



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** October 21, 2011  
**File:** DP 11-573871  
**Re:** **Application by Yamamoto Architecture Inc. for a Development Permit at  
7251 St. Albans Road**

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**Staff Recommendation**

That a Development Permit be issued which would permit the construction of four (4) townhouse units at 7251 St. Albans Road on a site zoned High Density Townhouses (RTH1).

A handwritten signature in cursive script, appearing to read 'Brian J. Jackson'.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop four (4) townhouse units at 7251 St. Albans Road. This site is being rezoned from Single Detached (RS1/E) to High Density Townhouses (RTH1) under Bylaw 8689 (RZ 10-528329).

The site currently contains one (1) single-family home. A Servicing Agreement for frontage beautification along St. Albans Road is required prior to issuance of a Building Permit for the site. It is noted that the new sidewalk must be designed to meander around the protected tree along St. Albans Road. All works at developers sole cost. In addition, a \$3,000 contribution to the Audible Pedestrian Sign (APS) system and pole modifications at the nearby special crosswalk at Bennett Road is required.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: An 8-unit townhouse complex zoned Medium Density Low Rise Apartments (RAM1);

To the East: Across St. Albans Road, St. Albans' Anglican Church zoned Assembly (ASY);

To the South: A duplex zoned Single Detached (RS1/E) and then a three-storey apartment (on top of parking) zoned Medium Density Low Rise Apartments (RAM1); and

To the West: A three-storey apartment (over a single-storey parking structure) zoned Medium Density Low Rise Apartments (RAM1).

### Rezoning and Public Hearing Results

The subject site is located between an townhouse complex (to the north) and a duplex (to the south). There is no opportunity to expand the development site since the owners of the duplex have no intention to sell prior to this proposal being forwarded to Public Hearing.

The Public Hearing for the rezoning of this site was held on February 21, 2011. At the Public Hearing, a resident from the adjacent apartment building expressed his concerns about the removal of a large tree on site and requested that consideration be given to larger replacement trees during the Development Permit Process.

The City's Tree Preservation Coordinator confirmed that the 60 cm calliper Douglas Fir tree has been previously topped at 8 m and again at 10 m. The result is the development of twin co-dominant branches at the 8m up the trunk. There is a visible 14 in. long inclusion at this main branch union. These structural defects are significant points in branch failure, especially in soft wood species such as Douglas Fir. This structural defect cannot be corrected by proper pruning measures. In addition, the tree has a significant lean to the north and at some point, the root plate has shifted as indicate by the lack of basal flare on the north side the tree. Although this tree has

visual presence, it is structurally defective such that it cannot be considered for long-term retention.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) four (4) replacement trees are required. Due to the configuration of the site and the optimal size for both ease of transport and maximum survival rate after planting, Tulip trees at 11 cm calliper, Purple Saucer Magnolia trees at 7 cm calliper, and Serbian Spruce trees at 4 m height are being proposed. A total of seven (7) replacement trees are integrated into the landscape design, which exceeds the 2:1 replacement ratio.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the High Density Townhouses (RTH1).

### **Advisory Design Panel Comments**

The subject application was not presented to the Advisory Design Panel on the basis of its small size, that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed height, building form, siting and orientation of the buildings respect the massing with surrounding existing residential developments.
- Windows on west side of unit A1 are reduced to minimize overlook to west property. Living spaces of the middle units are oriented towards the outdoor amenity space. High windows on second and third floor are incorporated on the north side of all "A" units to minimize loss of privacy and overlook to the adjacent development.
- A 1.8 m (6 ft.) high fence along the south property line will mitigate headlight glare to adjacent duplex to the south.
- Adjacent property to the south is expected to be redeveloped in the future to a housing form similar to the proposed development. A conceptual site development plan is on file. A cross-access agreement allowing access to/from the future development site to the south is secured through the rezoning.

#### ***Urban Design and Site Planning***

- The layout of the townhouse units is organized along one (1) short east-west drive aisle, providing access to the site and access to all unit garages from St. Albans Road.
- A total of four (4) units in two (2) duplex buildings are proposed. The eastern unit is oriented towards St. Albans Road and its main entrance is oriented towards the street. The main pedestrian accesses to the remaining three (3) units are oriented towards the internal drive aisle.
- Pedestrian character has been maintained and enhanced along St. Albans Road with the provision of at-grade living space, street front entries and additional landscaping.

- Unit A1 is proposed to encroach 1.0 m into the statutory right-of-way (SRW) along the west property line. Engineering Department has no concerns on the proposed encroachment. An encroachment agreement is required prior to Building Permit issuance.
- The provision of residential parking exceeds the bylaw requirement with a total of seven (7) parking spaces for four (4) units.
- One (1) visitor parking space is provided. Although accessible visitor parking space is not required for this small development, the visitor parking stall is proposed next to a walkway in order to provide additional door opening space for wheelchair users.
- A total of five (5) Class-1 bicycle parking spaces are provided within the garages and four (4) Class-2 bicycle parking spaces are provided in the outdoor amenity area.
- An outdoor amenity area is proposed at the center of the site with a play area where it will have passive surveillance from the adjacent units.
- Each unit has private outdoor spaces of approximately 37 m<sup>2</sup> consisting of front or rear yard and balconies on the second floor. All of the private outdoor spaces can be accessed directly from the living space.
- The recycling enclosure and a concrete pad of garbage collection are located just off the main vehicle entry to the site for easy access. The recycling enclosure has been incorporated into the design of the building to minimize its visual impact.

#### ***Architectural Form and Character***

- The building forms are well articulated. Visual interest has been incorporated with varying building height, projections, recesses, varying material combinations, and a range of colour finishes.
- A pedestrian scale is achieved along St. Albans Road with the inclusion of windows, well defined individual unit entry, and landscape features.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (hardie-plank siding, hardie-panel, vinyl window, wood trim, wood fascia) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One (1) convertible unit has been incorporated into the design. Alternate floor plans demonstrating simple conversion potential to accommodate a person in a wheelchair are provided (see alternative floor plans for Unit B where a vertical lift may be installed).

#### ***Landscape Design and Open Space Design***

- Tree preservation was reviewed at rezoning stage and two (2) bylaw-sized trees on-site are to be removed due to general poor condition. A total of four (4) replacement trees are required.
- The landscape design includes the planting of seven (7) new trees and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- A mix of large sized coniferous and deciduous trees (in addition to the protected street tree) is proposed in the front yard to provide substantial greenery to the streetscape along St. Albans Road.

- An attractive trellis is proposed at the end of the internal road at the interface with neighbouring site.
- Feature paving is proposed to highlight the site entrance as well as the entrance to the outdoor amenity area.
- Purple flowering Magnolia, which provide a profusion of flowers in spring, summer foliage, fall colour, and sculptural branches in winter along with large open grass area for flexible private use are proposed in each of the private back yards.
- A large children's play area, is proposed for this four (4) unit development. A Cottage Panel, which intended to develop experimenting and pretending skills as well as engaging interactions between children, is proposed in the play area.
- A paved walkway to the play area and a bench complement the play area and facilitate parent supervision.
- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.
- The applicant has committed to the retention of one (1) street tree along the road frontage and protection of three (3) of the four (4) trees located on the adjacent properties to the north and south. Tree protection fencing on-site around the drip lines of all trees to be retained will be required prior to any construction activities, including building demolition occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.

#### ***Crime Prevention Through Environmental Design***

- Large glazing areas are included in the unit design to allow for good surveillance around the property and the central amenity area.
- Mailbox is centrally located to allow for passive surveillance.
- Low fences at front yard provide a hierarchy of private spaces.
- 6 ft. high fences at rear yards provide security and privacy.

#### ***Sustainability***

- Energy efficient appliances will be provided to conserve energy and water.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Light coloured roof membrane is chosen to minimize heat island effect.
- Duplex form allows for windows on three (3) sides of units for provision of ample natural light and ventilation.
- High quality exterior materials used with no use of vinyl siding.

## Conclusions

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



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$17,356 (based on total floor area of 8,678ft<sup>2</sup>).
- Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject site close to all trees to be retained within City's boulevard and on adjacent properties to the north and south (8380 Bennett Road and 7271 St. Albans Road). This includes overseeing all site preparation activities, inspection of tree protection fencing, and supervision of any tree removals, pruning, and fence installation during various stages of the development. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City;
- City acceptance of the developer's offer to voluntarily contribute \$3,000 towards the Audible Pedestrian Sign (APS) system and pole modifications at nearby special crosswalk at Bennett Road.

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

- Enter into a Servicing Agreement\* for the design and construction of beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the property line (a 2 m concrete sidewalk) and installing a 1.51 m grassed and treed boulevard behind the existing curb with City Centre Zed streetlights. It is noted that the new sidewalk must be designed to meander around the protected tree along St. Albans Road. All works at developers sole cost.
- Registration of an encroachment agreement to allow the proposed Building No. 1 to encroach 1.0 m into the SRW along the west property line (Ref. # AC109646, Plan # 81464).
- 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 11-573871** **Attachment 1**

Address: 7251 St. Albans Road

Applicant: Yamamoto Architecture Inc. Owner: Kaori Bhimani

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1 / St. Albans Sub Area Plan

Floor Area Gross: 806 m<sup>2</sup> (8,678 ft<sup>2</sup>) Floor Area Net: 598 m<sup>2</sup> (6,436.82 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	797.5 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Multi-Family Low-Rise: three-storey apartments, townhouses, two-family or single-family dwellings	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	High Density Townhouses (RTH1)
<b>Number of Units:</b>	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	36.6%	none
Lot Coverage – Non-porous Surface	Max. 70%	62.3%	none
Lot Coverage – Landscaping:	Min. 20%	21.2%	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – North Side Yard (m):	Min. 2.0 m	2.0 m	none
Setback – South Side Yard (m):	Min. 2.0 m	7.0 m	none
Setback –Rear Yard (m):	Min. 2.0 m	2.0 m	none
Height (m):	12.0 m (3 storeys)	10.21 m (3 storeys)	none
Lot Size (min. dimensions):	600 m <sup>2</sup> (min. 20 m wide x 30 m deep)	797.5 m <sup>2</sup> (Min. 20.94 m wide x 38.08 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.75 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	7	8	none

Tandem Parking Spaces:	not permitted	0	none
Bicycle Parking Space - Class-1	1.25 spaces per unit = 5 spaces	5	none
Bicycle Parking Space - Class-2	0.2 spaces per unit = 1 space	4	none
Amenity Space - Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$4,000 cash-in-lieu	none
Amenity Space - Outdoor:	Min. 6 m <sup>2</sup> x 4 units = 24 m <sup>2</sup>	31 m <sup>2</sup>	none





**No. DP 11-573871**

To the Holder: YAMAMOTO ARCHITECTURE INC.  
Property Address: 7251 ST. ALBANS ROAD  
Address: C/O TAIZO YAMAMOTO  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. 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 #4 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$17,356.00. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 11-573871

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 7251 ST. ALBANS ROAD

Address: C/O TAIZO YAMAMOTO  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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7. 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

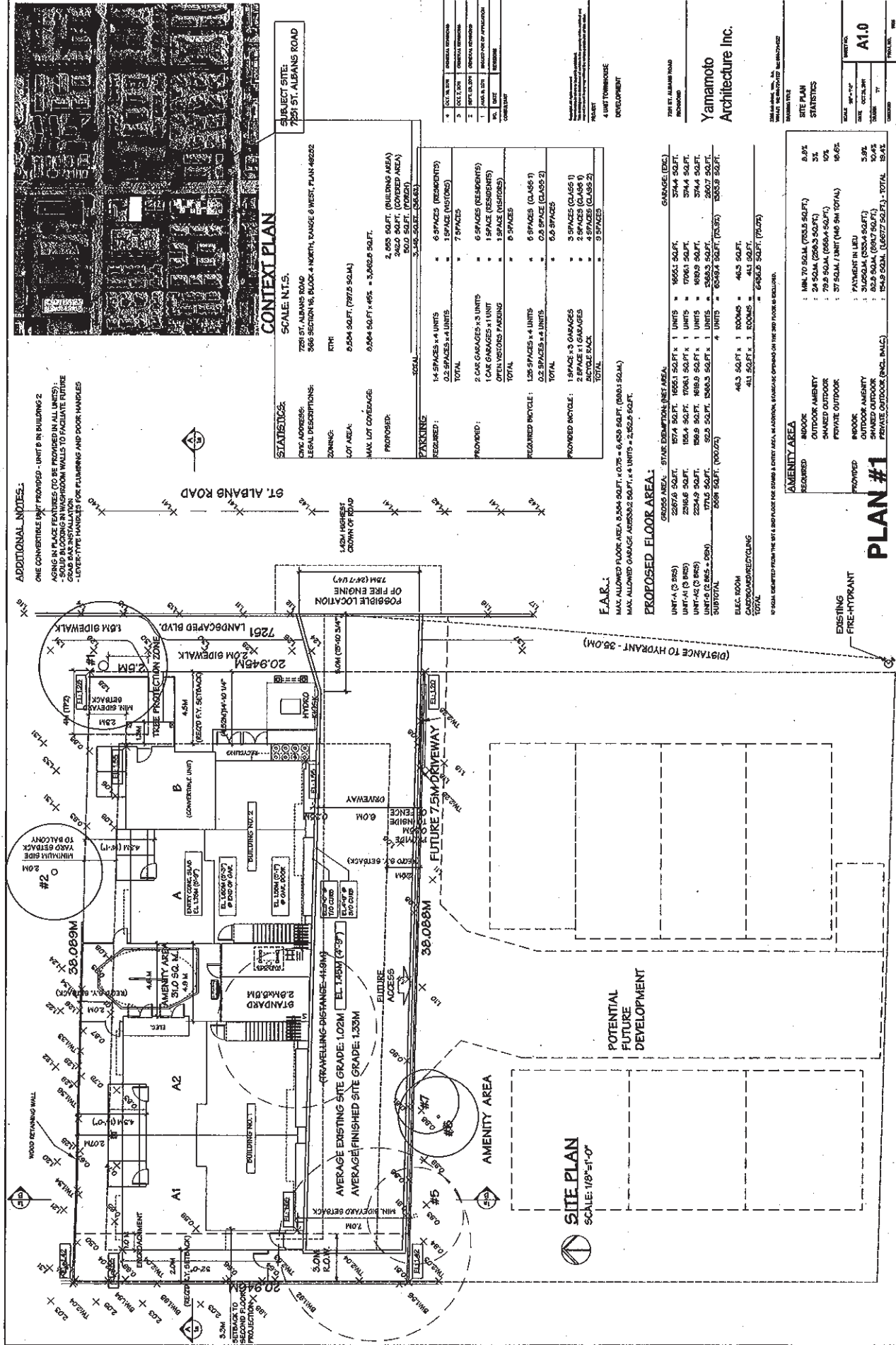
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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MAYOR





**ADDITIONAL NOTES:**  
 ONE CONVERTIBLE UNIT PROVIDED - UNIT B IN BUILDING 2  
 AGING IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS:  
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE  
 - GRADE BAR INSTALLATION  
 - LEVEL-TYPE HANDLES FOR TURNING AND DOOR HANDLES

**CONTEXT PLAN**

**STATISTICS:**  
 SCALE: N.T.S.  
 SUBJECT SITE:  
 7251 ST. ALBANS ROAD  
 2666 SECTION 16, BLOCK 4 NORTH, RANGE 6 WEST, PLAN 46222

**CIVIC ADDRESS:**  
 7251 ST. ALBANS ROAD  
 2666 SECTION 16, BLOCK 4 NORTH, RANGE 6 WEST, PLAN 46222

**ZONING:**  
 RTH  
 0.554 50.FT. (797.5 50.M)  
 0.584 50.FT. 45% = 2,852.6 50.FT.

**PROPOSED:**  
 2,893 50.FT. (BUILDING AREA)  
 2620 50.FT. (COVERED AREA)  
 3,245 50.FT. (GARAGE)

REQUIREMENTS	PROVIDED
14 SPACES x 4 UNITS	2 CAR GARAGES x 2 UNITS
0.2 SPACES x 4 UNITS	1 CAR GARAGE x 1 UNIT
TOTAL	OPEN VISORS PARKING
	1 SPACE (NIGHTS)
	TOTAL
	REQUIRED BICYCLE:
	128 SPACES x 4 UNITS
	0.2 SPACES x 4 UNITS
	TOTAL
	PROVIDED BICYCLE:
	1 SPACE x 3 GARAGES
	2 SPACES x 1 GARAGE
	BICYCLE BACK
	TOTAL

**F.A.R.:**  
 MAX. ALLOWED FLOOR AREA 9,584 50.FT. 4.07% = 6,459 50.FT. (894.1 50.M)  
 MAX. ALLOWED GARAGE AREA 2,852.6 50.FT. 4.4 UNITS = 2,852.6 50.FT.

**PROPOSED FLOOR AREA:**

UNIT	GROSS AREA	STAIR ELEVATION (NET AREA)	GARAGE (DEC)
UNIT-A (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-B (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-C (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-D (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-E (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-F (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-G (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-H (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-I (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-J (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-K (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-L (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-M (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-N (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-O (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-P (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-Q (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-R (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-S (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-T (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-U (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-V (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-W (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-X (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-Y (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
UNIT-Z (3 UNITS)	22,678 50.FT.	1874 50.FT.	16,651 50.FT.
SUBTOTAL	2,852.6 50.FT. (700.72)	4 UNITS	2,852.6 50.FT. (700.72)

**AMENITY AREA:**  
 REQUIRED:  
 MIN. 70 50.M (286.3 50.FT.)  
 24 50.M (94.3 50.FT.)  
 79.9 50.M (310.4 50.FT.)  
 37 50.M (145.7 50.FT.)  
 PROVIDED:  
 100% IN LEU  
 100% IN LEU  
 100% IN LEU  
 100% IN LEU

AMENITY AREA	REQUIRED	PROVIDED
INDOOR AMENITY	MIN. 70 50.M (286.3 50.FT.)	100% IN LEU
SHARED OUTDOOR	24 50.M (94.3 50.FT.)	100% IN LEU
PRIVATE OUTDOOR	79.9 50.M (310.4 50.FT.)	100% IN LEU
INDOOR AMENITY	37 50.M (145.7 50.FT.)	100% IN LEU
SHARED OUTDOOR	100% IN LEU	100% IN LEU
PRIVATE OUTDOOR (MISC. BALC.)	100% IN LEU	100% IN LEU

**PLAN #1**

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

**EXISTING FIRE-HYDRANT**

**POTENTIAL FUTURE DEVELOPMENT**

**Yamamoto Architecture Inc.**

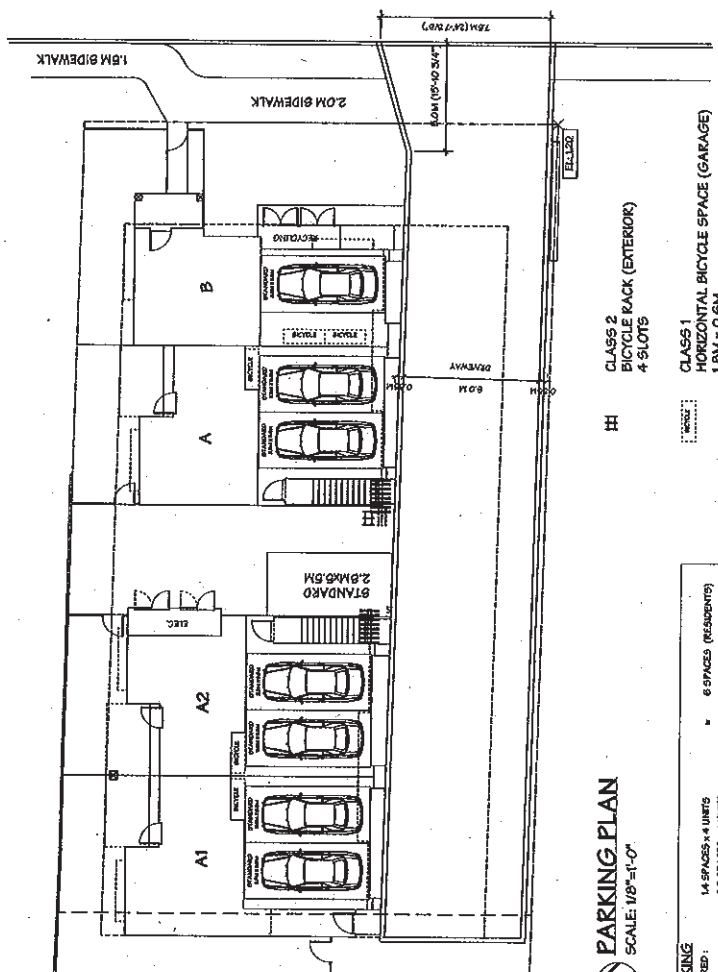
201 ST. ALBANS ROAD  
 BOWEN  
 4 UNIT TOWNHOUSE DEVELOPMENT

DATE: OCT 2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"  
 SHEET NO.: A1.0  
 TOTAL SHEETS: 1







ST. ALBANS ROAD

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

PARKING REQUIRED:	
14 SPACES x 4 UNITS	6 SPACES (RESIDENTS)
0.2 SPACES x 4 UNITS	1 SPACE (VISITORS)
<b>TOTAL</b>	<b>7 SPACES</b>
PROVIDED:	
2 CAR GARAGES x 3 UNITS	6 SPACES (RESIDENTS)
1 CAR GARAGE x 1 UNIT	1 SPACE (RESIDENTS)
OPEN VISITOR PARKING	1 SPACE (VISITORS)
<b>TOTAL</b>	<b>8 SPACES</b>
REQUIRED BICYCLE:	
1.25 SPACES x 4 UNITS	5 SPACES (CLASS 1)
0.2 SPACES x 4 UNITS	0.8 SPACE (CLASS 2)
<b>TOTAL</b>	<b>5.8 SPACES</b>
PROVIDED BICYCLE:	
3 SPACES x 3 GARAGES	9 SPACES (CLASS 1)
4 SPACES x 4 UNITS	4 SPACES (CLASS 1)
1 BICYCLE RACK	4 SPACES (CLASS 2)
<b>TOTAL</b>	<b>17 SPACES</b>

- II CLASS 2 BICYCLE RACK (EXTERIOR) 4 SLOTS
- CLASS 1 HORIZONTAL BICYCLE SPACE (GARAGE) 1.0M x 0.6M
- STANDARD PARKING SPACE (GARAGE) 2.5M x 5.0M
- ACCESSIBLE PARKING SPACE (GARAGE) 3.7M x 5.5M
- STANDARD PARKING SPACE (VISITOR PARKING) 2.5M x 5.5M

1	CLASS 2 BICYCLE RACK (EXTERIOR)
2	CLASS 1 HORIZONTAL BICYCLE SPACE (GARAGE)
3	STANDARD PARKING SPACE (GARAGE)
4	ACCESSIBLE PARKING SPACE (GARAGE)
5	STANDARD PARKING SPACE (VISITOR PARKING)
6	UNIT TOWNHOUSE DEVELOPMENT

780 ST. ALBANS ROAD  
MONTREAL, QUEBEC H3T 1A1  
TEL: 514-392-1111  
WWW.YAMAMOTOARCHITECTURE.COM

**Yamamoto Architecture Inc.**

2000 AVENUE DU PARC  
MONTREAL, QUEBEC H3T 1A1  
TEL: 514-392-1111  
WWW.YAMAMOTOARCHITECTURE.COM

PROJECT	UNIT TOWNHOUSE DEVELOPMENT
DATE	NOVEMBER 2011
SCALE	1/8"=1'-0"
DESIGNER	YAMAMOTO ARCHITECTURE INC.
PROJECT NO.	100-100-100

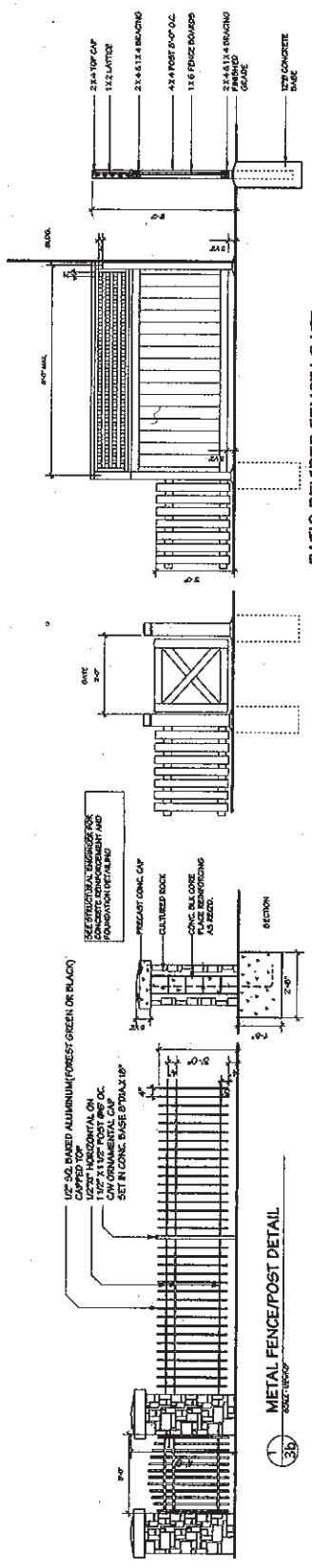
**PLAN #2**

DP 11573871 PLAN #2 OCT 2 1 2011







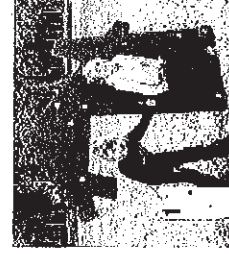


12" SQ. BAKED ALUMINUM (FOREST GREEN OR BLACK)  
 CAPPED TOP  
 1 1/2" X 1 1/2" POST (PVC OR  
 ON ORNAMENTAL CAP  
 SET IN CONCRETE BASE 6" DIA. X 18"

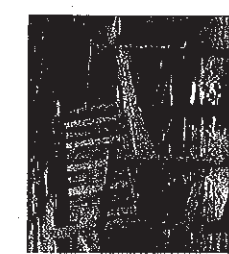
3/4" TOP CAP  
 1 1/2" LATTICE  
 2 1/4" X 1 1/4" BRACING  
 4 1/4" POSE 2" X 4" O.C.  
 1 1/8" FENCE BRACKETS  
 2 1/4" X 1 1/4" BRACING  
 1 1/2" CONCRETE  
 BASE

**2 PATIO DIVIDER FENCE / GATE**  
 SCALE: 1/4" = 1'-0"

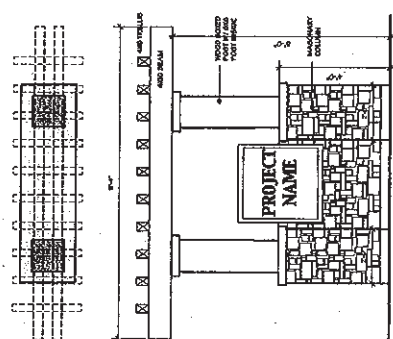
**1 METAL FENCE / POST DETAIL**  
 SCALE: 1/4" = 1'-0"



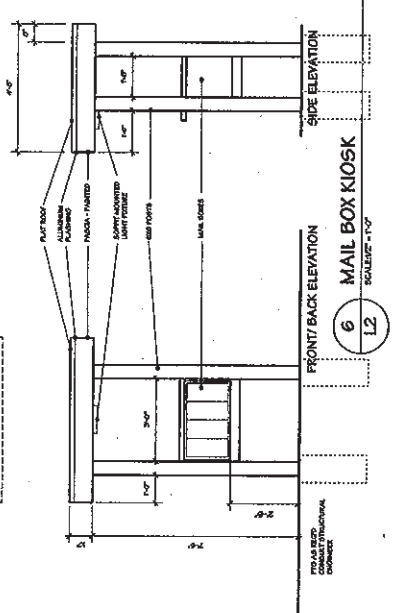
**3 KOMPAN, COTTAGE PANEL / BENCH**  
 PERIOD:  
 SAETA BY  
 SAETA FURNITURE  
 900-472-4452



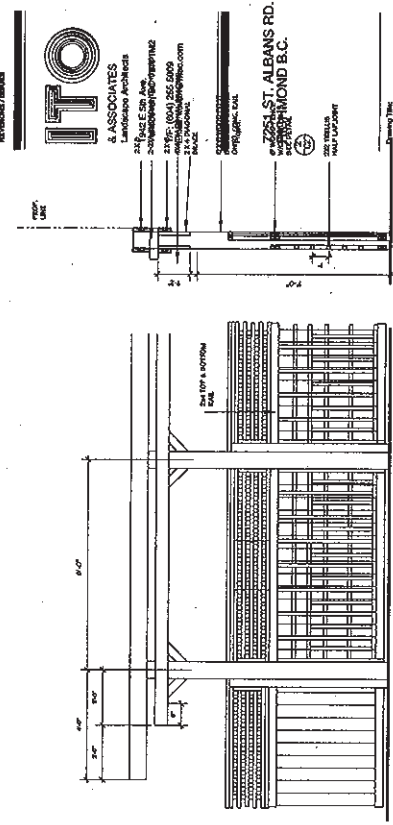
**4 SIGN**  
 SCALE: 1/4" = 1'-0"



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



**6 MAIL BOX KIOSK**  
 SCALE: 1/4" = 1'-0"



**5 ROAD END TRELLIS**  
 SCALE: 1/4" = 1'-0"

**DETAILS**

**NOTE:**  
 ALL WOOD USED FOR DETAILS IN THIS  
 PROJECT SHALL BE SOUTHWEST  
 TREATED REDWOOD, UNLESS  
 OTHERWISE NOTED. ALL WOOD  
 SHALL BE TREATED WITH  
 PRESERVATIVE AND FINISHED AT  
 DATE.  
 SAFETY DECOMPOSITIVE METAL LATCH  
 ASSEMBLIES FOR ALL GATES WHERE  
 APPLICABLE SHALL BE USED.  
 ALL METAL FASTENERS, METAL COMPONENTS  
 SHALL BE GALVANNEZED.

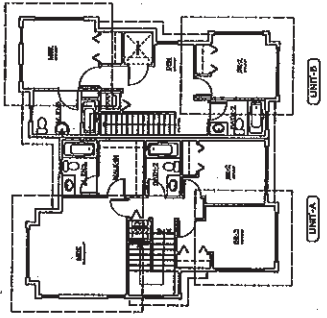
**ITO**  
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 Landscape Architects  
 245 E. 5th Ave.  
 Seattle, WA 98101  
 Phone: (206) 465-0099  
 Fax: (206) 465-0098  
 www.itoassociates.com

22541 ST. ALBANS RD.  
 SEATTLE, WASHINGTON 98148  
 3b

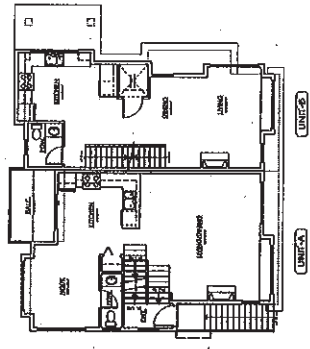
DP 1578877  
 OCT 21 2011



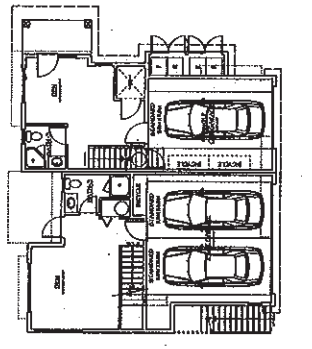
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**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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



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

NO.	DATE	REVISION
1	08/15/11	SCHEMATIC DEVELOPMENT
2	09/01/11	SCHEMATIC DEVELOPMENT
3	09/15/11	SCHEMATIC DEVELOPMENT
4	09/28/11	SCHEMATIC DEVELOPMENT
5	10/11/11	SCHEMATIC DEVELOPMENT
6	10/25/11	SCHEMATIC DEVELOPMENT
7	11/08/11	SCHEMATIC DEVELOPMENT
8	11/22/11	SCHEMATIC DEVELOPMENT
9	12/06/11	SCHEMATIC DEVELOPMENT
10	12/20/11	SCHEMATIC DEVELOPMENT
11	01/03/12	SCHEMATIC DEVELOPMENT
12	01/17/12	SCHEMATIC DEVELOPMENT
13	01/31/12	SCHEMATIC DEVELOPMENT
14	02/14/12	SCHEMATIC DEVELOPMENT
15	02/28/12	SCHEMATIC DEVELOPMENT
16	03/13/12	SCHEMATIC DEVELOPMENT
17	03/27/12	SCHEMATIC DEVELOPMENT
18	04/10/12	SCHEMATIC DEVELOPMENT
19	04/24/12	SCHEMATIC DEVELOPMENT
20	05/08/12	SCHEMATIC DEVELOPMENT
21	05/22/12	SCHEMATIC DEVELOPMENT
22	06/05/12	SCHEMATIC DEVELOPMENT
23	06/19/12	SCHEMATIC DEVELOPMENT
24	07/03/12	SCHEMATIC DEVELOPMENT
25	07/17/12	SCHEMATIC DEVELOPMENT
26	07/31/12	SCHEMATIC DEVELOPMENT
27	08/14/12	SCHEMATIC DEVELOPMENT
28	08/28/12	SCHEMATIC DEVELOPMENT
29	09/11/12	SCHEMATIC DEVELOPMENT
30	09/25/12	SCHEMATIC DEVELOPMENT
31	10/09/12	SCHEMATIC DEVELOPMENT
32	10/23/12	SCHEMATIC DEVELOPMENT
33	11/06/12	SCHEMATIC DEVELOPMENT
34	11/20/12	SCHEMATIC DEVELOPMENT
35	12/04/12	SCHEMATIC DEVELOPMENT
36	12/18/12	SCHEMATIC DEVELOPMENT
37	01/01/13	SCHEMATIC DEVELOPMENT
38	01/15/13	SCHEMATIC DEVELOPMENT
39	01/29/13	SCHEMATIC DEVELOPMENT
40	02/12/13	SCHEMATIC DEVELOPMENT
41	02/26/13	SCHEMATIC DEVELOPMENT
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