



To: Development Permit Panel

Date: February 7, 2013

From: Wayne Craig
Director of Development

File: DP 12-601311

Re: **Application by Interface Architecture for a Development Permit at 2760, 2780 and 2800 Smith Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey industrial building at 2760, 2780 and 2800 Smith Street on a site zoned Light Industrial (IL); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the Smith Street setback from 3.0 m to 0.0 m; and
 - b) Reduce the Douglas Street setback from 3.0 m to 1.17 m.


Wayne Craig
Director of Development

EL:kt

Staff Report

Origin

Interface Architecture has applied to the City of Richmond for permission to develop a two-storey industrial building at 2760, 2780 and 2800 Smith Street on a site zoned Light Industrial (IL). The site is currently vacant.

There is no rezoning application associated with this project. A Servicing Agreement for frontage improvements is required prior to issuance of the forthcoming Building Permit (see **Attachment 1** for details).

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 2**) 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: Existing industrial buildings and single-family dwellings on lots zoned Light Industrial (IL).
- To the east: A vacant, city owned property designated for future park uses as per the City Centre Area Plan (**Attachment 3**).
- To the south: Douglas Street, which will be closed for future park uses as per the City Centre Area Plan; and across Douglas Street, existing industrial building on a lot zoned Light Industrial (IL).
- To the west: Across Smith Street, existing industrial buildings and single-family dwellings on lots zoned Light Industrial (IL).

Rezoning and Public Hearing Results

There is no rezoning application associated with the proposed Development Permit.

Staff Comments

Tree Preservation

There is no bylaw-sized tree on site; thus, no arborist report was requested. However, there is a hedgerow located on the existing city boulevard in front of the site's Smith Street and Douglas Street frontages. The developer is proposing to remove the hedgerow to allow for the zero building setback and the construction of a new sidewalk along the property line. Parks Operations staff have reviewed the condition of the hedge and agreed to the proposed removal; a cash compensation in the amount of \$2,600 is determined.

Site Servicing

The developer is required to investigate storm water source control options onsite to improve onsite permeability and reduce the runoff into the City system. The developer is proposing to provide an approximately 2.1 m (7.0 ft.) wide landscape strip with a bioswale in it to dissipate parking lot runoff. A commitment letter to install this alternative measure is required as part of the Servicing Agreement application; otherwise, a storm analysis and upgrades may be required.

Sanitary analysis and upgrades are not required. A site analysis will be required on the servicing agreement drawings (for site connection only).

Replacement or relocation of existing 300 mm AC water main may be required along Smith Street if the water main is impacted by frontage works. An additional hydrant is required to achieve minimum spacing within industrial areas.

Frontage Improvements

Prior to Building Permit issuance, the developer is required to enter into a standard Servicing Agreement for the design and construction of the following upgrades on the frontages; works include, but are not limited to:

On Smith Street:

- Construction of a 2.0 m concrete sidewalk at the property line along the entire frontage.
- Installation of a grass & treed boulevard between the new sidewalk and the existing curb.
- Installation of a curb return on the northeast corner of the Smith Street / Douglas Street intersection in order to provide dual wheelchair ramps.

Note: Existing streetlight pole may need to be relocated.

As per Bylaw 8751, the electrical and telecommunication services for the development are to be underground.

Since this development site is within City Centre, the developer is responsible for the under-grounding of the existing private utility pole line and/or installation of pre-ducting for private utilities along their frontage, subject to concurrence from the private utility companies.

On Douglas Street:

- The existing boulevard to be redeveloped as lawn space with trees planted at 6.0 m. o.c.; Tree species: Ginkgo biloba "Autumn Gold" or "Autumn Gold Ginkgo".

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant is required.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is designated as “Area 1A - New Aircraft Noise Sensitive Land Use Prohibited”. In Area 1A, aircraft noise sensitive land uses such as residential (including residential security/operator unit), school, day care and hospital are not permitted. The proposed development does not include any of the prohibited uses. Registration of a Restrictive Covenant on title including information to address aircraft noise mitigation and public awareness is required.

Development Permit Guidelines

The subject property is located in the Bridgeport Village of the City Centre Area Plan. The subject site is designated “Urban Centre T5 (25 m)” and the Smith Street frontage is designated as “Pedestrian-Oriented Retail Precincts – High Streets & Linkage”.

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) including the Development Permit Guidelines in Schedule 1 of the OCP and the development criteria under the City Centre Area Plan (Sub-Area A3 – Commercial Reserve – Mid-Rise). Furthermore, it is generally in compliance with the Light Industrial (IL) zone, except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Vary the Smith Street setback from 3.0 m to 0.0 m.

(Staff consider the requested setback reduction reasonable as pushing the building closer to the street would create a stronger building presence and improve the streetscape for pedestrians. It also helps to locate the on-grade parking to the rear of the building and provide a landscape buffer along the future liner park along Great Canadian Way.

It is noted that a de-mountable metal/glass canopy at the south entry on Smith Street is proposed in association with the zero front yard setback. This canopy will encroach approximately 1.37 m (4.5 ft.) into the future sidewalk. Staff do not have any objections to this request as it allows for a better articulation of the building façade and complements the overall architecture. The proposed canopy also allows for weather protection for pedestrian over the entry to the proposed tire shop. Council Policy 9002 supports canopies projecting over sidewalks next to shops. As a condition to Development Permit Issuance, the applicant is required to enter into a License Agreement with the City of Richmond for the proposed encroachment. Real Estates Services staff have reviewed the proposed encroachment and requested a one-time user fee of \$4,000 for the proposed encroachment.

No other projections, including future exterior signage, is permitted to overhang the front property line unless a separate approval is granted by Council.)

- 2) Vary the Douglas Street setback from 3.0 m to 1.17 m.

(The Douglas Street end adjacent to the subject site is identified for future park use in the City Centre Area Plan (CCAP). Although the Parks Department has no plan to turn this area into parkland at the present time, no vehicle access to Douglas Street will be permitted from the subject site and from the property on the south side of Douglas Street at the time of redevelopment. Therefore, this south yard of the subject site can be considered an interior side yard, with no setback requirement under the current IL zone. A landscape strip is proposed on this 1.17 m side yard setback as a transition zone to the future parkland.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The massing of the proposed industrial building responds to the future urban context and fits into a transitional area between future “Industrial Reserve – Limited Commercial” use to the east and “Commercial Reserve – Mid-Rise” use to the west.
- Locating the building adjacent to Smith Street responds to the intentions of the CCAP. The proposed building presents a coordinated, urban image characterized by a continuous street wall along the street frontages and achieved the visions for “Pedestrian-Oriented Retail Precincts – High Street & Linkage” in the CCAP.
- As properties within the area redevelop, the character along Smith Street will transition from residential dwellings and low industrial buildings that are setback from the road to a streetscape dominated by a pedestrian sidewalk and continuous building frontages that actively interface with the street. The building will be taller (max 25 m) with parking concealed or screen from public view. Number of access via Smith Street will be reduced as site assemblies are expected (minimum 2,400 m² net development site size).
- This site is designated for medium density (up to 2.0 FAR), mid-rise commercial use in the Bridgeport Village; however, the subject site is not being rezoned to realize its ultimate development potential at this time. Instead, the proposed redevelopment is an interim stage in the incremental transition occurring within the neighbourhood. The proposed building location and design respond to the OCP objectives; locating the building adjacent to Smith Street introduces a more urban and pedestrian oriented commercial character than the adjacent industrial buildings.
- A heavily landscaped strip is proposed at the east edge of the site to screen the proposed garage activities from Great Canadian Way and the planned future liner park along the east property line.

Urban Design and Site Planning

- The subject application proposes to introduce a more urban character to this block. The proposed building design, which presents as two (2) commercial buildings that orient towards Smith Street, will introduce a level of street animation and pedestrian interest along the public edge that is desirable but not characteristic of the existing block.
- The entry driveway is located on the northern edge of the site; surface parking is located internally on the lot and is screened from view by the building.
- A voluntary TDM contribution of \$5,000 towards upgrading a bus landing pad in the vicinity of the development site is proposed; the minimum on-site parking requirement is reduced by 10% as per Section 7.4.4 of Zoning Bylaw 8500.
- The development proposal provides six (6) on-site vehicle parking stalls, two (2) Class-1 and three (3) Class-2 bicycle parking spaces, and one (1) medium sized loading space on site.
- Garbage and recycling facilities are enclosed and located on the south side of the entry driveway.

Architectural Form and Character

- The architectural design intends to clearly express the industrial nature of its proposed use while striving to achieve the street-oriented, vibrant urban environment anticipated by the CCAP.
- The project is to be occupied solely by the service garage tenant/owner, with five (5) service bays, a tire replacement service centre, and ancillary office and staff space over two (2) levels.
- The Smith Street frontage is designed to appear as two (2) adjacent storefronts. The chosen materials, colours, and fenestration patterns are intended to provide two (2) distinct “industrial” looks – one has an older brick-clad facade and the other has a less-ornamental, modern character.

Landscape Design and Open Space Design

- On-site landscaping along the east edge to provide continuous and substantial visual screening of parking lot movements and taller building massing at the southeast corner from Great Canadian Way.
- A mix of shrubs and lower ground cover are proposed along the south edge to provide seasonal colour as well as pedestrian scale to street-oriented facade at future city park at Douglas Street road right of way.
- Very limited landscaping is proposed along Smith Street frontage due to the proposed zero building setback. Street trees will be planted on the new city boulevard as part of the Servicing Agreement.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$16,490.00 with the Development Permit.

Crime Prevention through Environmental Design

- Parking lot flood lighting (hooded to localize light spread) is incorporated.
- Windows at all four facades are proposed for site surveillance.
- Exterior wall alcoves and blind corners are minimized.
- Parking lot and garbage depot area are fenced, gated, and locked.

Sustainability

- In terms of materials, “used-brick” cladding and light-coloured roofing membrane are proposed.
- In terms of design, window vents and low-E glass are provided.
- In terms of fixtures, Energy-Star certified appliances, dual-flush toilets, and low-flow restrictor in showers are proposed.
- In term of storm water management, a bioswale is proposed in the landscape strip along the east edge of the site to dissipate parking lot runoff in order to reduce the stress on the storm system.
- A small amount of permeable pavers (approx. 1.5 m wide) is provided at the driveway entry to increase site permeability.

Conclusions

The proposed development is responsive to the City of Richmond’s design objectives within the City Centre. Although the development proposal does not maximize the site’s potential at this time, the interim use proposed comprehensively responds to the changing character of the City Centre by introducing a more urban development characterized by a strong street presence and screened parking area. The applicant has made a great effort in delivering a design that meets all the applicable development design guidelines and agreed to the Development Permit Considerations (**Attachment 1**). Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician - Design

EL:kt

Attachment 1: Development Permit Considerations Concurrence
Attachment 2: Development Application Data Sheet
Attachment 3: City Centre Area Plan



Development Permit Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 2760, 2780 and 2800 Smith Street

File No.: DP 12-601311

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Enter into a License Agreement with the City of Richmond for the proposed canopy overhang encroachment along Smith Street. The agreement must include languages to ensure that the encroachment is limited to the lifespan of the proposed building as presented in this Development Permit application. Any modifications or redevelopments are subject to review. A one-time user fee of \$4,000 will be required. A Section 219 covenant and SRW for access maybe required.
3. Registration of an aircraft noise indemnity covenant on title.
4. Registration of a flood indemnity covenant on title.
5. City acceptance of the developer's offer to voluntarily contribute \$5,000 towards upgrading a bus landing pad in the vicinity of the development site (Transportation Demand Management (TDM) measure; A/C No. 1051-40-000-00000-0000).
6. City acceptance of the developer's offer to voluntarily contribute \$2,600 to Parks Division's Tree Compensation Fund for the removal of a hedgerow located on the city boulevard in front of the site.
Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
7. Receipt of a Letter of Credit for landscaping in the amount of \$16,490.00 (based on gross floor area of 8,245 ft²).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements and servicing upgrades. Works include, but may not be limited to:
 - a. Frontage Improvements:
 - i. On Smith Street:
 1. construction of a 2.0 m concrete sidewalk at the property line along the entire frontage;
 2. installation of a grass & treed boulevard between the new sidewalk and the existing curb; and
 3. installation of a curb return on the northeast corner of the Smith Street / Douglas Street intersection in order to provide dual wheelchair ramps.

Note: Existing streetlight pole may need to be relocated.
As per Bylaw 8751, the electrical and telecommunication services for the development are to be underground.
Since this development site is within City Centre, the developer is responsible for the under-grounding of the existing private utility pole line and/or installation of pre-ducting for private utilities along their frontage, subject to concurrence from the private utility companies.
 - ii. On Douglas Street:
 1. the existing boulevard to be redeveloped as lawn space with trees planted at 6.0 m. o.c.; Tree species: Ginkgo biloba "Autumn Gold" or "Autumn Gold Ginkgo".

b. Servicing Concerns:

i. Storm:

1. Submission of a commitment letter to install a stormwater source control alternative onsite (i.e. an approximately 2.1 m (7.0 ft.) wide landscape strip with a bioswale in it to dissipate parking lot runoff); otherwise, a storm analysis and upgrades may be required.

ii. Sanitary:

1. A site analysis will be required on the servicing agreement drawings (for site connection only).

iii. Water:

1. Replacement or relocation of existing 300mm AC Watermain may be required along Smith Street if the watermain is impacted by frontage works. An additional hydrant is required to achieve minimum spacing within industrial areas.

c. Service Connections:

- i. Connections to City water, storm and sanitary sewers to be designed via the Servicing Agreement.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of CPTED and sustainability measures in Building Permit (BP) plans as determined via the Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[signed copy on file]

Signed _____

Date _____



DP 12-601311

Attachment 2

Address: 2760, 2780 and 2800 Smith Street

Applicant: Interface Architecture

Owner: Dharminder Singh Kahlon,
Birdavinder Singh Dhaliwal

Planning Area(s): City Centre (Schedule 2.10)

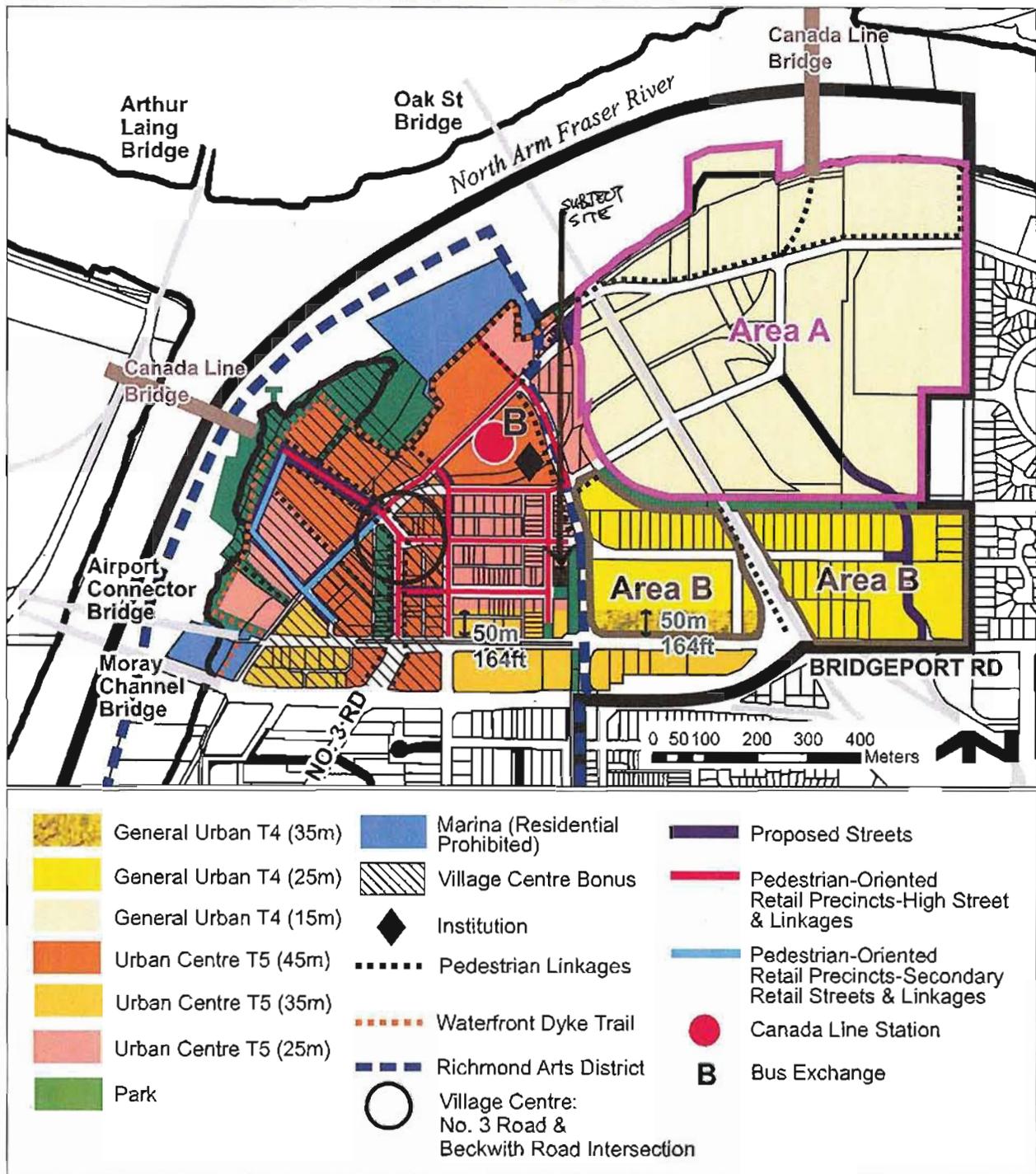
Floor Area Gross: 765.96 m²

Floor Area Net: 750.4 m²

	Existing	Proposed
Site Area:	1099.84 m ²	No Change
Land Uses:	Industrial, Residential	Industrial
OCP Designation:	Schedule 1: Commercial Schedule 2: City Centre Area Plan Sub-Area A3 – Commercial Reserve – Mid-Rise	No Change
Zoning:	Light Industrial (IL)	No Change
Number of Units:	2	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.68	none permitted
Lot Coverage:	Max. 60%	48%	none
Setback – Smith Street (west):	Min. 3.0 m	0.00 m	Variance requested
Setback – Douglas Street (South):	Min. 3.0 m	1.17 m	Variance requested
Setback – north side:	Min. 0.0 m	7.92 m	none
Setback – east side:	Min. 0.0 m	2.43 m	none
Height (m):	Max. 15.0 m	9.3 m	none
Lot Size:	n/a	1099.84 m ²	none
Off-street Parking Spaces – Commercial:	6 stalls with TDM	6 stalls	none
On-site Loading:	1 space	1 space	none
On-site Bicycle Parking:	2 Class-1 and 3 Class-2	2 Class-1 and 3 Class-2	none

Specific Land Use Map: Bridgeport Village (2031)





No. DP 12-601311

To the Holder: INTERFACE ARCHITECTURE

Property Address: 2760, 2780 AND 2800 SMITH STREET

Address: SUITE 230-11590 GAMBIE ROAD
 RICHMOND, BC V6X 3Z5

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) reduce the Smith Street setback from 3.0 m to 0.0 m; and
 - b) reduce the Douglas Street setback from 3.0 m to 1.17 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 #4 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 \$16,490.00 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 12-601311

To the Holder: INTERFACE ARCHITECTURE
Property Address: 2760, 2780 AND 2800 SMITH STREET
Address: SUITE 230-11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

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.
DAY OF

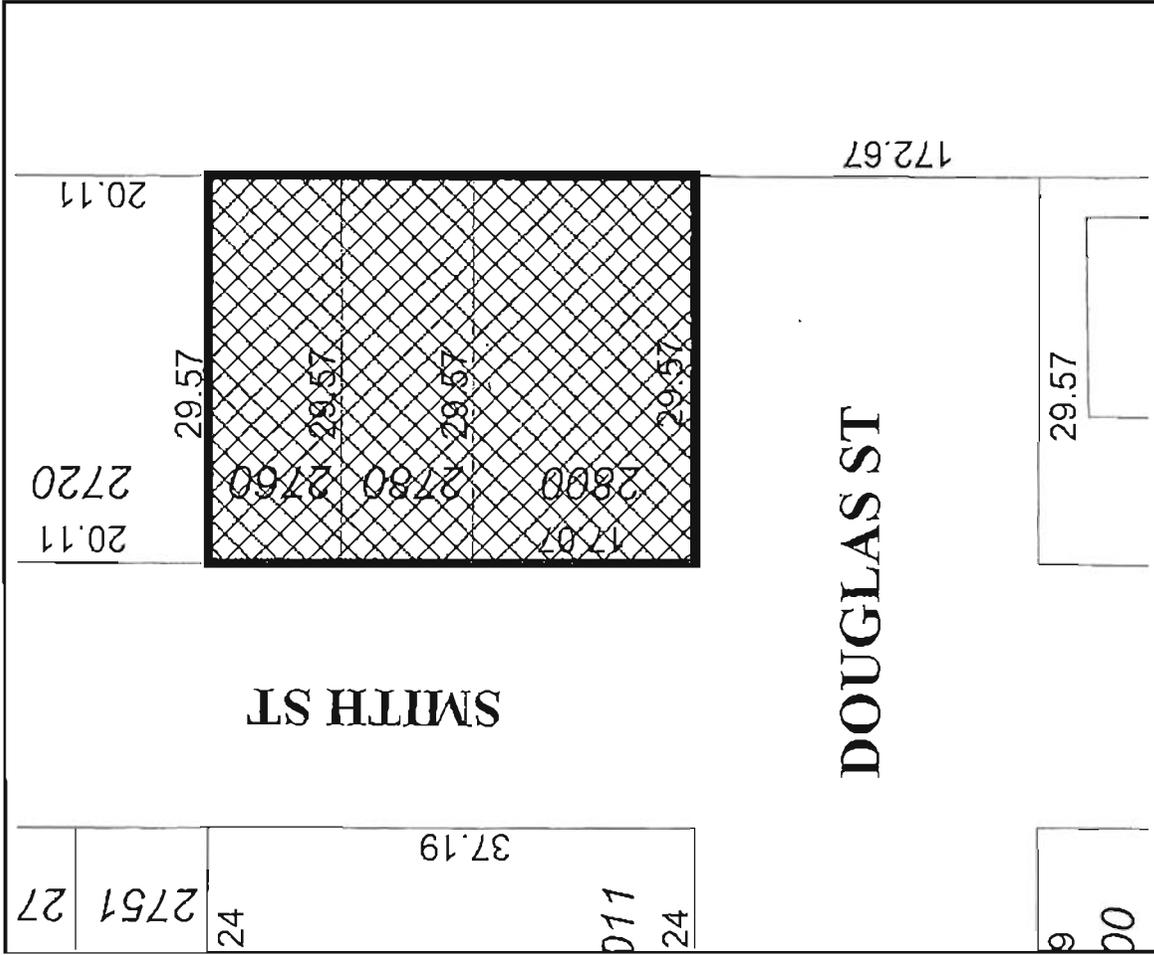
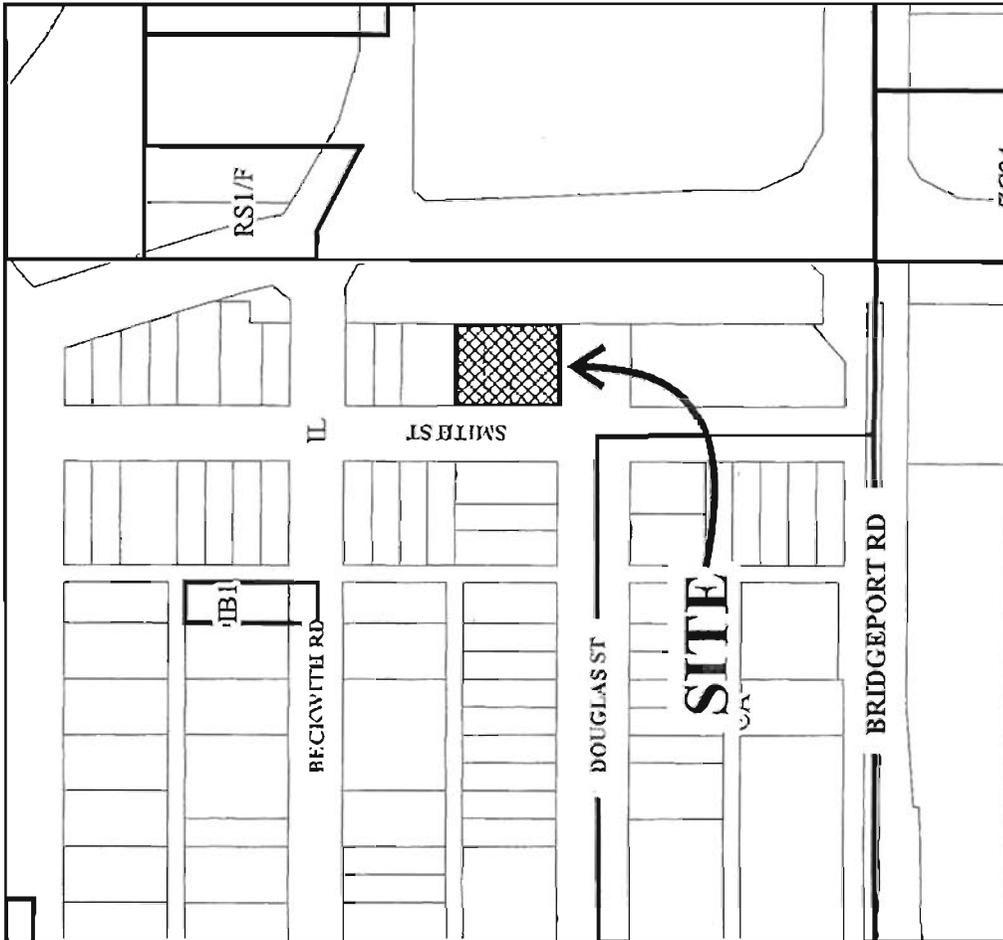
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 12-601311 SCHEDULE "A"

Original Date: 02/24/12

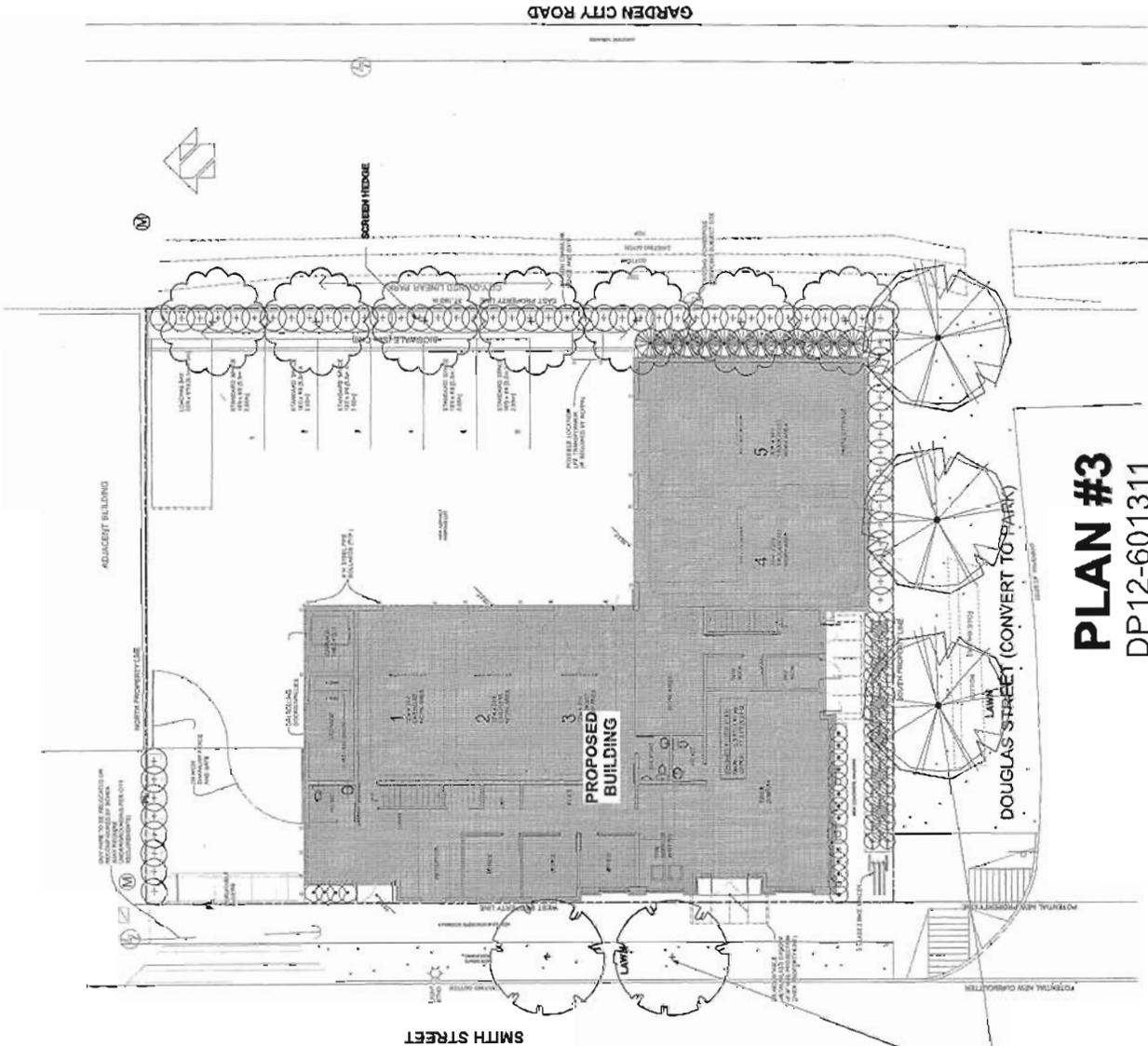
Revision Date:

Note: Dimensions are in METRES

DATE: 02/07/2013	PROJECT: SERVICE GARAGE COMMERCIAL RETAIL BUILDING
DESIGNED BY: J. J. ...	CLIENT: ...
CHECKED BY: ...	DATE: ...
SCALE: ...	PROJECT NO: ...
PROJECT LOCATION: ...	PROJECT NAME: ...
PROJECT DESCRIPTION: ...	PROJECT NUMBER: ...
PROJECT STATUS: ...	PROJECT PHASE: ...
PROJECT CONTACT: ...	PROJECT ADDRESS: ...
PROJECT PHONE: ...	PROJECT FAX: ...
PROJECT EMAIL: ...	PROJECT WEBSITE: ...
PROJECT LOGO: ...	PROJECT NOTES: ...

INTERFACE:
 2780-2800 SMITH ST.
 RICHMOND, B.C.
 TEL: 604.273.1113
 FAX: 604.273.1114
 WWW: ...

PROJECT: SERVICE GARAGE COMMERCIAL RETAIL BUILDING	2780-2800 SMITH ST. RICHMOND, B.C.
DATE: 02/07/2013	PROJECT NO: ...
SCALE: ...	PROJECT NAME: ...
PROJECT LOCATION: ...	PROJECT NUMBER: ...
PROJECT STATUS: ...	PROJECT PHASE: ...
PROJECT CONTACT: ...	PROJECT ADDRESS: ...
PROJECT PHONE: ...	PROJECT FAX: ...
PROJECT EMAIL: ...	PROJECT WEBSITE: ...
PROJECT LOGO: ...	PROJECT NOTES: ...



PLAN #3
 DP12-601311

FEB 07 2013

PLANT LIST

SYN	DTY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	Quercus sp.	White Oak	10m tall 1.5m wide
2	2	Quercus sp.	White Oak	7.5m tall 1.2m wide
3	3	Quercus sp.	White Oak	5m tall 1m wide
4	4	Quercus sp.	White Oak	2.5m tall 0.75m wide
5	5	Quercus sp.	White Oak	1.5m tall 0.45m wide
6	6	Quercus sp.	White Oak	1.2m tall 0.4m wide
7	7	Quercus sp.	White Oak	1m tall 0.35m wide
8	8	Quercus sp.	White Oak	0.75m tall 0.25m wide
9	9	Quercus sp.	White Oak	0.5m tall 0.15m wide
10	10	Quercus sp.	White Oak	0.35m tall 0.1m wide
11	11	Quercus sp.	White Oak	0.25m tall 0.075m wide
12	12	Quercus sp.	White Oak	0.15m tall 0.045m wide
13	13	Quercus sp.	White Oak	0.1m tall 0.03m wide
14	14	Quercus sp.	White Oak	0.075m tall 0.0225m wide
15	15	Quercus sp.	White Oak	0.045m tall 0.0135m wide
16	16	Quercus sp.	White Oak	0.03m tall 0.009m wide
17	17	Quercus sp.	White Oak	0.0225m tall 0.00675m wide
18	18	Quercus sp.	White Oak	0.0135m tall 0.00405m wide
19	19	Quercus sp.	White Oak	0.009m tall 0.0027m wide
20	20	Quercus sp.	White Oak	0.00675m tall 0.002025m wide
21	21	Quercus sp.	White Oak	0.00405m tall 0.001215m wide
22	22	Quercus sp.	White Oak	0.0027m tall 0.00081m wide
23	23	Quercus sp.	White Oak	0.00135m tall 0.000405m wide
24	24	Quercus sp.	White Oak	0.0009m tall 0.00027m wide
25	25	Quercus sp.	White Oak	0.000675m tall 0.0002025m wide
26	26	Quercus sp.	White Oak	0.000405m tall 0.0001215m wide
27	27	Quercus sp.	White Oak	0.00027m tall 0.000081m wide
28	28	Quercus sp.	White Oak	0.000135m tall 0.0000405m wide
29	29	Quercus sp.	White Oak	0.00009m tall 0.000027m wide
30	30	Quercus sp.	White Oak	0.0000675m tall 0.00002025m wide
31	31	Quercus sp.	White Oak	0.0000405m tall 0.00001215m wide
32	32	Quercus sp.	White Oak	0.000027m tall 0.0000081m wide
33	33	Quercus sp.	White Oak	0.0000135m tall 0.00000405m wide
34	34	Quercus sp.	White Oak	0.000009m tall 0.0000027m wide
35	35	Quercus sp.	White Oak	0.00000675m tall 0.000002025m wide
36	36	Quercus sp.	White Oak	0.00000405m tall 0.000001215m wide
37	37	Quercus sp.	White Oak	0.0000027m tall 0.00000081m wide
38	38	Quercus sp.	White Oak	0.00000135m tall 0.000000405m wide
39	39	Quercus sp.	White Oak	0.0000009m tall 0.00000027m wide
40	40	Quercus sp.	White Oak	0.000000675m tall 0.0000002025m wide
41	41	Quercus sp.	White Oak	0.000000405m tall 0.0000001215m wide
42	42	Quercus sp.	White Oak	0.00000027m tall 0.000000081m wide
43	43	Quercus sp.	White Oak	0.000000135m tall 0.0000000405m wide
44	44	Quercus sp.	White Oak	0.00000009m tall 0.000000027m wide
45	45	Quercus sp.	White Oak	0.0000000675m tall 0.00000002025m wide
46	46	Quercus sp.	White Oak	0.0000000405m tall 0.00000001215m wide
47	47	Quercus sp.	White Oak	0.000000027m tall 0.0000000081m wide
48	48	Quercus sp.	White Oak	0.0000000135m tall 0.00000000405m wide
49	49	Quercus sp.	White Oak	0.000000009m tall 0.0000000027m wide
50	50	Quercus sp.	White Oak	0.00000000675m tall 0.000000002025m wide
51	51	Quercus sp.	White Oak	0.00000000405m tall 0.000000001215m wide
52	52	Quercus sp.	White Oak	0.0000000027m tall 0.00000000081m wide
53	53	Quercus sp.	White Oak	0.00000000135m tall 0.000000000405m wide
54	54	Quercus sp.	White Oak	0.0000000009m tall 0.00000000027m wide
55	55	Quercus sp.	White Oak	0.000000000675m tall 0.0000000002025m wide
56	56	Quercus sp.	White Oak	0.000000000405m tall 0.0000000001215m wide
57	57	Quercus sp.	White Oak	0.00000000027m tall 0.000000000081m wide
58	58	Quercus sp.	White Oak	0.000000000135m tall 0.0000000000405m wide
59	59	Quercus sp.	White Oak	0.00000000009m tall 0.000000000027m wide
60	60	Quercus sp.	White Oak	0.0000000000675m tall 0.00000000002025m wide
61	61	Quercus sp.	White Oak	0.0000000000405m tall 0.00000000001215m wide
62	62	Quercus sp.	White Oak	0.000000000027m tall 0.0000000000081m wide
63	63	Quercus sp.	White Oak	0.0000000000135m tall 0.00000000000405m wide
64	64	Quercus sp.	White Oak	0.000000000009m tall 0.0000000000027m wide
65	65	Quercus sp.	White Oak	0.00000000000675m tall 0.000000000002025m wide
66	66	Quercus sp.	White Oak	0.00000000000405m tall 0.000000000001215m wide
67	67	Quercus sp.	White Oak	0.0000000000027m tall 0.00000000000081m wide
68	68	Quercus sp.	White Oak	0.00000000000135m tall 0.000000000000405m wide
69	69	Quercus sp.	White Oak	0.0000000000009m tall 0.00000000000027m wide
70	70	Quercus sp.	White Oak	0.000000000000675m tall 0.0000000000002025m wide
71	71	Quercus sp.	White Oak	0.000000000000405m tall 0.0000000000001215m wide
72	72	Quercus sp.	White Oak	0.00000000000027m tall 0.000000000000081m wide
73	73	Quercus sp.	White Oak	0.000000000000135m tall 0.0000000000000405m wide
74	74	Quercus sp.	White Oak	0.00000000000009m tall 0.000000000000027m wide
75	75	Quercus sp.	White Oak	0.0000000000000675m tall 0.00000000000002025m wide
76	76	Quercus sp.	White Oak	0.0000000000000405m tall 0.00000000000001215m wide
77	77	Quercus sp.	White Oak	0.000000000000027m tall 0.0000000000000081m wide
78	78	Quercus sp.	White Oak	0.0000000000000135m tall 0.00000000000000405m wide
79	79	Quercus sp.	White Oak	0.000000000000009m tall 0.0000000000000027m wide
80	80	Quercus sp.	White Oak	0.00000000000000675m tall 0.000000000000002025m wide
81	81	Quercus sp.	White Oak	0.00000000000000405m tall 0.000000000000001215m wide
82	82	Quercus sp.	White Oak	0.0000000000000027m tall 0.00000000000000081m wide
83	83	Quercus sp.	White Oak	0.00000000000000135m tall 0.000000000000000405m wide
84	84	Quercus sp.	White Oak	0.0000000000000009m tall 0.00000000000000027m wide
85	85	Quercus sp.	White Oak	0.000000000000000675m tall 0.0000000000000002025m wide
86	86	Quercus sp.	White Oak	0.000000000000000405m tall 0.0000000000000001215m wide
87	87	Quercus sp.	White Oak	0.00000000000000027m tall 0.000000000000000081m wide
88	88	Quercus sp.	White Oak	0.000000000000000135m tall 0.0000000000000000405m wide
89	89	Quercus sp.	White Oak	0.00000000000000009m tall 0.000000000000000027m wide
90	90	Quercus sp.	White Oak	0.0000000000000000675m tall 0.00000000000000002025m wide
91	91	Quercus sp.	White Oak	0.0000000000000000405m tall 0.00000000000000001215m wide
92	92	Quercus sp.	White Oak	0.000000000000000027m tall 0.0000000000000000081m wide
93	93	Quercus sp.	White Oak	0.0000000000000000135m tall 0.00000000000000000405m wide
94	94	Quercus sp.	White Oak	0.000000000000000009m tall 0.0000000000000000027m wide
95	95	Quercus sp.	White Oak	0.00000000000000000675m tall 0.000000000000000002025m wide
96	96	Quercus sp.	White Oak	0.00000000000000000405m tall 0.000000000000000001215m wide
97	97	Quercus sp.	White Oak	0.0000000000000000027m tall 0.00000000000000000081m wide
98	98	Quercus sp.	White Oak	0.00000000000000000135m tall 0.000000000000000000405m wide
99	99	Quercus sp.	White Oak	0.0000000000000000009m tall 0.00000000000000000027m wide
100	100	Quercus sp.	White Oak	0.000000000000000000675m tall 0.0000000000000000002025m wide

STREET TREES (For Location and Details See Site Plan)

DATE	
DESCRIPTION	
FEB 1, 2014	47' Perforations
JUN 11, 2014	50' Perforations
NOV 7, 2013	50' Perforations
OCT 1, 2013	50' Perforations
JUL 25, 2013	50' Perforations
FEB 10, 2014	50' Perforations
FEB 10, 2014	50' Perforations

DATE	
DESCRIPTION	
FEB 1, 2014	47' Perforations
JUN 11, 2014	50' Perforations
NOV 7, 2013	50' Perforations
OCT 1, 2013	50' Perforations
JUL 25, 2013	50' Perforations
FEB 10, 2014	50' Perforations
FEB 10, 2014	50' Perforations

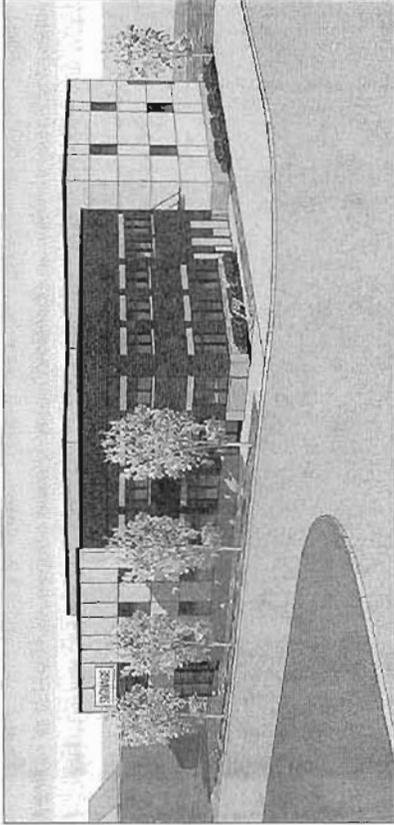
DATE	
DESCRIPTION	
FEB 1, 2014	47' Perforations
JUN 11, 2014	50' Perforations
NOV 7, 2013	50' Perforations
OCT 1, 2013	50' Perforations
JUL 25, 2013	50' Perforations
FEB 10, 2014	50' Perforations
FEB 10, 2014	50' Perforations

INTERVAC
 Suite 200
 1000 Corporate Blvd
 Columbia, MO 65201
 781-881-1342
 www.intervac.com

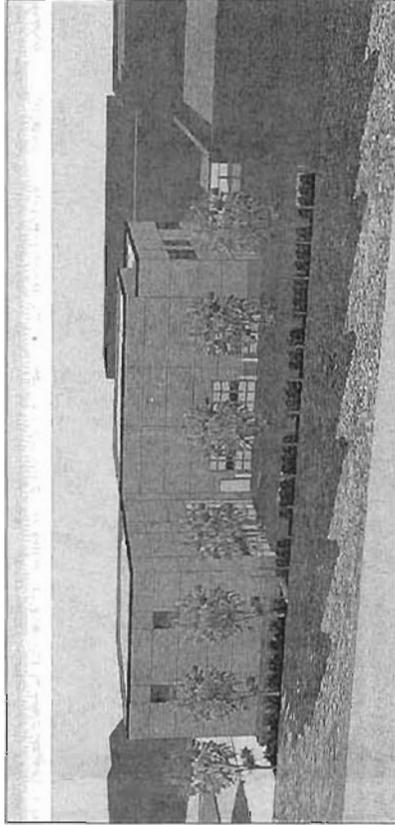
DATE	
DESCRIPTION	
FEB 1, 2014	47' Perforations
JUN 11, 2014	50' Perforations
NOV 7, 2013	50' Perforations
OCT 1, 2013	50' Perforations
JUL 25, 2013	50' Perforations
FEB 10, 2014	50' Perforations
FEB 10, 2014	50' Perforations

SERVICE GARAGE
 2700, 2700, 2800 South St.
 Richmond, VA
 NO SWATCH
 RENDERINGS

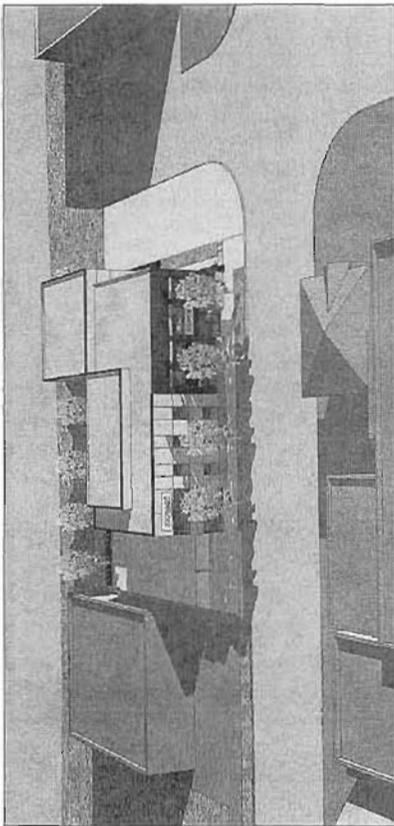
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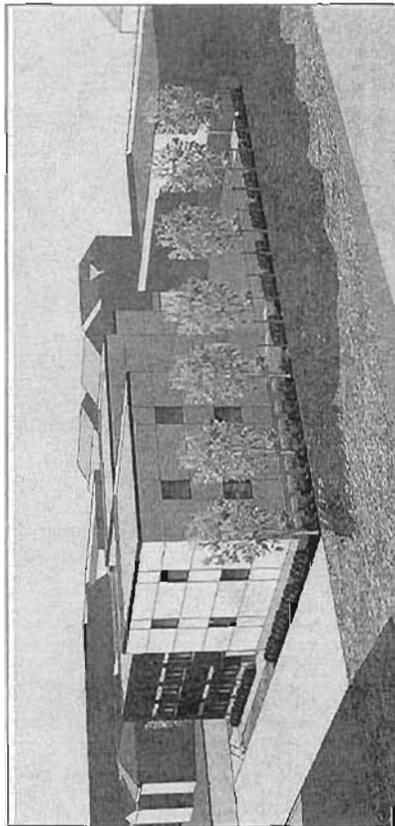
VIEW LOOKING NORTH-EAST
 PROPOSED BUILDING MASS



VIEW LOOKING SOUTH-WEST
 PROPOSED BUILDING MASS



AERIAL VIEW LOOKING WEST
 PROPOSED BUILDING MASS



VIEW LOOKING NORTH-WEST
 PROPOSED BUILDING MASS

FEB 07 2013

DP12-601311 PLAN # 4B

