



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 26, 2008
Contact: Andrea Law
Contact No.: 604.871.6120
RTS No.: 07681
VanRIMS No.: 08-2000-20
Meeting Date: October 14, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 1835 West 75th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as Angus West Lands (1835 West 75th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE411581, prepared by Raffaele and Associates, and stamped "Received, Community Service Group, Development Services, September 12, 2008", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve, in principle, the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 site.

BACKGROUND

At a Public Hearing on September 11, 1986, City Council approved a rezoning of the Angus West Lands from RA-1 Limited Agricultural District and RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. CD-1 By-law No. 6063 was enacted on November 4, 1986. The Angus West CD-1 Design Guidelines were also adopted on this date.

The site at 1835 West 75th Avenue was left zoned RA-1 at the request of the owner.

At a subsequent Public Hearing on September 15, 2005, Council approved a rezoning of 1835 West 75th Avenue to permit four (4) one-family dwellings and amending the CD-1 By-law to permit a maximum of eighty-two (82) dwelling units in total on the Angus West Lands. Amending By-law No. 9205 was enacted on November 23, 2005, and the amended Design Guidelines were also adopted at this time.

The site is located on the north side of West 75th Avenue, between Sub-area 3 to the West, and Sub-area 4 to the East. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE411581. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The CD-1 By-law consists of seven (7) Sub-areas. The proposal in question is located in Sub-area 7.

The current proposal involves the construction of four (4) one-family dwelling buildings on this subdivided lot, with vehicular access from West 75th Avenue.

The proposed development has been assessed against the CD-1 By-law and the Angus West CD-1 Design Guidelines, and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Director of Planning has approved Development Application Number DE411581, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



----- ZONING BOUNDARY



Site: 1835 West 75th, DE411581
City of Vancouver Planning Department

Date: 2008 September 19
Drawn: RS
Scale: 1:2000

SET 230008
SOFT 15 2009

PROJECT NAME:
A SINGLE FAMILY DWELLINGS
ON A SUBDIVIDED LOT
AT 1855 WEST 75TH AVE. VANCO., B.C.

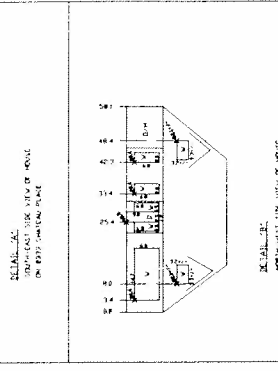
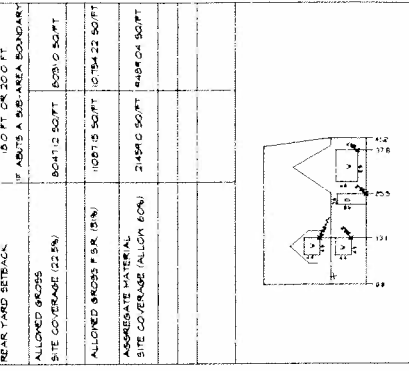
RAFFAELLE & ASSOCIATES
Design & Planning
Residential Commercial Institutional
Consultants
4701 HASTINGS ST. VANCO. B.C. V5C 2K8
TEL (604) 291-4610
COPYRIGHT RESERVED BY:

STRUCTURAL ENGINEER:
RAFFAELLE & ASSOCIATES

DATE: JAN 2009
DRAWING NO.: 10
SHEET NO.: 10
SHEET TOTAL: 10
PROJECT: 1C

PROJECT / ZONING DATA:

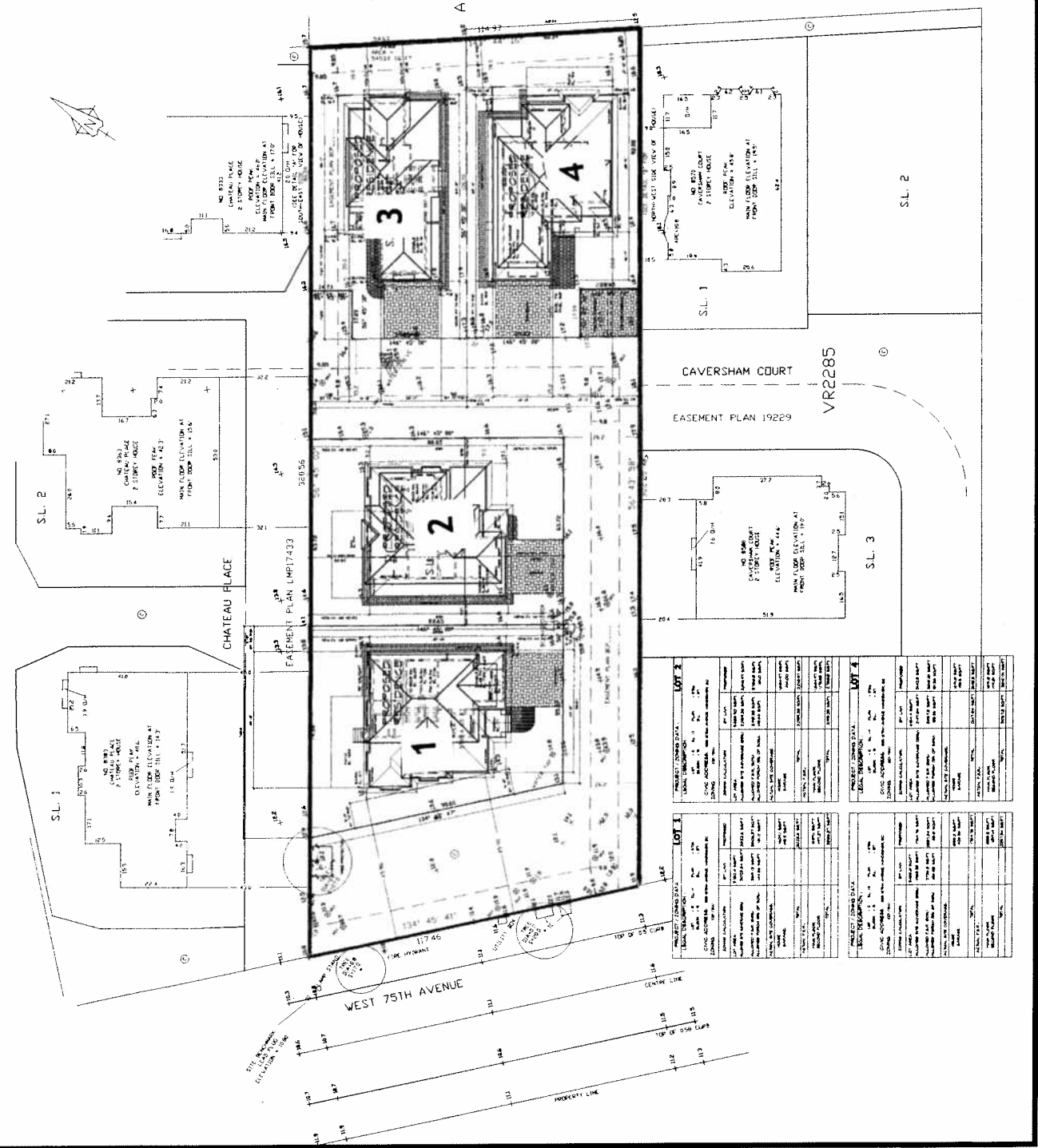
LOT	1, 2, 3	PLAN	1, 2, 3, 4
BLOCK	1, 5	DL	1, 3, 11
CIVIC ADDRESS	1855 WEST 75TH AVENUE, VANCOUVER, BC		
ZONING	CD-1(RS1)		
ZONING CALCULATION	BY LAW		
TOTAL SITE AREA	25,740.0 SQ FT		
RESIDENTIAL USE	4 SINGLE-FAMILY DWELLINGS UNITS		
(MAX. ALLOWABLE)	175		
MAX. NO. OF STOREYS	200 FT		
FRONT YARD SETBACK	4.0 FT		
SIDE YARD SETBACK	10.0 FT OR 20.0 FT		
REAR YARD SETBACK	IF ADJ. TO A SUB-AREA BOUNDARY		
ALLOWED GRACES	8.0 FT @ 12 SQ FT		
SITE COVERAGE (22.5%)	8031.0 SQ FT		
ALLOWED GROSS F.S.R. (5%)	10071.5 SQ FT @ 10.75M ² @ 22 SQ FT		
ASPHALTE MATERIAL SITE COVERAGE (ALLOW. 60%)	21459.0 SQ FT @ 4.68 M ² @ 4 SQ FT		



PLAN SHOWING ELEVATIONS & OFFSETS OF BUILDINGS ADJACENT TO STRATA LOTS 1 TO 4 BLOCK 15 DL 317 STRATA PLAN BC82271

SITE ADDRESS:
1855 WEST 75TH AVENUE
VANCOUVER, BC

LEON FALM AND COLLEEN ENGINEERING SERVICES LTD.
4610 - 1575 V. BR. AVENUE
VANCOUVER, BC V6M 4K6
TEL: 779-8774 FAX: 779-8784
WWW.LFASERVICES.COM



LOT 1

PROJECT / ZONING DATA:	PROJECT NAME: A SINGLE FAMILY DWELLINGS ON A SUBDIVIDED LOT AT 1855 WEST 75TH AVE. VANCO., B.C.
LEGAL DESCRIPTION:	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOT 2

PROJECT / ZONING DATA:	PROJECT NAME: A SINGLE FAMILY DWELLINGS ON A SUBDIVIDED LOT AT 1855 WEST 75TH AVE. VANCO., B.C.
LEGAL DESCRIPTION:	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOT 3

PROJECT / ZONING DATA:	PROJECT NAME: A SINGLE FAMILY DWELLINGS ON A SUBDIVIDED LOT AT 1855 WEST 75TH AVE. VANCO., B.C.
LEGAL DESCRIPTION:	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 1

SEPT 2, 2008
SEPT 5, 2008

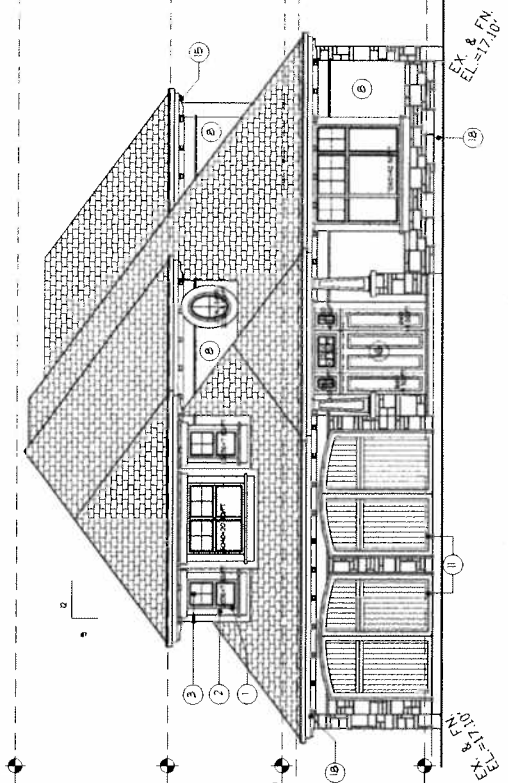
STRUCTURAL ENGINEER

RAFFAELLE & ASSOCIATES
Design & Planning
RESIDENTIAL COMMERCIAL
CONSULTANTS ARCHITECTURAL DESIGN
4701 HASTINGS ST., GURNSEY, B.C. V6C 2K8
TEL: (604) 251-4610
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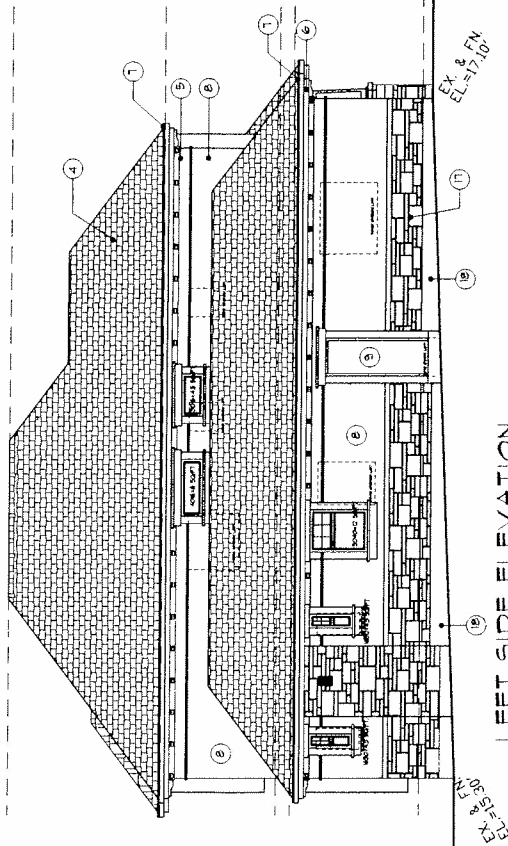
LOT 2

SINGLE FAMILY DWELLING
PROJECT NAME:
AT 1835 WEST 15TH AVE. VANCOUVER, B.C.

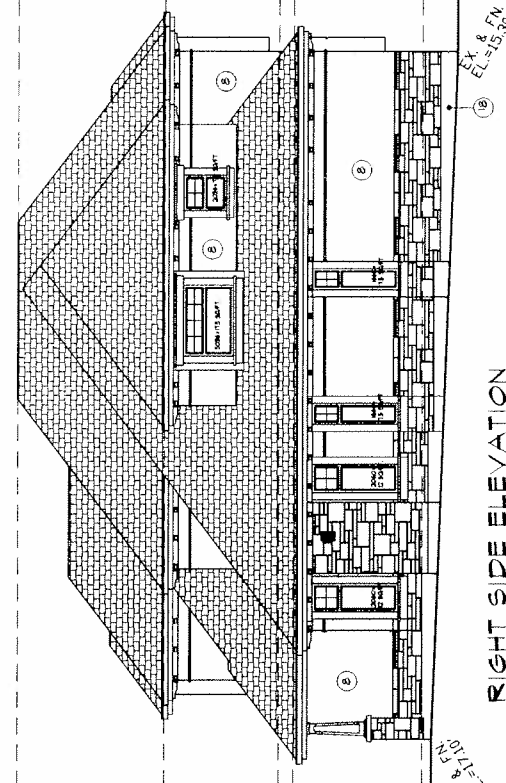
SHEET CONTENTS
ELEVATIONS
DATE: 02 - 10
SCALE: 1/4" = 1'-0"
DRAWN: JAKT
JOB NO.
SHEET: 4 of 5



FRONT ELEVATION
SOUTH-EAST
PROPOSED OPENING - 6'6" DIA.



LEFT SIDE ELEVATION
SOUTH-WEST
OPENING DIMENSIONS: 1'-11"
MINIMUM CLEARANCE: 1'-6" MIN.
MINIMUM CLEARANCE: 1'-10" MIN.
MINIMUM CLEARANCE: 1'-10" MIN.
PROPOSED OPENING: 1'-10" DIA.

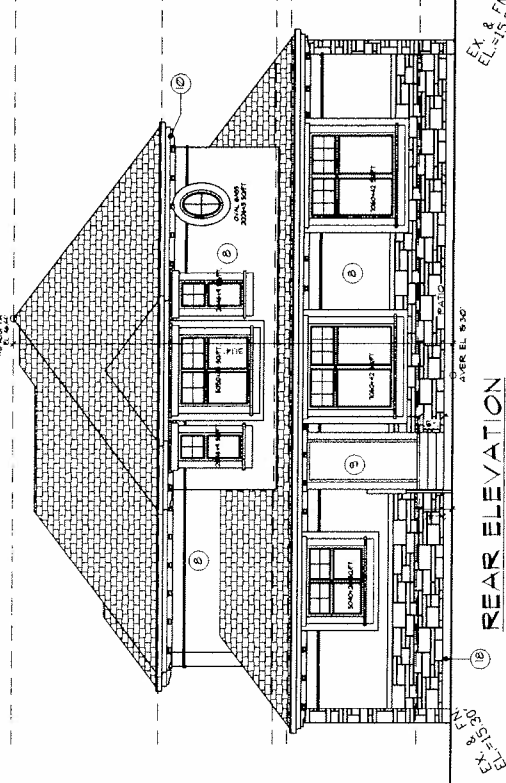


RIGHT SIDE ELEVATION
NORTH-EAST
MINIMUM CLEARANCE: 1'-6" MIN.
MINIMUM CLEARANCE: 1'-10" MIN.
MINIMUM CLEARANCE: 1'-10" MIN.
PROPOSED OPENING: 1'-10" DIA.

LEGEND:

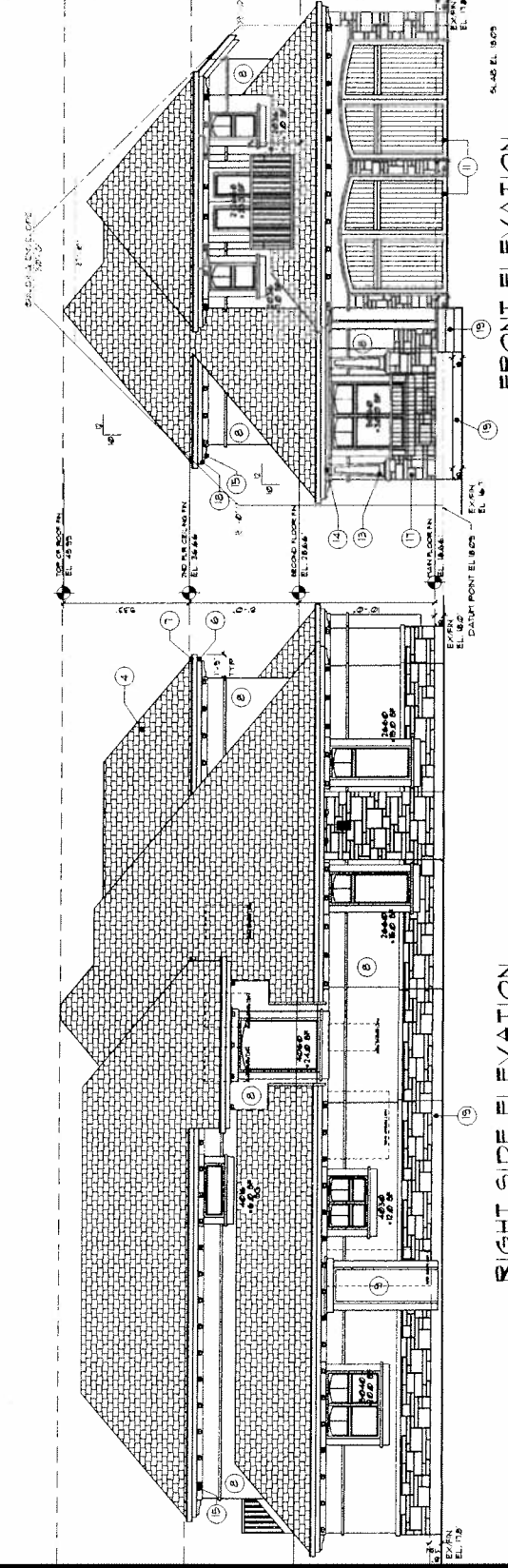
1. SOLID WOOD SHUTTERS 1 1/2" x 1 1/2" x 1 1/2" (SEE NOTES AND SPECIFICATIONS FOR FINISHES AND COLOURS)
2. SOLID WOOD SHUTTERS 1 1/2" x 1 1/2" x 1 1/2" (SEE NOTES AND SPECIFICATIONS FOR FINISHES AND COLOURS)
3. SOLID WOOD SHUTTERS 1 1/2" x 1 1/2" x 1 1/2" (SEE NOTES AND SPECIFICATIONS FOR FINISHES AND COLOURS)
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5. SOLID WOOD SHUTTERS 1 1/2" x 1 1/2" x 1 1/2" (SEE NOTES AND SPECIFICATIONS FOR FINISHES AND COLOURS)
6. SOLID WOOD SHUTTERS 1 1/2" x 1 1/2" x 1 1/2" (SEE NOTES AND SPECIFICATIONS FOR FINISHES AND COLOURS)
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NOTE: ALL WINDOWS ARE BALANCED SASH
POSSIBLE USING SOLID WOOD WITH
ALUMINUM FINISHES. ALL WINDOWS
ALL WINDOWS SHALL HAVE A MAXIMUM
THERMAL CONDUCTANCE (U VALUE) OF 2.00 W/(K-M2)



REAR ELEVATION
NORTH-WEST
PROPOSED OPENING: 6'6" DIA.

NO.	DESCRIPTION
1	SOLID WOOD SHUTTERS WITH WOOD MOULDINGS AND ENCASED HINGED DOUBLE GLAZED WINDOWS WITH AUTHENTIC DIVIDED LITES
2	WOOD SHUTTERS WITH WOOD MOULDINGS AND ENCASED HINGED DOUBLE GLAZED WINDOWS WITH AUTHENTIC DIVIDED LITES
3	WOOD SHUTTERS WITH WOOD MOULDINGS AND ENCASED HINGED DOUBLE GLAZED WINDOWS WITH AUTHENTIC DIVIDED LITES
4	WOOD SHUTTERS WITH WOOD MOULDINGS AND ENCASED HINGED DOUBLE GLAZED WINDOWS WITH AUTHENTIC DIVIDED LITES
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30	WOOD SHUTTERS WITH WOOD MOULDINGS AND ENCASED HINGED DOUBLE GLAZED WINDOWS WITH AUTHENTIC DIVIDED LITES

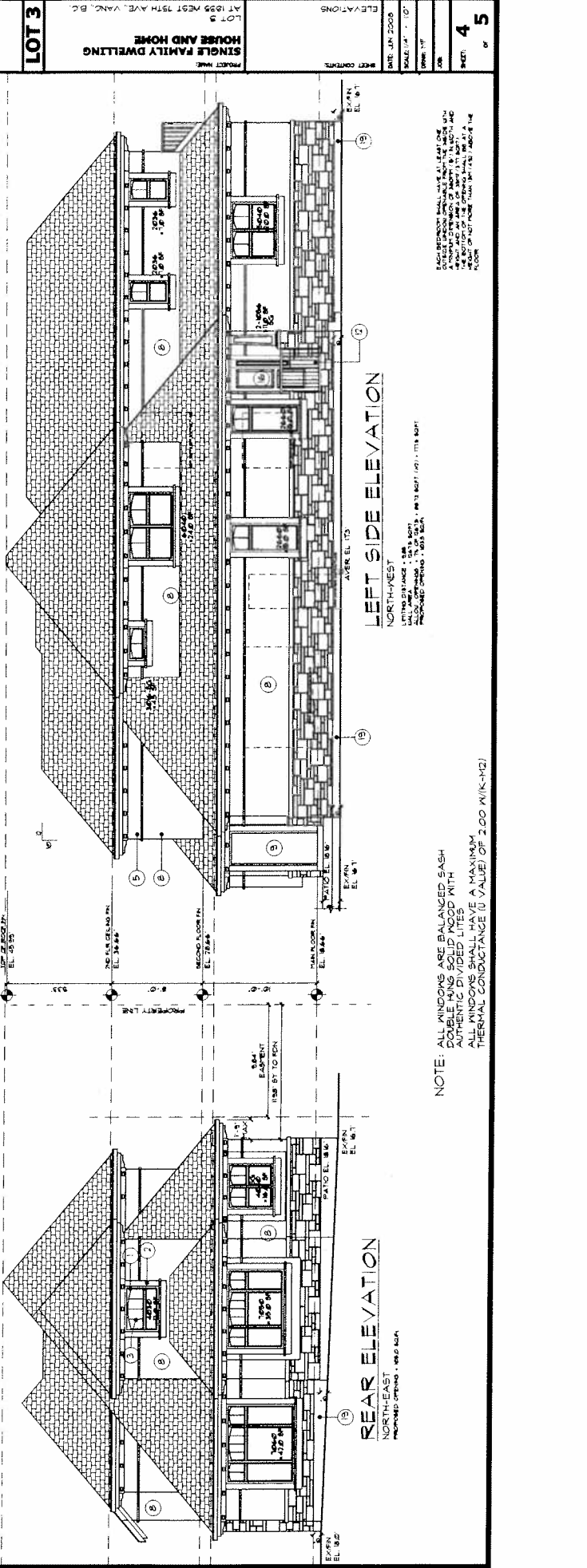


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TEL: (604) 291-4410
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FRONT ELEVATION
SOUTH-WEST
PROPOSED OPENING - 133 B.M.P.
FINISH POINT EL. 805
FINISH EL. 805

RIGHT SIDE ELEVATION
SOUTH-EAST
FINISH POINT EL. 805
FINISH EL. 805

LEFT SIDE ELEVATION
NORTH-WEST
FINISH POINT EL. 805
FINISH EL. 805



REAR ELEVATION
NORTH-EAST
PROPOSED OPENING - 180 B.M.P.
FINISH POINT EL. 805
FINISH EL. 805

LEFT SIDE ELEVATION
NORTH-WEST
FINISH POINT EL. 805
FINISH EL. 805

NOTE: ALL WINDOWS ARE BALANCED SASH DOUBLE HUNG SOLID WOOD WITH AUTHENTIC DIVIDED LITES ALL WINDOWS SHALL HAVE A MAXIMUM THERMAL CONDUCTANCE (U VALUE) OF 2.00 W/(K-M2)

PROJECT NAME: SINGLE FAMILY DWELLING
LOT 3: AT 1825 WEST 75TH AVE., VANC., B.C.
DATE: JAN. 2008
SCALE: 1/4" = 1'-0"
DATE: 1/11/08
NO. 4
SHEET: 5

