



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: April 3, 2008
File: DV 07-374149
Re: **Application by Sanford Design Group for a Development Variance Permit at
12020 No. 5 Road and 12040 Rice Mill Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- a) Reduce the minimum road setback from 6 m to 3 m along No. 5 Road and 3.65 m along Rice Mill Road;
- b) Reduce the minimum parking setback from 3 m to 1.75 m along Rice Mill Road; and
- c) Permit 10% small car parking spaces (2 of 20 parking spaces).

In order to permit the construction of an industrial warehouse building at 12020 No. 5 Road and 12040 Rice Mill Road on a site zoned "Light Industrial District (I2)".

Brian J. Jackson
Director of Development

SB:blg
Att.

Staff Report

Origin

Sanford Design Group has applied to the City of Richmond for permission to vary the building and parking setbacks to develop an industrial warehouse building at 12020 No. 5 Road and 12040 Rice Mill Road. The site formerly contained a single-family house.

Although a Development Permit is not required for the proposed industrial warehouse building, a Development Variance Permit is required for the requested reduced building and parking setbacks.

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.

Background

Development surrounding the Shellmont development parcel includes:

- To the north, across Rice Mill Road, is a vacant development lot within the Agricultural Land Reserve (ALR), zoned "Agricultural District (AG1)" and a future industrial lot, which is not within the ALR, at 12751 Rice Mill Road (RZ 06-330060), which is in the process of being rezoned from "Agricultural District (AG1)" to "Light Industrial District (I2)". The Rezoning Bylaw was granted Third Reading on September 5, 2007;
- To the east, is a large and mostly vacant site, not within the ALR, with a rezoning application (RZ 03-244710) under consideration to rezone the northerly portion of 12280 No. 5 Road south of Rice Mill Road from "Agricultural District (AG1)" to "Light Industrial District (I2)". The Rezoning application is currently on hold at the request of the applicant;
- To the south are a number of small properties, not within the ALR, with existing homes and farming activity, zoned, "Agricultural District (AG1)"; and
- To the west, across No. 5 Road, is a food manufacturing plant, not within the ALR, zoned "Business Park Industrial District (I3)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Variance Permit stage. Applicant design response during the Development Variance Permit application process has been included in '*bold italics*'.

- Variances requested to reduce the minimum 6 m public road building setback (to No. 5 Road and Rice Mill Road) and 3 m public road parking setback (to Rice Mill Road). *The variances are requested through this application; see zoning compliance/variances section below. The proposal includes a stepped building setback along No. 5 Road of 3 m to 6 m and along Rice Mill Road of 3.65 m to 6.75 m for the portion of the building addressing the street and over 14 m for the setback warehouse portion of the building. The parking layout proposal includes a parking setback of 1.75 m along Rice Mill Road.*
- Detailed review of building form and architectural character. *Provided; see analysis section below.*

- Detailed dimensions of parking and loading on plans. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400.
Provided; see analysis section below.
- Detailed landscape design.
Provided.

The Public Hearing for the rezoning of this site was held on January 21, 2008. At the Public Hearing, the Bylaw received Third Reading. No public concerns were expressed about the architectural form and character of the proposal.

In response to discussion amongst City Council members at the Public Hearing, the applicant explored the concepts of building green and sustainable initiatives with staff. The applicant explored the possibility of providing an extensive green roof, but determined against this due to uncertainty at this time in the insurance industry. The applicant did respond by revising the proposal to include 195.25 m² of permeable paving.

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 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 “Light Industrial District (I2)” except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum road setback from 6 m to 3 m along No. 5 Road and 3.65 m along Rice Mill Road.

(Staff supports the proposed variance as siting the building close to the intersection helps define the corner and allows the surface parking to be located behind the building. Due to the stepped articulation of the building, the variance is limited to portions of the building, and the larger warehouse portion of the building exceeds the setback requirement. The building’s architectural features and activity inside animate the No.5 Road and Rice Mill Road streetscapes at the corner. If the building was located at the back of the site with parking in front, a variance would not be required, but the urban design would be significantly less appealing).

- 2) Reduce the minimum parking setback from 3 m to 1.75 m along Rice Mill Road.

(Staff supports the proposed variance as it is limited to the northeast portion of the site and is mitigated with an intensive planting strip including tree and planting as well as permeable paving).

- 3) Permit 10% small car parking spaces (2 of 20 parking spaces).

(Staff supports the proposed variance as it is limited to staff parking in the southeast portion of the site and is the direct result of raising the grade and lane up to the required 2.6 m flood construction level. A wider parking space is provided in the southeast corner of the site to allow for opening and closing of doors next to a temporary guard railing which has been provided until the lane continues southward with future development.

Small car parking spaces are commonly provided throughout the City and are permitted to a maximum of 30% in larger parking areas with 30 or more parking spaces. The Transportation Division has been consulted and supports the variance).

Analysis

Conditions of Adjacency

- Pedestrian interest and comfort are supported with building articulation and a landscaped buffer to the existing bicycle path along No. 5 Road and proposed sidewalk along Rice Mill Road;
- The proposal establishes a rear lane that provides access to the site and the lots to the south with industrial development potential; and
- The proposal has a landscape buffer in the front yard, 5.5 m of parking in the rear setback to the lane and a party wall in the side yard as an interim interface to the existing single-family house to the south. The party wall elevation has been improved with a treatment of horizontal and vertical reveal lines. This is appropriate as the party wall is exposed to views from No 5 Road and the adjacent single-family lot, until such a time as the single-family lot redevelops to Business & Industry as envisioned in the OCP;
- As the subject lot is located to the north, the proposed development will not have a sun shading impact on the adjacent single-family home; and
- An ALR buffer is not required on the subject site. The adjacent ALR properties to the East and North have been identified for future exclusion from the ALR and are designated Business & Industry in the OCP.

Urban Design and Site Planning

- Measures are incorporated to provide a pedestrian-friendly streetscape along No. 5 Road and Rice Mill Road. These include an emphasized front entry with feature canopy, first storey glazing, building articulation, landscape buffer with trees and an area of permeable paving in the adjacent surface parking area;
- Vehicular access is provided from the lane and a truck loading bay is provided onsite;
- The provision of off-street parking spaces exceeds the bylaw requirement with 20 parking stalls, including one (1) accessible stall which is located close to the building entrance;
- The site design accommodates fire-fighting requirements; and
- Garbage and recycling will be located inside the building to free up the exterior areas for parking.

Architectural Form and Character

- The building form presents a corner landmark with high quality materials, finishing and articulation placed at the intersection of No. 5 Road and Rice Mill Road. The plainer industrial warehouse portion of the building is set back from the streetscape. A high quality design is proposed for this light industrial building;
- The party wall to the south will be exposed to views from No. 5 Road until such a time as the properties to the south redevelop for Business and Industry Use as envisioned in the Official Community Plan (OCP) Specific land use map. As noted above, the party wall elevation has been improved with a treatment of horizontal and vertical reveal lines;
- The proposed high-quality building materials are appreciated for the industrial use (glazed curtain wall including spandrel panels, aluminium sunscreen, steel and glass canopy feature with architectural concrete pillars, tilt up concrete wall panels); and

- Surface parking has been located behind the No. 5 Road building, exposed to Rice Mill Road and the rear lane. Visual impact of surface parking on the streetscape is customary for industrial uses, but has been mitigated with a landscape buffer at the property line and an area of permeable paving in the parking stalls adjacent to Rice Mill Road.

Tree Retention and Replacement Strategy

An arborist report and tree removal strategy were included in the rezoning staff report presented to the public and Council. No concerns were expressed about tree retention at Public Hearing. Details included:

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation	Comments
Total on-site bylaw trees	22	-	-	
Bylaw trees to be removed	22	Tree replacement at 2:1 or \$500 for each tree not planted	22 new trees on-site 6 extra street trees in double row and \$8,000	To be removed, due to conflicts with the raising of the site to the required flood plain construction level, proposed building footprint and parking area.
Neighbouring adjacent trees to be protected	1	-	-	Located in neighbour's front yard. Tree to be protected.

- Frontage improvements, including street trees, will be installed along No. 5 Road and Rice Mill Road through the separate Servicing Agreement, which is a requirement of the rezoning. Improvements include road construction/widening of both frontages, including full frontage improvements;
- As shown in the rezoning staff report, the removal of 22 bylaw-sized trees from the site is recommended by the project arborist, all of which conflict with the raising of the site to the required flood plain construction level, proposed building footprint and parking area. Separate from any development plans, the removal of 14 of the trees is recommended due to their poor health and structure; and
- The removal of 22 bylaw-sized trees on-site will be replaced with 28 new trees; 22 on-site and six (6) extra street trees to create a double row of street trees in the Rice Mill Road boulevard. The proposed replacement does not meet the 2:1 replacement goal in the Official Community Plan (OCP) or 44 new trees. To make up for the shortfall in replacement planting, the applicant is providing a voluntary contribution of \$8,000 towards the City's tree compensation fund.

Landscape Design and Open Space Design

- The landscape design includes an intensive streetscape landscape border along both No. 5 Road and Rice Mill Road with trees and shrub planting; and
- Paving treatment includes an area of permeable paving in the parking stall area adjacent to Rice Mill Road as a sustainability feature to increase the site permeability and to break up the expanse of asphalt paving.

Crime Prevention Through Environmental Design

- The site plan allows for natural surveillance of the building, loading and parking area from No. 5 Road and Rice Mill Road.

Conclusions

The subject proposal supports the Official Community Plan (OCP) objectives for industrial growth. The new warehouse will house an existing local Richmond industrial manufacturer. With the requested variances, the proposal offers an attractive building with high quality materials and detailing to demarcate the intersection at No. 5 Road and Rice Mill Road. The proposal incorporates the sustainable feature of an area of permeable parking stall paving. Staff recommend that the Development Variance Permit be issued.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

See **Attachment 2** for requirements to be met prior to forwarding this application to Council for approval.

- Attachment 1: Development Data Sheet
Attachment 2: Development Variance Permit considerations



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 07-374149

Attachment 1

Address: 12020 No. 5 Road and 12040 Rice Mill Road

Applicant: Sanford Design Group

Owner: Haydenco Holdings Ltd.

Planning Area(s): Shellmont Area

Floor Area Gross: 1,768.8 m²

Floor Area Net: less than 1,768.8 m²

	Existing	Proposed
Site Area:	12020 No. 5 Road 2,022 m ² 12040 Rice Mill Road 492 m ² Total 2,514 m ²	Road Dedication 289.25 m ² Development Lot 2,224.75 m ²
Land Uses:	Single-Family Residential	Light Industrial
OCP Designation:	Business & Industry	No change
Zoning:	Formerly AG1	Existing I2
Number of Units:	Single-Family House	Industrial warehouse

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.8	None permitted
Lot Coverage – Building:	Max. 60 %	58.7%	None
Height (m):	N/A	8.7 m & two-storey	N/A
Setback – Public Road:	Min. 6 m	No. 5 Rd 3 to 6 m Rice Mill Rd 3.65 to 14 m	3 m Reduction
Setback – Side & Rear Yards:	N/A	0.3 to 5 & 14 m	N/A
Setback – Off-street Parking:	Min. 3 m to Public Road	1.75 m to Rice Mill Road	1.25 m Reduction
Off-street Parking Spaces – Accessible:	1	1	None
Off-street Parking Spaces – small car spaces	Not permitted	2 spaces	10%
Off-street Parking Spaces:	18	20	None

Conditional Development Variance Permit Requirements
12020 No. 5 Road and 12040 Rice Mill Road (“the lands”)

Prior to forwarding this application to Council for Development Variance Permit approval, the developer is required to complete the following requirements:

1. Provide evidence of a contract to retain a registered arborist to ensure proper protection of the neighbouring Hazelnut tree during construction, including at least four (4) site inspections and a Letter of Compliance after construction is completed.
2. Installation and maintenance of protective tree fencing, including periodic inspection, during construction to the satisfaction of the City and the project registered arborist.
3. The City acceptance of the developer’s offer of a voluntary contribution in the amount of \$8,000 for Parks tree planting. This is offered in lieu of planting 16 trees, which are not accommodated in the landscape plan in compliance with the Official Community Plan’s (OCP’s) vision of a replacement ratio of 2:1 for tree removal.
4. Receipt of a Letter-of-Credit for landscaping in the amount of \$38,316.00. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$38,316.00 to ensure that development is carried out in accordance with the terms and conditions of the 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 therein, 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.

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

5. 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.
6. 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>).

[Signed original in the file]

Signed

Date

* Note: This requires a separate application



City of Richmond
 Planning and Development Department

Development Variance Permit

No. DV 07-374149

To the Holder: SANFORD DESIGN GROUP
 Property Address: 12020 NO. 5 ROAD AND 12040 RICE MILL ROAD
 Address: C/O DAVE SANFORD
 205 – 3751 JACOMBS ROAD
 RICHMOND, BC 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 and Development Bylaw No. 5300" is hereby varied as follows:
 - a) The dimension and siting of buildings and structures on the land shall be as shown on Plans #1 to #3 attached hereto.
 - b) The siting of off-street parking and loading facilities shall be as shown on Plan #1 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

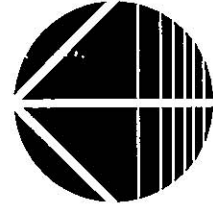
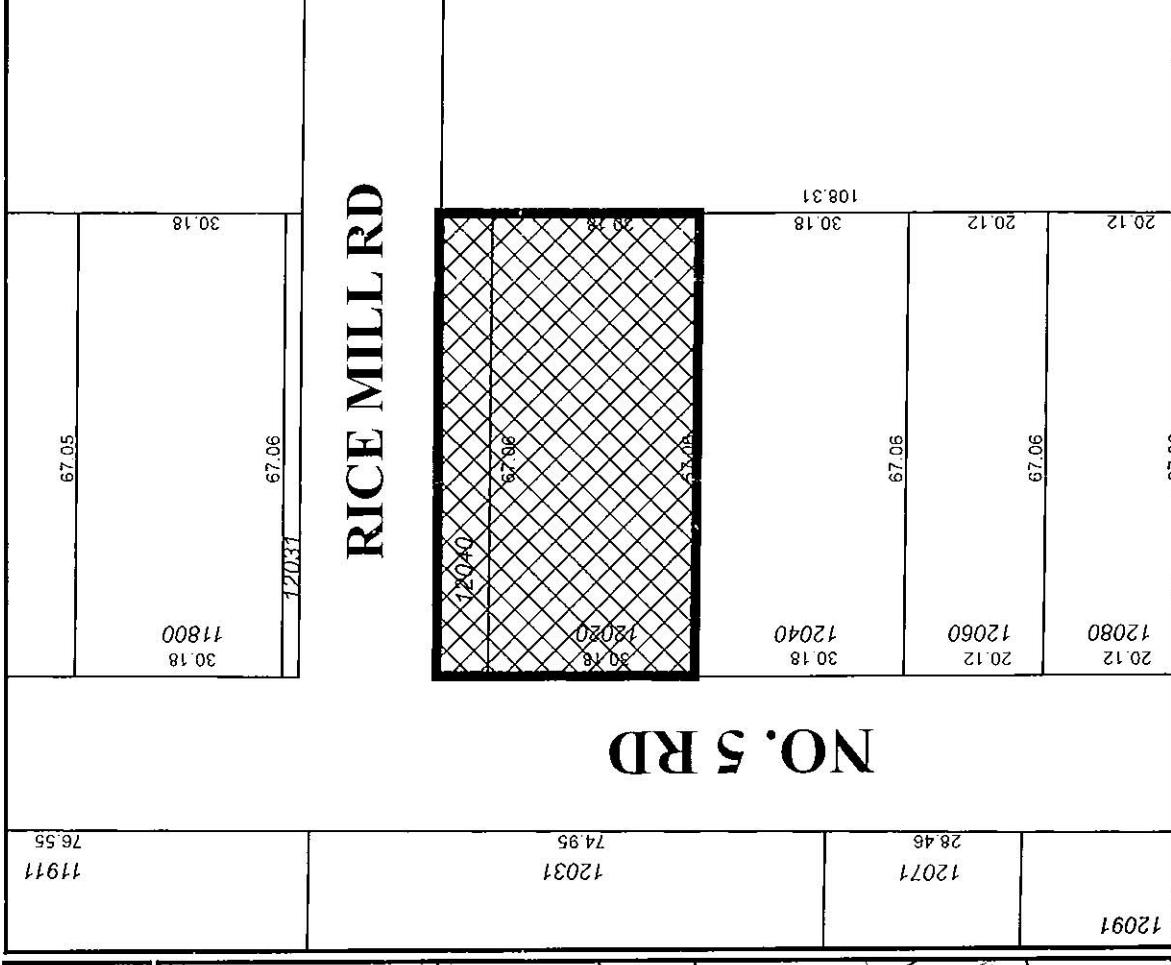
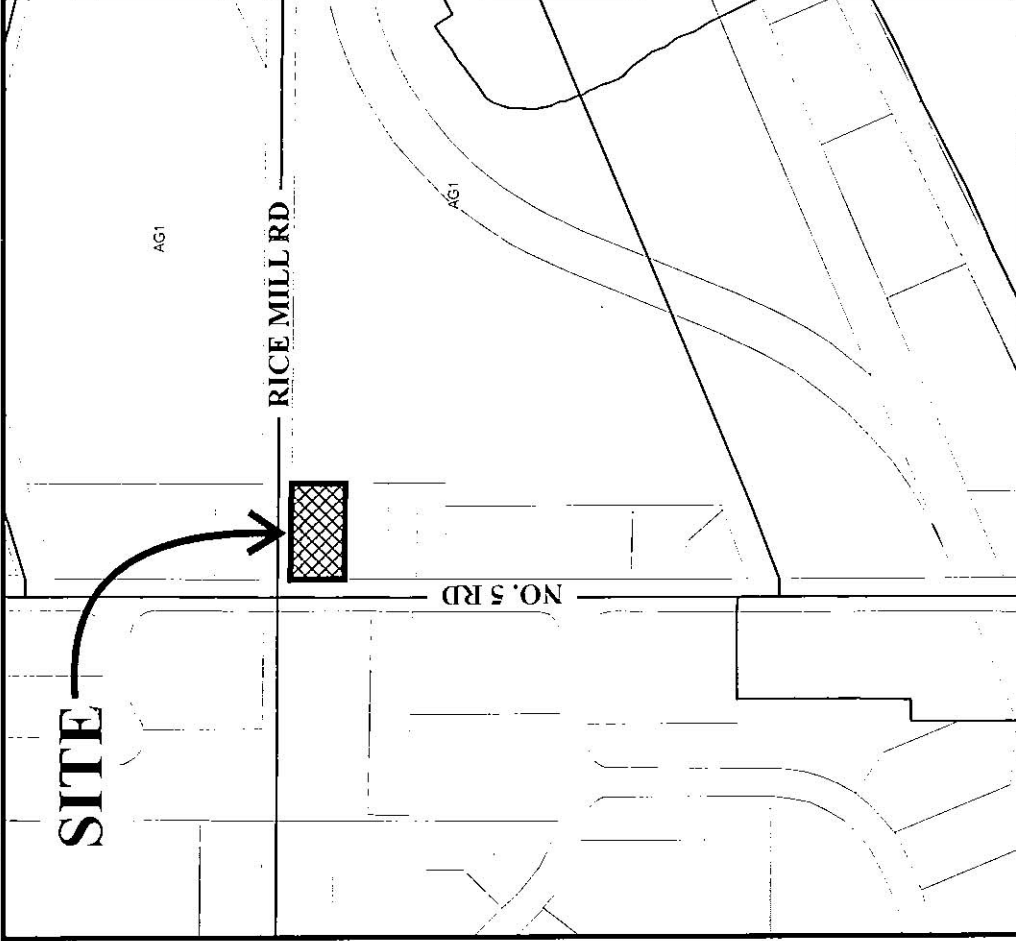
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 MAYOR



City of Richmond

SITE

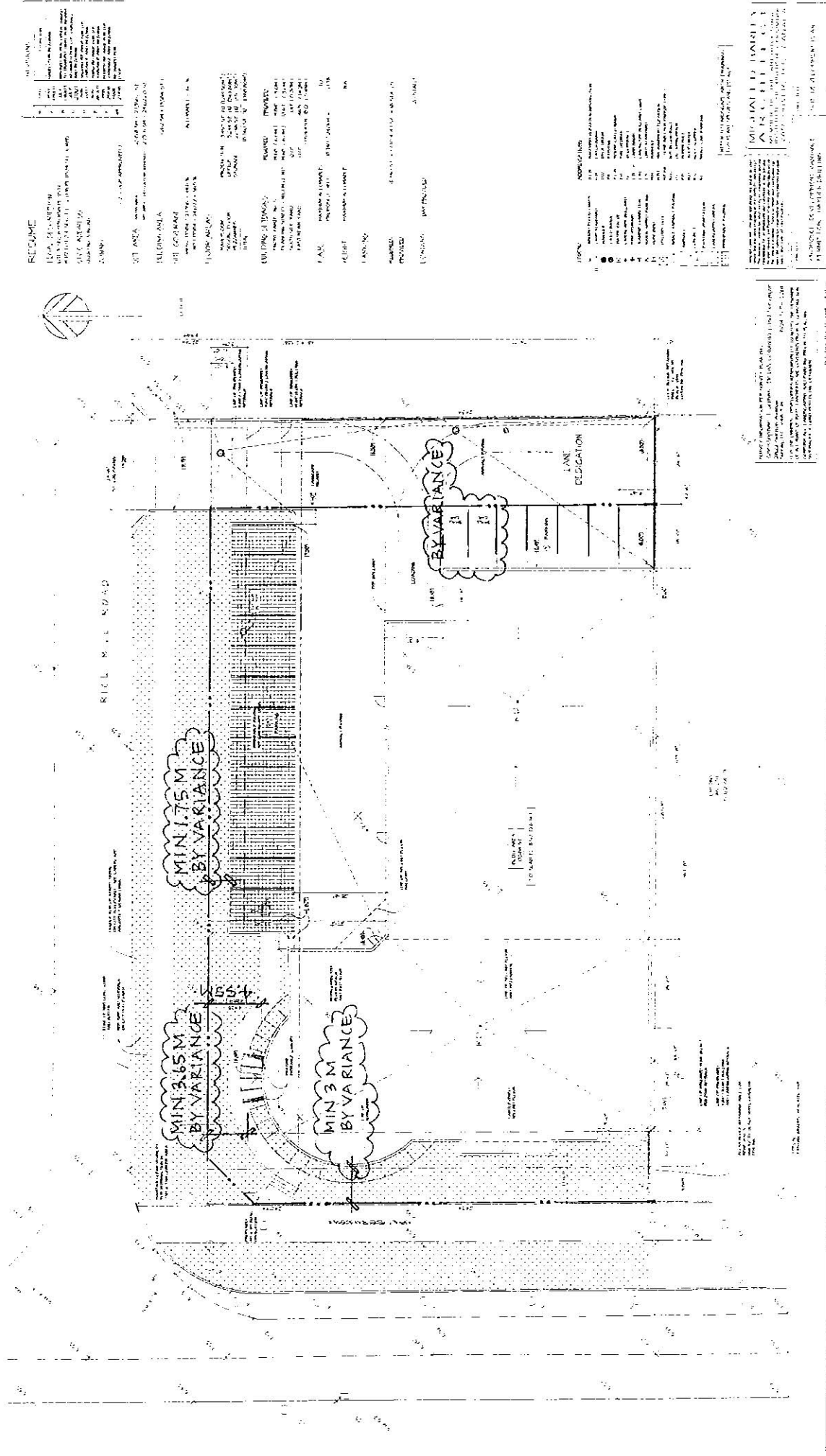


DV 07-374149 SCHEDULE "A"

Original Date: 05/28/07

Revision Date:

Note: Dimensions are in METRES



REQUIRE

1	PLAN	1/8" = 1'-0"
2	SECTION	1/4" = 1'-0"
3	ELEVATION	1/4" = 1'-0"
4	FOUNDATION	1/4" = 1'-0"
5	MECHANICAL	1/4" = 1'-0"
6	ELECTRICAL	1/4" = 1'-0"
7	PLUMBING	1/4" = 1'-0"
8	PAINT	1/4" = 1'-0"
9	FINISH	1/4" = 1'-0"
10	LANDSCAPE	1/4" = 1'-0"
11	CONCRETE	1/4" = 1'-0"
12	STEEL	1/4" = 1'-0"
13	WOOD	1/4" = 1'-0"
14	GLASS	1/4" = 1'-0"
15	OTHER	1/4" = 1'-0"

ST AREA 2500 West 27th St
 2500 West 27th St
 2500 West 27th St

SETBACKS
 FRONT 10'-0"
 SIDE 5'-0"
 REAR 10'-0"

UTILITIES
 WATER MAIN 12" DIA
 SEWER MAIN 12" DIA
 GAS MAIN 12" DIA
 TELEPHONE 12" DIA
 CABLE TV 12" DIA
 FIBER OPTIC 12" DIA

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL SETBACKS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL UTILITIES ARE TO BE DEEPENED AND REPAIRED AS NECESSARY.
 4. ALL CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.
 5. ALL STEEL SHALL BE A36 GRADE.
 6. ALL WOOD SHALL BE SYPHONIC REDWOOD OR EQUIVALENT.
 7. ALL GLASS SHALL BE LAMINATED GLASS.
 8. ALL PAINT SHALL BE EXTERIOR GRADE.
 9. ALL FINISHES SHALL BE AS NOTED.
 10. ALL LANDSCAPE SHALL BE AS NOTED.
 11. ALL CONCRETE SHALL BE FINISHED WITH BROOM.
 12. ALL STEEL SHALL BE BLENDED.
 13. ALL WOOD SHALL BE TREATED WITH PRESERVATIVE.
 14. ALL GLASS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 15. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 16. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 17. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 18. ALL CONCRETE SHALL BE CURED FOR 7 DAYS.
 19. ALL STEEL SHALL BE WELDED IN ACCORDANCE WITH AISC 360.
 20. ALL WOOD SHALL BE JOINTED AND FINISHED IN ACCORDANCE WITH NDS.

LEGEND

---	PROPERTY LINE
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---	CONCRETE DRIVE
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---	LANDSCAPE
---	CONCRETE
---	STEEL
---	WOOD
---	GLASS
---	OTHER

ADDITIONAL NOTES

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APPROVED

DATE: APR 2, 2008

PROJECT: 2500 West 27th St

SCALE: 1/8" = 1'-0"

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: APR 2, 2008

PLAN # 1

APR 2, 2008

DV07374149

BUILDING & INTERIOR DESIGN CONSULTANTS • sarford design group

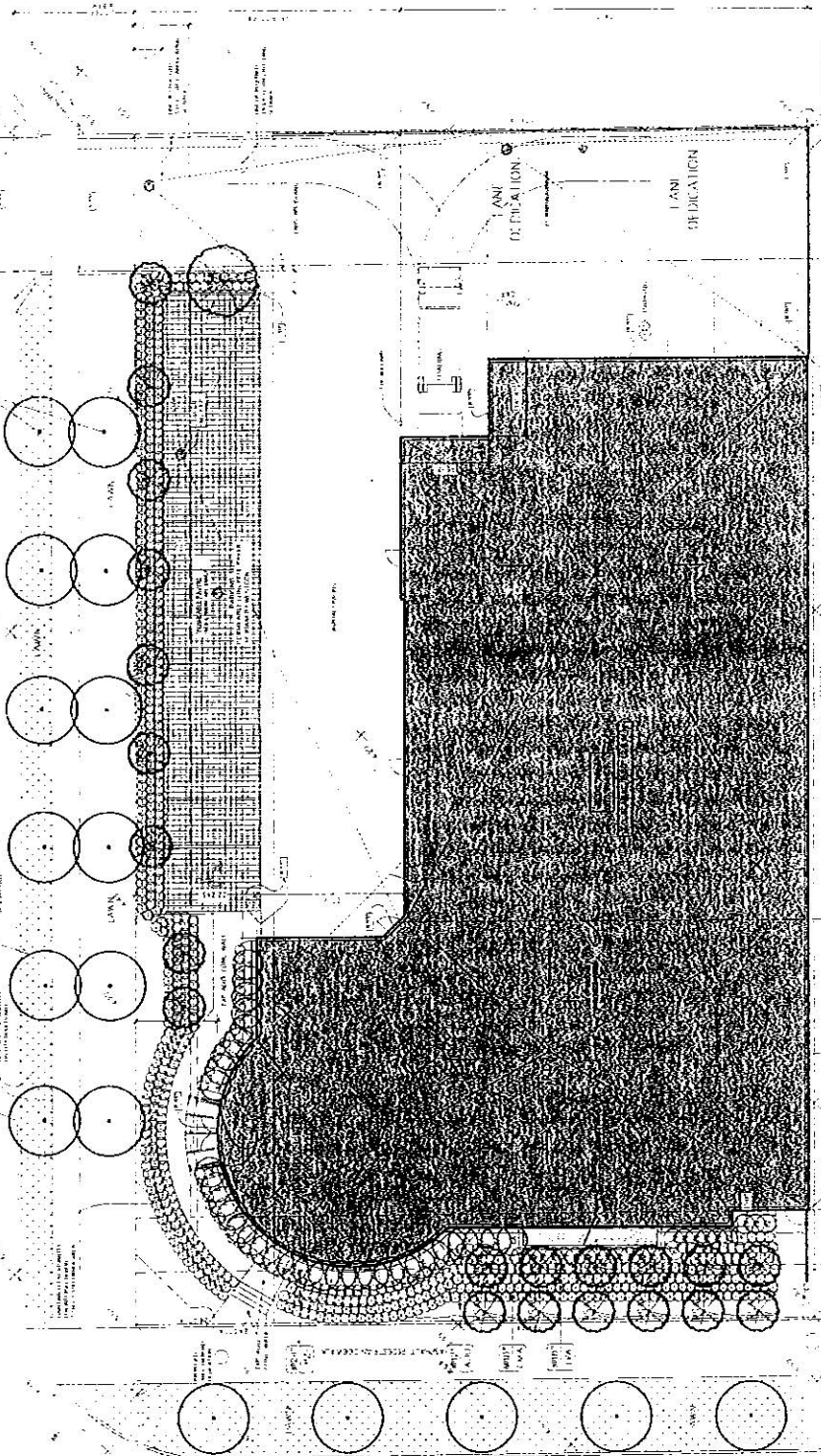
1000 WEST 10TH STREET, SUITE 100, DENVER, CO 80202

303.733.1149

WWW.SARFORDDESIGN.COM

RICE MILL ROAD

No. 5 ROAD



PLANT LIST

SYMBOL	PLANT	QUANTITY	NOTES
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07374149

ALL WORKS IN CITY LANDS BY SEPARATE SERVICING AGREEMENT INCLUDING ADDITIONAL ROW OF STREET TREES ALONG RICE MILL ROAD

PLAN #2
DV07374149
APR 27 2008

L1

PROJECT: [illegible]
DATE: [illegible]
SCALE: [illegible]



JACOBS & ASSOCIATES
LANDSCAPE ARCHITECTS
1000 15th Street, N.W.
Washington, D.C. 20004
Tel: (202) 691-4000
Fax: (202) 691-4001
www.jacobsandassociates.com

LANDSCAPE PLAN

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISIONS TO PERMIT
3	REVISIONS TO PERMIT
4	REVISIONS TO PERMIT

GENERAL NOTES - ELEVATIONS

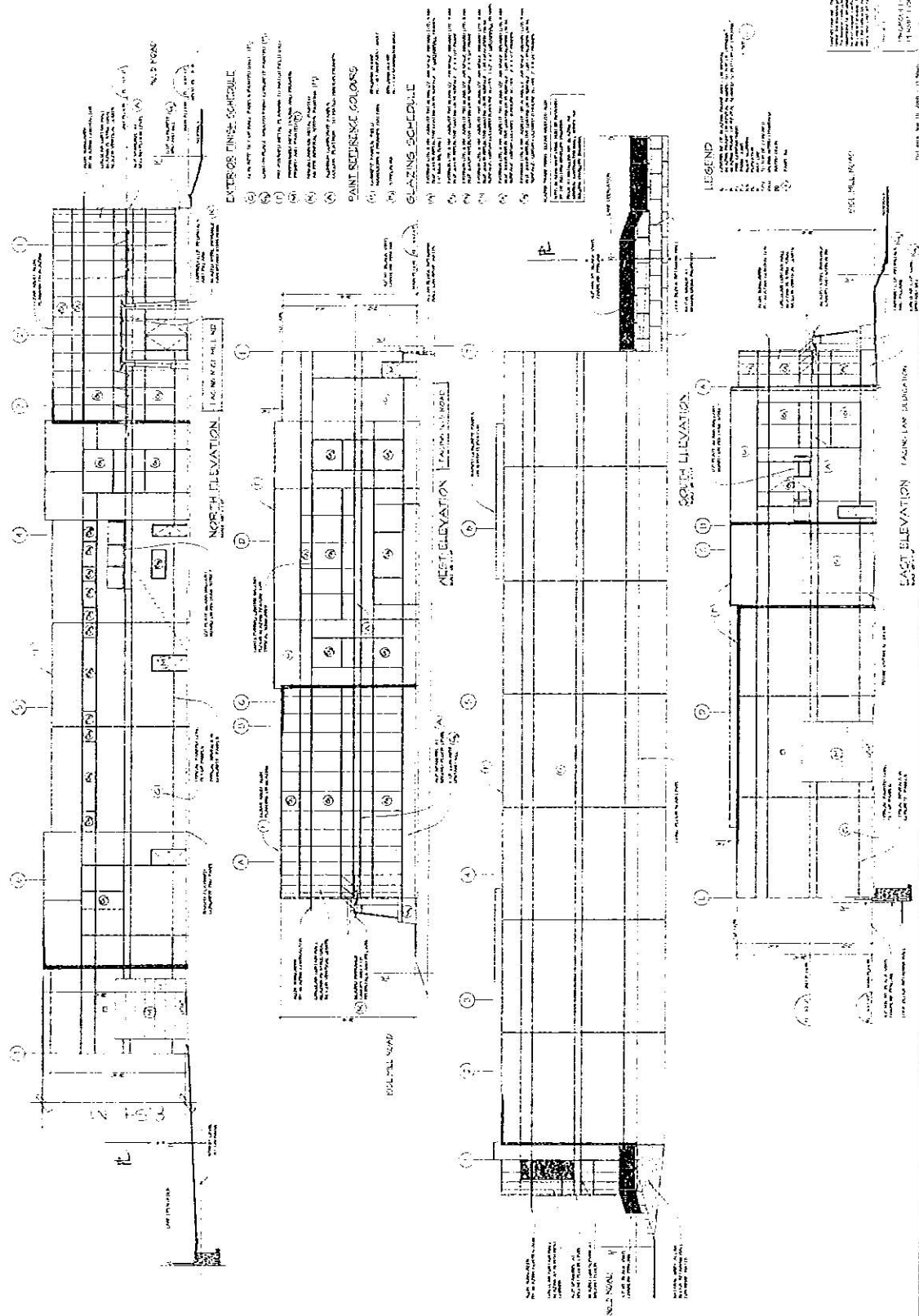
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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OVERHEAD DOOR NOTES

1. ALL OVERHEAD DOORS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
2. ALL OVERHEAD DOORS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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GENERAL NOTES - GLAZING

1. ALL GLAZING SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
2. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL GLAZING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



QUALITY CONTROL

ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

DATE: APR 27 2008

PLAN # 3

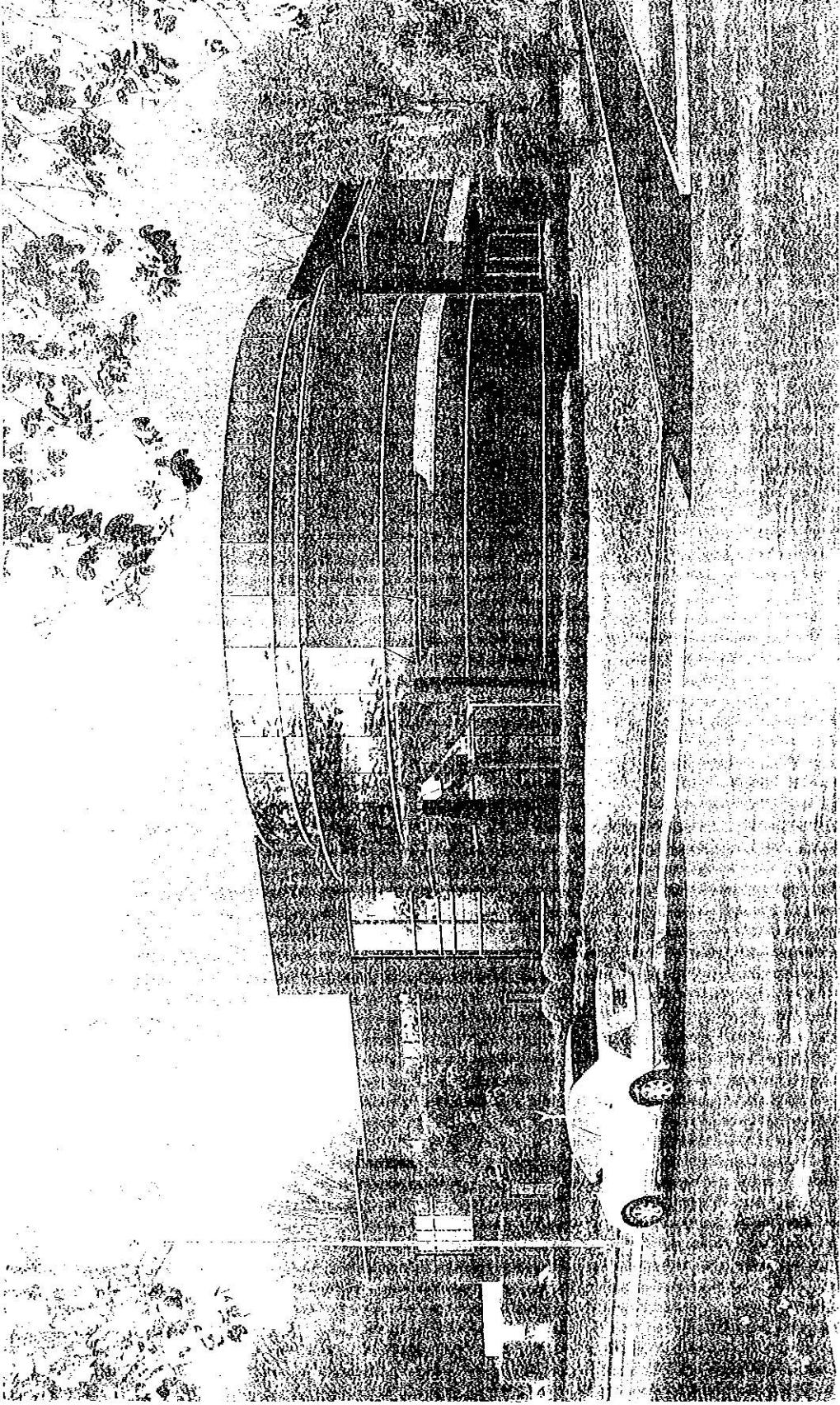
DV 07374149

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FOR THE ARCHITECT: [Name]

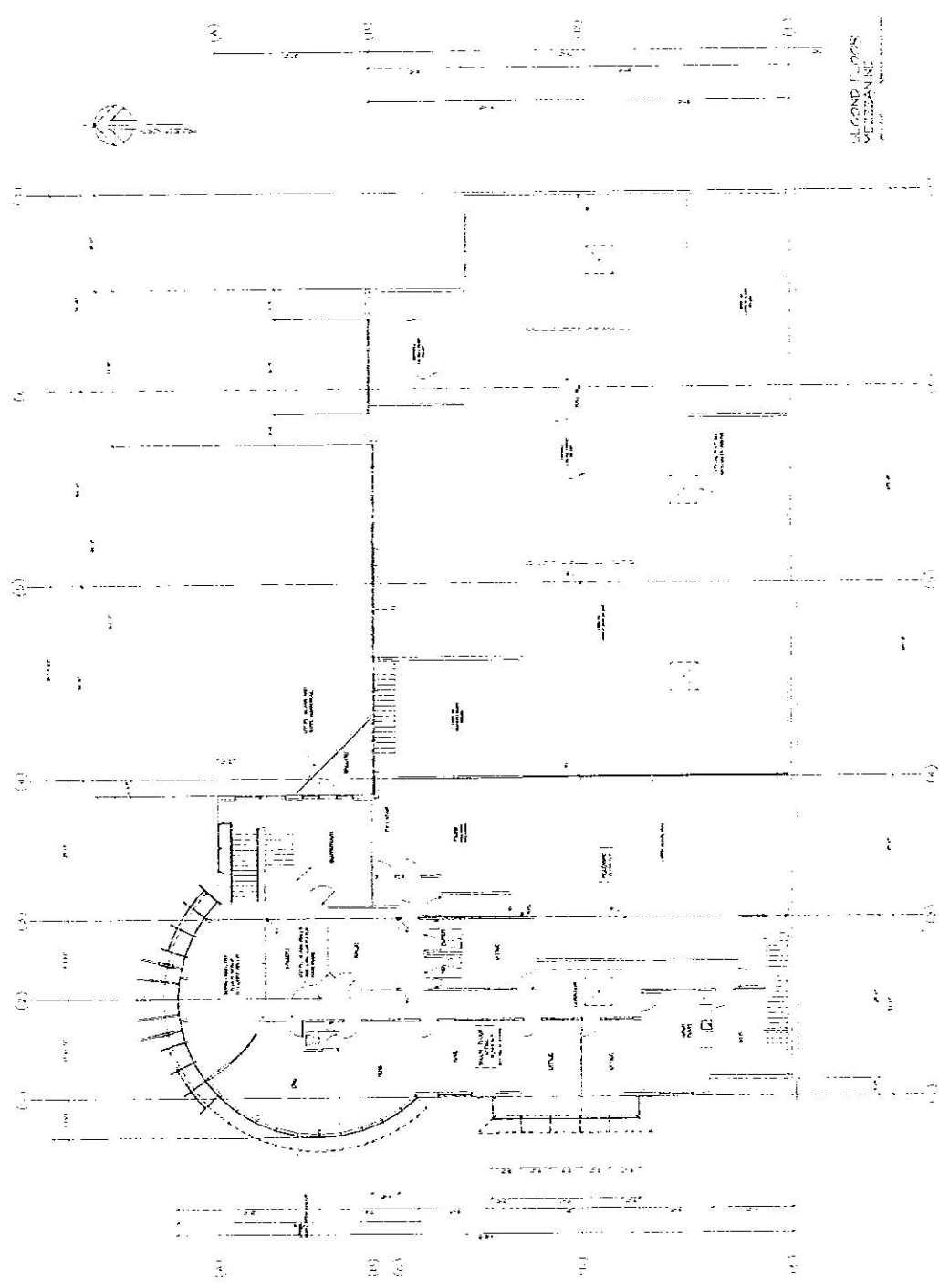
PROJECT: [Name]

DATE: APR 27 2008



REFERENCE PLAN APR 17 2008
DY 07371149

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLUMBING DEPARTMENT CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ELECTRICAL DEPARTMENT CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO MECHANICAL DEPARTMENT CODES.

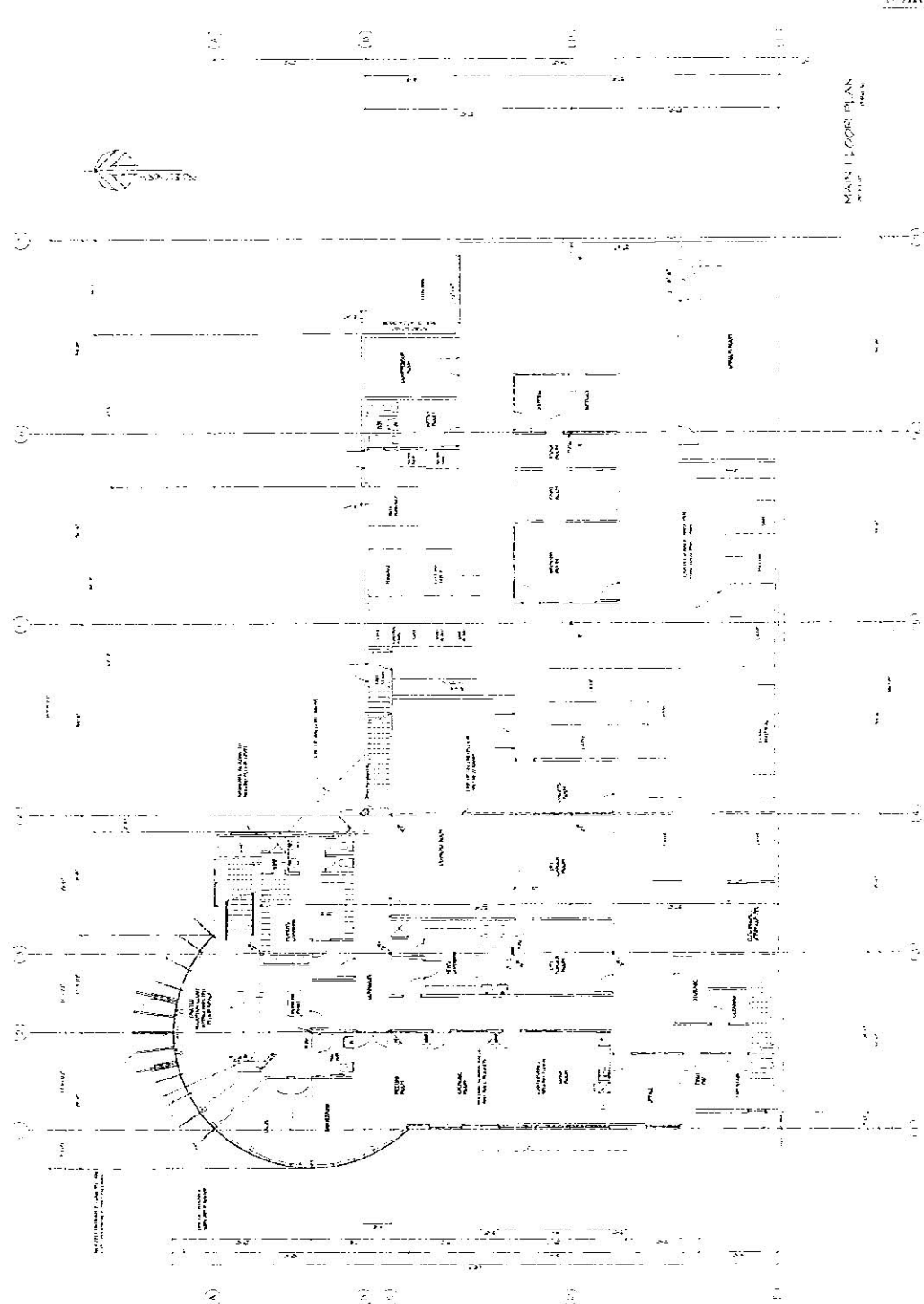


MULTI-FAMILY RESIDENTIAL BUILDING
ADDENDUM 1
 SECOND FLOOR MECHANICAL PLAN
 PROJECT NO. 07-037-AS
 DATE: APR 22, 2008

REFERENCE PLAN
 07-037-AS
 APR 22, 2008

BUILDING & INTERIOR DESIGN CONSULTANTS • sanford design group
 1000 N. LA SALLE ST. CHICAGO, IL 60610
 TEL: 312.467.1100 FAX: 312.467.1101 WWW.SANFORDDESIGN.COM

REVISION	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMIT
2			ISSUED FOR PERMIT



MAIN FLOOR PLAN

PROJECT NO.	1000000000
DATE	APR 27 2008
PROJECT NAME	1000000000
PROJECT ADDRESS	1000000000
PROJECT CITY	1000000000
PROJECT STATE	1000000000
PROJECT ZIP	1000000000
PROJECT COUNTY	1000000000
PROJECT DISTRICT	1000000000
PROJECT PHASE	1000000000
PROJECT STATUS	1000000000
PROJECT OWNER	1000000000
PROJECT CONTACT	1000000000
PROJECT PHONE	1000000000
PROJECT FAX	1000000000
PROJECT EMAIL	1000000000
PROJECT WEBSITE	1000000000
PROJECT URL	1000000000
PROJECT URL2	1000000000
PROJECT URL3	1000000000
PROJECT URL4	1000000000
PROJECT URL5	1000000000
PROJECT URL6	1000000000
PROJECT URL7	1000000000
PROJECT URL8	1000000000
PROJECT URL9	1000000000
PROJECT URL10	1000000000

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REFERENCE PLAN
APR 27 2008
DV 07374149