



To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: December 8, 2005
File: DP 05-298331
Re: **Application by Willow Construction Ltd. for a Development Permit at
9051 Blundell Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 Townhouse Dwellings at 9051 Blundell Road on a site zoned Comprehensive Development District (CD/121); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the maximum site coverage from 40% to 42%;
 - b) Reduce the front yard setback from 4.5 m to 3.0 m for a portion of the easterly building, only, and to 0.0 m for mailbox/signage structure;
 - c) Reduce the rear yard setback from 3.7 m to 1.8 m for the westerly building, only;
 - d) Increase the maximum building height from 12 m to 12.6 m for decorative roof appurtenances;
 - e) Permit a small car parking space for one visitor parking space; and
 - f) Permit a tandem parking arrangement for eight of the twelve townhouse dwellings.

Holger Burke
Acting Director of Development

HB:ef
Att.

Staff Report

Origin

Willow Construction Ltd. has applied to the City of Richmond for permission to develop 12 townhouses at 9051 Blundell Road on a site zoned Comprehensive Development District (CD/121). The site was rezoned from Single-Family Housing District, Subdivision Area F (R1/F) as part of the rezoning application (RZ 03-254683) for this site. The site currently is vacant.

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.

Background

The subject site is located at 9051 Blundell Road, east of Garden City Road. Development surrounding the subject site is as follows:

- To the north, the proposed development for 10 three-storey townhouse units (RZ 03-251048 and DP 05-306672) which will obtain access through the subject site from Blundell Road;
- To the east, an existing multiple-family development at 7833 Heather Street consisting of 49 townhouse units, zoned Comprehensive Development District (CD/129);
- To the south, across Blundell Road, a neighbourhood shopping centre at 8040 Garden City Road zoned Community Commercial District (C3); and
- To the west, an existing neighbourhood pub at 9031 Blundell Road, zoned Neighbourhood Pub District (NHP).

Rezoning and Public Hearing Results

The original rezoning application for this development (RZ 03-254683) was presented to Planning Committee March 16, 2004 and Public Hearing April 19, 2004. The original proposal was referred back to staff to revisit the site configuration and site access in conjunction with the proposed development at 7840 Garden City Road (RZ 03-251048).

Staff met with the applicant for this site and with the applicant for the proposed development at the adjacent site to the north, 7840 Garden City Road (RZ 03-251048) to explore alternate site access. Staff recommended that access to the adjacent site at 7840 Garden City Road be provided through the subject development at 9051 Blundell Road to address the concerns expressed at the Public Hearing. Granting of a 6 m (20 ft.) cross access easement to provide vehicular access through the subject property to the neighbouring property at 7840 Garden City Road was a made condition of rezoning, and agreed to by the applicant.

The revised rezoning application was presented to Planning Committee on January 4, 2005. The Public Hearing for the rezoning of this site was held on February 21, 2005. There were no comments or concerns raised at Public Hearing for the revised proposal.

Staff Comments

During the rezoning, staff recommended that at the Development Permit phase the applicant was to provide additional landscaping adjacent to the neighbourhood pub to improve privacy, and to ensure that existing trees are retained wherever possible, especially at the project's open space

along Blundell Road. A row of trees consisting alternately of Red Sunset Maples (1.8 m height) and Eastern White Pines (3.0 m height) are proposed along the western property line adjacent to the pub. The proposed scheme attached to this report has satisfactorily addressed the 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 Comprehensive Development District (CD/121) 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) Increase the maximum site coverage from 40% to 42%;

(Staff supports the proposed variance as the proposal meets the intent of the zoning district and McLennan South Sub-Area Plan, which is to accommodate a village aspect, comprised of the community's more intense clusters of family-oriented homes and due to the relatively small size of the site and due to the road dedication.)

- 2) Reduce the front yard setback from 4.5 m to 3.0 m for a portion of the easterly building, only, and to 0.0 m for mailbox/signage structure;

(Staff supports the proposed variance as the reductions to the public road setback permit the principle façade of east building [Building One] a 3 m setback to align with the adjacent townhouse development at 7833 Heather St., which did not require a 2 m road dedication along Blundell Road, as with the subject site.)

- 3) Reduce the rear yard setback from 3.7 m to 1.8 m for the westerly building, only;

(Staff supports the proposed variance as the reduction to the rear yard setback allows for a shifting of Building Two to the north to allow for retention of existing trees in the front yard. The subject site is providing access to the adjacent site at 7840 Garden City Road where the current plan proposes a driveway along the common property line so that there will be no overshadowing as a result of the reduced setback.)

- 4) Increase the maximum building height from 12 m to 12.6 m for decorative roof appurtenances;

(Staff supports the proposed variance as the increase in building height permits decorative roof appurtenances (finials and roof combs) which are consistent with the architectural character of the proposed development and will have minimal impacts on shadowing or view obstruction for neighbouring developments.)

- 5) Permit a small car parking space for one visitor parking space; and

(Staff supports the proposed variance in consideration for the site specific constraints, including the provision of the increased width access driveway to accommodate the adjacent development at 7840 Garden City Road, tree retention, and a road widening dedication on Blundell Road.)

6) Permit a tandem parking arrangement for eight of the twelve townhouse dwellings.

(Staff supports the proposed variance as tandem parking will allow for more efficient site development and in consideration for the site specific constraints, including the provision of the increased width access driveway to accommodate the adjacent development at 7840 Garden City Road, tree retention, and a road widening dedication on Blundell Road.)

Advisory Design Panel Comments

The Advisory Design Panel was unanimously supportive of the proposal, provided consideration is given to improvements to landscape features to improve privacy for decks overlooking the neighbouring pub, improvements to the usability of outdoor amenity areas, and screening of visitor's parking. These concerns have been addressed by the applicant in the revised submission..

A copy of the relevant excerpt from the Advisory Design Panel Minutes from June 22, 2005 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**'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respects the massing of the existing and potential future multi-family development; and
- The applicant has addressed privacy for units facing the adjacent pub to the west, and townhouse units to the east through siting and window placement, the provision of a 1.8 m height solid wood privacy fencing, landscape plantings and retention of the existing high hedge.

Urban Design and Site Planning

- Vehicle access to the site will be from a single driveway from Blundell Road, to be shared with the adjacent site to the north at 7840 Garden City Road through a cross-access easement provided at rezoning;
- Pedestrian frontage character facing Blundell Road has been incorporated to enhance the pedestrian residential streetscape. There are individual unit and communal entries on the streetscapes;
- A total of three (3) visitor parking spaces are provided throughout the site, including one (1) wider parking space for enhanced accessibility;
- Eight of the 12 units have two vehicle parking spaces, provided in tandem;
- Buildings along the central driveway have been designed to incorporate entry stairs and front doors to enhance the pedestrian environment;
- The site has been designed to accommodate fire-fighting requirements and permit individual unit garbage collection;
- A recycling enclosure located adjacent to Blundell Road for convenience of pick-up has been provided, and is screened by a six foot high solid cedar fence enclosure;
- The location of amenity areas maximize the open space adjacent to large retained trees at both Blundell Road and on the adjacent development to the east; and
- Two units include a living space and washroom at grade to provide enhanced accessibility.

Architectural Form and Character

- Building design is consistent with the surrounding residential character of the neighbourhood;
- The building forms are well articulated;
- The proposed building materials (fibre cement board siding and shingles, vinyl siding, painted wood trim, shake profile asphalt shingle roofing, and painted wood brackets) are consistent with the Official Community Plan (OCP) Guidelines;
- A pedestrian scale is provided at the ground floor level of the units along public streets and driveways with the inclusion of windows, doors, porches, and landscape features;
- Visual interest and variety has been incorporated with dormers, turrets and bays, varying material combinations and a range of colour finishes; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with planting of new trees, individual unit entry porches and panel garage doors with transom windows.

Landscape Design and Open Space Design

- The landscape design includes the retention of two large spruce trees along the Blundell frontage, existing hedge along the west property line, and the planting of 39 new trees (including large calliper or ornamental species) and approximately 251 shrubs. The existing Cedar hedging will be protected and retained;
- The landscape design also includes special paving treatment with patterning and colour, as well as substantial planting for a project of this small scale;
- The outdoor amenity includes benches, pathways, planting beds and a lawn area, located in two separate areas, due to site constraints and the retention of the trees in the front yard;
- Children's play opportunities on site include private yards, informal communal lawn areas, and a screened sand box (with cover) with seating area for supervision;
- Cash-in-lieu (\$12,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 03-254683);
- Pavers on the drive aisle at the project entry are provided for traffic calming and permeability;
- Decorative low wood picket fencing with wooden gates is provided along the streetscape, with six feet maximum height solid cedar fencing elsewhere;
- Landscape screening of the visitor parking stalls located in the front yard is provided; and
- Trellis arbour feature is provided at the pedestrian and vehicle entry on Blundell Road.

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.

Transportation and Traffic Comments

- Mailboxes have been located at a convenient location along the central driveway at the project entry at Blundell Road; and
- Driveway entrance has been increased in width to 7.5 m for a depth of 3 m, tapering to 6 m over a distance of 6 m, to minimize traffic conflicts.

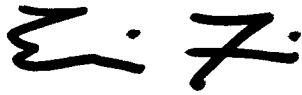
Engineering Works Comments

- Storm sewer capacity analysis has been submitted and the City accepts the applicant's recommendation to construct a new storm sewer designed to OCP capacity, along the entire Blundell Road frontage of the development.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context and will fit the McLennan South neighbourhood context of Blundell Road and Garden City Road.

Therefore, staff recommends support of this Development Permit application.



Eric Fiss
Policy Planner

EF:cas

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$52,992 (based on total floor area of 26,496 square feet).

Prior to issuance of a Building Permit:

1. A construction parking and traffic management plan is to be provided to the Transportation Department to include:
 - location for parking for services, deliveries, workers, loading;
 - application for request for any lane closures (including dates, times, and duration); and
 - proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Enter into a Servicing Agreement* for the design and construction of any required storm sewer capacity analysis upgrades, and beautification works along their Blundell frontage. Works include, but are not limited to:
 - Blundell Road frontage: remove existing sidewalk and creating a 1.50 m minimum grass and treed boulevard, with the new sidewalk behind that. The exact location of the sidewalk to be worked out with the developer's consultant; Blundell will be widened in the future for a left turn lane so need to minimize the amount of this new sidewalk which may have to be altered then. Also, the sidewalk is to be designed and poured to retain the trees left at the frontage, so probably would meander somewhat. All works are at the developer's sole cost; and
 - Construct a new storm sewer designed to OCP capacity, along the entire Blundell Road frontage of the development at developer's sole cost.

* Note: This requires a separate application.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet Development Applications Department

DP 05-298331
Attachment 1

 Address: 9051 Blundell Road

 Applicant: Willow Construction Ltd. Owner: Willow Construction Ltd.

 Planning Area(s): City Centre Area - McLennan South Sub-Area Plan Schedule - 2.10D

 Floor Area Gross: 2,461.5 m² Floor Area Net: 1,453.7 m²

	Existing	Proposed
Site Area:	1,671.9 m ²	1,671.9 m ²
Land Uses:	Single-family residential	Multiple-family Residential
OCP Designation:	Residential	No change
Zoning:	Comprehensive Development District (CD/121)	Comprehensive Development District (CD/121)
Number of Units:	Vacant	12 Townhouse Dwelling Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.90	0.87	None permitted
Lot Coverage:	Max. 40%	42%	Variance supported for site coverage to 42%
Setback – Blundell Road - Front Yard (m):	4.5 m Min.	3.0 m Min.	Variance supported for Building One principal façade
Setback – Side Yards – E/W (m):	Min. 1.9 m	Min. 5.5 m	None
Setback – Rear Yard - N (m):	Min. 3.7 m	Min. 1.8 m	Variance supported for Building Two
Height (m):	Max. 12 m	12.6 m	Variance supported for architectural appurtenances
Lot Size - min. width Min. depth	40 m 35 m	46 m 38 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 12 = 18 (R) 0.2 spaces/unit x 12 = 3 (V)	2.0 spaces/unit x 8 = 16 (R) 1.0 spaces/unit x 4 = 4 (R) 0.2 spaces/unit x 12 = 3 (V)	Variance supported for one small car visitor space
Off-street Parking Spaces – Accessible:	not required	not provided	None
Total off-street Spaces:	21	23	None

Tandem Parking Spaces	not permitted	16 spaces for 8 units	Variance supported for tandem spaces for 8 of 12 townhouse units
Amenity Space – Indoor:	Min. 70 m ²	Payment-in-lieu of \$12,000 with rezoning (RZ 03-254683)	None
Amenity Space – Outdoor:	Min. 72 m ²	46 m ² and 58 m ²	None

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

**Wednesday, June 22nd, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Attendance:

Members: Mr. Jim Carter-Huffman
Mr. Dana Westermark
Cst. Tai Chang
Mr. Jerry Doll
Mr. David Kirsop
Mr. Al Tanzer - Chair
Mr. Greg Andrews

Staff: Ms. Cecilia Achiam
Mr. Eric Fiss

Recording
Secretary: Ms. Cecilia Achiam

Representatives: **Item 2 DP 05-298331**
Mr. Wayne Fougere
Mr. Masa Ito
Mr. Ernie Summerfield
Mr. Satya Maharaj
Mr. Ken Wevers

2. Townhouses

Wayne Fougere Architect
9051 Blundell Road
(Formal)

DP 05-298331

Mr. Eric Fiss, Planner, reviewed the staff comments provided for the project, a copy of which are attached as Schedule 1 and form a part of these minutes. Staff support proposed variances as noted in the staff comment.

With the aid of a model and an artist's renderings, Mr. Wayne Fougere, the architect, described the project.

Mr. Masa Ito, landscape architect, reviewed the details of the landscape plan.

General questions put forth by the Panel included:

- How will garbage and recycling be serviced. (*By municipal door to door pick up.*)

- What landscaping between pub and proposed site. (*Existing hedge and additional trees on subject property*).

The comments of the Panel were as follows:

- Variances supported.
- Recommend using the same trellis/arbour to be used to screen parking along Blundell. **Applicant would like to pursue this idea.**
- Pub interface with deck (west property) may be problematic. May wish to incorporate screen/lattice/trellis to provide privacy and visual screening. **Landscape Architect will look into providing additional privacy screening with landscaping or deck screening**
- Like that the buildings are staggered and appreciates attempt to save trees.
- Building Two is tight to the back unit. May be entrance to 7B should be relocated to the internal street. **Overlook is provided by adjacent development to the north.**
- Western edge landscaping against the pub does not provide sufficient screening in the fall when Cherry tree leaves have fallen. Additional landscaping including lattice/screen should be considered.
- Utilities (electrical rooms) facing road should be better screened.
- Staff clarified that cross access easement from the north never extended as far as this project. If that were possible, traffic flow would have been much better. Panel wishes to state on record that Council should reconsider “backing out” of cross access agreements already in place in consideration of better traffic flow.
- CPTED concerns between pub and rear yard
- CPTED concerns for the entrance to unit 6B. The side entrance does not offer direct surveillance and it is next to public amenity area, which provide for excuse for loitering. **May be the incorporation of a locked gate would improve the situation. Access to the amenity area is only available to residents. Relaxation to outdoor amenity area and incorporating the rear open space as private back yard may be a solution.**

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-298331 moved forward, with support for the requested variances, subject to the following:

- Consider additional landscape or deck screening to improve privacy for decks adjacent to Pub.

(Please, refer to revised landscape drawings.)

- Side entrances (7B and 6B) be relocated/reassessed to improve CPTED concerns

(This is a temporary situation that will be resolved once the neighbour site is developed. Until then, a high level of photocell activated lighting will be provided at the unit entry.)

- Applicant and staff to review the usability of the rear outdoor amenity area
(There is no other place on the property that could include additional open space. As an amenity the space is neatly tucked under existing trees beside a neighbouring open space. The space is contemplative in nature and will probably be nice place to read a book. For security the space could be gated and locked.)
- Design development to better integrate the electrical room into the building
(Please, refer to revised drawings No. 4a and 4b.)
- Incorporate entrance trellis to provide screening for visitor's parking (Blundell Road).
(Please, refer to revised landscape drawings.)

CARRIED
Unanimous



No. DP 05-298331

To the Holder: WILLOW CONSTRUCTION LTD.

Property Address: 9051 BLUNDELL ROAD

Address: C/O SATYA MAHARAJ
WILLOW CONSTRUCTION LTD.
5611 MUSGRAVE CRESCENT
RICHMOND, BC V6Y 2P6

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. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Increase the maximum site coverage from 40% to 42%;
 - b) Reduce the front yard setback from 4.5 m to 3.0 m for a portion of the easterly building, only, and to 0.0 m for mailbox/signage structure;
 - c) Reduce the rear yard setback from 3.7 m to 1.8 m for the westerly building, only;
 - d) Increase the maximum building height from 12 m to 12.6 m for decorative roof appurtenances;
 - e) Permit a small car parking space for one visitor parking space; and
 - f) Permit a tandem parking arrangement for eight of the twelve townhouse dwellings.
4. 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, #3a, #3b, #4a, and #4b attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required, including any off-site servicing upgrades.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$52,992, 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

Development Permit

No. DP 05-298331

To the Holder: WILLOW CONSTRUCTION LTD.

Property Address: 9051 BLUNDELL ROAD

Address: C/O SATYA MAHARAJ
WILLOW CONSTRUCTION LTD.
5611 MUSGRAVE CRESCENT
RICHMOND, BC V6Y 2P6

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.

7. 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.
8. 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.

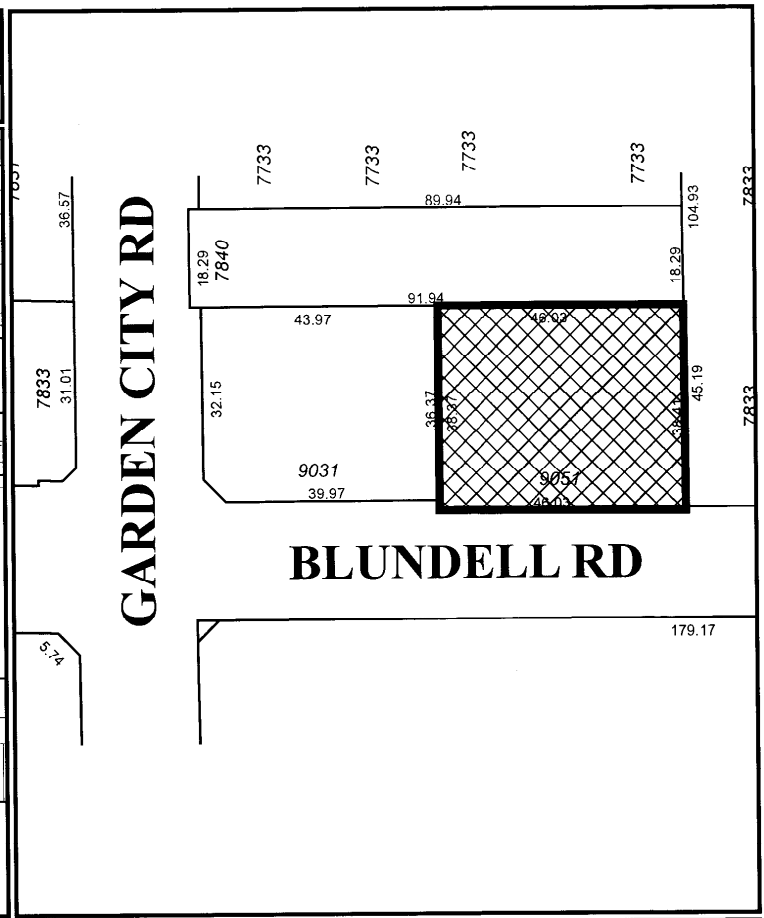
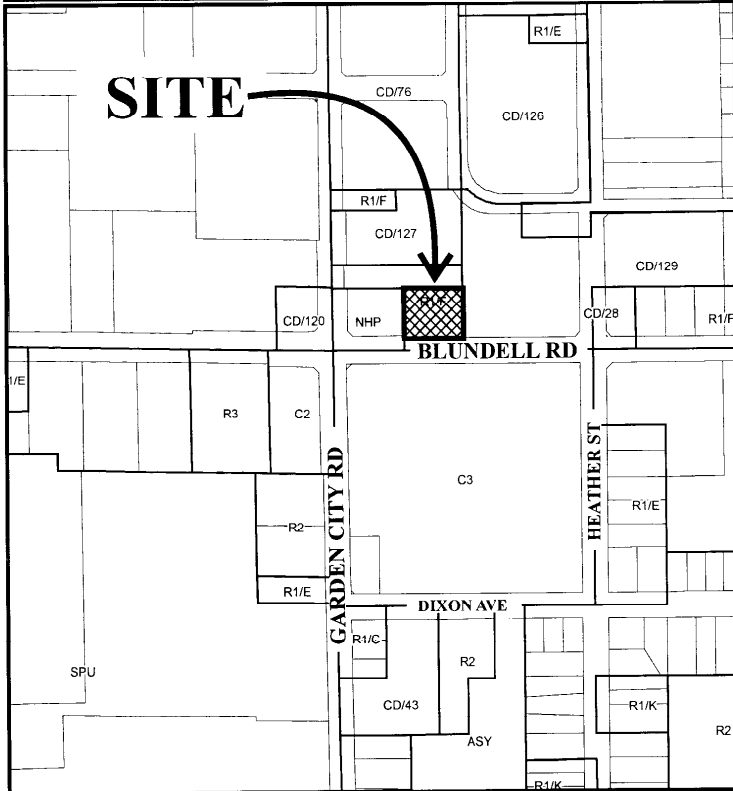
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

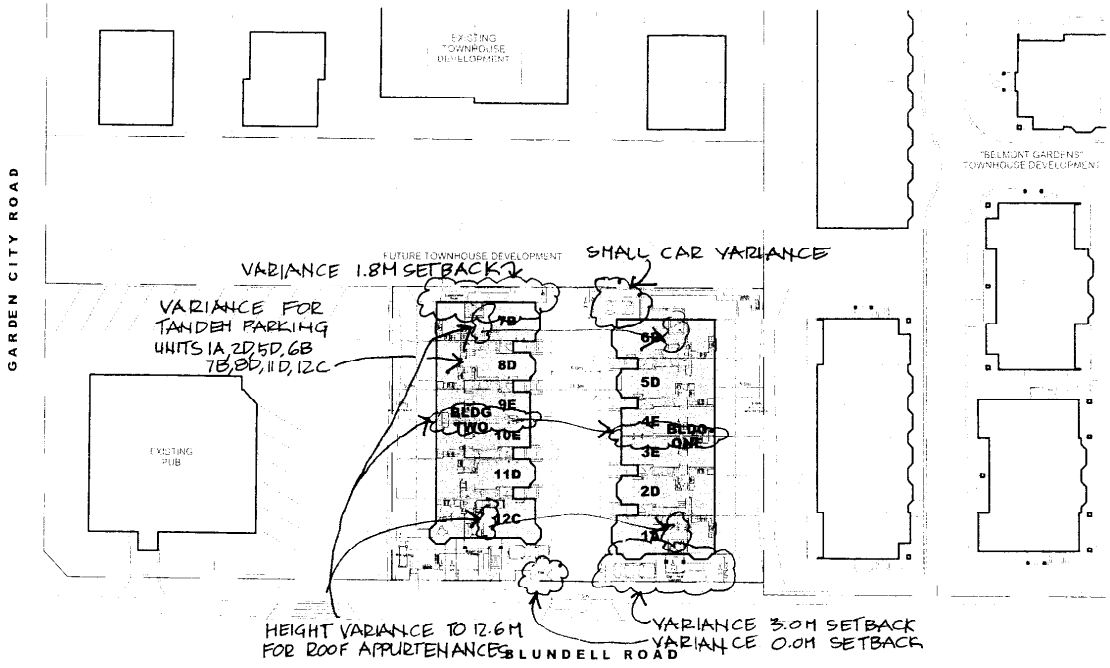


DP 05-298331 SCHEDULE "A"

Original Date: 04/28/05

Revision Date:

Note: Dimensions are in METRES



SITE DATA

PROPOSED ZONING	RE ZONE	42	7.0
PROPOSED DEVELOPMENT	PROPOSED GROSS FLOOR AREA	1,026.00	10.73
	PROPOSED TOTAL FLOOR AREA	1,026.00	10.73
PROPOSED DEVELOPMENT	PROPOSED TYPICAL UNIT AREA	85.50	0.89
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SITE COVERAGE VARIANCE TO 42%

VARIANCES	
1. SOIL COVERAGE	PERMITTED: 42%
2. EXISTING DEVELOPMENT	PERMITTED: 42%
3. EXISTING DEVELOPMENT	PERMITTED: 42%
4. EXISTING DEVELOPMENT	PERMITTED: 42%
5. EXISTING DEVELOPMENT	PERMITTED: 42%

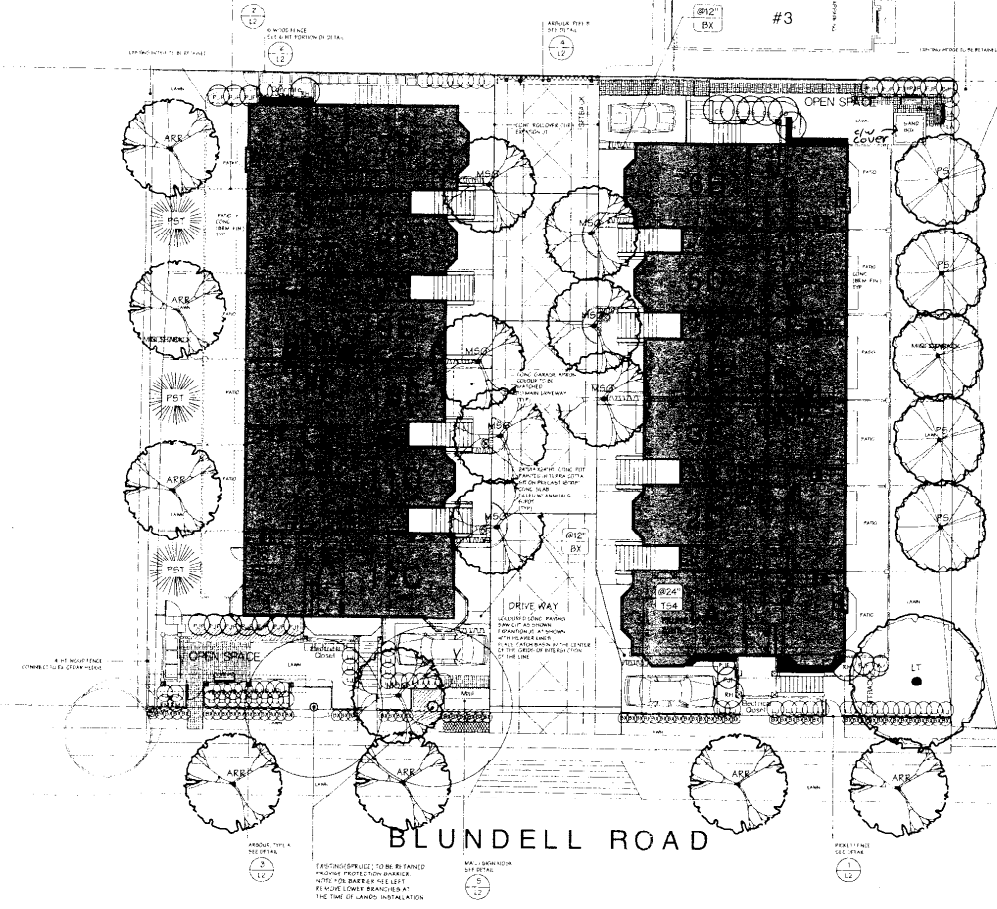
SITE PLAN 71' x 100' (12 TOWNHOMES)
Scale 1/8" = 1'-0"

DP-05298331

9051 BLUNDELL ROAD
for Willow Construction



FUTURE TOWNHOUSE DEVELOPMENT



BLUNDELL ROAD

DP05298331



3a

SHEET NO. 3a
 PROJECT NO. 05298331
 DATE: 05/14/07
 SCALE: AS SHOWN
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

ITO
 & ASSOCIATES
 Landscape Architects
 2180 Hunt Street
 Richmond, BC V1E 2J4
 Voice: (604) 273-2812
 Fax: (604) 273-4636
 Email: ito@ito.ca

9051 BLUNDELL RD
 RICHMOND, B.C.

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	05/14/07	ISSUED FOR PERMIT
2	05/14/07	ISSUED FOR PERMIT
3	05/14/07	ISSUED FOR PERMIT
4	05/14/07	ISSUED FOR PERMIT
5	05/14/07	ISSUED FOR PERMIT
6	05/14/07	ISSUED FOR PERMIT
7	05/14/07	ISSUED FOR PERMIT
8	05/14/07	ISSUED FOR PERMIT
9	05/14/07	ISSUED FOR PERMIT
10	05/14/07	ISSUED FOR PERMIT

FAST-GROWING TREES TO BE PLANTED
 WITHIN PROTECTION BARBERS
 WITHIN 100 BARBERS OF THE LEFT
 PLANTING UNDER BRANCHES AT
 THE TIME OF LANDS INSTALLATION

ALL TREES TO BE
 PLANTED WITHIN
 100 BARBERS OF
 THE LEFT

PERMITS
 SEC 0114

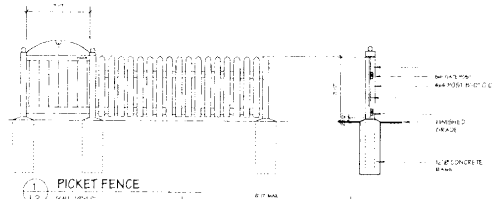
4 FT HEIGHT
 CONSTRUCTION BARRIER

PROTECT
 TREE
 WITHIN
 100 BARBERS

100 BARBERS
 OF THE LEFT

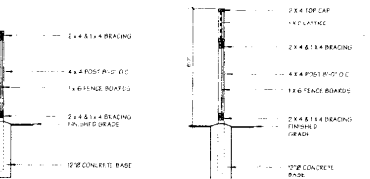
100 BARBERS
 OF THE LEFT

PERMITS
 SEC 0114

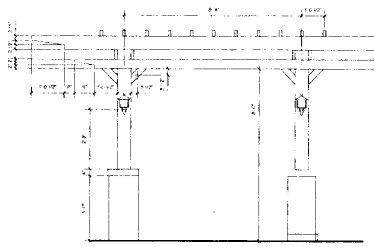


1 PICKET FENCE
SCALE 1/8" = 1'-0"

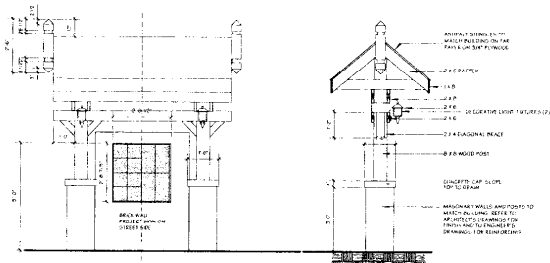
NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FIR 4-4 S.
ALL WOOD SHALL BE STAINED WITH 2 COATS
GARDEN COLOR TO BE COORDINATED
WITH THE BUILDING AND APPROVED BY THE
LANDSCAPE ARCHITECT PRIOR TO
APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS
SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL
LATCH ASSEMBLIES.



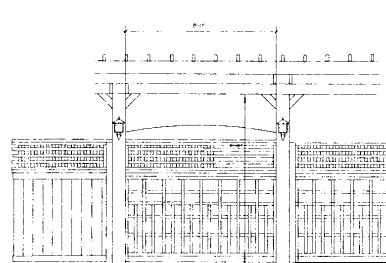
2 PATIO DIVIDER FENCE
SCALE 1/8" = 1'-0"



3 ARBOUR TYPE A
SCALE 1/8" = 1'-0"



4 MAIL BOX SHELTER
SCALE 1/8" = 1'-0"



5 ARBOUR TYPE B
SCALE 1/8" = 1'-0"

PLANT LIST

9051 BLUMDELL ROAD, RICHMOND, BC

KEY	QTY	POTENTIAL NAME	COMMON NAME	SIZE
TREES				
AKK	7	ACER RUBRA W. RED SUNSET	RED SUNSET MAPLE	8" DIA. CAL. 550-700-150
LI	1	LIQUIDAMBARY FORMICATA	FLYING DUTCHMAN	8" DIA. CAL. 500-100-100
MSG	3	MANGROVIA GULONGANGA (DWARF)	SMALL LEAF MANGROVE	8" DIA. CAL. 500-100-100
PT	3	PRUNUS STUBBIA	LAUREN WHITE PINE	3" DIA. HT. 8-85
PS	5	PERSEA SERRATA (BRANGAN)	FLOWERING DOGWOOD	8" DIA. CAL. 500-100-100
TRK	13	TRICHOCENTAUDE (TANABARD)	EMERALD PEARL	1 1/2" DIA. HT.
SHRUBS				
AJ	2	AZALEA JAPONICA**	JAPANESE AZALEA	#1 POT
BA	10	BALIS SAMPURNENSIS	CHINA WOOD ROSE	#1 POT
CC	5	CAMELLIA SARGAZENSIS	PANDELIA	2 1/2" DIA. HT.
LA	5	LIQUIDAMBARY FORMICATA	LIQUIDAMBARY	#1 POT
LS	5	LIQUIDAMBARY FORMICATA	LIQUIDAMBARY	#1 POT
PS	10	PERSEA SERRATA (BRANGAN)	FLOWERING DOGWOOD	1 1/2" DIA. HT.
PH	4	PHODODENDRON**	PHODODENDRON	#1 POT
RM	2	ROSA HINDENBURG	HINDENBURG ROSE	#1 POT
RM	2	ROSA HINDENBURG	HINDENBURG ROSE	#1 POT
GROUND COVERS				
ALU	200	ARECATHA FLEXOSA (PINK PALM)	KINNON PALM	#1 POT
PA	10	PERSEA SERRATA (BRANGAN)	FLOWERING DOGWOOD	#1 POT
VINES				
CA	1	CLEMATIS ARMANDI	EXOTIC CLEMATIS	#1 POT
PERENNIALS/ANNUALS/SWERS/GRASSES/STAGNATE PLANTS				
ROSMAR	10	ROSMARINUS OFFICINALIS**	ROSEMARY	#1 POT
PERENNIALS	10	PERENNIALS**	PERENNIALS	#1 POT

NOTES

ALL PLANTS TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT.
ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE TO THE MOST RECENT
BRITISH COLUMBIA LANDSCAPE STANDARDS.
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTA STANDARDS
FOR NURSERY STOCK AND THE ONTA STANDARDS FOR GERMANY GROWN PLANTS.
ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE
REFERRED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL
YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE
SHALL OCCUR WHEN 80% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION
OF THE LANDSCAPE ARCHITECT.
THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE
STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DATE: 08/11/2010
PROJECT: 9051 BLUMDELL ROAD, RICHMOND, BC
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 08/11/2010

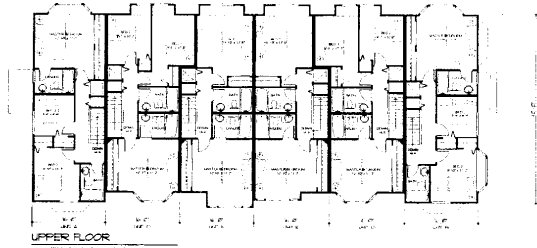
ITO
& ASSOCIATES
Landscape Architects
3188 HURON STREET
VANCOUVER, BC V6J 2A4
PHONE: (604) 273-2812
FAX: (604) 273-2835
EMAIL: ITO@ITOVCAN.COM

9051 BLUMDELL RD.
RICHMOND, B.C.

Detail
DETAIL

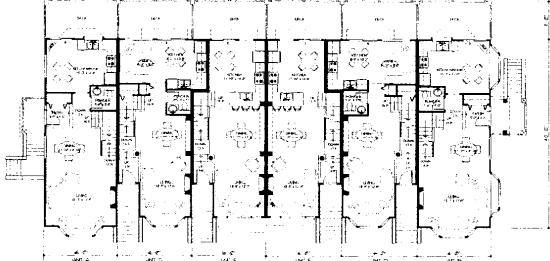
DP05298331

3b



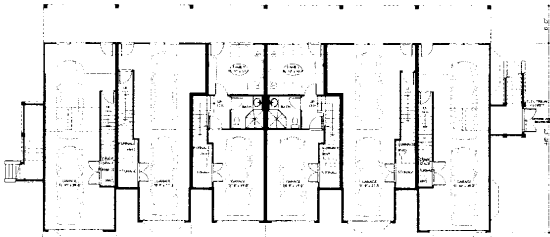
UPPER FLOOR

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



MAIN FLOOR

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



GROUND FLOOR

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



WEST ELEVATION (INTERNAL ROADWAY)

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



SOUTH ELEVATION (BLUNDELL ROAD FACADE)

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



NORTH ELEVATION

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



EAST ELEVATION

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

- ROOF CEILING: 1" RAILS
- ASPHALT CONCRETE SINGLES
- PAINTED WALL PANELS
- CORNBLOSS ALUMINUM TRIM
- VINYL SIDING / WOOD TRIM
- HARDPLANK / WOOD CORNER TRIM
- WOOD BRACKETS
- ALUMINUM TRIM
- WOOD PORT / WOOD TRIM
- BRICK

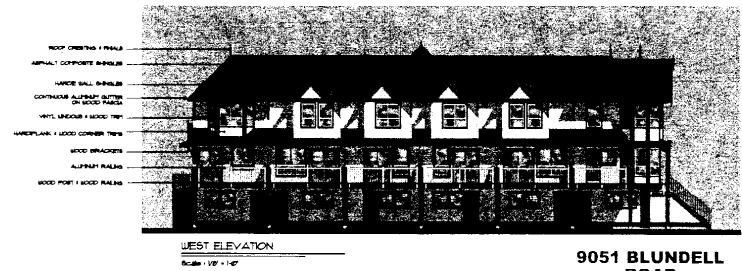
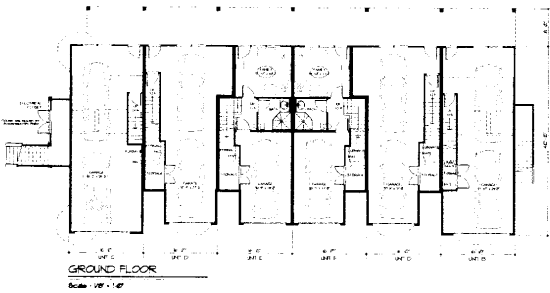
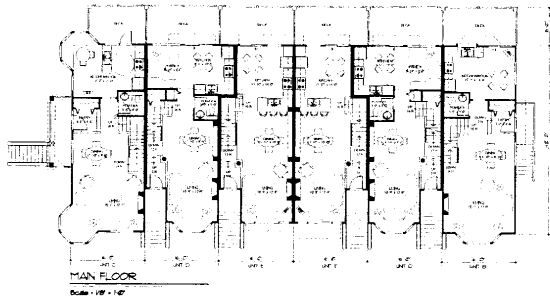
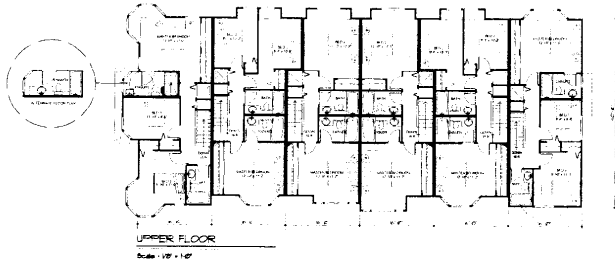
BUILDING ONE

9051 BLUNDELL ROAD

for Willow Construction



DP05298331



BUILDING TWO

9051 BLUNDELL ROAD
for
Willow Construction 4b



DP 05298331