



City of Richmond
Urban Development Division

Memorandum

To: Development Permit Panel

To Development Permit Panel - Feb 2/05
Date: January 25, 2005

From: Raul Allueva
Director of Development

File: DP 04-271746

Re: Development Permit 04-271746 - 8171 No. 2 Road
(Referral from January 12, 2005 Development Permit Panel Meeting)

Background:

The Development Permit Panel referred the above-noted Development Permit Application to the February 2, 2005 meeting in order that the staff report recommending amendments to the supporting policies, the Arterial Road Redevelopment and Lane Establishment Policies, be reviewed by Planning Committee and Council.

A staff report was presented to the Planning Committee on January 18, 2005, recommending amendments to the aforementioned policies. The recommendations and necessary amendments to the OCP, Zoning & Development Bylaw and Single-Family Lot Size Policies to implement the recommendations was referred to staff in order that public consultation options be provided. Staff will be reporting back to Planning Committee on February 8, 2005 and it is expected that the process involved in amending the policies, including public consultation, will take some time. At present, staff are working under the interim strategy approved by Council on August 30, 2004. The subject application was received May 31, 2004, prior to the implementation of the interim strategy.

Analysis:

The subject application is considered in-stream and has been under review by staff for considerable time. The following issues are noted:

- The application has been reviewed under previous policies, and consideration is needed to allow the subject application, as well as other in-stream applications, to proceed in order to avoid hardship to the applicants;
- The retention of the lane in this case will protect future alternate access options, considering the high traffic area across from the Blundell Shopping Centre and staff have reviewed an appropriate means to integrate this with future development; and
- Council did not provide any conclusive direction on January 18, 2005 in the Planning Committee meeting respecting whether rear lanes will or will not be required, and directed public consultation on the Arterial Road Redevelopment and Lane Establishment Policies, which will take considerable time.

On this basis, staff recommend that this application be considered on it's own merits and that a Development Permit be issued.


Raul Allueva
Director of Development

SB:blg



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

Minutes

Development Permit Panel

Wednesday, January 12th, 2005

Development Permit DP 04-271746

(Report: December 14/2004 File No.: DP 04-271746) (REDMS No. 1339904)

APPLICANT: Amrik and Mukhtiar Sian

PROPERTY LOCATION: 8171 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of ten (10) townhouse units on a site zoned Townhouse District (R2 - 0.7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum required front yard setback from 6 m to 4.5 m for enclosed room projections at the second and third storey; and
 - b) provide sixteen (16) tandem parking spaces.

Applicant's Comments

Mr. Patrick Cotter, with the aid of a model and other materials, reviewed the project including – the site context; the dedicated lane; the use of the land and the required open space as a buffer to the single-family residences to the west; the stepping down of the two western units; the articulation of the building ends to reflect single-family homes; the increased separation from the north and south property lines which increased the usable outdoor open space; the porches and step down to the street provided to the east units; and, the Craftsman style.

Staff Comments

The Director of Development, Raul Allueva, said that this application had been in-stream at the time of the amendments that were made to the Arterial Road Redevelopment and the Lane Establishment Policies, and, that staff, because the project was not consistent with those policies as amended, would encourage the re-development of the site.

In response to a question from the Chair, Mr. Allueva confirmed that this was the first 'in-stream' application in the immediate area with a dedicated lane.

Correspondence

P. Lenardon, 8120 Cantley Road – Schedule 1

D. Jones, 8251 Cantley Road – Schedule 2

Gallery Comments

Ms. Dorothy Jones, 8251 Cantley Road, expressed concern about the traffic safety at this location, noting that the traffic bollards in the median of No. 2 Road did not extend as far as the pedestrian crosswalk, and that there were many accidents that occurred in this section of #2 Road.

Panel Discussion

The Chair suggested that the application be referred to the February 2nd, 2005 meeting of the Development Permit Panel to allow an opportunity for the Arterial Road Redevelopment and Lane Establishment Policies, which which the application was inconsistent, to be reviewed.

Panel Decision

It was moved and seconded

That DP 04-271746 be referred to the February 2nd, 2005 meeting of the Development Permit Panel.

CARRIED



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: December 14, 2004

From: Raul Allueva
Director of Development

File: DP 04-271746

Re: Application by Amrik and Mukhtiar Sian for a Development Permit at
8171 No. 2 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of ten (10) townhouse units on a site zoned Townhouse District (R2 - 0.7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum required front yard setback from 6 m to 4.5 m for enclosed room projections at the second and third storey; and
 - b) Provide sixteen (16) tandem parking spaces.

Raul Allueva
Director of Development

SB:blg

Att.

Staff Report

Origin

Amrik and Mukhtiar Sian have applied to the City of Richmond for permission to develop ten (10) townhouse units at 8171 No. 2 Road.

The development site was consolidated (formerly 8171 and 8191 No. 2 Road) and is being rezoned from Two-Family Housing District (R8) and Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) under Bylaw 7694 (RZ 03-236509).

Development Information

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

Background

The subject site is located on No. 2 Road between Blundell and Colville Roads in the Blundell Area. Development surrounding the subject site is as follows:

- to the north, is a newer strata-titled duplex and single-family homes beyond;
- to the east, across No. 2 Road, is a designated Neighbourhood Service Centre (Blundell Shopping Centre);
- to the south, are existing single-family homes, duplexes and further to the south, a multi-family development is proposed; and
- to the west, across the lane, are existing single-family homes facing Cantley Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 17, 2004. At the Public Hearing, a local area resident queried exactly where the proposed lane would exit on Cantley Road. The lane is intended to exit on No. 2 Road. It is not intended to exit on Cantley Road.

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. There are conditions which are required to be met prior to the issuance of Building Permits as outlined in the rezoning report in the requirement for a Servicing Agreement. In addition, the proposal complies with the intent of the applicable Development Permit sections of the Official Community Plan (OCP) and is generally in compliance with the Zoning and Development Bylaw including the Townhouse District (R2 – 0.7) Schedule except for the zoning variances noted below.

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

The applicant requests the following variations to the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 203(C).4 (Minimum Setbacks) to reduce the minimum required front yard setback to No. 2 Road from 6 m to 4.5 m for projections; and

(Staff supports the proposed variance, as it is the result of changes made to the site and unit plans to increase the side yard setbacks and therefore improve the transition to the adjacent single-family home and duplex. The site plan presented to Council during the rezoning process provided a 3 m side yard setback for these three-storey five (5) unit blocks. While this issue was not raised during the Public Hearing, improvements can be achieved to this interface without impacting the total number of units or on-site liveability. The revised scheme provides improved transitions to adjacent properties. The main façade of the building is set back 6 m from No. 2 Road with architectural elements projecting 1 m and 1.5 m. The projecting architectural elements are desirable as they improve the articulation, animation and pedestrian orientation of the streetscape).

- 2) To vary Division 400 (Off-Street Parking & Loading) to permit sixteen (16) tandem parking spaces.

(Although staff generally prefer that only a small percentage of units include tandem parking, staff supports the proposed variance in this case as the proposal will result in greater open space onsite, and increased setbacks to adjacent dwelling units. The variance enables a development which is able to achieve 0.7 floor area ratio (F.A.R.) density in close proximity to a Neighbourhood Service Centre; provides an animated pedestrian oriented streetscape; provides increased side yard setbacks to adjacent properties; and the massing is stepped down to the lane and single-family back yards to the west. Tandem parking in three-storey townhouse units is consistent with other townhouse development throughout the city. The tandem parking arrangement was presented at Public Hearing during the rezoning process and received no public concerns).

AnalysisConditions of Adjacency:

- The proposed height, siting and orientation of the building respects the massing of the existing single-family homes behind;
- The applicant has addressed privacy for the adjacent duplex unit to the north through increasing side yard setbacks (3.6 m to the two-storey units and 4.7 m to the three-storey units), and providing landscape screening including new trees. The duplex has existing 1.8 m wood privacy fencing;
- The applicant has addressed privacy for the adjacent single-family home to the south with the same measures outlined above and the provision of 1.8 m wood privacy fencing. The lane portion will be provided on a temporary basis until future lane extension to the south; and
- The applicant has addressed privacy for the single-family homes across the lane through stepping down the massing from three-storey to two-storey to the rear and providing an increased rear yard setback of 5.7 m. The developer will be providing wood privacy fencing on the adjacent lots by private agreement.

Site Planning and Urban Design:

- The development offers a pedestrian-oriented streetscape on No. 2 Road;
- Temporary vehicle access to the development will be through an access to No. 2 Road. Permanent vehicle access will be through a new rear lane. The lane will be extended as redevelopment occurs and once operational, the access to No. 2 Road will be removed;
- Visitor parking is located off of the new lane and resident parking is located off of the central manoeuvring aisle to minimize the visual impact on No. 2 Road. Provided resident parking will exceed the bylaw requirement with two (2) spaces provided for each unit; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character:

- The No. 2 Road streetscape elevation is well articulated; and
- The proposed building materials (vinyl siding on upper floors, hardi-plank siding at grade and on bays, wood board and batten in the gable ends, vinyl windows and sliding patio doors, painted wood trim, aluminium railings and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- The landscape design includes thirty-two (32) new trees onsite, shrub and ground cover planting, permeable paving, trellis structures and benches for seating. The landscape design also includes special paving treatment with patterning and interlocking pavers;
- Children's play equipment has been included in the fenced outdoor amenity with supervision possible from bench seating;
- A wood privacy fence buffer (1.8 m height) is provided along the south property line shared with the adjacent single-family home. There is an existing privacy fence along the north property line;
- Garbage will be collected from individual units. A recycling enclosure is located in the lane. Residents will need to roll the recycling carts out to No. 2 Road for collection until the lane has a second road access. The carts are screened in an enclosure with a trellis roof; and
- The use of permeable 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 September 23, 2004 is attached for reference (**Attachment 2**). In response to the issues raised by the Panel: streetscape trees have been included; the setback to the single-family home and duplex has been increased; the architectural streetscape has been improved; small play equipment has been added in the consolidated and fenced play area; and permeable interlocking pavers have been added to the central manoeuvring aisle. However, due to the small scale of this development, neither an accessible unit nor an alternate accessible floor plan for conversion has been provided.

Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Therefore, staff recommend support of this Development Permit application.



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

SB:blg

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

- Receipt of a Letter of Credit for landscaping in the amount of \$35,464.

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 04-271746

Attachment 1

Address: 8171 No 2 Road (formerly 8171 and 8191 No. 2 Road)
Applicant: Amrik and Mukhtiar Sian Owner: Harminder Sian
Planning Area(s): Blundell Area
Floor Area Gross: 1,647.3 m² Net: 1,137.8 m²

	Existing	Proposed
Site Area	formerly 1,884.2 m ²	1,626.4 m ²
Land Uses	Single-Family residential	Multi-family residential
OCP Designation	Low Density Residential	no change
Zoning	R1/E	R2 – 0.7
Number of Units	2 dwelling units	10 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage:	Max. 40 %	38.6 %	none
Setback – No 2 Rd:	6 m	4.5 m	1.5 m reduction
Setback – Side Yard:	3 m	3.6 m (2 storey) & 4.7 m (3 storey)	none
Setback – Rear Yard:	3 m	5.7 m	none
Height (m):	Max. 11 m & 3 storey	10.4 m & 3 storey	none
Lot Size:	Min. 30 m Width and Min 35 m Depth	42.18 m Width and 38.5 m Depth	none
Off-street Parking Spaces:	Min. 15 and 2	20 and 2	none
Off-street Parking Spaces – Accessible:	Min. 1	1	none
Off-street Parking Spaces – Total:	Min. 17	22	none
Tandem Parking	Not Permitted	16 spaces	16 tandem spaces
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 60 m ²	Min. 100 m ²	none

*Variances have been requested to reduce the minimum required front yard setback to No. 2 Road from 6 m to 4.5 m and to permit 16 tandem parking spaces.

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

Thursday, September 23, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

5. **Townhouses**

Patrick Cotter Architect

8171,8191 No. 2 Road

DP 04-271746

The comments of the Panel included:

- The amenity areas location was not inviting and did not allow for natural surveillance. The centre aisle would not be safe if cars were being shuffled [tandem parking].
- Although compliance with the universal accessibility guidelines were checked off this was not evident on the plans.
- The drive aisle was more generous but this caused a problem at the single-family home. Support was given to enhancing the separation from the single-family home – ***setback increased***. Along the streetscape create fenestration by adding windows. The windows all appear to be the same size – scheme might be stronger if the living room windows were larger – ***streetscape revised***.
- The scheme was liked a lot. The previous comments were reinforced.
- Street trees along No. 2 Road were suggested – ***included***. Buffering along the north and south was necessary. Central courtyard is nice and big but could contain unit pavers. Tandem parking would be used for storage.
- Should have a fence – ***included***. The play area could be fenced with a gate, needed safety tile or surface material, and could fit small play equipment – ***included***. The area behind the units was small and narrow so it may be good to eliminate the shrubs and move them against the side privacy fences thereby leaving the grass area open – ***area increased***. The choice of plant material throughout was good. The hedging material would be better upsized to No. 2. Would be good to retain some of the existing trees.

It was unanimously agreed that the project move forward subject to the incorporation of the Panel's comments regarding the addition of street trees; articulation along the single-family edge to increase separation; a look at the architectural streetscape; a look at the play areas; the addition of small play equipment; pavers being added down the centre; and the addition of an accessible floor plan.



City of Richmond
Urban Development Division

Development Permit

No. DP 04-271746

To the Holder: AMRIK AND MUKHTIAR SIAN

Property Address: 8171 NO. 2 ROAD

Address: C/O AMRIK SIAN
#203 – 6628 FRASER STREET
VANCOUVER, BC V5X 3T5

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 Plans #1 through #3b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3a attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3a and #3b attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 through #3b 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 Plans #3b through #5 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 04-271746

To the Holder: AMRIK AND MUKHTIAR SIAN
Property Address: 8171 NO. 2 ROAD
Address: C/O AMRIK SIAN
#203 – 6628 FRASER STREET
VANCOUVER, BC V5X 3T5

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$35,464.

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.

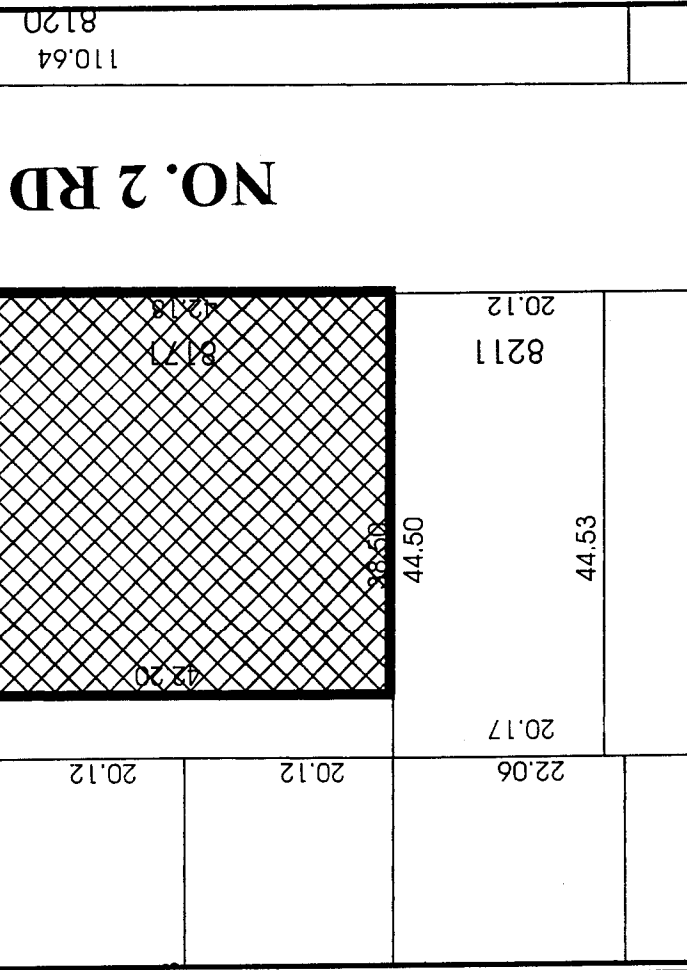
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Original Date: 06/09/04

Revision Date: 12/16/04

Note: Dimensions are in METRES

NO.2 ROAD RESIDENTIAL DEVELOPMENT

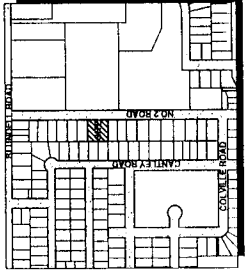
8171-8191 NO.2 ROAD
RICHMOND, BRITISH COLUMBIA

28 MAY 2004 ISSUED FOR DEVELOPMENT PERMIT
10 SEPT 2004 ISSUED FOR ADVISORY DESIGN PANEL
26 NOV 2004 ISSUED FOR DEVELOPMENT PERMIT PANEL

PROJECT DATA:

CIVIC ADDRESS: 8171-8191 NO.2 ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL ADDRESS: 70 SEC 24 BLK 4N RG7W PLAN 37182
4 SEC 24 BLK 4N RG7W PLAN 6166
PARCEL IDENTIFIER: 05-386-561
APPLICANT: AMRIK & MUKHTIAR SAAN
ZONING: R2-0.7

CONTEXT PLAN:



DEVELOPMENT DATA:

SITE CALCULATIONS - 8171 NO. 2 RD, RICHMOND					7-Dec-04	
UNIT TYPE	UNIT AREA	LONG STAIRWAY	GARAGE AREA	COV AREA	TOTAL AREA	SITE COV
UNIT 1	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 2	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 3	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 4	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 5	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 6	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 7	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 8	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 9	544.00	47.00	543.00	543.00	1637.00	86.48%
UNIT 10	544.00	47.00	543.00	543.00	1637.00	86.48%
Sub-Total	5440.00	470.00	5430.00	5430.00	16370.00	86.48%

LEVEL 1				
UNIT 1	544.00	47.00	543.00	543.00
UNIT 2	544.00	47.00	543.00	543.00
UNIT 3	544.00	47.00	543.00	543.00
UNIT 4	544.00	47.00	543.00	543.00
UNIT 5	544.00	47.00	543.00	543.00
UNIT 6	544.00	47.00	543.00	543.00
UNIT 7	544.00	47.00	543.00	543.00
UNIT 8	544.00	47.00	543.00	543.00
UNIT 9	544.00	47.00	543.00	543.00
UNIT 10	544.00	47.00	543.00	543.00
Sub-Total	5440.00	470.00	5430.00	5430.00

LEVEL 2				
UNIT 1	544.00	47.00	543.00	543.00
UNIT 2	544.00	47.00	543.00	543.00
UNIT 3	544.00	47.00	543.00	543.00
UNIT 4	544.00	47.00	543.00	543.00
UNIT 5	544.00	47.00	543.00	543.00
UNIT 6	544.00	47.00	543.00	543.00
UNIT 7	544.00	47.00	543.00	543.00
UNIT 8	544.00	47.00	543.00	543.00
UNIT 9	544.00	47.00	543.00	543.00
UNIT 10	544.00	47.00	543.00	543.00
Sub-Total	5440.00	470.00	5430.00	5430.00

SITE AREA: GROSS: 20,281.00 (1884.2 sqm)					AREA SUMMARY:	
LANE:	2,776.00 (257.8 sqm)	LEVEL 1	1,088.00	LEVEL 2	6,210.00	
NET:	17,505.00 (1626.4 sqm)	LEVEL 3	4,772.00	LEVEL 4	4,772.00	
		TOTAL	12,070.00	48.5%		
COVERAGE: Total:					6,748.00 Proposed	38.5% Proposed
F.A.R.:					12,070.00 Proposed	0.69 Proposed
ADDITIONS: On-Street Park:					4,375.00 Proposed	
Covered Areas:					481.00 Proposed	
PARKING					10 = 15 Required	20 Proposed
Visitor					10 = 2 Required	2 Proposed
Total					17 Required	22 Proposed

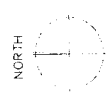
REQUESTED VARIANCE FOR MIN 4.5 M SETBACK
TO NO.2 ROAD (FRONT YARD)

PATRICK COTTER ARCHITECT INC.

UNIT 235, 11300 NO. 5 ROAD, RICHMOND, BRITISH COLUMBIA
TEL: (604) 272-1477
FAX: (604) 272-9454
E-MAIL: info@coterarchitects.com
PLAN #1
JAN 12 2005
DP 04271746

NOTES

BUILDING NUMBER
BUILDING TYPE
FOR INDIVIDUAL BUILDING AND UNIT
PLANS SEE A300 SER 55 DRAWINGS



NORTH

THIS PLAN IS SCHEMATIC SITE PLAN
 AND IS NOT A CONTRACT DOCUMENT
 APPROXIMATE AND SUBJECT TO
 CONFIRMATION BY BOLS SURVEY.

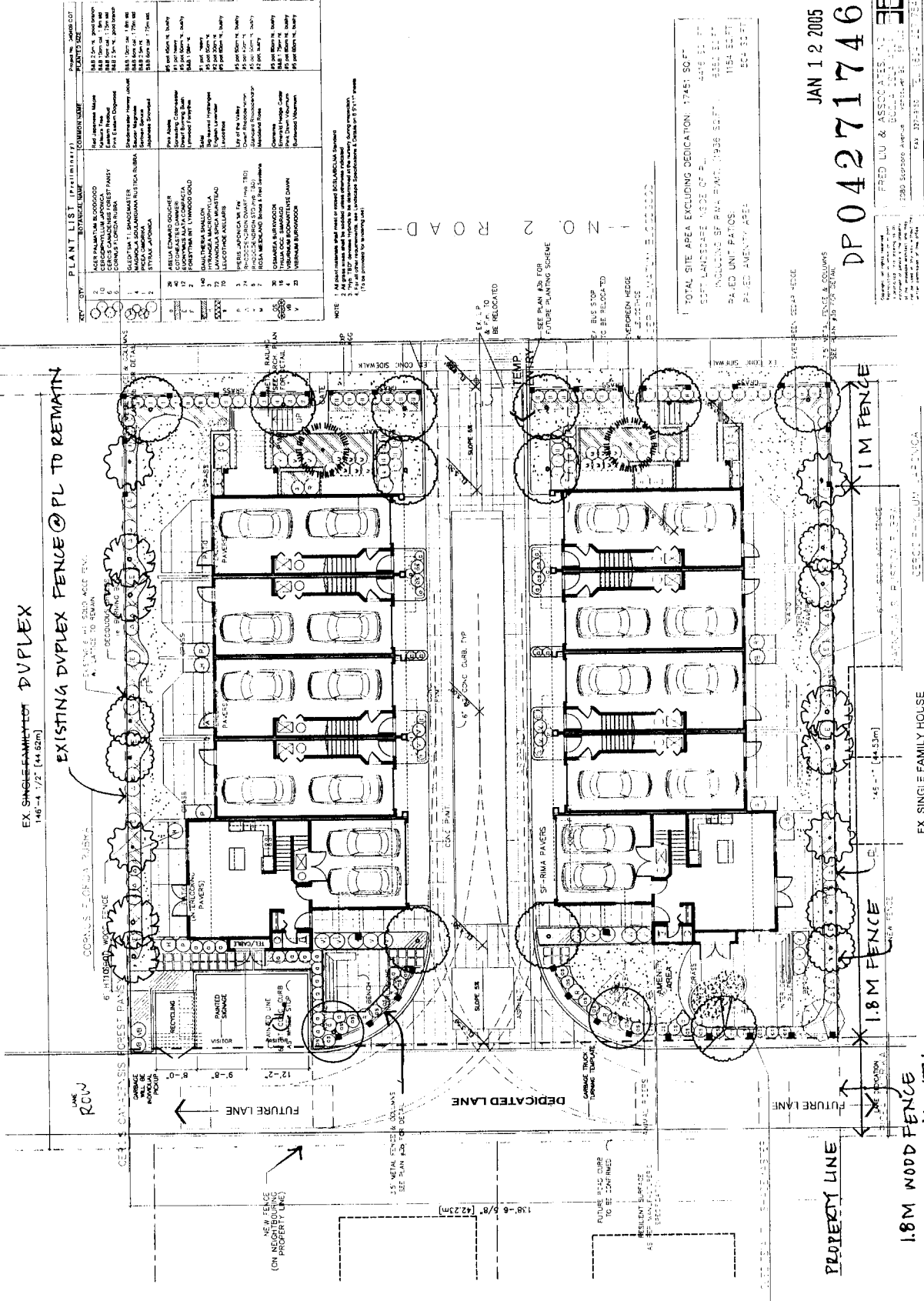
PATRICK COTTER
ARCHITECT INC.
 1000 11th Ave. S.W.
 Richmond, B.C. V6V 1A7
 TEL: 604-277-7747
 FAX: 604-277-7748
 EMAIL: info@patrickcarter.com

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
 8171 - 8191 NO.2 ROAD
 Richmond, British Columbia

LANDSCAPE SITE/
PLANTING PLAN

PLAN #3A
D

JAN 12 2005
DP04271746



EX SINGLE-FAMILY HOUSE DUPLEX
 146'-4 1/2" (44.52m)

EXISTING DUPLEX FENCE @ PL TO REMAIN

NEW FENCE (ON NEIGHBOURING PROPERTY LINE)

1.8M WOOD FENCE TEMPORARILY UNTIL LANE EXTENSION

1M FENCE

EX SINGLE-FAMILY HOUSE

PROPERTY LINE

DEDICATED LANE

FUTURE LANE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

EXISTING DUPLEX FENCE

NEW FENCE

KEY	SYM	PLANT LIST (PARTIAL)	COMMON NAME	PLANTING DATE
1	○	ACER PALMISTAE	Red Japanese Maple	1988
2	○	CESTRUM VILLUM	White Star Jasmine	1988
3	○	CONIFER	Japanese Cedar	1988
4	○	QUERCUS	White Oak	1988
5	○	HYDRANGEA	White Hydrangea	1988
6	○	PRUNUS	Japanese Flowering Quince	1988
7	○	SPYRUS	Japanese Spindle Tree	1988
8	○	ABIES	Japanese Cedar	1988
9	○	CESTRUM	White Star Jasmine	1988
10	○	CONIFER	Japanese Cedar	1988
11	○	QUERCUS	White Oak	1988
12	○	HYDRANGEA	White Hydrangea	1988
13	○	PRUNUS	Japanese Flowering Quince	1988
14	○	SPYRUS	Japanese Spindle Tree	1988
15	○	ABIES	Japanese Cedar	1988
16	○	CESTRUM	White Star Jasmine	1988
17	○	CONIFER	Japanese Cedar	1988
18	○	QUERCUS	White Oak	1988
19	○	HYDRANGEA	White Hydrangea	1988
20	○	PRUNUS	Japanese Flowering Quince	1988
21	○	SPYRUS	Japanese Spindle Tree	1988
22	○	ABIES	Japanese Cedar	1988
23	○	CESTRUM	White Star Jasmine	1988
24	○	CONIFER	Japanese Cedar	1988
25	○	QUERCUS	White Oak	1988
26	○	HYDRANGEA	White Hydrangea	1988
27	○	PRUNUS	Japanese Flowering Quince	1988
28	○	SPYRUS	Japanese Spindle Tree	1988
29	○	ABIES	Japanese Cedar	1988
30	○	CESTRUM	White Star Jasmine	1988
31	○	CONIFER	Japanese Cedar	1988
32	○	QUERCUS	White Oak	1988
33	○	HYDRANGEA	White Hydrangea	1988
34	○	PRUNUS	Japanese Flowering Quince	1988
35	○	SPYRUS	Japanese Spindle Tree	1988
36	○	ABIES	Japanese Cedar	1988
37	○	CESTRUM	White Star Jasmine	1988
38	○	CONIFER	Japanese Cedar	1988
39	○	QUERCUS	White Oak	1988
40	○	HYDRANGEA	White Hydrangea	1988
41	○	PRUNUS	Japanese Flowering Quince	1988
42	○	SPYRUS	Japanese Spindle Tree	1988
43	○	ABIES	Japanese Cedar	1988
44	○	CESTRUM	White Star Jasmine	1988
45	○	CONIFER	Japanese Cedar	1988
46	○	QUERCUS	White Oak	1988
47	○	HYDRANGEA	White Hydrangea	1988
48	○	PRUNUS	Japanese Flowering Quince	1988
49	○	SPYRUS	Japanese Spindle Tree	1988
50	○	ABIES	Japanese Cedar	1988
51	○	CESTRUM	White Star Jasmine	1988
52	○	CONIFER	Japanese Cedar	1988
53	○	QUERCUS	White Oak	1988
54	○	HYDRANGEA	White Hydrangea	1988
55	○	PRUNUS	Japanese Flowering Quince	1988
56	○	SPYRUS	Japanese Spindle Tree	1988
57	○	ABIES	Japanese Cedar	1988
58	○	CESTRUM	White Star Jasmine	1988
59	○	CONIFER	Japanese Cedar	1988
60	○	QUERCUS	White Oak	1988
61	○	HYDRANGEA	White Hydrangea	1988
62	○	PRUNUS	Japanese Flowering Quince	1988
63	○	SPYRUS	Japanese Spindle Tree	1988
64	○	ABIES	Japanese Cedar	1988
65	○	CESTRUM	White Star Jasmine	1988
66	○	CONIFER	Japanese Cedar	1988
67	○	QUERCUS	White Oak	1988
68	○	HYDRANGEA	White Hydrangea	1988
69	○	PRUNUS	Japanese Flowering Quince	1988
70	○	SPYRUS	Japanese Spindle Tree	1988
71	○	ABIES	Japanese Cedar	1988
72	○	CESTRUM	White Star Jasmine	1988
73	○	CONIFER	Japanese Cedar	1988
74	○	QUERCUS	White Oak	1988
75	○	HYDRANGEA	White Hydrangea	1988
76	○	PRUNUS	Japanese Flowering Quince	1988
77	○	SPYRUS	Japanese Spindle Tree	1988
78	○	ABIES	Japanese Cedar	1988
79	○	CESTRUM	White Star Jasmine	1988
80	○	CONIFER	Japanese Cedar	1988
81	○	QUERCUS	White Oak	1988
82	○	HYDRANGEA	White Hydrangea	1988
83	○	PRUNUS	Japanese Flowering Quince	1988
84	○	SPYRUS	Japanese Spindle Tree	1988
85	○	ABIES	Japanese Cedar	1988
86	○	CESTRUM	White Star Jasmine	1988
87	○	CONIFER	Japanese Cedar	1988
88	○	QUERCUS	White Oak	1988
89	○	HYDRANGEA	White Hydrangea	1988
90	○	PRUNUS	Japanese Flowering Quince	1988
91	○	SPYRUS	Japanese Spindle Tree	1988
92	○	ABIES	Japanese Cedar	1988
93	○	CESTRUM	White Star Jasmine	1988
94	○	CONIFER	Japanese Cedar	1988
95	○	QUERCUS	White Oak	1988
96	○	HYDRANGEA	White Hydrangea	1988
97	○	PRUNUS	Japanese Flowering Quince	1988
98	○	SPYRUS	Japanese Spindle Tree	1988
99	○	ABIES	Japanese Cedar	1988
100	○	CESTRUM	White Star Jasmine	1988

NOTE: 1. All plant materials shall be of the highest quality and shall be delivered to the site during the winter months.
 2. The "T" symbol indicates that the plant is to be delivered to the site during the winter months.
 3. The "S" symbol indicates that the plant is to be delivered to the site during the summer months.
 4. The "L" symbol indicates that the plant is to be delivered to the site during the late summer months.
 5. The "E" symbol indicates that the plant is to be delivered to the site during the early summer months.
 6. The "F" symbol indicates that the plant is to be delivered to the site during the fall months.
 7. The "W" symbol indicates that the plant is to be delivered to the site during the winter months.

NC-55

THIS PLAN IS SCHEMATIC SITE PLAN
AND NOT A CONTRACT DOCUMENT. ALL
DIMENSIONS AND AREAS ARE
APPROXIMATE AND SUBJECT TO
CONFIRMATION BY FIELD SURVEY

NO.	DATE	DESCRIPTION
1	1/12/05	PRELIMINARY
2	1/12/05	REVISED
3	1/12/05	REVISED
4	1/12/05	REVISED
5	1/12/05	REVISED
6	1/12/05	REVISED
7	1/12/05	REVISED
8	1/12/05	REVISED
9	1/12/05	REVISED
10	1/12/05	REVISED

PATRICK COTTER
ARCHITECT INC.

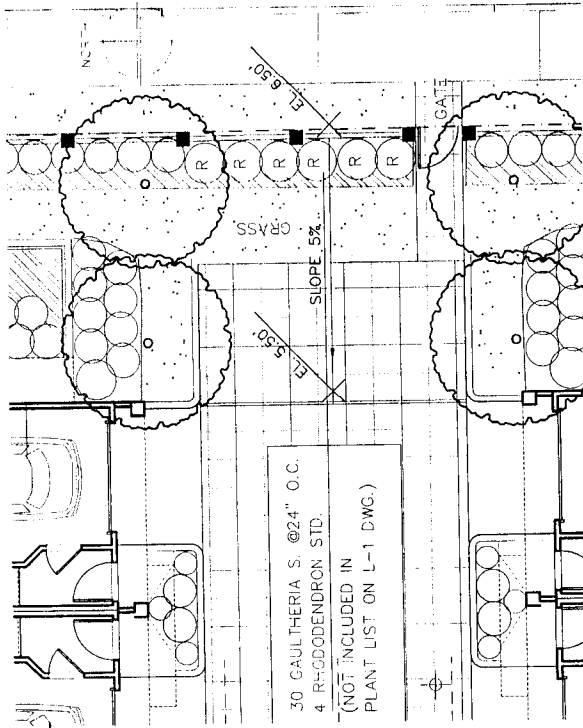
1000 W. 100th St.
Richmond, British Columbia
V6V 1K7
Tel: 604-277-1177
Fax: 604-277-1178
Email: patty@patrickcarter.com

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
8771 - 819 INC. 2 ROAD
RICHMOND, BRITISH COLUMBIA

DATE	1/12/05
SCALE	1/4" = 1'-0"
BY	PKC
CHECKED BY	PKC
DATE	1/12/05

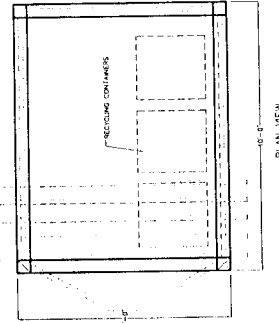
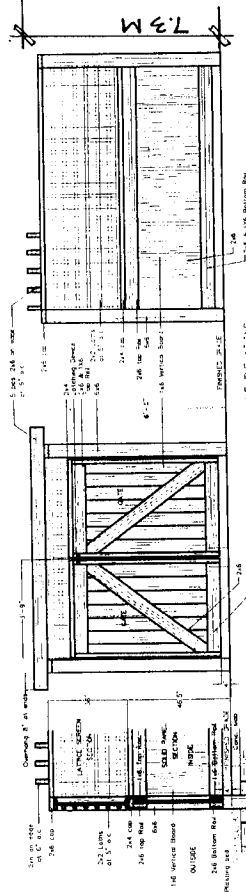
LANDSCAPE SITE/
PLANTING PLAN

PLAN #3B D



FUTURE PLANTING SCHEME

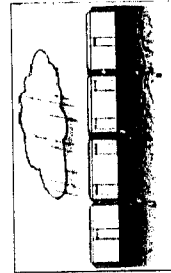
SCALE 1/4" = 1'-0"



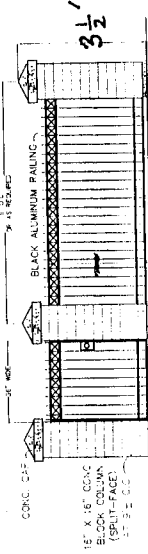
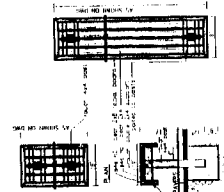
- 1. ALL DIMENSIONS ARE IN FEET (F) OR INCHES (IN). DIMENSIONS IN PARENTHESES ARE IN MILLIMETERS (MM).
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

GARBAGE / RECYCLING FENCE & GADEF

SCALE 1/2" = 1'-0"

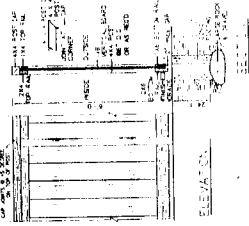


PAVER SIZE : 8.56" X 8.56"
HEIGHT/THICKNESS : 3-1/8"
DRAIN JOINT : 1"



METAL BRICK FENCE & GATE WITH 10\"/>

SCALE 1/2" = 1'-0"



6\"/>

SCALE 1/2" = 1'-0"

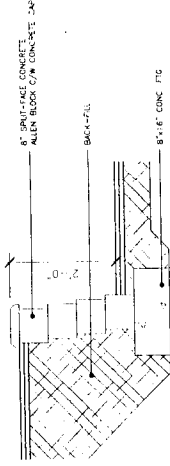
JAN 12 2005

DP 04271746

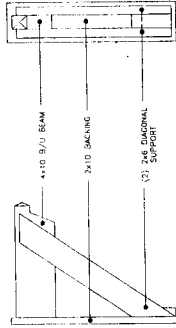
LANDSCAPE SITE/
PLANTING PLAN

PLAN #3B D

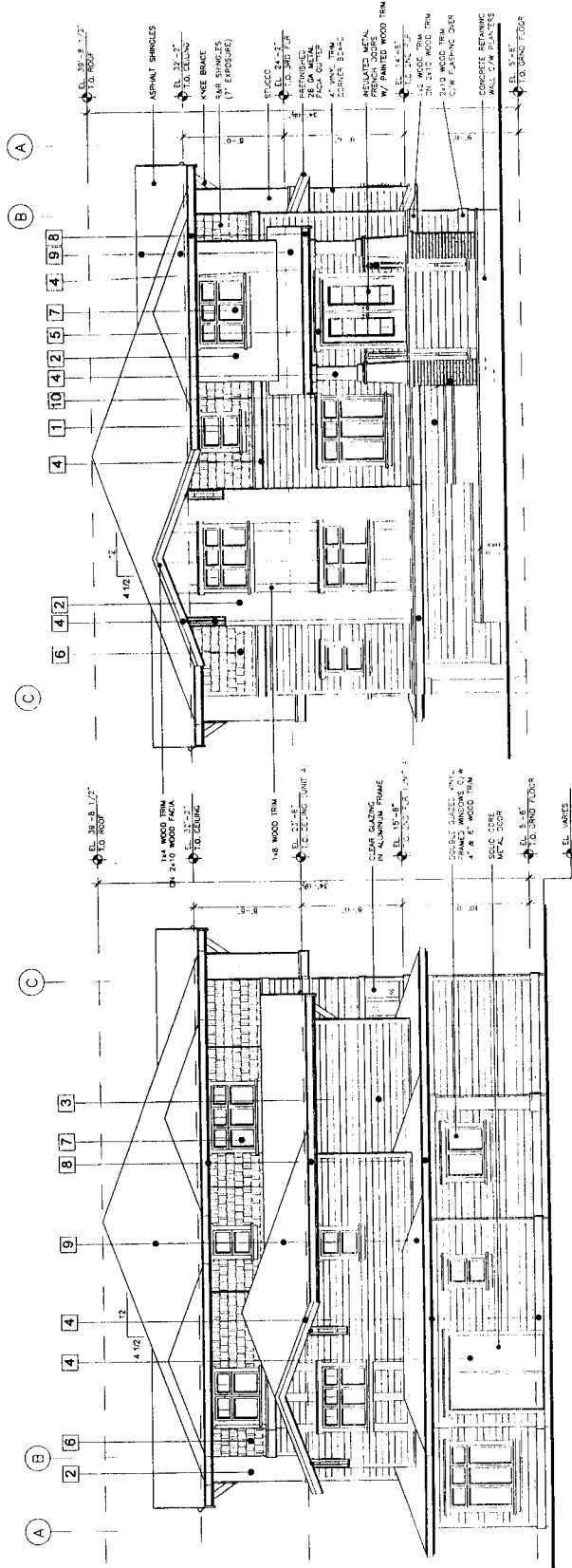
- NOTES
1. HARD-PINK HORIZ. Siding
COLOUR: TO MATCH "3"
 2. STUCCO
COLOUR: BENJAMIN MOORE
#2149-60, WHITE MARBLE
 3. 2"x4" WOOD Siding
COLOUR: GENESIS
SAGE
 4. PAINT, TRIM COLOUR
COLOUR: BENJAMIN MOORE
#160, BLACK
 5. PAINT, TRIM COLOUR
COLOUR: BENJAMIN MOORE
#160, BLACK
 6. WOOD SHINGLES
COLOUR: BENJAMIN MOORE
#160, BLACK
 7. DOUBLE FRAME WINDOWS
COLOUR: ALMOND
 8. PRE-FINISHED METAL COUNTERS
& FLASHINGS, VOMES,
COLOUR: KVM-BUR7 BAWOOD
 9. DURED SHINGLES
COLOUR: KVM-BUR7 BAWOOD
 10. BRICK VENEER
COLOUR: "K", BROWN B-END



TYP. CONCRETE RETAINING WALL
SCALE 1/4"=1'-0"



KNEE BRACE DETAIL
SCALE 1/4"=1'-0"



1. WEST ELEVATION
SCALE 1/4"=1'-0"

2. EAST ELEVATION
SCALE 1/4"=1'-0"

PLAN #4 JAN 12 2005
DP 04271746

PATRICK COTTER ARCHITECT INC.
UNIT 225, LIVING & 500
BAYVIEW AVE. #101
SCARBOROUGH, ONTARIO M1V 4Y7
TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.PATRICKCOTTERARCHITECT.COM

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
8171-819 1ST ROAD
RICHMOND BRICK COUNTRY

UNIT TYPE A-B-C
WEST & EAST
ELEVATIONS

DATE: 12/12/05
A-301 C

NOTES:

- 1 HARD-PLANK, HORIZ. SIDING
COLOUR: TO MATCH "3"
- 2 STUCCO
COLOUR: BENJAMIN MOORE
#2149-BD, WHITE MARIGOLD
- 3 VINYL, HORIZ. SIDING
COLOUR: GENESIS
SAGE
- 4 PAINT, TRIM COLOUR
COLOUR: BENJAMIN MOORE
#C-265, BUTTERCREAM
- 5 PAINT, ACENT COLOUR
COLOUR: BENJAMIN MOORE
#80, BLACK
- 6 WOOD SHINGLES
COLOUR: BENJAMIN MOORE
#PC-151, PAPERBARK GRAY
- 7 VINYL FRAMED WINDOWS
COLOUR: ALMOND
- 8 PRE-FINISHED METAL GUTTERS
& FLASHINGS, MONTEST "BAMBOO"
COLOUR: #W-6667
- 9 DUPLO SHINGLES
COLOUR: INO "WEATHERWOOD"
- 10 BRICK VENEER
COLOUR: INL BROWN BLEND

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STUCCO FOR EXTERIOR WALLS	1	SQ. YD.	1.50	1.50
2	STUCCO FOR ROOF GUTTERS	1	SQ. YD.	1.50	1.50
3	STUCCO FOR PORCH FLOOR	1	SQ. YD.	1.50	1.50
4	STUCCO FOR PORCH WALLS	1	SQ. YD.	1.50	1.50
5	STUCCO FOR PORCH ROOF	1	SQ. YD.	1.50	1.50
6	STUCCO FOR PORCH GUTTERS	1	SQ. YD.	1.50	1.50
7	STUCCO FOR PORCH FLASHINGS	1	SQ. YD.	1.50	1.50
8	STUCCO FOR PORCH GUTTERS	1	SQ. YD.	1.50	1.50
9	STUCCO FOR PORCH FLASHINGS	1	SQ. YD.	1.50	1.50
10	STUCCO FOR PORCH GUTTERS	1	SQ. YD.	1.50	1.50

**PATRICK COTTER
ARCHITECT INC.**

100-235, 1000 N. 50th
VANCOUVER, BC V6P 1G7
TEL: 604-273-1177
FAX: 604-273-1178
E-MAIL: PATT@PATRICKCOTTER.COM

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
8171-8191 N. 22nd Street
Richmond, British Columbia

DATE: 12/12/05
DRAWN BY: [Signature]
CHECKED BY: [Signature]

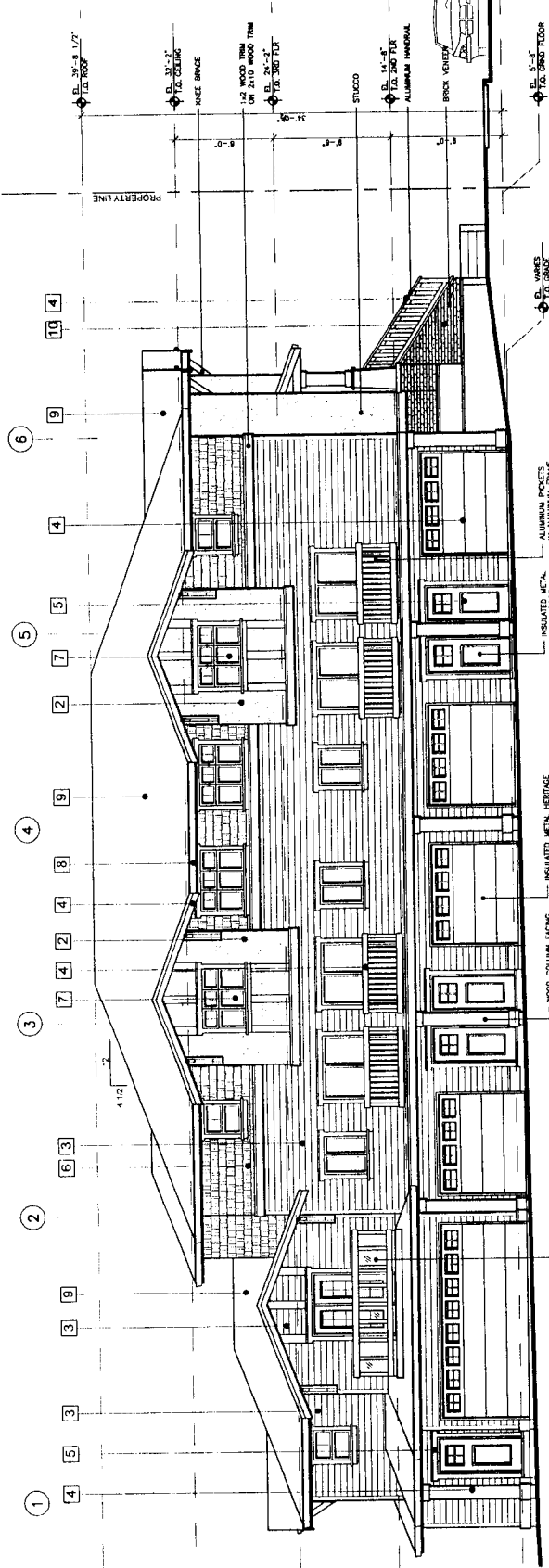
UNIT TYPE 'A-B-C'
SOUTH & NORTH
ELEVATIONS

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STUCCO FOR EXTERIOR WALLS	1	SQ. YD.	1.50	1.50
2	STUCCO FOR ROOF GUTTERS	1	SQ. YD.	1.50	1.50
3	STUCCO FOR PORCH FLOOR	1	SQ. YD.	1.50	1.50
4	STUCCO FOR PORCH WALLS	1	SQ. YD.	1.50	1.50
5	STUCCO FOR PORCH ROOF	1	SQ. YD.	1.50	1.50
6	STUCCO FOR PORCH GUTTERS	1	SQ. YD.	1.50	1.50
7	STUCCO FOR PORCH FLASHINGS	1	SQ. YD.	1.50	1.50
8	STUCCO FOR PORCH GUTTERS	1	SQ. YD.	1.50	1.50
9	STUCCO FOR PORCH FLASHINGS	1	SQ. YD.	1.50	1.50
10	STUCCO FOR PORCH GUTTERS	1	SQ. YD.	1.50	1.50

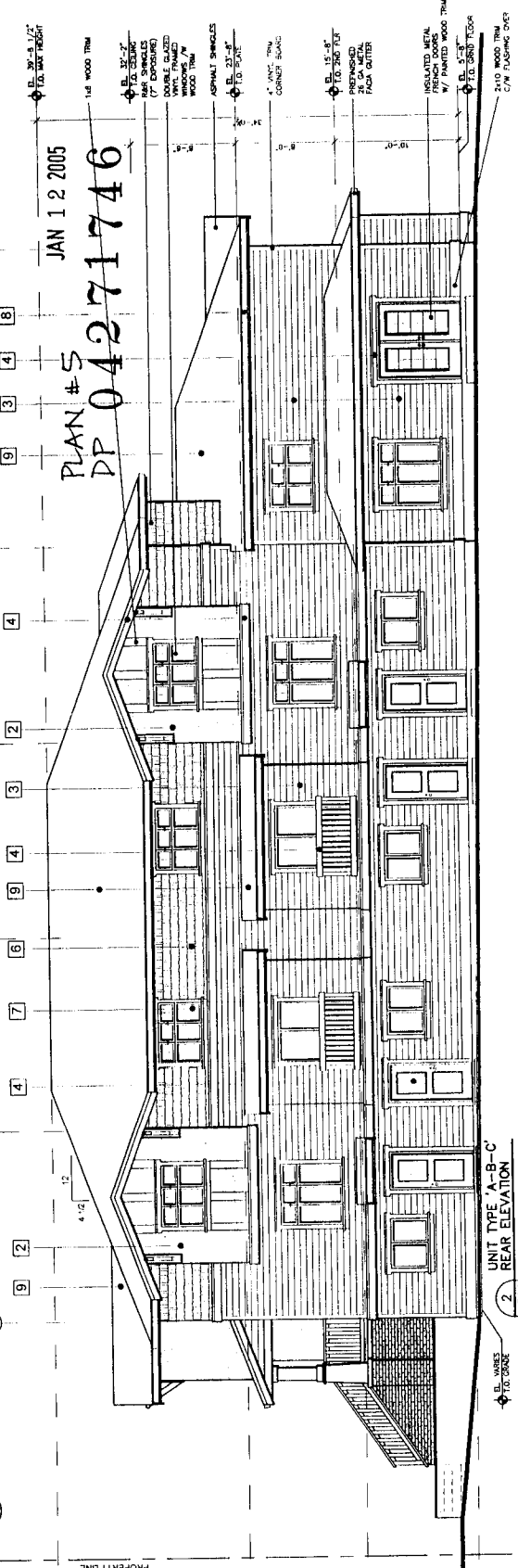
UNIT TYPE 'A-B-C'
SOUTH & NORTH
ELEVATIONS

DATE: 12/12/05
DRAWN BY: [Signature]
CHECKED BY: [Signature]

UNIT TYPE 'A-B-C'
SOUTH & NORTH
ELEVATIONS



1 UNIT TYPE 'A-B-C'
FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 UNIT TYPE 'A-B-C'
REAR ELEVATION
SCALE: 1/4"=1'-0"

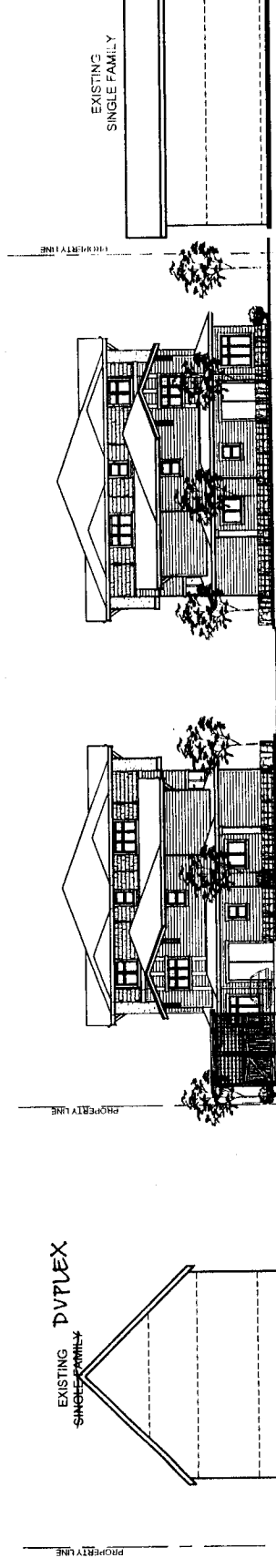
JAN 12 2005
PLAN #5
DP 04271746



1
NO. 2 ROAD
STREETSCAPE ELEVATION
SCALE: 1/8"=1'-0"

DATE	11/11/04
BY	PA
CHECKED BY	PA
PROJECT	NO. 2 ROAD
LOCATION	1111-1119 NO. 2 ROAD
OWNER	PERMITS, BRITISH COLUMBIA
ARCHITECT	PATRICK COTTER ARCHITECT INC.

PATRICK COTTER
ARCHITECT INC.



2
LANE
STREETSCAPE ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED MULTIFAMILY
RESIDENTIAL DEVELOPMENT
1111-1119 NO. 2 ROAD
PERMITS, BRITISH COLUMBIA

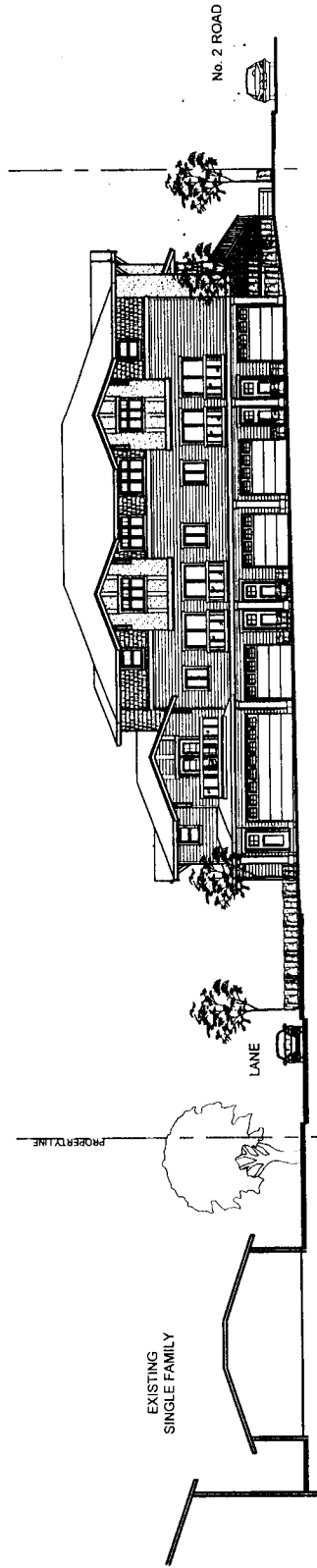
DATE	11/11/04
BY	PA
CHECKED BY	PA
PROJECT	NO. 2 ROAD
LOCATION	1111-1119 NO. 2 ROAD
OWNER	PERMITS, BRITISH COLUMBIA
ARCHITECT	PATRICK COTTER ARCHITECT INC.

STREETSCAPE
ELEVATIONS
SHEET 1

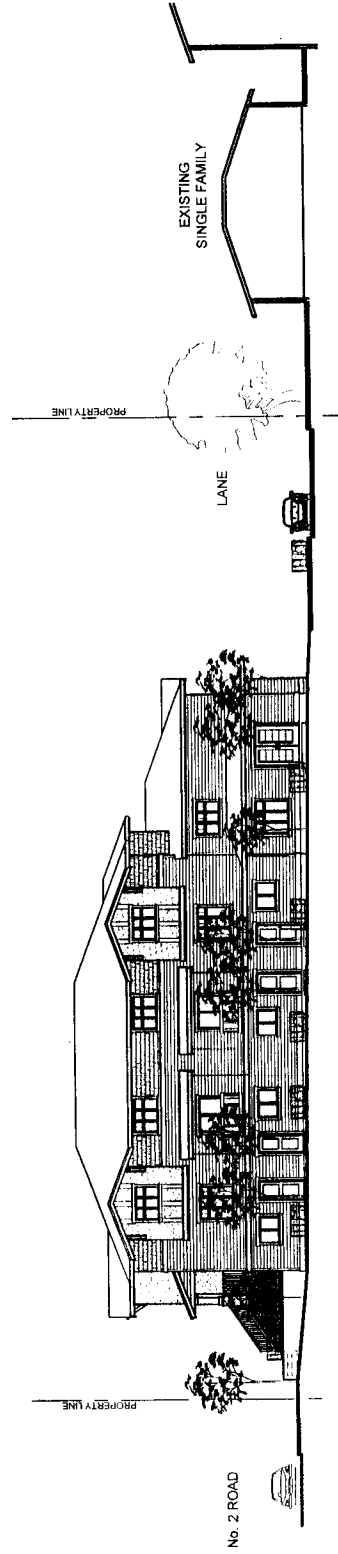
Reference Plan JAN 12 2005

DP 04271746

DATE	11/11/04
BY	PA
CHECKED BY	PA
PROJECT	NO. 2 ROAD
LOCATION	1111-1119 NO. 2 ROAD
OWNER	PERMITS, BRITISH COLUMBIA
ARCHITECT	PATRICK COTTER ARCHITECT INC.



1
A304



2
A304

STREETSCAPE
ELEVATIONS
SHEET 2

Reference Plan
JAN 12 2005

DP 04271746

A-304

■ PATRICK COTTER
■ ARCHITECT INC.

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**
8171 - 8:91 No.2 ROAD
Richmond, British Columbia

Architectural floor plan of a four-unit residential building. The plan shows four units labeled UNIT 'A', UNIT 'B', UNIT 'C', and UNIT 'D' from left to right. Unit 'A' includes a living/dining area (12'-4" x 15'-9"), kitchen (10'-11" x 14'-4"), entry (6'-8" x 5'-0"), and a garage (17'-4" x 18'-7"). Units 'B', 'C', and 'D' each have a garage (11'-4" x 14'-8") and an entry. The plan also shows a central staircase with 'UP' and 'DOWN' directions, mechanical rooms (MECH), and a hook area. Dimensions for each unit and overall building measurements are provided. A 'LINE OF ROOF ABOVE' and 'LINE OF SECOND FLOOR ABOVE' are indicated.

■ PATRICK COTTER
■ ARCHITECT INC.

**PROPOSED MULTIFAMILY
RESIDENTIAL DEVELOPMENT**
8171 - 8191 No.2 Road
Richmond, British Columbia

doi: 10.1002/for

1

^aThese individuals are listed in ascending order of relative risk.

100

SCALE	1/8"=1'-0"
-------	------------

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

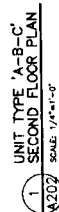
UNIT TYPE 'A-B-C'
GROUND FLOOR
PLAN

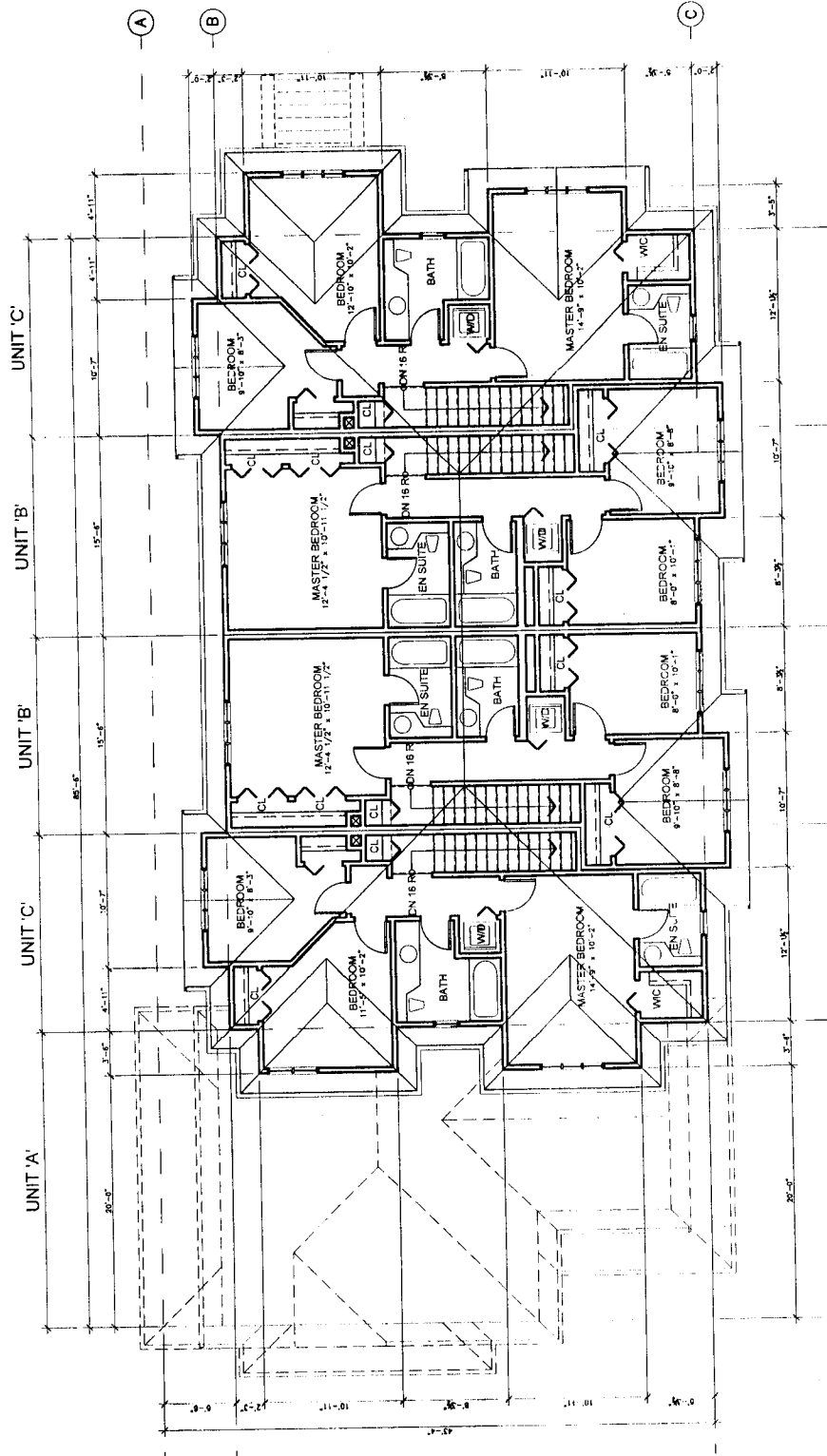
Delivered (MO): **A-201** **C**

Reference Plan
JAN 12 2005

DP 04271746

UNIT TYPE 'A-B-C'
GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"





PATRICK COTTER ARCHITECT INC.
 100-200 117th St. N.E.
 Suite 100
 Richmond, British Columbia
 V6V 1K1
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: p.cotter@patrickcoter.ca

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 8171 - 8191 No. 2 Rd.
 Richmond, British Columbia

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	1/12/05
2	ISSUED FOR PERMITTING	1/12/05
3	ISSUED FOR PERMITTING	1/12/05
4	ISSUED FOR PERMITTING	1/12/05
5	ISSUED FOR PERMITTING	1/12/05
6	ISSUED FOR PERMITTING	1/12/05
7	ISSUED FOR PERMITTING	1/12/05
8	ISSUED FOR PERMITTING	1/12/05
9	ISSUED FOR PERMITTING	1/12/05
10	ISSUED FOR PERMITTING	1/12/05

UNIT TYPE 'B-C'
 THIRD FLOOR
 PLAN

A-203 C

Reference Plan
 JAN 12 2005

DP 04271746

UNIT TYPE 'A-B-C'
 THIRD FLOOR PLAN
 1
 A-203
 SCALE: 1/4"=1'-0"

SURVEY PLAN OF LOT A, FORMERLY LOT 70, PLAN 37182 AND LOT 4, EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 37182
SECONDLY: PART SUBDIVIDED BY PLAN 43278, SECTION 24, BLOCK 4 NORTH
RANGE 7 WEST, NEW WESTMINSTER DISTRICT

