



To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: July 11, 2003
File: DP 03-223156
Re: **Application by Paul Leong Architect Inc. for a Development Permit at
7360 Heather Street**

Manager's Recommendation

That a Development Permit be issued for a property at 7360 Heather Street that would:

1. Allow the construction of 10 townhouse units on a property zoned Comprehensive Development District (CD/130); and that would:
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the side yard setback on the north side for two buildings from 3 m (9.843 ft.) to 1.29 m (4.25 ft.), and
 - reduce the setback from the east right-of-way from 6m (19.685') to 1m (3.28') for entry stairs.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Paul Leong Architect Inc., on behalf of AKJ Enterprises Ltd., proposes to build ten (10) units immediately south of another townhouse site being constructed by the same developer. The two sites, although separate lots and separate strata corporations, have cross-access agreements for shared driveways, mailboxes and garbage/ recycling facilities. The final reading of the rezoning to Comprehensive Development District (CD/130) is expected on July 28, 2003.

During the rezoning process, the applicants agreed to contribute \$10,000 towards traffic-calming on Heather Street and \$10,000 towards park development in lieu of building an indoor amenity space on-site.

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

Development Information

Site Area:	1,769.93 m ² (19,052 ft ²)
Building Area:	1,115.265 m ² (12,005 ft ²)
Site Coverage:	30% Allowed 30% Proposed
F.A.R.:	0.63 Allowed 0.63 Proposed
Parking:	17 Spaces Required including 2 visitors 22 Spaces Proposed including 2 visitors

Findings of Fact

Guidelines for form and character of Development Permits appear in Bylaw 7100, *City Centre Plan* and the *McLennan South Area Plan*, part of the *Official Community Plan*.

The following is a summary of the most pertinent guidelines, with areas of compliance shown with a and staff comments in ***bold italics***.

Analysis of the McLennan South Guidelines

1. 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).
2. 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.
- Balconies inset - 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. ***The roof material is asphalt.***

Windows:

- Residential scale, operable, and with strong identity.
- Not flat, but bays, box widows, 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.

3. General landscape guidelines:

Intent:

- To preserve wood-lots and hedgerows having mature trees. ***The applicants removed 29 trees larger than 0.2m in diameter, and retained only two existing trees on the site. Trees in the future "ring road" right-of-way will be preserved as long as possible, and the applicants will clear Blackberries and inspect/ remove dangerous trees or branches.***
- 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:

- Co-ordinate contiguous blocks of existing mature trees on adjacent sites. ***See comments re. preservation of the future road r.o.w.***
- Encourage privately-owned, publicly accessible open space (POPAS). *n/a.*
- 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.
5. Detailed guidelines for Area "B1":

Building types:

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

Managing transitions:

- Tall coniferous trees in back yards.
- 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.
- 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. *n/a.*

- Hedges maximum 1 m at the property line. ***The Cedar hedge at the south property line was increased to 3 m at the adjacent owners request, however it is interspersed with deciduous trees so as not to overly shade the yards (see landscape plans).***
- Fences not allowed in front setback.

Equitable Access (from the Multi-Family Design Guidelines)

- Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. ***Units are three storey and the applicants were unable to design them to be adaptable for conversion. The developer has offered to design accessible units in another project in the future.***

Staff Comments

The following are staff comments, with the applicant's response in ***bold italics.***

Urban Development - Design

This infill project nicely compliments the neighbouring project and the shared access/open space helps to create an efficient layout.

We confirmed that all but two (2) of the trees on the site were removed prior to the Development Permit application, which is contrary to City policy. The Official Community Plan (OCP) Development Permit Guidelines require 58 large calliper replacement trees two (2) for every one (1) cut. The remaining two (2) trees should be fenced as soon as possible. ***We note that the replacement trees are now shown on the landscape plans.***

The trees in the “future ring road” area should be retained for as long as possible, for the enjoyment of the residents. The area should be cleared of blackberries and the trees inspected, so that any dead trees or limbs can be removed where they pose a safety hazard. The developer should complete this work prior to final landscape inspection and occupancy. ***The applicants have agreed to retain the trees for as long as possible.***

The two (2) colour schemes are a plus, and should be annotated on the drawings. ***The colours are now shown on the plans.***

Urban Development – Utilities

Developer needs to retain a Civil Engineer to determine a cost for possible road construction along the entire east edge of the site. From this agreed upon cost, a Servicing Agreement will be drawn up and a Letter of Credit taken as security until it is determined that either the road needs to be built or is no longer required (same as was done for 7322 Heather Street). Developer is also required to enter into a Servicing Agreement with the developer of 7322 for Heather Street frontage improvements; this design is complete. Access via cross-access. No other concerns. ***The applicants have agreed.***

Building Approvals

Ensure all building setbacks comply with Zoning requirements or a variance is required. Architect to ensure fire fighting access and hydrant location complies with code. ***The architect has reviewed the hydrant locations and found them to be in accordance with the Code.***

Fire Prevention, Detection and Protection

As usual, the Fire Department access roadways to the buildings shall be 7.3 m clear width. Building Code minimums are not suitable for the emergency response tactics and equipment in Richmond. Peaking at Building Code minimums for emergency access road width is not acceptable. ***We note that the plans seem to provide sufficient width for truck access, and the aprons in front of the garages are suitable for stabilizers on the sides of the trucks, thus providing the requested 7.3 m width.***

Grass-crete or other open pavers is not an acceptable road surface. Asphalt, concrete or suitable solid pavers acceptable if roadway able to support weight and punch-effect of fire-fighting vehicles, turn-around facility as required, etc.

Site services designer shall submit fire hydrant layout and water supply calculations to the Fire Department for review and possible acceptance prior to issuance of the Building Permit.

Development Coordinator

At the December 16, 2002 Public Hearing, tree removal on this site and privacy/screening along the south boundary for the lots fronting General Currie Road became an issue. Via the Development Permit, Joe Erceg, Manager of Development Applications, has asked that staff ensure that the developer installs a screen fence, reviews potential overlook from south facing windows and plants appropriately located trees and shrubs for privacy. See December 16, 2002 Public Hearing Minutes for further details. ***Plans now indicate 18 Thuja plicata "Excelsia" at 3.5 m height along the south property line along with a 10 cm Norway Maple and other landscaping.***

Note that prior to submitting the application to Council, the City will require a Letter of Credit for the landscaping.

City Centre Planner

Rezoning (RZ 02-215251) requires a 10 m wide public rights-of-passage right-of-way (e.g. 8 m + 2 m) be provided along the site's rear property line for future road. The 2 m strip will likely not be required for road and will be discharged, so building setbacks should be measured from the 8 m line, not from the 10 m (e.g. 8 m + 2 m) line. Because the zoning does not distinguish between public rights-of-passage right-of-way secured for the long-term versus ones like the 2 m strip that are secured "just in case", vary the setback at Development Permit stage.

1. The west and east buildings should both be set further back (about 10 m) to increase the yards and provide more variety along the streetscape. ***The applicants have set the building 8m from the property lines, which has generally achieved the objective of providing a varied setback.***
2. The yards of the east building show fencing running along the edge of the 8 m public rights-of-passage right-of-way. If the 10 m right-of-way is required for road, the fence will have to be torn out (and the City does not want to have to discuss this with property owners). If only the 8 m right-of-way is used for road, the fence will be right on the back of the sidewalk which would be unattractive. If the yards must be fenced, the fences should be not farther east than the edge of the 10 m right-of-way. ***The applicants have agreed to move the fence back 2m.***
3. At the rezoning stage, the following items were identified in the staff report as being issues that special attention should be paid to: Enhancing the integration of the subject development with 7322 Heather Street, especially in the design of their shared open space; pedestrian access to the subject site's rear units; and the project's massing and character. (Note, in this regard, staff support relaxing the side yard setback of the subject development along the property line shared with 7322 Heather Street). ***The applicants have made the necessary changes to the plans.***

Advisory Design Panel

The comments of the Panel on April 23, 2003 were as follows:

- “space was tight around the area where the common services enter the site, especially hydro and telephone;
- use land dedication for property’s benefit, don’t give away land before it is necessary (*the treed area*);
- pedestrian circulation is only addressed by the east-west parkway, there needs to be more thought given to pedestrian circulation possibly south/north;
- narrow strips close to the fence on the south property line at the ends of the stub roads needs landscaping treatment.”

The Chair stated that overall, this was a good project. In response to a query from the Panel, Mr. Leong stated that the project’s servicing had been designed/approved without any problem. He stated that a north/south pedestrian walkway had not been planned because of motor traffic in this area. The pedestrian walkway had been sited east/west because of open space locations.

The Panel approved the project subject to consideration of the above comments.

The applicants have generally responded to the panel’s comments. In regard to the north south circulation, they have responded that the property is only 63’ wide, and north-south pedestrian circulation is not warranted.

Analysis

This project was anticipated when the project to the north was constructed, and the ten (10) units will round out that development. The applicant unfortunately prematurely cleared a number of mature trees on the site and therefore compensation planting was required.

The neighbour to the south had privacy concerns which have been addressed in the landscape planning by a combination of evergreen and deciduous trees of a larger-than-usual planted size. The architecture and landscaping are generally of good quality and in keeping with the guidelines.

The parking exceeds the bylaw requirement, and another opportunity to down play the effect of the private automobile is lost. In addition, the two-car garages take up most of the ground floor space and generally precludes the design of habitable area at grade. As a result, the buildings are not universally-accessible.

A variance is required to allow two (2) of the buildings to be moved closer to the north property line. In addition, because of the 2m right-of-way on the east side, a variance is required for the entry stairs. The variances have minimal impact on the townhouses to the north since the relationship is side-yard to side-yard, similar to a single-family situation. Similarly, there is no significant impact on the east side, because it is a future road allowance.

Conclusions

Paul Leong Architect Inc. has applied for a townhouse project immediately south of and integrated with the larger site to the north. The plans generally conform to the guidelines and bylaws, except that the parking exceeds the bylaw requirement and makes it difficult to design

buildings which are universally-accessible. There is are minor setback variances required, but staff have no objections to the variances.



Alex Jamieson
Planner 2 - Urban Design

AJ:blg

There are conditions to be met:

Prior to forwarding this application to Council, a Letter of Credit is required for landscaping; and

Prior to a Building Permit:

- the existing trees shall be fenced;
- the applicant must provide evidence that the existing trees will be continuously monitored by a qualified professional during construction; and
- the developer must enter into a Servicing Agreement.



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): 7360 Heather Street, Richmond, BC.

Legal Description(s): Lot South Half 9, Block B, Section 15
Block 4, North Range 6, Plan 1207

Applicant: Paul Leong Architect Inc.

Correspondence/Calls to be directed to:

Name: Paul Leong

Address: # 201 - 288 West 8th Ave
Vancouver, BC.

V5Y 1N5
Postal Code

Tel. No.: 604 - 879 - 8650

Business

Residence

pla_inc@netcom.ca

E-mail

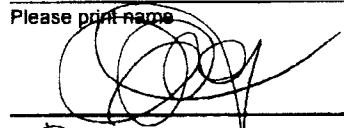
Fax

604 - 879 - 8650

Property Owner(s) Signature(s): _____ 

Please print name

or

Authorized Agent's Signature: _____ 

Attach Letter of Authorization

PAUL LEONG

Please print name

For Office Use

Date Received: Jan 22/03

Application Fee: \$2,865.00

File No.: 03-223156

Receipt No.: pd. \$3,400.00 # 17-0004359

Only assign if application is complete

*

* cheque for \$3,400.00 was already made out.
need to send applicant \$535.00 refund.

ENTERED



No. DP 03-223156

To the Holder: PAUL LEONG ARCHITECT INC.
Property Address: 7360 HEATHER STREET
Address: C/O PAUL LEONG
 #201 - 288 WEST 8TH AVENUE
 VANCOUVER, BC V5Y 1N5

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 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 to 5 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, 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 #8 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, if existing trees die or are damaged during construction, the City may cash the letter-of-credit in an amount equal to the value of the trees.

Development Permit

No. DP 03-223156

To the Holder: PAUL LEONG ARCHITECT INC.

Property Address: 7360 HEATHER STREET

Address: C/O PAUL LEONG
#201 - 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$24,000.

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

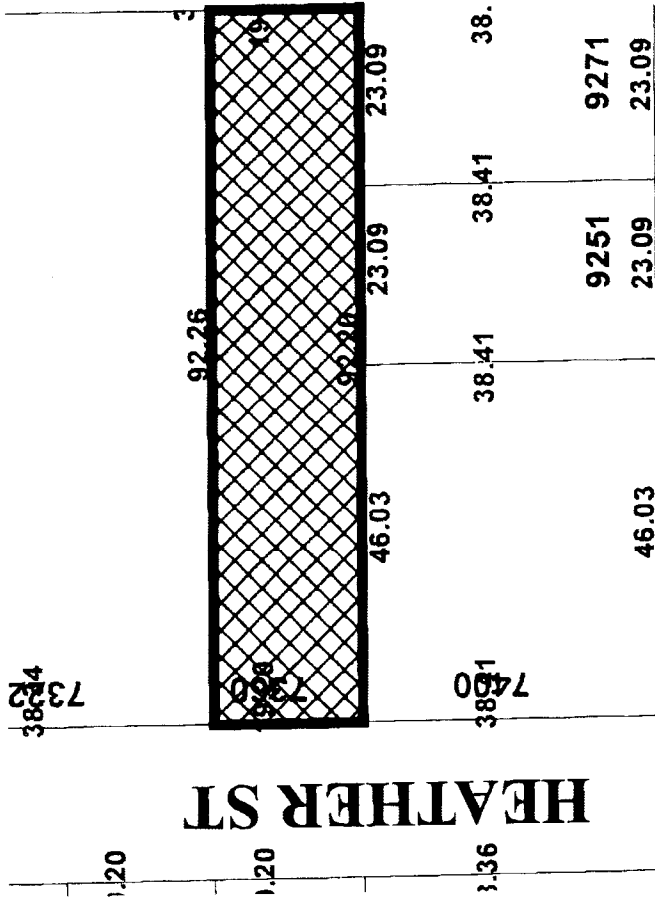
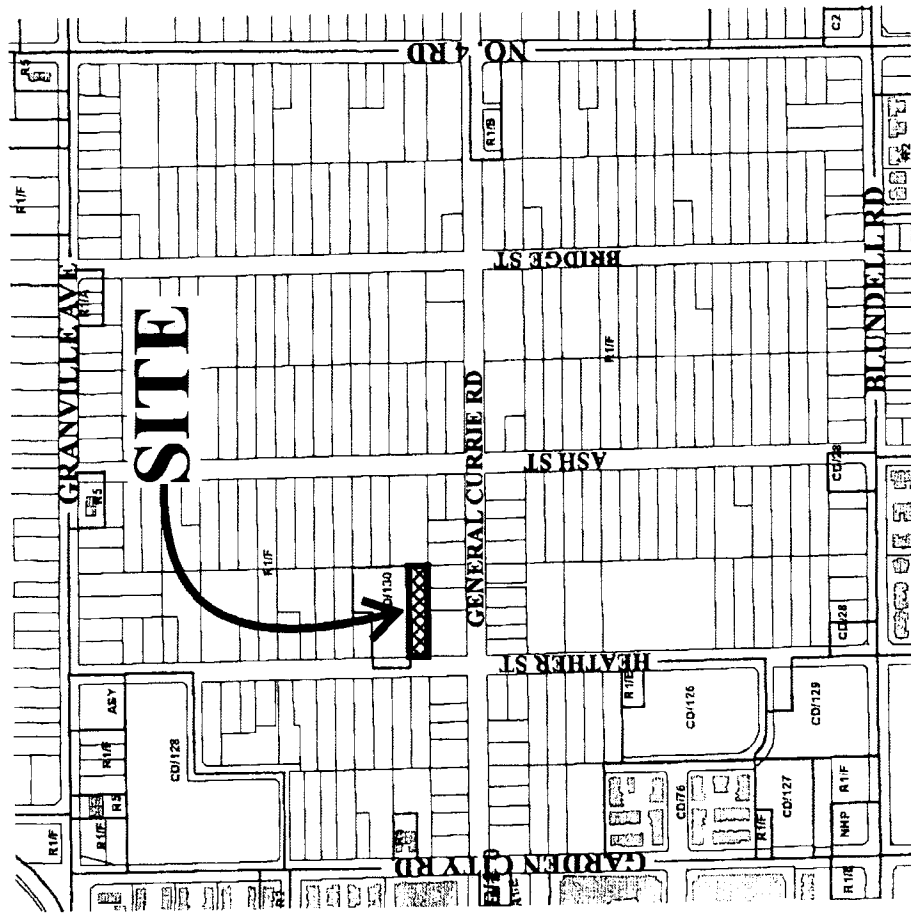
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

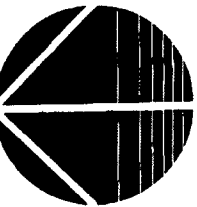


City of Richmond



GENERAL CURRIE RD

15.70	13.70	18.28	32.46	19.86
41.40	41.40	41.40	41.40	41.40



DP 03-223156 SCHEDULE "A"



Original Date: 02/07/03

Revision Date:

Note: Dimensions are in METRES



DATE: 1/11/17
SCALE: 1/4" = 1'-0"

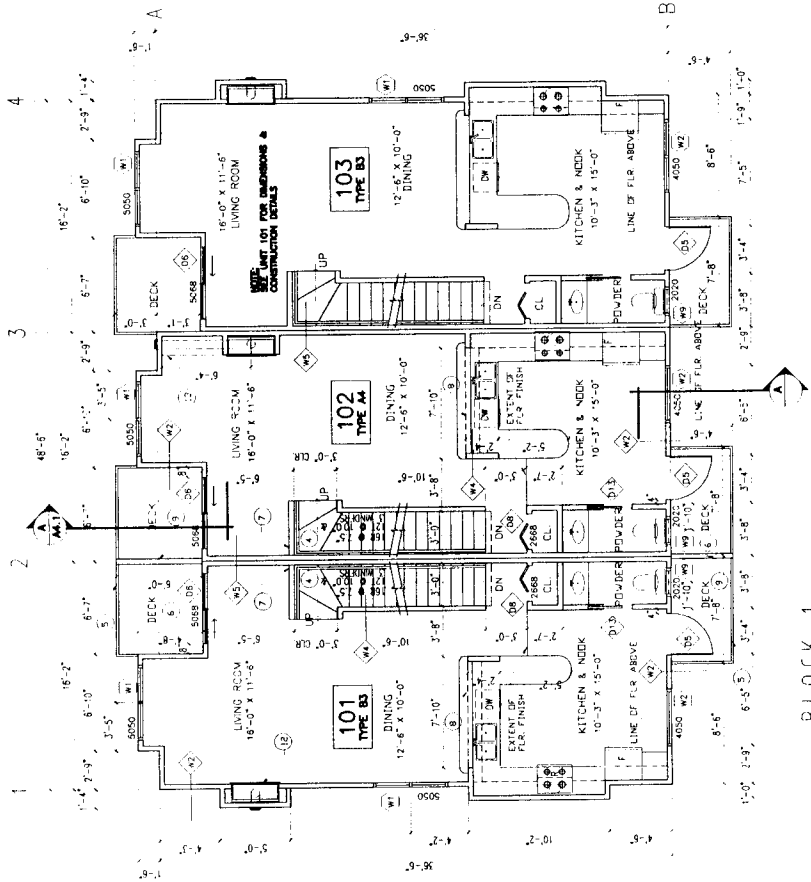
PROJECT TITLE: 7360 Heather Street Townhouse Richmond, BC

KEY PLAN

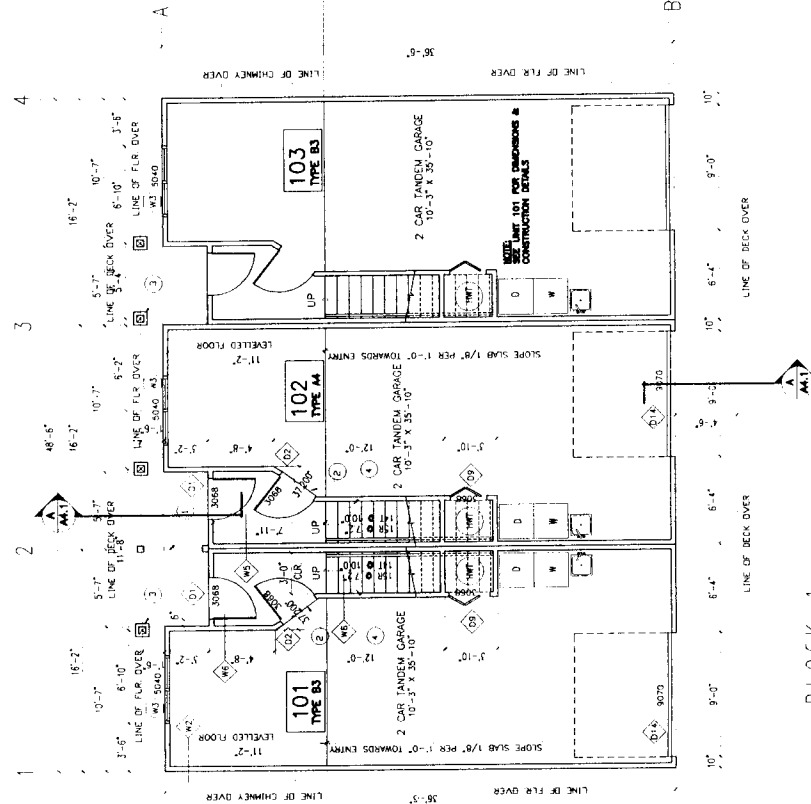
PROJECT TITLE: 7360 Heather Street Townhouse Richmond, BC

BLOCK 1
MAIN & 2ND FLOOR PLANS

RDP A2.1



BLOCK 1
SECOND FLOOR PLAN
1/4" = 1'-0"



BLOCK 1
MAIN FLOOR PLAN
1/4" = 1'-0"

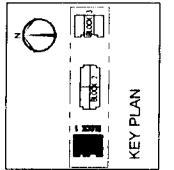
- LEGEND**
- 1. 5'-0" HIGH PARTITION WALL PROVIDE 2 X 12 LEDGE PLATE ON TOP OF WALL
 - 2. PROVIDE WEATHER STOP AND SELF CLOSURE
 - 3. 6 X 8 WOOD POST CHAINED TO ENDS OF CURB
 - 4. WOOD RAILING TO ONE SIDE OF STAIR ONLY
 - 5. 3'-6" HIGH ALUMINUM RAILING
 - 6. WATERPROOFING MEMBRANE (LIQUID APPLIED OR PVC SHEETS) ON DECK SURFACE TO SLOPE 1/8" PER 1'-0" TO W/CS
 - 7. 5'-0" HIGH PARTITION WALL PROVIDE 2 X 12 LEDGE PLATE ON TOP OF WALL
 - 8. 12" WIDE BULKHEAD AT 8'-0" A.F.F
 - 9. FULL HEIGHT WOOD SCREEN
 - 10. ENDS OF CURB 4" X 4" HEADROOM
 - 11. 3'-6" HIGH RAILING WALL PROVIDE 2 X 12 LEDGE PLATE ON TOP OF WALL
 - 12. DIRECT VENT ZERO CLEARANCE EXHAUSTATION
 - 13. SHEET METAL ZERO CLEARANCE REPLACE WATER & FACING TO BUILDER'S SPECIFICATION



CONTRACT NO. 100-1000
DATE: 11/11/10
SCALE: 1/4" = 1' - 0"

CONTRACT NO. 100-1000
DATE: 11/11/10
SCALE: 1/4" = 1' - 0"

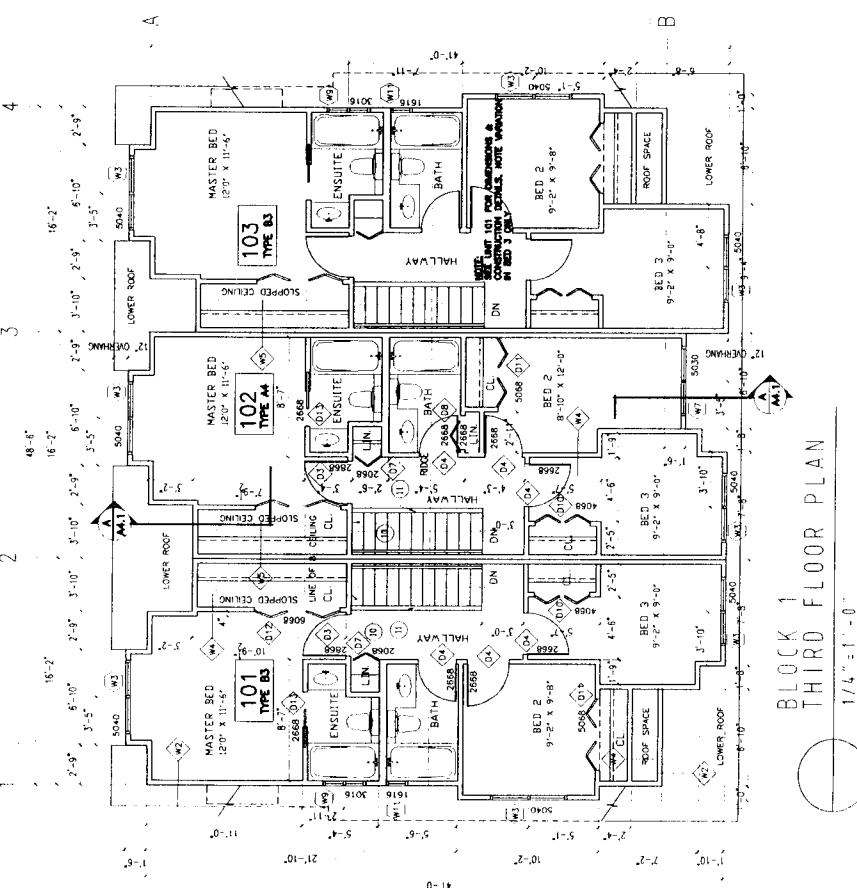
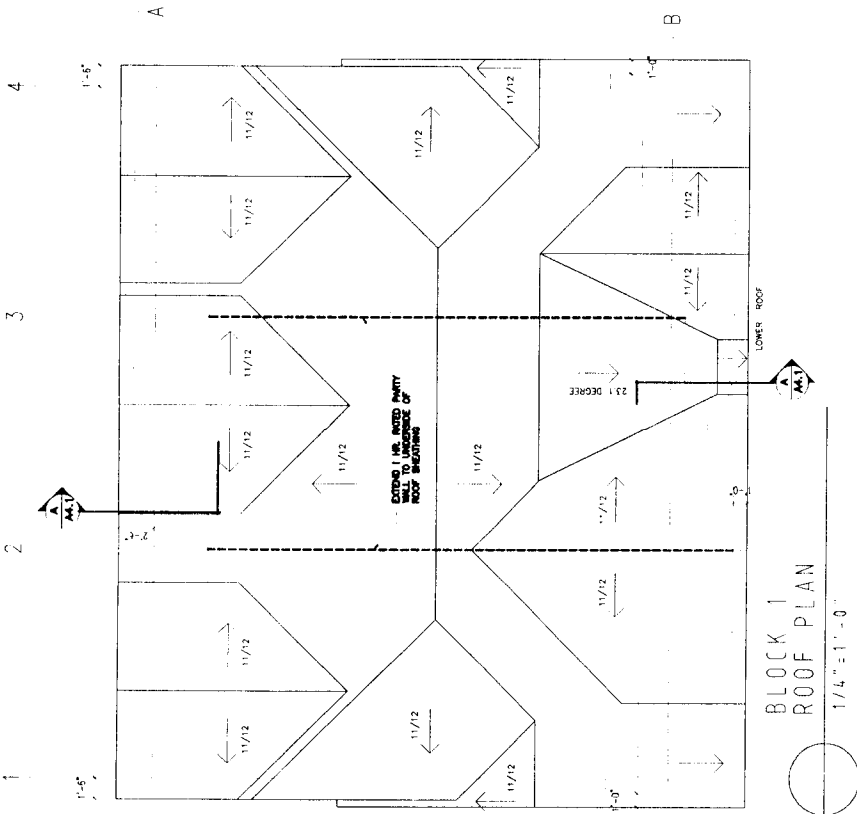
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT			
2	ISSUED FOR PERMIT			
3	ISSUED FOR PERMIT			
4	ISSUED FOR PERMIT			



PROJECT TITLE
7360 Heather Street
Townhouse
Richmond, BC.

DRAWING TITLE
BLOCK 1
3RD & ROOF PLAN

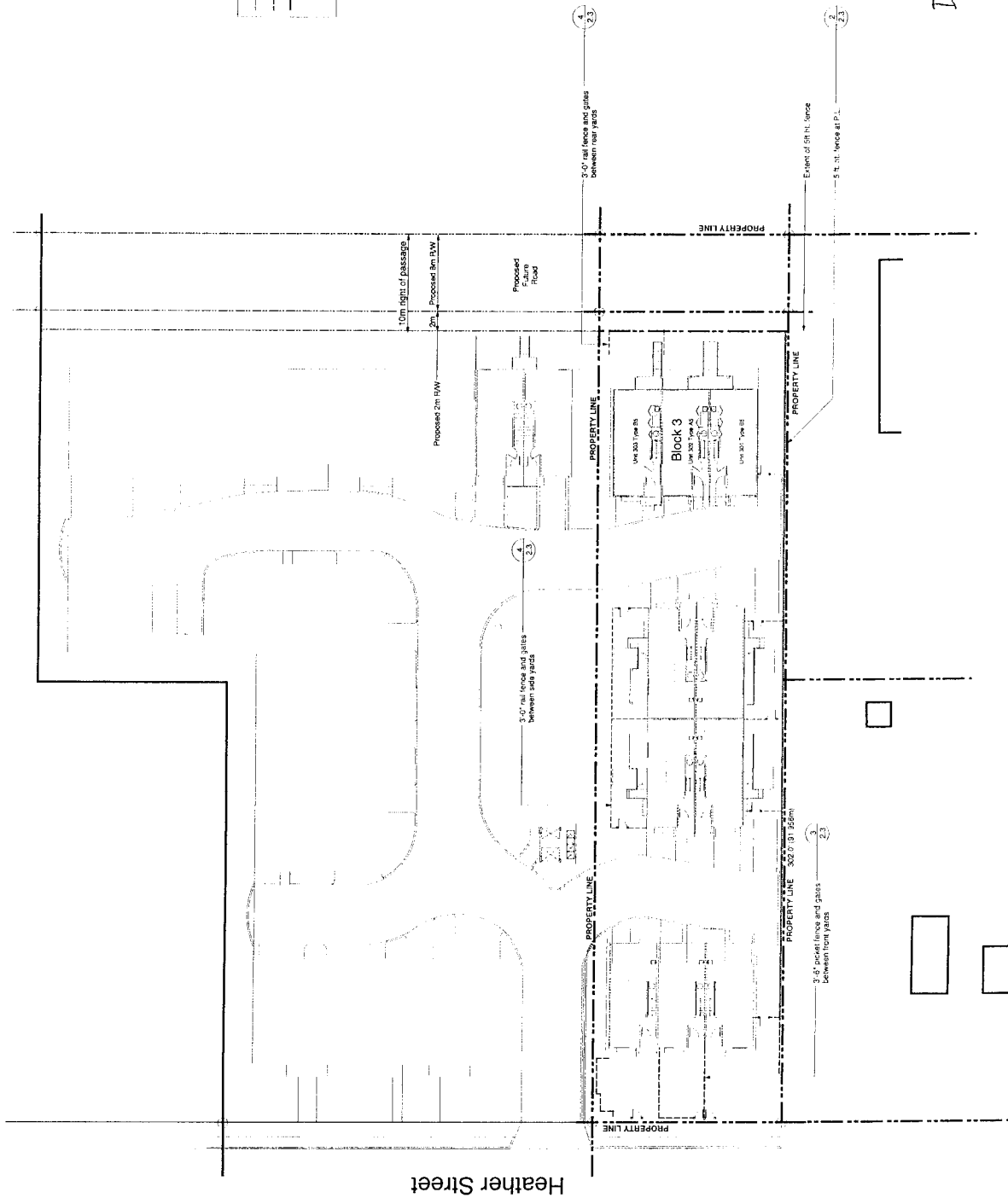
DATE: 11/11/10	SCALE: 1/4" = 1' - 0"
PROJECT NO. 100-1000	DATE: 11/11/10
PROJECT NAME: 7360 HEATHER STREET TOWNHOUSE	PROJECT NO. 100-1000
PROJECT ADDRESS: 7360 HEATHER STREET	PROJECT NO. 100-1000
PROJECT CITY: RICHMOND, BC	PROJECT NO. 100-1000
PROJECT STATE: BC	PROJECT NO. 100-1000
PROJECT COUNTRY: CANADA	PROJECT NO. 100-1000



- LEGEND**
- 1/2 5'-0" HIGH WOOD SCREEN
 - 1/3 1/2" WOOD POST AND SELF CLOSURE
 - 1/4 6" X 6" WOOD POST CLADDED TO 1" X 1" 50 SEE DETAIL
 - 1/5 WOOD RAILING TO ONE SIDE OF STAIR ONLY
 - 1/6 3'-6" HIGH ALUMINUM RAILING
 - 1/7 WATERPROOFING MEMBRANE (LIGID JUMPER) OR (MAY SHEETS) ON DECK SURFACE TO SLURRY 1/8" PER 1'-0" UPWARD
- FLOOR PLAN DRAWING NOTES**
- 1 15'-0" HIGH PARTITION WALL, 2000MM
 - 2 2" X 12" STAGE BLADE ON TOP OF WALL
 - 3 12" WIDE BUSHHEAD AT 8'-0" A.F.F.
 - 4 FULL HEIGHT WOOD SCREEN
 - 5 ENSUITE MIN 6'-10" HEADROOM UNDER CLOSET
 - 6 2" X 2" LEDGE PLANT ON TOP OF WALL
 - 7 DIRECT 15M ZERO CLEARANCE FIREPLACE MANTLE & FACING TO BUILDER'S SPECIFICATION
 - 8 DIRECT 15M ZERO CLEARANCE FIREPLACE MANTLE & FACING TO BUILDER'S SPECIFICATION

Fencing Key

- 2'-0" Fence, all areas not gated - see Detail A Sheet L 2.3
- - - 2'-0" Fence, gated areas and gates - see Detail B Sheet L 2.3
- 5'-0" Fence perimeter fence - see Detail C Sheet L 2.2



10001	10002	10003	10004	10005	10006	10007	10008	10009	10010	10011	10012	10013	10014	10015	10016	10017	10018	10019	10020	10021	10022	10023	10024	10025	10026	10027	10028	10029	10030	10031	10032	10033	10034	10035	10036	10037	10038	10039	10040	10041	10042	10043	10044	10045	10046	10047	10048	10049	10050	10051	10052	10053	10054	10055	10056	10057	10058	10059	10060	10061	10062	10063	10064	10065	10066	10067	10068	10069	10070	10071	10072	10073	10074	10075	10076	10077	10078	10079	10080	10081	10082	10083	10084	10085	10086	10087	10088	10089	10090	10091	10092	10093	10094	10095	10096	10097	10098	10099	10100
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Jonathan Losee Ltd
 Landscape Architect
 122 West Ward Street
 Vancouver B.C. V6J 1G5
 Tel: 604-271-1444

7360 Heather Street
 Townhouse Proposal
 Richmond, B.C.

Project:
 Sheet: 1/14
 Date:
 Scale:
 Author:
 Date:
 2.5/6
 2002.22

DP 03 - 223156
 JUL 10 2003



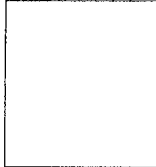
NORTH



PROJECT NO. 11-0001
DATE: 11-11-11
SCALE: 1/8" = 1'-0"

THIS PLAN IS TO BE USED FOR THE PROPOSED DEVELOPMENT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

NO.	DATE	REVISIONS

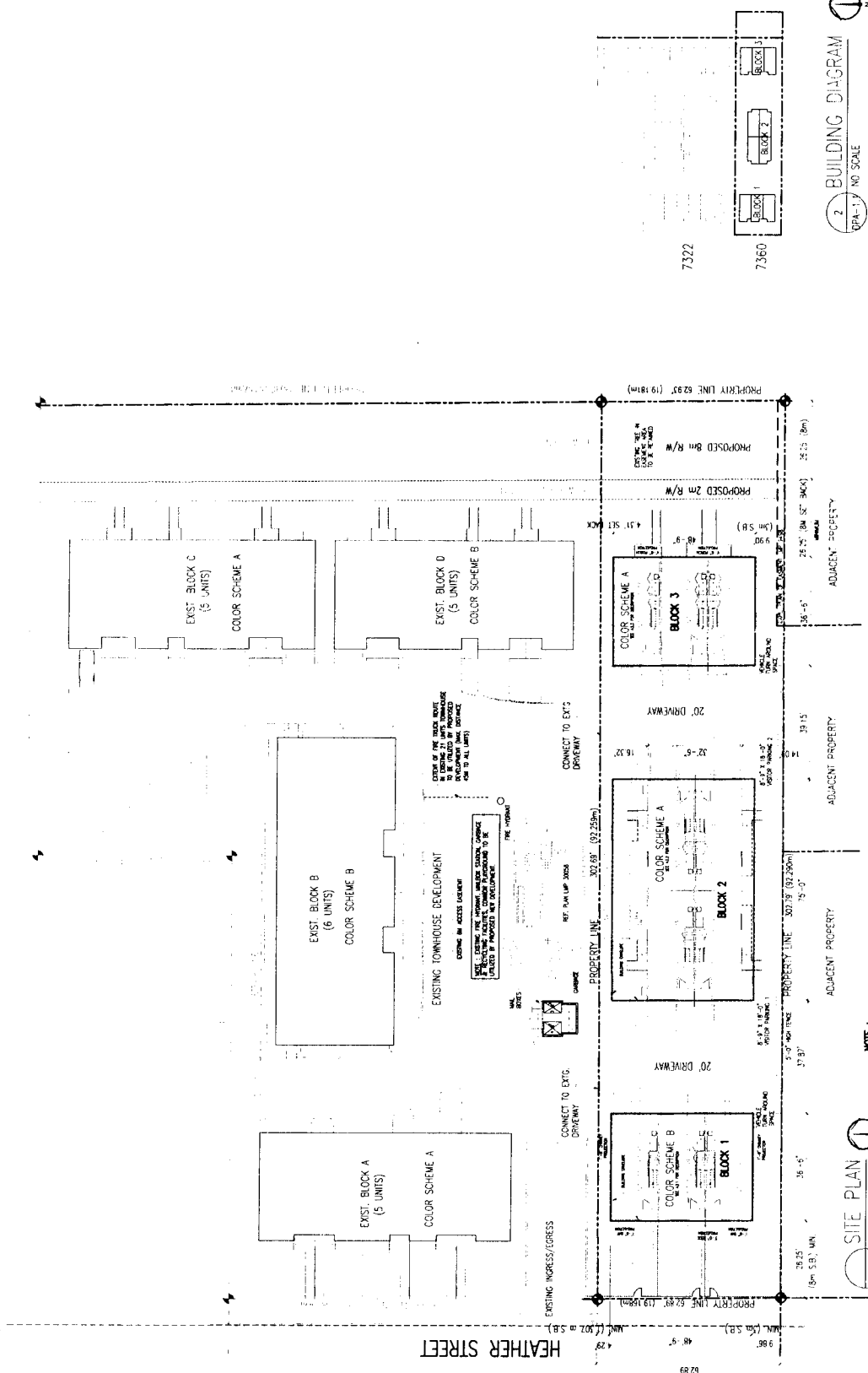


PROJECT TITLE
7360 Heather Street
Townhouse
Richmond, BC.

DRAWING TITLE
SITE PLAN
1

SCALE	DATE	BY	CHK'D BY	DATE
1/8" = 1'-0"	JUL 10 2003			

PROJECT NO. RDP A1.1
DRAWING # 1



2 BUILDING DIAGRAM
RPA-3 NO SCALE

JUL 10 2003
DP 03-223156

SITE PLAN
1/8" = 1'-0"

NOTE:
REFER TO LAND SURVEYOR'S BUILDING
BLOCK LOCATIONS PLAN AND CHIEF
ENGINEER'S REPORT FOR ROAD DESIGN
& LANDSCAPE DETAILS

HEATHER STREET

Paving Key

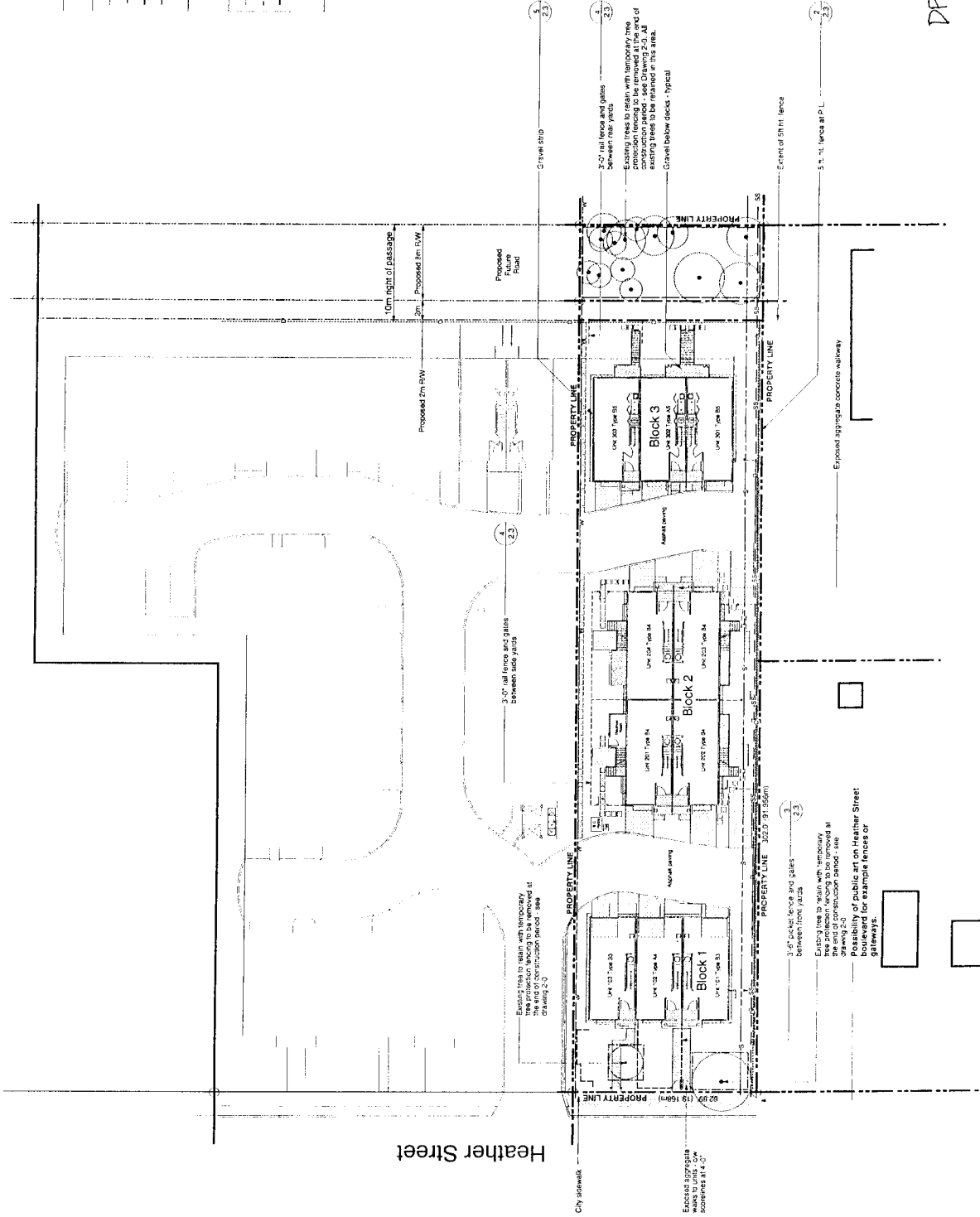
- 1. Concrete
- 2. Asphalt
- 3. Gravel
- 4. Exposed aggregate concrete
- 5. 18" x 18" Square exposed covers

Utilities Key

- 1. Gas
- 2. Sewer
- 3. Storm
- 4. Water
- 5. Electric
- 6. Telephone
- 7. Cable

Fencing Key

- 1. 2' x 4" Timber frame fence and gates - see Detail 2.1
- 2. 2' x 4" Timber frame fence and gates - see Detail 2.2
- 3. 2' x 4" Timber frame fence and gates - see Detail 2.3



#2

JUL 10 2003

DR 03-223156

NORTH

7000	Revision 10/10/2002
7001	Issue for review
7002	Issue for review
7003	Issue for review
7004	Issue for review
7005	Issue for review
7006	Issue for review
7007	Issue for review
7008	Issue for review
7009	Issue for review
7010	Issue for review
7011	Issue for review
7012	Issue for review
7013	Issue for review
7014	Issue for review
7015	Issue for review
7016	Issue for review
7017	Issue for review
7018	Issue for review
7019	Issue for review
7020	Issue for review

Jonathan Losee Ltd.
Landscape Architecture
107-1661 West 20th Avenue
Vancouver, BC V6M 2P6
Ph: 604-270-7400 Fax: 604-270-7402

Project:
7360 Heather Street
Townhouse Proposal
Richmond, B.C.

Sheet 1 of 9
Landscape
Plan

Scale	2.1/6
Date	
Project No	
Sheet No	

TREE LIST

The trees listed below are to be removed by the contractor during the construction period to provide existing trees when indicated. Remaining trees are to be preserved by the contractor and are to be shown on the final site plan submitted by the contractor.

Point #	Tree ID	Type	DBH (cm)	Height (m)
209	C101	Maple	15	10
210	C102	Maple	15	10
211	C103	Maple	15	10
212	C104	Maple	15	10
213	C105	Maple	15	10
214	C106	Maple	15	10
215	C107	Maple	15	10
216	C108	Maple	15	10
217	C109	Maple	15	10
218	C110	Maple	15	10
219	C111	Maple	15	10
220	C112	Maple	15	10
221	C113	Maple	15	10
222	C114	Maple	15	10
223	C115	Maple	15	10
224	C116	Maple	15	10
225	C117	Maple	15	10
226	C118	Maple	15	10
227	C119	Maple	15	10
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229	C121	Maple	15	10
230	C122	Maple	15	10
231	C123	Maple	15	10
232	C124	Maple	15	10
233	C125	Maple	15	10
234	C126	Maple	15	10
235	C127	Maple	15	10
236	C128	Maple	15	10
237	C129	Maple	15	10
238	C130	Maple	15	10
239	C131	Maple	15	10
240	C132	Maple	15	10
241	C133	Maple	15	10
242	C134	Maple	15	10
243	C135	Maple	15	10
244	C136	Maple	15	10
245	C137	Maple	15	10
246	C138	Maple	15	10
247	C139	Maple	15	10
248	C140	Maple	15	10
249	C141	Maple	15	10
250	C142	Maple	15	10
251	C143	Maple	15	10
252	C144	Maple	15	10
253	C145	Maple	15	10
254	C146	Maple	15	10
255	C147	Maple	15	10
256	C148	Maple	15	10
257	C149	Maple	15	10
258	C150	Maple	15	10
259	C151	Maple	15	10
260	C152	Maple	15	10
261	C153	Maple	15	10
262	C154	Maple	15	10
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496	C388	Maple	15	10
497	C389	Maple	15	10
498	C390	Maple	1	



1150 SHEPPARD AV. EAST, SUITE 100
SCARBOROUGH, ONTARIO M1B 3Y9
TEL: (416) 291-1888
WWW.PLA.AARCHITECT.COM

OWNER: [REDACTED]
DATE: [REDACTED]
SCALE: [REDACTED]

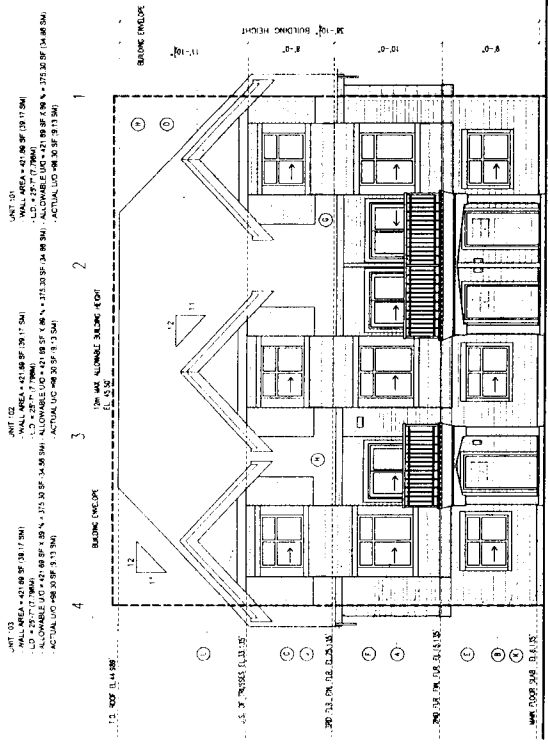
NO.	REVISION	DATE
1	ISSUE FOR CLIENT'S COMMENT	
2		
3		

PROJECT TITLE
7860 Heather Street
Townhouse
Richmond, BC

EXTERIOR FINISHES LEGEND
(COLOR SCHEME A)

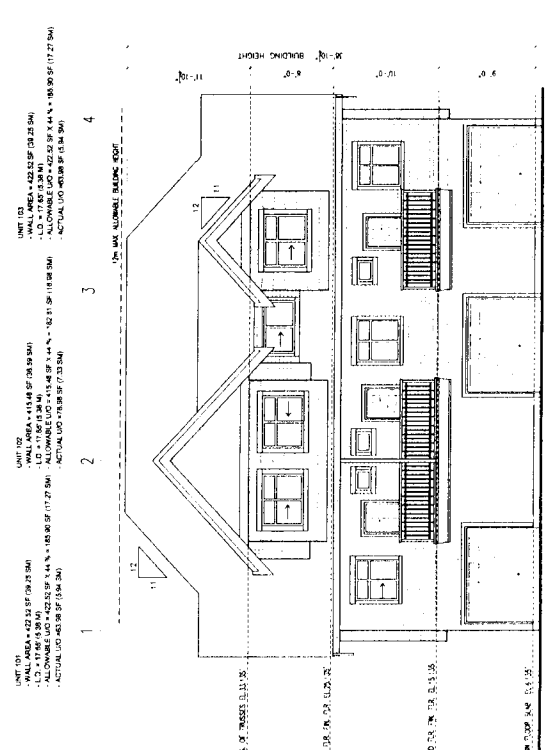
BLOCK I
EXTERIOR ELEVATIONS
#6

SCALE	DATE
3/16" = 1'-0"	JUL 10 2003
DATE	SCALE
JUL 10 2003	3/16" = 1'-0"
DATE	SCALE
JUL 10 2003	3/16" = 1'-0"



BLOCK I
WEST ELEVATION
3/16" = 1'-0"

BLOCK I
NORTH ELEVATION
3/16" = 1'-0"



BLOCK I
EAST ELEVATION
3/16" = 1'-0"

BLOCK I
SOUTH ELEVATION
3/16" = 1'-0"

- A. 1" HORIZONTAL PROF. VINYL SIDING. COLOR: SANDALWOOD
- B. 4.5" HORIZONTAL BEVEL VINYL SIDING. COLOR: CLAY
- C. WALL PANELS. COLOR: WOOD GRAIN, TAWN'
- D. WOOD FASCIAS, TRIMS, CASINGS. COLUMNS-WHITE
- E. CORNER TRIM. COLOR: MATCH ADJACENT
- F. VINYL WINDOWS. COLOR WHITE
- G. ALUMINUM RAILING-COLOR BLACK
- H. ALUMINUM RAILING-COLOR BLACK. COLOR: DUAL BLACK
- I. 5" ALUM. GUTTER GUTTER ON 2x4'S WOOD FASCIA - COLOR WHITE
- J. EXPOSED CONC. FOUNDATION WALL
- K. BENTONITE BRIDGE (HC-76 SHELS)
- L. BENJAMIN MOORE (HC-76 SHELS)

JUL 10 2003
DR 03, 2 23 156

RDP A3.1

DATE	REVISIONS

DATE	REVISIONS

DATE	REVISIONS

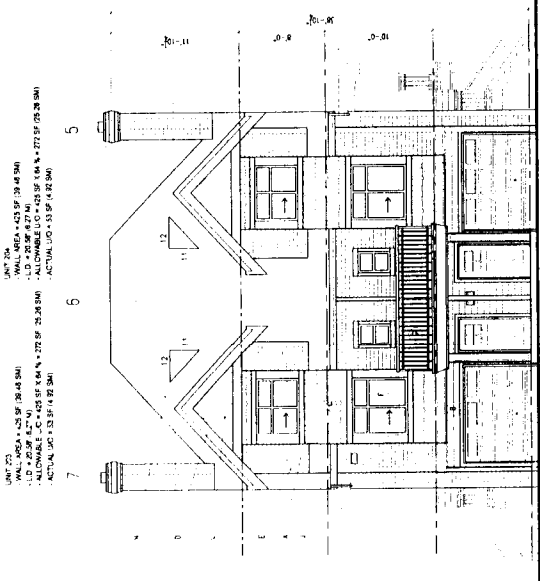
PROJECT TITLE
**7360 Heather Street
 Townhouse
 Richmond, BC**

WORKING TITLE
**BLOCK 2
 EXTERIOR ELEVATIONS**

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

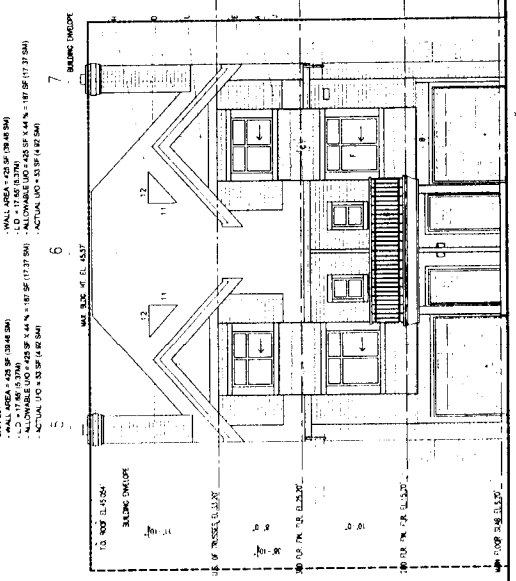
DATE
JUL 10 2003

PROJECT NO.
RDP A3.2

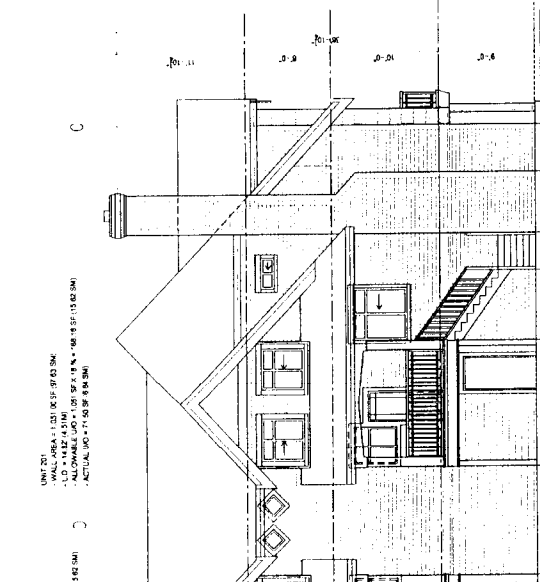


**BLOCK 2
 NORTH ELEVATION**
 3/15' x 11'7"

**BLOCK 2
 EAST ELEVATION**
 3/15' x 11'7"



**BLOCK 2
 WEST ELEVATION**
 3/15' x 11'7"



**BLOCK 2
 SOUTH ELEVATION**
 3/15' x 11'7"

- EXTERIOR FINISHES - LEGEND**
 (COLOR SCHEME: BL)
- A 1" x 6" CANTONAL BELL VINYL SIDING
 - B 4" x 8" CANTONAL BELL VINYL SIDING
 - C COLOR SAGE
 - D COLOR OLYMPIC STAIN
 - E BEACHWOOD
 - F BEACHWOOD TRIMS CASINGS
 - G 3" x 6" CORNER TRIM
 - H 2" x 4" MATCH ADJACENT
 - I 1" x 6" MATCH ADJACENT
 - J 1" x 6" MATCH ADJACENT
 - K 1" x 6" MATCH ADJACENT
 - L 1" x 6" MATCH ADJACENT
 - M 1" x 6" MATCH ADJACENT
 - N 1" x 6" MATCH ADJACENT
 - O 1" x 6" MATCH ADJACENT
 - P 1" x 6" MATCH ADJACENT
 - Q 1" x 6" MATCH ADJACENT
 - R 1" x 6" MATCH ADJACENT
 - S 1" x 6" MATCH ADJACENT
 - T 1" x 6" MATCH ADJACENT
 - U 1" x 6" MATCH ADJACENT
 - V 1" x 6" MATCH ADJACENT
 - W 1" x 6" MATCH ADJACENT
 - X 1" x 6" MATCH ADJACENT
 - Y 1" x 6" MATCH ADJACENT
 - Z 1" x 6" MATCH ADJACENT

JUL 10 2003
 DR 03-223156

