



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: July 28, 2004

From: Raul Allueva
Director of Development

File: DP 04-255283

Re: **Application by 598401 B.C. Ltd. for a Development Permit at 22611
Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 11 townhouses at 22611 Westminster Highway on a site zoned Comprehensive Development District (CD/24); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit tandem parking.


Raul Allueva
Director of Development

RA:sb
Att. 2

Staff Report

Origin

598401 B.C. Ltd. has applied to the City of Richmond for permission to develop eleven (11) three-storey townhouse units designed by Tomizo Yamamoto Architect Inc. at 22611 Westminster Highway in the form of two (2) buildings with five (5) units facing Westminster Highway and six (6) units facing McLean Park. The site contained a single-family home which was demolished for this project.

The site is being rezoned from Single-Family Housing District, Subdivision Area C (R1/C) to Comprehensive Development District (CD/24) for this project under Bylaw 7562 (rezoning application RZ 03-224655).

Development Information

Please refer to attached Development Permit Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

This site is in the Lower Westminster Sub-Area of the Hamilton Area. Development surrounding the site is described as follows:

- To the north and west, is McLean Park;
- To the east, across Westminster Hwy is the Bethany Baptist Church (situated behind surface parking) and townhouses; and
- To the south, is an existing single-family home which has redevelopment potential under the Sub-Area Plan and Arterial Road Redevelopment Policy.

Rezoning and Public Hearing Results

A Public Hearing Meeting for the Rezoning of this site (RZ 03-224655) was held on October 20, 2003. At the Public Hearing, the adjacent neighbour at 22595 Westminster Highway expressed the following concerns about rezoning the property from single-family use to townhouse use:

- Increase in residents and vehicles;
- Development Potential of adjacent 22595 Westminster Highway;
- Devaluation of property;
- Loss of privacy;
- Building height; and
- Loss of view into McLean park.

During the rezoning process, the concerns relating to the land use (increase in residents, increase in associated vehicle traffic and impact on redevelopment potential of adjacent lot) were addressed. Staff noted during the rezoning process that the Official Community Plan (OCP) designates a range of residential uses for this and surrounding residential lots from single-family to townhouse uses. The applicant has provided pedestrian and vehicular cross access agreements to facilitate the future redevelopment potential of the adjacent lot. On this basis, Council granted Second and Third Readings to the Rezoning Bylaw.

During the Development Permit process, staff worked with the applicant to address design issues (including privacy, building height and view into McLean Park) in the following ways:

- Fencing will be provided along the shared property line with 4 ft picket fencing in the front and rear yard setbacks and 6 ft solid wood fencing for the remainder;
- Tree and hedge planting will be provided adjacent to the neighbour's driveway;
- Shrub and tree planting will be provided adjacent to the neighbour's back yard;
- In order to maximize the view from the adjacent property to McLean Park, the applicant is providing a larger angled setback which is 4.5 m (14.75 ft.) at the narrowest point and approximately 13.5 m (44.29 ft.) at the widest point. (There is no Bylaw requirement for a side yard setback in this zone and the setback provided is in excess of the setback that would be required for single-family development); and
- There are limited window openings on the elevations facing the adjacent neighbour.

The proposed dwelling units are three-storeys in height with two car tandem garages at grade. The use of the ground level for parking, entry foyer and mechanical room enables the development to meet flood proofing requirements for habitable space.

In addition to addressing concerns relating to the loss of privacy, the increased setback addresses concerns of building height and loss of views into McLean Park. The angled setback provided mitigates the visual impact of the three-storey massing and provides a view corridor from the adjacent lot into McLean Park across the southwest corner of the site. As the subject site has been vacant for a number of years, any development will impact the neighbour's view into McLean Park across the subject site. The proposed development will not affect existing views from the adjacent lot into McLean Park to the west and south.

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 OCP and is generally in compliance with the Comprehensive Development District (CD/24) Schedule except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in *bold*)

The applicant requests the following variances to the CD/24 District Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provisions of Division 400 (Off-Street Parking & Loading) to permit tandem parking.

(Staff supports the proposed variance as it is considered minor and is consistent with other townhouse development in Richmond. In addition, tandem parking was identified in the staff report and received no comments during the Rezoning process and Public Hearing)

Analysis

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan:

Schedule 1: 9.2 General Guidelines

9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)

Schedule 2.14 8.2 Development Permit Guidelines for Hamilton Area

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development; and
- The applicant has addressed privacy for the adjacent single-family lot to the south through a generous angled setback of the building (3 m to 12 m) where none is required, a 1.8 m solid fence, and landscaping with tree, hedge and shrub planting along the shared property line.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The visitor parking has been broken up and located throughout the site and set back from Westminster Highway to minimize it's visual impact;
- The electrical closet has been incorporated into the design of the building, carefully sited and screened with landscaping to minimize it's visual impact on Westminster Highway; and
- The recycling enclosure has been incorporated with mailboxes into a carefully designed kiosk with screening and a roof and has been screened with landscaping to minimize its visual impact on Westminster Highway.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (wood board and batten, Hardi-plank siding at grade, vinyl siding above, painted wood trim and asphalt shingle roofing) are generally consistent with the OCP Guidelines.

Landscape Design:

- The landscape design includes 27 new trees which will contribute a maturity to the development identity and streetscape elevation;
- The landscape design also includes an outdoor amenity area well in excess of the OCP guidelines, special paving treatment with patterning and colour, as well as substantial planting to provide a highly liveable environment along this highway;
- At the request of the Advisory Design Panel, the previously proposed children's play equipment has been removed and a passive outdoor amenity area is provided with a seating area, pedestrian entry and visual link to the adjacent McLean Park. There is children's play equipment in the adjacent McLean Park;
- The recycling enclosure is located on the driveway, setback and screened with a gated and roofed enclosure and landscaping. It's design and surrounding landscaping mitigate it's visual impact onto Westminster Highway; and
- The use of interlocking pavers improves the permeability of the site.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 19, 2004 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'. Unfortunately accessible or adaptable units were not incorporated into the design due to the small scale of the development and flood proofing requirements.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel'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 and improves the animation along the highway. Therefore, staff recommend support of this Development Permit application.



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

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

- Receipt of a Letter of Credit for landscaping in the amount of \$39,438 (based on a total floor area of 19,719 ft²); and
- Payment of \$11,000 cash-in-lieu of indoor amenity space as per OCP guidelines.

List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Excerpt from Advisory Design Panel Minutes |



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 04-265641

Attachment 1

Address:	22611 Westminster Highway		
Applicant:	598401 B.C. Ltd.	Owner:	same
Planning Area(s):	Lower Westminster Sub-Area of the Hamilton Area		
Site Area	2,023.4 m ²		
Floor Area	Gross: 1,831.9 m ²	Net:	1,204.9 m ²
Zoning	Formerly: R1/C	Existing:	CD/24

	Existing	Proposed
Land Uses	formerly single family home	townhouse units
OCP Designation	Residential and Institutional	no change
Number of Units	1	11

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage:	Max. 35%	34%	none
Setback – Front Yard:	6 m	6 m.	none
Setback – Side Yard:	none	1.5 m & 4.5 m	none
Setback – Rear Yard:	none	6.3 m	none
Building Height:	10.6 m	10.6 m	none
Off-street Parking Spaces – Regular/Visitor:	17 and 3	22 and 3	none
Off-street Parking Spaces – Accessible:	1	1	none
Off-street Parking Spaces – Total:	20	25	none
Amenity Space – Indoor:	Min 70 m ²	\$11,000 cash-in-lieu	none
Amenity Space – Outdoor:	66 m ²	288 m ²	none

Other: A variance has been requested to permit tandem parking

**EXCERPT FROM THE MINUTES FROM
THE DESIGN PANEL MEETING**

Wednesday May 19th, 2004 – 4:00 p.m.

Rm. M.1.003

RICHMOND CITY HALL

2. 2004-22

Townhouses

Tom Yamamoto, Architect.

22611 Westminster Highway
(Formal)

DP 04-255283

The comments of the Panel were as follows:

- a good re-submission;
- a good presentation that addressed all previously raised issues. It was suggested that the sitting area include spring toys and that the mailbox area be provided with a lay-by. It was further suggested that the Dawn Viburnum trees be replaced with canopy trees. ***The children's play equipment was removed in response to the panel's request at the previous presentation and there is children's play equipment in the adjacent McLean Park. Canopy trees are provided;***
- the changes made were a comfortable fit;
- the response made to the concerns of the Panel were appreciated, as were the offset walkways from the stairs;
- the response of the applicant to the issues was complimented.

The Chair concluded the discussion with the note that the suggestions made by the Panel were for consideration only. He also noted that the reasons for not incorporating an elevator were appreciated.

The unanimous decision of the Panel was that the project move forward.



No. DP 04-255283

To the Holder: 598401 B.C. LTD.

Property Address: 22611 WESTMINSTER HIGHWAY

Address: C/O 954 BAYCREST DRIVE
 NORTH VANCOUVER, BC V7G 1N8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3 and #3a attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 and #3 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plan #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

Development Permit

No. DP 04-255283

To the Holder: 598401 B.C. LTD.
Property Address: 22611 WESTMINSTER HIGHWAY
Address: C/O 954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$39,438.

5. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

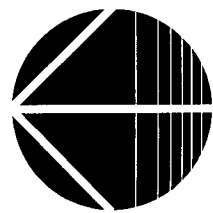
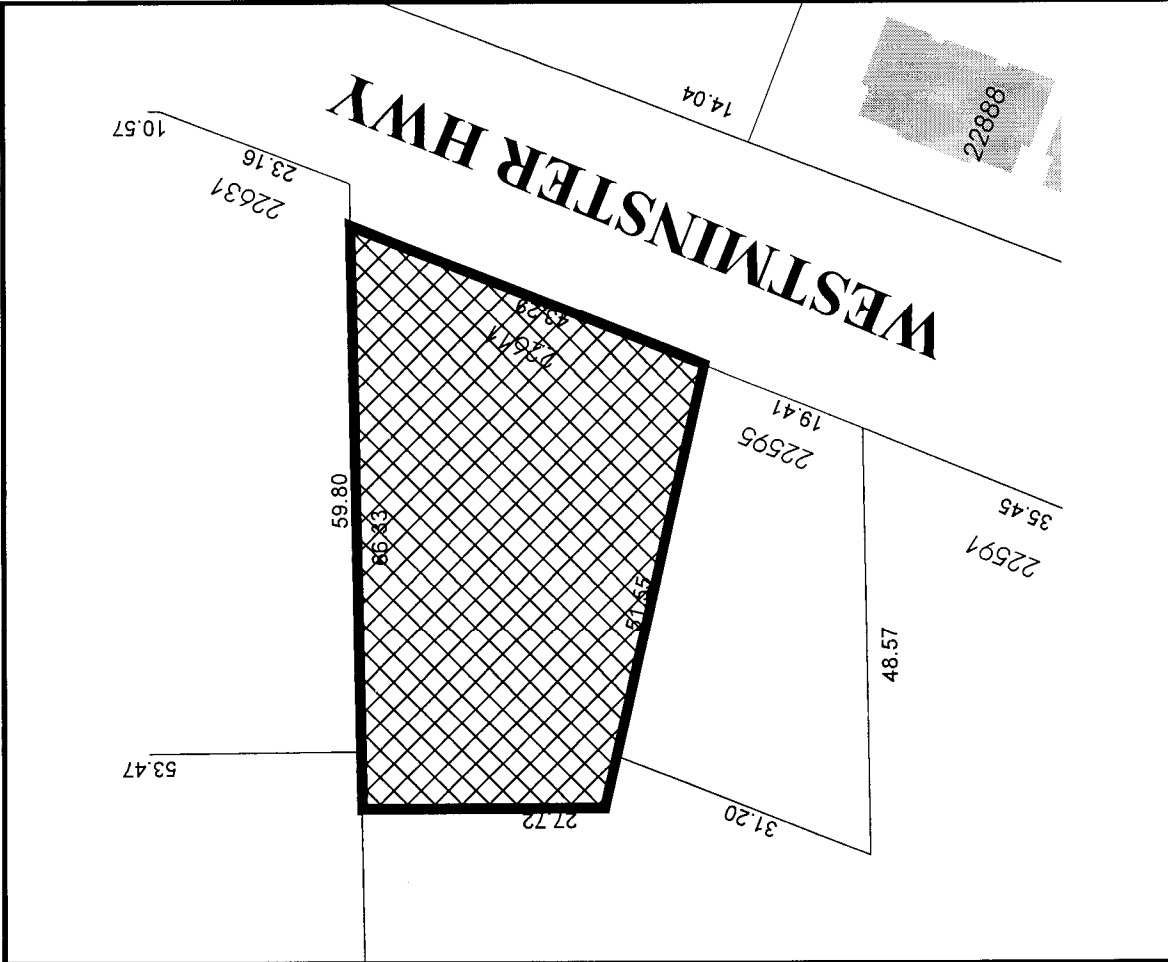
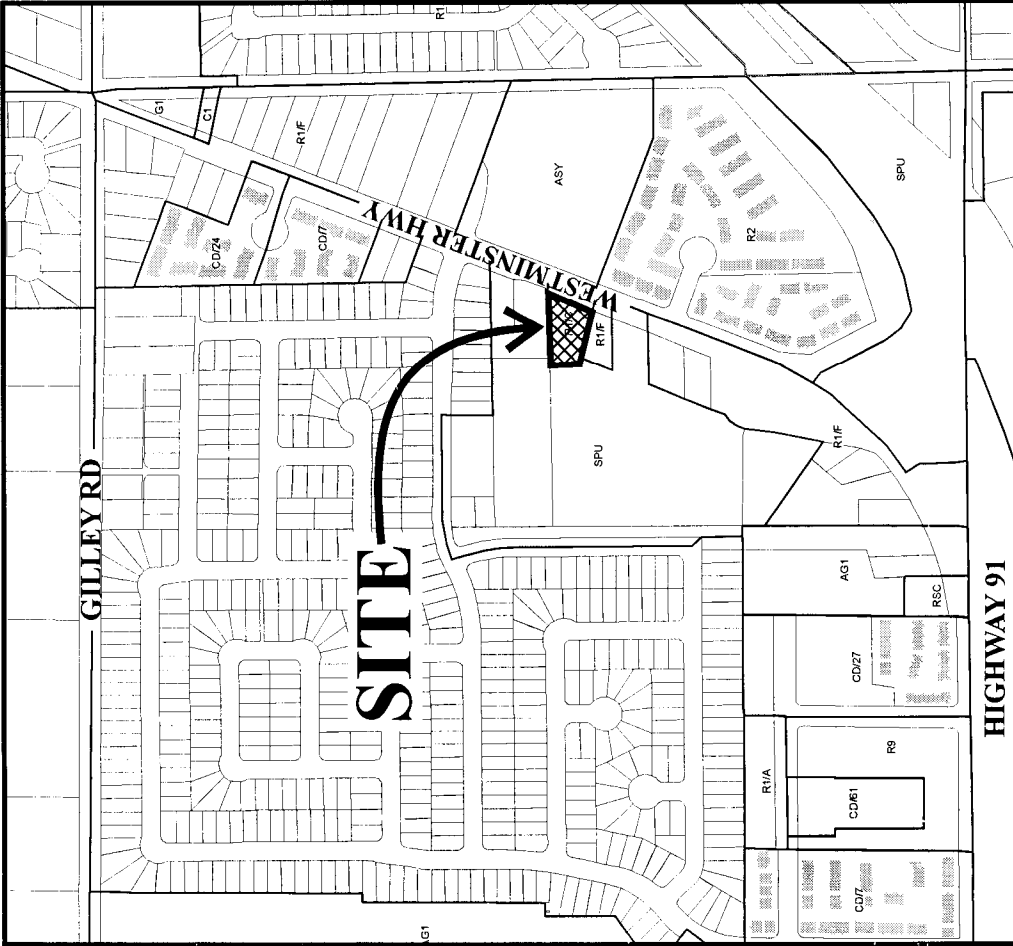
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-255283 SCHEDULE "A"

Original Date: 02/06/04

Revision Date:

Note: Dimensions are in METRES

STATISTICS:
 22511 WESTMINSTER HIGHWAY
 CIVIC ADDRESS
 LEGAL DESCRIPTIONS
 CD 7/24

SITE AREA:
 21,780 SQ.FT.

MAXIMUM SITE COVERAGE 35%:
 MAX ALLOWABLE PROPOSED 7,623 SQ.FT.
 35% X 21,780 SQ.FT. = 7,623 SQ.FT.

MAX. F.A.R. ALLOWED:
 0.68 X 21,780 SQ.FT. = 13,068 SQ.FT.

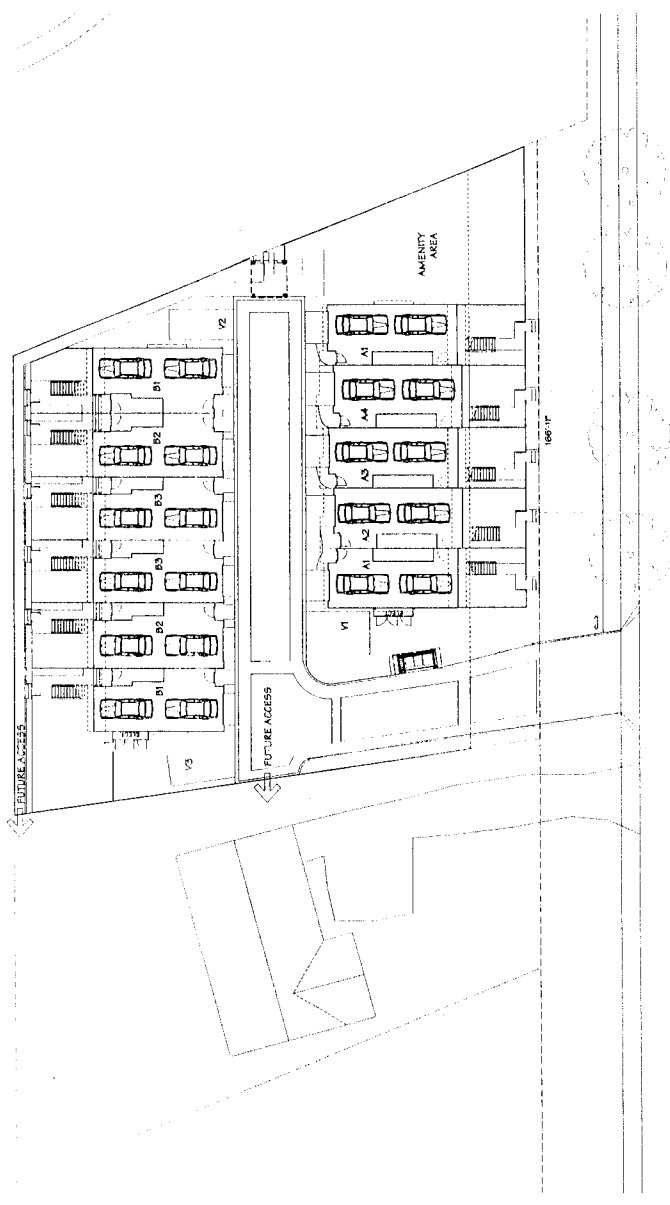
F.A.R. EXCLUSIONS:
 GROUND FLOOR AREAS MAX. ALLOWABLE 0.08 X 13,068 SQ.FT. = 1,307 SQ.FT.
 GROUND FLOOR AREAS PROPOSED 62 SQ.FT. X 5 UNITS = 310 SQ.FT.
 ELECTRICAL RM. 21 SQ.FT. X 2 UNITS = 42 SQ.FT.
 TOTAL 318 SQ.FT.

OFF-STREET PARKING MAX. ALLOWABLE 538 SQ.FT. X 11 UNITS = 5,920 SQ.FT.
OFF-STREET PARKING PROPOSED 545 SQ.FT. X 5 UNITS = 2,725 SQ.FT.
UNIT "A" 531 SQ.FT. X 6 UNITS = 3,186 SQ.FT.
UNIT "B" 531 SQ.FT. X 6 UNITS = 3,186 SQ.FT.
TOTAL 5,911 SQ.FT.

PROPOSED FLOOR AREA:
 UNIT A1 1,178 SQ.FT. X 2 UNITS = 2,356 SQ.FT.
 UNIT A2 1,218 SQ.FT. X 1 UNIT = 1,218 SQ.FT.
 UNIT A3 1,188 SQ.FT. X 1 UNIT = 1,188 SQ.FT.
 UNIT A4 1,227 SQ.FT. X 1 UNIT = 1,227 SQ.FT.
 UNIT B1 1,163 SQ.FT. X 2 UNITS = 2,326 SQ.FT.
 UNIT B2 1,163 SQ.FT. X 2 UNITS = 2,326 SQ.FT.
 UNIT B3 1,160 SQ.FT. X 2 UNITS = 2,320 SQ.FT.
TOTAL 12,370 SQ.FT.

PARKING:
 REQUIRED 1.5 SPACES X UNIT (X 11) = 16.5 SPACES
 0.2 SPACES X UNIT (X 11) = 2.2 SPACES
 PROVIDED 11 UNITS X 2 CAR GAR. = 22 SPACES (1 PARKING)
GUEST PARKING SPACES = 3 SPACES (1 ACCESSIBLE)
TOTAL = 25 SPACES

AMENITY AREA:
 REQUIRED 11 UNITS X 64.6 SQ.FT. = 710 SQ.FT.
 PROVIDED 3,169 SQ.FT.



SITE PLAN
 SCALE: 1/8" = 1'-0"

WESTMINSTER HIGHWAY

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PROJECT:
 TOWNHOUSE DEVELOPMENT
 FOR
 Mr. PRITHIPAL S. GILL
 588401 B.C. LIMITED
 8337 No. 5 Road, Richmond, BC V6V 1V4
 22511 WESTMINSTER HWY
 RICHMOND, B.C.

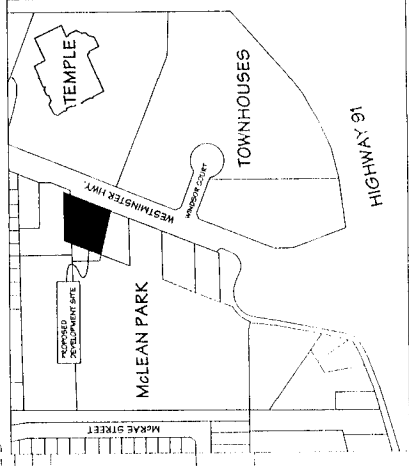
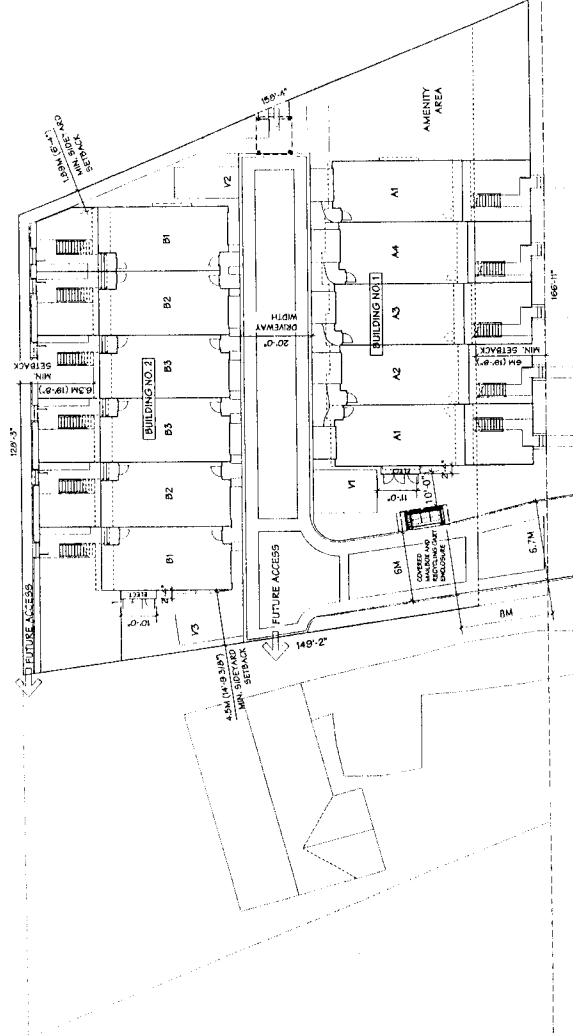
tomizo yamamoto architect inc.

DRIVING TITLE:
 22511 WESTMINSTER HWY
 RICHMOND, B.C.

SCALE	DATE	BY	CHECKED
A2	JAN. 12, 2004		

SITE PLAN AND CONTEXT PLAN

DP 04255283
 AUG 25 2004
 PLAN #2



NO.	DATE	REVISIONS
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4	JAN. 1, 2004	177 45.2. APPROVAL
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7	JAN. 1, 2004	177 45.2. APPROVAL
8	JAN. 1, 2004	177 45.2. APPROVAL
9	JAN. 1, 2004	177 45.2. APPROVAL
10	JAN. 1, 2004	177 45.2. APPROVAL

CONSULTANT
 PROJECT
 TOWNHOUSE DEVELOPMENT
 FOR
 M. PERTINAPAL S. CELL
 98801 S.C. LIMITED
 1531 No. 5 Street, Richmond, BC, V7 2V5
 2811 WESTMINSTER HWY
 RICHMOND, B.C.

tomizo
 yamamoto
 architect inc.

945 BRIDGE STREET, SUITE 212
 V7V 1M7 (604) 273-8211
 GROUND TITLE

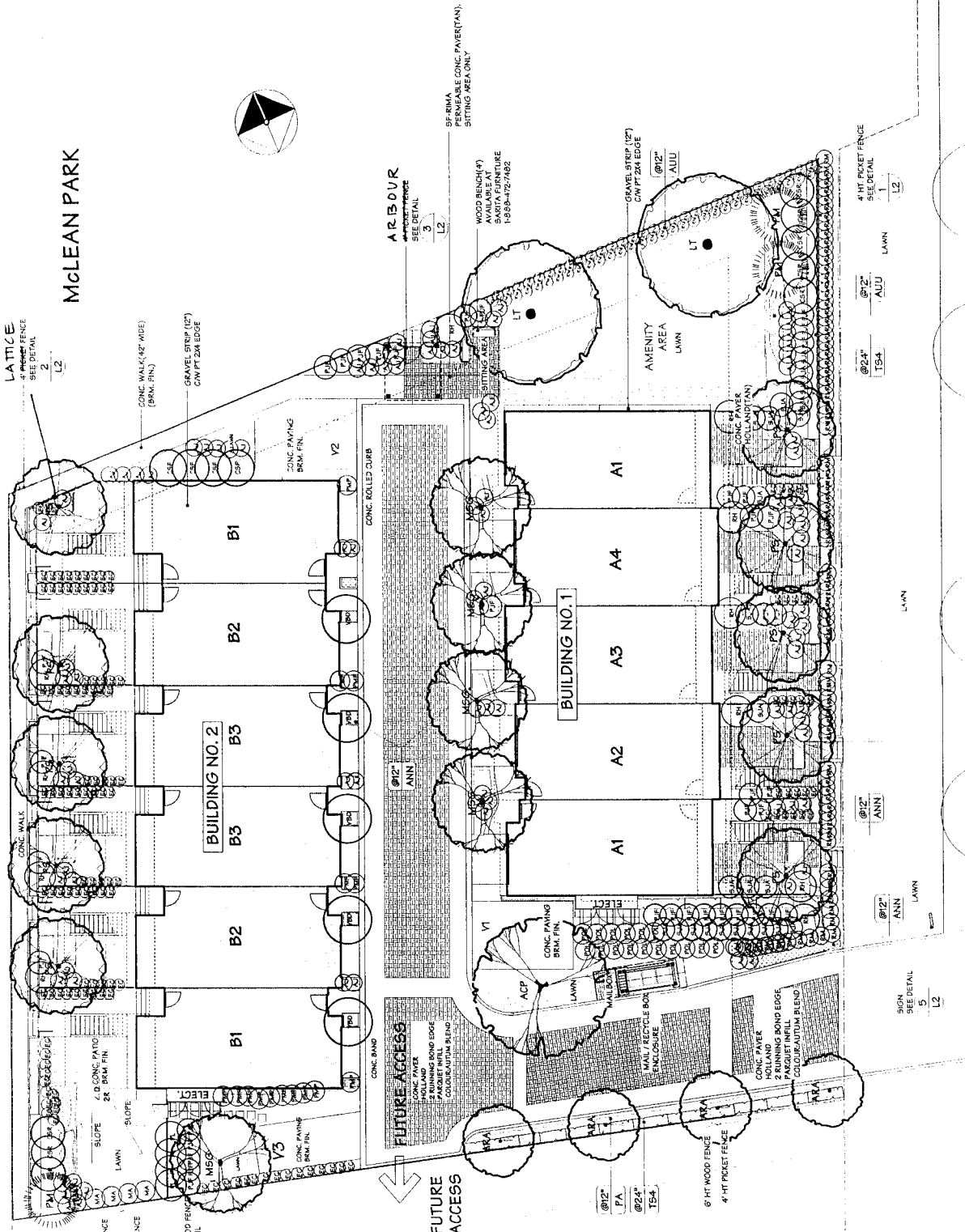
SITE PLAN AND
 CONTEXT PLAN

SCALE	DATE	BY	CHECKED
1" = 100'	JAN. 15, 2004		
	JAN. 15, 2004		
	JAN. 15, 2004		
	JAN. 15, 2004		

CONTEXT PLAN
 AUG 25 2004
 DP 4255283 PLAN #1



McLEAN PARK



DATE: 08/01/04
 PROJECT: WESTMINSTER HWY.
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1"=20'-0"

WESTMINSTER HWY.
 22611 RICHMOND, B.C.

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 4" HT. WOOD FENCE
 SEE DETAIL

L2
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 SEE DETAIL

L2
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 SEE DETAIL

L2
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ARBOUR
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WOOD BENCHES(4)
 AVAILABLE AT
 SAKITA FURNITURE
 1-888-472-7482

SITTING AREA

AMENITY
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CONC. WALK (42" WIDE)
 (BRNK. FIN.)

GRAVEL STRIP (12")
 CM PT 2/4 EDGE

CONC. PAVING
 BRK. FIN.

CONC. BOILED CURB

CONC. BAND

CONC. PAVING
 BRK. FIN.

CONC. PAVING
 BRK. FIN.

CONC. PAVING
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CONC. FAVER
 HOLLAND
 RUNNING BOND EDGE
 COLOUR/AUTUM BLEND

CONC. FAVER
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CONC. FAVER
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 RUNNING BOND EDGE
 COLOUR/AUTUM BLEND

CONC. FAVER
 HOLLAND
 RUNNING BOND EDGE
 COLOUR/AUTUM BLEND

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WESTMINSTER HWY.

AUG 25 2004

DP 04255283

PLAN #3

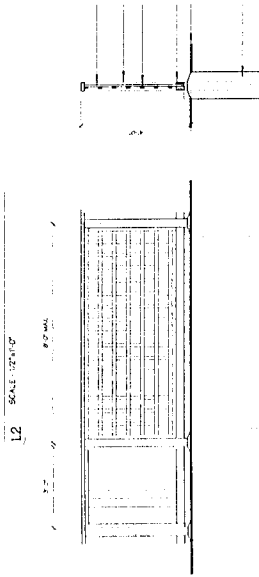
L1

of 2

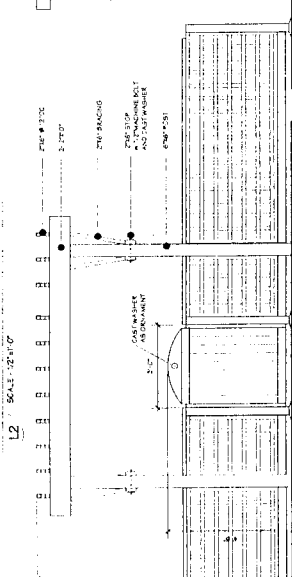
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32601 WESTMINSTER HWY.

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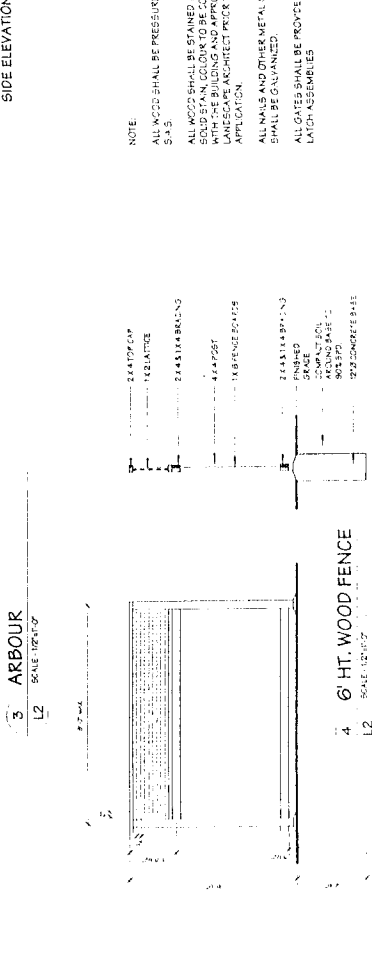
4' HT. PICKET FENCE
L2 SCALE: 1/8"=1'-0"



2' 4" HT. LATTICE FENCE
L2 SCALE: 1/8"=1'-0"



3' ARBOUR
L2 SCALE: 1/8"=1'-0"

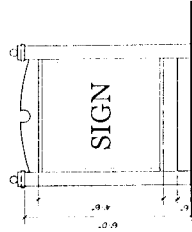


6' HT. WOOD FENCE
L2 SCALE: 1/8"=1'-0"



NOTE:
ALL WOOD SHALL BE PRESSURE TREATED S-P-S.
ALL LATTICE SHALL BE STAINED, ANTI-UL COATS, SOLID STAIN COLORED TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
ALL METALS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.

SIDE ELEVATION
SCALE: 3/4"=1'-0"



AUG 25 2004

PLAN # 3a

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L2 of 2

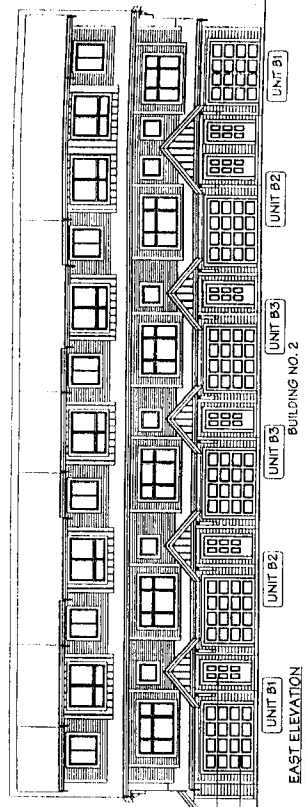
WESTMINSTER HWY.
22611 RICHMOND, B.C.



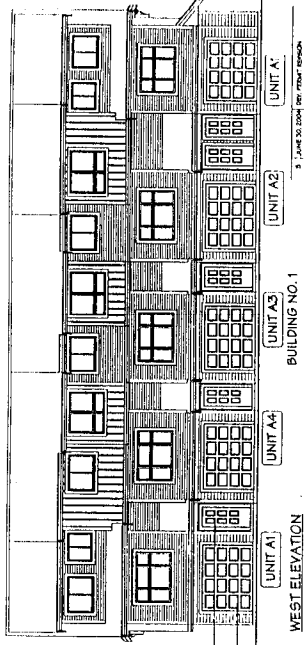
J3 ASSOCIATES
1700 WESTMINSTER HWY.
RICHMOND, B.C. V6V 2E4
TEL: 604 275 2812
FAX: 604 275 4838
WWW.J3ASSOCIATES.COM

WESTMINSTER HWY.
22611 RICHMOND, B.C.

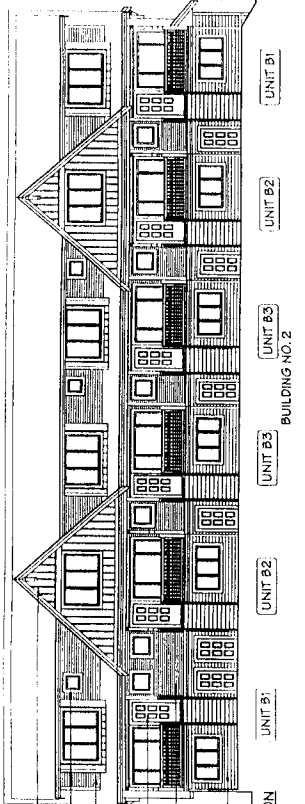
LANDSCAPE PLAN



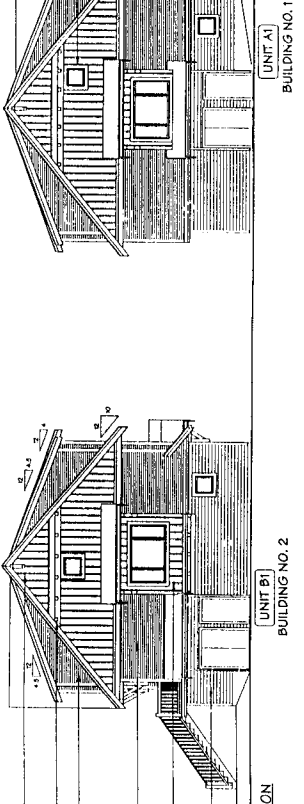
EAST ELEVATION
SCALE: 1/8" = 1'-0"



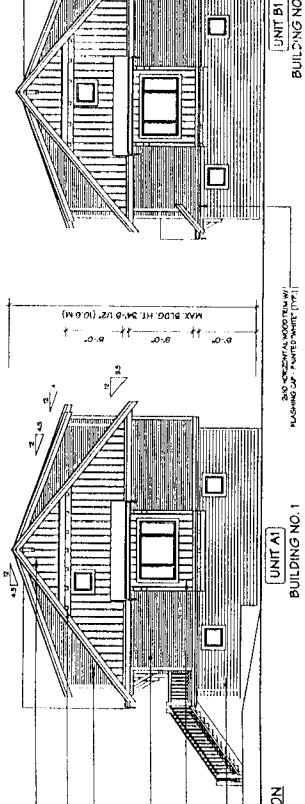
WEST ELEVATION
SCALE: 1/8" = 1'-0"



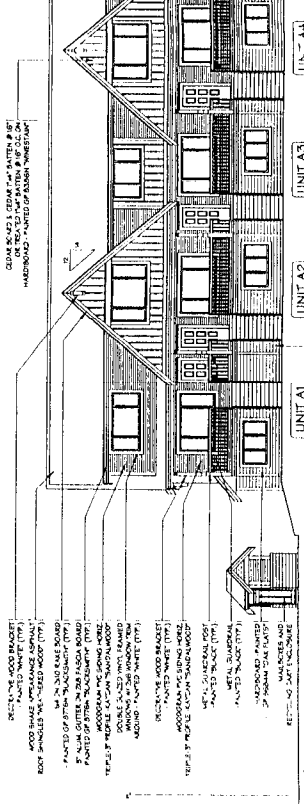
WEST ELEVATION
SCALE: 1/8" = 1'-0"



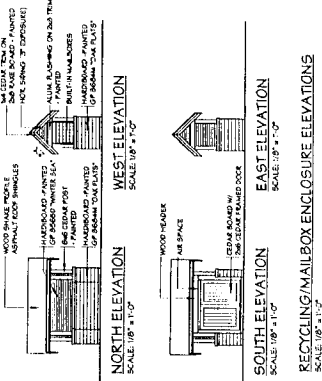
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



RECYCLING/MAILBOX ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

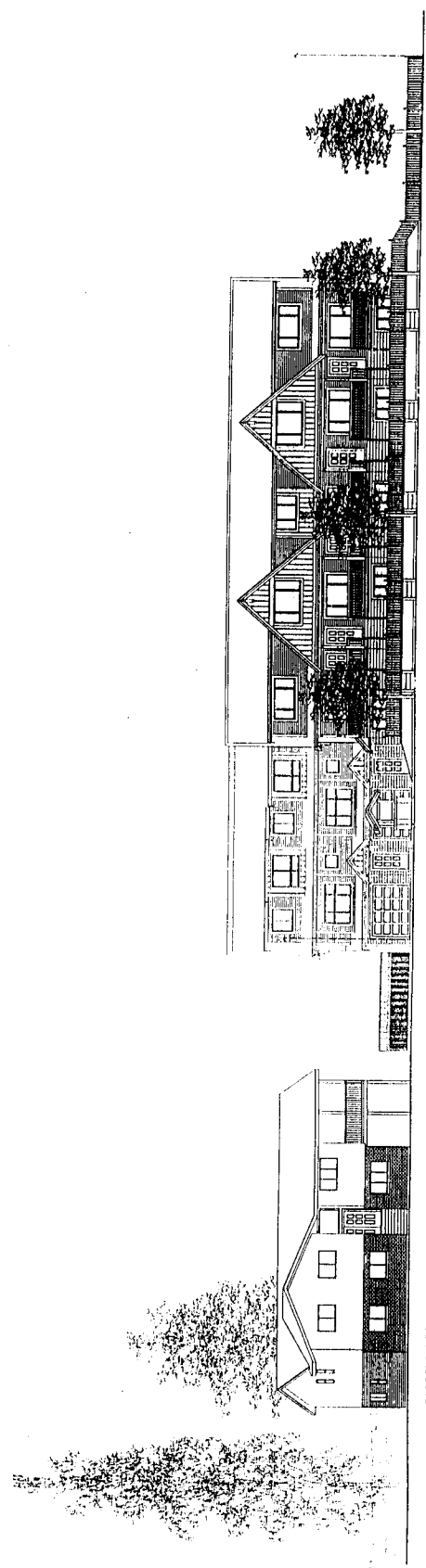
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- 3. DATE TO DATE FOR THESE ELEVATIONS
- 4. DATE TO DATE FOR THESE ELEVATIONS
- 5. DATE TO DATE FOR THESE ELEVATIONS

TOWNHOUSE DEVELOPMENT
FOR
Mr. BRITTON S. GILL
SHEPARD B. G. LIMITED
8331 No. 3 Road, Richmond, BC, V6V 1Z5
2011 WESTMETER WAY
RICHMOND, B.C.

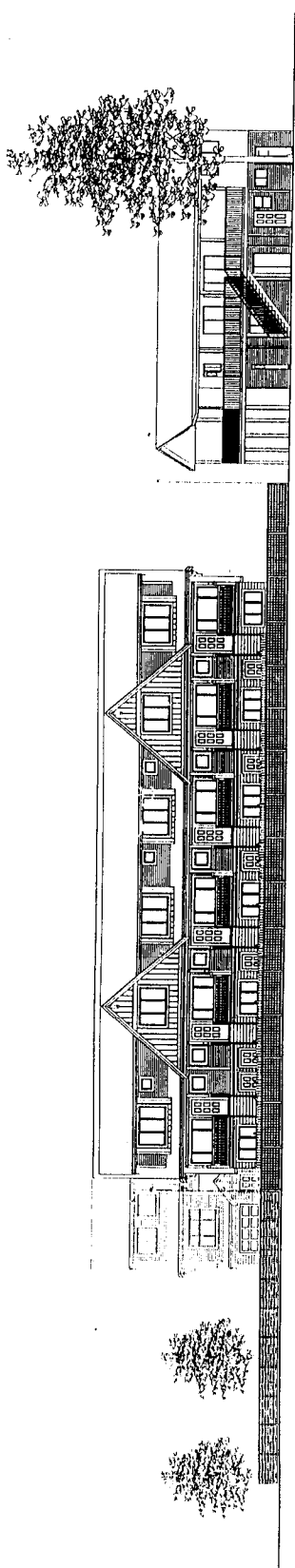
tomizo
yamamoto
architect inc.
3600 BRIDGEWAY, SUITE 200
V6V 1K7, RICHMOND, B.C.
DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	DATE	AUG 25 2004
DATE	JUN 16 2004	OF	4
DRAWN BY		CHECKED	

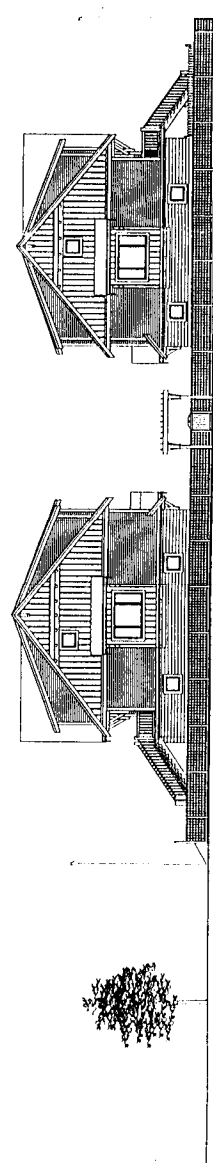
DP 04255283 PLAN #4



EAST ELEVATION - WESTMINSTER HIGHWAY
SCALE: 1/8" = 1'-0"



WEST ELEVATION - MCGEEAN PASS
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - MCGEEAN PARK
SCALE: 1/8" = 1'-0"

3.	DATE: 2004.12.12	BY: M. SULLIVAN
2.	DATE: 2004.12.12	BY: M. SULLIVAN
1.	DATE: 2004.12.12	BY: M. SULLIVAN
CONTRACT NAME: TOWNHOUSE DEVELOPMENT		

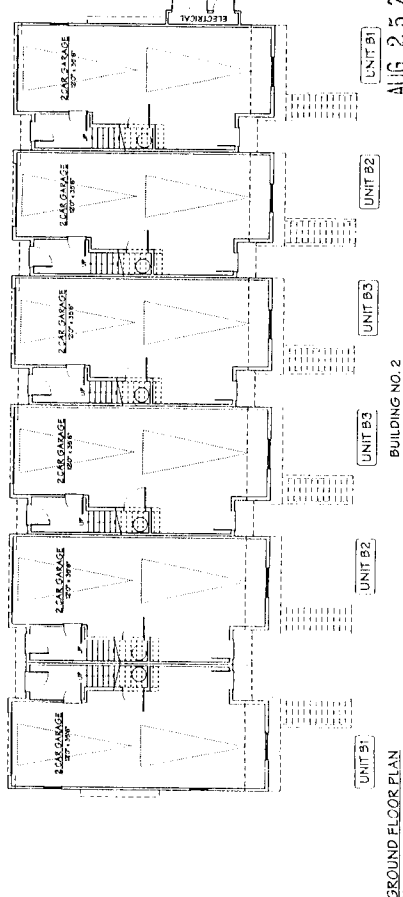
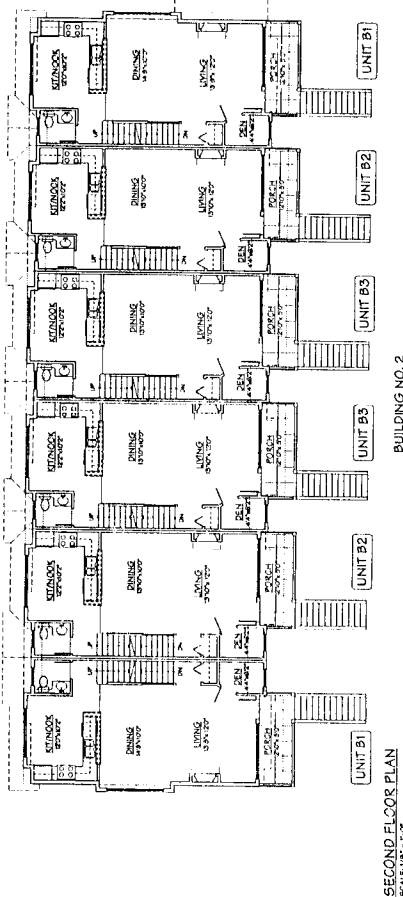
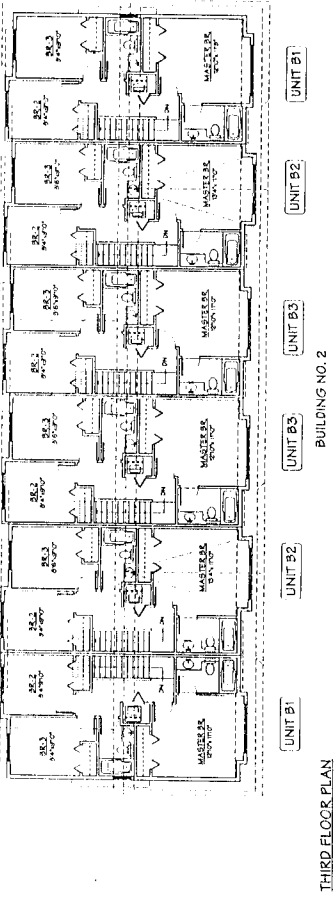
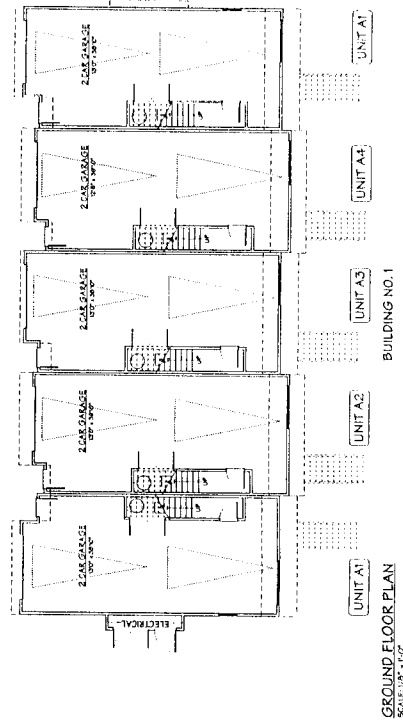
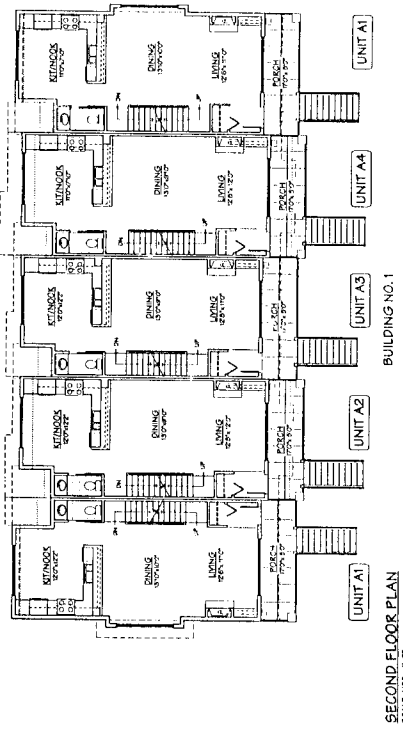
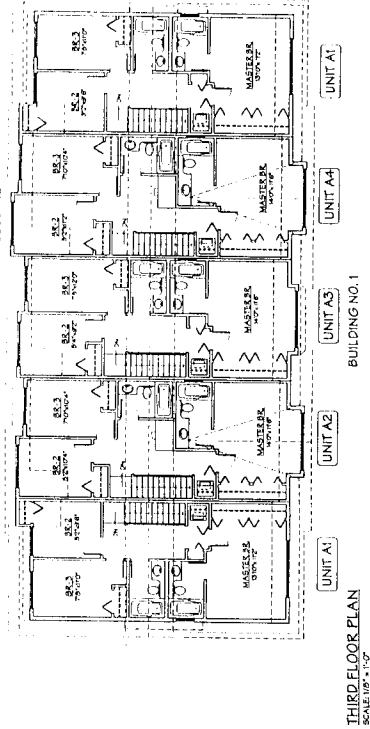
PROJECT: TOWNHOUSE DEVELOPMENT
FOR: Mr. ARTHUR P. SULLIVAN, S.C. LIMITED
827 N. S. Road, Richmond, SC 29215
2811 WESTMINSTER HWY
RICHMOND, S.C.

tomizo
yamamoto
architect inc.

SCALE: 1/8" = 1'-0"
STATE: SOUTH CAROLINA
DRAWING TITLE: CONTEXTUAL ELEVATIONS

DATE: 2004.12.12	SCALE: 1/8" = 1'-0"
STATE: SOUTH CAROLINA	DRAWING TITLE: CONTEXTUAL ELEVATIONS
CHECKED: A4	DATE: 2004.12.12
PROJECT: TOWNHOUSE DEVELOPMENT	PROJECT NO.: 2004

DP 04255283
AUG 25 2004
Reference Plan



NO.	DATE	REVISIONS
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2	JAN. 15, 2004	REV. 1.0001
3	JAN. 15, 2004	REV. 1.0002
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101	JAN. 15, 2004	REV. 1.0100

PROJECT
TOWNHOUSE DEVELOPMENT
FOR
Mr. PRINCEPALE S. GILL
38401 B.C. LIMITED
8331 No. 3 Road, Richmond, BC V6V 2V3
2817 WESTMINSTER HIGHWAY
RICHMOND, B.C.

DESIGNER
lomizo
yamamoto
architect inc.

DATE
AUG 25 2004

SCALE
1/8" = 1'-0"

PROJECT TITLE
FLOOR PLANS

CLIENT
Mr. PRINCEPALE S. GILL
38401 B.C. LIMITED
8331 No. 3 Road, Richmond, BC V6V 2V3
2817 WESTMINSTER HIGHWAY
RICHMOND, B.C.

SHEET NO.	A4
DATE	AUG 25 2004
DRAWN BY	TY
CHECKED BY	TY
PROJECT NO.	2004
OF 1	

DP 04255283 Reference Plans #5

AUG 25 2004