



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development

Date: June 7, 2004
File: DP 04-263971

Re: Application by Rocky Sethi for a Development Permit at 8200 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) townhouse units on a site zoned Townhouse District (R2). The development would comprise of two (2) two-storey townhouse units along Williams Road and two (2) one-storey stacked townhouse units fronting onto an auto court; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum required side yard setback to the east property line from 3.0 m to 1.2 m from the east property line and 2.75 m from the west property line;
 - b) Reduce the minimum required lot width from 30 m to 20.1 m; and
 - c) Reduce the minimum required number of resident parking spaces from eight (8) to six (6).

Raul Allueva
Director of Development

SB:blg
Att.

Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to develop four (4) townhouse units at 8200 Williams Road in the form of two (2) two-storey townhouse units along Williams Road and two (2) one-storey stacked townhouse units behind fronting onto an auto court in the side yard. The site contained previously one (1) existing single-family home, which was demolished for this project.

The site was rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) for this project under Bylaw 7630 (rezoning application RZ 03-239490).

Development Information

Please refer to attached Development Permit Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located in the Broadmoor Area and on the arterial Blundell Road within 400 m of the Neighbourhood Service Centre and busy intersection of No. 3 and Williams Roads. Because of this proximity, the lots across Williams Road are likely to be assembled and redeveloped. The subject lot is situated in an awkward position between a large new single-family home and an older three-storey apartment building. The applicant proposes a small multiple-family development consisting of one (1) building; two (2) two-storey townhouse units along Williams Road and two (2) one-storey stacked townhouse units behind fronting onto an auto court in the side yard.

The existing development surrounding the site is described as follows:

- to the north, across Williams Road, are existing single-family homes with redevelopment potential based on the Arterial Road Redevelopment Policy;
- to the east, is an existing three-storey apartment development;
- to the west, is an existing single-family home and Leonard Road beyond; and
- to the south, are existing single-family homes.

Rezoning and Public Hearing Results

A Public Hearing for the Rezoning of this site (RZ 03- 239490) was held on January 19, 2004. Three items of correspondence were received by the City from neighbouring residents (single-family and apartment residents). These area residents were concerned about townhouse development on this site. They were concerned about the appearance; the increased density in the neighbourhood; the associated increase in traffic volume; and that the rezoning would set a precedent for further redevelopment in the area.

The applicant has mitigated the visual impact of the development on the street with a site plan that presents two (2) townhouse units to animate the streetscape in a massing that emulates a single-family home. The third and fourth townhouse units are located in behind and are not visible from Williams Road.

As discussed during the rezoning, the increased number of dwellings and associated traffic generation is consistent with the arterial road redevelopment policy.

As identified in the rezoning staff report, this four-unit townhouse project is proposed on a site located between a single-family home and an apartment building close to the intersection of No. 3 Road and Williams Road. The Townhouse District (R2) zone provides an appropriate transition between the Single-Family Housing District (R1) and the Medium-Density Residential District (R7) zones. While some concerns were expressed about the intensity of use that would result from four (4) units on the subject site, staff was supportive of the proposal as the form has a similar density, height, and setback as the single-family home and because the location close to a major Neighbourhood Shopping Centre is an appropriate urban site for the proposed use.

Staff Comments

The proposed revised scheme attached to this report has satisfactorily addressed all 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 Townhouse District (R2) Schedule except for the zoning variances noted below.

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

The applicant requests the following variances to the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 203.4 (Minimum Setbacks from Property Lines) of the 203 Townhouse District (R2) Zoning Schedule in Division 200 (Zoning District Schedules) to reduce the minimum required side yard setback from 3 m to 2.75 m for the trellis structure at the west property line and 1.2 m for the building at the east property line.

(Staff supports the variances as they are a result of the transition being provided on this small site between the adjacent three-storey apartment building development existing single-family homes to the east and south. The reduced side yard setback to the east adjacent to an existing single-family home was identified in the rezoning staff report and was considered consistent with single-family type housing. The site has been designed with the driveway along the west edge of the site adjacent to the apartment building in order to minimize the impact of the development on the single family lot to the east. The site layout also attempts to provide a transition by creating a low density townhouse development with an animated streetscape, shared auto court and screened parking, thus affecting the side yard setbacks. The trellis structure is a positive element to enhance the interface with the adjacent apartment building through screening the view of the surface parking from overhead).

- 2) To vary the provision of Section 203.6 (Minimum Lot Size) of the Townhouse District (R2) Zoning District Schedule in Division 200 (Zoning District Schedules) to reduce the minimum required lot width from 30 m to 20.1 m.

(Staff supports the proposed variance which was identified in the rezoning staff report, in recognition of the transition being provided on this small site between an existing single family home and three-storey apartment building development).

- 3) To vary the provision of Section 407 (Parking Spaces Required) of Division 400 (Off-Street Parking & Loading) to reduce the minimum required number of parking spaces per dwelling unit for townhouses in Townhouse District (R2) from 2.0 to 1.5 spaces per dwelling unit.

(Staff supports the proposed variance, as it is consistent with requirements for multiple-family dwellings in other zoning districts; in recognition of the public benefit being provided with a universally accessible unit in this small development; and in recognition of the transition being provided on this small site between an existing single-family home and three-storey apartment building development).

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. An excerpt from the relevant section of the Advisory Design Panel Minutes from April 21, 2004 is attached for reference and is annotated with the design response in *'bold italics'* (**Attachment 2**).

Analysis

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan:

- 9.2 General Development Permit Guidelines
9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has addressed the adjacency to the existing single-family home to the east through the location of the driveway and auto court on the west edge of the lot, window placement, setting the above grade decks back and screening them from the shared property line. In addition, a cedar fence (1.8 m height) is proposed along the east, south and west property lines;
- The applicant has addressed the adjacency to the existing single-family home to the south by providing a greater rear yard setback than required, providing a fence, and creating an opening for sun exposure through the placement of the garden as an extension of the auto court and driveway; and
- The applicant has addressed the adjacency to the existing three-storey apartment building to the west through the siting of the driveway and auto court along the shared property line, screening the view down onto the surface parking with a planted trellis and planting three (3) Armstrong Maple trees along the shared property line.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives; and
- The amenity area has been designed as a communal vegetable garden to provide the opportunity for vegetable gardening in this multiple-family setting. It has not been designed to incorporate children's play equipment due to the small scale of development and amenity area. It is difficult to incorporate children's play equipment; the required clearances and adequate supervision and circulation in such a small area.

Architectural Form and Character:

- The building form is well articulated; and
- The proposed building materials (Cultured river rock stone veneer, Hardi-panel and batten, Hardi-board horizontal siding, vinyl siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- Three (3) trees are being removed and replaced with seven (7) trees. An additional tree is being removed as it is a safety hazard. The new trees are incorporated into a landscape design and include three (3) Maple trees with 10 cm calliper to compensate for the removal of a major Sycamore Maple tree. Unfortunately, a registered arborist has advised that it is not viable to retain this major tree due to its proximity to the proposed driveway and required site grading works. The existing tree may become a safety hazard and would ultimately need to be removed later; and
- The landscape design includes new shade trees along the driveway, special paving treatment with exposed aggregate, a communal vegetable garden with benches, as well as carefully considered planting and trees to provide a highly liveable environment along this arterial road.

General:

- The applicant is providing a two-bedroom ground oriented unit which will be universally accessible to CMHC standards which is commendable in such a small development.

Conclusions

The applicant has worked cooperatively with staff and 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 a development that fits well into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$4,000.00; and
- A Letter of Credit for landscaping in the amount of \$10,726 is required (based on a total floor area of 5,363 ft²).



Address:	8200 Williams Road		
Planning Area:	Broadmoor Area		
Zoning:	Townhouse District (R2)		
Site Area (sq.m):	Gross: 809 m ²	Net:	no dedications
Floor Area (sq.m):	Gross: 507 m ²	Net:	428 m ²
Number of Units:	Formerly: 1 single family home	Proposed:	4 townhouse units

	Min. or Max.	Proposed
Floor Area Ratio:	Max. 0.55	0.52
Lot Coverage – Building:	Max. 40%	36%
Density (unit/acre)	n/a	20
Density (units/hectare)	n/a	49
Setback – Front Yard: (Williams Rd)	Min. 6 m	6 m
Setback – Side Yard: (east & west*)	Min. 3 m	1.2 m*
Setback – Rear Yard: (south)	Min. 3 m	5.2 m
Height (m):	9 m	8.9 m
Lot Size	Min. 30 m width and 35 m depth	20.1 m width* and 40.2 m depth
Off-street Parking Spaces – Regular/Visitor	Min. 8 and 1	6* and 1
Off-street Parking Spaces – Handicapped:	n/a	0
Off-street Parking Spaces – Total:	Min. 9	7
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu
Amenity Space – Outdoor (Min. 6 m ² /unit):	Min. 24 m ²	43.2 m ²

Variations Requested: * Variations have been requested to reduce the minimum required side yard setback from 3 m; to reduce the minimum required lot width from 30 m to 20.1 m; and to reduce the required resident parking spaces from 8 to 6. The proposed side yard setbacks are as follows: 2.75 m for the trellis structure at the west property line and 1.2 m for the building at the east property line. (see attached Plan #1).

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

Wednesday April 21st, 2004 – 4:00 p.m.

Rm. 2.002

RICHMOND CITY HALL

2. 2004-13

Multi-Family

DRK Design

Rocky Sethi

8200 Williams Road

(Formal)

DP 04-263971

The panel proffered the following comments that:

- ❖ they liked the project;
- ❖ the vegetable garden was a very good idea;
- ❖ there was a narrow landscaped strip between driveways – could this be screened either by a hedge/fence, bamboo or shrub;
- ❖ they were concerned that any additional tall planting blocking light to the proposed *peris*;
- ❖ real stone should be used on the chimney, otherwise it would impact negatively on the project;
- ❖ the size of the accessible parking stall was not wide enough it should be at least 3.7 meters wide;
- ❖ a possible solution to the narrow strip might be columnar trees and an appropriate sized fence; and
- ❖ a bench type seating area should be placed in the amenity area.

In summary, Chair stated that the narrow planting strip could be improved with taller columnar tree forms, the accessible parking stall should be widened to the appropriate size and the masonry should be of high quality. Vines should also be planted on the trellis.

It was moved and seconded:

That the developer be responsible for making the following changes to the development:

1. Improve the narrow planting strip including trees with some height. *Three new maple trees will be planted to compensate for the loss of the existing substantial tree;*
2. look at the possibility of widening the accessible parking stall to the appropriate size. *The parking space for the accessible unit has been located to provide a configuration which is more accessible;*
3. ensure that masonry for the chimney is of high quality material. *A high quality cultured stone veneer will be used from a local manufacturer;* and
4. vines are planted on the proposed trellis - *incorporated.*

**CARRIED
UNANIMOUS**

The decision of the Panel, unanimously, was that the project should go forward with the above changes.

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No. DP 04-263971

To the Holder: ROCKY SETHI

Property Address: 8200 WILLIAMS ROAD

Address: #185 – 4631 SHELL ROAD
 RICHMOND, BC V6X 3M4

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 Plans #1 & 2 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 Plans #1 and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #3 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 04-263971

To the Holder: ROCKY SETHI
Property Address: 8200 WILLIAMS ROAD
Address: #185 – 4631 SHELL ROAD
 RICHMOND, BC V6X 3M4

There is filed accordingly:

 An Irrevocable Letter of Credit in the amount of \$10,726.

- 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 , .

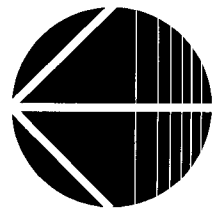
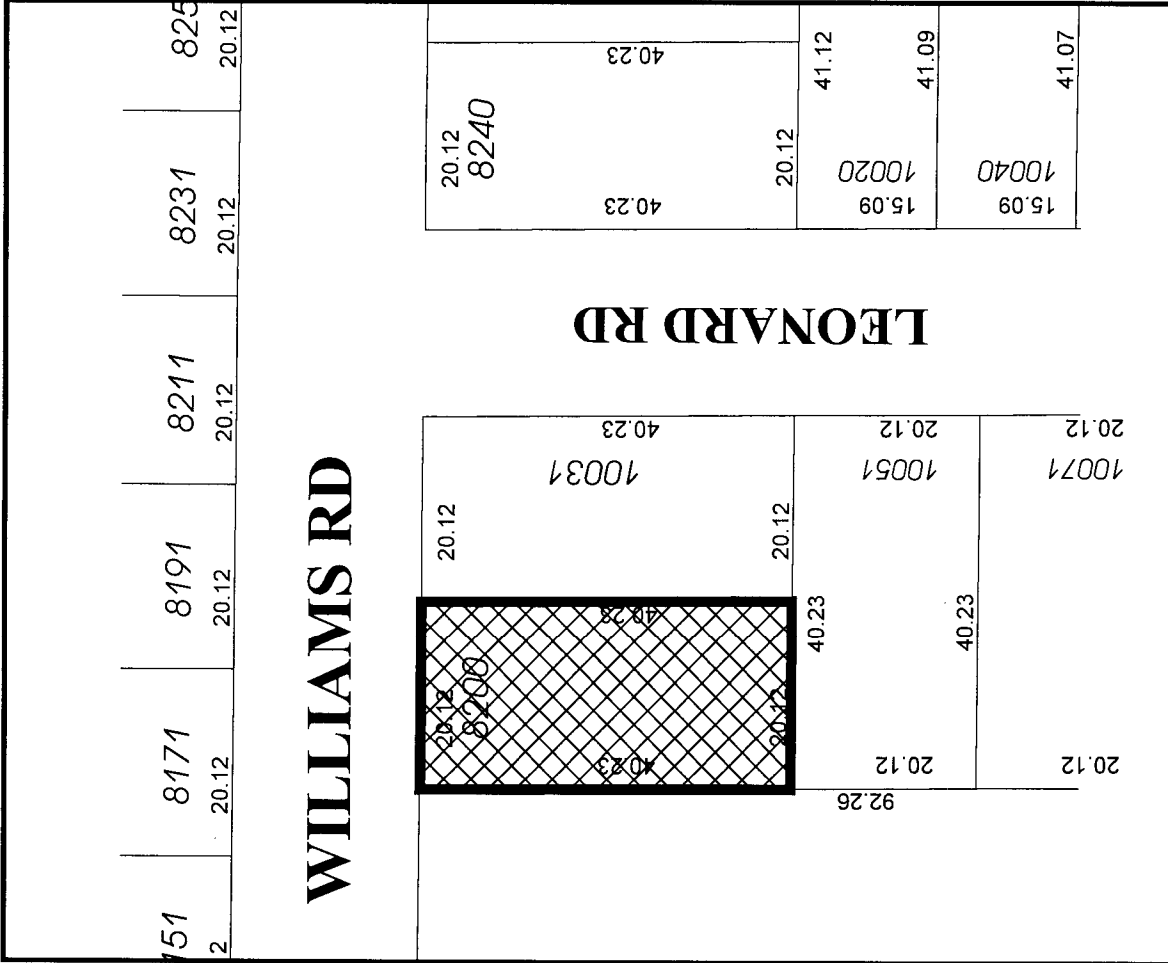
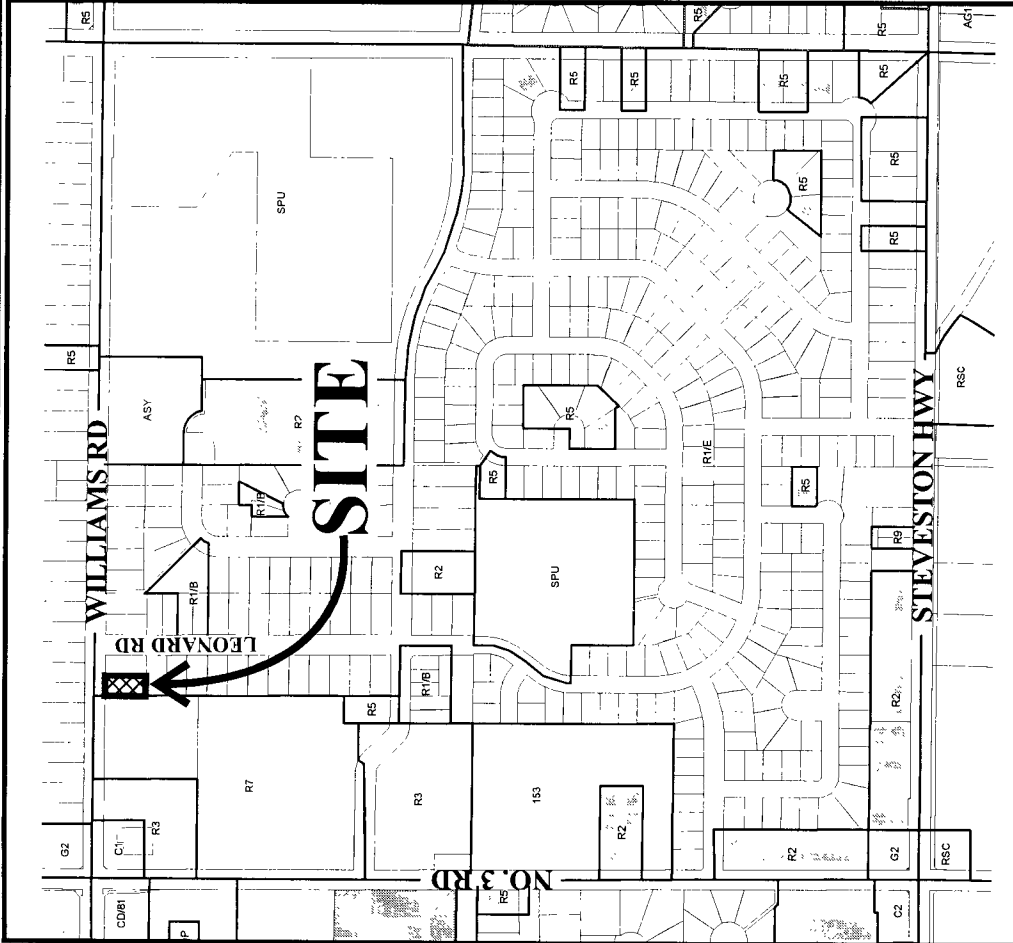
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

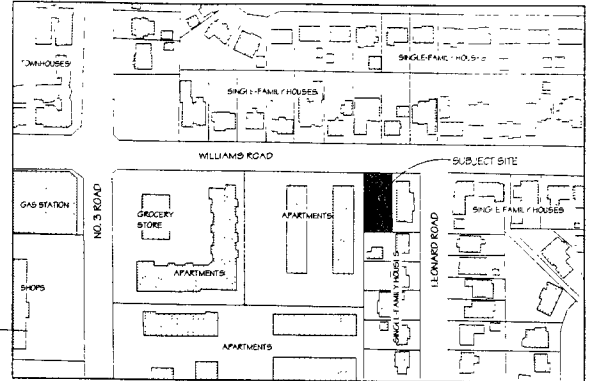


DP 04-263971 SCHEDULE "A"

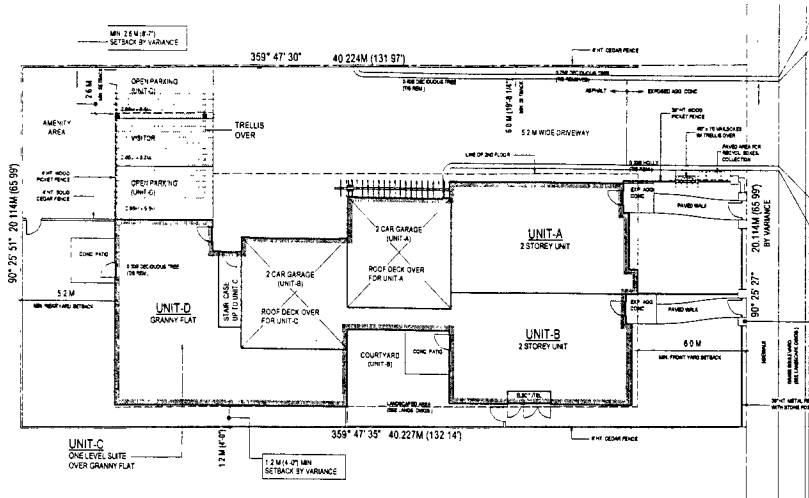
Original Date: 02/19/04
 Revision Date:
 Note: Dimensions are in METRES



PERSPECTIVE
SCALE N.F.S.



CONTEXT PLAN
SCALE 1" = 100'-0"



SITE PLAN
SCALE 1" = 1'-0"

STATISTICS
C/O ADDRESS 8200 WILLIAMS ROAD
LEGAL DESCRIPTION LOT 81, SECTION 33, BLOCK 4, N.R. 61, N.A.S. PLAN 4866
ZONING R2

DP 04263971
JUN 30 2004
PLAN # 1

STATISTICS	PROPOSED	REQUIRED
AREA	(65.99 x 131.999') = 8,709 SQ.FT.	
MAX. ALLOWABLE	40' x 3,709 SQ.FT. = 3,452 SQ.FT.	
MAX. F.L. & W.P.D.	0.55 x 8,706 SQ.FT. = 4,789 SQ.FT.	
PROPOSED DEVELOPMENT		
UNIT A	1,299 SQ.FT.	OUTDOOR LIVING SPACE 784 SQ.FT.
UNIT B	1,275 SQ.FT.	PARKING AREA (REQ. 25%) 390 SQ.FT.
UNIT C	1,016 SQ.FT.	
UNIT D	802 SQ.FT.	
REGULATORY	19 SQ.FT.	
TOTAL (4 UNITS)	4,807 SQ.FT.	
PARKING	(AS PER R2 REQUIREMENT)	
REQUIRED	2.5 SPACES PER UNIT (RESIDENTS) = 9.5 SPACES 0.2 SPACES PER UNIT (VISITORS) = 1.0 SPACE	
PROVIDED	2 UNITS x 2 CAR GARAGE = 4 SPACES 2 OPEN SPACES (UNITS C & D) = 2 SPACES GUEST PARKING SPACES = 1.5 SPACE (BY VARIANCE) TOTAL 7.5 SPACES	
AMENITY AREA		
REQUIRED	4 UNITS x 64.6 SQ.FT. (6 SQ.M.) = 258 SQ.FT.	
PROVIDED	465 SQ.FT.	

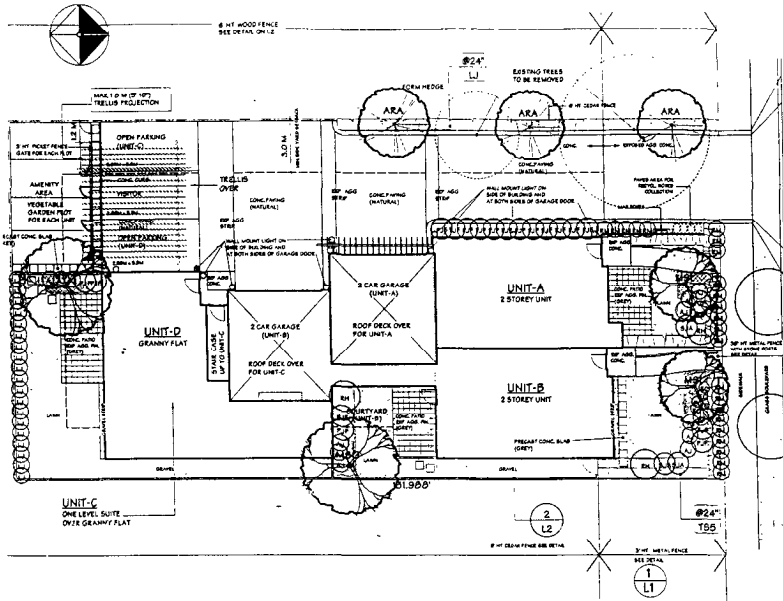
NOTE: CODE REQUIREMENT OF 4 SPACES PER UNIT IS NOT ENFORCEABLE BY THE CITY OF VANCOUVER.

DRK DESIGN
100-1000 100-1000 100-1000 100-1000
100-1000 100-1000 100-1000 100-1000
100-1000 100-1000 100-1000 100-1000

Project # 04263971
Single-Family Development
at
8200 Williams Road
Richmond, British Columbia

Project Title
Site plan
Context plan

DATE: 2004
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: A01
SHEET NO. 01 OF 01



PLANT LIST

8200 WILLIAMS ROAD RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AKA	3	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10 DIA CAL. 8-10 H 3-10'
MSB	2	MAGNOLIA SOULANDIANA 'DELICATA'	DELICATA SAUCEY MAGNOLIA	8-10 DIA CAL. 10-12 H 8-10'
MSL	2	MAGNOLIA SOULANDIANA 'RUSTIC EUREKA'	PURPLE SAUCEY MAGNOLIA	8-10 DIA CAL. 10-12 H 8-10'
TSS	44	TILIA OCCIDENTALIS 'SARAKADO'	EMERALD CEDAR	15m HT.
SHRUBS				
AJ	13	AZALEA JAPONICA "	JAPANESE AZALEA	#2 POT
EC	9	EDICA CANINA	WHITE HEATHS	#2 POT
LJ	26	LIQUIDAMBAR JAPONICUM 'TERRAZUL'	JAPANESE FOREST LILY OF THE VALLEY	#3 POT
EM	3	EMODORHIZON "	SHROOBERGHI	100cm HT.
AKA	14	ACER RUBRUM	RED MAPLE	#1 POT
BJA	3	BIRCH JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
GROUND COVERS				
FA	120	FENICARIA AFFINIS	Flax Flower	#5/3 POT
VINES				
CE	2	CAMPIDRACANS	TRIUMPH VINE	#1 POT STAKED
PERENNIALS/ANNUALS/PERN/S/GRASS/DESIGNATIVE PLANTS				
AN	40	ANNUALS "		#5/3 POT

NOTES

"# DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND ERECTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITA STANDARDS FOR NURSERY STOCK AND THE SOLMA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

John J. Williams
Landscape Architect
1100 HURON STREET
RICHMOND, BC V7E 2L4
PHONE: (604) 273-2813
FACSIMILE: (604) 273-4838
EMAIL: jwilliams@iitocanada.com

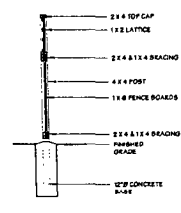
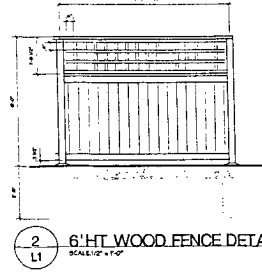
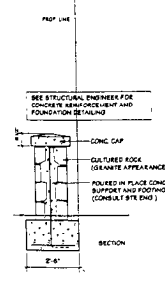
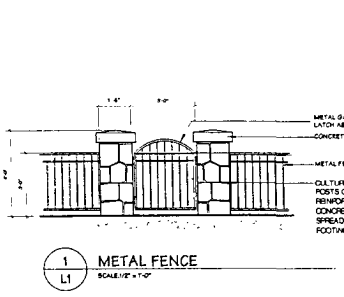
ITO & ASSOCIATES
LANDSCAPE ARCHITECTS
2180 HURON STREET
RICHMOND, BC V7E 2L4
PHONE: (604) 273-2813
FACSIMILE: (604) 273-4838
EMAIL: jwilliams@iitocanada.com

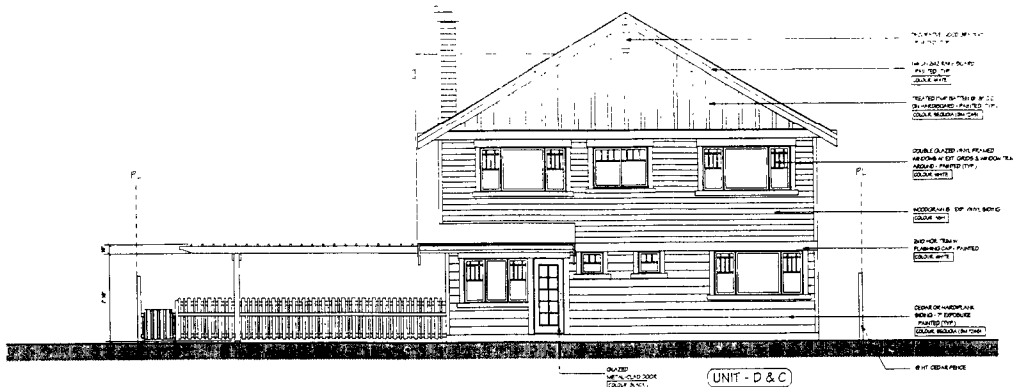
Project:
WILLIAMS 8200 RICHMOND, B.C.

Drawing Title:
LANDSCAPE PLAN

DP 04263971
JUN 30 2004
PLAN # 2

Scale:
Sheet:
Date: JUN 11 2004
Job:
Title:
L1 of 1

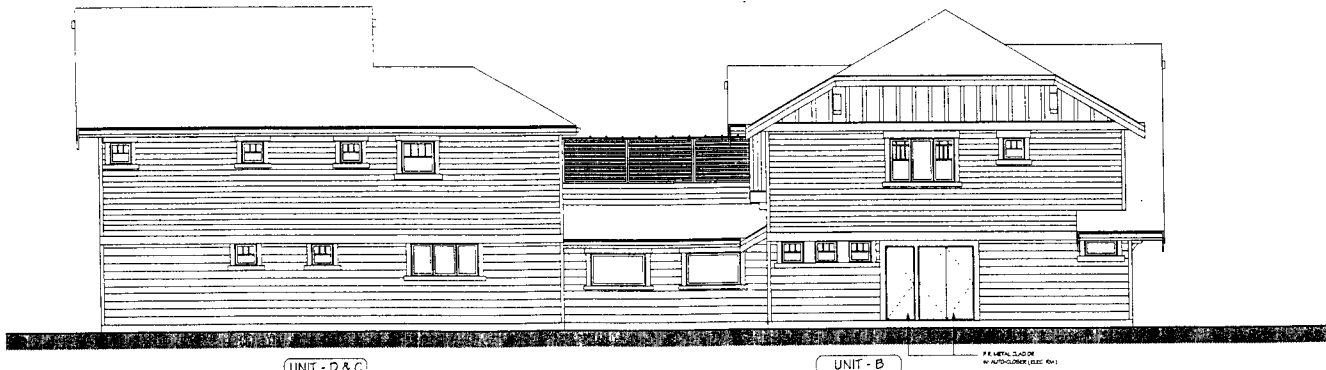




SOUTH ELEVATION (BACKYARD)

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

04263971
 JUN 30 2004
 PLAN # 4



EAST ELEVATION (SIDEYARD)

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

DATE	DESCRIPTION
JUN 4 2004	FINAL DESIGN
JUN 10 2004	FINAL DESIGN
JUN 15 2004	FINAL DESIGN
FEB 2 2004	REVISED FOR CITY PERMIT AP

NO.	REV.	DESCRIPTION
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DRK DESIGN

100-1000 ROAD TO BOSTON, BOSTON, MASSACHUSETTS 02111
 TEL: 617-552-1000 FAX: 617-552-1001 WWW.DRKDESIGN.COM

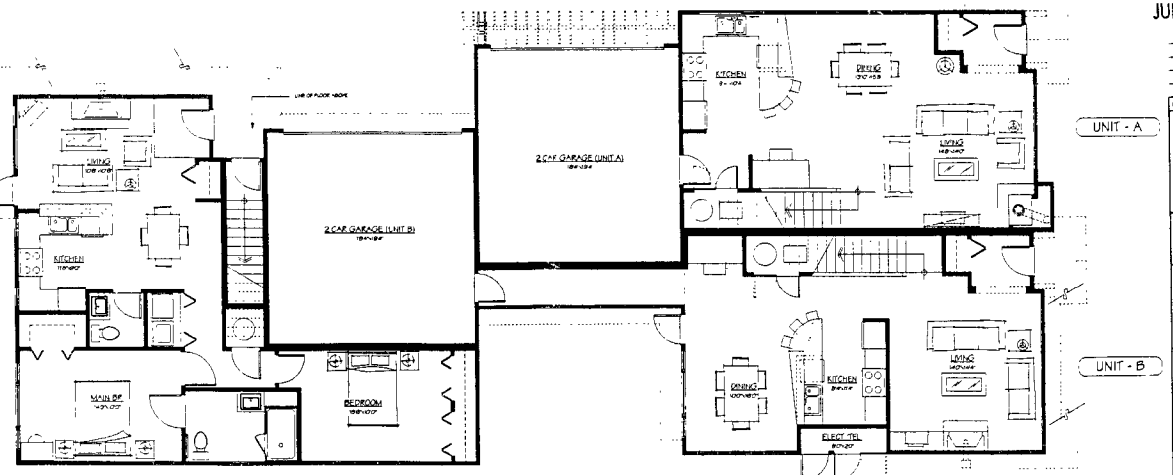
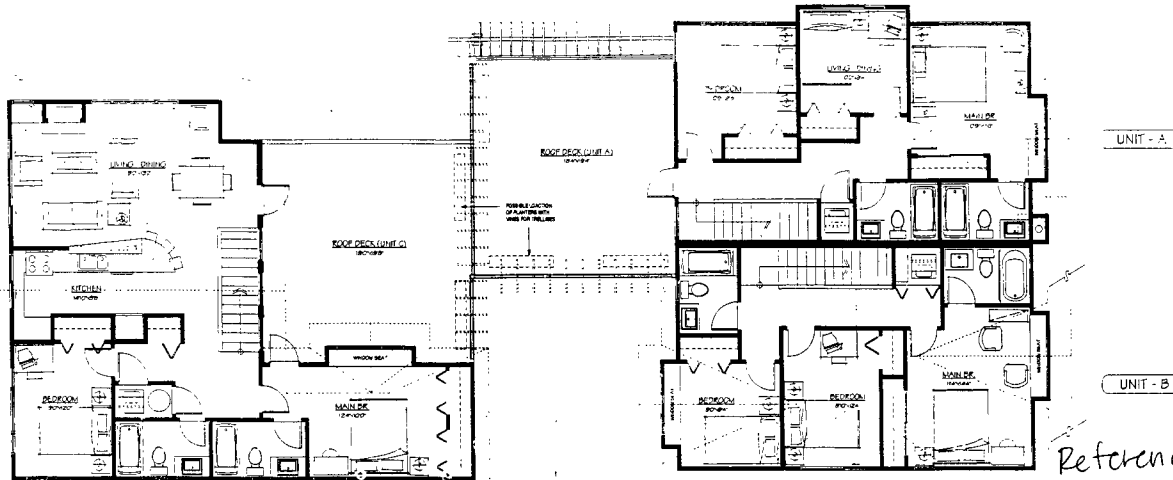
PROJECT:

4 UNIT
 multi-family development
 in
 2000 Williams Street
 Roxbury, Boston, Massachusetts

DESIGNED BY:

DRK DESIGN

DATE	REV.	DESCRIPTION
JUN 4 2004	1	ISSUED FOR PERMIT



Reference Plan
04263971
JUN 30 2004

DATE	DESCRIPTION	
JUN 1 2004	ISSUE FOR PERMIT	
MAY 15 2004	ISSUE FOR PERMIT	
MAY 15 2004	ISSUE FOR PERMIT	
FEB 2 2004	ISSUE FOR PERMIT	
NO.	REVISION	
<p>DRK DESIGN</p> <p>100-1000 40th Street, Richmond, British Columbia</p> <p>PROJECT: 4 unit multi-family development at 8200 Williams Road, Richmond, British Columbia</p> <p>DESIGNED BY: Gary Mann</p>		
DATE	BY	CHECKED BY
11/11/03	mm	mm
TITLE	NO.	SCALE
CONTRACT	02	1/4" = 1'-0"
PROJECT NO.	NO.	NO.
		A02
		of 5