



Denman Street & Lydia Street

Context

Shelbourne and Denman



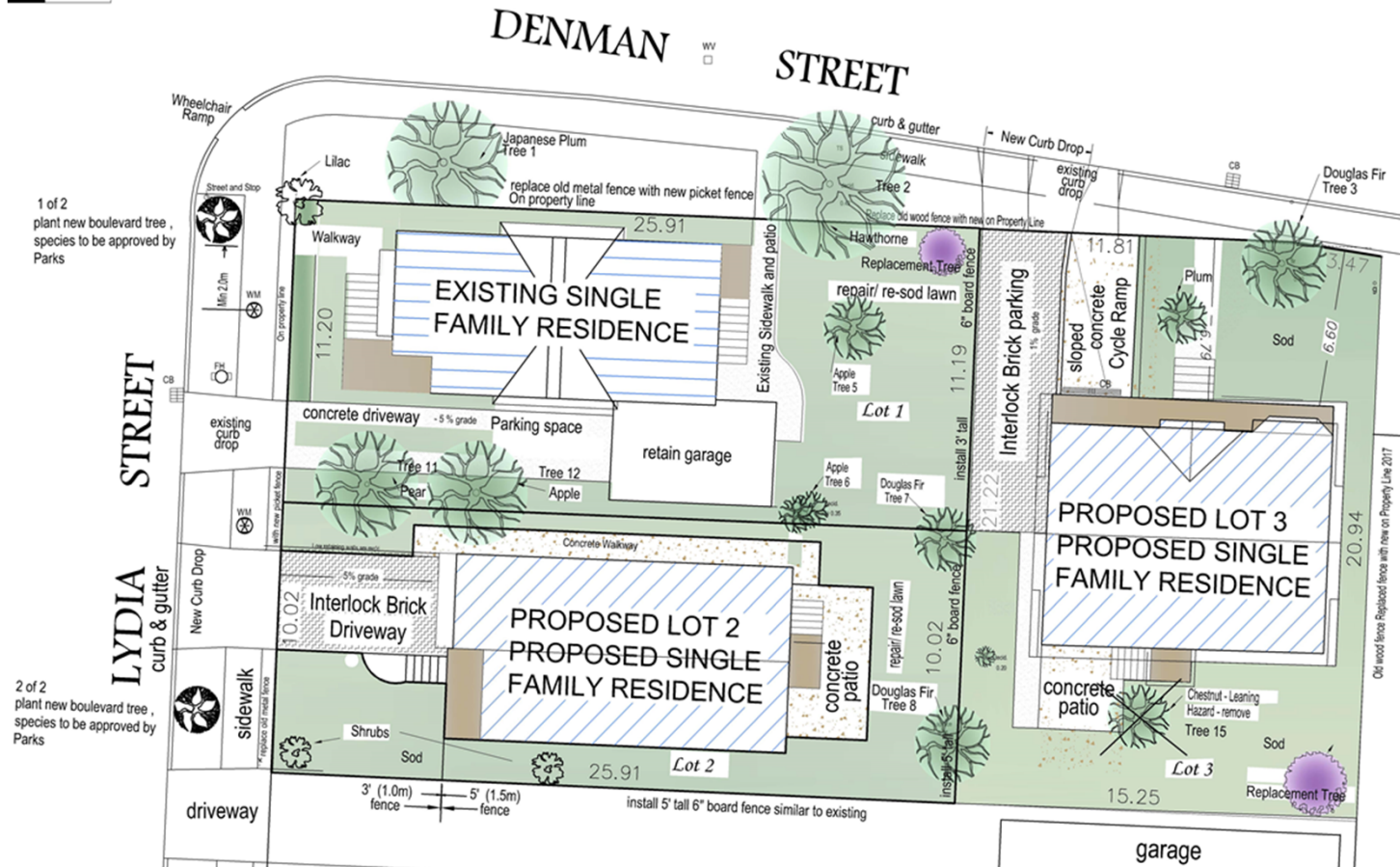
Small lot houses on Denman Street



Intersection of Denman & Lydia Streets



Landscape and Site Plan



Heritage Alteration Permit with Variance

2251 Denman Street
Existing House

2251 Lydia Street Before renovations



2251 Lydia Street Renovation proposal



3D ISOMETRIC RENDERING
OF 2251 LYDIA STREET
GENERAL REPRESENTATION
NOT TO SCALE



VC-22
Pendrell Verdigris



VC-16
Comox Sage

Main siding -

Stucco under Tudor -



VC-1
Oxford Ivory



VC-27
Strathcona Red

6014 4818 BURNHAM AVENUE VANCOUVER, BC V6N 1M9 TEL: 604.261.8811 WWW.AJBHOMEDSIGN.COM	
#	DATE DESCRIPTION
1	10/1/2010 10/1/2010 10/1/2010
PROJECT TYPE:	
STREETSCAPE & LANDSCAPE DEVELOPMENT	
SITE: LYDIA & DENMAN DEVELOPMENT	
CLIENT: CUNNIN	
DRAWN BY: TAYLOR SB	
DRAWING NO: A-1 of 2	

Primary Trim -

windows sashes

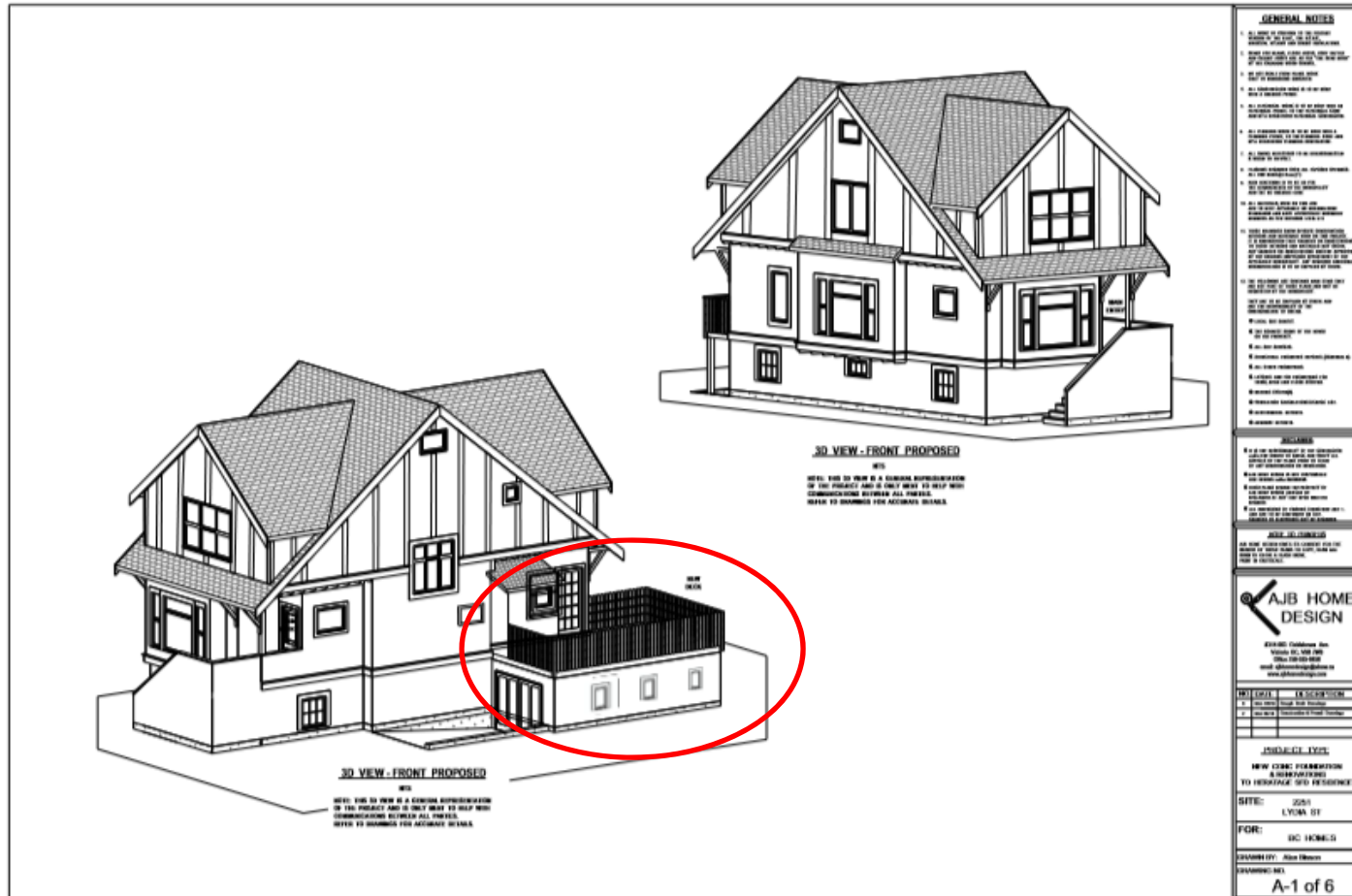
2251 Lydia – under alteration



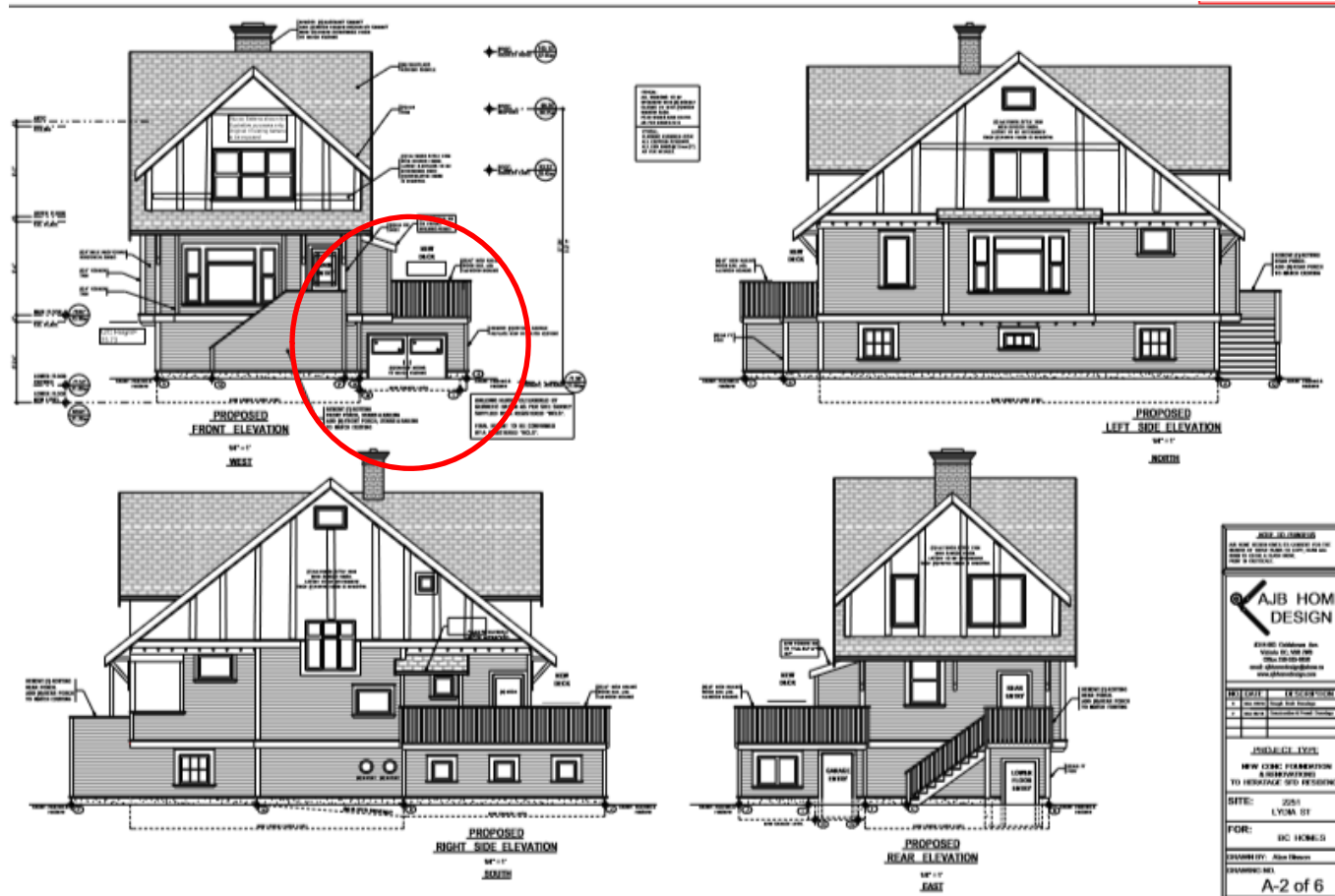
Side elevation (south)



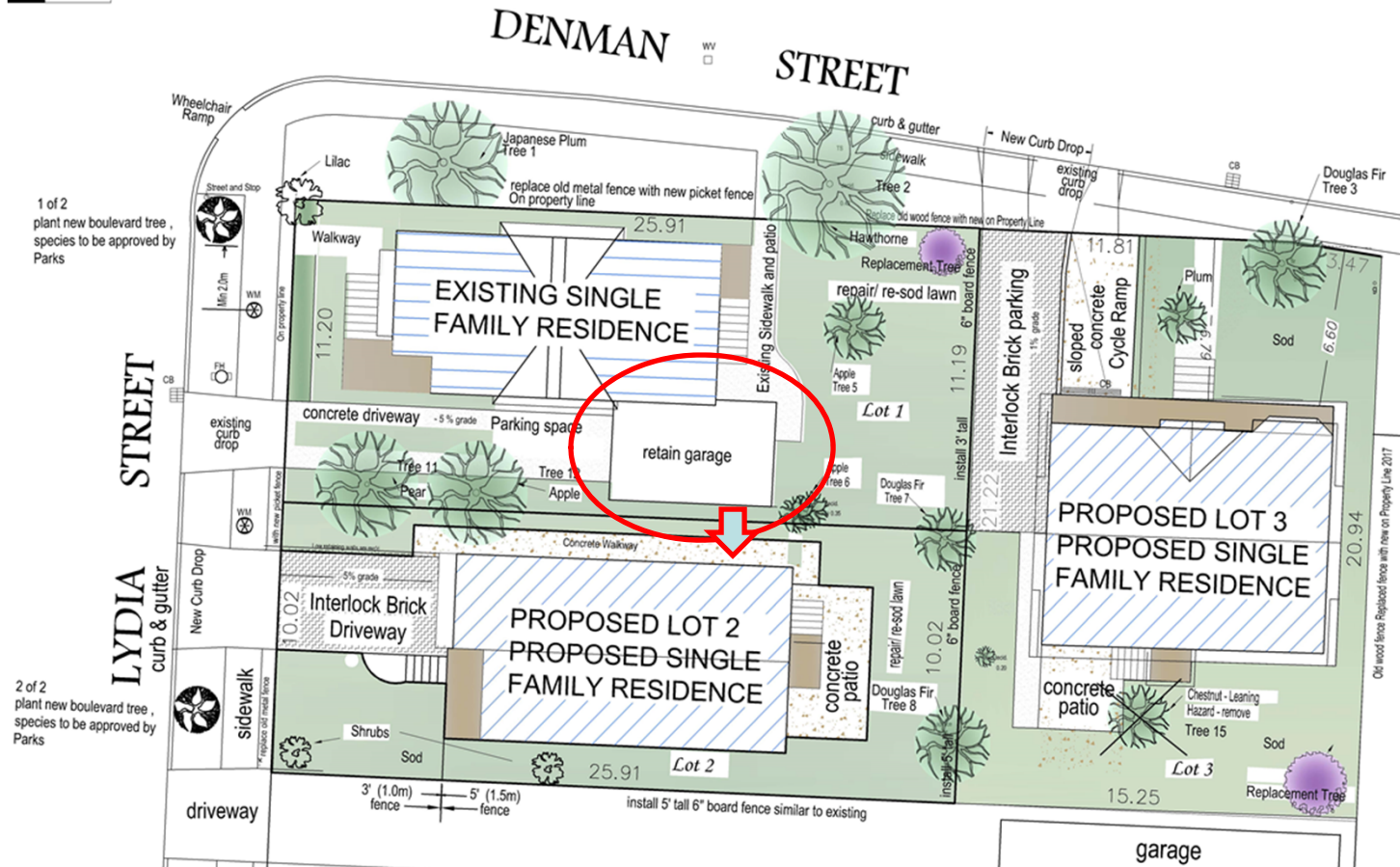
Existing house as proposed



Existing house elevations

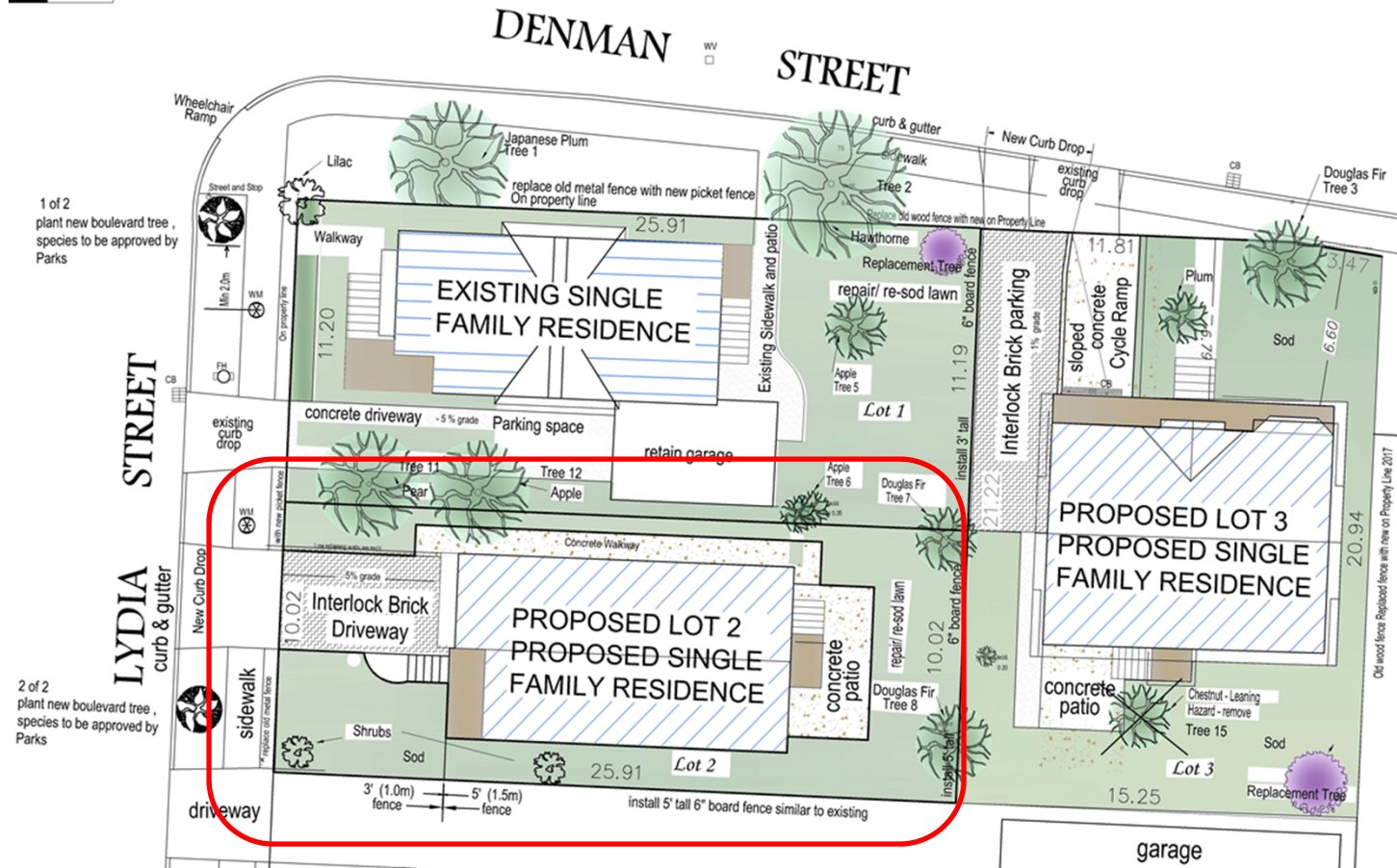


Landscape and Site Plan



Development Permit with Variances
for
Proposed Lydia Street House

Landscape and Site Plan



Lydia streetscape



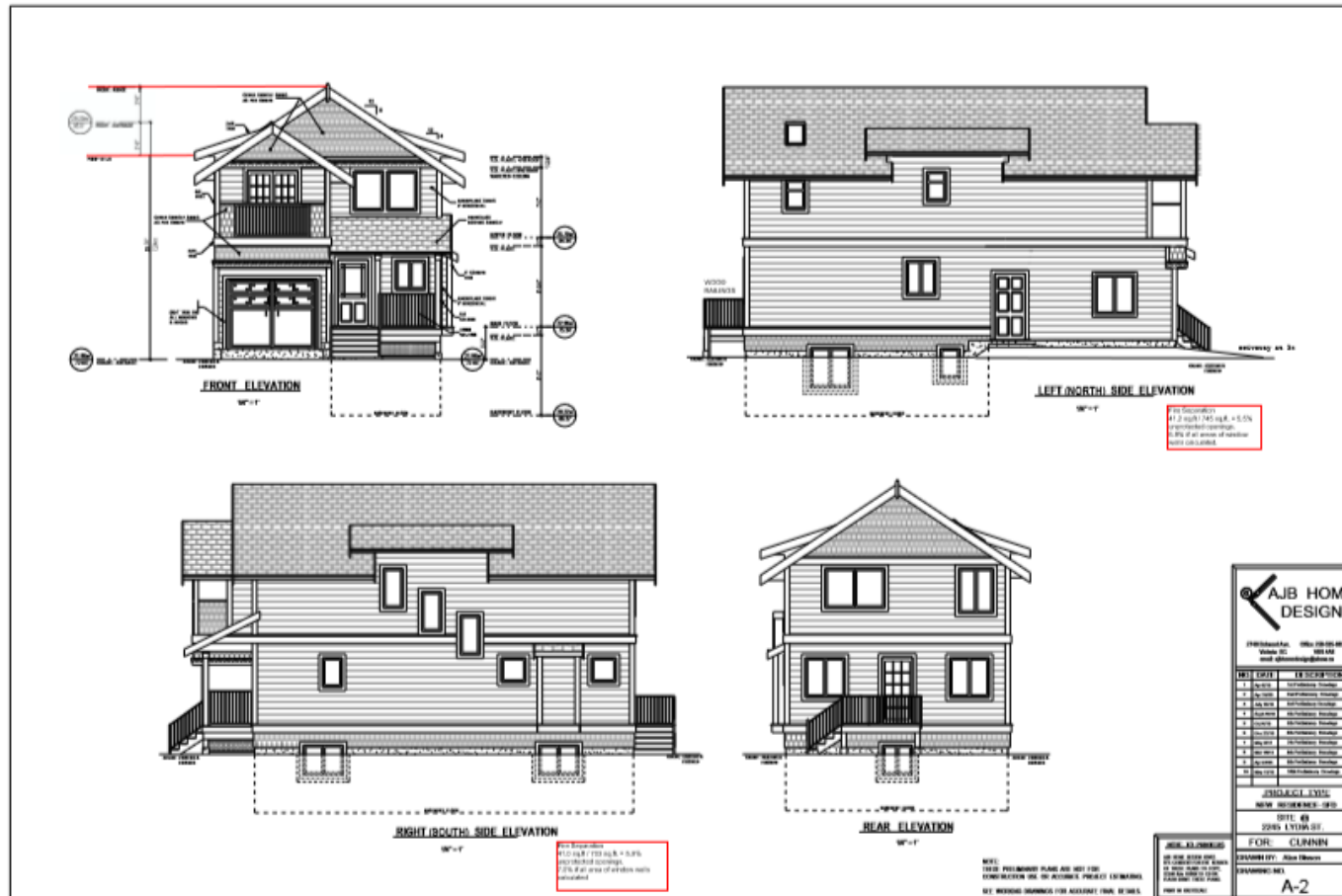
Lydia - location of new small lot



Lydia - location of new small lot house



Lydia - Small lot house elevations



Lydia - new small lot house



Development Permit with Variances
for
Proposed Denman Street House

The site plan illustrates a residential development on Denman Street. It features three lots: Lot 1 (existing single family residence), Lot 2 (proposed single family residence), and Lot 3 (proposed single family residence). Lot 3 is highlighted with a red border. The plan includes various features such as driveways, parking spaces, retaining walls, and landscaping with trees and shrubs. Dimensions and specific notes for each lot and feature are provided.

Lot 1 (Existing Single Family Residence):

- Dimensions: 25.91' (front), 11.20' (left), 11.81' (right), 23.47' (back).
- Features: Existing sidewalk and patio, concrete driveway (-5% grade), parking space, retain garage, Japanese Plum Tree 1, Lilac, Haythorne, Douglas Fir Tree 3, Apple Tree 3, Apple Tree 6, Douglas Fir Tree 7, Apple Tree 8.
- Notes: replace old metal fence with new picket fence On property line, Repair old wood fence with new picket fence On Property Line, repair/ re-sod lawn.

Lot 2 (Proposed Single Family Residence):

- Dimensions: 25.91' (front), 10.02' (left), 10.02' (right), 25.91' (back).
- Features: Interlock Brick Driveway, concrete patio, Shrubs, Sod.
- Notes: 3' (1.0m) fence, 5' (1.5m) fence, install 5' tall 6" board fence similar to existing.

Lot 3 (Proposed Single Family Residence):

- Dimensions: 20.94' (front), 15.25' (left), 15.25' (right), 20.94' (back).
- Features: Interlock Brick parking, sloped concrete Cycle Ramp, Plum, Sod, Chestnut - Leaning Hazard - remove Tree 15, Replacement Tree.
- Notes: install 3' tall 6" board fence, install 5' tall 6" board fence similar to existing.

Other Features and Notes:

- Streets:** DENMAN STREET, LYDIA STREET.
- Driveways:** New Curb Drop, existing curb drop, Interlock Brick Driveway.
- Landscaping:** Various trees (Japanese Plum, Lilac, Haythorne, Douglas Fir, Apple) and shrubs are indicated.
- Other:** Wheelchair Ramp, Street and Stop, Min 2.0m, New Curb Drop, existing curb drop, Interlock Brick parking, sloped concrete Cycle Ramp, concrete patio, retain garage, parking space, concrete driveway, concrete walkway, concrete patio, repair/ re-sod lawn, replace old metal fence with new picket fence On property line, Repair old wood fence with new picket fence On Property Line, install 3' tall 6" board fence, install 5' tall 6" board fence similar to existing, Old wood fence Replaced fence with new on Property Line 2017.

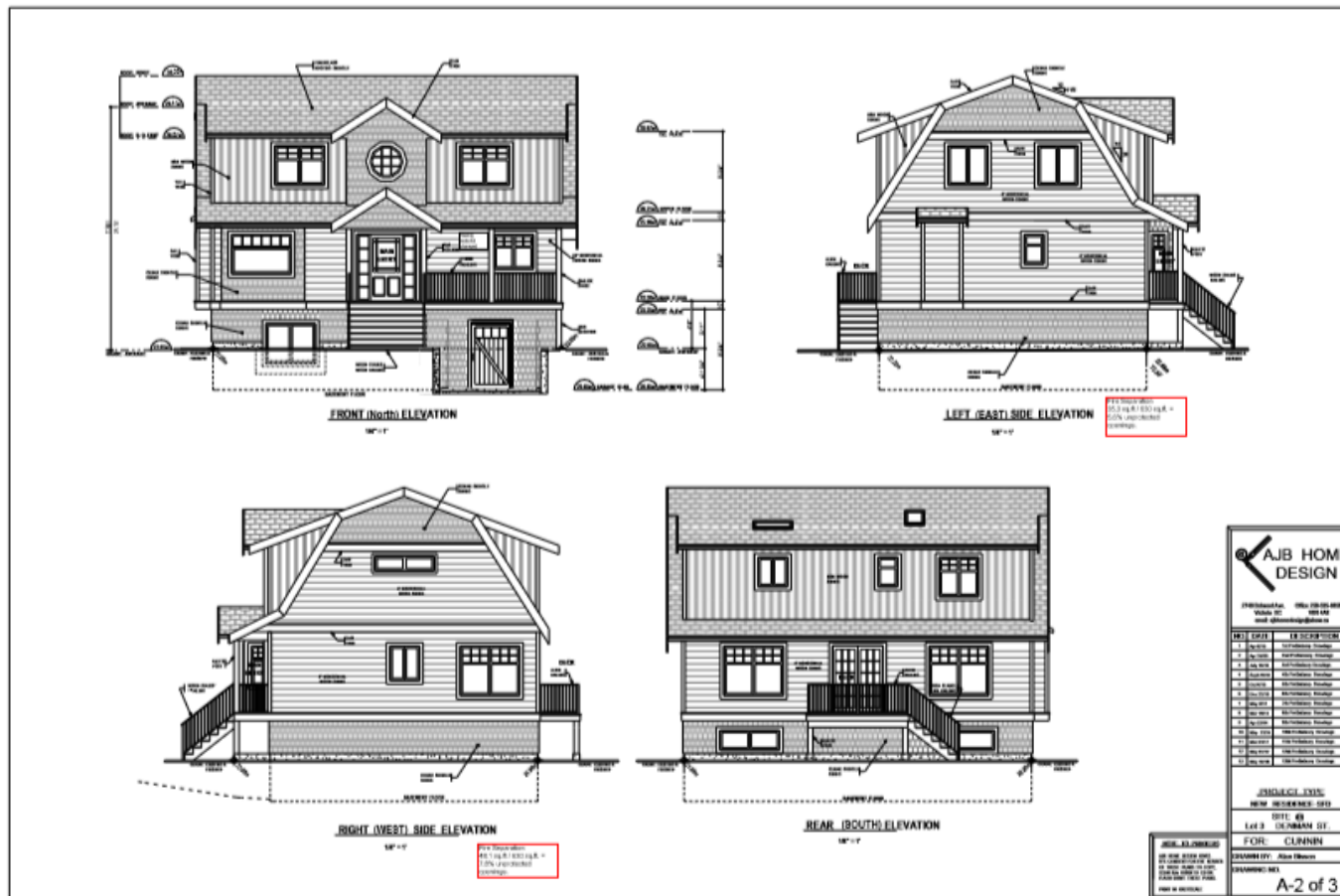
Adjacent dwelling – 1711 Denman Street



Denman – location of small lot house



Denman – Small lot house elevations



Denman – Small lot house



Streetscapes



STREETSCAPE OF DENMAN STREET

1/8" = 1'



STREETSCAPE OF LYDIA STREET

Questions?



