



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 15, 2010
File: DV 10-542107
Re: **Application by Sanford Design Group for a Development Variance Permit at
6900 Graybar Road**

Staff Recommendation

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of "Industrial Business Park (IB1)" from 12 m (39.4 ft.) to 15.5 m (50.8 ft.), in order to permit the construction of a three-storey mixed-use complex at 6900 Graybar Road.

A handwritten signature in cursive script, reading "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Sanford Design Group has applied to the City of Richmond for permission to vary the maximum building height from 12 m (39.4 ft.) to 15.5 m (50.8 ft.) to construct a three-storey mixed-use complex at 6900 Graybar Road.

The site (see **Schedule A**) is currently zoned Industrial Business Park (IB1) and contains two (2) industrial buildings (see **Plan #1**). The proposed variance would only apply to the proposed Phase 3 building at the southwest corner of the site.

Background

Development surrounding the subject site is as follows:

- To the north and east, industrial buildings on lots zoned Industrial Business Park (IB1) and Land Use Contract (LUC127);
- To the south, across Dyke Road, Fraser River; and
- To the west, a mixed-use complex on a property in Land Use Contract (LUC127).

Development Information

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

Staff Comments

Project Description

The applicant is proposing to build a three-storey mixed-use complex comprising three (3) levels of office space along the south and west elevations (fronting Dyke Road and Graybar Road respectively) and a double height warehouse space in behind with the third floor office space superimposed over a portion of the warehouse. The developer envisions that the anchor tenant space will be for large industrial distribution type users in the warehouse units. The applicant advised that the current market competition provide 7.92 m (26 ft.) clear warehouse space for high racking height capability. The applicant is proposing the same clearance for the proposed warehouse space and this dictates the level of the third floor office space, which is superimposed over the warehouse roof level. The main building height from the proposed average finished site grade to the top of the concrete panels is proposed at 13.3 m (43.7 ft.). Glazed corners and articulated panels would add an additional 2.2 m (7.1 ft.) in height, and bring the overall building height to 15.5 m (50.8 ft.).

Green Roof Bylaw

The applicant is required to comply with the City's Green Roof Bylaw (No. 8385) since the proposed gross leaseable floor area of the industrial and office uses is greater than 2,000 m² (21,529 ft²). The developer intends to proceed with LEED Silver certification of this development. Certification by a registered professional that the Building Permit complies with

the objectives of the City's Green Roof Bylaw No. 8385 will be required at Building Permit stage.

Richmond 2006-2031 Flood Protection Management Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Plain Restrictive Covenant specifying the minimum flood construction level is required. The minimum flood construction level for this site is 3.5 m geodetic.

Analysis

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 Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Industrial Business Park (IB1) except for the zoning variance requested herein.

Conditions of Adjacency

- The proposed building is setback substantially from the other two (2) buildings on the site.
- A minimum 3 m (10 ft.) wide landscape buffer is proposed along all the road frontages of the subject property, in accordance with the Zoning Bylaw and the OCP's Industrial Guidelines.

Urban Design and Site Planning

- The main entrance to the proposed building is oriented toward the southwest corner of the site at the Graybar Road and Dyke Road intersection.
- Vehicle accesses are through driveways to the north and east of the proposed building. The site has generous parking beyond the bylaw requirements.
- A walkway linking the main entrance to the proposed building to the proposed amenity area at the southwest corner of the site improves pedestrian circulation and access to/from the public sidewalk.

Architectural Form and Character

- The proposed building is designed to integrate with the two (2) existing buildings on the site.
- Building materials consist of painted concrete with various reveals, sills, and recesses, metal flashings and railings, with substantial glazing provided along all the building elevations to enhance building appearance.
- Entry canopies are provided at the main building entrance to provide weather protection.
- The building has been designed to provide substantial articulation to the western and southern facades through a combination of varying setbacks and parapet treatment.

Landscape Design, Open Space Design, and Sustainability

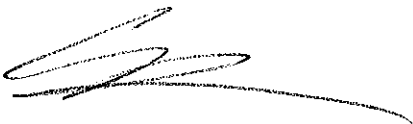
- A landscaped amenity area is proposed at the southwest corner of the site to identify and define the main entrance to the proposed building.

- Planting islands have been incorporated into the parking lot to soften the building and parking lot appearance and improve site permeability.
- Bio-swailes are proposed within the landscape buffer along the street fronts to enhance on-site storm water management.
- The applicant is to provide security for landscaping in the amount of \$115,339.48 (based on the landscaping cost estimate prepared by Ito & Associates Landscape Architect dated December 16, 2010) to ensure proposed landscaping are installed upon project completion.

Staff support the proposed variance as the building is setback substantially from adjacent developments and is of a high-quality design that is consistent with the OCP's Industrial Development Permit guidelines. The site landscaping provided along the road frontages and internally within the parking lot enhances the overall proposal design while visually breaking up the building mass.

Conclusions

The proposed development provides a high-quality building design and landscape scheme that fits into the current context. The applicant has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the application review. The proposed development complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the requirements of the Industrial Business Park (IB1), except for the variance discussed. On this basis, staff recommend support of this application.



Edwin Lee
Planning Technician - Design

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a floodplain covenant, specifying a minimum habitable elevation of 3.5 m, on Title.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$115,339.48 (based on the landscaping cost estimate prepared by Ito & Associates Landscape Architect dated December 16, 2010).

Prior to future Building Permit issuance, the developer is required to complete the following:

- Certification by a registered professional that the Building Permit complies with the objectives of the City's Green Roof Bylaw No. 8385.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

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

Development Application Data Sheet Development Applications Division

DV 10-542107

Attachment 1

Address: 6900 Graybar Road

Applicant: Sanford Design Group

Owner: Farrell Estates Ltd.

Planning Area(s): East Richmond

Floor Area Gross: 20,956 m² (225,580 ft²) Gross Leasable Floor Area: 19,736 m² (212,438 ft²)

	Existing	Proposed
Site Area:	42,671 m ²	No change
Land Uses:	Industrial	No change
OCP Designation:	Business and Industry	No change
Zoning:	Industrial Business Park (IB1)	No change
Number of Units:	two (2) industrial buildings	three (3) industrial buildings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.49	none permitted
Lot Coverage:	Max. 60%	32.3%	none
Setback – Front Yard (Graybar Road):	Min. 3.0 m	18.0 m	none
Setback – Exterior Side Yard (Dyke Road):	Min. 3.0 m	21.0 m	none
Setback – Side Yard (north):	Min. 0.0 m	7.92 m	none
Setback – Rear Yard (east):	Min. 0.0 m	5.07 m	none
Height (m):	Max. 12 m	15.5 m	Variance Requested
Off-street Parking Spaces – Regular & Small:	391	421	none
Off-street Parking Spaces – Accessible:	8	8	none
Total off-street Spaces:	399	429	none
On-site Loading Spaces:	12	47	none
Bicycle Parking – Class 1:	47	To be provided inside buildings as future tenant improvements	none
Bicycle Parking – Class 2:	47	47	none



City of Richmond
Planning and Development Department

Development Variance Permit

No. DV 10-542107

To the Holder: SANFORD DESIGN GROUP
Property Address: 6900 GRAYBAR ROAD
Address: C/O DAVE SANFORD
 #205 – 3751 JACOMBS ROAD
 RICHMOND B.C. V6V 2R4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 increase the maximum building height of "Industrial Business Park (IB1)" from 12 m (39.4 ft.) to 15.5 m (50.8 ft.) in order to permit the construction of a three-storey mixed-use complex at 6900 Graybar Road as shown on Plan #1 to #4 attached hereto.
4. 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.
5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____

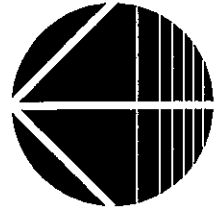
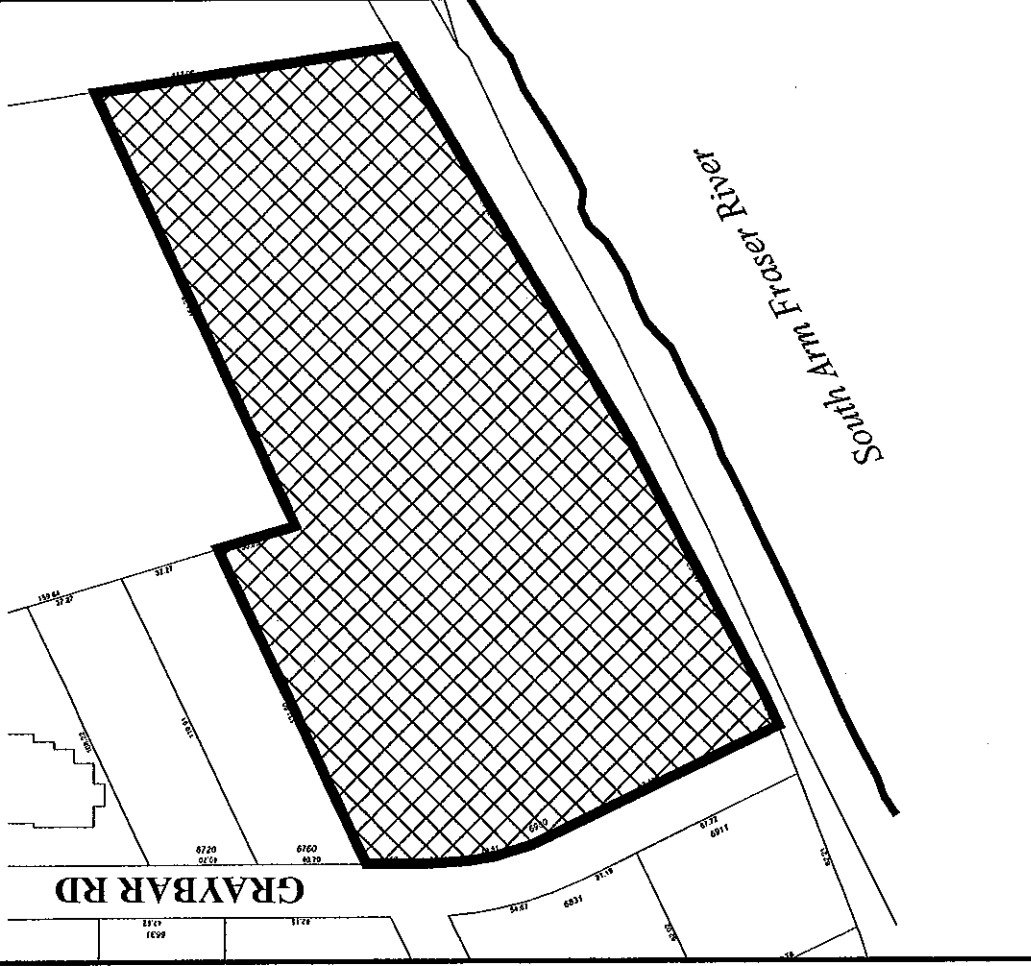
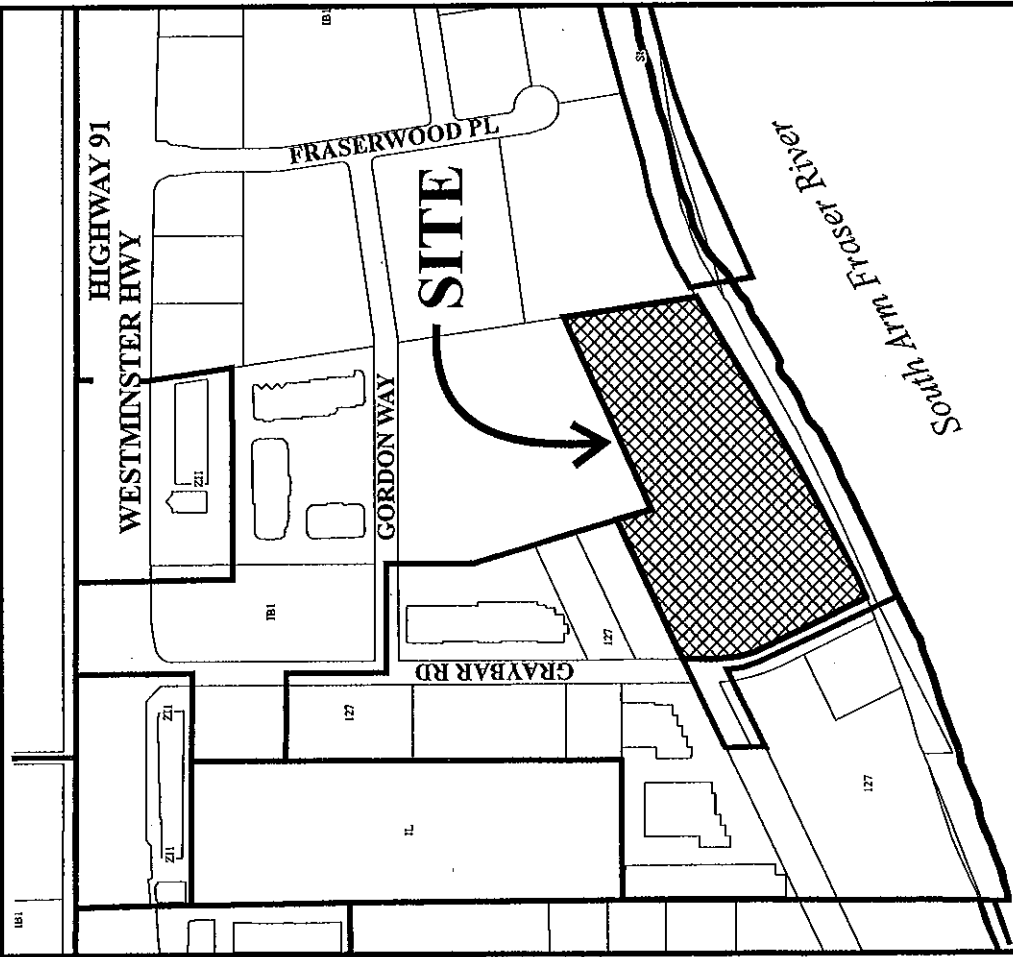
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond



DV 10-542107 SCHEDULE "A"

Original Date: 08/25/10

Revision Date:

Note: Dimensions are in METRES

RESUME

CIVIC ADDRESS

6400 GRAYBAR ROAD, RICHMOND, B.C.
BUILDING 1000, 2000, 3000

LEGAL DESCRIPTION

LOT 2, SEC 10, 34N, 14W, PLAN LMP 46465

ZONING

B-2 BUSINESS PARK INDUSTRIAL

SITE AREA

42671.4 SQ. M. = 454326.2 SQ. FT.

SITE COVERAGE

PH. 1, 2 AND 3 148,684 SF. + 454,326.2 SF. = 603,010.2 SF.
(MAX. ALLOWABLE = 60%)

BUILDING AREAS

BLDG. 'A' - PH. 1 (1000)	(1,175.0 SQ. M.)	14,226 SF.	(1,176.0 SQ. M.)
BLDG. 'B' - PH. 2 (3000)	(1,175.0 SQ. M.)	14,226 SF.	(1,176.0 SQ. M.)
BLDG. 'C' - PH. 3 (2000)	(1,175.0 SQ. M.)	14,226 SF.	(1,176.0 SQ. M.)
TOTAL		42,678 SF.	(4,543.26 SQ. M.)

FLOOR AREA RATIO ALL BLDGS. 226,084 SF. + 454,326.2 SF. = 0.44 (MAX. ALLOWABLE = 1.0)

GROSS LEASABLE AREA

BUILDING	MAIN FLOOR	2nd / 3rd OFFICE	MECH. / ELECT.	BALCONIES / COMMON	LEASABLE AREAS
'A' - PH. 1 (1000)	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.
'B' - PH. 2 (3000)	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.
'C' - PH. 3 (2000)	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.
TOTALS	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.	(1,175.0 SQ. M.) 14,226 SF.

BICYCLE PARKING 0.21 / 1000 SQ. M. LEASABLE AREA (BLDG. A PRECEDED BY LAMP)
(CLASS 1: PROVIDED INSIDE BUILDING AS PER FUTURE T.I.S.)
(CLASS 2: PROVIDED IN PREFINISHED RACKS ON SITE (AS SHOWN ON SITE PLAN))

BUILDING	LEASABLE AREA (SQ. M.)	CLASS 1	CLASS 2
'A' - PH. 1 (1000)	14,226	NA	NA
'B' - PH. 2 (3000)	14,226	NA	NA
'C' - PH. 3 (2000)	14,226	NA	NA

PARKING

BUILDING	WAREHOUSE	OFFICE
'A' - PH. 1 (1000)	14,226 SF.	14,226 SF.
'B' - PH. 2 (3000)	14,226 SF.	14,226 SF.
'C' - PH. 3 (2000)	14,226 SF.	14,226 SF.
TOTAL	42,678 SF.	42,678 SF.
REQUIRED:	1153	225.0
PROVIDED:	1153	225.0

LOADING ALL BUILDINGS

REQUIRED: 225,580 SF. x 1/20,022 SF. = 11.2 BAYS
PROVIDED: A / B / C @ 8 / 26 / 13 47 BAYS

BUILDING SETBACKS

BUILDING	FRONT YARD (WEST)	REAR YARD (EAST)	SIDE YARD (NORTH)	SIDE YARD (SOUTH)
1000	44.77' (13.65m)	44.77' (13.65m)	44.77' (13.65m)	44.77' (13.65m)
2000	54.05' (16.47m)	54.05' (16.47m)	54.05' (16.47m)	54.05' (16.47m)
3000	64.21' (19.57m)	64.21' (19.57m)	64.21' (19.57m)	64.21' (19.57m)
1000	16.65' (5.07m)	16.65' (5.07m)	16.65' (5.07m)	16.65' (5.07m)

(MAX. ALLOWABLE = 1.0)

BLDG. 'C' - PHASE 3 (2000)

FLOOR AREAS - SEE DEFINITION ON FLR PLANS

MAIN FLOOR	50,008 SF.	(4,645.7 SQ. M.)
SECOND FLOOR	22,812 SF.	(2,114.2 SQ. M.)
THIRD FLOOR	21,148 SF.	(1,957.4 SQ. M.)
TOTAL	93,968 SF.	(8,717.3 SQ. M.)

HEIGHT (BLDG. C)	MAXIMUM ALLOWABLE	PROPOSED VARIANCE	TYPICAL FEATURE
93.97'	(12.0m)	48.75'	(15.44m)

PARKING

REGULAR STALLS	8,644' x 18.045'
SMALL CAR STALLS (MAX. 30%)	12.54' x 18.045'
HIC STALLS	12.54' x 18.045'
REQUIRED: (ALL BUILDING FLOOR AREAS PER DMS. AU)	948 STALLS
PROVIDED: REGULAR STALLS	978 STALLS
SMALL CAR STALLS (MAX. ALLOW. 30%)	46 STALLS
HIC STALLS (MIN. 28 OF REQD.)	8 STALLS
TOTAL PARKING PROVIDED	1,032 STALLS

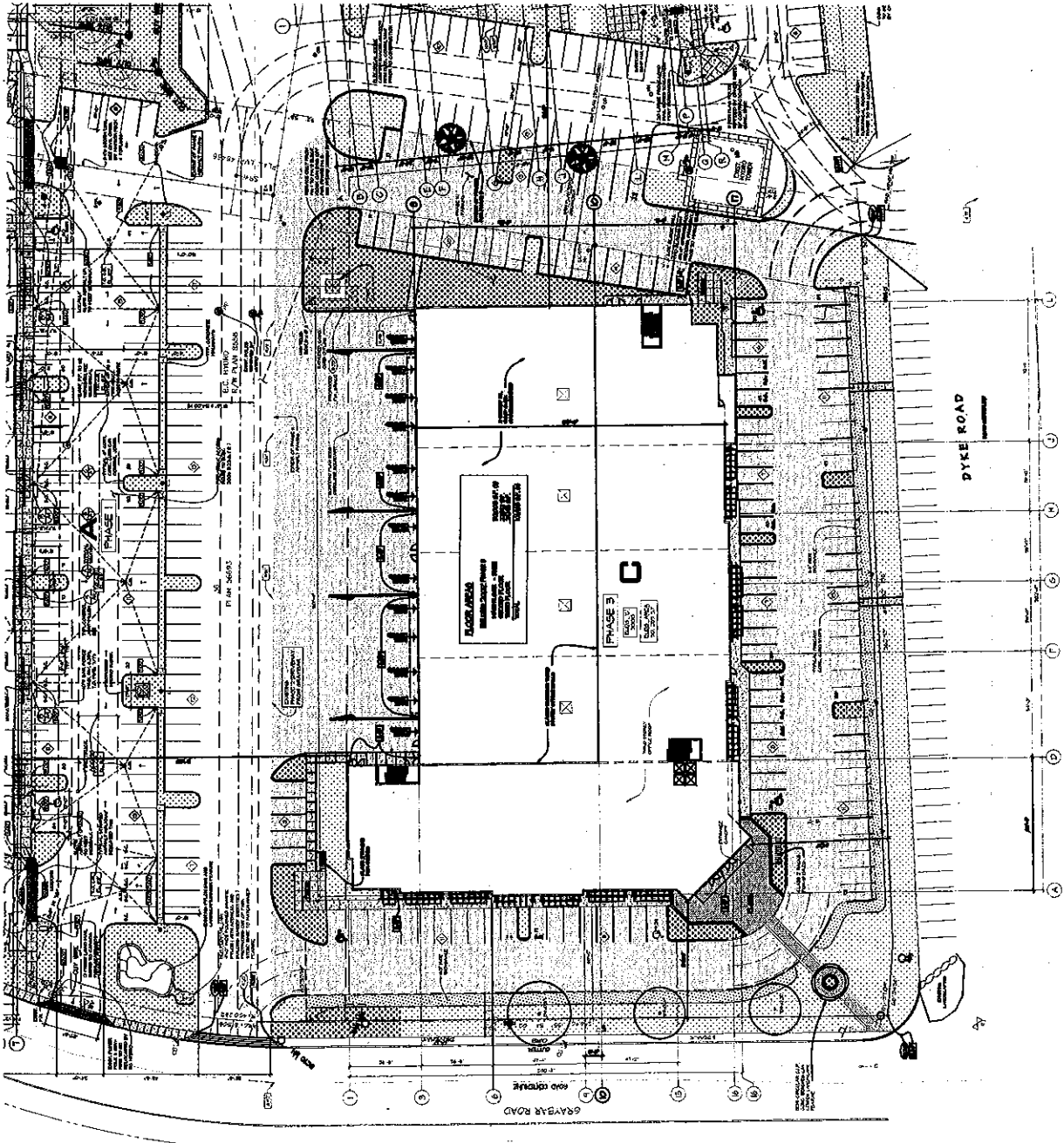
LOADING

TYP. LOADING BAY	10.0 x 30.134'
REQUIRED:	10,146 SF. x 1/20,022 SF. = 5 SPACES
PROVIDED:	13 SPACES

BICYCLE PARKING (BLDG. C)

LEASABLE AREA = 84,660 SF. (7,830.0 SQ. M.)
CLASS 1 BICYCLES REQUIRED: 88.0 x 0.21 = 22
(TO BE PROVIDED INSIDE BUILDING AS PER FUTURE TENANT IMPROVEMENTS)
CLASS 2 BICYCLES REQUIRED: 88.0 x 0.21 = 22
PROVIDED IN PREFINISHED RACKS ON SITE (AS SHOWN ON SITE PLAN)

DV 10 542107
DEC 15 2010 PLAN #1A



RESUME

EDUCATION
 B.S. in Civil Engineering
 University of Alberta
 1988

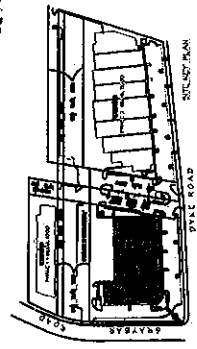
EXPERIENCE
 Senior Engineer
 Sarnoff Design Group
 1990 - Present

PROJECTS
 Sarnoff Design Group
 1990 - Present

SITE PLAN - GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EDMONTON ZONING BY-LAW AND THE ALBERTA ZONING ACT.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF EDMONTON AND THE PROVINCE OF ALBERTA.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED.
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85. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND ACCESSWAYS UNLESS OTHERWISE SPECIFIED.
86. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS AND CURBS UNLESS OTHERWISE SPECIFIED.
87. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STREETS AND ALLEYS UNLESS OTHERWISE SPECIFIED.
88. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
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100. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

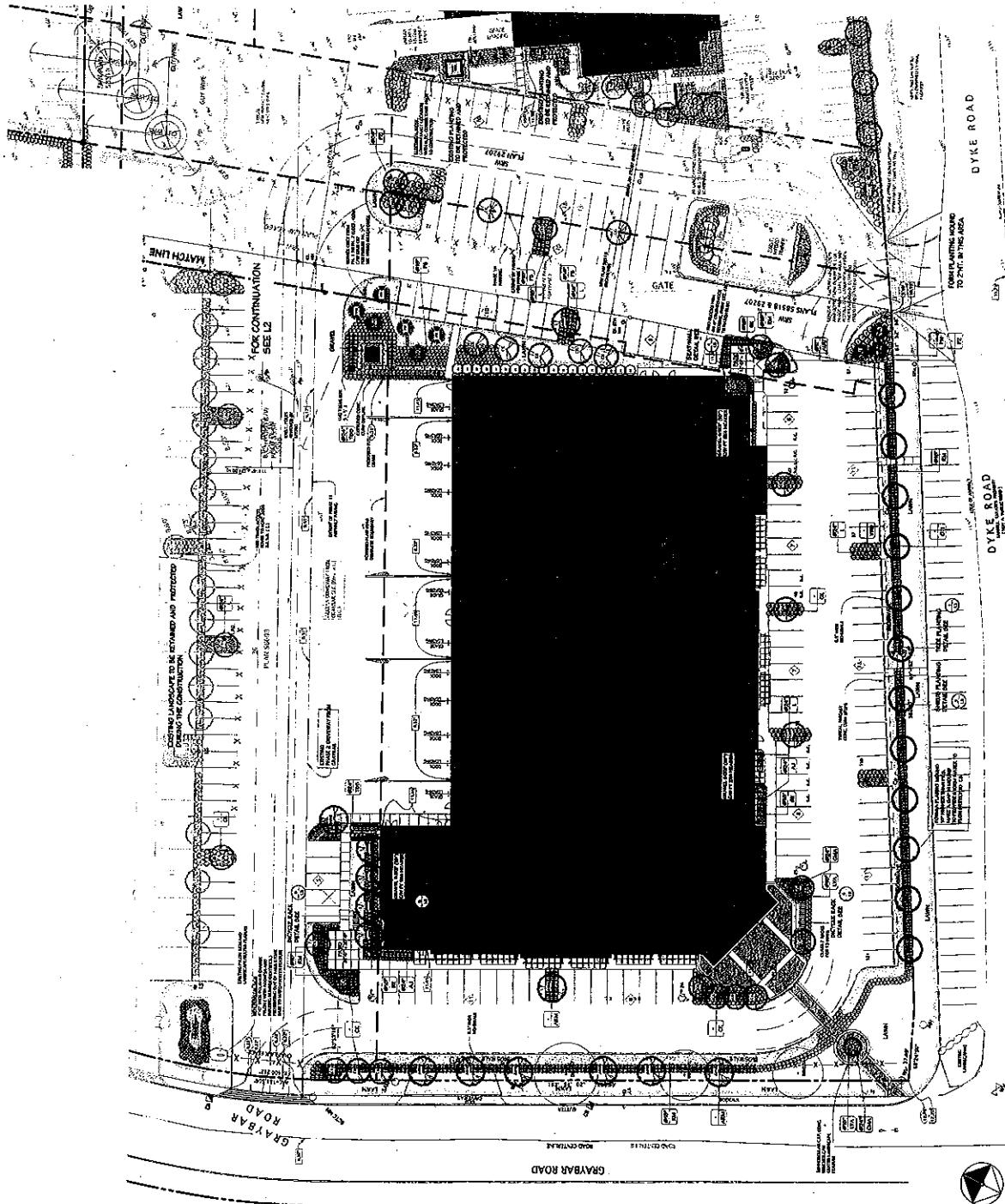
DV 10 542107
 PLAN#2
 DEC 15 2010



sarnoff design group
 BUILDING & INTERIOR DESIGN CONSULTANTS

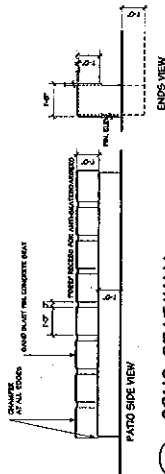
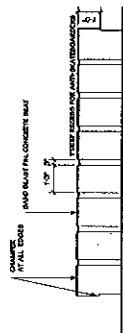
MICHAEL D. BARLEY
 ARCHITECT

PROPOSED 3 SURVEY PLATINUM
 OFFICE / MANUFACTURING BUILDING FOR
 PHASE 2 - BUILDING 1, 2000 J
 SITE DEVELOPMENT PLAN



6300 CHARLES, RICHMOND, PHASE 3

6300 CHARLES, RICHMOND, PHASE 3

[illegible][illegible][illegible]

CONC. SEAT WALL

13 SCALE 1/2" = 1'-0"

July 27, 2016
Received from Dr.

ITC
& ASSOCIATE INC.
 Landscape Architect
 8431 Parkway Road
 Richmond, BC V7C 1V5
 Voice: (604) 276 2612
 Facsimile: (604) 276 4996
 E-mail: info@itcinc.com

**MULTITENENT
WARHOUSE**
6900 GRAYBAR RD.
RICHMOND B.C.
PHASE 2

DETAILS
PLANT L

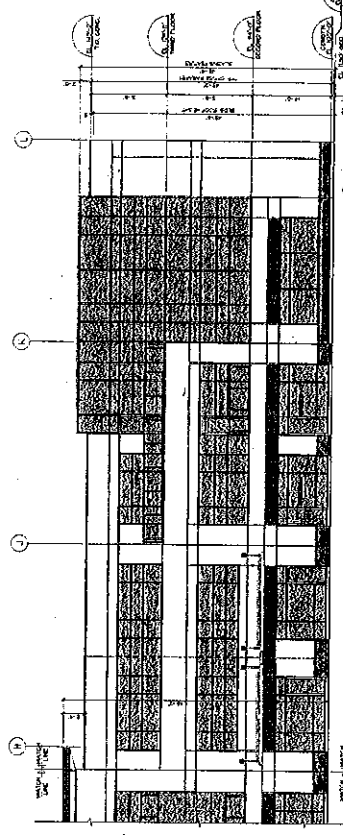
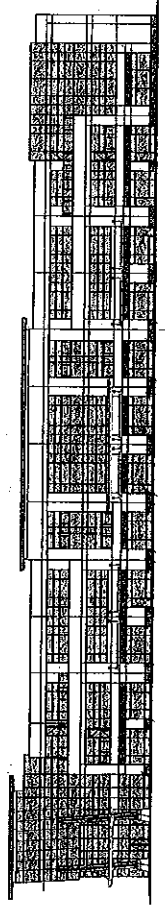
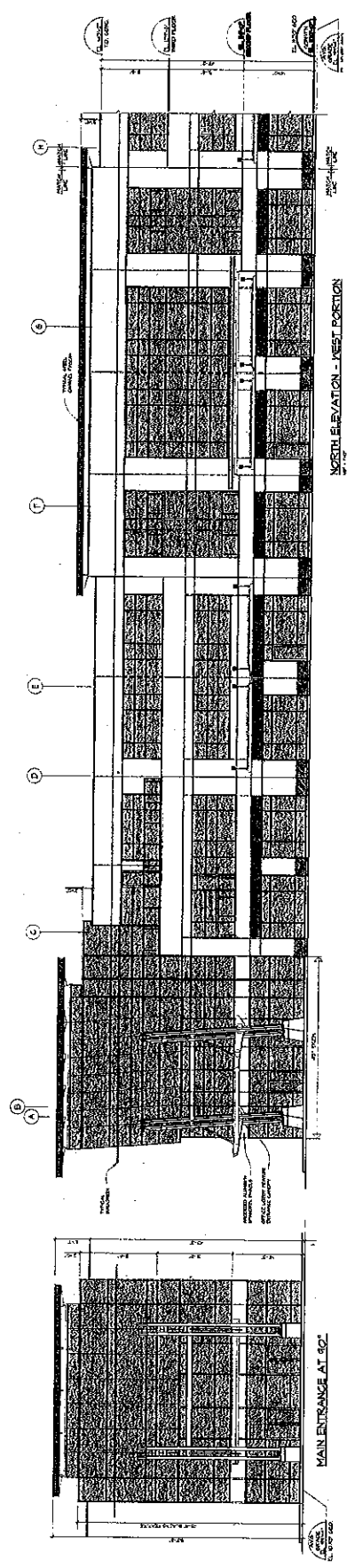
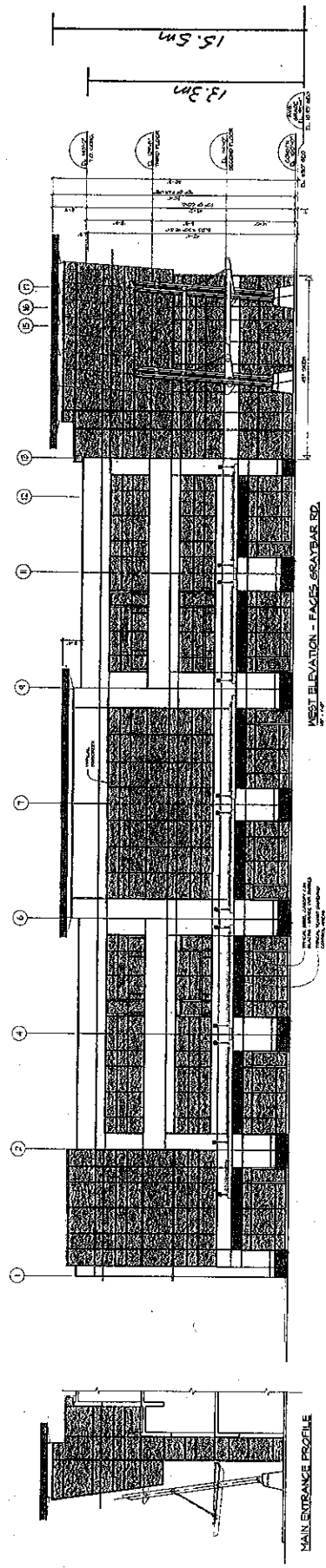
DV 10542107
 DEC 15 2010
 P/AJ#

DEC 15 2010

PLAN#:

Customer's Name	MR
Company	U
Date	JUN 27, 2010
Sub	10621

12 of 2



TENANT SIGNAGE GUIDELINES

1. All signage must be approved by the architect prior to installation.
2. Signage must be consistent with the building's architectural style.
3. Signage must be installed in a manner that does not obstruct the building's facade.
4. Signage must be installed in a manner that does not obstruct the building's entrance.
5. Signage must be installed in a manner that does not obstruct the building's windows.
6. Signage must be installed in a manner that does not obstruct the building's doors.
7. Signage must be installed in a manner that does not obstruct the building's landscaping.
8. Signage must be installed in a manner that does not obstruct the building's parking lot.
9. Signage must be installed in a manner that does not obstruct the building's driveway.
10. Signage must be installed in a manner that does not obstruct the building's walkway.

sanford design group
BUILDING & INTERIOR DESIGN CONSULTANTS

REVISIONS	DATE	BY	REVISION
1	12/15/2010	MS	ISSUED FOR PERMIT
2	12/15/2010	MS	ISSUED FOR PERMIT
3	12/15/2010	MS	ISSUED FOR PERMIT
4	12/15/2010	MS	ISSUED FOR PERMIT
5	12/15/2010	MS	ISSUED FOR PERMIT
6	12/15/2010	MS	ISSUED FOR PERMIT
7	12/15/2010	MS	ISSUED FOR PERMIT
8	12/15/2010	MS	ISSUED FOR PERMIT
9	12/15/2010	MS	ISSUED FOR PERMIT
10	12/15/2010	MS	ISSUED FOR PERMIT

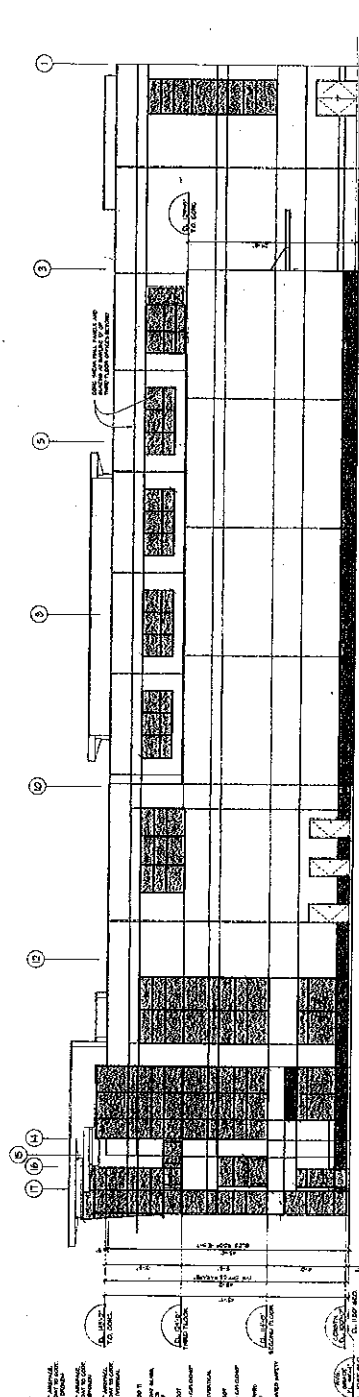
MICHAEL D. BARLEY
ARCHITECT
REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 10000

PROJECT: 10000
DATE: 12/15/2010
BY: MS
CHECKED: MS
APPROVED: MS

PROJECT: 10000
DATE: 12/15/2010
BY: MS
CHECKED: MS
APPROVED: MS

PROJECT: 10000
DATE: 12/15/2010
BY: MS
CHECKED: MS
APPROVED: MS

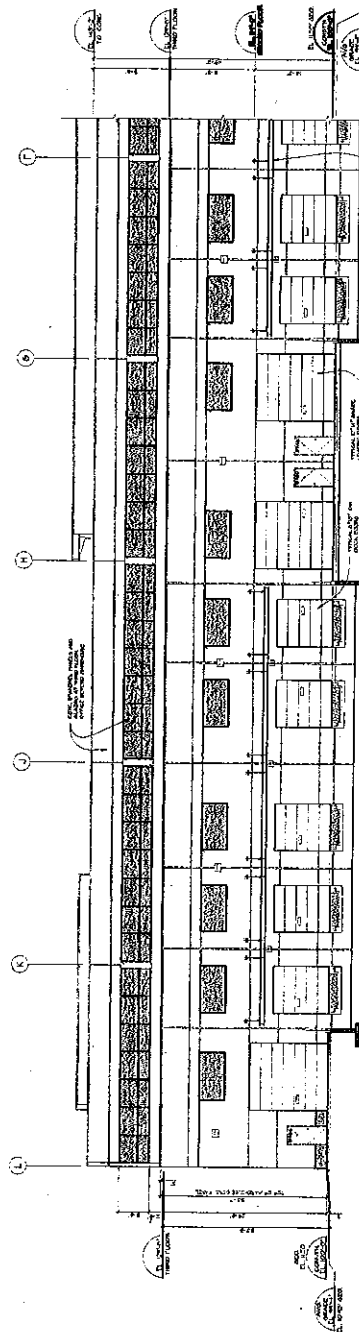
DEC 15 2010
PLAN #4
DV10 542107

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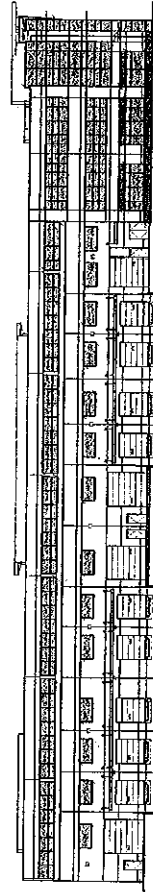
WEST ELEVATION - FACES BUDG. 3000

TENANT SIGNAGE GUIDELINES

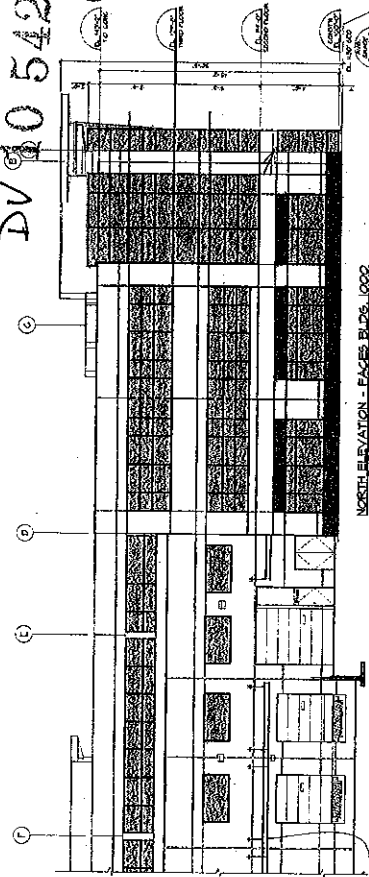
1. All signage for tenants must be submitted to the City of Chicago for review and approval. The City will review the signage for compliance with the City's Signage Ordinance and the City's policies on signage. The City will also review the signage for compliance with the City's policies on signage.
2. The City will review the signage for compliance with the City's Signage Ordinance and the City's policies on signage. The City will also review the signage for compliance with the City's policies on signage.
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KEY ELEVATION



NORTH ELEVATION - FACES BLDG. 000



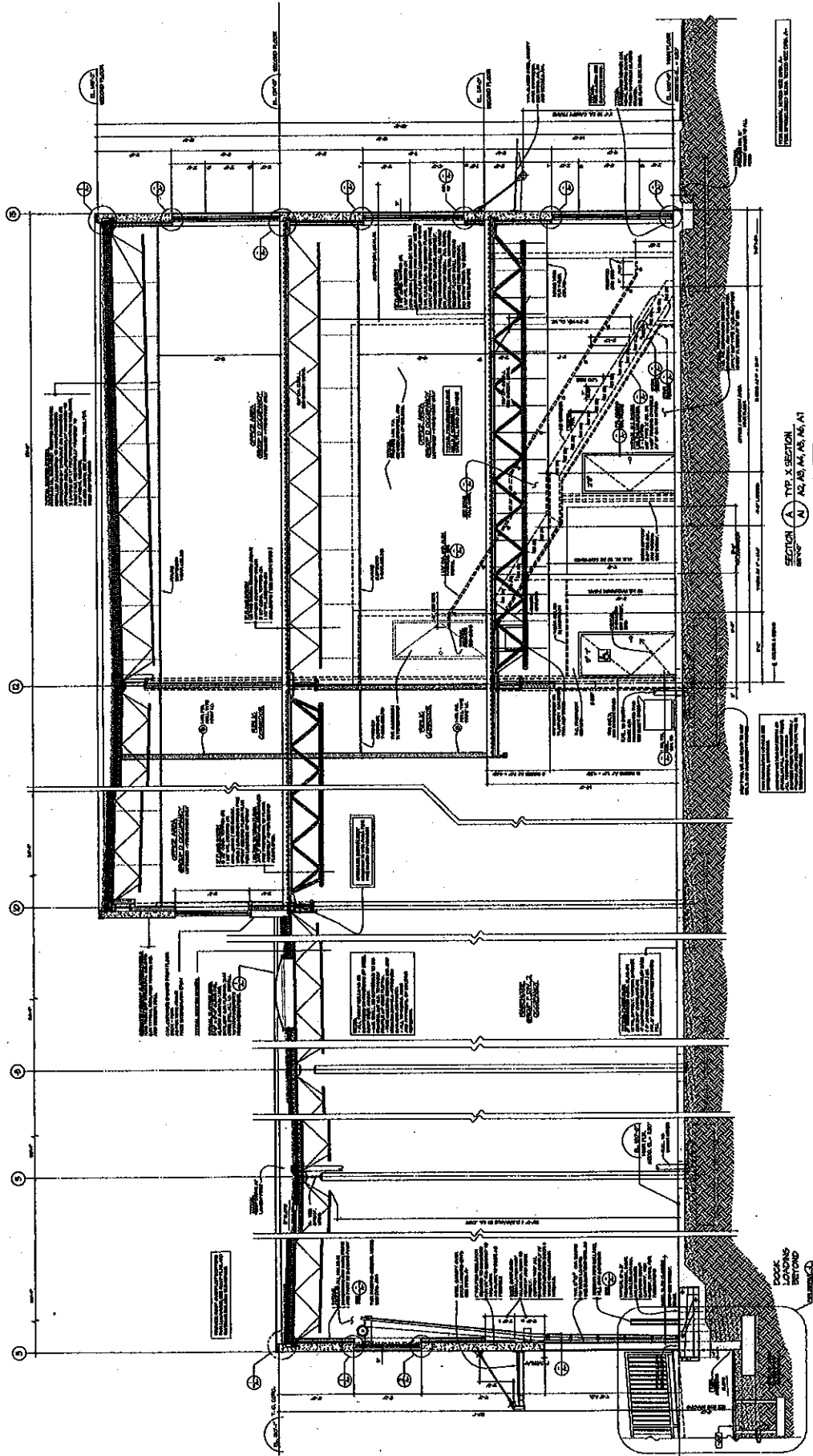
DV 10542107
PLAN #4
DEC 15 2011

sanford design group

MICHAEL D. BARLEY
ARCHITECT
MEMBER OF THE ARCHITECTURAL
INSTITUTE OF AMERICA

PROPOSED MULTI-TENANT OFFICE
RETAIL & WAREHOUSE BUILDING FOR:

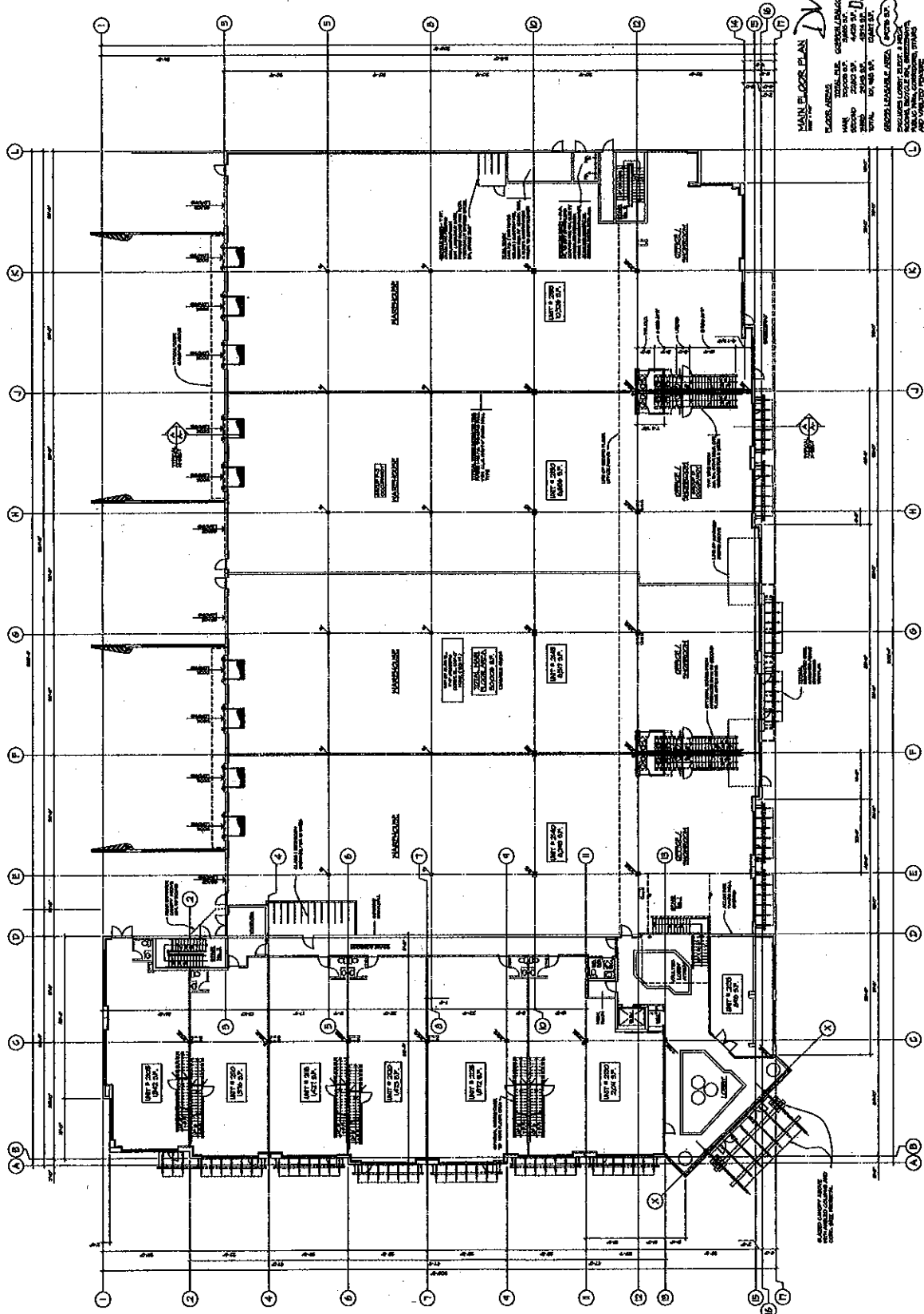
PHASE 3 - BUILDING 'C' / 201
NORTH & EAST ELEVATIONS



SECTION (A) TYP. X SECTION (A)
A2, A3, A4, A5, A6, A7

DEC 15 2010 REFERENCE PLAN
DV 10 542107

STANFORD design group BUILDING & INTERIOR DESIGN CONSULTANTS 1001 WESTERN AVENUE, SUITE 1000, VANCOUVER, BC, CANADA V6E 2V4 TEL: 604-681-1111 FAX: 604-681-1112		MICHAEL D. BARLEY ARCHITECT MEMBER OF THE ARCHITECTURAL SOCIETY OF CANADA VANCOUVER, B.C. CANADA		PROJECT: PROPOSED MULTITENANT RETAIL / OFFICE / WAREHOUSE BUILDING FOR PARCEL 2000-0001 DRAWING NO.: 10-025-AT SHEET NO.: 2	
DATE: 10/15/2010	BY: M.D.B.	CHECKED: J.S.R.	DATE: 10/15/2010	BY: J.S.R.	CHECKED: M.D.B.



MAIN FLOOR PLAN
 DWG NO. 542107

DATE: DEC 15 2010

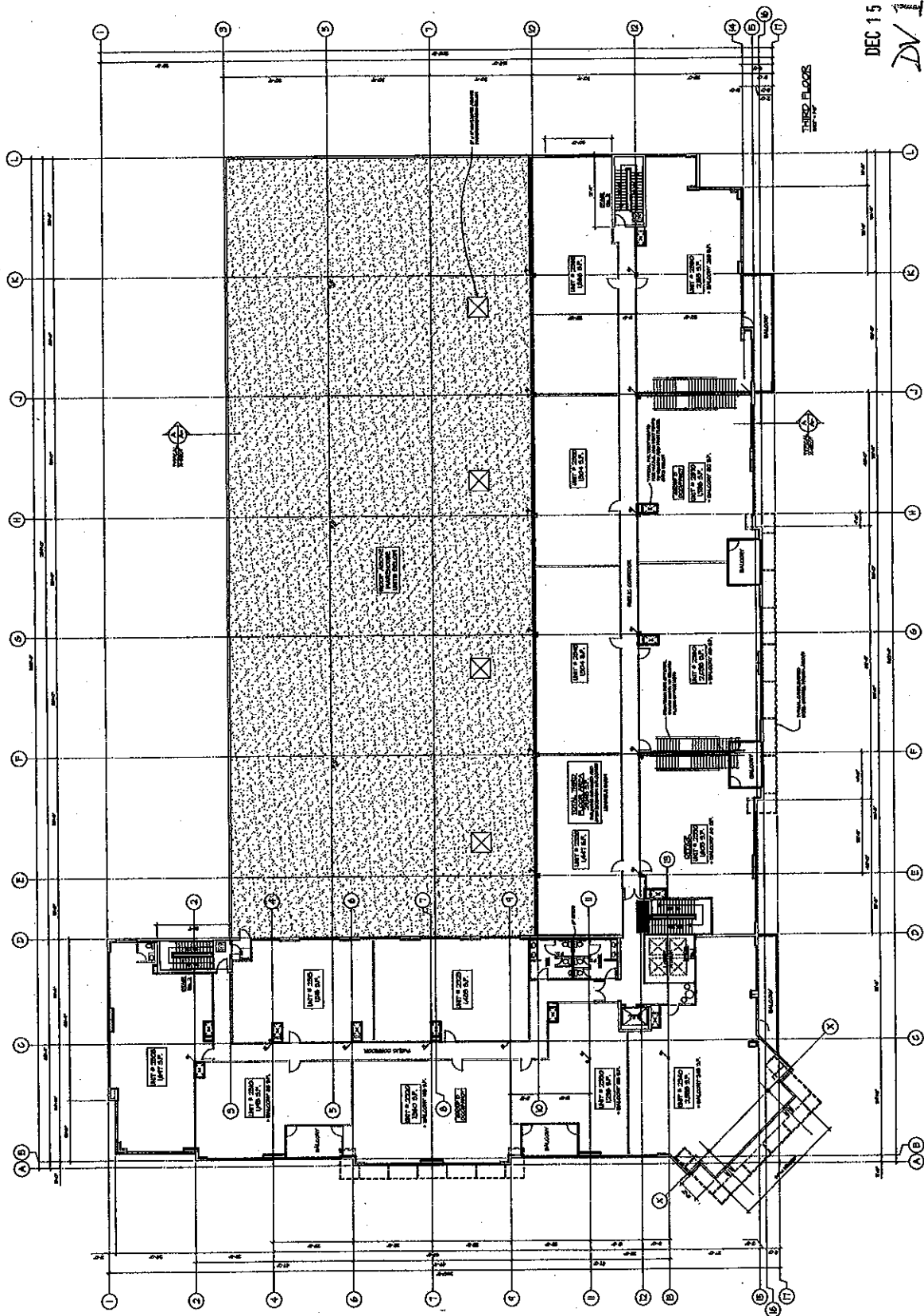
REFERENCE PLAN

PROJECT	REDACTED
OWNER	REDACTED
DESIGNER	REDACTED
DATE	DEC 15 2010
SCALE	1/8" = 1'-0"
PROJECT NO.	10-025-A2

MICHAEL D. BARLEY
 ARCHITECT
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202

sanford design group
 BUILDING & INTERIOR DESIGN CONSULTANTS
 600 3RD AVENUE, SUITE 2000
 DENVER, CO 80202

NO.	DATE	REVISION
1	12/15/10	ISSUED FOR PERMIT
2		
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DEC 15 2019
REFERENCE PLAN

DV 10542107

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