



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** October 18, 2004  
**File:** DP 04-269261  
**Re:** **Application by Timothy Tse for a Development Permit at  
7711/7731 Acheson Road**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of six (6) dwelling units at 7711/7731 Acheson Road on sites proposed to be zoned Comprehensive Development District (CD/120).

*for*  
Raul Allueva  
Director of Development

KN:blg  
Att.

## Staff Report

### Origin

Timothy Tse has applied to the City of Richmond for permission to develop six (6) dwelling units at 7711/7731 Acheson Road in the form of three (3) two-storey buildings.

The sites are in the process of being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) for this project under Bylaw 7656 (rezoning application RZ 03-238069 and RZ 03-233948).

### 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 City Centre Sub-Area site is located on 7711/7731 Acheson Road between No.3 Road and Minoru Boulevard. The existing development surrounding the site is described as follows:

- To the north, on Bennett Road is a mix of R1/E and CD/28 zoned properties;
- To the west, on Acheson Road, is a R1/E zoned property;
- To the south, across Acheson Road, is a R1/E zoned property; and,
- To the east, on Acheson Road, is a R1/E zoned property.

### Rezoning and Public Hearing Requirements

The Rezoning Applications for this proposed development (RZ 03-238069 and RZ 03-233948) were presented to Planning Committee on February 17, 2004. A Public Hearing was held on March 15, 2004, at which time Council gave Bylaw 7656 second and third readings. At the Public Hearing, concerns were raised about the loss of existing trees. In response, the applicant has provided an arborist's report and a tree replacement rationale. The landscape plan provides for replacement trees at a greater than 2:1 ratio.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/120) Schedule.

## **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: 2.10 City Centre Area Plan  
          2.10B Acheson-Bennett Sub Area Plan

### Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development.

### Site Planning and Urban Design:

- The subdivision of the two (2) sites into three (3) sites is a requirement prior to Building Permit issuance;
- Vehicle access to the development will be through a lane that goes through 7731 Acheson Road. This lane will also connect to the proposed lots at 7920 Bennett Road.
- Parking will be provided at a rate of 1.5 resident parking spaces per dwelling unit as required by the zoning district schedule (visitor parking stalls are not required as each future lot will contain less than four (4) dwelling units); and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

### Architectural Form and Character:

- The building forms are well articulated;
- The proposed building materials (wood shingles, Hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines; and
- The buildings appear the same from the street but are distinguished somewhat through the use of varied colour schemes.

### Landscape Design:

- The landscape plan includes a re-planting scheme that will integrate well with the existing streetscape.
- The applicant will utilize grass-crete for the visitor parking areas and a mix of paving stone materials. These materials will improve the permeability of the site.

## **Advisory Design Panel Comments**

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

**Conclusions**

The applicant has satisfactorily addressed design 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.



Kimberly Needham,  
Contract Planner 2  
(Local 4635)

KN:blg

Prior to forwarding this application to Council for approval the following condition has to be met:

- Receipt of a Letter of Credit for landscaping in the amount of \$20,795.26 (based on a total floor area of 10,397.63 ft<sup>2</sup>); and,
- Adoption of rezoning Bylaw 7656 and fulfillment of all rezoning conditions.



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

**Development Application  
Data Sheet**  
Development Applications Department

**DP 04-269261**

**Attachment 1**

Address:	7711/7731 Acheson Road	
Applicant:	Timothy Tse	Owner: W&A Homes Ltd.
Planning Area(s):	Bennett-Acheson Sub-Area of City Centre Area	
Site Area	Existing: 1491.71 m <sup>2</sup>	After future Subdivision: 3 lots
Floor Area	Gross: 965.94 m <sup>2</sup>	Net: 817.38 m <sup>2</sup>
Zoning	Proposed: CD/120	Existing: R1/E

	Existing	Proposed
Land Uses	2 single-family homes	6 units
OCP Designation	Residential, 2 ½ Storeys typical (3 storeys Max.)	Residential, 2 Storeys
Number of Units	1 per lot	6 total, 2 on each future lot

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.597	none permitted
Lot Coverage – Building:	Max. 45%	39.55%	none
Lot Size:	Min. 360m <sup>2</sup> Max. 2,020 m <sup>2</sup>	402 to 564.4 m <sup>2</sup>	none
Setback – Front Yard:	Min. 4.5 m	4.5 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yards:	Min 1.2 m	13.29 m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular/Visitor*:	9 and 0	9 and 0	none
Off-street Parking Spaces – Total:	9	12	none
Amenity Space – Indoor*:	None	none	none
Amenity Space – Outdoor*:	None	none	none

Other: *\*Variances are not required for not providing visitor parking, indoor or outdoor amenity space as each future subdivided lot will only contain two (2) dwelling units.*



**No. DP 04-269261**

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To the Holder:                   TIMOTHY TSE

Property Address:               7711/7731 ACHESON ROAD

Address:                         C/O 5271 MERGANSER DRIVE  
                                      RICHMOND, BC V7E 3X8

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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 #6 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 shall be provided around the different uses generally in accordance with the standards shown on Plan #3 and #3a attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #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 04-269261**

To the Holder:                   TIMOTHY TSE  
Property Address:               7711/7731 ROAD  
Address:                         C/O 5271 MERGANSER DRIVE  
                                      RICHMOND, BC V7E 3X8

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There is filed accordingly:

    An Irrevocable Letter of Credit in the amount of \$20,795.26.

- 5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
  - 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

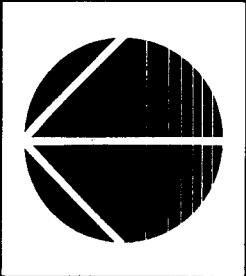
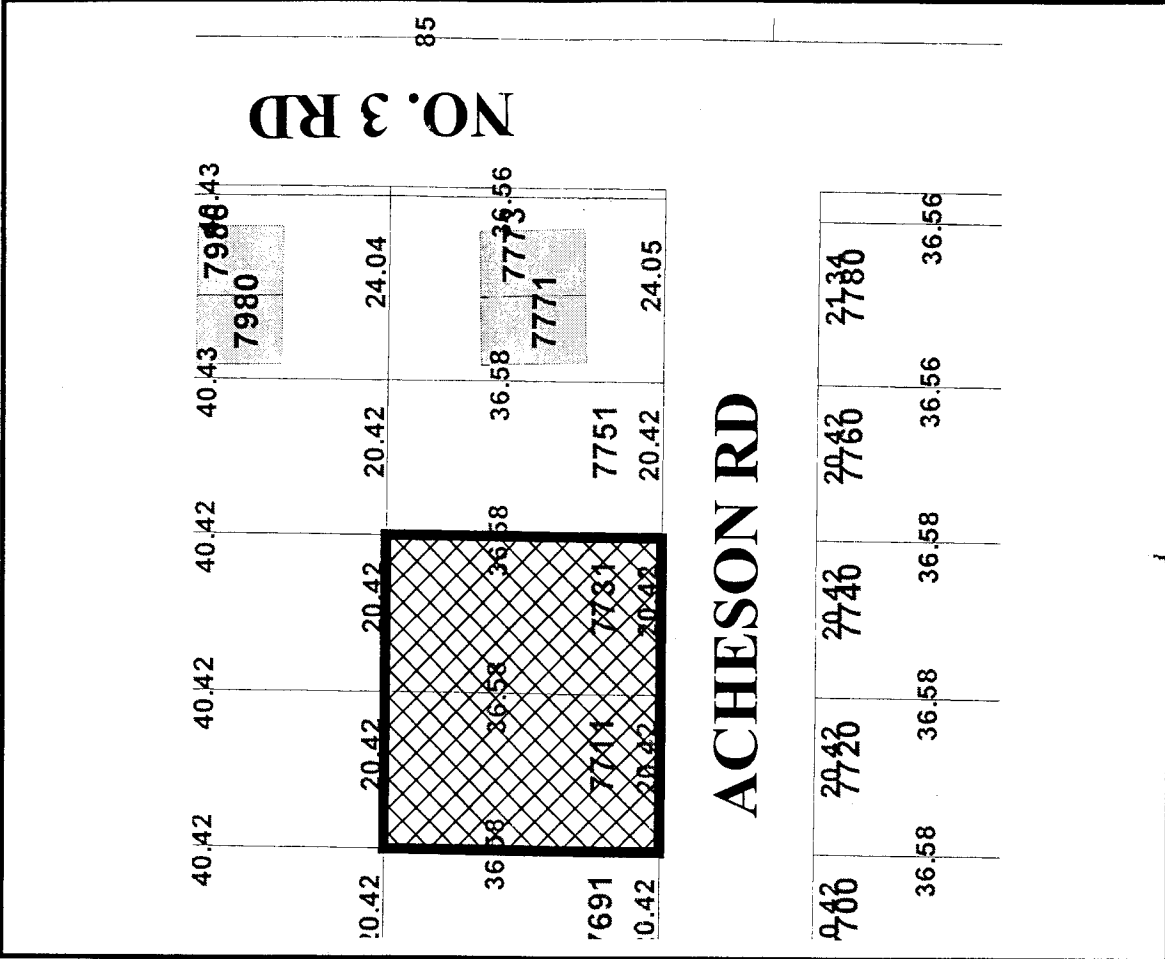
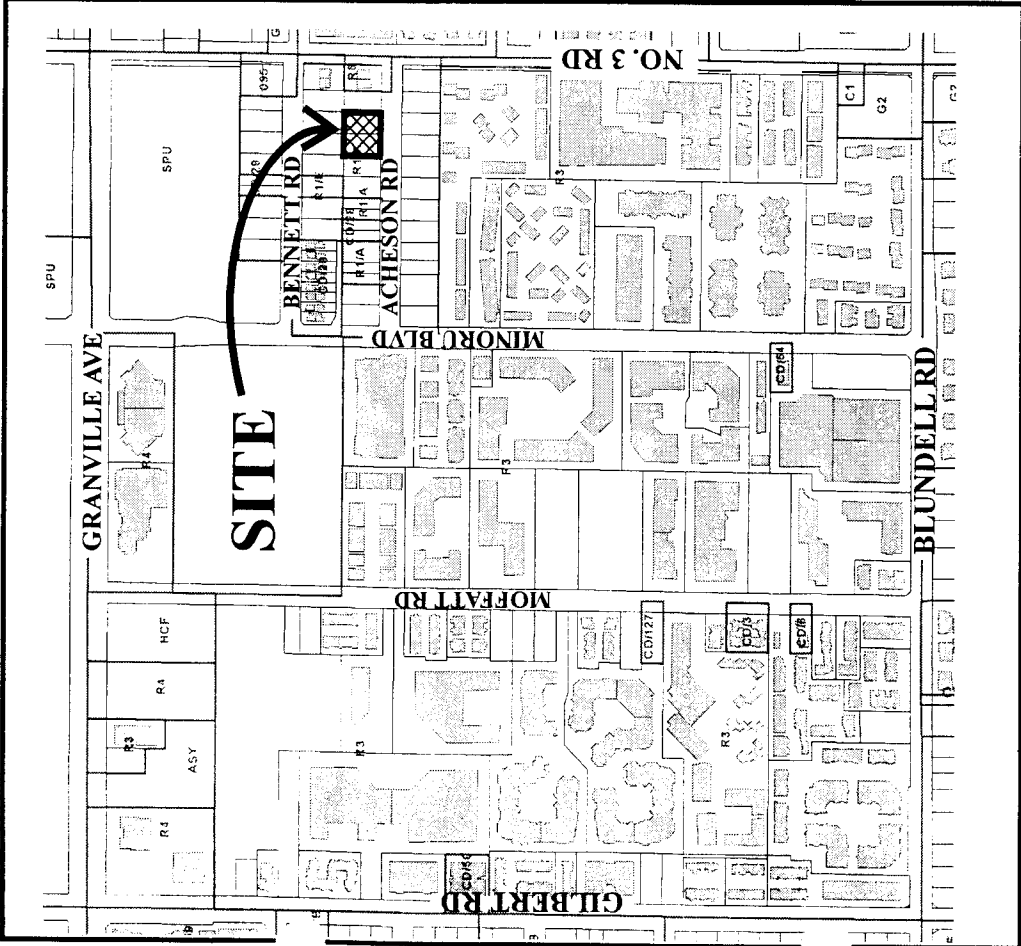
ISSUED BY THE COUNCIL THE

DELIVERED THIS           DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 04-269261 SCHEDULE "A"

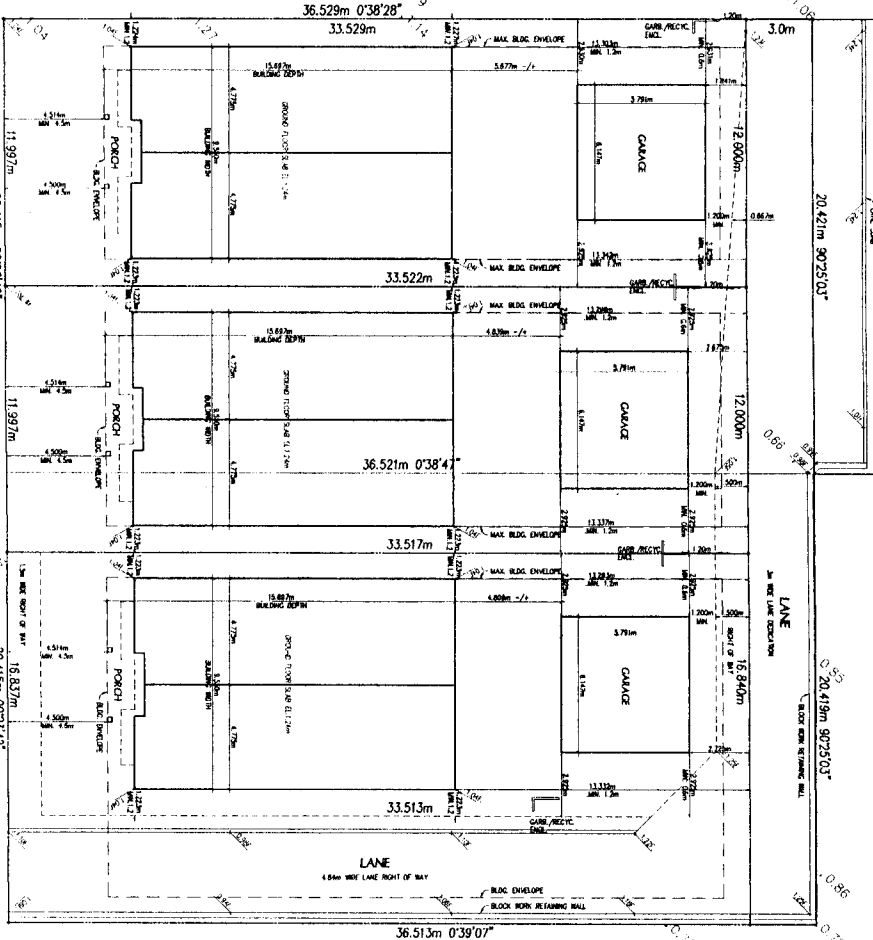
Original Date: 05/04/04  
Revision Date:  
Note: Dimensions are in METRES





PLAN #1 - SITE PLAN - SETBACKS

7711, 7731 ACHESON ROAD



**PROPOSED SUBDIVISION & DUPLEXES**

**PROJECT DATA**  
 CURRENT ADDRESS: 7711, 7731 ACHESON ROAD, RICHMOND, B.C.  
 LEGAL DESCRIPTION: LOT 9 & 10, BLOCK 4 NORTH, SECTION 17  
 MAPS & WEST PLAN 10113  
 ZONING: EXISTING: R1C  
 PENDING: CD/73C

**LOT BEFORE SUBDIVISION**

ACHESON	ACHESON	COMBINED
WIDTH: 20.421	20.421	40.842 m
DEPTH: 36.529	36.521	36.521 m
AREA: 746.01	745.84	1491.85 sq m
REAR LANE DEDICATION: 4.84 m		4.84 m
SIDE LANE RIGHT OF WAY: 4.84 m		4.84 m
LOT DEPTH MINUS LANE: 33.521 m		33.521 m
LOT WIDTH MINUS LANE: 36.500 m		36.500 m

**LOTS AFTER SUBDIVISION**

WEST LOT	MIDDLE LOT	EAST LOT
WIDTH: 12.00	12.00	16.84 m
DEPTH: 33.529	33.521	33.517 m
LOT AREA: 402.24	402.10	564.35 sq m

**PROPOSAL FOR WEST AND MIDDLE LOTS**

FLOOR SPACE RATIO FOR EACH SUBDIVIDED LOT

ALLOWED	70%	WEST LOT	MIDDLE LOT	EAST LOT
PROPOSED SIDE BY SIDE DUPLEXES		281.47	385.07 sq m	
SECOND FLOOR	58.51			
GROUND FLOOR	136.25			
CROSS	3.92			
- STAIR	136.23			
SUB TOTAL				

**SITE COVERAGE**

ALLOWED	45%	WEST LOT	MIDDLE LOT	EAST LOT
PROPOSED		181.01	180.95	233.98
MAIN BUILDING:		68.50	137.02 sq m	276.58 sq m
PORCH:		3.93	3.93	7.86 sq m
TOTAL:		180.50 sq m	180.50 sq m	284.44 sq m

NOV 10 2004  
 #1  
 01269261

RZ03-238069 RZ03-233948 / SD04-269254 / DP 04-269261

No.	Date	Revision	Comments
1	APRIL 04		
2	AUGUST 04	REV PER LETTER	
3	JUNE 04		
4	OCTOBER 04	ELEVATIONS	

Project Title:  
 PROPOSED DUPLEXES  
 7711, 7731 ACHESON ROAD  
 RICHMOND, B.C.

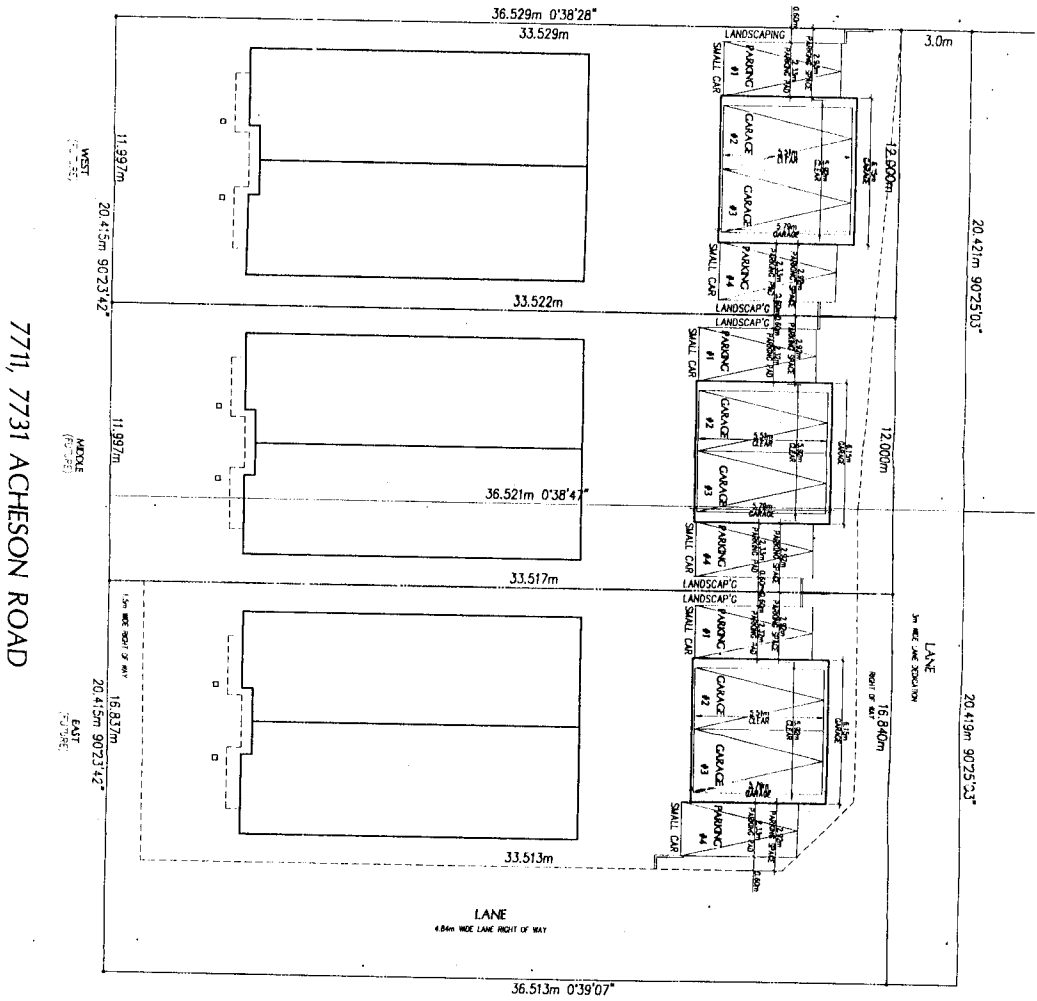
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 Date: 10/20/04  
 Drawing No.: A1

**CAD LAB**  
 Building and interior design  
 a division of cadlab computer inc.  
 Tel: (604) 618-3223 Fax: (604) 241-9388 email: cadlab@cadlab.com

PLAN #2 - PARKING PLAN

**OFF-STREET PARKING REQUIREMENTS**  
 PER SUBDIVISION LOT  
 FOR USE OF RESIDENTS  
 THE GREATER OF:  
 1 SPACE PER DWELLING UNIT;  
 0.5 SPACES PER BEDROOM  
 PROVIDED:  
 2 STANDARD SIZE  
 2 SMALL SIZE

**VISITOR PARKING:**  
 DWELLING UNITS PER LOT: 2  
 VISITOR PARKING NOT REQUIRED ON LOTS LESS THAN 4 DWELLING UNITS  
 PROVIDED:  
 0



#2  
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RZ03-238069 RZ03-233948 / SD04-269254 / DP 04-269261

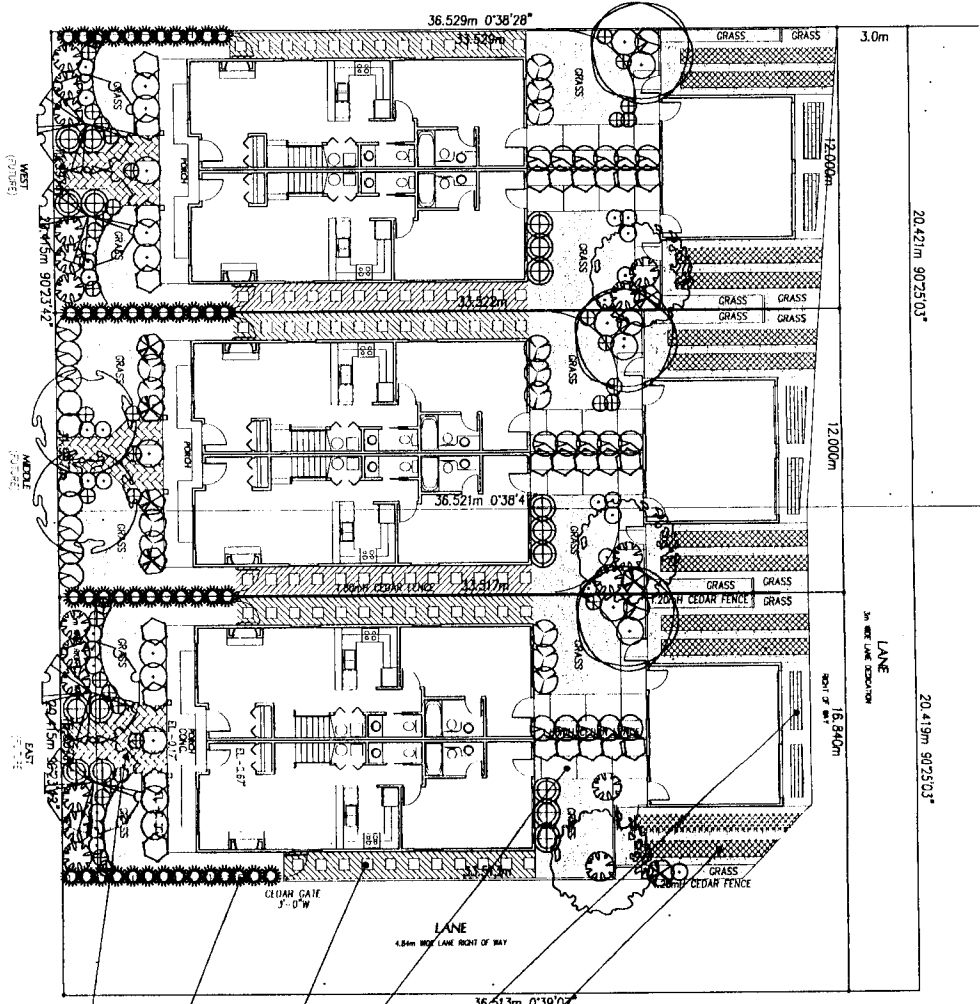
Project title PROPOSED DUPLEXES 7711, 7731 ACHESON ROAD RICHMOND, B.C.	No. Date 4 AUG 04 5 SEPT 04	Revised	Consultants
Sheet title PARKING PLAN			



A2

PLAN #3 - LANDSCAPE PLAN 1/2

7711, 7731 ACHESON ROAD



- GRASSCOTE PLANTS & GRASS
- REINFORCED CONCRETE STANDARD CLASSIC SERIES DOUBLE STANDARD (225 mm) PAVES C/W CONCRETE BAND
- CONCRETE MOUNTING
- PRECAST CONCRETE 450m x 450m
- POST & RAIL FENCE
- REINFORCED CONCRETE STANDARD CLASSIC SERIES DOUBLE STANDARD (225 mm) PAVES C/W CONCRETE BAND

#3  
NOV 10 2004  
04269261

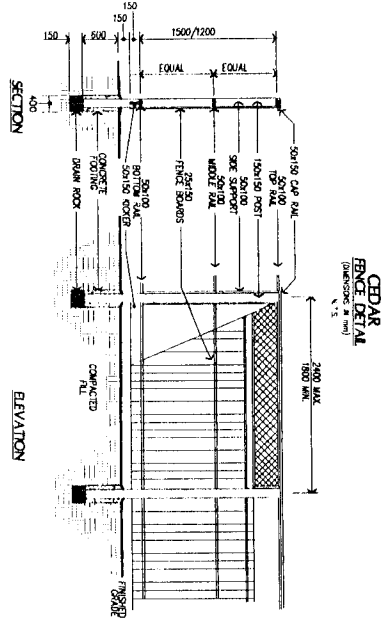
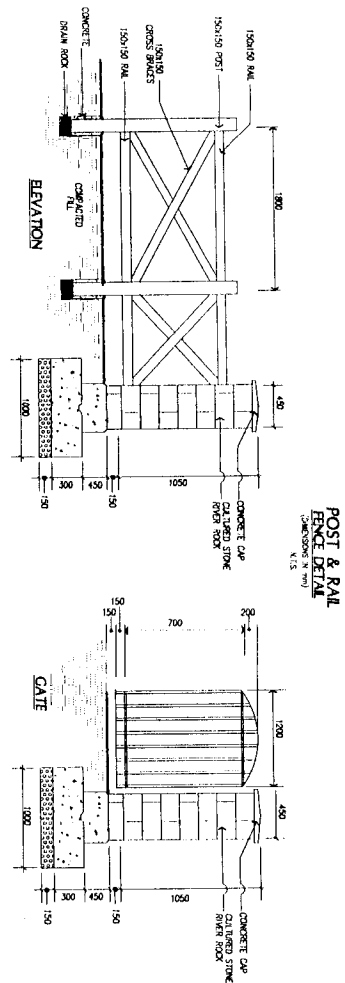
RZ03-238069 RZ03-233948 / SD04-269254 / DP 04-269261

Project Title	PROPOSED DUPLEXES
Address	7711, 7731 ACHESON ROAD RICHMOND, B.C.
Sheet Title	LANDSCAPE PLAN 1/2

No.	Date	Revision
b	SEP04	UPDATED PER ARCHITECTURAL
c	OCT04	PER CITY'S LETTER

Consultants  
**C.KAVILINAS & ASSOCIATES INC.**  
 BCSCA CSIA  
 21308 - 86 AVENUE, LANGLEY, B.C. V1M 1Z7  
 PHONE (604) 888-2363

**CAD LAB**  
 building and interior design  
 a division of cadex computer inc.  
 tel (604)646-3225 fax (604)724-9386 e-mail: cadlab@compuserve.com



KEY	SYMBOLICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
1	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	27	42 POT	85 CM DL	
2	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	28	42 POT	85 CM DL	
3	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	29	42 POT	85 CM DL	
4	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	30	42 POT	85 CM DL	
5	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	31	42 POT	85 CM DL	
6	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	32	42 POT	85 CM DL	
7	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	33	42 POT	85 CM DL	
8	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	34	42 POT	85 CM DL	
9	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	35	42 POT	85 CM DL	
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12	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	38	42 POT	85 CM DL	
13	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	39	42 POT	85 CM DL	
14	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	40	42 POT	85 CM DL	
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17	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	43	42 POT	85 CM DL	
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72	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	98	42 POT	85 CM DL	
73	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	99	42 POT	85 CM DL	
74	AKELA JAPONICA 'LOUIS GALE'	PRINK AKELA	100	42 POT	85 CM DL	

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONVA STANDARD FOR CONTAINER-GROWN PLANTS.  
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BONVA/BOSLA LANDSCAPE STANDARDS.

PLAN #3 - LANDSCAPE PLAN 2/2

NOV 1 0 2004  
#3A  
04269261

RZ03-238069 RZ03-233948 / SD04-269254 / DP 04-269261

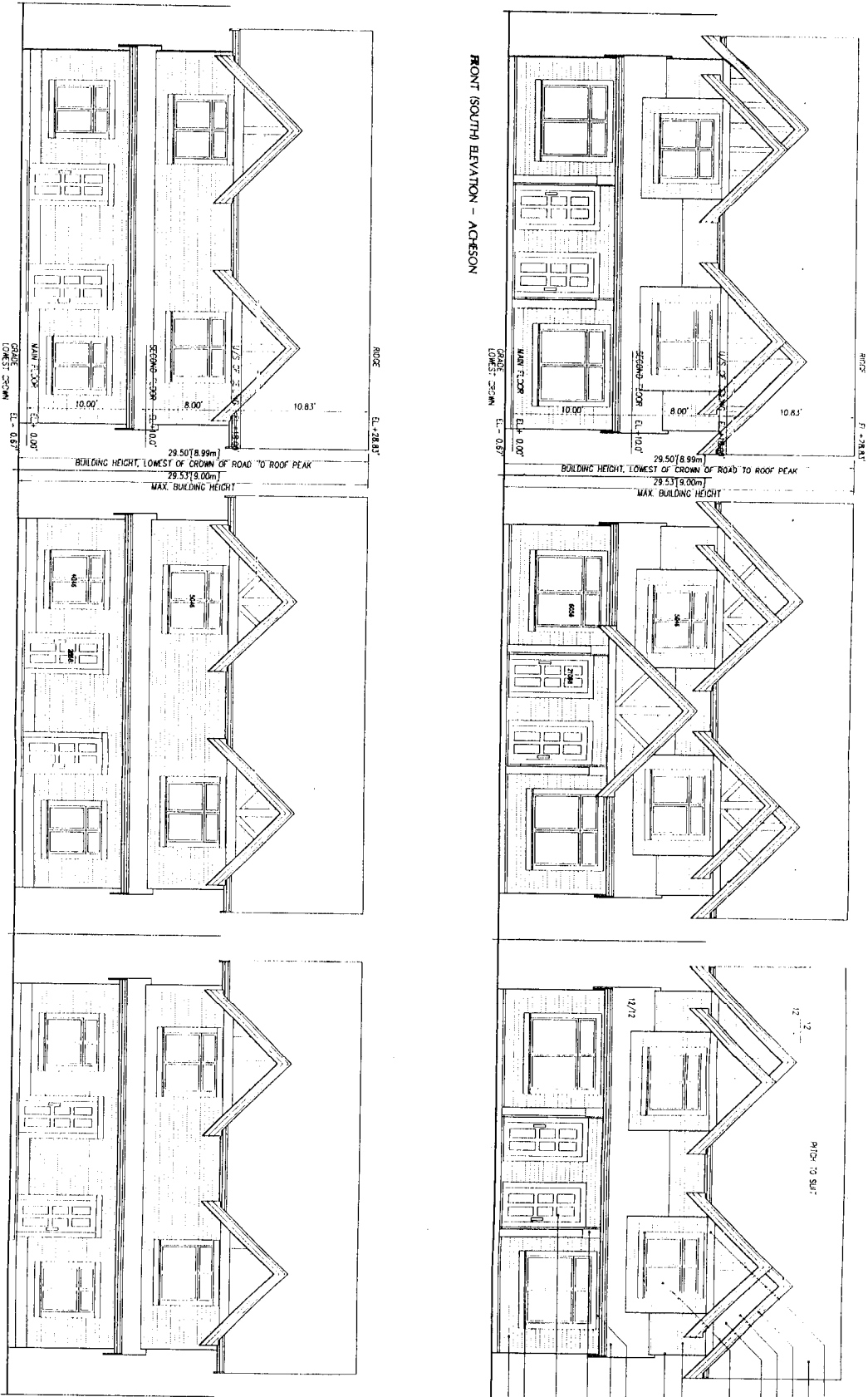
Project Title	NO. Date	Revision
PROPOSED DUPLEXES	1	REVISED PER ARCHITECTURAL
7711, 7731 ACHESON ROAD	2	REVISED PER CIVIL LETTER
RICHMOND, B.C.		

Consultants  
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16 (604) 816-3275 fax (604) 241-9385 email: cad@lab.com

L-3B

PLAN #4 - FRONT & REAR ELEVATIONS



04269261

NOV 10 2004 #4

RZ03-238069 RZ03-233948 / SD04-269254 / DP 04-269261

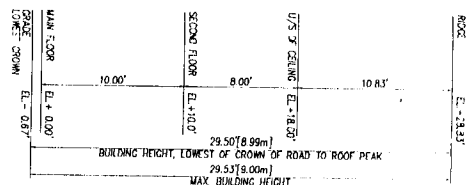
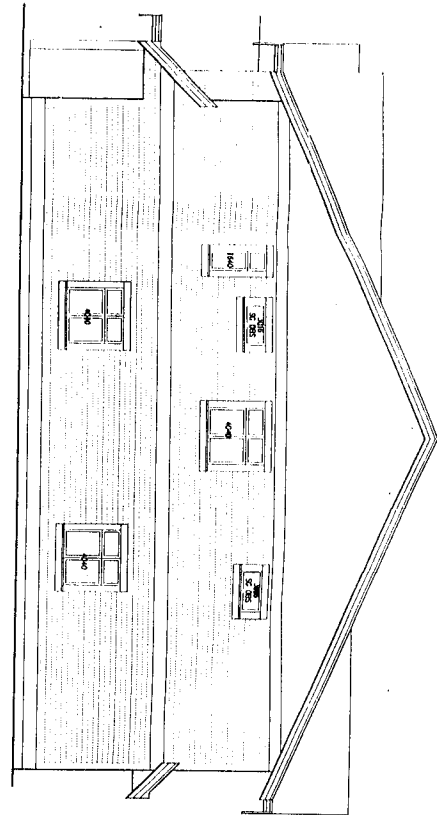
Project file: PROPOSED DUPLEXES  
 7711, 7713 ACHESON ROAD  
 RICHMOND, B.C.

Sheet title: FRONT and REAR ELEVATIONS

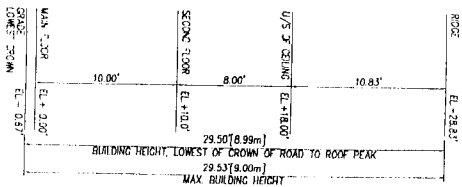
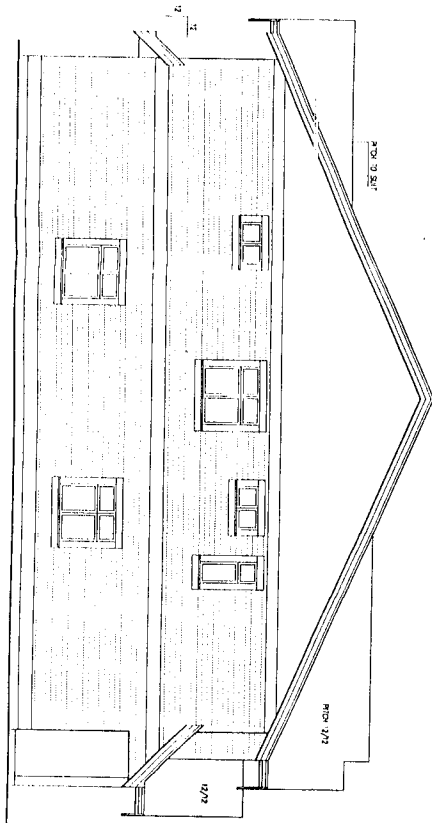
**CAD LAB**  
 Building and interior design  
 a division of roadlab computer inc.

PLAN #5 - SIDE ELEVATIONS

SIDE (EAST) ELEVATION  
 41.20' (12.53m)  
 30.75' (9.37m)  
 8.00' (2.44m)  
 10.00' (3.05m)  
 29.50' (8.99m)  
 29.53' (8.99m)  
 MAX BUILDING HEIGHT



SIDE (WEST) ELEVATION  
 41.20' (12.53m)  
 30.75' (9.37m)  
 8.00' (2.44m)  
 10.00' (3.05m)  
 29.50' (8.99m)  
 29.53' (8.99m)  
 MAX BUILDING HEIGHT



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 #5

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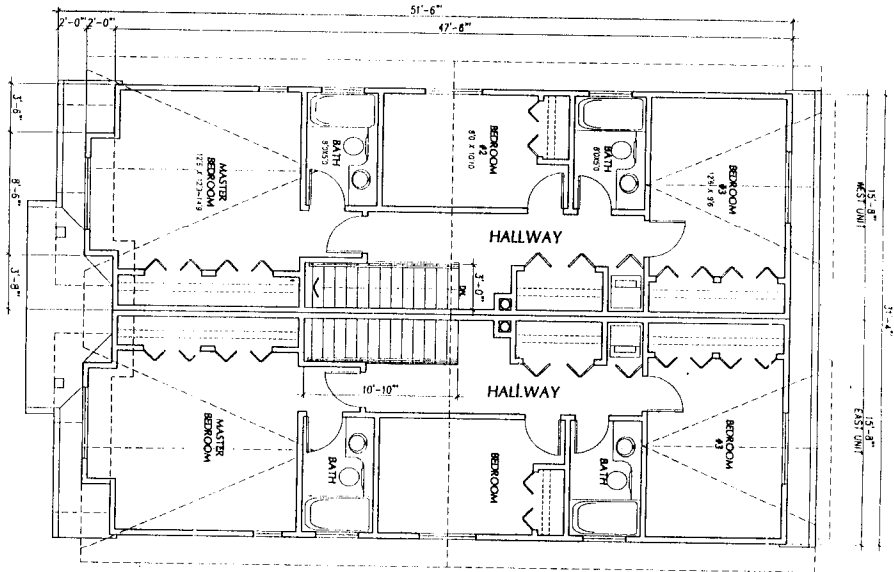
Project Title PROPOSED DUPLEXES 7711, 7731 ADHESION ROAD RICHMOND, B.C.	No. Date Revision 1 APR04 DPA 2 APR04 REV 1 PER ICHIRU 3 SEP04	Consultants
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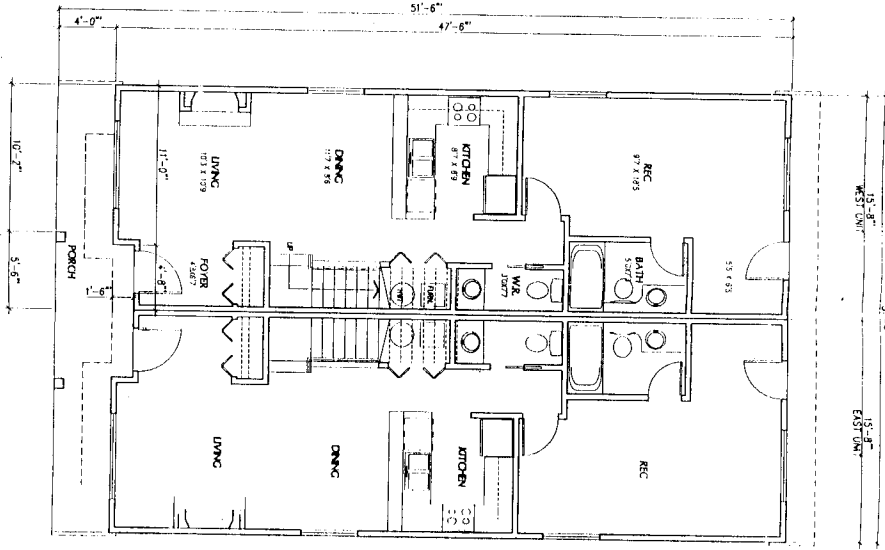
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PLAN #6 - FLOOR & ROOF PLANS

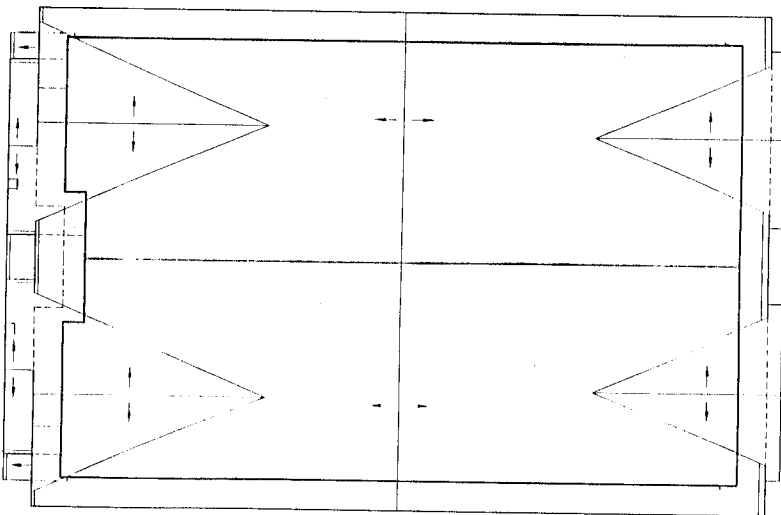
SECOND FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN



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<p>Project title                  PROPOSED DUPLEXES                  7711, 7731 ACHESON ROAD                  RICHMOND, BC</p> <p>Scale                  1/4" = 1'-0"</p> <p>Sheet title                  GARAGE</p>	<p>No. Date Revision</p> <p>1 AUG04 REV PER LETTER                  2 SEP04 CONT SIZE</p>	<p>Consultants</p>
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