



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: April 18, 2006

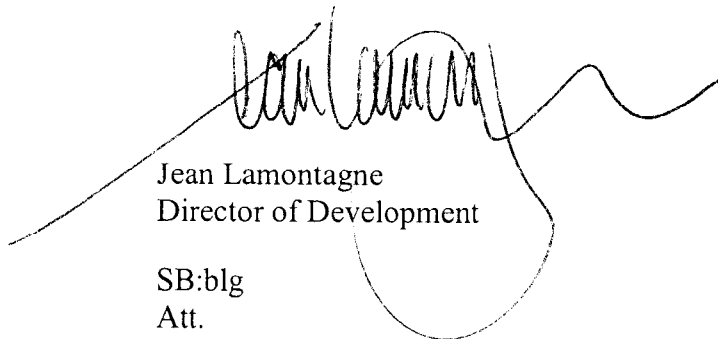
From: Jean Lamontagne
Director of Development

File: DP 05-315410

Re: **Application by P.J. Lovick Architect Ltd. for a Development Permit at
12060 Steveston Highway**

Staff Recommendation

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 12060 Steveston Highway on a site zoned "Comprehensive Development District (CD/161)".



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

P.J. Lovick Architect Ltd. has applied to the City of Richmond for permission to develop two (2) commercial retail buildings totalling 651.8 m² in size at 12060 Steveston Highway as the second phase of a two-phase development. The site is currently undeveloped however, there was previously a single-family residence located on the property.

The site is being rezoned from "Agricultural District (AG1)" to "Comprehensive Development District (CD/161)" for this project under Bylaw 7973 (RZ 05-309078).

Development Information

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

The proposed Development Permit is intended to facilitate the second phase of a recently approved commercial development at the southeast corner of No. 5 Road and Steveston Highway (RZ 04-286494 and DP 05-292236). The Phase II proposal includes the addition of approximately 651.8 m² (7,016 ft²) of commercial floor area distributed between two (2) buildings with vehicle access from No. 5 Road through the Phase I area. The subject site will be consolidated with the existing Phase I area to the west as a part of the site Rezoning.

Surrounding Development

The subject site is in the Ironwood Sub-Area of Shellmont and in the Agricultural Land Reserve (ALR). Removal from the Agricultural Land Reserve (ALR) is being administered through the site Rezoning. The site is located at a gateway entrance to Richmond off Highway 99 with visual prominence on both the east side elevation as well as the streetscape elevation. Development surrounding the site is described as follows:

- To the north: Across Steveston Highway, a vacant lot zoned "Service Station District (G2)" and Fantasy Gardens zoned "Botanical Garden District 2 (BG2)";
- To the east & south: An existing industrial warehouse building zoned "Business Park Industrial District (I3)"; and
- To the west: Phase I of the commercial development zoned "Comprehensive Development District (CD/161)". The site was excluded from the ALR and rezoned through applications AG 04-273857, RZ 04-269188 and RZ 04-286494 respectively. The Phase I Development Permit (DP 05-292236) was issued by Council on September 6, 2005.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (applicant response in ***bold***):

- Compliance with the Ironwood Sub-Area Plan Development Permit Guidelines, ***which has generally been satisfied***;
- Adequate vehicle and pedestrian circulation, ***which has been improved***;
- Compatibility with the approved Development Permit on the Phase I area (DP 05-292236), ***which has been incorporated***;
- Compliance with the required floodplain elevation, ***which has been incorporated***; and
- Compliance with the City's zoning requirements, ***including off-street vehicle parking, which has been satisfied***.

The Public Hearing for the rezoning of this site was held on October 17, 2005. At the Public Hearing, no concerns about rezoning the property were expressed.

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/161)".

Advisory Design Panel Comments

Phase I of the project was reviewed and supported by the Advisory Design Panel on April 06, 2005. Given that Phase II is consistent with the established design program, the application was not referred to the Advisory Design Panel for review.

Analysis

Conditions of Adjacency

- The subject application constitutes Phase II of a two-phase commercial development. The site is located between Phase I and an adjacent lower industrial property. The proposed development will present carefully detailed side elevations, moderate retaining wall and a decorative metal picket fence to the adjacent industrial property. No east side yard landscaping buffer has been provided for the front building to the shared property line with the adjacent industrial property because of the operational need for a drive aisle and minimum viable commercial unit size; and
- With the flood-proofing requirement of raising the building slab elevation to minimum 2.6 m and the accessibility requirements of access into commercial units and associated site grading, the site will be raised above the sidewalk level to match the elevation of Phase I. To mitigate the visual impact of parked cars raised above the sidewalk level, continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the Steveston Highway streetscape contiguous with the landscape treatment of Phase I.

Urban Design and Site Planning

- The Phase II commercial buildings have been located on the site to tie into the site planning of Phase I in regards to building siting, parking, landscaping, vehicle and pedestrian movement;
- Pedestrian scaled and oriented frontage character facing Steveston Highway across the surface parking area, and pedestrian connections between the buildings, through the parking areas and to both No. 5 Road and Steveston Highway have been incorporated through both phases;
- The provision of onsite parking meets the bylaw requirement of 26 parking spaces. The provision of 2 accessible parking spaces exceeds the bylaw requirement of 1 space;
- Private garbage and recycling collection is accommodated through the provision of an internal storage room in building 'D'; and
- A loading bay is provided contiguous with the one-way drive aisle located at the east edge of the site, which is acceptable to the Transportation department.

Architectural Form and Character

- The simple building forms are articulated with strong column expression, pilasters, recessed entries, and projecting awnings and canopies;
- The proposed building materials (Hardi-board and batten, Hardi shakes, wood trim, glass and steel canopies, canvas awnings, glazing in anodized framing, cultured ledge stone and spandrel glazing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated in the overall two-phase development with three (3) significantly different building types, varying setbacks, and landscaping areas of varying dimensions;
- Signage opportunities have been designed to integrate with the architectural design including signage and awnings attached to the buildings. Separate application(s) are required to permit signage. Two free standing sign towers for the commercial development were included in the proposal for phase 1: one facing No. 5 Road and the other facing Steveston Highway.

Landscape Design and Open Space Design

- The landscape design includes eight (8) new trees on this small site with limited frontage. The removal of existing trees results from the requirement to raise the grade of the site to address flood plain issues. The new trees proposed will soften the visual impact of the surface parking areas;
- The landscape design also includes planting areas along the east edge of the site and special paving treatment with patterning and colour to aid in defining pedestrian sidewalks, drive aisle areas and parking areas;
- The applicant is proposing to install a variety of city boulevard planting along the Steveston Highway streetscape as an extension of onsite tree and shrub planting, which is acceptable to Parks and Operations. The present and future owners will be responsible for maintaining the landscaping under the Boulevard Maintenance Regulation Bylaw;
- Parking is screened from Steveston Highway with landscaping;
- Decorative metal picket fencing with carefully detailed wood posts is provided along the east property lines adjacent to the industrial lot;

Crime Prevention Through Environmental Design

- Lighting has been incorporated into the building and parking area design in such a way as to limit light pollution off site; and
- To mitigate the concern that the one way drive aisle located at the east edge of the site would not be easily visible from the majority of the development, the applicant proposes visually permeable metal picket fencing along this edge. Natural surveillance is provided from the north, south and east.

Servicing and Utilities Capacity

- Required City infrastructure upgrades and connections have been designed to accommodate both phases of development and secured through a separate Servicing Agreement (SA 05-301070).

Conclusions

The applicant has satisfactorily addressed 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.



Sara Badyal
Planner I
(Local 4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$58,525 (based on submitted quote).

The following conditions are required to be met prior to future Building Permit issuance:

- Submission of a construction traffic management plan; and
- Execution of a Servicing Agreement for works including but not limited to frontage improvements (SA 05-301070).

Separate application(s) are required to permit signage.

**City of Richmond**

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

Development Application Data Sheet

Development Applications Department

DP 05-315410**Attachment 1**Address: 12060 Steveston Hwy.Applicant: P.J. Lovick Architect Ltd.Owner: Sandhill Developments Ltd.Planning Area(s): Ironwood Sub-Area Planning AreaFloor Area Gross: 651.8m² Floor Area Net: N/A

	Existing	Proposed
Site Area:	1550 m ²	No Change
Land Uses:	Formerly Single-Family Residential	Commercial
OCP Designation:	Formerly Business & Industry	Commercial
Zoning:	Formerly AG1	CD/161
Number of Units:	Formerly 1 home	2 commercial buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.42	None Permitted
Lot Coverage - Building:	Max. 50%	42%	None
Building 'D'			
Front – Steveston Hwy. (north)	6.0m	20.8 m	None
Side Interior (west)	N/A	0.2 m	None
Side Interior (east)	N/A	3.1 m	None
Rear – (south)	N/A	36.2 m	None
Building 'E'			
Front – Steveston Hwy. (north)	6.0m	60.5 m	None
Side Interior (west)	N/A	0.1 m	None
Side Interior (east)	N/A	0.1 m	None
Rear – (south)	N/A	0 m	None
Height (m):	Max. 12 m	7.3 m	None
Off-street Parking Spaces:	26 spaces	26 spaces	None



City of Richmond
Urban Development Division

Development Permit

No. DP 05-315410

To the Holder: P.J. LOVICK ARCHITECT LTD.
Property Address: 12060 STEVESTON HIGHWAY
Address: C/O MR. PETER LOVICK
3707 1ST AVENUE
BURNABY, BC V5C 3V6

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. 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 #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$58,525. 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.
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.

Development Permit

No. DP 05-315410

To the Holder: P.J. LOVICK ARCHITECT LTD.

Property Address: 12060 STEVESTON HIGHWAY

Address: C/O MR. PETER LOVICK
3707 1ST AVENUE
BURNABY, BC V5C 3V6

7. 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 , .

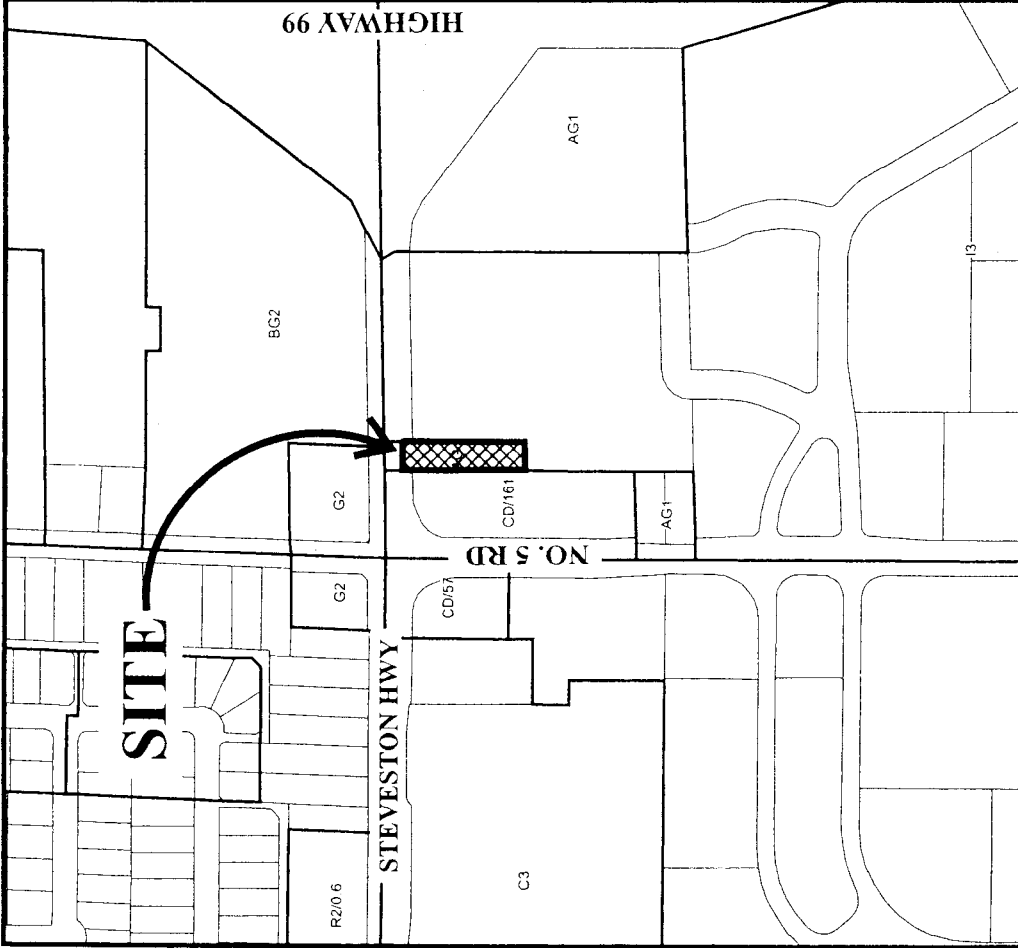
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



SITE

HIGHWAY 99

STEVESTON HWY

NO. 5 RD

C3

BG2

G2

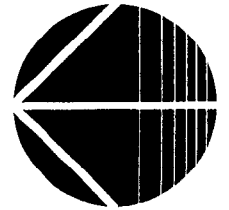
G2

CD/57

CD/161

AG1

AG1



DP 05-315410 SCHEDULE "A"

Original Date: 11/08/05

Revision Date:

Note: Dimensions are in METRES

NO. 5 RD

STEVESTON HWY

54.87

12011
65.06

52.86

991
72

48.69

11131

59.22

110.13
11000

10.35
22.29

150.74

77.14

10.2
128.68

63.28



THE STATISTICS

STEVESTON HIGHWAY

CITY OF RICHMOND
FILE NO. DP 05-292236

NO.	REVISION	DATE
1	ISSUED FOR DP	02/29/05
2	ISSUED FOR DEVELOPMENT PERMIT	12/22/05
3	ISSUED FOR DEVELOPMENT PERMIT	04/28/06
4	ISSUED FOR RECORDING	07/27/07
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PJ LOVICK
ARCHITECT
LTD.

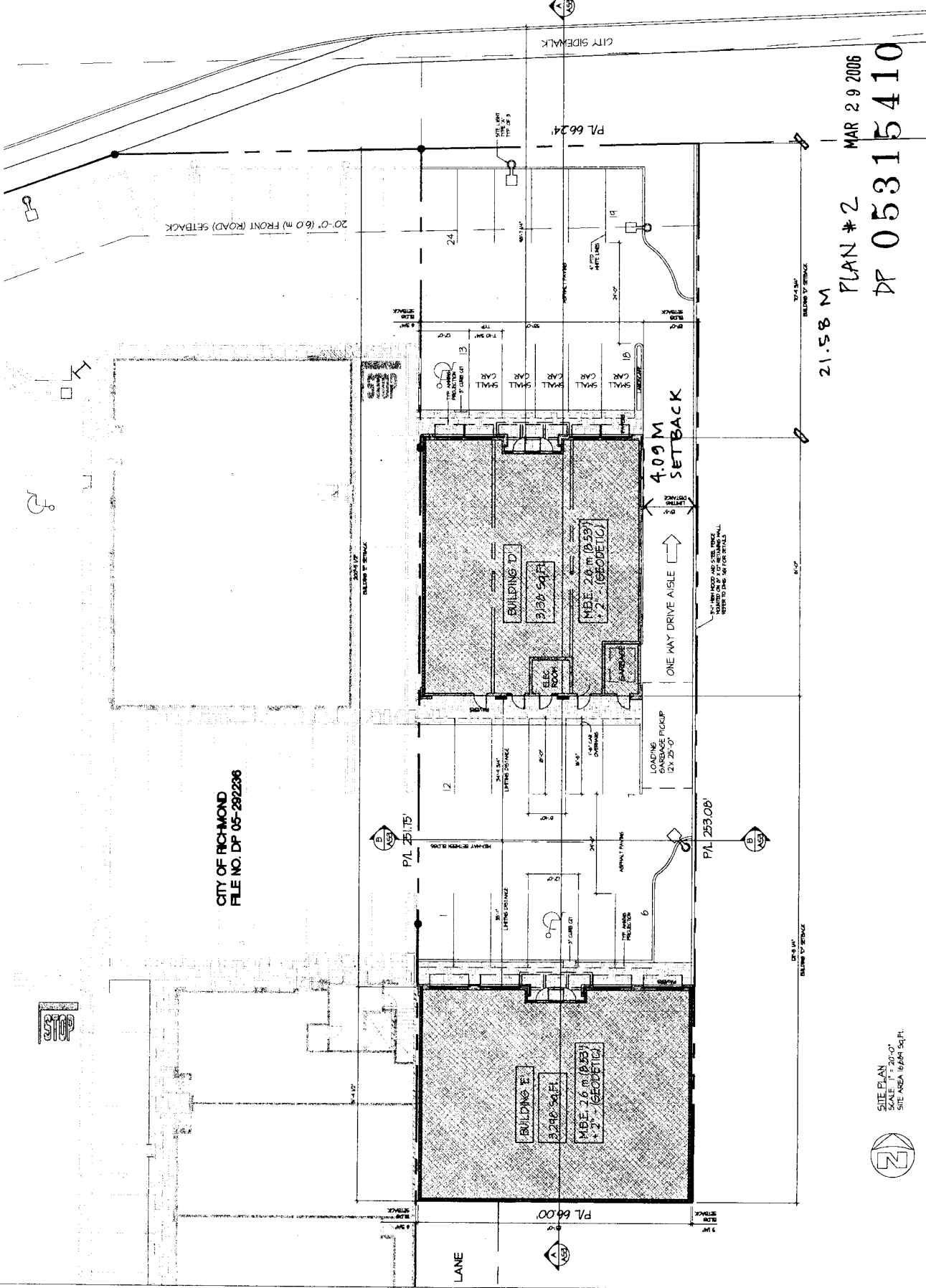
3707 1ST WESTER AVENUE
VANCOUVER, BC V6P 4K6
(604) 288-3700 FAX 288-6581

OWNER: SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)
NO 3 RD / STEVESTON HWY
RICHMOND, BC
DRAWN: [Signature]
APPROVED: [Signature]

PROJECT: SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)
NO 3 RD / STEVESTON HWY
RICHMOND, BC

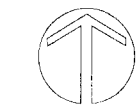
SITE PLAN
PLAN #2
PROJECT NUMBER: 04-41
DRAWING NUMBER: A52
SCALE: 1" = 20'-0"

DATE: MAR 29 2006
FILE NO. DP 05-292236

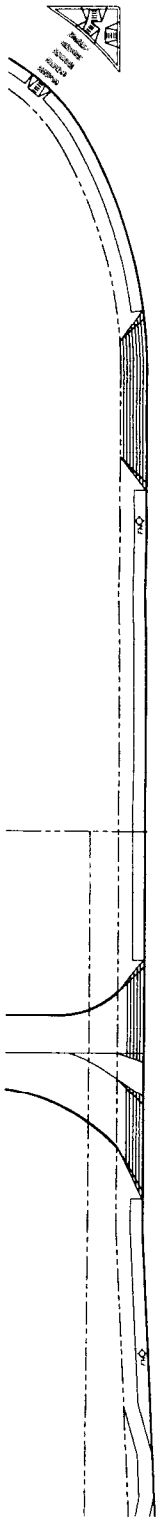


SITE PLAN
SCALE: 1" = 20'-0"
SITE AREA: 16,684 sq ft

21.58 M
PLAN #2
MAR 29 2006
DP 05315410



11



NO. 5 ROAD

STEVESTON HIGHWAY

LANE

KEY	BOTANICAL NAME	COMMON NAME	PLANT LIST	QTY	SIZE	SPACING	REMARKS
1	PERSEA CHARTIERII	YALGO ALTO	CHARLETT (BRANFORD) PEAR	11	5 CM CAL	AS SHOWN	B & B
2	TRACHICARPUS FORTUNEI	TRACHICARPUS	MONKLET JUN	17	5 CM CAL	AS SHOWN	B & B
3	CEPHELODENDRON	CEPHELODENDRON	KATSEBA TREE	10	4 CM CAL	AS SHOWN	B & B
4	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
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53	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
54	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
55	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
56	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
57	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
58	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
59	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
60	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
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64	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
65	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
66	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
67	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
68	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
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71	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
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74	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
75	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
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97	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
98	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
99	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B
100	AMALGAMA ALGIPANA	AMALGAMA	MONKLET PEAR	4	5 CM CAL	AS SHOWN	B & B

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BONTA/BCSLA "LANDSCAPE STANDARDS"

SEE DETAIL PLAN #3B

PLAN #3A MAR 29 2006

DP 05315410

REV

DATE

BY

CHK

APP

DATE

1

2

3

4

5

6

CAVOUNIS & ASSOCIATES INC.

2138 - 88 AVENUE

LANGFORD, B.C.

V1P 1J7

PHONE (604) 886-2383

MR. JAMES GARDNER

SANITARY DEVELOPMENTS LTD.

1040 500 5TH AVENUE

VANCOUVER, B.C.

V6C 1J5

PHONE (604) 681-6286

PLAN VIEW

LANDSCAPE PLAN

PROPOSED

COMMERCIAL DEVELOPMENT

NO. 5 ROAD

STEVESTON HIGHWAY

REVISIONS

SCALE

1:250

DATE

JAN/02

REV

DATE

BY

CHK

APP

DATE

1

2

3

4

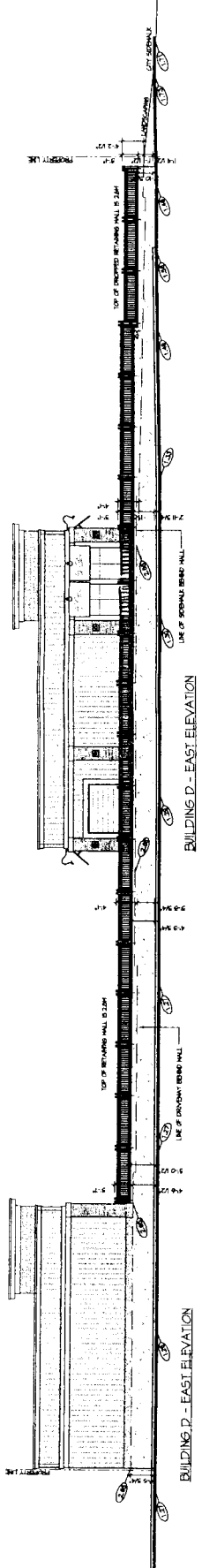
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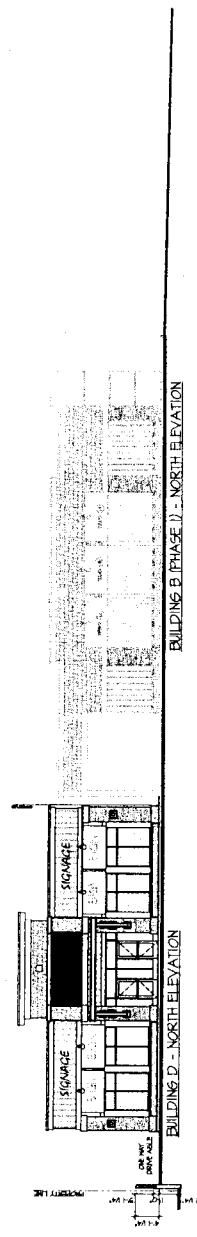
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STEVES

PLAN # 3B MAR 29 2006
DP 05315410

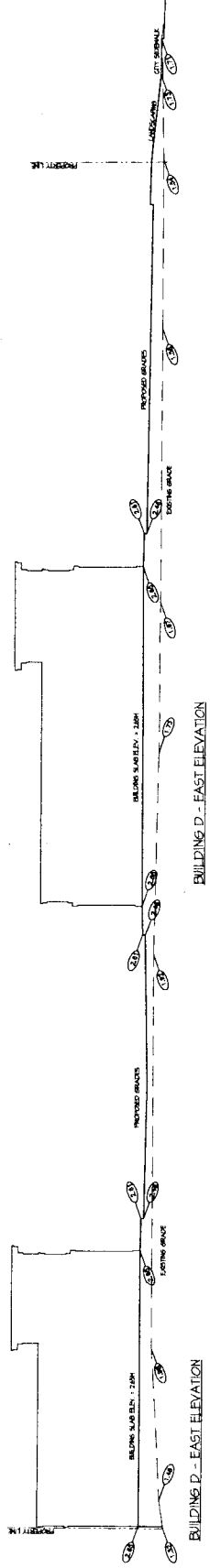


EAST PROPERTY LINE ELEVATION (STREETSCAPE)
SCALE: 1" = 10'-0"

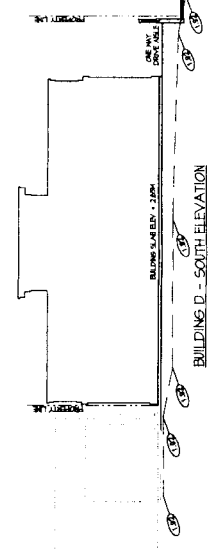


NORTH PROPERTY LINE STREETSCAPE

STEVENSON HWY STREETSCAPE



SITE SECTION A
SCALE: 1" = 10'-0"



BUILDING B (PHASE I) - SOUTH ELEVATION

SITE SECTION B
SCALE: 1" = 10'-0"

PLAN #4
MAR 29 2006
DP 05315410

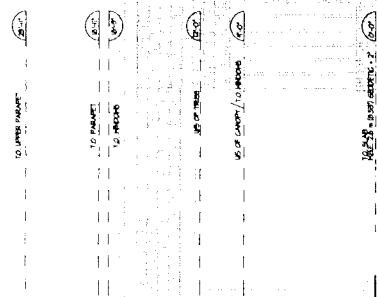
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1	ISSUED FOR PERMITTING	07/29/05
2	ISSUED FOR DEVELOPMENT PERMIT	09/29/05
3	ISSUED FOR DEVELOPMENT PERMIT	12/02/06
4	REISSUED FOR PERMIT	02/28/08

P J LOVICK
ARCHITECT
L T D.

3707 1st AVENUE
SUITE 100
RICHMOND, BC V6X 1A1
(604) 288-5700
FAX: (604) 288-5081

PROJECT: SANDS PLAZA COMMERCIAL DEVELOPMENT (PHASE II)
NO. 1541 STEVENSON HWY
RICHMOND, BC
DRAWN: [Signature]
APPROVED: [Signature]

SITE SECTIONS
STREETSCAPES
PLAN #3
PROJECT NUMBER: 04-44
DRAWING NUMBER: A53



BUILDING B (PHASE I) - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

[illegible][illegible]

CONTRACTOR SHALL VERIFY ALL DIMENSIONS
ON SITE. DRAWINGS SHALL NOT BE SCALED.

CONSULTANT

P J LOVICK
ARCHITECT

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(604) 298-3700 FAX: 298-6081

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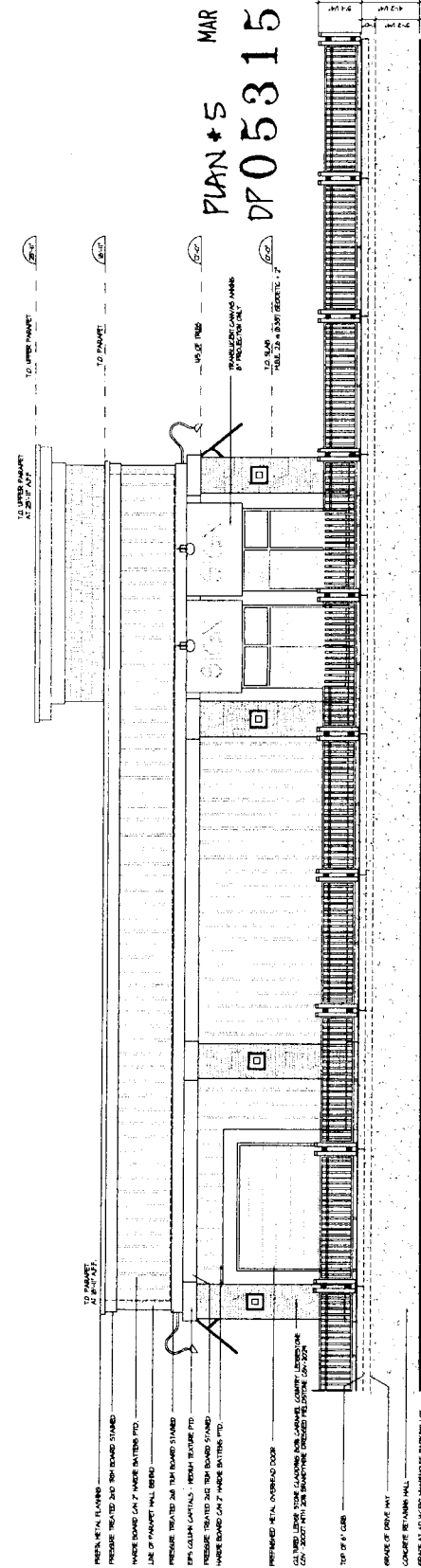
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PROJECT
SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)
NO. 5 RD. & STEVENSON HWY
RICHMOND, B.C.

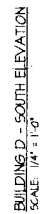
BUILDING 'D'
ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
04-69	A2

PLAN # 5
DP05315410
MAR 29 2006



A2



ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT WORK	08-28-05
2	ISSUED FOR DEVELOPMENT WORK	12-01-05
3	RESERVED FOR ID	02/28/08

P J LOVICK
ARCHITECT
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3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3T6 E-MAIL: pflowers@horvok.com
(604) 298-3700 FAX: 298-8061

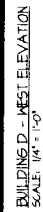
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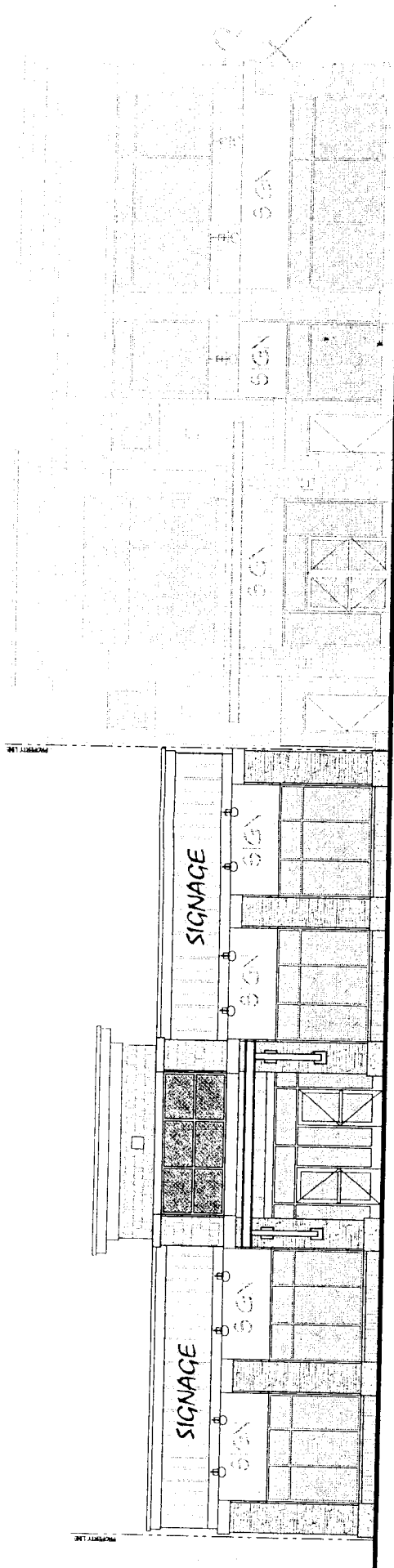
CREATED APPROVED

PROJECT
**SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)**
No. 5 Rd. & STEVENSON HWY
RICHMOND, B.C.

PROJECT NUMBER	DRAWING NUMBER
04-65	A3

PLAN # 6
MAR 29 2006
DP 05315410

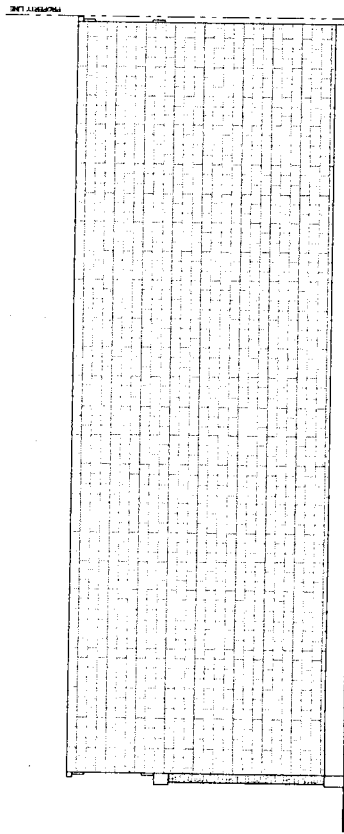




BUILDING E - NORTH ELEVATION

↑ PARTY WALL

BUILDING A - NORTH ELEVATION



BUILDING E - WEST ELEVATION

PARTY WALL

1	PROPOSED FOR UP	02/15/06
2	PROPOSED FOR DEVELOPMENT REVIEW	02/15/06
3	ISSUED FOR DEVELOPMENT REVIEW	02/15/06
4	ISSUED FOR DEVELOPMENT REVIEW	02/15/06
5	ISSUED FOR DEVELOPMENT REVIEW	02/15/06
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98	ISSUED FOR DEVELOPMENT REVIEW	02/15/06
99	ISSUED FOR DEVELOPMENT REVIEW	02/15/06
100	ISSUED FOR DEVELOPMENT REVIEW	02/15/06

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE SCALED.
CORRECTIONS

P J LOVICK
ARCHITECT
L T D.

3000
BRITISH AVENUE
SUITE 100
VANCOUVER, BC V6L 2G1
(604) 278-7700
FAX: (604) 278-0081
SAL

FOR PROJECT
SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)
12000 STEVENSON HWY
RICHMOND, B.C.
DRAWN
APPROVED

FOR PROJECT
SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)
12000 STEVENSON HWY
RICHMOND, B.C.
DRAWN
APPROVED

PLAN #8 MAR 29 2006
DP 05315410

BUILDING E
ELEVATIONS

[illegible]

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

MAR 29 2006

44 05315410

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DP	02/28/08
2	REISSUED FOR DEVELOPMENT PERMIT	12-02-05
1	ISSUED FOR DEVELOPMENT PERMIT	09-28-03

P J LOVICK
ARCHITECT
L F D

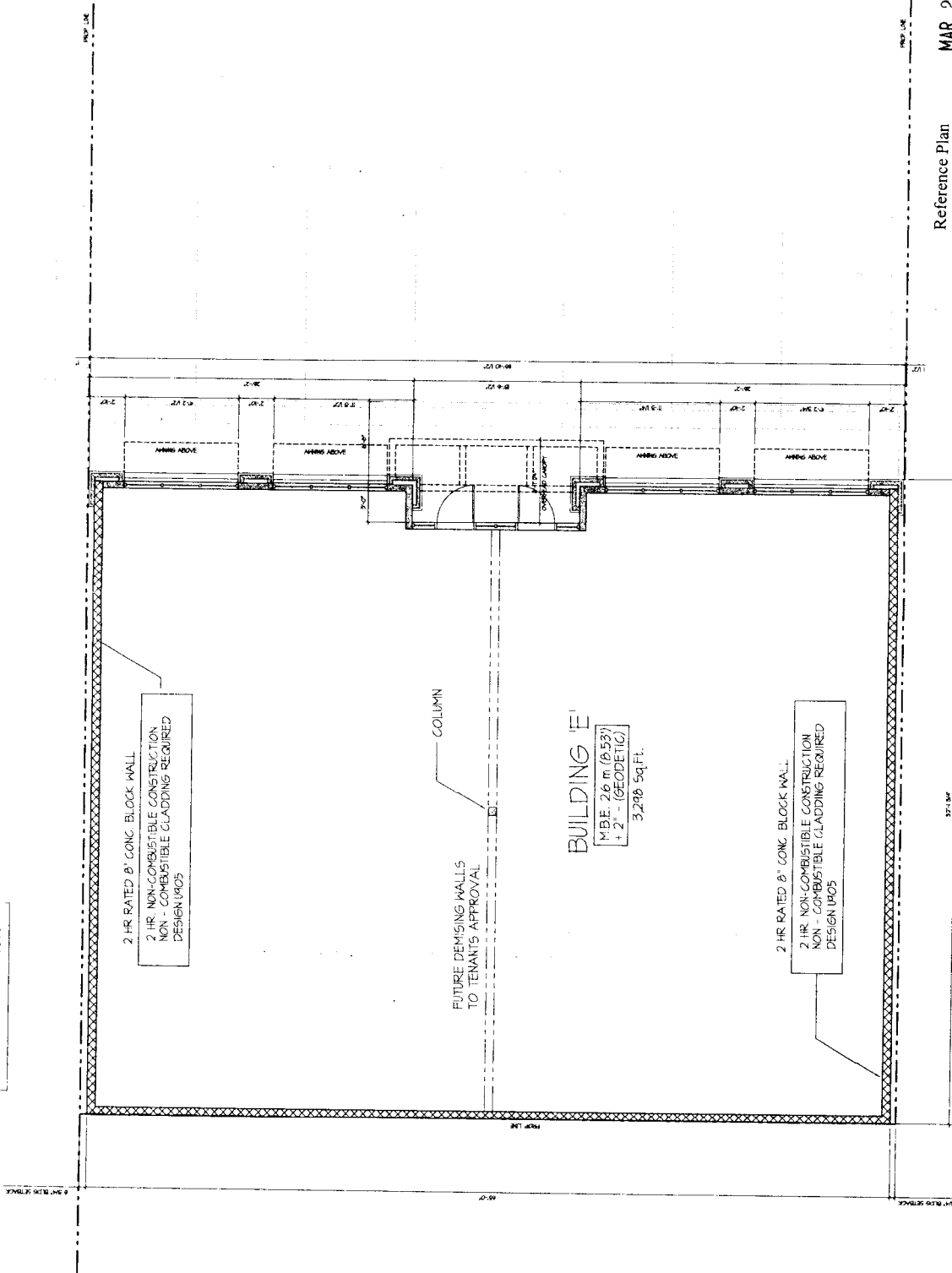
3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 2-MAIL: plowback@plowback.com
(604) 298-3700 FAX: 298-6061

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PROJECT
SANDS PLAZA
COMMERCIAL
DEVELOPMENT
(PHASE II)
105 RD 1 STEVENSON HWY
CLIFTON, B.C.

BUILDING 'D'	PROJECT NUMBER	DRAWING NUMBER
FLOOR PLAN	04-69	A1
"PLAN #4"		

PHASE I NEIGHBORING BUILDING
SEE D.P. FILE NO. 05-242236



2
FLOOR PLAN
SCALE 1/4" = 1'-0"

Reference Plan MAR 29 2006

VP 05315410

NO.	REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	08-28-05
2	REVISED FOR DEVELOPMENT PERMIT	12-21-05
3	REVISED FOR DP	02/28/06

CONTRACTOR SHALL VERIFY ALL DIMENSIONS
AND LOCATIONS SHALL BE MARKED
CONSISTENT

P J LOVICK
ARCHITECT
L T D

3707 1ST AVENUE
BIRMINGHAM, ALABAMA 35203
(205) 298-3700 FAX (205) 298-8881
SCL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS
AND LOCATIONS SHALL BE MARKED
CONSISTENT

SANDS PLAZA
COMMERCIAL
DEVELOPMENT (PHASE II)
1000 1ST STEVENSON HWY
BIRMINGHAM, AL

BUILDING E
FLOOR PLAN
"PLAN #1"

PROJECT NUMBER 04-64
DRAWING NUMBER AI