



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: May 27, 2004

From: Raul Allueva
Director of Development

File: DP 04-011034

Re: **Application by Johnston Davidson Architecture & Planning Inc. for a
Development Permit at 6991 No. 1 Road**

Staff Recommendation

That a Development Permit be issued that would:

1. Permit the construction of eight (8) three-storey townhouse units on a site zoned Townhouse District (R2 - 0.6);
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required side yard setback to Granville Avenue from 6.0 m to 4.9 m due to the rezoning requirement for an angled property dedication along Granville Avenue; and
3. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit encroachments into the minimum required side yard setback to Granville Avenue of 1.5 m for open porches.

Raul Allueva
Director of Development

SB:blg
Att.

Staff Report

Origin

Johnston Davidson Architecture & Planning Inc. has applied to the City of Richmond for permission to develop eight (8) three-storey townhouse units at 6991 No. 1 Road. The site previously contained a gas station. The gas station was demolished and the site has been remediated.

The site was rezoned from Service Station District (G2) to Townhouse District (R2 – 0.6) for this project under Bylaw 7651 (rezoning application #RZ 03-251226).

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

The subject site is located on the relatively busy intersection of No. 1 Road and Granville Avenue. It is located on the south edge of the Terra Nova Sub-Area of the Thompson Area and the south access road to the Terra Nova development. The following development surrounds the site:

- To the north, along No. 1 Road are townhouses;
- To the east, across No.1 Road and to the south, across Granville Avenue are single-family homes; and
- To the west, along Granville Avenue, are single-family residences with two (2) vacant lots immediately adjacent. The owner of these lots, Progressive Construction Ltd., plans to construct new single-family homes on the lots.

Rezoning and Public Hearing Results

A Public Hearing for the Rezoning of this site (RZ 03-251226) was held on March 15, 2004. There were no concerns raised. Prior to the Public Hearing, the owner of the adjacent single-family lot, Progressive Construction Ltd., in their letter of January 9, 2004, expressed concerns about frontage improvements, garbage location, landscaping on the western edge of the site and exterior finishes befitting the site's location as an entrance for Terra Nova.

During the rezoning process, the applicant revised their plans to relocate the garbage area behind landscaping to include more landscaping along the entrance driveway and updated their site plan to show the required frontage improvements. Further refinements, such as the exterior finishes and a detailed landscaping plan, have now been addressed as part of the subject Development Permit, and are described below. The applicant has worked in a cooperative manner with staff and has satisfactorily addressed these details. A representative of Progressive Construction Ltd. has reviewed the proposed plans and is also satisfied that these issues have been adequately addressed.

Staff Comments

The proposed revised scheme attached to this report has satisfactorily addressed all the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Townhouse District (R2 – 0.6) Schedule except for the zoning variances noted below.

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

The applicant requests the following variances to the Townhouse District (R2 – 0.6) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 203(A).4 (Minimum Setbacks From Property Lines) to reduce the minimum required side yard setback to Granville Avenue from 6.0 m to a minimum of 4.9 m.

(Staff supports the proposed variance, as it is the direct result of a required angled property dedication along the length of the Granville Avenue frontage for intersection improvements (consistent width for new sidewalk and boulevard with trees parallel to previously widened road). The variance is minor and enables development of a streetscape which is animated with street oriented front entries and covered porches a half-storey above grade)

- 2) To vary the provision of Section 203(A).4 (Minimum Setbacks From Property Lines) to permit encroachments into the minimum required side yard setback to Granville Avenue of 1.5 m for open porches.

(Staff supports the proposed variance, as the side yard condition facing Granville Avenue presents itself as a front yard with a thoughtful and animated streetscape in this corner condition and such street oriented encroachments are permitted into the front yard setback from No. 1 Road).

Advisory Design Panel Comments

The subject application was reviewed at the Advisory Design Panel meetings of April 7 and May 5, 2004. The Panel was supportive of the proposed development scheme. Outstanding issues identified by the Panel have now been fully resolved. A copy of the relevant section from the Advisory Design Panel Minutes from May 5, 2004 is attached for reference (**Attachment 2**).

Analysis

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and 2 of Bylaw 7100, the Official Community Plan:

- 2.2B Terra Nova Sub-Area of Thompson Area
- 9.2 General Development Permit Guidelines
- 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has addressed privacy for the adjacent single-family lot to the west through landscaping along the west property line and orienting the windows of the main living areas to focus on the north and south views. In addition, a solid cedar fence (2 m height) is proposed along the north and west property lines;
- The applicant has mitigated the impact of the proposed development on the single-family lot to the west, which faces Granville Avenue through staggered setbacks and intensive landscaping. The setback to the southwest unit is approximately 7.5 m which exceeds the required minimum of 3 m; and
- The applicant has mitigated the impact of the proposed development on the existing multi-family development to the north, which faces No. 1 Road by splitting the units into duplex massing and providing a setback of approximately 5 m which exceeds the required minimum of 3 m.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The visitor parking has been screened with landscaping to minimize its visual impact on No. 1 Road;
- The amenity area is sensitively designed with attention given to definition, transitions and incorporates a children's play area;
- The location of the amenity area with children's play area along Granville Avenue maximises the passive surveillance opportunities in keeping with CPTED principles; and
- Direct pedestrian access has been provided from the internal manoeuvring aisle to No. 1 Road through the amenity area and from all units facing No. 1 Road and Granville Avenue through street oriented front entries and covered porches located at a half-storey above grade.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (Hardi-board and trim, Hardi-siding, stone, painted wood trim and asphalt shingle roofing) are generally consistent with the Terra Nova Sub-Area Guidelines.

Landscape Design:

- The landscape design includes planting 34 trees on a previously bare site, special paving treatment with patterning and colour as well as substantial planting to provide a highly liveable environment along these arterial roads;
- Half of the new trees will have a minimum calliper of 6 cm and shade trees will be provided along the manoeuvring aisle entrance into the site as requested by the Advisory Design Panel;
- The recycling is setback and screened with a wood trellis enclosure to minimize its visual impact on Granville Avenue; and
- The use of interlocking pavers in the amenity area improves permeability of the site.

Conclusions

The applicant has worked cooperatively with staff and has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits well into the existing context and provides a sensitive transition to the adjacent single family lots. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

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

- Payment of cash in-lieu of on-site indoor amenity space;
- Receipt of a Letter of Credit for landscaping in the amount of \$28,659.22 (based on a total floor area of 14,329.61 ft²).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development
Application Data Sheet**
Development Applications Department

Attachment 1

Address:	6991 No. 1 Road		
Planning Area:	Terra Nova Sub-Area of the Thompson Area		
Zoning:	Townhouse District (R2 – 0.6)		
Site Area (sq.m):	Gross: 1,618 m ²	Net: 1,506.4 m ² (after dedications)	
Floor Area (sq.m):	Gross: 1,331 m ²	Net: 890.4 m ²	
Number of Units:	Existing: formerly 1 gas station	Proposed: 8 townhouse units	

	Min. or Max.	Proposed
Floor Area Ratio:	Max. 0.6	0.6
Lot Coverage – Building:	Max. 40%	32%
Setback – Front Yard: (No.1 Rd)	Min. 6 m	6 m
Setback – Side Yard: (north)	Min. 3 m	5 m
Setback – Side Yard: (Granville Ave*)	Min. 6 m	Min. 4.9 m*
Setback – Rear Yard: (west)	Min. 3 m	Min. 3 m
Height (m):	Max. three-storey and 11 m	three-storey and 10.5 m
Lot Size	Min. 30 m width and 35 m depth	35.8 m width and 39.1 m depth
Off-street Parking Spaces – Regular/Visitor	Min. 16 and 2	16 and 2
Off-street Parking Spaces – Accessible:	Min. 1	1
Off-street Parking Spaces – Total:	Min. 18	18
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu
Amenity Space – Outdoor (Min. 6 m ² /unit):	Min. 48 m ²	53 m ²

Variance Requested: * Variances have been requested to reduce the minimum required side yard setback to Granville Avenue from 6 m to Min. 4.9 m and to permit encroachments into the minimum required side yard setback of Max. 1.5 m for open porches (**see attached Plan #1**).

MINUTES FROM THE DESIGN PANEL MEETING

Wednesday May 5th, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

Attendance:

Members

Mr. Sheldon Chandler, Chair
Mr. David Lee
Mr. Jim Carter-Huffman
Mr. Al Tanzer
Constable Annette Martin
Mr. Arlen Johnson

Staff:

Ms. Cecilia Achiam

Recording
Secretary:

Desiree Wong

Representatives:

DP 04-265641

Robert Ciccozzi, Architect
Gerry Eckford, Landscape Architect

DP 04-011034

Johnson Davidson, Architect
Rod Maruyama, Landscape Architect

DP 03-240729

Ken King Architect
Fred Liu, Landscape Architect

DP 04-265053

Randy Knill Architect
David Stoyko (Sharp & Diamond), Landscape Architect

The meeting was called to order at 4:02 p.m.

Minutes of Design Panel Meeting
Wednesday May 5th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- (c) finalize the use of paving materials;*
- (d) preserve existing trees as much as is feasible;*
- (e) increase the scale of internal street trees;*
- (f) provide additional benches in the play area; and*
- (g) change concrete material at entrances to decorative pavers to provide a transition area; and*

2. **that the applicant must revisit and resolve the issue of the convertible unit.**

CARRIED

In response Mr. Cicozzi advised that the convertible unit could be redesigned, by stacking closets one above the other to provide space for an internal elevator if needed. He would also look at providing an adaptable bathroom on another level. With regard to the retention of trees, he would discuss this matter with his geotechnical engineer.

3. 2004-18

Townhouses

Doug Johnston, Architect.
6991 No. 1 Road
(Resubmission)

DP04-011034

Ms. Cecilia Achiam, advised that this project was previously reviewed by the Panel who recommended that it be brought back for approval. Mr. Doug Johnston, Architect, stated that he would address the Panel's concerns from a previous meeting on April 7th, 2004. He stated that:

- ❖ the drive lane was narrowed to 16' as requested. This provided enough space to place the enclosed recycling area screened with a trellis, as well as a pad for garbage collection;
- ❖ the end unit now had an entrance and units were pulled apart and each had a patio and small yard;
- ❖ the unit facing the intersection of No 1. Road and Granville Street was addressed by adding a wrap around porch;
- ❖ a partially paved amenity was now provided, this included a gathering place, and a children's amenity area;
- ❖ a wrought iron fence was provided on No.1 Road;
- ❖ landscape would be used to separate buildings;
- ❖ more character was created at the street elevation by increasing the size of entrances, installing bay windows, using simulated rock base at the first elevation, with a variety of sidings for the façades on the next two levels;
- ❖ windows and porches were enlarged;

Minutes of Design Panel Meeting
Wednesday May 5th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ garages had increased bays; and
- ❖ the convertible unit was accommodated by placing closets one above the other to create space for an elevator if needed.

The Landscape Architect, advised that deciduous trees would be planted along No. 1 and Granville Street, on both sides of the boulevard and along the west property line. Landscaping would consist of cedar hedges, maples, dogwood and spruce trees. 4 large spruces would be planted along No. 1 Road and some trees could also be planted in the amenity area as well. Landscape and evergreen shrubs would be used to accent entrance ways.

The panel then proffered the following comments about the project that:

- ❖ the size of street trees should be increased to 6 cm calliper;
- ❖ more shade trees should be planted on site, close to the recycling area and at the end of the visitor parking;
- ❖ the play area should be better defined with play equipment for both younger and older children and a seating area should be specified;
- ❖ the mailbox could be relocated on the opposite side of its present site closer to the recycling area;
- ❖ a more prominent sign was needed for the project;
- ❖ concrete should not be used in amenity area or near to the recycling/mail area since this would attract skateboarders. Use either pavers or grass;
- ❖ any one of the A1 units could be used for accessibility conversion;

Chair stated that the previous concerns of the Panel had been appropriately addressed.

It was moved and seconded

That this project go forward subject to the applicant working with staff to consider and resolve:

- (a) the addition of shade trees;***
- (b) the definition and clarification of the amenity area (equipment and final resolution of material); and***
- (c) the increase to 6 cm calliper of trees.***

CARRIED

4. 2004-19

Townhouses

Ken King, Architect.
(Resubmission)

DP03-240729

Ms. Cecilia Achiam, advised that this project was previously reviewed by the Panel who recommended that it be brought back for approval.



No. DP 04-011034

To the Holder: JOHNSTON DAVIDSON ARCHITECTURE & PLANNING INC.

Property Address: 6991 NO. 1 ROAD

Address: C/O DOUGLAS JOHNSTON
 #200 – 1300 RICHARDS STREET
 VANCOUVER, BC V6B 3G6

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 #2 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and 3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 and 3 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 and #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 04-011034

To the Holder: JOHNSTON DAVIDSON ARCHITECTURE & PLANNING INC.
Property Address: 6991 NO. 1 ROAD
Address: C/O DOUGLAS JOHNSTON
#200 – 1300 RICHARDS STREET
VANCOUVER, BC V6B 3G6

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$28,659.22.

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

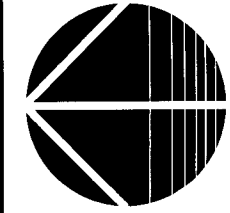
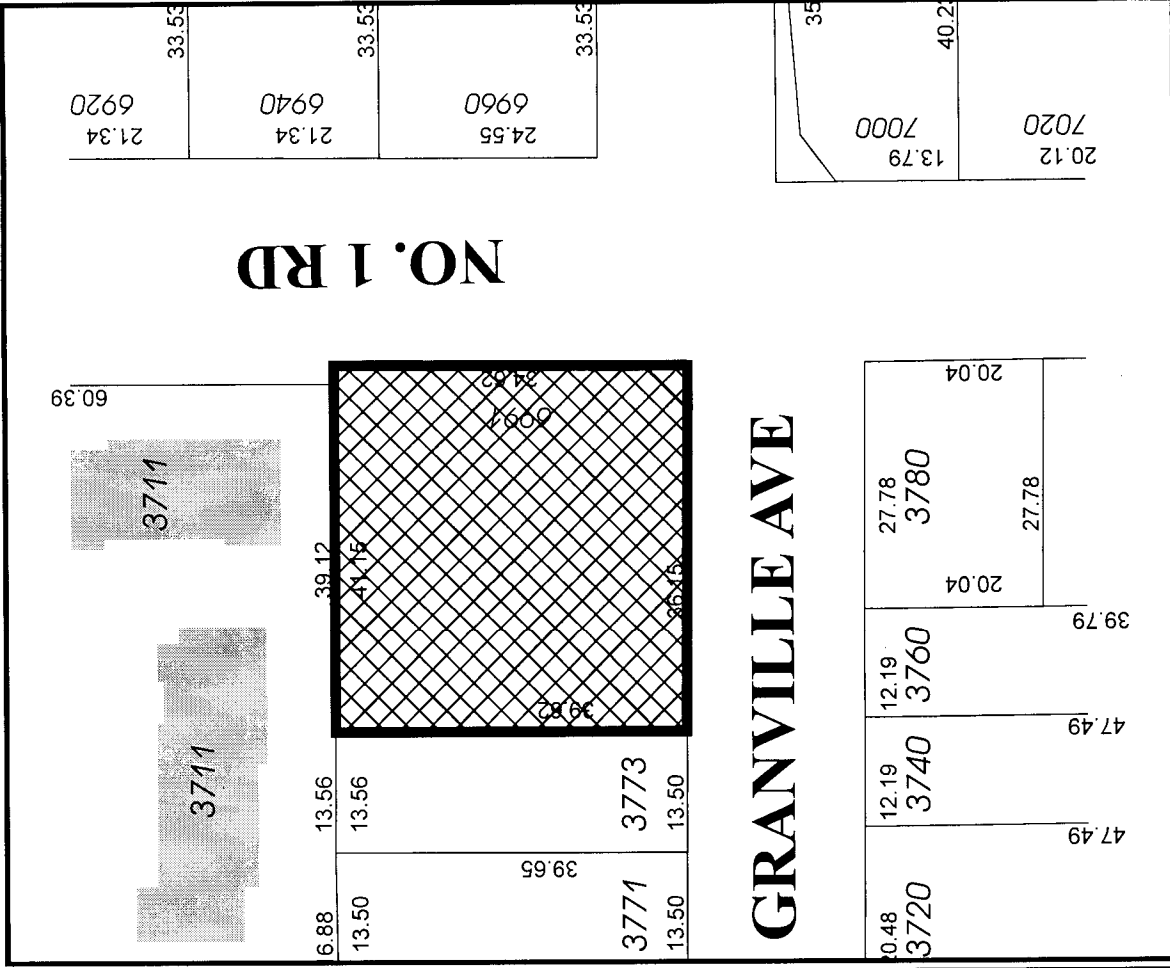
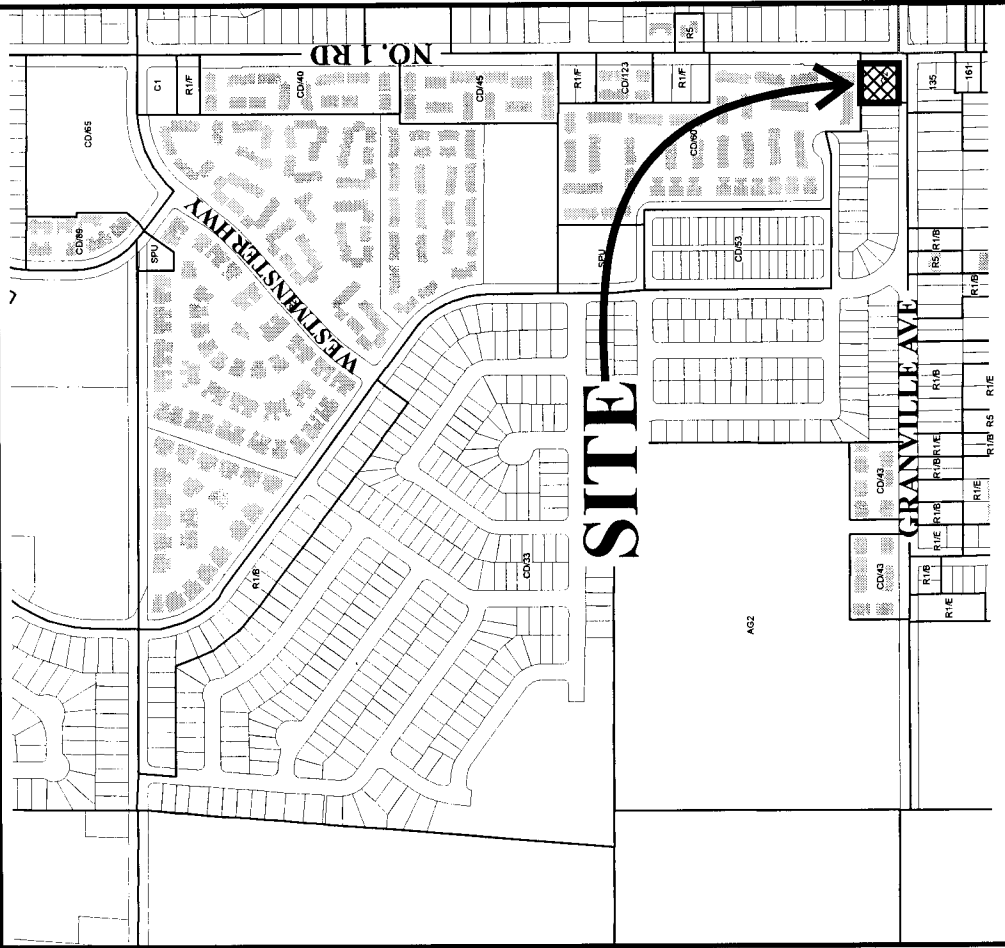
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 04-011034 SCHEDULE "A"

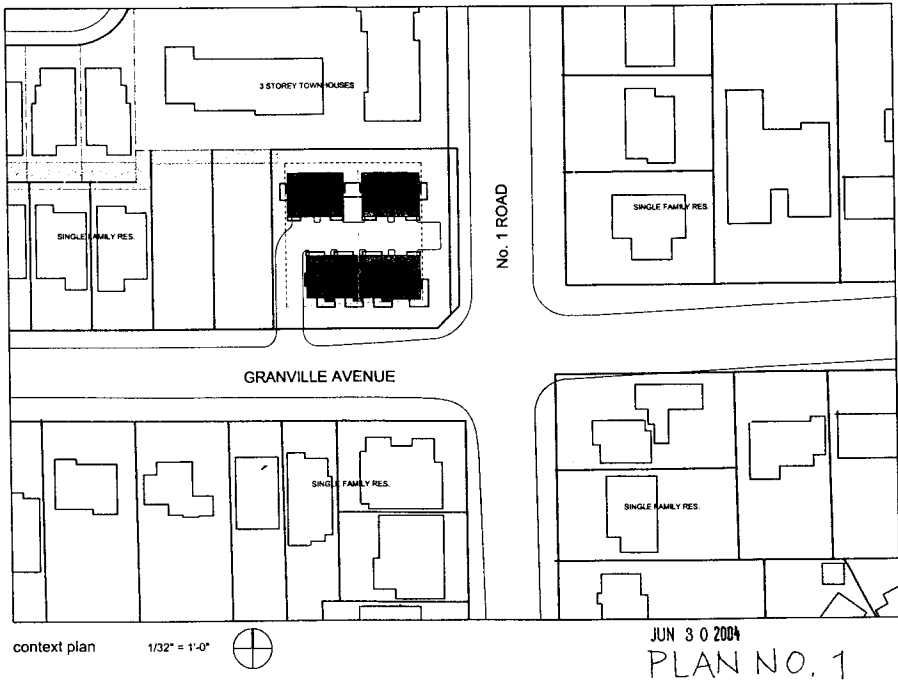
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Revision Date:

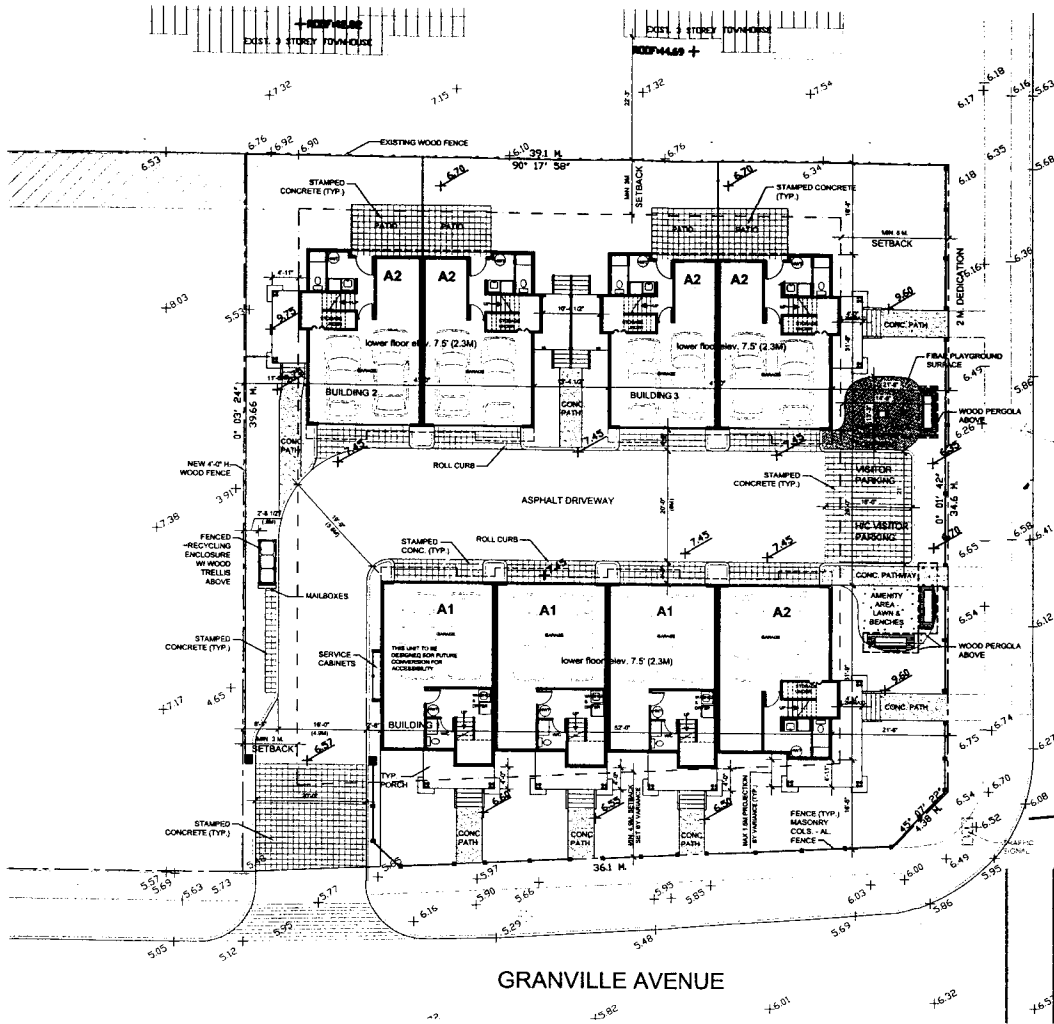
Note: Dimensions are in METRES

RICHMOND TOWNHOUSES - PROJECT DATA

ADDRESS:	6961 NO. 1 RD., RICHMOND, B.C.
LEGAL DESCRIPTION:	SEC 10 BLK4N RG7W PL 1162 Parcel ONE Subsdy Lot A, Except Plan BYLAW 75640, REF 22487
ZONING:	203(A) TOWNHOUSE DISTRICT (R2 - 0.6)
PROPOSED SITE AREA:	17,415 SQ. FT. (1,618 SQ.M.)
EXISTING SITE DEDICATIONS:	1200 SQ. FT. (111.5 SQ.M.)
PROPOSED SITE DEDICATIONS:	16,215 SQ. FT. (1,506.4 SQ.M.)
PROPOSED BUILDING AREA:	14,329.61 SQ. FT. (1,331.26 SQ.M.)
EXISTING DENSITY (0.6):	9729 SQ. FT. (904 SQ.M.)
PROPOSED DENSITY:	9584 SQ. FT. (890.4 SQ.M.)
EXISTING SITE COVERAGE:	40%
PROPOSED SITE COVERAGE:	32%
EXISTING COVERED AREAS:	10% OF PROPOSED DENSITY
PROPOSED COVERED AREAS:	3% OF PROPOSED DENSITY
PROPOSED USE:	8 TOWNHOUSES 3-STORY - 2 CAR GARAGE
PROPOSED DWELLABLE BUILDING HEIGHT:	38' (11 M.)
EXISTING DWELLABLE BUILDING HEIGHT:	34'-4" (10.46 M.)
ARCHITECT:	JOHNSTON DAVIDSON ARCHITECTURE & PLANNING INC. 200 - 1300 RICHARDS ST., VANCOUVER, B.C. PH. 604.684.3338 FAX. 604.684.3600
CLIENT:	EXCELSIOR ENTERPRISES VANCOUVER, B.C.



DP# 04 - 011034



LEGEND:
 +6.71 EXISTING GRADE
 +7.85 FIN. GRADE
 GRADE TRANSITION TO ADJACENT PROP. TO BE LESS THAN 1:3

No. 1 ROAD



JUN 30 2004
PLAN NO. 2

ARCHITECTURE & ENGINEERING
 201 - 1000 Steeles West
 Scarborough, ON Canada, M1V 5Z8
 Telephone: (416) 291-2222
 Facsimile: (416) 291-2222
 E-mail: info@granville.ca

Revision	By	Date
1	W. APPELTON	14-APR-03
2	DP REVISION	14-MAY-03

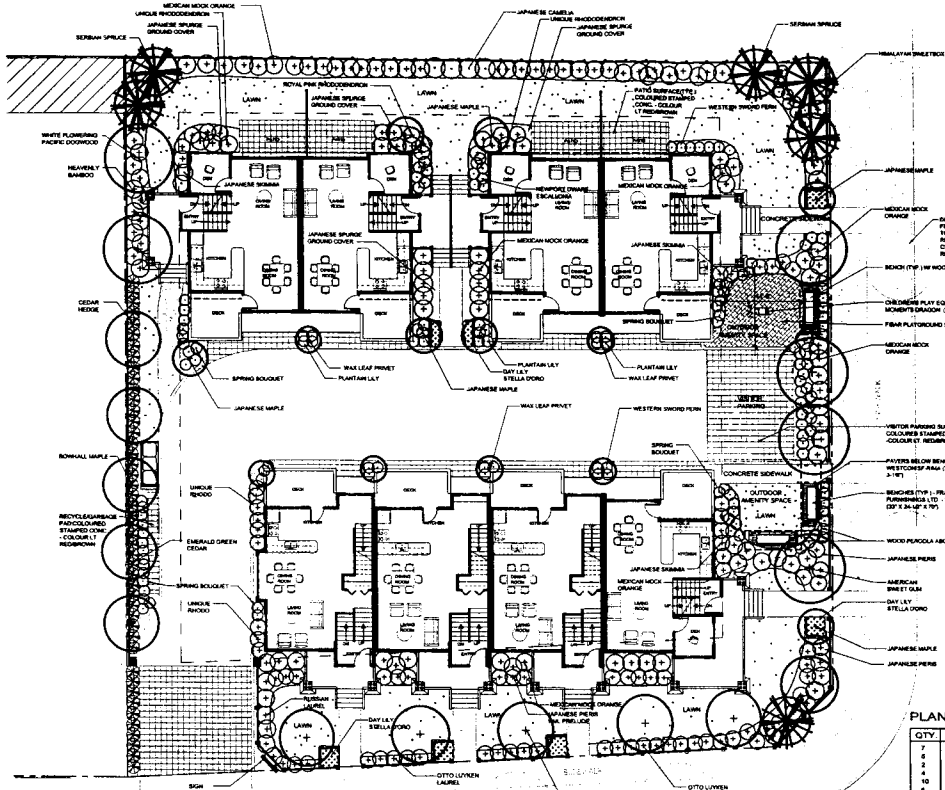
Client
 Escalator Enterprises
 Vancouver, B.C.

Site No.
GRANVILLE TOWNHOUSES
 Sheet No.

SITE PLAN
 DP# 04-01034

Date	By	Scale
2003.05.14	W. APPELTON	1/8" = 1'-0"
2003.05.14	DP-1-ALL.2003	
2003.05.14	DP-1-ALL.2003	
2003.05.14	DP-1-ALL.2003	

DP 1



NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS INCORPORATED BY SCITA OR SCILA GENERAL SPECIFICATIONS.
2. TOPICAL MULCH SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPICAL MULCH SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBJECT TO LANDSCAPE CONSULTANT'S APPROVAL.
3. TOPICAL MULCH SHALL BE SOIL AUGER TEST INDICATED TO BE FREE FROM CONTAMINANTS.
4. TOPICAL MULCH FOR PLANTERS AS FOLLOWS:
 - a. GROUND COVER: 2" DEEP
 - b. SHRUBS: 4" DEEP
 - c. TREES: 12" DEEP
5. LAWN AREAS SHALL BE SOILED WITH A PREMIUM SUBSTRATE, 60%.
6. ALL BENCH SEATING SHALL BE WITH GROUND COVER AT 4" D.C.
7. THROUGH COURSE MULCH 1" DEPTH TO BE INSTALLED IN ALL BENCH PLANTER AREAS.
8. ALL PLANTERS SHALL BE CAST IN PLACE CONCRETE ON BROWN SAND.
9. ALL PLANTERS SHALL BE FINISHED WITH STAINED CONCRETE.
10. LANDSCAPE DETAILS SHALL BE TO THE ARCHITECTURAL DRAWINGS FOR DETAILS.
11. LANDSCAPE DRAWINGS BY OTHERS - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
12. LANDSCAPE DRAWINGS BY OTHERS - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
13. LANDSCAPE DRAWINGS BY OTHERS - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
14. LANDSCAPE DRAWINGS BY OTHERS - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
15. LANDSCAPE DRAWINGS BY OTHERS - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

No. 1 ROAD

DP04011034
JUN 30 2004
PLAN NO. 3

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION/REMARKS
7	ACER PALMATUM	JAPANESE MAPLE	2 1/2" HT.	BALLED & BURLAPPED
2	ACER RUBRA	RED MAPLE	8 CM CAL.	BALLED & BURLAPPED
2	CORNUS FLOR.	FLORID DOGWOOD	8 CM CAL.	BALLED & BURLAPPED
10	LOQUATUM	AMERICAN SWIFT OAK	8 CM CAL.	BALLED & BURLAPPED
10	PICIA OMBRICA	AMERICAN SWIFT OAK	8 CM CAL.	BALLED & BURLAPPED
8	PARROTIA PERSEA	AMERICAN SWIFT OAK	8 CM CAL.	BALLED & BURLAPPED
4	TRILIA OCCIDENTALIS	EMERALD GREEN CEDAR	1 1/2" HT.	BALLED & BURLAPPED
4	CAMELLIA JAPONICA	JAPANESE CAMELLIA	8 CM CAL.	BALLED & BURLAPPED
47	CHORERA TERNAITA	MEDICAN MOCK ORNAGE	80 POT	CONTAINER
4	LOQUATUM	AMERICAN SWIFT OAK	1 1/2" HT.	MULTI STEMMED
12	MANDARIN DOMESTICA	HEAVENLY BAMBOO	80 POT	CONTAINER
4	PIERIS JAPONICA	VALLEY ROSE PERIA	80 POT	CONTAINER
13	PIERIS JAPONICA	VALLEY ROSE PERIA	80 POT	CONTAINER
4	PIERIS JAPONICA	VALLEY ROSE PERIA	80 POT	CONTAINER
18	POLYSTICHUM MUNITUM	WESTERN SHIROD PERN	80 POT	CONTAINER
21	RHOODOENDRON	ROYAL PINK RHODO.	80 POT	CONTAINER
18	RHOODOENDRON	ROYAL PINK RHODO.	80 POT	CONTAINER
37	SPRING BOUGLETT	SPRING BOUGLETT	80 POT	CONTAINER
8	PRINAEUS LAUREO	RUSSIAN LAUREL	80 POT	CONTAINER
5	SARCOCCOCCIA	TRIMULAYAN SWEETBOX	80 POT	CONTAINER
33	CALAMUS YLONDIUS	HEATHER	81 POT	CONTAINER
330	PACHYSTANDRA	JAPANESE SPURGE	100CM POT	1 1/2" O CONTAINER
18	HORTIA FORTUNE	PLANTAIN LILY	80 POT	CONTAINER

ORTH
SITE PLAN: LANDSCAPE
SCALE: 1/8" = 1'-0"

GRANVILLE AVENUE

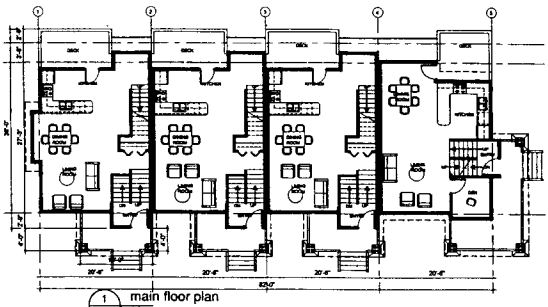
PROJECT: GRANVILLE TOWNHOUSES
RICHMOND, B.C.

DATE: 2004 JUN 30
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
JOB NO: [Job No]

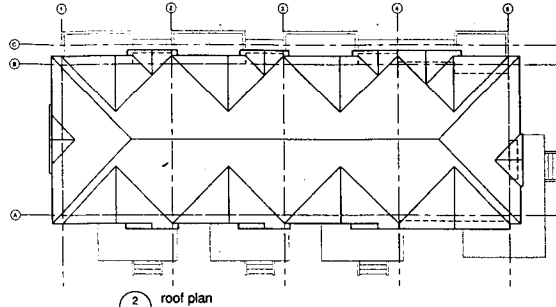
LANDSCAPE PLAN
SHEET NO: [Sheet No]

L-1

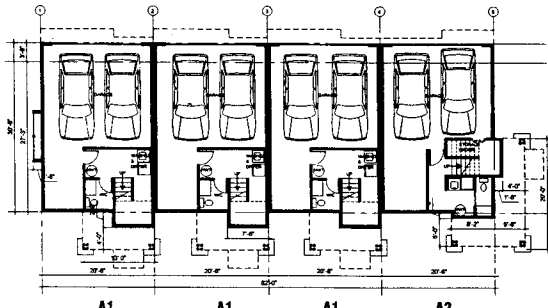
ANDREYEV & PLANNING INC. 7
 300 - 1300 Steeles Street
 Scarborough, ON, Canada, M1B 2K9
 Telephone: (416) 291-2200
 Facsimile: (416) 291-2200
 E-mail: andreyev@andreyev.ca



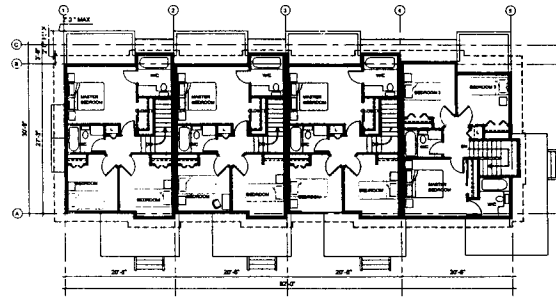
1 main floor plan
 DP2 1/8"=1'-0"



2 roof plan
 DP2 1/8"=1'-0"



3 basement floor plan
 DP2 1/8"=1'-0"



4 upper floor plan
 DP2 1/8"=1'-0"

AREA CALCULATION - UNIT A1:
 EXEMPTED AREA OF GARAGE: 480.7 SQ.FT.
 EXEMPTED AREA OF STAIR: 107.8 SQ.FT. (10 SQ.M.)
 UPPER FLOOR: 380.13 SQ.FT. (39.86 SQ.M.)
 MAIN FLOOR: 579.15 SQ.FT. (53.87 SQ.M.)
 BASEMENT: 66.86 SQ.FT. (9.62 SQ.M.)
 GROSS TOTAL: 1774.44 SQ.FT. (167.6 SQ.M.)
 NET TOTAL: 1186.14 SQ.FT. (113.16 SQ.M.)

AREA CALCULATION - UNIT A2:
 EXEMPTED AREA OF GARAGE: 480.3 SQ.FT. (43.6 SQ.M.)
 EXEMPTED AREA OF STAIR: 107.8 SQ.FT. (10 SQ.M.)
 UPPER FLOOR: 579.7 SQ.FT. (53.9 SQ.M.)
 MAIN FLOOR: 513.3 SQ.FT. (47.7 SQ.M.)
 BASEMENT: 112.2 SQ.FT. (10.4 SQ.M.)
 GROSS TOTAL: 1782.1 SQ.FT. (165.6 SQ.M.)
 NET TOTAL: 1205.2 SQ.FT. (112 SQ.M.)

JUN 30 2004
 Reference Plan

Revisions

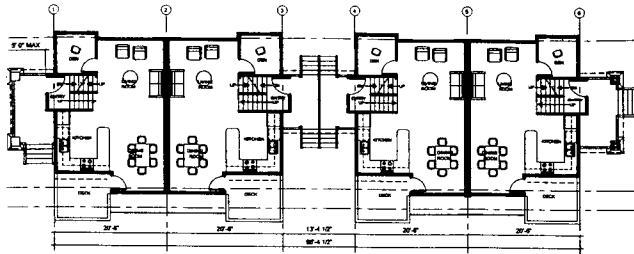
NO.	DESCRIPTION	DATE
1	DP APPLICATION	04-07-02
2	DP REVISION	04-20-02

Client
 Excelsior Enterprises
 Vancouver, B.C.

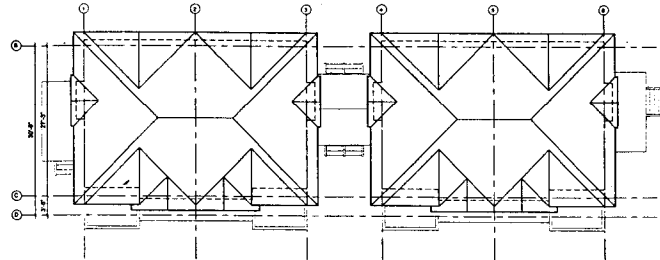
JUN 16
GRANVILLE TOWNHOUSES
 Sheet 06
BUILDING 1 FLOOR PLANS
 DP# 04-010334

Drawn	ET	AS NOTED
Checked	ET	AS NOTED
DATE	2014-07-15	1:00PM
707 707-3444-44		
JUN 16 2014	10:52AM	

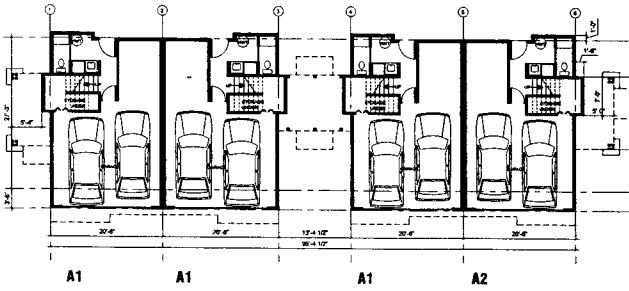
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DP 2



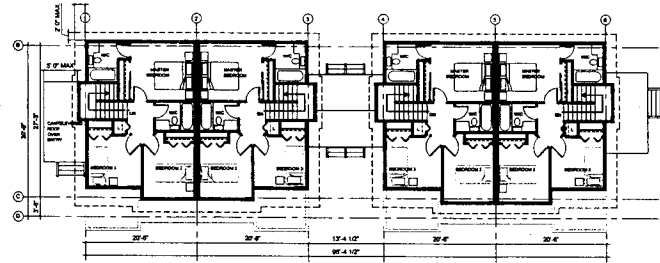
1 main floor plan
1/8"=1'-0"



2 roof plan
1/8"=1'-0"



3 basement floor plan
1/8"=1'-0"



4 upper floor plan
1/8"=1'-0"

AREA CALCULATION - UNIT A1:

EXEMPTED AREA OF GARAGE: 480.7 SQ.FT.
 EXEMPTED AREA OF STAIR: 107.6 SQ.FT. (10 SQ.M.)
 UPPER FLOOR: 580.13 SQ.FT. (59.68 SQ.M.)
 MAIN FLOOR: 579.15 SQ.FT. (53.97 SQ.M.)
 BASEMENT: 66.86 SQ.FT. (9.82 SQ.M.)
 GROSS TOTAL: 1774.44 SQ.FT. (167.8 SQ.M.)
 NET TOTAL: 1186.14 SQ.FT. (113.15 SQ.M.)

AREA CALCULATION - UNIT A2:

EXEMPTED AREA OF GARAGE: 480.3 SQ.FT. (43.6 SQ.M.)
 EXEMPTED AREA OF STAIR: 107.6 SQ.FT. (10 SQ.M.)
 UPPER FLOOR: 579.7 SQ.FT. (53.9 SQ.M.)
 MAIN FLOOR: 513.3 SQ.FT. (47.7 SQ.M.)
 BASEMENT: 112.2 SQ.FT. (10.4 SQ.M.)
 GROSS TOTAL: 1782.1 SQ.FT. (165.8 SQ.M.)
 NET TOTAL: 1205.2 SQ.FT. (112 SQ.M.)

JUN 3 0 2004

Reference Plan

ARCHITECTURE & ENGINEERING INC.
 100 - 1280 Roberts Street
 Vancouver, BC, Canada, V6B 2K9
 Telephone: (604) 681-2229
 Facsimile: (604) 681-2228
 E-mail: info@archae.ca

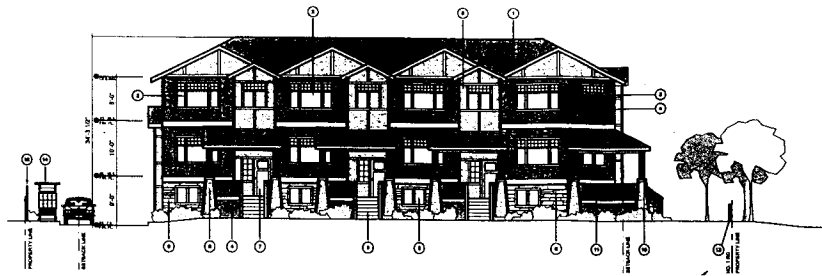
Revision	
BY APPLICATION	04-075-21
BY REVISION	04-087-26

Client
**Excelsior Enterprises
 Vancouver, B.C.**

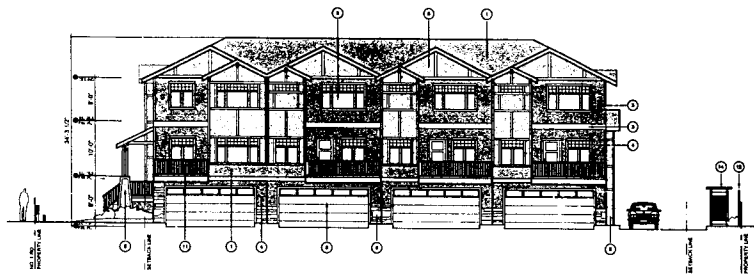
Job Title
**GRANVILLE
 TOWNHOUSES**
 Sheet No.
**BUILDING 2 & 3
 FLOOR PLANS
 DP# 04-01034**

Date	By	Scale
04/07/04	BJ	A3 NOTED
04/27/04	DP-2	04-01034-DP01
04/27/04	DP-2	04-01034-DP02
04/27/04	DP-2	04-01034-DP03
04/27/04	DP-2	04-01034-DP04
04/27/04	DP-2	04-01034-DP05
04/27/04	DP-2	04-01034-DP06
04/27/04	DP-2	04-01034-DP07
04/27/04	DP-2	04-01034-DP08
04/27/04	DP-2	04-01034-DP09
04/27/04	DP-2	04-01034-DP10
04/27/04	DP-2	04-01034-DP11
04/27/04	DP-2	04-01034-DP12
04/27/04	DP-2	04-01034-DP13
04/27/04	DP-2	04-01034-DP14
04/27/04	DP-2	04-01034-DP15
04/27/04	DP-2	04-01034-DP16
04/27/04	DP-2	04-01034-DP17
04/27/04	DP-2	04-01034-DP18
04/27/04	DP-2	04-01034-DP19
04/27/04	DP-2	04-01034-DP20

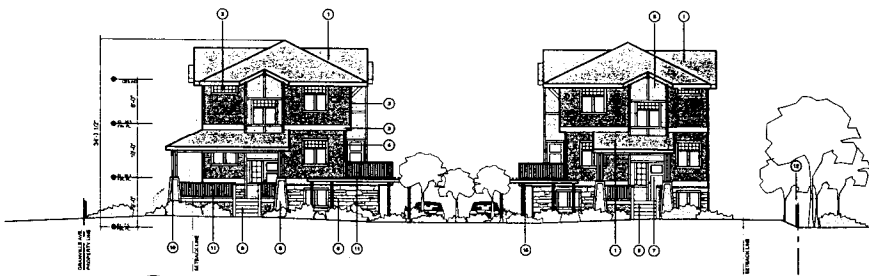
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DP 3



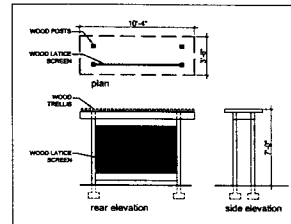
1 south elevation (granville ave.) - building 1
DP4 1/4"=1'-0"



2 north elevation - building 1
DP4 1/4"=1'-0"



3 east elevation (no. 1 rd.) - building 1 & 3
DP4 1/4"=1'-0"



4 typical pergola details
DP4 1/4"=1'-0"

materials legend:

- ASPHALT SHINGLES
- DOUBLE GLAZED WINDOWS
- PT. WOOD TRIM
- HARD-PLANK
- HARD-BOARD W/ WOOD TRIM
- STONE CLADDING
- PAINTED DOOR
- PRE-FIN GARAGE DOOR
- PRE-CAST CONC. FRONT STAIR
- PT. WOOD "PORCH" COLUMNS
- PRE-FIN. DECK RAILING
- 6-1/2" (2M.) HIGH WOOD FENCE
- 3'-0" HIGH MASONRY & METAL FENCE
- WOOD RECYCLING ENCLOSURE
- WOOD TRELLIS

JUN 3 0 2004
PLAN NO. 4

ARCHITECTURE & DESIGN
180 - 1280 Wilkes Road
Vancouver, BC, Canada, V6K 2M8
Telephone: 604-681-8228
Facsimile: 604-681-8229
E-mail: info@architect.com

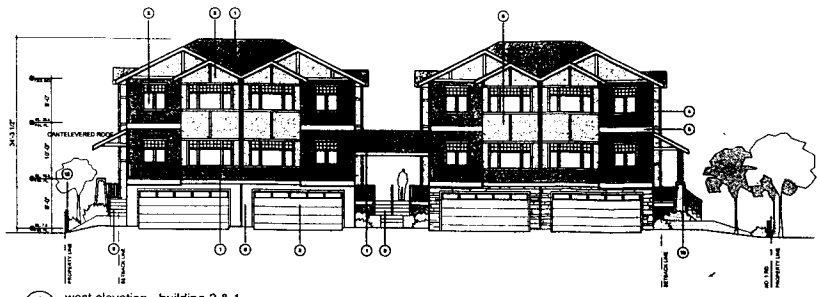
Revision	By	Date
1	SP APPLICATION	04-APR-02
2	SP REVIEW	04-MAY-02

Client
Excelcor Enterprises
Vancouver, B.C.

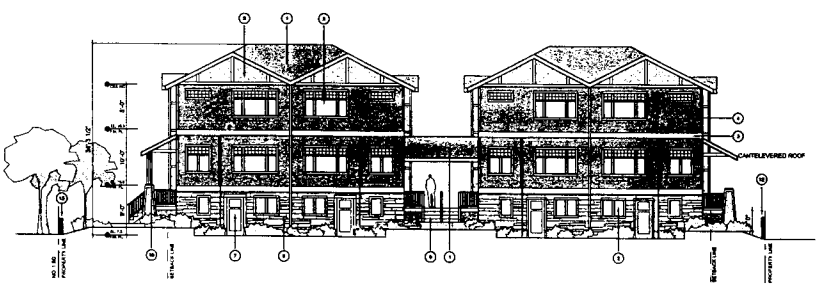
Job No.
GRANVILLE TOWNHOUSES
Sheet No.
ELEVATIONS DP# 04-01034

Drawn	By	Scale
Checked		As noted
Proj. No.	8218-02.1.000	
Job No.	04-MAY-02	
Sheet No.	0314	

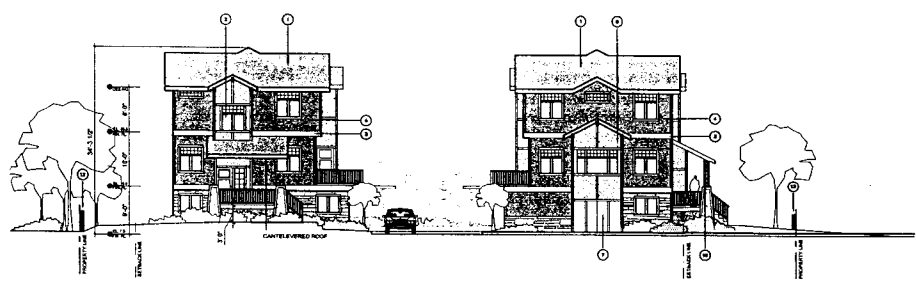
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DP 4



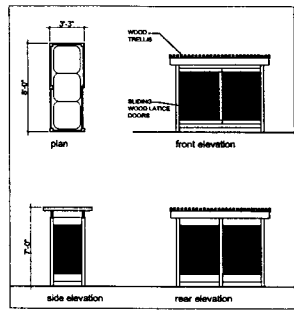
1 west elevation - building 2 & 1
DPS



2 north elevation - building 2 & 3
DPS



3 south elevation - building 2 & 3
DPS



4 recycling enclosure details
DPS

materials legend:

- 1 ASPHALT SHINGLES
- 2 DOUBLE GLAZED WINDOWS
- 3 FT. WOOD TRIM
- 4 HARDI-PLANK
- 5 HARDI-BOARD W/ WOOD TRIM
- 6 STONE CLADDING
- 7 PAINTED DOOR
- 8 PRE-FIN GARAGE DOOR
- 9 PRE-CAST CONC. FRONT STAIR
- 10 PT. WOOD "PORCH" COLUMNS
- 11 PRE-FIN DECK RAILING
- 12 6-1/2" (2M.) HIGH WOOD FENCE
- 13 3'-0" HIGH MASONRY & METAL FENCE
- 14 WOOD RECYCLING ENCLOSURE
- 15 WOOD TRELLIS

JUN 30 2004
PLAN NO. 5

ARCHITECTURE
200 - 1200 Network Blvd
Richmond, B.C. Canada, V6V 2B9
Telephone: 604.276.2222
Facsimile: 604.276.2222
E-mail: info@granville.ca

Revisions	Date
1	04-APR-03
2	04-SEP-03

Client
Excelter Enterprises
Vancouver, B.C.

Site No.
GRANVILLE TOWNHOUSES
Sheet No.
ELEVATIONS
DP# 04-01034

Date	By	Check
08-7-03	AS NOTED	
03-10-03		
04-MAY-03		
03-14		

Sheet
DP 5
As noted on drawings, unless otherwise specified, all work shall conform to the current editions of the following codes and standards:
1. The National Building Code of Canada, 1995
2. The International Residential Code, 2000
3. The International Energy Conservation Code, 2000
4. The International Mechanical Code, 2000
5. The International Plumbing Code, 2000
6. The International Fire Code, 2000
7. The International Electrical Code, 2000
8. The International Fuel Gas Code, 2000
9. The International Fire and Safety Code, 2000
10. The International Fire and Safety Code, 2000
11. The International Fire and Safety Code, 2000
12. The International Fire and Safety Code, 2000
13. The International Fire and Safety Code, 2000
14. The International Fire and Safety Code, 2000
15. The International Fire and Safety Code, 2000