



City of Richmond

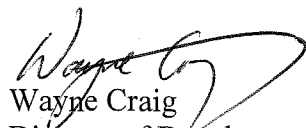
Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: October 22, 2012
File: DP 12-608937
Re: Application by Cotter Architects Inc. for a Development Permit at 9691 Alberta Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 24 unit Townhouse at 9691 Alberta Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required front yard setback from 6.0m to 5.40m;
 - b) Reduce the minimum lot width from 40.0m to 28.6m;
 - c) Reduce the required west side yard setback from 3.0m to 0.30m for the garbage and recycling enclosure; and
 - d) Permit resident parking in a tandem configuration in 10 of the 24 units.


Wayne Craig
Director of Development

Attachment 1 Development Application Data Sheet
Attachment 2 Advisory Design Panel Comments

Staff Report

Origin

COTTER ARCHITECTS INC. has applied to the City of Richmond for permission to develop a 24 unit Townhouse complex at 9691 Alberta Road on a site zoned “Low Density Townhouses (RTL4)”. The subject site currently contains a single detached dwelling on each of the three (3) lots.

The subject site is being rezoned from “Single Detached (RS1/F)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 8925 (RZ 11-590114).

A separate Servicing Agreement application (SA 12-614743) has been made as a condition of rezoning for road upgrades and frontage improvements to Alberta Road. This Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer to the subject site.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: At 6300 Birch Street, a 98 unit, two (2) storey townhouse complex on a site zoned “Town Housing (ZT32) – North McLennan (City Centre)”.

To the East: A Single Family lot at 9731 Alberta Road zoned “Single Detached (RS1/F)”; and at 6300 Birch Street, a 98 unit, two (2) storey townhouse complex on a site zoned “Town Housing (ZT32) – North McLennan (City Centre)”.

To the South: Across Alberta Road, Single Family homes on lots on a site zoned “Single Detached (RS1/F)”.

To the West: A Single Family lot at 9671 Alberta Road on a site zoned “Single Detached (RS1/F)”.

Overview

This three level townhouse proposal is located along the north side of Alberta Road, between Alder Street and No. 4 Road, within the North McLennan neighbourhood area. This area has seen redevelopment activity in recent years with the construction of predominately two (2) to three (3) storey townhouses. The subject site is located in the middle of two separate single detached lots, where the applicant was unsuccessful in their attempts to acquire and add them to their development plans. Staff has been working with the applicant over design issues on this long and challenging site, as well as items relating to its redevelopment potential of the adjacent properties they were not able to acquire.

A unique concept presented by this 24 unit proposal is the inclusion of seven (7) separate, ground floor units within building clusters 2 and 3. These separate units are intended to be available on the open housing market as a means to create affordable housing options.

The proposal is for a combination of one, two and three storey townhouses, distributed over five building clusters with an enclosed garage for each townhouse unit. Parking for the seven (7) ground floor units are located in designated surface stalls within the property.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in ***bold italics***):

1. The outdoor amenity area needs to be at least 144m².
The applicant has done a good job with a challenging situation to balance the design of the outdoor amenity area with achieving enough parking for residents of the separate ground floor units in Buildings 2 and 3. The applicant is providing an outdoor amenity area at 207.8m² which is to house a play area, lawn space and seating. Adjacent to this is a community garden, located directly north to provide for an additional amenity use to the townhouse complex.
2. Justification for any variance to Zoning Bylaw 8500 requested in the design.
These are explained in the section below.
3. Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
The applicant has provided information to Transportation that meets this requirement.
4. A landscaping plan from a registered professional Landscape Architect to provide an appropriate plan that will need to take into account:
 - The design of the central amenity area, including a child's play area;
The applicant has provided an area for child's play which includes a play structure that is suitable for younger children.
 - Edge treatment of the eastern and western sides of the site due to any increase in grading to the subject site.
The applicant intends to use a mixture of concrete retaining wall with a 'L-shaped' footing within the property, along the west property line where it is needed the most (worst case is 1.4m grade difference). The finishing of the concrete wall will avoid a blank appearance by a thin horizontal band, inserted into the concrete running down the length of the retaining wall, no higher than 0.9m from the finished grade on 9671 Alberta Road. On the east and north property lines, where the grades are not so high, a preserved wood retaining wall is to be used.
5. A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.
The applicant has provided composite elevations, which illustrate the context of the proposal (seen on sheet A-004 of the attached design drawings).
6. To identify and design for units that can be easily converted to universal access.
All the separate ground floor units in Buildings 2 and 3 have been the potential for conversion to allow universal access. The applicant is to confirm proper clearance

dimensions on the Building Permit drawings to show conformance with Section 4.16 of Zoning Bylaw 8500 (Basic Universal Housing Features).

The Public Hearing for the rezoning of this site was held on September 5, 2012. At the Public Hearing, the following concerns about rezoning the property were expressed:

Mr. Peter Ng of 6300 Birch Street submitted an on-line form expressing his concern over the amount of street parking and traffic in the area.

Staff responded to Mr. Ng in a letter outlining that the proposed application meets the parking requirements of the Zoning Bylaw, and our Transportation Department is monitoring the street parking and traffic levels in the North McLennan area.

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 process of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with Zoning Bylaw 8500, except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the required front yard setback from 6.0m to 5.40m.

(Staff supports the proposed variance as it is relatively minor and is the result of achieving a better functionality of the outdoor amenity area.)

- b) Reduce the minimum lot width from 40.0m to 28.6m.

(Staff supports the proposed variance as the applicant demonstrated that attempts were made to acquire the adjacent properties to both the east and west but were unsuccessful. The result is a site that does not meet the lot width requirement of the RTL4 zone. This variance will not negatively impact the adjacent properties when they are ready to redevelop, as they will require a similar variance.)

- c) Reduce the required west side yard setback from 3.0m to 0.30m for a garbage and recycling enclosure.

(Staff supports the proposed variance for the garbage and recycling enclosure as it is centrally located and a logical location for a low height enclosure. It provides easy access for pickup, is separate from the residential units and allows for additional planting area next to the building clusters. A new tree planted next to the enclosure will provide screening and reduce the long view corridor from the street to the site.)

- d) Permit resident parking in a tandem configuration in 10 of the 24 units.

(Staff supports the proposed variance as the configuration will not interfere with the movement of other vehicles in the complex. A restrictive covenant is to be registered to ensure that the garage space does not get converted to resident use.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal and identified areas for design development and consideration. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the August 15, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The subject site is located in the North McLennan area, where there has been significant redevelopment over the past several years, with many of the surrounding parcels being redeveloped from Single Detached Houses to Townhouses. The proposed development will be of similar height and density to recent townhouse developments, meeting the intent of the guidelines set out in the neighbourhood plan.
- The adjacent properties to the east and west along Alberta Road each contain a single family dwelling. Both have a land designation for townhouse development in the Neighbourhood Plan and are expected to develop at a similar density configuration and massing as the proposed development. To the north and east of the subject site, an existing two-storey townhouse complex located on the corner of No. 4 Road and Alberta Road, wraps around the subject site.
- There is a recent three storey townhouse development to the west at 9651 Alberta Road which is separated by the one single family lot at 9671 Alberta Road that the applicant was not able to acquire in spite of their attempts. The applicant has provided proof of these attempts to acquire this site and the site to the east at 9731 Alberta Road during the rezoning stage. The applicant has also provided a development scheme on these sites that would allow them to redevelop to the same extent as what is being proposed, with access to be provided from the subject site through the registration of an access easement that is being secured through the rezoning stage of this project.

Urban Design and Site Planning

- The site design for this 24 unit proposal on this long and narrow lot contains a mixture of unit types, with narrow units located closer to the north and south ends of the site, and the wider units, containing the separate ground units are more centrally located.
- The main internal drive aisle runs north-south along the western part of the site, with secondary drive aisles branching off to provide access to all townhouse units.
- Vehicular access to the site is off Alberta Road, with the main-drive aisle along the western side of the site. Consideration to shared access to any future townhouse development at 9671 and 9731 Alberta Road has been taken into consideration with the securing of access easements that will be registered as part of the rezoning considerations.
- Access to the narrow unit types is through secondary drive-aisles in a east-west configuration, with the most southerly one allowing future access to both adjacent properties. Visitor parking is located throughout the site to provide easy access to all the units.
- The three (3) units in Building 5, fronting Alberta Road will provide direct pedestrian access to the street.

- The outdoor amenity area is located directly north of Building 4 and will provide space for seating, lawn space and a play structure that is suitable for younger children. The location of the community garden is well located to take advantage of natural sunlight.
- The mail kiosk is located across the drive aisle from the garbage enclosure, near the children's play area.
- The garbage and recycling enclosure is located along the western edge of the main drive aisle. It is centrally located and adds convenience to the resident's garbage and recycling disposal.
- The location creates a bend in the drive-aisle, creating a traffic calming element.

Architectural Form and Character

- The proposed form and massing of the buildings meets the intent of the guidelines set out in the Neighbourhood Plan, and is consistent with the existing and expected future developments in the neighbourhood.
- The style in this proposal reflects a Georgian style of architecture with simple gable roofs, decorative mouldings and proportion. Feedback from the Advisory Design Panel was positive in that it will provide adequate variety along Alberta Road.
- The choice of materials used on the facade of the buildings is consistent throughout the site which keeps the overall appearance simple and elegant. The material choice is consistent with what has recently been used in the area and conforms to the Urban Design Guidelines in the Neighbourhood Plan.
- The colour choice for the proposal is considered appropriate to the architectural character being proposed. It is a departure from the more muted and natural colours of the area, but feedback from Staff and the Advisory Design Panel are supportive. The colour choices and application add interest to the townhouse clusters and help identify the individual units within the building.

Transportation

- Vehicle access is off Alberta Road, connecting to the main north-south drive aisle which extends along the west side of the site. Two secondary drive aisles branch out to the east to provide access to all of the units.
- There are no new road construction requirements, but frontage improvements along Alberta Road will be implemented through a separate Servicing Agreement. The Servicing Agreement will provide information relating to the installation of a sidewalk, grassed and treed boulevard, and curb and gutter along Alberta Road in accordance with City standards.
- Pedestrian access to the site is shared with the main vehicular access. A walkway is also available along the eastern edge of the site that constitutes the main access to the separate ground floor units within Buildings 2 and 3. It also provides pedestrian access to the outdoor amenity space and community garden from most of the units in the complex.
- 17 townhouse units have an attached garage to serve the parking needs of these residents, with the remaining stalls for the separate ground floor units provided in nearby outdoor locations. Seven (7) of the 17 units with garages will provide garages with a side-to-side parking arrangement with the remaining ten (10) garages in a tandem configuration. The number of proposed parking stalls meets the requirements of the Zoning Bylaw, and a restrictive covenant will be registered prior to the issuance of the Development Permit to ensure the tandem stalls are not converted into habitable living spaces.

- Visitor parking is located throughout the site and are presented with pavers for easy identification.
- Long term bike storage is located within the individual garages and in weather protected areas of the front patio for the ground floor units. Short term bike parking is supplied through bike racks next to the outdoor amenity area and Building 1. The total number of bike stalls meets the requirements of the Zoning Bylaw.

Landscape Design and Open Space Design

- The submitted landscape plan will provide a mixture of soft and hard landscaping that defines a consistent treatment of edges throughout the site.
- The hard surfacing includes permeable decorative pavers at the entrance of the complex and at the centre of the site between Buildings 3 and 4, adjacent to the outdoor amenity area and community garden. They also help identify key locations within the site such as resident parking for the separate ground floor units and visitor parking stalls. The amount of permeable paving within the overall hard surfacing area is approximately 30%, with the rest of the hard surfacing consisting of asphalt paving and concrete pathways.
- The soft landscaping being proposed is a variety of native tree and shrub plantings. Trees on the Alberta Road frontage and along the west property line will provide a softening of the buildings and break long views into the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide good illumination on the site but will avoid unwanted illumination spilling directly onto adjacent properties.
- An Arborist report was submitted at the rezoning application stage and was reviewed by City staff. The report identified that of the ten (10) trees that were located on the property, all of them were either in poor condition or located within proximity of the development footprint of the townhouse units. City Staff concur with the report and has worked with the applicant to ensure the site will contain the appropriate number of trees in accordance with City policy. As a condition of Development Permit, the City will obtain a security deposit from the developer to ensure survival of the proposed landscaping for a one-year period.
- In accordance with City Policy, the applicant must provide at least 20 trees to meet the 2:1 replacement ratio policy. In response, the applicant will meet this requirement by proposing 20 new trees to be planted. The table below summarises the on-site tree planting requirement.

Number of trees to be removed	Number of trees to be retained or relocated	Required number of trees to be planted	Proposed number of trees to be planted	Surplus (Deficit)
10	0	20	20	0

- Built features include:
 - Four foot high metal fencing with stone supports along the street frontages to access individual units;
 - An end of road trellis at the end of the drive aisle; and
 - A six foot high fence along the periphery of the site that adjoins the adjacent Single Family lots.

Amenity Space

- The applicant is not proposing any indoor amenity space with this application. Instead, the applicant is making a voluntary contribution in lieu of providing indoor amenity space through the rezoning process.
- The applicant is providing an outdoor amenity space, located close to the main vehicle entrance to the site and easily accessible from all units on the site. The size meets the minimum area requirements outlined in the neighbourhood plan and provides adequate space to house a seating area, lawn space and a children's play area. The applicant is proposing a community garden adjacent to the outdoor amenity area.
- Decorative pavers are provided to the main drive-aisle, helping to identify key locators within the site. Such items as:
 - The main entrance of the complex;
 - The outdoor amenity area, garbage enclosure and mail kiosk;
 - Visitor parking; and
 - Parking stalls for residents of the separate ground floor units.

Garbage and Recycling

The garbage and recycling area is centrally located along the western edge of the property and is accessed by the main drive aisle. The number of bins meets the requirements of Environmental Programs, and the location of the enclosure is accessible for easy City pick-up.

Affordable Housing

The applicant is not providing any affordable housing units in accordance with the City's Affordable Housing Strategy, but is making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with policy. This contribution was secured during the rezoning stage. While the proposed separate units in Buildings 2 and 3 are intended to provide affordable unit options, they do not meet the criteria of the City's Affordable Housing Strategy as they are intended to be sold on the open housing market.

Sustainability Indicators

- The proposed plan is reusing an existing single-family site to increase living density within the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major public transit corridor and close to bus stops for convenience of use.
- A permeable paving system covering more than 30% of the overall paved area within the complex is proposed.
- The proposed landscaping provides a variety of planting that are appropriate for the geographical area and are low maintenance.

Universal Access and Aging-in-Place

- All units will be providing aging in place features such as backer blocks for the easy installation of future grab bars, door lever handles instead of door knobs and sufficient door openings to allow access for wheelchairs.
- To provide design flexibility and to allow for better movement to those with limited mobility, the applicant has provided a unit plan for the ground floor units in Building's 2 and 3 which

would allow for the easy conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing these unit layouts are:

- Wider doors for easier access to the unit.
- Proper design of the kitchen, bathroom and bedroom layout for wheelchair mobility.
- Additional backer blocks behind the finished walks for the future installation of grab bars.

(Dimensions and notations reflecting these provisions are to be confirmed on the Building Permit drawings)

Acoustical Mitigation

The subject site is located within the City's Aircraft Noise Sensitive Area, where residential use is listed as a noise sensitive use. To show the internal noise levels can achieve the City policy, the applicant has submitted an acoustical report outlining the proposed materials for the building envelope will achieve the desired indoor noise levels outlined by CMHC and internal thermal conditions with doors and windows closed. This satisfies the policies set out in the OCP.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge treatment, featuring low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light directly onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance over the outdoor amenity area. There are enough windows looking out onto all common areas that will facilitate casual surveillance.

Conclusions

The proposed development has gone through some design adjustments in coordination with staff and has received favourable comments from the Advisory Design Panel. The result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and add to the character of the neighbourhood.



David Johnson
Planner 2

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$54,942.00 (based on total floor area of 27,471 ft²).

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be

required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

- The applicant is required to display how the separate units comply with Section 4.16 of Zoning Bylaw 8500 (Basic Universal Housing Features).
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- Incorporation of Construction Measure required to achieve CMHC noise standards.

**DP 12-608937****Attachment 1**

Address: 9691 Alberta Road

Applicant: Cotter Architects Inc.

Planning Area: McLennan North Sub-Area Plan

	Existing	Proposed
Site Area:	4,312.0 m ²	4,312.0 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Residential Area 4	No change
Zoning:	Single Detached (RS1/F)	Low Density Townhouses (RTL4)
Number of Units:	1 Single Detached Dwelling per lot	24 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	4,312.0 m ² x 0.60 FAR = 2,587.2 m ²	2,552.1 m ²	none permitted
Lot Coverage:	Max. 40%	28.3%	none
Setback – Front Yard:	Min. 6.0 m	5.40 m	0.60 m
Setback – East Side Yard	Min. 3.0 m	3.0 m	none
Setback – West Side Yard:	Min. 3.0 m	0.30 m	2.70 m
Setback – Rear Yard	Min. 3.0 m	4.1 m	none
Height (m):	Max. 12.0 m	11.08 m	none
Lot Size:	40.0 m (width) 35.0 m (depth)	28.6 m (width) 151.0 m (depth)	11.4 m (width)
Off-street Parking Spaces – Residential:	34 stalls	41 stalls	none
Off-street Parking Spaces – Visitor:	5 stalls	5 stalls	none
Total off-street Spaces:	39 stalls	46 stalls	none
Tandem Parking Spaces	not permitted	10 tandem stalls for 20 parking stalls	10 tandem stalls for 20 parking stalls
Amenity Space – Outdoor:	Min. 144.0 m ²	196.2 m ²	none

3. DP 12-608937 – 24-UNIT TOWNHOUSE DEVELOPMENT

APPLICANT: Cotter Architects

PROPERTY LOCATION: 9691 Alberta Road

Applicant's Presentation

Architect Patrick Cotter, Cotter Architects, Inc., and Landscape Architect Mark van der Zalm, van der Zalm + Associates, Inc., presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- a refreshingly unusual project; impressed with the simplicity of the project; a box that is easy to build; heritage colours and window boxes are interesting;
- see challenges without any trim or breaks between the colours;
- colours on the renderings are “Disney-like” but are much more muted in the actual materials presented to the Panel;
- roof of the entry to the upper floor looks unusual on the renderings (referring to buildings with ground-oriented units); stands out as not being traditional and heritage style; consider raising up the front to avoid the escalator feel;
- uniformity of the windows is good to see;
- curious design; not quite like anything else in the area but has some precedent in the area, i.e. Property 1 to the north of the subject development as shown on Drawing A-102;
- exterior elements could be integrated with acadian type details, e.g. trellising, sunshading or weather protection;
- exterior landscape elements not related to the building elements; need to be integrated; theme of the project should be carried through all the elements;
- project has an interesting street presence; good street frontage along Alberta Road; would be looked at as a good precedent in the area;
- entry to the site does not look strong; could be in keeping with the project's eastern North American development theme;
- good attempt to make everything work on a difficult site;
- ensure that window boxes will be well maintained;
- grave concern on vehicles backing out towards sandpit; public safety is an issue in regards to proximity of amenity area to parking areas;

- pleased to see contextual study on amenities in the larger neighbourhood; outdoor amenity area is dispersed and lost the ability to create a community hub;
- a very challenging site; applicant has done an excellent planning job; appreciate the applicant orienting the building in different ways; site has been successfully broken into different portions;
- location of garbage and recycling is not appropriate as it is very prominent; needs to be looked at;
- concern on the small size of the play area and its proximity to parking; feels like a leftover space; the project has no large central amenity area as the total amenity area has been broken down into smaller areas; play area may not be usable due to its small size;
- architecture and street appearance are very pleasant; a timeless piece;
- colours need to be a bit more colourful as shown on the renderings to visually break up the facade;
- appreciate the applicant for providing an elegant solution to a difficult site and the constraint of providing access to two adjoining sites; and
- question the location of garbage and recycling enclosure; substantial work may need to be done to improve its appearance.

Panel Decision

It was moved and seconded

That DP 12-608937 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments and concerns of the Panel with strong consideration to be given to (1) the safety of the children's play area in view of its proximity to parking, (2) the prominent location of the garbage and recycling enclosure, and (3) the size and location of the amenity area.

CARRIED



September 10, 2012

Mr. David Johnson

Planner 2 - Policy Planning Division

City of Richmond

6911 No. 3 Road Richmond, BC V6Y 2C1

Re: DP 12-608937 (9691 Alberta Road)

Dear Mr. Johnson:

Thank you for your comments from the Advisory Design Panel dated August 21st, 2012.

We have reviewed the panel's comments and have prepared the following responses to address their concerns (responses in red):

DP 12-608937 – 24-UNIT TOWNHOUSE DEVELOPMENT

APPLICANT: Cotter Architects

PROPERTY LOCATION: 9691 Alberta Road Applicant's Presentation

Architect Patrick Cotter, Cotter Architects, Inc., and Landscape Architect Mark van der Zalm, van

der Zalm + Associates, Inc., presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

1. a refreshingly unusual project; impressed with the simplicity of the project; a box that is easy to build; heritage colours and window boxes are interesting;
2. see challenges without any trim or breaks between the colours;
 - ❖ Careful attention will be taken to the detailing between colour changes in the façade as well as at floor levels, window and door trims and corners. The intent is to minimize visual breaks to maintain the elegant simple form of the buildings presented. Flashing, caulking and trim colour choices that are matched to the colour pallet will help achieve this affect.
3. colours on the renderings are "Disney-like" but are much more muted in the actual materials presented to the Panel;

- ❖ The actual colours are those shown on the sample board presented which are more muted when compared to some of the renderings.
- 4. roof of the entry to the upper floor looks unusual on the renderings (referring to buildings with ground-oriented units); stands out as not being traditional and heritage style; consider raising up the front to avoid the escalator feel;
 - ❖ The roofs in these areas help to break up what would otherwise be a long, continuous balcony railing. They also provide a natural privacy break between the individual unit balconies. The prominence of the stylized entry entablatures should read as the most dominant feature along these elevations with the roofs receding behind them.
- 5. uniformity of the windows is good to see;
- 6. curious design; not quite like anything else in the area but has some precedent in the area, i.e. Property 1 to the north of the subject development as shown on Drawing A-102;
- 7. exterior elements could be integrated with Arcadian type details, e.g. trellising, sun-shading or weather protection;
- 8. exterior landscape elements not related to the building elements; need to be integrated; theme of the project should be carried through all the elements;
 - ❖ The fences and garbage enclosure structure have been redesigned to be more in keeping with the style of the architecture.
- 9. project has an interesting street presence; good street frontage along Alberta
- 10. Road; would be looked at as a good precedent in the area;
- 11. entry to the site does not look strong; could be in keeping with the project's eastern North American development theme;
 - ❖ The appearance of the project from Alberta Road is that of a small – 3 unit dwelling that fronts the street rather than a larger group of buildings. The modest entry driveway reflects this and does not try to “announce” the project as a group of townhomes.
- 12. good attempt to make everything work on a difficult site;
- 13. ensure that window boxes will be well maintained;
 - ❖ Window boxes will be designed for easy maintenance and durability. Those that are not easily accessible will be for decorative architectural features only.
- 14. Grave concern on vehicles backing out towards sandpit; public safety is an issue in regards to proximity of amenity area to parking areas;

- ❖ Careful consideration has been given to this point. By relocating 2 of the visitor parking stalls we have been able to re-configure the amenity area and added approximately 500 sq. ft. (32%) of amenity space. The children's play area is no longer across from car stalls and careful placement of benches will help provide for an additional safety barrier from the drive-aisle. A pavement pattern will be introduced to the drive-aisle in this area as a traffic calming element.
15. pleased to see contextual study on amenities in the larger neighbourhood;
 16. outdoor amenity area is dispersed and lost the ability to create a community hub;
 - ❖ In addition to the improvements listed in item #14 the central amenity area has been designed with community garden planters adjacent the children's play area. This creates the opportunity for neighbours to meet at a central location. This also provides an activity for adults that may want to keep an eye on their children in the play area. Children will also have the opportunity to learn about "urban agriculture".
 17. a very challenging site; applicant has done an excellent planning job; appreciate the applicant orienting the building in different ways; site has been successfully broken into different portions;
 18. location of garbage and recycling is not appropriate as it is very prominent; needs to be looked at
 - ❖ The garbage and recycling structure's location is obscured from the street by a tree. The placement of it along the west edge of the drive aisle introduces a curve to the driveway breaking up the "bowling alley" affect that would result from a straight drive-aisle. The garbage enclosure has been redesigned to reflect more closely the architectural style of the buildings. Lastly, the location is conveniently located close to the street for easy access by the pick-up vehicles and also centrally located near the amenity area and mail kiosk. Concentrating the uses in this area helps promote neighbor interaction and by default keeps more "eyes on the street".
 19. concern on the small size of the play area and its proximity to parking; feels like a leftover space; the project has no large central amenity area as the total amenity area has been broken down into smaller areas; play area may not be usable due to its small size;
 - ❖ See items #14 and #16 above.
 20. architecture and street appearance are very pleasant; a timeless piece;
 21. colours need to be a bit more colourful as shown on the renderings to visually break up the facade;
 - ❖ See item #3 above.
 22. appreciate the applicant for providing an elegant solution to a difficult site and the constraint of providing access to two adjoining sites; and
 23. question the location of garbage and recycling enclosure; substantial work may need to be done to improve its appearance.

❖ See item #18 above.

Panel Decision

It was moved and seconded

That DP 12-608937 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments and concerns of the Panel with strong consideration to be given to (1) the safety of the children's play area in view of its proximity to parking, (2) the prominent location of the garbage and recycling enclosure, and (3) the size and location of the amenity area.

CARRIED

We trust that our responses above, together with the revised Development Permit package, have addressed the concerns of the Advisory Design Panel to their satisfaction.

Regards,

Cotter Architects Inc.



Per: Thomas Allan Palmer | Architect AIBC, MRAIC

cc: Charan Sethi, Ryan Jenkins (Tien Sher Alberta Road Properties Inc.)
Patrick Cotter, Architect AIBC (Cotter Architects Inc.)

encl.:



City of Richmond

Development Permit

No. DP 12-608937

To the Holder: Cotter Architects Inc.
Property Address: 9691 Alberta Road
Address: 235 – 11300 No. 5 Road
Richmond, BC V7A 5J7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - e) Reduce the required front yard setback from 6.0m to 5.40m;
 - f) Reduce the minimum lot width from 40.0m to 28.6m;
 - g) Reduce the required west side yard setback from 3.0m to 0.30m for the garbage and recycling enclosure; and
 - a) Permit resident parking in a tandem configuration in 10 of the 24 units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #16 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 \$54,942.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 12-608937

To the Holder: Cotter Architects Inc.
Property Address: 9691 Alberta Road
Address: 235 – 11300 No. 5 Road
Richmond, BC V7A 5J7

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

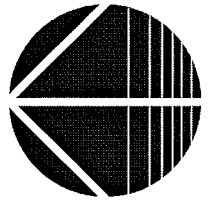
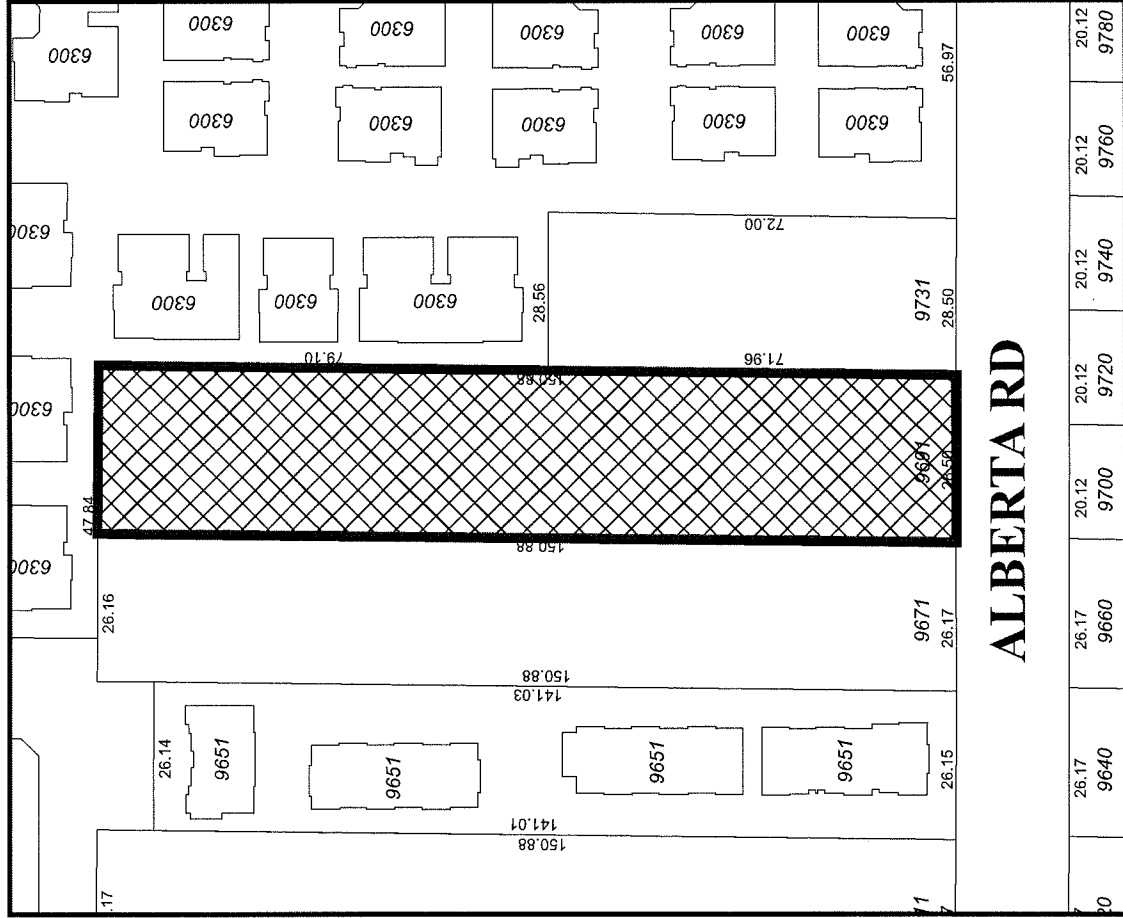
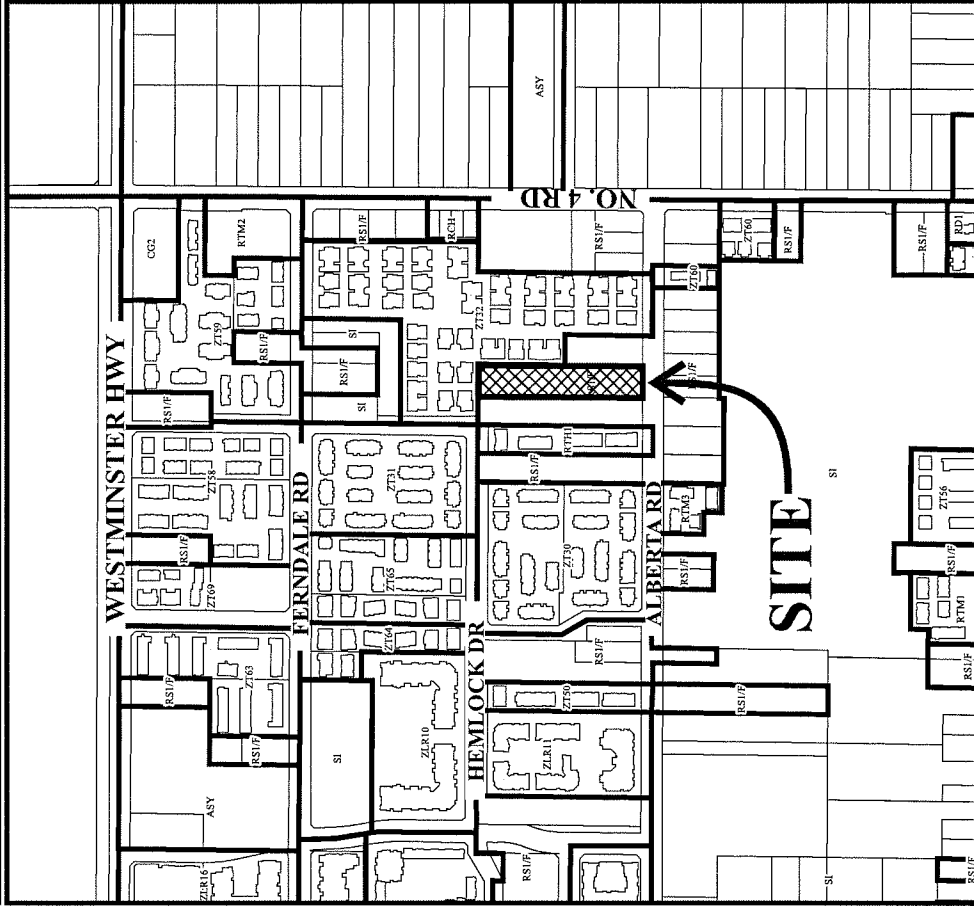
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 12-608937 SCHEDULE "A"

Original Date: 05/08/12

Revision Date:

Note: Dimensions are in METRES

PROJECT DATA:

PROJECT:		9691 ALBERTA ROAD, RICHMOND, BC V6Y 1Y7												
PROJECT CODE:		ABN												
DEVELOPMENT DATA		Last Updated: October 31, 2012												
AUTHORITY HAVING JURISDICTION		City of Richmond												
APPLICABLE CODE		BCBC 2006 Part 9 - Residential												
CONSTRUCTION		Woodframe Combustible												
SITE AREA						sq. ft.		m ²		ha		acres		
Site Area - Gross						46,413.98		4,312.00		0.43		1.07		
Dedication(s)						-		-		-		-		
Site Area - Net						46,413.98		4,312.00		0.43		1.07		
SITE COVERAGE										Permitted		Proposed		
										40.00%		28.31%		
DENSITY (FAR)						Permitted		Proposed		UPH		UPA		
						0.6		0.6		56		23		
BUILDING / UNIT SUMMARY		Type A	Type A1	Type A2	Type B	Type B1	Type C	Type D	Total Units					
Building 1		0	0	2	2	0	0	0	0	4	4			
Building 2		0	0	0	0	0	3	3	6	6				
Building 3		0	0	0	0	0	4	4	8	8				
Building 4		1	1	0	0	1	0	0	3	3				
Building 5		1	1	0	0	1	0	0	3	3				
Total		2	2	2	2	2	7	7	24	24				
		8%	8%	8%	8%	8%	29%	29%	100%	100%				
GROSS FLOOR AREA (Sq. Ft.)										27,471				
Per Unit (sq. ft.)		1,234	1,220	1,185	1,207	1,198	481	1,686	27,471					
Subtotal		2,468	2,440	2,370	2,414	2,395	3,368	11,799	27,255					
Mail Room (Covered Outdoor Boxes)										0				
Electrical Rooms (4@ 54 sq. ft. ea.)										216				
Subtotal										27,471				
UNIT AREAS (sq. ft.)		Type A	Type A1	Type A2	Type B	Type B1	Type C	Type D						
Level 1		632	597	616	561	597	481	508						
Level 2		603	603	587	603	597	-	851						
Level 3		643	643	627	647	641	-	851						
Sub-Total		1,879	1,843	1,830	1,811	1,835	481	2,209						
Parking deduction		538	538	538	521	536	-	416						
Entry deduction		107	85	107	83	101	-	107						
Net Total		1,234	1,220	1,185	1,207	1,198	481	1,686						
PARKING (city centre zone 3)		Per Unit						Units	Required	Provided				
Visitor		0.20						24	5	7				
Resident - Type A, B + D Units		1.40						6	8	34				
Resident - Type C Unit (Affordable Housing)		0.90						2	2	7				
Total									15	48				
Parking									Residential	Visitor				
Regular									39	5				
Small Car									0	0				
Accessible									2	0				
Total									41	5				
Bicycle Parking		Per Unit						Units	Required	Provided				
Visitor		0.2						24.0	6.0	6.0				
Resident		1.25						24.0	30.0	48.0				
Total									36.0	54.0				
SETBACKS (m)							Front	Side	Side	Rear				
Permitted							6.0	3.0	3.0	3.0				
Provided							5.4	3.0	3.0	3.0				
BUILDING HEIGHT (m)							Height		Storeys					
							Permitted	Proposed	Permitted	Proposed				
Building 1							12	12	3	3				
Building 2							12	12	3	3				
Building 3							12	12	3	3				
Building 4							12	12	3	3				
Building 5							12	12	3	3				
BUILDING FOOTPRINT									sq. ft.		m ²			
Building 1							2,408.79		223.78					
Building 2							3,014.39		280.05					
Building 3							3,959.30		367.83					
Building 4							1,879.67		174.63					
Building 5							1,879.67		174.63					
Total							13,141.82		1,220.91					
OUTDOOR AMENITY SPACE (sq. ft.)														
Public												2,367		

PROJECT TEAM:

Owner:
Tien Sher Alberta Road Properties Inc.
#185 - 4631 Shell Road
Richmond BC V6X 3M4

Architectural:
Cotter Architects Inc.
#235 11300 No. 5 Road
Richmond BC V7B 1A3
T(604) 272 1477 F(604) 272 1471

Landscape:
Van Der Zalm & Associates Inc.
Suite 1 8938 192nd Street
Surrey BC V4N 3W8
T(604) 882 0024 ext 22 F(604) 882 0042

Arborist:
Froggers Creek Tree Consultants Ltd.
T(604) 721 6002

Civil Engineer:
Core Concept Consulting Ltd.
#220 - 2639 Viking Way
Richmond BC V6V 3B7
T(604) 249 5040 F(604) 249 5041

Geotechnical Engineer:
Geopacific Consultants Ltd.
#215 - 1200 West 73rd Avenue
Vancouver BC V6P 6G5

DRAWING LIST:

- Architectural:**
- A-001 Cover Sheet / Project Information
 - A-002 Design Rationale / Materials
 - A-003 Sketchup Views
 - A-004 Site Elevations
 - A-101 Site Plan / Fire Truck Access
 - A-102 Context Plan & Photos
 - A-103 Shadow Study
 - A-111 Survey Plan
 - A-112 Site Coverage
 - A-201 Building 1+2 Plans
 - A-202 Building 3+4+5 Plans
 - A-203 Garbage Enclosure
 - A-211 Unit Area Overlays
 - A-212 Affordable Housing Unit
 - A-301 Elevations
 - A-302 Elevations

LOCATION MAP:



ALBERTA ROAD NORTH

9691 ALBERTA RD. RICHMOND BC



DP 12608937 PG. #1

DEVELOPMENT PERMIT PANEL SUBMISSION
31-10-2012

DESIGN RATIONALE

Siting + Units

The proposed development includes 24 townhomes in 5 buildings in groups of 3 to 8 units per building. The units range from 1 to 3 bedrooms with ample parking, open concept floor plans and private outdoor space. Seven of the units have been designed *as ground orientated, affordable housing units*. The site is a long and narrow north/south orientated property. The outer buildings face north /south while the inner buildings face east/west.

Form and Character

The townhomes reflect a Georgian Style of architecture. Double hung windows with divided lites have a vertical, 2:1 proportion and are adorned with window boxes and decorative moldings. Simple gable roofs have cornices detailed with moldings and dentils and are further articulated with simple dormers for venting. Panelized exterior doors with transoms are accentuated by entablatures supported by expressive pilasters. A variety of entry styles identify individual units while keeping to overall character of the development. The most visible building facing Alberta Road is a group of 3 townhouses that is in keeping with the scale of nearby properties. The mid-block units have upper floors that step back opening up the space along the access road alleviating a tunnel affect that might otherwise occur.

Materials + Colours

Traditional red and blue horizontal siding gives the townhomes a sense of solidity and quality. Crisp white windows, cornices, window boxes, moldings and doors highlight the attention to detail set against the bold colour of the cladding. Roofs are dark grey textured asphalt shingles.

Site Access

The site is accessed from Alberta Road and accommodates the requirements for emergency vehicle and garbage truck access. As this parcel is the 2nd last parcel to be developed in this section of Alberta Road, provisions have been shown for the access route to serve the adjoining property to the west - 9671 Alberta Rd. The internal road is curving allowing for pockets for trees and visitor parking. This also helps to minimize the otherwise bowling alley effect of a long, straight road. The road has been designed to allow for curbside garbage and recycling.

Amenity Space

Both individual yard and / or balcony space has been provided for each residential unit in addition to 100m² of common outdoor amenity space located near the centre of the development.



NOTES:

1 COLORS & MATERIALS
N.T.S.

4 Cementitious Architectural Trim (White)

6 Asphalt Shingle Roofing (Charcoal Grey)

1 Cementitious Horizontal Cladding (Traditional Red)

2 Cementitious Horizontal Cladding (Monterey Taupe)

3 Cementitious Horizontal Cladding (Boothbay Blue)

4 Cementitious Architectural Trim (White)

5 Prefinished Metal Flashing (White)

6 Asphalt Shingle Roofing (Charcoal Grey)

7 Georgian Style Vinyl Windows (White)

8 Window Boxes

3 Cementitious Horizontal Cladding (Boothbay Blue)

5 Prefinished Metal Flashing (White)

2 Cementitious Horizontal Cladding (Monterey Taupe)

1 Cementitious Horizontal Cladding (Traditional Red)

12608937

DP

P4. #2

Advisory Design Panel | August 15, 2012
RZ #11-590114

cotter ARCHITECTS

T.I.E.N. S.H.E.R. GROUP OF COMPANIES

2 MATERIAL BOARD
N.T.S.

NOT FOR
CONSTRUCTION

21/10/12	DEVELOPMENT PERMIT PANEL, REVISION
16/10/12	DEVELOPMENT PERMIT PANEL, REVISION
16/09/12	DEVELOPMENT PERMIT PANEL, REVISION
10/09/12	DEVELOPMENT PERMIT PANEL, SUBMISSION
15/08/12	ADVISORY DESIGN PANEL
02/08/12	DESIGN REVIEW
29/06/11	DESIGN REVIEW
NAME	DATE
DESCRIPTION	

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WEB: www.cotterarchitects.com

PROJECT
Proposed Residential
Development
9691 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

DESIGN RATIONALE
COLORS & MATERIALS

DRAWN : BT
CHECKED : TAP
SCALE :
JOB NO. : ABN
DATE : 04/26/2012

SHEET TITLE
DESIGN RATIONALE
COLORS & MATERIALS

DRAWING NUMBER
REV.
A-002



1 VIEW LOOKING NORTHEAST
N.T.S.



2 VIEW LOOKING SOUTHEAST
N.T.S.



3 VIEW LOOKING NORTHWEST
N.T.S.



4 VIEW LOOKING NORTHEAST
N.T.S.



5 SITE OVERVIEW
N.T.S.

NOTES:

NOT FOR
CONSTRUCTION

31/10/12	DEVELOPMENT POINT PANEL REVISION
16/10/12	DEVELOPMENT POINT PANEL REVISION
14/09/12	DEVELOPMENT POINT PANEL REVISION
12/09/12	DEVELOPMENT POINT PANEL SUBMISSION
12/08/12	ADVISORY DESIGN PANEL
02/08/12	DESIGN REVIEW
29/06/11	DESIGN REVIEW
10/06/11	DESIGN REVIEW
05/06/11	DESIGN REVIEW

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PROJECT
Proposed Residential
Development
9691 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

DESIGNER'S NOTE: THIS PLAN AND DESIGN ARE FOR INFORMATION ONLY. THEY DO NOT REPRESENT THE
DESIGNER'S LIABILITY OR ANY OTHER LIABILITY. THE DESIGNER IS NOT RESPONSIBLE FOR THE
USE OF THIS PLAN OR DESIGN IN ANY MANNER.

DRAWN : DT
CHECKED : TAP
SCALE : NTS
JOB NO. : 1001
DATE : 04/26/2012

SHEET TITLE
SKETCHUP VIEWS

DP 12608937 Pg. #3

DRAWING NUMBER REV.

A-003

NOTES:



1 EAST SITE ELEVATION
1/16"=1'-0"



2 WEST SITE ELEVATION
1/16"=1'-0"



3 NORTH SITE ELEVATION
1/16"=1'-0"



1 SOUTH SITE ELEVATION
1/16"=1'-0"

NOT FOR
CONSTRUCTION

15/10/2012	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/10/2012	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/09/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/09/12	DESIGN PERMIT PANEL SUBMISSION
15/09/12	ADVISORY DESIGN PANEL
02/08/12	DESIGN REVIEW
29/06/11	DESIGN REVIEW
04/06/11	DESIGN REVIEW
04/06/11	DESIGN REVIEW

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PROJECT
Proposed Residential
Development
8881 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

DESIGNER'S RESPONSIBILITY: The Architect shall be responsible for the design and construction of the project in accordance with the applicable laws and regulations.

DRAWN	DE	SEAL
CHECKED	DEP	
SCALE	1/16"=1'-0"	
DATE	04/05/2012	

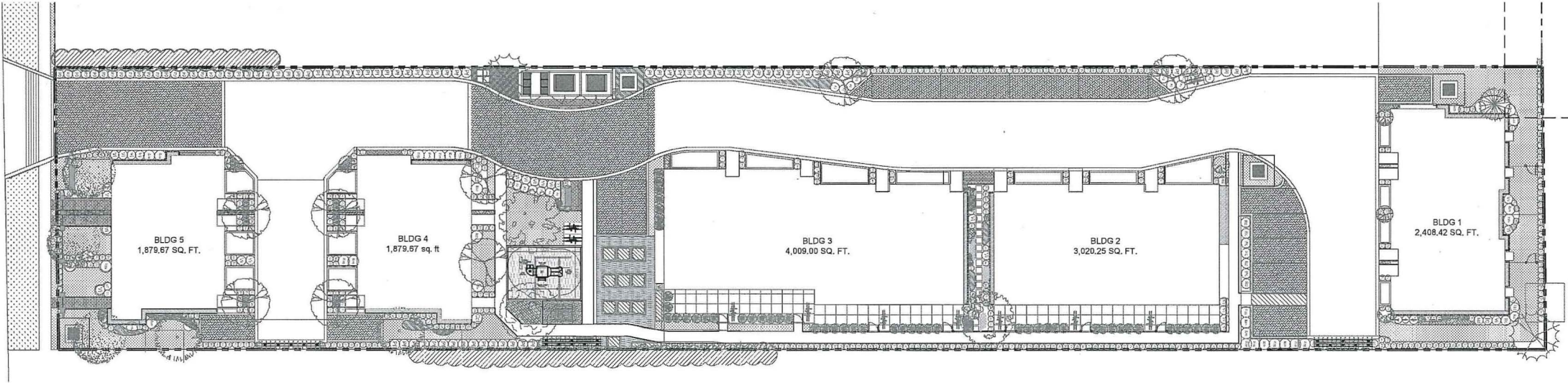
SHEET TITLE
SITE ELEVATIONS

DP 12 608937 Pg. #4

NOTES:



SITE COVERAGE:	
BUILDING 1:	2408.22 SQ. FT.
BUILDING 2:	3020.25 SQ. FT.
BUILDING 3:	4009.00 SQ. FT.
BUILDING 4:	1879.67 SQ. FT.
BUILDING 5:	1879.67 SQ. FT.
TOTAL:	13196.81 SQ. FT.
SITE AREA:	46413.98 SQ. FT.
SITE COVERAGE:	28.43 %



1 BUILDING FOOTPRINTS
1/16"=1'-0"

NOT FOR
CONSTRUCTION

	31/10/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
	16/10/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
	19/09/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
	10/09/12	DEVELOPMENT PERMIT PANEL, SUBMISSION
	15/08/12	ADVISORY DESIGN PANEL
	02/08/12	DESIGN REVIEW
PD	29/06/11	DESIGN REVIEW
MARK	DGMVNY	DESCRIPTION
ISSUE		

cotter
ARCHITECTS

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PROJECT
Proposed Residential
Development
9891 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

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DRAWN : DT
CHECKED : TAP
SCALE : 1/16"=1'-0"
JOB NO. : A001
DATE : 04/05/2012

SHEET TITLE
BUILDING FOOTPRINTS

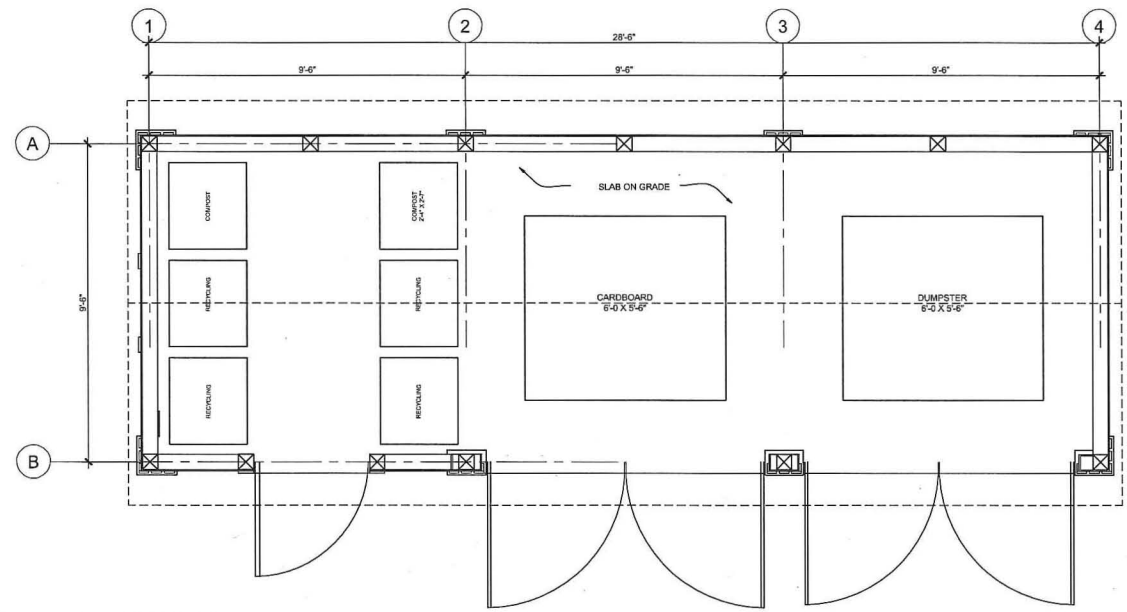
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A-112

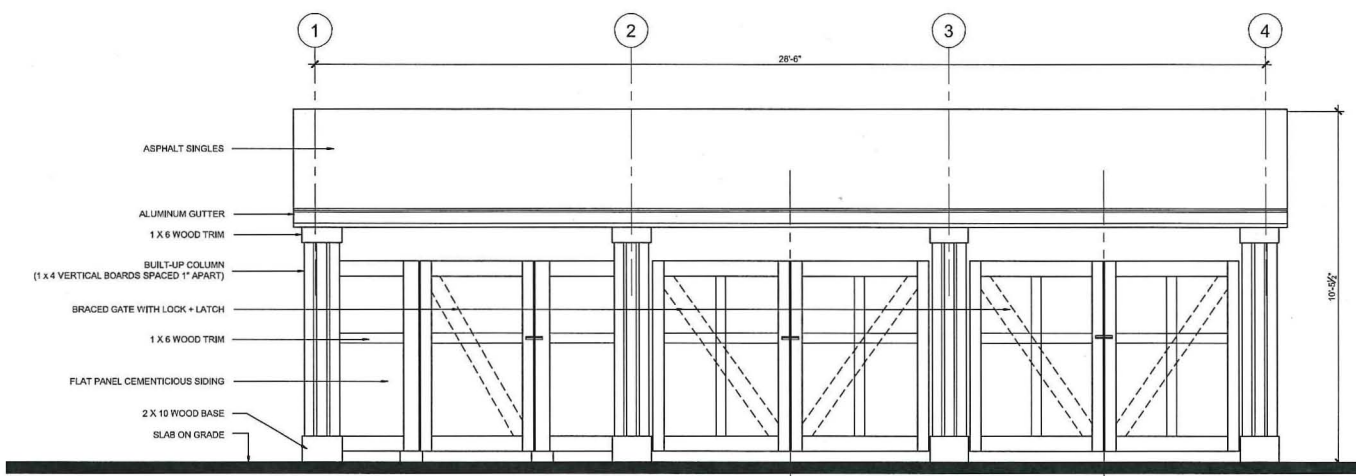
APPROVED BY: [Signature] DATE: [Date]

DP 12 608937 PC. #6

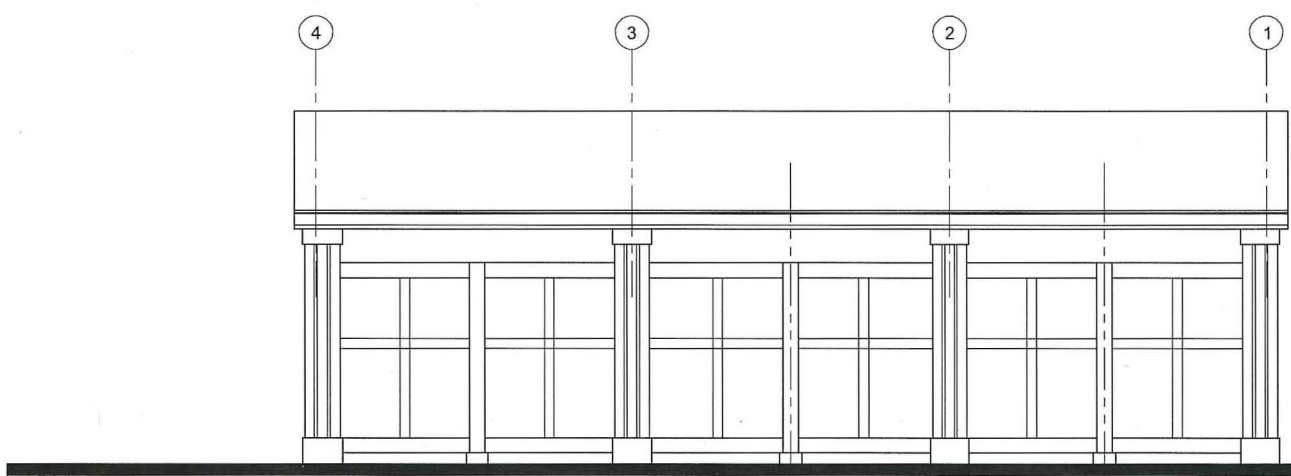
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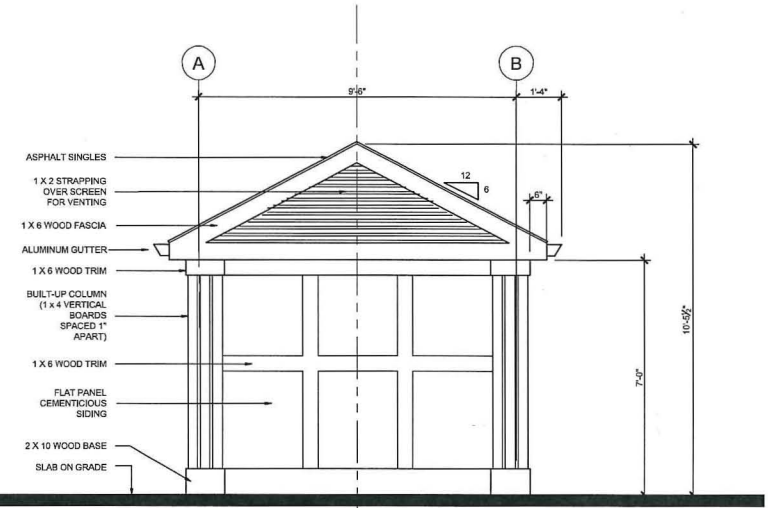
1 GARBAGE BUILDING - FLOOR PLAN
A-203 Scale: 1/2"=1'-0"



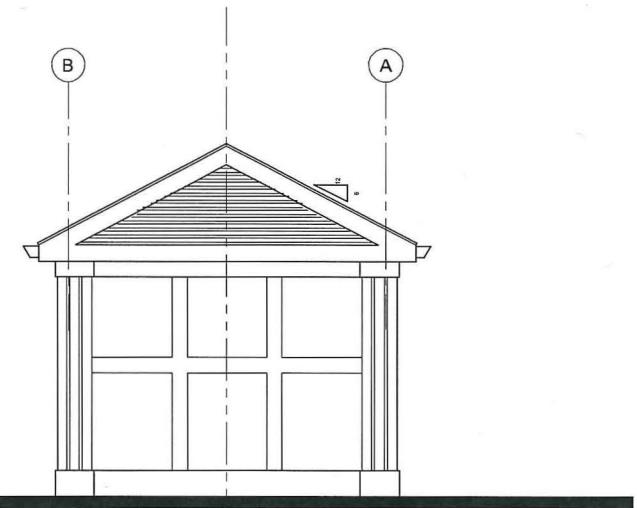
2 GARBAGE BUILDING - EAST ELEVATION
A-203 Scale: 1/2"=1'-0"



3 GARBAGE BUILDING - WEST ELEVATION
A-203 Scale: 1/2"=1'-0"



4 GARBAGE BUILDING - SOUTH ELEVATION
A-203 Scale: 1/2"=1'-0"



5 GARBAGE BUILDING - NORTH ELEVATION
A-203 Scale: 1/2"=1'-0"

NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
21/12/12	DEVELOPMENT PERMIT PANEL SUBMISSION
16/12/12	DEVELOPMENT PERMIT PANEL SUBMISSION
18/08/12	DEVELOPMENT PERMIT PANEL SUBMISSION
10/08/12	DEVELOPMENT PERMIT PANEL SUBMISSION
10/08/12	ADVISORY DESIGN PANEL
05/08/12	DESIGN REVIEW
28/06/11	DESIGN REVIEW
10/06/11	DESIGN REVIEW
05/06/11	DESIGN REVIEW
05/06/11	DESIGN REVIEW

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PROJECT
Proposed Residential
Development
8851 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

DESIGNER'S NOTE: THIS PLAN AND DESIGN ARE USED AT ALL TIMES FOR THE
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DRAWN : DT
CHECKED : TAP
SCALE : 1/2"=1'-0"
JOB NO. : A203
DATE : 04/26/2012
SHEET TITLE

GARBAGE BUILDING

DRAWING NUMBER: A-203

DP 12608937 Pg. #7



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



2 BUILDING 1 EAST ELEVATION
1/8"=1'-0"

EL. 39.25'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR



3 BUILDING 1 WEST ELEVATION
1/8"=1'-0"



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

EL. 39.25'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR



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



6 BUILDING 2 EAST ELEVATION
1/8"=1'-0"

EL. 38.75'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR



7 BUILDING 2 WEST ELEVATION
1/8"=1'-0"



8 BUILDING 2 SOUTH ELEVATION
1/8"=1'-0"

EL. 38.75'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR

NOTES:

NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
2/15/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
18/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
18/09/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/09/12	DESIGN PERMIT PANEL SUBMISSION
15/09/12	ARCHITECTURAL DESIGN PANEL
05/09/12	DESIGN REVIEW
28/08/11	DESIGN REVIEW
08/08/11	DESIGN REVIEW

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#235 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7
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WEB: www.cotterarchitects.com

PROJECT
Proposed Residential
Development
3951 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

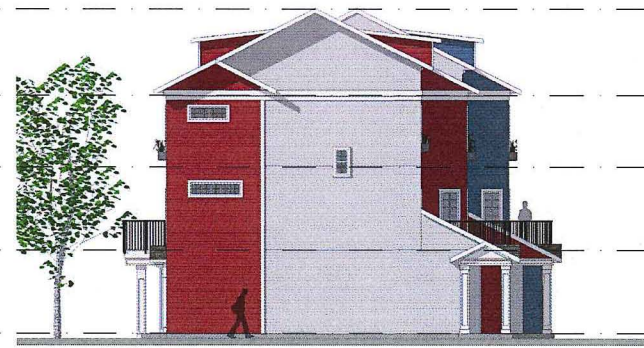
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DRAWN : BT
CHECKED : MAP
SCALE : 1/8"=1'-0"
JOB NO. : 100
DATE : 04/24/2012
SHEET TITLE
ELEVATIONS

DRAWING NUMBER
A-301

DP 12 608937 Pg. #8

NOTES:



1 BUILDING 3 NORTH ELEVATION
1/8"=1'-0"



2 BUILDING 3 EAST ELEVATION
1/8"=1'-0"

EL. 38.75'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR



3 BUILDING 3 WEST ELEVATION
1/8"=1'-0"

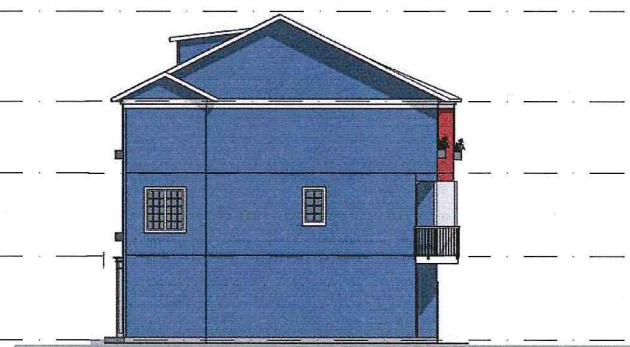


4 BUILDING 3 SOUTH ELEVATION
1/8"=1'-0"

EL. 38.75'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR



5 BUILDING 5 NORTH ELEVATION
(BLDG 4 SOUTH ELEVATION)
1/8"=1'-0"



6 BUILDING 5 EAST ELEVATION
(BLDG 4 WEST ELEVATION)
1/8"=1'-0"

EL. 39.25'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR



7 BUILDING 5 WEST ELEVATION
(BLDG 4 EAST ELEVATION)
1/8"=1'-0"



8 BUILDING 5 SOUTH ELEVATION
(BLDG 4 NORTH ELEVATION)
1/8"=1'-0"

EL. 39.25'
T.O. ROOF
EL. 29.00'
T.O. PLATE
EL. 20.00'
T.O. UPPER FLOOR
EL. 10.00'
T.O. MAIN FLOOR
EL. 0.00'
T.O. GROUND FLOOR

NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
15/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/09/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
15/09/12	DESIGN PERMIT PANEL SUBMISSION
15/09/12	ADVISORY DESIGN PANEL
02/08/12	DESIGN REVIEW
25/06/11	DESIGN REVIEW
DATE	DESCRIPTION

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WEB: www.cotterarchitects.com

PROJECT
Proposed Residential
Development
9501 Alberle Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

DESIGNER'S NOTE: THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE CONSTRUCTION OF THE BUILDING.

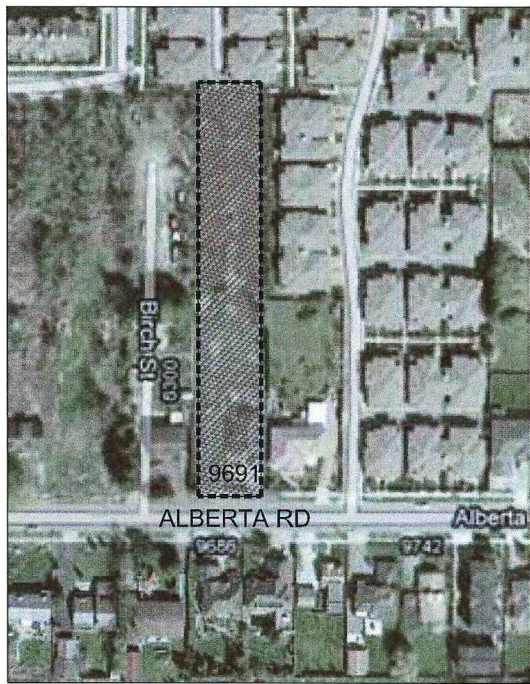
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CHECKED : TAP
SCALE : 1/8"=1'-0"
JOB NO. : A20
DATE : 04/28/2012
SHEET TITLE
ELEVATIONS

DRAWING NUMBER REV.

DP 12 608937 Pg. #9 A-302

ALBERTA ROAD TOWNHOUSE DEVELOPMENT

Landscape Development

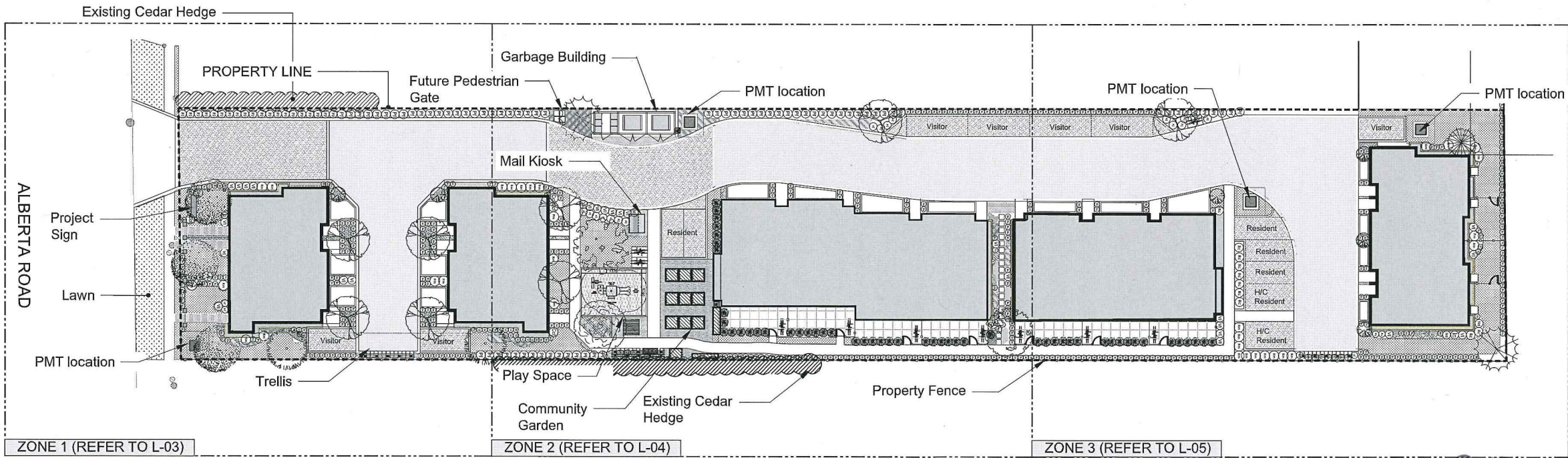


1 LOCATION MAP
SCALE: NTS

General Notes

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, field adjustments must be approved by the landscape architect prior to installation.
3. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
4. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
5. Work shall conform to BCLNA Standards.
6. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
7. The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.
8. All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted correctly at no additional expense to the owner.
9. Fine grade, fertilize and sod/seed all disturbed areas within the construction limits as shown. All areas shall drain completely and shall not pond nor puddle.
10. Where planting beds meet turf areas, the contractor shall provide a cultivated edge. Mulch all shrub beds to the line shown.
11. For trees planted in turf areas, provide a 900mm (3'-0") diameter mulch ring (remove existing turf) at 50mm (2") thick with a cultivated edge.
12. An approved pre-emergent herbicide shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
13. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work as outlined in bid document.

Sheet List Table	
Sheet Number	Sheet Title
L-00	COVER SHEET
L-01	TREE REMOVAL PLAN
L-02	SITE AND TREE PLAN
L-03	PLANTING PLAN - ZONE 1
L-04	PLANTING PLAN - ZONE 2
L-05	PLANTING PLAN - ZONE 3
LD-01	DETAILS 1
LD-02	DETAILS 2
LD-03	DETAILS 3



2 SITE PLAN
SCALE: 1/250

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WEB: www.cotterarchitects.com

CLIENT:

T I E N S H E R
GROUP OF COMPANIES
#185-4631 Shell Road,
Richmond, BC, Canada, V6X3M4

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No.	Description	Date
8	DP Re-Submission	Oct 31, 2012
7	DP Re-Submission	Oct 17, 2012
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3	DP Revision	June 25, 2012
2	DP Submission	May 04, 2012
1	Concept for review	May 02, 2012
REVISIONS-DRAWING ISSUE		

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PROJECT:

ALBERTA ROAD
TOWNHOUSE
DEVELOPMENT

LOCATION:

9691 ALBERTA ROAD
RICHMOND - BC

DRAWN

TD

CHECKED

RJ, TM

APPROVED

MVDZ

SCALE

AS SHOWN

CAD FILE
L-00 COVER SHEET.DWG

DATE

COVER SHEET

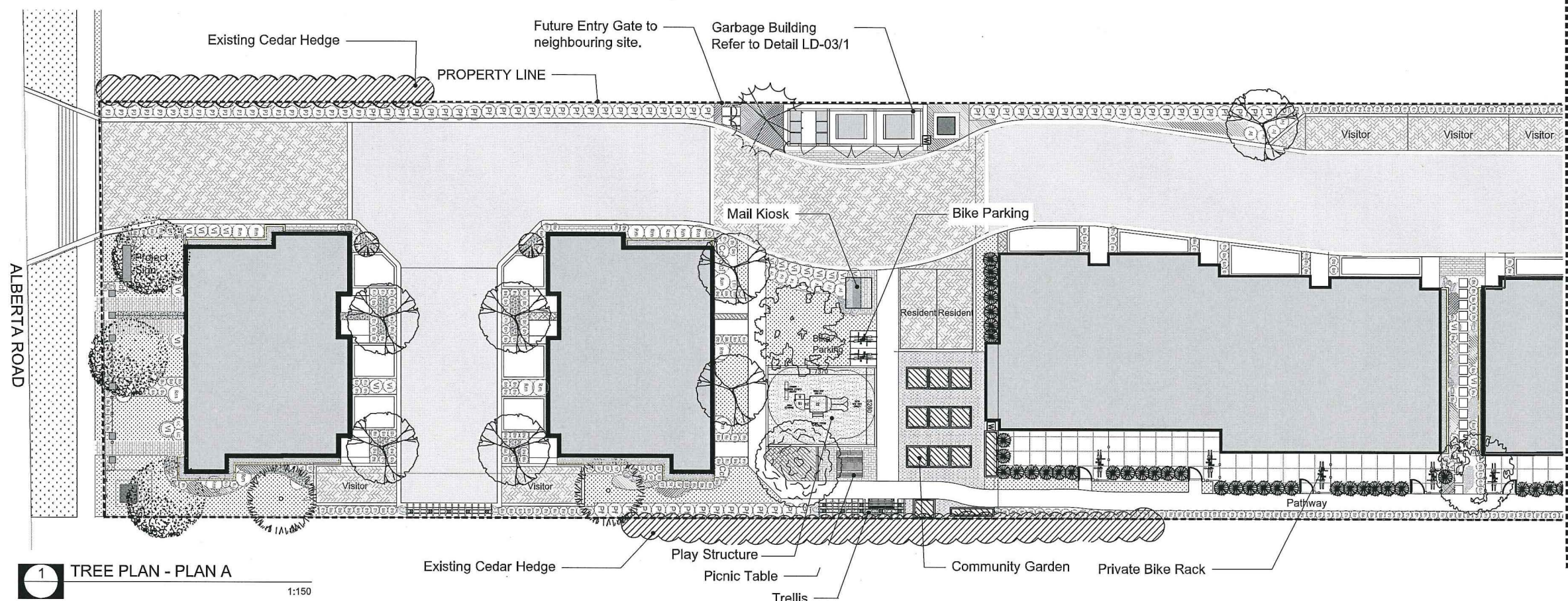
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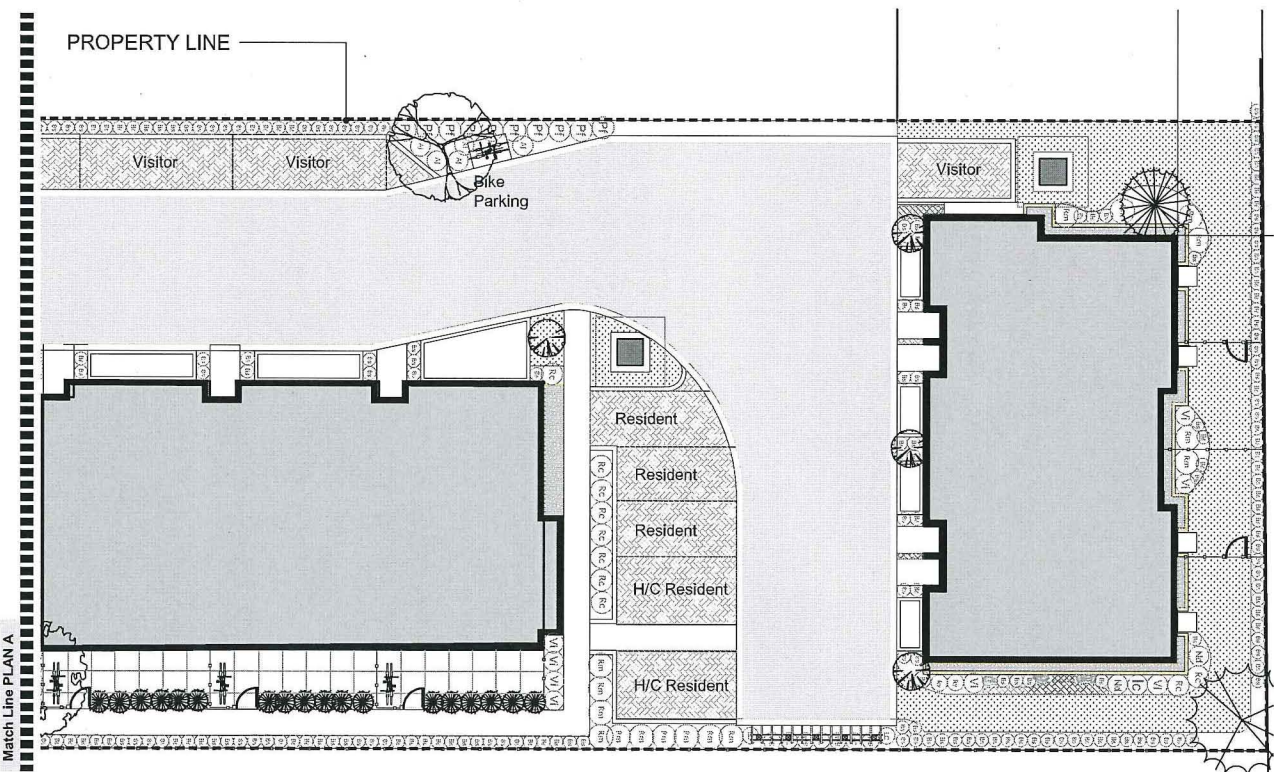
PROJECT NO.
DP 2012-13

DRAWING NO.
L-00

DP 12608937 PL #10



1 TREE PLAN - PLAN A
1:150



2 TREE PLAN - PLAN B
1:150

TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
DECIDUOUS TREES					
AC	Acer circinatum	Vine Maple	1	B+B, Multi-Stem	Plant as shown
AG	Acer griseum	Paperbark Maple	1	B+B, 6 cm Cal; 3 mHt.	Plant as shown
Ar	Acer rubrum 'Armstrong'	Armstrong Maple	8	B+B, 6 cm Cal; 3 mHt.	Plant as shown
Fs	Fagus sylvatica 'Fastiglata'	Pyramidal Beech	6	B+B, 6 cm Cal; 3 mHt.	Plant as shown
Qc	Quercus coccinea	Scarlet Oak	1	B+B, 6 cm Cal; 3 mHt.	Plant as shown
MG	Magolia 'Galaxy'	Galaxy Magnolia	3	B+B, 6 cm Cal; 3 mHt.	Plant as shown
CONIFEROUS TREES					
CA	Cedrus atlantica 'Glaucia'	Blue Atlas Cedar	1	B+B; 6 mHt.	Plant as shown
PC	Pinus contorta	Shore Pine	2	B+B; 3.5 mHt.	Plant as shown
TO	Thuja occidentalis 'Smaragd'	Emerald Cedar	53	B+B, 1.5 mHt.	Plant as shown

TREE LEGEND

Acer circinatum	Acer griseum	Acer rubrum 'Armstrong'	Fagus sylvatica
Magnolia 'Galaxy'	Quercus coccinea		
Pinus contorta	Cedrus atlantica 'Glaucia'	Thuja occidentalis 'Smaragd'	

HATCH LEGEND

	Paving Stone Abbottford Concrete Standard Size, Desert Sand Refer to Detail LD-01/5		Trellis 1 Refer to Detail LD-02/1
	Paving Stone Abbottford Concrete Standard Size, Indian Summer Refer to Detail LD-01/5		Trellis 2 Refer to Detail LD-02/2
	Concrete Paver Edge Refer to Detail LD-02/5		Fence - Alberta Road Frontage Refer to Detail LD-02/3
	Poured Concrete Patio Refer to Detail LD-01/6		Fence - Private Unit Dividers Refer to Detail LD-02/4
	Hydrapressed Slab, 600x600mm (2'x2'), Natural		Boulder
	Bark Mulch Fall Zone		Raised Square Planters for Community Garden Refer to Detail LD-01/7
	Granite Crush		Outdoor Water - Hose Bib
	Frances Andrew Site Furnishings, Ltd. Cast - Series 23 Tables, #123-3 Black, Bolt-Down Refer to detail LD-01/12 for casting notes		Mailbox Kiosk refer to Detail LD-01/8
	Landscape Structures Product: Bobble Rider (Double) Model Number: 164075A Double Fall Zone Required (4.29 m x 4.87 m) Refer to detail LD-01/9		PMT Electrical Kiosk
	Frances Andrew Site Furnishings, Ltd. Cast - Series 1 Bench, #C10-3A Black, Bolt-Down Refer to detail LD-01/11 for casting notes		

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TIENSHER
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#185-4631 Shell Road,
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Plan A
Plan B
KEY PLAN
Match Line
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No.	Description	Date
8	DP Re-Submission	Oct 31, 2012
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PROJECT:
ALBERTA ROAD TOWNHOUSE DEVELOPMENT
LOCATION:
9691 ALBERTA ROAD
RICHMOND - BC

DRAWN	TD
CHECKED	RS, TM
APPROVED	MVDZ
SCALE	1/150
CAD FILE	L-02 SITE PLAN.DWG
DATE	

SITE AND TREE PLAN

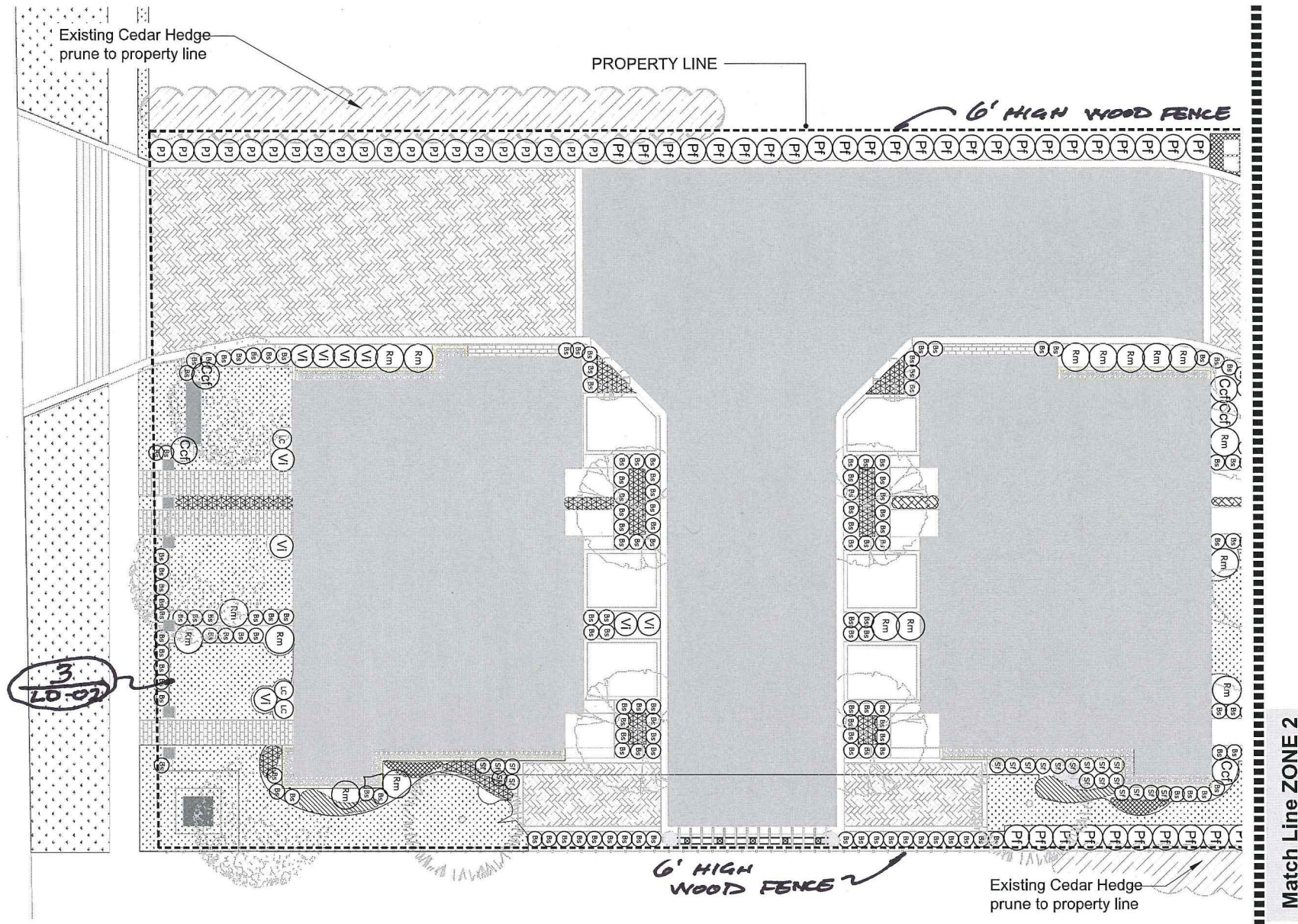
DRAWING TITLE



PROJECT NO.
DP 2012-13

DRAWING NO.
L-02

ALBERTA ROAD



SHRUBS AND VINES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
SHRUBS					
Ccf	Cornus alba 'Sibirica'	Red Stemmed Dogwood	5	#2 Pot	900mm O.C.
Nd	Escallonia 'Newports Dwarf'	Escallonia 'Newports Dwarf'	2	#2Pot	900mm O.C.
Ic	Ilex cornuta rotunda	Dwarf Chinese Holly	1	#2Pot	900mm O.C.
Sf	Polystichum munitum	Sword Fern	21	#1Pot	900mm O.C.
Vi	Viburnum davidii	David's Viburnum	28	#2Pot	600mm O.C.
Ry	Rhododendron yedoense 'Compact'	Compact Korean Azalea	3	#2Pot	900mm O.C.
Aj	Azalea japonica 'blue danube'	Japanese Azalea - blue	16	#2 Pot	750mm O.C.
Rc	Rhododendron cunninghams white	Medium Rhododendron	10	#3 Pot	900mm O.C.
Bs	Buxus sempervirens	Common Boxwood	447	#2 Heavy or #3Pot	750mm O.C.
Rm	Rosa meidiland 'la Seviliana'	Red Meidiland Rose	33	#2 Pot	600mm O.C.
WS	Wisteria	Wisteria	8	#2Pot	750mm O.C.
LC	Lonicera ciliosa	Lonicera Ciliosa	11	#2Pot	750mm O.C.
Pf	Photinia x fraseri	Fraser's Photinia	72	#3Pot	1000mm O.C.
PJ	Pieris japonica	Japanese andromeda	20	#2Pot	900mm O.C.
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	10	#2Pot	750mm O.C.

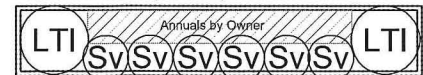
GROUND COVER					
	Arctostaphylos uva-ursi	Kinnikinnick	241	# Sp 4	300mm O.C.
	Gaultheria procumbens	Winter green	169	# Sp 4	300mm O.C.
	Cornus canadensis	Bunchberry	130	# Sp 4	300mm O.C.
	Pachysandra terminalis 'Variegata'	Variegated Japapese Spurge	72	# Sp 4	300mm O.C.
	Sod	340m2			

WINDOW BOX					
LTI	Lavendula 'Thumbelina Leigh'	Thumbelina Leigh Dwarf Lavender	170	#1Pot	300mm O.C.
Sv	Sedum	Sedum varieties	489	4" - 1 L Pot	200mm O.C.

Small Window Box (7 boxes)



Large Window Box (78 boxes)

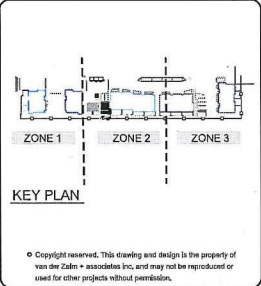


DP 12608937 PG. #12

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CLIENT:
T I E N S H E R
GROUP OF COMPANIES
#185-4631 Shell Road,
Richmond, BC, Canada, V6X3M4



No.	Description	Date
8	DP Re-Submission	Oct 31, 2012
7	DP Re-Submission	Oct 17, 2012
6	DP Re-Submission	Sept 17, 2012
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3	DP Revision	June 25 2012
2	DP Submission	May 04 2012
1	Concept for review	May 02 2012
REVISIONS-DRAWING ISSUE		

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PROJECT:
ALBERTA ROAD
TOWNHOUSE
DEVELOPMENT
LOCATION:
9691 ALBERTA ROAD
RICHMOND - BC

DRAWN	TD
CHECKED	RS, TM
APPROVED	MVDZ
SCALE	1/250
	CAD FILE L-03 PLANTING PLAN - ZONE 1.DWG DATE

PLANTING PLAN - ZONE 1

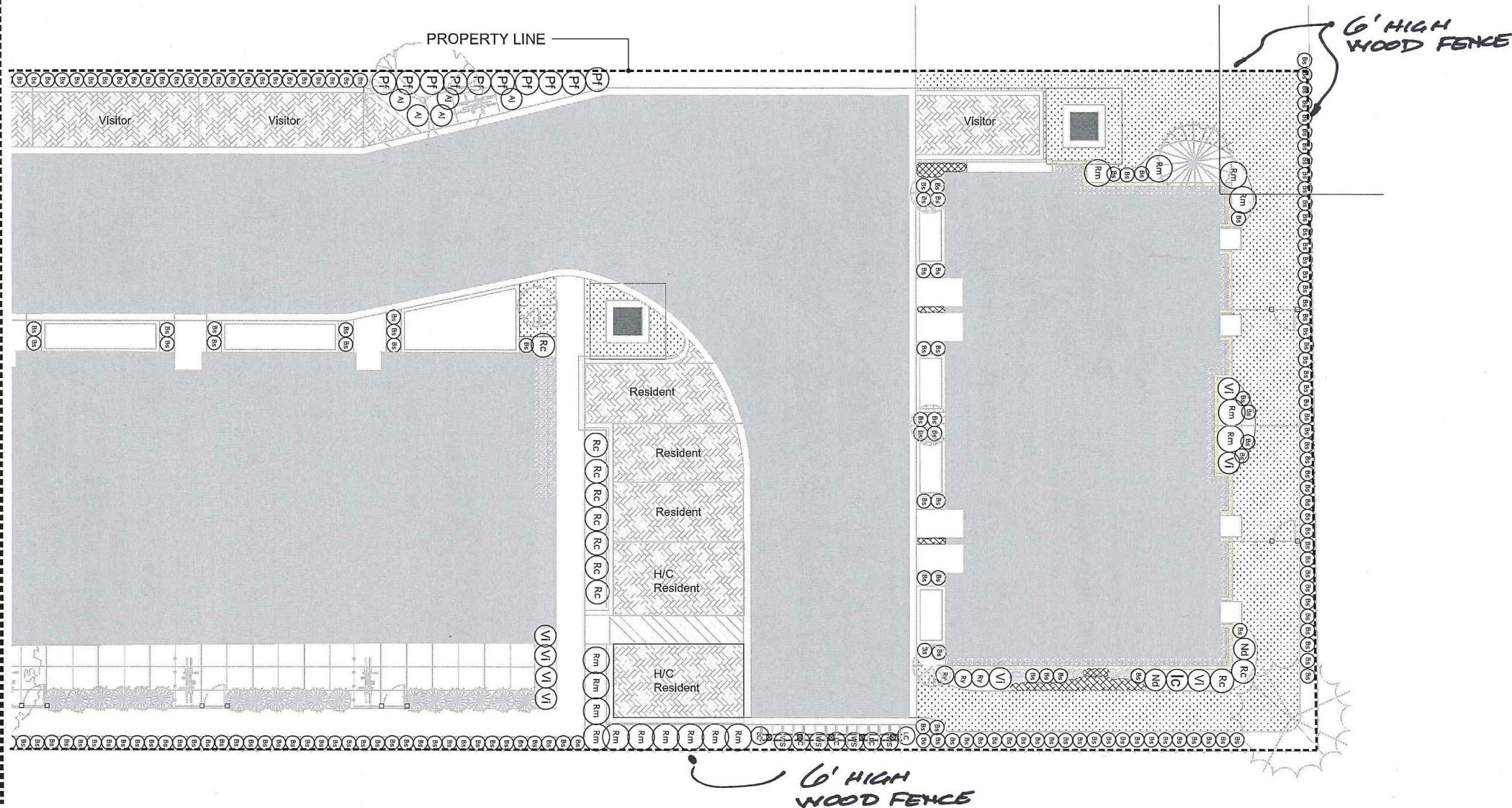
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PROJECT NO.
DP 2012-13

DRAWING NO.
L-03

Match Line ZONE 2



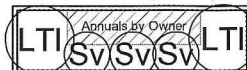
SHRUBS AND VINES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
SHRUBS					
Ccf	Cornus alba 'Sibirica'	Red Stemmed Dogwood	5	#2 Pot	900mm O.C.
Nd	Escallonia 'Newports Dwarf'	Escallonia 'Newports Dwarf'	2	#2Pot	900mm O.C.
Ic	Ilex cornuta rotunda	Dwarf Chinese Holly	1	#2Pot	900mm O.C.
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Vi	Viburnum davidii	David's Viburnum	28	#2Pot	600mm O.C.
Ry	Rhododendron yedoense 'Compact'	Compact Korean Azalea	3	#2Pot	900mm O.C.
Aj	Azalea japonica 'blue danube'	Japanese Azalea - blue	16	#2 Pot	750mm O.C.
Rc	Rhododendron cunninghams white	Medium Rhododendron	10	#3 Pot	900mm O.C.
Bs	Buxus sempervirens	Common Boxwood	447	#2 Heavy or #3Pot	750mm O.C.
Rm	Rosa meidiland 'la Sevilana'	Red Meidiland Rose	33	#2 Pot	600mm O.C.
WS	Wisteria	Wisteria	8	#2Pot	750mm O.C.
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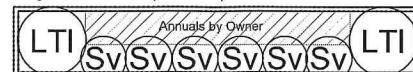
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	Cornus canadensis	Bunchberry	130	# Sp 4	300mm O.C.
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	Sod		340m2		

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LTI	Lavendula 'Thumbelina Leigh'	Thumbelina Leigh Dwarf Lavender	170	#1Pot	300mm O.C.
Sv	Sedum	Sedum varieties	489	4" - 1 L Pot	200mm O.C.

Small Window Box (7 boxes)



Large Window Box (78 boxes)



DP 12608937 Pg. # 14

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WEB: www.cotterarchitects.com

CLIENT:

TIEN SHER
GROUP OF COMPANIES
#185-4631 Shell Road,
Richmond, BC, Canada, V6X3M4



KEY PLAN

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PROJECT:

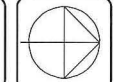
ALBERTA ROAD
TOWNHOUSE
DEVELOPMENT

LOCATION:

9691 ALBERTA ROAD
RICHMOND - BC

DRAWN	TD
CHECKED	RS, TM
APPROVED	MVDZ
SCALE	1/250
CAD FILE	LAS PLANTING PLAN - ZONE 3.DWG
DATE	

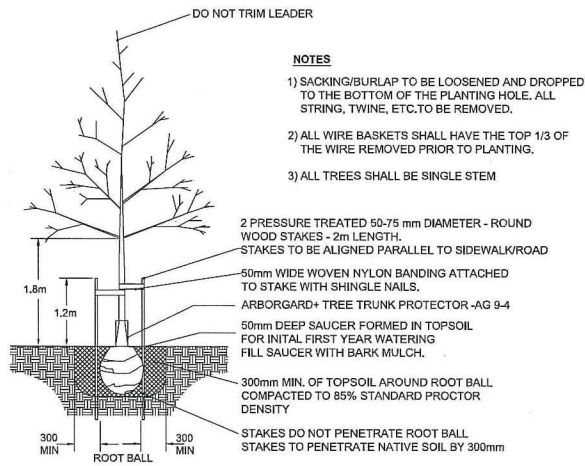
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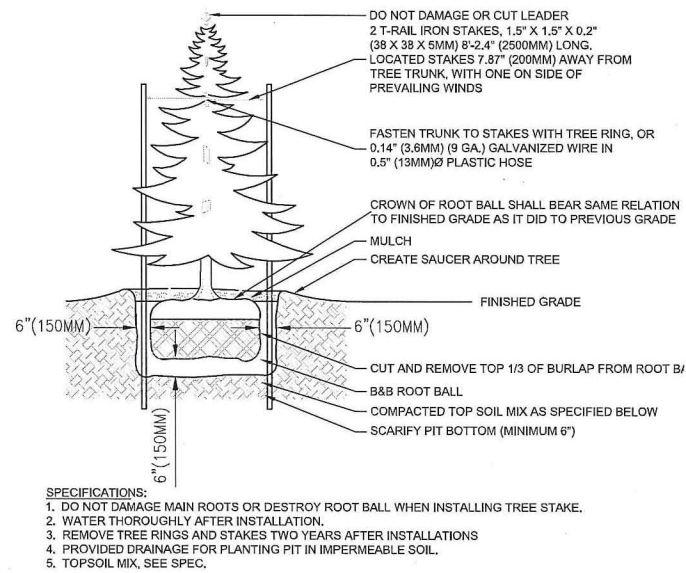
PROJECT NO.
DP 2012-13

DRAWING NO.
L-05

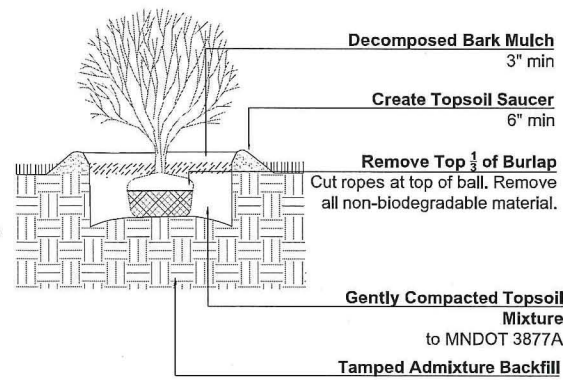
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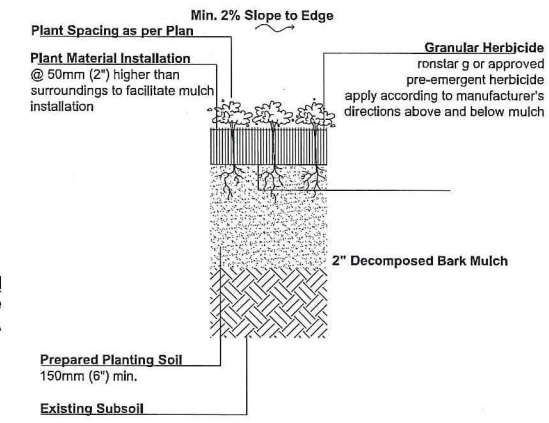
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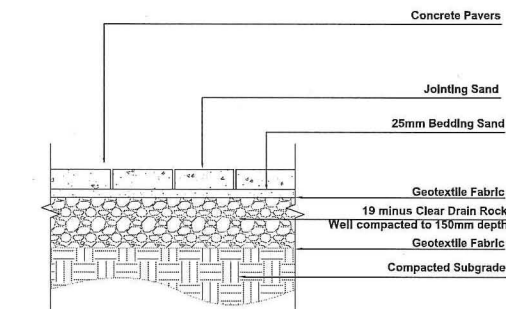
2 CONIFEROUS PLANTING DETAIL
SCALE: NTS



3 SHRUB DETAIL
SCALE: NTS

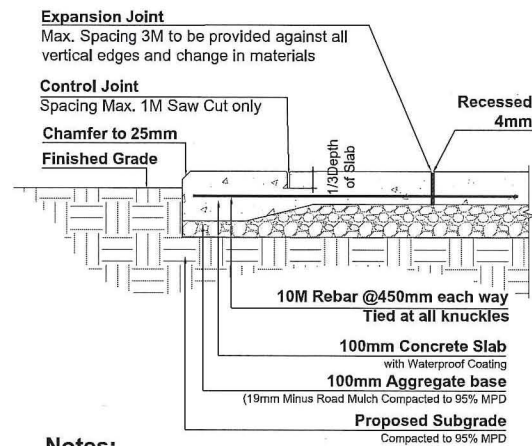


4 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



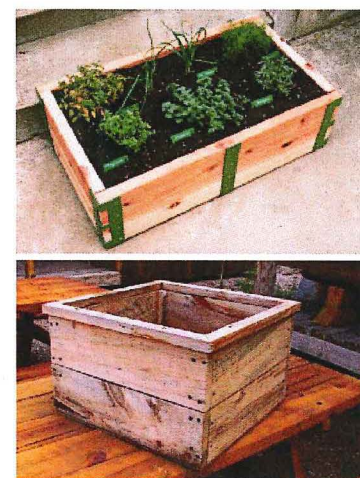
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1. Install all components as per manufacturer's specifications.

5 PAVER DETAIL
SCALE: 1:10



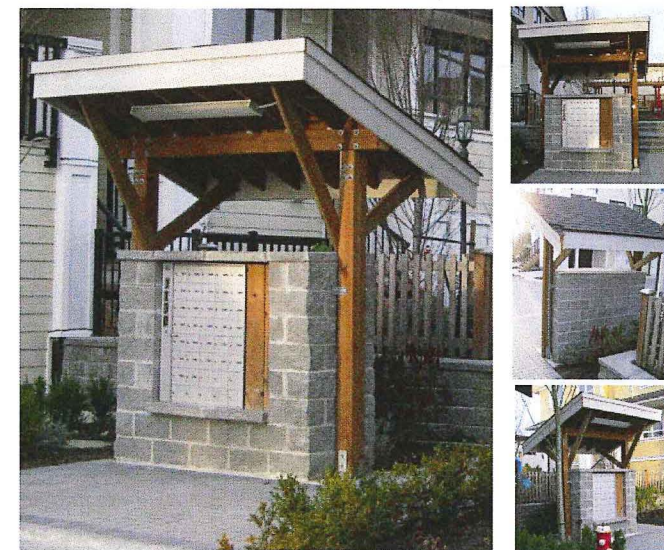
Notes:
1. Saw cut control joints to be on a 1m grid and to be chalk outlined and approved by landscape architect prior to completion.

6 CONCRETE PATIO DETAIL
SCALE: 1:10



NOTES:
1. Cedar Construction
2. Typical Dimensions L1500mm x W1500mm x H500 mm.
3. Steel Strapping to wrap corners (Black).
4. Hot dip galvanized assembly.

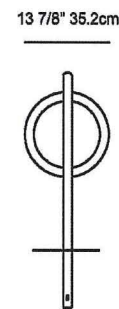
7 PLANTER IMAGE
SCALE: NTS



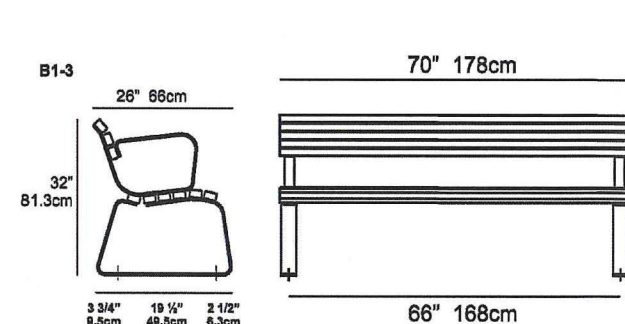
8 MAIL KIOSK IMAGE
SCALE: NTS



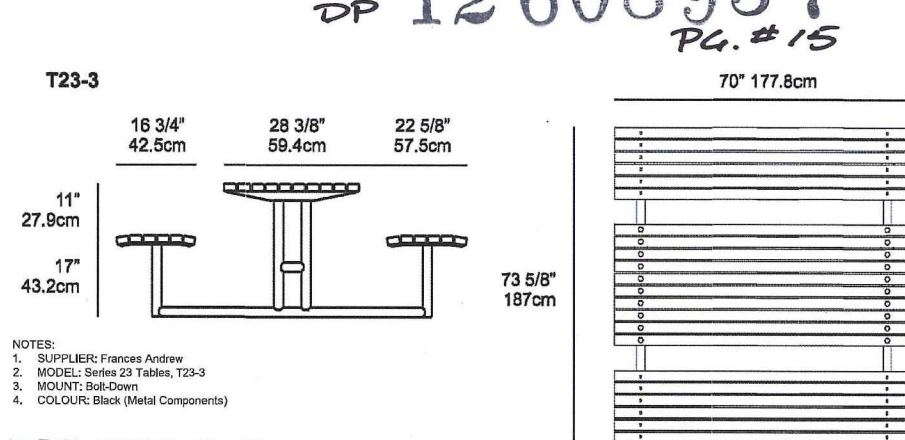
9 PLAY STRUCTURE
SCALE: NTS



10 BIKE RACK
SCALE: NTS



11 BENCH
SCALE: NTS



12 PICNIC TABLE
SCALE: NTS

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No.	Description	Date
8	DP Re-Submission	Oct 31, 2012
7	DP Re-Submission	Oct 17, 2012
6	DP Re-Submission	Sept 17, 2012
5	ADP Re-Submission	Aug 14, 2012
4	ADP Submission	July 17, 2012
3	DP Revision	June 25 2012
2	DP Submission	May 04 2012
1	Concept for review	May 02 2012
No.	Description	Date

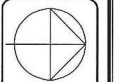
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PROJECT:
ALBERTA ROAD TOWNHOUSE DEVELOPMENT
LOCATION:
9691 ALBERTA ROAD RICHMOND - BC

DRAWN	TD
CHECKED	RS, TM
APPROVED	MVDZ
CAD FILE	LD-01 DETAILS 1.DWG
SCALE	AS SHOWN
DATE	

DETAILS 1

DRAWING TITLE



PROJECT NO.
DP 2012-13

DRAWING NO.
LD-01

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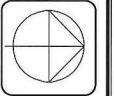
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PROJECT:
ALBERTA ROAD TOWNHOUSE DEVELOPMENT
LOCATION:
9691 ALBERTA ROAD
RICHMOND - BC

DRAWN TD	CAD FILE LD-02 DETAILS 2.DWG
CHECKED RS, TM	DATE
APPROVED MVDZ	SCALE AS SHOWN

DETAILS 2

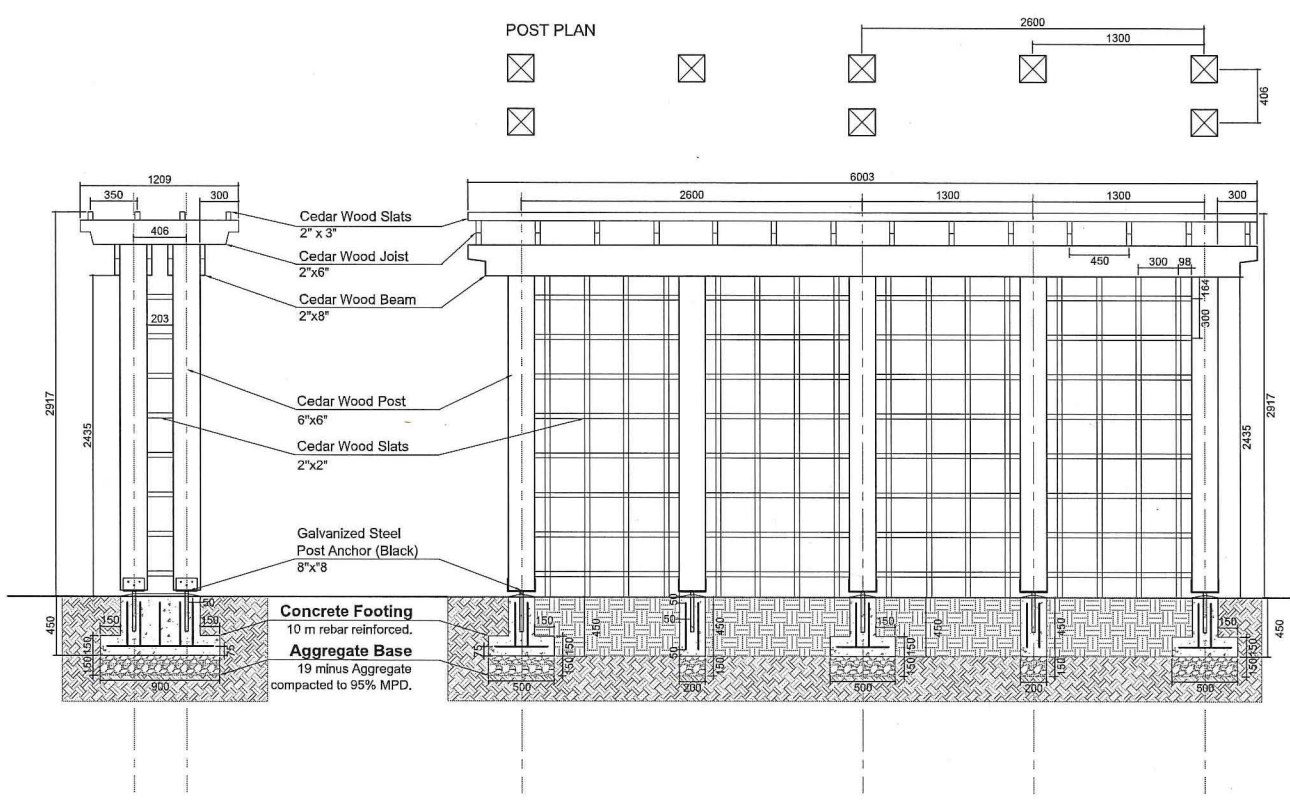
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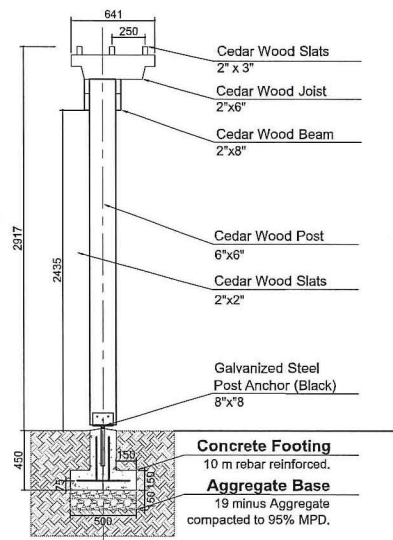
PROJECT NO.
DP 2012-13

DRAWING NO.
LD-02

POST PLAN

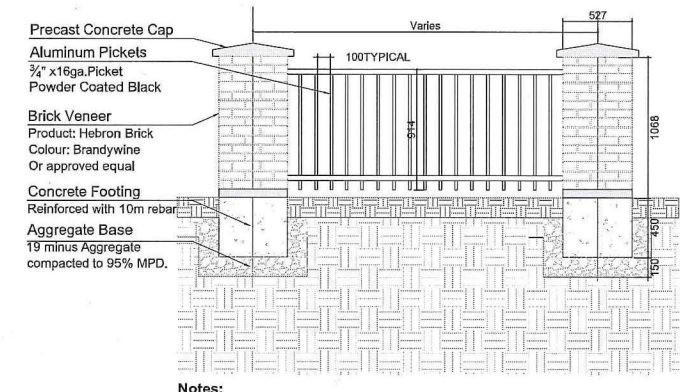


1 TRELLIS DETAIL (AMENITY SPACE)
SCALE: 1/20

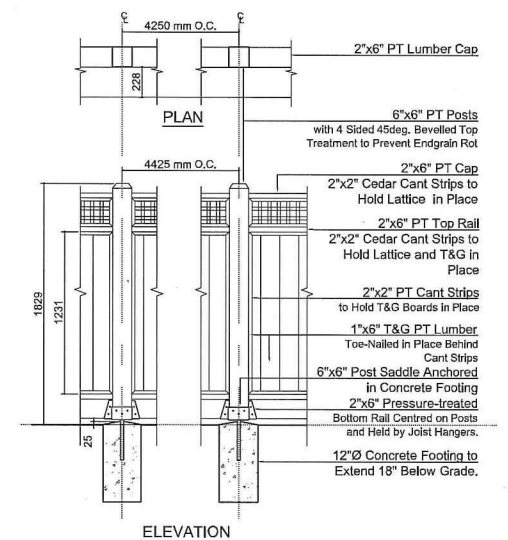


2 TRELLIS DETAIL (END OF STREETS)
SCALE: 1/20

Notes:
1. Front elevation consistent with Detail LD-02/1.

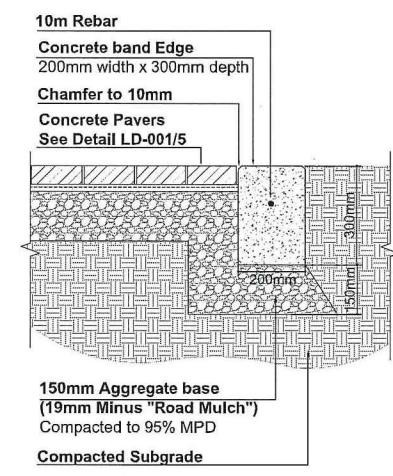


3 FENCE DETAIL (FRONTAGE)
SCALE: 1/20



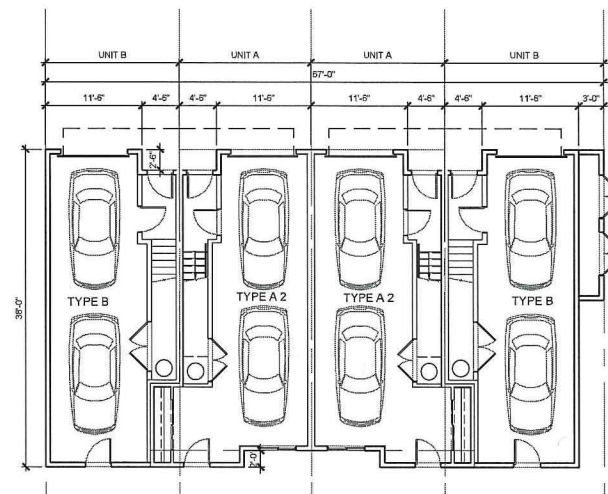
4 FENCE DETAIL (YARD DIVIDERS)
SCALE: 1/20

Note:
1. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

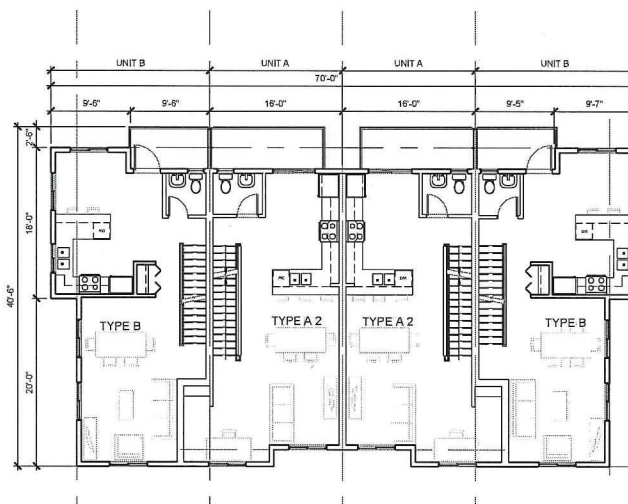


5 PAVER EDGER DETAIL
SCALE: 1/10

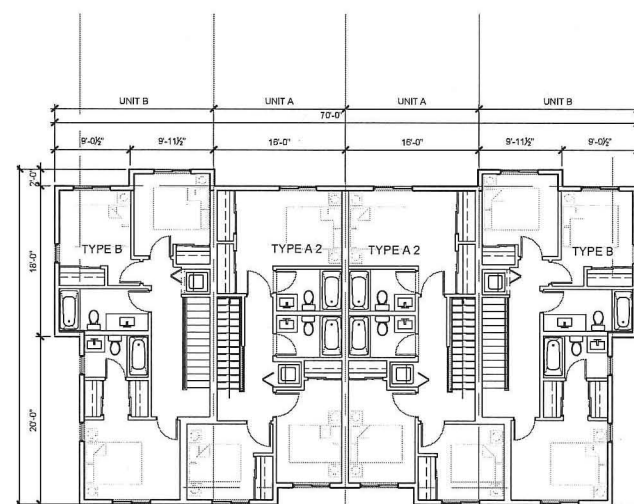
DP 12 608937 Pg. #10



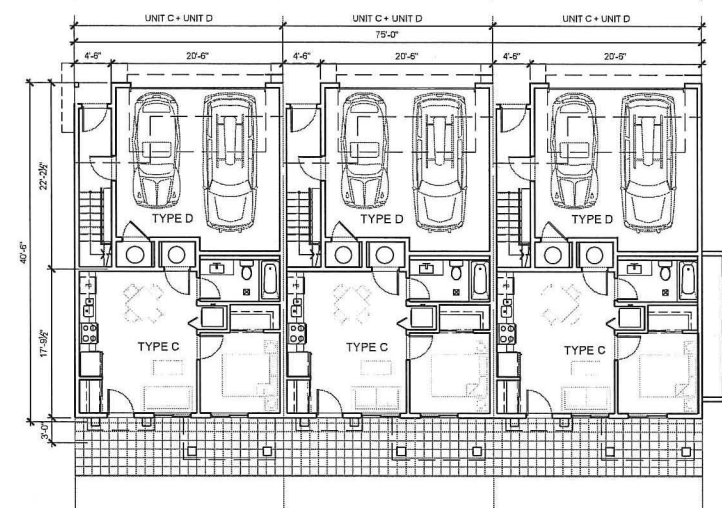
1 BUILDING 1 GROUND FLOOR PLAN
1/8"=1'-0"



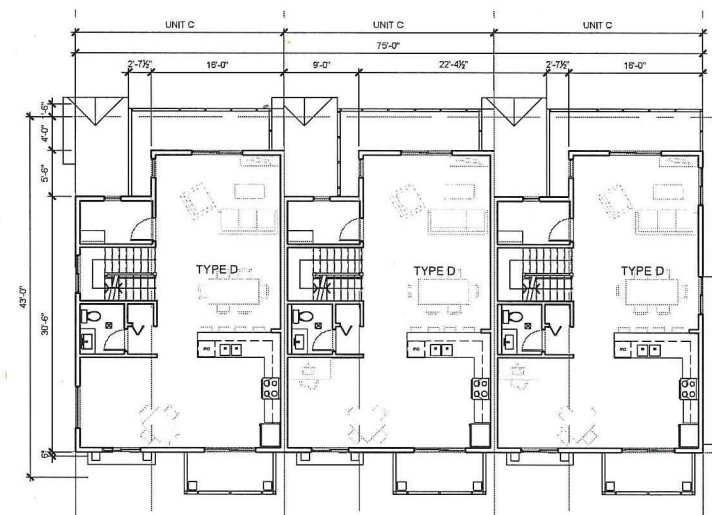
2 BUILDING 1 MAIN FLOOR PLAN
1/8"=1'-0"



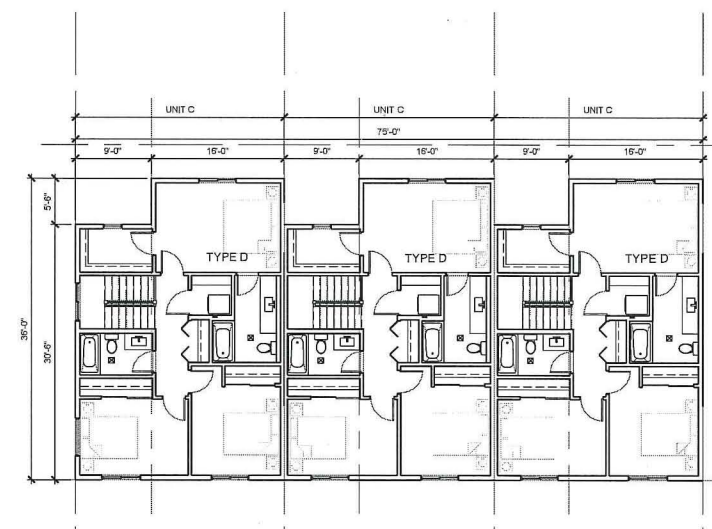
3 BUILDING 1 UPPER FLOOR PLAN
1/8"=1'-0"



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



5 BUILDING 2 MAIN FLOOR PLAN
1/8"=1'-0"



6 BUILDING 2 UPPER FLOOR PLAN
1/8"=1'-0"

NOT FOR
CONSTRUCTION

	31/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
	16/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
	19/09/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
	10/09/12	DEVELOPMENT PERMIT PANEL SUBMISSION
	12/08/12	ADVISORY DESIGN PANEL
	02/08/12	DESIGN REVIEW
PD	29/06/11	DESIGN REVIEW
MAPK	CGM/MPT	DESCRIPTION
ESTU		

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PROJECT

**Proposed Residential
Development**

5691 Alberta Road
Richmond, BC

CLIENT
TIEN SHER ALBERTA ROAD
PROPERTIES INC.

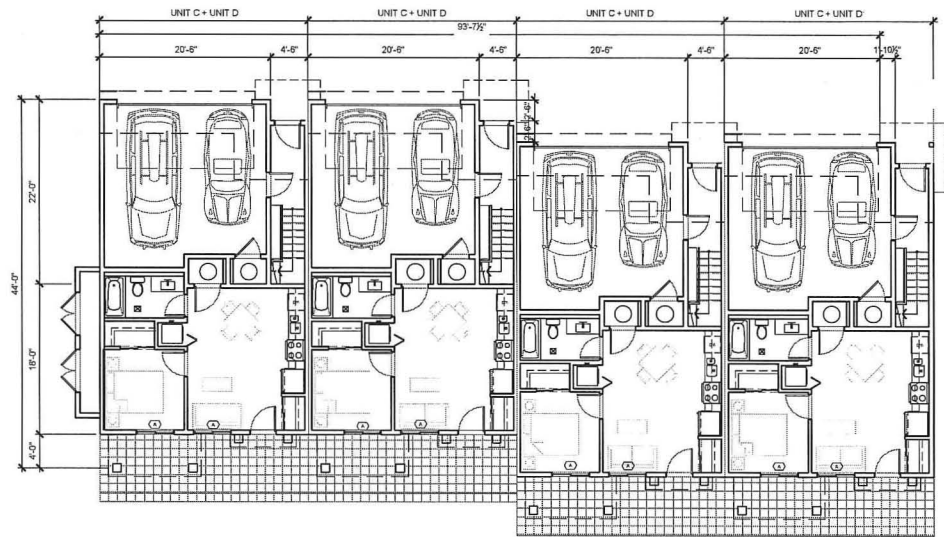
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DRAWN :	DT	REAL
CHECKED :	TAP	
SCALE :	1/8"=1'-0"	
JOB NO. :	ABN	
DATE :	04/26/2012	

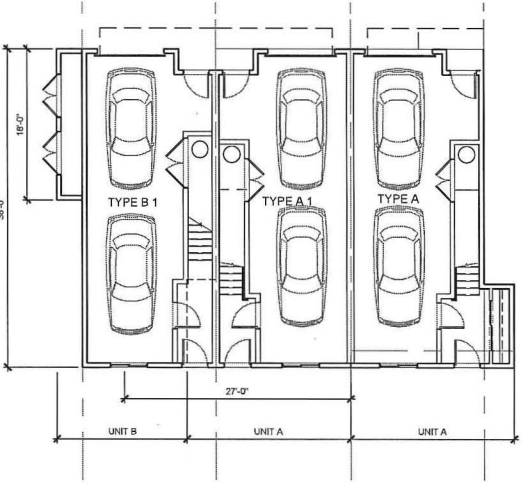
SHEET TITLE
FLOOR PLANS
BUILDINGS 1 & 2

AN 12 60893 7 REF. PL#1
DP A-201

NOTES:



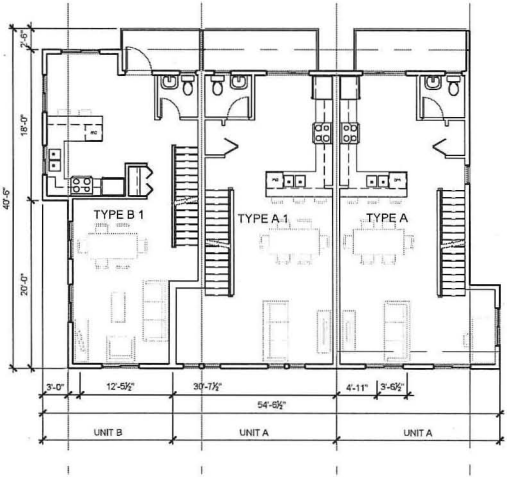
1 BUILDING 3 GROUND FLOOR PLAN
1/8"=1'-0"



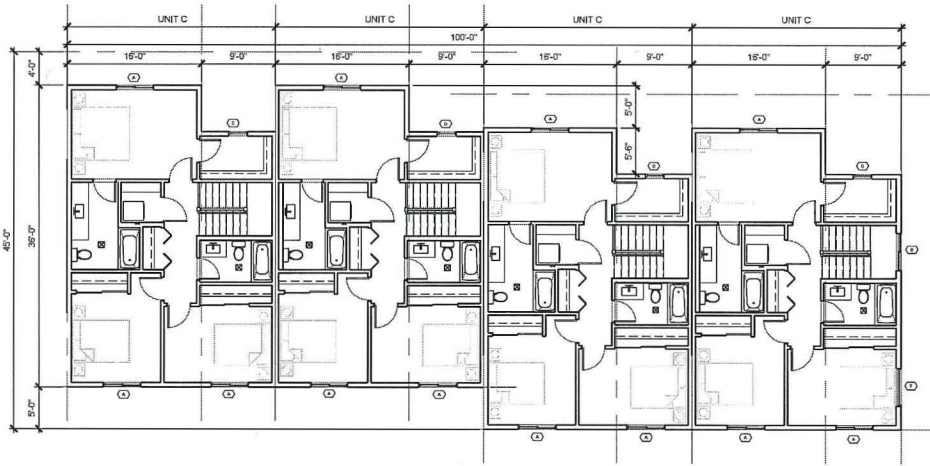
4 BUILDING 5 GROUND FLOOR PLAN
(BUILDING 4 SIMILAR MIRRORED)
1/8"=1'-0"



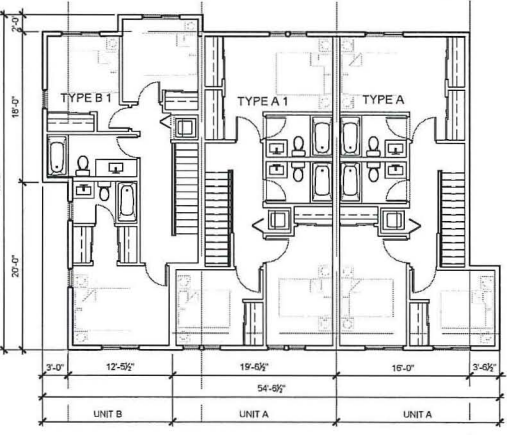
2 BUILDING 3 MAIN FLOOR PLAN
1/8"=1'-0"



5 BUILDING 5 MAIN FLOOR PLAN
(BUILDING 4 SIMILAR MIRRORED)
1/8"=1'-0"



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



6 BUILDING 5 UPPER FLOOR PLAN
(BUILDING 4 SIMILAR MIRRORED)
1/8"=1'-0"

NOT FOR
CONSTRUCTION

DATE	DESCRIPTION
31/10/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
16/10/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
16/09/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
12/08/12	DEVELOPMENT PERMIT PANEL, RESUBMISSION
15/08/12	ADVISORY DESIGN PANEL, SUBMISSION
02/08/12	DESIGN REVIEW
28/06/11	DESIGN REVIEW
10/06/11	DESIGN REVIEW
08/06/11	DESIGN REVIEW

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DRAWN : DT
CHECKED : TAP
SCALE : 1/8"=1'-0"
JOB NO. : ABN
DATE : 04/28/2012

SHEET TITLE
FLOOR PLANS
BUILDINGS 3, 4, 5

DP 12 608937 REF. Pg. #2 A-202

NOTES:

Livable Area = 91.63 SQ. FT.
Parking Area = 415.93 SQ. FT.
Elec. Room (end units only): 54.00
SQ. FT.

UNIT C
(Affordable Housing Suite)
Livable Area = 481.19 SQ. FT.

Level 2 Area: 791.0 SQ. FT.
Stair Area: 59.5 SQ. FT.
Front Deck: 55.0 SQ. FT.
Rear Deck: 107.6SQ. FT.

Level 2 Area: 850.50 SQ. FT.

NOT FOR
CONSTRUCTION

	31/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
	16/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
	18/09/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
	10/09/12	DEVELOPMENT PERMIT PANEL SUBMISSION
	15/06/12	ADVISORY DESIGN PANEL
	02/06/12	DESIGN REVIEW
PD	29/06/11	DESIGN REVIEW
MAPA	OGMMNTY	DESCRIPTION
ISSUE:		

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CHECKED :	TAP	
SCALE :	1/4"=1'-0"	
JOB NO. :	ABN	
DATE :	05/08/2012	

SHEET TITLE

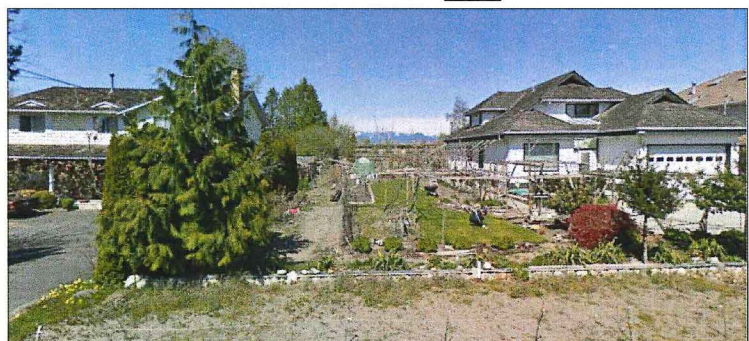
FLOOR PLANS

UNIT TYPE C & D

DP 12 608937 REF. PG. #3 A-212



1



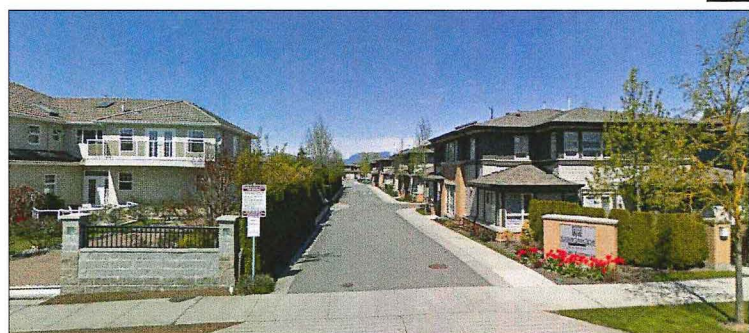
2



3



4



5



1 CONTEXT PLAN
1/32"=1'-0"



6



7

NOTES:



NOT FOR
CONSTRUCTION

21/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
16/10/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
16/09/12	DEVELOPMENT PERMIT PANEL RESUBMISSION
16/09/12	DEVELOPMENT PERMIT PANEL SUBMISSION
15/09/12	ARCHITECT DESIGN PANEL
02/08/12	DESIGN REVIEW
29/06/11	DESIGN REVIEW
DATE	DESCRIPTION
DATE	DESCRIPTION

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SCALE : 1/16"=1'-0"
JOB NO. : 400
DATE : 07/12/12

SHEET TITLE
CONTEXT PLAN
AND PHOTOS

DRAWING NUMBER REV.

A-102

DP 12 608937
REF.
Pg #4