



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel

Date: March 27, 2008

From: Brian Jackson
Director of Development

File: DP 06-353282

Re: **Application by Bob Cheema for a Development Permit at
9280 General Currie Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) detached dwelling units on each of two (2) future subdivided lots for a total of four (4) detached dwelling units at 9280 General Currie Road on a site zoned "Comprehensive Development District (CD/120)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted open porch projection into the General Currie Road setback from 1 m to 1.5 m.

Brian Jackson
Director of Development

SB:blg
Att.

Staff Report

Origin

Mr. Bob Cheema has applied to the City of Richmond for permission to develop two (2) detached dwelling units on each of two (2) future subdivided lots for a total of four (4) detached dwelling units at 9280 General Currie Road on a site zoned “Comprehensive Development District (CD/120)”. The site currently contains a single-family house.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/120)” for this project under Bylaw No. 8193 (RZ 06-352460).

Prior to future Building Permit issuance or Subdivision approval, the developer is required to enter into a separate Servicing Agreement (SA 07-372400) for the design and construction of full half road upgrading of their General Currie Road frontage including beautification (see Servicing and Utilities section below).

Development Information

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

The subject site is located in Neighbourhood B2 of McLennan South Sub-Area in City Centre Area. Development surrounding the subject site is as follows:

- To the north: Across General Currie Road, two (2) single-family homes on Single-Family Housing District, Subdivision Area F (R1/F) zoned lots and recently completed multi-family development on Comprehensive Development District (CD/120) zoned properties;
- To the east and west: Single-family homes on Single-Family Housing District, Subdivision Area F (R1/F) zoned lots; and
- To the south: McLennan South Neighbourhood Park.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Applicant design response during the Development Permit application process has been included in *‘bold italics’*.

- Compliance with McLennan South Sub-Area and general Official Community Plan (OCP) Development Permit guidelines – *The form and character generally complies.*
- Use of a variety of textures, colours, and high quality materials – *Incorporated;*
- Use of unit pavers to increase site permeability and offer visual interest – *Incorporated;* and
- Finalized tree retention/replacement strategy. If 18 replacement trees for the nine (9) trees proposed for removal could not be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting would be required – *Please see ‘Tree Retention and Replacement Strategy’ section below.*

The Public Hearing for the rezoning of this site was held on April 16, 2007. At the Public Hearing, no concerns about rezoning the property were expressed.

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/120)” except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Increase the maximum permitted open porch projection into the General Currie Road setback from 1 m to 1.5 m.

(Staff supports the proposed variance as it increases the pedestrian orientation of the General Currie Streetscape and increases the liveability of the front units through providing a more useable front porch for the future residents. The requested 1.5 m depth is common for front porch design.)

Advisory Design Panel Comments

The design was not presented to the Advisory Design Panel due to the small scale of development and resolution of design.

Analysis

Conditions of Adjacency

- The form and massing of the two-storey development generally complies with Official Community Plan (OCP) guidelines for the McLennan South Sub-Area of City Centre Area;
- The streetscape units present a front yard interface with landscape buffer planting, walkways and low metal fencing with brick posts opening onto General Currie Road;
- The project presents a back yard and common outdoor amenity space interface with the adjacent neighbourhood park. The outdoor amenity space includes a walkway and gate connection to the park;
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. Visitor parking and townhouse unit side yard and back yard conditions are presented at the interface to the existing single-family lots to the west and east;
- The applicant has addressed privacy for the adjacent single-family homes to the west and east through providing a 1.8 m height solid wood privacy fencing, the planting of new trees and hedging; and
- The applicant is proposing to meet the grade of adjacent lots.

Urban Design and Site Planning

- The General Currie Road streetscape is animated with pedestrian-oriented front entries;
- The shared vehicle access is centrally provided from General Currie Road. Access easements for future subdivided lots were secured through the rezoning;
- Resident parking meets the bylaw requirement with six (6) spaces provided. The provision of visitor parking exceeds the bylaw requirement with two (2) spaces provided;

- Headlight glare into the adjacent single-family lot is mitigated by 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Pads for garbage and recycling blue box collection have been provided on both sides of the driveway;
- Aging in place measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails;
- An accessible unit has not been provided in this 4-unit development. Alternate floor plans demonstrating conversion potential to accommodate a person in a wheelchair is provided for the two (2) two-storey "B" type units with the installation of a chair lift and alterations in the master bathroom (Reference Plans A & B); and
- The subject site is outside the boundary of the Aircraft Noise Sensitive Development Policy Area. A noise covenant, therefore, is not required.

Architectural Form and Character

- The building forms are articulated; with a combination of building materials, projecting bays, shed, hip and gable pitched roofs;
- The proposed building materials (horizontal Hardi-plank siding, stucco, cedar shingles, wood trim, garage doors with transom windows and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- A mix of two (2) different building types offers visual interest;
- The two-storey development offers a sensitive transition to the existing neighbouring single-family homes; and
- The impact of blank garage doors has been mitigated with transom windows, overhanging bays, skirt roofs, and a mix of single and double garage door sizes.

Tree Retention and Replacement Strategy

An arborist report and tree removal strategy were included in the rezoning staff report presented to the public and Council. No concerns were expressed about tree retention at Public Hearing. Details included:

Trees	Existing	Retain	Remove	Replacement
Onsite – Bylaw-sized	9	0	9	10 new trees & \$4,000 for parks tree planting
City Boulevard	5	0	5	Replacement/compensation will be reviewed by Parks through separate Servicing Agreement, including 4 new street trees.

- Existing trees in the General Currie City boulevard will be removed for the required full half road upgrading of General Currie across the frontage through a separate Servicing Agreement (SA 07-372400) as identified in the rezoning staff report. Works include, but are not limited to, road widening, curb and gutter, a 4.10 m grass boulevard with new street trees, decorative Zed street lighting, BC Hydro pre-ducting and a 1.75 m concrete sidewalk at or near the property line;

- As noted in the rezoning staff report, all nine (9) on-site bylaw size trees are proposed for removal, all of which conflict with the proposed building locations. The removal of nine (9) bylaw-sized trees on-site will be replaced with the planting of ten (10) new trees. To make up for the shortfall in replacement planting, the applicant is providing a voluntary contribution of \$4,000 towards the City's tree compensation fund as identified in the rezoning staff report.
- Tree protection fencing has been installed on-site for the protection of a neighbouring tree to the west and cedar hedge to the east, both of which have root systems and branches that encroach into the subject property. This was secured through the rezoning.

Landscape Design and Open Space Design

- The outdoor amenity space (24 m²) has been designed as a pedestrian connection to the adjacent neighbourhood park. The design also includes planting beds, interlocking pavers, a bench for seating and a pedestrian gate with arbour;
- Children's play opportunities on-site are accommodated in the private yards. The outdoor amenity area for this small development will not accommodate play equipment. The site is also adjacent to the McLennan South neighbourhood park;
- In addition to the new trees noted above, the landscape design includes a variety of shrubs, ground covers, vines and lawn planting;
- Fencing will include low and open metal fencing with brick posts along General Currie Road and its setback, wood fencing with a gate and arbor at the amenity area connecting to the park, and 1.8 m height wood privacy fencing along the west and east property lines outside of the road setback;
- Paving treatment includes a variety of materials to improve the internal streetscape, improve site permeability, and differentiate between pedestrian entries and vehicle areas. A variety of paving materials have been used including concrete, interlocking pavers, and patio pavers; and
- No indoor amenity space is provided on-site. A voluntary contribution in-lieu in the amount of \$4,000 is being provided.

Affordable Housing

- No affordable housing units are proposed in this four-unit development. A voluntary contribution towards the City's Affordable Housing Reserve Fund was secured through the rezoning in the amount of \$4,322.

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisles and should not impact the neighbouring single-family lots;
- Natural surveillance opportunities are provided for the central outdoor amenity space and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle or General Currie Road; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities

- As noted in the staff report on the rezoning, an independent review of servicing requirements (storm and sanitary) was required as a condition of rezoning. A capacity analysis was submitted to the City with identified need for storm sewer upgrades. A cash payment in lieu of the identified upgrade was paid; and
- Prior to issuance of Building Permit or subdivision, whichever comes first, the developer is required to enter into the City's standard Servicing Agreement (SA 07-372400) for full half road upgrading of their General Currie Road frontage. Works include, but are not limited to road widening, curb and gutter, a 4.1 m grass and treed boulevard with street trees, decorative Zed street lighting, BC Hydro predicting, and a 1.75 m concrete sidewalk at or near property line.

Flood Management

- Registration of a Flood Indemnity Covenant (Minimum 0.9 m geodetic) was secured through the rezoning application.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Staff recommend support of this Development Permit application.



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

SB:blg

Attachments:

Attachment 1 Development Application Data Sheet

Attachment 2 Development Permit Considerations



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

**Development Application
Data Sheet**
Development Applications Division

DP 06 353282 **Attachment 1**

Address: 9280 General Currie Road

Applicant: Bob Cheema Owner: R & S Khakh

Planning Area(s): McLennan South Sub-Area Plan (Schedule 2.10D)

Floor Area Gross: 741.2 m² Floor Area Net: 628 m²

	Existing	Proposed
Site Area:	956 m ² (10,290 ft ²)	Two (2) future lots of 478 m ² (5,145 ft ²) each
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Residential, 2.5 Storeys typical (3 Storeys Maximum)	No Change
Zoning:	Formerly R1/F	CD/120
Number of Units:	Formerly 1	4 (2 on each future subdivided lot)

	Bylaw Requirement	Proposed	Variance
	25 upa	17 upa	None permitted
Floor Area Ratio:	Max. 0.7	0.7	None permitted
Lot Coverage:	Max. 45%	45%	None
Setback – General Currie Road: Porch Projection	Min. 6 m Max. 1 m	6 m 1.5 m	0.5 m Increase for porches
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	None
Setback – Rear Yard:	Min. 1.2 m	Approx. 4 m	None
Height (m):	Max. 12 m	9 m	None
Lot Size:	Min. 360 m ² Max. 2,020 m ²	478 m ²	None
Off-street Parking Spaces – Resident and Visitor:	6 and 0 on future subdivided lots	6 and 2	None
Total off-street Spaces:	6 on future subdivided lots	8	None
Amenity Space – Indoor:	Not required for future subdivided lots	cash-in-lieu	None
Amenity Space – Outdoor:	Not required for future subdivided lots	24 m ²	None

Conditional Development Permit Considerations
9280 General Currie Road (“the lands”) DP 06-353282

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following requirements:

- 1. The City acceptance of the developer’s offer of a voluntary contribution in-lieu of on-site indoor amenity space in the amount of \$1,000 per unit (e.g. \$4,000).
- 2. The City acceptance of the developer’s offer of a voluntary contribution in the amount of \$4,000 for Parks tree planting. This is offered in lieu of planting eight (8) trees, which are not accommodated in the landscape plan in compliance with the Official Community Plan’s (OCP’s) replacement ratio of 2:1 for tree removal on multi-family development sites.
- 3. Receipt of a Letter of Credit for landscaping in the amount of \$15,596.

[Signed agreement on file]

Signed

Date



City of Richmond
Planning and Development Department

Development Permit

No. DP 06 353282

To the Holder: MR. BOB CHEEMA
Property Address: 9280 GENERAL CURRIE ROAD
Address: C/O 2998 WEST 41ST AVENUE
VANCOUVER, BC V6N 3C7

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 open porch projection into the General Currie Road setback from 1 m to 1.5 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 #6 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 \$15,596. 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 06 353282

To the Holder: MR. BOB CHEEMA
Property Address: 9280 GENERAL CURRIE ROAD
Address: C/O 2998 WEST 41ST AVENUE
VANCOUVER, BC V6N 3C7

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. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

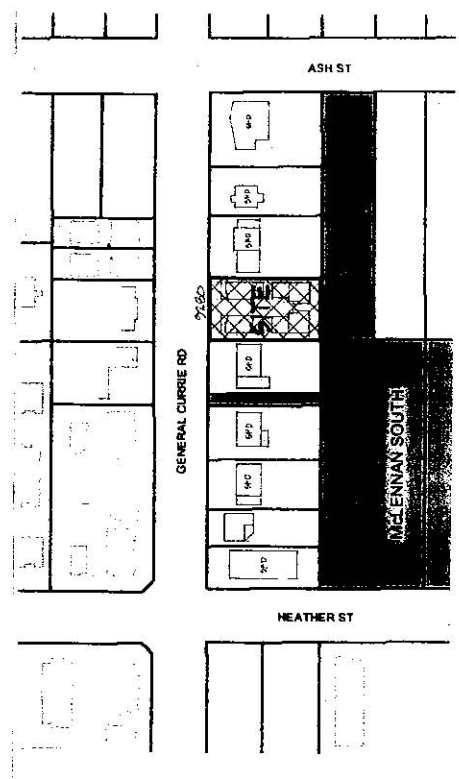
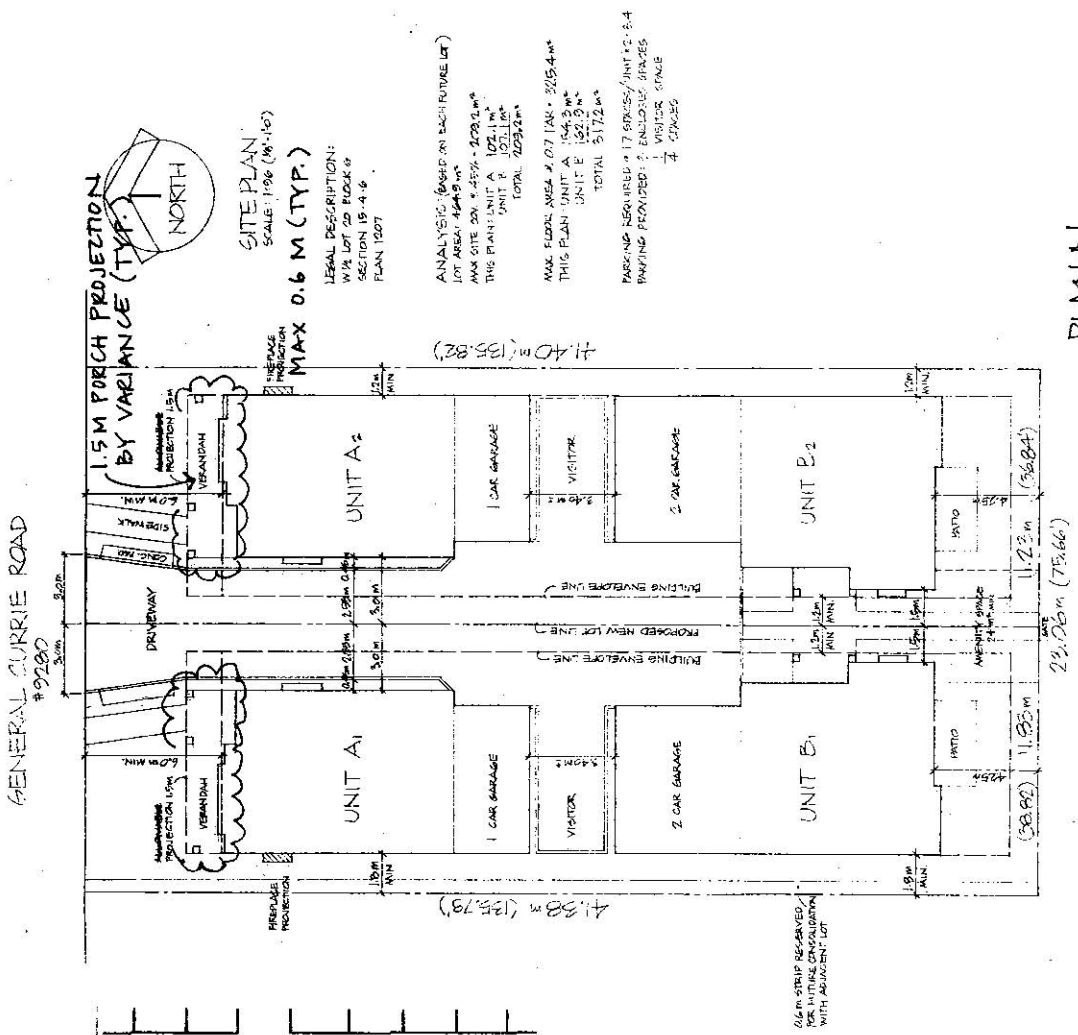
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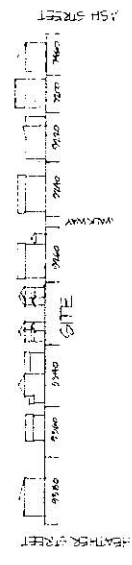
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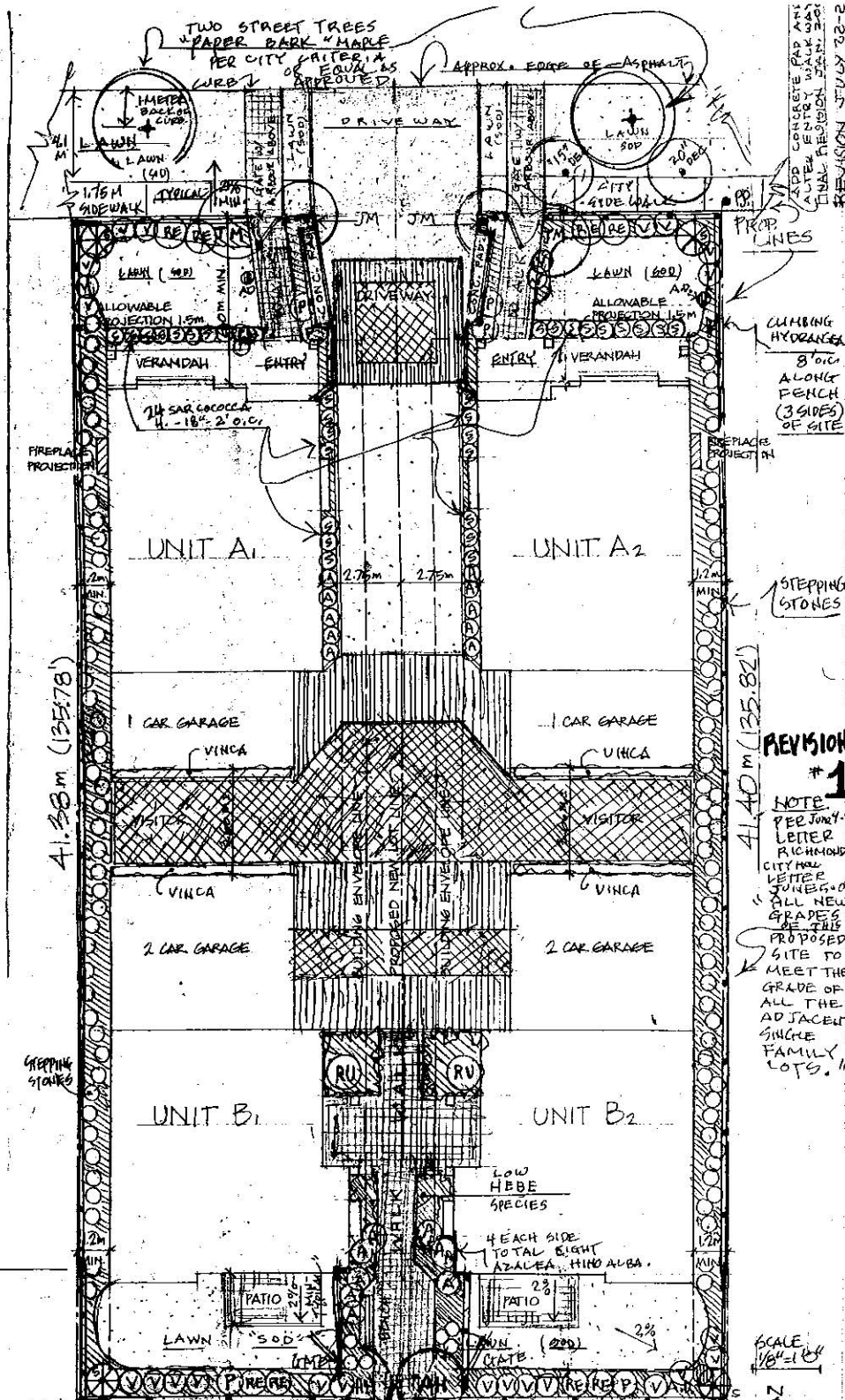
Note: Dimensions are in METRES



CONTEXT PLAN



STREETSCAPE FROM SEN. TURNER ROAD



NOTES (IN TO)

PLANTING PLAN & PLANT LIST:				
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTR. SPEC.
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REVISIONS
#1
NOTE
PER JUNE 15
LETTER
RICHMOND
CITY HALL
LETTER
JUNE 15 OF
ALL NEW
GRADES
AS THE
PROPOSED
SITE TO
MEET THE
GRADE OF
ALL THE
ADJACENT
FAMILY
LOTS.

SCALE
1/8" = 1'-0"

OFFICE OF
HARRY LEE HARGROVE
LANDSCAPE ARCHITECT
1071 SAINT CLAUDE AVE
N. VANCOUVER, B.C. V6P 1A1
PHONE: 985-0137

PROPOSED TWO DUPLEX DEVELOPMENT FOR CHEEMA
AT #9280 GENERAL CURRIE ROAD, RICHMOND B.C.

byde
Designs Ltd.

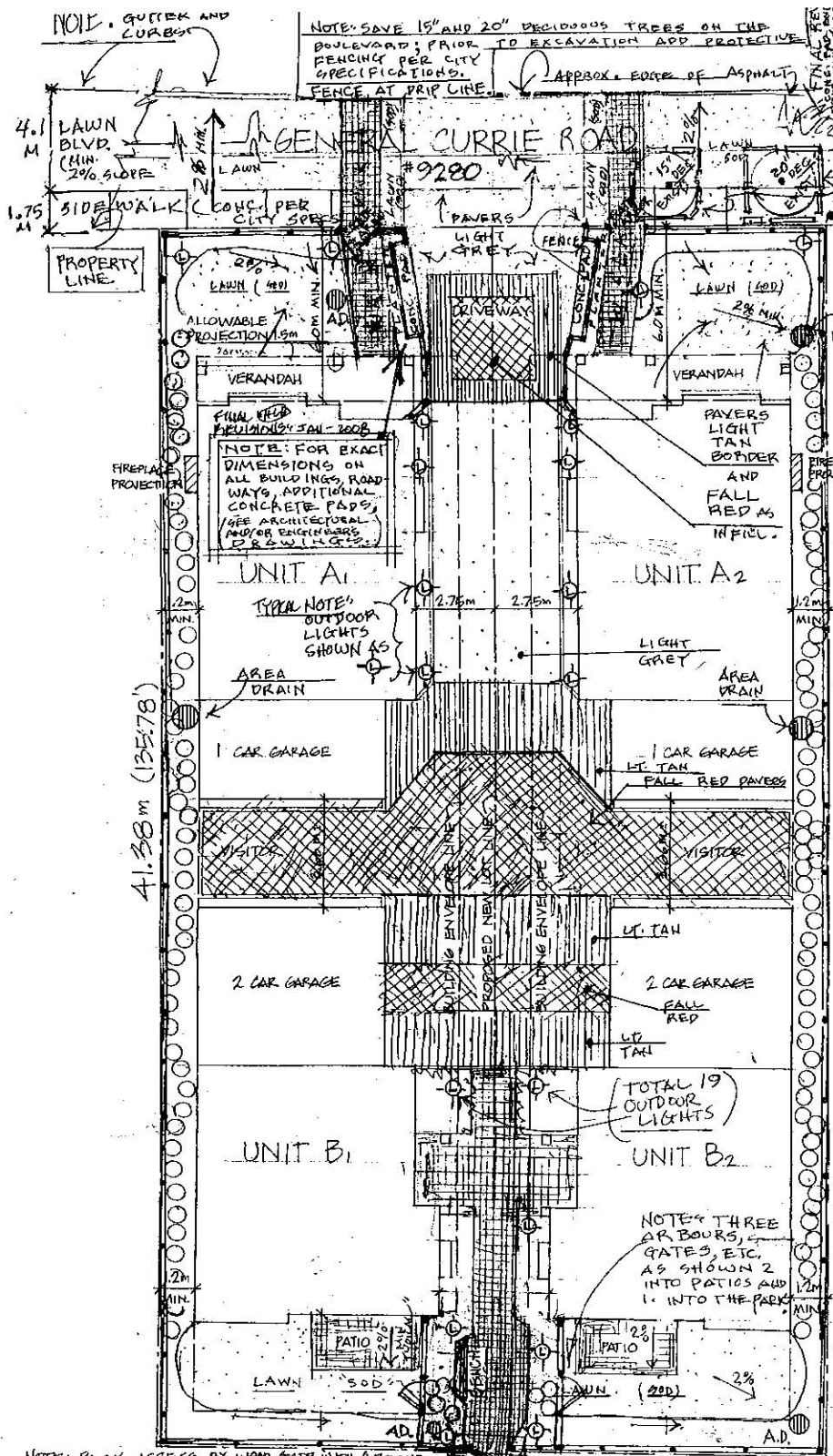
4571 Glenview Road
Richmond, B.C.
V6X 1B4
(604) 275-4006

LEGAL DESCR: DATE NOVEMBER 19, 2006
W 1/2 LOT 20
BLOCK G
SECTION 15, 46
PLAN 12.07

REVISION STUDY 22-2
FINAL REGIONAL PLAN
AUTUMN 2006
FINAL REGIONAL PLAN
AUTUMN 2006

DATE NOVEMBER 19, 2006
SHEET NO. 11 of 3
DWG. NO. 06-57

PLAN #2A MAR 04 2008
DP 06353282



NOTE: GUTTER AND CURB

NOTE: SAVE 15' AND 20' DECIDUOUS TREES ON THE BOULEVARD; PRIOR TO EXCAVATION ADD PROTECTIVE FENCING PER CITY SPECIFICATIONS. FENCE AT DRIVE LINE.

DATE NOVEMBER 13, 2004 FINAL
DWG. NO. 06-57
SHEET NO. 1.2 OF 3
LEGAL DEPT. 10/12 LOT 20
BLOCK 5
SECTION 1546
PLAN 1207

RICHMOND CITY FILE #
DP-06-353282.

PLAN # 2B MAR 04 2008
DP 06353282

TITLE: PROPOSED TWO DUPLEX DEVELOPMENT FOR CHEEMA AT #9280 GENERAL CURRIE ROAD, RICHMOND B.C.

bydesigns ltd.
HARRY LEE HARGREAVES
LANDSCAPE ARCHITECT
1011 Glenview Road
Richmond, B.C. V6V 1Y7
PHONE 585-0137

NOTE: PARK ACCESS BY WOOD GATE WITH ARBOUR

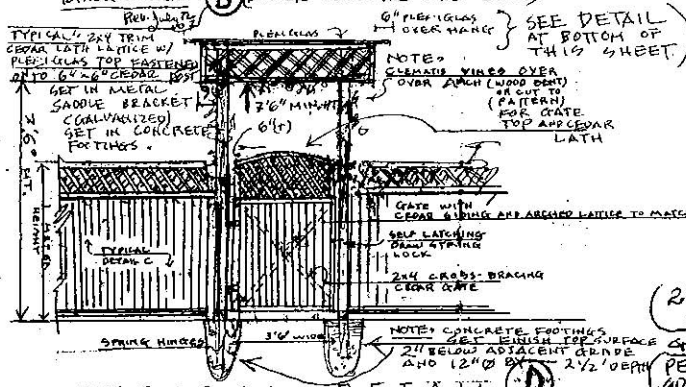
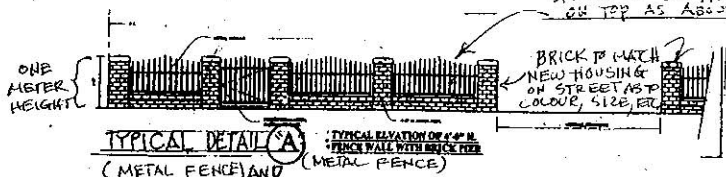
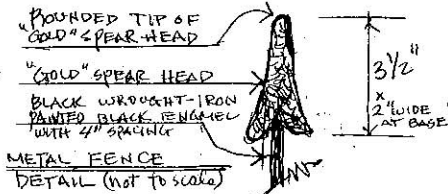
GRADING PLAN AND SCHEDULE

	PAVERS LIGHT GREY COLOUR		OVERHEAD ARBOUR
	PAVERS LIGHT TAN COLOUR		OUTDOOR LIGHTS (19)
	PAVERS FALL RED INFILL		AREA DRAIN AT LOW POINT
	AREA DRAIN AT LOW POINT		BENCH
	DIRECTION OF SURFACE WATER AND MINIMUM THRU-OUT 2% SLOPE AND MIN. 2% SLOPE AWAY FROM ALL BUILDING WALLS (OUTWARD)		PRECAST CONCRETE PAVERS CIRCULAR OR SQUARE 18"
	FENCE AND GATE (BRICK OR WOOD 4'x6')		BENCH - TROLOPE/ANDREWS BASIC METAL SERIES AND WOOD - WITH BACK & ARM REST / A BASK 100 WITH BACKS

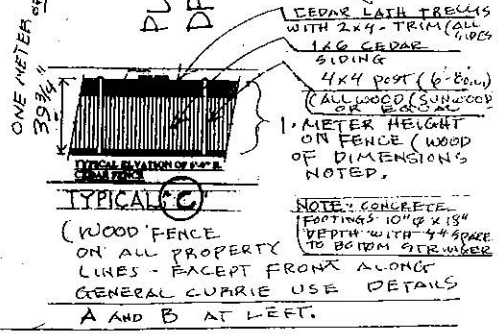
SCALE 1/8" = 1'

PLAN # 2C MAR 04, 2008
DP06353282

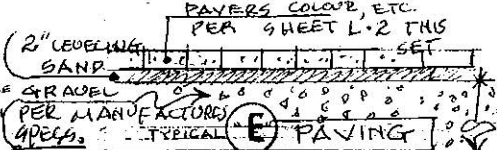
FINX J.S. (2008)
L.3 OF 3
DP06353282



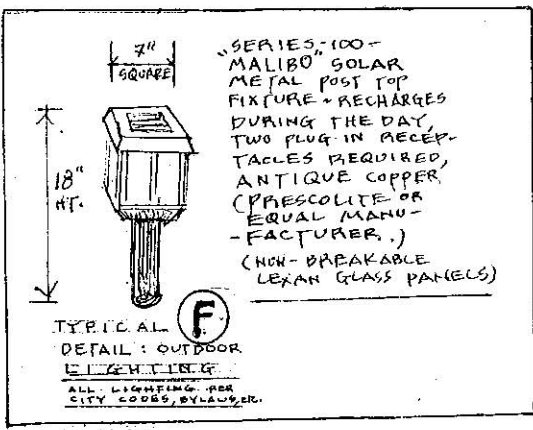
TYPICAL DETAIL D
(WOOD FENCE WITH GATE
AND ARBOUR). SCALE 3/8" = 1'-0"



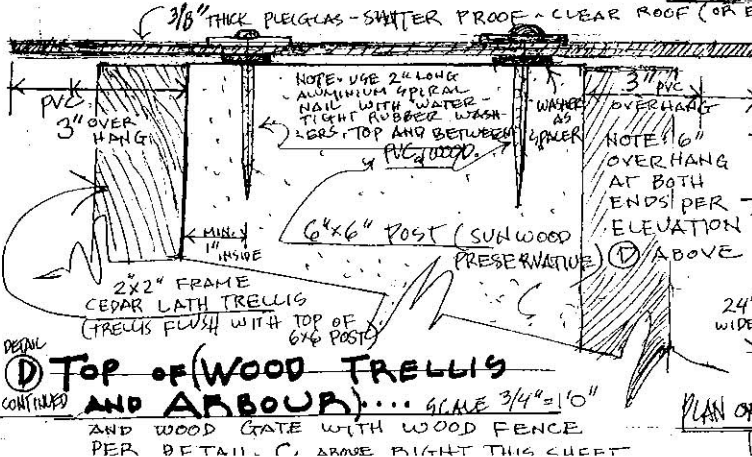
- CONSTRUCTION NOTES:
- 1) ALL WOOD PRESERVE TREATED
STRUCTURAL CEDAR, DOUGLAS FIR AS POST OR STUBBERS.
 - 2) TREAT ALL CUTS AND ENDS WITH
PRESERVATIVE PAINT. TWO COATS.
SIX HOURS AT 60°F.
 - 3) USE GALVANIZED NAILS, SPIRES,
FASTENERS, ETC. THRU-OUT.



NOTE: COMPACT IN LEVELS
PER ENGINEER'S SPECIFICATIONS.

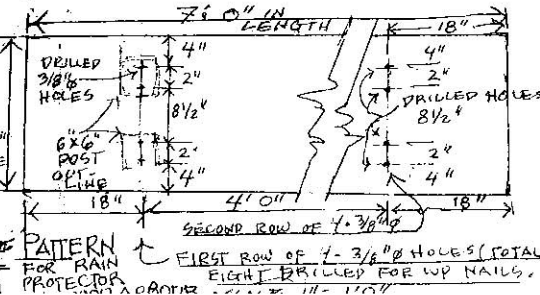


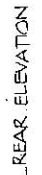
- WRITTEN SPECIFICATIONS
1. All work, installation, materials, etc. to be per BC SCA and BCNTA standards and specifications.
 2. Add good friable topsoil (maximum 4% clay and maximum 4% peat/mud) to depths as listed: lawns (6") / groundcover (12") / shrubs (18") / trees (24"). 36" DEPTH. All slopes and shrubs on wooded slope to have a 6" high earth retaining wall.
 3. Posture drainage throughout site to be provided by Landscape Contractor after planning and lawn installation (all existing trees left at natural grade with positive drainage).
 4. After all planting add minimum 2" for bark mulch (salt-free) throughout and road flanks, grades.
 5. For bark mulch flanks grades throughout to be 1" below top of asphalt and road flanks grades.
 6. Plant inspections upon request by Landscape Contractor to include as a minimum of three to be:
 - (a) Plant inspection at time of plant arrival.
 - (b) Interim site inspections.
 - (c) Final site inspection after last plant in place and for bark mulch in place.
 7. One-year plant guarantee to begin after last plant in place and the final inspection has been carried out and reported by letter to this office.
 8. A thirty (30) day maintenance of plants to include pruning, watering, etc. Said 30-day maintenance to begin after item 7-C above.
 9. The written specifications (34" x 12") form an integral part of these drawings.
 10. All dimensions, locations, grades, etc. are approximate and are to be verified on site prior to bidding by the respective contractors.
 11. The greater number of plant quantities whether on the plan or the plant list is the number for which the Landscape Contractor is responsible for.



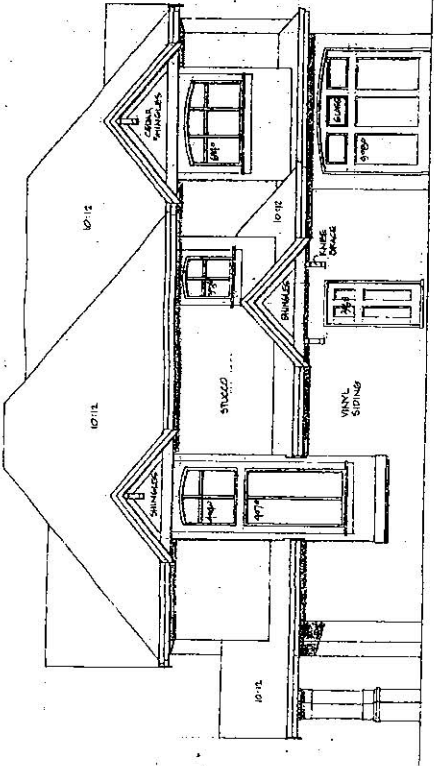
HARRY LEE HAGGARD
LANDSCAPE ARCHITECT
N. VANCOUVER, BC V7J 1V7
PHONE 985 0137

Revisions:
DEC-13-2006
JULY-22-2007
Feb 2008

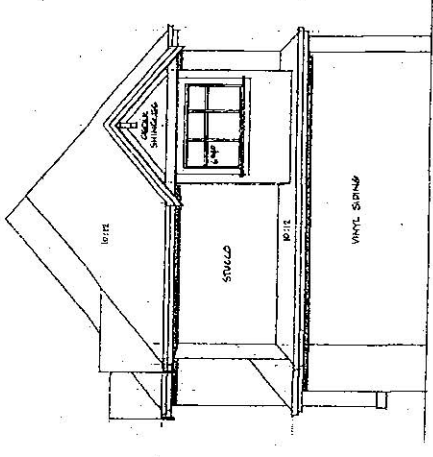




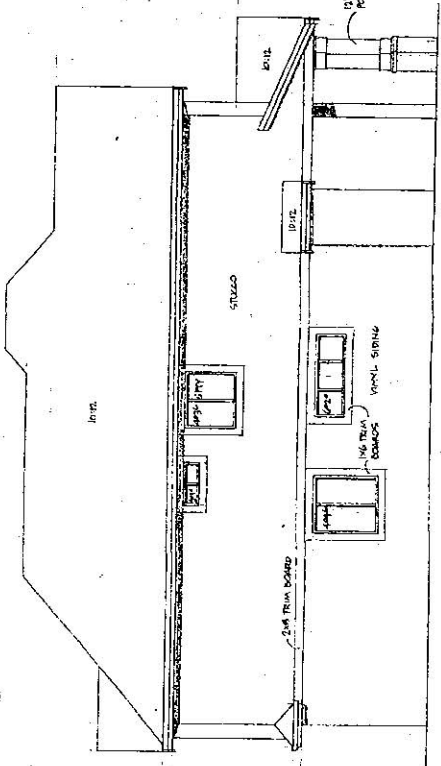
PLAN # 4
DP 06353282
WEST LOT UNIT B1
MAR 04 2008



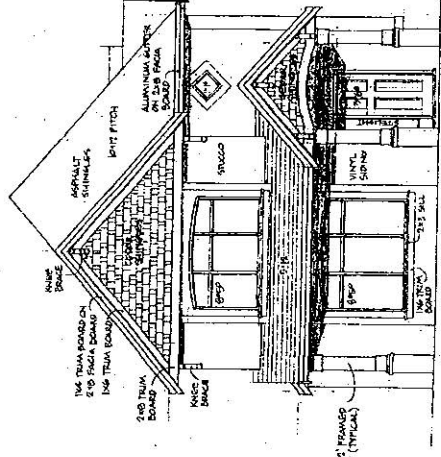
RIGHT SIDE ELEVATION



REAR ELEVATION

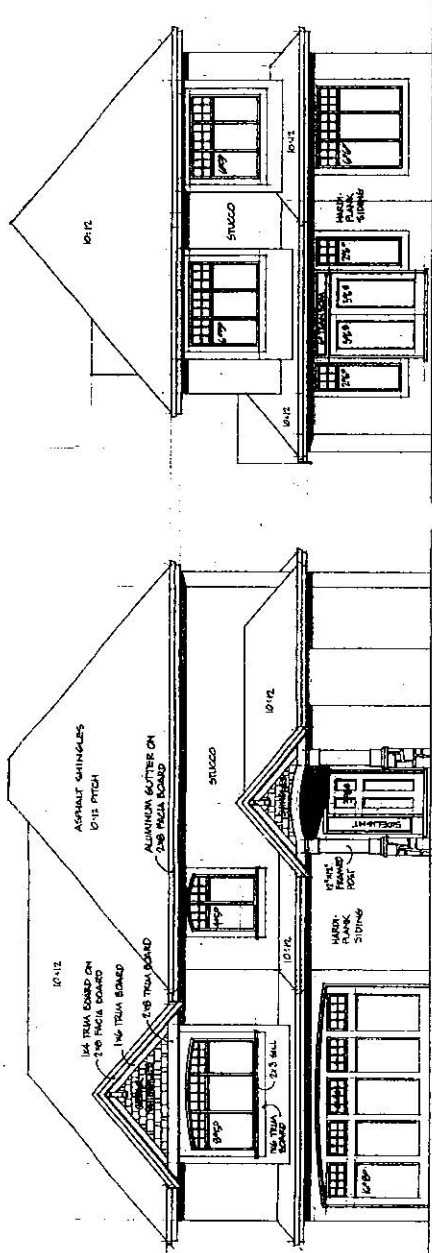


LEFT SIDE ELEVATION

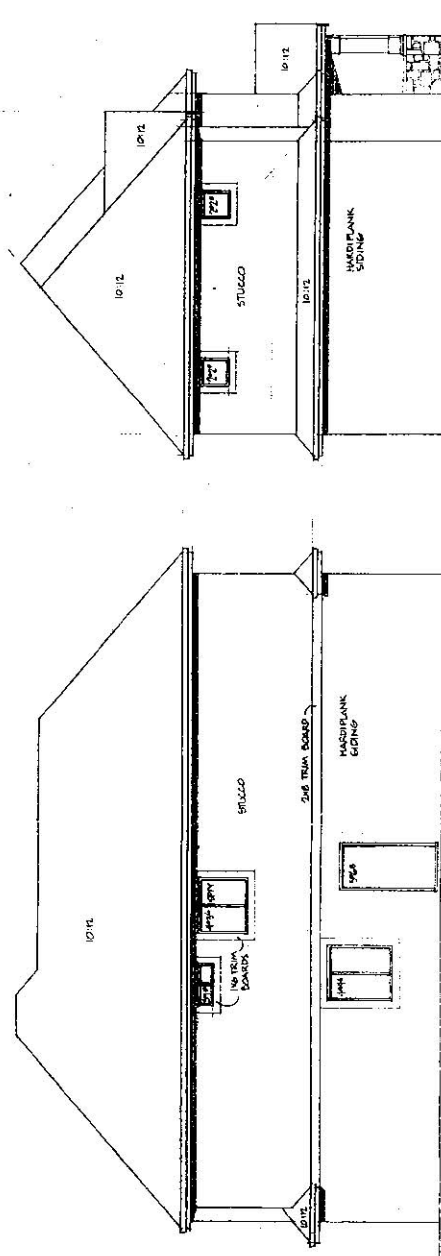


FRONT ELEVATION

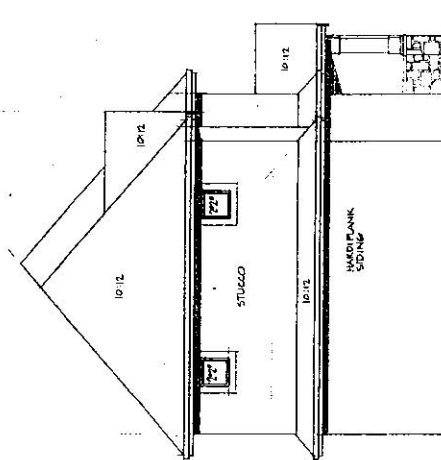
FRONT ELEVATION PLAN # 5 MAR 04 2000
 SCALE: 1/4" = 1'-0"
 DP 06353282
 EAST LOT UNIT A2



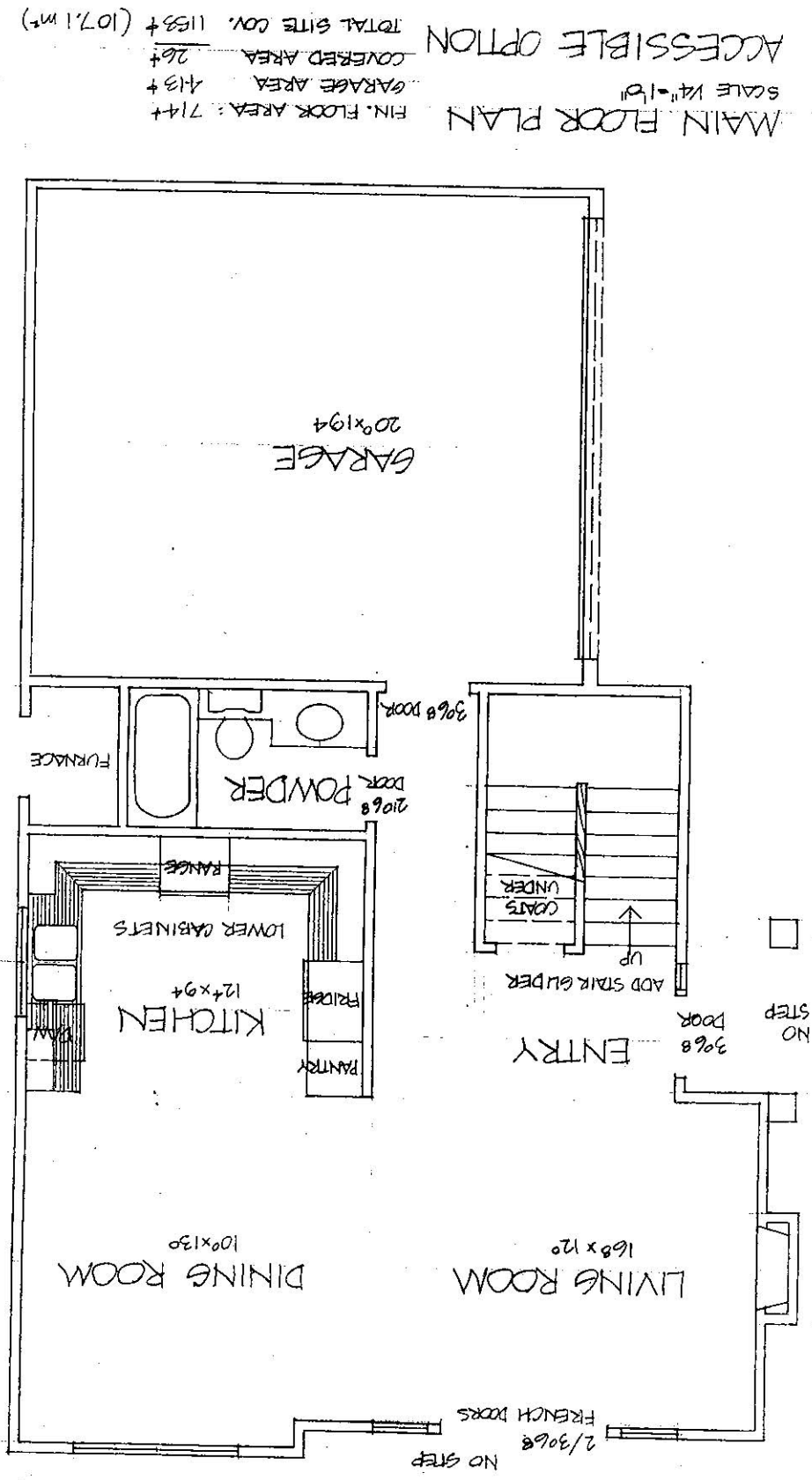
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



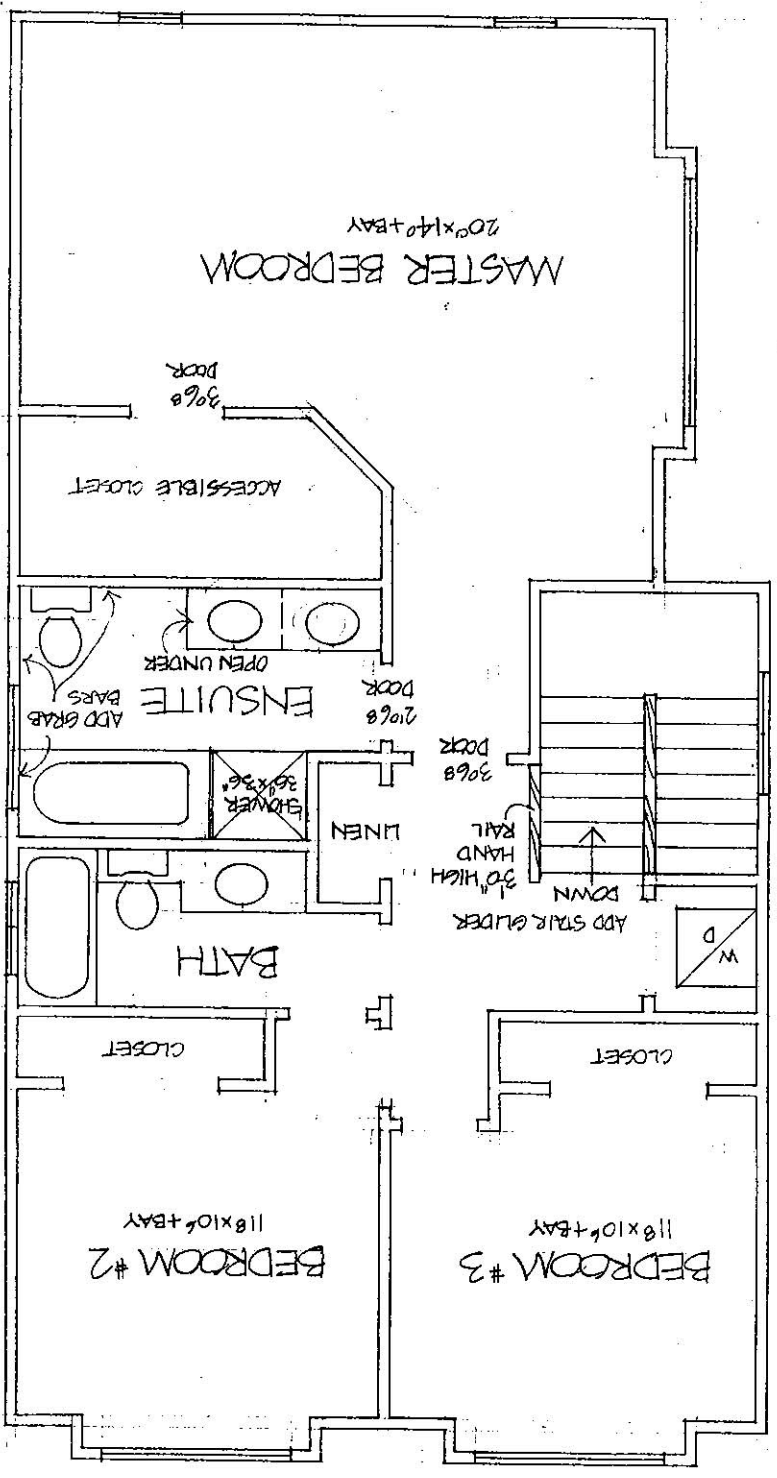
FRONT. ELEVATION (NORTH) PLAN #6 MAR 04 2008
SCALE 1/4"=1'-0"
DP 06353282
EAST LOT UNIT B2



REFERENCE PLAN A MAR 04 2008

DP 06353282

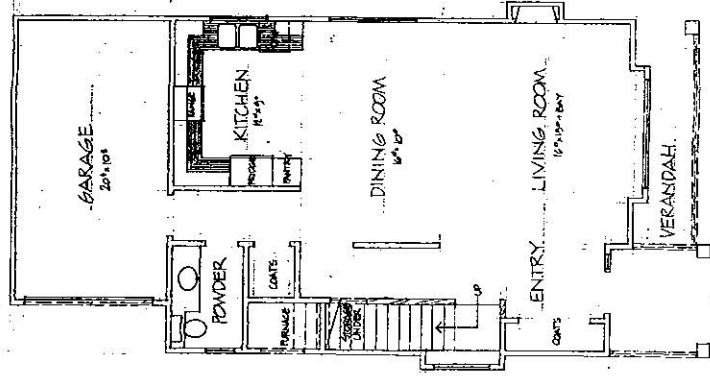
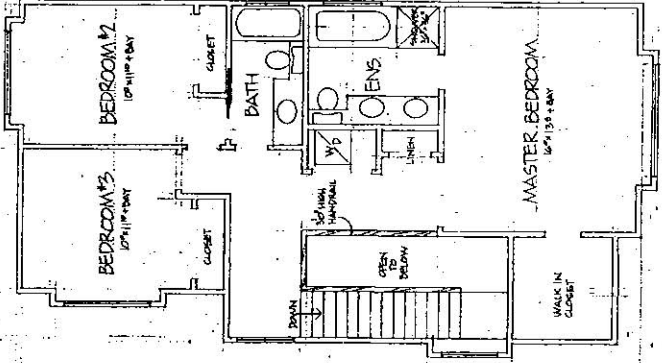
UPPER FLOOR PLAN FIN. FLOOR AREA: 1040+
CONVERSION TO ACCESSIBLE UNIT

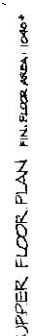


REFERENCE PLAN B MAR 04, 2008
DP 06353282

REFERENCE PLAN
 MAR 04 2008
 DP 06353282

WEST LOT UNIT A
 TOTAL FLOOR AREA 1119 SF (103.7 M²)





REFERENCE PLAN

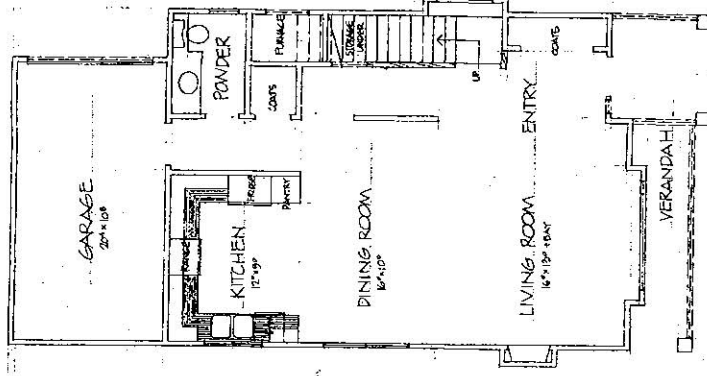
WEST LOT UNIT B1
TOTAL FLOOR AREA: 17544' (1622.0 m²)



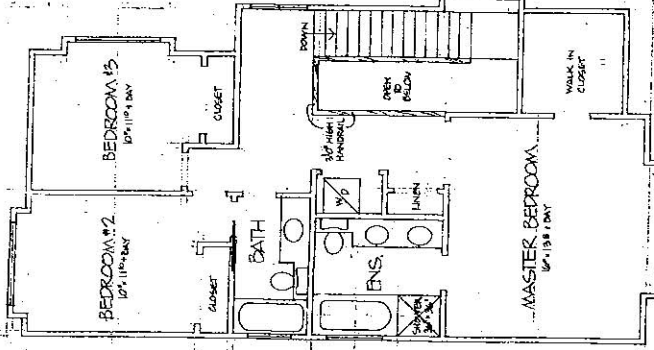
IN. FLOOR AREA: 714' +
 PARKING AREA: 413' +
 COVERED AREA: 26' +
 TOTAL SITE COV. 1153' + (107.1 m²)

REFERENCE PLAN
 DP 06353282
 MAR 04 2008

EAST LOT UNIT A 2
 TOTAL FLOOR AREA: 1719* (1597m²)



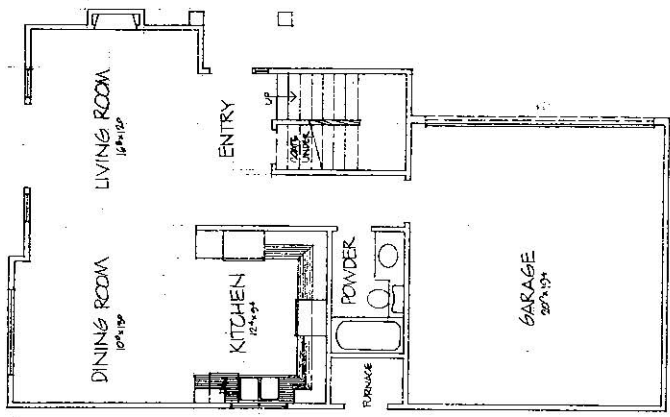
MAIN FLOOR PLAN FIN. FLOOR AREA: 793*
 GARAGE AREA: 201*
 COVERED AREA: 155*
 TOTAL SITE COV. 1149* (1067m²)



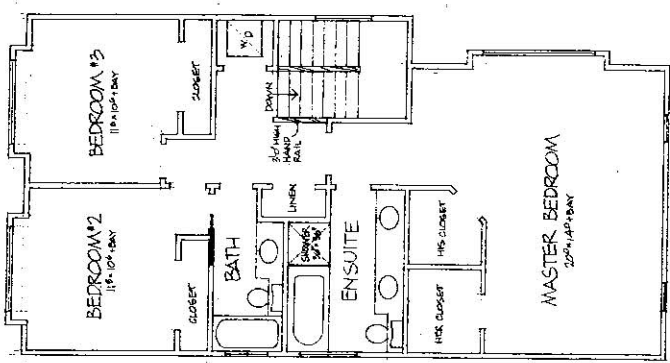
UPPER FLOOR PLAN FIN. FLOOR AREA: 926*

REFERENCE PLAN MAR 04 2008
 DP 06353282

EAST LOT UNIT B2
 TOTAL FLOOR AREA: 1754^{sq}ft (62.9 m²)



MAIN FLOOR PLAN: FIN FLOOR AREA: 744^{sq}ft
 GARAGE AREA: 300^{sq}ft
 COVERED PORCH: 108^{sq}ft
 TOTAL SITE COV.: 1154^{sq}ft (107.1 m²)



UPPER FLOOR PLAN: FIN FLOOR AREA: 1048^{sq}ft