

Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to develop four (4) two-storey townhouse units at 7060 Blundell Road. A copy of the development permit application filed with the Urban Development Division is appended to this report.

Background

The subject site at 7060 Blundell Road is in the process of being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23). Details are contained in rezoning file RZ 03-235248. Three (3) conditions are required prior to final adoption of this rezoning, specifically:

- Registration of a driveway access/laneway easement that is acceptable to the City of Richmond Law Department or the simultaneous adoption of the rezoning for 7040 Blundell Road (RZ 03-238461);
- Registration of a Restrictive Covenant requiring the current owner of the subject property to grant easements to other lots as they develop and require access through the subject lot to Blundell Road; and
- Submission of a Development Permit application processed to a satisfactory level as determined by the Manager of Development Applications for the City of Richmond.

The rezoning for this property will not be finally adopted at the time of the Development Permit Panel Meeting on September 24, 2003. Staff have agreed to expedite this Development Permit on the understanding that the rezoning will be adopted in October, 2003 when the applicant gains legal title over the subject property.

The applicant has acquired the property to the west (7040 Blundell Road) and is planning to rezone it to Comprehensive Development District (CD/23). The applicant intends to develop three (3) two-storey townhouses on 7040 Blundell Road and consolidate it with 7060 Blundell Road. A similar form of townhouse development and lot consolidation is being undertaken by the same applicant to the east at 7180 and 7160 Blundell Road.

The staff rezoning report (RZ 03-235248) for 7060 Blundell Road requires the existing driveway access to the property to be removed and the crossing reinstated solely at the cost of the developer.

An amendment to Comprehensive Development District (CD/23) adopted on May 20, 2003 slightly increased the permitted density and maximum lot coverage. Property line setbacks were also amended to permit certain projections into the setback by structures stipulated in the zoning. As a result, the only requested variance is to reduce the minimum lot size width for this Development Permit from 30 m (98.425 ft.) to 29.57 m (97.014 ft.).

Development Information

Site Area:	1,351.925 m ² (14,552 ft ²)
Building Area:	740.251 m ² (7,968 ft ²)
Density:	29.5 du per ha 11.9 du per ac.
Site Coverage:	38% Allowed 36.6% Proposed
F.A.R.:	0.56 Allowed or 757 m ² (8,149 ft ²) 0.547 Proposed or 740.251 m ² (7,968 ft ²)
Parking:	6 Spaces Required plus 1 visitor stall 8 Spaces Proposed plus 1 visitor stall

Findings of Fact

Development Permit guidelines for the Sunnymede North Sub Area are listed in Appendix "A" along with staff assessment of compliance with these guidelines. The purpose of the guidelines is to supplement the City-wide guidelines contained within the Official Community Plan (OCP) by supporting a special character within the Sunnymede North Sub Area.

Development surrounding the subject site is as follows:

- To the north, across Blundell Road, are apartment buildings typically at three-storeys over parking in height and zoned Townhouse & Apartment District (R3);
- To the east, are single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the south, are single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E). These lots behind the subject site front onto Sunnymede Crescent; and
- To the west, are single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

A similar type of development to the east for seven (7) two-storey townhouse units on two (2) lots were issued Development Permits. Public concerns were raised regarding the landscaping at the south (rear) of one of these lots at a Development Permit Panel Meeting. Residents living along Sunnymede Crescent wanted assurances that adequate buffering and screening would be implemented to address concerns over privacy.

Design Panel Comments

This project was not presented to the Advisory Design Panel on the understanding that it would comply with the Sunnymede North Sub Area Development Permit guidelines. A similar development to the east of the subject site by the same applicant was also excluded from presenting before the Advisory Design Panel. As this Development Permit application for 7060 Blundell Road closely resembles the form and character of previously approved projects in the Sunnymede North Sub Area, it was the assessment of staff that this project did not require review from the Advisory Design Panel.

Staff Comments

Staff comments are identified below followed by the applicant's response in ***bold italics***.

Urban Design

1. Increase the use of board and batten cladding at the north and south elevations for all units in the project. This type of cladding treatment is to be implemented along the frontage of all gable-shaped canopies located above doors and windows in the project. Board and batten cladding was also requested on portions of the north and south facing frontages along the second floor of all dwelling units. ***The applicant submitted revised elevations with materials listed on the drawings. These drawings do show the board and batten cladding on the frontage of all gable-shaped canopies as requested by City Staff. The applicant is unwilling to increase the board and batten cladding treatment on any remaining portions of the dwelling units.***
2. Incorporate the use of Panel glazing across the top portion of all garage doors. ***The applicant is not willing to add panel glazing to any of the garage doors in the development.***

Landscaping

1. More landscaping needs to be incorporated into the plan in order to comply with City policy guidelines for tree retention and replacement and improve the overall site landscaping. The current landscape plan does not attempt to retain mature trees (of which staff believe is a possibility) and does not meet minimum replacement size and ratio requirements (minimum 15 cm calliper size at a 2:1 ratio) outlined in Development Permit guidelines for the Official Community Plan (OCP). There are three (3) mature evergreens on the property that are applicable to the above mentioned tree replacement guidelines. None of the proposed replacement trees in the landscape plan meet the minimum 15 cm calliper size requirements. ***The applicant is not willing to change any aspects of the landscape plan to comply with replacement tree size requirements.***

2. Staff requested that the mature Spruce tree located at the south-west corner of the lot be retained and incorporated into this development. At least two (2) more additional trees were requested to be added to the rear or south portion of the subject lot. The retention of the existing Spruce and addition of two (2) more trees allows for better screening and buffering for the single-family houses abutting the south property line of the lot. This would help mitigate public concerns about privacy from residents living along Sunnymede Crescent. ***The applicant is not willing to retain the mature Spruce tree at the south-west corner of the lot and does not feel it is necessary to add any additional trees to the landscape plan.***
3. Add more landscaping in the form of trees along the east property line to increase the amount of screening between properties. These trees could be located adjacent to the dwelling units. ***The applicant is not willing to add any additional trees or landscape screening along the east property line.***
4. Provide more landscape screening along the south and east edges of the visitor parking stall. The applicant has indicated that he plans to consolidate the subject lot with the neighbouring property to the west at 7040 Blundell Road and develop three (3) additional two-storey townhouses which are similar in form and character with a project to the east. As a result, the applicant has stated that this visitor parking stall may be relocated. Regardless of whether the visitor parking stall is relocated, staff note that additional landscaping could be added to help screen it from the adjacent dwelling unit. If the visitor parking stall is relocated, landscaping should be added to the vacated space. ***The applicant has not added additional landscaping around the visitor parking stall and has not committed to increasing the landscaping in the vacated space if the parking stall is relocated.***
5. Staff informed the applicant that three (3) trees near the front of the lot need to be moved further back from the north property line to avoid interference with an existing power pole and overhead power lines. ***The applicant has verbally agreed to carry out this request. However, amended landscape drawings have not been received at this time.***
6. Implement the use of concrete pavers (bricks) across the driveway access from Blundell Road as well as across the east-west laneway running through the middle of the lot. A narrow strip of concrete pavers were also requested to be incorporated along the garage frontage for all dwelling units. ***The applicant has agreed to incorporate concrete pavers at two (2) areas along the driveway. One strip is located on and crosses the east-west laneway. Another strip of concrete pavers stretches across the driveway access onto Blundell Road. The applicant has also agreed to add additional pavers to the immediate area in front of the garages.***

Analysis

This is the third Development Permit application submitted by this applicant to develop similar style townhouses in the Sunnymede North Sub Area. Staff generally support the overall form and character of the development as it provides for a good transition between the single-family homes to the south along Sunnymede Crescent and the three-storey apartments across Blundell Road to the north. Specific Development Permit guidelines for the Sunnymede North Sub Area are applicable to the subject application. Staff assessment of these guidelines is contained in Appendix "A" of this report.

The only concerns staff have regarding this Development Permit are with regard to the submitted landscape plans for the subject site. The applicant plans to remove all existing trees on the site and is not willing to consider retaining the mature Spruce evergreen tree at the south-west corner of the lot as requested by City staff. A total of 14 trees are being removed. Three (3) of these are mature evergreen trees that require replacement at a 2:1 ratio (minimum calliper of 15 cm each) as per guidelines outlined in the Official Community Plan (OCP). The landscape plan does not meet the sizing requirements for replacement trees. The submitted landscape plan indicates a total of 12 trees, which in the opinion of staff, is insufficient to meet replacement guidelines for the removal of 14 trees on site. Staff also note that two (2) Serbian Spruces on the landscape plan are placed where the future access to the east is located and will need to be removed when the east-west laneway is implemented across properties to the east as they develop. The applicant is unwilling to amend the landscape plan to add additional trees or to increase the size of replacement trees.

Undertaking options for tree retention and/or increasing the amount of replacement trees would improve the overall landscape plan and help mitigate public concerns raised at a previous Development Permit Panel Meeting in regards to ensuring adequate landscape screening to maintain privacy between the development of townhouses on Blundell Road and single-family houses to the south.

Conclusions

Staff note that more could be done to improve the submitted landscape plan to address pertinent issues of tree retention and replacement and provide increased landscaping treatments along the south and east edges of the subject property. As the proposed project generally complies with a majority of the Sunnymede North Sub Area Development Permit criteria, staff support the Development Permit application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

Prior to final Development Permit approval by Council, the applicant must provide a landscape Letter of Credit to the City of Richmond in the amount of \$15,936.00

Appendix 'A' – Assessment of Relevant Development Permit Guidelines

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and Schedule 2 of Bylaw 7100, the Official Community Plan. City of Richmond staff assessment of compliance follows the relevant Development Permit guidelines for the Sunnymede North Sub Area in *bold italics*.

Schedule 2.6, Bylaw 7100, Sunnymede North Sub-Area Plan

8.0 Development Permit Guidelines

8.2.1 Settlement Patterns

.1 Building Treatment

- .1 Design buildings with a main orientation towards Blundell Road and the internal roadways of the projects. Fenestration in facades facing the internal roadways and open spaces should be carefully arranged to provide for internal unit privacy, yet convey a perception of "eyes of the street" enhancing safety and security for residents. **Complies.**
- .2 Create highly visible and identifiable principal building entrances through the use of landscape and prominent architectural components such as gateways and covered porches to emphasize the transition from public and semi-private spaces to each unit's private space. Entrances should provide protection from the elements of the weather. Use low level landscaping and/or consider the use of changes in grade to ensure the privacy of an individual unit's private open space without the use of high fences. (The grade change should be no more than .61 m (2 ft.) to .91 m (3 ft.) and should occur between the curb and the main door of each unit). **Complies.**
- .3 Stagger units along main east-west internal roads. **Complies.**

.2 Pedestrian Treatment

- .1 Establish clear and appropriate pedestrian connections between private residences and semi-public areas. **Complies.**
- .2 Ensure that the units located directly adjacent to Blundell Road have their front doors facing Blundell Road with a pathway connecting from the sidewalk to each doorway. All of the other units in each development should have their front doors facing the internal roadways. **Complies.**
- .3 Locate secondary entrances from private residences onto common walkways located between developments. **Complies.**
- .4 Provide internal walkways extending from Blundell Road through each development area to the internal east-west road systems. Define the entrances to the internal north-south walkways by providing arrival plazas. The arrival plazas should consist of the following elements: widened hard surfaces with distinctive paving patterns, arbours, and accent planting. **Complies.**
- .5 Use walkways, rather than fences, to separate the development areas. Provide low level landscaping and lighting on both sides of the walkways. **Complies.**

.3 Vehicular Treatment

- .1 Minimize the number of vehicular access points from Blundell Road as shown on Attachment 2. **Complies.**
- .2 Consider the use of traffic circles or landscaped medians to visually and physically direct people to the separate projects included in each development area. **Complies.**
- .3 No gates are permitted at the main vehicular accesses to the internal roadways or between projects within each development area. **Complies.**
- .4 Use "gentle" tangent curves along internal road systems to create more interesting roadways. **Complies.**

- .5 Traffic noise should be screened from residential units in order to maintain acceptable ambient indoor sound levels. All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics. This report shall demonstrate that noise levels in a weighted 24-hour equivalent sound level (defined simply as noise level in decibels) will not exceed:

- bedrooms – 35;
- living, dining and recreation rooms – 40;
- kitchen, bathroom and hallways – 45.

Applicant was not required to do this.

8.2.2 Massing and Height

.1 General

- .1 Reduce the scale of building forms adjacent to semi-private open spaces, pedestrian walkways, main vehicular entrances and adjacent to the Sunnymede single-family neighbourhood to the south through the use of secondary roof elements of a human scale such as covered porches or trellis elements. ***Complies.***
- .2 Units should have their massing designed to provide articulation to the streetscape both vertically and horizontally. Flat street fronts are unacceptable, as are continuous cornice lines. ***Complies.***

8.2.3 Architectural Elements

.1 General

- .1 Incorporate human scale elements (windows, doors, roof elements, trellis, etc.) into the building facade visible from the street. ***Complies.***
- .2 Ensure that balconies to upper floors facing Blundell Road are small and cantilevered, giving minimal exterior access. Their design should be treated like a decorative exterior element enhancing the building's articulation and massing. ***Not applicable.***

.2 Roofscapes

- .1 Construct pitched roofs of various heights with a minimum slope of 6 to 12 with gable ends and dormers to create diversity. ***Complies.***
- .2 Provide soffits with overhangs to add interest and help protect the siding of the buildings. ***Complies.***
- .3 Select roofing materials which are suitable for the level of articulation desired in the roof forms. Cedar shingles would facilitate this, whereas heavy-tiled roofing would not. ***Does not comply in that current material drawings show a concrete tiled roof.***

.3 Exterior Finish

- .1 Use natural building materials such as wood, stone, brick or stucco on building exteriors. Unacceptable finish materials include imitation brick and highly patterned stucco. ***Complies.***
- .2 Employ a combination of two exterior materials on facades to help maintain a human scale, create texture and enhance design. ***Complies.***
- .3 Account for the effects of the Richmond climate in the choice of material and detailing. Stucco should be treated to prevent discolouration and particular care should be taken in detailing the north facades facing Blundell Road. ***Complies.***
- .4 Use a wide range of natural earth tones commonly produced as "heritage series" by a number of commercial paint manufacturers on the main exterior of the buildings. Complement and coordinate the range of colours used on the various units with accent colours on the trim. Reserve the use of vivid colours to "highlighting" areas such as the trims and doors. ***Complies.***
- .5 Use decorative trim, cornices, reveals and projections where appropriate. ***Complies.***

.4 Windows

- .1 Express a residential character by using a variety of appropriately scaled and proportioned windows. **Complies.**
- .2 Articulate building facades through the use of various forms of specialty window projections such as sky lights, bay windows, and dormers to achieve design interest and improved interior light. **Complies.**
- .3 Encourage the provision of window treatments such as flower boxes and shutters. **Complies.**
- .4 Orient windows of living spaces towards pedestrian walkways and streets to help facilitate supervision of the street and increase pedestrian safety. **Complies.**

.5 Garages

- .1 Incorporate front door entry features that extend 0.61 m (2 ft.) beyond the garage doors. **Complies.**
- .2 Minimize the width of garage doors to a maximum of 4.87 (16 ft.) x 2.13 m (7 ft.). **Complies.**
- .3 Incorporate decorative architectural treatments, such as windows, on and above garage doors that are complementary to unit finishes. **Does not comply.**
- .4 Ensure that the garage door encompasses no more than 60% of the building width as visible from the internal road systems. **Complies.**
- .5 Where units have both the front and back facade fronting a public road or pedestrian access route, ensure that:
 - No more than two garage doors are placed in a row without interrupting with a portion of the building or side yard equal to the width of one garage door. **Complies.**
 - No building block has more than six garage parking spaces. **Complies.**
- .6 Where units have only one facade fronting an internal road system road or pedestrian access route, ensure that:
 - For 50% of the units, no more than one garage door is placed in a row where units are attached without interrupting with an amount of building or side yard equal to the width of one garage door. **Complies.**
 - No building block has more than four garage parking spaces. **Complies.**

8.2.4 Landscape Elements

.1 General

- .1 Provide each unit with a private outdoor space that is at least 37 m² (398.28 ft²) in area and 5.25 m (17.22 ft.) in depth. **Complies.**
- .2 Design decks and patios as natural extensions of each unit into the landscape. A maximum of 40% of each unit's private space may have a deck, with the remainder in soft landscaping including grass, shrubs and trees. The provision of decks and patios developed at a maximum of 45.72 cm (18 in.) above grade are preferable to second-storey balconies on units located adjacent to the existing Sunnymede single-family neighbourhood. **Complies.**
- .3 Separate each unit's rear private open space with a fence no higher than 1.8 m (6 ft.). Consider the importance and the safety of small household pets by ensuring that a gap no larger than 5.08 cm (2 in.) is provided between the ground and the base of the fence. **Complies.**
- .4 Create visual focal points by providing landscaped areas at both the curves of the internal roads, and at the "dead-ends" of each of the development sites east-west internal road.

Allow for future pedestrian access to adjacent development areas within the landscaped areas at the east-west road ends. **Complies.**

.2 Tree Planting

- .1 Use changes in paving materials such as decorative pavers or cobblestones near entrances to walkways and children's play areas. **Complies.**
- .2 Soften hard surfaces through the use of landscaping, trellises and tree planting. **Complies.**
- .3 Install pedestrian-oriented lighting along the internal roadways of the developments. **Complies.**
- .4 Incorporate mature trees and landscaping into the development area. Whenever a major tree is removed, the replacement ratio should be 2:1. The replacement trees should have a minimum calliper of 15 cm (5.9 in.) in diameter. **Does not comply.**
- .5 Enhance the main shared vehicular/pedestrian entry into each of the development areas by planting large specimen trees and accent planting without obstructing sightlines. Trees should frame the main entry driveways as seen from Blundell Road to each of the development area's internal road system. **Complies.**
- .6 Plant large feature trees with a minimum calliper of 150 mm (6 in.) measured 1.4 m (4.7 ft.) above grade along with appropriate low level accent planting in the middle of traffic circles or medians. **Not applicable.**
- .7 Plant street trees spaced no more than 9 m (29.52 ft.) apart within landscaped boulevards along the internal roadways. **Complies.**
- .8 Separate the individual garages with landscaped areas including trees with a minimum calliper of 100 mm (4 in.) measured 1.4 m (4.7 ft.) above grade and/or with the careful siting of the residential portions of the buildings. **Does not comply.**

8.2.5 Parking and Services

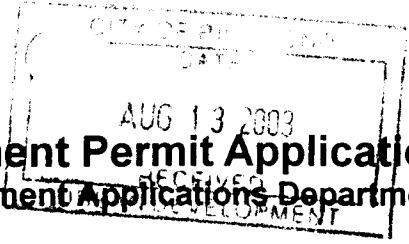
.1 General

- .1 Locate enclosed garbage container buildings away from pedestrian accesses and children's play areas. The area should be easily accessible for collection purposes and should provide adequate manoeuvring space for 13.7 m (45 ft.) long garbage trucks. A covered recycling area 2.4 m (7.9 ft.) by 3.5 m (11.5 ft.) should also be provided near garbage areas. It should be wheel-chair accessible. **Not applicable.**
- .2 Locate a highly visible amenity space in each development area along with an indoor amenity space in projects which include more than 70 bedrooms. **Not applicable.**
- .3 Locate children's play apparatuses and benches within the open space along with other urban design features such as gardens, fountains, arbours and art. **Not applicable.**
- .4 Locate the outdoor amenity area to take advantage of sun and natural shelter from the elements of the weather. **Not applicable.**
- .5 Ensure that surveillance of the area is provided from adjacent units and the area has barrier free access. **Not applicable.**
- .6 Provide a mixture of hard-surfaced and natural landscaping in the outdoor amenity area. **Not applicable.**



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

Development Permit Application
Development Applications Department



(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 7080 Blundell Rd.

Legal Description(s): _____

Applicant: J.A.B. Enterprises

Correspondence/Calls to be directed to:

Name: Amar S. Sandhu

Address: 1049 E. 54th Ave
Van. A. C. V5X 1L8
Postal Code

Te. No.: 604-644-7879 Business 604-626-6296 Residence

E-mail _____ Fax 604-276-8939

Property Owner(s) Signature(s): J.A.B. Enterprises Ltd.

Amar S. Sandhu
Please print name

or

Authorized Agent's Signature: [Signature]
Attach Letter of Authorization

Amar S Sandhu
Please print name



For Office Use

Date Received: Aug 13 / 03

Application Fee: 840-

File No.: 03-244583

Receipt No.: 13-0037356

Only assign if application is complete



No. DP 03-244583

To the Holder: J.A.B. ENTERPRISES LTD.
Property Address: 7060 BLUNDELL ROAD
Address: c/o AMAR SANDHU
1049 E. 54th AVENUE
VANCOUVER, BC V5X 1L8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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 03-244583

To the Holder: J.A.B. ENTERPRISES LTD.
 Property Address: 7060 BLUNDELL ROAD
 Address: c/o AMAR SANDHU
 1049 E. 54th AVENUE
 VANCOUVER, BC V5X 1L8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$15,936.00.

- 5. 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.
- 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

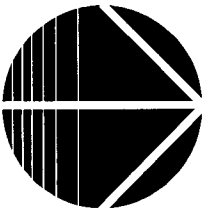
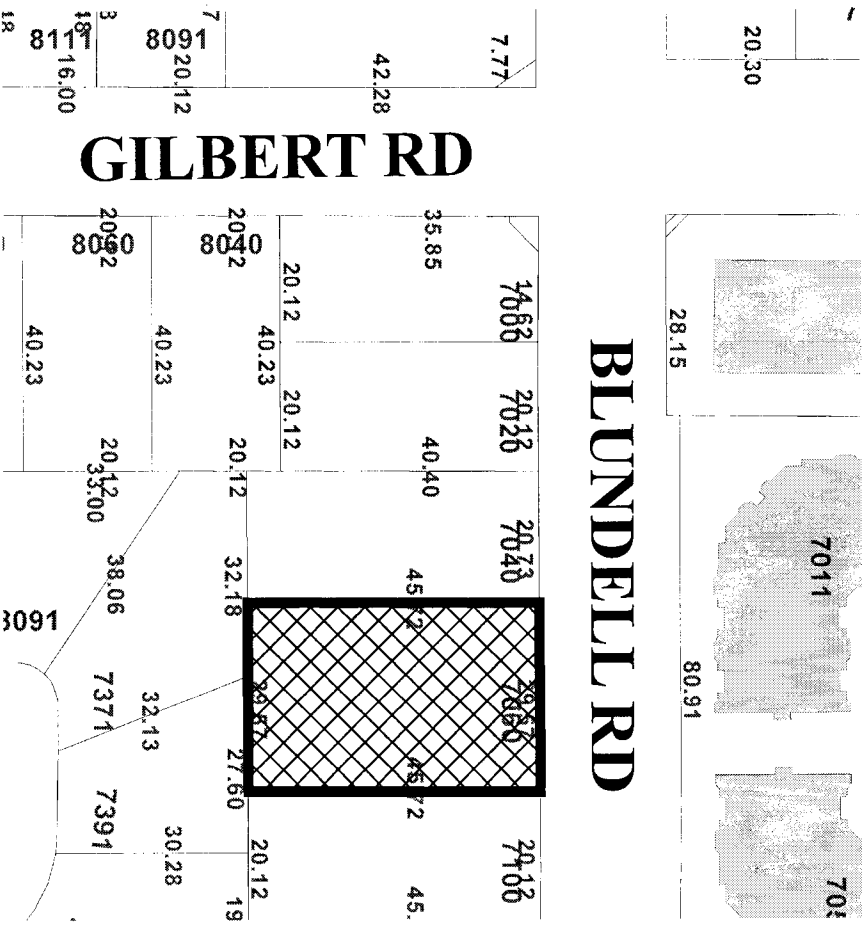
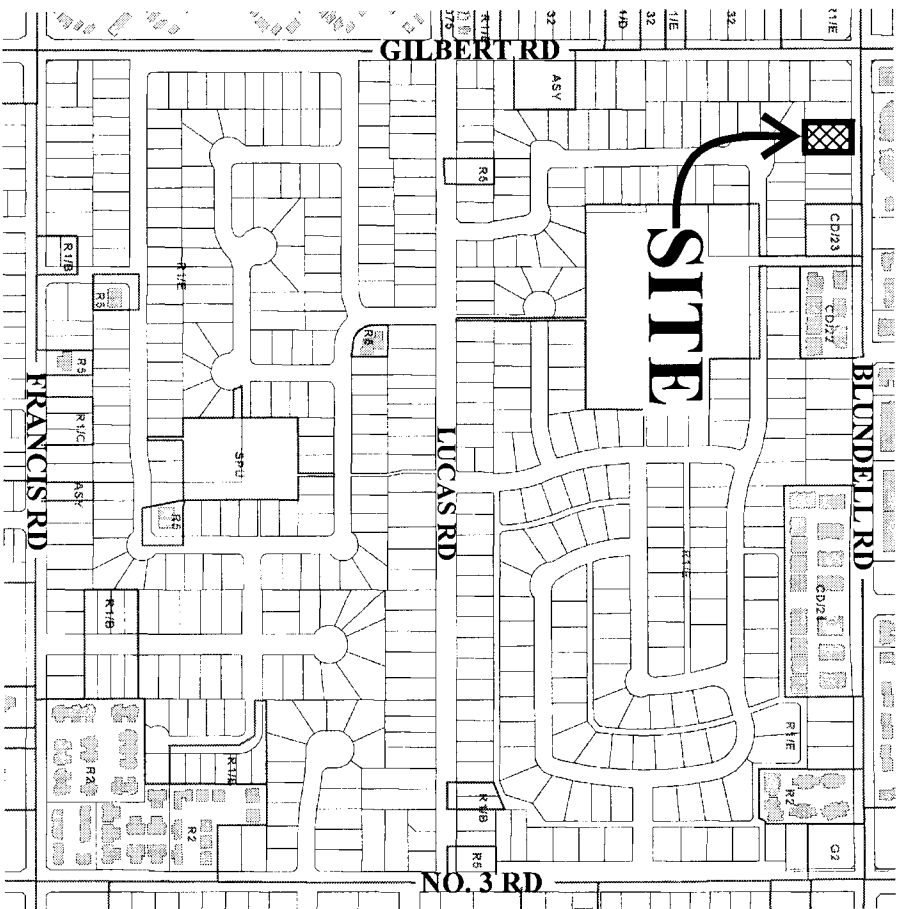
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



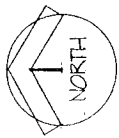
DP 03-244583 SCHEDULE "A"

Original Date: 08/22/03
Revision Date:

Note: Dimensions are in METRES

BLUNDELL ROAD

7060



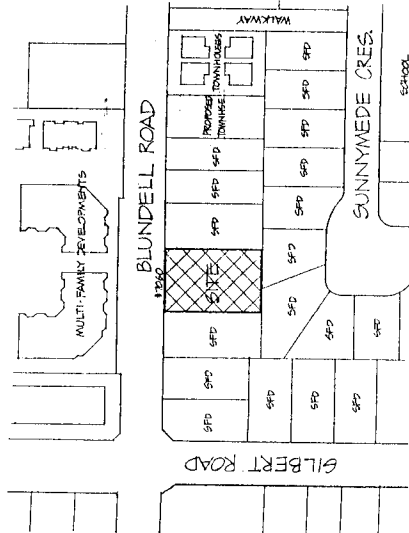
LEGAL DESCRIPTION:
 LOT 04
 PLAN 12446
 PLAN 12447
 ZONE: R1E / PROPOSED C D 23

ANALYSE:
 LOT AREA: 14,874 m² (1,511.3 m²)
 MAX SITE COV: 8.58% = 5,549.8 m² (515.7 m²)
 THIS PLAN: 13,521 m² 14 UNITS = 5,520 m² (495 m²)
 = 36.0%

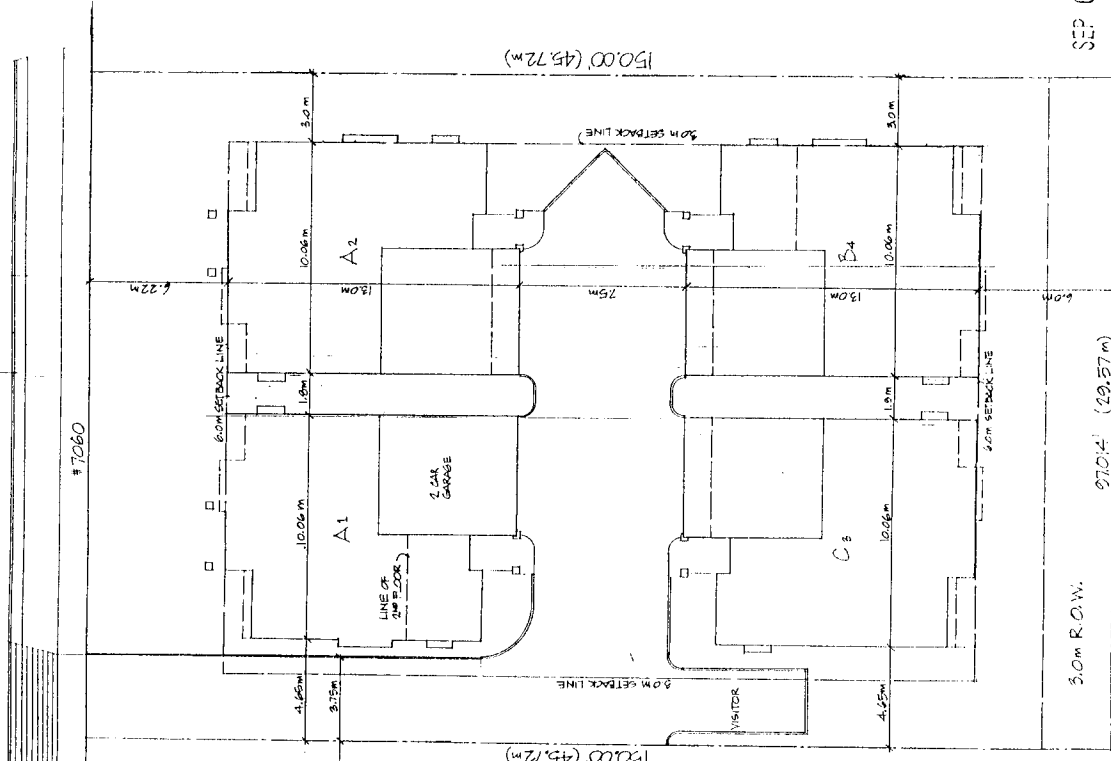
MAX FLOOR AREA: 1.56 EA.U. = 8,421.1 m² (767.0 m²)
 THIS PLAN: UPPER FLOOR: 930 m²
 TOTAL: 1,592 m² 1.4 = 7,968 m² (740.2 m²)

PARKING REQUIRED: 2.2 SPACES PER UNIT = 6.6 SP
 PARKING PROVIDED: 1 ENCLOSED PER UNIT = 9 SP
 VISITOR SPACE: 1 SP
 TOTAL: 9 SP

PERMITTED PROJECTIONS:
 FRONT YARD: BAY WINDOWS & VERANDAH DECK
 REAR YARD: BAY WINDOWS & VERANDAH DECK
 TO PROJECT 0.4 M MAX INTO SETBACK
 EAST SIDE YARD: BAY WINDOWS & REPLACES
 TO PROJECT 0.4 M MAX INTO SETBACK



CONTEXT PLAN
 SCALE 1:1,000



SEP 02 2003

#1

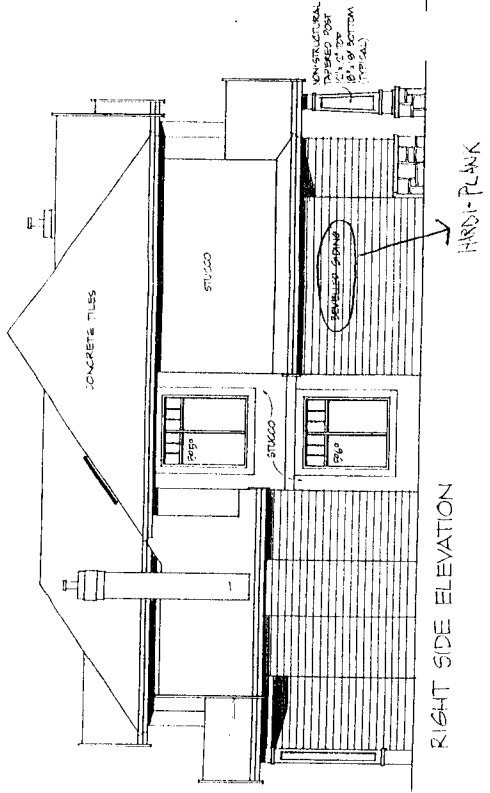
DP 03-244583

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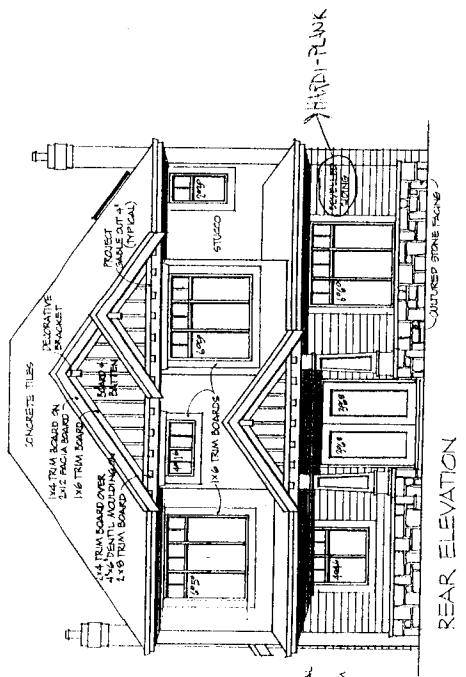
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SITE PLAN
 SCALE 1:1,000

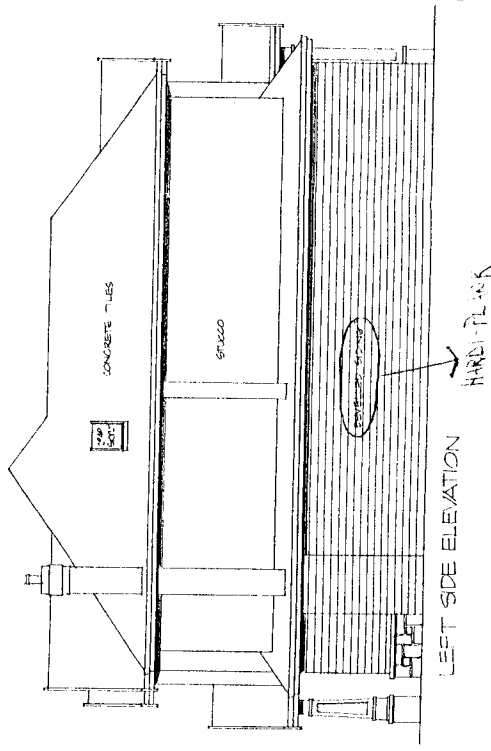
SEP 02 2003
 #3
 DP 03-244583
 UNIT A



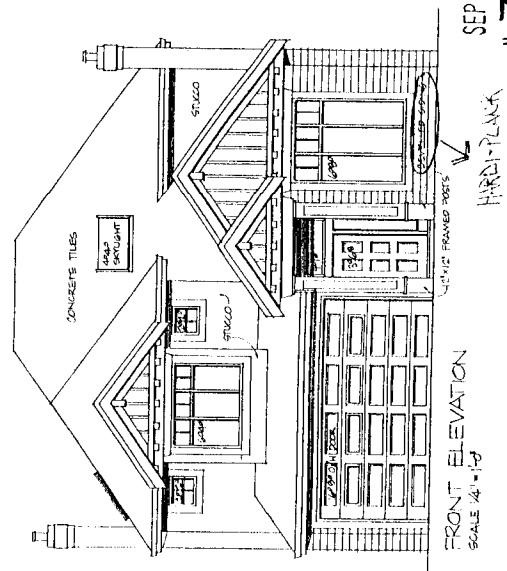
RIGHT SIDE ELEVATION



REAR ELEVATION

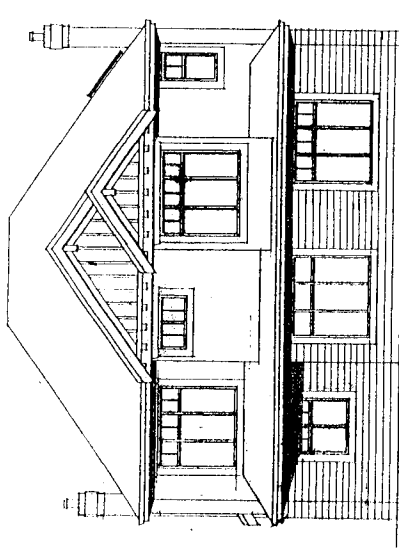


LEFT SIDE ELEVATION

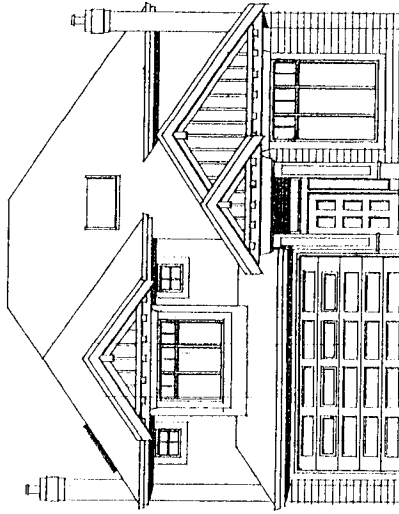


FRONT ELEVATION
 SCALE 1/4\"/>

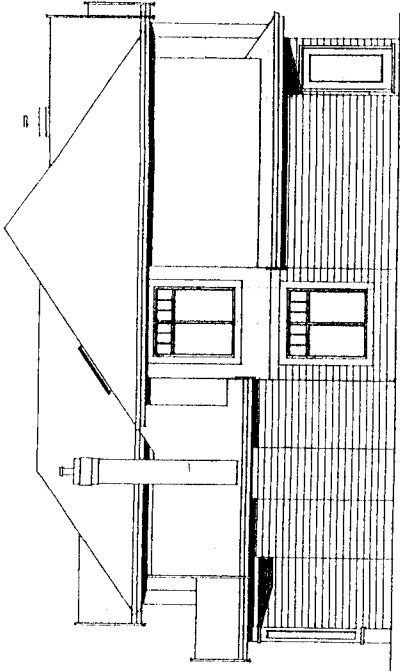
UNIT A



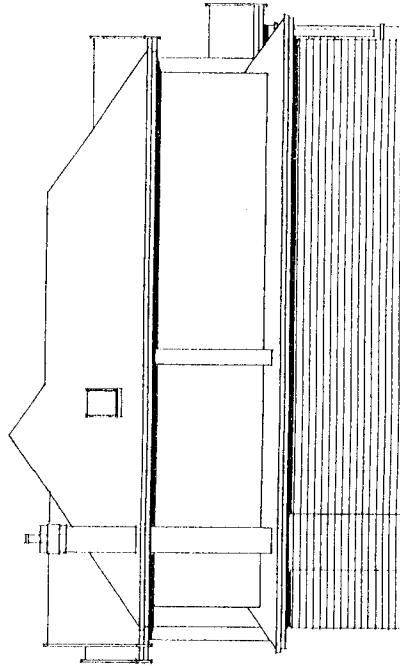
REAR ELEVATION



FRONT ELEVATION
 SCALE 1/8" = 1'



RIGHT SIDE ELEVATION



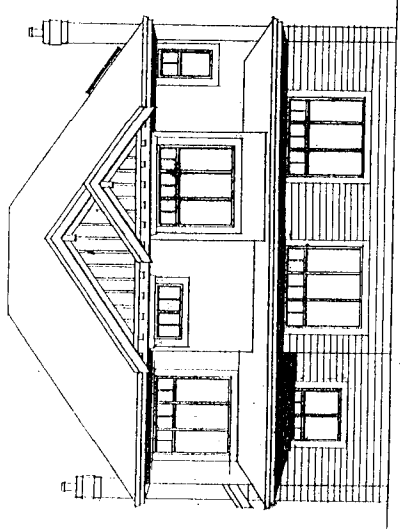
LEFT SIDE ELEVATION

SEP 02 2003

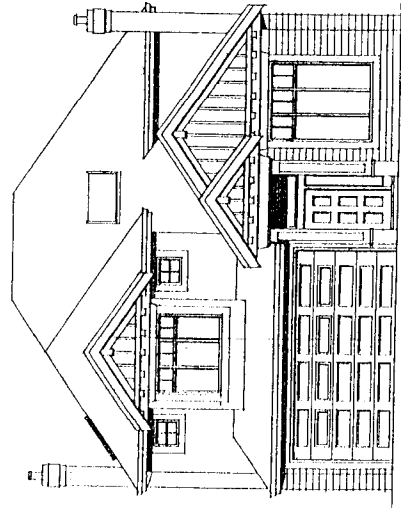
#4

DP 03-244583

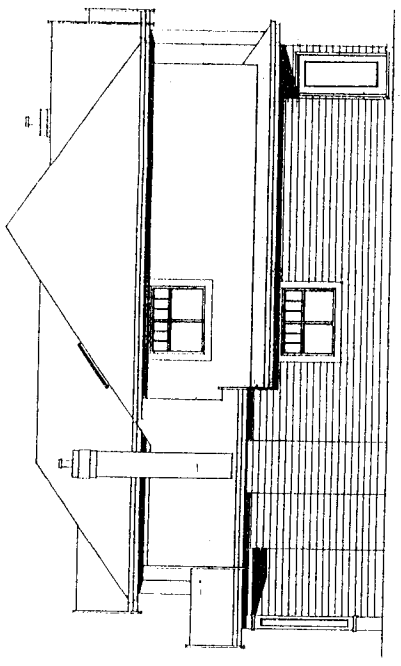
UNIT B



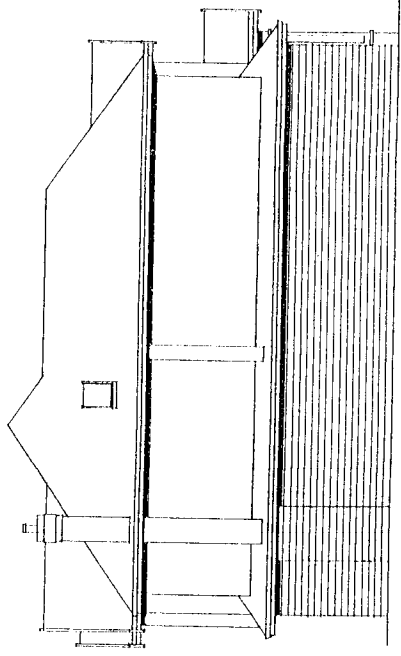
REAR ELEVATION



FRONT ELEVATION



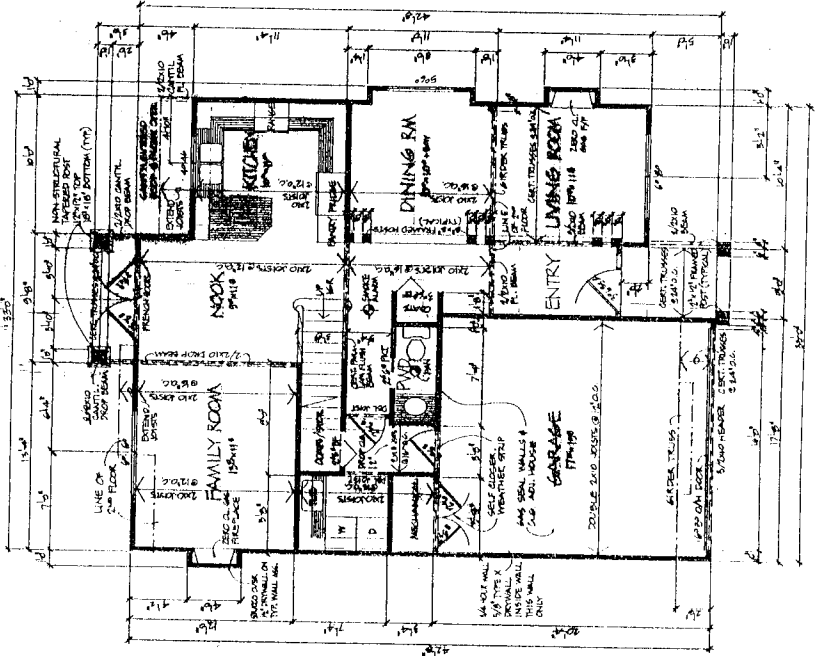
RIGHT SIDE ELEVATION



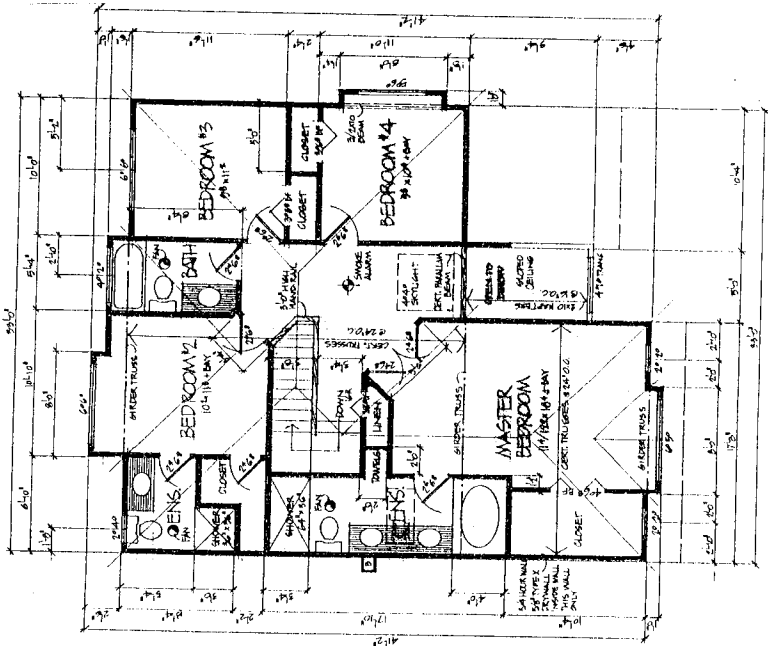
LEFT SIDE ELEVATION

UNIT C
 SCALE: 1/4" = 1'-0"
 SEP 02 2003
 #5
 DP 03-244583
 UNIT C

FOR INFORMATION
 PURPOSES ONLY

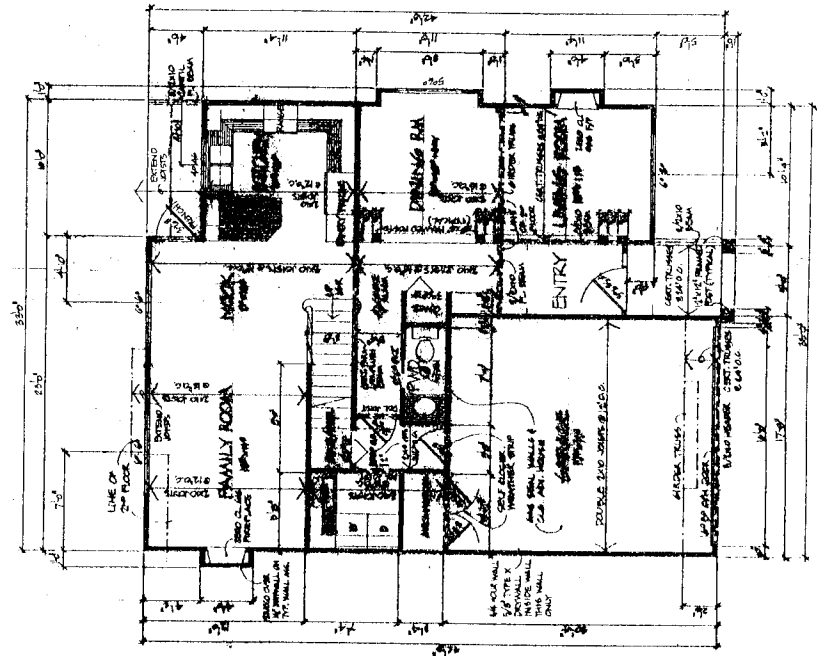


UNIT A

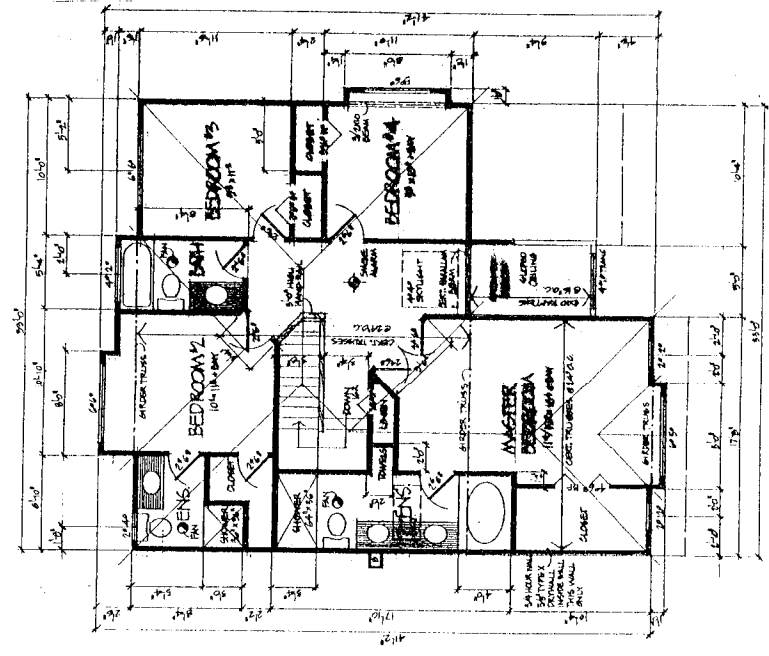


UPPER FLOOR PLAN TOTAL AREA 1167+
 LEW STAIRS 165+
 CALCULATED 1002+

UNIT B



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"
FIN. FLOOR AREA 830'²
GARAGE AREA 890'²
COVERED AREA 432'²
TOTAL SITE CON. 2152'²



UPPER FLOOR PLAN TOTAL AREA 1062'²
544' GARAGE (CONC)
518' CALCULATED (CONC)

