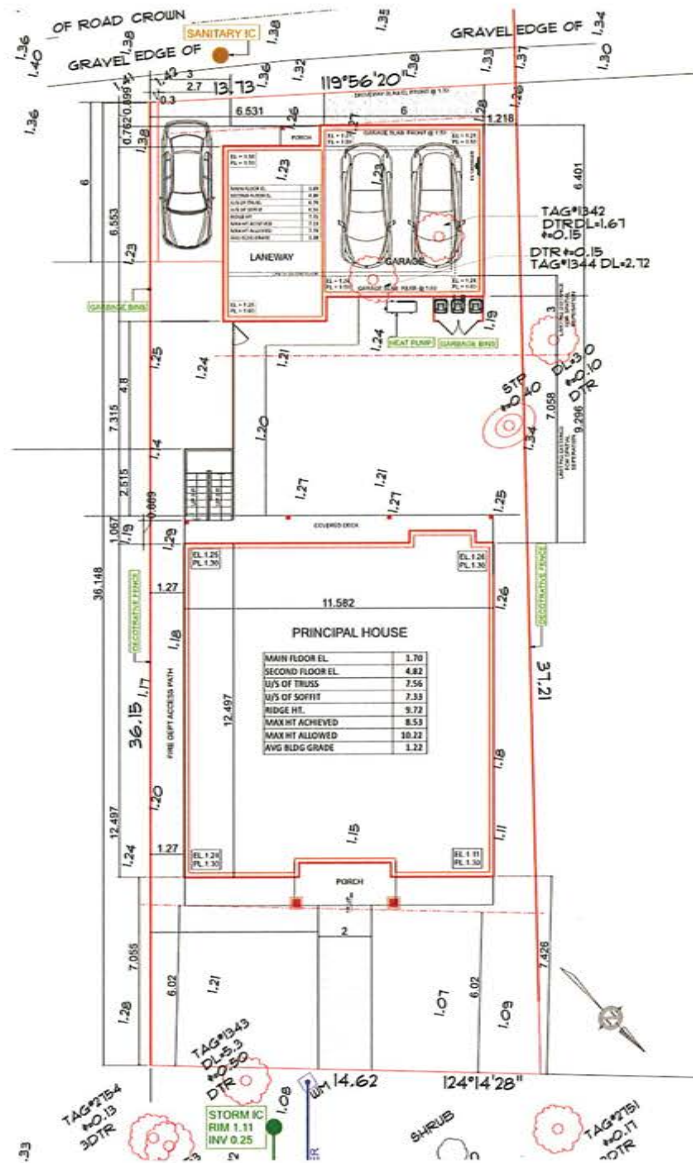


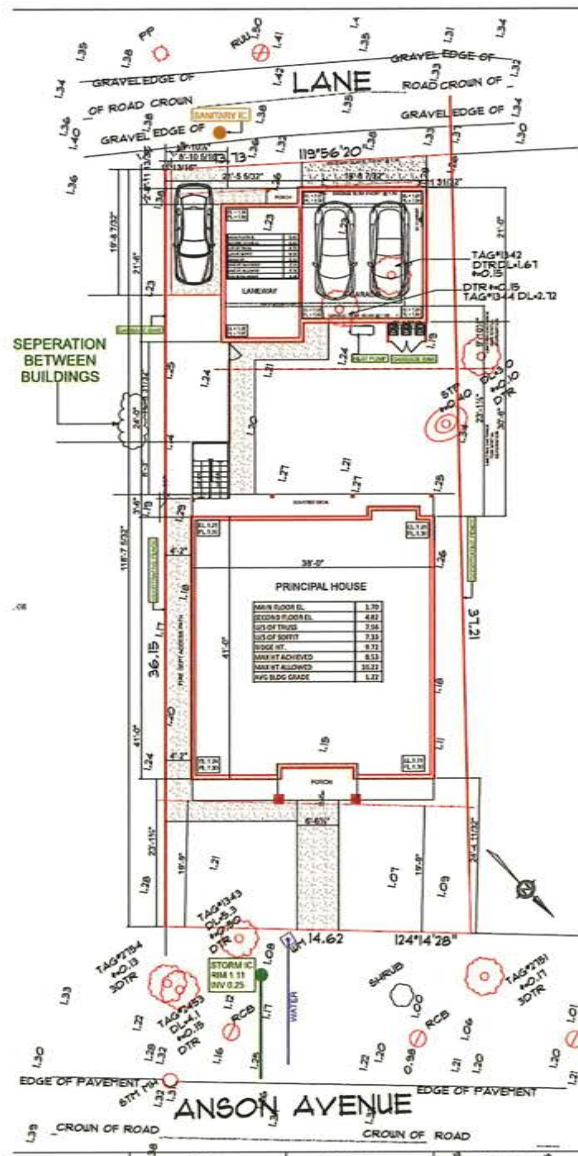
2211 Anson Avenue

1.) Site Plan Review Combined

2.) Second Dwelling Review

3.)Landscape Review



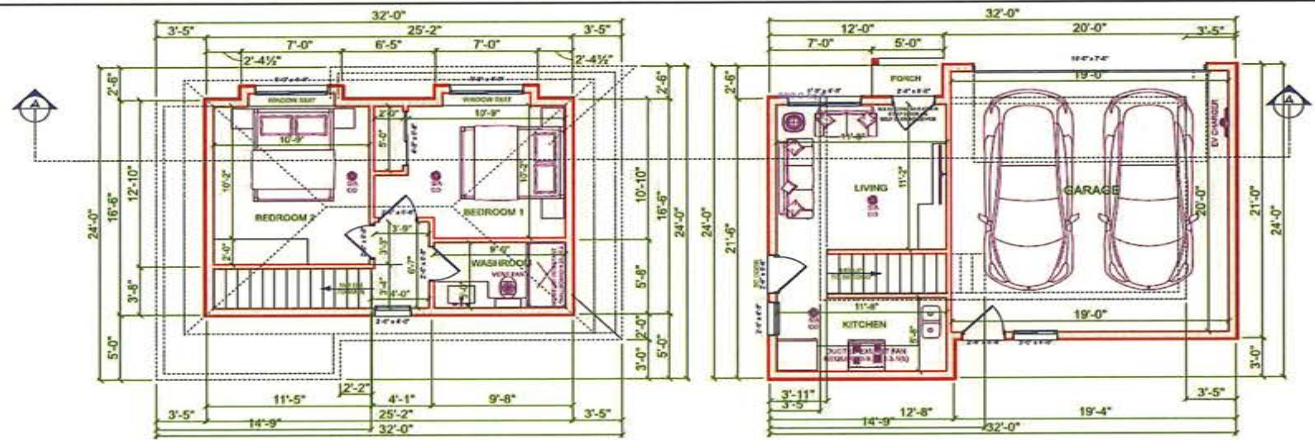


HARDIE SIDING

FLUTED CHANNELS

STONE

ASPHALT SHINGLES ROOFING



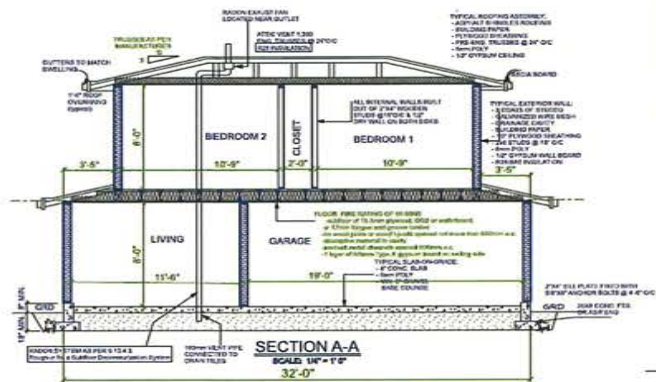
SECOND FLOOR
SCALE: 1/4" = 1' 0"

GROSS FLOOR AREA 416 SFT
STAIRS 35 SFT
NET FLOOR AREA 381 SFT

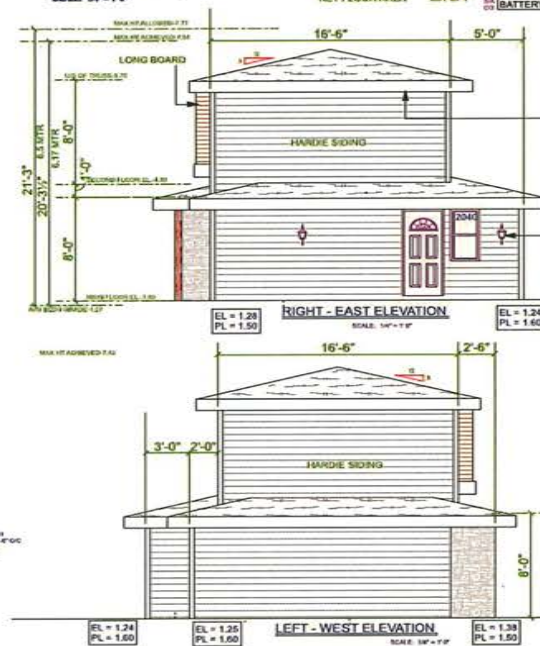
HEAT PUMP AIRCONDITION

MAIN FLOOR
SCALE: 1/4" = 1'-0"

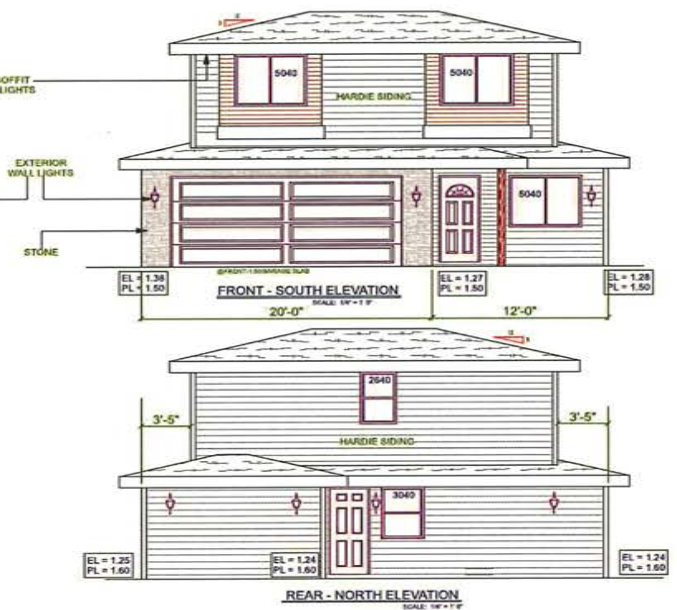
CARAGE AREA	420 SFT
SUITE AREA	260 SFT
GROSS FLOOR AREA	680 SFT



SECTION A-A
SCALE: 1/4" = 1'-0"
32'-0"



LEFT - WEST ELEVATION



REAR - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

IMPERIABLE AREA	70.00%
MAIN FLOOR	1,538
LANEWAY / GARAGE	687
FRONT DECK	63
REAR DECK	133
REAR STAIRS	51
REAR SIDEWALK TO GARAGE	69
FRONT SIDEWALK TO PORCH	136
REAR PARKING PAD	210
DRIVWAY TO GARAGE	80
AREA USED	2,967
AREA ALLOWED	3917.90
BUFFER	951

LIVE LANDSCAPE COVERAGE	20.000%
FRONT GRASS AREA	1,020
REAR YARD GRASS	810
REAR GRASS AT P.L.	88
SIDE YARD GRASS	360
COVERAGE PROPOSED	2,278
MIN COVERAGE REQUIRED	1119.40

FRONT LANDSCAPE COVERAGE	50.000%
FRONT AREA IN SFT	1,210
LEFT SIDE GREEN AREA	500
RIGHT SIDE GREEN AREA	520
COVERAGE PROPOSED	1,020
MIN COVERAGE REQUIRED	605.00

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCSLA AND BCSLA LANDSCAPE STANDARD LATEST EDITION

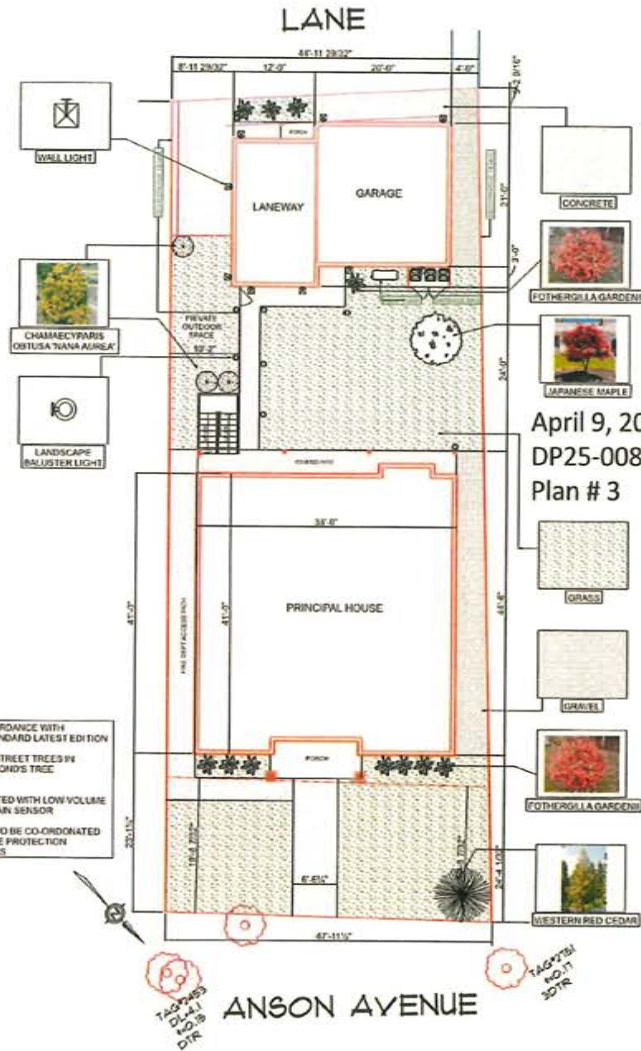
COMPLETE PROTECTION OF EXISTING STREET TREES IN ACCORDANCE WITH THE CITY OF RICHMOND'S TREE PROTECTION GUIDELINES

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH LOW VOLUME AUTOMATIC IRRIGATION SYSTEM, COW RAIN SENSOR

ALL UTILITY OR UNDERGROUND WORK TO BE CO-ORDINATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES

ALL INSTALLATION TO BE AS PER BCSLA / BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY



April 9, 2025
DP25-008025
Plan # 3