



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** May 18, 2005

**From:** Raul Allueva  
Director of Development

**File:** DP 04-277238

**Re:** **Application by Maeda Developments Ltd. for a Development Permit at  
6620 Granville Avenue**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit development of six (6) two-storey townhouse units at 6620 Granville Avenue; and
2. Vary provisions in the Zoning and Development Bylaw No. 5300 to reduce the required number of visitor parking stalls from two (2) spaces to one (1) space.

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

Maeda Development Ltd. has applied to the City of Richmond for permission to develop six (6) two-storey townhouses at 6620 Granville Avenue. This is considered to be Phase 3 of the 'Livingstone Place' project. Phases 1 and 2 have already been completed to the east.

The subject site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/95) (reference file RZ 04-267565; Bylaw 7821). All requirements attached to the rezoning have been addressed and the Rezoning Bylaw has been adopted.

### Development Information

A location map is shown in "Schedule A". Information pertaining to the project is outlined in the Development Applications Data sheet (**Attachment 1**).

### Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1 & 2 of Bylaw 7100, the Official Community Plan. The following are applicable Development Permit Guidelines contained within the Official Community Plan:

Schedule 1: General and Multiple-Family Guidelines

Schedule 2: East Livingstone Sub Area Plan Development Permit Guidelines

Development surrounding the subject properties is as follows:

- To the north – Single-family dwellings on the north side of Granville Avenue;
- To the east – Two-storey to three-storey townhouses zoned Comprehensive Development District (CD/94) and Comprehensive Development District (CD/95) representing Phase 1 and 2 of the Livingstone Place development;
- To the west – An older character single-family dwelling on a similarly sized lot. Further west, is a mix of new and old single-family dwellings on smaller lots with access to the lane; and
- To the south – A vacant lot that has not yet redeveloped.

### Public Hearing Comments

The rezoning application (RZ 04-267565) had a Public Hearing on October 18, 2004. At the Public Hearing, there was discussion regarding a remnant strip of property (6671 Livingstone Place) located between the neighbouring property to the west (6600 Granville – Jack Chance) and the Livingstone Place road right-of-way. As a result, Council passed the following referral motion:

***“That staff review the ownership and status of the strip of land between the rear of Mr. Chance’s property and the road.”***

A subdivision in 1993 created a “sliver” of land along Livingstone Place along with a number of residential lots and road (Livingstone Place). This strip of land is owned by Mr. John Young, the property owner of the initial subdivision that was completed in 1993 (refer to **Attachment 2** for a plan of the properties). There is no indication why this “sliver” parcel was created. The road fronting 6671 Livingstone Place has already been fully constructed to City standards (pavement, concrete curb & gutter and sidewalk), therefore consolidation of the strip of land for road or frontage works is not required. Completion of Livingstone Place requires redevelopment of the large parcel south of the subject site (6671 Comstock Road).

A similar six-unit multi-family redevelopment option exists for the neighbouring property to the west (6600 Granville Avenue) including the “sliver” parcel. At the time when redevelopment is proposed, staff will encourage consolidation and joint development of 6600 Granville Avenue and the remnant “sliver” parcel.

### **Staff Comments**

The site plan and design of the six (6) units is similar to the 19-unit townhouse project to the east constructed by the same developer, with units fronting the public roads, and vehicle access provided through a right-of-way running through the middle of the site. The overall intent of the plan is to emulate and continue the urban design, architectural features and character of the existing development to the east.

### **Zoning Compliance/Variances** (staff comments in *bold*)

Comprehensive Development District (CD/95) was amended during the rezoning to accommodate the development of townhouse units with a similar site plan and design of the completed projects to the east. A majority of the minor text amendments were to take into account the smaller size of the subject site and include building projections into the front and rear yard that would compliment the overall design.

The applicant is requesting to vary the provisions of the Zoning and Development Bylaw No. 5300 by reducing the number of visitor parking stalls from two (2) spaces to one (1) space. ***This variance was identified through the rezoning, with staff having no objections so long as a legal agreement was arranged to permit the sharing of visitor parking stalls and outdoor amenity space among the subject site’s development (Phase 3) and the existing Phases 1 and 2 to the east. This legal agreement has been reviewed and approved by the City’s Law Department, thus fulfilling all rezoning requirements. The total number of visitor parking stalls available to all three phases would be five (5), which meets the number of visitor parking stalls required under the Zoning Bylaw according to the total number of units.***

### **Design Panel Comments**

This small project was not submitted to the Advisory Design Panel as staff are generally satisfied with the design development exhibited in the project (which mimics the form and character of previous phases) and efforts to work cooperatively to make revisions based on staff comments.

## **Analysis**

### Future Development and Extension of Livingstone Place

Livingstone Place has yet to be completed to the south of the subject site, as the large parcel has not yet redeveloped into smaller single-family lots as permitted in the East Livingstone Sub Area Plan (**Attachment 3**). Road dedications and works to enable completion of Livingstone Place will be associated with the redevelopment of this larger parcel, thus enabling the three (3) units on the subject site to have frontage and street presence to Livingstone Place in the future. The process of townhouses developing prior to implementation of the single-family lot subdivision is similar to the development pattern exhibited in Phases 1 and 2 of Livingstone Place. In previous Phases, townhouses were developed prior to the creation of the single-family lots and continuation of Livingstone Place. As a result, the rear units in earlier Phases encountered a situation where the south adjacency was with a vacant lot that had not yet redeveloped. This situation is similar to the existing adjacency encountered for the subject site, where the rear townhouse units would front the vacant, undeveloped property to the south (6671 Comstock Road). Once this property develops, it would enable the completion of Livingstone Place and implementation of road frontage for the rear townhouse units of the development.

A conceptual plan submitted for the neighbouring property to the west (6600 Granville Avenue) indicates that a similar townhouse scheme is possible for this neighbouring property. (Please see drawings attached as Reference Plans).

### Conditions of Adjacency

- Conditions of adjacency along the west property line between the existing single-family dwelling and development site is being dealt with through massing (two-storey maximum), breakdown of building form (detached garages, open patio space, internal laneway) and landscaping (fencing and plantings).
- Granville Road streetscape will continue the treatment carried out on existing townhouse developments to the east.
- Future development on the property to the immediate south would facilitate completion of Livingstone Place. As a result, the design and landscaping in front of the three (3) rear units would be similar to the established Livingstone Place streetscape to the east, which presents a public façade to the south.

### Site Planning and Urban Design

- Site plan is based upon vehicle access being provided through an internal laneway with all units having public street presence (i.e. doors and living space oriented to the street).
- As Livingstone Place has not yet been completed, the three (3) units at the rear (south) do not currently have frontage along a public road. To allow pedestrian access to and from these units to the completed portions of Livingstone Place, a concrete walkway is being implemented across the site.

### Architectural Form and Character

- Form and character of all six (6) units is based upon the design of the existing 19-unit townhouse complex to the east (Livingstone Place – Phase 1 and 2) and are in compliance with Development Permit Guidelines contained in the East Livingstone Sub Area Plan.

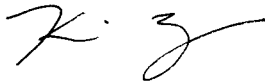
- Building elevations for all units are well articulated with a combination of bay windows, secondary roof elements and prominent street oriented entrances.
- Materials consist of vinyl siding, heavy wood trim accents, wood trim around windows and asphalt shingles.

#### Landscape Plan

- Landscaping in front of units facing a public road is designed to define the semi-private outdoor space as well as soften the edge treatment for buildings and provides a pedestrian-friendly streetscape.
- Trees and shrubbery situated in between buildings, along side yards and facing the internal laneway provides additional screening and enhances detailing. Low-level fencing (4 ft. in height) is situated in the front yards of units to enclose open space and maintain visibility. A 6 ft. wooden fence is located along the side yards to provide adequate screening.
- Outdoor amenity space (children's play area) is located in Phase 2 to the immediate east and will be shared with the units on the subject site. A legal agreement to facilitate this was secured at rezoning. The architect has indicated the amenity space was adequately sized to take into account the ability for subsequent phases to utilize the space, and includes a play structure.

#### **Conclusions**

The overall site plan and character of buildings complies with the applicable Development Permit Guidelines for multi-family projects in the East Livingstone Sub Area and is also consistent with the form of development established to the east. On this basis, staff recommend support of the Development Permit.



Kevin Eng  
Planning Technician – Design  
(Local 4626)

KE:blg

Prior to forwarding the Development Permit to Council for issuance, a landscape Letter of Credit in the amount of \$23,948.00 is required.



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1

# Development Application Data Sheet

**DP 04-277238**

Address: 6620 Granville Avenue

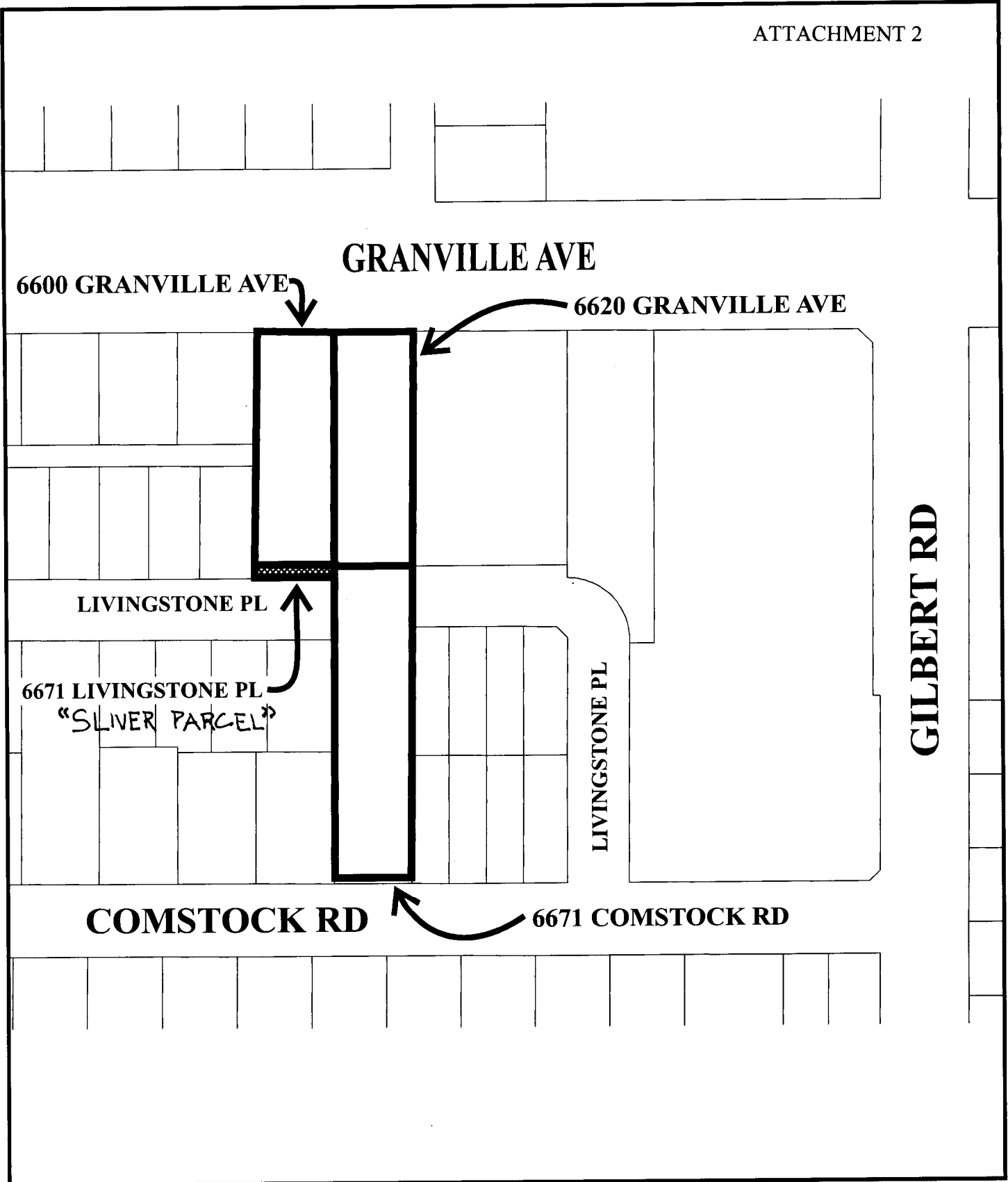
Applicant: Maeda Developments Ltd. (Stacey Maeda)

Planning Area(s): East Livingstone Sub-Area

	Existing	Proposed
Site Size (m <sup>2</sup> ):	1,359 m <sup>2</sup>	No change
Land Uses	Single-family	Multi-family (6 units)
OCP Designation (General Land Use Map)	Neighbourhood Residential	No change
East Livingstone Sub-Area Plan Designation	Small lot single-family; Two-family; or Townhouse residential	Townhouse residential
Zoning	R1/E	CD/95
Number of Units	Single-family dwelling	6 townhouse units

	Bylaw Requirement (Zoning Text Amendment)	Proposed	Variance
Floor Area Ratio:	Max. 0.7 F.A.R.	0.70 F.A.R.	none
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. area)	1,300 m <sup>2</sup> (13,993 ft <sup>2</sup> )	1,359 m <sup>2</sup> (14,632 ft <sup>2</sup> )	none
Setback (m):	North Yard: 6 m South Yard: 4.5 m East Yard: 1.2 m West Yard: 1.2 m	North Yard: 6 m South Yard: 4.5 m East Yard: 1.2 m West Yard: 1.2 m	none
Height (m):	9.4 m	9.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 stalls (R) per unit – 9 stalls required 0.2 stalls (V) per unit – 2 stalls required	11 stalls (R) proposed 1 stall (V) proposed	Variance to reduce visitor parking from 2 stalls to 1 stall**

Note: \*\*Visitor stall access secured through legal agreement with Phases 1 & 2 of previous development



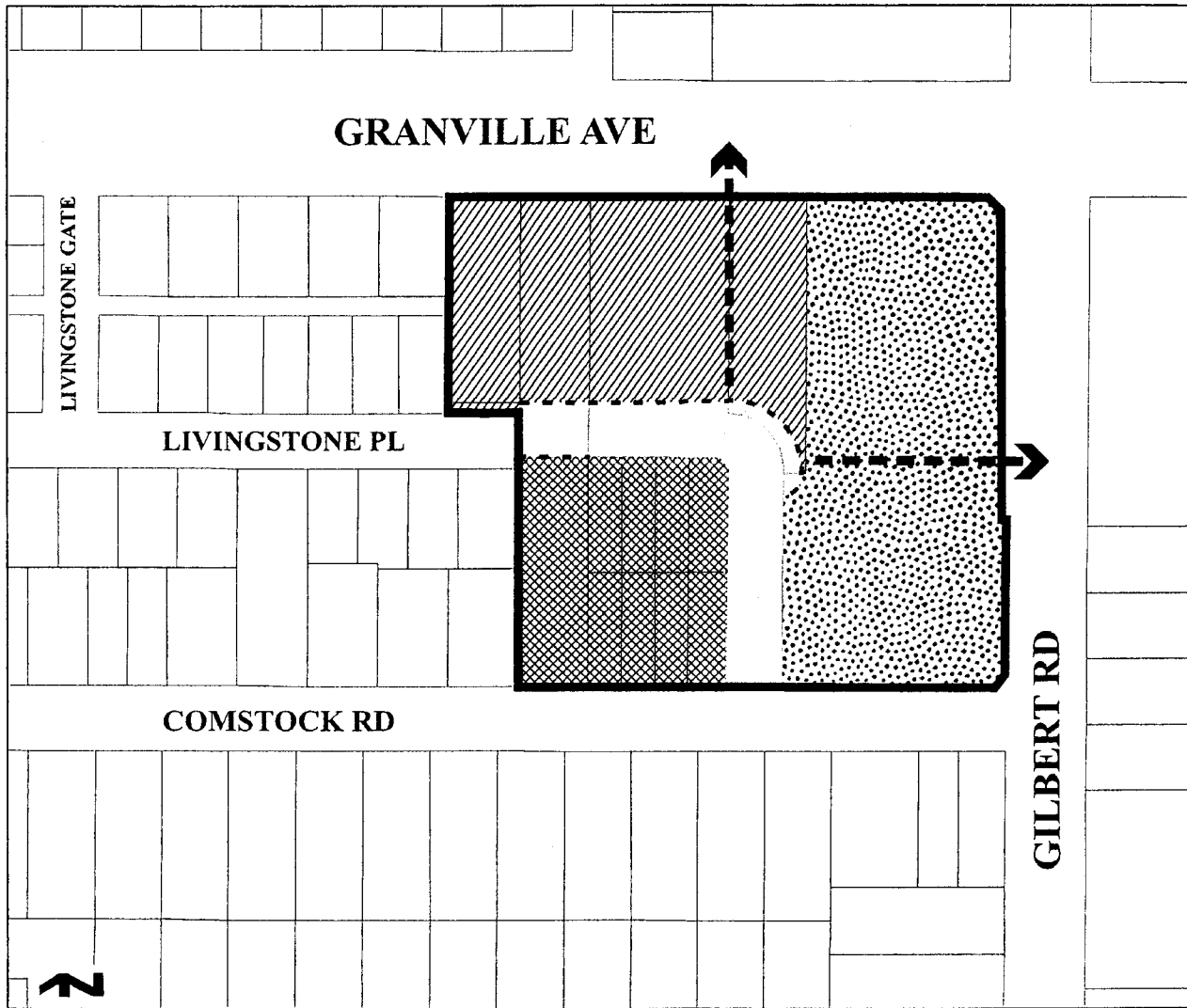
Attachment 2  
Plan of Surrounding Properties







Adopted Date: 01/24/05

Amended Date:

Note: Dimensions are in METRES

**Land Use Map** *Bylaw 7820  
2004/10/18*



	Area Boundary		Public Path/Pedestrian Right-of-Way (approximate)
	Small Lot Single Family (Max. FAR 0.55)		Medium Density Townhouse Residential (Max. FAR 0.75)
	Small Lot Single-Family and Two-Family (Max. FAR 0.55) or Low Density Townhouse (Max. FAR 0.7)		Future road, exact alignment to be determined. Road provision may be phased, with phase one consisting of the connection to Comstock Road.





**No. DP 04-277238**

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To the Holder: MAEDA DEVELOPMENTS LTD.  
Property Address: 6620 GRANVILLE AVENUE  
Address: c/o STACY MAEDA  
100 – 8833 ODLIN CRESCENT  
RICHMOND, BC V6X 3Z7

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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 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 #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 04-277238

To the Holder: MAEDA DEVELOPMENTS LTD.  
Property Address: 6620 GRANVILLE AVENUE  
Address: c/o STACY MAEDA  
100 – 8833 ODLIN CRESCENT  
RICHMOND, BC V6X 3Z7

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$23,948.00

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

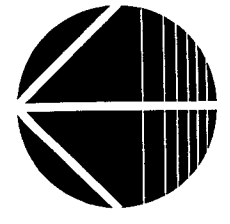
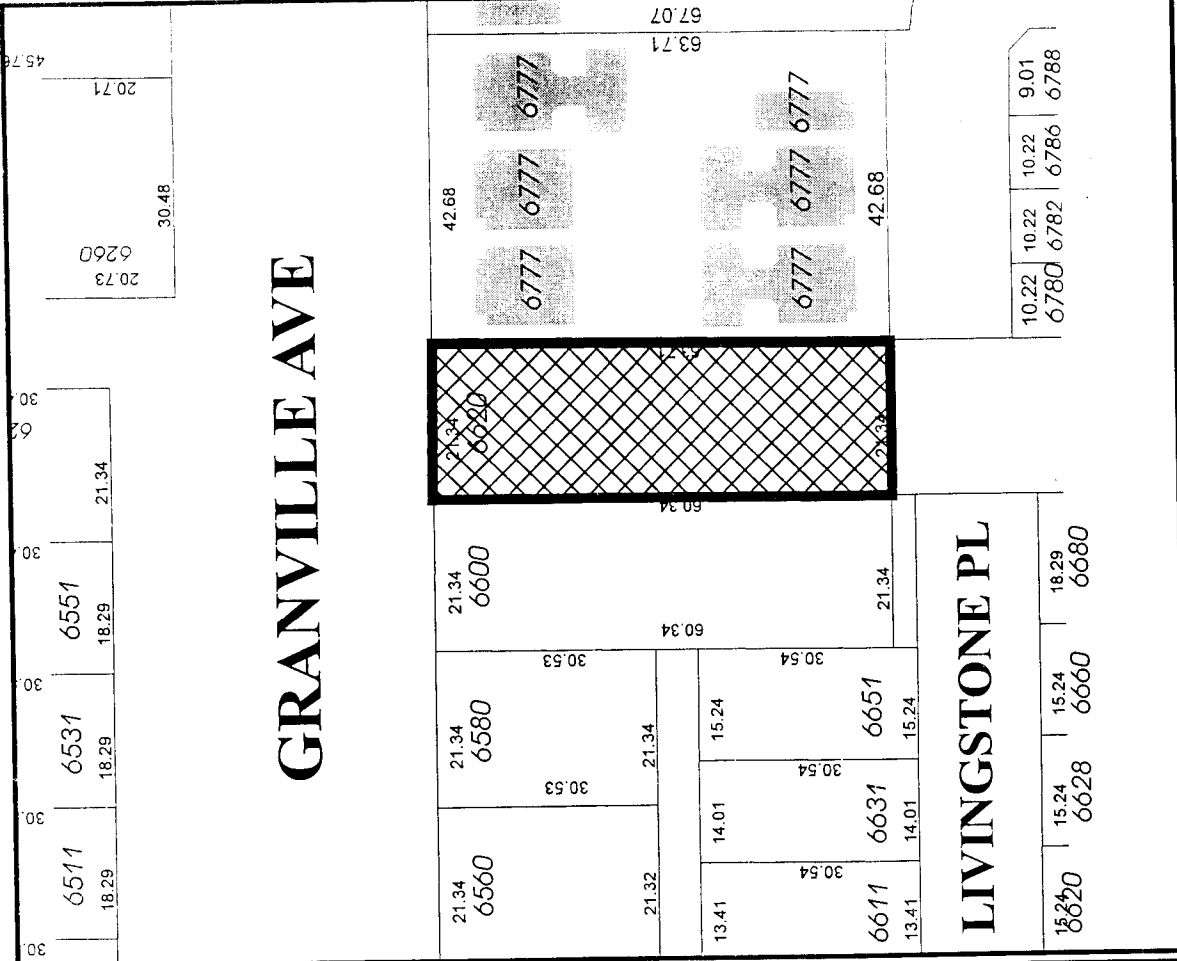
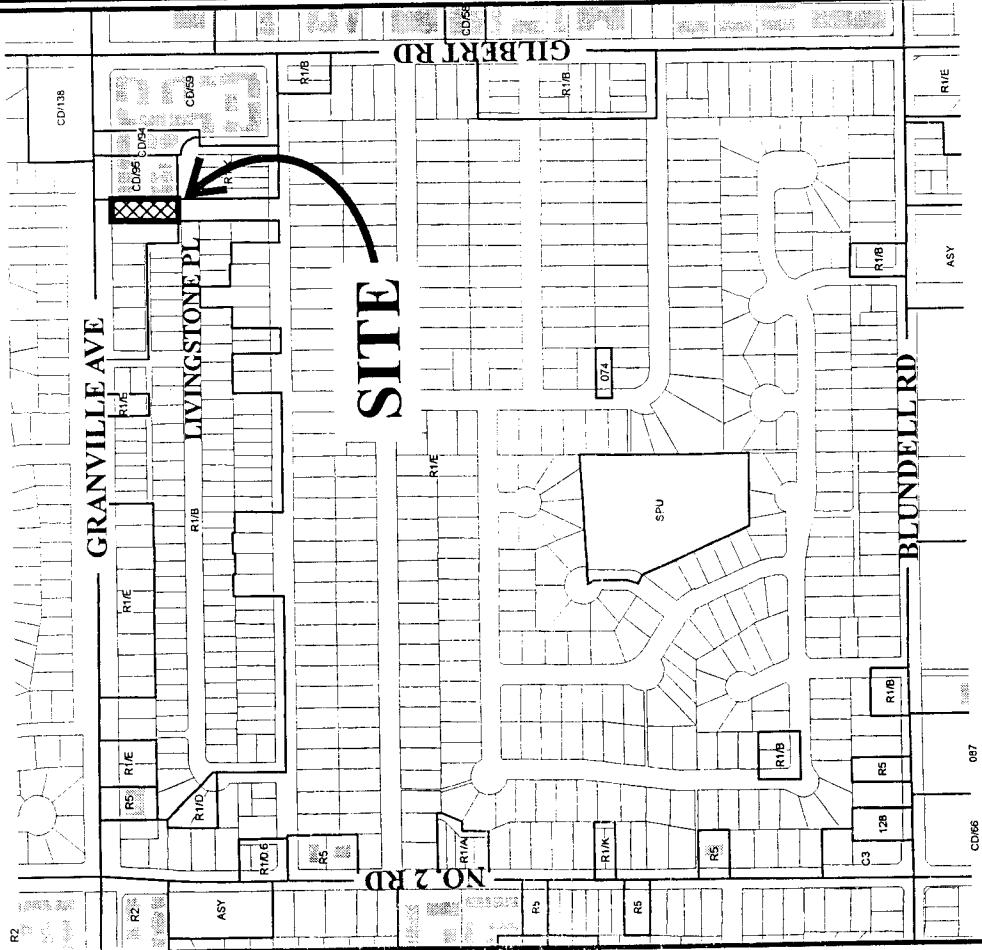
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MAYOR



# City of Richmond

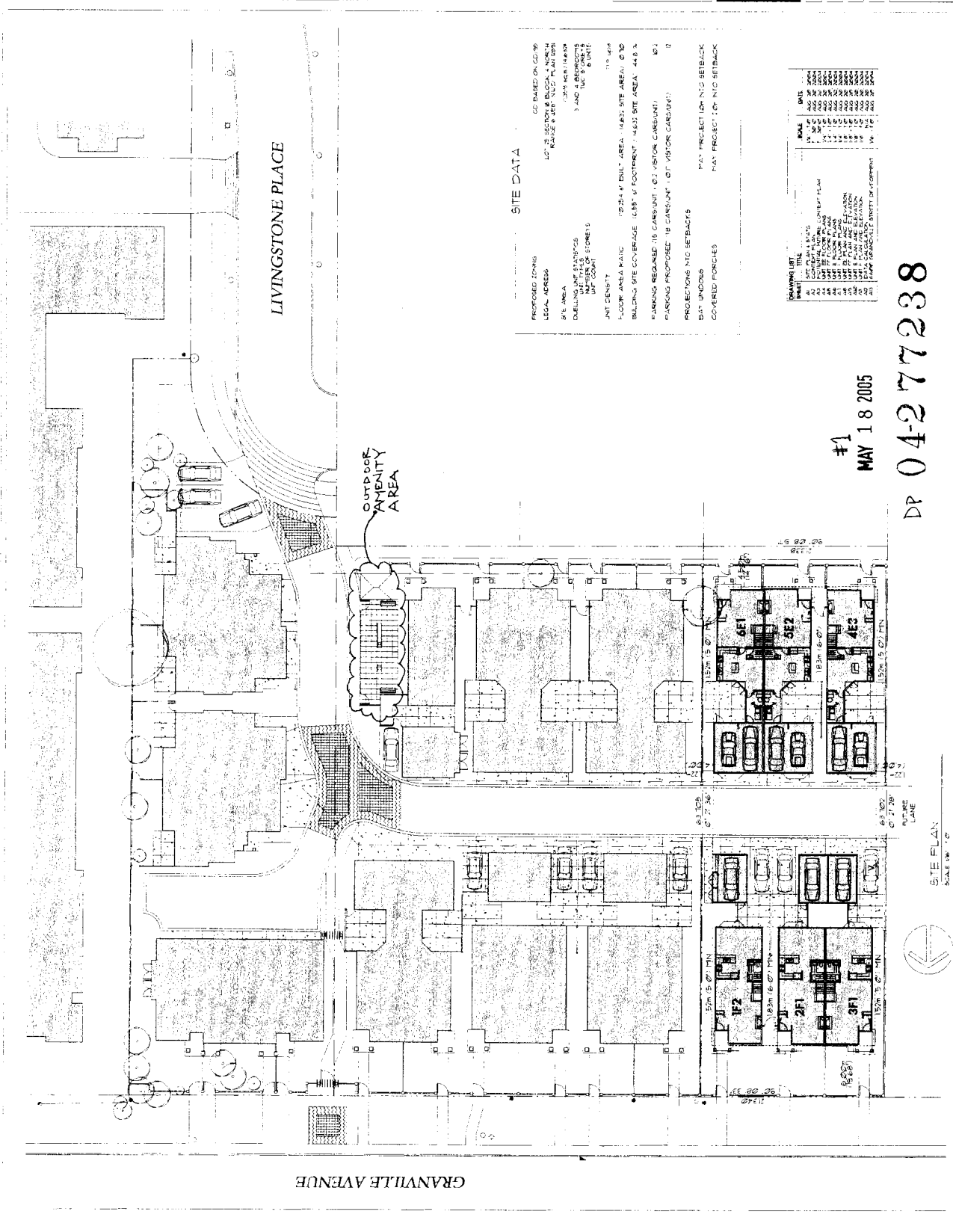


# DP 04-277238 SCHEDULE "A"

Original Date: 09/27/04

Revision Date:

Note: Dimensions are in METRES



LIVINGSTONE PLACE

GRANVILLE AVENUE

OUTDOOR AMENITY AREA

**SITE DATA**

PROPOSED ZONING: CG (BASED ON CG 96)

LEGAL ADDRESS: LOT 2, SECTION 8, BLOCK 3, NORTH RANGE & SITE "N" LOT PLAT 078

SITE AREA: 1.079 ACRES (46,114 SQ. FT.)

DEVELOPMENT TYPE: 3 AND 4 BEDROOMS WITH 2 CAR GARAGES

LOT AREA: 110,000 SQ. FT.

LOOK AREA: 14,410 SQ. FT. (33% SITE AREA) @ 10' BUILDING SITE COVERAGE (15% FOOTPRINT) @ 14.5' SITE AREA @ 44.8%

PARKING REQUIRED: 18 CARSPACES (10' X 20' FOR GARAGES)

PARKING PROPOSED: 18 CARSPACES (8' X 20' FOR GARAGES)

PROJECTIONS: NTC SETBACKS

MAX. PROJECTION: NTC SETBACKS

COVERED PORCHES: N/A

**REVISIONS**

NO.	DATE	DESCRIPTION
1	05/18/05	ISSUED FOR PERMITS
2	05/18/05	ISSUED FOR PERMITS
3	05/18/05	ISSUED FOR PERMITS
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5	05/18/05	ISSUED FOR PERMITS
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#1  
MAY 18 2005

DP 04-277238

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



DATE: 05/18/05  
DRAWN BY: FL JPM  
DATE: AUGUST 22, 2004  
CHECKED: [Signature]  
SHEET NUMBER: A01

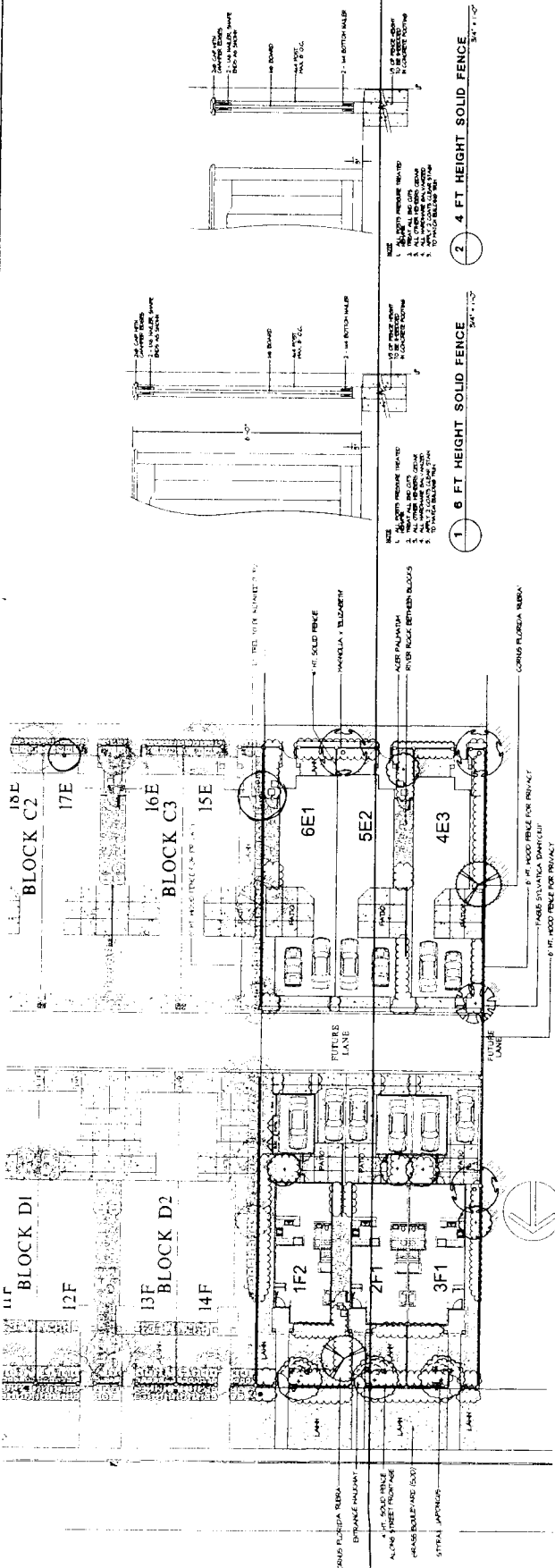
8020 GRANVILLE AVENUE  
FOUGERE ARCHITECTURE INC.  
1100 EAST 10TH AVENUE, SUITE 100  
DENVER, CO 80218  
TEL: 303.733.1100  
WWW.FOUGEREARCHITECTURE.COM

NO.	DATE	REVISION	DESCRIPTION	DR.
1.				

**DMG**  
landscape architects  
J.D. Minkley & Associates, L.P.  
New York, NY 10022-3114  
Phone: 212-410-8800  
Fax: 212-410-8801  
www.dmg-ny.com

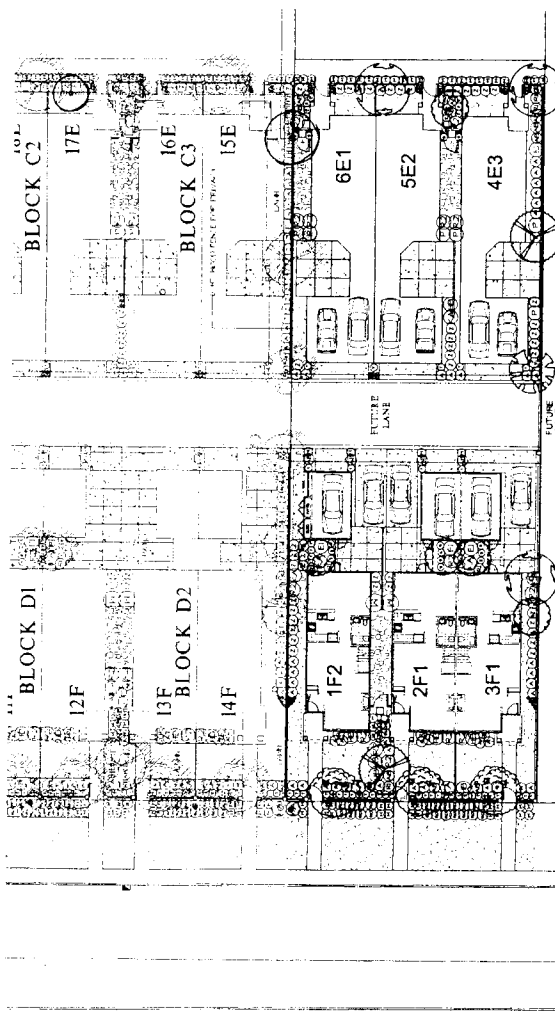
PROJECT: *Signature Place*  
DATE: 04-27-2004  
SCALE: 1/8" = 1'-0"  
DRAWING NO.: L-1  
DESIGNER: [Signature]  
CHECKED: [Signature]

LANDSCAPE  
PLANTING PLAN  
DATE: 04-27-2004  
DRAWING NUMBER: L-1  
DMG PROJECT NUMBER: 04-200-2 ZIF

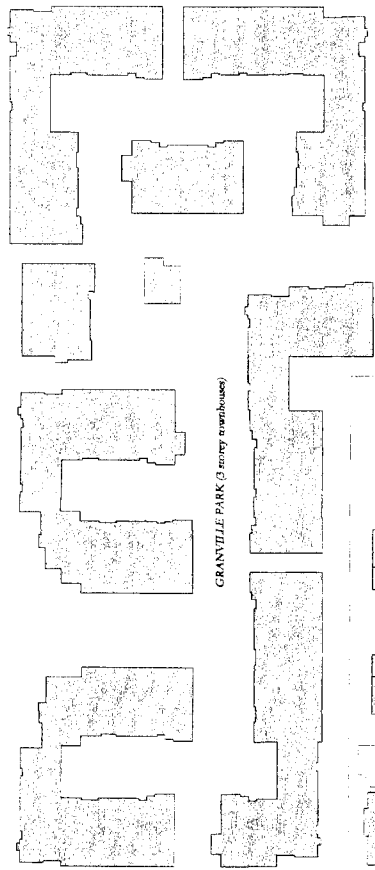


#Z MAY 18 2005 DF 04277238

PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REQUIREMENTS
1	AMERICAN BIRCH	60" CAL. 24" DB
2	AMERICAN BIRCH	30" CAL. 12" DB
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37	AMERICAN BIRCH	30" CAL. 12" DB
38	AMERICAN BIRCH	30" CAL. 12" DB
39	AMERICAN BIRCH	30" CAL. 12" DB
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42	AMERICAN BIRCH	30" CAL. 12" DB
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45	AMERICAN BIRCH	30" CAL. 12" DB
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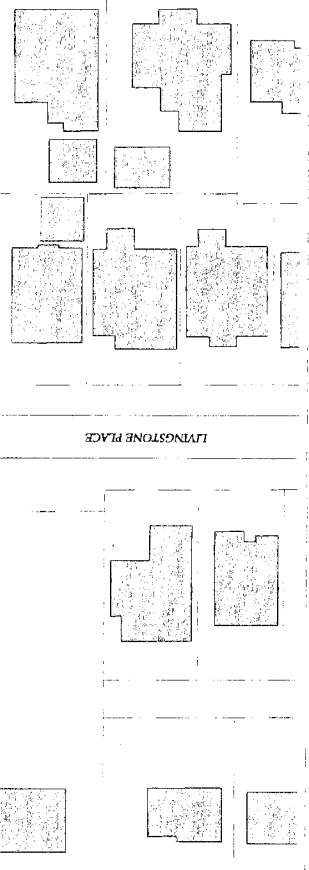
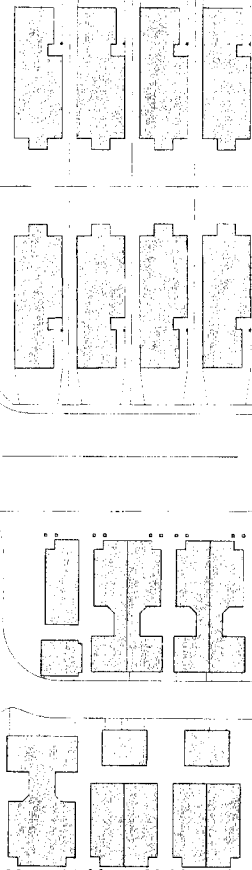


GILBERT ROAD



GRANTVILLE PARK (3 story warehouses)

LIVINGSTONE PLACE



LIVINGSTONE PLACE

GRANTVILLE AVENUE

CONSTOCK ROAD

#3  
 MAY 18 2005  
 04-277238

NO. REVISION	DATE
1	04-27-05
2	05-18-05

*Architecture  
 In Place*

6820 GRANVILLE AVENUE

TITLE  
 CONTEXT PLAN

**FOUGERE ARCHITECTURE INC.**

SCALE: 1" = 30' 0"  
 DRAWN BY: FL  
 DATE: 4-AUG-05  
 CHECKED: [blank]

SHEET NUMBER

A2



NO. DESCRIPTION	DATE
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3. REVISION	
4. REVISION	
5. REVISION	
6. REVISION	
7. REVISION	
8. REVISION	
9. REVISION	
10. REVISION	

*Signature*  
 PROJECT NUMBER

6620 GRANVILLE AVENUE

TITLE  
 BLOCK EE

FOUGERE ARCHITECTURE INC.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202

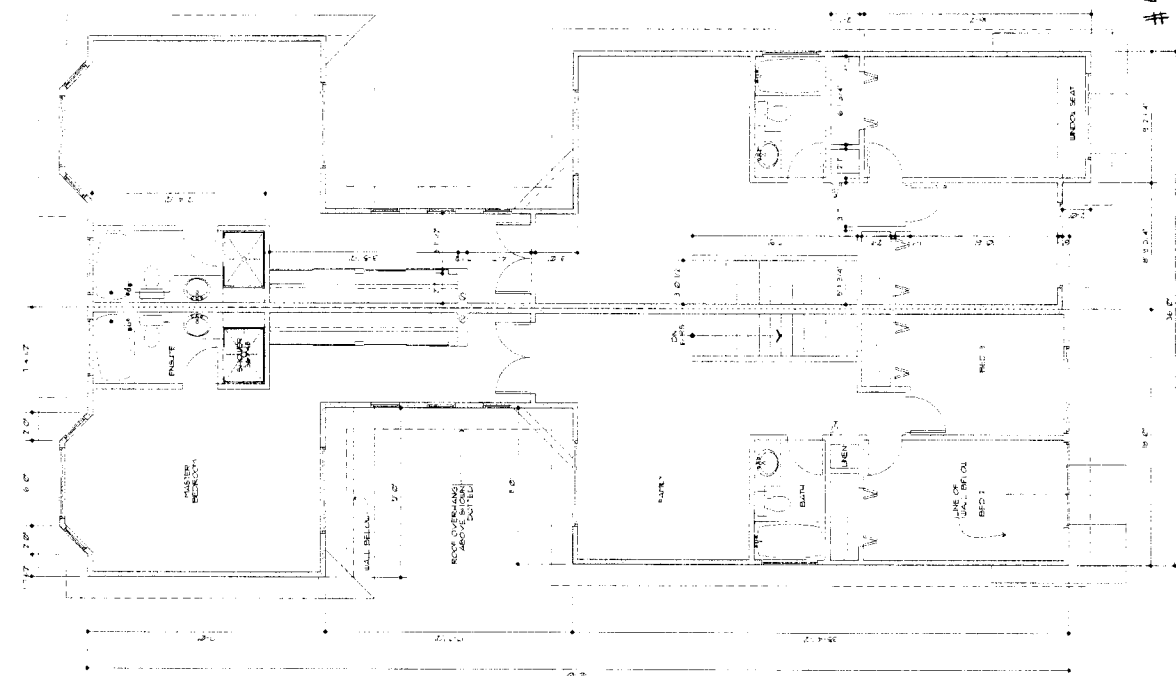
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SHEET NUMBER

A4

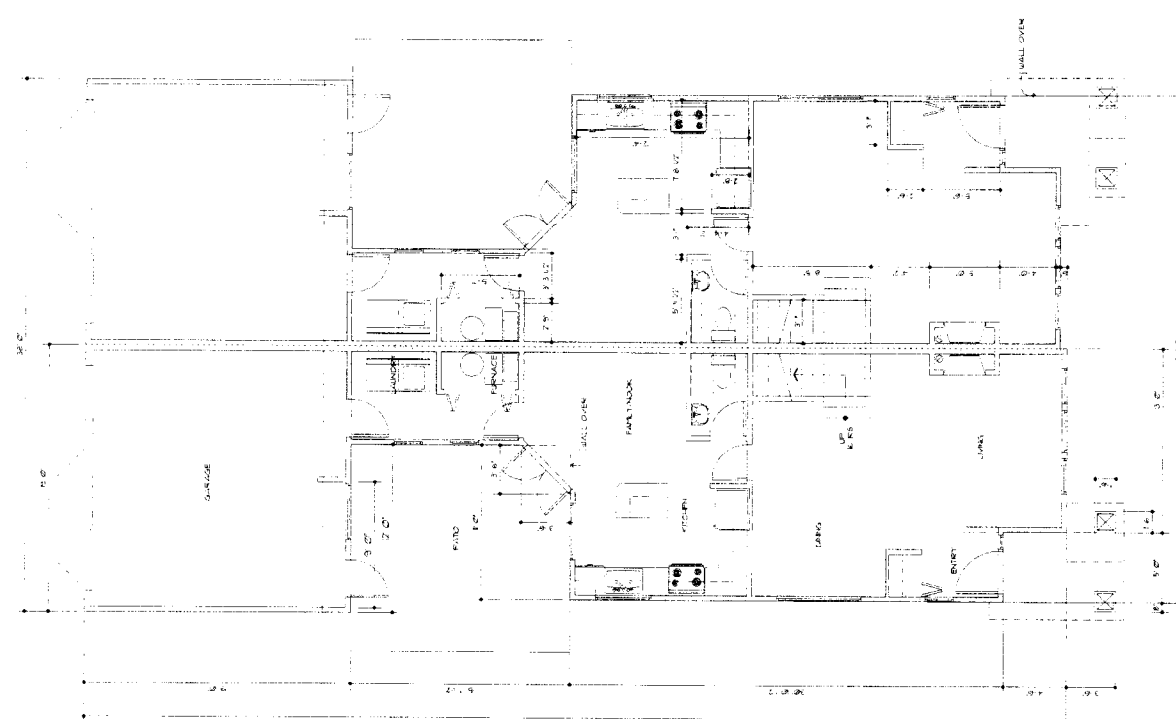
#4A  
 MAY 18 2005

04-277238



SECOND FLOOR  
 UNIT E  
 1055 SF

SECOND FLOOR  
 UNIT E  
 1055 SF



FIRST FLOOR  
 UNIT E  
 642 SF

FIRST FLOOR  
 UNIT E  
 642 SF

TOTAL FLOOR AREA: 1696 SF  
 COVERAGE: 100 SF

TOTAL FLOOR AREA: 1701 SF  
 COVERAGE: 101 SF

NO. INDICATION  
SYMBOLS

DATE  
BY  
CHECKED  
DATE

NO. INDICATION  
SYMBOLS  
DATE  
BY  
CHECKED  
DATE

*Signature*

8820 GRANVILLE  
AVENUE

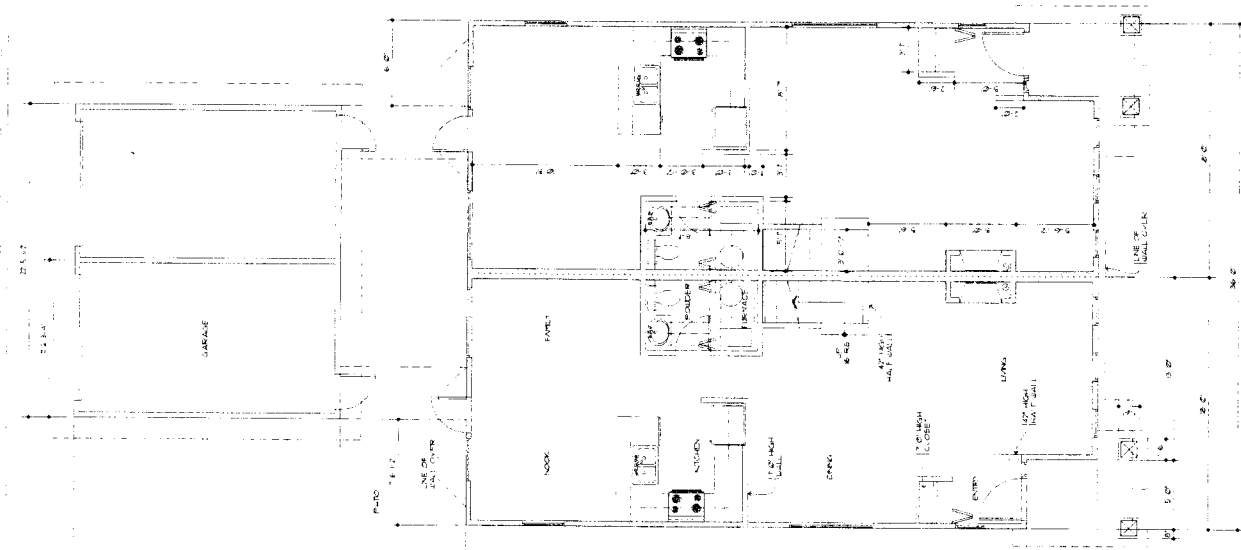
TITLE  
BLOCK FF

FOUGERE  
ARCHITECTURE  
INC.

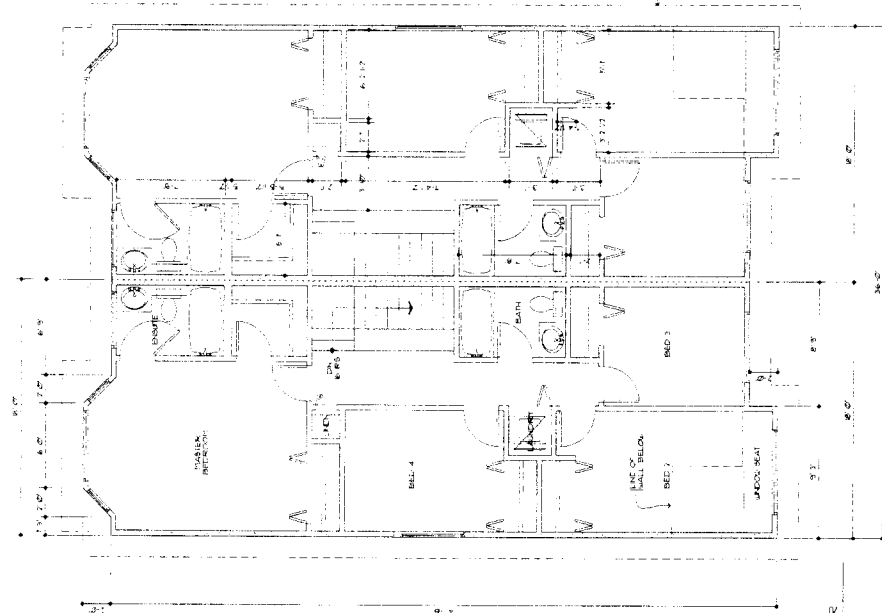
SCALE: 1/4" = 1'-0"  
DATE: AUGUST 12, 2004  
SHEET NUMBER

A5

#4b  
MAY 18 2005  
DP 04277238



FIRST FLOOR  
UNIT TYPE B  
985 SF  
TOTAL FLOOR AREA (985 SF)  
COVERAGE (1041 SF)



SECOND FLOOR  
UNIT TYPE B  
704 SF

NO. INDICATION  
SYMBOLS



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NO. DESCRIPTION	DATE
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2. REVISION	
3. REVISION	
4. REVISION	
5. REVISION	

*Architecture*  
*Place*

6620 GRANVILLE AVENUE

TITLE  
**BLOCKE**

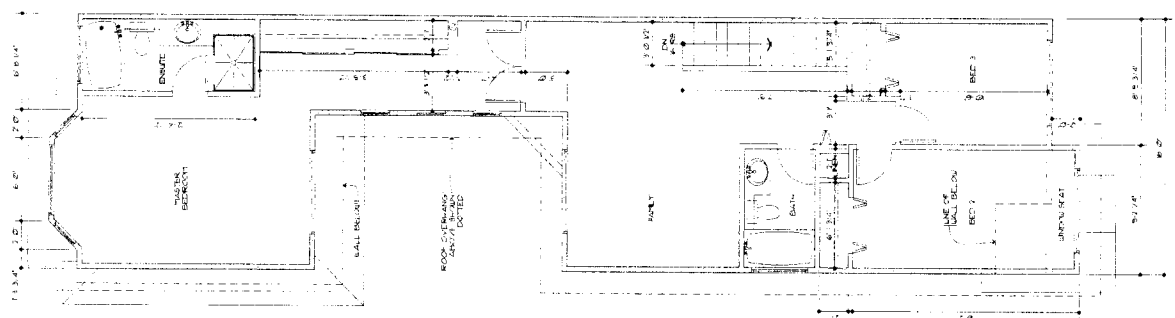
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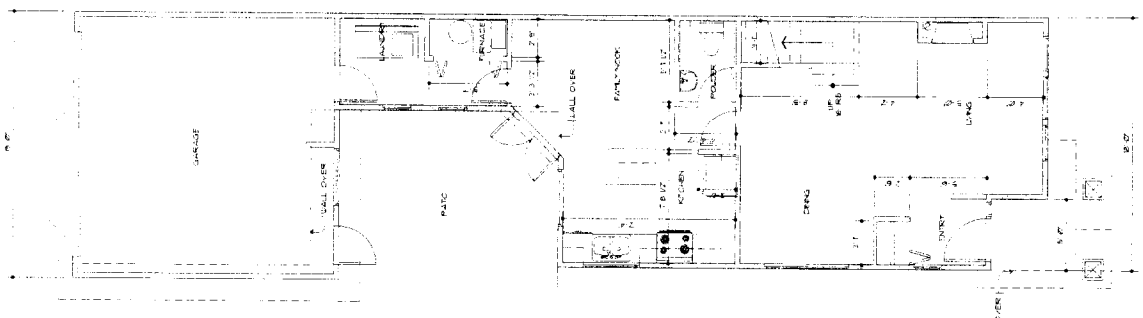
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SHEET NUMBER

SECTION NUMBER



SECOND FLOOR  
 UNIT TYPE E3  
 4534 SF



FIRST FLOOR  
 UNIT TYPE E3  
 4534 SF  
 TOTAL FLOOR AREA  
 COVERAGE 125 SF

#4c  
 MAY 18 2005

DP 04-277238

A6

NOT TO SCALE  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED  
 ALL WALLS ARE 1/2" THICK  
 ALL DOORS ARE 3'0" WIDE  
 ALL WINDOWS ARE 6'0" WIDE  
 ALL FLOORS ARE 4" THICK  
 ALL CEILING ARE 8'0" HIGH  
 ALL ROOFS ARE 12/12 PITCH  
 ALL FOUNDATIONS ARE 18" WIDE  
 ALL FOOTINGS ARE 24" WIDE  
 ALL BRICKS ARE 8" X 8" X 16"  
 ALL BLOCKS ARE 16" X 16" X 8"  
 ALL CONCRETE IS 3000 PSI  
 ALL REBAR IS #4  
 ALL WOOD IS #1 SYP  
 ALL METAL IS GALVALUM  
 ALL GLASS IS 1/2" CLEAR  
 ALL INSULATION IS R-19  
 ALL ROOFING IS 30 YEAR  
 ALL PAINT IS PPR  
 ALL FINISHES ARE AS SHOWN  
 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS  
 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT DOCUMENTS  
 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PERMITS  
 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE LOCAL CODES  
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 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE INTERNATIONAL CODES  
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 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE NATIONAL REGULATIONS

NO. PROVISION	DATE
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48. REVISION	
49. REVISION	
50. REVISION	

*FOUGERE*  
 ARCHITECTURE  
 INC.

6620 GRANVILLE AVENUE  
 AVENUE

TITLE  
 BLOCK F

FOUGERE  
 ARCHITECTURE  
 INC.

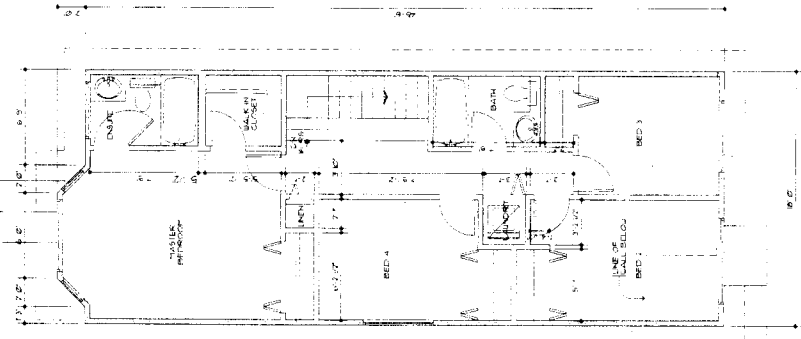
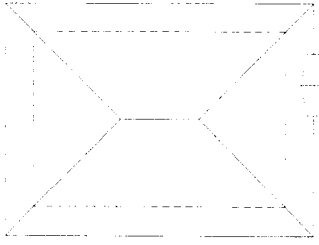
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SHEET NUMBER

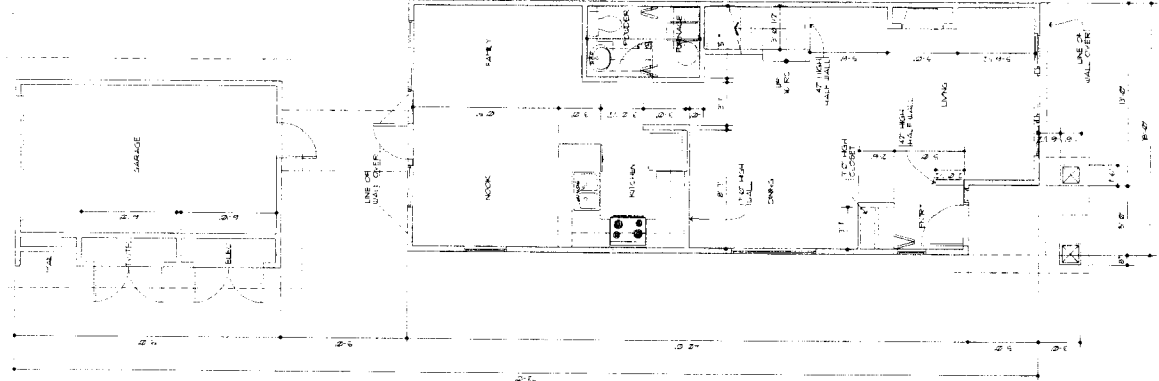
DP 04-277238

A7

#40  
 MAY 18 2005



SECOND FLOOR  
 UNIT TYPE F1  
 156 SF



FIRST FLOOR  
 UNIT TYPE F1  
 TOTAL FLOOR AREA - 156 SF  
 COVERAGE 680 SF

NOT TO SCALE  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED  
 FINISHES TO BE DETERMINED BY ARCHITECT AND CLIENT  
 ALL MATERIALS TO BE APPROVED BY ARCHITECT  
 ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES  
 ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS  
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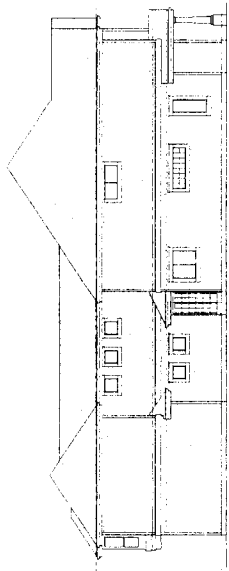
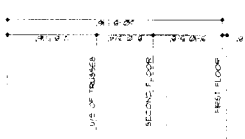
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DATE	AUGUST 02, 2004
SCALE	1/8" = 1'-0"
DESIGNED BY	PL, JPD
CHECKED BY	
PROJECT NUMBER	
CLIENT	
NO. REVISIONS	
DATE	
BY	
DATE	
BY	
DATE	
BY	

*Signature*  
 PROJECT NUMBER: 04-277238  
 6620 GRANVILLE AVENUE

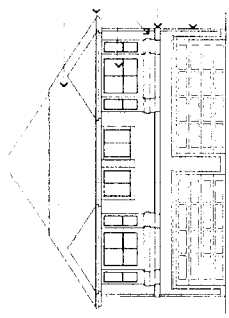
**FOUGERE ARCHITECTURE INC.**  
 701 233 WEST 40TH AVENUE  
 DENVER, COLORADO 80202  
 TEL: 303.733.1200  
 FAX: 303.733.1201  
 WWW.FOUGEREARCHITECTURE.COM

**FOUGERE ARCHITECTURE INC.**

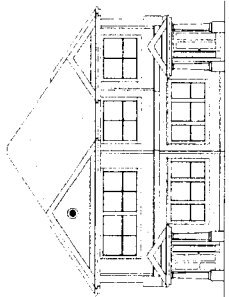
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 CLIENT:



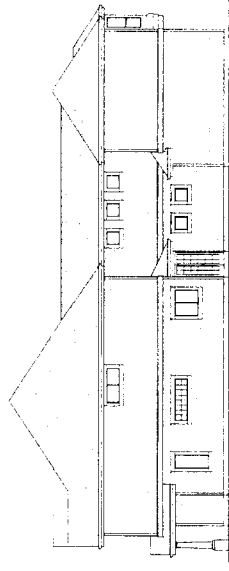
FRONT ELEVATION



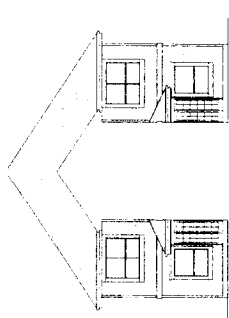
REAR ELEVATION



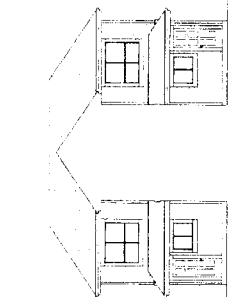
SIDE ELEVATION



SIDE ELEVATION

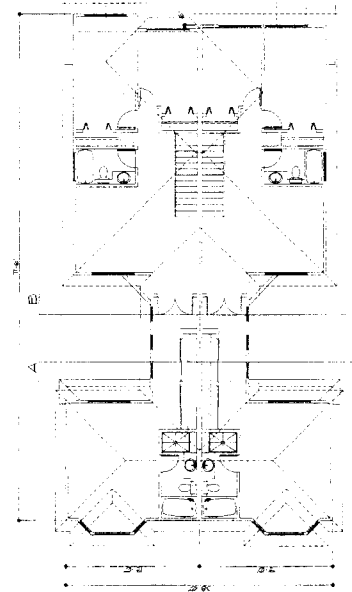


COURTYARD ELEVATION B

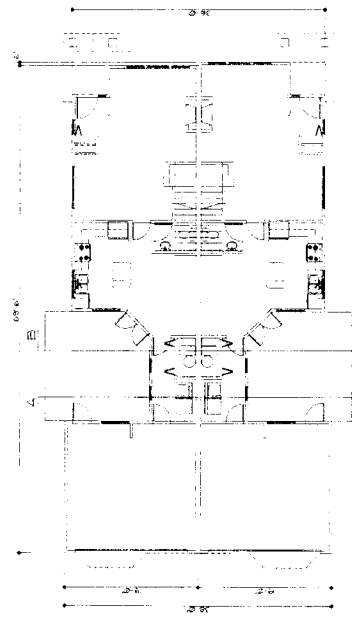


COURTYARD ELEVATION A

- 1. 1/2" X 2" X 1/4" S.P.F. STUDS
- 2. 1/2" X 2" X 1/4" S.P.F. JOISTS
- 3. 1/2" X 2" X 1/4" S.P.F. RAFTERS
- 4. 1/2" X 2" X 1/4" S.P.F. TRUSSES
- 5. 1/2" X 2" X 1/4" S.P.F. BRACES
- 6. 1/2" X 2" X 1/4" S.P.F. COLLARS
- 7. 1/2" X 2" X 1/4" S.P.F. CHAINS
- 8. 1/2" X 2" X 1/4" S.P.F. DOWELS
- 9. 1/2" X 2" X 1/4" S.P.F. BOLTS
- 10. 1/2" X 2" X 1/4" S.P.F. NAILS
- 11. 1/2" X 2" X 1/4" S.P.F. SCREWS
- 12. 1/2" X 2" X 1/4" S.P.F. PLATES
- 13. 1/2" X 2" X 1/4" S.P.F. ANGLES
- 14. 1/2" X 2" X 1/4" S.P.F. KEYS
- 15. 1/2" X 2" X 1/4" S.P.F. WEDGES
- 16. 1/2" X 2" X 1/4" S.P.F. SHIMS
- 17. 1/2" X 2" X 1/4" S.P.F. CLIPS
- 18. 1/2" X 2" X 1/4" S.P.F. BRACKETS
- 19. 1/2" X 2" X 1/4" S.P.F. HOOKS
- 20. 1/2" X 2" X 1/4" S.P.F. LUGS
- 21. 1/2" X 2" X 1/4" S.P.F. BUSHES
- 22. 1/2" X 2" X 1/4" S.P.F. SPOOLS
- 23. 1/2" X 2" X 1/4" S.P.F. WASHERS
- 24. 1/2" X 2" X 1/4" S.P.F. CONE WASHERS
- 25. 1/2" X 2" X 1/4" S.P.F. LOCK WASHERS
- 26. 1/2" X 2" X 1/4" S.P.F. TIGHTENING SCREWS
- 27. 1/2" X 2" X 1/4" S.P.F. TIGHTENING BOLTS
- 28. 1/2" X 2" X 1/4" S.P.F. TIGHTENING NUTS
- 29. 1/2" X 2" X 1/4" S.P.F. TIGHTENING PLATE
- 30. 1/2" X 2" X 1/4" S.P.F. TIGHTENING BRACKET
- 31. 1/2" X 2" X 1/4" S.P.F. TIGHTENING ROD
- 32. 1/2" X 2" X 1/4" S.P.F. TIGHTENING WIRE
- 33. 1/2" X 2" X 1/4" S.P.F. TIGHTENING CABLE
- 34. 1/2" X 2" X 1/4" S.P.F. TIGHTENING STRAP
- 35. 1/2" X 2" X 1/4" S.P.F. TIGHTENING BAND
- 36. 1/2" X 2" X 1/4" S.P.F. TIGHTENING RING
- 37. 1/2" X 2" X 1/4" S.P.F. TIGHTENING COLLAR
- 38. 1/2" X 2" X 1/4" S.P.F. TIGHTENING WEDGE
- 39. 1/2" X 2" X 1/4" S.P.F. TIGHTENING SHIM
- 40. 1/2" X 2" X 1/4" S.P.F. TIGHTENING CLIP
- 41. 1/2" X 2" X 1/4" S.P.F. TIGHTENING BRACKET
- 42. 1/2" X 2" X 1/4" S.P.F. TIGHTENING HOOK
- 43. 1/2" X 2" X 1/4" S.P.F. TIGHTENING LUG
- 44. 1/2" X 2" X 1/4" S.P.F. TIGHTENING BUSH
- 45. 1/2" X 2" X 1/4" S.P.F. TIGHTENING SPOOL
- 46. 1/2" X 2" X 1/4" S.P.F. TIGHTENING WASHER
- 47. 1/2" X 2" X 1/4" S.P.F. TIGHTENING CONE WASHER
- 48. 1/2" X 2" X 1/4" S.P.F. TIGHTENING LOCK WASHER
- 49. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING SCREW
- 50. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING BOLT
- 51. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING NUT
- 52. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING PLATE
- 53. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING BRACKET
- 54. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING ROD
- 55. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING WIRE
- 56. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING CABLE
- 57. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING STRAP
- 58. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING BAND
- 59. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING RING
- 60. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING COLLAR
- 61. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING WEDGE
- 62. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING SHIM
- 63. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING CLIP
- 64. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING BRACKET
- 65. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING HOOK
- 66. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING LUG
- 67. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING BUSH
- 68. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING SPOOL
- 69. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING WASHER
- 70. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING CONE WASHER
- 71. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING LOCK WASHER
- 72. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING SCREW
- 73. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING BOLT
- 74. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING NUT
- 75. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING PLATE
- 76. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING BRACKET
- 77. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING ROD
- 78. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING WIRE
- 79. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING CABLE
- 80. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING STRAP
- 81. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING BAND
- 82. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING RING
- 83. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING COLLAR
- 84. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING WEDGE
- 85. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING SHIM
- 86. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING CLIP
- 87. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING BRACKET
- 88. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING HOOK
- 89. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING LUG
- 90. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING BUSH
- 91. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING SPOOL
- 92. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING WASHER
- 93. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING CONE WASHER
- 94. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING LOCK WASHER
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- 97. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING TIGHTENING NUT
- 98. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING TIGHTENING PLATE
- 99. 1/2" X 2" X 1/4" S.P.F. TIGHTENING TIGHTENING TIGHTENING TIGHTENING BRACKET
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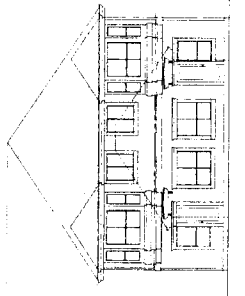
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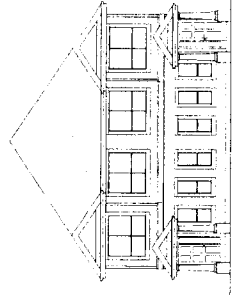
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#5  
 MAY 18 2005  
 DP 04-277238

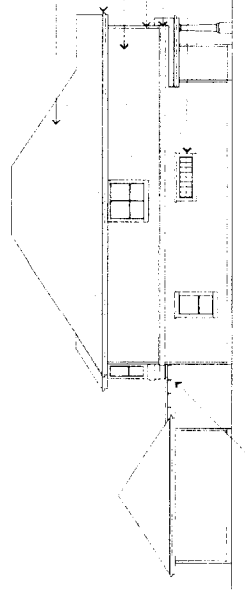
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 SECOND FLOOR  
 FIRST FLOOR  
 10'-0"



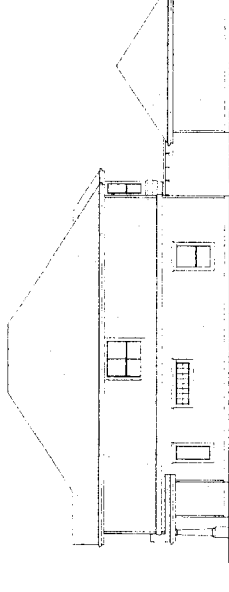
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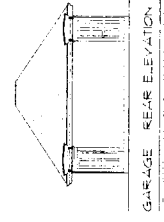
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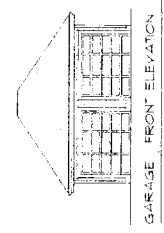
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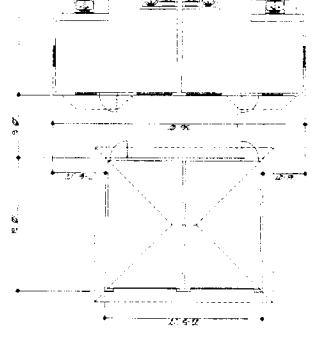
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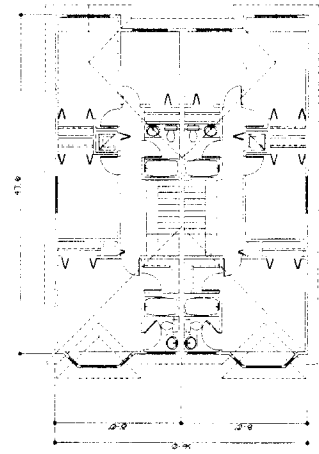
GARAGE REAR ELEVATION



GARAGE FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2004 INTERNATIONAL RESIDENTIAL CODE BOOK AS AMENDED BY THE 2005 SUPPLEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OMISSIONS OR ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO OBTAIN NECESSARY PERMITS OR INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OMISSIONS OR ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO OBTAIN NECESSARY PERMITS OR INSURANCE.

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*Architecture*  
 FOUGERE ARCHITECTURE INC.

8620 GRANVILLE AVENUE  
 AVENUE

BLOCK FF  
 PLAN &  
 ELEVATION

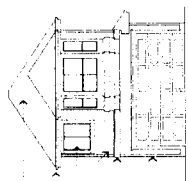
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 3001 221 4511 2200-0000  
 416-291-4511

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 CHECKED:  
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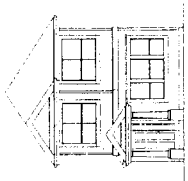
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 DP 04-277238

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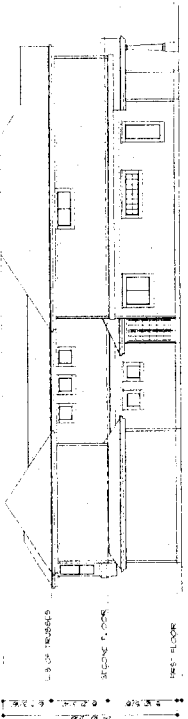
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 3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODE BOOKS.  
 4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE BOOKS.  
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 6. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE BOOKS.  
 7. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL CODE BOOKS.  
 8. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SOIL AND FOUNDATION CODE BOOKS.  
 9. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE BOOKS.  
 10. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL WATER SUPPLY CODE BOOKS.  
 11. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL WASTE WATER CODE BOOKS.  
 12. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL AIR POLLUTION CODE BOOKS.  
 13. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODE BOOKS.  
 14. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL LIGHTING CODE BOOKS.  
 15. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODE BOOKS.  
 16. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND GAS PROTECTION CODE BOOKS.  
 17. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SEWER AND WASTE WATER CODE BOOKS.  
 18. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RADIATION PROTECTION CODE BOOKS.  
 19. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL TELECOMMUNICATIONS CODE BOOKS.  
 20. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE BOOKS.



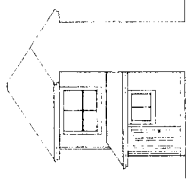
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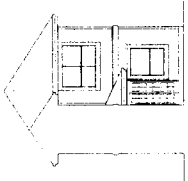
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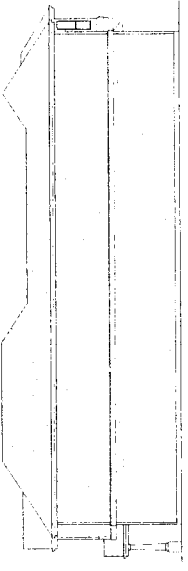
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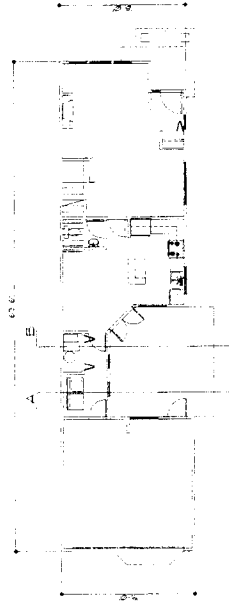
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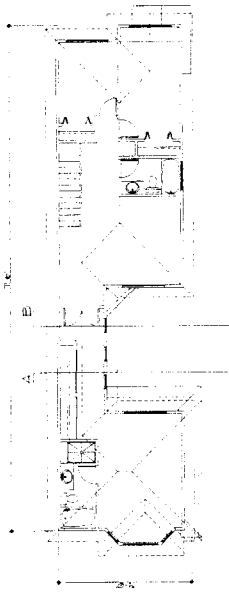
COURT YARD ELEVATION B



SIDE ELEVATION



FIRST FLOOR



SECOND FLOOR

#5c  
 MAY 18 2005

DP 04-277238

A10

FILE  
 BLOCK E  
 PLAN &  
 ELEVATION

8620 GRANVILLE  
 AVENUE

*Signature*  
 FOUNDER ARCHITECTS

FOUGERE  
 ARCHITECTURE  
 INC.

201 233 WALK HARBOR, WILMINGTON, MASSACHUSETTS 01890  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: FL/PTD  
 DATE: AUGUST 10, 2004  
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 20. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE BOOKS.

NOT TO SCALE  
FOR INFORMATION ONLY  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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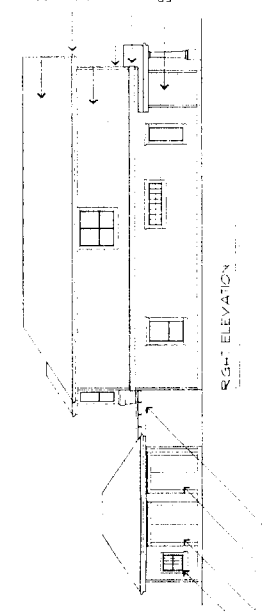
6820 GRANVILLE AVENUE

BLOCK F  
PLAN &  
ELEVATION

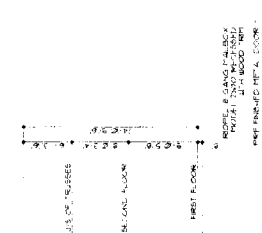
**FOUGERE ARCHITECTURE INC.**  
241 241 WEST ROBERTSON AVENUE SUITE 100  
AUSTIN TEXAS 78707  
TEL: 512.453.4444  
WWW.FOUGEREARCHITECTURE.COM

SCALE: 1/8" = 1'-0"  
DRAWN BY: P. L. FOGUE  
DATE: AUGUST 20, 2004  
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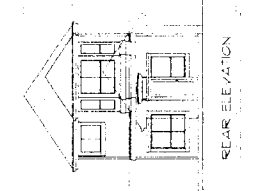
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CONCRETE FOUNDATION  
REINFORCED CONCRETE  
9" TO 12" THICK  
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READY-MIXED CONCRETE  
CONCRETE WALLS  
CONCRETE FLOOR



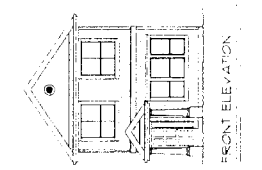
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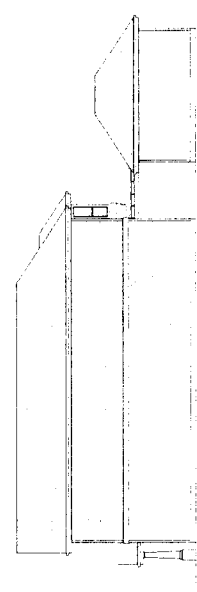
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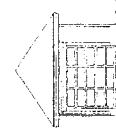
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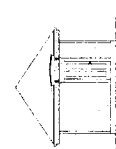
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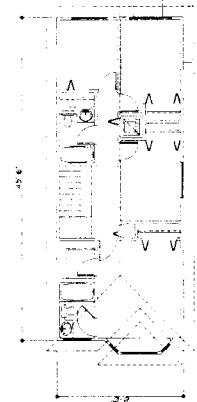
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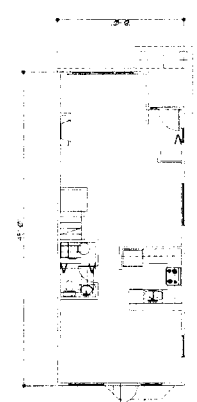
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GARAGE REAR ELEVATION



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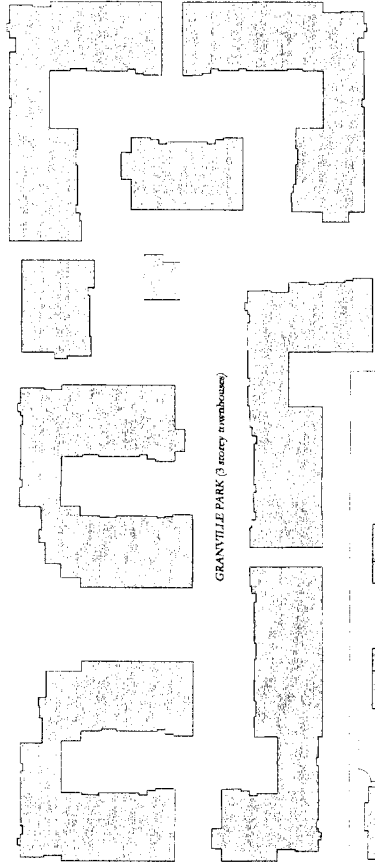


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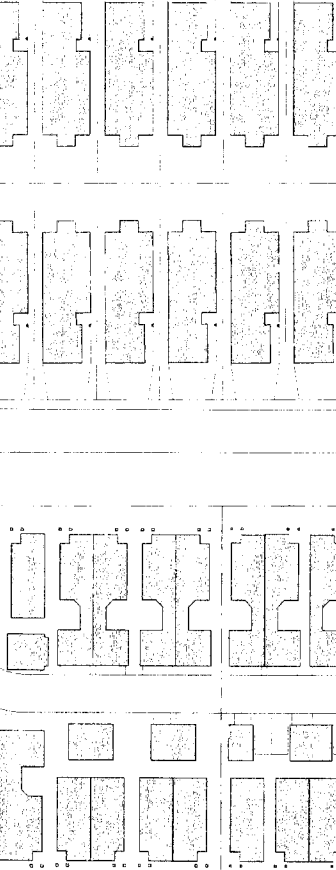
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GILBERT ROAD



GRANVILLE PARK (3 story townhouses)

LIVINGSTONE PLACE



LIVINGSTONE PLACE

GRANVILLE AVENUE

COMSTOCK ROAD



ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED.  
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8620 GRANVILLE AVENUE  
 ARCHITECTURE  
 1/10/2024

TITLE  
 POTENTIAL  
 FUTURE  
 CONTEXT PLAN

8620 GRANVILLE AVENUE

**FOUGERE**  
**ARCHITECTURE**  
 INC.

1001 10TH STREET WEST  
 VANCOUVER, BC V6H 2B6  
 TEL: 604.273.1111  
 FAX: 604.273.1112

SCALE: 1:1000

DRAWN BY: JZ

DATE: AUGUST 30, 2024

CHECKED BY:

SHEET NUMBER:

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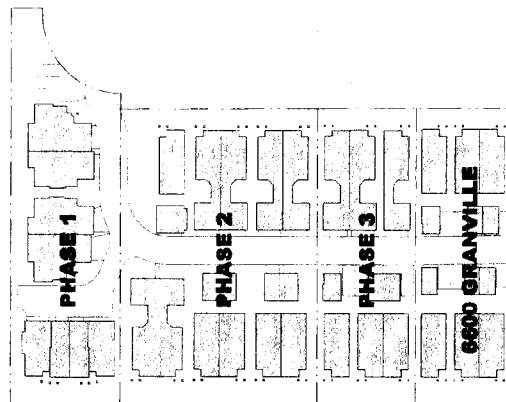
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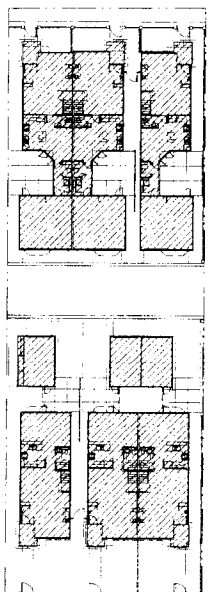
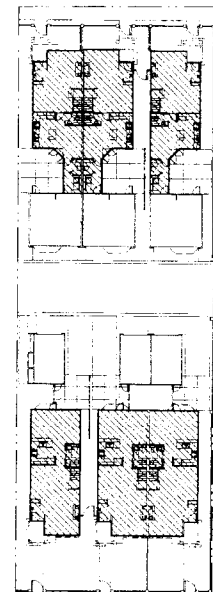
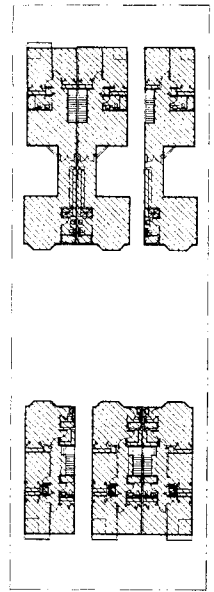
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PHASES 1, 2, AND 3  
 SITE AREA 63,000 SF  
 FLOOR AREA 40,642  
 PARKING REQUIRED 75 CARS UNIT (67 VISITOR CARS UNIT) 415  
 PARKING PROVIDED 75 CARS UNIT (67 VISITOR CARS UNIT) 54  
 OPEN SPACE REQUIRED 13,000 SQ. FT. (1,200 SQ. M)  
 OPEN SPACE PROVIDED 14,500 SQ. FT. (1,340 SQ. M)



PHASES 1, 2, AND 3  
 SITE AREA 63,000 SF  
 FLOOR AREA 40,642



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6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

*Approved*  
 J. H. ASHBY, ARCHITECT

8820 GRANVILLE AVENUE

SITE PLAN

FOUGERE ARCHITECTURE, INC.  
 11111 COLLETT DRIVE, SUITE 100, HOUSTON, TEXAS 77036  
 PHONE: 281-416-1111  
 FAX: 281-416-1112  
 WWW.FOUGEREARCHITECTURE.COM

SCALE: N/A  
 DRAWN BY: [ ]  
 DATE: AUGUST 12, 2004  
 CHECKED: [ ]  
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