



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: November 10, 2004
File: DP 04-275641
Re: **Application by Norman Zottenberg Architecture for a Development Permit at
7820 Ash Street**

Staff Recommendation

That a Development Permit be issued which would:

- 1) Permit the construction of five (5) dwelling units at 7820 Ash Street on a site zoned Comprehensive Development District (CD/28); and
- 2) Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum required front yard setback from 4.5 m to 4.1 m;
 - b) Permit maximum 1 m projections for open porches into the required front yard setback and side yard setback abutting a public road; and
 - c) Permit maximum 0.3 m projections for bays into the required side yard setback abutting a public road.

Raul Allueva
Director of Development

SB:blg
Att.

Staff Report

Origin

Architect Norman Zottenberg has applied to the City of Richmond for permission to develop five (5) dwelling units at 7820 Ash Street.

The vacant site is being rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/28) under Bylaw 7799 (RZ 04-263553).

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

The subject site is located on the corner of Blundell Road and Ash Street in the Neighbourhood Commercial District (C2) of the McLennan South Sub-Area (City Centre). Development surrounding the subject site is as follows:

- to the north, a multi-family townhouse development is proposed (DP 04-274972 under consideration);
- to the east, are existing single-family homes;
- to the south, across Blundell Road, are existing single-family homes; and
- to the west, across Ash Street, a multi-family development is proposed (DP 03-240729 issued).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 20, 2004. At the Public Hearing, the developer of the adjacent property to the north expressed concern that his development was diminished by the overpowering massing of the proposed development and requested that consideration be given to bringing down the roofline adjacent to his development.

The applicant has incorporated the request made by Mr. Sethi through repeating the lower roofline treatment used on the Blundell Road elevation on the Ash Street elevation which is adjacent to the development proposed by Mr. Sethi.

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. There are conditions which are required to be met prior to the issuance of Building Permits as outlined in the rezoning report in the requirement for a Servicing Agreement. In addition, the proposal complies with the intent of the applicable Development Permit sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/28) Schedule except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in *bold*)

The applicant requests the following variations to the Comprehensive Development District (CD/28) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 291.28.6 (Minimum Setbacks) to reduce the minimum required front yard setback to Blundell Road from 4.5 m to 4.1 m.

(Staff supports the proposed variance as it is the direct result of a required 0.39 m property dedication along the length of the Blundell Road frontage for frontage improvements for pedestrian safety and civic beautification. The 2.61 m boulevard was increased to 3 m and will include a new 1.5 m sidewalk at the property line and boulevard with grass and trees separating the pedestrians from the arterial roadway. The front yard setback to Blundell Road was reduced to 3.5 m across the street at 7833 Ash Street).

- 2) To vary the provision of Section 291.28.6 (Minimum Setbacks) to permit encroachments into the minimum required front yard setback to Blundell Road and side yard setback to Ash Street of 1 m for open porches.

(Staff supports the proposed variance as it enables development of a streetscape which is animated with street oriented front entries with covered porches. The side yard condition facing Ash Street presents itself as a front yard with a deliberately animated streetscape in this corner condition and such street oriented encroachments are consistent with other multi-family developments throughout Richmond. Across the street at 7833 Ash Street, porch projections of the same magnitude were granted, as was a reduced front yard setback to Blundell Road. Furthermore, these open porch encroachments were presented to Council and the public in the rezoning application without concern).

- 3) To vary the provision of Section 291.28.6 (Minimum Setbacks) to permit encroachments into the minimum required side yard setback to Ash Street of 0.3 m for bays.

(Staff supports the proposed variance as it improves the articulation of the streetscape. As discussed above, the side yard condition facing Ash Street presents itself as a front yard in this corner condition).

AnalysisConditions of Adjacency:

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing development; and
- The applicant has addressed privacy for the adjacent single-family home to the east through stepping down the Blundell Road massing from three-storey to two-storey adjacent to the neighbouring front yard; minimizing windows on the adjacent elevations of east units; a 1.8 m solid wood fence (lane portion temporary); and orienting the adjacent units main living areas and associated windows towards the north and south.

Site Planning and Urban Design:

- The development offers pedestrian oriented streetscapes on Blundell Road and Ash Street;
- Vehicle access to the development will be through a new rear lane to be extended further east to Bridge Street as redevelopment occurs;
- Resident parking is located off of the new lane and a central auto court, with no visual impact on Blundell Road. An outdoor amenity area, landscaping and trellis screening have been sited to minimize the visual impact of the auto court and garages on Ash Street. Parking will be provided at the required rate of 1.5 resident and 0.2 visitor parking spaces per dwelling unit as required by the zoning district schedule; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character:

- The applicant has modified the Ash Street and Blundell Road elevations to improve articulation, pedestrian orientation and to drop the apparent rooflines; and
- The proposed building materials (vinyl siding on upper floors, hardi-plank siding at grade and on bays, wood board and batten in the gable ends, vinyl windows and sliding patio doors, painted wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- The landscape design includes ten (10) new trees onsite, shrub and ground cover planting, permeable paving, trellis structures and benches for seating. The landscape design also includes special paving treatment with patterning and colour;
- Although this small-scale development does not include children's play equipment, the outdoor amenity area has been designed to allow an informal opportunity for play in a lawn and paved area with supervision possible from bench seating;
- A wood privacy fence buffer (1.8 m height) is located along the east property line shared with the adjacent single-family home;
- Residents will place their individual garbage cans and recycling boxes on a concrete pad adjacent to the lane for weekly City collection. The pad is screened with a lattice fence and hedging; and
- The use of interlocking pavers improves the permeability of the site.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed subject to the resolution of specific issues. A copy of the relevant excerpt from the Advisory Design Panel Minutes of September 23, 2004 is attached for reference (**Attachment 2**). In response to the issues raised by the Panel, the amenity area was centralized, unit entries were improved, streetscapes were improved, and unit pavers were incorporated. Despite Panel comments, the parking arrangement for the affordable unit and visitor parking remain exposed to maximize pedestrian manoeuvrability should either be required to be accessible. The issues relating to sidewalk, boulevard and street tree works beyond the property lines and therefore beyond the scope of the Development Permit will be addressed through the future Servicing Agreement.

Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

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

- Receipt of a Letter of Credit for landscaping in the amount of \$18,283.10; and
- Registration of a restrictive covenant to ensure garage area is not converted into habitable space.

List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Excerpt from Advisory Design Panel Minutes |



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 04-275641

Attachment 1

Address: 7820 Ash Street

Applicant: Norman Zottenberg Architecture Owner: CPS Enterprises Ltd.

Planning Area(s): McLennan South Sub-Area (City Centre)

Floor Area Gross: 849.25 m² Net: 568.59 m²

	Existing	Proposed
Site Area	Formerly 892 m ²	875 m ²
Land Uses	Single-family residential	Multi-family residential
OCP Designation	Residential, 2 ½ storeys typical (3 storeys maximum)	Residential, 3 storeys
Zoning	R1/E	CD/28
Number of Units	1 dwelling unit	5 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 to 0.65	0.65	none permitted
Covered Areas:	Max. 0.1	0.04	none permitted
Lot Coverage:	Max. 45%	38 %	none
Setback – Blundell Rd:	4.5 m	4.11 m	reduced setback & projections
Setback – Ash St:	3 m	3 m	projections
Setback – Side Yard:	1.2 m	1.2 m	none
Setback – Lane:	1.2 m	1.2 m	none
Height (m):	12 m & 3 storeys	12 m & 3 storeys	none
Off-street Parking Spaces:	7 and 1	7 and 1	none
Off-street Parking Spaces – Accessible:	n/a	0	none
Off-street Parking Spaces – Total:	8	8 + 2 extra	none

*Variances have been requested to: reduce the front yard setback to Blundell Road from 4.5 m to 4.11 m; permit 0.3 m bay projections into the side yard setback to Ash Street; and permit 1 m open porch projections into the setbacks to Blundell Road and Ash Street.

**ANNOTATED EXCERPT FROM
MINUTES FROM THE DESIGN PANEL MEETING**

Thursday, September 23, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

3. **Townhouses**

DP 04-275641

Norman Zottenberg Arch.
7820 Ash Street

The comments of the Panel included:

- It was questioned why two amenity/seating areas were required, and it was suggested that one larger central area would be more beneficial – ***Incorporated;***
- A suggestion was made that pavers be used for the large asphalt area – ***Incorporated;***
- Consider raising the conifers to allow continuous planting underneath. A tree could be added in the corner. It would be nicer to allow for sidewalks with street trees. – ***Incorporated through DP and future Servicing Agreement;***
- Two amenity areas nice but could one be play area. The pathway connection on east side posed safety concerns. Enhance patio treatment for Unit 5. Widen planting space for shrubs south of buildings 4 and 5 – ***Incorporated;***
- If the parking off the right-of-way could be eliminated it would add a lot to the project while eliminating some of the landscape concerns. Parking underneath resulted in a bland elevations at grade. A common green in the centre, separated from the drive aisle, was preferred. The two roofs don't jive – the lower entry roofs miss each other. Larger window frames would stand out better – ***The parking has been internalized on the site and the central auto court treated with special paving;***
- The exposed parking for the affordable unit was a safety/risk management concern. The suggestion was made that the parking be covered and a screened wall to visitor parking provided. One unit [5] was crunched against the side yard. It was appreciated that the project had verticality – ***The affordable unit and visitor parking are exposed to maximize pedestrian manoeuvrability;***
- The floor plan of the [affordable] unit could easily accommodate a stair lift on the staircase. It was questioned whether the bathroom in the affordable unit could accommodate a wheelchair – ***The affordable unit is convertible.***

It was unanimously agreed that the project move forward subject to the incorporation of the Panel's comments relative to the two amenity areas (more emphasis on the main area) - ***incorporated;*** the concern about the parking arrangement at the affordable unit - ***see rationale above;*** the tightness of the entry to the No. 5 unit - ***improved;*** and, improvement of the lower level elevations – ***street elevations improved.***



No. DP 04-275641

To the Holder: NORMAN ZOTTENBERG ARCHITECTURE

Property Address: 7820 ASH STREET

Address: C/O #200 - 1687 WEST BROADWAY
VANCOUVER, BC V6J 1X2

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 Plans #1 and #3 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 and #3 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 #4 through #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 04-275641

To the Holder: NORMAN ZOTTENBERG ARCHITECTURE
Property Address: 7820 ASH STREET
Address: C/O #200 - 1687 WEST BROADWAY
VANCOUVER, BC V6J 1X2

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$18,283.10.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

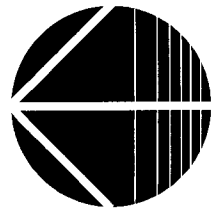
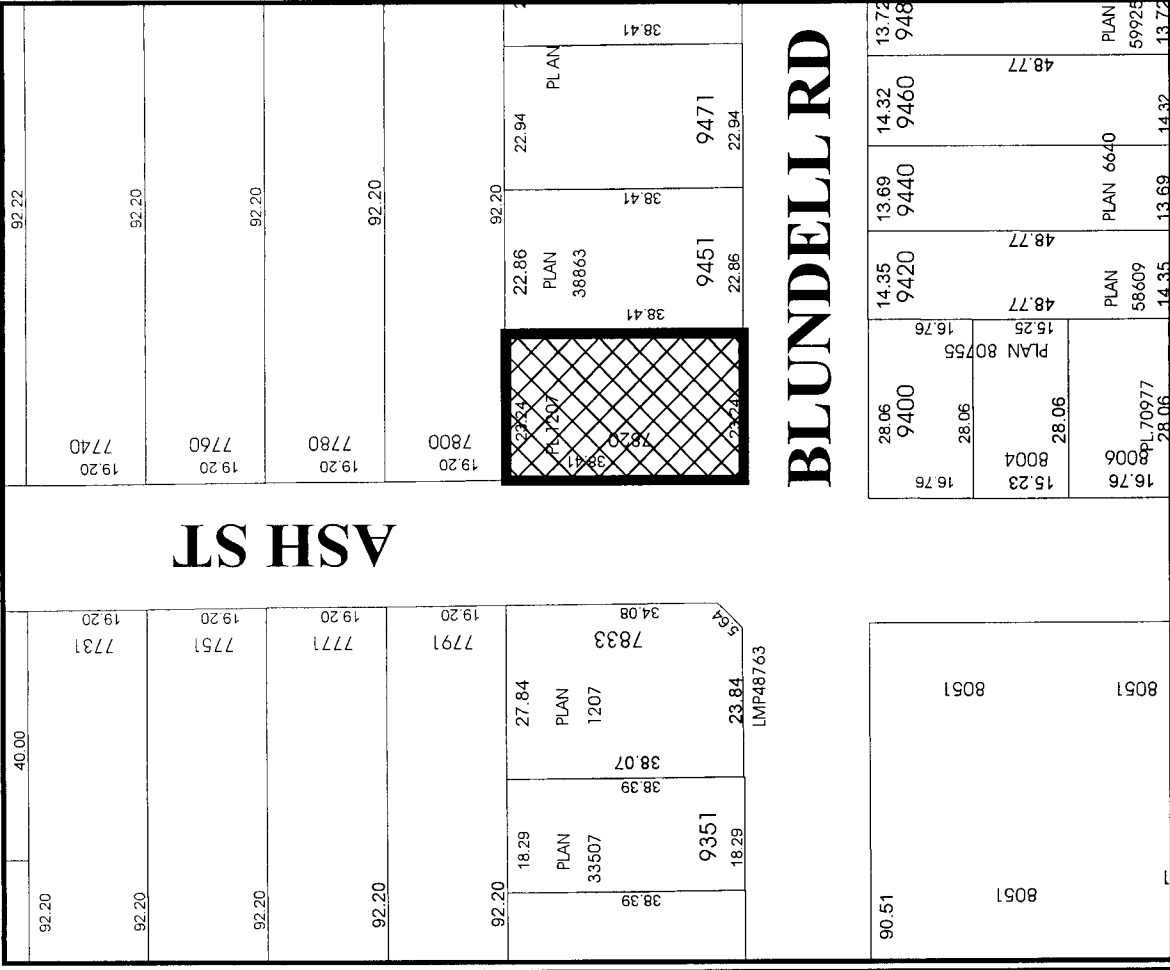
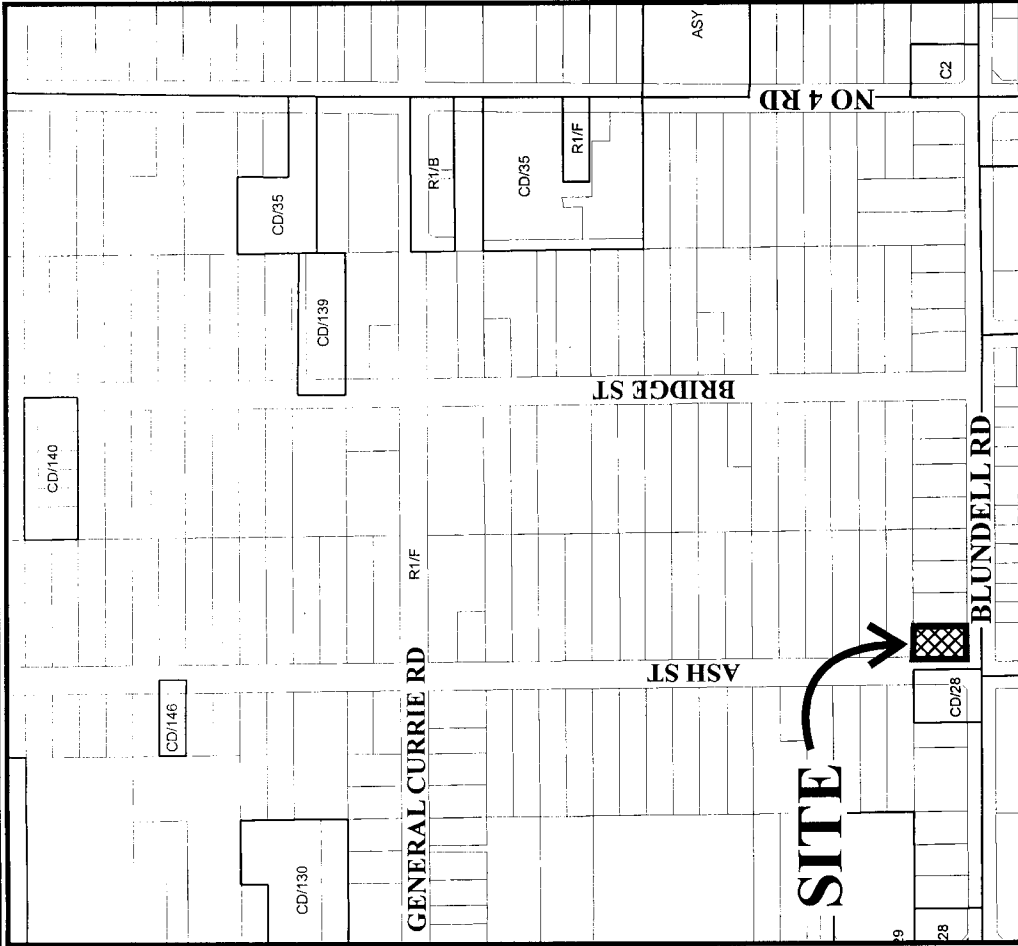
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 04-275641 SCHEDULE "A"

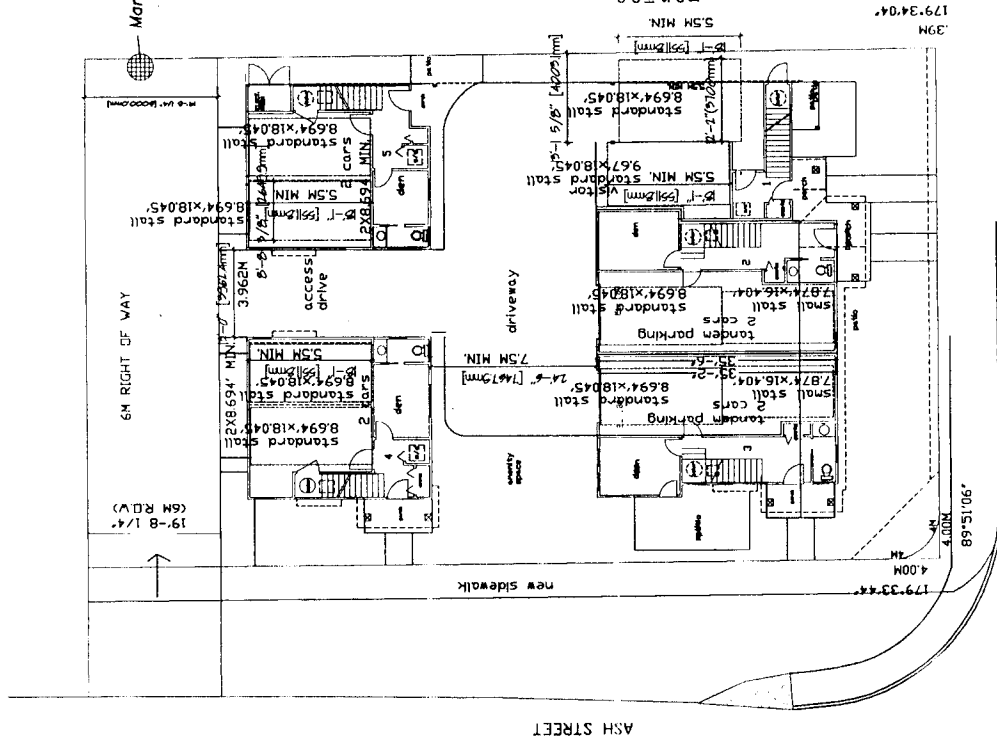
Original Date: 09/07/04

Revision Date:

Note: Dimensions are in METRES



Manhole



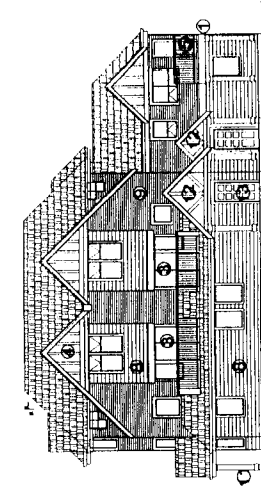
ASH STREET

PARKING CALCULATION
 6 UNITS REQUIRES 66 SPACES PLUS 1 VEHICLE STALL
 TOTAL REQUIRED IS 78 SPACES + 1 SPACES
 TOTAL PROVIDED IS 80 SPACES
 ONE SPACE (THE VEHICLE) CAN BE CONVERTED TO AN ACCESSIBLE SPACE
 PROVIDING 79 SPACES OF WHICH TWO ARE SMALL CAR IN TANDUM FOR UNITS #4 + 15

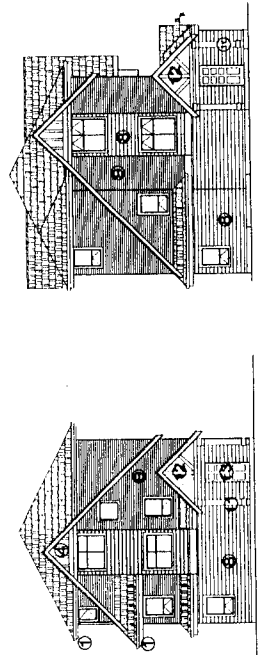
REDUCED PARKING PLAN
 SCALE: 1/8" = 1'-0"

DEC 15 2004
 DP 04275641
 PLAN #2

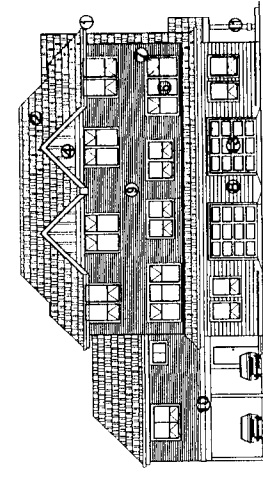
DATE: JAN 10/04 DRAWN: _____	
SCALE: AS NOTED SHEET _____	
PROJECT NO: _____	
PLOT NO: _____	
A103	
PROJECT: PROPOSED 5 UNIT CONDOMINUM 7800 NE RICHMOND BLVD RICHMOND, VA SHEET TITLE: PARKING PLAN	
ARCHITECT: NORMAN I. ZOTENBERG ARCHITECTURE 200 S. 14TH ST. SUITE 200 RICHMOND, VA 23220	
NO.	DESCRIPTION
1	PROPOSED 5 UNIT CONDOMINUM
2	PROPOSED 5 UNIT CONDOMINUM
3	PROPOSED 5 UNIT CONDOMINUM
4	PROPOSED 5 UNIT CONDOMINUM
5	PROPOSED 5 UNIT CONDOMINUM



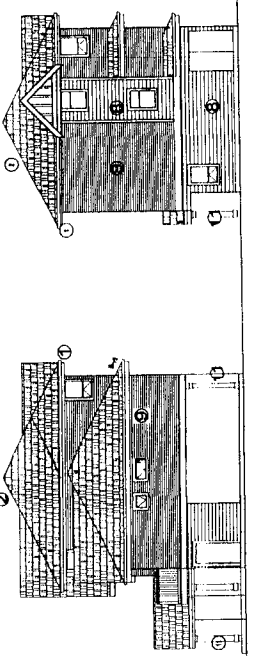
1 SOUTH ELEVATION - BLUNDELL ROAD
SCALE: 1/8" = 1'-0"



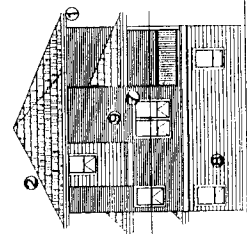
2 WEST ELEVATION - ASH STREET
SCALE: 1/8" = 1'-0"



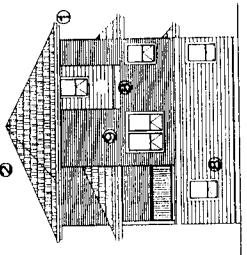
3 NORTH ELEVATION - BLUNDELL JNITS
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION - BLUNDELL JNITS - FROM CORNER OF 1/8
SCALE: 1/8" = 1'-0"



6 EAST ELEVATION - BLUNDELL JNITS - FROM CORNER OF 1/8
SCALE: 1/8" = 1'-0"

- 1 TRIM/FASCIA BOARDS
ALL FASCIAS AND
GABLE ENDS 2X10
COLOR PRATT &
LAMBERT 2145
TRIMS COLOR PM
PC-100
- 2 ROOFING:
DURLOD SHINGLES
NOCCA DY PADGO
- 3 VINYL SLIDING PATIO DOORS
WHITE COLOR
- 4 GABLE ENDS BOARD AND BATTENS
DATTENS TO BE 1X4 CEDAR
BOARDS TO BE PRESURE TREATED EPT
BOARDS PM PC-100
DATTENS PRL 2145
- 5 ALUMINUM RAILING/PALUSTRADE
WHITE
- 6 WINDOWS:
DOUBLE GLAZED VINYL
WHITE
- 7 TRIMS AROUND WINDOWS
SIDES 1X4 HEADER 1X6 BOTTOM 1X2
PRATT & LAMBERT 2145
DETAIL TRIM PM PC-100
- 8 EXTERIOR WALL FINISH:
HARD FLANK 8-1/2" EXPOSURE ON
GROUND FLOOR AND BOX WINDOWS
SLATE BLUE
ON THIRD FLOOR ALL OTHER
-VINYL SIDING CLAY COLOR TRIPLE
THREE
- 9 EXTERIOR WALL FINISH:
TRIPLE THREE CLAY COLOR
VINYL SIDING
- 10 HORIZONTAL PARGE BOARD
2X10 COLOR TO BE
PRATT & LAMBERT 2145
- 11 COLUMNS TO BE FROM 10X10"
TREATED PLY
SOLID WOOD OR PRESURE
TRIMS TO BE 2X8 TOP AND
BOTTOM WITH 1X6 UNDER TOP
COLOR TO BE
PRATT & LAMBERT 2145 FOR
COLUMNS
PM PC-100 FOR TRIMS
- 12 END GABLE TRIMS
BEAM FROM 8X8 AND
VERTICALS FROM 6X6
COLOR TO PM PC-100
TO MATCH FASCIAS
- 13 ENTRANCE DOORS &
GARAGE DOORS
PM PC-100

DATE: 11/15/04	SCALE: 1/8" = 1'-0"
PROJECT: PROPOSED 5417 TOWNHOUSE	CLIENT: BLUNELL & APT RICHMOND, BC
ARCHITECT: NORMAN I. ZOTTENBERG ARCHITECTURE	1000-1000 45TH STREET, RICHMOND, BC V6X 2Y7
NO. OF SHEETS: 14	SHEET NO.: 14-1

DESIGN CONSULTANT
GARY WOOD

REVISIONS

DATE: 11/15/04
BY: [Signature]

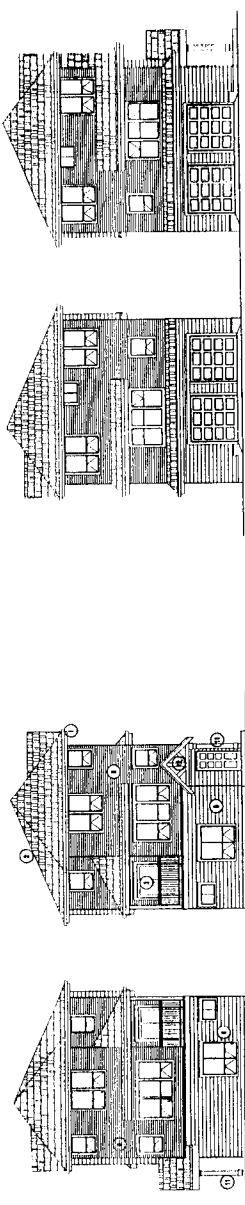
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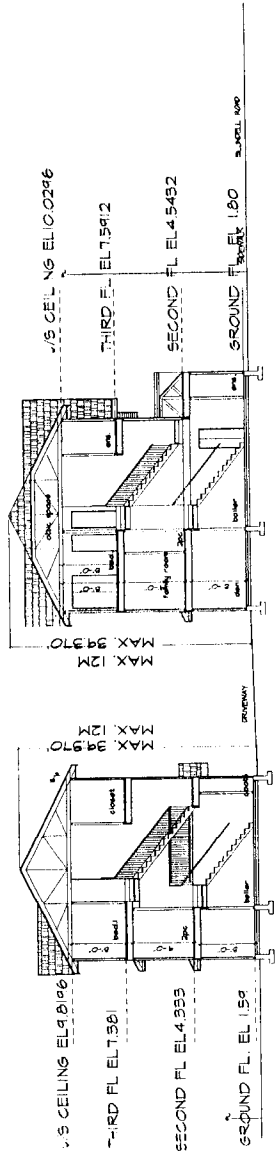
DEC 15 2004
DP 04275641

PLAN #4



1 SOUTH ELEVATION - LANE UNITS
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION - LANE UNITS
SCALE: 1/8" = 1'-0"



3 SECTION
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	10.15.04	PRELIMINARY
2	11.15.04	REVISED
3	12.15.04	REVISED
4	01.15.05	REVISED
5	02.15.05	REVISED
6	03.15.05	REVISED
7	04.15.05	REVISED
8	05.15.05	REVISED
9	06.15.05	REVISED
10	07.15.05	REVISED
11	08.15.05	REVISED
12	09.15.05	REVISED
13	10.15.05	REVISED
14	11.15.05	REVISED
15	12.15.05	REVISED
16	01.15.06	REVISED
17	02.15.06	REVISED
18	03.15.06	REVISED
19	04.15.06	REVISED
20	05.15.06	REVISED
21	06.15.06	REVISED
22	07.15.06	REVISED
23	08.15.06	REVISED
24	09.15.06	REVISED
25	10.15.06	REVISED
26	11.15.06	REVISED
27	12.15.06	REVISED
28	01.15.07	REVISED
29	02.15.07	REVISED
30	03.15.07	REVISED
31	04.15.07	REVISED
32	05.15.07	REVISED
33	06.15.07	REVISED
34	07.15.07	REVISED
35	08.15.07	REVISED
36	09.15.07	REVISED
37	10.15.07	REVISED
38	11.15.07	REVISED
39	12.15.07	REVISED
40	01.15.08	REVISED
41	02.15.08	REVISED
42	03.15.08	REVISED
43	04.15.08	REVISED
44	05.15.08	REVISED
45	06.15.08	REVISED
46	07.15.08	REVISED
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48	09.15.08	REVISED
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50	11.15.08	REVISED
51	12.15.08	REVISED
52	01.15.09	REVISED
53	02.15.09	REVISED
54	03.15.09	REVISED
55	04.15.09	REVISED
56	05.15.09	REVISED
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58	07.15.09	REVISED
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63	12.15.09	REVISED
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66	03.15.10	REVISED
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69	06.15.10	REVISED
70	07.15.10	REVISED
71	08.15.10	REVISED
72	09.15.10	REVISED
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75	12.15.10	REVISED
76	01.15.11	REVISED
77	02.15.11	REVISED
78	03.15.11	REVISED
79	04.15.11	REVISED
80	05.15.11	REVISED
81	06.15.11	REVISED
82	07.15.11	REVISED
83	08.15.11	REVISED
84	09.15.11	REVISED
85	10.15.11	REVISED
86	11.15.11	REVISED
87	12.15.11	REVISED
88	01.15.12	REVISED
89	02.15.12	REVISED
90	03.15.12	REVISED
91	04.15.12	REVISED
92	05.15.12	REVISED
93	06.15.12	REVISED
94	07.15.12	REVISED
95	08.15.12	REVISED
96	09.15.12	REVISED
97	10.15.12	REVISED
98	11.15.12	REVISED
99	12.15.12	REVISED
100	01.15.13	REVISED

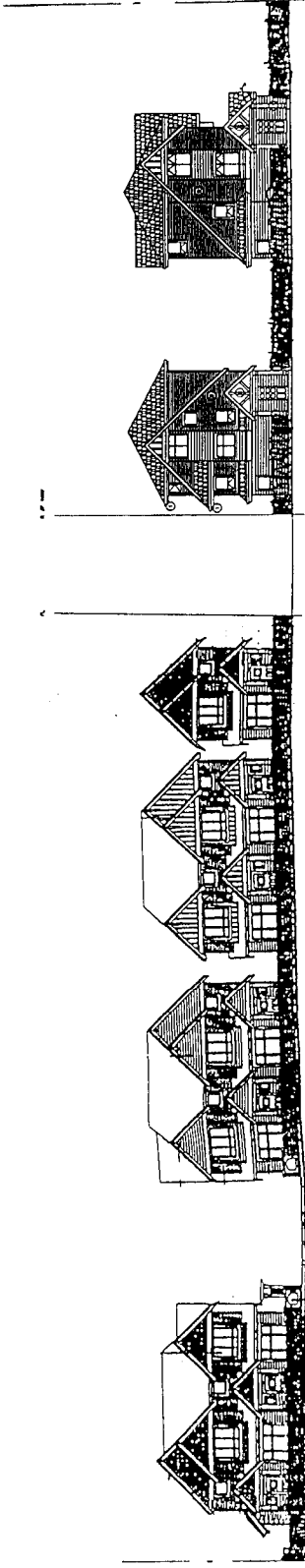
PROJECT: PROPOSED UNIT TOWNHOUSE
 DRAWN BY: RICHARD BC
 SHEET NO.: ELEVATION SECTION

WYMAN J. HANBERG ARCHITECTURE

DEC 15 2004
 DP 04275641
 PLAN #5



1	1/4" = 1'-0" PLAN
2	1/4" = 1'-0" SECTION
3	1/4" = 1'-0" ELEVATION
4	1/4" = 1'-0" DETAIL
5	1/4" = 1'-0" LANDSCAPE
6	1/4" = 1'-0" EXTERIOR
7	1/4" = 1'-0" INTERIOR
8	1/4" = 1'-0" ROOF
9	1/4" = 1'-0" FLOOR
10	1/4" = 1'-0" WALL
11	1/4" = 1'-0" CEILING
12	1/4" = 1'-0" STAIR
13	1/4" = 1'-0" BATH
14	1/4" = 1'-0" KITCHEN
15	1/4" = 1'-0" LIVING
16	1/4" = 1'-0" BEDROOM
17	1/4" = 1'-0" HALL
18	1/4" = 1'-0" CLOSET
19	1/4" = 1'-0" PORCH
20	1/4" = 1'-0" PATIO
21	1/4" = 1'-0" DECK
22	1/4" = 1'-0" FENCE
23	1/4" = 1'-0" DRIVE
24	1/4" = 1'-0" GARAGE
25	1/4" = 1'-0" UTILITY
26	1/4" = 1'-0" MECHANICAL
27	1/4" = 1'-0" ELECTRICAL
28	1/4" = 1'-0" PLUMBING
29	1/4" = 1'-0" HVAC
30	1/4" = 1'-0" FINISH
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33	1/4" = 1'-0" TEXTURE
34	1/4" = 1'-0" LIGHTING
35	1/4" = 1'-0" FURNITURE
36	1/4" = 1'-0" APPLIANCES
37	1/4" = 1'-0" FIXTURES
38	1/4" = 1'-0" ACCESSORIES
39	1/4" = 1'-0" LANDSCAPE
40	1/4" = 1'-0" PLANTING
41	1/4" = 1'-0" TREES
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46	1/4" = 1'-0" WATER
47	1/4" = 1'-0" PAVEMENT
48	1/4" = 1'-0" CURB
49	1/4" = 1'-0" DRIVEWAY
50	1/4" = 1'-0" SIDEWALK
51	1/4" = 1'-0" STAIRCASE
52	1/4" = 1'-0" RAMP
53	1/4" = 1'-0" BALCONY
54	1/4" = 1'-0" TERRACE
55	1/4" = 1'-0" PATIO
56	1/4" = 1'-0" DECK
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98	1/4" = 1'-0" MECHANICAL
99	1/4" = 1'-0" ELECTRICAL
100	1/4" = 1'-0" PLUMBING



1 ASH STREETSCAPE
SCALE: NTS

Reference Plan DEC 15 2004
DP 04275641

RECEIVED 5 UNIT
TOWNHOUSE
702 4TH
RICHMOND, VA
REVISIONS
5/20/04

NORMAN L.
ZOTENBERG
ARCHITECTURE

DATE: 12/15/04
DRAWN: [unclear]
CHECKED: [unclear]
SCALE: AS NOTED
PROJECT NO: [unclear]
SHEET NO: [unclear]
A303

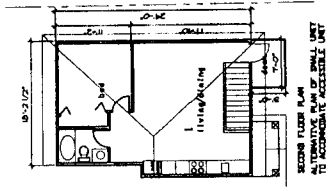
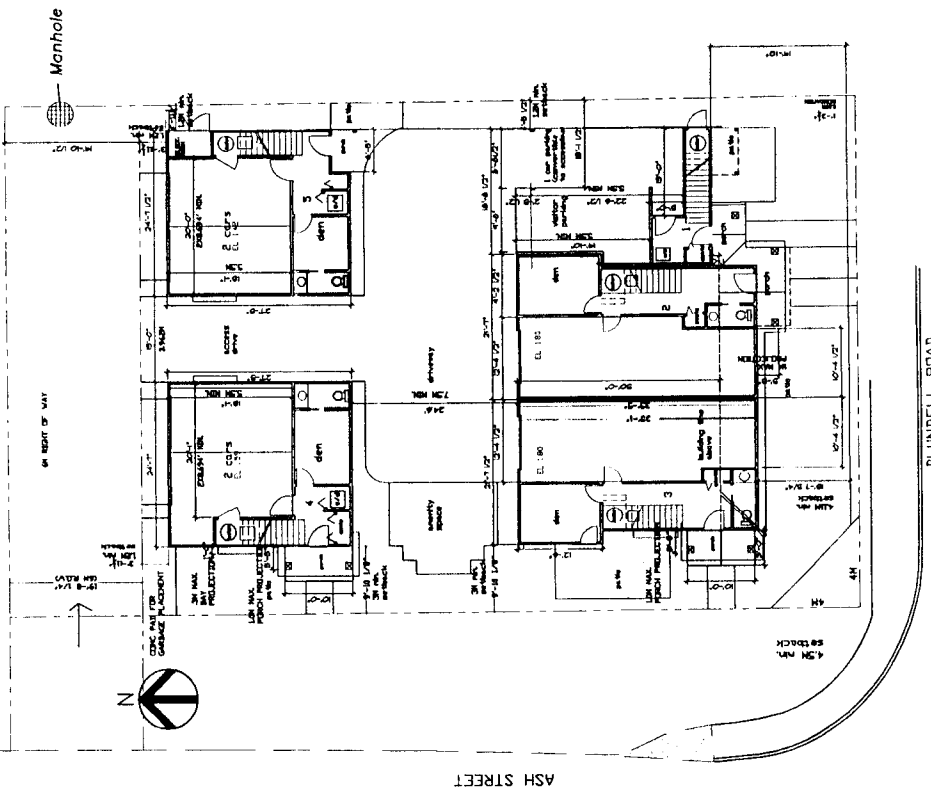
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100. SEE PLAN FOR REV.	

DESIGN CONSULTANT
GARBI WPA

PROJECT: PROPOSED 5 UNIT
TOWNHOUSE
7800 14th
RODMAN, DC
SHEET TITLE:
GROUND FLOOR PLAN

NORMAN I.
ZOTENBERG
ARCHITECTURE
1000 14th St. N.E.
Washington, D.C. 20002
TEL: 202-556-1111
FAX: 202-556-1112

DATE: 01/15/04
SCALE: AS SHOWN
PROJECT NO:
PLotted: A2.00



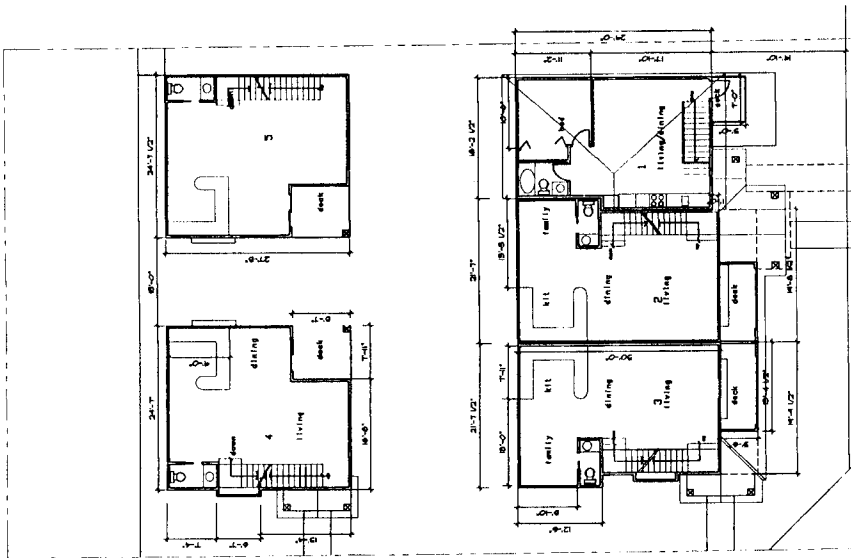
2 ALTERNATE PLAN SMALL UNIT
SCALE: 1/8" = 1'-0"

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Reference Plan:
DP 04275641
DEC 15 2004



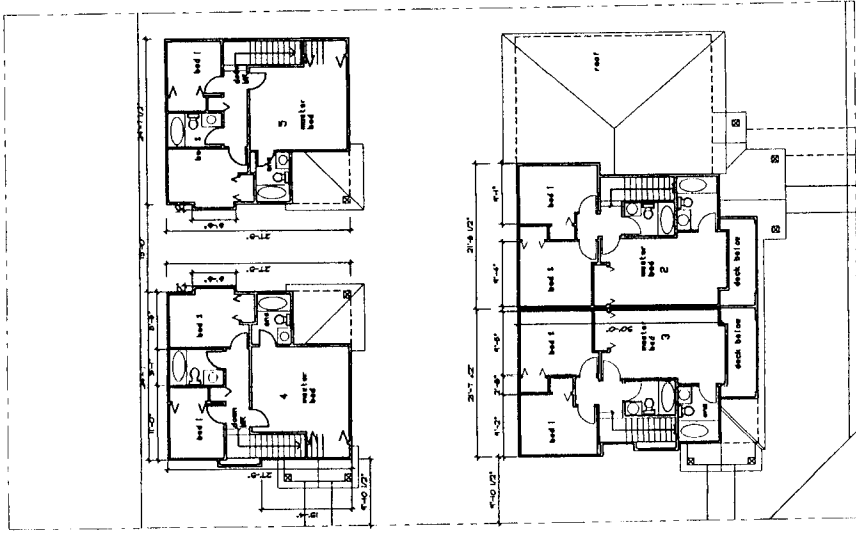
ASH STREET



BLUNDELL ROAD

SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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



Reference Plan

DEC 15 2004

DP 04275641

DATE: 08/10/04	ISSUED: 1
SCALE: AS NOTED	SHEET: 1
PROJECT NO:	4201
DATE: 08/10/04	ISSUED: 1

1	08/10/04	3P	REV
2	08/10/04	3P	
3	08/10/04	3P	REVISION
4	08/10/04	3P	
5	08/10/04	3P	

CONTRACTOR:	DEAN CARROLL
OWNER:	GARY WEA

PROJECT:	PROPOSED 5 UNIT TOWNHOUSE
ADDRESS:	7000 181 RICHMOND, VA
ARCHITECT:	NORMAN I. ZOTENBERG ARCHITECTURE

LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF: W 1/2 OF LOT 10,
 SECTION 15 BLOCK F NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 1207

CIVIC ADDRESS
 7820 ASH STREET
 RICHMOND, B.C.
 ZONING - CD / ZB

LOT AREA = 892
 LESS - 0.39 DEDICATION & 4MX4M DEDICATION = 875 SQM
 DENSITY ALLOWED .65 X 875 = 568.75 SQM
 TOTAL NO. OF RESIDENTIAL
 UNITS PROVIDED 4+1 SMALL = 5 UNITS
 AREA OF 1 SMALL UNIT PROVIDED = 52.96 SQM

SETBACKS (TO BUILDING LINE)
 BLUNDELL ROAD - REQUIRED 4.5M
 PROVIDED 4.11M (BY VARIANCE)
 ASH STREET - REQUIRED & PROVIDED 3.0M
 SETBACK FROM R.C.W (REAR) - REQUIRED & PROVIDED 1.2M
 EAST SIDE SETBACK - REQUIRED & PROVIDED 1.2M

PARKING REQUIRED FOR RESIDENTS
 @ .5 PER BEDROOM 13 BEDROOMS = 7 CARS
 VISITOR PARKING REQUIRED
 @ 0.2 PER DWELLING UNIT X 5 = 1 CAR
 TOTAL PARKING REQUIRED 7+1=8
 TOTAL PARKING PROVIDED: 10 (8 standard + 2 small)
 PERMISSIBLE COVERED AREAS OF
 THE PRINCIPAL BUILDING
 @ .10 X 568.75 = 56.875 SQM
 PROVIDED COVERED AREAS OF
 THE PRINCIPAL BUILDING = 33.99 SQM

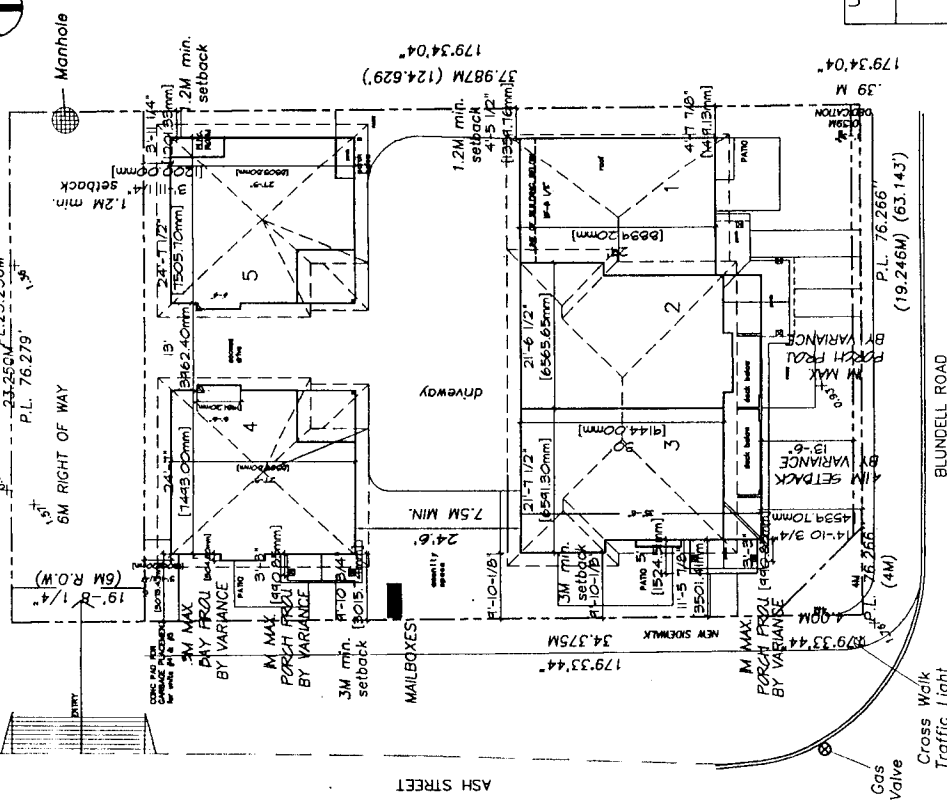
PERMISSIBLE LOT COVERAGE @ 45% X 875 = 393.75 SQM
 PROVIDED LOT COVERAGE @ 37.4% = 327.28 SQM

DATE: DEC 15 2004
 DRAWING NO: DP04 275641

DESIGNER: DESIGN UNIT
 TOWN/PLANNING
 CLIENT: BLUNDELL & BAY
 RICHMOND, B.C.

ARCHITECT: NORMAN I.
 ZOTENBERG
 ARCHITECTURE
 100-1000 1000
 100-1000 1000
 100-1000 1000

SCALE: AS NOTED
 PROJECT NO: A100
 SHEET NO: 1/1



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

- VARIANCES REQUESTED
- 4.11M FRONT YARD DUE TO .39M DEDICATION
 - MAX IN PORCH PROJECTIONS INTO FRONT AND STREET SIDE YARD SETBACKS
 - MAX .3M BAY WINDOW PROJECTION INTO REQUIRED STREET SIDE YARD SETBACK (ACTUAL PROJECTION IS .25M)

UNIT	AREA		3RD	TOTAL AREA AFTER STAIR DELETION	GARAGE/ COVD. PARKING	PORCH	DECK/ COVD. PATIO	TOTAL COVD. AREA OF THE PRINCIPAL BUILD.
	GF	2ND						
1	11.51 SM	51.45 SM	58.03 SM	52.96 SQM - 10 = 42.96 SQM	37.26 SM	3.71 SM	3.25 SQM	6.96 SQM
2	27.20 SM	56.94 SM	58.03 SM	42.17 SQM - 10 = 32.17 SQM	39.81 SM	6.13 SM	-	6.13 SQM
3	22.34 SM	57.79 SM	58.62 SM	38.76 SQM - 10 = 28.76 SQM	44.93 SM	3.01 SM	-	3.01 SQM
4	23.59 SM	56.60 SM	57.10 SM	37.29 SQM - 10 = 27.29 SQM	38.63 SM	3.01 SM	-	9.32 SQM
5	24.60 SM	56.16 SM	56.66 SM	37.42 SQM - 10 = 27.42 SQM	36.13 SM	2.17 SM	-	8.48 SQM
TOTAL AREA	109.24 SM	278.94 SM	230.41 SM	565.59 SM	196.76 SM	18.03 SM	15.87 SQM	33.99 SQM

LOT COVERAGE = 109.24 + 196.76 + 18.03 + 3.25 = 327.28 SQM

PLAN #