



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: September 9, 2010
File: DP 07-363924
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
7411 and 7431 Moffatt Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and
 - b) Allow a total of 24 tandem parking spaces in 12 townhouse units.

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 12 townhouse units at 7411 and 7431 Moffatt Road. This site is being rezoned from Medium Density Low Rise Apartment (RAM1) to High Density Townhouse (RTH4) under Bylaw 8615 (RZ 08-449233).

The site is currently vacant. There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveways on Moffatt Road and re-instating continuity of the sidewalk will be achieved via a Work Order at Building Permit stage.

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 comprised of two (2) of the very few lots available for redevelopment on Moffatt Road between Granville Avenue and Blundell Road. The subject site is located within Sub-Area B.1 of the City Centre Area Plan and the typical uses recommended by the Plan are conventional and high-density townhouses with a floor area ratio between 0.75 and 0.90.

To the North: A single-family home, zoned medium Density Low Rise Apartment (RAM1). The subject development is responsible for providing access to the future development on the existing single-family lot to the north. A development concept for this neighbouring parcel has been prepared and reviewed by staff, and is on file;

To the East: Across Moffatt Road, multiple-family developments (townhouse and apartments) zoned Medium Density Low Rise Apartment (RAM1);

To the South: Across from the driveway to apartment complexes to the west, a townhouse development, zoned Medium Density Low Rise Apartment (RAM1); and

To the West: A four-storey condominiums (three (3) storeys over parking), zoned Medium Density Low Rise Apartment (RAM1).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 19, 2010. At the Public Hearing, concerns related to traffic flow and parking along Moffatt Road were expressed. The Transportation Division was directed to respond to these concerns and a Memorandum to Mayor and Councillors was prepared on August 31, 2010 (**Attachment 2**). The Transportation Division concluded that no immediate action is warranted as part of this Development Permit application.

There were also two letters related to construction activities such as construction noise, vibrations, and potential damage to existing surrounding developments. The developer confirmed that all construction activities, including noise and construction hours, will comply with City's Bylaws. Construction traffic will be controlled and a construction traffic plan will be submitted to the City at Building Permit submission stage. The developer will also retain an independent third party engineer to inspect the adjacent developments before construction. Any damage that is occurred during the construction will be fixed at the developer's own cost.

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 High Density Townhouse (RTH4) 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 south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building.

(Staff supports the proposed variance, as it is a minor variance, which allows for a single-storey electrical closet to encroach into the south side yard setback. The variance is the result of an additional 2.5 m setback from the north property line provided for the purpose of tree protection. The proposed entry driveway and the front buildings are shifted south in order to preserve two (2) trees situated on the adjacent property to the north).

- 2) Allow a total of 24 tandem parking spaces in 12 townhouse units.

(Staff supports the proposed variance as it is considered minor, and is consistent with other townhouse development in Richmond. The City's Transportation Department has reviewed and accepted the provision of tandem parking. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.)

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from August 19, 2009 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The proposed height, building form, siting and orientation of the buildings respect the massing, and facilitate a softer interface, with surrounding existing residential developments.

- The increased north side yard setback (range from 5.24 m to 9.63 m) provides adequate separation between the proposed three-storey townhouse units and the existing single-family houses to the north. This setback ameliorates any overshadowing of the existing single-family dwellings as well.
- Protection of the existing trees on the adjacent property along the eastern portion of the north property line, and planting of new trees on site along the western portion of the north property line, minimize potential overlooking issue.
- A 1.8 m (6 ft.) m high fence and a trellis structure have been incorporated to mitigate headlight glare to adjacent single-family home to the north.
- Adjacent property to the north is expected to be redeveloped in the future to a building form similar to the proposed development. A conceptual development is on file. A cross-access agreement allowing access to/from the future development site to the north is secured through the rezoning.
- The site will be raised to approximately 1.10 m geodetic. Existing retaining wall along the west and south property lines on the adjacent property will remain.

Urban Design and Site Planning

- The site layout is organized around one (1) short driveway providing access to the site from Moffatt Road and a north-south drive aisle providing access to the unit garages.
- 12 three-storey townhouse units are proposed in two (2) six-plex clusters – one (1) fronts onto Moffatt Road and another one (1) fronts onto the internal drive aisle.
- Pedestrian character has been maintained and enhanced along Moffatt Road with the provision of at-grade living space, street front entries and additional landscaping.
- The provision of residential parking exceeds the bylaw requirement with two (2) tandem parking spaces per unit. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.
- A total of three (3) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- A total of 20 Class-1 bicycle parking spaces are provided within the garages and three (3) Class-2 bicycle parking spaces are provided in the outdoor amenity area.
- The outdoor amenity area is proposed at the entry point for maximum exposure. The size of the outdoor amenity space is in excess of the Official Community Plan (OCP) guidelines. The location is appropriate in providing open landscape and amenity convenient to all of the units as well as a green feature at the end of the driveway into the site.
- The amenity area is expected to be enlarged and consolidated with the outdoor amenity area of the future development to the north by a coordinated design and removal of the fence in between. Registration of a cross-access agreement is required prior to issuance of the Development Permit.
- Each unit has private outdoor spaces of approximately 37 m² consisting of front or rear yard and balconies on the second floor. All of the private outdoor spaces can be accessed directly from the living space.
- The garbage and recycling enclosure is located on the south side of the entry driveway and has been incorporated into the design of the building to minimize its visual impact.

Architectural Form and Character

- The building forms are well articulated. Visual interest has been incorporated with gable roofs, bay windows, balconies, porches, and vertical columns.
- A pedestrian scale is provided at the ground floor level of the units along the public street and internal drive aisle with the inclusion of windows, doors, porches, and landscape features.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (hardie shingle siding, hardie-plank siding, wood trims, double glazed vinyl framed window, culture stone, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims and culture stone surfaced column.
- 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) convertible unit has been incorporated into the design. Alternate floor plans demonstrating simple conversion potential to accommodate a person in a wheelchair are provided (see alternative floor plans for Unit #12 where a vertical lift may be installed).

Landscape Design and Open Space Design

- The landscape design was developed considering tree retention. A large Douglas Fir tree in the front yard is to be preserved on site. Four (4) large Maple trees on the adjacent property to the south and two (2) other trees on the adjacent property to the north are to be protected. Tree protection fencing on-site around the driplines of the retained trees on-site and off-site will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- Tree preservation was reviewed at rezoning stage and 20 bylaw-sized trees on-site are to be removed due to general poor condition. One (1) bylaw-sized tree is to be removed due to conflict with the proposed building footprint and grade changes. A total of 42 replacement trees are required.
- The landscape design includes the planting of 24 replacement trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping. Cash-in-lieu of planting 19 replacement trees has been secured at rezoning stage.
- Permeable concrete pavers are proposed on the entire length of the drive isle to improve site permeability. The proposed total lot coverage for permeable surface, including landscape area, is 44.8%.
- A children's play equipment on resilient surface, as well as an open lawn area for casual play, are proposed in the outdoor amenity area. A paved walkway to the play areas and benches complement the children play area and facilitate parent supervision.
- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.
- Low metal fencing and landscaping vegetation is used along the Moffatt Road frontage to enhance the appearance from the street.

Crime Prevention Through Environmental Design

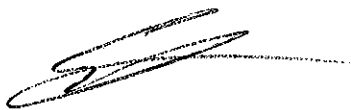
- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents;
- Landscape area is designed to allow visual surveillance between top of low-growing shrubs and tree branches that are approximately 1.8 m above ground level.
- Adequate light level is provided with bollard lights at public space.
- Pot lights will be installed at each main unit entry as well as the secondary entry of Building A at the internal driveway.

Sustainability

- The applicant advises that the project includes the following sustainability features:
 - The project uses hardie materials as primary cladding material, which contains 10% post-industrial or pre-consumer recycled content and lasts longer to reduce the maintenance and repair cost.
 - 19% of permeable pavers are used in the project to allow for maximum storm water infiltration potential.
 - Lighting level will be appropriate to create no light pollution to surrounding areas.
 - Planting generally has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and year-round interest.
 - The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
 - Construction techniques during the development phase will be employed to keep the air quality as high as possible.
 - A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc. and will be delivered to an appropriate transfer station for recycle.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. 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 \$51,202.60 (based on total floor area of 25,601.3 ft²).
- Registration of a covenant prohibiting the conversion of parking area into habitable space.

- Registration of a cross-access easement over the outdoor amenity area between the subject site and the future development site to the north, at 7391 Moffatt Road and/or any consolidate there of, for shared use of the outdoor amenity space. The agreement must include language to ensure that no fence could be placed along the common property line to divide the consolidated amenity area.
- Submission of a contract with a certified arborist to oversee on-site works conducted on the subject site close to the protected trees onsite and on the adjacent properties. The contract should include provisions for completion of a post-impact assessment report to be reviewed by the City.

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

- Removal of the existing sidewalk crossings and reinstatement of the side walk through a City Work Order at developer's cost.
- 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 07-363924

Attachment 1

Address: 7411 and 7431 Moffatt Road

Applicant: Matthew Cheng Architect Inc. Owner: Mei Qin, Jian P Wu, Xue Y Liu

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

Floor Area Gross: 2,378.4 m² (25,601.3 ft²) Floor Area Net: 1,694.1 m² (18,235.9 ft²)

	Existing	Proposed
Site Area:	1991.07 m ²	1991.07 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
Zoning:	Medium Density Low Rise Apartment (RAM1)	High Density Townhouse (RTH4)
Number of Units:	2	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.9	0.85	none permitted
Lot Coverage – Building:	Max. 45%	44.8%	none
Lot Coverage – Landscaping:	Min. 25%	25.8%	none
Setback – Front Yard (m):	Min. 4.5 m	6.47 m	none
Setback – North Side Yard (m):	Min. 2.0 m	5.24 m	none
Setback – South Side Yard (m):	Min. 2.0 m	1.36 m	0.64 m for a portion of an electrical room attached to the building
Setback –Rear Yard (m):	Min. 2.0 m	6.19 m	none
Height (m):	12.0 m (3 storeys)	11.46 m (3 storeys)	none
Lot Size (min. dimensions):	1,800 m ² (min. 40 m wide x 30 m deep)	1991.07 m ² (min. 40.84 m wide x 48.77 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	20	27	none

Tandem Parking Spaces:	not permitted	24	24 tandem parking stalls in 12 units
Bicycle Parking Space - Class-1	1.25 spaces per unit = 15 spaces	20	none
Bicycle Parking Space – Class-2	0.2 spaces per unit = 3 spaces	3	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	109 m ²	none



City of Richmond

Memorandum

Planning and Development Department
Transportation

To: Mayor and Councillors
From: Victor Wei, P. Eng.
Director, Transportation

Date: August 31, 2010
File: 10-6450-01/2010-Vol 01

Re: **TRAFFIC AND PARKING CONCERNS ON MOFFATT ROAD**

At the July 19, 2010 Regular Council Meeting for Public Hearings, the following referral was made:

"During discussion, staff was directed to consult with the Transportation Division regarding potential traffic flow problems and parking restrictions on Moffatt Road."

This memorandum responds to the referral and provides Council with the findings of staff's investigation on the above noted matter.

1. Specific Traffic and Parking Concerns

The traffic and parking concerns were expressed in relation to the proposed rezoning of 7411 and 7431 Moffatt Road from "Medium Density Low Rise Apartment (RAM1)" to "High Density Townhouse (RTH4)" to permit development of twelve (12) three-storey townhouses. Specifically, the following concerns were expressed:

- increase of traffic on Moffatt Road due to the proposed development;
- lack of traffic signals and/or restriction of left-turn movements on Moffatt Road at both Granville Avenue and Blundell Road; and
- illegal parking on Moffatt Road and within the parking areas of private residential complexes.

2. Existing Conditions

Moffatt Road is a north-south local road between Granville Avenue and Blundell Road that consists of two travel lanes, one in each direction, with sidewalk and curb and gutter provided on both sides. On-street parking is generally permitted. Traffic calming measures (i.e., curb extensions) have been installed on Moffatt Road at Granville Avenue and a crosswalk is located approximately 220 metres south of the Granville Avenue intersection to facilitate pedestrians crossing the street and to calm traffic.

Moffatt Road forms T-intersections with both Granville Avenue and Blundell Road. At the Moffatt Road-Granville Avenue intersection, a stop sign is posted on Moffatt Road and traffic on Granville Avenue has the right-of-way. With the landscaped centre median on Granville Avenue, traffic movements are restricted to right-in and right-out only to/from Moffatt Road. Pedestrians can cross Granville Avenue via the pedestrian signal located at the access to the Minoru Public Library and Cultural Centre located approximately 25 metres east of Moffatt Road.

At the Moffatt Road-Blundell Road intersection, a stop sign is also posted on Moffatt Road and traffic on Blundell Road has the right-of-way. A pedestrian signal is provided at the intersection that can be activated by pedestrians (not vehicles) wishing to cross Blundell Road. Traffic on Blundell Road has the right-of-way and receives the continuously flashing green traffic signal indication except during

dedicated signal phases activated by pedestrians (via pedestrian push buttons) on Moffatt Road who intend to cross Blundell Road. There are no restrictions in place to restrict any traffic movements.

3. Findings of Staff's Review

To address the traffic and parking concerns expressed by the public and identify necessary mitigation measures, staff have conducted a review of the locations as noted above. The key findings are summarized below.

Concern: Increase of traffic on Moffatt Road due to the proposed development.

Response: Based on industry-recognized trip generation rates published the Institute of Transportation Engineers, the proposed 12-unit townhouse development would generate less than ten vehicular trips in the peak hour, which would have minimal impacts and can be accommodated within the existing configuration of Moffatt Road at and between Granville Avenue and Blundell Road. No immediate action is required at this time.


Concern: Lack of traffic signals and/or restriction of left-turn movements on Moffatt Road at Granville Avenue and Blundell Road.

Response: Both intersections operate well with adequate levels of service provided for the traffic. There are sufficient gaps in the traffic on the arterial streets (i.e., Granville Avenue and Blundell Road) and adequate sightlines for the traffic on Moffatt Road to access or cross the arterial streets. At the Granville Avenue intersection, the installation of a traffic signal and permitting left-turn movements are not advisable due to the close proximity to the access (controlled via a pedestrian signal) to the Minoru Public Library and Cultural Centre and also that these measures are not warranted based on recognized industry standards. At the Blundell Road intersection, left-turn movements are already permitted. Upgrade of the existing pedestrian signal to a full traffic signal is not warranted at this time. However, consideration may be given to providing vehicle detection on Moffatt Road to facilitate left-turn vehicles from Moffatt Road to Blundell Road during the walk phase. Staff will continue to monitor the traffic conditions and if warranted in the future, this upgrade would be incorporated as part of Transportation's capital program, which is subject to Council approval as part of the annual capital budget review and approval process.

Concern: Illegal parking on Moffatt Road and within the parking areas of private residential complexes.

Response: As on-street parking is generally permitted along Moffatt Road, any illegal parking (i.e., near fire hydrants, within driveway clearances, in the travel portion of the road, etc) on Moffatt Road could be mitigated by increasing bylaw enforcement. Staff will continue to work closely with Community Bylaw staff to enforce the existing on-street parking restrictions. With respect to the illegal parking within the parking areas of private residential complexes, these lots are managed by private property owners/management companies and as such, concerns of this nature would best be directed to the property owners/management companies in question.

Please contact me at 604-276-4131 if you have any questions or wish to discuss this matter further.



Victor Wei, P. Eng.
Director, Transportation

FL:lce
pc: TAG

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, August 19, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Panel Decision

It was moved and seconded

That DP 07-363924 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. Consider the site planning of the development, in particular the orientation of Buildings B and C in order to improve the layout, reduce the amount of road, and increase soft landscaping;
Building B and C has been reoriented and combined into one building. There are six units at the front and 6 units at the back with one internal driveway.
2. Consider shifting/moving the adaptable unit closer to the south near the handicap parking stall or consider Units 1A and 12C for adaptability as they have the opportunity for liveability on the ground floor via a vertical lift;
The convertible unit is at unit 12 right beside the H/C visitor parking stall.
3. Ensure grades around retention trees remain the same in order to reduce the impact of fill on the trees;
Grade around the tree protection area will remain the same as the existing grade.
4. Consider adjusting the colour palette as it appears dark and differentiate the roof and accent;
The colour palette is adjusted with light coloured hardie siding with heritage red at the ground floor siding and wall shingles siding.
5. Consider articulating Building A's roofline in consideration of the neighbours;
Building A roof line is stepping down gradually from south to north and finally meeting the lower gable of building A north facade. The top floor and 2nd floor roofline are intercepted by gable end roofs and balcony roofs. Building A is also 9.7m away from the north neighbour building with 3.4m landscape screening the north property and the project driveway.
6. Consider the location of the parking stalls, particularly at the west end;
Three visitor parking stalls are provided; two at the south end and one at north end.
7. Consider the accessibility and usability of the patios in Buildings B and C;
A secondary stair is provided to all units at the back for direct access to the back yard from the living area.

8. Consider low fencing in the amenity area in order to have more protection and to define the area;
Low fence is provided.
9. Consider introducing planting at the space between the garbage / recycling area and Unit 1;
Planting is provided between unit 1 and the driveway.
10. Ensure fencing respects retention trees;
Fencing is kept away from the retention trees.
11. consider replacing small areas of lawn with other ground cover or shrubs for massing and sustainability;
Small areas of lawn are replaced with other ground cover or shrubs.
12. Remove Euphorbia from the plant list and replace with another perennial;
Euphorbia is removed from the plant list.
13. Consider having more plant diversity in the hedge materials; and
More plant diversity for the hedge materials are added.
14. Consider shifting Building A Southward to create more space for garbage/ recycling area.
Min. 2.6m x 1.5m space is provided for garbage and recycle area.

CARRIED



City of Richmond
Planning and Development Department

Development Permit

No. DP 07-363924

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7411 AND 7431 MOFFATT ROAD

Address: MATTHEW CHENG
C/O #201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

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 south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and
 - b) allow a total of 24 tandem parking spaces in twelve (12) townhouse units.
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 \$51,202.60. 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 07-363924

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7411 AND 7431 MOFFATT ROAD

Address: MATTHEW CHENG
C/O #201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

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

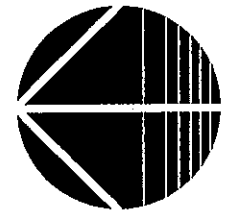
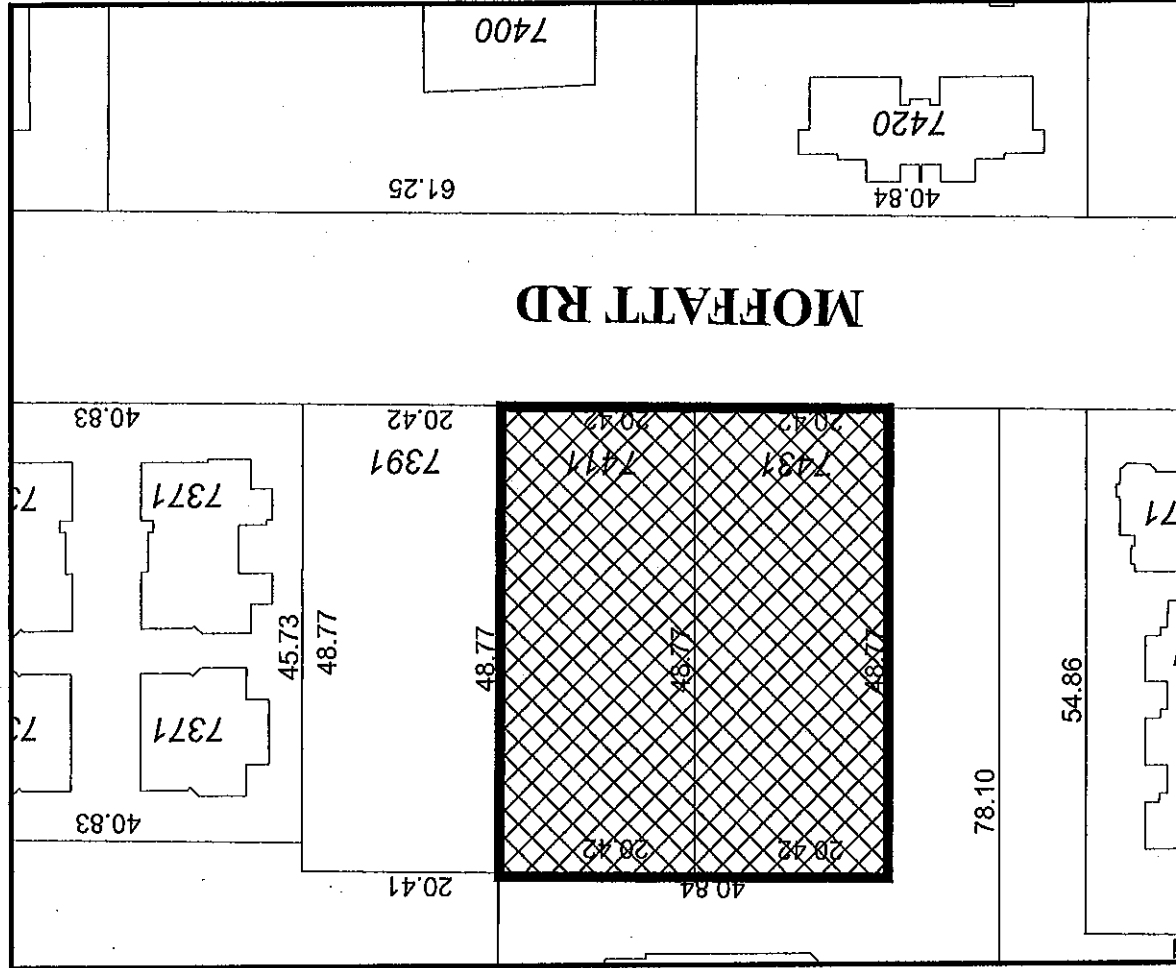
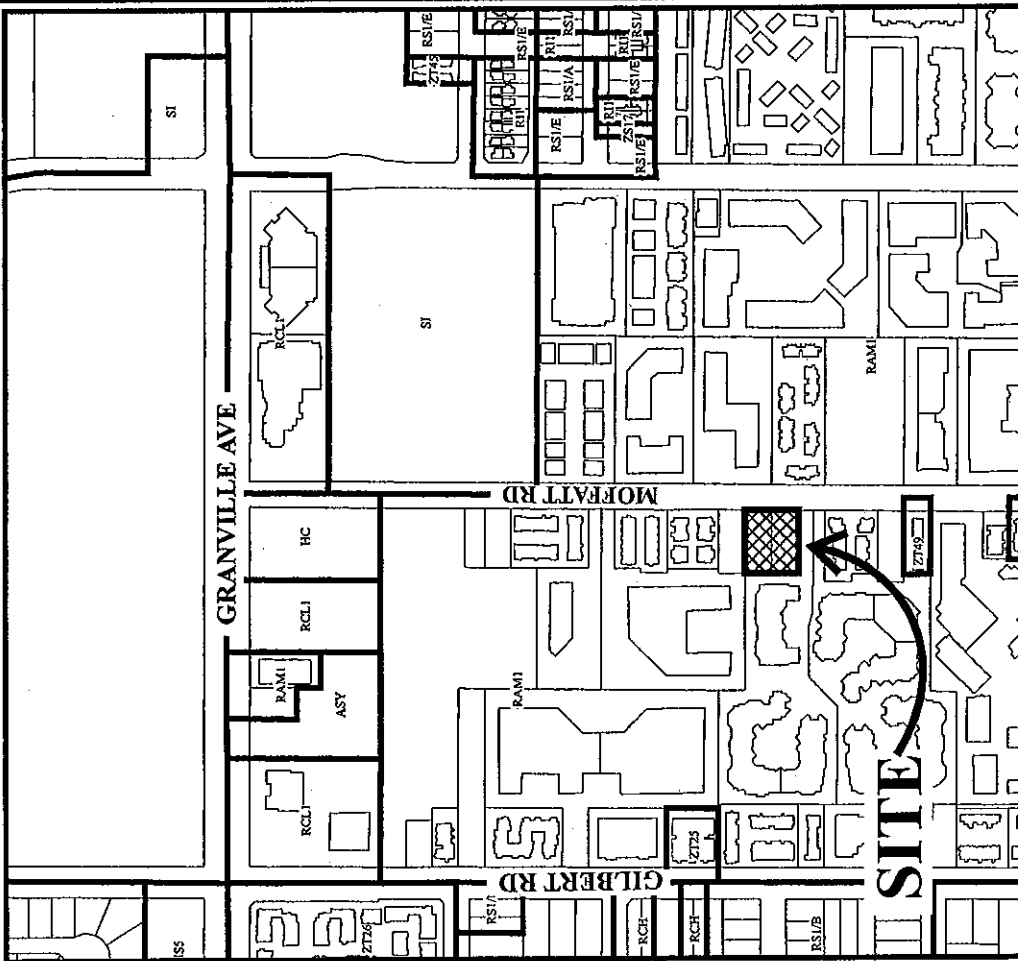
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DELIVERED THIS DAY OF , .

MAYOR

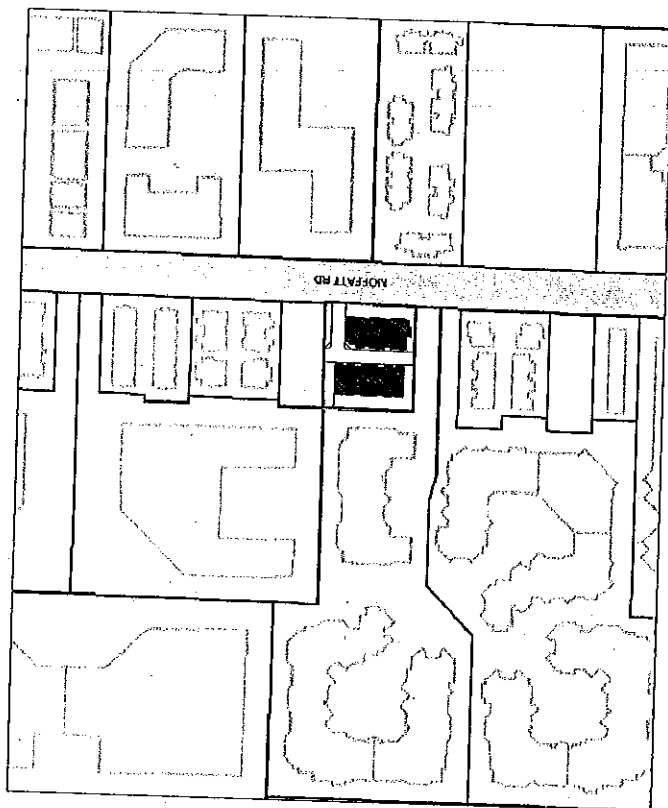


City of Richmond



DP 07-363924 SCHEDULE "A"

Original Date: 03/14/07
Revision Date: 09/10/10
Note: Dimensions are in METRES



EAR CALCULATION

LINE #	GROUND LOSS		SECOND FLOOR		THIRD FLOOR	GARAGE	BASE	STAIRWAYS	TOTAL
	NET	GROSS	NET	GROSS					
BUILDING A	1	550	0	611.2	42.5	376.7	52	53.2	168
	2	699	172.8	666.7	666.7	40	47.9	100.2	
	3	751.4	128.3	711.7	711.7	60.7	47.9	100.2	
	4	751.4	128.3	711.7	711.7	60.7	47.9	100.2	
	5	678.1	102.5	655.5	655.5	45.2	47.9	100.2	
BUILDING B	1	782.8	311.3	770	770	458.4	47.9	100.2	1275.1
	2	775.5	208.2	774	774	473.8	58	97.8	208.1
	3	775.5	208.2	774	774	473.8	58	97.8	208.1
	4	775.5	208.2	774	774	473.8	58	97.8	208.1
	5	775.5	208.2	774	774	473.8	58	97.8	208.1
BUILDING C	1	775.4	307.9	775.7	775.7	473.8	58	97.8	208.1
	2	775.4	307.9	775.7	775.7	473.8	58	97.8	208.1
	3	775.4	307.9	775.7	775.7	473.8	58	97.8	208.1
	4	775.4	307.9	775.7	775.7	473.8	58	97.8	208.1
	5	775.4	307.9	775.7	775.7	473.8	58	97.8	208.1



SEP 09 2010 PLAN #1A 363924

[illegible]



MATTHEW CHENG ARCHITECT INC.
1000 WEST 10TH AVENUE
SUITE 200
VANCOUVER, BC V6H 1T6
TEL: 604-278-1199
WWW.MATTHEWCHENGARCHITECT.COM

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Project: 12-UNIT TOWNHOUSE DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

SITE PLAN

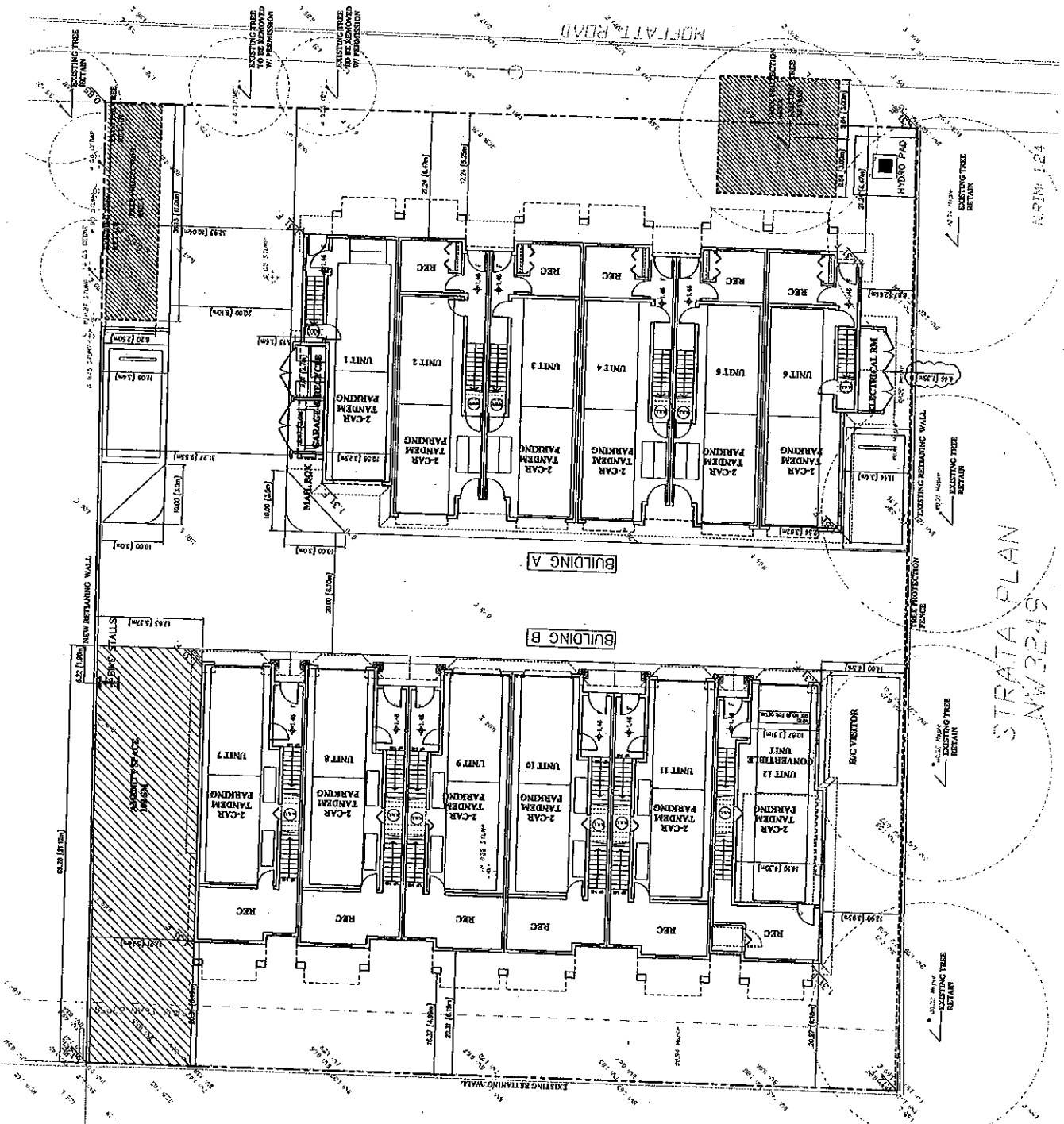
SEP 09 2010 PLAN #1B

DP 07 363924

Project No.	12-UNIT TOWNHOUSE DEVELOPMENT
Client	7411 MOFFATT ROAD RICHMOND, B.C.
Scale	1/8" = 1'-0"
Date	SEP 09 2010
Drawn By	DP 07 363924
Checked By	
Approved By	
Project No.	12-UNIT TOWNHOUSE DEVELOPMENT
Client	7411 MOFFATT ROAD RICHMOND, B.C.
Scale	1/8" = 1'-0"
Date	SEP 09 2010
Drawn By	DP 07 363924
Checked By	
Approved By	

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

MOFFATT ROAD



STRATA PLAN
NW3249



**MATTHEW CHENG
ARCHITECT INC.**

12-UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

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DATE: 09/09/2010
DRAWN BY: MCH
CHECKED BY: MCH
PROJECT NO: 12-UNIT TOWNHOUSE DEVELOPMENT
SHEET NO: 1/1

Project No: 12-UNIT TOWNHOUSE DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

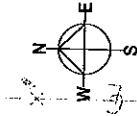
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SEP 09 2010

PLAN #2

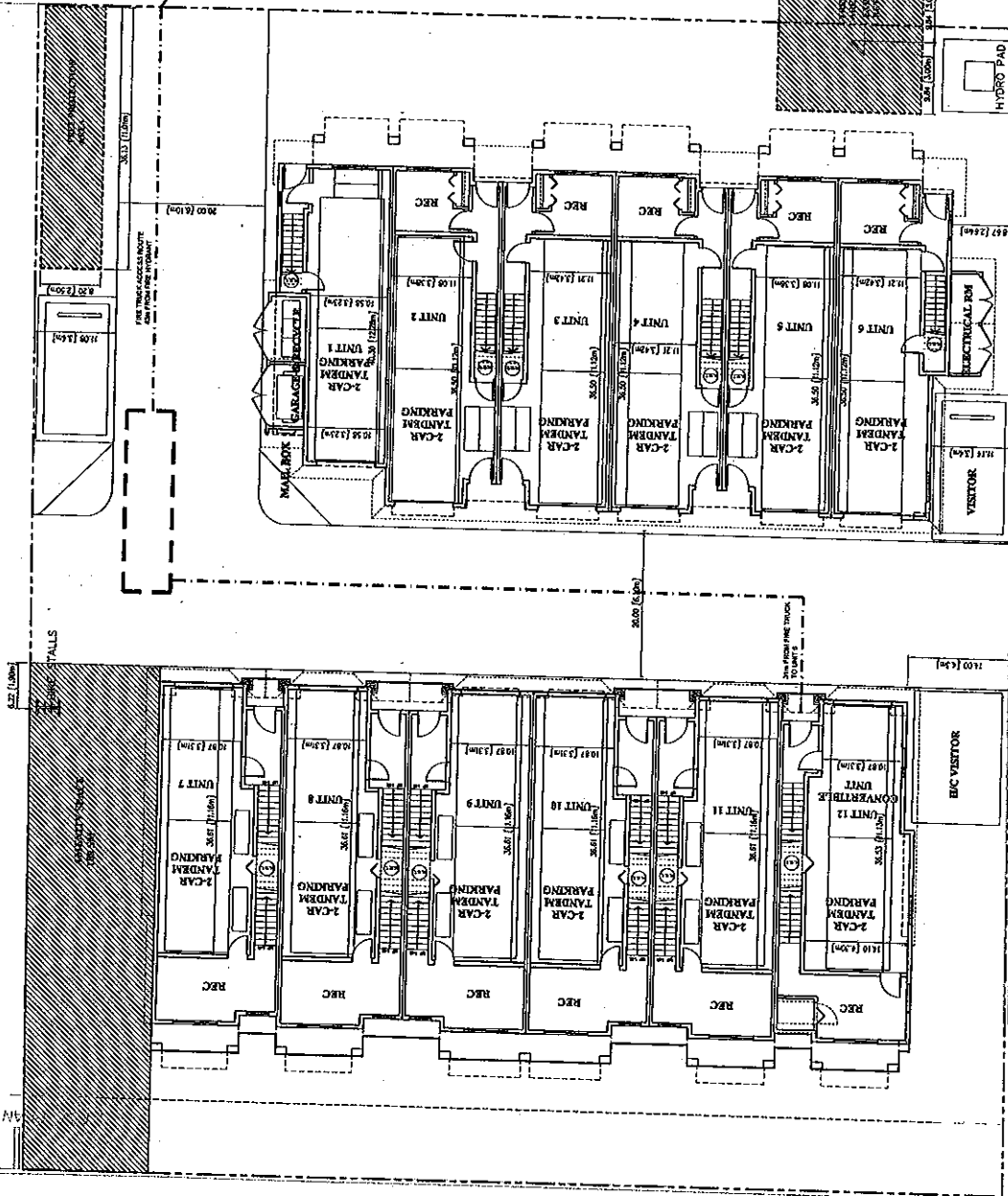
DP 07363927

Drawn: MCH
Checked: MCH
Scale: 1/8" = 1'-0"
Project Number: 12-UNIT TOWNHOUSE DEVELOPMENT
Revision Date: 09/09/2010
Page: 1 of 1



MOFFATT ROAD

FIRE HYDRANT



[illegible]

A Partnership of
J.D. Marshall & Associates Ltd.
Practice Consultants Ltd. Consultants Ltd.
Many Chen Yip Consultants Ltd.

Suite C100 - 4148 318 Credit Drive
Burnaby, British Columbia
V5C 2G9

PH (604) 437-3942; N 407-4073

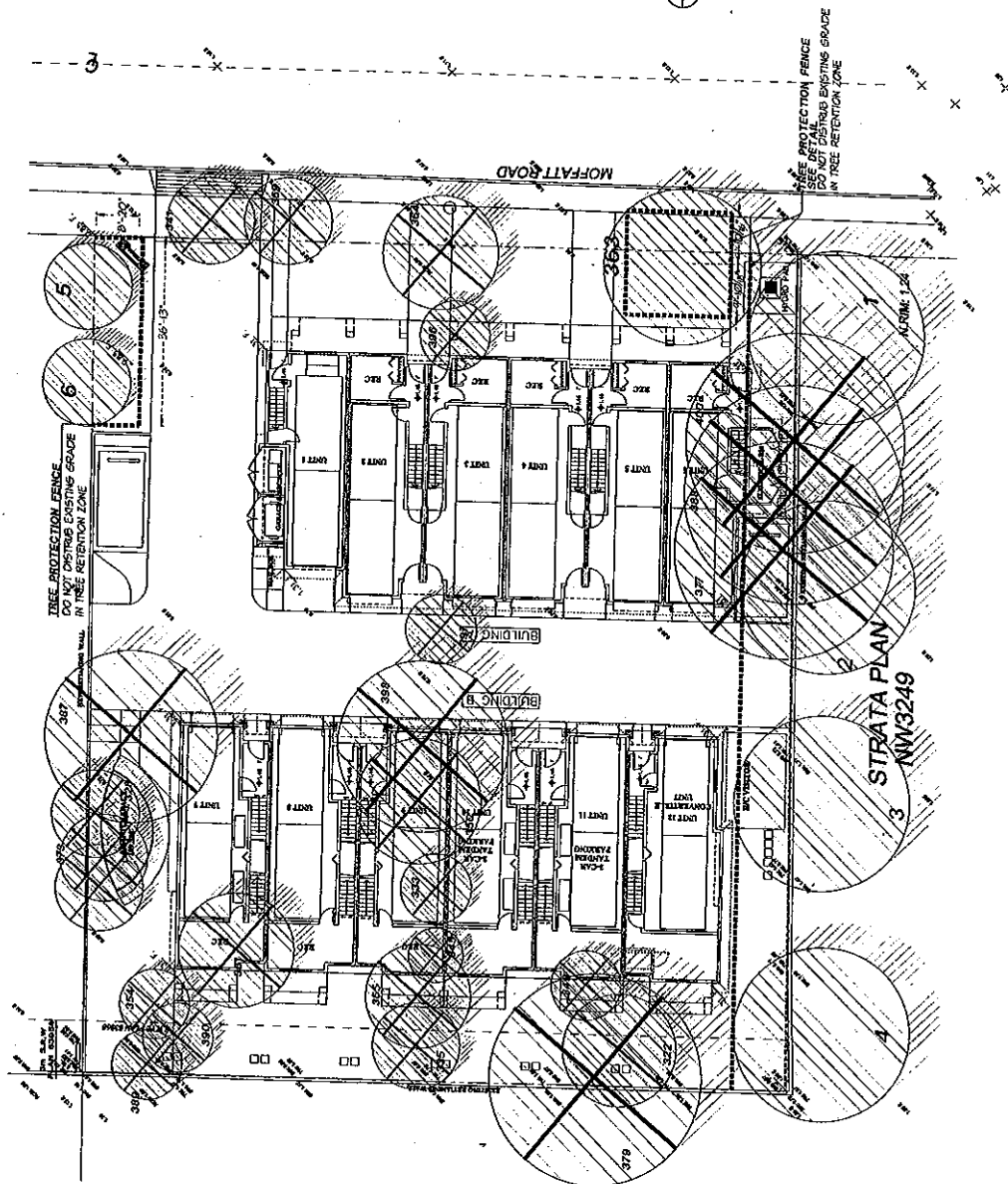
PROJECT:
12 UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, BC

TREE MANAGEMENT PLAN

DATE ORDERED	DRAWING NUMBER
SALE	L7
PAVER DO	OF 4
MUD DO	09-082
EXT: PC	09-082

SEP 09 2010 PLAN# 3A
DP07 363924

2002-7,250



TIME PROTECTION DISTANCE TABLE	WIRE GAUGE IN AM. OR CM.	MINIMUM REQUIRED PROTECTION DISTANCE FROM TRAIL IN METRIC
	20	3.0
	25	1.5
	30	1.0
	35	2.1
	40	3.4
	45	2.7
	50	3
	55	3.3
	60	3.6
	75	4.5
	90	7
	100	8.0

UNITED STATES BANK NOTE ENGRAVING PLANT, WASHINGTON, D.C. 20540

Tree Retention fence to be a minimum of 10' away from trunk of existing tree.

7 TREE PROTECTION BARRIER



NOTES: NO FIRM IRRIGATION SYSTEM
ALL PLANT ARE DROUGHT TOLERANT.
TREES PROVIDE SHADE PARTICULARLY ON SOUTH
AND WEST SIDES
CUTTED LANDSCAPE AREAS CLEARLY ASSIGNED TO
OWNERS AND MARKED WITH HEDGES AND FENCES.

[illegible][illegible]

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NO. DATE	DESCRIPTION	BY
1	REVISED	DMG
2	REVISED	DMG
3	REVISED	DMG
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5	REVISED	DMG
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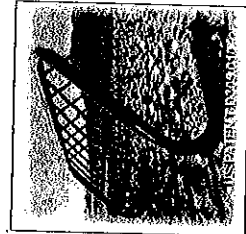


DMG Landscape Architects
1200 West 10th Avenue
Vancouver, British Columbia V6H 1A1
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E-mail: info@dmg.ca
Web: www.dmg.ca

PROJECT: 12 UNIT TOWNHOUSE DEVELOPMENT
7471 MOFFATT ROAD
RICHMOND, BC

LANDSCAPE DETAILS

DATE: 08/10/10	DRAWING NUMBER: L3
SCALE: 1/2" = 1'-0"	
DRAWN BY: J. D. G.	
CHECKED BY: J. D. G.	
DATE: 08/10/10	PROJECT NUMBER: 09-082



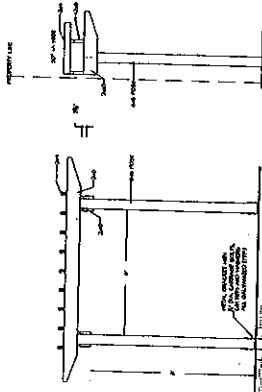
CORA BIKE RACK
EXPO 3606
BLACK COLOUR



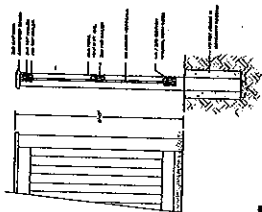
KOMPAN
M HSP-ALBATROSS



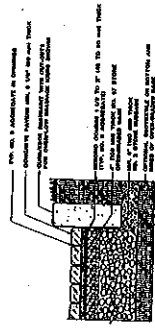
FRANCES ANDREW BENCH
CENTENNIAL- MODEL C22-3A
BLACK COLOUR



WELL

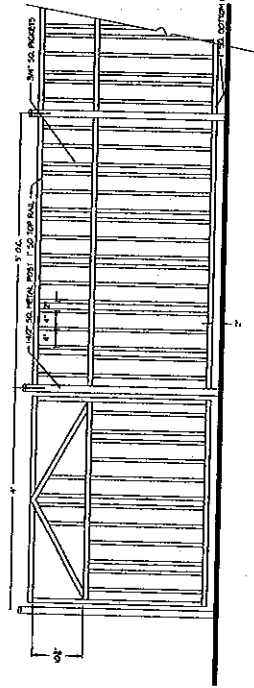


8'-0" HEIGHT WOOD FENCE

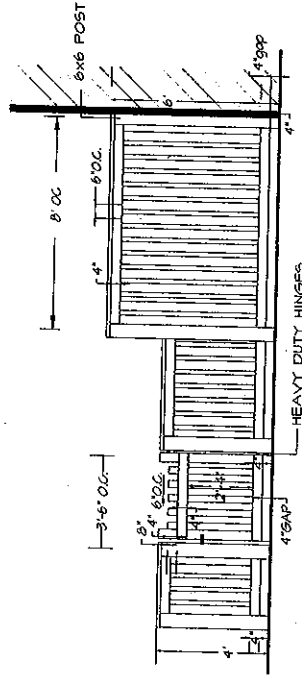


1. SEE PLAN FOR RETAINING WALL LOCATION AND DIMENSIONS.
2. SEE PLAN FOR RETAINING WALL MATERIAL AND FINISH.
3. SEE PLAN FOR RETAINING WALL HEIGHT AND SLOPE.
4. SEE PLAN FOR RETAINING WALL DRAINAGE SYSTEM.
5. SEE PLAN FOR RETAINING WALL ANCHORING SYSTEM.
6. SEE PLAN FOR RETAINING WALL CURB AND GUTTER.
7. SEE PLAN FOR RETAINING WALL LIGHTING.
8. SEE PLAN FOR RETAINING WALL PLANTING.
9. SEE PLAN FOR RETAINING WALL FURNITURE.
10. SEE PLAN FOR RETAINING WALL SIGNAGE.

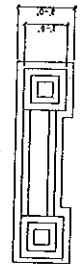
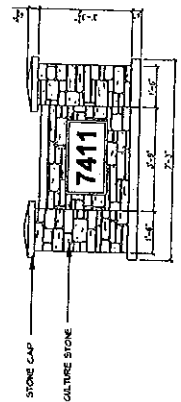
SEALING PERMEABLE DRIVEWAY
EXPLANATION TO SOIL SURGEAGE



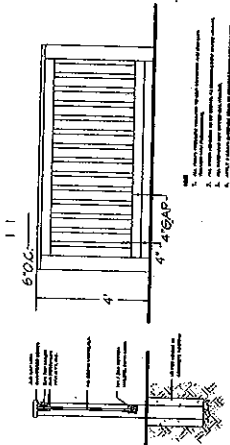
42" ALUMINUM RAIL FENCE WITH GATE
BLACK COLOR



6x6 POST
HEAVY DUTY HINGES
8' HT PATIO SCREEN AND 4HT WOOD FENCE WITH GATE
1/2" = 1'-0"



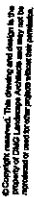
STONE CAP
CULTURE STONE



4" HT WOOD FENCE

SEP 09 2010
PLAN 3C
P07 36392A

09-082



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[illegible]

DMG
landscape architects
A Partnership of
J.D. Mitchell & Associates LLC
Service Contract Mgmt. Consultants, LLC
Mary Chase YD Consulting, Ltd.

Suite C100 • 4185 36th Street Drive
Berkeley, CA 94704
510 865 1900

AN (904) 437-2042 • AN 437-6025

PROJECT:
12 UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, BC

DATE ORDERED	DRAWING NUMBER 44
SCALE	
BOARDS	
FEET	

AG PROJECT NUMBER:	09-082
--------------------	--------

SEP 09 2010 PLAN 3D
DP 07 363924

04002-7280

PART THREE: SCULPTURE DEVELOPMENT - CONT.

[illegible]

PART THREE: SOFT LANDSCAPE DEVELOPMENT - CONT.

41. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
42. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
43. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
44. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
45. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
46. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
47. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
48. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
49. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).
50. *Staphylococcus aureus* (Gram-positive, catalase-positive, coagulase-positive, facultative anaerobic, non-motile, cocci in clusters).

2) **RESEARCHER CONTACT / NOTES**

1. About 70 days worth of data + public materials from my paper group are attached. All relevant background files are supplied underneath the main file. The main address of the database are provided with the files. If you have any other questions, please email me at marcel@marcel.nl.

[illegible]

3. *ITCC* (see 3.009).
Comply with all activities in the General Guidelines of *Category 1* in accordance with the stated object, interpreting in the strictest possible

[illegible]

2. **Realignment Period** Finally, the findings of the first two studies for 30 students indicate that the students' self-reported academic self-efficacy was significantly higher than their self-reported academic self-efficacy during the realignment period. This finding is consistent with the findings of the first study, which indicated that the students' self-reported academic self-efficacy was significantly higher than their self-reported academic self-efficacy during the realignment period.

[illegible]

3. *Plans of Spacing* and *Accession* for knowledge for further education may be obtained by correspondence of the Education Department.

6. *Sanitary Conditions* for all members of the Association, including, if possible, the Sanitary Conditions for the Sanitary Association.

[illegible]

9. Examples of likely valid uses of published works. Private research, scholarly writing, and teaching in schools, libraries, and museums are likely to be exempt from the copyright law. However, the use of published works in commercial or promotional purposes is not exempt.

[illegible]

94. The authors of the study conclude that the development of the new technology is a key factor in the development of the new technology. The authors also conclude that the development of the new technology is a key factor in the development of the new technology.

1. **1.1** *What is the purpose of this study?*
2. **1.2** *What are the research objectives?*
3. **1.3** *What are the research questions?*
4. **1.4** *What are the hypotheses?*
5. **1.5** *What are the variables?*
6. **1.6** *What are the independent variables?*
7. **1.7** *What are the dependent variables?*
8. **1.8** *What are the control variables?*
9. **1.9** *What are the confounding variables?*
10. **1.10** *What are the moderating variables?*
11. **1.11** *What are the mediating variables?*
12. **1.12** *What are the boundary conditions?*
13. **1.13** *What are the limitations of the study?*
14. **1.14** *What are the strengths of the study?*
15. **1.15** *What are the contributions of the study?*
16. **1.16** *What are the implications of the study?*
17. **1.17** *What are the future research directions?*
18. **1.18** *What are the ethical considerations?*
19. **1.19** *What are the data sources?*
20. **1.20** *What are the data collection methods?*
21. **1.21** *What are the data analysis methods?*
22. **1.22** *What are the results of the study?*
23. **1.23** *What are the conclusions of the study?*
24. **1.24** *What are the recommendations of the study?*
25. **1.25** *What are the acknowledgments of the study?*
26. **1.26** *What are the references of the study?*
27. **1.27** *What are the appendices of the study?*
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37. **1.37** *What are the frameworks of the study?*
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39. **1.39** *What are the concepts of the study?*
40. **1.40** *What are the definitions of the study?*
41. **1.41** *What are the descriptions of the study?*
42. **1.42** *What are the explanations of the study?*
43. **1.43** *What are the justifications of the study?*
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100. **1.100** *What are the continuities of the study?*

[illegible][illegible]

1. Construct a graph of $\log_{10} \lambda$ versus $\log_{10} \lambda_{\text{max}}$ for the data in Table 10.1.
2. Construct a graph of $\log_{10} \lambda$ versus $\log_{10} \lambda_{\text{max}}$ for the data in Table 10.2.
3. Plot $\log_{10} \lambda$ versus $\log_{10} \lambda_{\text{max}}$ for the data in Table 10.3.
4. Plot $\log_{10} \lambda$ versus $\log_{10} \lambda_{\text{max}}$ for the data in Table 10.4.
5. Plot $\log_{10} \lambda$ versus $\log_{10} \lambda_{\text{max}}$ for the data in Table 10.5.

[illegible][illegible]

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1	2	3	4	5	6	7	8	9	10	11	1																																																																																								

PART TWO SCOPE OF WORKS

[illegible]

10

100

2. *Reading and writing procedures.*

1992). The authors of this paper have been able to identify a single factor that can be used to predict the level of the stock market. The factor is the level of the stock market in the previous year. The factor is used to predict the level of the stock market in the current year. The factor is used to predict the level of the stock market in the current year. The factor is used to predict the level of the stock market in the current year.

3. Following grades and conditions by the Department, before an inspection and job plans.

1. **Personal Information:** Full Name: [Redacted], Date of Birth: [Redacted], Social Security Number: [Redacted], Current Address: [Redacted].

2. **Employment History:** List your previous employers, job titles, and dates of employment. Include contact information for references.

3. **Education:** List your educational institutions, degrees earned, and graduation dates.

4. **Skills and Experience:** Describe your professional skills, certifications, and relevant work experience.

5. **References:** Provide contact information for at least three professional references who can vouch for your qualifications.

6. **Additional Information:** Any other relevant details, such as volunteer work, awards, or languages spoken.

7. **Signature and Date:** Sign the resume and date it.

8. **Formatting:** Use a clean, professional layout with clear headings and bullet points. Keep the resume to one or two pages.

9. **Delivery:** Submit the resume to the appropriate person or department, either in person or via email.

10. **Follow-up:** Be prepared to discuss your resume and answer questions during an interview.

Sample	Sample Mass (g)	Sample Mass (g)	Sample Mass (g)
Sample 1	10.0	10.0	10.0
Sample 2	10.0	10.0	10.0
Sample 3	10.0	10.0	10.0
Sample 4	10.0	10.0	10.0
Sample 5	10.0	10.0	10.0
Sample 6	10.0	10.0	10.0
Sample 7	10.0	10.0	10.0
Sample 8	10.0	10.0	10.0
Sample 9	10.0	10.0	10.0
Sample 10	10.0	10.0	10.0
Sample 11	10.0	10.0	10.0
Sample 12	10.0	10.0	10.0
Sample 13	10.0	10.0	10.0
Sample 14	10.0	10.0	10.0
Sample 15	10.0	10.0	10.0
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Sample 85	10.0	10.0	10.0
Sample 86	10.0	10.0	10.0

[illegible]

SEP 09 2010 PLAN#3D DP 07 363924

Reger says people, like all other users, who knowingly purchase goods explicitly used for illegal purposes have a duty to make sure those goods are used lawfully. "If you're going to buy a gun, you're going to make sure it's used lawfully," he says.

1. What is the author's main purpose in writing this passage? To persuade "us" to pay attention to the problems of the world's poor. To inform "us" about the problems of the world's poor. To entertain "us" with a story about the problems of the world's poor. To describe the problems of the world's poor.

2. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

3. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

4. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

5. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

6. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

7. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

8. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

9. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

10. Which of the following is a detail from the passage that supports the author's main purpose? The fact that the world's poor are growing in number. The fact that the world's poor are living in poverty. The fact that the world's poor are suffering from hunger. The fact that the world's poor are dying from disease.

[illegible][illegible]

Ernest Rapp, Chas. Rapp, M.D., Beverly, and have a business map of them and requesting no further supply from them.

PLATE 104-1048. To the representatives of the B.C. Timber Co. to supply them for 24,000 ft. and shipping. All plates submitted for payment to be 100,000 ft. of lumber.

Very Respectfully,
J. H. Rapp

[illegible]



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NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWING.
3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL BY-LAWS.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE PROJECT SCHEDULE.

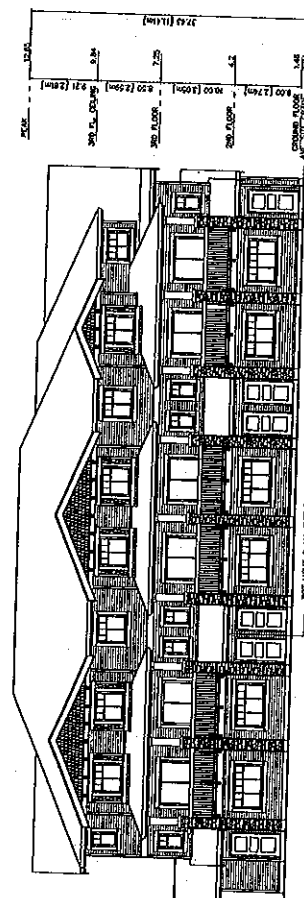
Continued

Project Name
**12-UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.**

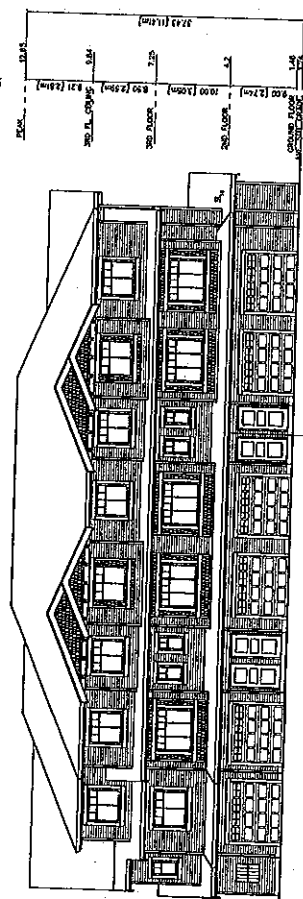
Sheet Title
**BUILDING A
ELEVATIONS**

Scale	1/8" = 1'-0"
Project Number	2007/07/24
Client Name	HA
Client Address	
Client Phone	
Client Email	
Client Website	
Client Logo	

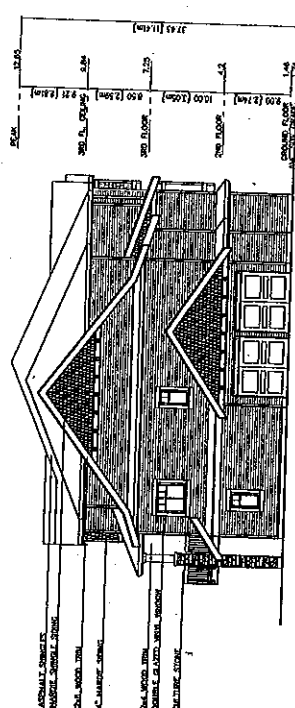
SEP 09 2010 PLAN #4A
DP 07 363924



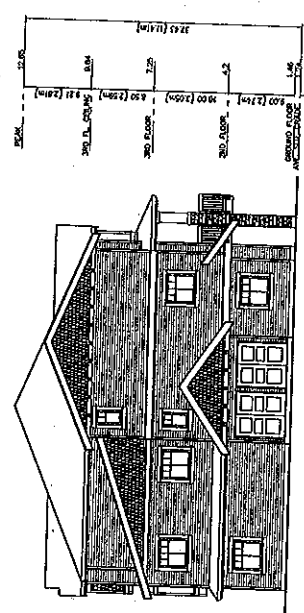
BUILDING A: EAST ELEVATION (MOFFATT)



BUILDING A: WEST ELEVATION



BUILDING A: NORTH ELEVATION



BUILDING A: SOUTH ELEVATION

HOUSE SHINGLES	BM HC-65
COUNTRY LESTONSTONE WHITE OAK	BM HC-870
CLIFFSIDE SHINGLES	BM HC-870
4" HARDIE BOARD	BM CC-30
TRANS/FASCIAS	BM HC-154
ENTRY DOOR	BM HC-154
WALLS/FRAME	BRUCE
ASPHALT SHINGLES	BRUCE
GARAGE DOOR	STORM DOOR
	BM CC-30



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DATE: 10/1/10
PROJECT: 12-UNIT TOWNHOUSE DEVELOPMENT
LOCATION: 7411 MOFFATT ROAD, RICHMOND, B.C.
DRAWN BY: J. CHENG
CHECKED BY: J. CHENG
SCALE: 1/8" = 1'-0"

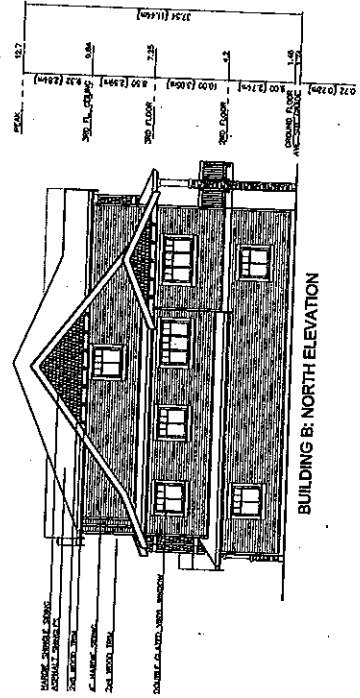
Project Title
12-UNIT TOWNHOUSE DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

Sheet Title
BUILDING B
ELEVATIONS

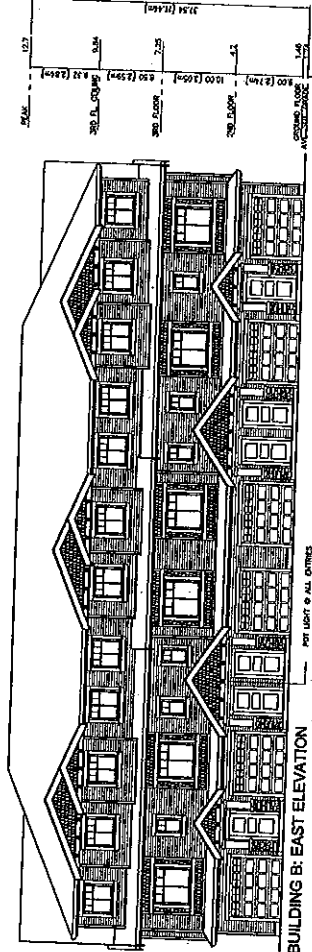
DATE	10/1/10
PROJECT	12-UNIT TOWNHOUSE DEVELOPMENT
LOCATION	7411 MOFFATT ROAD, RICHMOND, B.C.
SCALE	1/8" = 1'-0"
DRAWN BY	J. CHENG
CHECKED BY	J. CHENG
PROJECT NUMBER	
DATE	10/1/10
PROJECT	12-UNIT TOWNHOUSE DEVELOPMENT
LOCATION	7411 MOFFATT ROAD, RICHMOND, B.C.
SCALE	1/8" = 1'-0"
DRAWN BY	J. CHENG
CHECKED BY	J. CHENG
PROJECT NUMBER	

SEP 09 2010 PLAN #4B
DP 07 363924

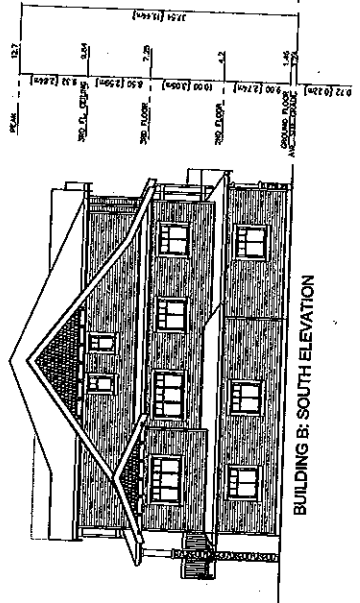
HARDIE SHINGLES	BM NC-05
CULTURE STONE	BM NC-06
4" HARDIE SIDING	BM NC-07
TRUSS/PLASCOAS	BM NC-12
ENTRY DOOR	BM OC-90
WINDOW FRAME	BM NC-154
ASPHALT SHINGLES	MALABREY'S HOLLANDER
CARAGE DOOR	STORM GRAY
	BM OC-90



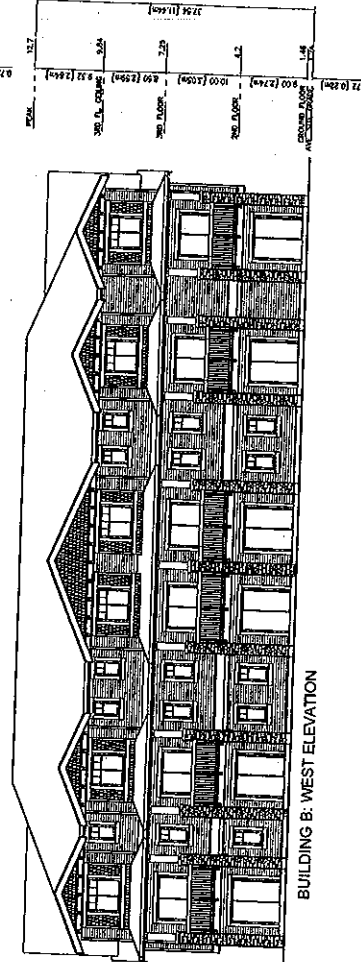
BUILDING B: NORTH ELEVATION



BUILDING B: EAST ELEVATION

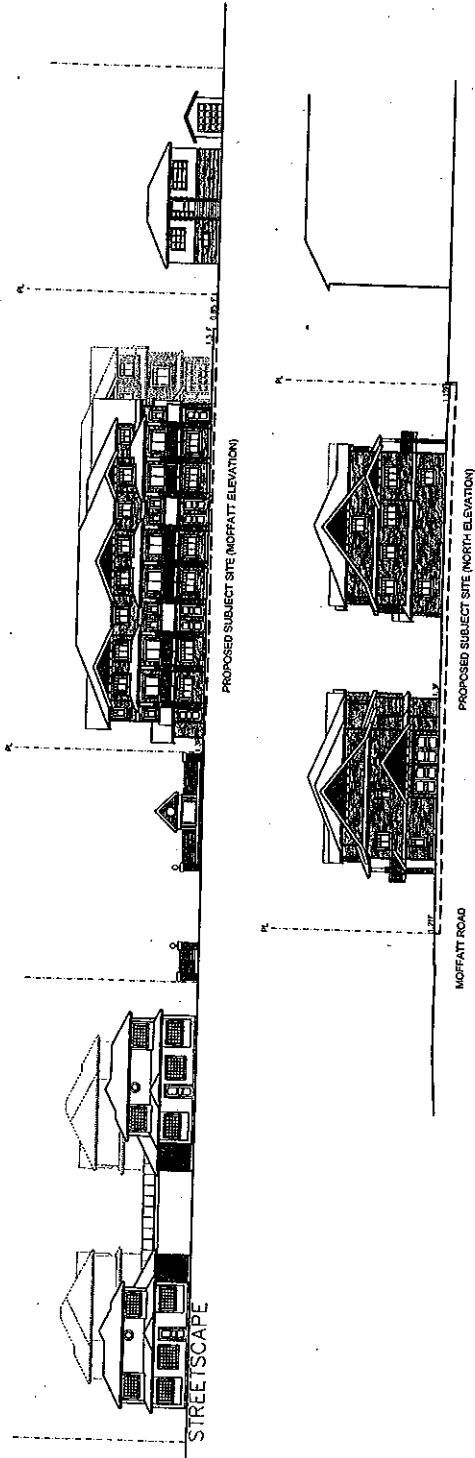


BUILDING B: SOUTH ELEVATION



BUILDING B: WEST ELEVATION

Demarc		Emp No.	#8
MC		Revision Date	2010/09/15
Checklist		Prior Value	2010/09/15
MC			
Social			
N/A			
Project Number:			



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

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



**MATTHEW CHENG
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Project Title: 12-UNIT TOWNHOUSE DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.
Project No.: 07-368924
Date: 09/09/2018
Scale: 1/8" = 1'-0"

Project Title: 12-UNIT TOWNHOUSE DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

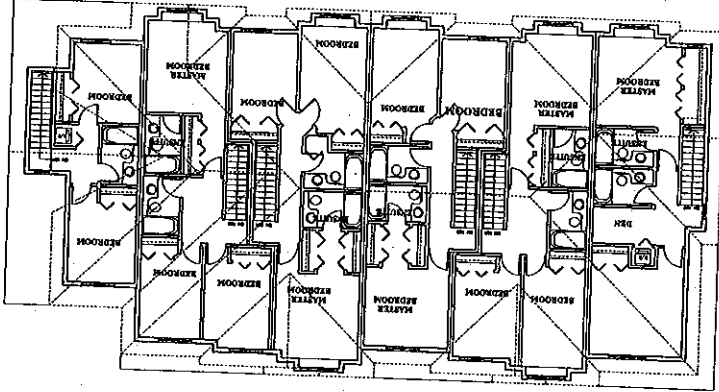
Site Plan
Third Floor Plan
SEP 09 2018

REFERENCE PLAN

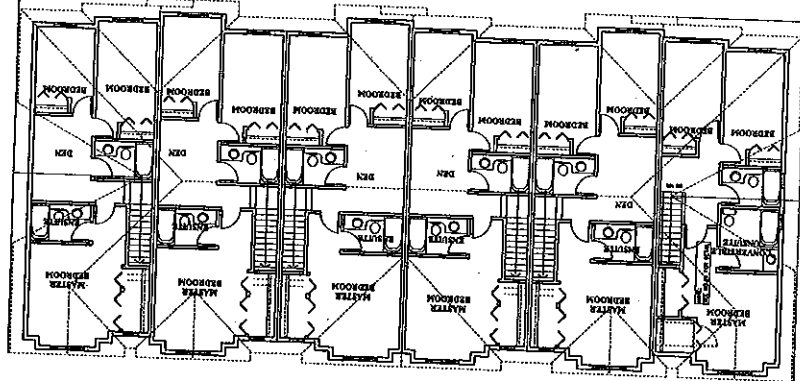
DP 07 368924

Sheet No.	07
Project No.	07-368924
Scale	1/8" = 1'-0"
Project Name	12-UNIT TOWNHOUSE DEVELOPMENT
Project Address	7411 MOFFATT ROAD, RICHMOND, B.C.
Project Date	SEP 09 2018
Project No.	#50

BUILDING A



BUILDING B



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



**MATTHEW CHENG
ARCHITECT INC.**

12-UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

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DATE: 09/09/2010
BY: [Signature]
CHECKED: [Signature]
DATE: 09/09/2010

Comments:

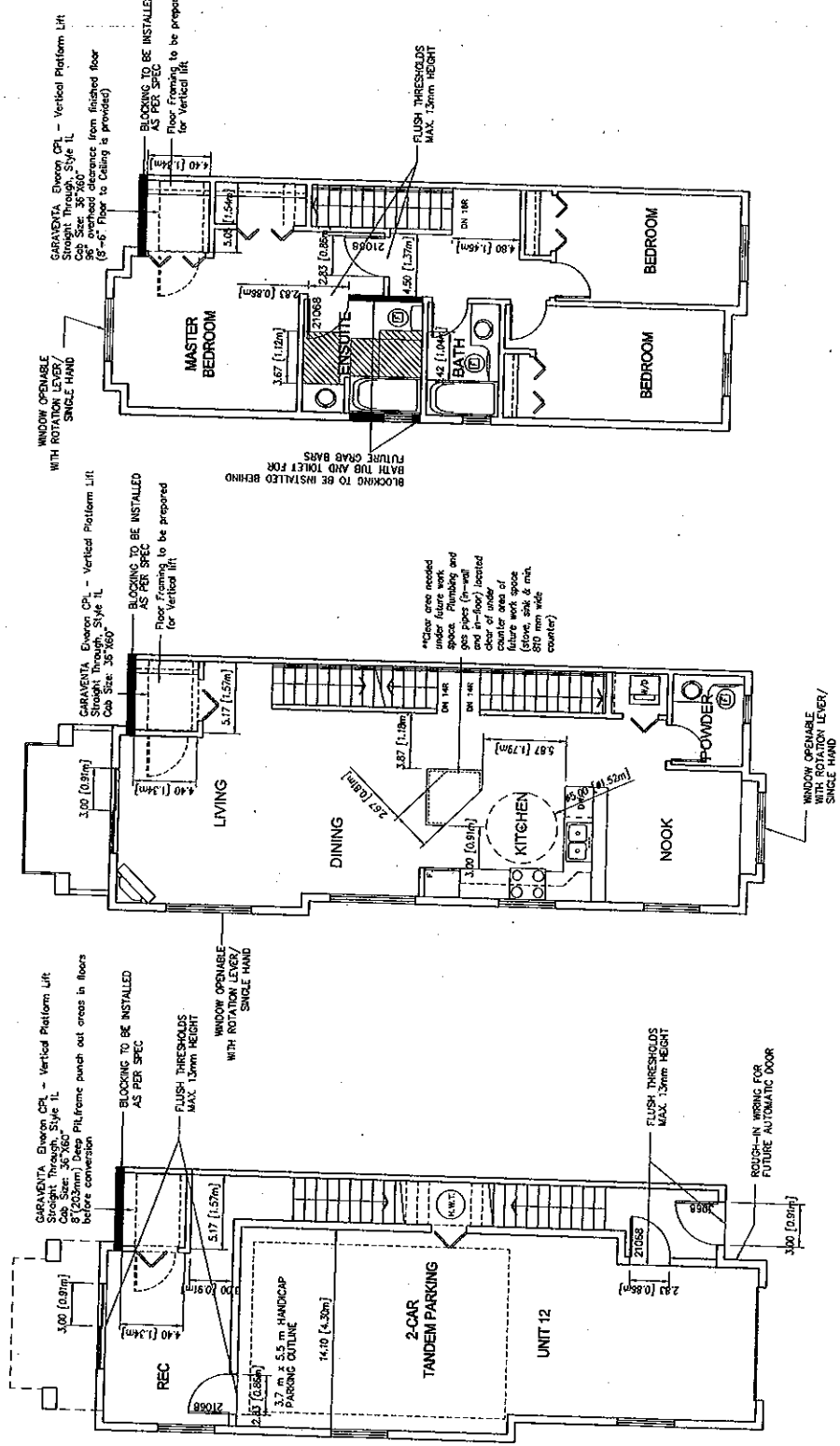
12-UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

UNIT 12
CONVERTIBLE UNIT
PLANS

REFERENCE PLAN

DP 0736392

Project Name	12-UNIT TOWNHOUSE DEVELOPMENT
Project Number	DP 0736392
Scale	1/4" = 1'
Sheet Number	40



GROUND FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN