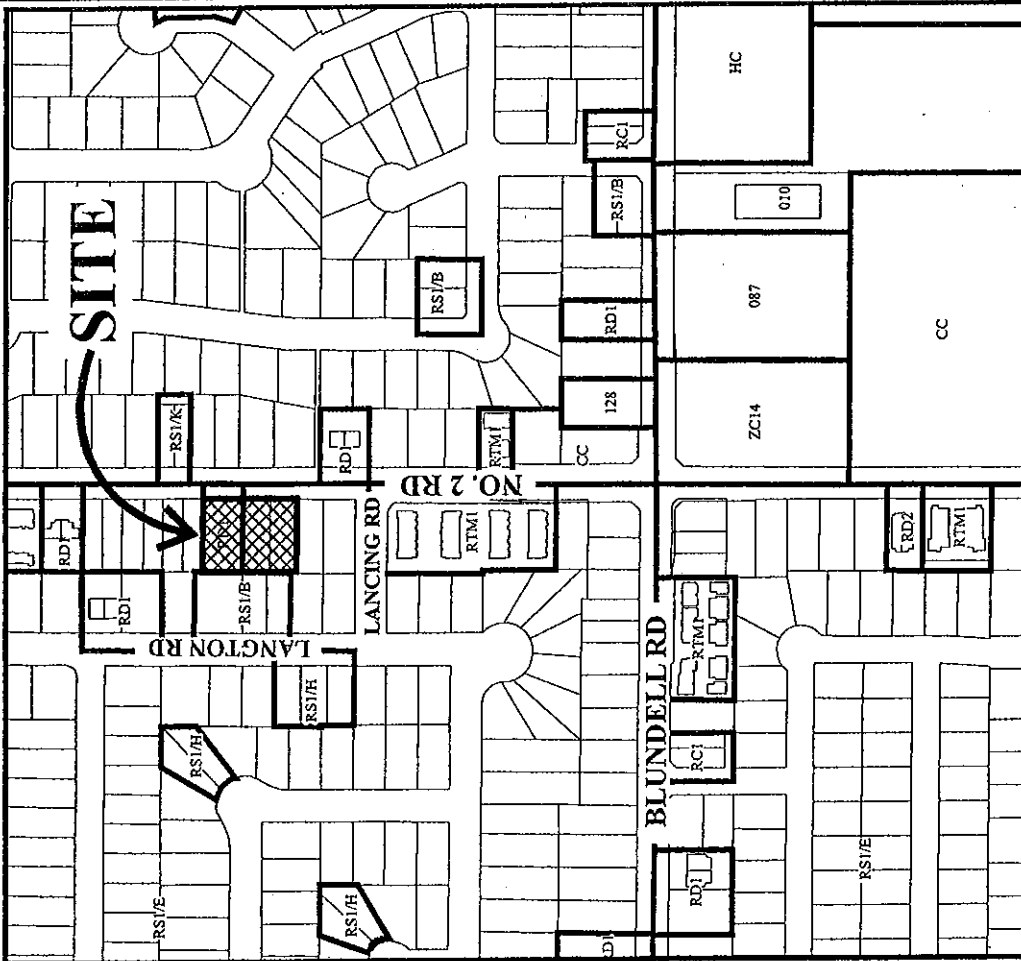
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR

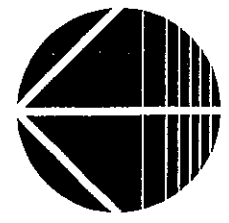


City of Richmond



44.76	12.47	12.47	20.12	16.47	20.12	16.46	7557	16.46	26.16	7540
44.77	12.47	12.47	29.78	14.89	14.90	12.00	7551	10.99	21.34	7500
44.78	12.47	12.47	24.95	18.47	45.26	16.46	7491	16.46	15.17	7490
									15.17	7470
									10.06	7468
									10.06	7460

NO. 2 RD

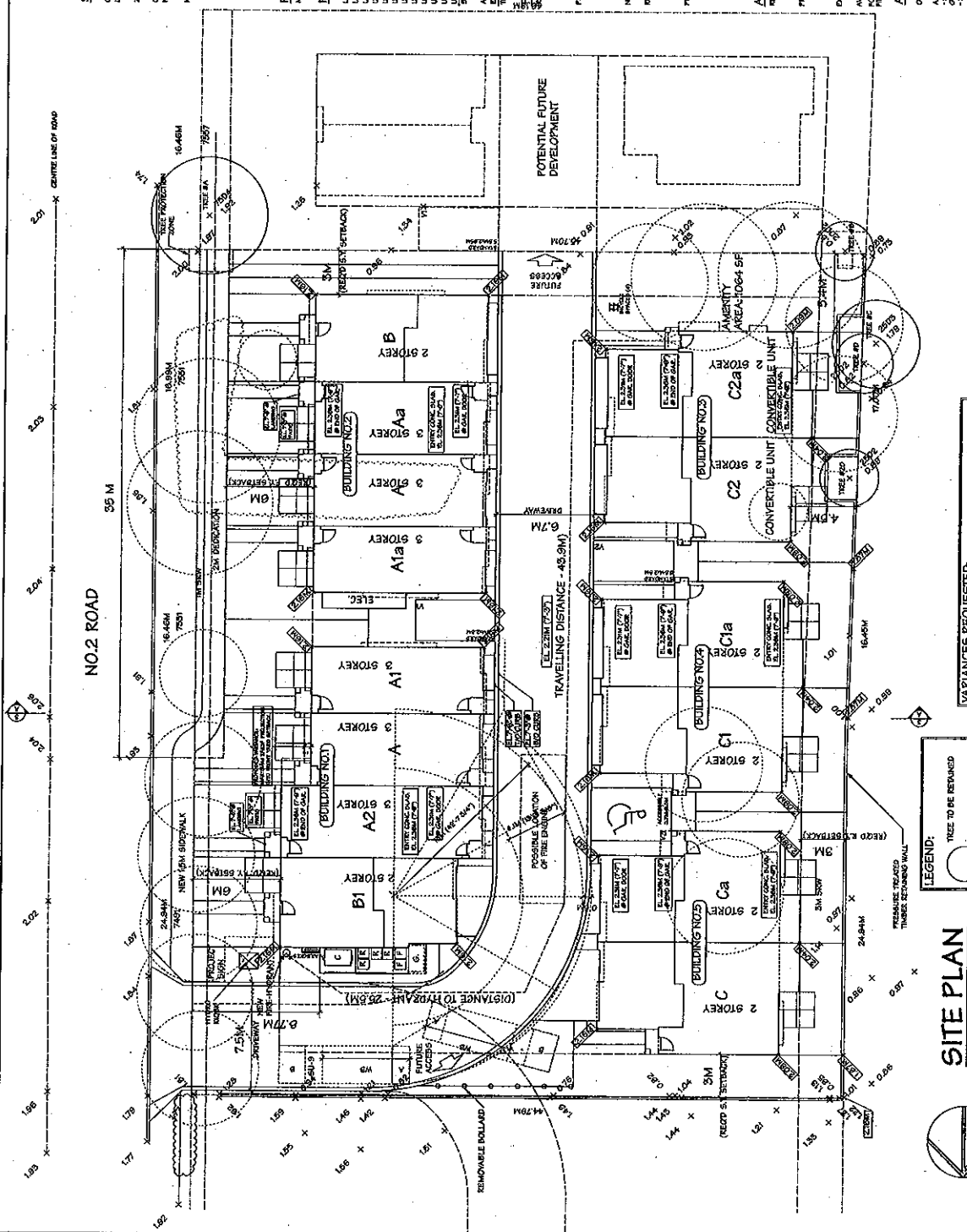


DP 10-540948 SCHEDULE "A"

Original Date: 08/25/10

Revision Date:

Note: Dimensions are in METRES



STATISTICS:
 SITE ADDRESS:
 LEGAL DESCRIPTION:
 ZONING:
 GROSS SITE AREA:
 NET SITE AREA:
 MAX LOT COVERAGE:

PROPOSED FLOOR AREA:
 UNIT A (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT A (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT A (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT A (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT B (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT B (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT B (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT B (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT C (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT C (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT C (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT C (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT D (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT D (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT D (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT D (4 BAY) x 1 UNIT = 1000.0 SQ.FT.

PARKING:
 REQUIRED: 14 UNITS
 PROVIDED: 24 SPACES (SEE PLAN)
 TOTAL: 24 SPACES (SEE PLAN)

AMENITY AREA:
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)

ADDITIONAL NOTES:
 ONE CONVERTIBLE UNIT PROVIDED - UNIT C2 IN BUILDING 3
 ASHES IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS
 ALL UNITS TO BE PROVIDED WITH IN-UNIT WASHERS AND DRYERS
 ALL UNITS TO BE PROVIDED WITH IN-UNIT STOVE AND OVEN
 ALL UNITS TO BE PROVIDED WITH IN-UNIT REFRIGERATOR
 ALL UNITS TO BE PROVIDED WITH IN-UNIT DISHWASHER
 ALL UNITS TO BE PROVIDED WITH IN-UNIT AIR CONDITIONING
 ALL UNITS TO BE PROVIDED WITH IN-UNIT BATHING AND BODIE MAINTENANCE

STATISTICS:
 SITE ADDRESS:
 LEGAL DESCRIPTION:
 ZONING:
 GROSS SITE AREA:
 NET SITE AREA:
 MAX LOT COVERAGE:

PROPOSED FLOOR AREA:
 UNIT A (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT A (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT A (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT A (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT B (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
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 UNIT B (3 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT C (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT C (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT C (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT C (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT D (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT D (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT D (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT D (4 BAY) x 1 UNIT = 1000.0 SQ.FT.

PARKING:
 REQUIRED: 14 UNITS
 PROVIDED: 24 SPACES (SEE PLAN)
 TOTAL: 24 SPACES (SEE PLAN)

AMENITY AREA:
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
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ADDITIONAL NOTES:
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 ASHES IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS
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 ALL UNITS TO BE PROVIDED WITH IN-UNIT BATHING AND BODIE MAINTENANCE

STATISTICS:
 SITE ADDRESS:
 LEGAL DESCRIPTION:
 ZONING:
 GROSS SITE AREA:
 NET SITE AREA:
 MAX LOT COVERAGE:

PROPOSED FLOOR AREA:
 UNIT A (3 BAY) x 2 UNITS = 2000.0 SQ.FT.
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PARKING:
 REQUIRED: 14 UNITS
 PROVIDED: 24 SPACES (SEE PLAN)
 TOTAL: 24 SPACES (SEE PLAN)

AMENITY AREA:
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ADDITIONAL NOTES:
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 ALL UNITS TO BE PROVIDED WITH IN-UNIT DISHWASHER
 ALL UNITS TO BE PROVIDED WITH IN-UNIT AIR CONDITIONING
 ALL UNITS TO BE PROVIDED WITH IN-UNIT BATHING AND BODIE MAINTENANCE

SITE PLAN
 SCALE: 3/32" = 1'-0"

VARIANCES REQUESTED:
 - MAX CAN 275' PROJECTION INTO FRONT YARD SETBACK
 - LOT COVERAGE OF 42.2% NET, 41.1% GROSS

LEGEND:
 TREE TO BE RETAINED
 TREE TO BE REMOVED
 TREE PROTECTION ZONE

PLAN #1

Yamamoto Architecture Inc.

STATISTICS:
 SITE ADDRESS:
 LEGAL DESCRIPTION:
 ZONING:
 GROSS SITE AREA:
 NET SITE AREA:
 MAX LOT COVERAGE:

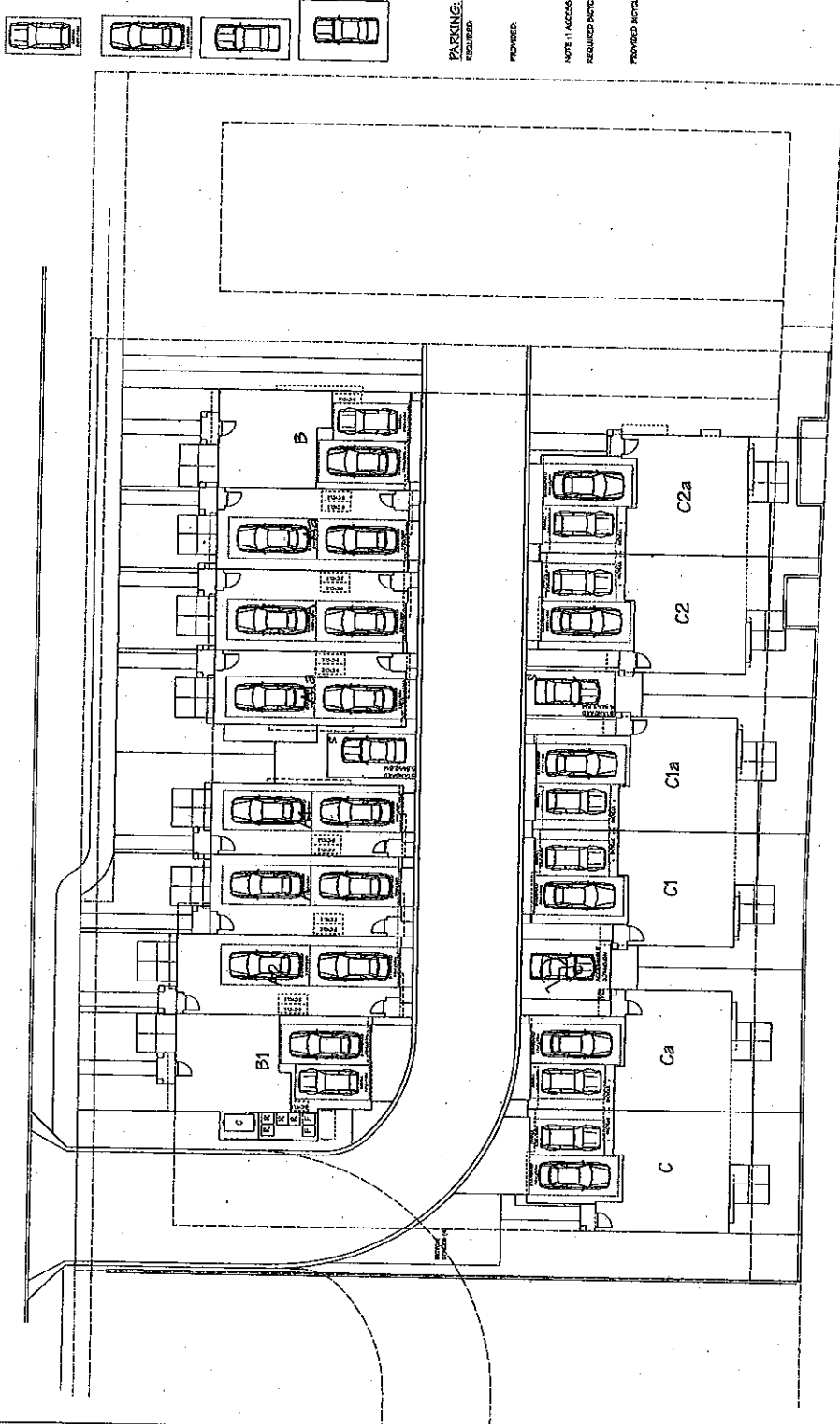
PROPOSED FLOOR AREA:
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 UNIT C (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
 UNIT C (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT C (4 BAY) x 1 UNIT = 1000.0 SQ.FT.
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 UNIT D (4 BAY) x 2 UNITS = 2000.0 SQ.FT.
 UNIT D (4 BAY) x 1 UNIT = 1000.0 SQ.FT.

PARKING:
 REQUIRED: 14 UNITS
 PROVIDED: 24 SPACES (SEE PLAN)
 TOTAL: 24 SPACES (SEE PLAN)

AMENITY AREA:
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)
 PROVIDED: 1 UNIT TO SOAK (1000.0 SQ.FT.)

ADDITIONAL NOTES:
 ONE CONVERTIBLE UNIT PROVIDED - UNIT C2 IN BUILDING 3
 ASHES IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS
 ALL UNITS TO BE PROVIDED WITH IN-UNIT WASHERS AND DRYERS
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 ALL UNITS TO BE PROVIDED WITH IN-UNIT REFRIGERATOR
 ALL UNITS TO BE PROVIDED WITH IN-UNIT DISHWASHER
 ALL UNITS TO BE PROVIDED WITH IN-UNIT AIR CONDITIONING
 ALL UNITS TO BE PROVIDED WITH IN-UNIT BATHING AND BODIE MAINTENANCE

NO.2 ROAD

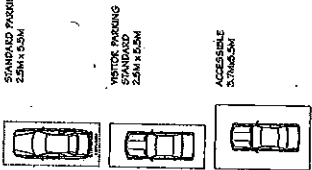


SMALL PARKING SPACE (GARAGE)
2.5M x 4.0M

VERTICAL BICYCLE SPACE (GARAGE)
0.6M x 1.0M

STANDARD PARKING SPACE (GARAGE)
2.2M x 5.5M

HORIZONTAL BICYCLE SPACE (GARAGE)
0.6M x 1.5M



PARKING:
DESCRIBED

PROVIDED:

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:

PROVIDED BICYCLE:

2.0 SPACES x 4 UNITS	8 SPACES (RESIDENTS)
2.5 SPACES x 1 UNIT	2.5 SPACES (VISITORS)
TOTAL	10.5 SPACES
2 CAR TRUCKS GARAGES x 8 UNITS	16 SPACES (RESIDENTS)
2 CAR TRUCKS GARAGES x 8 UNITS	16 SPACES (SMALL)
5 SPACES x 1 UNIT	5 SPACES (VISITORS)
OPEN ACCESSIBLE PARKING	31 SPACES
TOTAL	68 SPACES
1.0 SPACES x 4 UNITS	4 SPACES (CLASS 1)
2.0 SPACES x 1 UNIT	2 SPACES (CLASS 2)
TOTAL	6 SPACES
2 SPACES x 6 GARAGES	12 SPACES (CLASS 1)
1 SPACES x 6 GARAGES	6 SPACES (CLASS 2)
BICYCLE SPACE	24 SPACES (CLASS 3)
TOTAL	42 SPACES

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SCALE: 1:100	DESIGNER: YAMAMOTO ARCHITECTURE INC.
DATE: 10/10/2011	PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT
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DATE: 10/10/2011	PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT
SCALE: 1:100	DESIGNER: YAMAMOTO ARCHITECTURE INC.

Yamamoto
Architecture Inc.

14 UNIT TOWNHOUSE DEVELOPMENT

PROJECT TITLE: PARKING PLAN

SCALE: 1:100

DATE: 10/10/2011

PROJECT NO.:

PROJECT:

CONTRACT NO.:

SCALE: 1:100

DATE: 10/10/2011

PROJECT NO.:

PLAN #2

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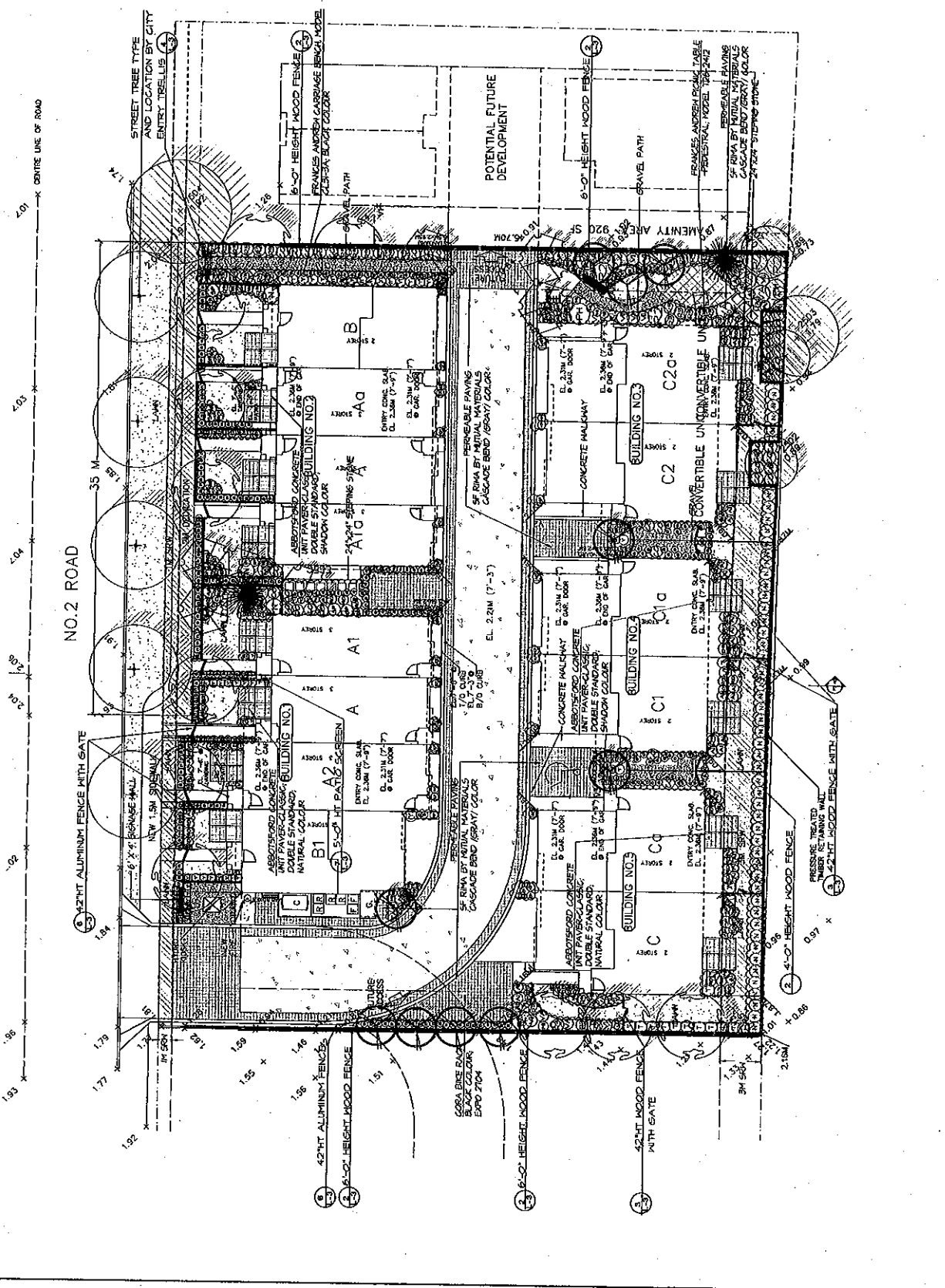
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DMG
 A Division of
 landscape architects
 1111 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 www.dmg-landscapes.com

PROJECT:
 14 TOWNHOUSE DEVELOPMENT
 7401, 7501, 7503 No.2 Road
 ROCKHAWK, GA

LANDSCAPE PLAN

DATE: 02/15/11	PROJECT NUMBER: L1
SCALE: AS SHOWN	OF 5
DRAWN BY: DMG	DATE: 02/15/11
CHECKED BY: DMG	PROJECT NUMBER: 10-101



PLAN #3

MAR 02 2011

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PLAN # 3B

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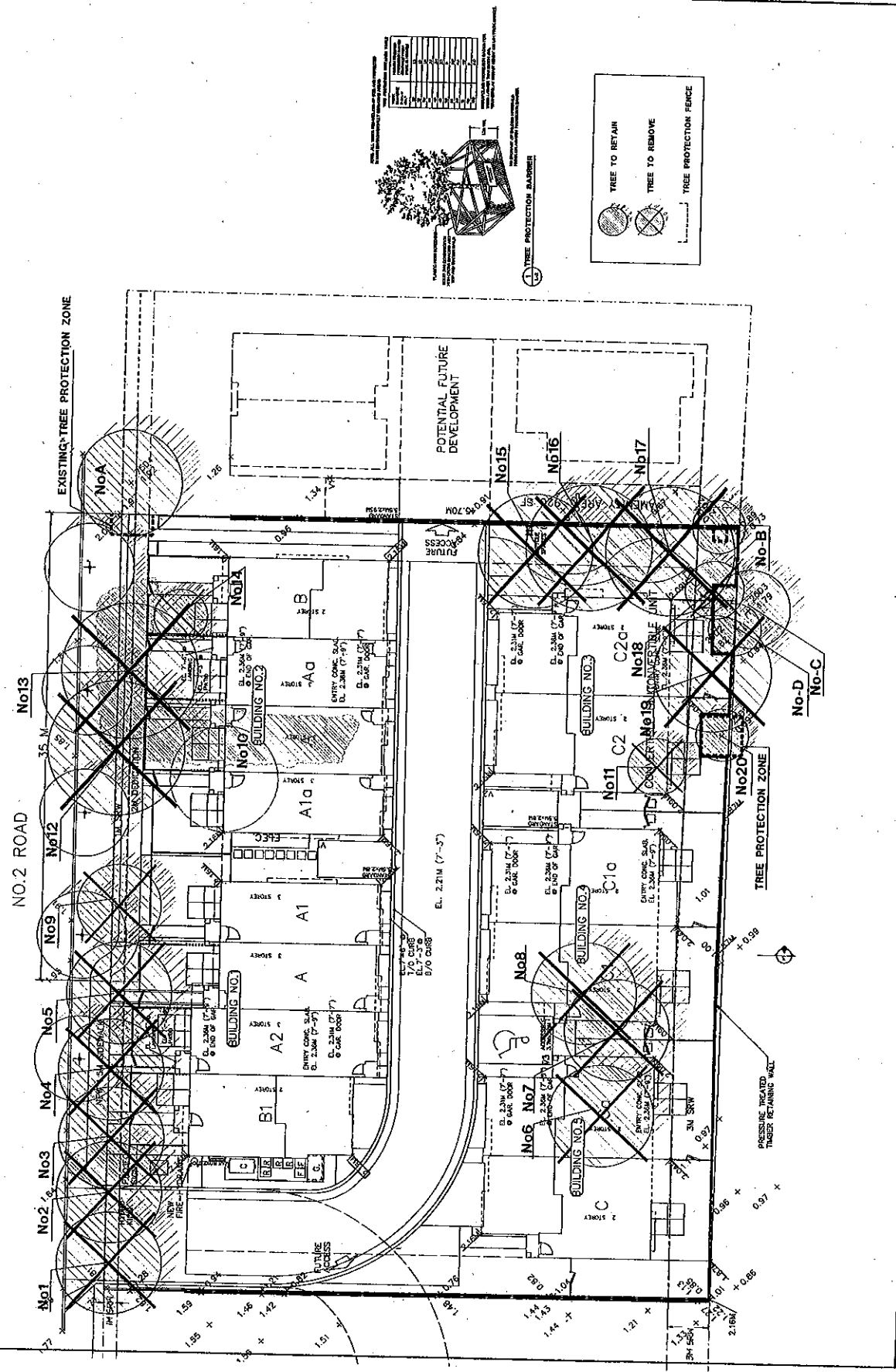
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 landscape architects
 210, 14th Street West
 Vancouver, British Columbia V6C 2K8
 Phone: 604-681-1111
 Fax: 604-681-1112

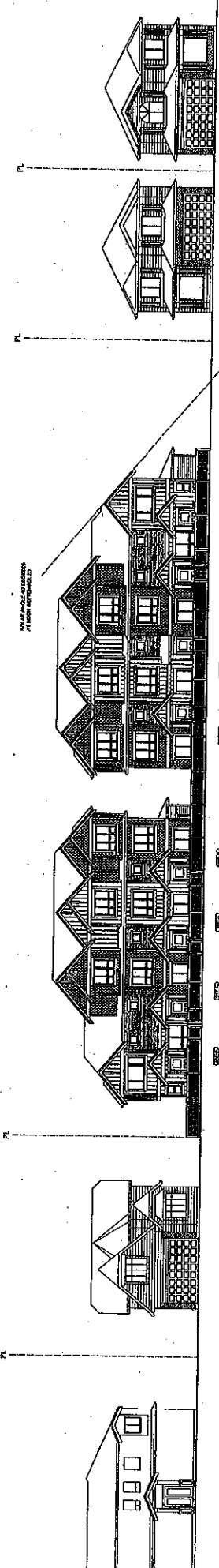
14 TOWNHOUSE DEVELOPMENT
 7451, 7531, 7551 No.2 Road
 RICHMOND, BC

TREE MANAGEMENT PLAN

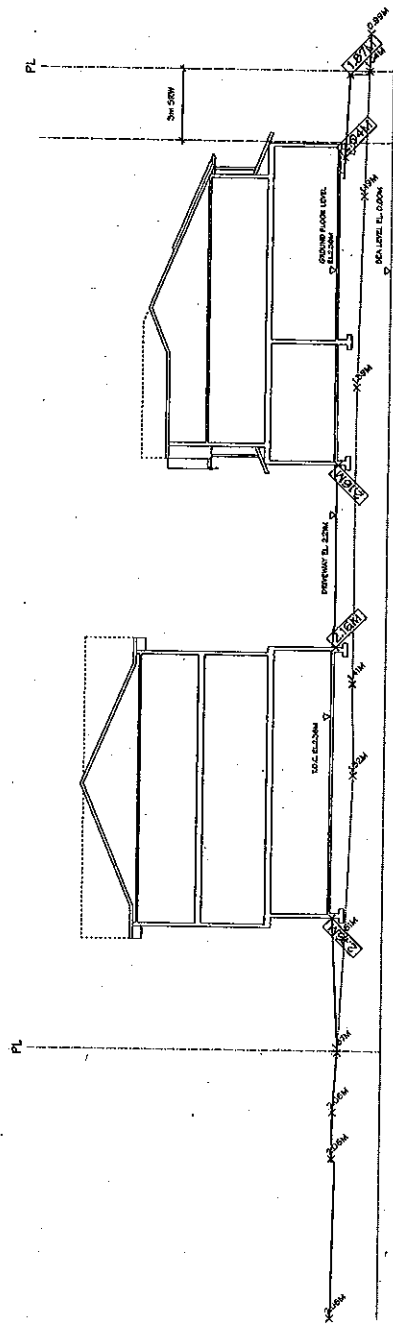
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PROJECT NUMBER: 10 540948	10-001



10-001



STREETSCAPE - NO. 2 ROAD
 SCALE: 3/32" = 1'-0"



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

PROJECT		DRAWING TITLE	
14 UNIT TOWNHOUSE DEVELOPMENT		SITE PLAN STATISTICS	
Yamamoto Architecture Inc.		TOTAL AREA - 100'	
2000 W. WASHINGTON ST. #100, WASHINGTON, DC 20007-5007		TOTAL FLOOR AREA - 1000'	
DATE: 03/02/11		SCALE: 1/8" = 1'-0"	
DRAWN BY: [Name]		CHECKED BY: [Name]	
DATE: 03/02/11		SCALE: 1/8" = 1'-0"	
PROJECT NO. 100		SHEET NO. 100	

PLAN #4

AGING IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS:
- 200% STRENGTH IN WALLS TO FACILITATE FALLS
- 1" REINFORCED CONCRETE FLOORING AND DOOR THRESHOLS

NO.	DATE	REVISIONS	COMMENTS
1	03/02/11	ISSUED FOR RFP	
2	03/02/11	ISSUED FOR RFP	
3	03/02/11	ISSUED FOR RFP	
4	03/02/11	ISSUED FOR RFP	
5	03/02/11	ISSUED FOR RFP	
6	03/02/11	ISSUED FOR RFP	
7	03/02/11	ISSUED FOR RFP	
8	03/02/11	ISSUED FOR RFP	
9	03/02/11	ISSUED FOR RFP	
10	03/02/11	ISSUED FOR RFP	

PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT

7401 WEST 79TH AVENUE, SUITE 100
DENVER, CO 80231

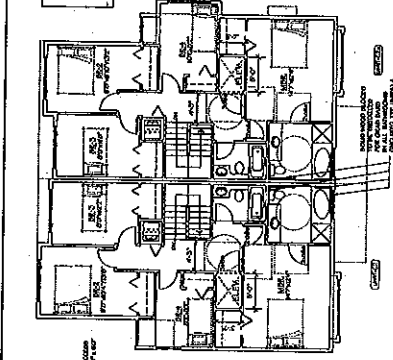
Yamamoto Architecture Inc.

7401 WEST 79TH AVENUE, SUITE 100
DENVER, CO 80231

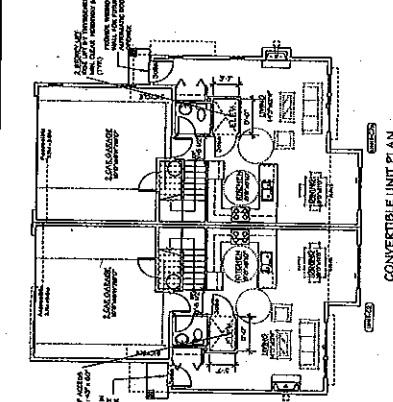
FLOOR PLANS

NO.	DATE	REVISIONS	COMMENTS
1	03/02/11	ISSUED FOR RFP	
2	03/02/11	ISSUED FOR RFP	
3	03/02/11	ISSUED FOR RFP	
4	03/02/11	ISSUED FOR RFP	
5	03/02/11	ISSUED FOR RFP	
6	03/02/11	ISSUED FOR RFP	
7	03/02/11	ISSUED FOR RFP	
8	03/02/11	ISSUED FOR RFP	
9	03/02/11	ISSUED FOR RFP	
10	03/02/11	ISSUED FOR RFP	

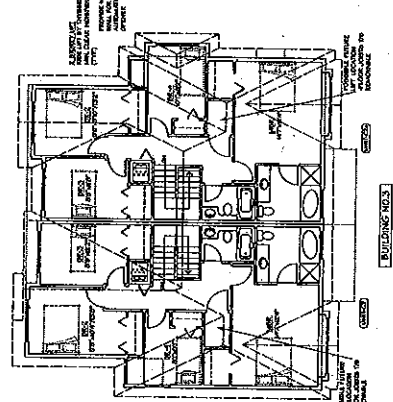
REFERENCE PLAN



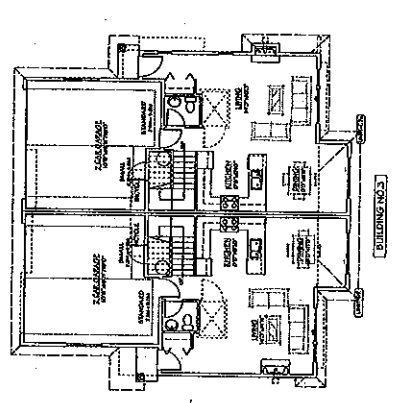
BUILDING NO. 1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



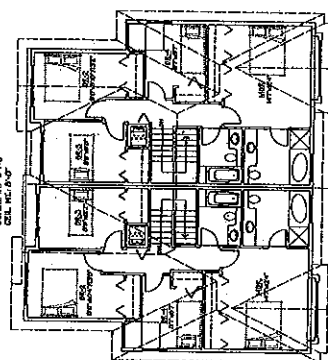
BUILDING NO. 1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



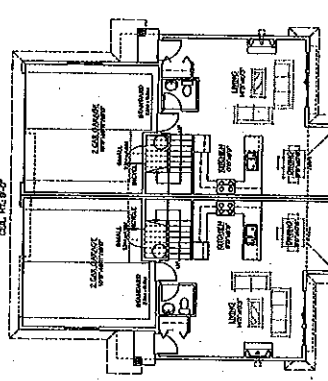
BUILDING NO. 2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



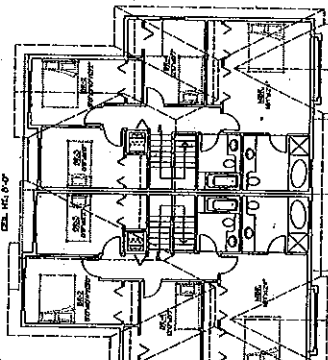
BUILDING NO. 2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



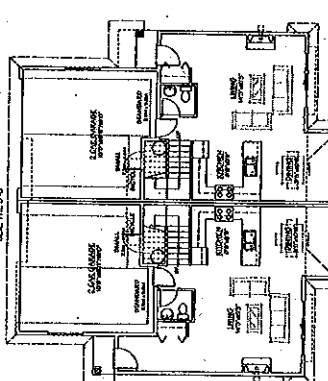
BUILDING NO. 3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



BUILDING NO. 3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



BUILDING NO. 4
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47



BUILDING NO. 4
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. NO. 8-47

- See enlargements -

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

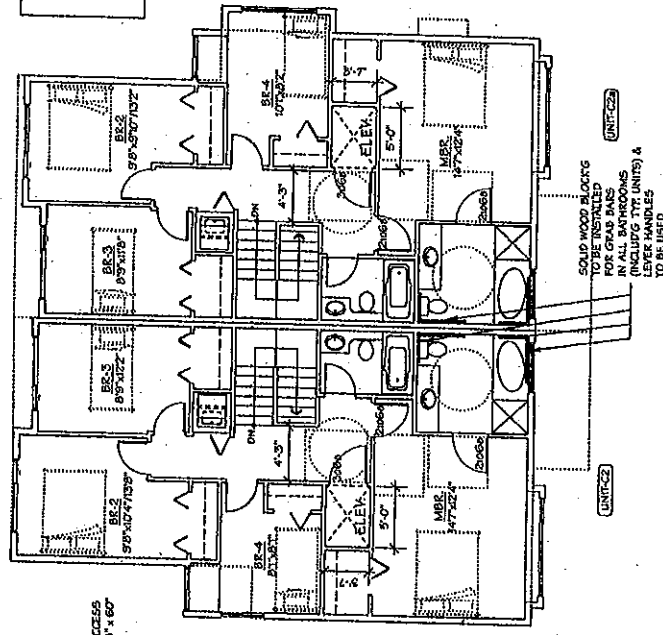
- SLOPE BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE
- 2" x 4" INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

MAR 02 2011

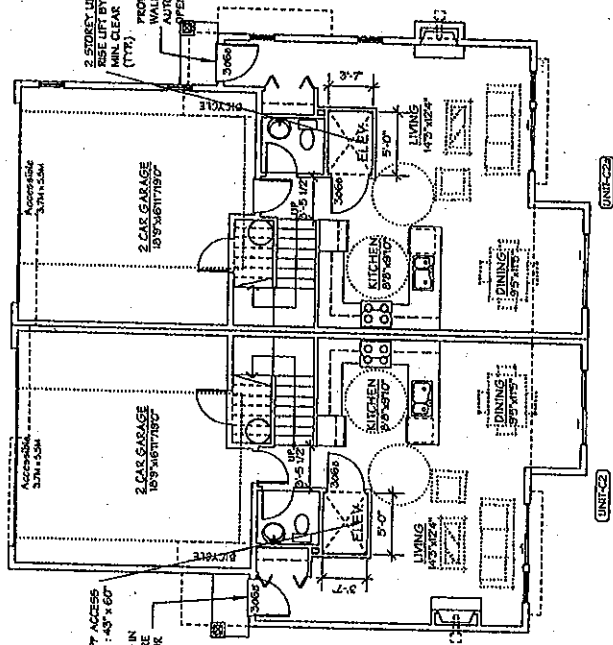
10 540948

DR

REFERENCE
PLAN



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



CONVERTIBLE UNIT PLAN

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEIL. HT: 9'-0"

2-STORY LIFT
RISE LIFT BY THYSSENKRUPP ACCESS
MIN. CLEAR. HOISTWAY SIZE: 4'-3" x 6'-0"
(TYP.)
PROVIDE WIRING IN
WALL FOR FUTURE
AUTOMATIC DOOR
OPENER.

2-STORY LIFT
RISE LIFT BY THYSSENKRUPP ACCESS
MIN. CLEAR. HOISTWAY SIZE: 4'-3" x 6'-0"
(TYP.)
PROVIDE WIRING IN
WALL FOR FUTURE
AUTOMATIC DOOR
OPENER.

ensure appropriate
discontinuity of floor
joists and concrete
rod adjustments to
accommodate future
stairwells.

Enlargement Page