

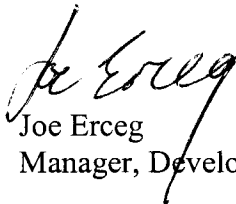


To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: July 22, 2003
File: DP 03-231373
Re: **Application by Porte Development Corp. for a Development Permit at 7491,
7511, 7551 & 7571 No. 4 Road**

Manager's Recommendation

That a Development Permit be issued for a property at 7491, 7511, 7551 & 7571 No.4 Road that would:

1. Allow the development of a townhouse project on a site zoned Comprehensive Development District (CD/35); and that would
2. Vary the provisions of the *Zoning and Development Bylaw* to:
 - reduce the setback from No. 4 Road from 9 m (29.528 ft.) to 6.5 m (21.32 ft.) for three buildings or portions of buildings;
 - reduce the setback from other roads from 6 m (19.685 ft.) to 5.5 m (18 ft.), for certain portions of buildings;
 - reduce the side yard setback from 3 m (9.842 ft.) to 1.5 m (4.921 ft.) for porches with columns; and to 0 for garbage/ recycling enclosures, and to
 - allow up to 15 vehicle parking stalls to be arranged in tandem.



Joe Erceg
Manager, Development Applications

AJ:ms
Att.

Staff Report

Origin

Porte Development Corp. has applied to develop 45 townhouses on a site which is currently in the process of Rezoning to Comprehensive Development District (CD/ 35) in the McLennan South neighbourhood. The site has been partially cleared, peat soil has been removed, and some areas have been pre-loaded. In addition, some medium-sized trees have been moved on-site in anticipation of final landscaping.

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

Development Information

Site Area:	11,344.948 m ² (112,816 ft ²)
Building Area:	6,111.798 m ² (65,789 ft ²)
Site Coverage:	30% Allowed 30% Proposed
F.A.R.:	0.60 Allowed 0.58 Proposed
Parking:	99 Spaces Required, including 9 for visitors 99 Spaces Proposed, including 9 for visitors

Findings of Fact

Guidelines for form and character for Development Permits appear in Schedules 1 and 2.10C of Bylaw 7100, the *Official Community Plan*, in particular, *The McLennan South Sub-Area Plan*.

Development surrounding the subject site is generally comprised of small residential holdings.

Staff Comments

Urban Development - Design

The revisions to the site plan have improved the efficiency of the layout, consolidated the open spaces to make them more useful to the residents, and incorporated more of the existing large trees. We note that a number of the medium-sized trees have been relocated on the site in anticipation of final landscaping. All existing trees which are being retained should be fenced as per city standards prior to issuance of a Building Permit. Each tree removed should be replaced by two 15 cm calliper trees (as per the Official Community Plan Guidelines). The replacement trees must be shown on the landscape plans. Existing trees on surrounding properties, including the proposed road dedication, should be shown on the "tree recommendation plan".

The elevation plans are somewhat sketchy as to the finish materials. Specs for play equipment should be shown on the landscape plans. We note that a variance will be required for tandem parking and some setbacks.

We have received an inquiry from the owner of the existing house at 7531 No. 4 Road, surrounded on three sides by your development, expressing interest in a cross-access agreement to allow their property to be developed in the future. They also were concerned about the effects of the proposed three-storey building immediately to the south (shadows, overlook, etc.). In this regard we request a shadow study (at the equinox and winter solstice) showing the impact of shadows.

Note that a Letter of Credit will be required for landscaping prior to forwarding this application to Council. Also, because of the number and complexity of existing trees being retained, moved and replaced, we may be retaining the Letter of Credit, or a portion of it for up to two years after final inspection to allow a full assessment of survival.

The applicants have generally responded to the above comments. In order to retain existing trees, some setback variances will be necessary. The variances amount to a few feet for a limited number of units and staff support these variances.

Urban Development - Utilities

All Development Application issues will be dealt with via the Rezoning and Servicing Agreement processes.

Urban Development - Transportation

1. Mailbox should be moved further away from No. 4 Road such that parking bay for mail pickup is minimum 10 m from east property line. Parking bay should be lengthened to allow for two vehicles. ***Done.***
2. As access at No. 4 Road is temporary until Le Chow Street is functional, consideration should be given for future mail pick up and garbage pick up. Once, Le Chow Street is functional, consideration may be given to keep the No. 4 Road access for fire (i.e. either gated or bollards in future instead of blocking off entirely). ****Note: this request is under review.***
3. Dimensions for throat width, drive aisles, etc. should be shown in drawings. ***Done***
4. Throat width at driveway for both temporary access (at No. 4 Road) and future access (at Le Chow Street) should be 7.5 m and continue this width for minimum 15 m length. ****Note: this request is under review.***

Building Approvals

There do not appear to be any Building Code concerns. An overall site plan showing fire fighting access and hydrant location would be of benefit. The tandem parking, especially with the window in the end, makes it ideal area to convert into a liveable area. ***Note: there are still windows at the head of the tandem garages, but the windows are small. The fire fighting information is shown on the site plan.***

Fire Prevention, Detection and Protection

No comments received.

Development Coordinator

The Rezoning issues identified to be addressed at the Development Permit stage were addressed in the rezoning staff report. See also February 17, 2003 Public Hearing Minutes for concerns of some of the neighbours along Bridge Street at the rezoning stage. Is proposed 9 m right-of-way access from No. 4 Road to Le Chow Street okay? ***Public hearing and access issues have been addressed.***

City Centre Planner

1. Regarding access to No. 4 Road, the driveway access is permanent to No. 4 Road (as per the Rezoning), but the developer must provide for temporary public right-of-passage (PROP) access to Le Chow Street in case development requires it.
2. Units generally look okay, but the setbacks should vary more along Le Chow Street. Also, the front door entry sidewalks should extend to Le Chow, and the back yards could therefore remain more private.
3. It is great that there is such a large open area in the plan, but it's mostly filled with driveways. The open space not only is broken up, it feels broken up. I think the open space concept for this area should be reconsidered to provide for a stronger emphasis on green and trees and usable open space.
4. Plant more trees around existing house (e.g. along west property line). Also, break up garbage and recycling structure with a tree in the middle to reduce the impact on the existing house and incorporate climbing vines that will further soften this edge.
5. Who will maintain the road right-of-way until it is developed as road? This area should be made available to residents of this project to use in the interim or it will become a problem area. The project should provide access for pedestrians and lawn mowers, etc. and, the project is required to provide multiple-access points along this edge (because if they don't build it now, it won't happen; we don't want this edge to become a "wall" that cuts the project off from Le Chow Street when it gets built).
6. There should be a row of columnar trees (such as Poplars) along the main entrance drive and continuing to Le Chow. Also, there should be columnar trees (or "hedgerow") along the north and south property lines, taking into account the existing trees. *This could provide the "landscape theme" the Design Panel was looking for.* This would also make the 6 m fence redundant. Finally, the open space system would be enhanced by moving the play area to where unit A4 and vice-versa.

The architect has provided slightly more variation in the setbacks along LeChow. The open space has been consolidated, and the landscape architect has added more material, including columnar trees on the perimeter and next to the existing house. A tree and vines have been added to the area between the garbage and recycling.

The LeChow right-of-way will be cleaned up, planted with shade-tolerant grass, and existing healthy trees will be retained for the time being. The area will be accessible to the residents and should be maintained by the strata corporation.

Garbage and Recycling

The location of the enclosures is good and number of carts is sufficient.)May be moved to accommodate open space.)

Public Art

Public Art is optional for this site. We note that the applicants have already made contributions to road access/construction and The Affordable Housing Reserve fund.

Advisory Design Panel

At their meeting of June 18, 2003, the panel had the following critique:

- “The overall concept for locating the trees was questioned....and although the results are good, an overall landscape “theme” is lacking.
- A good project.
- A well done project with exuberant roof forms. The developer was credited for his approach.
- The project had possibilities for disabled use that was appreciated.
- A convincing project on a difficult site. It was suggested that the visitor parking space at the centre be eliminated.
- Ensure that the mail area is not enclosed (for visibility safety).
- The development may be confusing because of the many driveways. Ensure that a clear, easy to read sign is placed at the entry. All unit addresses should also be easy to find and number sign on signs should stand out. This is beneficial to guests who are visiting and to emergency personnel who are responding to an emergency.
- Some main entries are secluded and may be a target for abnormal activity such as break and enter. Ensure that vegetation planted in these areas are of the variety that do not grow large and bushy.

The decision of the Panel was that the project move forward.”

The applicants have generally responded to the panel’s comments by making adjustments to the plans. Probably the most important response was to add columnar trees on the perimeter and on the entry road.

ANAYLYSIS OF THE DEVELOPMENT PERMIT GUIDELINES

The following is checklist of the relevant guidelines, with areas of compliance shown with a and staff analysis in **bold type**.

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.
- Inset 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.

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. **Plans are not clear. It appears there may be too much use of vinyl. Hardi-plank is an acceptable compromise to the use of wood siding. The plans should be amended to reflect the heritage colours shown to the Design Panel. Please put the colour numbers on the plans.**

The architect has indicated Hardi-panel for the finish material, and there are 5 different colour schemes c/w paint numbers.

- 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.
- 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. **Please provide information on adjacent sites, including the proposed road.**
- 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.

*3. Special character guidelines for areas C1 and C2: (this project seems to straddle both areas)**Neighbourhood character:*

- Building form: one-family, two-family, coach house, triplex. **There are three blocks containing four units. The blocks containing four units are fairly small and are designed to resemble a large house (albeit with four garage doors...).**

*Architecture:**Scale:*

- Housing in clusters.
- Primary buildings and smaller buildings.
- 2 ½ storeys, and up to 3 storeys where adjacent impacts are negligible. **Note impact on residents of 4531 No. 4 Road. (See Urban Design comments).**
- Setback to ring road 6 to 9 m, and to No.4 Road 9 to 12 m, and to entry roads 6 m+. **Lesser setbacks were negotiated in the rezoning process. Increasing the setbacks would probably have an impact on existing trees and open space.**
- Existing single family not to be landlocked – vehicle access to be shared.

Entrances:

- Front doors connected directly to the public sidewalk by a pathway.

Materials:

- Finish should be wood/ earth tone.
- Stucco, concrete and bright colours should be minimized.

*Landscape guidelines:**Plant materials:*

- Preserve existing trees and hedgerows. **See Urban Design comments above.**
- Rural image and minimum one large-growing tree per lot.
- One conifer per each back yard.
- Tall, fast-growing trees along No. 4 Road, and 40% evergreen shrubs/ etc.

Parking and driveways:

- Spaced far apart and maximum 4 m wide. **The driveway is 6 m wide.**
- Surface parking not visible from the ring road.

Fences:

- Solid, up to 1.2 m high along No. 4 Road behind the hedgerow.
- Along the ring road minimum fences, not higher than 1.2 m, and split-rail or equestrian style, and setback minimum 2 m from the property line. **The fence is a “good-neighbour” style.**
- Walls of stone or brick not recommended on peat soil.

*Multi-Family Residential guidelines (selected portions only):**Indoor Amenity Space*

- Provided at a minimum rate of 2 m² (6.6 ft²) per bedroom and 70 m² per development and shall include a multi-purpose facility. **The applicant has offered a cash donation for City park development in lieu of an indoor amenity space.**
- Should be located on the south face of buildings and linked directly to outdoor amenities and public walkways. **n/a.**

Outdoor Amenity Space

- Provided at a minimum rate of 4 m² per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter.
- Provide barrier-free access to the space and surveillance from adjacent units, and do not locate the space near parking areas or garbage/recycling storage areas.
- For developments over 20 units in size, provide a minimum of 2.5 m² per bedroom (excluding master bedroom) for children’s play area, paved with a durable material.
- Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion.

Analysis

This project is the first in this particular character area of McLennan North, and has successfully achieved a “country estate” character as per the guidelines. The buildings are a mix of two-storey and three-storey and are also a mix of one, two, three and four units per building. The character and colour of the design add to the single-family country estate feel.

Perhaps the most striking feature of the site is the retention and relocation of existing mature trees, many of which are exotic species (interspersed with more common species.) As per the design panel and staff suggestions, the consultants introduced a landscape theme which consists of:

- columnar trees along the two main driveways,
- columnar trees around the perimeter of the site (where there are not already existing trees), and
- central open spaces flanking the entry driveway.

The applicants are seeking variances to allow for tandem parking and for reduced setbacks along No. 4 Road and LeChow. There are also minor projections of porches into the side yards. The setback variances are in an effort to retain mature trees and provide some variety, and therefore staff have no objections.

Conclusions

Porte Development Corp. have applied for a Development Permit to allow for townhouses in McLennan South. The design is unique and has generally followed the guidelines for the area. Some minor and commonly-granted variances are required. Staff support this application.



Alex Jamieson

Planner 2 - Urban Design

AJ:ms

There are conditions to be met:

- Prior to submitting the application to Council, a Letter-of- Credit will be required for landscaping, and
- Prior to a Building Permit, the applicant must provide evidence that a tree-management plan is in place, all existing trees must be properly fenced and a qualified professional must be retained to monitor the existing trees during construction, and provide a report post-construction.



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): 7491, 7511, 7551 & 7571 No 4 Road

Legal Description(s): Lot 19, Blk E, Section 15, B4N, R6W, Plan 1207; Lot 28 & 30, Sec 15, B4N R6W, Plan 28170, S 1/2 Lot 17, Blk E, Section 15, B4N, R6W Plan 1207

Applicant: Porte Development Corp. / OCTAVE DEVELOPMENTS LTD.

Correspondence/Calls to be directed to:

Name: David Porte

Address: 670 - 1665 West Broadway, Vancouver, BC

V6J 1X1
Postal Code

Te. No.: 604-732-7651

Business

dporte@porterealty.com

E-mail

Residence

604-732-4673

Fax

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

David Porte
Please print name

or

Authorized Agent's Signature: [Signature]

Attach Letter of Authorization

David Porte
Please print name

For Office Use

Date Received: March 7 / 03

File No.: 03-231373
Only assign if application is complete

Application Fee: \$ 8010.00

Receipt No.: 17-0065411

ENTERED



No. DP 03-231373

To the Holder: PORTE DEVELOPMENT CORP.
Property Address: 7491, 7511, 7551, & 7571 NO. 4 RD
Address: c/o David Porte
 670 – 1665 W. Broadway
 Vancouver, BC V6J 1X1

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 6 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 #7 to #16 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 Letter of Credit in the amount of the value of any existing trees that die because of construction activities or neglect.

Development Permit

No. DP 03-231373

To the Holder: PORTE DEVELOPMENT CORP.
Property Address: 7491, 7511, 7551, & 7571 NO. 4 RD
Address: c/o David Porte
670 – 1665 W. Broadway
Vancouver, BC V6J 1X1

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$225,632.

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 _____, _____.

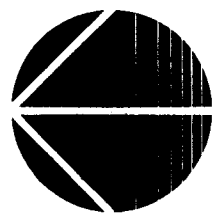
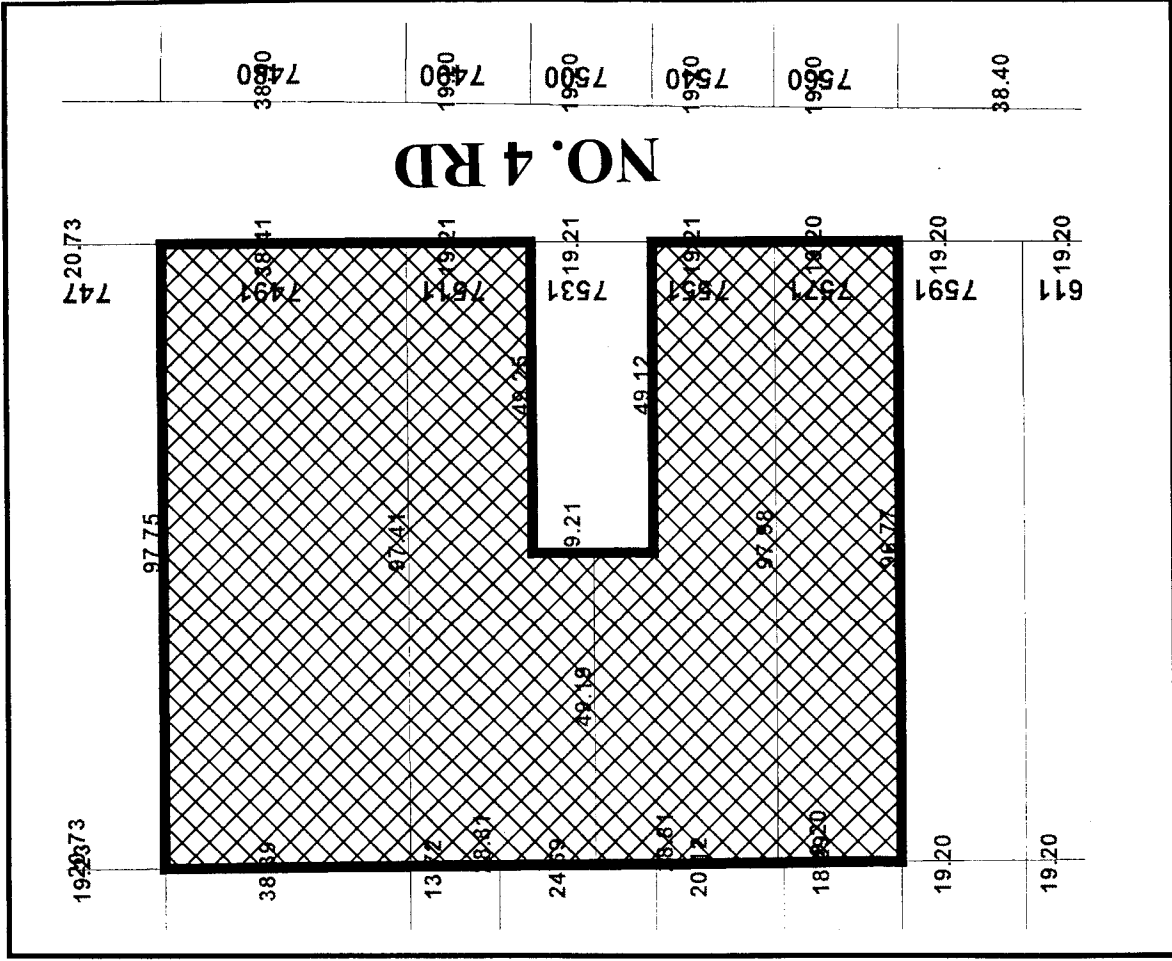
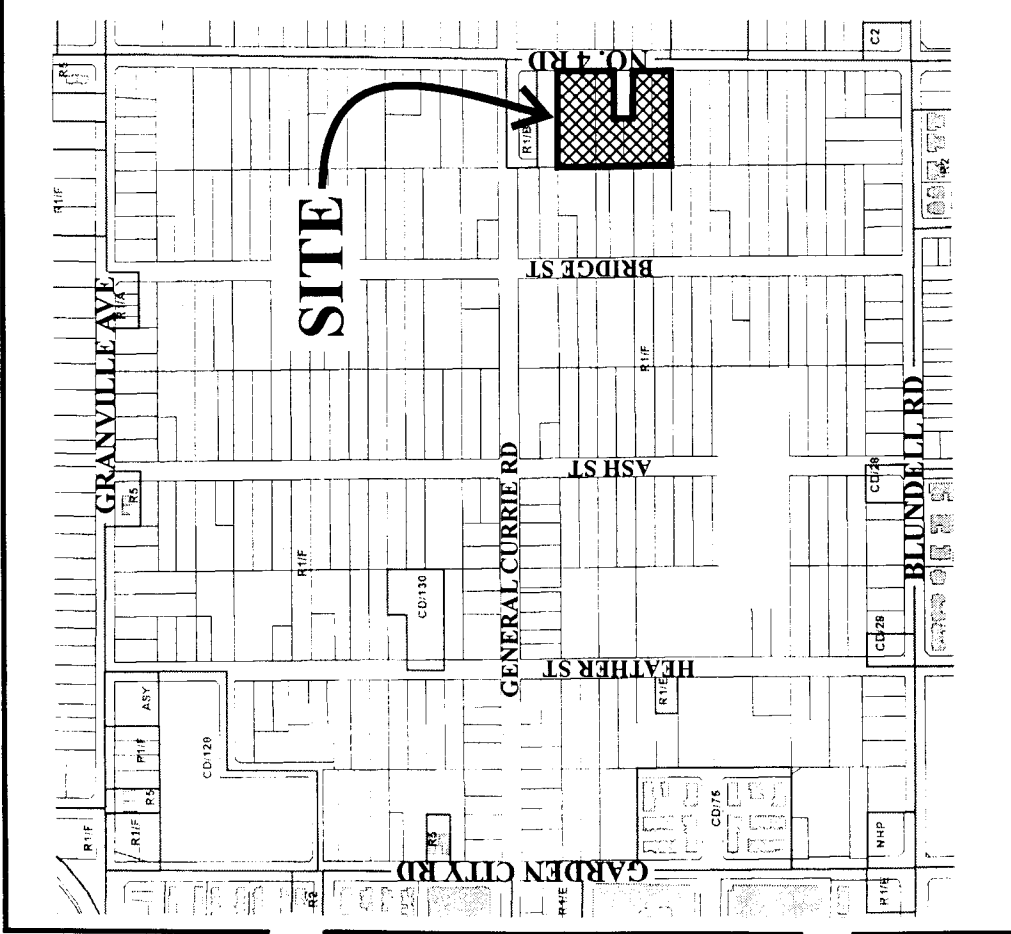
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



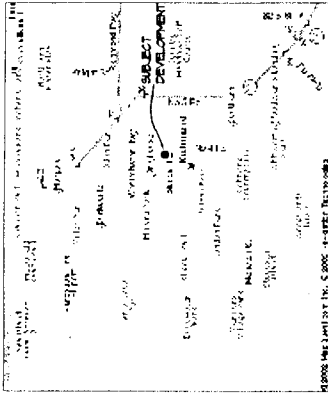
DP 03-231373 SCHEDULE "A"

Original Date: 04/01/01

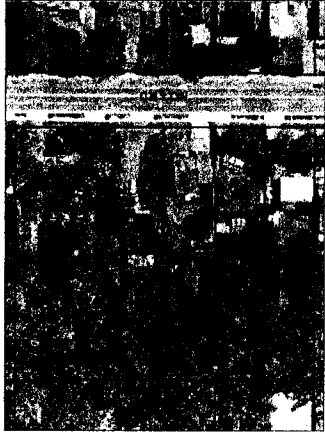
Revision Date: 04/07/03

Note: Dimensions are in METRES

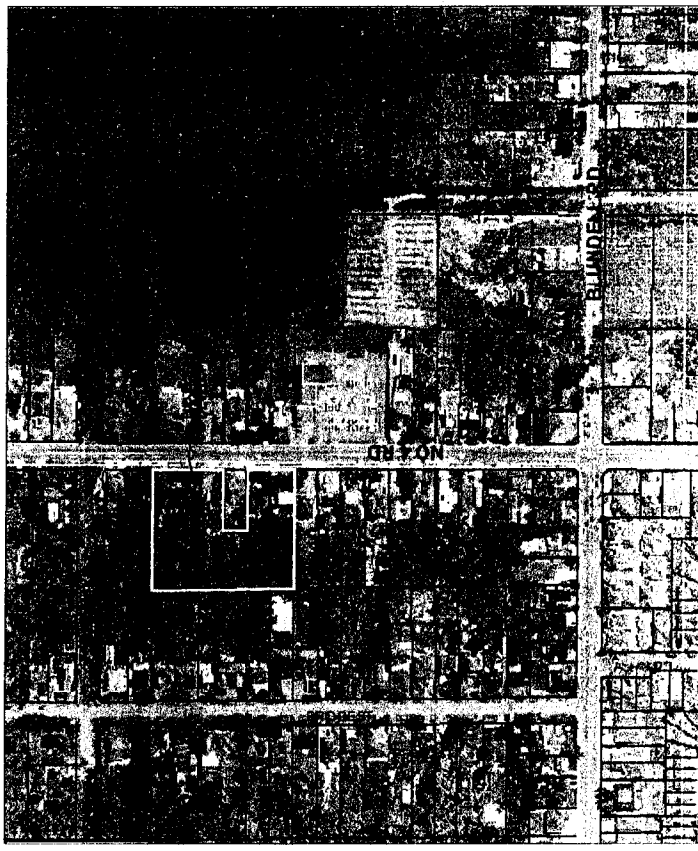
LOCATION MAP



SUBJECT PROPERTY



CONTEXT PLAN



LIST OF DRAWINGS

NO.	TITLE	DATE
1	GENERAL NOTES	01/21/03
2	CONCEPT PLAN	02/12/03
3	SITE PLAN	03/14/03
4	STREETS/CURBS	03/14/03
5	LANDSCAPE PLAN	03/14/03
6	CONCRETE PAVING PLAN	03/14/03
7	UTILITY PLAN	03/14/03
8	FOUNDATION PLAN	03/14/03
9	ELEVATIONS	03/14/03
10	SECTION	03/14/03
11	SECTION	03/14/03
12	SECTION	03/14/03
13	SECTION	03/14/03
14	SECTION	03/14/03
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18	SECTION	03/14/03
19	SECTION	03/14/03
20	SECTION	03/14/03

LIST OF CONSULTANTS

CONSULTANT	CONTACT PERSON	PHONE	EMAIL
DEVELOPER	Tel: (604) 272-7671 Fax: (604) 272-7673 Contact: Herring Peters / David Peris		
ARCHITECT	Tel: (604) 272-7671 Fax: (604) 272-7673 Contact: Herring Peters / David Peris		
STRUCTURAL	Tel: (604) 244-5783 Fax: (604) 244-5784 Contact: Larry Eilers		
MECHANICAL	Tel: (604) 738-6982 Fax: (604) 738-6982 Contact: Arco Company Email: arcomail@arco.com		
ELECTRICAL	Tel: (604) 594-0225 Fax: (604) 594-0483 Contact: David Petrucci Contact: dpetrucci@telus.net		
CIVIL	Tel: (604) 442-0969 Fax: (604) 442-0969 Contact: Chris Lovison		
LANDSCAPE	Tel: (604) 877-8440 Fax: (604) 477-0725 Contact: Dave Nicol		
INTERIOR	Tel: (604) 266-6907 Fax: (604) 266-6941 Contact: Nicole Keller		
GEOTECHNICAL	Tel: (604) 940-0546 Fax: (604) 940-0585 Contact: Kenyon Engineering Ltd		

PROJECT STATISTICS
 ALL DIM & CALCULATIONS ARE APPROXIMATE
 CIVIL ADDRESS: 7491, 7511, 7534, 7571 NO. 4 ROAD, RICHMOND, BC
 LEGAL ADDRESS:

ZONING: CD/RS 4 Bldg 1412

GROSS	122120.0 SF
ROAD DEDICATION	4304.0 SF
NET	117816.0 SF (1344.9 Bldg + 2.0 AC)

FSR AREA: ALLOWED: 0.60 61640 SF
 TOTAL FSR AREA: PROPOSED: 0.58 65784 SF

LOT COVERAGE:
 MAX ALLOWED: 0.30 35345 SF
 PROPOSED: 0.30 35644 SF

OPEN SPACE: 4510 SF per Bldg + 126 Bedrms + 5431 SF

SETBACKS:
 PROPOSED:
 No. 4 Rd: 9ft
 Other Park Rd: 6ft
 546
 Road: 3ft
 245 FT
 1644 FT
 9242 FT
 4242 FT

PARKING CALCULATION:
 REQUIRED: 45 RES VISITORS
 PROVIDED: 45 RES VISITORS
 TOTAL PARKING PROVIDED: 45

UNIT COUNT	NO.	TYPE	SIZE	UNIT AREA	TOTAL AREA	COVERAGE	TOTAL COV.
1	A	3BR	1275	11222	608	0.512	5F
2	A1	3BR	1465	456	640	0.40	1820
3	B	2BR	964	644	500	0.44	4500
4	C	3BR	1767	7066	1263	0.693	4332
5	D	3BR	1741	7140	475	0.275	4130
6	E	3BR	1804	9045	940	0.50	4300
7							65784
8							35644

JUL 24 2003
 DR03-231373

45 UNITS HOUSING DEVELOPMENT AT 7491/7511/7534/7571 NO. 4 ROAD, RICHMOND, B.C.

7491751175347571
 No. 4 ROAD,
 RICHMOND, BC
 45 TOWNHOUSE DEVELOPMENT

COVER PAGE

DATE: 07/24/03
 DRAWN BY: J. [unclear]
 CHECKED BY: [unclear]
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 0222

A-0.1

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/27/03
2	ISSUED FOR PERMIT	07/27/03
3	ISSUED FOR PERMIT	07/27/03
4	ISSUED FOR PERMIT	07/27/03
5	ISSUED FOR PERMIT	07/27/03
6	ISSUED FOR PERMIT	07/27/03
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SITE PLAN

DATE: JUL 27, 2003
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT: 45 TOWNHOUSE DEVELOPMENT
SHEET NO.: 0222

GENERAL NOTES

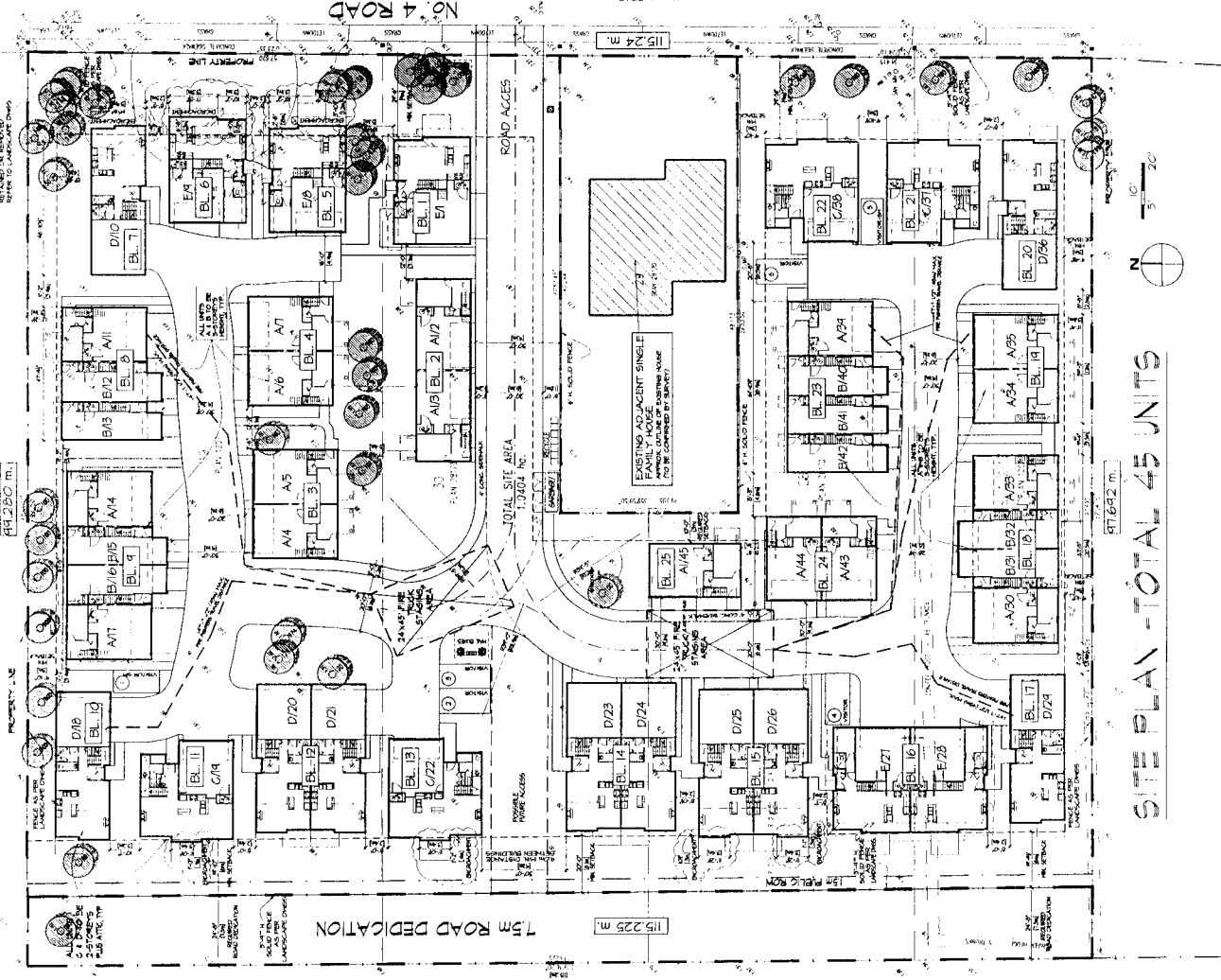
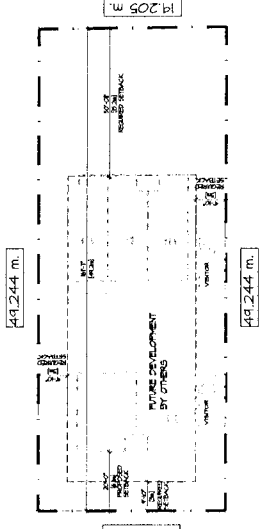
- ALL UTILITIES TO BE SHOWN BY THE CLIENT.
- LANDSCAPE ARCHITECT'S DRAWINGS TO BE FINALIZED AND COORDINATED WITH THE ARCHITECT'S DRAWINGS.
- ALL CIVIL DRAWINGS HAVE PRECEDENCE OVER ARCHITECTURAL DRAWINGS.
- THE LOCATIONS OF CURB CUTS, MANHOLES & OVERALL GRADING SHALL BE SHOWN BY THE ARCHITECT.
- SMALL TOWNHOUSE SPACING SHALL BE 10' TO 12' ON CENTER.
- MIN. AISLE WIDTH: 12' 0" (1.2M).
- MIN. AISLE DEPTH: 12' 0" (1.2M).

PARKING PROVIDED:

- TOTAL 45 STALLS (NO GARAGES)
- 9 VISITORS IN HANDICAP VISITORS

ADDITIONAL REQUIREMENTS

- PROVIDE PAINTED SPEED BUMPS
- YELLOW MARKINGS DIVIDING LINES
- PARKING SPACE NUMBERS SHALL CAR VISITORS AND HANDICAPPED VISITORS
- MARK VISITORS IN THE PARKING AREAS FOR VISITORS



SITE PLAN - TOTAL 45 UNITS

#1
JUL 24 2003
DP03-231573

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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
○	MAHONIA	MAHONIA	150	
○	MAHONIA	MAHONIA	200	
○	MAHONIA	MAHONIA	250	
○	MAHONIA	MAHONIA	300	
○	MAHONIA	MAHONIA	350	
○	MAHONIA	MAHONIA	400	
○	MAHONIA	MAHONIA	450	
○	MAHONIA	MAHONIA	500	
○	MAHONIA	MAHONIA	550	
○	MAHONIA	MAHONIA	600	
○	MAHONIA	MAHONIA	650	
○	MAHONIA	MAHONIA	700	
○	MAHONIA	MAHONIA	750	
○	MAHONIA	MAHONIA	800	
○	MAHONIA	MAHONIA	850	
○	MAHONIA	MAHONIA	900	
○	MAHONIA	MAHONIA	950	
○	MAHONIA	MAHONIA	1000	

NOTE: ALL PLANTS ARE TO BE PLANTED AT THE END OF THE ROAD AND AT THE CORNERS OF THE ROAD. THE PLANTS ARE TO BE PLANTED AT THE END OF THE ROAD AND AT THE CORNERS OF THE ROAD. THE PLANTS ARE TO BE PLANTED AT THE END OF THE ROAD AND AT THE CORNERS OF THE ROAD.

NON TREES	75
NUMBER OF TREES REMOVED	21
NUMBER OF TREES REPLANTED	5
TOTAL TREES ON SITE	200

NUMBER OF TREES REMOVED: 21 - 2 INCHES SIZE

REPLANTED TREES	TYPE	SIZE
36	MAHONIA	200
28	MAHONIA	250
14	MAHONIA	300
12	MAHONIA	350
10	MAHONIA	400
8	MAHONIA	450
6	MAHONIA	500
4	MAHONIA	550
2	MAHONIA	600
1	MAHONIA	650
1	MAHONIA	700
1	MAHONIA	750
1	MAHONIA	800
1	MAHONIA	850
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1	MAHONIA	950
1	MAHONIA	1000

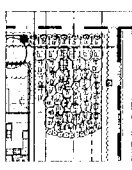
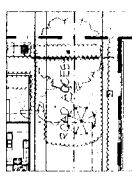
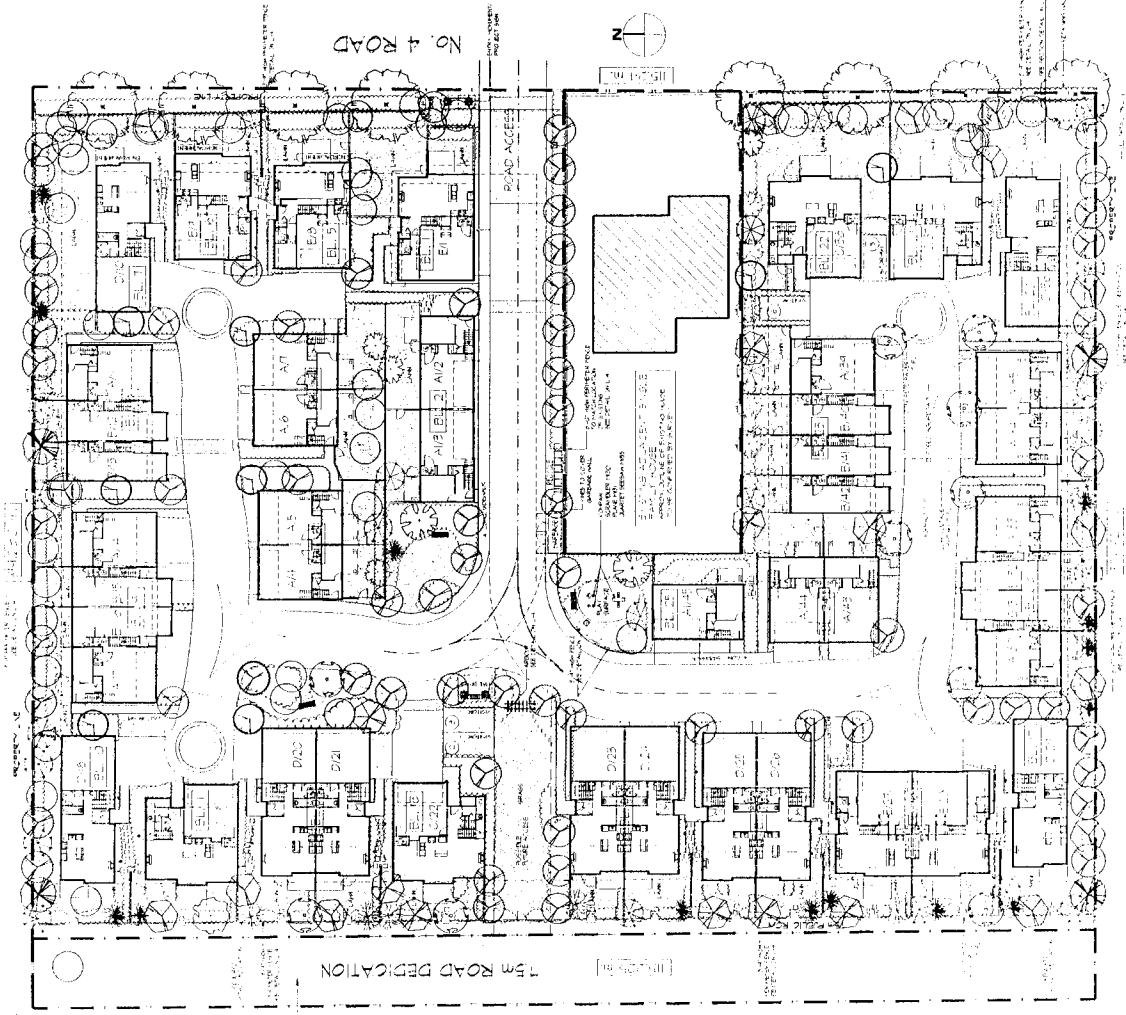


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landscape architects
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Richmond, BC V6Y 2C4
Phone: (604) 278-4222
Fax: (604) 278-4223

PROJECT:
TOWNHOUSE DEVELOPMENT
NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: JUL 24 2003
SCALE: AS SHOWN
DRAWN: J.A.
DESIGN: J.A.
CHECKED: J.A.
DMG PROJECT NUMBER: 02-117-C
DRAWING NUMBER: L1



NOTE: ALL PLANTS ARE TO BE PLANTED AT THE END OF THE ROAD AND AT THE CORNERS OF THE ROAD. THE PLANTS ARE TO BE PLANTED AT THE END OF THE ROAD AND AT THE CORNERS OF THE ROAD.

JUL 24 2003

DP03-231373 2

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 Fax: (604) 273-4445
 www.dmg.ca

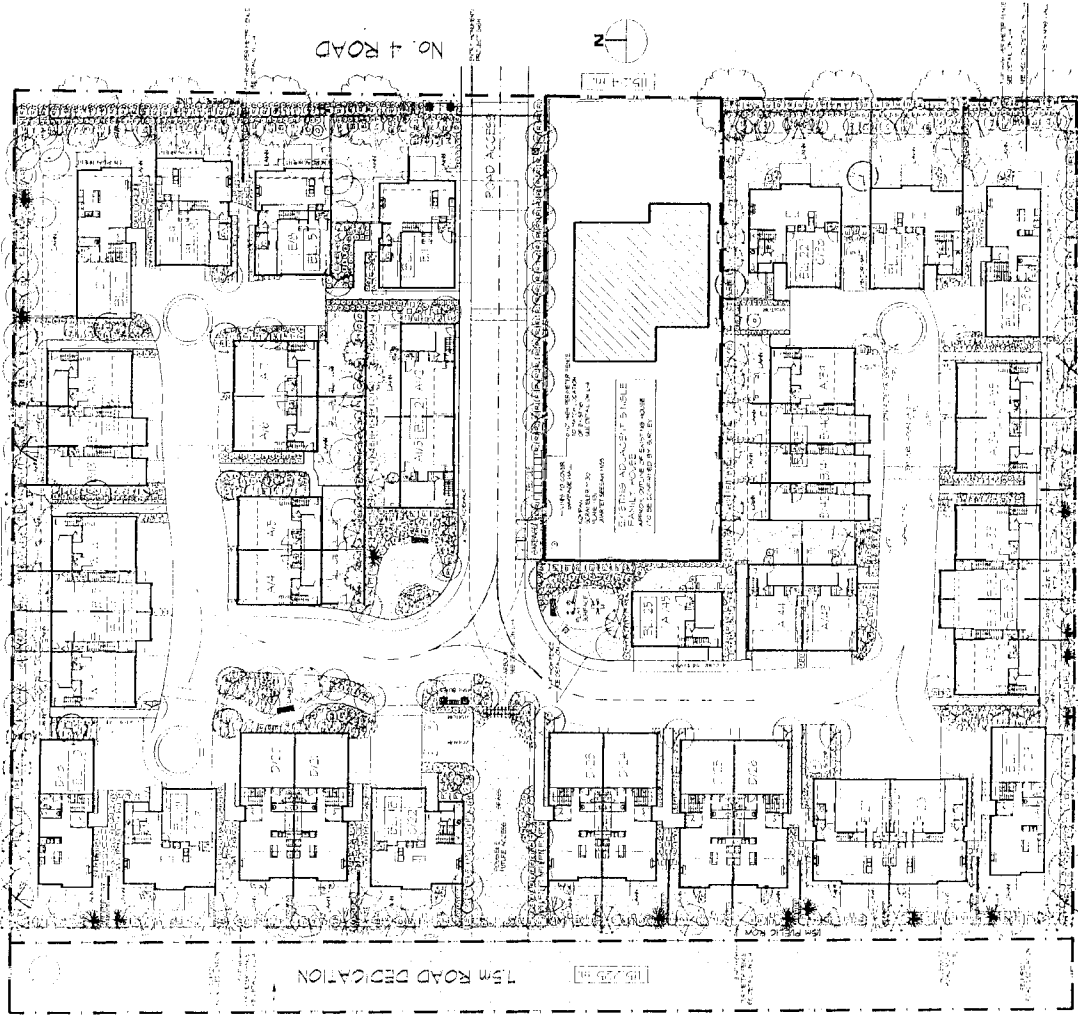
TOWNHOUSE DEVELOPMENT
 No. 4 ROAD
 RICHMOND, BC

LANDSCAPE SHRUB PLAN

DATE:	11/11/03	DRAWING NUMBER:	L2
SCALE:	1:1	DESIGN:	J.P.
DRAWN:	J.P.	DMG PROJECT MANAGER:	C
CHKD:	J.P.		

PLANT SCHEDULE	COMMON NAME	DMG JOB NUMBER	REMARKS
1	AKASHI MANGROVE	03172	
2	AKASHI MANGROVE		
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NOTES: 1. ALL PLANTS SHOWN ARE TO BE PLANTED ACCORDING TO THE PLANTING SCHEDULE LISTED. 2. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 3. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 4. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 5. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 6. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 7. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 8. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 9. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 10. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 11. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 12. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 13. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 14. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 15. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 16. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 17. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 18. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 19. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 20. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 21. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 22. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 23. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 24. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 25. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 26. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 27. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 28. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 29. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 30. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 31. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 32. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 33. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 34. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 35. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 36. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 37. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 38. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 39. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 40. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 41. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 42. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 43. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 44. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 45. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 46. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 47. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 48. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 49. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN. 50. PLANTS TO BE PLANTED IN THE AREAS SHOWN ARE TO BE PLANTED IN THE AREAS SHOWN.



JUL 24 2003
 DP03-231373

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PROJECT:
TOWNHOUSE DEVELOPMENT
 No. 4 ROAD
 RICHMOND, BC

DRAWING TITLE:
TREE RECOMMENDATION PLAN

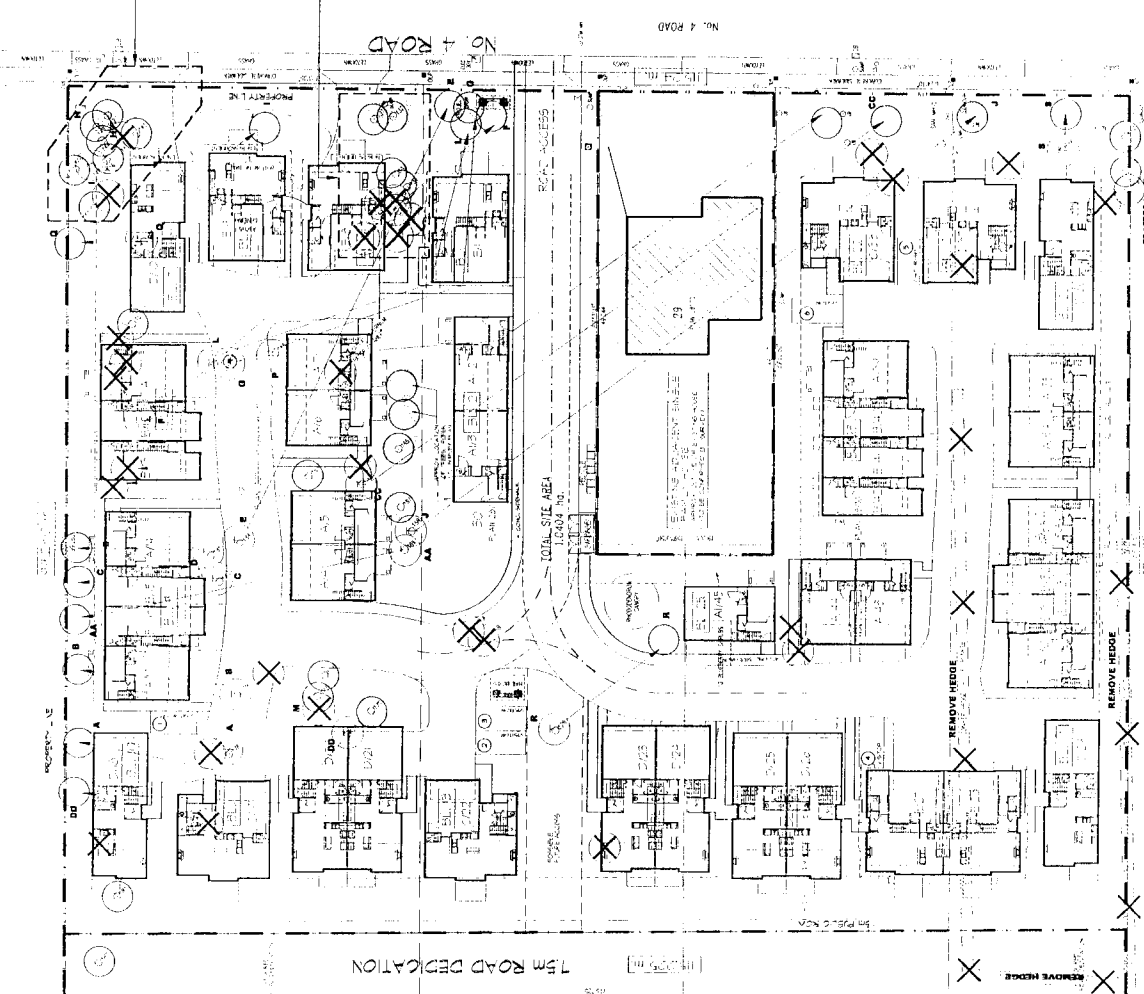
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DMG PROJECT NUMBER:	02-177		

LEGEND

- TREES TO BE RELOCATED
- ⊗ TREES TO BE REMOVED
- ⊙ TREES TO BE RETAINED

NOTE: PLEASE REFER TO THE SITE PLAN FOR TREE TAGS. SEE PROJECTIONS.

TREES TO BE REMOVED:
 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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 DP03-231573
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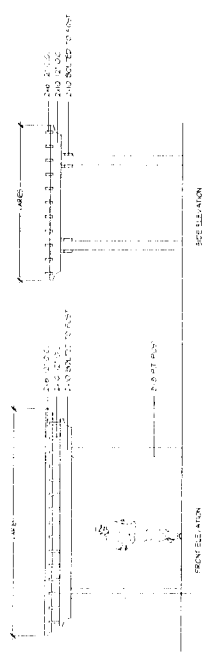


DMG landscape architects
 10, Adelaide Avenue of
 Prince George Hill, Coquitlam, BC
 V3C 2K9, BC, Canada
 Tel: (604) 471-1111, Fax: (604) 471-1112

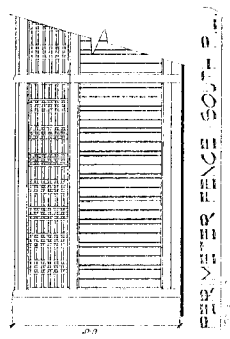
PROJECT
TOWNHOUSE DEVELOPMENT
 No. 4 ROAD
 RICHMOND, BC

DRAWING TITLE
LANDSCAPE DETAILS

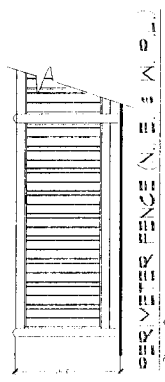
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SCALE	AS SHOWN	DATE	2003.07.04
DRAWN	DMG	DESIGN	DMG
CHECKED	DMG	DATE	2003.07.04
PROJECT NUMBER	02-177		



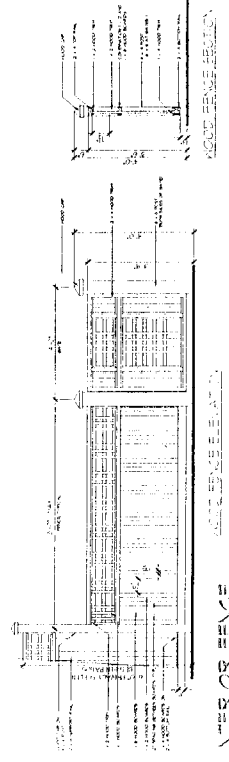
POST ELEVATION
 RAIL ELEVATION



PERVOR FENCE SOUTH SIDE

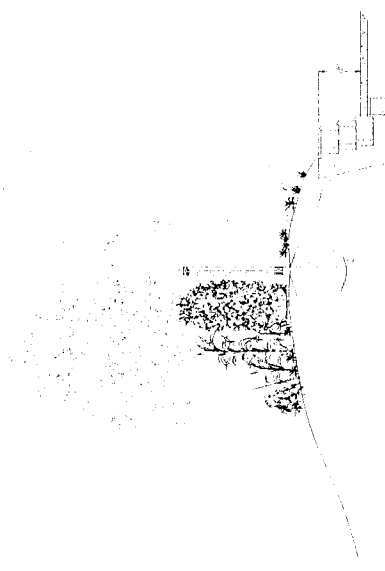


PERVOR FENCE NORTH SIDE



PERVOR FENCE

NOTES:
 1. SEE PERVOR FENCE NORTH AND SOUTH SIDE ELEVATIONS FOR FINISHES AND DIMENSIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 4. ALL MATERIALS TO BE INSTALLED BY THE CONTRACTOR.
 5. ALL MATERIALS TO BE INSTALLED BY THE CONTRACTOR.



PERVOR FENCE NORTH AND SOUTH SIDE

JUL 24 2003
 DP-03-231373

5

NO.	DESCRIPTION	DATE	BY	CHECKED
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30	ISSUED FOR PERMIT	07/24/03	ML	ML

7491/7511/7551
No. 4 ROAD,
RICHMOND, BC
45 TOWNHOUSE DEVELOPMENT

**COLOUR SCHEME
KEY PLAN**

DATE: 07/24/03
DRAWN BY: ML
CHECKED BY: ML
SCALE: 1:100
PROJECT NO.: 7491/7511/7551
JOB NO.: 0222

A-1.3

**HARDI PLANK SIDING
BENJAMIN MOORE HC 65**

**HARDI PLANK SIDING &
ACCENT @ GABLES
BENJAMIN MOORE HC 9**

**HARDI PLANK SIDING
BENJAMIN MOORE HC 155**

**HARDI PLANK SIDING
ACCENT @ GABLES
BENJAMIN MOORE HC 164**

**HARDI PLANK SIDING
BENJAMIN MOORE HC 134**

**ALL WOOD TRIMS, POSTS,
BRACKETS & RAILINGS
BENJAMIN MOORE HC 27**

**ASPHALT SHINGLES ROOF
PABCO - SLATESTONE**



JUL 24 2003

DP 03-2313738



COLOUR SCHEME - KEY PLAN

GAMBEROFF BELL LYON
GROUP OF ARCHITECTS INC.

ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 1000
DENVER, COLORADO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.GBLA.COM

REVISIONS

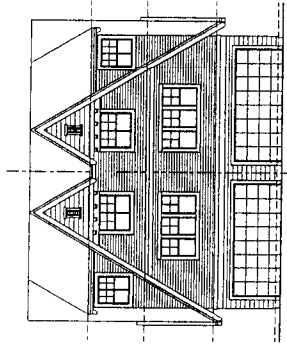
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749175117551
No. 4 ROAD,
RICHMOND, BC.
45 TOWNHOUSE DEVELOPMENT

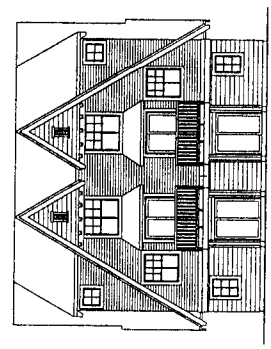
BLOCK PLAN
BLOCK AA

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____
DATE FILED: _____
JOB NUMBER: 0222

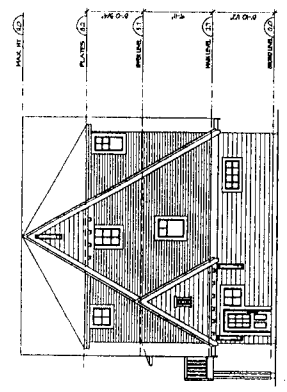
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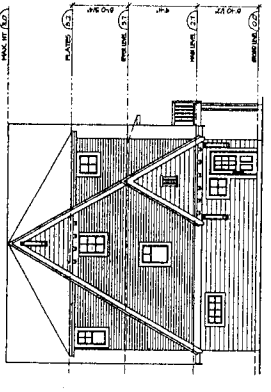
FRONT ELEVATION
A-3.01



REAR ELEVATION
A-3.02



SIDE ELEVATION
A-3.03



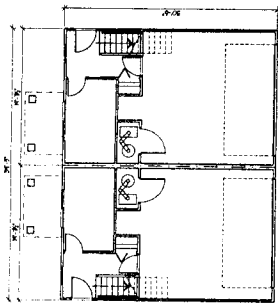
SIDE ELEVATION
A-3.04

FINISH SCHEDULE

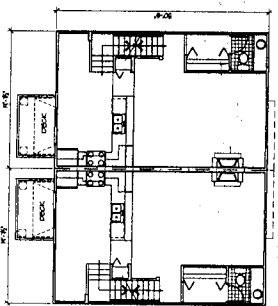
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01	01	CONCRETE
02	02	FORMAL FINISHES
03	03	WOOD FINISHES
04	04	PAINTS & WALLCOVERINGS
05	05	GLASS
06	06	CEILING FINISHES
07	07	MECHANICAL FINISHES
08	08	ELECTRICAL FINISHES
09	09	PLUMBING FINISHES
10	10	IRONWORK FINISHES
11	11	STEEL FINISHES
12	12	ROOF FINISHES
13	13	FOUNDATION FINISHES
14	14	EXTERIOR FINISHES
15	15	INTERIOR FINISHES
16	16	MECHANICAL EQUIPMENT
17	17	ELECTRICAL EQUIPMENT
18	18	PLUMBING EQUIPMENT
19	19	IRONWORK EQUIPMENT
20	20	STEEL EQUIPMENT
21	21	ROOF EQUIPMENT
22	22	FOUNDATION EQUIPMENT
23	23	EXTERIOR EQUIPMENT
24	24	INTERIOR EQUIPMENT
25	25	MECHANICAL FINISHES
26	26	ELECTRICAL FINISHES
27	27	PLUMBING FINISHES
28	28	IRONWORK FINISHES
29	29	STEEL FINISHES
30	30	ROOF FINISHES
31	31	FOUNDATION FINISHES
32	32	EXTERIOR FINISHES
33	33	INTERIOR FINISHES
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35	35	ELECTRICAL EQUIPMENT
36	36	PLUMBING EQUIPMENT
37	37	IRONWORK EQUIPMENT
38	38	STEEL EQUIPMENT
39	39	ROOF EQUIPMENT
40	40	FOUNDATION EQUIPMENT
41	41	EXTERIOR EQUIPMENT
42	42	INTERIOR EQUIPMENT
43	43	MECHANICAL FINISHES
44	44	ELECTRICAL FINISHES
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46	46	IRONWORK FINISHES
47	47	STEEL FINISHES
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BLOCK AA # 2, 3, 4, 12 & 14

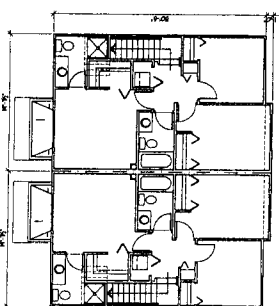
03-231373 JUL 24 2003 9



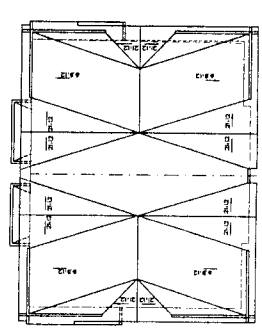
GROUND LEVEL
A-3.05



MAIN LEVEL
A-3.06



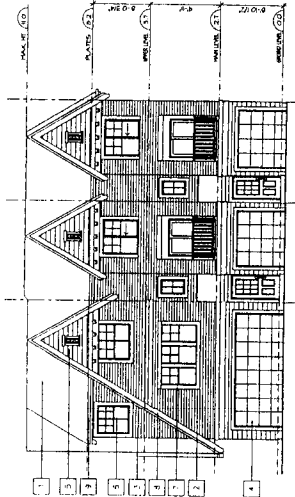
UPPER LEVEL
A-3.07



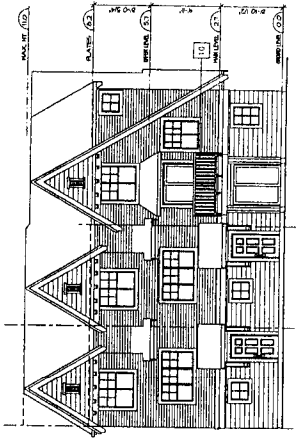
ROOF PLAN
A-3.08

REVISIONS

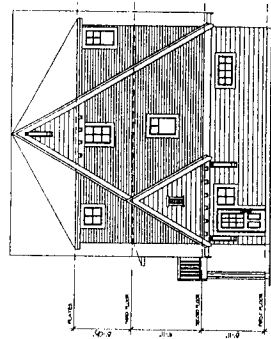
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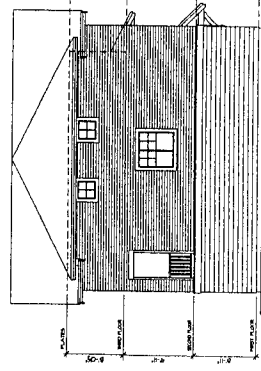
FRONT ELEVATION



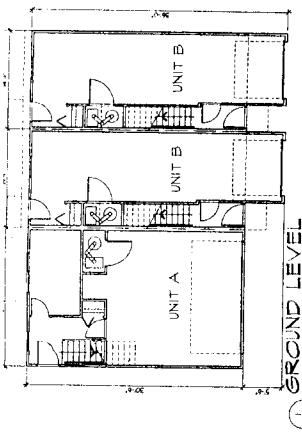
REAR ELEVATION



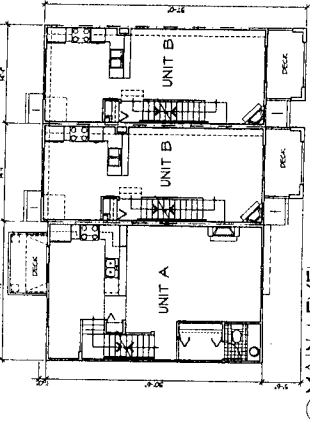
SIDE ELEVATION
UNIT A



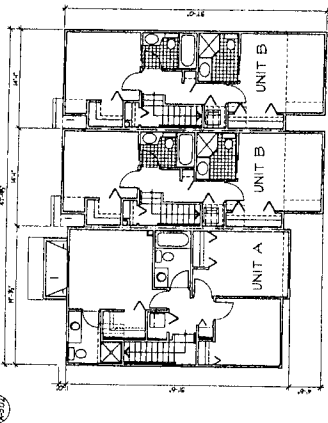
SIDE ELEVATION
UNIT B



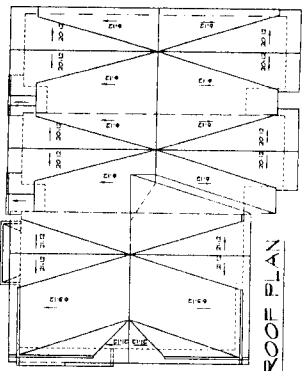
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



ROOF PLAN

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
D-1	ASPHALT	ASPHALT SHINGLES ROOF
D-2	3" FIBRE	3" FIBRE CEILING
D-3	1/2" GYP	1/2" GYP BOARD WALL
D-4	1/2" GYP	1/2" GYP BOARD FLOOR
D-5	1/2" GYP	1/2" GYP BOARD PARTITION
D-6	1/2" GYP	1/2" GYP BOARD PARTITION
D-7	1/2" GYP	1/2" GYP BOARD PARTITION
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D-69	1/2" GYP	1/2" GYP BOARD PARTITION
D-70	1/2" GYP	1/2" GYP BOARD PARTITION
D-71	1/2" GYP	1/2" GYP BOARD PARTITION
D-72	1/2" GYP	1/2" GYP BOARD PARTITION
D-73	1/2" GYP	1/2" GYP BOARD PARTITION
D-74	1/2" GYP	1/2" GYP BOARD PARTITION
D-75	1/2" GYP	1/2" GYP BOARD PARTITION
D-76	1/2" GYP	1/2" GYP BOARD PARTITION
D-77	1/2" GYP	1/2" GYP BOARD PARTITION
D-78	1/2" GYP	1/2" GYP BOARD PARTITION
D-79	1/2" GYP	1/2" GYP BOARD PARTITION
D-80	1/2" GYP	1/2" GYP BOARD PARTITION
D-81	1/2" GYP	1/2" GYP BOARD PARTITION
D-82	1/2" GYP	1/2" GYP BOARD PARTITION
D-83	1/2" GYP	1/2" GYP BOARD PARTITION
D-84	1/2" GYP	1/2" GYP BOARD PARTITION
D-85	1/2" GYP	1/2" GYP BOARD PARTITION
D-86	1/2" GYP	1/2" GYP BOARD PARTITION
D-87	1/2" GYP	1/2" GYP BOARD PARTITION
D-88	1/2" GYP	1/2" GYP BOARD PARTITION
D-89	1/2" GYP	1/2" GYP BOARD PARTITION
D-90	1/2" GYP	1/2" GYP BOARD PARTITION
D-91	1/2" GYP	1/2" GYP BOARD PARTITION
D-92	1/2" GYP	1/2" GYP BOARD PARTITION
D-93	1/2" GYP	1/2" GYP BOARD PARTITION
D-94	1/2" GYP	1/2" GYP BOARD PARTITION
D-95	1/2" GYP	1/2" GYP BOARD PARTITION
D-96	1/2" GYP	1/2" GYP BOARD PARTITION
D-97	1/2" GYP	1/2" GYP BOARD PARTITION
D-98	1/2" GYP	1/2" GYP BOARD PARTITION
D-99	1/2" GYP	1/2" GYP BOARD PARTITION
D-100	1/2" GYP	1/2" GYP BOARD PARTITION

BLOCK ABB # 5

DP03-231373 JUL 24 2003 10

COMENOT BELL LYON
GROUP OF ARCHITECTS INC.

ARCHITECTS
 1175 W. 45th St.
 Richmond, BC V6V 2K6
 TEL: 604.273.1136
 FAX: 604.273.1137
 WWW.COMENOTBELLLYON.COM

REVISIONS

NO.	DATE	DESCRIPTION
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74917511/7551
 No. 4 ROAD,
 RICHMOND, BC,
 45 TOWNHOUSE DEVELOPMENT

BLOCK PLAN
BLOCK # 13 ABBB

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 DATE FILED: _____
 JOB NUMBER: 0222

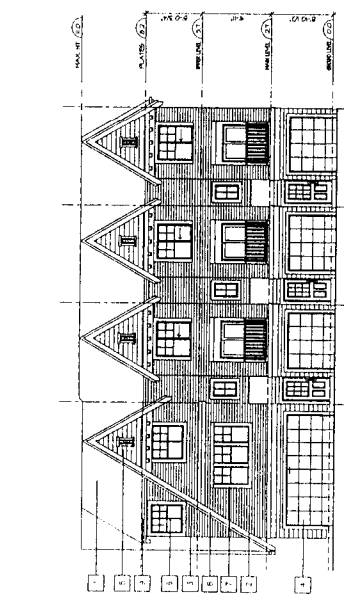
A-3.03

JUL 24 2003

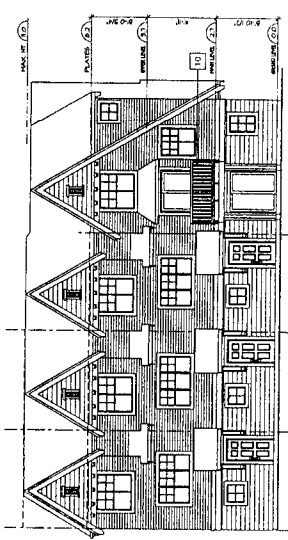
DP 03-231373

FINISH SCHEDULE

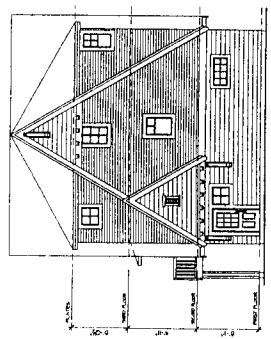
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02	1	5/8" PROFILE SHEET METAL
03	1	WHITE STAINING 3/4" DOUBLETIMBER
04	1	PAINTED 1/2" DOUBLETIMBER
05	1	PAINTED 1/2" DOUBLETIMBER
06	1	PAINTED 1/2" DOUBLETIMBER
07	1	PAINTED 1/2" DOUBLETIMBER
08	1	PAINTED 1/2" DOUBLETIMBER
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39	1	PAINTED 1/2" DOUBLETIMBER
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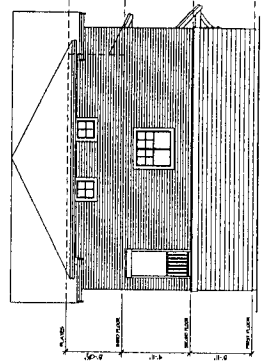
FRONT ELEVATION



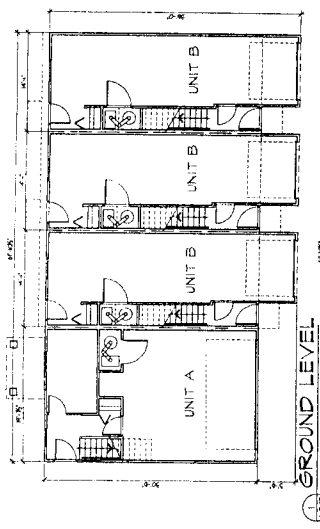
REAR ELEVATION



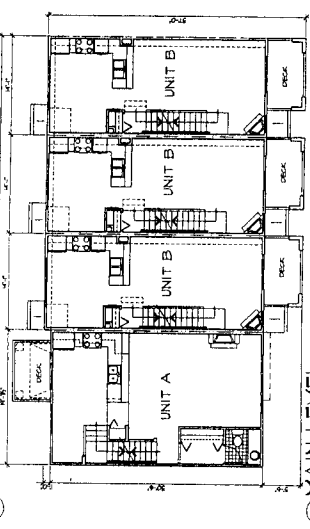
SIDE ELEVATION
UNIT A



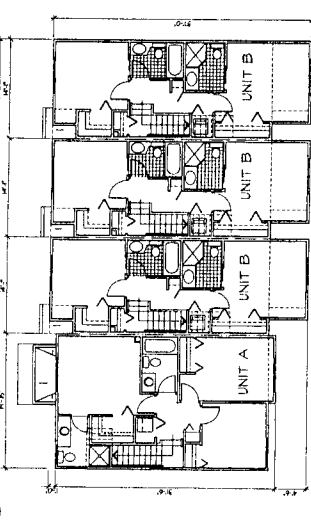
SIDE ELEVATION
UNIT B



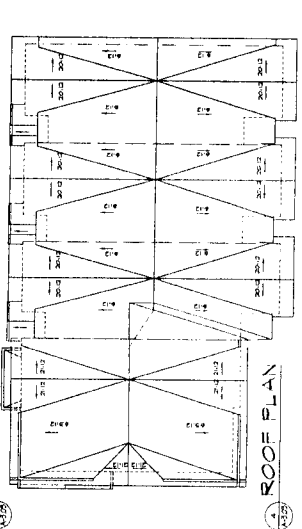
GROUND LEVEL



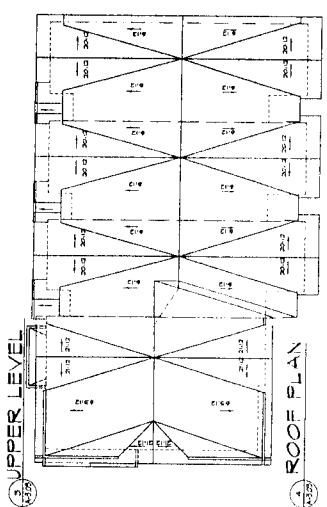
GROUND LEVEL



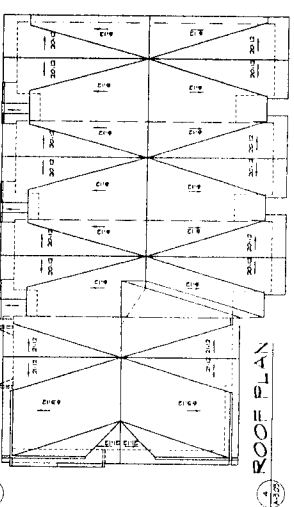
MAIN LEVEL



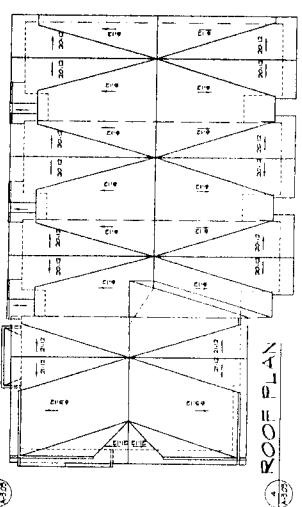
MAIN LEVEL



UPPER LEVEL



UPPER LEVEL



ROOF PLAN

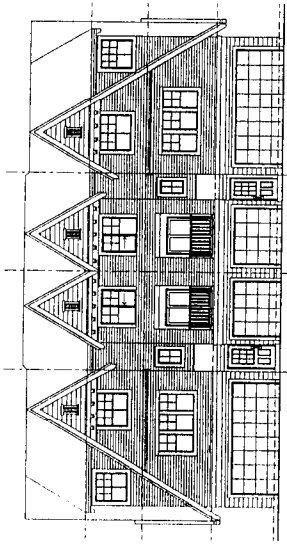
BLOCK ABBB # 13

GONBERG BELL LYON
GROUP OF ARCHITECTS INC.

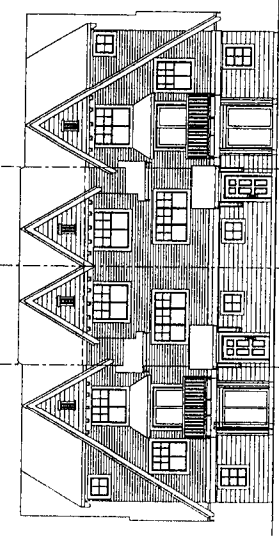
ARCHITECTS 100 W. 7th St. #100
VANCOUVER, B.C. V6C 2E6
TEL: 604-681-1111
FAX: 604-681-1112
WWW.GBLA.COM

REVISIONS

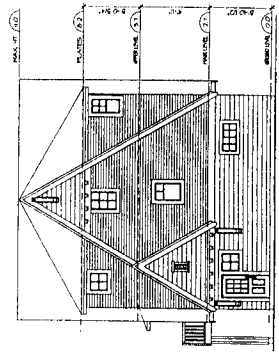
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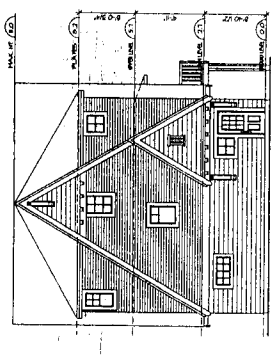
FRONT ELEVATION



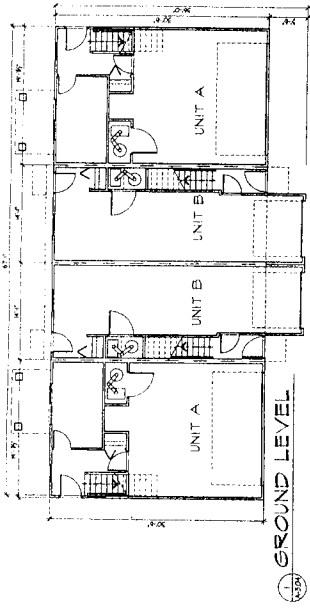
REAR ELEVATION



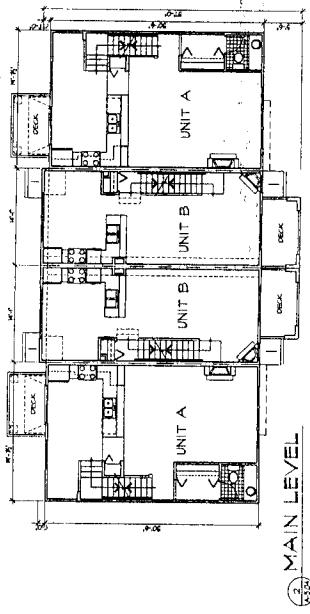
SIDE ELEVATION



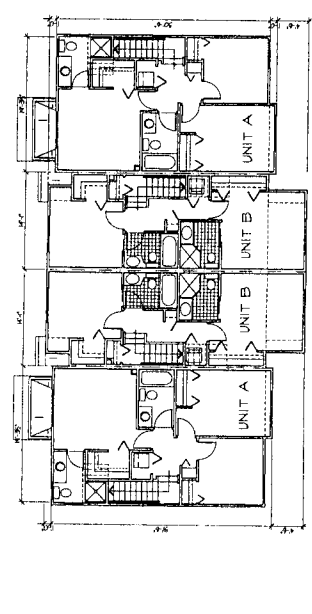
SIDE ELEVATION



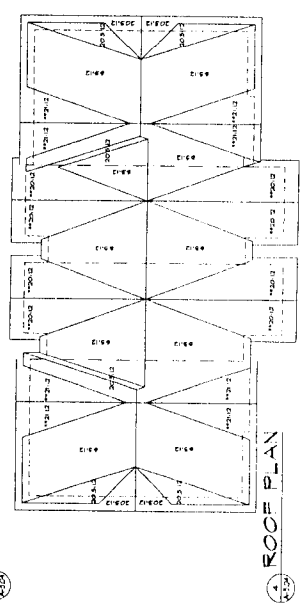
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



ROOF PLAN

JUL 24 2003

749175117551
No. 4 ROAD,
RICHMOND, B.C.
45 TOWNHOUSE DEVELOPMENT

03-231373

BLOCK PLAN
BLOCK ABBA # 6 & 11

DATE: 2003.07.24
DRAWN BY: [Name]
SCALE: 1/8" = 1'-0"
PROJECT: [Name]
JOB NO.: 0222

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
01	1	APPLY 1/2" SHINGLES ROOF
02	1	5" TRIPLE GYPSUM
03	1	APPLY 1/2" GYPSUM BOARD
04	1	APPLY 1/2" GYPSUM BOARD
05	1	APPLY 1/2" GYPSUM BOARD
06	1	APPLY 1/2" GYPSUM BOARD
07	1	APPLY 1/2" GYPSUM BOARD
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17	1	APPLY 1/2" GYPSUM BOARD
18	1	APPLY 1/2" GYPSUM BOARD
19	1	APPLY 1/2" GYPSUM BOARD
20	1	APPLY 1/2" GYPSUM BOARD

BLOCK ABBA # 6 & 11

12

A-3.04

REVISIONS

NO.	DATE	DESCRIPTION
1	07/24/03	ISSUED FOR PERMIT
2	07/24/03	ISSUED FOR PERMIT
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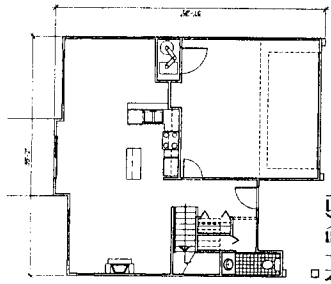
749175117/551
No. 4 ROAD,
RICHMOND, BC,
45 TOWNHOUSE DEVELOPMENT

**BLOCK PLAN
UNIT C**

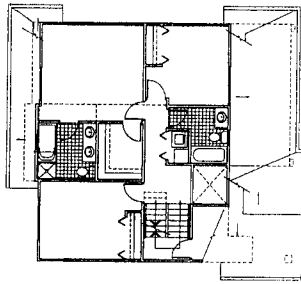
DATE: 07/24/03
DRAWN BY: L200C
CHECKED BY: M200S
SCALE: 1/8" = 1'-0"
PLOT FILE: 220811-0303
JOB NUMBER: 0222

A-3.05

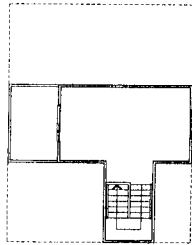
JUL 24 2003
DP 03-231373 13



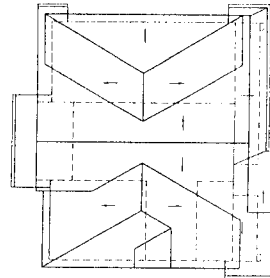
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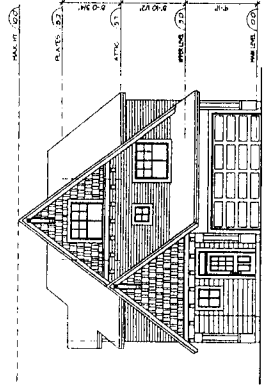
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UPPER LEVEL



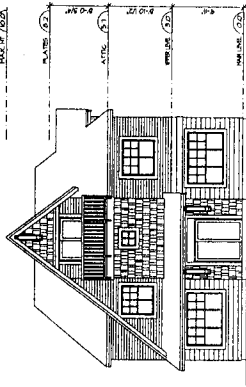
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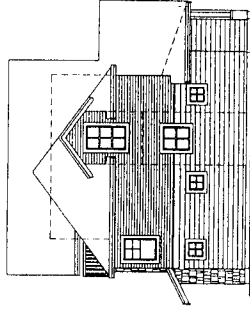
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ROOF PLAN



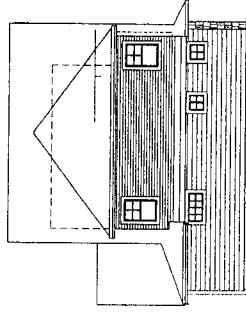
5
FRONT ELEVATION



6
REAR ELEVATION



7
SIDE ELEVATION



8
SIDE ELEVATION

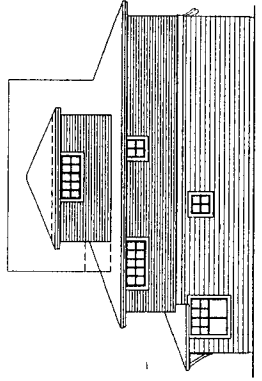
FINISH SCHEDULE

CODE	TAG	DESCRIPTION
01	01	ASPHALT SHINGLES ROOF
02	02	5" PROFILE SKYLINE
03	03	WHITE SKYLINE 3" PROFILE
04	04	PAINTED BRICKWORK
05	05	PAINTED BRICKWORK
06	06	PAINTED BRICKWORK
07	07	PAINTED BRICKWORK
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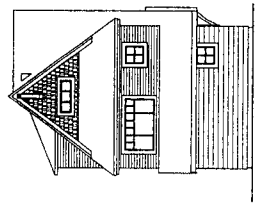
UNIT TYPE C

REVISIONS

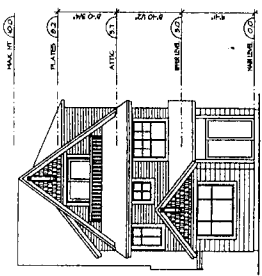
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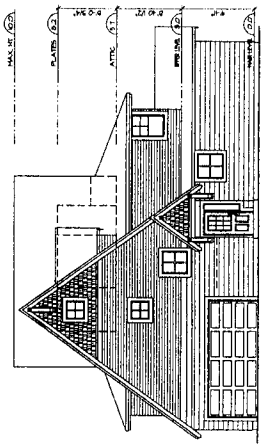
4 SIDE ELEVATION
 UNIT D, # 12, 20, 31 & 30



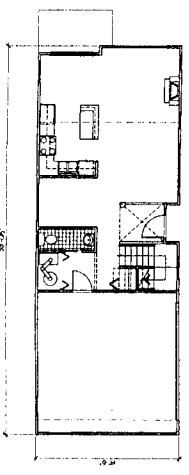
6 REAR ELEVATION
 UNIT D, # 12, 20, 31 & 30



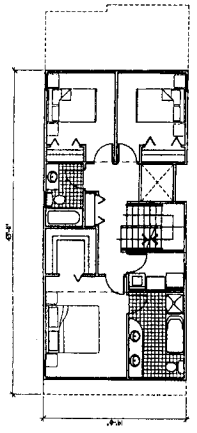
5 FRONT ELEVATION
 UNIT D, # 12, 20, 31 & 30



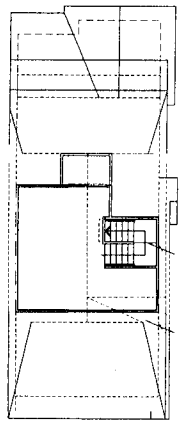
7 SIDE ELEVATION
 UNIT D, # 12, 20, 31 & 30



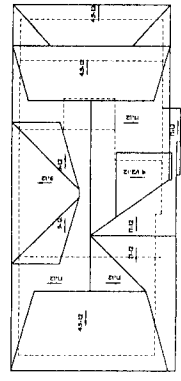
1 MAIN LEVEL
 UNIT D, # 12, 20, 31 & 30



2 UPPER LEVEL
 UNIT D, # 12, 20, 31 & 30



3 ATTIC
 UNIT D, # 12, 20, 31 & 30



4 ROOF FLOOR
 UNIT D, # 12, 20, 31 & 30

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
01	01	ASPHALT SHINGLES ROOF
02	02	3" PROFILE GYPSUM
03	03	VINYL SIDING - PROFILE
04	04	BRICK (EXTERIOR)
05	05	BRICK (INTERIOR)
06	06	PAINTED
07	07	PAINTED
08	08	PAINTED
09	09	PAINTED
10	10	PAINTED
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99	99	PAINTED
100	100	PAINTED

UNIT TYPE D

749175117551
 No. 4 ROAD
 RICHMOND, BC.
 45 TOWNHOUSE DEVELOPMENT

BLOCK PLAN
UNIT D

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/8" = 1'-0"
 PLOTTED: _____
 DATE: _____
 JOB NUMBER: 0222

JUL 24 2003

DP 03-231373 14

A-3.06

CONSEJO BELL LYON
GROUP OF ARCHITECTS INC.

145-2051 WEST 10TH AVENUE
 VANCOUVER, BC V6L 2M6
 TEL: 604-273-2100
 FAX: 604-273-2101
 WWW: WWW.BELLLYON.COM

REVISIONS

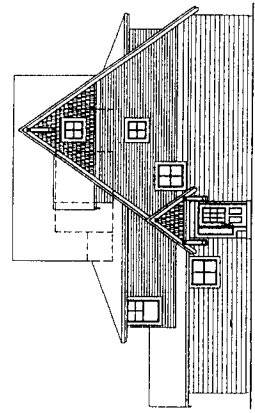
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19	2003.07.04	ISSUED FOR PERMIT
20	2003.07.04	ISSUED FOR PERMIT

749175117/551
 No. 4 ROAD,
 RICHMOND, BC,
 45 TOWNHOUSE DEVELOPMENT

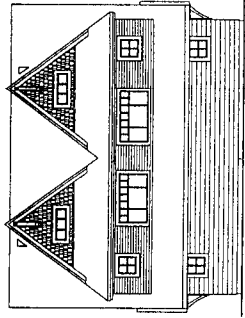
BLOCK PLAN
BLOCK DD # 1,7,8 & 9

DATE: 2003.07.04
 DESIGNED BY: J.M.C.
 SCALE: 1/8" = 1'-0"
 PLOTTED: 2003.07.04
 CATAL: 0222
 JOB NUMBER: 0222

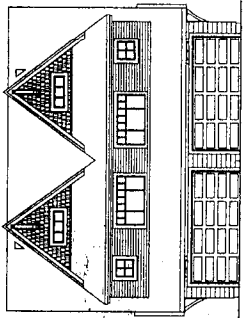
A-3.07



1.3 SIDE ELEVATION
 BLOCK DD # 8 & 9



1.4 REAR ELEVATION
 BLOCK DD # 1 & 7

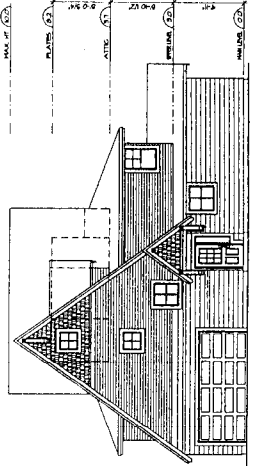


1.5 REAR ELEVATION
 BLOCK DD # 8 & 9

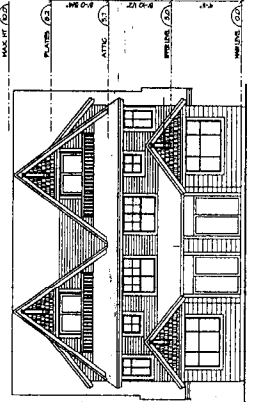
FINISH SCHEDULE

CODE	TAG	DESCRIPTION
1	1	APPLY SHINGLES ROOF
2	2	PAINT EXTERIOR
3	3	PAINT INTERIOR
4	4	PAINT TRIM
5	5	PAINT GARAGE DOOR
6	6	PAINT GARAGE DOOR
7	7	PAINT GARAGE DOOR
8	8	PAINT GARAGE DOOR
9	9	PAINT GARAGE DOOR
10	10	PAINT GARAGE DOOR
11	11	PAINT GARAGE DOOR
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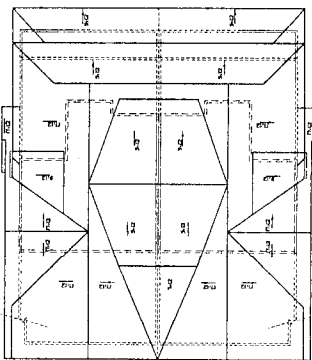
BLOCK D-D # 1,7,8 & 9



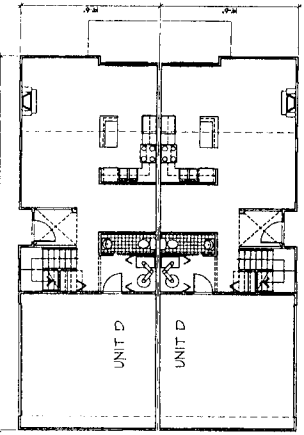
1.6 SIDE ELEVATION
 BLOCK DD # 1 & 7



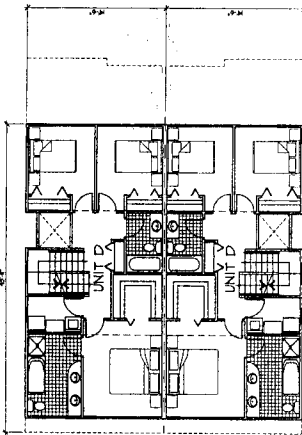
1.7 FRONT ELEVATION



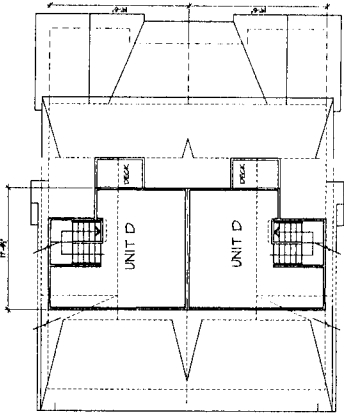
1.8 ROOF PLAN



1.9 MAIN LEVEL



1.10 UPPER LEVEL



1.11 ATTIC

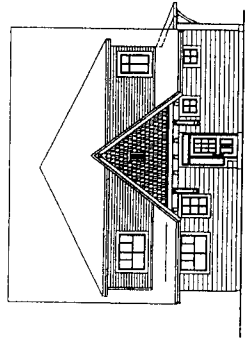
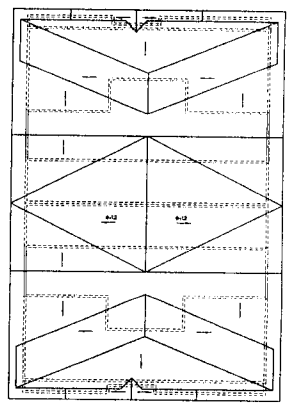
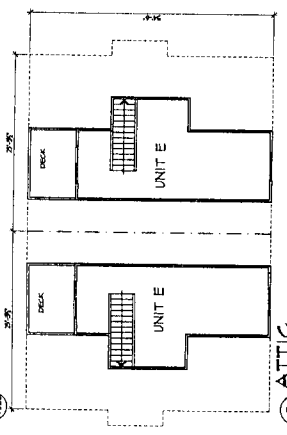
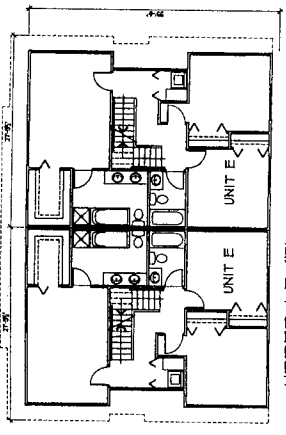
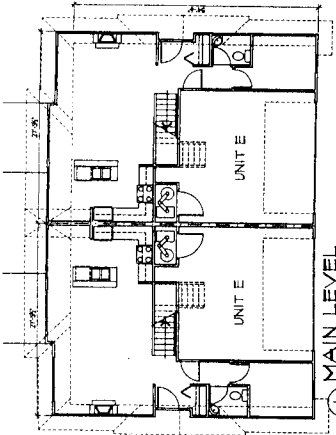
JUL 24 2003
 DP 03-231373 15

GOMBERG BELL LYON
GROUP OF ARCHITECTS INC.

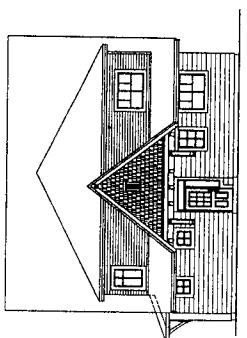
ARCHITECTS 1001 W. 4TH AVE. 1ST FLOOR
VANCOUVER, BC V6J 1K1
TEL: 604-278-1111
FAX: 604-278-1112
WWW.GBLA.COM

REVISIONS

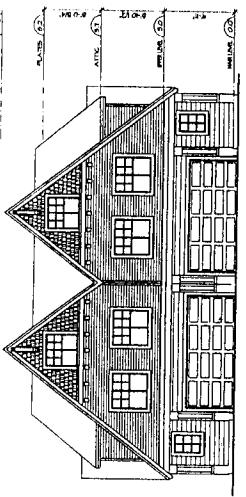
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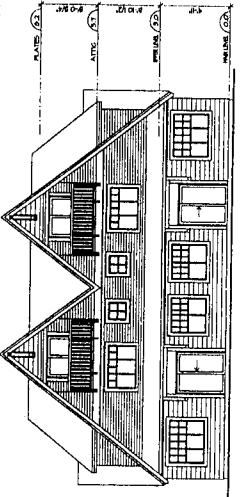
SIDE ELEVATION
UNIT E, # 10 & 11
BLOCK EE, # 10



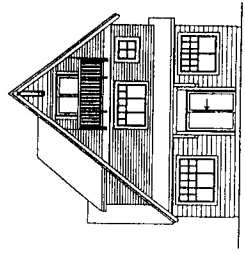
SIDE ELEVATION
UNIT E, # 10 & 11
BLOCK EE, # 10



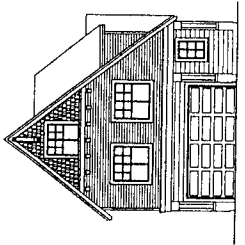
FRONT ELEVATION
BLOCK EE, # 10



REAR ELEVATION
BLOCK EE, # 10



FRONT ELEVATION
UNIT E, # 10 & 11



REAR ELEVATION
UNIT E, # 10 & 11

BLOCK EE-# 10
UNIT E, # 10 & 11

JUL 24 2003

749175117551
No. 4 ROAD,
RICHMOND, BC
45 TOWNHOUSE DEVELOPMENT

BLOCK PLAN
BLOCK EE # 10

DATE: 2003.07.04
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
PLOTTED: [Name]
DATE PLOTTED: [Date]
JOB NUMBER: 0222

FINISH SCHEDULE

CODE	TAG	DESCRIPTION
01	01	ASPHALT SHINGLED ROOF
02	02	STYROFOAM INSULATION
03	03	1/2" GYPSUM BOARD
04	04	1/2" GYPSUM BOARD
05	05	1/2" GYPSUM BOARD
06	06	1/2" GYPSUM BOARD
07	07	1/2" GYPSUM BOARD
08	08	1/2" GYPSUM BOARD
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16 **A-3.08**