

Staff Report

Origin

Mr. Paul Leong, Architect has applied for a Development Permit for 21 three-storey townhouse units on Heather Street in the McLennan South Area. The rezoning to CD/130 is expected to receive final reading on July 8 or July 22.

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

Development Information

Site Area:	3,962.185 m ² (42,650 ft ²)
Building Area:	2,733.583 m ² (29,425 ft ²)
Site Coverage:	30% Allowed 30% Proposed
F.A.R.:	0.69 Allowed 0.69 Proposed
Parking:	36 Spaces Required (1.5 per dwelling, plus 0.2 for visitors) 46 Spaces Proposed (2.0 per dwelling, plus 0.2 for visitors)

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 2.10B of Bylaw 7100, the Official Community Plan, specifically the McLennan South Sub-Area Plan.

Development surrounding the subject on all sides is either vacant or small residential holdings.

Design Panel Comments

It was thought that the elevations had been significantly improved since the preliminary presentation. The strong roof colour was appreciated.

The architectural improvement over the preliminary presentation was noted. The addition of chimneys could enhance the single-family residential theme of the buildings. The utilization of the plant materials was not considered optimal. A lack of coordination between the landscape plan and the plant list was noted. The view to the garbage enclosure should be softened. Ground cover under the trees would be beneficial. The ends of the short roadways could have evergreens for buffer planting. Larger trees with canopies would be preferred for the internal streets. Shrub locations should be revisited. The sight lines into the project should be reviewed. From a streetscape perspective, the garage windows were an enhancement but the size could be smaller. The walkway into the mailbox area was un-inviting and could be improved.

The project had improved since its first presentation and site planning was appropriate. A suggestion was made that the garbage area could be relocated to the other side of the landscaped area. The mailbox could then be relocated to the current location of the garbage enclosure. It was suggested that the uniform colour scheme be varied using the same tones but different intensities of colour. The lack of a contrasting trim colour was noted. The roofline was considered much improved, the grouping and variation in the dormer size was good, as were the end treatments.

A discussion ensued on the size and appropriateness of the garage windows. Mr. Leong said that he thought the window embellished the grade and provided light to the garage area. Mr. Leong said conversion of the garage to living area would be difficult due to the narrowness of the garage and the access through the garage.

Constable Powroznik provided written comments.

Mr. Leong responded as follows to the comments of the Panel:

- the comment on the variation of colours would be incorporated into the design;
- the Canada Post distance requirement would be reviewed;
- the garbage enclosure could be relocated. Mr. Jamieson said that for safety reasons it would not be appropriate for the recycle truck to be required to back up on the site and that it would be preferable to shift the enclosure towards Heather Street;
- the landscape comments would be given to the landscape architect, John Losee, who was not present.

The consensus of the Panel was that item move forward subject to consideration of the Panel's comments.

Note: The applicant's response is typically shown in *bold italics*.

The applicant has generally responded to the Design Panel comments by amending the plans accordingly.

Staff Comments

Urban Development – Design

The project has been greatly improved from the first (rezoning) submission. The architectural changes justify the three-storey height. The use of wood shingle and wood trim will serve to give the project a rich "west coast" feel. The "A2*" floor plan, with one parking space outside on a pad, is an important recognition of changing attitudes toward cars and economics.

The proposed future development of the property to the south should be included in the context plan. In addition, the cross-access locations should be noted on the site plan. We would prefer that there be no 5 ft. fence at the property line.

The tree survey should be augmented with an assessment of the health of existing trees on the property, boulevards and near the property line on adjacent properties. For example, there is a fairly good Cedar located on the south corner of the site (possibly on the Heather Street boulevard), but this tree does not appear on your landscape plans. A tree-protection/management plan (if trees are retained) will be required, including an arbourist's participation before, during and after construction. We will be requiring a letter of compliance from both the landscape architect and the arbourist when the project is completed. (See attached bulletins).

The trees in the area of the proposed road should be carefully examined to determine if they could be retained, both in the long and short term. The "future road" area should have some interim landscaping for the benefit of the residents, including consideration of safety, pruning, access, etc. The City Parks Department staff may be involved in this evaluation. We understand that work on actual improvements should probably await the outcome of the current study of roads in McLennan South.

A Letter of Credit for landscaping will be required prior to forwarding this application to Council.

City Centre Planner

The ground floor windows on the fronts of the buildings should be in habitable rooms, or, if they are in the garages, should be significantly reduced. This would also reduce the repetitiveness of the window pattern between the ground floor and the upper floors.

The project's driveway and landscaping should be designed so that the central open space appears to extend all the way to the surrounding units, rather than being cut off from them. This could include special pavement, trees, and planting adjacent to the south façade of the internal block of units. Public Art must be incorporated into the design of the Heather Street frontage. See other comments in the rezoning report to Committee.

Urban Development – Utilities

Prior to issuance of the Building Permit, the developer is to enter into the City's standard Servicing Agreement for design and construction of the entire Heather Street frontage. Works are to be based on the approved Heather Street concept plan that includes, but is not limited to, complete half road construction with road widening, curb and gutter (back of curb to the property line = 5.16 m), a 3.1 m grass and treed boulevard complete with decorative street lighting and finally, a 1.75 m concrete sidewalk. Heather Street is currently on the Development Cost Charge (DCC) program, so DCC credits should apply.

The applicant is currently working on a Servicing Agreement to implement the City's requirements.

Urban Development – Transportation

Resident parking would be acceptable at 1.5 per unit plus four (4) visitor stalls (the project has two (2) stalls per unit plus four (4) visitor stalls). The 20 ft. driveway width is acceptable because there is a comfortable setback from the garages.

Building/Fire Prevention

Required access must be minimum 7.3 m in width adjacent to buildings. Clear addresses must be shown at point of response.

Access adjacent to buildings will be 7.5 m counting the driveway plus the parking aprons.

Public Art

See rezoning report. *The applicant has agreed to contribute \$17,000 to the Public Art program, with the artwork to be located near the project entry (see landscape plan).*

Recycling/Garbage

The garbage/ recycling enclosure should be located as close to Heather Street as possible, but must allow for the future cross/access to the south, and screening. We suggest just west of the proposed access. For details refer to www.city.richmond.bc.ca/recycle.

The garbage and recycling enclosure has been reduced in size, in keeping with the City requirements. It will be well screened with landscaping. The enclosure encroaches slightly into the side-yard setback.

Analysis of the Development Permit Guidelines for McLennan South

A summary of the guidelines follows, with staff comments in *bold italics*.

1. General Guidelines for Transition Areas:

- Setback and landscape between housing types/neighbourhoods. *The project complies.*
- Entry portals, etc. for transition...No vehicle gates. *The project complies.*
- Edges between properties to be semi-private but open (no high fences). *The perimeter fences should not be higher than 1.2 m.*

2. General Architectural Guidelines:**Building Scale and Form:**

- Single-family form and massing. *The project complies.*
- Reduce building scale by varied housing types and design. *The project complies.*
- Reduce the apparent height of buildings. *The project complies. See also discussion of three-storey height.*
- Inset balconies - no large projecting balconies on street-front. *The project complies.*

Roof Treatment:

- Pitched forms visible from the street. *The project complies.*
- Decorative elements such as dormers to complement the pitched form. *The project complies.*
- Re-emphasize the pitch at the ground floor level, such as at front doors. *The project complies.*
- Materials should be natural or west coast. *The project uses asphalt shingles, but the appearance and colour mimic cedar.*

Windows:

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

Entrances:

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

Materials:

- Use high-quality natural materials, or at least replica materials with wood trim. ***The project complies, except that there is some vinyl siding. The use of wood details and shingles helps to offset the vinyl.***
- Obviously synthetic materials (plexi-glass, etc.) should not be visible on the outside of buildings. ***The project complies.***

Colours:

- Use muted, Heritage colours. ***The project complies.***
- Less than 50% of any wall area to be a colour which “draws attention” to the wall. ***The project complies.***
- Vary colours to reinforce smaller components and reduce the apparent scale of buildings. ***The project complies.***

3. General Landscape Guidelines:

Intent:

- To preserve wood-lots and hedgerows having mature trees, and
 - use lush vegetation and native plants to promote wildlife habitat.
- Some mature trees are proposed for preservation, including some in the “future road allowance”. Staff will continue to work with the applicant on tree preservation in this area. The landscape plans propose only a few native species such as Douglas Fir, Western Red Cedar, and Red Osier Dogwood.***

Tree Preservation:

- Plan open spaces based on tree preservation: a tree survey, and group buildings around these spaces. ***See previous comments regarding tree preservation.***
- Avoid fill and grading on existing tree roots, or use tree wells. ***The project complies.***
- Tree wells to be a minimum of 1.5 times the diameter of the tree’s drip-line. ***The project complies.***

Common Open Space:

- Coordinate contiguous blocks of existing mature trees on adjacent sites. *The project complies.*
- Encourage privately-owned, publicly accessible open space (POPAS). *The project complies.*
- Landscape front yards to enhance the streetscape. *The project complies.*

Driveways:

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

Retaining Walls:

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

Water and Habitat:

- Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants. *No water features are proposed.*

4. Detailed Guidelines for Area "B1":

Building Types:

- 2 ½ or two-storey townhouse, one-storey accessible townhouses, duplex, triplex and single detached units. *This guideline has become somewhat obsolete because the Official Community Plan (OCP) has been amended to allow three-storey townhouses in this neighbourhood.*

Managing Transitions:

- Tall coniferous trees in back yards. *The project complies.*
- 6 m setback from General Currie Road, with formal planting. *n/a.*

Architectural Guidelines:

Building Scale:

- Avoid overshadowing of the natural realm: *The project complies.*
- Minimum 4 m between buildings. *The project complies, except for the two blocks on the east side of the site, which are about 2.5 m apart.*
- Minimum 6 m setback from the ring road. *n/a.*
- Maximum 6 units in a building, and 25 in a cluster of buildings. *The project complies.*

Balconies, and Private Open Spaces:

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

There are small partially recessed balconies along the internal driveways. The balconies help to animate these spaces and add interest to the project.

Materials:

- See general guidelines, but brick is discouraged, and stucco should be minimized. ***The project complies.***

Landscape Guidelines:**Plant Materials and Open Spaces:**

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

Parking and Driveway Treatment:

- Parking screened with 2 m hedge or trellis. ***The project complies.***

Retaining Walls, Planter Walls and Fences:

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

Variances

There are minor setback variances required, to allow the entry stairs to project into the setback on the east side, and to allow for the public art, mail and garbage/ recycling.. Staff have no objection to the variances.

Analysis

When staff first reviewed this project some conflicts with the OCP and guidelines were noted, mainly the fact that this is designated as an area for 2 ½ storey buildings, and no indoor amenity space is proposed. Subsequently, the OCP was amended to allow three-storey buildings in this area, partly because the quality of the design of this project compensates for the added height. The main positive features of three-storey design are that the coverage is less (30% instead of the typical 40%), and the roof-lines are lowered to the second floor level, to give the appearance of two-storey buildings with dormers.

As for the indoor amenity spaces, the applicant has made a cash contribution to assist in constructing amenities at the nearest community centre/park. In addition, there is a generous outdoor amenity space/ playground on-site.

The applicant has responded to staff comments and to the Design Panel critique. One of the positive features is the provision of two units (A2*) which have only a one-car garage. This allows for more liveable space at ground level, and is one more tiny step toward sustainable development. Staff support this application.

Conclusions

The City has received an application for 21 townhouses in an area recently rezoned to permit this use. In addition, the OCP was amended to allow the buildings to be increased from 2 ½ storey to three-storey. The plans generally conform to the guidelines except as noted in this report, and one minor setback variance is required. Staff support this application.



Alex Jamieson
Planner 2 - Urban Design

AJ:blg

Note: Prior to advancing these plans to Council, a Letter of Credit in the amount of \$47,600 is required to assure performance in accordance with the terms of the Permit.



No. DP 01-195685

To the Holder: MR. PAUL LEONG

Property Address: 7340 HEATHER STREET

Address: PAUL LEONG ARCHITECT INC.
 #201 - 288 WEST 8TH AVENUE
 VANCOUVER, BC V5Y1N5

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 Plan #2 and 3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, trees, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #6 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 the amount of the value of any of the existing trees that die as a result of construction activities.

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Property Address: 7340 HEATHER STREET
Address: PAUL LEONG ARCHITECT INC.
#201 - 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y1N5

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$47,600.

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

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

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

Type of Application: Development Permit Application
Property Address(es): 7340 Heather Street, Richmond, B.C.
Legal Description(s): LT1 BLK B SEC 15 BLK 4N R46W LMP 30058

Applicant: Paul Leong

Correspondence/Calls to be directed to:

Name: Paul Leong Architect Inc.

Address: #201 - 288 W. 8th Ave.
Vancouver B.C.

Tel. No.: 604-879-8650
Business Residence Postal Code 604-879-8652
Fax V5Y 1N5

Property Owner(s) Signature(s): N/A

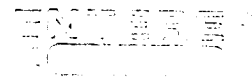
or

Authorized Agent's Signature:
Attach Letter of Authorization

Please print name [Signature]
PAUL LEONG
Please print name

FOR OFFICE USE			
Date Received:	<u>Oct 19/01</u>	Application Fee:	<u>\$3150⁰⁰</u>
File No.:	<u>01-195685</u>	Receipt No.:	<u>02-0018136</u>
<small>Only assign if application is complete</small>			

C/O 01-194862
RZ



To the Holder: MR. PAUL LEONG
 Property Address: 7340 HEATHER STREET
 Address: PAUL LEONG ARCHITECT INC.
 #201 - 288 WEST 8TH AVENUE
 VANCOUVER, BC V5Y1N5

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AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



7340 HEATHER STREET TOWNHOUSE RICHMOND, BC.

PROJECT NO. 02-001
DATE: 05/2002

CONCEPT DESIGN FOR THE HEATHER STREET TOWNHOUSE PROJECT. THIS IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL RIGHTS RESERVED. CONTACT: PAUL LEONG ARCHITECTURE.

NO.	DESCRIPTION	DATE
1	CONCEPT DESIGN	05/2002
2	PRELIMINARY DESIGN	05/2002
3	FINAL DESIGN	05/2002

Project Address:
7340 Heather Street
Richmond, BC.

Legal Description:
LT1 BUB SEC15 BLK44 RGSW LUP 30068

DRAWING LIST:

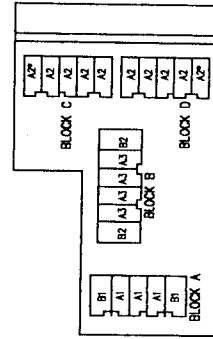
- DP41.0 COVER SHEET
- DP41.1 SITE PLAN / BUILDING ENVELOPE
- DP42.0 BLOCK A FLOOR PLANS
- DP42.1 BLOCK A FLOOR PLAN
- DP42.2 BLOCK B FLOOR PLANS
- DP42.3 BLOCK B FLOOR PLAN
- DP42.4 BLOCK D FLOOR PLANS
- DP42.5 BLOCK D FLOOR PLAN
- DP43.1 LANDSCAPE PLAN
- DP43.2 LANDSCAPE DETAILS
- DP43.3 EXISTING TREE PLAN
- DP44.0 BLOCK A ELEVATIONS
- DP44.1 BLOCK B ELEVATIONS
- DP44.2 BLOCK D ELEVATIONS

- DEVELOPMENT SUMMARY:**
- GROSS SITE AREA = 47,608 SF
 - NET SITE AREA AFTER ROAD DEDICATION = 42,650 SF
 - UNIT/FLOOR AREA SUMMARY:
 - 3 TYPE 'A1' UNIT @ 1,267SF = 3,801 SF
 - 8 TYPE 'A2' UNIT @ 1,263SF = 10,104 SF
 - 2 TYPE 'A3' UNIT @ 1,508SF = 3,016 SF
 - 4 TYPE 'B1' UNIT @ 1,375SF = 5,500 SF
 - 2 TYPE 'B2' UNIT @ 1,720SF = 3,440 SF
 - TOTAL Z1 UNITS = 29,425 SF
 - F.A.R. 29,425/42,650 = 0.69
 - SITE COVERAGE 12,750 / 42,650 = 30%
 - OPEN SPACE 4,310 SF.
 - PARKING CALCULATION:
 - Z1 UNITS @ 2 STALLS = 42 STALLS
 - 4 VISITOR PARKING = 4 STALLS
 - TOTAL STALLS = 46 STALLS

PROJECT TITLE
7340 Heather Street
Townhouse
Richmond, BC.

DATE
JUN 19 2002

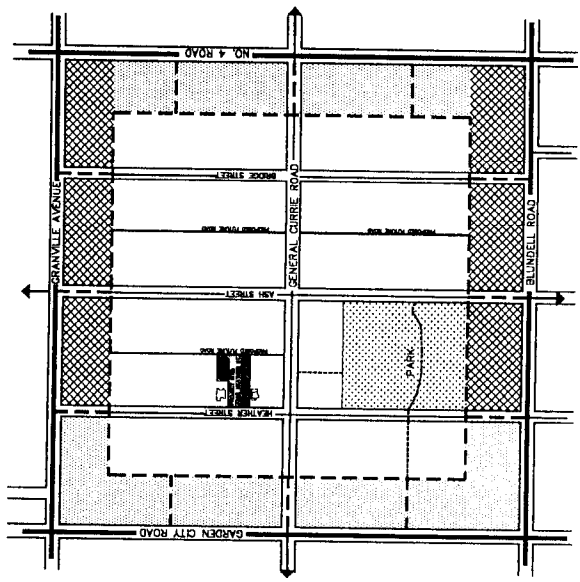
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DATE: JUN 19 2002
DPA1.0
BUILDING DIAGRAM
1/2" = 1' SCALE



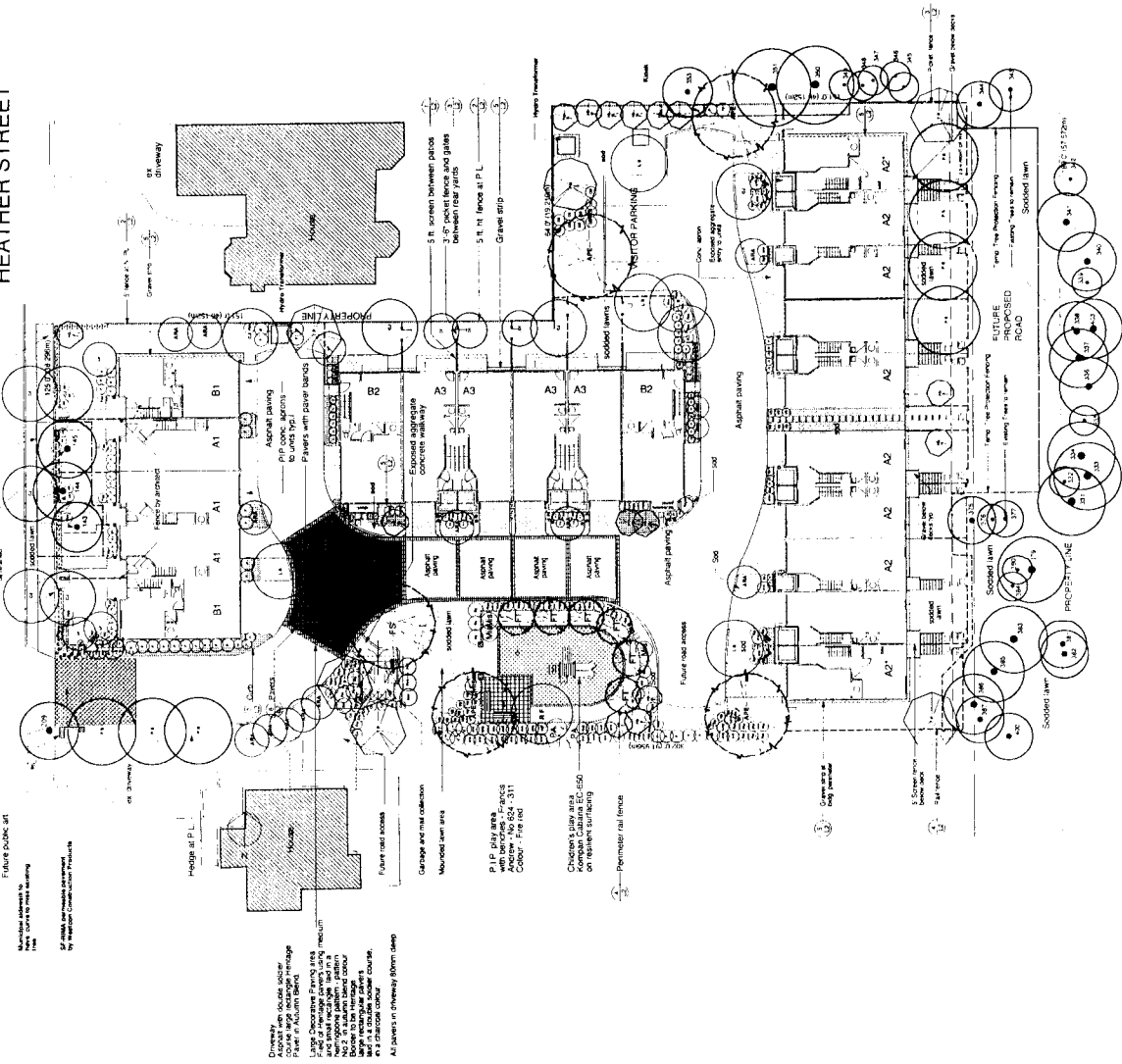
McLENNAN SOUTH SUB-AREA
CONCEPT PLAN
1/2" = 1' SCALE



McLENNAN SOUTH SUB-AREA
CIRCULATION CONCEPT PLAN
1/2" = 1' SCALE

- LEGEND:**
- Area subject to private surface tree and easements.
 - Considered driveway, access from new city road.
 - Considered driveway, access from city road.
 - Considered driveway, access from city road, subject to existing or future road.
 - Park
 - Arterial
 - Collector
 - Local
 - Transit/Highway
 - Major City/ Sub-Town

HEATHER STREET



TREES	QUANT	CODE	BOTANICAL NAME	COMMON NAME	SPECIAL	ROOT
1	1	1	Amelanchier alnifolia	Shadbush	42.00	42.00
2	1	2	Amelanchier canadensis	Shadbush	42.00	42.00
3	1	3	Amelanchier sp.	Shadbush	42.00	42.00
4	1	4	Amelanchier sp.	Shadbush	42.00	42.00
5	1	5	Amelanchier sp.	Shadbush	42.00	42.00
6	1	6	Amelanchier sp.	Shadbush	42.00	42.00
7	1	7	Amelanchier sp.	Shadbush	42.00	42.00
8	1	8	Amelanchier sp.	Shadbush	42.00	42.00
9	1	9	Amelanchier sp.	Shadbush	42.00	42.00
10	1	10	Amelanchier sp.	Shadbush	42.00	42.00
11	1	11	Amelanchier sp.	Shadbush	42.00	42.00
12	1	12	Amelanchier sp.	Shadbush	42.00	42.00
13	1	13	Amelanchier sp.	Shadbush	42.00	42.00
14	1	14	Amelanchier sp.	Shadbush	42.00	42.00
15	1	15	Amelanchier sp.	Shadbush	42.00	42.00
16	1	16	Amelanchier sp.	Shadbush	42.00	42.00
17	1	17	Amelanchier sp.	Shadbush	42.00	42.00
18	1	18	Amelanchier sp.	Shadbush	42.00	42.00
19	1	19	Amelanchier sp.	Shadbush	42.00	42.00
20	1	20	Amelanchier sp.	Shadbush	42.00	42.00

SHRUBS	QUANT	CODE	BOTANICAL NAME	COMMON NAME	SPECIAL	ROOT
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9	1	9	Amelanchier sp.	Shadbush	42.00	42.00
10	1	10	Amelanchier sp.	Shadbush	42.00	42.00
11	1	11	Amelanchier sp.	Shadbush	42.00	42.00
12	1	12	Amelanchier sp.	Shadbush	42.00	42.00
13	1	13	Amelanchier sp.	Shadbush	42.00	42.00
14	1	14	Amelanchier sp.	Shadbush	42.00	42.00
15	1	15	Amelanchier sp.	Shadbush	42.00	42.00
16	1	16	Amelanchier sp.	Shadbush	42.00	42.00
17	1	17	Amelanchier sp.	Shadbush	42.00	42.00
18	1	18	Amelanchier sp.	Shadbush	42.00	42.00
19	1	19	Amelanchier sp.	Shadbush	42.00	42.00
20	1	20	Amelanchier sp.	Shadbush	42.00	42.00

LANDSCAPE NOTES:
 1. See the planting plan for complete tree/ shrub list.
 2. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
 3. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
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 13. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
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 15. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
 16. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
 17. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
 18. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
 19. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.
 20. All trees to be planted in the current location of the site. All shrubs to be planted in the current location of the site.

Jonathan Losee Ltd.
 Landscape Architect
 4277 W. 12th Ave.
 Vancouver, BC V6V 1Y2
 Tel: 604-273-1234
 Fax: 604-273-1234

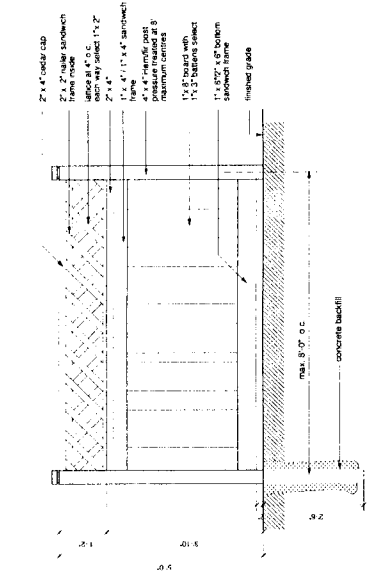
7340 Heather Street
 Townhouse Proposal
 Richmond, B.C.

Sheet Title: Tree Planting Detail
 Project: 7340 Heather Street
 Date: JUN 19 2002
 Scale: Not to Scale

DPA 3-1

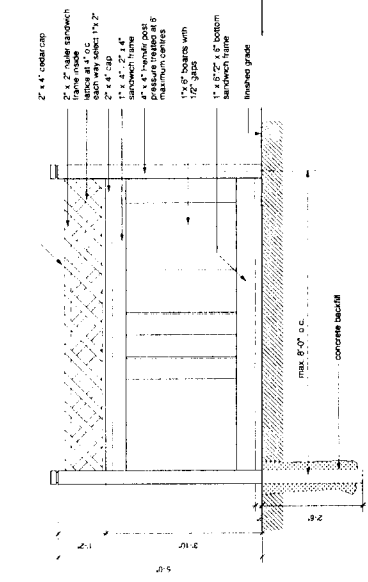
JUN 19 2002
 DP 01-195685

Tree Planting Detail
 Not to Scale



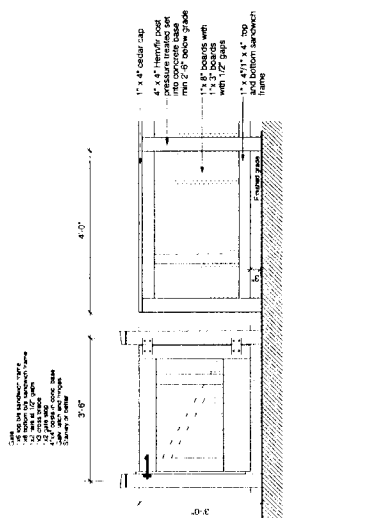
All wood except as noted shall be S1222 clear grade and be treated with preservative. Contact your local lumber dealer for details. All wood shall be cut to length and be square.

1 5' Screen Timber Fence with Lattice Top
L-2 Scale: 3/4" = 1'-0"



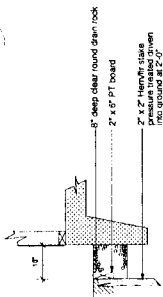
All wood except as noted shall be S1222 clear grade and be treated with preservative. Contact your local lumber dealer for details. All wood shall be cut to length and be square.

2 5' Timber Perimeter Fence
L-2 Scale: 3/4" = 1'-0"

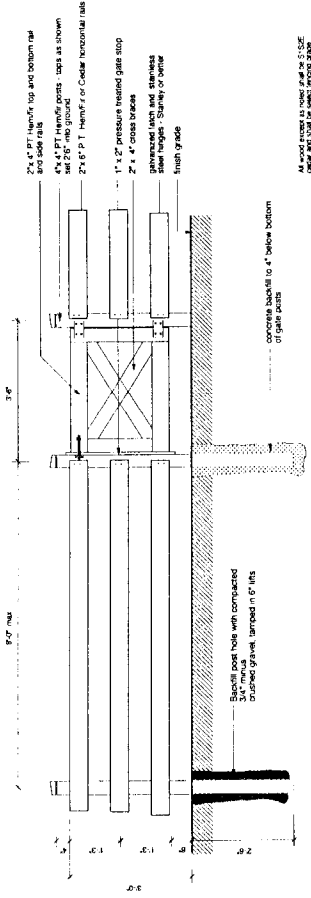


All wood except as noted shall be S1222 clear grade and be treated with preservative. Contact your local lumber dealer for details. All wood shall be cut to length and be square.

3 3' Picket Timber Fence
L-2 Scale: 3/4" = 1'-0"

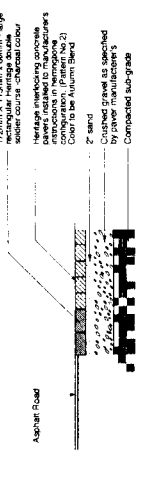


5 Gravel Drainage Section Through Wall
L-2 Scale: 3/4" = 1'-0"



All wood except as noted shall be S1222 clear grade and be treated with preservative. Contact your local lumber dealer for details. All wood shall be cut to length and be square.

4 3' Timber Rail Fence
L-2 Scale: 3/4" = 1'-0"



6 Concrete River/Asphalt Driveway Section
L-2 Scale: 3/4" = 1'-0"



7 Concrete Curb/Asphalt Driveway Section
L-2 Scale: 3/4" = 1'-0"

DATE:	PROJECT:
BY:	SCALE:
CHECKED:	REVISIONS:

Jonathan Loose Ltd
Landscape Architecture
4257 W. 4th Avenue
Richmond, B.C.
V6V 2G7
Tel: 607-7037 Fax: 607-6407

7340 Heather Street
Township Proposal
Richmond, B.C.

Sheet: 70
Details

Scale:	DPA 3-2
As Shown:	
Sheet No:	
Date:	

#3
JUN 19 2002

DP 01-195685

1250 W. BAKER STREET, VANCOUVER, BC
TEL: 604-273-1111
WWW.PAULLEONGARCHITECTURE.COM

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NO.	DATE	DESCRIPTION

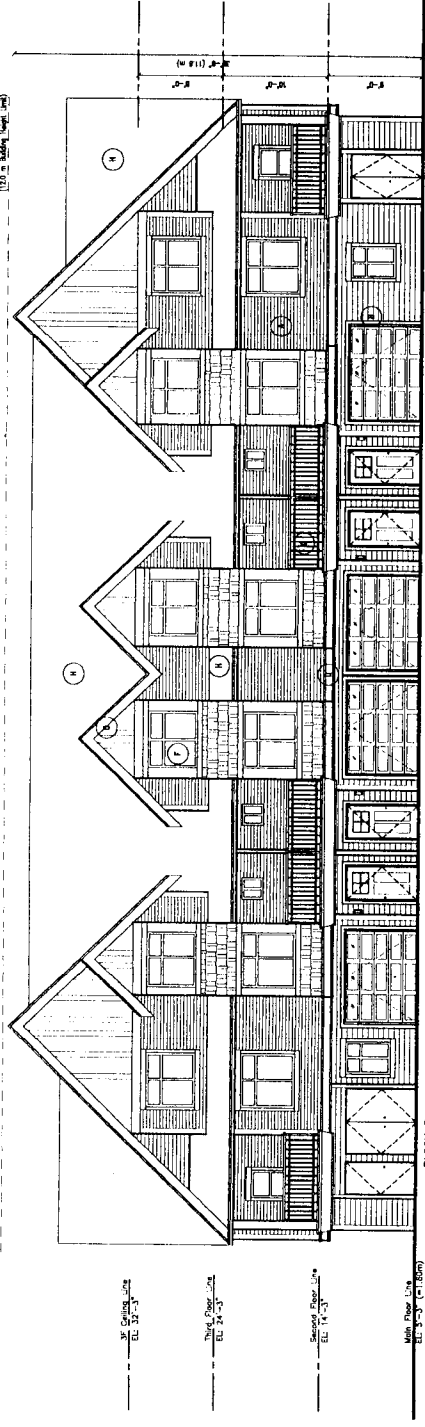


PROJECT TITLE
7340 Heather Street
Townhouse
Richmond, BC.

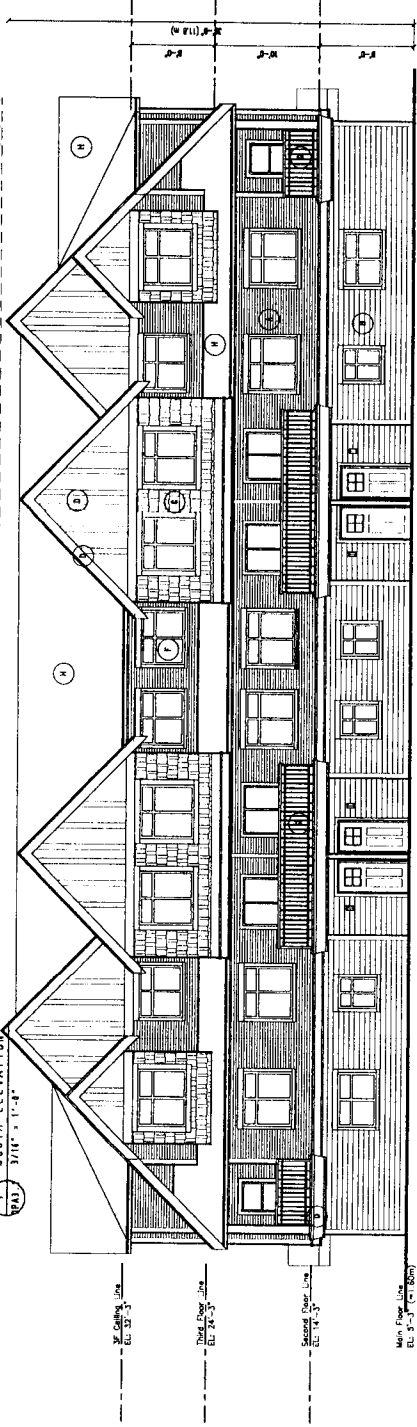
CONTRACT TITLE
ELEVATIONS
(BLOCK B)

DATE	BY	CHECKED
2/20/11	PL	PL

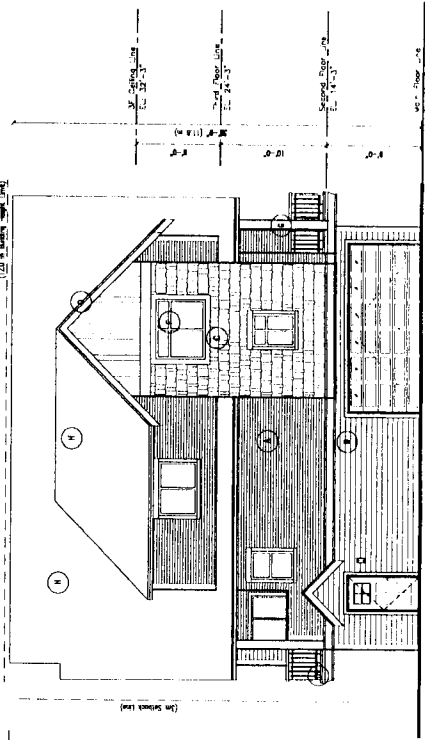
DP44.1



BLOCK B
1 SOUTH ELEVATION
1/4" = 1'-0"



BLOCK B
2 NORTH ELEVATION
1/4" = 1'-0"



BLOCK B
3 WEST ELEVATION
1/4" = 1'-0"

- BLOCK B
BUILDING MATERIALS/COLORS LEGEND:
(SAME AS BLOCK C)**
- A. 3" HORIZONTAL BEVEL VINYL SIDING.
 - Lime (by Royal Building Products)
 - B. 6" HORIZONTAL BEVEL VINYL SIDING (6" Gutter).
 - Siena (by Royal Building Products)
 - C. WOOD SHAKES.
 - Natural color.
 - D. WOOD FASCIAS, TRIMS, CASINGS.
 - E. WOOD COLUMNS --Painted: White.
 - F. VINYL BRACKETS -- Painted: White.
 - G. VINYL WINDOWS.
 - H. ALUMINUM RAILING--BLACK.
 - I. LAMINATED ASPHALT SHINGLE ROOF.
 - NW Driftwood (by IKO Roofing)

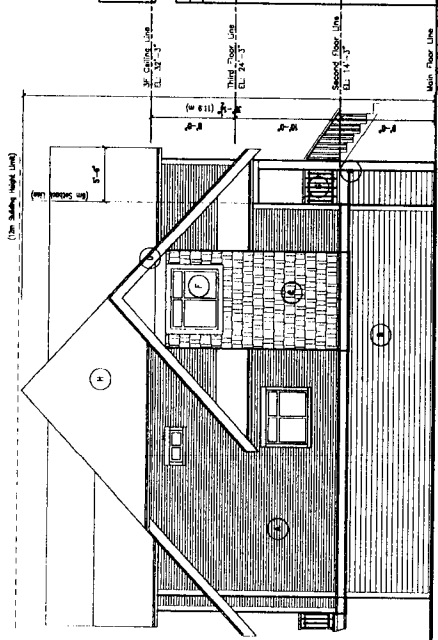
JUN 19 2002
DP 01-195685



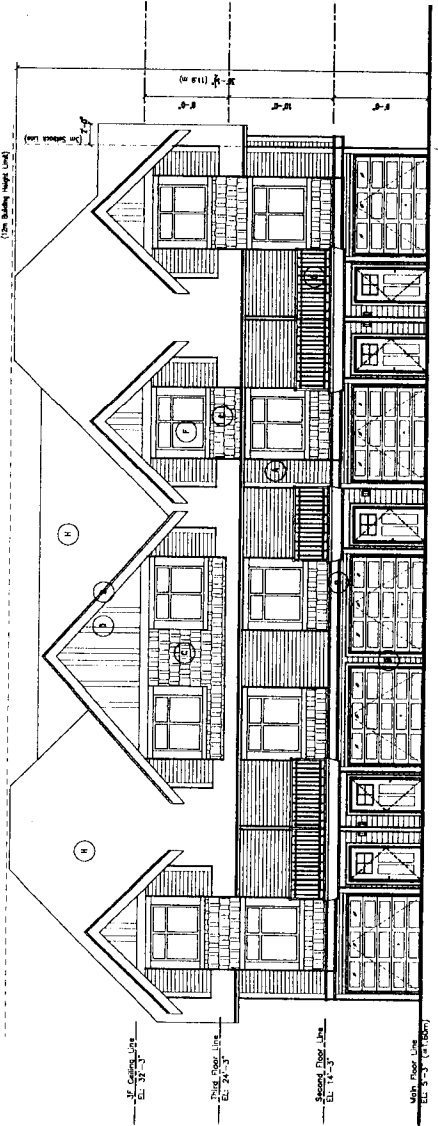
DATE: 01-19-2002
PROJECT NO: 01-19-2002

OWNER: 7540 Heather Street
Townhouse
Richmond, BC

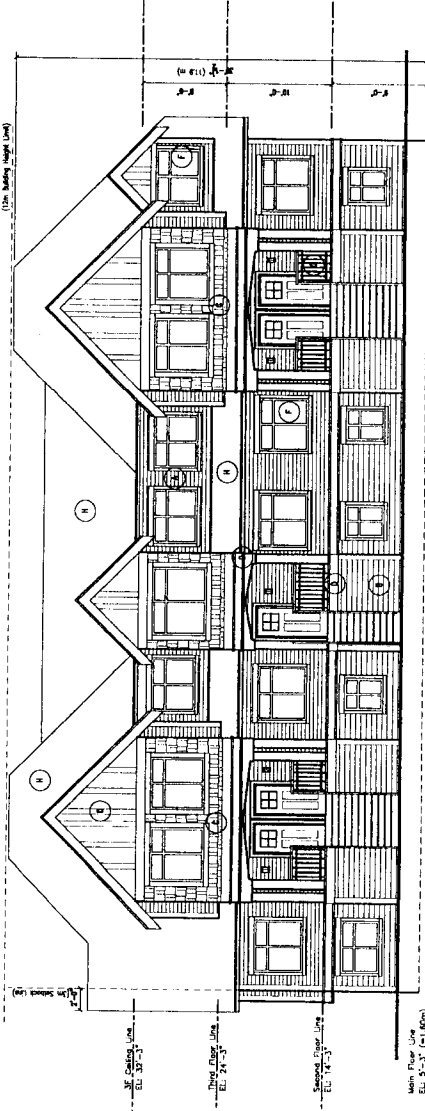
DATE: 01-19-2002	PROJECT NO: 01-19-2002
OWNER: 7540 Heather Street Townhouse Richmond, BC	PROJECT TITLE: 7540 Heather Street Townhouse Richmond, BC.
DATE: 01-19-2002	PROJECT NO: 01-19-2002
OWNER: 7540 Heather Street Townhouse Richmond, BC	PROJECT TITLE: 7540 Heather Street Townhouse Richmond, BC.



1 WEST ELEVATION
7/15" x 11'-4"



2 SOUTH ELEVATION
7/15" x 11'-4"



3 EAST ELEVATION
7/15" x 11'-4"

- BLOCK D
BUILDING MATERIALS/COLORS LEGEND:
(SAME AS BLOCK A)**
- A. 3" HORIZONTAL BEVEL VINYL SIDING.
--Beige (by Royal Building Products)
 - B. 6" HORIZONTAL BEVEL VINYL SIDING.
--Clay (by Royal Building Products)
 - C. WOOD SHAKES.
--Natural color.
 - D. WOOD TRIMS, CASINGS,
COLUMNS, PAINTS: White.
 - E. WOOD KNEE BRACKETS -- Painted: White.
 - F. VINYL WINDOWS.
 - G. ALUMINUM RAILING--BLACK.
 - H. LAMINATED ASPHALT SHINGLE ROOF.
--NW Driftwood (by IKO Roofing)

#6

JUN 19 2002
DP 01-195685

OWNER TITLE ELEVATIONS (BLOCK D)
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PROJECT NO.	01-19-2002
DATE	01-19-2002
OWNER	7540 Heather Street Townhouse Richmond, BC
PROJECT TITLE	7540 Heather Street Townhouse Richmond, BC.
DATE	01-19-2002
PROJECT NO.	01-19-2002
OWNER	7540 Heather Street Townhouse Richmond, BC
PROJECT TITLE	7540 Heather Street Townhouse Richmond, BC.

