



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel

Date: February 14, 2007

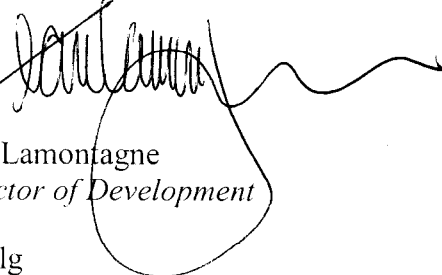
From: Jean Lamontagne
Director of Development

File: DV 06-351211

Re: **Application by Ron Johnston - Contura Building Corporation for a
Development Variance Permit at 12033 Riverside Way**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum building height of the "Business Park Industrial District (I3)" from 12 m (39.4 ft.) to 14 m (46 ft.), in order to permit construction of a three-storey office building at 12033 Riverside Way.



Jean Lamontagne
Director of Development

CL:blg
Att.

Staff Report

Origin

Mr. Ron Johnston, of Contura Building Corporation, has applied to the City of Richmond for permission to vary the maximum building height from 12 m (39.4 ft.) to 14 m (46 ft.) to construct a three-storey office building at 12033 Riverside Way on a site zoned "Business Park Industrial District (I3)". The site is currently a vacant lot at the northeast corner of No. 5 Road and Riverside Way (see **Schedule A**).

Background

A Development Variance Permit was issued for the site in 2000 to vary the parking requirement for a proposed three-storey restaurant and office development. No Building Permits were ever issued for the proposed development and the Development Permit expired in 2002.

In October, 2006, the applicant submitted a Building Permit application for a new proposal at the site, and it was during the initial building plans review that the need for the building height variance was identified. The Building Permit review is still in progress at this time.

The applicant has submitted an application for a Development Variance Permit for a three-storey office building (without a restaurant). The rationale provided by the applicant in designing the building higher than that permitted in the zoning district is to provide a more attractive interior floor plan and enhanced exterior building design through an articulated building height.

A staff report regarding the height variance as well as parking variances was initially scheduled for review by the Development Permit Panel in January, 2007, but was withdrawn because the applicant wished to revise the building design and site plan. Amendments to the parking requirements in the Zoning Bylaw, adopted by Council on January 15, 2007, eliminated the need for the parking variances on the site.

Surrounding Development

The subject property is zoned Business Park Industrial District (I3) and is located in the Shellmont Area of Richmond near the main intersection of No. 5 Road and Steveston Highway. The surrounding area is mainly a mix of business park and commercial land uses.

- To the north, are two (2) remnant properties zoned Agricultural District (AG1) that are within the Agricultural Land Reserve (ALR), but which are not being farmed and which are designated as *Business and Industry* in the City's Official Community Plan (OCP). Also, there is a property zoned Business Park Industrial District (I3) to the northeast that contains large warehouses and office space. Further to the north, is a commercial shopping centre zoned Comprehensive Development District (CD/161).
- To the east, across Featherstone Way is a property zoned Business Park Industrial District (I3) that contains a large office building including warehouse.
- To the south, across Riverside Way is a property zoned Business Park Industrial District (I3) that contains an office building including warehouse.

- To the west, across No. 5 Road is the Keg Restaurant zoned Business Park Industrial District (I3) and Ironwood Shopping Centre immediately to the northwest zoned business Park Industrial District (I3) and Community Commercial District (C3).

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.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Variance Permit application (**Plan # 1 through Plan # 3**). In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the requirements of the Business Park Industrial District (I3) except for the zoning variance requested herein.

Analysis

Conditions of Adjacency

- The applicant revised the site plan to incorporate a 1.2 m (4 ft.) high solid Cedar fence along the north property line to provide screening between the proposed development and the neighbouring properties to the north.
- A minimum 3 m (10 ft.) wide landscape buffer is proposed along all the road frontages of the subject property, in accordance with the Zoning Bylaw and the OCP's Industrial Guidelines.

Site Planning, Landscape Design and Open Space Design

- The main entrance to the proposed building and the main vehicle access to the site is oriented toward the east from Featherstone Way. A secondary vehicle access along the south property line of the site is limited to right-in/right-out as this section of Riverside Way is limited to one-way westbound traffic.
- Planting islands have been incorporated into the parking lot to soften the building and parking lot appearance and improve site permeability.
- A combination of trees and shrubs are proposed along the west and south property lines of the site and at entry driveways to form a canopy over the sidewalks and driveways.
- Landscaping along the east side of the site is limited to shrubs due to a City sanitary sewer Right-of-way, although trees have been proposed at the south-east corner and in planting islands that extend into the parking lot.
- A perimeter walkway around the proposed building has been extended to Riverside Way to improve pedestrian circulation and access to/from the public sidewalk.
- Stamped concrete has been incorporated to provide surface differentiation from the rest of the paved parking area adjacent to the building's main entrance; this has also been provided at driveway entrances to the site to emphasize a change in circulation speed.
- A bicycle rack has also been added near the main entrance of the proposed building to provide some choice in transportation mode to/from the site since the site is on a proposed future bicycle route and is accessible by public transit.

Architectural Form and Character

- Building materials consist of painted concrete with various reveals, sills, and recesses, black aluminum storefront framing, with substantial glazing provided along all the building elevations to enhance building appearance.
- Entry canopies are provided above each building entrance to provide weather protection.
- The building has been designed to provide substantial articulation to the eastern and southern facades through a combination of varying setbacks and parapet treatment.
- The west façade has been revised in response to staff comments to ensure consistency in architectural expression on the three (3) main sides of the proposed building and to reinforce the building entrance oriented towards No. 5 Road.

Zoning Compliance/Variances

Building Height

The applicant has requested a variance to increase the maximum building height from 12 m (39.4 ft.) to 14 m (46 ft.) in order to facilitate the proposed building.

Staff have worked with the applicant to revise the site plan, landscaping and building elevations as described previously. The majority of the building is approximately 12.3 m (40.4 ft) in height with an increased parapet height being provided in certain locations to enhance building appearance. Staff support the proposed variance as the building is setback substantially from adjacent development, is of a high-quality design that is consistent with the OCP's Industrial Development Permit guidelines, and site landscaping provided along the road frontages and internally within the parking lot enhance the overall proposal design while visually breaking up the building mass.

Comments from the Public

Table 1 outlines the nature of three letters and one phone call received from the public in regards to this application.

Table 1. Summary of Public Comments

From	Location	Date	Comments
Nathan Allan Glass Studios Inc (Attachment 2)	12011 Riverside Way	Phone Call – Nov 15, 2006 Letter – Dec 12, 2006 Letter – Jan 22, 2007	Expressed concerns about: <ul style="list-style-type: none"> • the impact to the ambience of area, surrounding views and open space; • the impact to views from their site and the potential their property value to decrease; • increased traffic flow in an area already severely impacted by traffic at peak times.
Global Collective Design (Attachment 3)	11300 No. 5 Road	Letter – January 16, 2007	Expressed concerns about: <ul style="list-style-type: none"> • obstruction of views from their site; • the impact to aesthetics of the street.
The Beedie Group (Attachment 4)	11188 Featherstone Way	Letter – January 22, 2007	Expressed no objections to the height variance application.

The subject property is already designated for business and industrial uses in the Official Community Plan (OCP) and there is no change in land use proposed for this site, which would otherwise affect traffic flow in the area. The number of parking spaces provided on-site meets the parking requirements for office use within the zoning bylaw. In addition, a covenant prohibiting vehicle access to and from No. 5 Road was previously registered on title, which assists in addressing traffic concerns.

The proposed building will be separated from 12011 Riverside Way by both the setback at the subject site and the setback at 12011 Riverside Way and by the width of the Riverside Way road allowance for a total distance of approximately 25 m (82 ft.).

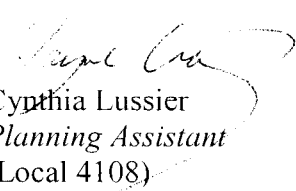
Site landscaping is provided along all road frontages and internally within the parking lot enhances the overall building design and visually breaks up the building mass.

Flood Covenant

A flood covenant was previously registered on title therefore staff are not requiring one to be registered at this time.

Conclusion

The proposed development provides a high-quality building design and landscape scheme that fits into the current context. The applicant has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the application review. The proposed development complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the requirements of the Business Park Industrial District (I3), except for the variance discussed. On this basis, staff recommend support of this application.


for Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blgl



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca

**Development Application
 Data Sheet**
 Development Applications Division

DV 06-351211 **Attachment 1**

Address: 12033 Riverside Way

Applicant: Ron Johnston – Contura Building Corporation Owner: Sherwood Investments Ltd

Planning Area(s): Shellmont

Floor Area Gross: 3,489 m² (37,560 ft²) Net: 3,140 m² (33,803 ft²)

	Existing	Proposed
Site Area	5,279 m (56,825 ft ²)	No change
Land Uses	Vacant	Riverside Business Centre (3-storey office building)
OCP Designation	OCP Generalized & Specific Land Use Map – Business and Industry	No change
Zoning:	Business Park Industrial District (I3)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	.66	none permitted
Lot Coverage:	Max. 50%	Approx. 22%	None
Road Setbacks:	Min. 6 m (19.685 ft ²)	Min. 6 m (19.685 ft ²)	None
Height (m):	Max. 12 m (39.370 ft.)	12.3 m (40.4) to 14 m (46 ft.)	variance requested
Off-street Parking Spaces – Office Use:	3 per 100 m ² (1,076.43 ft ²) of gross leasable floor area = 94	94	None
Off-street Parking Spaces – Small Spaces	Max. 30% = 28	28	None
Off-street Parking Spaces – Accessible:	2% = 2	2	None

December 12, 2006

Cynthia Lussier
City Of Richmond
Development Application Department
6911 No 3 Road
Richmond, B.C.
V6Y 2C1

**Re: File - DV-06-351211
12033 Riverside Way, Richmond, B.C.**

To Whom It May Concern:

This letter is to inform the development department of the City Of Richmond that we have concerns with the proposed building across the street from our location; we are located at 12011 Riverside Way.

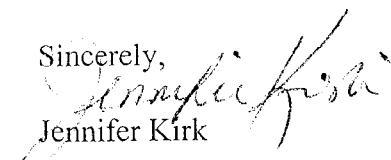
I would like it noted on file that we have great concerns with the proposed height of this building, this 3-story structure will ultimately affect the beautiful north mountain views that we currently have, potentially decreasing the value of our property.

We are also very worried about the increased traffic flow from a building of this size. This Riverside area is incredibly busy already, without adding more businesses with many employees and customer's vehicles. Traffic flow must be considered and reviewed, we are at a complete stand still in this area with the existing Riverside businesses, the industrial areas to the West of us, Ironwood, and the new complex on the North/East corner of # 5 Road & Steveston Hwy.


We look forward to being further informed by the City as to future meetings and changes to this development project.

Thank you,

Sincerely,


Jennifer Kirk

C/O: Barry Allan Meppelink
639056 BC Ltd.
12011 Riverside Way
Richmond, B.C, V6W 1K6
V6W 1K6

RECEIVED
DEC 12 2006
BY: 



January 22, 2007

City of Richmond
Director, City Clerk's Office

Re: 12033 Riverside Way (see attached notice)

Dear Madam or Sir,

I am writing you with my concern, on behalf of the Applicant's intent, to vary provisions of the Zoning Bylaw No. 5300. Point 1 of the intent to vary states an "increase from 12m to 14m height" of the proposed building.

I am very concerned about such a proposal as my building is directly across the street from the applicant's building. My address is 12011 Riverside Way, and my office/studio/and warehouse face directly towards the mountains and the building in question. I own and work out of my location, and the best feature of my building is a beautiful, unobstructed view of the mountains. Not only is it an incredible and pleasing benefit to our work environment, but it also affects the value of my location.

I was very aware and considerate of my neighbor, when constructing my building. I stayed with building guidelines and made every attempt to be as unobtrusive as possible, particularly keeping the height of my structure at a minimal height. My building is designed with a very open view to the north, with the majority of our windows providing a clear view of the mountains.

I have always known that eventually, a building would be constructed. However, I was never informed by the developer of this land, that over height buildings were permitted.

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	GJ	
	KY	
	DAW	
	DB	
	WB	

DV 06-351211





I would even kindly invite someone from your office, to visit our location, to see first hand how this new building will affect our view. I'm not totally sure about the height of my building, but I believe it is at maximum, 28' high. It may even be shorter. Just now, I'm trying to picture how a 12m high building would look, and even that height is going to be enormous. I am strongly opposed to anything higher than 2 stories.

An over height structure would destroy our view. To have it placed at the most northerly location will block the view of other buildings in this development. I'm not against anyone constructing a building; I would just hope that the "blockage of our view" might be taken into consideration.

I was born and raised in Richmond, I have worked here for 30 years. I plan on being in this location for at least another 20 years, before my son's take over. I have contributed to our Richmond tax base for many years and I would hope that as a resident worker, my concerns might be heard over people who may not live in Richmond, and/or ever have worked in Richmond.

Sincerely,


Barry Meppelink, owner
Nathan Allan Glass Studios Inc.
12011 Riverside Way
Richmond, BC V6W 1K6

Nathan Allan
Glass Studios Inc.


Barry Allan
110 - 12011 Riverside Way
Richmond, BC CANADA V6W 1K6
Ph: 604/277.8533 ext. 225
Fax: 604/277.1515
bm@nathanallan.com
www.nathanallan.com



Phone 604.277.9963
Fax 604.277.3177
Toll Free: 1.888.683.7236

Suite 130 - 11300 No. 5 Road
Richmond, BC Canada V7A 6J7
www.arson.ca www.orbcidthing.ca

		INT
	DW	
	GJ	JS
	RY	
	DAW	
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	WB	

ATTACHMENT 3

January 16, 2007

David Weber - Director
City Clerk's Office
Planning and Development Department
City of Richmond
6911 No. 3 Road
Richmond, B. C.
V6Y 2C1

DV 06-351211

Re: Permit DV 06-351211 – Bylaw 5300

Dear Mr. Weber:

Please be advised that we are writing in regards to the Notice of Application for a Development Variance Permit for 12033 Riverside Way.

We are opposed to the first paragraph – to increase the maximum building height of the “Business Park Industrial District (13)” from 12 M (39.4 ft) to 14 m (46 ft). We feel that increasing the building height by 7 feet will obstruct our view and will negatively alter the esthetic of the Riverside Way.

We hope you will take our concerns into consideration as you determine whether or not to grant these provisions.

Thank you for your time.

Glenn Taylor
President
Global Collective Design Inc.





THE BEEDIE GROUP

BEEDIE CONSTRUCTION LTD.
KEBEL HOLDINGS LTD.

BEEDIE CAPITAL INC.
KERY VENTURES LP

SEASIDE CANAL DEVELOPMENTS LTD.
BARBER STREET TERMINALS

5367 KINGSWAY BURNABY B.C. V5H 2G1
WEB: www.beediegroup.ca

PHONE (604) 455-3321 FAX (604) 452-7549
E-MAIL: bwayne@beediegroup.ca

File: 3122

January 22, 2007.

City of Richmond,
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

Attention: David Weber, Director, City Clerk's Office

		INT
DW		
JGJ		gs
KY		
DAW		
DB		
WB		

06-357211

Dear David:

Re: Development Variance – 12033 Riverside Way

The Beedie Group, owners of the adjacent property addressed at 11188 Featherstone Way, wish to advise that we have no objections to the variances requested by Contura Building Corporation.

However we would expect Richmond's Bylaw Enforcement Division to investigate our tenants' complaints should the reduced parking requirement negatively impact our property.

Yours truly,

THE BEEDIE GROUP
On behalf of
KERY VENTURES LIMITED PARTNERSHIP

George Hayhoe
Vice-President, Property Management

GH/km:js

cc Peace Bridge Brokerage Limited
Fresenius Medical Care Canada
Torre & Tagus Designs Limited
Opus Corporation

RECEIVED

BY: CK



No. DV 06-351211

To the Holder: RON JOHNSTON – CONTURA BUILDING CORPORATION

Property Address: 12033 RIVERSIDE WAY

Address: C/O RON JOHNSTON
CONTURA BUILDING CORPORATION
2021 – 134TH STREET
WHITE ROCK, BC V4A 9N8

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied as follows:
 - i to increase the maximum building height of the "Business Park Industrial District (I3)" from 12 m (39.4 ft.) to 14 m (46 ft.);
4. This Development Variance Permit applies to the proposed development as indicated in Plan # 1 through Plan # 3. All substantial renovations, building alterations, extensions or reconstruction shall be undertaken in accordance with the existing zoning.
5. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

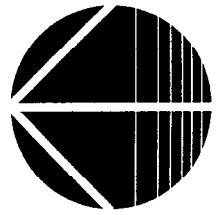
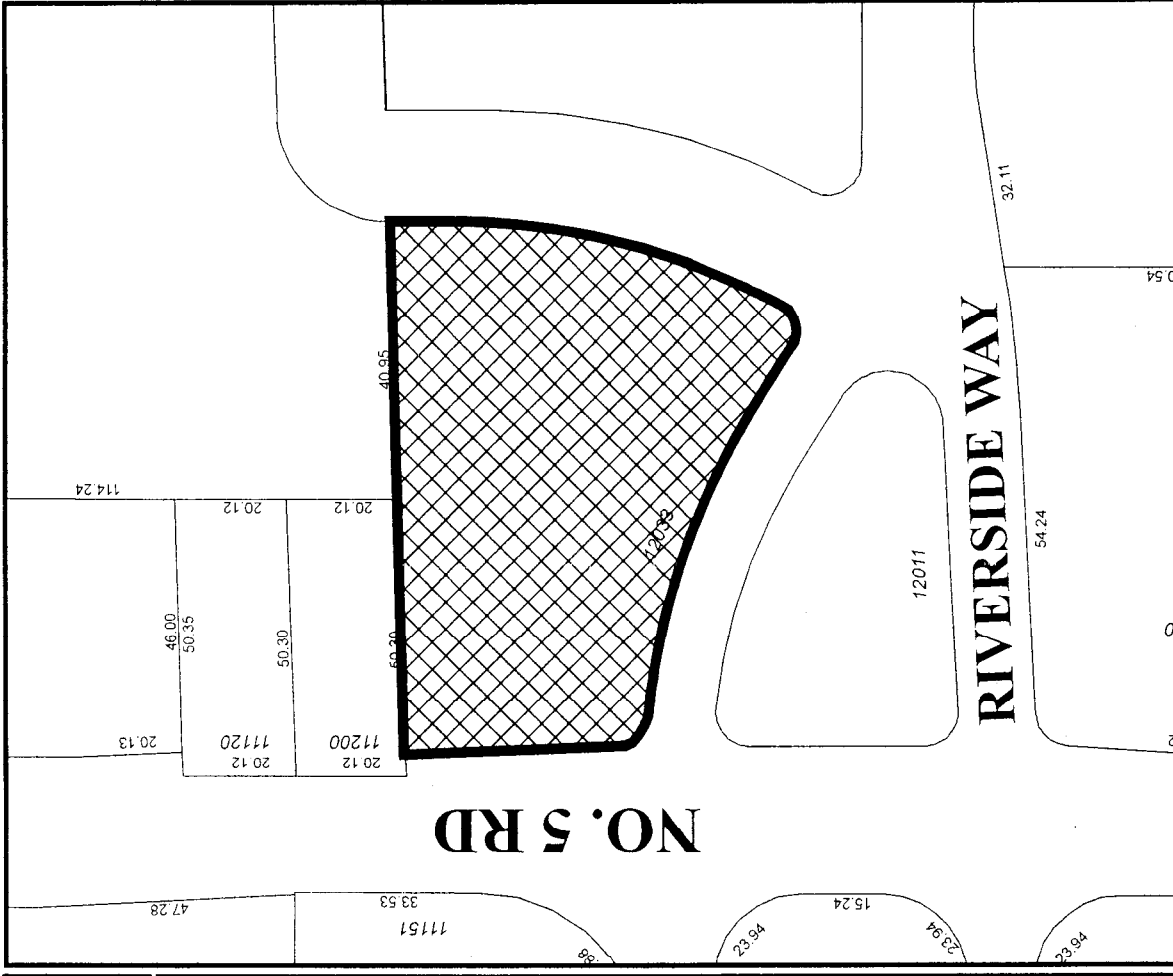
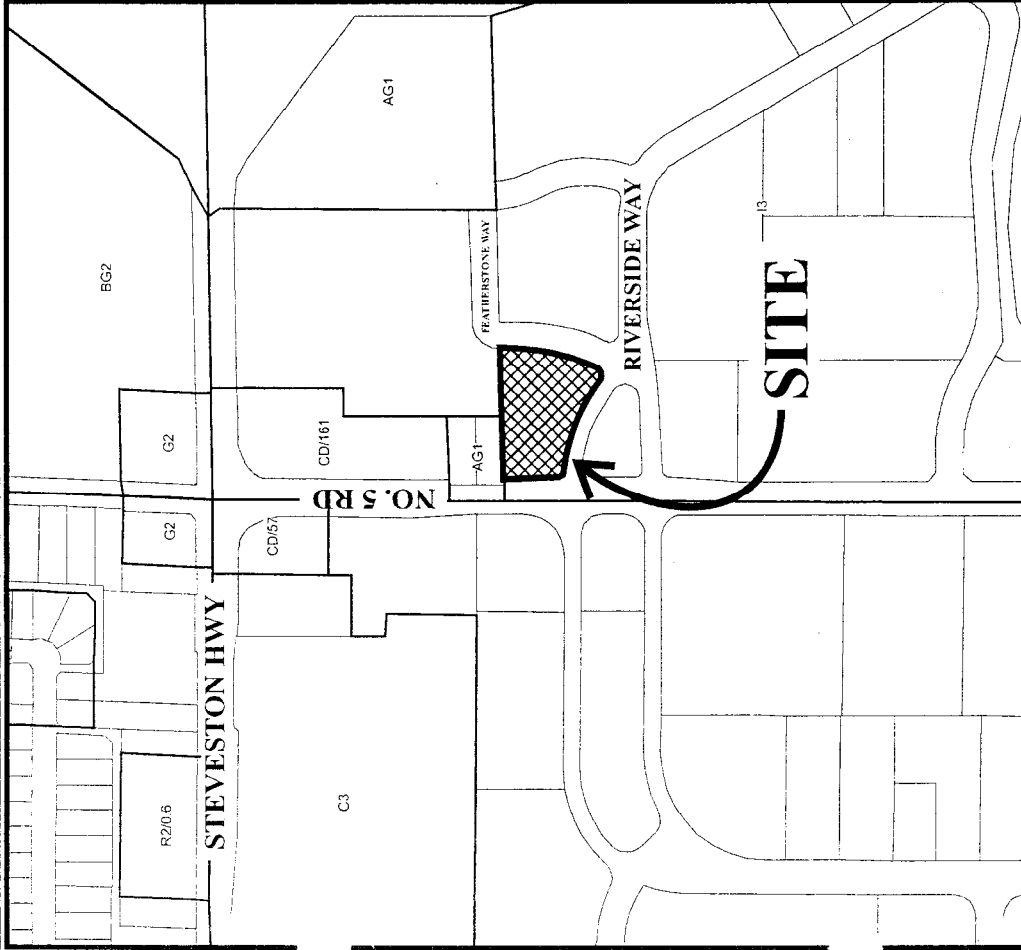
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 06-351211

SCHEDULE "A"

Original Date: 10/30/06

Revision Date:

Note: Dimensions are in METRES

DEVELOPMENT DATA

1.01. ADDRESS: 1000 RIVERSIDE WAY, SUITE 100, RIVERSIDE, CA 92507
1.02. CLIENT: CHIP BARRETT ARCHITECT
1.03. PROJECT NAME: PROPOSED OFFICE BUILDING
1.04. SITE AREA: 10,000 sq. ft.
1.05. BUILDING AREA: 10,000 sq. ft.
1.06. TOTAL FLOOR AREA: 30,000 sq. ft.
1.07. NUMBER OF UNITS: 600
1.08. UNIT TYPES: 100, 200, 300
1.09. UNIT SIZES: 9,676, 11,958, 12,169 sq. ft.
1.10. UNIT COUNTS: 100, 200, 300
1.11. UNIT TYPES: 100, 200, 300
1.12. UNIT SIZES: 9,676, 11,958, 12,169 sq. ft.
1.13. UNIT COUNTS: 100, 200, 300

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO ALL SHEETS FOR DETAILS AND NOTES.
3. REFER TO ALL SHEETS FOR DIMENSIONS AND NOTES.
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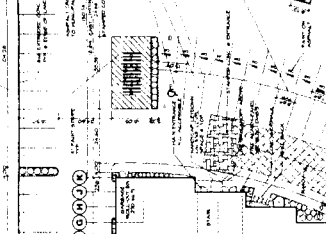
BUILDING CODE REVIEW

1.01. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
1.02. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
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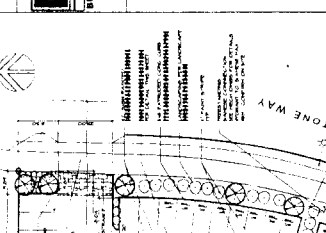
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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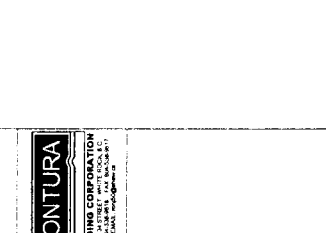
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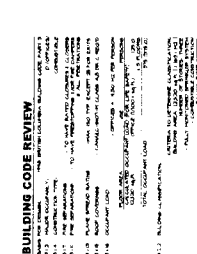
RETAINING WALL SECTION



HANDICAP SIGN DETAIL



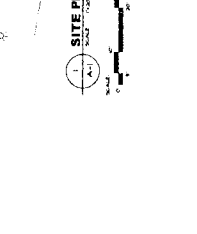
HANDICAP SYMBOL DETAIL



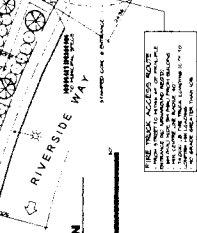
GAS PAD DETAIL PLAN



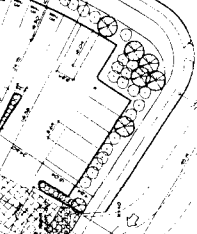
SITE PLAN



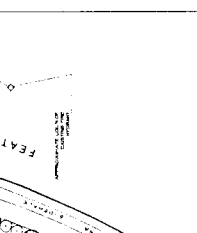
CONCRETE WHEEL STOP



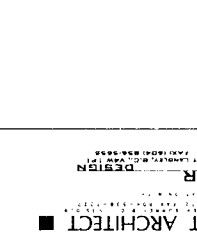
CONCRETE CURB



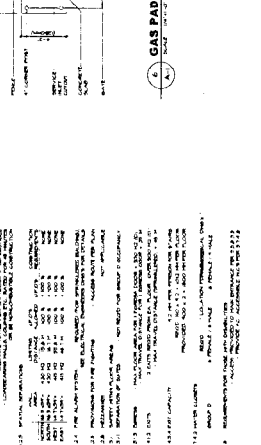
RETAINING WALL SECTION



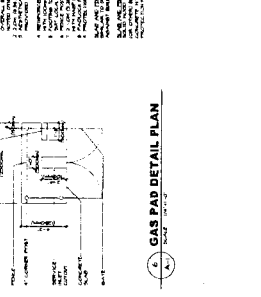
HANDICAP SIGN DETAIL



100 SERIES UNITS LEASABLE 9,676 sq. ft.



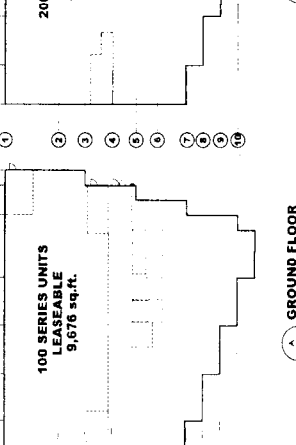
200 SERIES UNITS LEASABLE 11,958 sq. ft.



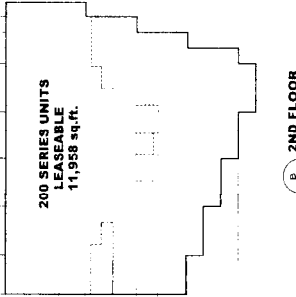
300 SERIES UNITS LEASABLE 12,169 sq. ft.



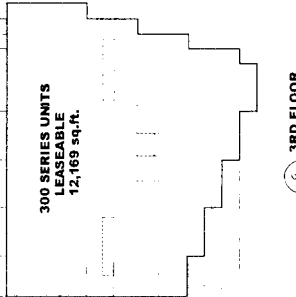
GROUND FLOOR



2ND FLOOR



3RD FLOOR



PLAN # 1

RECEIVED

PROPOSED STORE OFFICE BUILDING

06851211 DV

A-1

CONTURA
BUILDING CORPORATION
1000 RIVERSIDE WAY, SUITE 100
RIVERSIDE, CA 92507

CHIP BARRETT ARCHITECT
P. FORCIER
1000 RIVERSIDE WAY, SUITE 100
RIVERSIDE, CA 92507

CONTURA

BUILDING CORPORATION
 2555, 2750 AND 2900
 KING STREET WEST, TORONTO, ONTARIO M5V 1K7
 TEL: (416) 593-9300 FAX: (416) 593-9301

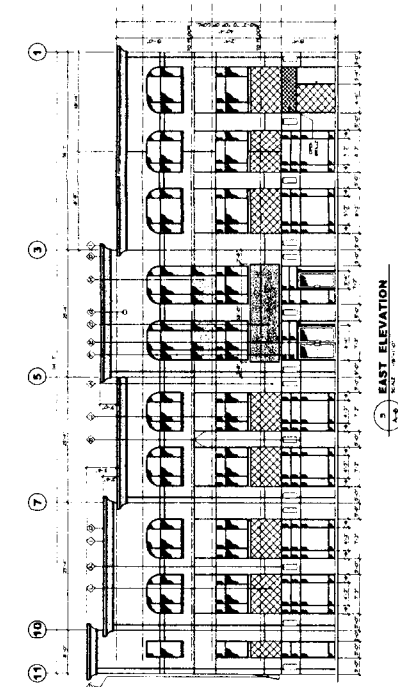
CHIP BARRETT ARCHITECT
 100 UNIVERSITY AVENUE, SUITE 200
 TORONTO, ONTARIO M5S 1C5
 TEL: (416) 593-9300 FAX: (416) 593-9301
D. FORCIER DESIGN
 2555, 2750 AND 2900 KING STREET WEST, TORONTO, ONTARIO M5V 1K7
 TEL: (416) 593-9300 FAX: (416) 593-9301

PLAN # 2

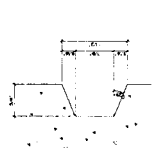
DWG 635 1211

PROPOSED
 3 STOREY OFFICE
 BUILDING

DATE:	NO.:
DESIGNED BY:	CHECKED BY:
DRAWN BY:	SCALE:
PROJECT NO.:	DATE:
A-6	



SOUTH ELEVATION



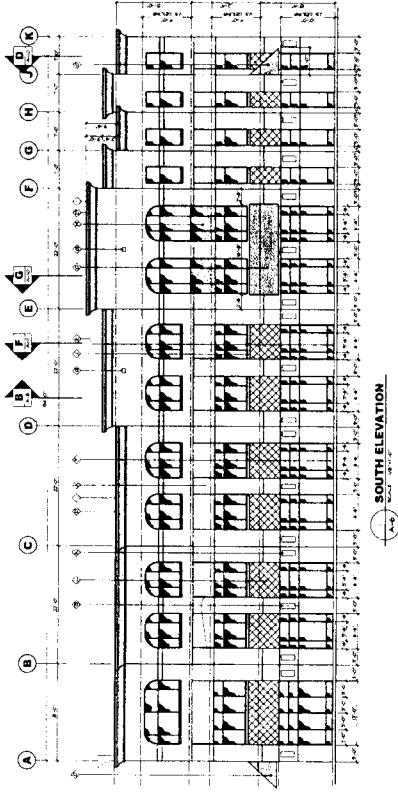
TYPICAL REVEAL

MATERIAL LEGEND

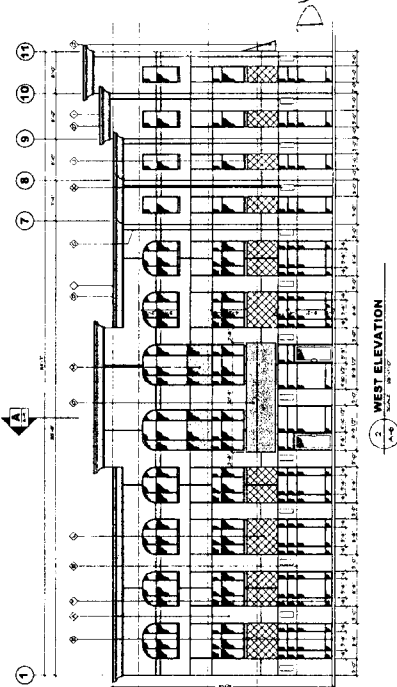
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PROJECT COLOURS

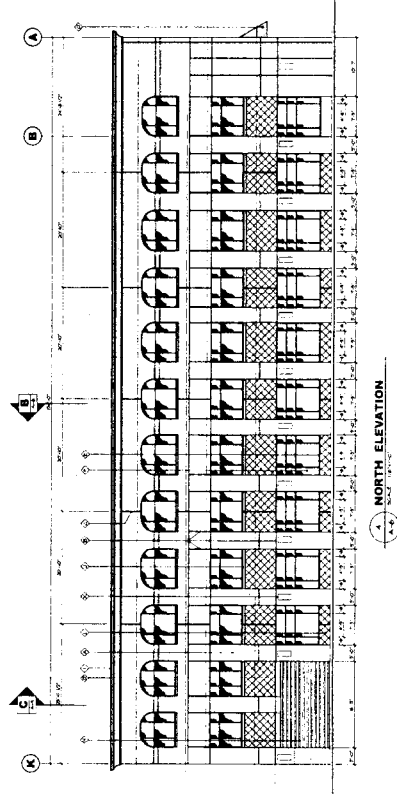
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EAST ELEVATION



WEST ELEVATION

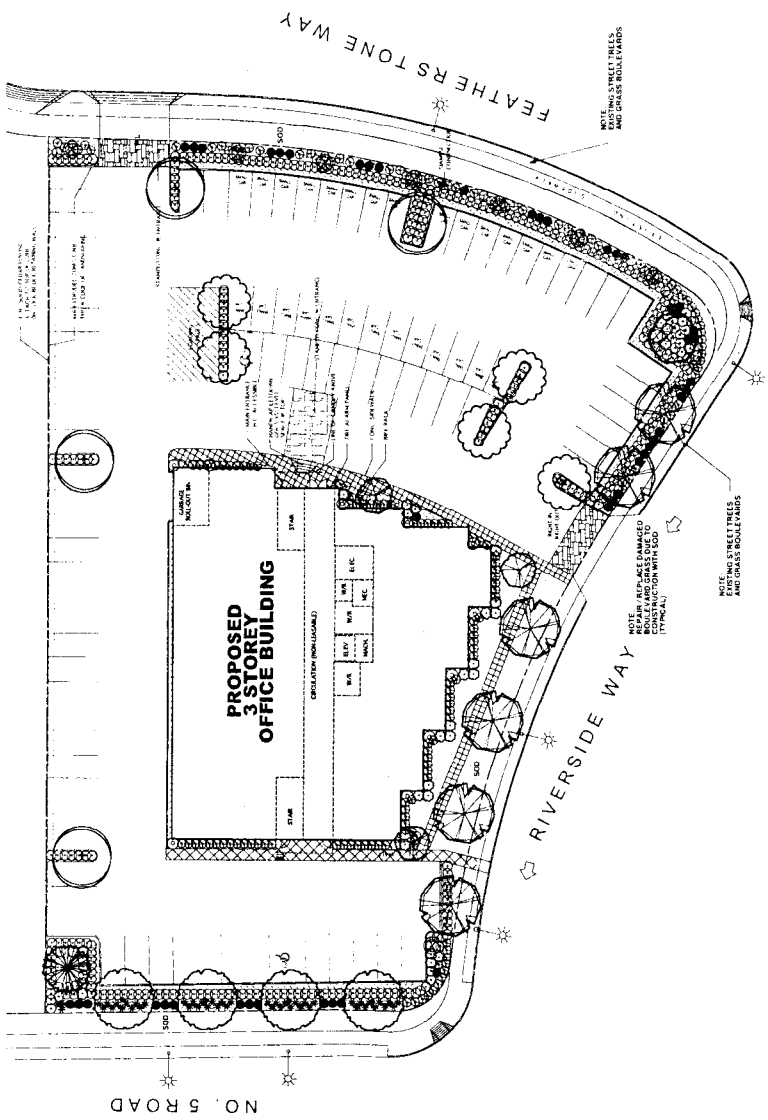


NORTH ELEVATION

RECEIVED
 BY: *CS*



SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol 1)	1	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 2)	2	Alnus pedunculata	Black Alder	3m H. x 5m W.
(Symbol 3)	3	Alnus pedunculata	Black Alder	3m H. x 5m W.
(Symbol 4)	4	Fraxinus pennsylvanica	White Ash	3m H. x 5m W.
(Symbol 5)	5	Prunus pennsylvanica	Black Cherry	3m H. x 5m W.
(Symbol 6)	6	Quercus macrocarpa	Large Leaf Oak	3m H. x 5m W.
(Symbol 7)	7	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 8)	8	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 9)	9	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 10)	10	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 11)	11	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 12)	12	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 13)	13	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 14)	14	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 15)	15	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 16)	16	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 17)	17	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 18)	18	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 19)	19	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 20)	20	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 21)	21	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 22)	22	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 23)	23	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 24)	24	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 25)	25	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 26)	26	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 27)	27	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 28)	28	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
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(Symbol 30)	30	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 31)	31	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 32)	32	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 33)	33	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 34)	34	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 35)	35	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 36)	36	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 37)	37	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 38)	38	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 39)	39	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
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(Symbol 43)	43	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 44)	44	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
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(Symbol 46)	46	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 47)	47	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 48)	48	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 49)	49	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.
(Symbol 50)	50	Malva sylvestris	Scarlet Mallow	3m H. x 5m W.



PLAN # 3

DV 06351211

RECEIVED

BY: [Signature]



NOT TO SCALE