



**Development Permit Panel  
Wednesday, November 10, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Miton Chan, Director, Engineering, Acting Chair  
Cecilia Achiam, General Manager, Community Safety  
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on October 27, 2021 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 18-838656**

(REDMS No. 6742472)

APPLICANT: ZGET Holdings Corp.

PROPERTY LOCATION: 6031 Blundell Road

## Development Permit Panel Wednesday, November 10, 2021

---

### INTENT OF DEVELOPMENT VARIANCE PERMIT:

1. Permit the construction of a two-storey building totalling approximately 728 m<sup>2</sup> in area, containing retail uses on the ground floor and offices above at 6031 Blundell Road, on a site zoned “Community Commercial (CC)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum west interior side yard from 6.0 m to 0.15 m;
  - (b) increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
  - (c) allow eight of the 17 on-site parking spaces to be small car parking spaces.

### **Applicant’s Comments**

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, and architectural form and character, highlighting the following:

- all existing on-site mature trees as well as off-site trees on neighbouring properties and street trees will be retained and protected;
- the location of the two-storey building and the proposed west interior side yard setback variance would result in a larger separation from retained trees and the existing neighbouring residential property to the east;
- accessible pathways are provided to/from storefront entries, lobby and accessible parking space;
- the existing driveway crossing on the subject site will be retained;
- at-grade covered and outdoor surface parking spaces are proposed;
- clear glazing is proposed for the front elevation of the building to animate the street;
- a heat pump system is proposed to be located on the building rooftop and a height variance is proposed to provide acoustical screening around the heat pump units; and
- a canopy is proposed to wrap around the ground floor of the building to provide weather protection for pedestrians.

## **Development Permit Panel**

### **Wednesday, November 10, 2021**

---

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed landscaping for the project, noting that (i) the landscape plan has been designed to incorporate existing on-site, neighbouring off-site trees, and street trees, (ii) the existing on-site grade has been retained, (iii) all construction work within the Tree Protection zones will be done under the supervision of an arborist to protect the retained trees, (iv) proposed planting for the site includes three medium-sized trees, a variety of shrubs, perennials, grasses and groundcovers, (v) wood fencing is proposed along portions of the perimeter of the site to provide privacy from neighbouring properties, and (vi) permeable pavers are proposed for the drive aisle, on-site pedestrian pathways and surface parking area.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for site servicing and frontage works, (ii) staff commends the applicant's efforts to retain on-site and off-site trees, (iii) as a result of the proposed interior side yard setback, the proposed building would abut the east façade of the adjacent building to the west, (iv) flashing will be installed to hide the gap between the proposed building and the adjacent building to the west, (v) the building height variance is proposed to provide acoustical screening around the rooftop heat pump units, and (vi) the proposed parking variance is a technical variance and the proposed eight small car parking spaces constitute less than 50 percent of the total on-site parking spaces, which is consistent with the intent of the Zoning Bylaw.

#### **Panel Discussion**

In reply to a query from the Panel, Mr. Law acknowledged that (i) the proposed patio space and bench in front of the commercial/retail space is not associated with restaurant use, and (ii) the number of on-site parking spaces in the proposed development would not be able to meet the parking requirements for commercial buildings with restaurants.

In reply to a query from the Panel, Mr. Craig noted that the patio space could be used for commercial uses such as an outdoor coffee shop subject to the proposed development meeting the required number of on-site parking spaces for such use.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

## Development Permit Panel

### Wednesday, November 10, 2021

---

#### Panel Discussion

The Panel expressed appreciation for the project's site layout, the building's separation from neighbouring properties to the north and east, and good integration with existing neighbouring developments.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a two-storey building totalling approximately 728 m<sup>2</sup> in area, containing retail uses on the ground floor and offices above at 6031 Blundell Road, on a site zoned "Community Commercial (CC)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum west interior side yard from 6.0 m to 0.15 m;*
  - (b) *increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and*
  - (c) *allow eight of the 17 on-site parking spaces to be small car parking spaces.*

**CARRIED**

**2. Date of Next Meeting: November 24, 2021**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:49 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 10, 2021.

---

Milton Chan  
Acting Chair

---

Rustico Agawin  
Committee Clerk



**ERIC LAW ARCHITECT**

1177 West 10th Street, Vancouver, BC V6H 2Y6  
 TEL: (604) 268-2287  
 FAX: (604) 268-2287

CONTRACT NUMBER: 2018-001  
 THIS PLAN IS THE PROPERTY OF ERIC LAW ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF ERIC LAW ARCHITECT IS STRICTLY PROHIBITED.

**REVISION**

- 2018.04.17 FOR SP APPLICATION
- 2018.05.23 FOR CITY REVIEW
- 2018.07.31 FOR CITY REVIEW
- 2018.08.05 FOR APP COMMENTS
- 2018.08.24 FOR CITY REVIEW
- 2018.09.20 FOR CITY APP REVIEW
- 2018.11.07 FOR CITY APP REVISION

- 2018.08.28 AS PER CITY REVIEW COMMENTS
- 2018.09.14 AS PER CITY REVIEW COMMENTS
- 2018.12.21 AS PER CITY REVIEW COMMENTS
- 2019.02.28 AS PER CITY REVIEW COMMENTS
- 2019.02.28 AS PER CITY REVIEW COMMENTS

PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

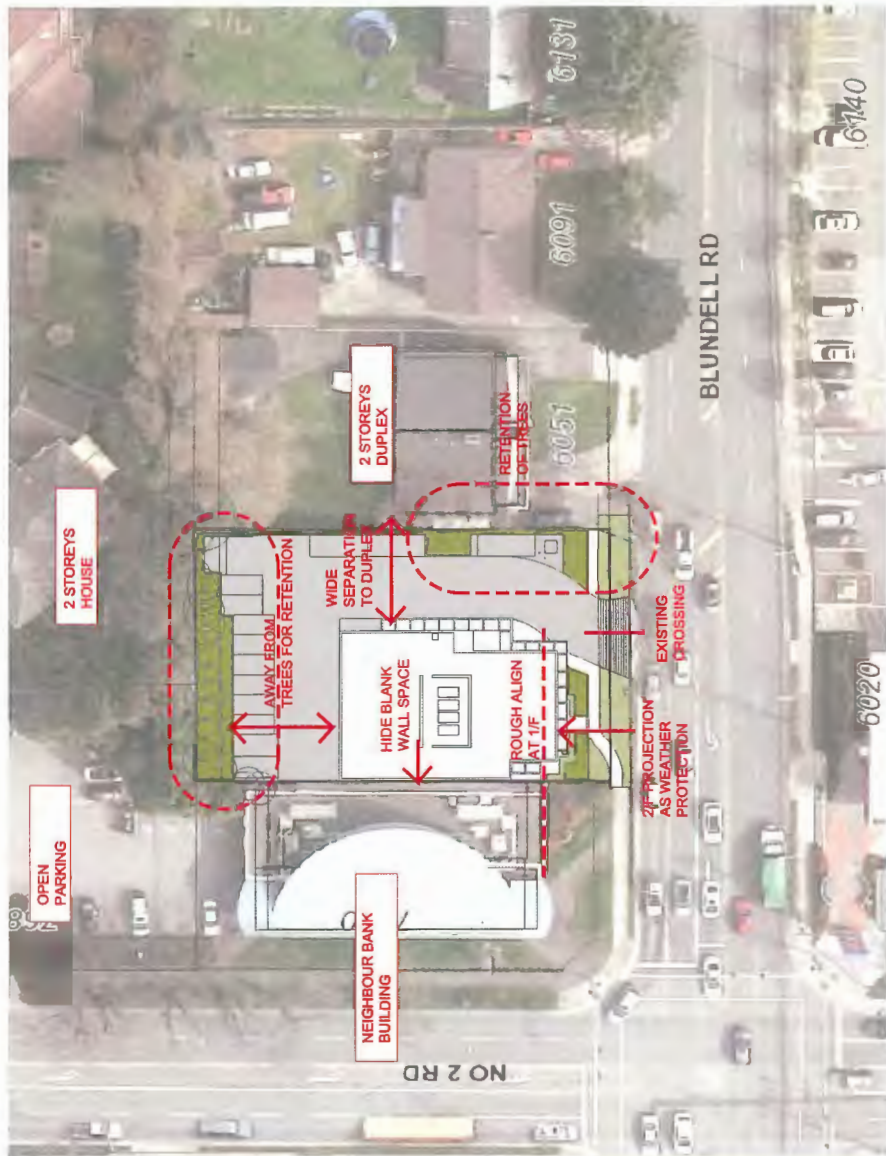
MASSING

PROJECT NUMBER: 18-20  
 ISSUED: 11/9/2021  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-20\_S01\_201-11104-APP-PRISE

**MASSING**

DEVELOPMENT PERMIT

DP 18-838656



DP 18-838656



**ERIC LAW  
ARCHITECT**

215 W. BURNHAM STREET, RICHMOND BC  
V6V 1Y2  
TEL: (604) 276-2277  
FAX: (604) 276-2277  
OWNER: [REDACTED]  
PROJECT: [REDACTED]  
DATE: [REDACTED]  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
FILE NAME: 18-20\_SRP\_211108-DPP-PRES

NO.	DATE	DESCRIPTION
1.	2018.03.17	TOP OF APPLICATION
2.	2018.03.20	FOR CITY REVIEW
3.	2018.03.21	FOR CITY REVIEW
4.	2018.03.23	FOR DPB REVIEW
5.	2018.03.23	FOR DPB REVIEW
6.	2018.03.23	FOR DPB REVIEW
7.	2018.03.23	FOR DPB REVIEW
8.	2018.03.23	FOR DPB REVIEW



STREET VIEW FROM BLUNDELL ROAD WEST



AERIAL IMAGE AT THE REAR OF SITE

DP 18-638656

**PROPOSED BUILDING AT  
6031 BLUNDELL ROAD  
RICHMOND BC**

IMAGE

PROJECT NUMBER:	18-20
ISSUED:	11/9/2021
DESIGNED BY:	EL
CHECKED BY:	EL
FILE NAME:	18-20_SRP_211108-DPP-PRES

**IMAGE-(2)**

DEVELOPMENT PERMIT

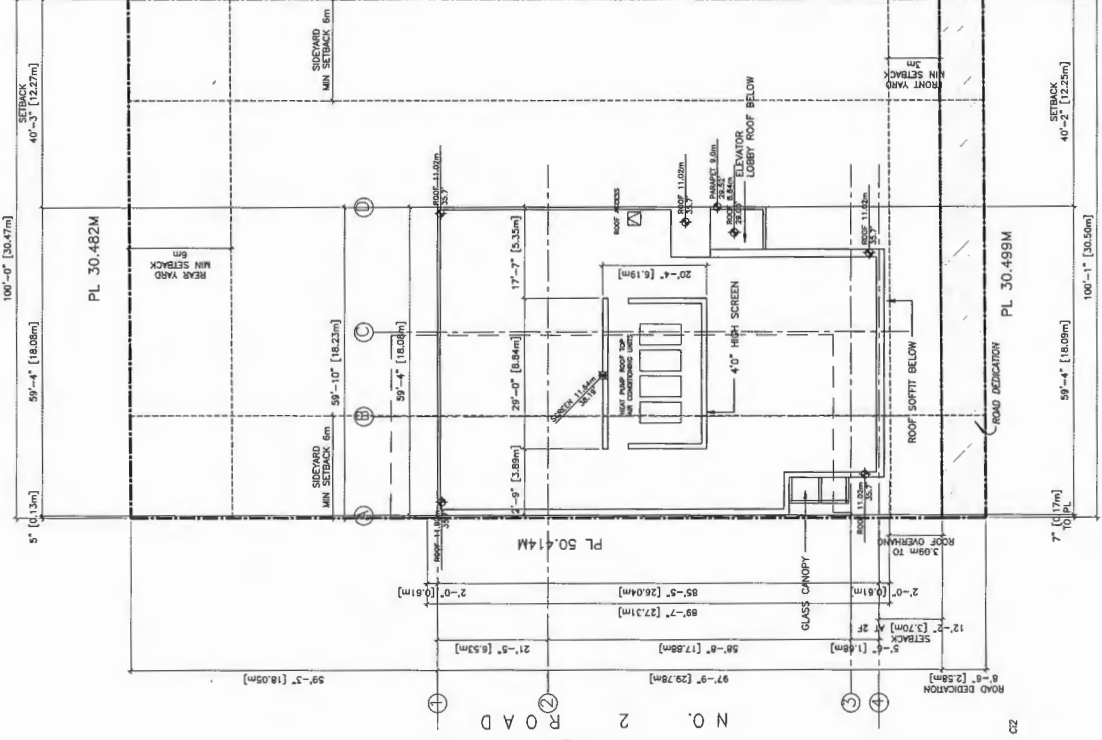




275 W. WINTHROP AVENUE, RICHMOND, BC  
 V6V 1A1  
 TEL: (604) 278-2288  
 FAX: (604) 278-2287  
 CONTACT: ERIC LAW, ARCHITECT  
 100% COMPLETE ARCHITECTURAL DESIGN AND PERMITTING SERVICES  
 100% COMPLETE ARCHITECTURAL DESIGN AND PERMITTING SERVICES  
 100% COMPLETE ARCHITECTURAL DESIGN AND PERMITTING SERVICES

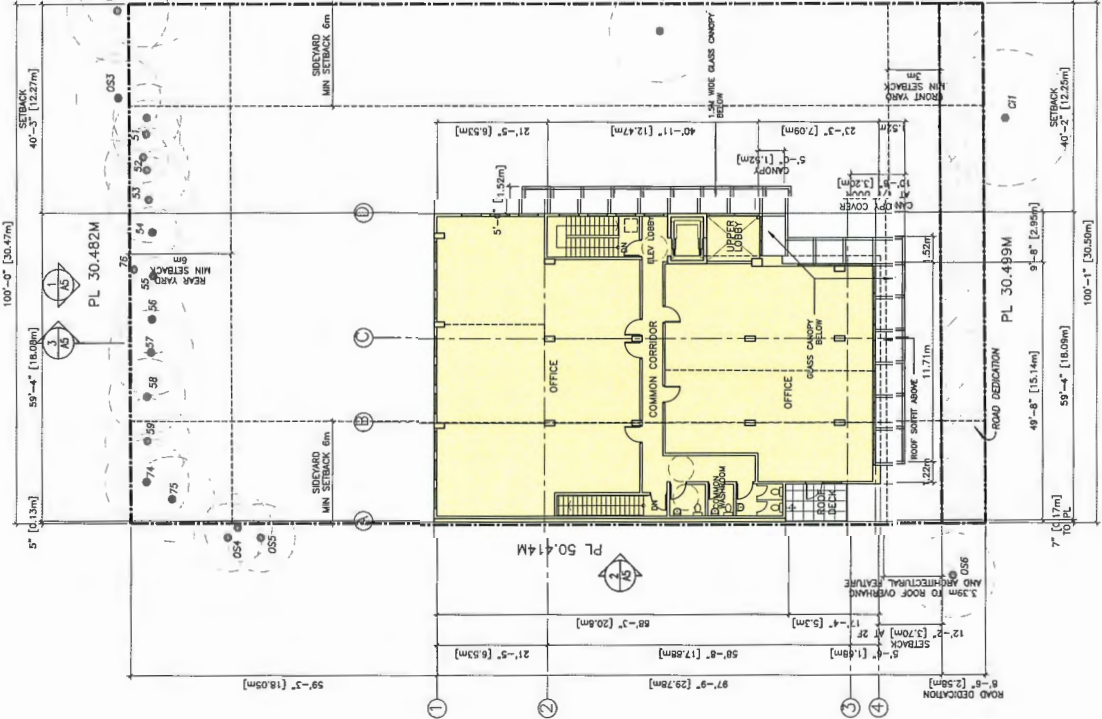
- 1. 2021.11.17 FOR CIP APPROVAL
- 2. 2021.11.17 FOR CIP APPROVAL
- 3. 2021.11.17 FOR CIP APPROVAL
- 4. 2021.11.17 FOR CIP APPROVAL
- 5. 2021.11.17 FOR CIP APPROVAL
- 6. 2021.11.17 FOR CIP APPROVAL
- 7. 2021.11.17 FOR CIP APPROVAL
- 8. 2021.11.17 FOR CIP APPROVAL

PL 50.388M



BLUNDELL ROAD  
 DP 18-838656

2 ROOF PLAN  
 A3 3/32" TO 1'-0"  
 0 10' 20'



BLUNDELL ROAD

1 SITE PLAN 2/F  
 A3 3/32" TO 1'-0"  
 0 10' 20'

PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

2F AND ROOF PLAN

PROJECT NUMBER: 16-20  
 ISSUED BY: EL  
 DATE: 11/19/2021  
 CHECKED BY: EL  
 FILENAME: 16-20\_2021.11.19-APP-PRCS

A3

DEVELOPMENT PERMIT

PLANT SCHEDULE		PMG PROJECT NUMBER: 17143	
NET	CITY	BOTANICAL NAME	PLANTED SIZE / REMARKS
3	STYVAL	JAPONICUS PINK CHERRY	PMG PLANTED JAPONICUS SNOWBALL
			80% CAL. 24 IN STD. 80

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED ARE FOR REFERENCE ONLY. PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRUSHER VALLEY. SUBSTITUTIONS WILL BE SELECTED ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

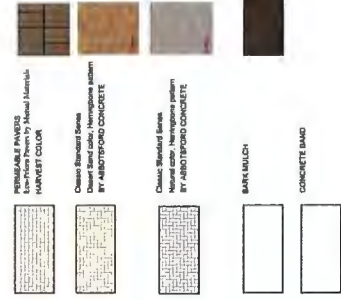
NOTE: \* All landscape areas to be installed in accordance with the International Building Code (IBC) Standards, latest edition.

**FURNITURE**

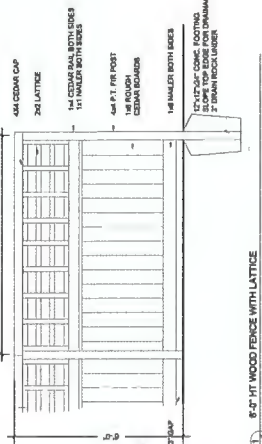
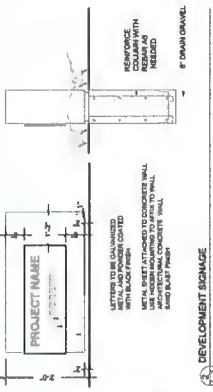


ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

**MATERIAL KEY**



- NOTES**
1. ALL FURNITURE ITEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
  2. ALL OTHER MEMBERS TO BE CEILING #2 CONSTRUCTION GRADE MINIMUM TREATED WITH PRESERVATIVE.
  3. ALL WOODWORK TO BE CEILING #2 CONSTRUCTION GRADE MINIMUM TREATED WITH PRESERVATIVE.
  4. ALL WOODWORK TO BE CEILING #2 CONSTRUCTION GRADE MINIMUM TREATED WITH PRESERVATIVE.
  5. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE 1'-0" TO 1'-6" STEPS (MAX) GAP TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 1'-0" TO 1'-6" STEPS (MAX).



NO.	DATE	REVISION DESCRIPTION
1	2024.07.24	ISSUE FOR PERMITS
2	2024.07.24	REVISION: ALL CITY COMMENTS
3	2024.07.24	REVISION: ALL CITY COMMENTS
4	2024.07.24	REVISION: ALL CITY COMMENTS
5	2024.07.24	REVISION: ALL CITY COMMENTS
6	2024.07.24	REVISION: ALL CITY COMMENTS
7	2024.07.24	REVISION: ALL CITY COMMENTS
8	2024.07.24	REVISION: ALL CITY COMMENTS
9	2024.07.24	REVISION: ALL CITY COMMENTS
10	2024.07.24	REVISION: ALL CITY COMMENTS
11	2024.07.24	REVISION: ALL CITY COMMENTS
12	2024.07.24	REVISION: ALL CITY COMMENTS
13	2024.07.24	REVISION: ALL CITY COMMENTS
14	2024.07.24	REVISION: ALL CITY COMMENTS
15	2024.07.24	REVISION: ALL CITY COMMENTS
16	2024.07.24	REVISION: ALL CITY COMMENTS
17	2024.07.24	REVISION: ALL CITY COMMENTS
18	2024.07.24	REVISION: ALL CITY COMMENTS
19	2024.07.24	REVISION: ALL CITY COMMENTS
20	2024.07.24	REVISION: ALL CITY COMMENTS
21	2024.07.24	REVISION: ALL CITY COMMENTS
22	2024.07.24	REVISION: ALL CITY COMMENTS
23	2024.07.24	REVISION: ALL CITY COMMENTS
24	2024.07.24	REVISION: ALL CITY COMMENTS
25	2024.07.24	REVISION: ALL CITY COMMENTS
26	2024.07.24	REVISION: ALL CITY COMMENTS
27	2024.07.24	REVISION: ALL CITY COMMENTS
28	2024.07.24	REVISION: ALL CITY COMMENTS
29	2024.07.24	REVISION: ALL CITY COMMENTS
30	2024.07.24	REVISION: ALL CITY COMMENTS
31	2024.07.24	REVISION: ALL CITY COMMENTS
32	2024.07.24	REVISION: ALL CITY COMMENTS
33	2024.07.24	REVISION: ALL CITY COMMENTS
34	2024.07.24	REVISION: ALL CITY COMMENTS
35	2024.07.24	REVISION: ALL CITY COMMENTS
36	2024.07.24	REVISION: ALL CITY COMMENTS
37	2024.07.24	REVISION: ALL CITY COMMENTS
38	2024.07.24	REVISION: ALL CITY COMMENTS
39	2024.07.24	REVISION: ALL CITY COMMENTS
40	2024.07.24	REVISION: ALL CITY COMMENTS
41	2024.07.24	REVISION: ALL CITY COMMENTS
42	2024.07.24	REVISION: ALL CITY COMMENTS
43	2024.07.24	REVISION: ALL CITY COMMENTS
44	2024.07.24	REVISION: ALL CITY COMMENTS
45	2024.07.24	REVISION: ALL CITY COMMENTS
46	2024.07.24	REVISION: ALL CITY COMMENTS
47	2024.07.24	REVISION: ALL CITY COMMENTS
48	2024.07.24	REVISION: ALL CITY COMMENTS
49	2024.07.24	REVISION: ALL CITY COMMENTS
50	2024.07.24	REVISION: ALL CITY COMMENTS

PROJECT: RETAIL / OFFICE BUILDING  
6881 BURNELL ROAD  
RICHMOND

DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

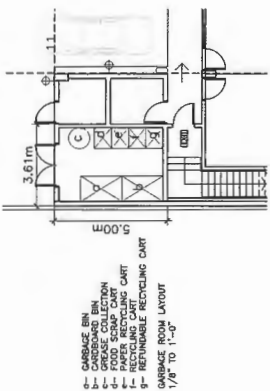
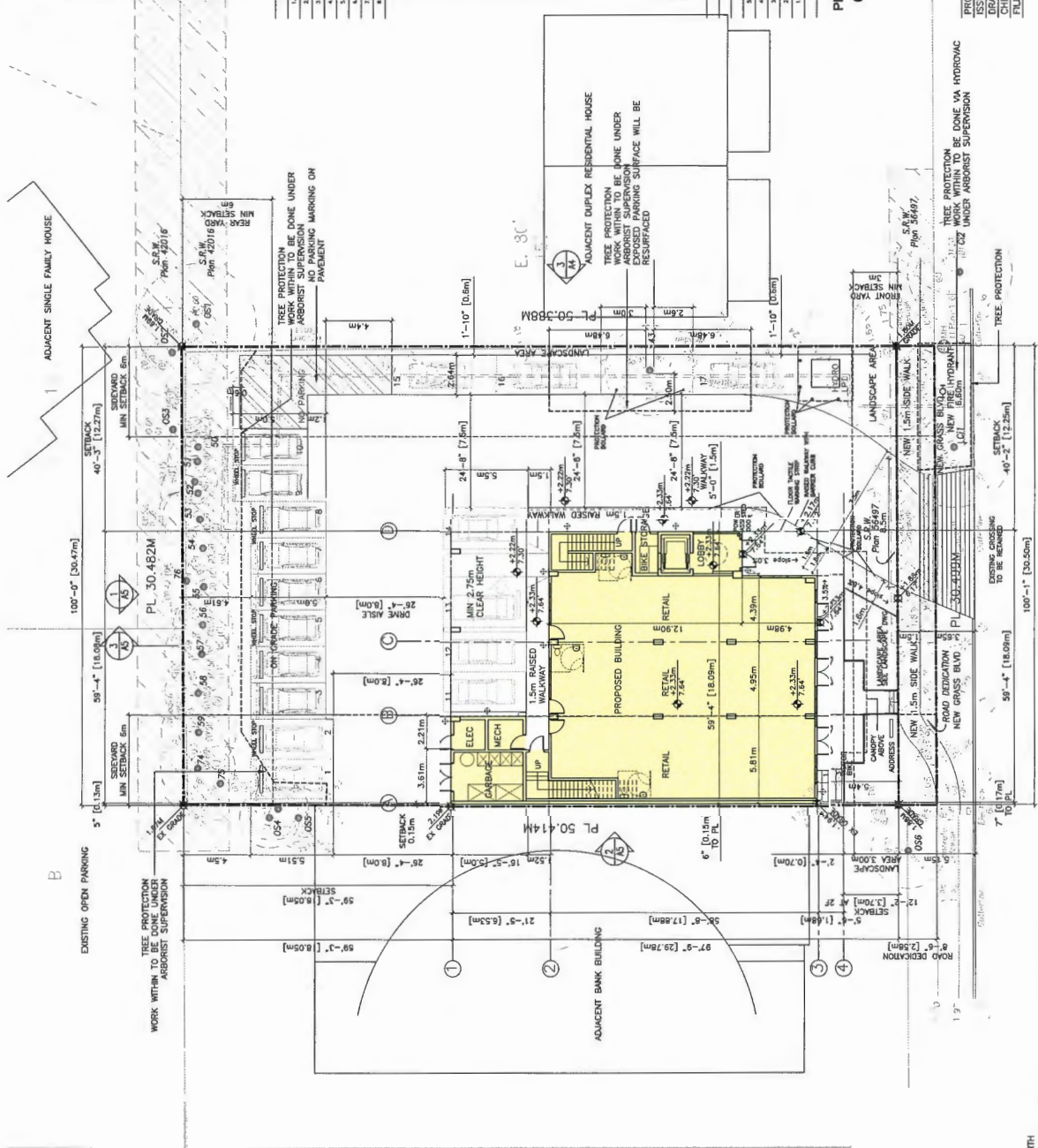
DATE: August 21, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

**ERIC LAW ARCHITECT**

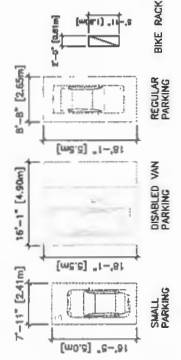
215-245-1100  
 1750 WEST BROADWAY, SUITE 200  
 VANCOUVER, BC V6J 1A8  
 TEL: (604) 681-2887  
 FAX: (604) 681-2887

OWNER: ERIC LAW ARCHITECT  
 PROJECT: PROPOSED BUILDING AT 6031 BLUNDELL ROAD, RICHMOND BC  
 DATE: 17/07/2021  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 18-20-208-211100-200-PR22

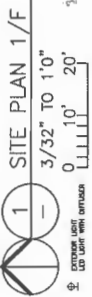
- 1. SHEET 1 OF 2 APPLICATION
- 2. 2018.03.22 FOR CITY REVIEW
- 3. 2018.03.22 FOR CITY REVIEW
- 4. 2018.03.22 FOR CITY REVIEW
- 5. 2018.03.22 FOR CITY REVIEW
- 6. 2018.03.22 FOR CITY REVIEW
- 7. 2018.03.22 FOR CITY REVIEW
- 8. 2018.03.22 FOR CITY REVIEW



N O . 2 R O A D



- FINISH GRADE:  
 NW LOT CORNER: 1.67  
 NE BLDG CORNER: 2.33  
 SW LOT CORNER: 1.80  
 SW BLDG CORNER: 2.33  
 NW LOT CORNER: 1.89  
 NW BLDG CORNER: 2.33
- AVERAGE GRADE: 2.24 M (6.69')  
 MAX CROWN OF THE ROAD: 2.03M  
 BUILDING HEIGHT: 11.00M - 2.04M = 8.96M  
 H/MAC SCREEN HEIGHT: 11.64M - 2.04M = 9.50M



PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

SITE PLAN - 1F

A2

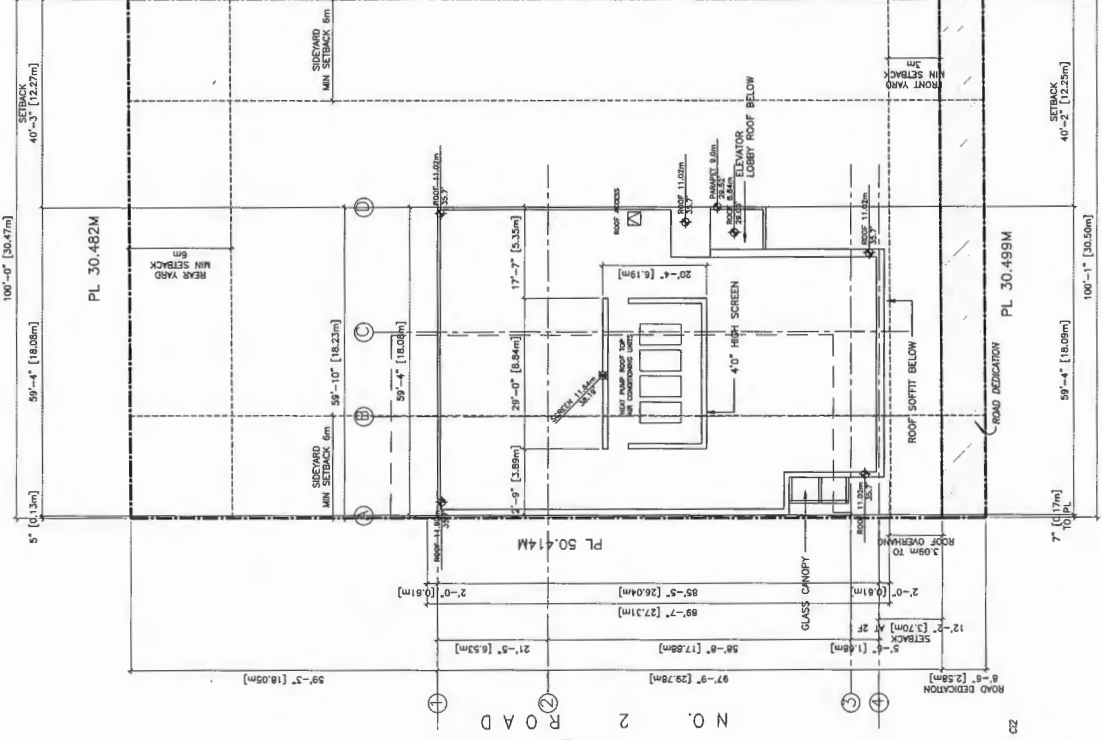
DP 18-838656

DEVELOPMENT PERMIT

275 1/2 W. WYOMING AVENUE, RICHMOND, BC  
 V6V 2G6  
 TEL: (604) 278-2288  
 FAX: (604) 278-2287  
 CONTACT: ERIC LAW, ARCHITECT  
 ERIC.LAW@ERICLAWARCHITECT.COM  
 WWW.ERICLAWARCHITECT.COM  
 2021-2022 BC PROFESSIONAL REGISTERED ARCHITECT  
 2021-2022 BC PROFESSIONAL REGISTERED ARCHITECT

- 1. 2021.11.17 FOR CIP APPROVAL
- 2. 2021.11.17 FOR CIP APPROVAL
- 3. 2021.11.17 FOR CIP APPROVAL
- 4. 2021.11.17 FOR CIP APPROVAL
- 5. 2021.11.17 FOR CIP APPROVAL
- 6. 2021.11.17 FOR CIP APPROVAL
- 7. 2021.11.17 FOR CIP APPROVAL
- 8. 2021.11.17 FOR CIP APPROVAL

PL 50.388M



BLUNDELL ROAD  
 DP 18-838656

2 ROOF PLAN  
 A3 3/32" TO 1'-0"  
 0 10' 20'

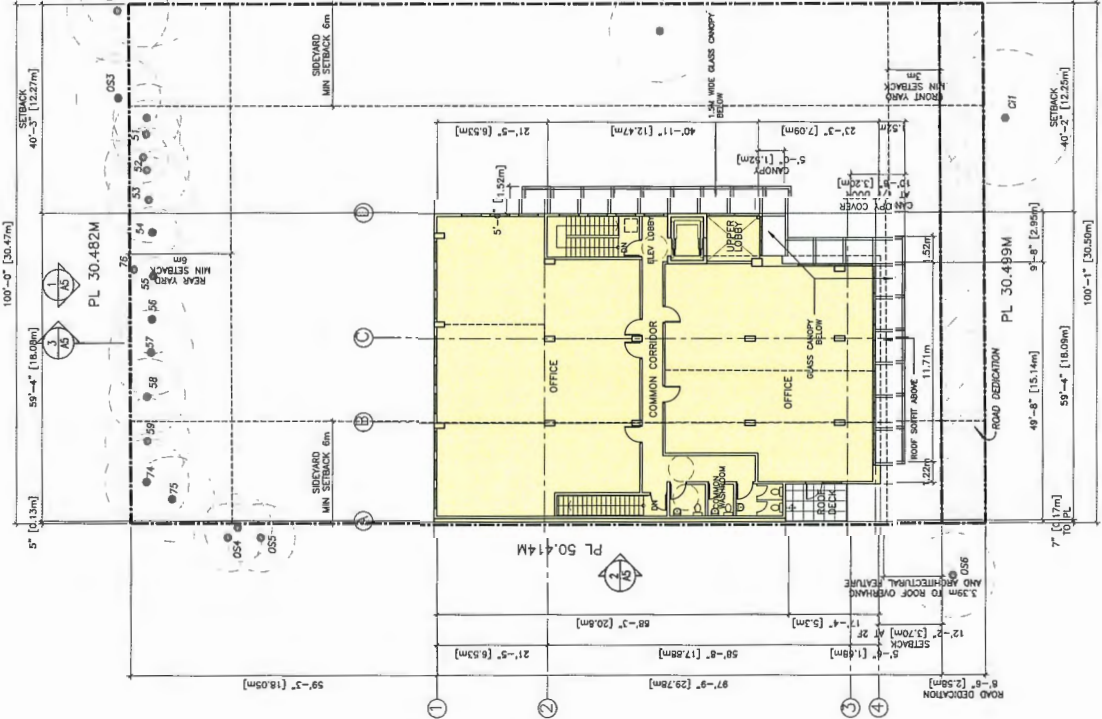
PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

2F AND ROOF PLAN

PROJECT NUMBER: 16-20-388-211100-APP-PRD  
 ISSUED: 11/19/2021  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-20-388-211100-APP-PRD

A3

DEVELOPMENT PERMIT



BLUNDELL ROAD

1 SITE PLAN 2/F  
 A3 3/32" TO 1'-0"  
 0 10' 20'

PLANT SCHEDULE		PMG PROJECT NUMBER: 17143	
NET	CITY	BOTANICAL NAME	PLANTED SIZE / REMARKS
3	STYVAL	JAPONICUS PINK CHERRY	PMG PLANTED JAPONICUS SNOWBALL
			80A CAL 30 STD. 80A

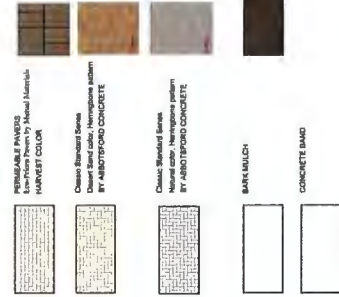
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED ARE FOR REFERENCE ONLY. PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. ALL PLANT MATERIAL MUST BE PROVIDED FROM A LISTED PROPAGATOR. ALL PLANT MATERIAL MUST BE PROVIDED FROM A LISTED PROPAGATOR. ALL PLANT MATERIAL MUST BE PROVIDED FROM A LISTED PROPAGATOR.

NOTE: \* All soft landscape areas to be installed in accordance with the International Building Code (IBC) Standards, latest edition.

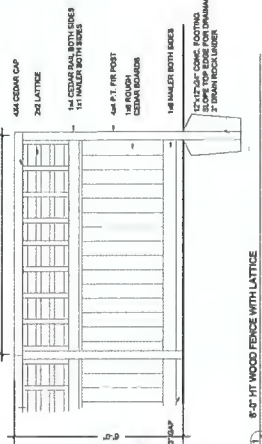
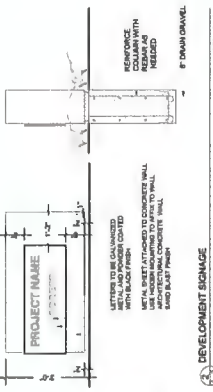
**FURNITURE**



**MATERIAL KEY**



- NOTES**
1. ALL FURNITURE SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
  2. ALL OTHER MEMBERS TO BE CEILING #2 CONSTRUCTION GRADE MINIMUM TREATED WITH PRESERVATIVE.
  3. ALL WOODWORK NOT DIMED GALVANIZED.
  4. ALL METALWORK NOT DIMED GALVANIZED.
  5. ALL FINISHES TO BE LEVEL CHANGES IN GRADE TO BE 1/4" - 1/8" STEPS BANK. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 1/4" - 1/8" STEPS BANK.



NO.	DATE	REVISION DESCRIPTION
1	2024.07.24	ISSUE FOR PERMIT
2	2024.07.24	REVISION: AS PER CITY COMMENTS
3	2024.07.24	REVISION: AS PER CITY COMMENTS
4	2024.07.24	REVISION: AS PER CITY COMMENTS
5	2024.07.24	REVISION: AS PER CITY COMMENTS
6	2024.07.24	REVISION: AS PER CITY COMMENTS
7	2024.07.24	REVISION: AS PER CITY COMMENTS
8	2024.07.24	REVISION: AS PER CITY COMMENTS
9	2024.07.24	REVISION: AS PER CITY COMMENTS
10	2024.07.24	REVISION: AS PER CITY COMMENTS
11	2024.07.24	REVISION: AS PER CITY COMMENTS
12	2024.07.24	REVISION: AS PER CITY COMMENTS
13	2024.07.24	REVISION: AS PER CITY COMMENTS
14	2024.07.24	REVISION: AS PER CITY COMMENTS
15	2024.07.24	REVISION: AS PER CITY COMMENTS
16	2024.07.24	REVISION: AS PER CITY COMMENTS
17	2024.07.24	REVISION: AS PER CITY COMMENTS
18	2024.07.24	REVISION: AS PER CITY COMMENTS
19	2024.07.24	REVISION: AS PER CITY COMMENTS
20	2024.07.24	REVISION: AS PER CITY COMMENTS
21	2024.07.24	REVISION: AS PER CITY COMMENTS
22	2024.07.24	REVISION: AS PER CITY COMMENTS
23	2024.07.24	REVISION: AS PER CITY COMMENTS
24	2024.07.24	REVISION: AS PER CITY COMMENTS
25	2024.07.24	REVISION: AS PER CITY COMMENTS
26	2024.07.24	REVISION: AS PER CITY COMMENTS
27	2024.07.24	REVISION: AS PER CITY COMMENTS
28	2024.07.24	REVISION: AS PER CITY COMMENTS
29	2024.07.24	REVISION: AS PER CITY COMMENTS
30	2024.07.24	REVISION: AS PER CITY COMMENTS
31	2024.07.24	REVISION: AS PER CITY COMMENTS
32	2024.07.24	REVISION: AS PER CITY COMMENTS
33	2024.07.24	REVISION: AS PER CITY COMMENTS
34	2024.07.24	REVISION: AS PER CITY COMMENTS
35	2024.07.24	REVISION: AS PER CITY COMMENTS
36	2024.07.24	REVISION: AS PER CITY COMMENTS
37	2024.07.24	REVISION: AS PER CITY COMMENTS
38	2024.07.24	REVISION: AS PER CITY COMMENTS
39	2024.07.24	REVISION: AS PER CITY COMMENTS
40	2024.07.24	REVISION: AS PER CITY COMMENTS
41	2024.07.24	REVISION: AS PER CITY COMMENTS
42	2024.07.24	REVISION: AS PER CITY COMMENTS
43	2024.07.24	REVISION: AS PER CITY COMMENTS
44	2024.07.24	REVISION: AS PER CITY COMMENTS
45	2024.07.24	REVISION: AS PER CITY COMMENTS
46	2024.07.24	REVISION: AS PER CITY COMMENTS
47	2024.07.24	REVISION: AS PER CITY COMMENTS
48	2024.07.24	REVISION: AS PER CITY COMMENTS
49	2024.07.24	REVISION: AS PER CITY COMMENTS
50	2024.07.24	REVISION: AS PER CITY COMMENTS

PROJECT: RETAIL / OFFICE BUILDING  
6881 BURNBELL ROAD  
RICHMOND

DATE: August 23, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DR: ERIC LAY ARCHITECT  
DRAWING TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 17143-00

DATE: August 23, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

PROJECT: RETAIL / OFFICE BUILDING  
6881 BURNBELL ROAD  
RICHMOND

DATE: August 23, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

DR: ERIC LAY ARCHITECT  
DRAWING TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 17143-00

DATE: August 23, 2017  
SCALE: 1/2" = 1'-0"  
DRAWING NO: 17143-00  
CUSTOM ID: 17143-00  
CHECKED: PCM  
PROJECT NUMBER: 17143-00

PROJECT: RETAIL / OFFICE BUILDING  
6881 BURNBELL ROAD  
RICHMOND