



To:	Development Permit Panel	Date:	November 20, 2009
From:	Brian J. Jackson, MCIP Director of Development	File:	DP 09-472843
Re:	Application by Kasian Architecture Interior Design and Planning Ltd. for a Development Permit at 5571 and 5631 Parkwood Way		

Staff Recommendation

That a Development Permit be issued which would:

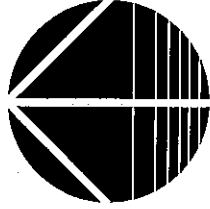
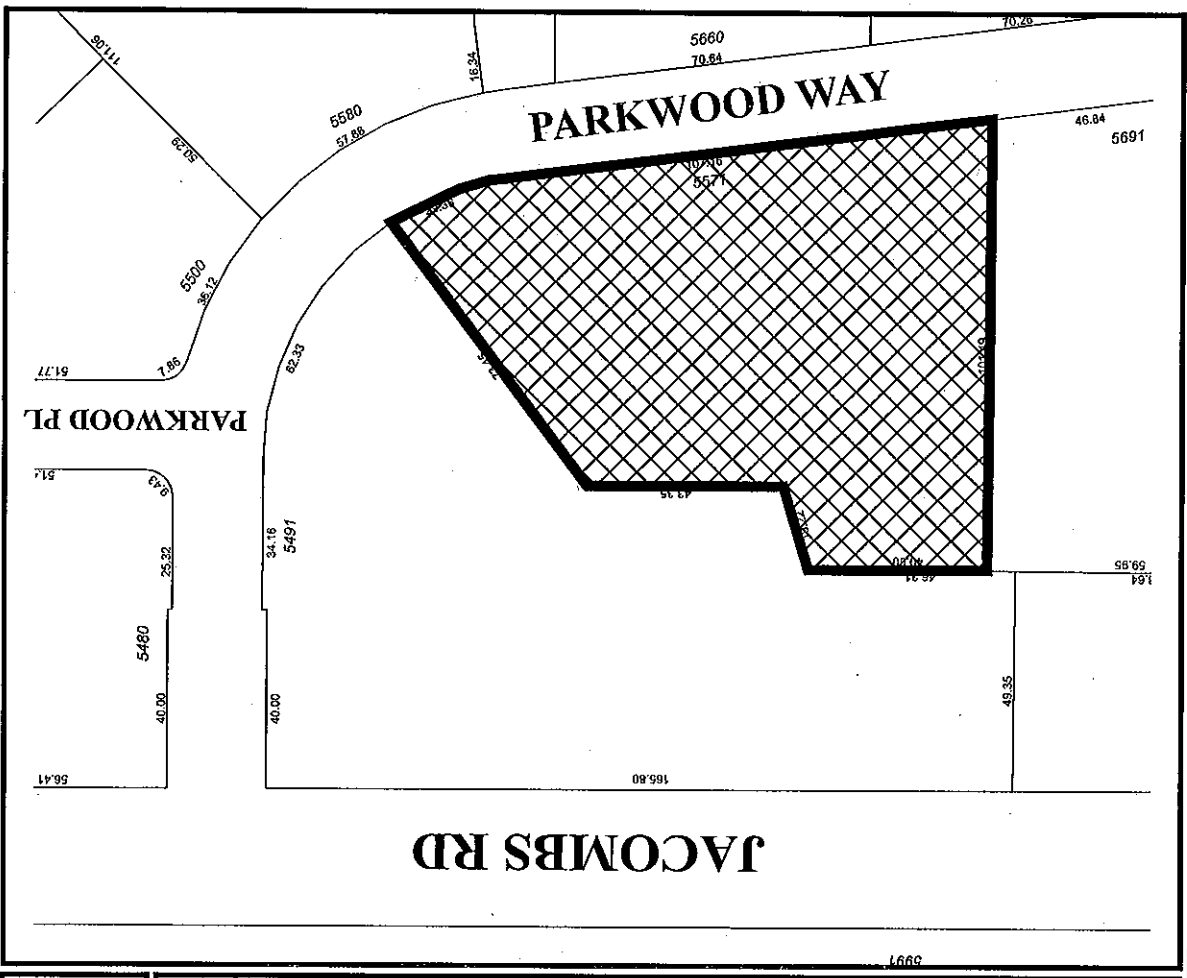
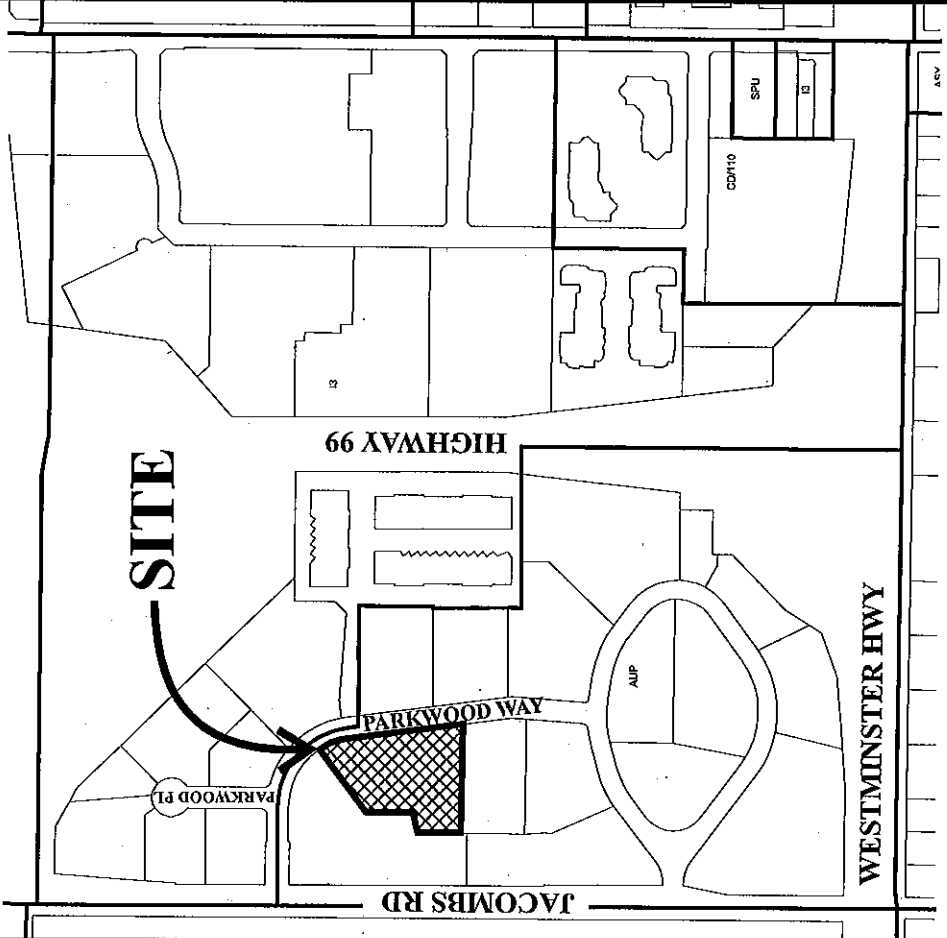
1. Permit the construction of a 6,404 m² Lexus automobile dealership at 5571 and 5631 Parkwood Way on a site zoned Vehicle Sales (CV); and
2. Vary the provisions of the Zoning Bylaw 8500 to:
 - a) increase the maximum height for buildings from 12.0 m (39.37 ft.) to 12.46 m (40.88 ft) for only the vehicle elevator portion of the building.

Brian J. Jackson, MCIP
Director of Development

BJJ:dcb
Att. 2



City of Richmond



DP 09-472843 SCHEDULE "A"

Original Date: 06/05/09

Revision Date:

Note: Dimensions are in METRES

Staff Report

Origin

KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. has applied to the City of Richmond for permission to develop a new 6,404.0 m² multi-storey Lexus automobile dealership at 5571 and 5631 Parkwood Way on a site zoned Vehicle Sales (CV).

The site is undergoing a Zoning Text Amendment to increase the allowable F.A.R. from current 0.50 to a maximum of 0.75 for this project under Bylaw 8527 (ZT 09-462526).

Although this is an "in process application" the zoning bylaw references for this application have been revised to reflect the new designations under Zoning Bylaw 8500. The Zoning Text amendment (ZT 09-462526) was drafted with reference to the "Automotive Park District (AUP)" under Zoning Bylaw No. 5300.

Background

The subject site is within the Richmond Auto Mall which is located to the east of the Richmond Nature Park (east) and immediately north of Westminster Highway. The property is surrounded on all sides by other automobile dealerships that are part of the Richmond Auto Mall.

The site was formerly in two separate lots (5571 and 5631 Parkwood Way) containing Lexus and Hyundai automobile dealerships both of which have been removed and their buildings demolished.

Projects within the Auto Mall are subject to approval by the Richmond Auto Mall Association (RAMA) Board of Directors. The proponent submitted the plans to RAMA during the Zoning Text Amendment review and the City has been advised by RAMA representatives that the Board has approved the application in July, 2009.

Development Information

Building Features

The proposed facility will house a new vehicle show room, 7 car wash bays, 15 vehicle service bays, office space and approximately 200 parking stalls for internal and external vehicle inventory. The increased density is being used to improve the efficiency of the lot by allowing two levels of interior space and a usable roof to accommodate vehicle inventory which would otherwise require additional land area. More than 90% of the vehicle inventory is to be housed within the building itself.

The building's ground floor reflects a typical auto dealership with a show room, service and repair facilities and vehicle washing. The second level is proposed to include office space, a customer lounge, automotive display, employee amenities, and new vehicle inventory storage. The additional inventory storage on the roof will be accessed by a vehicle sized elevator.

Both Class 1 and Class 2 bicycle spaces are provided as per Bylaw requirements. The number of vehicle access points from Parkwood Way will be reduced from the existing four accesses to two accesses. The average finished site grade will be raised to approximately 2.8m GSC and the building slab raised to the required flood construction level of 2.9m GSC.

The project has been registered with the Canada Green Building Council (CGBC-LEED) and the developer is continuing to work with the CGBC to achieve certification.

Building Exterior

The building frontage and a significant portion of both the northern and southern sides of the building have large double glazed windows and are accentuated with pre-finished aluminum composite panels, columns and overhangs. On both the north and south side of the building are black pre-finished aluminum horizontal fluted panels which accentuate the building and highlight the Lexus logo. The rear of the building is primarily an E.I.F.S finish with breaks for pedestrian doorways, strip windows and overhead vehicle doors.

Landscaping Elements

Two boulevard trees are proposed to be relocated due to the driveway reconfigurations and the proponent's plans indicated that an additional street tree will be added within the boulevard. Two existing on-site trees are proposed for removal due to the proposed grade and site layout changes, as well as poor tree health.

Twenty four on-site replacement trees plus one additional street tree are proposed for this development. These will be located primarily along the frontage and the northern and southern side property boundaries. The proposed tree installations more than satisfy the OCP requirement for two for one tree replacements for trees removed. Approximately 1100 shrubs are proposed to be added to the site along the northern and southern property lines and along the street frontage.

A pedestrian linkage has been incorporated into the site design connecting the main entrance to the building with the street frontage. Two medium loading spaces are located along the southern property boundary close to the rear of the building and adjacent to the garbage and recycling enclosure.

In response to comments from both Planning Committee members and Advisory Design Panel members, vegetation strips along both sides and portions of the rear of the site were enlarged to accommodate additional planting and increase the amount of pervious surface on the site. In addition, a swale strip has been added within the 3 m grassed area along the frontage of the property. Breaks in the wheel barriers along the front parking area will allow surface water to make its way into the permeable swale.

Black vinyl coated chain link fencing is incorporated around the rear half of the site. The fencing conforms to the AutoMall's guidelines. The owners have been working closely with the AutoMall's representatives to ensure that the design meets RAMA's requirements.

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

Rezoning and Public Hearing Results

No specific design issues were identified by staff during the rezoning process however, during the detailed design review it became evident that a minor height variance for the vehicle elevation portion of the structure which is located at the rear of the building. This issue was reviewed with the Advisory Design Panel at their meeting of August 6, 2009, but no concerns were expressed by the Panel.

The Public Hearing for the Zoning Text Amendment associated with this site was held on October 19, 2009. There were no written submissions or submissions from the floor at the Public Hearing.

A query was raised at Planning Committee on September 9, 2009, regarding the possibility of increasing the amount of permeable paving on the site and exploring other sustainability initiatives.

Staff worked with the applicant to explore options for increasing permeability and increasing the size of the vegetation planting strips. The applicant also shared their LEED checklist with staff. The applicants have noted that their LEED checklist is a work in progress but have indicated their commitment to continue working toward certification.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Vehicle Sales (CV) schedule except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in bold)

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

Increase the maximum height from 12.0 m (39.37 ft.) to 12.46 m (40.88 ft) for only the vehicle elevator portion of the building.

(Staff supports the proposed variance as the increase in height is relatively small (0.46m or 1.51 ft.) and applies only to the vehicle elevator portion of the building which is located at the rear of the building and is well away from all the adjacent property lines. In addition, as the site is large (9,308.5 m² or 2.3 acres) relative to the area being raised to flood construction elevation of 2.90m, the calculation of building height is actually measured from the average finished grade for this site which lies below the slab of the structure.)

Advisory Design Panel Comments

The Advisory Design Panel was October 7, 2009. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 7th, 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 plan represents an improvement to the existing site situation in that trees and shrubs will be provided for much of the length along the property side yards and a portion of the rear property line softening the interface with adjacent properties.
- The building is reasonably setback from all property lines minimizing any overshadowing of adjacent lots.
- All of the surrounding properties are also automobile dealerships so the proposed uses will be compatible with the area.

- The site plan and landscaping has been accepted by the Richmond Auto Mall Association which considered the fit of the project with the area and RAMA's guidelines.

Urban Design and Site Planning

- The plan reduces the number of vehicle access points from four to two accesses which are well placed near the building ends.
- A dedicated pedestrian access links the main building entrance to the frontage sidewalk.
- Handicapped stalls are placed in reasonable proximity to the main entrance.
- External bicycle racks are located at the front of the building and at the rear of the site providing usable access for both the public and staff. Secure internal bike storage is also provided.
- Flood construction elevation requirements will be met for the building. Overall site grades will be raised but appropriately sloped to meet adjacent sites.
- Full access for emergency vehicles has been provided around the entire building.
- The building has been centrally placed on the site leaving space on all sides.
- The project has been registered with Canada Green Building Council (LEED) and the developer continues to work toward certification.

Architectural Form and Character

- This will be a striking marquee building within the Auto Mall and will set a precedent for future dealerships in the area seeking to be more efficient in their use of the available land. The design accommodates approximately 90% of the vehicle inventory to be contained within the building rather than utilizing more land space for the same number of vehicles.
- Use of vehicle elevators eliminates space requirements that would otherwise be needed for ramps.
- Extensive glazing is provided allowing for good infiltration of natural light into the building interior.
- Although the building will utilize the rooftop, vehicles will be effectively screened from the street via the roof overhang features. Additionally, the form of the building is that of a two storey building even though three storeys are being utilized.

Landscape Design and Open Space Design

- The plan provides landscaping along three sides of the lot and also utilizes bulges to create more useful planting areas. In response to ADP and Planning Committee comments, the proponent increased the area of landscaping along the sides and the rear of the site significantly.
- A swale feature has been added along the on-site grass strip frontage to capture surface drainage and improve permeability.
- Permeable pavers have been incorporated across the front row of parking stalls and along the pedestrian walkway to improve surface water infiltration.
- Approximately 25 new trees and over 1100 shrubs will be added to this site.

Crime Prevention Through Environmental Design

- Landscaping elements are typically low in height and should allow direct visual observation along the street frontage. The raised elevation of the building itself will also assist with this.
- The extensive glazing along the building face will provide high visibility to the interior.

Conclusions

This is the first development within the Richmond Auto Mall to incorporate multi-level internal plus roof top vehicle storage. The approach improves the efficiency of land use on the site but also allows for additional landscaping over what previously existed on the same site.

As a marquee building, this development will set a new standard for future development within the Auto Mall in terms of visual appeal, practical functioning and efficient use of land.

Staff recommend approval for this development permit application.



David Brownlee
Planner 2

DCB: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 \$100,849.00 (based the Landscape Architect's estimate dated Nov. 20, 2009).

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 09-472843

Attachment 1

Address: 5571 and 5631 Parkwood Way

Applicant: Kasian Architecture Owner: OpenRoad Auto Group Ltd.

Planning Area(s): East Cambie

Floor Area Gross: 6,404 m²

	Existing	Proposed
Site Area	9308.5 m ²	same
Land Uses	Automobile Dealership	same
OCP Designation	Commercial	same
Zoning:	Vehicle Sales (CV)	same but with a text amendment to increase the density for this site from 0.5 FAR to 0.75 FAR pending ZT 09-462526
Other Designations:	Aircraft Noise Sensitive Policy Area 1A	same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.75 max	Zoning Text Amendment Pending
Lot Coverage:	Max. 50%	38%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	3 m	none
Setback – Side & Rear Yards:	Min. 3 m	3 m	none
Height (m):	Max. 12 m	12.46 m	0.46m variance for the vehicle elevator structure
Lot Size:	N/A	9308.5 m ²	none
Off-street Parking Spaces – Customer & Employee (CE) / Display Inventory (D):	115 (CE) and N/A (D)	123 (CE) and 200 (D) An additional 30 stalls are provided for staff parking off-site within the Auto Mall	none

Off-street Parking Spaces – Accessible:	2	2	none
Off-street Parking Spaces – Total:	115	323 + 30 additional staff stalls off-site	none
Tandem Parking Spaces:	permitted for display inventory	for display inventory only	none
Flood Construction Level:	2.90 m GSC	2.90 m GSC	none
Loading Stalls:	2 medium and 1 large	2 medium and 1 large	none
Bicycle Stalls:	6 Class 1 6 Class 2	6 Class 1 6 Class 2	none
Other: Tree replacement compensation required for loss of significant trees.			

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 7th, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 09-472843 – NEW 6,404 SQ.M. LEXUS AUTOMOBILE DEALERSHIP IN THE AUTOMALL**

ARCHITECT: Scott Staniul, Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 5571 and 5631 Parkwood Way

Panel Discussion

Panel Discussion

Comments from the Panel were as follows:

- City needs to reconcile its objective of promoting sustainable projects with boulevard design guidelines in the Richmond Auto Mall; consider allowing planting in the boulevard and the use of porous concrete throughout the paved areas for better storm water management in the site;
- Panel needs guidance from Planning Committee on the criteria for reviewing sustainable objectives of projects; benchmarks need to be established in order for Panel to give feedback on new developments; applicant should show rigor in response to Planning Committee guidance; use of Leadership in Energy and Environmental Design (LEED) trademark is not enough; applicant's response to site issues would be more beneficial to the project than gaining other LEED points; applicant to provide Panel with LEED scorecard in the future; in general, a great and successful project;
- information provided by the applicant on the sustainability aspect of the project is misleading; building is very conventional - may not be able to achieve the desired level of LEED accreditation (either gold or silver); note lack of strong efforts by applicant to meet LEED criteria on sustainable site, water use reduction and quality of interior space; major portion of perimeter space is used for storage and not an occupied area; presentation shows big discrepancy on the project's sustainable features vis-a vis LEED requirements; applicant should review the natural daylighting aspect of the project;

- colours, materials, and massing of the building are appropriate; form works well; commend the applicant for setting a goal to get a gold level of LEED accreditation which will set a precedent for this type of project; however, more materials need to be presented to back up the strategy; understand the challenges the applicant is facing; tremendous opportunity to enhance sustainability but it is unfortunate that applicant is facing some opposition and constraints in pursuing sustainable plans; overall the project works well from an architectural and urban design standpoint but falls short from a sustainability perspective;
- pleased to see accessibility throughout the project; important not only to potential customers but to the automobile dealership staff as well; accessible washrooms in the work area would enable physically handicapped staff to continue working;
- support the development which represents a new wave of car dealership which makes intensive use of site; suggest that staff send a letter to Richmond Auto Mall Association (RAMA) management to ask them to review existing standards which were formulated 15-20 years ago; may no longer be applicable to this new form of development; standards need to be reviewed internally in view of changes in zoning, environmental and LEED requirements; applicant made a presentation of the project with a slant on LEED accreditation; however, necessary information was not provided; and
- understand the predicament of the applicant in satisfying the requirements of various project stakeholders which may conflict with sustainability principles; site is not sustainable in the long-term; lawn requires a lot of energy input to maintain; applicant can go back to RAMA and ask for some modifications and propose that the lawn area be utilized to create a swale or rain garden where the rainwater off the parking areas could be diverted; lawn could still be maintained while meeting the requirements of various project stakeholders at the same time; and
- project is of high quality from a design perspective.

Additional comments from the Panel on the project review from a sustainable perspective were as follows:

- zoning is also an issue in the project; 6-meter setback is excessive and additional 3-meter lawn requirement by the City is an overkill; if the show yard is moved closer to the street, there would be less lawn to maintain and will provide further opportunity for more landscaping around the building;
- the amount of hard surface has an impact on the site;
- consider building a green roof; admittedly a costly alternative; and
- Planning Committee needs to provide feedback on sustainability benchmarks.

Panel Decision

It was moved and seconded

That DP 09-472843 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. *consider the use of porous concrete throughout the paved areas for better management of storm water;*

Kasian Response: This concept was proposed to the client and rejected on the basis of the cost up-charge to the project

2. *consider reviewing the daylighting aspect of the design;*

Kasian Response: We are currently reviewing the daylighting aspect of the design.

3. *consider increasing planting areas and replacing lawn with planting;*

Kasian Response: RAMA previously rejected a past design which included planting and permeable landscape instead of grass.

We have incorporated a 'swale strip' beneath the grass as per the staff's recommendation.

4. *consider reviewing the sustainability aspect of the project with staff;*

5. *consider providing the Development Permit Panel with the LEED scorecard to support the goal of achieving LEED accreditation;*

Kasian Response to 4 & 5: We have shared the current LEED scorecard with staff as a reference document. The LEED scorecard is an 'in-process-document'.

6. *consider accessible washrooms in the work area to serve the physically handicapped staff of the automobile dealership; and*

Kasian Response: We are considering revising the washroom in the Service area to make it H/C.

7. *consider the utilization of the lawn boulevard as an infiltration swale or rain garden to capture site storm water.*

Kasian Response: We have incorporated a 'swale strip' beneath the grass as per City staff's recommendation. Refer to Landscape Drawing PLAN 3a.

CARRIED



No. DP 09-472843

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.
Property Address: 5631 AND 5571 PARKWOOD WAY
Address: 1555 WEST PENDER ST. SUITE 350, VANCOUVER BC

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) Increase the maximum height from 12.0 m (39.37 ft.) to 12.46 m (40.88 ft) for only the vehicle elevator portion of the building.
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 #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 \$100,849.00, to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 09-472843

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

Property Address: 5631 AND 5571 PARKWOOD WAY

Address: 1555 WEST PENDER ST. SUITE 350, VANCOUVER BC

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



ARCHITECTURAL

- COVER SHEET
- PLAN #1 SITE PLAN
- PLAN #2 PARKING PLAN
- PLAN #3.a LANDSCAPE PLAN
- PLAN #3.b LANDSCAPE SHRUB PLAN
- PLAN #3.c IMAGES
- PLAN #4 EXTERIOR ELEVATIONS
- PLAN #5.a MAIN FLOOR PLAN
- PLAN #5.b SECOND FLOOR PLAN
- PLAN #5.c ROOF PLAN
- PLAN #6 SECTIONS
- PLAN #7 SITE CONTEXT


**RICHMOND LEXUS
DEVELOPMENT PERMIT APPLICATION**

May 21, 2009

Re-Issued Nov 18, 2009 - R-2

Kasian





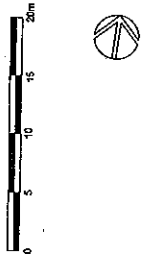
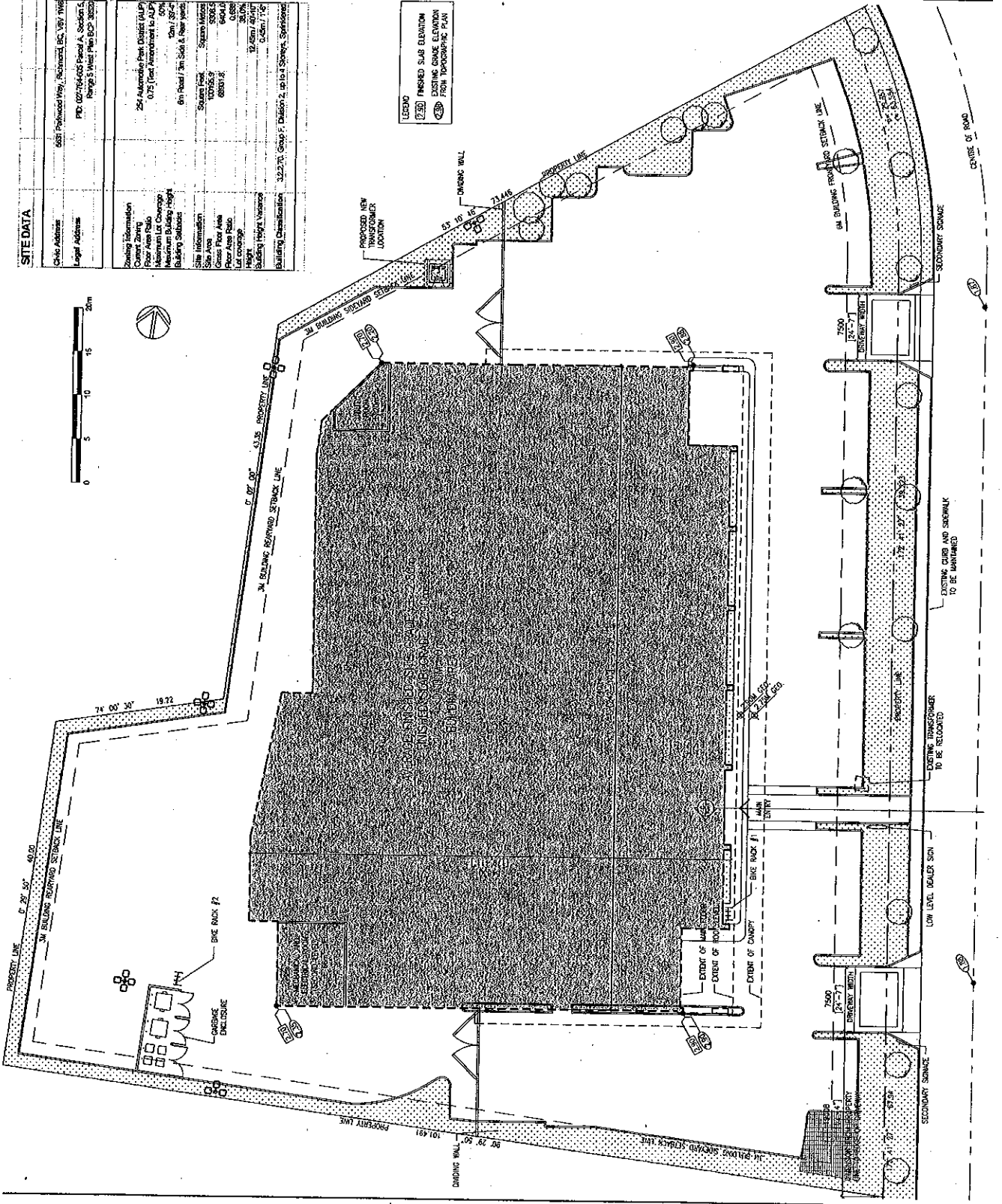
NO.	REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	09/23/2009
2	REVISED	11/10/09

RICHMOND
LEXUS DEALERSHIP

SITE PLAN

ISSUED FOR DEVELOPMENT PERMIT
 09/23/2009
 11/10/09
PLAN #1

SITE DATA	
Client Address	6881 Piedmont Hwy., Richmond, BC, V6V 1W6
Legal Address	P.O. Box 266025, Parcel A, Section 2, Parish 5, West Phase 02-10025
Project Information	254 Alexander Park District (AUP) 075 (Per Amendment to AUP) Maximum Lot Coverage: 20m / 55.4% Maximum Building Height: 6m (Roof / 3m Sols & Rear yards)
Site Information	Stream Park Square Metro 6501 S.W. 4th Ave. 68831-01
Site Area	6501 S.W. 4th Ave. 68831-01
Ground Floor Area	6501 S.W. 4th Ave. 68831-01
Floor Area Ratio	6501 S.W. 4th Ave. 68831-01
Lot Coverage	6501 S.W. 4th Ave. 68831-01
Height	6501 S.W. 4th Ave. 68831-01
Utility Height/Voltage	6501 S.W. 4th Ave. 68831-01
Building Classification	32.270, Class F, Division 2, up to a Storey, Specialized

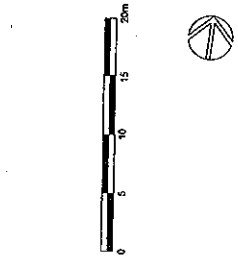
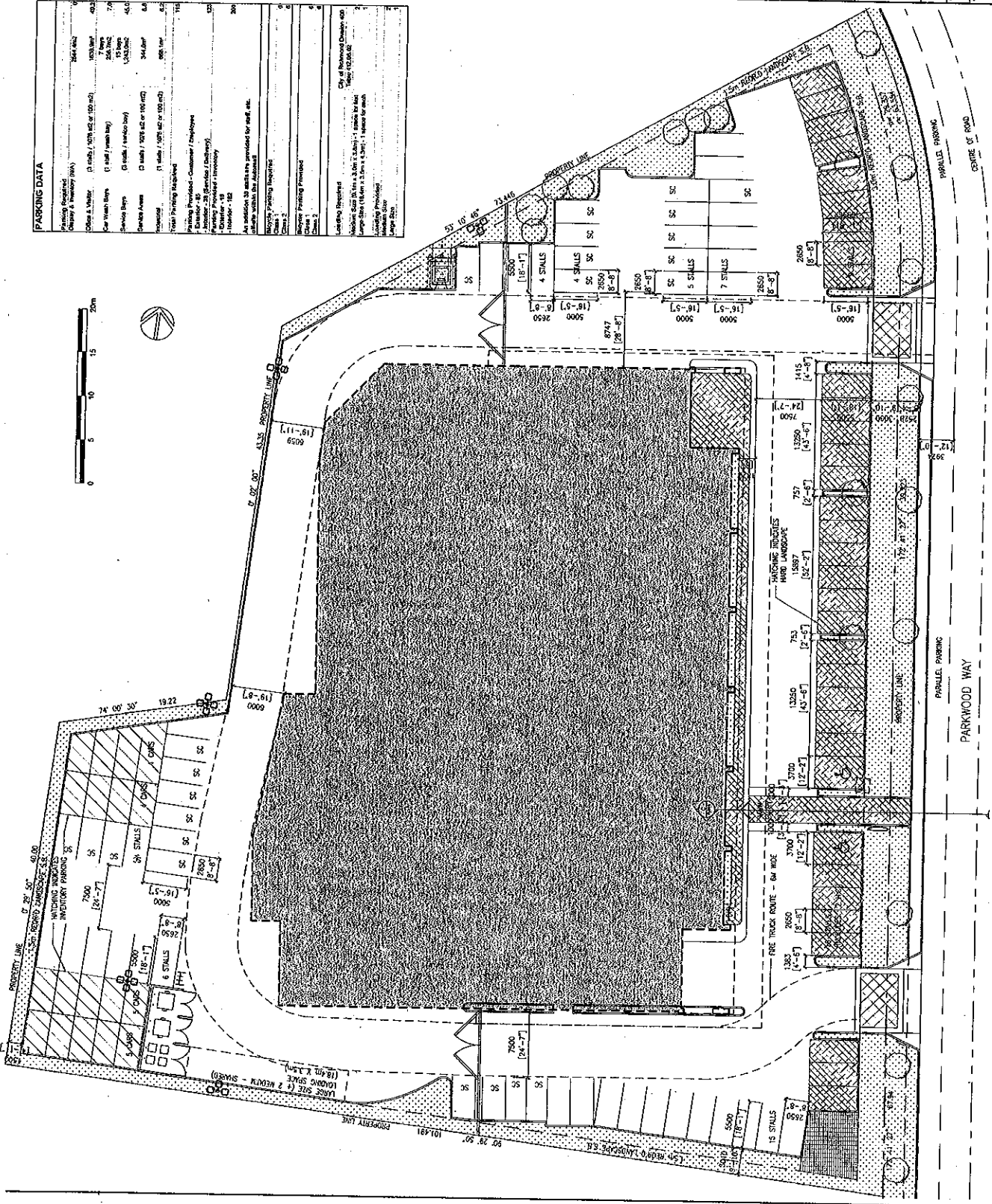


LEGEND
 FINISHED SLAB ELEVATION
 EXISTING GRADE ELEVATION
 FROM TOPOGRAPHIC PLAN


DATE: 11/10/09
 DRAWN BY: [Name]
 CHECKED BY: [Name]


	ISSUED FOR DEVELOPMENT PERMIT	
	DATE: 11/10/09	DATE: 11/10/09
RICHMOND LEXUS DEALERSHIP		PLAN #2
PARKING PLAN		
<p>THE DESIGN OF THIS PARKING PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THIS PARKING PLAN. THE USER OF THIS PARKING PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>		

PARKING DATA	
Parking Required	7640 stalls
Office & Visitor	(3 stalls / 1078 sq ft or 100 sq ft)
Car Wash	2 stalls
Car Wash (per bay)	256 stalls
Service Bays	(3 stalls / service bay)
Service Areas	(1 stall / 1078 sq ft or 100 sq ft)
Other	988 stalls
Total Parking Supplied	
Lot 1	1100 stalls
Lot 2	1100 stalls
Lot 3	1100 stalls
Lot 4	1100 stalls
Lot 5	1100 stalls
Lot 6	1100 stalls
Lot 7	1100 stalls
Lot 8	1100 stalls
Lot 9	1100 stalls
Lot 10	1100 stalls
Lot 11	1100 stalls
Lot 12	1100 stalls
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Lot 47	1100 stalls
Lot 48	1100 stalls
Lot 49	1100 stalls
Lot 50	1100 stalls



Richmond Lexus Dealership
 10010 Parkwood Way
 Richmond, BC V6X 4S6
 Phone: 604-271-1234
 Fax: 604-271-1235





1	Proposed	10' x 10' x 10'
2	Proposed	10' x 10' x 10'
3	Proposed	10' x 10' x 10'
4	Proposed	10' x 10' x 10'
5	Proposed	10' x 10' x 10'
6	Proposed	10' x 10' x 10'
7	Proposed	10' x 10' x 10'
8	Proposed	10' x 10' x 10'
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17	Proposed	10' x 10' x 10'
18	Proposed	10' x 10' x 10'
19	Proposed	10' x 10' x 10'
20	Proposed	10' x 10' x 10'

DMG

DESIGN MANAGEMENT GROUP, INC.

10000 W. 10th Avenue, Suite 1000

Denver, CO 80202

Phone: (303) 750-1000

Fax: (303) 750-1001

www.dmg.com

RICHMOND LEXUS DEALERSHIP

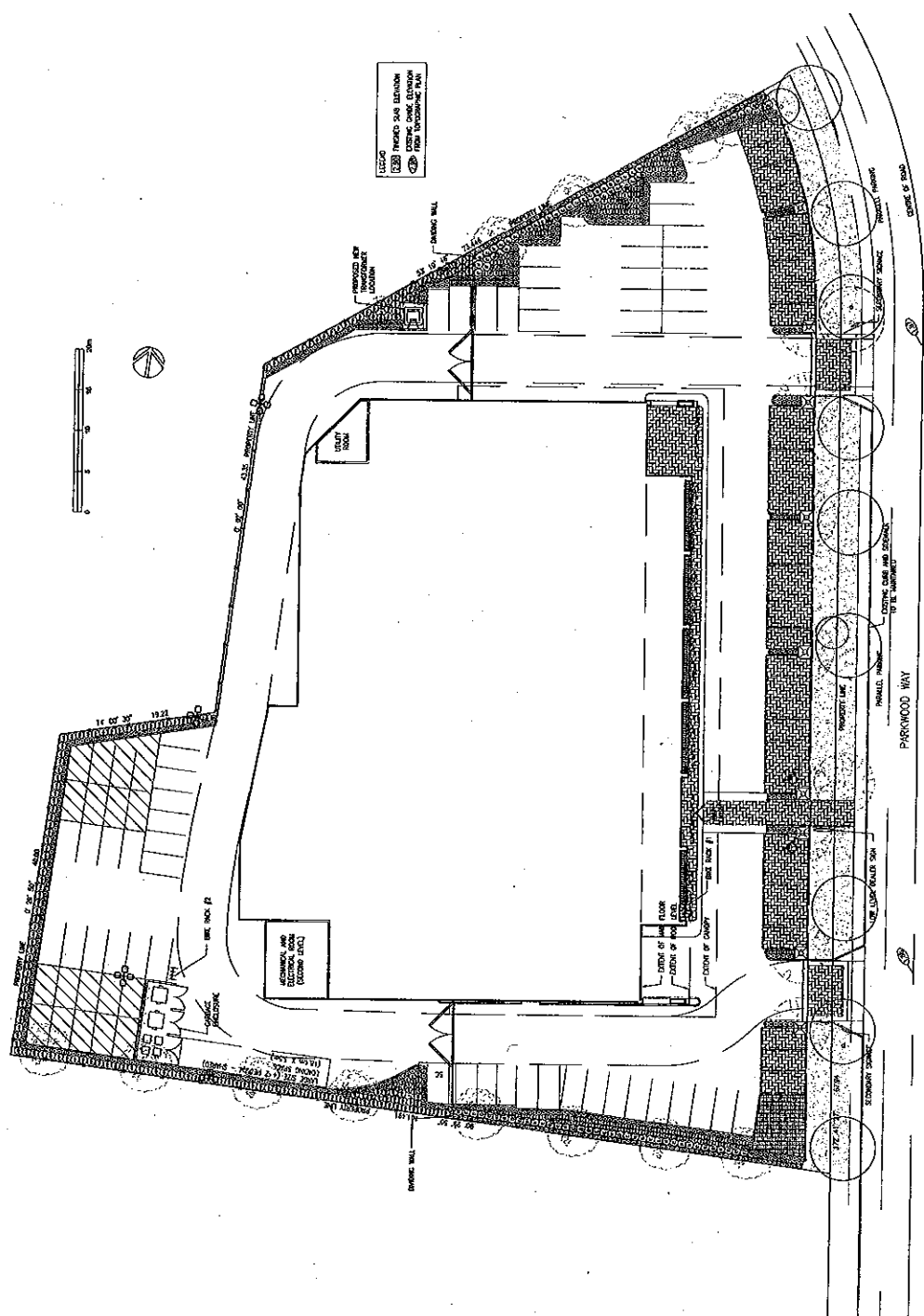
PLAN 3B

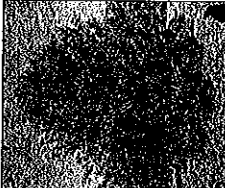
LANDSCAPE

ISSUED FOR DEVELOPMENT PERMIT

DATE: 12/16/2009

SCALE: AS SHOWN





PINUS



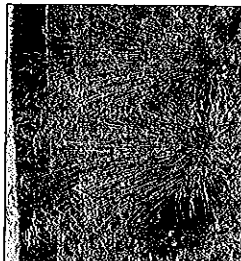
ACER



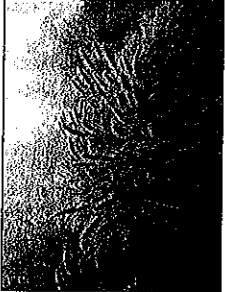
GLEDITSIA



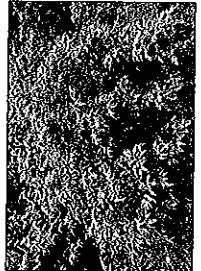
TRICHIA



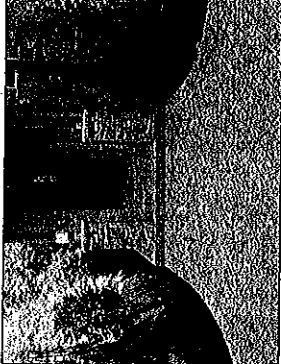
HELICTOTRICHON



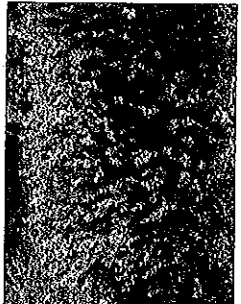
PENNISETUM



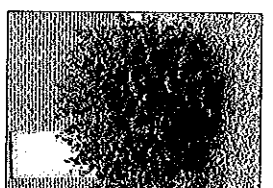
MARONIA



AQUAPAVE-CHARCOAL



BUXUS



EIONYMUS ALATA 'COMPACTUS'

NO.	DESCRIPTION	QTY	UNIT
1	PLANTING OF PINUS	100	EA
2	PLANTING OF ACER	10	EA
3	PLANTING OF GLEDITSIA	10	EA
4	PLANTING OF TRICHIA	10	EA
5	PLANTING OF HELICTOTRICHON	1000	EA
6	PLANTING OF PENNISETUM	1000	EA
7	PLANTING OF MARONIA	1000	EA
8	PLANTING OF BUXUS	1000	EA
9	PLANTING OF EIONYMUS ALATA 'COMPACTUS'	1000	EA

DMG

DMG
DESIGN MANAGEMENT GROUP
INCORPORATED
1000 BROADWAY, SUITE 2000
NEW YORK, NY 10018
TEL: 212 677 1000
WWW.DMGARCHITECTS.COM

RICHMOND
LEXUS DEALERSHIP

PLAN 36
LANDSCAPE

ISSUED FOR DEVELOPMENT PERMIT
DATE: 11/10/09
SCALE: AS SHOWN
PROJECT NO.: 09-014
SHEET NO.: 01

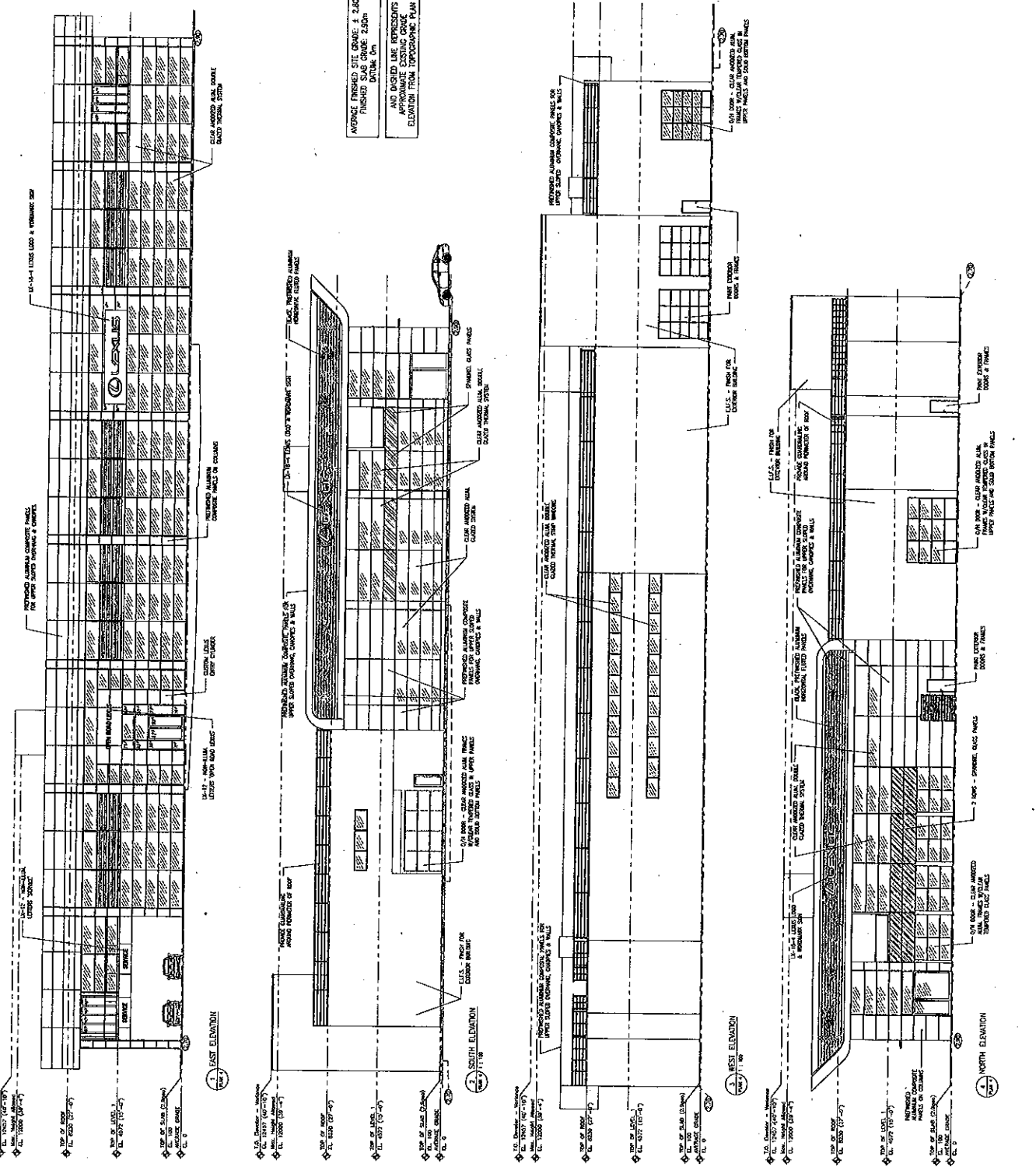


RICHMOND
LEXUS DEALERSHIP

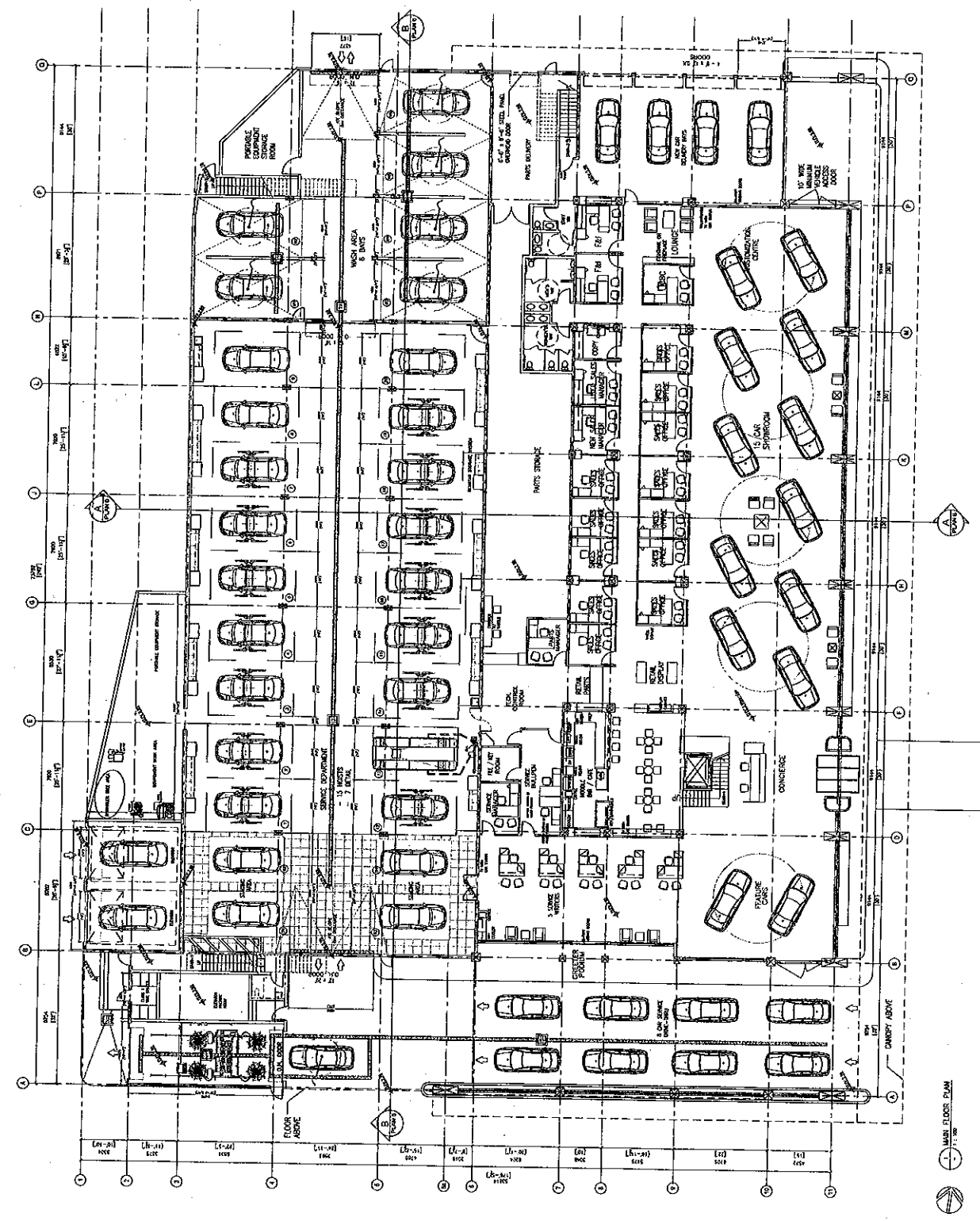
BUILDING ELEVATIONS

ISSUED FOR DEVELOPMENT PERMIT
PROJECT # 050
DATE 11-20-09
PLAN #4

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR DEVELOPMENT PERMIT	11/20/09	[Signature]	[Signature]
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			




ISSUED FOR DEVELOPMENT PERMIT DATE: 12/01/09 SCALE: 1/8"=1'-0"	
PROJECT: RICHMOND LEXUS DEALERSHIP	
SHEET: MAIN FLOOR PLAN	
DATE: 12/01/09	BY: [Name]
DATE: 12/01/09	BY: [Name]
DATE: 12/01/09	BY: [Name]
DATE: 12/01/09	BY: [Name]
DATE: 12/01/09	BY: [Name]

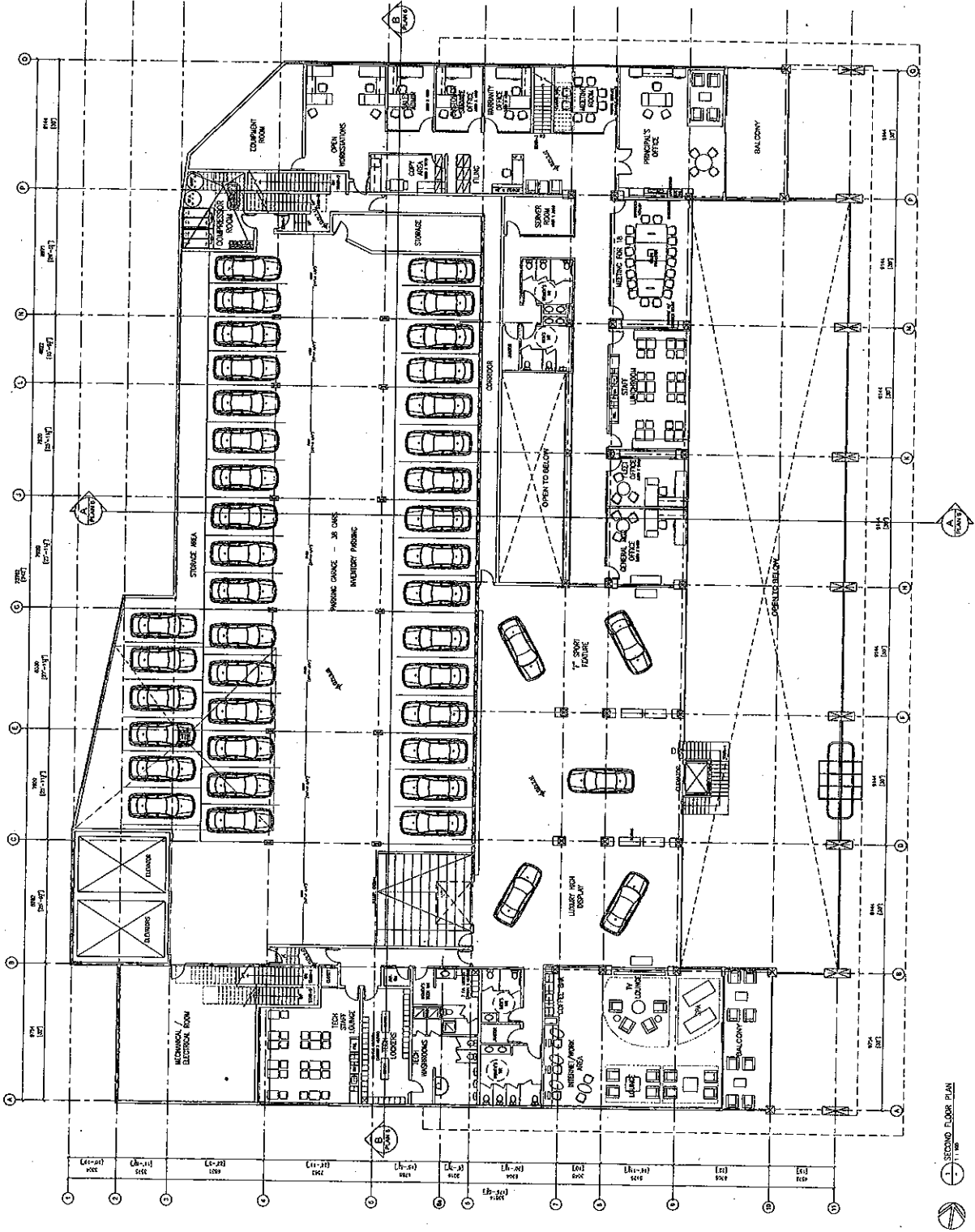


MAIN FLOOR PLAN
DATE: 12/01/09

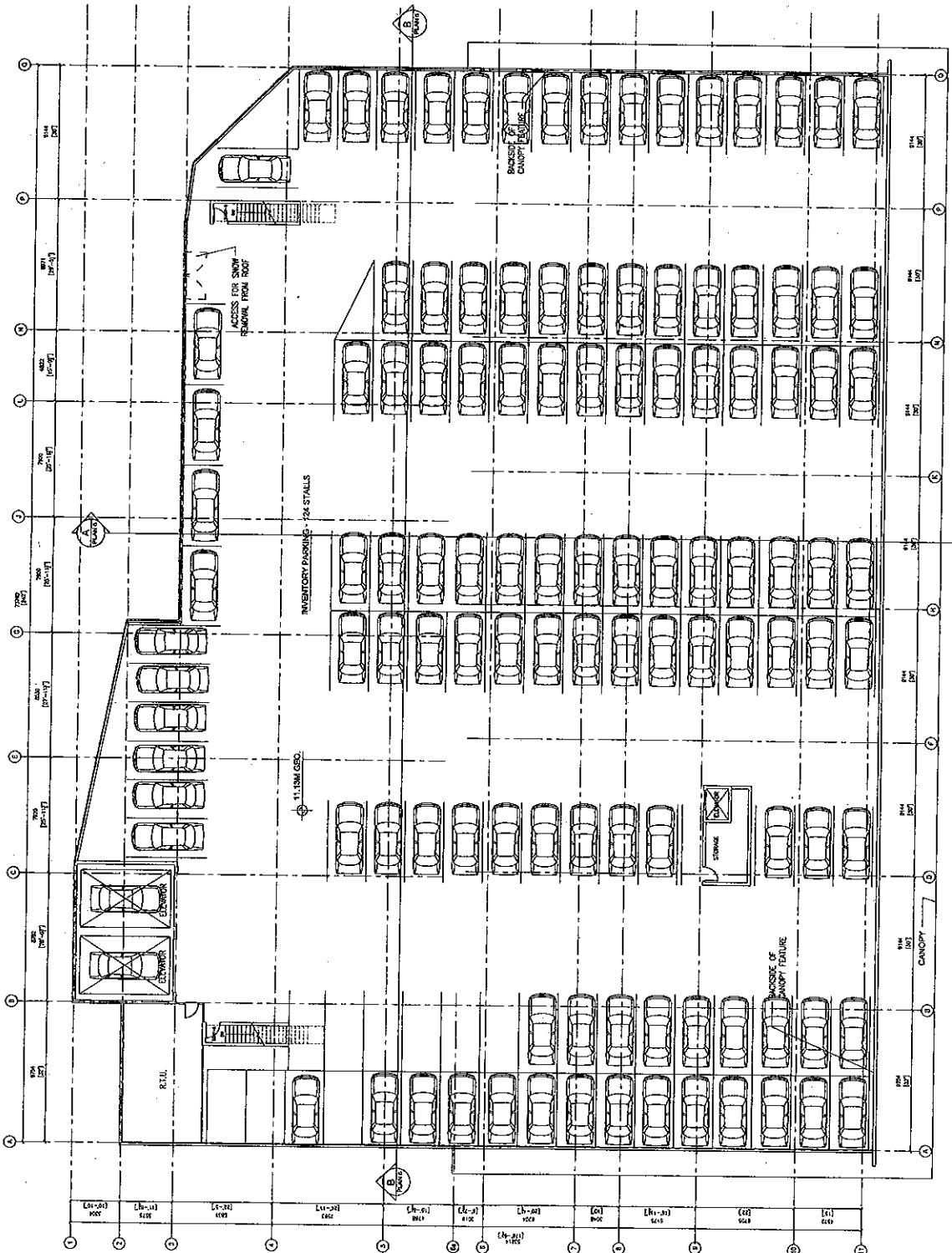
U U



RICHMOND LEXUS DEALERSHIP		SECOND FLOOR PLAN	
ISSUED FOR DEVELOPMENT PERMIT			
DATE: 12/16/09	DATE: 12/16/09	DATE: 12/16/09	DATE: 12/16/09
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
PLAN #S.B		SHEET # 02	



SECOND FLOOR PLAN
1:1/8" = 1'-0"



1. ROOF PLAN
1:1/8"



ROOF PLAN

RICHMOND
LEXUS DEALERSHIP


ISSUED FOR DEVELOPMENT PERMIT
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: 1" = 8'-0"

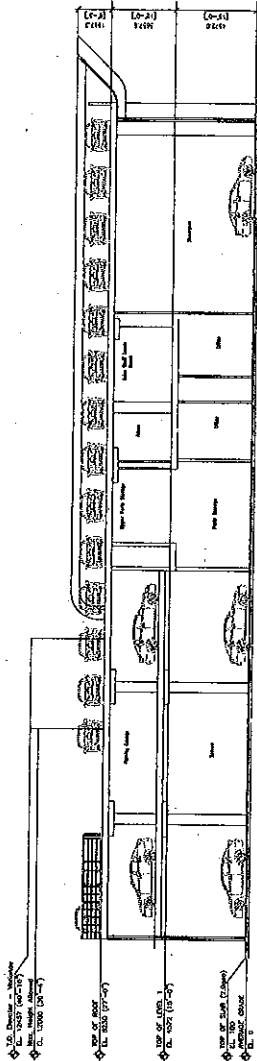
NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR DEVELOPMENT PERMIT	11/10/09	[Name]	[Name]
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

DEC 16 2009

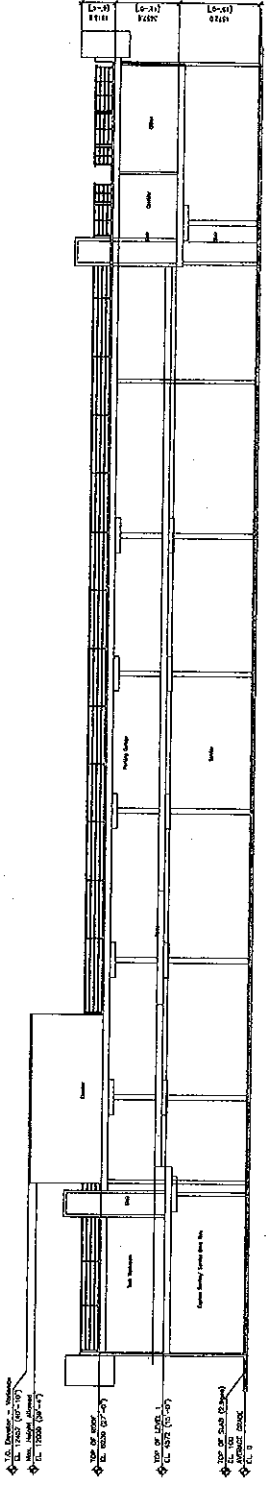
09472843

DP

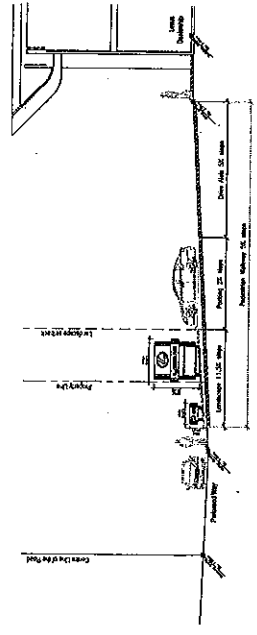
	RICHMOND LEXUS DEALERSHIP
	BUILDING SECTIONS
ISSUED FOR DEVELOPMENT PERMIT	
SHEET NO. 001	DATE: May 28, 2009
SCALE: 1/8" = 1'-0"	PLAN #6
THE OWNER, AS APPLICANT, IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.	



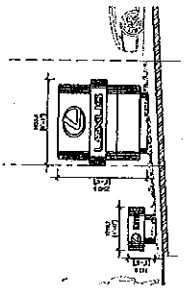
1 BUILDING SECTION A-A
1/8" = 1'-0"



2 BUILDING SECTION B-B
1/8" = 1'-0"



3 SITE SECTION E-C
1/8" = 1'-0"



4 SITE SECTION
1/8" = 1'-0"

kasian

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20

RICHMOND LEXUS DEALERSHIP

CONTEXT PLAN

ISSUED FOR DEVELOPMENT PERMIT

DATE: 11/11/09
SCALE: 1"=200'

PLAN #7

PROJECT NO. 090472843

