



# CENTEX SERVICE STATION | RICHMOND

10980 NO. 3 RD, RICHMOND, BC





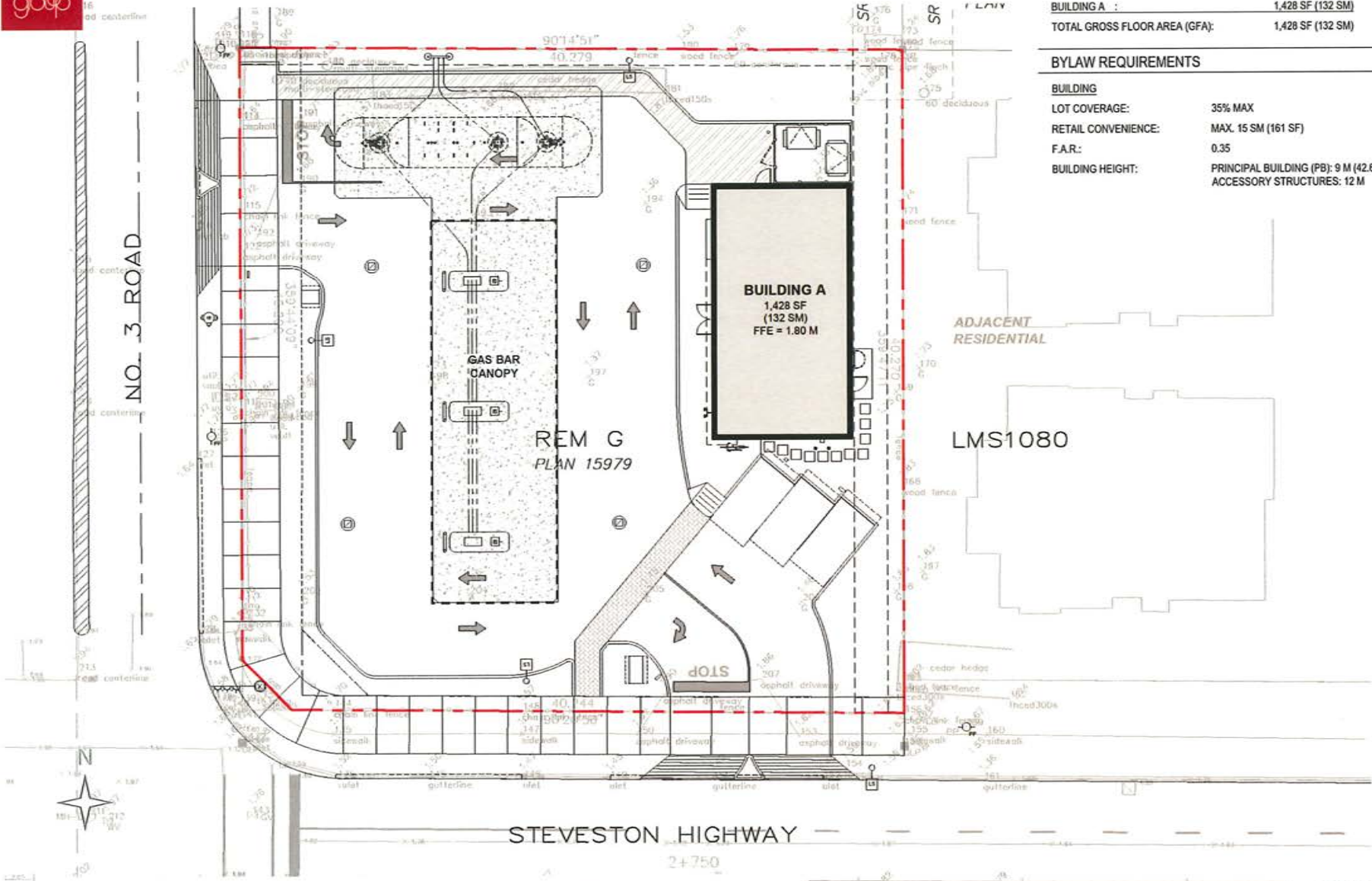
NO. 3 ROAD & STEVESTON HWY

**SITE INFORMATION**

CIVIC ADDRESS :	10980 NO. 3 ROAD, RICHMOND, BC
LEGAL DESCRIPTION :	SEC 33 BLK 4N RG 6W PL NWP15979 PARCEL G, BLOCK 4N, PLAN NWP15979, SECTION 33, RANG E 6W, NEW WESTMINSTER LAND DISTRICT, REF 15979
CURRENT ZONING :	CG2 ( GAS & SERVICE STATION )
OCP LAND USE:	COMMERCIAL
TOTAL SITE AREA :	17,362 SF (1,613 SM) ( 0.4 AC )
BUILDING AREA :	1,428 SF (132 SM)
LOT COVERAGE (MAX 35%):	1,428 SF / 17,362 SF X 100% = 8.22%



# SITE PLAN



## FLOOR AREAS

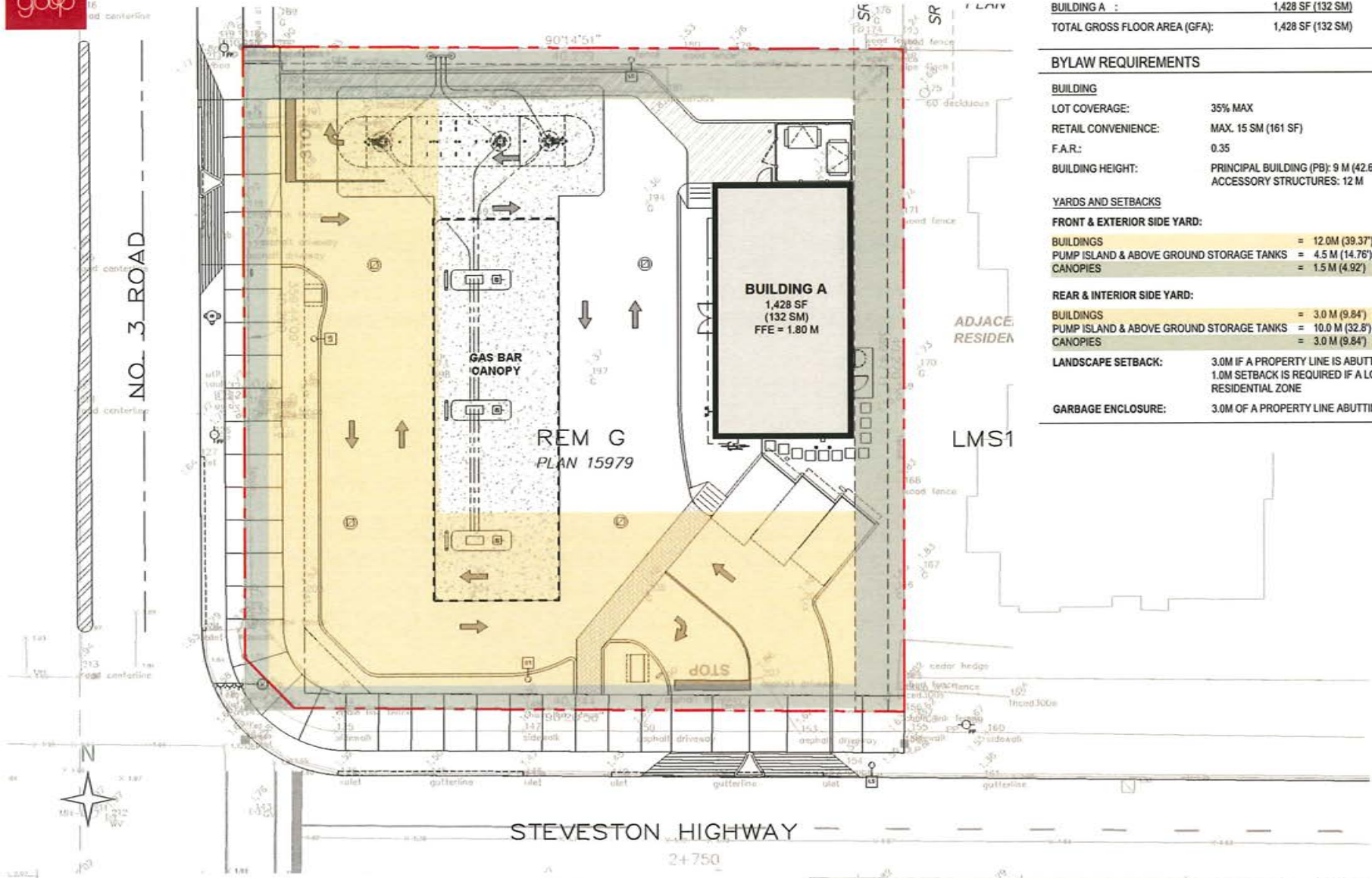
BUILDING A :	1,428 SF (132 SM)
TOTAL GROSS FLOOR AREA (GFA):	1,428 SF (132 SM)

## BYLAW REQUIREMENTS

BUILDING	
LOT COVERAGE:	35% MAX
RETAIL CONVENIENCE:	MAX. 15 SM (161 SF)
F.A.R.:	0.35
BUILDING HEIGHT:	PRINCIPAL BUILDING (PB): 9 M (42.65') ACCESSORY STRUCTURES: 12 M



# SETBACKS



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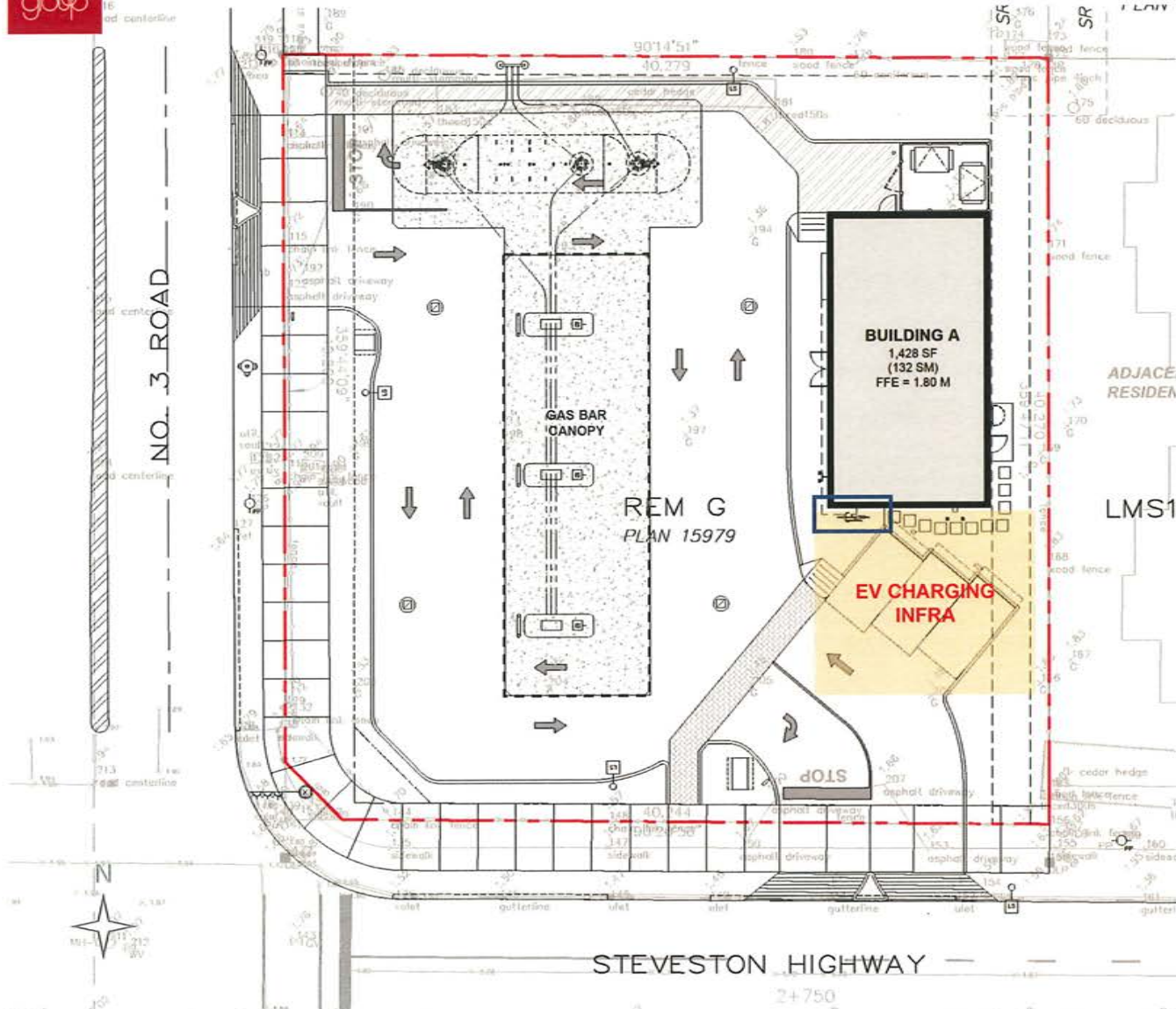
<b>YARDS AND SETBACKS</b>	
<b>FRONT &amp; EXTERIOR SIDE YARD:</b>	
BUILDINGS	= 12.0M (39.37')
PUMP ISLAND & ABOVE GROUND STORAGE TANKS	= 4.5 M (14.76')
CANOPIES	= 1.5 M (4.92')

<b>REAR &amp; INTERIOR SIDE YARD:</b>	
BUILDINGS	= 3.0 M (9.84')
PUMP ISLAND & ABOVE GROUND STORAGE TANKS	= 10.0 M (32.8')
CANOPIES	= 3.0 M (9.84')

<b>LANDSCAPE SETBACK:</b>	3.0M IF A PROPERTY LINE IS ABUTTING A ROAD 1.0M SETBACK IS REQUIRED IF A LOT ABUTS A RESIDENTIAL ZONE
<b>GARBAGE ENCLOSURE:</b>	3.0M OF A PROPERTY LINE ABUTTING RESIDENTIAL ZONE



# PARKING



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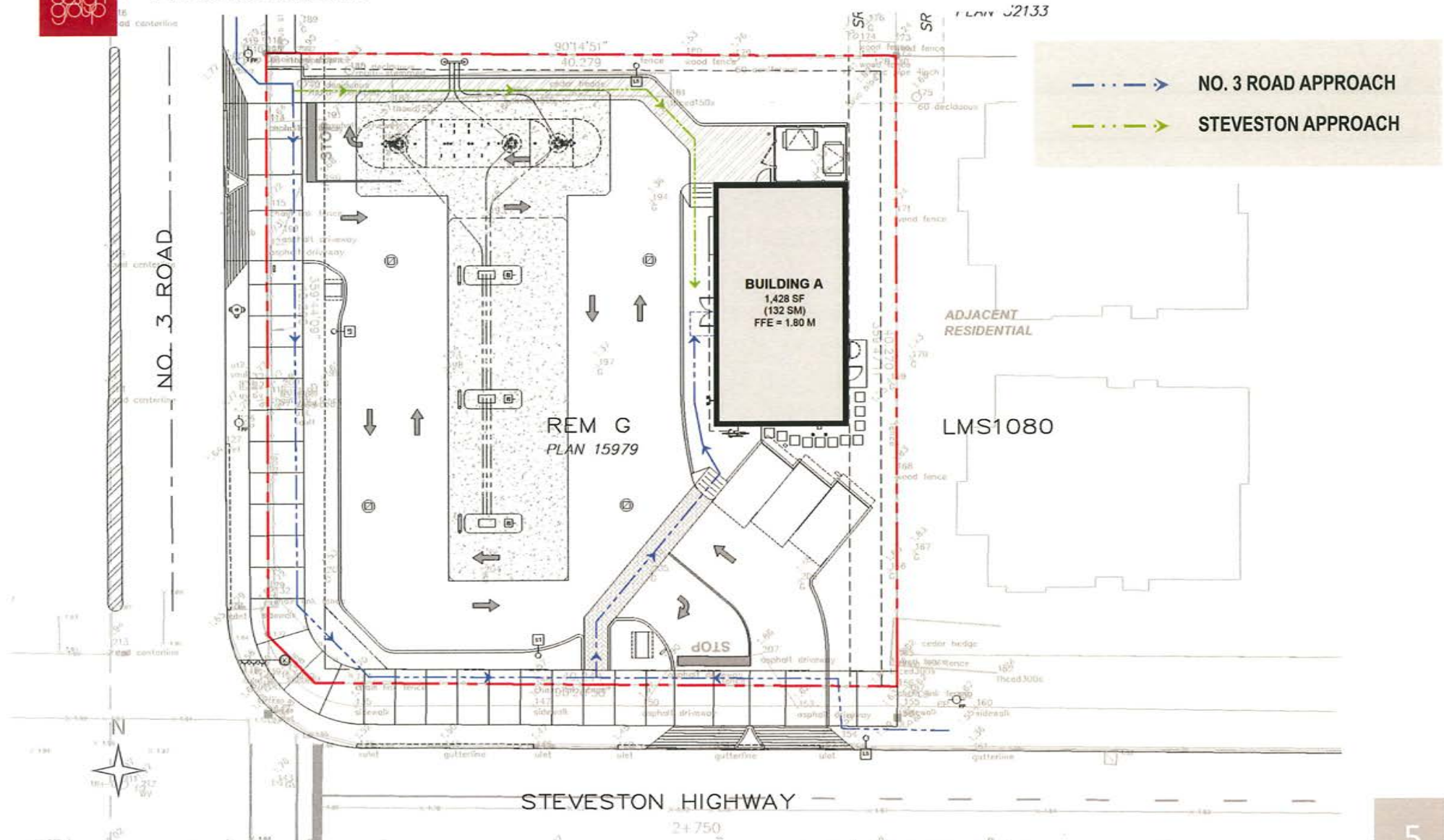
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## PARKING REQUIREMENTS

<b>MINIMUM PARKING REQUIREMENTS (ON-SITE VEHICLE PARKING)</b>	
STANDARD SPACES:	2 SPACES / 100 SM (1,076 SF) G.F.A. PLUS ONE (1) SPACE FOR EACH CAR WASH BAY
HANDICAP SPACES:	MIN. 2% OF THE REQUIRED PARKING SPACES FOR ON-SITE PARKING AREAS WHICH CONTAIN 11 OR MORE SPACES
SMALL CAR SPACES:	50% MAXIMUM; FOR ON-SITE PARKING AREAS WHICH CONTAIN FEWER THAN 31 SPACES, ALL SPACES PROVIDED SHALL BE STANDARD SPACES
CAR PARKING REQUIRED:	132 SM / 100 SM X 2 SPACES = 3 SPACES
CAR PARKING PROVIDED:	3 STANDARD SPACES (INCL. 1 EV PARKING SPACE)
PARKING RATIO:	4.3 SPACES / 1,000 SF
BICYCLE PARKING REQUIRED:	132 SM / 100 SM X 1 SPACE = 2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES (CLASS 2)
<b>PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS</b>	
STANDARD SPACE :	2.65M (8'-8 1/2") x 5.5M (18'-0 1/2")
SMALL CAR SPACE :	2.40M (7'-10 1/2") x 5.0M (16'-5")
ACCESSIBLE SPACE :	3.4M (11'-2") x 5.5M (18'-0 1/2") + 1.5M (4'-11") AISLE
LOADING SPACE :	3.0M (9'-9") X 9.1M (29'-10") - MEDIUM SIZE
MANEUVERING AISLE WIDTH:	7.5M (24'-7") (TWO-WAY, 90° PARKING)

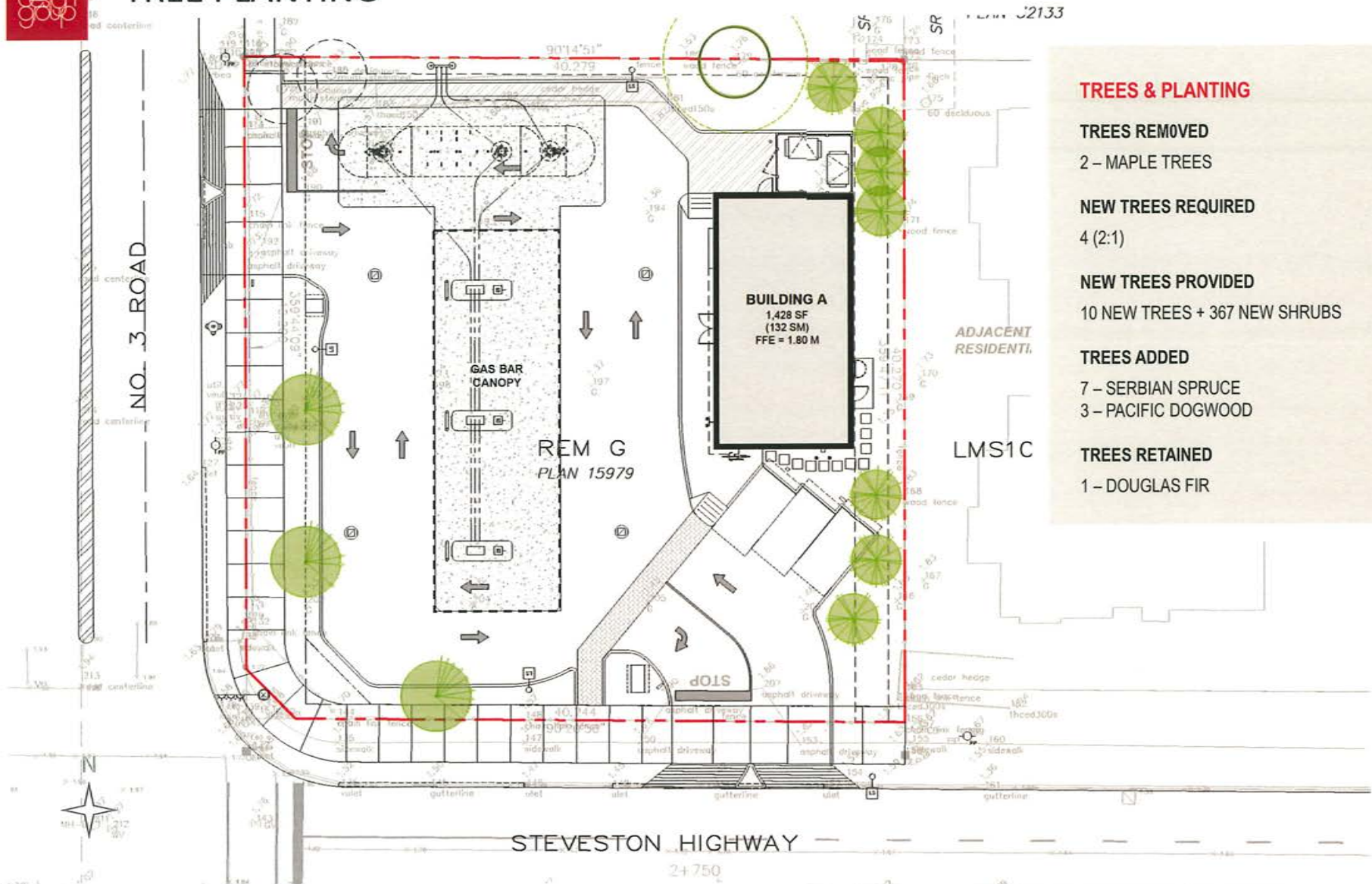


# ACCESSIBILITY





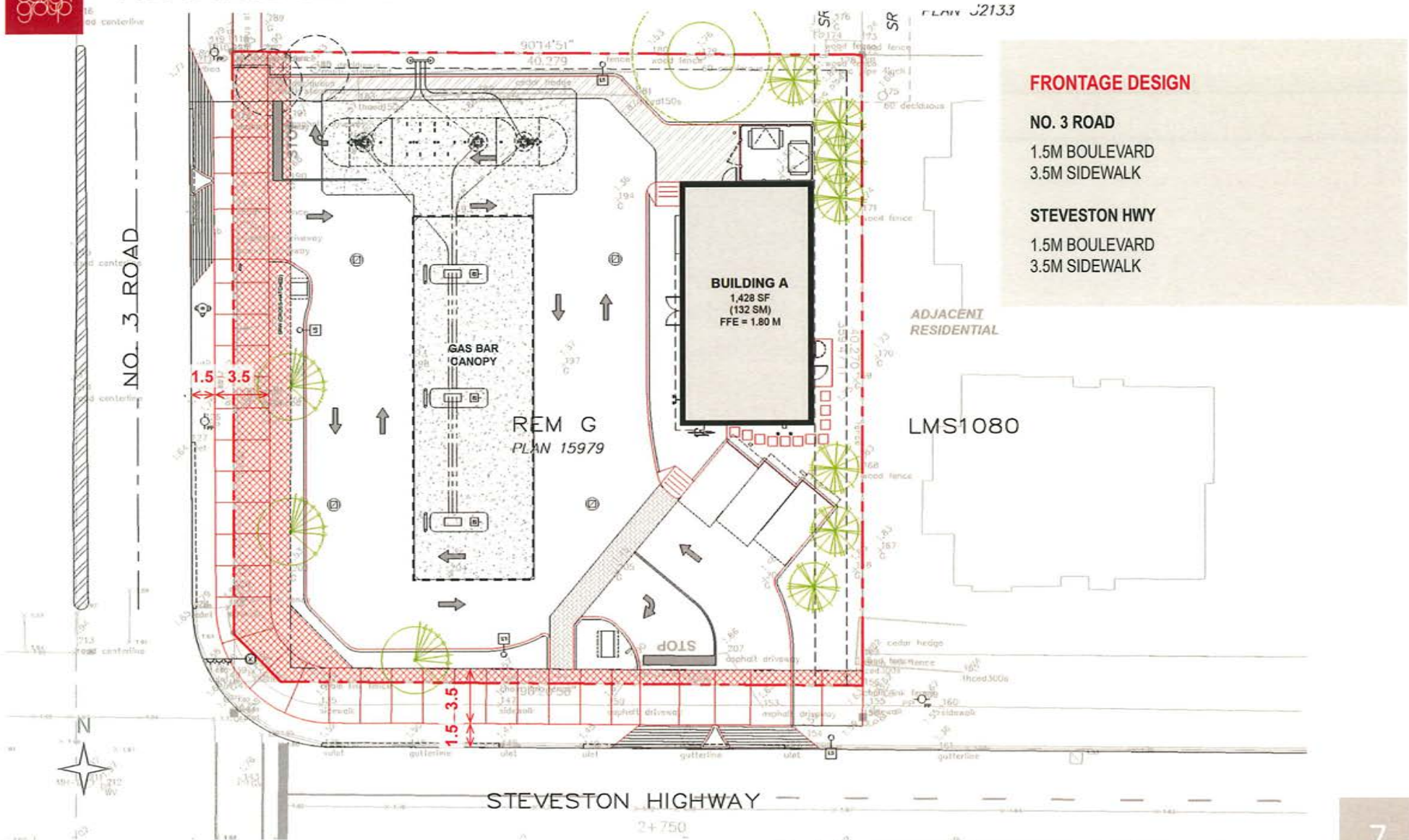
# TREE PLANTING



- TREES & PLANTING**
- TREES REMOVED**
  - 2 - MAPLE TREES
  - NEW TREES REQUIRED**
  - 4 (2:1)
  - NEW TREES PROVIDED**
  - 10 NEW TREES + 367 NEW SHRUBS
  - TREES ADDED**
  - 7 - SERBIAN SPRUCE
  - 3 - PACIFIC DOGWOOD
  - TREES RETAINED**
  - 1 - DOUGLAS FIR

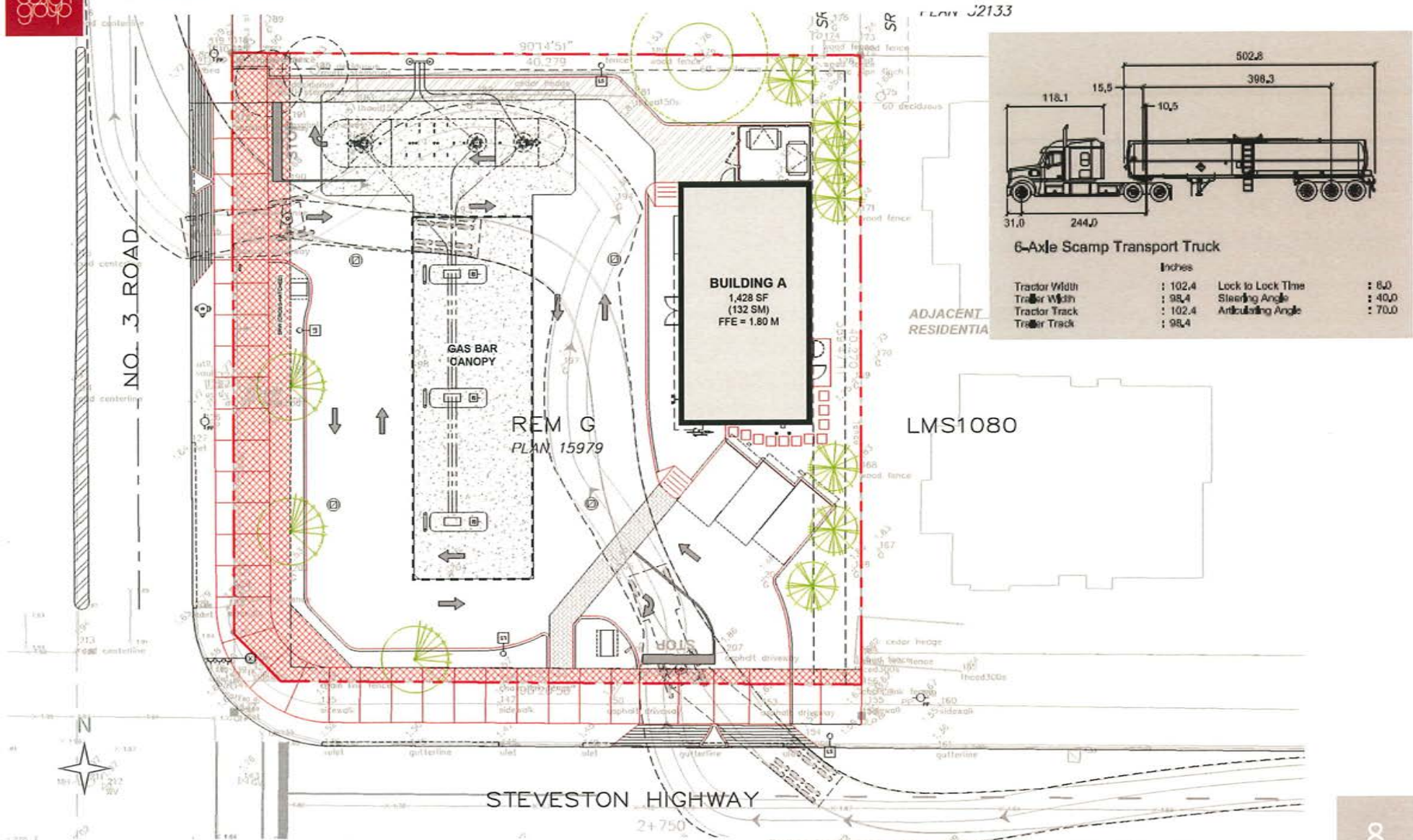


# FRONTAGE IMPROVEMENTS



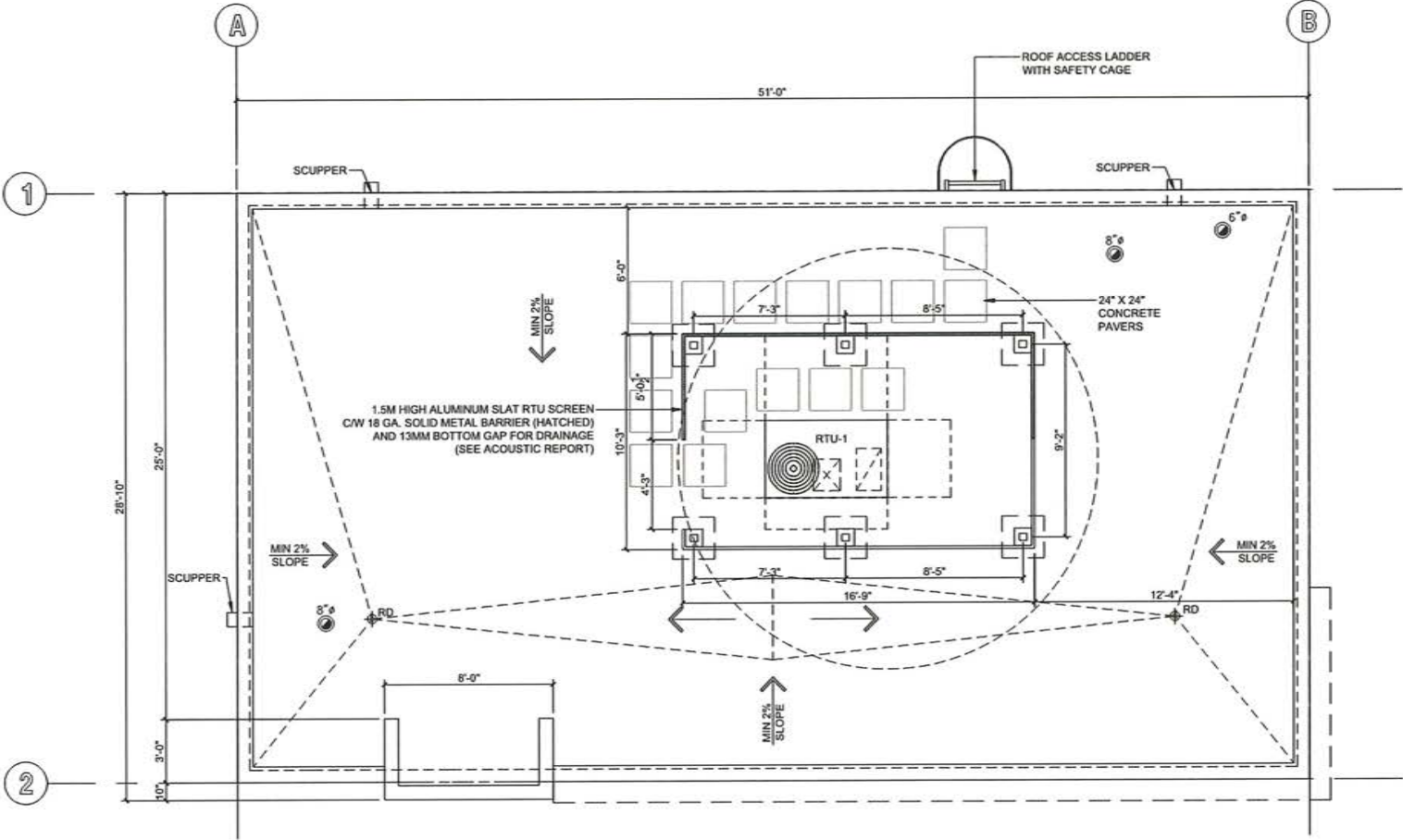


# TANKER SWEEP PATH





# NOISE REGULATION







# ELEVATIONS





# MATERIALS & FINISHES







## SCALE & STREETScape





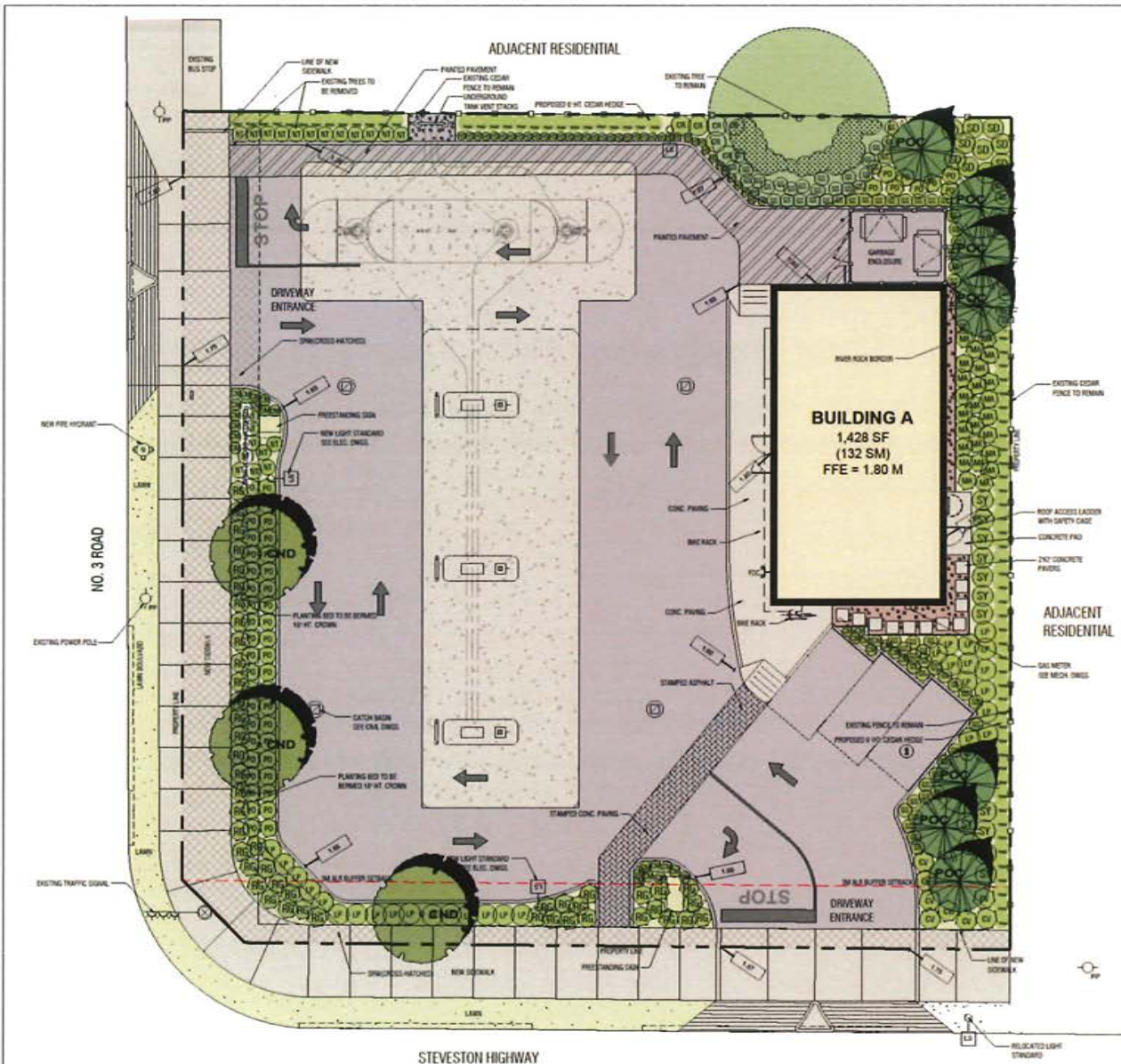
# SCALE & STREETSCAPE





# SCALE & STREETSCAPE





- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY THE LATEST VERSION OF CANADIAN LANDSCAPE STANDARDS.
  2. TOPSOIL SHALL MEET OR EXCEED THE 2F AND 2J STANDARDS OUTLINED IN CANADIAN LANDSCAPE STANDARDS.
  3. TOPSOIL SUPPLIES SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  4. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  5. TOPSOIL SIFTING FOR PLANTING AS FOLLOWS:
    - A) SIFTED MEANS: 40/60MM
    - B) GROUND COVER: 40/60MM
    - C) SHRUBS: 40/60MM
    - D) TREE: 40/60MM WITH 200MM OR 100MM ROOT BALL
  6. LAWN AREAS SHALL BE SUCCESSION WITH #1 PREMIUM RESIDENTIAL SOIL.
  7. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERING 2F OR 2J.
  8. 2" DEPTH OF 1" MINIMUM COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
  9. IRRIGATION SYSTEM - AUTOMATIC DESIGN BUILD BY IRRIGATION CONTRACTOR FOR ALL LANDSCAPED AREAS ON THIS DEVELOPMENT. GROUND LEVEL AND ASIDE.
  10. ROCK BALLAST MATERIAL: ALL IRREGULAR BALLAST SHALL BE (SMOOTH FINISH 1" DIAMETER DOUBLE WASHED) LOCATE AS SHOWN ON THE DRAWING.
  11. FINISH TYPES AND MATERIALS SEE DRAWING.
  12. FINAL SELECTION OF STREET TREES SHALL BE MADE BY THE CITY OF RICHMOND PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO CONTACT CITY AMBUSH TO COORDINATE FINAL LAYOUT OF STREET TREES. INSTALL TO CITY OF RICHMOND LANDSCAPE REQUIREMENTS.

**PLANT LIST:**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
PKC	7	PICTA PLUNING FACTAGATA	COLUMBIAN BLUE SPRUCE	4.0M HT	B & B
PKD	3	CORNUS NUTTALLII	PACIFIC DOGWOOD	8 CM CAL	B & B
TDC	71	THALIA OCCIDENTALIS DIMORPHO	EMERALD GREEN CEDAR	1.8M HT	B & B
CR	4	CORNUS STOLONIFERA	RED DOGWOOD	#3	CONTAINER
CA	8	CERATOPHYLLUM	SWAMPBUSH	#3	CONTAINER
LP	30	LONICERA TARTARICA NIGRA	TARTARIC HONEYBUCKLE	#3	CONTAINER
MA	25	MARSHIA AQUIFOLIUM	ORIGAN SHRUB	#3	CONTAINER
PD	63	PRUNUS S. OTTO LIPNICKI	OTTO LIPNICK LAUREL	#3	CONTAINER
SD	40	SPINER SAGILLARIS SPP TOULALISA	HARDYCHOSE	#3	CONTAINER
TR	13	TRIMPHICARPUS ALBUS	COMMON DOGWOOD	#3	CONTAINER
PKG	47	ROSA DAMASCENA	OSMANI ROSE	#3	CONTAINER
CM	78	COMPOSITES VERTICILLATA MONGHEM	MONGHEM TICKLEWOOD	#1	CONTAINER
MC	40	HEMERICALE STELLA D'ORO	GOLD LILY	#1	CONTAINER
GS	30	GALTHERIA SHALLEN	SALAL	#1	CONTAINER
MT	21	MAGNOLIA TROUSSEMI	MORNING PEARLY SPRAE	#1	CONTAINER

\* SEE NATIVE PLANT SPECIES  
 \* SEE WILDLIFE NESTING SPECIFICATIONS



REVISIONS ISSUED:  
 1. DATE: 2020-01-20  
 2. BY: [REDACTED]  
 3. DESCRIPTION: [REDACTED]  
 4. DATE: 2020-01-20  
 5. BY: [REDACTED]  
 6. DESCRIPTION: [REDACTED]

REISSUED FOR D.P.  
 DATE: JAN 22 2020

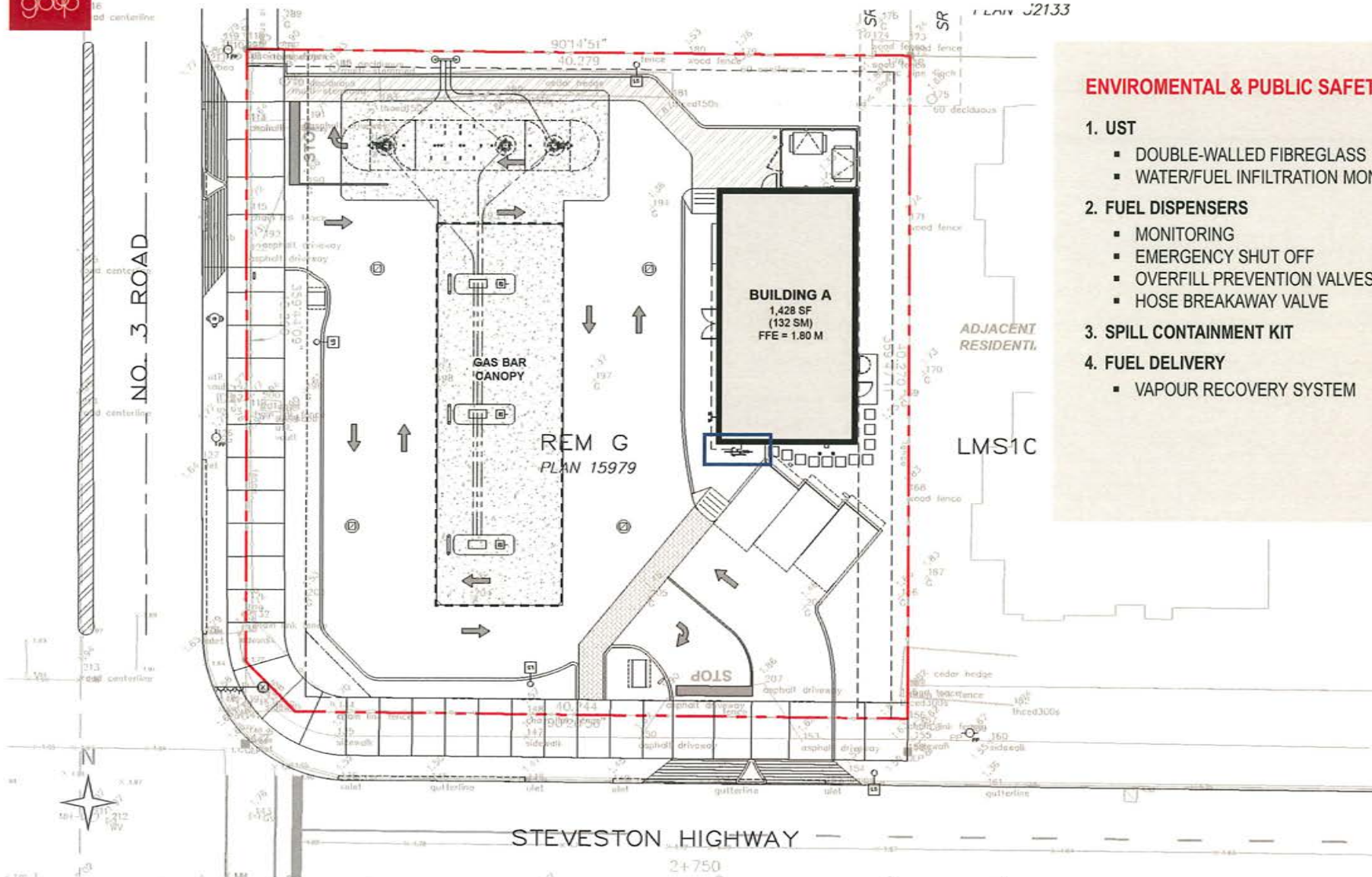
PROJECT:  
**NEW GAS & SERVICE STATION DEVELOPMENT**  
 10980 NO. 3 ROAD, RICHMOND, B.C.  
 CLIENT: [REDACTED]  
 CITY OF RICHMOND FILE NO. CP 21-000000

DATE: 2020-01-20  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 SCALE: 1/8" = 1'-0"  
 JOB NO. 2019-0000

SHEET TITLE:  
**LANDSCAPE PLAN**  
 SHEET NO. [REDACTED]  
**PLAN #3**



# PARKING



- ENVIROMENTAL & PUBLIC SAFETY**
1. UST
    - DOUBLE-WALLED FIBREGLASS
    - WATER/FUEL INFILTRATION MONITORING
  2. FUEL DISPENSERS
    - MONITORING
    - EMERGENCY SHUT OFF
    - OVERFILL PREVENTION VALVES
    - HOSE BREAKAWAY VALVE
  3. SPILL CONTAINMENT KIT
  4. FUEL DELIVERY
    - VAPOUR RECOVERY SYSTEM



THANK YOU



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA

