



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: April 19, 2004
File: DP 04-009984
Re: Application by Jay Prasad for a Development Permit at 4011 No. 5 Road

Manager's Recommendation

That a Development Permit be issued for 4011 No. 5 Road on a site zoned Comprehensive Development District (CD/113) which would:

1. Allow development of a one-storey commercial building with a total area of 300 m² (3,227 ft²); and
2. Vary provisions of the Zoning and Development Bylaw No. 5300 as follows:
 - a. Reduce the side yard setback from 3 m (9.842 ft.) to 0.91 m (3.0 ft.) for the building wall along the west property line; and
 - b. Permit small structural columns to project 0.406 m (1.333 ft.) into the required road setback of 0.914 m (3 ft.) along the Cambie Road and No. 5 Road frontages.
 - c. Permit roof overhangs to project 0.914 m (3 ft.) into the required road setbacks up to the existing property line along Cambie Road and No. 5 Road.

Raul Allueva
Director of Development

KE:blg
Att.

Staff Report

Origin

Jay Prasad has applied to the City of Richmond for permission to develop a one-storey commercial building at 4011 No. 5 Road with a total area of 300 m² (3,227 ft²). The subject site is zoned Comprehensive Development District (CD/113).

A copy of the Development Application filed with the Urban Development Division is appended to this report along with related site plan and building drawings.

Development Information

Site Area:	948 m ² (10,200 ft ²)
Building Area:	300 m ² (3,227 ft ²)
Site Coverage:	50% Allowed 32% Proposed
F.A.R.:	0.5 Allowed 0.32 Proposed
Parking:	12 Spaces Required 12 Spaces Proposed

Findings of Fact

Development surrounding the subject site is as follows:

To the north, across Cambie Road is the Coast Capital Savings branch;

To the east, across No. 5 Road is a small neighbourhood convenience store;

To the south, is a portion of the Cambie Neighbourhood Service Centre containing a variety of commercial activities and accompanying off-street parking; and

To the west, is the loading bay for the IGA grocery store that has access to Cambie Road.

Rezoning requirements were recently completed enabling Bylaw 7093 (RZ 99-170430) to be adopted by Council on January 12, 2004. The subject property is the former site of a Shell Canada service station, which currently is sitting vacant.

This Development Permit was not presented to the Advisory Design Panel on the understanding that the applicant respond positively to staff comments.

Staff Comments

Development Applications – Urban Design

Development Permit Guidelines for commercial developments are contained in Schedule 1 of Bylaw 7100, the Official Community Plan (OCP). The proposal is generally consistent with criteria listed in these guidelines. The following are design issues and/or guidelines that are specific to the site and that staff have comments on. Applicant and staff responses are highlighted in ***bold italics***.

- As this is a corner lot, staff requested that building frontage along the street be maximized. Furthermore, increased glazing was also requested along the street frontages. ***Considering the constraints relating to site area and required parking, the applicant has complied with this request. The building has been extended along the Cambie Road and No. 5 Road frontages as far as possible with increased amounts of glazing being implemented along the street frontages.***
- Non-glare lighting should be located on the building wall and designed to adequately illuminate the parking lot area in order to maximize safety and convenience. ***The applicant has added lighting at the rear of the building.***
- Concrete walkways along the rear perimeter of the building were requested to facilitate better pedestrian linkages from the parking lot to the street. ***Concrete walkways have been extended along the entire building's south and west perimeter. The concrete walkway adjacent to the accessible parking stall has been adjusted to maximize ease of access to and from the parking lot.***
- There is an existing easement along the south edge of the subject site for access to and from No. 5 Road to the neighbouring property's loading bay (IGA). This easement is to the IGA's benefit only and acts as a constraint to the development options and site planning for this lot. As a result, staff have indicated that all proposed plans must take this easement into account. ***As the property owners of the IGA have indicated that they are not willing to grant access to Cambie Road via their existing loading bay, the site plan has been revised to reflect use of the No. 5 Road access only. The proposed plan does not conflict with the existing easement nor does it require vehicle access from IGA's loading bay to access the subject parking area.***

Development Applications – Utilities

Prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement for the design and construction of beautification works along Cambie Road and No. 5 Road. Works include, but are not limited to relocating the sidewalk to the new property line and creating a grass and treed boulevard between the existing curb and new sidewalk. The applicant has been advised of this requirement.

Transportation and Development Applications

As the site is located at a busy intersection, vehicle accesses need to be minimized or consolidated. The subject site has an existing access from No. 5 Road. The IGA grocery store has a loading bay with access to Cambie Road. Staff suggested that the applicant or property owner approach the IGA to determine if an arrangement could be made that enables the subject site's development to use IGA's access from Cambie Road. Conversely, the subject site would grant permission for the IGA to use the No. 5 Road entrance to gain access to their loading bay.

A review of the property's legal title reveals that there is an existing easement granting access to IGA through the subject site (4011 No. 5 Road) to the loading bay. IGA has advised that they are not willing to grant a reciprocal agreement to permit access through their loading bay to Cambie Road for use by the proposed development. As a result, the site plan has been adjusted accordingly.

Zoning

Two variances are a direct result of the constraints placed on the site because of the small total property area. The variance to the side yard along the west property line, reducing the setback from 3 m (9.84 ft.) to 0.91 m (3 ft.), is reasonable as it is directly adjacent to the IGA loading bay and will allow for more continuous street-oriented development along Cambie Road. Projections are proposed into the required 0.91 m (3 ft.) road setbacks along both No. 5 Road and Cambie Road to accommodate structural columns and the roof overhang. These are considered minor and allow for an improved streetscape and will allow landscaping to be implemented between the supports. The future road development will ensure the public sidewalk is coordinated with the development as part of the required Servicing Agreement. On this basis, the proposed variances can be supported.

Analysis

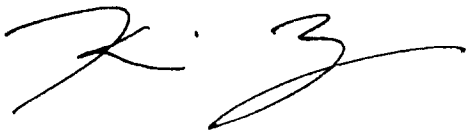
Many development constraints exist on the subject lot that relate to the following:

- The limited area of the subject lot;
- An existing easement registered on title that permits access to and from IGA's loading bay through the subject lot to No. 5 Road; and
- Limiting vehicle access to the site from No. 5 Road only.

In consideration of these constraints, staff are satisfied that the site plan is appropriate for a small commercial building in the context of the surrounding area. Staff are also satisfied with the building design, which does maximize building frontage along the public roads and creates more visual interest through the implementation of storefront glazing. Landscaping shown in the Development Permit drawings and beautification works to be completed by the forthcoming Servicing Agreement along Cambie Road and No. 5 Road also complements the building design and interface with the street. This proposal provides an opportunity for the applicant to develop a vacant and under-utilized corner property.

Conclusions

Staff recommends support of the Development Permit application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

Staff note that a landscape Letter of Credit in the amount of \$7166 has been received.



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

BM Jan. 7/04.

Development Permit Application
Development Applications Department

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

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

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

Property Address(es): 4011 No. 5 Rd.

Legal Description(s): LOT C, EXCEPT: PARCEL 2 (BY-LAW 57105)
PARCEL A (LMP 22889) SECTION 36, BSN R6W NWD, PLAN 23907

Applicant: JAY PRASAD

Correspondence/Calls to be directed to:

Name: JAY PRASAD

Address: 6210 SELMA AVE., BBY, B.C.

V5H 3R2
Postal Code

Te. No.: (604) 351-0551 OR (604) 351-0935
Business

(604) 438-9193
Residence

E-mail

(604) 438-9193
Fax

Property Owner(s) Signature(s):

KEWAL PABLA
Please print name

OR

Authorized Agent's Signature: _____
Attach Letter of Authorization

Please print name

For Office Use	
Date Received: <u>JAN 7/04</u>	Application Fee: <u>\$2025 --</u>
File No.: <u>04-009984</u>	Receipt No.: <u>15-0047371</u>
Only assign if application is complete	

ENTERED XIR R299-170430



No. DP 04-009984

To the Holder: JAY PRASAD
Property Address: 4011 NO. 5 ROAD
Address: C/O 6210 SELMA AVENUE
BURNABY, BC
V5H 3R2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 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 #1 to #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 04-009984

To the Holder: JAY PRASAD
Property Address: 4011 NO. 5 ROAD
Address: C/O 6210 SELMA AVENUE
BURNABY, BC
V5H 3R2

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$7,166.00.

- 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

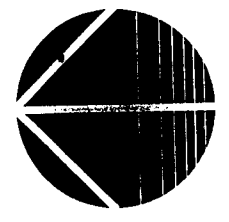
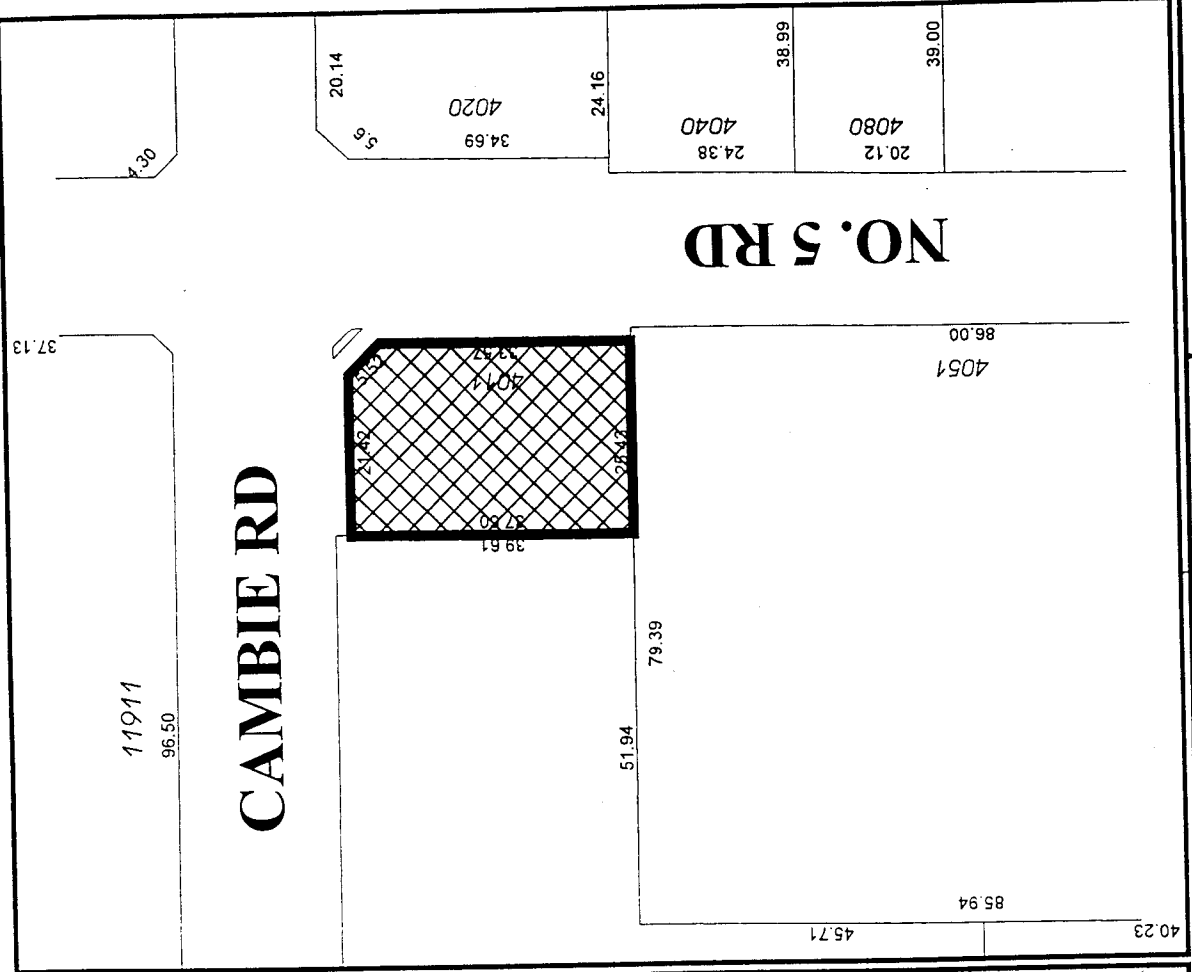
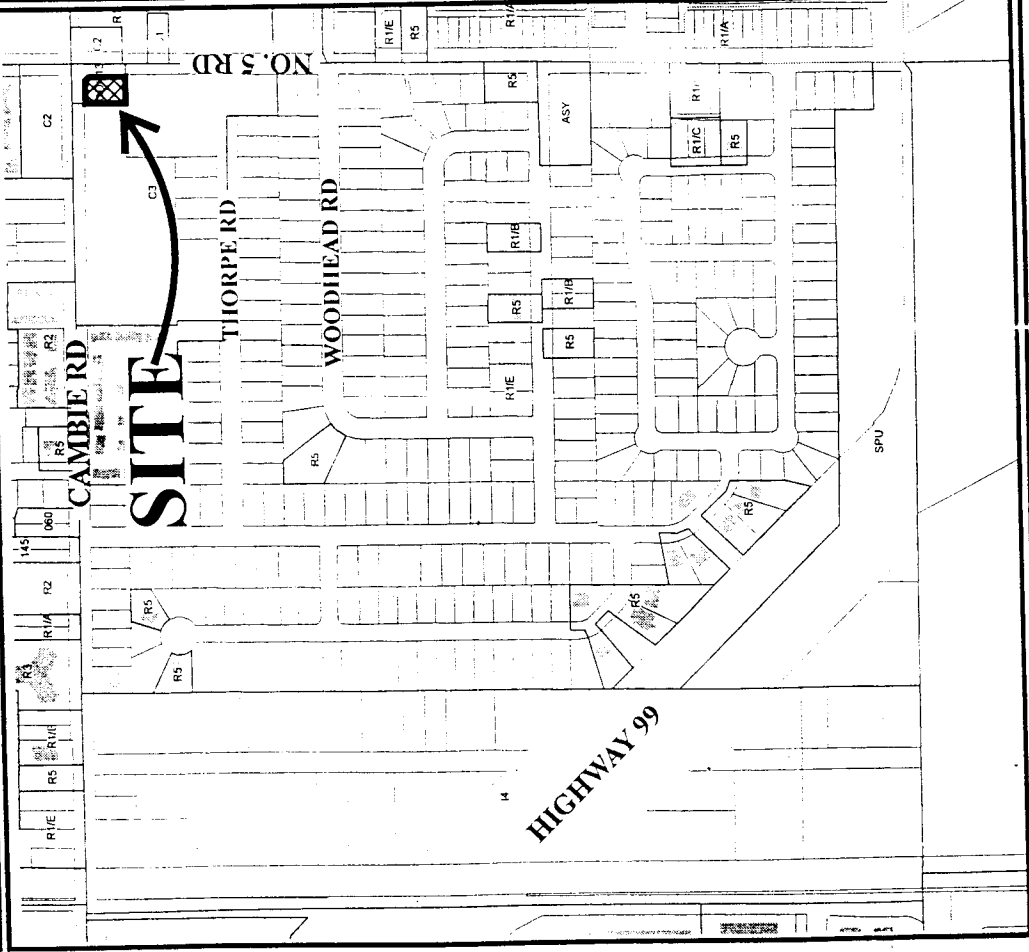
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 04-009984 SCHEDULE "A"

Original Date: 01/19/04

Revision Date:

Note: Dimensions are in METRES



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS.

3. THE SITE PLAN IS BASED ON THE EXISTING SITE CONDITIONS AND UTILITIES.

4. THE PROPOSED DRIVEWAY CROSSING SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS.

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30. THE PROPOSED DRIVEWAY CROSSING SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE REQUIREMENTS.

PROJECT DATA

LEGAL DESCRIPTION: LOT C, EXCEPT PARCEL 2, B.C.M.A. PLAN 57106, PARCEL A, L.M.P. 22886, SECTION 36, 35A, 18W, V.W.D. PLAN 22887

CIVIC ADDRESS: 4011 No. 5 Road, Richmond BC

ZONING: CD1113 Comprehensive Development District

LOT AREA: 10200 SF

FLOOR SPACE RATIO (PERMITTED): 5 (10200 SF) = 5100 SF

FLOOR SPACE RATIO (PROPOSED): 3227 SF / 2024 SF = 1.6

SITE COVERAGE (PROPOSED): 3227 SF / 2024 SF = 16%

4 Spaces / 100 sqm (1076 sq ft) = 1076 / 974.4 = 1.1

12 Spaces

1 Space

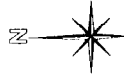
1 Space

BUILDING CODE ANALYSIS
(British Columbia Building Code 1998)

- Occupancy Classification (Table 9.10.2.1): Group E Mercantile Occupancies
- Occupant Load (Table 3.1.16.1): Mercantile Uses, 3.7 sq.m./Person
- Size and Occupancy Requirements For Fire Safety: No of storeys: 1; Sprinkler Construction: No; Building Area: 333 sq.m.; Facing No. of Storeys: 2
- Exit Requirements: Exit Light: To conform to 9.9.11; Exit Signs: To be separated from remainder of building with a barrier free requirements (3.8); Fire Alarm System: Not required; Fire Alarm System 9.10.17.2: Not required
- Service Rooms: Not required
- Plumbing Facilities (9.7.4.2.3): Mechanical Occupancy (3.7.4.2.3) Water Closets: Male, Female

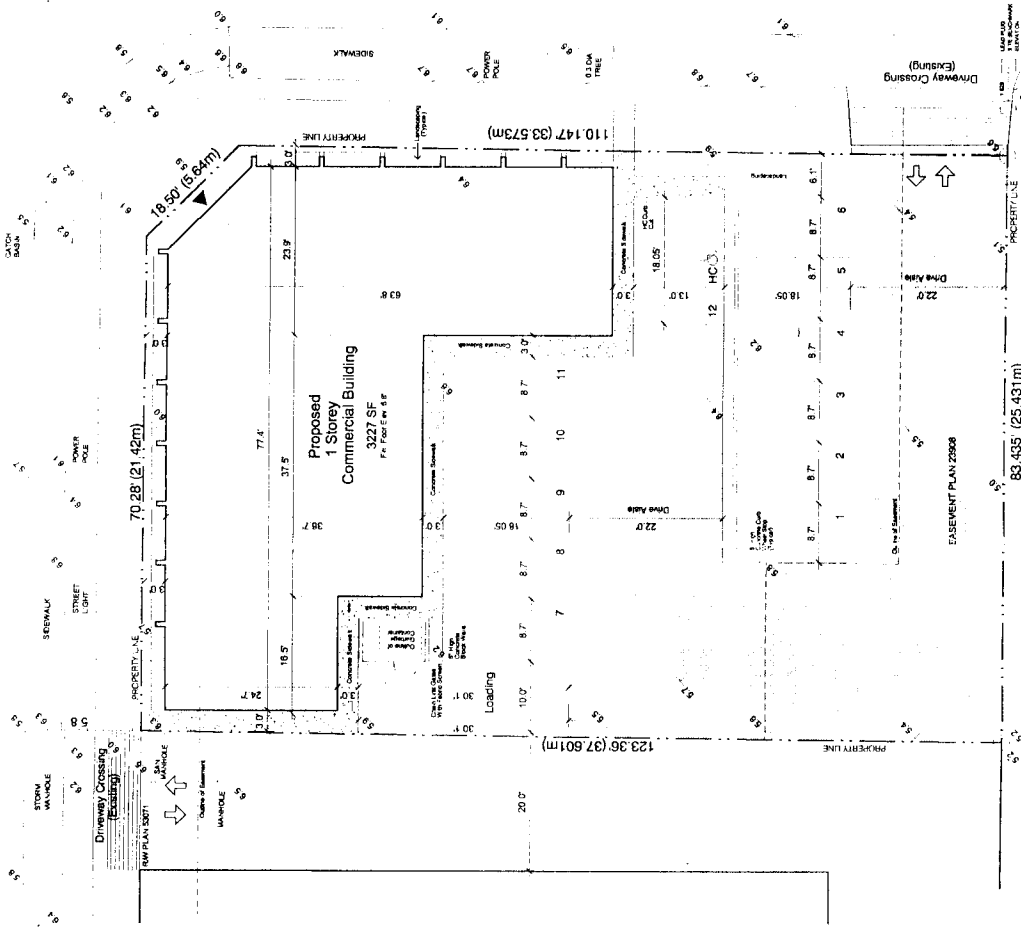
#1

APR 19 2004



Cambie Road

No. 5 Road



① SITE PLAN Scale: 1/8" = 1'-0"

DP 04-009984

A1

Proposed Commercial Building
4011 No. 5 Road
Richmond, BC

Project Data, Site Plan

Peter K. Chu Architect MAIBC
412/6919 Hastings Street, Burnaby, B.C. V3B 1S9
Telephone: (604) 299-7800 Fax: (604) 299-7742

Sheet No. 04-10
Date: APR 19 2004

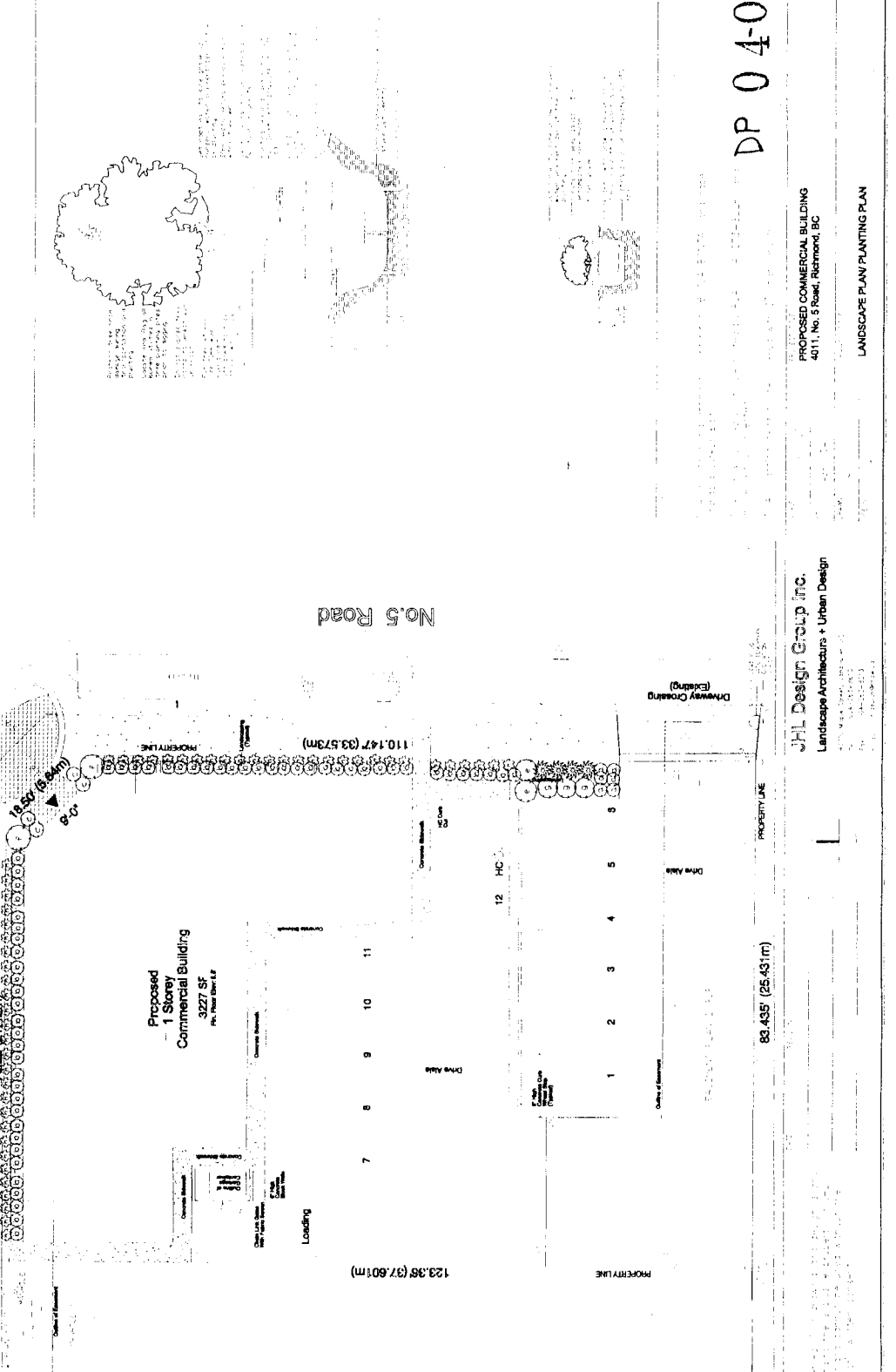
REVISIONS

NO.	DATE	REVISION
1	APR 11 2004	Revised for Development Plans
2	APR 19 2004	Revised for Development Plans
3	APR 19 2004	Revised for Development Plans
4	APR 19 2004	Revised for Development Plans
5	APR 19 2004	Revised for Development Plans

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

PLANT LIST

Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
1	Trees	<i>Cladonia lucidissima</i> , 'Ingrams' 'Aliva'	Thornless Haha Honeylocust	7m cal 5&6	as shown
1	Shrubs & Others	<i>Azalea japonica</i> 'Dumain' 'Labod'	Evergreen Azalea	# 2.00L	as shown
4.0		<i>Buxus microphylla</i> 'Winter Gem'	Asian Boxwood	# 2.00L	as shown
2.0		<i>Erica x darwiniana</i> 'Mediterranean Pink'	Mediterranean Pink Heath	# 1.00L	as shown
2.0		<i>Panicum virgatum</i> 'Black-eyed Stella'	Daylily	# 1.00L	as shown
2.0		<i>Rhododendron</i> 'Sunset Stripes' 'Blush'	Rhododendron	# 2.00L	as shown
3.0		<i>Viburnum davidii</i>	David Viburnum	# 2.00L	as shown
54.7		<i>Carex microseris</i> 'Aureovariegata'	Manegated Sedge	# 1.00L	as shown



#2
APR 19 2004
DP 04-009984

PROPOSED COMMERCIAL BUILDING
4011, No. 5 Road, Richmond, BC

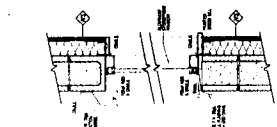
LANDSCAPE PLAN PLANTING PLAN

JHL Design Group Inc.
Landscape Architects + Urban Design
10150 148th Street, Surrey, BC
V3R 4G3
Tel: 604-591-5553
Fax: 604-591-5553

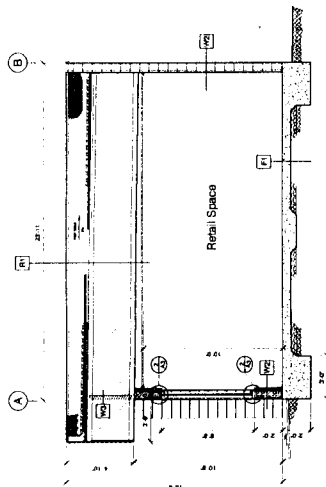
L-1

ASSEMBLY SCHEDULE

- W1 TYPICAL PARTITION WALL
 - 2" gypsum board both sides
 - 1/2" air space
 - 1/2" gypsum board
 - R12 batt insulation
- W2 EXTERIOR MASONRY WALL CONSTRUCTION
 - 2 1/2" fire resistance rating
 - 8" reinforced concrete block wall
 - 1/2" structural concrete base for reinforcement
 - 2" x 4" stanchion on full 8" o.c. masonry
 - 1 1/2" rigid insulation R7
 - 6 mil. poly vapour barrier
 - 1/2" wood sheathing
 - 2" x 4" @ 16" o.c. max.
 - R12 batt insulation
 - 6 mil. poly vapour barrier
- W3 EXTERIOR WALL CONSTRUCTION
 - 1/2" wood sheathing
 - 2" x 4" @ 16" o.c. max.
 - R12 batt insulation
 - 6 mil. poly vapour barrier
- W4 TYPICAL 1 1/2" FIRE-RATED WALL CONSTRUCTION
 - 5/8" Type "X" gypsum wall board both sides
 - 2" x 4" wood framing @ 16" o.c. max.
 - 1/2" wood sheathing
 - Table A.8.10.3.1.A Wall number W14.
- R1 TYPICAL ROOF CONSTRUCTION
 - 4 ply built-up roofing
 - 1 1/2" poly isocyanurate rigid insulation
 - 5/8" plywood decking
 - 2" x 4" wood framing @ 16" o.c. max.
 - 6 mil. poly vapour barrier
 - acoustical ceiling tiles on suspended T-bar
- F1 FLOOR CONSTRUCTION
 - vinyl tile with
 - 7" back rubber base
 - 1/2" plywood floor slab
 - (see structural drawing for details)
 - 6 mil. poly vapour barrier
 - 2" x 4" wood framing @ 16" o.c. max.
 - 6 mil. poly vapour barrier
 - acoustical ceiling tiles on suspended T-bar



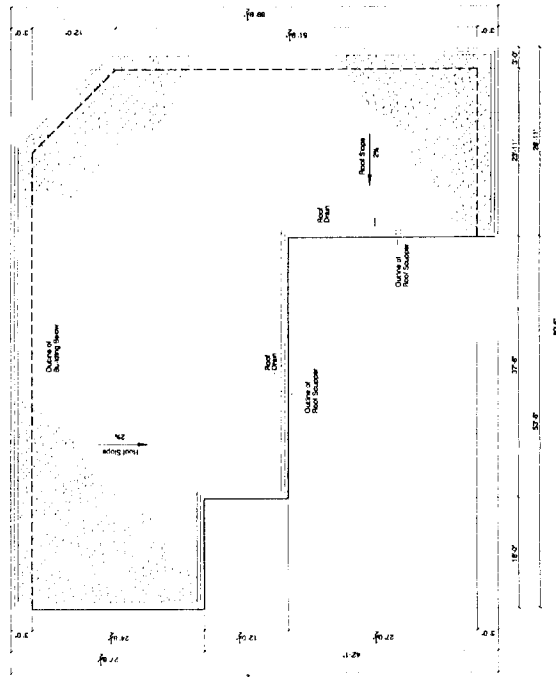
2 WINDOW SECTION DETAIL
Scale: 1" = 1'-0"



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

DOOR SCHEDULE

- Ⓐ 1.34" X 3.0" X 7.0" Type-A Alum. Frame, Locoast, Alum Threshold, Push & Pull Handle, Closer, Weather Strip
- Ⓑ 1.34" X 3.0" X 7.0" Type-B Door, Hollow Metal Door & Frame, Closer, Locoast, 1 1/2" Rtl. ULC Rated, Weather Strip
- Ⓒ 1.34" X 3.0" X 7.0" Type-C Door, Solid Core Wood Door and Frame, Push & Pull Handle, Closer, Locoast, 1 1/2" Rtl. ULC Rated, Weather Strip
- Ⓓ 1.34" X 3.0" X 7.0" Type-D Door, Solid Core Wood Door and Frame, Bathroom Lockset



3 ROOF PLAN
Scale: 1/8" = 1'-0"

REVISIONS

NO.	DATE	REVISION
1	Apr. 11, 2004	Revised for Development Phase
2	Mar. 1, 2004	Revised for Development Phase
3	Feb. 12, 2004	Revised for Development Phase
4	Feb. 12, 2004	Revised for Development Phase
5	Feb. 12, 2004	Revised for Development Phase

Prepared
Commercial Building
601 N.S. 5 Road
Richmond, BC

Roof Plan, Cross Section
& Assembly Schedule

Peter K. Chu Architect MAIBC
210-699 Hastings Street, Burnaby, B.C. V3B 1J9
Telephone: (604) 298-7063 Fax: (604) 298-7182

DATE	NO.	BY	REVISION
04-10			

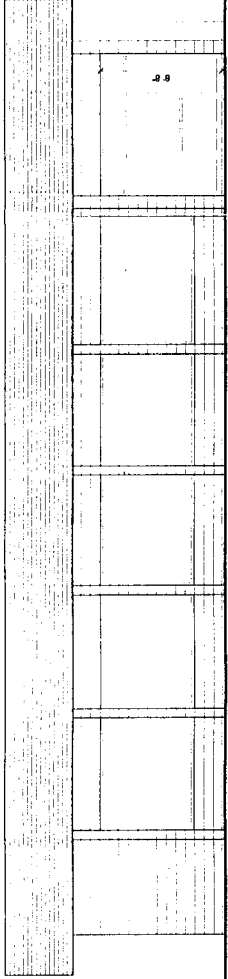
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APR 19 2004
DP 0-4-009984

LEGEND

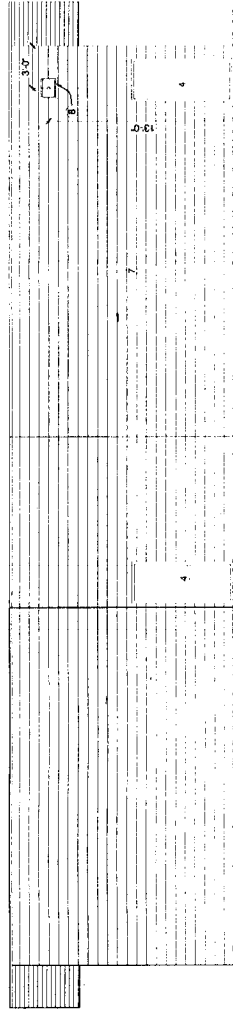
- 1. PRIMERISED ALUMINUM HORIZONTAL SILING
- 2. PRIMERISED METAL FLASHING
- 3. CONCRETE BLOCK WALL
- 4. ALUMINUM STOREFRONT
- 5. GLASSING IN ALUMINUM STOREFRONT
- 6. PRIMERISED CONCRETE BLOCK WALL
- 7. EXTERIOR LOCK

COLOUR SCHEDULE

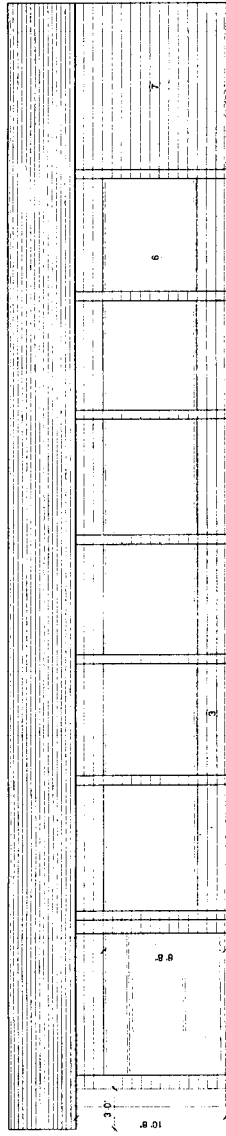
Field Cover: Concrete Block Wall
Anchor Lead: ECC-24.1 by Benjamin Moore Paints
Accent Colour: Ice White OC-277 by Vc Wall Steel
Trim Colour: Aluminum Storefront
Aluminum Storefront Glazing: Dark Green OC-6073 by Vc Wall Steel



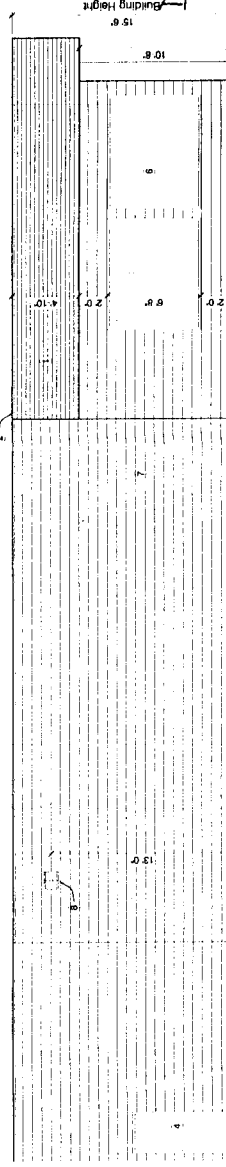
1 EAST ELEVATION (No 5 Road)
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION (Cambie Road)
Scale: 1/4" = 1'-0"



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

REVISIONS

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3	Apr 2, 2004	Revised for Development Permit
4	Apr 13, 2004	Revised for Development Permit
5	Apr 13, 2004	Revised for Development Permit

Proposed
Commercial Building
4011 No. 5 Road
Richmond, BC

Elevations

Peter K. Chu Architect, MAIBC
410-6199 Bridge Street, Burnaby, B.C. V3B 5V9
Telephone: (604) 298-7063 Fax: (604) 298-7182

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

A4

#5
APR 19 2004

DP 04-009984