



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel

Date: September 25, 2008

From: Brian J. Jackson, MCIP
Director of Development

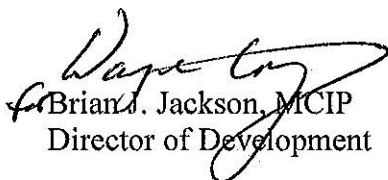
File: DP 07-390790

Re: **Application by Estlin Holdings Ltd. for a Development Permit at 13720
Smallwood Place**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the redevelopment of the existing car dealership at 13720 Smallwood Place on a site zoned Automotive Park District (AUP) in order to accommodate the new Auto West Infiniti car dealership; and
2. Vary the minimum north side yard setback for the rear building from 3.0 m to 0.45 m.


Brian J. Jackson, MCIP
Director of Development

BJJ:dcB

Att. 3

Staff Report

Origin

Estlin Holdings Ltd. has applied to the City of Richmond for permission to redevelop the existing car dealership at 13720 Smallwood Place on a site zoned Automotive Park District (AUP) in order to accommodate a new Auto West Infiniti car dealership. The site is currently used as an automobile dealership but requires modifications to suit the new dealership requirements.

No rezoning is necessary for this redevelopment as the proposed uses comply with the current Automotive Park District (AUP) zoning that applies to the site.

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

In July of 2007, Auto West BMW car dealership vacated their premises at 13720 Smallwood Place in the Richmond Auto Mall. The Auto West Infiniti car dealership has now taken over the space and is seeking a number of changes to the existing building in order to express Infiniti's global branding. The existing structure will have only a minor addition to the existing secondary building at the northern side of the lot of approximately 19m² in area and the overall site plan layout will remain similar to its existing condition. The primary changes will be to the building elevations in terms of materials, appearance and changes to the interior layout. A portion of the existing new vehicle building will be demolished and rebuilt with the addition of a new deck. Minor site plan upgrades are also introduced improving pedestrian access to the building / street and to various parking elements.

Development surrounding the subject site is as follows:

1. The site is located within the Richmond Auto Mall with other automobile dealerships either adjacent to, or across the street from, the subject site.
2. The Auto Mall lies to the east of the Richmond Nature Park which is on the west side of Jacombs Road).

Rezoning and Public Hearing Results

No rezoning or public hearing was required for this development proposal since the proposed use complies with the existing "AUP" zoning that applies to the site.

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 Automotive Park (AUP) District zoning with the exception of the noted north side yard setback variance.

The applicant has provided the City with a letter indicating that the Richmond Auto Mall Association's Board of Directors has reviewed and approved both the building design plans and the landscaping plans.

Zoning Compliance/Variances (staff comments in *bold*)

The applicant requests a variance to reduce the minimum north side yard setback for the rear building from 3.0 m to 0.45 m.

(Staff supports the proposed variance as:

- 1. A setback variance had previously been approved allowing the existing northern building to be situated 0.45m away from the northern property line. The proposed changes to the building will not move the building any closer to the property line and will not impact any side yard vegetation in that area; and*
- 2. Although the partial reconstruction of the existing preparation centre building plus the addition of the open deck structure will result in a slightly higher and deeper structure along the northern property line, staff have noted that the existing building on the adjacent property to the north is located with a zero setback (i.e. it is situated at the property line) and therefore there are no apparent concerns with overshadowing or blocking of views.)*

Advisory Design Panel Comments

The Advisory Design Panel reviewed the development proposal on May 22, 2008. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 22, 2008 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*'.

In summary the applicant has addressed the Design Panel's comments by:

- Substituting the two originally planned October Glory Maple trees with two Katsura trees.
- Substituting the 10 Juniper shrubs with 10 Golden Hinoki False Cypress shrubs.
- Adding planting to the west side of the pedestrian walkway at the front of the building
- Adding a limited use limited access elevator to the second floor to accommodate disabled employees.

Analysis

Conditions of Adjacency

- No specific changes have been made to adjust adjacency conditions as the surrounding context is essentially uniform in nature.
- Buildings on the adjacent property to the north are situated at the property line and will not be affected by the changes to the subject site in terms of shading or proximity.

Urban Design and Site Planning

- The front pedestrian entrance way was relocated and coupled with a new pedestrian walkway connecting the building to the boulevard sidewalk. Patterned pavement treatments define the new pedestrian linkage.

- Three disabled parking stalls have been incorporated into the site plan. Two are located at the rear of the building with the main customer parking and one located just to the side of the main front entrance to the building.
- New directional signage will reinforce one-way drive aisles such as along the south east corner of the site. Signage is located at each entryway.
- A new pedestrian walk has been added adjacent to the new vehicle display along the front of the building.
- The site plan provides for 55 standard parking stalls, 20 small car stalls and 3 handicapped stalls for a total of 78 customer stalls. Twenty additional stalls are incorporated as vehicle display stalls.
- Through a lease agreement with the Ministry of Highways additional employee parking stalls are provided off site on the northwest corner of Westminster Highway and Knight St. This arrangement is provided through the Richmond Auto Mall management.
- The provided on-site parking satisfies the provisions of the City's Zoning Bylaw.
- The site plan includes a loading bay as required under the Zoning Bylaw. The site plan also shows that the site's internal drive aisles can accommodate the manoeuvring of a 10m sized truck.

Architectural Form and Character

- The frontage has been significantly improved with a mix of transparent and patterned glass and the addition of an extensive curved glass front façade which provides views to the interior show room.
- Highly visible signature elements have been strategically located on the building face and on a new illuminated pylon sign in front of the building.
- Exterior wall surfaces on the main building will be upgraded on the public side with an exterior insulation finishing system, paint color changes from white to beige on the remaining metal panels. Generous use of glazing on several of the facades allows for natural lighting and takes advantage of the corner location of the building to the street.
- The proposed new detailing addition at the rear of the site (the second building) will incorporate stucco-clad, concrete block exterior walls.

Landscaping and Open Space Design

- A single Norway Maple tree will be replaced by two 6 cm Katsura trees - one at the south west corner of the main building and the other at the north east corner of the building – both prominent locations.
- Vegetation removed from the front of the building is replaced with more intensive planting in other locations around the building - most notably in front of the reconfigured service area on the western half of the building and at the south-east corner of the main building. Shrub selections include False Cypress and Yews. An assortment of 3 species of ornamental grasses have also been added to the planting areas.
- The balance of the site's existing landscaping and boulevard vegetation remains unchanged.
- In response to the Advisory Panel comments, additional landscaping has been introduced along the west side of the pedestrian connection to Smallwood Place road.
- The subject site is located within Aircraft Noise Sensitive Area 1B and may be considered subject to Aircraft Noise Mitigation requirements. Registration of an aircraft noise indemnity covenant is a requirement of the approval of the Development Permit.

- Registration of a flood indemnity covenant is a requirement of the approval of the Development Permit.

Crime Prevention Through Environmental Design

- The facility maintains clear sight lines to the buildings front facades.
- An existing gate structure can be used to control access to the rear of the main building.
- The site is well lit aiding security monitoring at night.

Engineering Utility Analysis

No concerns were identified with the existing sanitary, water or storm utilities for this development proposal.

Conclusions

As proposed, the development responds to both the guiding principles of the East Cambie Area Plan and the Automotive Park District zoning. The applicant has adequately responded to the Advisory Design Panel's and staff's comments. Staff recommend approval of 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 \$13,280.85 (based on a sealed estimate from the Landscape Architect.);
- Registration on title of a flood indemnity covenant; and
- Registration on title of an aircraft noise indemnity covenant.

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/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

DP 07-390790 **Attachment 1**

Address: 13720 Smallwood Place

Applicant: Estlin Holdings Ltd. Owner: Same

Planning Area(s): East Cambie

Floor Area Existing: 1652 m² Floor Area Proposed: 1,671 m²

	Existing	Proposed
Site Area:	6,580.6 m ²	same
Land Uses:	Automobile Dealership	same
OCP Designation:	Commercial	same
Zoning:	Automotive Park District (AUP)	same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50	0.25	none permitted
Lot Coverage:	Max. 50%	25%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side & Rear Yard:	Min. 3 m to public road and 1.5m to any other property line	0.45 m	existing condition as per 1995 variance. A new variance is required for the additions.
Height Structure (m):	Max. 20 m	8.8 m	none
Height Building (m):	Max. 12 m	9 m	none
Off-street Parking Spaces : Office, Visitor & Service Bay Stalls	77	78	none
Off-street Parking Spaces – Inventory Display Stalls	0	20	none
Total off-street Spaces:	77	98	none
Disabled Parking Stalls	2	3	none
Loading Stalls	1	1	none
Tandem Parking Spaces	Only for Display Parking	Display Parking Only	none
Off-street Parking Spaces – Standard Stalls	Min 70%	70%	none

**Excerpt from the Minutes from
The Design Panel Meeting**

Wednesday, May 22, 2008 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

1.

Development Permit 07-390790

APPLICANT: Kasian Architecture

PROPERTY LOCATION: 13720 Smallwood Place

Staff Comments

David Brownlee, Planner, briefly reviewed the proposal and site context. The site is located at a prominent corner in the auto mall. The design includes an improved pedestrian connection from the front entry to the sidewalk and improved site landscaping.

Applicant's Comments

Sean Byrne, Architect, Kasian Architecture Interior Design and Planning Ltd., advised that the renovation was the second in the North American re-branding initiative. The fritted glass signature entry landmark façade would be dramatically illuminated at night. The rear auto detailing building will also be renovated. New glazing will tie into main building elevation design and new 2nd floor staff lounge deck to provide covered auto-detailing manoeuvring area. Landscaping and a new pedestrian walkway to the front entry was also proposed.

Leon Viger, Kasian Architecture Interior Design and Planning Ltd., advised that the re-branding was global with a façade that would glow at night. The renovation was adding 100 square feet. The interiors were being renovated to upgrade finishes at the ground and second floors. The new staff lounge would have a new outdoor deck to cover the building's outdoor detailing area. Clerestory windows were being added to provide natural light into the service bay area.

Panel Discussion

In answer to several questions, the applicant provided the following advice:

- There was no irrigation for the landscaping;
- The site lighting would not be altered and onsite security measure details were not available;
- The walkway paving was natural stone in a regular pattern; and
- The river rock cladding was natural stone.

Comments from the Panel were as follows:

- It was appreciated that the project did not include irrigation as it is more sustainable to not irrigate landscaping and to provide hardy drought tolerant planting.
- Concern that the staffing area, training area and lounge on the second floors was not accessible. The public and customers were well served, but management and staff would benefit from accessibility at the second floors. The second floor has good accessible washrooms, but no elevator.
- Overall huge improvement to the existing building. Visually interesting and appealing. Overall good response for the use. Commend addition of amenity area at the back of the site.
- Address material durability. Look at how EIFS hits ground level.
- I like the building and wish there were stronger moves in the landscape design. Commend the use of natural materials and environmental gesture of drought tolerant planting and palette of grasses. More porous surface would be better. There is an opportunity to add landscaping on both sides of the walkway. This would help create a better entry. Increase the landscaping area around the sign, which is currently a band.
- Are honey suckle trees meant to be honey locust trees? There are 2 large maples and a number of vine maples. Consider adding diversity by changing large maples to raywood ash, sweet gum or palonia. Consider changing extensively used juniper to rosemary, flax, or rock rose, which are all drought tolerant.
- Consider handicapped accessibility for staff to the second floors. There is a precedent in the auto industry of employees with disabilities. The design is good and is an improvement to the existing building. The walkway is an improvement to the pedestrian experience.

The Chair provided the following summary:

- Consider providing access for persons with disabilities to the second floor areas;
- Consider adding some planting to the west side of the walkway;
- Consider an alternative tree species to replace the large maples; and
- Consider an alternative ground cover species to the junipers.

In response to the Panel's comments, the applicant advised that:

- They would pass on the landscape comments to the landscape architect;
- The security gates would be closed at night; and
- They had tried to improve accessibility at the second floor without introducing structural upgrades and would discuss an elevating device with the dealer.

Panel Decision

It was moved and seconded

That Development Permit 07-390790 move forward to the Development Permit Panel, taking into consideration the following comments provided by the Advisory Design Panel:

1. **Consider providing access for persons with disabilities to the second floor areas;**

The plans have been revised to include a Limited Use Limited Access elevator to the second floor of the main building. The selection of this type of elevator accommodates both the limited space and anticipated frequency of use. The elevator will allow wheel chair access to the upper floor with a capacity of approximately 1500lbs. Basically, it is a commercial elevator on a smaller scale.

2. **Consider adding some planting to the west side of the walkway;**

The owner has no issue with this point and has revised to add a number of shrubs and grasses along the west side of the walkway.

3. **Consider an alternative tree species to replace the large maples; and**

The owner has no issue with this point.

4. **Consider an alternative ground cover species to the junipers.**

The owner has no issue with this point.

CARRIED

Conditional Development Permit Requirements

**Estlin Holdings Ltd.
(Auto West Infiniti)
13720 Smallwood Place
DP 07-390790**

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

1. Registration of a flood indemnity covenant;
2. Registration of an aircraft noise indemnity covenant;
3. Receipt of a Letter of Credit for landscaping in the amount of \$13,280.85. The amount is based on the sealed estimate provided by your Landscape Architect;
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior any construction activities, including building demolition, occurring onsite; and
5. Prior to Building Permit Issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed Original on File]

Signed _____

Date _____



No. DP 07-390790

To the Holder: ESTLIN HOLDINGS LTD.
Property Address: 13720 SMALLWOOD PLACE
Address: C/O MR. JOACHIM NEUMANN
10780 CAMBIE ROAD,
RICHMOND, BC V6X 1K8

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. 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 #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$13,280.85. 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.
6. 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 07-390790

To the Holder: ESTLIN HOLDINGS LTD.
Property Address: 13720 SMALLWOOD PLACE
Address: C/O MR. JOACHIM NEUMANN
10780 CAMBIE ROAD,
RICHMOND, BC V6X 1K8

7. 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

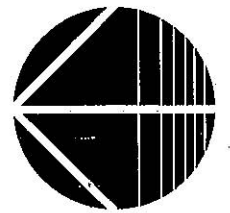
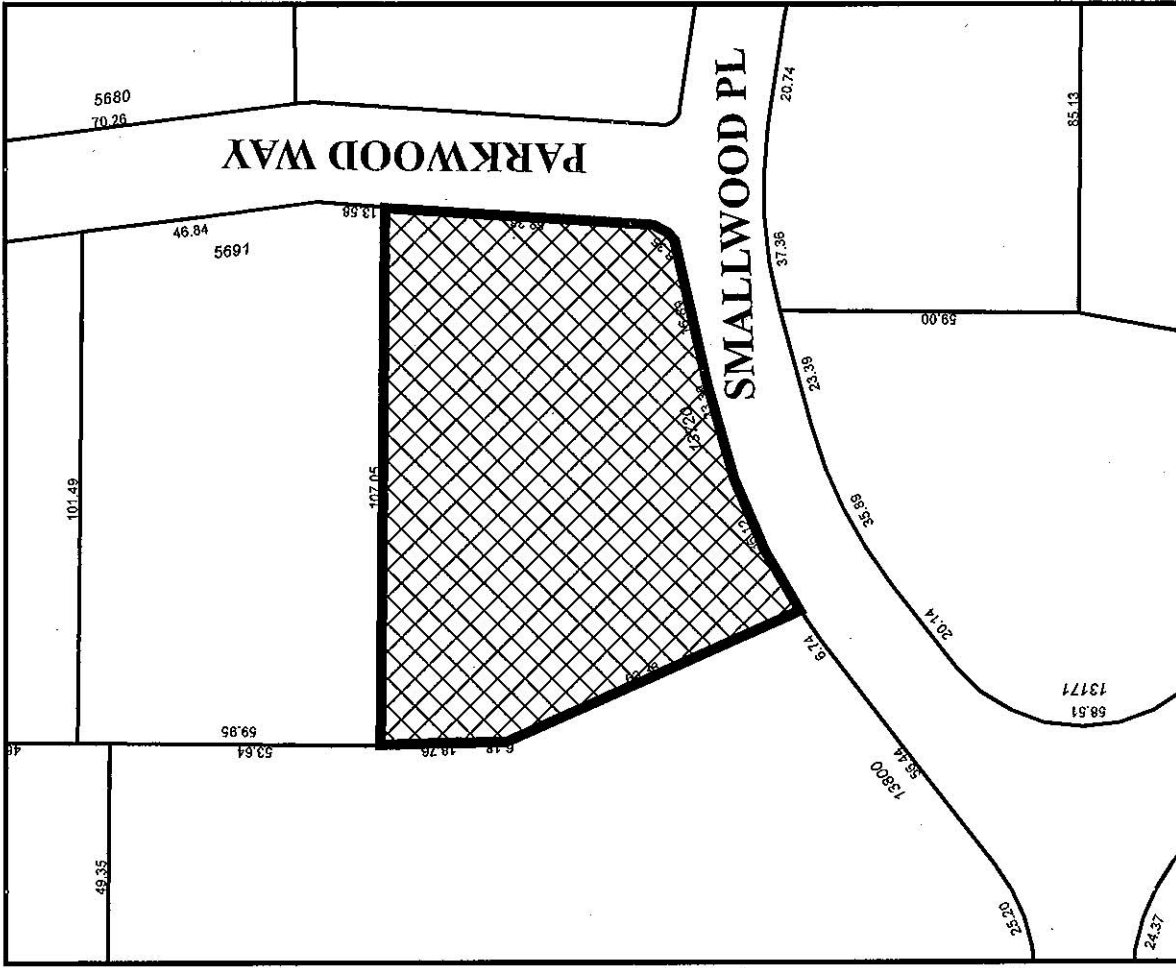
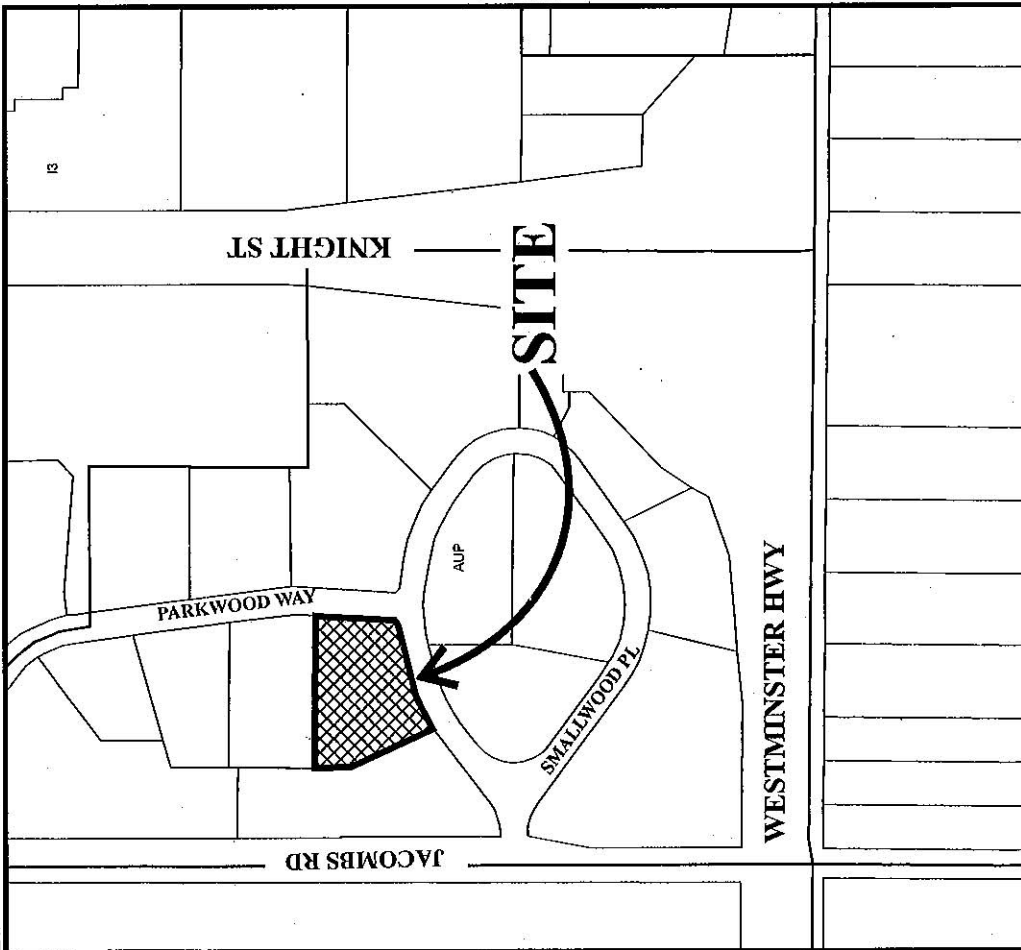
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 07-390790
 SCHEDULE "A"

Original Date: 10/17/07

Revision Date:

Note: Dimensions are in METRES



INFINITI-

AUTO WEST INFINITI
Richmond, B.C.

OCT 15 2008

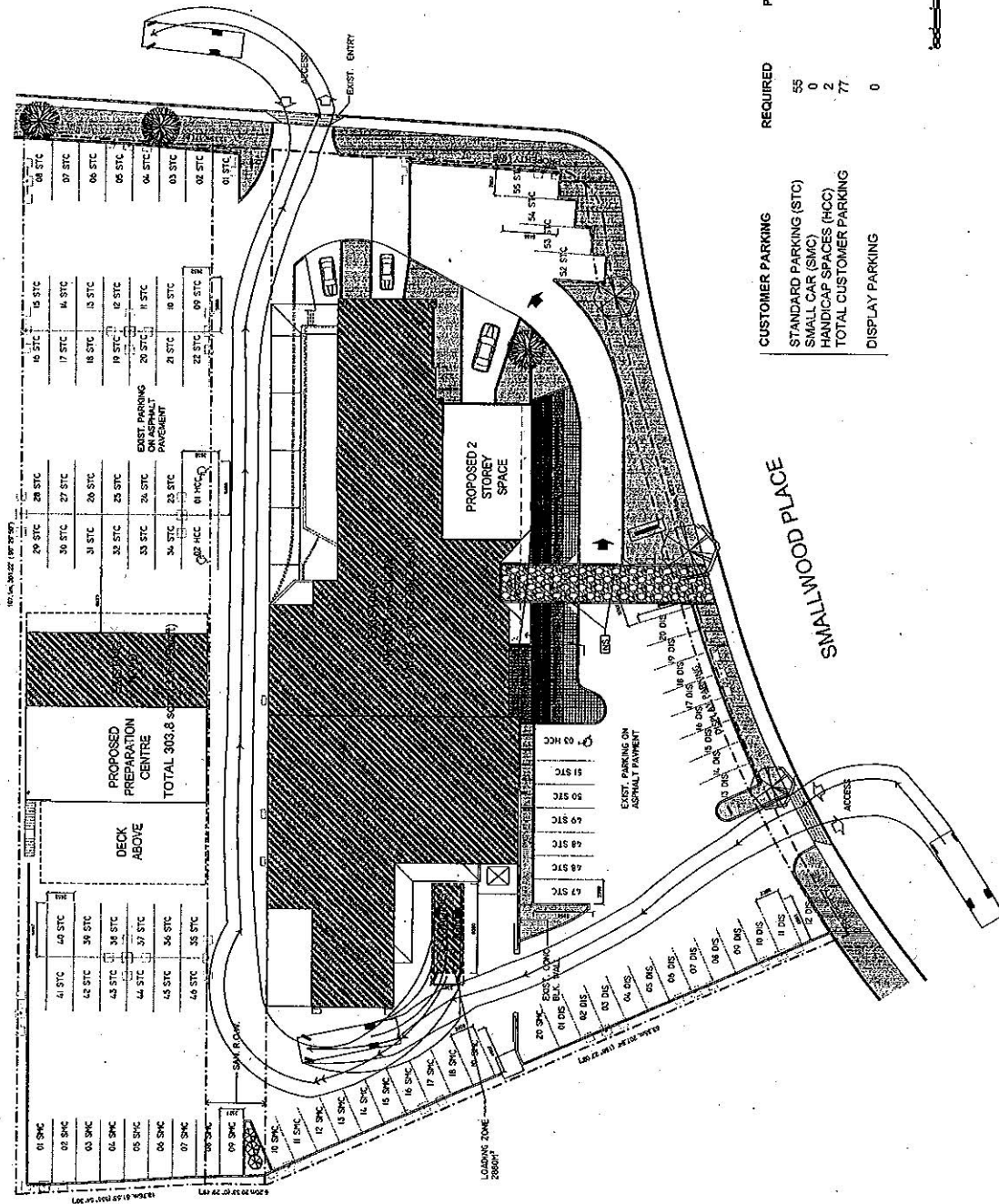
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Scale: 200
Project: 7254
Submitted:
Date: 2/1/2008

DP-02

PLAN #2 -
PARKING PLAN



CUSTOMER PARKING	REQUIRED	PROVIDED
STANDARD PARKING (STC)	55	55
SMALL CAR (SMC)	0	20
HANDICAP SPACES (HCC)	2	3
TOTAL CUSTOMER PARKING	77	78
DISPLAY PARKING	0	20

Client Acknowledgment: The Client hereby acknowledges the responsibility of the Client to provide accurate information and to obtain all necessary permits and approvals for the project. The Client shall be responsible for any delays or costs incurred due to incomplete or incorrect information provided.



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DMG
 DMG architects
 1111 West 10th Street, Suite 100
 Portland, Oregon 97204
 Phone: 503.228.8888
 Fax: 503.228.8889
 Website: www.dmgarch.com

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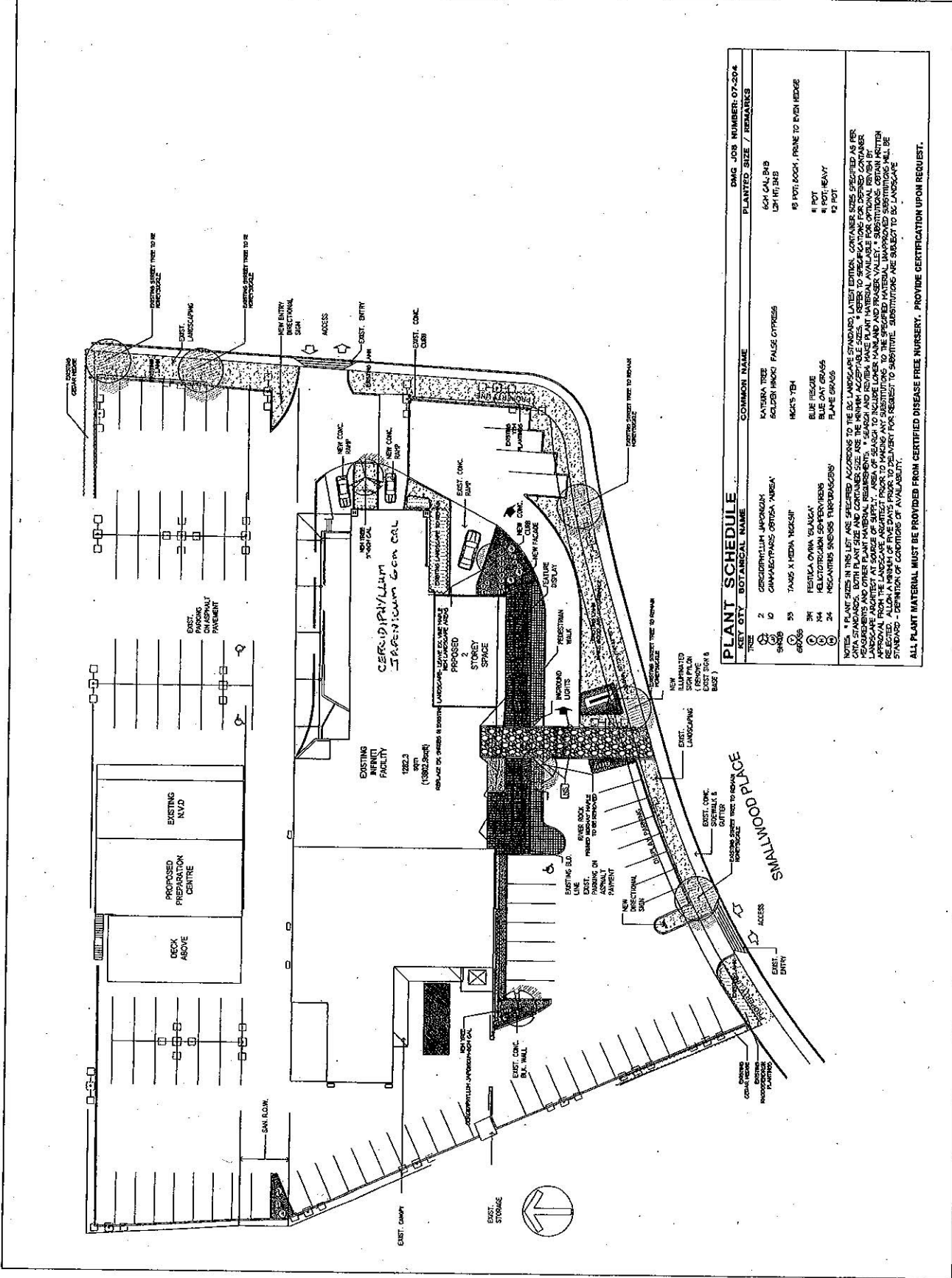
OCT 15 2008

PROJECT:
AUTO WEST INFINITY
 SMALLWOOD PLACE
 RICHMOND, BC

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217	657' CAL BAY
218	660' CAL BAY
219	663' CAL BAY
220	666' CAL BAY
221	669' CAL BAY
222	672' CAL BAY
223	675' CAL BAY
224	678' CAL BAY
225	681' CAL BAY
226	684' CAL BAY
227	687' CAL BAY
228	690' CAL BAY
229	693' CAL BAY
230	696' CAL BAY
231	699' CAL BAY
232	702' CAL BAY
233	705' CAL BAY
234	708' CAL BAY
235	711' CAL BAY
236	714' CAL BAY
237	717' CAL BAY
238	720' CAL BAY
239	723' CAL BAY
240	726' CAL BAY
241	729' CAL BAY
242	732' CAL BAY
243	735' CAL BAY
244	738' CAL BAY
245	741' CAL BAY
246	744' CAL BAY
247	747' CAL BAY
248	750' CAL BAY
249	753' CAL BAY
250	756' CAL BAY
251	759' CAL BAY
252	762' CAL BAY
253	765' CAL BAY
254	768' CAL BAY
255	771' CAL BAY
256	774' CAL BAY
257	777' CAL BAY
258	780' CAL BAY
259	783' CAL BAY
260	786' CAL BAY
261	789' CAL BAY
262	792' CAL BAY
263	795' CAL BAY
264	798' CAL BAY
265	801' CAL BAY
266	804' CAL BAY
267	807' CAL BAY
268	810' CAL BAY
269	813' CAL BAY
270	816' CAL BAY
271	819' CAL BAY
272	822' CAL BAY
273	825' CAL BAY
274	828' CAL BAY
275	831' CAL BAY
276	834' CAL BAY
277	837' CAL BAY
278	840' CAL BAY
279	843' CAL BAY
280	846' CAL BAY
281	849' CAL BAY
282	852' CAL BAY
283	855' CAL BAY
284	858' CAL BAY
285	861' CAL BAY
286	864' CAL BAY
287	867' CAL BAY
288	870' CAL BAY
289	873' CAL BAY
290	876' CAL BAY
291	879' CAL BAY
292	882' CAL BAY
293	885' CAL BAY
294	888' CAL BAY
295	891' CAL BAY
296	894' CAL BAY
297	897' CAL BAY
298	900' CAL BAY
299	903' CAL BAY
300	906' CAL BAY
301	909' CAL BAY
302	912' CAL BAY
303	915' CAL BAY
304	918' CAL BAY
305	921' CAL BAY
306	924' CAL BAY
307	927' CAL BAY
308	930' CAL BAY
309	933' CAL BAY
310	936' CAL BAY
311	939' CAL BAY
312	942' CAL BAY
313	945' CAL BAY
314	948' CAL BAY
315	951' CAL BAY
316	954' CAL BAY
317	957' CAL BAY
318	960' CAL BAY
319	963' CAL BAY
320	966' CAL BAY
321	969' CAL BAY
322	972' CAL BAY
323	975' CAL BAY
324	978' CAL BAY
325	981' CAL BAY
326	984' CAL BAY
327	987' CAL BAY
328	990' CAL BAY
329	993' CAL BAY
330	996' CAL BAY
331	999' CAL BAY
332	1002' CAL BAY
333	1005' CAL BAY
334	1008' CAL BAY
335	1011' CAL BAY
336	



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OCT 15 2008

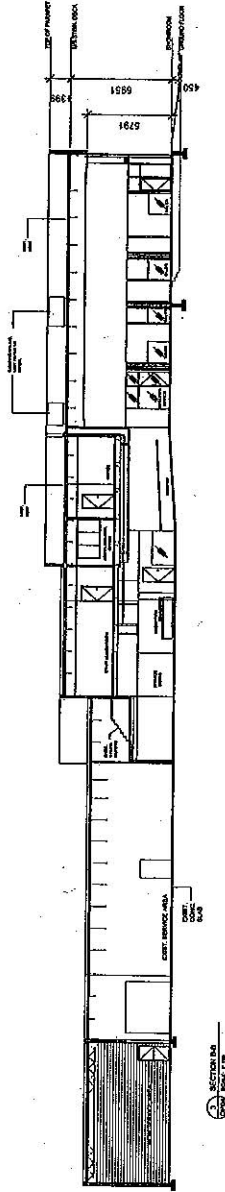
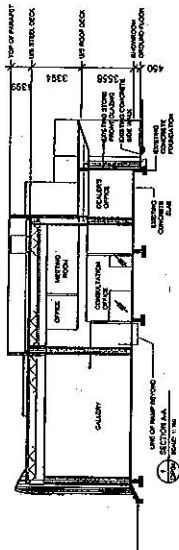
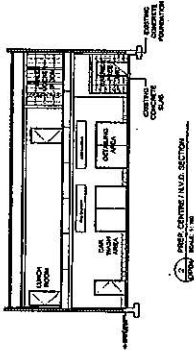
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PLAN #5 - CROSS
SECTION ELEVATIONS



Scale: 1/8"
Project: 7254
Sept. 24, 2008

DP-05





INFINITI.

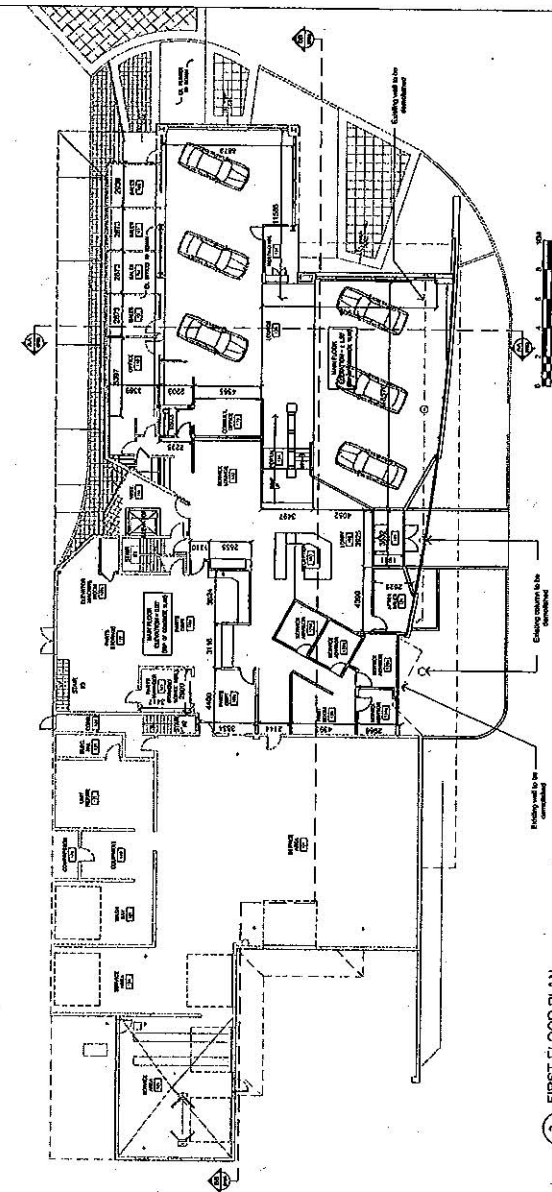
AUTO WEST INFINITI
Richmond, B.C.

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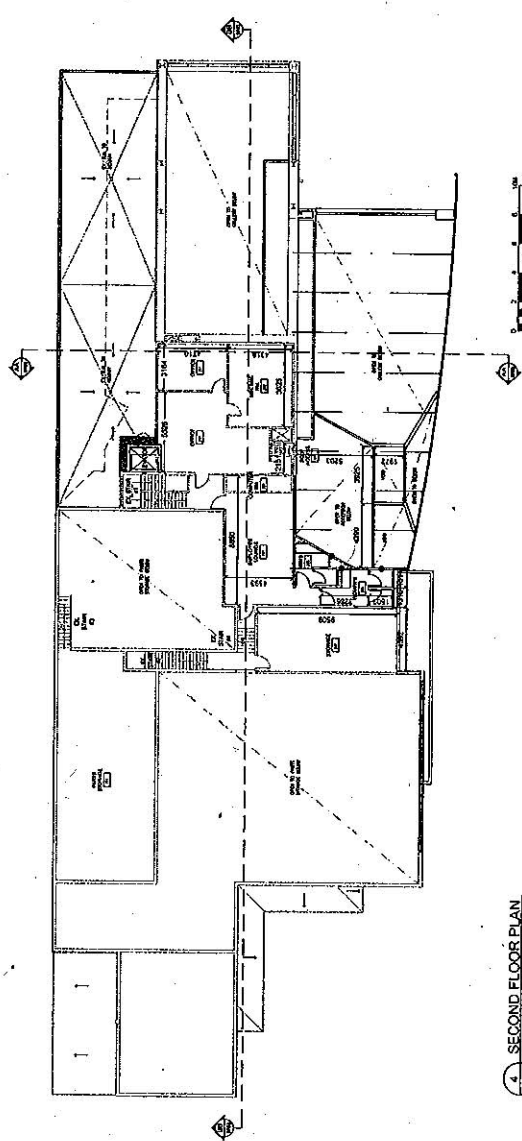


Scale: 1/8"
Project: 7204
Revised: 2008
Sept. 24, 2008

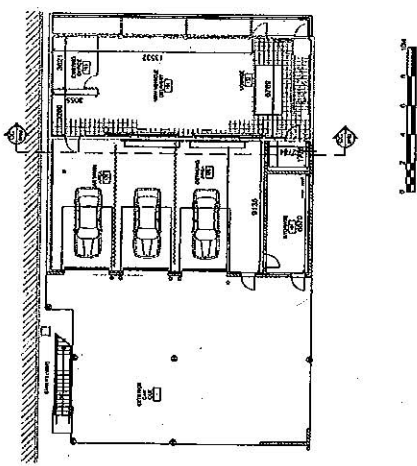
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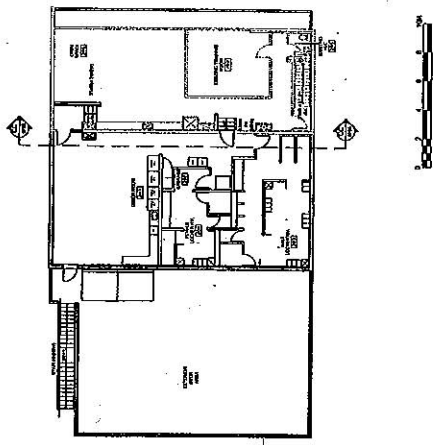
2. FIRST FLOOR PLAN
SCALE 1/8"



3. SECOND FLOOR PLAN
SCALE 1/8"



1. PREPARATION CENTER FLOOR PLAN
SCALE 1/8"



4. N.V.D. PLAN
SCALE 1/8"



AUTO WEST INFINITI
Richmond, B.C.

REFERENCE PLAN



Scale: 1/80
Project: 7254
Resubmittal:
Date: 04.2008

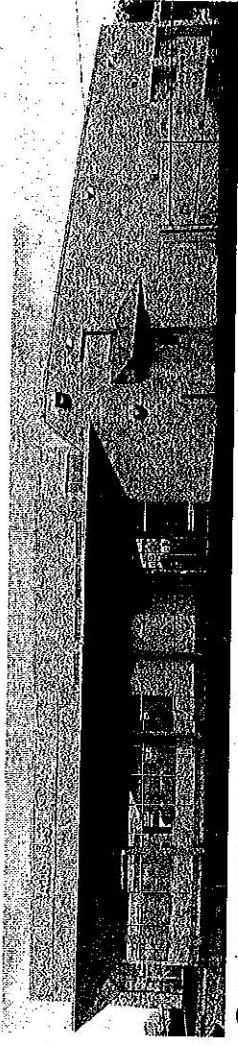
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OCT 15 2008

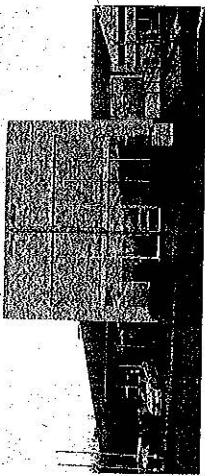
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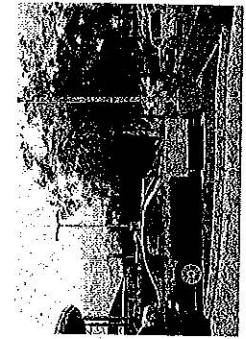
1. EXISTING SOUTH ELEVATION
SCALE: 1/80



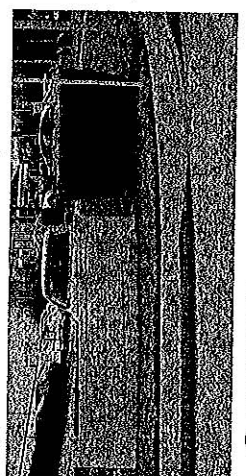
3. EXISTING NORTH ELEVATION
SCALE: 1/80



2. EXISTING EAST ELEVATION
SCALE: 1/80



5. EXISTING DIRECTIONAL SIGN
SCALE: 1/80



4. EXISTING SIGNAGE
SCALE: 1/80