



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 11, 2015

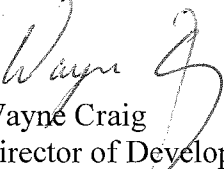
From: Wayne Craig
Director of Development

File: DP 07-363924

Re: Application by Matthew Cheng Architect Inc. for a General Compliance Ruling
at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road)

Staff Recommendation

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).


Wayne Craig
Director of Development

WC:el

Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has requested a General Compliance Ruling regarding previously issued Development Permit DP 07-363924 for proposed development at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road) (Attachment 1), which was endorsed by the Development Permit Panel at its meeting held on October 13, 2010 and approved by Council on May 14, 2012.

The main changes to the approved Development Permit include design modifications to the exterior materials and colours. The landscape design remains largely unchanged, with the exception of fence design. The applicant has provided a list from the architect (Attachment 2) and a list from the landscape architect (Attachment 3) to identify the affected areas. A brief design rationale is also provided for each of the proposed modifications.

Background

Development surrounding the subject site is as follows:

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

Finding of Facts

On May 16, 2013, Building Permit 11-559470 for the proposed townhouse development was issued in accordance with the approved Development Permit. A completed Schedule B – Assurance of Professional Design and Commitment for Field Review was included as a part of the Building Permit Application in which the architect confirmed that the Building Permit drawings comply with the Development Permit and conditions therein.

On October 8, 2014, Development Applications staff was approached by the architect regarding revisions to the cladding and landscaping. On December 10, 2014, a General Compliance application to address the changes in cladding and landscaping was received.

On January 21, 2015, Final Inspection by Building Approvals Department was rejected due to a number of Building Code issues and concerns related to the design modifications to the exterior materials and colours. While there has been Provisional Occupancy given to some units, the rest are being withheld until the General Compliance application is reviewed by the Development Permit Panel and Council.

On May 11, 2015, all requested supporting documents for the General Compliance application were received.

Analysis

The proposed changes to the townhouse development are within the scope of the General Compliance Guidelines as adopted by Council.

Cladding

The approved Development Permit calls for cladding materials such as Hardi Shingle Siding, Hardi Lap Siding, and cultured stone. The developer retained the Hardi Lap Siding and cultured stone as cladding materials in the new design but altered the scale of these materials and amended other finish materials to include metal panels and rock dashed stucco. While the character of the buildings is modified, the form and scale of the buildings are unchanged. The new cladding materials used are considered durable and relatively maintenance-free. Staff feel that the modifications in colours and materials not only created a more modern appearance but also maintained the integrity of the original approved design and complement existing recent developments in the neighbourhood.

Landscaping

The approved Development Permit calls for black aluminum rail fence and gates. The developer replaced this design with a combination of aluminum frame, vertical cedar wood panels, and translucent glass in the gate. This new fence design echoes the new cladding materials used on the buildings and creates a more modernize appearance of the project.

Conclusions

Matthew Cheng Architect Inc. has requested a General Compliance Ruling on the approved townhouse development project at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road) to modify predominately the exterior materials and colours of the buildings as well as the fence design along the frontage. The proposed modification is within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommends support of this General Compliance request for the proposed changes to the approved Development Permit.



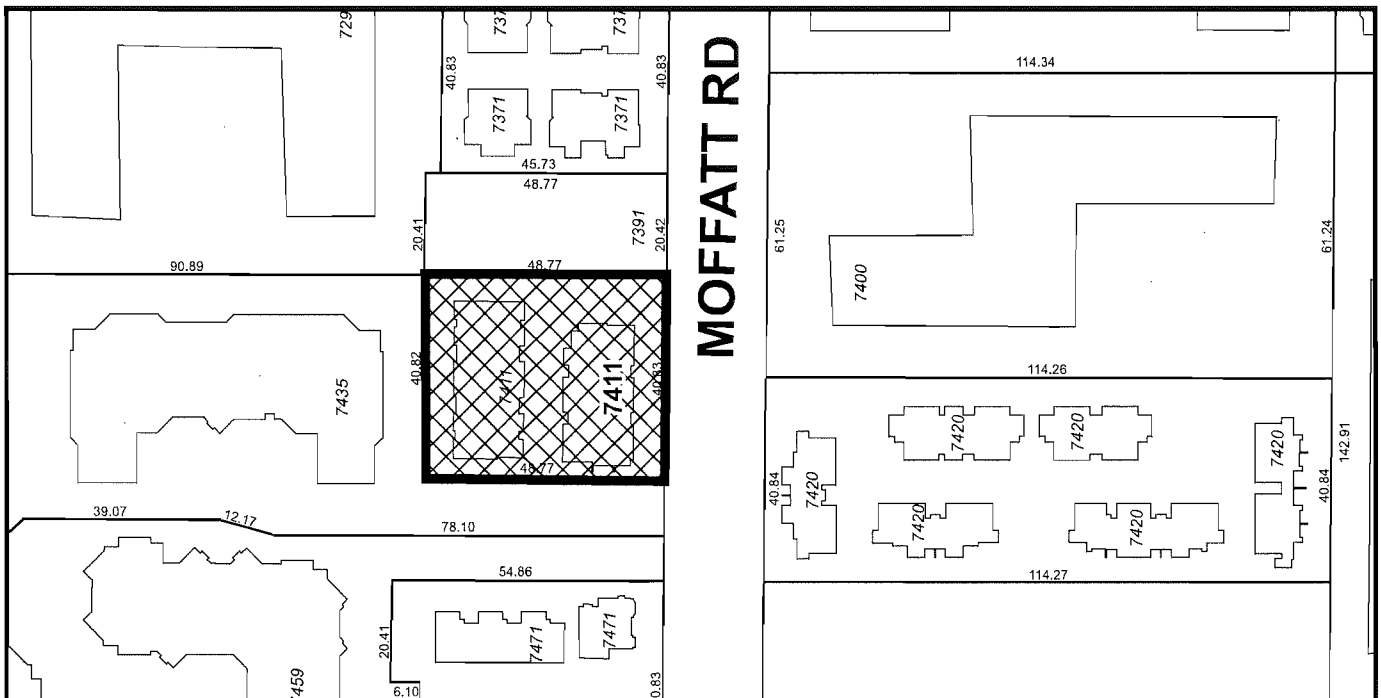
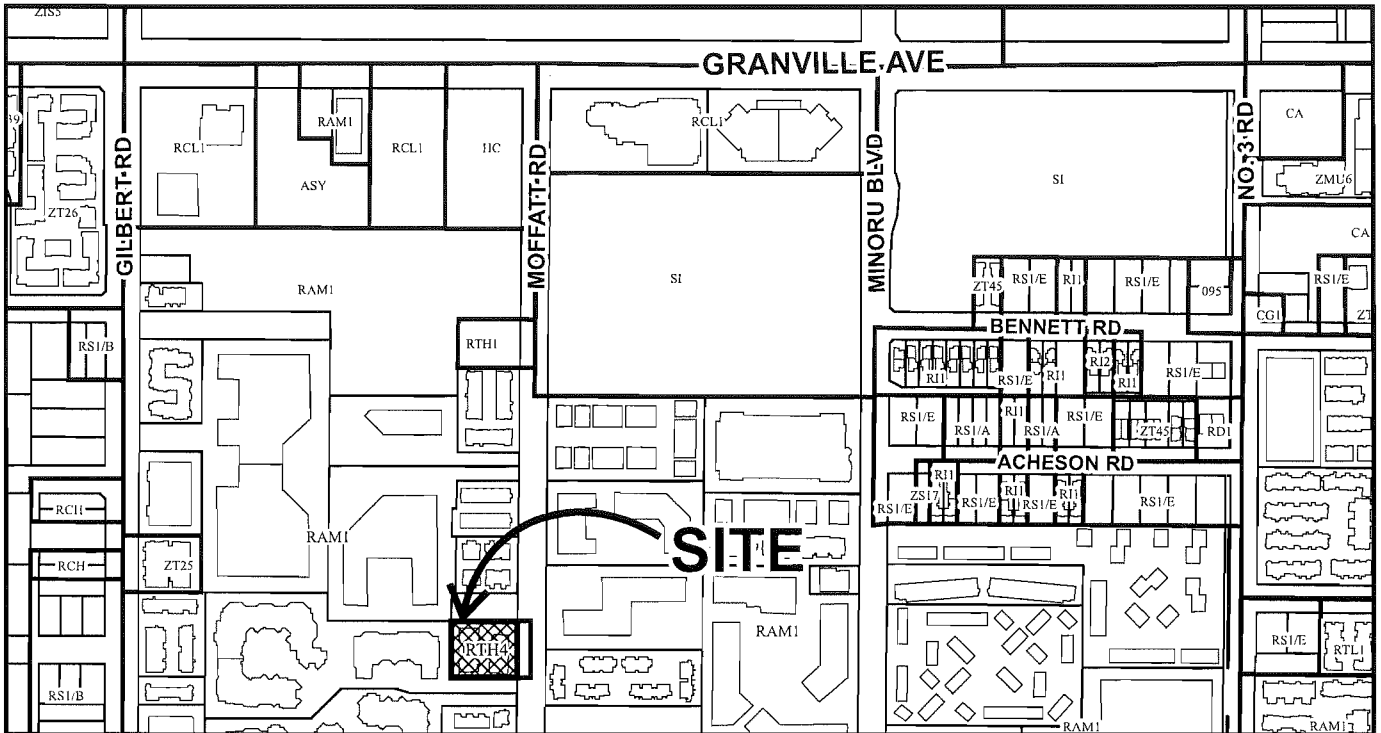
Edwin Lee
Planner 1

EL:cas

- Att. 1 Location Map
- Att. 2 Design Rationale (Architecture)
- Att. 3 Design Rationale (Landscaping)
- Att. 4 Copies of Relevant Approved Development Permit Plans
- Att. 5 Proposed New Development Permit Plans



City of Richmond



DP 07-363924

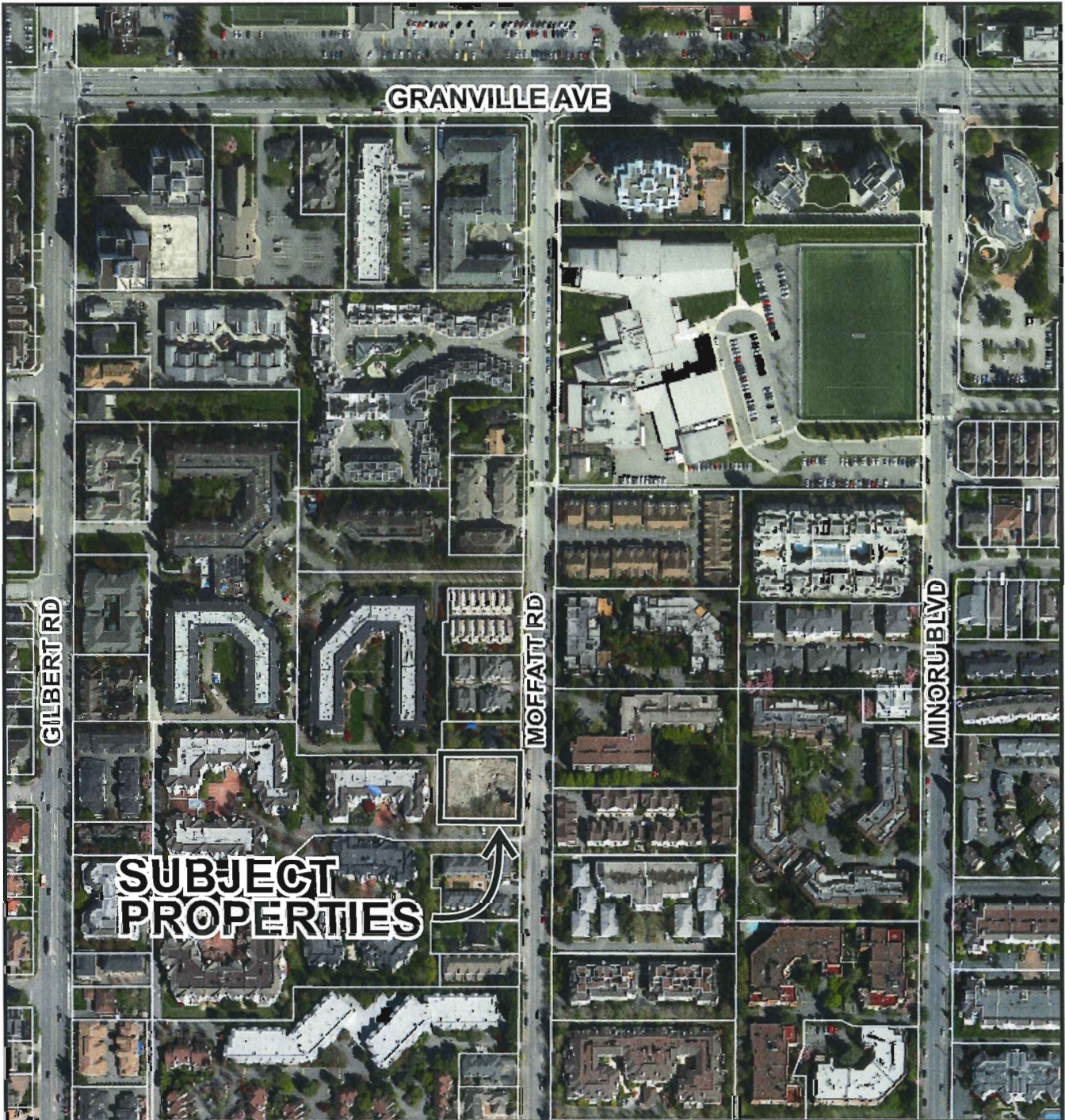
Original Date: 03/14/07

Revision Date: 05/12/15

Note: Dimensions are in METRES



City of Richmond



DP 07-363924

Original Date: 05/12/15

Revision Date:

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.

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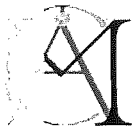
March 30th, 2015

DP AMENDMENT RATIONALE

RE: 7411 MOFFATT ROAD
RICHMOND, B.C.

This Development Permit Amendment writing is to inform you that the client has decided to upgrade the building materials in order to target younger buyers as the City of Richmond and the site attract young families and professionals. The details are as follows:

- **Affected Area #1** - The use of Hardie Shingle siding on the gable of the elevations has been upgraded to Hardie lap siding to differentiate from the Hardie board & batten. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #2** - The use of Hardie lap siding on East & West elevations of Building A and B has been upgraded to Hardie board & batten to break up the large volume of Hardie lap siding usage and highlight the verticality of the building. The colour of the Hardie board & batten has been matched to Cedar wood which is used on the guard rail. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #3** - The façade of the units on West & East Elevations of building A and East elevation of building B, has been changed from Hardie shingle siding to Metal Panel to create modern design. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #4** - The use of Hardie lap siding on the elevations has been upgraded to rock dash stucco to break up the large volume of Hardie lap siding usage and also bring more natural material palette to the building. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #5** - The material on the ground level has been upgraded from Hardie lap siding to Cultured Stone to introduce street frontage which wraps around the buildings and highlight the entrances and garage access for the units. The natural material blends in harmony with the context and the landscape around the building. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #6** - The entrance doors on Building A, East elevations (Facing Moffatt Road) and Building B, East elevations have been upgraded from three panel doors to solid cored oak veneer door with wood stain to create more modern and high-end entrance. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #7** - The traditional picket guard rail has been upgraded to Cedar and glass guard rail to embrace local natural materials with sleek modern look of the glass. (See Sheet R01, 4A & 4B – As Built/Proposed)



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-
- **Affected Area #8** - The three panel doors on Building A, West elevation have been upgraded to painted fiberglass door to create simple and modern look that fits within the overall design of the development. (See Sheet 4A– As Built/Proposed)
 - **Affected Area #9** - The garage door with a glass insert on Building A, West elevation and Building B, West elevation has been upgraded to garage door with windows and obscured glass to bring more natural light into the garage space and making it more transparent from the outside. (See Sheet 4A & 4B – As Built/Proposed)
 - **Affected Area #10** - On the Building A North elevation, the three panel doors have been upgraded to aluminum storefront door with translucent glass to make garbage and recycle area more accessible. Also by opening up the North Elevation with a translucent glass, it improves the pedestrian experience and makes the entry more inviting. (See Sheet 4A– As Built/Proposed)
 - **Affected Area #11** - The three panel doors on Building A, South elevation have been upgraded to solid painted fire rated metal door to create simple and modern look that fits within the design of the development. (See Sheet 4A– As Built/Proposed)
 - **Affected Area #12** - On the South elevation and the second level floor plan of building B, a window is removed due to practicality issue as the location of stovetop is aligned directly with the window and also to avoid condensation issue. (See Sheet 4B & 5B – As Built/Proposed)



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p: 604 294-0011 ; f: 604 294-0022

May 06, 2015
DP AMENDMENT RATIONALE

RE: 7411 MOFFATT ROAD
RICHMOND, B.C.

The client for the project mentioned above has decided to upgrade the Building materials in order to target younger buyers the City of Richmond. The DP Amendment drawings for landscape is attached. The details are as follows:

Affected Area #13:

The as-built fence was upgraded from the proposed black aluminum rail fence to a fence with better transparency and improving the curb appeal in harmony with the existing exterior material used. The detail and use of vertical cedar panel is a continuation of the balcony detail. The fence now provides 4 inch spacing between the cedar panels.

The DP shows a staggered line location of the fence along the street frontage. The developer will move the street fronting fence on two middle units back 24" to replicate the staggered fence line per design intent of the DP. (See L1, L2 Landscape Plan and Details and L1 and L2 As Built/Proposed").

Affected Area #14:

During the development process it was recommended that a shared children's play area between this site and the site to the north would be encouraged. We showed how this shared play would work and for development permit we revised the landscape submission to show the half of that play area developed on our site and removed the half that would be built on the neighbouring site.

(See L1"As Built/Proposed" and L1"Approved").

Affected Area #15:

Plant Schedule has been revised to show changes in plant material. The design intent of the DP drawings is the same. The number and size of trees remains the same as DP drawings. There are consistently 23 trees on each version of the landscape plans- all as built are of size and quality species.

Affected Area #16:

The fence and gate design for Units 1-6 has been revised to increase transparency and create a blend in harmony with the context and landscape around the building. The amended open fence will provide the design intent of better transparency and light for the small back yards. The change in design of gate and fence highlights the verticality of the material used in the complex.

Affected Area #17:

The extent of porous pavers was co-ordinated with civil engineer. The permeable paver layout matches the design intent as proposed and meets Richmond's standard minimum. The as built area of pavers provides for a generous amount of pavers. It also reflects an approach that most other Townhouses of this scale have built.

Affected Area #18:

The landscape installation includes architectural concrete pillars in place of pillars covered in fake stone;



this change is to accentuate the front façade of the property highlighting the contrast in materials used – but provides that organizing streetscape element per the approved drawings.

Affected Area #19:

The Frances Andrew Bench; Centennial, Model C22-3a; Black Colour was substituted with a similar bench: the Frances Andrew Bench; Basic-Series 1- Model B1-3; Black Colour because of availability at the time of construction. The Landscape Plans have been amended to show the substituted bench. (See L1"As Built/Proposed" and L1"Approved").

Please contact me if there are questions regarding the project.

Sincerely

Patricia Campbell MBCSLA
Principal Landscape Architect
PMG Landscape Architects



MATTHEW CHENG ARCHITECT INC.

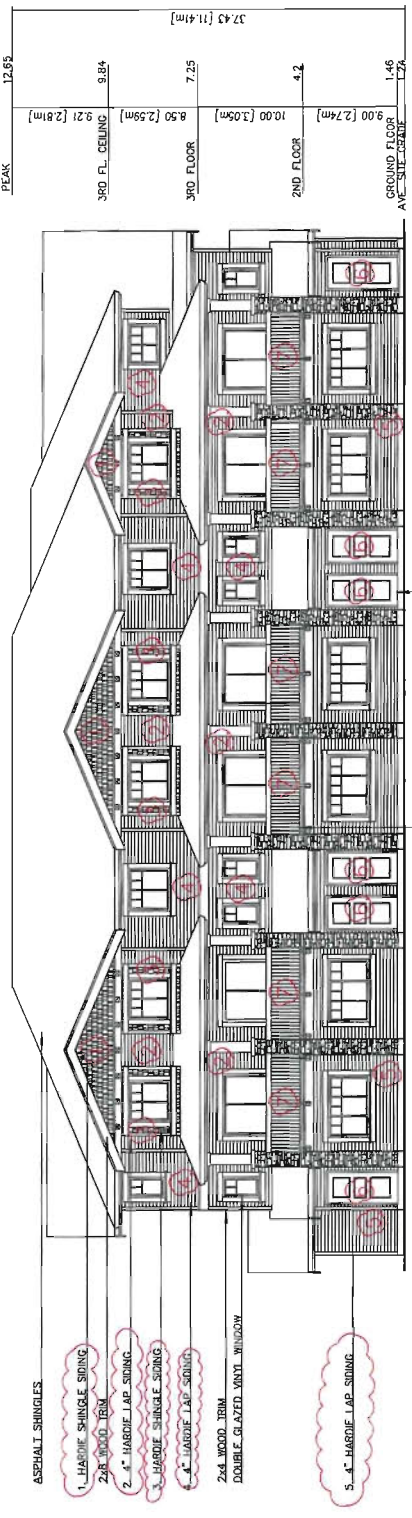
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| No. | Date | Revision |
|-----|----------|-----------------------|
| 01 | 05/15/08 | SCHEMATIC APPLICATION |
| 02 | 07/23/09 | PRELIMINARY DP REVIEW |
| 03 | 07/23/09 | ADP REVIEW |
| 04 | 09/09/09 | ADP REVIEW |
| 05 | 09/09/09 | ADP REVIEW |
| 06 | 07/12/09 | DP REVIEW |
| 07 | 12/09/09 | DP REVIEW |
| 08 | 06/15/10 | DP REVIEW |
| 09 | 06/15/10 | DP REVIEW |
| 10 | 10/16/14 | DP AMENDMENT |

Consultants

- AFFECTED AREAS
- HARDIE SHINGLE SIDING
 - 4" HARDIE LAP SIDING
 - HARDIE SHINGLE SIDING
 - 4" HARDIE LAP SIDING
 - 4" HARDIE LAP SIDING
 - THREE PANEL DOOR (RESIDENTIAL ENTRANCE DOOR - BLDG A & B EAST ELEVATION)
 - PICKET GUARD RAIL
 - THREE PANEL DOOR (RESIDENTIAL ENTRANCE DOOR - BLDG A WEST ELEVATION)
 - CARAGE DOOR W/ GLASS INSERT
 - THREE PANEL DOOR (GARAGE/RECYCLING ROOM)
 - THREE PANEL DOOR (ELECTRICAL ROOM)
 - WINDOW NOT INSTALLED (REFER TO AS BUILT)

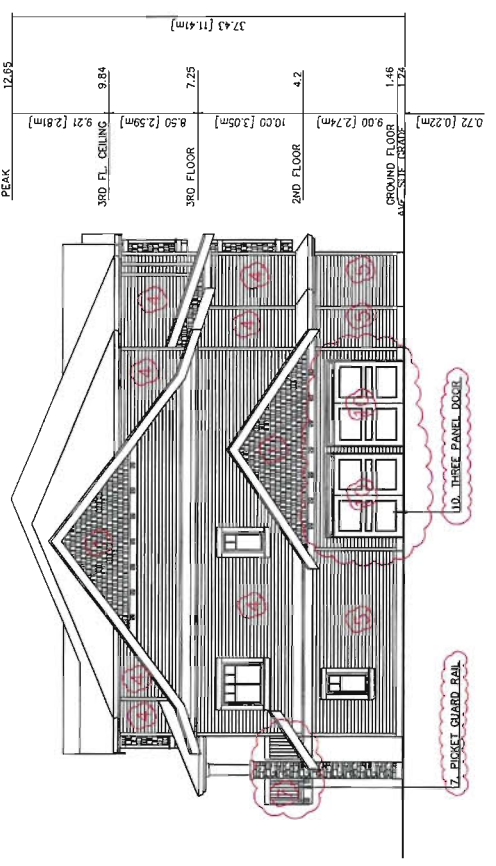


BUILDING A: EAST ELEVATION (MOFFATT)

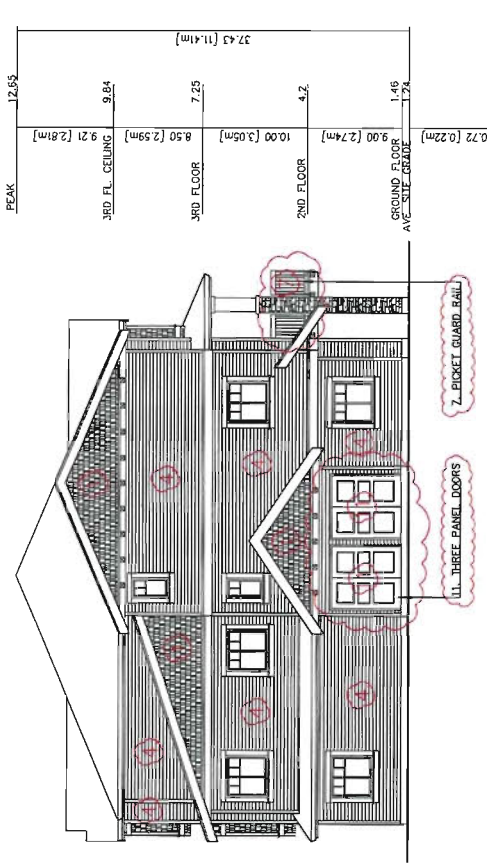


BUILDING A: WEST ELEVATION

- HARDIE SHINGLES
- COUNTRY LEDGESTONE WHITEOAK
- 4" HARDIE SIDING
- TRIMS/FASCIAS
- ENTRY DOOR
- WINDOW FRAME
- ASPHALT SHINGLES
- GARAGE DOOR
- BM HC-65
- BM HC-870
- BM HC-12
- BM OC-90
- BM HC-154
- BEIGE
- MALARKEY'S HIGHLANDER
- STORM GRAY
- BM OC-90



BUILDING A: NORTH ELEVATION

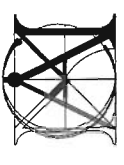


BUILDING A: SOUTH ELEVATION

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

Sheet Title
BUILDING A ELEVATIONS (APPROVED)

| | |
|---------------------|---------------------------|
| Drawn: HC | Revision Date: 2010/06/15 |
| Checked: MC | Print Date: 2015/03/30 |
| Scale: 1/8" = 1'-0" | Project Number: |
| Project Number: | Dwg. No. #4a |



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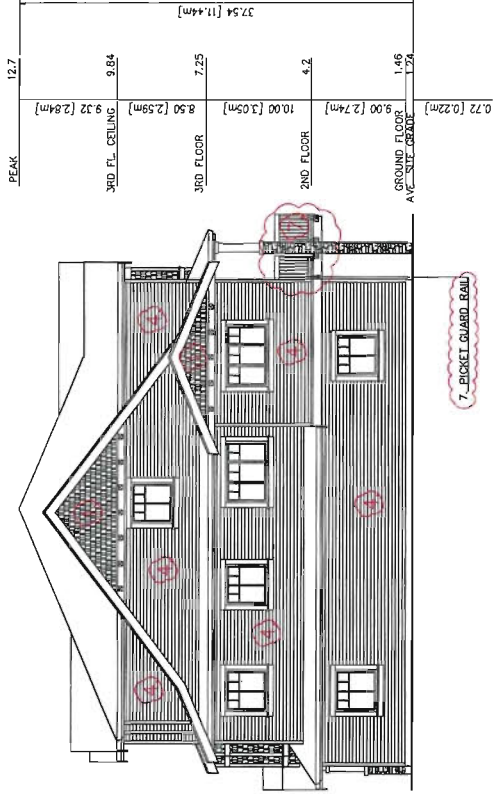
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| No. | Date | Revision |
|-----|----------|-----------------------|
| 01 | 11/21/08 | REZONING APPLICATION |
| 02 | 05/13/09 | PRELIMINARY DP REVIEW |
| 03 | 07/23/09 | ADP REVIEW REVISE |
| 04 | 08/06/09 | ADP REVIEW REVISE |
| 05 | 08/06/09 | ADP REVIEW REVISE |
| 06 | 07/12/09 | DP REVIEW |
| 07 | 07/09/10 | DP REVIEW |
| 08 | 12/09/10 | DP REVIEW |
| 09 | 06/15/10 | DP REVIEW |
| 10 | 10/15/14 | DP AMENDMENT |

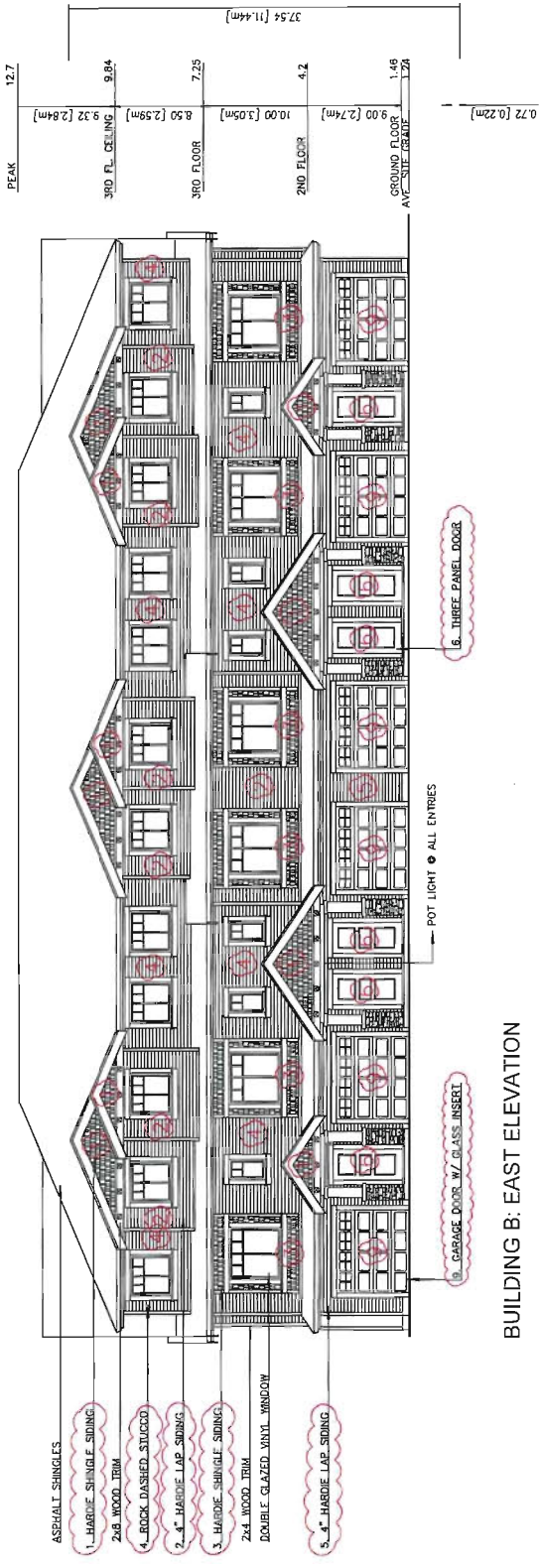
Consultants

- AFFECTED AREAS
1. HARDIE SHINGLE SIDING
 2. 4" HARDIE LAP SIDING
 3. HARDIE SHINGLE SIDING
 4. 4" HARDIE LAP SIDING
 5. 4" HARDIE LAP SIDING
 6. THREE PANEL DOOR (RESIDENTIAL ENTRANCE DOOR - BLDG A & B EAST ELEVATION)
 7. PICKET GUARD RAIL
 8. THREE PANEL DOOR (RESIDENTIAL ENTRANCE DOOR - BLDG A WEST ELEVATION)
 9. GARAGE DOOR W/ GLASS INSERT
 10. THREE PANEL DOOR (GARBAGE/RECYCLING ROOM)
 11. THREE PANEL DOOR (ELECTRICAL ROOM)
 12. WINDOW NOT INSTALLED (REFER TO AS BUILT)

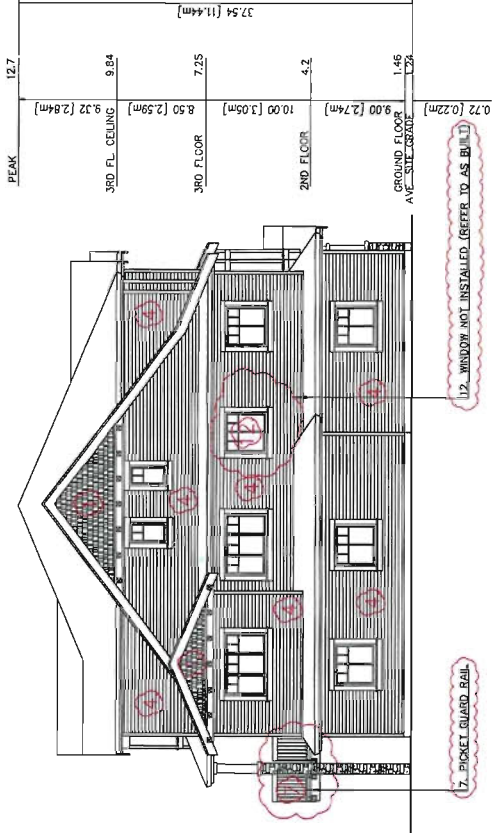
- HARDIE SHINGLES
- CULTURE STONE
- 4" HARDIE SIDING
- TRIMS/FASCIAS
- ENTRY DOOR
- WINDOW FRAME
- ASPHALT SHINGLES
- GARAGE DOOR
- BM HC-65
- COUNTRY LEDGESTONE WHITEOAK
- BM HC-670
- BM HC-12
- BM OC-90
- BM HC-154
- BEIGE
- MALARKEY'S HIGHLANDER
- STORM GRAY
- BM OC-90



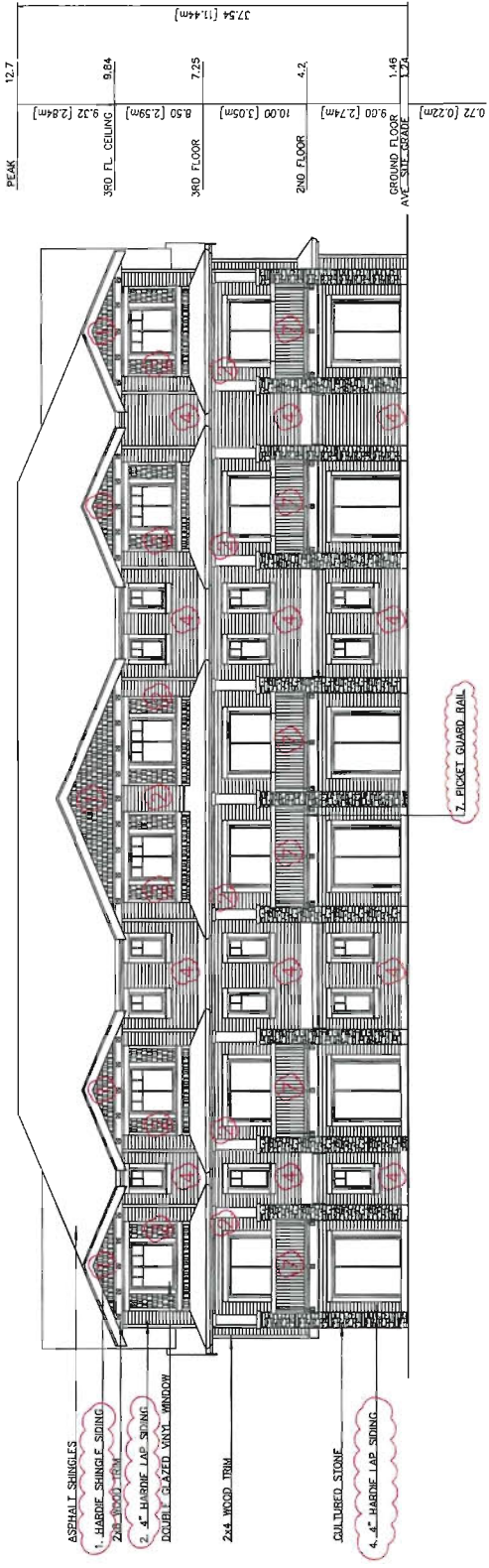
BUILDING B: NORTH ELEVATION



BUILDING B: EAST ELEVATION



BUILDING B: SOUTH ELEVATION



BUILDING B: WEST ELEVATION

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

Sheet Title
BUILDING A ELEVATIONS
(APPROVED)

Drawn: HC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: 2010/06/15
Print Date: 2015/03/30
Orig. No. #4b



MATTHEW CHENG ARCHITECT INC.

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| No | Date | Revision | Application |
|----|----------|--------------|-------------|
| 01 | 05/11/08 | PRELIMINARY | APPLICATION |
| 02 | 05/15/08 | PRELIMINARY | DP REVIEW |
| 03 | 07/23/08 | ADP REVIEW | DP REVIEW |
| 04 | 07/29/08 | ADP REVIEW | REVISE |
| 05 | 07/29/08 | ADP REVIEW | REVISE |
| 06 | 07/12/08 | DP REVIEW | |
| 07 | 12/08/08 | DP REVIEW | |
| 08 | 27/04/10 | DP REVIEW | |
| 09 | 10/15/10 | DP REVIEW | |
| 10 | 10/15/14 | DP AMENDMENT | |

Consultants

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

Sheet Title
SITEPLAN
SECOND FLOOR PLAN
(APPROVED)

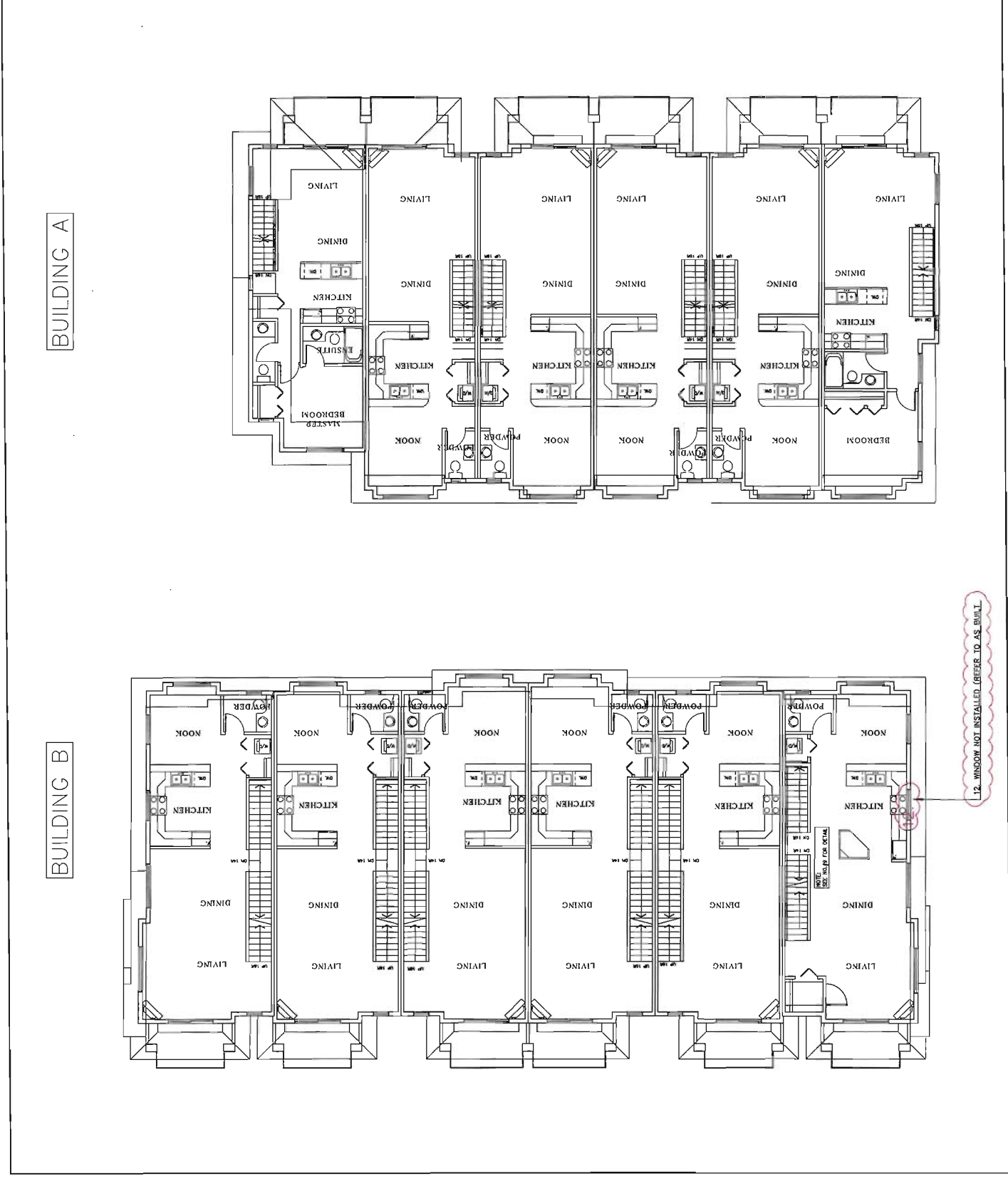
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HC

Checked:
MC

Scale:
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Project Number:

Revision Date:
2010/08/15
Print Date:
2015/03/20
Dwg. No.
#5b



BUILDING A

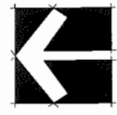
BUILDING B

- AFFECTED AREAS
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 11. THREE PANEL DOOR (ELECTRICAL ROOM)
 12. WINDOW NOT INSTALLED (REFER TO AS BUILT)

12. WINDOW NOT INSTALLED (REFER TO AS BUILT)

- * 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

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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|------|------------------------------|-----|
| 1 | | ISSUED FOR PERMITS | DD |
| 2 | | REVISION AS PER CITY COMMENT | DD |
| 3 | | REVISION AS PER CITY COMMENT | DD |
| 4 | | REVISION AS PER CITY COMMENT | DD |
| 5 | | REVISION AS PER CITY COMMENT | DD |
| 6 | | REVISION AS PER CITY COMMENT | DD |
| 7 | | REVISION AS PER CITY COMMENT | DD |



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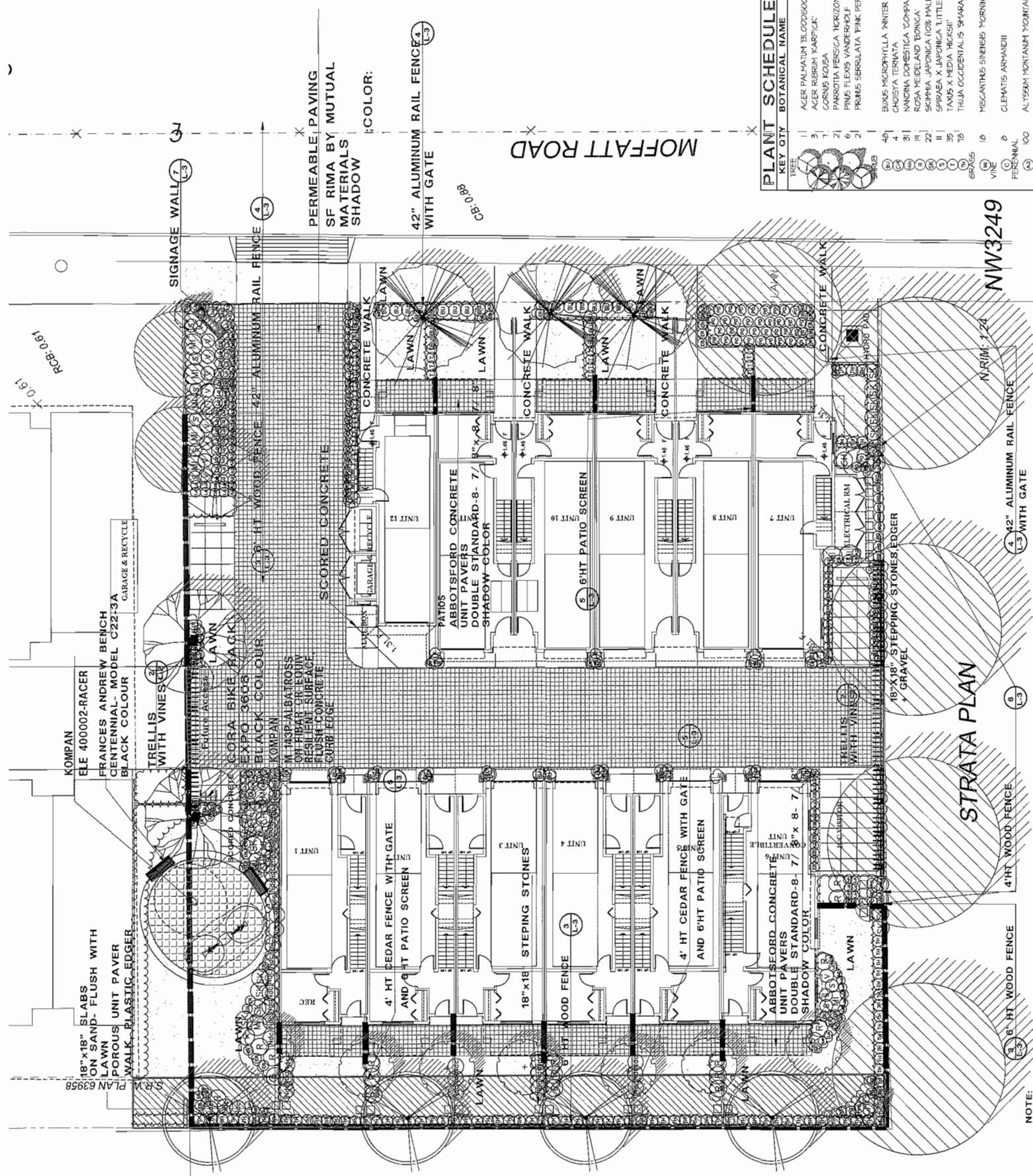
PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
 7411 MOFFATT ROAD
 RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN

| | |
|---------------------|----------------|
| DATE: 09-JUN-09 | DRAWING NUMBER |
| SCALE: | |
| DRAWN: DD | |
| DESIGN: DD | |
| CHKD: PC | |
| DMG PROJECT NUMBER: | |

L2
 Approved of 4

09-082



PLANT SCHEDULE

| KEY CITY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|----------|---------------------------------------|-------------------------------------|--------------------------|
| 11 | ACER PALMATHUM 'BLOODGOOD' | JAPANESE WAXLE | 3M HT, B&B, UPRIGHT FORM |
| 12 | ACER RUBRA 'KARFOLK' | RED MAPLE | 6CM CAL, 2M STD, B&B |
| 13 | CORNUS KOESA | KOEA DOGWOOD | 1.8M HT, B&B |
| 14 | PARROTIA PERSICA 'HORIZONTAL VARIETY' | HORIZONTAL PERSIAN IRONWOOD | 5CM CAL, 1.2M STD, B&B |
| 15 | PINKS FLEXUS VANDERHOF | PINE | 2.3M HT |
| 16 | FRAXUS SEBRULATA 'PINK PERFECTION' | PINK PERFECTION FLORENCE CHERRY | 6CM CAL, 2M STD, B&B |
| 17 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE-LEAF BOX | #3 POT, 40CM |
| 18 | CHOISYA TERNATA | HEXAGON HOCK ORANGE | #2 POT, 40CM |
| 19 | MADRINA DORESTICA 'COMPACTA' | COMPACTA HEAVENLY BAMBOO | #2 POT, 20CM |
| 20 | ROSA HEDELAND 'BONICA' | HEIDLAND ROSE, PINK | #2 POT, 40CM |
| 21 | SCIRPUS JAPONICA (10% PALE) | JAPANESE SKINPIA | #2 POT, 30CM |
| 22 | SPROEA X JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPRAEA PINK | #2 POT, 40CM |
| 23 | TAXUS X MEDIA 'HICKSII' | HICKS' TEN | #5 POT, 80CM |
| 24 | THUJA OCCIDENTALIS 'SHARADZ' | EMERALD GREEN CEDAR | 1.8M HT, B&B |
| 25 | MEGACARPUS SYMBRIS 'MORNING LIGHT' | MORNING LIGHT JAPANESE SILVER GRASS | #2 POT |
| 26 | CLEMATIS ARSANDII | EVERGREEN CLEMATIS | #2 POT, 60CM STAKED |
| 27 | ALYSSUM MONTANUM 'MOUNTAIN GOLD' | BASKET OF GOLD | 9CM POT |
| 28 | HEPERCALYSSUS BELVA | DAYLILY | #1 POT, 1/2 FAN |
| 29 | LANTICOLA ANASTETICOLA 'MISTEAD' | ENGLISH LAVENDER | #1 POT |
| 30 | POLYSTICHUM MANTUM | WESTERN SWORD FERN | #1 POT, 20CM |
| 31 | VACCINIUM COAGSOLUM 'BLOODSTONE' | CREeping BLUEBERRY | #1 POT, 25CM |

NOTE: * PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAIN AND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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

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| NO. | DATE | REVISION DESCRIPTION | DR. |
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A Partnership of
 J.J. & M. Chan Architects Ltd.
 Paikisa Campbell & Associates Ltd.
 Healy Chan Yip Consultants Ltd.
 Suite C100 - 4885 Still Creek Drive
 Burnaby, British Columbia
 V5C 6S9
 PH (604) 437-3942, FX 437-8723

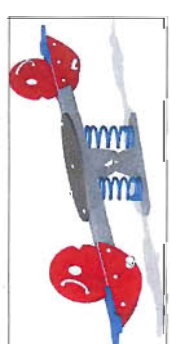
PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
 7411 MOFFATT ROAD
 RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

| | |
|---------------------|-----------------|
| DATE: 09 JUN 08 | DRAWING NUMBER: |
| SCALE: | |
| DRAWN: DD | L3 |
| DESIGN: DD | Approved |
| CHKD: PC | OF 4 |
| DMG PROJECT NUMBER: | 09-082 |



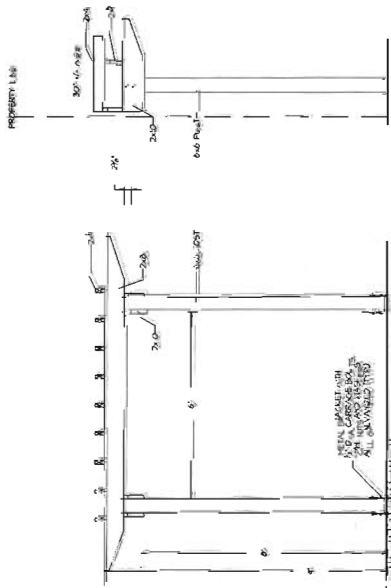
CORA BIKE RACK EXPO 3606 BLACK COLOUR



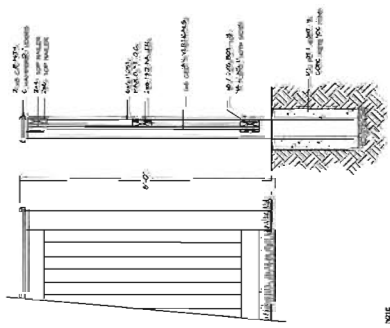
KOMPAN M 143P-ALBATROSS



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

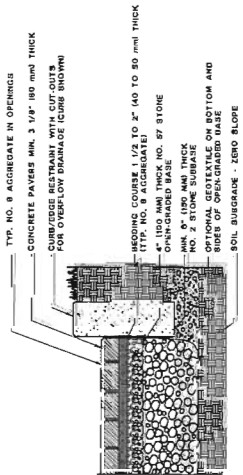


3 TRELLIS 30' O.C.



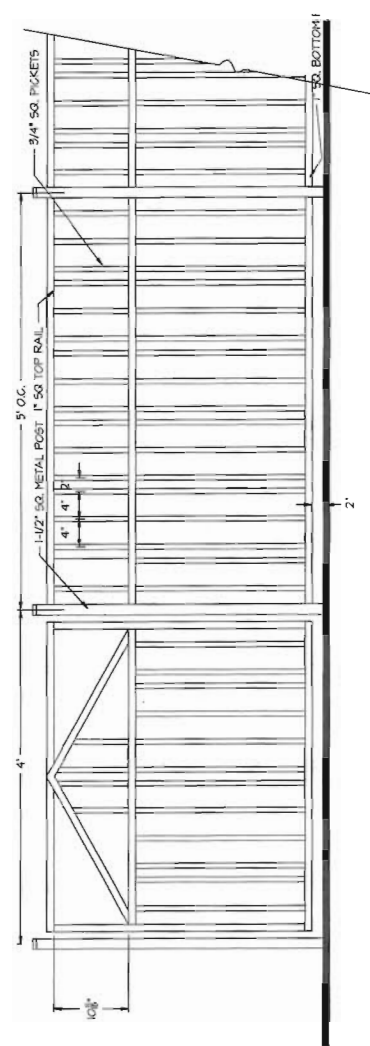
3 6'-0" HEIGHT WOOD FENCE

- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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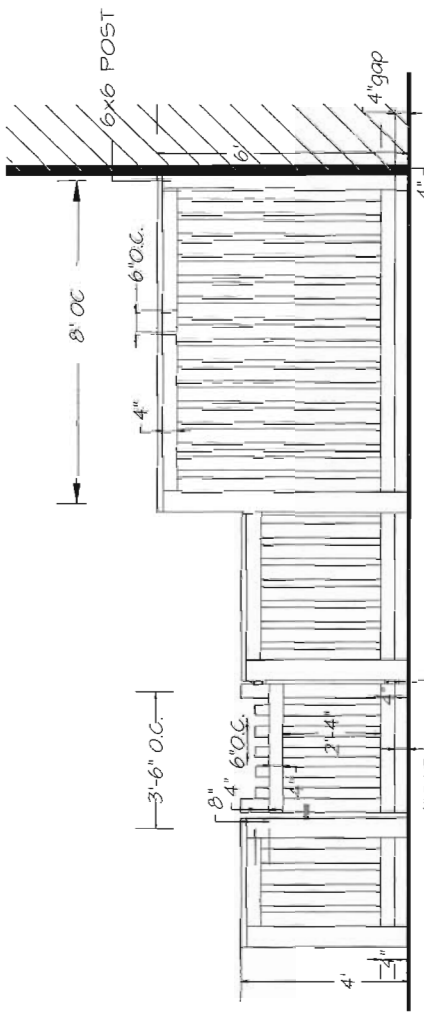


- NOTES:
1. PERMEABLE PAVES MAY BE USED IN PERVIOUS APPLICATIONS.
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7 SF PERMEABLE DRIVEWAY EXFILTRATION TO SOIL SUBGRADE

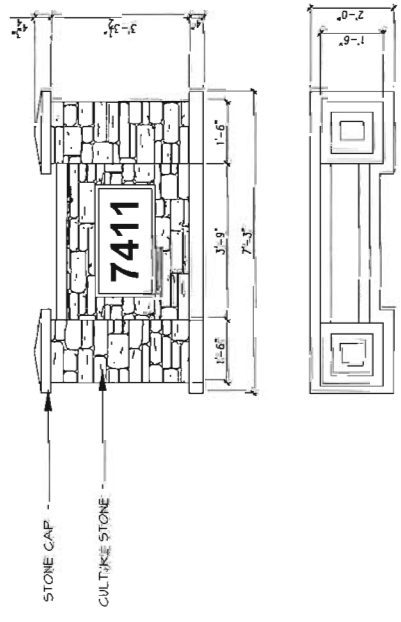


4 42" ALUMINUM RAIL FENCE WITH GATE BLACK COLOR

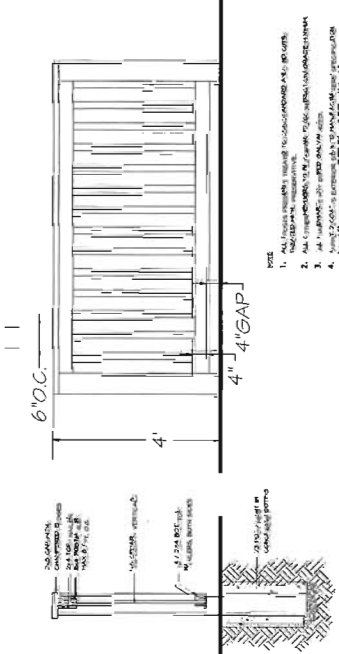


5 6' HT PATIO SCREEN AND 4' HT WOOD FENCE WITH GATE

- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
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7 SIGNAGE WALL



6 4' HT WOOD FENCE

- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.



MATTHEW CHENG ARCHITECT INC.

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Cell: (604) 999-8662 Email: matt@mcgarch.com

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| No. | Date | Revision |
|-----|----------|---------------------|
| 01 | 07/14/09 | ISSUE FOR PERMIT |
| 02 | 07/14/09 | REVISIONS TO PERMIT |
| 03 | 07/23/09 | ADP REVIEW |
| 04 | 07/23/09 | ADP REVIEW REVISE |
| 05 | 07/23/09 | ADP REVIEW |
| 06 | 07/23/09 | ADP REVIEW |
| 07 | 12/08/09 | DP REVIEW |
| 08 | 27/04/10 | DP REVIEW |
| 09 | 09/16/10 | DP REVIEW |
| 10 | 09/16/10 | DP REVIEW |
| 11 | 07/10/14 | DP REV. |

Consultants:










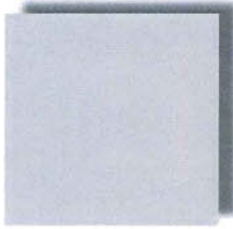
STREETSCAPE (FRONTING MOFFATT ROAD)

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

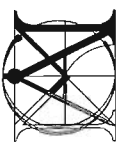
Sheet Title
COLOR ELEVATION

| | |
|-----------------|--------------|
| Drawn: | HC |
| Checked: | MC |
| Scale: | 1/8" = 1'-0" |
| Project Number: | |

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|----------------|-------------|------------|-----|
| Revision Date: | May 11 2015 | Draw. No.: | R01 |
| Print Date: | 2014/10/07 | | |

- 
HARDIE BOARD AND BATTEN
Texas Honey Brown
- 
ASPHALT ROOF SHINGLES
Malarkey's Highlander
- 
HARDROCK BLACK STUCCO
Kenroc Black Space Rock
- 
CULTURED STONE
Pro-fit Alpine LedgeStone- Black Rundle Stone Veneer
- 
FASCIA BOARD, COLUMN
- 
CEDAR WOOD RAILING
ENTRY DOOR
- 
FASCIA BOARD (FRONT GABLE)
BENJAMIN MOORE HC-166
- 
METAL PANEL CLADDING
040 Clear Anodized Aluminium

DP 07-363924



MATTHEW CHENG ARCHITECT INC.

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| No | Date | Revision |
|----|----------|-----------------------|
| 01 | 11/21/08 | REZONING APPLICATION |
| 02 | 05/13/09 | PRELIMINARY OF REVIEW |
| 03 | 07/29/09 | ADP REVIEW REMISE |
| 04 | 07/29/09 | ADP REVIEW REMISE |
| 05 | 08/05/09 | ADP REVIEW |
| 06 | 07/08/09 | DP REVIEW |
| 07 | 07/08/09 | DP REVIEW |
| 08 | 27/04/10 | DP REVIEW |
| 09 | 09/15/10 | DP REVIEW |
| 10 | 10/16/14 | DP AMENDMENT |

Consultants

AFFECTED AREAS

- HARDIE LAP SIDING
- HARDIE BOARD & BATTEN
- METAL PANEL
- ROCK DASH STUCCO
- CULTURED STONE
- SOLID CORED OAK VENEER DOOR W/ WOOD STAIN
- CEDAR & GLASS GUARD RAIL
- PAINTED FIBREGLOSS DOOR
- GARAGE DOOR W/ WINDOWS AND OBSCURED GLASS
- ALUMINUM STOREFRONT DOORS W/ TRANSLUCENT GLASS
- PAINTED FIRE RATED METAL DOOR
- WINDOW NOT INSTALLED (REFER TO APPROVED)

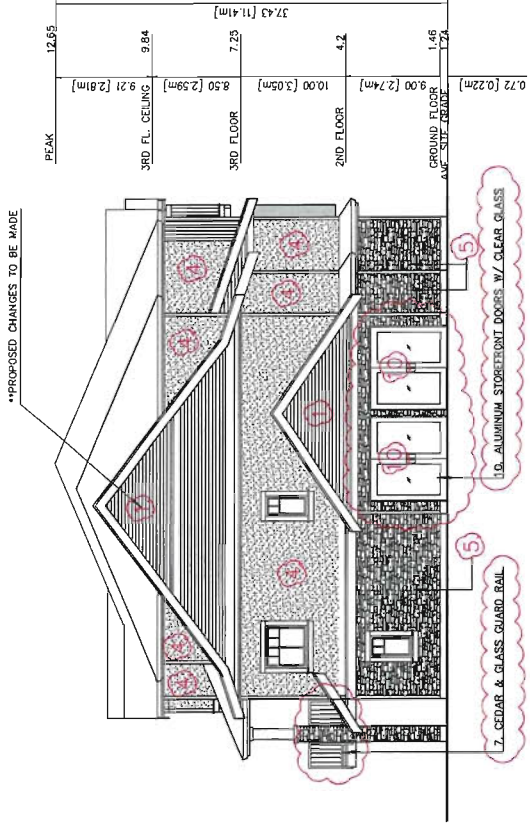


BUILDING A: EAST ELEVATION (MOFFATT)

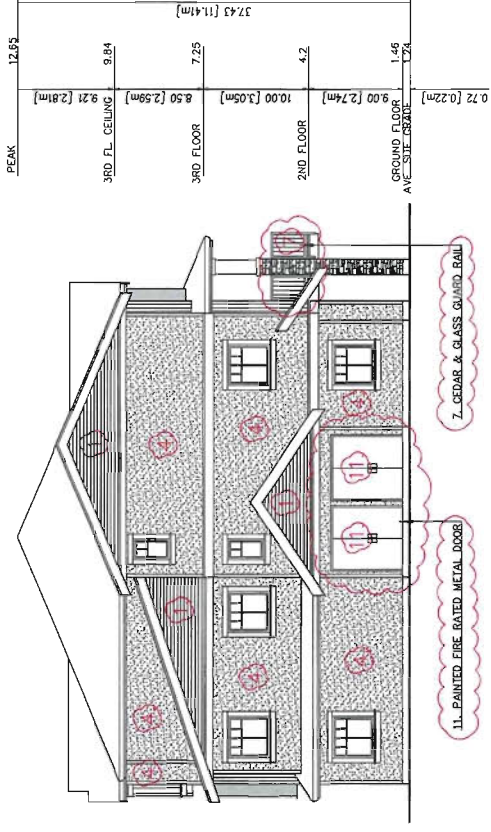


BUILDING A: WEST ELEVATION

- | | |
|-----------------------|---|
| HARDIE BOARD & BATTEN | TEXAS HONEY BROWN |
| HARDIE LAP SIDING | TEXAS HONEY BROWN |
| CULTURED STONE | PRO-FIT ALPINE LEDGESTONE-BLACK RUNDLE STONE VENEER |
| ROCK DASH STUCCO | HARDROCK BLACK STUCCO/KENROC BLACK ROCK |
| METAL PANEL | 040 CLEAR ANODIZED ALUMINIUM |
| TRIMS/FASCIAS | BENJAMIN MOORE HC-166 |
| ENTRY DOOR | OAK VENEER |
| WOOD RAILING | CEDAR WOOD |
| WINDOW FRAME | BEIGE |
| ASPHALT SHINGLES | MALARKEY'S HIGHLANDER |
| GARAGE DOOR | STORM GRAY |
| | BM CC-90 |



BUILDING A: NORTH ELEVATION



BUILDING A: SOUTH ELEVATION

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

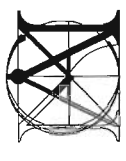
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BUILDING A ELEVATIONS
 (AS BUILT/PROPOSED)

Drawn: DC
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number:

Revision Dates: 2015/03/30
 Print Date: 2015/03/30
 Dwg. No. **#4a**

MAY 11 2015

DP 07-363924



MATTHEW CHENG ARCHITECT INC.

100A-678 EVANS AVENUE
 7000 WEST 15TH AVE, SUITE 200
 DENVER, CO 80202
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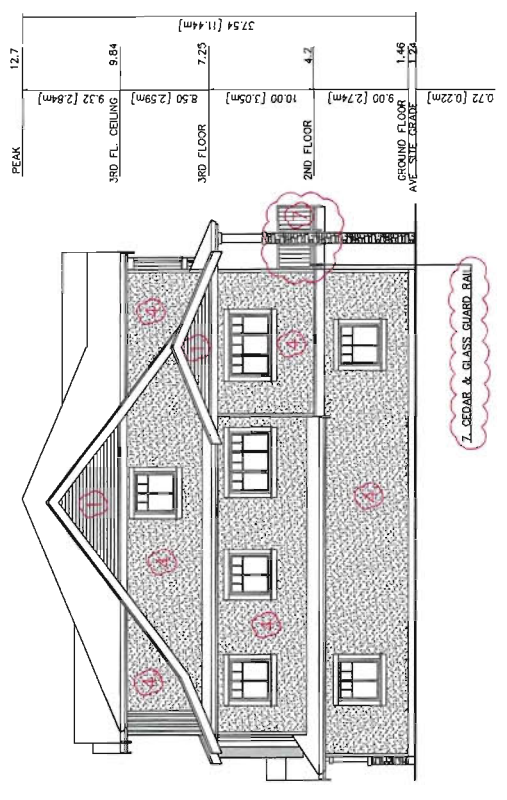
| No | Date | Revision |
|----|----------|-----------------------|
| 01 | 11/21/08 | REZONING APPLICATION |
| 02 | 05/13/09 | PRELIMINARY DP REVIEW |
| 03 | 07/23/09 | ADP REVIEW REUSE |
| 04 | 08/06/09 | ADP REVIEW REUSE |
| 05 | 08/06/09 | ADP |
| 06 | 07/12/09 | DP REVIEW |
| 07 | 07/12/09 | DP REVIEW |
| 08 | 07/04/10 | DP REVIEW |
| 09 | 08/15/10 | DP REVIEW |
| 10 | 10/16/14 | DP AMENDMENT |

Consultants

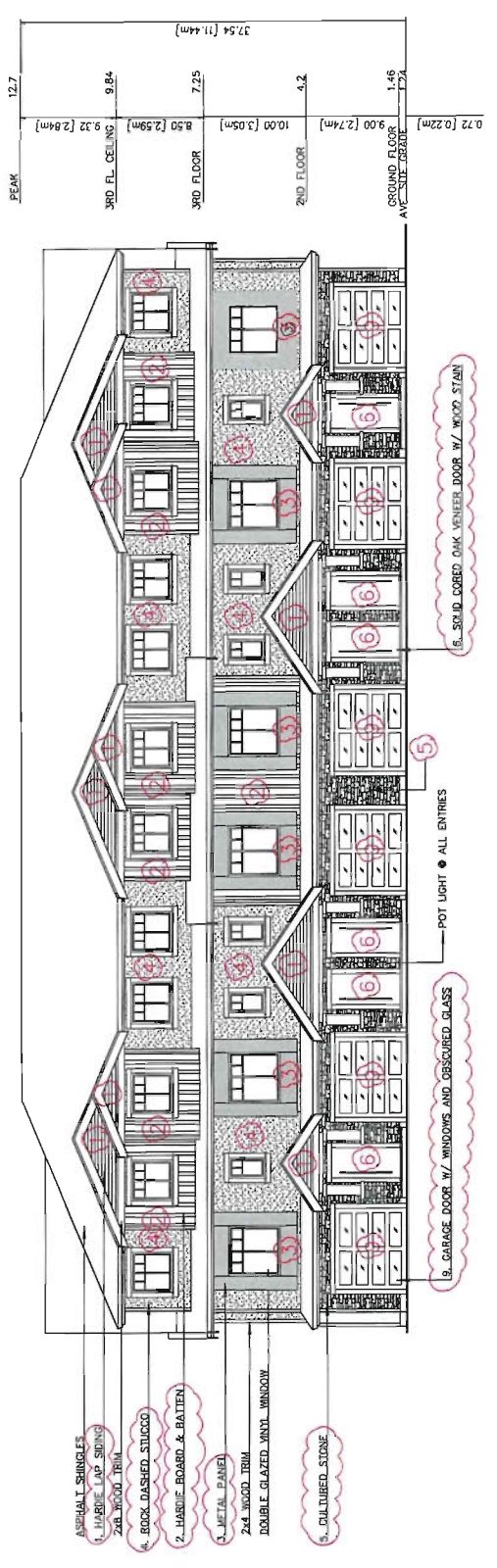
AFFECTED AREAS

- HARDIE LAP SIDING
- HARDIE BOARD & BATTEN
- METAL PANEL
- ROCK DASHED STUCCO
- CULTURED STONE
- SOLID CORED OAK VENEER DOOR W/ WOOD STAIN
- CEDAR & GLASS GUARD RAIL
- PAINTED FIBREGLOSS DOOR
- GARAGE DOOR W/ WINDOWS AND OBSCURED GLASS
- ALUMINUM STOREFRONT DOORS W/ TRANSLUCENT GLASS
- PAINTED FIRE RATED METAL DOOR
- WINDOW NOT INSTALLED (REFER TO APPROVED)

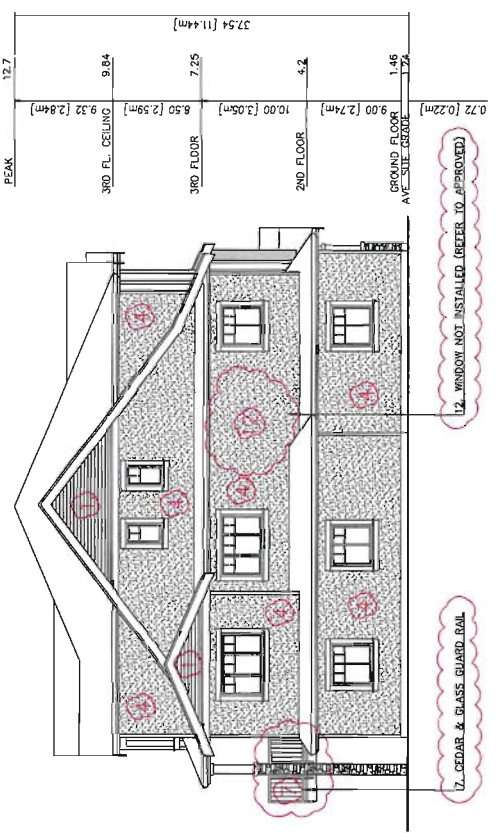
- TEXAS HONEY BROWN
- TEXAS HONEY BROWN
- PRO-FIT ALPINE LEDGESTONE-BLACK RUNDLE STONE VENEER
- HARDROCK BLACK STUCCO/KENROC BLACK ROCK
- 040 CLEAR ANODIZED ALUMINUM
- BENJAMIN MOORE HC-166
- OAK VENEER
- CEDAR WOOD
- BEIGE
- MALARKEY'S HIGHLANDER
- STORM GRAY
- BM OC-90
- HARDIE BOARD & BATTEN
- HARDIE LAP SIDING
- CULTURED STONE
- ROCK DASH STUCCO
- METAL PANEL
- TRIMS/FASCIAS
- ENTRY DOOR
- WOOD RAILING
- WINDOW FRAME
- ASPHALT SHINGLES
- GARAGE DOOR



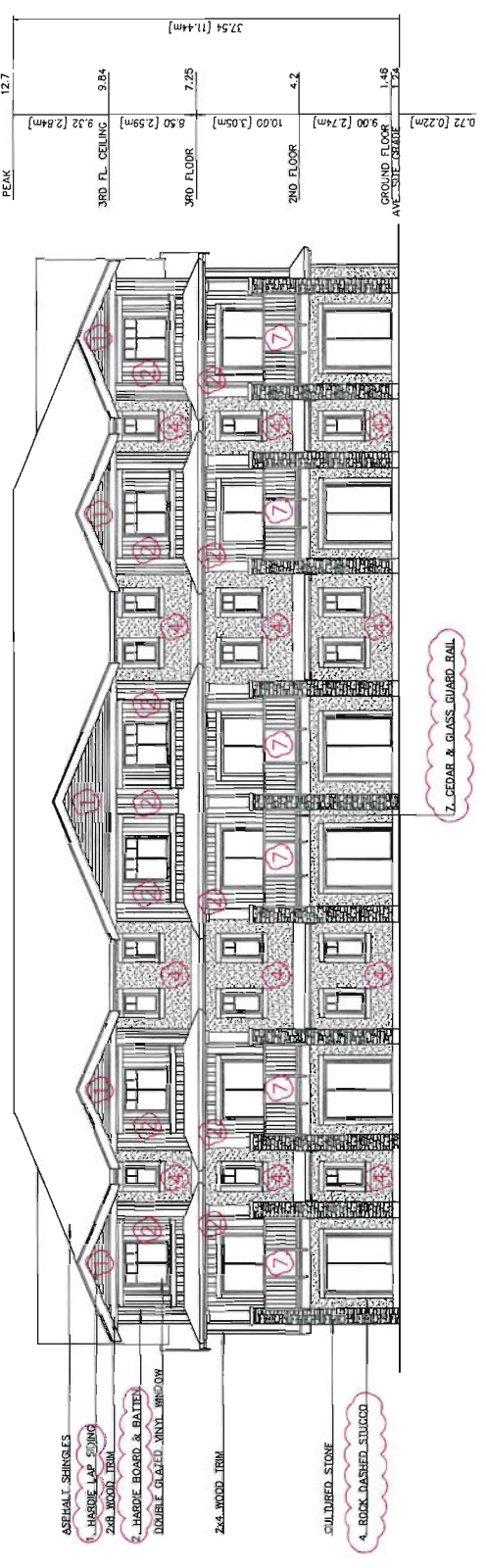
BUILDING B: NORTH ELEVATION



BUILDING B: EAST ELEVATION



BUILDING B: SOUTH ELEVATION



BUILDING B: WEST ELEVATION

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

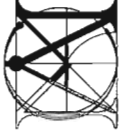
Sheet Title
BUILDING B ELEVATIONS
 (AS BUILT/PROPOSED)

Drawn: DC
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number:

Revision Date: 2015/03/30
 Print Date: 2015/03/30
 Draw. No. **#4b**

MAY 11 2015

DP 07-363924



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 CH: (604) 696-9997 / Email: mch@matthewcheng.ca

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| No | Date | Revision |
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| 01 | 11/21/08 | REZONING APPLICATION |
| 02 | 05/13/09 | PRELIMINARY DP REVIEW |
| 03 | 07/29/09 | APP REVIEW |
| 04 | 07/29/09 | APP REVIEW REVISE |
| 05 | 08/06/09 | APP REVIEW REVISE |
| 06 | 07/12/09 | DP REVIEW |
| 07 | 07/12/09 | DP REVIEW |
| 08 | 27/04/10 | DP REVIEW |
| 09 | 09/15/10 | DP REVIEW |
| 10 | 10/16/14 | DP AMENDMENT |

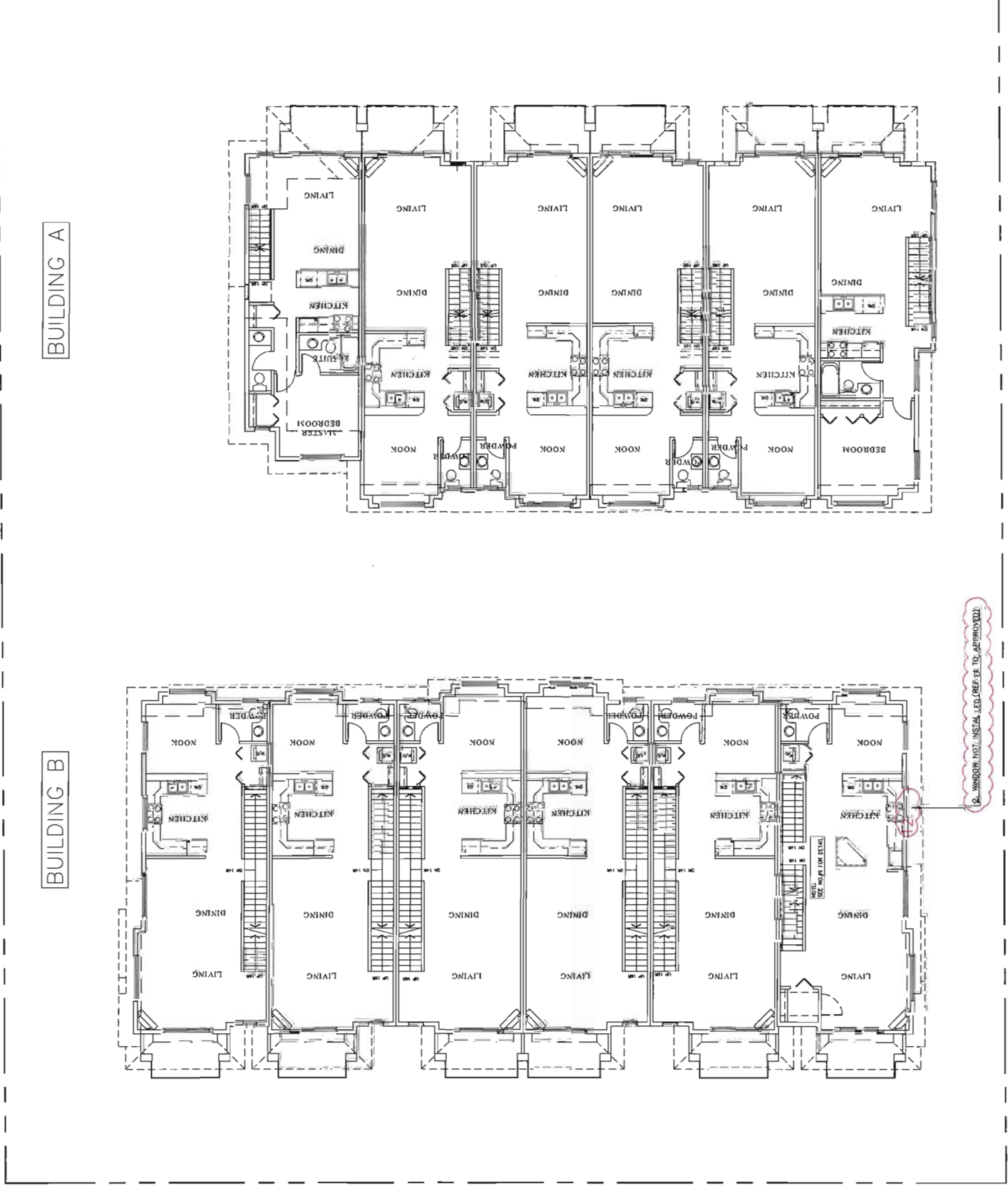
Consultants

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

Sheet Title
 SITEPLAN
 SECOND FLOOR PLAN
 (AS BUILT/PROPOSED)

Drawn:
 DC
Checked:
 MC
Scale:
 1/8" = 1'-0"
Project Number:

Revision Date:
 2015/03/30
Print Date:
 2015/03/30
Dwg. No.:
 #5b



AFFECTED AREAS

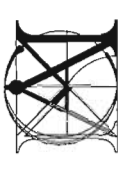
1. HARDIE LAP SOUNG
2. HARDIE BOARD & BATTEN
3. METAL PANEL
4. ROCK DASHED STUCCO
5. CULTURED STONE
6. SOLID CORED OAK VENEER DOOR W/ WOOD STAIN
7. CEDAR & GLASS GUARD RAIL
8. PAINTED FIBREGLASS DOOR
9. GARAGE DOOR W/ WINDOWS AND OBSCURED GLASS
10. ALUMINUM STREPTOINT DOORS W/ TRANSLUCENT GLASS
11. PAINTED FIRE RATED METAL DOOR
12. WINDOW NOT INSTALLED (REFER TO APPROVED)

- * 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

2. WINDOW NOT INSTALLED (REFER TO APPROVED)

MAY 1 1 2015

DP 07-363924



MATTHEW CHENG ARCHITECT INC.
 146-292-678 EVANS AVENUE
 VANCOUVER, BC V6A 2S9
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 WWW.MATTHEWCHENGARCHITECT.COM

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| No. | Date | Revision |
|-----|----------|-----------------------|
| 01 | 06/15/08 | PERMITS APPLICATION |
| 02 | 06/15/08 | PRELIMINARY DP REVIEW |
| 03 | 07/23/09 | ADP REVIEW |
| 04 | 07/29/09 | ADP REVIEW |
| 05 | 07/29/09 | ADP REVIEW |
| 06 | 07/12/09 | DP REVIEW |
| 07 | 12/08/09 | DP REVIEW |
| 08 | 06/15/10 | DP REVIEW |
| 09 | 06/15/10 | DP REVIEW |
| 10 | 10/16/14 | DP AMENDMENT |

Consultants

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

Sheet Title
PHOTO BOARD
 (AS BUILT/PROPOSED)

| | |
|-----------------|--------------|
| Drawn: | DC |
| Checked: | MC |
| Scale: | NOT TO SCALE |
| Project Number: | |

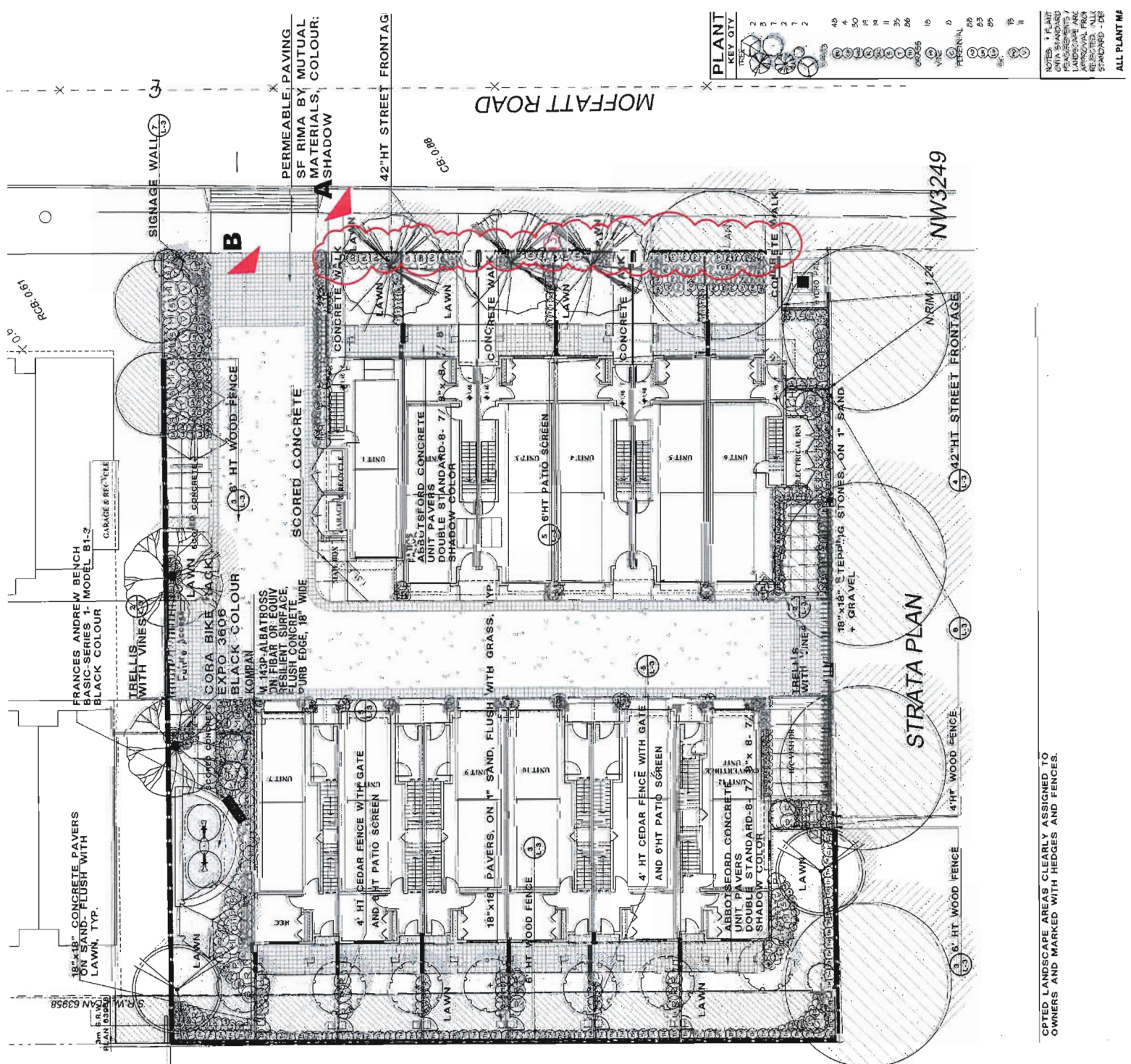
| | |
|----------------|------------|
| Revision Date: | 2015/03/30 |
| Print Date: | 2015/03/30 |
| Revision No.: | #6a |



A - FRONT PROPERTY FENCE



B - VIEW OF BLDG A - NORTH ELEVATION



MAY 11 2015

DP 07-363924

CPTED LANDSCAPE AREAS CLEARLY ASSIGNED TO OWNERS AND MARKED WITH HEDGES AND FENCES.

SEAL:



| NO. | DATE | REVISION DESCRIPTION | DL |
|-----|------|----------------------|----|
| 1 | | AS PER CITY REQUEST | DL |
| 2 | | AS PER CITY REQUEST | DL |
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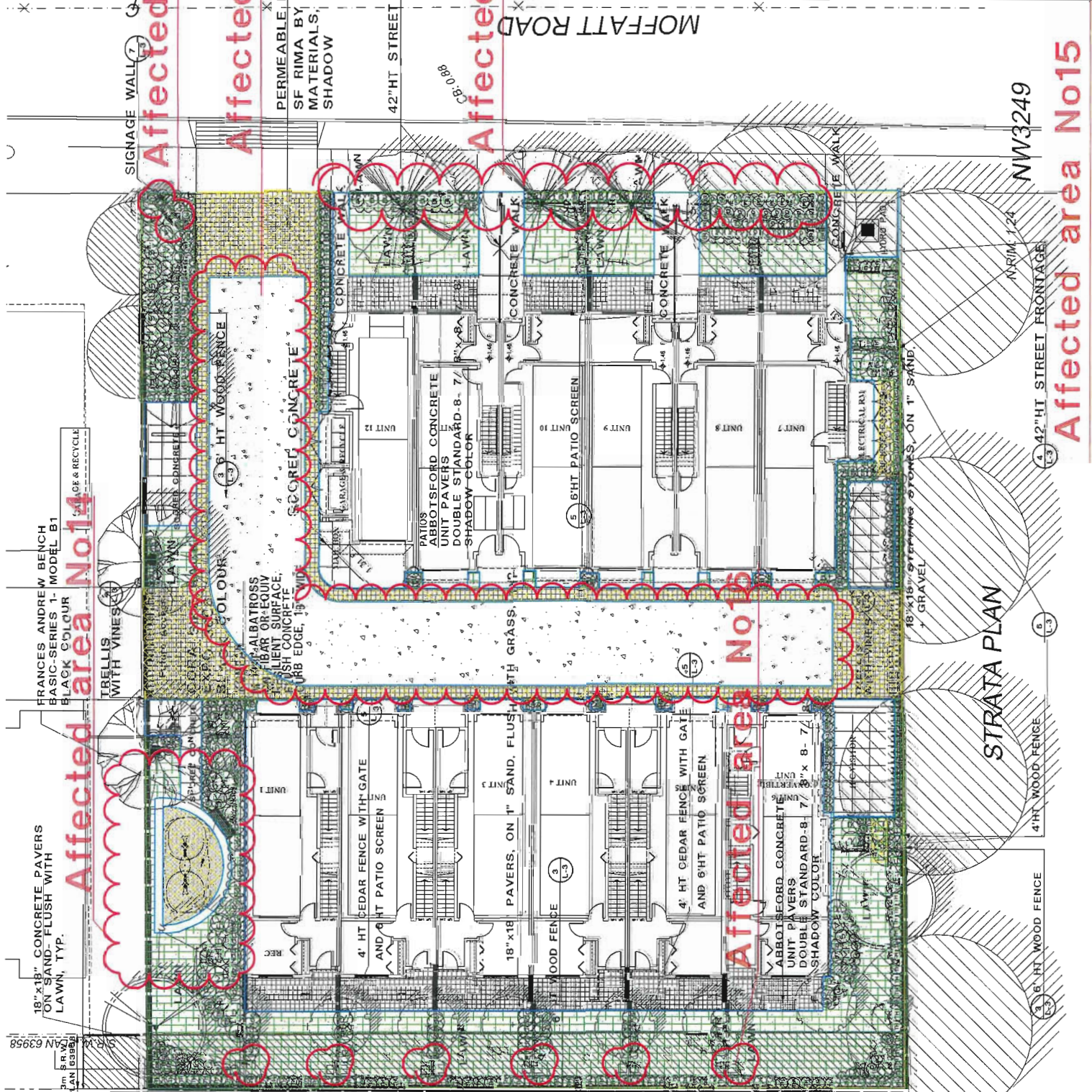
| Type | Percentage (%) | Area (SF) |
|---------------------|----------------|------------|
| Soft landscape Area | 23.30% | 4994.50 SF |
| Permeable Area | 8.9% | 1878 SF |
| Total pervious Area | 32.20% | 6872.50 SF |

| Type | Percentage (%) | Area (SF) |
|-----------------|----------------|-------------|
| Impervious Area | 67.80% | 14530.00 SF |

COVERAGE - PERMEABLE AREA

COVERAGE - SOFT LANDSCAPE AREA

COVERAGE - IMPERVIOUS AREA



Affected area No13

The proposed black aluminum rail fence was upgraded to a unique fence the developer had specifically built to match the contemporary balcony detail.

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----|-----|------------------------|----------------------|-----------------------------------|
| 1 | 1 | ACER PALMATIFIDIUM | JAPANESE MAPLE | 3M HT, 100MM DBH, 100MM STD. 1.5M |
| 2 | 1 | ACER RUBRUM | RED MAPLE | 3M HT, 100MM DBH, 100MM STD. 1.5M |
| 3 | 1 | CORNUS KUSNA | KOUSA DOGWOOD | 4M HT, 150MM DBH, 100MM STD. 1.5M |
| 4 | 1 | PARROTIA PERSEA | HORIZONTAL VARIETY | 5M HT, 150MM DBH, 100MM STD. 1.5M |
| 5 | 1 | PRUNUS SERRULATA | PINK PEAZEBLOSSOM | 3M HT, 100MM DBH, 100MM STD. 1.5M |
| 6 | 1 | BRASSICA NERITICA | WINTER GEM | 40 POT, 100MM |
| 7 | 1 | YUCCA TERMINATA | YUCCA TERMINATA | 40 POT, 100MM |
| 8 | 1 | ROSA SOUPINOUX | ROSA SOUPINOUX | 40 POT, 100MM |
| 9 | 1 | SHIMADA JAPONICA | JAPANESE SPRING PINK | 40 POT, 100MM |
| 10 | 1 | SPYRALIS JAPONICA | LOTUS PRINCESS | 40 POT, 100MM |
| 11 | 1 | TAXUS MEDIA | HICKS YEW | 40 POT, 100MM |
| 12 | 1 | TRILLIS OCCIDENTALIS | SNOWBELL | 40 POT, 100MM |
| 13 | 1 | MISCANTHUS SINENSIS | MORNING LIGHT | 40 POT, 100MM |
| 14 | 1 | CAMPUS RADICANS | CAMPUS RADICANS | 40 POT, 100MM |
| 15 | 1 | ALYSIMUM MICRANTHUS | MOUNTAIN GOLD | 40 POT, 100MM |
| 16 | 1 | LAURELIA ANNO | FLEUR DE NOUVEAU | 40 POT, 100MM |
| 17 | 1 | POLYSTICHUM PAUNONIAE | WESTERN SWORD FERN | 40 POT, 250MM |
| 18 | 1 | VACCINIUM CRASSIFOLIUM | BLOODS ONE | 40 POT, 250MM |

PLANT SCHEDULE

PMG JOB NUMBER: 09-092

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

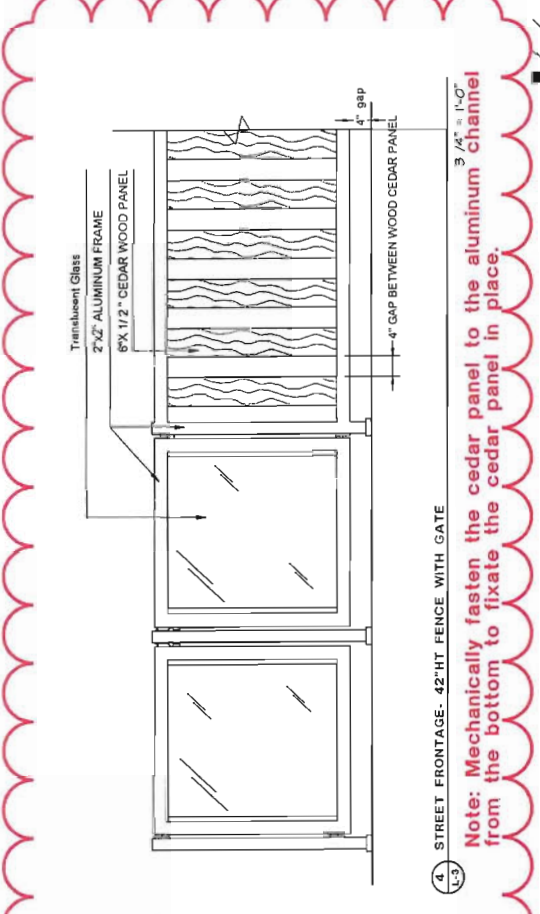
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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0011 ; f: 604-294-0022

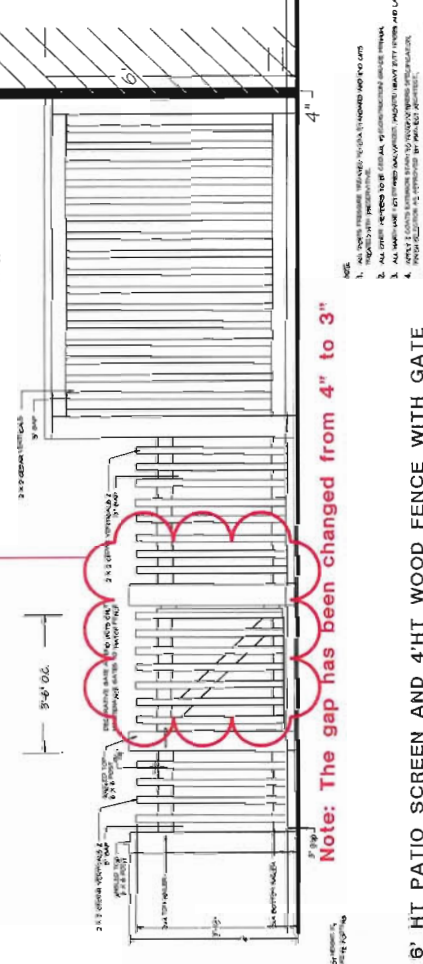
SEAL:

Affected area No13



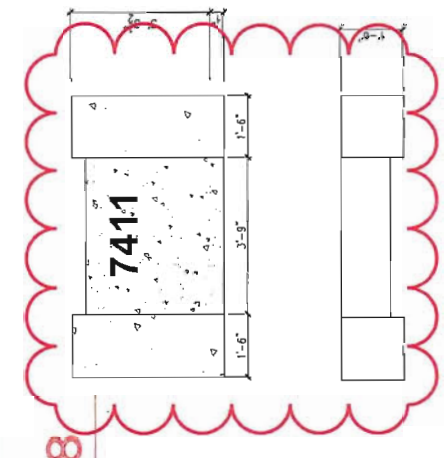
4 STREET FRONTAGE - 42" HT FENCE WITH GATE
 Note: Mechanically fasten the cedar panel to the aluminum channel from the bottom to fixate the cedar panel in place.

Affected area No16

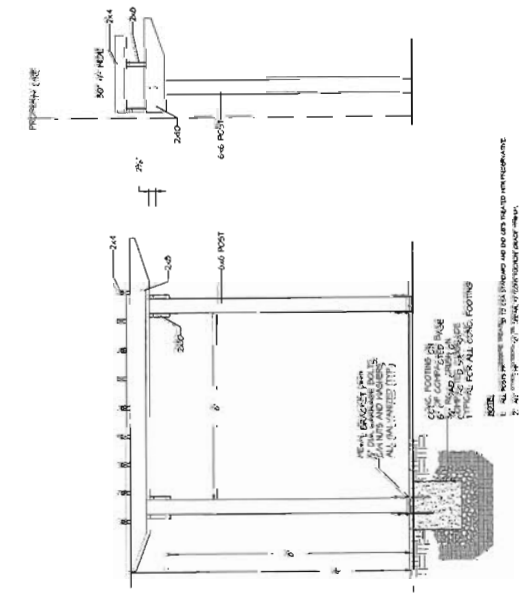


5 6' HT PATIO SCREEN AND 4" HT WOOD FENCE WITH GATE
 Note: The gap has been changed from 4" to 3"

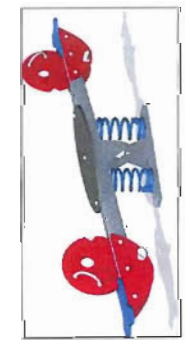
Affected area No19



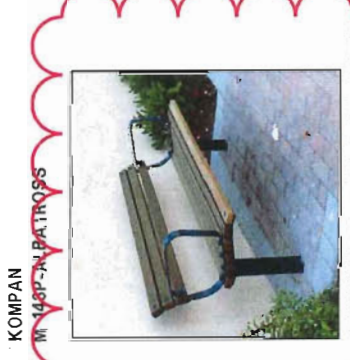
7 ARCHITECTURAL CONCRETE SIGNAGE WALL
 1/2" = 1'-0"



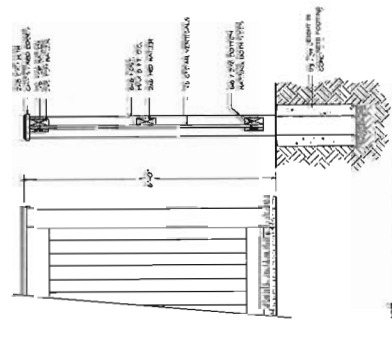
2 TRELLIS
 1/2" = 1'-0"



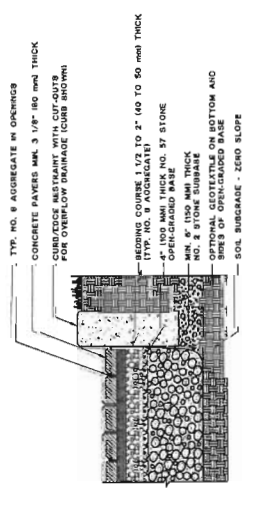
CORA BIKE RACK EXPO 3606 BLACK COLOUR



KOMPAN M 140P-JA PATROSS
 FRANCES ANDREW BENCH BASIC-SERIES 1- MODEL B BLACK COLOUR



3 6'-0" HEIGHT WOOD FENCE
 1/2" = 1'-0"



7 SF RIMA PERMEABLE DRIVEWAY EXFILTRATION TO SOIL SUBGRADE
 1/2" = 1'-0"

6 4' HT WOOD FENCE
 1/2" = 1'-0"

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|-----------------------------|-----|
| 1 | 06/20/09 | REVISED AS PER CITY COMMENT | DR |
| 2 | 06/20/09 | REVISED AS PER CITY COMMENT | DR |
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| 49 | 06/20/09 | REVISED AS PER CITY COMMENT | DR |
| 50 | 06/20/09 | REVISED AS PER CITY COMMENT | DR |

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

DRAWING TITLE:
 LANDSCAPE DETAILS

DATE: 06 JUN 09
 SCALE: L3
 DRAWN: DD
 DESIGN: DD
 CHKD: PCM
 DRAWING NUMBER: L3
 As built/Proposed of 4

PMS PROJECT NUMBER: 09-082