



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 20, 2015

From: Wayne Craig
Director of Development

File: DP 14-677729

Re: Application by Buttjes Architecture for a Development Permit at
13600 Smallwood Place

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned "Vehicle Sales (CV)".

A handwritten signature in black ink, appearing to read "Wayne Craig", written over a large, stylized flourish.

Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

Buttjes Architecture has applied to the City of Richmond for permission to permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned "Vehicle Sales (CV)". The site currently contains an existing Honda automobile dealership.

The site's existing zoning is appropriate and a rezoning is not required for this project.

A Servicing Agreement will also not be required for the proposed project as this development does not impact any existing utilities.

Development Information

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

Surrounding Development

Development surrounding the subject site is as follows:

The development site is located within the Richmond Auto Mall and the surrounding adjacent properties are all engaged in Vehicle Sales uses and all are zoned "Vehicle Sales (CV)".

The owners of the two adjacent properties to the north (5580 Parkwood Way and 5600 Parkwood Way) have indicated that they intend to replace their existing dealerships on those properties with new facilities. Development Permit applications will be required for those new developments. A separate subdivision application (SD15-694666) for 5600 Parkwood Way has recently been submitted to the City which would ultimately result in additional land being added to the subject property which will be used for additional parking once the subdivision and sale of the land is completed.

Background

Project Overview

The proposed project includes the following features:

- Replacement of an existing open service delivery canopy in the northeast corner of the site with a 6.1 m (20 ft) high, 247 m² (2,658.7 ft²) interior drive-through service space, constructed with steel framing, white split-face concrete block and finished with white exterior stucco panels at the upper portion;
- Replacement of an existing open-air car wash area with an enclosed steel-framed addition of approximately 437 m² (4,703.8 ft²) that will consist of a single storey service, detailing and car wash areas on the ground level and a 107.6 m² (1,158 ft²) storage room on a second floor;
- The area being redeveloped totals 791.6 m² (8,520.7 ft²) however some of this work involves existing floor space within the building so the actual increase to the building is only 546.9 m² (5,887 ft²).

- Replacement of an existing sloped wooden shingle roof over the existing showroom with fluted metal roofing;
- Updating / replacement / additional identification signage on the building exterior;
- Relocation of several light fixtures and landscape islands on the lot to improve vehicle circulation;
- Exterior painting over the existing stucco and masonry exterior surfaces; and
- Minor landscaping changes (replacement of one tree with two replacement trees plus shrubs).

Related Policies & Studies

Official Community Plan / East Cambie Area Plan

The subject property is designated “Commercial” in both the Official Community Plan (OCP) Schedule 1 and the East Cambie Area Plan. The proposed additions do not change the current use on the site and the site conforms to both the OCP and the Area Plan designations.

Flood Protection

The site is located in the East Cambie Planning Area with a Flood Construction Level (FCL) requirement of 2.9 m GSC for habitable spaces. Registration of a Flood Plain covenant identifying a minimum habitable elevation of 2.9 m GSC prior to Development Permit issuance is included in the Development Permit Considerations.

As the proposed new additions of 546.9 m² are less than the Flood Plain Designation and Protection Bylaw (No. 8204) threshold of 600 m² and represents an increase in less than 25% of the total building area the works will be exempted from having to raise the additions from their existing elevation of approximately 2.8 m GSC to the FCL requirement of 2.9 m GSC.

Aircraft Noise

The subject property is located within Aircraft Noise Policy “Area 1B – New Residential Land Uses Prohibited”. As the proposed project is for additions to an existing Vehicle Sales use and no residential uses are proposed, there are no aircraft noise sensitive uses in terms of the City’s policy.

Ministry of Environment Approval

The nature of the products (i.e. oil, lubricants, etc.) used in Automobile Dealerships with repair and maintenance facilities typically means that these types of uses are subject to review by the Province under the Environmental Management Act regarding contamination and related concerns. Local government is required to obtain a Certificate of Compliance or other acceptable “instrument” (e.g. authorization letter) from the Ministry of Environment for reviewable projects under the legislation. The Development Permit Considerations include a requirement for receipt of a Certificate of Compliance or alternative approval from the Ministry of Environment prior to issuance of the Development Permit.

Richmond Auto Mall Association Review

As the site is located within the Richmond Auto Mall the applicant has worked with the Richmond Auto Mall Association (RAMA) Board to ensure that the proposed additions to the

existing building are in keeping with the building schemes registered on title by RAMA that control aspects of the building appearance and site layout.

Zoning Compliance

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 “Vehicle Sales CV” zoning.

Urban Design Response

Advisory Design Panel

Given the limited scope of the proposed additions and the location near the back of the existing building, the project was not referred to the Advisory Design Panel.

Conditions of Adjacency

- There are no new adjacency issues generated by the project as the surrounding uses are currently all similar vehicle sales operations and the minimum setbacks are maintained by the proposed additions. Two of the properties to the north are undergoing redevelopment and the existing car dealerships on those lots will be replaced with new car dealership operations and a new public road.
- Enclosing the car wash area will improve the appearance of the portion of the operation.
- The proposed car wash is not expected to create any significant noise disturbance to the surrounding uses – many of which have similar car wash facilities.

Public Realm

- No changes are proposed to the existing frontage roadways, sidewalks or landscaping as a result of this development.

Site and Functional Planning

- Several light standards and landscape islands will be relocated to improve vehicle movements and drive aisle clearances on the lot.
- Display vehicle parking, customer parking and on-site circulation are readily accommodated on site. The proposed service drive-up addition on the eastern side of the building will reinforce the northern flow of traffic around the back of the building and customers will likely find the enclosed service area more convenient in inclement weather.
- The addition on the western side of the building will provide both detailing services and the automated car wash facilities. The vehicle entry is located at the rear of the facility and is consistent with the general vehicle circulation around the building. The new 107.6 m² (1,158 ft²) storage room will be located over top of the car wash/detailing vehicle exit.

Landscaping Form and Character

- The proponent is proposing to install two 7 cm caliper Honey Locust trees and 12 boxwood hedge shrubs inter-spaced in the parking lot between vehicle stalls. A landscape security covering the material and installation costs is required as a condition of the Development Permit issuance.

Architectural Form and Character

- The overall character of the existing building will be retained but freshened up with new paint, several building face signage upgrades and a visible re-roofing from shingles to a metal roof on a peak area that is visible from the street.
- The two additions are near to the back of the existing building and will have a limited impact on the overall building appearance from the street frontage. The car wash enclosure is required under the “Vehicle Sales (CV)” zoning since the car wash will now use automated washing equipment. Compliance with the Public Health Protection Bylaw for control of liquid waste disposal is also required under the zoning.

Crime Prevention Through Environmental Design(CPTED)

- No new crime prevention initiatives are proposed through this project and no new CPTED issues appear to be raised as a result of the proposed design. The Richmond Auto Mall utilizes a 24 hour security service for all the dealerships and the new additions will have door assemblies allowing them to be closed during non-business hours.

Servicing Agreements/Engineering

- As noted earlier, a Servicing Agreement will not be required for this site as there are no impacts to City utilities or frontage works. The developer will need to coordinate with other service providers such as BC Hydro, Telus, etc. for any works related to their utilities.

Release of Covenant Y129582

- The existing property has undergone a number of subdivisions and consolidations with adjacent properties. As a result, the land title record for the site has a covenant registered on title that was originally applied to lands under Development Permit No. 85-120 authorized by Resolution No. 964 that was passed by Council on July 22, 1985. The covenant serves no function on the subject property and its discharge from this site’s title is included in the Development Permit considerations prior to Council issuance.

Sustainability

- Waste water discharges from the car wash facility will be required to adhere to the City’s Pollution Prevention and Clean-Up Bylaw No. 8475. Discharges will be required to be directed to the sanitary system instead of the drainage system thereby facilitating treatment of the waste. The applicant has been advised that a Waste Discharge Permit may be required by Metro Vancouver for car wash discharges to the sanitary system. The discharge connections will be reviewed through the Building Permit application.

Conclusions

The proposed development at Richmond Honda is intended to upgrade the overall appearance of the building and provide two relatively minor additions to enclose the car wash/vehicle detailing area and the drive-up vehicle service facilities. The enclosures have been designed to match the existing building facade appearance and do not result in a significantly enlarged building massing. Staff recommend support for the Development Permit for 13600 Smallwood Place.



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 \$1,254.00 including a 10% contingency cost.
- Discharge from the subject property's title of restrictive covenant Y129582 pertaining to Development Permit No. 85.120.
- Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues acceptable to the Director of Development.
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. The requirement for tree protection is to be confirmed with Parks Arborist staff.
- Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 14-677729

Attachment 1

Address: 13600 Smallwood Place

Applicant: Buttjes Architecture

Owner: Peter Brasso,
Richmond Import Ltd.

Planning Area(s): East Cambie

Floor Area

Existing: 2,946 m² (31,710 ft²)

Floor Area

Proposed: 3,492 m² (37,597 ft²)

	Existing	Proposed
Site Area:	9,418.5 m ² (101,380 ft ²)	Same
Land Uses:	Automobile Dealership	Same
OCP Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	0.50	35%	None permitted
Lot Coverage	Max. 50%	27.9%	None
Setback – Front Yard	Min. 3 m	3 m	None
Setback – Side Yard	Min. 3 m	3 m	None
Setback – Rear Yard	Min. 3 m	3 m	None
Height (m)	Max. 12 m	12 m	None
Lot Size	N/A	N/A	None
Off-street Parking Spaces – Commercial	6 new spaces required	6 new spaces	None
Off-street Parking Spaces – Accessible	Min 2% of all new spaces (1 required)	1	None
Off-street Parking Spaces – Total	6	7	None
Tandem Parking Spaces	Not permitted	N/A	None
Bike Stalls (new)	2 Class 1 and 2 Class 2 stalls required	2 Class 1 stalls 2 Class 2 stalls	None



City of Richmond

Development Permit

No. DP 14-677729

To the Holder: Brian Gee Buttjes Architecture
Property Address: 13600 Smallwood Place
Address: 3707 First Avenue
Burnaby, BC V5C 3V6

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 #8 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 \$1,254.00 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.

To the Holder: Brian Gee Buttjes Architecture

Property Address: 13600 Smallwood Place

Address: 3707 First Avenue
Burnaby, BC V5C 3V6

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 _____, _____

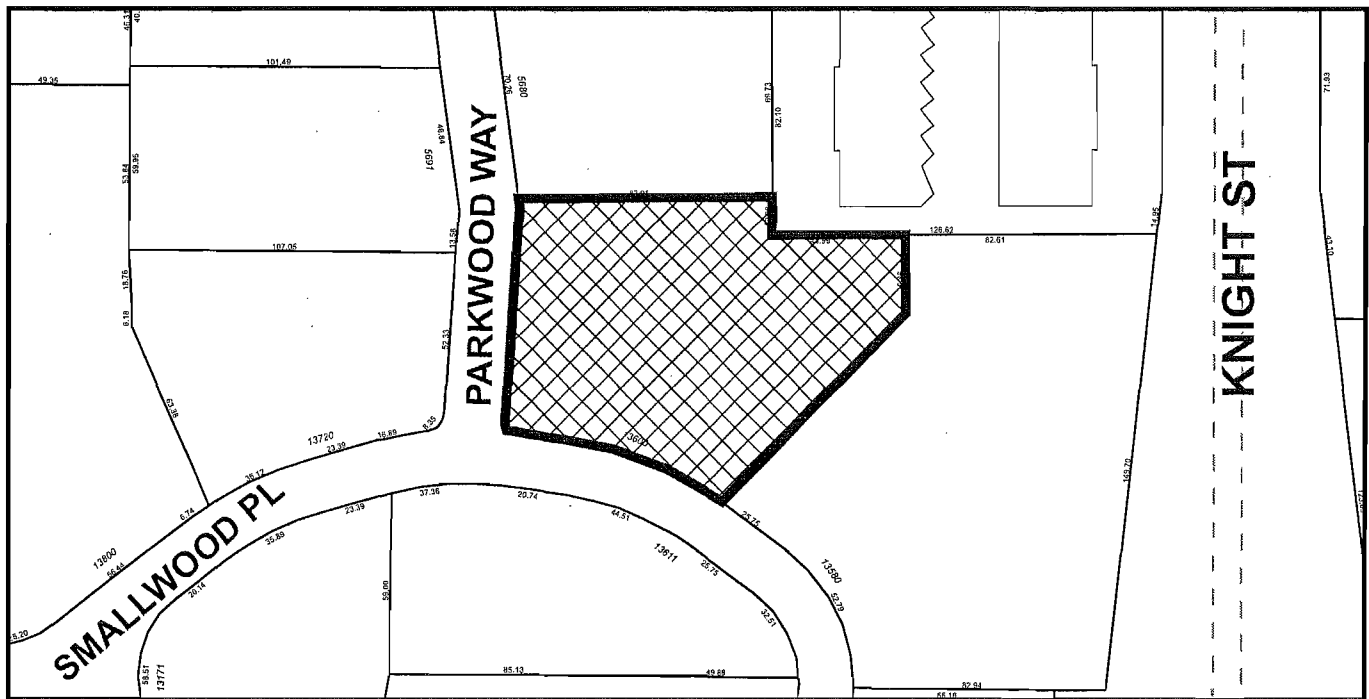
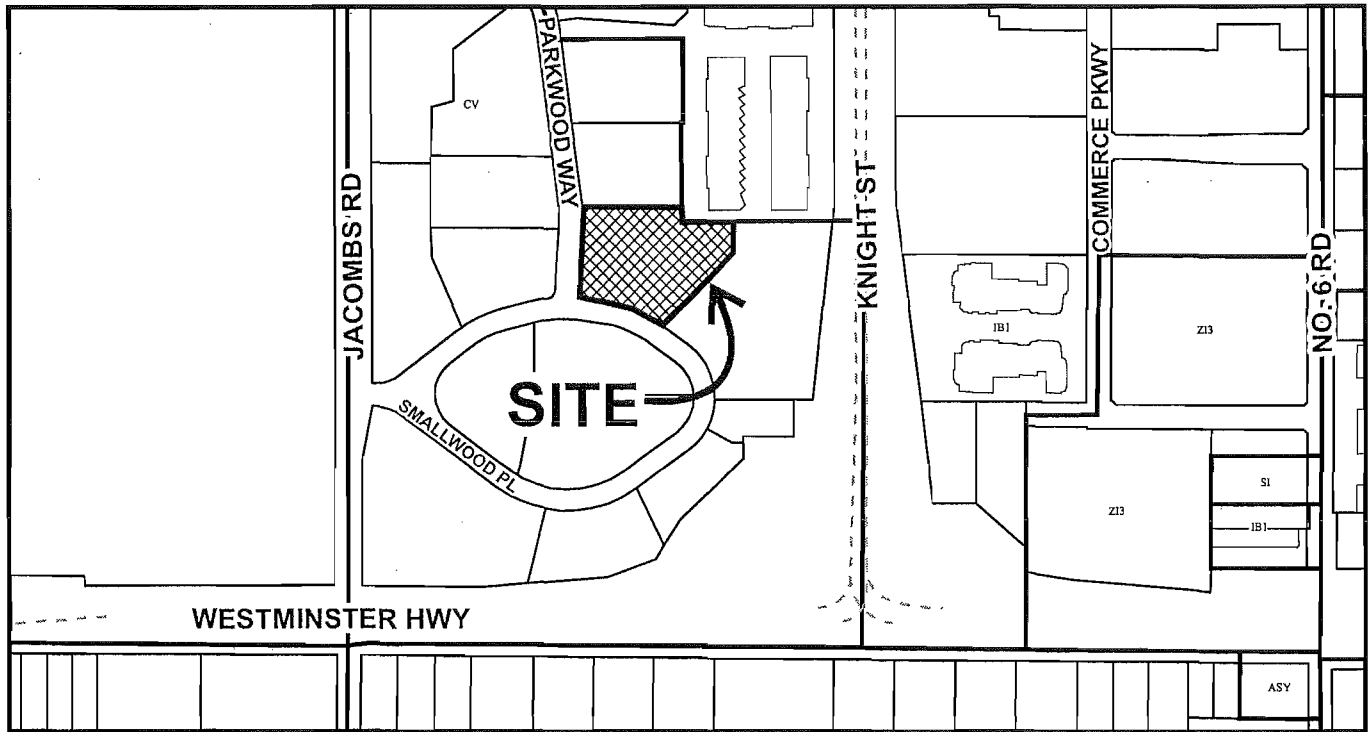
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond



DP 14-677729
SCHEDULE "A"

Original Date: 12/10/14
 Revision Date:
 Note: Dimensions are in METRES



VIEW FROM SMALLWOOD PLACE



VIEW FROM PARKWOOD WAY

Reference

APR 15 2015

DP 14-677729



Architecture Inc.



SMALLWOOD PLACE RICHMOND AUTOMALL
RICHMOND BC



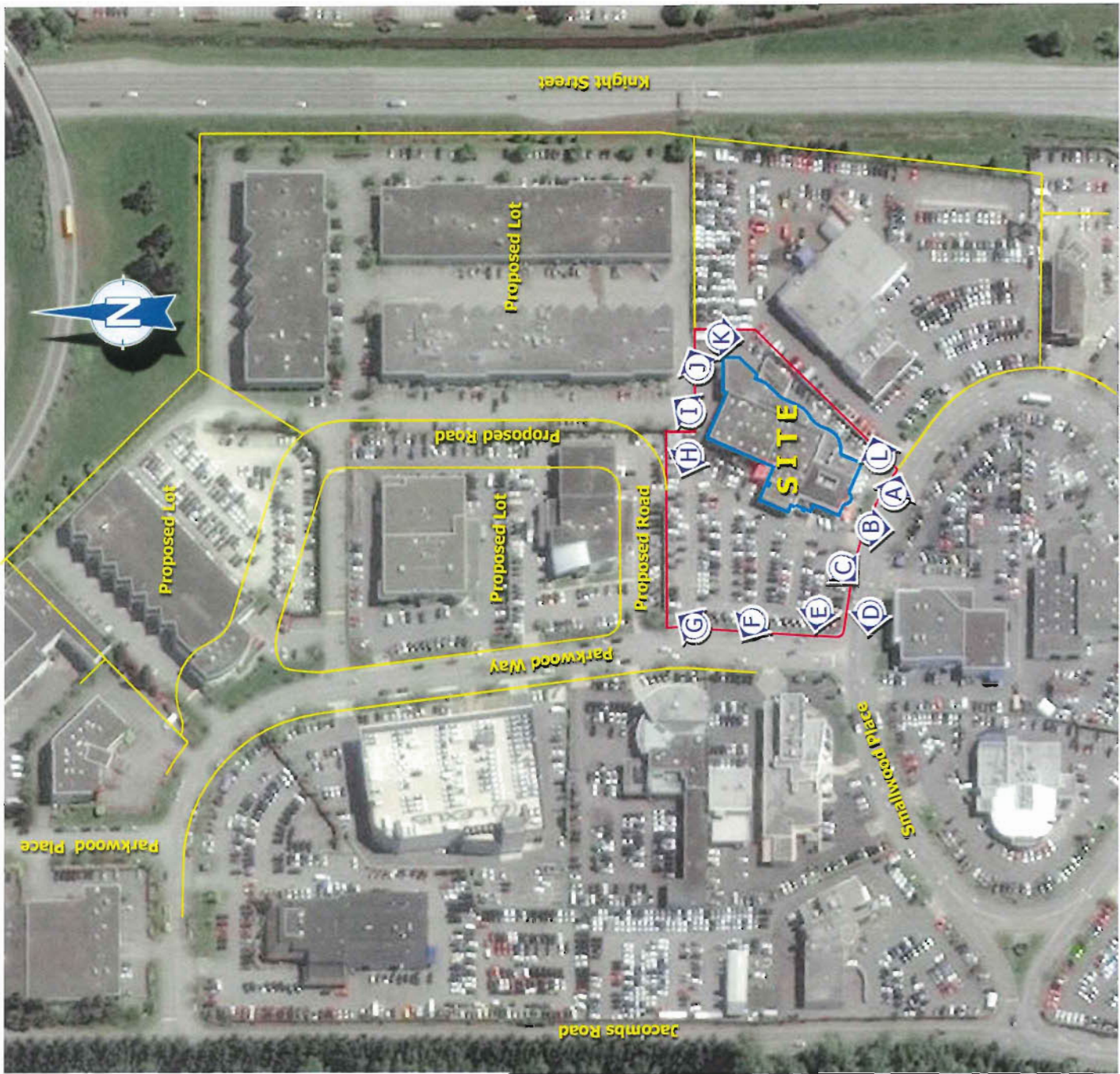
© 2015 Honda of America, Inc.



PARKWOOD WAY RICHMOND AUTOMALL
RICHMOND BC



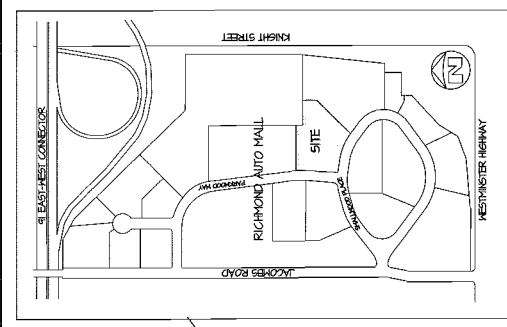
CONTEXT PHOTOS



DP 14-677729

APR 15 2015

Reference



LEGAL DESCRIPTION:
PART OF SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT, LOT 11 PL 6262

CIVIC ADDRESS:
19600 SMALLWOOD PLACE, RICHMOND, BC V6V 1W6

ZONING:
CURRENT ZONING CV - VEHICLE SALES
PENDING RE-ZONING (SUBDIVISION APPLICATION - 2012 626430 000
00R2) TO INCREASE CURRENT SITE AREA

PROJECT STATISTICS:
ORIGINAL SITE AREA - 10,300 sq.ft. (418.5 sq.m.)
TOTAL PROPOSED SITE AREA - 101,380 sq.ft. (4185 sq.m.)

EXISTING BUILDING AREA - 25,460 sq.ft. (2365.3 sq.m.)
PROPOSED NEW BUILDING AREA - 4528 sq.ft. (420.1 sq.m.)
TOTAL BUILDING AREA - 29,988 sq.ft. (2786 sq.m.)

FLOOR AREA CALCULATION:

EXISTING GROUND FLOOR AREA	- 25,460 sq.ft. (2365.3 sq.m.)
PROPOSED NEW GROUND FLOOR AREA	- 4528 sq.ft. (420.1 sq.m.)
TOTAL GROUND FLOOR AREA	29,988 sq.ft. (2786 sq.m.)
EXISTING SECOND FLOOR AREA	- 6250 sq.ft. (580.6 sq.m.)
PROPOSED NEW SECOND FLOOR AREA	- 1894 sq.ft. (176.25 sq.m.)
TOTAL SECOND FLOOR AREA	8144 sq.ft. (756.8 sq.m.)
TOTAL EXISTING FLOOR AREA	- 31,710 sq. ft. (2946 sq. m.)
TOTAL NEW FLOOR AREA	- 5287 sq. ft. (516.9 sq.m.)
TOTAL PROJECT FLOOR AREA :	37,100 + 5287 = 37,971 sq.ft. (3492.9 sq.m.)

FLOOR AREA RATIO:
50% ALLOWED = 10,150 sq.ft. x 50% = 5075 sq.ft. (470 sq.m.)
55% PROPOSED = 10,150 sq.ft. x 55% = 5582 sq.ft. (516.5 sq.m.)

SITE COVERAGE:
50% ALLOWED = 10,150 sq.ft. x 50% = 5075 sq.ft. (470 sq.m.)
21% PROPOSED = 10,150 sq.ft. x 21% = 2131 sq.ft. (197.2 sq.m.)

PARKING REQUIREMENTS:
(17) STALLS BASED ON ORIGINAL 1991 BUILDING PERMIT
(INCLUDING CARS FOR SALES DISPLAY)

NEW PARKING REQUIREMENTS: (all new floor area are for vehicle service shop use)

(5) STALLS PER NEW SERVICE BAYS = 3 x 2 (DETAIL BAYS) = (6) STALLS REQUIRED

TOTAL NEW PARKING STALLS PROVIDED = (7) STALLS

LOADING BAY REQUIREMENTS PER RICHMOND ZONING TABLE 1.B.6.2.1:
(i) DESIGNATED MEDIUM SIZE SPACE PER EVERY 5000 sq. m. over 1861 sq.m. THERE IS (i) EXISTING MEDIUM SIZE LOADING SPACE. THE NEW FLOOR AREA ADDED TO THE EXISTING IS LESS THAN 5000 sq.m. SO IT WILL NOT TRIGGER ADDITIONAL LOADING BAY REQUIREMENT.

ON-SITE BICYCLE PARKING REQUIREMENTS PER RICHMOND ZONING TABLE 1.B.1.1: (REQUIREMENTS APPLY TO NEW AREA ONLY, AS PER 11.4.4.)

OFFICE/RECEPTION CAR SALES :

NO NEW OFFICE/CAR SALES AREA ADDED.

GENERAL INDUSTRIAL (SERVICE & DETAILING SHOPS/ STORAGE AREAS) :

0.27 SPACES REQUIRED PER EACH 100 sq.m. OF GROSS LEASABLE FLOOR AREA GREATER THAN 100 sq.m.
= 547 sq.m. = 100 sq.m. = 447/100 sq.m. x 0.27 = 12 = (1) CLASS I SPACES REQUIRED

0.27 SPACES REQUIRED PER EACH 100 sq.m. OF GROSS LEASABLE FLOOR AREA GREATER THAN 100 sq.m.
= 547 sq.m. = 100 sq.m. = 447/100 sq.m. x 0.27 = 12 = (1) CLASS II SPACES REQUIRED

TOTAL CLASS I BICYCLE PARKING REQUIRED = (1) SPACE

TOTAL CLASS II BICYCLE PARKING REQUIRED = (1) SPACE

LEGEND

— 15 007 EXISTING GRADE
— 15 007 FINISHED GRADE

RD = ROOF DRAIN
RV = ROOF VENT
CL = LATCH CLASH
PH = EXISTING FOOT PATHWAY

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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14	2012-03-26	REVISED PER D.P.
15	2012-03-26	REVISED PER D.P.
16	2012-03-26	REVISED PER D.P.
17	2012-03-26	REVISED PER D.P.
18	2012-03-26	REVISED PER D.P.
19	2012-03-26	REVISED PER D.P.
20	2012-03-26	REVISED PER D.P.
21	2012-03-26	REVISED PER D.P.
22	2012-03-26	REVISED PER D.P.
23	2012-03-26	REVISED PER D.P.
24	2012-03-26	REVISED PER D.P.
25	2012-03-26	REVISED PER D.P.
26	2012-03-26	REVISED PER D.P.
27	2012-03-26	REVISED PER D.P.
28	2012-03-26	REVISED PER D.P.
29	2012-03-26	REVISED PER D.P.
30	2012-03-26	REVISED PER D.P.
31	2012-03-26	REVISED PER D.P.
32	2012-03-26	REVISED PER D.P.
33	2012-03-26	REVISED PER D.P.
34	2012-03-26	REVISED PER D.P.
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36	2012-03-26	REVISED PER D.P.
37	2012-03-26	REVISED PER D.P.
38	2012-03-26	REVISED PER D.P.
39	2012-03-26	REVISED PER D.P.
40	2012-03-26	REVISED PER D.P.
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43	2012-03-26	REVISED PER D.P.
44	2012-03-26	REVISED PER D.P.
45	2012-03-26	REVISED PER D.P.
46	2012-03-26	REVISED PER D.P.
47	2012-03-26	REVISED PER D.P.
48	2012-03-26	REVISED PER D.P.
49	2012-03-26	REVISED PER D.P.
50	2012-03-26	REVISED PER D.P.

LEGEND

— 15 007 EXISTING GRADE
— 15 007 FINISHED GRADE

RD = ROOF DRAIN
RV = ROOF VENT
CL = LATCH CLASH
PH = EXISTING FOOT PATHWAY

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO	DATE	REVISION
1	2012-02-25	REVISED PER D.P.
2	2012-03-26	REVISED PER D.P.
3	2012-03-26	REVISED PER D.P.
4	2012-03-26	REVISED PER D.P.
5	2012-03-26	REVISED PER D.P.
6	2012-03-26	REVISED PER D.P.
7	2012-03-26	REVISED PER D.P.
8	2012-03-26	REVISED PER D.P.
9	2012-03-26	REVISED PER D.P.
10	2012-03-26	REVISED PER D.P.
11	2012-03-26	REVISED PER D.P.
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48	2012-03-26	REVISED PER D.P.
49	2012-03-26	REVISED PER D.P.
50	2012-03-26	REVISED PER D.P.

LEGEND

— 15 007 EXISTING GRADE
— 15 007 FINISHED GRADE

RD = ROOF DRAIN
RV = ROOF VENT
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PH = EXISTING FOOT PATHWAY

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NO	DATE	REVISION
1	2012-02-25	REVISED PER D.P.
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5	2012-03-26	REVISED PER D.P.
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11	2012-03-26	REVISED PER D.P.
12	2012-03-26	REVISED PER D.P.
13	2012-03-26	REVISED PER D.P.
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15	2012-03-26	REVISED PER D.P.
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17	2012-03-26	REVISED PER D.P.
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20	2012-03-26	REVISED PER D.P.
21	2012-03-26	REVISED PER D.P.
22	2012-03-26	REVISED PER D.P.
23	2012-03-26	REVISED PER D.P.
24		

A2.02

GROUND FLOOR PLAN

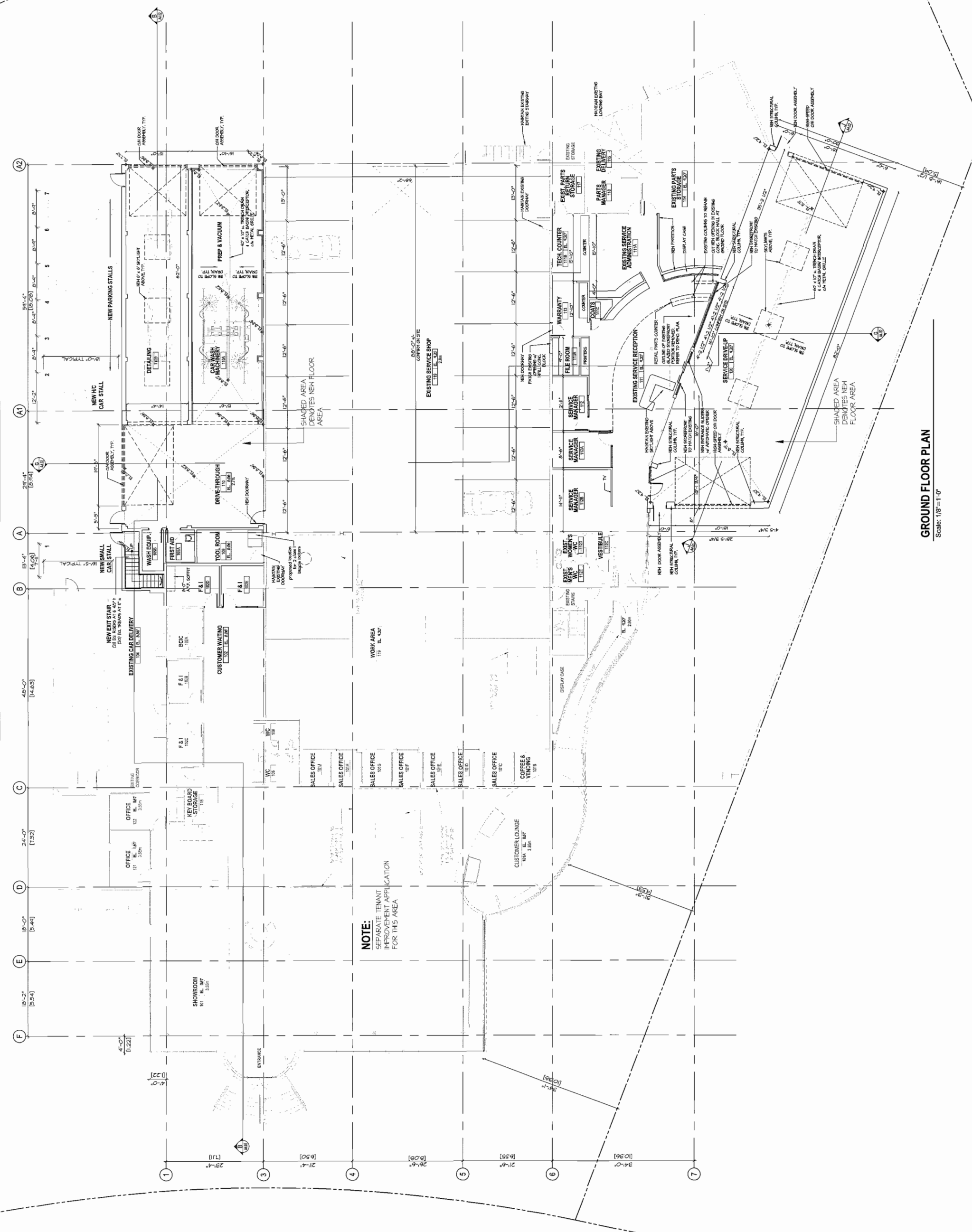


PROJECT No. 1 1002
 SCALE 1/8" = 1'-0"
 PLOT DATE 2014-12-26
 DRAWN BY J.D.
 CHECKED BY D.B.
 DRAWING #

Butties Architecture Inc.

NO	DATE	REVISION
1	2014-11-26	ISSUE FOR D.P.
2	2015-04-10	REVISED FOR D.P.
NO	DATE	REVISION

LEGEND
 + 55 0.007 EXISTING GRADE
 + 76 0.007 FINISHED GRADE



GROUND FLOOR PLAN
 Scale: 1/8"=1'-0"



SECOND FLOOR PLAN
Scale: 1/8"=1'-0"

A 2.03

PROJECT No. 1 1202
SCALE 1/8" = 1'-0"
PLOT DATE 2014-E-26
DRAWN BY J.A.
CHECKED BY J.B.
DRAWING #

Buttles Architecture Inc.
18000 Smallwood Place
Richmond Auto Mall
Richmond, VA 23138
Phone: (804) 281-2000
Fax: (804) 281-2000
www.buttlesarch.com
200 Pitts Avenue, Suite 200
Richmond, VA 23103
C/O: 1502-1508

NO	DATE	REVISION
1	2014-12-26	ISSUE FOR D.P.
2	2015-3-10	REVISED FOR D.P.

LEGEND
+ 15 0.00' EXISTING GRADE
+ 16 0.00' FINISHED GRADE

DP 14-677729
APR 15 2015
Plan #11

Pathname: P:\working\2022 Richmond Honda address\Richmond Honda DP application 20141226\CP cad files\202 - A2.03 BUILDING PLANS.dwg - A2.03
Last Saved: Mar 11/15 3:10pm Plotter: Mar 12/15

Plans

APR 15 2015

DP 14-677729

LEGEND

- + 55 0.00' EXISTING GRADE
- + 16 0.00' FINISHED GRADE

MATERIALS AND COLOURS LEGEND

- A. FINISHED METAL ROOFING
- B. BRICK
- C. CONCRETE BLOCK TO MATCH EXISTING SPLIT-FACE BLOCK, TYP.
- D. EXTERIOR PAINT OVER EXISTING METAL ROOFING
- E. EXTERIOR PAINT OVER CONCRETE BLOCK TO MATCH EXISTING SPLIT-FACE BLOCK, TYP.
- F. EXTERIOR PAINT OVER EXISTING METAL ROOFING
- G. EXTERIOR PAINT OVER CONCRETE BLOCK TO MATCH EXISTING SPLIT-FACE BLOCK, TYP.
- H. EXTERIOR PAINT OVER EXISTING METAL ROOFING
- I. EXTERIOR PAINT OVER CONCRETE BLOCK TO MATCH EXISTING SPLIT-FACE BLOCK, TYP.
- J. EXTERIOR PAINT OVER CONCRETE BLOCK TO MATCH EXISTING SPLIT-FACE BLOCK, TYP.
- K. PAINTED STEEL DOOR

NOTES:
 1. EXTERIOR PAINT TO MATCH EXISTING SPLIT-FACE BLOCK, TYP.
 2. EXTERIOR PAINT TO MATCH EXISTING METAL ROOFING, TYP.
 3. EXTERIOR PAINT TO MATCH EXISTING METAL ROOFING, TYP.
 4. EXTERIOR PAINT TO MATCH EXISTING METAL ROOFING, TYP.
 5. EXTERIOR PAINT TO MATCH EXISTING METAL ROOFING, TYP.
 6. EXTERIOR PAINT TO MATCH EXISTING METAL ROOFING, TYP.
 7. EXTERIOR PAINT TO MATCH EXISTING METAL ROOFING, TYP.
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NO	DATE	REVISION
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2	2015-04-10	REVISED FOR D.P.

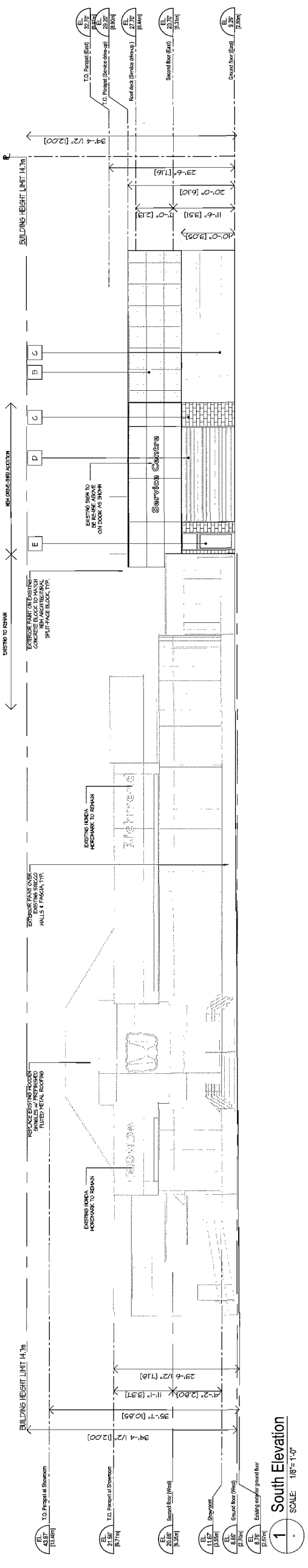
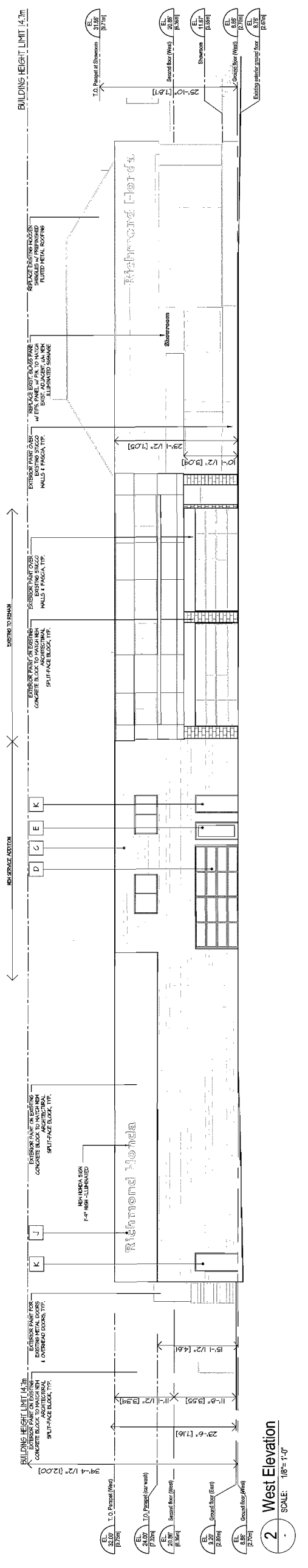
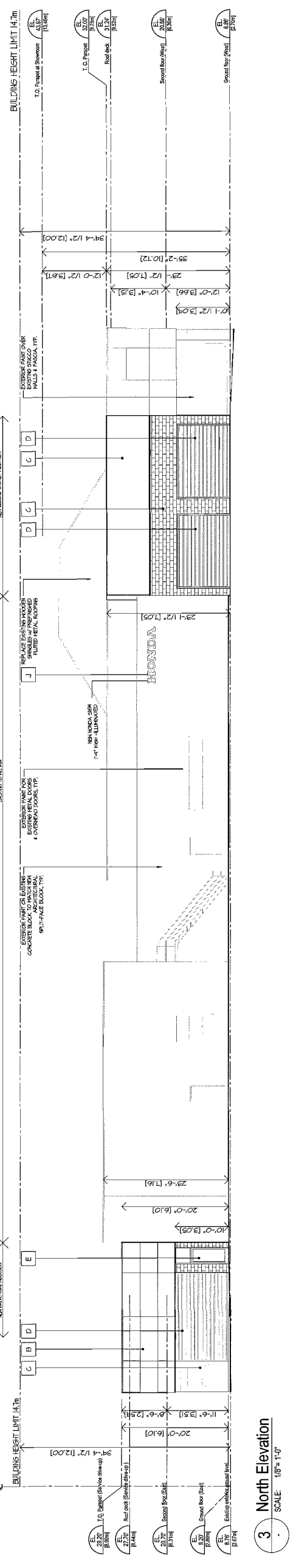
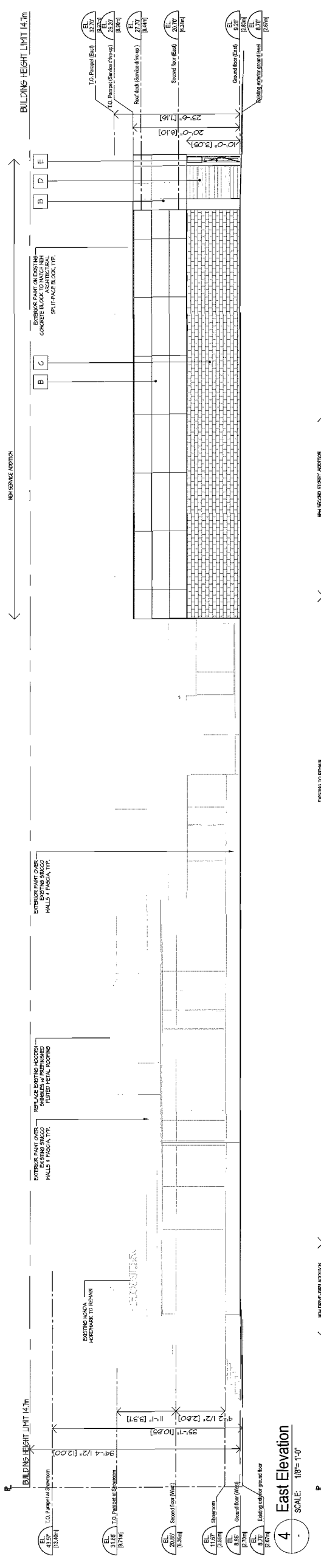
Butties Architecture Inc.

PROJECT No. 11022
 SCALE 1/8" = 1'-0"
 PLOT DATE 2014-12-26
 DRAWN BY JH
 CHECKED BY JB
 DRAWING #



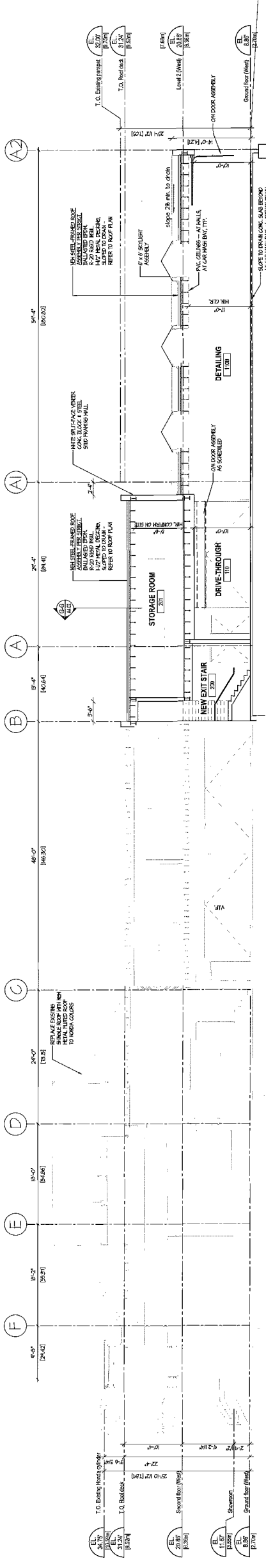
A3.01

BUILDING ELEVATIONS

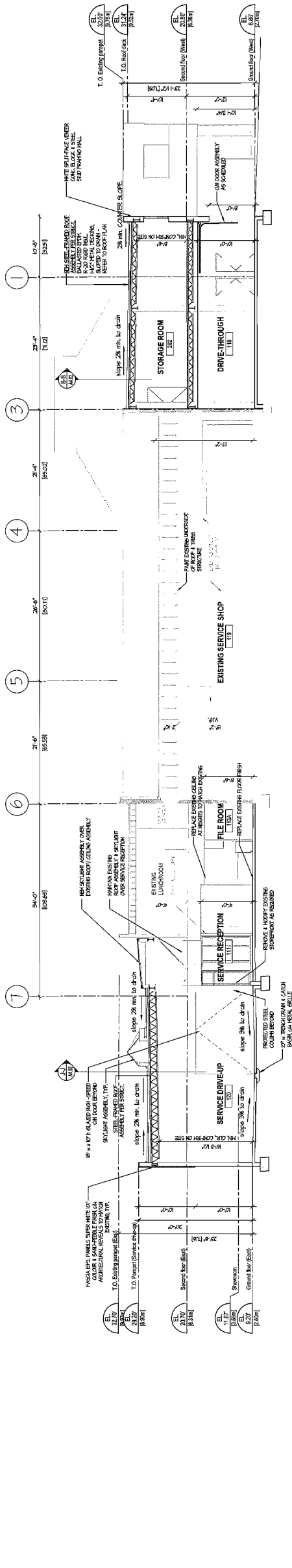


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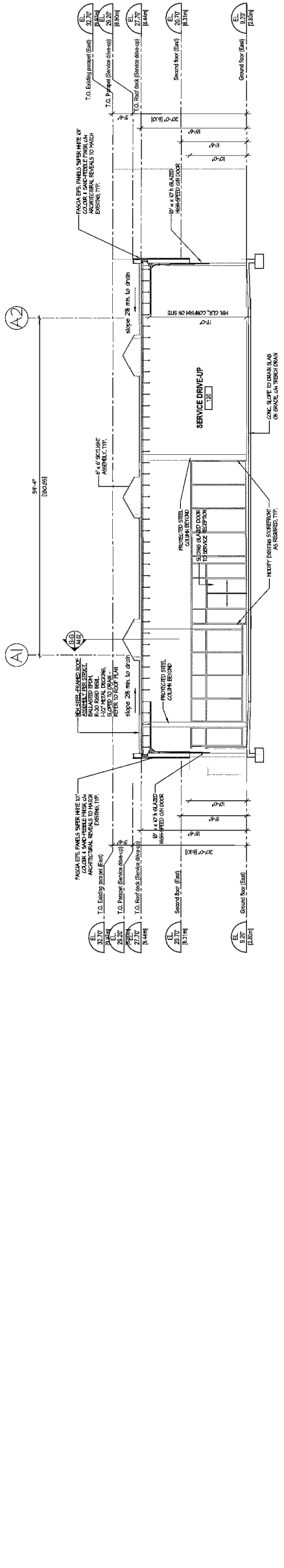
± 85 0.07 EXISTING GRADE
 ± 15 0.07 FINISHED GRADE



1 SECTION B-B
 Scale: 1/8"=1'-0"



2 SECTION G-G
 Scale: 1/8"=1'-0"



3 SECTION J-J
 Scale: 1/8"=1'-0"

Plan #6

APR 15 2015

DP 14-677729

NO	DATE	REVISION
1	2014-11-26	ISSUE FOR D.P.
2	2015-3-10	REVISED FOR D.P.

Butties Architecture Inc.

Butties Architecture Inc.
 2011 Park Avenue Building 2C
 Charlottesville, VA 22904
 Phone: (804) 272-7272
 Fax: (804) 272-7271
 www.buttiesarch.com

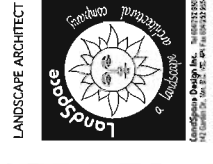


RICHMOND HONDA
 1950 Smallwood Place
 Richmond Auto Mall

PROJECT No.	1252
SCALE	1/8" = 1'-0"
PLOT DATE	2014-11-26
DRAWN BY	dh
CHECKED BY	BS
DRAWING A	

A 4.02

BUILDING SECTIONS



LANDSCAPE ARCHITECT

NO	DATE	ISSUE
1	Nov 2014	ISSUED FOR DP
2	Dec 18/14	ISSUED FOR BP
3	Mar 11/15	REVISED FOR DP



SCALE

Buttes Architecture Inc.

2015 First Avenue Burnaby, BC
Canada V5C 2T8

RICHMOND HONDA
13600 Smallwood Place
Richmond, BC

PROJECT No. : 102
 SCALE : 1/8"=1'-0"
 PLOT DATE : Oct 17, 2014
 DRAWN BY : ACT
 CHECKED BY :

DRAWING #

L7

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	2	Quercus Lt. Spinyleaf	Honey Locust 'Vir.	7cm cal / 1.8m gnd
	12	Buxus sempervirens	Bonwood Hedge (Clipped)	#3 pot

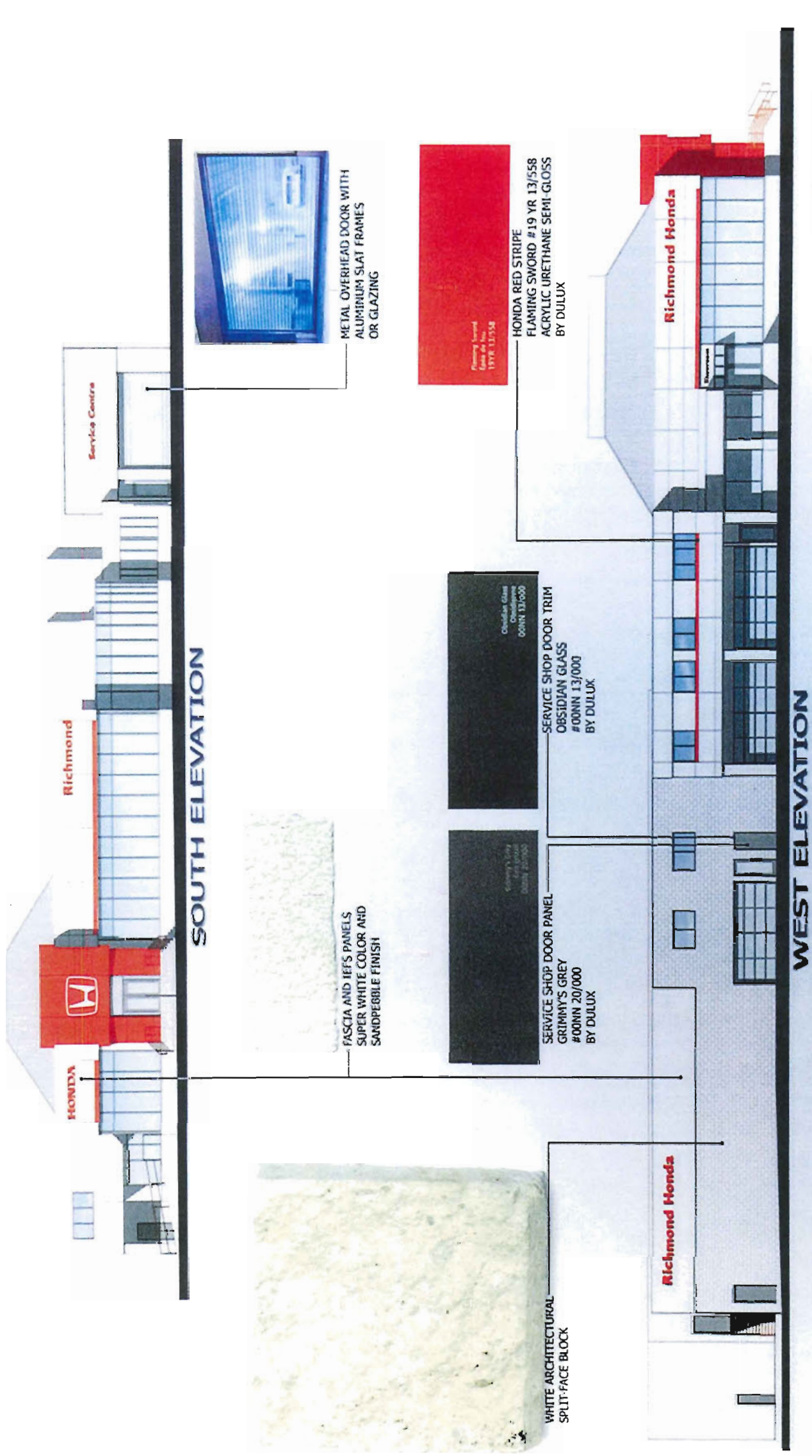
Note: Specifications per the "BC Landscape Standards"



Plan #8

APR 15 2015

DP 14-677729



MATERIAL BOARD



HONDA
 SMALLWOOD PLACE RICHMOND AUTOMALL
 RICHMOND BC