



To: Development Permit Panel

Date: May 22, 2007

From: Jean Lamontagne
Director of Development

File: DP 05-316398

Re: **Application by Elegant Development Inc. for a Development Permit at
7231 No. 2 Road (Formerly 7191, 7211, 7231 and 7251 No. 2 Road)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 26 townhouse units at 7231 No. 2 Road (formerly 7191, 7211, 7231 and 7251 No. 2 Road) on a site zoned "Townhouse District (R2 – 0.6)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the Side Yard Setback from 3 m to 2.1 m for the front portion of the northeast and southeast buildings.
 - b) Permit 28 tandem parking spaces in 14 townhouse units.



Jean Lamontagne
Director of Development

SB:sl
Att.

Staff Report

Origin

Elegant Development Ltd. has applied to the City of Richmond for permission to develop 26 townhouse units at 7231 No. 2 Road (formerly 7191, 7211, 7231 and 7251 No. 2 Road) on a site zoned “Townhouse District (R2 – 0.6)”. The consolidated site formerly contained four (4) single-family houses.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.6)” for this project under Bylaw 8033 (RZ 05-298878).

Development Information

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

Background

The subject site is in the Blundell Area and is located on No. 2 Road between Granville Avenue and Blundell Road. Development surrounding the subject site is as follows:

- To the north, is an existing single-family residential lot, and church beyond which are both under the same ownership, zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and “Assembly District (ASY)”;
- To the east, across No. 2 Road are a single-family residential lot and strata-titled duplexes, zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and “Two-Family Housing District (R5)”;
- To the south, facing Langton Road is an existing two-storey multi-family development, zoned “Townhouse District (R2)”;
- To the west, facing Langton Road are existing single-family residential lots, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Applicant response during the Development Permit application process has been included in *‘bold italics’*:

- Finalized tree retention/replacement strategy – ***Provided. Please see tree retention and replacement strategy section below;*** and
- Layout of frontage improvements and relationship to onsite landscape treatment – ***Incorporated.***

The Public Hearing for the rezoning of this site was held on March 20, 2006. At the Public Hearing, the following architectural form and character concerns about the development were expressed in submissions in writing and from the floor:

- Increased Traffic on No. 2 Road and Neighbourhood Fit of Building Height and Architectural Design – ***The townhouse development proposal meets the intent of the***

Official Community Plan's (OCP's) policies for Multiple-Family residential development along major and local arterial roads in West Richmond.

- Vehicle Access to No 2 Road. Further to this concern, in response to a query from Council, Mr. Jean Lamontagne, Director of Development, advised that he would discuss with Transportation Staff the possibility of a right-in/right-out only access for this development onto No. 2 Road, prior to this application being sent to the Development Permit Panel – ***Transportation staff advise that 'no left hand turn' signage should be installed onsite for exiting vehicles. The City has no plans to install a central median, which would be needed to physically restrict access to right-in/right-out only;*** and
- Tree retention – ***Please see tree retention and replacement strategy section below***

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 "Townhouse District (R2 – 0.6)" except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Reduce the Side Yard Setback from 3 m to 2.1 m for the front portion of the northeast and southeast buildings.

(Staff supports the proposed variance as it is sought in order to accommodate a two-storey interface to surrounding properties and a duplex massing interface to the existing single-family homes to the rear of the subject site. The variance is limited to a one-storey portion of the end buildings fronting onto No. 2 Road. The variance was identified in the staff report on the rezoning and received no comments from the public).

- 2) Permit 28 tandem parking spaces in 14 townhouse units.

(Staff supports the proposed variance as it improves the internal drive aisle elevations by allowing a mix of garage door sizes. The variance is limited to 14 of the 26 townhouse units. The remaining 12 units have two-car side-by-side garages. The variance was identified in the staff report on the rezoning and received no comments from the public).

Advisory Design Panel Comments

The Advisory Design Panel supported the proposed development with some recommendations for design development. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 05, 2006 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The form and massing of the mixed two and three-storey development generally complies with Official Community Plan (OCP) guidelines;
- The streetscape units present a front yard interface with walkways and low wood rail fences opening onto No. 2 Road;
- The proposed height, sitting and orientation of the buildings respect the massing of the existing adjacent townhouse development, church property and single-family homes with an interface of two-storey townhouse units. The vehicle access and three-storey townhouse units are provided in the center streetscape portion of the site. The back yards of two-storey duplex townhouse units are presented at the interface to the existing single-family lots to the west;
- The applicant has addressed privacy for the adjacent single-family homes to the west through: providing varying setbacks no less than 4.6 m, the provision of 1.8 m height solid wood privacy fencing, the planting of new trees and continuous hedging; and
- The applicant is proposing to meet the grade of adjacent lots.

Urban Design and Site Planning

- The No. 2 Road streetscape is animated with pedestrian-oriented entries covered by cantilevered decks;
- Vehicle access is provided from No. 2 Road with moving truck loading on-site in the drive aisle. In consultation with Transportation, the vehicle access was positioned roughly half way between Comstock Road and Udy Road. Cross-access was secured through the rezoning for the benefit of the future development site to the north at 7151 No. 2 Road;
- With the provision of a two-car garage in each townhouse unit, resident parking meets the Bylaw requirement. The provision of visitor parking meets the bylaw requirement with four (6) spaces provided, including two (2) accessible parking spaces;
- Headlight glare into the adjacent single-family lot is mitigated by hedge planting and 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. A central structure has been provided in the amenity area for mailboxes, recycling carts and garbage;
- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails; and
- An accessible unit has not been provided in this 26-unit development. Alternate floor plans demonstrating conversion potential to accommodate a person in a wheelchair is provided for two (2) of the type 'E' units with the installation of a platform lift.

Architectural Form and Character

- The building forms are articulated; with a combination of building materials, projecting bays, hip and gable pitched roofs;
- The proposed building materials (horizontal Hardi-plank siding, Hardi-panel, cedar shingles, wood trim, metal garage doors with transom windows and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety has been incorporated with four (4) different building types; and
- The impact of blank garage doors has been mitigated with transom windows, overhanging balconies, a mix of single and double garage door sizes, planting islands and pedestrian entries.

Tree Retention and Replacement Strategy

- A tree survey and partial arborist report was included in the rezoning staff report presented to the public and Council without a tree retention and replacement strategy. Concerns were expressed about tree retention at Public Hearing. A revised arborist report was submitted and a copy has been placed in the file. Two (2) of the trees were re-evaluated and found to be in conflict with the required relocation of the sidewalk, decreasing the number of onsite existing trees by two (2).

Trees	Existing	Retain	Remove	Replacement
Onsite Bylaw -sized	10	1	9	22 new trees (exceeds 18 required)
No. 2 Road PROP ROW	2	None	All	Approx. 9 new street trees
Neighbouring	10	Protect all	None	

- Existing trees in the area of the new No. 2 Road sidewalk area will be removed for the relocation of the sidewalk to improve pedestrian safety along the frontage. The installation of frontage improvements was secured through the rezoning application through a separate Servicing Agreement (SA 06-347587). Improvements include the creation of a new 1.5 m sidewalk at the property line and creating a grass boulevard with street trees;
- Proof of a contract with a registered arborist and maintenance of protective tree fencing is a requirement of the Development Permit;
- The vacant houses were secured, however they became a safety concern to the adjacent neighbours. Trees were removed to enable the demolition of the houses;
- The applicant has entered into an agreement with the adjacent strata to the south for the removal of a group of three (3) mountain ash onsite trees which straddle the shared property line and are in poor condition with internal rot and damage;
- The applicant is proposing to retain one (1) bylaw sized trees onsite. The removal of nine (9) bylaw-sized trees on-site will be replaced with the planting of twenty-two (22) new trees ranging in size from 8 cm calliper to 5 m height.

Landscape Design and Open Space Design

- The mailboxes are incorporated into the garbage and recycling structure adjacent to the amenity area;
- Children’s play opportunities on-site include private yards and a central outdoor amenity. Children’s play equipment is not provided in the outdoor amenity area. The central outdoor

amenity area is lined up with the vehicle entry to provide the entry view into the development. The amenity area provided meets the minimum requirement (156 m²) and also includes a paved path, seating, trees, under-storey planting and lawn;

- Fencing will include low and open wood rail fencing along No. 2 Road and 1.8 m height wood privacy fencing along the north, west and south property lines (reduced to maximum 1.2 m height in the front yard setback);
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian entries and vehicle areas. Concrete unit pavers in two different colours have been incorporated throughout the site; and
- Payment of cash-in-lieu of indoor amenity space was secured through the rezoning in the amount of \$33,000 in compliance with the Official Community Plan (OCP).

Affordable Housing

- No affordable housing units are proposed in this 19-unit development. A voluntary contribution towards the City's affordable housing fund was secured through the rezoning in the amount of \$500 per townhouse unit in addition to a voluntary contribution to the Child Care Development fund also in the amount of \$500 per townhouse unit for a combined total of \$26,000. The combined contribution amount exceeds the recommended minimum contribution rate of \$0.60 per buildable ft² in the Interim Affordable Housing Strategy.

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisle and should not impact the neighbouring townhouse or church owned single-family lot;
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle or No. 2 Road; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities


- As noted in the staff report on the rezoning, the developer has submitted storm and sanitary sewer capacity analysis as requested by the City's Engineering Department. There were no identified sanitary sewer upgrades required to facilitate the proposed development.

Flood Indemnity Covenant

- The registration of a flood indemnity covenant (Minimum 0.9 m geodetic) is a requirement of the Development Permit application.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:sl

Attachments:

- Attachment 1 Development Application Data Sheet
- Attachment 2 Advisory Design Panel Minutes (annotated excerpt from April 05, 2006)
- Attachment 3 Development Permit Considerations



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 05-316398

Attachment 1

Address: 7231 No. 2 Road (Formerly 7191, 7211, 7231 and 7251 No. 2 Road)
 Applicant: Elegant Development Inc. Owner: 0727458 BC Ltd.
 Planning Area(s): Blundell Area
 Floor Area Gross: 3,990.2 m² Floor Area Net: 2,717.5 m²

	Existing	Proposed
Site Area:	4,599 m ²	No change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Zoning:	Formerly R1/E	R2 - 0.6
Number of Units:	Formerly 4 houses	26 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage:	Max. 40%	40%	None
Setback – Front Yard:	Min. 6 m	6 m	None
Setback – Side Yard:	Min. 3 m	3 m at rear buildings & 2.1 m at front buildings	0.9 m reduction at front buildings
Setback – Rear Yard:	Min. 3 m	4.6 m	None
Height (m):	Max. 11 m & three-storey	10.8 m three-storey & 8.4 m two-storey	None
Lot Size:	Min. 30 m width & Min. 35 m depth	100.6 m width & 45.7 depth	None
Off-street Parking Spaces – Resident and Visitor:	52 and six (6)	52 and six (6)	None
Accessible Spaces:	Two (2)	Two (2)	None
Tandem Parking Spaces:	not permitted	28 spaces in 14 units	28 tandem spaces
Total off-street Spaces:	58	58	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 156 m ²	156 m ²	None

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

**Wednesday, April 05, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. Patrick Cotter Architect
DP 05-316398
7171, 7211, 7231, 7251 No. 2 Road

Mr. Patrick Cotter, Architect presented a description of the project. That a Georgian colonial style was used to compliment the vertical emphasis and was consistent in the two and three storey buildings. The palette included white, grey and black colours, brick veneer and Hardi-plank siding. No vinyl siding will be used in the project.

Comments of the Panel included the following:

- The amenity space needs to be more generous and needs a connection to the project.
- The break in the frontage massing is an effective method to vary the street elevation and requires more detail. Suggested some masonry at the front edge to create separation from the public street.
- Sidewalks to units require more expression of ownership to reflect semi-private front yard space that is pedestrian oriented and relates to the public sidewalk.
- The units grapple with double garages hiding entry doors. Recommended double entries brought forward for more definition. As well, it would be interesting to see palette accent colours or some signage to bring in unit individuality.
- Garbage enclosure within proximity of a unit entry is not desirable; the orientation could be improved. Explore opportunities to access the visitor parking and garbage via the entry drive.
- Combining recycling, mail, and garbage into one kiosk structure would be a more efficient use of service space and should become an architectural expression
- Recommend decorative pavers be used to extend the amenity area and differentiate the visitor parking area from the internal drive aisle and to move the garbage area to free up the amenity area.
- Create a larger amenity area away from the garbage.
- The building massing responded well to neighbours and it was good that the building fascia had been broken up. The adequacy of the relief was questioned.
- Concern that no existing trees are proposed to be retained and that the amenity space had little to offer the project. Trees on neighbouring properties should not be affected and it was suggested that there were too many buildings on the site. Reducing the number of units would improve the treatment of the internal street, the amenity space could be improved, and side yard setbacks could be increased to address impacts on adjacent properties.
- The incorporation of frontage street improvements was appreciated. It was suggested that the addition of gates, hedges, unit walkways, etc. would help to define the private/public edge.

Vice-Chair Conway summarized the comments of the Panel as recommending the following:

- Design development to the amenity area – ***Incorporated;***
- More definition at the entries and street edge – ***Incorporated;*** and
- More density in the landscaping – ***Incorporated;***

It was moved and seconded:

That DP 05-316398, Townhouses, 7172, 7211, 7231, 7251 No. 2 Road, be given the support of the Advisory Design Panel.

CARRIED

Development Permit Considerations
7231 No. 2 Road (“the lands”)
DP 05-316398

Prior to forwarding this application to Council for approval, the developer is required to complete the following:

1. Installation of tree protection fencing around all trees to be retained as part of the development to the satisfaction of the City’s Tree Preservation Coordinator;
2. Proof of a contract with a registered arborist (with a minimum of four (4) site visits through construction) to ensure proper protection of existing on-site and neighbouring trees;
3. Registration of a flood indemnity covenant on title to the lands (Min. 0.9 m geodetic);
4. Registration of a legal agreement on title to the lands prohibiting the conversion of tandem parking area into habitable space; and
5. Receipt of a Letter of Credit for landscaping in the amount of \$85,900.

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

6. Enter into the City’s standard Servicing Agreement* for the design and construction of frontage beautification along No. 2 Road. All works are to be at the developer’s expense;
7. Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails; and
8. Prior to Building Permit Issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[signed original on file]

*Note: This requires a separate application.



No. DP 05-316398

To the Holder: ELEGANT DEVELOPMENT INC.

Property Address: 7231 NO. 2 ROAD
(FORMERLY 7191, 7211, 7231 AND 7251 NO. 2 ROAD)

Address: C/O MR. PATRICK COTTER
PATRICK COTTER ARCHITECT INC.
UNIT 235 – 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

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 to:
 - a) Reduce the Side Yard Setback from 3 m to 2.1 m for the front portion of the northeast and southeast buildings.
 - b) Permit 28 tandem parking spaces in 14 townhouse units.
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 #18 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 \$85,900.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-316398

To the Holder: ELEGANT DEVELOPMENT INC.
Property Address: 7231 NO. 2 ROAD
(FORMERLY 7191, 7211, 7231 AND 7251 NO. 2 ROAD)
Address: C/O MR. PATRICK COTTER
PATRICK COTTER ARCHITECT INC.
UNIT 235 – 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

PROPOSED TOWNHOUSE DEVELOPMENT

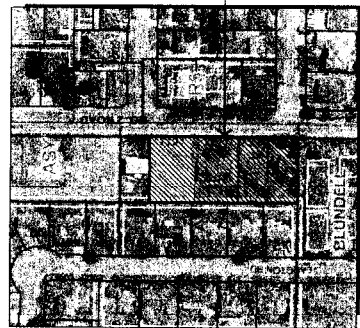
DP 05-316398

PROJECT DATA:
 7331 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
 CIVIC ADDRESS:
 LOT A SEC. 13 BLOCK 4 NORTH RANGE 7 WEST
 LEGAL DESCRIPTION:
 NEW WESTMINSTER DISTRICT PLAN BCP 27818

APPLICANT:
 ELEGANT DEVELOPMENT INC.
 200 - 12235 NO. 1 ROAD
 RICHMOND, BRITISH COLUMBIA

ZONING:
 PRESTON PROPERTY R2-0.6

LOCATION PLAN:



SITE



DEVELOPMENT DATA:

PROPOSED TOWNHOUSE DEVELOPMENT - 7191-7251 No. 2 Road	UNIT A	UNIT A1	UNIT A2	UNIT B	UNIT B1	UNIT C	UNIT D	UNIT E	TOTAL
LEVEL 1	451.32	487.84	487.84	451.32	451.32	451.32	451.32	451.32	3,617.56
LEVEL 2	451.32	487.84	487.84	451.32	451.32	451.32	451.32	451.32	3,617.56
LEVEL 3	451.32	487.84	487.84	451.32	451.32	451.32	451.32	451.32	3,617.56
STAIR ALLOWANCE	107.54	107.54	107.54	107.54	107.54	107.54	107.54	107.54	860.42
TOTAL	1,462.48	1,571.06	1,571.06	1,462.48	1,462.48	1,462.48	1,462.48	1,462.48	11,975.58
PERMITTED (130% OF MAX)	1,462.48	1,571.06	1,571.06	1,462.48	1,462.48	1,462.48	1,462.48	1,462.48	11,975.58
PERMITTED (100% OF MAX)	1,462.48	1,571.06	1,571.06	1,462.48	1,462.48	1,462.48	1,462.48	1,462.48	11,975.58
PERMITTED (75% OF MAX)	1,106.86	1,178.29	1,178.29	1,106.86	1,106.86	1,106.86	1,106.86	1,106.86	9,031.69
PERMITTED (50% OF MAX)	737.91	785.54	785.54	737.91	737.91	737.91	737.91	737.91	5,954.79
PERMITTED (25% OF MAX)	368.95	392.77	392.77	368.95	368.95	368.95	368.95	368.95	2,977.39
PERMITTED (10% OF MAX)	147.58	157.11	157.11	147.58	147.58	147.58	147.58	147.58	1,190.95
PERMITTED (5% OF MAX)	73.79	78.55	78.55	73.79	73.79	73.79	73.79	73.79	595.48
PERMITTED (2.5% OF MAX)	36.89	39.27	39.27	36.89	36.89	36.89	36.89	36.89	297.74
PERMITTED (1% OF MAX)	14.75	15.70	15.70	14.75	14.75	14.75	14.75	14.75	119.09

DRAWING LIST:

DRAWING LIST:	NO.	DESCRIPTION
A-000	COVER	BUILDING '1' WEST & EAST ELEVATIONS
A-101	TREE SURVEY	BUILDING '1' SOUTH & NORTH ELEVATIONS
A-102	SITE PLAN	BUILDING '2' WEST & EAST ELEVATIONS
A-207	PARKING PLAN	BUILDING '2' SOUTH & NORTH ELEVATIONS
A-251	UNIT 'E' FLOOR PLANS	BUILDING '3' 4, 5, 6, 7 ELEVATIONS
A-252	BUILDING '1' FLOOR PLANS	BUILDING '3' WEST & EAST ELEVATIONS
A-253	BUILDING '2' FLOOR PLANS	BUILDING '3' SOUTH & NORTH ELEVATIONS
A-254	BUILDING '3' GROUND & SECOND FLOOR PLANS	BUILDING '4' 5, 6, 7 ELEVATIONS
A-255	BUILDING '8' THIRD FLOOR PLAN	BUILDING '4' WEST & EAST ELEVATIONS
A-301	BUILDING '1' WEST & EAST ELEVATIONS	BUILDING '4' SOUTH & NORTH ELEVATIONS
A-302	BUILDING '1' SOUTH & NORTH ELEVATIONS	BUILDING '5' WEST & EAST ELEVATIONS
A-303	BUILDING '2' WEST & EAST ELEVATIONS	BUILDING '5' SOUTH & NORTH ELEVATIONS
A-304	BUILDING '2' SOUTH & NORTH ELEVATIONS	BUILDING '6' WEST & EAST ELEVATIONS
A-305	BUILDING '3' 4, 5, 6, 7 ELEVATIONS	BUILDING '6' SOUTH & NORTH ELEVATIONS
A-306	BUILDING '8' WEST & EAST ELEVATIONS	BUILDING '7' WEST & EAST ELEVATIONS
A-307	BUILDING '8' SOUTH & NORTH ELEVATIONS	BUILDING '7' SOUTH & NORTH ELEVATIONS
A-321	BUILDING '1' WEST & EAST ELEVATIONS	BUILDING '8' WEST & EAST ELEVATIONS
A-322	BUILDING '1' SOUTH & NORTH ELEVATIONS	BUILDING '8' SOUTH & NORTH ELEVATIONS
A-323	BUILDING '2' WEST & EAST ELEVATIONS	STREETSCAPES
A-324	BUILDING '2' SOUTH & NORTH ELEVATIONS	COLOURED ELEVATION
A-325	BUILDING '3' 4, 5, 6, 7 ELEVATIONS	BUILDING SITE SECTION
A-326	BUILDING '4' WEST & EAST ELEVATIONS	PLAN VIEW
A-327	BUILDING '4' SOUTH & NORTH ELEVATIONS	PLAN VIEW
A-351	STREETSCAPES	
A-352	COLOURED ELEVATION	
A-451	BUILDING SITE SECTION	
L-1	PLAN VIEW	
L-1A	PLAN VIEW	

REQUESTED VARIANCES:

- TO INCREASE THE SIDE YARD PROJECTIONS FROM 0.6m TO 0.9m (SOUTH) AND 0.9m (NORTH)
- PROPOSED 28 TANDEM SPACES FOR 14 UNITS

PROPOSED TOWNHOUSE DEVELOPMENT - 7191-7251 No. 2 Road	UNITS	PERMITTED	REQUESTED
SITE AREA	48,503.45 SQ. FT. (1,109.75 SQ. METERS)		
ROAD DEED	500 SQ. FT.		
COVERAGE	43.0% MAX. PERMITTED	40.0% PROPOSED	
TOTAL	48,003.45 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (MAX. PERMITTED)	21,316.50 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (REQUESTED)	21,316.50 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (50% OF MAX. PERMITTED)	10,658.25 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (25% OF MAX. PERMITTED)	5,329.13 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (10% OF MAX. PERMITTED)	2,131.65 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (5% OF MAX. PERMITTED)	1,065.83 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (2.5% OF MAX. PERMITTED)	532.91 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (1% OF MAX. PERMITTED)	213.17 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.5% OF MAX. PERMITTED)	106.58 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.25% OF MAX. PERMITTED)	53.29 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.1% OF MAX. PERMITTED)	21.32 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.05% OF MAX. PERMITTED)	10.66 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.025% OF MAX. PERMITTED)	5.33 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.01% OF MAX. PERMITTED)	2.13 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.005% OF MAX. PERMITTED)	1.07 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.0025% OF MAX. PERMITTED)	0.53 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.001% OF MAX. PERMITTED)	0.21 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.0005% OF MAX. PERMITTED)	0.11 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.00025% OF MAX. PERMITTED)	0.05 SQ. FT.	19,279.19 PROPOSED	
ADDITIONS TO FAR (0.0001% OF MAX. PERMITTED)	0.02 SQ. FT.	19,279.19 PROPOSED	

Each unit is permitted to be added to the maximum FAR allowed in the Zoning.
 100% FAR is the total FAR and includes all units.
 50% FAR is the total FAR and includes all units.
 25% FAR is the total FAR and includes all units.
 10% FAR is the total FAR and includes all units.
 5% FAR is the total FAR and includes all units.
 2.5% FAR is the total FAR and includes all units.
 1% FAR is the total FAR and includes all units.
 0.5% FAR is the total FAR and includes all units.
 0.25% FAR is the total FAR and includes all units.
 0.1% FAR is the total FAR and includes all units.
 0.05% FAR is the total FAR and includes all units.
 0.025% FAR is the total FAR and includes all units.
 0.01% FAR is the total FAR and includes all units.
 0.005% FAR is the total FAR and includes all units.
 0.0025% FAR is the total FAR and includes all units.
 0.001% FAR is the total FAR and includes all units.
 0.0005% FAR is the total FAR and includes all units.
 0.00025% FAR is the total FAR and includes all units.
 0.0001% FAR is the total FAR and includes all units.

COVER SHEET

MAY 22, 2007

PLAN # 1 JUN 13 2007

DP05316398

A-000 G

NOTES

UNIT NUMBER
UNIT TYPE

Plan # 1

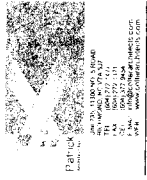
DP 05-316398

TOP OF SLABEL

REQUIRED VARIANCES

FIELD	PROPOSED	REQUIREMENT
MAX. G/F	4E 1N	* 6 1/2
MAX. SM	1000	1000
MAX. B/F	1000	1000
MAX. B/L	1000	1000

NO.	DESCRIPTION
1	TO BE USED FOR APPROVAL
2	TO BE USED FOR APPROVAL
3	TO BE USED FOR APPROVAL
4	TO BE USED FOR APPROVAL
5	TO BE USED FOR APPROVAL
6	TO BE USED FOR APPROVAL
7	TO BE USED FOR APPROVAL
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48	TO BE USED FOR APPROVAL
49	TO BE USED FOR APPROVAL
50	TO BE USED FOR APPROVAL



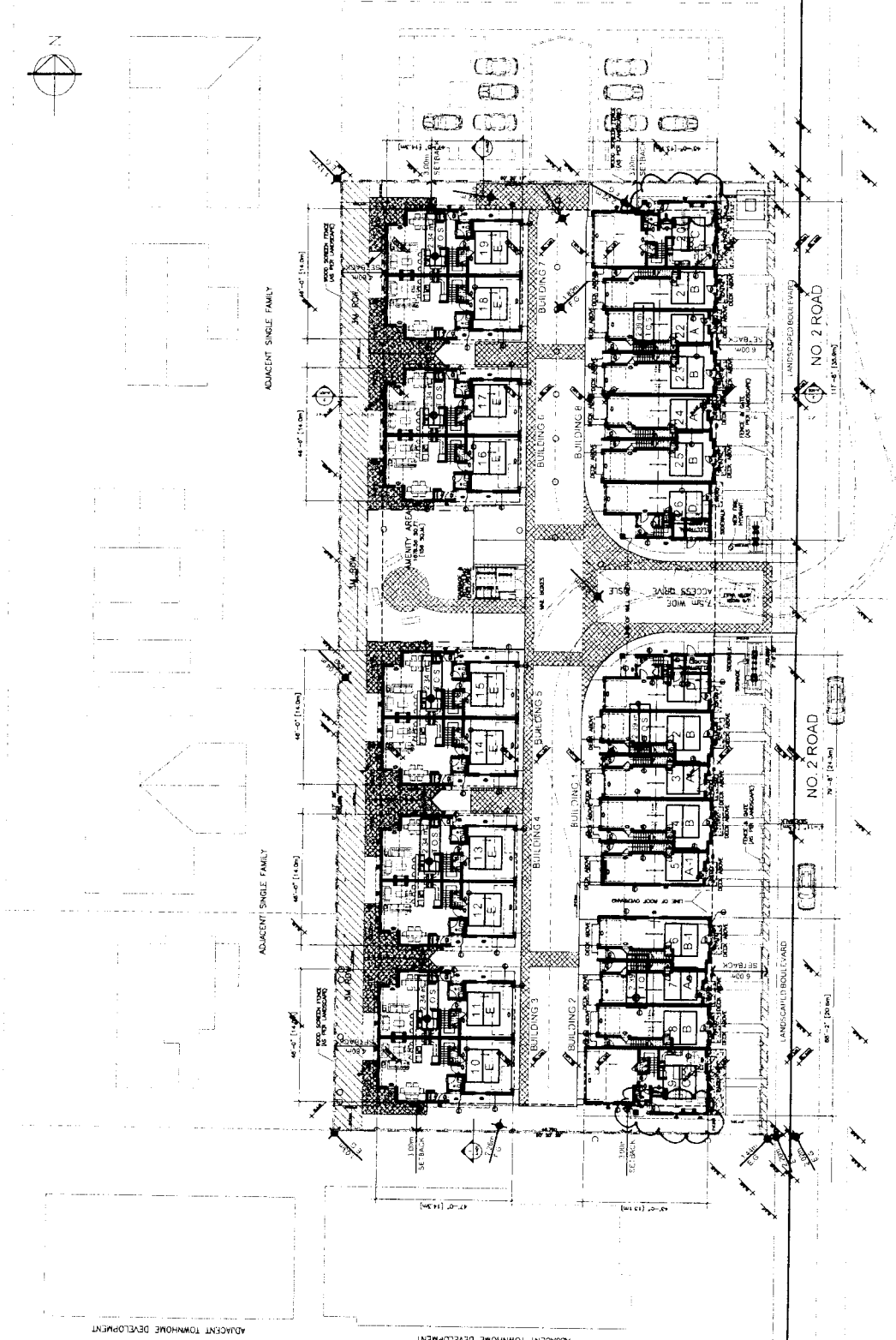
PROPOSED MULTIFAMILY
RESIDENTIAL DEVELOPMENT
7191/7211 72nd Ave N
Richmond, British Columbia
ELEGANT DEVELOPMENTS INC

NO.	DESCRIPTION
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2	TO BE USED FOR APPROVAL
3	TO BE USED FOR APPROVAL
4	TO BE USED FOR APPROVAL
5	TO BE USED FOR APPROVAL
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49	TO BE USED FOR APPROVAL
50	TO BE USED FOR APPROVAL

SITE PLAN

MAY 24, 2007

A-101 G



PLAN # 2 JUN 13 2007
DP 05316398

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

NOTES

PLAN #2

DP 05-316398

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
RESIDENT	52	52
COMMERCIAL	1	1
ACCESSIBLE	2	2
TOTAL	55	55

REQUIRED VARIANCES:

REQUIRED	PROPOSED	VARIANCE
SMALL CAR SPACES (17 SPACES)	37N	20N
TANDEM SPACES (14 UNITS)	NOT PERMITTED	28 TANDEM SPACES

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191 72ND / 7251 72ND / 62ND ROAD
 RICHMOND BRUSH COLONNAD
 ELEGANT DEVELOPMENTS INC.



DATE: 06/13/07
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: [unreadable]

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191 72ND / 7251 72ND / 62ND ROAD
 RICHMOND BRUSH COLONNAD
 ELEGANT DEVELOPMENTS INC.

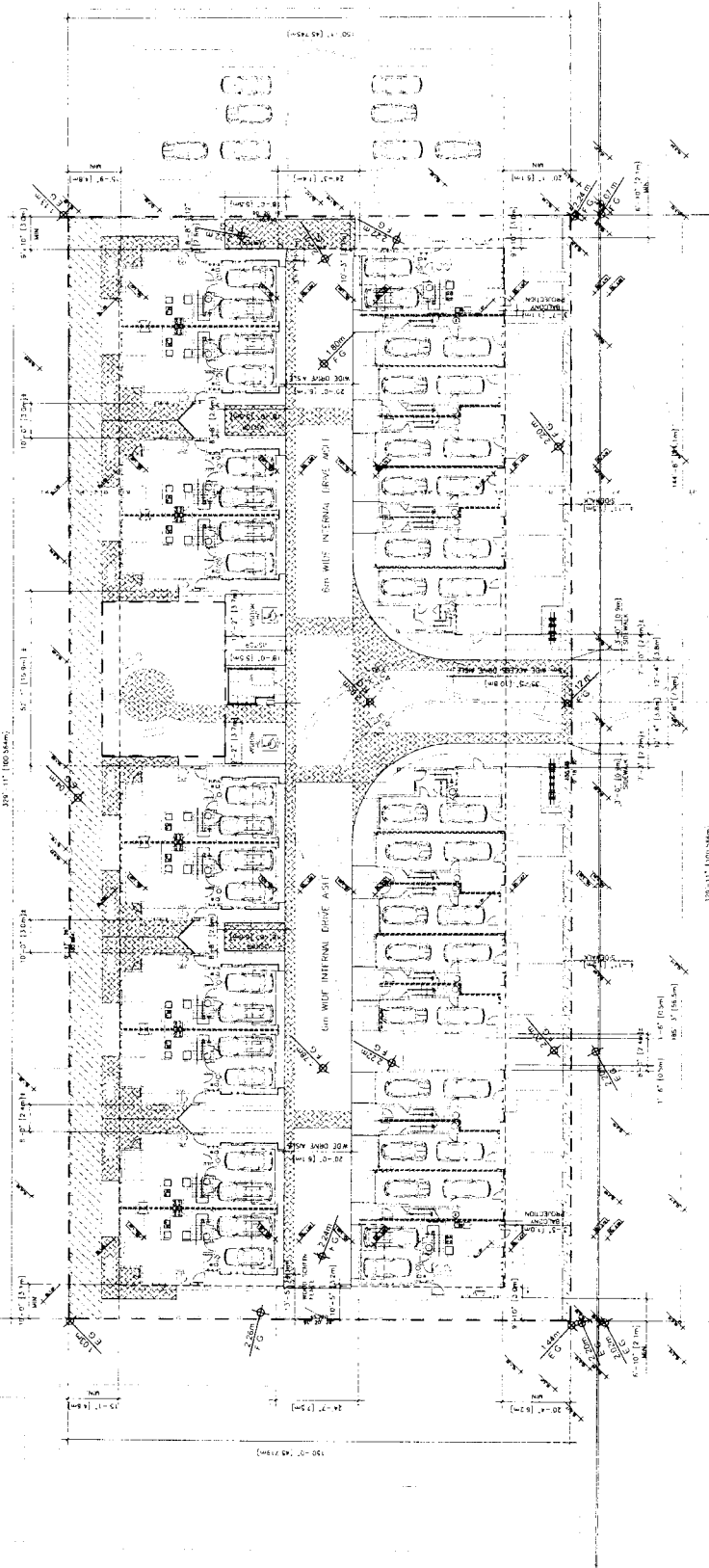
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 CHECKED BY: [unreadable]
 PROJECT NO: [unreadable]

DATE: 06/13/07
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: [unreadable]

DATE: 06/13/07
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: [unreadable]

DATE: 06/13/07
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: [unreadable]

DATE: 06/13/07
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO: [unreadable]



PLAN # 3
 1 PARKING PLAN
 JUN 13 2007
 DP 05316398

* TANDEM PARKING BY VARIANCE



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARREN

DATE	REVISIONS
MAY 2007	REVISED LAYOUTS & ROAD
JUN 2007	REVISED LAYOUTS & ROAD
	PROPERTY OF DEVELOPING APPLICANT
	SCALE
	DATE

P. KALDINGS & ASSOCIATES, INC.
 1200 - W. BANK
 TAMPA, FL 33601
 PHONE (813) 281-7001

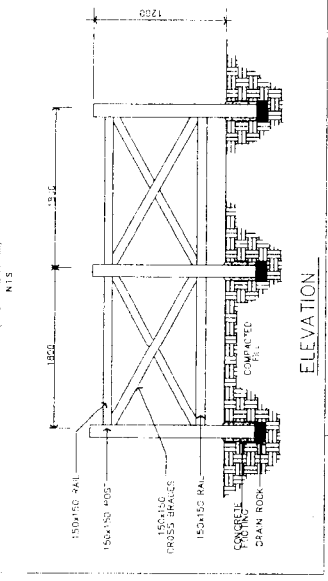
LEGAT EQUIPMENTS INC.
 610 THUNDER CREEK AVENUE
 FORT WORTH, TX 76116
 PHONE (817) 343-1100

LANDSCAPE PLAN
 MULTIFAMILY DEVELOPMENT
 11812 23RD AVE. 2 ROAD
 TAMPA, FL 33613

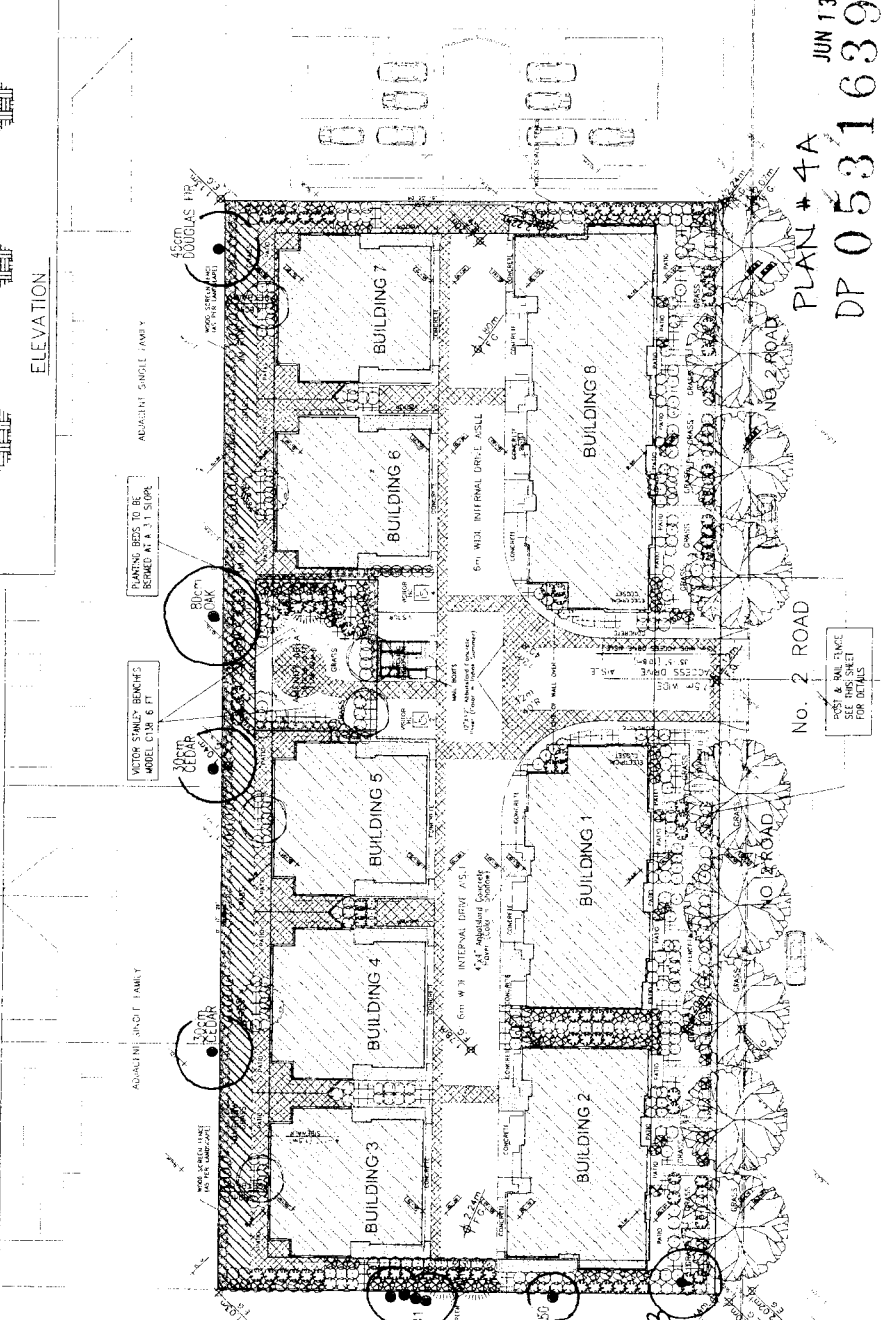
SCALE	DATE
1:100	06/13/07
DATE	SCALE
06/13/07	1:100

PROJECT	NO.
LANDSCAPE PLAN	1-1

FENCE DETAIL ALONG NO. 2 ROAD



SYMBOL	PLANT SPEC.	QTY	SIZE	SPACING	REMARKS
○	BOTANICA, NAME				
○	MANGIA SOLANGANA	3	1.50 METERS	AS SHOWN	B & B REPLACEMENT TREE
○	ASIR PALMUM BLOOMING	5	6.00 CM DIA.	AS SHOWN	B & B REPLACEMENT TREE
○	CECROPHILUM JAPINICUM	8	8 CM DIA.	AS SHOWN	B & B REPLACEMENT TREE
○	THELA PALATA	5	5.00 METERS	AS SHOWN	B & B REPLACEMENT TREE
○	WESTERN RED CEDAR	54	42 POT	80 CM DIA.	
○	PINK AZALEA	70	42 POT	80 CM DIA.	
○	COMMON AZALEA	43	42 POT	80 CM DIA.	
○	EDWARD GOUCHER AZALEA	23	42 POT	80 CM DIA.	
○	FRASER VAMBOURNE	36	42 POT	80 CM DIA.	
○	YAKI RHODODENDRON	32	42 POT	80 CM DIA.	
○	PRODRACISSUS PINNATA	28	42 POT	80 CM DIA.	
○	VERBENUM DAVALLI	94	42 POT	80 CM DIA.	
○	PRODRACISSUS PINNATA	88	42 POT	80 CM DIA.	
○	DELPHINIUM	41	2.00 METERS	40 CM DIA.	
○	GRASS	72x3			
○	GRASS	550x3			



PLAN # 4A
 JUN 13 2007
 DP 05316398

NO. 2 ROAD
 SEE THIS SHEET FOR DETAILS



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	11/11/07
2	ISSUE FOR PERMITTING	11/11/07
3	ISSUE FOR PERMITTING	11/11/07
4	ISSUE FOR PERMITTING	11/11/07
5	ISSUE FOR PERMITTING	11/11/07
6	ISSUE FOR PERMITTING	11/11/07
7	ISSUE FOR PERMITTING	11/11/07
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9	ISSUE FOR PERMITTING	11/11/07
10	ISSUE FOR PERMITTING	11/11/07

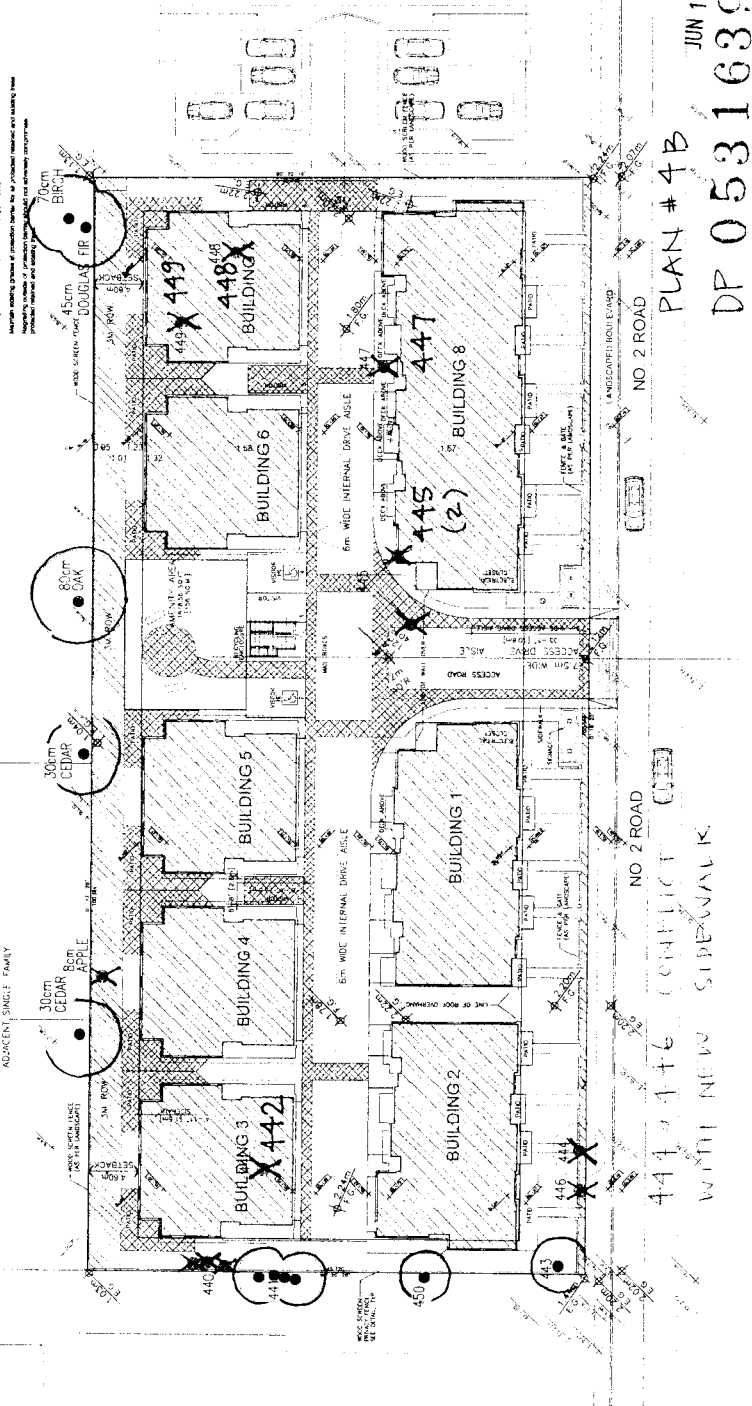
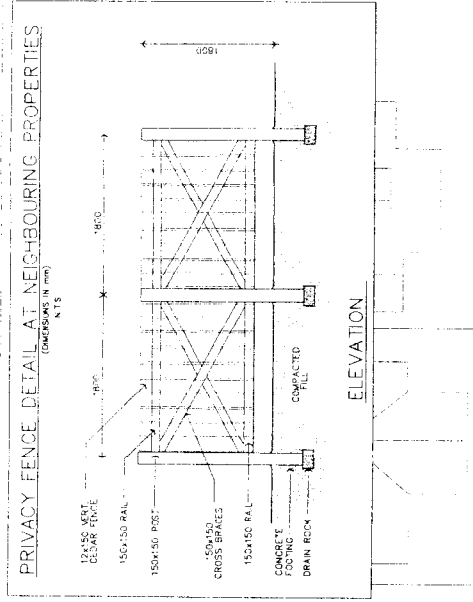
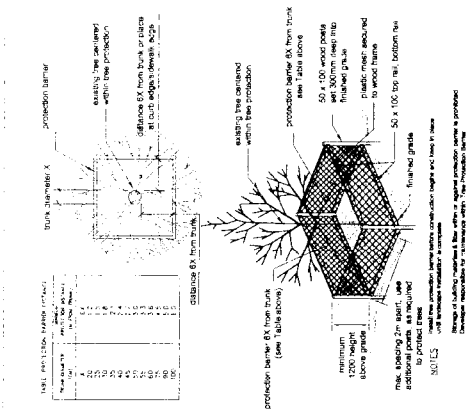
KANDILAS & ASSOCIATES INC.
 2100 - 44th Ave. S.E.
 Vancouver, B.C. V5A 1G1
 PHONE (604) 886-2363

DEWEY DEVELOPMENT INC.
 675 HASTINGS STREET WEST
 VANCOUVER, B.C. V6C 2K6
 PHONE (604) 681-1111

PLAN VIEW
TREE RETENTION PLAN
MULTI-FAMILY DEVELOPMENT
 7181 TO 7203 - No. 2 ROAD
 VANCOUVER, B.C.

DATE	NO.	DESCRIPTION
11/11/07	1	ISSUE FOR PERMITTING
11/11/07	2	ISSUE FOR PERMITTING
11/11/07	3	ISSUE FOR PERMITTING
11/11/07	4	ISSUE FOR PERMITTING
11/11/07	5	ISSUE FOR PERMITTING
11/11/07	6	ISSUE FOR PERMITTING
11/11/07	7	ISSUE FOR PERMITTING
11/11/07	8	ISSUE FOR PERMITTING
11/11/07	9	ISSUE FOR PERMITTING
11/11/07	10	ISSUE FOR PERMITTING

Scale: 1:100
 L-1A



JUN 13 2007
PLAN # 4B
DP 05316398

444 & 446 CONFLICT WITH NEW SIDEWALK

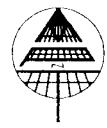
SURVEY PLAN OF PART OF SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

LANDS DEALT WITH:

- LOT 123 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 25906 PARCEL IDENTIFIER (PID) 000-492-256
- LOT 124 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 25906 PARCEL IDENTIFIER (PID) 008-829-098
- LOT 104 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21188 PARCEL IDENTIFIER (PID) 004-412-354
- LOT 105 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21188 PARCEL IDENTIFIER (PID) 001-989-359

CIVIC ADDRESSES:

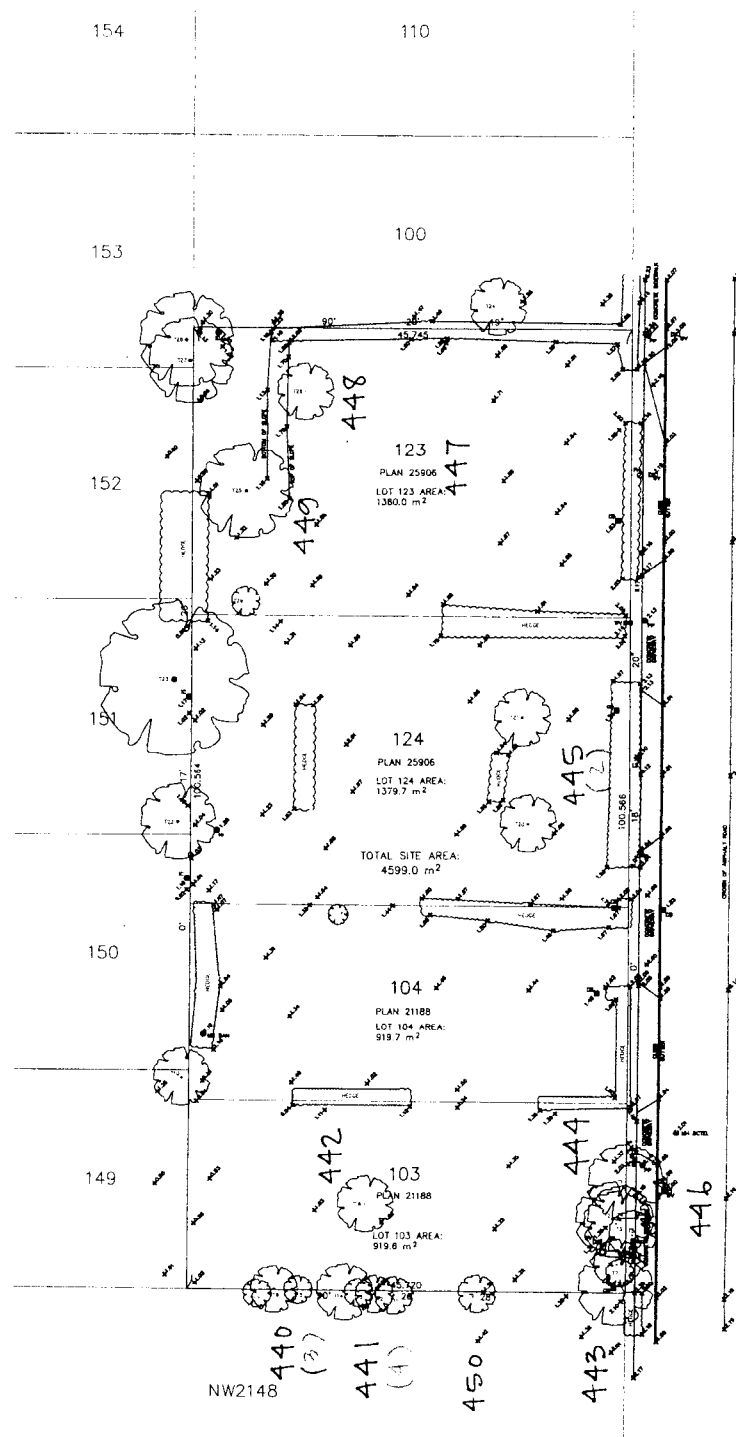
- 7191 NO. 2 ROAD (LOT 123) RICHMOND, B.C.
- 7211 NO. 2 ROAD (LOT 124) RICHMOND, B.C.
- 7211 NO. 2 ROAD (LOT 104) RICHMOND, B.C.
- 7251 NO. 2 ROAD (LOT 105) RICHMOND, B.C.



LEGEND
SCALE: 1:250
ALL DISTANCES ARE IN METRES

- INDICATES SPOT ELEVATION
- MH INDICATES MANHOLE
- FH INDICATES FIRE HYDRANT
- IC INDICATES INSPECTION CHAMBER
- PP INDICATES POWER POLE
- LS INDICATES LAMP STAND
- CB INDICATES CATCH BASIN
- JL INDICATES SIGN
- BV INDICATES WATER VALVE

TREE TABLE		
TREE TYPE	TRUNK D.I.P.	GROUND ELEV.
T1	DECIDUOUS	0.11 2.18
T2	CEDAR	0.4 1.48
T3	CEDAR	0.88 1.77
T4	CEDAR	0.88 1.86
T5	DECIDUOUS	0.88 2.11
T6	DECIDUOUS	0.88 1.71
T7	DECIDUOUS	0.1 1.79
T8	CEDAR	0.38 1.41
T9	DECIDUOUS	0.17 1.34
T10	CEDAR	0.3 1.36
T11	CEDAR	0.3 1.21
T12	CEDAR	0.3 1.31
T13	DECIDUOUS	0.21 1.24
T14	CEDAR	0.27 1.01
T15	DECIDUOUS	0.22 0.87
T16	DECIDUOUS	0.22 1.18
T17	DECIDUOUS	0.17 0.81
T18	DECIDUOUS	0.17 1.16
T19	CEDAR	0.15 1.62
T20	DECIDUOUS	0.3 1.84
T21	DECIDUOUS	0.28 1.89
T22	CEDAR	0.4 1.17
T23	DECIDUOUS	0.7 1.00
T24	DECIDUOUS	0.15 1.37
T25	PINE	0.46 1.52
T26	DECIDUOUS	0.16 2.06
T27	FH	0.46 1.38
T28	BIRCH	0.46 1.38
T29	DECIDUOUS	0.14 1.18

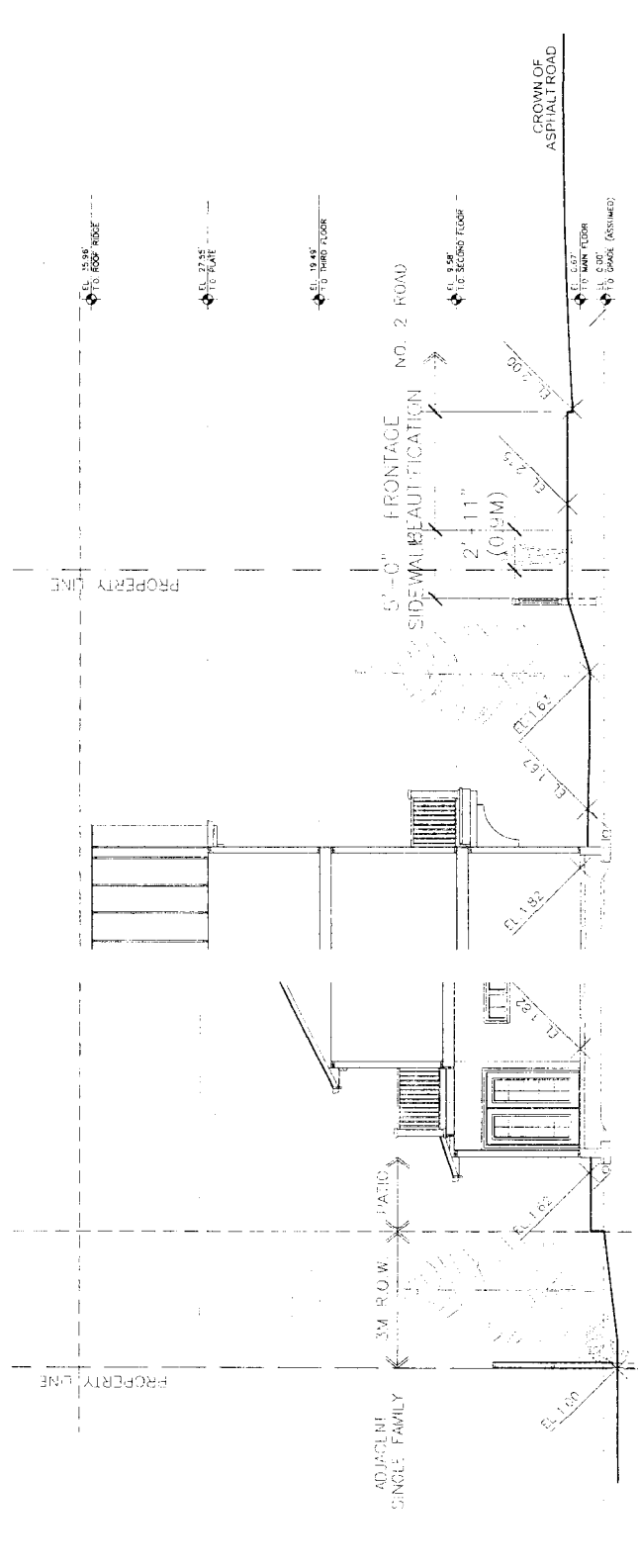
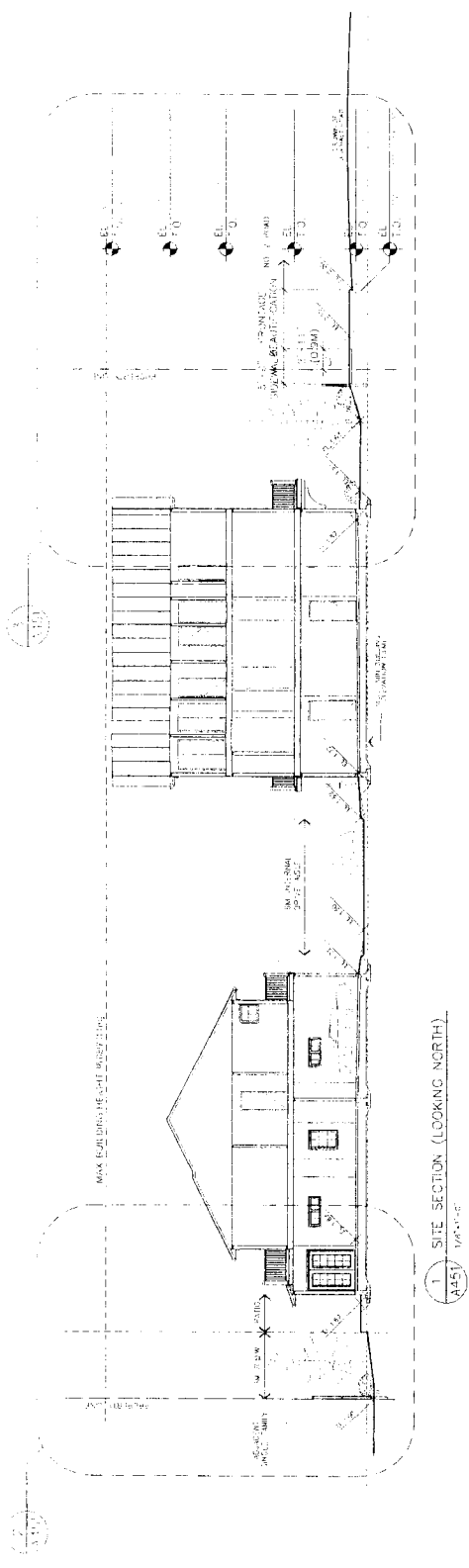


PLAN # 4C
 JUN 13 2007
 DP 05316398

NO. 2 ROAD

NOTES:
 ELEVATIONS ARE TO BOUNDARY CITY DATUM AND ARE DERIVED FROM BOUNDARY CITY BENCHMARK, AIRBORNE PHOTO SURVEY AT THE WEST SIDE OF NO. 2 ROAD AT CIVIC HYDRANT (PVI).
 ELEVATION = 2.18 METRES.
 PROPERTY LINE DIMENSIONS ARE BASED ON FIELD SURVEYS.

© COPYRIGHT
 MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS
 #10 - 8171 COOK ROAD
 RICHMOND, B.C.
 V6V 3T8
 PH 604-270-8321
 FAX 604-270-8127
 GARDEN 14847-TPC/DLJ



PLAN #4D
 JUN 13 2007
 DP 05316398

NO.	DATE	DESCRIPTION
1	2007.05.16	ISSUED FOR PERMITTING
2	2007.05.16	ISSUED FOR PERMITTING
3	2007.05.16	ISSUED FOR PERMITTING
4	2007.05.16	ISSUED FOR PERMITTING
5	2007.05.16	ISSUED FOR PERMITTING
6	2007.05.16	ISSUED FOR PERMITTING
7	2007.05.16	ISSUED FOR PERMITTING
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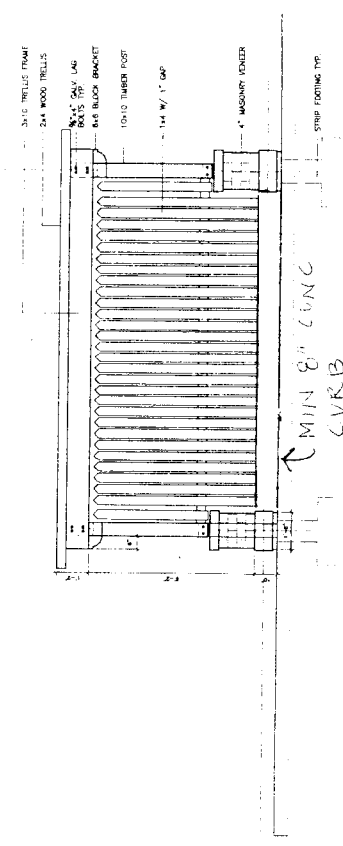
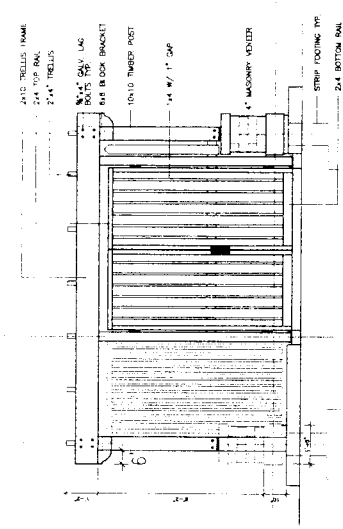
PROJECT NO. 05316398
 PROJECT NAME: PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191 7211 7231 7251 No 2 Road
 Richmond, British Columbia
 ARCHITECT: ELEGANT DEVELOPMENTS INC.
 1000 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, BC V6H 3G7
 TEL: (604) 277-1111
 FAX: (604) 277-1111
 WWW.ELEGANTDEVELOPMENTS.COM
 E-MAIL: INFO@ELEGANTDEVELOPMENTS.COM

SHEET NO. 10
 SHEET TOTAL 10
 DATE: 2007.05.16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

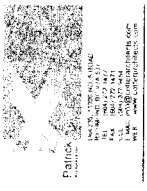
BUILDING SITE SECTION
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 2007.05.16

DRAWING NO. A-451

NOTES



DATE:	05/24/2007
PROJECT:	PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
CLIENT:	ELITE DEVELOPMENT GROUP, INC.
ARCHITECT:	ELITE ARCHITECTURE, INC.
ENGINEER:	ELITE ENGINEERING, INC.
DESIGNER:	ELITE DESIGN, INC.
DRAWN BY:	ELITE DESIGN, INC.
CHECKED BY:	ELITE DESIGN, INC.
APPROVED BY:	ELITE DESIGN, INC.
SCALE:	AS SHOWN
SHEET NO.:	1
TOTAL SHEETS:	1
DATE PLOTTED:	05/24/2007 11:54 AM
PLT:	HPGL
PRN:	HPGL

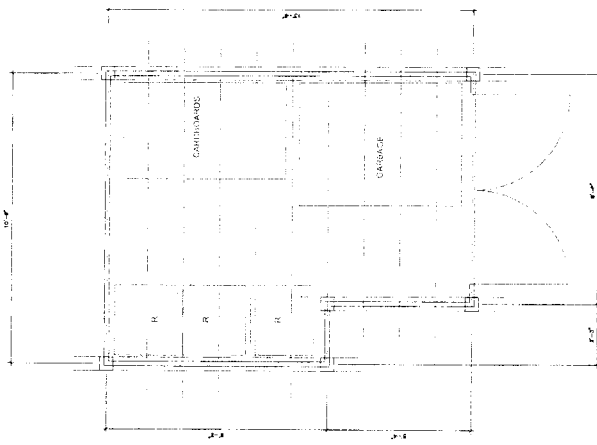


PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 17231725 1/2"=1'-0" ROAD
 PLEASANTON, CALIFORNIA
 ELEGANT DEVELOPMENTS, INC.

DATE:		05/24/2007
PROJECT:		PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
CLIENT:		ELITE DEVELOPMENT GROUP, INC.
ARCHITECT:		ELITE ARCHITECTURE, INC.
ENGINEER:		ELITE ENGINEERING, INC.
DESIGNER:		ELITE DESIGN, INC.
DRAWN BY:		ELITE DESIGN, INC.
CHECKED BY:		ELITE DESIGN, INC.
APPROVED BY:		ELITE DESIGN, INC.
SCALE:		AS SHOWN
SHEET NO.:		1
TOTAL SHEETS:		1
DATE PLOTTED:		05/24/2007 11:54 AM
PLT:		HPGL
PRN:		HPGL

GARAGE ENCLOSURE DETAILS
 MAY 24, 2007
 A-103

1 GARAGE ENCLOSURE FLOOR PLAN
 A103 1/2"=1'-0"



PLAN # 4E JUN 13 2007
 DP 05316398

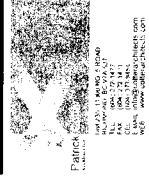
Plan #4 a

DP 05-316398

PROPOSED BUILDING ELEVATIONS

- 1 ARCHITECT: TERRY O'NEILL ARCHITECTS INC.
- 2 DATE: 10/11/2017
- 3 PROJECT: PROPOSED MULTI-FAMILY BUILDING
- 4 LOCATION: 1211 1233 795 N G 2 ROAD, RICHMOND, BRITISH COLUMBIA
- 5 DRAWN BY: TERRY O'NEILL
- 6 CHECKED BY: TERRY O'NEILL
- 7 SCALE: 1/4" = 1'-0"
- 8 SHEET NO: 1
- 9 TOTAL SHEETS: 1
- 10 PROJECT NO: 2017-05-23
- 11 CLIENT: ELEGANT DEVELOPMENTS INC.
- 12 PROJECT NO: 2017-05-23
- 13 DATE: 10/11/2017
- 14 DRAWN BY: TERRY O'NEILL
- 15 CHECKED BY: TERRY O'NEILL
- 16 SCALE: 1/4" = 1'-0"
- 17 SHEET NO: 1
- 18 TOTAL SHEETS: 1
- 19 PROJECT NO: 2017-05-23
- 20 CLIENT: ELEGANT DEVELOPMENTS INC.

NO.	DESCRIPTION
1	ARCHITECT: TERRY O'NEILL ARCHITECTS INC.
2	DATE: 10/11/2017
3	PROJECT: PROPOSED MULTI-FAMILY BUILDING
4	LOCATION: 1211 1233 795 N G 2 ROAD, RICHMOND, BRITISH COLUMBIA
5	DRAWN BY: TERRY O'NEILL
6	CHECKED BY: TERRY O'NEILL
7	SCALE: 1/4" = 1'-0"
8	SHEET NO: 1
9	TOTAL SHEETS: 1
10	PROJECT NO: 2017-05-23
11	CLIENT: ELEGANT DEVELOPMENTS INC.



PROPOSED MULTI-FAMILY BUILDING ELEVATIONS
 1211 1233 795 N G 2 ROAD
 RICHMOND, BRITISH COLUMBIA
 ELEGANT DEVELOPMENTS INC.

DATE: 10/11/2017
 DRAWN BY: TERRY O'NEILL
 CHECKED BY: TERRY O'NEILL
 SCALE: 1/4" = 1'-0"

SHEET NO: 1
 TOTAL SHEETS: 1

PROJECT NO: 2017-05-23
 CLIENT: ELEGANT DEVELOPMENTS INC.

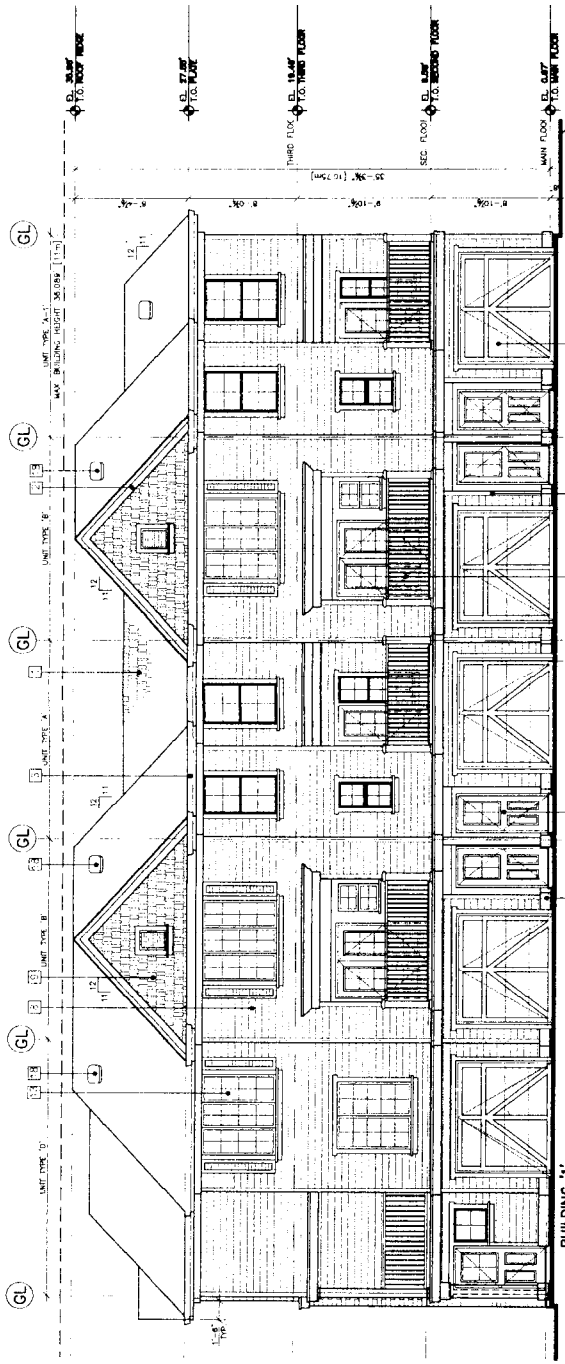
PROJECT NO: 2017-05-23
 CLIENT: ELEGANT DEVELOPMENTS INC.

PROJECT NO: 2017-05-23
 CLIENT: ELEGANT DEVELOPMENTS INC.

PROJECT NO: 2017-05-23
 CLIENT: ELEGANT DEVELOPMENTS INC.

PROJECT NO: 2017-05-23
 CLIENT: ELEGANT DEVELOPMENTS INC.

PROJECT NO: 2017-05-23
 CLIENT: ELEGANT DEVELOPMENTS INC.



PLAN # S
 JUN 13 2007
 DP 05316398

A-301
 G

Plan #4 b
DP 05-316398
 RELEASE FOR PUBLIC REVIEW

- 1. PROJECT LOCATION: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 2. ARCHITECT: ELEGANT DEVELOPMENTS INC., 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 3. CLIENT: PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 4. DATE: 05/22/2007
- 5. DRAWING NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 6. PROJECT NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 7. SHEET NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 8. SCALE: 1/4" = 1'-0"
- 9. DRAWN BY: [Name]
- 10. CHECKED BY: [Name]
- 11. APPROVED BY: [Name]
- 12. DATE: 05/22/2007
- 13. PROJECT NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 14. SHEET NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 15. SCALE: 1/4" = 1'-0"
- 16. DRAWN BY: [Name]
- 17. CHECKED BY: [Name]
- 18. APPROVED BY: [Name]
- 19. DATE: 05/22/2007
- 20. PROJECT NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 21. SHEET NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 22. SCALE: 1/4" = 1'-0"
- 23. DRAWN BY: [Name]
- 24. CHECKED BY: [Name]
- 25. APPROVED BY: [Name]
- 26. DATE: 05/22/2007
- 27. PROJECT NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 28. SHEET NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 29. SCALE: 1/4" = 1'-0"
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- 31. CHECKED BY: [Name]
- 32. APPROVED BY: [Name]
- 33. DATE: 05/22/2007
- 34. PROJECT NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 35. SHEET NO.: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
- 36. SCALE: 1/4" = 1'-0"
- 37. DRAWN BY: [Name]
- 38. CHECKED BY: [Name]
- 39. APPROVED BY: [Name]
- 40. DATE: 05/22/2007

NO.	DESCRIPTION	DATE
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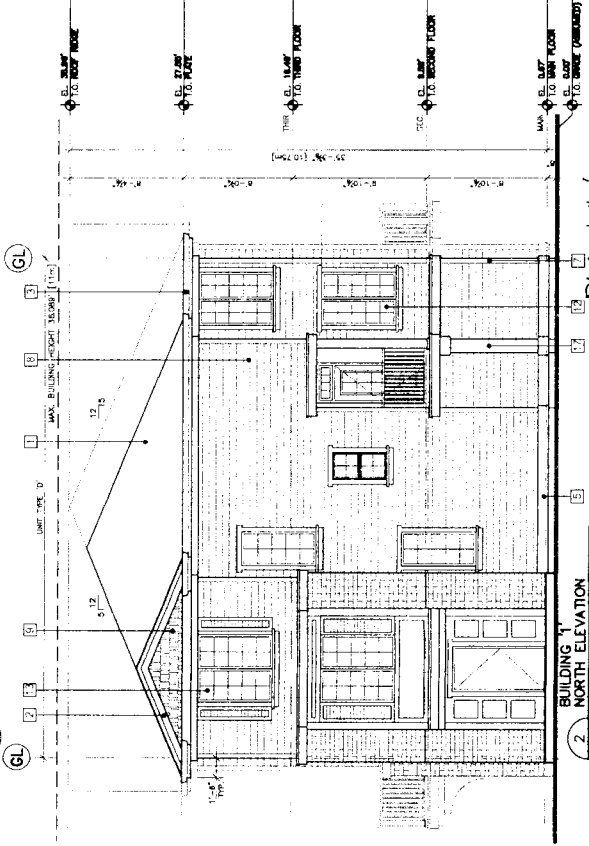
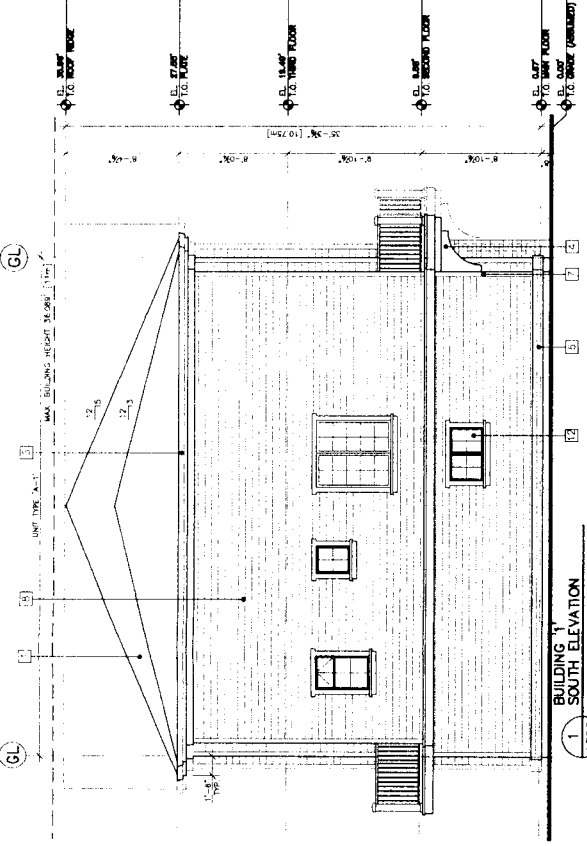


PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
 ELEGANT DEVELOPMENTS INC.

NO.	DESCRIPTION	DATE
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BUILDING 11
 SOUTH & NORTH
 ELEVATIONS

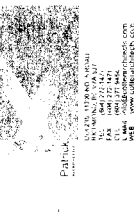
MAY 22, 2007
 A-302 G



PLAN # 6
 JUN 13 2007
 DP 05316398

Plan #4 c
DP 05-316398

- NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. FINISH FLOOR FINISH TO BE DETERMINED BY ARCHITECT.
 3. ALL WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISH TO BE DETERMINED BY ARCHITECT.
 4. ROOF TO BE ASPH/FLT SHINGLES WITH 1/2" MIN. INSULATION.
 5. FLOORING TO BE DETERMINED BY ARCHITECT.
 6. INTERIOR FINISHES TO BE DETERMINED BY ARCHITECT.
 7. ALL DOORS TO BE 2 1/2" MIN. THICK.
 8. ALL WINDOWS TO BE 2 1/2" MIN. THICK.
 9. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISH TO BE DETERMINED BY ARCHITECT.
 10. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISH TO BE DETERMINED BY ARCHITECT.
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 19. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISH TO BE DETERMINED BY ARCHITECT.
 20. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISH TO BE DETERMINED BY ARCHITECT.



PROJECT:
 PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7531 72nd Ave, Richmond, BC
 Richmond, British Columbia

CLIENT:
 ELEGANT DEVELOPMENTS INC.

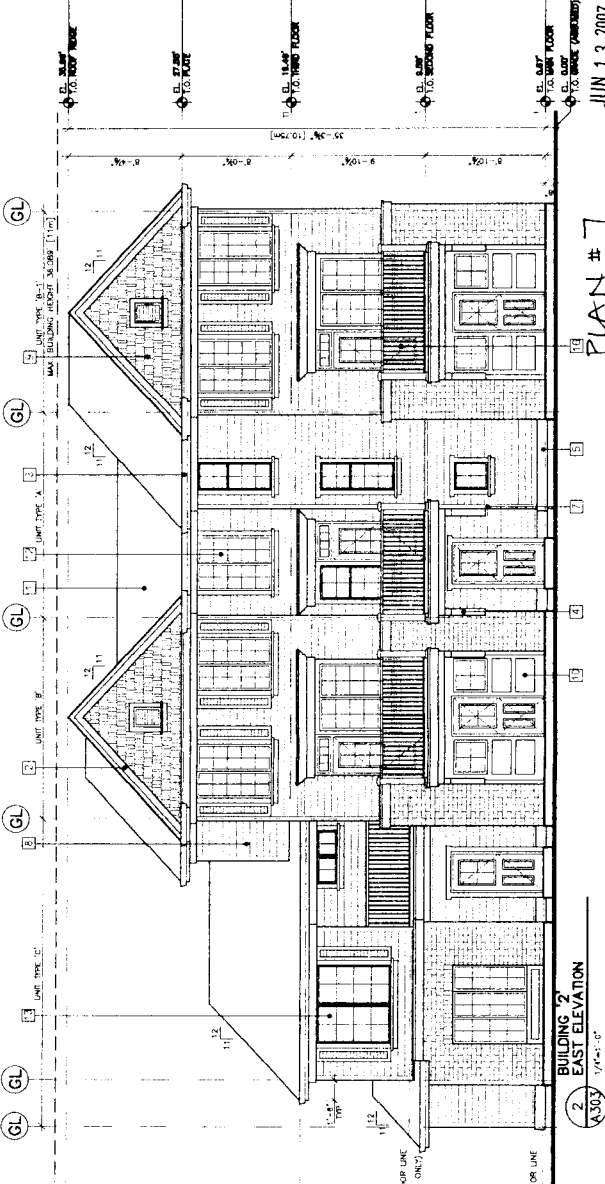
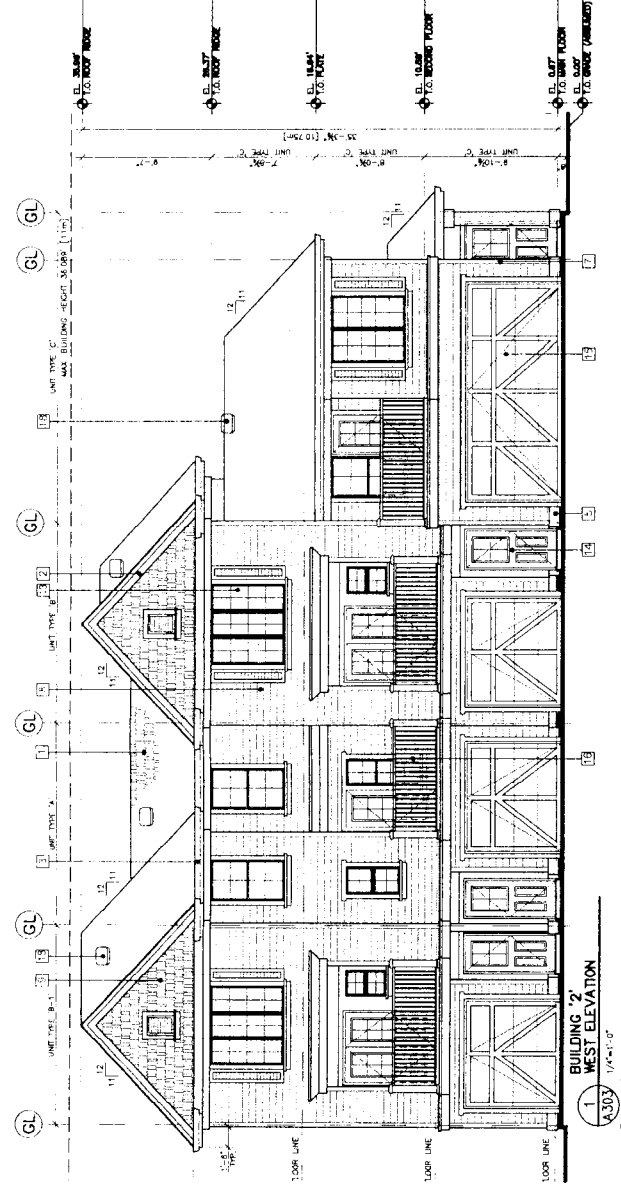
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DATE: MAY 22, 2007

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

PROJECT NO.: A-303

CLIENT: G

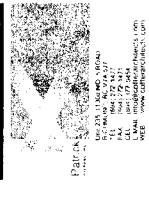


PLAN #7
JUN 13 2007
DP 05316398

Plan #4 d
DP 05-316398

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
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NO.	DESCRIPTION	DATE
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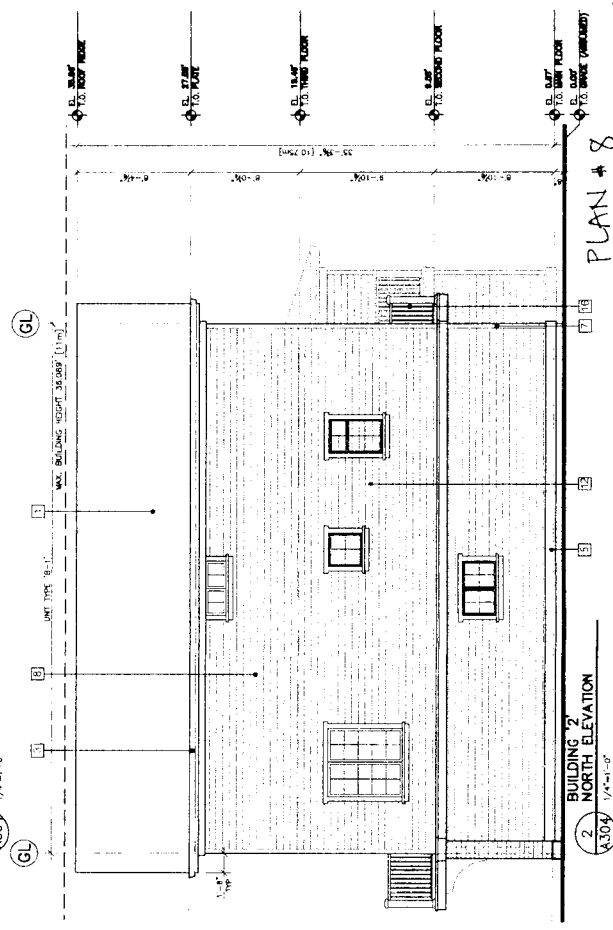
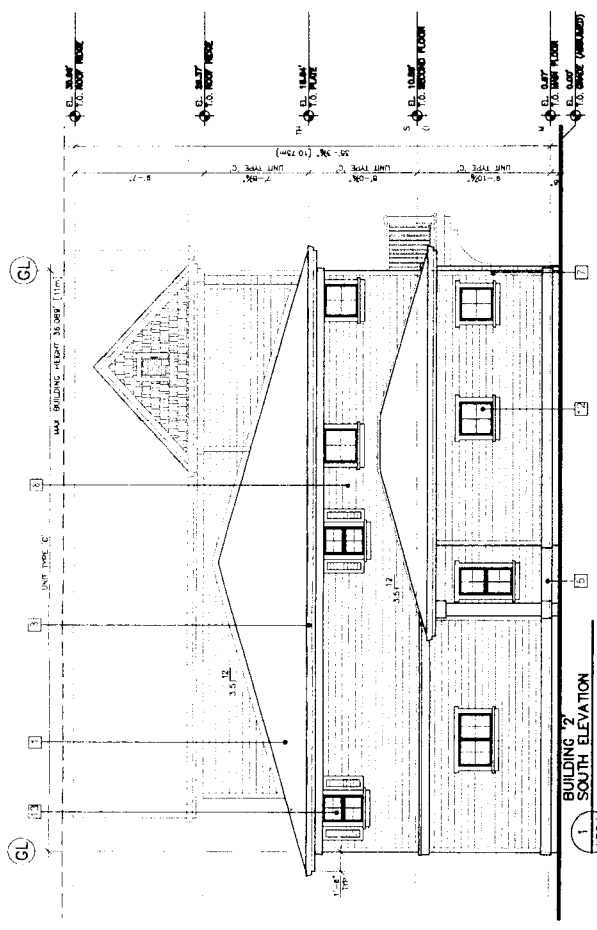


PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7194 1241 12317 251 No. 2 Road
 Richmond, British Columbia
DATE: MAY 22, 2007
BY: ELEGANT DEVELOPMENTS INC.

NO.	DESCRIPTION	DATE
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BUILDING 2'
SOUTH & NORTH
ELEVATIONS

MAY 22, 2007
 A-304
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JUN 13 2007
PLAN # 8
DP 05316398

Plan #4
 DP 05-316398

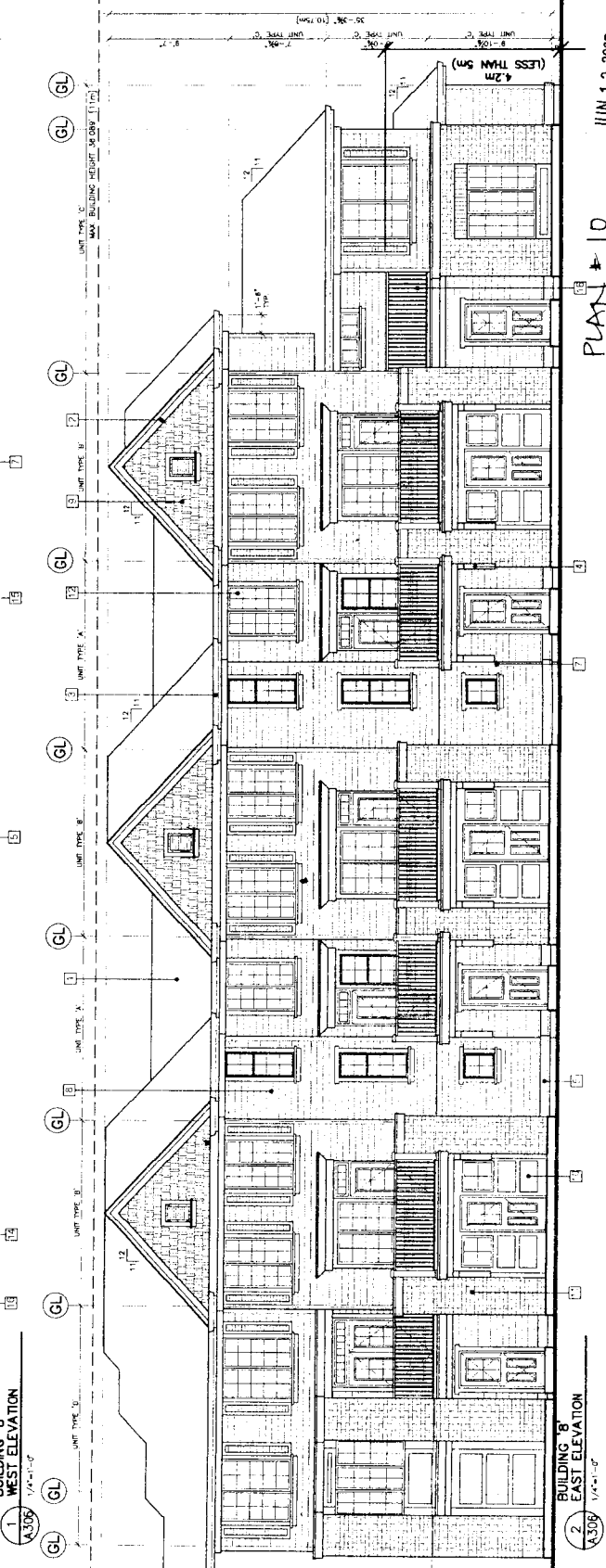
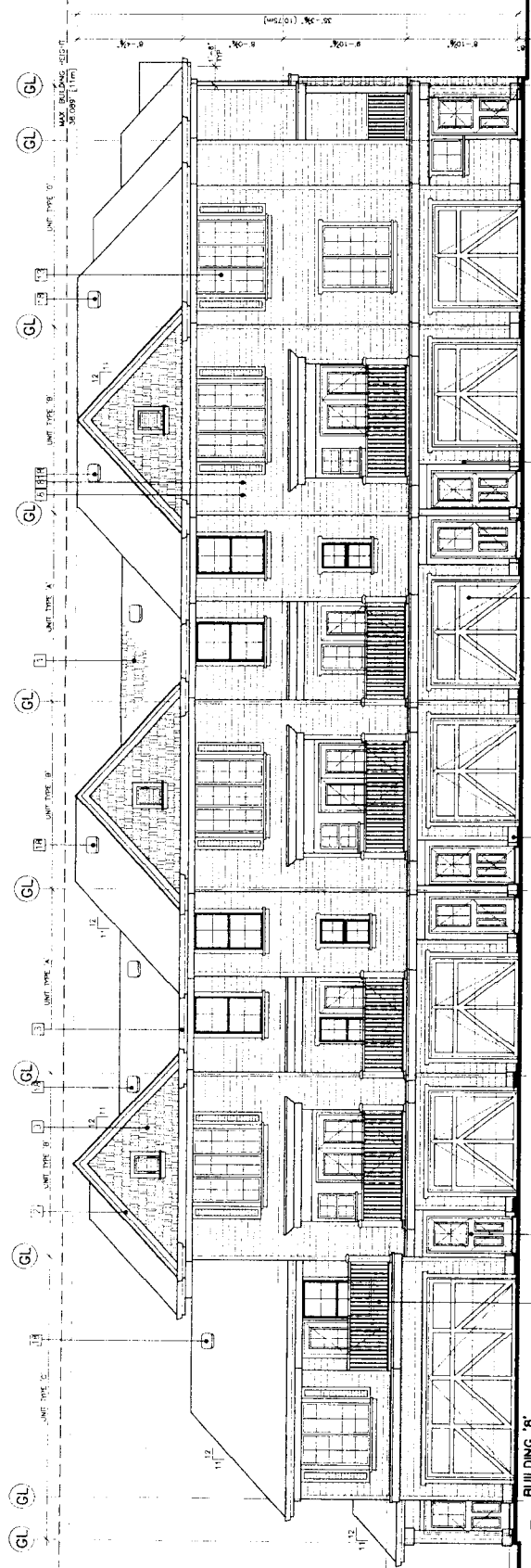
- 1. UNITS TO BE DEMOLISHED
- 2. UNITS TO BE RECONSTRUCTED
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- 4. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES
- 5. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES
- 6. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING
- 7. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL
- 8. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS
- 9. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE
- 10. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK
- 11. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES
- 12. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES
- 13. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE
- 14. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS
- 15. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS AND FLOORING
- 16. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS AND FLOORING AND CEILING
- 17. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS AND FLOORING AND CEILING AND LIGHTING
- 18. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS AND FLOORING AND CEILING AND LIGHTING AND FIXTURES
- 19. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS AND FLOORING AND CEILING AND LIGHTING AND FIXTURES AND ACCESSORIES
- 20. UNITS TO BE RECONSTRUCTED WITH CHANGES AND FINISHES AND EXTERIOR FINISHES AND ROOFING AND MECHANICAL/ELECTRICAL AND INTERIORS AND LANDSCAPE AND SITEWORK AND UTILITIES AND SPECIALTIES AND HARDWARE AND PAINTS AND FLOORING AND CEILING AND LIGHTING AND FIXTURES AND ACCESSORIES AND MISC.



PROVIDED MULTI-FAMILY
 BUILDING 'B' WEST & EAST
 7901 247, 7531 7451, 24th Street
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS INC.

NO.	DATE	DESCRIPTION
1	2007-05-23	ISSUED FOR PERMIT
2	2007-05-23	ISSUED FOR PERMIT
3	2007-05-23	ISSUED FOR PERMIT
4	2007-05-23	ISSUED FOR PERMIT
5	2007-05-23	ISSUED FOR PERMIT
6	2007-05-23	ISSUED FOR PERMIT
7	2007-05-23	ISSUED FOR PERMIT
8	2007-05-23	ISSUED FOR PERMIT
9	2007-05-23	ISSUED FOR PERMIT
10	2007-05-23	ISSUED FOR PERMIT
11	2007-05-23	ISSUED FOR PERMIT
12	2007-05-23	ISSUED FOR PERMIT
13	2007-05-23	ISSUED FOR PERMIT
14	2007-05-23	ISSUED FOR PERMIT
15	2007-05-23	ISSUED FOR PERMIT
16	2007-05-23	ISSUED FOR PERMIT
17	2007-05-23	ISSUED FOR PERMIT
18	2007-05-23	ISSUED FOR PERMIT
19	2007-05-23	ISSUED FOR PERMIT
20	2007-05-23	ISSUED FOR PERMIT

BUILDING 'B'
 WEST & EAST
 ELEVATIONS
 MAY 22, 2007
 A-306 G



PLAN #10 JUN 13 2007
 DP 05316398

NOTES

EXTERIOR FINISHED SURFACES

PAINTS AND FINISHES

- 1. TRIM: WHITE (DOWD)
- 2. BRICK: RED (DOWD)
- 3. BRICK: BROWN (DOWD)
- 4. BRICK: WHITE (DOWD)
- 5. BRICK: BLACK (DOWD)
- 6. BRICK: BLUE (DOWD)
- 7. BRICK: GREEN (DOWD)
- 8. BRICK: GREY (DOWD)
- 9. BRICK: PINK (DOWD)
- 10. BRICK: PURPLE (DOWD)
- 11. BRICK: SILVER (DOWD)
- 12. BRICK: TAN (DOWD)
- 13. BRICK: YELLOW (DOWD)
- 14. BRICK: WHITE (DOWD)
- 15. BRICK: BROWN (DOWD)
- 16. BRICK: BLACK (DOWD)
- 17. BRICK: BLUE (DOWD)
- 18. BRICK: GREEN (DOWD)
- 19. BRICK: GREY (DOWD)
- 20. BRICK: PINK (DOWD)
- 21. BRICK: PURPLE (DOWD)
- 22. BRICK: SILVER (DOWD)
- 23. BRICK: TAN (DOWD)
- 24. BRICK: YELLOW (DOWD)
- 25. BRICK: WHITE (DOWD)

OTHER FINISHES

- 1. ASPHALT (DOWD)
- 2. BRICK (DOWD)
- 3. CONCRETE (DOWD)
- 4. Gypsum (DOWD)
- 5. INSULATION (DOWD)
- 6. METAL (DOWD)
- 7. MASONRY (DOWD)
- 8. ROOFING (DOWD)
- 9. STAINLESS STEEL (DOWD)
- 10. TILE (DOWD)
- 11. WOOD (DOWD)
- 12. ZINC (DOWD)

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/07
2	ISSUED FOR PERMIT	10/10/07
3	ISSUED FOR PERMIT	10/10/07
4	ISSUED FOR PERMIT	10/10/07
5	ISSUED FOR PERMIT	10/10/07
6	ISSUED FOR PERMIT	10/10/07
7	ISSUED FOR PERMIT	10/10/07
8	ISSUED FOR PERMIT	10/10/07
9	ISSUED FOR PERMIT	10/10/07
10	ISSUED FOR PERMIT	10/10/07



Patrick Constructions
 1000 17th Ave S, Suite 100
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 Tel: 404.525.1117
 Fax: 404.525.1118
 Email: info@patrickcon.com
 Web: www.patrickcon.com

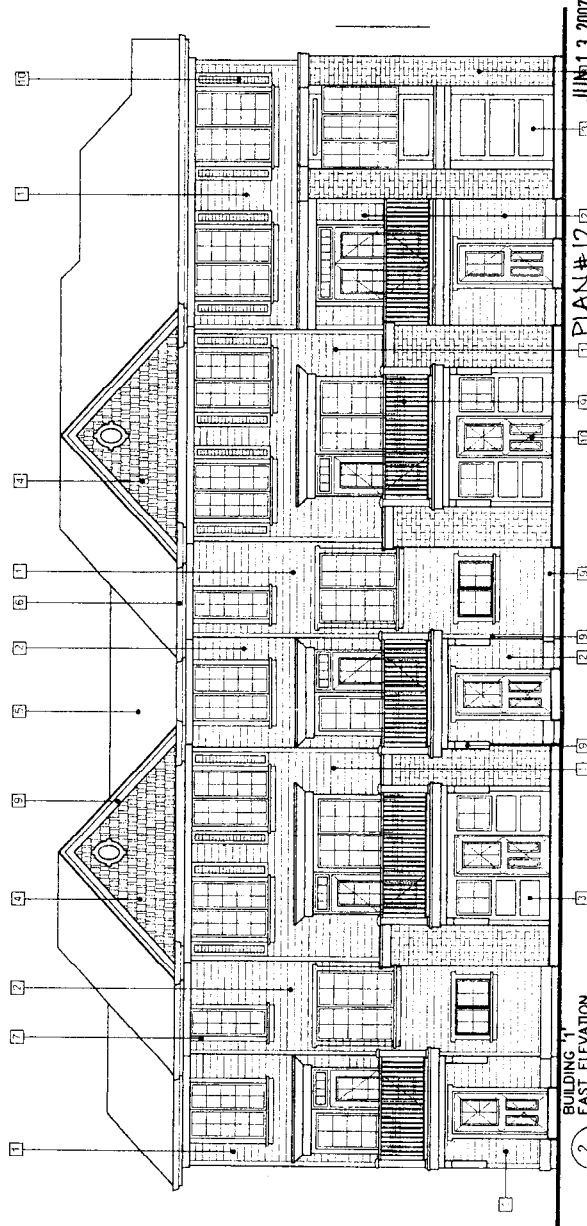
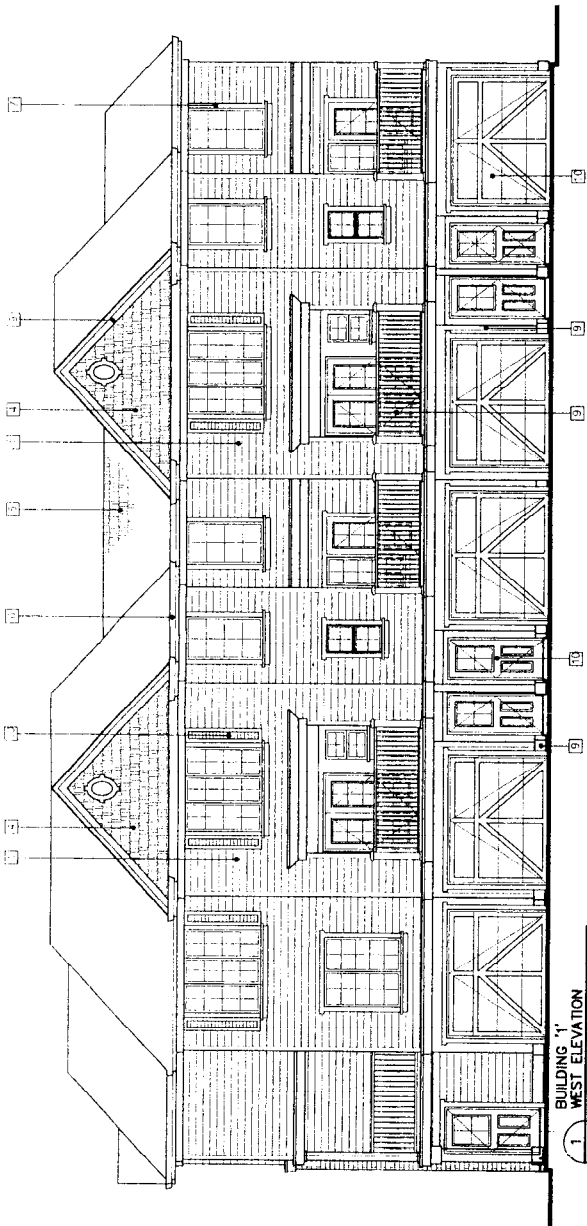
PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7181 7211 7251 7257 No 2 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS Inc.

DATE: 10/10/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]

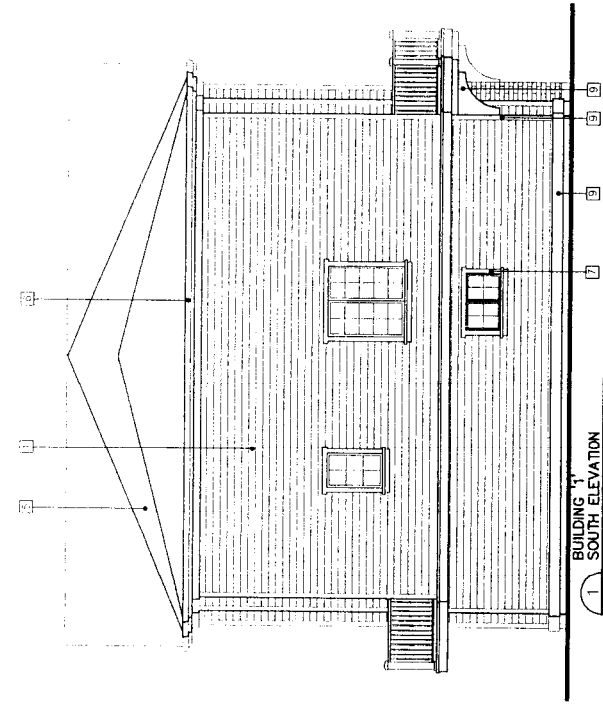
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	10/10/07
3	ISSUED FOR PERMIT	10/10/07
4	ISSUED FOR PERMIT	10/10/07
5	ISSUED FOR PERMIT	10/10/07
6	ISSUED FOR PERMIT	10/10/07
7	ISSUED FOR PERMIT	10/10/07
8	ISSUED FOR PERMIT	10/10/07
9	ISSUED FOR PERMIT	10/10/07
10	ISSUED FOR PERMIT	10/10/07

BUILDING '1'
 WEST & EAST
 ELEVATIONS
 COLOUR SCHEMES

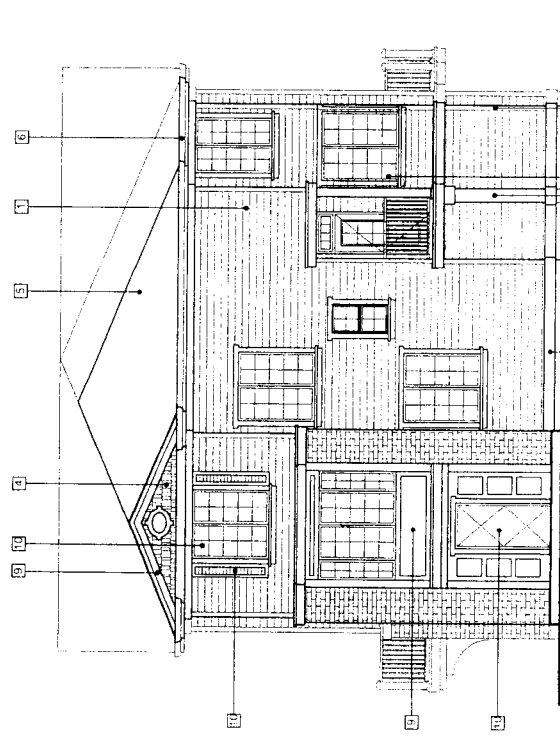
A-321 G



JUN 13 2007
 PLAN # 12
 DP 05316398



1 SOUTH ELEVATION
1/4"=1'-0"



2 NORTH ELEVATION
1/4"=1'-0"

PLAN # 13 JUN 13 2017
DP 05316398

NOTES
ELEGANT FINISHED SCHEDULE

- 1 INTERIOR FINISHES:
 - 1.1 GYPSUM BOARD LINING
 - 1.2 BENJAMIN MOORE ZEA
- 2 ROOF FINISHES:
 - 2.1 CORRUGATED GALVA-STEEL
 - 2.2 POLYURETHANE INSULATION
 - 2.3 150MM POLYSTYRENE INSULATION
- 3 CEILING FINISHES:
 - 3.1 BENJAMIN MOORE ZEA
 - 3.2 BENJAMIN MOORE ZEA
 - 3.3 BENJAMIN MOORE ZEA
- 4 OTHER FINISHES:
 - 4.1 ASPHALT SHINGLE ROOF
 - 4.2 GYPSUM BOARD LINING
 - 4.3 150MM POLYSTYRENE INSULATION
 - 4.4 150MM POLYSTYRENE INSULATION
- 5 FLOOR FINISHES:
 - 5.1 POLISHED ALUMINUM-CLIP
 - 5.2 POLISHED ALUMINUM-CLIP
 - 5.3 POLISHED ALUMINUM-CLIP
- 6 WINDOW FINISHES:
 - 6.1 POLISHED ALUMINUM-CLIP
 - 6.2 POLISHED ALUMINUM-CLIP
 - 6.3 POLISHED ALUMINUM-CLIP
- 7 DOOR FINISHES:
 - 7.1 POLISHED ALUMINUM-CLIP
 - 7.2 POLISHED ALUMINUM-CLIP
 - 7.3 POLISHED ALUMINUM-CLIP
- 8 WALL FINISHES:
 - 8.1 POLISHED ALUMINUM-CLIP
 - 8.2 POLISHED ALUMINUM-CLIP
 - 8.3 POLISHED ALUMINUM-CLIP
- 9 ROOF FINISHES:
 - 9.1 POLISHED ALUMINUM-CLIP
 - 9.2 POLISHED ALUMINUM-CLIP
 - 9.3 POLISHED ALUMINUM-CLIP
- 10 OTHER FINISHES:
 - 10.1 POLISHED ALUMINUM-CLIP
 - 10.2 POLISHED ALUMINUM-CLIP
 - 10.3 POLISHED ALUMINUM-CLIP

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
7191, 7211, 7231, 7251 No 2 Road
Richmond, British Columbia
ELEGANT DEVELOPMENTS Inc.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2017.06.13
2	ISSUED FOR PERMIT	2017.06.13
3	ISSUED FOR PERMIT	2017.06.13
4	ISSUED FOR PERMIT	2017.06.13
5	ISSUED FOR PERMIT	2017.06.13
6	ISSUED FOR PERMIT	2017.06.13
7	ISSUED FOR PERMIT	2017.06.13
8	ISSUED FOR PERMIT	2017.06.13
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11	ISSUED FOR PERMIT	2017.06.13
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13	ISSUED FOR PERMIT	2017.06.13
14	ISSUED FOR PERMIT	2017.06.13
15	ISSUED FOR PERMIT	2017.06.13
16	ISSUED FOR PERMIT	2017.06.13
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18	ISSUED FOR PERMIT	2017.06.13
19	ISSUED FOR PERMIT	2017.06.13
20	ISSUED FOR PERMIT	2017.06.13

A-322 G

- NOTES**
- EXTERIOR FINISHED SCHEDULE**
1. PAINTED FINISHES
2. BRICK
3. ASPHALT SHINGLE ROOF
4. ASPHALT SHINGLE ROOF
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99. ASPHALT SHINGLE ROOF
100. ASPHALT SHINGLE ROOF

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	ASPHALT SHINGLE ROOF	SQ. FT.			
2	BRICK	SQ. FT.			
3	PAINTED FINISHES	SQ. FT.			
4	ASPHALT SHINGLE ROOF	SQ. FT.			
5	BRICK	SQ. FT.			
6	PAINTED FINISHES	SQ. FT.			
7	ASPHALT SHINGLE ROOF	SQ. FT.			
8	BRICK	SQ. FT.			
9	PAINTED FINISHES	SQ. FT.			
10	ASPHALT SHINGLE ROOF	SQ. FT.			
11	BRICK	SQ. FT.			
12	PAINTED FINISHES	SQ. FT.			
13	ASPHALT SHINGLE ROOF	SQ. FT.			
14	BRICK	SQ. FT.			
15	PAINTED FINISHES	SQ. FT.			
16	ASPHALT SHINGLE ROOF	SQ. FT.			
17	BRICK	SQ. FT.			
18	PAINTED FINISHES	SQ. FT.			
19	ASPHALT SHINGLE ROOF	SQ. FT.			
20	BRICK	SQ. FT.			
21	PAINTED FINISHES	SQ. FT.			
22	ASPHALT SHINGLE ROOF	SQ. FT.			
23	BRICK	SQ. FT.			
24	PAINTED FINISHES	SQ. FT.			
25	ASPHALT SHINGLE ROOF	SQ. FT.			
26	BRICK	SQ. FT.			
27	PAINTED FINISHES	SQ. FT.			
28	ASPHALT SHINGLE ROOF	SQ. FT.			
29	BRICK	SQ. FT.			
30	PAINTED FINISHES	SQ. FT.			
31	ASPHALT SHINGLE ROOF	SQ. FT.			
32	BRICK	SQ. FT.			
33	PAINTED FINISHES	SQ. FT.			
34	ASPHALT SHINGLE ROOF	SQ. FT.			
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41	BRICK	SQ. FT.			
42	PAINTED FINISHES	SQ. FT.			
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95	BRICK	SQ. FT.			
96	PAINTED FINISHES	SQ. FT.			
97	ASPHALT SHINGLE ROOF	SQ. FT.			
98	BRICK	SQ. FT.			
99	PAINTED FINISHES	SQ. FT.			
100	ASPHALT SHINGLE ROOF	SQ. FT.			

Patrice Collier

ARCHITECTURE & INTERIOR DESIGN

1000 W. 10th St. Suite 100

Richmond, BC V6V 1A7

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WWW.PATRICECOLLIERARCHITECTURE.COM

PROPOSED MULTIFAMILY
RESIDENTIAL DEVELOPMENT
7181, 7211, 7231, 7251 No 2 Road
Richmond, British Columbia

CLIENT:
ELEGANT DEVELOPMENTS Inc.

Building 2'
West & East
Elevations
Colour Schemes

DATE: 10/10/07

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

PROJECT NO: A-323

REV: 01

REV: 02

REV: 03

REV: 04

REV: 05

REV: 06

REV: 07

REV: 08

REV: 09

REV: 10

REV: 11

REV: 12

REV: 13

REV: 14

REV: 15

REV: 16

REV: 17

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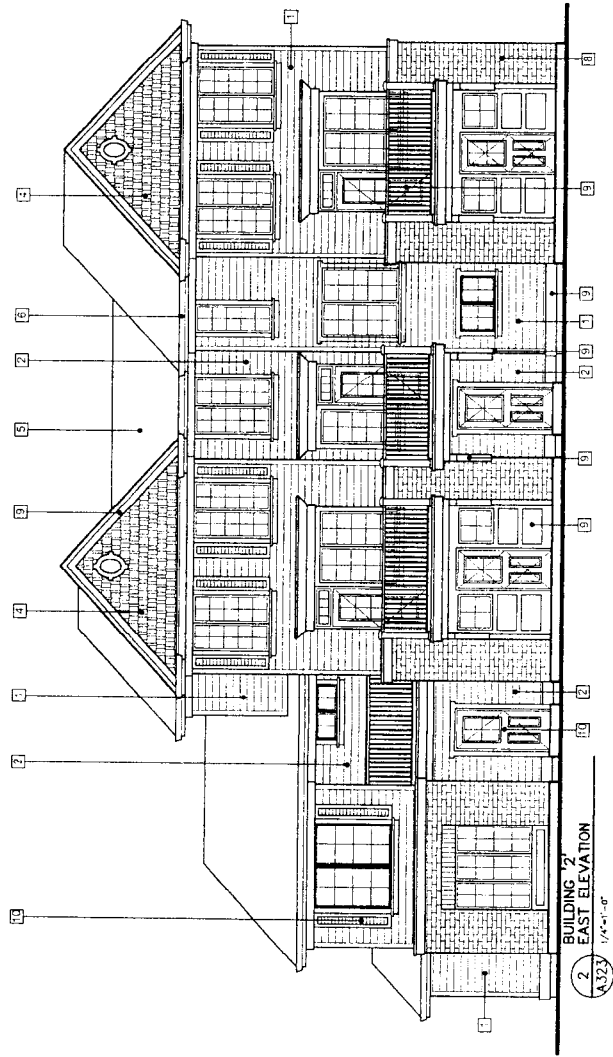
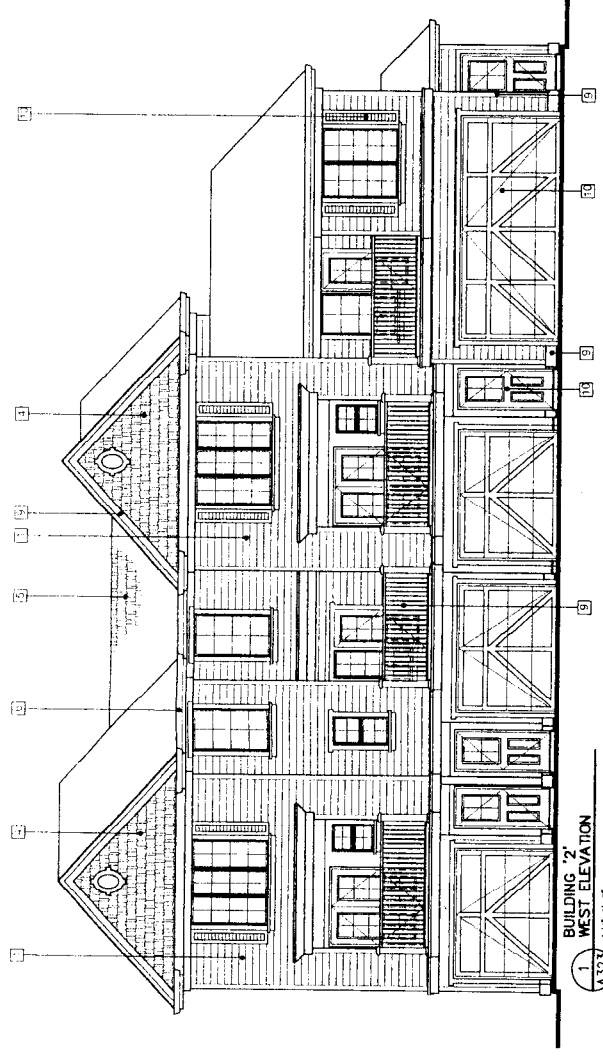
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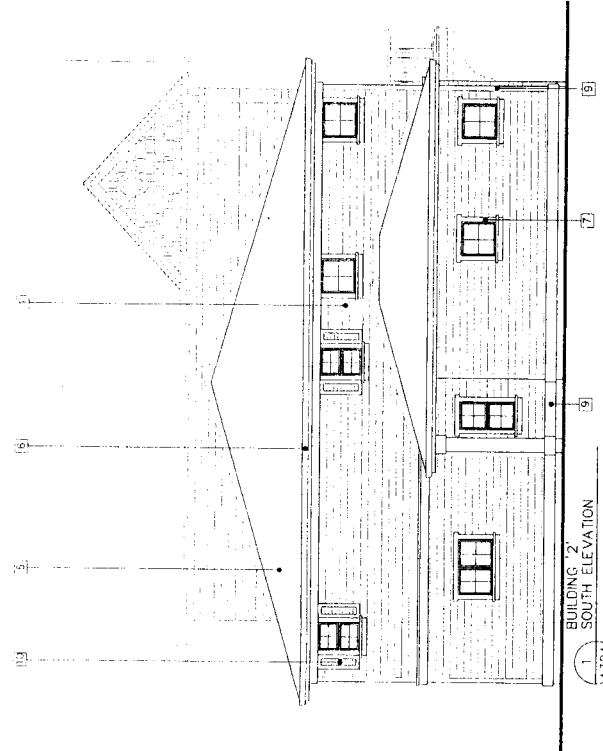
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A-323

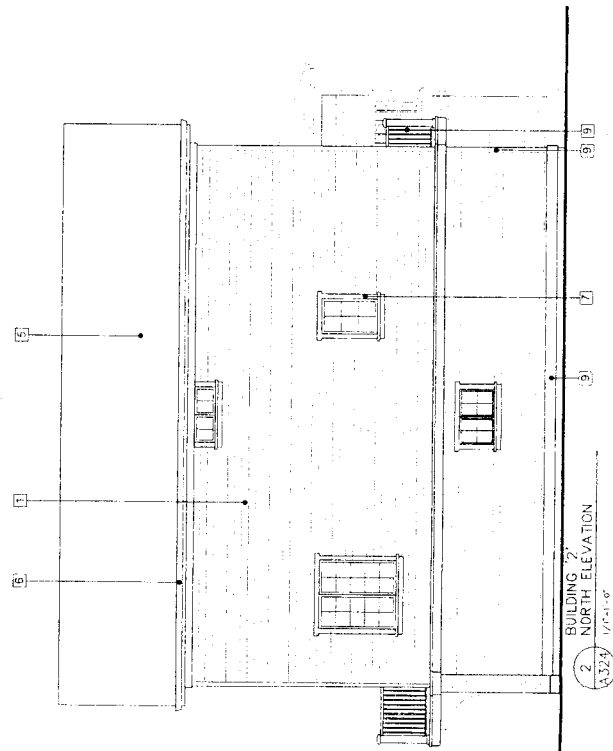
G



PLAN # 14
JUN 13 2007
DP 05316398



1 BUILDING 2 SOUTH ELEVATION
A324 1/4"=1'-0"



2 BUILDING 2 NORTH ELEVATION
A324 1/4"=1'-0"

- NOTES
- EXTERIOR FINISHED GRADELINE
- LANDSCAPE FINISHES:
1. GRASS: MAINTENANCE
 2. SAND: 100% SAND
 3. SAND: 100% SAND
 4. SAND: 100% SAND
 5. SAND: 100% SAND
 6. SAND: 100% SAND
 7. SAND: 100% SAND
 8. SAND: 100% SAND
 9. SAND: 100% SAND
- OTHER FINISHES
10. ASPHALT: SHINGLE ROOF
 11. ASPHALT: SHINGLE ROOF
 12. ASPHALT: SHINGLE ROOF
 13. ASPHALT: SHINGLE ROOF
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 19. ASPHALT: SHINGLE ROOF
 20. ASPHALT: SHINGLE ROOF

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/07
2	ISSUED FOR PERMIT	10/10/07
3	ISSUED FOR PERMIT	10/10/07
4	ISSUED FOR PERMIT	10/10/07
5	ISSUED FOR PERMIT	10/10/07
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17	ISSUED FOR PERMIT	10/10/07
18	ISSUED FOR PERMIT	10/10/07
19	ISSUED FOR PERMIT	10/10/07
20	ISSUED FOR PERMIT	10/10/07

Patrick Collier
ARCHITECT

100-1225 ALBANY ROAD, SUITE 100
RICHMOND, BRITISH COLUMBIA
V6V 1A1
TEL: 604-273-1411
FAX: 604-273-1412
WWW.PATRICKCOLLIERARCHITECT.COM

PROPOSED MULTIFAMILY
RESIDENTIAL DEVELOPMENT
7191, 7211, 7231, 7251 No 2 Road
Richmond, British Columbia

DATE: 10/10/07
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO: 10

ELEGANT DEVELOPMENTS INC.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/07
2	ISSUED FOR PERMIT	10/10/07
3	ISSUED FOR PERMIT	10/10/07
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18	ISSUED FOR PERMIT	10/10/07
19	ISSUED FOR PERMIT	10/10/07
20	ISSUED FOR PERMIT	10/10/07

BUILDING 2 SOUTH & NORTH ELEVATIONS COLOUR SCHEMES

DATE: 10/10/07
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO: 10

A-324 G

PLAN # 15 JUN 13 2007
DP 05316308

NOTES

- EXTERIOR FINISHES SCHEDULE**
- PAINT FINISHES**
- 1) SANDER PAINTS (BASE)
 - 2) WHITE GUMMING
 - 3) BENJAMIN MOORE 100/41
 - 4) SANDER PAINTS (TOP)
 - 5) BENJAMIN MOORE 100/41
 - 6) SANDER PAINTS (TOP)
 - 7) BENJAMIN MOORE 100/41
 - 8) SANDER PAINTS (TOP)
 - 9) BENJAMIN MOORE 100/41
- OTHER FINISHES**
- 1) SANDER PAINTS (BASE)
 - 2) SANDER PAINTS (TOP)
 - 3) SANDER PAINTS (TOP)
 - 4) SANDER PAINTS (TOP)
 - 5) SANDER PAINTS (TOP)
 - 6) SANDER PAINTS (TOP)
 - 7) SANDER PAINTS (TOP)
 - 8) SANDER PAINTS (TOP)
 - 9) SANDER PAINTS (TOP)

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	PAINT FINISHES				
2	OTHER FINISHES				
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Painting Colour

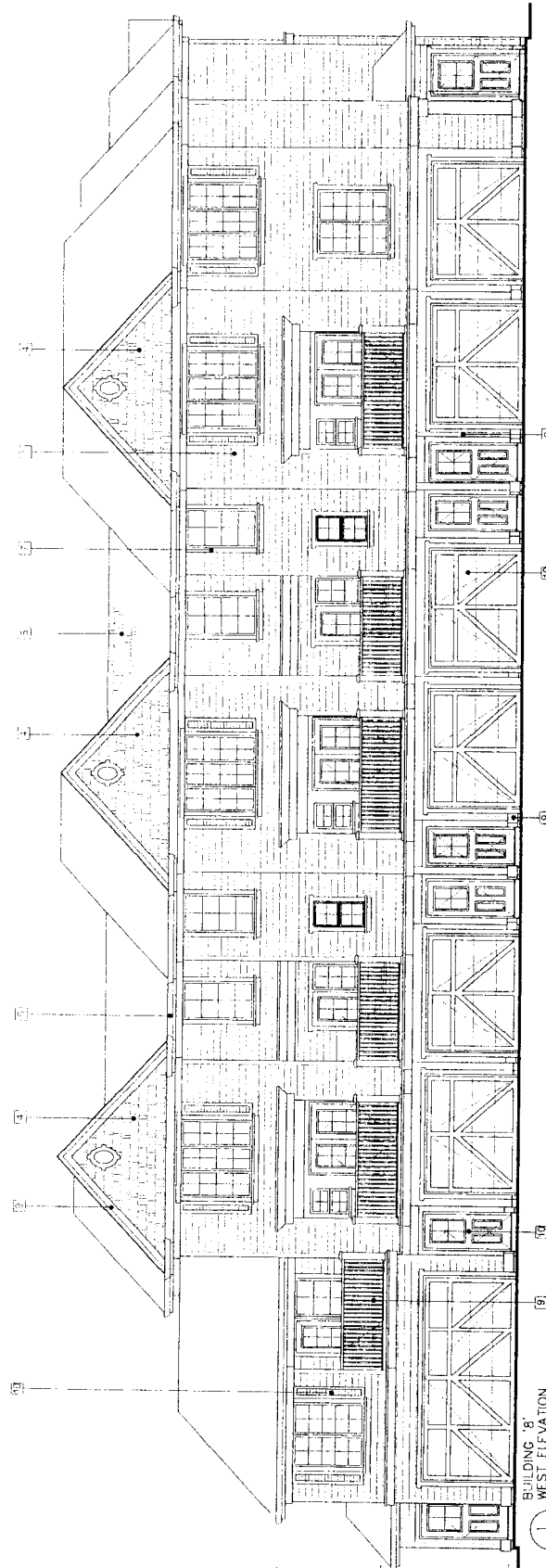
UNIT 202, LINDSAY A. ROAD
 TEL: 0800 333 447
 FAX: 0800 333 448
 E-MAIL: SALES@COLLECTOR.CO.UK
 WWW.COLLECTOR.CO.UK

**PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT**
 7/91, 72/11, 72/3, 72/5, No. 2 Road
 Richmond British Columbia
ELEGANT DEVELOPMENTS INC

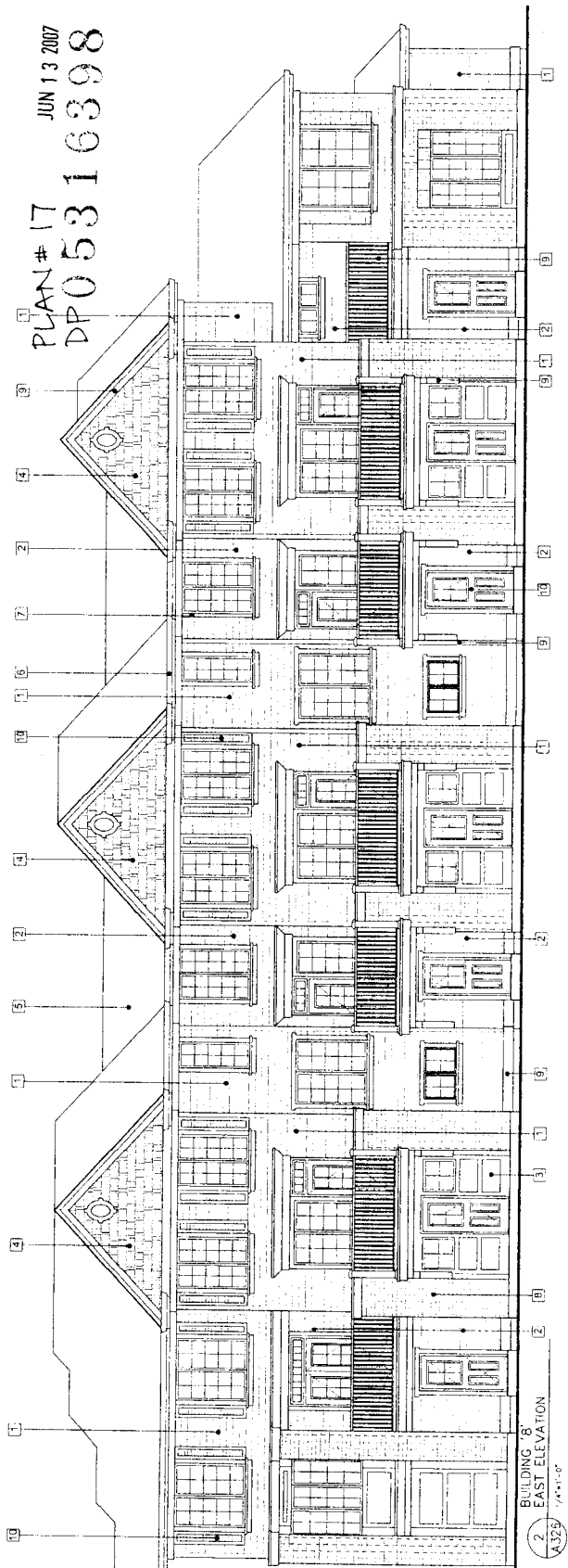
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**BUILDING 'B'
 WEST & EAST
 ELEVATIONS
 COLOUR SCHEMES**

A-326

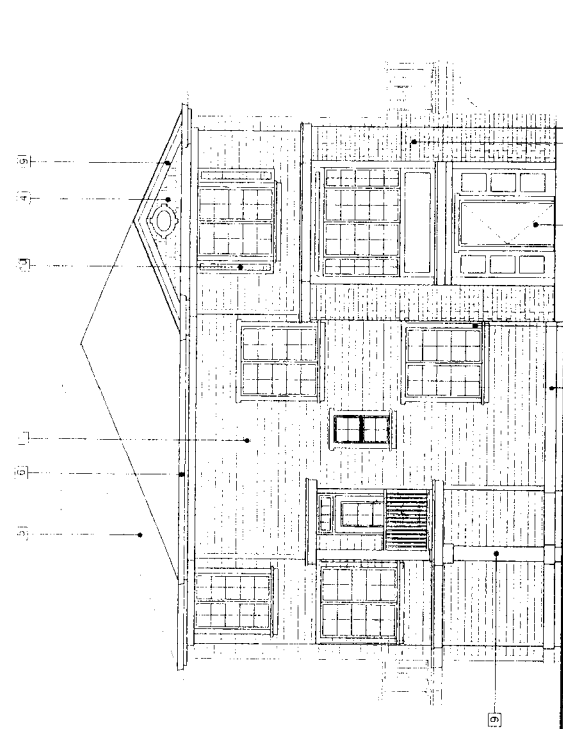


**BUILDING 'B'
 WEST ELEVATION**
 1/4\"/>

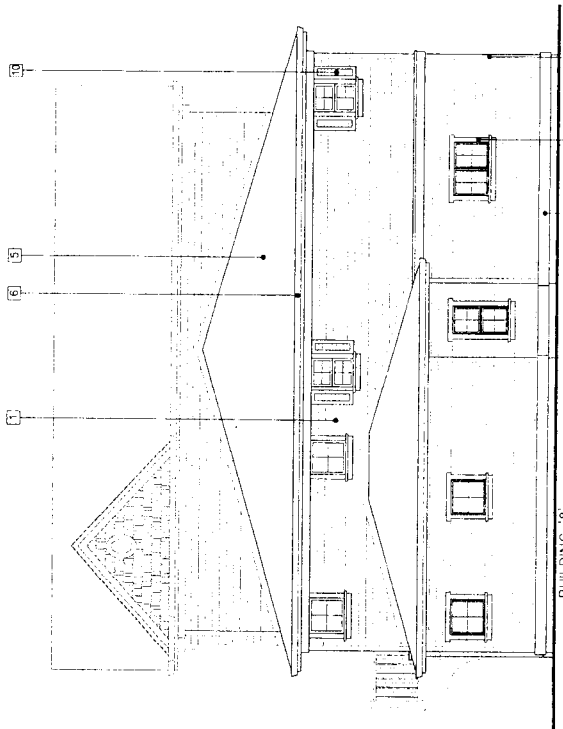


**BUILDING 'B'
 EAST ELEVATION**
 1/4\"/>

PLAN # 17
 JUN 13 2007
 DP05316398



1 BUILDING '8'
SOUTH ELEVATION
1/4" = 1'-0"



2 BUILDING '8'
NORTH ELEVATION
1/4" = 1'-0"

- NOTES**
- 1. EXTERIOR FINISHED SCHEDULE
 - 2. PAINTED FINISHES
 - 3. HARDWARE SCHEDULE
 - 4. HARDWARE SCHEDULE
 - 5. HARDWARE SCHEDULE
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 - 50. HARDWARE SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
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Patrick Collier
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 100
 VANCOUVER, BC V6H 2Y7
 TEL: 604-277-4477
 FAX: 604-277-4478
 WWW: PATRICKCOLLIERARCHITECTS.COM

ELEGANT DEVELOPMENTS INC.

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
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**BUILDING '8'
 SOUTH & NORTH
 ELEVATIONS
 COLOUR SCHEMES**

DATE: 10/11/07
 DRAWN BY: J.P.
 CHECKED BY: J.P.
 SCALE: 1/4" = 1'-0"

PROJECT NO. A-327
 SHEET NO. 18
 TOTAL SHEETS: 18

PLAN # 18
 JUN 13 2007
 DP 05316398

DATE: 10/11/07
 DRAWN BY: J.P.
 CHECKED BY: J.P.
 SCALE: 1/4" = 1'-0"

PROJECT NO. A-327
 SHEET NO. 18
 TOTAL SHEETS: 18

NOTES

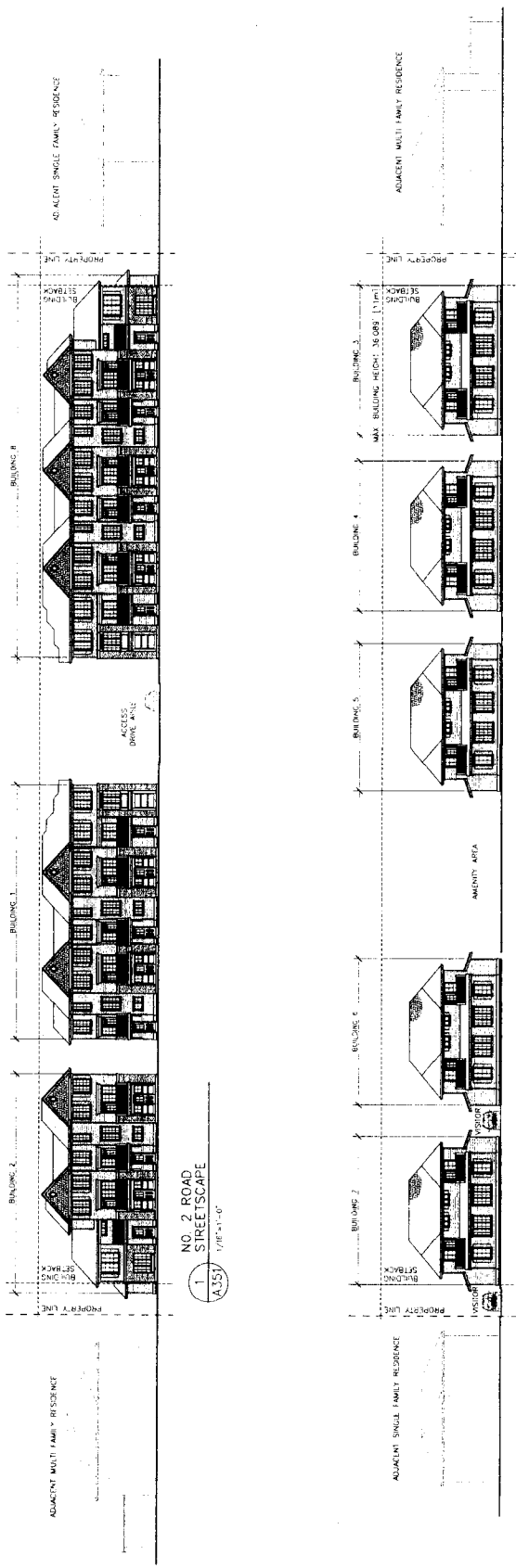
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8	2007-03-26	ISSUED FOR PERMIT
9	2007-03-26	ISSUED FOR PERMIT
10	2007-03-26	ISSUED FOR PERMIT

Patrick Collier
 ARCHITECT
 1000 WEST 10TH AVENUE
 RICHMOND, BRITISH COLUMBIA
 V6V 1C7
 TEL: (604) 277-1144
 FAX: (604) 277-1144
 WWW.PATRICKCOLLIERARCHITECT.COM

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7191, 7211, 7231, 7251 No. 2 Road
 Richmond, British Columbia
 DATE: ELEGANT DEVELOPMENTS Inc

DATE	2007-03-26
SCALE	1/8" = 1'-0"
PROJECT NO.	TR-350
SHEET NO.	10
TOTAL SHEETS	10

STREETSCAPES
 A-351 G



REFERENCE PLAN 'B' JUN 13 2007
 DP 05316398

TYPICAL 'E' UNIT
 TOTAL SF: 1,190.62
 GARAGE: 355.37 SF

REFERENCE PLAN 'C' JUN 13 2007
 RP 05316398

Project: PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191 7211 7251 7251 No. 2 Road
 Richmond, British Columbia

Client: ELEGANT DEVELOPMENTS INC.

Architect: Patrick Collier
 P.L. C.L.A.
 4800
 1000

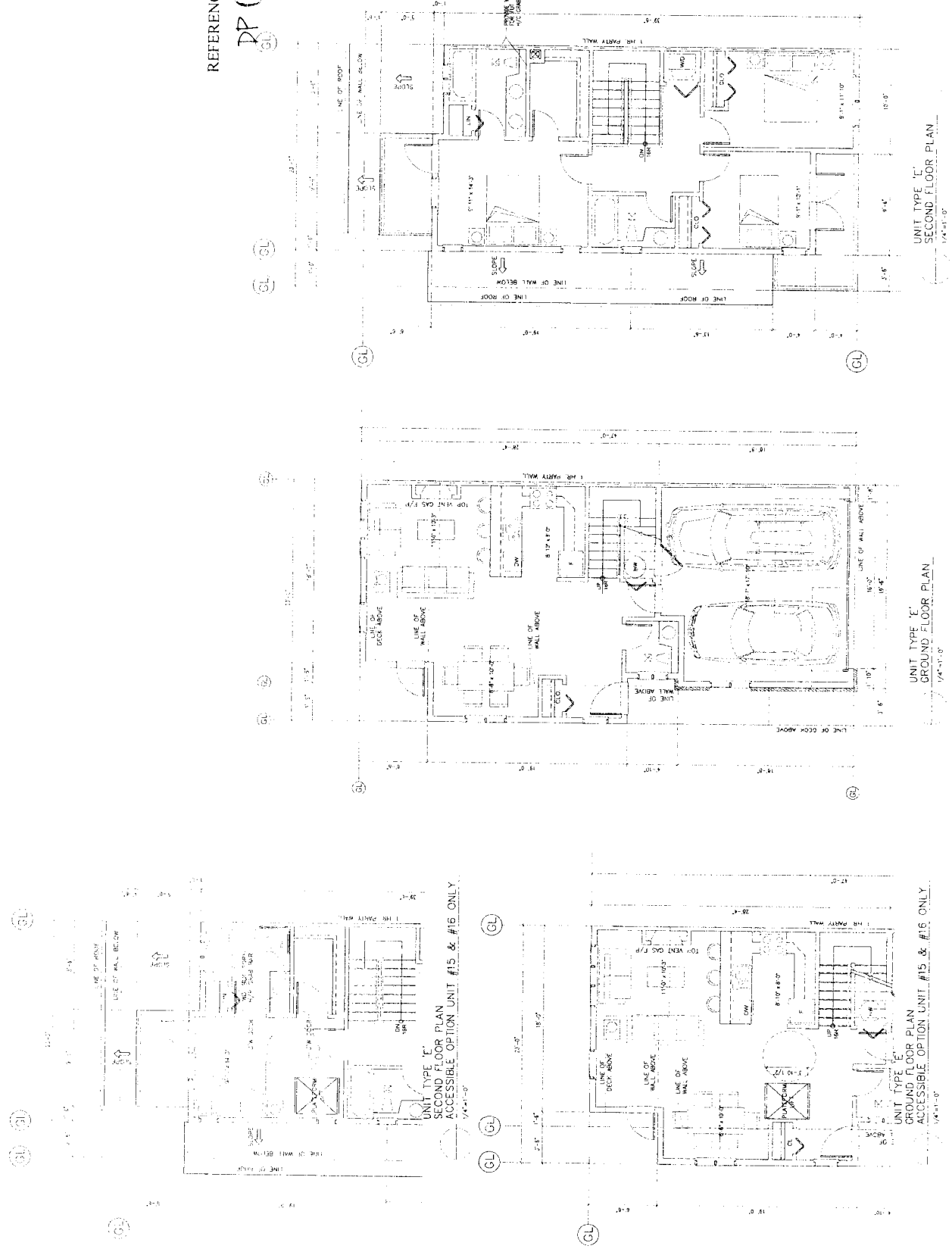
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Notes:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE TO BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL CEILING ARE TO BE SUSPENDED UNLESS OTHERWISE NOTED.
 5. ALL DOORS ARE TO BE 2'-0" WIDE UNLESS OTHERWISE NOTED.
 6. ALL WINDOWS ARE TO BE 2'-0" WIDE UNLESS OTHERWISE NOTED.
 7. ALL STAIRS ARE TO BE 4'-0" WIDE UNLESS OTHERWISE NOTED.
 8. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL FINISHES ARE TO BE AS NOTED.
 10. ALL MATERIALS ARE TO BE AS NOTED.
 11. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC BUILDING CODE.
 12. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC FIRE CODE.
 13. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC ELECTRICAL CODE.
 14. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC PLUMBING CODE.
 15. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC MECHANICAL CODE.
 16. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC GAS CODE.
 17. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT.
 18. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC OCCUPATIONAL SAFETY AND HEALTH ACT.
 19. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC WORKERS COMPENSATION ACT.
 20. ALL WORK IS TO BE IN ACCORDANCE WITH THE BC EMPLOYMENT STANDARDS ACT.

UNIT TYPE 'E' FLOOR PLANS

Scale: 1/4" = 1'-0"

A-207 G



DATE

REFERENCE PLAN JUN 13 2007
DP05316398

NO.	1	DATE	13/06/07
NO.	2	DATE	13/06/07
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Patrick Stirling
 ARCHITECTS
 100 W. 17th St.
 New York, NY 10011
 TEL: (212) 279-1777
 FAX: (212) 279-1778
 E-MAIL: info@patrickstirling.com
 WEB: www.patrickstirling.com

PROJECT:
 PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7181 72nd Avenue, 2nd Floor
 Richmond, British Columbia
 CANADA

CLIENT:
 ELEGANT DEVELOPMENTS Inc

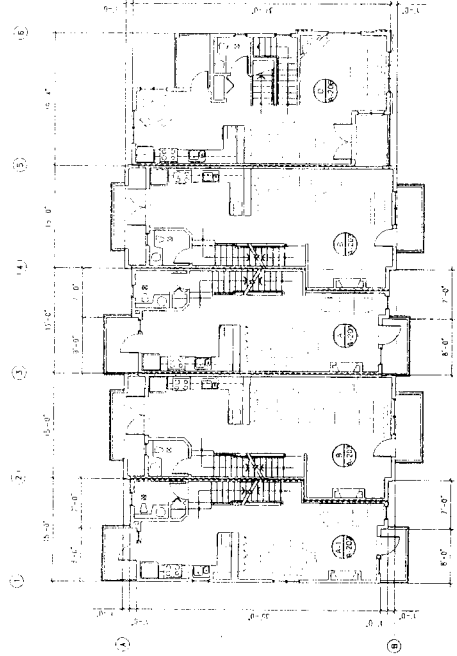
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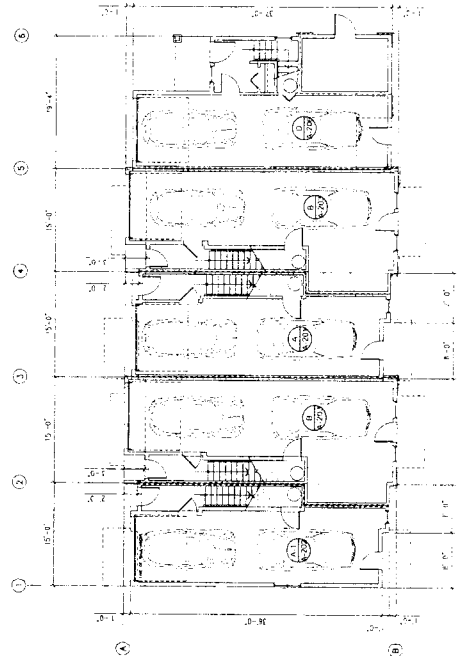
BUILDING 1
 FLOOR PLANS



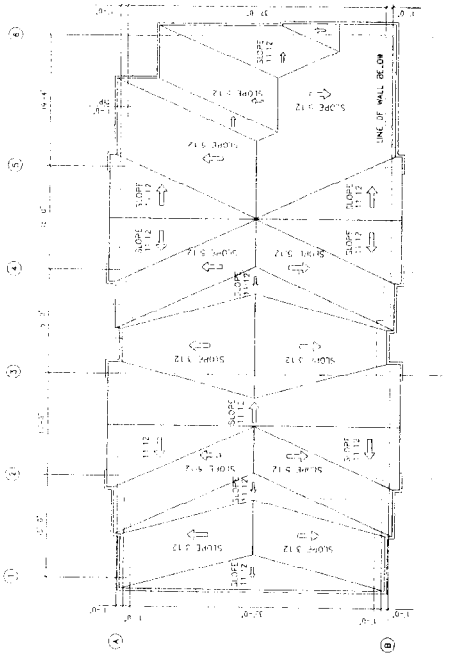
PROJECT NO:
 A-251
 SHEET NO:
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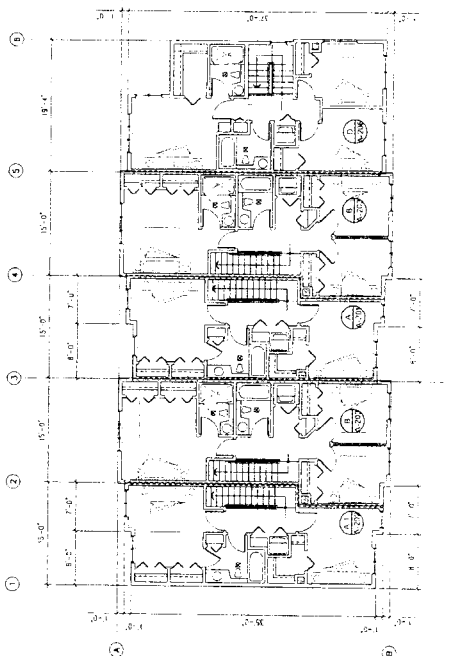
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 2 SECOND FLOOR PLAN
 A251 1/8"=1'-0"



BUILDING 1
 1 GROUND FLOOR PLAN
 A251 1/8"=1'-0"



BUILDING 1
 4 ROOF PLAN
 A251 1/8"=1'-0"



BUILDING 1
 3 THIRD FLOOR PLAN
 A251 1/8"=1'-0"

REFERENCE PLAN JUN 13 2007
 DP05316398

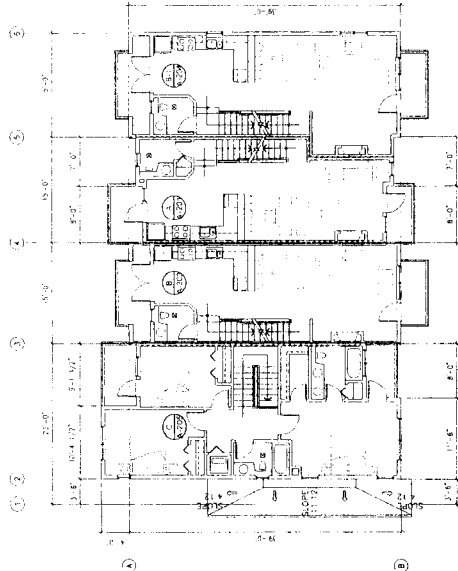
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10	13/06/07	ISSUED FOR PERMIT APPLICATION



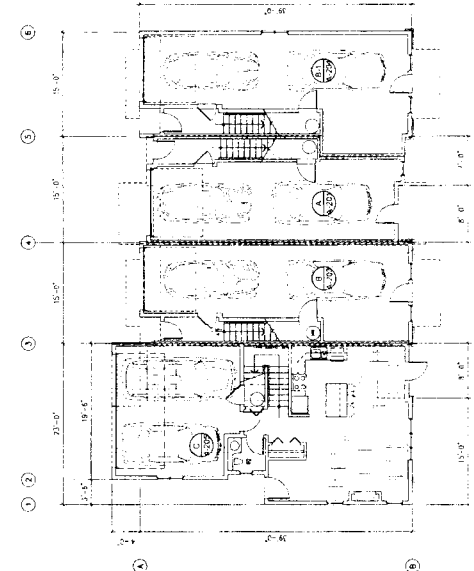
PROJECT:
 PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7-91 7211 72317 2517 No 2 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS INC

DATE	13/06/07
SCALE	1/8" = 1'-0"
PROJECT NO.	DP05316398
DATE	13/06/07
SCALE	1/8" = 1'-0"
PROJECT NO.	DP05316398

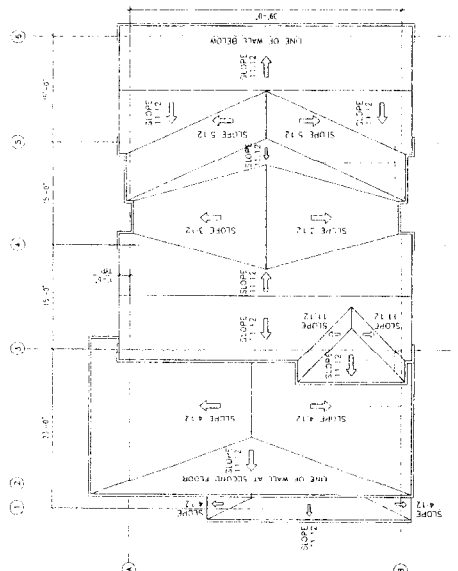
BUILDING 2
 FLOOR PLANS



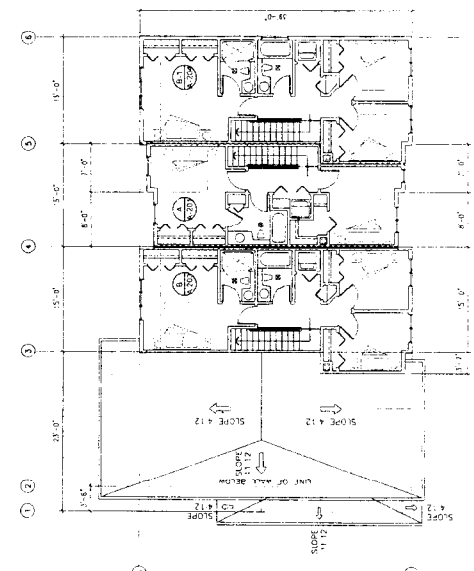
2 BUILDING 2
 SECOND FLOOR PLAN
 A252 1/8" = 1'-0"



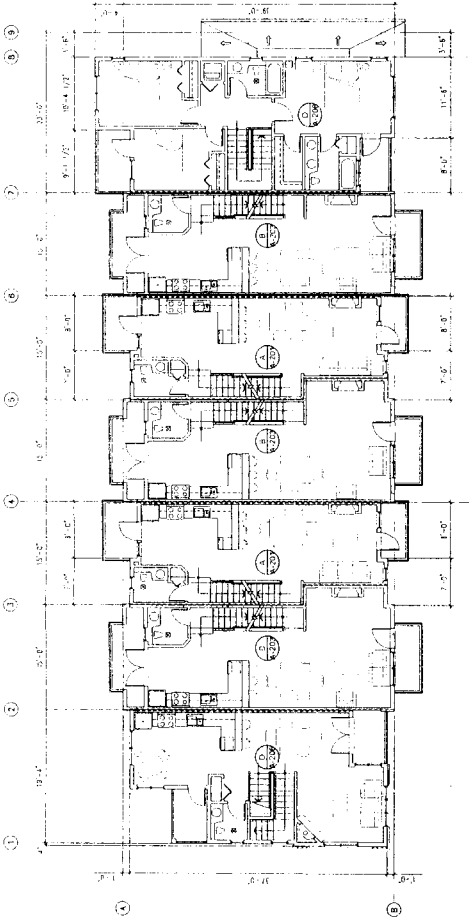
4 BUILDING 2
 GROUND FLOOR PLAN
 A252 1/8" = 1'-0"



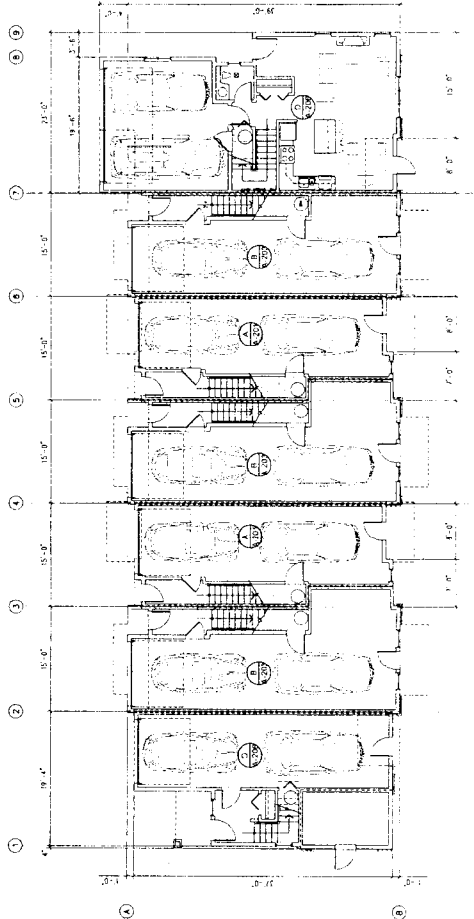
1 BUILDING 2
 ROOF PLAN
 A252 1/8" = 1'-0"



3 BUILDING 2
 THIRD FLOOR PLAN
 A252 1/8" = 1'-0"



2. BUILDING 8 SECOND FLOOR PLAN
 (2/25) 1/8" = 1'-0"



1. BUILDING 8 GROUND FLOOR PLAN
 (2/25) 1/4" = 1'-0"

REFERENCE PLAN JUN 13 2007
 P705316398

1	DATE	10/25/07
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3	BY	MM
4	CHECKED BY	MM
5	DATE	10/25/07
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96	CHECKED BY	MM
97	DATE	10/25/07
98	DESCRIPTION	REVISED PER COMMENTS
99	BY	MM
100	CHECKED BY	MM



Patrick Cullen
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 TEL: 303.733.1477
 FAX: 303.733.1478
 WWW.PATRICKCULLEN.COM

PROJECT:
 PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7191, 7211, 7231, 7251 No. 2 Road
 Richmond, British Columbia

CLIENT:
 ELEGANT DEVELOPMENTS Inc.

DATE	NO.	DESCRIPTION
10/25/07	1	ISSUED FOR PERMITTING
10/25/07	2	REVISED PER COMMENTS
10/25/07	3	REVISED PER COMMENTS
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10/25/07	5	REVISED PER COMMENTS
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10/25/07	100	REVISED PER COMMENTS

BUILDING 8
 GROUND & SECOND
 FLOOR PLANS



SCALE: AS SHOWN
 A-254 G

