



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Cecilia Achiam
Acting Director of Development
Date: October 15, 2007
File: DP 06-352760
Re: **Application by Jordan Kutev Architect for a Development Permit at
6860 Eckersley Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 16 townhouse units connected by a common outdoor courtyard located at the second level at 6860 Eckersley Road on a site zoned "Comprehensive Development District (CD/188)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum public road setback at the corner of Anderson Road and Eckersley Road to 2.5 m; and
 - b) Permit an approximately 15 m² (161 ft²) covered garbage and recycling enclosure to be located in the Public Road setback to Anderson Road.

A handwritten signature in black ink, appearing to be 'C. Achiam'.

Cecilia Achiam
Acting Director of Development

DN:blg
Att.

Staff Report

Origin

Jordan Kutev Architect has applied to the City of Richmond for permission to develop 16 townhouse units connected by a common outdoor courtyard located at the second level. The site is currently vacant.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/188)” under Bylaw 8256 (RZ 06-342074).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north: An existing single-family dwelling fronting Eckersley Road zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and designated as General Urban Zone in the City Centre Area Plan (CCAP) Update;
- To the east: Both an existing single-family dwelling fronting Park Place zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and an existing hydro substation zoned “School and Public Use District (SPU)”, which is anticipated to remain in its current location, are located adjacent to the east property line. Both adjacent sites are designated General Urban Zone in the CCAP Update;
- To the south: Anderson Road and an existing apartment building zoned “Townhouse District (R2)”. The draft CCAP Update designates the site as General Urban Zone; and
- To the west: Eckersley Road and existing single-family dwellings zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and designated General Urban Zone in the CCAP Update. A rezoning application (RZ 06-322803) is in process at 8371/8411 Anderson Road, 6760/6780/6800/6820 Cooney Road, and 6771/6831/6811 Eckersley Road to rezone the site from “Single-Family Housing District, Subdivision Area E (R1/E)” to a “Comprehensive Development District (CD)”. The applicant proposes to develop two (2) residential towers, an apartment building, and townhouse units; the application has not yet proceeded to Planning Committee for consideration.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage; the associated response follows in italics:

- Further design development of the Anderson Road façade to reflect its street fronting location to ensure the Anderson Road elevation becomes a feature of the development.

The cantilevered outdoor space located above the parking access on the south elevation has been revised to function as linking architecture between the two (2) building elements. The orientation of the stairways has been flipped. The cantilevered element extends to become the upper tier of the stairway and the lower tier of stairs is repositioned adjacent to the building better defining itself as private space.

Conflicts between the proposed location of exterior windows, roof elements, and stairways have been addressed by relocating, omitting, and redesigning window forms and locations, the size of the louvers in the gables has been increased, and the roof elements have been revisited and competing roof elements removed.

- Articulation of the south elevation of the garbage and recycling enclosure.

The garbage and recycling enclosure has been redesigned to better integrate with the principle building and the cantilevered parking entry element. Redesign has included increasing the setback, elongating the structure, and redesigning the roof.

- Resolve the interrupted landscape treatment along the north edge of the site.

Landscaping along the northern edge of the site has been improved. A continuous landscaped edge is proposed that consists of clusters of Columnar Aspen and Mountain Ash trees and a combination of Deer Ferns, Ivy, Burningbush, Rhododendron, and Lilac (Schedule A).

- Consider opportunities to incorporate additional landscaping throughout the site.

Thirty nine (39) trees will be planted on-site, which complies with the requirements of the Official Community Plan (OCP). The planting scheme includes both deciduous and coniferous trees and shrubs in addition to a variety of vines and perennials establishing a landscaping scheme that is seasonally diverse.

- Further consideration of design development to permit penetration of light through the outdoor amenity area into the parking level.

Plexi-glass skylights have been introduced to allow the penetration of natural light from the courtyard level into the covered parking area.

- Substantiate that the length of the parking stall dimensions comply with the bylaw.

The attached plans confirm that the minimum parking stall dimensions have been achieved.

- Confirmation of the elevation of the site.

The site will be raised approximate 0.5 m (1.6 ft.) establishing grade level entrance at an elevation that is no less than that of the sidewalk.

The Public Hearing for the rezoning of this site was held on July 16, 2007. Subsequent to first reading, the City Clerk received a written submission from an Eckersley Road resident expressing concern associated with the redevelopment occurring within the neighbourhood.

The proposed development complies with the site's designation in the Official Community Plan, the City Centre Area Plan, and the City Centre Area Plan Update.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/188) except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Reduce the minimum public road setback at the corner of Anderson Road and Eckersley Road to 2.5 m.

(A 4 m x 4 m corner cut at the intersection of Anderson Road and Eckersley Road is a condition of rezoning. The requested variance permits continuation of the building form and, in combination with distinctive architectural treatment, establishes interest at the corner.)

- 2) Permit an approximately 15 m² (161 ft²) covered garbage and recycling enclosure to be located in the Public Road setback to Anderson Road.

(Bylaw 8256 includes a provision to permit a garbage and recycling enclosure within the public road setback that is no more than 3 m (10 ft.) in height and 10 m² (107 ft²) in area. The structure has been redesigned to improve the street façade and integration with the building elevation; however, the garbage and recycling enclosure dimensions have changed. Both the enclosure height and area have increased slightly to 3.5 m (11 ft.) and 15 m² (161 ft²) respectively, which is supported based on the overall architectural improvement. Further, landscaping is proposed along the edge of the structure to further minimize its impact.)

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel (ADP) on November 22, 2006 and again on December 20, 2006. The updated submission that was presented to the Panel on December 20, 2006 was approved to proceed for consideration by the Development Permit Panel conditional to further development of the south elevation. The applicant's design response to the December 20, 2006 ADP comments have been included immediately following the specific Design Panel comments and is identified in '**bold italics**' (Attachment 2).

Analysis

Conditions of Adjacency

- The subject site is within the T4 General Urban Zone within the City Centre Area Plan (CCAP) Update, which is intended to facilitate a transition between the City Centre's lower and higher density zones. In this case, the building typology proposed references existing single-family, apartment and townhouse dwellings within the neighbourhood; instead of the higher density development elsewhere within the City Centre.
- The building typology proposed, which consists of 16 three-storey townhouse units connected by a common second storey courtyard, and a maximum 1.0 FAR is consistent with the multiple family developments that have been developed within the neighbourhood in recent years.
- The individual townhouse unit entrances and associated private outdoor spaces along Eckersley Road animate the street and establish opportunities for passive surveillance of the street frontage.
- Similarly, the townhouse units on the eastern portion of the site also include private outdoor space at grade.
- The impact of the north elevation is minimized by breaking up the massing of the development by articulating the building elevations through a combination of building materials, building projections and recesses and varying the roof elements of the two (2) building structures that are connected by a landscaped courtyard. Further, the landscaped courtyard minimizes overlook impacts.
- A variance is requested to facilitate a reduced building setback at the corner of Anderson Road and Eckersley Road, which would permit the continuation of the proposed building form and, in combination with distinctive architectural treatment, establishes interest at the corner.
- The minimum flood plain elevation for the area is 0.9 m (geodetic). The site will be raised approximately 0.5 m and meet existing grades of adjacent properties. A Flood Indemnification Covenant is required to be registered on title as a condition of rezoning.

Urban Design and Site Planning

- Vehicle access to the site will be via Anderson Road, which is located on the south side of the site.
- Covered pedestrian staircases provide access to the second storey outdoor courtyard area. The primary staircase is located adjacent to Eckersley Road at the north end of the site and a secondary staircase is located adjacent to Anderson Road. An elevator located on the ground level provides an alternate means of accessing the courtyard level.
- A total of 24 resident and four (4) visitor off-street parking stalls are required on-site. The applicant proposes to provide 30 resident and four (4) visitor off-street parking stalls. One (1) visitor stall is accessible.
- The subject site is located within 800 m (2,625 ft.) or within a 10-minute walk of the downtown core. It is within close proximity of the future Canada Line Station (Saba Station), existing transit service, and amenities, which support increased use of transit, walking and cycling. To further promote the use of alternative modes of transportation, each unit is assigned a secure bicycle storage space that is accessed at the parking level. A bike rack is located at the northwest corner of the site adjacent to the staircase providing access to the second storey outdoor courtyard.

- The parking area is secured by an overhead gate and Roman concrete pavers will add interest to the drive aisle design.
- Garbage and recycling facilities are located outside the parking area adjacent to the access drive aisle. Vehicles collecting garbage and recycling, and loading vehicles, are permitted to park along Anderson Road, which has limited access at this location.
- Each unit has a private access via the parking area, at the ground level, and at the courtyard level.
- The ground level entries to units along Eckersley Road break up the massing of the building, provide opportunity for passive surveillance of the street frontage, animate and create interest along the street façade, incorporate weather protection, and promote pedestrian activity.
- The Eckersley Road frontage is characterized at the ground level by private landscaped outdoor space separated from the public realm by individual lattice fence and gates, and concrete pavers leading to individual unit entries.
- The two northern end units include accessibility provisions, including demonstrated wheelchair manoeuvring space on the ground and main level. The development also includes an accessible parking stall and an elevator to improve accessibility to the outdoor courtyard level or the main floor of townhouse units.
- Prior to the issuance of a Building Permit, the Building Permit drawings are required to demonstrate accessibility measures for aging in place for all units including lever handles for doors and faucets, and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.

Architectural Form and Character

- By connecting the two (2) buildings proposed, which consist of eight (8) townhouse units each, by a common outdoor courtyard located at the second level, an urban quality is introduced to the typical townhouse typology in response to the transitioning character of the area.
- Bay windows, balconies, dormers, varied roof elements, and changes in building material are used to articulate the mass of the proposed building.
- The verticality of the units is de-emphasized by introducing horizontal elements including horizontal hardy plank with accent hardy panel in a complementary contrasting color, recessed balconies, and a low lattice fence interrupted by individual unit gates.
- The building materials (including asphalt shingles, vinyl double glazed windows, wood balcony guardrails, hardy panel, wood trims, wood stairs and entry doors, and lattice fencing) in a subdued palette (of greens with subdued hues of brown and yellow as accent colors) are compatible with the existing character of the neighbourhood and will complement the more urban typology being incrementally introduced into the neighbourhood.
- The building identification signage will be incorporated into the building at the main pedestrian entry along the Eckersley Road frontage.

Landscape Design and Open Space Design

- 18 bylaw-sized trees were identified on the site in the Arborist's assessment (**Attachment 3**). The report states that all trees located on the subject site would be critically impacted by the construction proposed on-site, are within the proposed building envelope, or conflict with the location of the proposed road and cannot be retained. Further, the report identifies three (3) off-site trees, a tree located on the property line at the southeast corner of the site, and a tree at the northeast corner of the site for possible retention and provides tree protection fencing details.

- As a result of removing seventeen (17) on-site trees, and damaging one (1) on-site tree and four (4) off-site trees without a permit in early January 2007, a Stop Work Order was placed on the subject site and the infraction was investigated by a City Tree Preservation Official.
- In response to the infraction, the applicant was required to pay a penalty fee for the removal and damage of trees without a permit, and substantiate that letters of apology were issued to affected neighbours.
- The applicant's Arborist prepared an addendum Arborist report responding specifically to the existing site conditions. The applicant is required to comply with all conditions outlined in the addendum report (**Attachment 4**).
- Thirty nine (39) replacement trees are indicated on the landscape plans (**Schedule A**), which exceeds the replacement requirements for the Official Community Plan (OCP).
- The number and species of boulevard trees will be established in association with the Servicing Agreement and are not included in the calculation of replacement trees.
- A children's play structure will be installed in a central location within the outdoor courtyard. The Spaceship structure, which features the creation of the illusion of flight based on its single pedestal design and a circular perimeter bench, is designed to stimulate active play and imagination. It will be located on a playground fall protection surface system.
- Based on the size of the development proposal and the site's proximity to community facilities and parks, the applicant's proposal to contribute cash in lieu of the provision of on-site amenity space is acceptable.
- Each dwelling unit has a private courtyard level patio and private access to the second level courtyard space, which consists of hard landscaping including a series of low seating walls and courtyard concrete pavers, and soft landscaping including a compliment of trees, shrubs and perennials. Two staircases, one at the northwest corner along the Eckersley Road frontage and another at the south end of the site along the Anderson Road frontage, provide access to the second level courtyard. In addition, an elevator located at the ground level addresses accessibility to the courtyard level.
- The ground level is similarly designed to include a mixture of hard and soft landscaping, and private outdoor space.

Affordable Housing

- The applicant has elected not to supply on-site affordable housing. However, the applicant has offered a voluntary contribution toward the provision of affordable housing at a rate of \$0.60 per buildable ft² (\$21,497.52).

Public Art

- The subject application proposes less than 20 units; contribution to Public Art in association with this project is not proposed.

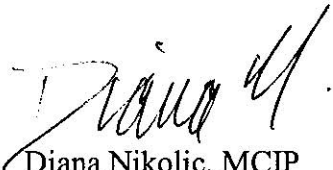
Crime Prevention Through Environmental Design

- Visitor parking is within the secured parking area; an intercom system is provided to facilitate visitor access and is indicated on the plans at the centre of the drive aisle.
- The building typology creates opportunities for passive surveillance of both the perimeter of the site and the internal courtyard area.
- Skylights at the courtyard level facilitate the penetration of natural light into the covered parking area. Windows along the north and south façade at the ground level similarly allow natural light to enter the parking area.

- Delineation of separation between public and private space is achieved through the introduction of landscaping elements and controlling access with a transparent lattice fence and gate along the road frontages, and a 1.8 m (6 ft.) high fence along adjoining property lines.
- Redesign of the stairway at the south elevation minimizes entrapment opportunities in addition to improving the linking architecture between the buildings.
- The common stairways will be illuminated by soffit lighting that is integrated into the weather protection elements.

Conclusions

The proposed development references the existing character of the area, which is in the process of transitioning into a more urban neighbourhood in accordance with the City Centre Area Plan Update guidelines. The applicant has adequately responded to staff comments articulated in the associated rezoning report and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:blg

Attachment 1:	Development Application Data Sheet
Attachment 2:	Advisory Design Panel Minutes and Applicant's Response
Attachment 3:	Arborist Report (November 10, 2006)
Attachment 4:	Addendum to Arborist Report (March 28, 2007)

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$ 16,000; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$33,695.20.

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

- Submission of a construction parking and traffic management plan to be provided to the Transportation Department, which is to minimize traffic disruption on Anderson Road.
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 06-352760

Attachment 1

Address: 6860 Eckersley Road

Applicant: Jordan Kutev Architect

Owner: Yuan Heng Construction Ltd.

Planning Area(s): City Centre Area Plan

	Existing	Proposed
Site Area:	Gross: 2115.3 m ²	Net: 2,107.4 m ²
Land Uses:	Residential	Residential townhouses
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/188)
Number of Units:	2 lots consolidated into 1	16

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.98	none permitted
Lot Coverage:	Max. 60%	42%	none
Setback – Public Road:	3.6 m (12 ft.) (bay windows may project 0.5 m, gateways, landscape structures and garbage and recycling enclosures may be located within the public road setback, a covered common stairway may encroach but shall be no closer than 0.6 m to the property line.	3.6 m Projections: bay window: 0.46 m Stair well: 2.95 m Garbage enclosure: 3.65	vary the minimum public road setback at the corner of Anderson Road and Eckersley Road to 2.5 m; Vary the bylaw to permit a garbage and recycling structure greater than 3m in height and 10 m ² in area to encroach into the public road setback.
Setback – Side & Rear Yards (m):	Side yard: 4.0 m (bay windows may project 0.5 m) Rear yard: 3.6 m (covered stairwell may project into the setback but shall be no closer than 0.6 m to the rear property line	Side yard: 4.1 m (bay window projection: 0.46 m Rear yard: 3.65 m with an encroaching stairwell	none
Height (m):	12.5 m	11.99 m	none
Lot Size:	1,900 m ²	2,107.4 m ²	none
Off-street Parking Spaces (Regular and Visitor):	24 (R) and 4 (V) per unit	30 (R) and 4 (V) per unit	none
Off-street Parking Spaces – Accessible:	1	1	

Tandem Parking Spaces	not permitted	o	none
Amenity Space – Indoor:	Min. 70 m ²	Cash in lieu	none
Amenity Space – Outdoor:	96 m ²	106 m ²	none

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

**Wednesday, December 20, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. RZ 06-342074 / DP 352760 (Re-submission)
Jordan Kutev Architect 6860 / 6820 Eckersley Road

Diana Nikolic, Planner noted that the project had been seen by the Panel on November 22, 2006. Upon her review of the staff comments and updates, (Schedule 2), she highlighted the design revisions made by the applicant in consideration to the previous Panel comments.

Ms. Nikolic noted that the applicant had updated the floor plans in an effort to provide accessible units; however, the units are not fully accessible. The staircases that extended to the property line and over the existing right-of-way had been removed; sufficient parking is now provided on site; and the CPTED issue had been improved by removing walls that had previously separated the parking stalls in the parking garage; and improvements have been made to the pedestrian access. Updated landscape plans were not included in the package, and the end units along Anderson Road still read as a side yard interface as opposed to a street fronting elevation.

Mr. Jordon Kutev thanked the Panel for their previous comments and said that effort had been made to incorporate as many suggestions as possible. With the aid of a model and various renderings, he reviewed the project and spoke about the following revisions:

- the main unit entries had been relocated to ground level as a result of removal of stairs, which increases the functionality of the front yard;
- gables were added to the roof to break up the verticality of the entry;
- the parkade appears wider and better illuminated as a result of the removal of dividers between unit parking stalls;
- relocation of the handicap lift to the entrance of the building;
- the addition of rain protection to the pedestrian entry;
- upper courtyard level will be handicap accessible via the lift;
- shower is accessible on the main floor of the modified dwelling unit;
- sustainability features include: building design that facilitates cross ventilation, green space provided on two levels, and permeable paving is proposed to be used at the parking level.

Mr. Cameron Murray, reviewed changes to the landscape scheme noting that removal of the stairs had opened up space for landscaping along Eckersley Road; that the colony of trees that had accentuated tallness had been removed; and that the spring toy in the children's play area had been replaced with a space ship.

General questions from the Panel were as follows:

It was noted that vehicles parked in the two visitor stalls would block the entrance access for someone in a wheelchair. The applicant commented that this was a good point and that options would be explored to address this issue.

In response to a question about material between the wall located by the lift and the parking area, the applicant commented that glazing had been maximized.

In response to a query regarding a suggestion made at the previous presentation about the incorporation of skylights to maximize light into parking garage, the applicant stated that skylights posed a safety issue because the courtyard above would be actively used.

General comments put forth by the Panel were as follows:

- addressed a number of concerns including the removal of the stairs that extended to the property line;
- resolve the issue of accessibility to the lift if there are cars parked in the visitor's stalls;
- landscaping needs to identify the corner consider adding softness;
- consider a trellis at the end of the parkade instead of glazing to open up the parkade;
- consider a hedge (Laurel) to screen the adjacent hydro substation;
- incorporate as much planting as possible along the streets;
- concerned about parked cars prohibiting access to the lift;
- there are no units that are fully accessible;
- washroom is accessible but not useable, provide access to the commode;
- on the Anderson Road side, the garage is centre to the elevation and the opening is framed by building mass, consider a curve trellis element to conceal the concrete and a stronger landscape element to bring the two ends together. The elevation still reads as building ends instead of a street frontage;
- needs more landscaping;
- north elevation canopy needs to be extended to link both ends of the building and provide weather protection, consider extending landscaping/lattice work;
- appreciates the design without the stairs;
- concerned about the ends of the building, maybe they are too similar, consider incorporating vertical pieces instead of the continuous horizontal pieces to make vehicular entry less of a centre piece;
- need more ground space for landscaping;
- needs more planting of substance;
- still concerned about lighting in parking area;
- character is improved with removal of stairs;
- consider introducing curved roofs over the main entries similar to the curved roofs over the dormers in the roof;
- reconsider layout of units 8 and 9, located at the ends. Both units have potential for south facing yards;
- appreciates the removal of the dividers between parking stalls;
- consider replacing glazing with lattice in parking area;
- reconsider the skylight idea or explore the option of open trellis to provide better lighting to parkade (floor drains will take care of any rain coming in);
- focus on achieving the best landscape you could possibly have;
- consider making the gable on the Anderson Road elevation a feature point;
- not concerned about the issue of lighting in the parkade, as parking garages are usually not very lit up, concerns associated with introducing skylight elements or openings;

- focus on the ends of buildings, the Anderson Road elevation is a critical issue, create a courtyard rd space with lively outdoor rooms that are well used spaces and try to contain the ends with a trellis feature or other detail to provide further definition and give it an inviting and private feel;
- revise the unit plans at the two ends to make the project inviting from the Anderson road frontage.

The Panel comments were then summarized as follows:

- provide handicap access from ground level to lift;
- reconsider glazing in parkade;
- consider additional landscaping to screen the hydro substation;
- design the washrooms to be accessible and useable in the accessible units, the main living floor is to be fully accessible;
- consider extension of weather protection within the courtyard and consider a trellis;
- consider curved entrances to entry units, similar to the curved roof on the dormers;
- review the orientation of units 8 and 9;
- provide open lighting into the parkade area; further design development to Anderson road elevation and weather protection for staircase.

Mr. Kutev responded by stating that trellises have been incorporated into the design of the courtyard, but are not shown on the model, and that closing the stair access to the Anderson Road elevation is currently under consideration. He concluded by stating that the issues of making units more accessible and providing additional lighting to the parkade will be explored further.

It was moved and seconded

(1) That DP 06-352760 move forward subject to the applicant addressing the following requirements:

(a) address access to the handicap lift from the road and the usability of the washrooms; and

The following parking stall revisions will be incorporated:

Delete one visitors stall on the north end;

Provide pathway with sufficient width and appropriate surface to the lift;

Allocate alternative visitor's parking stall under one of the units; and

Provide appropriate wheel chair turning radiuses and clearances in washroom on main level.

(b) address design development along the Anderson elevation and orientate units 8 and 9 towards Anderson Road

The following revision will be incorporated:

Add additional gables/glazing where possible; and

Redesign was incorporated including additional glazing, new roof lines, garbage enclosure reshaping, concrete stair and planters details, nee roof/trellis cover over stairs and upper courtyard.

(c) consider an alternative to the glazing in the parkade;

The following revision will be investigated:

Substitute glazing/windows with metal screen similar to the parkade door;

Increase the size of openings to maximum possible;

Initially proposed parking glazing reduced due to addition of 12 light wells/skylights at courtyard over garage area.

(d) consider introducing a trellis element along Anderson Road;

The following revisions will be incorporated:

Add trellis along entire width of courtyard facing Anderson Road

(e) consider providing weather protection over the staircase at the main entrance and extending through the courtyard between the building ends; and

The following revision will be incorporated:

Add trellis and weather protection along entire width of courtyard facing North.

(f) consider further design development to openings of the parkade lid.

The following possibilities will be investigated:

Additional of 12 light wells/skylights at courtyard over garage area; and

Cut out unprotected openings(s) at courtyard to provide light onto parkade



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1
Attention: Diana Nikolic: City of Richmond Planner

November 10, 2006

Cc. Jordan Kutev .

Re: 6820 & 6860 Eckersley Road, Richmond BC
Tree Protection Report

Please find enclosed my **Revised Tree Protection Report**. I am also attaching as appendices to the Report, a **Revised Tree Inventory** and a **Revised Tree Protection Plan** drawing for reference purposes.

TREE PRESERVATION SUMMARY

18 On-site trees affected by this development. 1 Shared tree affected by this development 3 Off-site trees affected by this development. 17 Trees proposed for removal. 1 On-site tree proposed for retention 1 Shared tree proposed for retention 3 Off-site trees proposed for retention
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INTRODUCTION

The purpose of this report is two-fold: firstly, to describe the existing tree resource growing on site; secondly, to set forth measures to protect some or all of this resource; or, in the absence of any opportunities for meaningful tree retention, to explain why it is not feasible.

The report will document the following:

1. the extent, character and condition of all surveyed on-site and off-site trees that may be potentially impacted by the development;
2. trees proposed for removal and retention;
3. measures proposed to minimize tree loss and maximize successful tree conservation;

The only trees that will be proposed for removal are those trees that will either be:

- Critically impacted by the construction
- Within the building envelope
- Dead, dying or hazardous

All other trees will be retained.

I have been provided with the following resources:

1. a tree survey of the existing properties and adjacent lands;



2. a proposed site layout drawing.

I have visited the site and assessed the surveyed trees located on the two lots and on lands immediately adjacent. All trees have been tagged, inventoried and evaluated for health and structure.

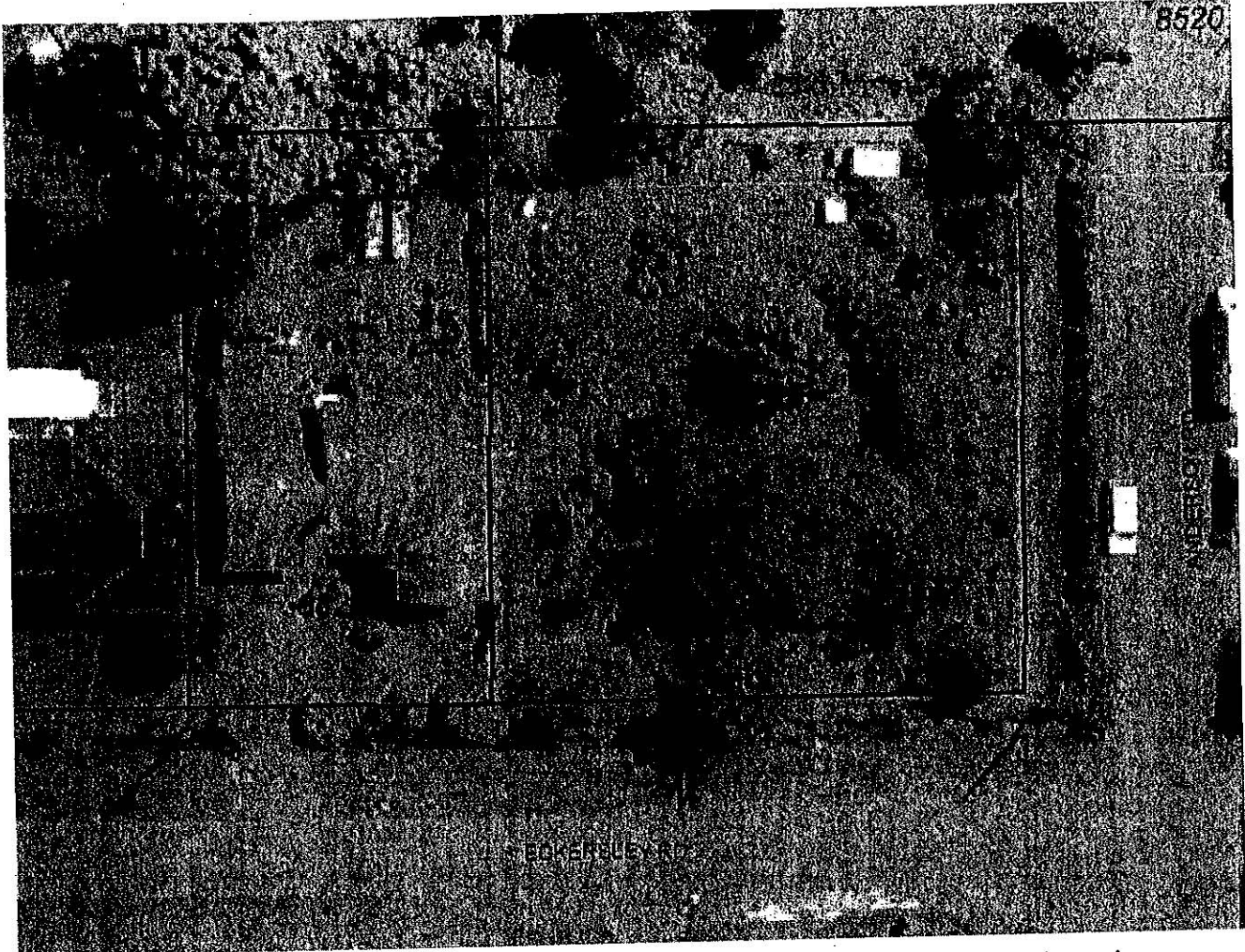


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website - <http://www.richmond.ca/discover/maps.htm>

OBSERVATIONS

Current Site Conditions

The site is a large flat poorly drained lot. The south lot has no house only trees. There is a house located on the north lot 6820 Eckersley Road. The ground cover is uncut grass.

Proposed Development Plans

The proposed development will create a condominium complex. The building envelope will be set back 3m from the property lines on all sides.



Tree Resource

22 trees are inventoried in total. 18 of them are on-site, 1 tree is located on the property line to the east and 3 of them are located on the neighbouring properties. Most of the trees on site are very old, unhealthy and poorly maintained fruit trees. There are very few healthy trees on site. The table below shows the species composition of the tree resource on site.

Type	Number
Cherry	7
Apple	2
Crab Apple	2
Purple Plum	2
Blue Spruce	1
Lawson Cypress	1
Magnolia	2
Mountain Ash	2
Pear	1
Total	19

Details of this tree inventory are provided in the table attached as Appendix—1.

DISCUSSION

Tree Removals

17 Trees are proposed for removal (see Appendix-3). These removals are categorized as follows:

- 14 Tree are located within Building Envelopes
- 2 Trees will be critically impacted by the development
- 1 Tree is located in the middle of the proposed road.

The two trees that will be critically impacted by the construction are two Cherries (#460 and #470). These trees are infected with Bacterial Canker a serious incurable disease of Cherries and are not in good health. These trees are not worth altering the plans to retain and the City of Richmond would be better off in if replacement trees were planted.

Tree # 472 is a Lawson Cypress that is located in the proposed Rec Room for Unit #9. The tree is multi-stemmed and a Lawson Cypress and not a high value tree. Unit #9 cannot be moved to the east or to the north and the laneway cannot be made any narrower because of building restrictions set by the City of Richmond. I am recommending that the tree should be replaced with a more suitable tree after the construction is complete.

Tree Retention

One on-site tree #476 and one shared tree # 456 are recommended for retention. These trees are in fair health and there are dead stems within the canopy that have decayed. This is common in Mountain Ash. The trees are not hazardous and are not dead or dying so I have recommending retaining the trees. The trees will need to be pruned to remove the dead decayed stems.



Off-site Trees

The canopy and the roots of 3 off-site trees are encroaching into the subject property from the east and the north.

Off site trees are not considered in the statistical calculations. They are identified on the drawings as having shaded canopies.

Off- site trees can not be altered in any way without the consent of the owner of the tree.

Drawings

One drawing is included in this report.

A **Revised Tree Protection Plan** drawing, which plots all on and off-site trees in relation to the proposed development layout is attached as **Appendix—3**.

Tree Protection Fencing

All retained trees on the property and neighbouring properties will be surrounded by Tree Protection Fencing as laid out in the **Revised Tree Protection Plan** drawing Appendix 3. All fencing must be constructed to a robust standard and clearly signed: "TREE PROTECTION AREA – KEEP OUT" See Appendix 2 for construction details.

The canopies of tree # 458 and 459 encroach on the proposed stairs for units 1-4. The tree protection fencing will be installed outside the canopies of these trees. The protection fencing will need to be left up during the construction of the units. An Arborist will need to be consulted during the construction of the stairs for these units to insure that the protected trees are not critically impacted by the construction.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Dated: November 10, 2006

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.

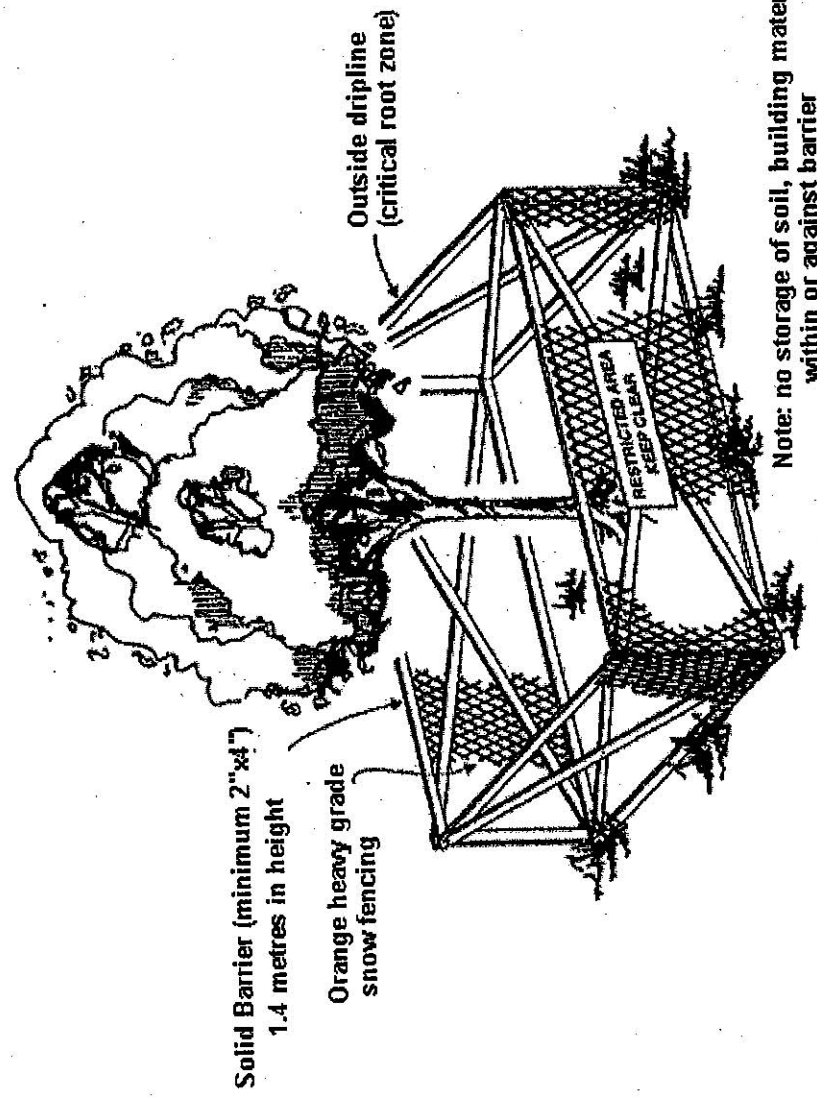
Appendix-1
Revised Tree Inventory Table

#	Type	Stem Diameter (cm)	Drip line (m)	Action	Rationale	Retention Value	Height (m)	Health	Structural Condition
456	Mountain Ash	5x15	4	Retain		Low	8	Fair	Trunk has decay in it, requires pruning to remove decay
457	Western Red Cedar	40	4.5	Retain		Moderate	15	Fair	No apparent defects
458	Horse Chestnut	3x40	5	Retain		Moderate	17	Good	Tree has been topped
459	Birch	30	5	Retain		Moderate	13	Fair	No apparent defects
460	Cherry	42	3.5	Remove	Will be critically impacted by the construction	Low	5	Poor	Trunk has decay in it. Tree has Bacterial canker in trunk
461	Cherry	50	6	Remove	Will be critically impacted by the construction	Low	8	Fair	Tree has been topped; Tree has Bacterial Canker in trunk.
462	Magnolia	20,22	4	Remove	Within Building Envelope	High	10	Good	No apparent defects
463	Cherry	25	5	Remove	Within Building Envelope	Low	7	Poor	Trunk has decay in it
464	Cherry	28,20,20	6	Remove	Within Building Envelope	Low	8	Poor	No apparent defects
465	Crab Apple	20,19	4	Remove	Within Building Envelope	Low	7	Poor	No apparent defects
466	Cherry	21	3	Remove	Within Building Envelope	Low	4	Poor	No apparent defects
467	Apple	29	3	Remove	Within Building Envelope	Low	7	Poor	No apparent defects
468	Cherry	22	2.5	Remove	Within Building Envelope	Low	7	Poor	Trunk has decay in it
469	Apple	20	2.5	Remove	Within Building Envelope	Low	4	Poor	Trunk has decay in it
470	Pear	20	2	Remove	Within Building Envelope	Low	4	Poor	No apparent defects
471	Blue Spruce	28	4	Remove	Within Building Envelope	Moderate	12	Good	Tree has been topped
472	Lawson Cypress	20	3	Remove	Within Building Envelope	Moderate	7	Good	Multi-stemmed
473	Purple Plum	12	1	Remove	Within Building Envelope	Low	3	Poor	Tree has been topped
474	Crab Apple	12	2.5	Remove	Within Building Envelope	Low	4	Poor	No apparent defects
475	Purple Plum	19	2.5	Remove	Within Building Envelope	Low	3	Fair	Trunk has decay in it
476	Mountain Ash	3x10	3	Retain		Low	7	Fair	Trunk has decay in it, requires pruning to remove decay
477	Cherry	15	1.5	Remove	Within Building Envelope	Low	3	Poor	No apparent defects

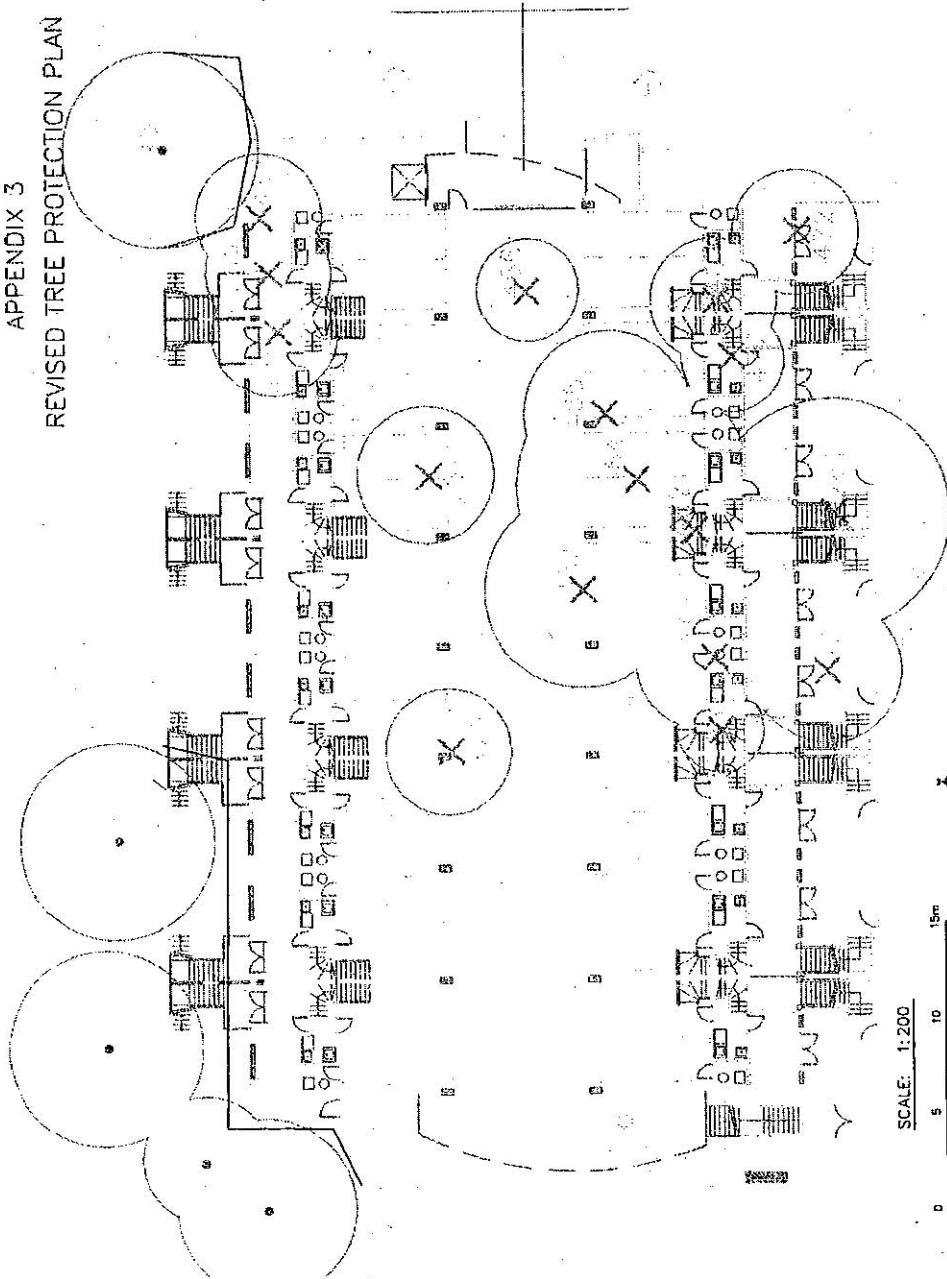


Appendix 2

Tree Protection Fencing Detail

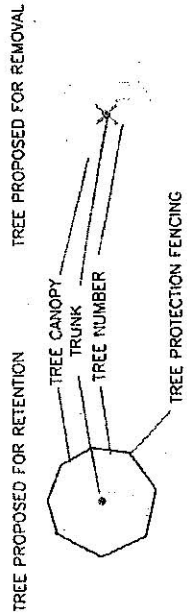


APPENDIX 3
REVISED TREE PROTECTION PLAN



#	Type	Stem Diameter (cm)	Dip line (m)	Action	Rationale
456	Mountain Ash	5x15	4	Retain	
457	Western Red Cedar	40	4.5	Retain	
458	Horsechestnut	3x40	5	Retain	
459	Birch	30	5	Retain	
460	Cherry	42	3.5	Remove	Will be critically impacted by the construction
461	Cherry	50	6	Remove	Will be critically impacted by the construction
462	Magnolia	20,22	4	Remove	Within Building Envelope
463	Cherry	25	5	Remove	Within Building Envelope
464	Cherry	28,20,20	6	Remove	Within Building Envelope
465	Crab Apple	20,19	4	Remove	Within Building Envelope
466	Cherry	21	3	Remove	Within Building Envelope
467	Apple	29	3	Remove	Within Building Envelope
468	Cherry	22	2.5	Remove	Within Building Envelope
469	Apple	20	2.5	Remove	Within Building Envelope
470	Pear	20	2	Remove	Within Building Envelope
471	Blue Spruce	28	4	Remove	Within Building Envelope
472	Lawson Cypress	20	3	Remove	Within Building Envelope
473	Purple Plum	12	1	Remove	Within Building Envelope
474	Crab Apple	12	2.5	Remove	Within Building Envelope
475	Purple Plum	19	2.5	Remove	Within Building Envelope
476	Mountain Ash	3x10	3	Retain	
477	Cherry	15	1.5	Remove	Within Building Envelope

NOTES:
SEE SITE LAYOUT INFORMATION AND TREE SURVEY DATA
REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
X PROPOSED TREE REMOVAL AND RETENTION DETAILS INCLUDING CANOPY SPREAD AND SERVICE CORRIDORS ARE SHOWN ON THESE PLANS.



SCALE: 1:200

0 5 10 15m
All distances are in metres and decimals thereof unless otherwise indicated

6820 & 6860 EDWARDSLEY ROAD, RICHMOND BC
PROJECT NO. 2004-001
TREE PROTECTION PLAN DRAWING
Showing All Trees Proposed For Retention
In Relation to the Proposed Site Layout
DATE: SEPTEMBER 19, 2004



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1
Attention: Diana Nikolic: City of Richmond Planner
Brett Mortensen: City of Richmond Arborist

March 28, 2007

Re: 6820 & 6860 Eckersley Road, Richmond BC

Field Report

I have been asked to provide an update of the activities since my last report that provided recommendations to minimize the impact to the neighbouring trees that have been damaged during the original site clearing.

March 21, 2007

I met with the new site contractor Gary from Mike's Contracting. The sand was carefully removed to a depth of 4cm by the contractor. I inspected the damage and carefully pruned all the damaged roots to reduce the impact to the tree. The chart below describes the damage that was done to each tree:

Tree #	Type	Damage level	Damage	Mitigation
456	Mountain Ash	Critical	Excavation is 80cm from the trunk of the tree. The top soil has been removed to a depth of 40cm. 4 large roots (10cm in diameter) and many smaller roots have been cut or damaged.	Damaged roots were pruned back to good wood
457	Western Red Cedar	Critical	Excavation is 1.5m from the trunk of the tree. The top soil has been removed to a depth of 30cm. 4 roots 5cm in diameter, 6 roots 3cm in diameter have been cut or damaged.	Damaged roots were pruned back to good wood
458	Horsechestnut	Critical	Excavation is 2.5m from the trunk of the tree. The top soil has been removed to a depth of 30cm. 4 roots 10cm in diameter, 6 roots 5cm in diameter and 8 roots 3cm in diameter have been cut or damaged.	Damaged roots were pruned back to good wood
459	Birch	Moderate	Excavation is 2.5m from the trunk of the tree. The top soil has been removed to a depth of 30cm. 4 roots 5cm in diameter, 6 roots 3cm in diameter have been cut or damaged.	Damaged roots were pruned back to good wood

I told Gary that that a sandy soil with organic matter needed to be replaced within the drip line of the trees back to the original grade level. Tree protection needs to be installed outside the drip lines of the four trees.



March 28, 2007

Gary phoned me to inform me that the soil was in place and the fencing was up. I went out to site and inspected the trees. A sandy organic soil has been replaced within the drip line of the trees back to the original grade. The tree protection fencing is up outside the drip line of the trees and all the trees are protected.

Conclusion

The first four of my recommendations (see below) have been completed to my satisfaction. The next step is mulching the trees; this will need to be in place before June 1st. This will give Gary time to contact the neighbours before mulching the trees. The mulch will help keep the roots cool and moist during the summer. Plans should be made soon to either have a pump truck visit the site weekly or a temporary irrigation system be installed to water the trees in the summer between June 1 and Sept 15th.

Recommendations from Tree Impact Report dated February 17, 2007.

1. Before anything else happens on the site the tree protection fencing will need to be installed around all the protected trees as per my revised report dated November 10, 2006. I have provided a Tree Protection Detail in the Appendix. DONE
2. The damaged roots will need to be pruned back and cleaned up. This must only be done by a qualified certified arborist. DONE
3. Some of the sand within the tree protection zones will need to be removed back to 8cm below the original grade level. It is very important that the soil below the sand is not disturbed during this process. DONE
4. Organic matter (compost only no peat moss or cow manure) will need to be mixed carefully with the sand within the protection zone at a ratio of 1 part compost to 5 parts sand. The compost is available from Answer Products or from Fraser Richmond Soil and Fibre. DONE
5. The entire dripline of the tree will need to be mulched with 4 inches of composted hemlock bark mulch. The neighbours will need to be contacted to see if they agree to have mulch put down on their property. This product is different than the compost and is available from Fraser Richmond Soil and Fibre.
6. The entire drip line of the trees will need to be watered to a depth of 30cm once a week from June 1 until mid September for the next two years.
7. The trees need to be monitored monthly from June 1 until mid September for signs of stress. The watering regime may need to be increased during extended dry periods.

Other Protection Measures

The following steps are recommended to minimize any further damage or impact to the protected neighbouring trees:

- 1) No access by vehicles or personnel is permitted with the fenced-off area. Storage of materials is also not permitted inside this area. In the eventuality that the site supervisor requires access to the tree protection area, the Project Arborist should be consulted beforehand.
- 2) If it should prove necessary for construction access the protected areas protective cover should be placed on the unfenced portions of the root zone to protect the soils against compaction and other forms of disturbance. Such cover generally includes a base layer of filter cloth and either 6 – 12" of "road-base" or tree-chip mulch, depending on the anticipated usage of the area. A bridging of ¾" plywood is also sometimes used in small areas.



Froggers Creek Tree Consultants Ltd.

- 3) Services (gas, sewer, septic, water, electrical) must be dug outside the protected areas of the retained trees.
- 4) The Project Arborist should be consulted before any grade changes are performed within the protected areas. This includes landscape grade changes that take place after construction.
- 5) All soil protection measures, including fencing and protective covers, should be put in place before any on site work commences.
- 6) The Site Supervisor should contact the Project Arborist whenever a potential conflict arises with respect to the trees. Such contacts should be proactive in nature. The Project Arborist will ensure that they are available for immediate consultation. (Possible examples of potential conflicts would include the need to temporarily access one of the tree protection areas or the need for some encroachment pruning to be carried out).
- 7) The Project Arborist should be responsible for inspecting the tree sites following completion of the project.

End Report.

CERTIFICATION:

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Dated: March 28, 2007

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



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10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.



No. DP 06-352760

To the Holder: JORDAN KUTEV ARCHITECT

Property Address: 6860 ECKERSLEY ROAD

Address: C/O 4612 NAPIER STREET
 BURNABY, BC V5C 3H5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Reduce the minimum public road setback at the corner of Anderson Road and Eckersley Road to 2.5 m; and
 - b) Permit an approximately 15 m² (161 ft²) covered garbage and recycling enclosure to be located in the Public Road setback to Anderson Road.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$33,695.20. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 06-352760

To the Holder: JORDAN KUTEV ARCHITECT

Property Address: 6860 ECKERSLEY ROAD

Address: C/O 4612 NAPIER STREET
BURNABY, BC V5C 3H5

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



This Permit is not a Building Permit.

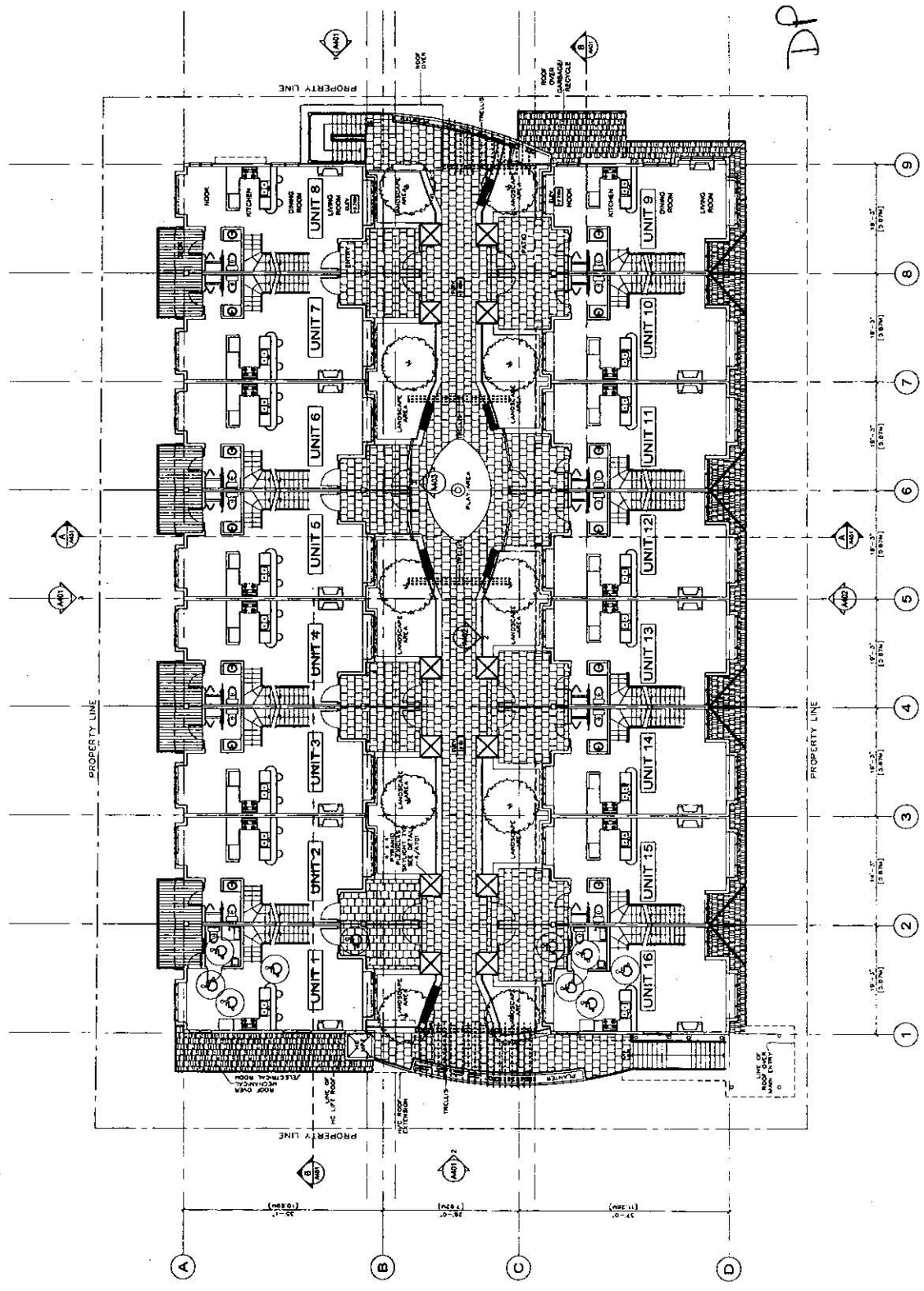
AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

<p>1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.</p> <p>2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.</p> <p>3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.</p> <p>4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.</p> <p>5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.</p>	
	
<p>Jordan Kulev architect</p> <p>200 N. 10th St. Suite 100 Richmond, VA 23261 Tel: 804.771.1111 Fax: 804.771.1112</p>	
<p>DATE: OCT 18 2007</p>	
<p>NO. DATE REVISION</p> <p>1 12/01/07 1. INITIAL DESIGN</p> <p>2 01/02/08 2. REVISED FOR PERMIT</p> <p>3 01/02/08 3. REVISED FOR PERMIT</p> <p>4 01/02/08 4. REVISED FOR PERMIT</p> <p>5 01/02/08 5. REVISED FOR PERMIT</p>	
	
<p>TOWNHOUSE DEVELOPMENT</p> <p>6860 ECESSLEY ROAD RICHMOND, S.C.</p>	
<p>MAIN FLOOR</p> <p>DP 06352760</p>	
<p>DEVELOPMENT PERMIT</p> <p>A202</p>	
<p>PROJECT NO. 0600</p> <p>DATE 08/02/07</p> <p>PROJECT NO. 0600</p> <p>DATE 08/02/07</p>	



#2

THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE COMPLETE AND EXHAUSTIVE STATEMENT OF THE ARCHITECT'S INTENT AND SHALL BE USED AS SUCH. NO OTHER DOCUMENTS, INCLUDING BUT NOT LIMITED TO, CONTRACTS, SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, ADDENDUMS, OR CHANGE ORDERS, SHALL BE USED TO INTERPRET OR MODIFY THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Jordan Kulev architect

OCT 18 2007

NO.	DATE	DESCRIPTION
1	10/18/07	REVISION #1
2	10/18/07	REVISION #2
3	10/18/07	REVISION #3
4	10/18/07	REVISION #4
5	10/18/07	REVISION #5
6	10/18/07	REVISION #6
7	10/18/07	REVISION #7
8	10/18/07	REVISION #8
9	10/18/07	REVISION #9
10	10/18/07	REVISION #10



TOWNHOUSE DEVELOPMENT

680 GEMERLEY ROAD RICHMOND, VA

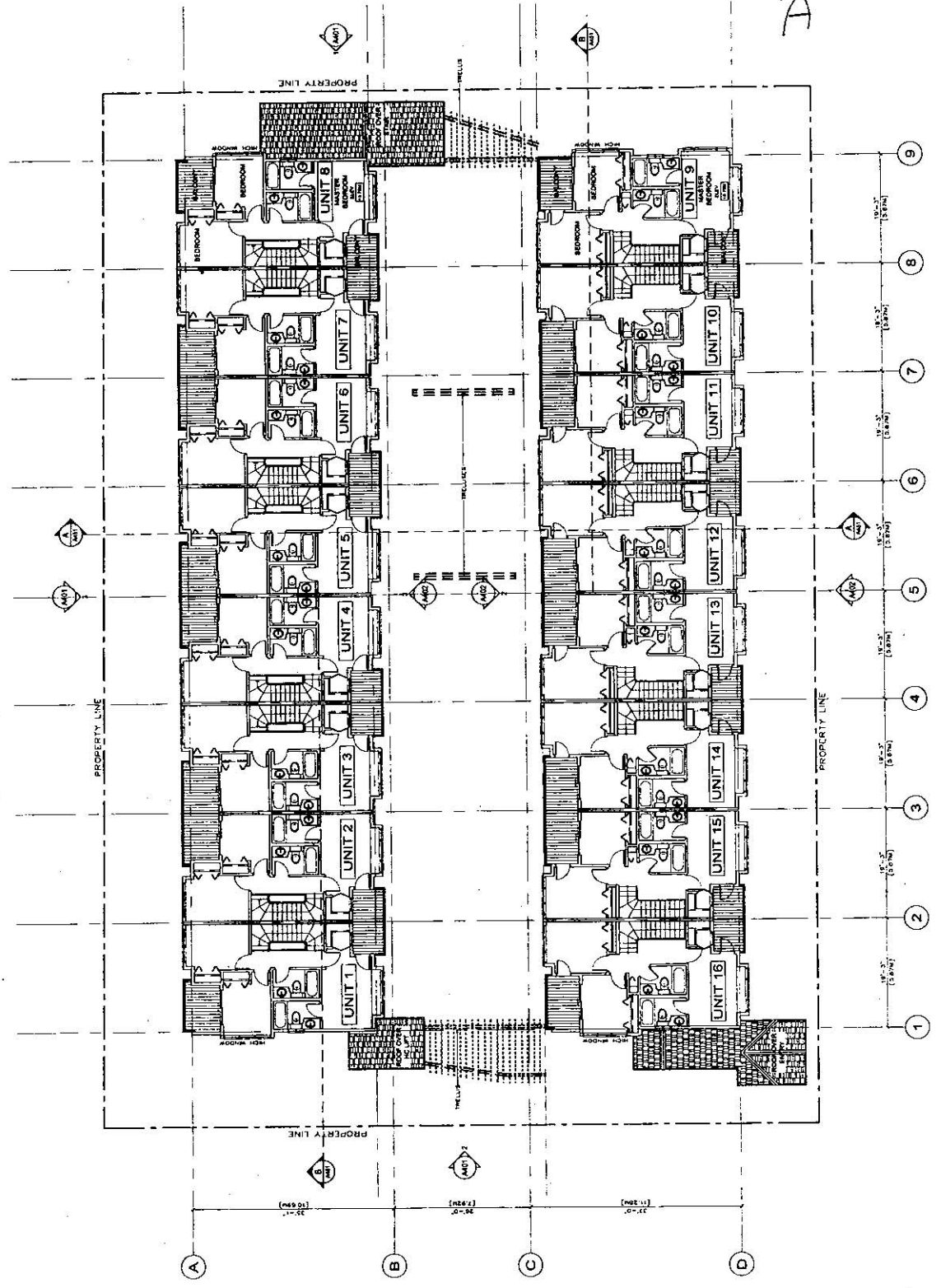
SECOND FLOOR

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SCALE	PROJECT NO.
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PROJECT	SHEET
TOWNHOUSE DEVELOPMENT	0003

2

DP 06 352760



PROPERTY LINE

PROPERTY LINE

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C

D

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
1'-0" (3048)

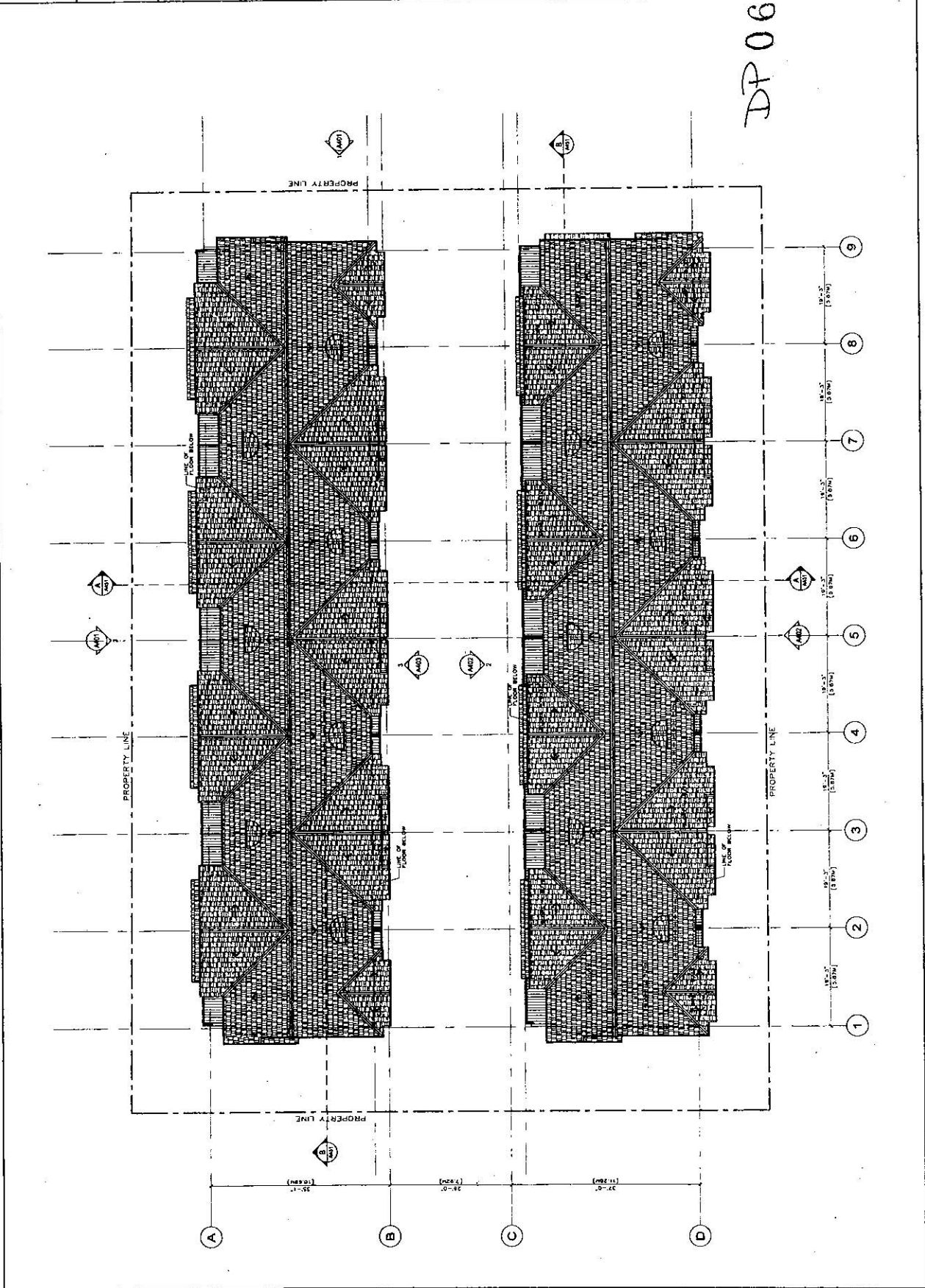
1'-0" (3048)

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15'-2" (4625)

		ordahl & archibutei architects <small>1000 WEST 10TH AVENUE VANCOUVER, BC V6H 1T5 TEL: 604-271-1111 FAX: 604-271-1112</small>		OCT 18 2007 <small>DATE</small>		<small>PROJECT NO.</small> A251		<small>SCALE</small> 1/8" = 1'-0" <small>PROJECT NO.</small> 0903	
<small>GENERAL NOTE</small> THIS PLAN IS TO BE USED IN CONNECTION WITH THE DEVELOPMENT PERMIT FOR THE PROJECT IDENTIFIED ABOVE.		<small>DATE</small> 03 OCT 2006		<small>PROJECT NO.</small> 0903		<small>DATE</small> 03 OCT 2006		<small>PROJECT NO.</small> 0903	
<small>DATE</small> 03 OCT 2006		<small>PROJECT NO.</small> 0903		<small>DATE</small> 03 OCT 2006		<small>PROJECT NO.</small> 0903		<small>DATE</small> 03 OCT 2006	



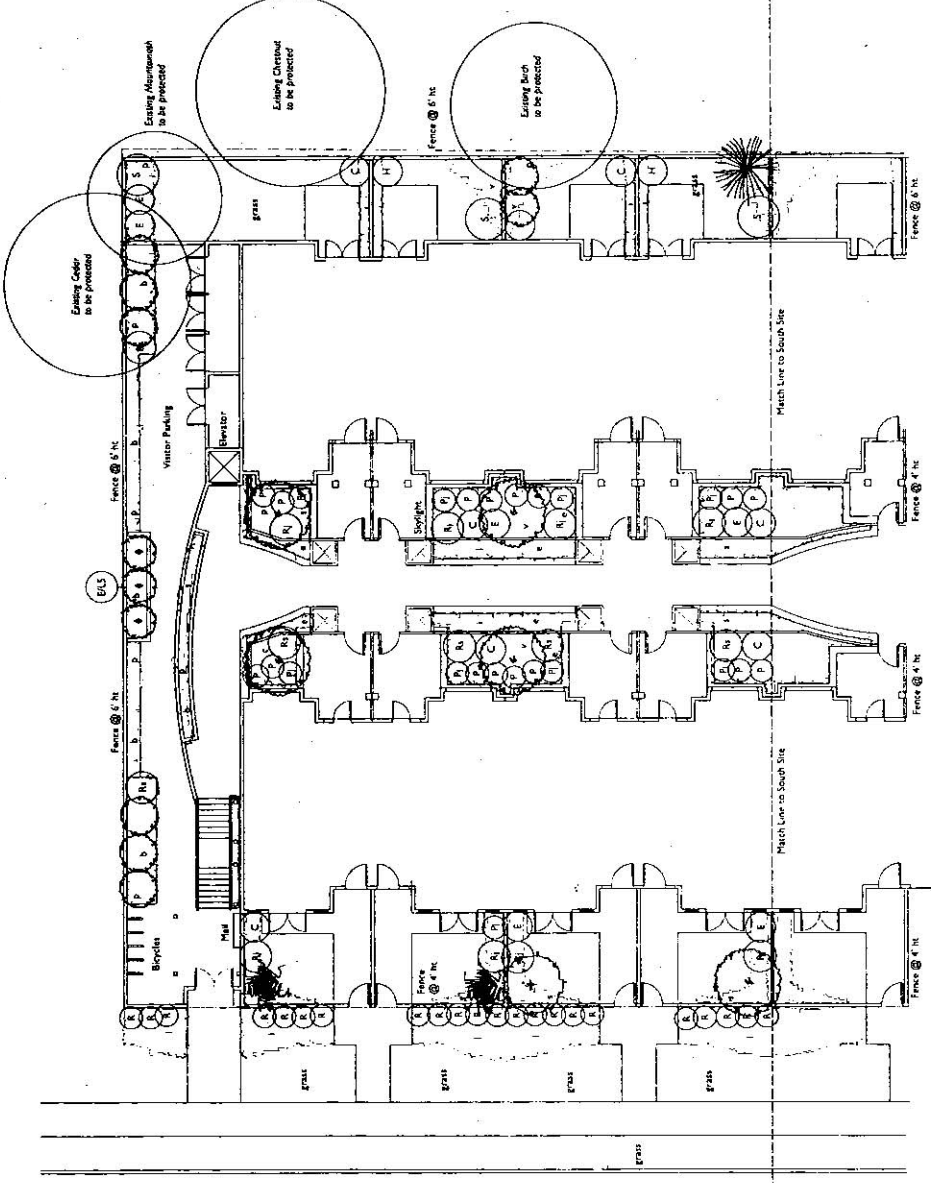
DP 06352760

#4

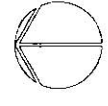
OCT 24 2007

PLANT LIST

Symbol	Botanical Name	Common Name	Size	Note
TREES				
1	Acer palmatum Bloodgood	Japanese Maple	6' ht	
2	Magnolia soulangiana	Magnolia	8' ht	
3	Pinus strobus	Western White Pine	10' ht	
4	Pinus strobus	Scots Pine	6' ht	
5	Populus tremula Erica	Common Aspen	3' cal	
6	Sorbus aucuparia Falgouta	Hawthorn	3' cal	
SHRUBS				
7	Camellia japonica	Camellia	4'5	
8	Eunonymus alatus Compactus	Burningtide	4'2	
9	Hydrangea macrophyllum	Hydrangea	4'5	
10	Pieris japonica	Pieris	4'5	
11	Polypodium medium	Swordfern	4'2	
12	Rhododendron Jean Marie de Hougue	Rhododendron	4'5	
13	Rhododendron Snow Lady	Rhododendron	4'5	
14	Rosa meiland La Serenita	Rose	4'2	
15	Syringa vulgaris	Lilac	4'5	
PERENNIALS & GROUNDCOVERS				
16	Blechnum spicant	Deer Fern	4'1	
17	Erica carnea Springwood White	Heather	4'1	
18	Impatiens zosterifolia	Japanese Bloodgrass	4'1	
19	Hosta	Hosta	4'1	
20	Cardinalis maritima	Flamingo	4'1	
21	Viola minor	Periwinkle	4"	
VINES				
22	Periploca virginica Engelmannii	Engelmann Ivy	4'2	
23	Clematis arvensis	Clematis	4'2	
All plants to meet BCLM / BCYPA standards				



NOTES
 1. Irrigation to be provided for all planting areas.
 2. Tree structures are shown on floor plan.



#59
 ECKERSLEY ROAD
 TOWNHOUSES
 4640 Eckersley Road, Richmond, BC

North Planting Plan
 Scale: 1/8" = 1'-0"

DP 06852760

October 24, 2007
 October 24, 2007
 October 2, 2007
 September 26, 2007
 September 6, 2007
 December 20, 2006
 December 15, 2006
 October 20, 2006
 September 27, 2006

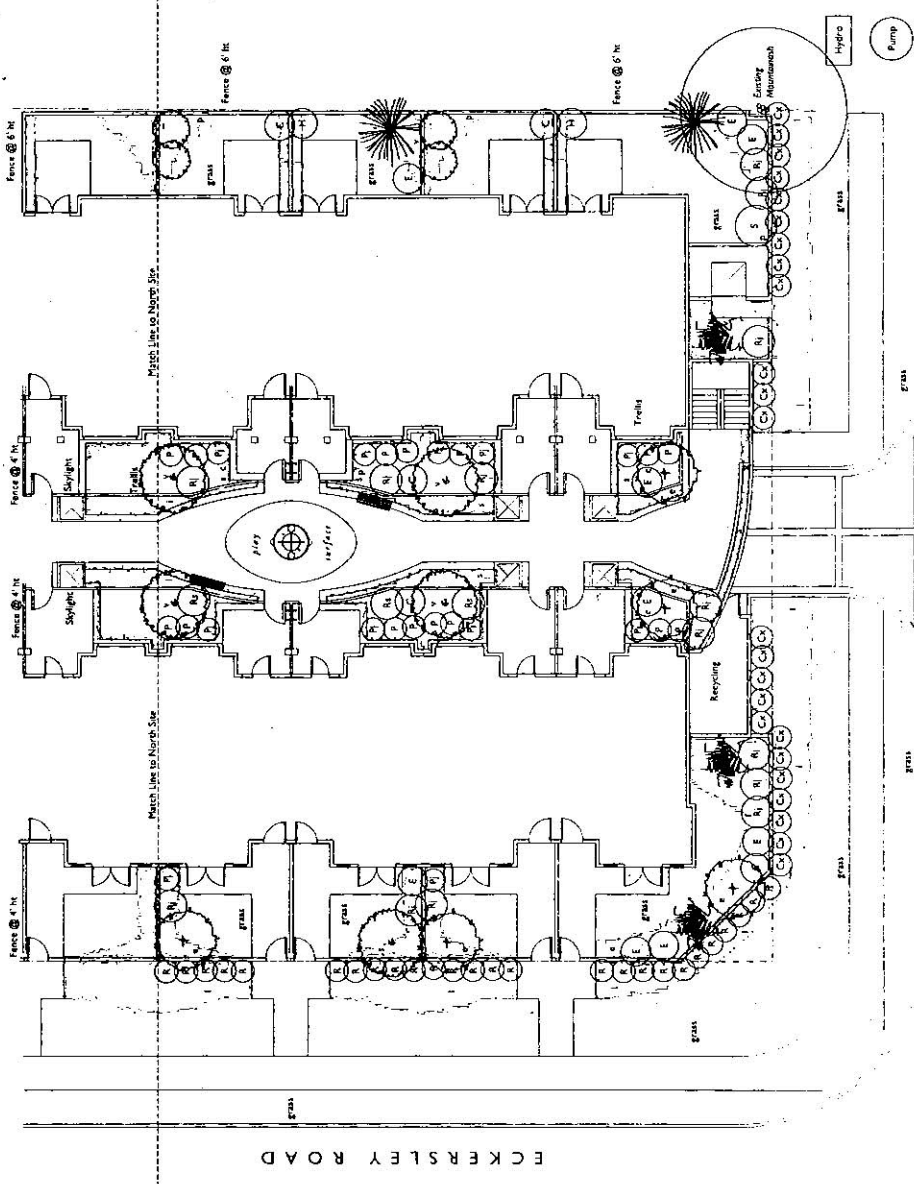
ECKERSLEY ROAD

OCT 24 2007

Symbol	Botanical Name	Common Name	Size	Note
1	Quercus macrocarpa	White Oak	6" H	
2	Quercus prinus	Pin Oak	6" H	
3	Quercus laevis	Swamp White Oak	6" H	
4	Quercus falcata	Scarlet Oak	6" H	
5	Quercus rubra	Red Oak	6" H	
6	Quercus alba	White Oak	6" H	
7	Quercus coccinea	Scarlet Oak	6" H	
8	Quercus prinus	Pin Oak	6" H	
9	Quercus laevis	Swamp White Oak	6" H	
10	Quercus falcata	Scarlet Oak	6" H	
11	Quercus rubra	Red Oak	6" H	
12	Quercus alba	White Oak	6" H	
13	Quercus coccinea	Scarlet Oak	6" H	
14	Quercus prinus	Pin Oak	6" H	
15	Quercus laevis	Swamp White Oak	6" H	
16	Quercus falcata	Scarlet Oak	6" H	
17	Quercus rubra	Red Oak	6" H	
18	Quercus alba	White Oak	6" H	
19	Quercus coccinea	Scarlet Oak	6" H	
20	Quercus prinus	Pin Oak	6" H	
21	Quercus laevis	Swamp White Oak	6" H	
22	Quercus falcata	Scarlet Oak	6" H	
23	Quercus rubra	Red Oak	6" H	
24	Quercus alba	White Oak	6" H	
25	Quercus coccinea	Scarlet Oak	6" H	
26	Quercus prinus	Pin Oak	6" H	
27	Quercus laevis	Swamp White Oak	6" H	
28	Quercus falcata	Scarlet Oak	6" H	
29	Quercus rubra	Red Oak	6" H	
30	Quercus alba	White Oak	6" H	
31	Quercus coccinea	Scarlet Oak	6" H	
32	Quercus prinus	Pin Oak	6" H	
33	Quercus laevis	Swamp White Oak	6" H	
34	Quercus falcata	Scarlet Oak	6" H	
35	Quercus rubra	Red Oak	6" H	
36	Quercus alba	White Oak	6" H	
37	Quercus coccinea	Scarlet Oak	6" H	
38	Quercus prinus	Pin Oak	6" H	
39	Quercus laevis	Swamp White Oak	6" H	
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41	Quercus rubra	Red Oak	6" H	
42	Quercus alba	White Oak	6" H	
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44	Quercus prinus	Pin Oak	6" H	
45	Quercus laevis	Swamp White Oak	6" H	
46	Quercus falcata	Scarlet Oak	6" H	
47	Quercus rubra	Red Oak	6" H	
48	Quercus alba	White Oak	6" H	
49	Quercus coccinea	Scarlet Oak	6" H	
50	Quercus prinus	Pin Oak	6" H	
51	Quercus laevis	Swamp White Oak	6" H	
52	Quercus falcata	Scarlet Oak	6" H	
53	Quercus rubra	Red Oak	6" H	
54	Quercus alba	White Oak	6" H	
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71	Quercus rubra	Red Oak	6" H	
72	Quercus alba	White Oak	6" H	
73	Quercus coccinea	Scarlet Oak	6" H	
74	Quercus prinus	Pin Oak	6" H	
75	Quercus laevis	Swamp White Oak	6" H	
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77	Quercus rubra	Red Oak	6" H	
78	Quercus alba	White Oak	6" H	
79	Quercus coccinea	Scarlet Oak	6" H	
80	Quercus prinus	Pin Oak	6" H	
81	Quercus laevis	Swamp White Oak	6" H	
82	Quercus falcata	Scarlet Oak	6" H	
83	Quercus rubra	Red Oak	6" H	
84	Quercus alba	White Oak	6" H	
85	Quercus coccinea	Scarlet Oak	6" H	
86	Quercus prinus	Pin Oak	6" H	
87	Quercus laevis	Swamp White Oak	6" H	
88	Quercus falcata	Scarlet Oak	6" H	
89	Quercus rubra	Red Oak	6" H	
90	Quercus alba	White Oak	6" H	
91	Quercus coccinea	Scarlet Oak	6" H	
92	Quercus prinus	Pin Oak	6" H	
93	Quercus laevis	Swamp White Oak	6" H	
94	Quercus falcata	Scarlet Oak	6" H	
95	Quercus rubra	Red Oak	6" H	
96	Quercus alba	White Oak	6" H	
97	Quercus coccinea	Scarlet Oak	6" H	
98	Quercus prinus	Pin Oak	6" H	
99	Quercus laevis	Swamp White Oak	6" H	
100	Quercus falcata	Scarlet Oak	6" H	

ECKERSLEY ROAD
TOWN HOUSES
South Planting Plan #51P
Scale 1/8" = 1'-0"
TOPOGRAPHICS
230.247.9720

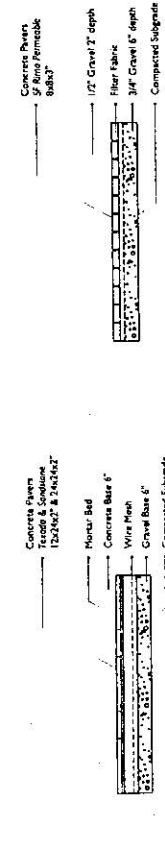
L2
DP 06352760



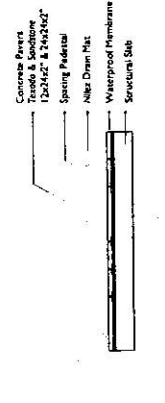
NOTES
a) Irrigation to be provided for all planting areas.
b) Trees structures are indicated on Plan L3

ANDERSON ROAD

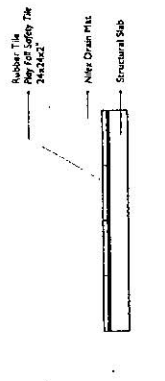
ECKERSLEY ROAD



1 Entrance Concrete Pavers



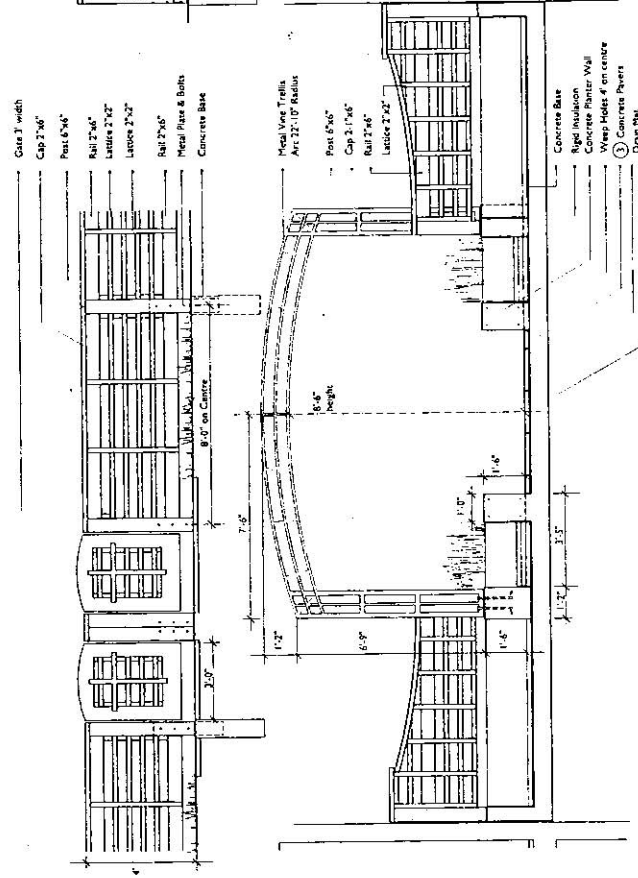
3 Courtyard Concrete Pavers



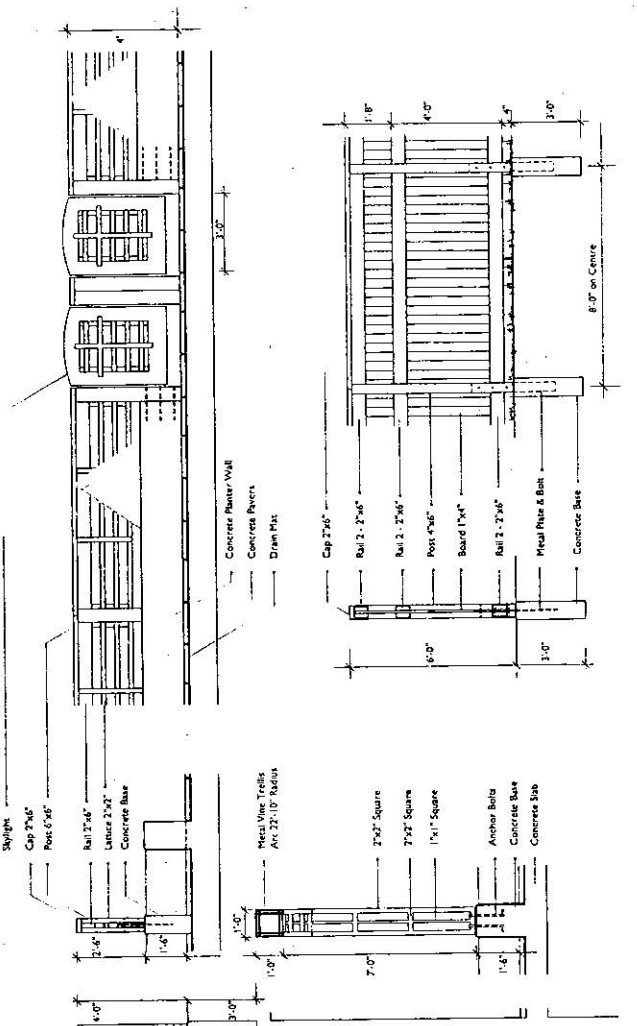
4 Rubber Play Surface

OCT 23 2007

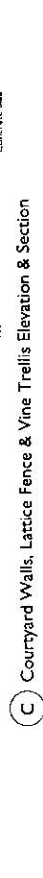
A Eckersley Road Lattice Fence & Gate Elevation & Section



B Courtyard Walls, Lattice Fence & Gate Section & Elevation



C Courtyard Walls, Lattice Fence & Vine Trellis Elevation & Section



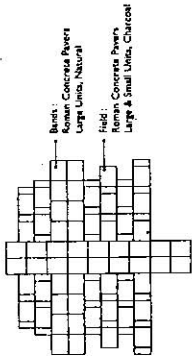
D North & East Perimeter Fence Section & Elevation



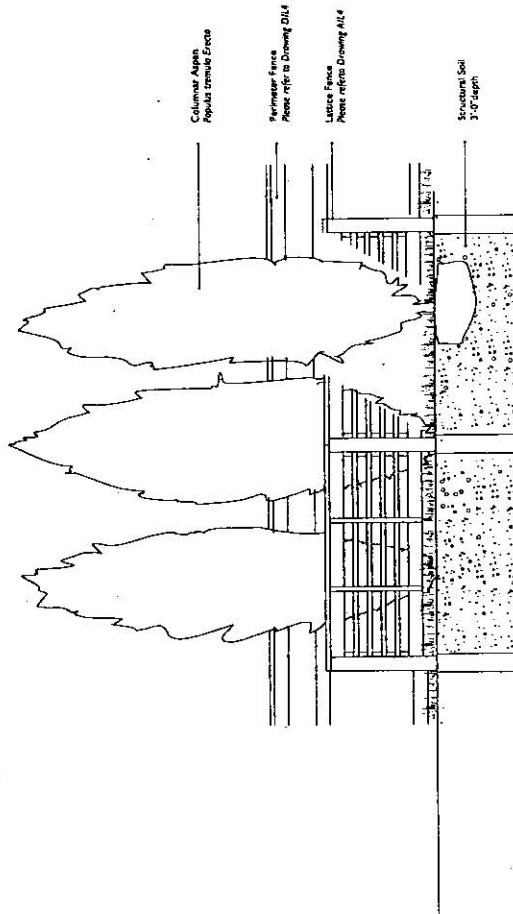
October 22, 2007
 October 7, 2007
**ECKERSLEY ROAD
 TOWNHOUSES**
 4860 Eckersley Road, Richmond, BC
 Landscape Details
 Scale: 1/2" = 1'-0"
#5C
 TOPOGRAPHICS
 250-247-9728

L4
 DP 06352760

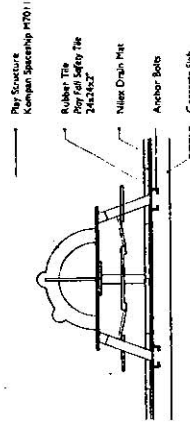
OCT 23 2007



5 Roman Concrete Pavers



E North Perimeter Planting



F Play Structure

October 23, 2007
ECKERSLEY ROAD
TOWNHOUSES
 6868 Eversley Road, Richmond, BC
 Landscape Details
 Scale: 1/2" = 1'-0"
TOPOGRAPHICS
 250.247.9720
L5

#5d

DP 06352760

OCT 24 2007

Key

- ① Entrance Concrete Pavers (L4)
- ② Permeable Concrete Pavers (L4)
- ③ Courtyard Concrete Pavers (L4)
- ④ Rubber Play Surface (L4+L5)
- ⑤ Paving Concrete Pavers (L5)
- ⑥ Lattice Fence (L4)
- ⑦ Courtyard Wall & Fence (L4)
- ⑧ Vine Trellis (L4)
- ⑨ Perimeter Fence (L4)
- ⑩ North Perimeter Paving (L5)
- ⑪ Play Structure (L5)

Notes

For Landscape Details, please refer to Drawing L4 & L5



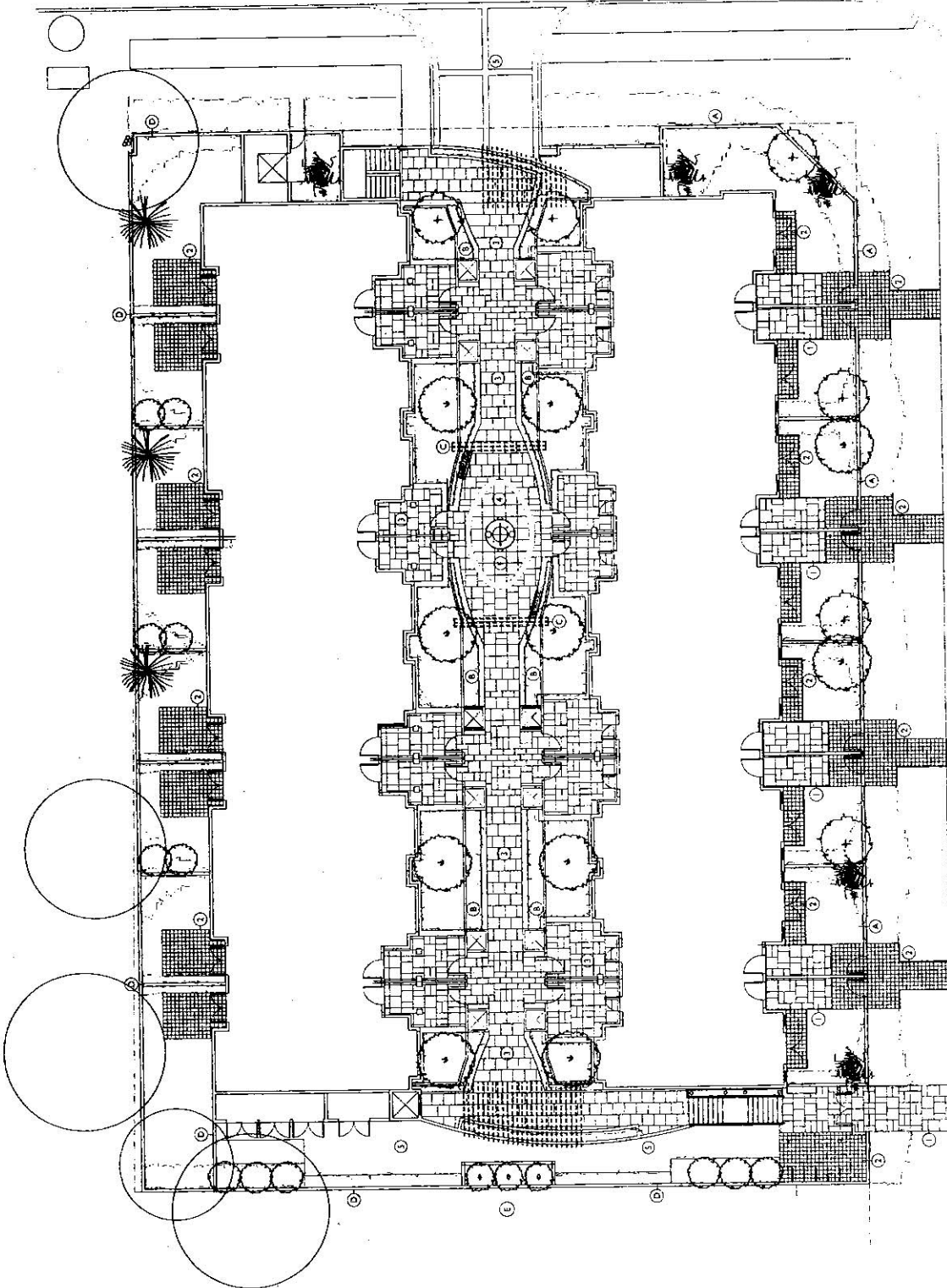
October 24, 2007
October 27, 2007
October 2, 2007

ECKERSLEY ROAD
TOWNHOUSES
6860 Eckersley Road, Richmond, BC

Landscape
Materials Plan #50

Scale 1/8" = 1'-0"
TOPOGRAPHICS
250.247.9720

L3



ECKERSLEY ROAD

DP 06352760

Architectural drawings showing elevations and details of a building facade. The drawings include a north elevation, a south elevation, and an east elevation. The north and south elevations are shown at a scale of 1/8" = 1'-0" and the east elevation is shown at a scale of 1/4" = 1'-0". The drawings are dated OCT 18 2007 and are the work of Jordan Kuey architect.



Jordan Kuey
architect

77 St. James Street
Richmond, B.C. V6V 2C9
Phone: 604-273-1111
Fax: 604-273-1112

OCT 18 2007

CONTRACT

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DATE

PROJECT NO. 0603

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

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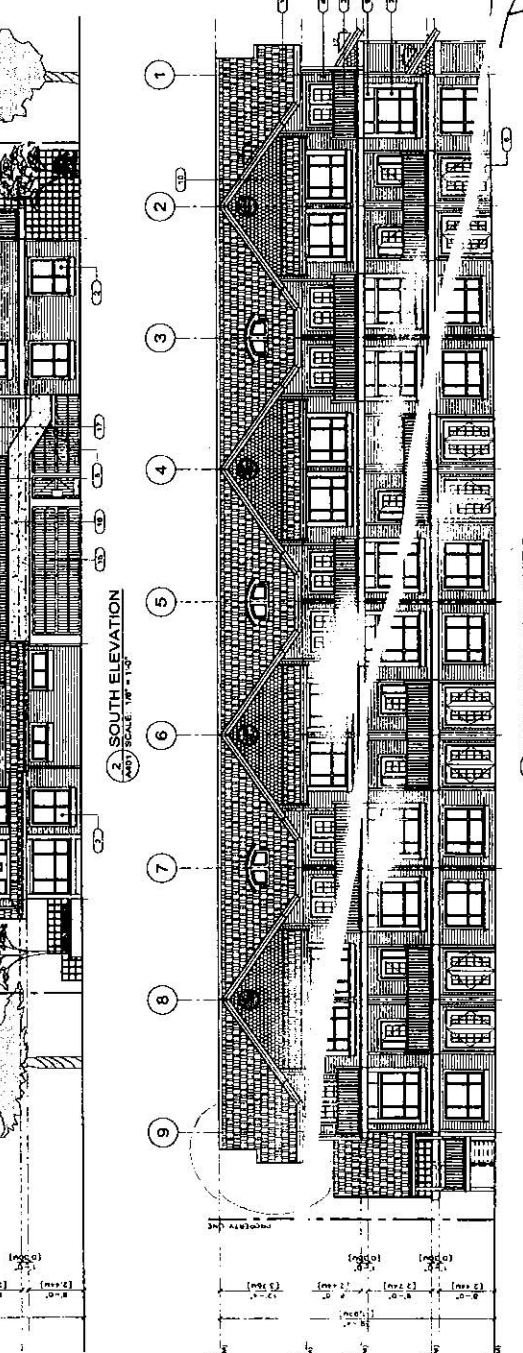
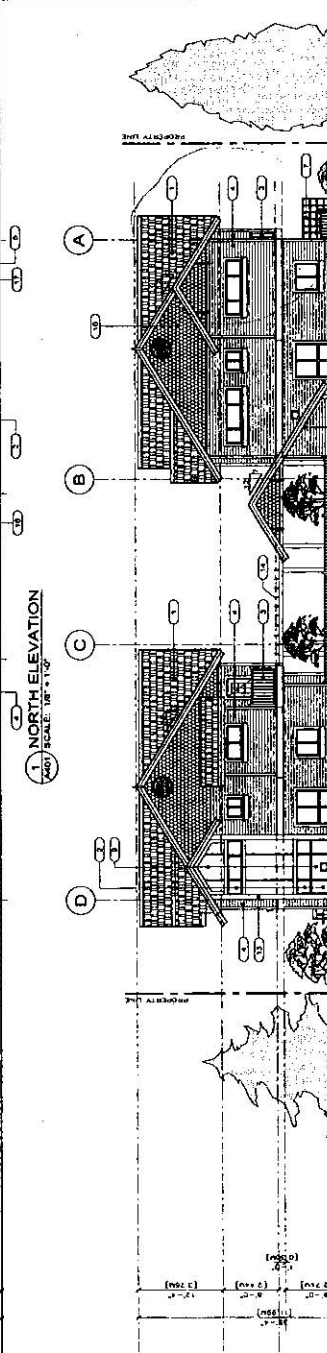
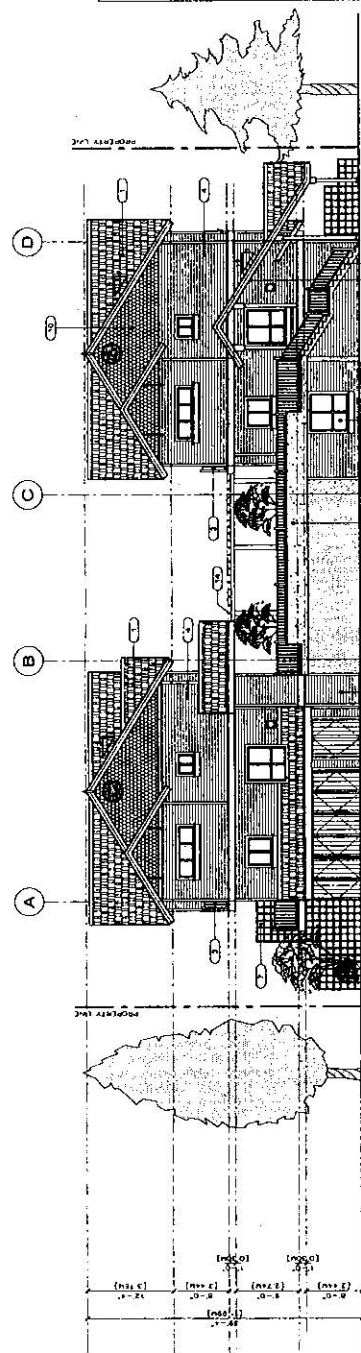
SCALE: 1/8" = 1'-0"

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- EXTENDED FINISH LEGEND
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DI 063

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1. TO SHOW THE LOCATION OF THE PROJECT ON THE SITE PLAN.
2. TO SHOW THE LOCATION OF THE PROJECT ON THE ZONING MAP.
3. TO SHOW THE LOCATION OF THE PROJECT ON THE ADJACENT LOTS.
4. TO SHOW THE LOCATION OF THE PROJECT ON THE STREET FRONTAGE.
5. TO SHOW THE LOCATION OF THE PROJECT ON THE PROPERTY LINE.
6. TO SHOW THE LOCATION OF THE PROJECT ON THE CURB LINE.
7. TO SHOW THE LOCATION OF THE PROJECT ON THE SIDEWALK.
8. TO SHOW THE LOCATION OF THE PROJECT ON THE DRIVEWAY.
9. TO SHOW THE LOCATION OF THE PROJECT ON THE GARAGE.
10. TO SHOW THE LOCATION OF THE PROJECT ON THE PORCH.
11. TO SHOW THE LOCATION OF THE PROJECT ON THE PATIO.
12. TO SHOW THE LOCATION OF THE PROJECT ON THE DECK.
13. TO SHOW THE LOCATION OF THE PROJECT ON THE BALCONY.
14. TO SHOW THE LOCATION OF THE PROJECT ON THE TERRACE.
15. TO SHOW THE LOCATION OF THE PROJECT ON THE STAIRS.
16. TO SHOW THE LOCATION OF THE PROJECT ON THE ELEVATOR.
17. TO SHOW THE LOCATION OF THE PROJECT ON THE HALLWAY.
18. TO SHOW THE LOCATION OF THE PROJECT ON THE BATHROOM.
19. TO SHOW THE LOCATION OF THE PROJECT ON THE KITCHEN.
20. TO SHOW THE LOCATION OF THE PROJECT ON THE LIVING ROOM.
21. TO SHOW THE LOCATION OF THE PROJECT ON THE BEDROOM.
22. TO SHOW THE LOCATION OF THE PROJECT ON THE CLOSET.
23. TO SHOW THE LOCATION OF THE PROJECT ON THE STORAGE AREA.
24. TO SHOW THE LOCATION OF THE PROJECT ON THE UTILITY ROOM.
25. TO SHOW THE LOCATION OF THE PROJECT ON THE LAUNDRY ROOM.
26. TO SHOW THE LOCATION OF THE PROJECT ON THE PANTRY.
27. TO SHOW THE LOCATION OF THE PROJECT ON THE BREAKFAST ROOM.
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29. TO SHOW THE LOCATION OF THE PROJECT ON THE BREAKFAST ROOM.
30. TO SHOW THE LOCATION OF THE PROJECT ON THE BREAKFAST ROOM.



vidankulev
architect

705 752 2002
705 752 2003
705 752 2004
705 752 2005
705 752 2006
705 752 2007

OCT 18 2007

NO.	DATE	DESCRIPTION
1	10/18/07	PRELIMINARY
2	10/18/07	REVISED
3	10/18/07	REVISED
4	10/18/07	REVISED
5	10/18/07	REVISED
6	10/18/07	REVISED
7	10/18/07	REVISED
8	10/18/07	REVISED
9	10/18/07	REVISED
10	10/18/07	REVISED



TOWNHOUSE DEVELOPMENT
6880 ECKERSLEY
RICHMOND, B.C.

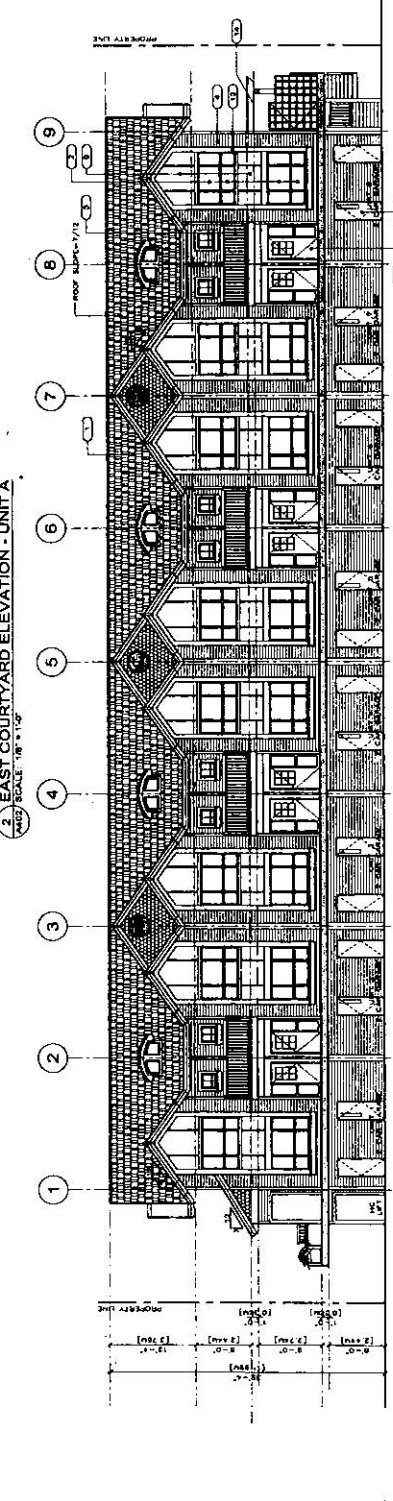
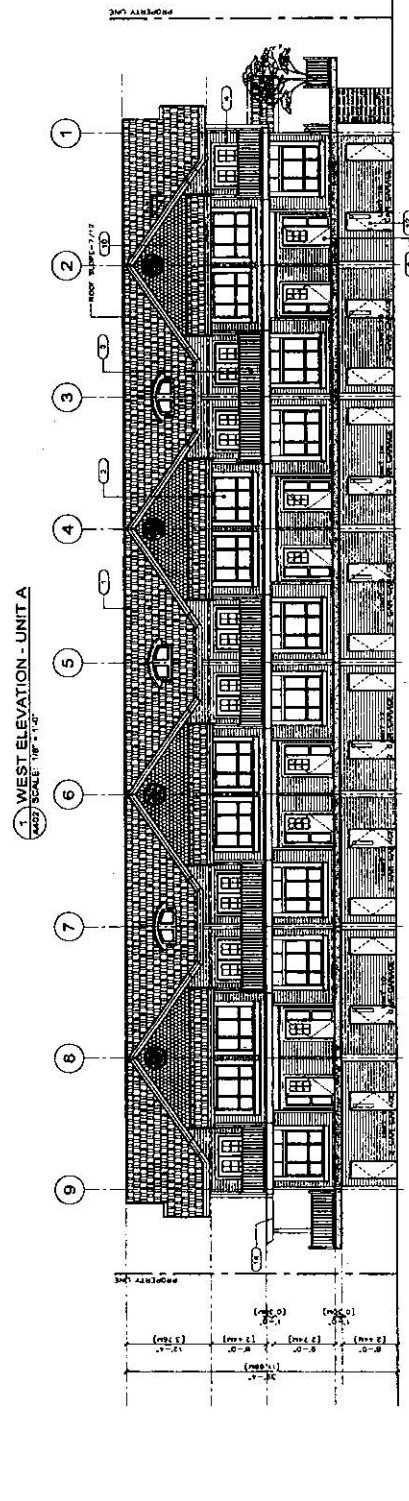
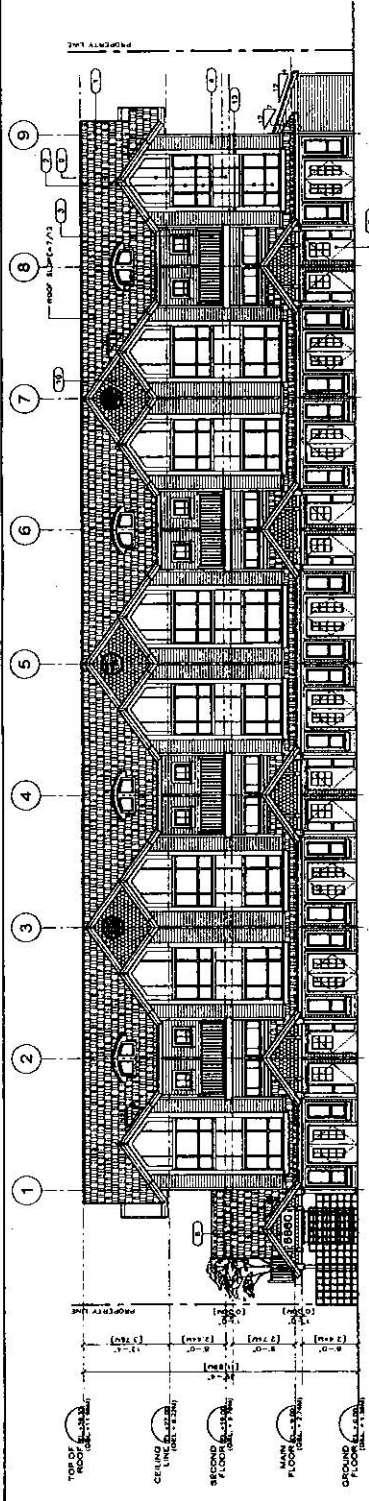
BUILDING ELEVATIONS

DEVELOPMENT PERMIT



A402

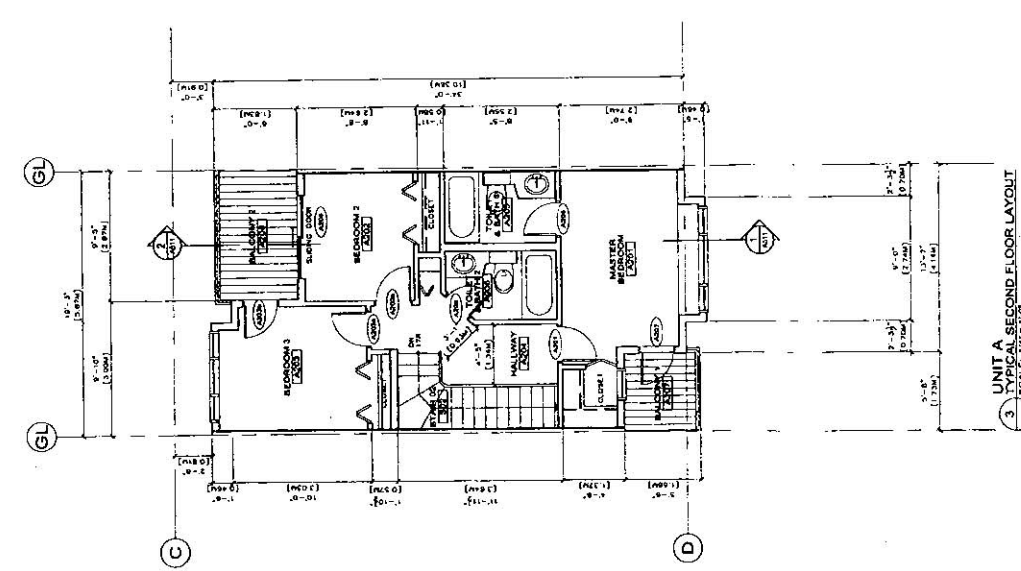
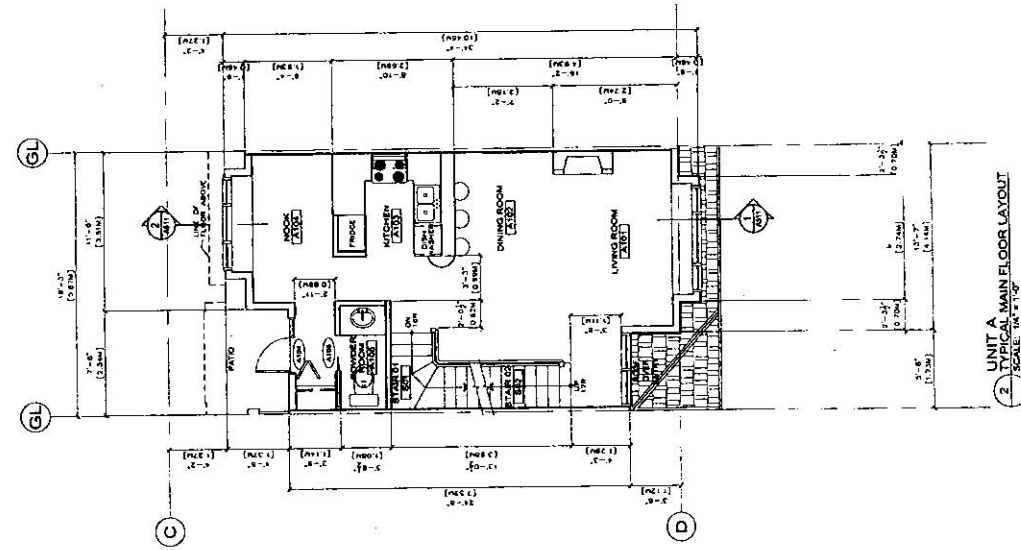
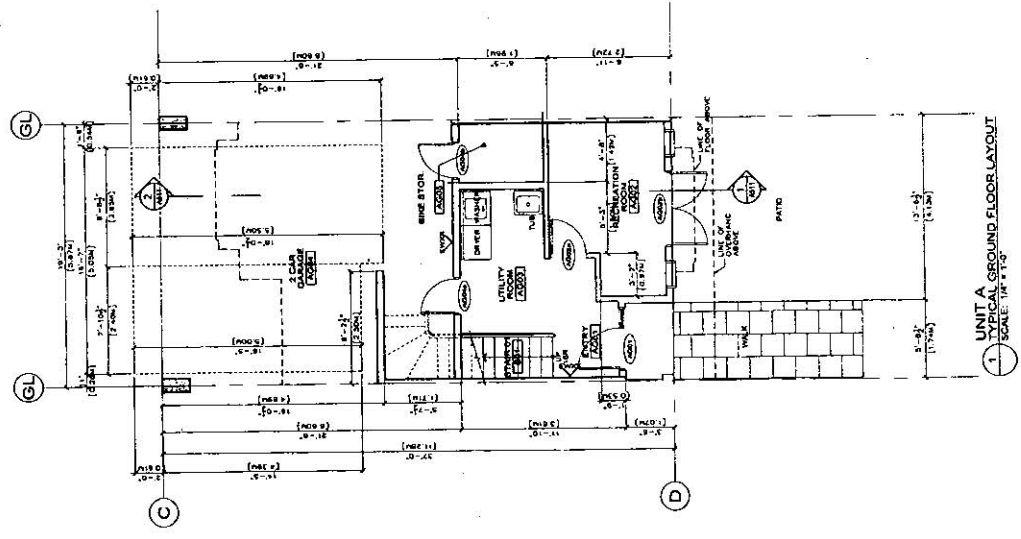
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- EXTERIOR FINISH LEGEND
- 1. BRICK
 - 2. STUCCO
 - 3. CONCRETE
 - 4. METAL PANELS
 - 5. GLASS
 - 6. WOOD
 - 7. TERRAZZO
 - 8. GRANITE
 - 9. MARBLE
 - 10. SLATE
 - 11. CEMENT PLASTER
 - 12. GIPSUM
 - 13. POLYURETHANE
 - 14. POLYURETHANE
 - 15. POLYURETHANE
 - 16. POLYURETHANE
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 - 30. POLYURETHANE



DP 06

	JORDAN KUFVEY Architect	OCT 18 2007	M.S.L. 1. ZONING: RESIDENTIAL 1 2. THEORY: DEVELOPMENT PERMIT 3. PRELIM: PRELIMINARY PERMIT 4. PRELIM: PRELIMINARY PERMIT 5. PRELIM: PRELIMINARY PERMIT 6. PRELIM: PRELIMINARY PERMIT 7. PRELIM: PRELIMINARY PERMIT 8. PRELIM: PRELIMINARY PERMIT 9. PRELIM: PRELIMINARY PERMIT 10. PRELIM: PRELIMINARY PERMIT		TOWNHOUSE DEVELOPMENT 8805 ECKERSLEY ROAD RICHMOND, B.C.	UNIT A TYPICAL FLOOR LAYOUT	DEVELOPMENT PERMIT	A501	DATE: 10/18/07	SHEET: 35 OF 60
									PROJECT:	SECTION:



DP 06

35 OF 60

REFERENCE PLAN

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 4. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF FINISHES.
 5. REFER TO THE SPECIFICATIONS FOR A COMPLETE LIST OF MATERIALS.
 6. REFER TO THE SCHEDULES FOR A COMPLETE LIST OF EQUIPMENT AND FIXTURES.
 7. REFER TO THE NOTES ON EACH SHEET FOR A COMPLETE LIST OF NOTES.
 8. REFER TO THE NOTES ON EACH SHEET FOR A COMPLETE LIST OF NOTES.

**Jordan Kufey
 Architect**
 1001 W. 10th St.
 Suite 100
 Richmond, B.C. V6V 2G9
 Tel: 604.273.8888
 Fax: 604.273.8889
 Email: jordan@jordan-kufey.com

OCT 18 2007

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/18/07
2	ISSUED FOR PERMIT	10/18/07
3	ISSUED FOR PERMIT	10/18/07
4	ISSUED FOR PERMIT	10/18/07
5	ISSUED FOR PERMIT	10/18/07
6	ISSUED FOR PERMIT	10/18/07
7	ISSUED FOR PERMIT	10/18/07
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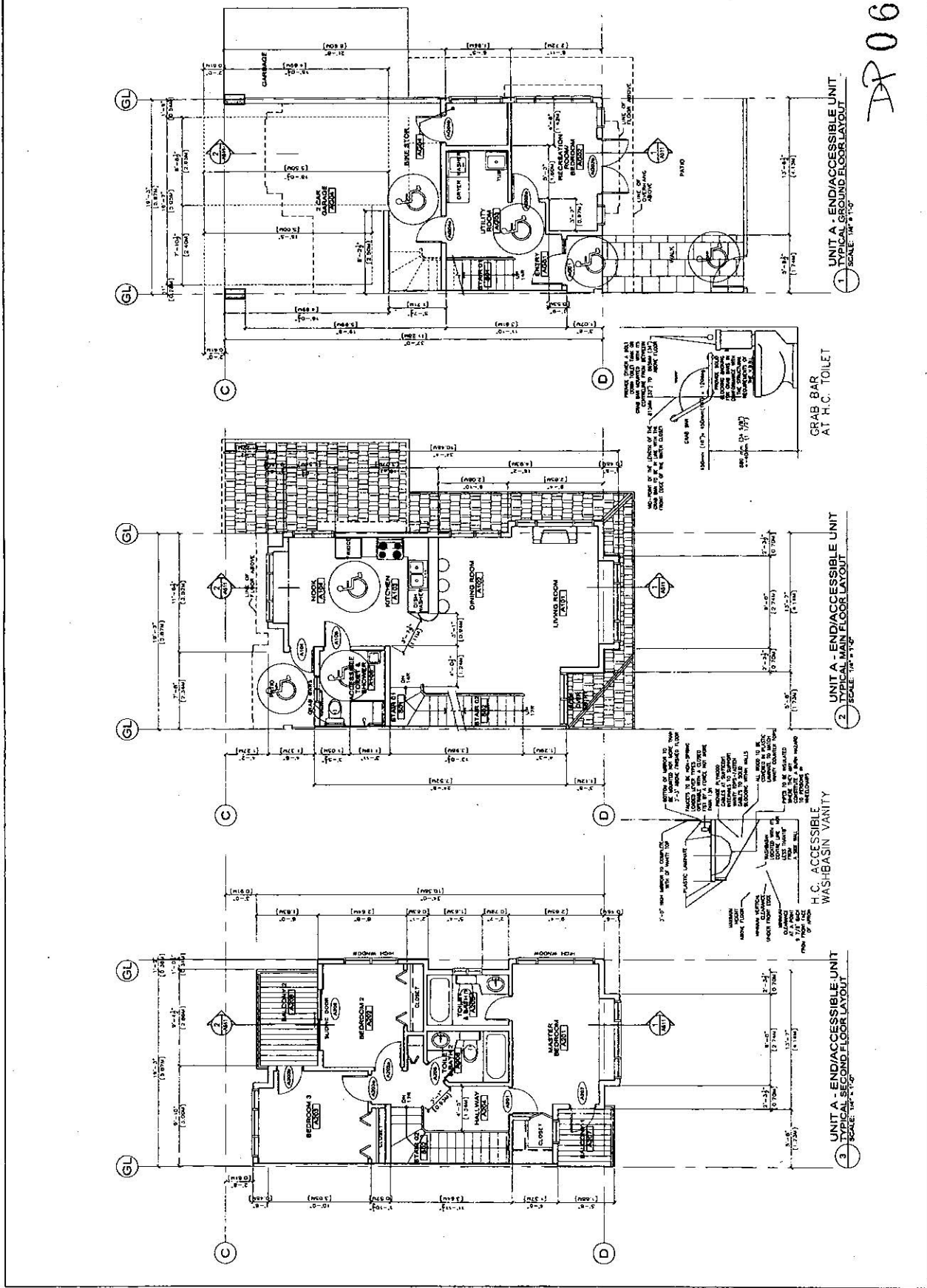


**TOWNHOUSE
 DEVELOPMENT**
 6840 ECHERLEY ROAD
 RICHMOND, B.C.

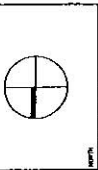
UNIT A - ENDIACCESSIBLE UNIT
 FLOOR LAYOUT

DEVELOPMENT PERMIT
 A502
 DATE: 10/18/07
 PROJECT NO: 06

REFERENCE PLAN



1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



Jordenkuey architect
 175 WEST 42ND STREET
 SUITE 1000
 NEW YORK, NY 10018
 TEL: 212 693 9000
 FAX: 212 693 9001
 WWW.JORDENKUEY.COM

OCT 18 2007

NO.	DATE	REVISION
1	10/18/07	ISSUED FOR PERMIT
2	10/18/07	ISSUED FOR PERMIT
3	10/18/07	ISSUED FOR PERMIT
4	10/18/07	ISSUED FOR PERMIT
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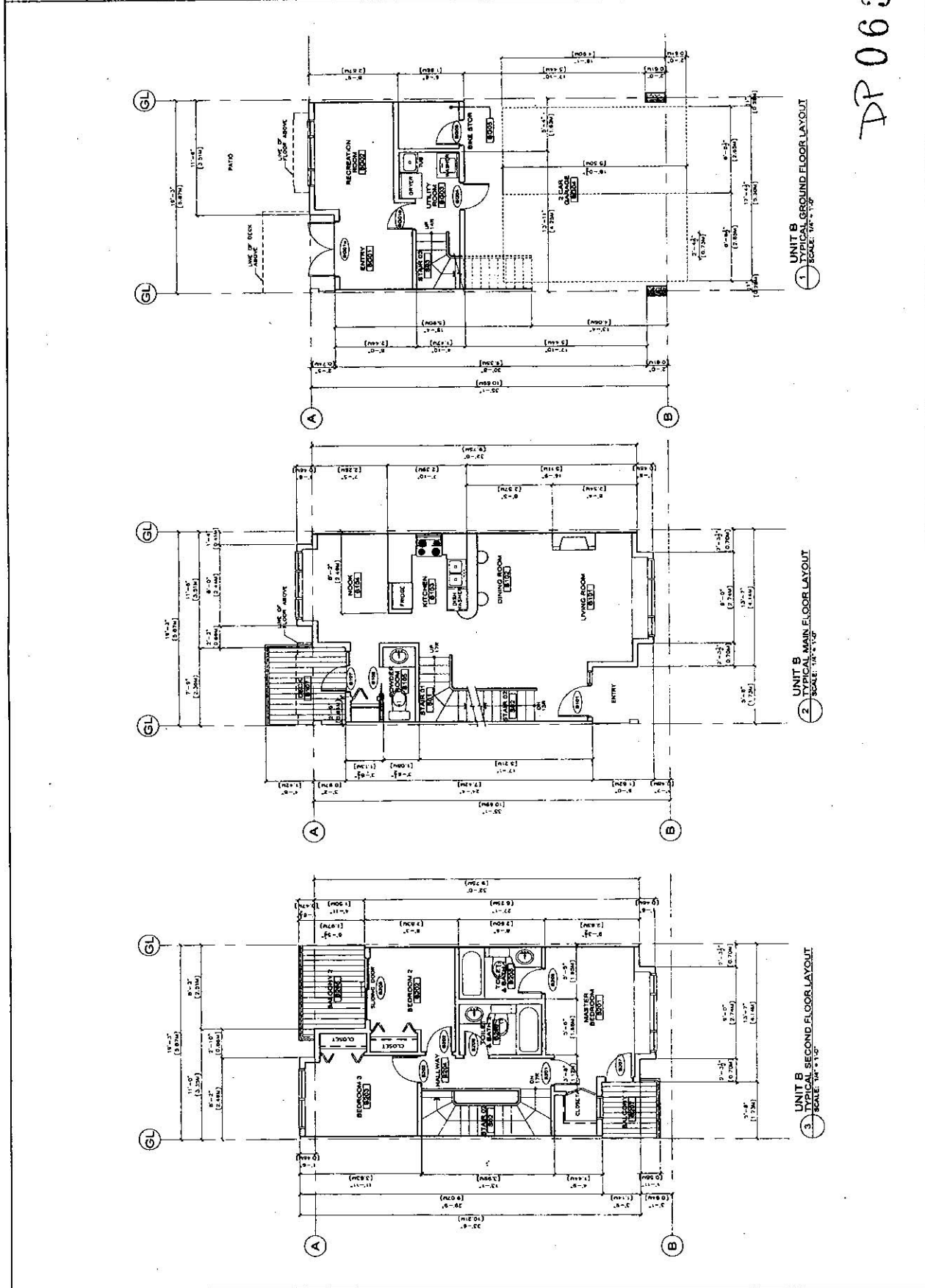


TOWNHOUSE DEVELOPMENT
 8650 ECKENSBLEY ROAD
 RICHMOND, B.C.

UNIT B TYPICAL GROUND FLOOR LAYOUT

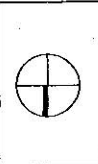
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 A503
 PROJECT NO. 0603
 SHEET NO. 2760
 DATE: 3/02/2006
 DRAWN BY: J.A.
 CHECKED BY: J.A.

REFERENCE PLAN



DP 06352760

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Jordan Kutev architect
 2000 W. BROADWAY
 SUITE 100
 RICHMOND, B.C. V6X 4K6
 TEL: 604.273.8888
 FAX: 604.273.8889
 WWW.JORDANKUTEV.COM

OCT 18 2007

DATE

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DATE

PROJECT #

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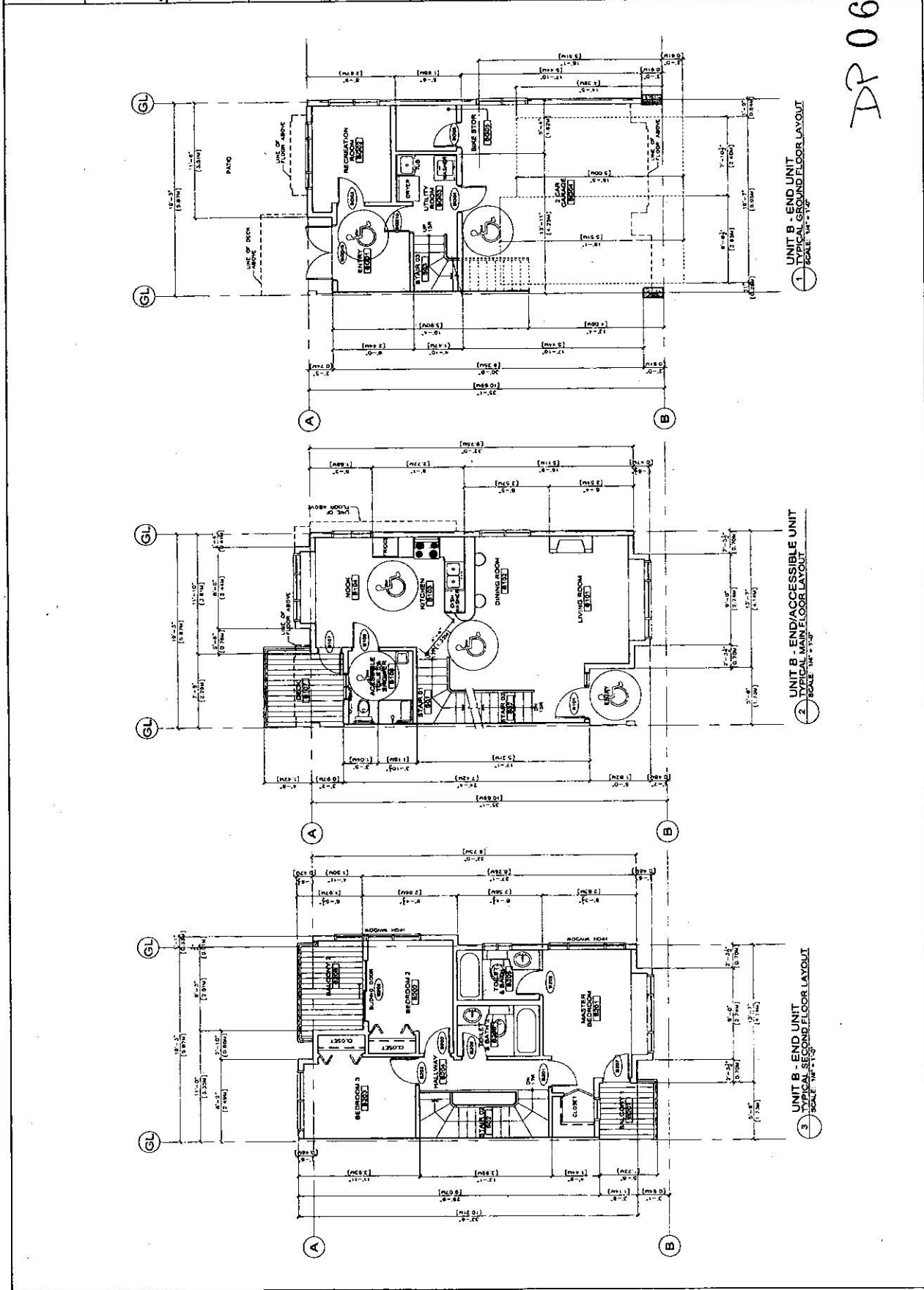
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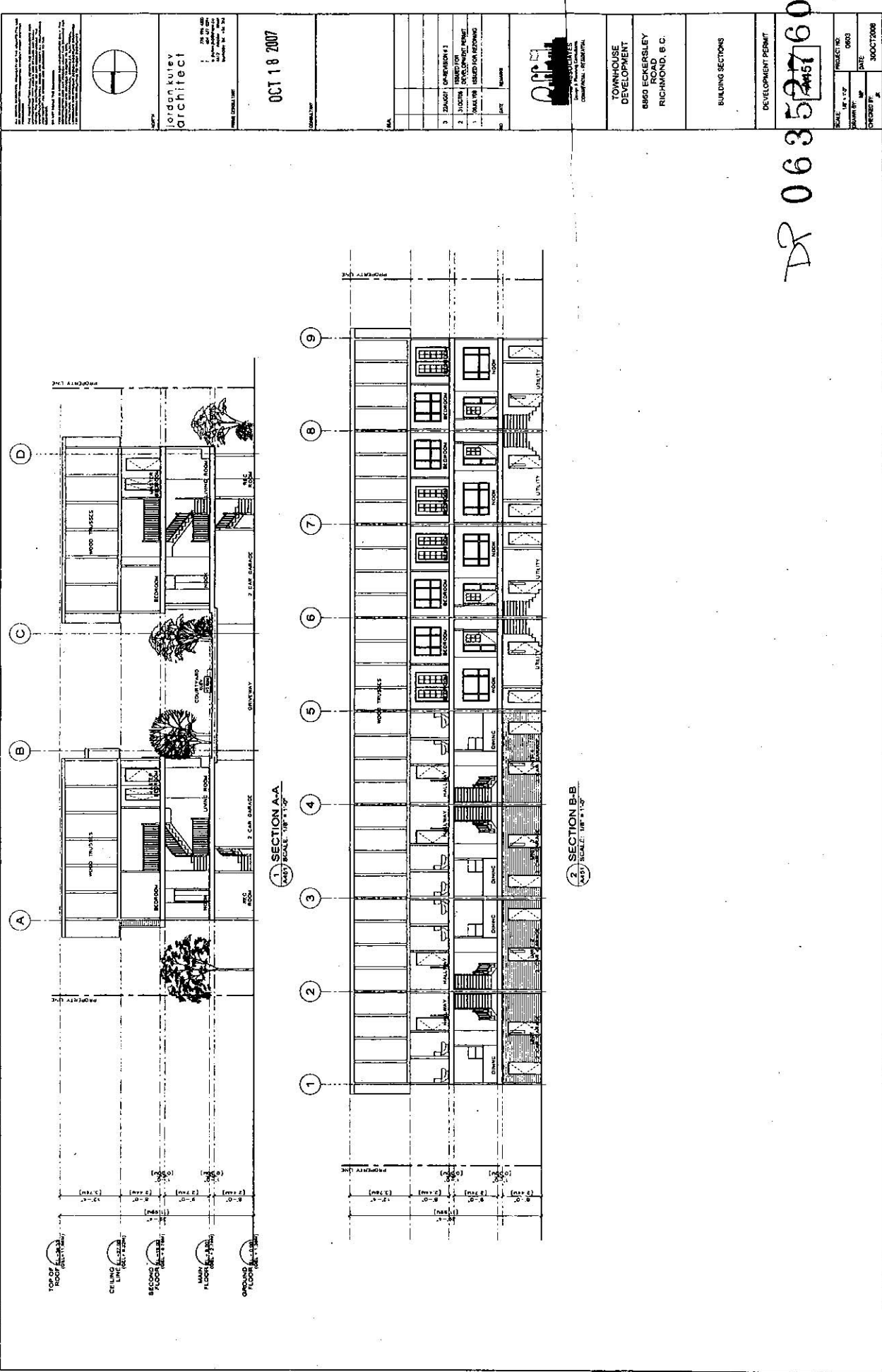
PROJECT #

DATE



A504
 352760
 DP 06

REFERENCE PLAN



DR 06352760
 52760

JORDAN KULEV
architect
 1317 S. MAIN ST.
 RICHMOND, VA 23134
 TEL: 804.644.1111
 FAX: 804.644.1112
 WWW.JORDANKULEVARCHITECT.COM

OCT 18 2007
 SHEET NO. 1 OF 1

DEVELOPMENT PERMIT
 BUILDING SECTIONS

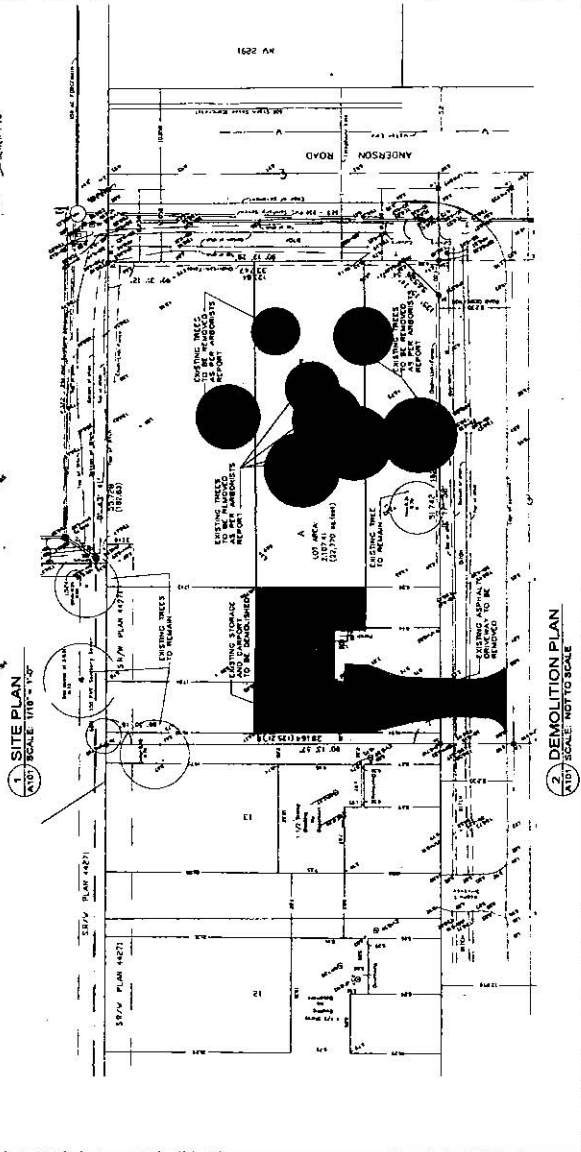
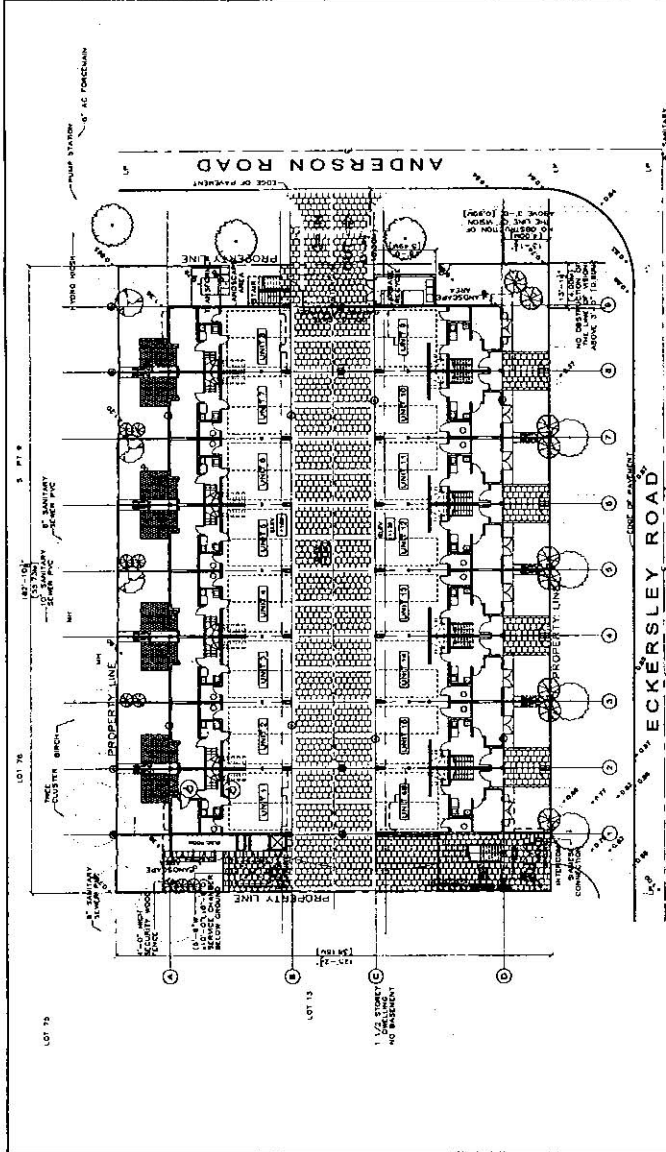
PROJECT NO.	0635
DATE	30 OCT 2006
CREATED BY	JK

REFERENCE PLAN

AMERICAN ASSOCIATION OF ARCHITECTS
 1901 N. 17TH ST. 10TH FL.
 ARLINGTON, VA 22209

TOWNHOUSE DEVELOPMENT
 6850 ECKERSLEY ROAD
 RICHMOND, B.C.

3 JANUARY 2007 (PRELIMINARY)
 2 JULY 2007 (REVISED)
 1 MARCH 2007 (ISSUED FOR PERMITTING)



City of Richmond
6911, 7001 & 7100 Road
RICHMOND, B.C. V6V 1G7
604-276-4400

Development Application
Data Sheet
Development Applications Department

Attachment 1

Address: 5850 Steeles Bay Rd., Richmond B.C., V6R 2V6
Applicant: Jordan Kulev @ Jordan Kulev Architect
Owner: Yuen-Hing Construction Ltd
Planning Area(s): 2, 115, 5, 12
Floor Area Gross: 2088 57 m²
Floor Area Net: 2075 41 m²

Site Area:	Existing	Proposed
1/2 Storey + 1/2 Basement	2,115.3 m ²	2,115.3 m ²
1/2 Storey + 1/2 Basement	n/a	2,107.3 m ²
4m x 4m corner cut dedication	8 m ²	8 m ²

Land Uses: residential
OCP Designation: residential townhouse
Zoning: R1
Number of Units: 1

City of Richmond
6911, 7001 & 7100 Road
RICHMOND, B.C. V6V 1G7
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Floor Area Gross: 2088 57 m²
Floor Area Net: 2075 41 m²

Bylaw Requirement	Proposed	Variance	
Floor Area Ratio	0.910 111	0.985	comply
Floor Area Ratio	41.3 %	41.3 %	comply
Lot Coverage including courtyard	n/a	67.33 %	comply
Lot Coverage including courtyard	n/a	15,195 m ²	comply
Setback - Front Yard	Min 3.60 m	3.66 m	comply
Setback Unit: 9 from corner cut	0.50 m	2.70 m	yes
Front Yard Day window projection	0.50 m	n/a	exceed
Setback - Side Yard / street	Min 3.80 m	3.86 m	comply
Side Yard bay window projection	0.50 m	0.46 m	comply
Side Yard courtyard projection	n/a if cantilevered	cantilevered 2.95 m	comply
Setback Unit: 9 from corner cut	adjacent to PL	2.70 m	yes
Side Yard Garage enclosure	adjacent to PL	adjacent to PL	comply

Setback - Side Yard / Interior	Min 3.05 m	3.65 to ground level	exceed
Rear Yard courtyard projection	n/a if cantilevered	5.15m to main level	comply
Setback - Rear Yard	Min 3.66 m	4.10 m	exceed
Rear Yard bay window projection	0.50 m	0.46 m	comply
Rear Yard balcony projection	n/a if cantilevered	cantilevered	comply
Height (m)	Max: 12 m	11.99 m	comply
Lot Size	Min 40 m x 35 m	55.73 m x 37.75 m	exceed
Off-street Parking Spaces - Total residential	24	30	exceed
Off-street Parking Spaces - Accessible	1	1	comply
Off-street Parking Spaces - Total	4	2	comply
Off-street Parking Spaces - Total	28 (24 + 4)	34 (30 + 4)	comply
Total on-street Spaces	10	10	comply
Total small spaces (max 20%)	not permitted	1 (3%)	comply
Tandem Parking Spaces	not permitted	not proposed	comply
Amenity Space - Indoor	Min 70 m ²	Cash in lieu contribution 546 55 m ²	comply
Amenity Space - Outdoor	Min 96m ²	upper courtyard	exceed

DP 06

DATE: 2007-10-18
DRAWN BY: [Signature]
CHECKED BY: [Signature]