



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: March 7, 2012

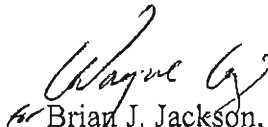
From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-594513

Re: Application by – Sandhill Development Ltd. for Development Permit at
11000 No. 5 Road

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on February 29, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


for Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m2 commercial space, approximately 83.6 m2 community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

CARRIED

5. Development Permit 11-594513

(File Ref. No.: DP 11-594513) (REDMS No. 3456922)

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No. 5 Road

INTENT OF PERMIT:

Permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

Mr. Jackson advised that Sandhill Development Ltd. had, in the past, investigated a hotel proposal for the site, but that application had lapsed and the application being presented to the Panel was for retail development.

Applicant's Comments

Andrea Scott, Architect PJ Architect Ltd., provided the following information.

- the subject site is a vacant area to the south of the existing Sands Plaza commercial development on the same property;
- the proposed buildings are reminiscent of the architecture of the existing retail buildings on the site;
- the proposed building materials, Hard-board and batten, Hardi-shakes, Hardi-trim, cultured ledge stone are consistent with the existing buildings;
- a colour pallette of red and green also mimic the colour scheme of the existing buildings;
- the drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- the landscape scheme for the subject site carries on the landscape scheme featured in the existing Sands Plaza development; and

- there is a slight increase in grade between the existing development and the subject site, and the two proposed buildings will be raised above the existing stores to achieve the flood construction level requirement, with landscape treatment providing assistance in the transitioning.

Staff Comments

Mr. Jackson stated that staff supports the application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

CARRIED

6. Development Permit 11-596454

(File Ref. No.: DP 11-596454) (REDMS No. 3466780)

APPLICANT: Paul Chiu, Architect

PROPERTY LOCATION: #380 - 9100 Blundell Road

INTENT OF PERMIT:

Permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Applicant's Comments

Paul Chiu, Architect, Urban Design Group Architects Ltd., accompanied by his client, Terry McPhail, provided the following information regarding the proposed expansion of an existing Shoppers Drug Mart structure at the southeast corner of 9100 Blundell Road, a site that currently contains a shopping centre:

- the intent of the application is to increase the floor area of the existing Shoppers Drug Mart by extending the rear of the store that is sited at the southeast corner of the mall at Blundell and Garden City Roads;



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: DPP Mtg. Feb. 29, 2012

To: Development Permit Panel

Date: January 27, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-594513

Re: **Application by Sandhill Development Ltd. for a Development Permit at
11000 No. 5 Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Sandhill Development Ltd. has applied to the City of Richmond for permission to develop two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood". The proposal is for two (2) commercial retail buildings totalling 672 m² in size as the second phase of a two-phase development. The site is the currently vacant portion of the Sands Plaza commercial mall site.

There is no rezoning application associated with the proposed development.

The Sands Plaza commercial development is located at the southeast corner of No. 5 Road and Steveston Highway (RZ 04-286494 and DP 05-292236) with vehicle access from No. 5 Road. Council approved a similar Phase II development proposal for the site, and the Development Permit has since expired (RZ 05-309078 and DP 05-315410). A hotel proposal was also investigated for the site, but was withdrawn due to economic feasibility (DP 07-398708).

No servicing upgrades are needed to accommodate the proposed development. Substantial improvements to the No. 5 Road and Steveston Highway intersection were constructed through a previous Servicing Agreement (SA 05-301070) associated with the rezoning of Phase I of the commercial development.

Development Information

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 Ironwood Sub-Area (Shellmont) site is as follows:

- To the north, across Steveston Highway, is the recently approved development site for the mixed-use Gardens development (RZ 08-450659 and Phase I DP 10-544504);
- To the east and south, is an existing industrial warehouse building zoned "Industrial Business Park (IB1)"; and
- To the west, is Phase I of the commercial development on the same property, under the same zoning, "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Auto-Oriented Commercial and Pub (ZC26) – Ironwood" zone.

Advisory Design Panel Comments

Phase I of the project was reviewed and supported by the Advisory Design Panel on April 6, 2005. Given that Phase II is consistent with the established design program, the application was not referred to the Advisory Design Panel for review.

Analysis

Conditions of Adjacency

- The subject application constitutes Phase II of a two-phase commercial development. The site is located east of Phase I and is adjacent to the neighbouring industrial property. The proposed development will present carefully detailed side elevations, moderate retaining wall and a decorative metal picket fence to the adjacent lower industrial property. Downward facing lighting fixtures will light the parking area while avoiding glare and light pollution. No east side yard landscaping buffer has been provided for the front building to the shared property line with the adjacent industrial property because of the operational need for a drive aisle and minimum viable commercial unit size; and
- The project complies with the flood construction level requirement to raise the building slab elevation to minimum 2.9 m GSC. Phase I was built under a previous lower requirement of 2.6 m GSC. With the flood construction level requirement, accessibility requirements, ground level continuity with Phase I and associated site grading, the site will be raised above the Steveston Highway sidewalk level. To mitigate the visual impact of parked cars raised above the sidewalk level, continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the Steveston Highway streetscape as a continuation of the existing landscape treatment in Phase I.

Urban Design and Site Planning

- The Phase II commercial buildings have been located on the site to tie into the site planning of Phase I in regards to building architectural form and character, landscaping, siting, parking, vehicle and pedestrian movement;
- Pedestrian scaled and oriented frontage character facing Steveston Highway across the surface parking area, and pedestrian connections between the buildings, through the parking areas and to both No. 5 Road and Steveston Highway have been incorporated through both phases;
- The provision of 140 parking spaces onsite exceeds the bylaw requirement. The provision of seven (7) accessible parking spaces exceeds the bylaw requirement;
- Private garbage and recycling collection is accommodated in Phase I; and
- A loading bay is provided contiguous with the one-way drive aisle located at the east edge of the site, which is acceptable to the Transportation Division.

Architectural Form and Character

- The proposed simple building forms fit the form and character of the established Phase I, articulated with strong column expression, pilasters, recessed entries, and projecting awnings and canopies;
- The proposed building materials (Hardi-board and batten, Hardi shakes, Hardi trim, glass and painted steel canopies, canvas awnings, glazing in anodized framing, cultured ledge stone and spandrel glazing) are consistent with the existing shopping centre and the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated in the overall two-phase development with three (3) significantly different building types, varying setbacks, and landscaping areas of varying dimensions; and
- Signage opportunities are integrated into the architectural design including signage and awnings attached to the buildings. Separate application(s) are required to permit signage. Two (2) free standing sign towers for the commercial development were included in the proposal for phase I: one (1) facing No. 5 Road and the other facing Steveston Highway.

Landscape Design and Open Space Design

- The landscape design includes six (6) new trees on this small site with limited frontage. The new trees proposed will soften the visual impact of the surface parking areas;
- The landscape design also includes planting areas along the east edge of the site and special paving treatment with patterning and colour to aid in defining pedestrian sidewalks, drive aisle areas and parking areas;
- The applicant is proposing to install a variety of City boulevard planting along the Steveston Highway streetscape as an extension of onsite tree and shrub planting, which is acceptable to Parks and Operations. The present and future owners will be responsible for maintaining the landscaping under the Boulevard Maintenance Regulation Bylaw;
- Parking is partially screened from Steveston Highway with landscaping; and
- Decorative metal picket fencing with carefully detailed wood posts is provided along the east property lines adjacent to the industrial lot.

Crime Prevention Through Environmental Design

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

Servicing and Utilities Capacity

- Required City infrastructure upgrades and connections were designed to accommodate both phases of development (SA 05-301070).

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

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 \$13,108.

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

- Separate Building Permit for 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.
- Submission of a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-594513

Attachment 1

Address: 11000 No. 5 Road

Applicant: Sandhill Development Ltd.

Owner: Sandhill Development Ltd.

Planning Area(s): Ironwood Sub-Area (Shellmont)

	Existing	Proposed
Site Area:	8,420 m ²	No Change
Land Uses:	Vacant portion of Commercial site	Commercial
OCP Designation:	Commercial	No Change
Zoning:	Auto-Oriented Commercial and Pub (ZC26) – Ironwood	No Change
Number of Units:	Vacant	2 commercial buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.41	None Permitted
Lot Coverage:	Max. 50%	31%	None
Front Yard (Steveston Hwy)	Min. 6 m	16.3 m	None
Side Yard (No. 5 Road)	N/A	N/A	None
Setback – Side Yard (east)	N/A	0.1 m – 4.1 m	None
Setback – Rear Yard (south)	N/A	0 m	None
Height (m):	Max. 12 m	7.3 m	None
Off-street Parking Spaces	135	140	None
Accessible Parking Spaces	Min 2% (3 spaces)	5% (7 spaces)	None
Small Car Parking Spaces	Max 50 % (70 spaces)	27% (38 spaces)	None



City of Richmond

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK
PJ LOVICK ARCHITECT LTD.
3707 1ST AVENUE
BURNABY, BC V5C 3V6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$13,108. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK
PJ LOVICK ARCHITECT LTD.
3707 1ST AVENUE
BURNABY, BC V5C 3V6

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

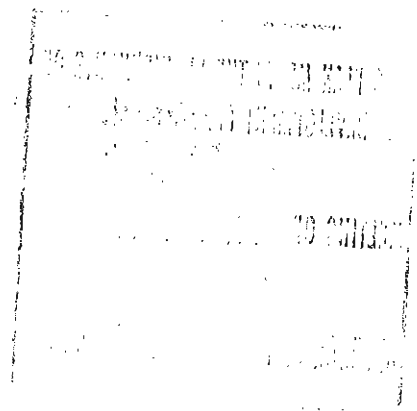
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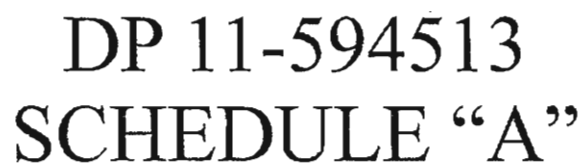
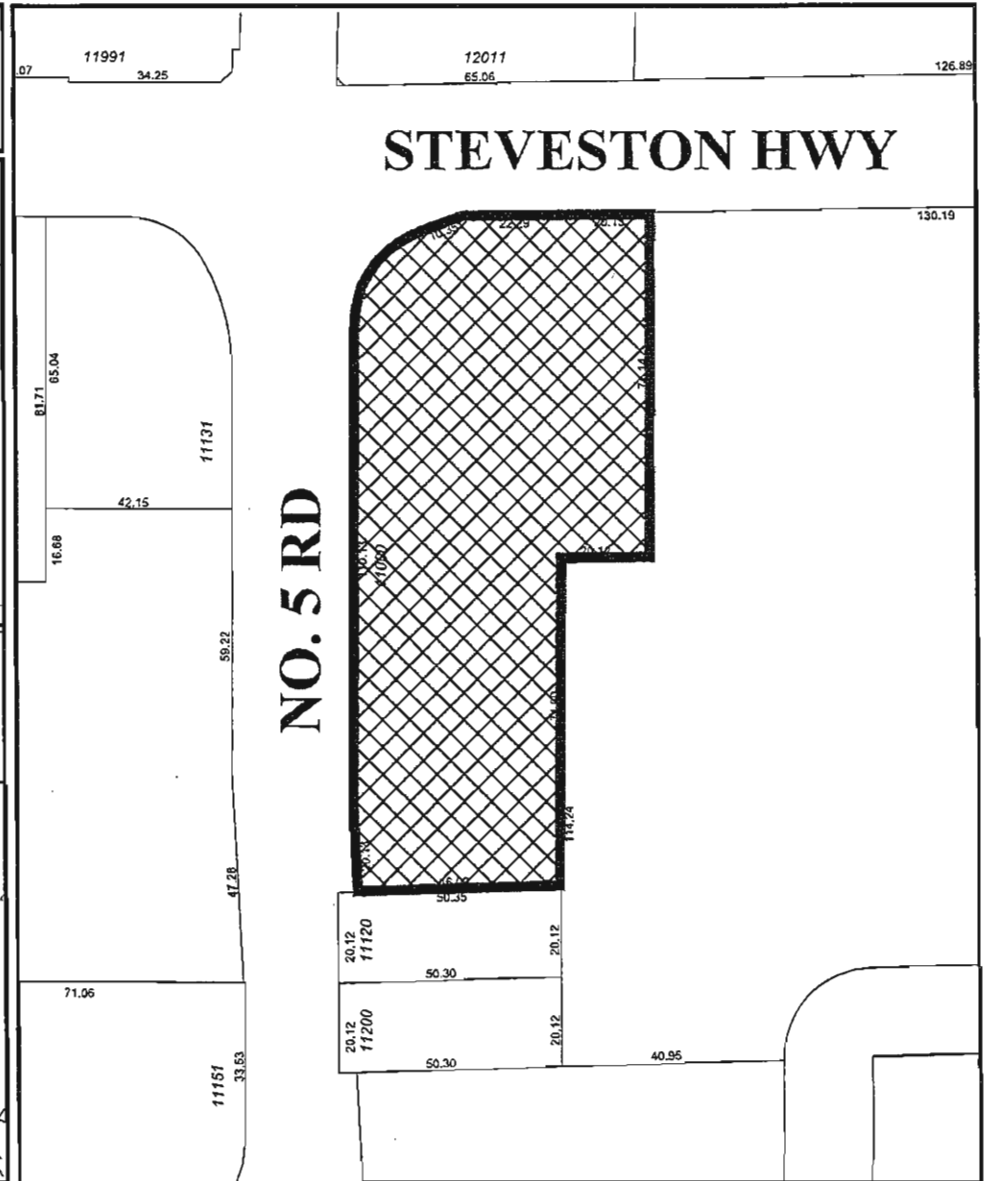
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

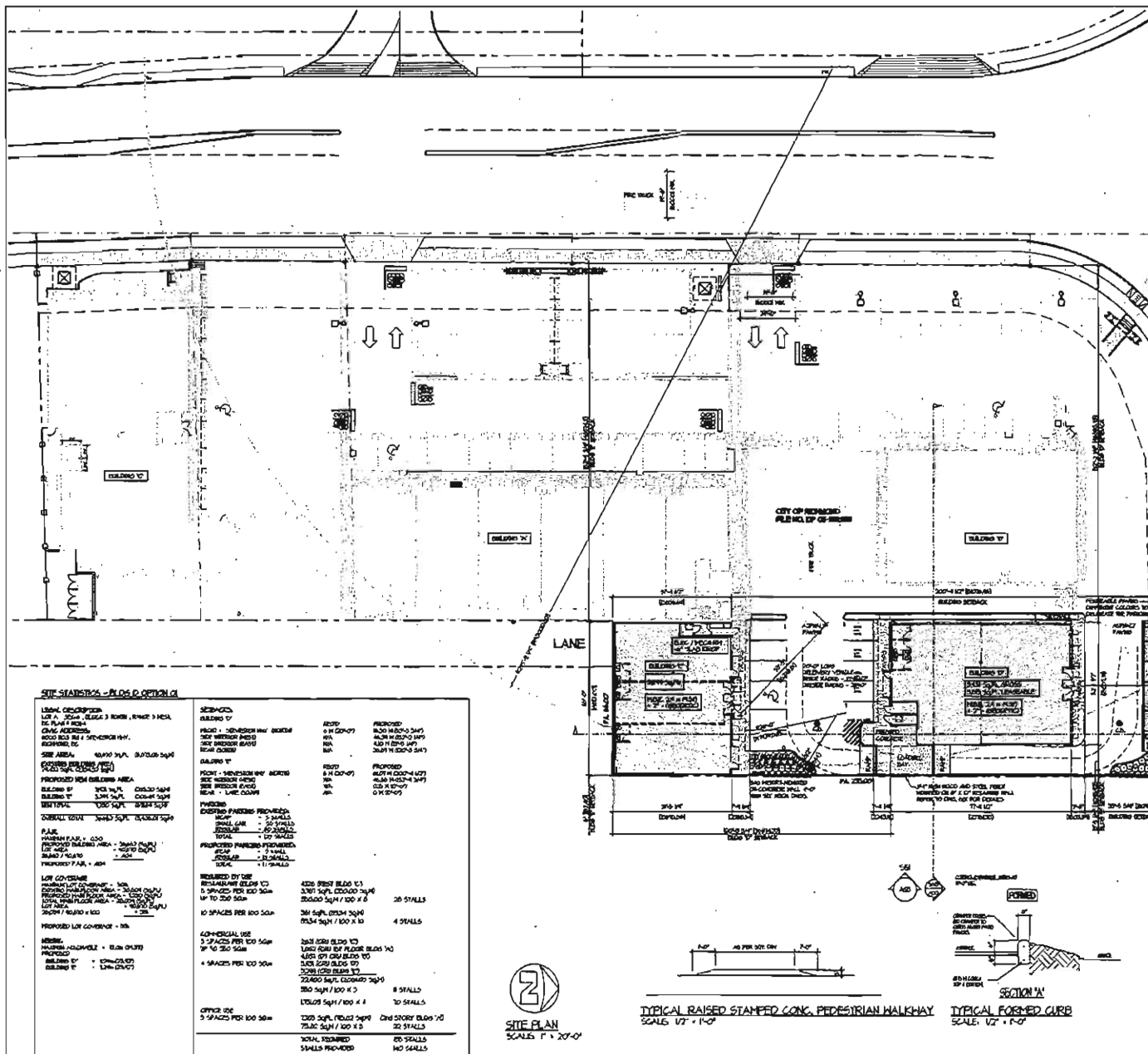
DELIVERED THIS DAY OF , .

MAYOR





Note: Dimensions are in METRES



Notes:

- DP 05-292236 applies to Phase I area
- DP 11-594513 is limited to Phase II area
- Pedestrian and vehicle connections between Phase I and Phase II are wheelchair accessible.
- Sustainability features: 93 sq.m. permeable paving
- Includes off-site boulevard planting.
- Separate permits required for signage.

REV	DATE	DESCRIPTION
01	01/27/12	ISSUED FOR CITY COMMENTS
02	01/27/12	ISSUED FOR DEVELOPMENT PERMIT
03	01/27/12	ISSUED FOR CITY COMMENTS

DATE: 01/27/12

DATE: 01/27/12

P. FLOVICK
ARCHITECT LTD

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 5V6 E-MAIL: pflovick@pflovick.com
TEL: 604-296-3700 FAX: 604-296-6081

Member of the ABC
Member of the BCC
Member of the AIA
Member of the RIBA

DATE: 01/27/12
SCALE: 1/2" = 1'-0"
SANDS PLAZA PHASE II
2040, 1060 - HAS ROAD
RICHMOND, B.C.

DATE: 01/27/12
SCALE: 1/2" = 1'-0"
SANDS PLAZA PHASE II
2040, 1060 - HAS ROAD
RICHMOND, B.C.

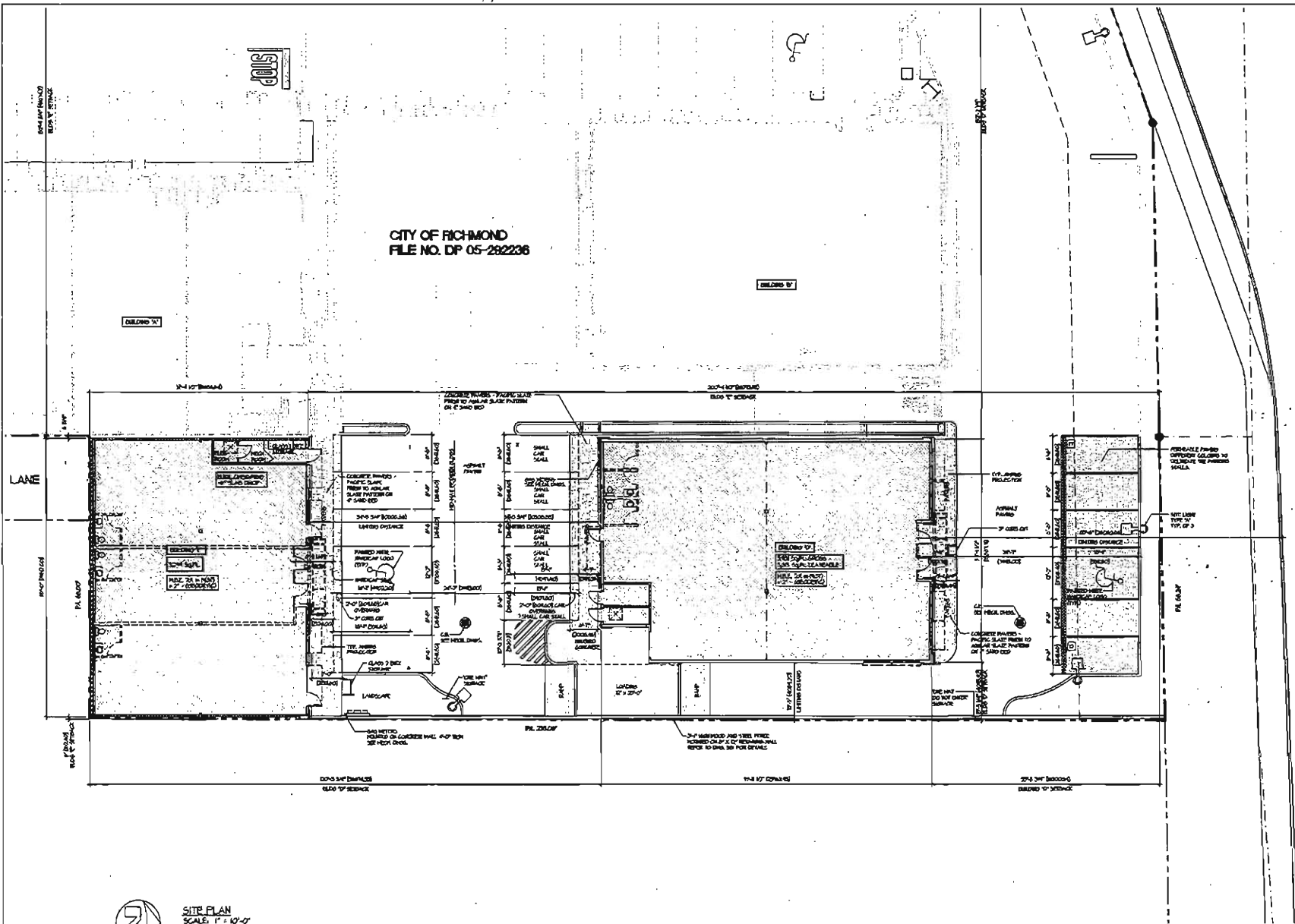
DATE: 01/27/12
SCALE: 1/2" = 1'-0"
SANDS PLAZA PHASE II
2040, 1060 - HAS ROAD
RICHMOND, B.C.

SEE PLAN # 2
FOR SITE PLAN

Plan 1 Jan 27 2012
DP 11-594513

SANDS PLAZA PHASE II - 11-53

CITY OF RICHMOND
FILE NO. DP 05-282236



SITE PLAN
SCALE: 1" = 10'-0"
SITE AREA 16,000 Sq. Ft.

REV	DATE	DESCRIPTION
01	01/27/12	RE-DESIGNED FOR CITY COMMENTS
02	01/27/12	RE-DESIGNED FOR CITY COMMENTS
03	01/27/12	RE-DESIGNED FOR CITY COMMENTS
04	01/27/12	RE-DESIGNED FOR CITY COMMENTS
05	01/27/12	RE-DESIGNED FOR CITY COMMENTS
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18	01/27/12	RE-DESIGNED FOR CITY COMMENTS
19	01/27/12	RE-DESIGNED FOR CITY COMMENTS
20	01/27/12	RE-DESIGNED FOR CITY COMMENTS

CONSULTANT'S SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL EXISTING SHALL NOT BE
WORKED



3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: plovick@plovick.com
tel: 604-298-3700 fax: 604-298-6081
Member of the AEC
Member of the SAC
Member of the AIA
Member of the BCMA
Member of the BCMA

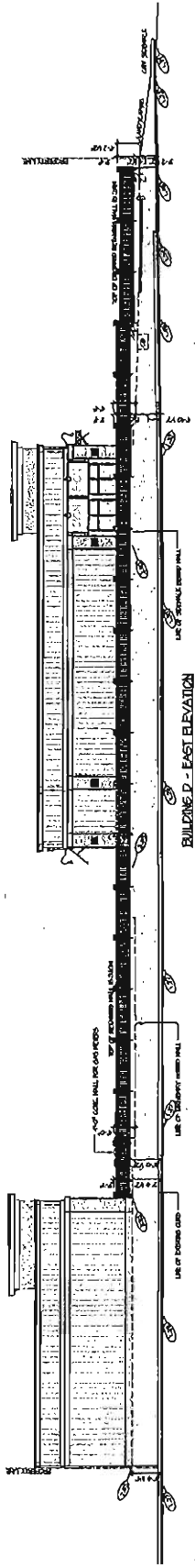
CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL EXISTING SHALL NOT BE
WORKED

SANDS PLAZA PHASE II
1040, 1050 - 1055 ROAD
RICHMOND, B.C.

SITE PLAN
PLAN #2
REVISED: 01/27/12
A52
REV: 01/27/12
A52
REV: 01/27/12
A52

Plan 2 Jan 27 2012
DP 11-594513

SANDS PLAZA PHASE II - 11-53

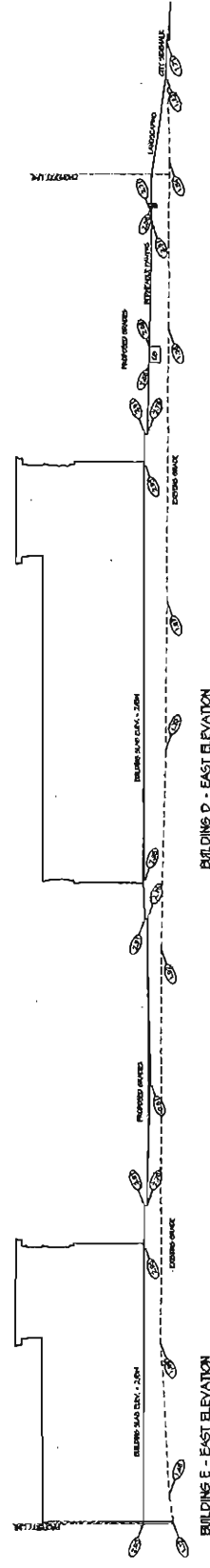


EAST PROPERTY LINE ELEVATION (STREETSCAPE 550)
SCALE 1/8" = 1'-0"



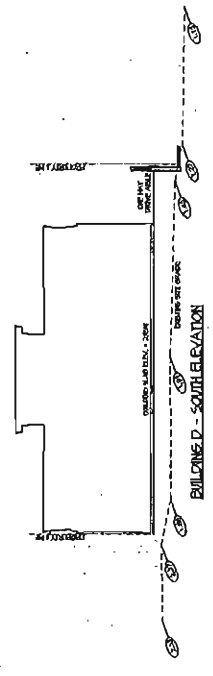
BUILDING D - NORTH ELEVATION

NORTH PROPERTY LINE ELEVATION (STREETSCAPE 552)



BUILDING D - EAST ELEVATION

SITE SECTION A
SCALE 1/8" = 1'-0"



BUILDING D - SOUTH ELEVATION

SITE SECTION B
SCALE 1/8" = 1'-0"

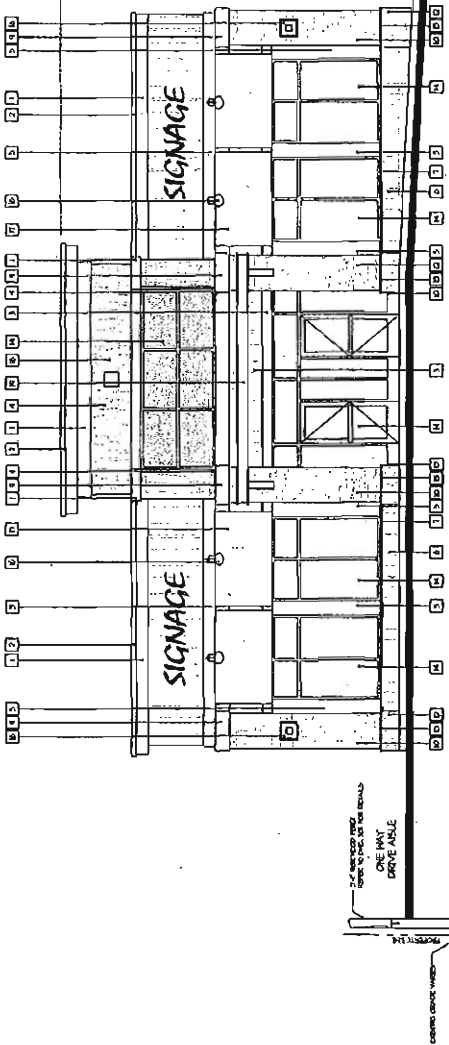
Plan 3 Jan 27 2012
DP 11-594513

NO.	DATE	DESCRIPTION
01	01/27/12	REVISIONS
02	01/27/12	REVISIONS
03	01/27/12	REVISIONS
04	01/27/12	REVISIONS
05	01/27/12	REVISIONS
06	01/27/12	REVISIONS
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19	01/27/12	REVISIONS
20	01/27/12	REVISIONS

DATE: 01/27/12

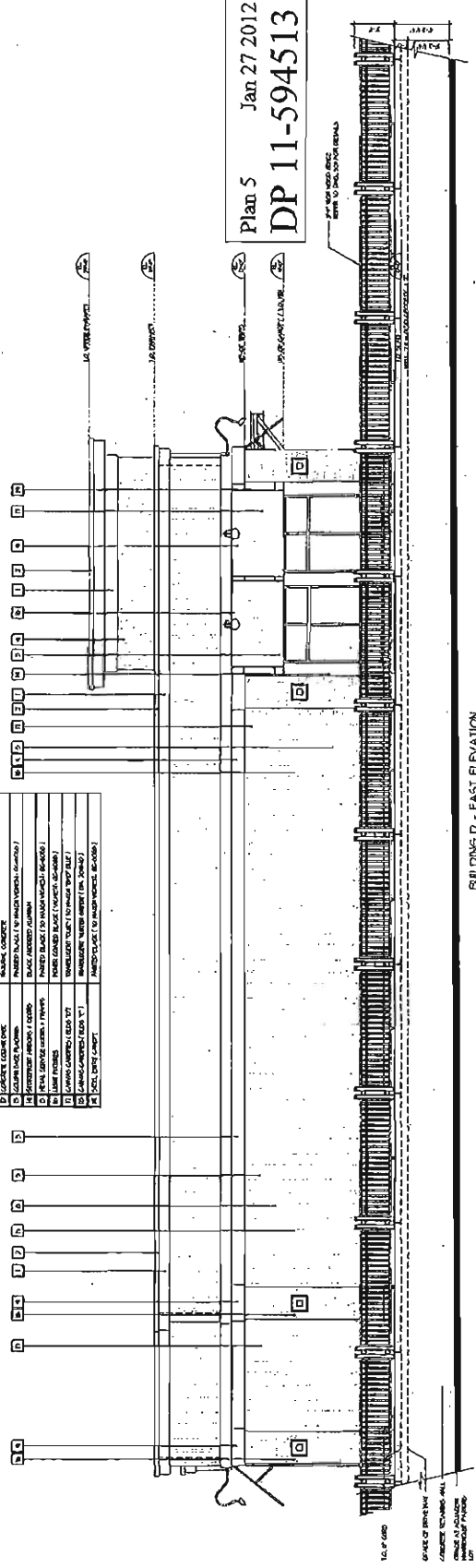
PILLOW ARCHITECT LTD.
3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 2Y6 E-MAIL: pillowarchitect.com
TEL: 604-708-0700 FAX: 604-708-6881
Member of the ABC
British Columbia Association of Architects
Certified Professional Architect
Member of the B.C.A.A.

SANDS PLAZA PHASE II - 11-53
SANDS PLAZA PHASE II
1040 1040 1040 ROAD
BURNABY, B.C.
SANDS PLAZA PHASE II
STREETSCAPES
PLAN 13
DATE: 01/27/12
SCALE: 1/8" = 1'-0"
NOV 2011



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

ITEM / MATERIAL	COLOR
1. HANDRAILS, STAINLESS STEEL	STAINLESS STEEL (FIN. 304/316)
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20. HANDRAILS, STAINLESS STEEL	STAINLESS STEEL (FIN. 304/316)



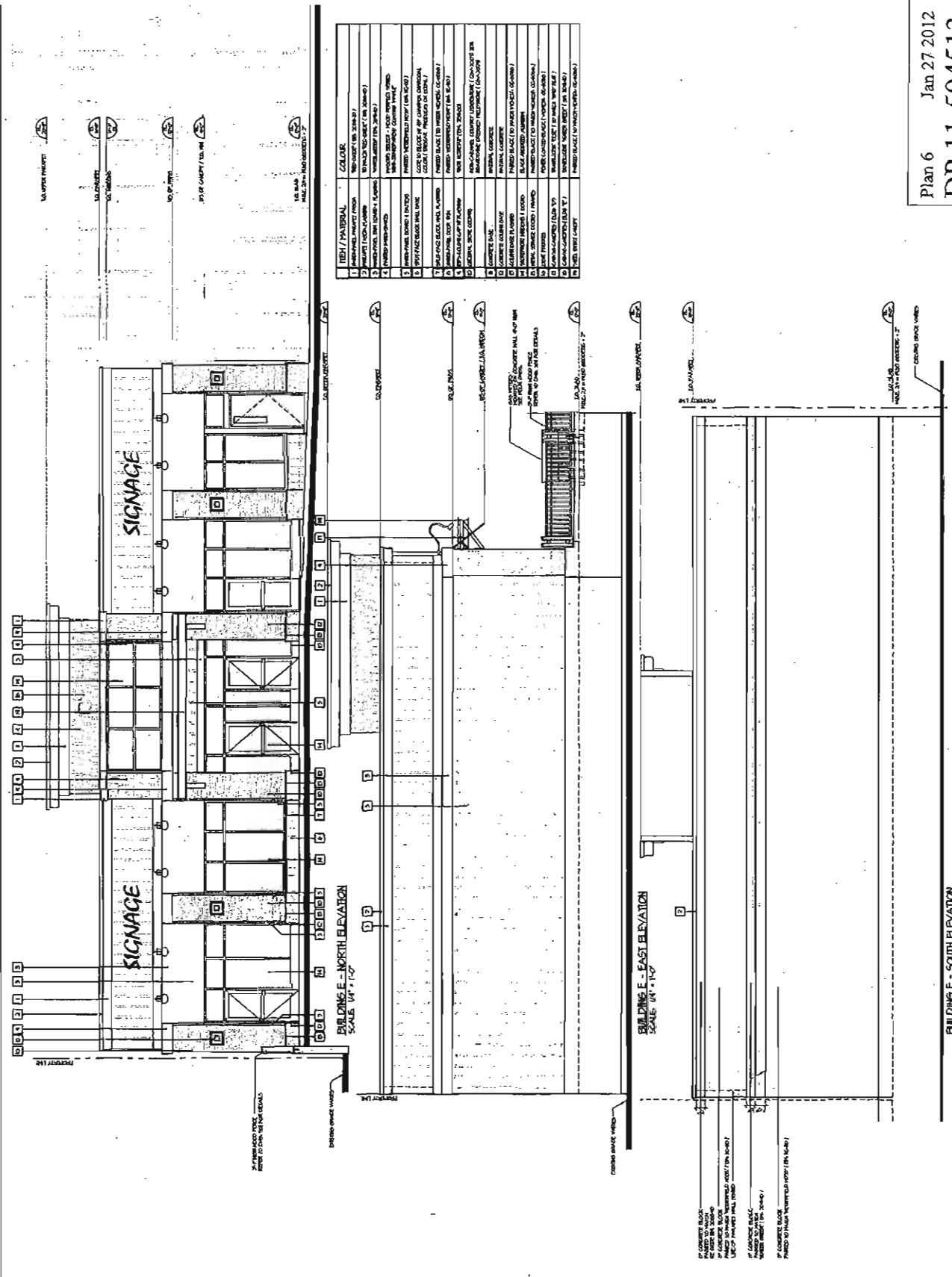
BUILDING D - EAST ELEVATION
SCALE: 1/4" = 1'-0"

ITEM	DESCRIPTION
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4	Handrails, Stainless Steel
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19	Handrails, Stainless Steel
20	Handrails, Stainless Steel

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 2N6
TEL: 604-293-7700
FAX: 604-298-6081
www.belowich.com



SANDS PLAZA PHASE II
1040 1080 - 105 ROAD
BURNABY, BC
V5C 2N6
TEL: 604-293-7700
FAX: 604-298-6081
www.belowich.com

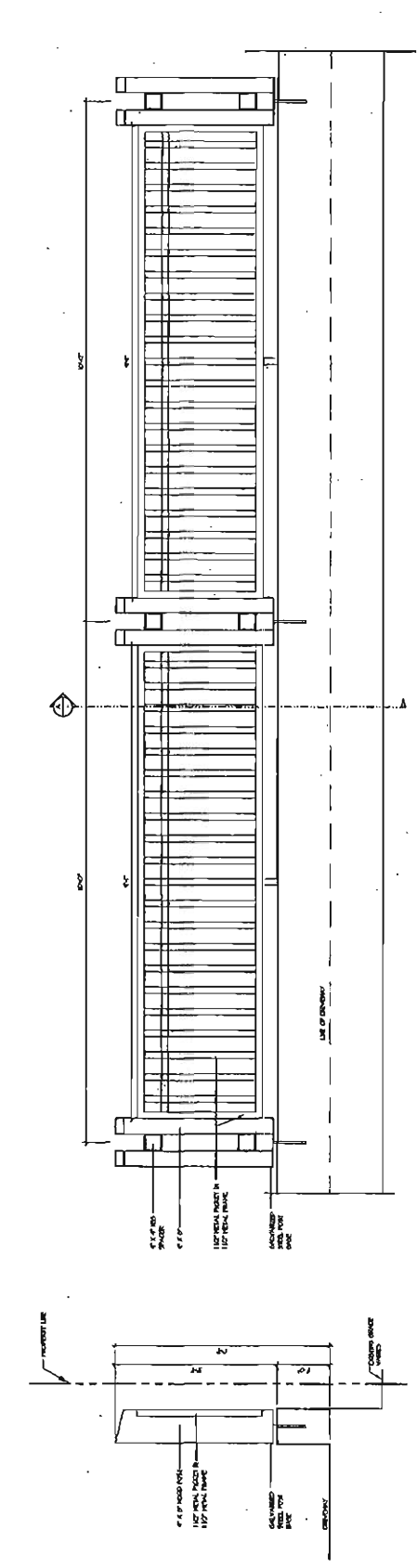
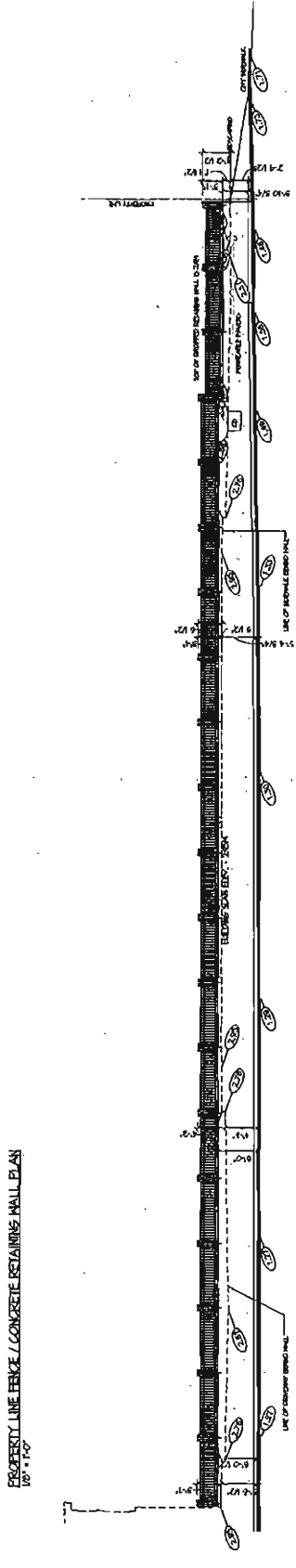
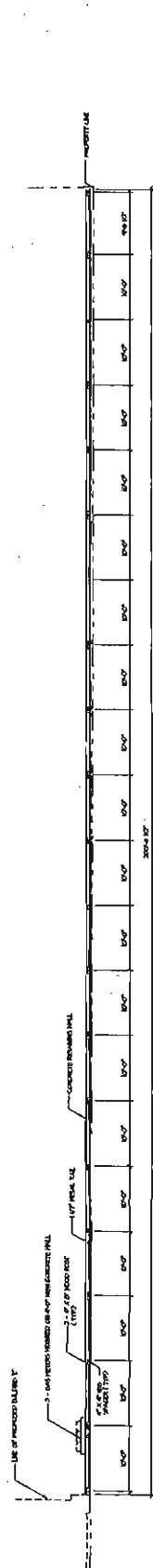


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SANDS PLAZA PHASE II
11440 116th AVE. N.W.
SCOTTSDALE, AZ 85257
SANDS PLAZA PHASE II
ELEVATIONS
PLAN NO.
11-20
A08
11-20
11-20
11-20

Plan 6 Jan 27 2012
DP 11-594513



Plan 7 Jan 27 2012
DP 11-594513

NO.	DATE	DESCRIPTION
1	10/20/11	REVISION: 10' OF 10' DIA. PIPE
2	10/20/11	REVISION: 10' OF 10' DIA. PIPE
3	10/20/11	REVISION: 10' OF 10' DIA. PIPE
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18	10/20/11	REVISION: 10' OF 10' DIA. PIPE
19	10/20/11	REVISION: 10' OF 10' DIA. PIPE
20	10/20/11	REVISION: 10' OF 10' DIA. PIPE

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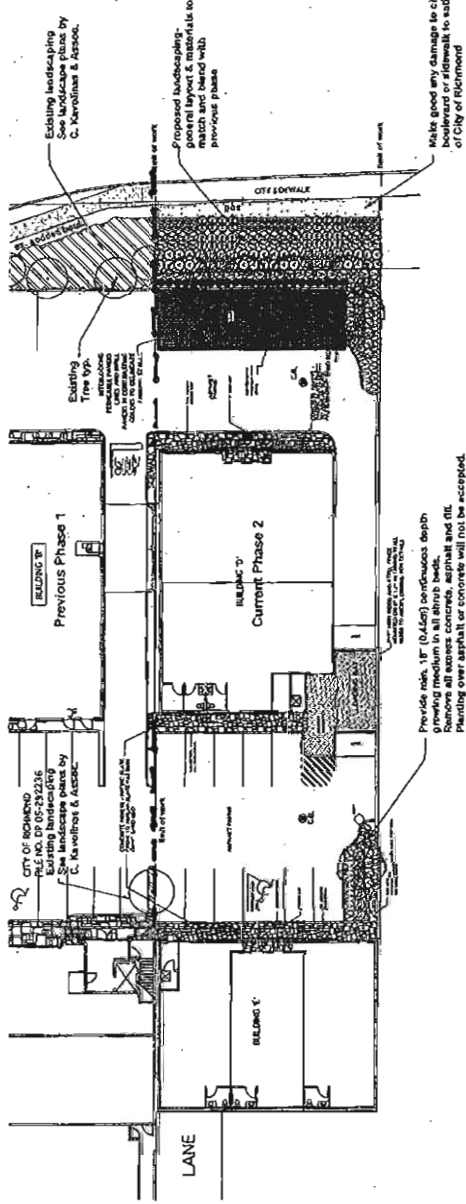
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Member of the Y.A.
Member of the Z.A.

NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE DC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE EXTRACTS OF THE CITY OF RICHMOND STANDARD, UNLESS OTHERWISE NOTED.
2. PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
3. GROWING MEDIUM TO BE WEDGED FREE AND COMPOSTED, CONFORMING TO IDENTICAL STANDARD FOR LEVEL 2 BUILT.
4. PROVIDE TOPSOIL DEPTH AS FOLLOWS:
TREES: 1m IN ALL DIRECTIONS FROM ROOT BALLS, MIN. 2 TO PER TREE
SHRUBS AND GROUNDCOVERS: 1m DEPTH CONTINUOUS
LAWN AREAS: 1m DEPTH CONTINUOUS
5. PROVIDE 2" DEPTH COMPOSTED MULCH/COMPOST MARK MULCH THROUGHOUT ALL PLANTING BEDS.
6. ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED.
7. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

REV	DATE	DESCRIPTION
1	1/27/12	REVISED PER CITY COMMENTS



REFER TO PLAN # 9
FOR BLOW-UP

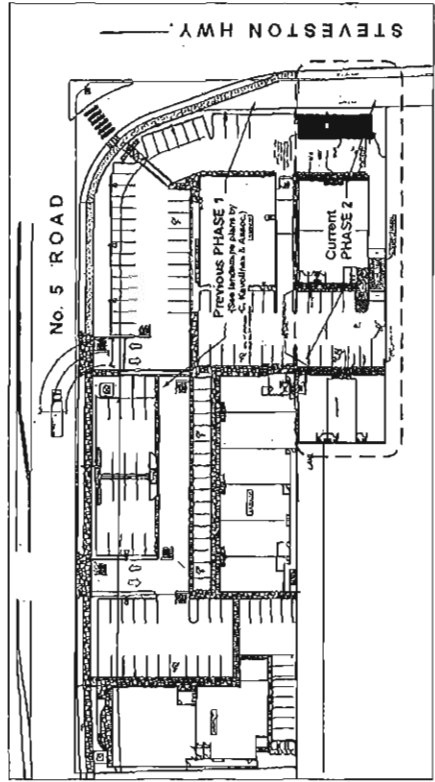
LANDSCAPE PLAN

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
	2	Liquidambar styr. 'Zebra Zee'	Pale Yellow Sweetgum	5cm cal., 1.8m stud.
	1	Prunella americana	Chantrelle (Bradford) Pear	5cm cal., 1.8m stud.
SHRUBS				
	41	Abies 'Edward Goucher'	Edward Goucher Abies	#3 Cont.
	15	Aucuba japonica 'Nana Compacta'	Crinum Aralia	#2 Cont.
	16	Malva moschata	Dog Dogon Grass	#2 Cont.
	30	Rhododendron 'Topsy Bear'	Topsy Bear Rhododendron	#2 Cont.
	28	Ribes sanguineum	Red Flaming Current	#2 Cont.
	23	Thuja occ. 'Smaragd'	Hedge Cedar	1.8m H., 0.75m O.C.
	61	Viburnum luteum Dwarf	Dwarf Spring Bouquet Viburnum	#2 Cont.
GROUNDCOVERS				
	50	Gaillardia 'Avalanche'	Solid	#1 Cont. 50cm O.C.

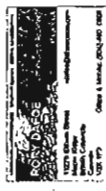
NOTES:
CONTACT LANDSCAPE ARCHITECT PRIOR TO STARTING WORK ON ANY DELIVERABLES 00-00-0000
ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE DC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE EXTRACTS OF THE CITY OF RICHMOND STANDARD, UNLESS OTHERWISE NOTED.
PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
GROWING MEDIUM TO BE WEDGED FREE AND COMPOSTED, CONFORMING TO IDENTICAL STANDARD FOR LEVEL 2 BUILT.
PROVIDE TOPSOIL DEPTH AS FOLLOWS:
TREES: 1m IN ALL DIRECTIONS FROM ROOT BALLS, MIN. 2 TO PER TREE
SHRUBS AND GROUNDCOVERS: 1m DEPTH CONTINUOUS
LAWN AREAS: 1m DEPTH CONTINUOUS
PROVIDE 2" DEPTH COMPOSTED MULCH/COMPOST MARK MULCH THROUGHOUT ALL PLANTING BEDS.
ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED.
ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

KEY PLAN Scale = 1:500



Plan 8 Jan 27 2012
DP 11-594513

PROJECT	SANDS PLAZA PHASE II
LOCATION	11045, 11060 - HWY ROAD
CITY	RICHMOND, B.C.
DESIGNER	LANDSCAPE PLAN
DATE	1/27/12
BY	1/27/12
CHECKED	1/27/12
DATE	1/27/12



Professional seal and registration information for the landscape architect.

NO.	DATE	DESCRIPTION
1	05-20-2012	PHASE I NEIGHBORING BUILDINGS
2	05-20-2012	SEE DP FILE NO. 05-202236
3	05-20-2012	PHASE I NEIGHBORING BUILDINGS
4	05-20-2012	SEE DP FILE NO. 05-202236
5	05-20-2012	PHASE I NEIGHBORING BUILDINGS
6	05-20-2012	SEE DP FILE NO. 05-202236
7	05-20-2012	PHASE I NEIGHBORING BUILDINGS
8	05-20-2012	SEE DP FILE NO. 05-202236
9	05-20-2012	PHASE I NEIGHBORING BUILDINGS
10	05-20-2012	SEE DP FILE NO. 05-202236
11	05-20-2012	PHASE I NEIGHBORING BUILDINGS
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18	05-20-2012	SEE DP FILE NO. 05-202236
19	05-20-2012	PHASE I NEIGHBORING BUILDINGS
20	05-20-2012	SEE DP FILE NO. 05-202236

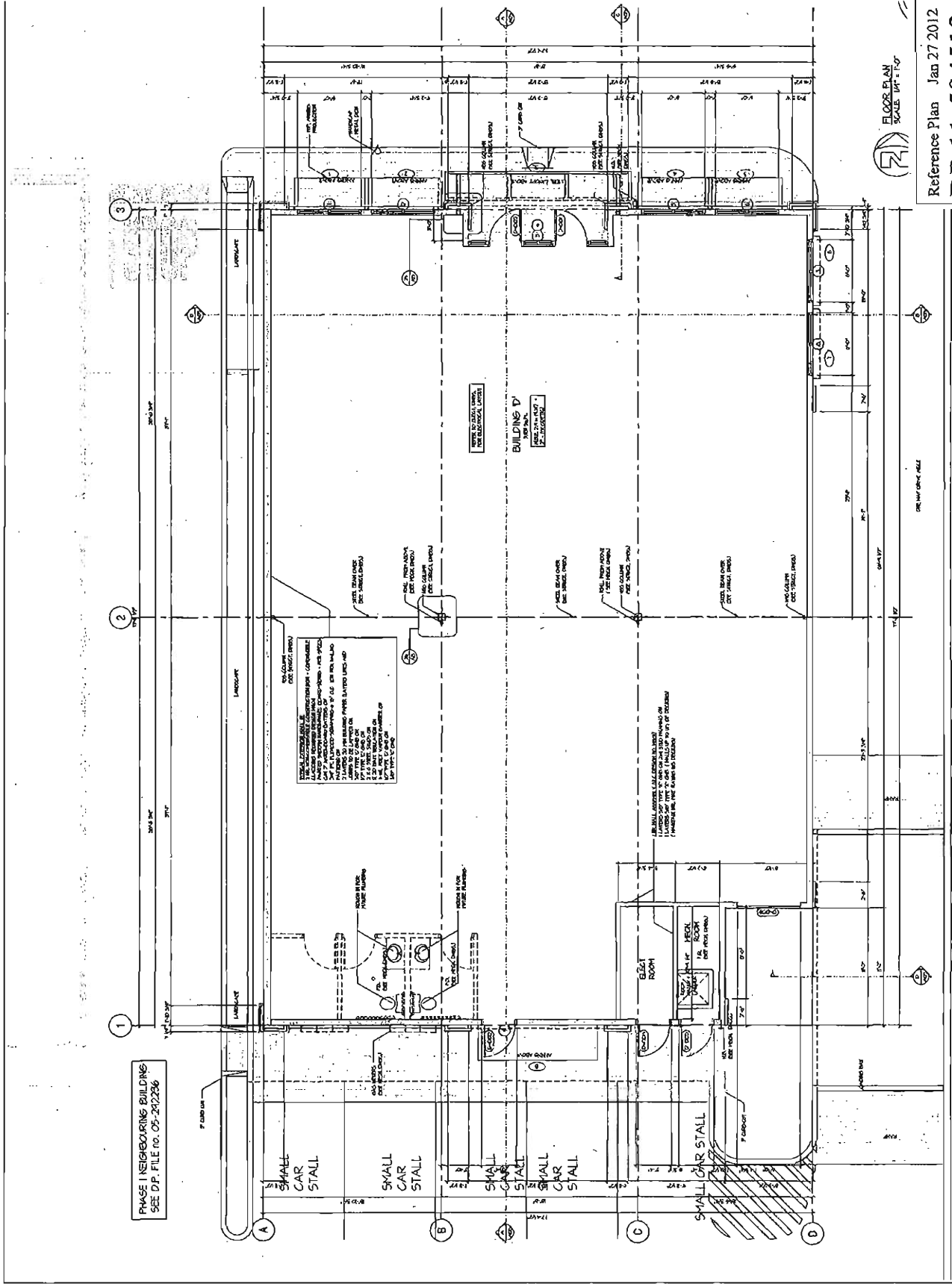
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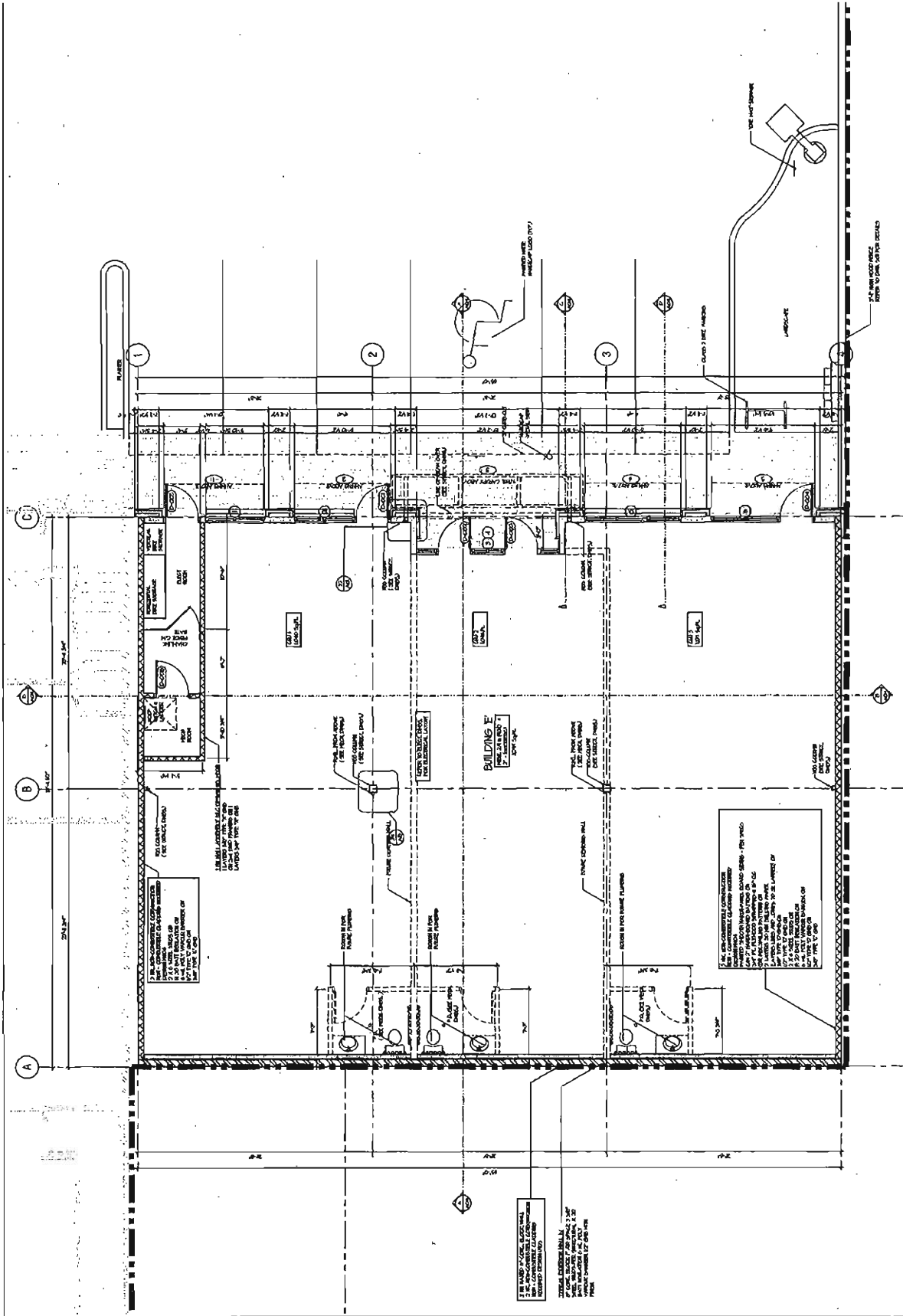
SANDS PLAZA PHASE II
8000 BDOO - 105 ROAD
REDFORD, BC

BUILDING D'
FLOOR PLAN
PLAN B4

U/S3
A01
100' x 100'
100' x 100'



Reference Plan Jan 27 2012
DP 11-594513



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

Reference Plan Jan 27 2012
DP 11-594513

NO.	DESCRIPTION	DATE	BY	CHKD.
01	REVISIONS			
02	REVISIONS			
03	REVISIONS			
04	REVISIONS			
05	REVISIONS			
06	REVISIONS			
07	REVISIONS			
08	REVISIONS			
09	REVISIONS			
10	REVISIONS			

DATE: 1/27/12
BY: [Signature]
CHKD: [Signature]

PROJECT: SANDS PLAZA PHASE II
LOCATION: 1100 N. 10TH AVE., RICHMOND, VA 23261



3707 1st AVENUE
RICHMOND, VIRGINIA 23261
PHONE: (804) 781-1100
FAX: (804) 781-1101
WWW.PHOENIXARCHITECT.COM

CONTRACT NO. 11-594513
SANDS PLAZA PHASE II
FLOOR PLAN
DATE: 1/27/12
BY: [Signature]
CHKD: [Signature]

SANDS PLAZA PHASE II
1100 N. 10TH AVE., RICHMOND, VA 23261

BUILDING E
FLOOR PLAN
DATE: 1/27/12
BY: [Signature]
CHKD: [Signature]

NO. 11-594513
DATE: 1/27/12
BY: [Signature]
CHKD: [Signature]