



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: September 19, 2002
File: DP 02-202790
Re: **Application by Tom Yamamoto for a Development Permit at 7611, 7651, 7691
and Northerly Portion 7731 Heather Street and 7600 Turnill Street**

Manager's Recommendation

That a Development Permit be issued that would:

1. Allow the construction of 60 townhouse units at 7611, 7651, 7691 and the northerly portion of 7731 Heather Street and 7600 Turnill Street on a property zoned Comprehensive Development District (CD/126); and
2. Vary the regulations in the Zoning and Development Bylaw to:
 - (a) permit two mailbox/recycling enclosures within the 6 m (19.685 ft) road setback on Heather Street;
 - (b) permit Building 3 to encroach a maximum of 1 m (3.281 ft) into the 6 m (19.685 ft) road setback at the corner of Keefer Avenue and Turnill Street;
 - (c) reduce the number of visitor parking spaces from 12 to 11.

Joe Erceg
Manager, Development Applications

AJ:rs
Att.

Staff Report

Origin

Tom Yamamoto Architect has applied on behalf of Capital West Holdings for a 60 unit townhouse development in the McLennan South Area. The property is scheduled to be rezoned to Comprehensive Development District (CD/126) on October 15, 2002.

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

Development Information

Site Area:	10,998.152 m ² (118,387 ft ²)
Building Area:	7,566.705 m ² (81,450 ft ²)
Site Coverage:	46% Allowed 43% Proposed
F.A.R.:	0.69 Allowed 0.688 Proposed
Parking:	90 Spaces Required, including 12 visitors 132 Spaces Proposed, including 11 visitors (1 HC)

Findings of Fact

Guidelines for form and character for Development Permits appear in Schedule 2.10B of Bylaw 7100, the Official Community Plan, specifically, the *McLennan South Sub-Area Plan*.

Development surrounding the subject development site consists mainly of vacant land or single-family holdings on large lots.

Staff Comments

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

Urban Development - Design

This project generally conforms to the Zoning and to the guidelines for the area. For details, refer to the Analysis of the Guidelines for McLennan South (below). In addition:

- The project should be divided into two (2) clusters by adding bollards or a raised pedestrian section where the public pedestrian right-of-way occurs. Alternatively, the south access onto Heather Street could be made into "emergency only". *The applicants added a raised, textured pedestrian crossing instead.*
- We agree with the Design Panel that some improvements could be made to the "G" units in the corner, although the fact that these are custom designed units is commendable. *The applicants have re-designed the "G" units.*

- Consider making some of the units more universally accessible by deleting one (1) parking space in the garage and adding some ground floor living space. (We note that the amount of parking provided exceeds the bylaw requirement) One possibility would be to do this in Building 3. Alternatively, provide an illustration of how a unit could be converted to accommodate a disabled purchaser should the need arise. ***The “G” units were redesigned and are easily converted to universal access.***
- Consider providing a covered area for informal socializing near the play area, possibly with a picnic table, since there is no on-site indoor amenity space. (See also Design Panel comments) ***A small covered “entry structure” with benches is now provided at the entry to the open space.***
- Staff (including the City arbourist) concurs with your tree assessment. We note that some large trees must unavoidably be removed, and these must each be replaced with minimum 10 cm calliper trees (show on landscape plan). Show specs and locations of tree protection fencing on the landscape plans. You will need to retain an arbourist to supervise tree protection during the construction period and pruning. We will be requiring a letter of compliance from the arbourist and the landscape architect prior to our landscape inspection. ***Note: The applicant will be working with the arbourists to retain at least three large deciduous trees in the Heather Street right-of-way by meandering the sidewalk around the trees. On the recommendation of the arbourists, two Fir trees are to be removed and replaced because of their condition.***
- A Letter of Credit for landscaping will be required prior to forwarding this application to Council.

City Centre Planner

1. To meet Official Community Plan (OCP) requirements, a sidewalk is to be developed (as shown) along the driveway in front of Buildings 9 and 10. It is to have a public rights-of-passage (PROP) right-of-way (ROW) over it (maintenance by residents) and should have trees planted between it and the buildings. A better connection with Jones Road is required: the pedestrian gate should be aligned with the north sidewalk on Jones Road so that the path leading from the gate connects directly into the sidewalk at Buildings 9 and 10 (instead of veering across the driveway intersection). ***The sidewalk has been re-aligned (see landscape plan).***
2. The recycling enclosure should not be in the Heather Street setback; this area is for landscaping, not service structures. ***The garbage enclosure has been relocated.***
3. The buildings appear to be broken up into horizontal bands which result in, for example, the entrances looking as though they are tacked on. ***The design has been changed to better integrate the entrances.***
4. The drawings look like stucco, but it is actually vinyl. ***The drawings have been improved.***
5. More thought should be put into the fenestration to help enhance the character of the building and reduce the repetitiveness. ***The elevations have been improved.***
6. Very little attention has been paid to the driveway elevations; this is of particular concern at Buildings 9 and 10, which have their front doors onto the driveway (the rear of Buildings 9 and 10 also need work). ***The elevations have been improved.***

Urban Development - Utilities

1. Frontage works were dealt with at the rezoning stage, and will be detailed in a Servicing Agreement.
2. The landscape architect should amend his plan to show the sidewalk meandering for existing trees to be preserved. *The plans have been revised.*

Urban Development – Transportation

1. Show dimensions for lane right-of-way.
2. Show dimensions for all visitor parking stalls.
3. Continue sidewalk across both driveways.

These issues have been addressed or will be dealt with in the servicing agreement.

Garbage/Recycling

The mailbox/recycling enclosures might be big enough to accommodate three recycling carts and one 3 cu. yd. cardboard recycling bin. It should be big enough to accommodate four recycling carts. Are there plans for garbage containers: If not, the residents/owners of this complex can only subscribe to door-to-door garbage collection, therefore please show locations and details for future garbage bins. For container measurements, please check the Waste Management Guidelines on the City of Richmond's website.

These issues have been addressed.

Public Art

The Public Art Policy estimates that the Public Art contribution for this application should be \$50,000 (\$.60 x 83,195 ft² gross floor area). It is recommended that the applicant entertain discussions with the Public Art Coordinator to discuss the inclusion of Public Art, the Public Art contribution, and a suitable Public Art location, etc. at the earliest opportune time. One possibility is in the open space, to make this area more appealing to the public.

At the rezoning stage, the applicants agreed to \$36,000 donation for Public Art. The art is to be located in the public park in McLennan South.

Building Approvals

1. Show all required setbacks as minimums, delete unnecessary dimensions from drawings.
2. Mailbox/Recycling/Entry structures are encroaching in the setbacks.
3. Code Analysis to address: fire fighting access width, hydrant location, spatial egress from units, etc.

These issues have been addressed.

Design Panel Comments

The Panel's comments, from their meeting of May 8, 2002, are as follows:

Critique/Decision

Constable Powroznik provided written comments which are as follows: Ensure that both entrances have a sign with addresses of the entire complex. The entryway to the amenity area at Heather Street should have an actual gate. The front door to unit D on the north side is very secluded. Suggest that the front door be moved to face west if possible.

The architect has addressed these issues by adding security (motion detector) lights along the side of the "D" unit. The entry sign addressing will be dealt with at the building permit stage.

It was suggested that a number of areas along the internal roadway could be bulged out in order to plant larger trees. Clumps of planting at the connection from Turnill Street might obscure views out at night and could be pulled back. ***The plans have been changed to add planting as requested.***

The roofs were considered too dark. The massing of Building 5 was not as successful as Building 6. Upper levels could have more fenestration. The mix of hips and gables was not clear. The sameness of the edge treatment along the sidewalk of Turnill Street could be relieved. A resistance to gating and fencing was noted. ***The architect has addressed most of the issues, but prefers to stay with the dark-coloured roofs.***

There should be more accessible units; at minimum the main floor powder rooms should be accessible. ***The "G" units are easily converted to be accessible to wheelchairs.***

The lack of indoor amenity space was noted. Possibility exists for some covered outdoor space, especially in relation to the large play area. The realism of the landscape plan was appreciated. The viable use provided by the large open amenity space was good. Less sameness would give a more interesting look to the street. The paving and sidewalk strategies were questioned. The pedestrian link could be a stronger line through the site. ***A covered space with benches was added at the edge of the open space. The pedestrian link was strengthened by a raised, textured crosswalk. One visitor parking space was removed in order to provide more green space along this link.***

The three-storey element of Building 3 was questioned. The Buildings G1 and G2 looked forced; the corner has an opportunity to be improved. The driveway at Keefer Avenue and Heather Street could be too close to the corner. ***The architect has improved these elevations.***

It was questioned where owners would have available space to wash their vehicles. ***A hose-bib was provided for each garage.***

The Chair's summary of the project was as follows:

- the massing and landscaping are successful;
- the landscape could be bulkier within the project;
- more meeting spaces could be provided;
- powder rooms could be made accessible;
- the south driveway (at Keefer Avenue and Heather Street) should be reviewed; and

- space for washing vehicles could be provided.

The consensus of the Panel was that the item move forward subject to consideration of the Panel's comments. Panel member David Lee was not included in the vote.

ANALYSIS OF THE GUIDELINES FOR McLENNAN SOUTH

Items which comply with the Guidelines are indicated with a check.

Staff comments are in **bold italics**:

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. ***About 40% of the buildings are three-storey townhouses.***
- Reduce the apparent height of buildings. ***The apparent height could be further reduced by bringing the eave lines down to the second floor and using more dormers, etc.***
- Balconies inset - no large projecting balconies on street-front.

Roof treatment:

- Pitched forms visible from the street.
- Decorative elements such as dormers to complement the pitched form.
- Re-emphasize the pitch at the ground floor level, such as at front doors.
- Materials should be natural or west coast. ***The roof material is fibre-glass asphalt. The warranty is for 25 years.***

Windows:

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

Entrances:

- Direct grade access for front doors.
- Visible from the street.

- Emphasize ground-level entries – no two-storey entries.
- Minimize exterior staircases, except along arterial roads.

Materials:

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

Colours:

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

3. General landscape guidelines:**Intent:**

- To preserve wood lots and hedgerows having mature trees.
- Use lush vegetation and native plants to promote wildlife habitat. *For more info on native plants, especially perennials, refer to the City website.*

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. *Provide details of grading.*
- Tree wells to be a minimum of 1.5 x the diameter of the tree’s drip-line. *If any tree wells are proposed, please provide details.*

Common open space:

- Coordinate contiguous blocks of existing mature trees on adjacent sites.
- Encourage privately owned, publicly accessible open space (POPAS). *Note that this guideline is somewhat at odds with the CEPTED principle of making the open space more private and defensible, such as with gates. The common open space/play area has been made accessible to neighbourhood children by not having any gates, however the edge is defined with a low fence. This seems like a sensible compromise.*
- 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. *n/a.*

Retaining walls:

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

Water and habitat:

- Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants. *Consider a pond in the common open space.*

5. Detailed guidelines for Area “B1”:**Building types:**

- 2 ½ or two-storey townhouse, one-storey accessible townhouses, duplex, triplex and single detached units. *The buildings are predominantly two-storey, but there are some three-storey portions of each block.*

Managing transitions:

- Tall coniferous trees in back yards.
- 6 m setback from General Currie Road, with formal planting.

Architectural Guidelines**Building scale:**

- Avoid overshadowing of the natural realm.
- Minimum 4 m between buildings. *The spacing between buildings is less than 4 m in most cases, however, this is mitigated by having fewer units per block.*
- Minimum 6 m setback from the ring road.
- Maximum 6 units in a building, and 25 units in a cluster of buildings.

Balconies, and private open spaces:

- Generally discouraged.
- Along lanes, balconies may be on the second floor, if recessed. *Recessed balconies, to help animate the “auto courts”, were considered, but not added.*

Materials:

- See general guidelines, but brick is discouraged, and stucco should be minimized. *Consider having less brick columns, or use a lighter material such as wood or metal. (The plans have been changed accordingly).*

Landscape Guidelines

Plant Materials and Open Spaces:

- 50% Evergreen plants.
- Soften building edge along the street with a filigree of plants.

- Soften buildings along the street edge with vines and shrubs.
- One columnar tree per 10.7 m of frontage, and tall columnar trees in side yards. ***Possibly columnar trees could be added in the side yards where gravel is proposed. (The plans have been changed accordingly)***

Parking and driveway treatment:

- Parking screened with 2 m hedge or trellis.
- Retaining Walls, Planter Walls and Fences:
- Retaining walls maximum 1 m of stone or treated timber.
 - Hedges maximum 1 m at the property line.
 - Fences not allowed in front setback. ***Picket fences are generally okay, but consider use of plants (hedges, etc), and see previous comments re brick pillars. (The Brick Pillars have been reduced)***

Variances

The location of mailbox/recycling enclosures within the road setback is not that uncommon and makes site planning sense. Similarly, staff have no objection to the very minor encroachment of Building 3 into the road setback at the corner of Keefer Avenue and Turnill Street. With respect to the parking variance, it was staff who recommended that the architect delete one visitor parking space near Heather Street in order to increase the amount of green space on this part of the site. There is ample additional visitor parking both on-site and on the three flanking streets.

Analysis

This townhouse project is bounded on two sides by new roads, with Heather Street on the third side, consequently it has an efficient, easily accessible entrance and good street presence for most units. The compact site plan results in a larger-than-usual common open space. The retention of some existing trees and generous frontage improvements make an attractive project.

Conclusions

Tom Yamamoto Architect has submitted plans for a 60-unit townhouse project in McLennan South. The plans generally conform to City regulations and guidelines. Staff support the design of this project and proposed variances.

Alex Jamieson
Planner 2 - Urban Design

AJ1:rs

Note: There are conditions to be met:

- prior to advancing the application to Council, the City requires a Landscaping Letter of Credit,
- prior to a Building Permit being issued, the City requires a tree-preservation and management plan (for the construction phase) and construction fencing must be put in place to protect existing trees which are being retained.



Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

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

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

Type of Application: development permit

Property Address(es): 7651 HEATHER ST. (7591, 7611, 7651, 7691, 7731)

Legal Description(s): (SEE COPIES OF TITLE CERTIFICATES AND INTERIM AGREEMENTS ATTACHED) LOTS 1 & 2 PLAN 67618, LOTS A & B PLAN 7477 & LOT 1 PLAN 78290 SECTION 15 84N R6W

Applicant: CAPITAL WEST HOMES 1988 LTD.

Correspondence/Calls to be directed to:

Name: TOM YAMAMOTO

Address: 954 BAYCREST DR.
N. VANCOUVER, B.C. V7G 1N8

Tel. No.: 929-8531 SAME 929-8591

Business Residence Fax

Property Owner(s) Signature(s): CAPITAL WEST HOMES 1988 LTD.
MARK KAHN
Please print name

or

Authorized Agent's Signature: [Signature] (or TOM YAMAMOTO)
Attach Letter of Authorization
MARK KAHN
Please print name

FOR OFFICE USE		\$8610	Pd 2065 -	02-003885
Date Received:	<u>March 14/02</u>	Application Fee:	<u>Repd 6545 -</u>	<u>to come</u>
File No.:	<u>02-202790</u>	Receipt No.:	<u>Paid 6545 -</u>	<u>05-0086862</u>
<small>Only assign if application is complete</small>		<u>MAR 14/02</u>		



DP 02-202790

To the Holder: CAPITAL WEST HOMES 1988 LTD.
Property Address: 7611, 7651, 7691, NORTHERLY PORTION 7731 HEATHER ST.
AND 7600 TURNILL STREET
Address: c/o TOM YAMAMOTO ARCHITECT
954 BAYCREST DR., NORTH VANCOUVER, B.C., V7G 1N8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 and #3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2 and #3 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, trees and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #7 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. In addition to other remedies, the City may cash the security in the amount equal to the value of any existing trees that die as a result of construction activities.

To the Holder: CAPITAL WEST HOMES 1998 LTD.
Property Address: 7611, 7651, 7691, NORTHERLY PORTION 7731 HEATHER ST.
AND 7600 TURNILL STREET
Address: c/o TOM YAMAMOTO ARCHITECT
954 BAYCREST DR., NORTH VANCOUVER, B.C., V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$133,112.

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.

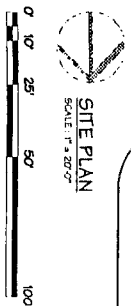
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

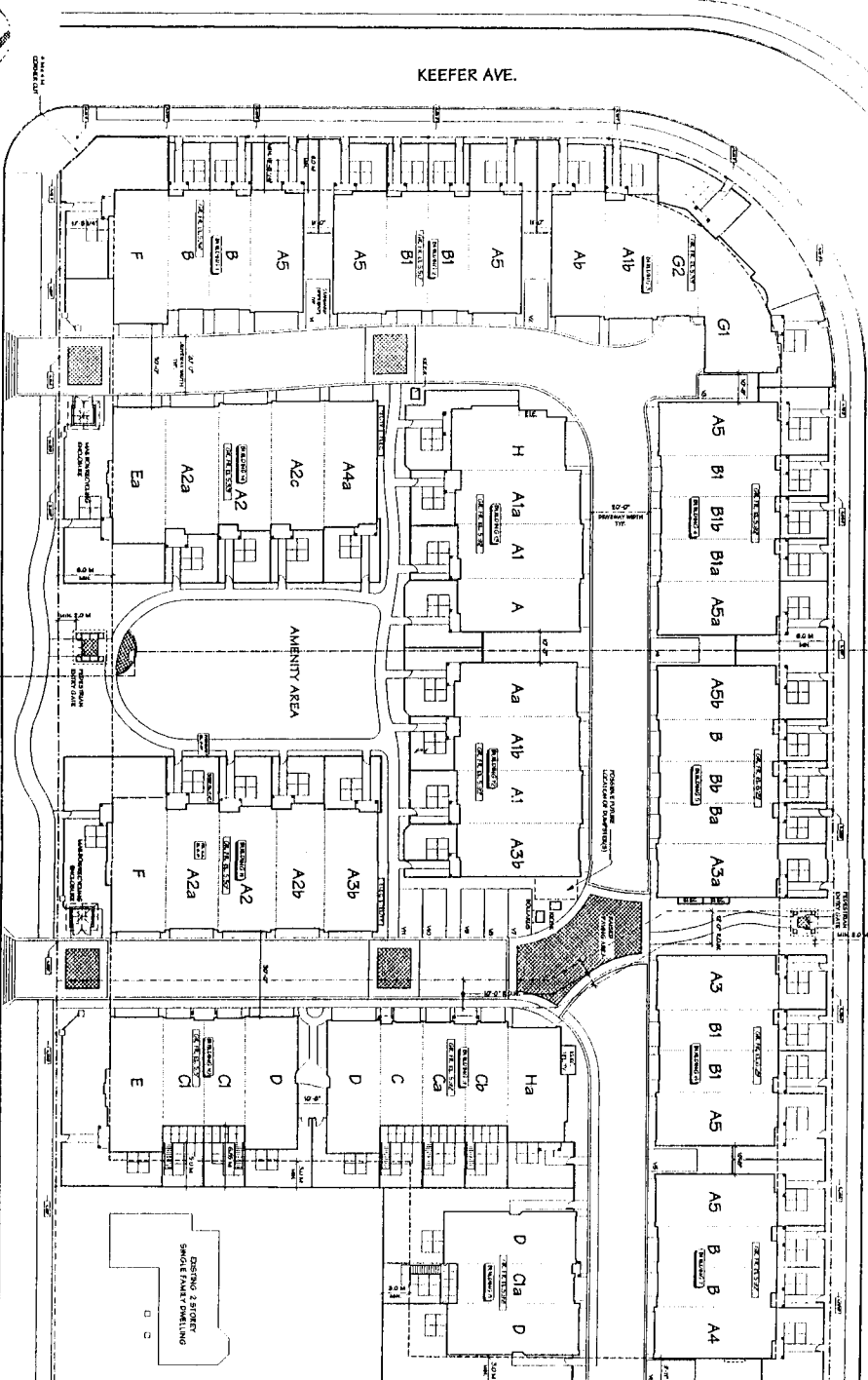
DELIVERED THIS DAY OF

MAYOR



SITE PLAN
SCALE 1" = 20'-0"

HEATHER ST.



JONES RD.

TURNELL ST.

STATISTICS:

PROPOSED: 100 UNITS

EXISTING: 0 UNITS

TOTAL: 100 UNITS

STATISTICS:

PROPOSED: 100 UNITS

EXISTING: 0 UNITS

TOTAL: 100 UNITS

SEP 19 2002
DP 02-202790

#1

Capital West Home
tomizo yamamoto architect inc.

GENERAL NOTES:

1. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

2. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

3. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

4. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

PROPOSED FLOOR AREA:

UNITS: 100

PARKING: 100

TOTAL: 200

UNITS: 100

PARKING: 100

TOTAL: 200

AMENITY AREA:

AREA: 100

AREA: 100

TOTAL: 200

AREA: 100

AREA: 100

TOTAL: 200

ADDITIONAL NOTES:

1. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

2. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

3. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

4. ALL UNITS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE N.C. RESIDENTIAL CODE AND ALL APPLICABLE CODES.

PROPOSED FLOOR AREA:

UNIT #	TYPE	SQ FT	TOTAL SQ FT
1	A5	1200	1200
2	A5	1200	2400
3	A5	1200	3600
4	A5	1200	4800
5	A5	1200	6000
6	A5	1200	7200
7	A5	1200	8400
8	A5	1200	9600
9	A5	1200	10800
10	A5	1200	12000
11	A5	1200	13200
12	A5	1200	14400
13	A5	1200	15600
14	A5	1200	16800
15	A5	1200	18000
16	A5	1200	19200
17	A5	1200	20400
18	A5	1200	21600
19	A5	1200	22800
20	A5	1200	24000

PROPOSED FLOOR AREA:

UNITS: 100

PARKING: 100

TOTAL: 200

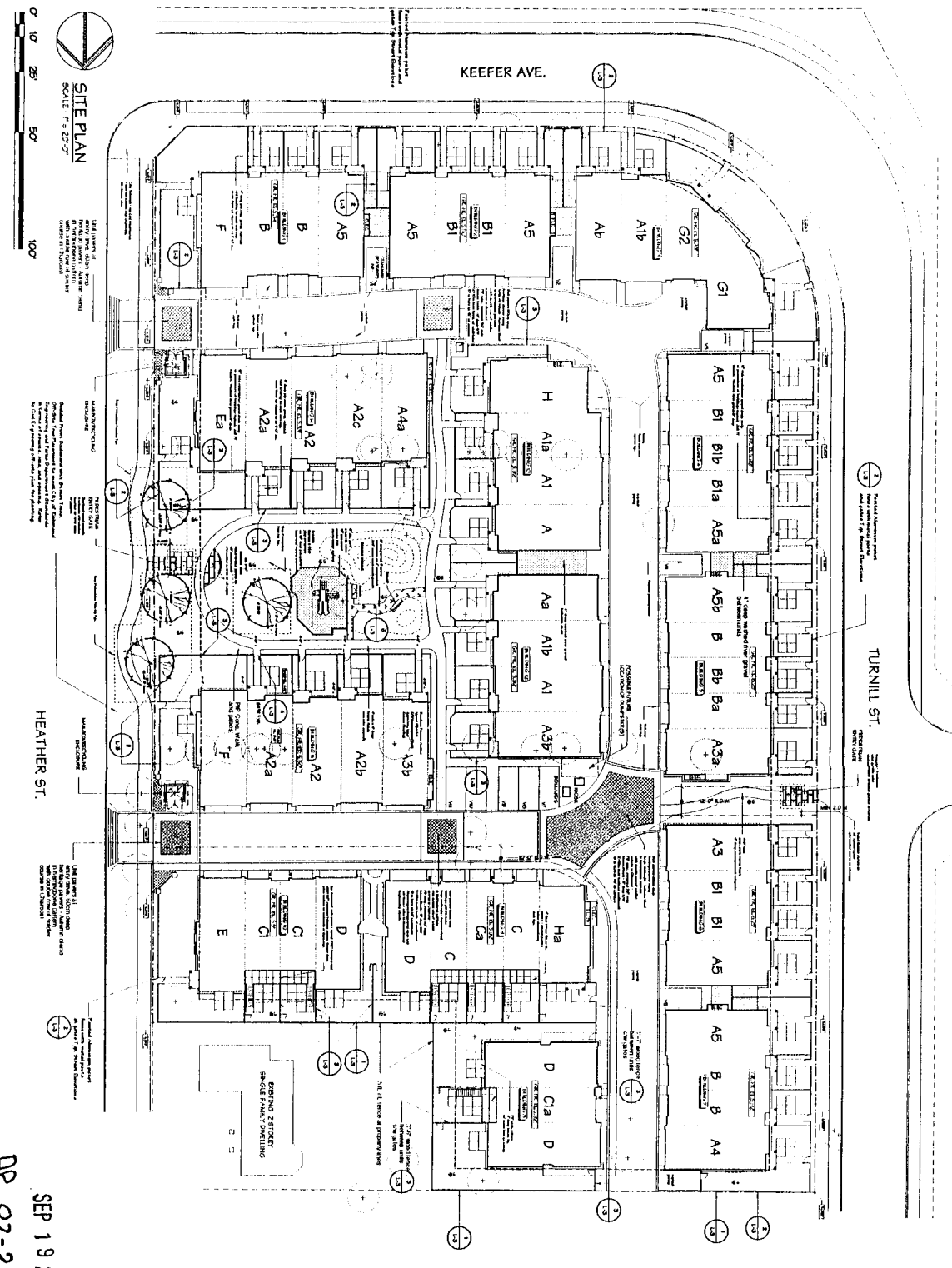
UNITS: 100

PARKING: 100

TOTAL: 200

PROPOSED FLOOR AREA:

UNIT #	TYPE	SQ FT	TOTAL SQ FT
1	A5	1200	1200
2	A5	1200	2400
3	A5	1200	3600
4	A5	1200	4800
5	A5	1200	6000
6	A5	1200	7200
7	A5	1200	8400
8	A5	1200	9600
9	A5	1200	10800
10	A5	1200	12000
11	A5	1200	13200
12	A5	1200	14400
13	A5	1200	15600
14	A5	1200	16800
15	A5	1200	18000
16	A5	1200	19200
17	A5	1200	20400
18	A5	1200	21600
19	A5	1200	22800
20	A5	1200	24000



SITE PLAN
 SCALE: 1" = 20'-0"



THE LAYOUT OF THE BUILDINGS AND THE LOCATION OF THE PARKING SPACES ARE SUBJECT TO THE APPROVAL OF THE CITY OF PHOENIX.

LANDSCAPING AND MATERIALS TO BE USED IN THE COURTYARDS AND PARKING AREAS ARE SUBJECT TO THE APPROVAL OF THE CITY OF PHOENIX.

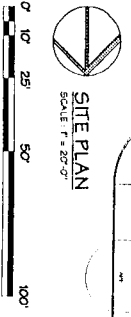
HEATHER ST.

TURNMILL ST.

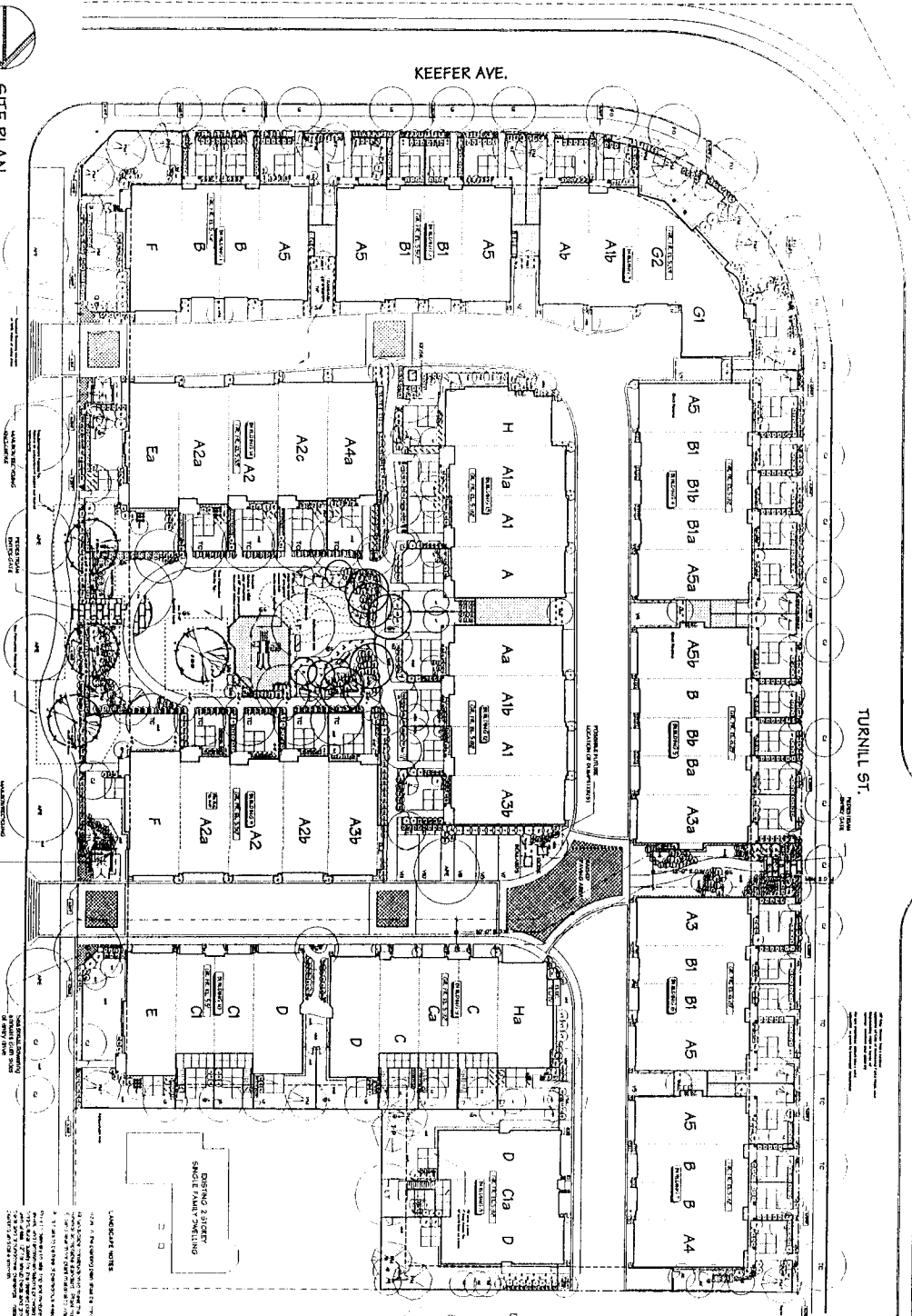
KEEFER AVE.

SEP 19 2002
 DP 02-202790
 #2

Project:	Jonathan Losen Ltd
Client:	Jonathan Losen Ltd
Address:	4251 W. LEBLANC ST PHOENIX, AZ 85042
Architect:	LANDSCAPE ARCHITECTS RICHARDSON, B.C.
Contractor:	Capital West Homes
Scale:	1" = 20'-0"
Date:	SEP 19 2002
Sheet No.:	L-1



SITE PLAN
SCALE: 1" = 20'-0"



HEATHER ST.

TURNILL ST.

KEEFER AVE.

DP 02-202790

SEP 19 2002

#3

L-2

PLANT LIST

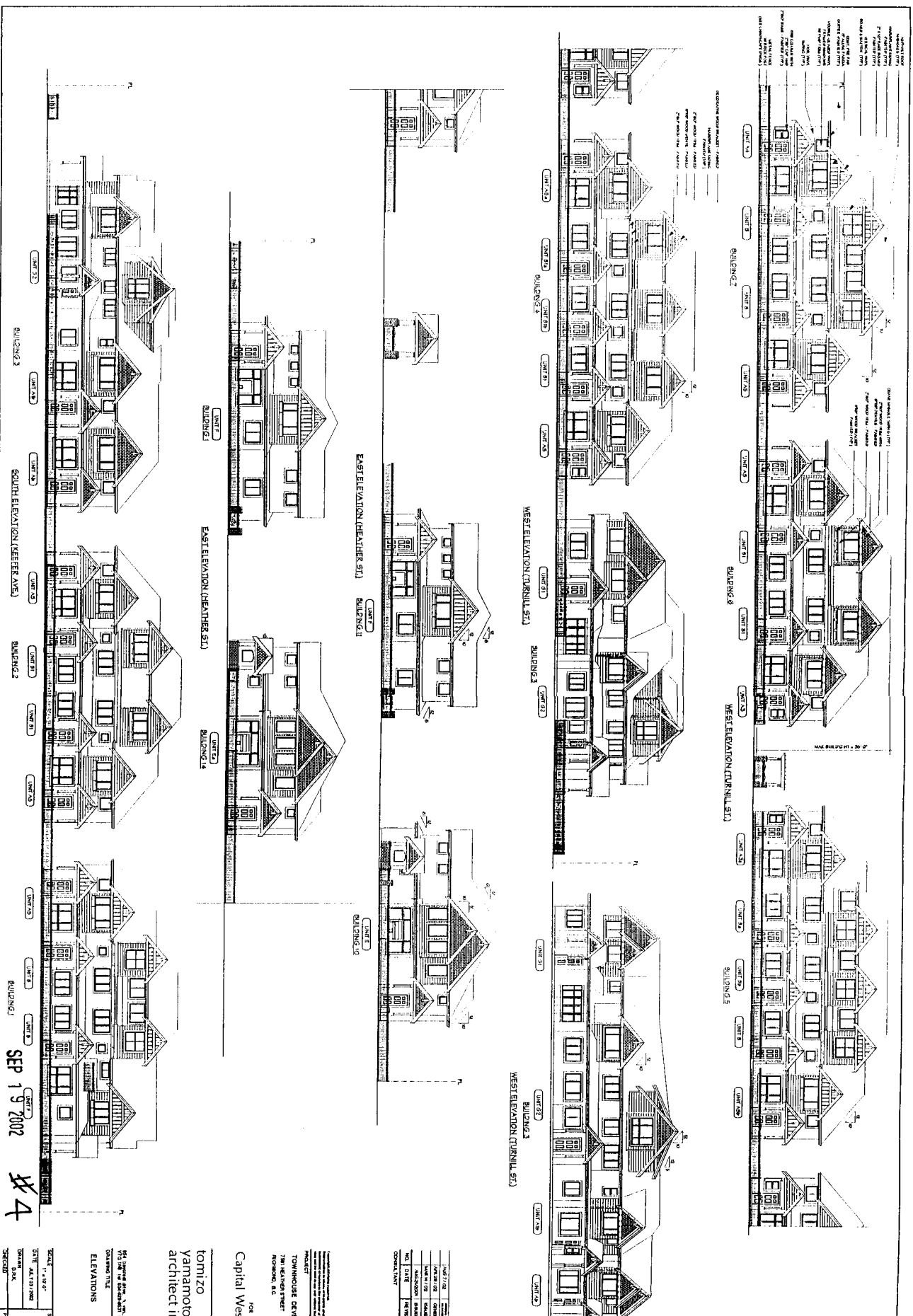
PLANT CODE	COMMON NAME	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT QUANTITY	PLANT COST
1	Acacia	Acacia	Tree	12"	10	\$100
2	Adiantum	Adiantum	Plant	12"	10	\$100
3	Ageratum	Ageratum	Plant	12"	10	\$100
4	Algeria	Algeria	Plant	12"	10	\$100
5	Albizia	Albizia	Tree	12"	10	\$100
6	Albizia	Albizia	Tree	12"	10	\$100
7	Albizia	Albizia	Tree	12"	10	\$100
8	Albizia	Albizia	Tree	12"	10	\$100
9	Albizia	Albizia	Tree	12"	10	\$100
10	Albizia	Albizia	Tree	12"	10	\$100
11	Albizia	Albizia	Tree	12"	10	\$100
12	Albizia	Albizia	Tree	12"	10	\$100
13	Albizia	Albizia	Tree	12"	10	\$100
14	Albizia	Albizia	Tree	12"	10	\$100
15	Albizia	Albizia	Tree	12"	10	\$100
16	Albizia	Albizia	Tree	12"	10	\$100
17	Albizia	Albizia	Tree	12"	10	\$100
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49	Albizia	Albizia	Tree	12"	10	\$100
50	Albizia	Albizia	Tree	12"	10	\$100

Jonathan Lasse Ltd
 7511 Main St.
 Vancouver, BC V6P 6C6
 Tel: (604) 273-8888

Townhouse Development:
 7511 Main St.
 Vancouver, BC
 Capital West Homes

Shed Title
 Planting
 Plan

Project No: 2007-790



DP 02-202790

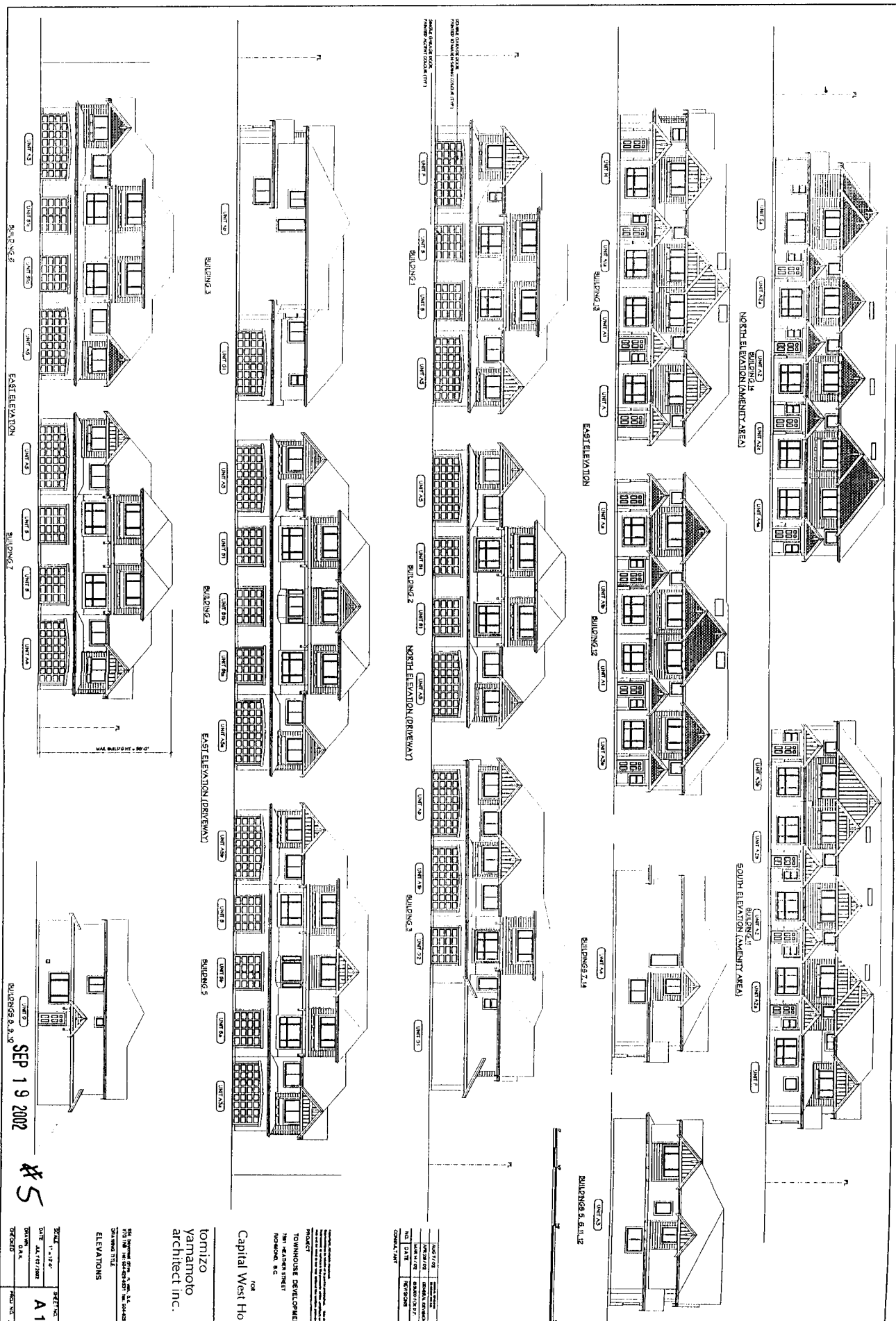
SEP 19 2002 #4

SCALE	AS SHOWN
SHEET NO.	A 09
DATE	09/19/02
PROJECT	OF
REVISION	

FOR
Capital West Home
 tomizo
 yamamoto
 architect inc.

TOWNHOUSE DEVELOPMENT
 781 BELMONT STREET
 RICHMOND, B.C.

DATE	DESCRIPTION
10/17/02	ISSUED FOR PERMIT
10/29/02	ORIGINAL SETBACKS
11/01/02	REVISIONS
NO. DATE	REVISIONS
01 12/12	REVISIONS
02 01/13	REVISIONS
03 01/13	REVISIONS
04 01/13	REVISIONS
05 01/13	REVISIONS
06 01/13	REVISIONS
07 01/13	REVISIONS
08 01/13	REVISIONS
09 01/13	REVISIONS
10 01/13	REVISIONS
11 01/13	REVISIONS
12 01/13	REVISIONS



DP 02-202790

SEP 19 2002

#5

SCALE: 1"=10'-0"
 DATE: JUL 02 2002
 DRAWN BY: A.K.
 CHECKED BY: A.K.
 SHEET NO: A10

104
 CAPITAL WEST HON
 1700 WEST 104TH AVENUE, SUITE 200
 DENVER, CO 80231
 ELEVATIONS

tomizo
 yamamoto
 architect inc.

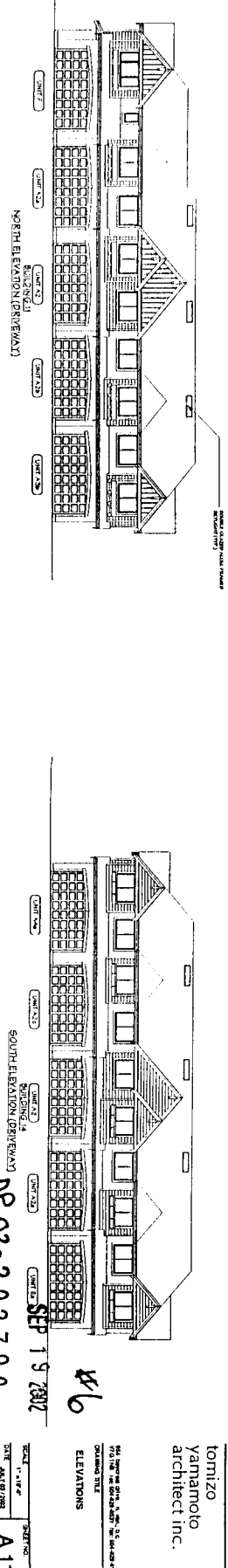
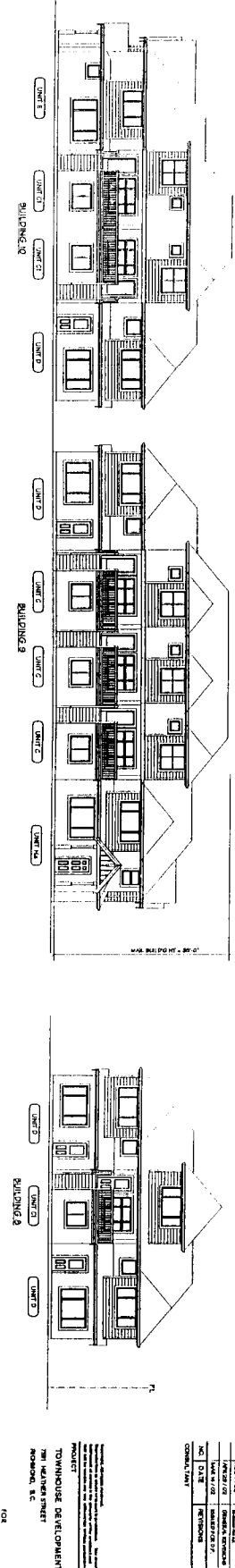
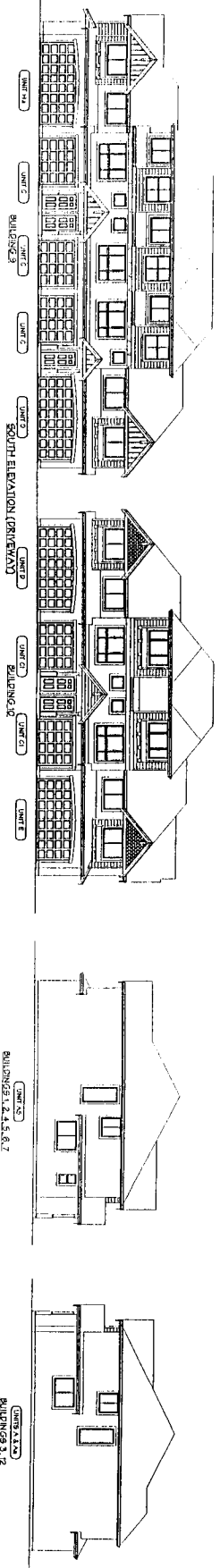
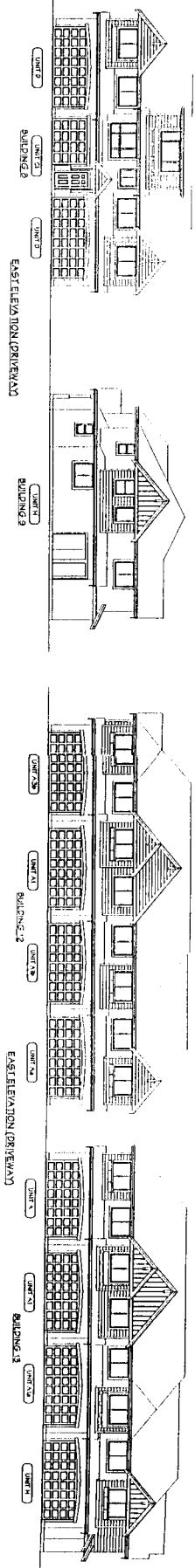
104
 CAPITAL WEST HON
 1700 WEST 104TH AVENUE, SUITE 200
 DENVER, CO 80231
 PROJECT: TOWNHOUSE DEVELOPMENT
 1700 WEST 104TH AVENUE
 DENVER, CO 80231
 CONTRACT NO.

104
 CAPITAL WEST HON
 1700 WEST 104TH AVENUE, SUITE 200
 DENVER, CO 80231
 PROJECT: TOWNHOUSE DEVELOPMENT
 1700 WEST 104TH AVENUE
 DENVER, CO 80231
 CONTRACT NO.

104
 CAPITAL WEST HON
 1700 WEST 104TH AVENUE, SUITE 200
 DENVER, CO 80231
 PROJECT: TOWNHOUSE DEVELOPMENT
 1700 WEST 104TH AVENUE
 DENVER, CO 80231
 CONTRACT NO.

104
 CAPITAL WEST HON
 1700 WEST 104TH AVENUE, SUITE 200
 DENVER, CO 80231
 PROJECT: TOWNHOUSE DEVELOPMENT
 1700 WEST 104TH AVENUE
 DENVER, CO 80231
 CONTRACT NO.

104
 CAPITAL WEST HON
 1700 WEST 104TH AVENUE, SUITE 200
 DENVER, CO 80231
 PROJECT: TOWNHOUSE DEVELOPMENT
 1700 WEST 104TH AVENUE
 DENVER, CO 80231
 CONTRACT NO.



UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12 UNIT 13 UNIT 14
 BUILDING 1 BUILDING 2 BUILDING 3 BUILDING 4 BUILDING 5 BUILDING 6 BUILDING 7 BUILDING 8 BUILDING 9 BUILDING 10 BUILDING 11 BUILDING 12 BUILDING 13 BUILDING 14
 EAST ELEVATION (DRIVEWAY)
 SOUTH ELEVATION (DRIVEWAY)
 NORTH ELEVATION (DRIVEWAY)

SCALE: 1/8" = 1'-0"
 DATE: 08/15/2002
 DRAWN BY: J. H. HORN
 CHECKED BY: J. H. HORN
 PROJECT NO.: 02-202790

PROJECT: TOWNHOUSE DEVELOPMENT
 701 W. 14TH STREET
 RICHMOND, VA

ARCHITECT: tomizo yamamoto architect inc.
 104 Capital West Horn

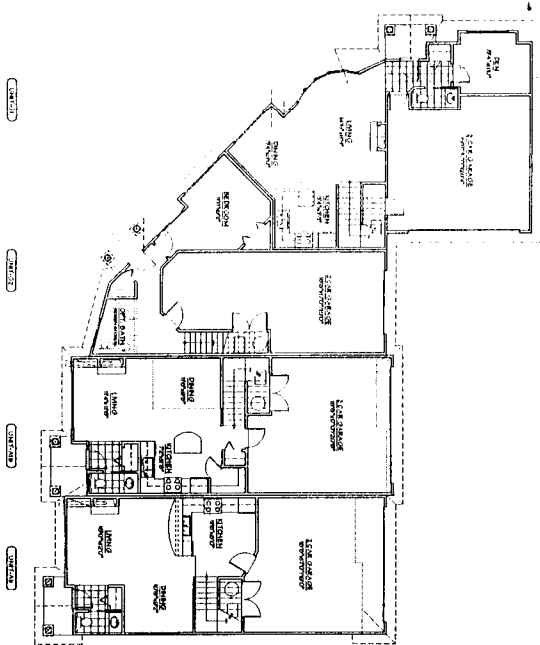
DATE: SEP 15 2002
 #6

EAST ELEVATION (DRIVEWAY)

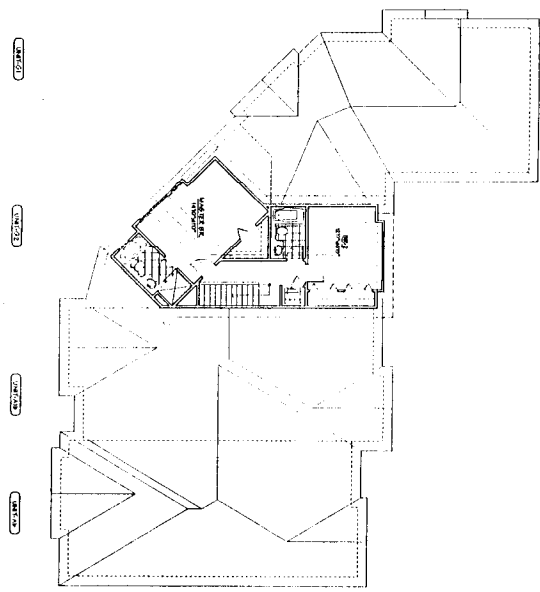
SOUTH ELEVATION (DRIVEWAY)

NORTH ELEVATION (DRIVEWAY)

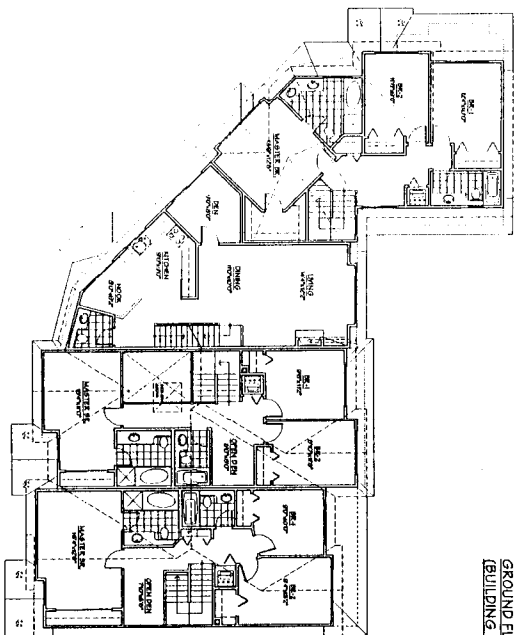
DP 02-202790



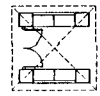
GROUND FLOOR PLAN
[BUILDING NO.2]



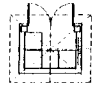
THIRD FLOOR PLAN
[BUILDING NO.2]



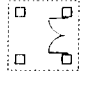
SECOND FLOOR PLAN
[BUILDING NO.2]



ENTRY GATE
[HEATHER ST.]



MAIL BOX/ RECYC.
ENCLOSURE
[HEATHER ST.]



ENTRY GATE
[DURNILL ST.]

DF 02-202790

SEP 19 2002

#7

SCALE	1/8" = 1'-0"	SHEET NO.	A03
TITLE	FLOOR PLANS	DATE	SEP 19 2002
DESIGNED BY	YAMAMOTO ARCHITECT INC.	DRAWN BY	YAMAMOTO ARCHITECT INC.
CHECKED BY	YAMAMOTO ARCHITECT INC.	DATE	SEP 19 2002

Yamamoto
Yamamoto
architect inc.

TOWNHOUSE DEVELOPMENT

DATE	10/10/02	REVISION	1
NO.	01	REVISION	1
COMPLETION			