



To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: May 1, 2013
File: DP 13-630238
Re: Application by Everbe Holdings Ltd. for a Development Permit at 11120 and
11200 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of one-storey single use commercial building at 11120 and 11200 No. 5 Road on a site to be zoned Community Commercial (CC); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required side yard (south) setback from 6.0 m to 0 m;
 - b) Allow 1 parking space (6.2% of required spaces) to be configured as small car parking;
 - c) Reduce the required setback for parking spaces from 1.5 m to .3 m, for parking spaces along the east property line only; and
 - d) Reduce the required width of the manoeuvring aisle for a non-residential use from 7.5 m to 6.7 m.


Wayne Craig
Director of Development

BK:kt
Att.

Staff Report

Origin

Everbe Holdings Ltd. has applied to the City of Richmond for permission to develop a one-storey single tenant commercial building at 1120 and 11200 No. 5 Road on a site zoned Community Commercial (CC).

Bylaw No. 8989 to rezone the property from “Agriculture (A1)” to “Community Commercial (CC)” has received Third Reading, and the conditions associated with Final Adoption of the bylaw are being resolved by the applicant. The proposed commercial building would be consistent with the uses of the “Community Commercial Zone”.

Final adoption of Bylaw No. 8989 is contingent on the approval from the Agricultural Land Commission (ALC) of an application to remove the two (2) subject properties from the Agricultural Land Reserve. Staff at the Land Commission have confirmed that the application has been received and should be considered by the Commission shortly.

The site currently is currently vacant, as the single family dwelling formerly occupying the site was demolished in November of 2010.

A Servicing Agreement for design and construction of frontage works on No. 5 Road and for all required works and services including storm water management is a condition of Final Adoption of Bylaw No. 8989.

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

The subject development site is located within the Shellmont Area Plan. The adjacent development to the north and west is largely commercial with a variety of uses. To the east and south are light industrial / business park uses.

Details of the land uses surrounding the subject site are as follows:

To the North: A commercial development zoned Auto-Oriented Commercial and Pub (ZC26) that includes an existing drive-through servicing a financial institution, on a site zoned Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area.

To the East: A two-storey warehousing complex zoned Industrial Business Park (IB1) with off-street parking located on the east side of the site.

To the South: A three-storey office building with surrounding off-street parking zoned Industrial Business Park (IB1).

To the West: On the west side across No. 5 Road, a one and two-storey commercial development containing a variety of retailing and office activities and a restaurant on properties zoned Industrial Business Park (IB1). This commercial complex contains a number of drive-through windows that service a food establishment, coffee shop and a financial institution.

Rezoning and Public Hearing Results

During the rezoning process, staff identified various design issues to be resolved at the Development Permit stage. Adjustments and further design development that address the issues raised are described in italics, as follows:

- Submission of a landscape plan for the whole development site that takes into account landscape screening and fencing for neighbouring properties and implementation of appropriate landscaping along the streetscape to coordinate with the building design and entrance, driveway and proposed frontage upgrades (concrete sidewalk and grass & treed boulevard).
A revised landscape plan and changes to the proposed staircase have been incorporated into the design to address this aspect of the proposal.
- Design refinement to maximize the amount of frontage along No. 5 Road, develop a visual focal point along the streetscape.
The well-glazed entry 'lantern' feature provides a focal point along the frontage. Changes to building materials to include aluminum and composite panels for textural and colour variation also address this issue.
- Review the proposed variance to the side-yard setback along the south edge of the development site for the building from the required 6 m (20 ft.) to within close proximity of the property line. Additional design refinement will be undertaken to address the proposed reduction to the south side-yard in the context of surrounding development through the Development Permit application.
Changes to building materials to include aluminum and composite panels for textural and colour variation also address this issue. Staff also note that the adjacent (south) building is set back approximately 11 m from the shared property line and the setback area is occupied by a drive aisle and on-site parking that expose the western portion of this faced to direct views from No. 5 Road.
- Incorporate storm water management provisions to be implemented to maintain and reduce storm flows into the City's storm system (to be reviewed and approved by City Engineering Staff).
The proposed engineering design currently under review for the Servicing Agreement has addressed this issue.
- Review the overall design and layout of the proposed drive-through component and ensure it complies with applicable General and Specific Ironwood Sub-Area Plan Development Permit guidelines.

There is a single applicable guideline relating to the proposed drive-through ATM. Section 8.2.1 (d) - The design should create defensible spaces, which provide easy surveillance and safety both day and night. The proposed tenant will utilize on-site lighting, landscaping and fencing along with video surveillance to reduce potential safety issues arising from location of the drive-through ATM behind the building.

The Public Hearing for the rezoning of this site was held on February 18, 2003. At the Public Hearing, there were no submissions or comments from the floor, and Council had no comment on the bylaw or proposed land use.

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. The issues identified in the staff rezoning report (and listed above) have been satisfactorily addressed.

In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the intent and guidelines of the Shellmont Area Plan, Ironwood Sub-Area plan, except for the zoning variances noted below. The Development Permit Guidelines for the Ironwood Sub Area have largely been met through the revised design.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Reduce the required side yard (south) setback from 6.0 m to 0 m.

(Staff supports the proposed variance as the building to the south is setback approximately 13.7 m from the common property line. The proposed side yard variance is required to accommodate the proposed building and required parking, and the reduced setback has been mitigated through design revisions including materials and articulation of the south wall).

- 2) Allow 1 parking space (6.2 % of required parking spaces) to be configured as a small car space.

(For sites which provide 31 or more parking spaces, the Zoning Bylaw allows up to 50% of these spaces to be configured as small cars. The site plan indicates that there are 23 parking space provided on-site, 1 of which (6.2 % of spaces) will be a small car space. Staff supports the proposed variance as the small car space is located along the east property line, adjacent to a parking lot to the east. Staff are of the opinion that the location of the small cars on the east property line will have minimal impact on the site layout or the adjacent parking area, and will facilitate better on-site vehicle movement for the drive-through lane. This variance was reviewed and supported by the Transportation Division).

- 3) Reduce the required setback for parking spaces from 1.5 m to 0.3 m, for parking spaces along the east property line only.

(Staff supports the proposed variance as the adjacent portion of the adjacent lot that might be impacted by the variance is occupied by on-site parking and manoeuvring, and a fence and landscaping is proposed along the common property line, mitigating potential impacts of the requested variance).

- 4) Reduce the required manoeuvring aisle width for a non-residential use from 7.5 m to 6.7 m.

(Transportation Division staff has reviewed the requested variance and has no objections. The reduced internal manoeuvring aisle allows for the wider sidewalk on the north side of the proposed building, which would facilitate disabled access from the two proposed accessible parking spaces, and would also allow the development of landscape strip at the interface with the existing building to the north).

Advisory Design Panel Comments

The proposal was considered by the Advisory Design Panel (ADP) on April 4, 2013. The ADP was generally supportive of the development, but did provide a range of comments on the site planning, the landscape design and the building design. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 4, 2013 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*'.

The Panel's comments focused on several aspects of the design, relating to the simple nature of the structure and the lack of transparency of the building. It should be noted that the ability of the architect to open up the space of the building is constrained by the tenants' standard interior design and security requirements. The second major issue for the Panel was the location and configuration of the proposed drive-through ATM at the rear (east) of the site. The proposed tenant of the building – a CIBC bank – has advised that an ATM is key to the viability of the site, and there is no other location that would permit the drive-through. Various measures including fencing, lighting, and video surveillance of the drive-through have been proposed to deal with potential safety issues associated with the proposed drive-through location, that were of some concern to the ADP.

Staff are of the opinion that the architect has addressed the majority of the comments of staff and the Advisory Design Panel and it is now in order for the Development Permit Panel to review the application.

Analysis

Conditions of Adjacency

- The proposed building achieves the design objectives of the Shellmont Area Plan, Ironwood Sub-area Plan, and is in keeping with the commercial and business park character of the surrounding area.
- The proposed building would have a 0 m setback to the south side lot line. The south adjacent building is set back approximately 14 m from the shared property line.

- The final site grade will be approximately 2 m above the height of No. 5 Road, which requires a sloped driveway into the site. Final site grading will be consistent with the grade of the adjacent north and south lots. Final site grading will also be mitigated by landscaping adjacent to No. 5 Road along the west property line.

Urban Design and Site Planning

- The proposed building is a simple rectangular building, with a glazed entry on the west (No. 5 Road) frontage of the site. The building has been sited to accommodate the required parking and drive-through configuration, while presenting a more urban character as a result of the proposed building frontage on No. 5 Road.
- Pedestrian access from the parking area to the commercial space on the site would be achieved from a walkway at the north of the site that provides direct pedestrian access to the building, and by a staircase from the sidewalk on No.5 Road.
- A ramp is also proposed from the sidewalk on No.5 Road to the front entrance, providing direct access to persons using wheelchairs or other mobility assistance.
- Parking for persons with disabilities would be provided in two (2) dedicated spaces north of the building. These spaces are located so as to facilitate ready access to the level walkway leading from the east end of the building to the front entrance.
- Vehicle parking would be provided in accordance with the requirements of the Richmond Zoning Bylaw. While 17 spaces are required, 23 spaces would be provided. As permitted the Richmond Zoning Bylaw, the on-site manoeuvring aisle will be used for loading purposes. This loading scheme has been approved by the Director of Transportation.
- Short term bicycle storage would be provided in a rack at the front entrance of the proposed bank. No long-term bicycle parking is proposed for the development. The proposed bicycle parking would satisfy the requirements outlined in the Zoning Bylaw.

Architectural Form and Character

Materials and Colour

- The proposed building materials are a tan brick for the majority of wall surface, broken up by a soldier course of brick and anodized aluminum panels. In addition, composite aluminum panels (in the corporate red colour of the proposed tenant) and clear windows with clear anodized frames and door will be used. The same red colour will be used for columns near the entry, the canopy over the entrance and the sign band.

The design has been refined to provide contrast and some visual relief along the south wall, with a soldier course of brick, and the aluminum and composite panels that break up the wall face. The entrance to the building features a canopy providing weather protection for patrons. The canopy has been reduced in area since the design was reviewed by the ADP, based on instructions from the proposed tenant.

- A free-standing proposed pylon sign is proposed to be installed north of the driveway access from No. 5 Road. The design and proposed materials are generally consistent with the building design. All proposed signs will require a sign permit in conformance with the Richmond Sign Regulation Bylaw No. 5560.
- The proposed sign height is approximately 3.2 m, which exceeds the guidelines for sign height in the Ironwood Sub-Area Plan, which suggest a maximum height of 2 m (6.6 ft). It should be noted that signs on adjacent commercial developments to the north and west of the site have exceeded the 2 m guideline. The proposed sign is a simple red and yellow corporate logo on a concrete base, and the materials are consistent with the building, which should mitigate the additional height. Staff are of the opinion that the additional sign height is generally consistent with the character of signs in the surrounding area and have no objection to the sign as proposed.

Landscape Design and Open Space Design

- Landscaping is provided around the perimeter of the subject site, with a focus on the front (No.5 Road frontage) of the site.
- Staff note that the Design Guidelines in the Shellmont Area Plan, Ironwood Sub-Area Plan include recommended tree species and shrub species, some of which have been utilized in the proposed landscape design.
- A 1.5 m landscape strip featuring a combination of low ground cover and shrubs is proposed for the north property line, softening the interface to the building to the north, which is built at a reduced setback. The proposed landscape strip also features three trees which will serve to break up the parking area.
- The clearing of the site resulted in the removal of three (3) trees in 2010. Tree preservation staff reviewed the clearing plan and noted that all trees on the site were diseased or in poor condition. The developer was required to replace the removed trees with a minimum of six (6) new trees. The landscape plans provided indicate that 12 trees will be planted on the site.

Parking, Loading and Waste Collection

- Under the proposed "Community Commercial Zone" a total of 16 parking spaces are required for the development, plus one (1) accessible parking space. The proposed site plan indicates that 21 parking spaces plus two (2) accessible stalls are proposed. One loading space is required, and as mentioned above, the applicant has proposed that the manoeuvring aisle be used for loading, which has been approved by Transportation Division.

- The site plan has been developed to indicate a ‘future’ waste collection location along the east property line. This garbage collection area will not be provided at this time. For security reasons, the bank has daily collection of all waste material generated, including shredded material and general office garbage. The site plan shows parking in excess of the requirements of the zoning bylaw, and if the bank ceased to operate on site, the garbage location shown on the plan could allow the location of a garbage container enclosure while still providing sufficient parking for other commercial uses.

Crime Prevention through Environmental Design

- A chain-link fence is proposed for the east property line, and which would wrap around the north-east corner of the site. The landscape design features low shrub plantings to maintain visibility into the site, in conjunction with the fence, enhancing site surveillance.
- Site lighting and on-building lighting, combined with video surveillance of the rear of the building / ATM location may address the CPTED concerns raised by staff and by the Advisory Design Panel.

Accessibility / Barrier-free Access

- The two (2) accessible parking spaces are located at the east end of the building. While these parking spaces are not in close physical proximity to the main entrance, the configuration of ramps for persons using a wheelchair is simpler and presents an easier access from the east of the site.

Conclusions

The applicant has satisfactorily addressed staffs’ 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 well into the existing context. Therefore, staff recommend support of this Development Permit application.



Barry Konkin
Planner 2

BK:kt

Attachment 1: Application Data Sheet

Attachment 2: Advisory Design Panel Minutes and Applicant Responses (in italics)

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 \$37,715.35.

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 Division at 604-276-4285.*
- 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 13-630238

Attachment 1

Address: 11120 and 11200 No.5 Road

Applicant: Everbe Holdings Ltd.

Owner: 890370 BC Ltd.

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

Floor Area Gross: 466.3 m²

Floor Area Net: 465.3 m²

	Existing	Proposed	
Site Area:	2,026 m ²	1,858 m ²	
Land Uses:	Vacant	Single tenant commercial (bank)	
OCP Designation:	Mixed Employment	Commercial	
Zoning:	Agricultural (AG1)	Community Commercial (CC)	
Number of Units:	Vacant site	NA – commercial uses only	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.25	none permitted
Lot Coverage:	Max. 35% for buildings	29%	None
Setback – Front Yard (west):	Min. 3.0 m	4.0 m	None
Setback – Side Yard (north):	Min. 6.0 m	18.0 m	None
Setback – Side Yard (south):	Min. 6.0 m	0.0 m	Yes
Setback – Rear Yard (east):	Min. 6.0 m	15.4 m	None
Height (m):	Max. 9.0 m	8.0 m	None
Lot Size:	2,026 sq.m	1,858 sq.m (after road dedication)	
Off-street Parking Spaces – Commercial:	16	21	None
Off-street Parking Spaces – Accessible:	1	2	None
Total off-street Spaces:	17	23	None
Small Car Spaces	Less than 31 spaces provided, there small car not permitted	1 space / 6.2 % of total required spaces)	Yes
Setback to parking spaces	1.5 m (5 ft)	0.3 m for spaces on east property line only	Yes
Manoeuvring Aisle Width	7.5 m	6.7 m	Yes

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 17, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Applicant's responses are shown in bold italics. Note: Applicant's reference top plans submitted April 29, 2013 are the plans provided in Attachment 1.

DP 13-630238 – 1- STOREY COMMERCIAL DEVELOPMENT FOR A 5,000 SQ. FT. FINANCIAL INSTITUTION

APPLICANT: Everbe Holdings Ltd.

PROPERTY LOCATION: 11200 and 11120 No. 5 Road

Applicant's Presentation

Architect Joe Minten and Landscape Architect Jenny Liu presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- Consider increasing the height of the fence. Suggest adding a six-foot chain link fence and landscape hedge with the same height from the southeast corner of the building to the southeast corner of the site and continuing to the north to the northeast corner to enhance the safety and security of people using the ATM drive-through; users of the ATM drive-through should be able to see that nobody is hiding in the surrounding area.

6' high chain-link fence will be provided starting from the south east corner of the building to the north-east corner of the property line. See A-100.1 site plan submitted on April 29.

- Consider additional lighting on the driveway entrance to enhance its visibility in view of the heavy traffic along No. 5 Road; good lighting should also be provided in the drive-through corner of the site.

One pole mounted light has been added to the design at the driveway entrance. See A-100.1 site plan submitted on April 29 for the location of pole mounted lighting and wall mounted lighting.

- Concern on the traffic problems that would be created by the southbound traffic on No. 5 Road making a left turn onto the driveway entrance of the subject development.

Proper medians and road improvements have been implemented by City transportation department on the off-site civil design.

- Appreciate the changes made by the applicant to improve the accessibility to the main entrance of the building; e.g. relocation of accessible parking spaces and widening/ramping of the sidewalk.
- Concern on pedestrian access to the subject development from Ironwood Mall (located across the subject development).

A pedestrian crossing is located approx. 20 m north of the project. See A-100.2 context photos – No.5 Road north view - submitted on April 16.

- Concern on the amount of sun exposure to the two-storey curtain wall located at the southwest corner; consider natural ventilation to mitigate heat gain during summer.

The new type of glass application (¼” tempered glass with low-E coating & ¼” overall laminated heat strengthened glass unit with claret coloured interlayer) in the lantern area may address this issue.

- Consider appropriate screening for roof top mechanical units to mitigate overlook concerns from adjacent developments.

See A-100.1 site plan & A-103.1 roof top view submitted on April 29.

- The site is very challenging.
- Location of the ATM drive-through is a CPTED issue that should be addressed by the applicant.

Three Strategies proposed to address CPTED issue:

- 1. 6’ high chain-link fence has been provided starting from the south-east corner of the building to the north-east corner of the property line. See A-100.1 site plan submitted on April 29.*
- 2. Add two (2) wall mounted lights and one (1) pole mounted light in the drive-through area. See A- 100.1 site plan submitted on April 29.*
- 3. CCTV system – in the drive through area, the height restriction bar is equipped with CCTV system and a camera pole is provided at the west-south corner of the drive- through area. See A-100.1 site plan submitted on April 29.*

- Appreciate some positive changes to site planning; e.g. location of accessible ramps.
- Box-like form of the building could be enhanced with material articulation;
See revised A-101.1 elevations and A-103.1 renderings submitted on April 29. Revised 'corporate' colour and material scheme introduces a wider range of materials and breaks up the proposed facades.
- Consider transparency for the east façade of the building to mitigate its blandness and enhance the security for the ATM drive-through.
Bank interior functional needs and layout does not allow it happen.
- Consider enhancing the architectural character of the south facade of the building.
See A-101.1 elevations and A-103.1 renderings submitted on April 29.
- Good landscape treatment; appreciate the seasonal variety of the proposed planting.
- Ensure a high quality of landscaping and building materials.
See A-101.1 elevations and A-103.1 renderings submitted on April 29.
- Appreciate the glass in the front of the building; however, consider introducing some more transparency to expose what is done inside the building, what the business is. Also consideration should be given to providing some transparency at the back.
- Don't see the need for the project to go undergo Panel review in view of the prescribed box shape of the building.
- CIBC should develop and present a sustainability agenda which could be tied in with the design of the building, e.g. natural ventilation scheme for the two-storey curtain wall lantern.

Panel Decision

It was moved and seconded

That DP 13-630238 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 13-630238

To the Holder: EVERBE HOLDINGS LTD.
Property Address: 11120 AND 11200 NO. 5 ROAD
Address: 8860 SCOTCHBROOK ROAD
RICHMOND, BC V6Y 2M3

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 required side yard (south) setback from 6.0 m to 0 m;
 - b) Allow 1 parking space (6.2 % of required spaces) to be configured as a small car parking space;
 - c) Reduce the required setback for parking spaces from 1.5 m to 0.3 m for parking spaces along the east property line only; and
 - d) Reduce the required width of a manoeuvring aisle from 7.5 m to 6.7 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 DP 13-630238 - 1 to DP 13-630238 - 7 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 \$37,715.35 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.

Development Permit

No. DP 13-630238

To the Holder: EVERBE HOLDINGS LTD.
Property Address: 11120 AND 11200 NO. 5 ROAD
Address: 8860 SCOTCHBROOK RD
RICHMOND, BC V6Y 2M3

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.
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 , 2013.

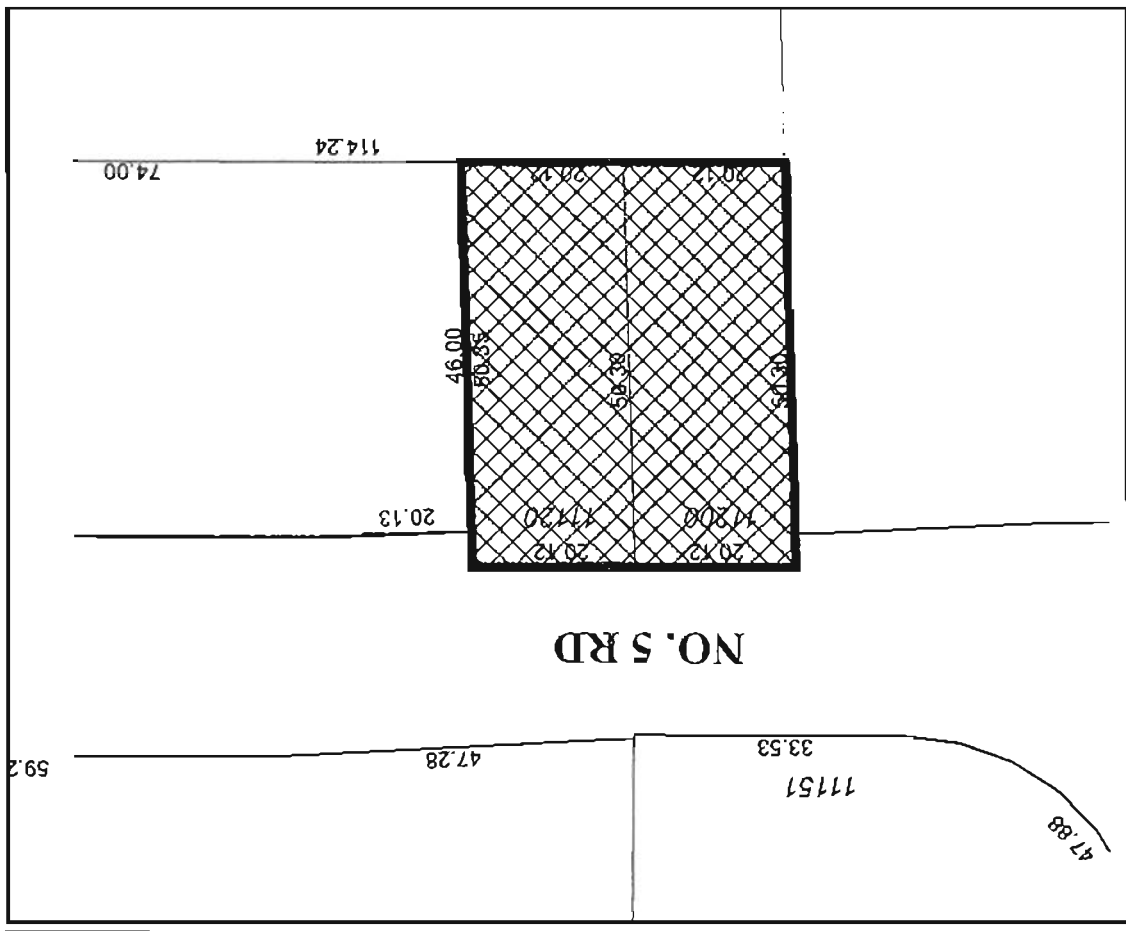
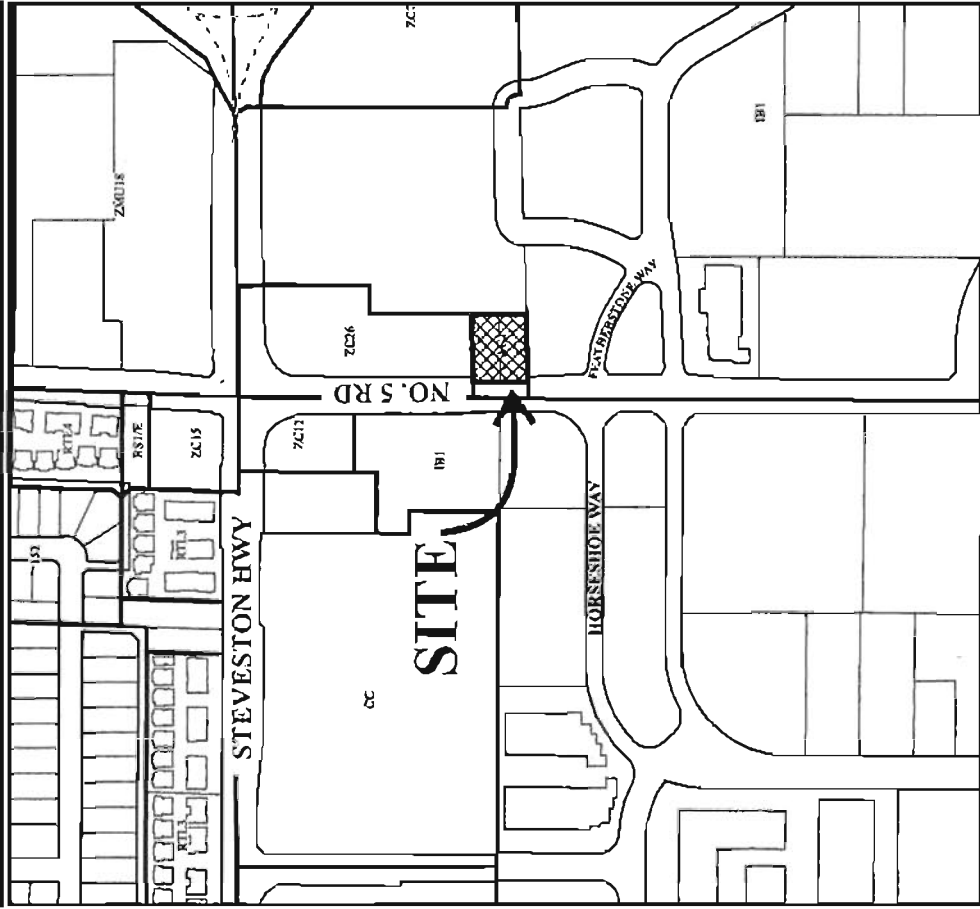
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , 2013.

MAYOR



City of Richmond



DP 13-630238

SCHEDULE "A"

Original Date: 02/25/13

Revision Date:

Note: Dimensions are in METRES

EAST FACIA SIGN

- STANDARD COMMERCIAL ZONE
- REQUIREMENTS: 10.2.5.F PER 3.3.F
- WALL LENGTH: 27' 0"
- ALLOWABLE FACIA SIGN AREA: 645 SF
- PROPOSED SIGN PROJECT: 2'

EAST CANOPY SIGN

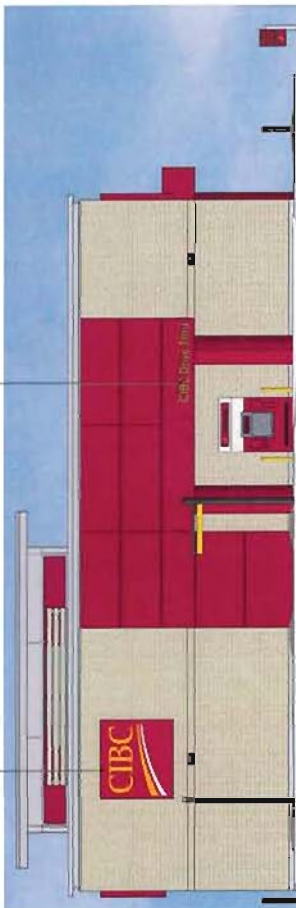
- STANDARD COMMERCIAL ZONE
- REQUIREMENTS: 10.2.5.F PER 3.3.F
- WALL LENGTH: 27' 0"
- ALLOWABLE FACIA SIGN AREA: 645 SF
- PROPOSED SIGN PROJECT: 2'

WEST CANOPY SIGN

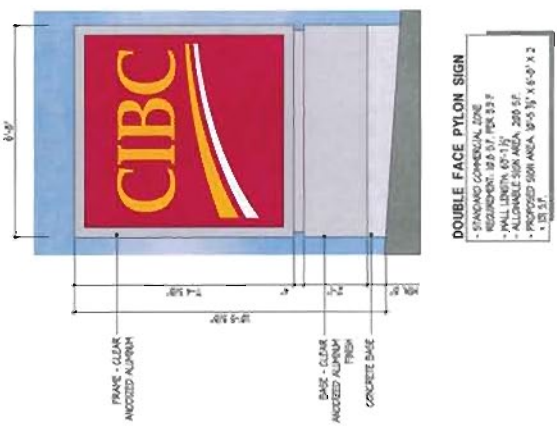
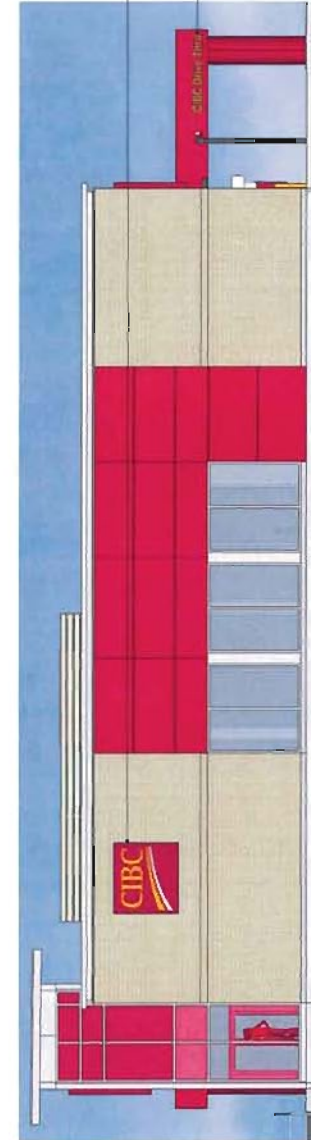
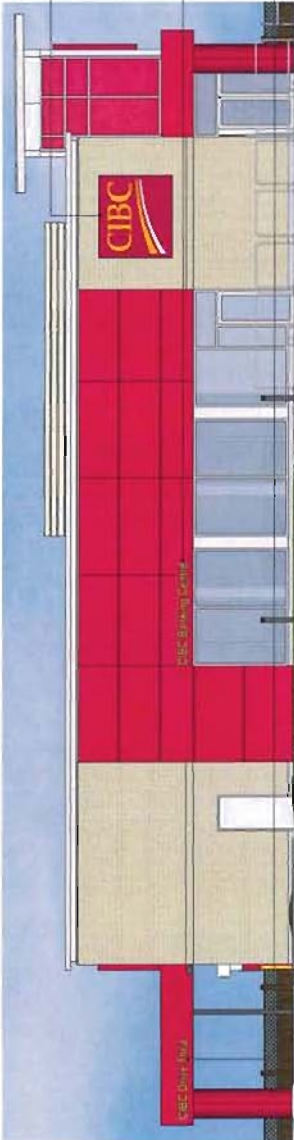
- STANDARD COMMERCIAL ZONE
- REQUIREMENTS: 10.2.5.F PER 3.3.F
- WALL LENGTH: 25' 0"
- ALLOWABLE FACIA SIGN AREA: 15.9'
- PROPOSED SIGN PROJECT: 2'

WEST FACIA SIGN

- STANDARD COMMERCIAL ZONE
- REQUIREMENTS: 10.2.5.F PER 3.3.F
- WALL LENGTH: 25' 0"
- ALLOWABLE FACIA SIGN AREA: 832 SF
- PROPOSED SIGN PROJECT: 8'

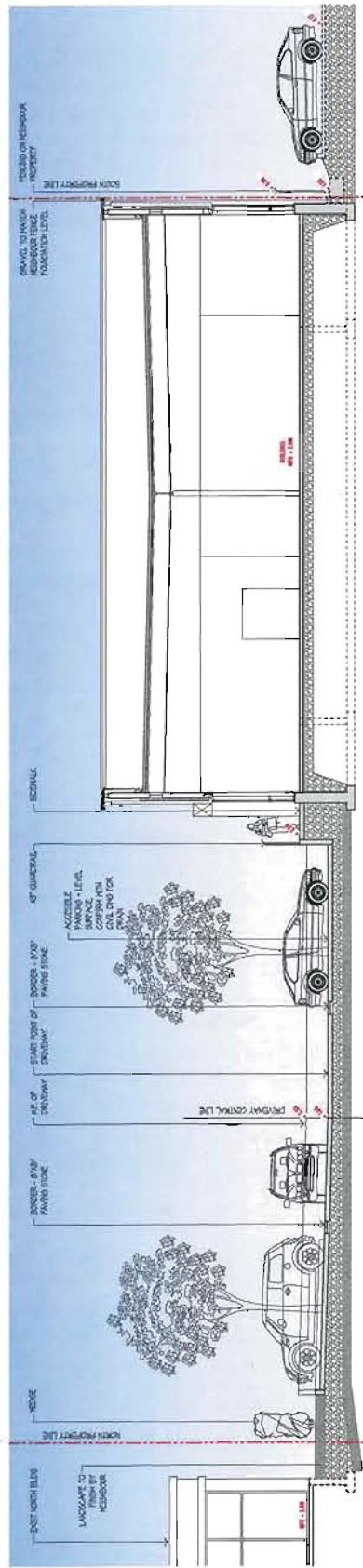


- NORTH FACIA SIGN**
 - STANDARD COMMERCIAL ZONE
 - REQUIREMENTS: 10.2.5.F PER 3.3.F
 - WALL LENGTH: 75' 0"
 - ALLOWABLE FACIA SIGN AREA: 248 SF
 - PROPOSED SIGN AREA: 11' X 4' 0" + 54.5 SF
 - PROPOSED SIGN PROJECT: 8'
- NORTH CANOPY SIGN 1**
 - STANDARD COMMERCIAL ZONE
 - REQUIREMENTS: 10.2.5.F PER 3.3.F
 - WALL LENGTH: 65' 0"
 - ALLOWABLE FACIA SIGN AREA: 209 SF
 - PROPOSED SIGN AREA: 17' X 4' 0" + 19.5 SF
 - PROPOSED SIGN PROJECT: 2'
- NORTH CANOPY SIGN 2**
 - STANDARD COMMERCIAL ZONE
 - REQUIREMENTS: 10.2.5.F PER 3.3.F
 - WALL LENGTH: 65' 0"
 - ALLOWABLE FACIA SIGN AREA: 509 SF
 - PROPOSED SIGN AREA: 17' X 7' 2" + 54.5 SF
 - PROPOSED SIGN PROJECT: 2'
- SOUTH FACIA SIGN**
 - STANDARD COMMERCIAL ZONE
 - REQUIREMENTS: 10.2.5.F PER 3.3.F
 - WALL LENGTH: 75' 0"
 - ALLOWABLE FACIA SIGN AREA: 248 SF
 - PROPOSED SIGN AREA: 11' X 4' 0" + 54.5 SF
 - PROPOSED SIGN PROJECT: 8'
- SOUTH CANOPY SIGN**
 - STANDARD COMMERCIAL ZONE
 - REQUIREMENTS: 10.2.5.F PER 3.3.F
 - WALL LENGTH: 65' 0"
 - ALLOWABLE FACIA SIGN AREA: 509 SF
 - PROPOSED SIGN AREA: 17' X 7' 2" + 54.5 SF
 - PROPOSED SIGN PROJECT: 2'

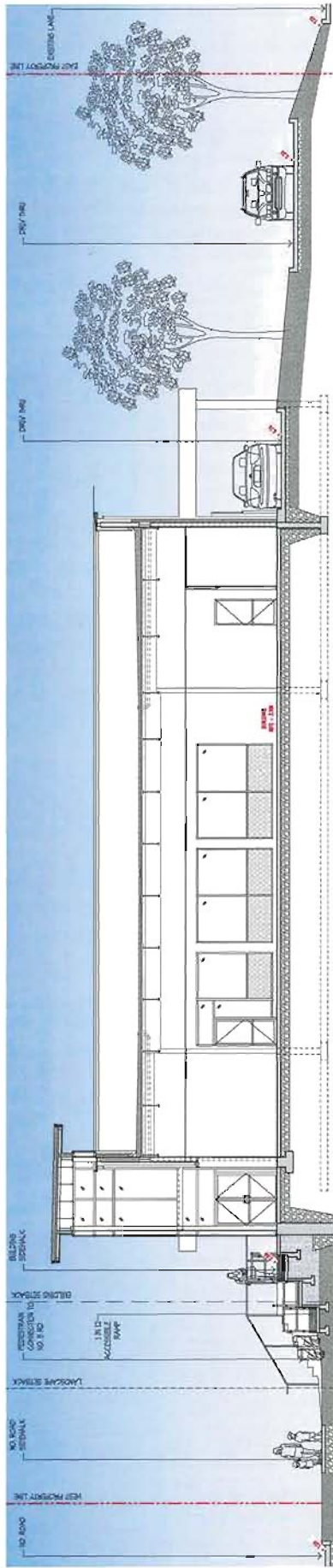


DP-13630238-5

Project Name CIBC - No. 5 & 3 Streets NW		Client 1800 No. 6, Raleigh, NC	
Drawn Date 08/14/2018	Project No. 1800-001	Scale AS SHOWN	Sheet No. A-105.2
<p style="text-align: center;">JIM Architecture Inc.</p> <p style="text-align: center;">ARCHITECTURAL DESIGN & INTERIOR DESIGN</p> <p style="text-align: center;">3100 W. GARDEN LANE, SUITE 200 DURHAM, NC 27709 919.486.8888</p>		<p style="text-align: center;">SIGNS</p> <p style="text-align: center;">18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	
		<p style="text-align: center;">DO NOT SCALE DRAWING</p>	
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REV	DATE	DESCRIPTION	BY



1 SITE SECTION SOUTH - NORTH
SCALE 3/8" = 1'-0"



2 SITE SECTION WEST - EAST
SCALE 3/8" = 1'-0"

ARCHITECT: Scott B. Lawrence

JWJ Architects Inc.
ARCHITECTS
1000 W. 15th Street, Suite 200
Denver, Colorado 80202
Tel: 303.733.1100
www.jwjarchitects.com

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DATE: 08/15/17
PROJECT NO.: 2017-006
SHEET NO.: 201
SCALE: AS SHOWN

DO NOT SCALE DRAWING

NO.	DATE	DESCRIPTION
1	08/15/17	ISSUED FOR PERMIT
2	08/15/17	ISSUED FOR CONSTRUCTION - REVISIONS
3	08/15/17	ISSUED FOR CONSTRUCTION - REVISIONS

DATE: 08/15/17
PROJECT NO.: 2017-006
SHEET NO.: 201
SCALE: AS SHOWN

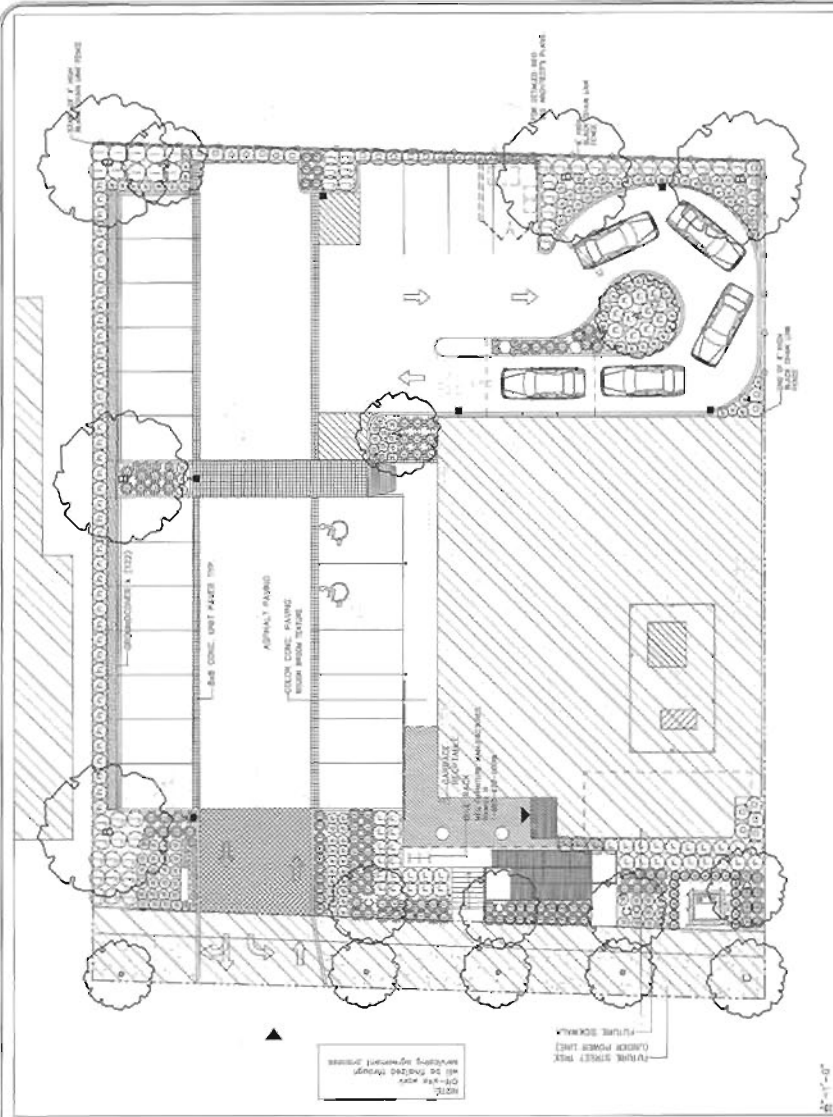
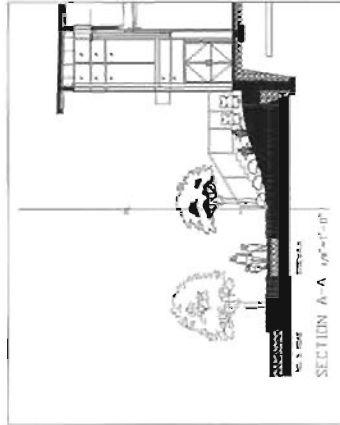
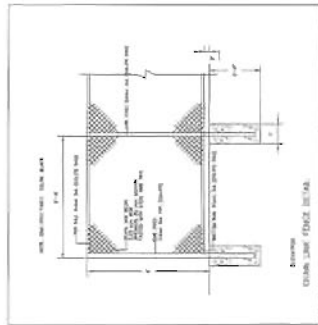
DO NOT SCALE DRAWING

DP-13630238-6

PLANT LIST	Quantity	Plant Name	Plant Size	Planting	Remarks
1	1	Red Oak	12" x 12" x 12"	1	Planting in front of building
2	1	White Birch	12" x 12" x 12"	1	Planting in front of building
3	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
4	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
5	1	White Birch	12" x 12" x 12"	1	Planting in front of building
6	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
7	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
8	1	White Birch	12" x 12" x 12"	1	Planting in front of building
9	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
10	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
11	1	White Birch	12" x 12" x 12"	1	Planting in front of building
12	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
13	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
14	1	White Birch	12" x 12" x 12"	1	Planting in front of building
15	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
16	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
17	1	White Birch	12" x 12" x 12"	1	Planting in front of building
18	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
19	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
20	1	White Birch	12" x 12" x 12"	1	Planting in front of building
21	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
22	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
23	1	White Birch	12" x 12" x 12"	1	Planting in front of building
24	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
25	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
26	1	White Birch	12" x 12" x 12"	1	Planting in front of building
27	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
28	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
29	1	White Birch	12" x 12" x 12"	1	Planting in front of building
30	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
31	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
32	1	White Birch	12" x 12" x 12"	1	Planting in front of building
33	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
34	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
35	1	White Birch	12" x 12" x 12"	1	Planting in front of building
36	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
37	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
38	1	White Birch	12" x 12" x 12"	1	Planting in front of building
39	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
40	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
41	1	White Birch	12" x 12" x 12"	1	Planting in front of building
42	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
43	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
44	1	White Birch	12" x 12" x 12"	1	Planting in front of building
45	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
46	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
47	1	White Birch	12" x 12" x 12"	1	Planting in front of building
48	1	Black Locust	12" x 12" x 12"	1	Planting in front of building
49	1	Red Maple	12" x 12" x 12"	1	Planting in front of building
50	1	White Birch	12" x 12" x 12"	1	Planting in front of building

TOTAL 12 REPLACEMENT TREES PROPOSED

- NOTES:
1. Minimum min. 28 slope away from building.
 2. All plant and landscape installation to conform to BCMA (British Columbia) Plant List.
 3. All growing medium to be tested by ISU (ISU-271-8776) for soil pH, nutrient levels and soil compaction to be amended accordingly if necessary.
 4. Minimum spacing medium depth: 10m x 6.75m.
 5. All plant material shall meet minimum size requirements as specified in plant list.
 6. Trees planted in lawn areas to have 1 m dia mulched ring.
 7. Note that some small rootballs have been cut and removed to prevent girdling.
 8. All proposed trees shall be planted within 3 m away from building foundation or face of buildings or retaining walls.



- NOTES:
1. All landscaped areas to be raised to provide 12" high centre area.
 2. All parking beds to have filter cloth.
 3. All planting beds to be covered by astersafe irrigation system.
 4. Install freestanding cash receptacles (MFG Furniture Manufacturers "Trashbox 1") to locations approved on the layout.

DP-13630238-7

DATE: April 25, 12
 REVISION: 01
 PROJECT: FINANCIAL CENTRE
 1125-1100 N.O.S. ROAD
 RICHMOND, BC
 DRAWN BY: J. L. S.
 CHECKED BY: J. L. S.
 DATE: April 25, 12
 SCALE: 1/4\"/>

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 Landscape Architecture + Urban Design
 4171 Main Street, Vancouver, BC
 Tel: 604-273-3873
 Fax: 604-273-3873
 Web: www.jhldesign.com

LANDSCAPE PLAN PLANTING DESIGN
 PLANT LIST NOTES/ SECTION DETAIL