



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

---

**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** October 5, 2004  
**File:** DP 04-273839  
**Re:** **Application by Andrew Terrett Architect for a Development Permit at  
11800 Cambie Road**

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit renovations and redevelopment of an existing building in order to accommodate a new commercial tenant occupying a total floor area of 1,832 m<sup>2</sup> (19,722 ft<sup>2</sup>) at 11800 Cambie Road on a site zoned Community Commercial District (C3); and
2. Vary provisions of the Zoning and Development Bylaw No. 5300 to:
  - a. Reduce the front yard setback from 4.5 m (15 ft.) to 2.5 m (8 ft.) for the building façade along Cambie Road.
  - b. Permit sign canopies only to project a further 0.6 m (2 ft.) from the building façade into the front yard (north) and side yard (east) setbacks.

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

Andrew Terrett Architect has applied to the City of Richmond for permission to redevelop a building containing an existing independent food store at 11800 Cambie Road (Schedule A) in order to accommodate a new commercial tenant on a site zoned Community Commercial District (C3).

### Findings of Fact

Please refer to the Development Applications Data sheet (**Attachment 1**) for information pertaining to the development.

The subject site contains a variety of small and large commercial retail tenants in the Cambie Plaza Neighbourhood Service Centre. The building in question is currently vacant. In the past, this building has been occupied by single-tenant grocery stores (IGA; SuperValue). Shoppers Drug Mart is the new commercial tenant proposed to locate in the existing building. Community Commercial District (C3) permits the commercial tenant use proposed for the subject site.

As extensive tenant improvements and renovations are planned for the existing building (in excess of \$50,000), Schedule 1 of the Official Community Plan (OCP) requires a Development Permit to ensure a high standard of design and compliance with City objectives and Development Permit Guidelines.

Development surrounding the subject site is as follows:

- To the north: A Coast Capital Savings branch on the opposite side of Cambie Road;
- To the east: A vacant corner parcel where a small retail commercial store is currently proposed (reference file DP 04-009984; 4011 No. 5 Road);
- To the south: Surface parking and other buildings contained within the Neighbourhood Service Centre complex; and
- To the west: Surface parking running along the Cambie Road frontage for the entire complex.

### Staff Comments

#### Proposed Development

The new commercial tenant (Shoppers Drug Mart) is locating in the existing building within Cambie Plaza. Major tenant improvements will be limited to exterior renovations to the building façade and accompanying changes to the interior of the structure. Total floor area proposed for the new commercial tenant will actually be less than current available floor area as the applicant intends to demolish a portion of the second floor mezzanine.

### Non-Conformity

The building's setbacks are non-conforming to the setbacks required in Community Commercial District (C3), which can be attributed to the age of the building and surrounding complex. Specific building setbacks that are non-conforming are the front yard and rear yard. The required front and rear yard setback is 6 m (20 ft.), whereby the existing building is setback only 4.5 m (15 ft.) from Cambie Road (front yard) and 0.3 m (1 ft.) from the south property line (rear yard).

### Proposed Variances

Variances are proposed only in situations where existing non-conforming setbacks are being further reduced. As a result of a required 2 m (6.6 ft.) dedication of land along Cambie Road, the existing 4.5 m (15 ft.) setback is being further reduced to 2.5 m (8 ft.). Staff do not have any objections to this variance, as the dedicated land will allow for future intersection and road beautification improvements to occur. No variance is required for the existing 0.3 m (1 ft.) setback along the south property line (rear yard) as proposed exterior modifications along this building façade does not further reduce the existing setback.

One additional minor variance is required to permit sign canopy projections to extend out a maximum of 0.6 m (2 ft) from the building façade along the front yard (Cambie Road) and side yard (east property line).

Staff do not have any objections to maintaining non-conforming setbacks or to any of the variances proposed above as no major extensions or encroachments into existing setbacks are proposed. Building alterations are limited to exterior and interior renovations that are designed to enhance and upgrade the existing building.

### Engineering and Utilities

Please refer to **Attachment 2** for a detailed summation of staff comments related to this project.

### **Analysis**

This Development Permit was not presented to the Advisory Design Panel for review as the proposal was for exterior and interior renovations only to an existing stand alone building in order to accommodate a new commercial tenant.

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

Schedule 1: 9.2 General Guidelines  
9.4 Commercial Guidelines

### Conditions of Adjacency

- The overall massing of the building is not increasing with the proposed exterior modifications complementing the surrounding commercial complex, which contains approximately five (5) commercial buildings of varying age and typology.
- The applicant has been able to address adjacency issues through the implementation of landscaping and/or improved detailing along building elevations.
- The building is located close to the north property line (Cambie Road). This adjacency condition is being dealt with a combination of road beautification improvements, on-site landscaping and use of building materials.

### Site Planning and Urban Design

- The site plan is designed to function around the land uses and activities present in the existing building and in the surrounding commercial complex. Loading and related store functions will occur along the east portion of the site, as this is where the existing loading bay operations are located. A driveway access from Cambie Road to the loading bay area already exists. Driveway accesses to the off-street parking area are located just west of the existing building. The main entrance to the store is oriented along the west elevation, facing the parking lot and visible from Cambie Road.
- The urban design is based upon the desired look the tenant (Shopper Drug Mart) requires for their stores and generally fits in with the surrounding commercial buildings.

### Architectural Form and Character

- The tenant is occupying an existing building that has typically been used for large grocery store tenants. Most of the architectural features associated with the renovation consist of providing a similar building typology of other redeveloped Shoppers Drug Mart stores, while complementing the existing commercial centre.
- Clear glazing is prominent along the front of the building facing the parking lot. Spandrel glass is dispersed along the north, south and east elevations to better articulate the building façade.
- A majority of remaining building materials consist of coloured stucco panels with painted concrete blocks along the base of the building.
- Accent and decorative materials consist of coloured metal flashing on the mouldings and illuminated boxes and lettering for the building signage.

### Landscaping

- In order to address the adjacency issue between the proposed new sidewalk and building face, the applicant is implementing landscaping along the building's Cambie Road frontage to improve buffering for a better pedestrian streetscape.
- This landscaping consists of a combination of groundcovers, low level shrubbery and Maple accent trees designed to soften the building façade and contribute to the street beautification works.
- Additional landscaping will be implemented along this frontage in the form of a grass and treed boulevard running along the new sidewalk. These works will be completed through the City's standard Servicing Agreement.

**Conclusions**

This Development Permit application is to allow redevelopment and renovations to an existing building located at 11800 Cambie Road to accommodate a Shoppers Drug Mart retail store. Variances associated with the application relate to making existing non-conforming setbacks conform with the zoning on the property. This building upgrade will enhance the surrounding commercial complex and improve the pedestrian streetscape along Cambie Road through the implementation of landscaping and beautification works. On this basis, staff recommend approval of the Development Permit.



Kevin Eng  
Planning Technician – Design  
(Local 4626)

KE:blg

Prior to Council adoption of the Development Permit, the following must be completed:

1. 2 m wide road dedication along the Cambie Road frontage up to 100 m, which is measured from the intersection at No. 5 Road and Cambie Road. Based on this, the 2 m dedication would end just west of the existing vehicle driveway in front of the subject building.
2. Submit a Landscape Letter of Credit in the amount of \$10,307.


**City of Richmond**

 6911 No. 3 Road  
 Richmond, BC V6Y 2C1

**Development Application  
 Data Sheet  
 Policy Planning Department**
**DP 04-273839**

 Address: 11800 Cambie Road

 Applicant: Andrew Terrett Architect (For Shoppers Drug Mart)

 Planning Area(s): East Cambie Area Plan

	Existing	Proposed
<b>Owner:</b>	B. & F. Leong (C/O Dorset Realty)	No change – Shoppers Drug Mart tenancy
<b>Site Size (m<sup>2</sup>):</b>	19,110 m <sup>2</sup> (Entire commercial complex)	Approximately 18,960 m <sup>2</sup> (Small decrease from 2m dedication).
<b>Land Uses</b>	Neighbourhood Commercial Centre (Cambie Plaza)	No change
<b>OCP Designation (General Land Use Map)</b>	Neighbourhood Service Centre	No change
<b>East Cambie Area Plan Designation</b>	Commercial	No change
<b>Zoning</b>	Community Commercial District (C3)	No change

	Proposed Development	Variance
Total Building Area	1,832 m <sup>2</sup>	none
Setback Requirement – Front, Side & Rear Yards (m):	6 m Min. for Front, Side & Rear Yard	N/A
Setback of Renovated Building – Front, Side & Rear Yards (m):	Front Yard (After dedication) – 2.5 m Side Yard – 6 m Rear Yard – 0 m	Variances are required to address existing non-conforming building Front Yard – reduce from 6 m to 2.5 m. Sign canopy projection of 0.6 m into existing front and rear yard (north and east property line).
Height Requirement (m):	9 m max.	none
Height of Renovated Building	9 m	none

Other: \_\_\_\_\_

Engineering and Utilities

Prior to Council adoption of the Development Permit, the following must be completed:

- 2 m (6.6 ft.) wide road dedication along the Cambie Road frontage up to 100 m, which is measured from the intersection at No. 5 Road and Cambie Road. The 100 m dedication would end just west of the existing vehicle driveway in front of the subject building.

The following must be completed prior to issuance of the Building Permit:

- Beautification improvements along the Cambie Road frontage are required. Works include, but are not limited to removing the existing sidewalk and relocating the new 1.5 m wide sidewalk to the new property line, creating a grass and treed boulevard to be positioned near the new sidewalk so that they will not have to be removed when intersection improvements are done. Staff note that there are two (2) hydro kiosks and one (1) concrete power pole, which may require the sidewalk to meander around them. These works are to be done through the City's standard Servicing Agreement at the sole cost of the developer.

Development Applications

A Landscape Letter of Credit in the amount of \$10,307 is required prior to Council issuance of the Development Permit. This bond is based on the estimated costs of landscaping along the building's Cambie Road frontage to be completed according to plans submitted by the applicant's landscape architect.



**No. DP 04-273839**

To the Holder:                   ANDREW TERRETT ARCHITECT  
Property Address:               11800 CAMBIE ROAD  
Address:                         C/O 200 - 1687 WEST BROADWAY  
                                      VANCOUVER, BC V6J 1X2

---

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 & Plan #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 Plan #3 to Plan #7 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.











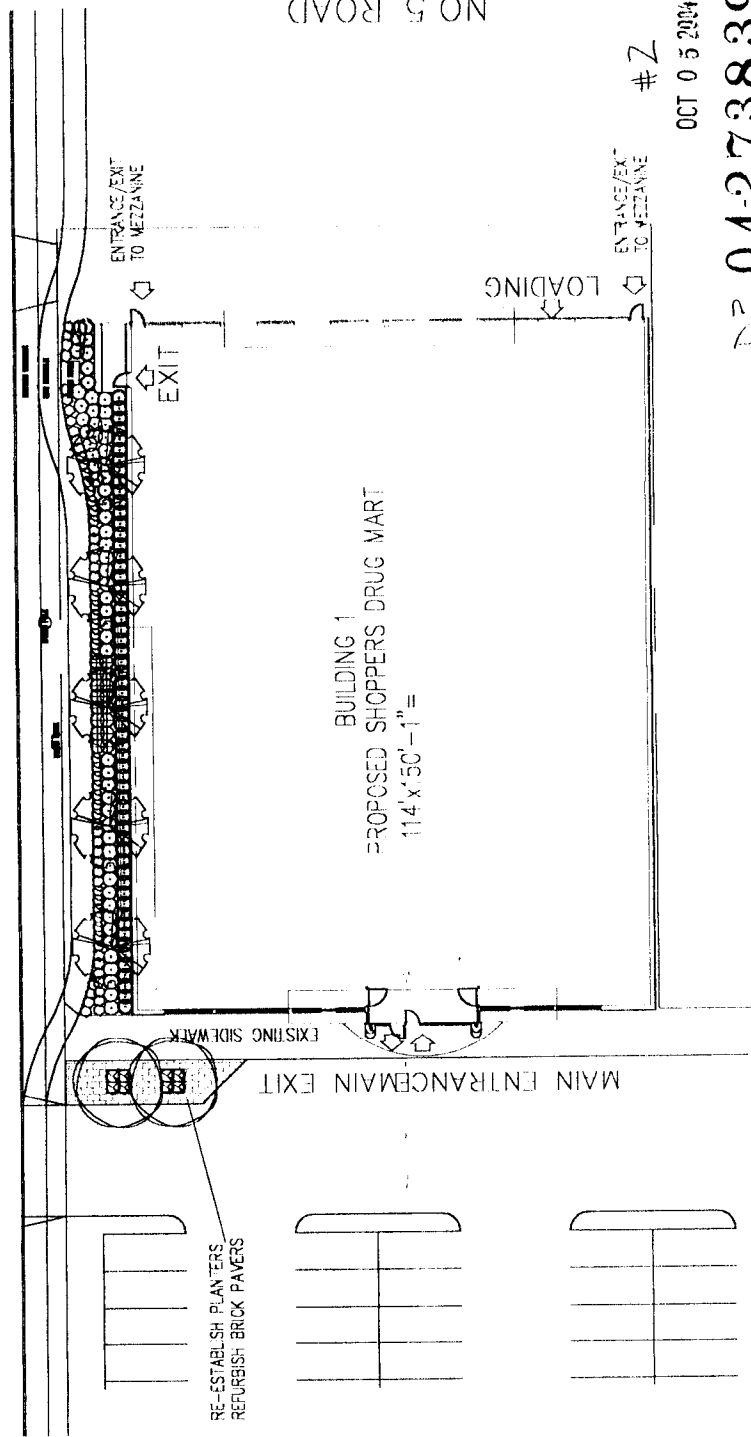


BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING
ACER RUBRUM 'REINHOLD'	BONHAI RED MAPLE	5	5 CM DIA.	AS SPORN
MORONGIA GALUY	GALUY MANILA	2	5 CM DIA.	AS SPORN
TILIA OCCIDENTALIS 'SARIBACI'	EMERALD ABBOTSWAY	55	1-2 METERS	90 CM DIA.
RHOODENDRON 'KAUSHANUM' 'CRETE'	PURPLE 'M'K RHOODENDRON	30	83 CM DIA.	90 CM DIA.
AZALEA JAPONICA 'HINO' 'CRIMSON'	RED AZALEA	37	83 CM DIA.	85 CM DIA.
RHOODENDRON FINISH 'ELVIRA'	RED FINISH RHOODENDRON	30	83 CM DIA.	90 CM DIA.
AZALEA JAPONICA 'CORAL CASCADE'	PINK AZALEA	28	83 CM DIA.	85 CM DIA.
RHOODENDRON 'P.M. COMPACTA'	P.M. RHOODENDRON	16	83 CM DIA.	90 CM DIA.
PRUNUS 'LARGENSIENSIS' 'OTTO LUXEM'	OTTO LUXEM LAUREL	8	83 CM DIA.	90 CM DIA.

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

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

CAMBIE ROAD



NO. 5 ROAD

#Z  
OCT 05 2004  
DP 04-273839



E.P. GACINAS & ASSOCIATES INC.  
2000 WEST BROADWAY  
VANCOUVER, B.C. V6K 2W5  
TEL: 604-273-8339  
FAX: 604-273-8340

E. GACINAS & ASSOCIATES INC.  
2000 WEST BROADWAY  
VANCOUVER, B.C. V6K 2W5  
TEL: 604-273-8339  
FAX: 604-273-8340

LANDSCAPE PLAN  
PROPOSED  
SHOPPERS DRUG MART  
114' X 50' - 1"  
OCT 05 2004

PLAN VIEW  
LANDSCAPE PLAN  
PROPOSED  
SHOPPERS DRUG MART  
114' X 50' - 1"  
OCT 05 2004

DATE: 10/05/04  
SCALE: 1/8" = 1'-0"  
DRAWN: J. GACINAS  
CHECKED: J. GACINAS  
APPROVED: J. GACINAS

PROJECT NO.: 04-273839  
SHEET NO.: 1 OF 1

REV.	DATE	DESCRIPTION
1	JUL 04/04	ISSUED FOR SP
2	SEP 24/04	RE-ISSUED FOR SP

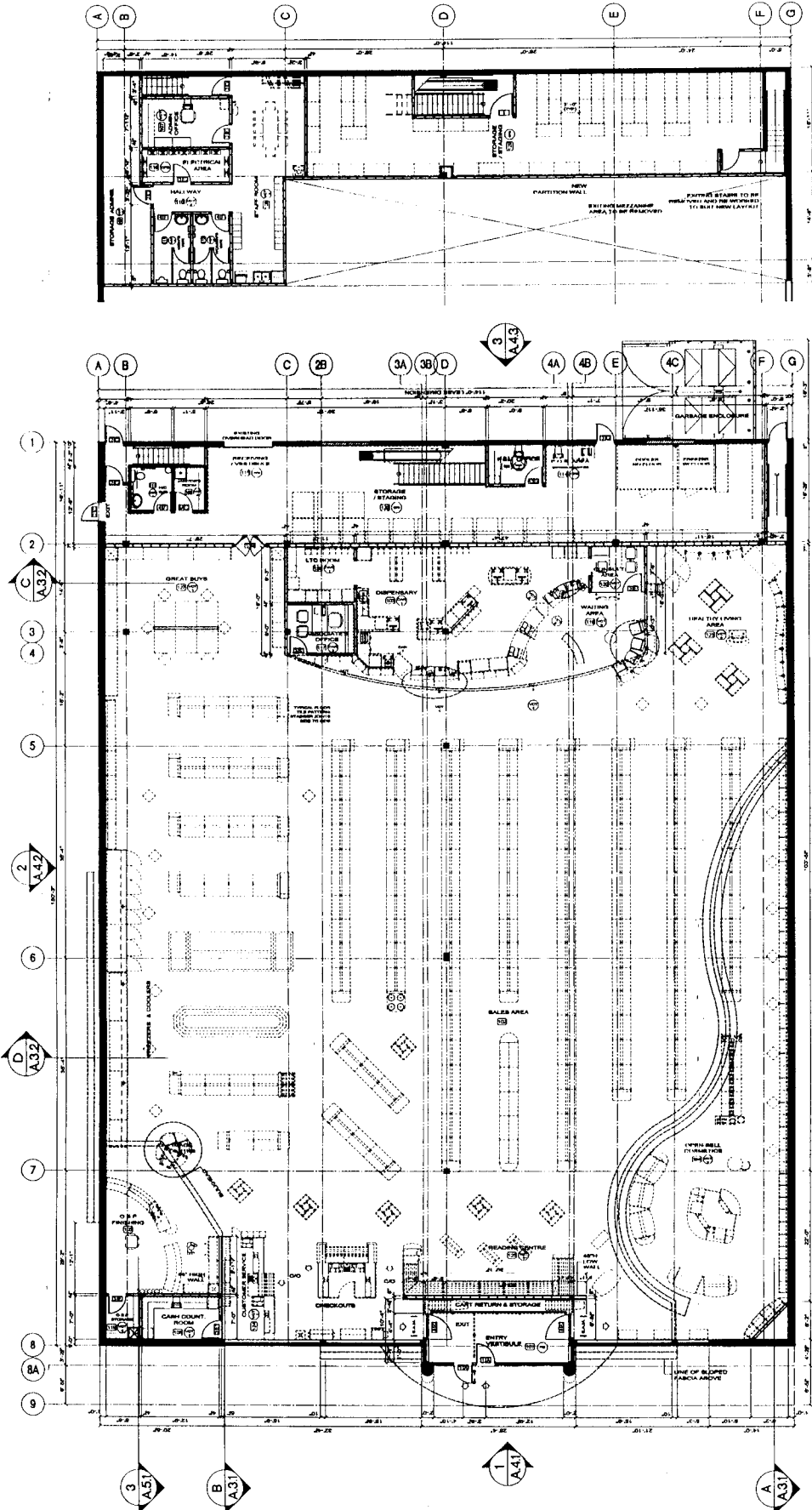
**NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL CODE.  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING AND MECHANICAL CODES.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GAS CODE.  
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC WASTE MANAGEMENT ACT AND REGULATIONS.  
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC OCCUPATIONAL SAFETY AND HEALTH ACT AND REGULATIONS.  
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND REGULATIONS.  
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC HISTORIC PRESERVATION ACT AND REGULATIONS.  
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ARCHITECTURE ACT AND REGULATIONS.



**SHOPPERS DRUG MART**  
 DESIGN & CONSTRUCTION

PROJECT:  
**CAMBIE PLAZA**  
**RICHMOND, BC**

SHEET TITLE:	GROUND FLOOR PLAN
DESIGNED BY:	ANDREW
DRAWN BY:	CV
DATE:	MAY 25/04
SCALE:	AS NOTED
FILE NAME:	04-273839-01.dwg
PROJECT NO.:	04-273839
DRAWING NO.:	2237 A.2.1



**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

#3  
 OCT 05 2004  
 DP 04-273839

**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

No.	Date	Description
1	JUL 02/04	ISSUED FOR RF
2	SEP 21/04	RE-ISSUED FOR SP

SCALE

NOTES:  
1. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



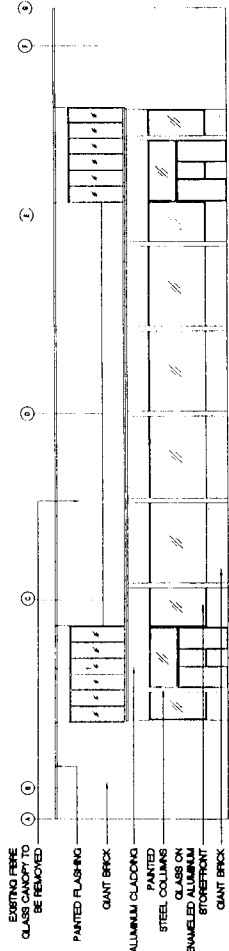
DESIGN & CONSTRUCTION

PROJECT:  
CAMBIE PLAZA  
RICHMOND, BC

SHEET TITLE:  
EXTERIOR ELEVATIONS

CHECKED BY:	ANDREW
DRAWN BY:	CT
DATE:	MAY 25 /04
SCALE:	AS NOTED
FILE NAME:	20011118111201.rvt
PLOTTED:	JUL 27/04
PROJECT NO:	2237
DRAWING NO:	A.4.1

- LEGEND
- 1 RED EFR SYSTEM  
COLOUR NO. WLS-0-0-26-24  
SHOPPERS RED 200Z
  - 2 WHITE EFR SYSTEM  
"SHOPPERS WHITE"
  - 3 GREY PRESSED METAL FLASHING  
STONE GREY CC 805
  - 4 RED PRESSED METAL FLASHING  
RED RED CC 028
  - 5 WHITE PRESSED METAL FLASHING  
CHALLENGE WHITE CC 065
  - 6 CONCRETE MOLDING  
CANAMOLD  
SEM-001
  - 7 SMOOTH FACE CONCRETE BLOCKS  
SANDLAST TEXTURE FINISH  
COLOUR NO. WLS-0-10-26-26  
CAMBRIDGE WHITE
  - 8 PRECAST CONCRETE SILL  
E.F.R. - EARLY DAWN
  - 9 STOREFRONT GLAZING  
FIXED + THERMALLY BROKEN  
W/SEALED CLEAR GLAZING UNITS
  - 10 PRECAST CONCRETE SILL  
NATURAL FINISH
  - 11 SPANDEK GLASS PANEL  
NON TINTED FIXED OPABLE SPANDEK  
GLASS PANEL  
INSULATED METAL BACK PAN COLOUR  
CLEAR ANOZED  
ALUMINUM FRAMING  
GLAZING UNIT NO. 0-051
  - 12 ALUMINUM COLUMN GLAZING  
CLEAR ANOZED
  - 13 WALL MOLDING  
CANAMOLD  
SEM-002  
SILICONE GROUT  
COLOUR NO. WLS-0-0-26-26  
SHOPPERS WHITE



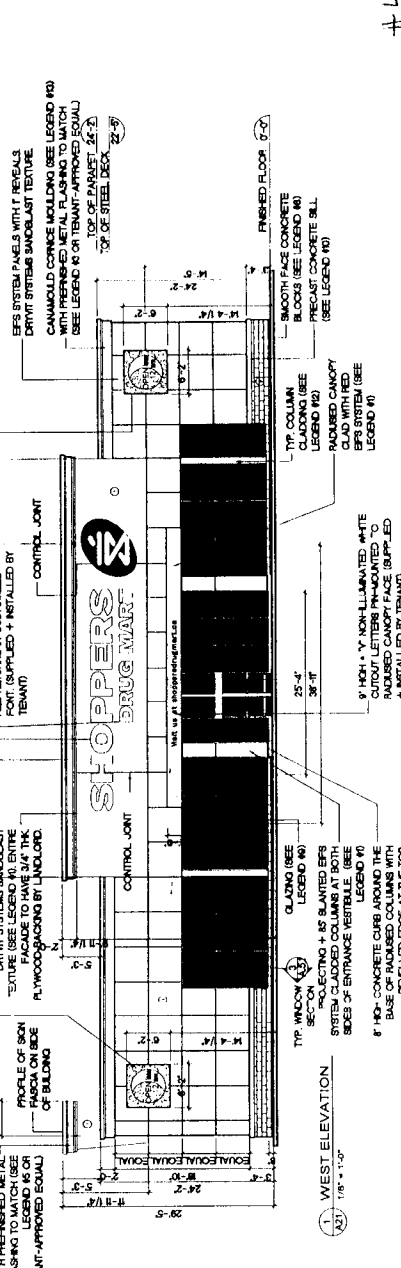
EXISTING WEST ELEVATION  
1/8" = 1'-0"

FOR ALL EXTERIOR BONAFC  
ALL EFR AREAS WHERE TENANT BONAFC IS TO BE  
AFFIXED, SANDLAST IS TO PROVIDE  
EXTERIOR GRADE ALUMINUM BACKING BEHIND EFR  
IN LINE OF BONAFC FOR FASCIA MOUNTED  
BONAFC AND EXTERIOR GRADE FLYWOOD BEHIND  
WALL MOUNTED ILLUMINATED SIGN BOX.  
6'-0" x 6'-0" SURFACE MOUNTED ILLUMINATED SIGN  
BOX BY "BONAFC" MOUNTED TO PROVIDE 1/2" THK.  
EFR SYSTEM BEHIND EFR SYSTEM FINISH FOR  
SIGN BOX MOUNTING.

3/4" HIGH ILLUMINATED INDIVIDUAL  
RED LETTERS IN CUSTOMIZED  
STYLIZED ILLUMINATED SIGN BOX WITH BLUE  
FACING + RETURNS WITH WHITE GRAPHICS  
SUPPLIED + INSTALLED BY TENANT

25" HIGH ILLUMINATED INDIVIDUAL  
RED LETTERS IN CUSTOMIZED  
FONT (SUPPLIED + INSTALLED BY  
TENANT)

6'-0" x 6'-0" SURFACE MOUNTED ILLUMINATED  
SIGN BOX BY "BONAFC" MOUNTED TO PROVIDE 1/2" THK.  
EFR SYSTEM BEHIND EFR SYSTEM FINISH FOR  
SIGN BOX MOUNTING.



WEST ELEVATION  
1/8" = 1'-0"

#4

OCT 05 2004

DP 04-273839



DATE: JUL 15/04  
ISSUED FOR: DP  
REVISIONS:

NO.	DATE	DESCRIPTION
1	JUL 15/04	ISSUED FOR DP
2	SEPT 21/04	RE-ISSUED FOR DP

SCALE

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.  
3. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.  
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.  
5. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.  
6. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.  
7. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.



**SHOPPERS  
DRUG MART**  
DESIGN & CONSTRUCTION

PROJECT:  
**CAMBIE PLAZA  
RICHMOND, BC**

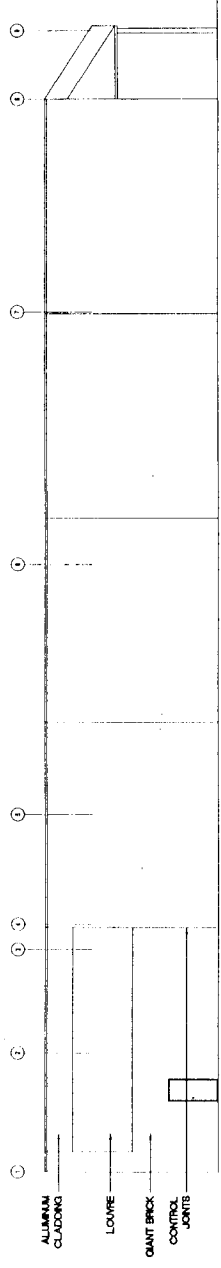
SHEET TITLE:  
**EXTERIOR  
ELEVATIONS**

CHECKED BY:	ANDREW
DRAWN BY:	CV
DATE:	MAY 05 / 04
SCALE:	AS NOTED
FILE NAME:	228 141 9 11 02.rvt
PLOTTED:	JUL 27/04
PROJECT NO:	228 141 9 11 02

2237 A.4.2

**LEGEND**

- 1 RED EFS SYSTEM  
COLOUR NO. NA2-D-20-12  
'SHOPPERS RED 2002'
- 2 WHITE EFS SYSTEM  
COLOUR NO. NA2-D-20-25  
'SHOPPERS WHITE'
- 3 GREY PREFINISHED METAL FLASHING  
STONE GREY: CC 8005
- 4 BRIGHT RED CC 8085
- 5 WHITE PREFINISHED METAL FLASHING  
CAMBRIDGE WHITE: CC 8005
- 6 CORNICE MOLDING  
CAMMOLLD
- 7 SANDBLAST TEXTURE FINISH  
COLOUR NO. NA2-D-20-28  
'CAMBRIDGE WHITE'
- 8 PERMACON  
SMOOTH FACE CONCRETE BLOCS  
'6 1/8" - EARLY DAWN'
- 9 STOREFRONT GLAZING  
FIXED + THERMALLY BROKEN  
W/ SEALED CLEAR GLAZING UNITS  
'NATURAL FINISH'
- 10 8" PRECAST CONCRETE BILL  
'NATURAL FINISH'
- 11 SPANDREL GLASS PANELS  
GLASS PANEL  
INSULATED METAL BACK PAN COLOUR  
GREY WITH GREY BACK BOPRM  
ALUMINUM TRIMMING  
GLAZING FRAME NO. 0-05-1
- 12 ALUMINUM COLUMN CLADDING  
CLEAR ANODIZED  
CAMMOLLD
- 13 WALL MOLDINGS  
CAMMOLLD  
SOM-002
- 14 SANDBLAST TEXTURE FINISH  
COLOUR NO. NA2-D-20-28  
'SHOPPERS WHITE'



EXISTING NORTH  
ELEVATION  
1/8" = 1'-0"

FOR ALL EXTERIOR BONNAGE:  
ALL EFS AREAS WHERE TENANT BONNAGE IS TO BE  
AFFRID, UNCLAD IS TO PROVIDE  
A FLUSH SURFACE TO MATCH THE EFS  
IN THE CORNER AND TO PROVIDE  
BONNAGE AND T EXTERIOR GRADE PL WOOD BEHIND  
WALL MOUNTED ILLUMINATED SIGN BOX.

20" HIGH ILLUMINATED INDIVIDUAL  
LETTERS WITH WHITE FACES AND  
RED RETURNS IN CUSTOMIZED  
FONT. (SUPPLIED + INSTALLED  
BY TENANT)

STYLIZED ILLUMINATED SIGN  
BOX WITH BLUE FACING +  
CHARACTERS (SUPPLIED  
+ INSTALLED BY TENANT)



SMOOTH FACE  
CONCRETE  
BLOCKS (SEE  
LEGEND #1)

PRECAST  
CONCRETE  
BILL (SEE  
LEGEND #10)

8" EFS SYSTEM PANELS WITH  
T REVEALS DRAWT SYSTEM  
SANDBLAST TEXTURE (SEE LEGEND  
#2)

EXISTING EXIT  
DOOR TO REMAIN

GARAGE ENCLOSURE  
WOOD SLATS OVER  
STEEL STRUCTURE

CAMBIE ROAD  
NORTH ELEVATION  
1/8" = 1'-0"

#5  
OCT 05 2004  
D> 04-273839

REVISIONS

NO.	DATE	DESCRIPTION
1	JUL 03/04	ISSUED FOR DP
2	SEPT 14/04	RE-ISSUED FOR DP

NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BC BUILDING CODE.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



PROJECT: DESIGN & CONSTRUCTION  
 CAMBIE PLAZA  
 RICHMOND, BC

SHEET TITLE: EXTERIOR ELEVATIONS

CHECKED BY:	DATE:
DRAWN BY:	SCALE:
FILE NAME:	PROJECT NO:
DATE:	2237 A.4.3

- LEGEND
- 1 RED EFS SYSTEM  
COLOUR NO. M3-10-20-12  
SHOPPERS RED 202Z
  - 2 WHITE EFS SYSTEM  
COLOUR NO. M3-10-20-25  
SHOPPERS WHITE
  - 3 GREY PREFINISHED METAL FLASHING  
STONE GREY CC 8005
  - 4 RED PREFINISHED METAL SINO  
BRIGHT RED CC 8086
  - 5 WHITE PREFINISHED METAL FLASHING  
CAMBRIDGE WHITE CC 8066
  - 6 CORNICE MOLDING  
CANAMOULD
  - 7 SANDBLAST TEXTURE FINISH  
COLOUR NO. M3-10-20-28  
CAMBRIDGE WHITE
  - 8 SMOOTH FACE CONCRETE BLOCKS  
PERMACON
  - 9 6" x 6" - EMILT DAIRY  
STOREFRONT GLAZING  
FRIGID 3, THERMALLY BROKEN  
GLAZING UNIT  
W/SEALED CLEAR GLAZING UNIT
  - 10 PREFRABT CONCRETE BILL  
NATURAL FINISH
  - 11 SPANDREL GLASS PANEL  
SPANDREL GREY SHADO SPANDREL  
GLASS PANEL  
INSULATED METAL BACK PAN COLOUR  
GREY WITH GREY BACK BOTTAL  
CLEAN ANODIZED  
GLAZING FINISH NO. 0-05-1
  - 12 ALUMINUM COLUMN CLADDING  
CLEAN ANODIZED
  - 13 WALL MOLDING  
SEM-002
  - 14 SANDBLAST TEXTURE FINISH  
COLOUR NO. M3-10-20-25  
SHOPPERS WHITE

#6  
 OCT 05 2004

DP 04-273839

