



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: July 14, 2004
File: DP 04-267797
Re: **Application by Ledingham McAllister Homes Ltd. for a Development Permit at 7331 Heather Street (formerly 7311, 7331, 7351, 7371, 7391 Heather Street and 9111, 9131, 9151 General Currie Road)**

Staff Recommendation

That a Development Permit be issued that would:

1. Permit 54 three-storey townhouses on a site zoned Comprehensive Development District (CD/143); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) Reduce the east setback (Heather Street) from 2.0 m to 0.6 m for the entry pergola structure only; and
 - b) Reduce the south setback (General Currie Road) from 2.0 m to 0m for the secondary entry pergola structure only.


Raul Allueva
Director of Development

RA:blg
Att.

Staff Report

Origin

Ledingham McAllister Homes Ltd. has applied to the City of Richmond for permission to develop 54 three-storey townhouses on this site which is being rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to “Comprehensive Development District (CD/143)” under Rezoning Application (RZ 03-252558).

Development Information

Information on the project, including a comparison of the proposed development with the relevant Bylaw requirements is provided in **Attachment 1**.

Background

The site is in the process of being rezoned from single-family to Comprehensive Development District (CD/143) and is consistent with City objectives for creation of a high amenity, multiple-family neighbourhood in the McLennan South Sub-Area. In addition, the developer has agreed to contribute \$104, 000 towards the neighbourhood park in lieu of providing on-site indoor amenity space and \$44,639 to the City’s affordable housing fund as part of the rezoning conditions.

Development surrounding the subject site is as follows:

The subject site is situated along the west side of Heather Street, which is one of the highest density areas designated under the McLennan South Sub-Area Plan. The plan generally intends that this part of McLennan South will be redeveloped with medium and large townhouse projects, although allowance is made for smaller developments and the retention of single-family homes as appropriate.

1. To the north, existing townhouse project zoned Comprehensive Development District (CD/126);
2. To the east, existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F) and townhouses zoned Comprehensive Development District (CD/130);
3. To the south, General Currie Road and existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F); and
4. To the west, proposed new Turnill Street and existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F).

Rezoning and Public Hearing Results

The subject site went to Public Hearing on May 17, 2004 (RZ 03-252558), and is in the process of obtaining final rezoning approval prior to issuance of this Development Permit. There are no outstanding issues identified at the rezoning stage or Public Hearing that require follow-up at the Development Permit Stage.

- The proposed three-storey townhouses (two-storey over parking) fit well with the existing adjacent townhouse and single-family developments.
- Revisions to incorporate the mail pick-up into the entry gazebo along Heather Street provides a functional focal point which is well connected to the proposed central green space.
- The proposed recycling area adjacent to the secondary pedestrian gate off General Currie Road is well screened, and will not pose any negative impact on the streetscape.
- An alternative plan has been provided for the “D” Unit type to demonstrate adaptability for conversion to universal accessible units. There are 10 D type units in the project.

Architectural Form and Character:

- The proposed “craftsman style” inspired architecture and site planning are based on the design of Tatlow Court in Vancouver. The project architecture includes substantial roofs and wood detailing fits well into the existing context.
- The muted colour scheme and building materials including asphalt shingle roof, vinyl siding, hardi-panel with wood battens, and wood detailing including trims and columns are compatible with the neighbouring townhouse projects.
- Some transom windows have been incorporated into the garage doors facing the internal streets to improve the appearance of visual surveillance and a more pedestrian friendly presentation.

Landscaping and Open Space Design:

- The street facing formal green area provides a generous open space that the townhouse modules are organized around. The formal rectangular shape of the green is softened by edge planting consisting of trees and shrubs on the north and south sides. The green is framed on the east side by the entry pergola, paving and planting features and a semi-circular trellis, seating, children’s play area and asymmetrical planting are located along the west side. This green space provides visual relief and a common outdoor area for informal interactions between residents and social gathering.
- The yards fronting onto streets are fully fenced (low 3 ft. high wood picket fence) and landscaped with shrubs and trees with seasonal colours and a variety of textures. The perimeter planting is well layered and articulated to respect the existing informal character of the streetscape in McLennan South.
- Lighting has been incorporate to provide a sense of security for night use.
- Proposed recycling area will be enclosed and screened with landscaping to minimize its visual impact.
- An Arborist’s report was submitted to identify trees to be retained and removed, and comment on the viability of the proposed retention. In total, 152 new conifer and deciduous trees of various varieties are planted and one existing oak tree north of the emergency access is retained.
- The proposed landscape concept is well thought out with respect to privacy issues and the spaces are programmed for a variety of uses. In addition, the landscaping incorporates a wide range of plant materials for seasonal interest; special paving at key locations to provide variety; and good hierarchy of public and private spaces.

Staff Comments

The revised scheme has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process. In addition, it meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.3 Multiple-Family Residential DP guidelines (townhouses) and Schedule 2: 2.10D McLennan South Sub-Area).

Zoning Compliance/Variations (Note: Staff Comments in bold):

The application is generally in compliance with the Comprehensive Development District (CD/143) schedule of the Zoning and Development Bylaw No. 5300 except for the following variations:

1. To vary the east setback from 2.0 m to 0.6 m for the entry pergola on Heather Street.
(Staff support the proposed variance. The proposed location of the entry pergola, which is closer to the street edge and in line with the proposed wood picket fence, will not cause any negative impact on the streetscape. It will help to provide an easily identifiable pedestrian entrance to the development).
2. To vary the south setback (General Currie Road) from 2.0 m to 0.m for the secondary entry pergola structure only.
(Staff support the proposed variance for similar reasons noted above).

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on May 19, 2004. The Panel supported the development subject to having the applicant work with staff to address minor design concerns, including provision of additional amenities and improvements to the landscape plan. A copy of the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The applicant has satisfactorily addressed the Design Panel comments.

Analysis

Criteria and policies for the issuance of Development Permits appear in Schedule 2: 2.10D McLennan South Sub-Area of Bylaw 7100, the Official Community Plan.

Adjacency:

- The site is bounded by streets on three (3) sides: Heather Street to the east, General Currie Road to the south, Turnill Street to the west, and an existing townhouse development (Wellington Court) to the north. The two (2) neighbouring sites share a common property line with backyards interfacing with each other. A 1.8 m (6 ft.) high solid wood fence planted with shrubs and small trees on either side of the common fence helps to delineate the property boundary and to provide privacy screening for the residents.
- There is no concern with respect to the street frontage interface.

Urban Design and Site Planning:

- The proposed height, massing and orientation of the buildings on this site are generally in compliance with the rezoning submission (RZ 03-252558).

Conclusions

The proposed project is generally of high design quality with a well-considered landscape scheme. The revised scheme has satisfactorily addressed staff and Advisory Design Panel comments. The project, when completed, will contribute to the liveability of the McLennan South neighbourhood. Staff recommend approval of this Development Permit Application.



Cecilia Achiam, MCIP
Urban Design Planner

CA:blg

Attachment 1: Project Data Summary

Attachment 2: Advisory Design Panel Comments

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

- A Letter of Credit for approximately \$145,876 landscaping.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

Attachment 1

Address: 7311, 7331, 7351, 7371, 7391 Heather Street and 9111, 9131, 9151 General Currie Road

Applicant: LEDINGHAM McALLISTER HOMES LTD. Owner: Various

Planning Area(s): 2.10 McLennan South

	Existing	Proposed
Site Size:	10,606 m ² (114,164 sq. ft.)	9,437.6 m ² (101,585 sq. ft.)
Land Uses	Single-family homes	54 3-storey over parking townhouses
OCP Designation	2.10 D McLennan South	
702 Policy Designation	N/A	
Zoning	Single Family F (R1/F)	CD/143
Number of Units		54

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.72	0.72	
Lot Coverage – Building:	34%	33%	
Density (unit/acre)		23.2	
Density (units/hectare)		57.2	
Setback – Front Yd: General Currie Rd. (S)	4.5 m 2 m to pergola	5.5m to face of bldg 0 m to pergola	2 m (pergola)
Setback – Heather St (E): – Turnill St.: (W)	4.5 m 2 m to pergola 4.5 m	5.6 m to face of bldg .6 m to pergola 5.4 m	1.4 m (pergola)
Setback –(North):	3 m	3m	
Height (m): Townhouse Buildings	12m and 3 storeys	11.6 and 3 storeys	
Lot Size:		9,437.6 m ² (101,585 sq. ft.)	
Off-street Parking Spaces – Regular/Visitor:	81/11	108/11	
Off-street Parking Spaces – Accessible:	2	2	

Off-street Parking Spaces – Total:	99	119	
Amenity Space – Indoor:		n/a	pay in lieu
Amenity Space – Outdoor:			ok per guidelines

PARTIAL MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, May 19th, 2004 – 4:00 p.m.

Rm. 1.002

RICHMOND CITY HALL

5. 2004-24

Townhouses

Ledingham McAllister Homes
Heather Street/General Currie Road
(Formal)

DP 04-267797

Prior to the item being heard Mr. Tanzer said that he considered the presentation material to be incomplete. Ms. Maness agreed. In consideration of this the Chair indicated to the applicant that the landscape materials were not sufficient and asked if there were any additional materials to augment those provided.

Ms. Cecilia Achiam, Planner, reviewed the staff comments on the project, a copy of which are attached as Schedule 4 and form a part of these minutes.

Mr. Fabish, with the aid of a model, elevations and a landscape plan, provided background contextual information of the site, and noted that the design of the site had been inspired by Tetlow Park in Vancouver, an Arts and Craft townhouse project that ringed a common green area.

Mr. Robert Cadez, Formwerks Architectural Incorporated, reviewed the architectural elements of the project, including the steep pitched roofs, the exterior materials, and the allowance made for an elevator in the base of the D units. A drawing of the latter was distributed, a copy of which is attached as Schedule 5 and forms a part of these minutes.

Mr. Gerry Eckford, landscape architect, apologized to the Panel for the lack of a keyed landscape plan. He then spoke about the significant tree retention undertaken on the site, the street entries, the development of the internal mews and the additional of an harbour element.

The comments of the Panel were as follows:

- Ms. Martin encouraged the addition of benches into the open courtyard area. She then indicated her support of the project and left the meeting;
- the architecture works well. The attention to detail was appreciated. The addition of a permeable surface would work well. Unit pavers could be extended throughout. Although a great balance of trees was

Minutes of Design Panel Meeting
Wednesday, May 19, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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noted the project was thought to rely heavily on this and the lawns. More comment could be made when the landscape key was made available;

- conceptually a good plan. The hard landscape level was complimented. Some level of play could be incorporated into the passive areas. Larger shade trees could be added along the east/west walkway. The use of White Spruce was questioned;
- a nice project;
- the Tetlow Park idea was good. The courtyard was the most important feature and play equipment should be cautiously added, if at all. Some larger trees could be added along the driveway. Additional paving could be added at the entrances. The garbage area and adjacent street were not understood. The materials could be upgraded somewhat.
- a strong concept in the central area. An agreement that the addition of some active play equipment that would not compromise the central area would be of benefit. The roadway could be enhanced with pavers at key areas. The detailing and enriching of the project were appreciated. The revision of the end units would further enhance the project.

A brief discussion then ensued on process and precedent, as a result of which it was agreed that Ms. Maness and Mr. Tanzer would review the landscape key upon its submission.

It was moved and seconded

- 1) ***That the applicant incorporate additional amenities and benches into the central court area without compromising the strength and integrity of the passive area; and***
- 2) ***That special paving be added throughout the site to provide continuity to pedestrian crossings; and***
- 3) ***That large shade trees be added to internal streets.***

CARRIED

The Chair noted the suggestion of the Panel that the end units not facing the courtyard be revisited.



City of Richmond
Urban Development Division

Development Permit

No. DP 04-267797

To the Holder: LEDINGHAM MCALLISTER HOMES LTD.

Property Address: 7331 HEATHER STREET
(FORMERLY 7311, 7331, 7351, 7371, 7391 HEATHER STREET
AND 9111, 9131, 9151 GENERAL CURRIE ROAD)

Address: C/O MR. PAUL FAIBISH
#800 - 1199 WEST HASTINGS STREET
VANCOUVER, BC V6E 3T5

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 #1a-b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1b, attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2a to c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1b and 2a 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 #3 to #26 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 landscaping security is that should the Holder fail to carry out the landscaping of 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 04-267797

To the Holder: LEDINGHAM MCALLISTER HOMES LTD.

Property Address: 7331 HEATHER STREET
(FORMERLY 7311, 7331, 7351, 7371, 7391 HEATHER STREET
AND 9111, 9131, 9151 GENERAL CURRIE ROAD)

Address: C/O MR. PAUL FAIBISH
#800 - 1199 WEST HASTINGS STREET
VANCOUVER, BC V6E 3T5

There is filed accordingly:

An Irrevocable Letter of Credit for landscaping in the amount of \$145,876.

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.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



GENERAL CURRIE RD

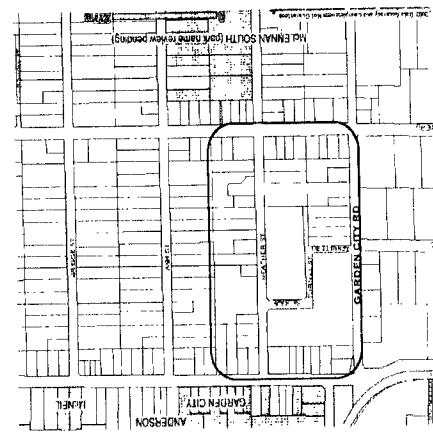


Note: Dimensions are in METERS

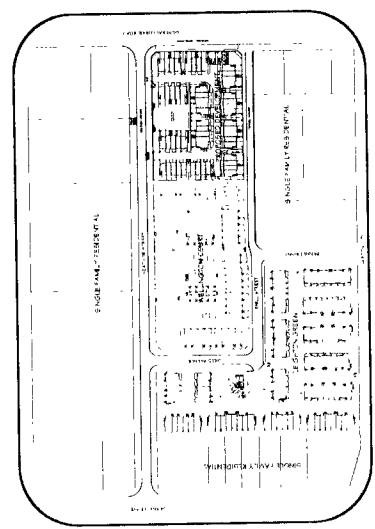


DRAWING LIST

DP-01	CONTEXT PLAN	
DP-02	PROJECT DATA & DESIGN RATIONALE	
DP-03	SITE PLAN	
DP-04	STREETSCAPES	
DP-05	'A-1' UNIT PLANS	
DP-06	'A-2' UNIT PLANS	
DP-07	'B-1' UNIT PLANS	
DP-08	'B-2' UNIT PLANS	
DP-09	'C' UNIT PLANS	
DP-10	'D-1' UNIT PLANS	
DP-11	'D-2' UNIT PLANS	
DP-12	AREA DIAGRAMS	
DP-13	AREA DIAGRAMS	
DP-14	BUILDING TYPE A - PLANS	
DP-15	BUILDING TYPE A - ELEVATIONS	
DP-16	BUILDING TYPE B - PLANS	
DP-17	BUILDING TYPE B - ELEVATIONS	
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DP-20	BUILDING TYPE D - PLANS	
DP-21	BUILDING TYPE D - ELEVATIONS	
DP-22	BUILDING TYPE E - PLANS	
DP-23	BUILDING TYPE E - ELEVATIONS	
DP-24	BUILDING TYPE F - PLANS	
DP-25	BUILDING TYPE F - ELEVATIONS	
DP-26	BUILDING TYPE G - PLANS	
DP-27	BUILDING TYPE G - ELEVATIONS	
DP-28	BUILDING TYPE H - PLANS	
DP-29	BUILDING TYPE H - ELEVATIONS	
DP-30	ACCESSIBLE UNIT OPTION	



CONTEXT MAP

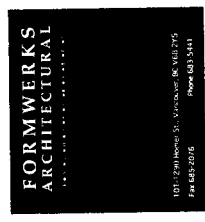


CONTEXT PLAN

04267797
REFERENCE

Copyright 2003
The user of this drawing is to be held responsible for the accuracy of the information contained herein. The user is to be held responsible for the accuracy of the information contained herein. The user is to be held responsible for the accuracy of the information contained herein.

Formworks Architectural
1017 12th Street, NW
Richmond, BC V6Y 2Y5
Tel: 604-275-7775
Fax: 604-275-7776



PROJECT:
BAYBERRY PLACE
RICHMOND BC

Drawing Title:

CONTEXT PLAN

FORMWORKS	RAC	DATE: 01/01/03	DRIVER: B-1
SCALE: 1/4" = 1'-0"			
DATE: 01/01/03			
LOG NUMBER			

DP-01

The plan and design are and it is to remain the exclusive property of the architect and cannot be copied or reproduced without written consent. Any dimensions shall have precedence over such a measure. "Caractors and..." and be "responsible for all dimensions and conditions in the job." The architect shall be informed of any variation from the dimensions and conditions on the drawing.

$$\begin{aligned} \text{Null } A &= \{0\} \\ \text{Col } A &= \left\{ \begin{bmatrix} 1 \\ 0 \\ 0 \end{bmatrix}, \begin{bmatrix} 0 \\ 1 \\ 0 \end{bmatrix}, \begin{bmatrix} 0 \\ 0 \\ 1 \end{bmatrix} \right\} \\ \text{Row } A &= \left\{ \begin{bmatrix} 1 & 0 & 0 \end{bmatrix}, \begin{bmatrix} 0 & 1 & 0 \end{bmatrix}, \begin{bmatrix} 0 & 0 & 1 \end{bmatrix} \right\} \end{aligned}$$

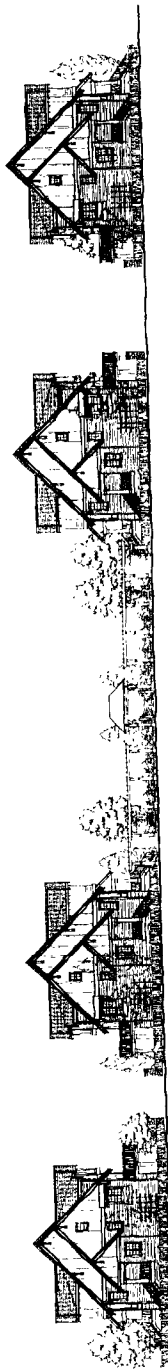
101 1290 Hurmer St., Vancouver, BC V6E 2Y5
Tel: 685-2076 Phone 683-5441

BAYBERRY PLACE
GENERAL CURRE ROAD,
BUC-MCND B.C.

STREETSCAPE
ELEVATIONS

100% WOOD

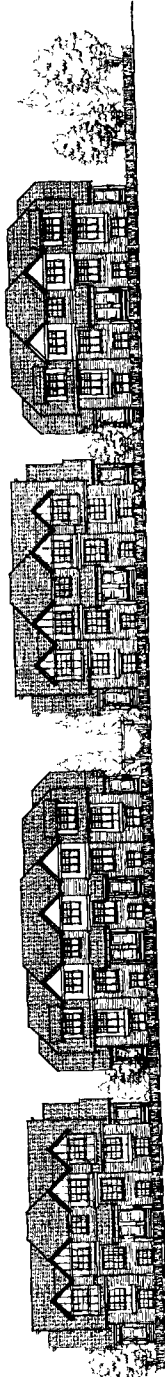
DP-04



HEATHER STREET ELEVATION

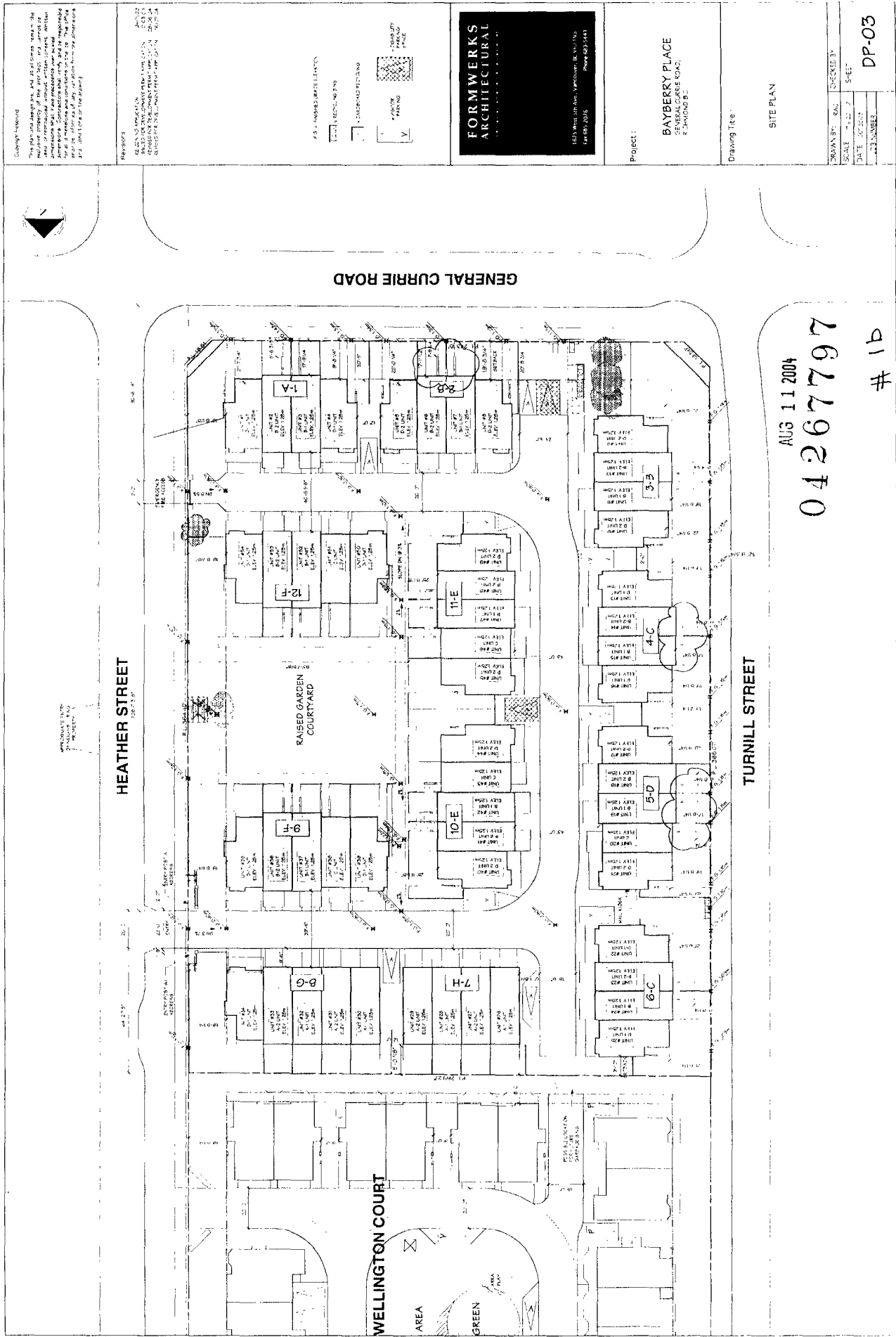


GENERAL CURRIE ROAD ELEVATION



TURNILL STREET ELEVATION

REFERENCES



FORMWERKS ARCHITECTURAL

1155 West 30th Ave. Vancouver, B.C. V6L 2G9
 TEL: 604-275-1075 FAX: 604-275-1076

Project: BAYBERRY PLACE
 GENERAL CURRIE ROAD
 VANCOUVER, B.C.

Scale: 1" = 10'-0"

North Arrow: (Symbol pointing up)

Revisions:

NO.	DATE	DESCRIPTION
1	08/11/04	ISSUED FOR PERMIT

Legend:

- 1" = 10'-0"
- 1" = 10'-0"
- 1" = 10'-0"

Notes:

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the wall unless otherwise noted.

Scale: 1" = 10'-0"

North Arrow: (Symbol pointing up)

Revisions:

NO.	DATE	DESCRIPTION
1	08/11/04	ISSUED FOR PERMIT

Legend:

- 1" = 10'-0"
- 1" = 10'-0"
- 1" = 10'-0"

Notes:

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the wall unless otherwise noted.

Scale: 1" = 10'-0"

North Arrow: (Symbol pointing up)

Revisions:

NO.	DATE	DESCRIPTION
1	08/11/04	ISSUED FOR PERMIT

AUG 11 2004

04267797

1b

ECKFORD & ASSOCIATES
 1000 N. 10th St., Suite 100
 Milwaukee, WI 53233
 Tel: 414.224.1100
 Fax: 414.224.1101
 www.eckford.com

By: _____
 Title: _____
 Date: _____

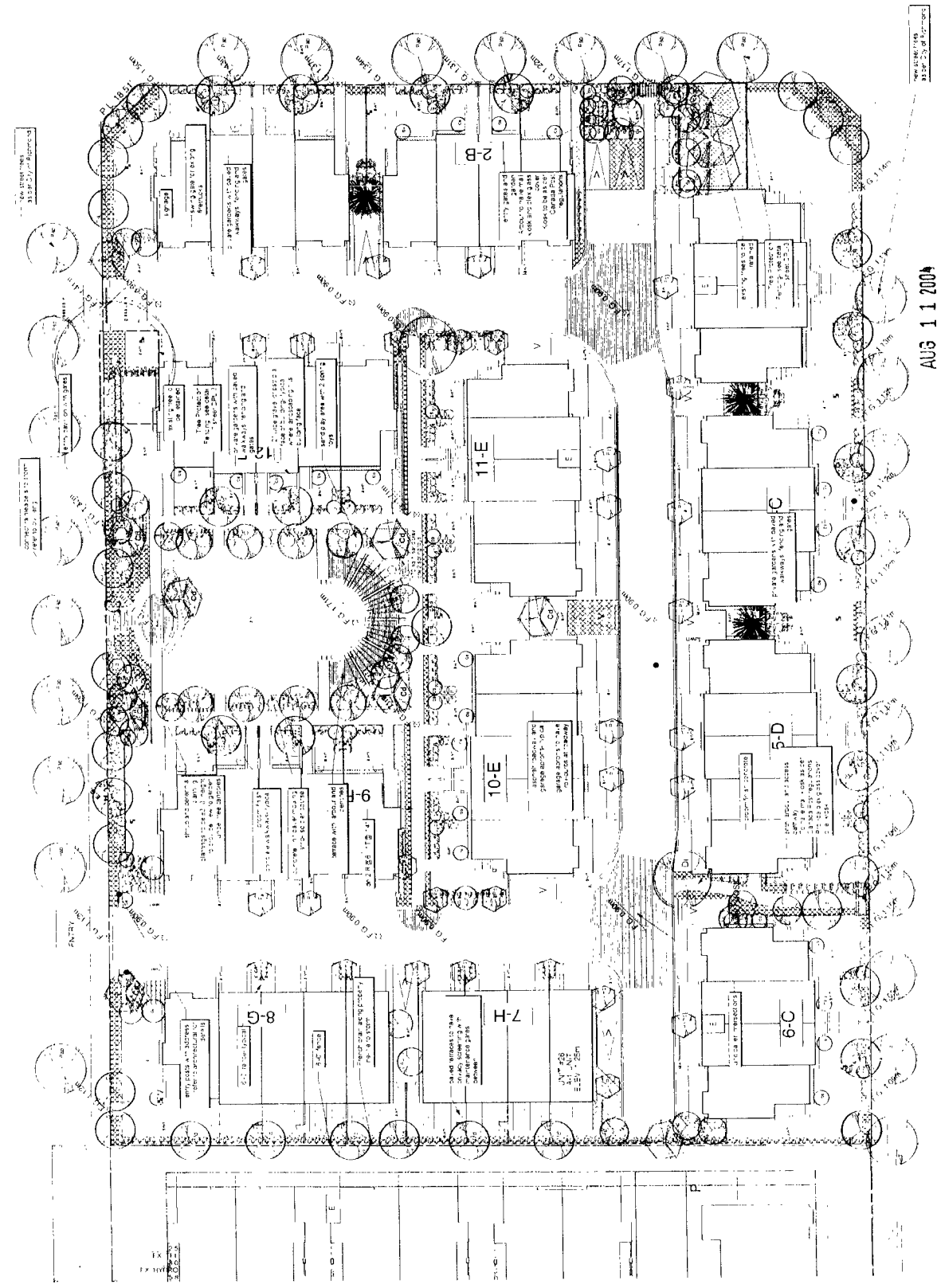
RECEIVED
 JUN 28 2004
 BY: _____

**BAYBERRY PARK
 TOWNHOMES**
 Drawing: 30

**PLANTING PLAN
 LAYOUT, GRADING**

Scale: 1" = 10'-0"
 Date: 11/11/2004

DPL-1
 6



#2a

04267797

AUG 11 2004

Tree Legend



6-2-2009

Small, white, one-story house with a porch. The house is built on a hill and has a view of the ocean. The house is built on a hill and has a view of the ocean. The house is built on a hill and has a view of the ocean.

2 - APPROVING AGENCY
 ISSUED FOR DEVELOPMENT PERMIT APPLICATION
 REVIEWED FOR DEVELOPMENT PERMIT APPLICATION
 REVIEWED FOR DEVELOPMENT PERMIT APPLICATION
 24 JUL 03
 1000000
 2000000
 3000000

01-1290 Homer St., Vancouver, BC V6B 2Y5
Fax 605-2075 Phone 603-5441

BAYBERRY PLACE
GENERAL CURRIE ROAD
FARMINGTON, CT.

UNIVERSITY OF CALIFORNIA

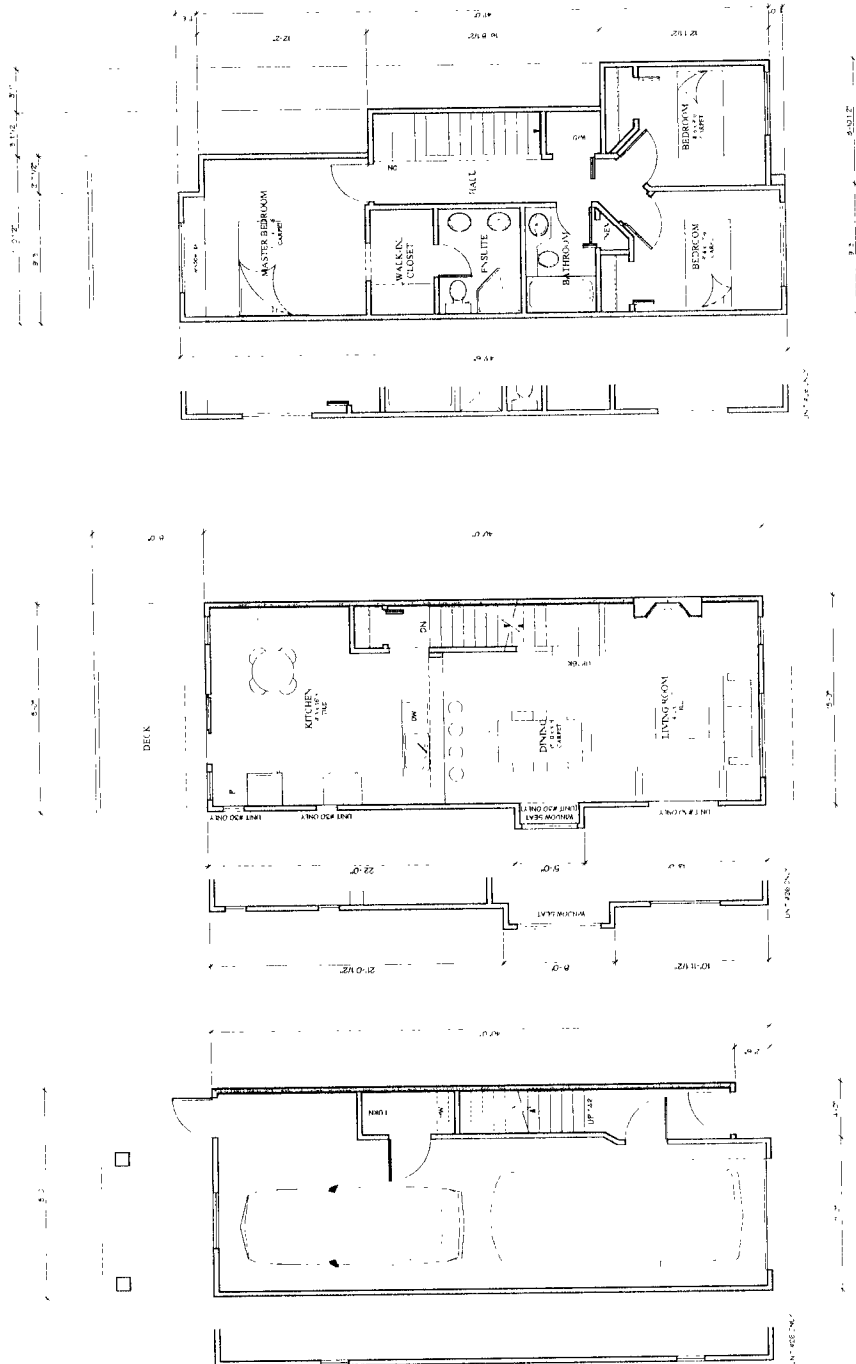
ALF 11 2006

GROUND FLOOR PLAN

04267797

3.
#

DP-05



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REVISIONS
 1. 08/11/04
 2. 08/11/04
 3. 08/11/04

**FORMWERKS
 ARCHITECTURAL**
 100 LONE HORN RD., WILKINSON, NC 28697
 TEL: 863-3075 FAX: 863-3441

Project:

BAYBERRY PLACE
 6750 BAYBERRY ROAD
 WILKINSON, NC 28697

Drawing Title:

UNIT A-2 PLANS

SECOND FLOOR PLAN
 LIVING AREA = 655 S.F.

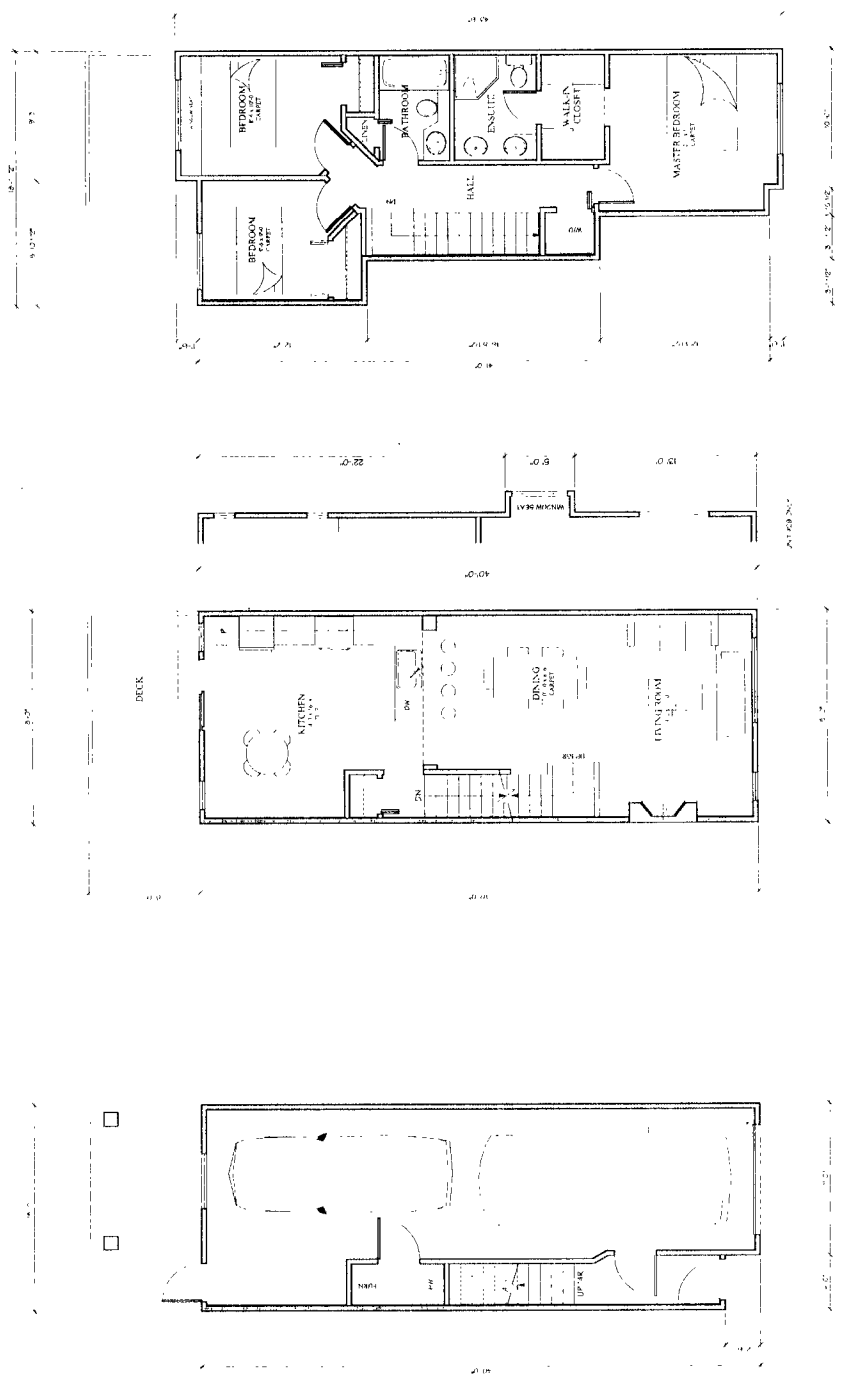
MAIN FLOOR PLAN
 LIVING AREA = 650 S.F.

GROUND FLOOR PLAN
 LIVING AREA = 440
 GARAGE AREA = 554

04267797
 #4

DRAWN BY	RAE	CHECKED BY	RAE
SCALE	1/4" = 1'-0"	SHEET	
DATE	07/20/04		
DESIGNER			

DP-06



2008-08-08

The plan and elevation are to be used for the
purpose of the project and are not to be
used for any other purpose. The architect
assumes no responsibility for the accuracy
of the information provided by the client.
The architect is not responsible for the
accuracy of the information provided by the
client.

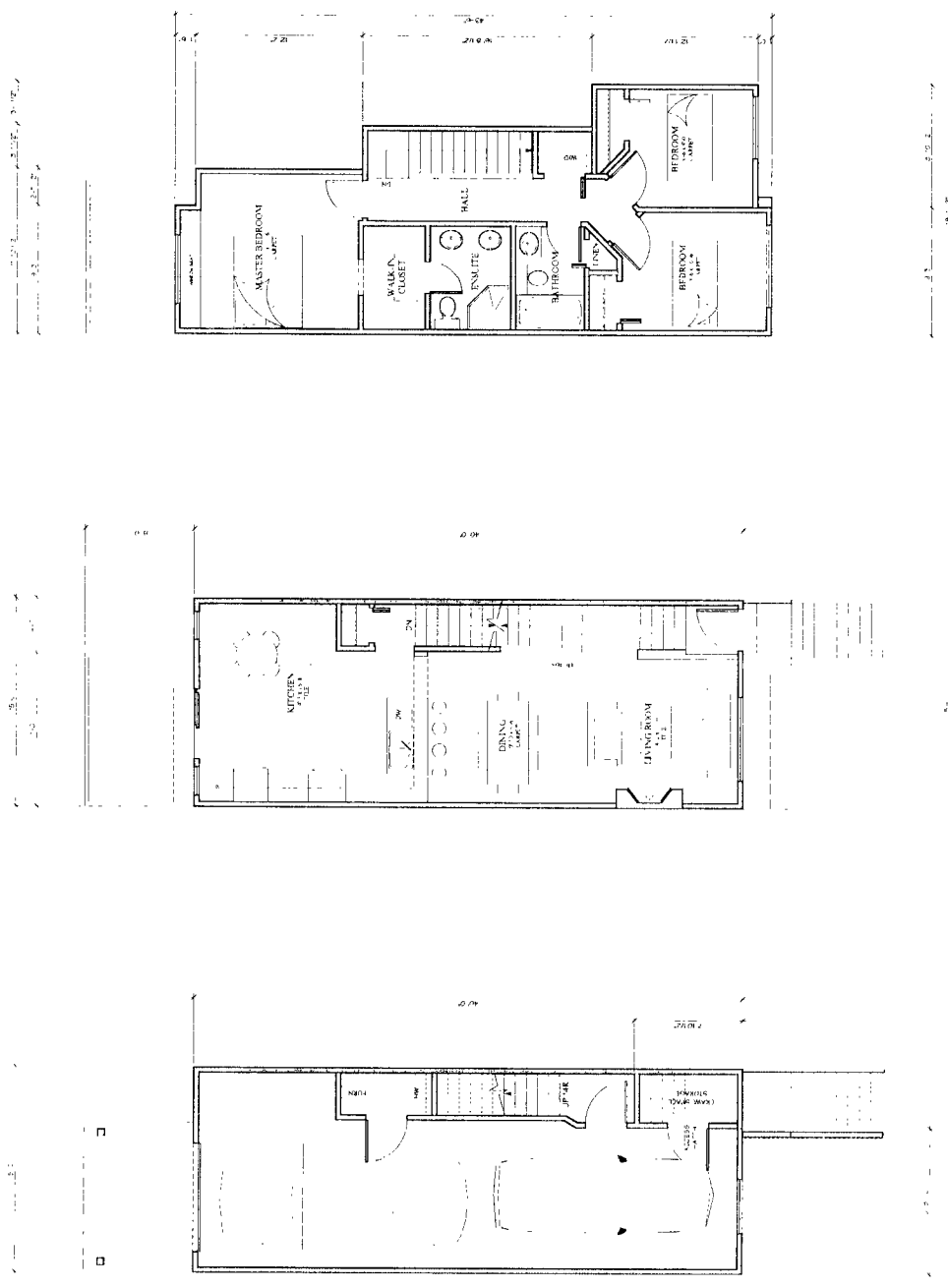
2008-08-08
101-1230 North St., Vancouver, BC V6E 2T5
Phone: 604-681-1441
Fax: 604-681-1442

**FORMWORKS
ARCHITECTURAL**
101-1230 North St., Vancouver, BC V6E 2T5
Phone: 604-681-1441
Fax: 604-681-1442

Project:
BAYBERRY PLACE
GENERAL CONTRACTING
RICHMOND, B.C.

UNIT 5 - PLANS
Drawing Title

Drawn By: KVC
Scale: 1/4" = 1'-0"
Date: 08/08/08
Checked By: KVC
Sheet: DP-07



04267797
#5
SECOND FLOOR PLAN
LIVING AREA = 624 SQFT

MAIN FLOOR PLAN
LIVING AREA = 600 SQFT

GROUND FLOOR PLAN
LIVING AREA = 600 SQFT

Customer: [Name]
 Project: [Name]
 Date: [Date]
 Scale: [Scale]
 Drawing: [Drawing Name]

Formworks Architectural
 10-1250 Howe St. Vancouver, BC V6H 2V5
 Phone: 604-544-1441

FORMWORKS
ARCHITECTURAL

10-1250 Howe St. Vancouver, BC V6H 2V5
 Phone: 604-544-1441

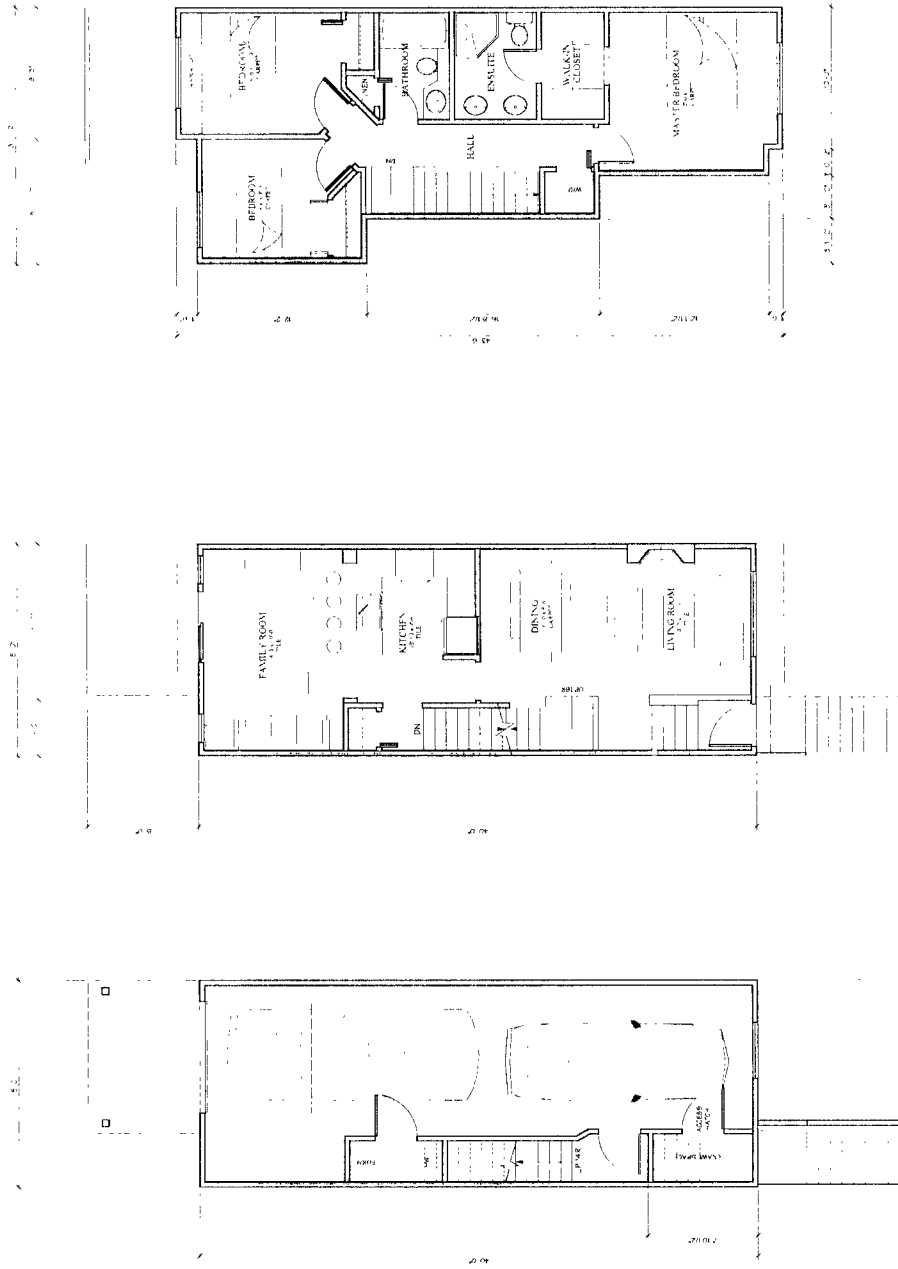
Project:
BAYBERRY PLACE
 GENERAL CURTIS ROAD,
 RICHMOND, B.C.

Drawing Title

UNIT 52 PLANS

DESIGNED BY	DATE	CHECKED BY	SHEET
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DP-08



GROUND FLOOR PLAN
 LIVING AREA = 25
 GARAGE AREA = 1,346

MAIN FLOOR PLAN
 LIVING AREA = 600 BUILT

SECOND FLOOR PLAN
 LIVING AREA = 625 BUILT

04267797
 #6

The design and drawings are and shall remain the property of the architect and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The architect shall not be responsible for any delays or interruptions in the progress of the work or for any consequences arising therefrom. The architect shall not be responsible for any damages or losses of any kind or for any consequences arising therefrom. The architect shall not be responsible for any claims or demands of any kind or for any consequences arising therefrom. The architect shall not be responsible for any claims or demands of any kind or for any consequences arising therefrom.

FORMWERKS ARCHITECTURAL
 101 12th Street, Richmond, BC V6V 1T5
 Phone: 603-5441

BAYBERRY PLACE
 GENERAL CONTRACTORS
 RICHMOND B.C.

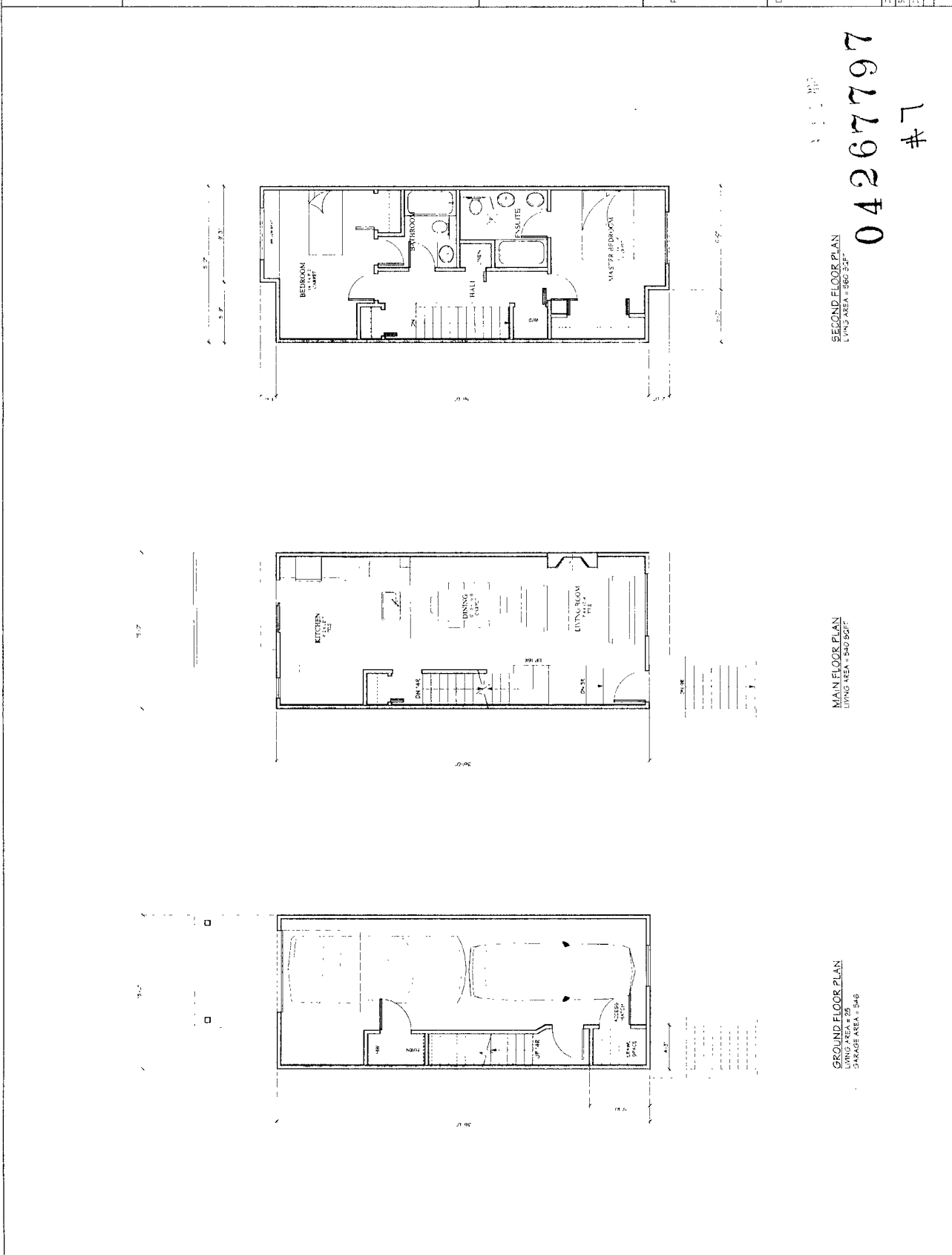
Project:

Drawing Title:

UNIT PLANS

DESIGNED BY:	DATE:	CHECKED BY:	SHEET:
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DRAWN BY:			DATE:

DP-09



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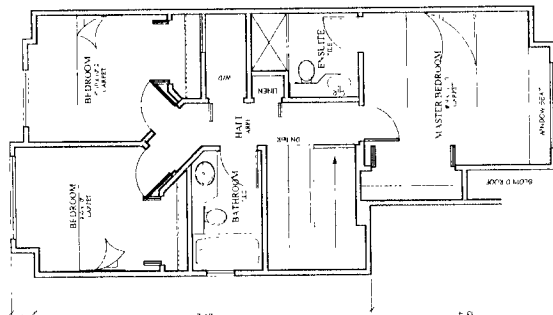
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101-1290 Homer St., Vancouver, BC V6B 2Y5
Fax 685-2076 Phone 683-5441

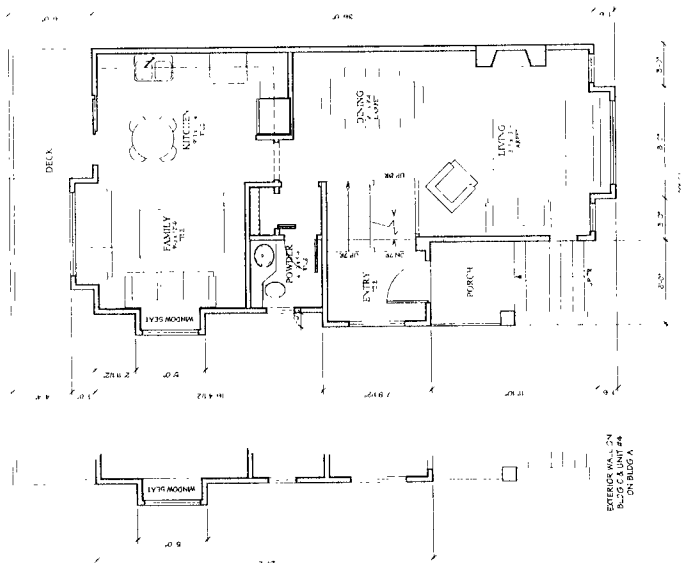
BAYBERRY PLACE
GENERAL CARRIE ROAD
RIC-MOND 5 2

UNIT 2-1 PLAYS

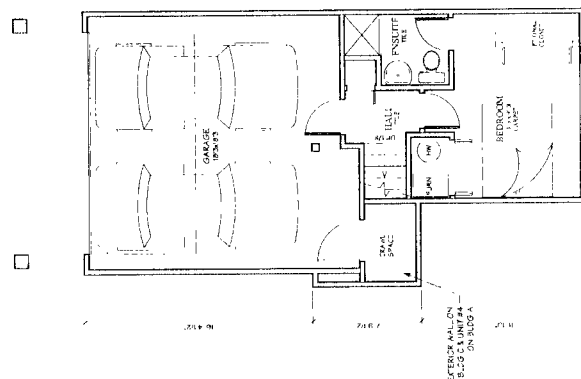
DP-10



SECOND FLOOR PLAN
LIVING AREA = 631 SQ. FT.



MAIN FLOOR PLAN
LIVING AREA = 658 S.G.F.



GROUND FLOOR PLAN
LIVING AREA = 241
GARAGE AREA = 345

04267797
#8

1. How far is the station from the school?
 2. What time does the train arrive?
 3. How long does it take to get to the station?
 4. What time does the train leave?
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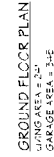
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101-1290 Homer St., Vancouver, BC V6B 2Y5
 Fax 604-270-7525 Dishes 5:30-11:45

BAYBERRY PLACE
GENERAL CURRIER & S
RICHMOND B.C.

$$E_N = \{a, c^2, c^4, \dots, c^{2N}\}$$

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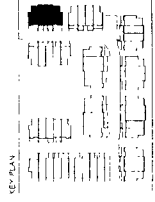


04267797
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101-130 Street St. Vancouver, BC V6B 2T5
Tel: 604-275-1111 Fax: 604-275-1112



FORMWORKS
ARCHITECTURAL

101-130 Street St. Vancouver, BC V6B 2T5
Tel: 604-275-1111 Fax: 604-275-1112

Project :

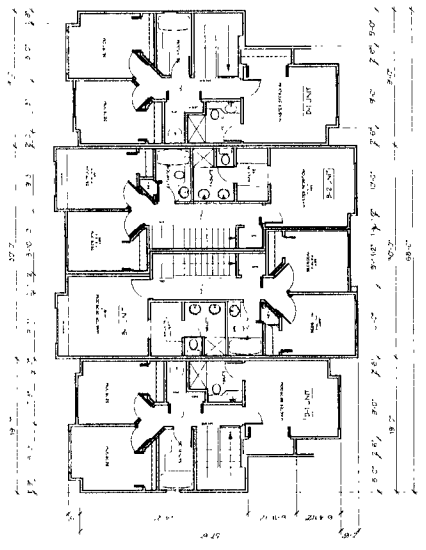
BAYBERRY PLACE
GENERAL CURRIER ROAD
VANCOUVER B.C.

Drawing Title

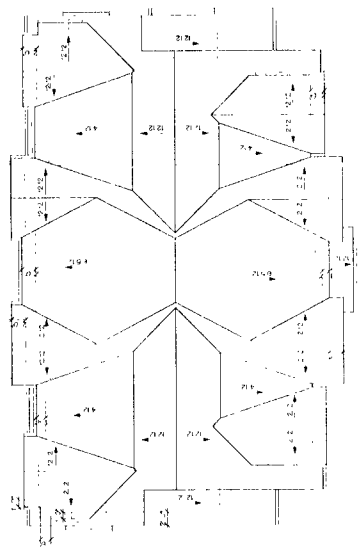
BUILDING TYPE A

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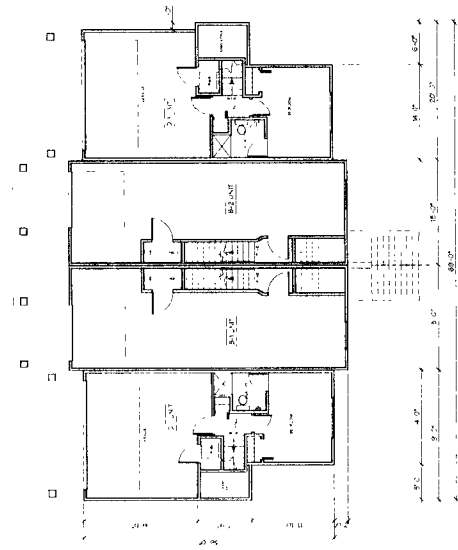
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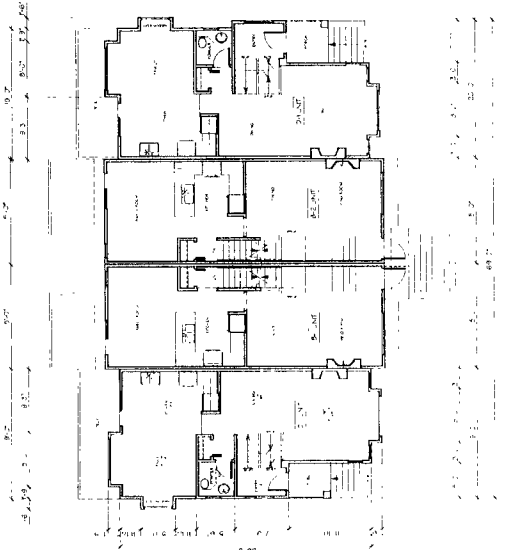
BLDG A - THIRD FLOOR



BLDG A - ROOF PLAN



BLDG A - GROUND FLOOR



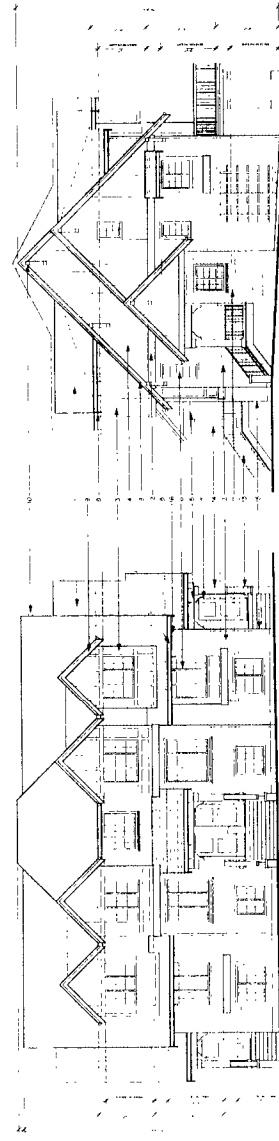
BLDG A - MAIN FLOOR

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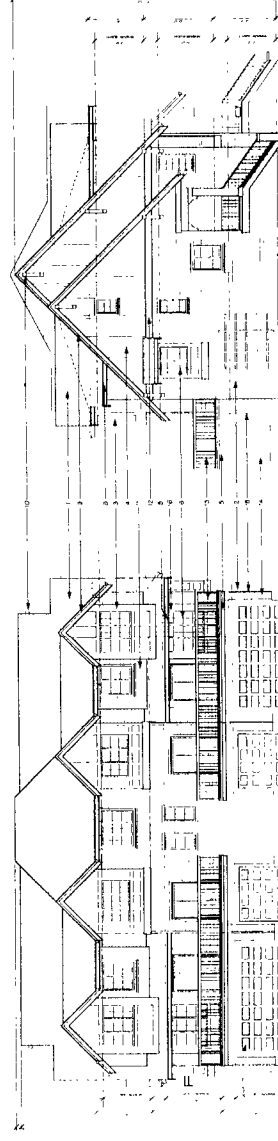
#10

Notes:
 1. This drawing is for the design of the building and is not to be used for construction purposes.
 2. The design is based on the information provided by the client and is not to be used for construction purposes.
 3. The design is based on the information provided by the client and is not to be used for construction purposes.

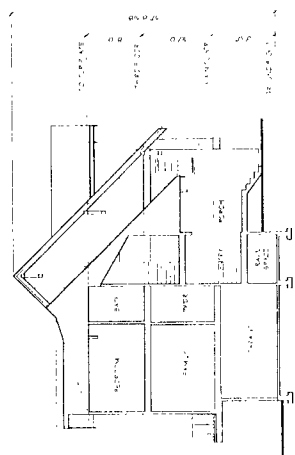
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BLDG A - HEATHER STREET SIDE ELEVATION



BLDG A - INNER SIDE ELEVATION



SECTION THROUGH UNIT 2-1

BLDG A - GENERAL CURRIE ROAD ELEVATION

BLDG A - INNER ROAD ELEVATION



FORMWERKS
 ARCHITECTURAL
 101, 123, 145, 167, 189, 211, 233, 255, 277, 299, 321, 343, 365, 387, 409, 431, 453, 475, 497, 519, 541, 563, 585, 607, 629, 651, 673, 695, 717, 739, 761, 783, 805, 827, 849, 871, 893, 915, 937, 959, 981, 1003, 1025, 1047, 1069, 1091, 1113, 1135, 1157, 1179, 1201, 1223, 1245, 1267, 1289, 1311, 1333, 1355, 1377, 1399, 1421, 1443, 1465, 1487, 1509, 1531, 1553, 1575, 1597, 1619, 1641, 1663, 1685, 1707, 1729, 1751, 1773, 1795, 1817, 1839, 1861, 1883, 1905, 1927, 1949, 1971, 1993, 2015, 2037, 2059, 2081, 2103, 2125, 2147, 2169, 2191, 2213, 2235, 2257, 2279, 2301, 2323, 2345, 2367, 2389, 2411, 2433, 2455, 2477, 2499, 2521, 2543, 2565, 2587, 2609, 2631, 2653, 2675, 2697, 2719, 2741, 2763, 2785, 2807, 2829, 2851, 2873, 2895, 2917, 2939, 2961, 2983, 3005, 3027, 3049, 3071, 3093, 3115, 3137, 3159, 3181, 3203, 3225, 3247, 3269, 3291, 3313, 3335, 3357, 3379, 3401, 3423, 3445, 3467, 3489, 3511, 3533, 3555, 3577, 3599, 3621, 3643, 3665, 3687, 3709, 3731, 3753, 3775, 3797, 3819, 3841, 3863, 3885, 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EXPLAN

FORMWERKS
ARCHITECTURAL

601-1240 Homer St., Vancouver, BC V6B 2V5
Fax 685-2076 Phone 683-5441

Project :

BAYBERRY PLACE
GENERAL CARRIE ROAD
RICHMOND 9 C

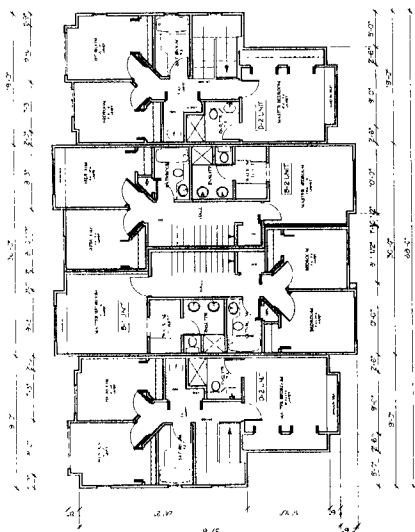
Drawing title

BUILDING 2253

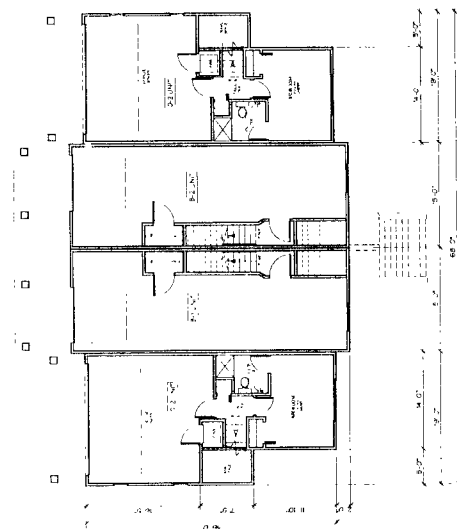
BLDG B - ROOF PLAN

04267797 #12

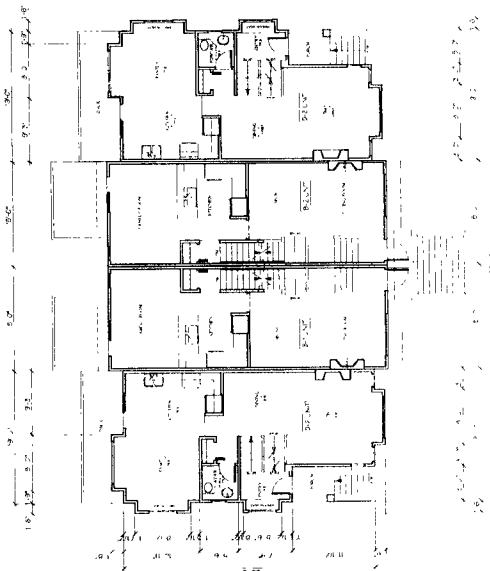
DP-16



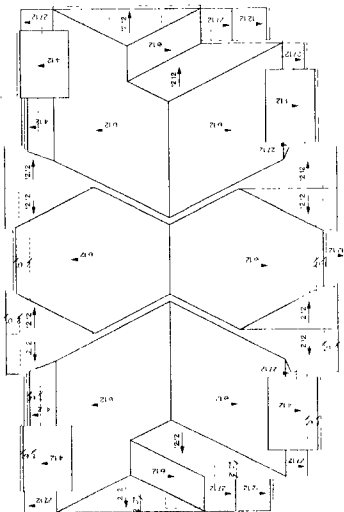
BLDG B - THIRD FLOOR



BLDG B - GROUND FLOOR



BLDG B - MAIN FLOOR



3L2G B - RCOF PL 144

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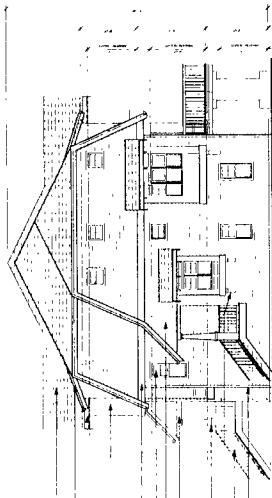
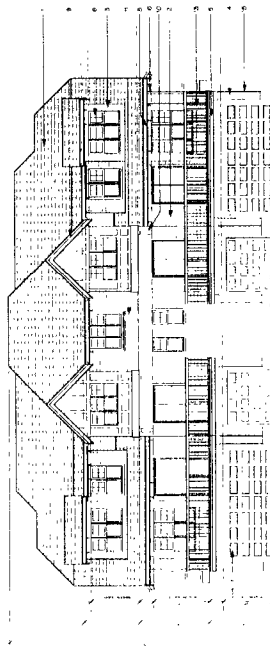
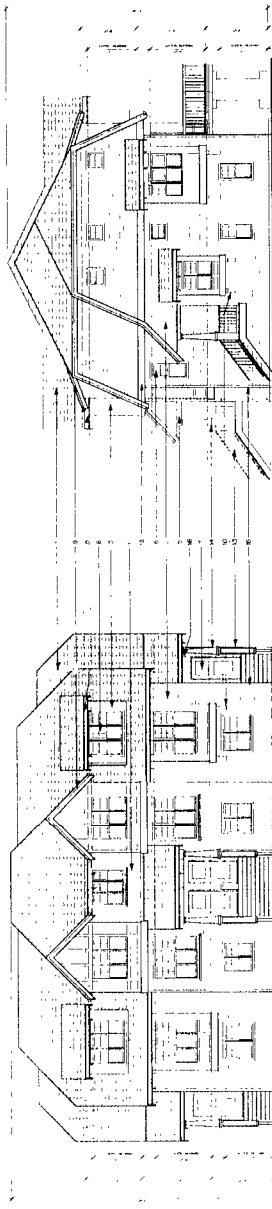
101-1250 Homer St., Vancouver, BC V6B 2Y5
Fax 604-5-2076 Phone 604-5-4411

BAYBERRY PLACE
GENERAL CURRENCY
2 - MACON, GA

BUILDING TYPE 3

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DP-17



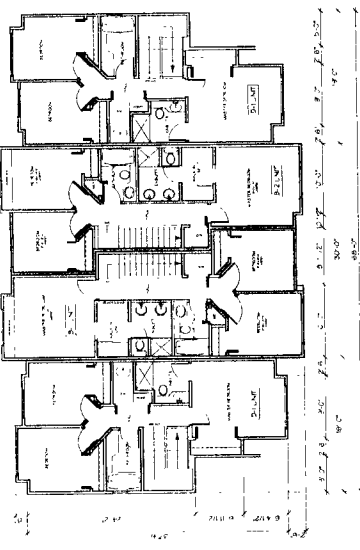
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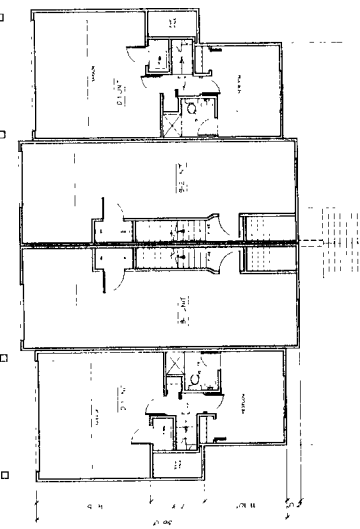
04267797
ACS 11200a

10/1/2018

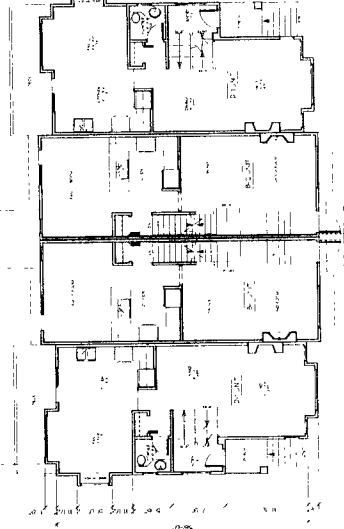
The plan and elevation are not to scale. Dimensions are given in feet and inches. All dimensions are approximate. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



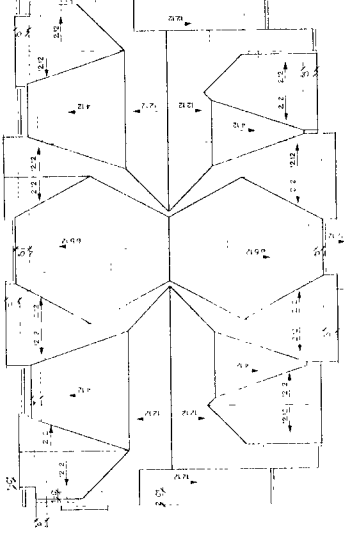
BLDG C - THIRD FLOOR



BLDG C - GROUND FLOOR



BLDG C - MAIN FLOOR



BLDG C - ROOF PLAN

04267797
#14

FORMWERKS
ARCHITECTURAL

1011 12501 125th St. Vancouver, BC V6S 1T5
Tel: 604.275.1000 Fax: 604.275.1001

Project:

BAYBERRY PLACE
GENERAL GARAGE 2010
600-0000 310

Drawing title

BUILDING TYPE C

DRAWN BY	RAC	CHECKED BY	SHR
SCALE	1/8" = 1'-0"	DATE	NOV-2017
DATE	NOV-2017	DATE	NOV-2017
DATE	NOV-2017	DATE	NOV-2017

DP-18

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Contractors will only be responsible for all dimensions and color of the logo as well as information it conveys from the dimensions and conditions in the drawing.

$$\begin{aligned} \text{Pr}(\text{red}) &= \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2} \\ \text{Pr}(\text{blue}) &= \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2} \end{aligned}$$

The figure consists of a 4x4 grid of 16 small diagrams. Each diagram shows a square frame with internal horizontal and vertical lines. The lines are either solid or dashed, representing different states or configurations of a 2D system. The diagrams are arranged in four rows and four columns, showing a progression of states from top-left to bottom-right.

101-1230 Homer St., Vancouver, BC V6B 2T5
Fax 585-2076 Phone 583-5441

BAYBERRY PLACE
GENERAL CURREN ROAD,
REC-MONG 9.

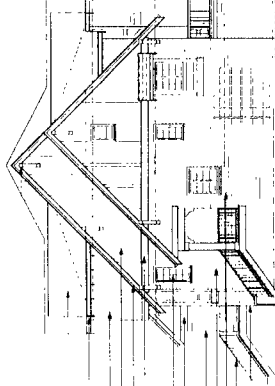
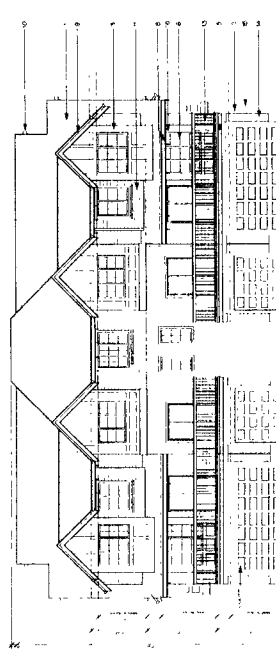
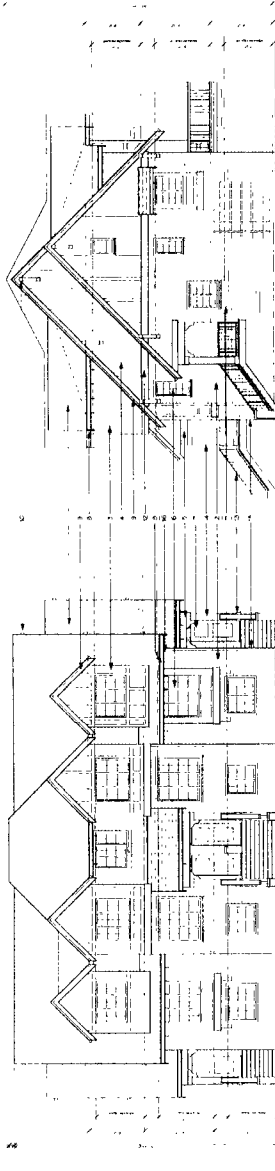
BUILDING TYPE

DRAWN BY	RAC	CHECKED
SCALE	1" = 1'-0"	SHEET
DATE	NOV-2001	DP-
JOB NUMBER		

5#

26270797

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 2. DATE : 10/10/2019
 3. TIME : 10:00 AM
 4. PLACE : 10/10/2019
 5. REASON : 10/10/2019
 6. REMARKS : 10/10/2019
 7. SIGNATURE : 10/10/2019
 8. POST : 10/10/2019
 9. PHONE : 10/10/2019
 10. EMAIL : 10/10/2019
 11. ADDRESS : 10/10/2019
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 99. TELEFAX : 10/10/2019
 100. TELETYPE : 10/10/2019



The names designating and at times the entire property of the district and street are used as regarded a "lot" after street, letter, dimensions shall have precedence over such names etc. Conjectures shall rarely be responsible for all dimensions and locations on the lot of the area be measured by a stationing system the dimensions and locations of any building.

[illegible]

101-290 Homer St., Vancouver, BC V6B 2T5
 Fax 605-2076 Phone 603-5441

BAYBERRY PLACE
GENERAL CLURIE ROAD,
BIRMINGHAM B15

U.S. AIR FORCE

DP-20

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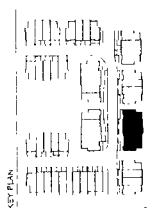
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#16

1. All work and materials shall be in accordance with the latest edition of the International Building Code and the International Residential Code, as amended, and all applicable local codes and ordinances. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and ordinances. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities.

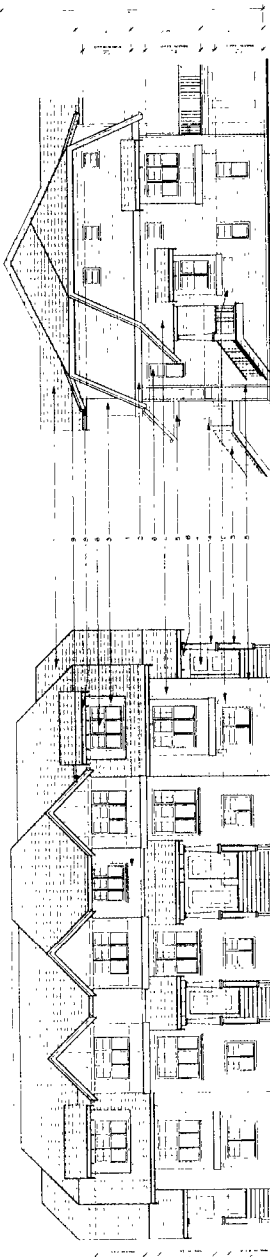
2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and ordinances. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities.



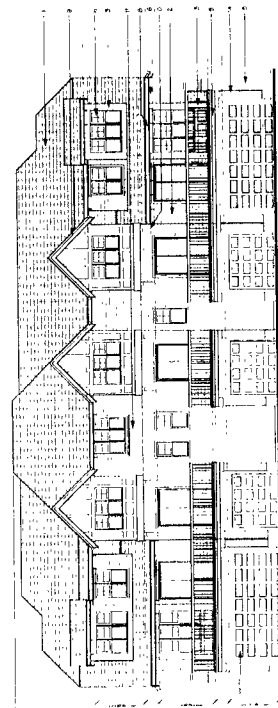
FORMWERKS ARCHITECTURAL
1017 28th Avenue SE, Suite 100, Atlanta, GA 30316
Phone: 404.525.1111

Project:
BAYBERRY PLACE
GENERAL CONTRACTOR
RICHMOND, VA

Drawing Title	
BUILDING TYPE D	
Drawn by	Checked by
Scale	Sheet
Date	Job Number
DP-21	



BLDG D - SIDE ELEVATION



BLDG D - INNER ROAD ELEVATION

- 1. GENERAL NOTES
- 2. FOUNDATIONS
- 3. EXTERIOR WALLS
- 4. ROOFING
- 5. INTERIORS
- 6. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)
- 7. FINISHES
- 8. SPECIALTIES
- 9. APPENDICES
- 10. INDEX

04267797
#17

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REVISED

2023.01
REVISIONS
1. REVISED PER COMMENTS FROM CLIENT
2. REVISED PER COMMENTS FROM CLIENT
3. REVISED PER COMMENTS FROM CLIENT

KEY PLAN



FORMWORKS
ARCHITECTURAL

1011 1250 Street, Vancouver, BC V6E 2T5
Tel: 604.683.2076 Fax: 604.683.2441

Project:

BAYBERRY PLACE
GENERAL DUNE ROAD
RIC-MONB 8 C

Drawing Title

BUILDING TYPE E

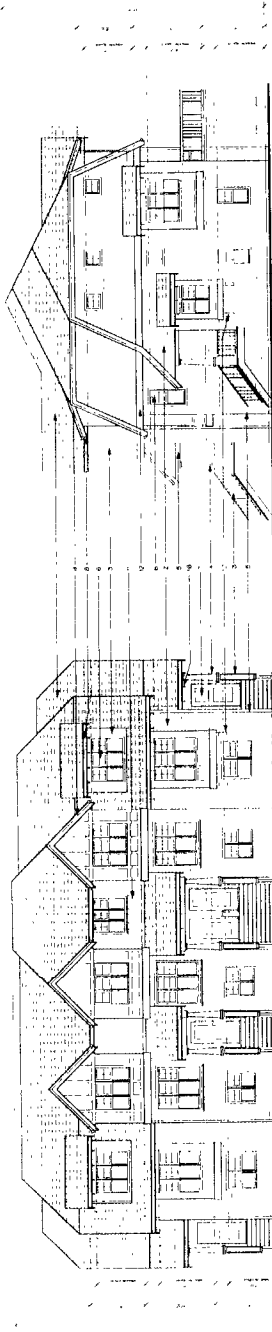
DRAWN BY: RAL CHECKED BY:

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DATE: 07/10/23

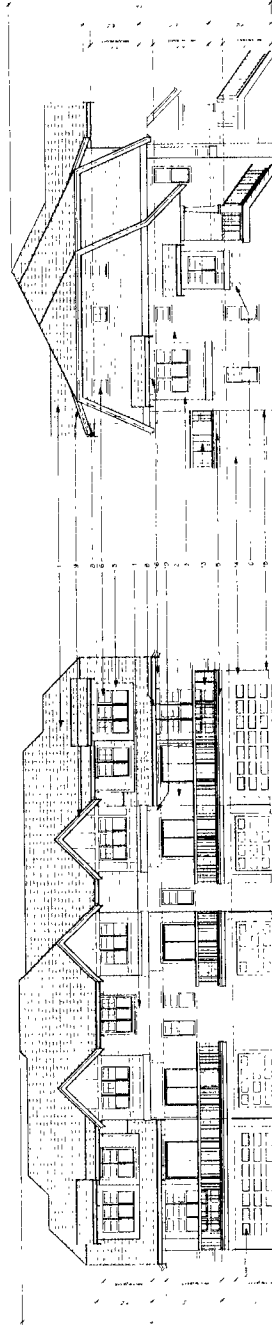
SHEET

DP-23



BLDG E - COURTYARD ELEVATION

BLDG E - SIDE ELEVATION



BLDG E - INNER ROAD ELEVATION

- 1. EXTERIOR FINISHES
- 2. INTERIOR FINISHES
- 3. ROOFING SYSTEMS
- 4. MECHANICAL SYSTEMS
- 5. ELECTRICAL SYSTEMS
- 6. PLUMBING SYSTEMS
- 7. PAINTS AND COATINGS
- 8. FLOORING SYSTEMS
- 9. CEILING SYSTEMS
- 10. WALL SYSTEMS
- 11. WINDOW AND DOOR SYSTEMS
- 12. STAIR SYSTEMS
- 13. ELEVATOR SYSTEMS
- 14. SPECIALTY SYSTEMS
- 15. ACCESSORIES
- 16. FINISHES
- 17. MATERIALS
- 18. MANUFACTURERS

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#19

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Formwerks

101-1300 Bayview Ave. Suite 200, North York, Ontario M2H 2Y4
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ARCHITECTURAL

101-1300 Bayview Ave. Suite 200, North York, Ontario M2H 2Y4
Tel: 416-491-2076 Fax: 416-491-2077 Email: info@formwerks.com

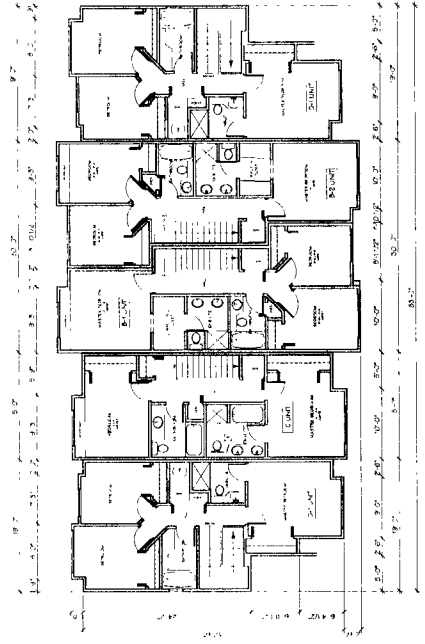
Project:

BAYBERRY PLACE
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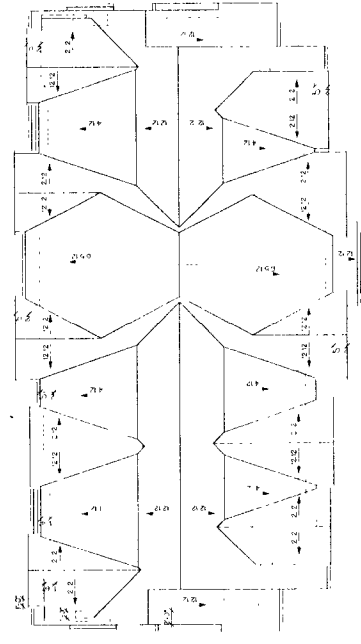
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BUILDING TYPE F

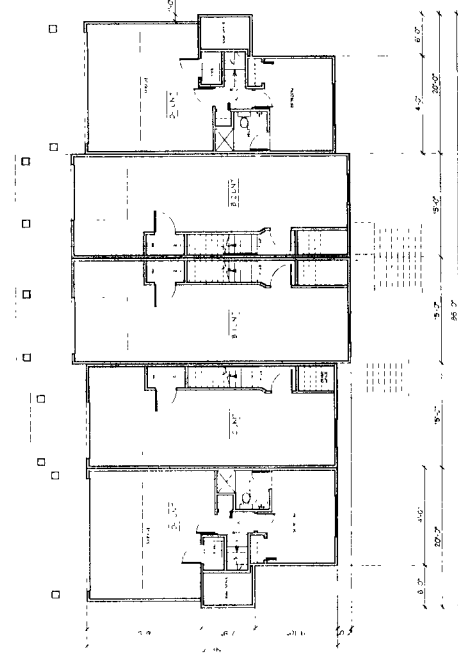
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Author	SAJ	Project	DP-24



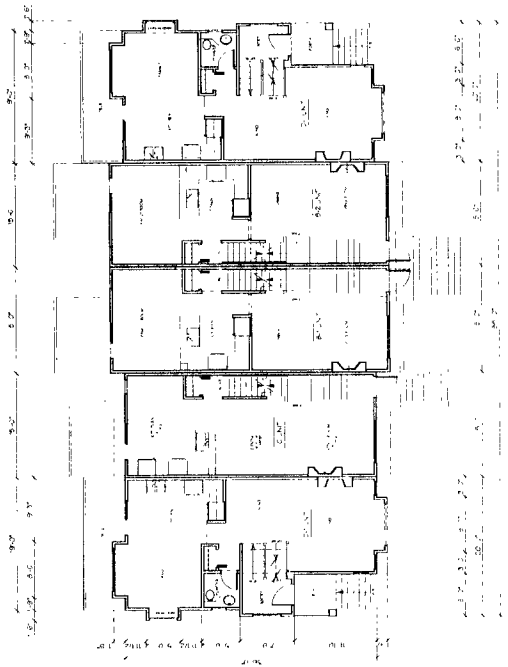
BLDG F - THIRD FLOOR



BLDG F - ROOF PLAN



BLDG F - GROUND FLOOR



BLDG F - MAIN FLOOR

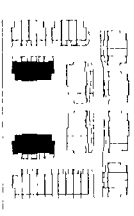
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DATE: 05/05/2015

PROJECT: 10115250 Home St., Richmond, VA 23135
 DRAWING: EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"

DATE: 05/05/2015



**FORMWERKS
 ARCHITECTURAL**

10115250 Home St., Richmond, VA 23135
 Tel: 655-5276 Fax: 655-5441

Project:

BAYBERRY PLACE
 GENERAL CURRRE ROAD,
 RICHMOND, VA

Drawing Title:

BUILDING TYPE: F

SCALE: 1/8" = 1'-0"

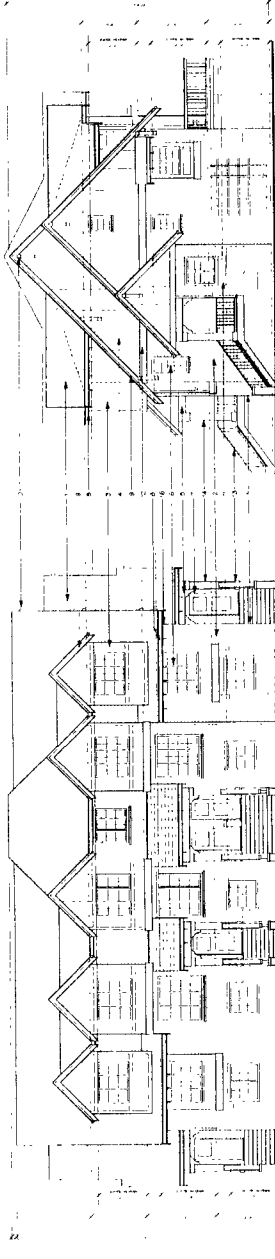
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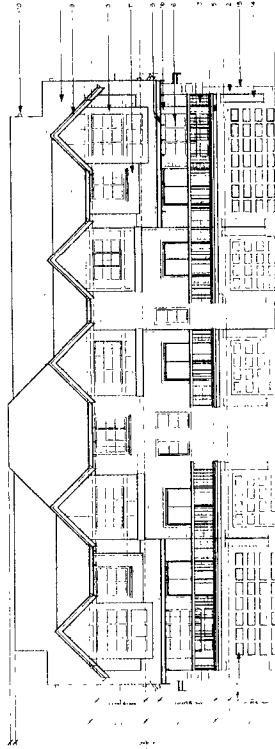
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DP-25



BLDG F - COURTYARD ELEVATION

BLDG F - SIDE ELEVATION



BLDG F - INNER ROAD ELEVATION

- 1. EXTERIOR ELEVATIONS
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- 100. EXTERIOR ELEVATIONS

the plan and design, and shall remain the exclusive property of the architect and cannot be used or reproduced without written consent. Written permission shall have precedence over verbal promises. Contractors shall verify and be responsible for all dimensions and conditions of the lot. The architect shall be alerted if any variation from the drawings is detected during the design phase.

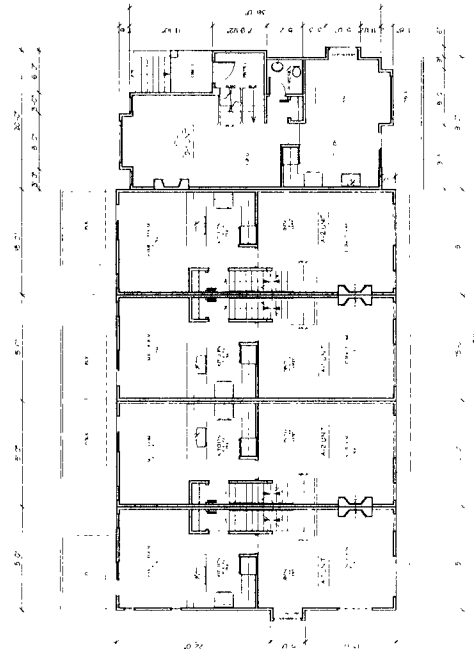
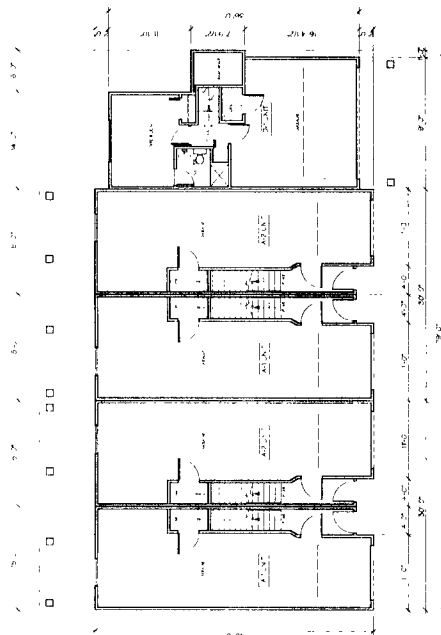
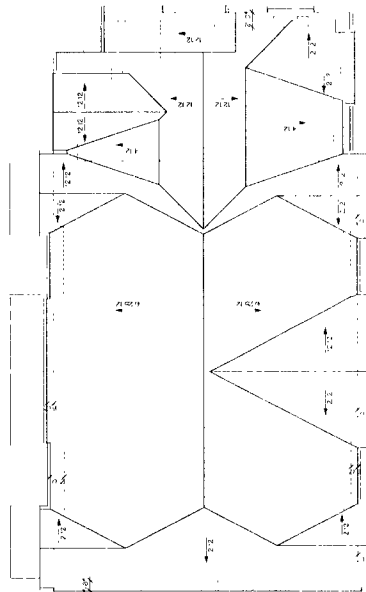
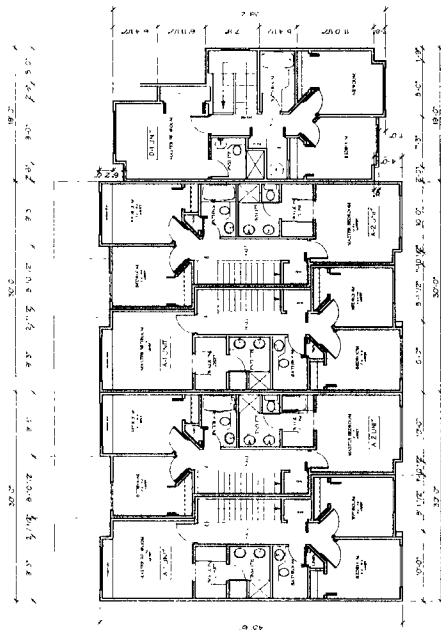
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1801 1290 Homer St., Vancouver, BC V6R 2V5
Fax 605-2026 Phone 603-5411

BAYBERRY PLACE
GENERAL CURRIE ROAD,
-MUNDOO B.C.

3111 DING TYPE =

NAME	DATE	TIME	LOCATION	CHECKED BY
ALLEN, B. J.	11-10-68			
DP-26				



1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

RECEIVED: 1990-09-14
REVISED: 1991-01-14
ACCEPTED: 1991-02-14

512 89A 26 JAN

1290 Homer St., Vancouver, BC V6B 2Y5

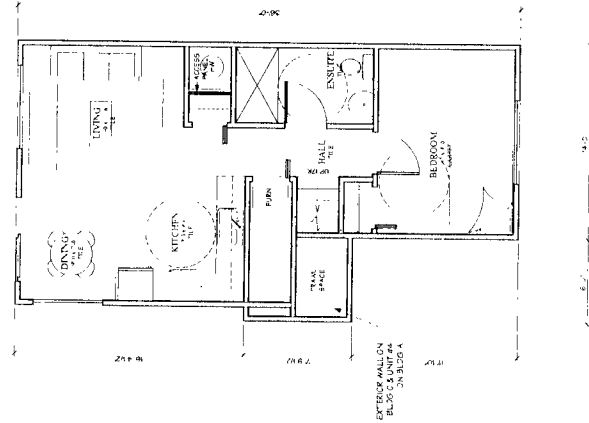
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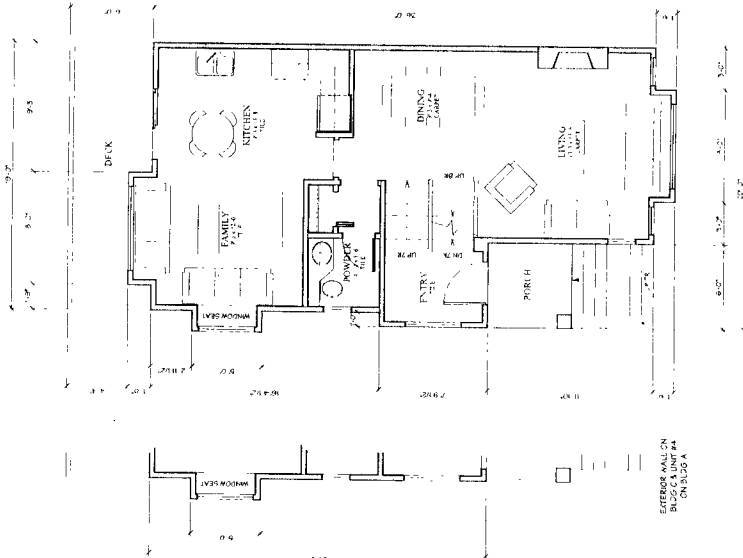
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SCALE 1/4" = 1'	SEE
DATE - 11-20-20	
CD 11-20-2	

DP-30

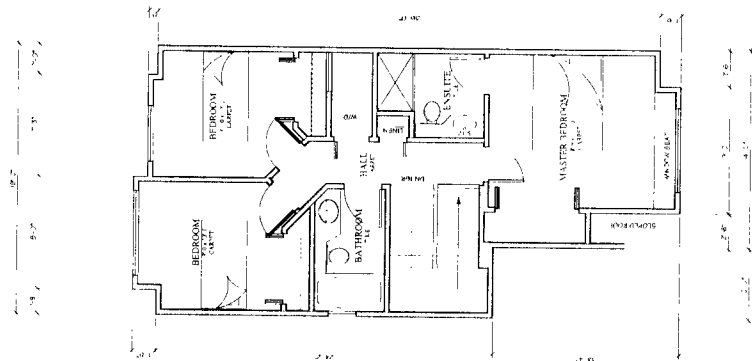
04267797#26



UNIT ACCESSIBLE CONVERSION
IVING AREA = 606



D UNIT MAIN FLOOR PLAN
LIVING AREA = 658.5 SGT



D UNIT SECOND FLOOR PLAN