



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Holger Burke
(Acting) Manager, Development Applications
Date: January 9, 2003
File: DP 03-244883
Re: **Application by James Lee, Architect, for a Development Permit at 8711 Alexandra Road**

Manager's Recommendation

That a Development Permit be issued for 8711 Alexandra Road that would:

1. Allow a 880.6 m² (9,479.6 ft²), three-storey karaoke building on a site zoned Automobile – Oriented Commercial District (C6); and
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the road setback from 6.0 m to 5.0 m on Alexandra Road and to 5.8 m on Sorensen Crescent;
 - reduce the rear yard setback from 25.0 m to 12.4 m adjacent to the residential zoning district to the north;
 - reduce the manoeuvring aisles from 7.5 m to 6 m; and
 - allow 48% of the parking spaces on-site (22 stalls) to be for small cars.

Holger Burke
(Acting) Manager, Development Applications

JE:ajl
Att. 1

Staff Report

Origin

JLA Architecture, on behalf of Wen Sung Wu, has applied for a Development Permit to construct a Karaoke entertainment building at the corner of Alexandra Road and Sorenson Crescent. The project will have vehicular access from both Alexandra Road and Sorenson Crescent.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

| | |
|----------------|---|
| Site Area: | 1,761.2 m ² (18,958 ft ² .) |
| Building Area: | 880.6 m ² (9,479 ft ² .) |
| Site Coverage: | 50% Allowed 30% Proposed |
| F.A.R.: | 0.50 Allowed 0.50 Proposed |
| Parking: | 76 Spaces Required* see Urban Development-Transportation analysis 45 Space Proposed (including 22 or 48% small car spaces) |

Findings of Fact

Applicable guidelines for form and character for Development Permits are:

- Schedule 1 and Schedule 2.10 of Bylaw 7100, the Official Community Plan, and in particularly the City Centre Area Plan.

Development surrounding the subject site is as follows:

- Single-family residential development to the north, and
- Existing commercial developments to the east, west and south.

Staff Comments

Urban Development - Design

The proposed building contributes to the eclectic collection on this street and the use will likely contribute to the festive atmosphere of "restaurant row".

The proposed variances for the road setbacks to Alexandra Road and Sorensen Crescent, the rear yard setback to the existing residential development to the north, the manoeuvring aisle widths and amount of small car spaces are predicated by the proposed organic form of the proposed building. Staff supports these variances provided that in consideration of the retention of the existing Birch tree on the north side of the property and the screening provided to the adjacent properties by the existing

trees and the proposed landscaping along the north and west perimeters of the site. Norm Hol, a registered arbourist has been retained to supervise tree protection and to monitor/inspect during construction.

ANALYSIS OF THE CITY CENTRE GUIDELINES

The following is a summary of the guidelines, with only areas of non-compliance discussed in ***bold italics***.

4.3 General Design Considerations

4.3.1 Public Amenity: Contribute to the establishment of a “complete community”.

- ☐ Safety in design should provide for surveillance, territoriality, effective lighting, and increased security around potential crime targets. ***Note Design Panel comments regarding surveillance and access to the roof deck.***

4.3.2 Environmental Factors: Enhance liveability of the public and private realms.

- ☐ Weather protection should be designed to enhance pedestrian comfort and activity: ***The building setback and the curved form of the building make it difficult to provide weather protection in the form of awnings/canopies for pedestrians along the sidewalk. However, a double roll of street trees has been proposed to provide shade from the sun.***

4.4 Land Use-Specific Design Considerations

- ☐ Bicycle parking and end-of-trip facilities must be provided: ***Consideration to be given to provide a shower/locker room for employees as the applicant has indicated that the employees will be encouraged to use alternative means of transportation to maximize parking availability for customer use on site.***

Urban Development - Transportation*

Council has endorsed recommendations of the City Centre North Transit and Transportation Task Force in November 2003, which included a recommendation that “*new developments must provide sufficient parking for their own uses.*” As this application was in process prior to this endorsement, staff are prepared to consider alternative arrangements to facilitate the proposed development. The Transportation Department staff have reviewed the parking study dated October 5, 2003 (draft) and has concern that the proposed parking would not be adequate based on the surveys conducted by the applicant’s consultant on similar developments in Richmond. Upon further discussion with the applicant, Transportation Department staff revised the required number of parking spaces should be 76 stalls based on occupancy of 166 people (as per the Building Code analysis).

The applicant has committed to the registration of restrictive covenants, easements and/or leases (between the owners of the proposed development site, the owner(s) of the site(s) providing the additional required off-site parking, noting that the covenant cannot be discharged without the City’s consent) to secure permanent parking on adjacent sites. The covenants must be registered before issuance of the building permit. The total number of parking spaces provided is 76.

Building Approvals

Building Department staff requested a detailed code analysis addressing spatial separation, interconnected floor, exiting disabled accessibility, fire alarm, occupant load, etc., as well as clarification on whether the building will have sprinklers. ***The applicants have submitted a code analysis. Interconnected floor space will have sprinklers.***

Advisory Design Panel

The Panel supported the project to proceed subject to the above noted comments. The notable objection to the project was the safety issue associated with the roof top deck and the parking level. The key comments of the Panel were as follows:

- Ensure good lighting in the parking areas.
- Provide good visibility to all areas of the lot. Landscaping at the perimeter on Alexandra Road and Sorenson Crescent should not conceal views into, or out of, the lot.
- Glass should be used at the entrances to the stairwells and all stairwell doors and the elevator lobby to allow users to see what is on the other side before they exit or enter the area.
- The third level roof deck has the potential for serious negative activities to occur due to its lack of visibility and surveillance opportunities from interior to exterior. There is only one entrance and exit, which makes the deck an entrapment area. The entire deck is also concealed from all directions: There is no opportunity for natural surveillance. The “night club” atmosphere may encourage that the deck area could be used for illegal drug use, fighting, sexual assault and other abnormal behaviour. Because of the design and location of this deck, it is at a very high risk for serious criminal behaviour to occur.
- The use of English Ivy was not recommended due to its invasive tendencies.
- A change to hardiplank would not be supported due to the less elegant form and the precedent that would be set for future similar projects. Metal panel cladding material was preferred.
- Universal accessibility considerations include the provision of a ramp to the dance floor; separation of accessible washroom/staff change room; provision of door widths in accordance with Building Code; provision of the adequately sized handicapped parking stalls and clarify the number of parking stalls proposed.
- Some Building Code issues required attention.

In general, the applicant has satisfactorily responded to the comments of the Design Panel, except that the roof deck will still be accessible to patrons, and the benches have not been removed.

Analysis

The proposed development is unique in function as a “single purpose” karaoke building. The innovative building form and interior layout allows supervision of the individual rooms from a central location on each of the floors. The exterior of the proposed building is generally of high quality and the retention of the large birch tree on the north side of the site is commendable.

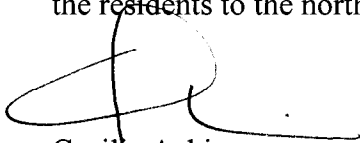
The road and rear yard setback and manoeuvring aisle variances are supportable. There is ample screening to protect the view and privacy of the adjacent residential development to the north afforded by the retention of the birch tree, the existing trees on the adjacent sites and the proposed landscaping along the rear. The front yard relaxation enabled the retention of the birch tree. The manoeuvring aisle reduction varies, with the narrowest one being 20' at the rear of the building. The internal vehicular circulation has been limited to one-way traffic in most part. The smaller aisles have proven adequate in other similar situations.

Parking for karaoke use is not specified in the Zoning By-law. Staff and the applicant have compromised to establish a requirement of 76 spaces to be provided on and off site. The reduced number of the required parking space is supported partially in consideration that the Zoning By-law does not cover karaoke use and thus leaves the parking requirement up to interpretation. The most comparable uses to karaoke are food catering establishment, which requires 10 spaces for each 100 sq. m. (1,076.43 sq. ft) and commercial, which requires 3 spaces for each 100 sq. m. (1,076.43 sq. ft.). Based on these uses, the parking requirement for the proposed development lies somewhere between 89 and 36 spaces. The applicant has demonstrated the intent to register the necessary restrictive covenants, easements and or leases to secure the additional parking spaces off site. In addition, staff support an increase of the on-site small car ratio from 30% to 48% in consideration of the physical constraints of the building footprint and location of the structural columns and elements of the proposed building. The off-site parking conforms to the small-car ration requirement of the Zoning By-law.

The Design Panel had some specific concerns about surveillance of the roof deck that has not been fully addressed by the applicant.

Conclusions

Staff recommend that the Development Permit Panel approve this development application subject to compliance with the Design Panel recommendations to minimize opportunities for crime nuisance to the residents to the north and maximize personal safety for the patrons.



Cecilia Achiam
Urban Design Planner

AJ1/CA: ajl

There are conditions to be met prior to forwarding this application to Council:

- A Letter of Credit for landscaping will be required.

Prior to issuance of the Building Permit:

- The developer is to enter into the City's standard Servicing Agreement to design and construct beautification frontage works along Alexandra Road,
- Fences must be erected around all retained trees (including street trees),
- Covenant prohibiting the building from being used as a restaurant unless additional parking is provided as per the bylaw, and
- Registration of restrictive covenant, easement and/or lease for off-site parking to ensure a total provision of 76 parking spaces including 45 spaces on site and 31 off site. (Note: The off-site parking restrictive covenant cannot be discharged without consent from the City of Richmond).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 8711 ALEXANDRA ROAD, RICHMOND, BC

Legal Description(s): LOT 27 EXCEPT NORTH 120 FEET SECTION 33
BLOCK 5 NORTH RANGE 6 WEST PLAN 6979. N.W.D.

Applicant: JAMES LEE, MAIBC JLA ARCHITECTURE

Correspondence/Calls to be directed to:

Name: JAMES LEE / DANIEL SUN

Address: 1728 W. 58TH AVE, VANCOUVER, B.C.

CANADA

V6P 1W9
Postal Code

Te. No.: 604 266-1728

604 760 1728

Business

jameslee architects @ hotmail.com

Residence

604 267-1748

E-mail

Fax

Property Owner(s) Signature(s): X

Wen Sung

WEN SUNG, WLL

Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use

Date Received: Aug 18/03

File No.: 103-244883

Only assign if application is complete

Application Fee: 2550 -

Receipt No.: 15-0036573

RECEIVED
AUG 20 2003



City of Richmond
Urban Development Division

Development Permit

No. DP 03-244883

To the Holder: JAMES LEE ARCHITECTS
Property Address: 8711 ALEXANDRA ROAD
Address: 1728 W. 58 AVE. VANCOUVER, BC V6P 1W9

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 Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 and 3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 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 #4 - 8 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. If the existing tree dies as a result of construction activity, the City may cash the Letter of Credit for the value of the tree.
-

Development Permit

No. DP 03-244883

To the Holder: JAMES LEE ARCHITECTS

Property Address: 8711 ALEXANDRA ROAD

Address: 1728 W. 58 AVE. VANCOUVER, BC V6P 1W9

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$ 56,000.

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.

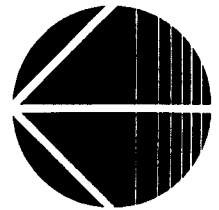
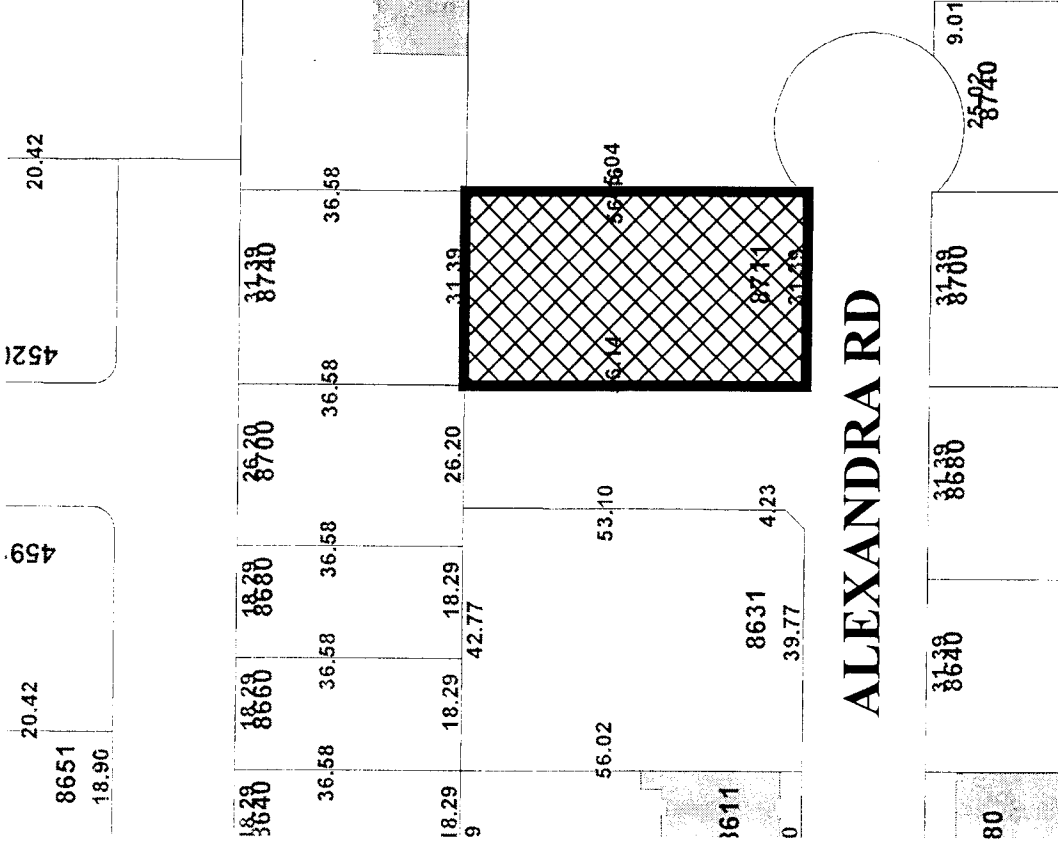
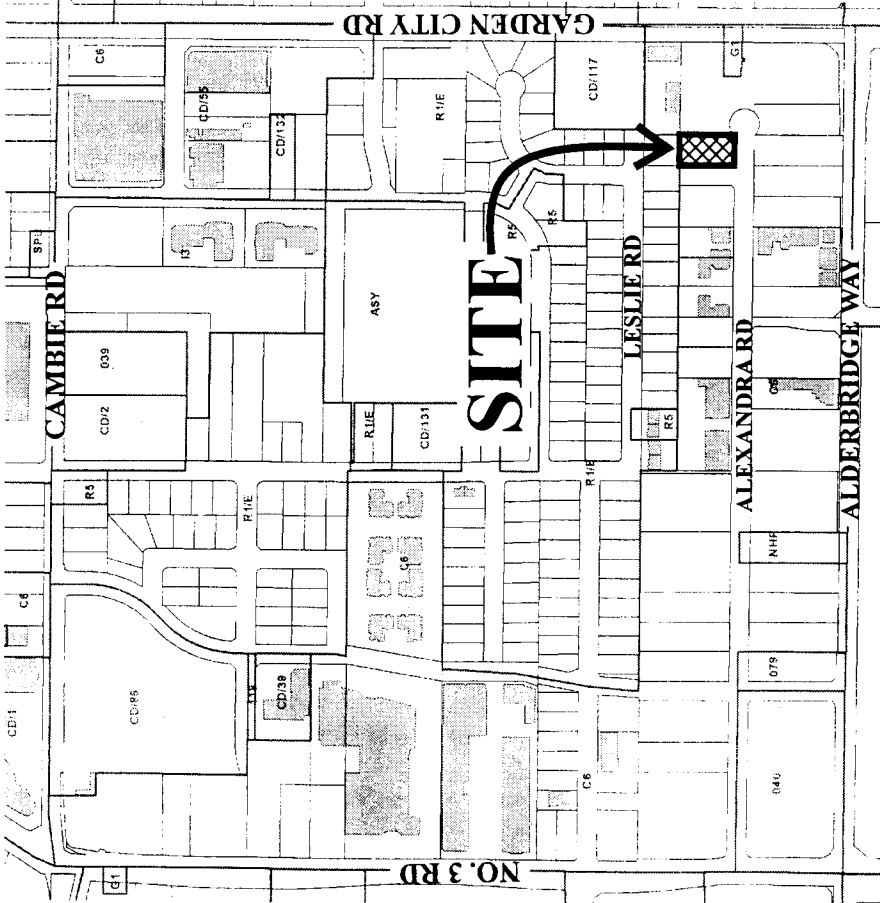
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

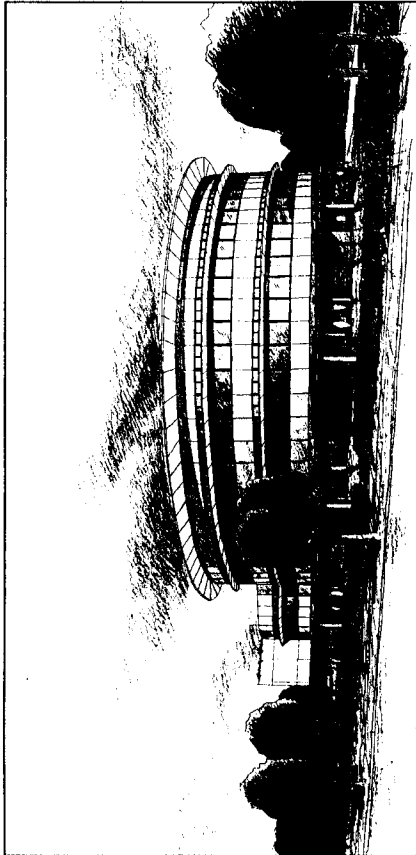


DP 03-244883
SCHEDULE "A"

Original Date: 09/05/03

Revision Date:

Note: Dimensions are in METRES



Proposed Karaoke Building

History:

The owner of this purposely-built, single use, steel and concrete structure, is an experienced operator of Karaoke clubs. He is, at present, the owner of Red Music Karaoke Bar which is located just 100 feet away. His intention is to build the best Karaoke club in the Lower Mainland. In order to fulfill his dream, he understands that he needs to build his own building instead of renting and modifying an existing commercial building. Thus he has retained JLA Architecture, together with Jones Kwong Kishi, Structural Engineers and Phillips Farevaag Smallemberg, Landscape Architects to be his consultants for this project.

Requirements:

The requirement of the owner is very simple. He wants an exciting, dynamic building that can be divided into two parts, both are for Karaoke singing. There is a larger side that accommodates approximately 30 Karaoke rooms of various sizes. On the other side is a smaller club that has only six Karaoke rooms with a small stage in the centre. They both share the same washrooms, lobby, stairwells and a small kitchen that serves finger food. There is also a requirement for some staff and office space etc. The smaller, membership only, club is catered to adults only where liquor is to be served, providing a liquor license can be obtained. The larger side is for the general public where only non-alcoholic beverage will be served.

The requirements of the City of Richmond are more onerous. Due to their experience of dealing with Karaoke clubs, the city requires that the Karaoke rooms has to be opened to the common area and has at least 50% of the wall facing the common area installed with transparent glass. Lack of parking is also a concern for the city officials. Other issues are the typical zoning and building codes requirements which are easier to comply.

Solution:

In order to fulfill the requirement of the owner and the City, we have designed a three storey building with parking taking over the entire ground floor area except for some trees that we have retained on site and in the surrounding area. As for the openness issue for the Karaoke rooms, we solved the issue by creating fan-shaped area so that all rooms can be monitored in the common area on both floors. All the Karaoke rooms have openable windows for ventilation besides central air-conditioning.

PROJECT DATA

Address: 8711 Alexandra Rd., Richmond, B.C. Canada
Legal Description: Lot 27 Except North 120 Feet Section 33
Block 5 North Range 6 West Plan 6979 N.W.D.
Zoning: Automobile - Oriented Commercial District (C6)

| Uses: | Permitted | Proposed |
|-------------------|-----------------|---|
| Height: | 39.370 ft. | Karaoke Box 38.5 ft. |
| Lot Area: | 18958 s.f. | |
| Ground Floor: | | 768.5 s.f. |
| Second Floor: | | 5565.6 s.f. |
| Third Floor: | | 3144.9 s.f. |
| Total Floor Area: | | 9479 s.f. |
| Floor Area Ratio: | 0.5 = 9479 s.f. | |
| Lot Coverage: | 50% | 30% |
| Parking: | | 48 spaces (on site) 63 spaces (shared) |

LIST OF DRAWING

| | |
|-----|--------------------------|
| A-0 | FRONT PAGE |
| A-1 | SITE PLAN |
| A-2 | GROUND FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN |
| A-4 | THIRD FLOOR PLAN |
| A-5 | ROOF PLAN |
| A-6 | BUILDING ELEVATIONS |
| A-7 | BUILDING ELEVATIONS |
| A-8 | BUILDING SECTIONS |
| A-9 | CONTEXT PLAN |
| L-1 | LANDSCAPE PLAN |
| L-2 | ROOF DECK LANDSCAPE PLAN |

DEC 24 2003

DP 03 - 244883

This drawing is the property of JLA Architecture and shall remain the property of JLA Architecture and the consultants named herein. Consultants shall verify all information and data provided to them and shall not be responsible for any errors or omissions. This drawing is not to be used for any other purpose without the written consent of JLA Architecture.

JLA
Architecture
178 West 8th Avenue
Vancouver, B.C. Canada V6P 1W9
Tel: 604-681-1781
Fax: 604-681-1782
Cell: 604-681-1783
E-mail: jla@jla-arch.com

Project Name:
KARAOKE
Richmond, B.C.

Drawing
FRONT PAGE

Scale: Drawing No.
Revised: Dec 15, 2003
Drawn: G. Sun
Checked: J. Lee
Job No.
Rev No.
A-0

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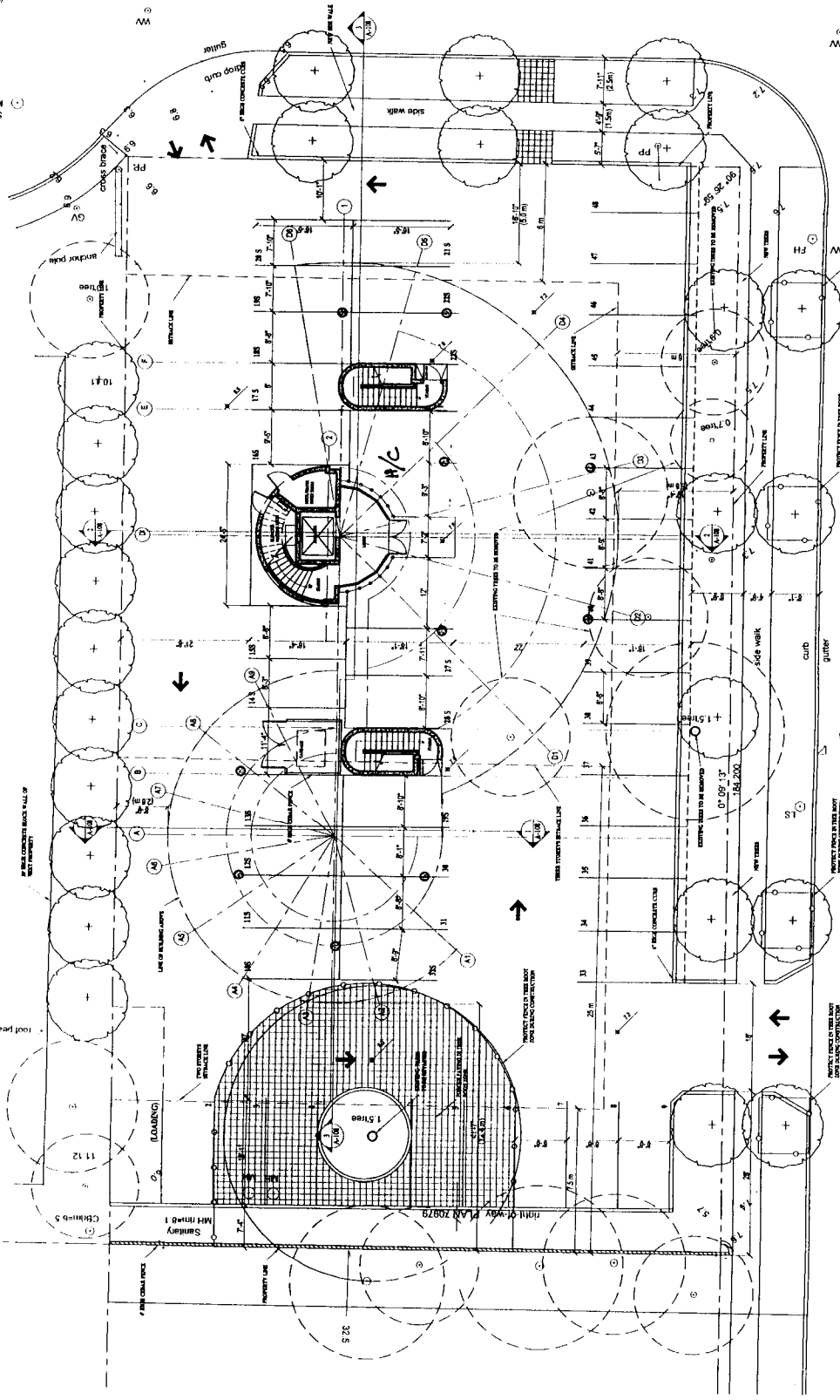


8711 ALEXANDRA RD.

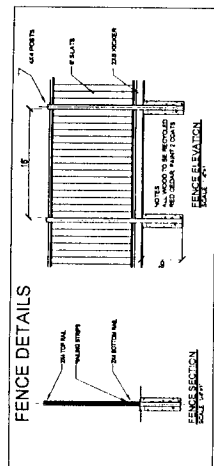
| | |
|-------------------------------|--|
| JJA | |
| J.A. Jones & Associates, Inc. | |
| 1234 Main St., Suite 100 | |
| Richmond, B.C. V6X 1A4 | |
| Tel: (604) 273-1234 | |
| Fax: (604) 273-1235 | |
| E-mail: jja@jja.com | |
| Project Name | |
| KARAOKE | |
| Richmond, B.C. | |
| Drawing No. | |
| SITE PLAN | |
| Scale: 1/8" = 1'-0" | |
| Sheet: 1 of 2 | |
| Date: Aug 15, 2004 | |
| Client: JJA | |
| Job No. | |

#1
JAN 09 2004
DP03.244883

- PARKING PROVIDED ON SITE = 45
(22 SMALL CAR + 23 STANDARD)
- 31 PARKING SPACES TO BE PROVIDED
ON 8740 ALEXANDRA RD (OFF-
SITE PARKING TO BE SECURED
BY REACTIVE COMMENTS AT BP STAGE

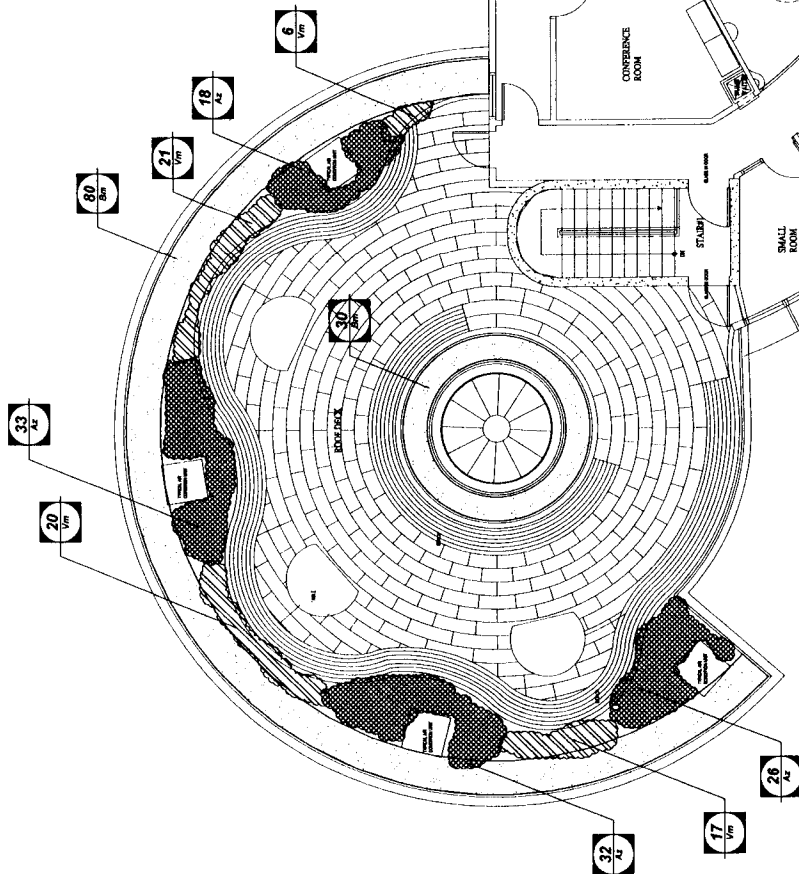


SORENSEN Cres.



The drawings are a representation of current and shall remain the property of J.A. Associates and the responsibility of the user. J.A. Associates is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. Drawings are to be used as a guide only.

Revised



Notes

1. All plant material to BCNTA and BCSLA standards.

Plant List

| Key, Sy. Botanical Name | Common Name | Planted Size | Comments |
|--------------------------------|------------------|--------------------|----------|
| Shrubs | | | |
| Al 109 Asplen. J. 'Hino White' | Japanese Asplen. | 43 pot, 15" o.c. | Full |
| Bm 110 Buxus 'Winter Cam' | Winter Cam Buxus | 43 pot, 15" o.c. | Full |
| Groundcovers | | | |
| Vm 84 Vinca minor | Periwinkle | 10cm pot, 12" o.c. | Full |

3

DEC 24 2003

DP 03.244833

L-2

Revised

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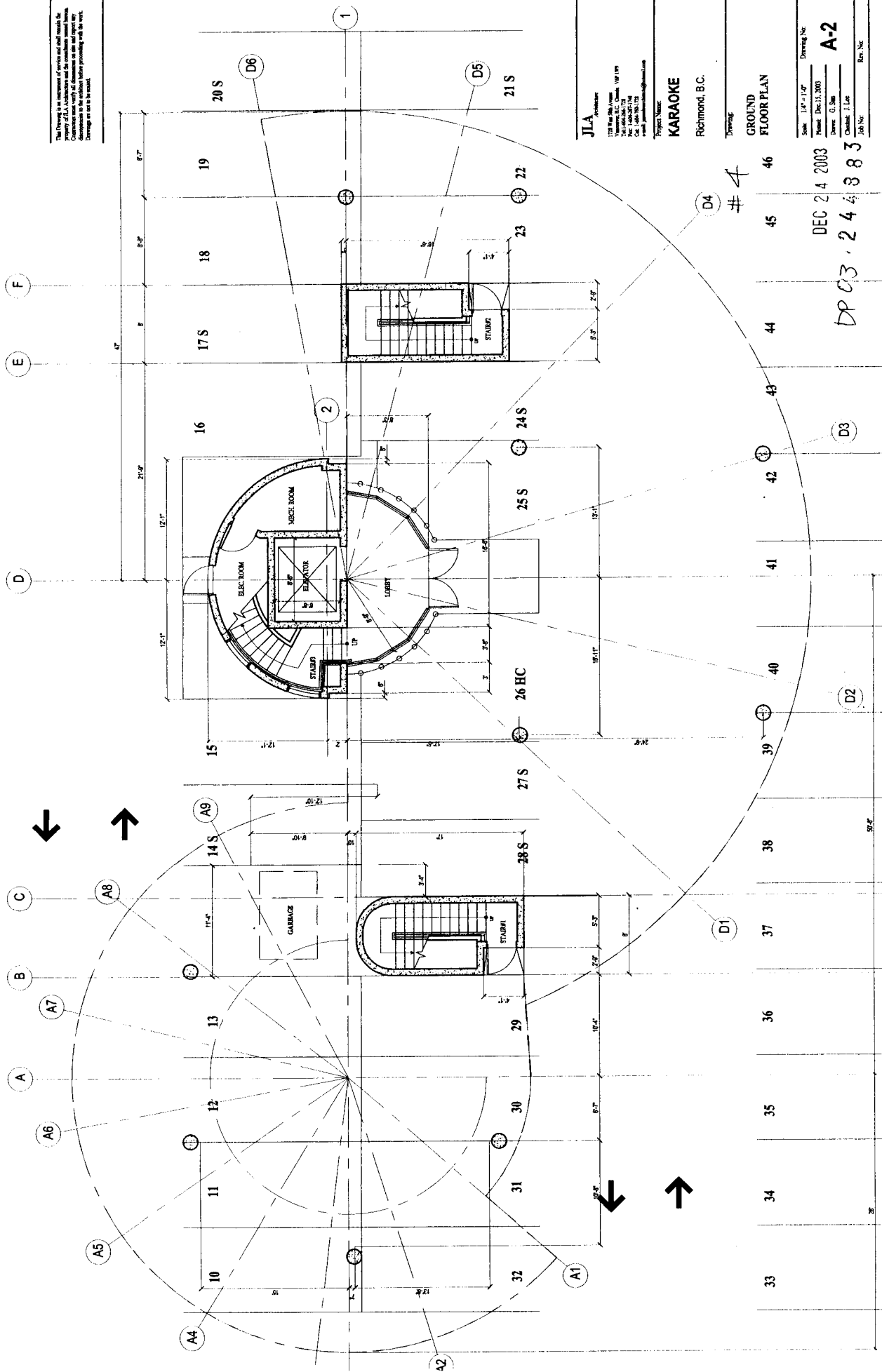
Revised

Revised

Revised

Revised

This drawing is an extension of a previous drawing and shall remain the property of J.A. Architecture and its consultants and shall not be used for any other project without the written consent of J.A. Architecture and its consultants. Drawings are not to be scaled.



J.A. Architecture

1234 Main Street
Richmond, B.C. V6V 1W9
Tel: (604) 273-1234
Fax: (604) 273-1234
Cell: (604) 273-1234
Email: j.a.arch@j.a.arch.com

Project Name

KARAOKE

Richmond, B.C.

Drawing

GROUND FLOOR PLAN

Scale: 1/4" = 1'-0"

Drawing No.

DEC 24 2003

Project No.

DP 03-24-883

Client: J. Lee

Rev. No.

A-2

JLA
 175 West 10th Street, Suite 100
 Richmond, BC V6Y 1P8
 Tel: 604-261-1778
 Fax: 604-261-1779
 Email: jla@jla.ca
 Website: www.jla.ca

Project Name:
KARAOKE
 Richmond, B.C.

Second Floor Plan

5

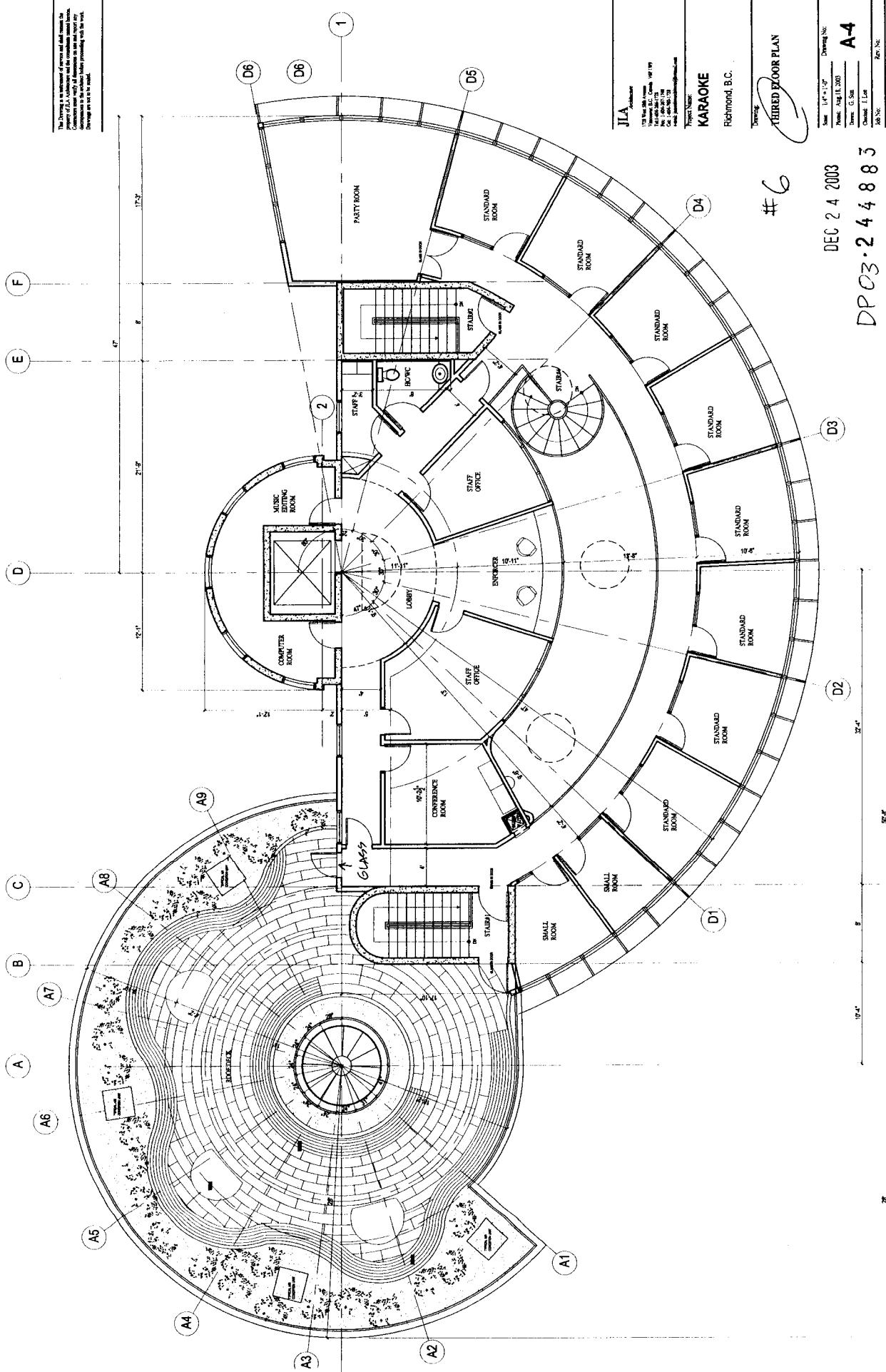
DEC 24 2003
DP 03-244883

Room Schedule:
 Room No. Description Area (sq. ft.)
 A1 Standard Room 100
 A2 Standard Room 100
 A3 Standard Room 100
 A4 Standard Room 100
 A5 Standard Room 100
 A6 Standard Room 100
 A7 Standard Room 100
 A8 Standard Room 100
 A9 Standard Room 100
 D1 Small Room 50
 D2 Small Room 50
 D3 Small Room 50
 D4 Small Room 50
 D5 Small Room 50
 D6 Small Room 50
 Party Room 200
 Kitchen 100
 Bar 50
 Storage 50
 Staff 50
 WC 50
 Toilet 50
 Lobby 100
 Reception 50
 Lounge 100
 Dance Floor 200

SECOND FLOOR PLAN

| | |
|-----------------------|-------------|
| Scale: 1/4" = 1'-0" | Drawing No: |
| Project: Aug 18, 2003 | A-3 |
| Drawn: G. Soti | |
| Checked: J. Lee | |
| Job No: | Rev. No: |

The drawing is a representation of a proposed design and is not intended to be a contract. It is the responsibility of the client to verify the accuracy of the information and to ensure that the design meets their requirements. The drawing is not to be used for construction without the approval of the architect.



JLA
 175 New York Avenue
 Washington, D.C. 20005
 Tel: (202) 462-1100
 Fax: (202) 462-1101
 www.jla.com

KARAOKE
 Richmond, B.C.

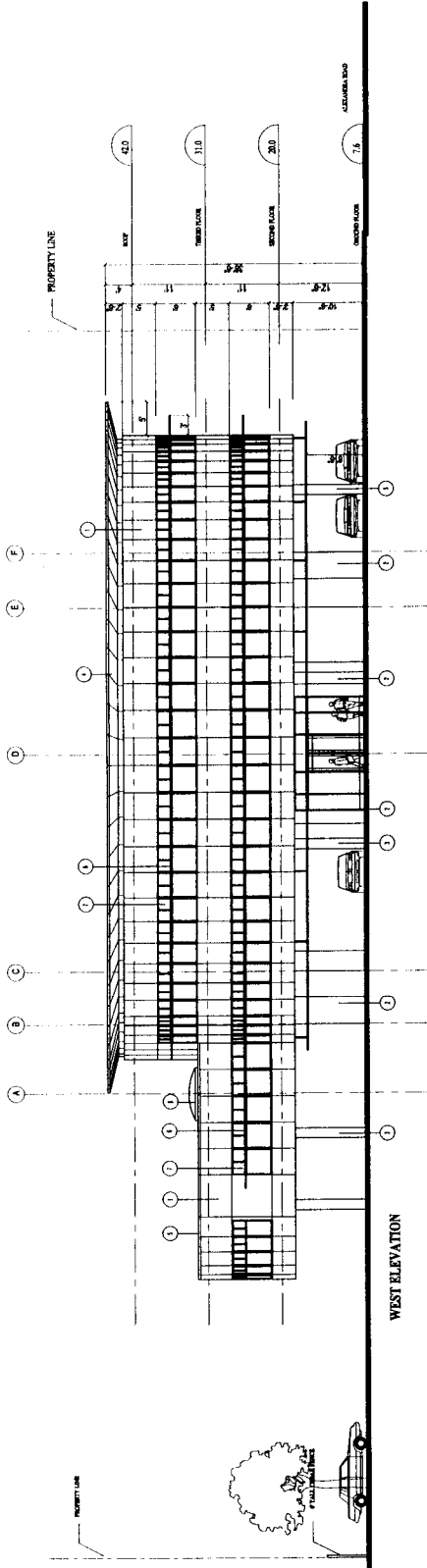
THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"
 Date: Aug 18, 2003
 Drawn: G. Lee
 Checked: T. Lee
 App. No.

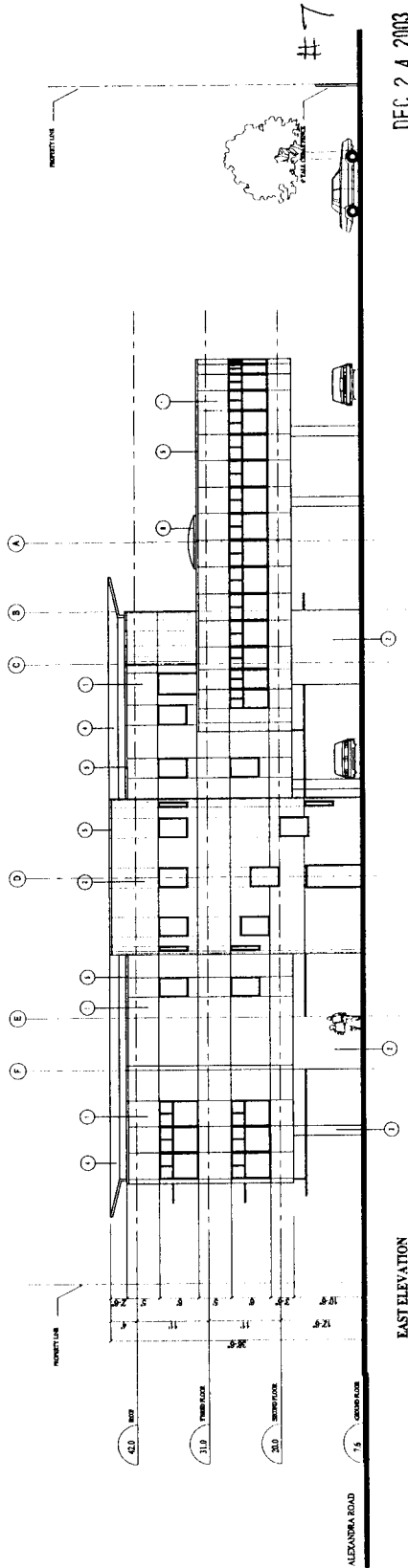
DEC 24 2003
 DP03-244883

This drawing is an architectural drawing and shall remain the property of J.A. Karaoke and the contractor shall retain the right to use the drawing for the purpose of the project. All drawings are subject to the contract documents and shall be subject to the contract documents and shall be subject to the contract documents.

| LEGEND | |
|--------|-------------------------|
| 1 | PREPARED METAL CLADDING |
| 2 | PAINTED CONCRETE WALL |
| 3 | PAINTED CONCRETE COLUMN |
| 4 | PREPARED METAL ROOF |
| 5 | PREPARED METAL CLADDING |
| 6 | OFFICE PANEL SCHEDULE |
| 7 | DOUBLE GLAZED WINDOW |
| 8 | SKYLIGHT |



WEST ELEVATION



EAST ELEVATION

JLA
 175 New 20th Street
 Richmond, B.C. V6V 1K9
 Tel: 604-273-1111
 Fax: 604-273-1112
 Email: jla@jla.ca
 Website: www.jla.ca

Project Name: **KARAOKE**
 Location: **Richmond, B.C.**

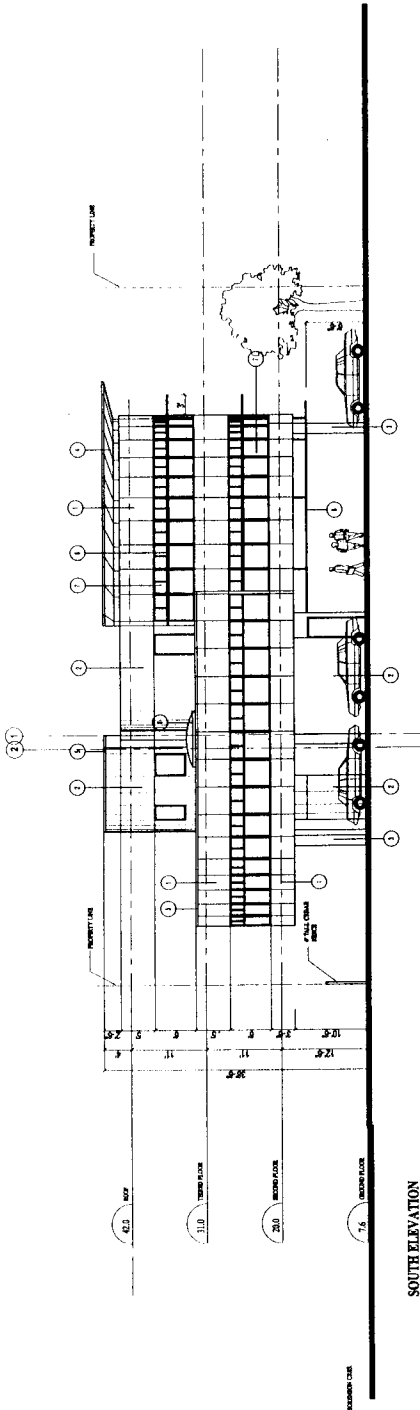
Building Elevations

Scale: 1/8" = 1'-0"
 Project: Aug 11, 2003
 Drawing: G. 500
 Author: J. Lee
 Date: 11/11/03

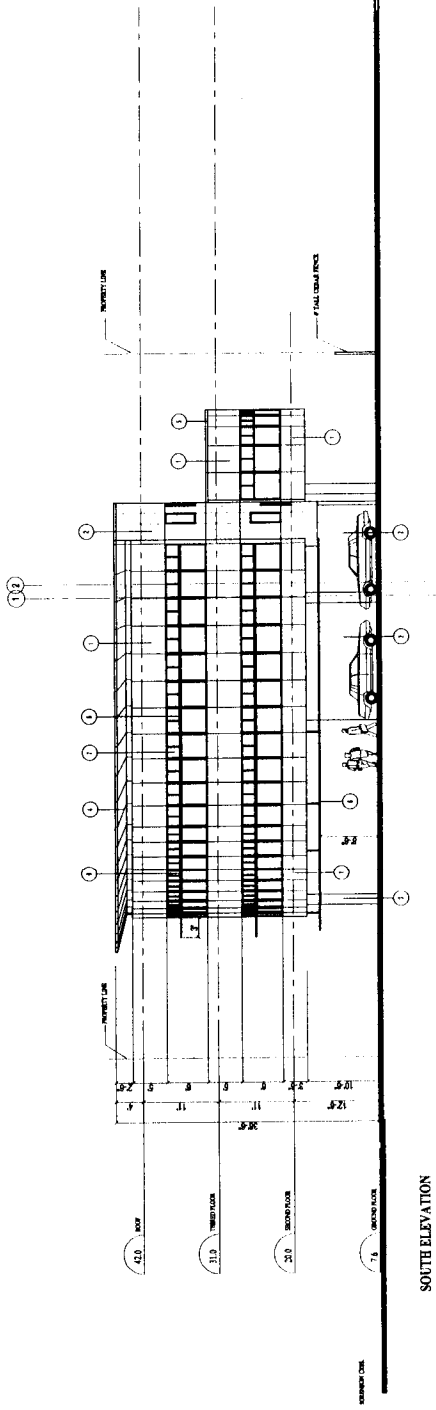
Sheet No. **A-6**
 Total No. 1

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SOUTH ELEVATION



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JLA
Architects
1700 West 10th Avenue
Vancouver, B.C. V6J 1P9
Phone: 604-681-1111
Fax: 604-681-1112
www.jlaarchitects.com

KARAOKE
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BUILDING ELEVATIONS

Scale: 1/8" = 1'-0"
Drawing No: A-7
Project No: 03-244883
Client: J.L.A. Architects
Job No: 03-244883

#8

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DP 03-244883