



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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<b>To</b>	Development Permit Panel	<b>Date</b>	July 15, 2005
<b>From</b>	Holger Burke Acting Director of Development	<b>File</b>	DP 04-280280
<b>Re</b>	<b>Application by JLA Architecture for a Development Permit at 8711 Alexandra Road</b>		

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### Staff Recommendation

That a Development Permit be issued which would

- 1 Permit the construction of a 444 m<sup>2</sup> (4,777 ft<sup>2</sup>) karaoke entertainment building at 8711 Alexandra Road on a site zoned Automobile Oriented Commercial District (C6), and
- 2 Vary the provisions of the Zoning and Development Bylaw No 5300 to
  - a) Reduce the road setback from 6 m (19 685 ft ) to 0 m (0 ft ) for portions of the building along Alexandra Road and Sorenson Crescent,
  - b) Increase the allowable number of small car stalls from 30% (12 stalls) to 73% (27 stalls), and
  - c) Reduce the width of manoeuvring drive-aisles from 7 5 m (24 6 ft ) to 6 7 m (22 ft )

Holger Burke  
Acting Director of Development

KE rg/blg  
Att

## Staff Report

### Origin

JLA Architecture, on behalf of Canadian Uni-Top Enterprises Ltd, has applied to the City of Richmond for permission to develop a karaoke entertainment building (444 m<sup>2</sup> or 4,777 ft<sup>2</sup>) at 8711 Alexandra Road. The site is currently vacant and zoned Automobile Oriented Commercial District (C6).

### 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.

### History of Previous Development Applications

Three different proposals for this karaoke building have been presented to Development Permit Panel for review. The following summarizes each development proposal and the response by the Panel.

- January 28, 2004 – The Development Permit Panel recommended denial of an application for this property for a karaoke facility. At that time, the proposed karaoke facility was three (3) storeys and 880.9 m<sup>2</sup> (9,479 ft<sup>2</sup>) in size. The application was recommended for denial for a number of reasons, including a lack of secured off-site parking arrangement, significant rear setback relaxations, and concerns expressed by adjacent residents.
- April 14, 2004 – The Development Permit Panel recommended approval of the three-storey, 880.9 m<sup>2</sup> (9,479 ft<sup>2</sup>) project subject to the registration of an off-site parking covenant for 31 spaces. The applicant was unable to obtain cooperation from the off-site parking property owner to complete the necessary legal arrangements.
- June 30, 2004 – In this proposal to the Development Permit Panel, the applicant reduced the size of the building to 536 m<sup>2</sup> (5,769 ft<sup>2</sup>) and reduced the height of the building from three (3) storeys to two (2) storeys in order to provide all parking on site. This Development Permit application was supported. The applicant also requested a number of variances, including the following:
  - Vary the road setback from the required 6 m to 2.7 m on Alexandra Road and to 5.8 m on Sorenson Crescent,
  - Reduce the manoeuvring aisles from 7.5 m to 6 m, and
  - Increase the allowable number of small car spaces from 30% (14 stalls) to 48% (22 stalls).

The applicant has come forward with a new Development Permit application for the karaoke building that lowers the building to the existing grade (previous submissions placed the building on stilts above parking) and shifts the building closer to the southwest corner of the site. The size of the building has also been reduced to 444 m<sup>2</sup> (4,777 ft<sup>2</sup>) compared to previous submissions.

### Background

Development surrounding the subject site is as follows:

- Existing single-family dwellings are situated to the north.
- Existing automobile oriented commercial developments are located to the east, south and west.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed urban design issues and 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 City Centre and General Commercial Development Permit Guidelines. A review of requested zoning variances is noted below.

The required number of off-street parking spaces was a primary concern noted by staff in previous submissions of the building. An agreed parking ratio based upon occupant load of this single-purpose building was utilized to calculate the number of required off-street parking stalls (The City's Zoning and Development Bylaw does not identify a parking requirement for Karaoke oriented facilities). Based on a building occupancy of 81 people and a parking ratio of 2.2 people per vehicle, the building requires a total of 37 off-street parking stalls excluding the floor area dedicated to utility areas. Transportation staff have reviewed the required parking based on occupant load of the building and determined that the number of off-street parking spaces is sufficient based on this calculation.

Engineering has determined that a servicing analysis is required to ensure adequate capacity for the proposed development. Completion of this servicing capacity analysis, with all associated upgrades is required. Because the analysis was not required with the previous development proposals on this site, and in order not to unduly delay this application, Engineering staff have agreed that this application can be considered by the Development Permit Panel. The applicant's engineer (D S Lee) has provided a servicing capacity analysis to the City for review, along with a signed letter indicating that the applicant/developer is willing to pay for any associated upgrades if deemed necessary from either the servicing analysis or the City's Engineering Department. An agreement is in place to ensure that the Development Permit will not be considered for issuance by Council until the servicing analysis is completed, reviewed and approved by the City's Engineering Department.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to

- 1) Reduce the road setback from 6 m (19.685 ft) to 0 m (0 ft) for portions of the building along Alexandra Road and Sorenson Crescent. ***(Staff generally support this variance as it provides additional space above the maximum required setback to the existing single-family dwelling to the north and allows for more off-street parking to be implemented and located behind the building. Situating the building closer to the street at the corner also allows for a better interface with the street and positions the main entrance as a prominent, accessible feature to the site. Only a small portion of the building is located at the 0 m (0 ft) setback. Alexandra Road and Sorenson Crescent are not through-streets, and this setback variance does not affect any traffic sightlines.)***

- 2) Increase the allowable number of small car stalls from 30% (12 stalls) to 73% (27 stalls) *(Although the number of proposed small car stalls is significantly higher than the typical proportion permitted, staff consider the variance reasonable given the site constraints related to the relatively small size of the property, drive aisle requirements and the pedestrian walkways that are incorporated into the parking lot design. The parking layout is also constrained by the retention of a large Birch Tree at the north edge of the site in order to enhance the visual buffer for the neighbouring residential property. In previous proposals, the panel supported a 48% proportion of small car parking stalls.)*
- 3) Reduce the width of manoeuvring drive-aisles from 7.5 m (24.6 ft) to 6.7 m (22 ft) *(Staff consider a reduction in drive aisle width reasonable as the applicant has indicated that the proposed width is adequate to take into account vehicle turning radius' and circulation.)*

### **Advisory Design Panel Comments**

The project was presented to the Advisory Design Panel on May 4, 2005. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). Design Panel members indicated that the project move forward on the understanding that issues pertaining to the building entrance at the corner, introduction of permeable pavers and written proposal on how crime, safety and visibility concerns were going to be addressed. The design response is as follows:

- The main building entrance at the corner of Alexandra Road and Sorenson Crescent has been designed to reflect the overall character of the building and emphasizes a prominent focal point of the building.
- Permeable pavers have been implemented in walkways surrounding the building and within the parking lot.
- The operator of the proposed building has submitted a letter outlining how crime, security and safety concerns are being addressed. The security and safety plan calls for the implementation of lighting (bollards and ground embedded), surveillance cameras and privately hired security guards, which adequately addresses Design Panel and staff concerns.

### **Analysis**

#### ***Conditions of Adjacency***

- The building is situated at the southwest corner of the site to allow for sufficient setbacks to the residential property to the north.
- An existing one-storey commercial building is situated near the east property line. Due to the limited space on the subject site for parking stalls and drive aisles, a landscaped buffer is proposed on the neighbouring property to the east (between the property line and building). Staff requested the applicant to initiate discussions with the neighbouring property owners to determine if landscaping could be implemented. If no such arrangement can be made, a Cedar fence will be implemented along the property line to provide some screening.

#### ***Urban Design and Site Planning***

- The approach of siting the building closer to Sorenson Crescent and Alexandra Road is desirable as pushing the building closer to the sidewalk results in a more pedestrian friendly streetscape.
- The building's location also allows for a prominent, visible entrance to be established at the corner.

- The site plan is based on maximizing space for drive aisles and off-street parking towards the rear of the building. Vehicle access to the site is proposed from Alexandra Road and Sorenson Crescent.
- The garbage and recycling area is located on the building's ground floor, is integrated into the building design and incorporates direct exterior access.

#### ***Architectural Form and Character***

- The architectural form is primarily driven by the single-use function of the building as a karaoke entertainment facility. The semi-circular form of the building relates to the design approach utilized in previous reviewed Development Permit submissions and is reflective of the internal layout of karaoke rooms throughout the building.
- A prominent front entrance and cylindrical, spiral staircase act as focal points for the building.
- Cladding materials proposed is reflective of the purpose built function of the building. Aluminium wall panelling is proposed along all building elevations. Alexandra Road and Sorenson Crescent building elevations are further articulated with the use of coloured panels and sunshades in conjunction with glazing. The spiral staircase at the rear of the building is encased in glass and aluminium panelling similar to other portions of the building.

#### ***Landscape Design and Open Space Design***

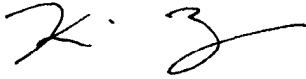
- A majority of the plantings are implemented around the perimeter of the subject site to provide an adequate landscaped buffer for the residential property to the north and to screen the vehicle parking from the street frontages.
- A large Birch Tree is being retained (as in previous Development Permit submissions) at the north edge of the site for an additional visual buffer to the north. Pervious pavers will be implemented around the base of the tree to ensure long-term retention and survival (protective fencing must be implemented around the tree to be retained as well as all existing street trees along Sorenson Crescent prior to issuance of the Development Permit).
- Beautification works along Alexandra Road will be completed as part of this development, which involves implementation of a grass and treed boulevard adjacent to the existing road. There is an existing grass and treed boulevard along Sorenson Crescent.
- A landscape Letter of Credit (\$11,538) has already been submitted as part of the previous approved development, which can be utilized as the landscaping security for this proposed project.
- A 1.8 m (6 ft) solid cedar fence is proposed along the north property line to provide additional separation between the site and the neighbouring residential lot.

#### ***Crime Prevention Through Environmental Design***

- The applicant has submitted a security and safety plan involving the implementation of security cameras, external lighting and security guards.
- Lighting will be implemented within the parking lot and perimeter of the site (3 ft high light bollards). Imbedded ground lights along the walkway in the parking lot will help guide patrons to the main entrance.

**Conclusions**

Changes have been made to the layout of the site plan and karaoke building proposed at 8711 Alexandra Road compared to previous submissions reviewed by the Development Permit Panel. Staff recommend approval of the Development Permit as all conditions of adjacency and design issues identified in previous submissions along with parking requirements have been adequately addressed.



Kevin Eng  
Planning Technician – Design  
(Local 4626)

KE rg/blg

- Prior to Council consideration and issuance of the Development Permit, the applicant/developer must
  - Complete a servicing capacity analysis to the satisfaction of the City of Richmond's Engineering Department, and
  - Install protective fencing around the large, on-site Birch tree and all of the existing street trees along Sorenson Crescent



**City of Richmond**

6911 No 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**  
 Development Applications Department

**DP 04-280280**

**Attachment 1**

Address 8711 Alexandra Road

Applicant JLA Architecture Owner Canadian Uni-Top Enterprises Co

Planning Area(s) City Centre

Floor Area Gross 444 m<sup>2</sup> Floor Area Net 444 m<sup>2</sup>

	Existing	Proposed
<b>Site Area</b>	1,761 m <sup>2</sup>	1,761 m <sup>2</sup>
<b>Land Uses</b>	Vacant	Purpose built karaoke building
<b>OCP City Centre Land Use Designation</b>	Auto-Oriented Commercial	Complies
<b>Zoning</b>	C6	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	0.5	0.26	none permitted
Lot Coverage	Max 50%	17.4%	none
Setback – Alexandra Road	Min 6 m	0 m	Variance requested
Setback – Sorenson Crescent	Min 6 m	0 m	Variance requested
Setback – North Yard	Min 7.5 m	3.3 m	none
Height (m)	Max 12 m	8 m	none
Off-street Parking Spaces – Regular (Based on Building Occupancy)	37	37	none
Off-street Parking Spaces – Accessible	1	2	none
Off-street Parking Spaces – Small car stalls	30% (12 stalls)	73% (27 stalls)	Variance requested

**Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, May 4<sup>th</sup>, 2005 – 4 00 p m  
Rm M 1 003  
Richmond City Hall**

Commercial/Karaoke

*James Lee Architect*  
8711 Alexandra Road  
(Re-submission)

DP 04-280280

Ms Cecilia Achiam, Planner, reviewed the staff comments provided for the project, including a review of the outstanding issues from the previous presentation, a copy of which are attached as Schedule 5 and form a part of these minutes

Mr James Lee, architect, with the aid of model and various other materials, reviewed the response taken to the outstanding issues including – the addition of a front entrance, the relocation of the garbage enclosure to underneath the stair well, the creation of a drop off space, the enhanced lighting, the handicapped washroom access, the clear glass handrail provided for the upper deck, and, the change in exterior materials from stucco to aluminum metal panels

Mr Ross Dixon, landscape architect, reviewed the changes made to the landscape plan

A general questions put forth by the Panel related to the paving around the existing tree on the site that was to be retained ***Previous “Rema” pavers are being proposed***

The comments of the Panel were as follows

- a colourful project The issues raised at the previous meeting had been addressed
- still a concern about the control of the back lobby area with its direct access to the upstairs
- the main concern had been the lack of entry presence on the street and it has now been provided – while it may not be used it gives the building understanding The building is amazing The Rema paving could extend out from the centre node and radiate out as part of the extension of the building expression
- a building type and approach that is unique Strong steps taken to address the issues Would encourage that the entrance portray the exciting nature of the building Huge paving in the rear – encourage applicant to take one shape and change the colour of the paving to provide variation The transparency of the top was great and worked well with the bottom of the building



- the parking drop off area is confusing if confronted with the garbage area There was no consistency in shape and form the building that addressed the corner of the street – ends in a two storey vertical wall Same concern with handicapped parking stall #21 Link the entrances to the lobby on the back with a canopy that came out and tied in with the exit stair and reached out to the street
- the RCMP is concerned with the lack of surveillance in the rear stair tower/lobby People can enter upstairs from the parking lot unseen by staff on the ground floor

Mr Lee said that he thought the Advisory Design Panel members had to look at the project with a different perspective – that this was a small project for which his client was losing money in an attempt to build Paving costs would be extensive in addition to the change to aluminum panels, and Mr Lee questioned if further requests would be fair

Mr Lee then said that this was a night building with no activity during the day, that, the building, animated at night, would include an entrance that would be bright and major on the front edge, and that the parking on the street would allow for use of the front entrance

The owner, Mr Michael Wu, then reviewed the extensive plans he had developed for security, which included full time security personnel hired to monitor the parking area and entrances, a receptionist in the front lobby, and, 30 surveillance cameras which would be monitored during open hours Mr Wu also reviewed the accesses and the lockable doors provided

The following motion was then introduced

It was moved and seconded

***That DP 04-280280 move forward subject to***

- ***the applicant work with staff on design development to address the entry sequence from the parking lot to rear entrance and to emphasize the front entrance as the main entrance,***
- ***the incorporation of permeable paving to increase the permeability of the paved lot, and,***
- ***submit a security control plan to address parking lot safety and security issues on site***



**No DP 04-280280**

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To the Holder                      JLA ARCHITECTURE

Property Address                 8711 ALEXANDRA ROAD

Address                             C/O JAMES LEE  
   VIA ARCHITECTURE  
   105 – 1285 WEST PENDER STREET  
   VANCOUVER, BC V6E 4B1

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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 to
  - a) Reduce the road setback from 6 m (19 685 ft ) to 0 m (0 ft ) for portions of the building along Alexandra Road and Sorenson Crescent,
  - b) Increase the allowable number of small car stalls from 30% (12 stalls) to 73% (27 stalls), and
  - c) Reduce the width of manoeuvring drive-aisles from 7 5 m (24 6 ft ) to 6 7 m (22 ft )
- 4 Subject to Section 692 of the Local Government Act, R S B C buildings and structures, off-street parking and loading facilities, roads and parking areas, and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto
- 5 Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required
- 6 As a condition of the issuance of this Permit, the City is holding the security in the amount of \$11,538 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 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
- 7 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

# Development Permit

No DP 04-280280

To the Holder                    JLA ARCHITECTURE  
Property Address                8711 ALEXANDRA ROAD  
Address                            C/O JAMES LEE  
    VIA ARCHITECTURE  
    105 – 1285 WEST PENDER STREET  
    VANCOUVER, BC V6E 4B1

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8 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

This Permit is not a Building Permit

AUTHORIZING RESOLUTION NO  
DAY OF                            ,

ISSUED BY THE COUNCIL THE

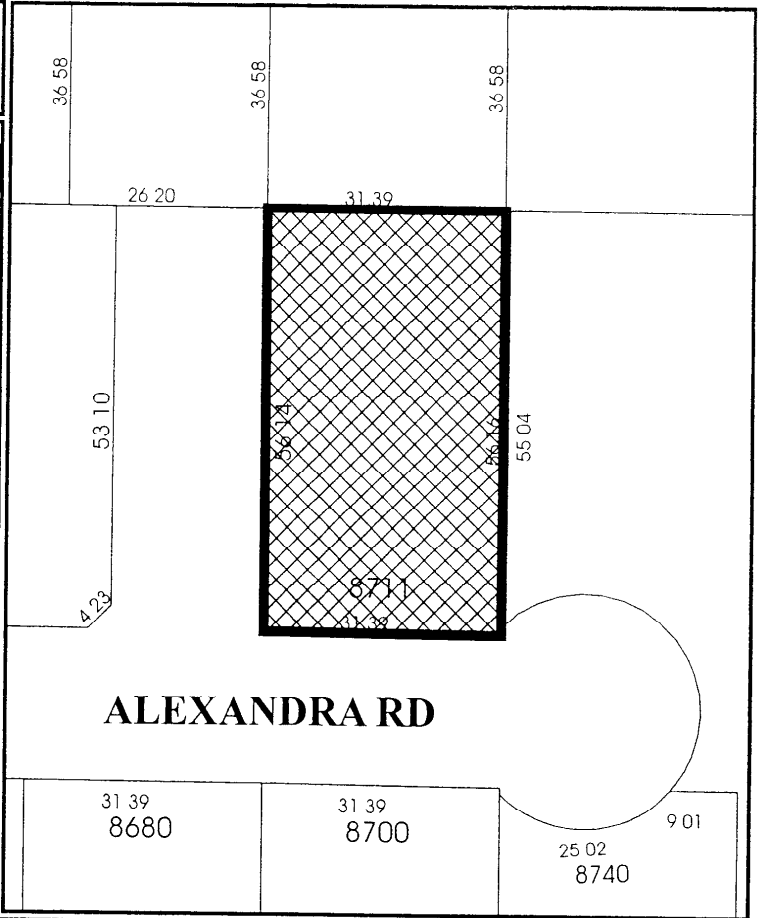
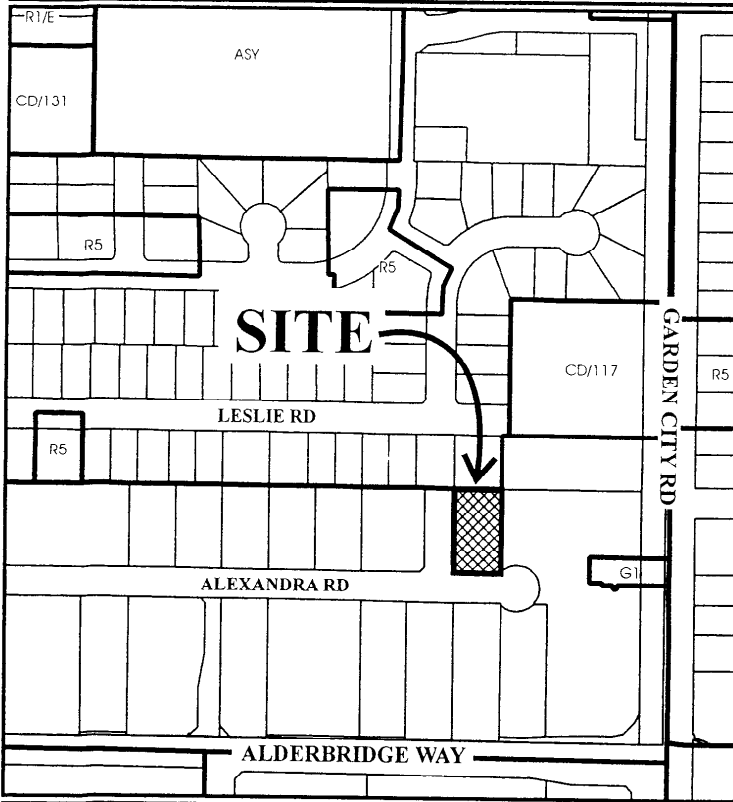
DELIVERED THIS            DAY OF                            ,

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MAYOR



# City of Richmond



## DP 04-280280 SCHEDULE "A"

Original Date 11/09/04

Revision Date

Note: Dimensions are in METRES

PROJECT DATA	
Address	87-1 Alexandra Road Richmond BC
Legal Description	Lot 2, Block 1, North Range, West Plan 5979 N.V.D.
Applicant	VIA Architecture
Owner	Utopia Development Ltd
Zoning	Automobile Development District (C8)
Planning Area	City Centre
Floor Area	Gross 444m <sup>2</sup> Net 444m <sup>2</sup>
Proposed	Proposed
Land Use	Automobile Development District
Site Area	1.6 m
Height	Max 12 m
Number of Units	8 m
BUILDING FLOOR AREAS	
Ground Floor	304 sq m
Second Floor	143 sq m
Total Floor Area	447 sq m
Floor Area Ratio	0.58
Lot Coverage	Max 67.89%
Parking	17.4 (3.49m)
	37 Cars
	1 Loading
Setback Alexandra Road	Min 5 m
Setback Sorenson Crescent	Min 5 m
Setback North Yard	Min 7.5 m
Setback East Yard	N/A
Off Street Parking Spaces	34
Off Street Loading Spaces	1
Off Street Parking Spaces Total	35
PROJECT CONSULTANTS	
Architecture	VIA Architecture
Structure	JONES KWONG KISHI Consulting Engineers
Mechanical	KEEN Engineering Co. Ltd
Electrical	Liew Engineering Ltd

**History**

The owner of this purpose built single use two storey structure is an experienced operator of Karaoke clubs. He was 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 VIA Architecture together with Jones Kwong Kishi Structural Engineers, Keen Engineers for mechanical and Lew Fongner for electrical engineering and Phillips Farevaag Smallemberg Landscape Architects to be his consultants for the project.

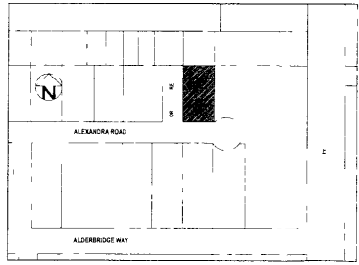
**Requirements**

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. On the ground floor there are fifteen Karaoke rooms of various sizes. On the second floor there is a smaller club that has only two Karaoke rooms and approximately forty four seats open area 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 ground floor is for the general public where only non alcoholic beverage will be served.

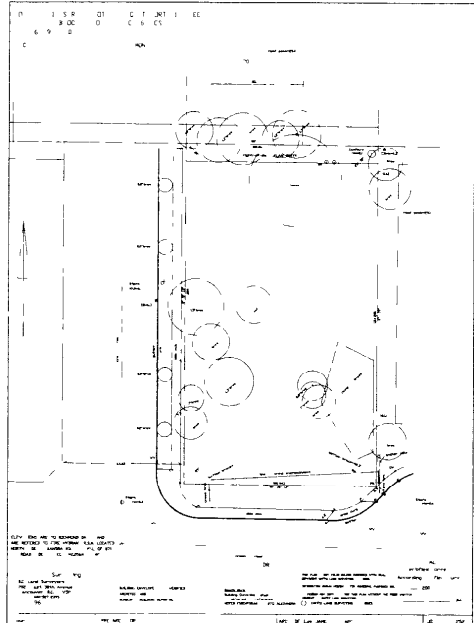
The requirements of the City of Richmond are more onerous. Due to their experience in dealing with Karaoke clubs, the city requires that the karaoke rooms are to be opened to the common area and have at least 50% of the wall facing the common area insulated with transparent glass. Parking is also a concern for the city officials.

**Solution**

In order to fulfill the requirements of the owner and the City, we have designed a two storey building with parking on grade. We push the building to the southwest corner in order to save one large birch tree and also obtain the maximum parking spaces. As for the monitoring issue for the karaoke rooms, we solve the problem by creating fan shaped areas so that all rooms can be monitored from the common areas on both floors.



LOCATION PLAN

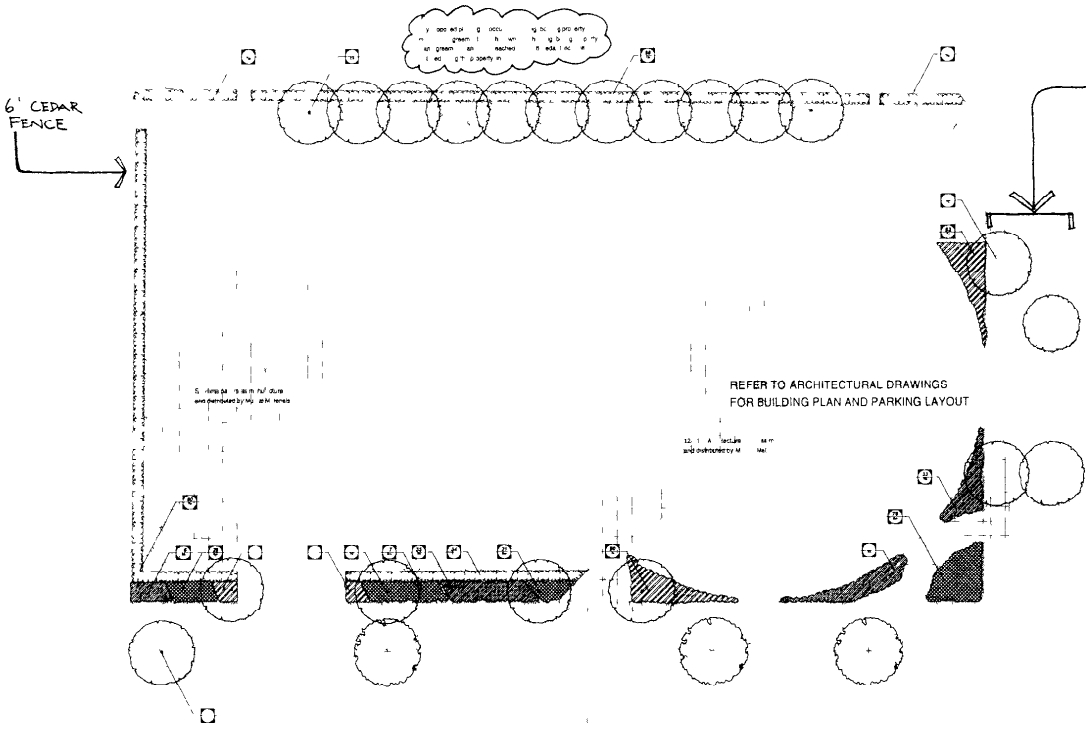


SURVEY PLAN

#1  
 JUL 15 2005  
 DP 04280280

VIA Architecture  
 8800 Main Street  
 Richmond, BC  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 Email: info@via-arch.com

Project Name: KARAOKE  
 Location: Richmond, BC  
 Date: July 15, 2005  
 Drawing No: A-100



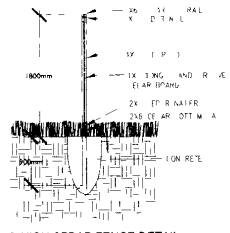
**Notes**

1. Streetcap sign to be coordinated with Richmond Engineering Department.
2. Final site plan to be submitted to the City of Richmond for approval.
3. All trees to be planted in the street right-of-way.
4. All trees to be planted in the street right-of-way.

**Plant List**

Plant	Qty	Notes
Tree	1	100% of the site to be landscaped with a minimum of 10% of the site to be planted with trees and shrubs.
Shrub	1	All trees to be planted in the street right-of-way.
Plant	1	All trees to be planted in the street right-of-way.

#2  
 JUL 15 2005  
 DP 04-280280



6 HIGH CEDAR FENCE DETAIL  
 SCALE 1/8"

30 150605 R 10 of 10 P  
 20 080405 R 10 of 10 P  
 10 280280 10 of 10 P  
 1 Date Revision

PHILLIPS FARREY & SMALLEY ARCHITECTS  
 101 1800 Bloor Street  
 Toronto, Ontario M5S 1A5  
 Tel: 416-961-1111  
 Fax: 416-961-1112  
 Email: info@phillipsfarrey.com

**VIA Architecture**  
 101 1800 Bloor Street  
 Toronto, Ontario M5S 1A5  
 Tel: 416-961-1111  
 Fax: 416-961-1112  
 Email: info@viaarch.com

Project Name  
**KARAOKE**  
 Richmond BC

Drawn by  
**LANDSCAPE PLAN**

Scale AS NOTED Drawing No.  
 Performed April 8 2005  
 Drawn ML RD  
 Checked RD  
 Job No 00015 Rev No 2

PROPERTY LINE

24' 7" (7.5m)

57' 5" (17.5m)

82' 3" (25m)

PROPERTY LINE

20' 4" (6.2m)

Proposed new set back line (Requires variance)

82' (25m)

Front set back line

Existing set-back lines

20' (6m)

8' 9"

82' (25m)

20' 4" (6.2m)

Proposed new set back line (Requires variance)

Site 1

SORENSEN Cres

#3

JUL 15 2005

DP 04-280280

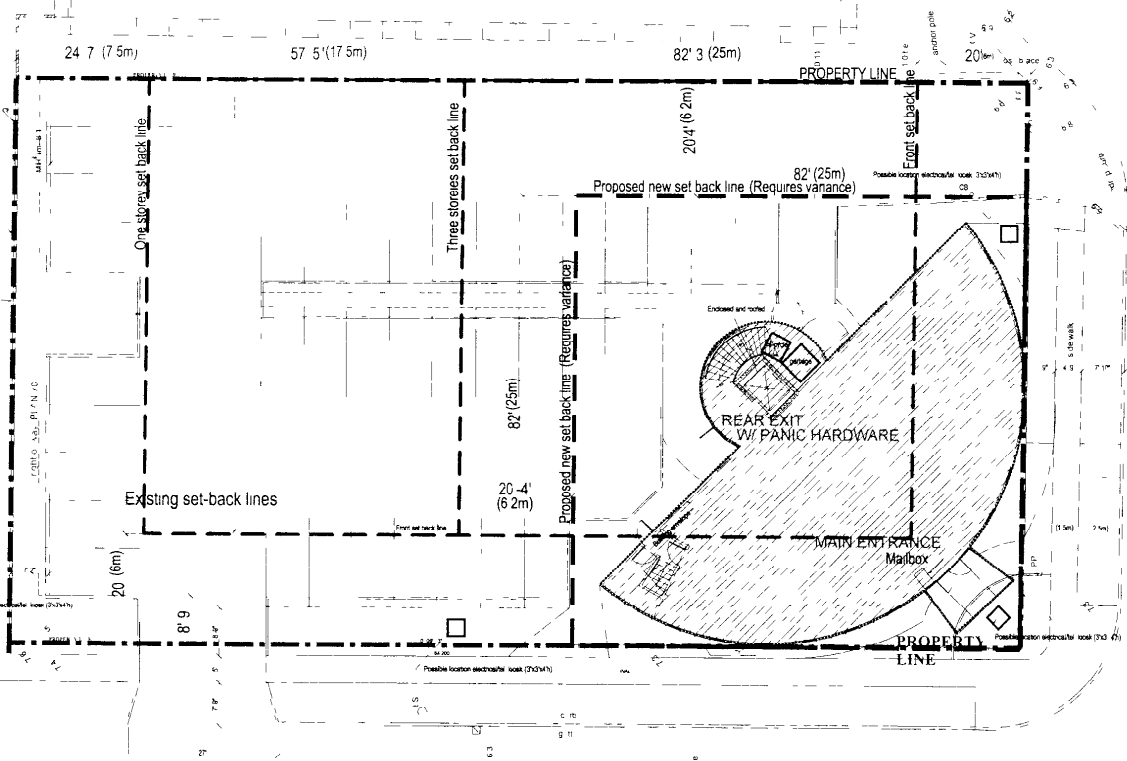
City of Richmond  
Development Permit  
Application file  
DP 04 280280

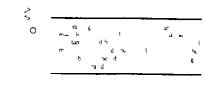
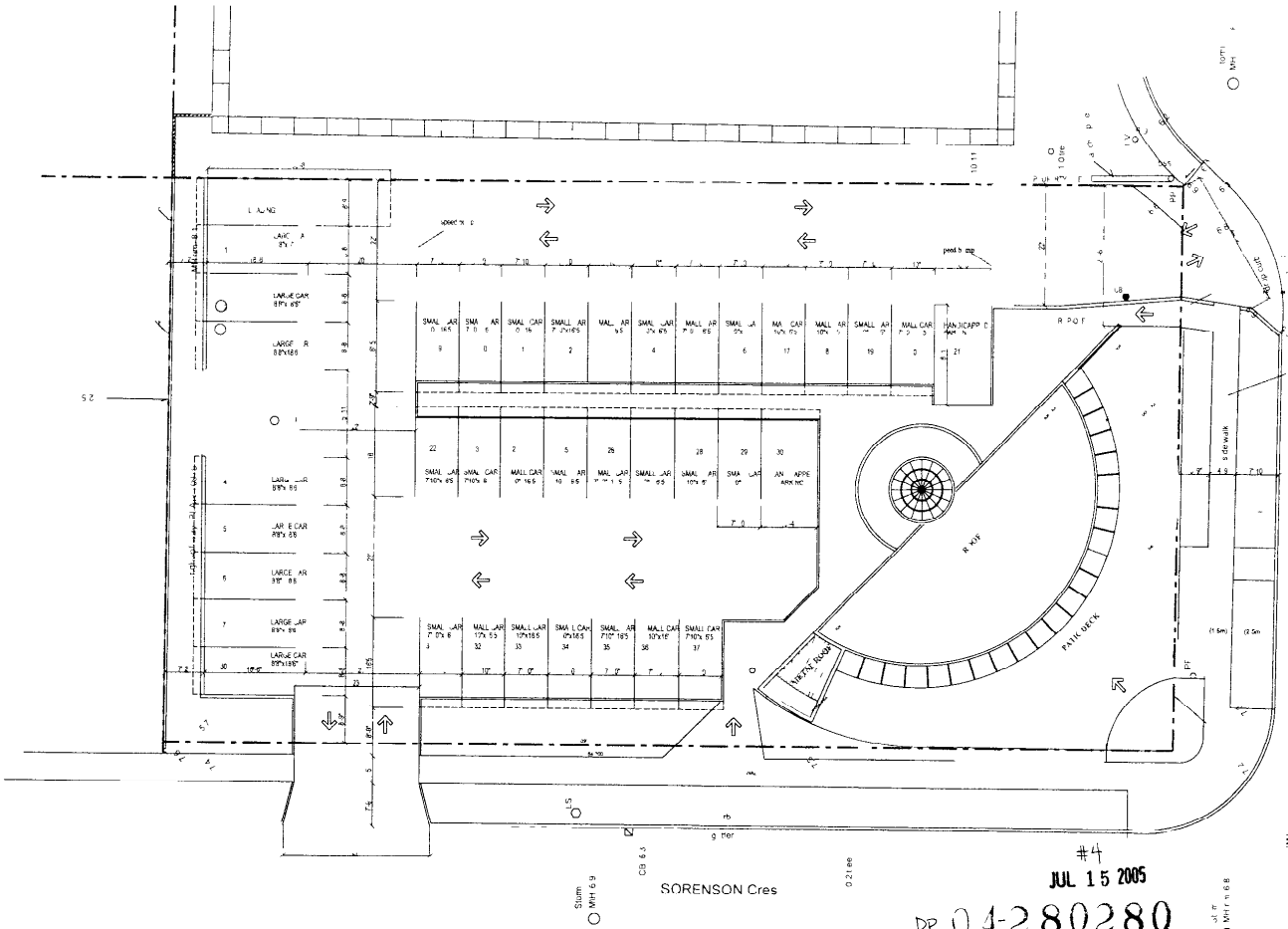
VIA Architecture

KARAOKE  
8711 Alexandra Road  
Richmond B C

SITE PLAN

Scale: 1" = 8' 1" D = 2" N  
Date: 23/05/05  
Checked: J.L.  
A-101





City of Richmond  
Development Permit  
Application File  
DP 04 280280

VIA Architecture

KARAOKE  
Richmond B.C.

PARKING PLAN

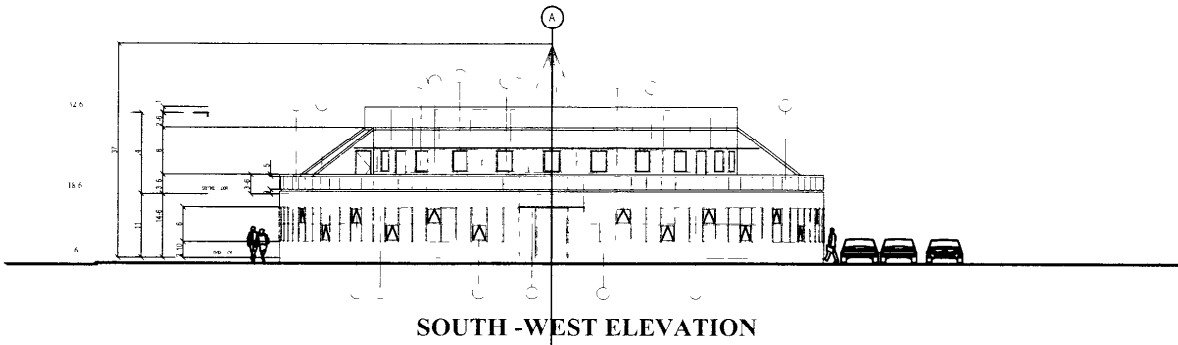
#4  
JUL 15 2005  
DP 04280280

Scale	1:50
Date	July 15, 2005
Drawn by	[Signature]
Checked by	[Signature]
Project No.	A-102

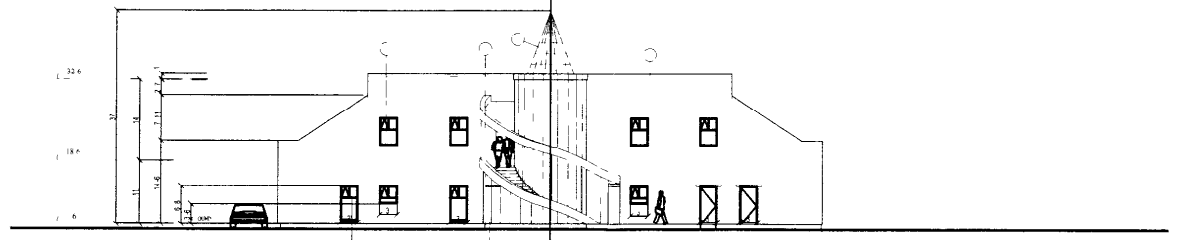


THIS DRAWING IS AN ARCHITECTURAL CONSTRUCTION DOCUMENT AND IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS.

0 5  
E C M AND P A  
E C M AND P A  
S M E F 204



SOUTH - WEST ELEVATION



NORTH - EAST ELEVATION

- 1 WOODS ON TOP
- 2 CEILING SULLY-PANING
- 3 METALLIC ROOF
- 4 POLYURETHANE PLUMBING
- 5 POLYURETHANE PLUMBING
- 6 GEA WATER COUBLE
- 7 POLYURETHANE
- 8 TRANSPARENT SAFETY GLASS
- 9 COLORED METAL

VIA Architecture

1380 17th Ave. W.  
Richmond, BC V6X 1E1  
Tel: (604) 276-1111  
Fax: (604) 276-1112

Project Name:

KARAOKE

Richmond B.C.

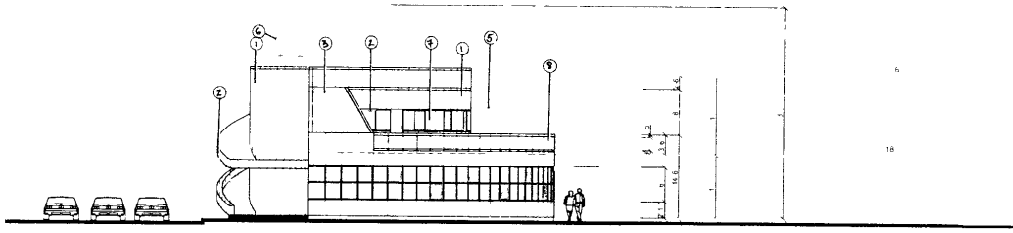
Sheet No. 1  
BUILDING ELEVATIONS

Scale: 1/4" = 1'-0"  
Date: 04/28/05  
Drawn: J. Lee  
Checked: J. Lee  
Job No.: R.N.

#5  
JUL 15 2005

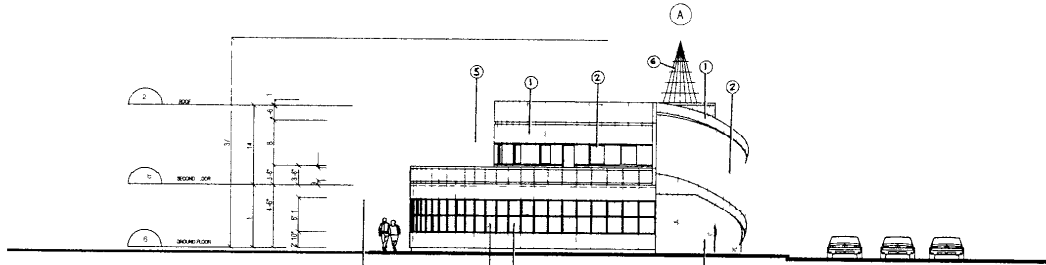
04-280280

A-105



WEST ELEVATION

- ① WOOD SLAT PANEL
- ② WOOD SLAT PANEL WITH
- ③ WOOD SLAT PANEL WITH
- ④ WOOD SLAT PANEL WITH
- ⑤ WOOD SLAT PANEL WITH
- ⑥ WOOD SLAT PANEL WITH
- ⑦ WOOD SLAT PANEL WITH
- ⑧ WOOD SLAT PANEL WITH
- ⑨ WOOD SLAT PANEL WITH
- ⑩ WOOD SLAT PANEL WITH



EAST ELEVATION

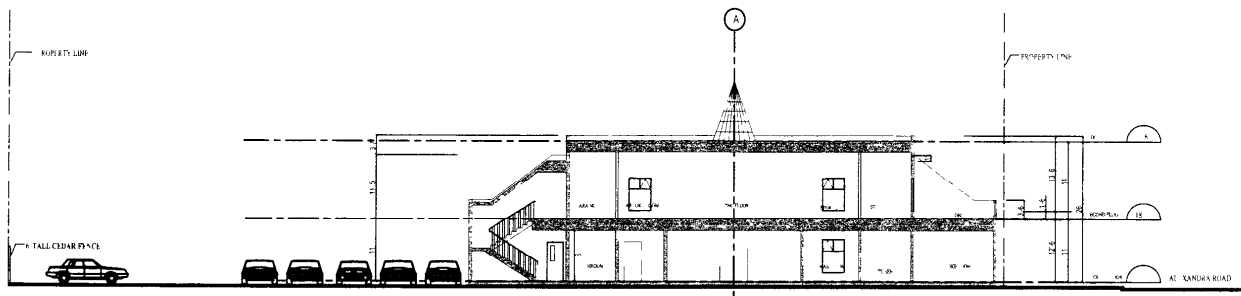
VIA Architecture  
 100  
 KARAOKE  
 Richmond BC

#6  
 JUL 15 2005  
 BUILDING  
 ELEVATIONS  
 A-108

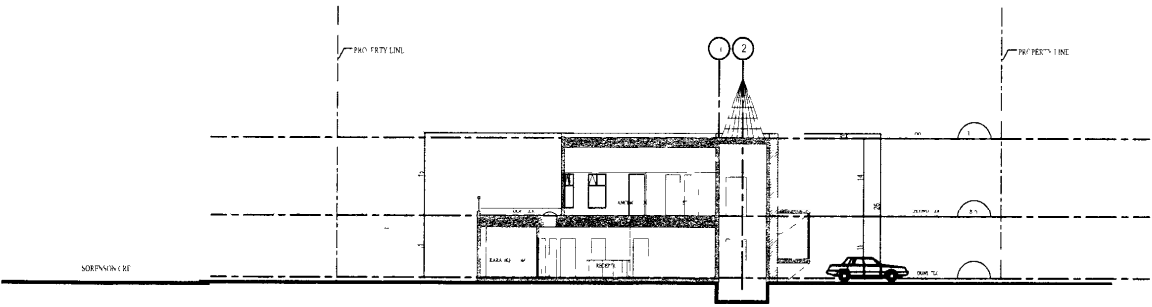
DP 04-280280

1. This is a preliminary drawing and not for construction. It is subject to change without notice. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

C E S R C O W  
 C E R E S T  
 DE WA WA F  
 K N 2206



SECTION B



SECTION A

#7  
 JUL 15 2005

DR 04280280

VIA Architecture

1000 West 10th  
 Suite 100  
 Lawrence, KS 66044  
 785.843.1111  
 www.viaarchitecture.com

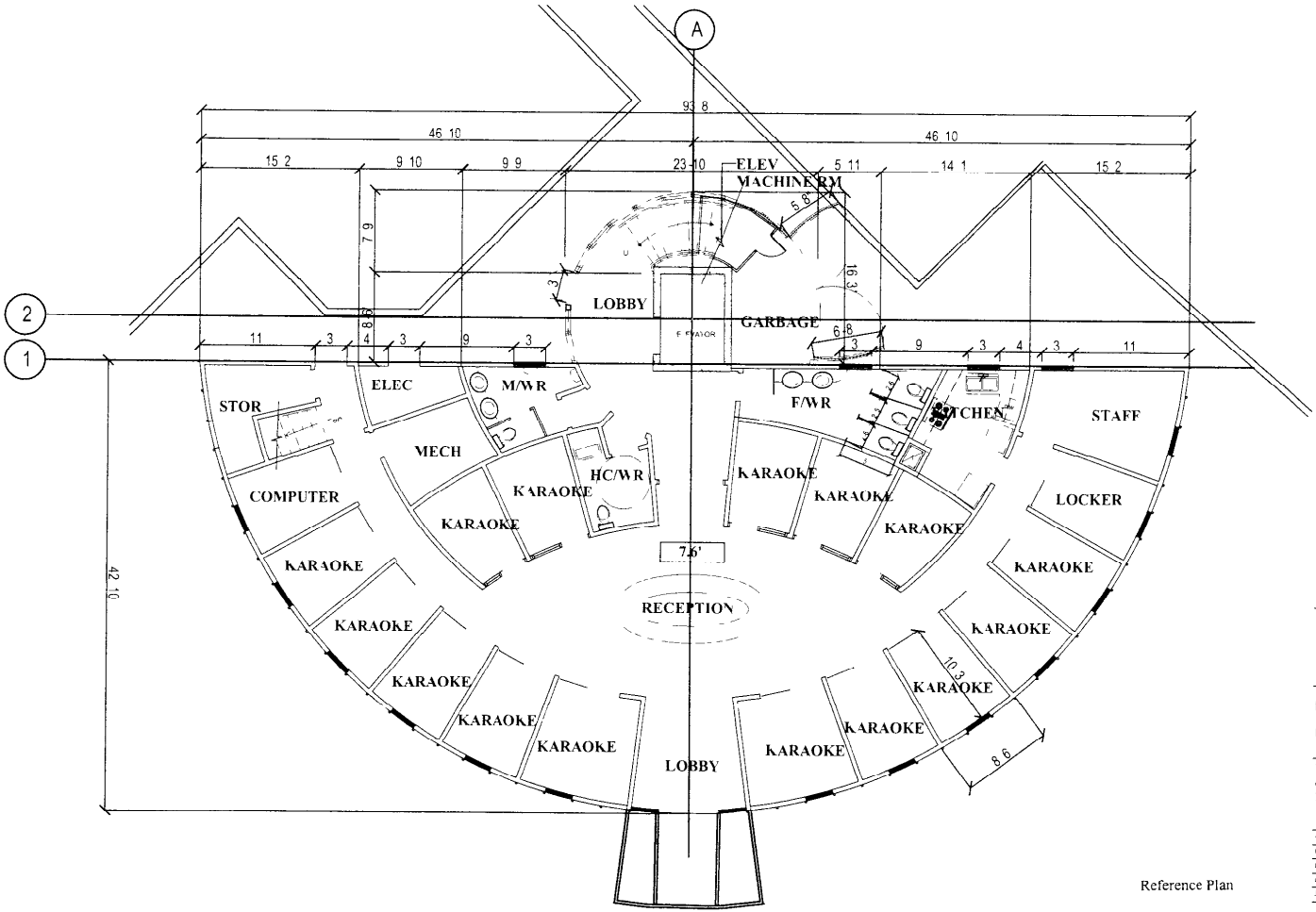
Project Name  
**KARAOKE**  
 Richmond B C

DATE  
**BUILDING SECTIONS**

Scale	1/8" = 1'-0"	Drawn by	JEN
Project No.	04280280	Checked by	JEN
Version	1.0	Client	A-106
Notes	See	Architect	VIA
Project	Richmond B C	Engineer	None

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DATE: 11/15/2017  
DRAWN BY: J. VAN NUNEN  
CHECKED BY: M. VAN NUNEN  
PROJECT: KARAOKE  
SITE: RICHMOND BC



**VIA Architecture**

ARCHITECTS  
1111 11th Street  
Richmond BC V6X 2R7  
Tel: 604.271.1111  
Fax: 604.271.1111

Project Name

**KARAOKE**

Richmond BC

Date

**GROUND FLOOR PLAN**

Scale: 1/8" = 1'-0"

Project No: 17-2017

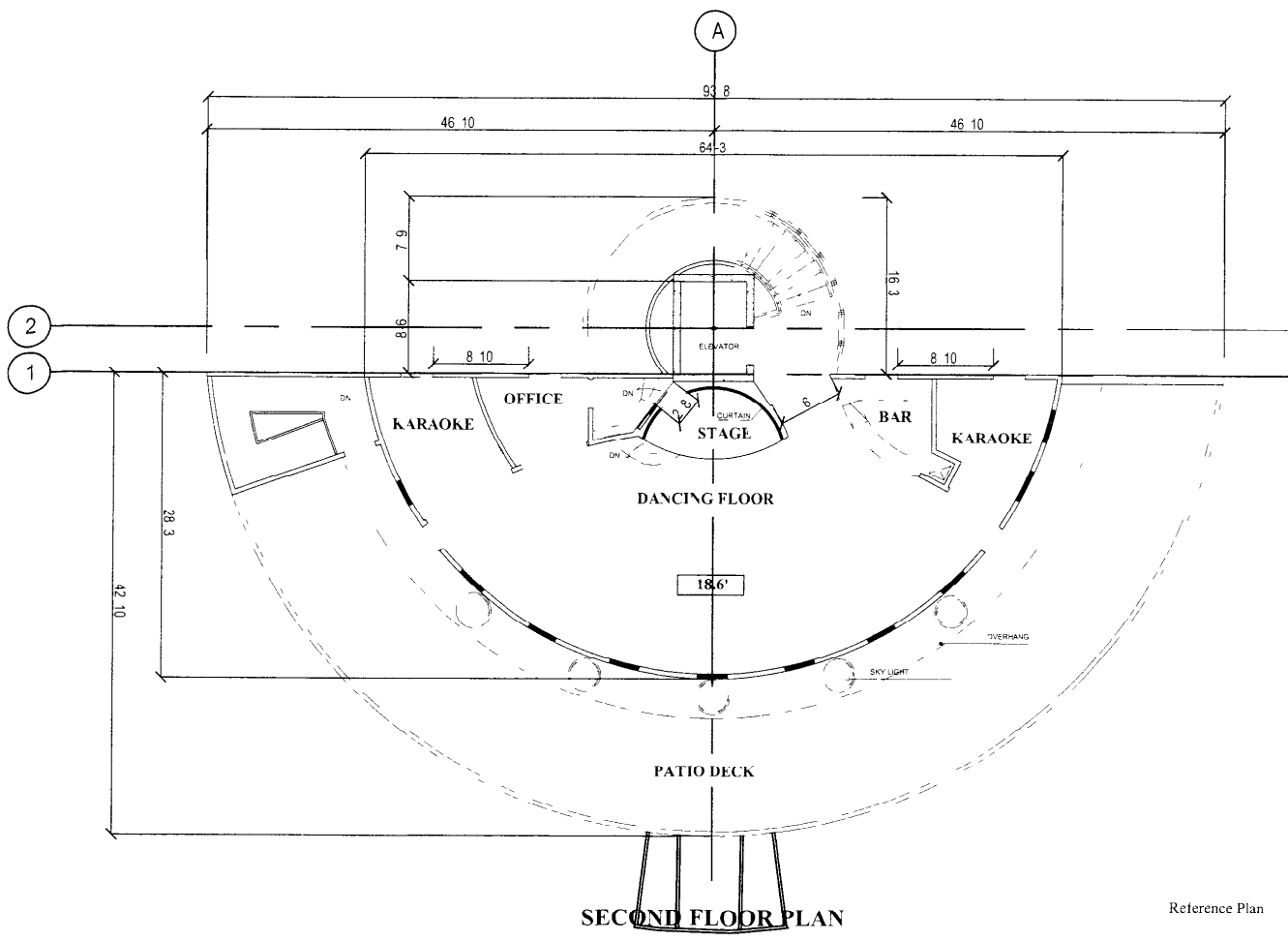
Date: 11/15/17

Scale: 1/8" = 1'-0"

Project No: 17-2017

7. The architect shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect shall also be responsible for coordinating with the contractor and other professionals involved in the project.

8. The architect shall provide a detailed schedule of values and a program of value for the project. The architect shall also be responsible for monitoring the project budget and providing regular reports to the client.



**SECOND FLOOR PLAN**

Reference Plan

**VIA Architecture**  
 11-0000000000  
 11-0000000000

P. J. Wain  
**KARAOKE**  
 Richmond B.C.

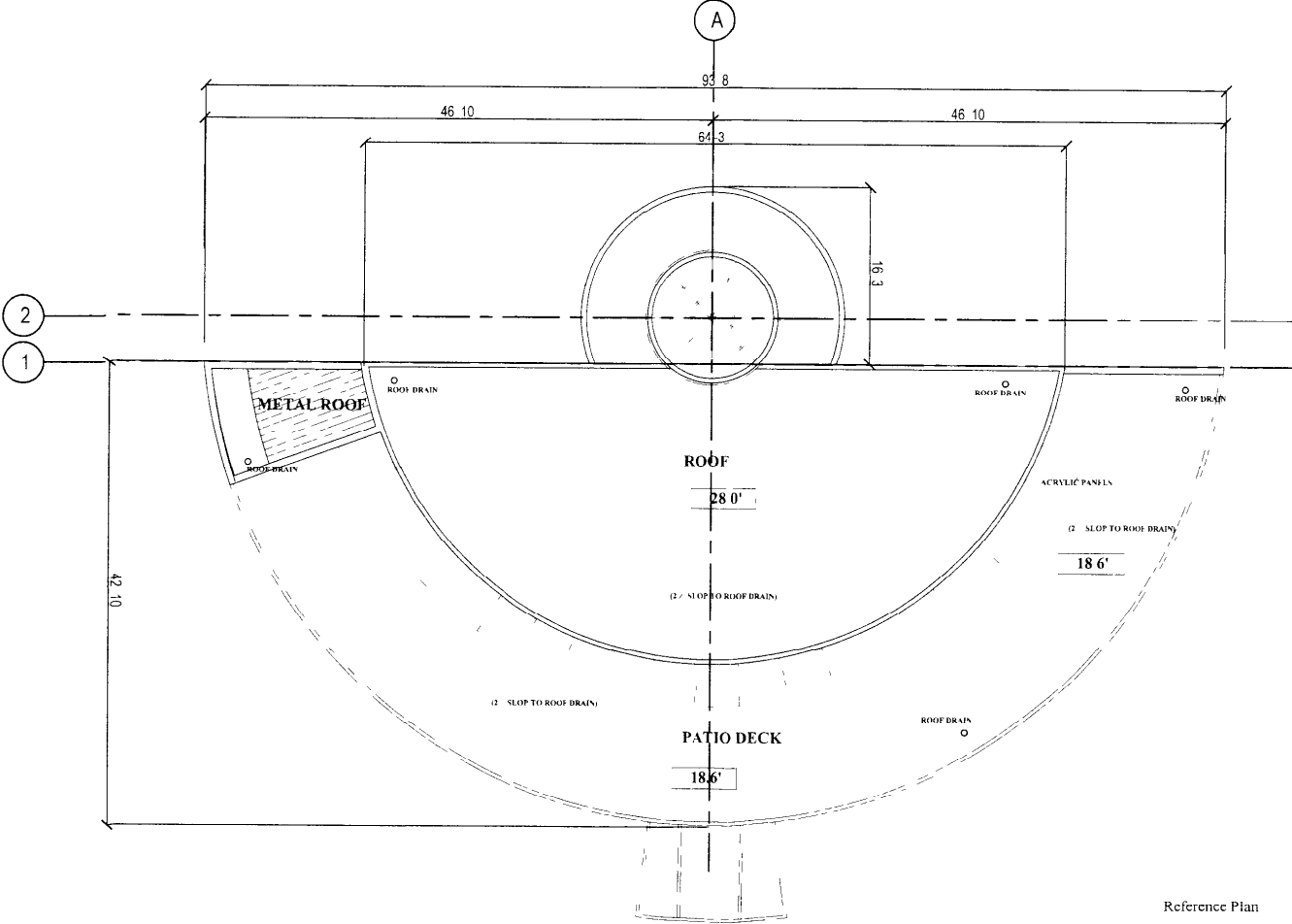
Drawn by  
**SECOND FLOOR PLAN**

S. I.	4	1-20	Drawn by
Revised	04/26/2005		
Drawn	04/26/2005		
Scale	1/8" = 1'-0"		
Project	11-0000000000		
Sheet	11-0000000000		
Drawn	04/26/2005		
Checked	04/26/2005		
Scale	1/8" = 1'-0"		
Project	11-0000000000		
Sheet	11-0000000000		

**A-103**

THIS PLAN IS TO BE USED FOR THE DESIGN OF THE ROOF DRAINAGE SYSTEM. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE.

DATE: 05/15/2018  
 DRAWN BY: J. W. G.  
 CHECKED BY: J. W. G.  
 PROJECT: KARAOKE



**VIA Architecture**  
 1000 10th Ave  
 Richmond, BC V6X 1A1  
 Tel: 604.273.1111  
 Fax: 604.273.1112

**KARAOKE**  
 Richmond, B.C.

DRW'G  
**ROOF PLAN**

DATE	05/15/2018	DRAWN BY	J.W.G.
PROJECT	KARAOKE	CHECKED BY	J.W.G.
NO.	211	SCALE	AS SHOWN

**A-104**

Reference Plan

I hereby certify that the work shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of Virginia.



Reference Plan

**VIA Architecture**

1000 West  
 10th Street  
 Richmond, VA 23227  
 (804) 781-1111  
[www.viaarchitecture.com](http://www.viaarchitecture.com)

**KARAOKE**

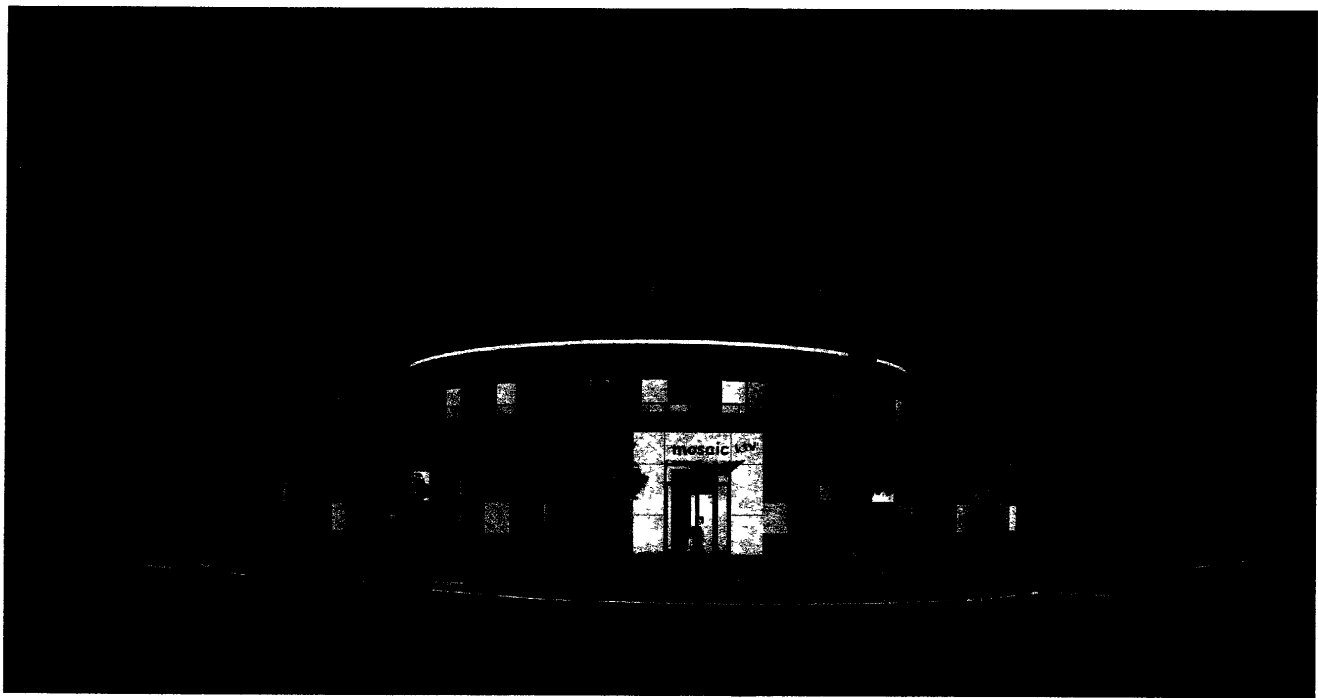
Richmond B/C

Drawing

**PERSPECTIVE**

Scale	1/4" = 1'-0"	Letter	A-110
Drawn by	James Lee		
Checked by	Lee		
Date	10/1/11		

TO: ARCHITECTS  
FROM: ARCHITECTS  
DATE: 10/10/01  
PROJECT: KARAOKE  
DRAWING: REFERENCE PLAN  
SCALE: 1/8" = 1'-0"



**VIA Architecture**

1000 West  
Main Street  
Richmond, BC  
V6X 3E7  
Tel: 604-273-1111  
Fax: 604-273-1112

**KARAOKE**  
Richmond B.C.

Drawn by

**PERSPECTIVE**

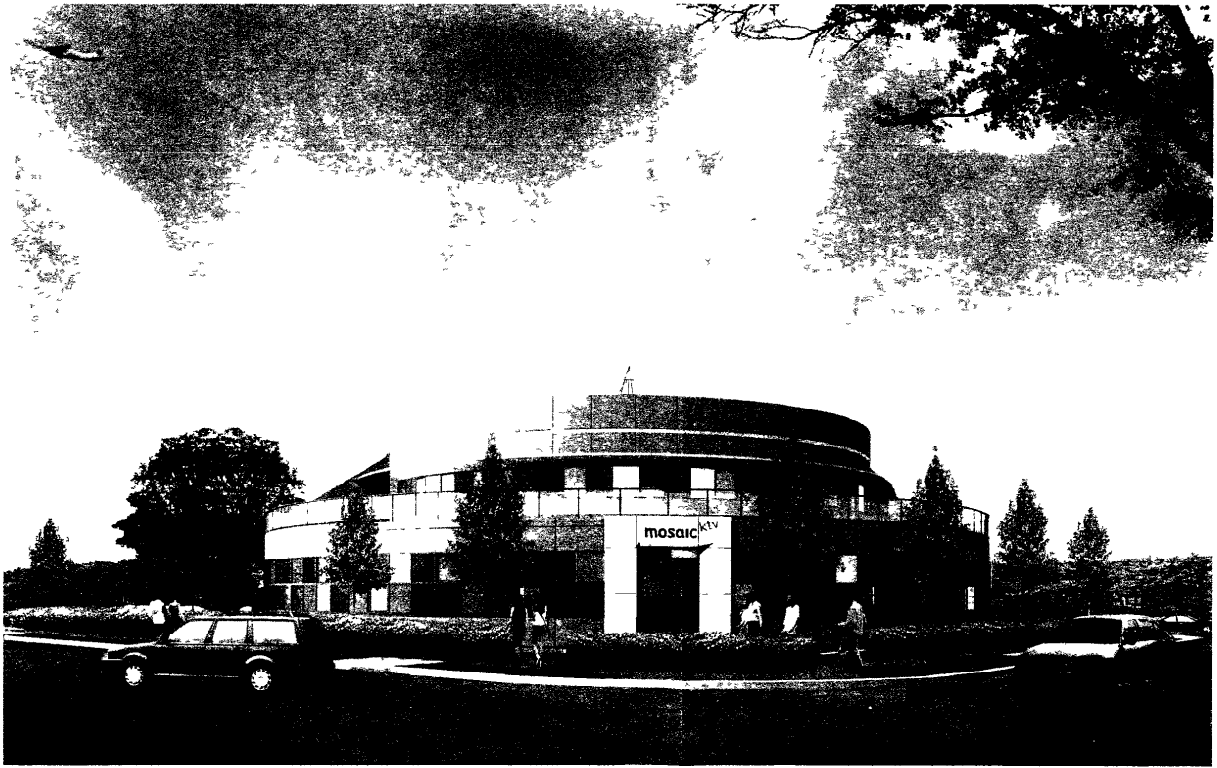
1/8" = 1'-0" Drawn by  
Date: 10/10/01  
Drawn: James Lee  
Checked: J Lee  
Title: KARAOKE

Reference Plan

**A-111**



... in ...  
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VIA Architecture

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Richmond B C

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PERSPECTIVE

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A-112

Reference Plan