



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 8, 2009
File: DP 06-333170
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
8680 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of six (6) townhouse units at 8680 No. 3 Road on a site zoned Low Density Townhouse (RTL3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);
 - b) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and
 - c) reduce the lot coverage for landscaping with live plant material from 30% to 26%.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop six (6) townhouses at 8680 No. 3 Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouse (RTL3) for this project under Bylaw No. 8082 (RZ 05-294804). The site currently vacant.

A Servicing Agreement for frontage works is required prior to Building Permit issuance.

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

Development surrounding the subject site is as follows:

To the North: A recently developed 13-unit townhouse development (DP 04- 279621) on a site zoned Low Density Townhouse (RTL3);

To the East: Large lot single-family properties zoned Single Detached (RS1/E);

To the South: A local commercial facility zoned Neighbourhood Commercial (CN); and

To the West: Across No. 3 Road, a number of townhouse developments on sites zoned Low Density Townhouse (RTL1).

Rezoning and Public Hearing Results

The rezoning application for this development (RZ 05-294804) was presented to Planning Committee on June 20, 2006. The Public Hearing for the rezoning of this site was held on July 17, 2006. During the rezoning process, concerns were expressed about the impact of construction traffic and location of recycling bins to the adjacent development to the north. Staff worked with the applicant to address these issues in the following ways:

Construction Traffic

The applicant understands that although a cross-access agreement is registered on title of the adjacent property to the north (8660 No. 3 Road) to provide vehicle access to the proposed development, no construction traffic may come through from 8660 No. 3 Road. Access to the development site during construction will be directly from No. 3 Road. The applicant is required to submit a construction traffic and parking management plan to the Transportation Division at Building Permit Stage.

Location of Recycling Carts

The recycling carts were originally proposed to be located along the north property line adjacent to the front building. The developer/residents at the townhouse development to the north expressed concerns that the carts may be unsightly and may generate undesirable odour. Therefore, a fully enclosed structure attached to the north side of the front building is being proposed for the storage the recycling carts and garbage bins. The enclosures will be screened from the adjacent building to north by a 6 ft. tall fence, a row of hedges, and a tree.

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 Low Density Townhouse (RTL3) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.).

(Staff supports the variance as the subject property was included in a conceptual plan for the entire block (see Attachment 2) that was prepared as part of two separate rezoning applications to the north (RZ 04-267350 and RZ 04-274863). The conceptual plan made provision for this property to accommodate multiple-family residential, but with the provision that vehicle access to the development must come through the adjacent multi-family development to the north project (8660 No. 3 Road) – effectively making it an extension of the adjacent development and removing direct access to No. 3 Road from the subject property.)

- 2) Reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building.

(Staff supports the variance as it is considered minor. The variances permit the building to shift north and allow for a greater setback along the south property line to provide a more usable outdoor amenity area. A 6 ft. high fence, a row of hedges and a tree are proposed along the north property line to screen the view of the enclosure from the adjacent development to the north.)

- 3) Reduce the lot coverage for landscaping with live plant material from 30% to 26%.

(Staff supports the variance as it is considered minor. Due to the configuration of the site and the requirement of a long internal drive aisle, the area available for landscaping is limited. The applicant has made an effort to maximize the lot coverage for landscaping by reducing the lot coverage for building to 39% and the Floor Area Ratio (FAR) to 0.55. Permeable pavers are proposed on a portion of the internal drive aisle and visitor parking spaces to increase the lot coverage of permeable surface to 35%.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments. The design provided is generally consistent with the existing design on the adjacent townhouse site to the north.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the east and multiple-family development to the north.
- Under the current City's Lane Establishment and Arterial Road Redevelopment Policies, rear yard setback for two-storey buildings along the rear yard interface with single-family housing is 4.5 m. The developer is proposing a 3.23 m setback from the rear property line. Staff have no objection to this proposal based on the following:
 - The rezoning application was submitted on March 7, 2005 and the Development Permit application was submitted on April 5, 2006, prior to the current City's Lane Establishment and Arterial Road Redevelopment Policies were approved by Council in June, 2006.
 - The proposed rear yard setback complies with the provisions under Low Density Townhouse (RTL3).
 - The proposed east rear yard setback is consistent with the rear yard setback established at the townhouse development to the north.
 - Development is designed to address possible overlooking issue. Only one (1) transom window on the east elevation of the second floor is proposed.
 - Existing hedges on the adjacent property to the east, along the rear property line, are to be retained to provide a natural screen between the proposed development and the existing single-family development to the east. As a condition to the issuance of the Development Permit, a proof of a contract with a certified arborist to oversee construction works adjacent to the existing hedge is required.

Urban Design and Site Planning

- Pedestrian frontage character facing No. 3 Road has been incorporated to enhance the pedestrian residential streetscape; all units along No. 3 Road have direct access from the street.
- Vehicle access to the site will be through the driveway in the existing townhouse development to the north (8660 No. 3 Road). Cross-access easement granting the subject site access through 8660 No. 3 Road was secured as part of the adjacent development approval and is registered on Title of 8660 No. 3 Road.
- All units have two (2) vehicle parking spaces.
- A total of two (2) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- A recycling enclosure has been incorporated into the design of the building and carefully sited on the north side of the front building for convenience of pick-up.
- A walkway connecting No. 3 Road to the internal drive aisle is proposed along the north property line to provide direct access to the back units from No. 3 Road.
- The amenity area is situated at the southwest corner of the site for maximum sun exposure and is visible from No. 3 Road.

Architectural Form and Character

- Building design is consistent with the surrounding multiple-family residential character of the neighbourhood.
- A pedestrian scale is provided at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, balconies, and landscape features.
- Visual interest and variety has been incorporated with gable roof, entry porches, varying material combinations and a range of colour finishes.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (Hardi siding, Hardi shingles, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One (1) adaptable unit (Unit 4) has been incorporated into the design. The stairs in this unit will be wide enough to accommodate future chairlift.

Landscape Design and Open Space Design

- Two (2) bylaw-sized trees were noted on site at rezoning stage and were subsequently removed in October 2006 under Tree Permit (TP 06-352156). Four (4) replacements are required.
- Removal of two (2) additional bylaw-sized trees located on the adjacent property to the north (8660 No. 3 Road) is required to facilitate the proposed development. The Strata Council at 8660 No. 3 Road has agreed to the proposed removal. A separate Tree Permit is required and four (4) replacement trees will be planted on the subject development site.
- A total of eight (8) replacement trees are required on the subject development site. The landscape design includes 24 new trees, which will contribute a maturity to the development identity and streetscape elevation.
- A landscaping strip is proposed along the south property line to screen the existing commercial development to the south.
- The amenity has been designed for convenience, safety and accessibility for building occupants. A children's play equipment is proposed in the outdoor amenity area.
- The lot coverage for landscaping is at 26%. Permeable pavers are proposed on a portion of the internal drive aisle and visitor parking spaces to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 35%.
- Cash-in-lieu (\$6,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 05-294804).

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$21,741.00 (based on total floor area of 10,870.5 ft²).
- Receipt of a proof of contract with a Certified Arborist to oversee construction works adjacent to the existing hedge on along the east property line.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



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 06-333170

Attachment 1

Address: 8680 No. 3 Road

Applicant: Matthew Cheng Architect Inc.

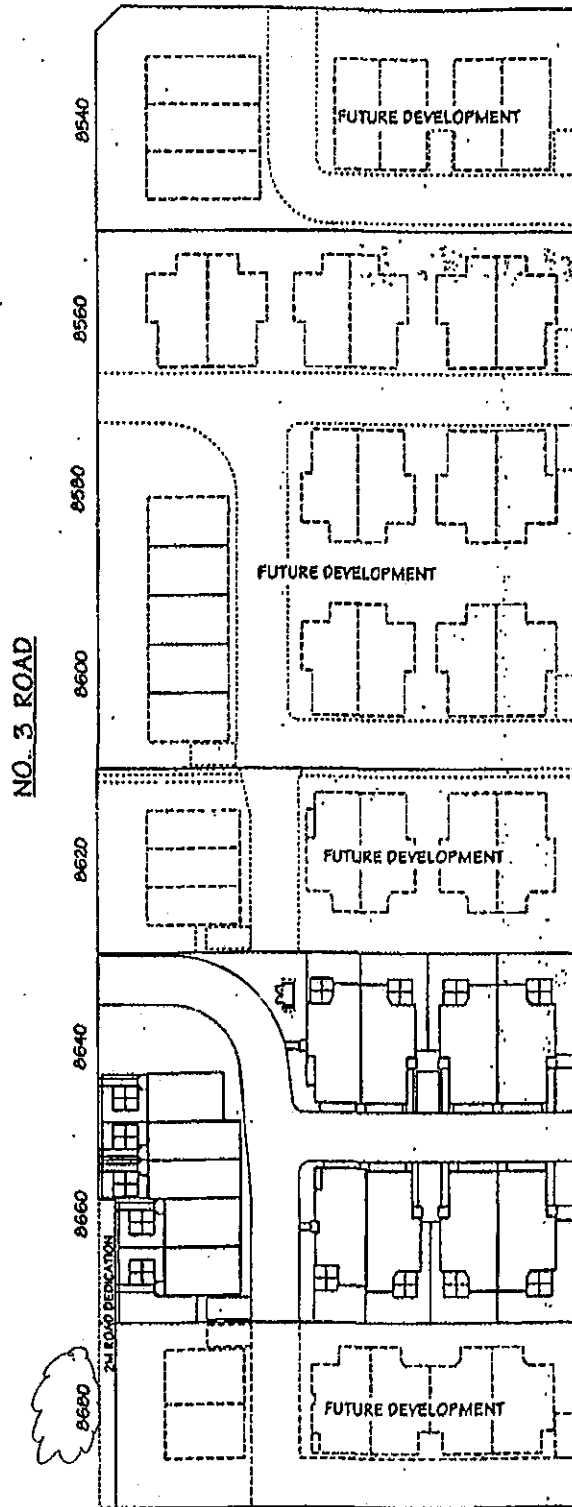
Owner: A Lo Development Inc

Floor Area Gross: 1,011 m²

Floor Area Net: 729.2 m²

	Existing	Proposed	
Site Area:	1,327 m ²	1,327 m ²	
Land Uses:	Single-Family Residential	Multiple-Family Residential	
OCP Designation:	Low-Density Residential	No Change	
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)	
Number of Units:	1	6	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.55	none permitted
Lot Coverage for Building:	Max. 40%	39%	none
Lot Coverage for Landscaping:	Min. 30%	26%	variance supported
Setback – Front Yard:	Min. 6 m	6.0 m	none
Setback – Side Yard (North):	Min. 3 m	2.43 m	variance supported
Setback – Side Yard (South):	Min. 3 m	5.57 m	none
Setback – Rear Yard:	Min. 3 m	3.63 m	none
Height (m):	Max. 12 m	11.18 m	none
Lot Size:	30 m wide x 35 m deep	22.86 m wide x 58.04 m deep	none
Off-street Parking Spaces – Residential/Visitor:	12 and 2	12 and 2	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	14	14	none
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ²	\$6,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 36 m ²	56.8 m ²	none

BOWCOCK ROAD



CONTEXT PLAN
 TOWNHOUSE DEVELOPMENT SCHEME
 FOR 8540 & 8620 NO.3 ROAD

JULY 07, 2004

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
 E-mail : tyarch@shaw.ca



City of Richmond
Planning and Development Department

Development Permit

No. DP 06-333170

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8680 NO. 3 ROAD
Address: C/O MATTHEW CHENG
 UNIT 202 – 670 EVANS AVENUE
 VANCOUVER, BC V6A 2K9

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 Bylaw 8500" is hereby varied to:
 - a) reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);
 - b) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and
 - c) reduce the lot coverage for landscaping with live plant material from 30% to 26%.
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 #4 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 \$21,741.00 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 06-333170

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 8680 NO. 3 ROAD

Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

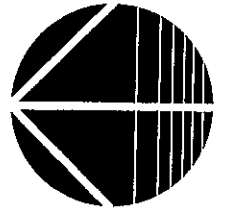
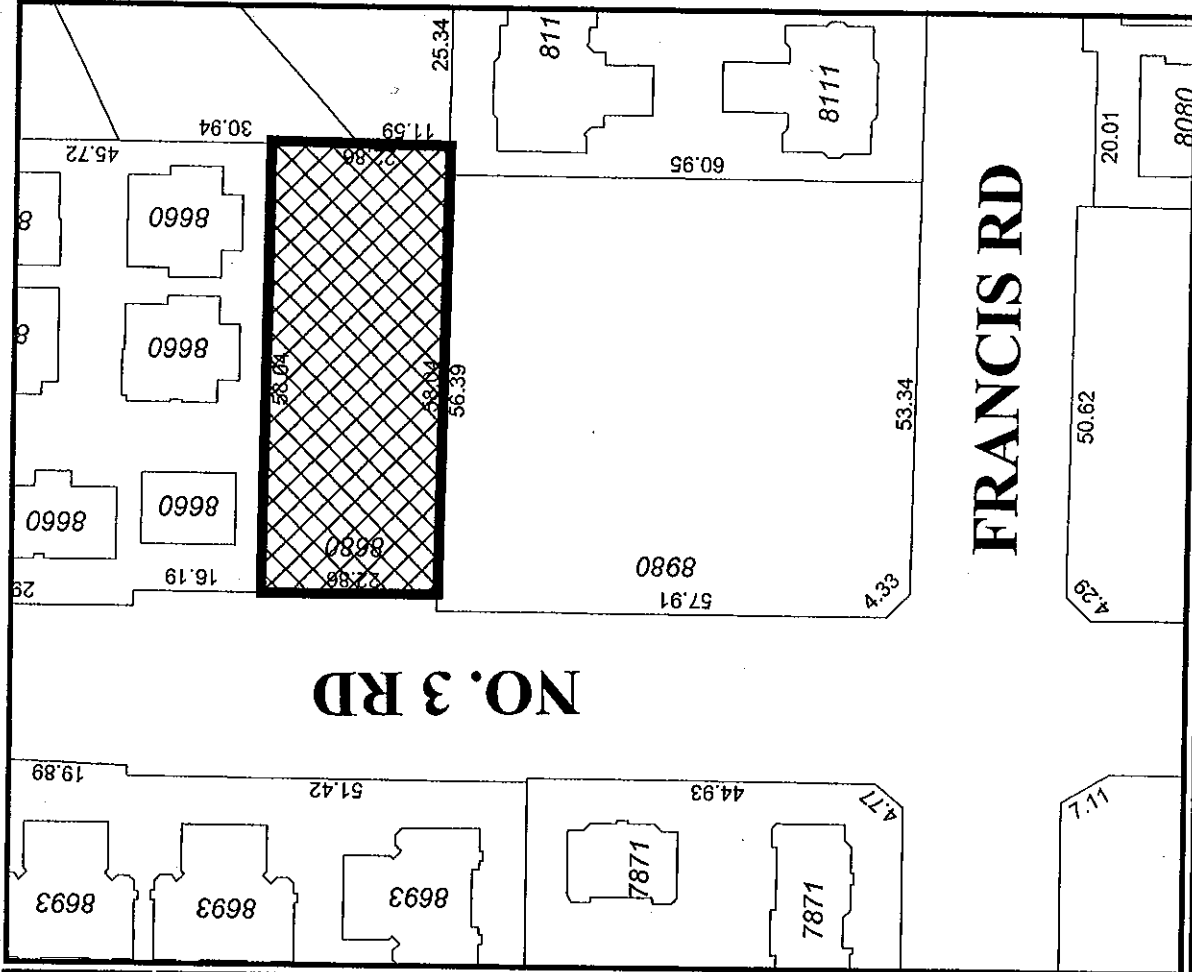
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 06-333170
 SCHEDULE "A"

Original Date: 05/02/06
 Revision Date: 12/09/09
 Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.

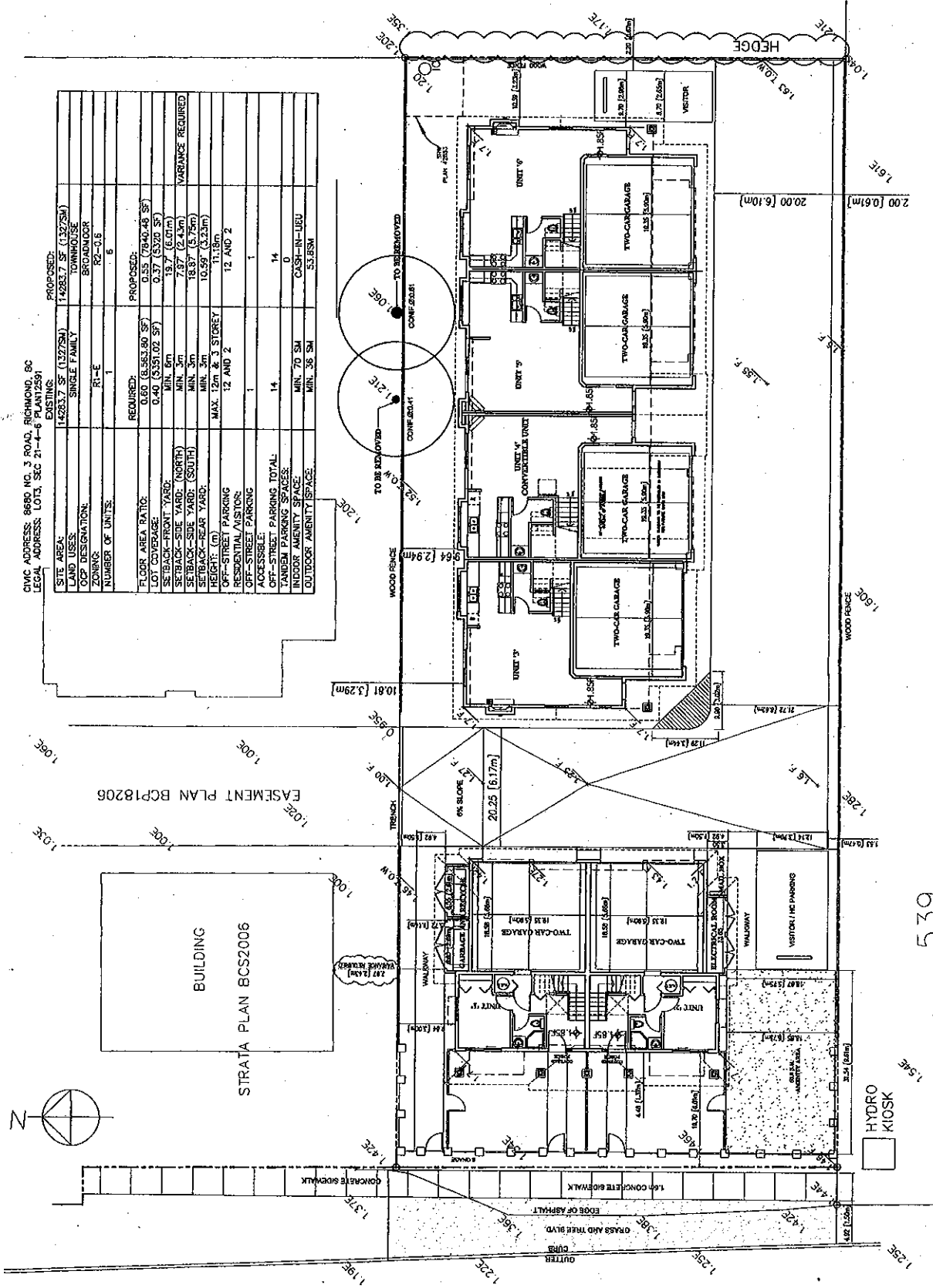
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VANCOUVER, BC V6H 2Y6
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WWW.MATTHEWCHENGARCHITECT.COM

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NO. 3 ROAD PROJECT
DATE: 08/25/2009
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG
SCALE: AS SHOWN

CIVIC ADDRESS: 8680 NO. 3 ROAD, RICHMOND, BC
LEGAL ADDRESS: LOTS, SEC 21-4-8 PLANT2591

EXISTING	PROPOSED
14283.7 SF (1327SM)	14283.7 SF (1327SM)
TOWNHOUSE	TOWNHOUSE
SINGLE FAMILY	SINGLE FAMILY
SPRINKLER	SPRINKLER
R2-0.8	R2-0.8
1	1
1	1
REQUIRED	PROPOSED
FLOOR AREA RATIO: 0.60 (8,563.80 SF)	0.55 (7840.45 SF)
LOT COVERAGE: 0.40 (5,351.02 SF)	0.37 (5020 SF)
SETBACK-FRONT YARD: MIN. 6M	19.7' (6.01M)
SETBACK-SIDE YARD (NORTH): MIN. 3M	7.87' (2.43M)
SETBACK-SIDE YARD (SOUTH): MIN. 3M	18.97' (5.78M)
SETBACK-REAR YARD: MIN. 3M	10.59' (3.23M)
HEIGHT (M): MAX. 2M & 3 STOREY	11.18M
OFF-STREET PARKING: 12 AND 2	12 AND 2
RESIDENTIAL VISITOR: 1	1
ACCESSIBLE: 14	14
OFF-STREET PARKING TOTAL: 14	14
LANDSCAPING SPACES: MIN. 70 SM	CASH-IN-LIQUOR
INDOOR AMENITY SPACE: MIN. 35 SM	53.85M
OUTDOOR AMENITY SPACE:	



NO. 3 ROAD

PROJECT: 8680 NO. 3 RD
RICHMOND, BC

DEC 08 2009

Drawn By	J. CHENG
Checked By	M. CHENG
Scale	AS SHOWN
Project Number	539
Revision Date	NOV 19, 2009
Print Date	NOV 19, 2009
Print No.	#1

BUILDING 539
PLAN 54754



MATTHEW CHENG ARCHITECT INC.
 1177 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2Y6
 TEL: (604) 681-7777 FAX: (604) 681-7778
 WWW.MATTHEWCHENGARCHITECT.COM

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IN CASE OF EMERGENCY
 CALL 911 FOR POLICE AND FIRE DEPARTMENT
 OR 604-681-7777 FOR ASSISTANCE

Comments

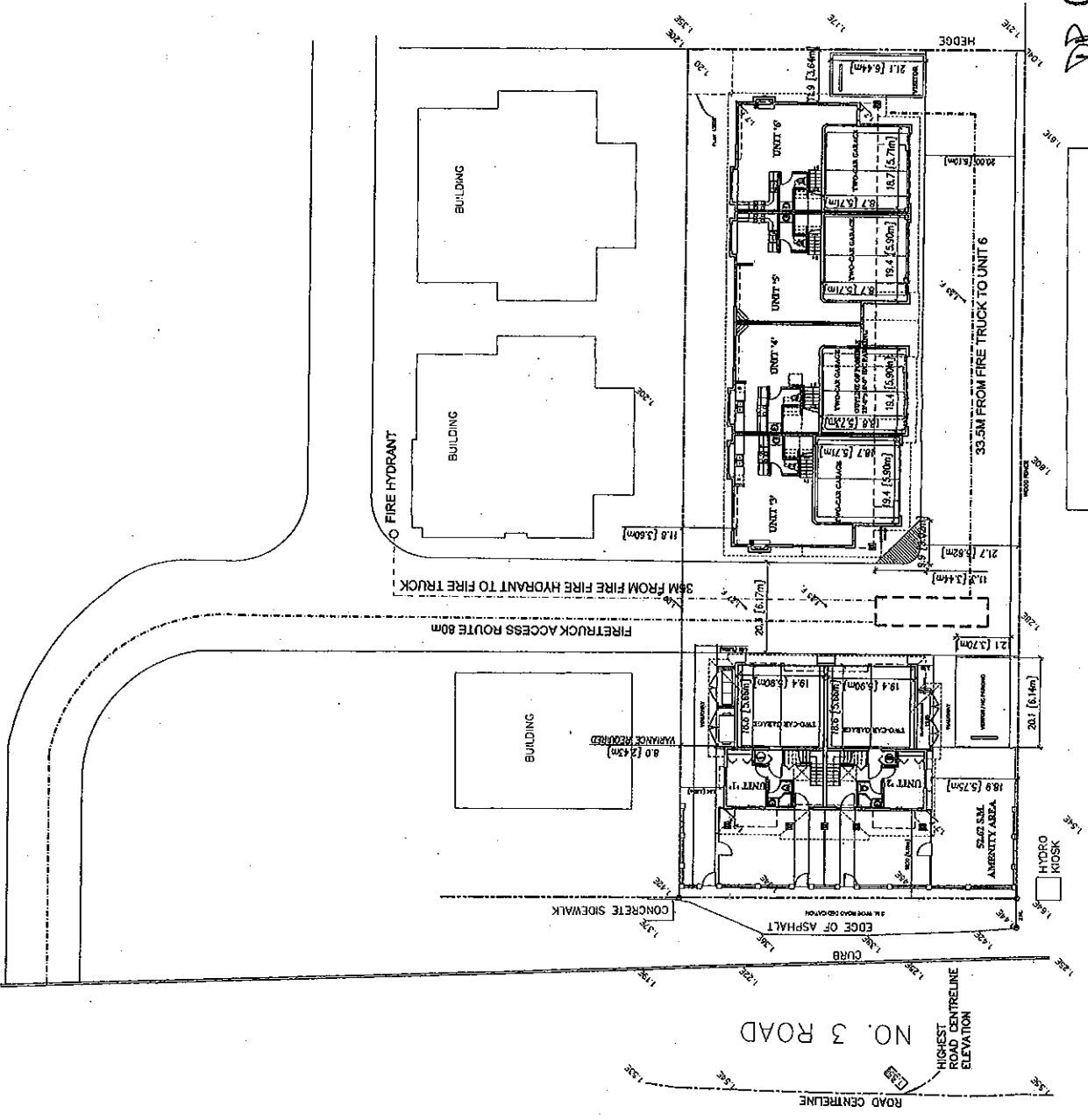
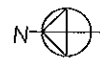
PROJECT TITLE
**8680 NO. 3 RD
 RICHMOND BC**

SHEET TITLE
PARKING PLAN

DEC 08 2009

DATE	
CLIENT	
SCALE	
PROJECT NUMBER	

DATE	NOV 18, 2009
PROJECT NO.	DP 06 333170
DATE	NOV 18, 2009
NO.	#2



DP 06 333170 #2

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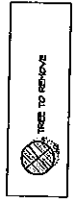
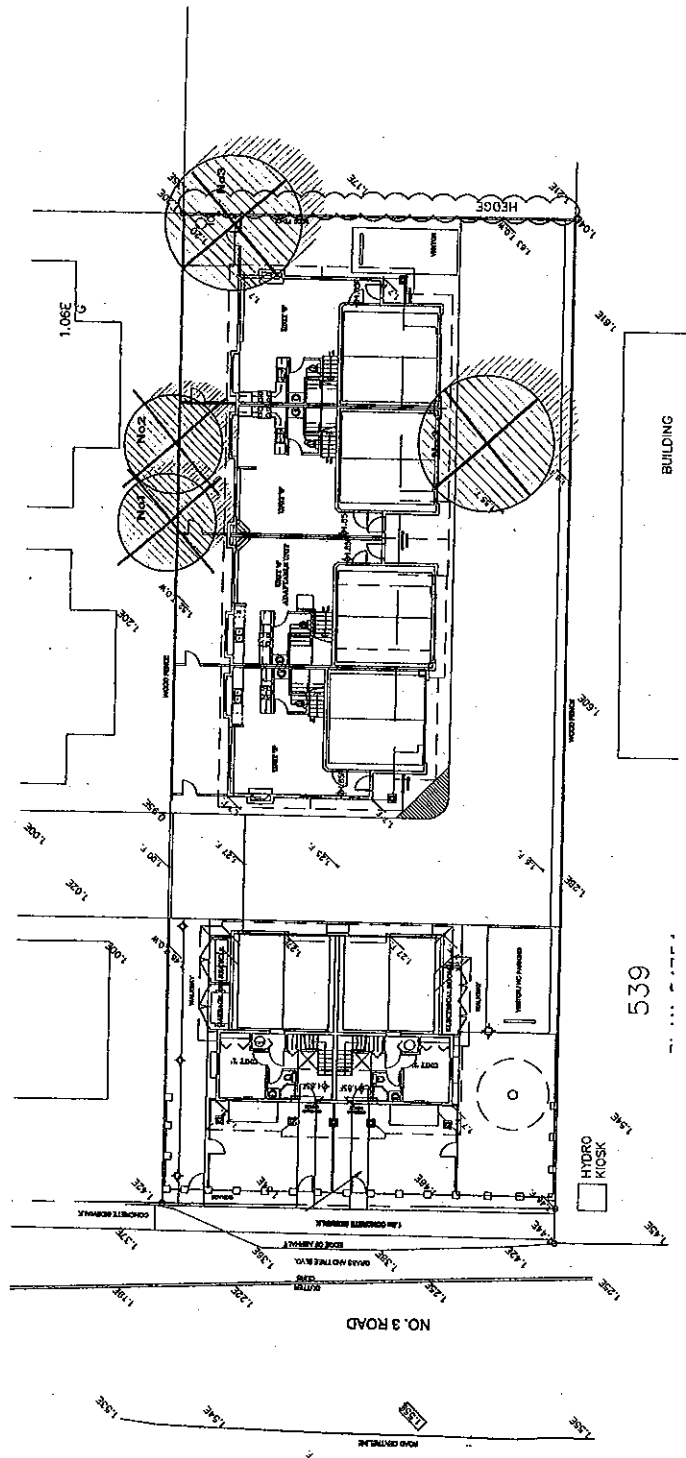
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6-Unit Townhouse
 Development
 6680 NO. 3 ROAD
 RICHMOND, BC
 Matthew Cheng Architects

TREE MANAGEMENT PLAN

DATE: 12/08/08	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN BY: DMG	
CHECKED BY: DMG	
DATE: 12/08/08	

DP 06 333170 #3a



NOTE:
 ALL TREES TO BE REMOVED

09-070

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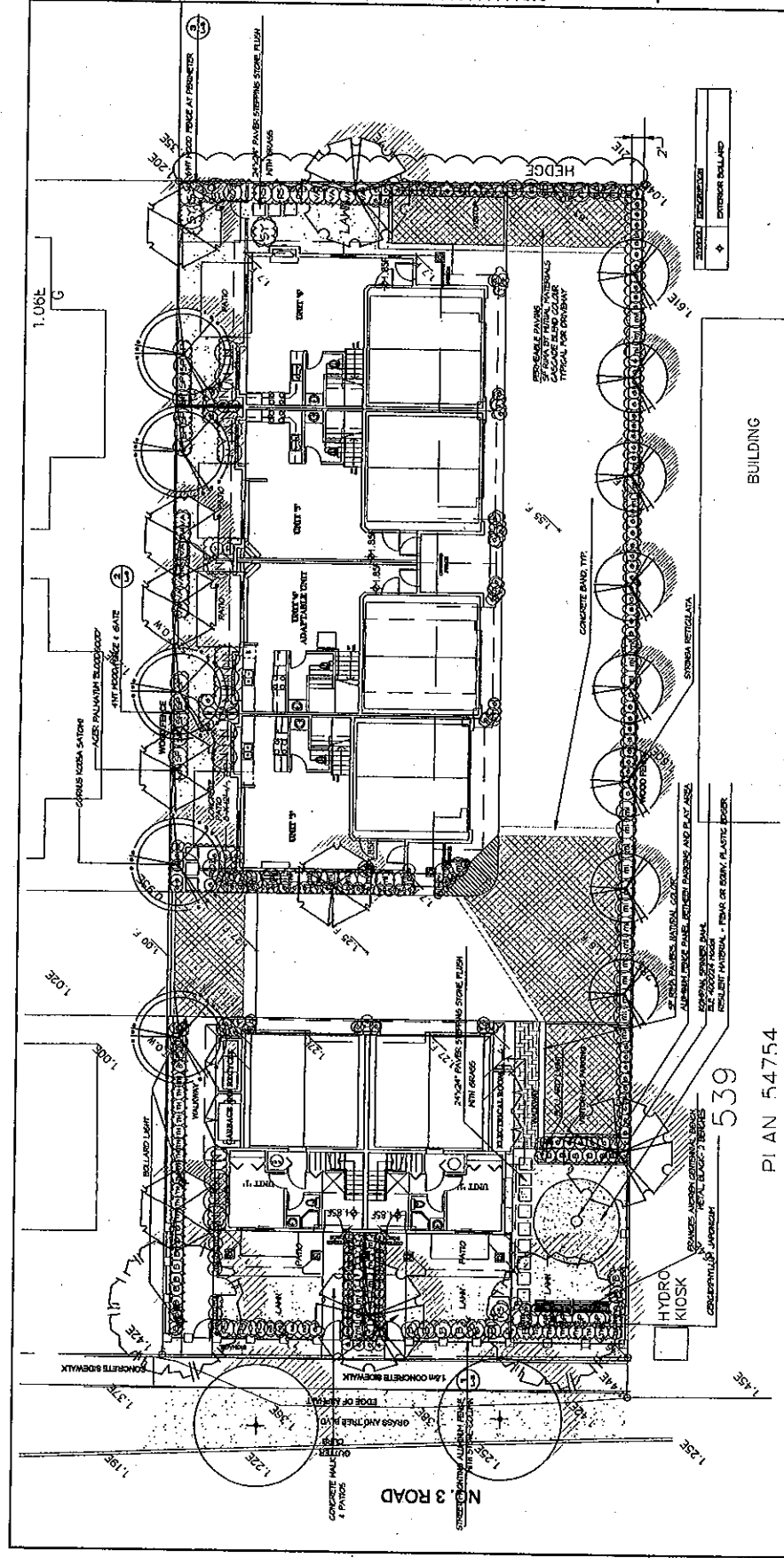
DMG
 Landscape Architects
 A Professional Corporation
 10000 Parkside Drive, Suite 100
 Richmond, VA 23234
 Tel: (804) 781-1100
 Fax: (804) 781-1101
 www.dmglandscape.com

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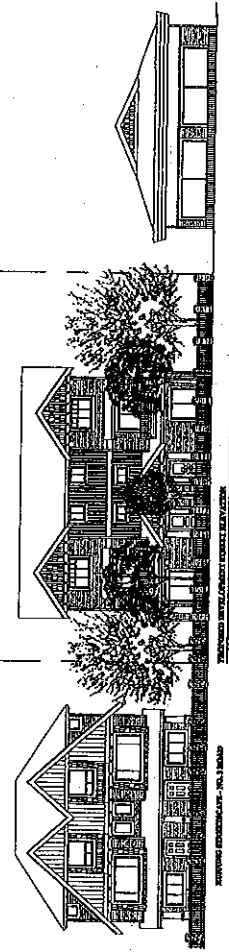
6-Unit Townhouse Development
 8880 NO. 3 ROAD
 RICHMOND, VA
 Matthew Chesley Architects
 DRAWING TITLE

LANDSCAPE PLAN

SCALE	1" = 10'
DRAWN BY	DMG
CHECKED BY	DMG
DATE	12/08/09
DRAWING NUMBER	# 3b
PROJECT NUMBER	09-070



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PLAN 54754

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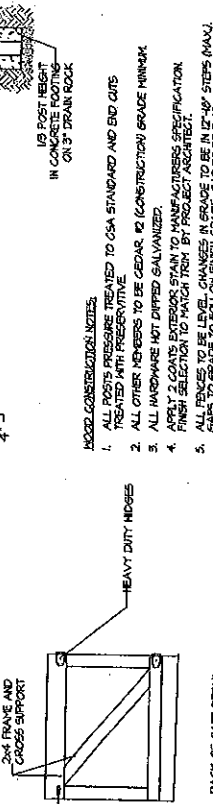
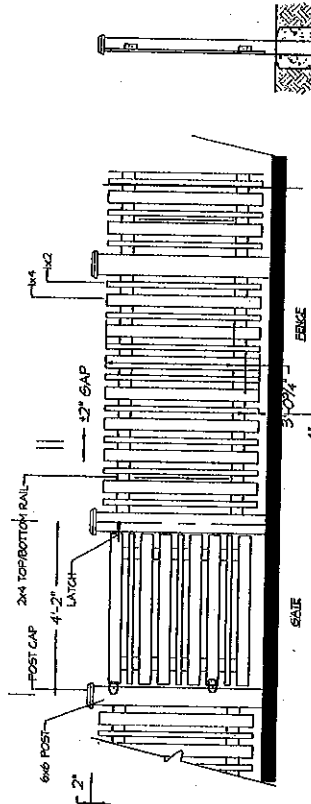
DMG Inc. 1000 West 10th Street
 Suite 1000 - West 10th Street
 Vancouver, BC V6H 2G6
 Tel: 604-681-1111
 Fax: 604-681-1112
 www.dmginc.com

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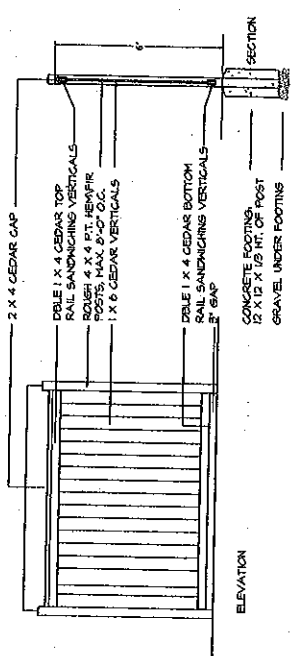
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 8880 14th Road
 Richmond, BC
 Matthew Cheng Architects
 DRAWING TITLE: LANDSCAPE DETAILS

DATE: June 16, 2009	ISSUED FOR PERMITS
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SCALE:	
DATE:	
BY:	
CHK:	

DP 06 333170

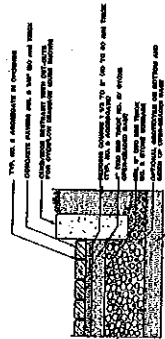


2. 4' HT WOOD PICKET FENCE AND GATE
 3/4" x 1-1/2"
 L-3



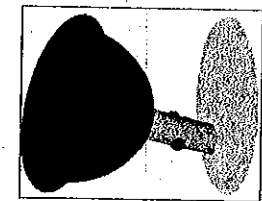
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 L-3

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 3/4" x 1-1/2"
 L-3

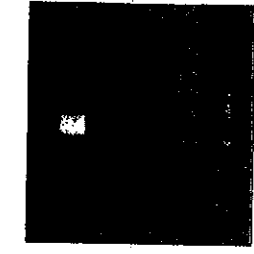


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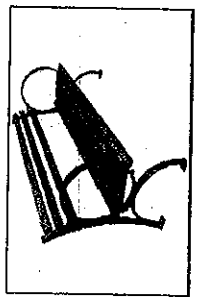
4. SEE IRMA REMEDIABLE DRIVEWAY EXFILTRATION TO SOIL SUBGRADE



KOMPAN
 ELE 400024 Model
 SPINNER BOWL



BOLLARD LIGHT
 LUMIERE ASPEN 1800-IL
 COLOR-CITY SILVER



FRANCES ANDREW BENCH
 CENTENNIAL SERIES 22

DMG PROJECT NUMBER: 09-070



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PROJECT NO. 2008-0001
DATE: 09/27/2008
BY: MCH/MLP
CHECKED BY: MCH/MLP
SCALE: AS SHOWN

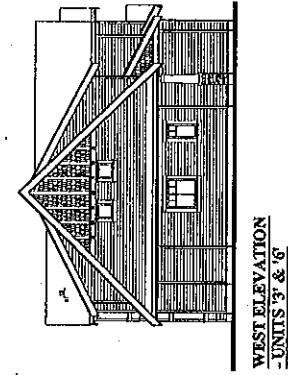
Consultants

Project No. 2008-0001
8680 NO. 3 RD
RICHMOND BC

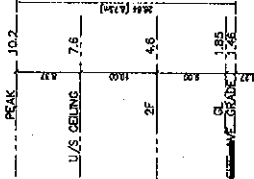
Sheet Title
BUILDING B
UNIT 3-6
ELEVATIONS

DEC 08 2008

Drawn By:	HC
Checked By:	MLP
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Revision Date:	NOV 18, 2008
Print Date:	NOV 18, 2008
Plot No.:	#4b

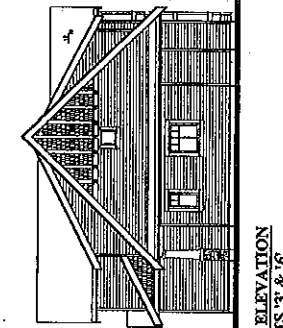


WEST ELEVATION
- UNITS 3' & 6'

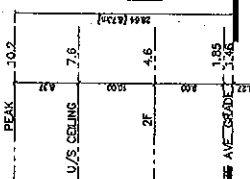


SOUTH ELEVATION (FACING DRIVEWAY)
- UNITS 3' & 6'

- ASPHALT SHINGLES
- HARDIE SHINGLES
- 2x6 WOOD TRIM
- 2x4 WOOD TRIM
- 4" HARDIE SIDING
- 4" HARDIE SIDING
- 4" HARDIE SIDING
- 4" HARDIE SIDING
- 4" HARDIE SIDING
- ENTRY DOOR
- GARAGE DOOR



EAST ELEVATION
- UNITS 3' & 6'



NORTH ELEVATION (FACING SIDE P.L.)
- UNITS 3' & 6'

- BUILDING B
- HARDIE SHINGLES
- 4" GROUND FLOOR HARDIE SIDING
- 4" SECOND FLOOR HARDIE SIDING
- TRIMS/FASCIAS
- ENTRY DOOR
- GARAGE DOOR
- BM HC-66
- BM HC-66
- BM HC-92
- BM OC-100
- BM 2126-20
- HC-92
- ASPHALT SHINGLES
- MALARKEYS HIGHLANDER (STORM GREY)

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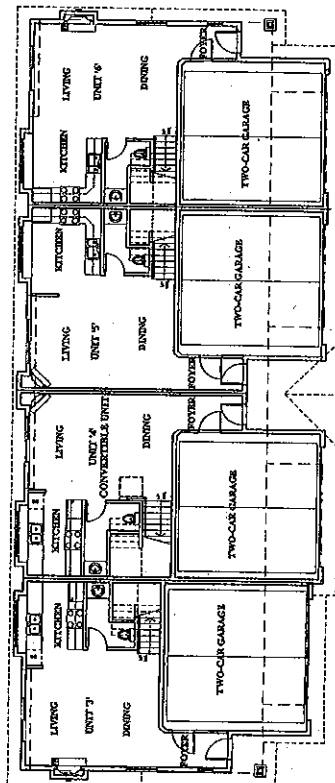
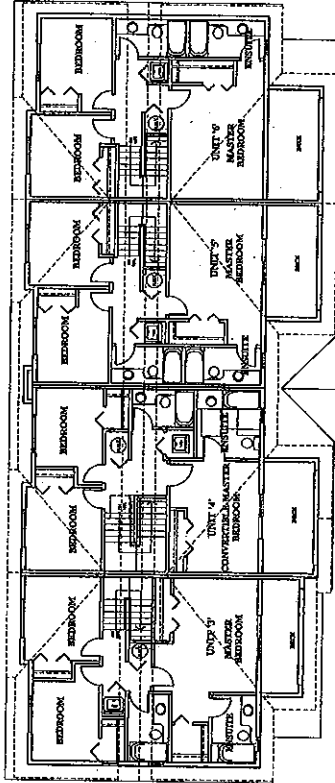
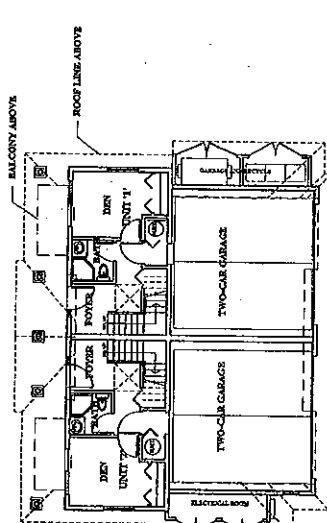
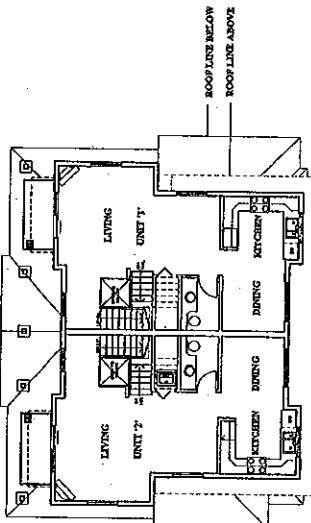
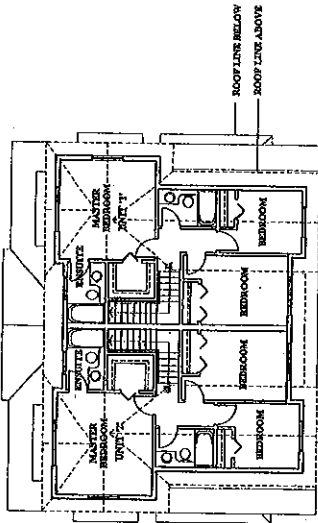
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DATE: 12/18/2008
 BY: JAC
 PROJECT: 8680 NO. 3 RD
 RICHMOND BC

- * BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS



Project No: 8680 NO. 3 RD
 RICHMOND BC

Scale: 1/4" = 1'-0"
 Project Name: BUILDING A & B
 Project No: PLANS

DEC 08 2008

Author: JAC	Project No: 8680 NO. 3 RD
Checker: JAC	Project Name: BUILDING A & B
Scale: 1/4" = 1'-0"	Project No: PLANS
Project Name: BUILDING A & B	Project No: 8680 NO. 3 RD
Author: JAC	Project No: 8680 NO. 3 RD
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Scale: 1/4" = 1'-0"	Project No: PLANS
Project Name: BUILDING A & B	Project No: 8680 NO. 3 RD

REFERENCE PLAN

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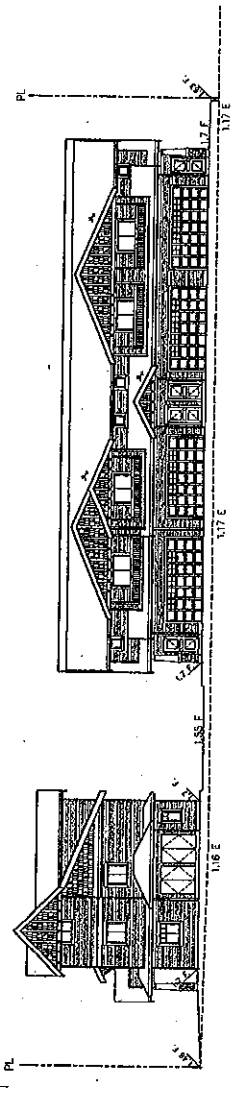
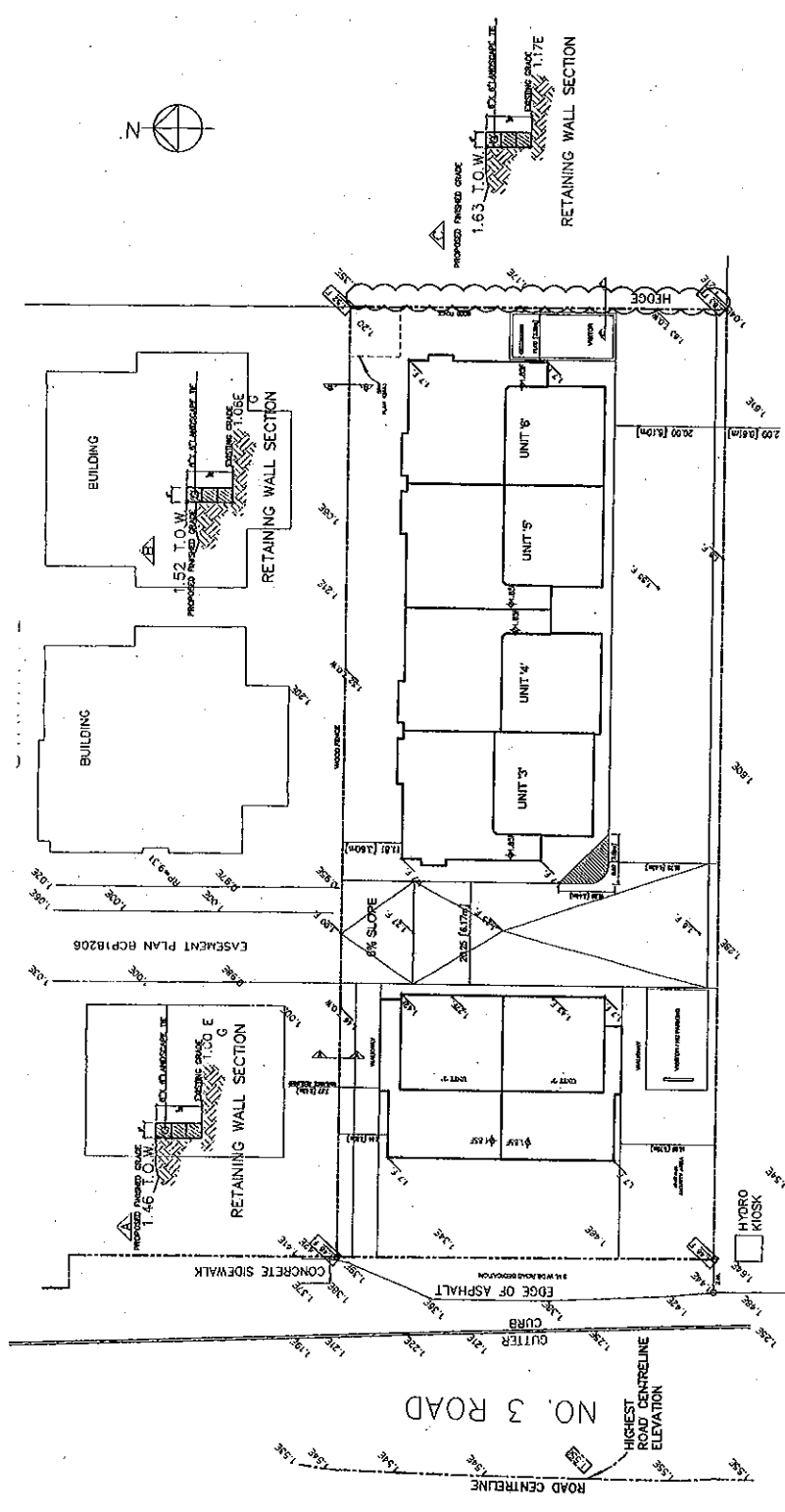
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 RICHMOND BC

DATE: 08/11/2009
 SHEET NO. 01
 PROJECT NAME: 8660 NO. 3 RD
 PROJECT NUMBER: 01

DEC 08 2009

DATE:	08/11/2009
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PROJECT NUMBER:	01
DATE:	08/11/2009
SHEET NO.:	01
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PROJECT NUMBER:	01

REFERENCE PLAN



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