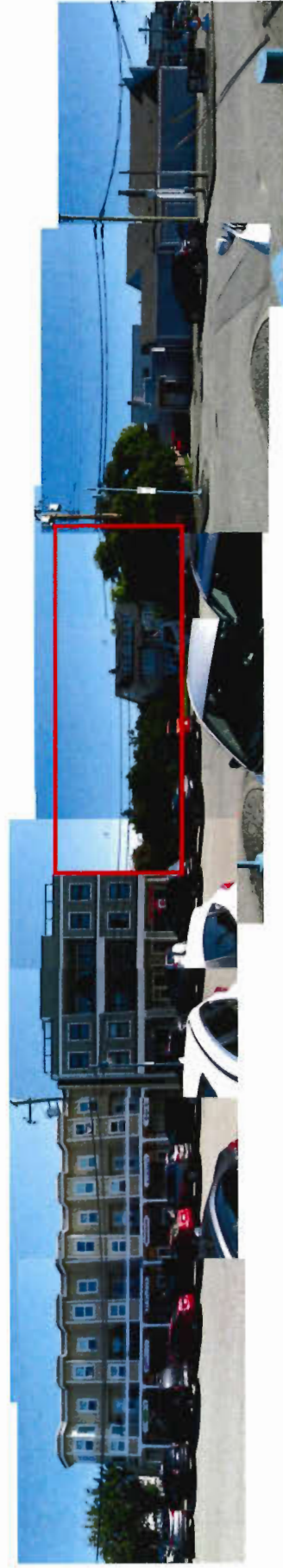


**Sakata House and Garden**

Between First Avenue and East Lane north of Moncton Street is a house and cultivated garden situated on two lots in the commercial core of Steveston Village. It is a unique reflection of the historic mixed use of the commercial core of the village, which included residential development. The single-family house, built circa 1946, and cultivated vegetable and flower gardens illustrate the one-time norm of self-sustainability in daily life, and reflect the suitability of the fertile land to support agricultural activities. The size of the property, which occupies two city lots, is also an indication of how the land was used and developed, in a residential context, to make ideal use of the streets and lanes in the village core.<sup>2</sup>

Steveston has, however, never been frozen in time. Whether as a result of fire, economic conditions, or shifting values, Steveston has changed and so have its buildings.<sup>2</sup> The current Steveston Area Plan encourages the development of the Village as a vibrant, mixed-use commercial centre. The longtime owner of the Sakata House and Garden proposes a new development, to suit their current needs, incorporating a high standard of livability in a mixed-use setting while maintaining the distinctive qualities and opportunities inherent in the neighbourhood, geography, and heritage.<sup>1</sup>



First Avenue - East Side

**Sakata Gardens - Design Rationale**



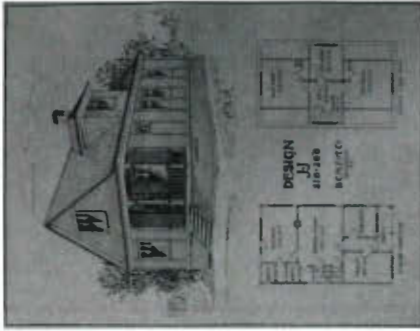
First Avenue - West Side



Lane Views







Simple plan book design similar to historic post office.



Example of white window opening trim and vertical trim matching siding colour.



Example of shingle upper storey.



Example of shingle upper storey. Note lack of lower trim board on window typical of historic examples.



Upper cornice example.



Storefront and signage example.



Example of cornice element and elevation module partially wrapping building end.



Example of stepped 'flat front' cornice.

**Sakata Gardens - Design Rationale**



No.	Description	Date
1	Issue for Approval	12/07/17
2	Issue for Approval	12/07/17
3	Issue for Approval	02/11/18
4	Issue for Approval	12/07/17
5	Issue for Approval	12/07/17
6	Issue for Approval	12/07/17
7	Issue for Approval	12/07/17

**ESA**

Environmental Services Architects  
 Suite 100, 1100 West 10th Avenue, Vancouver, BC V6H 4G2  
 Tel: 604-681-8282

The drawings and specifications are prepared by the architect and are subject to the provisions of the contract documents. It is the responsibility of the contractor to verify the accuracy of the information shown on the drawings. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the safety of all workers and the public during the construction process.

Project Title:  
**12080, 12080 1ST AVE  
 SAKATA GARDENS  
 STEVESTON, BC**

Drawing Title:  
**ELEVATIONS**

Scale:	As noted
Date:	08/17
Check:	ES
Drawing No.:	<b>A7</b>
Revision No.:	



**COLOUR SCHEDULE**

1	White color, 'Sakata'
2	White color, 'Ten Day'
3	White color, 'Three Day'
4	White color, 'Light Blue'
5	White color, 'Light Blue'
6	White color, 'Light Blue'

\*All colors are selected from manufacturer's product line and are subject to change without notice. Painted from top to bottom.

**MATERIAL / ASSEMBLY KEY**

F1	Single glazing, 4' x 6' panes
F2	4' x 6' insulated, bonded and sealed windows
F3	Thin, opaque window
F4	Thin, opaque window
F5	Thin, opaque window
F6	Thin, opaque window
F7	Thin, opaque window
F8	Thin, opaque window
F9	Thin, opaque window
F10	Thin, opaque window

**MATERIAL / ASSEMBLY KEY**

G1	White, opaque glazing
G2	White, opaque glazing, double glazed
G3	Double glazing, double pane
G4	Double glazing, double pane
G5	Double glazing, double pane
G6	Double glazing, double pane
G7	Double glazing, double pane
G8	Double glazing, double pane
G9	Double glazing, double pane
G10	Double glazing, double pane

**WEST ELEVATION**  
 1/8" = 1'-0"

No.	Description	Date
1	Issue for U/P/W/	12/20/17
2	Issue for U/P/W/	12/20/17
3	Issue for U/P/W/	04/11/18
4	Issue for U/P/W/	01/22/18
5	Issue for U/P/W/	02/20/18
6	Issue for U/P/W/	02/20/18
7	Issue for U/P/W/	02/20/18

**ESA**

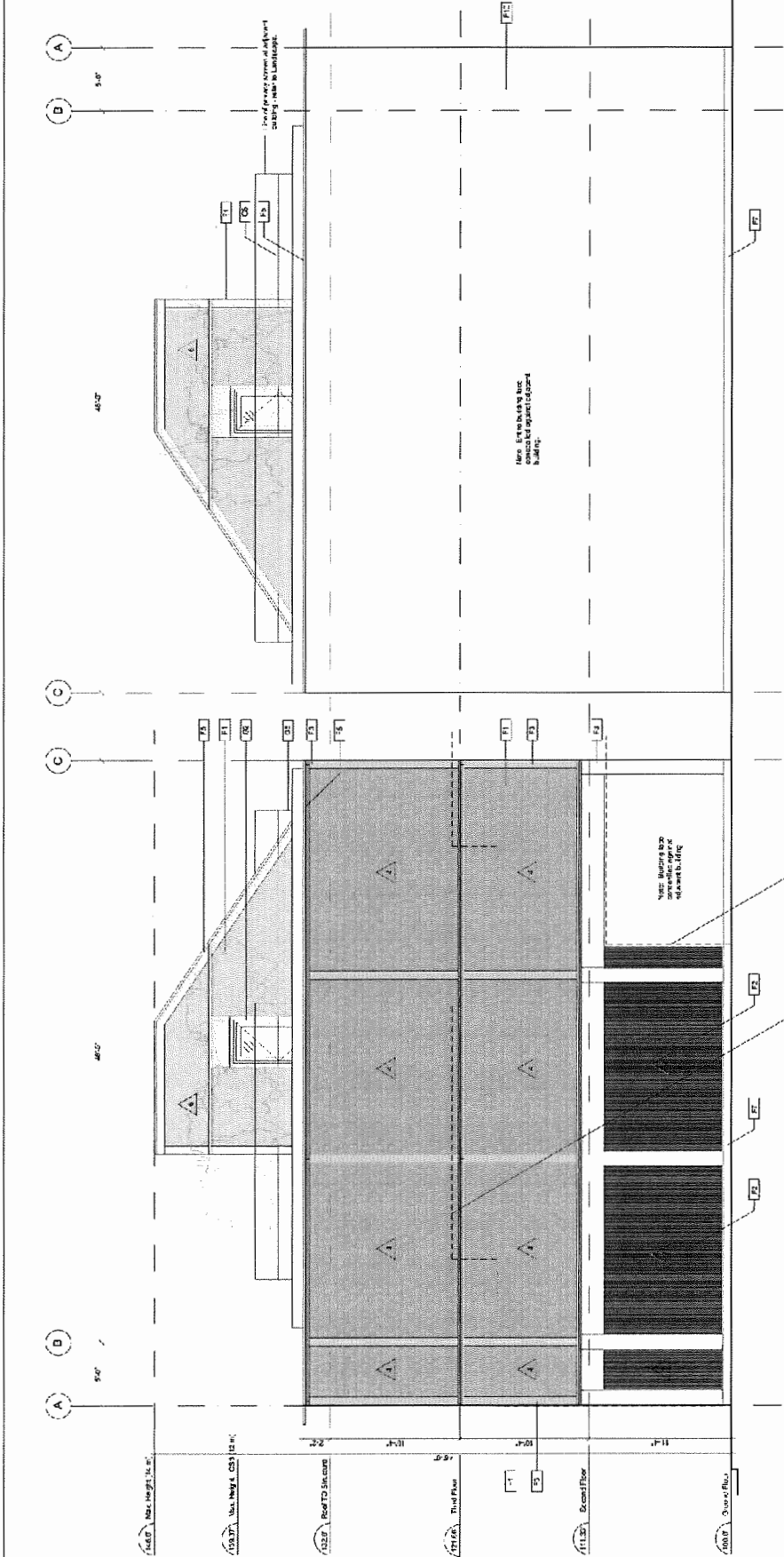
120080, 120080 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC

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Project Title:  
**120080, 120080 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC**

Drawing Title:  
**ELEVATIONS**

Scale: As noted  
Date: 08/17  
Check: EF  
**A9**  
Drawing No.  
Revision No.



**1 NORTH ELEVATION**  
1/4" = 1'-0"

**1 SOUTH ELEVATION**  
1/4" = 1'-0"

**MATERIAL / ASSEMBLY KEY**

- [A1] Stone masonry for exterior
- [A2] Two coats of exterior paint, base and topcoat
- [A3] Iron, galvanized pipes
- [A4] Two coats of exterior paint
- [A5] Prefinished metal flashing
- [A6] Solid red brick, weathered
- [A7] Asphalt roof membrane, weathered
- [A8] Prefinished metal base and column
- [A9] Prefinished metal base
- [A10] Concrete block, weathered

**COLOUR SCHEDULE**

- [A1] Hand-painted, weathered
- [A2] Hand-painted, iron grey
- [A3] Hand-painted, three coats
- [A4] Hand-painted, light blue
- [A5] Hand-painted, light blue
- [A6] Hand-painted, light blue

Note: Colors are subject to manufacturer's product and availability. Refer to manufacturer's product literature for more information.



No.	Description	Date
1	Issue for Approval	15/07/17
2	Issue for Approval	17/07/18
3	Issue for Approval	02/11/18
4	Issue for Approval	15/02/19
5	Issue for Approval	15/02/19
6	Issue for Approval	15/02/19
7	Issue for Approval	15/02/19

**ESA**  
 ENVIRONMENTAL STRATEGY  
 12060, 12080 1ST AVE  
 SAKATA GARDENS  
 STEVESTON, BC  
 PROJECT NO: 17012-001

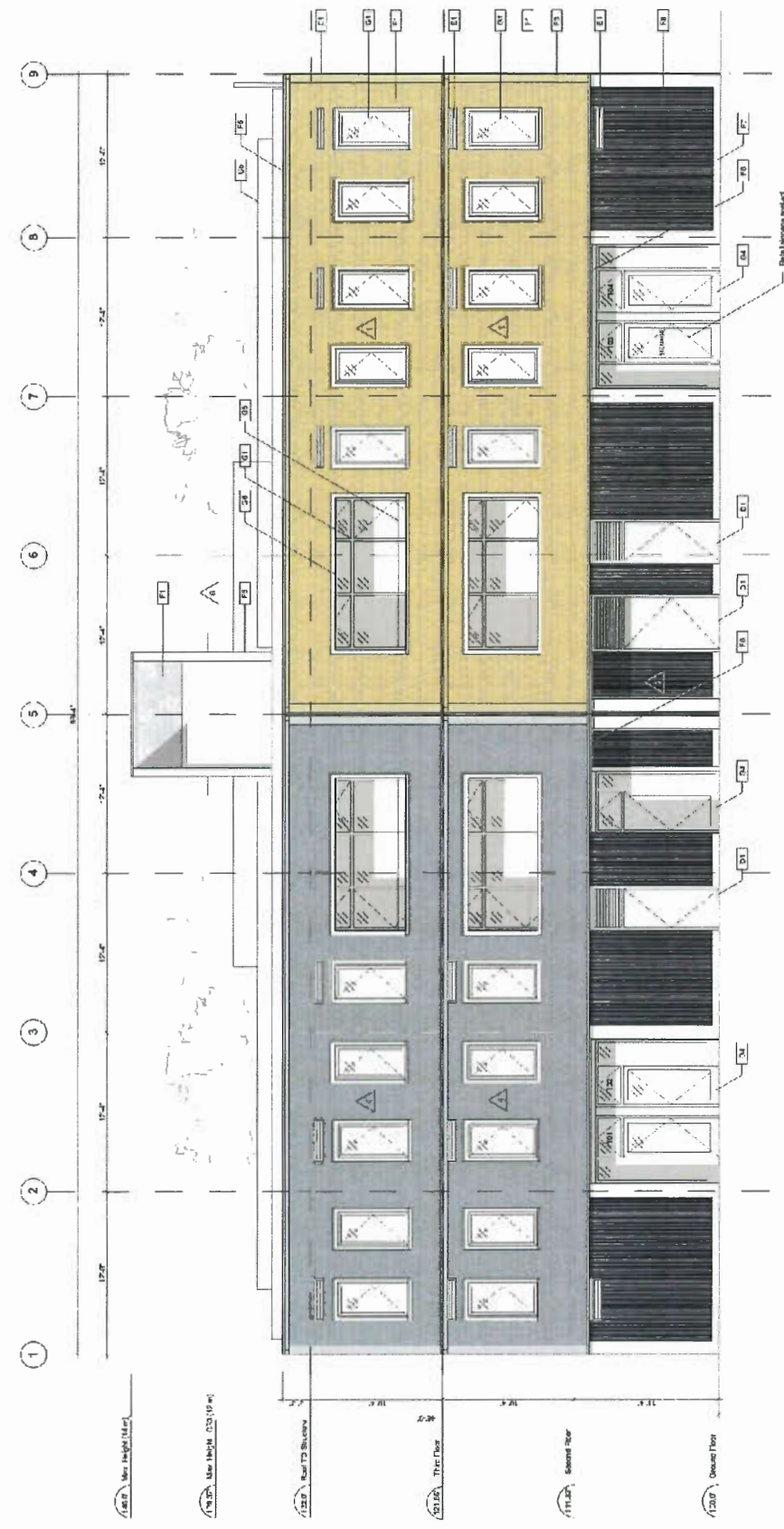
The purpose of this report is to provide an environmental strategy for the proposed development. It is intended to guide the design and construction of the building to ensure that it meets the highest standards of environmental performance. The strategy is based on the following principles: 1. Minimize the building's carbon footprint. 2. Maximize the building's energy efficiency. 3. Reduce the building's water consumption. 4. Improve the building's indoor air quality. 5. Enhance the building's outdoor environment. 6. Promote the building's sustainability. 7. Encourage the building's green building practices. 8. Support the building's social and economic goals. 9. Ensure the building's long-term viability. 10. Provide a clear and concise plan of action for the building's environmental performance. The strategy is intended to be a living document that will be updated as the building's design and construction progress. It is intended to be a guide for the building's design and construction team, and to be used to monitor and report on the building's environmental performance. The strategy is intended to be a key component of the building's overall sustainability strategy, and to be integrated with the building's other sustainability goals. The strategy is intended to be a clear and concise plan of action for the building's environmental performance, and to be used to monitor and report on the building's environmental performance. The strategy is intended to be a key component of the building's overall sustainability strategy, and to be integrated with the building's other sustainability goals.

Project Title:  
**12060, 12080 1ST AVE  
 SAKATA GARDENS  
 STEVESTON, BC**

Drawing Title:  
**ELEVATIONS**

Scale: As noted  
 Date: 08/17  
 Check: [Signature]

**A8**  
 Revision No.



**EAST ELEVATION**  
 1/8" = 1'-0"

**COLOUR SCHEDULE**

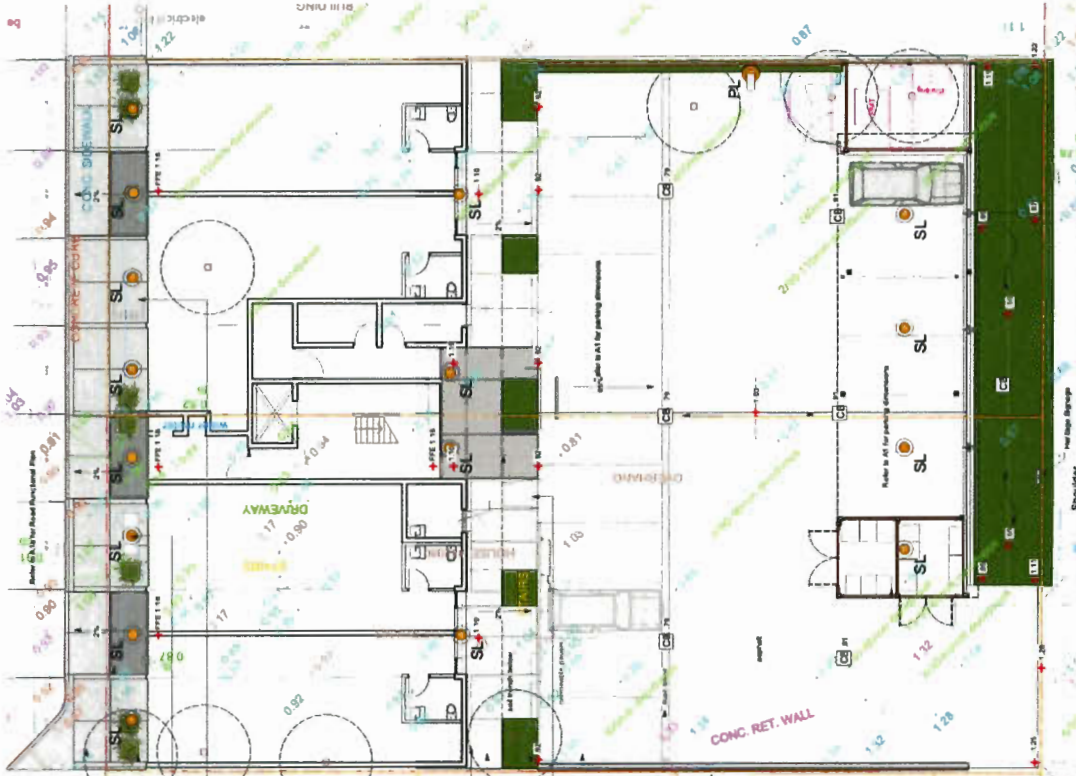
- △1 Dark Charcoal, "Sakata"
- △2 Dark Charcoal, "Sakata"
- △3 Dark Charcoal, "Sakata"
- △4 Dark Charcoal, "Sakata"
- △5 Dark Charcoal, "Sakata"
- △6 Dark Charcoal, "Sakata"
- △7 Dark Charcoal, "Sakata"

Note: Colors are indicated for manufacturer's product and application unless noted. Please refer to manufacturer's color chart.

**MATERIAL / ASSEMBLY KEY**

- 1 Single sash, 9" aluminum
- 2 Double sash, 9" aluminum
- 3 Fixed panel, 9" aluminum
- 4 Fixed panel, 9" aluminum
- 5 Fixed panel, 9" aluminum
- 6 Fixed panel, 9" aluminum
- 7 Fixed panel, 9" aluminum
- 8 Fixed panel, 9" aluminum
- 9 Fixed panel, 9" aluminum
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- 92 Fixed panel, 9" aluminum
- 93 Fixed panel, 9" aluminum
- 94 Fixed panel, 9" aluminum
- 95 Fixed panel, 9" aluminum
- 96 Fixed panel, 9" aluminum
- 97 Fixed panel, 9" aluminum
- 98 Fixed panel, 9" aluminum
- 99 Fixed panel, 9" aluminum
- 100 Fixed panel, 9" aluminum





Broom finish concrete sidewalk to match adjacent  
 Inset pavers - Long linear pattern to reflect historic wood plank  
 Decorative planters with colorful plant material  
 Bench - Magin MLE1055 High Density Paper-Charcoal  
 Bike Rack - Corz



Decorative Garden Planter Trench drain (to meet Heritage Panel direction)  
 Broom finish concrete sidewalk  
 Linear Pavers to reflect historic wood plank  
 Trees in continuous soil trench  
 Curb Cut or Flush Curb for Accessibility

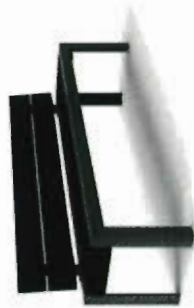
Permeable Pave - Natural with Charcoal Lines for  
 Retail Parking (plus visitor)

Flush Concrete Band

6' Visual Screening for Parking lot - Cedar Slat Fence

Carport structure for residential parking with visual screening for  
 Garbage recycling and utility screen to match fence.

Shaded path garden - utilizing perennial species from existing garden  
 which suitable for rain garden environment



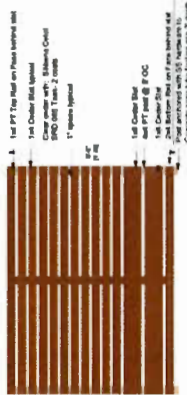
WL = Wall Light  
 SL = Recessed Soffit Light  
 PL = Ambient Light  
 C = Area Light



Paving Lot Area Light LED



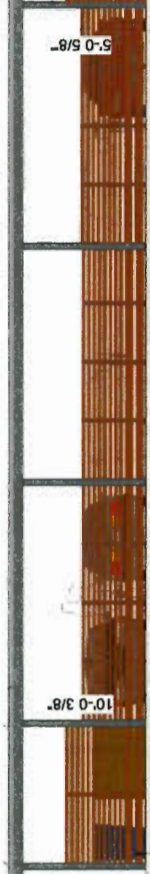
Bench - Black, Resin Light



6' Cedar Slatted Visual Light

6' Cedar Slatted Visual Light

9'-6 5/8"



garbage and recycling storage with painted metal slats (non-combustible) to replicate fence

Carport West Side Elevation  
 Scale 1/4"=1'



Permeable pavers  
 Resin slatted bench - adjacent to parking  
 Rain garden edge planting

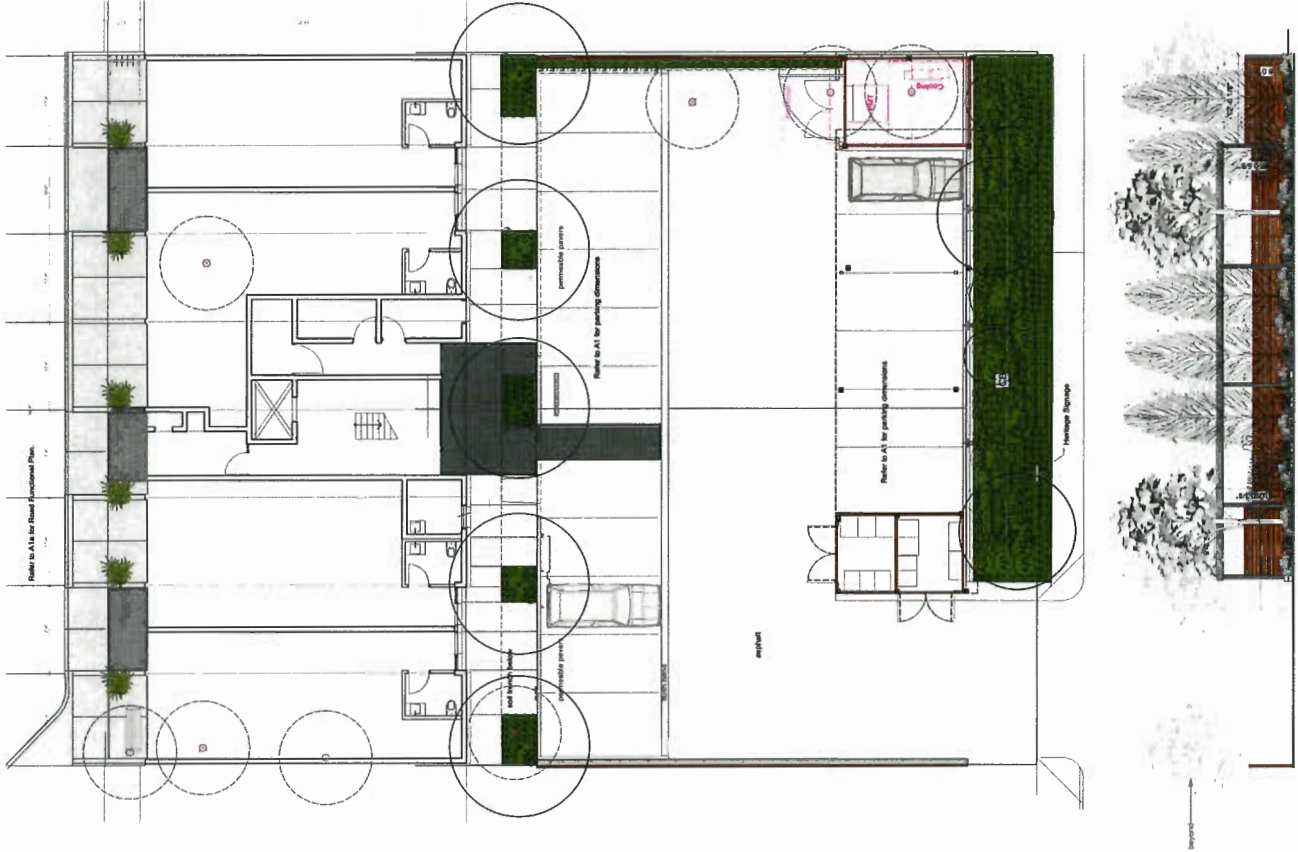
Date	Revised By	Revised For
15-03-2018		Issues for DP Pre-Ad
14-02-2018		Issues for DP Pre-Ad
05-11-2018		Issues for DP Pre-Ad
12-08-2018		Issues for DP Pre-Ad
15-12-2017		Issues for DP
17-11-2017		Issues for Resident
24-06-2017		Issues for Resident
15-10-2017		Issues for Resident
20-06-2017		Issues for Resident
15-09-2017		Issues for Resident
		Other

Client:   
 Submittal Coordinate:   
 Project Title:   
 Submittal Coordinate:



Drawn By:   
 Checked By:   
 Date: 1/8/21  
 Scale: 1/8"=1'

Sheet No.:   
 Total Sheets: 1



Colorful Planting in Beds along 1st

NOTE: In an effort to incorporate the existing, California-native existing plant material, the plants and colors shown in this plan are intended to be recycled into the new garden and some plants may be substituted for similar plants that may not be available in the quantities of the current plan.

Plants that have been suggested for inclusion: amaranth, okra, crocuses, impatiens, primula, beets, round peas, peas and beans, collard greens, goldenrod, dahlias, chic, kale.



ID	Code	Botanical Name	Common Name	Zone
T100	100	Amorpha canescens	False Indigo	3b-7b
T101	101	Amorpha canescens	False Indigo	3b-7b
T102	102	Amorpha canescens	False Indigo	3b-7b
T103	103	Amorpha canescens	False Indigo	3b-7b
T104	104	Amorpha canescens	False Indigo	3b-7b
T105	105	Amorpha canescens	False Indigo	3b-7b
T106	106	Amorpha canescens	False Indigo	3b-7b
T107	107	Amorpha canescens	False Indigo	3b-7b
T108	108	Amorpha canescens	False Indigo	3b-7b
T109	109	Amorpha canescens	False Indigo	3b-7b
T110	110	Amorpha canescens	False Indigo	3b-7b
T111	111	Amorpha canescens	False Indigo	3b-7b
T112	112	Amorpha canescens	False Indigo	3b-7b
T113	113	Amorpha canescens	False Indigo	3b-7b
T114	114	Amorpha canescens	False Indigo	3b-7b
T115	115	Amorpha canescens	False Indigo	3b-7b
T116	116	Amorpha canescens	False Indigo	3b-7b
T117	117	Amorpha canescens	False Indigo	3b-7b
T118	118	Amorpha canescens	False Indigo	3b-7b
T119	119	Amorpha canescens	False Indigo	3b-7b
T120	120	Amorpha canescens	False Indigo	3b-7b
T121	121	Amorpha canescens	False Indigo	3b-7b
T122	122	Amorpha canescens	False Indigo	3b-7b
T123	123	Amorpha canescens	False Indigo	3b-7b
T124	124	Amorpha canescens	False Indigo	3b-7b
T125	125	Amorpha canescens	False Indigo	3b-7b
T126	126	Amorpha canescens	False Indigo	3b-7b
T127	127	Amorpha canescens	False Indigo	3b-7b
T128	128	Amorpha canescens	False Indigo	3b-7b
T129	129	Amorpha canescens	False Indigo	3b-7b
T130	130	Amorpha canescens	False Indigo	3b-7b
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T132	132	Amorpha canescens	False Indigo	3b-7b
T133	133	Amorpha canescens	False Indigo	3b-7b
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T135	135	Amorpha canescens	False Indigo	3b-7b
T136	136	Amorpha canescens	False Indigo	3b-7b
T137	137	Amorpha canescens	False Indigo	3b-7b
T138	138	Amorpha canescens	False Indigo	3b-7b
T139	139	Amorpha canescens	False Indigo	3b-7b
T140	140	Amorpha canescens	False Indigo	3b-7b
T141	141	Amorpha canescens	False Indigo	3b-7b
T142	142	Amorpha canescens	False Indigo	3b-7b
T143	143	Amorpha canescens	False Indigo	3b-7b
T144	144	Amorpha canescens	False Indigo	3b-7b
T145	145	Amorpha canescens	False Indigo	3b-7b
T146	146	Amorpha canescens	False Indigo	3b-7b
T147	147	Amorpha canescens	False Indigo	3b-7b
T148	148	Amorpha canescens	False Indigo	3b-7b
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T150	150	Amorpha canescens	False Indigo	3b-7b
T151	151	Amorpha canescens	False Indigo	3b-7b
T152	152	Amorpha canescens	False Indigo	3b-7b
T153	153	Amorpha canescens	False Indigo	3b-7b
T154	154	Amorpha canescens	False Indigo	3b-7b
T155	155	Amorpha canescens	False Indigo	3b-7b
T156	156	Amorpha canescens	False Indigo	3b-7b
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T158	158	Amorpha canescens	False Indigo	3b-7b
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T160	160	Amorpha canescens	False Indigo	3b-7b
T161	161	Amorpha canescens	False Indigo	3b-7b
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T167	167	Amorpha canescens	False Indigo	3b-7b
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T169	169	Amorpha canescens	False Indigo	3b-7b
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T173	173	Amorpha canescens	False Indigo	3b-7b
T174	174	Amorpha canescens	False Indigo	3b-7b
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T176	176	Amorpha canescens	False Indigo	3b-7b
T177	177	Amorpha canescens	False Indigo	3b-7b
T178	178	Amorpha canescens	False Indigo	3b-7b
T179	179	Amorpha canescens	False Indigo	3b-7b
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T183	183	Amorpha canescens	False Indigo	3b-7b
T184	184	Amorpha canescens	False Indigo	3b-7b
T185	185	Amorpha canescens	False Indigo	3b-7b
T186	186	Amorpha canescens	False Indigo	3b-7b
T187	187	Amorpha canescens	False Indigo	3b-7b
T188	188	Amorpha canescens	False Indigo	3b-7b
T189	189	Amorpha canescens	False Indigo	3b-7b
T190	190	Amorpha canescens	False Indigo	3b-7b
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T192	192	Amorpha canescens	False Indigo	3b-7b
T193	193	Amorpha canescens	False Indigo	3b-7b
T194	194	Amorpha canescens	False Indigo	3b-7b
T195	195	Amorpha canescens	False Indigo	3b-7b
T196	196	Amorpha canescens	False Indigo	3b-7b
T197	197	Amorpha canescens	False Indigo	3b-7b
T198	198	Amorpha canescens	False Indigo	3b-7b
T199	199	Amorpha canescens	False Indigo	3b-7b
T200	200	Amorpha canescens	False Indigo	3b-7b

Issue for DP Prioritization	Date
Issues for DP Prioritization	04-09-2019
Issues for DP Prioritization	25-04-2018
Issues for DP Prioritization	15-03-2018
Issues for DP Prioritization	14-02-2018
Issues for DP Prioritization	02-11-2018
Issues for DP Prioritization	15-08-2018
Issues for DP Prioritization	15-12-2017
Issues for Review	17-11-2017
Issues for Review	24-10-2017
Issues for Review	13-10-2017
Issues for Review	20-09-2017
Issues for Review	15-09-2017
RFI	RFI Date
RFI	RFI Date

Comments regarding the design of the landscape plan. The design of the landscape plan is based on the information provided in the RFI and the site plan. The design of the landscape plan is based on the information provided in the RFI and the site plan.

Client: Sakata Gardens

Project Title: Sakata Gardens

Project No: Sakata Gardens

Project Title: Landscape Concepts

Project No: Sakata Gardens

Project No: Sakata Gardens

Project No: Sakata Gardens

Project No: Sakata Gardens

Project No: Sakata Gardens

Project No: Sakata Gardens





refer to each for this area

metal planters

6' height wood screen at slides and between patios 2x4 w/ 1x4

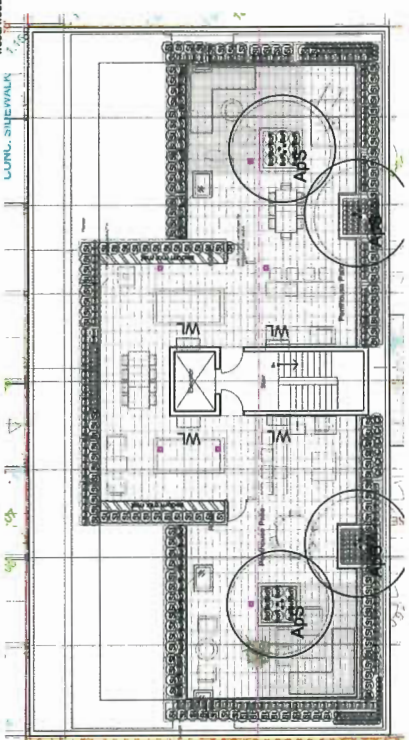
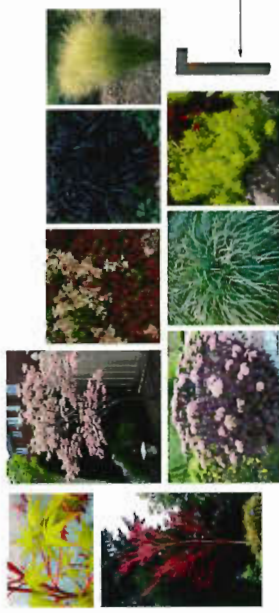
12x24 concrete slab paving on patios

continuous guard rail

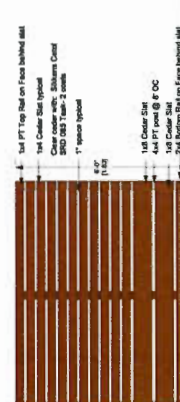
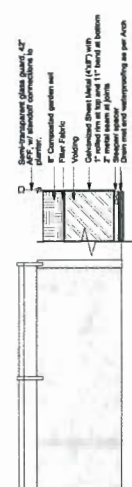
bollard lighting mounted inside of planter

outdoor kitchen with bar seating

woodwood composite decking



**Roof Deck Planting**



Privacy Screens to match ground level fence

**Roof Deck**



Issue No.	Date
05-09-2019	Issues for DP-Phase 1
04-09-2019	Issues for DP-Phase 2
25-04-2019	Issues for DP-Phase 3
15-03-2019	Issues for DP-Phase 4
04-02-2019	Issues for DP-Phase 5
01-11-2018	Issues for DP-Phase 6
12-08-2018	Issues for DP-Phase 7
15-10-2017	Issues for Review
17-11-2017	Issues for Review
24-10-2017	Issues for Review
13-10-2017	Issues for Review
20-09-2017	Issues for Review
15-09-2017	Issues for Review

Project Title: Sakata Gardens

Client: Sakata Gardens

Project No.: SAC-19-01


Sheet No.: L3

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### Sakata Gardens, Steveston Village

The art was once known as the historic Sakata house and garden. It was purchased by Mrs. E. Sakata in 1910 when Japanese-Canadian women were returning to Steveston following internment during the Second World War. The garden, located in Steveston following internment during the Second World War. The garden inspired the family with its vibrant colors and lush greenery. Mrs. Sakata's garden was a source of pride and joy for the community. It was a place where people could see the beauty of the Japanese garden and learn about the culture. The garden was a source of inspiration for the community and a place where people could learn about the Japanese garden and its history.



Mrs. Sakata was well known for giving plant catalogs with friends and visitors to the garden. Some of the plants were given to the community and some were given to the Japanese-Canadian community. The garden was a source of pride and joy for the community and a place where people could learn about the Japanese garden and its history.



Sakata and Eiji Sakata in their garden, 1910.

Heritage sign proposed for First Avenue.

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Heritage sign proposed for Lane.