



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: May 5, 2004

From: Raul Allueva
Director of Development

File: DP 03-252267

Re: Application by Adera Equities Inc. for a Development Permit 9533 Granville Avenue (formerly on a portion of 9531, 9611 Granville Avenue, all of 9551, 9571 Granville Avenue and a portion of 6611 No. 4 Road)

Staff Recommendation

That a Development Permit be issued that would permit 31 three-storey townhouses on a site zoned Comprehensive Development District (CD/142).


Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

Adera Equities Inc. proposes to develop a 31-unit townhouse development on this site which was rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/142) zone under rezoning application RZ 03-245733.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	6,596.7 m ² (71,007 ft ²)								
Building Area:	4,562 m ² (49,103 ft ²)								
Site Coverage:	40 % Allowed 32 % Proposed								
F.A.R.:	0.70 Allowed 0.69 Proposed								
Setbacks:	<table> <tr> <td>North:</td><td>minimum required: 6.0 m (19.7 ft.) minimum provided: 6.0 m (19.7 ft.)</td></tr> <tr> <td>Granville Avenue (South)</td><td>minimum required: 6 m (19.7 ft.) minimum provided: 6.0 m (19.7 ft.)</td></tr> <tr> <td>East:</td><td>minimum required: 6.0 m (19.7 ft.) minimum provided: 5.68 m (18.64 ft.)</td></tr> <tr> <td>West:</td><td>minimum required: 6 m (19.7 ft.) minimum provided: 11.26 m (36.94 ft.)</td></tr> </table>	North:	minimum required: 6.0 m (19.7 ft.) minimum provided: 6.0 m (19.7 ft.)	Granville Avenue (South)	minimum required: 6 m (19.7 ft.) minimum provided: 6.0 m (19.7 ft.)	East:	minimum required: 6.0 m (19.7 ft.) minimum provided: 5.68 m (18.64 ft.)	West:	minimum required: 6 m (19.7 ft.) minimum provided: 11.26 m (36.94 ft.)
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East:	minimum required: 6.0 m (19.7 ft.) minimum provided: 5.68 m (18.64 ft.)								
West:	minimum required: 6 m (19.7 ft.) minimum provided: 11.26 m (36.94 ft.)								
Height:	12 m (39.4 ft.) Permitted (three-storeys) 11 m (36.0 ft.) Proposed (three-storeys)								
Parking:	53 Spaces Required (47 residents'; 6 visitors') 68 Spaces Proposed (62 residents' [36 spaces in tandem arrangement; 26 spaces in double-car garages]; 6 visitors')								

Background

The site is located on the north side of Granville Avenue and south of Anderson Elementary School and AR McNeill Secondary School. The applicant proposes a 31-unit townhouse development. The proposed development consists of seven (7) buildings (four (4) duplexes; two (2) buildings each, with eight (8) townhouses, and one (1) building with seven (7) townhouses).

The proposed development includes the construction of a portion of the school walkway that is consistent with Richmond's planning and development objectives to provide pedestrian linkages to serve in the McLennan North neighbourhood.

During the rezoning application, the applicant has agreed to contribute \$31,000 towards the development of the McLennan North neighbourhood parks in lieu of providing on-site indoor amenity space, and \$31,500 towards the City's affordable housing fund as part of the requirements for the approval of the Development Permit.

Development surrounding the subject site is as follows:

- To the north: Anderson Elementary School and adjacent to A.R. McNeill Secondary School and single family homes;
- To the east: Driveway entry of McNeill Secondary School and single-family beyond;
- To the south (across Granville Avenue): Existing single-family homes designated for Residential (Triplex, Duplex, Single-Family); and
- To the west: Existing single-family homes designated for Residential (Two-family dwelling/2 & 3 storey townhouses).

Staff Comments

No follow up issues were identified during the rezoning of the site or the Public Hearing.

The revised scheme attached to this report has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process.

Zoning Variances

The applicant has not requested any variances as part of this Development Application.

Transportation Department:

This application did not require Transportation Department comments as it complies with the standard Transportation Department requirements for this type of development.

Engineering Servicing Requirement:

Staff supports the Development Permit application. All of the site servicing issues has been resolved via the rezoning application and Servicing Agreement processes.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. A copy of the Advisory Design Panel Minutes from February 18, 2004 is attached for reference **(Attachment I)**.

Analysis

Criteria and policies for the issuance of Development Permits appear in Sections 9.0 General Development Permit Guidelines and 9.3 Multiple-Family Residential DP Guidelines (Townhouses) of Schedule 1 of Bylaw 7100; and Sub Area 2.10C McLennan North Sub-Area Guidelines of Schedule 2 of the Official Community Plan.

Conditions of Adjacency:

- The proposed development has considered future development pattern of the immediate neighbourhood and proposes a walkway along the north property line of the development to provide a pedestrian connection to the school site and the future neighbourhood park site further to the east of this site.
- The applicant has illustrated a possible development pattern to the west of the site based on a continuation of the three-storey townhouse form, as permitted in the Area Plan, and has granted a cross-access easement in favour of the neighbouring property to the west to facilitate future development.
- There is no concern regarding the interface to the east as the proposed development borders the driveway leading to the adjacent school sites. The proposed trees along the east property line will augment the existing landscaping on the school site and provide a landscape buffer for privacy and visual screening for the residents on this site.

Site Planning and Urban Design:

- The proposed development is generally in compliance with the McLennan North Guidelines with respect to siting and urban design.
- The buildings are sited so that the end units face Granville Street to “mimic” the rhythm of smaller scale single-family dwellings in this neighbourhood.
- The siting of the buildings and the children’s play area have taken into consideration Crime Prevention Through Environmental Design (CPTED) principles.

Architectural Form and Character:

- Design development has been incorporated to enhance the roofscape and improve the architectural detailing of the buildings.
- The proposed materials include asphalt shingle roofing material, vinyl siding, cultured stone cladding on columns, wood trim around vinyl windows, metal railing on decks and other wood detailing.
- The proposed buildings have well articulated entrances and porches to enhance the public and internal streetscapes.

Landscape Design:

- The proposed landscape design presents an “informal” character along Granville Street in accordance with the McLennan North Guidelines to provide a gradual transition from the private to public interface. Individual walkways to units facing streets and pedestrian linkages at the end of the internal driveways provide easy pedestrian accesses and respect the established single-family character in the area.
- The proposed plant materials include a variety of native and ornamental trees, shrubs, vines and ground covers to provide shade, screening and seasonal colours. Special paving is being introduced throughout the internal road system and visitors’ parking area to provide visual relief to the paved surfaces.
- An existing Japanese Maple tree is proposed to be relocated to the proposed children’s play area within the site.
- A fence is proposed along the west property line to provide interim privacy screening until the adjacent site is redeveloped.
- The proposed walkway to the north of the site provides the beginning of an east-west neighbourhood pedestrian link between the future neighbourhood park and the existing elementary and secondary schools.

Conclusions

The proposed development has successfully complied with the intent of the McLennan North Sub Area and other applicable design guidelines to increase density in a townhouse form while respecting the single-family character prevalent throughout the area. Staff recommend that the Development Permit Panel support the project and refer the project to Council for approval, subject to the completion of the conditions identified in this Staff Report.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

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

- Submission of a Letter-of-Credit for \$98,206 for landscaping.

The following conditions are to be met prior to the issuance of a Building Permit:

- The applicant is responsible for ensuring that protective fences are installed around the existing trees to be retained, and submit evidence that a qualified professional arborist has been retained to oversee the tree retention, supervise work around the trees during construction, including a post-construction report on the condition of the trees.

MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, February 18th, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

Attendance:

Members: Mr. Sheldon Chandler – Chair (4:15)
Mr. Jerry Doll
Mr. Arlen Johnson
Mr. David Lee
Mr. Jim Carter-Huffman
Mr. Al Tanzer
Ms. Alina Maness
Ms. Olga Illich

Staff: Ms. Cecilia Achiam
Ms. Sara Badyal
Mr. Kevin Eng

Recording
Secretary: Desiree Wong

Representatives: **DP 03-251106**
Patrick Cotter, Architect

DP 03-252267
Norm Cody, Architect
Dale Staples, Integra Architecture Inc.
John Losee, Landscape Architect

The meeting was called to order at 4:10 p.m.

Prior to the meeting, a request was made to have the votes for and against a project recorded in the minutes. Discussion then ensued on this matter and it was agreed that the Advisory Development Panel should meet to discuss meeting procedures.

It was **MOVED** and **SECONDED**

*That the minutes of the Advisory Design Panel meeting held on
Wednesday, February 4th, 2004 be adopted.*

CARRIED

Minutes of Design Panel Meeting
Wednesday, February 18th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
		<ul style="list-style-type: none">❖ comments from Constable Martin is appended as Schedule 2 and forms a part of these minutes;❖ the site should be investigated to see if the Linden tree was worth saving, and grades should be adjusted to suit;❖ avoid parking around amenity area and/or buffer cars from views;❖ open up amenity area to create a plaza and introduce more play equipment in amenity space and fence area from street;❖ thuja occidentalis should be thuja plicata;❖ is there enough room for proposed trees along drive aisle?;❖ extend the pavers from the amenity area to cover visitor parking and across the drive aisle – more landscaping was needed to give the amenity area the appearance of a main entrance;❖ loosen up amenity space – too formal, move parking away from the centre and create a pedestrian walkway, it reads like a side yard and should be the focal entrance.	

In response, Mr. Cotter advised that he would take note of Panel's comments and respond to them. He would also look into the viability of the Linden tree.

In summary, Chair stated that:

- ❖ he liked the scale of the design and landscaping;
- ❖ there could be improvements to the sense of identity of the units;
- ❖ treatment of the amenity area could be improved, and passive surveillance measures introduced; and
- ❖ accessibility to the site should also be improved.

The decision of the Panel, 7-1, was that the project should move forward.

3. 2004-07 **Multi-family Residential**

Norm Cody, Architect.

DP 03-254824

9531, 9551, 9571 Granville Avenue
(Formal)

Ms. Achiam, Planner, with the aid of computer images and photos, briefly reviewed the townhouse development at 9531, 9551 and 9571 Granville Avenue in the McLennan North Sub-Area (a copy of her review is attached as Schedule 3 and forms a part of these minutes).

Mr. Norm Cody, Architect advised that the site comprised of three properties, and that the back of one site would be transferred to the school board in exchange for some land adjacent to the site. He stated that:

- ❖ most of the townhomes face internal driveways;

Minutes of Design Panel Meeting
Wednesday, February 18th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ liked the incorporation of street trees;
- ❖ there were no building facing the streets, the project would have been more attractive with a more typical streetscape. For example, if the project was reversed with the smaller buildings at the rear fronting the street instead;
- ❖ there were some concerns about too much vinyl materials being used;
- ❖ a small low fence around the children's play area should be provided;
- ❖ there was no accessible units
- ❖ comments from Constable Martin is appended as Schedule 4 and forms a part of these minutes;

In response, Mr. Cody advised that:

- ❖ he will revisit design concerns as discussed by the Panel;
- ❖ level the pathway connected to the road;
- ❖ revisit and upgrade the rooflines;
- ❖ there was a connection to the schoolyard through a gate, and the property would have a legal agreement for its use; and
- ❖ there were no universal units in this development but there would be two fully accessible units in the adjacent sister project, Heather Green.

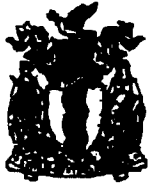
In summary, Chair stated that the architectural character of the project was to be commended, however, some inconsistencies were noted. He strongly advised the architect to revisit the use of vinyl, and try substituting other appropriate materials. He also stated there should be as much accessibility as possible incorporated into the project and that the size of the play area should be increased.

The decision of the Panel, 6-2, was that the project should move forward.

The Panel and staff then had a discussion on the role of the Advisory Design Panel. The Panel expressed an interest in providing input into Planning policies that affect the form and design of development and for staff to present city initiatives, area plans and policies that are pertinent to the Panel. Panel will submit a letter to the Director of Development outlining its concerns in order to begin a dialogue. In addition, the Panel expressed concern with the general quality of the submission. Staff were requested to tighten requirements for the Advisory Design Panel meetings including more complete and better quality submissions. The Panel also expressed interest in reviewing zoning (future development permits) applications on a preliminary basis for siting issues, prior to rezoning at Public Hearing.

4. Next meeting:

The next meeting is scheduled for Wednesday, March 3rd, 2004.



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 9533 Granville Ave (Formerly on portions of 9531, 9551 and 9571 GRANVILLE AVE)

Legal Description(s): 1st 30, 510, B4N, R66W, LD36, P23818 / Parcel A (Ex P12058), 1st 49, B4N, 510, B4N, R66W, NWDP1305 / 1st 2, 510, B4N, LD36, SB4C, LMP15962

Applicant: ADERA EQUITIES INC.

Correspondence/Calls to be directed to:

Name: Norm Couttie / Darren Chung

Address: 700-1111 Melville St.

Vancouver, B.C.

V6E 3V6
Postal Code

Te. No.: 604-684-8277 Ext 312

Business

Residence

E-mail: wrenc@adera.com / normc@adera.com

E-mail

604-684-4709

Fax

Property Owner(s) Signature(s):

Eleanor Yuen

(C.C. Ng)

Please print name

or

Authorized Agent's Signature:

Attach Letter of Authorization

Please print name

For Office Use

Date Received: 10/20/03

File No.: 03-252247

Only assign if application is complete

Application Fee: 5989

Receipt No.: 092950

6015.50

5989.50 = 225.50

092950 Pd 15-0042260

ENTERED



City of Richmond
Urban Development Division

Development Permit

No. DP 03-252267

To the Holder: ADERA EQUITIES INC.

Property Address: 9533 GRANVILLE AVENUE (FORMERLY A PORTION OF 9531,
9611 GRANVILLE AVENUE, ALL OF 9551, 9571 GRANVILLE
AVENUE, AND A PORTION OF 6611 NO. 4 ROAD)

Address: C/O NORM COUTTIE/DARREN CHUNG
700 - 1111 MELVILLE STREET
VANCOUVER, BC V6E 3V6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1a & b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2a & b attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3a & b attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2a & 3a attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #8 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that the landscaping is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. If the existing tree that has been identified for retention dies as a result of construction activity, the City may cash the Letter of Credit for the value of the tree or request replanting as appropriate.

Development Permit

No. DP 03-252267

To the Holder: ADERA EQUITIES LTD.

Property Address: 9533 GRANVILLE AVENUE (FROMERLY A PORTION OF 9531,
9611 GRANVILLE AVENUE, ALL OF 9551, 9571 GRANVILLE
AVENUE AND A PORTION OF 6611 NO. 4 ROAD)

Address: C/O NORM COUTTIE/DARREN CHUNG
700 - 1111 MELVILLE STREET
VANCOUVER, BC V6E 3V6

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$ 98,206.

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

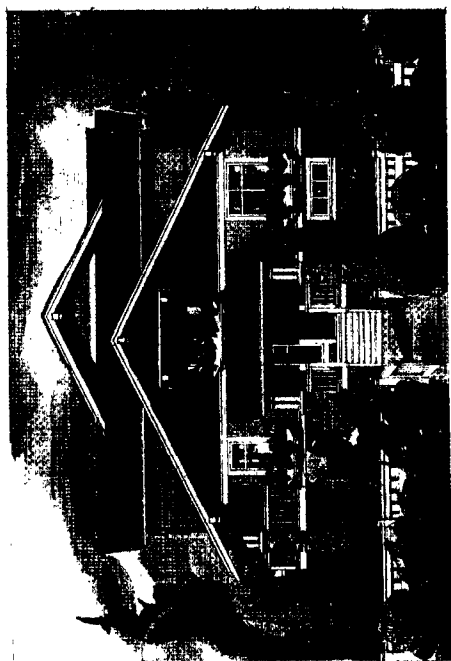
MAYOR



Original Date: 12/19/03
Revision Date: 05/04/04
Note: Dimensions are in METRES

**PROPOSED
31 UNIT TOWNHOUSE
DEVELOPMENT**

COMMUNITY PLAN
MC LENNAN SOUTH SUB-AREA



GRANVILLE GREENE
9531, 9551, 9571 Granville Ave., Richmond, BC

[illegible]

MAY 26 2004

DP 03252267

#

LEAVE

- ## ARCHITECTURAL DRAWING LIST

- | | |
|---------|----------------------------|
| A-0-000 | COVER SHEET |
| A-1-000 | SITE PLAN |
| A-1-010 | ROAD LAYOUT |
| A-2-010 | BUILDING 1 PLANS |
| A-2-211 | BUILDING 1 ELEVATIONS |
| A-2-020 | BUILDINGS 2 & 3 PLANS |
| A-2-221 | BUILDINGS 2 & 3 ELEVATIONS |
| A-2-030 | BUILDING 4 PLANS |
| A-2-231 | BUILDING 4 ELEVATIONS |

100%

COMMUNITY PLAN
MC LENNAN SOUTH SUB-AREA

MAY 26 2004

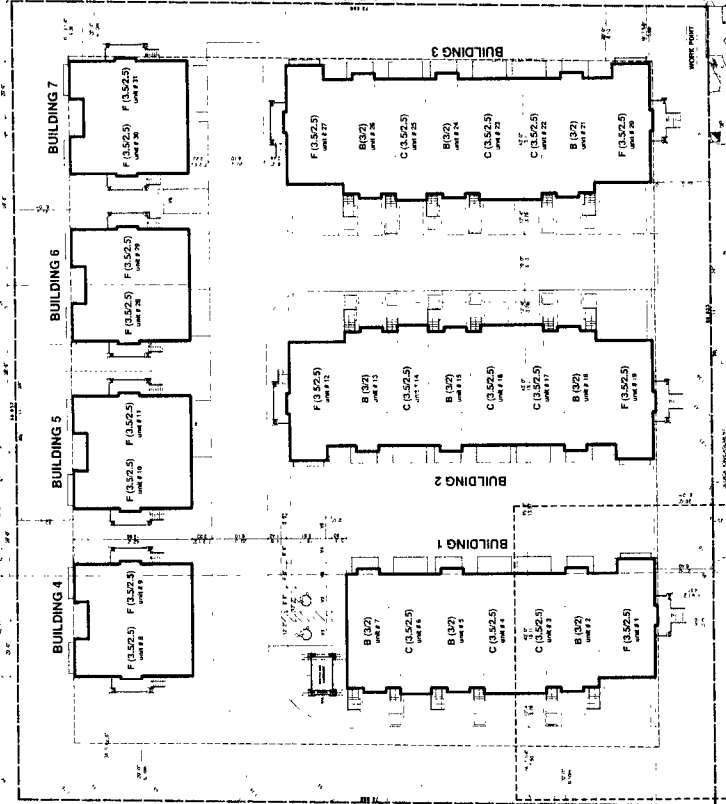
DP 03252267

#16

GRANVILLE AVENUE

BRIDGE STREET

2 1 SHW PLAN LMP9665
3 SHW PLAN LMP9665
4
5



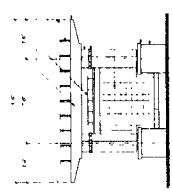
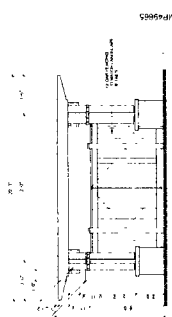
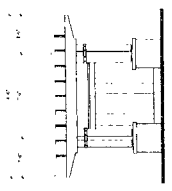
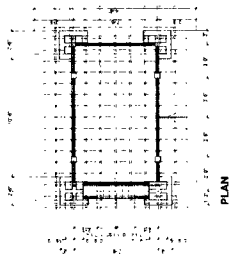
NOTES:
1. ALL UNITS SHALL BE COMPLETED BY 12/31/04.
2. ALL UNITS SHALL BE COMPLETED BY 12/31/04.
3. ALL UNITS SHALL BE COMPLETED BY 12/31/04.
4. ALL UNITS SHALL BE COMPLETED BY 12/31/04.

MAY 26 2004
DP 03252267

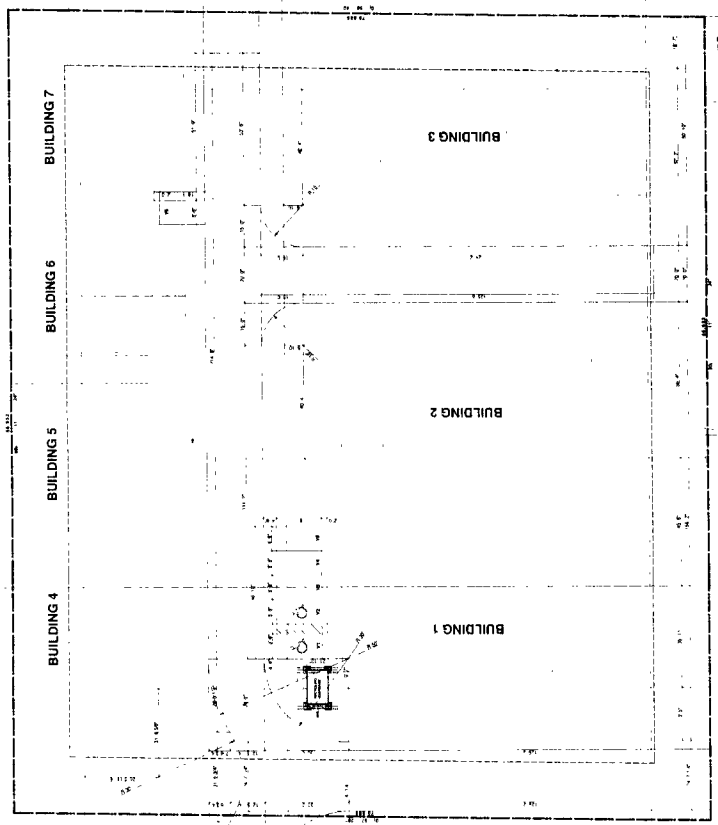
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GRANVILLE AVENUE

BRIDGE STREET



2 1 SHOW PLAN LAYOUTS



1" = 10' - 0"

1" = 10' - 0"

1" = 10' - 0"

1" = 10' - 0"

COMMITTEE

1" = 10' - 0"

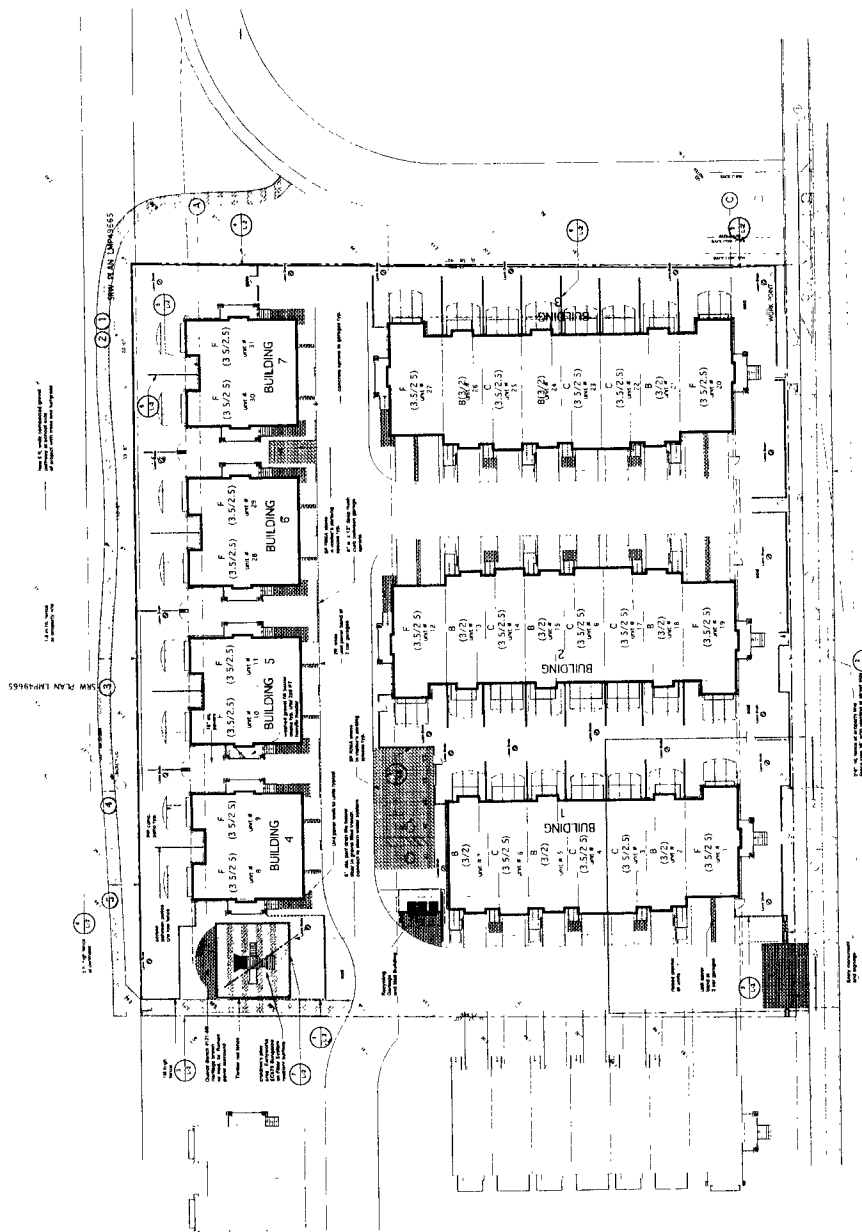
1" = 10' - 0"

1" = 10' - 0"

1" = 10' - 0"



N



LANDSCAPE NOTES

1. See all the planting and all the landscape construction notes.
2. All landscape construction is to be done in accordance with the Standard Specifications for the State of Virginia, 2004 Edition, and the Standard Specifications for the State of Virginia, 2004 Edition, and the Standard Specifications for the State of Virginia, 2004 Edition.
3. The owner is to be responsible for the maintenance of the landscape.
4. The owner is to be responsible for the maintenance of the landscape.
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MAY 26 2004

DP 03252267

2b

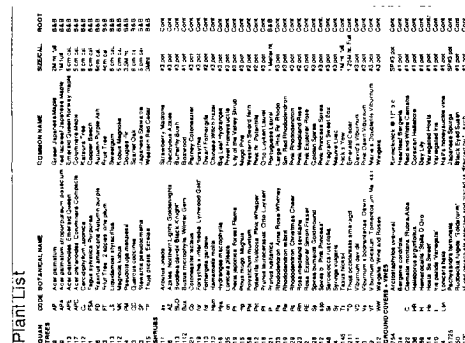
RECEIVED

MAY 26 2004

BY: _____

Granville Greene, Inc.
Landscape Architects
Richmond, B.C.

Project No. 03252267
Plan # 23a
Scale: 1/8" = 1'-0"



Plant List

Plant List	QUANTITY	UNIT PRICE	CODE	BOTANICAL NAME
Acacia	1	1.00	101	Acacia saligna
Acacia	1	1.00	102	Acacia saligna
Acacia	1	1.00	103	Acacia saligna
Acacia	1	1.00	104	Acacia saligna
Acacia	1	1.00	105	Acacia saligna
Acacia	1	1.00	106	Acacia saligna
Acacia	1	1.00	107	Acacia saligna
Acacia	1	1.00	108	Acacia saligna
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Acacia	1	1.00	155	Acacia saligna
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Acacia	1	1.00	157	Acacia saligna
Acacia	1	1.00	158	Acacia saligna
Acacia	1	1.00	159	Acacia saligna
Acacia	1	1.00	160	Acacia saligna
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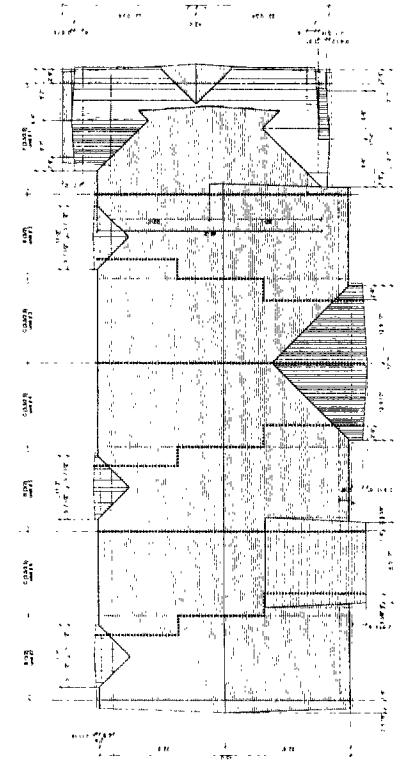
BY: _____

Planting Plan

[illegible]

Granville Greene
For G & G Projects Ltd.
Richmond, B.C.

Planting Plan



④ ROOF PLAN BUILDING 1

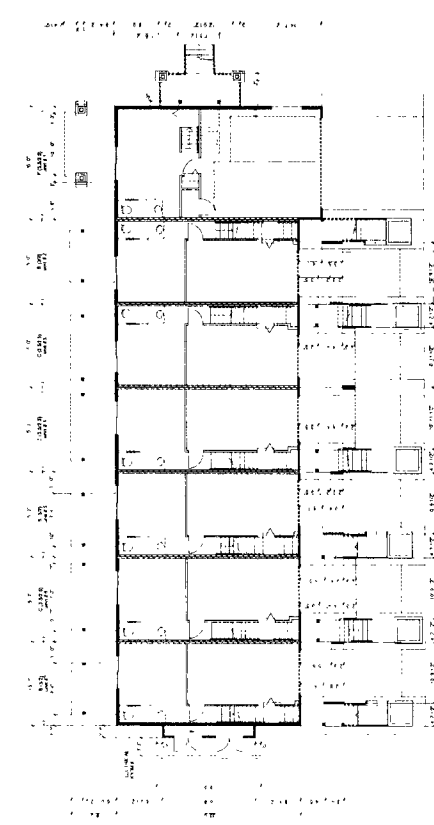
MAY 26, 2004
 DP 03252267

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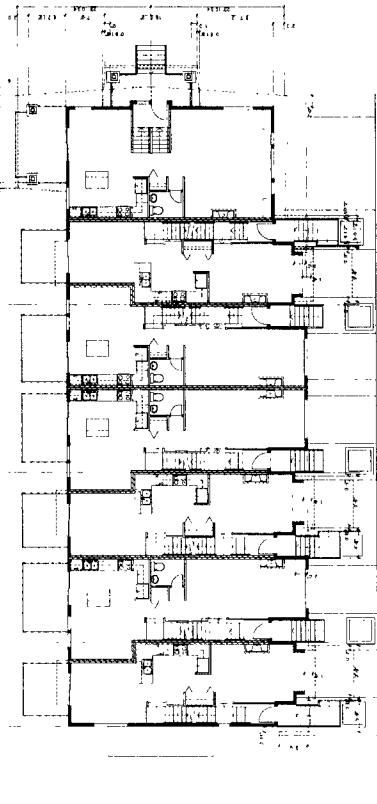
SYMBOL LEGEND

- 1. EXTERIOR WALL
- 2. INTERIOR WALL
- 3. GLASS CURTAIN WALL
- 4. GLASS DOOR
- 5. GLASS WINDOW
- 6. GLASS PARTITION
- 7. GLASS SKYLIGHT
- 8. GLASS ROOF
- 9. GLASS FLOOR
- 10. GLASS STAIR
- 11. GLASS ELEVATOR
- 12. GLASS RAMP
- 13. GLASS BALCONY
- 14. GLASS PORCH
- 15. GLASS TERRACE
- 16. GLASS PATIO
- 17. GLASS GALLERY
- 18. GLASS LOBBY
- 19. GLASS RECEPTION
- 20. GLASS CONFERENCE
- 21. GLASS OFFICE
- 22. GLASS RESTROOM
- 23. GLASS KITCHEN
- 24. GLASS DINING
- 25. GLASS BAR
- 26. GLASS LOUNGE
- 27. GLASS THEATRE
- 28. GLASS AUDITORIUM
- 29. GLASS CONCERT
- 30. GLASS MUSEUM
- 31. GLASS GALLERY
- 32. GLASS LOBBY
- 33. GLASS RECEPTION
- 34. GLASS CONFERENCE
- 35. GLASS OFFICE
- 36. GLASS RESTROOM
- 37. GLASS KITCHEN
- 38. GLASS DINING
- 39. GLASS BAR
- 40. GLASS LOUNGE
- 41. GLASS THEATRE
- 42. GLASS AUDITORIUM
- 43. GLASS CONCERT
- 44. GLASS MUSEUM
- 45. GLASS GALLERY
- 46. GLASS LOBBY
- 47. GLASS RECEPTION
- 48. GLASS CONFERENCE
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- 50. GLASS RESTROOM
- 51. GLASS KITCHEN
- 52. GLASS DINING
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- 54. GLASS LOUNGE
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- 56. GLASS AUDITORIUM
- 57. GLASS CONCERT
- 58. GLASS MUSEUM
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- 70. GLASS AUDITORIUM
- 71. GLASS CONCERT
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- 74. GLASS LOBBY
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- 91. GLASS OFFICE
- 92. GLASS RESTROOM
- 93. GLASS KITCHEN
- 94. GLASS DINING
- 95. GLASS BAR
- 96. GLASS LOUNGE
- 97. GLASS THEATRE
- 98. GLASS AUDITORIUM
- 99. GLASS CONCERT
- 100. GLASS MUSEUM

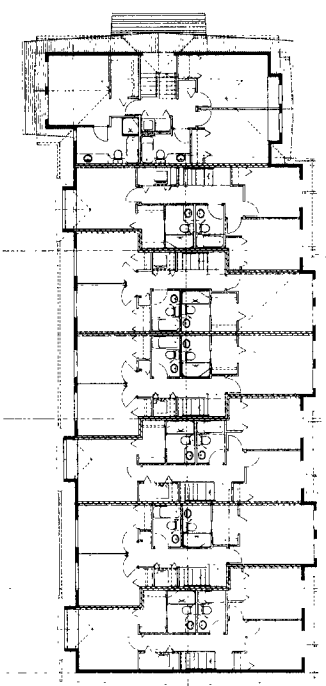
KEY PLAN



① 1st FLOOR PLAN BUILDING 1

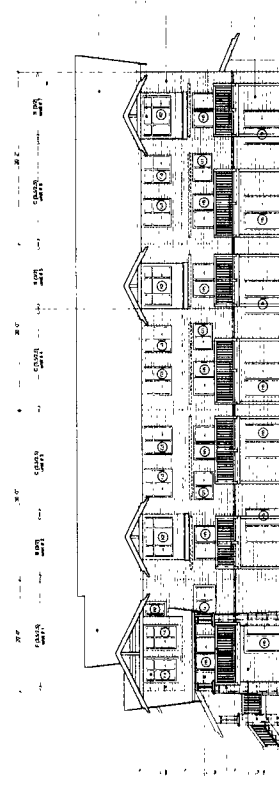
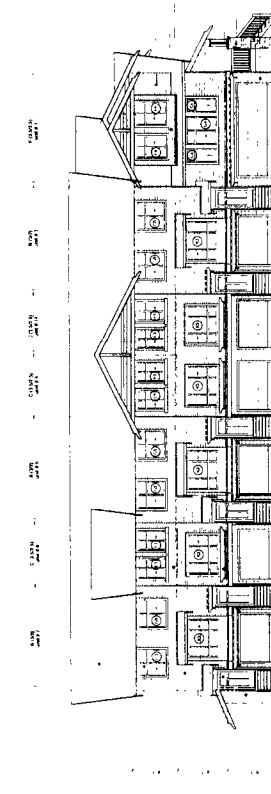
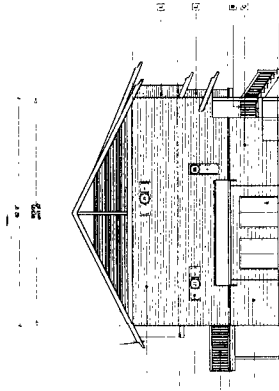
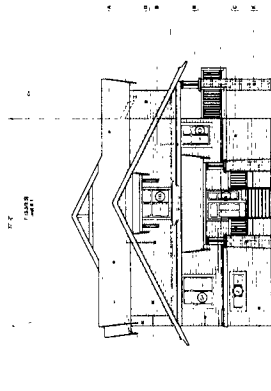


② 2nd FLOOR PLAN BUILDING 1



③ 3rd FLOOR PLAN BUILDING 1

- 1. EXTERIOR WALL
- 2. INTERIOR WALL
- 3. GLASS CURTAIN WALL
- 4. GLASS DOOR
- 5. GLASS WINDOW
- 6. GLASS PARTITION
- 7. GLASS SKYLIGHT
- 8. GLASS ROOF
- 9. GLASS FLOOR
- 10. GLASS STAIR
- 11. GLASS ELEVATOR
- 12. GLASS RAMP
- 13. GLASS BALCONY
- 14. GLASS PORCH
- 15. GLASS TERRACE
- 16. GLASS PATIO
- 17. GLASS GALLERY
- 18. GLASS LOBBY
- 19. GLASS RECEPTION
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- 26. GLASS LOUNGE
- 27. GLASS THEATRE
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- 29. GLASS CONCERT
- 30. GLASS MUSEUM
- 31. GLASS GALLERY
- 32. GLASS LOBBY
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- 43. GLASS CONCERT
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- 48. GLASS CONFERENCE
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- 57. GLASS CONCERT
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- 95. GLASS BAR
- 96. GLASS LOUNGE
- 97. GLASS THEATRE
- 98. GLASS AUDITORIUM
- 99. GLASS CONCERT
- 100. GLASS MUSEUM



MATERIAL & COLOUR LEGEND
SCHEME 2 - BROWN

Case No.	Case Name	Referral Source	Referral Date	Referral Type	Referral Status	Referral Notes
1	John Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
2	Jane Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
3	John Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
4	Jane Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
5	John Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
6	Jane Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
7	John Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
8	Jane Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
9	John Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.
10	Jane Doe	Primary Care Physician	10/15/2010	Initial Consultation	Completed	Initial consultation with Dr. Smith. Patient has been seen for 10/15/2010.

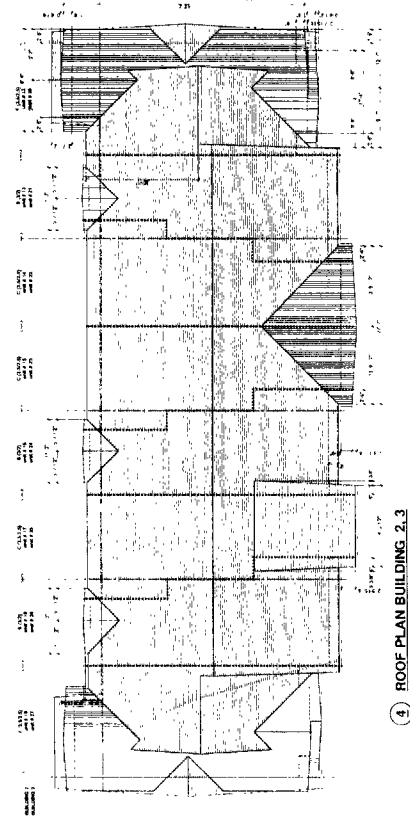
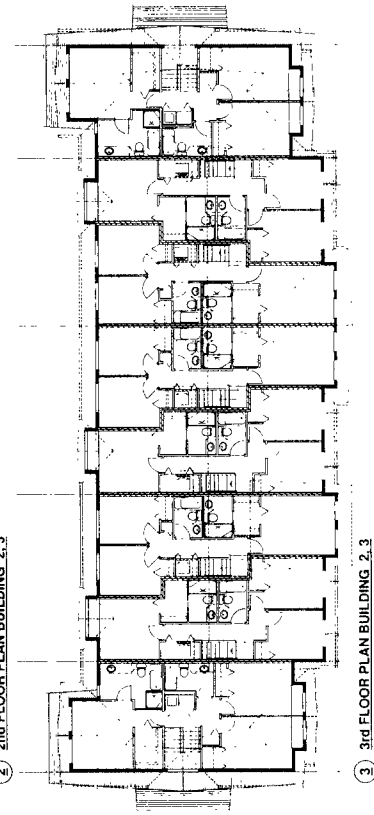
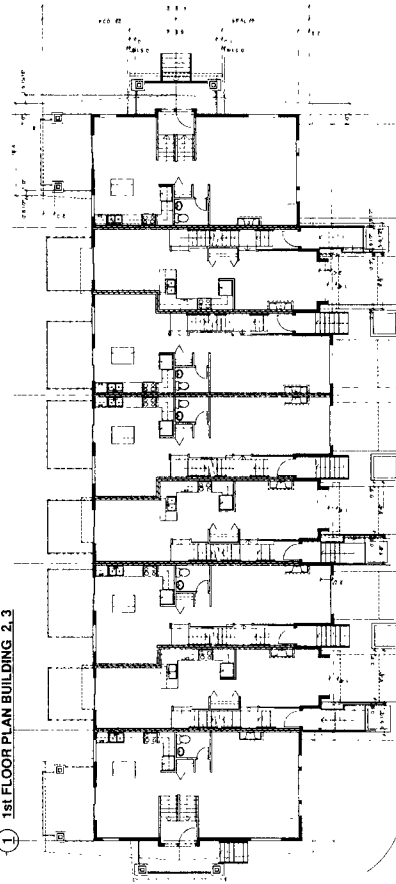
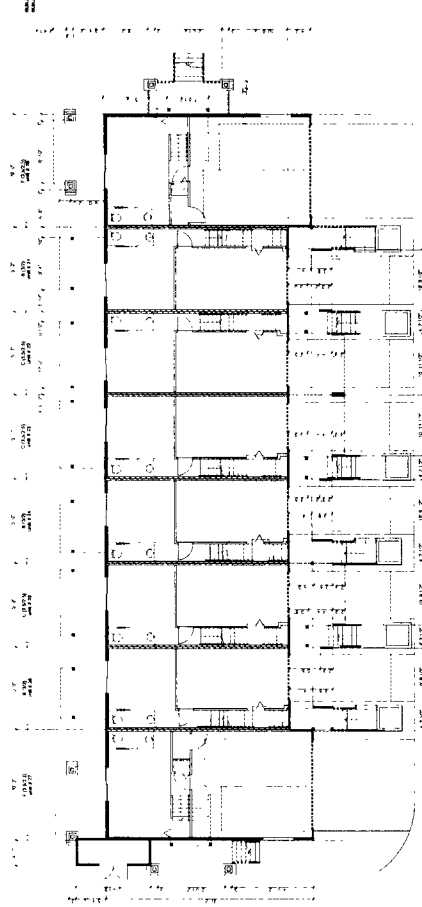
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WINDOW SCHEDULE

MAY 26 2004

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MAY 26 2004

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27

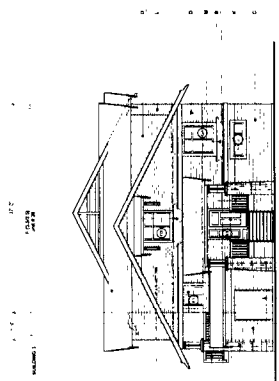
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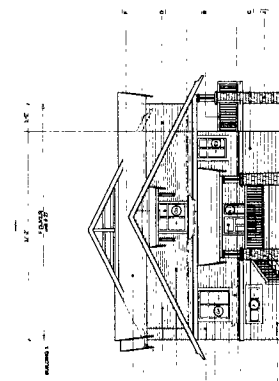
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BLDGs. 2 & 3

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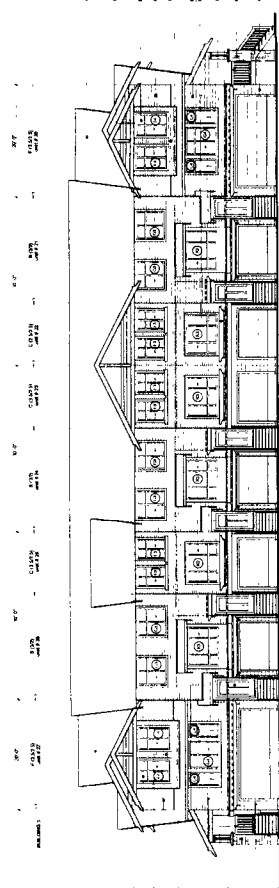
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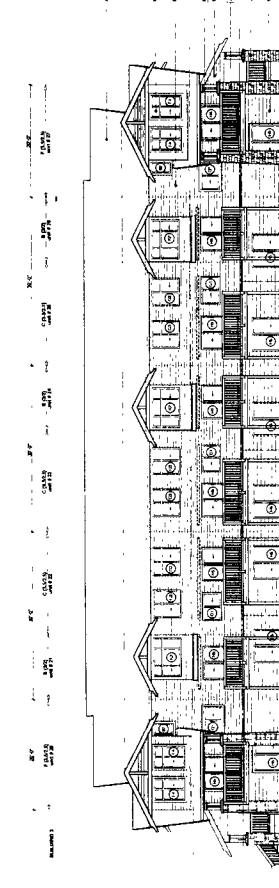
② GRANVILLE STREET ELEVATION



④ SIDE ELEVATION



① INTERIOR STREET ELEVATION



③ YARD ELEVATION

WINDOW SCHEDULE

NO.	TYPE	SIZE	LOCATION	REMARKS
1	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 101
2	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 102
3	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 103
4	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 104
5	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 105
6	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 106
7	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 107
8	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 108
9	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 109
10	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 110
11	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 111
12	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 112
13	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 113
14	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 114
15	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 115
16	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 116
17	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 117
18	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 118
19	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 119
20	DOUBLE GLAZED	1200 x 1500	GRANVILLE STREET	UNIT 120

MATERIAL & COLOUR LEGEND
SCHEME 1 - GREEN

NO.	DESCRIPTION	COLOUR
1	CLADDING	GREEN
2	ROOFING	GREEN
3	PAINT	GREEN
4	PAINT	GREEN
5	PAINT	GREEN
6	PAINT	GREEN
7	PAINT	GREEN
8	PAINT	GREEN
9	PAINT	GREEN
10	PAINT	GREEN
11	PAINT	GREEN
12	PAINT	GREEN
13	PAINT	GREEN
14	PAINT	GREEN
15	PAINT	GREEN
16	PAINT	GREEN
17	PAINT	GREEN
18	PAINT	GREEN
19	PAINT	GREEN
20	PAINT	GREEN

MATERIAL & COLOUR LEGEND
SCHEME 3 - IVORY

NO.	DESCRIPTION	COLOUR
1	CLADDING	IVORY
2	ROOFING	IVORY
3	PAINT	IVORY
4	PAINT	IVORY
5	PAINT	IVORY
6	PAINT	IVORY
7	PAINT	IVORY
8	PAINT	IVORY
9	PAINT	IVORY
10	PAINT	IVORY
11	PAINT	IVORY
12	PAINT	IVORY
13	PAINT	IVORY
14	PAINT	IVORY
15	PAINT	IVORY
16	PAINT	IVORY
17	PAINT	IVORY
18	PAINT	IVORY
19	PAINT	IVORY
20	PAINT	IVORY

SYMBOL LEGEND

SYMBOL	DESCRIPTION
1	CLADDING
2	ROOFING
3	PAINT
4	PAINT
5	PAINT
6	PAINT
7	PAINT
8	PAINT
9	PAINT
10	PAINT
11	PAINT
12	PAINT
13	PAINT
14	PAINT
15	PAINT
16	PAINT
17	PAINT
18	PAINT
19	PAINT
20	PAINT

KEY PLAN



ELEVATIONS
BLDG. 2 & 3

A-2.021 F

