



City of Richmond
Planning & Development

General Compliance Request

To: Development Permit Panel

Date: April 25, 2006

From: Jean Lamontagne
Director of Development

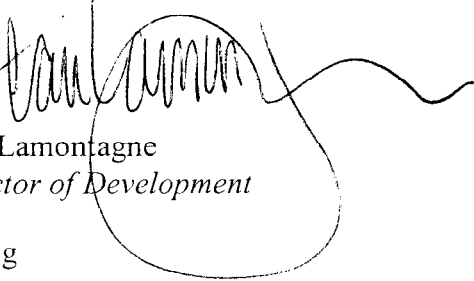
File: DP 04-287638

Re: **Application by Patrick Cotter Architect Inc. for a General Compliance at
7171 Steveston Highway**

Staff Recommendation

That the revised plans be considered to be in General Compliance with Development Permit DP 04-287638 for a 50-unit townhouse development at 7171 Steveston Highway that generally covers the following changes:

1. Revise front elevations of Buildings 14 & 15;
2. Add dormers on Buildings 12 & 16; and
3. Revise landscaping/berming along Steveston Highway.



Jean Lamontagne
Director of Development

EL:blg
Att.

Staff Report

Origin

Patrick Cotter Architect Inc. has requested a general compliance ruling on a 50-unit townhouse development project at 7171 Steveston Highway (**Schedule A**). The Development Permit (DP 04-287638) was approved by Council on June 13, 2005. The project is currently under construction. Excerpts of the approved plans are appended to this report. The approved site plan can be found in **Attachment 1**.

Finding of Fact

The following changes are requested:

1. Modification of the entrance stairs and porches on the front elevations (facing Steveston Highway) of Buildings 14 & 15 (**Attachments 2 - 6**);
2. Addition of dormers on Buildings 12 & 16 (**Attachments 7-10**);
3. Revision of landscaping/berming along Steveston Highway (**Attachments 11-12**), including:
 - a. addition of a 2 ft. high retaining wall (facing inward) across the Steveston Highway frontage; and
 - b. addition of solid fence in the private outdoor spaces which abut Steveston Highway.

Staff Comments

Modification of the Front Elevations of Buildings 14 & 15

The final sidewalk grade is approximately 16" lower than anticipated resulting in nearly a full flight of stairs at the entrance of the end units facing Steveston Highway in Buildings 14 & 15. The applicant is proposing to enhance the elevation with the addition of a small gable over the entry door (**Attachments 4 & 6**). The gable will be supported by two (2) columns and situated on a stone-clad entrance landing. The stairs will be longer and project slightly into the Statutory Rights of Way (S.R.W.) but will setback further from the front property line than the original design. Engineering staff have no objection to the encroachment as there is no utilities within the S.R.W. The S.R.W. is intended to provide a Landscape Buffer to the Agricultural Land Reserve (A.L.R.) properties located across Steveston Highway. The owner would be solely responsible to remove/relocate the stairs upon request from the City when it deems necessary for such an action.

An Encroachment Agreement is required to accommodate the stairs projecting into the S.R.W. This Agreement must be signed by the developer prior to the General Compliance Request being forwarded to Council. The Agreement will include language to ensure the stairs will be removed/relocated at the owner's cost when required by the City and any liability to Richmond in the premises be relieved.

Addition of Dormers on Buildings 12 & 16

In order to eliminate a substantial sloped ceiling in the upper bedroom of the end units in Buildings 12 & 16, the applicant is proposing to add shed roofs to the upper roofs as shown on **Attachments 8 & 10**.



The proposed addition would affect the floor area ratio (F.A.R.) for the project. The applicant has recalculated the F.A.R. for the entire project and found the total to be slightly lower than that of the Development Permit due to slight variations as a result of developing working drawings. The proposed F.A.R. is 0.597. Site coverage on the other hand increased from, 37.98% to 38.61% as some of the covered areas (by decks) was not counted at Development Permit stage, but the total site coverage was still under the maximum allowed in Townhouse District (R2-0.6).

Modification of landscaping along Steveston Highway

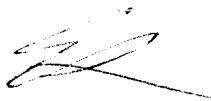
Initially, the developer envisions a significant berming within the boulevard and setback area to create natural shielding (**Attachment 11**). However, the grading has to be adjusted to meet Engineering Department requirements. Since the final sidewalk grading is more gradual than initially envisioned, the applicant is proposing an alternate landscape and fence treatment along the Steveston Highway frontage (**Attachment 12**). The proposed retaining walls (approximately 2 ft. high) provide for additional berming in front of the units between the street and buildings. The solid fence at the easternmost and westernmost building yards (the private outdoor spaces which abut Steveston Hwy) provides further noise buffering and landscaping will screen the fence from Steveston Highway. The details of the proposed solid fence and a cross-section of the retaining walls are provided on Sheet #3 of the Revised Landscape Plan (**Attachment 12**).

Analysis of General Compliance Criteria

The proposed revisions are generally consistent with criteria identified in the adopted General Compliance Guidelines. The proposed exterior modifications maintain or enhance the quality of development while retaining the basic form and character of the development. On Buildings 14 & 15, the front entrance has been enhanced by providing additional stone detailing, and an additional gable over the front entrance giving greater identity and connection to the street. On Buildings 12 & 16, the dormer on the third level is just an extension of an existing element and this extension is insignificant compared to the massing of the building. The overall form and character of the buildings and the proposed exterior building materials have not changed.

Conclusions

Patrick Cotter Architect Inc. has requested a general compliance ruling on the project which is currently under construction at 7171 Steveston Highway. The proposed modification of front elevations of Buildings 14 & 15, addition of dormers on Buildings 12 & 16, and modification of landscaping along Steveston Highway are within the scope of General Compliance Guidelines as adopted by Council and maintain the overall quality of the Development. Staff have no objections to the proposed changes.



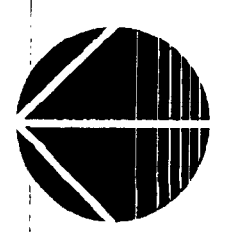
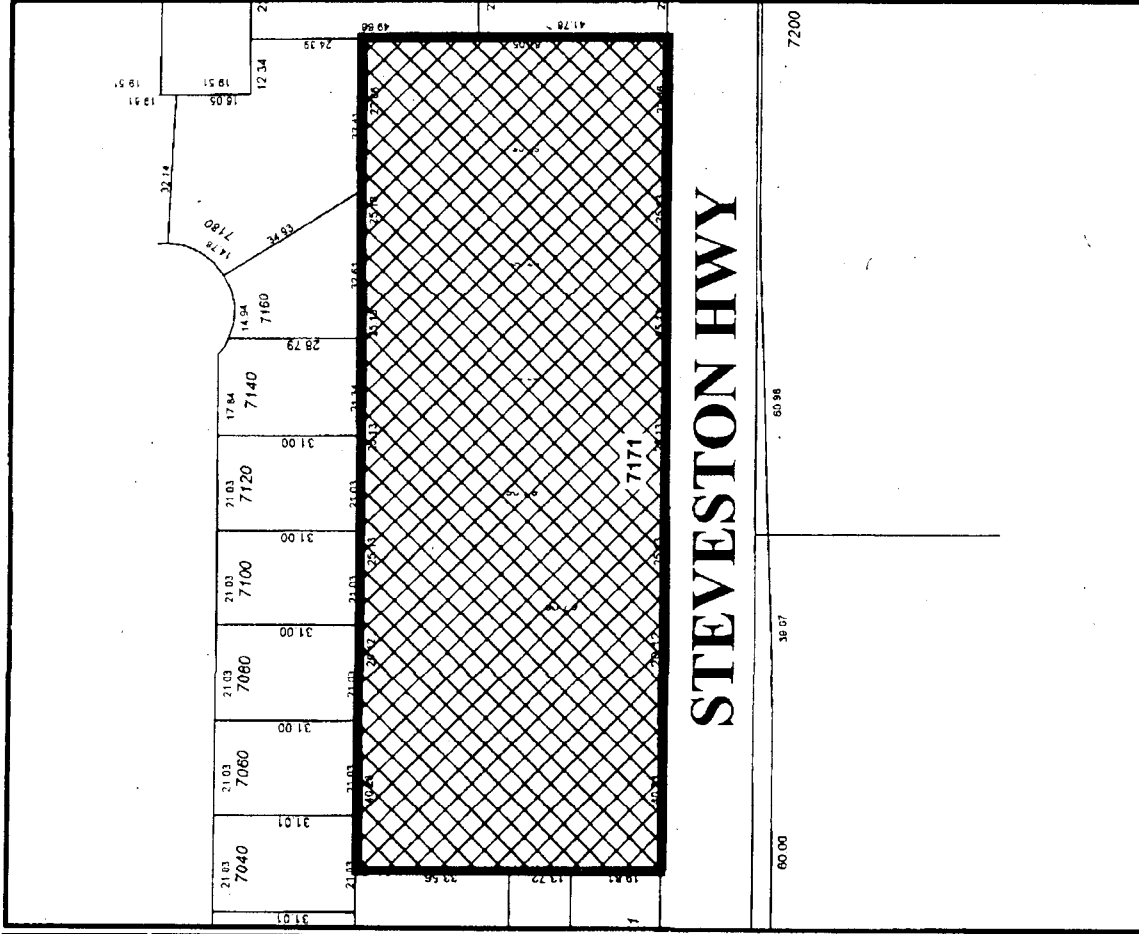
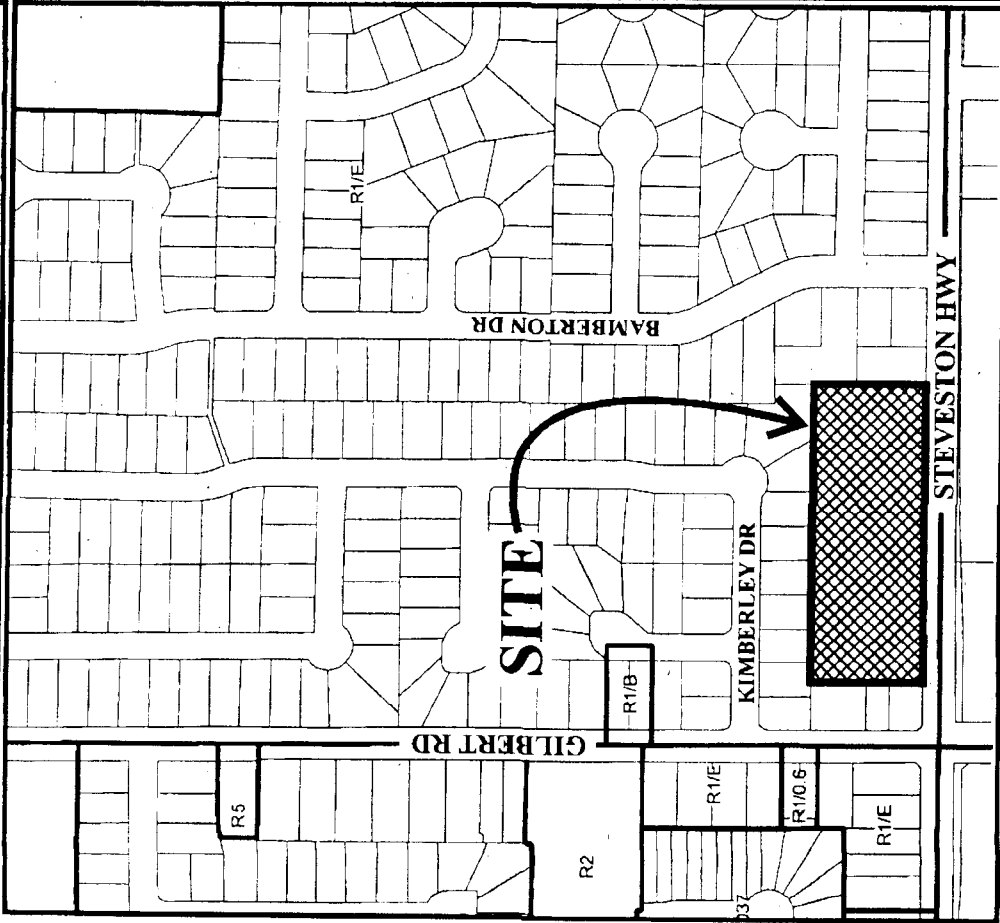
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Approved Site Plan
- Attachment 2: Revised Site Plan
- Attachment 3: Approved Elevations – Building No. 14 & 15 – East/West
- Attachment 4: Revised Elevations – Building No. 14 & 15 – East/West
- Attachment 5: Approved Elevations – Building No. 14 & 15 – North/South
- Attachment 6: Revised Elevations – Building No. 14 & 15 – North/South
- Attachment 7: Approved Elevations – Building No. 12 & 16 – East/West
- Attachment 8: Revised Elevations – Building No. 12 & 16 – East/West
- Attachment 9: Approved Elevations – Building No. 12 & 16 – North/South
- Attachment 10: Revised Elevations – Building No. 12 & 16 – North/South
- Attachment 11: Approved Landscape Plan
- Attachment 12: Revised Landscape Plan



City of Richmond



DP 04-287638 SCHEDULE "A"

Original Date: 01/25/05

Revision Date: 04/18/05

Note: Dimensions are in METRES

APPROVED SITE PLAN DP 04-287638

ATTACHMENT 1

NOTES

- 1 BUILDING NUMBER
- C UNIT TYPE

FOR INDIVIDUAL BUILDINGS AND UNIT PLANS SEE A-20 AND A-50 SERIES DRAWINGS
 THIS PLAN IS SCHEMATIC SITE PLAN AND IS NOT A LEGAL SURVEY. LOT DIMENSIONS AND AREAS ARE SUBJECT TO CONFIRMATION BY BC'S SURVEY

- 50 UNITS
- 12 @ 2 - STOREY UNITS
- 12 @ 2.5 - STOREY UNITS
- 26 @ 3 - STOREY UNITS
- 20 VISITOR SPACES (Including 3 HC Parking)

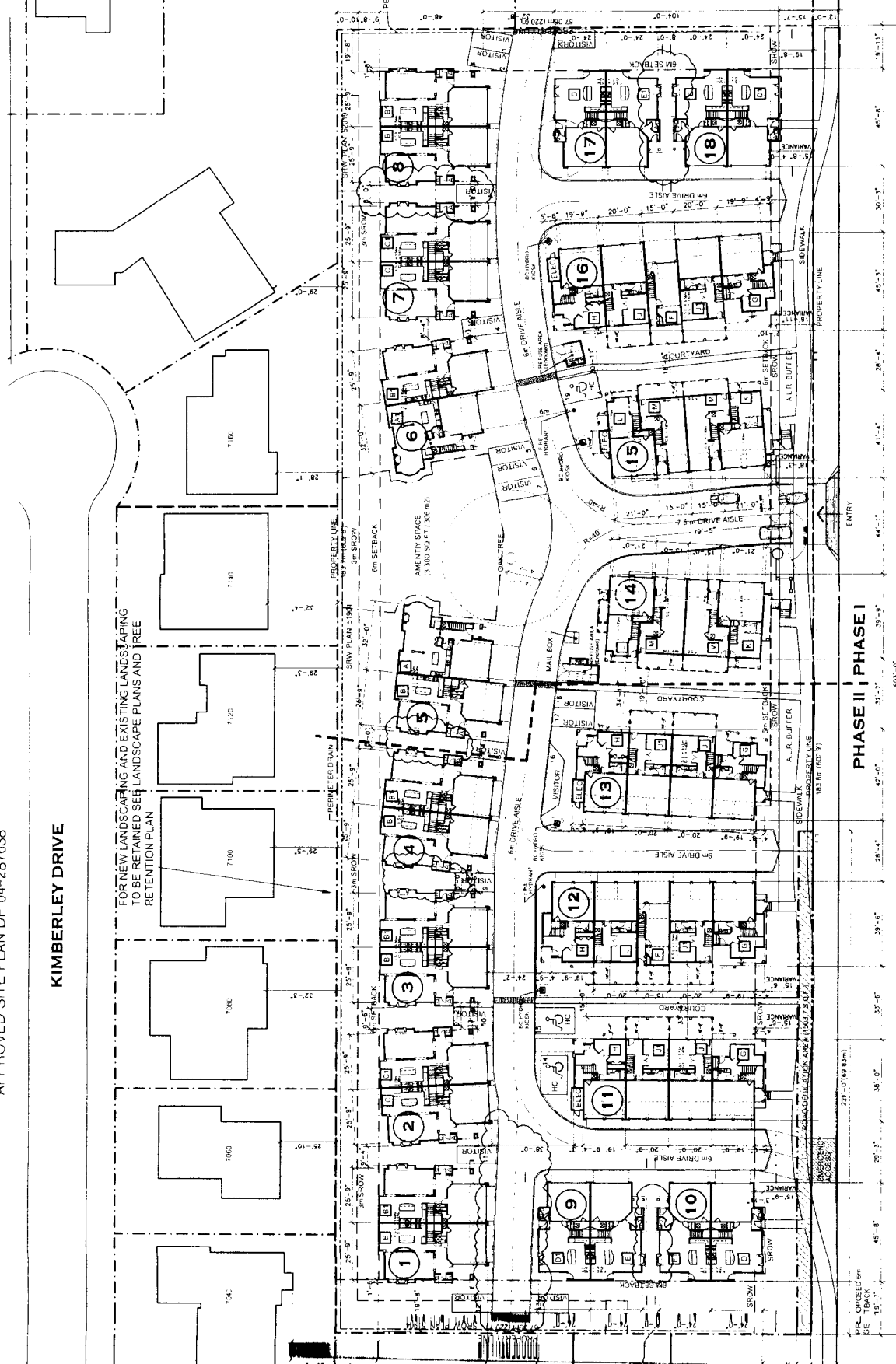
PERIMETER DRAIN
 AMENITY SPACE (3,300 SQ FT, 308 m²)
 MAIL BOX
 VISITOR
 DRIVE AISLE
 COURTYARD
 SIDEWALK
 AIR BUFFER
 PROPERTY LINE
 ENTRY

PATRICK COTTER ARCHITECT INC.
 1111 BURNHAMTHORPE RD. UNIT 101
 MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 271-1147
 FAX: (905) 271-1148
 WWW.PATRICKCOTTERARCHITECT.COM

PROPOSED TOWNHOUSE DEVELOPMENT
 1200 STEVESTON HIGHWAY
 RICHMOND BRITISH COLUMBIA
 CLIENT: SB110 HOLDINGS LTD
 CONSULTANT

DATE	NO.	DESCRIPTION
2014-07-17	1	ISSUED FOR PERMITTING
2014-07-17	2	REVISED PER COMMENTS
2014-07-17	3	REVISED PER COMMENTS
2014-07-17	4	REVISED PER COMMENTS
2014-07-17	5	REVISED PER COMMENTS
2014-07-17	6	REVISED PER COMMENTS
2014-07-17	7	REVISED PER COMMENTS
2014-07-17	8	REVISED PER COMMENTS
2014-07-17	9	REVISED PER COMMENTS
2014-07-17	10	REVISED PER COMMENTS
2014-07-17	11	REVISED PER COMMENTS
2014-07-17	12	REVISED PER COMMENTS
2014-07-17	13	REVISED PER COMMENTS
2014-07-17	14	REVISED PER COMMENTS
2014-07-17	15	REVISED PER COMMENTS
2014-07-17	16	REVISED PER COMMENTS
2014-07-17	17	REVISED PER COMMENTS
2014-07-17	18	REVISED PER COMMENTS

50 UNIT SITE PLAN



2004287638

PLAN # 1 & PLAN # 2
 DP 04-287638

A-101 H

STEVESTON HIGHWAY

PHASE II | PHASE I

- VARIANCES:
- FRONT YARD SETBACK OF 19'-8" (6M) REDUCED VARIES FROM 18'-3" TO 15'-6" MAX.
 - THE PROVISION OF TWELVE (12) TANDEM PARKING SPACES.

REVISED SITE PLAN

KIMBERLEY DRIVE

ZONING ANALYSIS

GROSS SITE AREA:	12,223.5 sq. ft. (322,649.2 sq. ft.)	3.04 ACRES
NET SITE AREA:	139.6 sq. m (1,503.7 sq. ft.)	2.01 ACRES
DENSITY:	12,183.8 sq. m (131,145.5 sq. ft.)	59 FAR PROPOSED
BASED ON NET SITE AREA	131,145.5 sq. m (1,423,840 sq. ft.)	166 FAR PROPOSED
UNITS PER ACRE:	166	
UNITS PER UNIT:	100	
SITE COVERAGE:	70.00% (8,973.5 sq. m)	
BASED ON NET SITE AREA	50.84% (6,174.5 sq. m)	
PARKING:		
REQUIRED:	100	
PROVIDED:	100	
AVAILABLE:	100	
TOTAL:	100	

FOR NEW LANDSCAPING AND EXISTING LANDSCAPING TO BE RETAINED SEE LANDSCAPE PLANS AND TREE RETENTION PLAN

50 UNITS
 12 @ 2 - STOREY UNITS
 12 @ 2.5 - STOREY UNITS
 26 @ 3 - STOREY UNITS
 20 VISITOR SPACES
 (including 3 HC parking)

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	PERIMETER DRAIN	104'-0"	9.5
2	PERIMETER DRAIN	104'-0"	9.5
3	PERIMETER DRAIN	104'-0"	9.5
4	PERIMETER DRAIN	104'-0"	9.5
5	PERIMETER DRAIN	104'-0"	9.5
6	PERIMETER DRAIN	104'-0"	9.5
7	PERIMETER DRAIN	104'-0"	9.5
8	PERIMETER DRAIN	104'-0"	9.5
9	PERIMETER DRAIN	104'-0"	9.5
10	PERIMETER DRAIN	104'-0"	9.5
11	PERIMETER DRAIN	104'-0"	9.5
12	PERIMETER DRAIN	104'-0"	9.5
13	PERIMETER DRAIN	104'-0"	9.5
14	PERIMETER DRAIN	104'-0"	9.5
15	PERIMETER DRAIN	104'-0"	9.5
16	PERIMETER DRAIN	104'-0"	9.5
17	PERIMETER DRAIN	104'-0"	9.5
18	PERIMETER DRAIN	104'-0"	9.5
19	PERIMETER DRAIN	104'-0"	9.5
20	PERIMETER DRAIN	104'-0"	9.5
21	PERIMETER DRAIN	104'-0"	9.5
22	PERIMETER DRAIN	104'-0"	9.5
23	PERIMETER DRAIN	104'-0"	9.5
24	PERIMETER DRAIN	104'-0"	9.5
25	PERIMETER DRAIN	104'-0"	9.5
26	PERIMETER DRAIN	104'-0"	9.5
27	PERIMETER DRAIN	104'-0"	9.5
28	PERIMETER DRAIN	104'-0"	9.5
29	PERIMETER DRAIN	104'-0"	9.5
30	PERIMETER DRAIN	104'-0"	9.5
31	PERIMETER DRAIN	104'-0"	9.5
32	PERIMETER DRAIN	104'-0"	9.5
33	PERIMETER DRAIN	104'-0"	9.5
34	PERIMETER DRAIN	104'-0"	9.5
35	PERIMETER DRAIN	104'-0"	9.5
36	PERIMETER DRAIN	104'-0"	9.5
37	PERIMETER DRAIN	104'-0"	9.5
38	PERIMETER DRAIN	104'-0"	9.5
39	PERIMETER DRAIN	104'-0"	9.5
40	PERIMETER DRAIN	104'-0"	9.5
41	PERIMETER DRAIN	104'-0"	9.5
42	PERIMETER DRAIN	104'-0"	9.5
43	PERIMETER DRAIN	104'-0"	9.5
44	PERIMETER DRAIN	104'-0"	9.5
45	PERIMETER DRAIN	104'-0"	9.5
46	PERIMETER DRAIN	104'-0"	9.5
47	PERIMETER DRAIN	104'-0"	9.5
48	PERIMETER DRAIN	104'-0"	9.5
49	PERIMETER DRAIN	104'-0"	9.5
50	PERIMETER DRAIN	104'-0"	9.5

Patrick Collier
 ARCHITECTS
 1000 WESTERN AVENUE
 RICHMOND, BC V6X 3E7
 TEL: (604) 273-1111
 FAX: (604) 273-1111
 WWW.PATRICKCOLLIERARCHITECTS.COM

PROPOSED TOWNHOUSE DEVELOPMENT
 7071 Steveston Highway
 Richmond, British Columbia

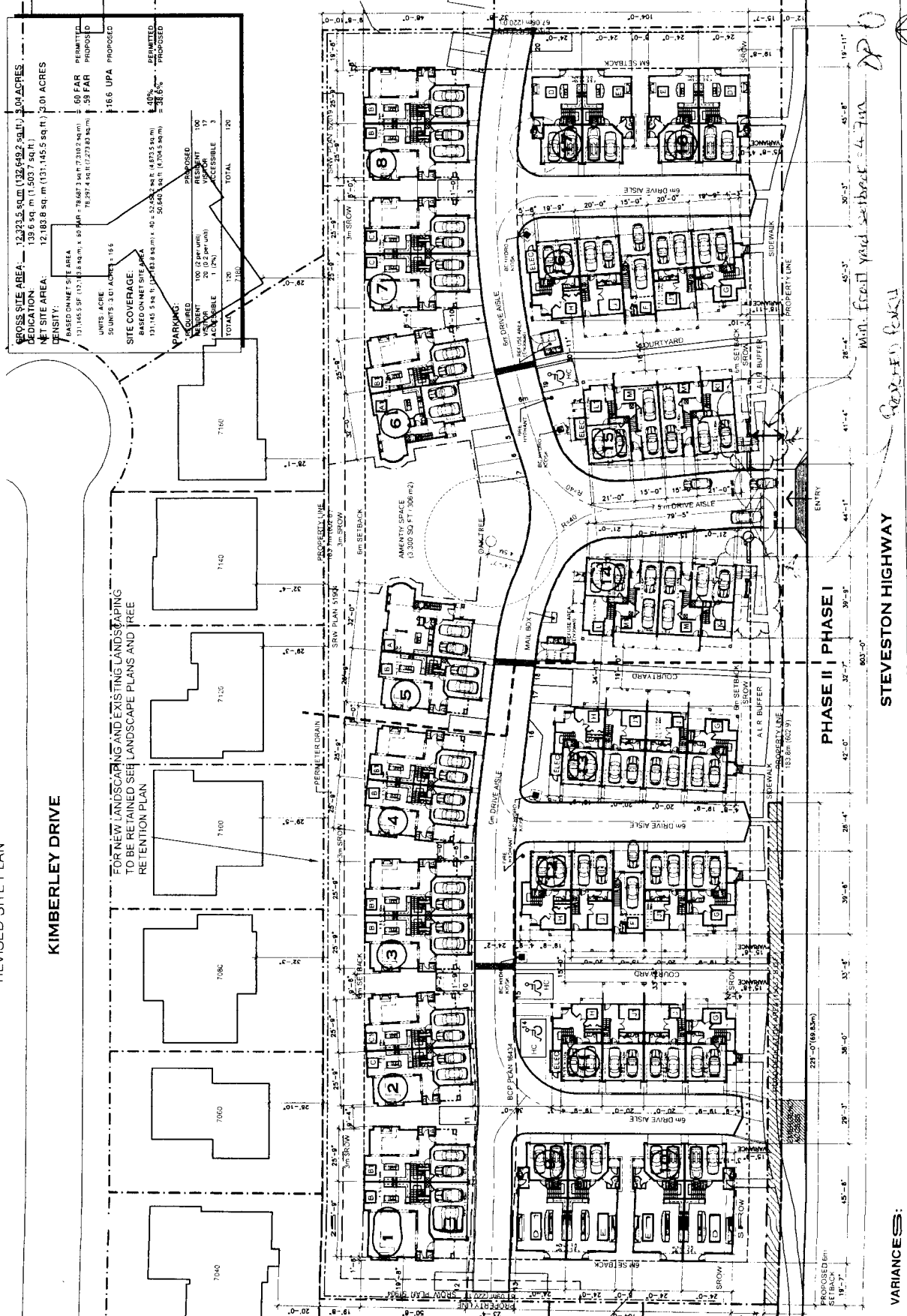
SB110 HOLDINGS LTD.

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	PERIMETER DRAIN	104'-0"	9.5
2	PERIMETER DRAIN	104'-0"	9.5
3	PERIMETER DRAIN	104'-0"	9.5
4	PERIMETER DRAIN	104'-0"	9.5
5	PERIMETER DRAIN	104'-0"	9.5
6	PERIMETER DRAIN	104'-0"	9.5
7	PERIMETER DRAIN	104'-0"	9.5
8	PERIMETER DRAIN	104'-0"	9.5
9	PERIMETER DRAIN	104'-0"	9.5
10	PERIMETER DRAIN	104'-0"	9.5
11	PERIMETER DRAIN	104'-0"	9.5
12	PERIMETER DRAIN	104'-0"	9.5
13	PERIMETER DRAIN	104'-0"	9.5
14	PERIMETER DRAIN	104'-0"	9.5
15	PERIMETER DRAIN	104'-0"	9.5
16	PERIMETER DRAIN	104'-0"	9.5
17	PERIMETER DRAIN	104'-0"	9.5
18	PERIMETER DRAIN	104'-0"	9.5
19	PERIMETER DRAIN	104'-0"	9.5
20	PERIMETER DRAIN	104'-0"	9.5
21	PERIMETER DRAIN	104'-0"	9.5
22	PERIMETER DRAIN	104'-0"	9.5
23	PERIMETER DRAIN	104'-0"	9.5
24	PERIMETER DRAIN	104'-0"	9.5
25	PERIMETER DRAIN	104'-0"	9.5
26	PERIMETER DRAIN	104'-0"	9.5
27	PERIMETER DRAIN	104'-0"	9.5
28	PERIMETER DRAIN	104'-0"	9.5
29	PERIMETER DRAIN	104'-0"	9.5
30	PERIMETER DRAIN	104'-0"	9.5
31	PERIMETER DRAIN	104'-0"	9.5
32	PERIMETER DRAIN	104'-0"	9.5
33	PERIMETER DRAIN	104'-0"	9.5
34	PERIMETER DRAIN	104'-0"	9.5
35	PERIMETER DRAIN	104'-0"	9.5
36	PERIMETER DRAIN	104'-0"	9.5
37	PERIMETER DRAIN	104'-0"	9.5
38	PERIMETER DRAIN	104'-0"	9.5
39	PERIMETER DRAIN	104'-0"	9.5
40	PERIMETER DRAIN	104'-0"	9.5
41	PERIMETER DRAIN	104'-0"	9.5
42	PERIMETER DRAIN	104'-0"	9.5
43	PERIMETER DRAIN	104'-0"	9.5
44	PERIMETER DRAIN	104'-0"	9.5
45	PERIMETER DRAIN	104'-0"	9.5
46	PERIMETER DRAIN	104'-0"	9.5
47	PERIMETER DRAIN	104'-0"	9.5
48	PERIMETER DRAIN	104'-0"	9.5
49	PERIMETER DRAIN	104'-0"	9.5
50	PERIMETER DRAIN	104'-0"	9.5

50 UNIT SITE PLAN

80 4287638

A-101 L

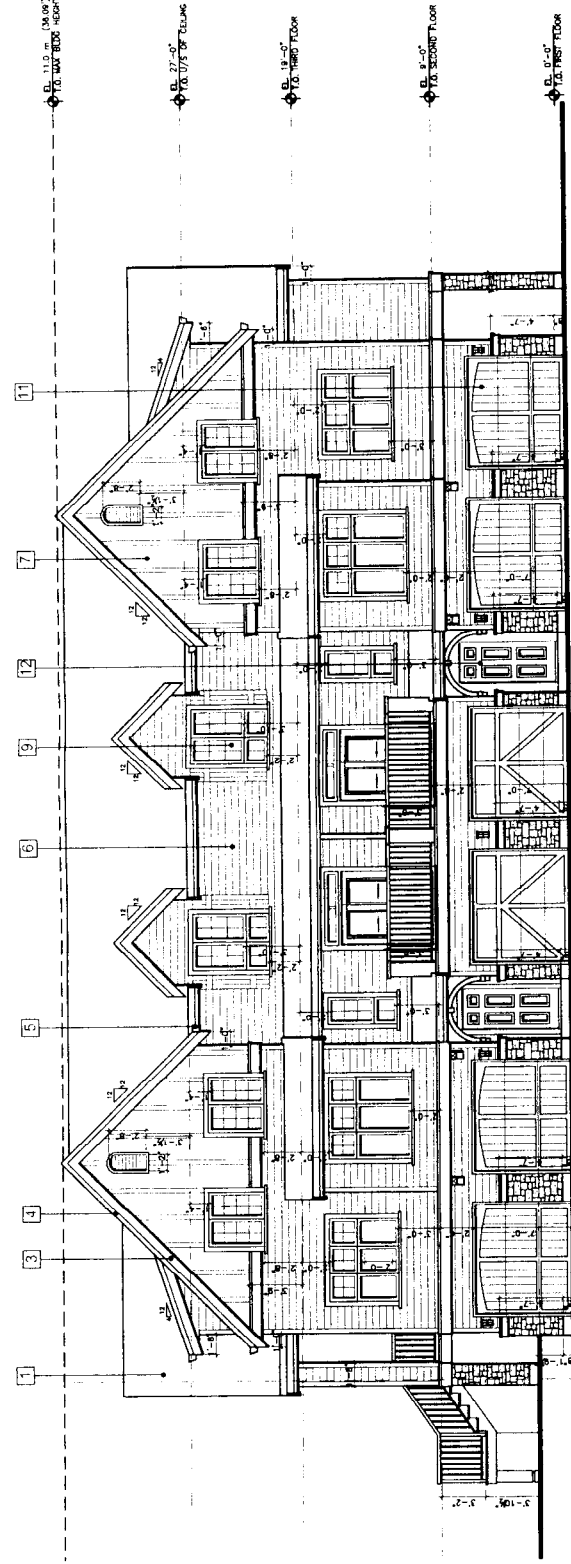


MIN. FRONT YARD SETBACK 5.47M
 MARKED OFF SET

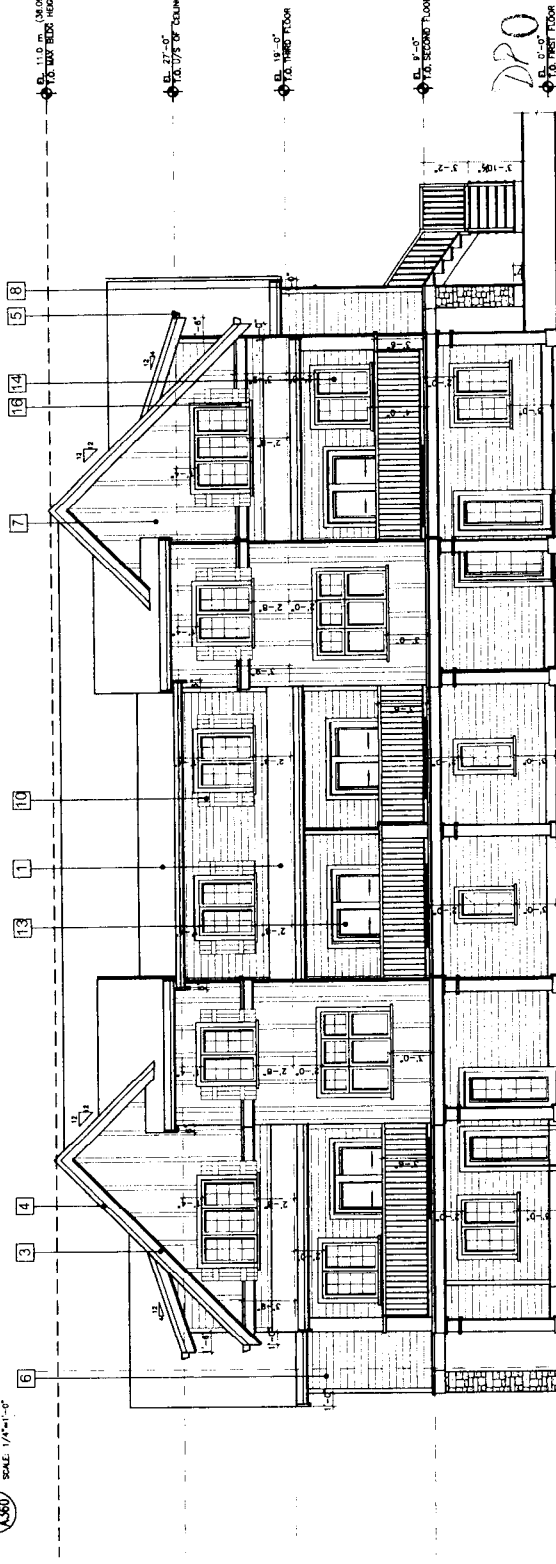
PHASE II | PHASE I

- VARIANCES:**
- FRONT YARD SETBACK OF 19'-8" (6M) REDUCED VARIES FROM 18'-5" TO 15'-6" MAX.
 - THE PROVISION OF TWELVE (12) TANDEM PARKING SPACES.

APPROVED PLAN DP 04-287638



1
A360
BUILDING No.14,15
EAST ELEVATION
SCALE 1/4"=1'-0"



2
A360
BUILDING No.14,15
WEST ELEVATION
SCALE 1/4"=1'-0"

- NOTES
- 1 ASPHALT SHINGLES
 - 2 STANDING SEAM METAL ROOF
 - 3 FASCIA
 - 4 FASCIA TRIM
 - 5 PRE-FINISHED METAL GUTTERS & FLASHINGS
 - 6 VINYL SIDING
 - 7 BOARD & BATTEN
 - 8 CULTURED STONE VENEER
 - 9 DOUBLE-GLAZED VINYL FRAMED WINDOWS W/ PAINTED WOOD TRIM
 - 10 PAINTED VINYL SHUTTERS
 - 11 HERITAGE GARAGE DOORS
 - 12 SOLID CORE WOOD DOOR
 - 13 DOUBLE GLAZED WOOD DOOR
 - 14 DOUBLE GLAZED SLIDING DOOR
 - 15 2x10 WOOD TRIM
 - 16 2x12 WOOD TRIM

PATRICK COTTER ARCHITECTING
 236, 1000 McNICOLL BUILDING
 101, 1000 27th St. S.E.
 RICHMOND, BRUNSWICK COUNTY
 (804) 734-0400
 (804) 734-0402
 (804) 734-0403
 (804) 734-0404
 (804) 734-0405
 (804) 734-0406
 (804) 734-0407
 (804) 734-0408
 (804) 734-0409
 (804) 734-0410
 (804) 734-0411
 (804) 734-0412
 (804) 734-0413
 (804) 734-0414
 (804) 734-0415
 (804) 734-0416
 (804) 734-0417
 (804) 734-0418
 (804) 734-0419
 (804) 734-0420
 (804) 734-0421
 (804) 734-0422
 (804) 734-0423
 (804) 734-0424
 (804) 734-0425
 (804) 734-0426
 (804) 734-0427
 (804) 734-0428
 (804) 734-0429
 (804) 734-0430
 (804) 734-0431
 (804) 734-0432
 (804) 734-0433
 (804) 734-0434
 (804) 734-0435
 (804) 734-0436
 (804) 734-0437
 (804) 734-0438
 (804) 734-0439
 (804) 734-0440
 (804) 734-0441
 (804) 734-0442
 (804) 734-0443
 (804) 734-0444
 (804) 734-0445
 (804) 734-0446
 (804) 734-0447
 (804) 734-0448
 (804) 734-0449
 (804) 734-0450
 (804) 734-0451
 (804) 734-0452
 (804) 734-0453
 (804) 734-0454
 (804) 734-0455
 (804) 734-0456
 (804) 734-0457
 (804) 734-0458
 (804) 734-0459
 (804) 734-0460
 (804) 734-0461
 (804) 734-0462
 (804) 734-0463
 (804) 734-0464
 (804) 734-0465
 (804) 734-0466
 (804) 734-0467
 (804) 734-0468
 (804) 734-0469
 (804) 734-0470
 (804) 734-0471
 (804) 734-0472
 (804) 734-0473
 (804) 734-0474
 (804) 734-0475
 (804) 734-0476
 (804) 734-0477
 (804) 734-0478
 (804) 734-0479
 (804) 734-0480
 (804) 734-0481
 (804) 734-0482
 (804) 734-0483
 (804) 734-0484
 (804) 734-0485
 (804) 734-0486
 (804) 734-0487
 (804) 734-0488
 (804) 734-0489
 (804) 734-0490
 (804) 734-0491
 (804) 734-0492
 (804) 734-0493
 (804) 734-0494
 (804) 734-0495
 (804) 734-0496
 (804) 734-0497
 (804) 734-0498
 (804) 734-0499
 (804) 734-0500

PROPOSED TOWNHOUSE
 2071 Shenandoah Highway
 Richmond, Brunswick Columbia
 SR110 HOLDINGS LTD.

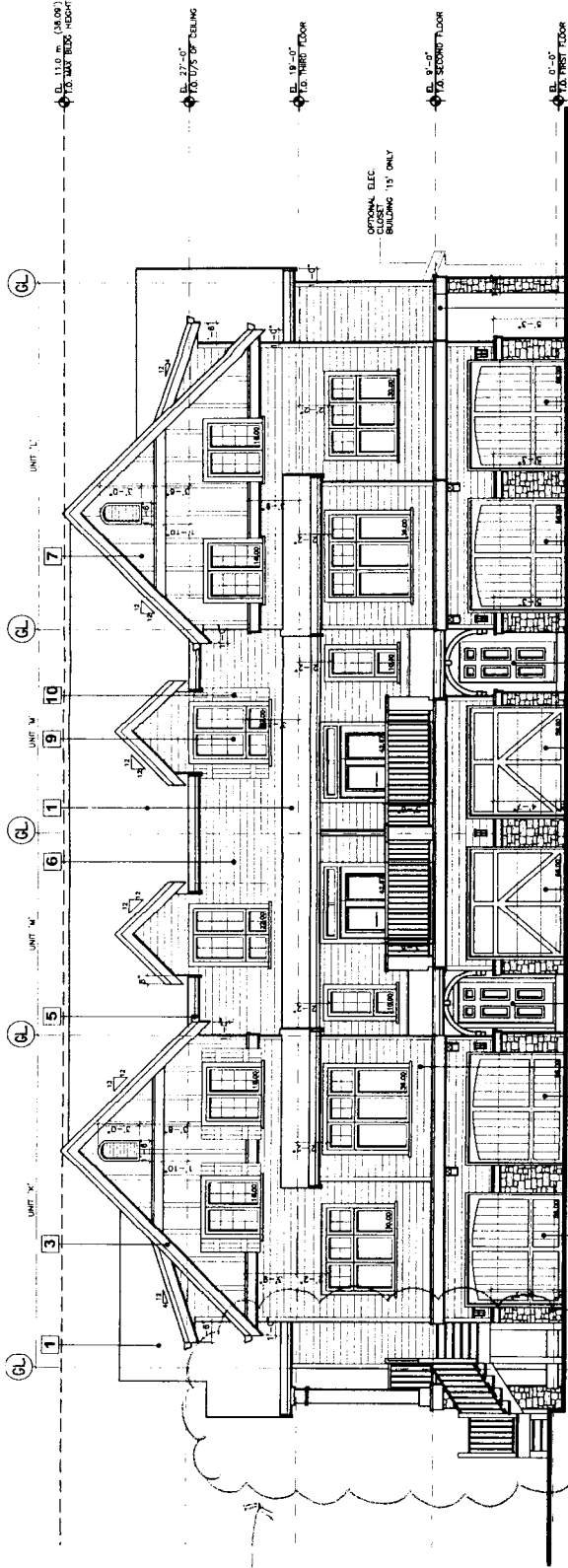
DATE	10/15/14
BY	PKC
CHECKED	PKC
SCALE	1/4"=1'-0"
DATE	10/15/14
BY	PKC
CHECKED	PKC
SCALE	1/4"=1'-0"
DATE	10/15/14
BY	PKC
CHECKED	PKC
SCALE	1/4"=1'-0"

BUILDING No. 14,15
 ELEVATIONS
 EAST WEST
 DP 04-287638

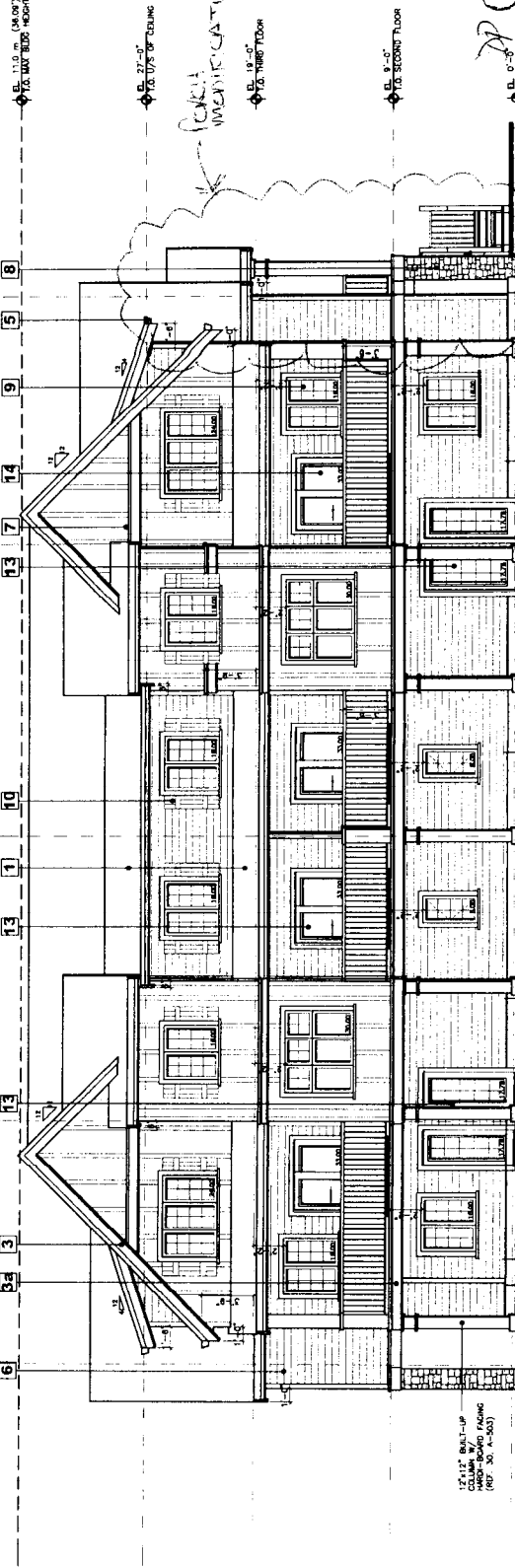
PLAN # 13
 DP 04-287638

DATE: 10/15/14
 BY: PKC
 CHECKED: PKC
 SCALE: 1/4"=1'-0"

REVISED ELEVATIONS



BUILDING No. 14,15 EAST ELEVATION
SCALE 1/4"=1'-0"



BUILDING No. 14,15 WEST ELEVATION
SCALE 1/4"=1'-0"

- NOTES:**
- 1 SMALL SHINGLES - DAY THUNDERLINE
 - 2 CHARCOAL BLEND FEN. ROOF
 - 3 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 4 FASCIA (1/4" ON 2/4")
 - 5 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 6 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 7 FASCIA/TRIM (1/2" ON 2/4)
 - 8 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 9 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 10 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 11 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 12 MC WEST - 3/4" X 8/12 "CHARCOAL"
 - 13 MC WEST - 3/4" X 8/12 "CHARCOAL"



PROPOSED TOWNHOUSE DEVELOPMENT
7071 Steveston Highway
Richmond, British Columbia

DATE	08/11/10
BY	SB1140 HOLDINGS LTD.
PROJECT NO.	7071 STEVESTON HWY
OWNER	SB1140 HOLDINGS LTD.
DESIGNER	PATRICK COLLIN
SCALE	1/4"=1'-0"
DATE	08/11/10

PROJ 04287638

PROJECT NO.	7071 STEVESTON HWY
OWNER	SB1140 HOLDINGS LTD.
DESIGNER	PATRICK COLLIN
SCALE	1/4"=1'-0"
DATE	08/11/10

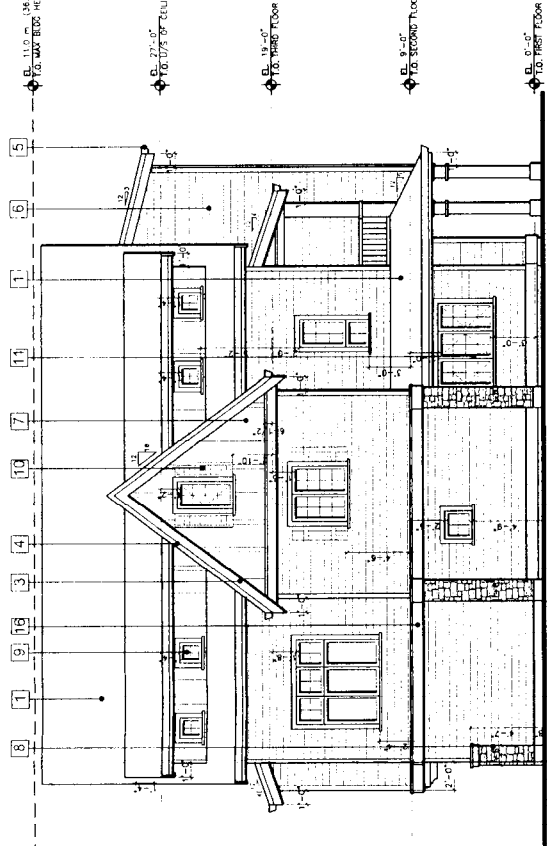
BUILDING No. 14,15 WEST ELEVATION
SCALE 1/4"=1'-0"

Architectural Ontario, Certificate
Limiting Distance (Required) = 3.35m
Unprotected Openings = 1.17 SQ.M.

Architectural Ontario, Certificate
Limiting Distance (Required) = 3.35m
Unprotected Openings = 1.17 SQ.M.

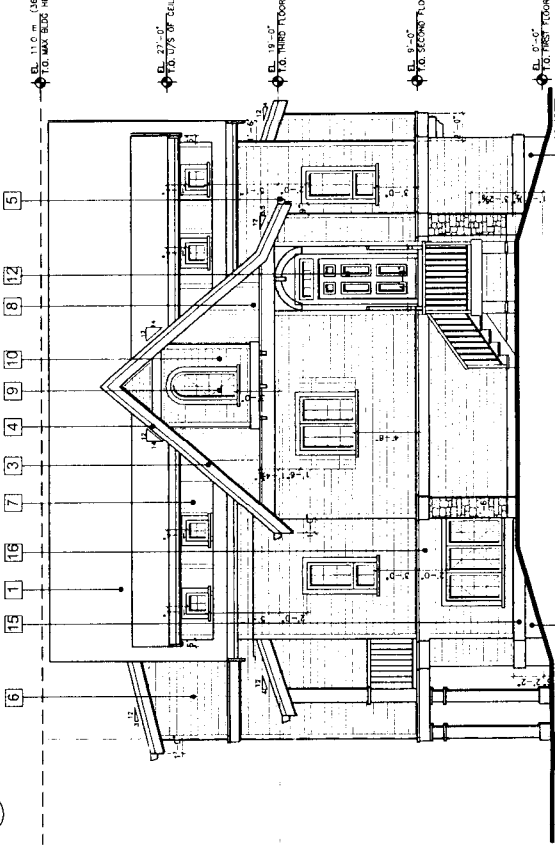
Architectural Ontario, Certificate
Limiting Distance (Required) = 3.35m
Unprotected Openings = 1.17 SQ.M.

Architectural Ontario, Certificate
Limiting Distance (Required) = 3.35m
Unprotected Openings = 1.17 SQ.M.



1
3.5/1 SCALE: 1/4"=1'-0"
BUILDING No.14.15
SOUTH ELEVATION

- NOTES
- 1 ASPHALT SHINGLES
 - 2 STANDING SEAM METAL ROOF
 - 3 FASCIA
 - 4 FASCIA TRIM
 - 5 PRE-FINISHED METAL CUTTERS & FLASHINGS
 - 6 VINYL SIDING
 - 7 BOARDS & BATTEN
 - 8 CULTURED STONE VENEER
 - 9 DOUBLE-GLAZED VINYL FRAMED WINDOWS W/ PAINTED WOOD TRIM
 - 10 PAINTED VINYL SHUTTERS
 - 11 HERITAGE GARAGE DOORS
 - 12 SOLID CORE WOOD DOOR
 - 13 DOUBLE GLAZED WOOD DOOR
 - 14 DOUBLE GLAZED SLIDING DOOR
 - 15 2x10 WOOD TRIM
 - 16 2x12 WOOD TRIM



2
3.5/1 SCALE: 1/4"=1'-0"
BUILDING No.14.15
NORTH ELEVATION

PATRICK COTTER ARCHITECT INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1B 2Y1
 (416) 291-1141
 (WWW.PATRICKCOTTER.COM)

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 7071 Steveston Highway
 Richmond, British Columbia

CLIENT: S8170 HOLDINGS LTD

DATE: 04/28/2018

DESIGNER: [Blank]

SCALE: 1/4"=1'-0"

SHEET TITLE: BUILDING No. 14.15 ELEVATIONS SOUTH/NORTH

DATE: 04/28/2018

BY: [Blank]

NO. A-361

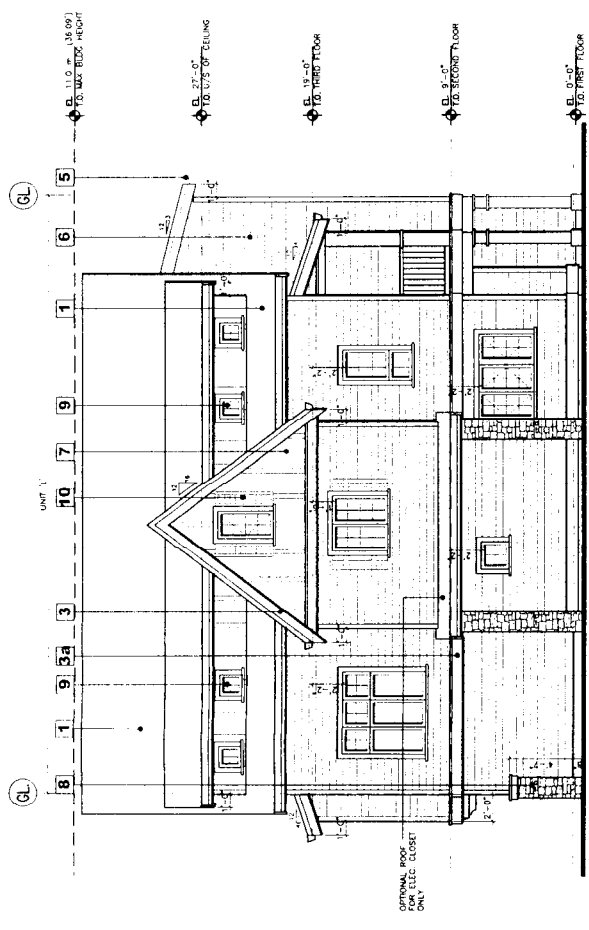
REV. H

DP 04287638

PLAN # 14

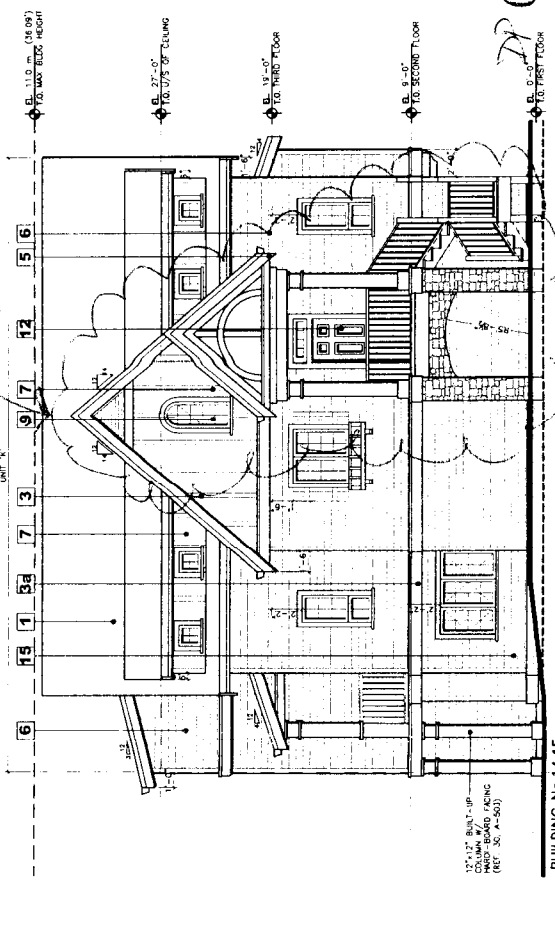
DP 04-287638

REVISED ELEVATIONS



1
A.36) BUILDING No. 14,15
SOUTH ELEVATION
SCALE 1/4"=1'-0"

ROUGH MODIFICATION



2
A.36) BUILDING No. 14,15
NORTH ELEVATION
SCALE 1/4"=1'-0"

- NOTES:
- 1 ASPHALT SHINGLES - CM TIMBER LINE
 - 2 GUTTER AND DOWNSPOUTS - GALVALUME ROOF
 - 3 FASCIA (1 1/4" ON 24")
 - 4 SOFTWOOD TRIM (1 1/2" ON 24")
 - 5 VINYL SIDING - "TRIPLE J" PROFILE
 - 6 INSULATION - "R50" 1" PROFILE
 - 7 HARDWOOD FLOORING - "R50" 1" PROFILE
 - 8 1 1/4" SHUTTERS @ 24" O.C.
 - 9 POLYMER CONCRETE ROBBLE
 - 10 DOUBLE-GLAZED WHITE W/TK FRAMED TRIM - BM HC-27 "MONTEBAY WHITE"
 - 11 PAINTED W/TK SHUTTERS/CABLE VENTS COLOUR - BM 994 "STARLIGHT"
 - 12 HERITAGE GARAGE DOORS COLOUR - BM HC-10
 - 13 SOLID-CORE DOOR C/W DBL. GLAZED WINDOW - BM HC-10
 - 14 WHITE OAK FLOORING AND WOOD TRIM - BM HC-27 "MONTEBAY WHITE"
 - 15

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT 7071 Steveston Highway Richmond, British Columbia

CLIENT: SB110 HOLDINGS LTD.

DATE: 2014

SCALE: 1/4"=1'-0"

DATE: 2014

SCALE: 1/4"=1'-0"



CONTR ARCHITECTS INC.
1100 15th Street, Suite 100
V6Z 2Y7
TEL: (604) 273-1111
FAX: (604) 273-1111
WWW.CONTRARCHITECTS.COM

PROPOSED TOWNHOUSE DEVELOPMENT
7071 Steveston Highway
Richmond, British Columbia

CLIENT: SB110 HOLDINGS LTD.

DATE: 2014

SCALE: 1/4"=1'-0"

DATE: 2014

SCALE: 1/4"=1'-0"

PROJECT	SCALE
DATE	DATE
CLIENT	CLIENT
ARCHITECT	ARCHITECT
ENGINEER	ENGINEER
DATE	DATE
SCALE	SCALE
DATE	DATE
SCALE	SCALE
DATE	DATE

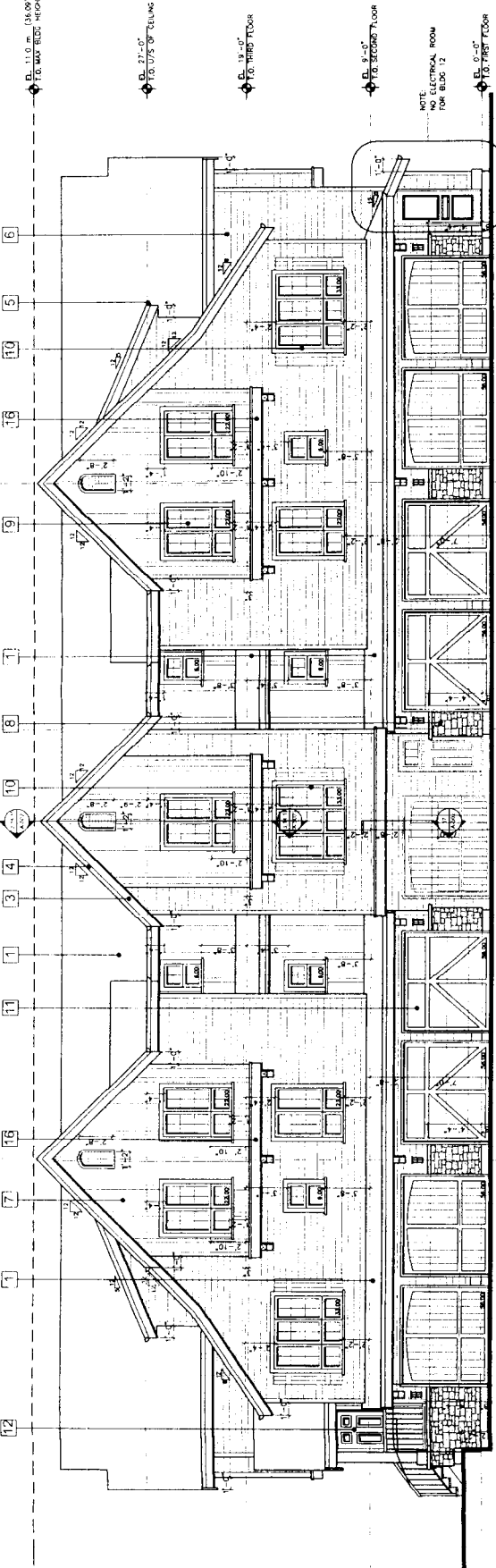
BUILDING No. 14,15
ELEVATIONS
SOUTH / NORTH

4287638

A-361 L

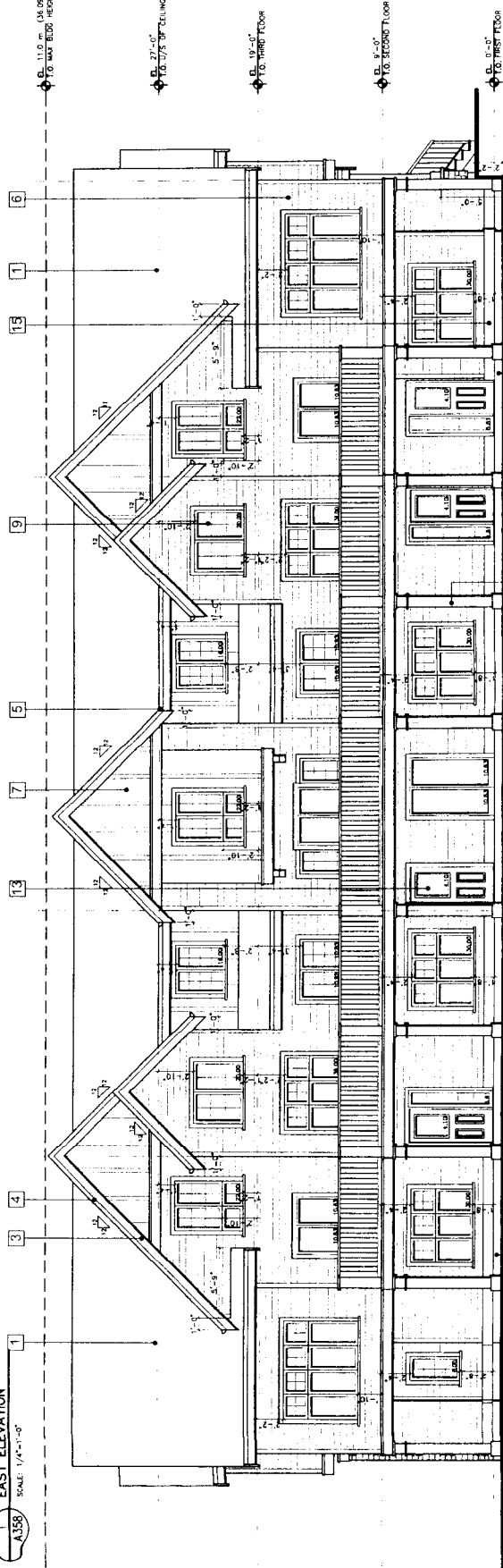
APPROVED PLAN DP 04-287638

ATTACHMENT 7



1
A-358
BUILDING No. 12.16
EAST ELEVATION
SCALE: 1/4"=1'-0"

- NOTES
- 1 IMPACT SHINGLES
 - 2 STANDING SEAM METAL ROOF
 - 3 ASCIA
 - 4 ASCIA TRIM
 - 5 UNFINISHED METAL BUTTERS & FLASHINGS
 - 6 VINYL SIDING
 - 7 BOARD & BATTEN
 - 8 COLOURED STONE VENER
 - 9 DOUBLE-GLAZED VINYL FRAMED WINDOWS w/ PAINTED WOOD TRIM
 - 10 PAINTED VINYL SHUTTERS
 - 11 HEPTAGE CARAGE DOORS
 - 12 SOLID CORE WOOD DOOR
 - 13 DOUBLE GLAZED WOOD DOOR
 - 14 DOUBLE GLAZED SLIDING DOOR
 - 15 2x10 WOOD TRIM
 - 16 2x12 WOOD TRIM
- NOTE: ELECTRICAL ROOM FOR BLOCK 12



2
A-358
BUILDING No. 12.16
WEST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED TOWNHOUSE
7074 Stevenson Highway
Richmond, British Columbia
OWNER: S8110 HOLDINGS LTD.

DATE: 11/10/06
SCALE: 1/4"=1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE OF WORK: [Date]
SHEET FILE: [File Name]

BUILDING No. 12.16
ELEVATIONS
EAST / WEST

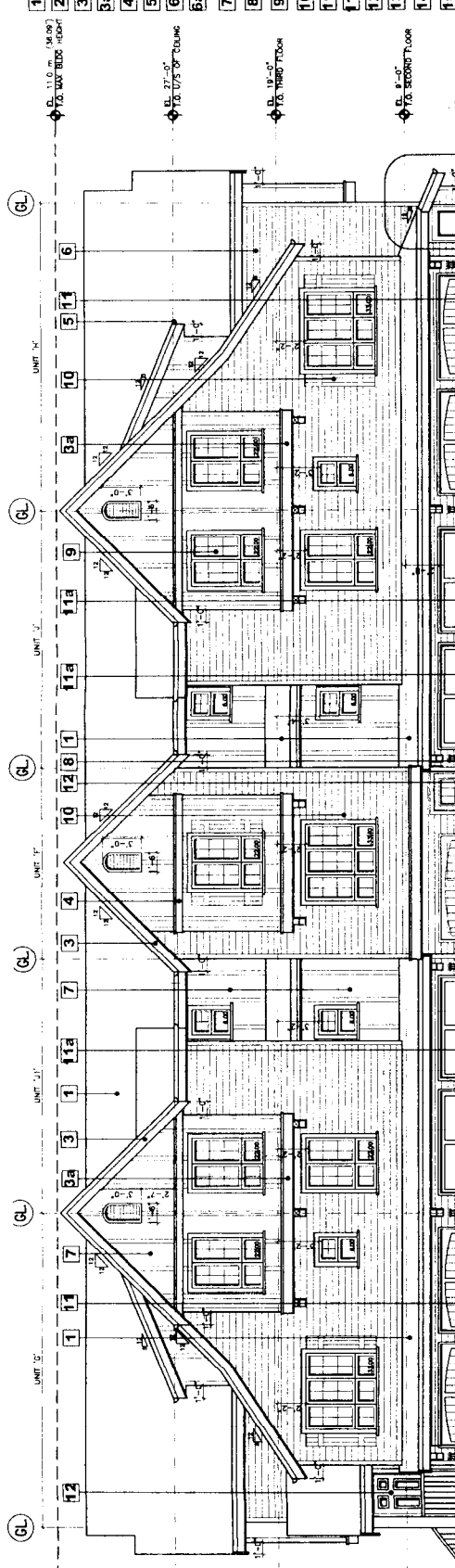
PLAN # 11
DP 04-287638

A-358
H

REVISED ELEVATIONS

ATTACHMENT 8

- NOTES:**
- 1 SPACED BRICKS - ON TIMBERLINE
 - 2 STANDING SEAM METN. ROOF
 - 3 AC WEST - W/ 60" CHARCOAL
 - 4 FASCA (1/4 ON 24) ON 24" ON 24"
 - 5 FASCA (1/3 ON 24) ON 24"
 - 6 FASCA (1/3 ON 24) ON 24"
 - 7 FASCA (1/3 ON 24) ON 24"
 - 8 FASCA (1/3 ON 24) ON 24"
 - 9 FASCA (1/3 ON 24) ON 24"
 - 10 FASCA (1/3 ON 24) ON 24"
 - 11 FASCA (1/3 ON 24) ON 24"
 - 12 FASCA (1/3 ON 24) ON 24"
 - 13 FASCA (1/3 ON 24) ON 24"
 - 14 FASCA (1/3 ON 24) ON 24"
 - 15 FASCA (1/3 ON 24) ON 24"



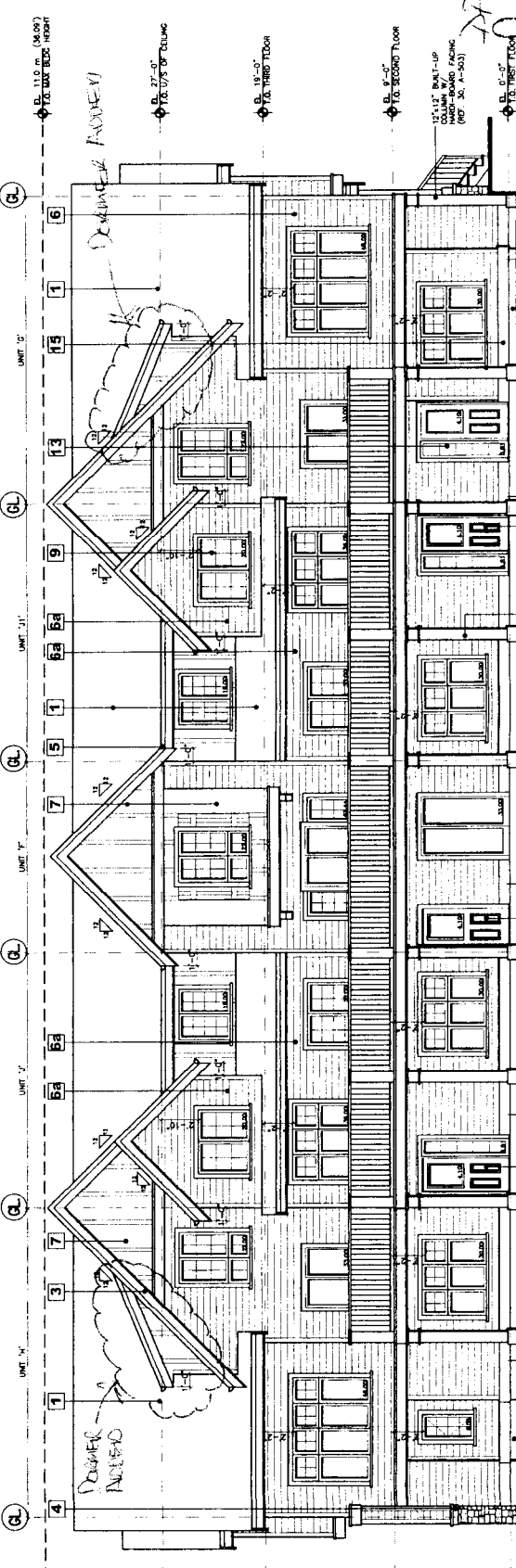
**BUILDING No.12.16
EAST ELEVATION**
SCALE: 1/4" = 1'-0"

Palmer Group

100-1100 W. 2ND AVE
RICHMOND, BC V6Y 1R7
TEL: (604) 273-1777
FAX: (604) 273-1774
WWW.PALMERGROUP.COM

PROPOSED TOWNHOUSE DEVELOPMENT
1071 Stevenson Highway
Richmond, British Columbia

S6110 HOLDINGS LTD.



**BUILDING No.12.16
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

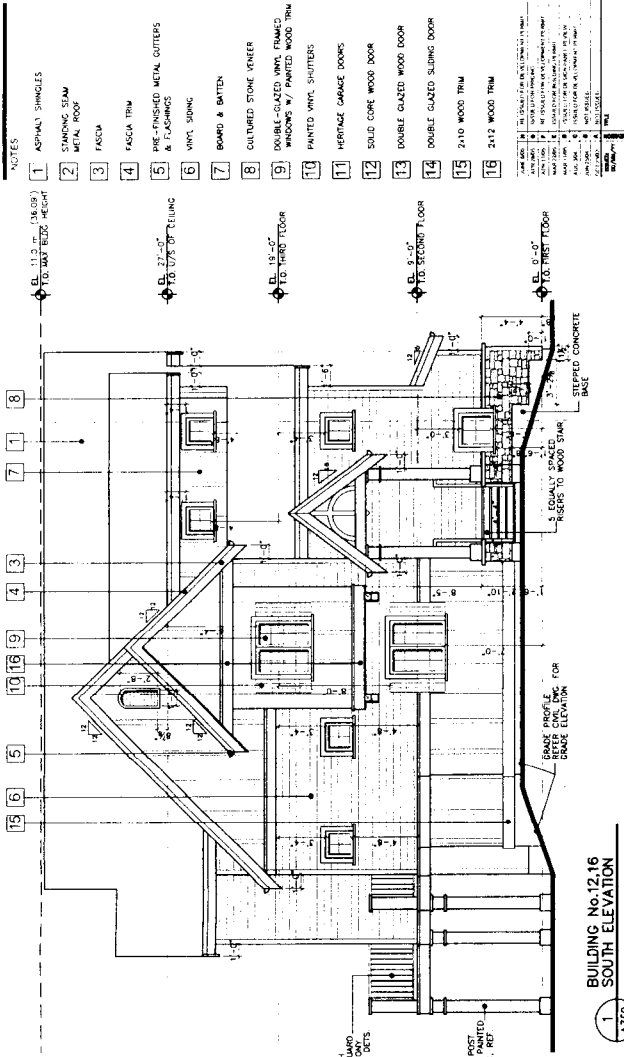
**Building No. 12.16
ELEVATIONS
EAST WEST**

4287 638

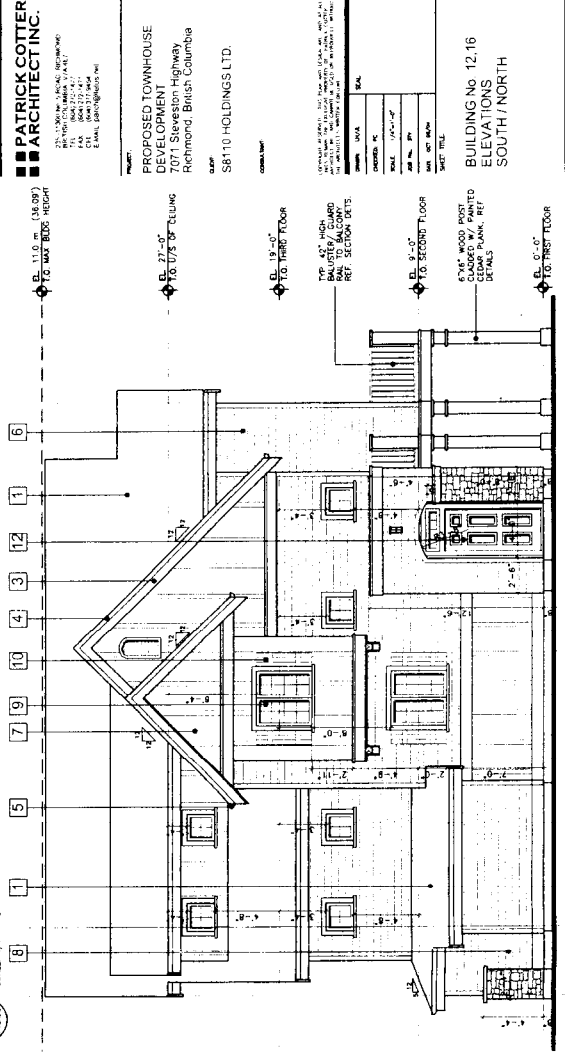
A-358

L

APPROVED PLAN DP 04-287638



1 BUILDING No.12.16 SOUTH ELEVATION SCALE 1/4"=1'-0"



2 BUILDING No.12.16 NORTH ELEVATION

- NOTES
- 1 ASPHALT SHINGLES
 - 2 STANDING SEAM METAL ROOF
 - 3 FASCIA
 - 4 FASCIA TRIM
 - 5 PRE-FINISHED METAL OUTLETS & FLOORS
 - 6 VINYL SIDING
 - 7 BOARD & BATTEN
 - 8 CULTURED STONE VENEER
 - 9 DOUBLE-GLAZED VINYL FRAMED WINDOWS W/ PAINTED WOOD TRIM
 - 10 PAINTED VINYL SHUTTERS
 - 11 HERITAGE GARAGE DOORS
 - 12 SOLID CORE WOOD DOOR
 - 13 DOUBLE GLAZED WOOD DOOR
 - 14 DOUBLE GLAZED SLIDING DOOR
 - 15 2x10 WOOD TRIM
 - 16 2x12 WOOD TRIM

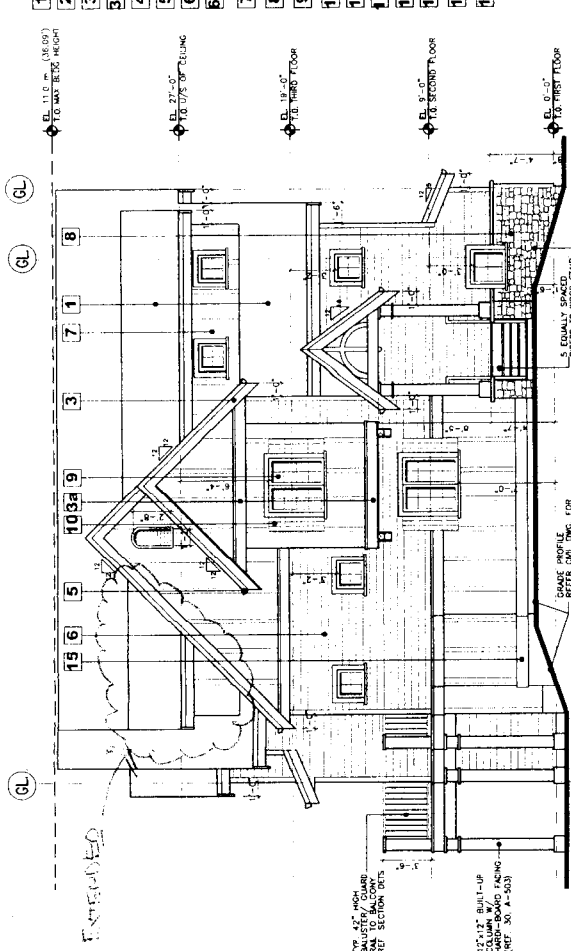
PATRICK COTTER ARCHITECT INC.
 2711 WEST 10TH AVENUE, RICHMOND BC
 TEL: 604-271-2121
 FAX: 604-271-2122
 2711 WEST 10TH AVENUE, RICHMOND BC
 TEL: 604-271-2121
 FAX: 604-271-2122

PROPOSED TOWNHOUSE
 7071 SERRAVALLO HIGHWAY
 RICHMOND BRITISH COLUMBIA
 S8110 HOLDINGS LTD.

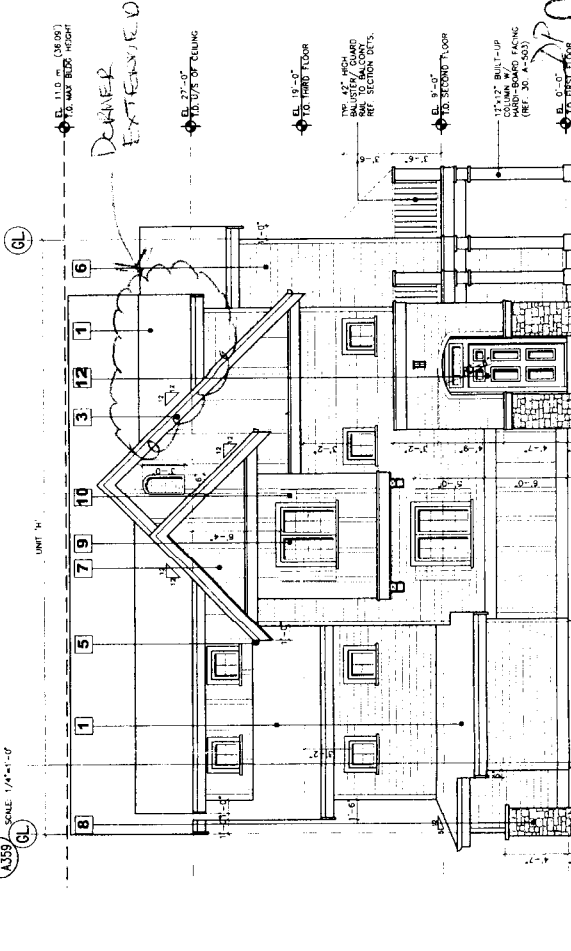
NO.	DATE	BY	DESCRIPTION
1	10/15/09	PC	ISSUED FOR PERMIT
2	10/15/09	PC	ISSUED FOR PERMIT
3	10/15/09	PC	ISSUED FOR PERMIT
4	10/15/09	PC	ISSUED FOR PERMIT
5	10/15/09	PC	ISSUED FOR PERMIT
6	10/15/09	PC	ISSUED FOR PERMIT
7	10/15/09	PC	ISSUED FOR PERMIT
8	10/15/09	PC	ISSUED FOR PERMIT
9	10/15/09	PC	ISSUED FOR PERMIT
10	10/15/09	PC	ISSUED FOR PERMIT
11	10/15/09	PC	ISSUED FOR PERMIT
12	10/15/09	PC	ISSUED FOR PERMIT
13	10/15/09	PC	ISSUED FOR PERMIT
14	10/15/09	PC	ISSUED FOR PERMIT
15	10/15/09	PC	ISSUED FOR PERMIT
16	10/15/09	PC	ISSUED FOR PERMIT

BUILDING No. 12.16
 ELEVATIONS
 SOUTH / NORTH

REVISED ELEVATIONS



BUILDING No.12.16
1 SOUTH ELEVATION
SCALE 1/4"=1'-0"



BUILDING No.12.16
2 NORTH ELEVATION
SCALE 1/4"=1'-0"

- 1 SPINAL SHINGLES - OAK TIMBERLINE
- 2 THATCHED BLEND "TRUCK" ROOF
- 3 "WEST" - BM 1072 "CARSON"
- 4 FASCIA (1/4 ON 2/10)
- 5 BM HC-27 "MONTREAL WHITE"
- 6 BM HC-27 "MONTREAL WHITE"
- 7 BM HC-27 "MONTREAL WHITE"
- 8 BM HC-27 "MONTREAL WHITE"
- 9 PRE-FINISHED METAL GUTTERS
- 10 VINYL SIDING - "TRIPLE 3" PROFILE
- 11 RESIDENTIAL - "CLAY"
- 12 VINYL SIDING - "TRIPLE 3" PROFILE
- 13 VINYL SIDING - "TRIPLE 3" PROFILE
- 14 VINYL SIDING - "TRIPLE 3" PROFILE
- 15 VINYL SIDING - "TRIPLE 3" PROFILE
- 16 VINYL SIDING - "TRIPLE 3" PROFILE
- 17 VINYL SIDING - "TRIPLE 3" PROFILE
- 18 VINYL SIDING - "TRIPLE 3" PROFILE
- 19 VINYL SIDING - "TRIPLE 3" PROFILE
- 20 VINYL SIDING - "TRIPLE 3" PROFILE
- 21 VINYL SIDING - "TRIPLE 3" PROFILE
- 22 VINYL SIDING - "TRIPLE 3" PROFILE
- 23 VINYL SIDING - "TRIPLE 3" PROFILE
- 24 VINYL SIDING - "TRIPLE 3" PROFILE
- 25 VINYL SIDING - "TRIPLE 3" PROFILE
- 26 VINYL SIDING - "TRIPLE 3" PROFILE
- 27 VINYL SIDING - "TRIPLE 3" PROFILE
- 28 VINYL SIDING - "TRIPLE 3" PROFILE
- 29 VINYL SIDING - "TRIPLE 3" PROFILE
- 30 VINYL SIDING - "TRIPLE 3" PROFILE
- 31 VINYL SIDING - "TRIPLE 3" PROFILE
- 32 VINYL SIDING - "TRIPLE 3" PROFILE
- 33 VINYL SIDING - "TRIPLE 3" PROFILE
- 34 VINYL SIDING - "TRIPLE 3" PROFILE
- 35 VINYL SIDING - "TRIPLE 3" PROFILE
- 36 VINYL SIDING - "TRIPLE 3" PROFILE
- 37 VINYL SIDING - "TRIPLE 3" PROFILE
- 38 VINYL SIDING - "TRIPLE 3" PROFILE
- 39 VINYL SIDING - "TRIPLE 3" PROFILE
- 40 VINYL SIDING - "TRIPLE 3" PROFILE
- 41 VINYL SIDING - "TRIPLE 3" PROFILE
- 42 VINYL SIDING - "TRIPLE 3" PROFILE
- 43 VINYL SIDING - "TRIPLE 3" PROFILE
- 44 VINYL SIDING - "TRIPLE 3" PROFILE
- 45 VINYL SIDING - "TRIPLE 3" PROFILE
- 46 VINYL SIDING - "TRIPLE 3" PROFILE
- 47 VINYL SIDING - "TRIPLE 3" PROFILE
- 48 VINYL SIDING - "TRIPLE 3" PROFILE
- 49 VINYL SIDING - "TRIPLE 3" PROFILE
- 50 VINYL SIDING - "TRIPLE 3" PROFILE
- 51 VINYL SIDING - "TRIPLE 3" PROFILE
- 52 VINYL SIDING - "TRIPLE 3" PROFILE
- 53 VINYL SIDING - "TRIPLE 3" PROFILE
- 54 VINYL SIDING - "TRIPLE 3" PROFILE
- 55 VINYL SIDING - "TRIPLE 3" PROFILE
- 56 VINYL SIDING - "TRIPLE 3" PROFILE
- 57 VINYL SIDING - "TRIPLE 3" PROFILE
- 58 VINYL SIDING - "TRIPLE 3" PROFILE
- 59 VINYL SIDING - "TRIPLE 3" PROFILE
- 60 VINYL SIDING - "TRIPLE 3" PROFILE
- 61 VINYL SIDING - "TRIPLE 3" PROFILE
- 62 VINYL SIDING - "TRIPLE 3" PROFILE
- 63 VINYL SIDING - "TRIPLE 3" PROFILE
- 64 VINYL SIDING - "TRIPLE 3" PROFILE
- 65 VINYL SIDING - "TRIPLE 3" PROFILE
- 66 VINYL SIDING - "TRIPLE 3" PROFILE
- 67 VINYL SIDING - "TRIPLE 3" PROFILE
- 68 VINYL SIDING - "TRIPLE 3" PROFILE
- 69 VINYL SIDING - "TRIPLE 3" PROFILE
- 70 VINYL SIDING - "TRIPLE 3" PROFILE
- 71 VINYL SIDING - "TRIPLE 3" PROFILE
- 72 VINYL SIDING - "TRIPLE 3" PROFILE
- 73 VINYL SIDING - "TRIPLE 3" PROFILE
- 74 VINYL SIDING - "TRIPLE 3" PROFILE
- 75 VINYL SIDING - "TRIPLE 3" PROFILE
- 76 VINYL SIDING - "TRIPLE 3" PROFILE
- 77 VINYL SIDING - "TRIPLE 3" PROFILE
- 78 VINYL SIDING - "TRIPLE 3" PROFILE
- 79 VINYL SIDING - "TRIPLE 3" PROFILE
- 80 VINYL SIDING - "TRIPLE 3" PROFILE
- 81 VINYL SIDING - "TRIPLE 3" PROFILE
- 82 VINYL SIDING - "TRIPLE 3" PROFILE
- 83 VINYL SIDING - "TRIPLE 3" PROFILE
- 84 VINYL SIDING - "TRIPLE 3" PROFILE
- 85 VINYL SIDING - "TRIPLE 3" PROFILE
- 86 VINYL SIDING - "TRIPLE 3" PROFILE
- 87 VINYL SIDING - "TRIPLE 3" PROFILE
- 88 VINYL SIDING - "TRIPLE 3" PROFILE
- 89 VINYL SIDING - "TRIPLE 3" PROFILE
- 90 VINYL SIDING - "TRIPLE 3" PROFILE
- 91 VINYL SIDING - "TRIPLE 3" PROFILE
- 92 VINYL SIDING - "TRIPLE 3" PROFILE
- 93 VINYL SIDING - "TRIPLE 3" PROFILE
- 94 VINYL SIDING - "TRIPLE 3" PROFILE
- 95 VINYL SIDING - "TRIPLE 3" PROFILE
- 96 VINYL SIDING - "TRIPLE 3" PROFILE
- 97 VINYL SIDING - "TRIPLE 3" PROFILE
- 98 VINYL SIDING - "TRIPLE 3" PROFILE
- 99 VINYL SIDING - "TRIPLE 3" PROFILE
- 100 VINYL SIDING - "TRIPLE 3" PROFILE

PROPOSED TOWNHOUSE DEVELOPMENT
7071 Steveston Highway
Richmond, British Columbia

SB110 HOLDINGS LTD.

PROPOSED TOWNHOUSE DEVELOPMENT
7071 Steveston Highway
Richmond, British Columbia

SB110 HOLDINGS LTD.

PROPOSED TOWNHOUSE DEVELOPMENT
7071 Steveston Highway
Richmond, British Columbia

SB110 HOLDINGS LTD.

PROPOSED TOWNHOUSE DEVELOPMENT
7071 Steveston Highway
Richmond, British Columbia

SB110 HOLDINGS LTD.

BUILDING No. 12.16
ELEVATIONS
SOUTH / NORTH

4287638

MATCH LINE
SEE L2 FOR CONTINUATION
7140 7160

APPROVED LANDSCAPE PLAN DP 04-287638

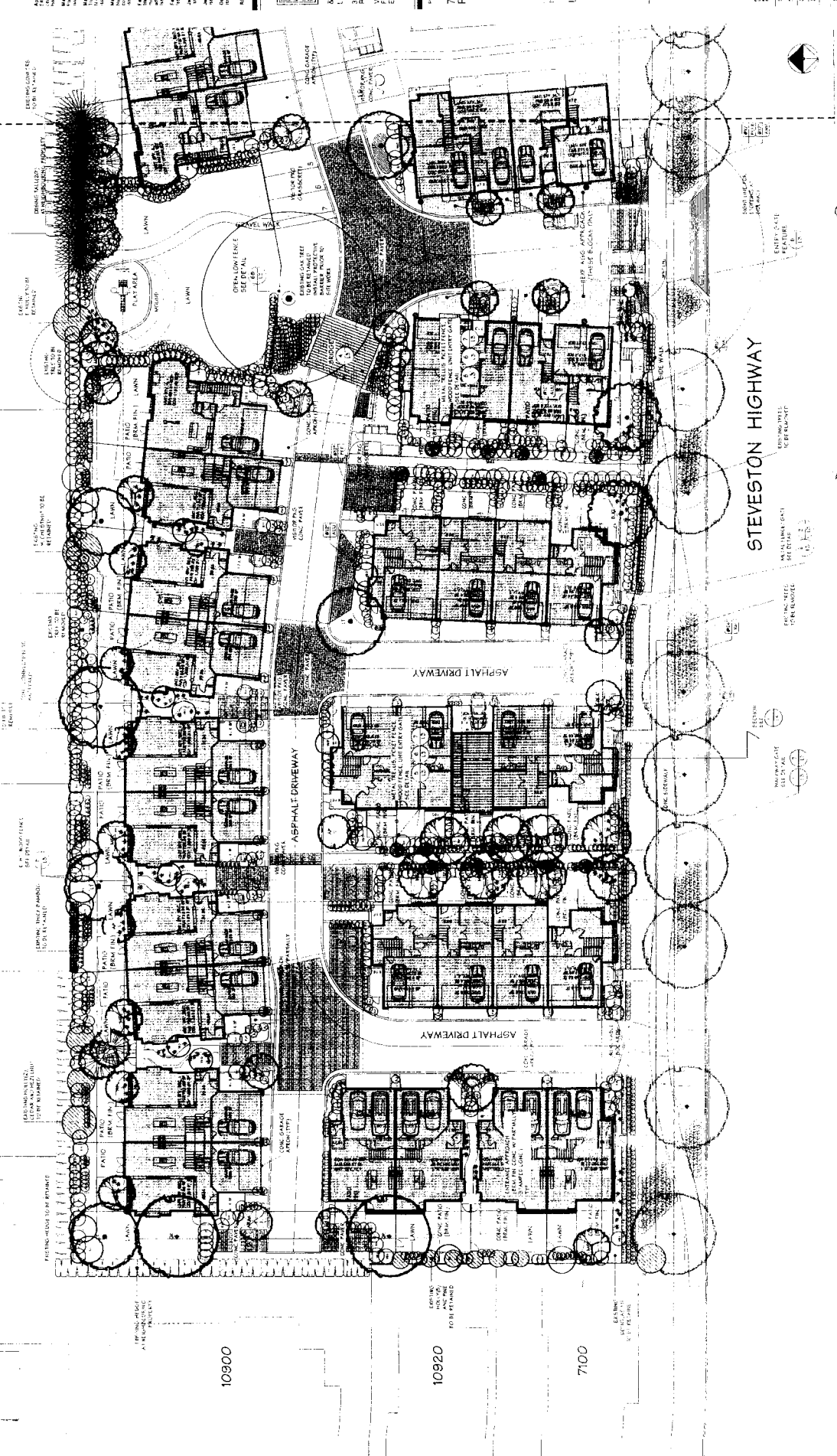
7120

7100

7080

7060

7040



STEVESTON HIGHWAY

DP 04287638

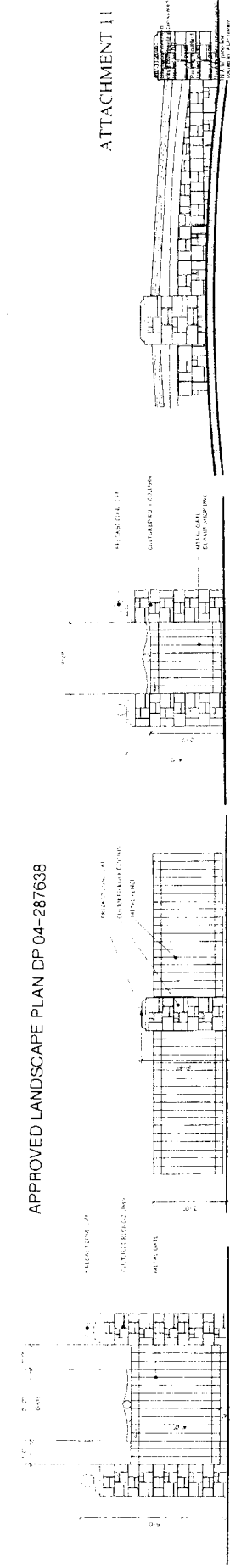
ITO & ASSOCIATES LANDSCAPE ARCHITECTS 214 HURON STREET RICHMOND, B.C. VANCOUVER, B.C. V6V 2E6 TEL: 604.276.4433 FAX: 604.276.4433 EMAIL: info@itoads.com

LANDSCAPE PLAN

7071 STEVESTON RICHMOND, B.C.

APPROVED LANDSCAPE PLAN DP 04-287638

ATTACHMENT H1

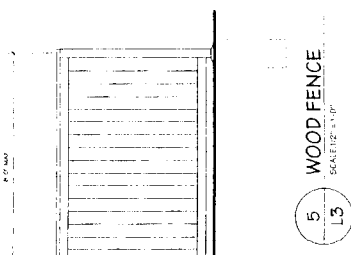


1 WALKWAY GATE
SCALE: 1/2" = 1'-0"

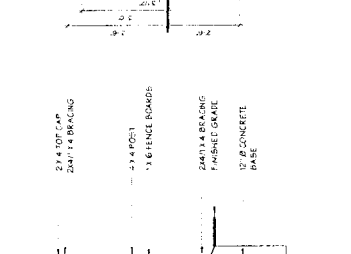
2 FENCE ALONG STEVESTON HWY
SCALE: 1/2" = 1'-0"

3 UNIT GATE
SCALE: 1/2" = 1'-0"

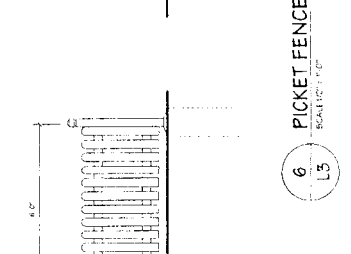
4 BRIDGE
SCALE: 1/2" = 1'-0"



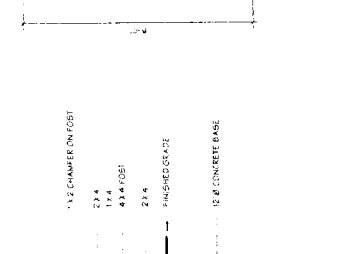
5 WOOD FENCE
SCALE: 1/2" = 1'-0"



6 PICKET FENCE
SCALE: 1/2" = 1'-0"



7 METAL ARBOUR
SCALE: 1/2" = 1'-0"

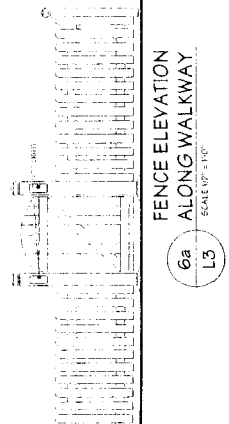


ITCO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 Inver Street
 Richmond, BC V7E 2L4
 Phone: (604) 275-2812
 Fax: (604) 275-2810
 Email: info@itco.com

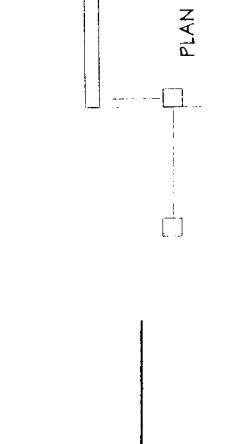
7071 STEVESTON RICHMOND, BC

REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUED FOR PERMIT
2	10/15/2014	ISSUED FOR PERMIT
3	10/15/2014	ISSUED FOR PERMIT
4	10/15/2014	ISSUED FOR PERMIT
5	10/15/2014	ISSUED FOR PERMIT
6	10/15/2014	ISSUED FOR PERMIT
7	10/15/2014	ISSUED FOR PERMIT
8	10/15/2014	ISSUED FOR PERMIT
9	10/15/2014	ISSUED FOR PERMIT
10	10/15/2014	ISSUED FOR PERMIT



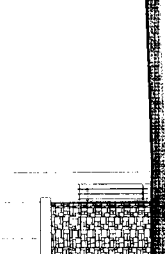
6a FENCE ELEVATION ALONG WALKWAY
SCALE: 1/2" = 1'-0"



PLAN



ELEVATION

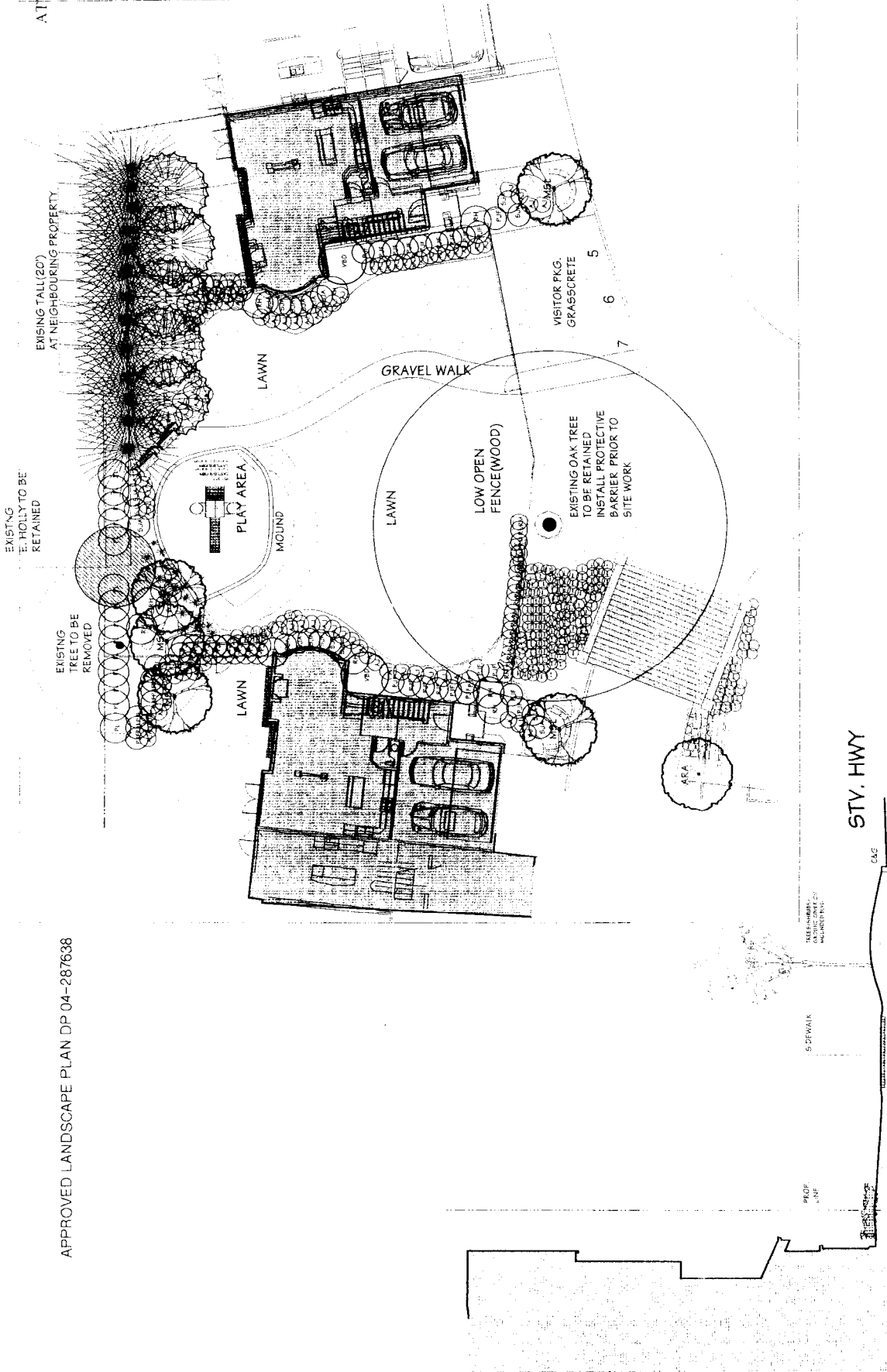


6b FENCE ELEVATION AT AMENITY AREA
SCALE: 1/2" = 1'-0"

LANDSCAPE DETAILS

Client: [REDACTED]
 Date: [REDACTED]
 Scale: [REDACTED]
 Drawing No: [REDACTED]

APPROVED LANDSCAPE PLAN DP 04-287638



DP 04287638

1 CROSS SECTION ALONG STV. HWY.
SCALE 1/8" = 1'-0"

1 L4

P.L. No. 2004-0001
 2150 Highway 101, Suite 101
 Richmond, BC V6V 2G9
 Tel: (604) 273-4831
 Fax: (604) 273-4832
 Email: info@ito.ca
 Website: www.ito.ca

ITO
& ASSOCIATES
 LANDSCAPE ARCHITECTS
 2150 Highway 101, Suite 101
 Richmond, BC V6V 2G9
 Tel: (604) 273-4831
 Fax: (604) 273-4832
 Email: info@ito.ca

Project:
 7071 STEVESTON
 RICHMOND, B.C.

Prepared by:
 ENLARGED AREA

NO.	DATE	DESCRIPTION
1	04/28/04	PRELIMINARY PLAN
2	05/11/04	REVISED PLAN
3	05/11/04	REVISED PLAN
4	05/11/04	REVISED PLAN
5	05/11/04	REVISED PLAN
6	05/11/04	REVISED PLAN
7	05/11/04	REVISED PLAN
8	05/11/04	REVISED PLAN
9	05/11/04	REVISED PLAN
10	05/11/04	REVISED PLAN

MATCH LINE
SEE L2 FOR
CONTINUATION

REVISED LANDSCAPE PLAN

7140
7160
7100
7080
7060
7040

NOTE:
6HT. WOOD FENCE ALONG NORTH, EAST
AND WEST PROPERTY LINE
TO BE ERRECTED PRIOR TO CONSTRUCTION

EXISTING THICK BAMBOO
TO BE RETAINED

EXISTING HOLYZC
CEDAR AND HEZELNUT
TO BE RETAINED

EXISTING HEDGE TO BE RETAINED

EXISTING DFR
TO BE REMOVED

EXISTING TREE
TO BE REMOVED

EXISTING H. CHESTNUT
TO BE RETAINED

EXISTING TREE
TO BE REMOVED

EXISTING HOLYZC
TO BE RETAINED

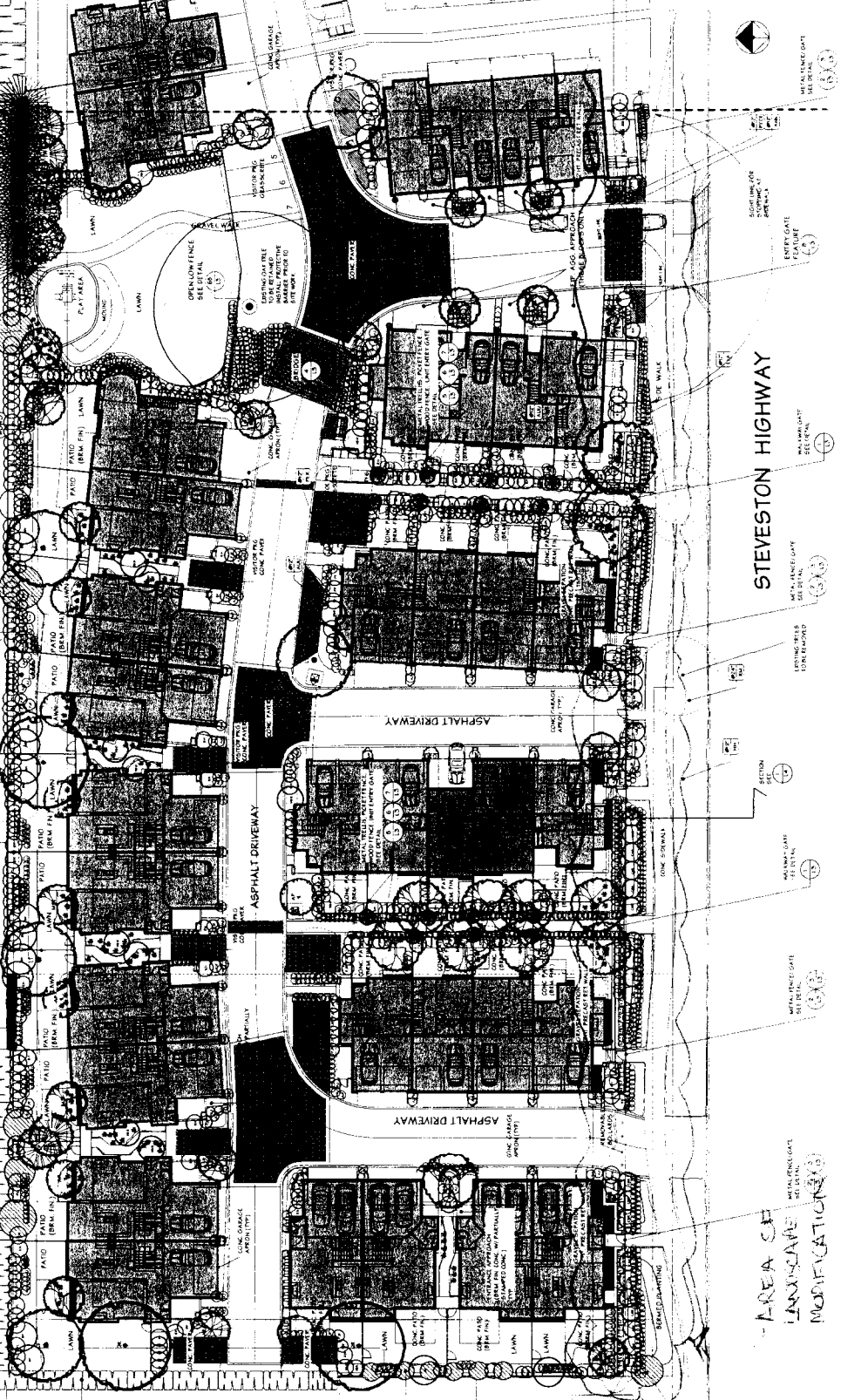
EXISTING CONFEES
AT NEIGHBORING PROPERTY
TO BE RETAINED

EXISTING HEDGE
AT NEIGHBORING
PROPERTY

EXISTING
TO BE
RETAINED

4HT NEW WOOD FENCE
ON 2HT PRECAST CONCRETE WALL
MAX 6" ABOVE PATIO LEVEL

EXISTING SPURGE
TO BE



AREA OF
LANDSCAPE
MODIFICATIONS

STEVESTON HIGHWAY



I & ASSOCIATES
1860 West Broadway
Richmond BC V6E 2L4
Phone (604) 273-2812
Fax (604) 273-4838
Email: info@ito.ca

7071 STEVESTON HWY.
RICHMOND, B.C.

LANDSCAPE PLAN



Table with project details including Date, Scale, and Drawing No.

DP 04287638

PLANT LIST

7071 STEVESTON HIGHWAY, RICHMOND, B.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AP	12	ACEF PALM-LIUM	JAPANESE MAPLE	2.5m HT 50R
APA	17	ACEF PALM-LIUM	AMERICAN MAPLE	8.0m CA, 55R - 6m STD
AS	1	ACEF PALM-LIUM	ARIZONA SAGE	8.0m CA, 55R - 6m STD
AT	1	BIRDENSONIA SPITEA	CANYON BIRCH	8.0m CA, 55R - 6m STD
MSG	3	MAGNOLIA SOUANGHANA 'GARDEN QUEEN'	GALAXY SAUNDER MAGNOLIA	6.0m CA, 45R - 5m STD
WBL	20	WILLOW SIBIRICA	RUSSIAN WILLOW	2.0m HT 50R
GR	4	GROENLICHIA RUBRA	RED PALM SPRUCE	15.0m CA, 55R - 6m STD
TE	2	THELIA OCCIDENTALIS 'FASCINATION'	WESTER HEDERA	1.75m HT 50R
TR	9	THELIA PULCHRA 'ELEGANS'	WESTER HEDERA	4.0m HT 55R
SHRUBS				
AJ	50R	AZALEA JAPONICA	JAPANESE AZALEA	4.2 FT
BJ	1	BIBBULIA DAVIDI 'BLACK KNIGHT'	BUTTERFLY BUSH	4.2 FT
BK	22S	BUNUS SEPUMPERENSIS	COMMON BURNING BUSH	4.2 FT
BL	1	BURUNDIA UNIDENTIFIED	WINTER HEATH	4.2 FT
EC	22R	ECKLA CARTEA	WINTER HEATH	4.2 FT
LJ	13	LODGEPOLE JAPONICA 'TELENUM'	JAPANESE SPURGE	4.2 FT
LF	1	LODGEPOLE JAPONICA 'TELENUM'	JAPANESE SPURGE	4.2 FT
MP	22	MADONNA PLANT	POINCIANA	4.2 FT
PJ	323	PINES JAPONICA 'FOREST FLAME'	15' OF THE VALLEY	4.2 FT
PMP	40	PINUS MUGO 'MUGO'	SWAMP MUGO PINE	4.2 FT
RM	1	RHOENDELANDIA UNIDENTIFIED	RHOENDELANDIA	1.00m HT
EM	122	KOSA MEDIUM	MEDIA AND ROSE	4.2 FT
EN	7	KOSA MEDIUM	MEDIA AND ROSE	4.2 FT
EP	1	KOSA MEDIUM	MEDIA AND ROSE	4.2 FT
SJA	24	SPINACEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPINACH	4.2 FT
SV	14	SYRINGA VIOLACEA	LIAC	1.25m HT
WB	24	YERBUNUM 2 'ESPANOLISSE DAWN'	DANNY YERBUNUM	2.20m HT
WB	24	YERBUNUM 2 'ESPANOLISSE DAWN'	DANNY YERBUNUM	2.20m HT
WR	3	YERBUNUM 1 'BREWSTER'	YERBUNUM	4.2 FT
GROUND COVERS				
AUL	240	AFTERSUNNATION 'DAUPHINE'	ERINDECK	40S, 100T
HY	200	HEDERA HILLI	FOUR CORNERS	40S, 100T
VINES				
K	8	KOSA 'JOSEPH'S & LOUISE'	CLIMBING ROSE	P2 FT STAKED
PERENNIALS/ANNUALS/BIENNIS/GRASSES/INDICATIVE PLANTS				
GA	58T	GARDELIA 'MAGNOLIA'	CHINA	1 FT
GA	58T	GARDELIA 'MAGNOLIA'	CHINA	1 FT
GA	58T	GARDELIA 'MAGNOLIA'	CHINA	1 FT
ANN	520	ANNUALS	WESTERN SWEET FERN	1 FT
PER	400	PERENNIALS	WESTERN SWEET FERN	1 FT



I T O
 ASSOCIATES
 1580 Main Street
 Richmond, BC V7E 2L4
 Voice (604) 272-7812
 Fax (604) 272-4838
 Email: info@ito.ca

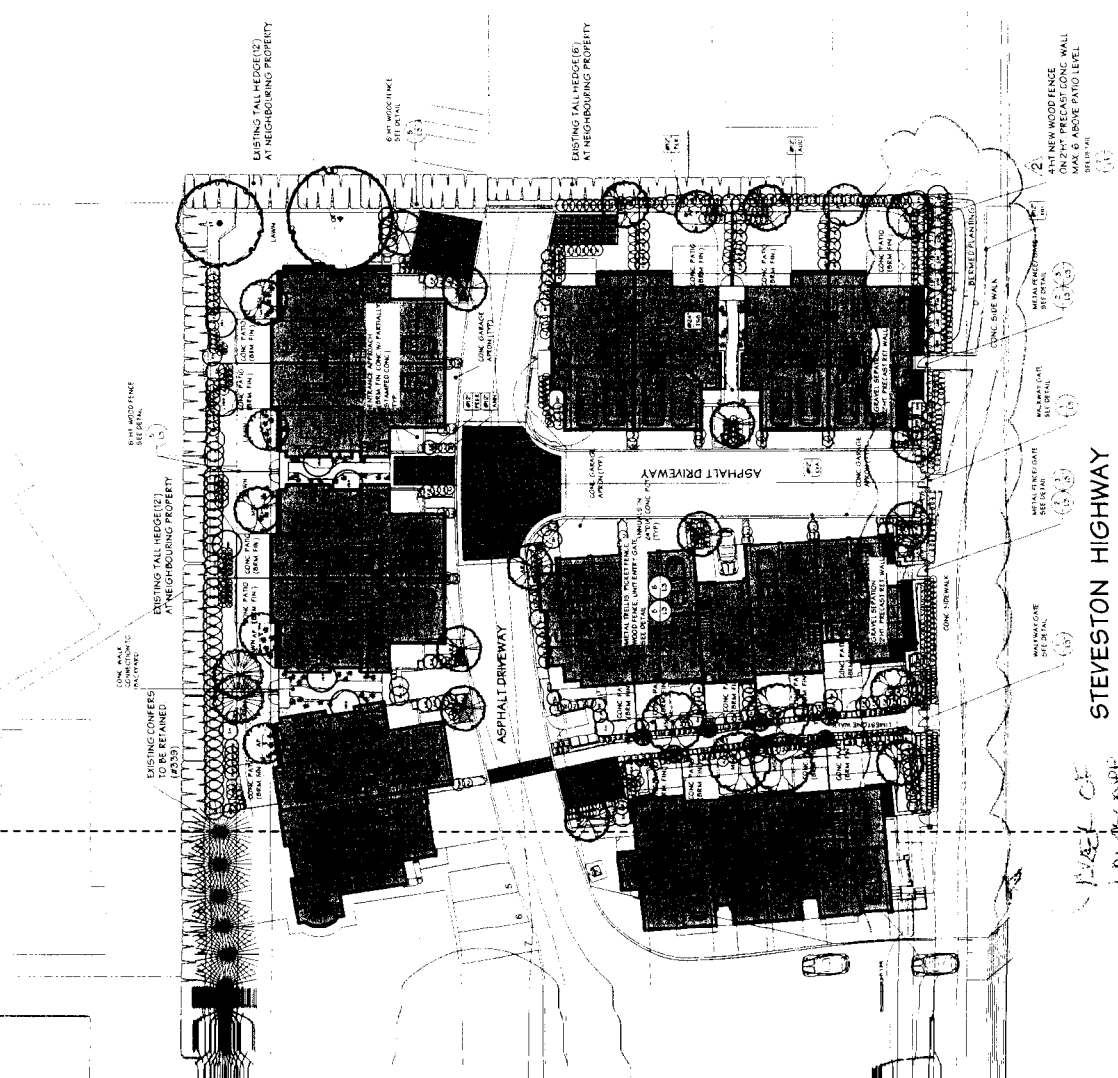
Project:
 7071 STEVESTON HWY.
 RICHMOND, B.C.

LANDSCAPE PLAN

DP 04207038
 L2 of 4

REVISED LANDSCAPE PLAN

MATCH LINE
 SEE LOT FOR
 CONTINUATION



BASE OF LANDSCAPE MACRO-VEGETATION

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

EXISTING CONFERS TO BE RETAINED (PASS)

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

NEW WOOD FENCE ON 20' FT PRECAST CONCRETE WALL MAX 8' ABOVE PATIO LEVEL

CONCRETE SIDE WALK

CONCRETE SIDE WALK

METAL STEEL CLIMATE SCREEN

METAL STEEL CLIMATE SCREEN

CONCRETE SIDE WALK

CONCRETE SIDE WALK

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY

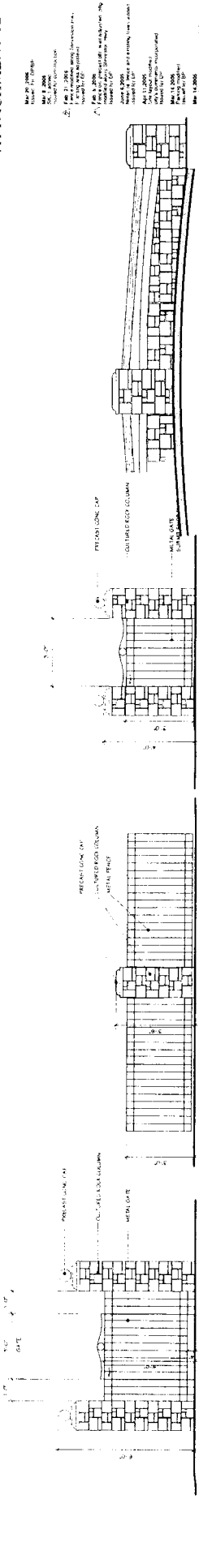
EXISTING PALL HEDGE (C) AT NEIGHBORING PROPERTY



SCALE	
Site	1/2" = 1' @ 1/8" x 11"
Plan	1/8" = 1' @ 11" x 17"
Elevation	1/4" = 1' @ 11" x 17"
Section	1/2" = 1' @ 11" x 17"
Detail	3/16" = 1' @ 11" x 17"

REVISED LANDSCAPE PLAN

ATTACHMENT 12



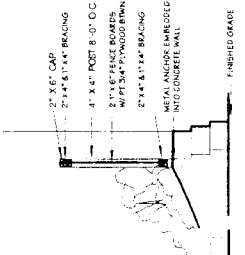
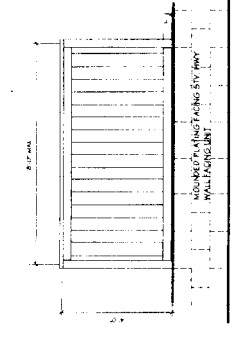
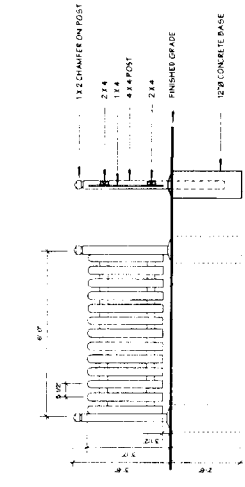
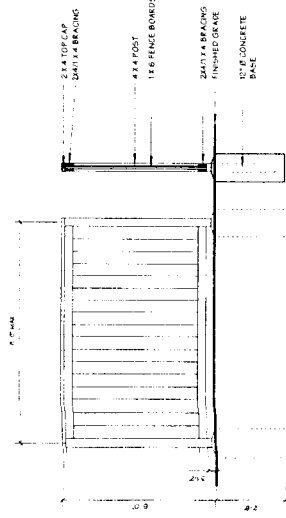
1 WALKWAY GATE
SCALE: 1/2" = 1'-0"
L3

2 FENCE ALONG STEVESTON HWY
SCALE: 1/2" = 1'-0"
L3

3 UNIT GATE
SCALE: 1/2" = 1'-0"
L3

4 BRIDGE
SCALE: 1/2" = 1'-0"
L3

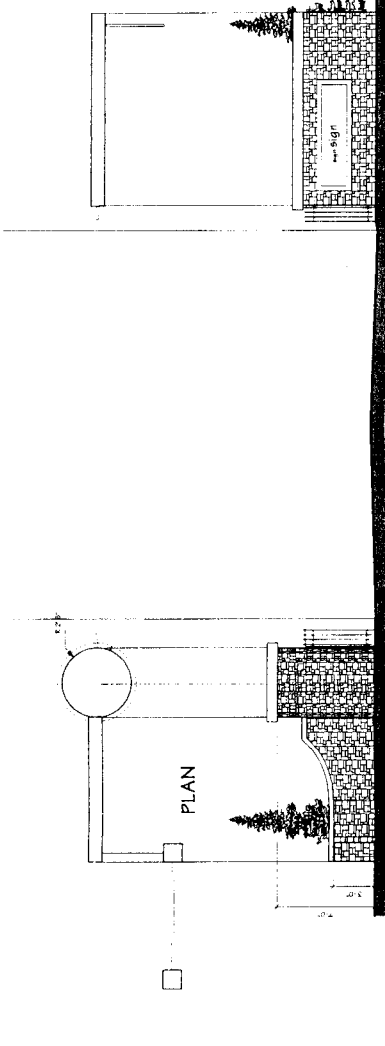
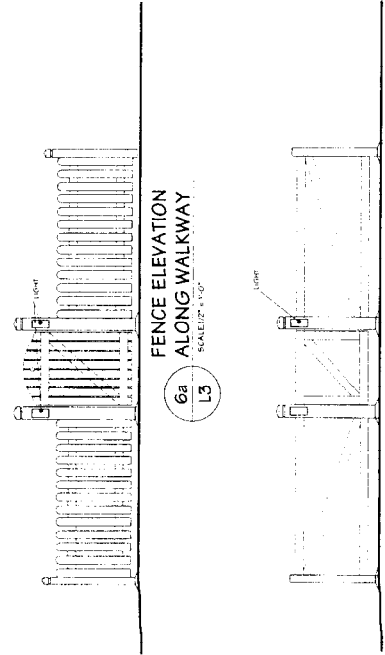
5 EAST SIDE OF STEVESTON HWY
SCALE: 1/2" = 1'-0"
L3



5 WOOD FENCE
SCALE: 1/2" = 1'-0"
L3

6 PICKET FENCE
SCALE: 1/2" = 1'-0"
L3

7 FENCE ALONG STEVESTON HWY
SCALE: 1/2" = 1'-0"
L3



6a FENCE ELEVATION
ALONG WALKWAY
SCALE: 1/2" = 1'-0"
L3

6b FENCE ELEVATION
AT AMENITY AREA
SCALE: 1/2" = 1'-0"
L3

ITO
LANDSCAPE ARCHITECTS
3180 Hurst Street
North Vancouver, B.C. V8A 4A8
Tel: 604.275.2822
Fax: 604.275.4855
Email: info@ito.ca

Project:
7071 STEVESTON HWY,
RICHMOND, B.C.

Drawing No:
LANDSCAPE
DETAILS

Author	ASL/UNSW
Designer	ML
Checker	ML
Drawn	JAN/2006
Date	01/24/06
Scale	1/2" = 1'-0"
Sheet	12 of 12

L3 of 4

DP 04287638

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

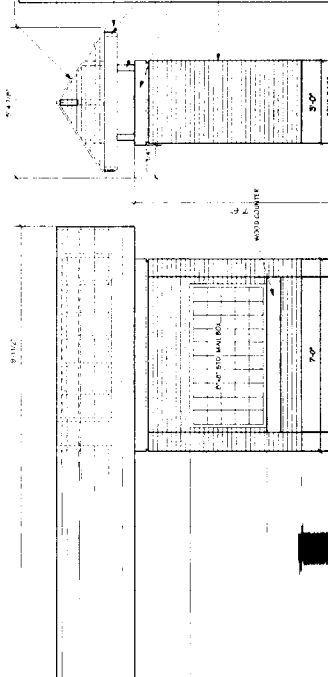
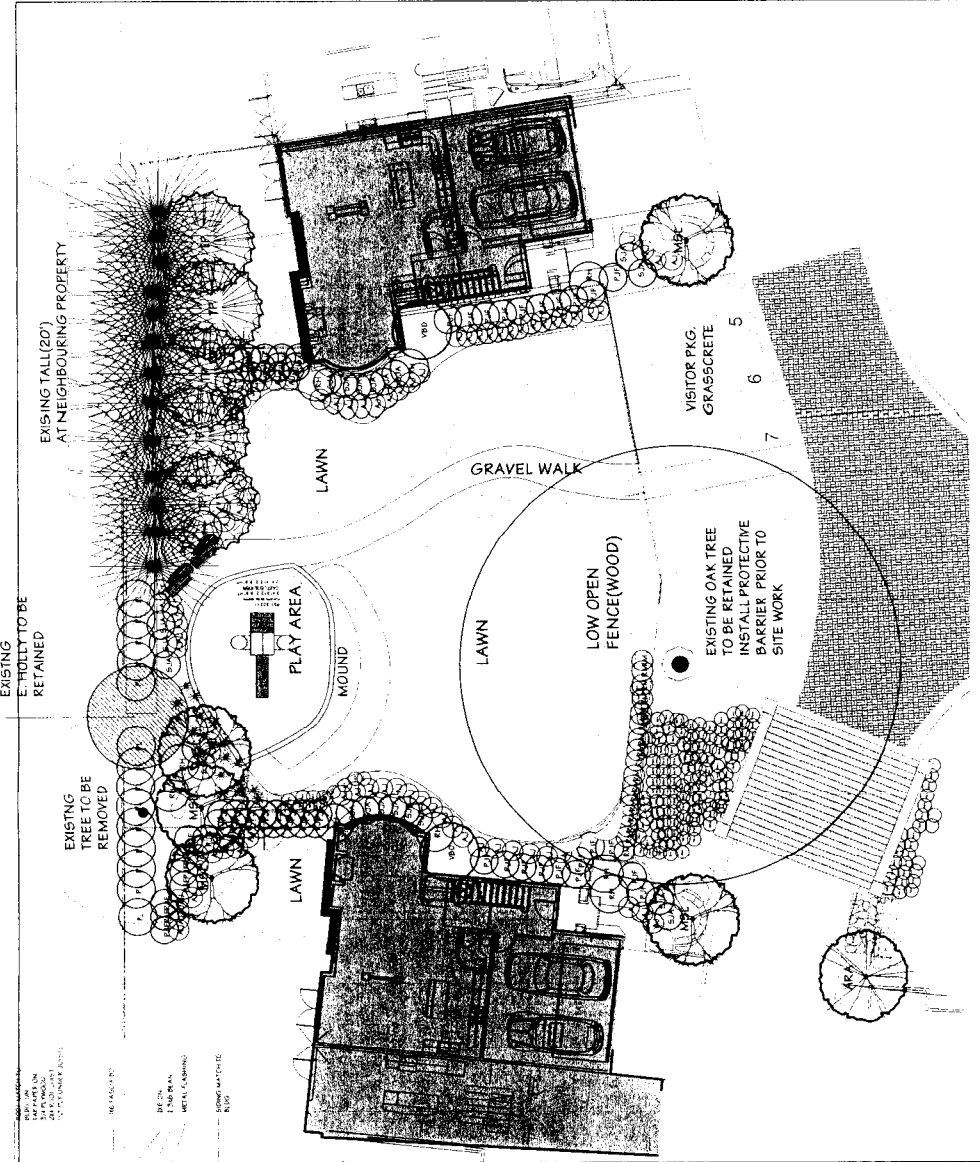
REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"

REVISED 2008
DATE: 05/14/2008
PROJECT: 7071 STEVESTON HWY
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SIDE ELEVATION

PLAN

2 MAIL BOX SHELTER
SCALE: 1/8" = 1'-0"

L4

1 CROSS SECTION ALONG STV. HWY.
SCALE: 1/8" = 1'-0"

L4

STV. HWY

REVISED LANDSCAPE PLAN

DP 04287038