

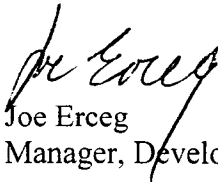


To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: March 13, 2003
File: DP 02-221010
Re: **Application by Polygon Development 140 Ltd. for a Development Permit at 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271 and 7291 Heather Street**

Manager's Recommendation

That a Development Permit be issued for 7131 to 7291 Heather Street that would:

1. Permit the development of 54 townhouses on a site zoned Comprehensive Development District (CD/126); and that would
2. Vary the provisions of the *Zoning and Development Bylaw* to:
 - allow balconies to project a maximum of 1.2m (3.937 ft) into the 3m (9.843 ft) rear yard;
 - allow pedestrian entry and garbage/ recycling structures in the required 6m (19.685 ft) road setbacks; and
 - reduce the number of visitor parking stalls from eleven (11) to eight (8).


Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Mr. Kevin Shoemaker, of Polygon Development 140 Ltd, has applied for a Development Permit for 54 townhouses on a site bounded by Heather Street, Turnmill Street, and Sills Avenue in the McLennan South area. The site is expected to get final reading of rezoning to Comprehensive Development District (CD/126) on May 12, 2003. The text of CD/130 has been amended to permit 3 storey buildings if the site coverage does not exceed 34%.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	13,379 m ² (144,010.36 ft ²) gross 12,785.34 m ² (137,620.23 ft ²) net
Building Area:	8,811 m ² (94,844 ft ²)
Site Coverage:	34% Allowed where buildings are three-storeys 34% Proposed
F.A.R.:	0.69 Allowed, plus 383.5 m ² for covered areas(50 m ² per dwelling) 0.69 Proposed, plus 344 m ² total for covered areas
Parking:	92 Spaces Required including 11 for visitors 114 Spaces Proposed including 8 for visitors

Findings of Fact

Guidelines for form and character of Development Permits appear in Schedule 2.10D of Bylaw 7100, the *McLennan South Sub Area Plan*, part of the *Official Community Plan*. The following is a checklist of the guidelines, with areas where this project complies shown with a , and staff comments in **bold type** and the applicant's response in ***bold italics***.

- General guidelines for transition areas:
 - Setback and landscape between housing types/neighbourhoods.
 - Entry portals, etc. for transition. No vehicle gates.
 - Edges between properties to be semi-private but open (no high fences). **The plans indicate a 6 ft. high solid fence on the south property line. Instead, we suggest landscaping or maybe a picket fence. The applicants are now proposing a combination of 4' and 6' high fences.**
- General architectural guidelines:

Building scale and form:

 - Single-family form and massing.
 - Reduce building scale by varied housing types and design.

- Reduce the apparent height of buildings. **The end units could have the rooflines lowered to help bring down the scale. The architects have made changes to the end elevations to add bay windows.**
- Inset balconies - no large projecting balconies on street-front.

Roof treatment:

- Pitched forms visible from the street.
- Decorative elements such as dormers to complement the pitched form.
- Re-emphasize the pitch at the ground floor level, such as at front doors.
- Materials should be natural or west coast.

Windows:

- Residential scale, operable, and with strong identity.
- Not flat, but bays, box windows, French balconies, trim, shutters, or similar features.
- Visible at sidewalk level and clear glass for surveillance.
- Traditional character, not bubbles or skylights visible from the street.

Entrances:

- Direct grade access for front doors.
- Visible from the street.
- Emphasize ground-level entries – no two-storey entries.
- Minimize exterior staircases, except along arterial roads.

Materials:

- Use high-quality natural materials, or at least replica materials with wood trim.
- Obviously synthetic materials (plexi-glass, etc.) should not be visible on the outside of buildings.

Colours:

- Use muted, Heritage colours.
- Less than 50% of any wall area to be a colour which “draws attention” to the wall.
- Vary colours to reinforce smaller components and reduce the apparent scale of buildings. **Additional colour would help. The project is tasteful but dull, like a house decorated for sales appeal for people with a variety of furniture colours.**

3. General landscape guidelines:

Intent:

- To preserve wood lots and hedgerows having mature trees.

- Use lush vegetation and native plants to promote wildlife habitat.

Tree preservation:

- Plan open spaces based on a tree survey, and group buildings around these spaces.
- Avoid fill and grading on existing tree roots, or use tree wells.
- Tree wells to be a minimum of 1.5 x the diameter of the tree's drip-line.

Common open space:

- Coordinate contiguous blocks of existing mature trees on adjacent sites. **Trees on adjacent site are now shown on the plans.**
- Encourage privately owned, publicly accessible open space (POPAS).
- Landscape front yards to enhance the streetscape.

Driveways:

- Locate and construct driveways and buildings so as to preserve existing trees.
- Use lanes for vehicle access, or else screen vehicle entrances from the road.
- No driveway access to arterial roads or entry roads.

Retaining walls:

- Maximum height of retaining walls on street frontage to be 1 m, except for tree wells for existing trees.

Water and habitat:

- Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants. **None provided. A small pond natural pond could be introduced in the village green.**
- 4. Special character guidelines for neighbourhood 'A': **n/a.**
- 5. Detailed guidelines for Area "B1":

Building types:

- 3, 2 ½ or two-storey townhouse, one-storey accessible townhouses, duplex, triplex and single detached units.

Managing transitions:

- Tall coniferous trees in back yards. **Back yards are fairly small, therefore its difficult to fit large conifers in. There are sufficient evergreen trees and shrubs in other areas.**
- 6 m setback from General Currie Road, with formal planting. **n/a.**

Architectural Guidelines

Building scale:

- Avoid overshadowing of the natural realm.

- Minimum 4 m between buildings. **Some buildings are only 8 ft.**
- Minimum 6 m setback from the ring road.
- Maximum 6 units in a building, and 25 in a cluster of buildings.

Balconies, and private open spaces:

- Generally discouraged.
- Along lanes, balconies may be on the second floor, if recessed.

Materials:

- See general guidelines, but brick is discouraged, and stucco should be minimized.

Landscape Guidelines

Plant Materials and Open Spaces:

- 50% evergreen plants.
- Soften building edge along the street with a filigree of plants.
- Soften buildings along the street edge with vines and shrubs.
- One columnar tree per 10.7 m of frontage, and tall columnar trees in side yards.

Parking and driveway treatment:

- Parking screened with 2 m hedge or trellis.

Retaining Walls, Planter Walls and Fences

- Retaining walls maximum 1 m, of stone or treated timber.
- Hedges maximum 1 m at the property line.
- Fences not allowed in front setback.

Staff Comments

Urban Development - Design

The project is well designed and should fit nicely into this developing neighbourhood. The main areas that need some adjustments are the public walkway and some of the end elevations. The objective is to line up the walkway with the green space by rearranging blocks 12, 13 and 14, and improving pedestrian safety by narrowing the road and raising the walkway up to curb level. This also provides an opportunity for more landscaping. ***The architect has revised the plans accordingly except that rather than narrowing the road and raising the walkway up, they have added stamped concrete.***

Consider more articulation of the end elevations, especially where exposed to view, by lowering the rooflines, using lower hip roofs and dormers, etc. This was successfully accomplished in the Leighton Green project currently under construction. Also, please design at least one (1) unit to be universally accessible, for example; by putting the parking on a pad and having the main living area and at least one (1) bedroom at grade. The 'C' unit would probably be suitable. Again, see Leighton Green for an example. *The architect has revised the plans accordingly.*

Plans to retain existing mature trees are commendable. We require that you retain an arbourist to monitor the trees during construction (starting with fencing immediately) and we request a letter from the arbourist indicating the health of the trees prior to our final inspection of the landscaping. We may retain the Letter of Credit for up to two (2) years if there is a question of survival of the trees. Each tree which is proposed to be removed must be replaced by two (2) 4 in. caliper trees (show on landscape plan). Add shrubs and more evergreens to the plant list. Prior to advancing this application to Council, we require a Letter of Credit for the landscaping. *The landscape architect has revised the plans accordingly.*

We understand that the developer will be participating in the Public Art program and will also be contributing to the neighbourhood park in lieu of providing an indoor amenity space.

Finally, we recommend removing the visitor parking from the village green. *The architect has revised the plans accordingly.*

Urban Development – Utilities

All Development Application issues are being dealt with via the rezoning and Servicing Agreement applications. No concerns with the Development Permit.

Urban Development – Transportation

Generally no objections. Transportation staff feel that visitor parking variances are generally a zoning matter.

Building Approvals

If the buildings are four-storeys in height, they are required to be designed under Part 3 of the Building Code, i.e. four (4) level exiting--Complete code analysis required. The internal two (2) building--Fire Department access and hydrant location? *The applicants have addressed these concerns. The buildings are three-storey.*

Fire Prevention, Detection and Protection

No comments received. Hydrant locations are noted.

City Centre Planner

The form and character of development is generally consistent with the area plan, and the proposed public walkway across the site via the project's common open space is an attractive feature that contributes to the project and the neighbourhood. At the Development Permit stage,

the developer should be strongly encouraged to introduce variety (rooflines, facade features such as porches and window treatments, colours, etc.) in order to create a more visually interesting streetscape and to avoid a conventional, repetitive, "project" look. (By this, I don't just mean that units along Heather Street should look different from units along Sills Avenue as proposed, but that along Heather Street for example, the appearance of the units should vary.) ***The applicants have generally addressed these concerns. There are two unit types along Heather. See also the McSouth Guidelines.***

In addition, the quality of the landscape treatment will be critical to the success of the project in meeting the area plan objectives. The landscape should include a mix of deciduous and coniferous trees, both around the perimeter of the site and within it, together with significant shrubs/hedging. And while it is acceptable to fence yards with low decorative fences along the site's three (3) frontages, a repetitive pattern of fenced yards should be avoided by introducing a mix of treatments (fences, hedges, walls, retaining walls defining raised yards, open yards with feature trees and/or shrubs, etc.). ***The landscape architect has revised the plans in an effort to respond to some of these concerns.***

Garbage and Recycling

Please move the recycling bins out of the village green. We understand that you are proposing private door-to-door collection of garbage, but our experience has been that strata corporations often opt for bins, to save money. We therefore recommend that you indicate locations for "future garbage bins" (dot in on the site plan and landscape plan). ***Two (2) different—and more appropriate- recycling locations have been shown. Provision has been made for possible future garbage bins.***

Design Panel Comments

The comments of the Panel were as follows:

- "that a real model would be preferred. A good project;
- the pathway connections across the main street were unclear; *Ms. Chan responded that trellis elements were to be provided at key locations.* The number of tree species, especially on the perimeter of the small site, was questioned. *Ms. Chan responded that the number of species was a method of allowing individual unit identity, pedestrian scale trees for definition of the public walkway, and, individual character for the secondary walkway. In addition, the Parks Department had selected the street tree species;*
- the overall plant volume was good; decorative paving would provide stronger connections to the internal road and the pedestrian walkways in addition to increasing traffic safety; the children's play equipment might be better placed in an open sun area, or, a combination of sun/shade areas; the north side of the east/west road was stark;
- a good project with variety; the minimal materials have been used handsomely; the computer model was helpful; the building six end elevations are the least articulated; the FSR is handled calmly ensuring the site looked simple and coherent as opposed to jammed; the landscaping was appreciated;

- a handsome project; good scale; the pedestrian crossings of the internal road would benefit from raised pavers to indicate the pedestrian use; more variety of colours could be explored; and, differentiating pavers at the main entry would benefit the project.
- Mr. Jamieson said that a good compromise had been achieved by the provision of a parking pad in front in which softened the front and reduced the amount of garage required.
- The consensus of the Panel was that the item move forward subject to the above-noted comments.”

The applicants have revised the plans to address all of the Panel's comments.

Variances

The only variances are for the trellis pedestrian entry and recycling structures, projecting balconies, and some visitor parking stalls. The trellis structure enhances the entrance to the project. The project exceeds the bylaw ratio for overall parking, and there are 12 spaces on pads in front of garages, these later spaces being de-facto visitor spaces at least in some cases. Staff feel that to increase the visitor parking in the “green area” would detract from the ambiance of the area, and similarly to add parking in other locations will make the project look more crowded and reduce the amount of landscaping.

Analysis


This is a townhouse project similar to Polygon's nearby “Leighton Green”, except that this one has a few different features (and a different architect). A row of two-storey duplex units along Heather Street help with the transition to the lower density neighbourhood to the east. These units also have single-car garages, which reduces the bulk of the building and allows for ample floor space at grade.

The applicants are participating in the Public Art program, making improvements to the street frontages, and providing a public walkway. A number of mature trees are being retained, including a large Oak in the common green space.

The applicants have responded to staff and Design Panel comments, and the design conforms to the guidelines.

Conclusions

Polygon Development 140 Ltd. is applying for a second townhouse project in the McLennan South area. The project is well thought-out and follows City regulations and guidelines. Some relatively minor variances are required. Staff recommend approval.



Alex Jamieson, *Planner 2 - Urban Design*

AJ:blg

There are conditions to be met: Prior to advancing the Development Permit to Council, a Letter of Credit is required for the landscaping; then Prior to a Building Permit, the existing trees must be fenced, and the applicant is to provide evidence of a contract with a professional who will supervise the tree management plan.



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

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 7131, 7151, 7171, 7191, 7195, 7211, 7231, ⁷³⁷¹ 7291 HEATHER ST.

Legal Description(s): SEE ATTACHED DRAWINGS

Applicant: KEVIN SHDEMAKER POLYGON DEVELOPMENT KO LTD.

Correspondence/Calls to be directed to:

Name: KEVIN SHDEMAKER

Address: POLYGON HOME DEVELOPMENT KO LTD.

SUITE 900 - 1333 WEST BROADWAY V6H 4C2
Postal Code

Te. No.: 604.871.4233 604.619.6223
Business Residence MOBILE

KSHDEMAKER@POLYHOMES.COM 604.276.7600
E-mail Fax

Property Owner(s) Signature(s): [Signature]

Please print name [Signature]

or

Authorized Agent's Signature: [Signature]

Attach Letter of Authorization

Please print name KEVIN SHDEMAKER

For Office Use	
Date Received: <u>DP 02-221010</u>	Application Fee: <u>\$ 11475.00</u>
File No.: <u>NOV 20 102</u>	Receipt No.: <u>15-0010548</u>
Only assign if application is complete	



No. DP 02-221010

To the Holder: POLYGON DEVELOPMENT 140 LTD.
Property Address: 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271, AND
7291 HEATHER STREET
Address: C/O MR. 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 #1 and 2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2 to 5 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and 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 #6 to #11 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. . In addition to other remedies, the City may cash the security in an amount equal to the value of any existing trees which are removed or die - contrary to the permit.

To the Holder: POLYGON DEVELOPMENT 140 LTD.
Property Address: 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271, AND
7291 HEATHER STREET
Address: C/O MR. KEVIN SHOEMAKER,
#900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$189,844.

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

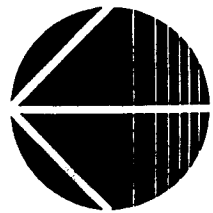
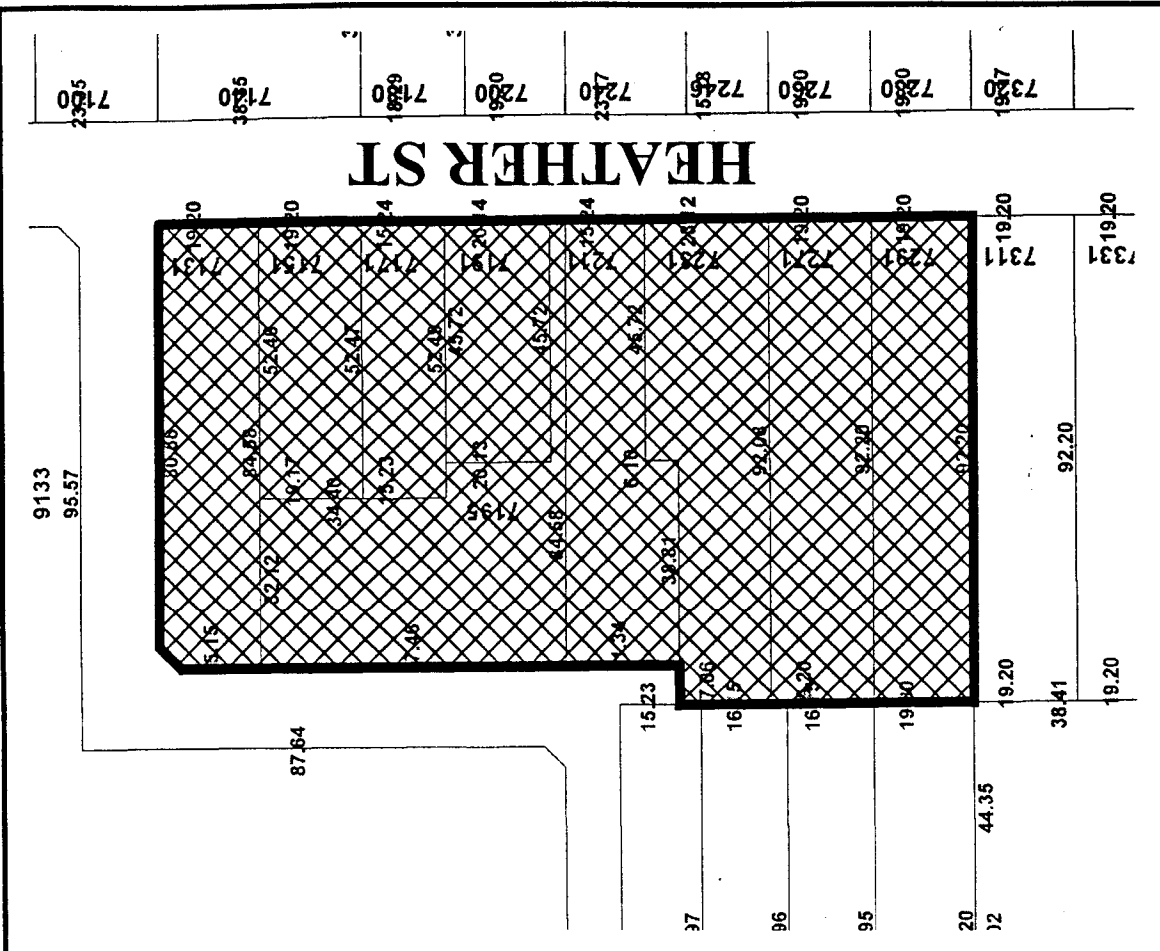
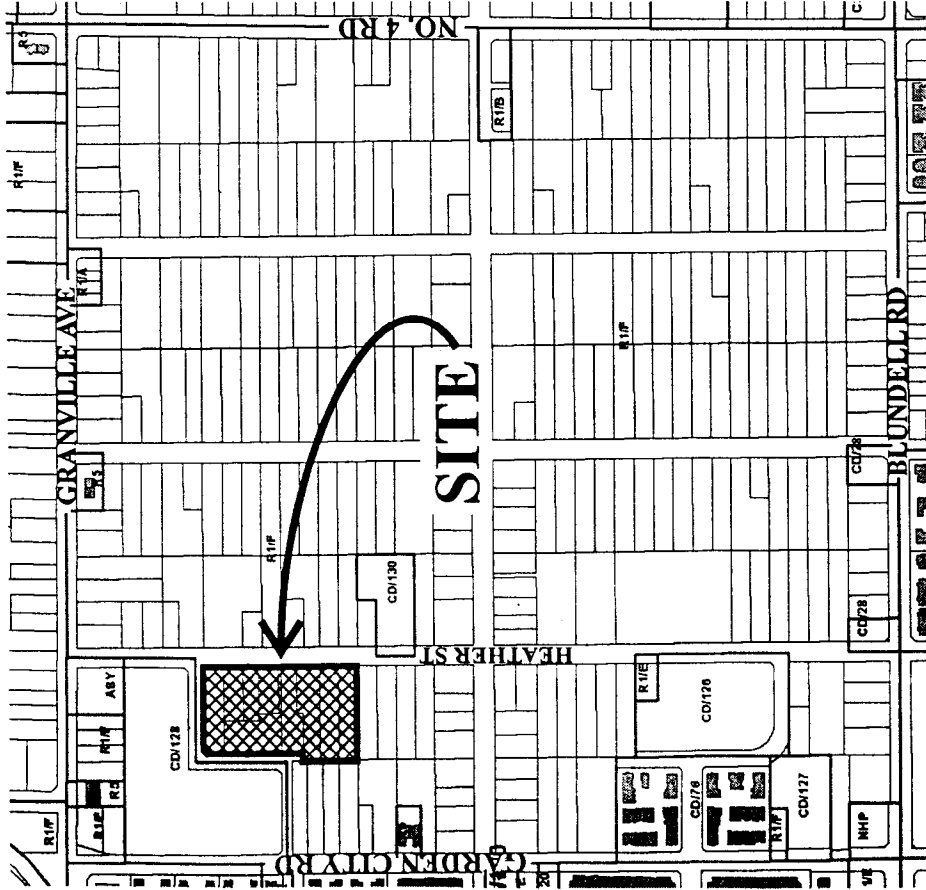
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DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 02-221010 SCHEDULE "A"

Original Date: 11/28/02

Revision Date:

Note: Dimensions are in METRES

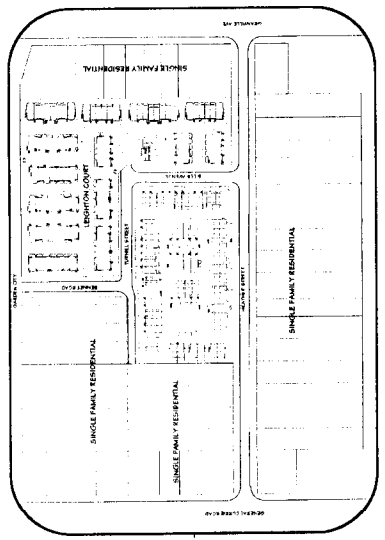
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REVISIONS

NO. 01	DATE 03/08/03	DESCRIPTION
01	03/08/03	ISSUED FOR PERMIT
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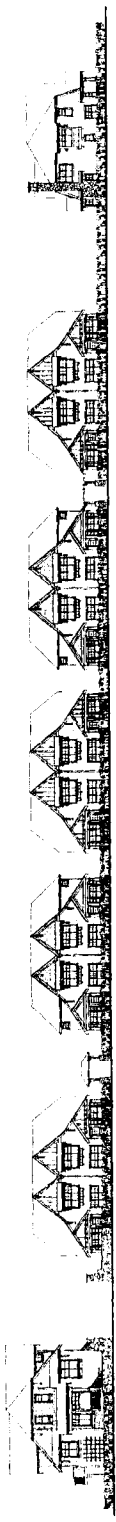
- DP-01 CONTEXT PLAN & STREETSCAPE
- DP-02 PROJECT DATA & DESIGN RATIONALE
- DP-03 SITE PLAN
- DP-04 TREE RETENTION PLAN
- DP-05 'BLDG A' ELEVATIONS
- DP-06 'BLDG B' ELEVATIONS
- DP-07 'BLDG C' ELEVATIONS
- DP-08 'BLDG D' ELEVATIONS
- DP-09 'BLDG E' ELEVATIONS
- DP-10 'A UNIT' PLANS
- DP-11 'B UNIT' PLANS
- DP-12 'C UNIT' PLANS
- DP-13 'C UNIT' PLANS - ACCESSIBLE OPTION
- DP-14 AREA DIAGRAMS



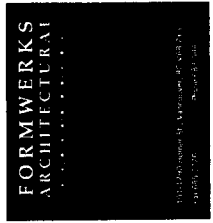
CONTEXT PLAN



CONTEXT MAP



MAR 12 2003
DP 02 - 2 2 1 0 1 0



Project: WELLINGTON COURT
HEATHER STREET, RICHMOND P.C.

Drawing Title: CONTEXT PLAN & STREETSCAPE

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JOB NUMBER: DP-01

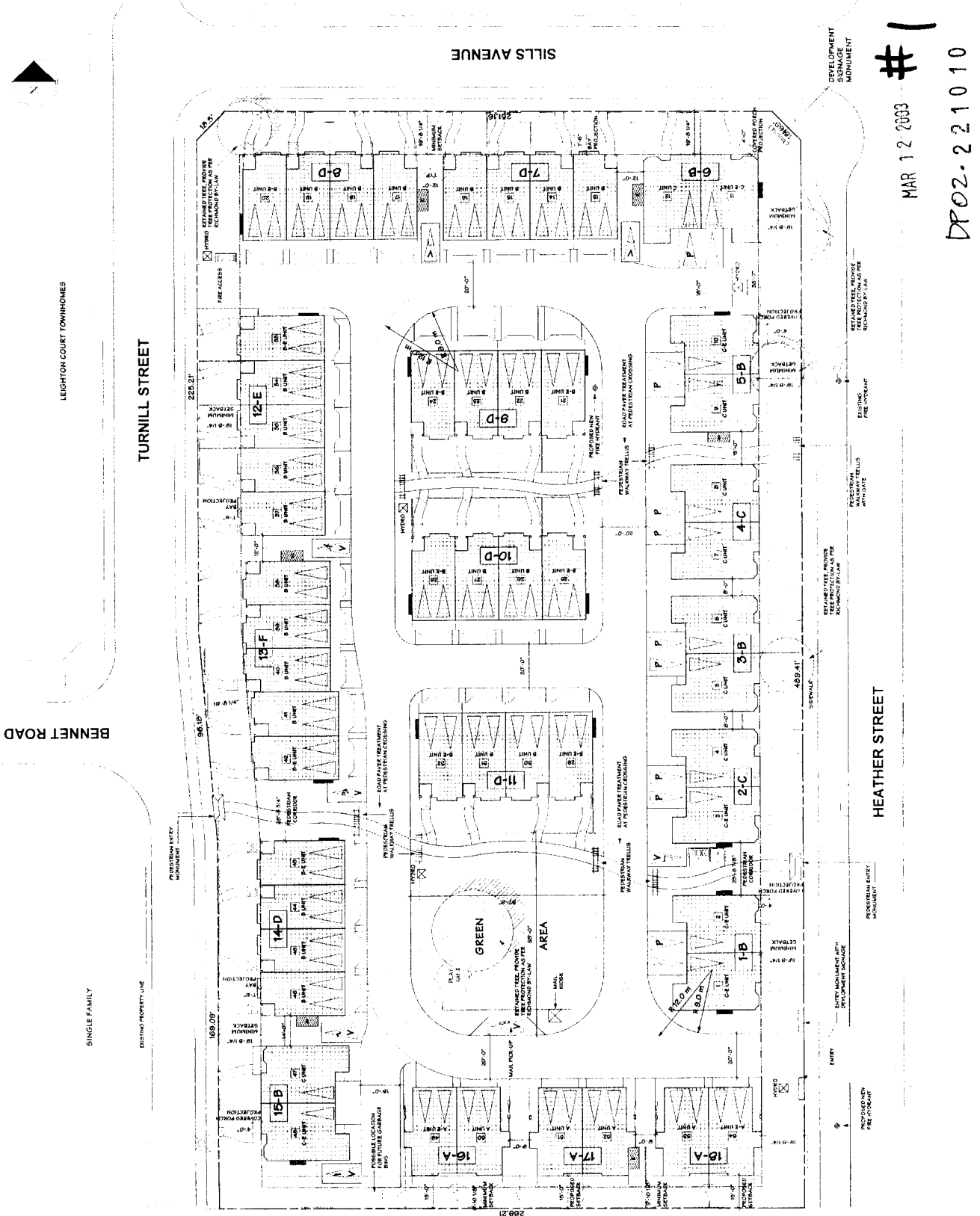
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FORMWERKS ARCHITECTURAL
 1377 FOUQUA DRIVE, SUITE 213
 RICHMOND, VA 23229
 (804) 771-2290

Project: WELLINGTON COURT
 RICHMOND, B.C.
 Scale: 1/8" = 1'-0"
 Date: SEP 2002
 Job Number: DP-03



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 DP02.221010

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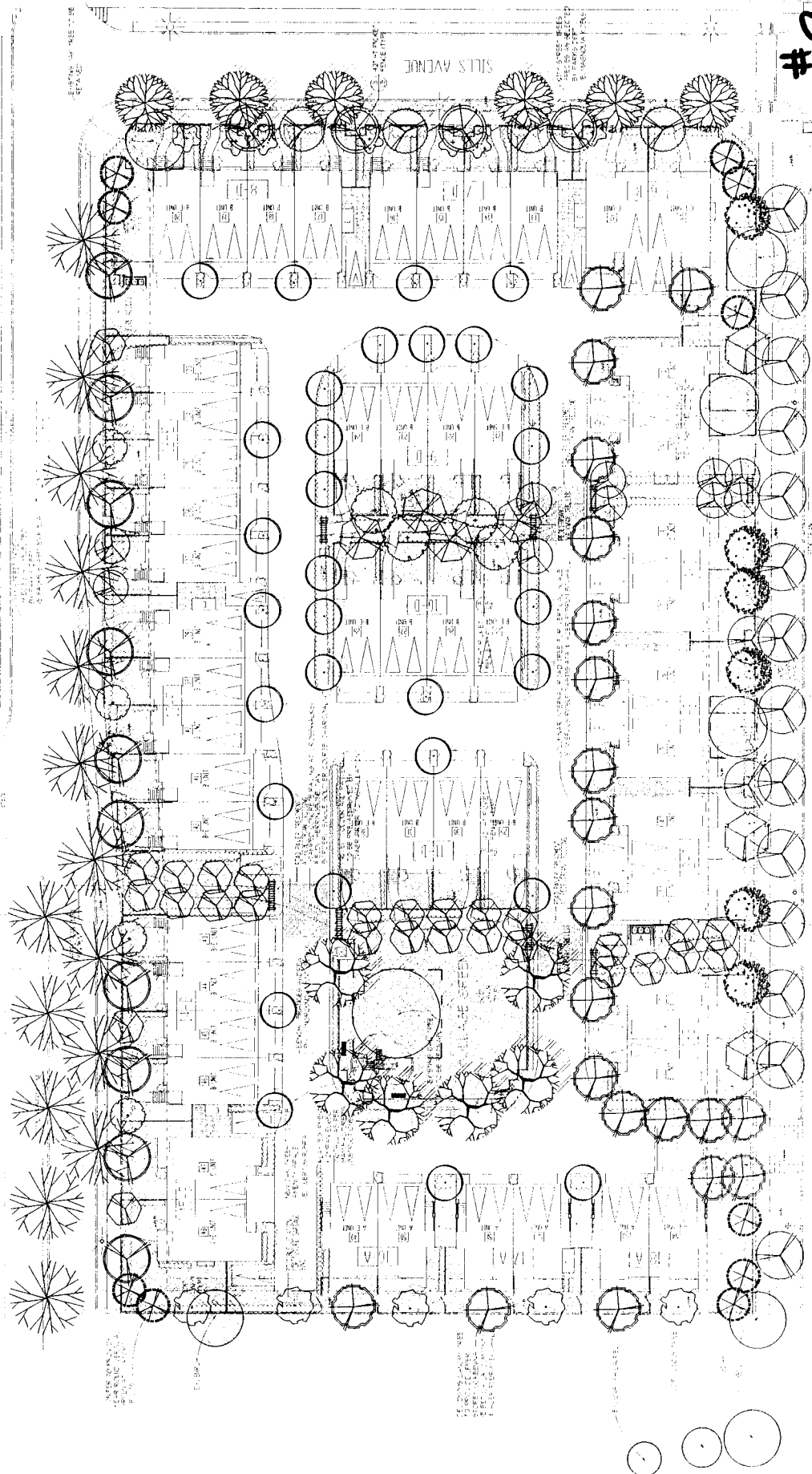
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8	04/05/04	REVISED TREE PLACEMENT
9	04/10/04	REVISED TREE PLACEMENT
10	04/15/04	REVISED TREE PLACEMENT

DMG
 landscape architects
 A Division of
 L.D. ARCHITECTS & ASSOCIATES, LLC
 200 South 10th Street, Suite 200
 Richmond, Virginia 23219
 Phone: (804) 353-8662
 Fax: (804) 353-8663
 E-mail: info@dmglandscape.com

PROJECT:
 WELLINGTON COU-
 TONHOUSE DEVELOPMENT
 HEATHER ST & SILLS AVE
 RICHMOND, B.C.

DRAWING TITLE:
 LANDSCAPE
 PLAN

DATE	SCALE	DRAWN	DESIGN	CHECK	DMG PROJECT NUMBER
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 APR 29 2003
 DP02-221010

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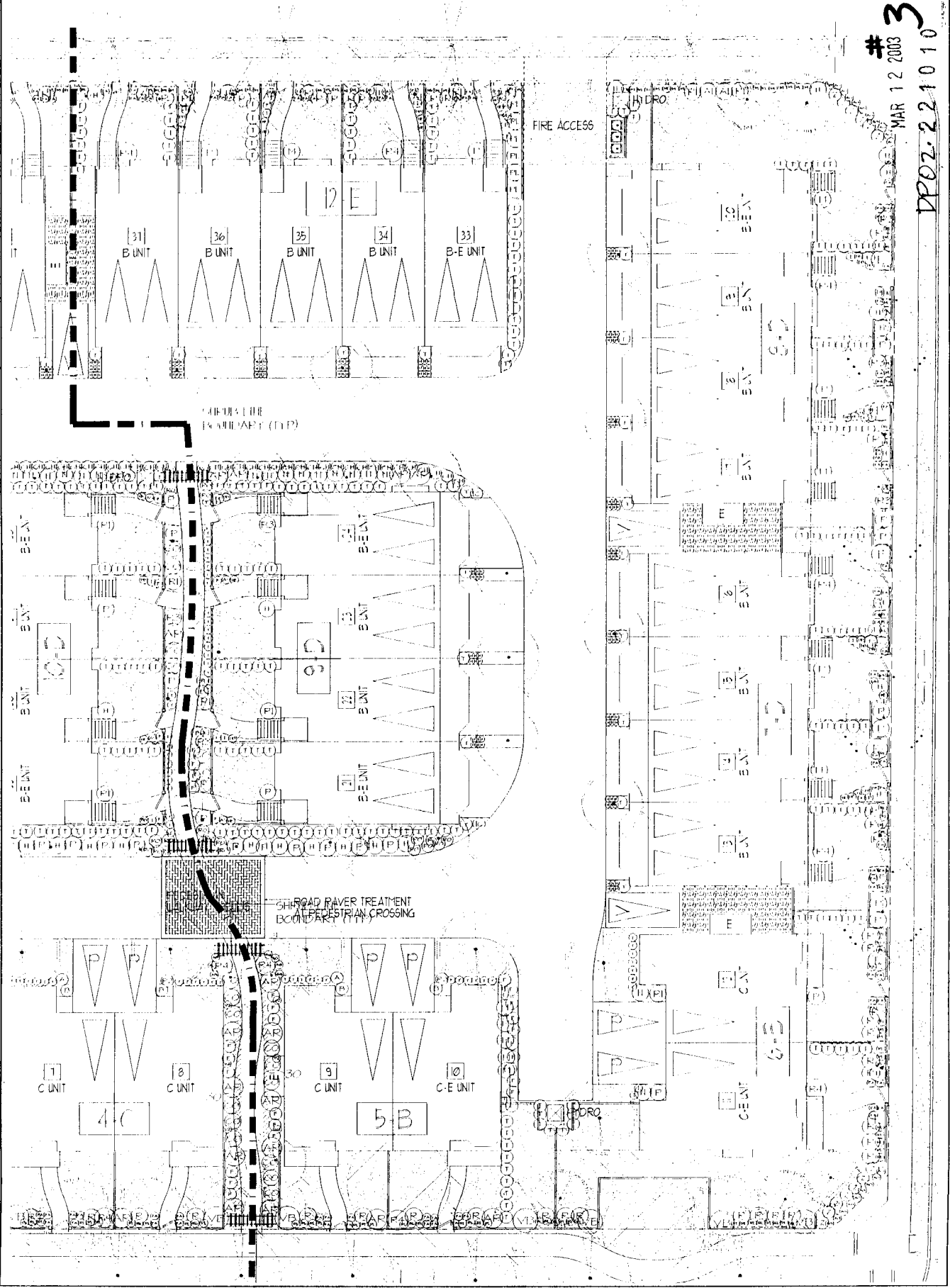
DMG
landscape architects

A Partnership of
L.L. MacNeil Architects Ltd.
P.O. Box 100, 1000 West Beaver Creek, Ontario, L4B 3N1
200-5565 Beaver Avenue
Burlington, Ontario
N7R 1Y5
Ph: (905) 477-3662 & 477-8720

PROJECT:
WELLINGTON COURT
TOWNHOUSE DEVELOPMENT
HEATHER ST & SILLS AVE
RICHMOND, B.C.

DRAWING TITLE:
**SHRUB PLAN:
EAST**

DATE: 12/21/03	DRAWING NUMBER:
SCALE: 1"=10'-0"	L2
DRAWN: J. K.	DESIGN: J. K.
CHECK: J. K.	DATE: 12/21/03
DMG PROJECT NUMBER:	02-183



3
MAR 12 2003
DP02-221010

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NO.	DATE	REVISION DESCRIPTION	BY

DMG
landscape architects

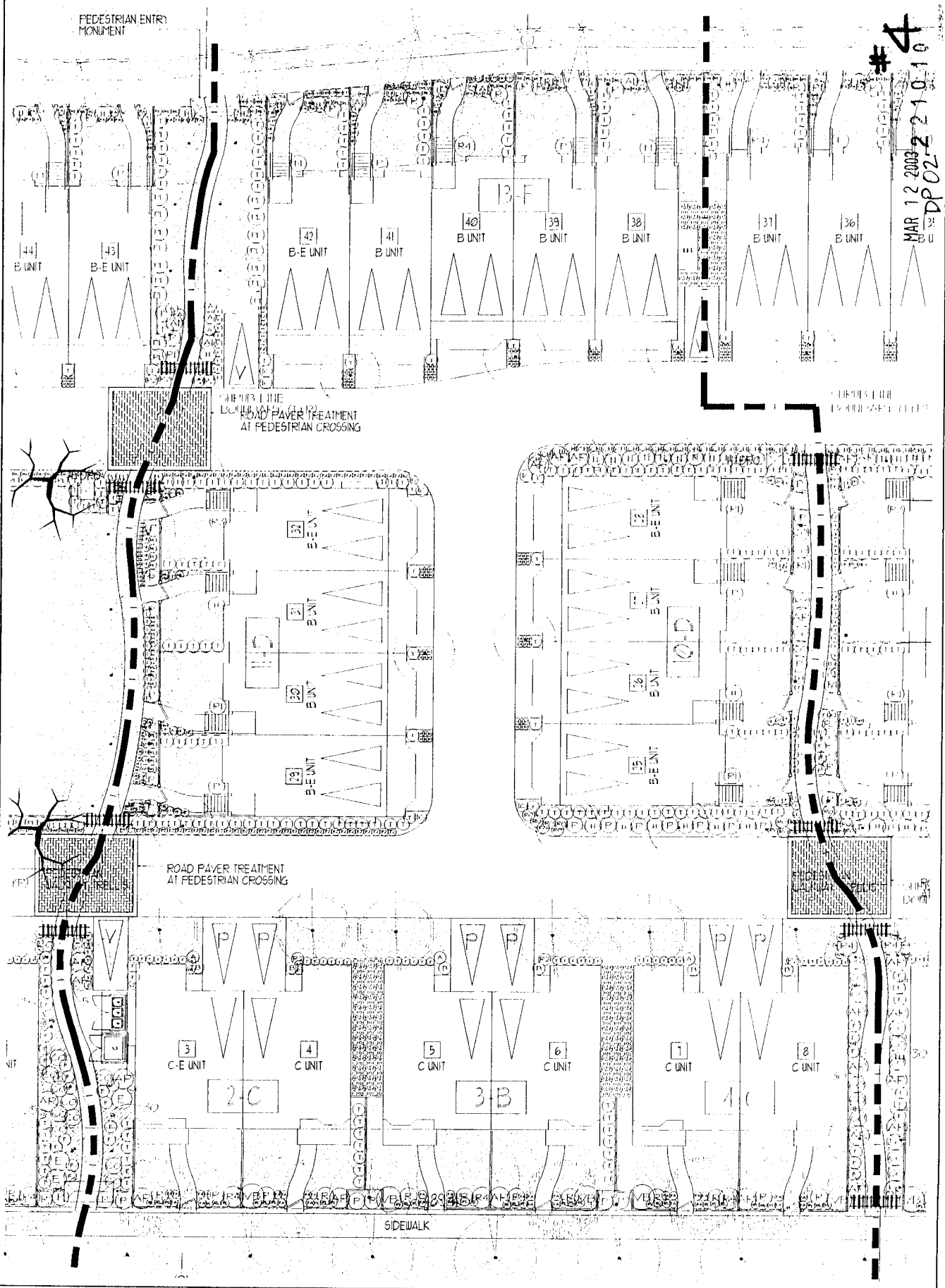
A Partnership of
J.D. Marshall Landscape Architects Ltd.
P.O. Box 140, 1400 Lakeshore Blvd. West
Richmond Hill, Ontario L4B 1Y4
Tel: (905) 477-3422 & 477-4772

PROJECT:
WELLINGTON COURT
TOWNHOUSE DEVELOPMENT
HEATHER ST. & HILLS AVE
RICHMOND, B. C.

DRAWING TITLE:
SHRUB PLAN:
CENTRAL PORTION

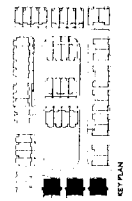
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SCALE:	1/8" = 1'-0"	DESIGNER:	
DRAWN BY:		CHECKED BY:	
DATE:		DRAWING NUMBER:	

#4
MAR 12 2009 2 21 10
DP 02-2210-10



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REVISIONS
 01-20-03
 02-10-03
 03-10-03
 04-10-03
 05-10-03



- FINISH SCHEDULE
1. EXTERIOR FINISHES
 2. EXTERIOR PAINT
 3. INTERIOR FINISHES
 4. INTERIOR PAINT
 5. HARDWARE FINISHES
 6. HARDWARE PAINT
 7. INTERIOR PAINT
 8. INTERIOR PAINT
 9. INTERIOR PAINT
 10. INTERIOR PAINT
 11. INTERIOR PAINT
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 18. INTERIOR PAINT

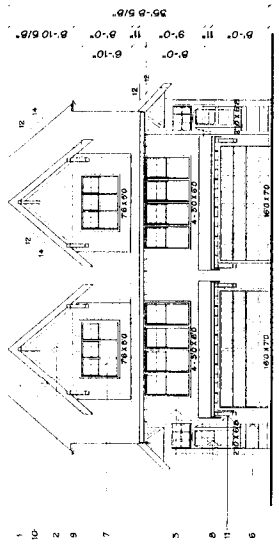
FORMWERKS ARCHITECTURAL

501-530-2200 • 501-530-2200 • 501-530-2200
 134-832-8228 • Phone: 531-1313

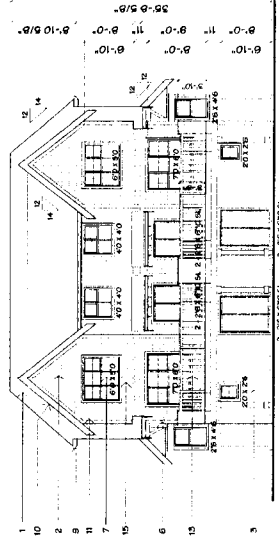
Project: WELLINGTON COURT
 HEATHER STREET
 BIRMINGHAM, AL

Drawing Title: BUILDING TYPE 'A' ELEVATIONS

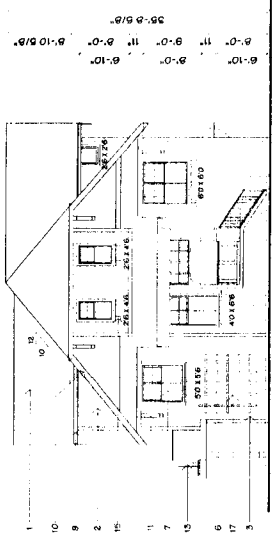
DATE: SEPT 2002
 SHEET: DP-05



BLDG A - INNER ROAD ELEVATION

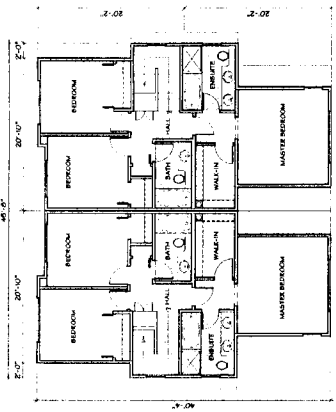


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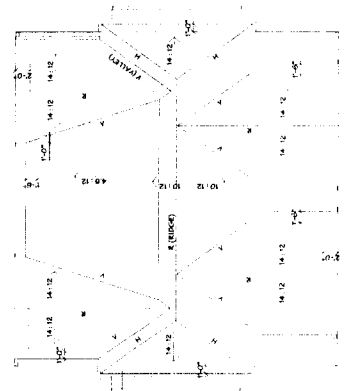


BLDG A - SIDE ELEVATION

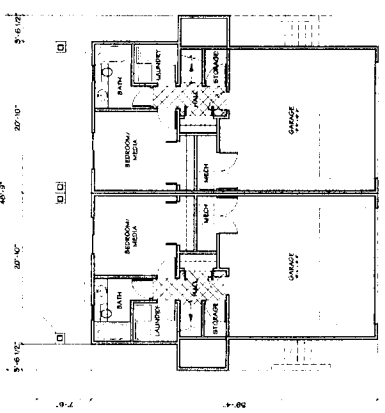
MAR 12 2003
 DP02-21010



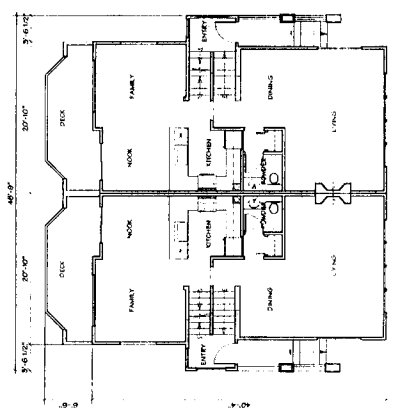
BLDG A - THIRD FLOOR



BLDG A - ROOF PLAN



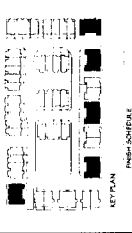
BLDG A - GROUND FLOOR



BLDG A - MAIN FLOOR

The client acknowledges and warrants that the architect and the contractor shall be responsible for the accuracy of the information provided to them. The architect and contractor shall be responsible for the accuracy of the information provided to them. The architect and contractor shall be responsible for the accuracy of the information provided to them.

REVISED FOR RECORDS - 1/11/03
 10-11-03
 10-11-03
 10-11-03
 10-11-03



- KEY PLAN
1. GENERAL NOTES
 2. GENERAL NOTES
 3. GENERAL NOTES
 4. GENERAL NOTES
 5. GENERAL NOTES
 6. GENERAL NOTES
 7. GENERAL NOTES
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 9. GENERAL NOTES
 10. GENERAL NOTES
 11. GENERAL NOTES
 12. GENERAL NOTES
 13. GENERAL NOTES
 14. GENERAL NOTES
 15. GENERAL NOTES
 16. GENERAL NOTES
 17. GENERAL NOTES

FORMWERKS ARCHITECTURAL

10-11-03, 10-11-03, 10-11-03, 10-11-03
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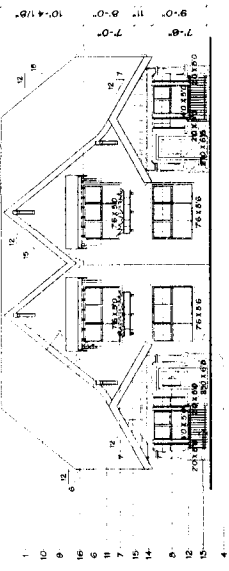
Project: **WELLINGTON COURT**
 HEATHER STREET
 RICHMOND B.C.

Drawn: T.M.G.

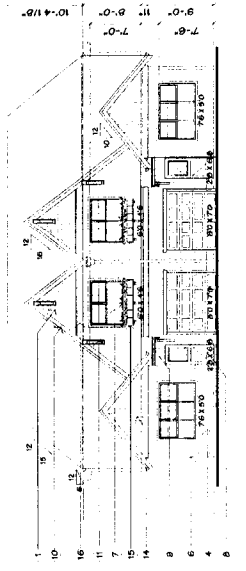
'BUILDING TYPE B' ELEVATIONS

DATE: 10-11-03	SCALE: 1/8" = 1'-0"	SHEET: 1
DATE: 10-11-03	SCALE: 1/8" = 1'-0"	SHEET: 1
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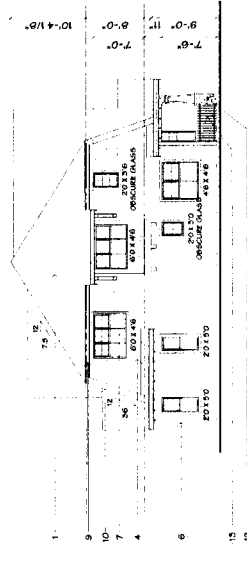
DP-06



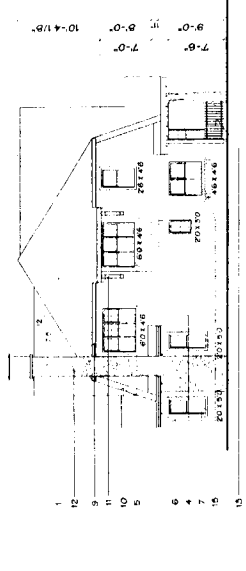
BLDG B - ALTERNATE STREET ELEVATION



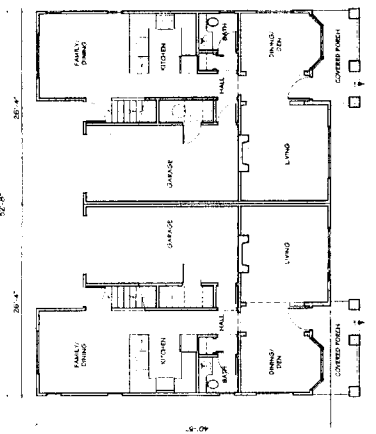
BLDG B - INNER ROAD ELEVATION



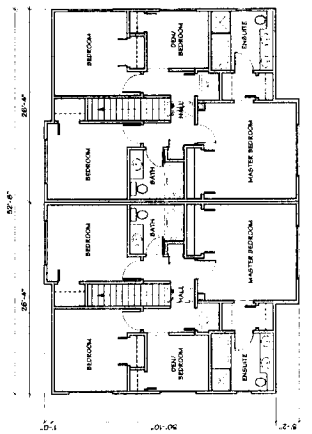
BLDG B - SIDE ELEVATION



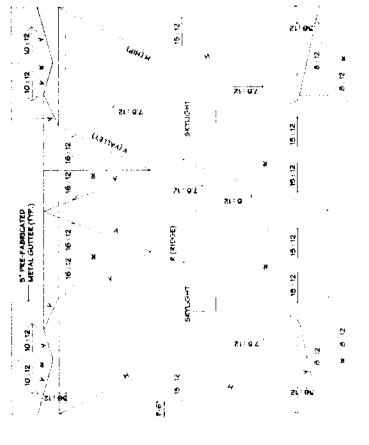
BLDG B - HEATHER ST. ELEVATION



BLDG B - MAIN FLOOR



BLDG B - SECOND FLOOR



BLDG B - ROOF PLAN

MAR 12 2003 7
 DP 02-221010

1:12 (Height)

The plans and elevations are for all times remain in force and effect until the building is completed or until the architect is notified in writing that the plans and elevations are to be revised. The architect shall be responsible for all dimensions and conditions of construction shown on the drawings and shall be held liable for any variation from the direct care and conditions of the drawing.

REVISED: 10/20/03
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 10/20/03
 PROJECT: 02-2210



- FINISH SCHEDULE
1. ASPHALT DRIVE
 2. ASPHALT DRIVE
 3. 4" X 8" BRIDGE
 4. 4" X 8" BRIDGE
 5. HARD WARE PAINTED
 6. WOOD FLOOR PAINTED
 7. WOOD FLOOR PAINTED
 8. WOOD FLOOR PAINTED
 9. 1" X 4" WOOD BRACKET PAINTED
 10. 1" X 4" WOOD BRACKET PAINTED
 11. WOOD BRACKET PAINTED
 12. WOOD BRACKET PAINTED
 13. WOOD BRACKET PAINTED
 14. WOOD BRACKET PAINTED
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 18. WOOD BRACKET PAINTED

FORMWORKS ARCHITECTURAL

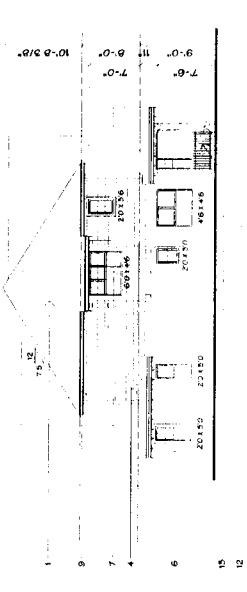
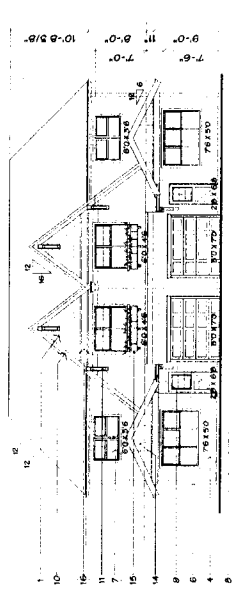
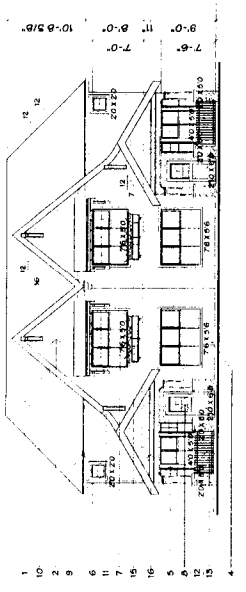
13111290 (Upper St.) Richmond BC V6V 2Y3
 TEL: 604-279-9595 FAX: 604-279-9595

Project: **WELLINGTON COURT**
 HEATHER STREET
 RICHMOND B.C.

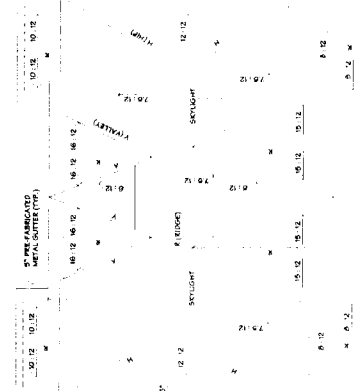
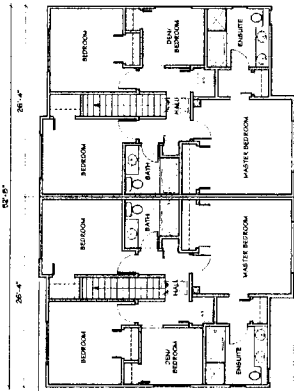
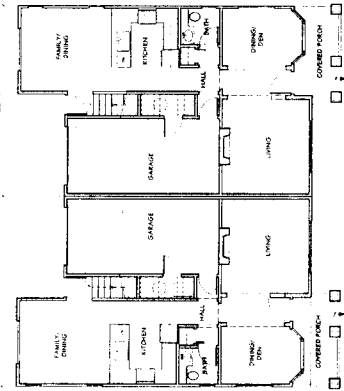
Project: **'BUILDING TYPE C' ELEVATIONS**

PROJECT NO.	02-2210
DATE	SEP 2002
SCALE	AS SHOWN
DATE	SEP 2002
SCALE	AS SHOWN
DATE	SEP 2002
SCALE	AS SHOWN

DP-07

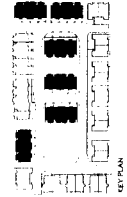


MAR 12 2003
 DP02-2210



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REVISIONS
 REVISIONS ARE TO BE MADE FOR REVISIONS APPROPRIATE TO THE DEVELOPMENT OF THE PROJECT TO BE SUBMITTED TO THE CITY OF RICHMOND.



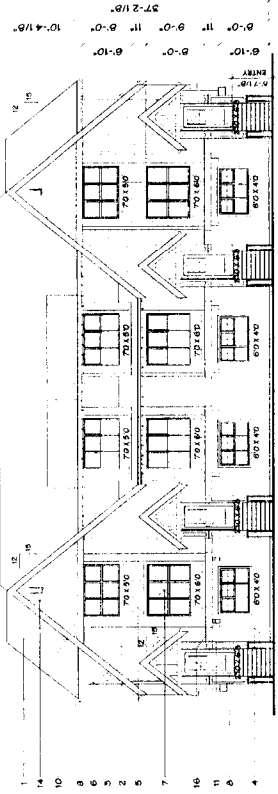
- FINISH SCHEDULE**
- 1. FLOOR FINISHES
 - 2. CEILING FINISHES
 - 3. EXTERIOR FINISHES
 - 4. PAINT FINISHES
 - 5. HARDWARE FINISHES
 - 6. METAL FINISHES
 - 7. GLASS FINISHES
 - 8. MURAL FINISHES
 - 9. FLOOR COVERING FINISHES
 - 10. FLOOR COVERING FINISHES
 - 11. INTERIORS FINISHES
 - 12. EXTERIORS FINISHES
 - 13. EXTERIORS FINISHES
 - 14. EXTERIORS FINISHES
 - 15. EXTERIORS FINISHES
 - 16. EXTERIORS FINISHES
 - 17. EXTERIORS FINISHES

FORMWERKS ARCHITECTURAL
 101-1399 General Highway 7, 5th Fl.
 RICHMOND, VA 23229
 (804) 688-3005 Fax: (804) 688-3100

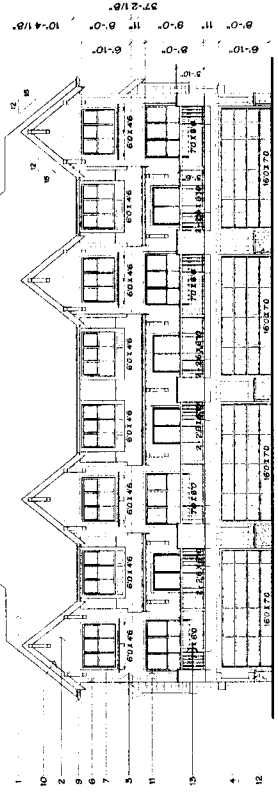
PROJECT: **WELLINGTON COURT**
 HEATHER STREET
 RICHMOND 3.C

Drawing Title: **'BUILDING TYPE D' ELEVATIONS**

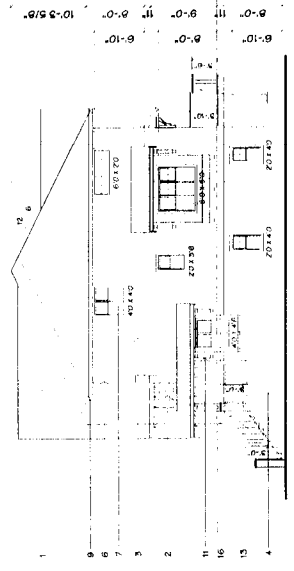
DATE: 02-21-03
 SCALE: 1/8" = 1'-0"
 SHEET: **DP-08**



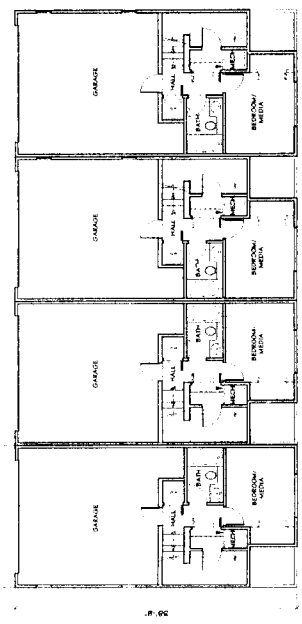
BLDG D - STREET ELEVATION



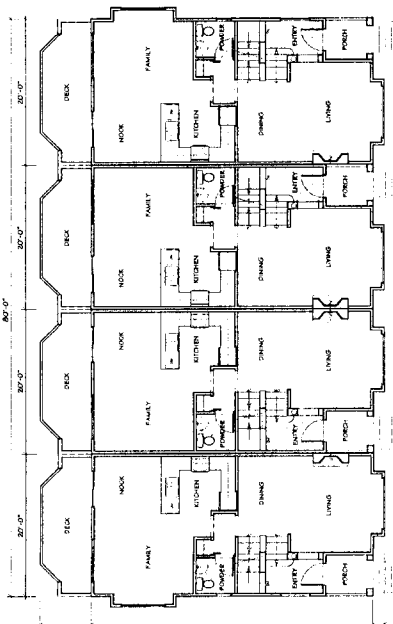
BLDG D - INNER ROAD ELEVATION



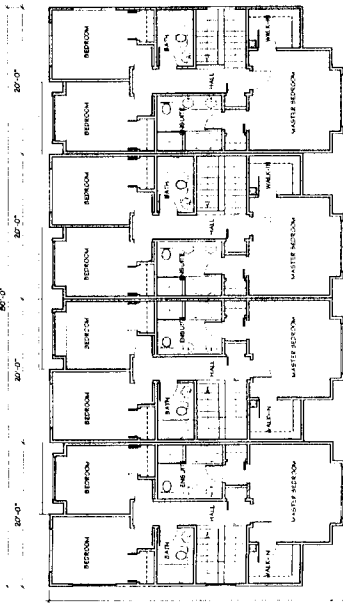
BLDG D - SIDE ELEVATION
 EXTERNAL FINISHES



BLDG D - GROUND FLOOR



BLDG D - MAIN FLOOR



BLDG D - THIRD FLOOR

MAR 12 2003
 DP 02-221010

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DATE: 03/12/03
 DRAWN BY: RAC
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 DATE: 03/12/03
 JOB NUMBER: DP-09



- KEY PLAN
1. HOUSE 1001
 2. HOUSE 1002
 3. HOUSE 1003
 4. HOUSE 1004
 5. HOUSE 1005
 6. HOUSE 1006
 7. HOUSE 1007
 8. HOUSE 1008
 9. HOUSE 1009
 10. HOUSE 1010
 11. HOUSE 1011
 12. HOUSE 1012
 13. HOUSE 1013
 14. HOUSE 1014
 15. HOUSE 1015
 16. HOUSE 1016
 17. HOUSE 1017
 18. HOUSE 1018
 19. HOUSE 1019
 20. HOUSE 1020

FORMWERKS ARCHITECTURAL

1001 Colquhoun Street, Richmond B.C.
 (604) 273-8888
 www.formwerks.com

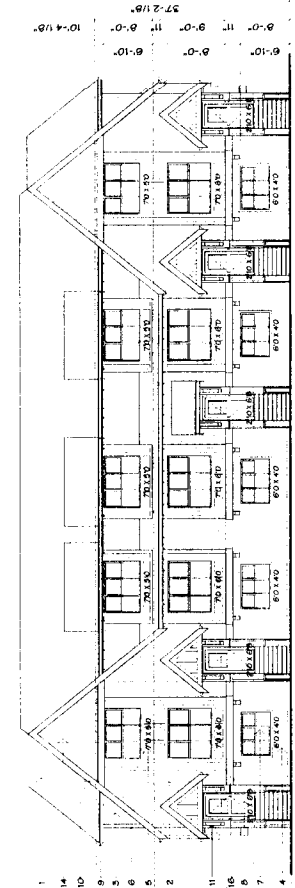
Project: **WELLINGTON COURT**
 HEATHER STREET
 RICHMOND B.C.

DATE: 03/12/03

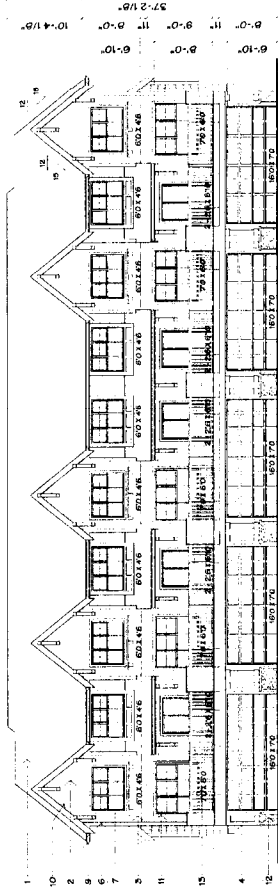
Project: **'BUILDING TYPE E' ELEVATIONS**

DATE: 03/12/03

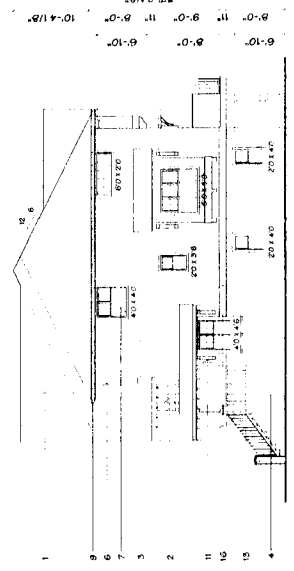
Project: **DP-09**



BLDG E - STREET ELEVATION

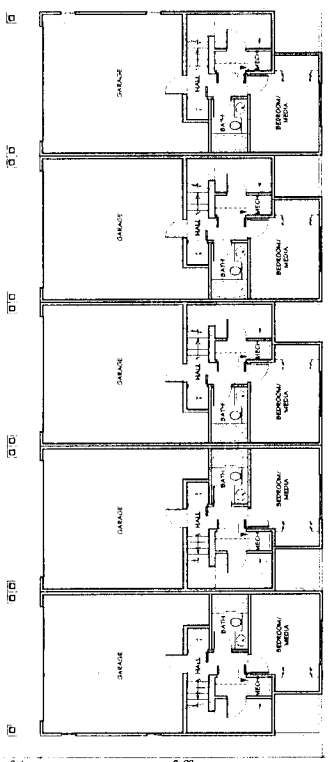


BLDG E - INNER ROAD ELEVATION

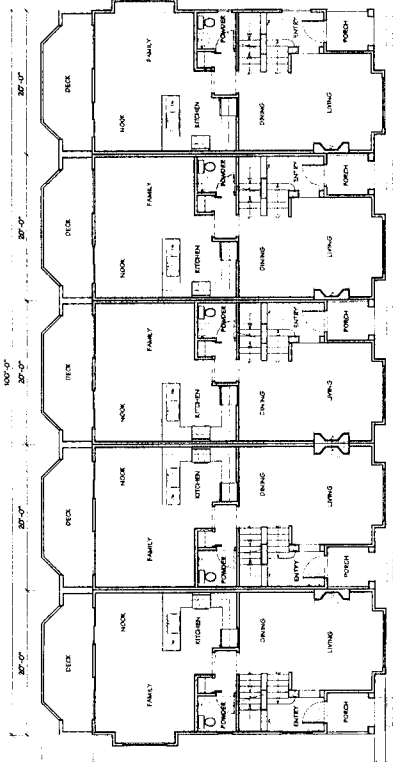


BLDG E - SIDE ELEVATION EXTERNAL UNITS

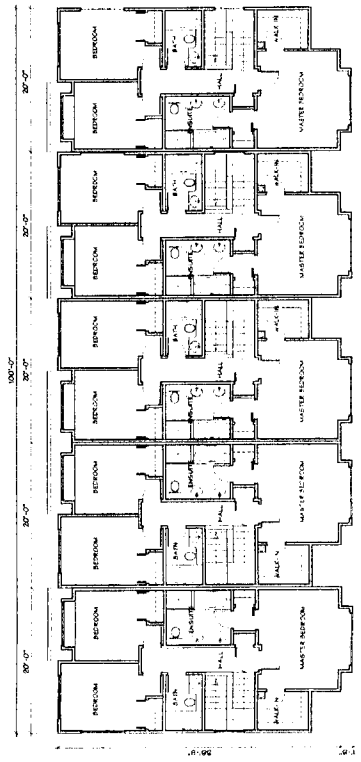
MAR 12 2003 10
 DP 02-221010



BLDG E - GROUND FLOOR



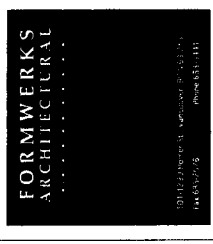
BLDG E - MAIN FLOOR



BLDG E - THIRD FLOOR

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Revisions:
 REVISIONS
 NO. DATE BY
 1. 02/12/03 JAC
 2. 02/12/03 JAC
 3. 02/12/03 JAC
 4. 02/12/03 JAC
 5. 02/12/03 JAC
 6. 02/12/03 JAC
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 8. 02/12/03 JAC
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 10. 02/12/03 JAC

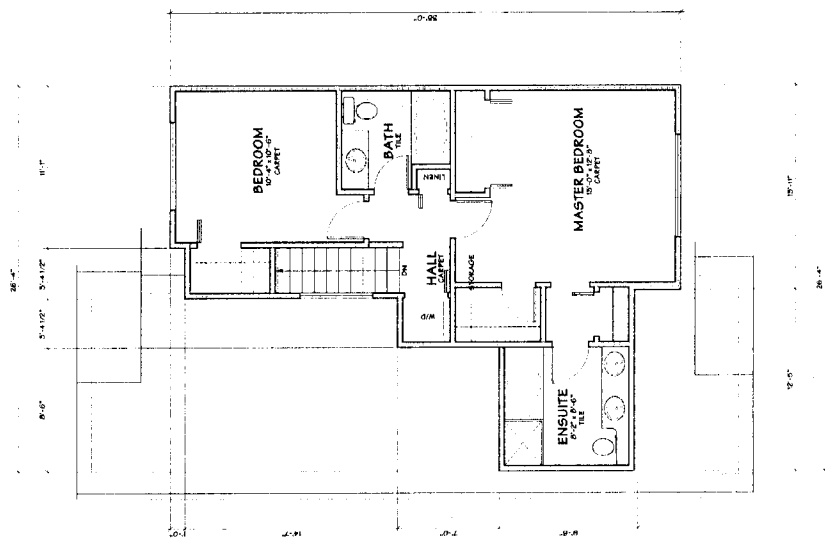


PROJECT:
 MCLENNAN TOWNHOMES
 REZONING APPLICATION
 HEATHER STREET, RICHMOND B.C.

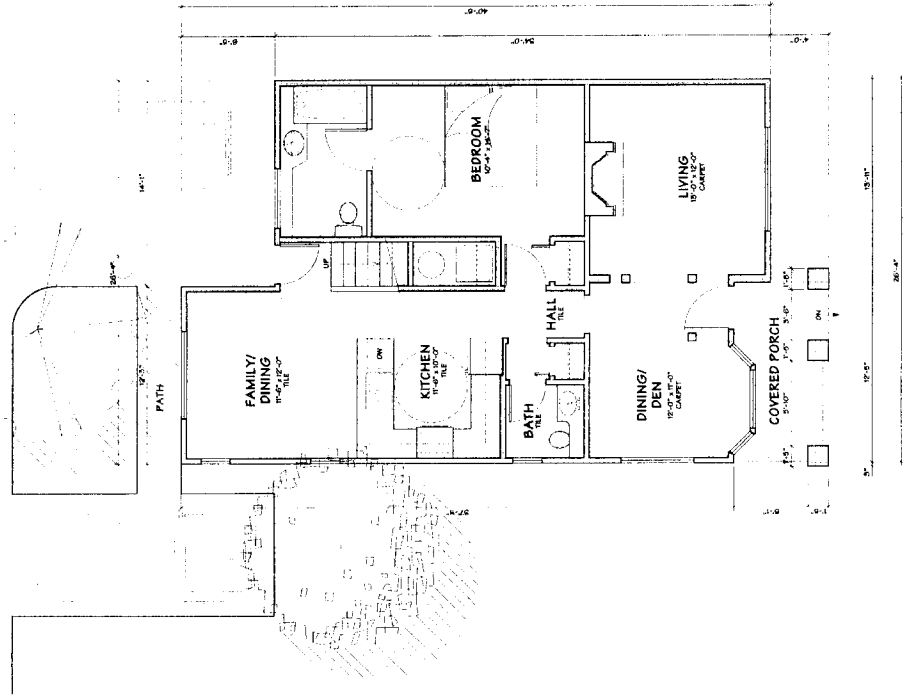
DRAWING TITLE:

'UNIT C' PLANS
 ACCESSIBLE OPTION

DRAWN BY:	JAC	CHECKED BY:	JAC
SCALE:	1/4" = 1'-0"	SHEET:	
DATE:	02/12/03	JOB NUMBER:	DP-13



C UNIT - SECOND FLOOR PLAN
 ACCESSIBLE OPTION
 AREA - 634 SQFT



C UNIT - MAIN FLOOR PLAN
 ACCESSIBLE OPTION
 AREA - 952 SQFT

MAR 12 2003
 DP 02-221010

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REVISIONS:
 1. REVISION FOR REVISION APP
 2. REVISION FOR REVISION APP
 3. REVISION FOR REVISION APP
 4. REVISION FOR REVISION APP
 5. REVISION FOR REVISION APP
 6. REVISION FOR REVISION APP
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 10. REVISION FOR REVISION APP

FORMWORKS ARCHITECTURAL

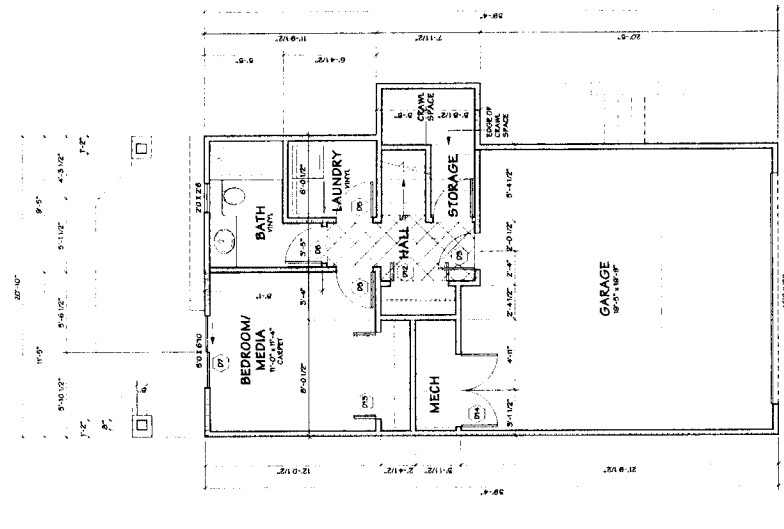
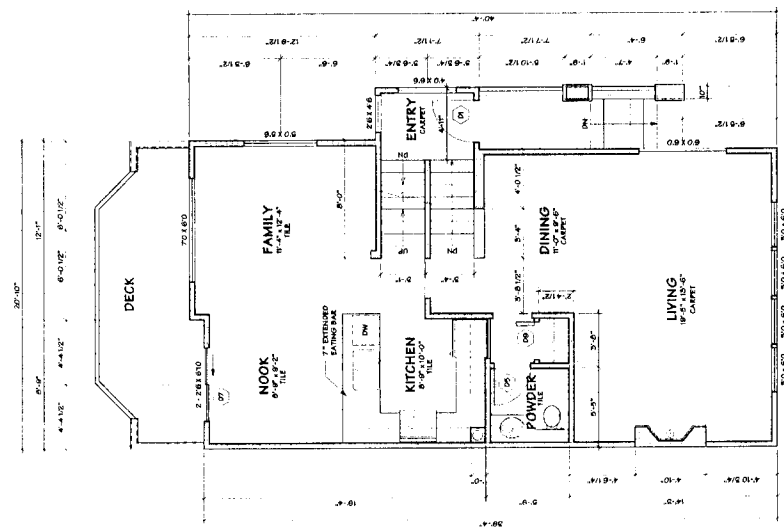
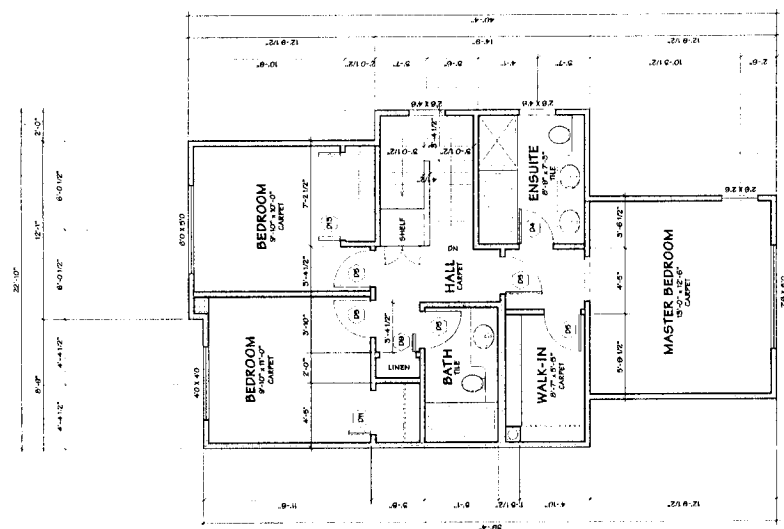
251199, South Lakes Blvd, Suite 100
 46837-0000 (949) 483-1111

Project: WELLINGTON COURT
 HEATHER STREET, RICHMOND B.C.

Drawing Title: UNIT A' PLANS

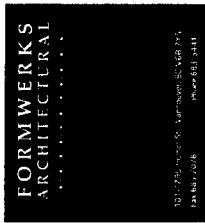
DESIGNED BY:	RAC	CHECKED BY:	
SCALE:	1/4" = 1'-0"	SHEET:	
DATE:	SEP 2008		

DP-10



Contract Approval
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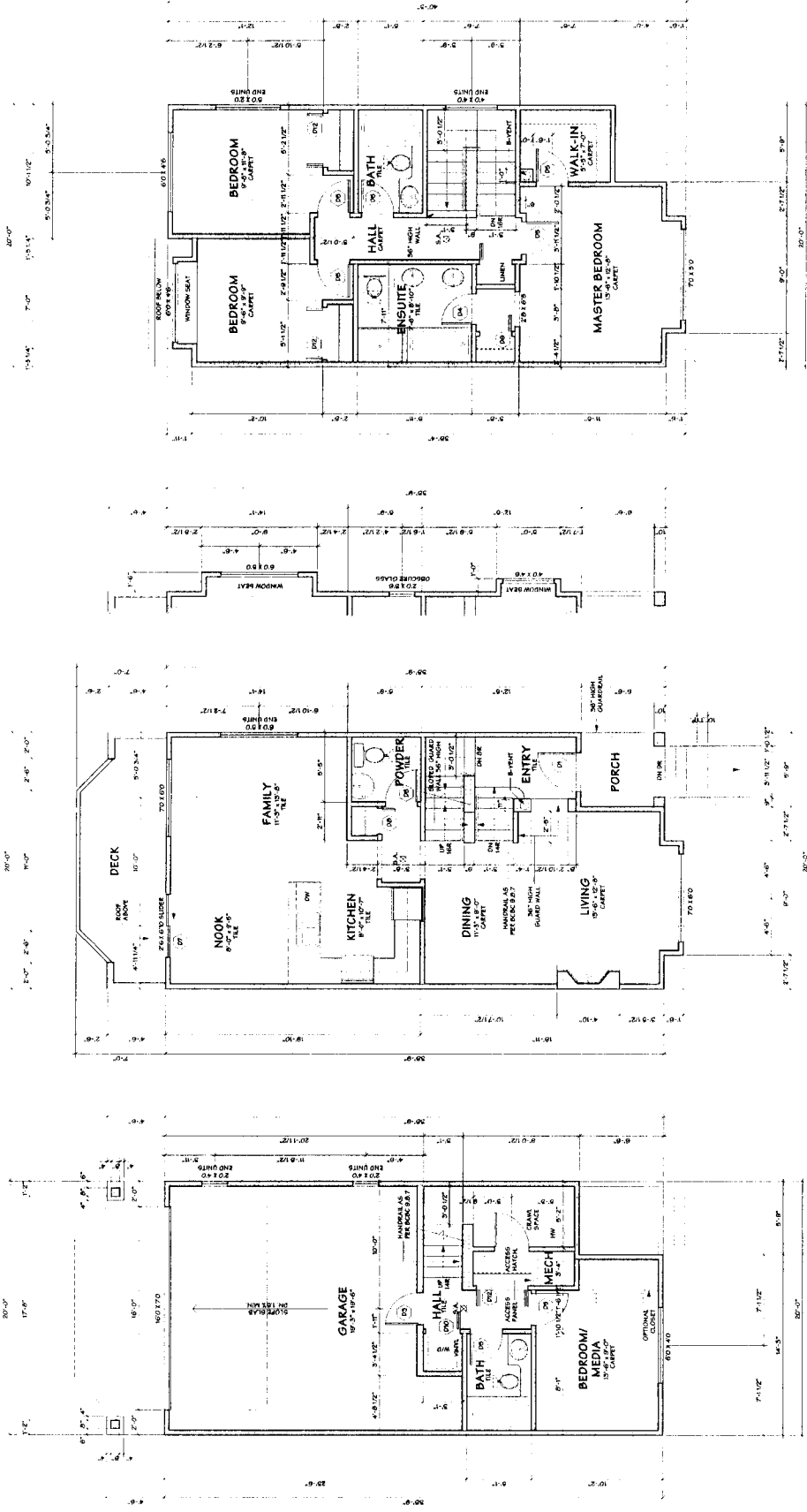
REVISIONS
 REVISION NO. DATE DESCRIPTION
 001 02/15/2022 REVISION FOR PERMITS
 002 02/15/2022 REVISION FOR PERMITS
 003 02/15/2022 REVISION FOR PERMITS
 004 02/15/2022 REVISION FOR PERMITS
 005 02/15/2022 REVISION FOR PERMITS
 006 02/15/2022 REVISION FOR PERMITS
 007 02/15/2022 REVISION FOR PERMITS
 008 02/15/2022 REVISION FOR PERMITS
 009 02/15/2022 REVISION FOR PERMITS
 010 02/15/2022 REVISION FOR PERMITS



Project: WELLINGTON COURT
 HEATHERS STREET, RICHMOND B.C.

Drawing Title: 'UNIT B' PLANS

Drawn By: RAC
 Checked By: RAC
 Scale: 1/8" = 1'-0"
 Date: 08/27/2022
 Job Number: DP-11



B UNIT - GROUND FLOOR PLAN AREA - 286 SQFT GARAGE - 414 SQFT
 B UNIT - MAIN FLOOR PLAN AREA - 751 SQFT
 B UNIT - SECOND FLOOR PLAN AREA - 747 SQFT

Not to scale
 The floor plan is a general representation of the building and should not be used for construction without written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any damage or loss resulting therefrom. The architect's liability is limited to the design of the building and shall not extend to any other work or services provided by the architect.

REVISIONS
 1. REVISIONS FOR ZONING APP
 2. REVISIONS FOR PERMITS
 3. REVISIONS FOR CLIENT REVIEW
 4. REVISIONS FOR MODIFICATIONS
 5. REVISIONS FOR PERMITS
 6. REVISIONS FOR PERMITS
 7. REVISIONS FOR PERMITS
 8. REVISIONS FOR PERMITS
 9. REVISIONS FOR PERMITS
 10. REVISIONS FOR PERMITS

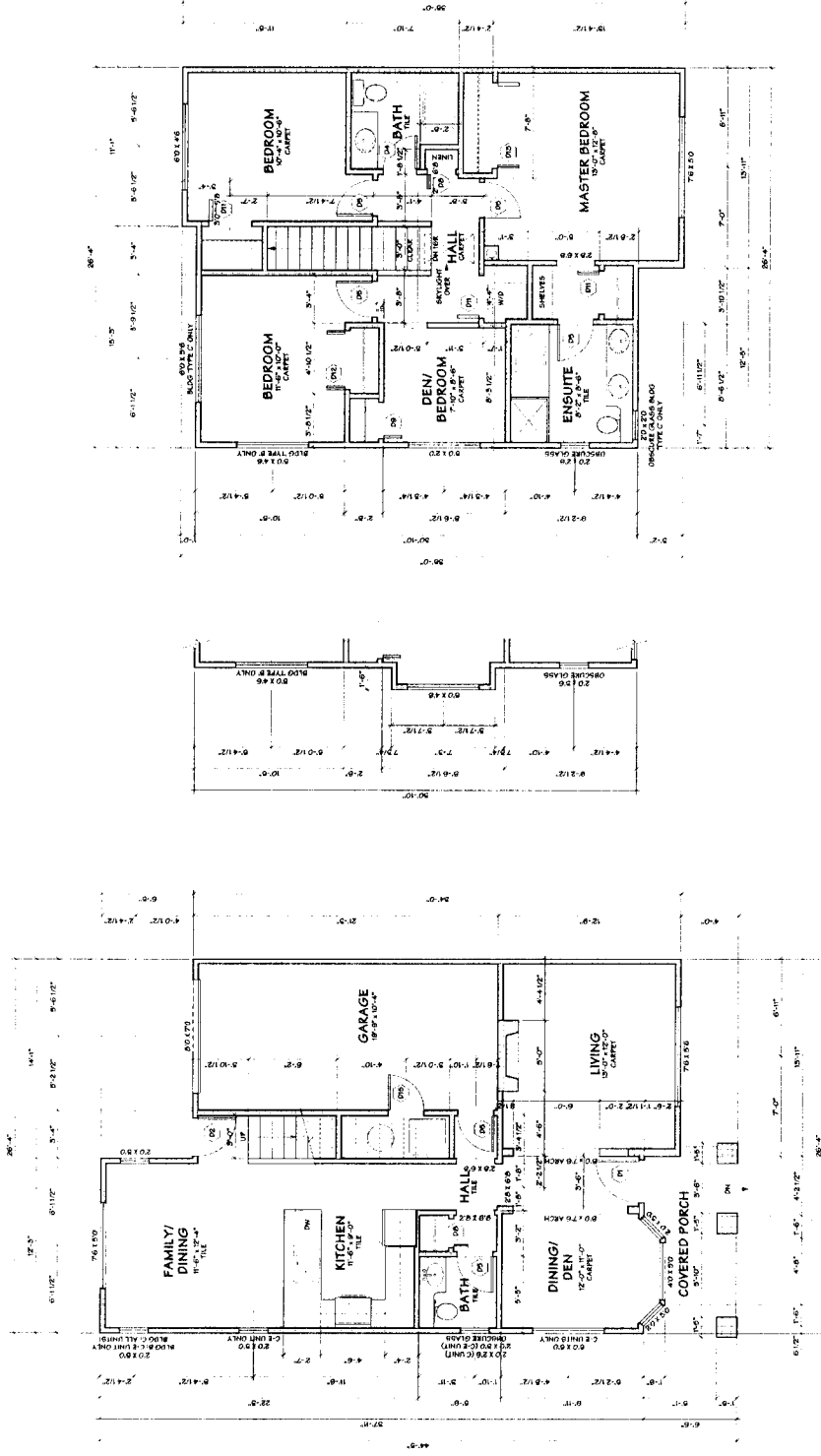


Project:
 WELLINGTON COURT
 HEATHER STREET, RICHMOND B.C.

Drawing title:
 UNIT C PLANS

DRAWN BY:	RAC	CHECKED BY:	
SCALE:	1/4" = 1'-0"	SHEET:	
DATE:	10/10/2020		
JOB NUMBER:			

DP-12



C UNIT - MAIN FLOOR PLAN
 AREA - 725 SQFT GARAGE - 229 SQFT

C-E UNIT - SECOND FLOOR PLAN
 AREA - 879 SQFT

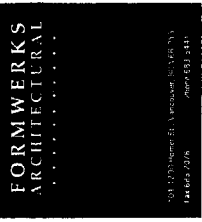
C UNIT - SECOND FLOOR PLAN
 AREA - 967 SQFT

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REVISIONS

REVISIONS	DATE
RE-DESIGN FOR RE-CONSTRUCTION	08/20/02
ADDED FOR LEVEL CHANGING PERMIT	02/20/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02
ADDED FOR LEVEL CHANGING PERMIT	04/02/02



311 275 Street B, Victoria, B.C. V8V 2K3
1-866-555-1111
FORMIWERKS

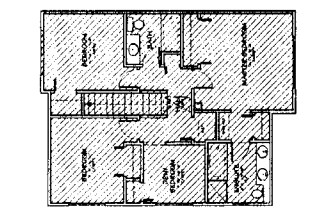
Project:
WELLINGTON COURT
HEATHER STREET, RICHMOND B.C.

Drawing Title:

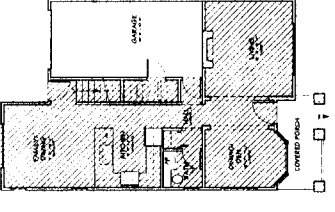
FLOOR AREA
DIAGRAMS

DRAWN BY	BAC	CHECKED BY	SHRETT
SCALE	1/4" = 1'-0"	DATE	08/27/02
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DATE	08/27/02	SCALE	1/4" = 1'-0"
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DATE	08/27/02	DATE	08/27/02
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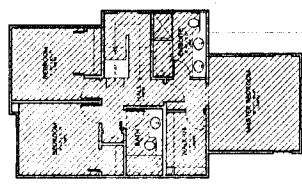
DP-14



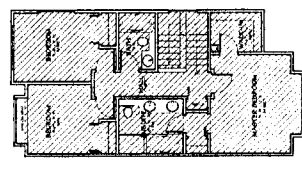
C UNIT - SECOND FLOOR PLAN
AREA: 1887 SQFT



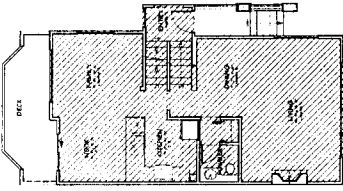
C UNIT - MAIN FLOOR PLAN
AREA: 1795 SQFT GARAGE: 228 SQFT



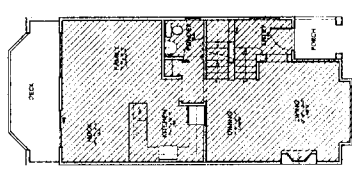
A UNIT - SECOND FLOOR PLAN
AREA: 1795 SQFT



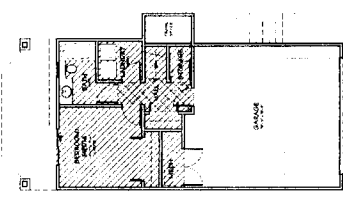
B UNIT - SECOND FLOOR PLAN
AREA: 1475 SQFT



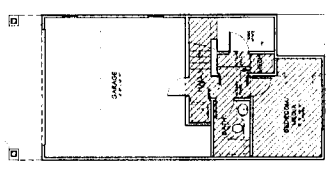
A UNIT - MAIN FLOOR PLAN
AREA: 1643 SQFT



B UNIT - MAIN FLOOR PLAN
AREA: 1615 SQFT

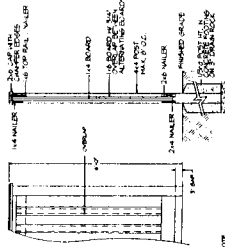


A UNIT - GROUND FLOOR PLAN
AREA: 1795 SQFT GARAGE: 428 SQFT



B UNIT - GROUND FLOOR PLAN
AREA: 1285 SQFT GARAGE: 445 SQFT

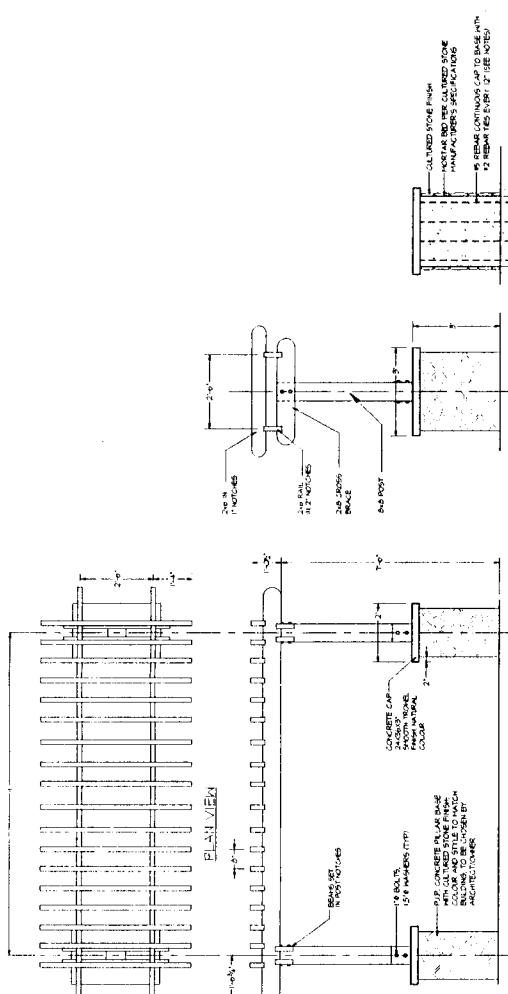
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- NOTE:
 1. ALL WOOD MEMBERS TO BE TREATED TO S.A. 5 IN ACCORDANCE WITH THE APPLICABLE CODES.
 2. ALL WOOD MEMBERS TO BE FINISHED AS SHOWN.
 3. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 4. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 5. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.

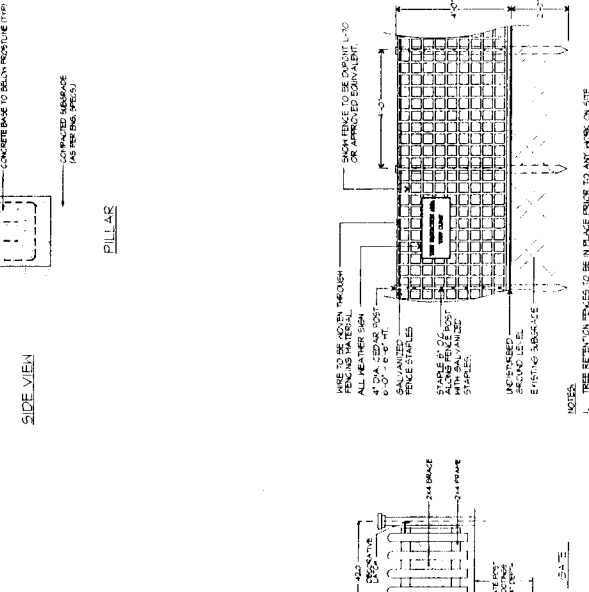
1 SOUTH P.L. FENCE
 SCALE: 1/2"=1'-0"

NO.	PLANT SCHEDULE	COMMON NAME	DMG JOB NUMBER	QUANTITY	REMARKS
1	14 WALKER	14 WALKER	401-CAL-381-100	100	100
2	42" PICKET	42" PICKET	401-CAL-381-100	100	100
3	4" X 4" POST	4" X 4" POST	401-CAL-381-100	100	100
4	4" X 4" POST	4" X 4" POST	401-CAL-381-100	100	100
5	4" X 4" POST	4" X 4" POST	401-CAL-381-100	100	100
6	4" X 4" POST	4" X 4" POST	401-CAL-381-100	100	100
7	4" X 4" POST	4" X 4" POST	401-CAL-381-100	100	100
8	4" X 4" POST	4" X 4" POST	401-CAL-381-100	100	100
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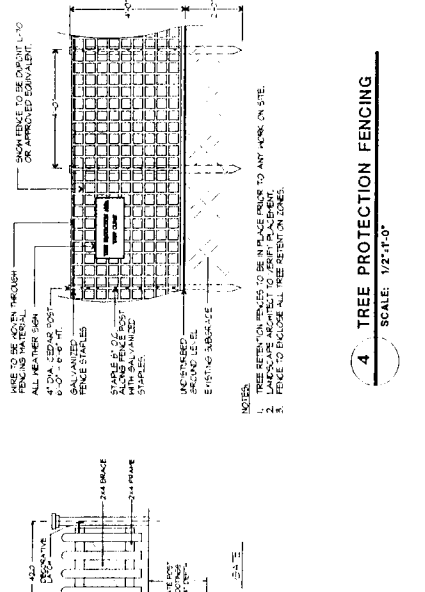
- NOTE:
 1. ALL WOOD MEMBERS TO BE TREATED TO S.A. 5 IN ACCORDANCE WITH THE APPLICABLE CODES.
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 5. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 6. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 7. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.

2 PUBLIC WALKWAY TRELLIS
 SCALE: 1/4"=1'-0"



- NOTE:
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 6. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 7. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.

3 42" HIGH PICKET FENCE
 SCALE: 1/2"=1'-0"



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 5. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 6. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.
 7. ALL WOOD MEMBERS TO BE FINISHED TO MATCH EXISTING MATERIALS.

4 TREE PROTECTION FENCING
 SCALE: 1/2"=1'-0"

DMG
 landscape architects
 A Partnership of
 115 South Boulevard
 Parkers Chapel, Virginia 22124
 Mary Chen 703-368-1111
 P (800) 437-3442, S 437-4772

PROJECT:
 WELLINGTON COURT
 TOWNHOUSE DEVELOPMENT
 HEATHER ST SUELS AVE
 RICHMOND, B.C.

DRAWING TITLE:
 DETAILS AND
 PLANT LIST

DATE: 2/15/23
 SCALE: AS SHOWN
 DRAWN: [Name]
 CHECKED: [Name]
 DWG PROJECT NUMBER: 02-182
 OF: 15

DATE: 2/15/23
 SCALE: AS SHOWN
 DRAWN: [Name]
 CHECKED: [Name]
 DWG PROJECT NUMBER: 02-182
 OF: 15