



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: July 30, 2004

From: Raul Allueva
Director of Development

File: DP 04-270369

Re: **Application by Polygon Development (43) Ltd. for a Development Permit at 7140, 7180, 7200, 7240, 7246, 7260, 7280, 7320 Heather Street and the rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, 7371 Ash Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit 116 two and three-storey townhouses on a site zoned Comprehensive Development District (CD/143); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the setback for the entry gate (trellis) and recycling enclosure only from 2 m to 0 m on Sills Avenue.

Raul Allueva
Director of Development

RV:ca
Att.

Staff Report

Origin

Polygon Development (43) Ltd. has applied to the City of Richmond for permission to develop 116 two and three-storey townhouses on this site which is in the process of being rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/143)" under Rezoning Application (RZ 03-254676).

Development Information

Information on the project including a comparison of the proposed development with the relevant Bylaw requirements is provided in **Attachment 1**.

Background

The site is in the process of being rezoned to Comprehensive Development District (CD/143) consistent with City objectives for creation of a high amenity, multiple-family neighbourhood in the McLennan South Sub-Area. The developer is responsible for the extension of Sills Avenue (land and construction) and for significant off-site frontage improvements to Heather Street, Granville Avenue and Ash Street as part of the rezoning of this site and the "Jasmine Lane" site to the immediate north of Sills Avenue recently rezoned under RZ 03-240810.

Development surrounding the subject site is as follows:

1. To the north of Sills Avenue, future townhouses "Jasmine Lane" rezoned (CD/128);
2. To the east, existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F);
3. To the south, existing townhouse development zoned (CD/130); and
4. To the west across Heather Street, existing townhouse developments zoned Comprehensive Development District (CD 126) and Comprehensive Development District (CD/128).

Rezoning and Public Hearing Results

No specific issues were identified in the staff report on RZ 03-254676 that were to be addressed at the Development Permit (DP) stage.

The subject site went to Public Hearing on April 19, 2004 and is in the process of obtaining final rezoning approval prior to issuance of this Development Permit. At the Public Hearing, concern was expressed about the transition from the three-storey townhouses down to the two and half storey homes being retained along Ash Street. A commitment was made that this issue would be addressed at the Development Permit stage.

To address this issue, a revised scheme has been submitted proposing two-storey units along the east property line (C-type units), in addition to providing the required 3 m setback, to achieve an appropriate transition from the 3 storey townhouse units to the existing single-family units along Ash Street. Therefore, in staff's opinion, the height transition issue previously raised has been satisfactorily addressed in the Development Permit submission.

Staff Comments

The plans attached to this report have satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process. In addition, they meet the intent of the applicable sections of the Official Community Plan (OCP) and are generally in compliance with the applicable Design Guidelines in Schedule 1 - 9.2 General Guidelines and 9.3 Multiple-Family Residential DP guidelines (townhouses) and Schedule 2: 2.10D McLennan South Sub-Area.

Zoning Compliance/Variances (*Note: Staff Comments in bold*):

The application is generally in compliance with the Comprehensive Development District (CD/143) Schedule of Zoning and Development Bylaw No. 5300 except for the one variance to reduce the road setback from 2 m to 0 m for the entry gate (trellis) and recycling enclosure only.

(Staff support the proposed variance. The proposed entry gate does not create any impact on the surrounding development and provides an important entry feature and wayfinding element to this project. The proposed enclosure is well screened by landscaping including shrubs and a tree north of the enclosure to mitigate the potential impact on Sills Avenue. There is another recycling area located east of Building #9. The decision to have two separate recycling areas is for the convenience of the residents).

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on June 9, 2004. The Panel supported the development subject to having the applicant work with staff to address the height transition to the single family lots along Ash Street, and design concerns regarding the need for orientation and way finding for residents along the internal walkways and at both ends of building clusters for a large scale project (**Attachment 2**).

The height transition issue has been addressed as noted above. The applicant has addressed the orientation issue by incorporating trellis with site maps and unit numbers and signage throughout the site. The revised submission has successfully addressed the design comments from the Advisory Design Panel to the satisfaction of staff.

Analysis

Adjacency

- The proposed townhouse typology generally fits well with the adjacent developments.
- The proposed buildings step down from three-storeys to two-storeys along the entire eastern edge to respond to existing single-family homes to be retained fronting Ash Street in response to concerns expressed at the Public Hearing.
- No yard relaxations to building facades have been requested.
- Variety of building setbacks along Heather and Sills improve articulation of the buildings and create an informal streetscape in compliance with McLennan South Guidelines and design comments from the rezoning.

Urban Design and Site Planning

- The proposed height, massing and orientation of the buildings on this site are generally in compliance with the rezoning submission (RZ 03-254676) except some buildings now step

from three-storey to two-storey along the eastern edge to provide a more gradual transition to the existing single-family homes fronting Ash Street to the east. The proposed building massing generally fits with other new townhouse developments in this part of the McLennan South neighbourhood.

- The clubhouse (with a concierge unit) and the common green area provide indoor and outdoor amenities for this site as well as the townhouse development (Jasmine Lane) by the same developer to the north.
- The applicant has indicated that Units C could be converted to accommodate wheelchairs using universal accessible principles in accordance with Section 9.3.15 (Equitable Access) of the General Development Permit Design Guidelines. There are eight (8) type “C” units in the project.

Architectural Form and Character

- The proposed architectural form and character of the project include well articulated architectural detailing that animates the building facades. The architectural character proposed fits well with the emerging “craftsman style” architecture prevalent in this area of the McLennan South Neighbourhood.
- The proposed building materials including asphalt shingle roof, wood shingles and slop dash stucco walls, hardie plank infill, wood trims and decorative wood fineals are compatible with the neighbouring townhouse projects.
- Transom windows have been incorporated into the garage doors along the internal driveways to animate the otherwise blank facades of the garage doors in compliance with the Multiple-Family Development Permit Guidelines.

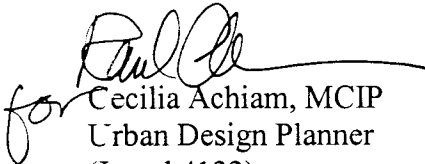
Landscaping and Open Space Design

- The open space planning is designed around the centrally located clubhouse and outdoor amenity area, which includes play area, water feature and lawn for informal activities. The clubhouse also includes a dwelling unit to be used as a concierge suite. A covenant will be registered to secure the use of the concierge suite as amenity to the proposed development.
- The landscaping scheme includes a variety of native and ornamental trees and plant species that will contribute to the streetscape and internal landscaping of the site. The private and public outdoor areas are well defined, amenities including benches, lighting and children’s play structure are provided, and privacy issues have been successfully addressed.
- Two specimen quality trees (one (1) Horse Chestnut and one (1) Cedar), as well as two clusters of conifers have been retained and incorporated into the landscape plan. 170 existing trees are removed and 356 new trees (including 23 large calliper (10 cm)) have been proposed as replacement.
- Well-articulated wood fences (1.2 m max height) along with landscaping are proposed along the streets and as privacy fence between units. Higher wood privacy fences (1.8 m max.) along with landscaping are proposed along the common property line with adjacent sites to provide visual privacy.
- Indoor amenity is provided in a clubhouse on this site to be shared with the proposed townhouse development north of Sills Avenue (Jasmine Lane) to be constructed by the same developer under Rezoning Application (RZ 03-240810) and Development Permit Application (DP 03-254841). An Agreement ensuring shared use of the proposed indoor

amenity building to be constructed on this site by future project residents living both north and south of the Sills Avenue alignment is required as a condition of rezoning of this site. A covenant will be registered for the sharing of the amenity clubhouse.

Conclusions

Staff recommend support for this application. The proposed project is generally of high design quality and provides full onsite indoor and outdoor amenities. In addition, the revised scheme has satisfactorily addressed the concerns raised at the Public Hearing on the rezoning application and the staff/Advisory Design Panel comments. The project, when completed, will enhance the McLennan South neighbourhood. Staff recommend approval of this Development Permit Application.


for Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

Attachment 1: Project Data Summary

Attachment 2: Advisory Design Panel Comments

Prior to forwarding this application to Council:

- Adoption of rezoning by City Council.
- A Letter of Credit for \$392,880 landscaping will be required.
- Registration of a restrictive covenant and shared use agreement for the sharing of the amenity clubhouse with Jasmine Lane development north of Sills Avenue.
- Registration of a restrictive covenant for the concierge suite to remain as amenity and to prevent conversion to a market/rental unit.



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

**Development Application
Data Sheet**
Development Applications Department

DP 04-270369

Attachment 1

Address: 7140, 7180, 7200, 7240, 7246, 7260, 7280, 7320 Heather Street and the rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, 7371 Ash Street

Applicant: POLYGON DEVELOPMENT (43) LTD. Owner: POLYGON DEVELOPMENT (43) LTD.

Planning Area(s): 2.10 McLennan South

	Existing	Proposed
Site Size:	25,346 m ² (272,834 sq. ft.)	25,346 m ² (272,834 sq. ft.)
Land Uses	single family homes	116 two and three-storey townhouses+1 concierge suite
OCP Designation	2.10 D McLennan South	
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/143)
Number of Units		116 + 1 concierge suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.72	0.72	
Lot Coverage – Building:	34%	33%	
Density (unit/acre)/ (units/hectare)		18.68upa/46.16 uha	
Setback – Sills Ave (N)	4.5 m	4.5 m to building 0 m* to trellis & recycling	*2 m for trellis & recycling enclosure
Setback – Heather St (W):	4.5 m	4.5 m	
Setback – Side Yard: (E)	3 m	3 m	
Setback – Rear Yard (S):	3 m	3 m	
Height (m): Townhouse Buildings	12 m	11.3 m	
Clubhouse Building	12 m	10.2 m	
Lot Size:	0.81 ha	2.53 ha	
Off-street Parking Spaces – Regular/Visitor:	174/23	232/23	
Off-street Parking Spaces – Accessible:	4	4	
Off-street Parking Spaces – Total:	197	255	
Amenity Space – Indoor:		211 m ² (incl. 90 m ² concierge suite)	Note: 1.covenant for concierge suite required 2. shared with dev. north of Sills Ave.
Amenity Space – Outdoor:	696 m ²	836 m ²	

Partial MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, June 9th, 2004 – 4:00 p.m.

RICHMOND CITY HALL

4. 2004-27 **Townhouses**

Robert Ciccozzi Architect
Heather Street/Ash Street
(Formal)

DP 04-270369

Cecilia Achiam distributed and reviewed the staff comments on the project, a copy of which is attached as Schedule 5 and forms a part of these minutes.

Mr. Kevin Shoemaker, Vice President, Polygon Homes, and Mr. Robert Ciccozzi, Architect, with the aid of a model, materials board, elevations and a site plan, reviewed the project.

Ms. Mary Chan, landscape architect, provided the landscape details.

The comments of the Panel are as follows:

- it was important that the numbering on the complex be visible including by the use of individual signage;
- way finding was difficult in such a big project. One vehicular access to the site created pressure in and out – could a second access be considered. The step down to the single family was questioned;
- a conflict existed in the amenity area with a water feature being situated by a children's play area – the feature must be child friendly. Pedestrian walkways or sidewalks were not evident but should be provided;
- the massing and the character were well resolved. A manageable plan had been adopted. Internal walkways were the orientation and street address to the units so it must be ensured that the street ends are in a sense streets for pedestrians and not vehicles but an understanding of this was not seen at the key points. Consideration should be given to whether the visitor parking should be close to the street ends;
- clarification of the color scheme was requested;
- a request was made for the plan of the accessible unit. It would be good to be able to incorporate the future provision of an elevator;

Minutes of Design Panel Meeting
Wednesday, June 9th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- the architectural style and concept was appreciated. The massing of the buildings and the overall context were acceptable. The exterior finishes were of concern. The model was excellent;
- Mr. Tanzer's comments, as included in Schedule 3, were read.

The summary of the Chair included the following points:

- no major issues;
- signage and wayfinding were emphasized;
- the project was positively received;
- the project should be barrier free and units should be considered for flexibility;
- the variances were not of concern; and
- there was a minor concern about the proximity of the water feature to the amenity space;

Mr. Shoemaker responded to the way finding and the interior pathways issues that were raised. Noting that Polygon had not received any complaints in this area on similar projects, Mr. Shoemaker agreed that the drawings and model did not provide an adequate demonstration of the issues.

It was moved and seconded

That the issues of orientation and wayfinding at the internal walkways should be required at both ends of the buildings.

CARRIED

Opposed: Ms. Maness



No. DP 04-270369

To the Holder: **POLYGON DEVELOPMENT (43) LTD.**

Property Address: **7140, 7180, 7200, 7240, 7246, 7260, 7280, 7320 HEATHER STREET AND THE REAR PORTIONS OF 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, 7371 ASH STREET**

Address: **C/O KEVIN SHOEMAKER 900 - 1333 WEST BROADWAY, VANCOUVER, BC V6H 4C2**

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 #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3-3g attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 & 2 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 #26 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 tree retention and landscaping 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 04-270369

To the Holder: **POLYGON DEVELOPMENT (43) LTD.**

Property Address: **7140, 7180, 7200, 7240, 7246, 7260, 7280, 7320 HEATHER STREET AND THE REAR PORTIONS OF 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, 7371 ASH STREET**

Address: **C/O KEVIN SHOEMAKER 900 - 1333 WEST BROADWAY, VANCOUVER, BC V6H 4C2**

There is filed accordingly:

An Irrevocable Letter of Credit for landscaping in the amount of \$392,880.

- 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.

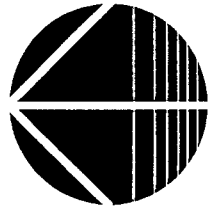
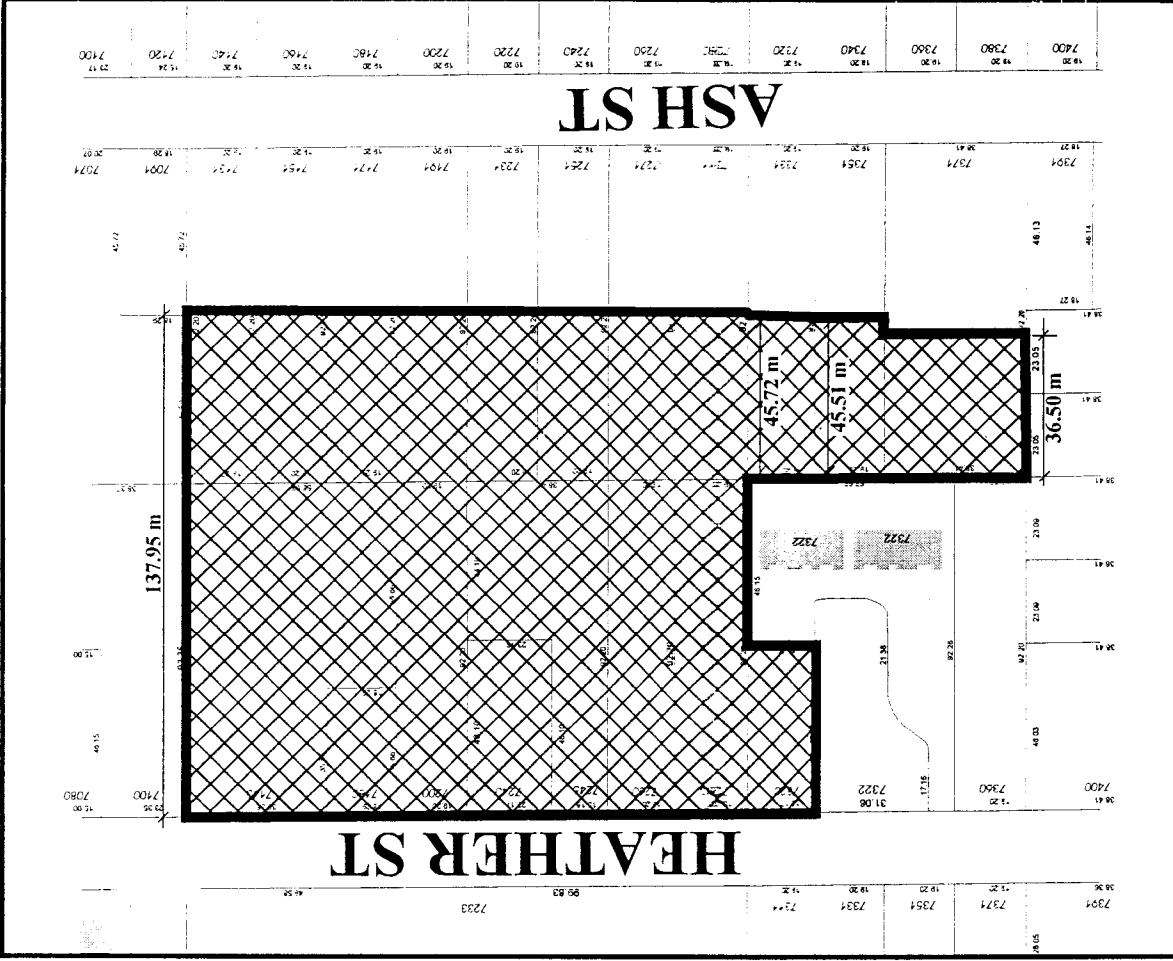
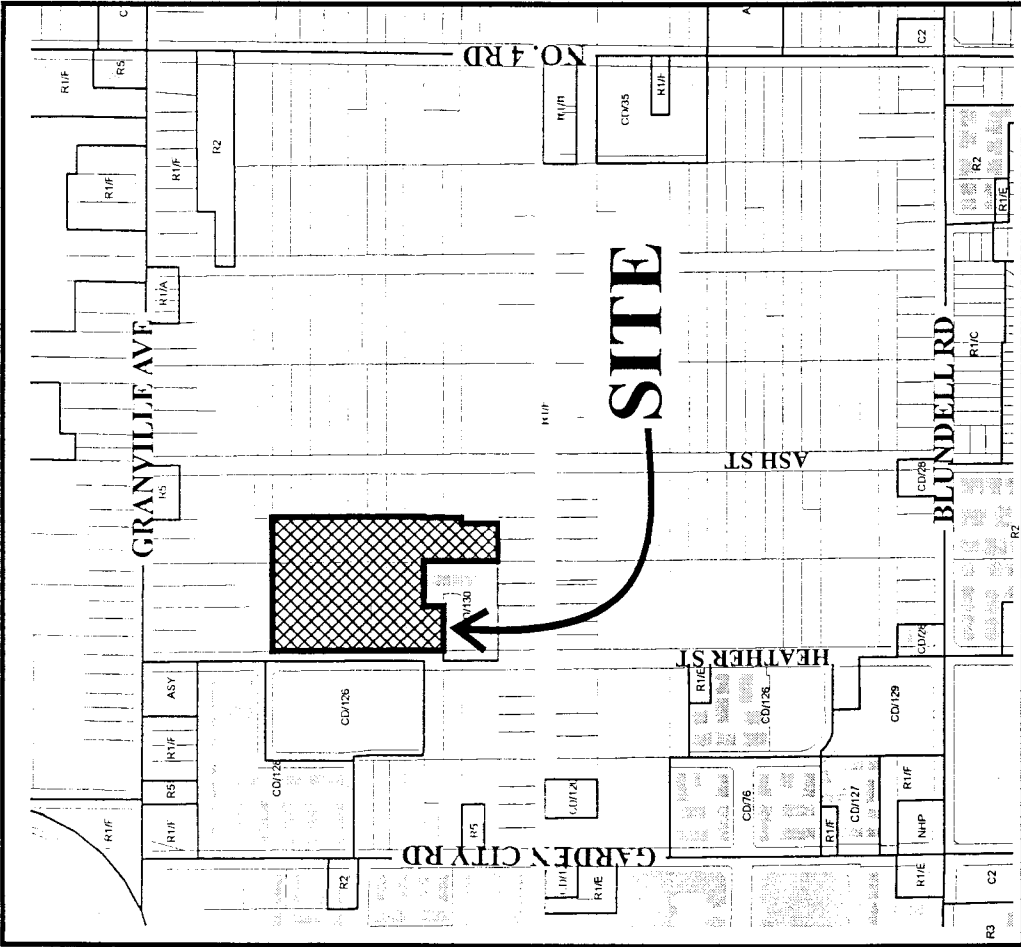
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-270369
SCHEDULE "A"

Original Date: 05/26/04

Revision Date:

Note: Dimensions are in METRES

LEIGHTON GRLEN
TOWNHOMES

TOWNHOMES

TOWNHOMES

SILLS AVENUE

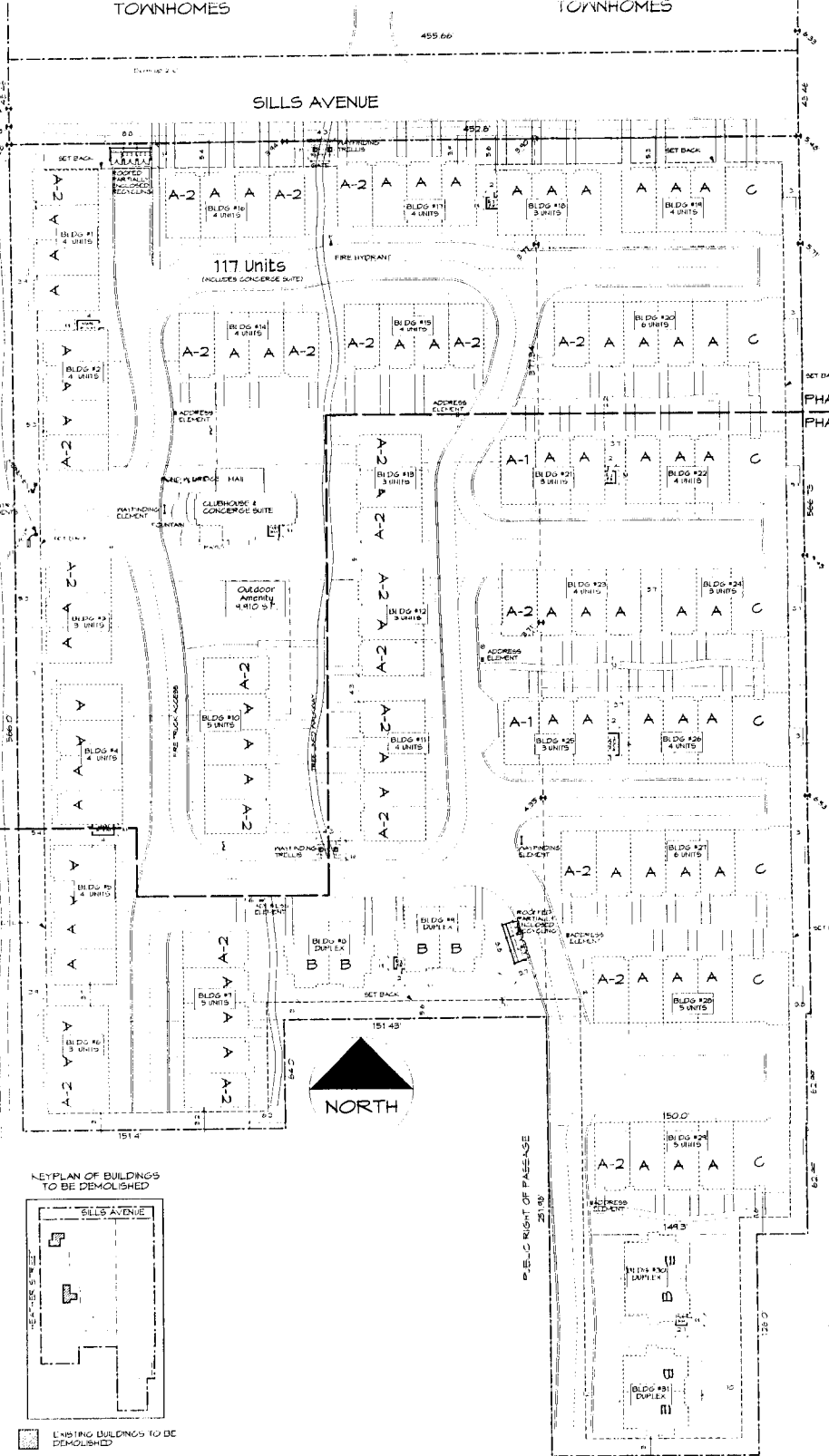
SILLS AVENUE

WELLINGTON COURT
TOWNHOMES

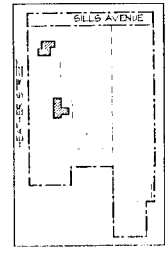
LEATHER STREET

PHASE 1
PHASE 2

PHASE 1
PHASE 2



KEYPLAN OF BUILDINGS
TO BE DEMOLISHED



EXISTING BUILDINGS TO BE
DEMOLISHED

#1
DP04270369

AUG 25 2004

SITE PLAN #1
DP 04-270369

Barrington Walk,
Richmond, B.C.

D.P. RESUBMISSION
JULY 14, 2004

RCA
Robert Ciccozzi Architecture Inc.

1806 Pine Street
Vancouver, B.C.
Canada
V6J 3C9
Tel: (604) 687-4741
Fax: (604) 687-4641
E-mail:
admin@rcaarchitecture.com

LEIGHTON GREEN
TOWNHOMES

TOWNHOMES

TOWNHOMES

SILLS AVENUE

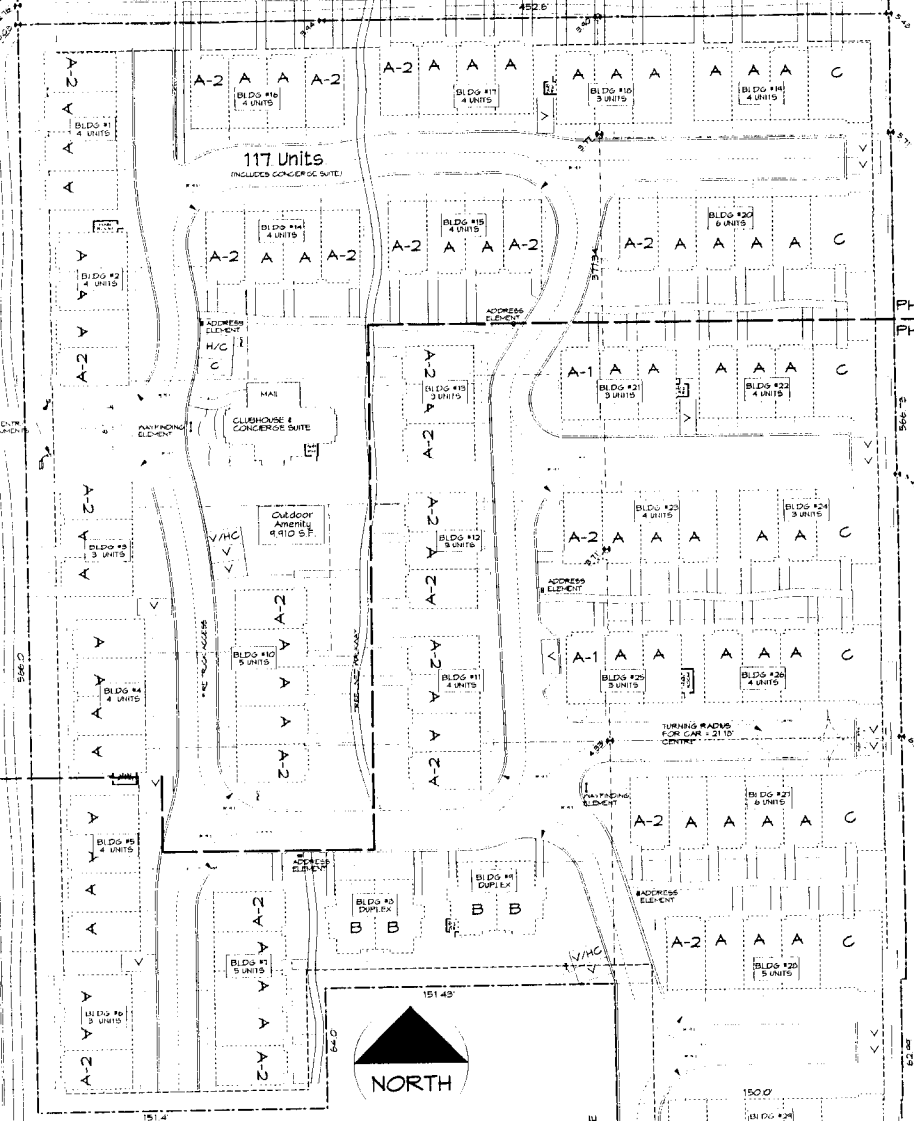
SILLS AVENUE

WELLINGTON COURT
TOWNHOMES

LEATHER STREET

PHASE 1
PHASE 2

PHASE 1
PHASE 2



UNIT NAME & DESCRIPTION	BEDROOMS	QUANTITY	AREA
Unit Type A	3	72	1670 sq ft
Unit Type A-1	3	2	1700 sq ft
Unit Type A-2	3	26	1720 sq ft
Unit Type B	3	6	1776 sq ft
Unit Type C	3	6	1726 sq ft
TOTAL UNITS		116	
FLOOR AREA RATIO CALCULATIONS			
Allowable Site Area	272,834 sq ft	x 72 (FAR)	196,440 sq ft
FAR Proposed	UNITS		
	72 - A	x 1670 sq ft	120,240 sq ft
	2 - A-1	x 1700 sq ft	3,400 sq ft
	26 - A-2	x 1720 sq ft	44,720 sq ft
	6 - B	x 1776 sq ft	14,224 sq ft
	6 - C	x 1726 sq ft	13,808 sq ft
	TOTAL		196,392 sq ft
			0.72 FAR
Total Site Coverage allowed	34%		
Total Site Coverage proposed	90,782 sq ft	0.33 (33%)	
AMENITY SPACE			
Outdoor: 6 sq m (64.5 sq ft) per unit req'd	116 units	x 64.5 sq ft	7,482 sq ft
Proposed Outdoor Amenity			4,000 sq ft
Indoor: All units over 1540 sq ft			ENHPT 1530 sq ft
Proposed Indoor Amenity			747 sq ft
Concierge Suite			2,271 sq ft
TOT. AMENITY			14,499 sq ft
PARKING			
1.5 stalls / unit req'd	116 units	x 1.5	173 stalls
0.2 visitor stalls / unit req'd	116 units	x 0.2	23 stalls
Proposed Visitor stalls			23 stalls
H/C stalls req'd	113 stalls	x 0.2	3 + 1 stall
Proposed H/C stalls			4 stalls
REQUESTED VARIANCES			
Entry Trellis Setback	Setback: 4.5m	Requesting 0m	

DP 04270369

#2

AUG 2 5 2004

SITE PLAN #2
DP 04-270369

Barrington Walk,
Richmond, B.C.

D.P. RESUBMISSION
August 03, 2004



Robert Ciccuzzi Architects Inc.

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Vancouver, B.C.
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NO.	DATE	REVISION DESCRIPTION	BY
1	08/25/04	ISSUE FOR PERMIT	DMG
2	08/25/04	ISSUE FOR PERMIT	DMG
3	08/25/04	ISSUE FOR PERMIT	DMG
4	08/25/04	ISSUE FOR PERMIT	DMG
5	08/25/04	ISSUE FOR PERMIT	DMG
6	08/25/04	ISSUE FOR PERMIT	DMG
7	08/25/04	ISSUE FOR PERMIT	DMG
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9	08/25/04	ISSUE FOR PERMIT	DMG
10	08/25/04	ISSUE FOR PERMIT	DMG

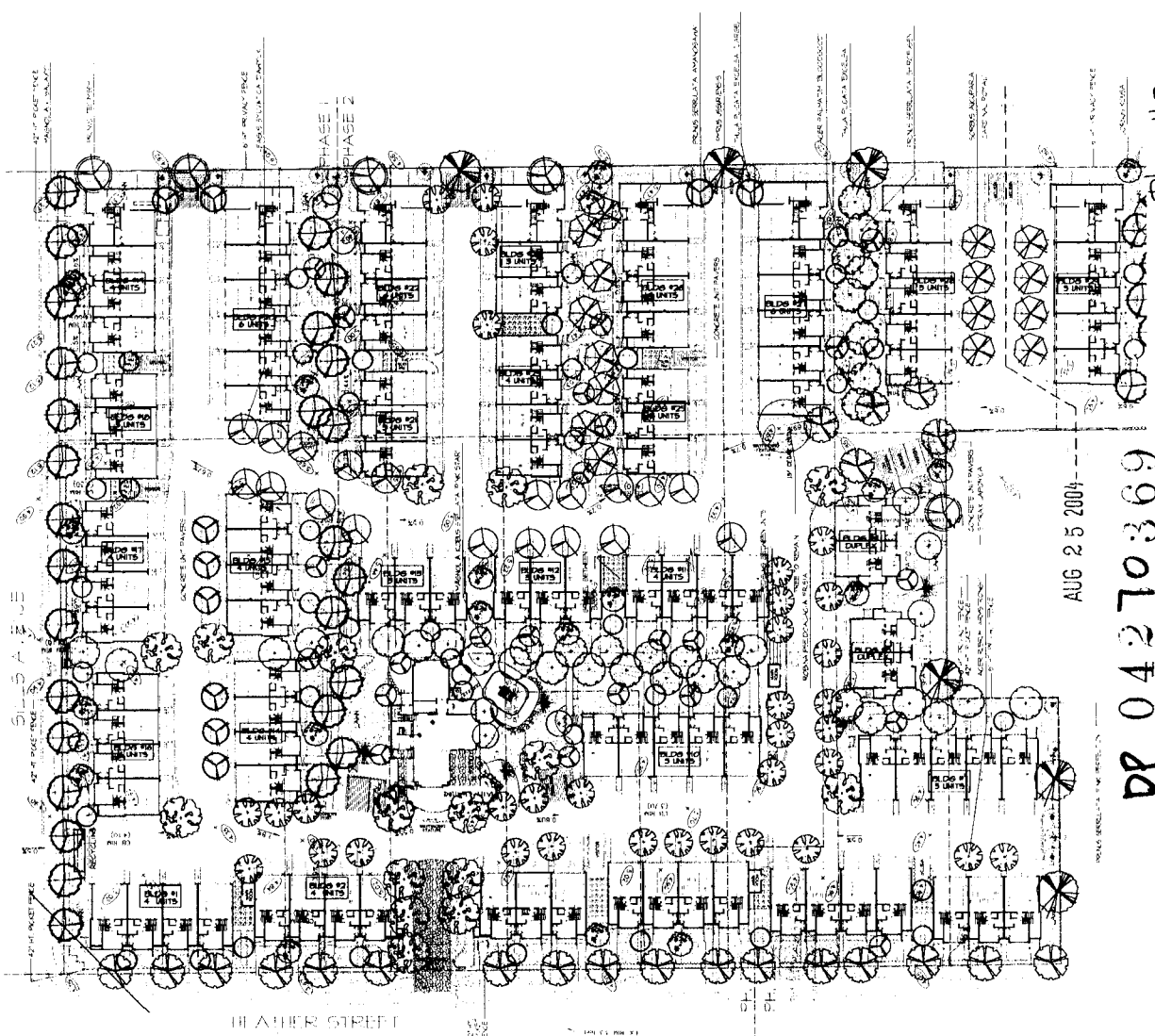


DMG architects
 13, Main Street
 P.O. Box 1000
 11000, Richmond, B.C.
 Phone: (604) 270-3699
 Fax: (604) 270-3699
 Website: www.dmg.ca

PROJECT
 BARRINGTON WALK
 HEATHER STREET
 RICHMOND, B.C.

DRAWING TITLE
 LANDSCAPE
 TREE PLAN

DATE	SCALE	DRAWING NUMBER
08/25/04	1" = 10'	L1
DRAWN	DESIGN	BY
DMG	DMG	DMG
NO. OF SHEETS	SHEET NUMBER	PROJECT NUMBER
8	1	04-270369

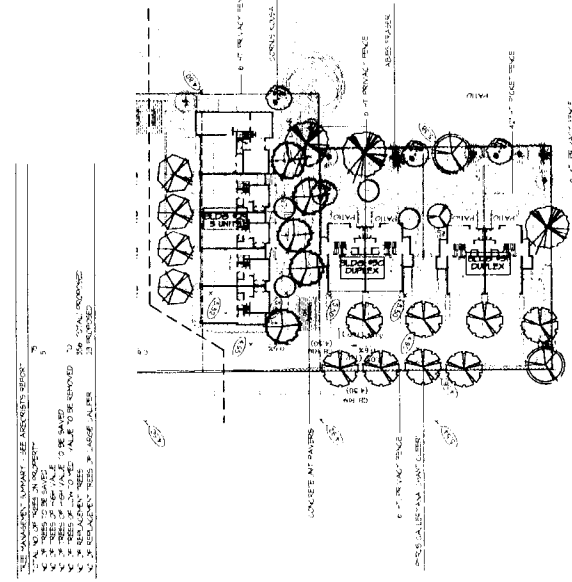


AUG 25 2004
 DP 04270369
 Plan #3

DP04-270369

PLANT SCHEDULE

REV	QTY	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER/04057	PLANTED SIZE / REMARKS
1	1	ABIES MILLENAE	THUNDERBOLT	04057	12\"/>



NOTES:
 1. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RICHMOND TREE BY-LAW.
 2. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RICHMOND TREE BY-LAW.
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 10. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RICHMOND TREE BY-LAW.

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NO.	DATE	REVISION/DESCRIPTION	BY	CHK.

DMG
landscape architecture
1100 BARRINGTON WALK
HEATHER STREET
RICHMOND, VA 23134
PHONE: (804) 270-3669
FAX: (804) 270-3668

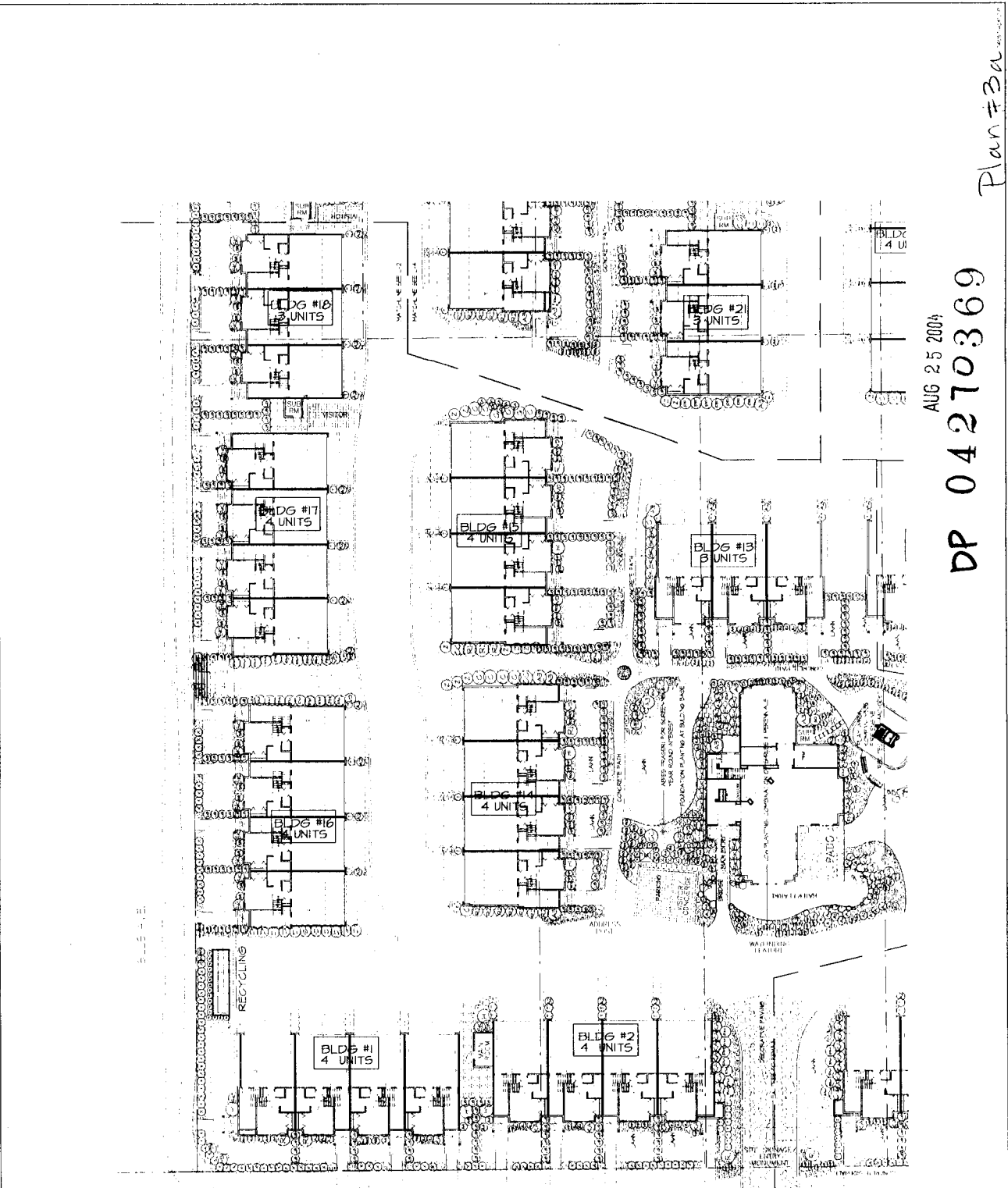
PROJECT
BARRINGTON WALK
HEATHER STREET
RICHMOND, VA

DRAWING TITLE
LANDSCAPE SHRUB PLAN

DATE	SCALE	PROJECT NUMBER	NO. OF SHEETS
08/25/04	1" = 10'-0"	L2	2

Plan # 3a
DP 04-270369

AUG 25 2004
DP 04270369



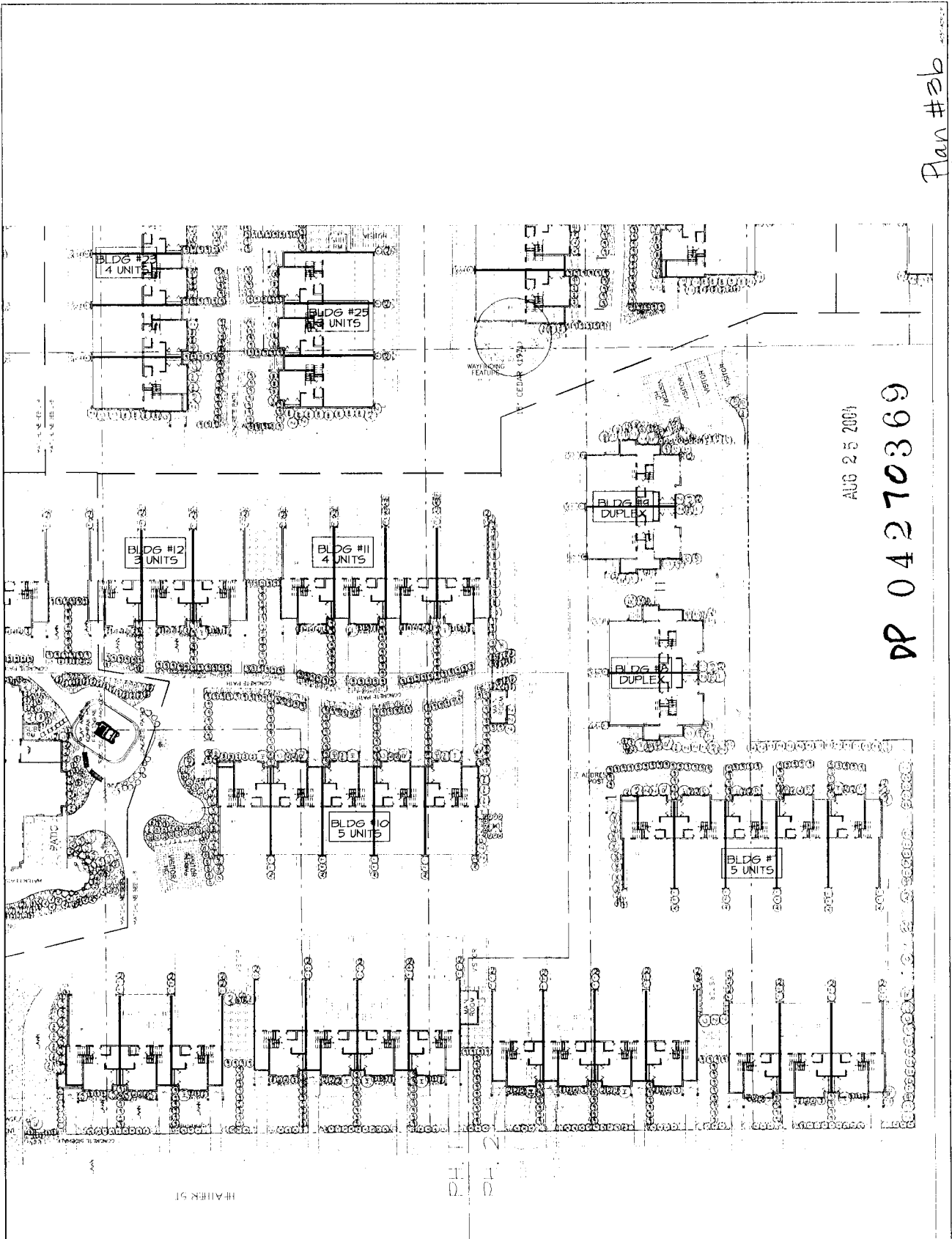
DMG ARCHITECTS
13 N. MAIN ST., SUITE 200
RICHMOND, VA 23261
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FAX: (804) 782-1235
WWW.DMGARCHITECTS.COM



PROJECT
BARRINGTON WALK
HEATHER STREET
RICHMOND, VA

DATE: 11/27/04
SCALE: AS SHOWN
DESIGNER: DMG
DRAWN: JH
CHECKED: JH
DATE: 11/27/04

DATE	SCALE	DESIGNER	DRAWN	CHECKED
11/27/04	AS SHOWN	DMG	JH	JH
PROJECT NUMBER: 04-057				
DRAWING NUMBER: L3				
SHEET NUMBER: 04-057				



AUG 25 2004
DP 04270369

Plan #36
DP 04-070369

HEATHER ST

PL 1
PL 2

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NO.	DATE	REVISION / SUBJECT	BY

DMG
 landscape architects
 13 Andrew Avenue, Unit 10
 Richmond, B.C. V6V 2P7
 Phone: 604-273-4848
 Fax: 604-273-4849
 E-mail: info@dmg.ca

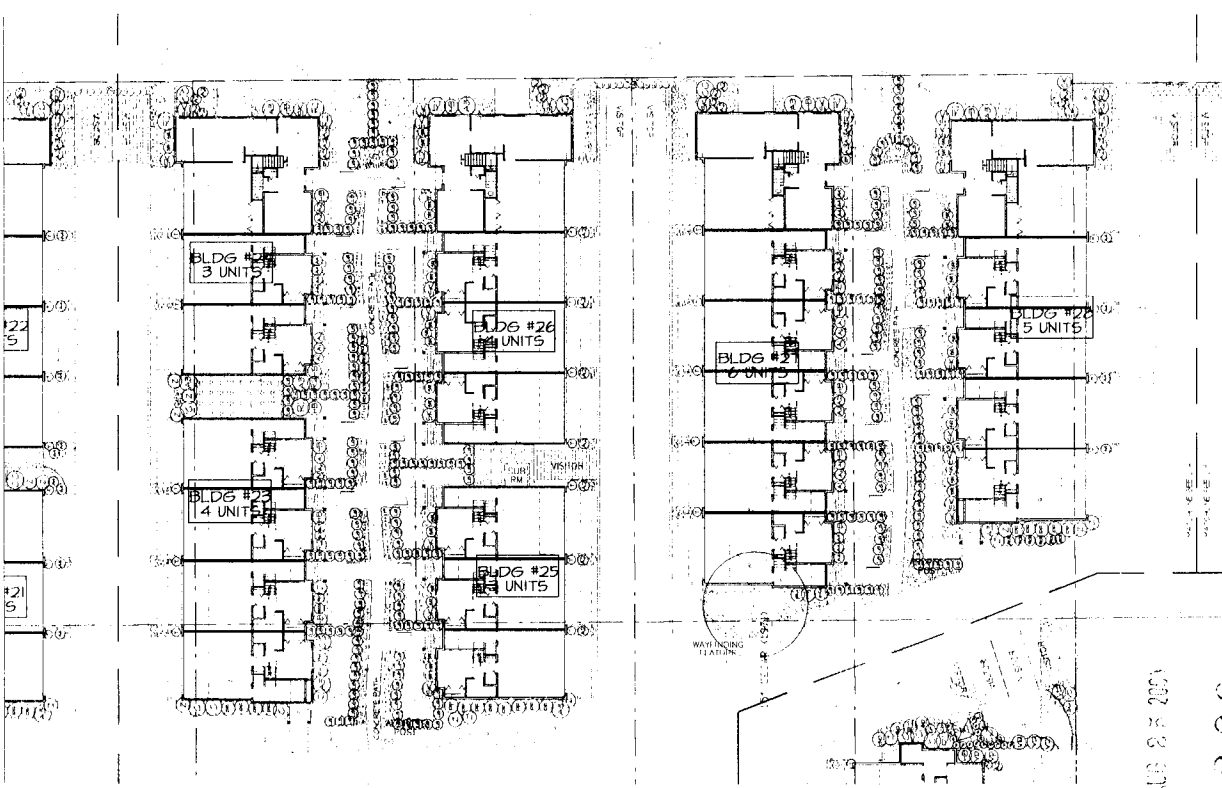
PROJECT
BARRINGTON WALK
 HEATHER STREET
 RICHMOND, B.C.

DRAWING TITLE
**LANDSCAPE
 SHRUB PLAN**

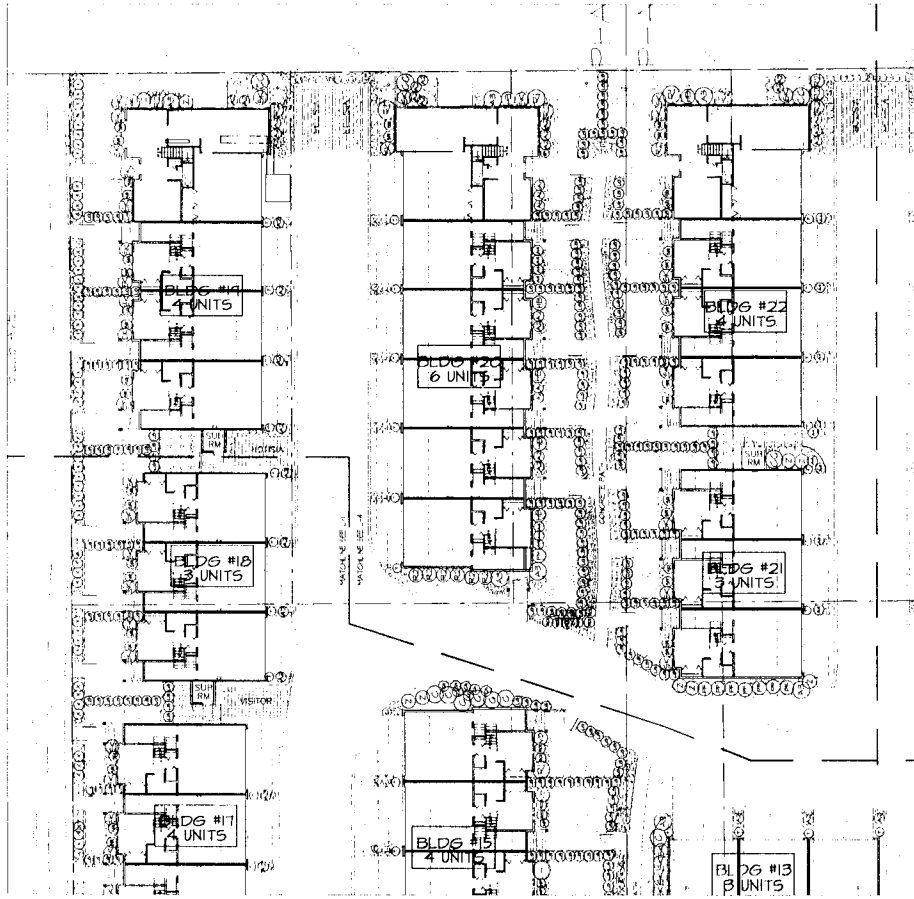
DATE	SCALE	DRAWING NUMBER

L4

DWG NO.	OF 8
104-057	04-057



Plan #30
 DP 04-270369

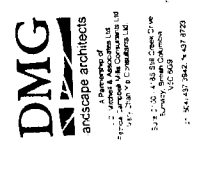


DP04270369

ACS 8/8/2009

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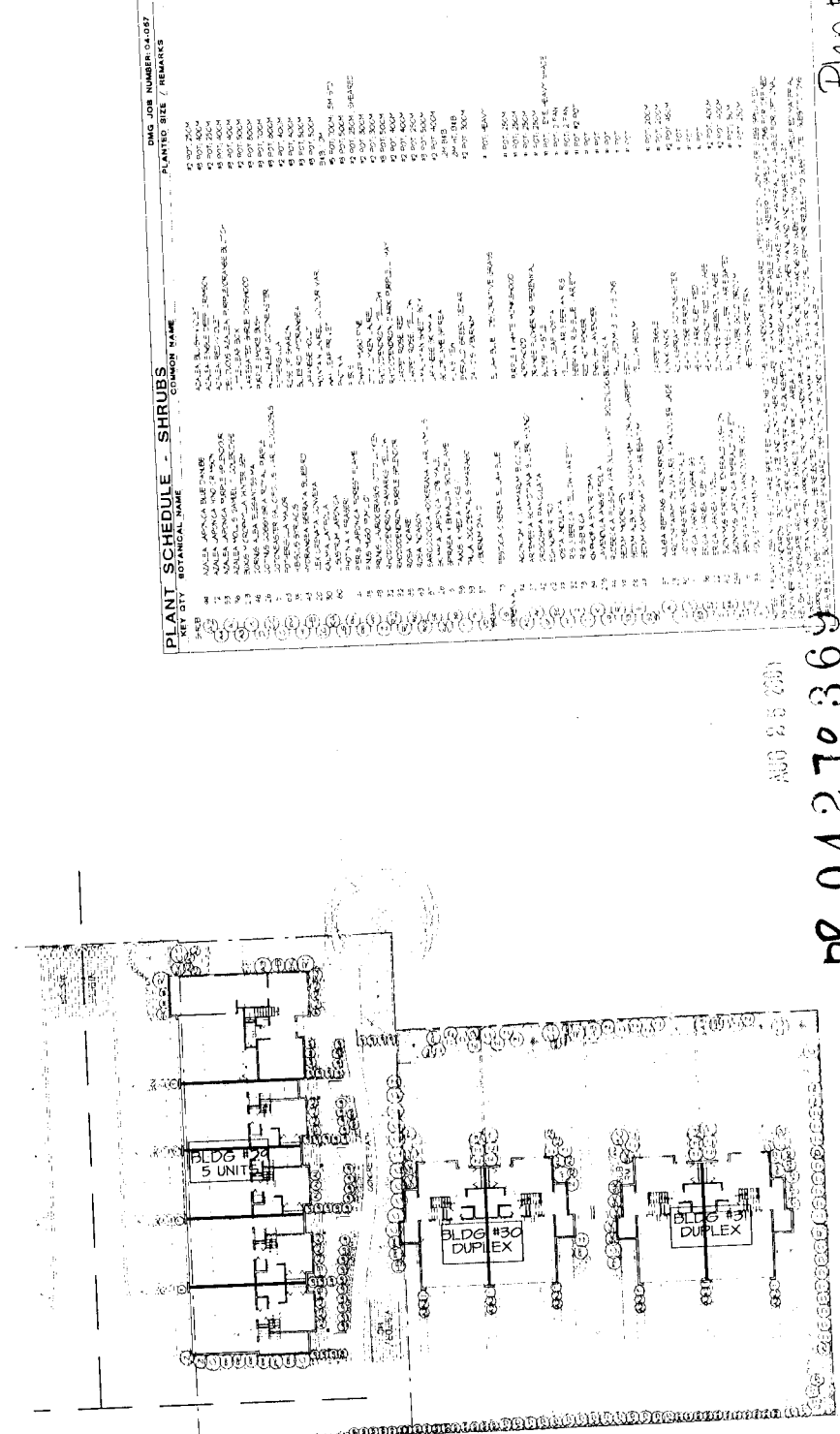
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3	10/1/07	DMG	REVISED	
4	10/1/07	DMG	REVISED	
5	10/1/07	DMG	REVISED	
6	10/1/07	DMG	REVISED	
7	10/1/07	DMG	REVISED	
8	10/1/07	DMG	REVISED	
9	10/1/07	DMG	REVISED	
10	10/1/07	DMG	REVISED	



PROJECT
BARRINGTON WALK
HEATHER STREET
RICHMOND, B.C.

LANDSCAPE SHRUB PLAN
DRAWING NUMBER
L5

DATE: _____
SCALE: _____
DESIGN: _____
CHECKED: _____
DATE: _____



PLANT KEY	SYMBOL	PLANT NAME	PLANTED SIZE	REMARKS
1	(Symbol)	MALEIA JAPONICA BLENNER	4 1/2" x 2 1/2"	
2	(Symbol)	MALEIA JAPONICA BLENNER	4 1/2" x 2 1/2"	
3	(Symbol)	MALEIA JAPONICA BLENNER	4 1/2" x 2 1/2"	
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DP 04270369
AUG 25 2007

Plan # 3d
DP-04-270369

04 037

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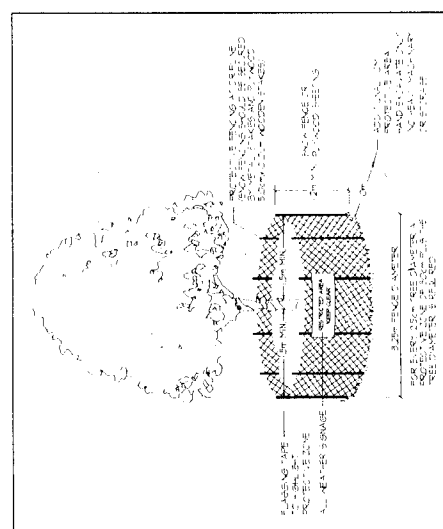
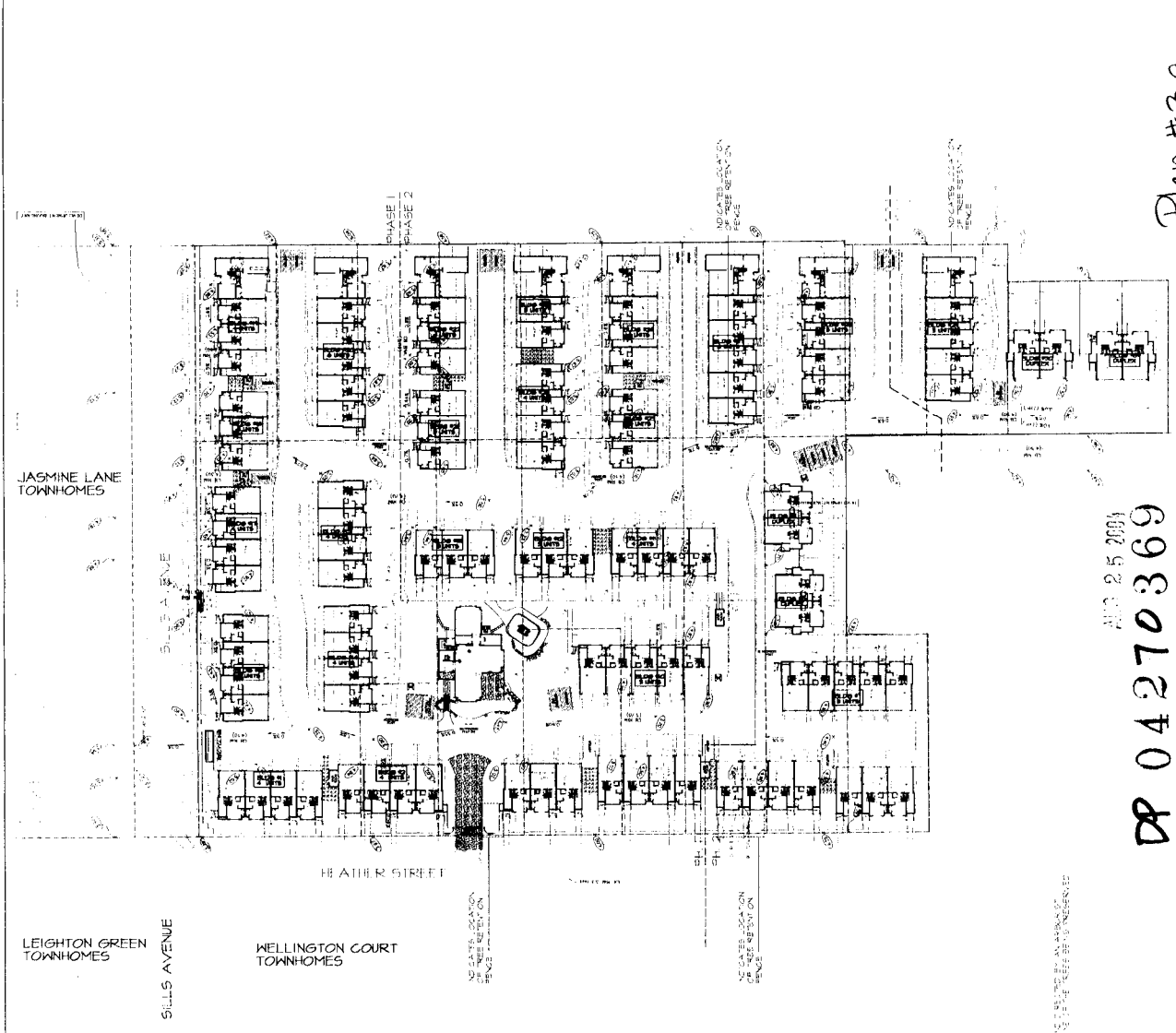


NO.	DATE	REVISION/DESCRIPTION	BY
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2	05/13/09	REVISED PER COMMENTS	DMG
3	05/27/09	REVISED PER COMMENTS	DMG
4	06/02/09	REVISED PER COMMENTS	DMG
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18	06/02/09	REVISED PER COMMENTS	DMG
19	06/02/09	REVISED PER COMMENTS	DMG
20	06/02/09	REVISED PER COMMENTS	DMG

DMG
landscape architects
J.D. MURPHY & ASSOCIATES
1100 COMMONWEALTH AVENUE, SUITE 100
RICHMOND, VA 23220
PHONE: 804.377.3962 FAX: 804.377.8123

PROJECT:
**BARRINGTON WALK
HEATHER STREET
RICHMOND, B.C.**

DATE	SCALE	BY	CHECKED	DATE
04/27/09	1"=20'	DMG	DMG	04/27/09
05/13/09		DMG	DMG	
05/27/09		DMG	DMG	
06/02/09		DMG	DMG	
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06/02/09		DMG	DMG	
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06/02/09		DMG	DMG	
06/02/09		DMG	DMG	



TREE PROTECTION

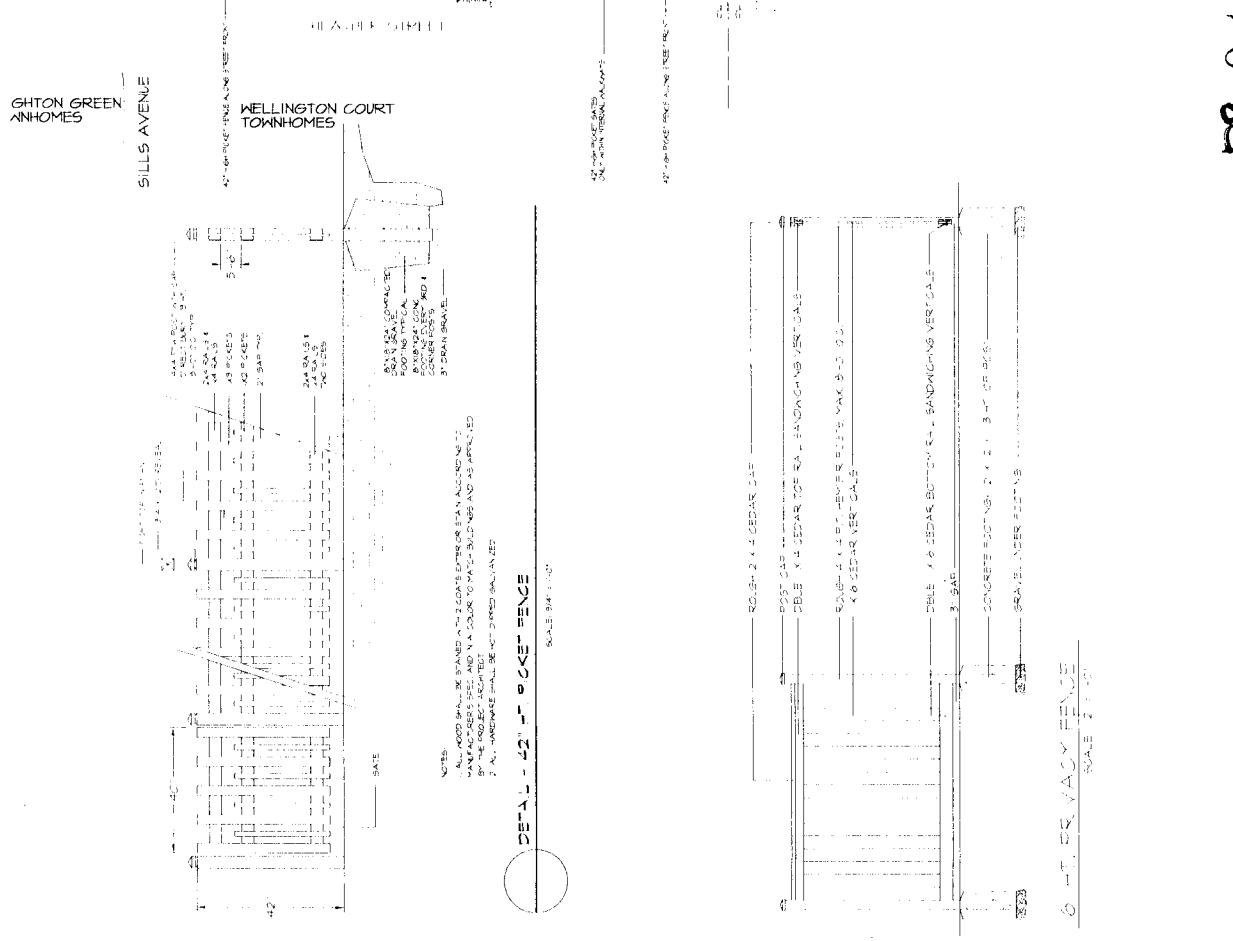
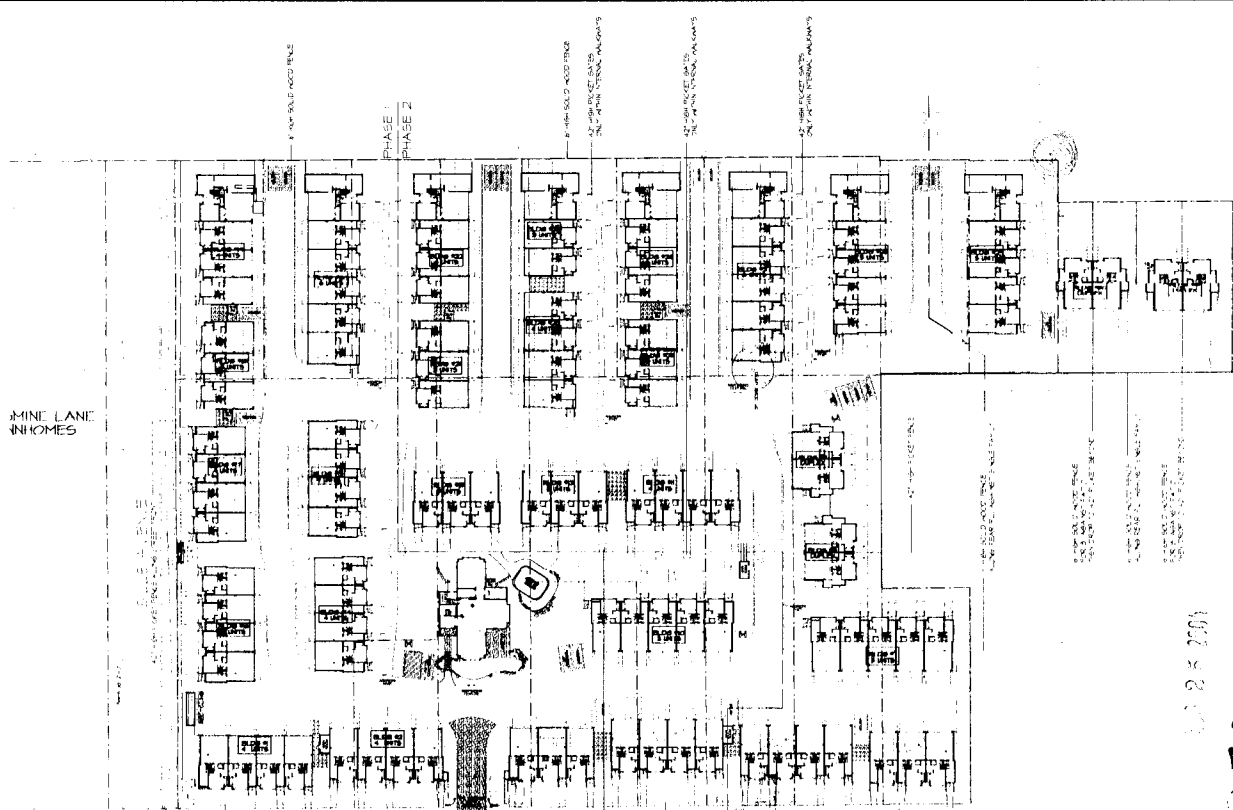
ALL TREE PROTECTION STRUCTURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE TREE PROTECTION STRUCTURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE CONSTRUCTION WORK.

NO. 04270369
AUG 25 2009

Plan #30
DP 04-270369

04 OF 8
04.037

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6 FT. PRIVACY FENCE
SCALE 1/2" = 1'-0"

DETAILS OF FENCE
SCALE 3/4" = 1'-0"

NOTES:
 1. ALL WOOD SHALL BE STAINED WITH CEDAR EXTERIOR STAIN ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 3. ALL WORK SHALL BE ACCORDING TO THE 2015 INTERNATIONAL RESIDENTIAL CODE.

NO	DATE	REVISION/DESCRIPTION	BY

DMG
LANDSCAPES & IRRIGATION
1020 S. GENESEE ST. SUITE 100
RICHMOND, VA 23261
(804) 340-1111
WWW.DMG-VA.COM

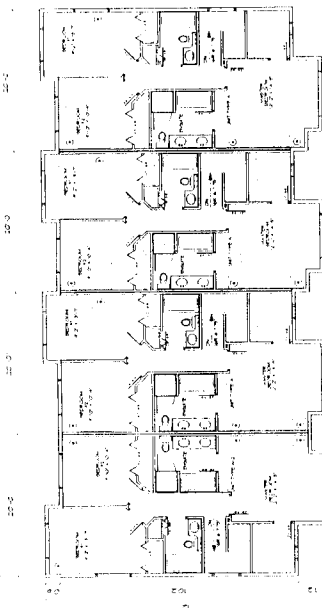
PROJECT: BARRINGTON WALK
HEATHER STREET
RICHMOND, VA

DRAWN BY: F
CHECKED BY:

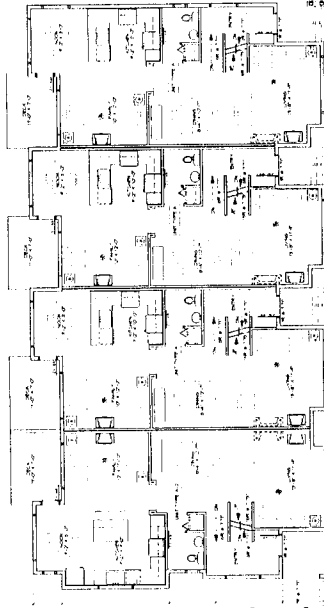
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SCALE: AS SHOWN
DMG PROJECT NUMBER: 04-057

OF 3
04-057

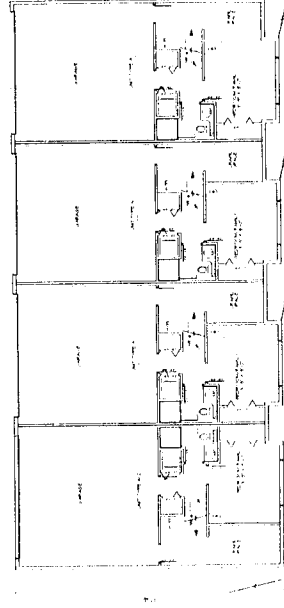
PLAN #3F
DP 04-270369



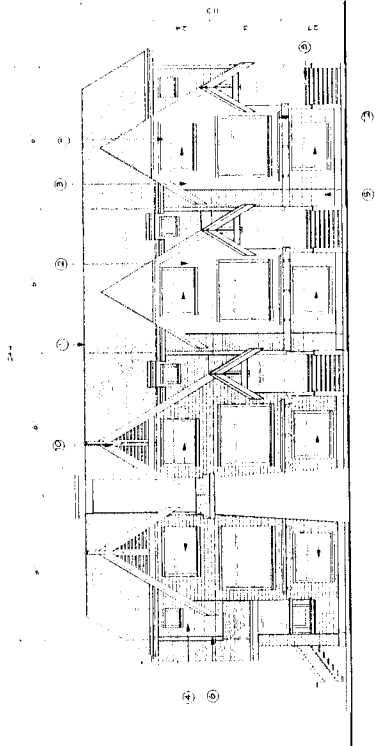
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SCALE: 1/8" = 1'-0"



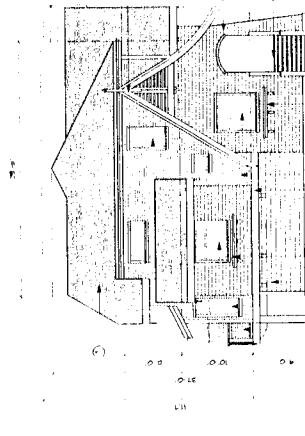
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SCALE: 1/8" = 1'-0"



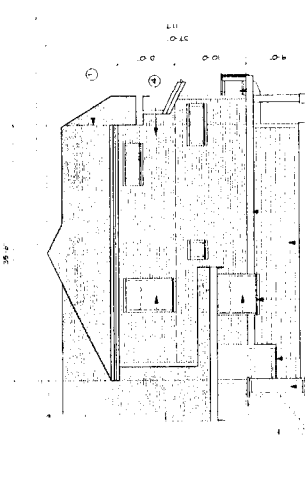
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SCALE: 1/8" = 1'-0"



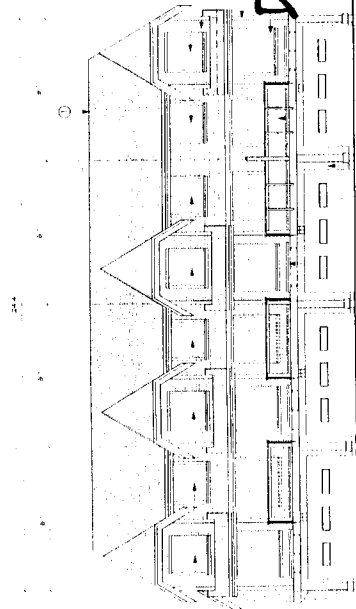
4 BLDG 1123 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



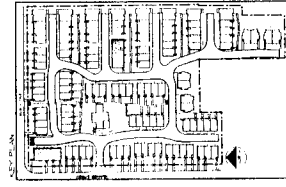
5 BLDG 1123 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG 1123 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

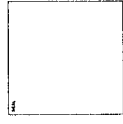


5 BLDG 1123 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION

SEE SHEET 04-270369 FOR SITE PLAN
DATE: 04/27/2013
DRAWN BY: [Name]



RGA
Robert Chevrolet Architecture Inc.

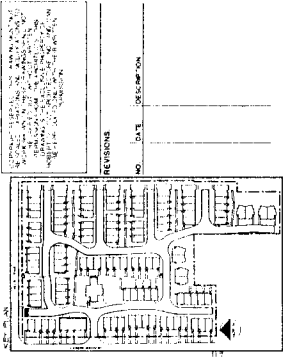
1806 Pine Street
Richmond, B.C.
Canada V6X 3C9
Tel: (604) 271-7241
Fax: (604) 287-8641
E-mail: admin@robertchevroletarchitecture.com

PROJECT: BARRINGTON WALK TOWNHOMES
RICHMOND, B.C.

DATE: 04/27/2013
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]

PROJECT NO: A1

DP04270369
PLAN #4
DP 04-270369



SCALE: 1/8" = 1'-0"

DATE: 04/27/09

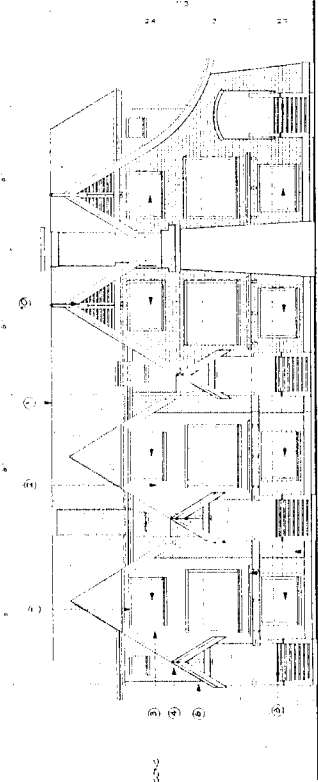


RCA

Robert Chazal Architects Inc.
 1806 Pine Street
 Vancouver, B.C.
 V6B 3C9
 Tel: (604) 687-1411
 Fax: (604) 687-1411
 E-mail: admin@rcaarchitecture.com

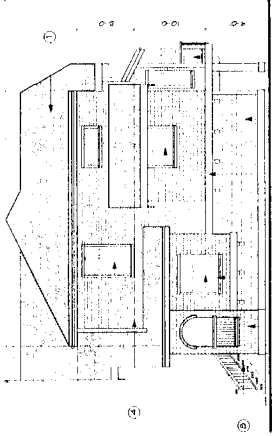
BARRINGTON
WALK
TOWNHOMES
RICHMOND, B.C.

PROJECT NO.	A5	DATE	24/03/04
CLIENT	RCA	SCALE	1/8" = 1'-0"
PROJECT NAME	BARRINGTON WALK TOWNHOMES	DATE	04/27/09
PROJECT NO.	BUILDING 2	PROJECT NO.	PLANS 1 ELEVATIONS
SCALE	1/8" = 1'-0"	SCALE	A2

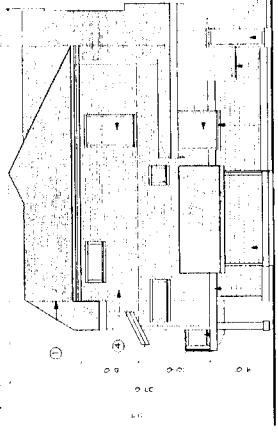


1. BLDG 2 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

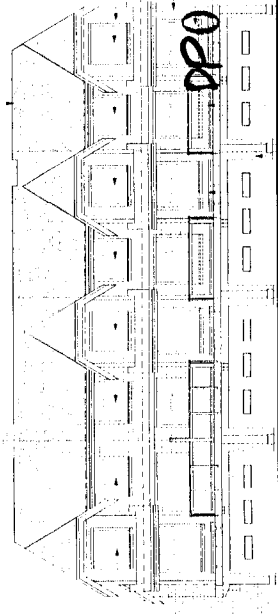
- 1. ASPHALT SHINGLE ROOF
- 2. ADD SHINGLES
- 3. SLOPE SHIM STUDS
- 4. REPLACE TRIPLE UNIT SIGNS
- 5. ST. WOOD SIDING
- 6. PAINTED WOOD FINISH
- 7. VINYL WINDOW FRAMES
- 8. ADD WEARABLE DECK PLANKS
- 9. STAIN AND WOOD FINISH
- 10. PAINTED ALUMINUM RAILINGS
- 11. DECORATIVE WOOD FINISH
- 12. WOOD PANEL WALL
- 13. ADD PLANTER SHELVES



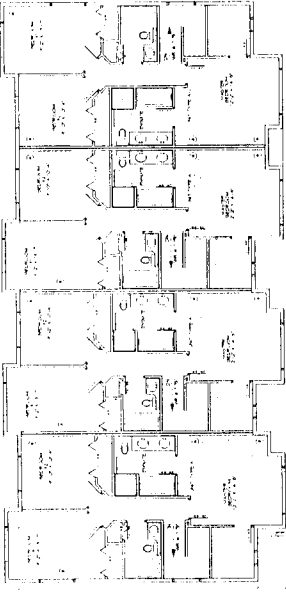
6. BLDG 2 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



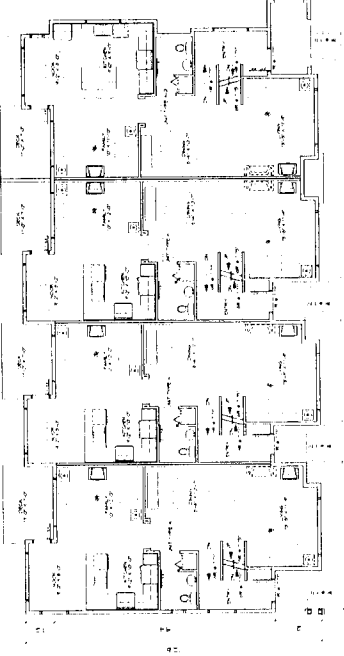
5. BLDG 2 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



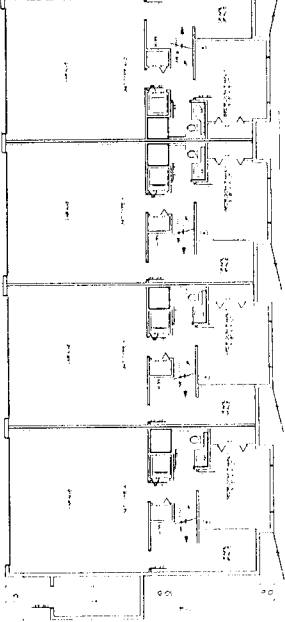
7. BLDG 2 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



1. BLDG 2 - SECOND FLOOR PLAN - INT CLUSTER
SCALE: 1/8" = 1'-0"



2. BLDG 2 - MAIN FLOOR PLAN - INT CLUSTER
SCALE: 1/8" = 1'-0"



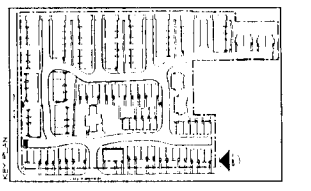
3. BLDG 2 - GROUND FLOOR PLAN - INT CLUSTER
SCALE: 1/8" = 1'-0"

DP04270369

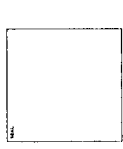
PLAN #5

DP 04-270369

NO.	DATE	DESCRIPTION

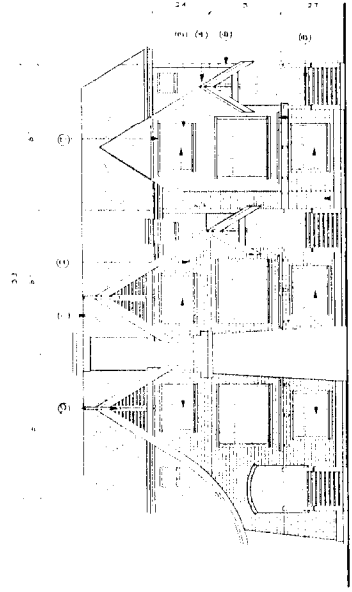


SS: SE
 1: 1/4" = 1'-0"
 2: 1/8" = 1'-0"
 3: 1/16" = 1'-0"
 4: 1/32" = 1'-0"
 5: 1/64" = 1'-0"



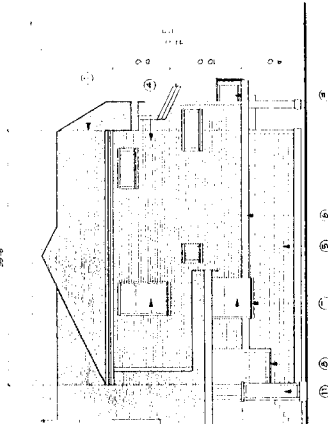
RCA
 Robert Ciccozzi Architecture Inc.
 1806 Pine Street
 Vancouver, B.C.
 Canada
 V6A 3C9
 Tel: (604) 687-4641
 Fax: (604) 687-4641
 Email: admin@rca022architecture.com

PROJECT	BARRINGTON WALK TOWNHOMES
LOCATION	RICHMOND, B.C.
DATE	24.09.04
SCALE	1/4" = 1'-0"
DESIGNER	RCA-19
TITLE	BUILDING 3 PLANS & ELEVATIONS
THICKNESS	A3

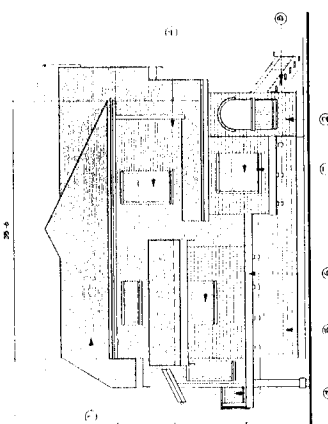


1. BLDG 3 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

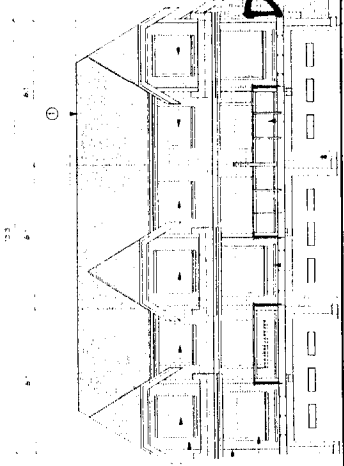
- 1. ASPHALT SINGLE ROOF
- 2. ASPHALT SHINGLES
- 3. BROWN CLAY STUCCO
- 4. WHITE WARE UNIT SOFAS
- 5. 2" X 1/2" BEAMS
- 6. PAINTED WOOD TRIM
- 7. PAINTED WOOD TRIM
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- 79. PAINTED WOOD TRIM
- 80. PAINTED WOOD TRIM
- 81. PAINTED WOOD TRIM
- 82. PAINTED WOOD TRIM
- 83. PAINTED WOOD TRIM
- 84. PAINTED WOOD TRIM
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- 88. PAINTED WOOD TRIM
- 89. PAINTED WOOD TRIM
- 90. PAINTED WOOD TRIM
- 91. PAINTED WOOD TRIM
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- 94. PAINTED WOOD TRIM
- 95. PAINTED WOOD TRIM
- 96. PAINTED WOOD TRIM
- 97. PAINTED WOOD TRIM
- 98. PAINTED WOOD TRIM
- 99. PAINTED WOOD TRIM
- 100. PAINTED WOOD TRIM



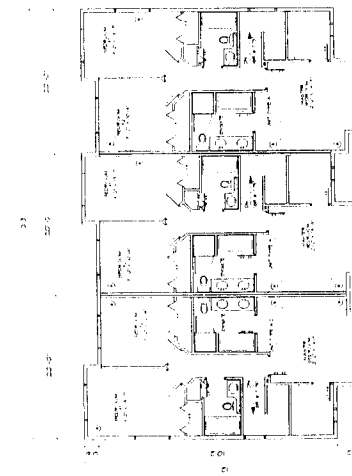
2. BLDG 3 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



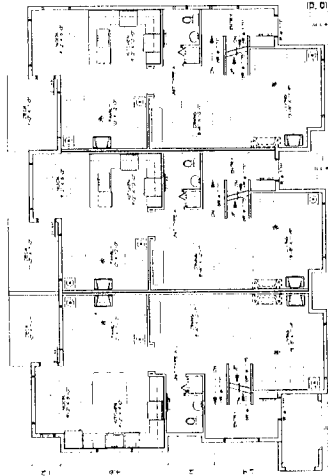
3. BLDG 3 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



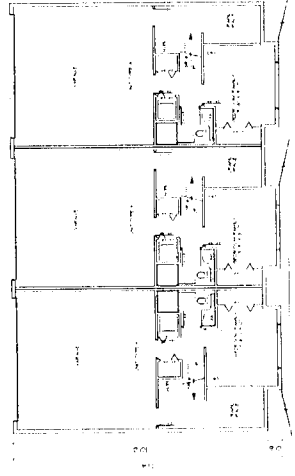
4. BLDG 3 - REAR ELEVATION
 SCALE: 1/8" = 1'-0"



1. BLDG 3 - SECOND FLOOR PLAN 3 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"



2. BLDG 3 - MAIN FLOOR PLAN 3 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"



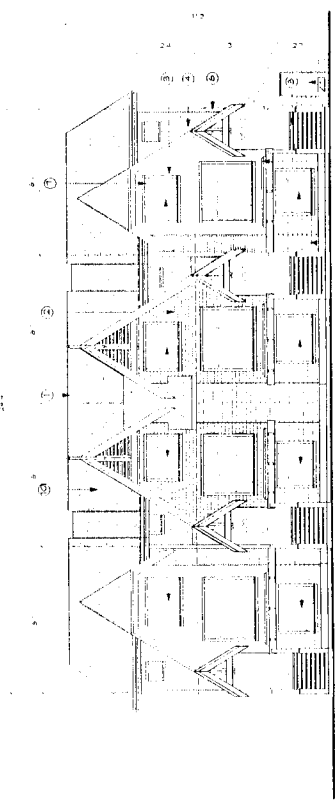
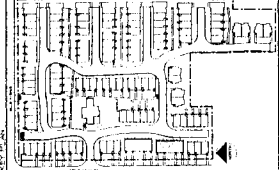
3. BLDG 3 - SECOND FLOOR PLAN 3 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"

DP04270369

PLAN #6
 DP 04-270369

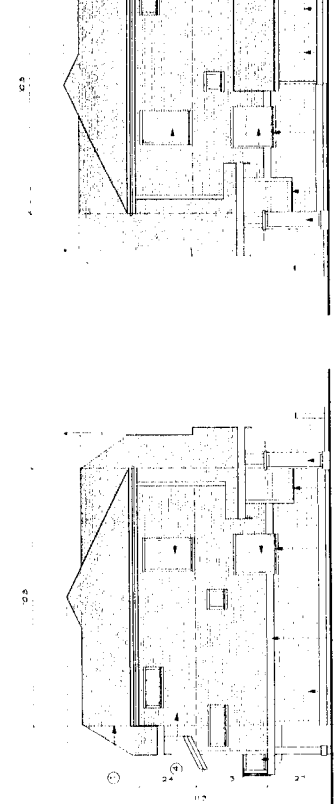
REVISIONS	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"



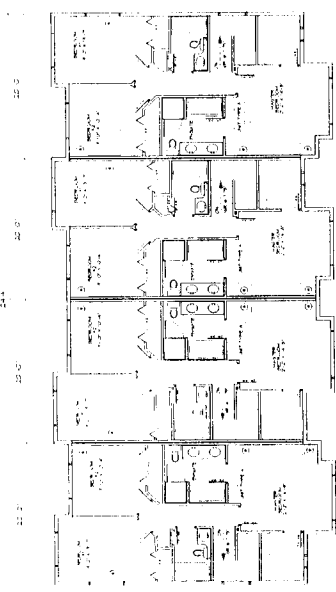
1. BLDGS 415 - FRONT ELEVATION
 SCALE 1/8" = 1'-0"

2. BLDGS 415 - SIDE ELEVATION
 SCALE 1/8" = 1'-0"

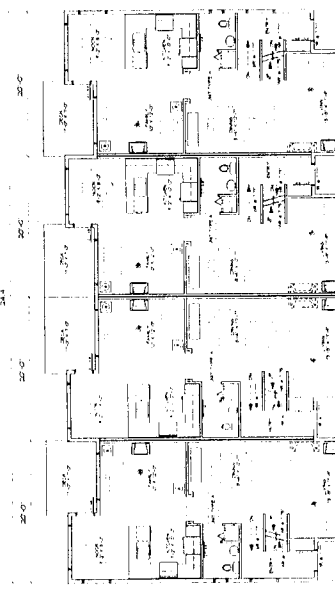


3. BLDGS 415 - SIDE ELEVATION
 SCALE 1/8" = 1'-0"

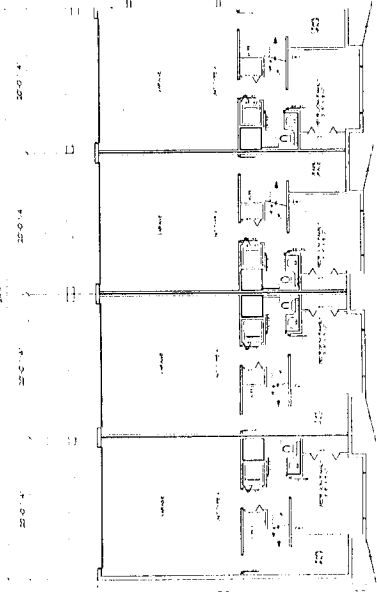
4. BLDGS 415 - SIDE ELEVATION
 SCALE 1/8" = 1'-0"



1. BLDGS 415 - SECOND FLOOR PLAN - 4 UNIT CLUSTER
 SCALE 1/8" = 1'-0"



2. BLDGS 415 - MAIN FLOOR PLAN - 4 UNIT CLUSTER
 SCALE 1/8" = 1'-0"



3. BLDGS 415 - GROUND FLOOR PLAN - 4 UNIT CLUSTER
 SCALE 1/8" = 1'-0"

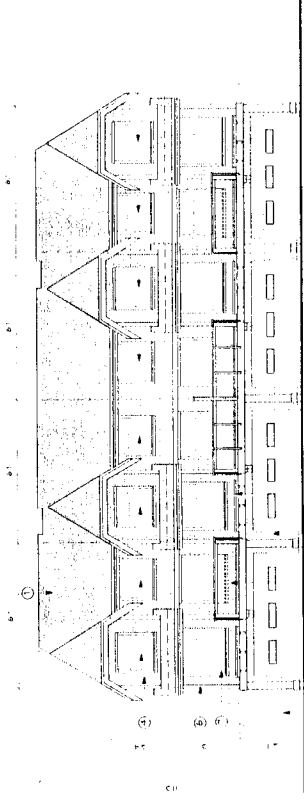
RCA
 Robert Ciccazi Architecture Inc.
 1805 Pine Street
 Vancouver, BC
 Canada
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@rcaarchitecture.com

BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

DATE	24.03.04
SCALE	1/8" = 1'-0"
PROJECT	BGA-19
DATE	24.03.04
SCALE	1/8" = 1'-0"
PROJECT	BGA-19

PLANS 1 ELEVATIONS
 SHEET A4

- 1. ASPHALT SHINGLE ROOF
- 2. ACID BRICKS
- 3. BUMP DAMS
- 4. TRIPLE THREE-PANELED WINDOWS
- 5. VINYL SIDING
- 6. PAINTED WOOD TRIM
- 7. PVC WINDOW CASINGS
- 8. ACID BRICKS WITH DECORATIVE STAIN AND ACID WASHING
- 9. PAINTED ALUMINUM RAILINGS
- 10. DECORATIVE WOOD PANEL
- 11. WOOD PANELING
- 12. ACID WASHING



5. BLDGS 415 - REAR ELEVATION
 SCALE 1/8" = 1'-0"

6. BLDGS 415 - SIDE ELEVATION
 SCALE 1/8" = 1'-0"

PLAN #7
 DP 04270369
 AUG 25 2004
 DP 04-270369

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

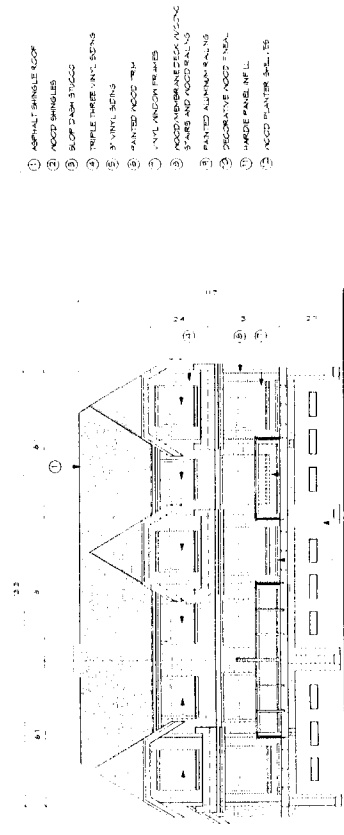
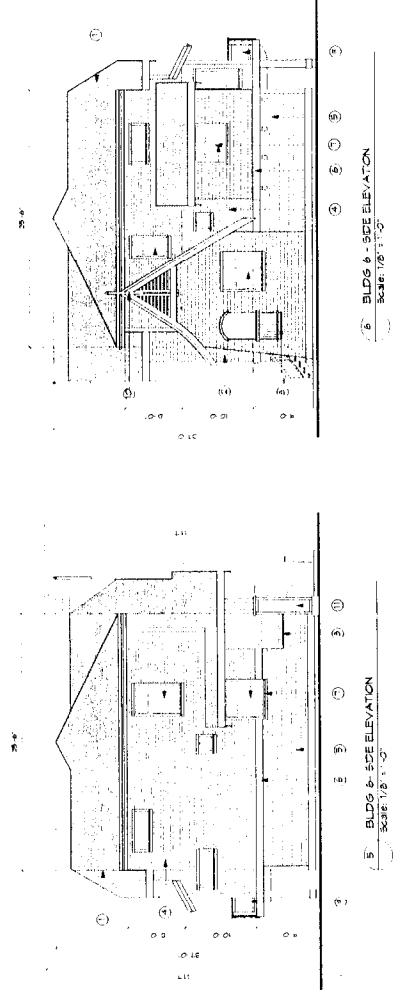
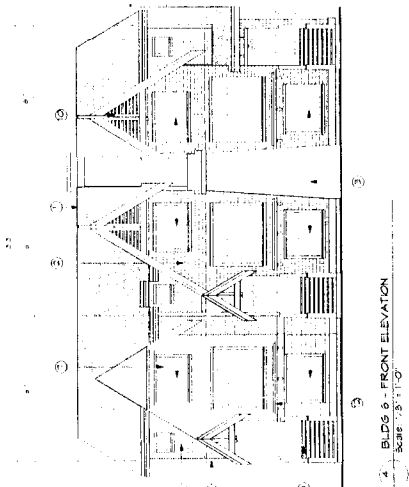
ISSUE NO. 01
 DATE 04/27/10
 DESCRIPTION: REVISED PER 04/27/10

BCA
 Robert Coruzzi Architecture Inc.
 1806 Pine Street
 Vancouver, B.C.
 V6J 3G9
 TEL: (604) 557-4941
 FAX: (604) 557-4941
 E-mail: rcoruzzi@bcarchitect.com

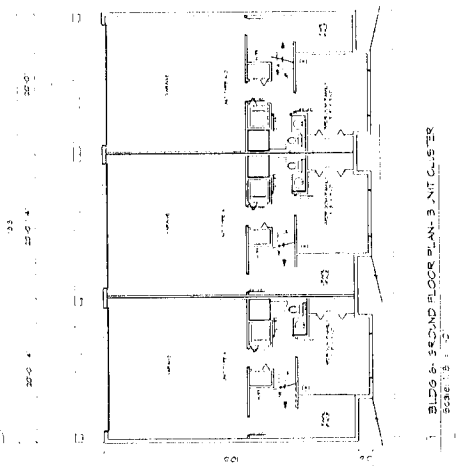
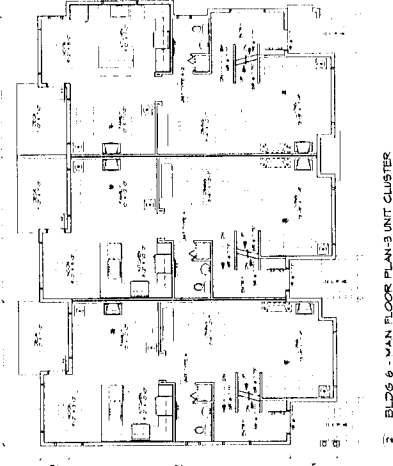
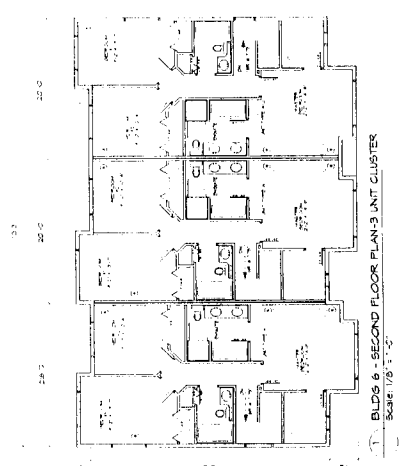
BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

DATE	24.03.04
SCALE	1/4" = 1'-0"
PROJECT	BUILDING 6
CLIENT	2-ANS ELEVATIONS

DATE: A5

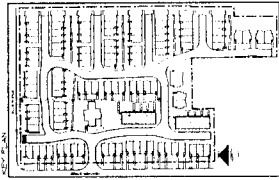


- 1 ASPHALT SHINGLE ROOF
- 2 WOOD SHINGLES
- 3 SLOP SHIM STUCCO
- 4 TRIPLE THREE VINYL SIDING
- 5 VINYL SIDING
- 6 PAINTED WOOD TRIM
- 7 VINYL WINDOW FRAMES
- 8 WOOD-NUMBER ONE CLACK ALONG STAIRS AND CORRIDORS
- 9 PAINTED ALUMINUM FINISH
- 10 DECORATIVE WOOD FINISH
- 11 WOOD PANE INFILL
- 12 WOOD PLASTER SKYLITES



PLAN #8
DP 04270369
 DP 04270369

NO.	DATE	DESCRIPTION

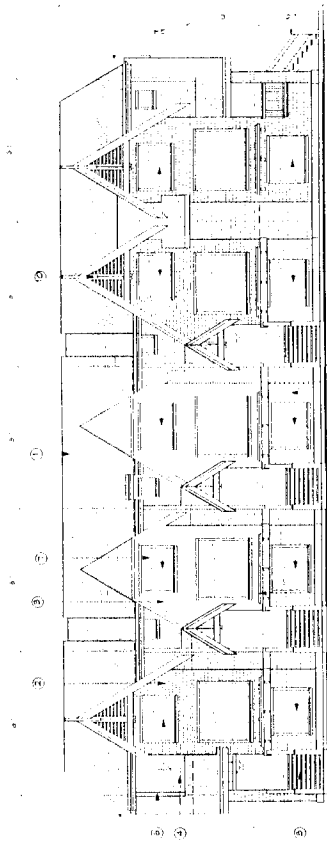


ISSUE
 03.05.04 - 50% FOR 2.0
 14.07.04 - 10% REVISION
 14.07.04 - 10% REVISION

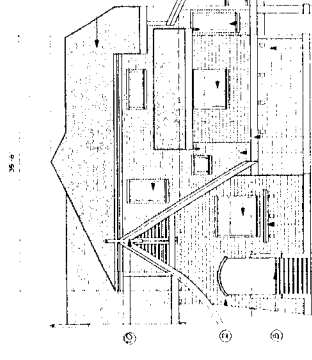
RCA
 Robert Cozzani Architecture Inc.
 1806 Pine Street
 Vancouver, B.C.
 V6B 1G9
 Tel: (604) 337-4741
 Fax: (604) 337-4641
 admin@cozzanarchitecture.com

BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

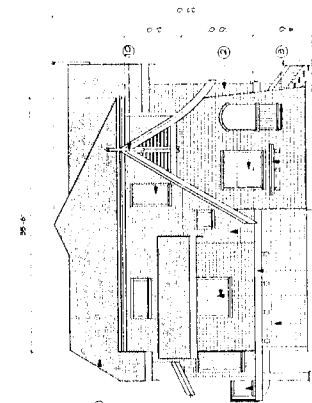
DATE: 24.03.04
 SCALE: 1/4" = 1'-0"
 SHEET: RCA-19
 BUILDINGS 7 & 10
 PLANS & ELEVATIONS
 DRAWING: A6



2 BLDGS 7 & 10 - FRONT ELEVATION
 SCALE 1/8" = 1'-0"



3 BLDGS 7 & 10 - SIDE ELEVATION
 SCALE 1/8" = 1'-0"

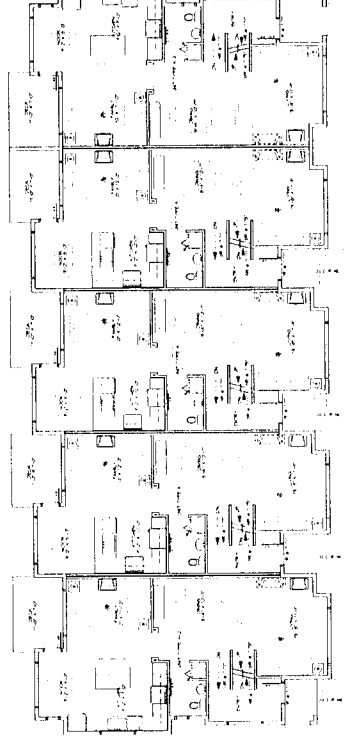


4 BLDGS 7 & 10 - SIDE ELEVATION
 SCALE 1/8" = 1'-0"

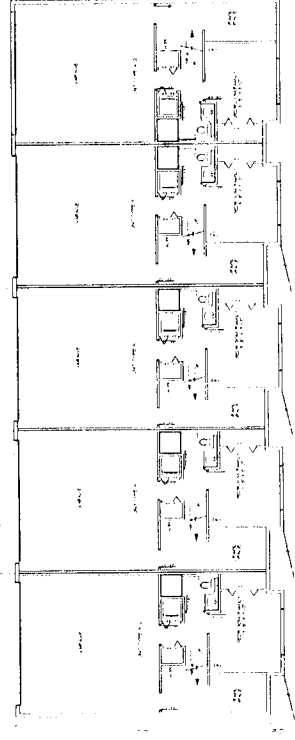
- 1 ASPHALT SHINGLE ROOF
- 2 ADD BRICKS
- 3 SLOP DOWN EGGLO
- 4 REPLACE THREE W.C. SINKS
- 5 3" PVC SINKS
- 6 PAINTED WOOD SIP
- 7 VINYL WINDOW TRAVES
- 8 ADD/REMOVE/REPAIR/PAINT STAIRS AND WOOD FLOORING
- 9 PAINTED ALUMINUM RAILING
- 10 INTEGRATE ADD-FINAL
- 11 HARDIE PANEL WALL
- 12 ADD PLASTER SH-1-19



3 BLDGS 7 & 10 - SECOND FLOOR PLAN - 5 UNIT CLUSTER
 SCALE 1/8" = 1'-0"



3 BLDGS 7 & 10 - MAIN FLOOR PLAN - 5 UNIT CLUSTER
 SCALE 1/8" = 1'-0"



3 BLDGS 7 & 10 - GROUND FLOOR PLAN - 5 UNIT CLUSTER
 SCALE 1/8" = 1'-0"

PLAN #19

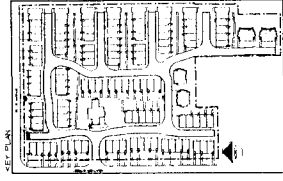
NO. 04270369

DP 04-270369

DP 04270369

BLDGS 7 & 10 - REAR ELEVATION
 SCALE 1/8" = 1'-0"

BLDGS 7 & 10 - REAR ELEVATION
 SCALE 1/8" = 1'-0"

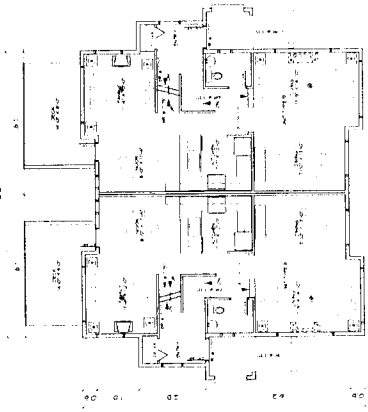


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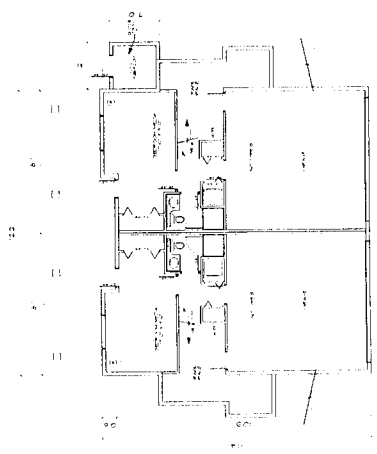
SCALE: 1/8" = 1'-0"

- 1. ASPHALT SHINGLE ROOF
- 2. WOOD SHAKES
- 3. BUSHY PINE SIDING
- 4. WHITE TRIPLE VINYL SIDING
- 5. VINYL SIDING
- 6. PAINTED WOOD TRIM
- 7. VINYL WINDOW FRAMES
- 8. WOOD DOORWAY CASING
- 9. STAIR AND WOOD RAILINGS
- 10. PAINTED ALUMINUM RAILINGS
- 11. DECORATIVE WOOD PANEL
- 12. WOOD PANEL TRIM
- 13. WOOD PLANTER SHELVES

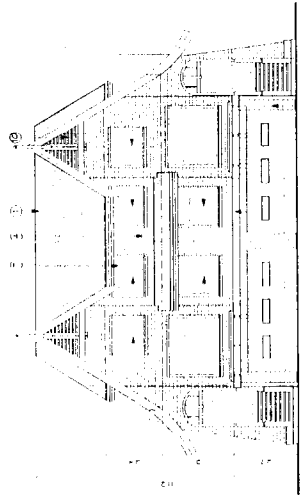
1. BLDG 5, 4, 30, 4, 31 - SECOND FLOOR PLAN - DUPLEX
SCALE: 1/8" = 1'-0"



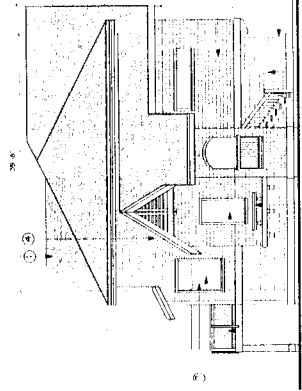
2. BLDG 5, 4, 30, 4, 31 - MAIN FLOOR PLAN - DUPLEX
SCALE: 1/8" = 1'-0"



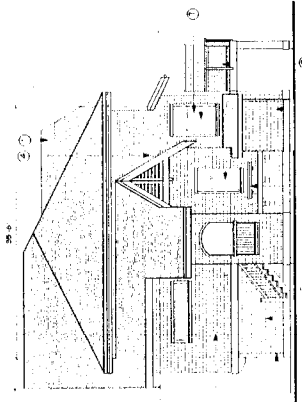
3. BLDG 5, 4, 30, 4, 31 - GROUND FLOOR PLAN - DUPLEX
SCALE: 1/8" = 1'-0"



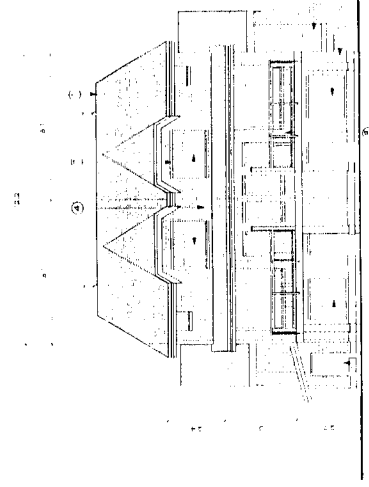
4. BLDG 5, 4, 30, 4, 31 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5. BLDG 5, 4, 30, 4, 31 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6. BLDG 5, 4, 30, 4, 31 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



7. BLDG 5, 4, 30, 4, 31 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



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V6J 1S6
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Fax: 604-681-5241
E-mail: info@robertclarke.com
www.robertclarke.com

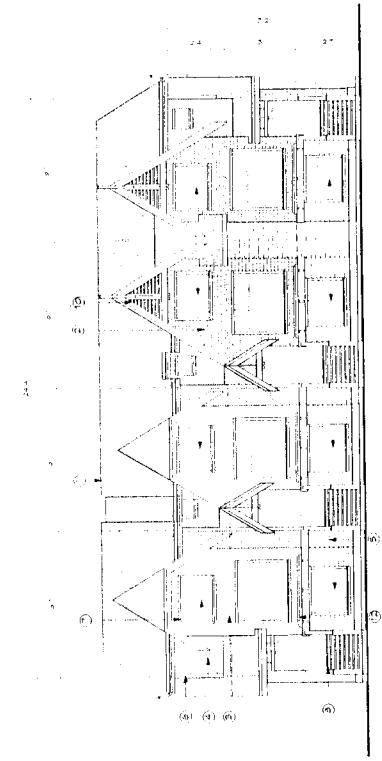
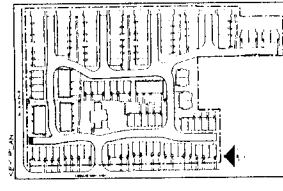
BARRINGTON
WALK
TOWNHOMES
RICHMOND, B.C.

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DP 042 703 69
PLAN #10
DP 04-270369

REVISIONS	NO.	DATE	DESCRIPTION

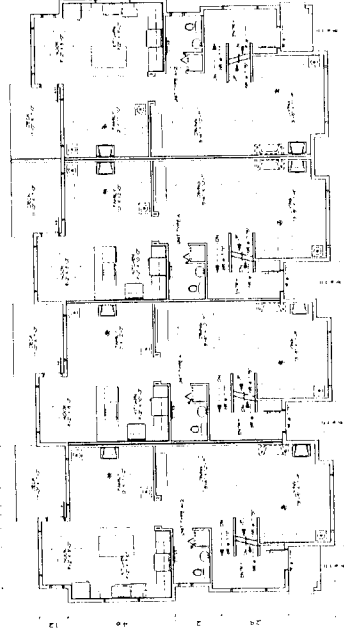
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 DATE: 11/14/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]



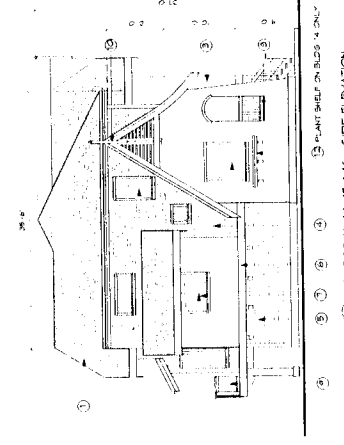
1. BLDGS 11, 14, 15 & 16 - FRONT ELEVATION
 Scale: 1/8" = 1'-0"



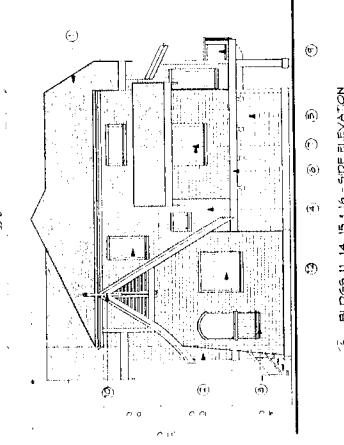
2. BLDGS 11, 14, 15 & 16 - SECOND FLOOR PLAN - 4 UNIT CLUSTER
 Scale: 1/8" = 1'-0"



3. BLDGS 11, 14, 15 & 16 - MAIN FLOOR PLAN - 4 UNIT CLUSTER
 Scale: 1/8" = 1'-0"



4. BLDGS 11, 14, 15 & 16 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"



5. BLDGS 11, 14, 15 & 16 - REAR ELEVATION
 Scale: 1/8" = 1'-0"

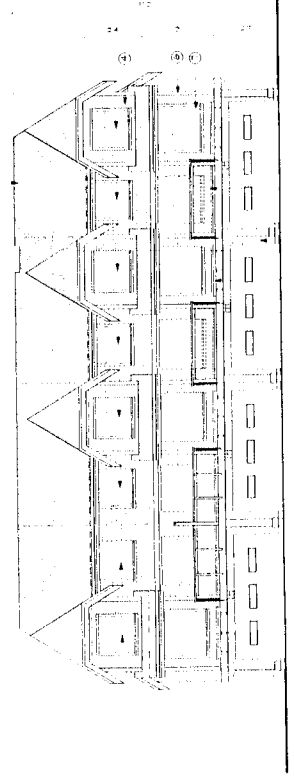
BCA
 Robert Corradi Architecture Inc.
 1808 St. James Street
 Vancouver, B.C.
 Canada
 Tel: 604.271.4731
 Fax: 604.271.4841
 Email: [Email]
 Website: [Website]

BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

PROJECT	NO.	DATE

A/E: [Name]
 P/E: [Name]
 DATE: [Date]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO.: [Number]
 TOTAL SHEETS: [Number]
 PROJECT NO.: [Number]

- 1 ASPHALT SINGLE SLOPE
- 2 ACID BRICKS
- 3 SLOP DASH STUCCO
- 4 TYPICAL THREE TYPICAL
- 5 VINYL SIDING
- 6 PAINTED ACID BRICK
- 7 VINYL SIDING PANELS
- 8 ACID BRICKS WITH STUCCO
- 9 PAINTED ALUMINUM PANELS
- 10 DECORATIVE ACID BRICK
- 11 WOOD PANEL, 1/2"
- 12 ACID BRICKS WITH STUCCO



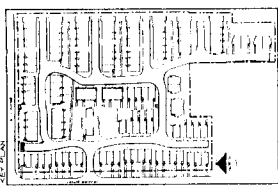
6. BLDGS 11, 14, 15 & 16 - REAR ELEVATION
 Scale: 1/8" = 1'-0"

PLAN #11
DP 04-270369

DP 04270369

7. BLDGS 11, 14, 15 & 16 - GROUND FLOOR PLAN - 4 UNIT CLUSTER
 Scale: 1/8" = 1'-0"

REVISIONS	DATE	DESCRIPTION

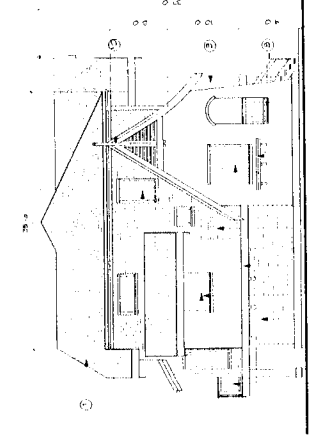
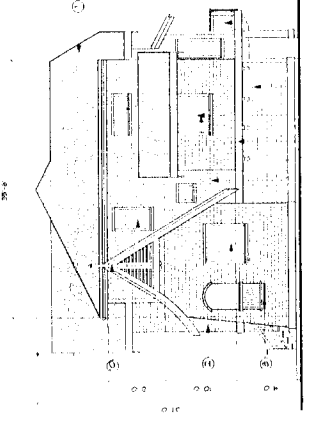
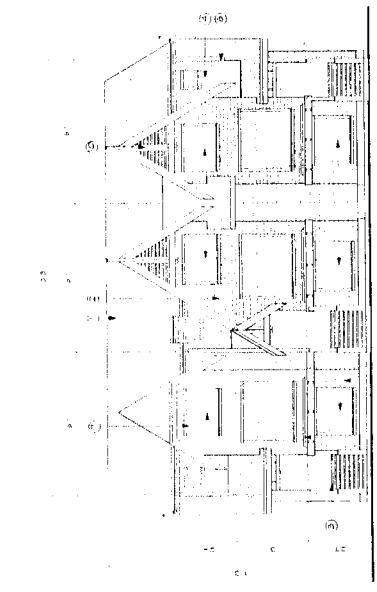


SCALE: 1/8" = 1'-0" (SEE DRAWING FOR DIMENSIONS)
 1/4" = 1'-0" (SEE DRAWING FOR DIMENSIONS)
 1/2" = 1'-0" (SEE DRAWING FOR DIMENSIONS)

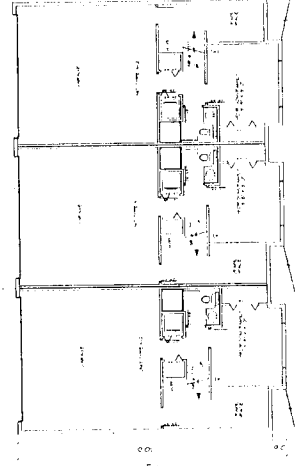
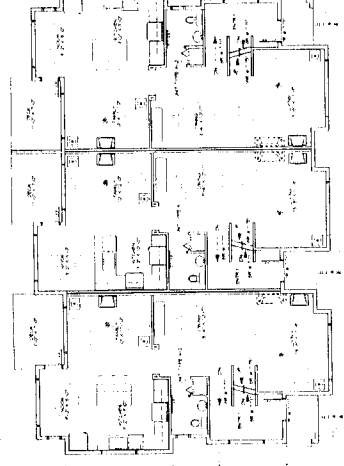
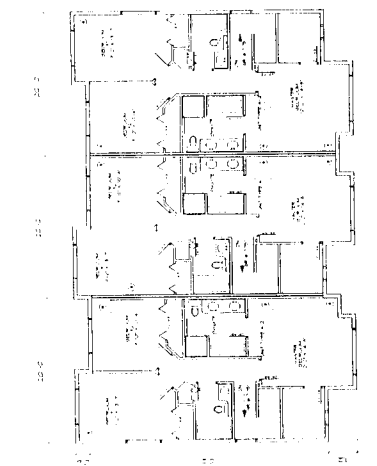
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 Robert Cozzani Architecture Inc.
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 V6A 3C3
 Tel: (604) 587-4741
 Fax: (604) 587-4841
 E-mail: admin@cozzanichitecture.com

BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

NO. 15	DATE 24.09.04
R.C.	SCALE 1/4" = 1'-0"
BUILDINGS 12 & 13	
PLANS 1 ELEVATIONS	
REVISION	SHEET A9

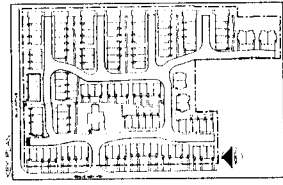


- 1. ASPHALT SINGLE ROOF
- 2. WOOD SHAKES
- 3. SLIP-ON SHINGLES
- 4. BRICK - W/ WOOD TRIM
- 5. 2" W/ WOOD TRIM
- 6. PAINTED WOOD TRIM
- 7. VINYL WINDOW FRAMES
- 8. WOOD-GRANULE DECKING (ON STAIRS AND WOOD PATIOS)
- 9. PAINTED ALUMINUM RAILS
- 10. DECORATIVE WOOD PANELS
- 11. WOOD PAINT, TRIM
- 12. WOOD PLASTER SHELF



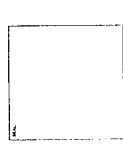
PLAN #12
DP 04-270369

DP 04270369

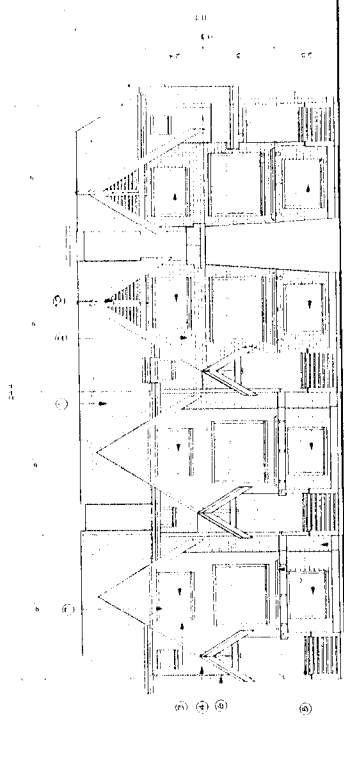


NO.	DATE	DESCRIPTION

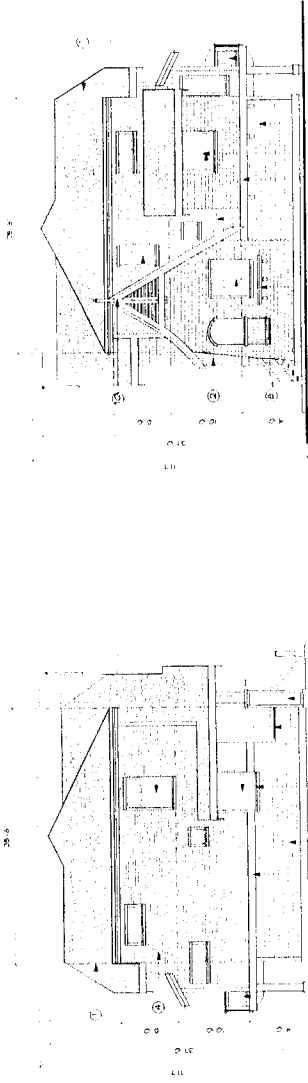
SCALE
 1" = 10'-0" (CL) P.P.
 1" = 10'-0" (CL) P.P.
 1" = 10'-0" (CL) P.P.



RGA
 Robert Greco Architecture Inc.
 1805 Pine Street
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 V6A 3C9
 Tel: 604-687-4741
 Fax: 604-687-4641
 info@robertgrecoarchitecture.com

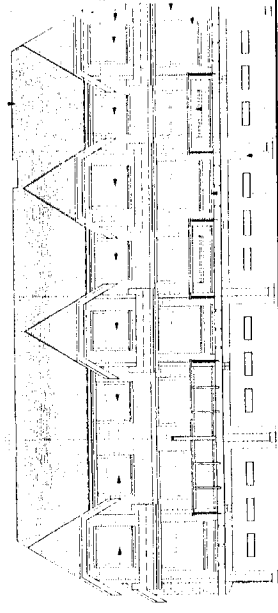


2 BLDG 17 - FRONT ELEVATION
 Scale: 1/8" = 1'-0"

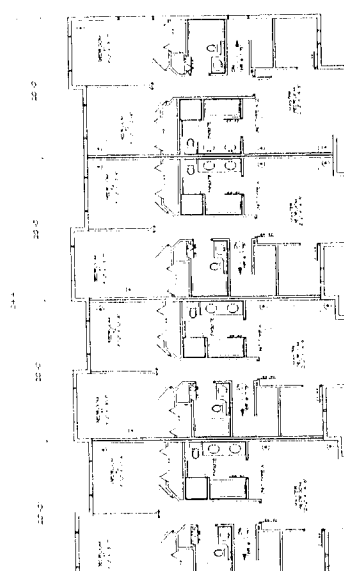


3 BLDG 17 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"

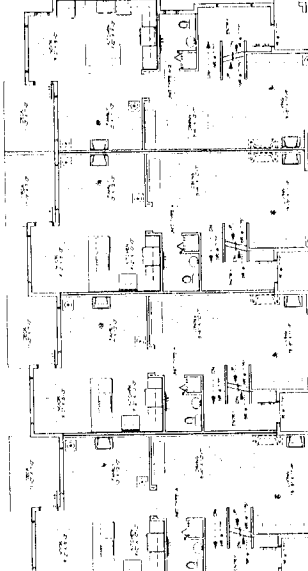
4 BLDG 17 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"



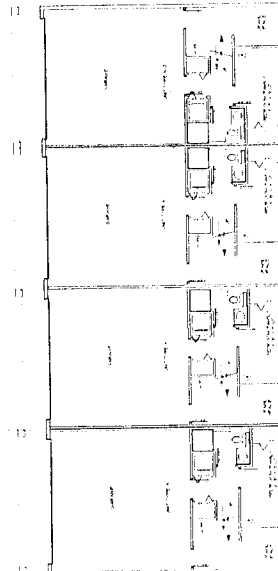
5 BLDG 17 - REAR ELEVATION
 Scale: 1/8" = 1'-0"



6 BLDG 17 - SECOND FLOOR PLAN - 4 UNIT CLUSTER
 Scale: 1/8" = 1'-0"



7 BLDG 17 - MAIN FLOOR PLAN - 4 UNIT CLUSTER
 Scale: 1/8" = 1'-0"



8 BLDG 17 - GROUND FLOOR PLAN - 4 UNIT CLUSTER
 Scale: 1/8" = 1'-0"

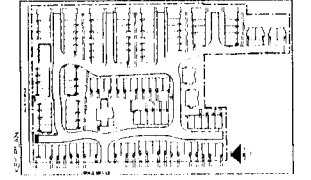
- 1 ASPHALT SHINGLE ROOF
- 2 WOOD SHINGLES
- 3 SLOP DASH STUCCO
- 4 TRIPLE-GLASS VINYL WINDOWS
- 5 3" PVC SIDING
- 6 PAINTED WOOD TRIM
- 7 VINYL WINDOW FRAMES
- 8 WOOD MINERAL WOOL INSULATION
- 9 STAIRS AND WOOD WALKING SURFACES
- 10 PAINTED ALUMINUM RAILING
- 11 SEPARATE WOOD PANEL
- 12 WOOD PANEL W/FL.
- 13 WOOD PLANTER SHELVES

PROJECT		BARRINGTON WALK TOWNHOMES
LOCATION		RICHMOND, B.C.
DATE	21.03.04	
SCALE	1/4" = 1'-0"	RCA:BS
BUILDING 17		
PLANS & ELEVATIONS		
SCALE	1/8" = 1'-0"	A10

PLAN #13
 DP 04270369

DP 04270369

NO.	DATE	DESCRIPTION



ISSUE: 18.05.18
 18.05.18 - 18.05.18
 18.05.18 - 18.05.18
 18.05.18 - 18.05.18

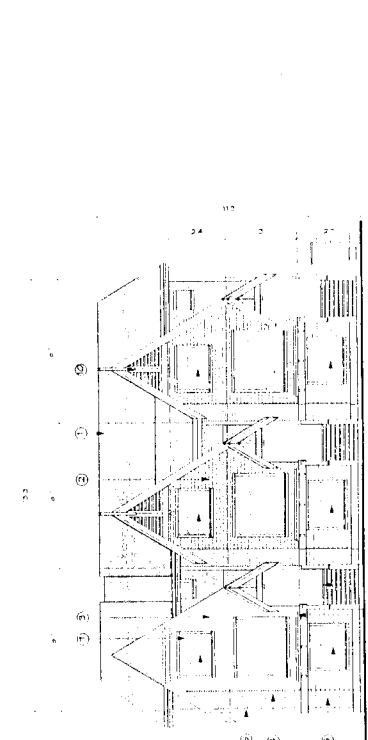


BCA
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 Email: admin@cciccozarchitecture.com

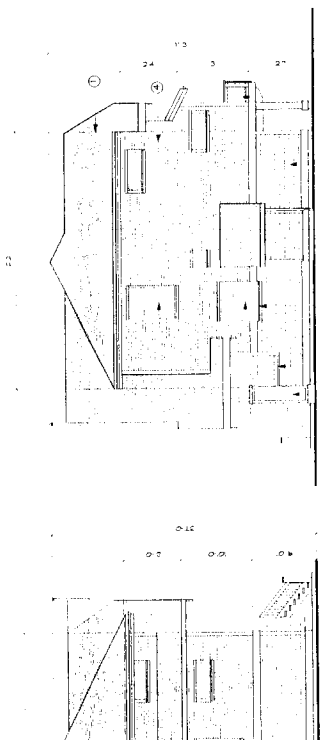
PROJECT:
BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

DATE	24.09.04
BY	RCA/RS
SCALE	1/8" = 1'-0"
PROJECT	BUILDING 18
PLANS & ELEVATIONS	

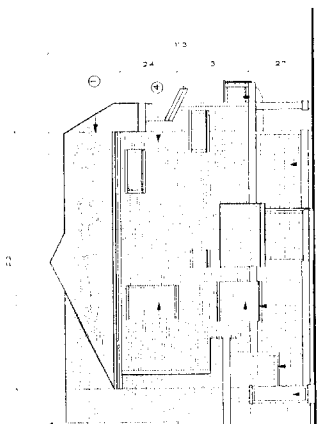
REVISION:
 A11



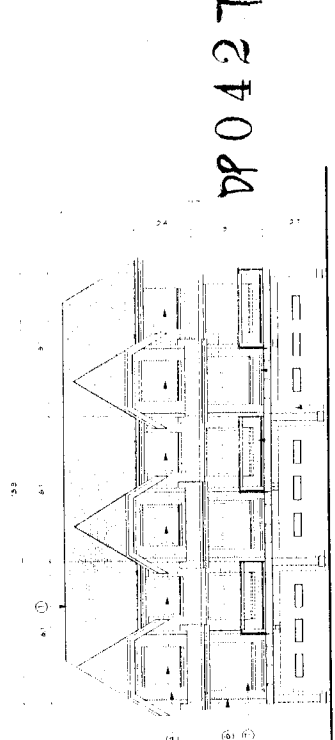
1. BLDG 18 - FRONT ELEVATION
 Scale: 1/8" = 1'-0"



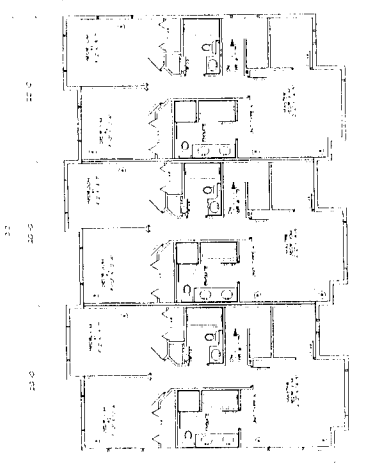
2. BLDG 18 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"



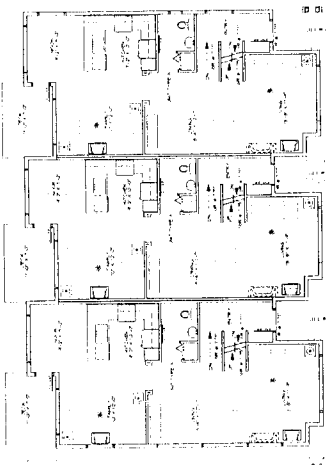
3. BLDG 18 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"



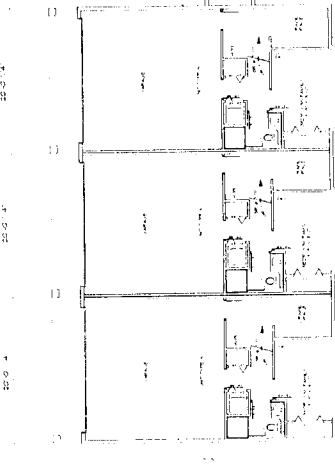
4. BLDG 18 - REAR ELEVATION
 Scale: 1/8" = 1'-0"



5. BLDG 18 - SECOND FLOOR PLAN - 3 UNIT CLUSTER
 Scale: 1/8" = 1'-0"



6. BLDG 18 - MAIN FLOOR PLAN - 3 UNIT CLUSTER
 Scale: 1/8" = 1'-0"



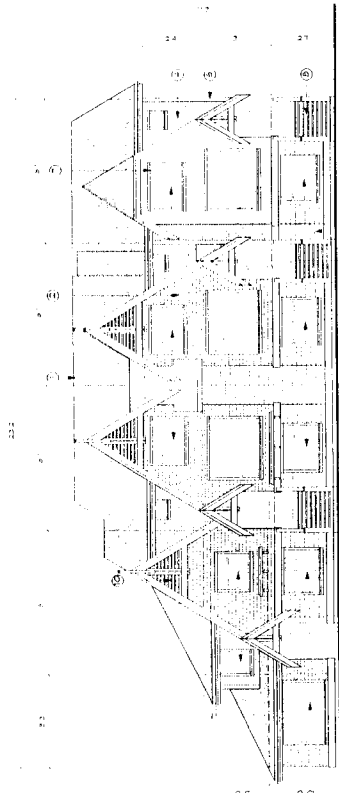
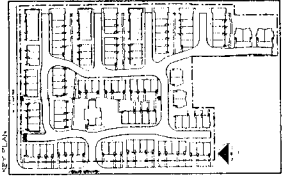
7. BLDG 18 - GROUND FLOOR PLAN - 3 UNIT CLUSTER
 Scale: 1/8" = 1'-0"

- 1 ASPHALT SHINGLE ROOF
- 2 ACID FINISH
- 3 BUMP GRAB STAIRS
- 4 TRIPLE FRAME ALUM. WINDOWS
- 5 3" PVC SENS
- 6 PAINTED ALUM. TRIM
- 7 1/2" PVC WINDOW TRIM
- 8 ACID WASHED EXTERIOR STONE AND ACID FINISH
- 9 PAINTED ALUM. RAILS
- 10 DECORATIVE NOT FIN.
- 11 WOOD PANEL WALL
- 12 1/2" PVC TRIM

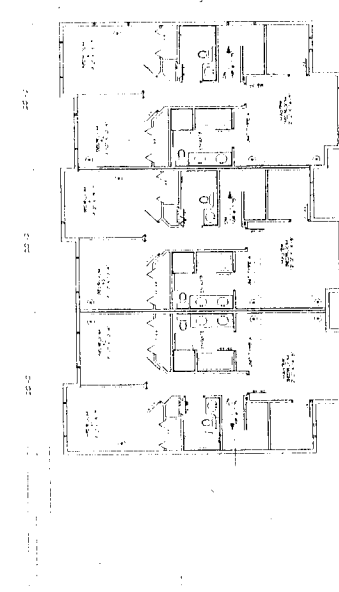
DP 04270369

PLAN #14

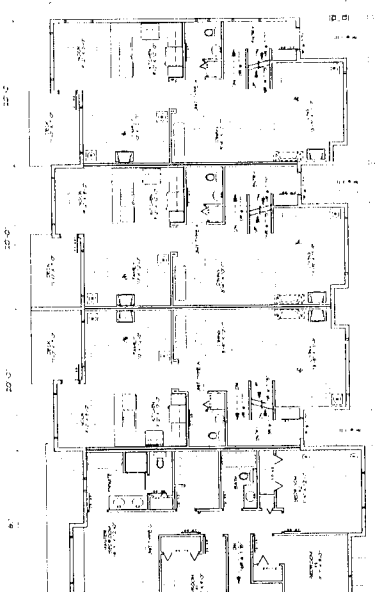
DP 04-270369



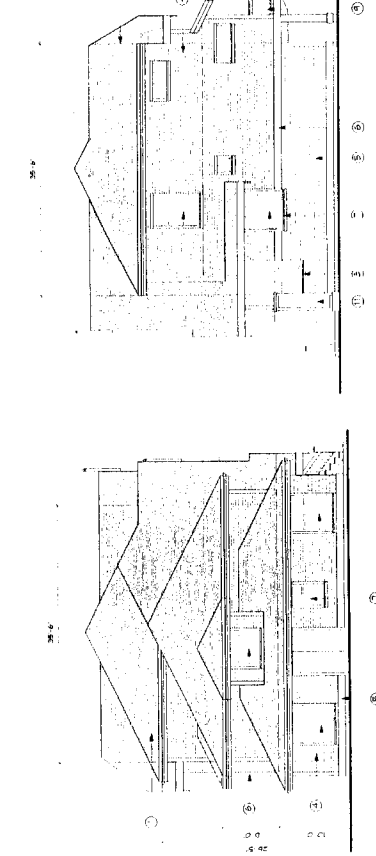
4 BLDGS 19, 22, 26 - FRONT ELEVATION
Scale: 1/8" = 1'-0"



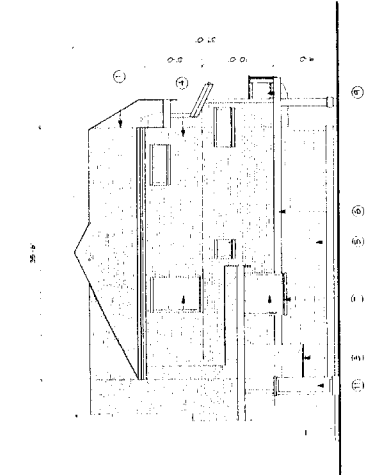
1 BLDGS 19, 22, 26 - SECOND FLOOR PLAN - 4 UNIT CLUSTER
Scale: 1/8" = 1'-0"



2 BLDGS 19, 22, 26 - MAIN FLOOR PLAN - 4 UNIT CLUSTER
Scale: 1/8" = 1'-0"



5 BLDGS 19, 22, 26 - SIDE ELEVATION
Scale: 1/8" = 1'-0"



6 BLDGS 19, 22, 26 - REAR ELEVATION
Scale: 1/8" = 1'-0"

- 1 ASPHALT SHINGLE ROOF
- 2 WOOD SHINGLES
- 3 SLIP DASH STUCCO
- 4 WOOD TRIM AND SILLING
- 5 PAINTED WOOD TRIM
- 6 UNPAINTED WOOD TRIM
- 7 WOOD SHINGLES (EXTERIOR)
- 8 PAINTED WOOD TRIM
- 9 DECORATIVE WOOD TRIM
- 10 WOOD PANEL FILL
- 11 WOOD PLANTER SHELF

PLAN #15

DP 04-270369

DP 04270369

3 BLDGS 19, 22, 26 - GROUND FLOOR PLAN - 4 UNIT CLUSTER
Scale: 1/8" = 1'-0"

ISSUE

NO. DATE DESCRIPTION

1 03/24/04 ISSUE 1.0

2 04/01/04 ISSUE 2.0

3 04/01/04 ISSUE 3.0

4 04/01/04 ISSUE 4.0

5 04/01/04 ISSUE 5.0

6 04/01/04 ISSUE 6.0

7 04/01/04 ISSUE 7.0

8 04/01/04 ISSUE 8.0

9 04/01/04 ISSUE 9.0

10 04/01/04 ISSUE 10.0

11 04/01/04 ISSUE 11.0

12 04/01/04 ISSUE 12.0

13 04/01/04 ISSUE 13.0

14 04/01/04 ISSUE 14.0

15 04/01/04 ISSUE 15.0

16 04/01/04 ISSUE 16.0

17 04/01/04 ISSUE 17.0

18 04/01/04 ISSUE 18.0

19 04/01/04 ISSUE 19.0

20 04/01/04 ISSUE 20.0

21 04/01/04 ISSUE 21.0

22 04/01/04 ISSUE 22.0

23 04/01/04 ISSUE 23.0

24 04/01/04 ISSUE 24.0

25 04/01/04 ISSUE 25.0

26 04/01/04 ISSUE 26.0

27 04/01/04 ISSUE 27.0

28 04/01/04 ISSUE 28.0

29 04/01/04 ISSUE 29.0

30 04/01/04 ISSUE 30.0

31 04/01/04 ISSUE 31.0

32 04/01/04 ISSUE 32.0

33 04/01/04 ISSUE 33.0

34 04/01/04 ISSUE 34.0

35 04/01/04 ISSUE 35.0

36 04/01/04 ISSUE 36.0

37 04/01/04 ISSUE 37.0

38 04/01/04 ISSUE 38.0

39 04/01/04 ISSUE 39.0

40 04/01/04 ISSUE 40.0

41 04/01/04 ISSUE 41.0

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43 04/01/04 ISSUE 43.0

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BCA

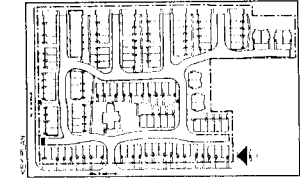
Robert Ciccozzi Architecture Inc.
1808 Pine Street
Vancouver, B.C.
V6A 3G3
Tel: (604) 687-4741
Fax: (604) 687-4641
Email: admin@cccaz.zarchitecture.com

BARRINGTON
WALK
TOWNHOMES
RICHMOND, B.C.

DATE	24.03.04
SCALE	1/4" = 1'-0"
PROJECT	BUILDINGS 19, 22 & 26 PLANS 1 ELEVATIONS

NO. 15
A12

NO.	DATE	DESCRIPTION



SCALE
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"



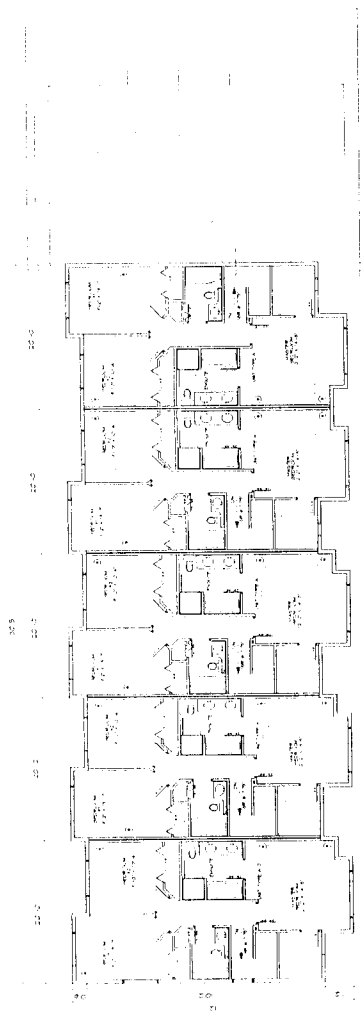
RCA
 Robert Czuczaj Architecture Inc.

1805 Pine Street
 Vancouver, B.C.
 Canada
 V6J 1S5
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@rcaarchitecture.com

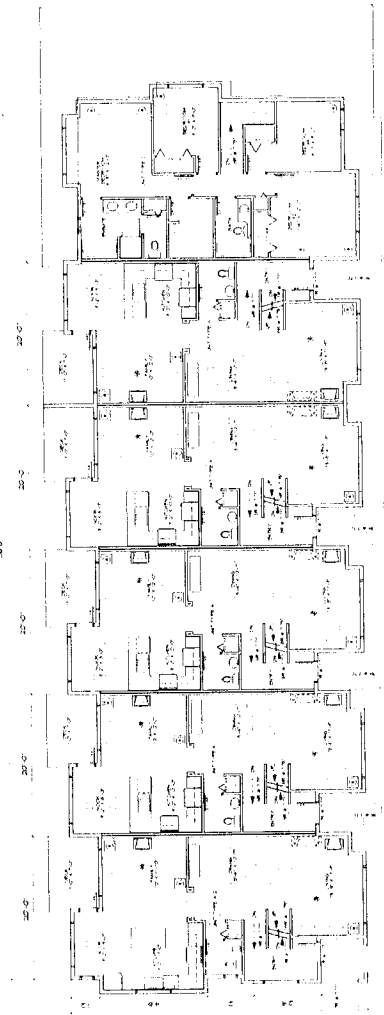
BARRINGTON
 WALK
 TOWNHOMES
 RICHMOND, B.C.

DATE	11/20/04
BY	AC
SCALE	1/4" = 1'-0"
PROJECT	BUILDING 20
PLANS	PLAN 16
REVISED	A13

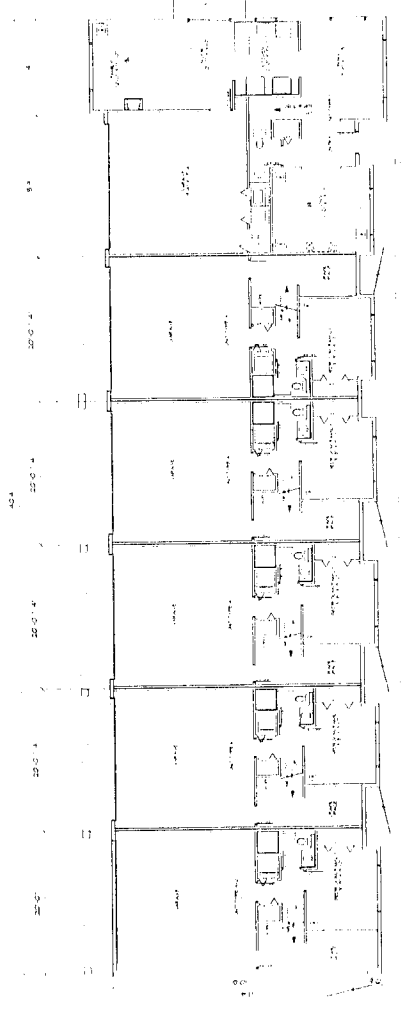
DP 04270369
 PLAN #16
 DP 04-270369



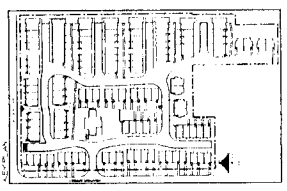
2. BLDG 20 - SECOND FLOOR PLAN - UNIT CLUSTER
 1/8" = 1'-0"



3. BLDG 20 - MAIN FLOOR PLAN - UNIT CLUSTER
 1/8" = 1'-0"

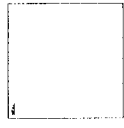


4. BLDG 20 - GROUND FLOOR PLAN - UNIT CLUSTER
 1/8" = 1'-0"



NO.	DATE	DESCRIPTION

SCALE
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"



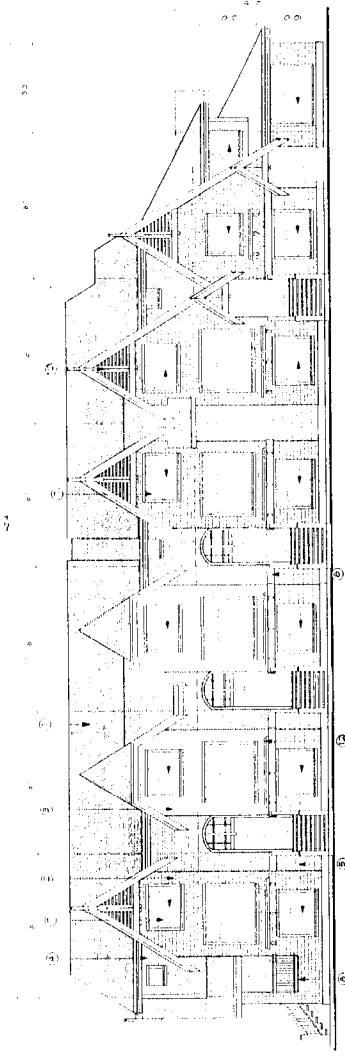
RCA

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 admin@cccazarchitecture.com

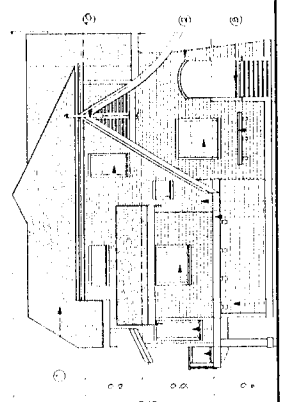
PROJECT
**BARRINGTON
 WALK
 TOWNHOMES**
 RICHMOND, B.C.

DATE	34-29-04
SCALE	1/4" = 1'-0"
PROJECT	RCA#9
BUILDING NO.	BUILDING 20
ELEVATION	ELEVATIONS

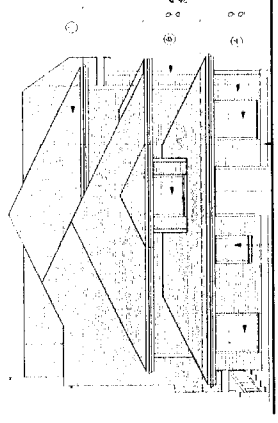
TABLE NO.
A14



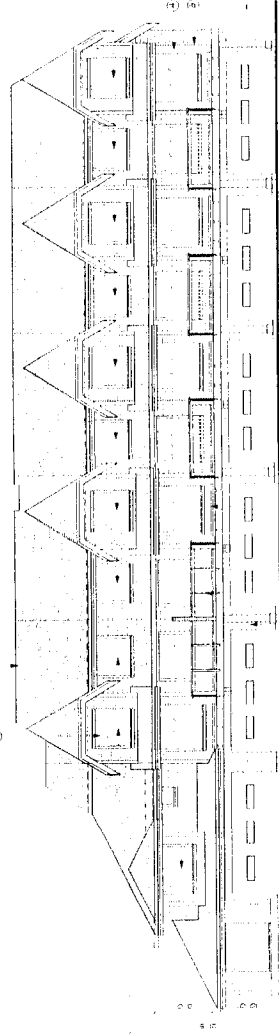
1 BLDG 20 - FRONT ELEVATION
 Scale 1/8" = 1'-0"



5 BLDG 20 - SIDE ELEVATION
 Scale 1/8" = 1'-0"

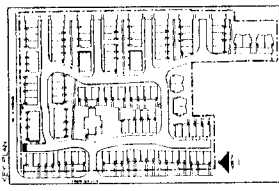
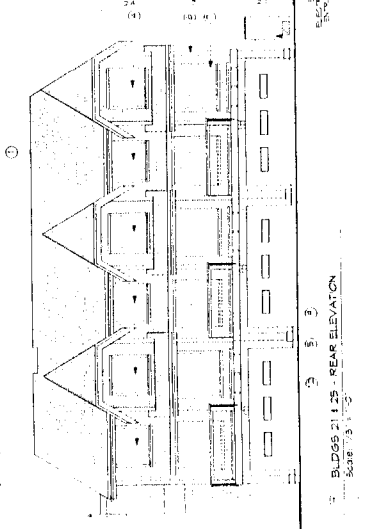
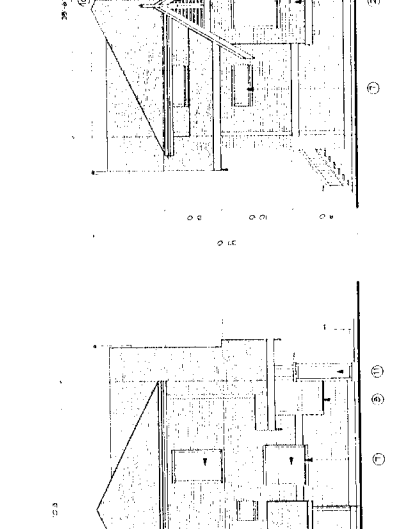
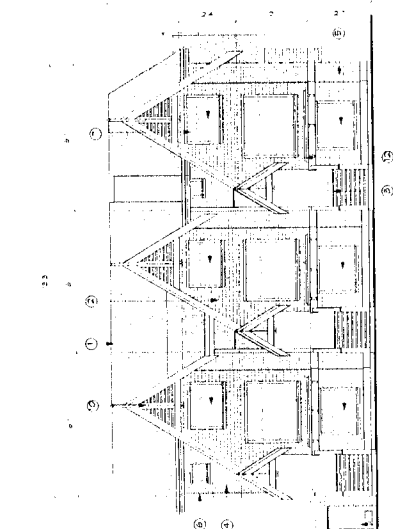
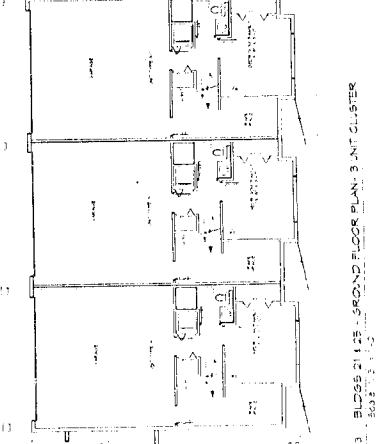
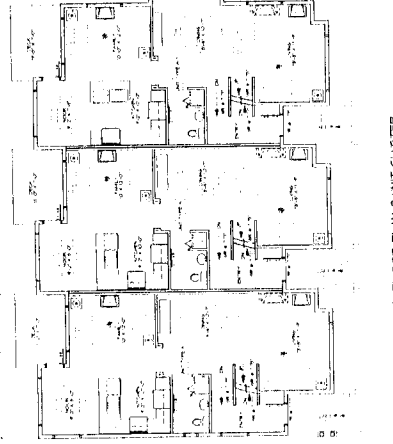
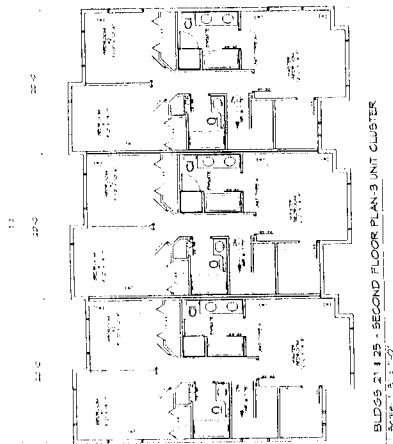


6 BLDG 20 - SIDE ELEVATION
 Scale 1/8" = 1'-0"



7 BLDG 20 - REAR ELEVATION
 Scale 1/8" = 1'-0"

PP042 70369
PLAN #17
DP 04-270369



REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 03/26/04
 03/26/04 - 04/01/04
 04/01/04 - 04/01/04

REA
 Robert Cieszczyk Architecture Inc.
 1050 Pine Street
 Vancouver, B.C.
 Canada
 Tel: 604.681.4731
 Fax: 604.681.4641
 Email: admin@robertcieszczyk.com

PROJECT:
**BARRINGTON
 WALK
 TOWNHOMES**
 RICHMOND, B.C.

DATE	04/01/04
BY	AC
SCALE	1/8" = 1'-0"
PROJECT NO.	214 25
CLIENT	BARRINGTON WALK TOWNHOMES
DATE	04/01/04

- 1. APPLICABLE SINGLE ROOF
- 2. ADD BRACKETS
- 3. SLOPE DOWN BRACKETS
- 4. TRIPLE WIRE VINYL SCAINS
- 5. VINYL SIDING
- 6. PAINTED WOOD TRIM
- 7. VINYL WINDOW FRAMES
- 8. ADD VIBRANT DECORATING STRIPS AND WOOD PANELS
- 9. PAINTED ALUMINUM RAILINGS
- 10. DECORATIVE WOOD PANELS
- 11. WIDE PAINT STRIP
- 12. WOOD PLANTER BELLS

DP04270369
PLAN #18
DP 04-270369

BLDG 214 25 - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

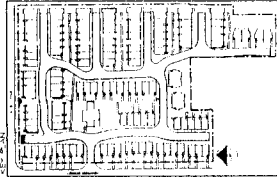
BLDG 214 25 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

BLDG 214 25 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

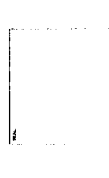
BLDG 214 25 - SECOND FLOOR PLAN: 3 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"

BLDG 214 25 - MAIN FLOOR PLAN: 3 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"

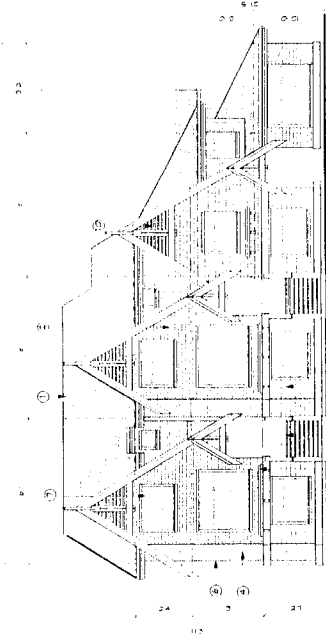
REV	DATE	DESCRIPTION
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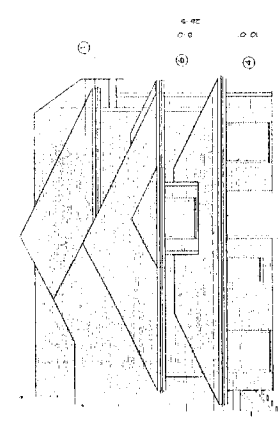
SCALE: 1/8" = 1'-0"



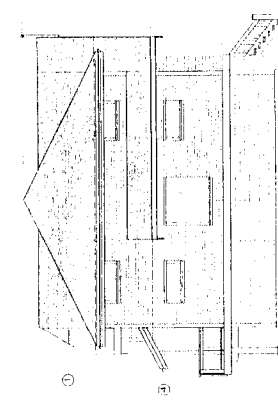
RCOA
Robert C. O'Connell Architects Inc.
1506 Pine Street
Vancouver, B.C.
V6Z 2G9
Tel: 604.681.1111
Fax: 604.681.1111
E-mail: info@roccoarchitecture.com



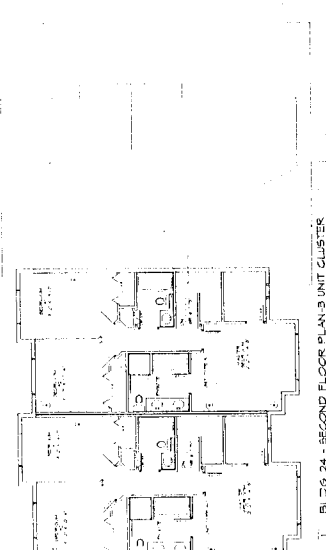
1. BLDG 24 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



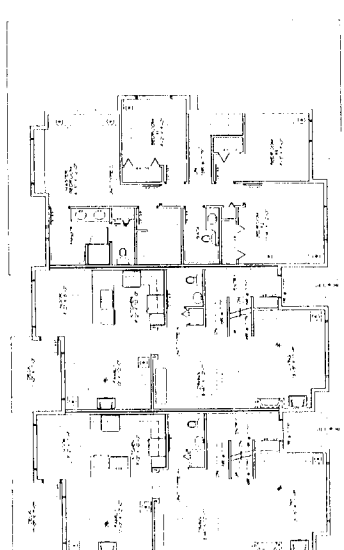
2. BLDG 24 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



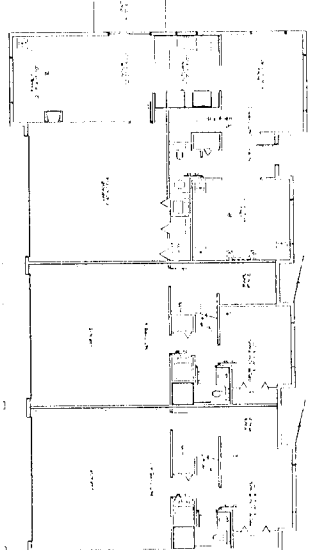
3. BLDG 24 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



4. BLDG 24 - SECOND FLOOR PLAN - 3 UNIT CLUSTER
SCALE: 1/8" = 1'-0"



5. BLDG 24 - MAIN FLOOR PLAN - 3 UNIT CLUSTER
SCALE: 1/8" = 1'-0"



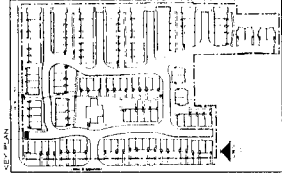
6. BLDG 24 - GROUND FLOOR PLAN - 3 UNIT CLUSTER
SCALE: 1/8" = 1'-0"

- 1. ASPHALT SHINGLE ROOF
- 2. WOOD SHINGLES
- 3. SLOP DASH FINISH
- 4. TRIPLE FRAME PVC DOOR
- 5. 2" PVC SINKS
- 6. PAINTED WOOD TRIM
- 7. VINYL AND OAK TRIM
- 8. WOOD AND OAK TRIM
- 9. WOOD AND OAK TRIM
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- 99. WOOD AND OAK TRIM
- 100. WOOD AND OAK TRIM

BARRINGTON
WALK
TOWNHOMES
RICHMOND, B.C.

DP 042 70369
PLAN #19
BUILDING 24
PLANS & ELEVATIONS
A16

DP 04-270369



REF.	DATE	DESCRIPTION

DATE: 2004-04-20
 DRAWN BY: J. GIBSON
 CHECKED BY: J. GIBSON

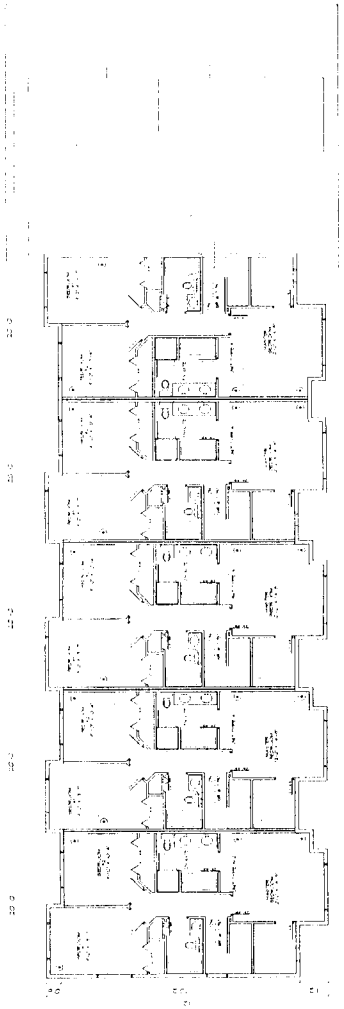
BCA
Robert Ciccazzi Architecture Inc.
 1806 Pine Street
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 Canada V6J 3C9
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**BARRINGTON
 WALK
 TOWNHOMES**
 RICHMOND, B.C.

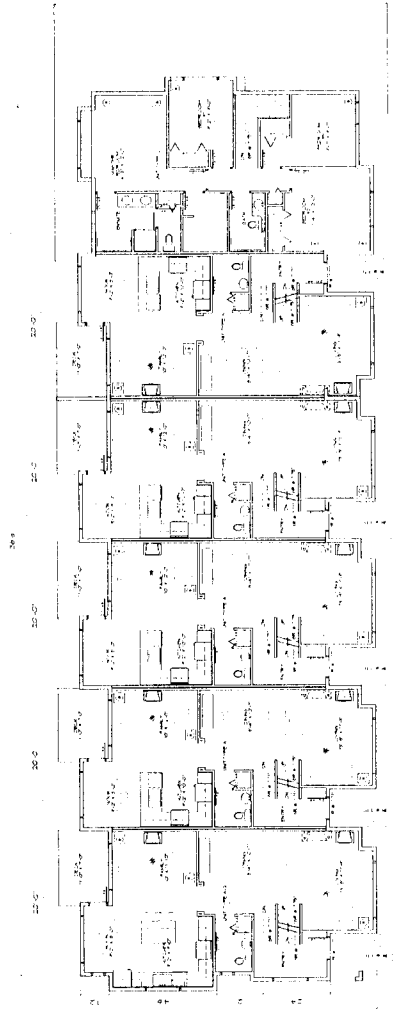
DATE	REV.	DESCRIPTION

PROJECT: BARRINGTON WALK TOWNHOMES
 DRAWING: BUILDING 27
 SHEET NO: PLANS
 TITLE: A17

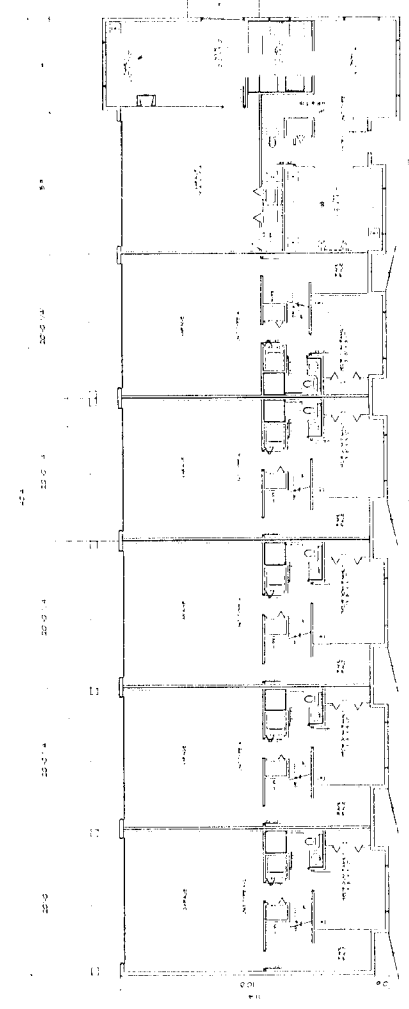
DP 04270369
PLAN #20
DP 04-270369



1. BLDG 27 - SECOND FLOOR PLAN - 6 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"



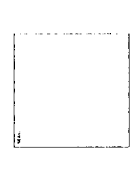
2. BLDG 27 - MAIN FLOOR PLAN - 6 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"



3. BLDG 27 - GROUND FLOOR PLAN - 6 UNIT CLUSTER
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

ISSUE:
 23.05.04 - 3RD REVISION
 14.07.04 - 2ND REVISION

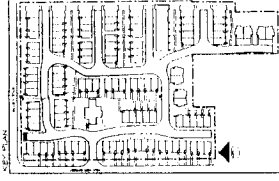


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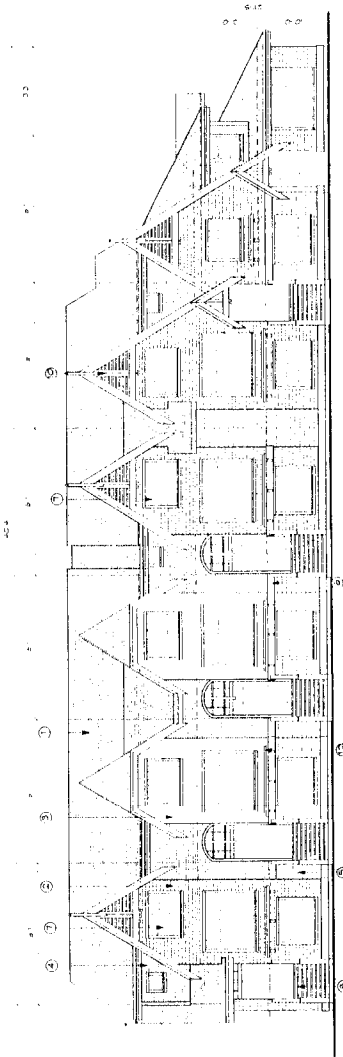
PROJECT
BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

DATE	23.05.04
NO.	3-005-04
R.C.	
SCALE	1/4" = 1'-0"
	RCAB
	BUILDING 27
	ELEVATIONS

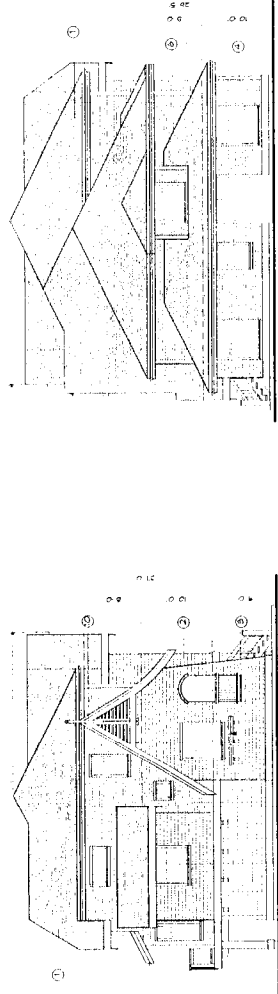
DATE: A18



- 1. ASPHALT SHINGLE ROOF
- 2. ADD SHINGLES
- 3. BUMP DAM STUCCO
- 4. NIBBLE THREE VINYL SIDING
- 5. 8" VINYL SIDING
- 6. PAINTED WOOD TRIM
- 7. VINYL WINDOW FRAMES
- 8. ADD WINDOW SILLING
- 9. PAINTED ALUMINUM RAILING
- 10. DECORATIVE WOOD PANEL
- 11. WPC PANEL FILL
- 12. ADD PAINTER SHELVES

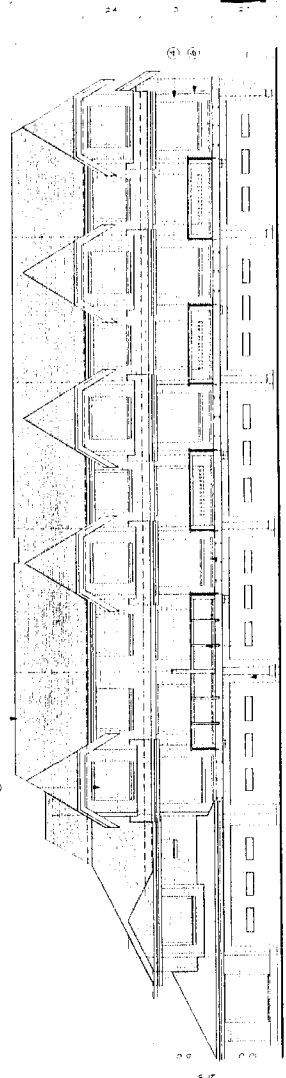


4 BLDG 27 - FRONT ELEVATION
 Scale: 1/8" = 1'-0"



5 BLDG 27 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"

6 BLDG 27 - SIDE ELEVATION
 Scale: 1/8" = 1'-0"

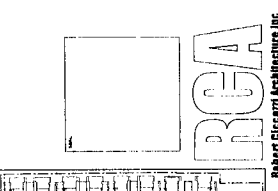


7 BLDG 27 - REAR ELEVATION
 Scale: 1/8" = 1'-0"

DP04270369
PLAN #21
DP 04-270369

NO.	DATE	DESCRIPTION

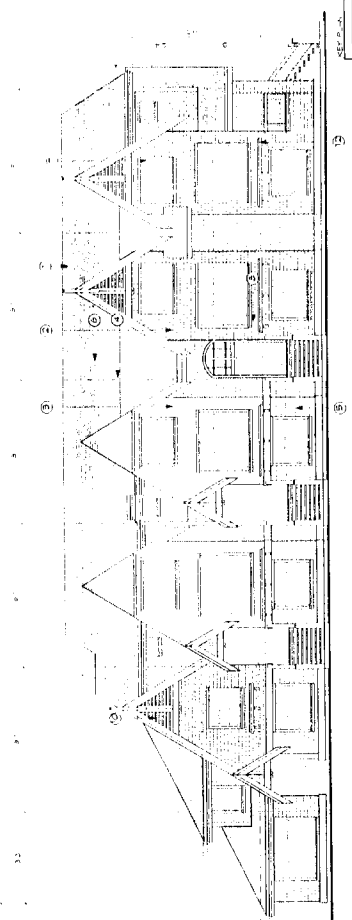
SCALE: 1/8" = 1'-0"



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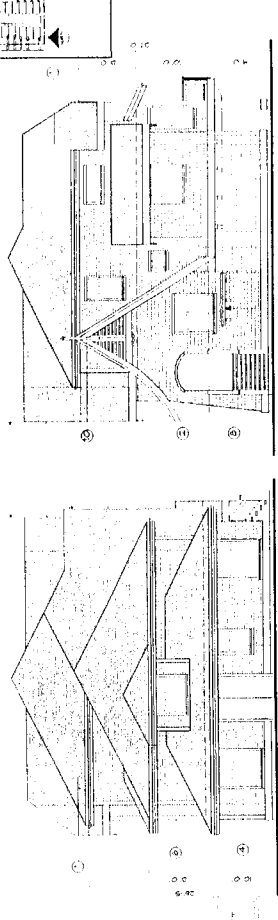
BARRINGTON WALK TOWNHOMES
 RICHMOND, B.C.

DATE	3-29-04
PROJECT	NC
SCALE	1/4" = 1'-0" 3/4" = 9'
NO.	BUILDING 28
PLANS ELEVATIONS	
PROJECT	A19

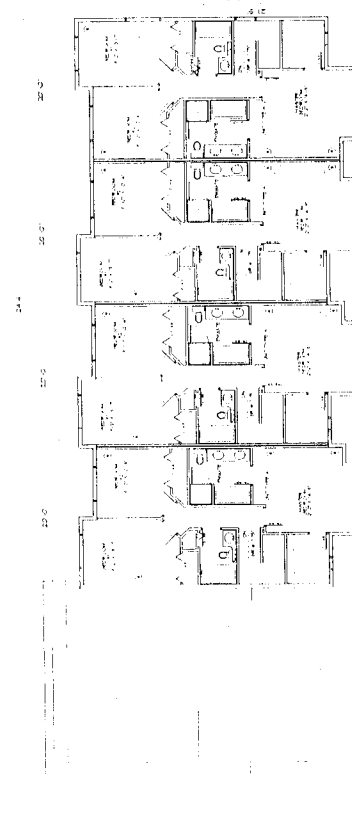


PLAN #22
DP 04-270369

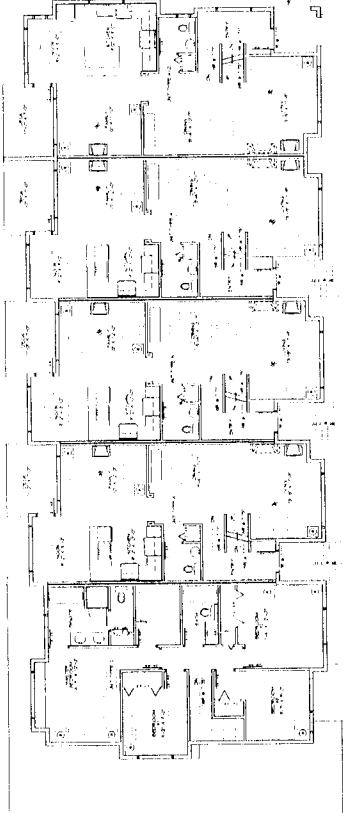
BLDG 28 - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



BLDG 28 - SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

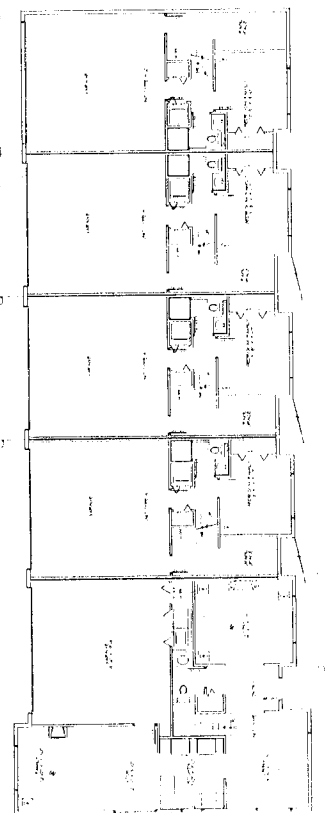


BLDG 28 - SECOND FLOOR PLAN - 5 UNIT CLUSTER
 SCALE: 3/16" = 1'-0"



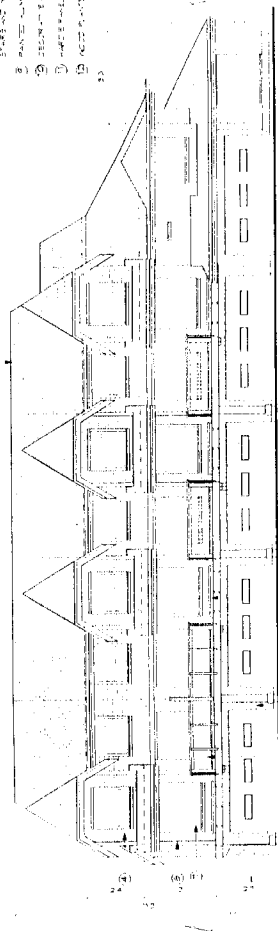
BLDG 28 - MAIN FLOOR PLAN - 5 UNIT CLUSTER
 SCALE: 3/16" = 1'-0"

DP 04270369



BLDG 28 - SECOND FLOOR PLAN - 5 UNIT CLUSTER
 SCALE: 3/16" = 1'-0"

- 1. APPLICABLE ROOF
- 2. ACROSS FINISHES
- 3. BUMPERS
- 4. PAINTS
- 5. FINISHES
- 6. FINISHES
- 7. FINISHES
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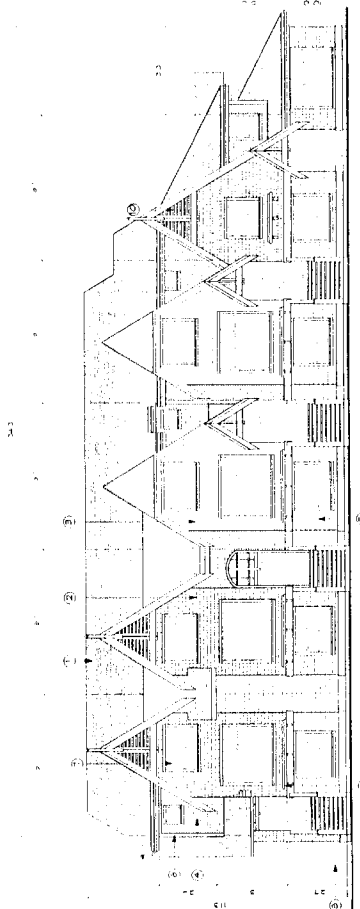
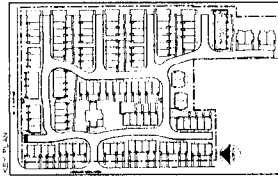
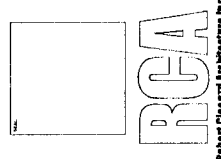


BLDG 28 - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

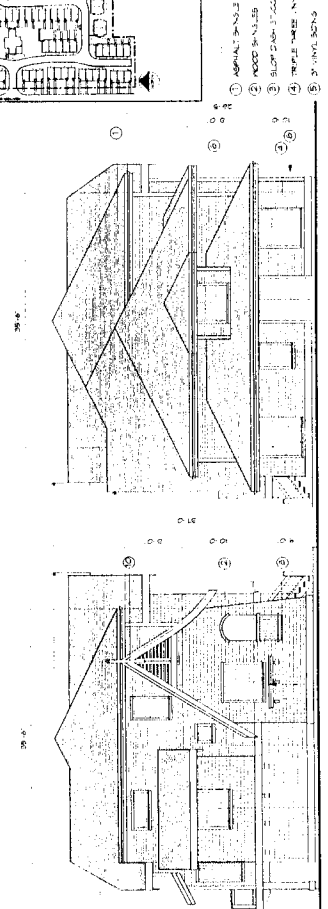
CONTRACTOR TO CHECK ALL DIMENSIONS AND CONDITIONS OF WORK BEFORE BEGINNING WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.

NO.	DATE	DESCRIPTION

DATE: 04/27/04
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]



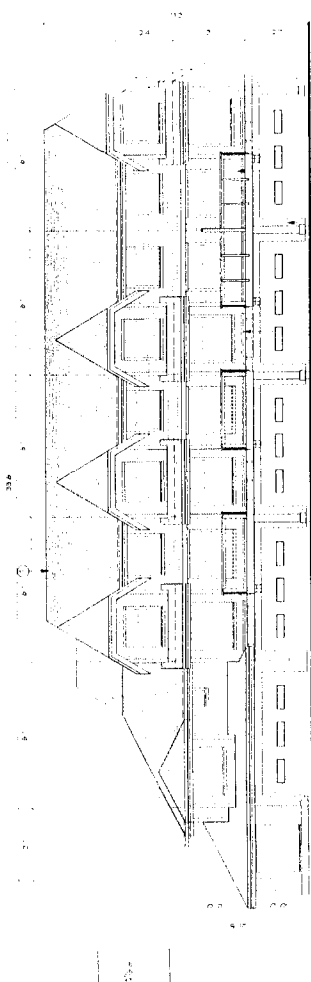
2 BLDG 24 - FRONT ELEVATION
 Scale 1/8" = 1'-0"



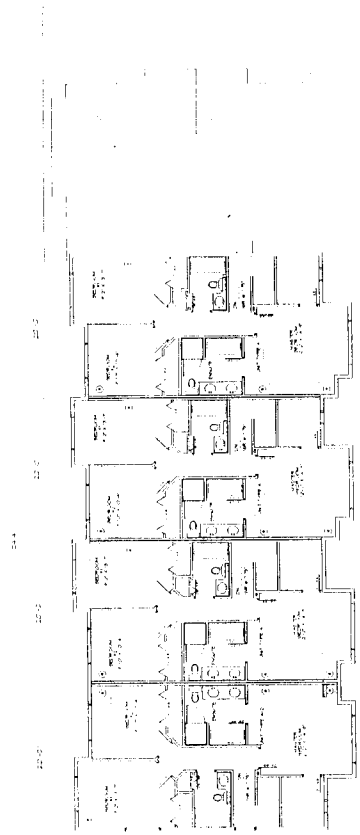
3 BLDG 24 - SIDE ELEVATION
 Scale 1/8" = 1'-0"

5 BLDG 24 - REAR ELEVATION
 Scale 1/8" = 1'-0"

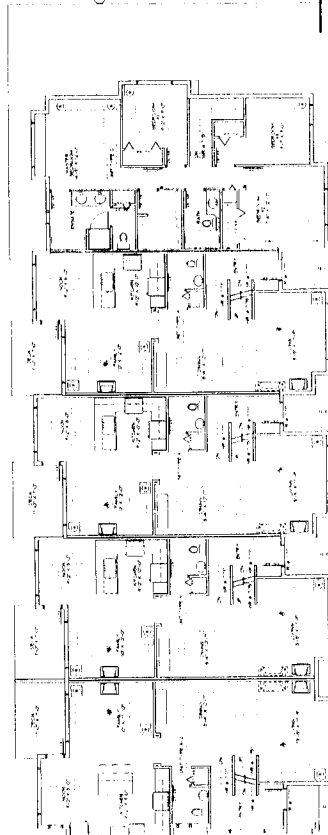
PLAN #23
DP 04-270369



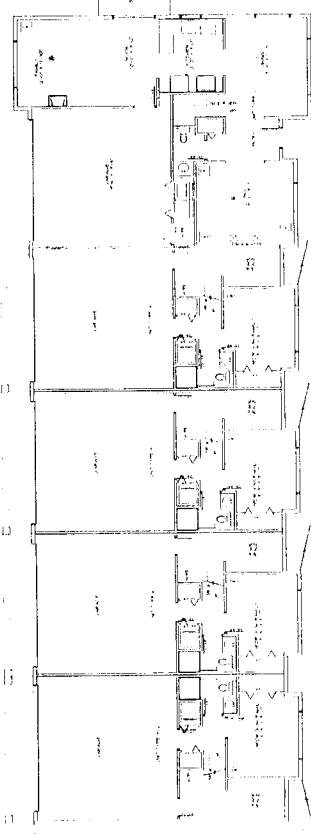
5 BLDG 24 - REAR ELEVATION
 Scale 1/8" = 1'-0"



1 BLDG 24 - SECOND FLOOR PLAN - 5 UNIT CLUSTER
 Scale 1/8" = 1'-0"



1 BLDG 24 - MAIN FLOOR PLAN - 5 UNIT CLUSTER
 Scale 1/8" = 1'-0"



1 BLDG 24 - GROUND FLOOR PLAN - 5 UNIT CLUSTER
 Scale 1/8" = 1'-0"

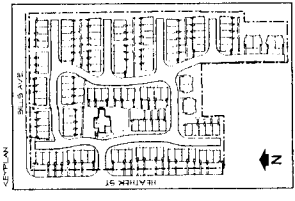
BARRINGTON WALK TOWNHOMES
 RICHMOND B.C.

DATE	NO.	DESCRIPTION
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DP 04270369

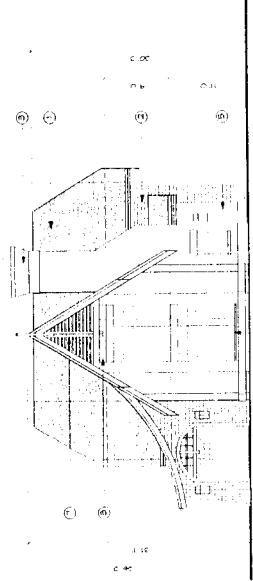
A20

- 1. ASPHALT DRIVE
- 2. CONCRETE DRIVE
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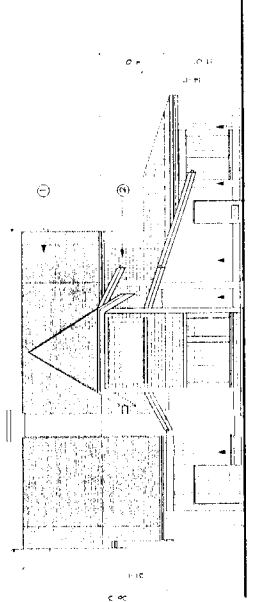


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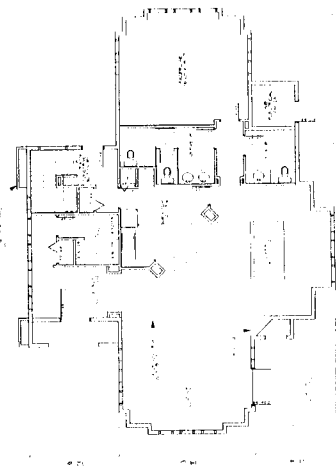
DATE: 04/27/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



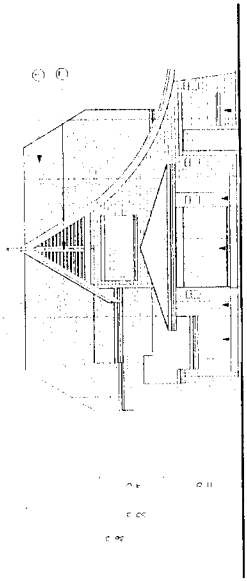
7. CLUBHOUSE - WEST ELEVATION
 Scale: 1/8" = 1'-0"



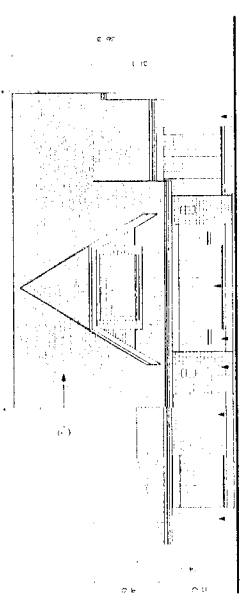
2. CLUBHOUSE - SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



8. CLUBHOUSE MAIN LEVEL - 950 S.F.
 Scale: 1/8" = 1'-0"



8. CLUBHOUSE - EAST ELEVATION
 Scale: 1/8" = 1'-0"



6. CLUBHOUSE - NORTH ELEVATION
 Scale: 1/8" = 1'-0"

1. CLUBHOUSE SECOND LEVEL - CONCOURSE SUITE - 670 S.F.
 Scale: 1/8" = 1'-0"

BARRINGTON WALK
 TOWNHOMES
 RICHMOND, B.C.

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PLAN #24
 DP 04-270369

DP 04270369

CLUBHOUSE
 PLANS ELEVATIONS
 A21

NO.	DATE	DESCRIPTION

ISSUE
 23.08.2014
 23.08.2014
 23.08.2014
 23.08.2014



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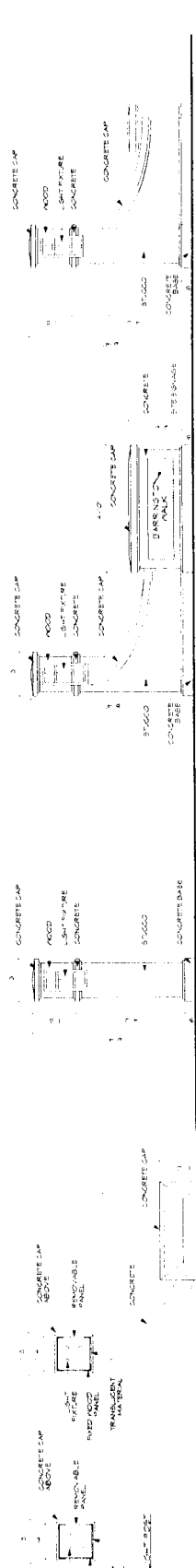
**BARRINGTON
 WALK
 TOWNHOMES**

NO.	DATE	DESCRIPTION

SITE FEATURES

NO.	DATE	DESCRIPTION

SCALE: A22



1 SITE ENTRY MONUMENT - PLAN
 A2D Scale: 1/2" = 1'-0"

2 SITE ENTRY MONUMENT - LIGHT POST ELEVATION
 A2D Scale: 1/2" = 1'-0"

3 SITE ENTRY MONUMENT - SITE SIGNAGE WEST ELEVATION
 A2D Scale: 1/2" = 1'-0"

4 SITE ENTRY MONUMENT - SITE SIGNAGE NORTH ELEVATION
 A2D Scale: 1/2" = 1'-0"

5 ADDRESS FEATURE - PLAN
 A2D Scale: 1/2" = 1'-0"

6 ADDRESS POST - PLAN
 A2D Scale: 1/2" = 1'-0"

7 ADDRESS FEATURE - FRONT ELEVATION
 A2D Scale: 1/2" = 1'-0"

8 ADDRESS FEATURE - SIDE ELEVATION
 A2D Scale: 1/2" = 1'-0"

9 ADDRESS POST - FRONT ELEVATION
 A2D Scale: 1/2" = 1'-0"

10 ADDRESS POST - SIDE ELEVATION
 A2D Scale: 1/2" = 1'-0"

11 RECYCLING ENCLOSURE - FRONT ELEVATION
 A2D Scale: 1/4" = 1'-0"

12 RECYCLING ENCLOSURE - BACK ELEVATION
 A2D Scale: 1/4" = 1'-0"

13 RECYCLING ENCLOSURE - SIDE ELEVATION
 A2D Scale: 1/4" = 1'-0"

14 ENTRY TELLER - FRONT ELEVATION
 A2D Scale: 1/4" = 1'-0"

15 ENTRY TELLER - SIDE ELEVATION
 A2D Scale: 1/4" = 1'-0"

DP 04270308
PLAN #25
DP 04-270369

