



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: September 8, 2004
File: DP 03-248226
Re: **Application by Patrick Cotter Architect Inc. for a Development Permit at
3880 Chatham Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 116.2 m² (1,251 ft²) of commercial space at grade and four (4) dwelling units above at 3880 Chatham Street on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit six (6) tandem parking spaces.

A handwritten signature in black ink, appearing to read 'Raul Allueva', with a long horizontal line extending to the right.

Raul Allueva
Director of Development

SB:blg
Att. 5

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop a three-storey building with 116.2 m² (1,251 ft²) of commercial space on the ground floor and a total of four (4) two-storey dwelling units above. The site contained a single-family residence which will be demolished for this project.

The Steveston Commercial (Three-Storey) District (C5) zoning for the site is in place. A previous Development Permit Application (DP 99-162417) was withdrawn. The previous scheme proposed a three-storey building with two (2) commercial units at grade and two (2) two-storey dwelling units above.

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 Chatham Street adjacent to the lane between No. 1 Road and 1st Avenue. The subject site is in the Chatham Street Character Sub-Area of the Steveston Village Character Area in the Steveston Area.

Development surrounding the site includes the following:

- to the north, across Chatham Street, is a surface parking lot and commercial strip mall;
- to the east, across the lane, is a surface parking lot and Credit Union;
- to the south, is a privately-owned surface parking lot; and
- to the west, is a surface parking lot and three-storey development with commercial at grade.

Staff Comments

Two letters were received from Mr. Dominique Jarry, neighbouring resident and business owner, and Mr. Leo Hop, local area businessman. The following concerns were raised:

- use of lane for access to parking;
- conflict of lane traffic with delivery trucks;
- traffic sightlines in lane; and
- adequate provision of parking.

In response, both letters have been referred to Transportation and Bylaw enforcement staff. Some of the concerns may be addressed through the Steveston Area Parking Study currently underway. Staff have contacted the two individuals and have indicated that a follow-up response will be provided as soon as possible to the issues noted in relation to traffic and parking enforcement.

The zoning is in effect on the property. The use is appropriate for the zoning district and Chatham Street Character Sub-Area of the Steveston Village Character Area. Access to parking for the development through the lane is encouraged. This minimizes the impact of surface parking on Chatham Street. The applicant has worked cooperatively with staff to maximize

loading and parking opportunities onsite. No sightline issues have been identified on this wide 10 m lane. The proposed development is providing the required number of parking spaces. 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 (**Attachment 2**). In addition, it complies with the intent of the applicable Development Permit sections of the Official Community Plan (OCP) including the Chatham Street Character Sub-Area guidelines and is generally in compliance with the Steveston Commercial (Three-Storey) District (C5) Schedule except for the zoning variance noted below.

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

The applicant requests a variance to the Steveston Commercial (Three-Storey) District (C5) Schedule of the Zoning and Development Bylaw No. 5300 to vary the provisions of Division 400 (Off-Street Parking & Loading) to permit six tandem parking spaces.

(Staff supports the proposed variance as it is considered minor and allows for parking spaces to be provided in an area with demonstrated parking issues. Tandem spaces will be utilized only for the residential units and will be assigned to the same units to ensure no operational conflict. Were the variance not considered, the applicant has the ability to reduce the number of parking spaces and provide a cash payment in lieu. The provision of parking on-site is preferred by both the applicant and staff).

Analysis

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

- Schedule 1: 9.2 General Guidelines
 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
Schedule 2: 2.4 Steveston Area Plan (Chatham Street Character Sub-Area)

Conditions of Adjacency:

- The proposed three-storey height, siting and orientation of the building respects the massing of the surrounding existing development; and
- The impact of the development on the adjacent mixed-use development to the west is mitigated by the party wall historical reference partial brick treatment and the siting of the adjacent development's surface parking lot.

Site Planning and Urban Design:

- The siting of the building, the mix of commercial and residential uses and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The development offers streetscapes on Chatham Street and the lane (prominent to No. 1 Road) animated with commercial space; and
- The parking has been located off the lane behind the building to minimize its visual impact on Chatham Street.

Architectural Form and Character:

- The building form is well articulated; and
- The proposed building materials (brick, metal, glass, Hardi-plank siding, wood trellis structures and painted wood trim) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- The landscape design includes two (2) new trees onsite, shrub and vine planting, permeable paving, and a trellis structure at grade and planted pots on the roof decks;
- The landscape design also includes benches, special paving treatment, ground cover planting, tree planting, as well as boulevard treatments through a future Servicing Agreement;
- A landscape buffer and high quality metal fencing are located along the south, southwest and southeast property lines which separate the surface parking for the development from adjacent surface parking lots and the lane;
- The garbage for the commercial unit is located inside the building with access off the existing lane, screened with security gates; and
- The use of permeable paving 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 June 9, 2004 is attached for reference (**Attachment 3**). In response to the issues raised by the Panel, the security gate is located at the building face to avoid a possible area of concealment. The issues relating to works beyond the property lines and therefore beyond the scope of the DP will be addressed through the future Servicing Agreement.

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. The applicant has presented an improvement to the Chatham streetscape and Steveston Village in a development that incorporates quality design, materials, historical references and presents a favourable relationship of commercial space to the street. 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 \$14,684.61 (based on a total floor area of 7,342 ft²).

List of Attachments

Attachment 1	Development Application Data Sheet
Attachment 2	Staff Comments
Attachment 3	Excerpt from Advisory Design Panel Minutes
Attachment 4	Letter from Mr. Dominique Jarry of February 16, 2004
Attachment 5	Letter from Mr. Leo Hop of February 20, 2004



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

**Development Application
Data Sheet**
Development Applications Department

DP 03-248226

Attachment 1

Address:	3880 Chatham Street		
Owner:	Money Penny Holdings Ltd.	Applicant:	Patrick Cotter Architect Inc.
Planning Area(s):	Chatham Street Character Sub-Area in Steveston Area		
Site Area	Gross: 504 m ²	Net:	no change
Floor Area	Gross: 682.1 m ²	Net:	503.1 m ²
Zoning	Steveston Commercial (Two-Storey) District (C4)		

	Existing	Proposed
Land Uses	Residential	Mixed Commercial-Residential Use
OCP Designation	Commercial	no change
Number of Units	1 dwelling unit	2 CRU & 4 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	1.0	none permitted
Lot Coverage:	n/a	48%	n/a
Setback – Chatham St:	n/a	0 m	n/a
Setback – Side Yard:	n/a	0.05 m	n/a
Setback – Rear Yard:	n/a	18.7 m	n/a
Height (m):	9 m & 3 storeys	11 m & 3 storeys	none
Off-street Parking Spaces – Resident/Commercial:	4 and 6	4 and 6	none
Off-street Parking Spaces – Accessible:	n/a	0	none
Off-street Parking Spaces – Total:	10	10	none
Off-street Tandem Parking Spaces*:	Not permitted	6	6 tandem spaces

*A variance has been requested to permit 6 tandem parking spaces.

Staff Comments

Engineering Design

The following condition is to be met prior to issuance of Building Permit:

- A Servicing Agreement* for design and construction of frontage and lane improvements. Works include, but are not limited to:
 - Chatham Street: planted and treed boulevard with at least one ornamental tree, low scale planting area surrounding tree, and two (2) benches (spec still to be determined);
 - Lane works: lane widening from the existing edge, to create a 8 m wide lane (5.5 m travel portion and 2.5 m portion sloped down to the new barrier curb and gutter with catch basins as required for surface drainage, decorative Steveston laneway street lighting (exact specification to be determined) and concrete sidewalk; and
 - All works are at the developer's sole cost with no credits available.

* Note: This requires a separate application.

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

Wednesday March 3rd, 2004 – 4:00 p.m.

Rm. M.1.003

RICHMOND CITY HALL

3. 2004-26 **Residential/Over Commercial**

Patrick Cotter, Architect
3880 Chatham Street
(Formal)

DP 03-248226

The comments of the Panel included:

- the project was well handled. The upper element was articulated with trellis elements and looked fussy compared to the reserved nature of the rest of the building. The lane conversion was supported. The massing was good;
- a good project. Although sidewalks in lanes are the standard in City Centre the same might not be applicable in Steveston. A bench unique to the Steveston Village would be perfect;
- the refuse area juts out (*Mr. Cotter responded that the area was flush to the sidewalk and would be gated*). The residential over commercial was appreciated. The security gate should be closer to the sidewalk to provide natural surveillance to the garage;
- a likeable project if not accessible;
- the idea of the sidewalk and a lane was appreciated and could be enhanced by squeezing in a tree (grated) just beyond the parking;
- a delightful project that should fit in well. Tandem parking stalls should not be of issue. The introduction of sidewalks along the lanes as presented was applaudable and it was hoped that the City would do more of this;

The Chair acknowledged the positive support indicated by the Panel, and asked that the applicant address the points brought forward i.e. the trellis, the bench, the addition of a tree just beyond the parking area and shifting the security gate closer to the sidewalk.

The vote in support of the project moving forward, subject to the above comments, was unanimous.

Date: February 16, 2004

To: Sarah
Urban Development Division,
City Hall, Richmond
Fax: 604.276.4177

From: Dominique Jarry
Tel/Fax: 604.271.8803

Re: File #DP 03-248226
Address: 3880 Chatham St. Steveston Village, Richmond

I speak for the owners of units 110, 150, 160, 210, 250, and 260 at 12000 1st Ave. Steveston Village, Richmond in expressing concerns regarding the above mentioned proposed development which is adjacent to our property. As well as living at 12000 1st Ave, I have also been operating my business ("Sugar Art") from this location for nearly nine years and am able to observe the local flow of traffic on a daily basis.

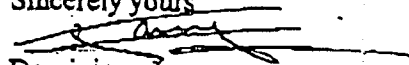
Over the last few years, there have been dramatic development changes in Steveston. Once the "Imperial Landing" is completed, there is bound to be a significant increase in traffic in Steveston Village since residents living even as close as two or three blocks will still probable use their cars to come into the Village for grocery shopping trips. The "Riversong" development on Bayview St. is not yet fully occupied and is sure to cause an impact on the traffic. On Chatham Street itself, there are presently four redevelopment proposals all involving rezoning to commercial/residential development which will bring more traffic congestion to the area.

Of all these changes, the proposal for the property adjacent to ours, causes us the greatest concern. Replacing a small single family dwelling, (approx. 700 sq. ft), plus yard, with a three story, eight unit, commercial/residential building, will not only significantly change the look of the area, but most importantly is a recipe for serious traffic problems for the following reasons:

- 1) the alley, which will be the sole access for the building's tenants and customers, is already a major access route for customers frequenting the credit union (Coast Capital) and supermarket (Super Grocer).
- 2) the alley is already, often congested on a daily basis, with large delivery trucks (including semi-trailers) doing pickups and deliveries to Super Grocer.
- 3) the alley entrance on Chatham is situated less than half a block from the intersection of No. 1 Rd and Chatham and there is often serious congestion when traffic is lined up on Chatham to turn onto No. 1 Rd, and traffic coming from No. 1 Rd is lined up on Chatham, trying to turn into the alley.
- 4) having a large building bordering the corner of Chatham St. and the alley will also reduce the visibility of that corner, increasing the risk of traffic accidents.
- 5) Chatham St. is a significant bus and car route, and parked buses along the street, directly across from the alley, (while drivers take their breaks), as well as cars parked on both sides of the street, also contribute to the present congestion, and already reduce visibility for motorists entering Chatham from side streets and alleys.

Before consideration is given to this proposed development, I believe that a serious study is needed to determine the appropriateness of such a structure on that corner.

Sincerely yours


Dominique Jarry

MR LEO HOP.
4860 BONA VISTA DRIVE
RICHMOND. B.C.

DATE : FEBRUARY 20 2004

RE: FILE # D.P. 03248226

SIR, I WOULD LIKE TO VOICE MY OBJECTIONS TO THE PROPOSED CHANGES ON THE ABOVE FILE . I AM THE OWNER OF THE PROPERTY AT 3871 MONCTON STREET. THERE IS A LANE RUNNING FROM CHATHAM STREET, SOUTH TO MONCTON STREET AND IS ALONG THE EAST SIDE OF 3871 CHATHAM STREET. THIS LANE IS OFTEN OBSTRUCTED WITH PARKED CARS AND TRUCKS SOME TRUCKS ARE EVEN DOUBLED PARKED. SUPERVALUE STORE HAS TRIED MANY TIMES TO GET TRUCKS NOT TO BLOCK THE LANE, ALL TO OF NO AVAIL, BECAUSE TRUCK DRIVERS ARE ON A TIGHT SCHEDULE AND IF SOME ONE IS ALREADY AT THE LOADING DOOR THEY JUST DOUBLE PARK RATHER THAN WAIT IN LINE . SHOULD THE SUPER VALE STORE STAFF TELL DRIVERS NOT TO " DOUBLE PARK", IT JUST FALLS ON DEAF EARS.

YOUR PROPOSED CHANGES ON THE ABOVE FILE DOES NOT ADDRESS THE LANE ACCESS AT ALL , IF ANYTHING IT ONLY COMPOUNDS THE PROBLEM . DOES COUNCIL REALLY THINK THAT NO ONE WILL BE DELIVERING TO THE ABOVE PROPERTY AND WHERE ARE THEY SUPPOSE TO PARK ? IN THE CREDIT UNION'S PARKING LOT?. IF SO I HOPE COUNCIL HAS INFORMED THE CREDIT UNION ABOUT SHARING THEIR PARKING WITH THE NEW NEIGHBOURS.

NOW IF COUNCIL COULD SOMEHOW ENFORCE ALL DELIVERY VEHICLES TO LOAD/UNLOAD WITHIN THE PROPERTY LOT OR IN A DESIGNATED LOADING ZONE , THEN I COULD QUITE POSSIBLY GO ALONG WITH THEIR PROPOSALS. LANES ARE FOR VEHICLE ACCESS NOT FOR PARKING LOTS. ALSO MAY I SUGGEST THAT COUNCIL REVIEW ALL FILES REGARDING THIS LANE BEFORE REACHING A DECISION ??????????

RESPECTFULLY,
YOURS SINCERELY,
L. HOP.



RECEIVED
FEB 26 2004

BY:.....



No. DP 03-248226

To the Holder: PATRICK COTTER ARCHITECT INC.
Property Address: 3880 CHATHAM STREET
Address: C/O 1338 - 56TH STREET
 DELTA, BC V4L 2A4

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 and #2 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 to #3 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 through #6 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 03-248226

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 3880 CHATHAM STREET

Address: C/O 1338 - 56TH STREET
DELTA, BC V4L 2A4

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$14,684.61.

- 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.

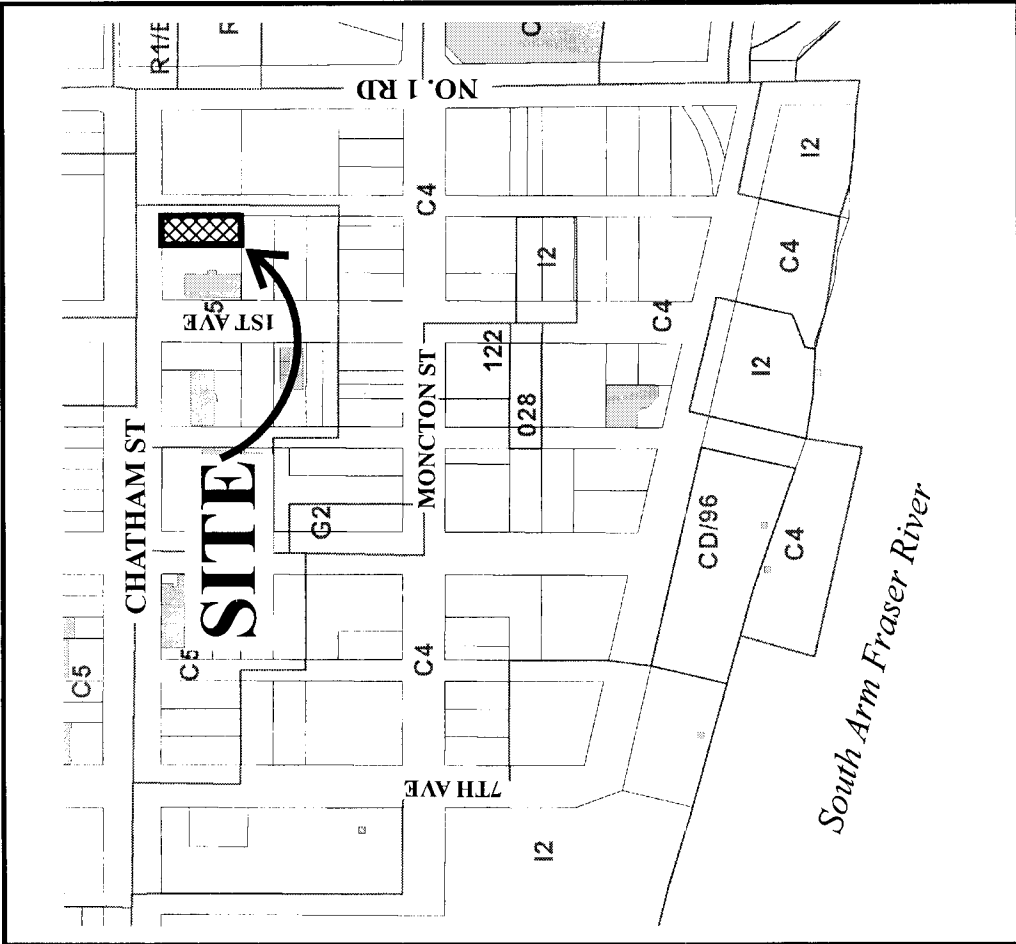
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



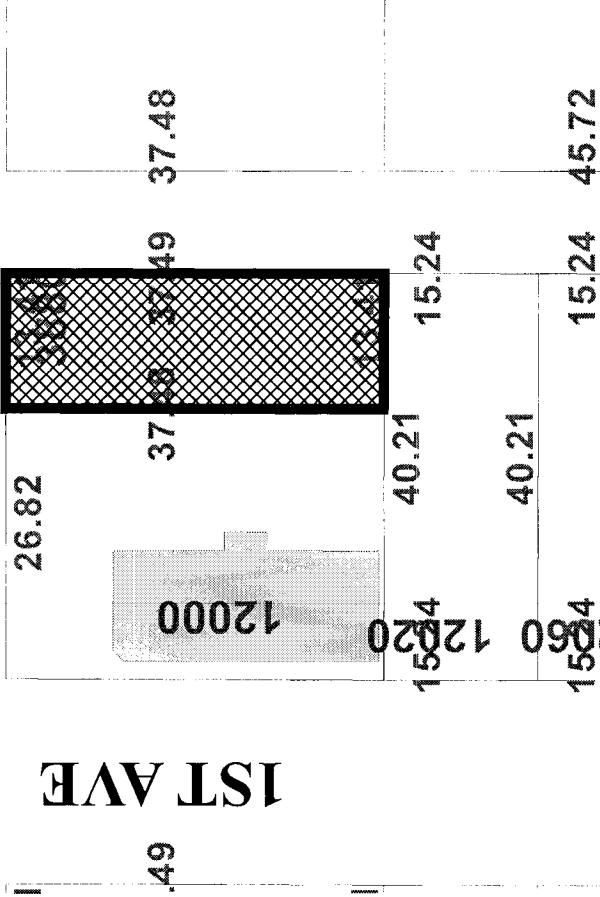
City of Richmond



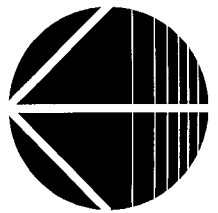
3891
59.74

39

CHATHAM ST



1ST AVE



DP 03-248226
SCHEDULE "A"

Original Date: 10/09/03

Revision Date:

Note: Dimensions are in METRES

CHATHAM STREET COMM./ RESIDENTIAL DEVELOPMENT

PROJECT DATA:

CIVIC ADDRESS: 3880 CHATHAM STREET
 RICHMOND, BRITISH COLUMBIA
LEGAL ADDRESS: LOT 10, SEC 10, BLK 3N, RG 7W
 PLAN 249, SUBURBAN BLOCK 3
PARCEL IDENTIFIER: 011-480-416
APPLICANT: PATRICK COTTER ARCHITECT INC.
ZONING: C5

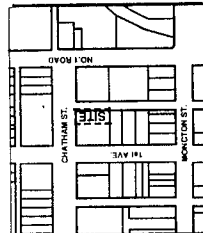
3880 CHATHAM STREET RICHMOND, BRITISH COLUMBIA

24 SEPTEMBER 2003 ISSUED FOR DEVELOPMENT PERMIT APPLICATION
 23 DECEMBER 2003 ISSUED FOR REVISION TO DEVELOPMENT PERMIT APPLICATION
 14 MAY 2004 ISSUED FOR ADVISORY DESIGN PANEL
 28 MAY 2004 ISSUED FOR DEVELOPMENT PERMIT PANEL
 20 JULY 2004 RE-ISSUED FOR DEVELOPMENT PERMIT PANEL
 31 AUGUST 2004 RE-ISSUED FOR DEVELOPMENT PERMIT PANEL

DRAWING LIST:

- COVER
- A-101 STREET CONTEXT
- A-102 HISTORICAL REFERENCE PICTURES
- A-201 GROUND FLOOR & SITE PLAN
- A-202 SECOND FLOOR PLAN
- A-203 THIRD FLOOR PLAN
- A-204 AREA CALCULATIONS
- A-301 NORTH & SOUTH ELEVATIONS
- A-302 EAST & WEST ELEVATIONS
- A-303 STREET CONTEXT
- A-401 BUILDING SECTIONS
- L1 LANDSCAPE PLAN

LOCATION PLAN:



DEVELOPMENT DATA:

GROUND FLOOR:
 COMMERCIAL RETAIL UNIT 1,251 SQ.FT.
 STAIR TO 2nd FLOOR 256 SQ.FT.
 STAIR TO 2nd FLOOR 295 SQ.FT.
 TOTAL GROUND FLOOR 1,802 SQ.FT.
SECOND FLOOR:
 RESIDENTIAL UNIT (1) 520 SQ.FT.
 RESIDENTIAL UNIT (2) 489 SQ.FT.
 RESIDENTIAL UNIT (3) 531 SQ.FT.
 RESIDENTIAL UNIT (4) 479 SQ.FT.
 SUB-TOTAL 2,019 SQ.FT.
 HALLWAY COMMON AREA 179 SQ.FT.
 TOTAL SECOND FLOOR 2,198 SQ.FT.

THIRD FLOOR:
 RESIDENTIAL UNIT (1) 412 SQ.FT.
 RESIDENTIAL UNIT (2) 415 SQ.FT.
 RESIDENTIAL UNIT (3) 330 SQ.FT.
 RESIDENTIAL UNIT (4) 258 SQ.FT.
 TOTAL THIRD FLOOR 1,415 SQ.FT.

TOTAL (PROPOSED):
 TOTAL 5,415 sq.ft.

GROSS SITE AREA: 5,425 SQ.FT.

BUILDING AREA SUMMARY:

	RESIDENTIAL	COMMERCIAL	TOTAL
GRND FLOOR	551 SQ.FT.	1,263 SQ.FT.	1,814 SQ.FT.
2nd FLOOR	2,198 SQ.FT.	- SQ.FT.	2,198 SQ.FT.
3rd FLOOR	1,415 SQ.FT.	- SQ.FT.	1,415 SQ.FT.
TOTAL:	4,164 SQ.FT.	1,263 SQ.FT.	5,427 SQ.FT.

DENSITY: 1.00 PROPOSED F.A.R.
 COVERAGE: 2,597 SQ.FT. (48%) PROPOSED SITE COVERAGE

PARKING SUMMARY:

	REQUIRED	PROPOSED
RESIDENT: 1.5/UNIT	6 SPACES	6 SPACES
VISITOR: 0.2/UNIT	- SPACES	- SPACES
PUBLIC:	- SPACES	- SPACES
SUB-TOTAL:	6 SPACES	6 SPACES
COMMERCIAL: 3/1075 SF	4 SPACES	4 SPACES
TOTAL:	10 SPACES	10 SPACES

REQUESTED VARIANCE:

1. VARIANCE REQUESTED TO PERMIT 6 TANDEM PARKING SPACES.

NOTE:
 1. GARAGE SPACE (973 SQ.FT.) NOT INCLUDED IN F.A.R.
 2. DECK SPACE (1,163 SQ.FT.) NOT INCLUDED IN F.A.R.

PATRICK COTTER ARCHITECT INC.

1338 - 56th STREET, DELTA, BRITISH COLUMBIA, V4L 2A4
 TEL: (604) 943-1151
 FAX: (604) 943-1152
 E-MAIL: patrch@telus.net

SEP 29 2004

DP 03248226 PLAN # 1

NOTES

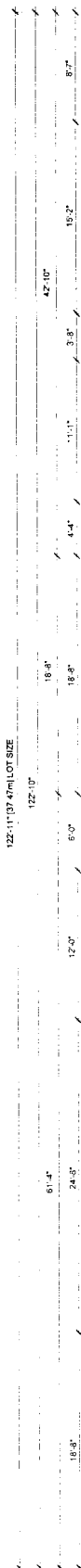
(A)

(B)

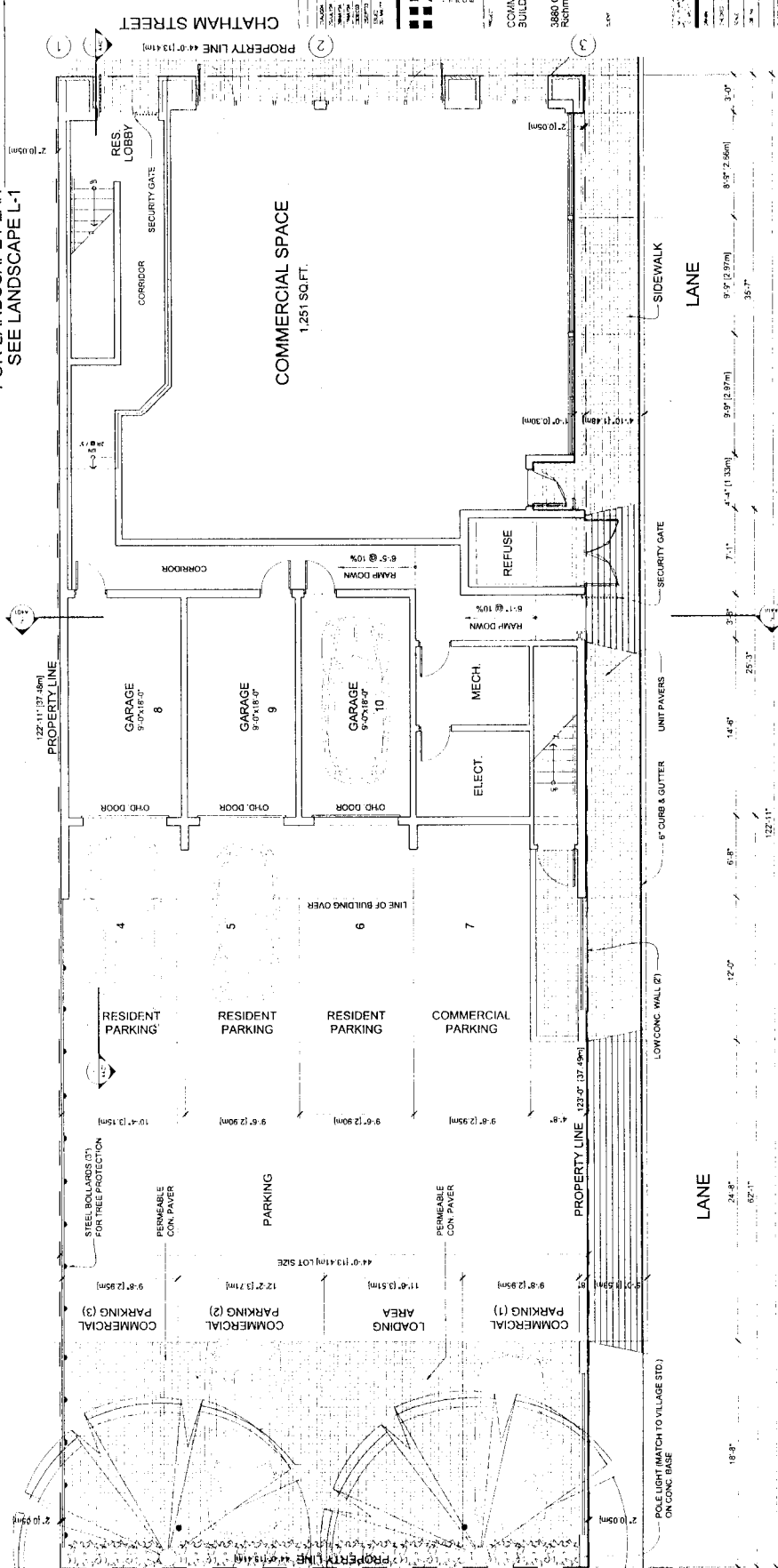
(C)

(D)

122'-11" (37.46m) LOT SIZE



FOR LANDSCAPE PLAN
SEE LANDSCAPE L-1



PROPERTY LINE 44'-0" (13.41m)

PROPERTY LINE 122'-11" (37.46m)

PROPERTY LINE 122'-0" (37.49m)

PROPERTY LINE 44'-0" (13.41m)

■ PATRICK COTTER
 ■ ARCHITECT INC.
 3880 Chatham Street
 Richmond, B.C.
 TEL: (604) 273-4344
 FAX: (604) 273-4344
 E-MAIL: p.cotter@pcarch.com

COMMERCIAL / RESIDENTIAL
 BUILDING
 3880 Chatham Street
 Richmond, B.C.

GROUND FLOOR
 & SITE PLAN
 SEP 29 2004

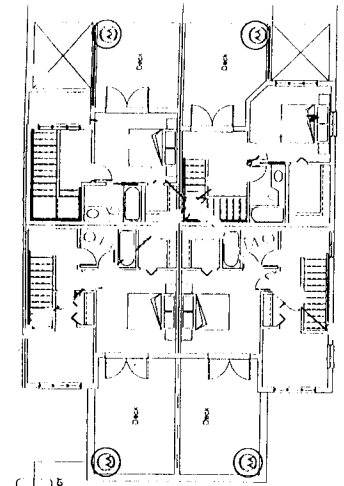
PLAN # 2

A-201 F

DP 03248226

1 GROUND FLOOR
 & SITE PLAN
 A-201 SCALE 1/8"=1'-0"

ALL WORKS BEYOND THE PROPERTY LINES IN THE LANE AND
 BOULEVARD ARE BEYOND THE SCOPE OF THE DEVELOPMENT PERMIT
 AND WILL BE FINALIZED THROUGH A SERVICING AGREEMENT.



THIRD FLOOR LEVEL

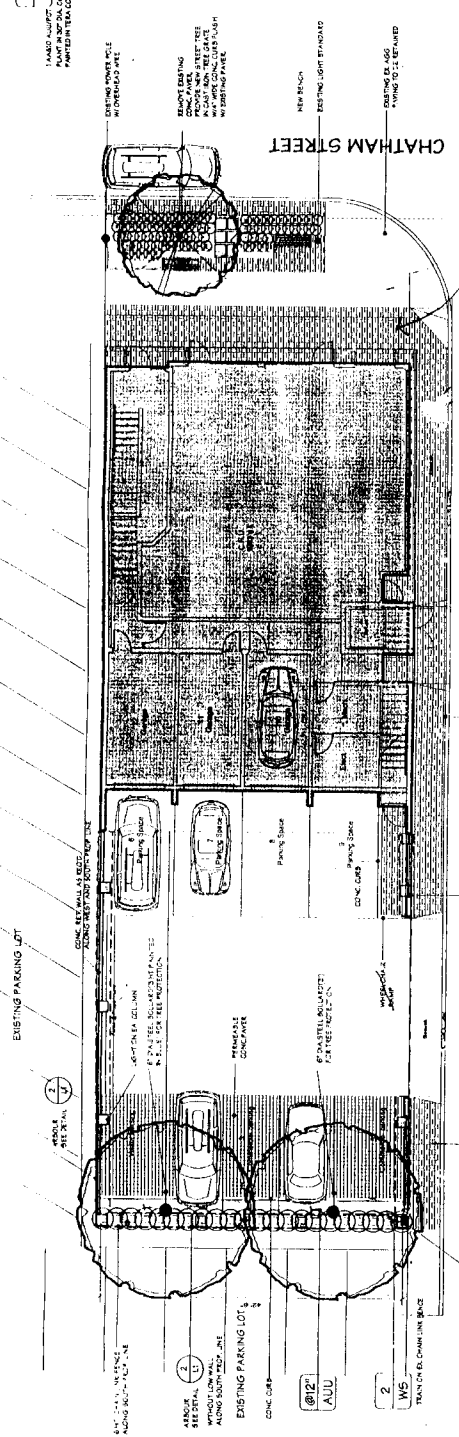
ITC
LANDSCAPE ASSOCIATES
 3180 BAY STREET
 RICHMOND, BC V6X 2L4
 TEL: (604) 273-5222
 FAX: (604) 273-5225
 EMAIL: ITC@ITC-BC.COM

Project:
 3880 CHATHAM STREET
 RICHMOND, B.C.

Drawing Title:
 LANDSCAPE PLAN

Scale	1/8" = 1'-0"
Sheet	03248226
Drawn	ML
Checked	TL
Date	2000
Job	3880
Plot	

L1 of 1



ALL WORKS BEYOND PROPERTY LINES
 ARE BEYOND SCOPE OF DP AND
 WILL BE FINALISED THROUGH
 A SERVICING AGREEMENT

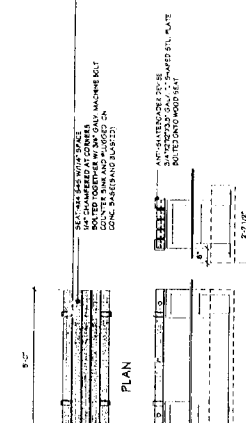
PLANT LIST

3880 CHATHAM STREET, RICHMOND

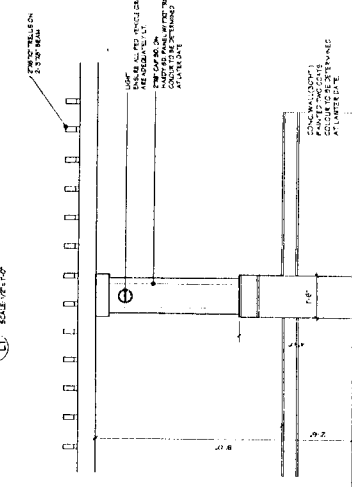
QTY	SYMBOL	NAME	SIZE
17	1	UNCOMMON CRYPTANT	80cm DL 80cm H 80cm
1	2	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	3	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	4	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	5	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	6	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	7	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	8	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	9	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	10	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	11	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	12	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	13	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	14	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	15	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	16	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm
1	17	PLUMB SERRILLATA (WANDY)	80cm DL 80cm H 80cm

NOTES:
 1. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 2. ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE.
 3. ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE.
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 16. ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE.
 17. ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE.

LANE



BENCH



ARBOUR/GATE



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

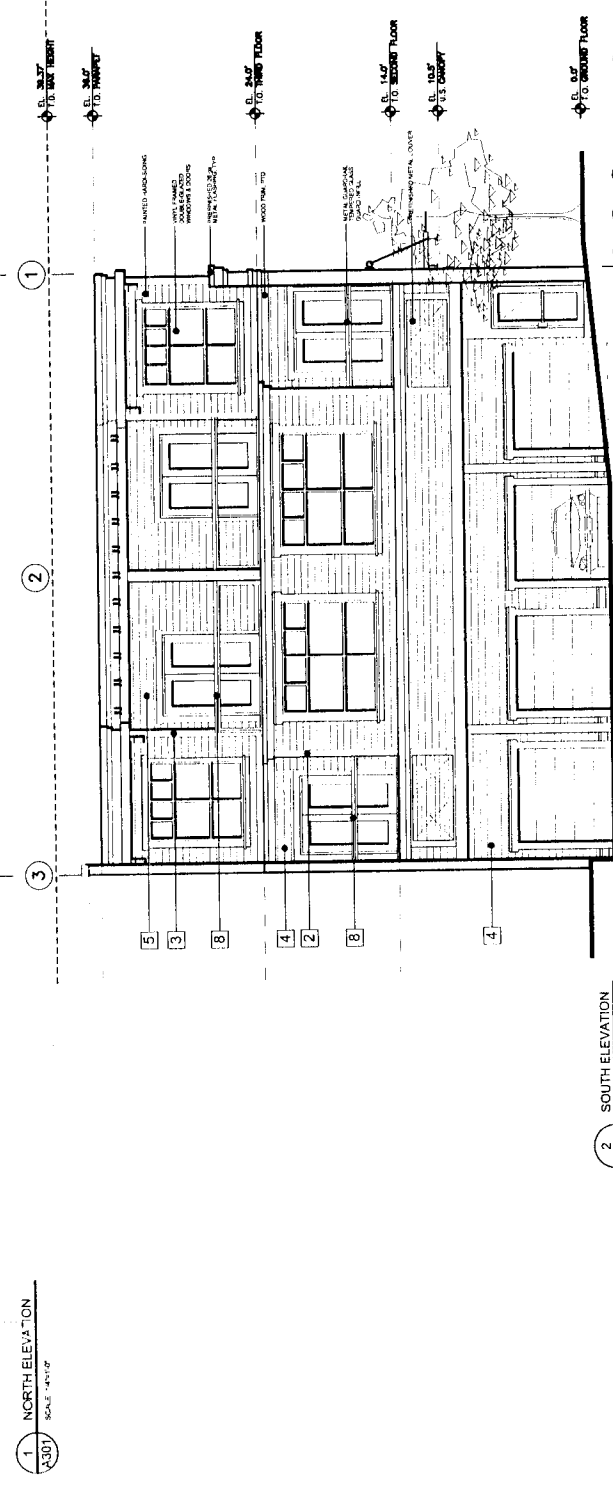
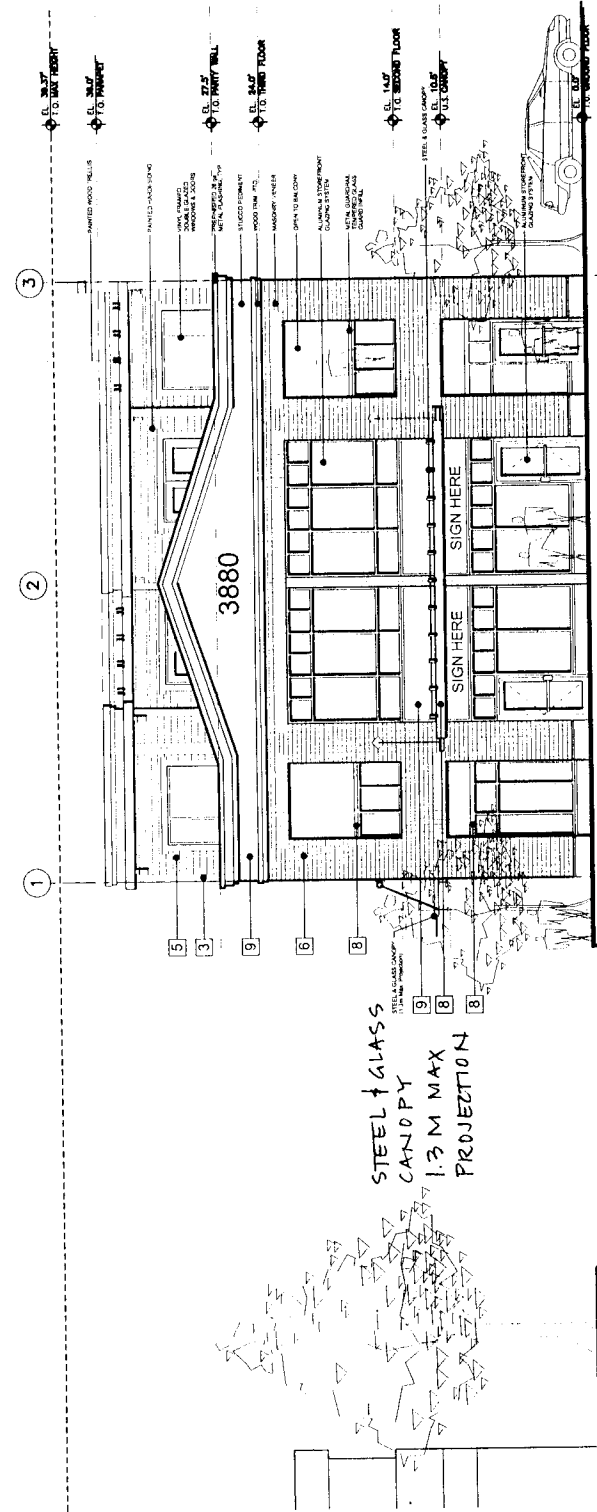
- NOTES:**
- 1 C/P CONCRETE UPSTAND
 - 1 NATURAL GREY
 - 2 1/4" CORNER BOARDS
 - 2 COLOUR: BENJAMIN MOORE #CC-250, SEASPRAY
 - 3 1/4" CORNER BOARDS
 - 3 COLOUR: BENJAMIN MOORE #CC-250, SEASPRAY
 - 3 8" HORIZONTAL SIDING
 - 3 COLOUR: BENJAMIN MOORE #HC-101, HAMPSHIRE GRAY
 - 4 8" HORIZONTAL SIDING
 - 4 COLOUR: BENJAMIN MOORE #HC-101, HAMPSHIRE GRAY
 - 5 8" HORIZONTAL SIDING
 - 5 COLOUR: BENJAMIN MOORE #HC-101, HAMPSHIRE GRAY
 - 6 8" HORIZONTAL SIDING
 - 6 COLOUR: ICEBERG
 - 7 ARTISIANO HERITAGE
 - 7 CONCRETE BLOCK
 - 7 COLOUR: BENJAMIN MOORE #2132-10, BLACK
 - 8 FINISHED METAL
 - 8 COLOUR: BENJAMIN MOORE #2132-10, BLACK
 - 9 STUCCO
 - 9 COLOUR: BENJAMIN MOORE #HC-101, HAMPSHIRE GRAY

PATRICK COTTER ARCHITECT INC.
 1200 WEST GLEN AVE., 2ND FL., SUITE 200
 RICHMOND, B.C. V6V 2G2
 TEL: (604) 273-1100
 FAX: (604) 273-1102
 E-MAIL: PATRICK@PC-ARCH.COM

COMMERCIAL / RESIDENTIAL BUILDING
 3880 Chatham Street
 Richmond, B.C.

DATE	
ISSUED FOR PERMIT	
ISSUED FOR CONSTRUCTION	
ISSUED FOR AS-BUILT	
REVISIONS	

NORTH & SOUTH ELEVATIONS
 SEP 29 2004
 PLAN # 4
 A-301 F



PP 03248226

2 SOUTH ELEVATION
 A301 SCALE 1/4"=1'-0"

1 NORTH ELEVATION
 A301 SCALE 1/4"=1'-0"

NOTES:
 1. CONCRETE UPSTAND
 1. MAJAL GREY

- 2. 1x6 CORNER BOARDS
 COLOUR: BENJAMIN MOORE
 FCC-250, SEASPRAY
- 3. 1x6 CORNER BOARDS
 COLOUR: BENJAMIN MOORE
 FCC-260, BUTTER CREAM
- 4. 8" HORIZONTAL SIDING
 COLOUR: BENJAMIN MOORE
 FCC-101, HAMPSHIRE GRAY
- 5. 5" CORNER BOARDS
 COLOUR: BENJAMIN MOORE
 FCC-250, SEASPRAY
- 6. MASONRY VENEER
 COLOUR: NL
 AITSLAND HERITAGE
- 7. CONCRETE BLOCK
 COLOUR: BENJAMIN MOORE
- 7a. TEXTURED CONCRETE BLOCK
 COLOUR: BENJAMIN MOORE
- 8. PREFINISHED METAL
 COLOUR: BENJAMIN MOORE
 FCC-101, BLACK
- 9. 5x5/60
 COLOUR: BENJAMIN MOORE
 FCC-101, HAMPSHIRE GRAY

1. FINISHES TO BE USED FOR ALL EXTERIOR SURFACES
 2. FINISHES TO BE USED FOR ALL INTERIOR SURFACES
 3. FINISHES TO BE USED FOR ALL CEILING SURFACES
 4. FINISHES TO BE USED FOR ALL FLOOR SURFACES
 5. FINISHES TO BE USED FOR ALL WALL SURFACES
 6. FINISHES TO BE USED FOR ALL ROOF SURFACES
 7. FINISHES TO BE USED FOR ALL SKYLIGHT SURFACES
 8. FINISHES TO BE USED FOR ALL WINDOW SURFACES
 9. FINISHES TO BE USED FOR ALL DOOR SURFACES
 10. FINISHES TO BE USED FOR ALL PORCH SURFACES
 11. FINISHES TO BE USED FOR ALL BALCONY SURFACES
 12. FINISHES TO BE USED FOR ALL TERRACE SURFACES
 13. FINISHES TO BE USED FOR ALL DRIVEWAY SURFACES
 14. FINISHES TO BE USED FOR ALL PAVEMENT SURFACES
 15. FINISHES TO BE USED FOR ALL CURB SURFACES
 16. FINISHES TO BE USED FOR ALL GROUND SURFACES
 17. FINISHES TO BE USED FOR ALL PLANTING SURFACES
 18. FINISHES TO BE USED FOR ALL FURNITURE SURFACES
 19. FINISHES TO BE USED FOR ALL SIGNAGE SURFACES
 20. FINISHES TO BE USED FOR ALL OTHER SURFACES

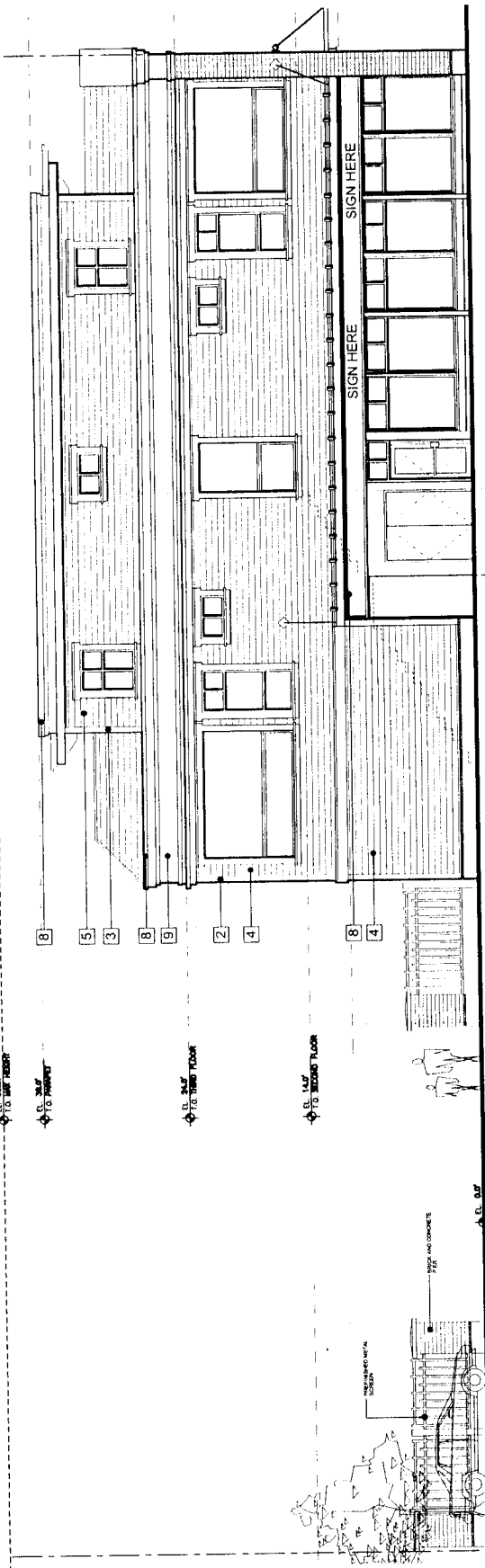
PATRICK COTTER
ARCHITECT INC.
 3880 Chatham Street
 Richmond, B.C.

COMMERCIAL / RESIDENTIAL
 BUILDING
 3880 Chatham Street
 Richmond, B.C.

NO.	DATE	DESCRIPTION
1	SEP 29 2004	ISSUED FOR PERMIT
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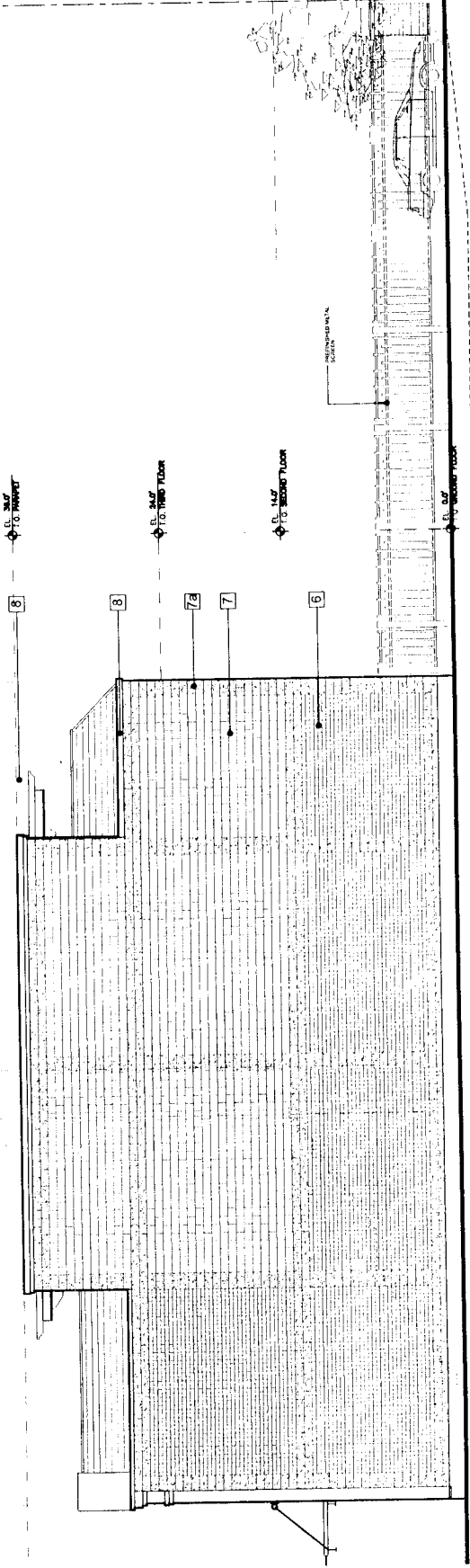
EAST & WEST
 ELEVATIONS
 SEP 29 2004

PLAN # S
 A-302 F



1 EAST ELEVATION
 SCALE: 1/8\"/>

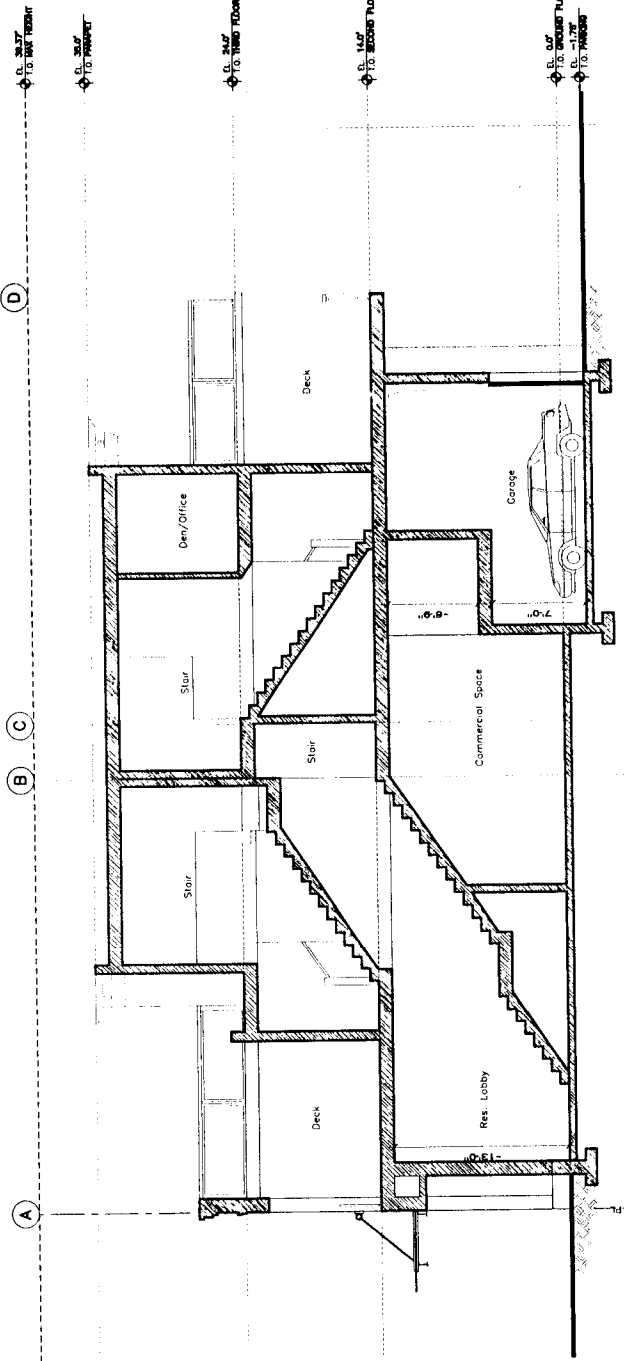
1/8\"/>



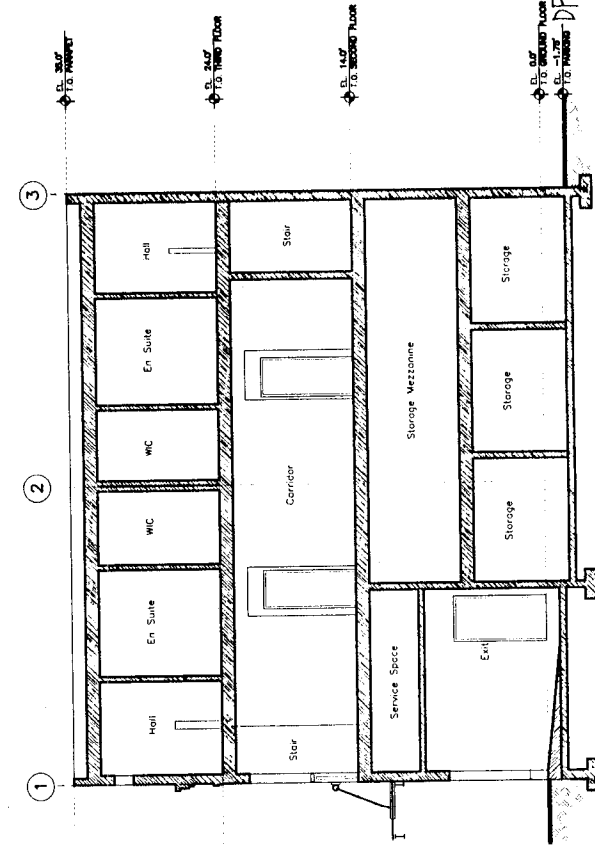
2 WEST ELEVATION
 SCALE: 1/8\"/>

DP 03248226

NOTES



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



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

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
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 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

PATRICK COTTER ARCHITECT INC.
 200 West 12th Street, Suite 100
 Richmond, B.C. V6V 1K2
 Tel: (604) 278-1111
 Fax: (604) 278-1112
 Email: p.cotter@pcarch.com

COMMERCIAL / RESIDENTIAL BUILDING
 3880 Chatham Street
 Richmond, B.C.

NO.	DATE	DESCRIPTION
1	SEP 29 2004	ISSUED FOR PERMIT
2		
3		
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BUILDING SECTIONS
 SEP 29 2004
 PLAN # 6
 A-401 F

DP03248226

NOTES

1. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE.
 2. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE.
 3. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE.
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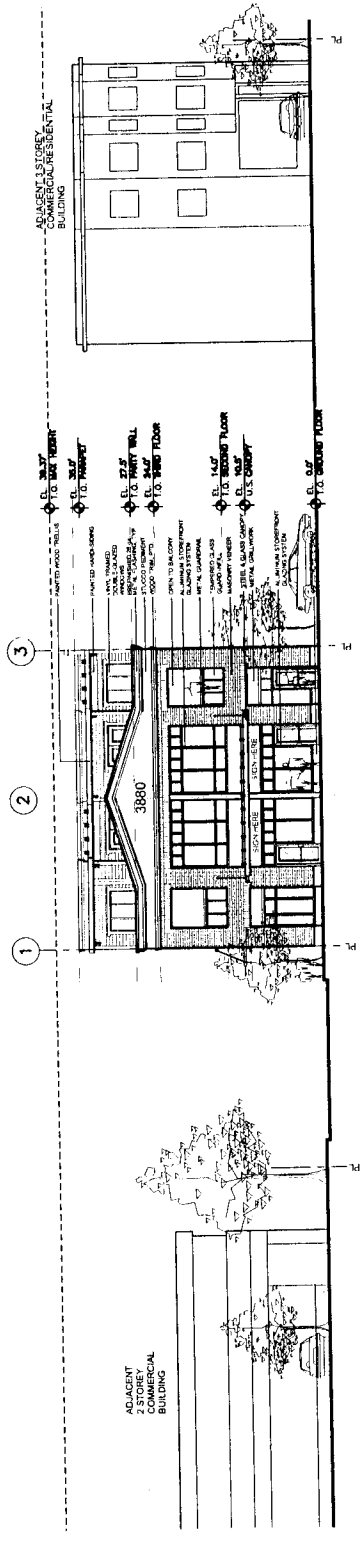
PATRICK COTTER
ARCHITECT INC.
 128 W. ST. BELLA BELLA, W. VA.
 25301-1111
 TEL: 304.733.1111
 FAX: 304.733.1111

COMMERCIAL / RESIDENTIAL
 BUILDING
 3880 Chatham Street
 Richmond, B.C.

DATE	10/10/04
SCALE	1/4" = 1'-0"
PROJECT NO.	03248226
CLIENT	3880 CHATHAM STREET
ARCHITECT	PATRICK COTTER ARCHITECT INC.
ENGINEER	
DATE	10/10/04
SCALE	1/4" = 1'-0"
PROJECT NO.	03248226
CLIENT	3880 CHATHAM STREET
ARCHITECT	PATRICK COTTER ARCHITECT INC.
ENGINEER	

STREET ELEVATION

A-303
 F

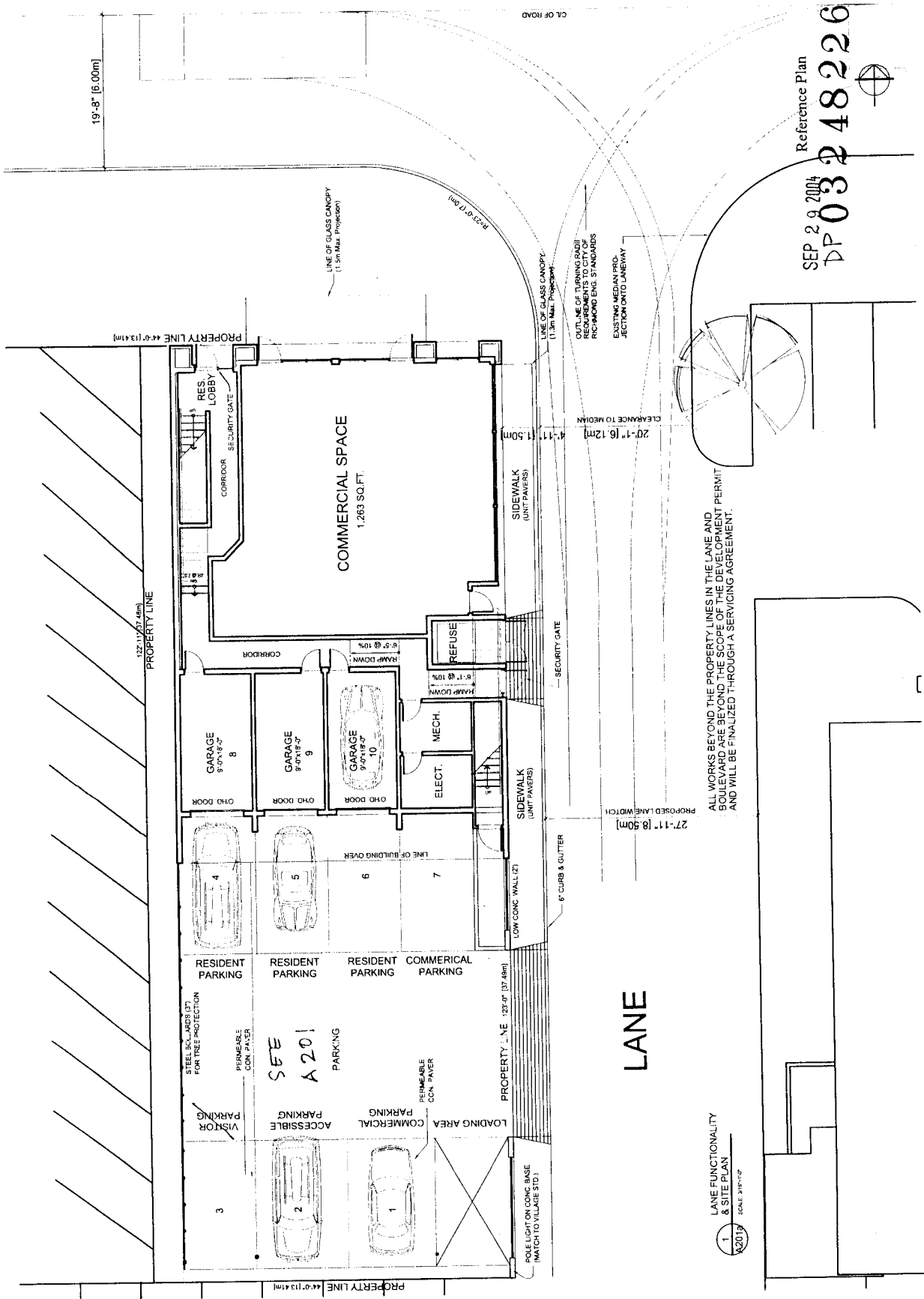


SEP 29 2004 Reference Plan

DP 03248226

1 STREET ELEVATION
 SCALE: 1/4" = 1'-0"

NOTES



PATRICK COTTER ARCHITECT INC.
 3889 Chesapeake Street
 Richmond, B.C.
 TEL: (604) 271-1234
 FAX: (604) 271-1234
 E-MAIL: pcotter@pacna.net

COMMERCIAL / RESIDENTIAL BUILDING
 3889 Chesapeake Street
 Richmond, B.C.

DATE	
NO.	DATE
1	2004.09.29
2	2004.09.29
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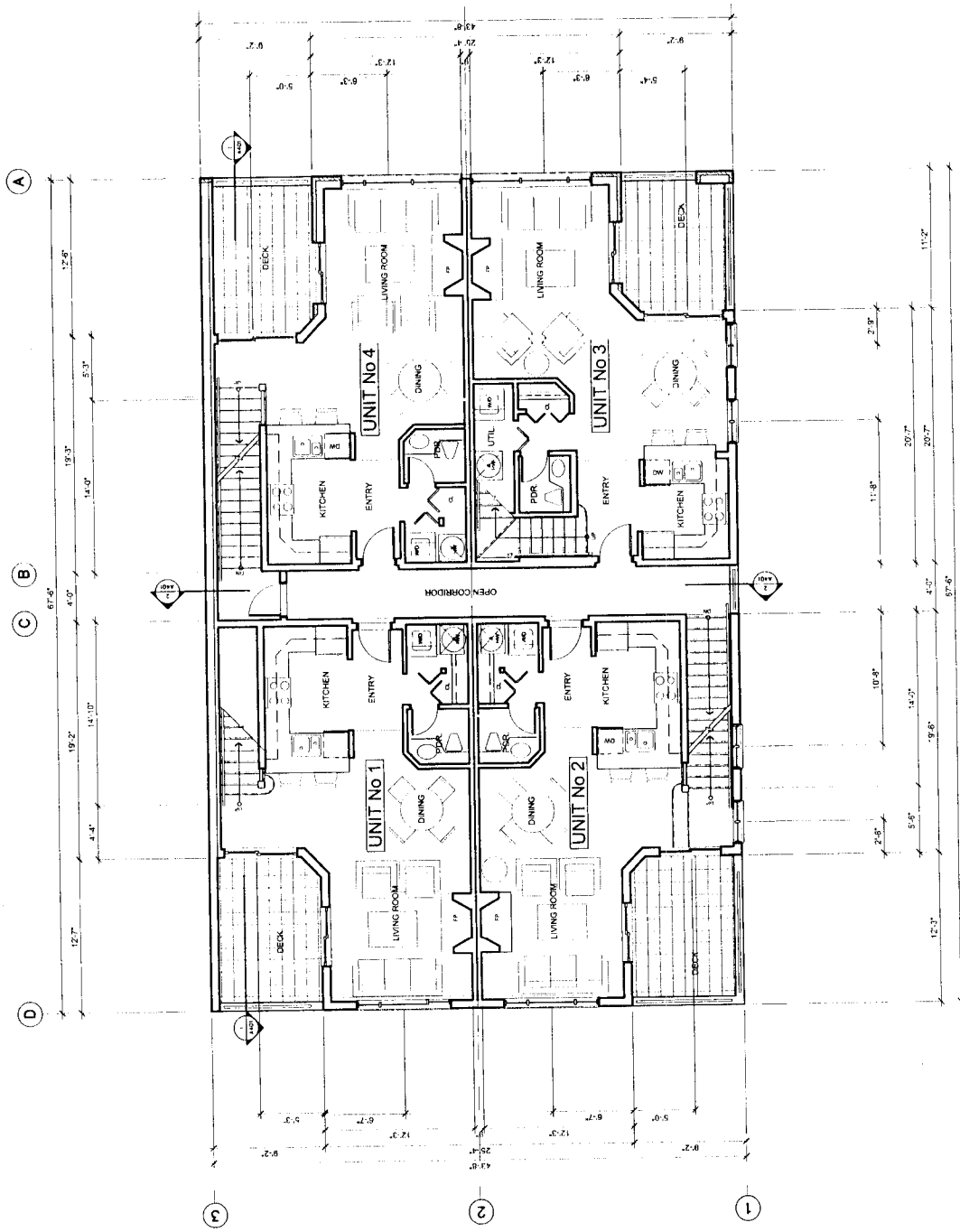
LANE FUNCTIONALITY & CANOPY PROJECTION
 A-201A F

SEP 29 2004
 DP 03248226
 Reference Plan

ALL WORKS BEYOND THE PROPERTY LINES IN THE LANE AND ACQUAVARD ARE BEYOND THE SCOPE OF THE DEVELOPMENT PERMIT AND WILL BE FINALIZED THROUGH A SERVICING AGREEMENT.

LANE FUNCTIONALITY & SITE PLAN
 2004
 SCALE 3/8"=1'-0"

NOTES:



PROJECT: COMMERCIAL / RESIDENTIAL BUILDING
 3880 Chatham Street
 Richmond, B.C.

PATRICK COTTER ARCHITECT INC.
 1208 W. 47. STREET, R.C. V6V 2A4
 TEL: (604) 273-1110
 FAX: (604) 273-1118
 E-MAIL: PATRICK@PCARCHITECT.COM
 WWW: WWW.PCARCHITECT.COM

DATE: _____

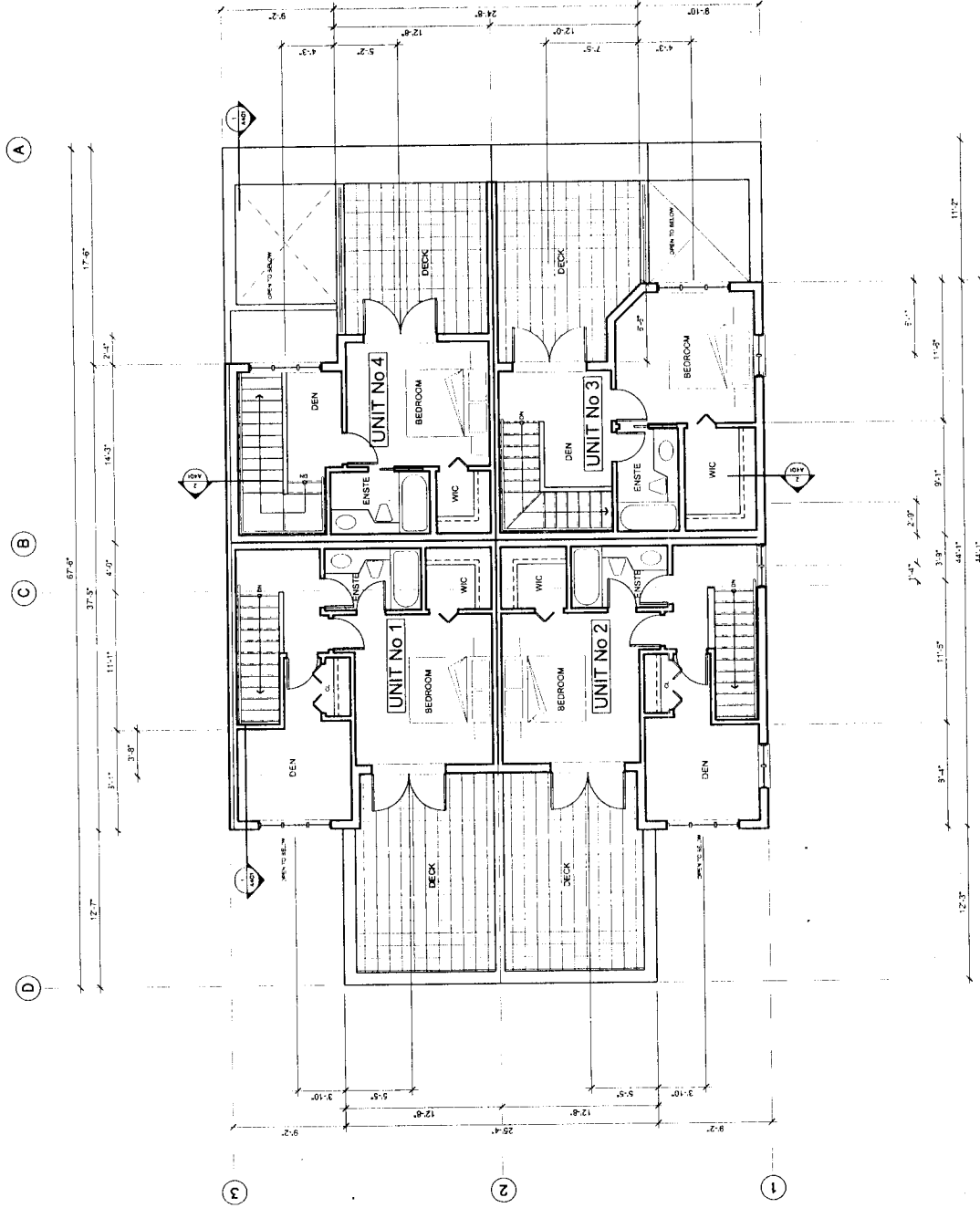
DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/4" = 1'-0"
 SHEET NO.: _____
 SHEET TITLE: SECOND FLOOR PLAN

SEP 29 2004 Reference Plan
 DP 03248226

1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A-202 F

NOTES:



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ELECTRICAL CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SCHEDULING CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SIGNAGE CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL TRAFFIC CONTROL CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL UTILITIES CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WASTE MANAGEMENT CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WATER SUPPLY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WATER USE CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WASTE WATER CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL AIR POLLUTION CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CLIMATE CONTROL CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SOUND AND VIBRATION CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL LIGHTING CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SAFETY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SECURITY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ACCESSIBILITY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL TRANSPORTATION CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL COMMUNICATIONS CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL TELECOMMUNICATIONS CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY EFFICIENCY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY EFFICIENCY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY EFFICIENCY CODE BOOK, AS AMENDED BY THE CITY OF RICHMOND, VIRGINIA.

PATRICK COTTER ARCHITECT INC.
 1500 W. 17th Street, Suite 204
 Ft. Lauderdale, FL 33304
 Tel: 954.349.1111
 Fax: 954.349.1112
 Email: p.cotter@patrickcotton.com

COMMERCIAL / RESIDENTIAL BUILDING
 3880 Chatham Street
 Richmond, S.C.

DATE	10/11/04
BY	PK
SCALE	1/4" = 1'-0"
PROJECT	3880 CHATHAM STREET
DESCRIPTION	THIRD FLOOR PLAN
REVISIONS	

THIRD FLOOR PLAN

SEP 29 2004 Reference Plan

DP 03248226

1 THIRD FLOOR PLAN
A203 SCALE 1/4" = 1'-0"

A-203 F