



**City of Richmond**  
Urban Development Division

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** February 17, 2005

**From:** Raul Allueva  
Director of Development

**File:** DP 04-280302

**Re:** **Application by Am-Pri Construction Ltd. for a Development Permit at  
7280, 7300, 7304 and 7320 Garden City Road**

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### **Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 35 dwelling units at 7280, 7300, 7304 and 7320 Garden City Road on a site zoned Comprehensive Development District (CD/128); and
2. Vary the provisions of Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the public road setback (Turnill Street) from 4.57 m to .25 m to allow for a covered recycling enclosure.

Raul Allueva  
Director of Development

KN:blg

Att.

## Staff Report

### Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop 35 townhouse dwelling units at 7280, 7300, 7304 and 7320 Garden City Road in a three-storey format.

The site is in the process of being rezoned Comprehensive Development (CD/128) as part of rezoning application RZ 04-262818. The rezoning bylaw (Bylaw 7833) also amends CD/128 to permit a 4.57 m setback from Turnill Street and a 3 m side and rear yard setback.

### Development Information

Please refer to 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 at 7280, 7300, 7304 and 7320 Garden City Road at the corner of Garden City and Bennett Roads. The existing development surrounding the site is described as follows:

- The project constructed to the north of the subject site, across Bennett Road, Polygon Leighton Green (9133 Sills Avenue), located in the same sub-area as the subject site, is comprised of 94 three-storey townhouses at a density of 0.80 Floor Area Ratio (F.A.R.) and is also zoned Comprehensive Development District (CD/128);
- The project constructed to the east, across Turnill Street, Polygon Wellington Court (7233 Heather Street), located in a lower density sub-area, consists of 54 two-storey and three-storey townhouse units and a density of 0.69 F.A.R.;
- To the south, six (6) existing older single-family homes and one (1) two-family dwelling, in an area designated for future high-density townhouse development, in the same sub-area as the subject site; and
- To the west, across Garden City Road, are Townhouse & Apartment District (R3) zoned townhouses.

As part of the rezoning of the subject site (RZ 04-262818), a number of community benefits were secured, including:

- A financial contribution towards the land and the repayment to the City for construction costs for Bennett Road;
- Contributions to frontage upgrades along both Garden City Road and Bennett Road;
- Payment-in-lieu of providing on-site indoor amenity space;
- A contribution of \$25,400 towards the City's affordable housing fund; and
- Construction of an access to the site from Turnill Street.

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

The applicant requests the following variance to the Comprehensive Development District (CD/128) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision CD/128 to reduce the front yard setback from 4.57 m to .25 m.  
*(Staff supports the proposed variance, as this project provides for adequate landscaping at the location of the setback variance. The proposed structure will be integrated into the landscape design. The design of the enclosure is open at the sides and will include lattice screening and a wood trellis. The trellis will be only 7 ft. in height and will be partially hidden from Turnill Street by a 4 ft. metal fence with brick posts which runs around Garden City Road, Bennett Road and Turnill Street.)*

### **Rezoning and Public Hearing Requirements**

At the time of rezoning (RZ-04-262818), staff recommended that at Development Permit stage, the applicant should address the following:

- Create variety between building blocks, through details and colour, to provide more visual interest. *The applicant has added variety and articulation to the façades and is proposing 2-colour schemes in order to add variety between the building blocks.*
- Provide more context information (area context plan; streetscape including other projects) to demonstrate the interface with adjacent developments. *Context information was provided.*
- Give consideration to the internal driveway design to minimize the impact of blank garage doors. Providing transom windows and minimizing the width of garage doors along with the provision of planting where possible are encouraged. *Transom windows have been provided.*
- Consider location for the garbage/recycling operation and mail kiosk. If individual garbage pick-up is contemplated, then there should be no projecting balconies, which may interfere with truck manoeuvring. *The garbage area was moved to the amenity space and the recycling area was moved to the front of the site. Mailboxes are also located at the site entry.*

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the rezoning and the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/128) Schedule.

There were no concerns or comments at the Public Hearing, held on November 15, 2004, regarding the rezoning of this property.

### **Staff Comments**

#### **Analysis**

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

- Schedule 1: 9.2 General Guidelines  
              9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)  
Schedule 2: 2.10 City Centre Area Plan  
              2.10D McLellan South Sub-Area Plan

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development.
- Planted trellises have been provided at the ends of each laneway for buffering.

Site Planning and Urban Design:

- Vehicle access to the development will be through a driveway off of Turnill Street. A cross-access agreement at the internal roadways to the south connecting to 7340 and 7360 Garden City Road has been provided as a condition of rezoning;
- Parking will be provided at a rate of two (2) parking spaces per dwelling unit (in a tandem format, as allowed in CD/128), more than the 1.5 parking spaces per dwelling unit required by the zoning district schedule, plus seven (7) visitor parking stalls for use by the complex, as per the Zoning Bylaw;
- 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;
- Pedestrian circulation is provided through the site, and the amenity areas, which include a play structure; and
- Garbage and recycling facilities have been provided within a screened enclosure.

Architectural Form and Character:

- The building forms are well articulated with interesting roof lines;
- Given the three-storey design, no accessible units have been provided;
- The proposed building materials (Hardi-plank siding and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines; and
- Units are ground floor oriented with small yard spaces. Direct access to the public road is provided for street fronting units.

Landscape Design:

- The landscape plan will integrate well with the existing trees being retained along Garden City Road streetscape;
- Of the nine existing trees over 6 ft. caliper, two (2) will be retained. In addition, 51 trees will be added, along with 56 cedar trees, as part of the Cedar hedge;
- Perimeter fencing is provided which includes 1.8 m cedar fencing and a low (1.2 m.) metal fence with brick posts along Bennett Road, Turnill Street and Garden City Road;
- An outdoor play space has been provided, including a play structure;
- Pavers and permeable paving have been added along the drive aisles to add interest and provide for permeability; and
- A Letter of Credit for landscaping in the amount of \$84,654 (based on a total floor area of 42,327 ft<sup>2</sup>) will be required.

**Advisory Design Panel Comments**

The Advisory Design Panel reviewed this application at their meeting on December 8, 2004. They gave their support to this application, subject to the applicant resolving a number of design and landscape issues. The applicant has revised their plans to address these issues, to the satisfaction of City staff. Minutes of the Advisory Design Panel meeting, and the applicant's response to each issue raised area attached as **Attachment 2**.

**Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.

A handwritten signature in black ink, appearing to be 'KN' with a stylized flourish.

Kimberly Needham  
Contract Planner 2 (Temp.)  
(Local 4635)

KN:blg



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Development Application Data Sheet Development Applications Department

**DP 04-280302**

**Attachment 1**

Address: 7280, 7300, 7304 and 7320 Garden City Road

Applicant: Am-Pri Construction Ltd.

Planning Area(s): McLennan South Sub-Area

Site Area Net: 4915.6 m<sup>2</sup>

Floor Area Gross: 4138.2 m<sup>2</sup>

Zoning CD/128

	Existing	Proposed
Land Uses	Single-family homes	35 units
OCP Designation	Residential	Residential

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.8	none permitted
Lot Coverage – Building:	Max. 40%	39.9%	none
Lot Size:	Min. 0.405 ha	.517 ha	none
Setback – Public Road:	Garden City Road – Min. 6 m Bennett Road and Turnill Street -Min. 4.57 m	Garden City - 8 m Bennett Road and Turnill Street - 4.57 m 0.25 m for recycling area	From 4.57 m to 0.25 m to allow for a covered recycling enclosure.
Setback – Side Yards:	Min. 3 m	3.3 m	none
Setback – Rear Yards:	5.5 m	N/A	none
Height (m):	12 m	11.3 m	none
Off-street Parking Spaces – Regular/Visitor*:	53 and 7	70 and 7	none
Off-street Parking Spaces – Total:	60	77	none
Amenity Space – Indoor:	70 m <sup>2</sup> per unit	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 210 m <sup>2</sup>	265 m <sup>2</sup>	none

MINUTES OF THE ADVISORY DESIGN PANEL – DECEMBER 8, 2004

3. Townhouses

*Tomizo Yamamoto Architect*  
7280/7300/7304/7320 Garden City Road  
(Formal)

DP 04-280302

Ms. Kimberly Needham, planner, reviewed the staff comments provided for the project, a copy of which is attached as Schedule 2 and forms a part of these minutes.

Mr. Yamamoto, architect, with the aid of a model and other materials, reviewed the project, including the site context, the massing from Bennett Road, the streetfront entries, the colour and exterior material schemes; and, the garbage location.

Mr. Masa Ito, landscape architect, provided the landscape details, including the existing tree retentions.

A general question was put forth regarding the access to the play area, and the accesses were identified.

The comments of the Panel were as follows:

- a concern was expressed about the garbage collection. ***The garbage enclosure was moved to another location (adjacent the amenity area) and is proposed to have perimeter landscaping for screening.***
- the elevations were good and lots of landscape open area was provided. The units at the ends of the horizontal driveway would be affected by headlights – could the units be flipped? The central green space was good but the visitor parking was in the middle – could the parking area not be flipped with the play area? ***Units were not flipped. The green space and parking area were reconfigured.***
- if the visitor parking and the narrower portion of the park were used for the play area it would also help with the walkway and the trellises. The trellises, benches and walkways, etc., should all come together. ***The green space and parking area were reconfigured to form a more cohesive design.***
- pavers should be incorporated into the visitor parking area to increase permeability. ***Pavers were added to the design.***
- a buffer between the property line fence and where vehicles pull in would be advantageous – trellis detail could also be added in these areas. Two types of trees that would provide more prominence were suggested to change the rhythm at the entryways. The gaps in the street trees should be filled in along Garden City Road, Turnill Street, and Bennett Road. More feature landscaping could be added at the corners. ***All items were addressed.***

Discussion then ensued that resulted in the following motion:

It was moved and seconded

***That DP 04-280302 move forward subject to the incorporation of the Panel's comments.***



**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 04-280302**

To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 7280, 7300, 7304 AND 7320 GARDEN CITY ROAD  
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
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 Plans #1 to #2 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
  - c) Landscaping and screening and porous surfaces shall be provided around the different uses generally in accordance with the standards shown on Plans #3 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #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 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 04-280302

To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 7280, 7300, 7304 AND 7320 GARDEN CITY ROAD  
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954 BAYCREST DRIVE  
NORTH VANCOUVER, BC V7G 1N8

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$84,654

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.

5. 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.

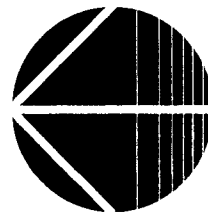
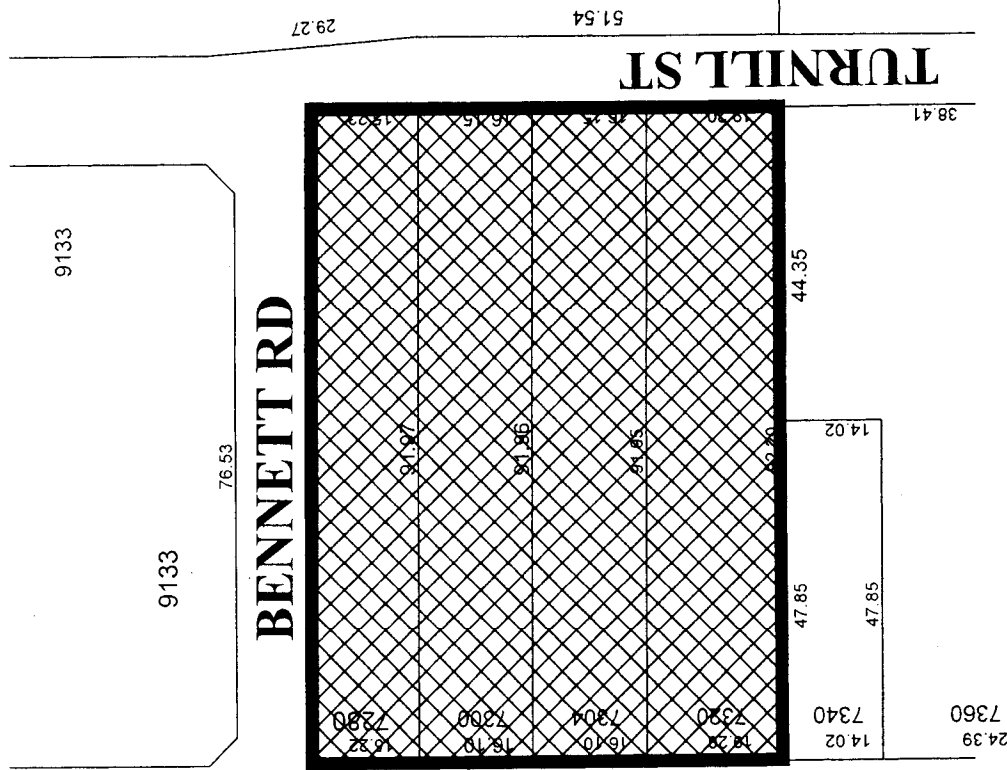
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR



DP 04-280302  
SCHEDULE "A"

Original Date: 11/03/04

Revision Date: 02/09/05

**Note:** Dimensions are in METRES

**AREA PLAN**  
S.W.

**BENNETT ROAD**

**TURMILL STREET**

**GARDEN CITY ROAD**

**STATISTICS:**

CITY ADDRESS	TRACT INFORMATION	THE GARDEN CITY LOFTS
1000 S. BENTLEY ST.	LOT 1 & 2	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 3 & 4	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 5 & 6	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 7 & 8	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 9 & 10	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 11 & 12	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 13 & 14	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 15 & 16	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 17 & 18	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 19 & 20	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 21 & 22	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 23 & 24	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 25 & 26	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 27 & 28	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 29 & 30	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 31 & 32	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 33 & 34	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 35 & 36	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 37 & 38	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 39 & 40	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 41 & 42	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 43 & 44	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 45 & 46	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 47 & 48	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 49 & 50	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 51 & 52	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 53 & 54	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 55 & 56	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 57 & 58	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 59 & 60	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 61 & 62	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 63 & 64	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 65 & 66	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 67 & 68	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 69 & 70	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 71 & 72	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 73 & 74	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 75 & 76	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 77 & 78	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 79 & 80	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 81 & 82	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 83 & 84	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 85 & 86	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 87 & 88	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 89 & 90	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 91 & 92	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 93 & 94	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 95 & 96	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 97 & 98	1000 S. BENTLEY ST.
1000 S. BENTLEY ST.	LOT 99 & 100	1000 S. BENTLEY ST.

**PARKING:**

REQUIRED	PROVIDED
15 SPACES + 20 UNITS	15 SPACES + 20 UNITS
25 SPACES + 30 UNITS	25 SPACES + 30 UNITS
35 SPACES + 40 UNITS	35 SPACES + 40 UNITS
45 SPACES + 50 UNITS	45 SPACES + 50 UNITS
55 SPACES + 60 UNITS	55 SPACES + 60 UNITS
65 SPACES + 70 UNITS	65 SPACES + 70 UNITS
75 SPACES + 80 UNITS	75 SPACES + 80 UNITS
85 SPACES + 90 UNITS	85 SPACES + 90 UNITS
95 SPACES + 100 UNITS	95 SPACES + 100 UNITS
105 SPACES + 110 UNITS	105 SPACES + 110 UNITS
115 SPACES + 120 UNITS	115 SPACES + 120 UNITS
125 SPACES + 130 UNITS	125 SPACES + 130 UNITS
135 SPACES + 140 UNITS	135 SPACES + 140 UNITS
145 SPACES + 150 UNITS	145 SPACES + 150 UNITS
155 SPACES + 160 UNITS	155 SPACES + 160 UNITS
165 SPACES + 170 UNITS	165 SPACES + 170 UNITS
175 SPACES + 180 UNITS	175 SPACES + 180 UNITS
185 SPACES + 190 UNITS	185 SPACES + 190 UNITS
195 SPACES + 200 UNITS	195 SPACES + 200 UNITS
205 SPACES + 210 UNITS	205 SPACES + 210 UNITS
215 SPACES + 220 UNITS	215 SPACES + 220 UNITS
225 SPACES + 230 UNITS	225 SPACES + 230 UNITS
235 SPACES + 240 UNITS	235 SPACES + 240 UNITS
245 SPACES + 250 UNITS	245 SPACES + 250 UNITS
255 SPACES + 260 UNITS	255 SPACES + 260 UNITS

F.A.R.:			
A	1210 SQ.FT.	* 10 UNITS	* 12100 SQ.FT.
A1	1220 SQ.FT.	* 9 UNITS	* 9760 SQ.FT.
A2	1235 SQ.FT.	* 2 UNITS	* 2460 SQ.FT.
A3	1208 SQ.FT.	* 3 UNITS	* 3619 SQ.FT.

STATISTICS:

SINGLE FAMILY  
DWELLING

A <sub>32</sub>	1190 SQ. FT.	4 1/2 INCHES	4760 SQ. FT.
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LOT AREA	BEFORE ROAD DEDICATION	AFTER ROAD DEDICATION
55,679 SQ.FT. (0.1127 AC.)	52,342 SQ.FT. (0.0986 AC.)	

TOTAL	55.44'S	=	423.27 S.G. FT.
COVERED PORCH AREA (NOT INCLUDE IN ABOVE FLOOR AREA)			

F.S.R. -  
PROPOSED LOT COVERAGE: 21,110 S.F. (38.8% LOT AREA) ARE INCLUDED

SITE PLAN

COVERED PORCH AREA 52.312 SQ. FT. x 0.03 = 1.569 x 50 FT.  
OFF-STREET PARKING 530.2 x 21.17 = 11,219.54 SQ. FT.

DF-04-280302	CHECKED	PROJ. NO.	0320
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Architectural elevation drawing of a two-story building. The drawing includes detailed annotations for materials and colors, such as "PAINTED", "WOOD", and "BRICK". The building features a symmetrical facade with a central entrance and multiple windows on both floors. The drawing is oriented vertically on the page.

DD 04280302

NOV. 07 2004 SUBJECT 207 APPLICATION

NO. DATE REVISIONS

CONSULTANT

PROJECT

35 UNIT

TOWNHOUSE DEVELOPMENT

[illegible]

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DP 04280302

FEB 16 2005

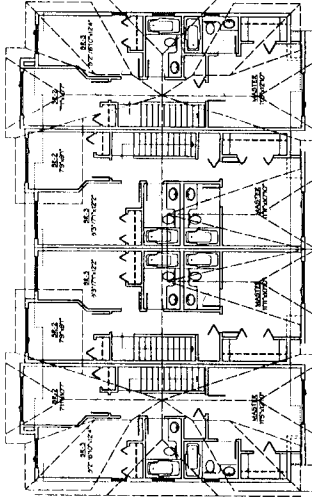
NO.	DATE	REVISIONS
1	JAN 2005	ISSUED FOR C.P.
2	NOV 2004	ISSUED FOR S.P. APPROVAL

PROJECT  
35 UNIT  
TOWNHOUSE DEVELOPMENT

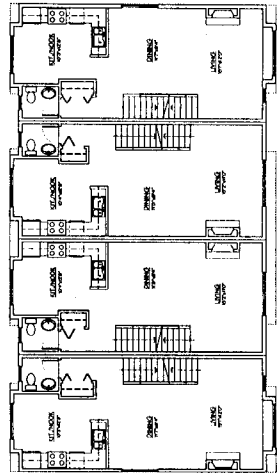
PROPOSED AT 1200 GARDEN CITY ROAD  
RICHMOND, R.C.  
tomizo  
yamamoto  
architect inc.

1000 WEST 10TH AVE. 10TH FLOOR  
DANVILLE, VA 22018  
DRAWING TITLE  
FLOOR PLANS

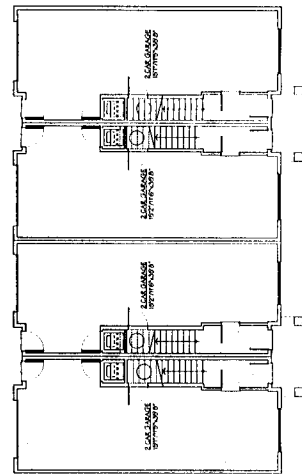
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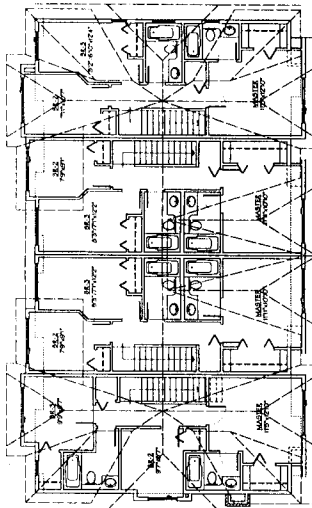
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THIRD FLOOR PLAN



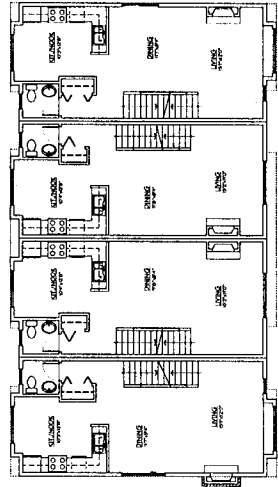
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SECOND FLOOR PLAN



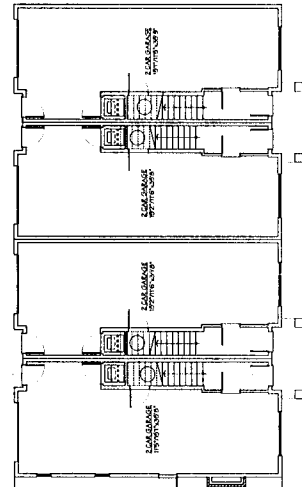
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GROUND FLOOR PLAN



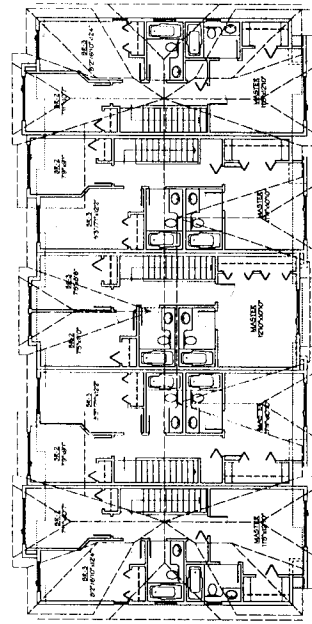
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THIRD FLOOR PLAN



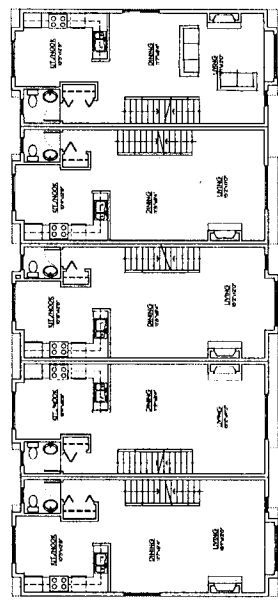
BUILDING NO. 3  
SECOND FLOOR PLAN



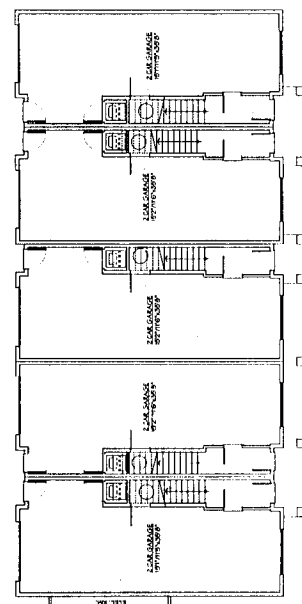
BUILDING NO. 3  
GROUND FLOOR PLAN



BUILDING NO. 2 & 4  
THIRD FLOOR PLAN



BUILDING NO. 2 & 4  
SECOND FLOOR PLAN



BUILDING NO. 2 & 4  
GROUND FLOOR PLAN