



# City of Richmond

## Memorandum Planning and Development Department

**To:** David Weber  
Director, City Clerk's Office

**Date:** March 6, 2012

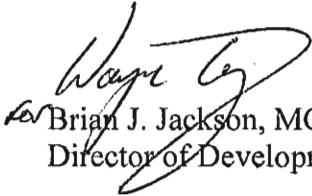
**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 11-596454

**Re:** Application by – Paul Chiu, Architect for Development Permit at  
#380 – 9100 Blundell 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.

  
Brian J. Jackson, MCIP  
Director of Development

BJJ:blg  
Att.

**Development Permit Panel**  
**Wednesday, February 29, 2012**

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- 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;

**Development Permit Panel**  
**Wednesday, February 29, 2012**

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- the idea is to expand the store's pharmacy, and to incorporate storage space into the proposed extension;
- the entry façade of the Shoppers Drug Mart store will not change and no new signage areas are being proposed;
- new stores built by Shoppers Drug Mart have approximately 20,000 square feet, while the current store at the Blundell and Garden City mall has only 9,000 square feet;
- some existing parking stalls, at the rear of the store; and along the periphery of the site, have to be removed in order to accommodate the proposed expansion;
- the removal of these parking stalls has little impact on the landscaping at the back of the store, with only three small landscaping islands to be removed, thereby removing two trees;
- the parking stalls planned for removal are used by the store's staff, but no customer parking stalls will be affected or removed;
- the construction of the expansion of the store will take place without the store ever having to close for business, and a phased construction plan will accomplish this; and
- the wall to be erected at the back of the store, as part of the extension, is a plain masonry block wall with integrated colour band which will be replaced with a plain light weight EIFS wall comprising a stucco finish, and its appearance is enhanced by a horizontal strip of colour.

A brief discussion took place between the Panel and Mr. Chiu with regard to the appearance of the back of the store, and Mr. Chiu advised that the view of the extension from the homes of residents on Heather Street and Dixon Avenue will be of a landscaped buffer

Landscape Architect, Meredith Mitchell, DMG Landscape Architects, provided the following details regarding the landscape scheme:

- where the site interfaces with Heather Street, existing conifers provide an effective buffer, and where the site interfaces with Dixon Avenue, additional deciduous trees and infill hedge will be planted to create an effective buffer;
- newly planted materials have been chosen to match the existing hedge and existing shrubs on the Dixon Avenue interface; and
- three or four new trees to be planted along the southern edge of the site will plug 'gaps' that exist there now.

**Panel Discussion**

In response to Panel's queries, Mr. Chiu advised that:

**Development Permit Panel**  
**Wednesday, February 29, 2012**

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- despite the removal of some staff parking stalls, the number of available staff parking stalls exceeds the parking requirements as outlined in the City's rezoning bylaw; and
- a series of yellow bollards placed near the wall of the proposed extension will ensure that the wall is not damaged by vehicles.

**Staff Comments**

Mr. Jackson stated that staff supports the application. He added that staff anticipates that the applicant will shortly meet the \$5,000 landscaping security, a condition, and that the application will proceed to a March, 2012 Council meeting.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".*

**CARRIED**

**7. New Business**

**8. Date Of Next Meeting: Wednesday, March 14, 2012**

**9. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:01 p.m.*

**CARRIED**



City of  
Richmond

**Report to Development Permit Panel**  
Planning and Development Department

*To: DPP Mtg. Feb. 29, 2012*

**To:** Development Permit Panel

**Date:** February 2, 2012

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 11-596454

**Re:** **Application by Paul Chiu, Architect for a Development Permit at #380 - 9100  
Blundell Road**

**Staff Recommendation**

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Brian J. Jackson, MCIP  
Director of Development

BJJ:dj  
Att.

## Staff Report

### Origin

Paul Chiu, Architect, on behalf of Ferrell Estates Ltd., has applied to the City of Richmond for permission to expand an existing structure at the southeast corner of 9100 Blundell Road that currently contains and will contain a Shoppers Drug Mart. The site is zoned "Community Commercial (CC)" and currently contains several retail stores and services that make up Garden City Shopping Centre.

Neither a rezoning application nor a Servicing Agreement is associated with this Development Permit application.

### Development Information

This application is intended to increase the floor area of the existing Shoppers Drug Mart by extending further onto the rear of the existing store at the southeast corner of the property. It does not propose to project out into the existing store frontage where the main access to several retail units are located. The expansion plan does not modify the existing form and character of the existing Shoppers Drug Mart building, and there are no plans to modify any of the other existing buildings forming part of the shopping centre.

To facilitate the expansion, some existing parking stalls at the rear of the store and along the periphery of the site will be removed to house the expanded building footprint and to ensure delivery vehicle manoeuvrability to and from the new loading bay. The expansion will also result in the removal of three (3) small landscaping islands, which include two (2) trees. To compensate for the removal of these landscaping elements, the applicant is proposing to replant two existing landscape islands with new planting material and add four (4) new trees in the vicinity of the addition.

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

### Background

Garden City Shopping Centre is an increasingly important commercial centre as it serves a geographic area that has seen an increase in population over the past few years. The shopping centre consists of seven (7) separate components, supplying a wide range of retail and various services that include IGA and Shoppers Drug Mart as major tenants.

Development surrounding the subject site is as follows:

- To the north: adjacent buildings and units within the Garden City Shopping Centre, zoned "Community Commercial (CC)"; and across Blundell Road, a neighbourhood pub with an attached beer and wine store zoned "Pub and Sales (CP2)", as well as a three-storey townhouse complex zoned "Town Housing (ZT46) - South McLennan and Brighthouse Village";
- To the east: across Heather Street, single detached dwellings on property zoned "Single Detached (RS1/E)" and "Single Detached (RS2/A)";
- To the south: across Dixon Avenue, single detached dwellings on property zoned "Single Detached (RS1/B)", as well as 2 storey townhouse developments zoned "Town Housing (ZT20) – Granville Avenue (Terra Nova) and

Dixon Avenue (Ash street Sub-Area)” and “Low Density Townhouses (RTL1)”;

- To the west: adjacent buildings and units within the Garden City Shopping Centre, zoned “Community Commercial (CC)”;
- and across Garden City Road, two (2) townhouse developments zoned “Low Density Townhouses (RTL1)”
- and a single detached dwelling zoned “Single Detached (RS1/E)” .

### **Staff Comments**

The limited scope of the proposed addition will neither significantly impact the overall existing form and character of the Garden City Shopping Centre, nor will it introduce any variances to the existing zoning. The reduction of 48 parking stalls at the rear of the site does not affect the overall parking requirements of the shopping centre as there is a current surplus of parking stalls available. **Attachment 1** outlines a comparison of the Zoning Bylaw requirements to the resulting impact of the proposal.

### **Advisory Design Panel Comments**

The proposed addition is limited in scope as the finished product is intended to match the existing façade, and there are very minor changes to the existing perimeter landscaping. It will not impact the overall architectural form and character of the existing building, and therefore was not presented to the Advisory Design Panel for review and comment.

### **Analysis**

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

- The extent of the expansion is not anticipated to have an impact on the residential area across the streets of the subject site. While the height of the addition slightly exceeds the height of the current structure, it is well below the allowed building height for the CC zone. The area will be lit to the same extent of what is existing and there is no new signage being proposed.
- The site currently has a three (3) meter wide landscaping strip along the periphery of the site and the existing trees provide adequate screening to the back of the structures. The applicant will be planting three (3) new trees along the south landscaped strip where there are current gaps along the planted row. A fourth tree will be planted on one of the modified landscaped islands the applicant is proposing. These four (4) new trees are to replace the two (2) trees that are being removed due to the expansion plans, meeting the City’s 2:1 tree replacement policy.

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

- The expansion is proposed at the rear of the existing Shoppers Drug Mart, projecting out onto the south east corner of the site. The expansion will not affect the daily activity of the shopping mall and the movement of vehicles and pedestrians. The applicant is to submit a construction traffic and transportation plan at the time of Building Permit to ensure disruption of traffic movement is minimized and to ensure the relocation of the loading dock will allow on-site deliveries during the construction period.
- It is not anticipated that the expansion will have an impact on the adjacent residential areas across from the expansion area, as the residential areas are located at some distance across Dixon Avenue and Heather Street. The added tree planting along the south edge of the site is seen as an improvement. The trees along the eastern edge already provide sufficient screening to the site through the row of mature trees.

- Because the expansion is located at one corner of the subject site and does not propose to alter the architectural form and character of the existing building nor any of the other buildings, pedestrian and interior landscape improvements were not sought at this time.

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

- The applicant is not proposing any alteration to the form and character of the existing building and the addition intends to complement the existing structure by the use of the same exterior materials and colour choice. The existing façade is comprised of a stucco finish and a split face concrete block base.

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

- As mentioned above, the applicant is modifying the site landscaping by removing three (3) small landscaped islands and removing two (2) trees in order to accommodate the expansion plans. One of the existing trees to be removed is currently located within the footprint of the expansion, with the other located in the landscaped island at the south east corner of the site that is to be removed to facilitate the new garbage enclosure. This enclosure will improve the appearance of the garbage area as the bins are currently fully exposed to views in the rear parking area of the complex.
- The removal of the small landscape islands will facilitate the expansion to allow the movement of delivery vehicles through the site. One of the islands is located within the expansion footprint. The island at the south east corner will be removed to place the garbage enclosure and the third is along the eastern edge of the existing parking area, within the proposed drive lane.
- To compensate for the removal of the trees, the applicant will upgrade two (2) landscaping islands adjacent to the expansion by planting new material that will be more tolerable to the conditions than the existing ones. The planting of four (4) new trees is in accordance with the City's 2:1 tree replacement policy, with three of these trees will be planted to fill in existing gaps of the row of trees along the southern edge of the site, with the fourth planted in the modified landscaping islands to the south of the expansion.
- To ensure the survival of the new landscaping proposal, the applicant will be posting a security of \$5,000.00.

#### ***Crime Prevention Through Environmental Design***

The proposed addition provides the same amount of comfort and safety provisions as found currently. The southeast corner of the site does provide adequate lighting to allow night time visibility and the existing trees on the peripheral landscape strip allow for surveillance to and from the site from the surrounding neighbourhood. These same trees also act as a divider of uses, providing a visual screen between the commercial uses on the site and the adjacent residential uses.



**Conclusions**

Staff support the proposed Development Permit for the expansion of the existing Shoppers Drug Mart at the southeast corner of the subject site. The addition is designed to complement the existing form and character of the existing structure while not imposing the expansion onto the neighbouring community. The planting of new trees to improve visual screening to the site will benefit both the overall appearance of the site and provide improved visual and lighting screening from the neighbouring community.



David Johnson  
Planner 2

DJ:cas

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 \$5,000.00.

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.



# City of Richmond

## Development Application Data Sheet

Development Applications Division

**DP 11-596454**

**Attachment 1**

Address: #380 - 9100 Blundell Road

Applicant: Paul Chiu, Architect

Owner: Ferrell Estates Ltd.

Planning Area(s): Broadmoor Area Ash street Sub-Area Plan (Schedule 2.6A)

Current

Floor Area: 789.9 m<sup>2</sup>

Proposed

Floor Area 851.4 m<sup>2</sup>

|                         | Existing                  | Proposed                  |
|-------------------------|---------------------------|---------------------------|
| <b>Site Area:</b>       | 32,565.0 m <sup>2</sup>   | 32,565.0 m <sup>2</sup>   |
| <b>Land Uses:</b>       | Commercial                | Commercial                |
| <b>OCP Designation:</b> | Commercial or Townhouses  | Commercial                |
| <b>Zoning:</b>          | Community Commercial (CC) | Community Commercial (CC) |

|  | Bylaw Requirement | Proposed   | Variance       |
|--|-------------------|------------|----------------|
| Floor Area Ratio:                        | 0.50 FAR          | 0.36 FAR   | none permitted |
| Lot Coverage:                            | Max. 35%          | 28.9%      | none           |
| Setback – East:                          | Min. 6.0 m        | 8.43 m     | none           |
| Setback – South:                         | Min. 6.0 m        | 11.6 m     | none           |
| Height (m):                              | Max. 9.0 m        | 6.96 m     | none           |
| Total off-street Spaces for the complex: | 468 spaces        | 481 spaces | none           |



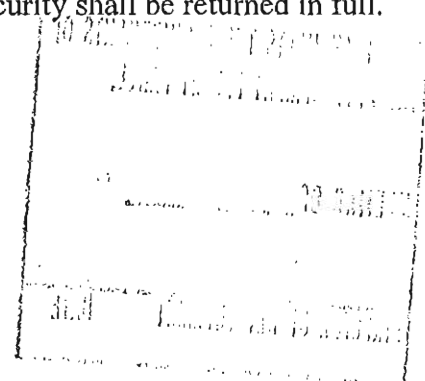
# City of Richmond

## Development Permit

**No. DP 11-596454**

To the Holder: PAUL CHIU, ARCHITECT  
Property Address: 380 - 9100 BLUNDELL ROAD  
Address: 600 - 1140 W. PENDER STREET  
VANCOUVER, BC V6E 4G1

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 #8 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 \$5,000.00. 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.
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 11-596454

To the Holder: PAUL CHIU, ARCHITECT  
Property Address: 380 - 9100 BLUNDELL ROAD  
Address: 600 - 1140 W. PENDER STREET  
VANCOUVER, BC V6E 4G1

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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.

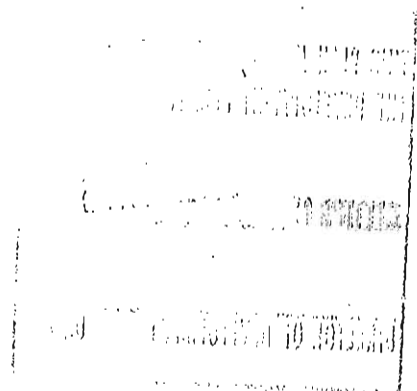
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

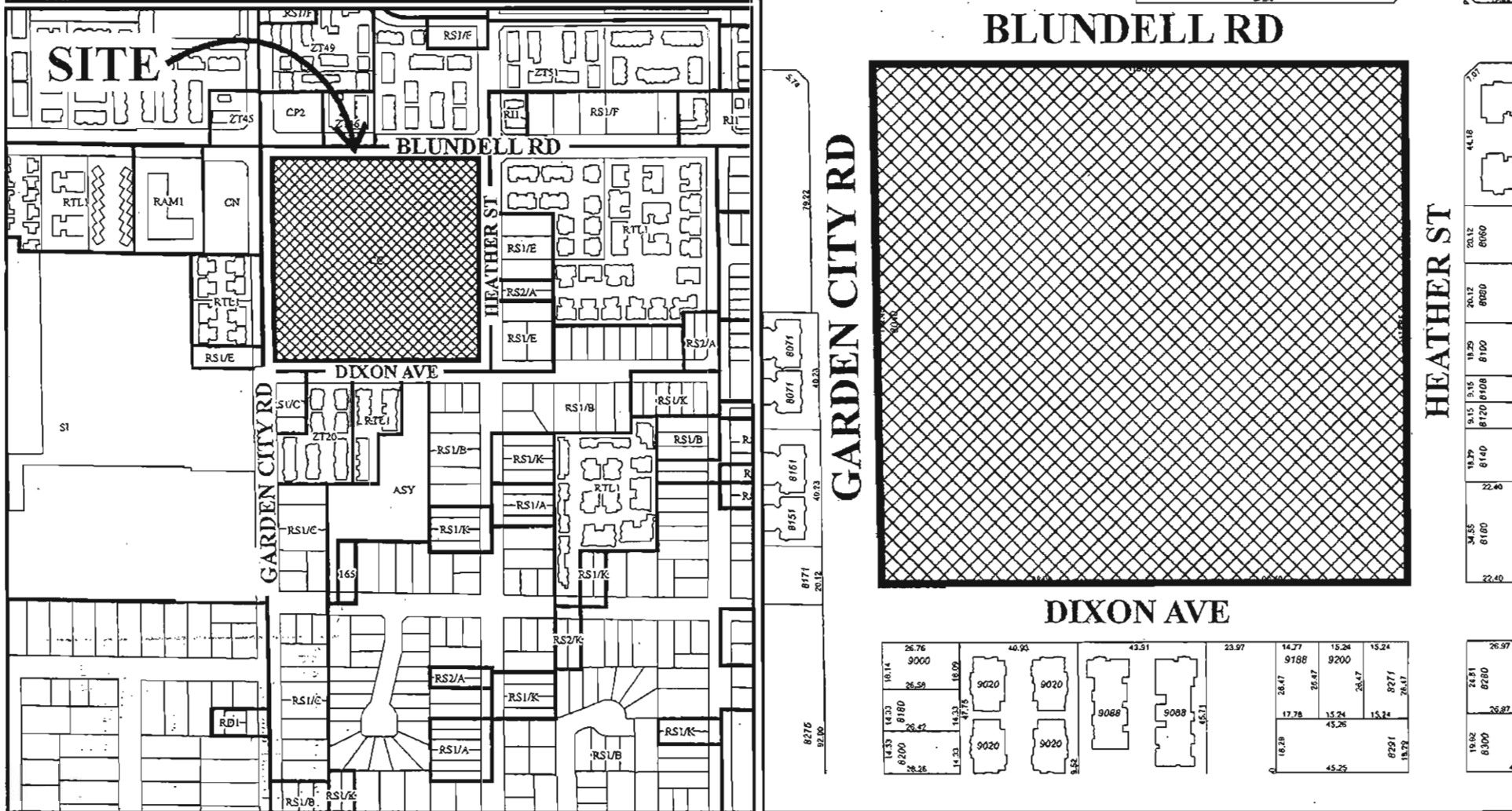
DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR





# City of Richmond



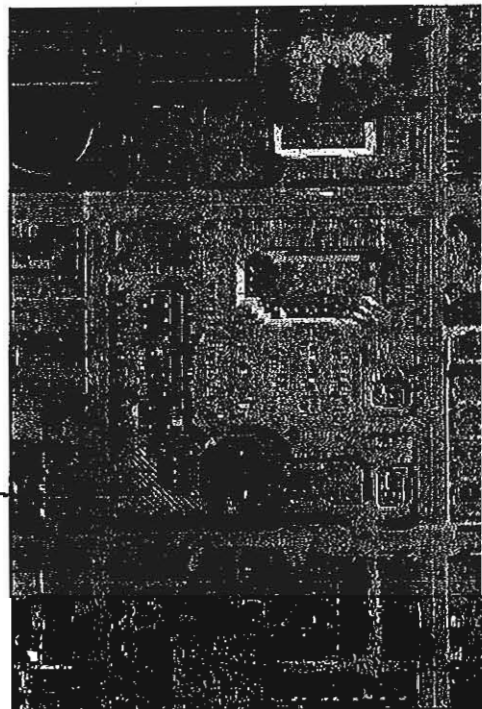
## DP 11-596454 SCHEDULE "A"

Original Date: 01/13/12

Revision Date:

Note: Dimensions are in METRES

# SHOPPERS DRUG MART ADDITION (AT Building A) Garden City Shopping Centre Richmond, B.C.



AERIAL PHOTO  
DATE: 1987

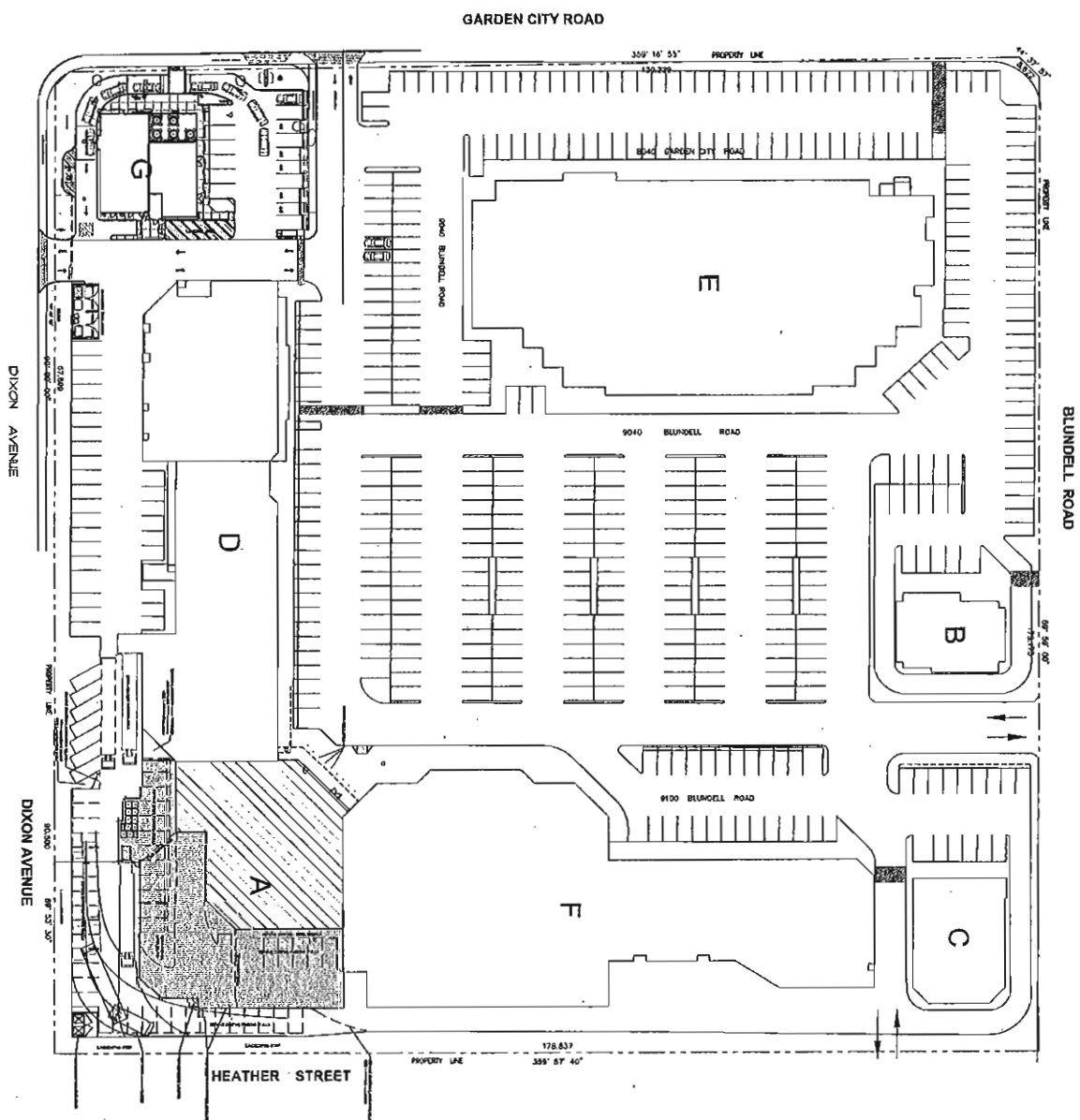
SUBJECT PROPERTY

| SITE INFORMATION   |  |
|--|--|
| DEVELOPMENT PERMIT NO.   |  |
| SITE DATA  |  |
| <p><b>GENERAL NOTES:</b></p> <p>1. All work shall conform with the BC Building Code 1986.</p> <p>2. It is the responsibility of the Owner to ensure that all work is done in accordance with the approved plans and specifications.</p> <p>3. The Owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>4. The Owner shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications.</p> <p>5. The Owner shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications.</p> | <p><b>GENERAL NOTES:</b></p> <p>1. All work shall conform with the BC Building Code 1986.</p> <p>2. It is the responsibility of the Owner to ensure that all work is done in accordance with the approved plans and specifications.</p> <p>3. The Owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>4. The Owner shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications.</p> <p>5. The Owner shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications.</p> |
| PROJECT DATA   |  |
| CONTACT LIST   |  |
| DRAWING LIST   |  |
| ARCHITECTURAL  |  |
| SYMBOL LEGEND  |  |
| ABBREVIATION   |  |
| SUBJECT PROPERTY   |  |

**SHOPPERS DRUG MART**  
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.  
FARELL ESTATES LTD.

**FARELL ESTATES LTD.**

DP 11596454 Pg. 41

[illegible]

• 6000' WEST PARALLEL  
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**SHOPPERS DRUG MART**  
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.  
**FARELL ESTATES LTD.**

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DP 11596454 Pg. #2



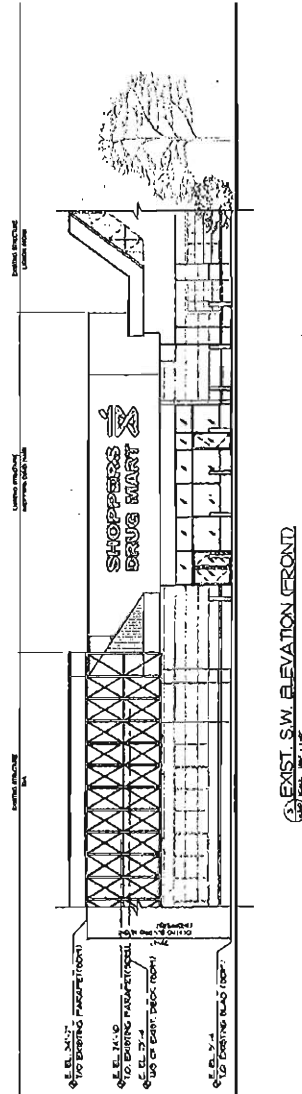
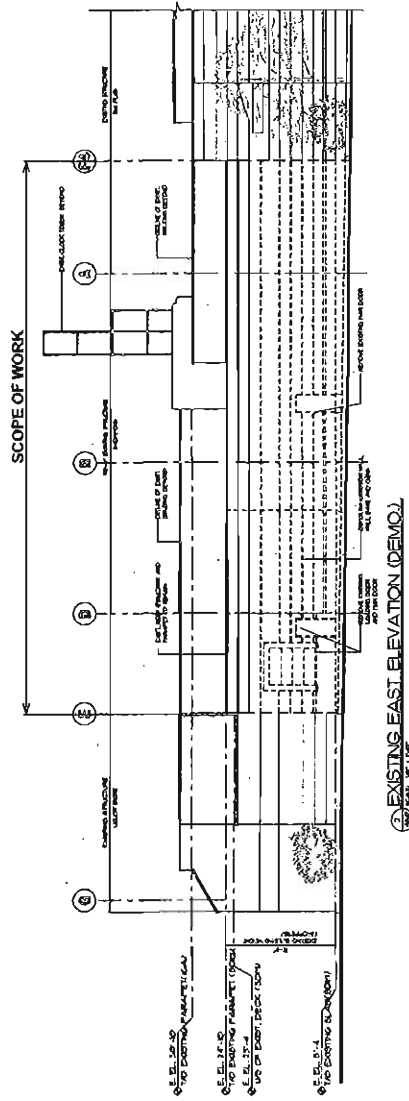
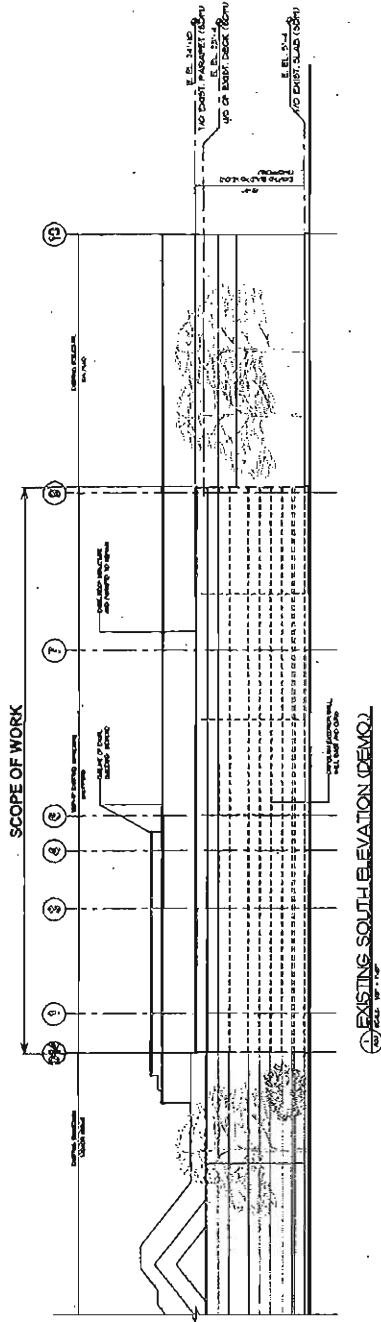




11596454 P. #5

SHOPPERS DRUG MART  
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.  
FARRELL ESTATES LTD.

|  |  |
|--|--|
| architects ltd   |  |
| 2000 WEST 10TH AVE   |  |
| VANCOUVER, B.C. V6P 3C1  |  |
| TEL: 604-271-1111  |  |
| FAX: 604-271-1112  |  |
| DATE: 10/11/92   |  |
| PROJECT: 11596454  |  |
| DESCRIPTION: BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C. |  |
| SCALE: 1/8" = 1'-0"  |  |
| DATE: 10/11/92   |  |
| BY: J. FARRELL   |  |
| CHECKED: J. FARRELL  |  |
| DATE: 10/11/92   |  |

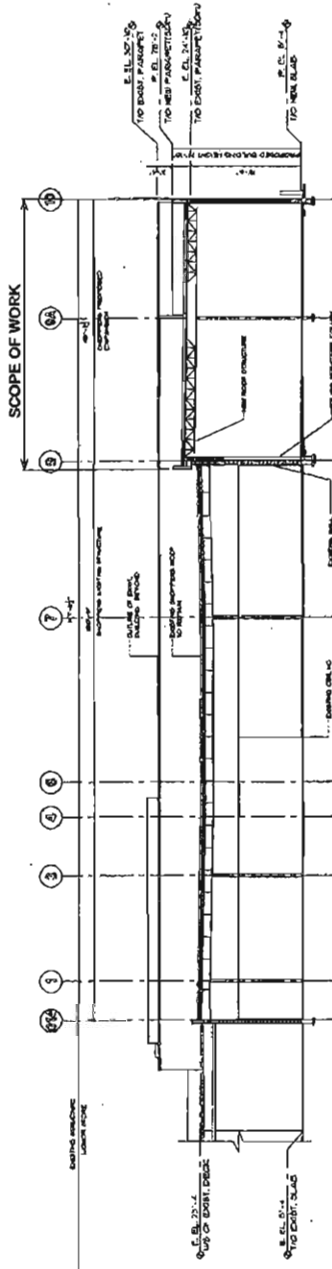


DP 11596454 PL. #0

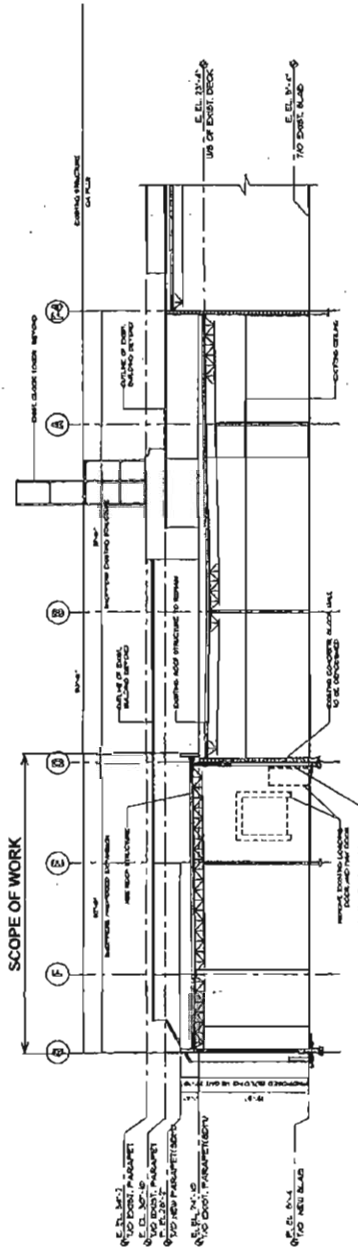
SHOPPERS DRUG MART  
BUILDING A, GAREY CITY SHOPPING CENTRE, RICHMOND, B.C.  
FARELL ESTATES LTD.

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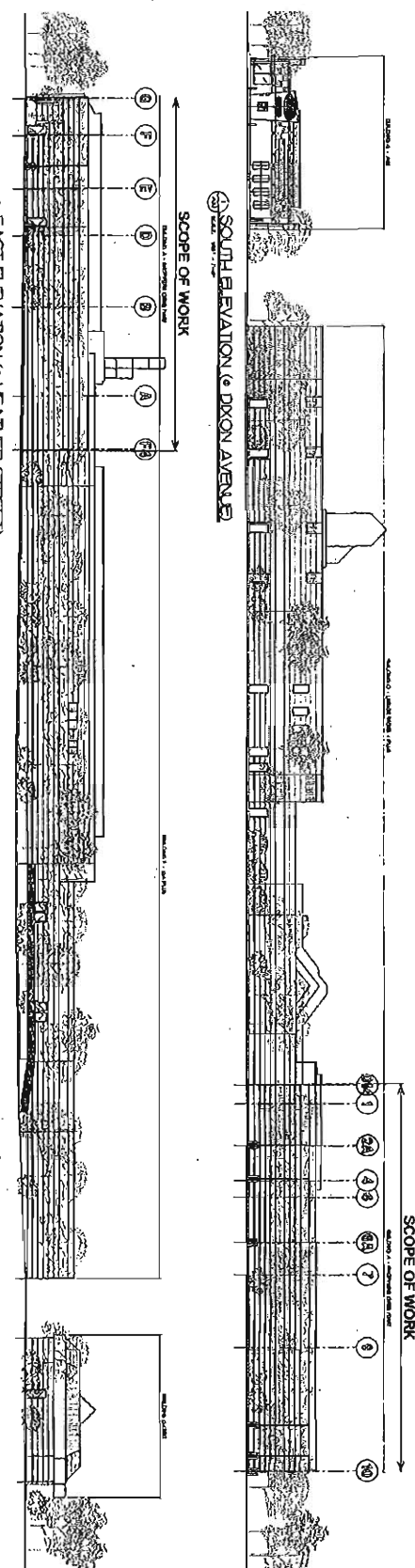
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SCALE 1/4" = 1'-0"



2. BUILDING SECTION  
SCALE 1/4" = 1'-0"

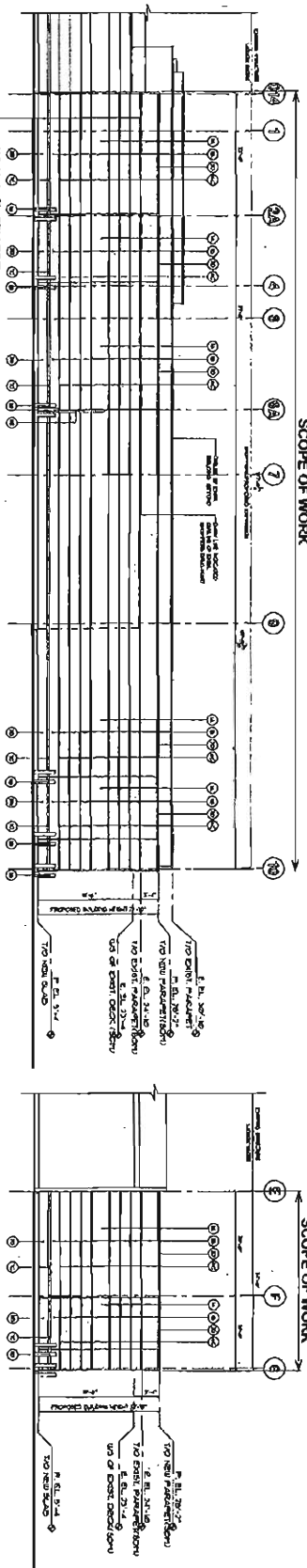
20 SOUTH ELEVATION @ DIXON AVENUE

SCOPE OF WORK



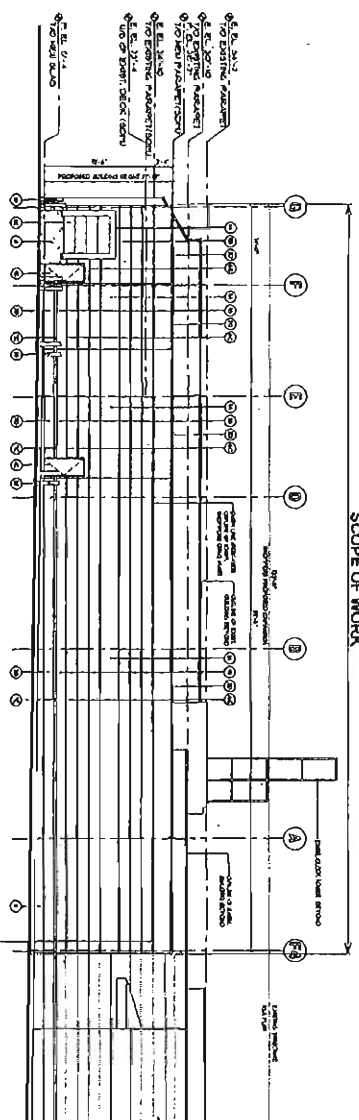
21 EAST ELEVATION @ HEATHER STREET

SCOPE OF WORK



22 PROPOSED PARTIAL SOUTH ELEVATION

SCOPE OF WORK



23 PROPOSED PARTIAL EAST ELEVATION

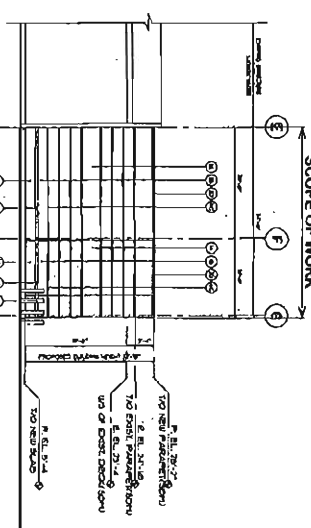
SCALE 1/4\"/>

SCOPE OF WORK



24 PROPOSED WEST ELEVATION

SCOPE OF WORK



EXTERIOR MATERIALS & FINISHES

|                             |                             |
|-----------------------------|-----------------------------|
| 1. EXTERIOR WALLS           | 2. EXTERIOR ROOF            |
| 3. EXTERIOR FLOORS          | 4. EXTERIOR CEILING         |
| 5. EXTERIOR STAIRS          | 6. EXTERIOR BALCONIES       |
| 7. EXTERIOR PORCHES         | 8. EXTERIOR PATIOS          |
| 9. EXTERIOR DRIVEWAYS       | 10. EXTERIOR LANDSCAPING    |
| 11. EXTERIOR LIGHTING       | 12. EXTERIOR SECURITY       |
| 13. EXTERIOR VENTILATION    | 14. EXTERIOR STORAGE        |
| 15. EXTERIOR UTILITY        | 16. EXTERIOR MAINTENANCE    |
| 17. EXTERIOR ACCESS         | 18. EXTERIOR EGRESS         |
| 19. EXTERIOR CIRCULATION    | 20. EXTERIOR CONNECTIONS    |
| 21. EXTERIOR INFRASTRUCTURE | 22. EXTERIOR UTILITIES      |
| 23. EXTERIOR SIGNAGE        | 24. EXTERIOR IDENTIFICATION |
| 25. EXTERIOR RECORDS        | 26. EXTERIOR ARCHIVES       |
| 27. EXTERIOR PRESERVATION   | 28. EXTERIOR RESTORATION    |
| 29. EXTERIOR REPAIRS        | 30. EXTERIOR RENOVATIONS    |
| 31. EXTERIOR RECONSTRUCTION | 32. EXTERIOR REDEMPTION     |
| 33. EXTERIOR REDEMPTION     | 34. EXTERIOR REDEMPTION     |
| 35. EXTERIOR REDEMPTION     | 36. EXTERIOR REDEMPTION     |
| 37. EXTERIOR REDEMPTION     | 38. EXTERIOR REDEMPTION     |
| 39. EXTERIOR REDEMPTION     | 40. EXTERIOR REDEMPTION     |
| 41. EXTERIOR REDEMPTION     | 42. EXTERIOR REDEMPTION     |
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| 89. EXTERIOR REDEMPTION     | 90. EXTERIOR REDEMPTION     |
| 91. EXTERIOR REDEMPTION     | 92. EXTERIOR REDEMPTION     |
| 93. EXTERIOR REDEMPTION     | 94. EXTERIOR REDEMPTION     |
| 95. EXTERIOR REDEMPTION     | 96. EXTERIOR REDEMPTION     |
| 97. EXTERIOR REDEMPTION     | 98. EXTERIOR REDEMPTION     |
| 99. EXTERIOR REDEMPTION     | 100. EXTERIOR REDEMPTION    |

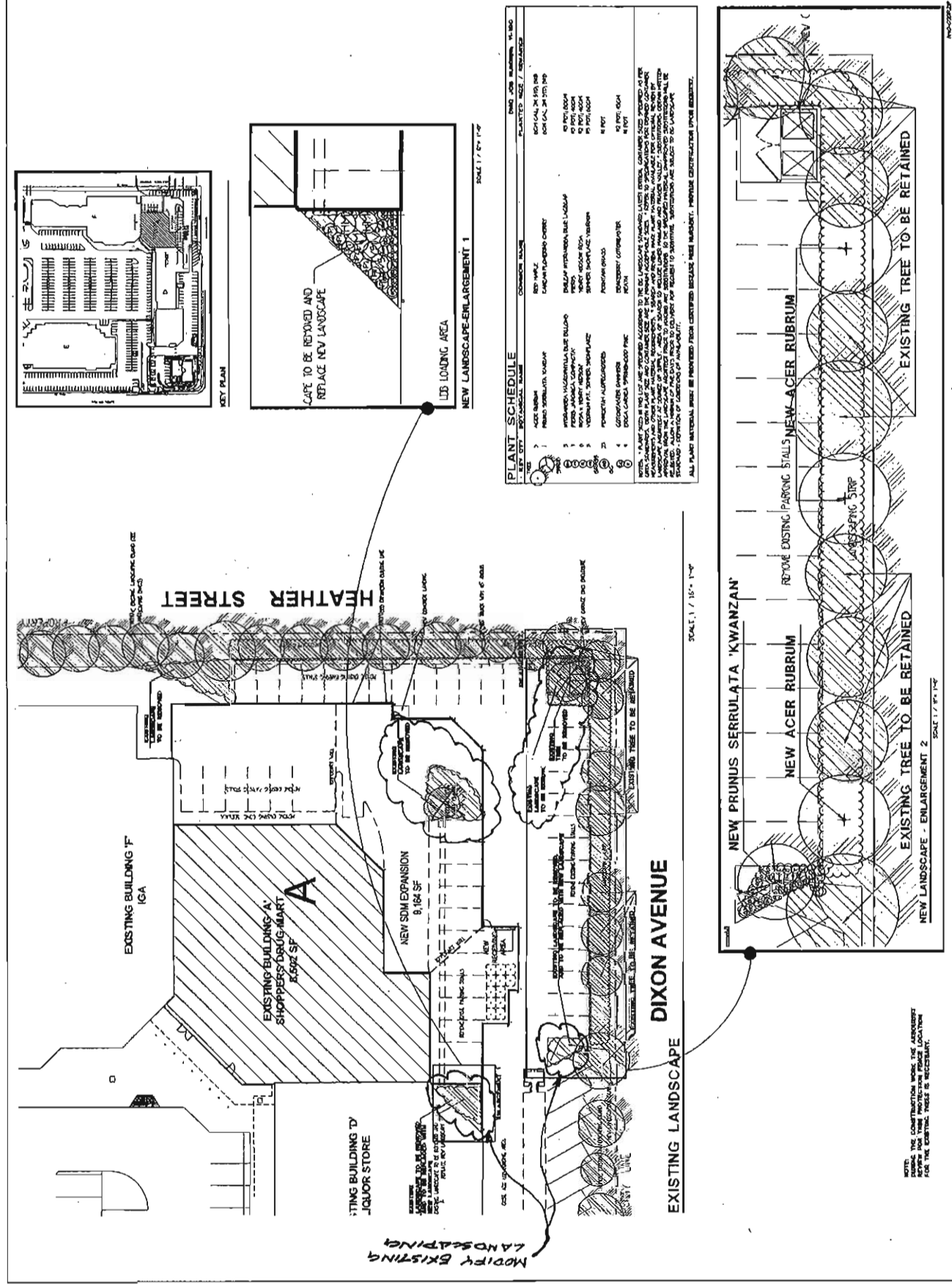
**SHOPPERS DRUG MART**  
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.  
**FARELL ESTATES LTD.**



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PROJECT: GARDEN CITY SHOPPING CENTRE AND SHOPPERS DRUG MART EXPANSION  
LOCATION: DIXON AND HEATHER STREET, RICHMOND, VA  
DATE: 11/15/2011  
SCALE: 1" = 10'-0"  
SHEET: 11 OF 21  
PROJECT NUMBER: 11596454

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NOTE: THE CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, AS APPLICABLE TO THE PROJECT. THE EXISTING TREE IS TO BE RETAINED.