



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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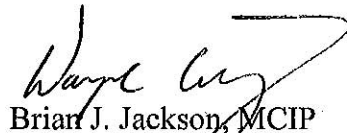
**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** September 12, 2008  
**File:** DP 07-398708  
**Re:** **Application by Sandhill Development Ltd. for a Development Permit at  
11000 No 5 Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a hotel with approximately 96 hotel rooms at 11000 No 5 Road on a site zoned "Comprehensive Development District (CD/161)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Increase permitted small car off-street parking spaces from 30% to 32.1% (51 of 159 parking spaces); and
  - b) Decrease the minimum manoeuvring aisle width from 7.5 m to 7.3 m.

*for*   
Brian J. Jackson, MCIP  
Director of Development

BJJ:sb

## Staff Report

### Origin

Sandhill Development Ltd. has applied to the City of Richmond for permission to develop a hotel with approximately 96 hotel rooms at 11000 No 5 Road on a site zoned "Comprehensive Development District (CD/161)". The site is the currently vacant Phase II portion of the Sands Plaza commercial mall site.

There is no Rezoning application associated with the proposed hotel development.

The Phase II portion of the site was rezoned from "Agricultural District (AG1)" to "Comprehensive Development District (CD/161)" for two (2) single-storey CRU buildings under Bylaw 7973 (RZ 05-309078). DP 05-315410 was also issued, and has now expired. The owner is now proposing a new Development Permit (DP) for a more intense Hotel use, which is permitted in the existing zoning.

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

### Development Information

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

### Background

Development surrounding the subject Ironwood Sub-Area (Shellmont Area) site is as follows:

- To the north, across Steveston Highway, are a vacant lot zoned "Service Station District (G2)" and Fantasy Gardens zoned "Botanical Garden District 2 (BG2)";
- To the east and south is an existing industrial warehouse building zoned "Business Park Industrial District (I3)"; and
- To the west is Phase I of the commercial development on the same property, under the same zoning, "Comprehensive Development District (CD/161)".

### Staff Comments

The proposed scheme attached to this report has addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. The proposal complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Comprehensive Development District (CD/161)" except for the zoning variances noted below.

**Zoning Compliance/Variations** (staff comments in '*bold italics*')  

The applicant requests to vary the provisions of Zoning and Development Bylaw No. 5300 to:

1. Increase permitted small car off-street parking spaces from 30% to 32.1% (51 of 159 parking spaces); and

*(Staff supports the proposed variance as it allows for additional parking to be provided on a commercial site where on-street parking is not permitted with a modest increase to the percentage of permitted small car parking spaces)*

2. Decrease the minimum manoeuvring aisle width from 7.5 m to 7.3 m.

*(Staff supports the proposed variance as it allows for additional parking to be provided on a commercial site where on-street parking is not permitted and is limited to the hotel portion of the site).*

**Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the project, and provided comments for the applicant to consider. An excerpt from the Advisory Design Panel Minutes from July 9, 2008 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

**Analysis***Conditions of Adjacency*

- The subject site is a gateway location at a major intersection, with access to, and high visibility from, Highway 99. The applicant is proposing a seven-storey hotel to mark this gateway location.
- The subject application is for a new second phase to an existing commercial development. The second phase is located east of Phase I and adjacent to the neighbouring industrial property.
- The proposal addresses the interface to the neighbouring industrial property by means of an enclosed parking level and, in the front portion of the site on Steveston Highway, a low retaining wall, surface parking and landscaping at Steveston Highway. The one-storey party wall screens parking and the portion closest to the front of the building includes more elaborate details of spandrel glass and cultured stone cladding to address visibility from Steveston Highway. Above the ground floor, the east elevation is approximately 4.5 m setback from the industrial property and includes bay and cornice projections. In front of the hotel and adjacent to the industrial property is a small surface parking area with a low retaining wall and landscaping along Steveston Highway.
- With the flood-proofing requirement of raising the building slab elevation to minimum 2.6 m, accessibility requirements of access into a hotel, ground level continuity with Phase I and associated site grading, the site will be raised above the Steveston Highway sidewalk level to match the elevation of Phase I. To mitigate the visual impact of parked cars raised above the sidewalk level, continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the Steveston Highway streetscape as a continuation of the existing landscape treatment in Phase I.

shrubs, hedges and trees are proposed along the Steveston Highway streetscape as a continuation of the existing landscape treatment in Phase I.

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

- The Phase II hotel has been designed as an extension of the existing Phase I commercial mall. The existing drive aisles are extended, the setback from Steveston Highway is the same, the parking layout, vehicle and pedestrian paths are all continued between the existing commercial mall and the Phase II hotel being proposed.
- The lower level of the hotel presents a pedestrian scaled and oriented frontage character facing Steveston Highway across the surface parking area. Pedestrian connection to both No. 5 Road and Steveston Highway are incorporated through both phases of this commercial node.
- There are two existing vehicle accesses to the commercial complex from No. 5 Road that will also serve the Phase II hotel. No new accesses are proposed.
- The hotel lobby fronts onto Steveston Highway and is not visible from the No 5 Road vehicle accesses. Way finding signage will be provided to clearly mark hotel parking and lobby locations.
- The provision of 159 onsite parking spaces for Phase I and Phase II exceeds the bylaw requirement of 153 parking spaces. The provision of six (6) accessible parking spaces meets the bylaw requirement.
- Private garbage and recycling collection is accommodated through the provision of an internal garbage/recycling container storage room located at the southwest corner of the parking level. Recycling and garbage collection trucks will approach and serve the container storage room from the rear lane right of way (ROW).
- A loading dock is provided off the rear lane right of way (ROW), which is acceptable to the Transportation Department.

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

- The simple hotel building form includes a base and tower element. The base of the hotel closely relates to the expression of the buildings in Phase I. The upper building block expression includes vertical bays, cornices, and projecting roof edge detail.
- The proposed building materials are generally a continuation of the existing Phase I palette (Stucco paneling on Hardi-Board with metal reveal detail, Hardi-board and batten, Hardi-board trim and soffit, glazing in black anodized framing, painted concrete, glass and steel canopy, cultured ledge stone cladding) and are generally consistent with the Official Community Plan (OCP) Guidelines.
- The hotel has a significantly different building mass and scale from the existing Phase I commercial buildings, which provides visual interest and variety in the area and establishes the building as a visual landmark at this gateway to Richmond.
- Future hotel signage is integrated in the architectural design. Separate application(s) are required to permit signage. There are two (2) existing free standing sign towers for the commercial development in the Phase I portion of the site that will remain. No additional free-standing signs are proposed.

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

- Small movable planters and sky lights are proposed over the parking structure's exposed flat roof.
- The landscape design includes seven (7) new trees on this small portion of the site Steveston Highway frontage. The new trees and cedar hedging proposed will soften the visual impact along Steveston Highway of the extended surface parking area and retaining wall.
- The landscape design also includes special paving treatment with patterning and colour in front of the building to aid in defining lobby area, building entrances and pedestrian connections to Steveston Highway and No. 5 Road.
- The applicant is proposing to install a variety of city boulevard planting along the Steveston Highway streetscape as an extension of onsite tree and shrub planting, which is acceptable to Parks and Operations. The present and future owners will be responsible for maintaining the landscaping under the Boulevard Maintenance Regulation Bylaw.
- Parking and the site low retaining wall are screened from Steveston Highway with cedar hedge landscaping.

***Crime Prevention Through Environmental Design***

- There is a narrow one way Bank drive-through located between the proposed hotel and the adjacent existing Bank building in Phase I. Security concerns will be addressed with lighting, surveillance camera and overlook through limited glazing in the hotel lobby.
- Design measures have been incorporated to maximize natural surveillance opportunities in the enclosed parking structure (e.g., glazed openings from lobby areas, light paint colour, lighting, and clear lines of sight).

***Servicing and Utilities Capacity***

- Required City infrastructure upgrades and connections were provided through a separate Servicing Agreement (SA 05-301070).

## Conclusions

The applicant is proposing an attractive hotel development at a gateway location. The design generally responds to the conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The proposal contributes a landmark building in an area of the City that is a growing commercial node. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.  
Planner 1

SB:rg

Prior to forwarding this application to Council for approval, and as agreed to by the developer, the developer is required to complete the following:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$108,000, or as specified by a Landscape Architect in a sealed quote that includes materials and labour.

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/tp/special.htm>).



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 07-398708** **Attachment 1**

Address: 11000 No 5 Road

Applicant: Sandhill Development Ltd. Owner: Sandhill Development Ltd.

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

Floor Area Net: Hotel 5,037.1 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	Phase I 6,872.8 m <sup>2</sup> Phase II 1,550.4 m <sup>2</sup> Overall 8,423.2 m <sup>2</sup>	No change
<b>Land Uses:</b>	Vacant	Hotel
<b>OCP Designation:</b>	Commercial	No change
<b>Zoning:</b>	CD/161	No change
<b>Number of Units:</b>	None	96 hotel rooms

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Hotel Max. 1.5 Other Uses Max. 0.5	0.60 0.33	None Permitted
Lot Coverage:	Max. 50%	33.8 %	None
Setback – Steveston Hwy:	Min. 6 m	16.6 m	None
Setback – East Side Yard:	N/A	0 m	None
Setback – Rear Lane:	N/A	0 m	None
Height (m):	Hotel Max. 45 m	24.9 m	None
Off-street Parking Spaces:	Commercial 53 Hotel 48 Office 22 Restaurant 30	Commercial 59 Hotel 48 Office 22 Restaurant 30	None
Total off-street Spaces:	155	159	None
Off-street Accessible Parking Spaces:	4	6	None
Off-street Small Car Parking Spaces:	Max. 30%	32.1% (51 spaces)	2.1% Increase (3 spaces)

**Annotated Excerpt from the Minutes from  
The Advisory Design Panel Meeting  
Wednesday, July 9, 2008 – 4:00 p.m.**

P. J. Lovick Architect Ltd.  
11000 No. 5 Road  
DP 07-398708

**Panel Discussion**

Comments from the Panel were as follows:

- Happy to see so many accessible suites and out-swinging doors on nearly all of the washrooms; suggestion was made to extend provisions of out-swinging greater than standard width doors to all rooms to increase accessibility; the site has five handicap parking stalls from the existing development, and it would be nice to have more in light of the proposed development's scale;
- This is a difficult site for a hotel development; concerned with the adjacency and proximity to the industrial site; there is value to consider the issue of noise and lights from the industrial parking lot; concerned with visibility of the parking lot from the lobby area; the form and character are complimentary to the existing retail component and the layering of massing is appreciated; suggestion was made to explore the treatment of banding on the vertical window walls and carry the main banding across or explore alternatives; consider way finding signage to reinforce the lobby's location;
- This is a high quality proposal; the drive aisle (bank drive-thru) between the hotel and the bank requires some visual security, such as a camera, lights, or a window; way finding to the lobby required at the front of the proposed development; front doors need to be designed to be barrier free and incorporate weather protection, the current space appears constricted; consider incorporating a larger turning radius from the bathroom to the suite on all of the standard suites; the large paneled areas appear as pre-cast concrete, suggestion was made to join them mid-floor to lose the pre-cast look; treatment of the east elevation is appreciated, consider further development of the west elevation to incorporate more elements used on the east elevation;
- Consider diversifying the main entry roof, possibly with height variation, as it is a prominent location; consider increasing the scale of bracketing as they appear too small to create a strong corner; consider stronger shadow definition for the window treatments; consider incorporating small windows on the blank west wall;
- This site is located at a Richmond gateway as it will be the first tall building off of Highway 99, therefore consider signage and lighting to be visible from the highway; consider the impact of the weight of the proposed building and its impact on the adjacent sites; concerns related to the turning radius within the 'lane' (right of way), large trucks would have difficulty manoeuvring in such a tight corner;
- In reference to the proposed palm trees, it was noted that 3 cm calliper would not be sufficient; the landscape architect was invited to increase the biodiversity of the plant materials; consider planting the strip of lawn between the parking lot and property line/sidewalk (Steveston Highway); consider smaller and more plants for the roof garden if the planting bed cannot accommodate standard 1 gallon pots (confirm the depth of the growing medium); consider removal of extra parking stalls to increase landscaping opportunities within the surface parking area (it was recognized that the stalls currently exist;



however, changes to the existing parking arrangement are within the scope of the DP review process) – *Subsequent to the panel meeting, the applicant deleted the modest green roof feature over the parking structure*

- Hardi-panel with metal reveal detail is initially attractive; however, if it is not well sealed it may de-laminate and moisture leakage may become an issue; consider having reveal lines at mid-height to break the floor to floor tilt-up look; consider lighting the top of the building to act as a landmark, while being cautious not to light the suites below.

### Panel Decision

It was moved and seconded

That Development Permit 07-398708 move forward to the Development Permit Panel, taking into consideration the following comments provided by the Advisory Design Panel:

1. recommend the use out-swinging wide doors for bathrooms for all suites to improve accessibility – *Incorporated*
2. consider way finding to have clear directions and signage, in particular within the parkade and parking area to the lobby and Steveston Highway – *New signage will be added to existing on-site signage and to clearly mark parking exiting and lobby location*
3. consider the treatment of the banding of the windows – *Detail added for shadow depth.*
4. address the CPTED issues of the bank drive-thru – *Addressed with lighting, surveillance camera and overlook through hotel lobby windows.*
5. ensure barrier free access to the lobby from parking area – *Provided*
6. ensure access to accessible units to ensure they are in fact accessible – *Confirmed*
7. consider joint patterns in panels to avoid the appearance of pre-cast concrete – *Panel size limited to 4' by 10' to avoid pre-cast look*
8. consider varying the appearance of roof lobby to accentuate the entry – *Curved canopy design is unique to lobby*
9. consider increasing the scale of brackets to more closely align with the scale of corners – *Brackets are sized with scale in mind: 12" at building face and 8" at roof edge*
10. consider the trim of windows to development a more 'punched' look – *Incorporated. Depth of trim, cladding and slight window recess contribute to 'punched look'*
11. consider adding more windows to the west wall – *Incorporated*
12. ensure the callipers of the palm trees are the appropriate size – *Existing Phase I planting. None are proposed in Phase II*
13. consider greater diversity of plant types – *Considered. Proposing continuation of existing Phase I planting in small streetscape area*
14. consider planting the small strip of lawn between the sidewalk and property line – *No lawn planting is proposed on-site.*
15. consider moving trees along Steveston Highway frontage closer to sidewalk – *Considered. Proposing continuation of existing Phase I planting in small streetscape area.*
16. consider lighting treatment and signage for the top of building – *Incorporated. Tower features and signage will be lit with upward facing lights.*
17. consider the risk of settlement to the existing buildings – *Reviewed and designed by Professional Engineer to mitigate risk of settlement to the adjacent buildings*
18. consider the manoeuvring space for trucks using the "lane" (right of way) – *Reviewed and functionality confirmed for SU-9 hotel delivery trucks*
19. consider planting sizes, in particular on the green roof, the depth of soil should match the plant sizes – *Subsequent to the panel meeting, the applicant deleted the modest green roof feature over the parking structure*

**CARRIED**



**No. DP 07-398708**

To the Holder: SANDHILL DEVELOPMENT LTD.  
Property Address: 11000 NO 5 ROAD  
Address: MR. AMAR SANDHU  
11020 NO 5 ROAD  
RICHMOND BC V7A 4E4

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 and Development Bylaw No. 5300" is hereby varied to:
  - a) Increase permitted small car off-street parking spaces from 30% to 32.1% (51 of 159 parking spaces); and
  - b) Decrease the minimum manoeuvring aisle width from 7.5 m to 7.3 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 #6 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 \$108,000. 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 07-398708

To the Holder: SANDHILL DEVELOPMENT LTD.  
Property Address: 11000 NO 5 ROAD  
Address: MR. AMAR SANDHU  
11020 NO 5 ROAD  
RICHMOND BC V7A 4E4

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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.

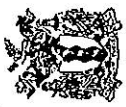
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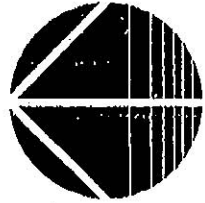
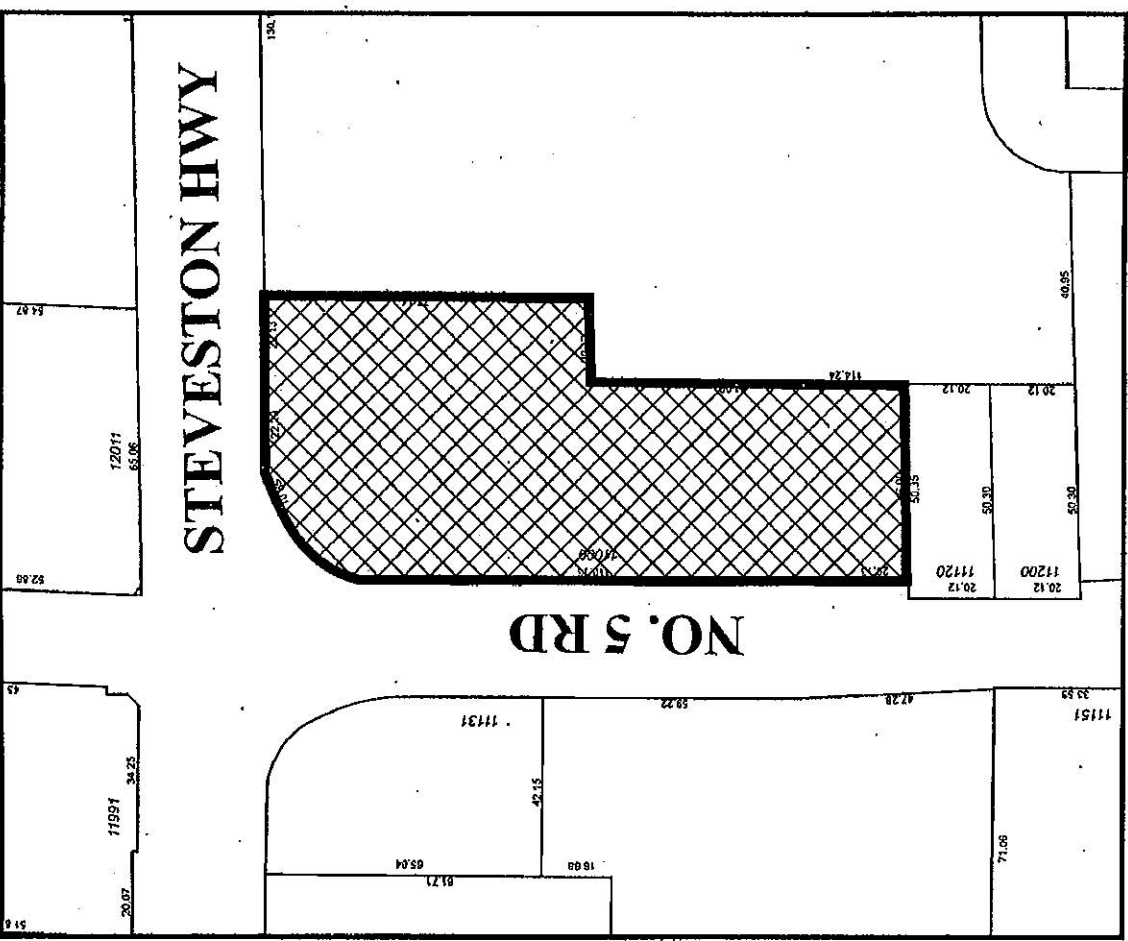
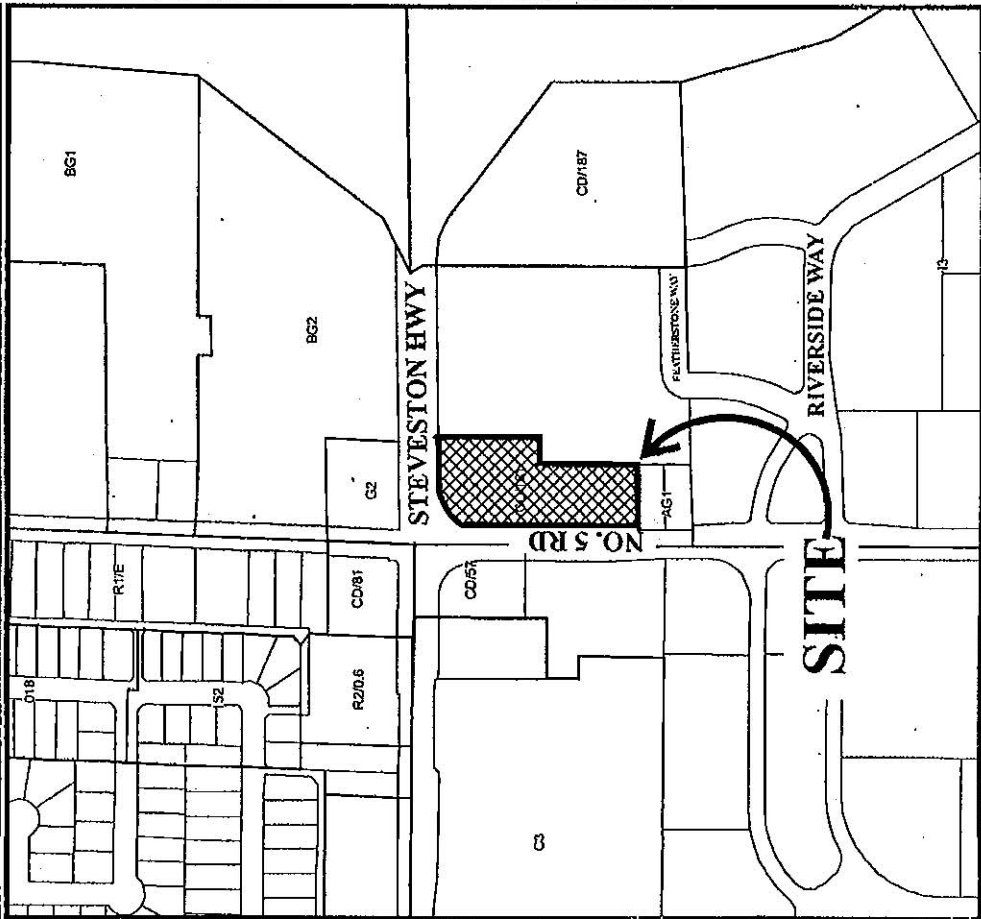
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DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 07-398708

### SCHEDULE "A"

Original Date: 01/16/08  
 Revision Date:  
 Note: Dimensions are in METRES

CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-39540  
 PHASE 2  
 FILE NO. DP 07-398780

\* SEPARATE PERMITS  
 REQUIRED FOR  
 SIGNAGE

NO.	DESCRIPTION	DATE
1	REVISION FOR PERMITS	10/20/08
2	REVISION FOR PERMITS	10/20/08
3	REVISION FOR PERMITS	10/20/08
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5	REVISION FOR PERMITS	10/20/08
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P J LOVICK  
 ARCHITECT  
 L.P.C.

8707 1st STREET, ALEXANDRIA  
 VIRGINIA 22304  
 (703) 598-3700

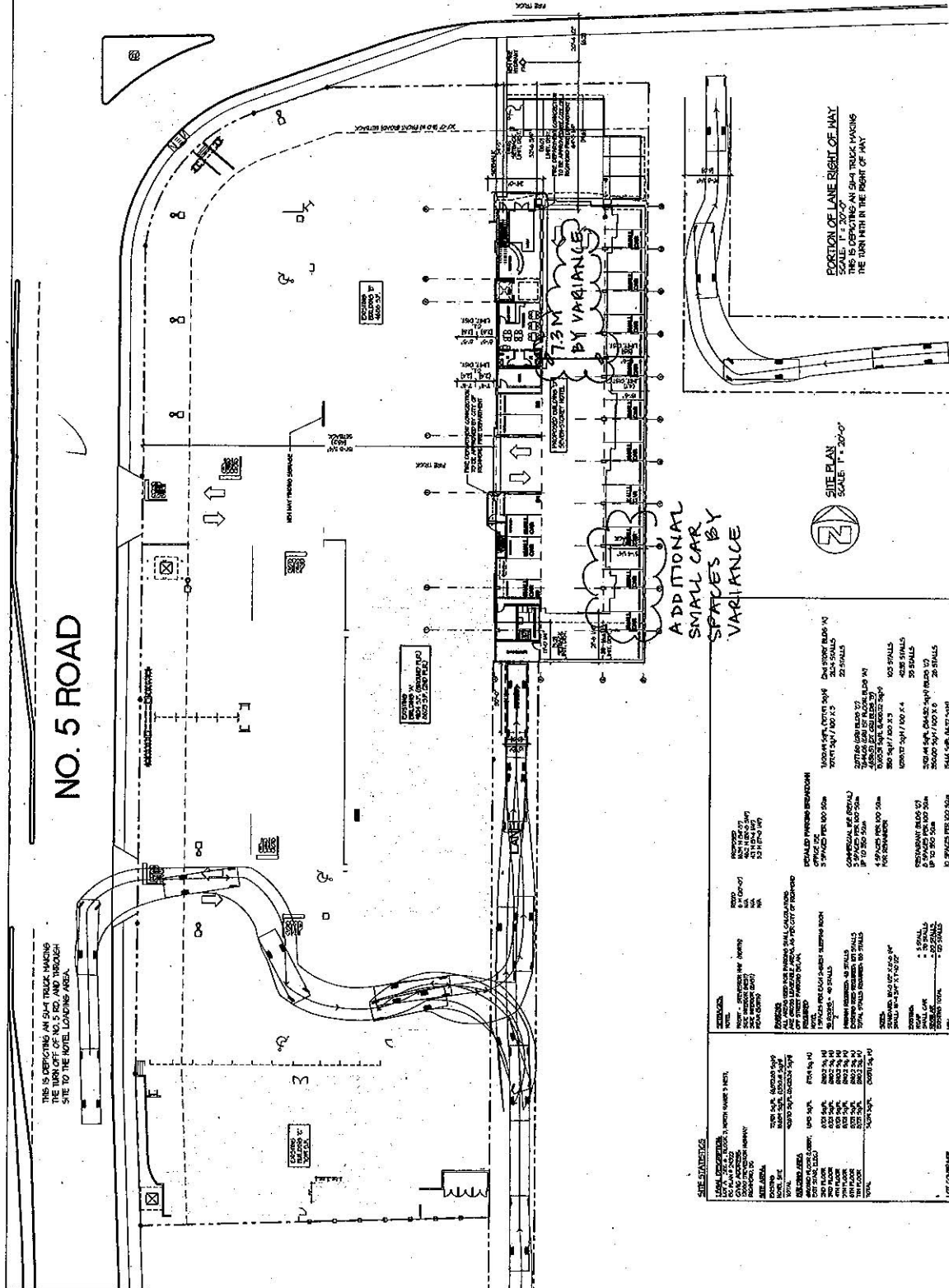
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SANDS PLAZA  
 COMMERCIAL  
 DEVELOPMENT (PHASE II)  
 1020 WEST OF 1ST STREET (PHASE II)  
 RICHMOND, VA.

PROJECT NUMBER	04-44
SCALE	A51
DATE	11-20-07
REVISION	November, 2004

NO. 5 ROAD

STEVESTON HIGHWAY



PLAN # 1  
 DP 07398708  
 JUL 31 2008

NO.	DESCRIPTION	DATE
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7.3 M MANEUVERING  
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CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-31540  
 PHASE 2  
 FILE NO. DP 07-398708

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79	ISSUED FOR P.P.	02/25/08
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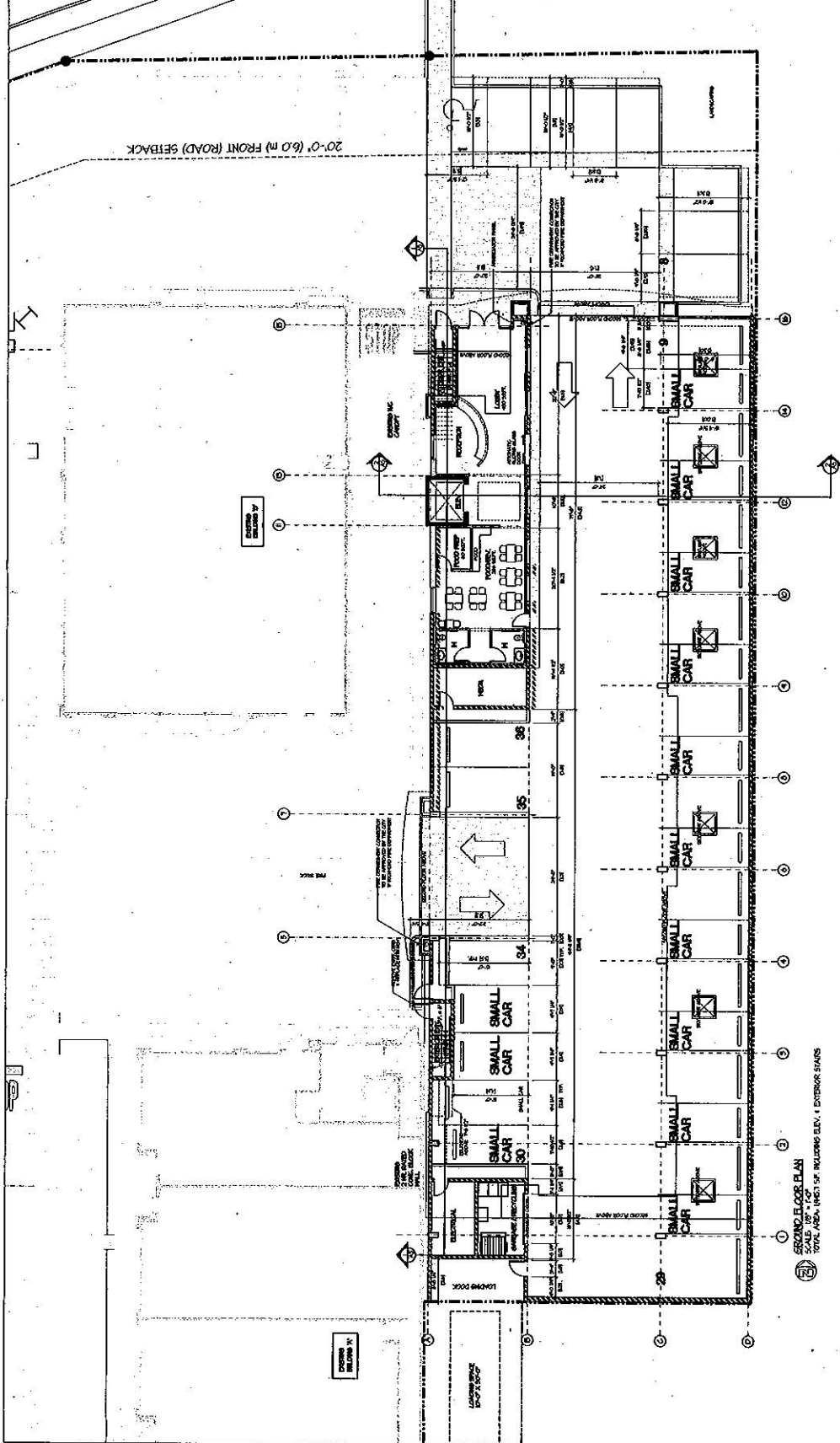
P J LOVICK  
 ARCHITECT  
 L.L.C.

3707 1<sup>st</sup> AVENUE  
 RICHMOND, VA 23220  
 (804) 358-2700  
 FAX: 358-0821

APPROVED  
 SANDS PLAZA  
 COMMERCIAL  
 DEVELOPMENT (PHASE II)  
 100 N. 1<sup>st</sup> STREET, 4<sup>th</sup> FLOOR, 1<sup>st</sup> FLOOR  
 RICHMOND, VA

PROJECT NUMBER: 04-51  
 SCALE: 1/4" = 1'-0"  
 DATE: JUNE 2007

LOBBY PLAN PLAN #2



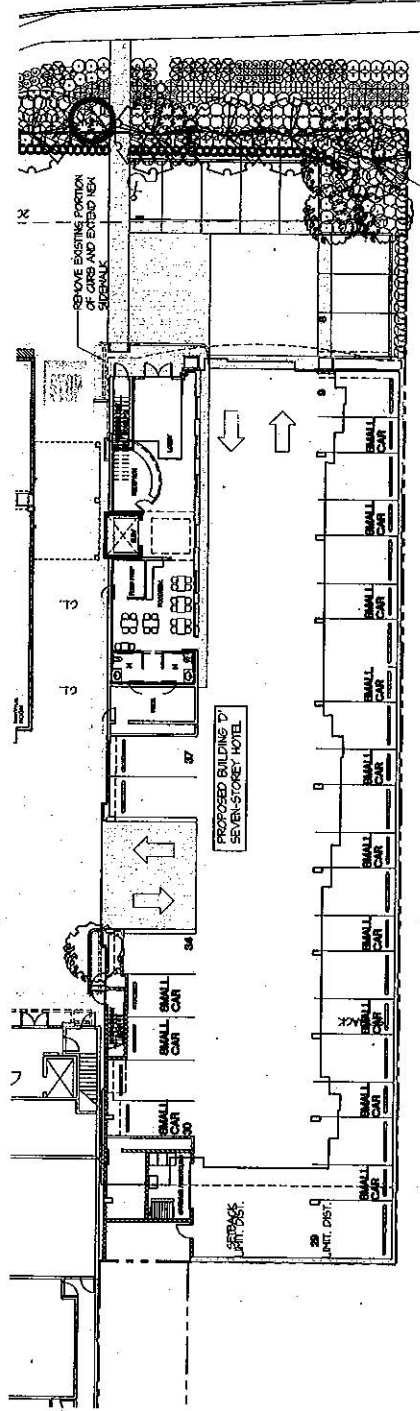
PLAN #2  
 SEP 17 2008  
 DP 07398708

GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 TOTAL AREA (INCL. 5' EXTERIOR STAIRS)



STEVESTON HIGHWAY

FIRE TRUCK



PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CHITTLER (BOUTFORD) PEAR	CHITTLER (BOUTFORD) PEAR	1	8 CM. MIN. CAL.	AS SHOWN	B. & B.
CHITTLER (BOUTFORD) PEAR	CHITTLER (BOUTFORD) PEAR	4	5 CM. CAL.	AS SHOWN	B. & B.
PALM ALTO SHEET CUM	PALM ALTO SHEET CUM	3	5 CM. CAL.	AS SHOWN	B. & B.
EDWARD CHOCHEUR ABELIA	EDWARD CHOCHEUR ABELIA	25	P. POT	90 CM. O.C.	
PINK AZALEA	PINK AZALEA	14	P. POT	65 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	23	P. POT	65 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	33	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	30	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	11	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	24	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	25	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	17	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	20	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	22	P. POT	90 CM. O.C.	
YUK. RHODODENDRON	YUK. RHODODENDRON	18	P. POT	90 CM. O.C.	

KEY	BOTANICAL NAME	PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ABELIA EDWARD CHOCHEUR	EDWARD CHOCHEUR ABELIA	EDWARD CHOCHEUR ABELIA	25	P. POT	90 CM. O.C.	
○	AZALEA PINK	PINK AZALEA	PINK AZALEA	14	P. POT	65 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	23	P. POT	65 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	33	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	30	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	11	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	24	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	25	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	17	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	20	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	22	P. POT	90 CM. O.C.	
○	RHODODENDRON YUKON	YUK. RHODODENDRON	YUK. RHODODENDRON	18	P. POT	90 CM. O.C.	

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/ECSLA "LANDSCAPE STANDARDS"

PLAN # 3A SEP 12 2008  
 DP 07398708

10	ARCH. REVISIONS
9	ARCH. REVISIONS
8	ARCH. REVISIONS
7	ARCH. REVISIONS
6	CLIENT REVISIONS
5	ARCH. REVISIONS
4	ARCH. REVISIONS
3	ARCH. REVISIONS
2	ARCH. REVISIONS
1	REVISIONS FOR PERMIT

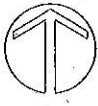
CLAVIOLINI & ASSOCIATES INC.  
 1100 - 100 AVENUE,  
 URBAN CENTRE,  
 VANCOUVER, B.C.  
 V6C 1T7  
 PHONE (604) 681-2300

MR. JAMES SHAW  
 LANDSCAPE ARCHITECT  
 1000 WEST 10TH AVENUE  
 VANCOUVER, B.C.  
 V6C 1T7  
 PHONE (604) 681-4200

LANDSCAPE PLAN  
 PROPOSED  
 COMMERCIAL DEVELOPMENT  
 1000 WEST 10TH AVENUE  
 VANCOUVER, B.C.

DATE	11/09	BY	JAS/2008
REV.		DATE	
NO.		DATE	

L-2



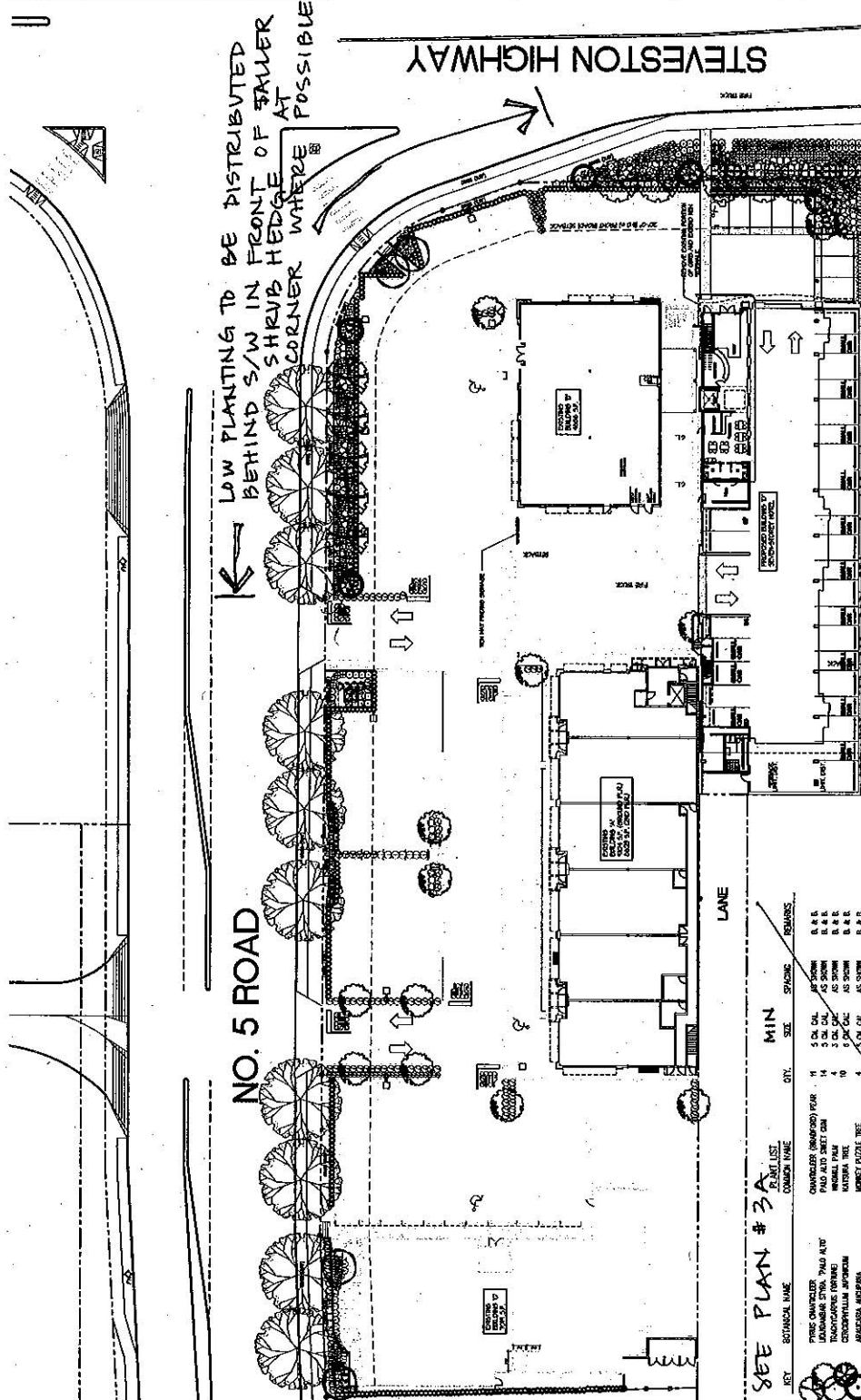
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6	ARCH. REVISIONS	4
7	ARCH. REVISIONS	3
8	ARCH. REVISIONS	2
9	ARCH. REVISIONS	1
10	ARCH. REVISIONS	1

**CRAWFORD & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS  
 100 EAST 5th AVE  
 SHERBROOKE, QUEBEC J1R 1Y7  
 TEL: (819) 866-1300  
 FAX: (819) 866-1301

**LANDSCAPE PLAN  
 PROPOSED  
 COMMERCIAL DEVELOPMENT**

**PLAN VIEW**

DATE	NOV 2008
SCALE	1:1
PROJECT NO.	07398708
CLIENT	
DESIGNER	



STEEVESTON HIGHWAY

LOW PLANTING TO BE DISTRIBUTED  
 BEHIND S/W IN FRONT OF FLOWER  
 SHRUB HEDGE AT  
 CORNER WHERE POSSIBLE

NO. 5 ROAD

LANE

SEE PLAN # 3A

**PLANT LIST**

SYM	STANDARD NAME	QTY	MIN. SIZE	SPACING	REMARKS
1	PINE GARDEN	14	5' 0" O.C.	AS SHOWN	B.R.B.
2	LEUKODENDRON FRAXINIFLORA	14	5' 0" O.C.	AS SHOWN	B.R.B.
3	TRICHOPHYLLUM FRAXINIFLORA	14	5' 0" O.C.	AS SHOWN	B.R.B.
4	CORYLUS CORNUTA	4	5' 0" O.C.	AS SHOWN	B.R.B.
5	QUERCUS ROBUR	4	5' 0" O.C.	AS SHOWN	B.R.B.
6	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
7	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
8	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
9	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
10	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
11	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
12	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
13	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
14	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
15	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
16	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
17	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
18	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
19	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
20	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
21	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
22	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
23	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
24	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
25	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
26	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
27	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
28	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
29	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
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31	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
32	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
33	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
34	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
35	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
36	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
37	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
38	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
39	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
40	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
41	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
42	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
43	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
44	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
45	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
46	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
47	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
48	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
49	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
50	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
51	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
52	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
53	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
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56	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
57	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
58	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
59	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.
60	FRAXINUS EUROPEA	4	5' 0" O.C.	AS SHOWN	B.R.B.

PLANTS IN THE LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA  
 GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR  
 CONTAINER GROWN PLANTS.  
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION  
 OF THE BONTA/BCS/LA 'LANDSCAPE STANDARDS'

PLAN # 3B JUL 31 2008  
 DP 07398708



CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-31540  
 PHASE 2  
 FILE NO. DP 07-398708

NO.	REVISION	DATE
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100	ISSUED FOR PERMITS	11/25/08

P J LOVICK  
 ARCHITECT  
 L.P.A.

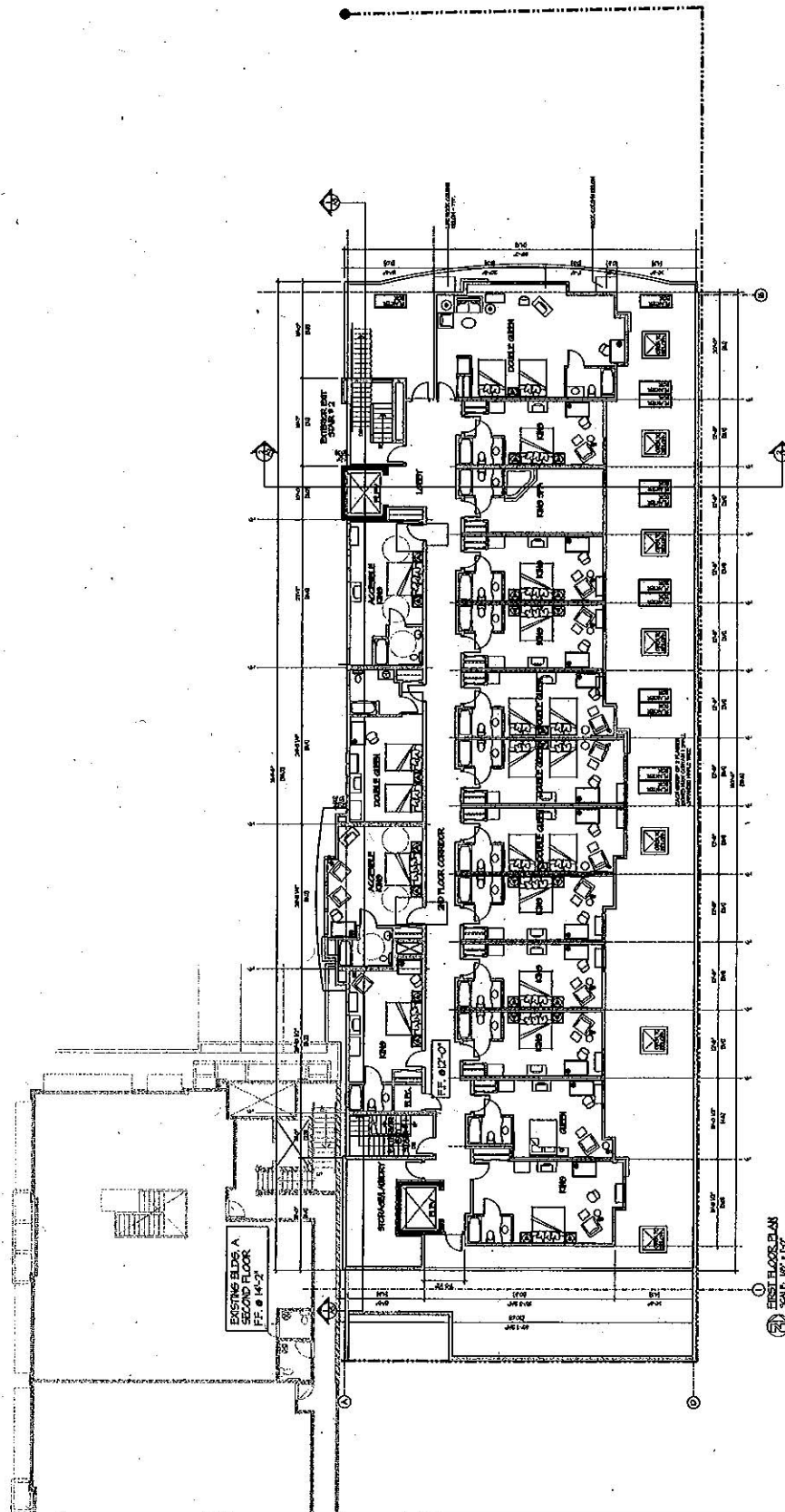
31507  
 1415 WEST AVENUE  
 RICHMOND, VA 23220  
 (804) 788-8700 FAX: 788-8888

CONTRACT NO. 04-04  
 PROJECT NO. 04-04  
 SHEET NO. 1 OF 1  
 DATE 11/25/08

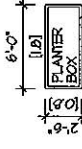
SANDS PLAZA  
 COMMERCIAL  
 DEVELOPMENT (PHASE II)  
 1415 WEST AVENUE  
 RICHMOND, VA

1ST FLOOR PLAN PLAN #4

PROJECT NUMBER: 04-04  
 SHEET NUMBER: A2  
 DATE: 11/25/08  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]



EACH GROUP OF 2 PLANTER BOXES MUST CONTAIN 1 SMALL JAPANESE MAPLE TREE



SEASONAL PLANTING IN 2'-0" DEEP CONC. PLANTER BOX TYP.

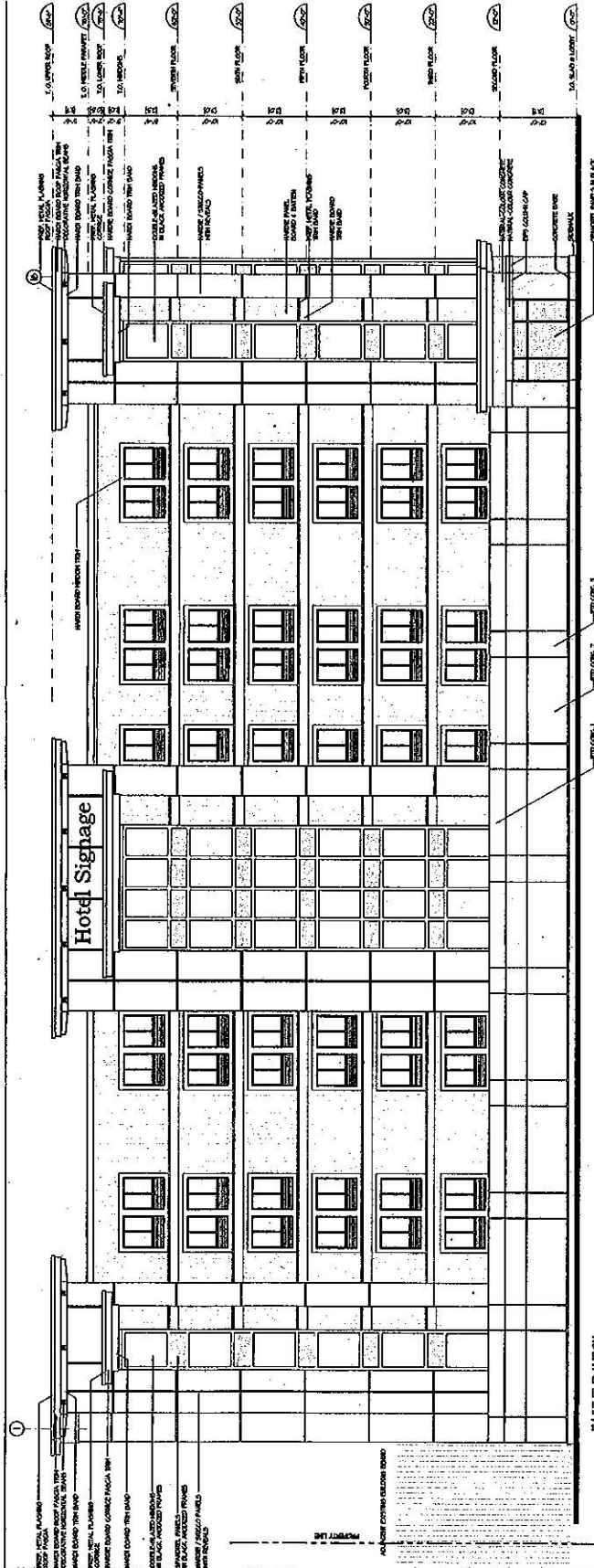
PLANTER DETAIL

PLAN # 4  
 SEP 23 2008  
 DP 07398708

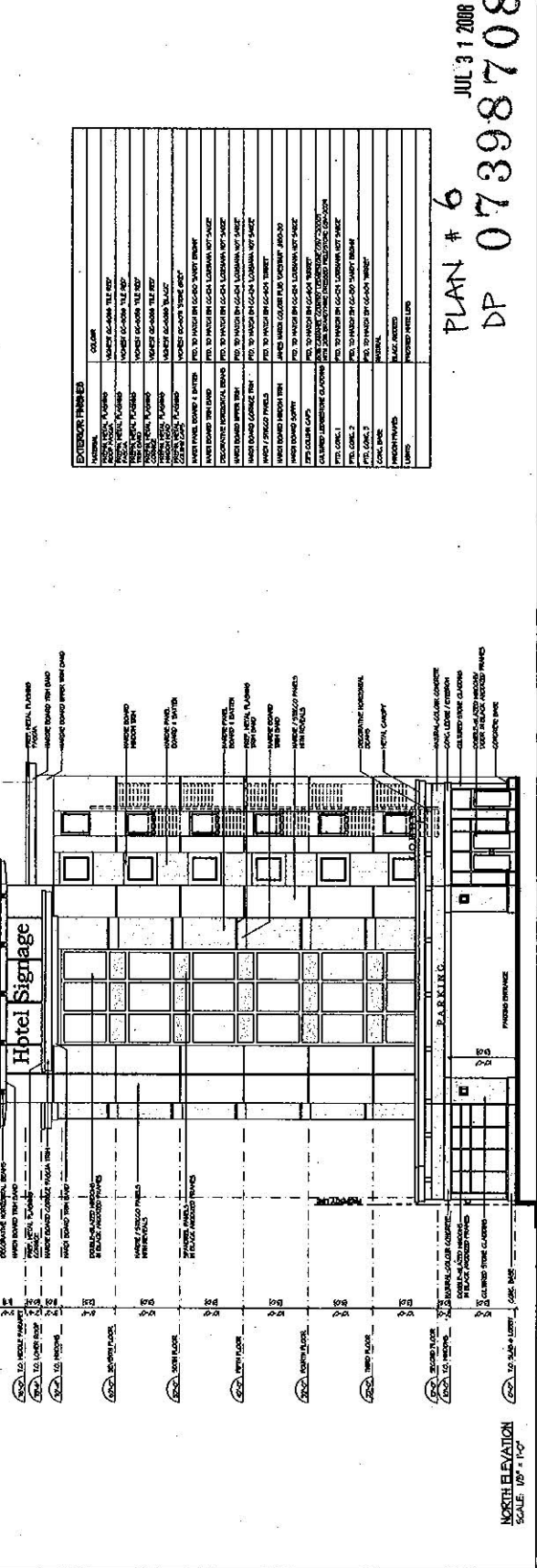
EXISTING BLDG'S A SECOND FLOOR  
 SCALE: 1/8" = 1'-0"  
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 100. EXISTING STAIR



CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-38540  
 PHASE 2  
 FILE NO. DP 07-398708



EAST ELEVATION  
 SCALE 1/8" = 1'-0"



NORTH ELEVATION  
 SCALE 1/8" = 1'-0"

ITEM NO.	DESCRIPTION	COLOR
001	MASS FINISH FLOOR	MASS FINISH FLOOR
002	MASS FINISH WALL	MASS FINISH WALL
003	MASS FINISH CEILING	MASS FINISH CEILING
004	MASS FINISH ROOF	MASS FINISH ROOF
005	MASS FINISH CURB	MASS FINISH CURB
006	MASS FINISH DRIVE	MASS FINISH DRIVE
007	MASS FINISH PARKING	MASS FINISH PARKING
008	MASS FINISH SIGNAGE	MASS FINISH SIGNAGE
009	MASS FINISH LIGHTING	MASS FINISH LIGHTING
010	MASS FINISH FURNITURE	MASS FINISH FURNITURE

PLAN # 6  
 DP 07398708  
 JUL 31 2008

NO.	DATE	REVISION
01	07/21/08	ISSUED FOR RFP
02	08/14/08	REVISED FOR A.P. 10/22/07
03	10/22/07	REVISED FOR A.P. 10/22/07

P.J. LOVICK ARCHITECT

3707 S. JEFFERSON AVENUE  
 RICHMOND, VA 23221  
 (804) 281-5700 FAX (804) 281-5888

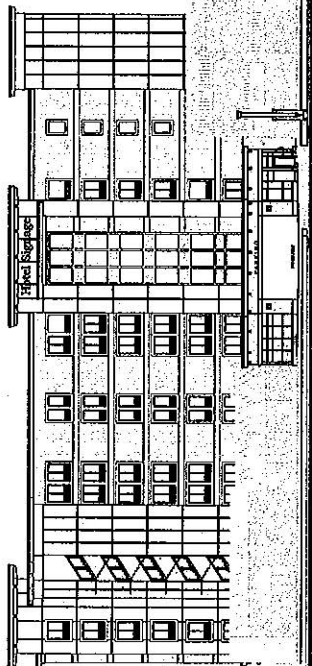
THE ARCHITECT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHALL BE TRUE TO THE ARCHITECT'S DESIGN INTENT.

SANDS PLAZA  
 COMMERCIAL DEVELOPMENT (PHASE II)  
 RICHMOND, VA

PROJECT NUMBER: PLAN #6  
 SHEET: A6  
 DATE: JUL 2008

NORTH & EAST ELEVATIONS  
 SCALE: 1/8" = 1'-0"

CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-38540  
 PHASE 2  
 FILE NO. DP 07-388708

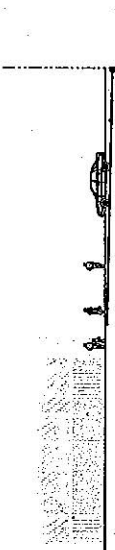


SECTION THROUGH BUILDING

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/27/08
2	ISSUED FOR PERMITS	07/27/08
3	ISSUED FOR PERMITS	07/27/08
4	ISSUED FOR PERMITS	07/27/08
5	ISSUED FOR PERMITS	07/27/08
6	ISSUED FOR PERMITS	07/27/08
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49	ISSUED FOR PERMITS	07/27/08
50	ISSUED FOR PERMITS	07/27/08

P J LOVICK  
 ARCHITECT  
 L L A

3707  
 AVENUE  
 RICHMOND, VA 23220  
 (804) 784-5700  
 FAX: 784-5700



SECTION THROUGH BUILDING

REFERENCE PLAN  
 JUL 31 2008  
 DP 07398708

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THIS DRAWING SHALL NOT BE SCALE.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING SHALL NOT BE SCALE.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING SHALL NOT BE SCALE.

PROJECT  
 SANDS PLAZA  
 COMMERCIAL DEVELOPMENT (PHASE II)  
 1000 NO. 5 RD. STEVENSON HT.  
 RICHMOND, VA

STAIRCASE  
 ELEVATIONS  
 PLAN #2  
 PROJECT NUMBER  
 04-46  
 AS2  
 SHEET  
 1 OF 10  
 DATE  
 OCTOBER 2007

CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-08548  
 PHASE 2  
 FILE NO. DP 07-398708

NO.	ISSUED FOR	DATE
01	ISSUED FOR PERMITS	07/22/08
02	ISSUED FOR PERMITS	07/27/08
03	RE-CORRECTED PERMITS	08/20/08
04	ISSUED FOR S.P.	11/22/07

CONTRACT NO. 2007-0001  
 PROJECT NO. 05-08548  
 SHEET NO. 2007-0001-0001  
 DATE: 07/22/08

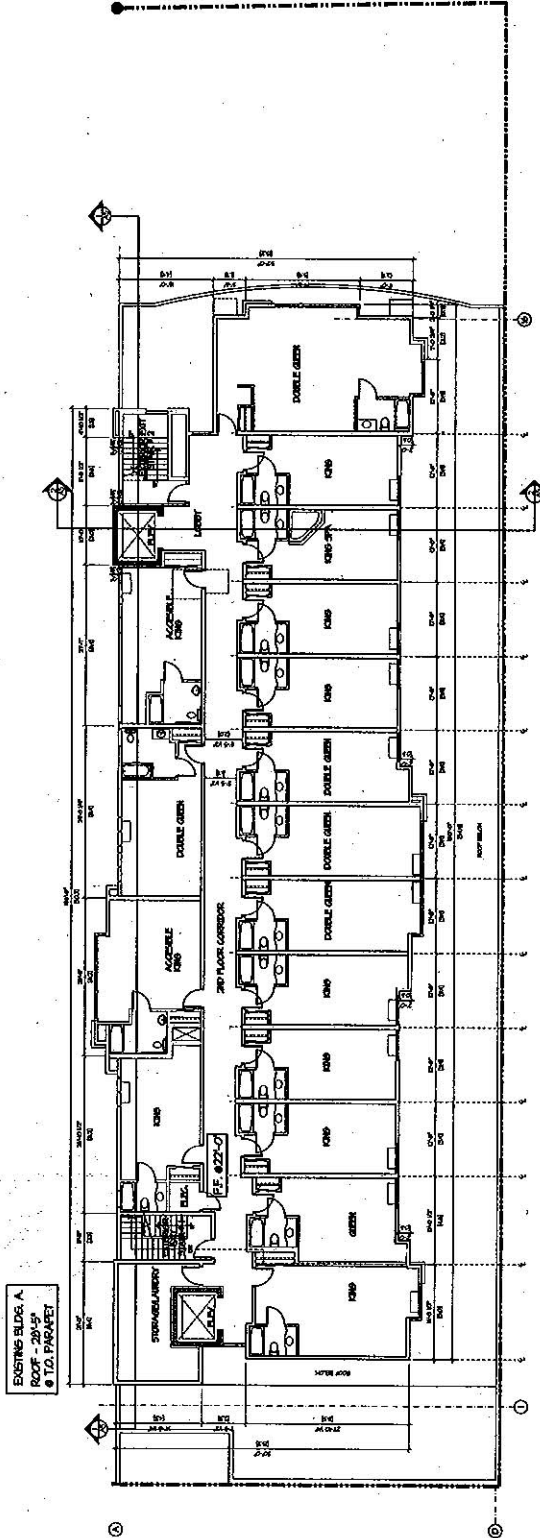
P J LOVICK  
 ARCHITECT  
 L P A

1100 N. W. BROADWAY, SUITE 1000  
 RICHMOND, VA 23219  
 (804) 783-7700  
 FAX: (804) 783-7700

APPROVED: [Signature]  
 DATE: 07/22/08

SANDS PLAZA  
 COMMERCIAL  
 DEVELOPMENT (PHASE II)  
 1000 N. 5th St. STEVENSON BLDG.  
 RICHMOND, VA

2ND - 6TH FLOOR PLAN  
 PLAN #5  
 PROJECT NUMBER: 04-44  
 DRAWING NUMBER: AS  
 DATE: 07/11/07  
 DRAWN BY: [Name]



2ND THRU SIXTH FLOOR PLAN  
 1100 N. W. BROADWAY, SUITE 1000  
 RICHMOND, VA 23219  
 (804) 783-7700  
 DATE: 07/22/08

REFERENCE PLAN  
 JUL 31 2008  
 DP 07398708

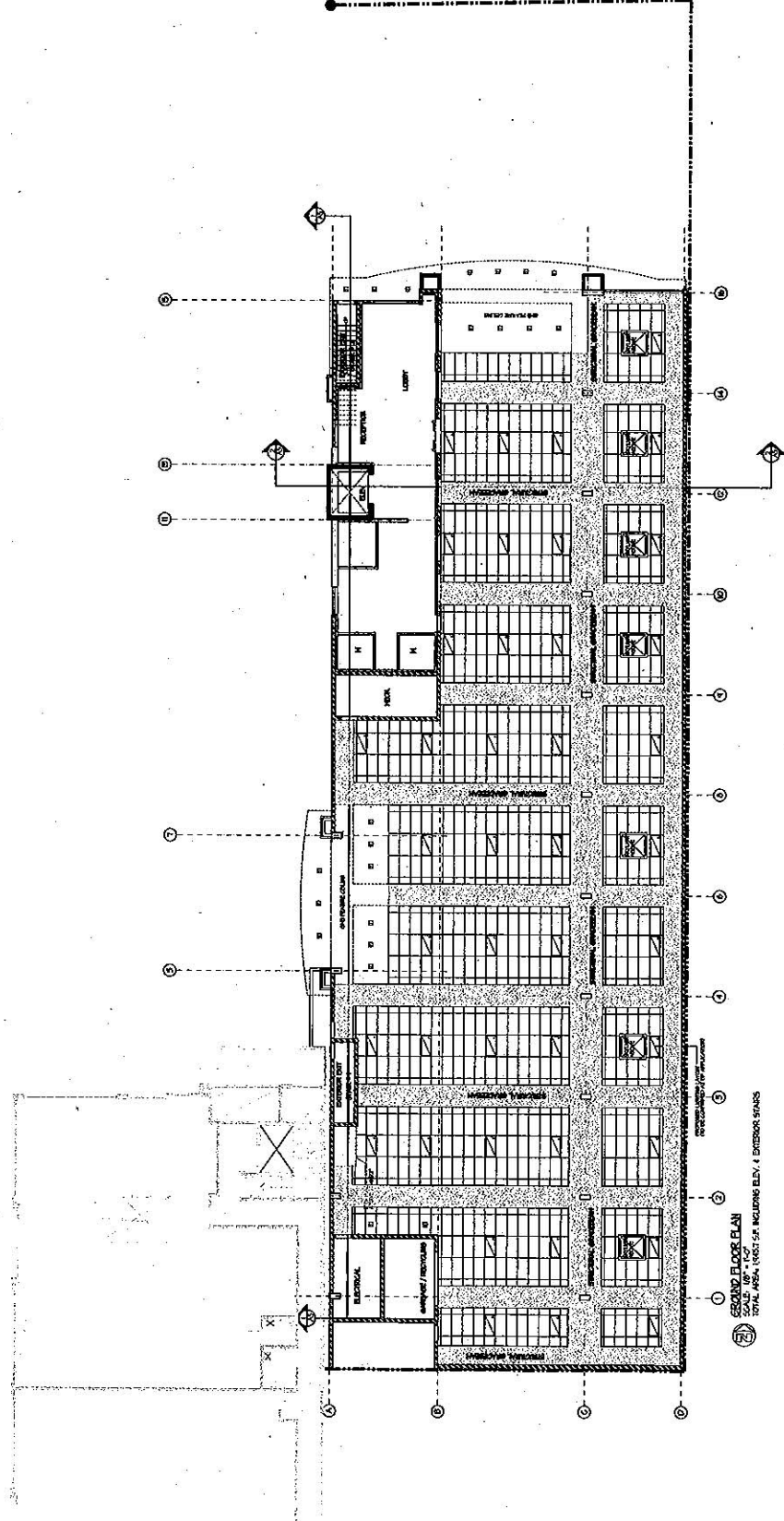
CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-39540  
 PHASE 2  
 FILE NO. DP 07-398708

NO.	REVISIONS	DATE
01	RE-CHECK FOR APP.	04/22/08
02	RE-CHECK FOR APP.	04/22/08
03	RE-CHECK FOR APP.	04/22/08
04	RE-CHECK FOR APP.	04/22/08
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P J LOVICK  
 ARCHITECT  
 L.P.A.  
 1405  
 STREET, SUITE 100, RICHMOND, VIRGINIA 23220  
 (804) 350-0700 FAX: 350-0688  
 www.pjlovick.com

APPROVED  
 SANDS PLAZA  
 COMMERCIAL  
 DEVELOPMENT (PHASE II)  
 LOBBY NO. 3 TO 4 STATION HALL  
 RICHMOND, VA.

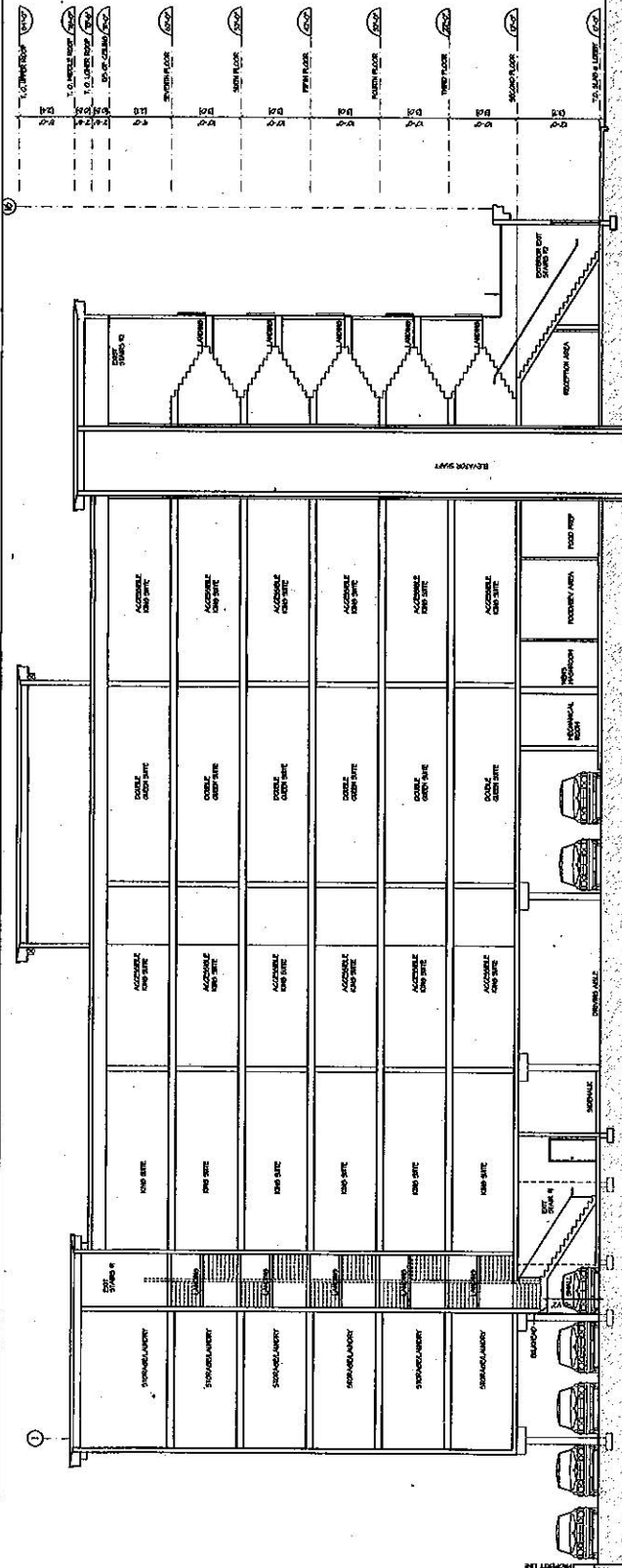
PROJECT NUMBER	04-61
WORKING NUMBER	A4
DATE	JAN 2007
BY	RT/SLA
CHECKED	
APPROVED	
REFLECTED CEILING PLAN	
GARAGE	
PLAN #6	



21 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 TOTAL AREA: 11,601 SF, INCLUDING BLDG. & EXTERIOR STAIRS

SEP 17 2008  
 REFERENCE PLAN  
 DP 07398708

CITY OF RICHMOND  
 PHASE 1  
 FILE NO. DP 05-08540  
 PHASE 2  
 FILE NO. DP 07-086780



NO.	DATE	DESCRIPTION	BY	CHK
1	07/23/08	ISSUED FOR PERMITS	PJL	
2	08/27/08	ISSUED FOR PERMITS	PJL	
3	08/27/08	ISSUED FOR PERMITS	PJL	
4	08/27/08	ISSUED FOR PERMITS	PJL	
5	08/27/08	ISSUED FOR PERMITS	PJL	
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9	08/27/08	ISSUED FOR PERMITS	PJL	
10	08/27/08	ISSUED FOR PERMITS	PJL	

P J LOVICK  
 ARCHITECT  
 S. E.

3207 W. SANDS AVENUE  
 SUITE 100  
 RICHMOND, VA 23220  
 (804) 280-5700 FAX: 280-5882

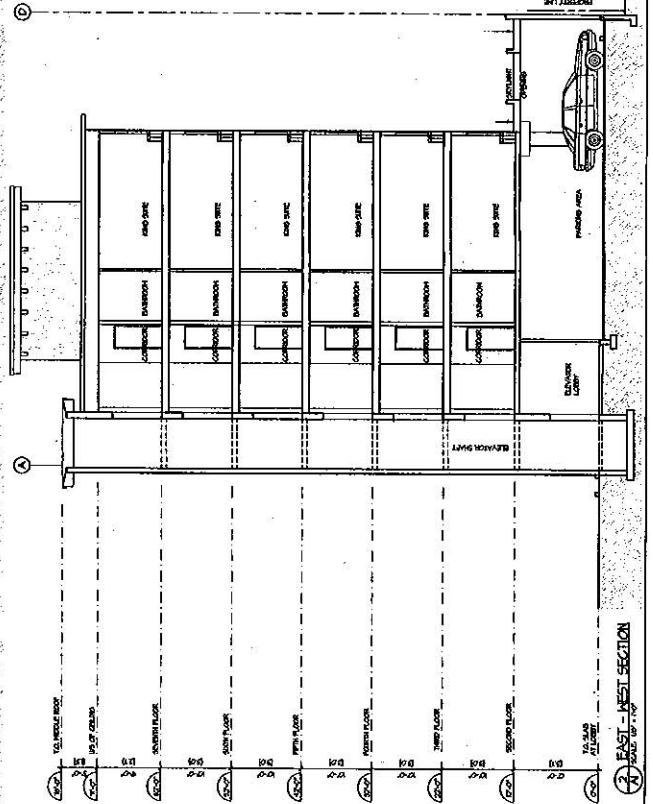
APPROVED  
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SANDS PLAZA  
 COMMERCIAL  
 DEVELOPMENT (PHASE II)  
 3207 W. SANDS AVENUE  
 RICHMOND, VA

BUILDING SECTIONS PLAN #1

PROJECT NUMBER: 04-41  
 DRAWING NUMBER: A7  
 SCALE: 1/8" = 1'-0"  
 DATE: 08/27/08

REFERENCE PLAN JUL 31 2008  
 DP 07398708



2 EAST - WEST SECTION