



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 27, 2017

From: Wayne Craig
Director, Development

File: DP 16-735007

Re: Application by Alex Sartori for a Development Permit at 6020 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" zone and designated as an Environmentally Sensitive Area (ESA).


Wayne Craig
Director, Development

DCB:blg
Att. 3

Staff Report

Origin

Alex Sartori has applied to the City of Richmond for permission to develop a single detached dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan. The application was submitted on June 16, 2016. The site is currently vacant.

A rezoning is not required.

Development Information

The development proposal involves the construction of a new single-family dwelling with a new driveway and a new septic field to support the development. The primary proposed residential uses will be within the front 50 m of the lot. A septic field with an outdoor fireplace and wood deck on top of the septic field will be located beyond the 50 m setback.

The subject property is entirely designated as an Environmentally Sensitive Area in Richmond's Official Community Plan however, a ground truthed environmental assessment suggests that the most valuable environmental assets occur in the eastern portion of the site which is proposed to be retained. This is explained further in the "Biologist's Environmental Assessment" section later in this report.

Please refer to the 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 site is as follows:

To the north: a 0.35 ha (0.87 ac) lot zoned "Agriculture (AG1)" and currently used as a veterinary office.

To the east: a 0.35 ha (0.87 ac) no access lot zoned "Agriculture (AG1)". That lot is fully treed and has no existing structures.

To the south: a 0.18 ha (0.44 ac) lot zoned "Agriculture (AG1)" and containing a single-family dwelling.

On the west side of No. 4 Road is:

- A 0.35 ha (0.86 ac) corner lot zoned "Gas & Service Stations (CG2)". The site is currently vacant and a rezoning application (RZ 16-742722) to allow 19 townhouse units is currently under review by the City.
- A 1.33 ha (3.29 ac) lot zoned "Town Housing (ZT59) – North McLennan (City Centre).
- A 0.39 ha (0.95 ac) lot zoned "Medium Density Townhouses (RTM2)".

Zoning

Single detached housing is a permitted use on a parcel under “Agriculture (AG1)” zoning and as such, structures must be consistent with this use. The proposed use is consistent with the AG1 zoning. The conceptual house plans submitted for this application will be subject to a future Building Permit and will be required to conform to all Bylaws at the time of the Building Permit review.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

Analysis

Site Planning

- The house and driveway are both accommodated within the 50 m maximum setback from No. 4 Road as per the “Agriculture (AG1)” zone.
- The entry driveway has been located as far south as possible due to the proximity to the Westminster Highway/No. 4 Road intersection.
- The proposed site plan does not result in any impacts to bylaw-sized trees on the property.
- The site grading plan indicates that the portion of the property east of the 50 m maximum building setback boundary will be kept at the current existing grade, with the exception that some re-grading is proposed for those areas where invasive vegetation are to be removed.
- The site grading for the portion of the property west of the 50 m maximum building setback boundary will be raised to address the flood construction elevations. Approximately 0.16 ha (17,016 ft²) is proposed to be raised with fill is less than the 0.2 ha (21,528 ft²) Agricultural Land Commission review threshold.
- Permeable pavers are proposed for both the internal drive aisles and the pedestrian walkway to the front entrance.

Proposed House

The applicant is proposing to build a two-storey residential dwelling with an attached three car garage. The house footprint will be approximately 633.76 m² (6,822 ft²) in area.

The house will require a Building Permit and will be required to conform to the City’s Bylaws at the time of the application.

Arborist’s Report

- Both an Arborist’s Report and a Biologist’s Report have been submitted and that work in concert with each other. The Arborist’s report (dated April 25, 2016), prepared by Mountain Maple Garden & Tree Service Ltd., identifies 24 bylaw-sized trees on-site; at the rear (eastern side) of the property. The majority of the trees are deciduous (Birch, Oak and Alder trees). All 24 trees are to be retained. The submission is also accompanied by a letter stating that “Certified Arborist supervision is required for any works within the vicinity of the roots of the retained trees within the ESA”. This will be required as the Biologist’s Report recommends removal of invasive plant species from areas around trees and shrubs to

be retained in the eastern portion of the site. Mountain Maple Ltd. has submitted a letter of undertaking to provide site supervision for all on-site works within or adjacent to the ESA.

- The Development Permit Considerations (Attachment 3) include a requirement for the submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works within the vicinity of the roots of the retained trees within the Environmentally Sensitive Area (ESA).
- To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, the Development Permit Considerations include a requirement for monitoring and annual reporting by a Qualified Environmental Professional for three years.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has provided the following comments:

- 23 trees located on site and in designated ESA are to be retained and protected.
- 1 tree (11 in. Birch – no tag#) located on-site (but outside ESA) to be retained and protected.
- 8 trees located off site to be retained.

Requirements for the installation of protective fencing for retained trees, the ESA and for silt control measures are included in the Development Permit Considerations.

Biologist's Environmental Assessment

As stated previously, the entire subject site is designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan however a ground-truthed Biologist's environmental assessment (report dated June 14, 2016, prepared by Sartori Environmental Services) and subsequent direct communication with the Biologist indicates that the most valuable environmental assets occur in the eastern portion of the site.

The Biologist's key findings are outlined below:

- The Official Community Plan designates the site as "FRWT - Freshwater Wetland" however no evidence was found of hydric (wet/moist) soils, which should be present within a freshwater wetland. Similarly, the lack of aquatic plant communities on the site do not support the designation as a freshwater wetland.
- The western portion of the property is primarily grassed with Himalayan Blackberry along the perimeter and there is no reported evidence of the site being farmed or used for grazing.
- Anthropogenic impacts (e.g. concrete rubble, indications of prior structures and debris, etc.) are evident in the western portion of the property.
- The eastern portion of the site contains a treed area with a dense under-storey in a mix of native and non-native species. The treed area covers approximately 964 m² at the eastern end of the site. The Biologist advises that this portion of the site has a much higher ecological diversity and function than the western portion of the property.
- Himalayan Blackberry dominates the outer 1 – 3 m of the interface area with the treed area (see Landscape Plan L2).
- Small quantities of other invasive species (English Holly, English Laurel) are also found in the periphery of the treed area.

Proposed Environmentally Sensitive Area Enhancement

Based on the site observations, the Biologist's assessment locates and spatially defines the most valuable ecological portion of the site (see Attachment 2) and proposes a prescription for its enhancement as a reasonable trade-off for the impacts of the proposed development in the western portion of the site. Key elements of the proposal include the following:

- All the building and pavement areas will be kept within the first 50 m (164 ft.) of the lot with only the proposed septic field and associated wood deck and seating area being beyond the 50 m mark.
- All the existing trees on the property are to be retained.
- The eastern portion of the site is proposed to be enhanced by carefully removing invasive species and installing native species trees and shrubs to enhance/expand this area and discourage re-establishment of invasive species.
- Temporary protective fencing and silt control measures will be installed outside the redefined ESA area (as proposed in Attachment 2) prior to construction activity.
- Invasive species around the periphery and within the treed area will be carefully removed under the supervision of a Certified Arborist.
- Enhancement planting within the redefined ESA will consist of 48 trees, 130 native shrubs and ground covers over an area of approximately 529 m² (5,694 ft²).
- All of the vegetation planting within the redefined ESA will be native species.
- A landscape security in the amount of \$28,548.52 is included in the Development Permit Considerations for the landscaping within the redefined ESA area.
- A permanent split-rail wood fence will be installed as a physical barrier that the redefined ESA is to be protected.
- Three years of monitoring and annual reporting will be undertaken by a Qualified Environmental Professional.
- A legal agreement is proposed to protect the redefined Environmentally Sensitive Area (Attachment 2); an area of approximately 1,386.9 m² (14,928.5 ft²) to ensure that it is retained and not removed. This area encompasses approximately 39.3% of the subject site.

The Biologist indicates that, while there are ecological values provided by the grassland area in the western portion of the site, the ecological values provided by enhancing and permanently protecting the eastern portion of the site will be much higher and will support a greater diversity of both plant and animal species. The overall objective of the proposed compensation and enhancement is for long term maintenance and conservation. The proposed enhancement plans aim to achieve this.

Landscaping Plan – Outside the Redefined ESA

In addition to the landscaping enhancements within the redefined ESA, the applicant has proposed landscaping for area outside the redefined ESA incorporates a high percentage of trees, shrubs and ground cover species considered to be native local species. The area adjacent to No. 4 Road is proposed to contain a row of Western Red Cedar trees; with a Red Alder and a Vine Maple tree flanking the driveway entrance. These same tree species are sprinkled along the internal drive aisle and in front of the house along with Japanese Magnolias, Japanese Black Pine trees, Bitter Cherry and Paper Birch trees.

Shrubs and ground covers include Red Osier Dogwood, Indian Plum, Salmonberry, Red Elderberry, Dwarf English Boxwood, Field Mint, and Rhododendron. The complete list of shrubs and ground covers is shown on the submitted landscape plans. The Development Permit Considerations include a requirement for submission of a separate landscape security for the non-ESA planting to ensure appropriate installation.

The tree and shrub species selections in this area will be complementary to the proposed planting enhancements within the “redefined” Environmentally Sensitive Area (as shown in Attachment 2).

Aircraft Noise Indemnification

The Development Permit Considerations include the registration of an aircraft noise indemnity as the property is located within Richmond’s Aircraft Noise Policy Area.

Flood-Plain Covenant

The Development Permit Considerations include the registration of a Flood-Plain Covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

Servicing Requirements

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed at Building Permit stage via one or more work orders. These improvements are detailed in the Development Permit Considerations (Attachment 3) and include:

- Water service connections.
- Registration of Statutory Rights-of-Way for storm utilities.
- Only a single driveway access to be located as far south as possible to be permitted.
- Relocation of any existing power poles and/or guy wires within the property boundaries, etc.

Financial Impacts

The application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusions

Staff concur that the proposed retention and enhancement of the eastern portion of the subject site should provide greater ecological benefit than is currently afforded by the grassed area in the western portion of the site that would be impacted by the development. On the basis of the environmental assessment and the proposed compensation and enhancement plans staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

Attachments

- Attachment 1: Development Application Data Sheet
- Attachment 2: Sketch Plan of the Redefined ESA (Proposed)
- Attachment 3: Development Permit Considerations



DP 16-735007

Attachment 1

Address: 6020 No. 4 Road

Applicant: Alex Sartori

Owner: Jessica Sun and Qi Ming Wang

Planning Area(s): East Richmond

Floor Area Gross: 1,067.21 m² (11,487.75 ft²)

	Existing	Proposed
Site Area:	3,529.70 m ² (37,993.4 ft ²) m ²	Same
Land Uses:	Vacant	Single Detached Dwelling
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	None	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	.031	none permitted
Lot Coverage:	Max. 35%	18%	None
Setback – Front Yard:	Min. 6.0 m	9.35 m	None
Setback – Interior Side Yard (north):	Min. 1.2 m	1.22 m	None
Setback – Interior Side Yard (south):	Min. 3.0 m	11.37 m	None
Setback – Rear Yard:	Min. 6.0 m	45.50 m	None
Height (m):	Max. 10.5 m (no more than 2.5 storeys)	10.0 m (2 storeys)	None
Lot Size:	Min. 828 m ² for Single Detached Housing	3,529.70	None
Total off-street Spaces:	3	5	None
Secondary Suite	Max. 90 m ²	85.42 m ²	None

SKETCH PLAN SHOWING AREA OF PROPOSED COVENANT OVER ENVIRONMENTALLY SENSITIVE AREA ON LOT "B", BLOCK 64, SECTION 11, BLOCK 4 NORTH, RANGE 6 WEST, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 1228

1 : 400 0 8 16 24 32

BCGS 92G.015

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

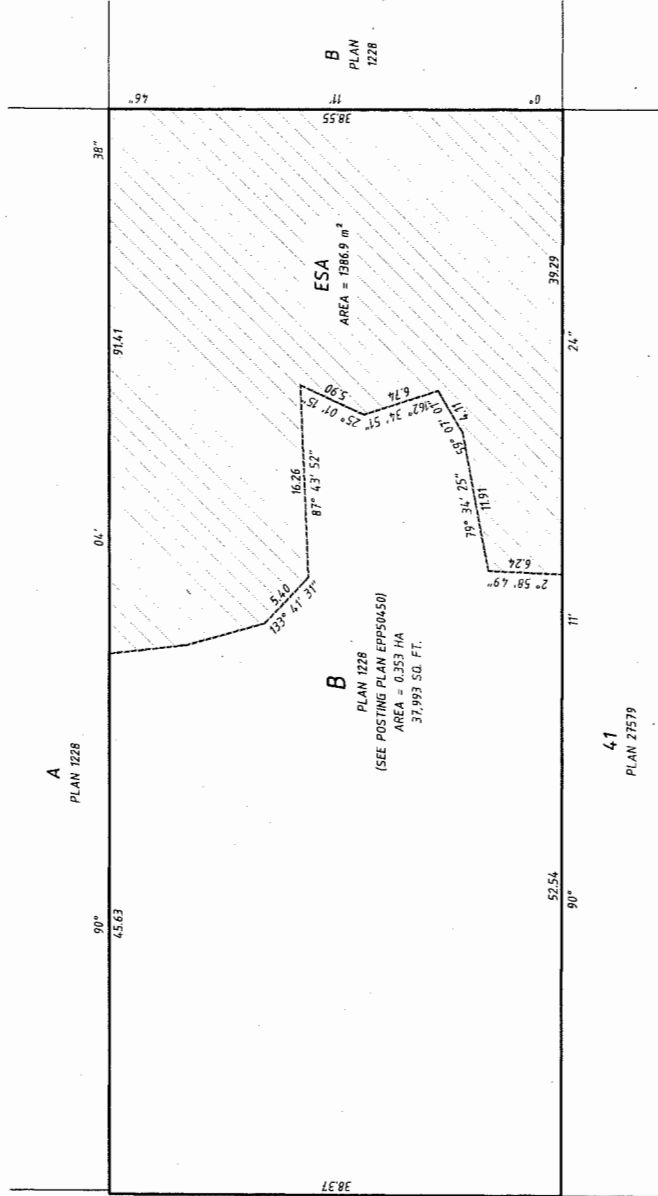
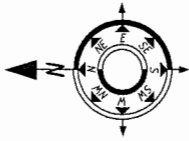
INTEGRATED SURVEY AREA NO. 18 (RICHMOND) NAD83(CRS) 4.0.0.BC.LGVRD.

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996034 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 876190.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS TO GEODETIC CONTROL MONUMENT 869792, LELU ISLAND (ICLU).



LEGEND

ESA ENVIRONMENTALLY SENSITIVE AREA

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#202 - 1001 KINGSWAY

VANCOUVER, BC V5V 3C7

T. 604-816-4292

INFO@360SURVEYS.CA

WWW.360SURVEYS.CA

JOB: 2075051

FILE: 2075051.DWG



City of Richmond

Development Permit Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 6020 No. 4 Road

File No.: DP 16-735007

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a landscaping security acceptable to the Director of Development in the amount of \$28,548.52 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency) for Environmentally Sensitive Area landscaping.
2. Submission of a cost estimate and security for the non-Environmentally Sensitive Area landscaping acceptable to the Director of Development and as prepared by a CSLA registered landscape Architect. including 10% contingency.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) as outlined in the Sketch Plan by 360 Land Surveying Ltd or within the tree protection zone of the trees to be retained.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Installation of appropriate Environmentally Sensitive Area protection fencing and silt control fencing at the location indicated on the Landscape plans (dated Dec. 2016) prior to any construction activities, including building demolition, occurring on-site.
7. Registration of an aircraft noise indemnity Covenant on Title.
8. Registration of a flood-plain Covenant on title identifying a minimum habitable elevation of 2.9 m GSC. The site is in East Richmond.
9. Registration of a legal agreement on title to ensure that landscaping retained and planted within the Environmentally Sensitive Area as identified in the ESA Sketch Plan by 360 Land Surveying Ltd is maintained as outlined in the Environmentally Sensitive Area report by Sartori Environmental Services (dated June 14, 2016) and will not be abandoned or removed.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Work Order* for the design and construction of utility connections and frontage improvements. Works include, but may not be limited to the following:

DP 16-735007 – 6020 No.4 Rd - Engineering Servicing Requirements:

Scope: ALEX SARTORI has applied to the City of Richmond for permission to construct an approximately 929 square meters (10,000 square feet) single-family dwelling at 6020 No 4 Road on a site designated as Environmentally Sensitive Area.

A servicing agreement is not required.

a. Water Works:

- Using the OCP Model, there is 867 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.4 Road.

b. Storm Sewer Works:

- The Developer is required to:
 - Provide a 3.0 m by 3.0 m utility SRW at the west property line for the proposed storm inspection chamber.
 - Provide a 3.0 m by 11.0 m utility SRW at the southwest corner of the lot for the existing storm inspection chamber STIC49676.
- At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing box culvert on No.4 Road complete with inspection chamber.
 - Cut & cap the existing storm service leads at the northwest and southwest corners of the subject site.

c. Sanitary Sewer Works:

As per Policy 7401, properties outside of City sewer boundaries are not permitted to connect to the City sanitary sewer. An on-site sanitary disposal system is required, to be designed by a Professional Engineer.

d. Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements.

e. General Items:

- a. The Developer is required to:
 - The subject site is located in an environmentally sensitive area (ESA), coordination with the City's Planning and Development Department is required.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



City of Richmond

Development Permit

No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O CHLOE LEE
BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY, RICHMOND BC

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. 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 #15 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$28,548.52 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.
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.

No. DP 16-735007

To the Holder: ALEX SARTORI
Property Address: 6020 NO. 4 ROAD
Address: C/O CHLOE LEE
BOUTHOUSE DESIGN GROUP INC.
#1 - 3331 VIKING WAY, RICHMOND BC

7. 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.

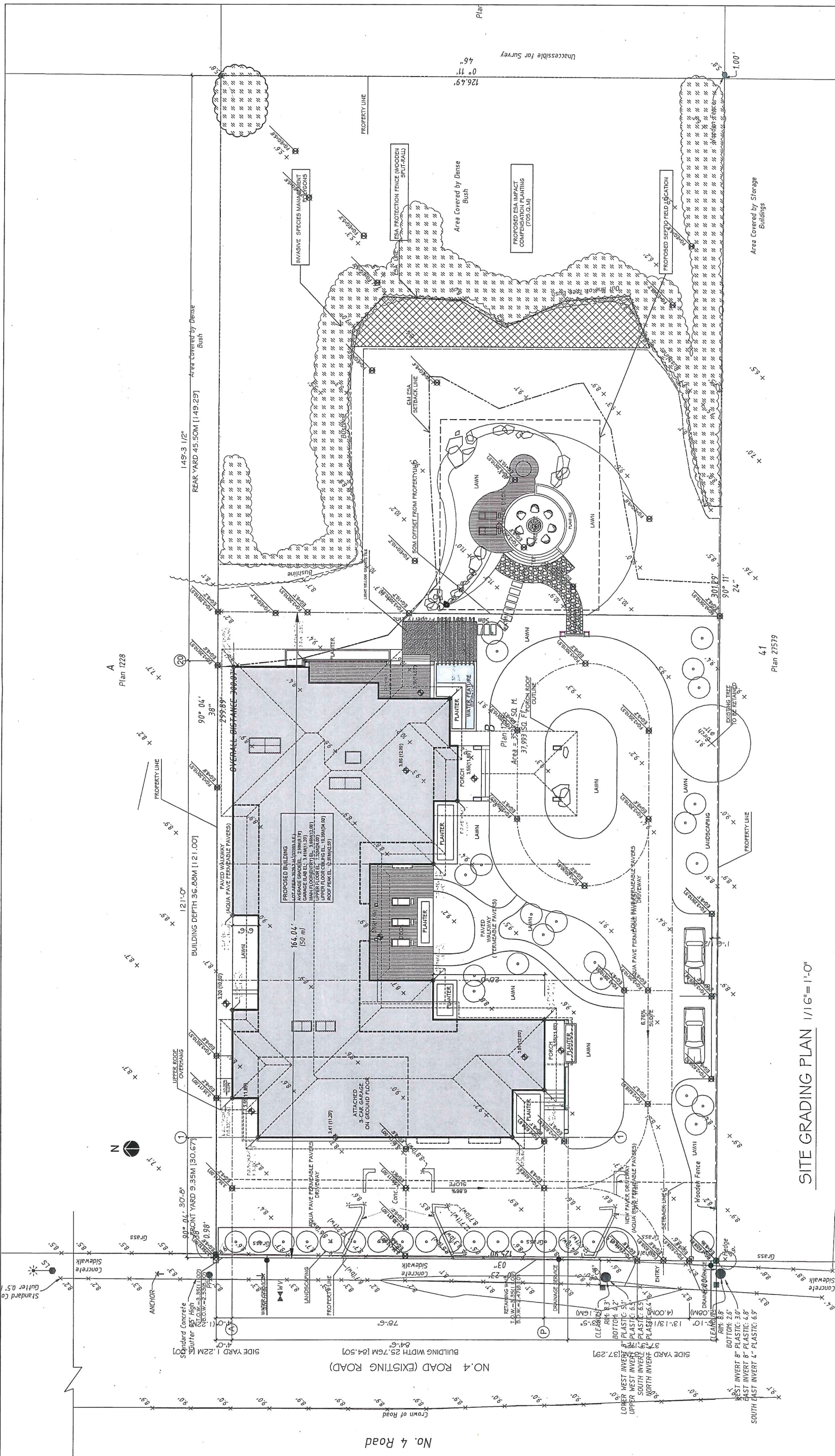
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



Sheet Name	Project Name	BoutHouse Design Group Inc.	Date
SITE GRADING PLAN	6020 NO.4 RD. RICHMOND B.C.	UNIT 3-331 VIKING WAY RICHMOND BC V6V 1W1 Phone: 778-537 5501 Fax: 778-537 5501 Email: tony.bouthouse@gmail.com	JAN 2017
		Drawn by	GUNNAR LIANG

SITE GRADING PLAN 1/16"=1'-0"

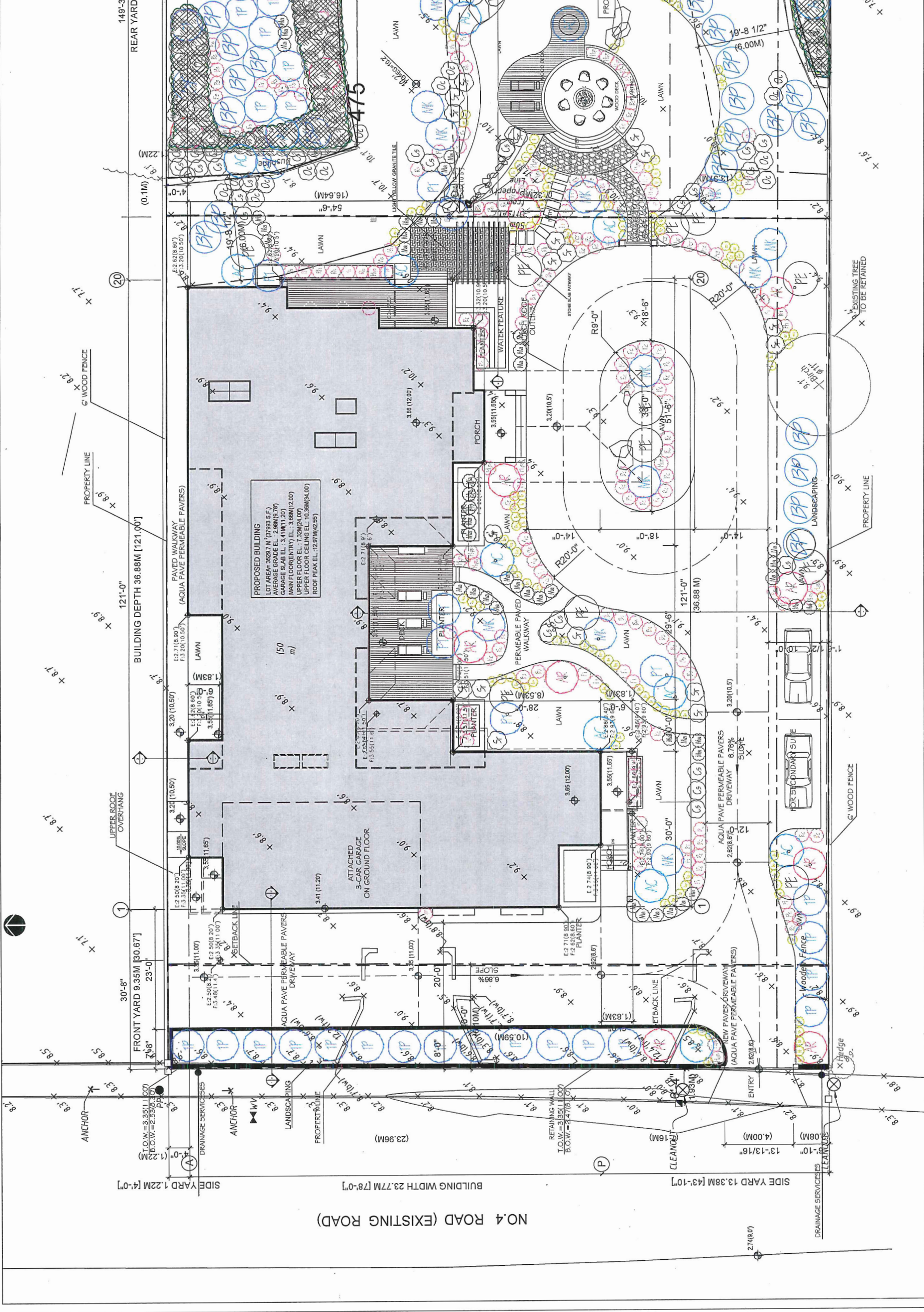
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Project Name	6020 No.4 Road Richmond B.
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Date	Dec. 2016
Drawn by	Y.Z.

Scale $1/8" = 1'-0"$

Platz #2



[illegible]

Project Name	6020 No.4 Road Richmond B.
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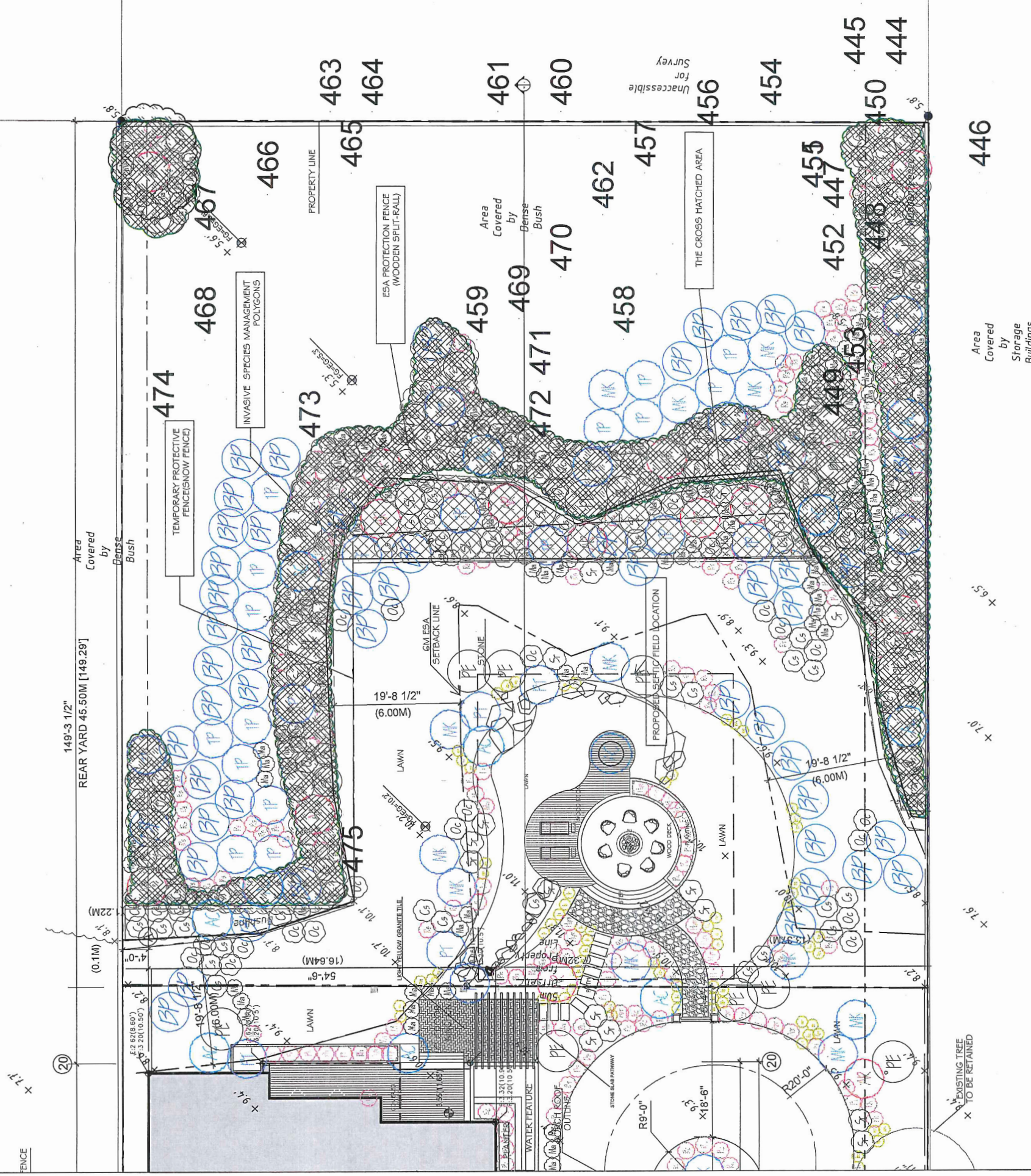
Sheet Name
LANDSCAPE PLAN

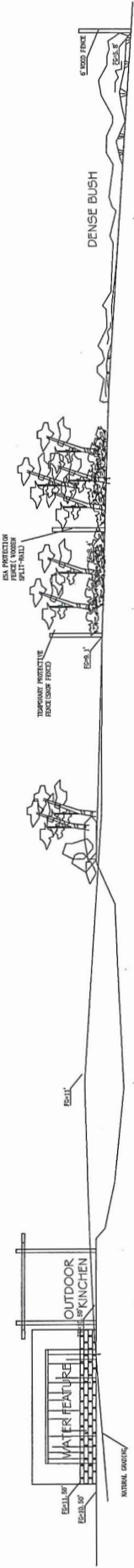
Date	Dec. 2016
Drawn by	Y.Z

2

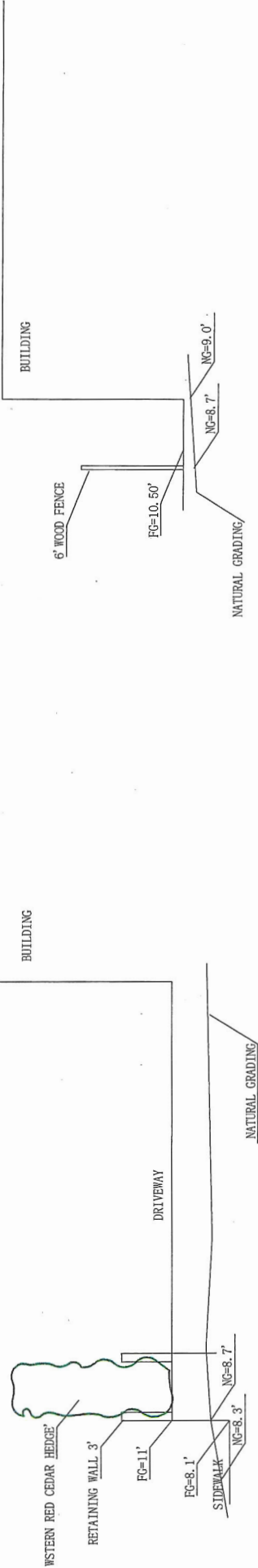
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Plan #3

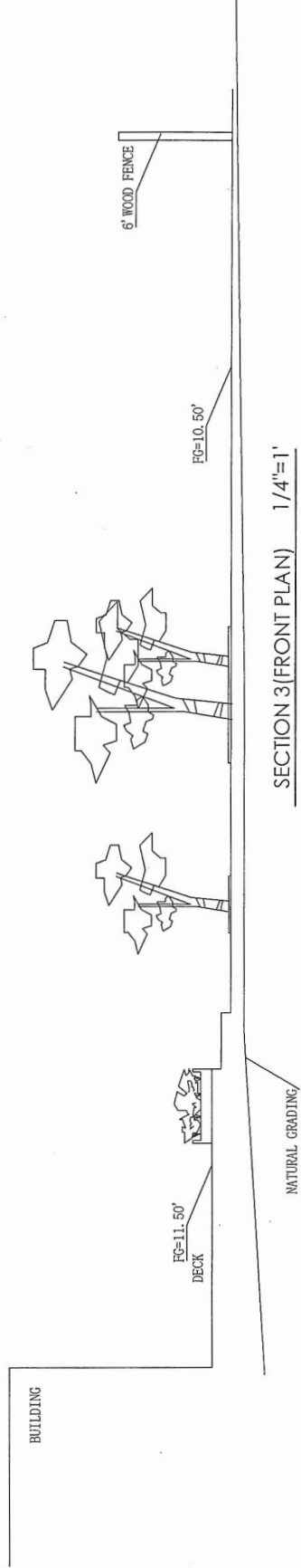




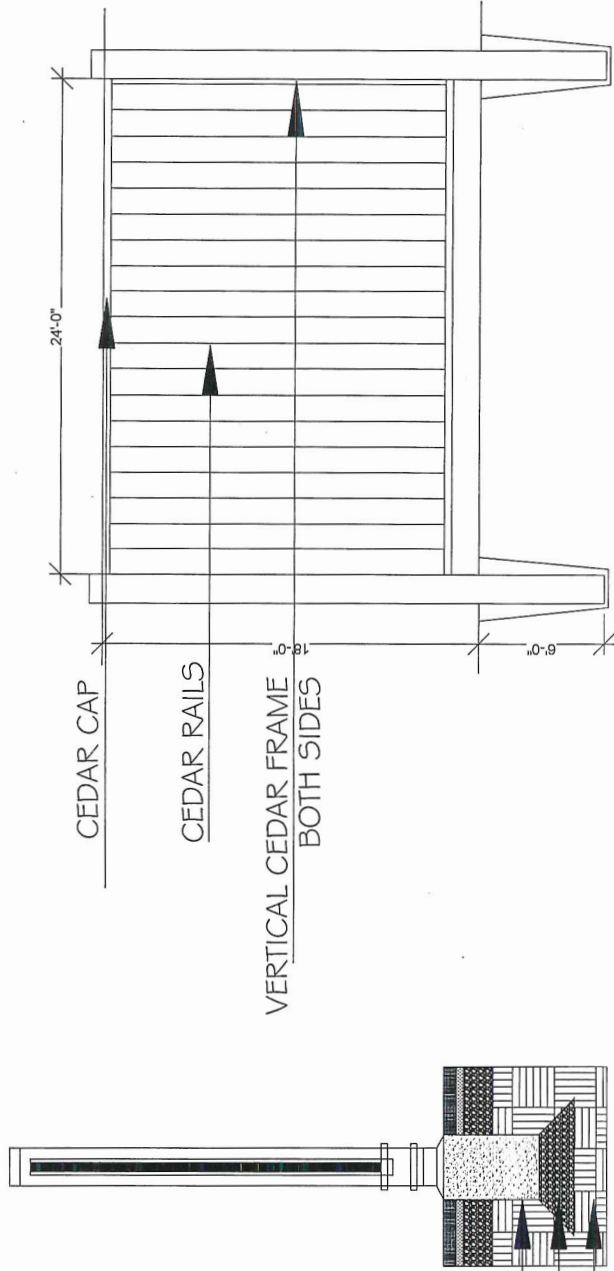
SECTION 1 (SIDES PLAN) 1/4"=1'



SECTION 2 (REAR PLAN) 1/4"=1'



SECTION 3 (FRONT PLAN) 1/4"=1'



6' WOOD FENCE 1/4"=1'

CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS
6" DEPTH 3/4" MINUS GRANULAR
APPROVED COMPACTED SUBGRADE

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
DO NOT SCALE THE DRAWING. THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURE, MECHANICAL, ELECTRICAL AND INTERIOR SPRINKLERS, ELECTRICIAL AND INTERIOR DESIGN RELATING TO THOSE DISCIPLINES.

No.	Revisions	Date

1777 W7th Ave.
VANCOUVER, BC
V6L 1A5
Phone: 604-273-8877
Email: ykacac00@gmail.com

Project Name
6020
No.4 Road
Richmond B.C.

Sheet Name
LANDSCAPE PLAN

Date
Dec. 2016
Drawn by
Y.Z.

L3

Scale
1/4" = 1'-0"
1/8" = 1'-0"

Plan #4

APR 12 2017

DP 16-735007