



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke
Acting Director of Development

Date: September 20, 2005
File: DP 05-290431

Re: **Application by Hamptons Westminster Development Limited Partnership and CR 38 Holdings Ltd. for a Development Permit at 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No. 4 Road; 9671 Ferndale Road and a Portion of 9651 Ferndale Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 59 three-storey townhouse units at 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No. 4 Road; 9671 Ferndale Road and a portion of 9651 Ferndale Road on a site zoned Comprehensive Development District (CD/153); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the maximum permitted lot coverage from 30% to 33.5% for porches, patios and balconies.
 - b) Reduce the No. 4 Road setback from 10 m to 8.65 m.

Holger Burke
Acting Director of Development

SB:blg
Att.

Staff Report

Origin

Hamptons Westminster Development Limited Partnership and CR 38 Holdings Ltd. have applied to the City of Richmond for permission to develop 59 three-storey townhouse units at 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No. 4 Road; 9671 Ferndale Road and a portion of 9651 Ferndale Road. The site formerly contained seven (7) homes.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/153)” for this project under Bylaw 7824 (RZ 04-263900).

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject McLennan North Sub-Area site is as follows:

- To the north, is a commercial card-lock gas station, zoned “Service Station District (G2)” and across Westminster Highway is a 136 acre federal greenfield site (DFO lands) in the Agricultural Land Reserve (ALR), zoned “Agricultural District (AG1)”;
- To the east, across No. 4 Road, is a veterinary hospital and single-family homes in the ALR, zoned “Agricultural District (AG1)”;
- To the south, are single-family homes on both sides of Ferndale Road, zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. Across Ferndale Road is a new Birch neighbourhood park and a townhouse development under construction (DP 02-221259), both zoned “Single-Family Housing District, Subdivision Area F (R1/F)” and “Comprehensive Development District (CD/71)”;
- To the west, between Ferndale Road and Westminster Highway, are single-family lots zoned “Single-Family Housing District, Subdivision Area F (R1/F)” with the development potential under the City Centre McLennan North Sub-Area Plan. The potential is for medium-density (0.65 base Floor Area Ratio) two-family development and two and three-storey townhouse development with access to future Birch Street.

Rezoning and Public Hearing Results

No public letters have been received regarding the subject Development Permit Application.

During the rezoning process, staff identified the following design issue to be resolved at the Development Permit stage:

- Explore further site options for tree retention with consideration for incorporating the significant tree clusters within common open space, where possible. It was also noted that tree replacement compensation was required for loss of significant trees in good health.

The Public Hearing for the rezoning of this site was held on November 15, 2004. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Visual impact of building height on neighbouring single-family home;
- Size of development in relation to character of the neighbourhood;
- Increased traffic on Ferndale Road;
- Security issues relating to vacant house; and
- Impact of construction on neighbouring house foundation wall

Staff worked with the applicant to address these issues in the following ways:

Tree Retention

The landscape design includes the retention of two (2) trees along the No. 4 Road streetscape and the planting of 275 new trees. At least 43 existing trees are proposed for removal, approximately 16 of which could be considered major (in good health and at least 20 cm diameter). These trees are proposed for removal due to tree condition or conflict with building envelopes and internal road layout.

Building Height

The buildings are designed to be reflective of 2.5 storey at the ends and consideration has been given to the orientation and siting of the buildings adjacent to existing single-family homes.

Size of Development

The size of the development is largely the result of the unique shape of the central lot (formerly 9680 Westminster Highway) and is consistent with the changing character of the local area. The subject site is located in lower density multiple family 'Residential Area 4', which includes a local park, existing single-family lots of varying sizes, a much larger multi-family development site and a commercial card-lock gas station.

Traffic

The permanent vehicle access will be located on future Birch Street roughly half way between Ferndale Road and Westminster Highway. Until Birch Street is developed, a temporary access driveway is proposed in the Birch Street dedication connecting to a temporary vehicle access (Birch Street emergency access) and a temporary asphalt sidewalk is proposed in the Public Right-of-Passage (PROP) right-of-way (ROW) secured adjacent to Birch Street. Both driveway and sidewalk will connect the temporary vehicle access to Ferndale Road. Emergency vehicle accesses with bollards are proposed on both No. 4 Road and future Birch Street.

Registration of a restrictive covenant is required to notify purchasers that once Birch Street is operational, the only means of access will be to Birch Street through a permanent vehicle access located approximately 60 m north of Ferndale Road and that the temporary vehicle access shall be reverted to an emergency vehicle access complete with bollards. At that time, a paved connection between Birch Street and the permanent vehicle access will be required

Transportation Department staff advise that the existing traffic volumes on Ferndale Road are within capacity during the peak hour. A City review indicated that the net increase in traffic generated from this 59-unit townhouse development is negligible and would not significantly impact the existing traffic condition on Ferndale Road. Staff have been and will continue to monitor the traffic conditions along Ferndale Road.

Vacant House

Demolition of the existing vacant houses and removal of debris is underway.

Impact of Construction

Cressey Development Corp. advises that in their history, they have not experienced damages to neighbouring properties resulting from townhouse development; and also, that their geotechnical engineer advises the preload will not exceed 3 m in height and that any impact should be contained to within 6 m. In addition, the applicant (general contractor), registered engineers and trades all carry liability insurance to cover the unexpected.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Comprehensive Development District (CD/153)" except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase maximum lot coverage from 30% to 33.5% for porches, patios and balconies.

(Staff supports the proposed variance as it provides articulation, which is integral to the architectural form and character of the proposed development. Streetscape animation and pedestrian orientation is improved with the addition of the porch/patio/balcony elements and the depth increases their usability. In addition, the design has not changed from the rezoning staff report).

- 2) Reduce the No. 4 Road setback from 10 m to 8.65 m.

(Staff supports the proposed variance as it is the direct result of a required 2 m dedication for road widening, does not negatively impact on the streetscape, applies to one (1) unit and the 8.65 m reduced setback for room projections on the ground and second floors is increased to 9.25 m for the majority of the No. 4 Road façade. Were the dedication not required, the project would comply with the required No. 4 Road setback. In addition, the design has not changed from the rezoning staff report).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 4, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'. The Panel resolved that DP 05-290431 move forward subject to the following:

- explore the opportunity to provide colour scheme variations between the buildings;
- design development to Westminster Highway streetscape with pedestrian orientation;
- provide continuous pedestrian connections thru the site and to the surrounding roads;
- design development to explore relocating front entries to face Westminster Highway;

- connect living spaces with private yards;
- use pavers to cross the internal roads to emphasize pedestrian paths and intersections;
- design development to the entries to the end units in Blocks 4 and 5; and
- provide containment around the play area.

All of which have been incorporated with the exception of providing colour scheme variations between the buildings. It was felt that visual interest and variation is provided in the project through the use of different building types and the unique site configuration.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing single-family homes and future multi-family development.
- A side yard condition is predominantly presented. Where a back yard condition is presented to neighbouring single-family homes, a generous setback of over 6 m to the main building face is provided; and
- The applicant has addressed privacy for the adjacent single-family homes to the north, east, west and south through: the planting of trees and shrubs and 1.8 m height solid wood privacy fence along the shared property lines.

Urban Design and Site Planning

- Pedestrian frontage character facing Ferndale Road, Westminster Highway, No. 4 Road and future Birch Street and pedestrian connections have been incorporated. There are individual unit and communal pedestrian entries on all four (4) streetscapes. Pedestrian connections are demarcated throughout the site with patterned paving bands;
- As noted during the rezoning, the positioning of the driveway internal to the site allows for generous landscaped back yards within the side yard setbacks, adjacent to existing single-family homes, and future townhouse development.
- The proposal includes a centrally located mail kiosk adjacent to the outdoor amenity area;
- Vehicle access is provided from future Birch Street and pedestrian access is provided from all four (4) road frontages as discussed above. Until such a time as Birch Street becomes operational, a temporary vehicle access, temporary driveway and temporary sidewalk are proposed to connect the development to Ferndale Road;
- Cross-access agreements for the benefit of 9640 and 9980 Westminster Highway were secured through the Rezoning;
- 118 Resident and 12 visitor (2 of which are accessible) parking spaces have been provided. Visitor parking spaces are provided throughout the development site;
- Headlight glare to single-family back yards has been mitigated with landscape screening and privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Garbage and recycling enclosures have been provided along the west edge of the site. The enclosures are setback from future Birch Street and screened from view with landscaping. Garbage will be collected through private arrangements; and
- This development is exempt from the requirement to provide indoor amenity space as the average unit size exceeds 148 m² in accordance with the Official Community Plan (OCP).

Architectural Form and Character

- The building forms are well articulated;
- The proposed building materials (Hardi-plank/wood siding, Hardi/wood shingles, vinyl siding, Hardi-board and batten, painted wood trim and brackets, powder-coated aluminum railings, solid wood entry doors and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated with six (6) different building types, a unique lot shape, varying setbacks, curving internal roads, a central amenity space; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with the use of both single and double-car door widths, planting of new trees, decorative paving treatment and architectural pedestrian entry, trellis and deck features.

Landscape Design and Open Space Design

- The landscape design includes the retention of two (2) trees along the No. 4 Road streetscape and the planting of 275 new trees. At least 43 existing trees are proposed for removal, approximately sixteen 16 of which could be considered major (in good health and at least 20 cm diameter). These trees are proposed for removal due to tree condition or conflict with building envelopes and internal road layout;
- A central outdoor amenity space has been designed with a mixture of children's play equipment, including spring toys and a playhouse climbing structure with slide. A second smaller amenity area has been designed with spring toys for younger children;
- The landscape design also includes special paving treatment with patterning and colour, as well as substantial planting;
- The visual impact of visitor parking on No. 4 Road is mitigated with special paving treatment and partial landscape screening; and
- Solid wood 1.67 m high privacy fencing has been provided at all interfaces with adjacent neighbours with lower fences in road setbacks (Max. 1.2 m) and 1 m high permeable metal fencing in the streetscapes.

Crime Prevention Through Environmental Design

- Lighting has been carefully considered to enhance visibility and not adversely impact neighbouring properties for the various front entries facing into side yard conditions and the front entries to buildings 3 and 10 to address staff concern about the limited passive surveillance opportunities. The private yards of buildings 3 and 10 will have lower 1.2 m fencing to enhance sightlines.

General

- No accessible units are proposed. Twenty (20) adaptable units are proposed. An alternate floor plan demonstrating potential for adaptability for accessibility was presented for the unit types 'TH1a' and 'TH1b'. There are 20 such units and all will be provided with blocking in the bathroom walls to facilitate future potential installation of grab bars. Renovation would: result in the loss of a parking space and the third floor study; require the installation of an elevator; and require alterations to provide accessible washroom(s). Were all 20 units converted, resulting in the loss of 20 resident parking spaces, the development would still exceed overall resident parking requirements.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context and will fit into the emerging neighbourhood and future context of Birch Street. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Registration of a restrictive covenant ensuring that once Birch Street is operational, the only means of access is to Birch Street through a permanent vehicle access located approximately 60 m north of Ferndale Road and that the temporary vehicle access shall be reverted to an emergency vehicle access complete with bollards. At that time, a connection between Birch Street and the permanent vehicle access will be required; and
- Receipt of a landscaping Letter of Credit in the amount of \$247,564



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-290431

Attachment 1

Address: 9660, 9680, 9700, 9720 Westminster Hwy; 6051 No 4 Rd; 9671 and a portion of 9651 Ferndale Rd
Hamptons Westminster Development Limited
 Applicant: Partnership and CR 38 Holdings Ltd. Owner: CR 38 Holdings Ltd.

Planning Area(s): McLennan North Sub-Area

Floor Area Gross: 11,499 m² (123,782 ft²) Floor Area Net: 8,646 m² (93,072 ft²)

	Existing	Proposed
Site Area:	Formerly 13,858 m ² (149,165 ft ²) Existing 13,302 m ² (143,187 ft ²)	No Change
Land Uses:	Formerly Single-family homes	Townhouses
OCP Designation:	Residential Area 4, Predominantly Triplex, Duplex, Single-Family Dwellings and Townhouses 2 1/2 storeys typical (3-storeys maximum)	No Change
Zoning:	R1/F	CD/153
Number of Units:	Formerly 7	59

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	None Permitted
Lot Coverage – Building:	Max. 30%	33.5%	3.5% Variance
Lot Size:	Min. 0.404 ha (1.0 acres)	1.38 ha (3.42 acres)	None
Setback – Westminster Hwy (N)	Min. 10 m	Min. 10.4 m	None
Setback – No. 4 Rd (E)	Min. 10 m	8.65 m to 9.25 m	1.35 m Variance
Setback – Ferndale Road (S)	Min. 6 m	6.1 m	None
Setback – Birch Street (W)	Min. 4.5 m	7.5 m 4.5 m to PROP ROW	None
Setback – Side and Rear Yard	Min. 3 m	3 m to 12 m	None
Height (m):	12 m	10.67 m to 11.53 m Max. 12 m	None
Off-street Parking Spaces – Resident and Visitor:	89 and 12	118 and 12	None
Off-street Parking Spaces – Total:	101	130	None
Tandem Parking Spaces	permitted	60	None
Amenity Space – Indoor:	Per Design Guidelines	Average unit 152 m ² Exempt	None
Amenity Space – Outdoor:	354 m ²	357 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 04, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Townhouses

Rositch Hemphill & Associate

DP 05-290431

9660/9680/9700/9720 Westminster Hwy & 6051 No. 4 Road &
9651/9671 Ferndale Road

The comments of the Panel were as follows:

- a successful scheme but concerned about the colour schemes and the lack of variety of colour between the buildings. Some articulation of the driveway with unit pavers – could this be expanded?
- a great scheme contributing to what we have seen developing in the neighbourhood – it will be interesting to see what happens to the DFO lands. Lacks pedestrian friendly access to Westminster Highway...
- a nice looking development but the idea of putting pedestrian paths to Westminster Highway...
- an attractive project. The use of pedestrian walkways between the units and garden spaces are great but could go one step further and extend thru the site (a number of spots disconnect). B3 blocks don't have a clearly identified pedestrian route through the site. To the west of B3 units at the corner there is no pedestrian access to the parking spaces. The area between A5 and A6 has no connection to the play area.
- a good job on a difficult site. For buildings 1 and 2 the middle unit back yard access was through the bedroom – it was suggested that a stair down from the living area on the deck to the back yard be provided. Would support increased definition that would cross the road to highlight certain areas of the site.
- a well executed scheme. The applicant and developer were to be commended. The entrances on Block 4 and 5 are off tight narrow space – could pair the entrances and provide more ground oriented space for the units and move the parking... The 50 ft. between the buildings was great.
- a low fence was recommended around the play area.

It was moved and seconded that DP 05-290431 move forward subject to the following:

- explore the opportunity to provide colour scheme variations between the buildings - ***Visual interest provided through unique site configuration and variation in building type design;***
- design development to Westminster streetscape with pedestrian orientation – ***incorporated;***
- provide pedestrian connections thru the site and to the surrounding roads - ***incorporated;***
- design development to explore relocating entries to face Westminster Hwy – ***incorporated;***
- connect living spaces with private yards - ***incorporated;***
- use pavers to emphasize pedestrian paths and intersections ***incorporated;***
- design development to the entries to the end units in Blocks 4 & 5 - ***incorporated;***
- provide containment around the play area- ***low landscaping wall incorporated.***

**CARRIED
Unanimous**



No. DP 05-290431

To the Holder: HAMPTONS WESTMINSTER DEVELOPMENT
 LIMITED PARTNERSHIP AND CR 38 HOLDINGS LTD.

Property Address: 9660, 9680, 9700 AND 9720 WESTMINSTER HIGHWAY;
 6051 NO. 4 ROAD; 9671 FERNDALE ROAD
 AND A PORTION OF 9651 FERNDALE ROAD

Address: C/O JASON TURCOTTE
 #1200 – 1066 WEST HASTINGS STREET
 VANCOUVER, BC V6E 3X1

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 to:
 - a) Increase the maximum permitted lot coverage from 30% to 33.5% for porches, patios and balconies.
 - b) Reduce the No. 4 Road setback from 10 m to 8.65 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$247,564. 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. 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.
7. 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.

Development Permit

No. DP 05-290431

To the Holder: HAMPTONS WESTMINSTER DEVELOPMENT
LIMITED PARTNERSHIP AND CR 38 HOLDINGS LTD.

Property Address: 9660, 9680, 9700 AND 9720 WESTMINSTER HIGHWAY;
6051 NO. 4 ROAD; 9671 FERNDALE ROAD
AND A PORTION OF 9651 FERNDALE ROAD

Address: C/O JASON TURCOTTE
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VANCOUVER, BC V6E 3X1

8. 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.

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

SITE

WESTMINSTER HWY

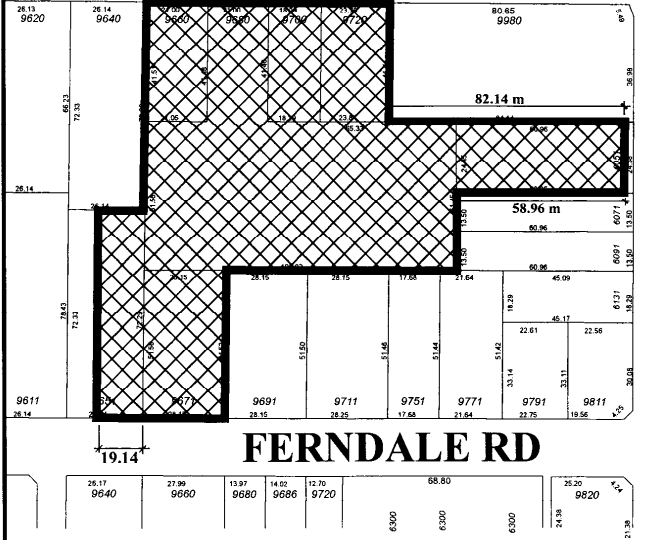
G2

FERNDALE RD

NO. 4 RD

CD/70

WESTMINSTER HWY



FERNDALE RD

NO. 4 RD



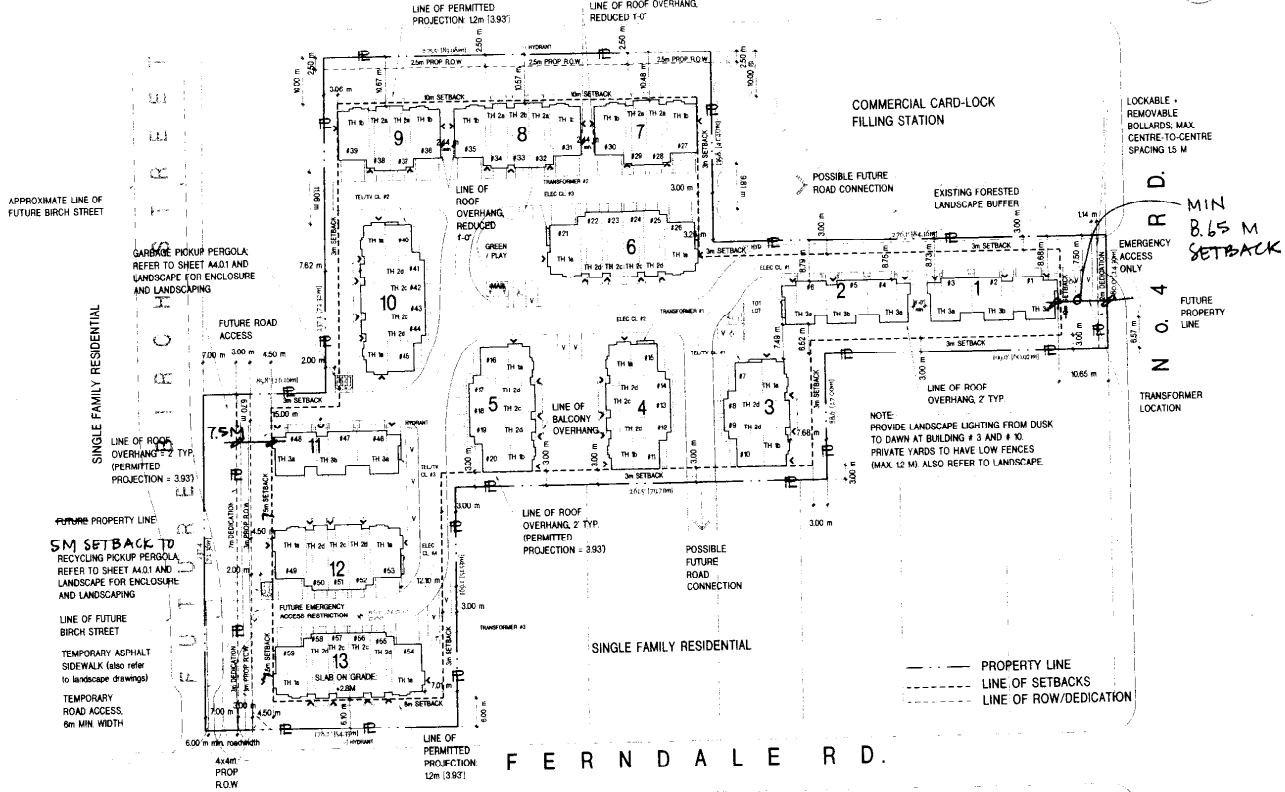
DP 05-290431 SCHEDULE "A"

Original Date: 02/15/05

Revision Date: 09/13/05

Note: Dimensions are in METRES

WESTMINSTER HWY.



APPROXIMATE LINE OF FUTURE BIRCH STREET

GARBAGE PICKUP PERGOLA REFER TO SHEET A401 AND LANDSCAPE FOR ENCLOSURE AND LANDSCAPING

SINGLE FAMILY RESIDENTIAL

5M SETBACK TO RECYCLING PICKUP PERGOLA, REFER TO SHEET A401 AND LANDSCAPE FOR ENCLOSURE AND LANDSCAPING

TEMPORARY ASPHALT SIDEWALK (also refer to landscape drawings)
TEMPORARY ROAD ACCESS, 6m MIN. WIDTH

LINE OF PERMITTED PROJECTION 12m (395')

SINGLE FAMILY RESIDENTIAL

FERNDALE RD.

COMMERCIAL CARD-LOCK FILLING STATION

LOCKABLE, REMOVABLE BOLLARDS, MAX. CENTRE-TO-CENTRE SPACING 15 M

MIN 8.65 M SETBACK

EMERGENCY ACCESS ONLY

TRANSFORMER LOCATION

NOTE: PROVIDE LANDSCAPE LIGHTING FROM DUSK TO DAWN AT BUILDING # 3 AND # 10. PRIVATE YARDS TO HAVE LOW FENCES (MAX. 1.2 M). ALSO REFER TO LANDSCAPE.

PROPERTY LINE
LINE OF SETBACKS
LINE OF ROW/DEDICATION

NOTES:
1. ELEVATIONS (GROUND ELEVATIONS) TO BE VERIFIED AND REFERRED TO SHEET A401 FOR FINISHING INFORMATION.
2. FOR FINISHING INFORMATION ON STREETS TO SURVEY, REFER TO SHEET A401 AND LANDSCAPE FOR ENCLOSURE AND LANDSCAPING.
3. FOR FINISHING INFORMATION ON STREETS TO SURVEY, REFER TO SHEET A401 AND LANDSCAPE FOR ENCLOSURE AND LANDSCAPING.
4. FOR FINISHING INFORMATION ON STREETS TO SURVEY, REFER TO SHEET A401 AND LANDSCAPE FOR ENCLOSURE AND LANDSCAPING.
5. FOR FINISHING INFORMATION ON STREETS TO SURVEY, REFER TO SHEET A401 AND LANDSCAPE FOR ENCLOSURE AND LANDSCAPING.

PLAN # 2 OCT 12 2005
DP 05290431

ROSITCH
HEMPHILL
ASSOCIATES

FILE NUMBER: 10000
D. B. FOWLER SHEET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-667-6002
FAX: 604-667-1071

DATE: 10/12/05
DRAWN BY: J.S.
CHECKED BY: J.S.
SCALE: AS SHOWN

CLIENT: WESTMINSTER DEVELOPMENT LIMITED PARTNERSHIP
PROJECT: WESTMINSTER NORTH RICHMOND, B.C.
SITE PLAN

OR THIRTY-EIGHT HOLDINGS LTD & HAMPTONS
WESTMINSTER DEVELOPMENT LIMITED PARTNERSHIP

SITE 6
MULLENIAN NORTH
RICHMOND, B.C.

DATE: 10/12/05

SCALE: AS SHOWN

PROJECT: WESTMINSTER NORTH RICHMOND, B.C.

DATE: 10/12/05

SCALE: AS SHOWN

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DATE: 10/12/05

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DATE: 10/12/05

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DATE: 10/12/05

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DATE: 10/12/05

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DATE: 10/12/05

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DATE: 10/12/05

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DATE: 10/12/05

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DATE: 10/12/05

SCALE: AS SHOWN

PROJECT: WESTMINSTER NORTH RICHMOND, B.C.

DATE: 10/12/05

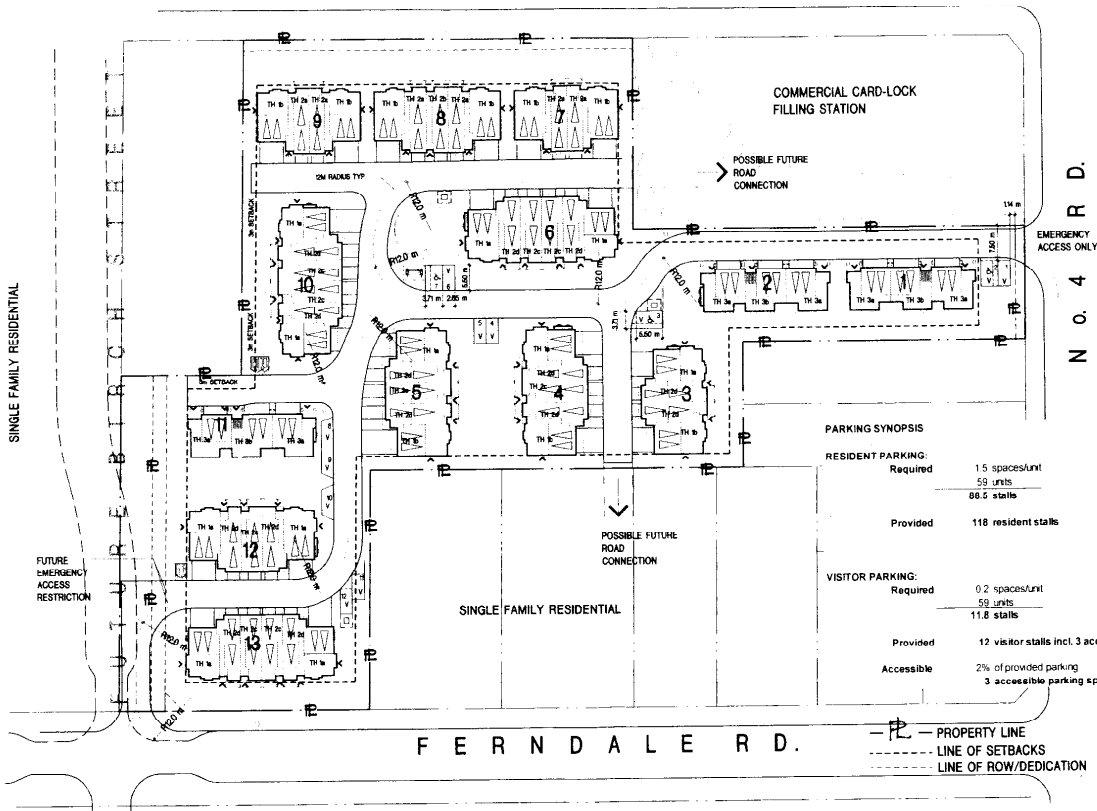
SCALE: AS SHOWN

PROJECT: WESTMINSTER NORTH RICHMOND, B.C.

DATE: 10/12/05

SCALE: AS SHOWN

WESTMINSTER HWY.



PARKING SYNOPSIS

RESIDENT PARKING:	
Required	1.5 spaces/unit 59 units 88.5 stalls
Provided	118 resident stalls
VISITOR PARKING:	
Required	0.2 spaces/unit 59 units 11.8 stalls
Provided	12 visitor stalls incl. 3 accessible spaces
Accessible	2% of provided parking 3 accessible parking spaces

FERNDALE RD.

— PL — PROPERTY LINE
- - - - - LINE OF SETBACKS
- - - - - LINE OF ROW/DEDICATION

NOTES:

- EXISTING GROUND ELEVATIONS TO NEIGHBOURING PROPERTIES WILL BE MAINTAINED
- FOR CIVIL ENGINEERING INFORMATION REFER TO CIVIL DRAWINGS PREPARED BY DS LEE ENGINEERING
- FOR SURVEY INFORMATION REFER TO SURVEY PREPARED BY MORGAN STEWART AND COMPANY DATED SEPTEMBER 2005
- FOR ALL SOFT AND HARD LANDSCAPING REFER TO LANDSCAPING BY GING LANDSCAPE ARCHITECTS
- FOR LAYOUT AND DESIGN OF SPECIAL PLACEMENT TREATMENT SEE LANDSCAPE ARCHITECT

PLAN # 3
OCT 12 2005
DP 05290431

**ROSITCH
HEMPHILL
and
ASSOCIATES**

FILKINGTON HOUSE
10 - BEDFORD STREET
VANCOUVER, B.C.
V6A 1A1
TEL: 604-681-6002
FAX: 604-681-1011

ALL NOTES
1. SEE APPLICATION
2. DESIGN FILING NUMBER
3. REFER TO PLAN COMMENTS FOR ALL NOTES
4. PRELIMINARY
5. SEE REVISIONS
6. PRELIMINARY
7. SEE REVISIONS

2. PLAN, UNLESS OTHERWISE SPECIFIED, SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

WESTMINSTER HWY.

31A
OR THIRTY-EIGHT HOLDINGS
LTD & HAMPTONS
WESTMINSTER DEVELOPMENT
LIMITED PARTNERSHIP

**SITE 6
MCLENNAN NORTH
RICHMOND, B.C.**

PROJECT #1
PARKING PLAN

DATE: 07/14/05
SCALE: 1/4" = 1'-0"
DATE: 02/27/05
NO: 140-7-05
NO: 140-7-05
DATE: 02/04/05

PROJECT #1
0326

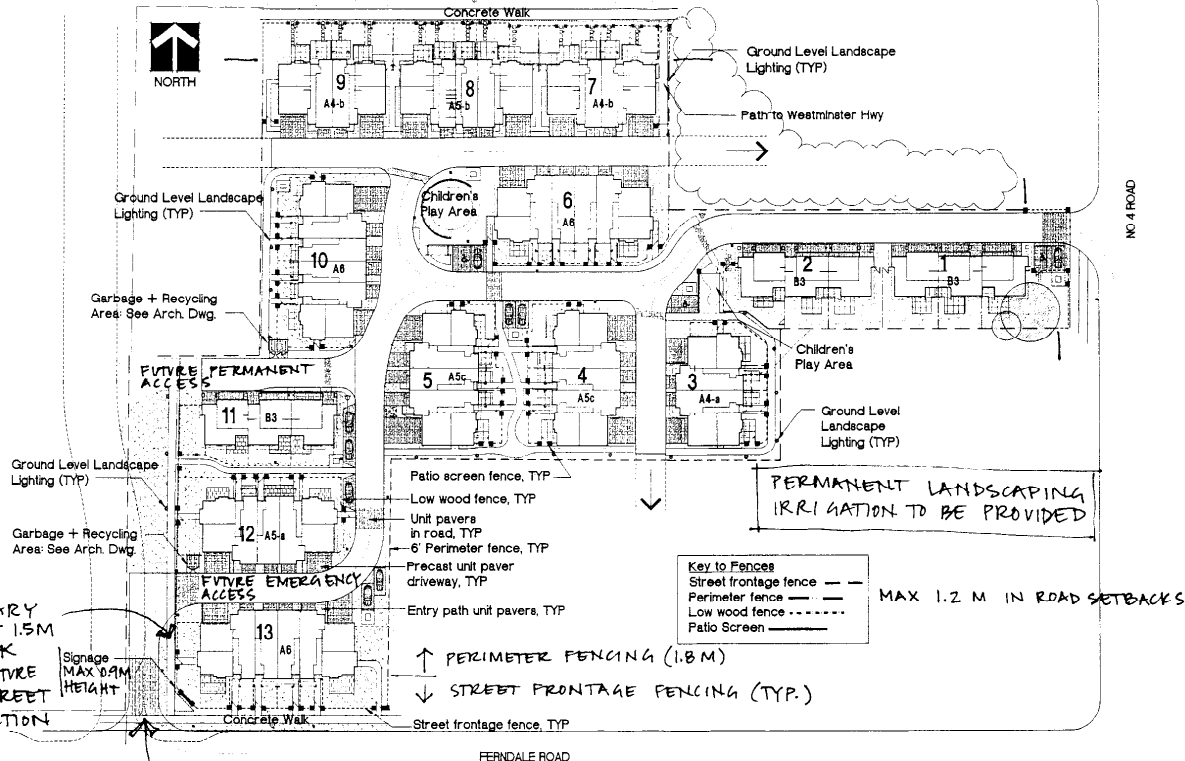
DATE: 10/12/05
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DATE: 07/14/05
DATE: 07/14/05

FRONTAGE IMPROVEMENTS TO BE PROVIDED BY SEPARATE SERVICING AGREEMENT

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WESTMINSTER HIGHWAY



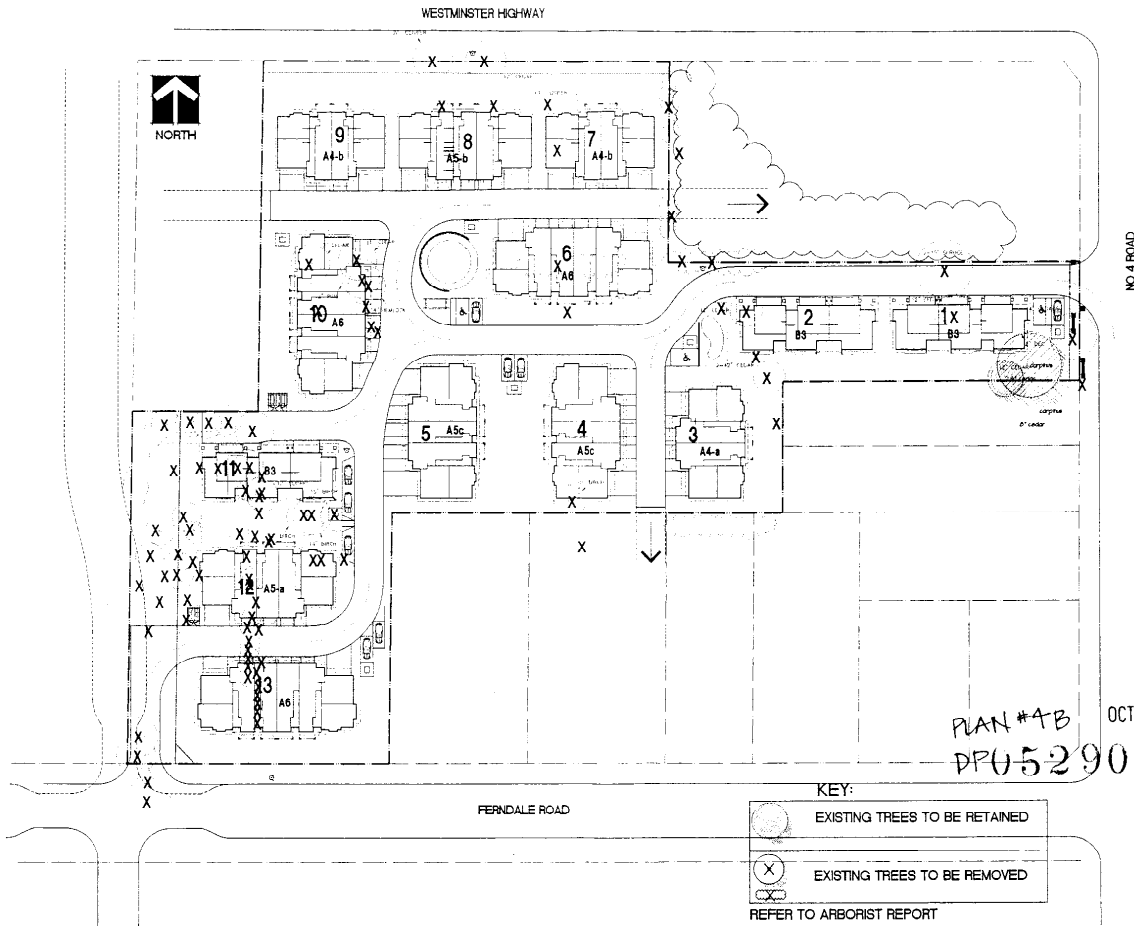
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2	05/10/05	Change Per Unit Counters	DR
3	05/10/05	Change Per Unit Counters	DR
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5	05/10/05	Change Per Unit Counters	DR
6	05/10/05	Change Per Unit Counters	DR
7	05/10/05	Change Per Unit Counters	DR
8	05/10/05	Change Per Unit Counters	DR
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12	05/10/05	Change Per Unit Counters	DR
13	05/10/05	Change Per Unit Counters	DR

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landscape architects
210 W. 12th St. Vancouver BC
V6C 2B8
Tel: (604) 681-2442 Fax: (604) 681-8722

PROJECT
RESIDENTIAL DEV. SITE 6
McLENNAN NORTH
RICHMOND, B.C.
with Rosalich Hamphill Architects

DRAWING TITLE
SITE PLAN
DATE: 04/26/05 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DESIGNER: MDM
SECTION: MDM
DRAWN: MDM
DMG PROJECT NUMBER: 04-279

PLAN # 4A OCT 12 2005
DP05290431



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DMG
landscape architects

1100 West 10th Street
Richmond, B.C. V6X 1A7
Tel: (604) 273-3442 Fax: (604) 273-3443

PROJECT:
RESIDENTIAL DEV. SITE 8
McLENNAN NORTH
RICHMOND, B.C.

with Roslich Hampshire Architects

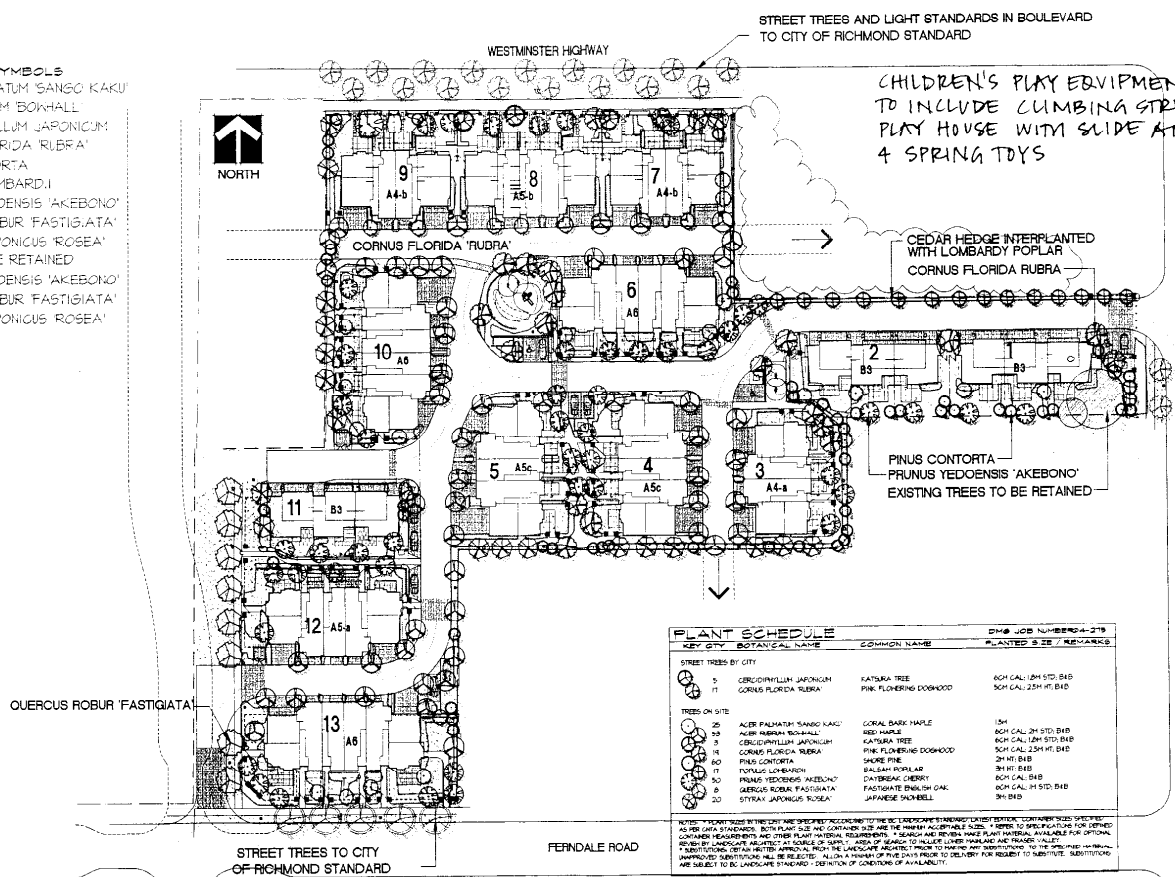
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE	CHG/CR/OP	DRAWING NUMBER
		L2

04/25/07 DMG PROJECT NUMBER 04-275

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- KEY TO TREE SYMBOLS**
- ACER PALMATUM 'SANGO KAKU'
 - ACER RUBRUM 'BOWHALL'
 - CERCIDIPHYLLUM JAPONICUM
 - CORNUS FLORIDA 'RUBRA'
 - PINUS CONTORTA
 - POPULUS LOMBARDI
 - PRUNUS YEDOENSIS 'AKEBONO'
 - QUERCUS ROBUR 'FASTIGIATA'
 - STYRAX JAPONICUS 'ROSEA'
 - TREES TO BE RETAINED
 - PRUNUS YEDOENSIS 'AKEBONO'
 - QUERCUS ROBUR 'FASTIGIATA'
 - STYRAX JAPONICUS 'ROSEA'



NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER 04-278	PLANTED SIZE / REVISIONS
STREET TREES BY CITY					
1	(Symbol)	CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	80H CAL. 12H STD. B&D	
11	(Symbol)	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	50H CAL. 25H HT. B&D	
TREES ON SITE					
20	(Symbol)	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15H	
25	(Symbol)	ACER RUBRUM 'BOWHALL'	RED MAPLE	80H CAL 20H STD. B&D	
1	(Symbol)	CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	80H CAL. 12H STD. B&D	
11	(Symbol)	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	50H CAL. 25H HT. B&D	
10	(Symbol)	PINUS CONTORTA	SHAGBEE PINE	20 HT. B&D	
11	(Symbol)	POPULUS LOMBARDI	LOMBARDY POPLAR	30 HT. B&D	
10	(Symbol)	PRUNUS YEDOENSIS 'AKEBONO'	DARTMOUTH CHERRY	80H CAL. B&D	
9	(Symbol)	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE BRANCHED OAK	80H CAL. 18 STD. B&D	
20	(Symbol)	STYRAX JAPONICUS 'ROSEA'	JAPANESE SMOKEBELL	30H B&D	

NOTES: 1. TREES TO BE RETAINED IN THE EXISTING LANDSCAPE SHALL BE IDENTIFIED AND Labeled WITH TAGS. 2. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 3. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 4. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 5. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 6. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 7. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 8. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 9. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 10. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 11. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 12. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 13. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 14. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 15. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 16. TREE TAGS SHALL BE IDENTIFIED AND Labeled WITH TAGS. 17. 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PLAN #4C OCT 12 2005
DP 05290431

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DMG
landscape architects

A Partnership of
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Patrick Campbell & Associates Ltd.
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RESIDENTIAL DEV.
SITE 6
McLENNAN NORTH
RICHMOND, B.C.

with Roalich Hamphill Architects

PROJECT
DRAWING TITLE
TREE PLAN

DATE: 08/20/05
SCALE: 1/8"=1'-0"
DESIGN: PCH
DESIGN: PCH
CHECK: PCH
DATE: 08/20/05

DWG PROJECT NUMBER: 04-278

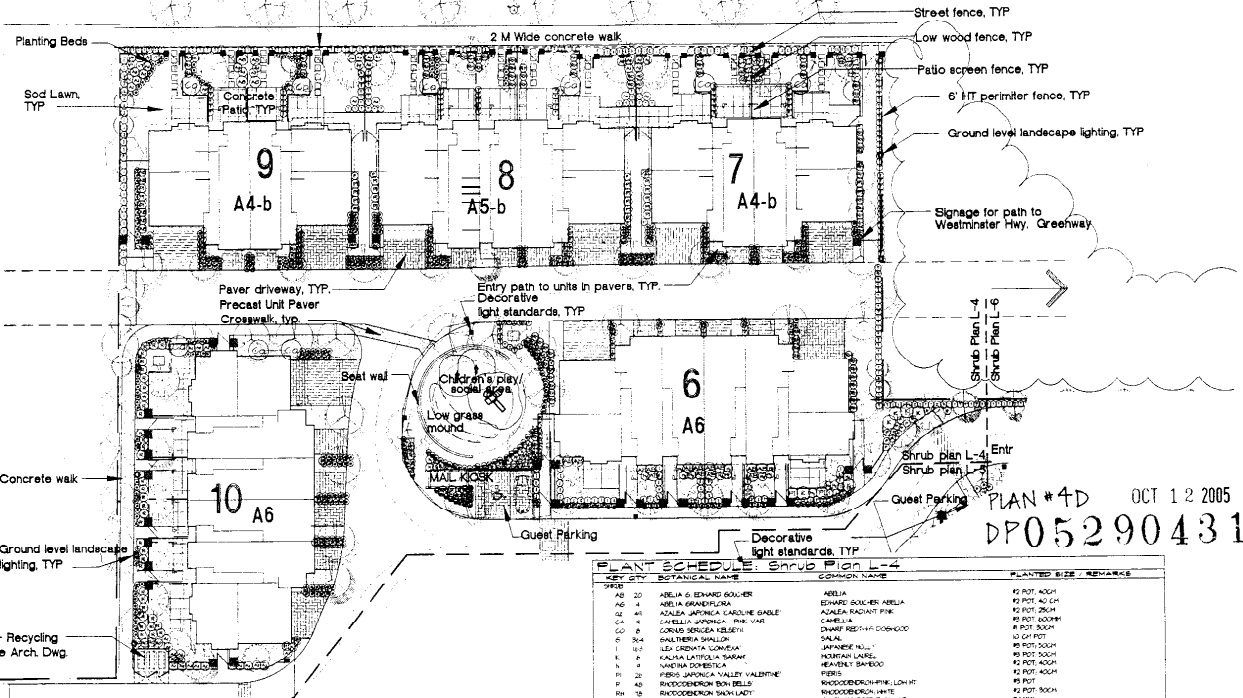
DWG NUMBER: L3
OF 7

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Street fronting fence and gate
2 x 2 patio stone path
from gate to patios, TYP

WESTMINSTER HIGHWAY

Street trees in 5' wide grass boulevard and
Light Standards to Westminster Highway Greenway Stander



PLAN # 4D OCT 12 2005
DP05290431

PLANT SCHEDULE Shrub Plan L-4

KEY	SY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
AB	20	ABELIA G. EDWARD GOUGHER	ABELIA	42 POT, 40 CH	
AD	4	ABELIA GRANDIFLORA	SEWER BOLLWER ABELIA	42 POT, 40 CH	
AE	4	AZALEA JAPONICA CAROLINE EARLE	AZALEA RADIANT PINK	42 POT, 20 CH	
CA	4	CAMELLIA JAPONICA PINK LACE	CAMELLIA	48 POT, 20 CH	
CO	8	CORONIA BERGIA ELLENB	DWARF RED HAT CORONADO	48 POT, 30 CH	
F	20	FORSYTHIA SPANISH	SALSA	50 CH POT	
G	10	GAZANIA COMPLEXA	JAPANESE HOLL.	48 POT, 20 CH	
H	8	HOLLYHOCK BURNING BELL	HOLLYHOCK	48 POT, 20 CH	
I	8	IRIS LATTICIA SARAY	HORTIAN LANCE	42 POT, 40 CH	
J	8	JASMINE CORONATA	REAR BENT	42 POT, 40 CH	
K	20	KOONIA JAPONICA VALLEY VALENTINE	PIERIS	42 POT, 30 CH	
L	40	LEUCODENDRON BURNING BELL	INDIGODENDRON	42 POT, 30 CH	
M	18	MORNING GLORY	INDIGODENDRON WHITE	42 POT, 30 CH	
N	12	NOVA HEDLAND BONICA	PINK HEDLAND ROSES	42 POT, 40 CH	
O	12	OSIA HEDLAND BONICA	PINK HEDLAND ROSES	42 POT, 40 CH	
P	18	PANACEA	WICKS TRE	48 POT, 40 CH	
Q	18	QUERCUS	EMERALD GREEN CEDAR	42 POT, 30 CH	
R	18	RIBES	SPRING SUGAR	42 POT, 30 CH	
S	18	SANTAL	HOLLING LIGHT JAPANESE GRASS	4 POT	
T	20	TETRAPELALIS	CLIPPING HYDRANGEA	42 POT, 20 CH	
U	18	UNION	GRANDELL GERANIUM WHITE FLOWER	4 POT	
V	18	VIBURNUM	GREENISH WHITE OR BLUE VARIETY	4 POT, 2 PAN	
W	18	WICKS TRE	PIRELLA LAUREL	4 POT	
X	18	XANTHOXANTHUS	RUSSIAN SAGE	4 POT	

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. 2. REFER TO SPECIFICATIONS FOR DETAILED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. RESEARCH THE SOURCE OF PLANT MATERIAL. 4. AVAILABILITY FOR DELIVERY OF PLANT MATERIAL SHOULD BE CONFIRMED AT SOURCE OF SUPPLY. 5. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. 6. SUBSTITUTION OF AN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. 7. PLANT SIZES MAY VARY. 8. ALL SUBSTITUTIONS TO THE SPECIFIED MATERIALS APPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

NO.	DATE	REVISION DESCRIPTION	DR
1	10/12/05	Final	DMG
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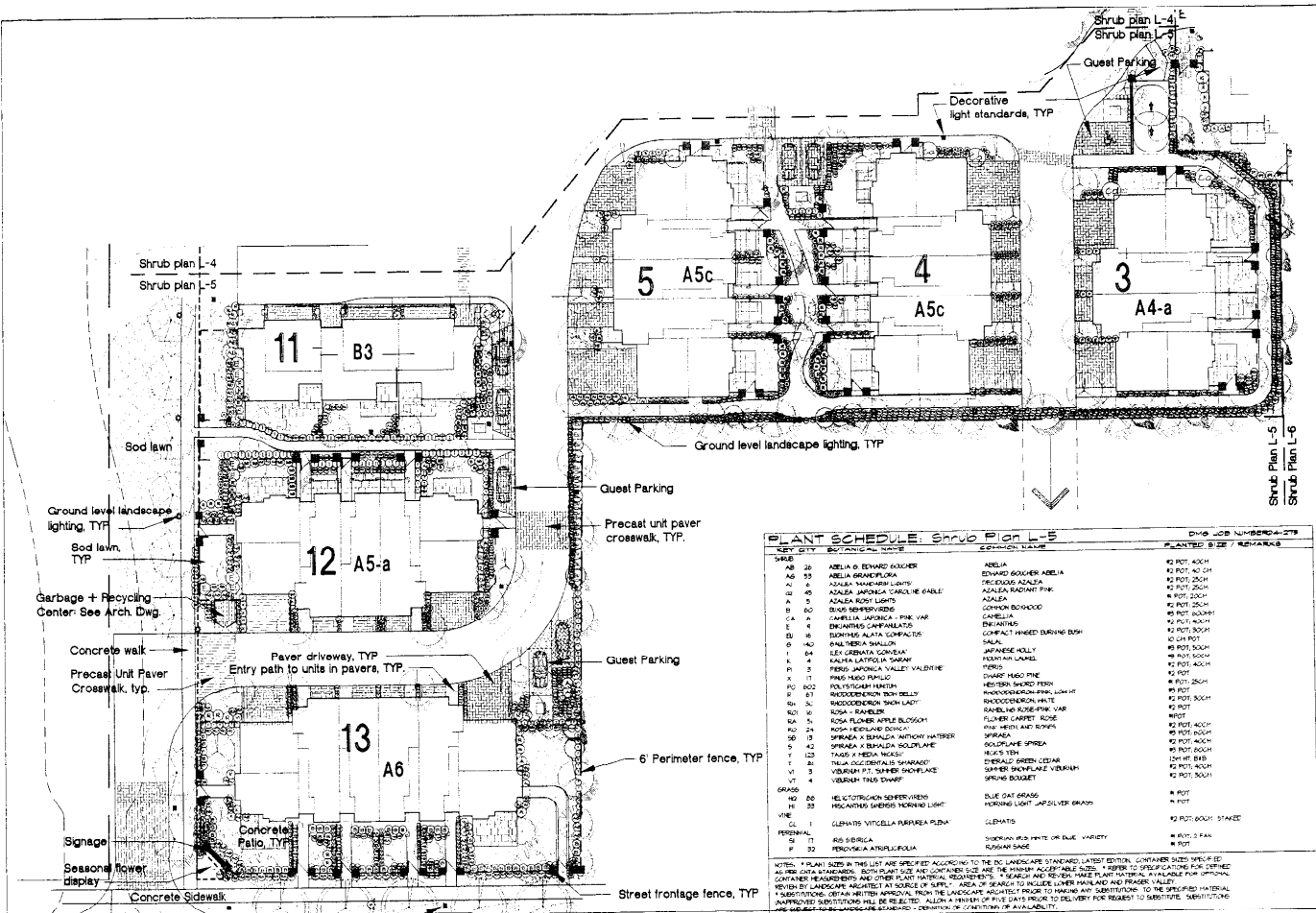
DMG
landscape architects
1000 West 10th Street
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Tel: 604-681-1111
Fax: 604-681-1112

PROJECT
RESIDENTIAL DEV.
SITE 6
MCLENNAN NORTH
RICHMOND, B.C.
with **Raitich Hamphill Architects**

DRAWING TITLE
SHRUB PLAN

DATE: 10/12/05 DRAWING NUMBER:
SCALE: 1/4" = 1'-0"
DESIGNER: DMG
DESIGN: DMG
DRAWN: DMG
DATE: 10/12/05 OF 7
DMG PROJECT NUMBER: 04-276

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PLANT SCHEDULE Shrub Plan L-5

SYM	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED	REMARKS
AB	26	ABELIA G. EDWARD ROCHER	ABELIA	42 POT. 40CH	
AB	33	ABELIA GRANDIFLORA	EDWARD ROCHER ABELIA	42 POT. 40 CH	
A	4	ADONIS MANDARIN LIGHTS	PERGOLAE ADONIS	42 POT. 20CH	
A	45	ADONIS JAPONICA CAROLINE EARLE	ADONIS MADAM FINE	42 POT. 20CH	
A	5	ADONIS ROSE LIGHTS	ADONIS	42 POT. 20CH	
B	80	BUCHER SPIDERBIRD	COMMON BUCKWOOD	42 POT. 20CH	
CA	4	CAMELLIA JAPONICA - PINK VAR.	CAMELLIA	42 POT. 20CH	
E	4	ENCIANTHUS CAMPANELLO	ENCIANTHUS	42 POT. 20CH	
IB	16	ISOPHYLUS ALATA COMPACTUS	COMPACT FINKEED BURNING BUSH	42 POT. 20CH	
O	40	ONC. NEREA SMALLER	NALA	42 CH. 20CH	
64	4	LEE GARDNER GONDISA	JAPANESE HOLLY	42 POT. 20CH	
K	4	KALHA LATIFOLIA SARAF	MOUNTAIN LAMEL	42 POT. 20CH	
P	3	PIEDRA JAPONICA VALLEY VALENTIE	PIEDRA	42 POT.	
X	11	FRONDOSO PAVLO	DWARF HEDGE PINE	42 POT.	
PG	602	POLYTRICHUM MARTIN	HEDERA HEARTY FERN	42 POT. 20CH	
R	61	RHOISODENDRON TRICHOLLO	PROSTRATED KALMIA	42 POT. 20CH	
30	30	RHOISODENDRON SHIM LADY	RHOISODENDRON HILLI	42 POT.	
50	50	ROSA - EXETER	RAMBLING ROSEBERRY VAR.	42 POT.	
RA	5	ROSA FLOREN APRILO BLOSSOM	FLOWER CARRIET ROSE	42 POT. 40CH	
RD	24	ROSA - HEDERA BLOSSOM	ROSE HEDERA BLOSSOM	42 POT. 40CH	
56	56	SPRINGA X SPANALDA ANTHONY HATBER	SPRINGA	42 POT. 40CH	
5	42	SPRINGA X SPANALDA SOLPLANE	SOLPLANE SPREA	42 POT. 40CH	
T	123	TANGA X FREDA WIGLEY	HEAT 123	120 HIG. 40CH	
T	81	TALLA OCCIDENTALE SHARADY	ENIGMA	42 POT. 40CH	
VT	3	VERBENA INT. DUMPER SHARADY	SARPER BUCKFLAME VERBANA	42 POT. 40CH	
VT	4	VERBENA TRIS DWARF	SPRING BOGGYET	42 POT. 30CH	
GRASS					
40	40	HELIOTROPICUM SPERPERVIRENS	BLUE DAT GRASS	4 POT.	
H	33	HOLCATUS SERRATUS MORNING LIGHT	MORNING LIGHT AND SILVER GRASS	4 POT.	
VINE					
CL	1	CLEMATIS VITICELLA PARVAREA PLUM	CLEMATIS	42 POT. 40CH STAKE	
FRONAL					
5	11	ROSE BIRLA	ROSEBUD	42 POT. 20 CH	
F	32	FEROCISIA ANTHUS/RODIA	ROSEBUD SHADE	42 POT.	

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE DC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STATEMENTS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER READINGS AND OTHER PLANT MATERIAL READINGS. * PLANT AND VARIETY NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA IS DESIGNER'S INTENTION TO INCLUDE SILVER HAWK AND PRAGER VALLEY. * SUBSTITUTIONS: OBTAIN WRITER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REMOVAL TO SUBSTITUTION. SUBSTITUTIONS WILL BE REJECTED WITHOUT WRITER'S APPROVAL.

NO.	DATE	REVISION DESCRIPTION	DR.
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DMG
landscape architects

A Partnership of
D. M. GARDNER & ASSOCIATES, L.L.C.
PETER CAMPBELL LANDSCAPE ARCHITECTS, L.L.C.
MAY CLAYTON, L.P. (CONTRACTOR)

1416 CHASE, 4TH FLOOR, DOWNTOWN
RICHMOND, VIRGINIA 23219
TEL: (804) 633-3443 FAX: (804) 633-3443

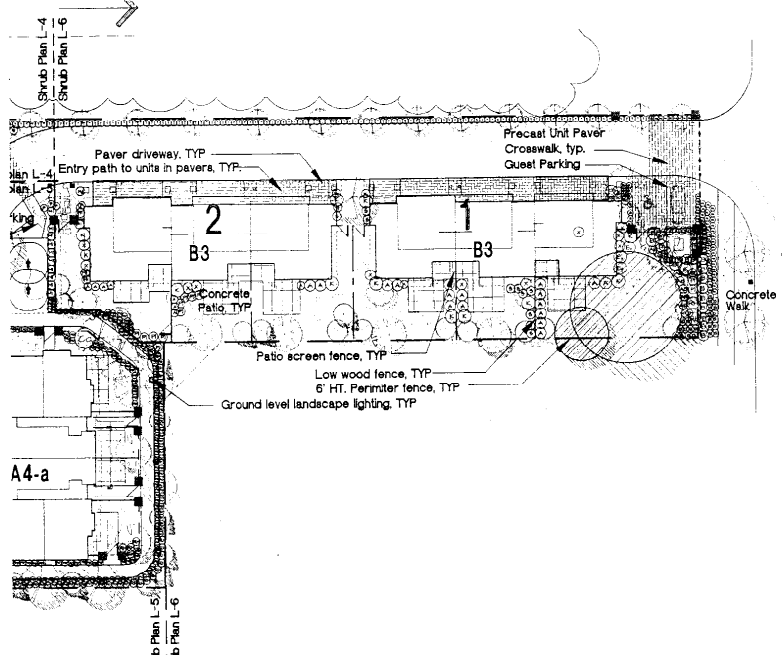
PROJECT
RESIDENTIAL DEV. SITE 6
MCLENNAN NORTH RICHMOND, B.C.
with Roalich Hamphill Architects

DRAWING TITLE
SHRUB PLAN

DATE	08/12/05	DRAWING NUMBER	
SCALE	1/8" = 1'-0"		
DRAWN	PSH		L5
DESIGN	PSH		
CHECK	PSH		
DATE	08/12/05	OF 7	
PROJECT NUMBER	04-276		

FERNDALE ROAD

PLAN #4E
OCT 12 2005
DP 05290431



NO 4 ROAD

PLAN #4F OCT 12 2005
DP 05290431

PLANT SCHEDULE SITE TOTAL DMG JOB NUMBER 04-278

KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRB	AB 35 ABELIA G. EDWARD BOUCHER	ABELIA	#2 POT, 40CM
AB 51 ABELIA GRANDIFLORA	EDWARD BOUCHER ABELIA	#2 POT, 40 CM	
AI 6 AZALEA ROSE LIGHTS	DESIGIOUS AZALEA	#2 POT, 25CM	
AI 44 AZALEA JAPONICA CAROLINE SABLE	AZALEA RADIANT PINK	#2 POT, 25CM	
A 3 AZALEA ROSE LIGHTS	AZALEA	#1 POT, 20CM	
B 7I BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT, 25CM	
CA 5 CAPELLIA JAPONICA - PINK VARI	CAPELLIA	#8 POT, 40X10H	
CO 8 CORNUS SERICEA RELECTII	DIWARF REDTIBED DOGWOOD	#1 POT, 30CM	
E 4 ENKANTHUS CAMPANULATUS	ENKANTHUS	#2 POT, 40CM	
BU 24 DIORNYX ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	#2 POT, 30CM	
G 534 GALLTHERIA SHALLOON	SALAL	10 CM POT	
J 227 ILEX CRENATA 'CONVEIA'	JAPANESE HOLLY	#5 POT, 30CM	
K 23 KALMIA LATIFOLIA 'SARAH'	MOUNTAIN LAUREL	#5 POT, 30CM	
N 4 NANNEN DOBESITICA	HEAVELY SANBGO	#2 POT, 40CM	
PI 42 PIERIS JAPONICA VALLEY VALENTINE	PIERIS	#2 POT	
X 30 PINK MUGO PINE	DIWARF MUGO PINE	#1 POT, 25CM	
PO 615 POLYDIUM LAMINIFOLIUM	REDTIBED SHARD FERN	#5 POT	
R 15 RHODODENDRON BON BELLY	RHODODENDRON-PINK LON HT	#2 POT, 30CM	
RH 10 RHODODENDRON 'SACH LADY'	RHODODENDRON WHITE	#2 POT, 30CM	
RH 18 ROSA - RAMBLER IN	RAMBLER ROSE-PINK VARI	#2 POT	
RA 51 ROSA FLOREN ANGLE BLOSSOM	FLOREN CARPET ROSE	#2 POT, 40CM	
RO 42 ROSA MEDICLANE BONICA	PINK MEDICLANE ROSES	#2 POT, 40CM	
SAI 2 SARGOGGOGA HETLS	HIMALAYAN SARGOGGOGA	#2 POT	
SB 15 SPIRAEA X BUNALDA 'ANTHONY WATERER'	SPIRAEA	#5 POT, 40CM	
S 59 SPIRAEA X BUNALDA 'SOLDFLANE'	GOLDFLANE SPIREA	#2 POT, 40CM	
Y 211 TAXUS X MEDIA 'HOCKSI'	HOCKSI YEW	#5 POT, 30CM	
T 2 TALIA OCCIDENTALIS 'SHARAGO'	DIWARF GREEN CEDAR	15H HT, 8EB	
T 100 TALIA OCCIDENTALIS 'SHARAGO'	DIWARF GREEN CEDAR	#2 POT, 40CM	
GRASS			
HO 4 HOSICANTHUS SIBENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#1 POT	
VI 2 VIBURNUM P. T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#2 POT, 40CM	
VI 22 VIBURNUM TINS 'DIWARF'	SPRING BUCKLE	#2 POT, 30CM	
BRASS			
HO 80 HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
MI 34 MISCANTHUS SIBENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#1 POT	
VINE			
CL 1 CLEMATIS VITICELLA 'HUNKHA FLEVA'	CLEMATIS	#2 POT, 40CM, STAKED	
HT 24 HYDRANSEA ANN. PETIOLARIS	CLIMBING HYDRANSEA	#2 POT, STAKED	
PERENNIAL			
SP 123 GERANIUM 'SANDWICH' ALBA'	GERANIUM - GERANIUM - WHITE FLOWER	#1 POT	
HC 50 HEBEROCALLIS 'JOHN SENIOR'	DAFFLET, WHITE	#1 POT, 1/2 PAN	
SI 30 IRIS SIBIRICA	SIBERIAN IRIS WHITE OR BLUE VARIETY	#1 POT, 2 PAN	
L 4 LAVENULA ANGUSTIFOLIA 'MISTYDEA'	ENGLISH LAVENDER	#1 POT	
F 122 FEROCIA ATRIFLORIGLIA	RUSSIAN SAGE	#1 POT	

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.L. LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW HAVE BEEN MADE FOR MATERIAL AVAILABLE FOR SPECIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OR SUPPLY AREA OF SEARCH TO INCLUDE LOWER HAZARD AND PRASER VALLEY. 4. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. 5. ALTHOUGH MATERIAL IS AVAILABLE TO DELIVERY FOR BROWNS TO SUBSTITUTE, SUBSTITUTIONS ARE SUBJECT TO B.L. LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

PLANT SCHEDULE Shrub Plan L-6 DMG JOB NUMBER 04-278

KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRB	AB 35 ABELIA G. EDWARD BOUCHER	ABELIA	#2 POT, 40CM
AB 51 ABELIA GRANDIFLORA	EDWARD BOUCHER ABELIA	#2 POT, 40 CM	
AI 6 AZALEA ROSE LIGHTS	DESIGIOUS AZALEA	#2 POT, 25CM	
AI 44 AZALEA JAPONICA CAROLINE SABLE	AZALEA RADIANT PINK	#2 POT, 25CM	
A 3 AZALEA ROSE LIGHTS	AZALEA	#1 POT, 20CM	
B 7I BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT, 25CM	
CA 5 CAPELLIA JAPONICA - PINK VARI	CAPELLIA	#8 POT, 40X10H	
CO 8 CORNUS SERICEA RELECTII	DIWARF REDTIBED DOGWOOD	#1 POT, 30CM	
E 4 ENKANTHUS CAMPANULATUS	ENKANTHUS	#2 POT, 40CM	
BU 24 DIORNYX ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	#2 POT, 30CM	
G 534 GALLTHERIA SHALLOON	SALAL	10 CM POT	
J 227 ILEX CRENATA 'CONVEIA'	JAPANESE HOLLY	#5 POT, 30CM	
K 23 KALMIA LATIFOLIA 'SARAH'	MOUNTAIN LAUREL	#5 POT, 30CM	
N 4 NANNEN DOBESITICA	HEAVELY SANBGO	#2 POT, 40CM	
PI 42 PIERIS JAPONICA VALLEY VALENTINE	PIERIS	#2 POT	
X 30 PINK MUGO PINE	DIWARF MUGO PINE	#1 POT, 25CM	
PO 615 POLYDIUM LAMINIFOLIUM	REDTIBED SHARD FERN	#5 POT	
R 15 RHODODENDRON BON BELLY	RHODODENDRON-PINK LON HT	#2 POT, 30CM	
RH 10 RHODODENDRON 'SACH LADY'	RHODODENDRON WHITE	#2 POT, 30CM	
RH 18 ROSA - RAMBLER IN	RAMBLER ROSE-PINK VARI	#2 POT	
RA 51 ROSA FLOREN ANGLE BLOSSOM	FLOREN CARPET ROSE	#2 POT, 40CM	
RO 42 ROSA MEDICLANE BONICA	PINK MEDICLANE ROSES	#2 POT, 40CM	
SAI 2 SARGOGGOGA HETLS	HIMALAYAN SARGOGGOGA	#2 POT	
SB 15 SPIRAEA X BUNALDA 'ANTHONY WATERER'	SPIRAEA	#5 POT, 40CM	
S 59 SPIRAEA X BUNALDA 'SOLDFLANE'	GOLDFLANE SPIREA	#2 POT, 40CM	
Y 211 TAXUS X MEDIA 'HOCKSI'	HOCKSI YEW	#5 POT, 30CM	
T 2 TALIA OCCIDENTALIS 'SHARAGO'	DIWARF GREEN CEDAR	15H HT, 8EB	
T 100 TALIA OCCIDENTALIS 'SHARAGO'	DIWARF GREEN CEDAR	#2 POT, 40CM	
GRASS			
HO 4 HOSICANTHUS SIBENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#1 POT	
VI 2 VIBURNUM P. T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#2 POT, 40CM	
VI 22 VIBURNUM TINS 'DIWARF'	SPRING BUCKLE	#2 POT, 30CM	
BRASS			
HO 80 HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
MI 34 MISCANTHUS SIBENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#1 POT	
VINE			
CL 1 CLEMATIS VITICELLA 'HUNKHA FLEVA'	CLEMATIS	#2 POT, 40CM, STAKED	
HT 24 HYDRANSEA ANN. PETIOLARIS	CLIMBING HYDRANSEA	#2 POT, STAKED	
PERENNIAL			
SP 123 GERANIUM 'SANDWICH' ALBA'	GERANIUM - GERANIUM - WHITE FLOWER	#1 POT	
HC 50 HEBEROCALLIS 'JOHN SENIOR'	DAFFLET, WHITE	#1 POT, 1/2 PAN	
SI 30 IRIS SIBIRICA	SIBERIAN IRIS WHITE OR BLUE VARIETY	#1 POT, 2 PAN	
L 4 LAVENULA ANGUSTIFOLIA 'MISTYDEA'	ENGLISH LAVENDER	#1 POT	
F 122 FEROCIA ATRIFLORIGLIA	RUSSIAN SAGE	#1 POT	

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.L. LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW HAVE BEEN MADE FOR MATERIAL AVAILABLE FOR SPECIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OR SUPPLY AREA OF SEARCH TO INCLUDE LOWER HAZARD AND PRASER VALLEY. 4. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. 5. ALTHOUGH MATERIAL IS AVAILABLE TO DELIVERY FOR BROWNS TO SUBSTITUTE, SUBSTITUTIONS ARE SUBJECT TO B.L. LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

NO.	DATE	REVISION OR DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

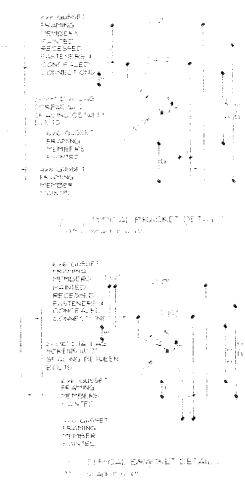
DMG
landscape architects
77 Market Street, Suite 100
Richmond, BC V6V 1B8
Canada
Tel: (604) 271-2622, 5-437-4720

PROJECT: RESIDENTIAL DEV.
SITE 6
MILLEN NORTH
RICHMOND, B.C.
with Roseth Hampshill Architects
DRAWING TITLE: SHRUB PLAN
DATE: 04/26/04
SCALE: 1/8" = 1'-0"
DESIGN: RCH
CHECK: RCH
DATE: 04/26/04
DMG PROJECT NUMBER: 04-278

L6 OF 7

MATERIALS

1	WALLBOARD	UNFINISHED	UNFINISHED	11	WOODEN TRIM	PAINTED	TO MATCH EXTERIOR FINISH
2	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	12	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
3	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	13	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
4	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	14	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
5	HORIZONTAL SLATS	PAINTED	TO MATCH EXTERIOR FINISH	15	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
6	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	16	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
7a	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	17	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
7b	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	18	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
8	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	19	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
9	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH	20	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH
10	WOOD TRIM	PAINTED	TO MATCH EXTERIOR FINISH				



**ROSITCH
HEMPHILL
&
ASSOCIATES**

FILE NUMBER: 10-107001
 10-107001-01
 VANCOUVER, B.C.
 C.A.M.A.D.A.
 Y.C.A. 1.C.1
 TEL: 604-671-6002
 FAX: 604-671-1011



PLAN #5
 OCT 12 2005
 DP 05290431

PROJECT: 10-107001-01
 DRAWING: 10-107001-01-05
 DATE: 10/12/05
 SCALE: AS SHOWN
 DRAWN BY: J.S.H.
 CHECKED BY: J.S.H.
 APPROVED BY: J.S.H.

**SITE 6
McLENNAN NORTH
RICHMOND, B.C.**

MATERIAL LEGEND

10-107001-01-05
 10-107001-01-05
 10-107001-01-05
 10-107001-01-05
 10-107001-01-05
 10-107001-01-05

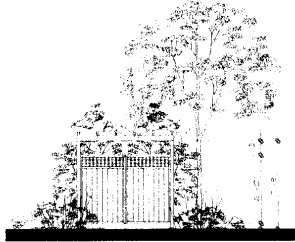
0326
A4.0
 PLOT DATE: 10/12/05
 DP: 05290431



2X GARBAGE 3 cu yd EA
1X CARDBOARD 3 cu yd EA

FRONT ELEVATION 1

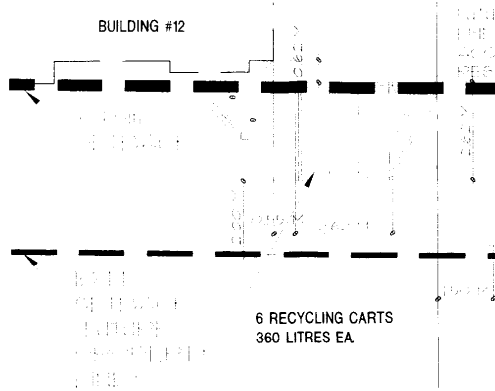
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6 RECYCLING CARTS
360 LITRES EA

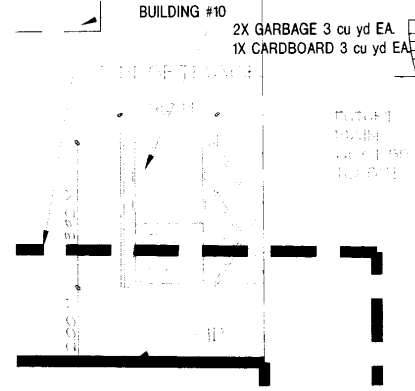
FRONT ELEVATION 2

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



RECYCLING ENCLOSURE

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



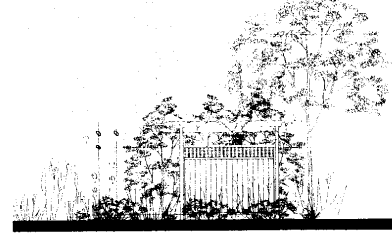
GARBAGE ENCLOSURE

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



RECYCLING ENCLOSURE

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



RECYCLING ENCLOSURE

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

PLAN # 6 OCT 12 2005
DP 05290431

**ROSITCH
HEMPHILL
&
ASSOCIATES**

FILKINGTON HOUSE
10 - 60 HOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-674-2000
FAX: 604-674-1011

NET AREA: 1000 SQ FT
GROSS AREA: 1200 SQ FT
TOTAL FLOOR AREA: 1200 SQ FT
TOTAL VOLUME: 12000 CU FT
TOTAL PERIMETER: 1200 FT

DATE: 10/12/05
DRAWN: JAE
CHECKED: JAE

PROJECT: SITE 6
CLIENT: CR THIRTY-EIGHT HOLDINGS LTD & HAMPTONS WESTMINSTER DEVELOPMENT LIMITED PARTNERSHIP

PROJECT NO: 0326

DATE: 10/12/05

**SITE 6
McLENNAN NORTH
RICHMOND, B.C.**

**RECYCLING
ENCLOSURES**

PROJECT NO: 0326-402
DRAWN BY: JAE
CHECKED BY: JAE
DATE: 10/12/05

PROJECT NO: 0326

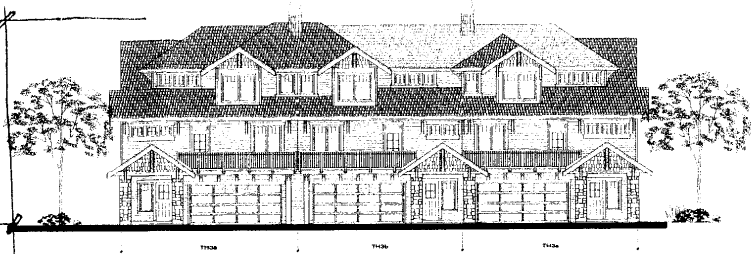
A4.02

PLotted DATE: 20 AUG 2005



L SIDE ELEVATION

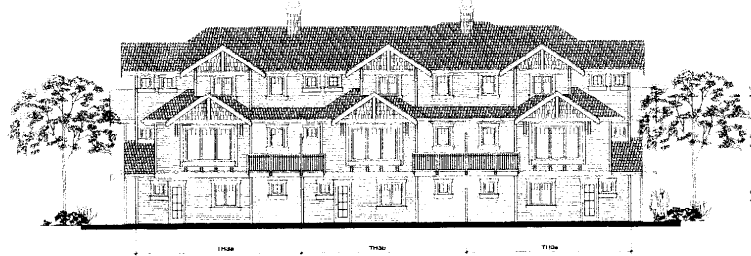
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FRONT ELEVATION




R SIDE ELEVATION



REAR ELEVATION

PLAN #7
OCT 12 2005
DP 05290431



**ROSITCH
HEMPHILL
Associates**

FILEINGTON HOUSE
D - ED FOWELL STREET
VANCOUVER, B.C.
C A N A D A
V 6 A 1 G 1
TEL: 604-671-6002
FAX: 604-671-1011

PROJECT NO. 0326
DATE: 04 OCT 2005
SCALE: 1/8" = 1'-0"

**SITE 6
MCLENNAN NORTH
RICHMOND, BC**

**ELEVATIONS
BUILDINGS 1, 2, 11**

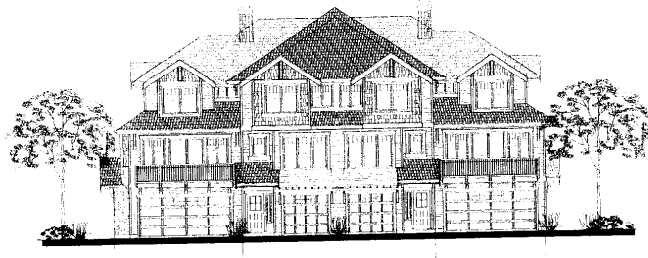
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A4.1

PLT. DATE: 04 OCT 2005
DP: 05290431



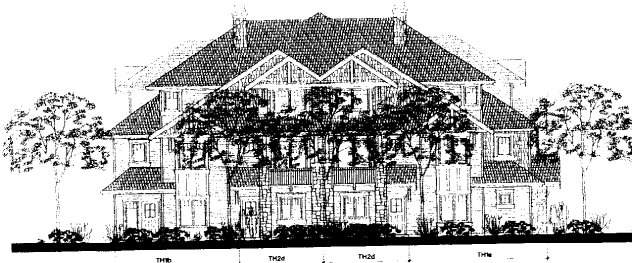
R SIDE ELEVATION



REAR ELEVATION




L SIDE ELEVATION



FRONT ELEVATION

PLAN # 8
OCT 12 2005
DP 05290431



**ROSITCH
HEMPHILL
&
ASSOCIATES**
P.L.L.C.

FILEKINGTON HOUSE
10 - BOWELL STREET
VANCOUVER, B.C.
C A R A D A
V L A 1 G 1
TEL: 604-671-6002
FAX: 604-671-1011

DATE: 03/26/05
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/12/05
SCALE: 1/8" = 1'-0"

**SITE 6
McLENNAN NORTH
RICHMOND, B.C.**

**ELEVATIONS
BUILDING 3**

NO. 0326-40
DATE: 10/12/05
SCALE: 1/8" = 1'-0"
DATE: 10 OCT 2004
SCALE: 1/8" = 1'-0"
DATE: 10 OCT 2004
SCALE: 1/8" = 1'-0"

NO. 0326
DATE: 10 OCT 2004
SCALE: 1/8" = 1'-0"

A4.2

PLAT DATE: 07 AUG 2004
OF: 20/20



**ROSITCH
HEMPHILL
& ASSOCIATES**
ARCHITECTS

PLEIKTON HOUSE
10 FOWELL STREET
YANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-674-4000
FAX: 604-674-1011

NO. SHEET: 0326-43
NO. OF SHEETS: 0326-43
DATE: 18 OCT 2004
SCALE: 1/8" = 1'-0"
DRAWN BY: JSD
CHECKED BY: JSD

DATE: 18 OCT 2004
SCALE: 1/8" = 1'-0"
DRAWN BY: JSD
CHECKED BY: JSD

OR THIRTY-EIGHT HOLDINGS
LTD & HAMPTONS
WESTMINSTER DEVELOPMEN
LIMITED PARTNERSHIP

**SITE 6
McLENNAN NORTH
RICHMOND, B.C.**

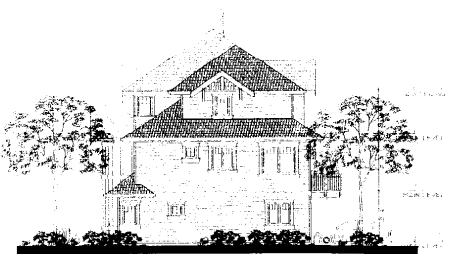
**ELEVATIONS
BUILDINGS 4, 5 & 12
SPLEX**

NO. SHEET: 0326-43
NO. OF SHEETS: 0326-43
DATE: 18 OCT 2004
SCALE: 1/8" = 1'-0"
DRAWN BY: JSD
CHECKED BY: JSD

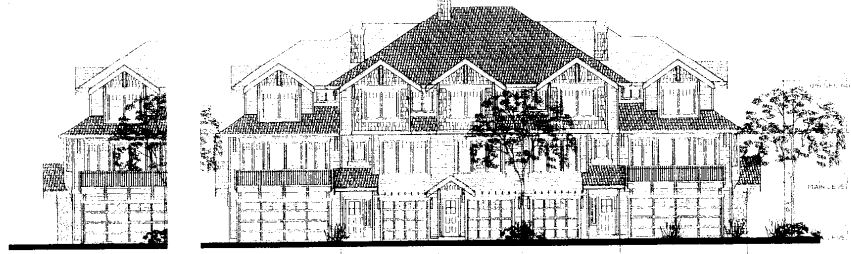
NO. SHEET: 0326

A4.3

NO. OF SHEETS: 0326-43
DATE: 18 OCT 2004
SCALE: 1/8" = 1'-0"
DRAWN BY: JSD
CHECKED BY: JSD



R SIDE ELEVATION
BUILDINGS 4 & 5



REAR ELEVATION
BUILDINGS 4 & 5



L SIDE ELEVATION
BUILDINGS 4, 5 & 12



FRONT ELEVATION
BUILDINGS 4 & 5



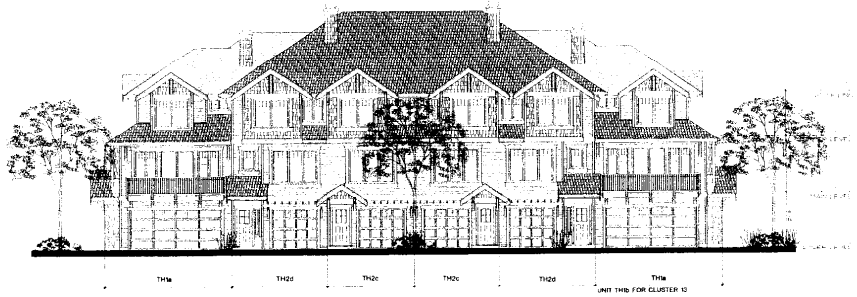
BUILDING 12

PLAN # 9 OCT 18 2005
DP 05290431

NOTE: BUILDING 5 ELEVATIONS SIMILAR - UNITS ARE MIRRORED



R SIDE ELEVATION



REAR ELEVATION



L SIDE ELEVATION



FRONT ELEVATION

PLAN # 10 OCT 12 2005
 DP 05290431

ROSITCH HEMPHILL & ASSOCIATES
 ARCHITECTS

FILENIGHT HOUSE
 10 - 10 FOMEL STREET
 VANCOUVER, B.C.
 C.A.M.A.D.A.
 V & A 1 G 1 1
 TEL: (604) 641-4002
 FAX: (604) 641-1011

CLIENT: OR THIRTY EIGHT HOLDINGS LTD & HAMPTONS WESTMINSTER DEVELOPMENT LIMITED PARTNERSHIP

SITE 6
 McLENNAN NORTH
 RICHMOND, B.C.

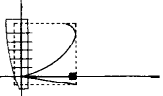
PROJECT:
ELEVATIONS BUILDINGS 6, 10 & 13
 SPLEX

DATE: 03/10/04
 SCALE: 1/8" = 1'-0"
 NO: 07 OCT 2004
 DRAWN: RSH

NO: 0326

A4.4

PLAT DATE: 01 AUG 2005
 OR 05 290431



**ROSITCH
HEMPHILL
o n d
ASSOCIATES**
ARCHITECTS

FILEINGTON HOUSE
10 - 10 FOWELL STREET
VANCOUVER, B. C.
V 6 A 1 G 1
TEL: 604-661-6002
FAX: 604-661-1041

DATE: 08/11/05
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

FOR INFORMATION ONLY: THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.

GENERAL NOTES

OR THIRTY EIGHT HOLDINGS LTD & HAMPTONS WESTMINSTER DEVELOPMENT LIMITED PARTNERSHIP

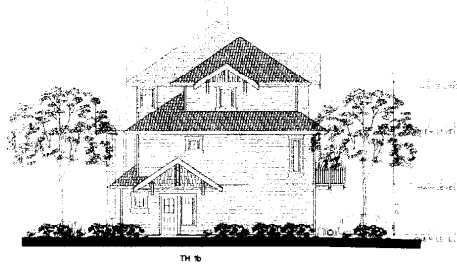
SITE 6
McLENNAN NORTH
RICHMOND, B.C.

DATE: 01/05
ELEVATIONS
CLUSTER 7 & 9 (4/10)
4PLEX

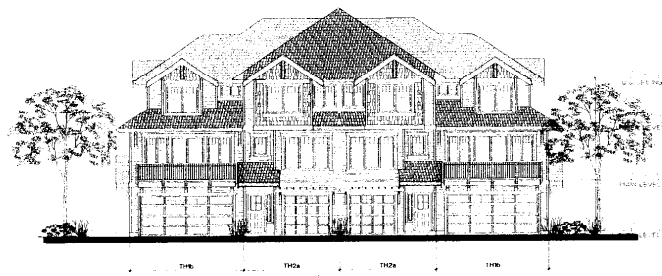
PROJECT: 0326
SCALE: 1/8" = 1'-0"
DATE: 08/11/05
DRAWN: J.B. BROWN
CHECKED: J.B. BROWN

PROJECT NO: 0326
A4.5

PLANT DATE: 01/08/2005
DRAWN: J.B. BROWN

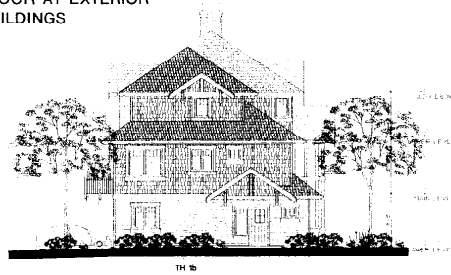


**SIDE ELEVATION
FACING INTERNAL UNITS**

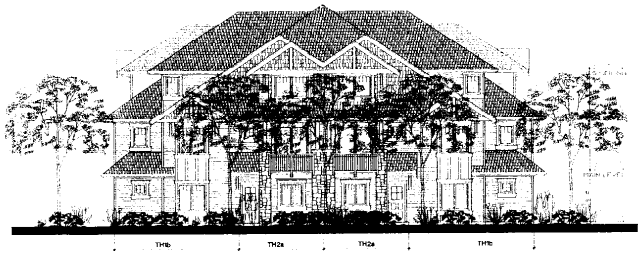


FRONT ELEVATION

SHINGLES ON 2ND
FLOOR AT EXTERIOR
BUILDINGS

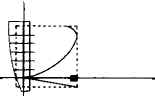


**SIDE ELEVATION
FACING PROPERTY LINE**



REAR ELEVATION

PLAN # 11 OCT 12 2005
DP 05290431



**ROSITCH
HEMPHILL
&
ASSOCIATES**

FILEINGTON HOUSE
10 - 80 POWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-671-4200
FAX: 604-671-1011

DATE: 03/26/05
DRAWN: L.S.
CHECKED: K.S.G.
PROJECT: 0326-140

OR THIRTY-EIGHT HOLDINGS
LTD. & HAMPTONS
WESTMINSTER DEVELOPMENT
LIMITED PARTNERSHIP

**SITE 6
MOLLENNAN NORTH
RICHMOND, B.C.**

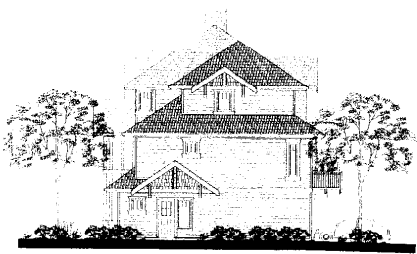
**ELEVATIONS
BUILDING 8
6PLEX**

PROJECT: 0326-140
SCALE: 1/8" = 1'-0"
DATE: 01 OCT 2004
DRAWN: L.S.
CHECKED: K.S.G.

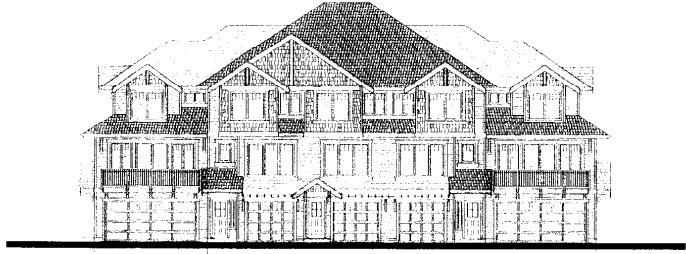
PROJECT: 0326

A4.6

PLOT DATE: 01 NOV 2005



R SIDE ELEVATION



FRONT ELEVATION

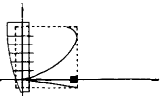


L SIDE ELEVATION



REAR ELEVATION

PLAN #12 OCT 12 2005
DP 05290431



**ROSITCH
HEMPHILL
a n d
ASSOCIATES**

FILEINGTON HOUSE
D - EDOMEL STREET
VANCOUVER, B.C.
C A N A D A
V 6 A 1 G 1
TEL: 604 644-6000 FAX: 604 644-1011

DATE: 03.08.07
DRAWN BY: JKH
CHECKED BY: JKH
SCALE: AS SHOWN
PROJECT NO: 0328

WESTMINSTER DEVELOPMENT
LIMITED PARTNERSHIP

WESTMINSTER DEVELOPMENT
LIMITED PARTNERSHIP

OR THIRTY-EIGHT HOLDINGS
LTD & HAMPTONS
WESTMINSTER DEVELOPMENT
LIMITED PARTNERSHIP

**SITE 6
McLENNAN NORTH
RICHMOND, B.C.**

STREETSCAPE

PROJECT: 0328-407
DATE: 1987-11-07
JOB: 04 OCT 2004
DRAWN BY: JKH
CHECKED BY: JKH

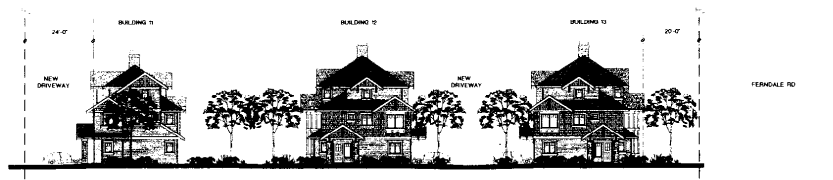
REV: 0328

A4.0.1

PLOT DATE: 07-16-2005
PLOT NO: 0328-407



WESTMINSTER HIGHWAY STREETSCAPE

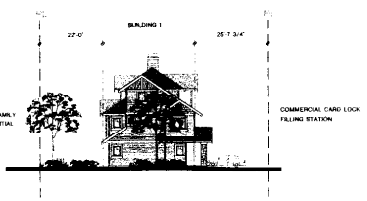


BIRCH STREET STREETSCAPE

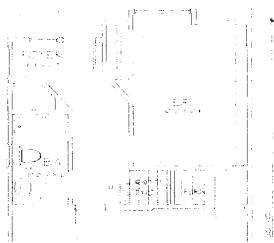
REFERENCE PLAN OCT 12 2005
DP 05290431



FERNDALE ROAD STREETSCAPE

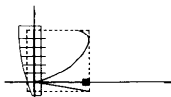


NO. 4 ROAD STREETSCAPE



TH 1b (FRONT ENTRANCE)
 4BR + STUDY
 3/59
 FOR BUILDINGS #3, #4 AND #5

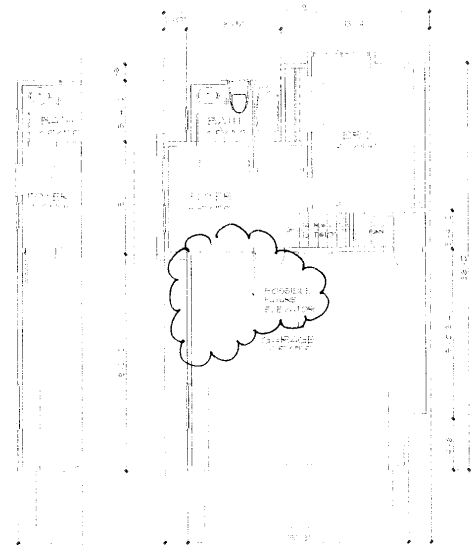
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL CONTRACT DOCUMENTS AND SPECIFICATIONS FOR BUILDING #3, #4 AND #5.



**ROSITCH
 HEMPHILL
 o n d
 ASSOCIATES**

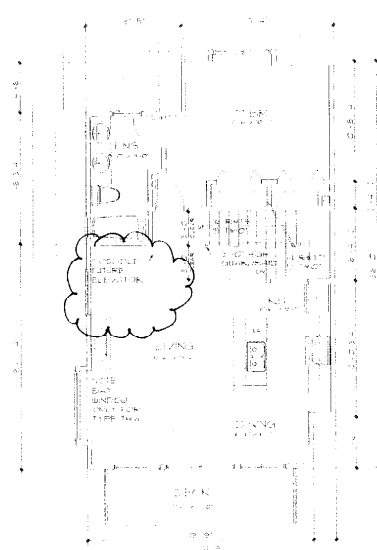
REGISTRATION NO. 1000
 1000 BROADWAY
 VANCOUVER, B.C.
 CANADA
 V6C 1G1
 TEL: 604 681 6000
 FAX: 604 681 1011

DATE: 03/05
 DRAWN BY: J. HEMPHILL
 CHECKED BY: J. HEMPHILL
 APPROVED BY: J. HEMPHILL



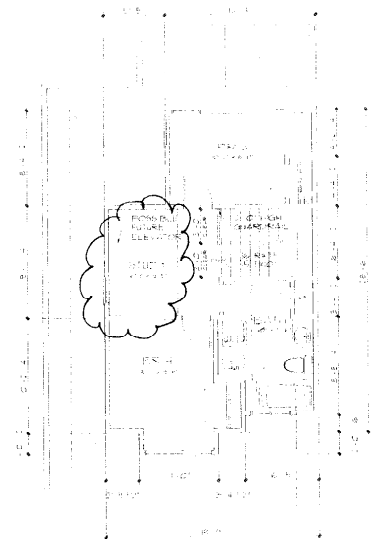
1ST FLOOR

TH 1b
 4BR + STUDY
 6/59



2ND FLOOR

TH 1a
 4BR + STUDY
 11/59



3RD FLOOR

REFERENCE PLAN OCT 12 2005
 DP 05290431

**ADAPTABLE
 UNIT TYPE**

OR THIRTY-EIGHT HOLDINGS
 LTD & PARTNERS
 WESTMINSTER DEVELOPMENT
 LIMITED PARTNERSHIP

**SITE 6
 McLENNAN NORTH
 RICHMOND, B.C.**

**UNIT TYPES
 TH1a & TH1b**

PROJECT: 0326-100
 DRAWING NO.: 0326-100-001
 DATE: DEC 15/04
 SCALE: 3/8"=1'-0"
 DRAWN BY: J. HEMPHILL

PROJECT NO.: 0326
 SCALE: **A7.0**