



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** February 6, 2019

**From:** Wayne Craig  
Director of Development

**File:** DP 18-818762

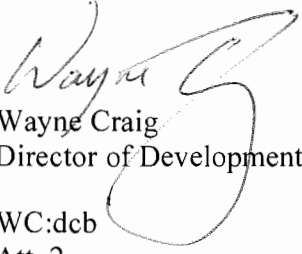
**Re:** **Application by Christopher Bozyk Architects on behalf of Open Road Toyota for a Development Permit at 13100 Smallwood Place**

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two additional floors of parking/vehicle inventory storage overtop of the existing Toyota dealership at 13100 Smallwood Place on a site zoned "Vehicle Sales (CV)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height to accommodate:
  - i. A parkade rooftop height of 15.1 m;
  - ii. A parapet height of 16.2 m;
  - iii. A stair tower height of 18.0 m; and
  - iv. An elevator over-run height of 19.9 m.

  
Wayne Craig  
Director of Development

WC:dcb  
Att. 2

## Staff Report

### Origin

Christopher Bozyk Architects Ltd. on behalf of Open Road Toyota has applied to the City of Richmond for permission to develop an addition of two parkade levels to the existing Toyota dealership facility at 13100 Smallwood Place on a site zoned "Vehicle Sales (CV)". The subject site is located within the Richmond Auto Mall in the East Cambie planning area.

Council previously approved the development of a two level dealership with showroom, offices, service facility and a parkade for customer / staff parking and vehicle inventory storage under ZT 16-754143 and DP 16-741123 on October 23, 2017. Construction in accordance with those applications is currently in progress.

A Zoning Text Amendment (ZT 18-818765 - Bylaw 9948) to increase the Floor Area Ratio (FAR) to 0.82 and accommodate the proposed two additional levels of parking and vehicle inventory storage overtop of the two storey dealership parkade was given third reading by Council at the Public Hearing meeting of January 21, 2019.

### Development Information

The current development application will result in a four level building with rooftop parking. The current proposal will result in an additional 2,154.3 m<sup>2</sup> (23,188 ft<sup>2</sup>) of floor space to the building over the previous approved proposal (ZT 16-754143 and DP 16-741123). Several height variances, as outlined in this report, are being requested to accommodate the two additional parkade floors.

The proposal will also result in the relocation of the garbage and recycling facility to the south-east corner of the site for improved efficiency and will also allow additional vegetation screening of the car wash facility located in the south-west corner of the site.

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

### Background

Development surrounding the subject site is as follows:

- To the North, immediately across Smallwood Place, is an existing Hyundai dealership on a site zoned "Vehicle Sales (CV)" within the Richmond Auto Mall at 13171 Smallwood Place. A Zoning Text Amendment (ZT 18-810720) and a Development Permit application (DP 18-810720) have been received from Kasian Architecture Interior Design & Planning, with the objective of redeveloping that property to accommodate a new Porsche dealership building. These applications are currently under review by staff.
- To the South, across Westminster Highway and a frontage road further south, are large properties zoned "Agriculture (AG1)" in the Agricultural Land Reserve (ALR), which contain single-family dwellings and accessory buildings.

- To the East, is an existing Nissan dealership on a site zoned “Vehicle Sales (CV)” within the Richmond Auto Mall at 13220 Smallwood Place.
- To the West, across Jacombs Road, is the “Richmond Nature Park East” on a site zoned “School & Institutional Use (SI)” at 5991 Jacombs Road. The Nature Park East is designated as an Environmentally Sensitive Area (ESA).

### **Rezoning and Public Hearing Results**

The Public Hearing for the rezoning of this site was held on January 21, 2019. At the Public Hearing, Council discussed the height variances but did not request any further changes to the plans or the report.

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Assessing compliance with the Official Community Plan Development Permit Guidelines (*the applicant successfully completed the DP guidelines checklist which was reviewed by staff and submitted to the Advisory Design Panel*).
- A review of the proposed landscape plant/tree selections, sizes, locations and rationale. (*Vegetation in the vicinity of the building has been adjusted in response to the ornithologist recommendations to reduce the number of trees and ensure shrubs are kept low.*)
- Additional landscape securities will be calculated to address the landscaping additions (*landscape securities for the additions to the original landscape plans were provided by the project’s landscape architect. The securities in the amount of \$67,320, inclusive of a 10% contingency, is to be secured prior to DP issuance. The City still holds a letter of credit in the amount of \$304,590 for landscaping security associated with the previously approved DP16-741123. Neither security will be released until all the landscaping has been satisfactorily installed*).
- A review of the proposed exterior materials and colours as they relate to the proposed parkade floor additions (*the material types and colours were reviewed and supported by the Advisory Design Panel. A key feature endorsed by the Panel is the addition of a permeable metal cladding around the upper floor of the proposed vehicle parkade*).
- A review of vehicle parking spaces to ensure compliance with the parking requirements in the Zoning Bylaw No. 8500 (*The 296 customer and staff parking spaces shown in the accompanying plans conform to the Zoning Bylaw requirements.*).
- Restriping of the six accessible parking spaces (*the current plans show the restriped layout for these parking spaces in compliance with the Zoning Bylaw*).
- A review of the height variances requested (*Pursuant to Council’s November 13, 2018 referral motion, the heights of the rooftop parapet, roof deck, stair tower and the elevator overrun were all reduced from the original submission reviewed by Council.*

*The heights shown on the attached plans set is consistent with the plans shown at Public Hearing on January 21, 2019. Both staff and the Advisory Design Panel are supportive of the proposed height variances. The variances will allow better utilization of the site and reduce the need for off-site storage areas by the dealership. The overall height increases were found to be consistent with variances previously supported within the Auto Mall as these sites have been redeveloped. All the variances have also been reviewed and supported by the Richmond Automobile Association.)*

- An assessment of the garbage and recycling facility to ensure it is sufficiently sized and located to address the needs of the site. A waste management overlay will be required *(The relocation of the garbage/recycling facility from the southwest corner of the site to the south east corner should allow for easier pickup. Garbage and recycling staff have reviewed the size of the facility and are satisfied it will meet the needs of the building).*
- Confirming building elevations and variances; *(The elevations shown in the submitted DP plan set are consistent with the elevations and variances indicated through the Zoning Text Amendment plan set reviewed by Council at Public Hearing on January 21, 2019).*
- Reviewing landscape modifications – particularly within 10 m of the building; *(The applicant has advised that the landscape plans have been revised to ensure that there are no plant over 30 cm in height within 10 m (32.8 ft.) of the building as recommended by the Ornithologist report. In addition, the number of trees has been reduced from 85 to 71 trees in the landscape plans as part of the bird mitigation strategy.)*
- Review the site lighting scheme including any use of “up-lighting”; *(The applicant advises that no up-lighting will be used in the site. Roof top lighting on the parkade will be confined to recessed downlights below the level of the parapet. Parking within the parkade itself comes with a lens which will focus the light down and prevent light spillage.)*
- Inclusion of any implementable avian mitigation measures. *(The owner confirms that they will monitor bird activity adjacent to the building for one year after completion as outlined in the Ornithologist report.)*

### **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 and is generally in compliance with the “Vehicle Sales (CV)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

Increase the maximum building height to accommodate:

- i. A parkade rooftop height of 15.1 m;
- ii. A parapet height of 16.2 m;
- iii. A stair tower height of 18.0 m; and
- iv. An elevator over-run height of 19.9 m.

*(Staff supports the proposed height variance as this:*

- *allows for improved utilization of the land base at the site;*
- *reduces the amount of land needed elsewhere for off-site vehicle storage;*
- *reduces the number of vehicle parking spaces at grade;*
- *improves site permeability and at-grade landscaping; and*
- *the applicant has made significant effort to reduce the overall height of the proposed structure in response to Council's comments. )*

**Advisory Design Panel Comments**

The Advisory Design Panel was supportive subject to the applicant giving consideration to the comments of the Advisory Design Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 17, 2018, is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

**Analysis**

The Development Permit application seeks to augment the previously approved building and site design. Generally, the proposed modifications include:

- The addition of the two extra parkade floors over top of the previously approved building. Staff have been advised that the initial building construction (currently underway) was designed to be able to accommodate future additional parkade floors above.
- Modifications to exterior cladding over portions of the building in part to mitigate the additional massing and enhance the appearance of the building as the two parkade levels are added.
- Relocation of twenty (20) at-grade parking spaces to the inside of the parkade.
- Restriping of the 6 accessible parking spaces to conform to recent Zoning Bylaw changes.
- Addition of trees and other landscaping to fill the spaces left by relocating the twenty (20) parking spaces.
- Relocation of the garbage and recycling facility from the southwest corner of the site to the south-east corner of the site.

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

- In response to concerns raised at Planning Committee regarding potential sun shading of the Richmond Nature Park located approximately 42.5 m (139.4 ft) to the east, the applicant undertook a detailed shadow impact analysis (refer to the attached sun shadow analysis diagrams in the plan submission). The analysis indicates that shading of the periphery of the park will occur at several times through the year, limited to early morning hours. The diagrams indicate the duration of the shadowing to be typically short (on the order of an hour after sunrise at the extremes).
- Both the Richmond Nature Park on the west side Jacombs Road and properties on the south side of Westminster Highway are within the Agricultural Land Reserve (ALR). Consistent with the Official Community Plan (OCP) three metre wide ALR buffers have been registered on the title of the subject site for both the western and southern property boundaries through the previously approved ZT 16-754143. The ALR buffers consist of a 3 m wide setback to on-site surface parking, a 15 m setback to the south building façade plus a 1.8 m high solid fence. The buffers are also landscaped with trees and shrubs.

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

- Relocation of the garbage and recycling facility to the south-east corner of the site will facilitate easier pickup and allow for improved vegetation screening of the car wash facility that will remain just north of the south-west corner of the site.

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

- The addition of the perforated cadmium white cladding panels off-set from the building helps to enhance the appearance of the additional two levels of parking/storage in a manner that compliments the colour of the rest of the building. The panel's perforations and building off-set placement will allow natural air flow ventilation eliminating the need to mechanical ventilation.
- Interior lighting will have shades to direct the light downward. Sensors will also be used to limit them to times when the space is in use.
- Roof level parkade lighting will be installed below the parapet height to limit any light spill.
- A color and materials sample panel is included in the plan submission.
- An ornithologist report submitted through the Zoning Text Amendment application (ZT 18-818765) identifying bird strike potential with the building's glazing on the western side of the building. The owners have agreed with the report's recommendation to monitor bird strike events and have contracted with a Qualified Environmental Professional to do this work for a year, post construction, and will implement any necessary mitigation measures should they be required (details provided in the report to Planning Committee from the Director of Development dated Dec. 11, 2018)
- 107 roof top solar panels have been incorporated into the building design in response to a referral from Council. The panels are to be located on the building's lower rooftop level. The panel placement took the sun shading analysis (included in the plan submission) into account. Energy from the panels will be used on site to offset power requirements for the parking lot lighting. The installation and maintenance for the life of the building was secured through a legal agreement registered on title under the considerations associated with ZT 18-818765.

- An extensive review of the parapet heights was undertaken through the rezoning. The final parapet height satisfies the BC Building Code requirement for a guard of no less than 1.070 m (3.5 ft.) in height.

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

- No existing trees will be removed as a result of the current proposal, however, an additional 31 on-site trees are included in the proposed landscaping plans over the originally approved landscaping plan (DP 16-741123). These trees will help provide additional edge screening for the site.
- A large part of the tree and shrub increases are a result of the relocation of twenty parking spaces from grade into the expanded parking structure. Twelve of these spaces are located along the southern property boundary. Their relocation allows for increased tree and shrub planting along the southern boundary which will help increase the ALR buffer there and improve the screening of the higher structure from the adjacent highway (Westminster Hwy.). The other eight spaces to be relocated were along the western property boundary. These spaces will also be replaced with new vegetation strips including trees, shrubs and ground cover.
- Landscaping will cover approximately 13% (2,105 m<sup>2</sup>) of the site. The relocation of the twenty vehicles into the parkade has resulted in an additional 750 m<sup>2</sup> (8,073 ft<sup>2</sup>) of landscaping.
- Per the Advisory Design Panel's recommendations, 17 native conifer trees (Douglas Fir) have been added in five clusters along the southern property boundary fence line to replace the pine trees previously located there. The Fir trees are expected to grow to have a larger presence along the southern boundary of the site.
- Perimeter fencing around the southern and western property boundaries remains unchanged from the previously approved Development Permit application (DP 16-741123).
- The existing hedging along a portion of the eastern property boundary will be retained through this application.
- Six accessible parking spaces are to be restriped to conform to the recently revised sections of the Zoning Bylaw No. 8500. These are shown on the plans.
- Based on the landscaping cost estimate provided by the Landscape Architect, submission of a landscape security of \$67,320 is required prior to Council approval. This is in addition to the \$304,590 previously collected landscaping security under DP16-741123

### ***Transportation – Vehicle and Bicycle Spaces***

- With the additional two parkade floors the development will provide 296 vehicle spaces for staff and visitors.
- In addition to the staff/visitor parking the facility will provide another 279 parking spaces for vehicle inventory.
- Thirty-six Class 1 and thirty-six Class 2 bicycle spaces are provided fully addressing the Zoning Bylaw requirements for the facility.
- Six accessible vehicle parking spaces are provided close to the facility's main entrance.
- One medium loading space is provided to accommodate the facility's operational needs (approved variance from 4 loading spaces under DP 16-741123).

## Conclusions

The proponent has made significant efforts to reduce the proposed buildings overall height and to address concerns raised by Council, the Advisory Design Panel and staff as they progressed through their Zoning Text Amendment application and the Development Permit application reviews. The proposed development would meet applicable policies and Development Permit Guidelines and staff recommend that the Development Permit for the construction of two additional floors of parking/vehicle inventory storage overtop of the existing Toyota dealership at 13100 Smallwood Place and the requested variances to increase the maximum building height to accommodate a parkade rooftop height of 15.1 m, a parapet height of 16.2 , a stair tower of 18.0 m and an elevator over-run of 19.9 m be endorsed, and issuance by Council be recommended.



David Brownlee  
Planner 2

DCB:as

## List of Attachments

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes and Applicant Responses

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$67,320.00.  
NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.





**DP 18-818762**

**Attachment 1**

Address: 13100 Smallwood Place

Applicant: Christopher Bozyk Architects Owner: Open Road Toyota

Planning Area(s): East Cambie

Floor Area Net: 12,996.3 m<sup>2</sup> (139,891 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	15,924 m <sup>2</sup> (171,404.51 ft <sup>2</sup> )	Same
<b>Land Uses:</b>	Auto Dealership and Service	Same
<b>OCP Designation:</b>	Commercial	Same
<b>Zoning:</b>	Vehicle Sales (CV)	Vehicle Sales (CV) with increased FAR to 0.82 per Bylaw 9948.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 FAR	0.82 FAR	none permitted
Lot Coverage:	Building: Max. 50%	Building: Max. 38%	None
Setback Front - North	Min 3.0 m	16.0 m	None
Setback Side – East	Min 3.0m	20.38m	None
Setback Side - West	Min 3.0m	22.5m Main Building 3.0m Car Wash Building	None
Setback Rear - South	Min 3.0m	10.63m Main Building 3.0m Garbage Enclosure	None
Height (m):	Max building height: 12.0 m Through DP 16-741123 building height variances to 15.5 m were granted.	Parkade rooftop 15.1 m, Parapet 16.2 m, Stair tower 18.0 m and Elevator over-run 19.9 m	Variance
Off-street Parking Spaces – Staff and Visitor	281	296	none
Off-street Parking Spaces – Vehicle Inventory:	N/A	279	none

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

Wednesday, October 17, 2018 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

1. **DP 18-818762 – TWO-STOREY ADDITION FOR INVENTORY PARKING TO TOYOTA DEALERSHIP**

ARCHITECT: Christopher Bozyk Architects  
LANDSCAPE ARCHITECT: Connect Landscape Architecture  
PROPERTY LOCATION: 13100 Smallwood Place

**Applicant's Presentation**

Keiran Walsh, Christopher Bozyk Architects, and Ken Larsson, Connect Landscape Architecture, presented the project and together with Moe Saboune, Project Director, OpenRoad Auto Group, answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- appreciate the applicant considering public art in the project; *Noted*
- consider breaking down the massing on the west face of the building as it has high visibility and exposure, e.g. through introducing a few coloured strips; *The colour palette was agreed to be the best solution by the majority of the panel and we would prefer to keep the panels in white only*
- support the applicant's choice of colour for the cladding material for the proposed parkade addition; cadmium white would be an appropriate colour as it matches the existing colours on the building; *Noted*
- support the cladding option for the proposed additional parkade which eliminates mechanical ventilation; however, the applicant is advised to be cognizant of light pollution and light control issues; *The interior lighting of the building comes with a shade that will focus the lighting down and not out. The lighting will also be on a sensor and will only be on when the space is being used. The lighting at the roof level parkade is installed below the level of the parapet only.*

- support the white perforated metal panel option for the cladding of the parkade addition; the choice of perforated panel with skewed joints appears consistent with some of the geometry of the angled buttress frames on Jacombs Road elevation; *Noted.*
- appreciate the applicant presenting the different options for cladding of the parkade addition; *Noted & thank you!*
- support the perforated metal cladding option as it has a simple design and consistent with the applicant's design intent of the parkade addition not being imposing to the street but at the same time having a pleasant character; *Noted.*
- in order to ensure the success of cladding option 1 (i.e., perforated metal cladding), the applicant needs to (i) ensure that the perforation does not touch the perimeter of the panel, (ii) determine the extent of visibility of the view behind the panel so that the panel will not lose its visual strength (white is a preferred colour to achieve this objective), and (iii) consider a low sheen white colour with a little bit of texture so it will not create a reflective surface; *We are in discussion with the fabricator about details which avoid having any cut perforations at the panel perimeter. It is intended to have a dark colour behind the panels to allow the panels keep their visual strength. Samples have been requested of a lower sheen surface finish.*
- appreciate the choice of tree species to be installed on the permeable areas of the subject site; however, consider installing larger native conifer tree species at the corners; *Noted. Douglas Fir trees (mix of sizes 2.5-3.5m ht) will be added to replace the pine trees along the fence line.*
- appreciate the applicant's efforts to explore the different options for façade treatment of the proposed parkade addition and address related issues; *Noted & thanks.*
- support the perforated metal cladding option; *Agreed*
- appreciate the additional height of the building as it strengthens the lower portion of the building, i.e., the angled wing that has the main showroom component; additional height helps create a more interesting massing for the building; *Agreed*
- like the "restrained" crown of the building; choice of a powder white-coated metal cladding is on the right direction; and *Agreed.*
- applicant could add a little bit of articulation to the metal cladding treatment, e.g. having a shadow gap in the structural supports around the perimeter to subtly break up the metal panels. *There is a gap of 6" between the panels to create shadow and texture.*

**Panel Decision**

It was moved and seconded

*That DP 18-818762 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



No. DP 18-818762

To the Holder: Christopher Bozyk Architects  
Property Address: 13100 Smallwood Place  
Address: Suite 414 – 611 Alexander Street  
Vancouver, BC, Canada, V6A 1E1

---

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 Bylaw 8500 is hereby varied to:
  - a) Increase the maximum building height to accommodate:
    - i. A parkade rooftop height of 15.1 m;
    - ii. A parapet height of 16.2 m;
    - iii. A stair tower height of 18.0 m; and
    - iv. An elevator over-run height of 19.9 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #20 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$67,320 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 18-818762**

To the Holder: Christopher Bozyk Architects  
Property Address: 13100 Smallwood Place  
Address: Suite 414 – 611 Alexander Street  
Vancouver, BC, Canada, V6A 1E1

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF , .

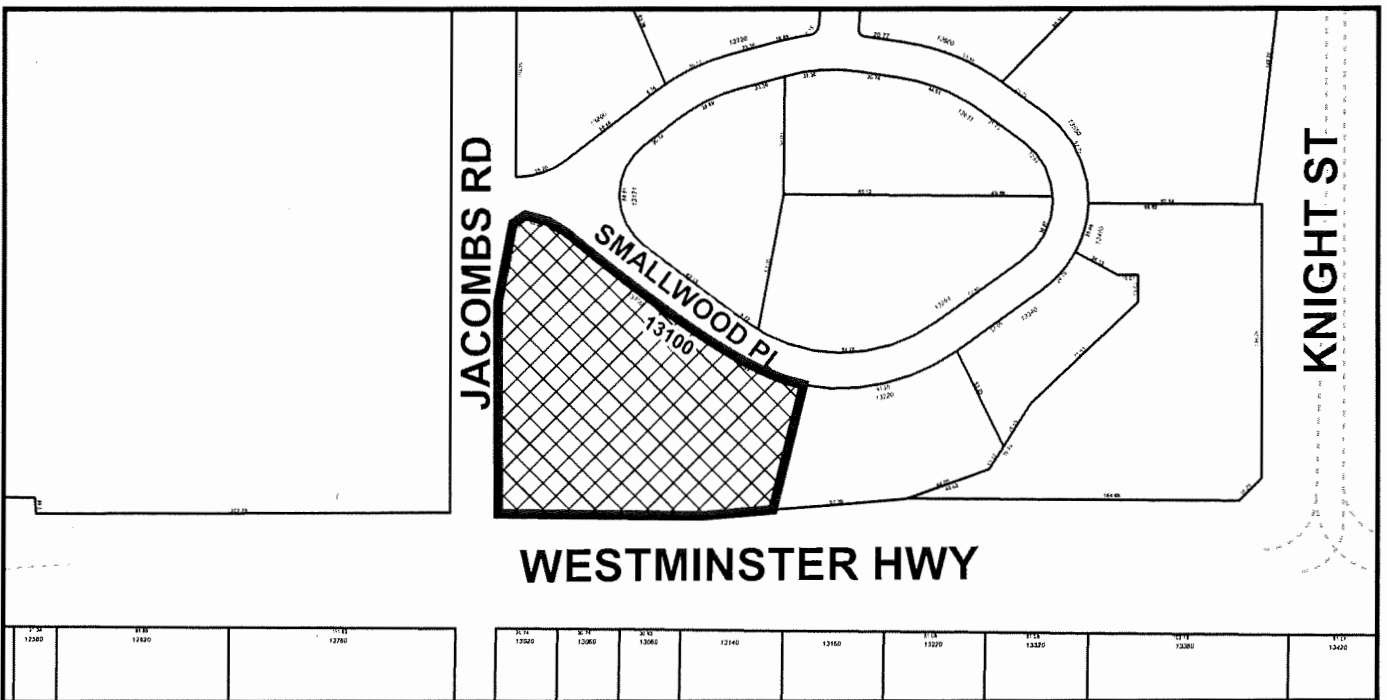
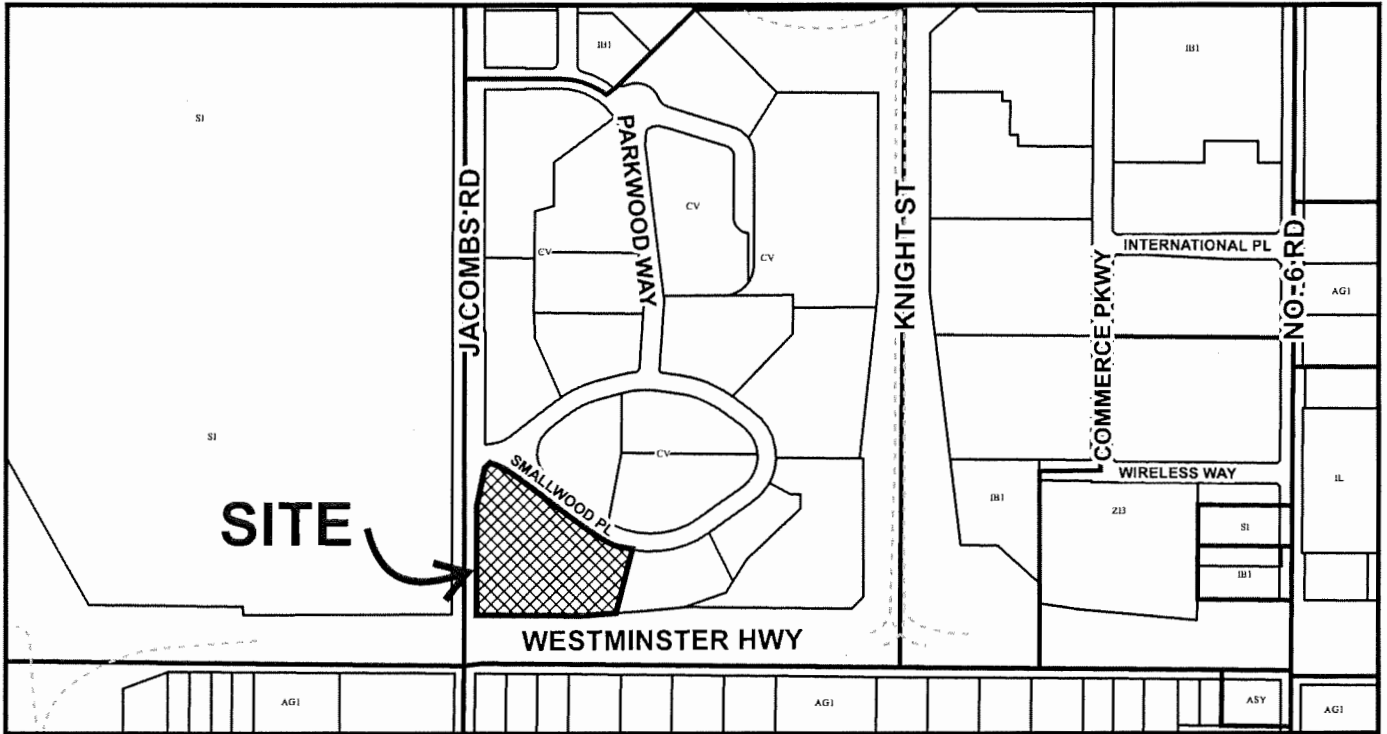
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond

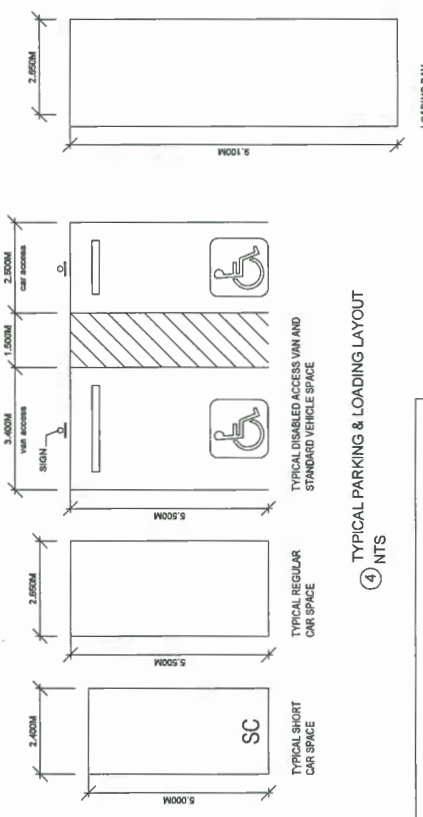
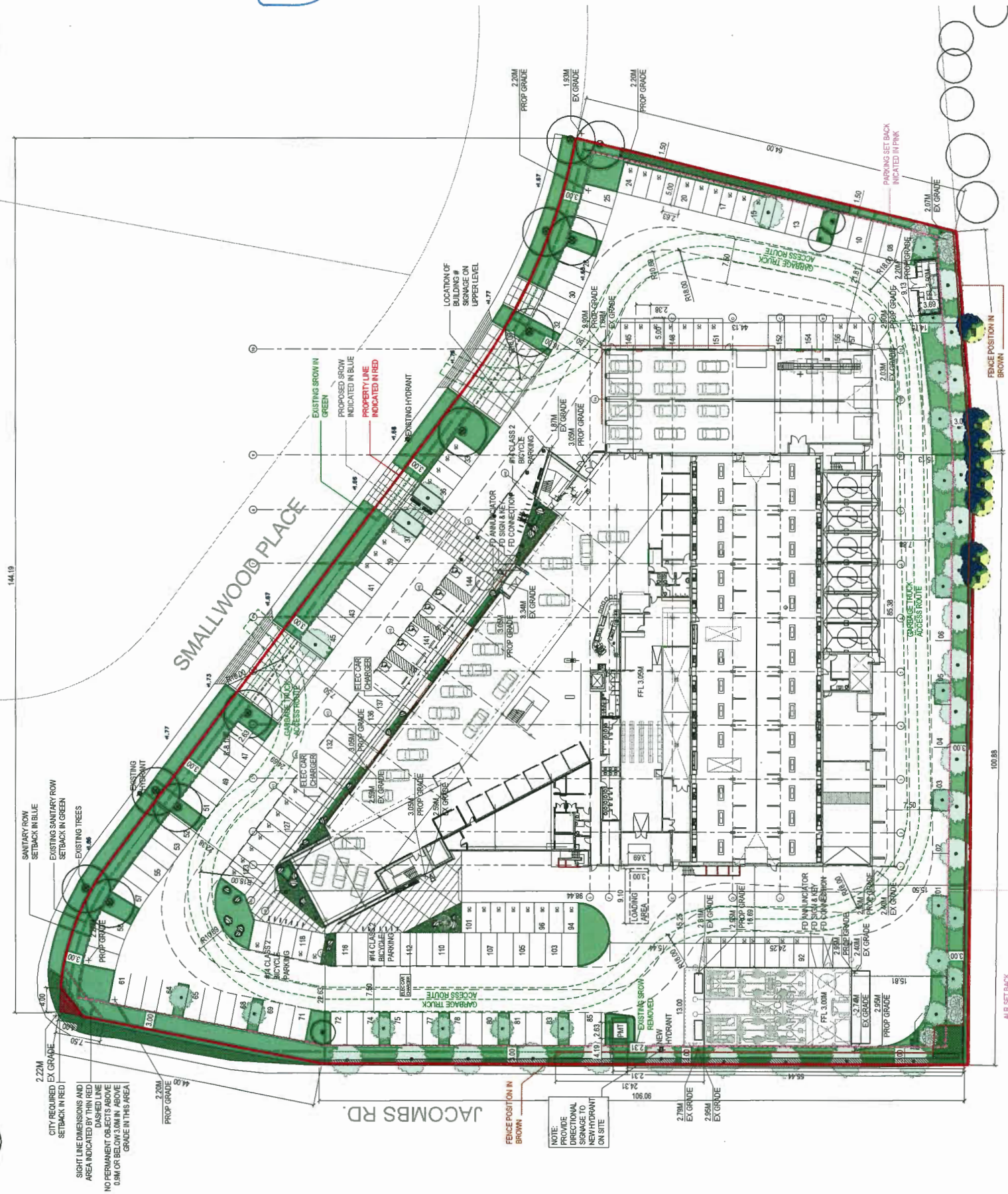


## DP 18-818762 SCHEDULE "A"

Original Date: 05/09/18

Revision Date:

Note: Dimensions are in METRES



④ TYPICAL PARKING & LOADING LAYOUT NTS

<b>PROPERTY STATISTICS:</b>	OPENROAD TOYOTA SHOWROOM 13100 SMALLWOOD PLACE, RICHMOND BC V6V1W8 Lot 7 Sec 5 BLK 4 N RGSW PL NWP68875 EXCEPT PLAN EPP72489	
<b>ZONING:</b>	CV	
<b>AUTHORITY:</b>	CITY OF RICHMOND	
<b>USES:</b>	CAR SHOWROOM	
<b>LOT AREA:</b>	15,924 M <sup>2</sup>	
<b>FLOOR AREA:</b>	<b>PREVIOUS</b>	<b>PROPOSED</b>
<b>MAIN FLOOR:</b>	5,635.510 M <sup>2</sup>	5520.920 M <sup>2</sup>
<b>2ND FLOOR:</b>	3,167.716 M <sup>2</sup>	3167.716 M <sup>2</sup>
<b>3RD FLOOR:</b>	4,923.319 M <sup>2</sup>	798.543 M <sup>2</sup>
<b>4TH FLOOR:</b>	39.305 M <sup>2</sup>	3176.301 M <sup>2</sup>
<b>5TH FLOOR:</b>	315.320 M <sup>2</sup>	17,513 M <sup>2</sup>
<b>CAR WASH:</b>	315.322 M <sup>2</sup>	315.322 M <sup>2</sup>
<b>TOTAL:</b>	10,813.464 M <sup>2</sup>	12,996.314 M <sup>2</sup>
<b>LOT COVERAGE:</b>		
<b>MAIN FLOOR:</b>	5664.249 M <sup>2</sup>	
<b>GARAGE ENCL:</b>	35,690 M <sup>2</sup>	
<b>CAR WASH:</b>	315.320 M <sup>2</sup>	
<b>TOTAL:</b>	6015.249 M <sup>2</sup>	
<b>% TOTAL:</b>	37.777%	
<b>FAR:</b>	<b>PREVIOUS</b>	<b>PROPOSED</b>
	0.6791	0.816
<b>% LANDSCAPE</b>	13.3% (2117M <sup>2</sup> ) - Includes soft landscaping and infiltration swale	
<b>SETBACKS</b>	NORTH: 16.0M SOUTH: 10.63M - GARBAGE ENCL. 3.0M EAST: 20.38M WEST: 22.5M - CARWASH 3.0M	
<b>BIKE PARKING</b>	36 CLASS 1, 36 CLASS 2	
<b>VEHICULAR PARKING:</b>	157	
<b>SURFACE PARKING:</b>	INCL 6 DISABLED PARKING AND SMALL SPACES	
<b>WITHIN BUILDING:</b>	PREVIOUS 208 PROPOSED 298	
<b>TOTAL PARKING:</b>	383	
<b>REQUIRED:</b>	248	
<b>LOADING SPACES</b>	4 REQUIRED, 1 PROVIDED, VARIANCE PER PREVIOUS DP APP	
<b>BUILDING HEIGHT:</b>	<b>PREVIOUS</b>	<b>PROPOSED</b>
<b>AVERAGE SITE GRADE:</b>	2.68 M - geoidic	
<b>FINISHED FLOOR LEVEL:</b>	3.05 M - geoidic	
<b>PARAPET HEIGHT:</b>	11.61 M from grade	
<b>ROOF TOP STORAGE ROOM:</b>	13.66 M from grade*	
<b>SOUTHERN STAIR ONLY:</b>	13.66 M from grade*	
<b>AT ELEVATOR OVERRUN ONLY:</b>	15.44 M from grade*	
<b>REVISED PARAPET:</b>	18.85 M - geoidic	
<b>REVISED ELEVATOR OVERRUN</b>	16.17 M - actual	
	22.56 M - geoidic	
	19.88 M - actual	

\* denotes height variance required over existing zoning of 12.00m

① SITE PLAN 1" = 30'-0"

DP 18-818762  
 FEB 27 2019  
 PLAN #1  
 DP.004  
 Plan #1

**OpenRoad Toyota Richmond**

**SITE PLAN**  
**DP 18-818762**

SCALE 1" = 30'-0" DATE: Jan 1, 2018 DRAWN: JMB  
 PROJECT NUMBER: 001

**REVISION**

NO.	DATE	DESCRIPTION
20	19.01.31	ISSUED FOR DP
19	19.01.22	ISSUED FOR DP
18	18.12.30	ISSUED FOR DP
17	18.11.23	ISSUED FOR DP
16	18.10.25	ISSUED FOR DP
15	18.09.26	ISSUED FOR DP
14	18.09.16	ISSUED FOR REVIEW
13	18.05.25	ISSUED FOR CONSTRUCTION
12	18.04.11	ISSUED FOR DP
11	18.03.09	ISSUED FOR PROVISIONAL IFC
10	18.02.20	ISSUED FOR BP REVISION
9	17.08.27	ISSUED FOR BP REVISION
8	17.06.30	RE-ISSUED FOR DP
7	17.05.19	RE-ISSUED FOR DP
6	17.03.10	RE-ISSUED FOR DP
5	17.03.08	RE-ISSUED FOR DP
3	16.11.25	ISSUED FOR BUILDING PERMIT
2	16.03.08	ISSUED FOR DP
1	16.07.11	ISSUED FOR DP PRE-APP

**COPYRIGHT NOTES:**  
 All files, design, drawings and reproductions wither in print or electronic format, are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, copied, reproduced, distributed, or otherwise disseminated in any form or by any means, without the express written permission of the copyright owner.

While drawings shall have precedence over verbal discussions, Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting temporary work and the cost of rework.



REVISION	DATE	DESCRIPTION
1	18.04.11	ISSUED FOR UP AMENDMENT
2	18.06.26	ISSUED FOR DP AMENDMENT
3	18.11.08	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
5	18.01.22	ISSUED FOR DP

**COPYRIGHT NOTICE**  
 All ideas, designs, drawings and reproductions other than in print or electronic form, are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, transferred to others, transmitted, disseminated or reproduced either in print or electronic form, without the express written permission of the copyright owner.

When dimensions shall have precedence over scaled dimensions. Contractors shall be responsible for any discrepancies or omissions between the contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

**OpenRoad Toyota Richmond**

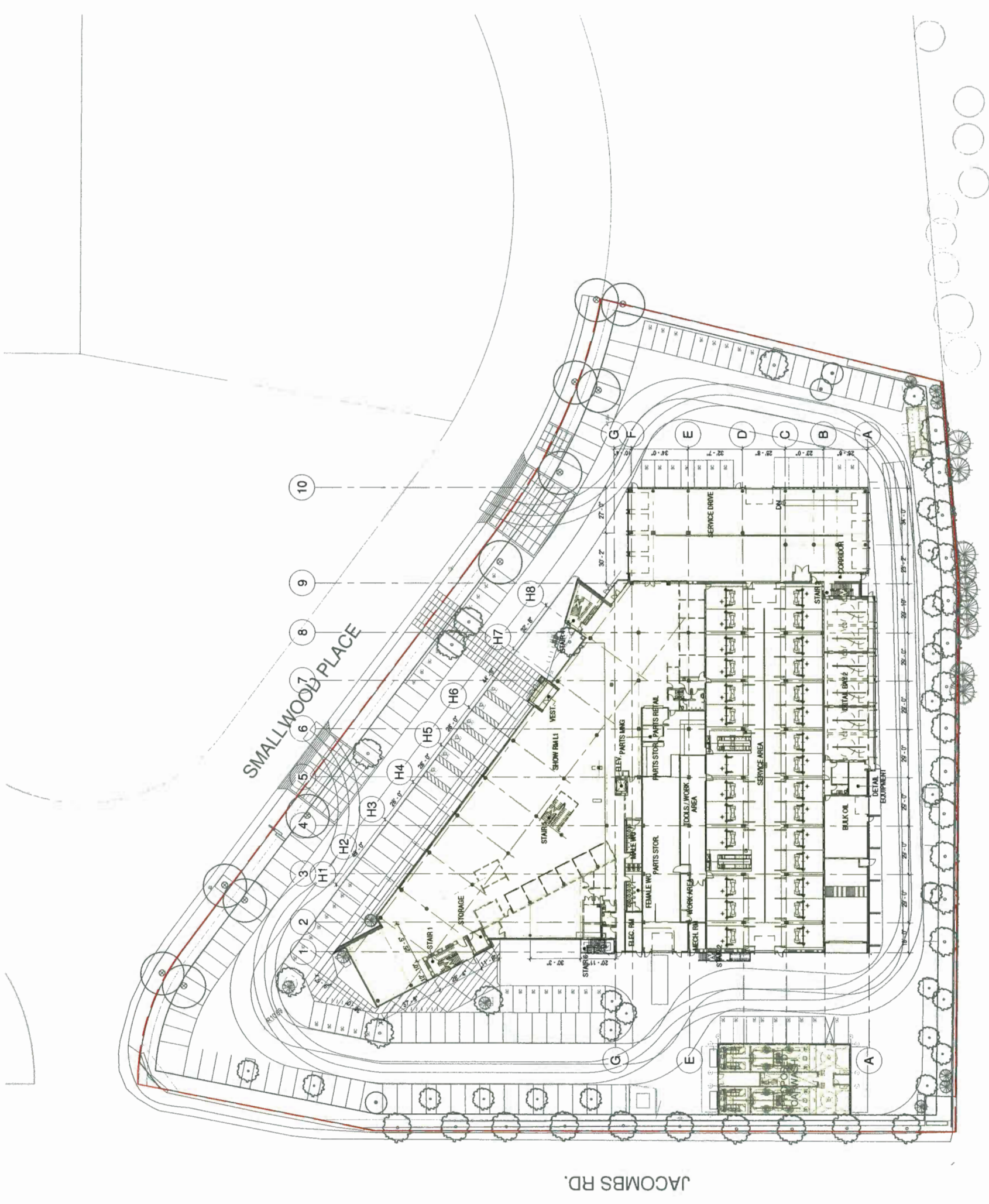
DP 18-818762  
 13100 SMALL WOOD PLACE, RICHMOND, BC

**LEVEL 1**

SCALE 1" = 30'-0"  
 DATE 2018-01-22  
 PROJECT NUMBER 214027

**PLAN #1A**  
**DP.005**

Plan #2



1 GROUND FLOOR PLAN  
 1" = 30'-0"

WESTMINISTER HIGHWAY

JACOMBS RD.

REVISION	DATE	DESCRIPTION
5	18.01.22	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
3	18.11.08	ISSUED FOR DP
2	18.08.25	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

**COPYRIGHT NOTICE:** All ideas, designs, drawings and reproductions other than those specifically noted on the drawings are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, copied, reproduced, transmitted, downloaded or reproduced in any form or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and shall obtain permission for any changes to the drawings. Failure to obtain such permission renders the contract drawings and documents void. Failure to obtain such permission renders the contractor responsible for any resulting improper work and the cost of rectification.

**OpenRoad Toyota Richmond**

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

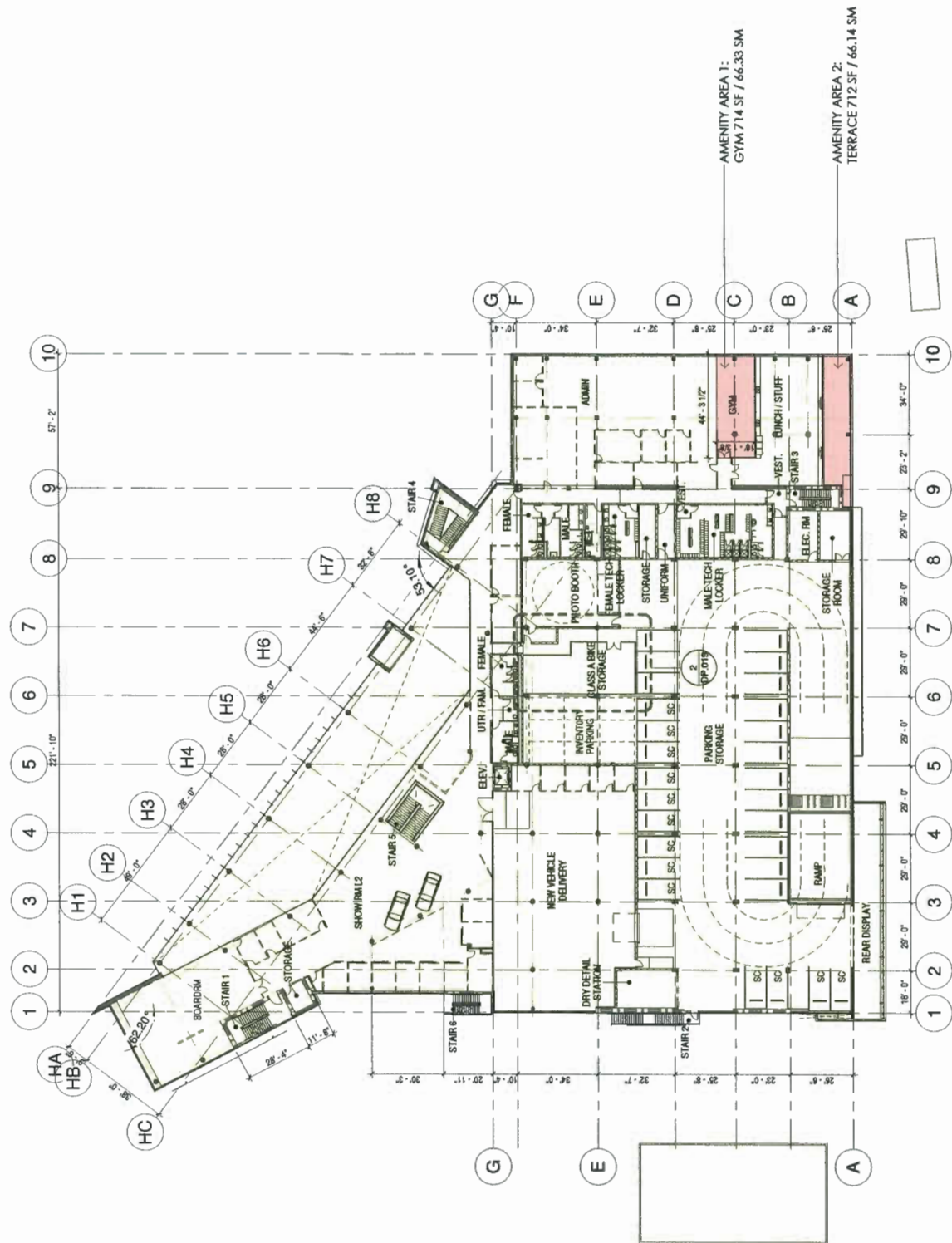
**LEVEL 2**

SCALE 1" = 30'-0" DATE 2018-01-22 DRAWN/CHKD 2/4007  
PROJECT NUMBER

**PLAN #1B**

**DP.006**

Plan #3



1 SECOND FLOOR PLAN  
1" = 30'-0"

REVISION	DATE	DESCRIPTION
1	18.04.11	ISSUED FOR DP AMENDMENT
2	18.09.26	ISSUED FOR DP AMENDMENT
3	18.11.08	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
5	18.01.21	ISSUED FOR DP

**COPYRIGHT NOTICE:** All ideas, designs, drawings and reproductions either in print or electronic form, without the express written permission of the copyright owner.  
Architects Ltd. and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic form, without the express written permission of the copyright owner.

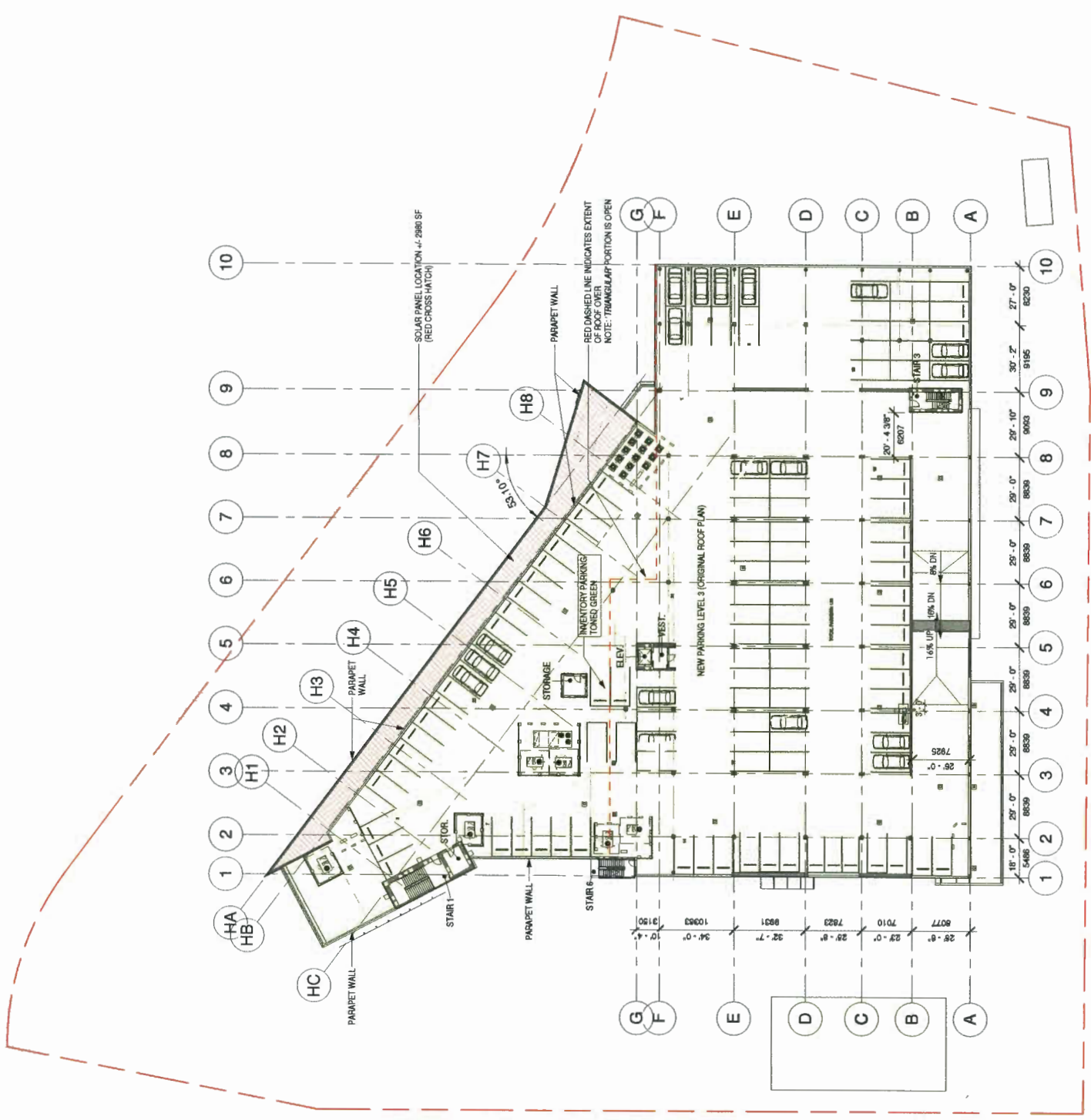
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall check drawings and documents. Failure to obtain such clarification makes the Contractor responsible for any resulting improper work and the cost of rectification.

**OpenRoad Toyota Richmond**  
DP 18-818762  
13100 SMALL WOOD PLACE, RICHMOND, BC  
**LEVEL 3**

SCALE 1" = 30'-0"  
PROJECT NUMBER 214007  
DATE 2019-01-02  
DRAWN/AUTHOR

**PLAN #1C**  
**DP.007**

Plan #14



1 OVERALL ROOF PLAN  
1" = 30'-0"

REVISION	DATE	DESCRIPTION
1	18.04.11	ISSUED FOR DP AMENDMENT
2	18.08.28	ISSUED FOR DP AMENDMENT
3	18.11.08	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
5	19.01.21	ISSUED FOR DP

**COPYRIGHT NOTICE:** All ideas, designs, drawings and reproductions other than those specifically authorized by Christopher Bozyk Architects Ltd. and are an intellectual property of Christopher Bozyk Architects Ltd. and are not to be used, reproduced, transmitted, downloaded or reproduced either in print or electronic form, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. All work shall be done in accordance with the approved drawings and specifications. Failure to obtain such verification renders the Contractor responsible for any resulting improper work and the cost of rectification.

**OpenRoad Toyota Richmond**

DP 18-818762

13100 SMALL WOOD PLACE, RICHMOND, BC

**LEVEL 4**

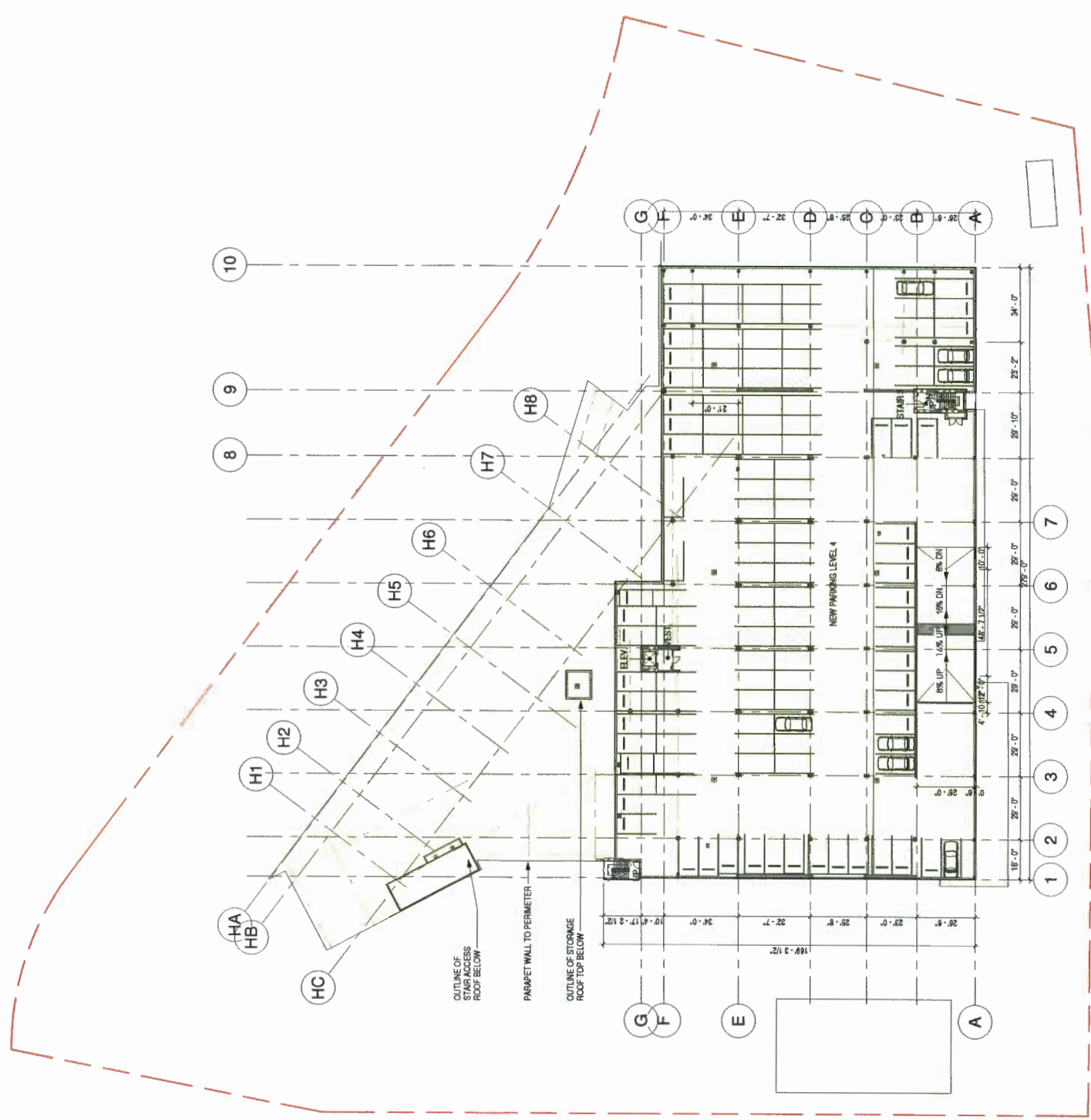
SCALE 1" = 30'-0" DATE 2019-01-22 DRAWN/AUTHOR 214007

**PLAN #1D**

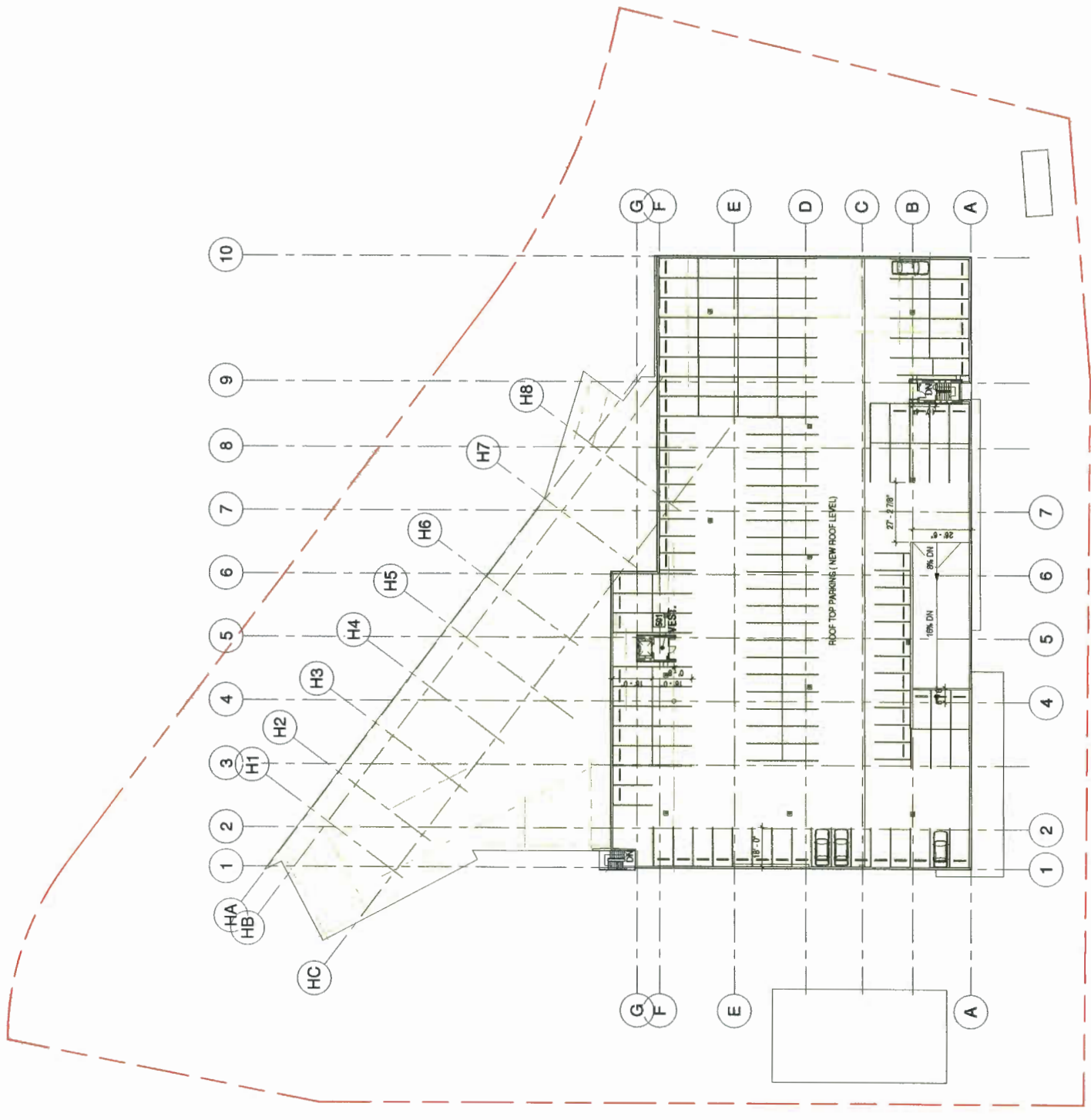
**DP.008**

REVISED: 2019-01-22 2019-01-22

Plan #5



1 ADDITIONAL PARKING LEVEL 1  
1" = 30'-0"



REVISION	DATE	DESCRIPTION
1	18.04.11	ISSUED FOR DP AMENDMENT
2	18.09.26	ISSUED FOR DP AMENDMENT
3	18.11.08	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
5	18.01.22	ISSUED FOR DP

**COPYRIGHT NOTICE:** All ideas, designs, drawings and reproductions either in print or electronic form, are the property of Christopher Bozyk Architects Ltd. and are not to be reproduced, stored in a retrieval system, transmitted, downloaded or reproduced either in print or electronic form, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. All work shall be done in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for any resulting improper work and the cost of rectification.

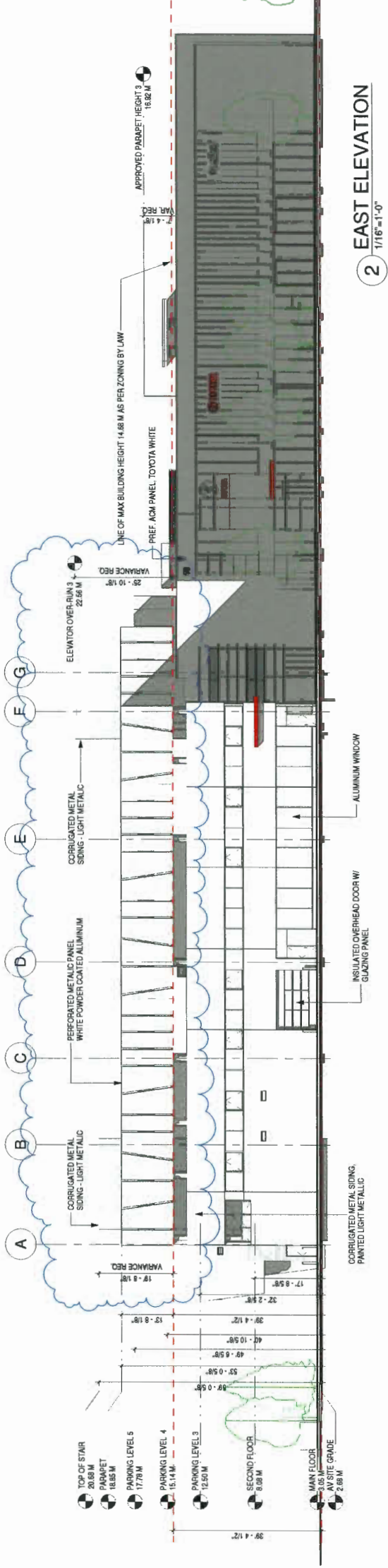
**OpenRoad Toyota Richmond**  
DP 18-818762  
13100 SMALL WOOD PLACE, RICHMOND, BC  
**LEVEL 5**

SCALE: 1" = 30'-0"  
PROJECT NUMBER: 214007  
DATE: 2019-01-22  
DRAWN/AUTHOR: ZH/007

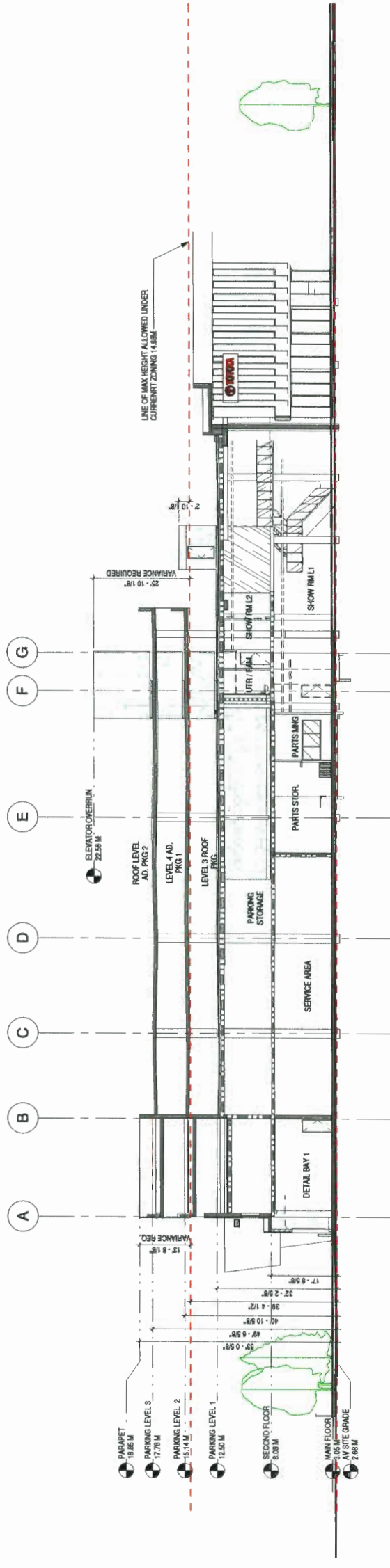
**PLAN #1E**  
**DP.009**

1 - 1" = 30'-0"  
ADDITIONAL PARKING LEVEL 2

Plan #6



**2 EAST ELEVATION**  
1/16"=1'-0"



**3 SECTION A-A**  
1/16"=1'-0"

REVISION	DATE	DESCRIPTION
5	18.01.22	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
3	18.11.08	ISSUED FOR DP
2	18.09.26	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

**COPYRIGHT NOTICE:**  
All ideas, designs, drawings and reproductions either in print or electronic form, are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, transmitted, disseminated or reproduced other than in print or electronic form, without the express written permission of the copyright owner.

Written descriptions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

**OpenRoad Toyota Richmond**  
DP 18-818762  
13100 SMALL WOOD PLACE, RICHMOND, BC

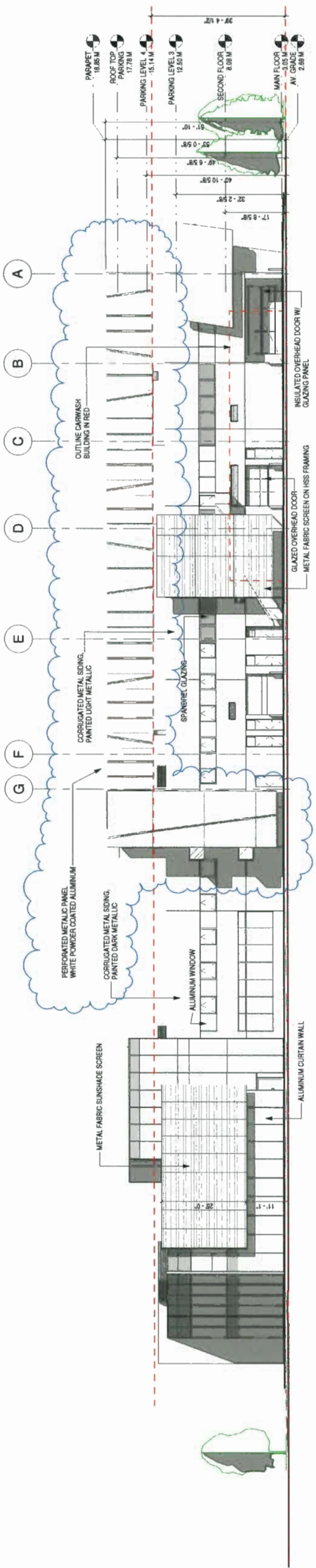
**ELEVATIONS AND SECTIONS**

SCALE: 1/16"=1'-0" DATE: 2019-01-22 DRAWN: MAB PROJECT NUMBER: 214007

**PLAN #4**  
**DP.010**

Plan #7

2 WEST ELEVATION  
1/16" = 1'-0"



1 WEST ELEVATION  
1/16" = 1'-0"  
WITH CARWASH LANDSCAPING AND FENCINGS SHOWN



REVISION	DATE	DESCRIPTION
3	18.11.23	ISSUED FOR DP
2	18.11.08	ISSUED FOR DP
2	18.08.26	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

**COPYRIGHT NOTICE:** Ideas, designs, drawings and reproductions either in print or electronic form, are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic form, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall be responsible for verifying all dimensions and for providing the most current drawings and documents. Failure to obtain such verification renders the Contractor responsible for any resulting improper work and the cost of rectification.

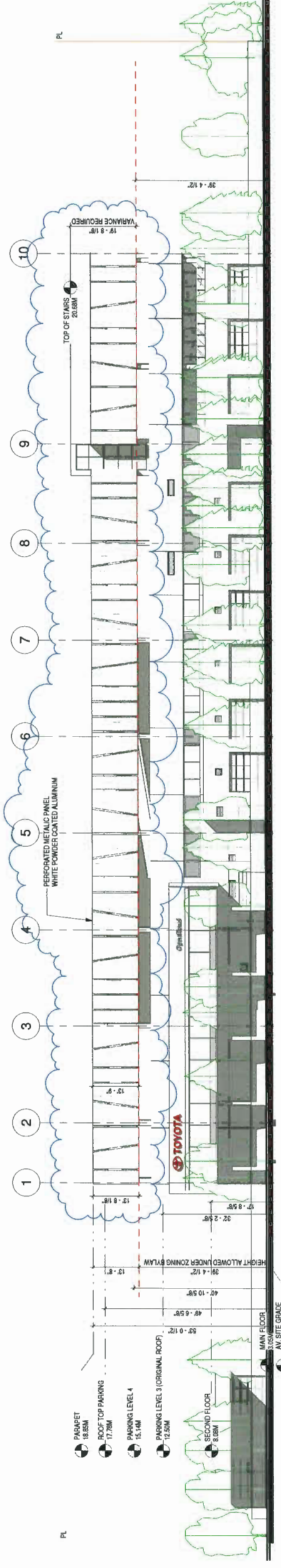
**OpenRoad Toyota Richmond**

DP 18-818762  
13100 SMALL WOOD PLACE, RICHMOND, BC  
**JACOMBS ROAD  
ELEVATION**

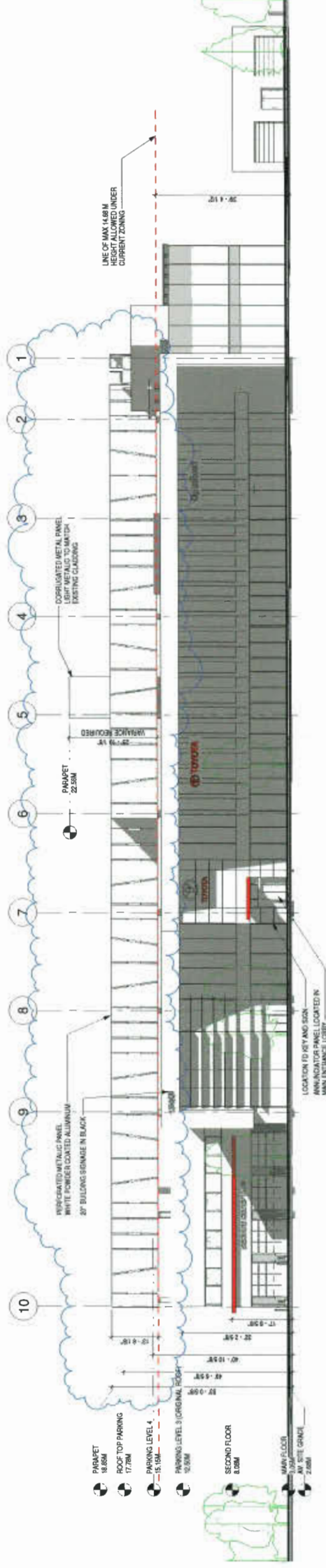
SCALE: 1/16" = 1'-0" DATE: 2018-01-22 DRAWN/DATE: 2/14/07  
PROJECT NUMBER:

**PLAN #5**  
**DP.011**

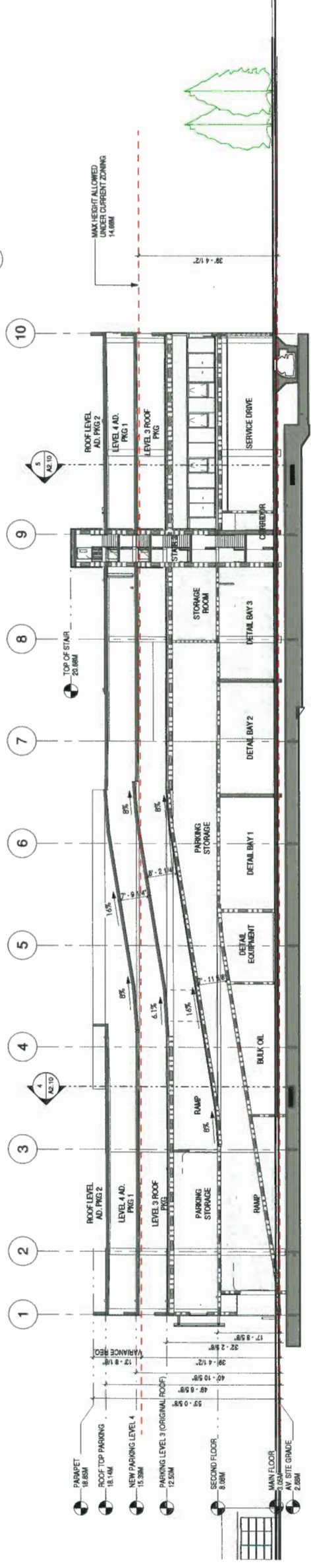
Plan #8



3 SOUTH ELEVATION  
 1/16" = 1'-0"



2 NORTH ELEVATION  
 1/16" = 1'-0"



1 SECTION THROUGH RAMP  
 1/16" = 1'-0"

CLIENT

REVISION	DATE	DESCRIPTION
5	18.01.22	ISSUED FOR DP
4	18.11.23	ISSUED FOR DP
3	18.11.08	ISSUED FOR DP
2	18.09.26	ISSUED FOR DP AMENDMENT
1	18.04.11	ISSUED FOR DP AMENDMENT

**DISCLAIMER NOTICE:**  
 All ideas, designs, drawings and reproductions either in print or electronic form, are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, transmitted, distributed, downloaded or reproduced either in print or electronic form, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify all dimensions and locations before construction. The architect requests clarification of errors, omissions, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the contractor responsible for any resulting expense work and the cost of rectification.

**OpenRoad Toyota Richmond**

DP 18-818762

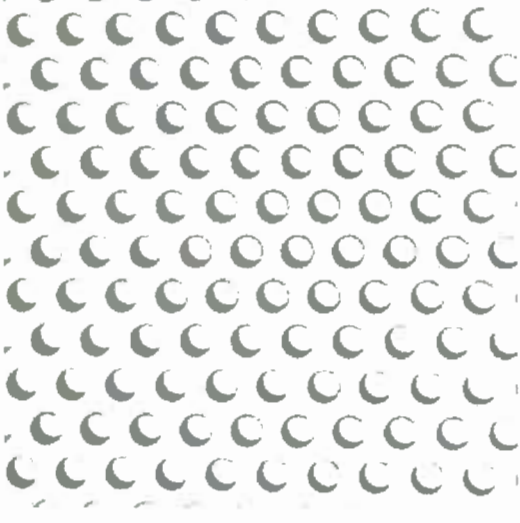
13100 SMALL WOOD PLACE, RICHMOND, BC

**ELEVATIONS AND SECTIONS**

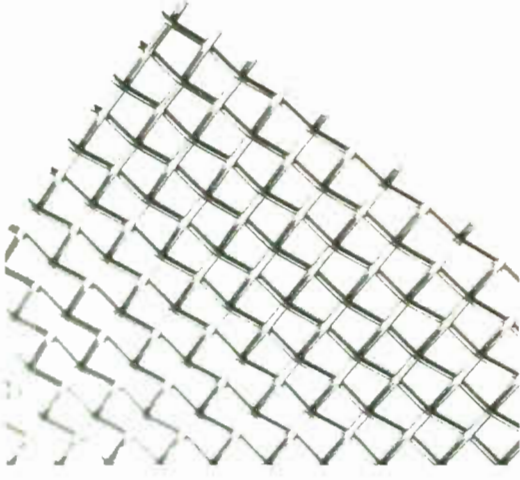
SCALE 1/16" = 1'-0" DATE 2019-01-02 DRAWN/CHKD PROJECT NUMBER 21407

Plan #9





WHITE PERFORATED PANEL WITH 2" DIA PERFORATION



WHITE PERFORATED PANEL WITH 2" DIA PERFORATION



MILLIUM  
ANODIZED FINISH



GLAZING  
SPANDREL



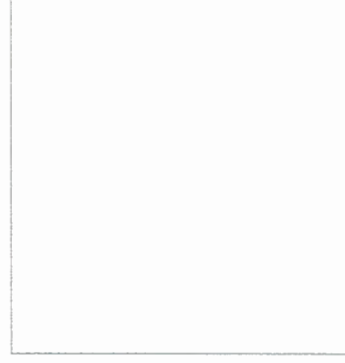
GLAZING  
LOW-E



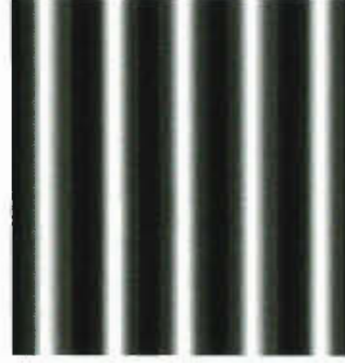
CHARCOAL ACCENT ACM PANEL



RED ACCENT ACM PANEL



WHITE ACM PANEL



DARK METALLIC CORRUGATED FINISH



LIGHT METALLIC CORRUGATED FINISH

REVISION	DATE	DESCRIPTION
03	19.01.22	ISSUED FOR DP
02	18.11.23	ISSUED FOR DP
01	18.11.08	ISSUED FOR DP

**COPYRIGHT NOTICE:**  
All ideas, designs, drawings and reproductions either in print or electronic form, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, copied, transmitted, disseminated or reproduced other than in print form, without the express written permission of the copyright owner.

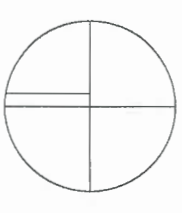
**NOTES:**  
1. All dimensions are in millimeters unless otherwise specified.  
2. All dimensions are to be taken from the face of the panel unless otherwise specified.  
3. All dimensions are to be taken from the face of the panel unless otherwise specified.  
4. All dimensions are to be taken from the face of the panel unless otherwise specified.  
5. All dimensions are to be taken from the face of the panel unless otherwise specified.

**OpenRoad Toyota Richmond**

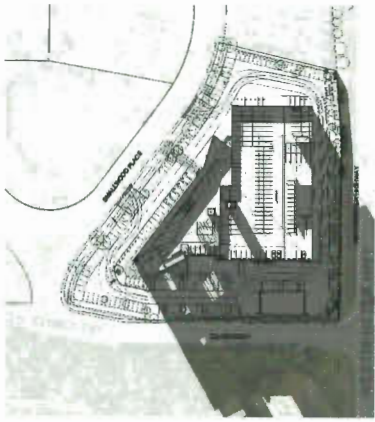
13100 SMALL WOOD PLACE, RICHMOND, BC

**MATERIAL SAMPLES**

SCALE: DATE: 2019-01-22 DRAWING NO: 21407  
PROJECT NUMBER



MARCH 20TH - 06.00



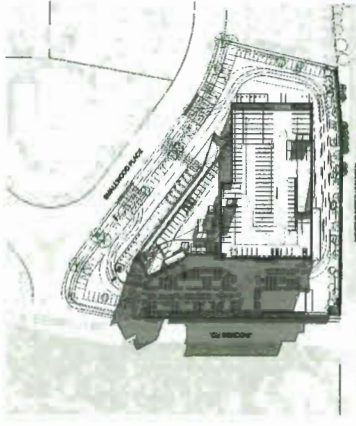
JUNE 21ST - 06.00



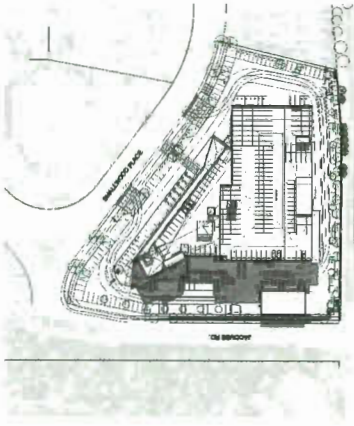
SEPT 22ND - 06.00



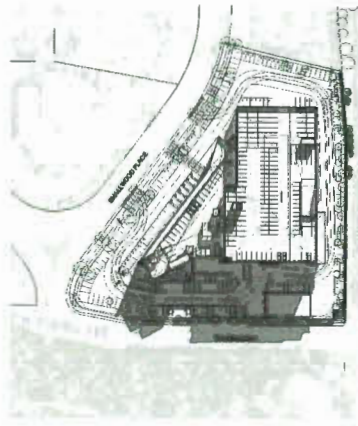
DEC 21ST - 06.00



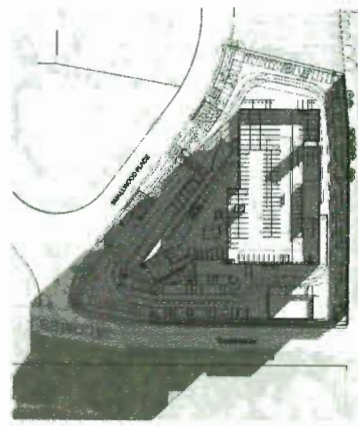
MARCH 20TH - 09.00



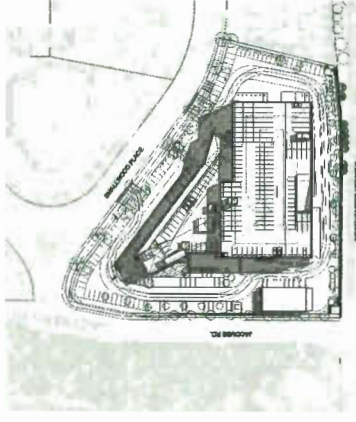
JUNE 21ST - 09.00



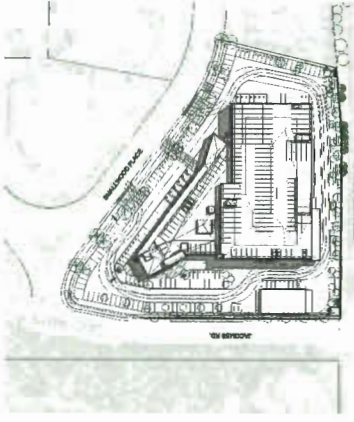
SEPT 22ND - 09.00



DEC 21ST - 09.00



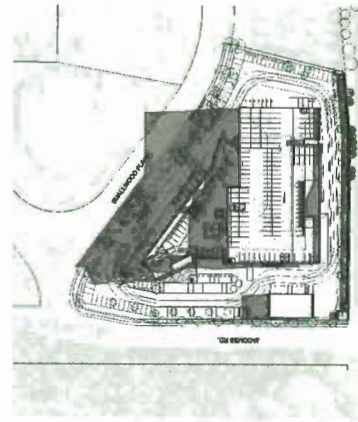
MARCH 20TH - 12.00



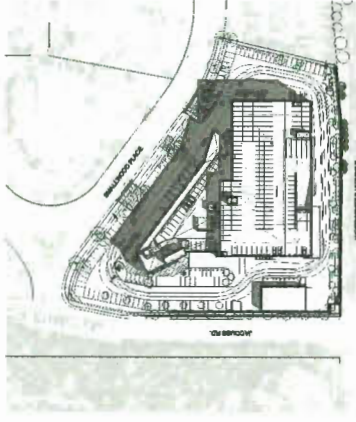
JUNE 21ST - 12.00



SEPT 22ND - 12.00



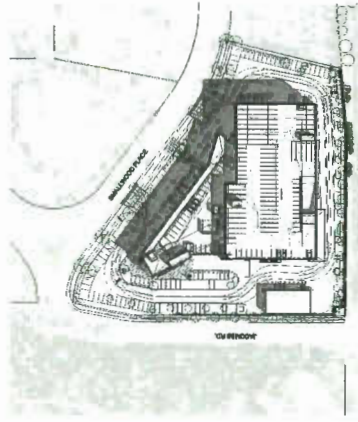
DEC 21ST - 12.00



MARCH 20TH - 15.00



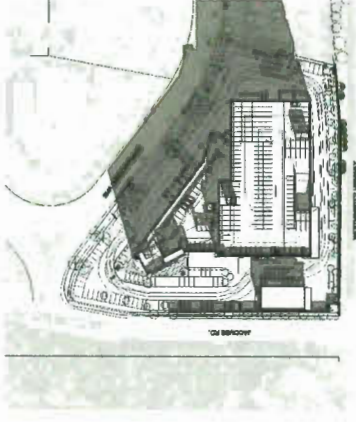
JUNE 21ST - 15.00



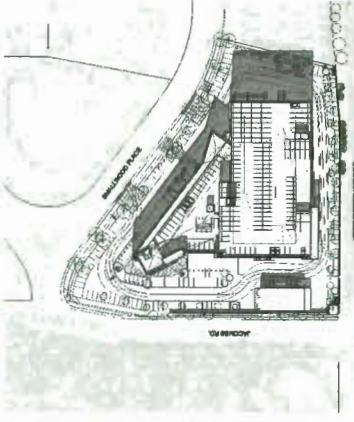
SEPT 22ND - 15.00



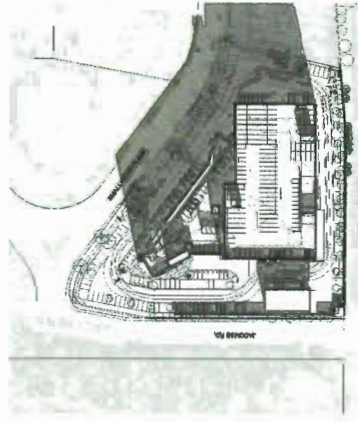
DEC 21ST - 15.00



MARCH 20TH - 18.00



JUNE 21ST - 18.00



SEPT 22ND - 18.00



DEC 21ST - 18.00

REVISION	DATE	DESCRIPTION
02	19.01.22	ISSUED FOR DP
01	18.11.23	ISSUED FOR DP

**COPYRIGHT NOTICE:** All ideas, designs, drawings and reproductions either in print or electronic form, are the property of Christopher Bozyk Architects Ltd. and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic form, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Small scale drawings are for reference only. Failure to obtain such verification renders the contractor responsible for any resulting program work and the cost of rectification.

**OpenRoad Toyota Richmond**

13100 SMALL WOOD PLACE, RICHMOND, BC  
**SHADOW ANALYSIS**

SCALE: DATE: 2019-01-22 DRAWN/ATOR: PROJECT NUMBER: 24007

**DP.024**

*Reference*

# OpenRoad Toyota

## LANDSCAPE ARCHITECTURAL SET — RE-ISSUED FOR BP

### LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L0.0	COVER SHEET AND DRAWING LIST
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	LANDSCAPE ENLARGEMENTS
L1.2	LANDSCAPE LAYOUT PLAN
L2.0	LANDSCAPE PLANT MATERIALS - NORTH
L2.1	LANDSCAPE PLANT MATERIALS - SOUTH
L3.0	LANDSCAPE DETAILS - SOFTSCAPE & HARDSCAPE
L3.1	LANDSCAPE DETAILS - FURNISHINGS

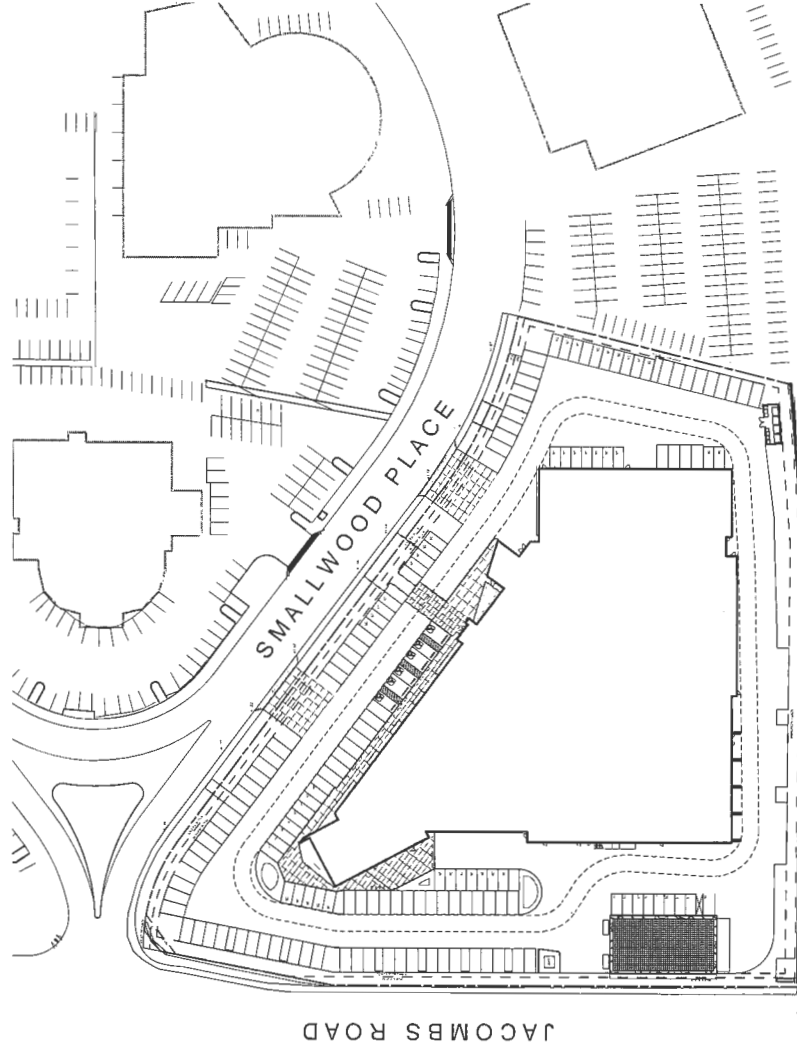
### PROJECT INFORMATION

**CLIENT:**  
OPENROAD AUTO GROUP  
CONTACT NAME: MCE SABOUNE  
EMAIL: MCE.SABOUNE@OPENROADAUTOGROUP.COM  
PH: 604-630-0202

**LANDSCAPE ARCHITECT:**  
CONNECT LANDSCAPE ARCHITECTURE INC.  
CONTACT NAME: KEN LARSSON  
2305 HEMLOCK STREET  
VANCOUVER, BRITISH COLUMBIA, V6H 2V1  
EMAIL: KEN@CONNECTLA.CA  
PH: (604) 681-3303

### GENERAL NOTES

1. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
3. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



### PLAN #3A

17	RE-ISSUED FOR DP	18-01-22
16	RE-ISSUED FOR BP	18-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	RE-ISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-02-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

### REVISIONS

### OPENROAD TOYOTA

13100 Smallwood Place  
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	KL
Project No.	06-490

### LANDSCAPE COVER PAGE

L0.0

Plan #11

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:

**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3B**

17	RE-ISSUED FOR DP	19-01-22
16	RE-ISSUED FOR BP	19-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR OP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

**REVISIONS**

**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale:	1:300
Drawn:	KD
Reviewed:	KL
Project No.:	06-490

**LANDSCAPE  
TREE MANAGEMENT**

**L0.1**

Plan #12

**TREE MANAGEMENT LEGEND**

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED PER ARBORIST REPORT	
EXISTING TREE TO BE RETAINED PER ARBORIST REPORT	
TREE PROTECTION FENCING PER CITY OF RICHMOND	

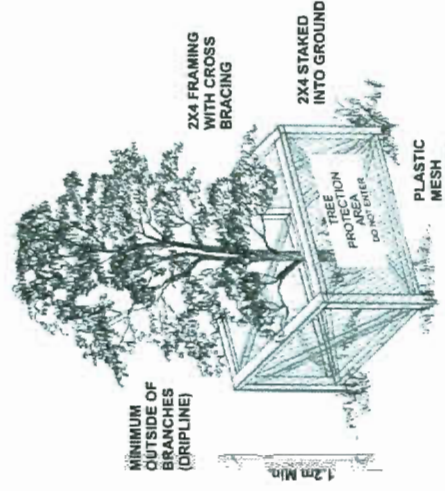
**TO BE REMOVED:**

JACOMBS ROAD	13
SMALLWOOD PLACE	3
<b>TOTAL</b>	<b>16</b>

**TO BE INSTALLED:**

JACOMBS ROAD	18 (12 @ 7.6cm CAL.)
SMALLWOOD PLACE	3 (7.6cm CAL.)
SOUTH PROPERTY LINE	44 (27 @ 7.6cm CAL.)
ONSITE	8 (5 @ 7.6cm CAL.)
<b>TOTAL</b>	<b>73 (47 @ 7.6cm CAL.)</b>

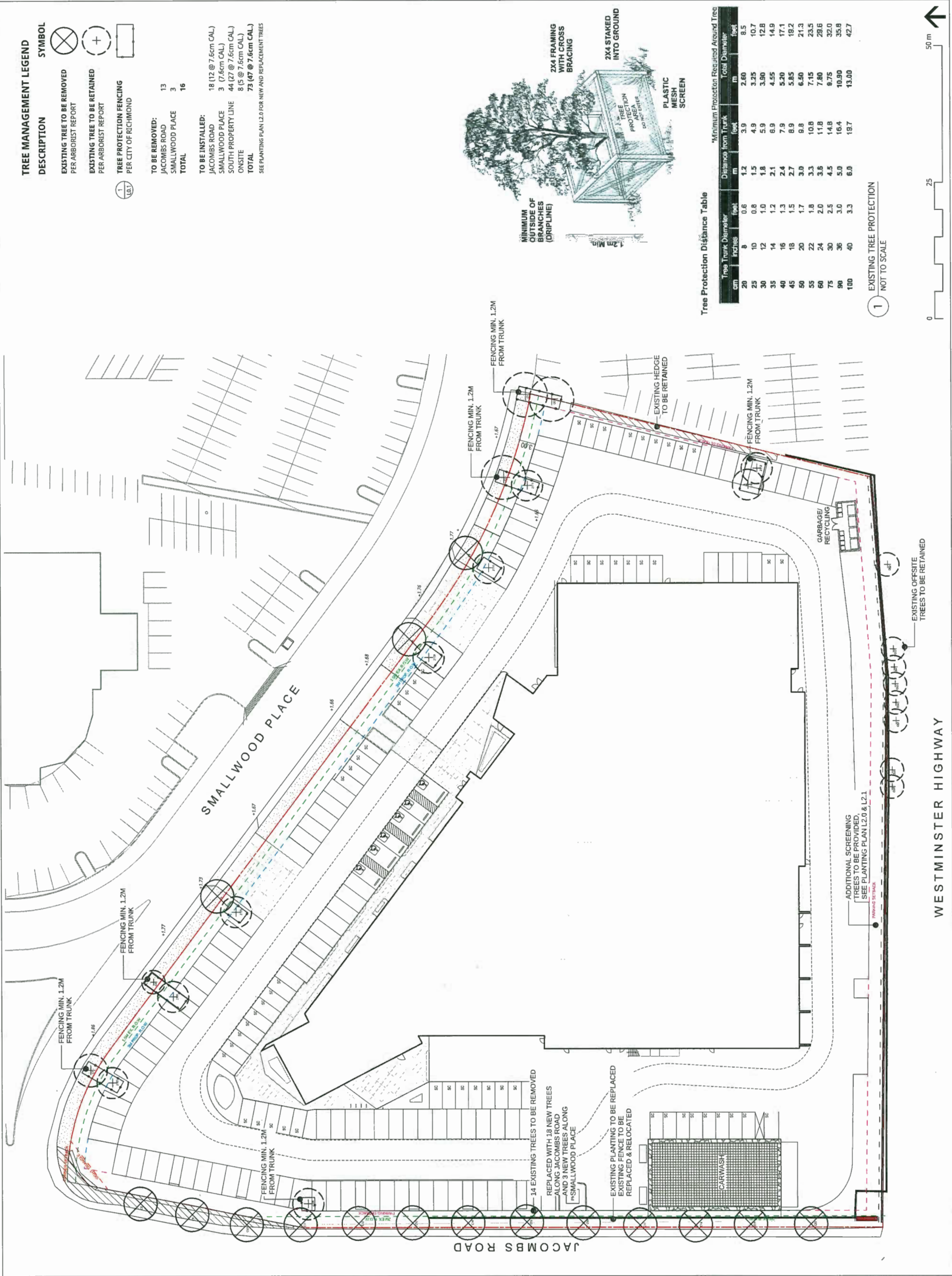
SEE PLANTING PLAN L2.0 FOR NEW AND REPLACEMENT TREES



**Tree Protection Distance Table**

Tree Trunk Diameter	Minimum Protection Required Around Tree	
	Distance from Trunk	Total Diameter
20 cm	0.6 feet	3.9 feet
25 cm	0.8 feet	4.9 feet
30 cm	1.0 feet	5.9 feet
35 cm	1.2 feet	6.9 feet
40 cm	1.3 feet	7.9 feet
45 cm	1.5 feet	8.9 feet
50 cm	1.7 feet	9.8 feet
55 cm	1.8 feet	10.8 feet
60 cm	2.0 feet	11.8 feet
75 cm	2.5 feet	14.8 feet
90 cm	3.0 feet	16.4 feet
100 cm	3.3 feet	18.7 feet
120 cm	4.0 feet	22.0 feet
150 cm	5.0 feet	27.0 feet
180 cm	6.0 feet	33.0 feet
200 cm	7.0 feet	39.0 feet
250 cm	8.5 feet	47.5 feet

1 EXISTING TREE PROTECTION  
NOT TO SCALE



DP 18-818762 FEB 27 2019

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:

**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3C**

17	RE-ISSUED FOR DP	18-01-22
16	RE-ISSUED FOR BP	18-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	15-07-27
1	ISSUED FOR CLIENT REVIEW	15-06-20

**REVISIONS**

**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale:	1:300
Drawn:	KD
Reviewed:	KL
Project No.	06-490

**LANDSCAPE  
SITE PLAN**

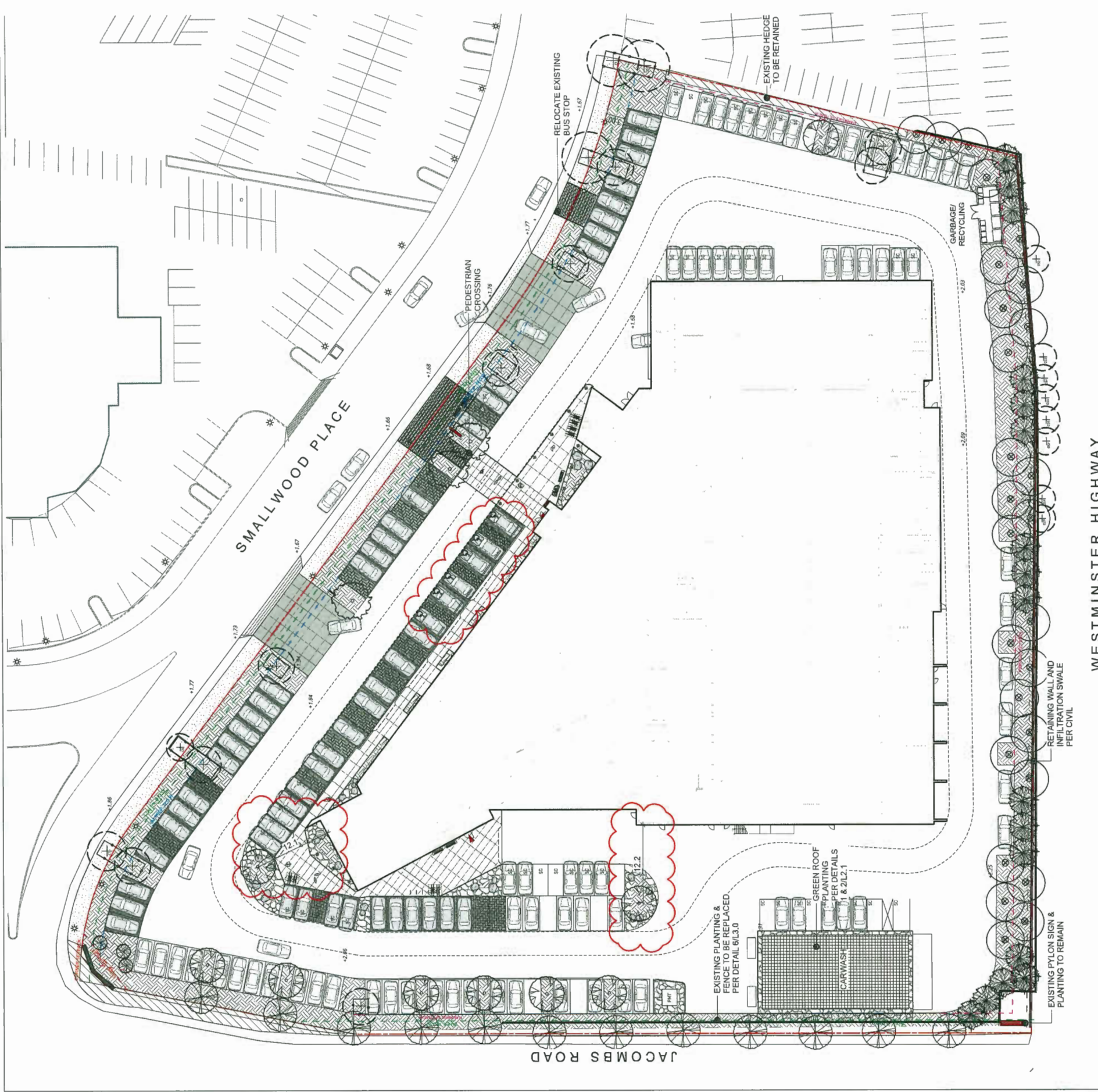
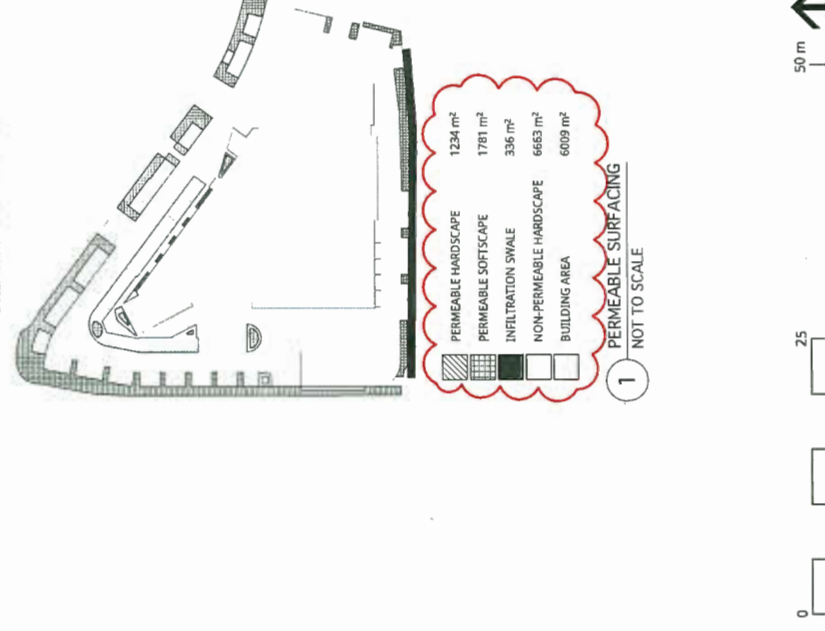
**L1.0**

Plan #13

**LAYOUT AND MATERIALS**

SYMBOL	DESCRIPTION
	DECORATIVE GRAVEL WITH UPLIGHTING PER PLAN
	SAWCUT CONCRETE PATTERN PER GUIDELINES
	PERMEABLE PAVERS PER PLAN AND DETAIL
	PEDESTRIAN UNIT PAVERS PER RAM STANDARDS
	ROLL CURB PER PLAN AND CIVIL
	EXISTING PLANTING TO REMAIN
	EXISTING BOULEVARD TO REMAIN
	GREEN ROOF PLANTING PER PLAN AND DETAIL
	PROPOSED PLANTING PER PLANTING PLAN L2.0 & L2.1
	LANDSCAPE BOULDERS PER PLANS AND DETAILS
	BENCH BY BARMAN CONCRETE
	TRASH & RECYCLING BY EQUIPARC
	BIKE RACK BY LANDSCAPE FORMS
	LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL
	RICHMOND AUTOMATIC FENCING PER PLAN AND RAM GUIDELINES
	EXISTING TREE TO REMAIN
	DECIDUOUS TREE PER PLANTING PLAN L2.0
	EVERGREEN TREE PER PLANTING PLAN L2.0
	TREE PROTECTION FENCING PER CITY OF RICHMOND

NOTE:  
ALL TREES/PLANTING WITHIN 10 METRES OF THE BUILDING TO BE LESS THAN 30CM IN HEIGHT.



NOTE: ALL TREES/PLANTING WITHIN 10 METRES OF THE BUILDING TO BE LESS THAN 30CM IN HEIGHT.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:

**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3D**

17	RE-ISSUED FOR DP	19-01-22
16	RE-ISSUED FOR BP	19-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-08-28
11	ISSUED FOR REVISED BP	17-12-18
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-08-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	REISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

REVISIONS

**OPENROAD TOYOTA**

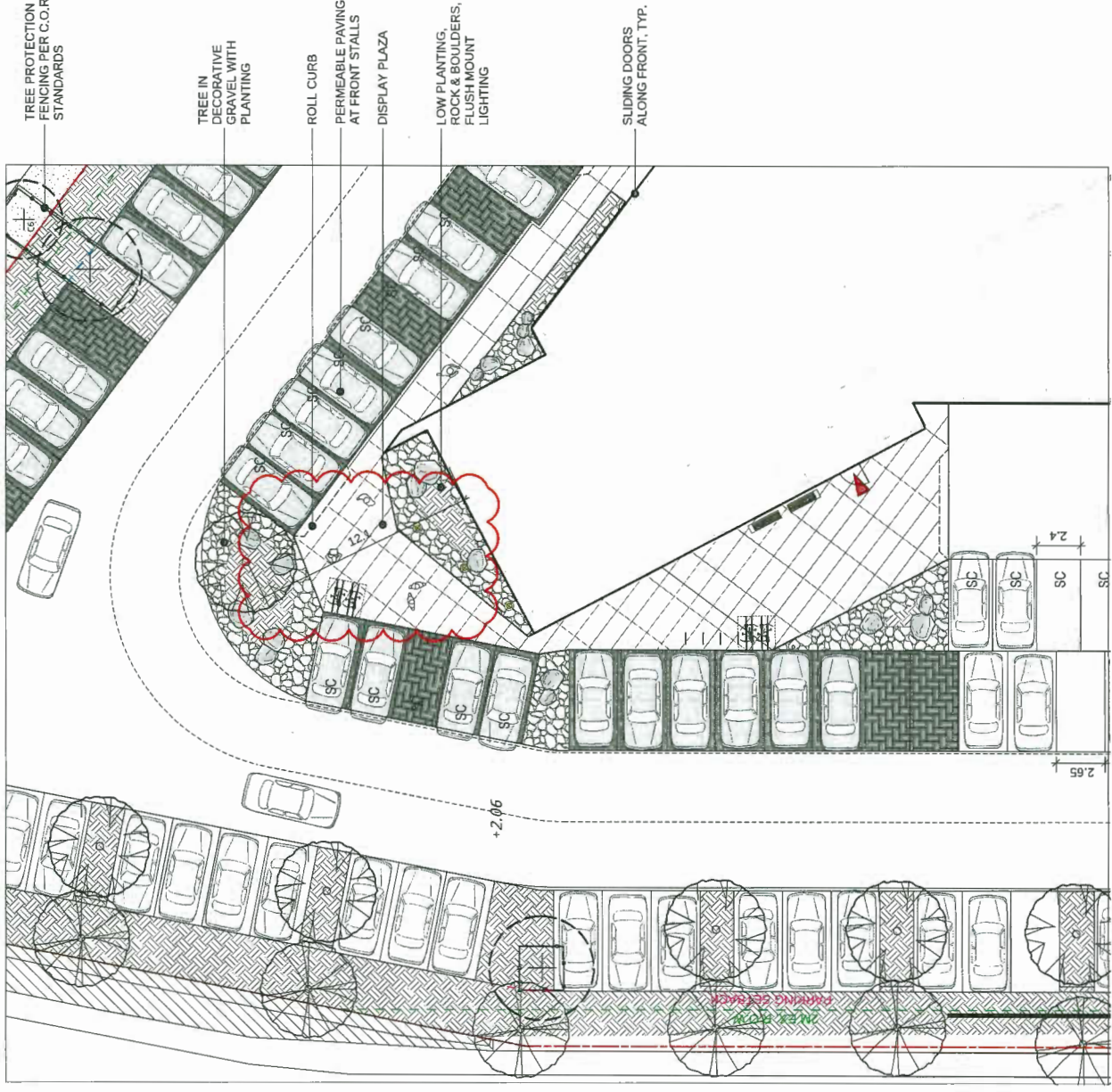
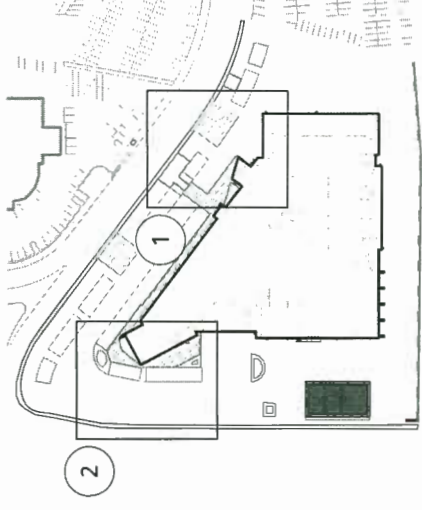
13100 Smallwood Place  
Richmond, British Columbia

Scale: 1:150  
Drawn: KD  
Reviewed: KL  
Project No: 06-490

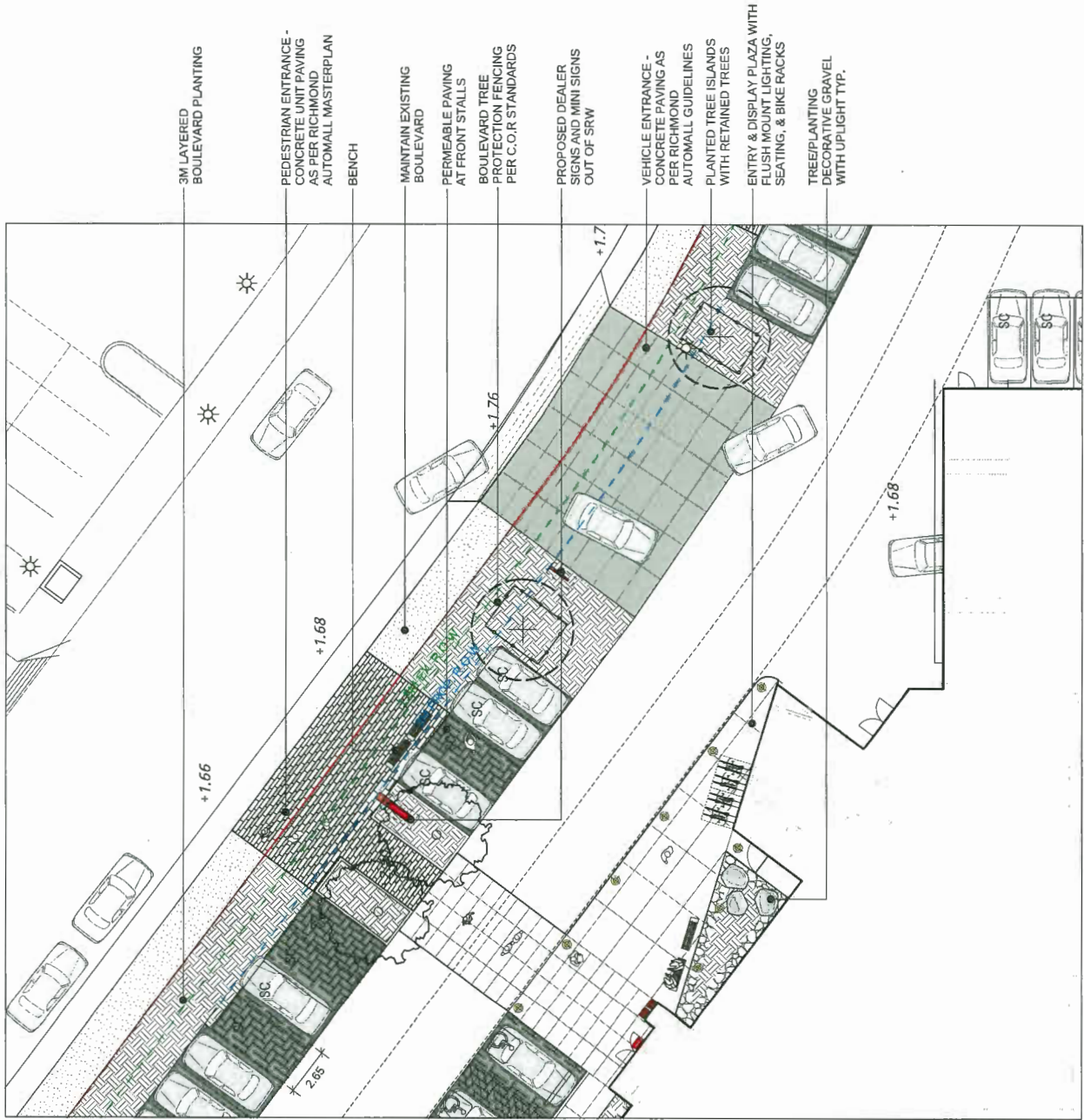
**LANDSCAPE ENLARGEMENTS**

L1.1

Plan #14



**2 CORNER ENLARGEMENT PLAN**  
Scale: 1:160



**1 MAIN ENTRY ENLARGEMENT**  
Scale: 1:160



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:  
**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3E**

17	RE-ISSUED FOR DP	19-01-22
16	RE-ISSUED FOR BP	19-01-17
15	RE-ISSUED FOR DP	19-11-30
14	RE-ISSUED FOR DP	19-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

**REVISIONS**

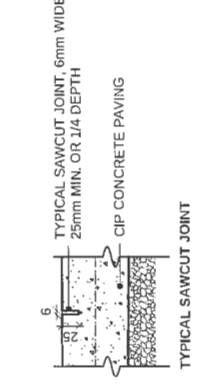
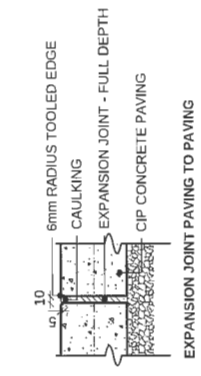
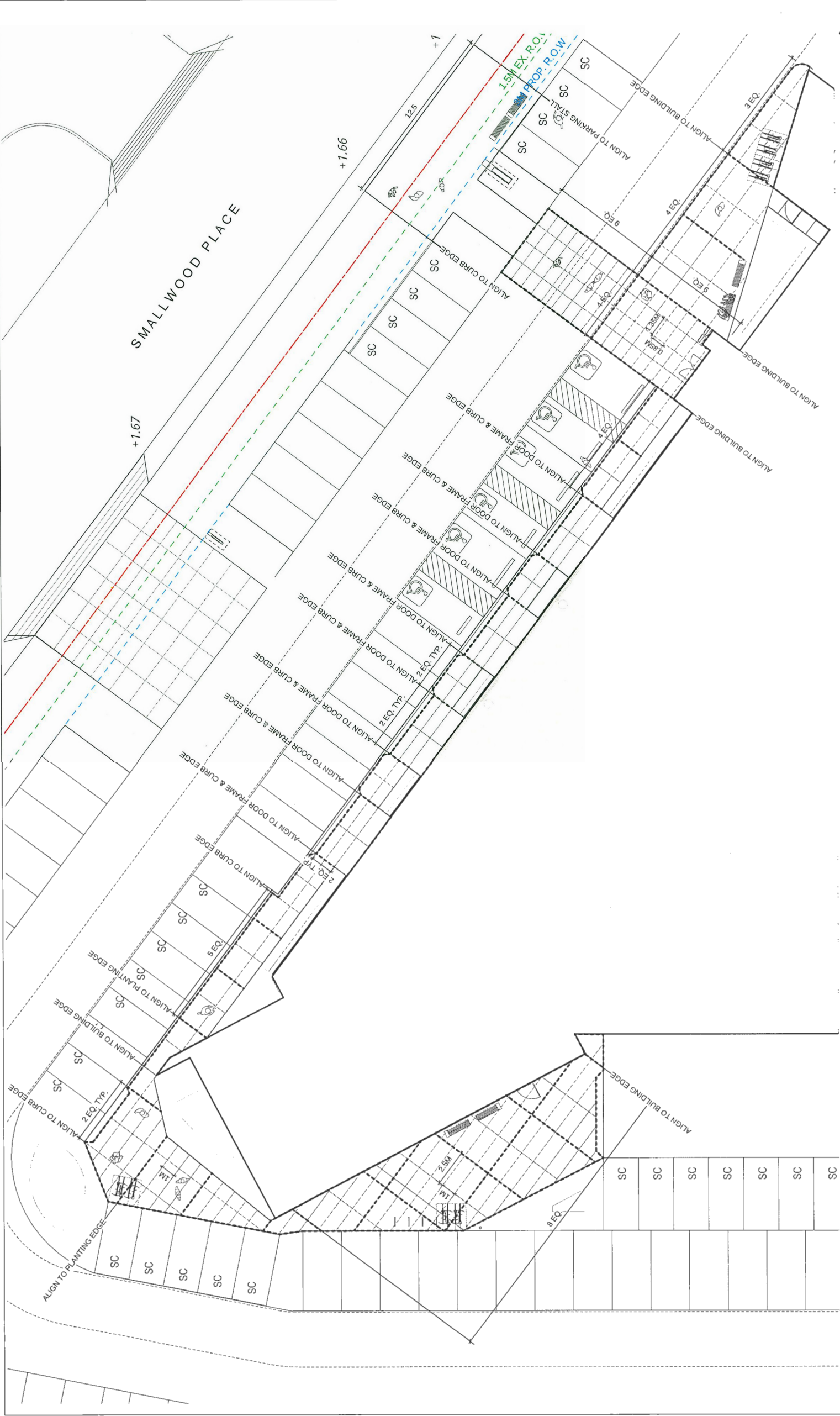
**OPENROAD TOYOTA**  
13100 Smallwood Place  
Richmond, British Columbia

Scale: 1:125  
Drawn: KD  
Reviewed: KL  
Project No. 06-490

**LANDSCAPE LAYOUT PLAN**

L1.2

Plan # 15



**MATERIALS LEGEND**

KEY	SYMBOL
SAWCUT JOINT PER PLAN AND DETAILS	(Symbol: Dashed line with perpendicular ticks)
EXPANSION JOINT PER PLAN AND DETAILS	(Symbol: Dashed line)

**1 CIP CONCRETE PAVING JOINTS, TYP.**  
Scale: 1:5

**NOTES:**  
1. LIGHT SANDBLAST FINISH, AS SPECIFIED  
2. REFER TO PLAN FOR SAWCUT JOINT LAYOUT DIMENSIONS  
3. CONSTRUCTION SHALL BE COMPLETED PRIOR TO COMMENCING WORK  
4. REFER TO CIVIL FOR VEHICULAR CONCRETE DETAILS AND SPECIFICATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:  
**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3F**

17	RE-ISSUED FOR DP	19-01-22
16	RE-ISSUED FOR BP	19-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-08-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	REISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

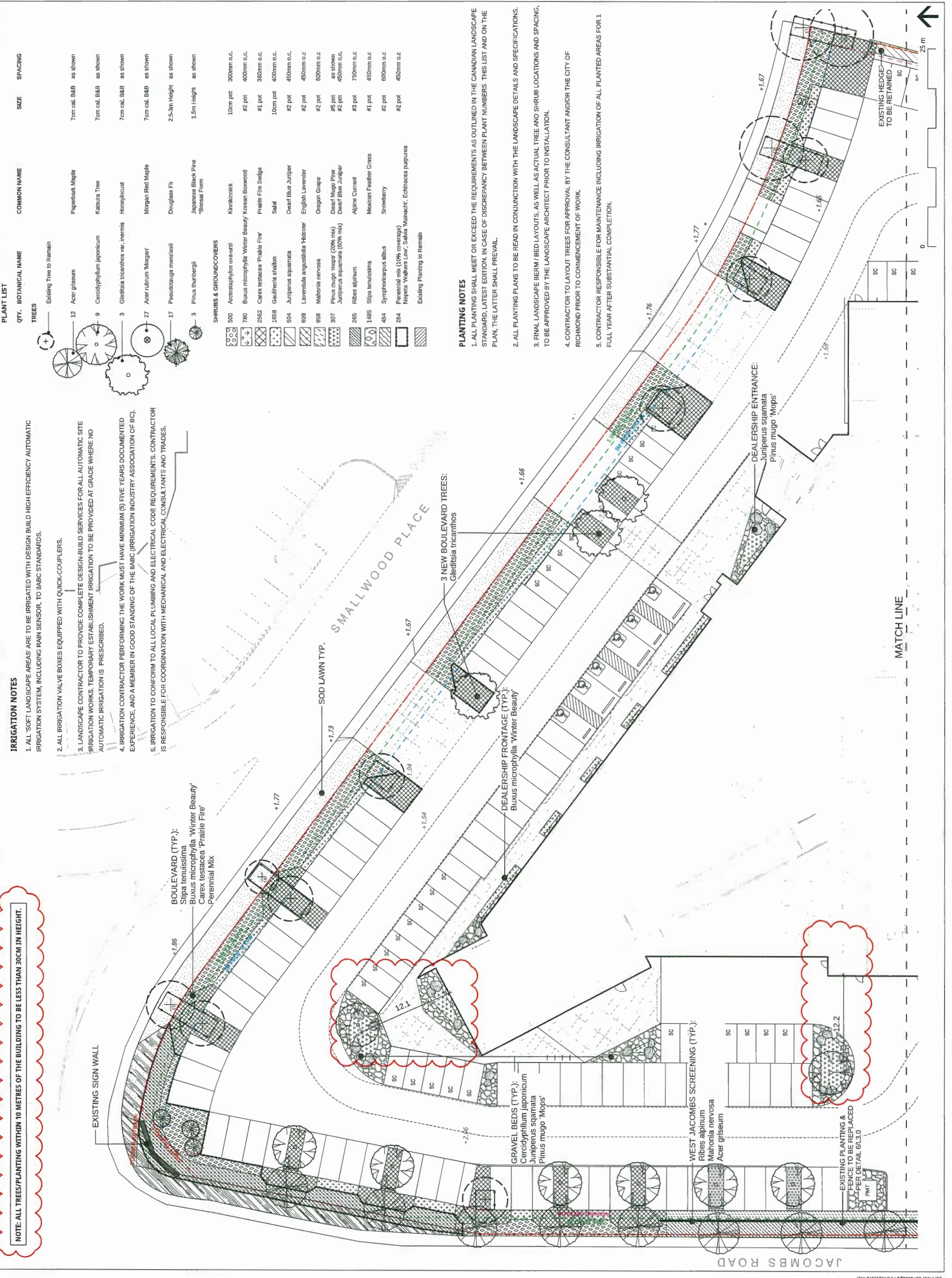
**OPENROAD TOYOTA**  
13100 Smallwood Place  
Richmond, British Columbia

Scale: 1:200  
Drawn: KD  
Reviewed: KL  
Project No. 06-490

**LANDSCAPE  
PLANT MATERIALS  
NORTH**

**L2.0**

Plan #16



NOTE: ALL TREES/PLANTING WITHIN 10 METRES OF THE BUILDING TO BE LESS THAN 30CM IN HEIGHT.



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:  
**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3G**

17	RE-ISSUED FOR DP	19-01-22
16	RE-ISSUED FOR BP	19-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	15-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

**REVISIONS**

**OPENROAD TOYOTA**  
13100 Smallwood Place  
Richmond, British Columbia

Scale: 1:200  
Drawn: KD  
Reviewed: KL  
Project No. 06-490

**LANDSCAPE  
PLANT MATERIALS  
SOUTH**

**L2.1**

Plan #17

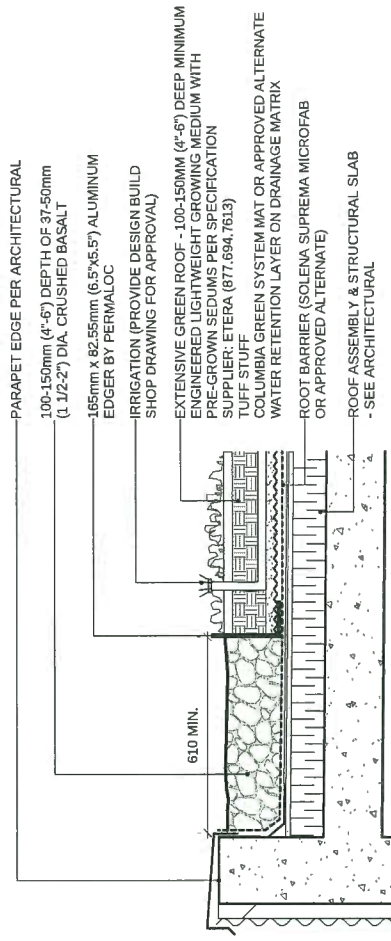
**REFER TO L2.0 FOR PLANT LIST.**

**PLANTING NOTES**

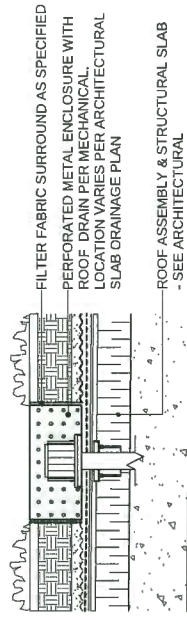
1. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE BC LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF RICHMOND PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.

**IRRIGATION NOTES**

1. ALL 'SOFT LANDSCAPE AREAS' (INCLUDING ONSITE, OFFSITE, AND GREEN ROOF AREAS) ARE TO BE IRRIGATED WITH DESIGN BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INCLUDING RAIN SENSOR, TO IABC STANDARDS.
2. ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPERS.
3. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

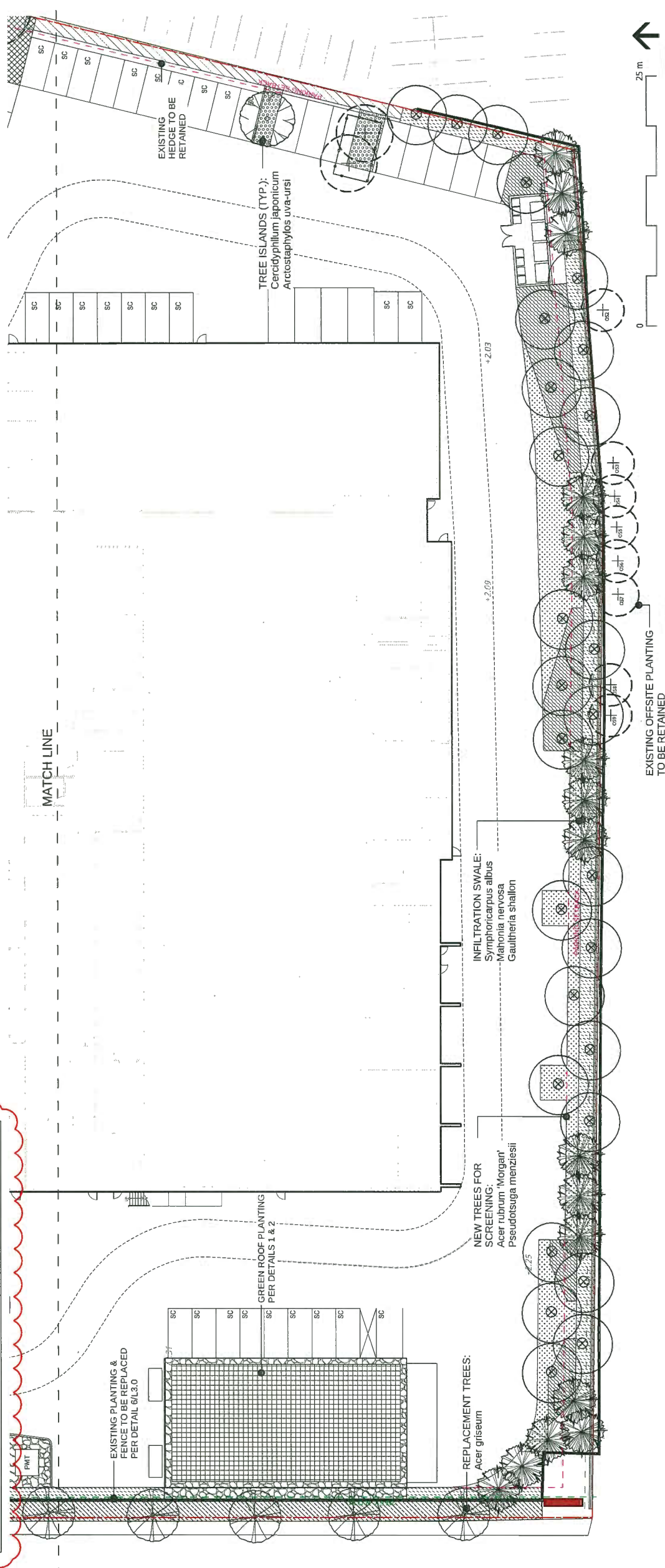


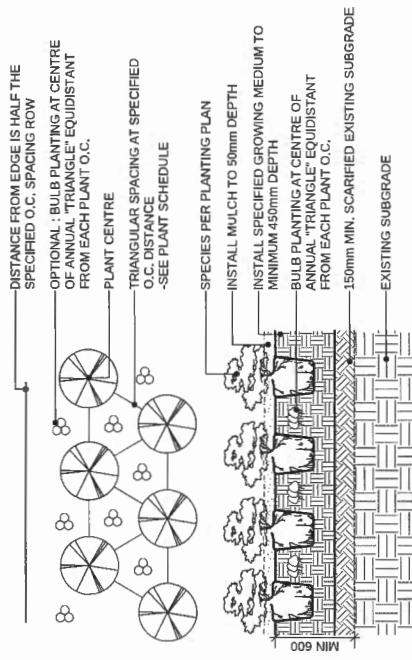
**1** EXTENSIVE PLANTING ON SLAB  
Scale: 1:10



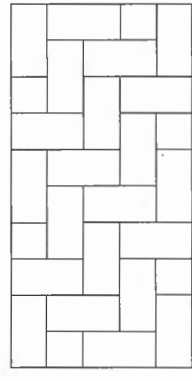
**2** EXTENSIVE PLANTING DRAIN  
Scale: 1:10

**NOTE: ALL TREES/PLANTING WITHIN 10 METRES OF THE BUILDING TO BE LESS THAN 30CM IN HEIGHT.**

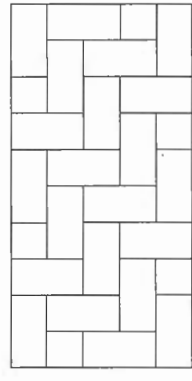




**1** PLANTING ON GRADE (TYPICAL)  
Scale: 1:25

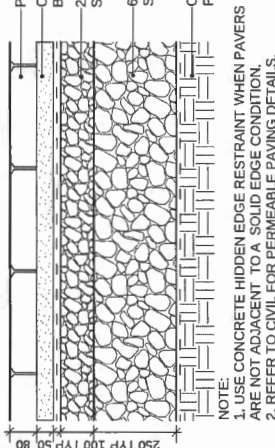


**2** TREE PLANTING ON GRADE (TYPICAL)  
Scale: 1:25



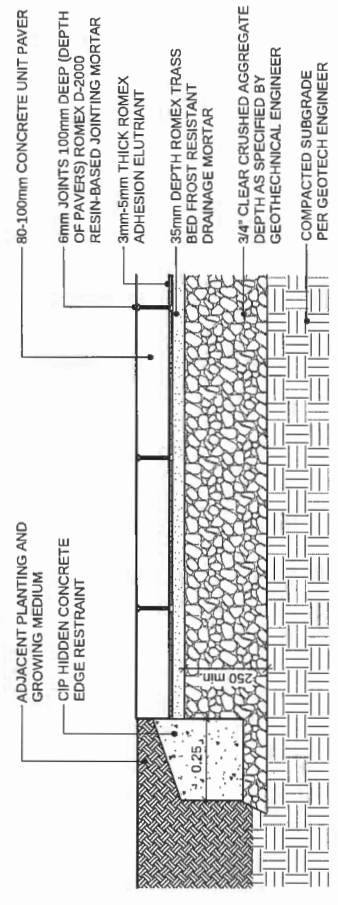
**3** PERMEABLE PAVING  
Scale: 1:10

TYPE: AQUAPAVE STANDARD PATTERN: HERRINGBONE  
COLOUR: CHARCOAL  
SIZE: STANDARD 221.5mm x 110mm x 80mm  
SUPPLIER: ABBOTSFORD CONCRETE PRODUCTS YARICOOVER, BC 1.800.883.4091

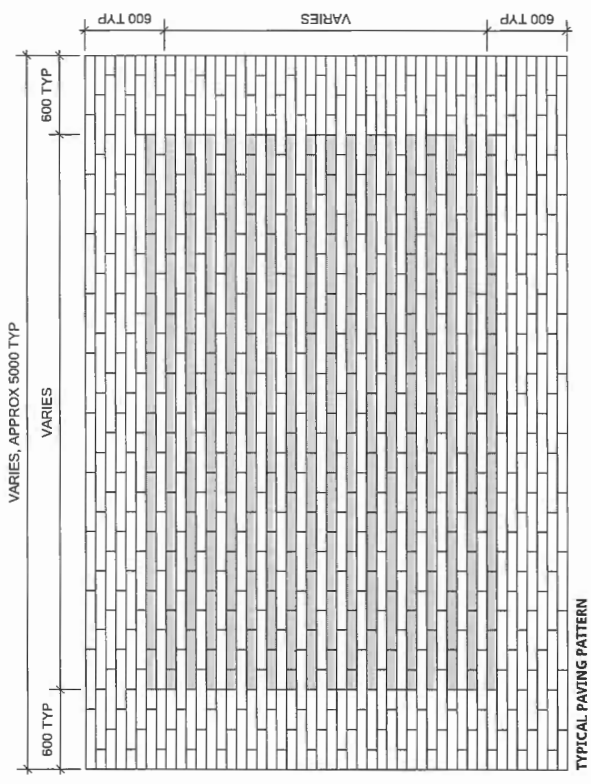


**4** CIP CONCRETE ON GRADE / ON SLAB (TYPICAL)  
Scale: 1:10

TYPE: BROADWAY PAVER  
PATTERN: AS SHOWN  
COLOR: NATURAL AND CHARCOAL  
SIZE: 152mm x 152mm x 10mm  
MANUFACTURER: BARKMAN CONCRETE  
SUPPLIER: B.C. BRICK SUPPLIES LTD. 604.270.1947



**5** PEDESTRIAN UNIT PAVERS  
Scale: 1:10



TYPICAL PAVING PATTERN

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:  
**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #3H**

17	RE-ISSUED FOR DP	18-01-22
16	RE-ISSUED FOR BP	18-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-03-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-05-20

REVISIONS

**OPENROAD TOYOTA**  
13100 Smallwood Place  
Richmond, British Columbia

Scale: AS SHOWN  
Drawn: KD  
Reviewed: KL  
Project No. 06-490

**LANDSCAPE DETAILS**  
**SOFTSCAPE & HARDSCAPE**

**L3.0**

Plan #18

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ARCHITECT:

**CHRISTOPHER BOZYK ARCHITECTS**

**PLAN #31**

17	RE-ISSUED FOR DP	19-01-22
16	RE-ISSUED FOR BP	19-01-17
15	RE-ISSUED FOR DP	18-11-30
14	RE-ISSUED FOR DP	18-11-08
13	RE-ISSUED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-18
10	ISSUED FOR TENDER	17-11-20
9	REISSUED FOR DP	17-06-29
8	ISSUED FOR ADP	17-06-07
7	RE-ISSUED FOR DP	17-05-30
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-03-24
4	RE-ISSUED FOR DP	17-09-09
3	ISSUED FOR BP	16-11-25
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-20

**REVISIONS**

**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale: AS SHOWN

Drawn: KD

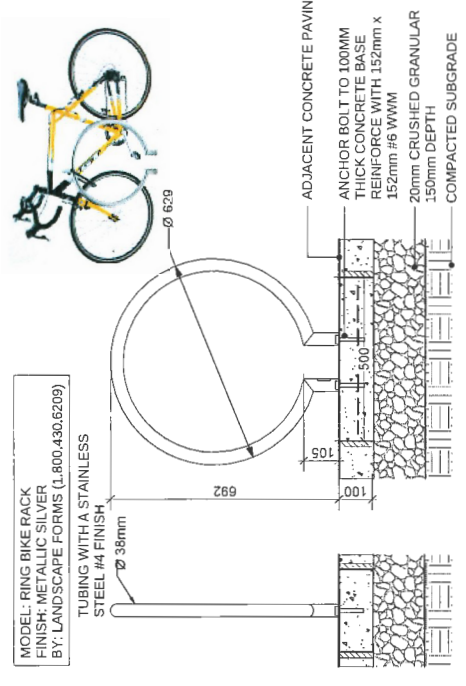
Reviewed: KL

Project No. 06-490

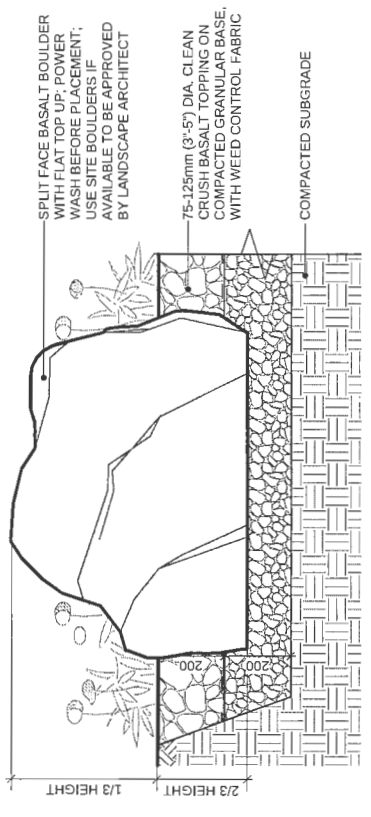
**LANDSCAPE DETAILS  
FURNISHINGS**

**L3.1**

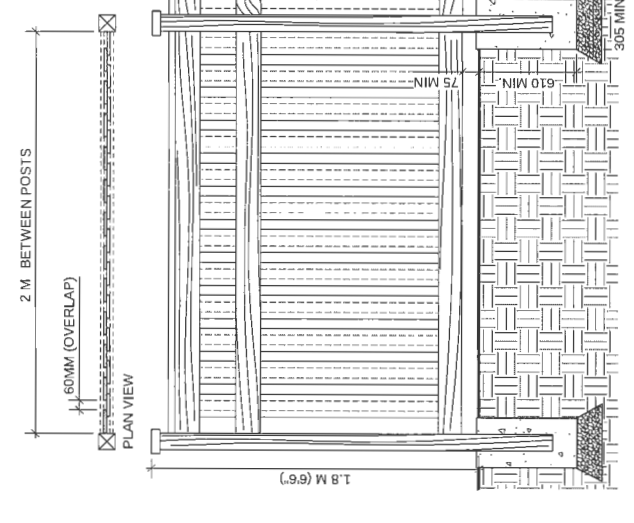
*Plan #19*



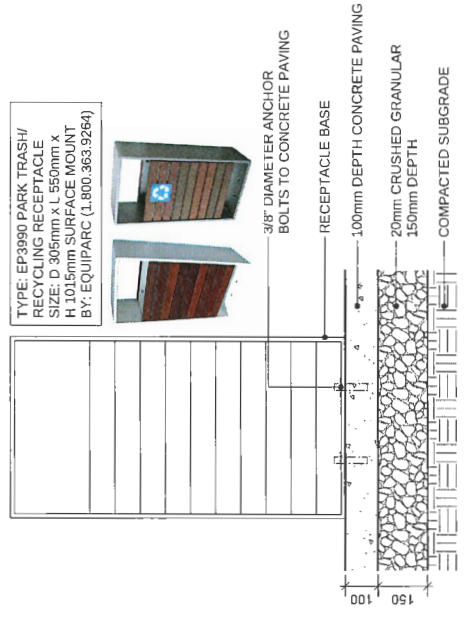
**2 RING BIKE RACK BY LANDSCAPE FORMS**  
Scale: 1:10



**1 LANDSCAPE BOULDER**  
Scale: 1:10



**4 PERIMETER WOOD FENCE**  
Scale: 1:20



**5 TRASH/RECYCLING RECEPTACLE**  
Scale: 1:10

REV 27 2019

OP 13-018762



OpenRoad Toyota Richmond

PROJECT NUMBER: 214007

**CHRISTOPHER  
BOZYK ARCHITECTS LTD**  
414-671 ALEXANDER STREET VANCOUVER BC V6A 1E1  
PHONE (604) 251-3400 FAX (604) 251-5868  
FILE PATH: C:\Users\christophbozyk\OneDrive\OneDrive\Projects\OpenRoad\214007.rvt

PLOT DATE: 1/22/2019 8:38:54 AM

COPYRIGHT NOTICE:  
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are hereby protected by copyright law. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the express written permission of the copyright owner.

**EAST ELEVATION**

SCALE:

DATE: 2019-01-22

**DP-001**

Plan #20

DP 18-818762

FEB 27 2019