



(PERSPECTIVE FOR BUILDING ONLY, SEE LANDSCAPE FOR FENCES, GATES, & PLANTS)

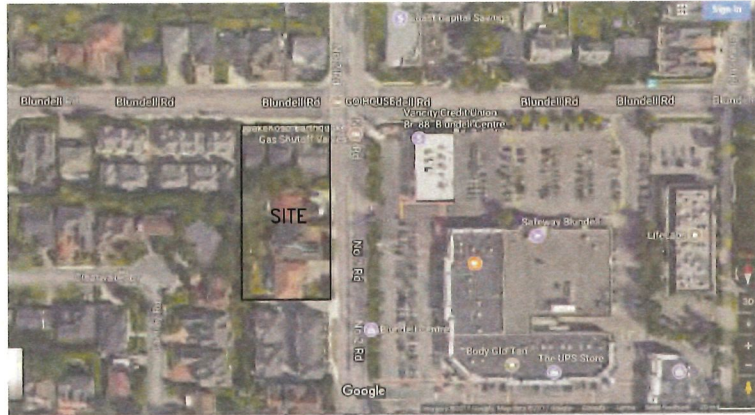


**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)



CONTEXT PLAN
SCALE: NTS



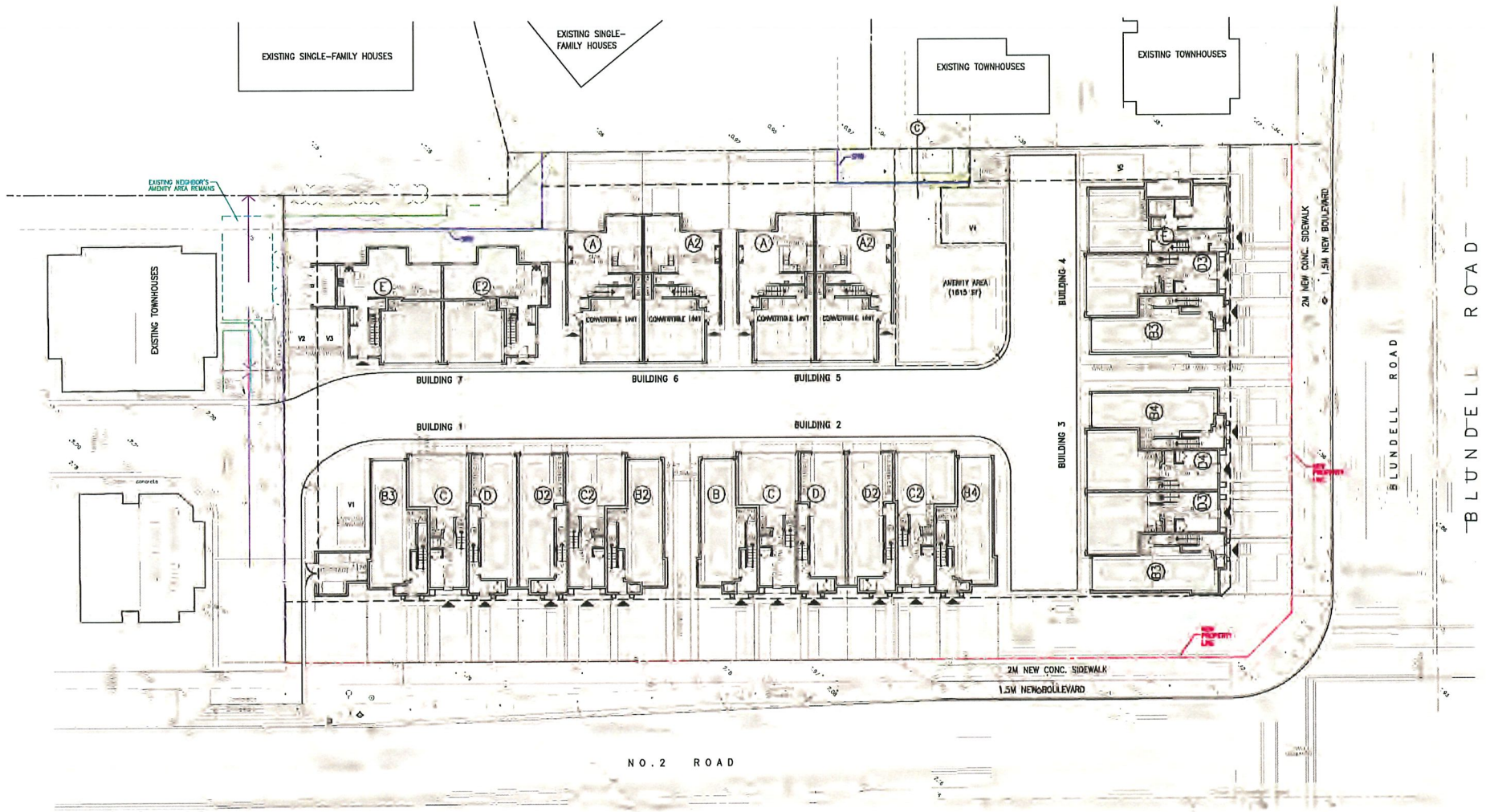
25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

The subject townhouse development is located in the planning area designated "Neighborhood Residential (NRES)" in the Official Community Plan (OCP). The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject development site meets the Townhouse Development requirements under the Arterial Road Policy. The proposed zone is Medium Density Town Housing (RTM3) with 0.70 FAR. The internal driveway is accessed from No.2 Road via a City designated SRW on south neighboring property as a shared access driveway.

The proposal consists of seven buildings with two 6-unit buildings (No. 1 & No.2) facing No. 2 Road, one fourplex building (No. 3), one triplex (No.4) facing Bluedell Road, and three duplex buildings (No. 5, 6 & 7) facing interior drive aisle. The Building Numbers 5, 6 and 7 are directly interfacing with the single-family housing and are designed with 2 storeys in building height. Building 4 is near an existing two-storey townhouse development so that the end unit within 7.5 m (25 ft.) of the side yard on west is designed as 2 storeys.





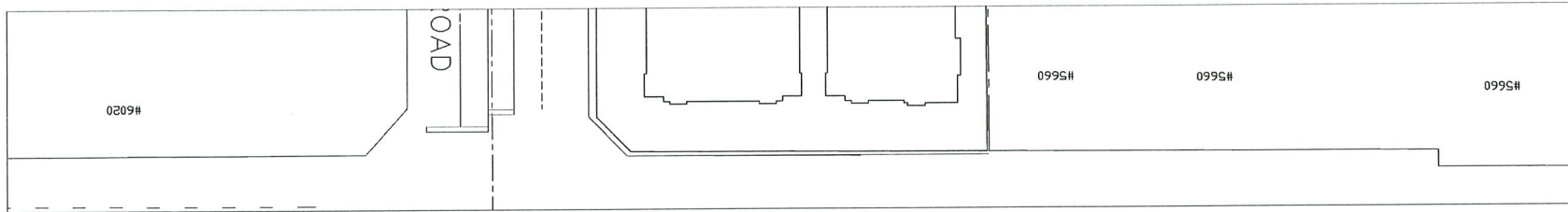
SITE PLAN 



25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

The existing site context contains varieties of developments. The property across No. 2 Road on east is Blundell Centre, a commercial development of shopping mall with restaurants, banks and other commercial retails. The property on west is an existing multiple-family development consists townhouse buildings (5660 5640 Blundell Road). Immediately on south is also an existing 10-unit townhouse development. There are also single-family houses on part of west side of the development. In short walking distance on east there are Bludell Neighborhood Park and a local elementary school which are also within short walking distance.

The subject development of seven buildings is proposed with traditional style with the building height and massing that fits the site context. The massing and height match the neighboring buildings. Efforts have been made for the relationship between the subject development to the existing single-family housing on west, where sloped roof and 2-storey building height are proposed to match the neighbor. The third floor for Building No. 4 is designed with 7.5 m setback on west facing the neighboring 2-storey townhouse properties.



6020

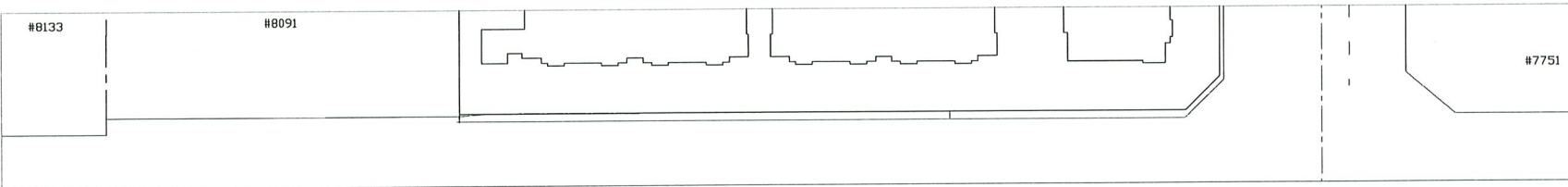
STREET SCAPE – BLUEDELL ROAD

SCALE: 1"=20'-0"

BUILDING 3

BUILDING 4

5660



8133

8091

DRIVEWAY
ENTRANCE

BUILDING 1

BUILDING 2

BUILDING 3

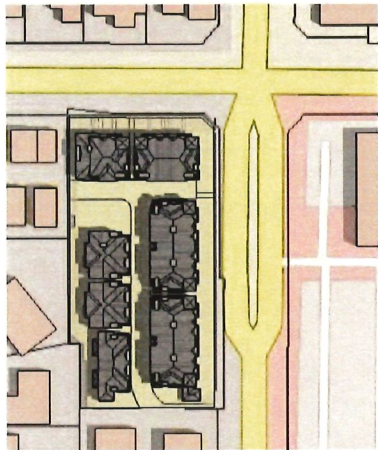
BLUEDELL ROAD

7751

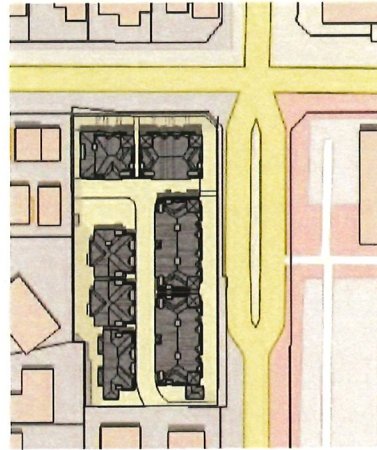
STREET SCAPE – NO. 2 ROAD

SCALE: 1"=20'-0"

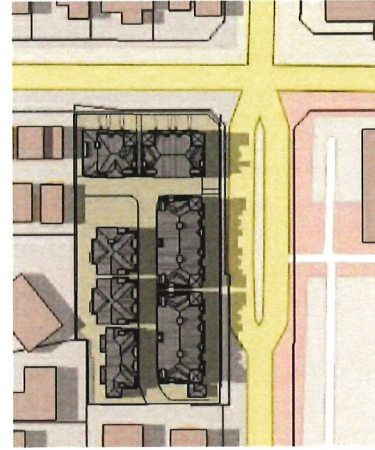
25-UNIT TOWNHOUSE DEVELOPMENT
 #8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUEDELL ROAD, RICHMOND, BC



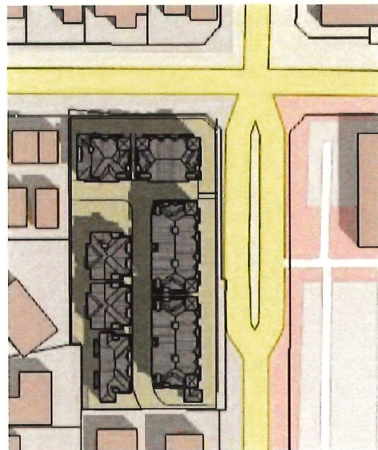
JUNE 21 10:00 am



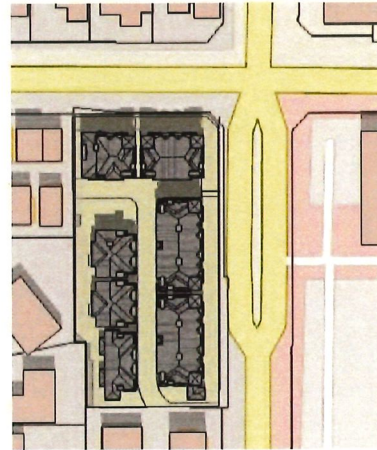
JUNE 21 12:00 pm



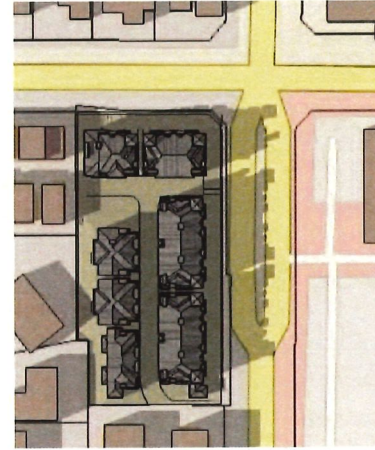
JUNE 21 4:00 pm



MARCH 21 10:00 am



MARCH 21 12:00 pm



MARCH 21 4:00 pm

For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amenity Area.

The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered. Both harmony and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

Architectural details to express the individuality of each townhouse units. Repetition of the units as well as a variation to add some break-ups to the repetition. The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front.



25-UNIT TOWNHOUSE DEVELOPMENT

8031- 8071 No. 2 Road, 5760 - 5786 Blundell Road, Richmond, BC

EXTERIAL FINISH - MATERIAL & COLOR

STAND SEAM METAL ROOF - VICWEST (PRESTIGE)
SIGNATURE -SMP COATED METAL CHARCOAL 56072



5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED
COLOR MATCH TO "AGED PEWTER"



STUCCO WALL FINISH (OFF-WHITE)
BM OC36 NIVEOUS



HARDIE PANEL (EASYTRIM)
AGED PEWTER



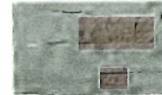
HORIZONTAL TRIM & TRIM BOARD MOULDING
-PAINTED
COLOR MATCH TO "AGED PEWTER"



WINDOW & DOOR TRIM
-PAINTED BM OC40 ALBESCENT



CULTURE STONE - SPAN HEWN STONE
TIGHT-FITTED MORTAR JOINTS



SOLID CORE WOOD DOOR
BJ 1231 WYNWOOD



GARAGE DOOR
BM AF-105 ELKHOM



Accessibility Strategy

For proposed 25-Unit Townhouse Development at
8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road,
Richmond, BC

A. Accessibility within the site

- Accessible path connecting No. 2 Road and Blundell Road public sidewalks, and along the entrance of internal drive aisle;
- Outdoor amenity space along the internal drive aisle and is wheel chair accessible;
- Accessible parking is at a visible location near main development entrance for convenient use. Mailbox is located nearby and covered;
- Access to the recycling and garbage rooms is wheel chair accessible.

B. Accessibility within the house

- Four convertible units are proposed;
- Widened main entrance with wheel chair turnaround space;
- Garage is widened enough to accommodate parking for accessibility;
- Main door and garage door are widened for easy access;
- Kitchen is widened with turning space and counter is to be built with under-counter-knee space;
- Stairs are designed for future stair lift installation;
- Master bedroom and ensuite bathroom are widened to allow accessibility;
- Wall blocking to be installed for future grab bar accessories attachments;



SCALED MODEL

**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC



SCALED MODEL



SCALED MODEL



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The subject development of seven buildings is proposed. The degree of complexity in both material/color and form composition including design detailing is considered for the architectural character to match the existing single-family house and also the existing townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details such as the individuality of townhouse units and expressions of unit entrance.

The repetition of the unit facades creates a rhythm of architectural expression along the street front, while proper variations are also added within the repetition with adequate amount of color and detail changes to prevent a monotonous repetition. The same principle applies also to roof lines for both the rhythm and break of repetition. Masonry veneer cladding is proposed for the ground floor wall and traditional cladding (i.e., stucco) on upper stories with associated color selections to achieve the intended building design composition. The architectural character is inspired by French style with an integration of main roof and third floor windows, creating "dormer-like" expression in order to add architectural varieties to the neighborhood.



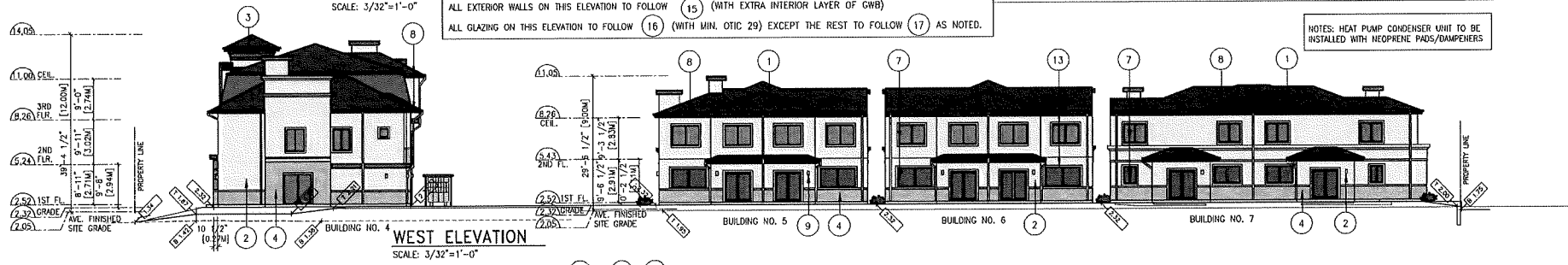


STREET ELEVATION (NO. 2 ROAD)
 SCALE: 3/32"=1'-0"
 ALL EXTERIOR WALLS ON THIS ELEVATION TO FOLLOW (15) (WITH EXTRA INTERIOR LAYER OF GWB)
 ALL GLAZING ON THIS ELEVATION TO FOLLOW (16) (WITH MIN. OTIC 29) EXCEPT THE REST TO FOLLOW (17) AS NOTED.



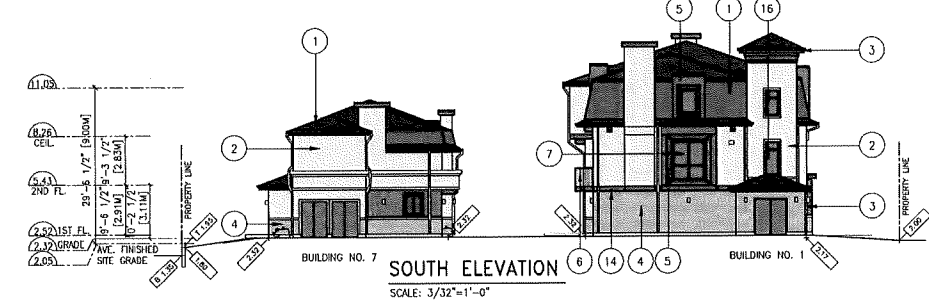
STREET ELEVATION (BLUNDELL ROAD)
 SCALE: 3/32"=1'-0"
 ALL EXTERIOR WALLS ON THIS ELEVATION TO FOLLOW (15) (WITH EXTRA INTERIOR LAYER OF GWB)
 ALL GLAZING ON THIS ELEVATION TO FOLLOW (16) (WITH MIN. OTIC 29) EXCEPT THE REST TO FOLLOW (17) AS NOTED.

- EXTERIOR FINISH & COLOR**
- (1) STAND SEAM METAL ROOF - VICWEST (PRESTIGE)
SIGNATURE - SMP COATED METAL CHARCOAL 56072
 - (2) STUCCO WALL FINISH - OFF-WHITE
BM OC36 NIVEOUS
 - (3) HORIZONTAL TRIM BOARD MOULDING - AGED PEWTER
 - (4) CULTURE STONE - SPAN HEWN STONE
TIGHT-FITTED MORTAR JOINTS
 - (5) JAMES HARDIE PANEL (EASYTRIM) - AGED PEWTER
 - (6) ALUM. GUARDRAIL (BLACK)
 - (7) DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
C/W 2x4 SILL (SLOPE 15%) & 2x4 SIDE & TOP TRIM
C/W FLASHING OVER
TRIM PAINTED: BM OC40 ALBESCENT
 - (8) 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD
- PAINTED (TYP.) GREY (COLOR TO MATCH (3))
 - (9) LIGHT FIXTURE (MOTION SENSOR LED)
 - (10) SOLID CORE WOOD DOOR - BM 2080-10 RASPBERRY TRUFFLE
 - (11) GARAGE DOOR - BM AF-105 ELKHORN
 - (12) POT LIGHTS AT EACH ENTRY
 - (13) 2X4 TRIM - AGED PEWTER
 - (14) 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
 - (15) EXTRA INTERIOR LAYER OF GWB
 - (16) MIN. OTIC 29 GLAZING
 - (17) MIN. OTIC 31 GLAZING
 - (18) DECORATIVE ACCENT PANEL

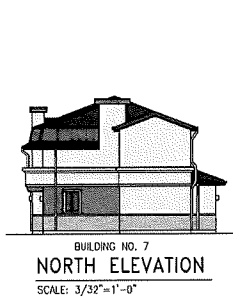


WEST ELEVATION
 SCALE: 3/32"=1'-0"
 ALL EXTERIOR WALLS ON THIS ELEVATION TO FOLLOW (15) (WITH EXTRA INTERIOR LAYER OF GWB)
 ALL GLAZING ON THIS ELEVATION TO FOLLOW (16) (WITH MIN. OTIC 29) EXCEPT THE REST TO FOLLOW (17) AS NOTED.

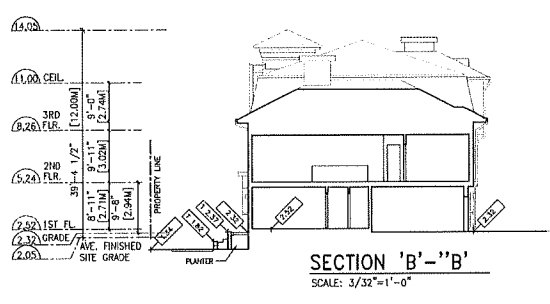
NOTES: HEAT PUMP CONDENSER UNIT TO BE INSTALLED WITH NEOPRENE PADS/DAMPENERS



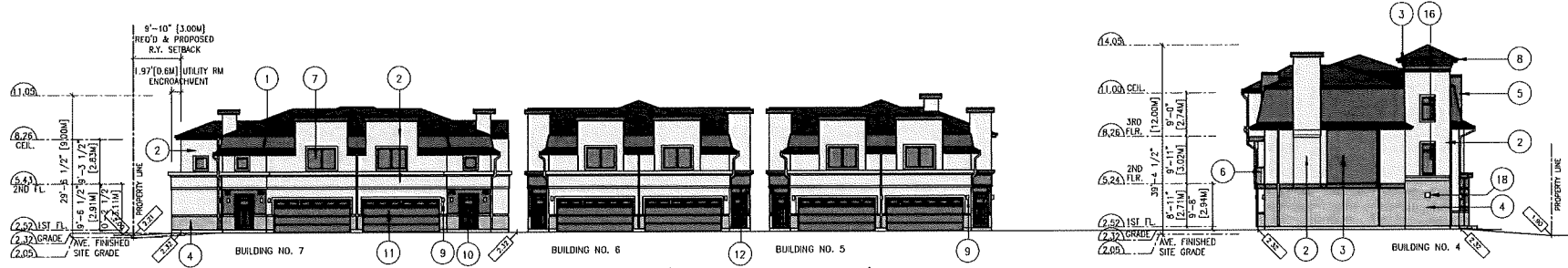
SOUTH ELEVATION
 SCALE: 3/32"=1'-0"



NORTH ELEVATION
 SCALE: 3/32"=1'-0"

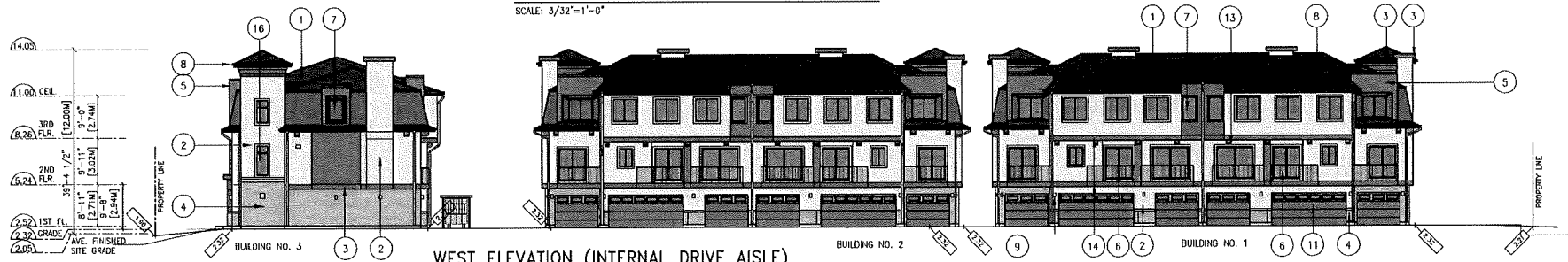


SECTION 'B''-B''
 SCALE: 3/32"=1'-0"



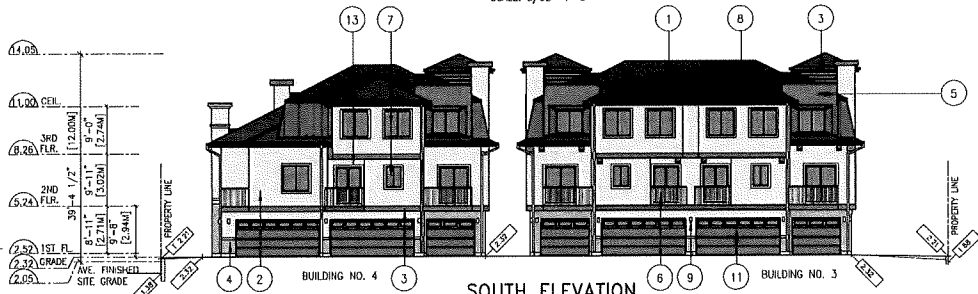
EAST ELEVATION (INTERNAL DRIVE AISLE)

SCALE: 3/32"=1'-0"



WEST ELEVATION (INTERNAL DRIVE AISLE)

SCALE: 3/32"=1'-0"



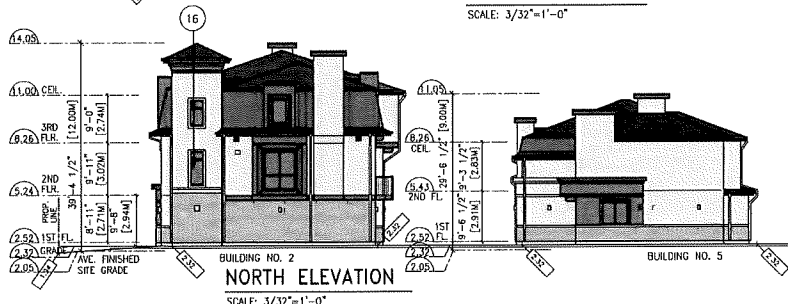
SOUTH ELEVATION

SCALE: 3/32"=1'-0"

EXTERIOR FINISH & COLOR

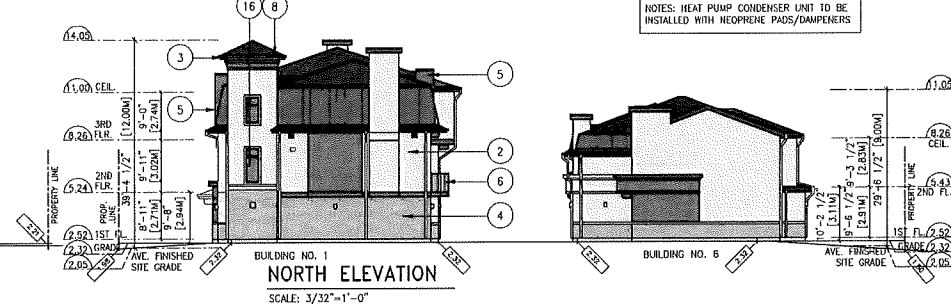
1 STAND SEAM METAL ROOF - VICWEST (PRESTIGE) SIGNATURE - SMP COATED METAL CHARCOAL 56072	8 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY (COLOR TO MATCH 3)
2 STUCCO WALL FINISH - OFF-WHITE BM OC36 NIVEOUS	9 LIGHT FIXTURE (MOTION SENSOR LED)
3 HORIZONTAL TRIM BOARD MOULDING - AGED PEWTER	10 SOLID CORE WOOD DOOR - BM 2080-10 RASPBERRY TRUFFLE
4 CULTURE STONE - SPAN HEWN STONE TIGHT-FITTED MORTAR JOINTS	11 GARAGE DOOR: - BM: AF-105 ELKHOM
5 JAMES HARDIE PANEL (EASYTRM) - AGED PEWTER	12 POT LIGHTS AT EACH ENTRY
6 ALUM. GUARDRAIL (BLACK)	13 2X4 TRIM - AGED PEWTER
7 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2x4 SILL (SLOPE 15%) & 2x4 SIDE & TOP TRIM C/W FLASHING OVER TRIM PAINTED: BM OC40 ALBESCENT	14 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
	15 EXTRA INTERIOR LAYER OF GWB
	16 MIN. OTIC 29 GLAZING
	17 MIN. OTIC 31 GLAZING
	18 DECORATIVE ACCENT PANEL

NOTES: HEAT PUMP CONDENSER UNIT TO BE INSTALLED WITH NEOPRENE PADS/DAMPENERS



NORTH ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"

25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The common area is a focal point of the site layout that is centrally located as the outdoor Amenity Area. The corner location in relation to the internal drive aisles provides more visibility and sun exposure for the Amenity Area. The location and layout also enhance convenience and accessibility. Covered mailbox and visitor bicycle racks are proposed at more convenient location near the site entrance for visitors and mail delivery, which is also functionally and visually buffering the garbage/recycling closet. The garbage/recycling closet is also located near the driveway entrance as to be the best location for the use.

Efforts in design and planning have been taken to preserve mature tree on west side of the development site (#385 per Arborist Report). The beauty of preserve tree is shared with Outdoor Amenity Area. The placement of the Outdoor Amenity Area is exposed as it is ideally located for both visibility and convenient use. The adjacency of Outdoor Amenity Area to the drive aisles maximizes its visual exposure for both pedestrian and traffic for functionality, aesthetics and CPTED considerations. The outdoor amenity space is properly landscaped as well as the private outdoor spaces for all dwelling units, which are provided for the development for each unit.

Accessibility is well considered with the convertible units proposed per City requirement. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (Refer to Accessibility Strategy).



 ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

SCALED MODEL



25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience. The requirements of aging-in-place and accessibility are considered into the design. Design details and dimensions comply with city's convertible unit design guidelines

More sustainable materials such as stucco made from all natural ingredients will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. The introduction of permeable paver allows maximum storm water infiltration potential.

Sustainability strategy has been taken for the proposed development including the energy saving with the proposal by Certified Energy Advisor/ Qualified Energy Modeller. Every building will achieve the applicable BC Building Code requirements and follow the City's Step Code requirements by meeting Energy Step Code 3 + a Low Carbon Energy System.

The design is complied with updated City requirements and BC Building Code (based on specifications provided by project Certified Energy Advisor/Qualified Energy Modeller). The buildings will be provided with electric baseboards for space heating or air source heat pump for heating/cooling, electric hot water tank for DHW, HRV for principal ventilation, etc..

Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs. Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance of each building when compared to the standard house built in the ways that were used to be. Certified Energy Advisor/ Qualified Energy Modeller is engaged and proper HVAC system will be as-selected to increase livability, energy saving and efficiency. Units will have conduits roughed-in in order to adapt future solar panel installation (Refer to Sustainability Strategy).

25-UNIT TOWNHOUSE DEVELOPMENT

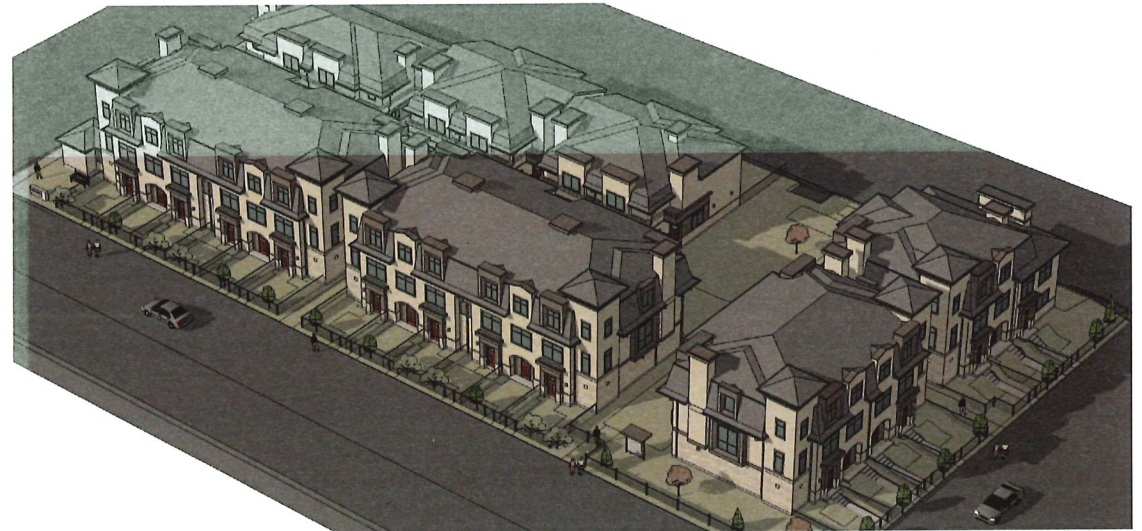
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The design is also guided by principles of CPTED (Crime prevention through environmental design) such as Natural access control, Natural surveillance and Territoriality (defensible space) and Maintenance: Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; For space between buildings where windows are limited or prohibited by Building Code's "limiting distance" due to fire safety concerns, the space is designed with good visibility for public surveillance without hidden corners. Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882



SEAL:



HARDSCAPE LEGEND

- 6" X 6" ECO-FRIENDLY REVERSE PAVERS BY MUTUAL MATERIALS WITH WHITE CONCRETE SAND, GRAY COLOR. INSTALLED PER MANUFACTURER SPECIFICATIONS
- PERMEABLE PAVERS TO MATCH NEIGHBORING SITE AT COURTESY.
- 2"X2" WOODEN PLY ARCHITECTURAL SLATE COLOR GRAY BY MUTUAL MATERIALS
- FIBER OPTIC PLANTER
- GRAVEL ON A WEED MAT
- HOLLAND PAVERS BY MUTUAL MATERIALS HOLLAND CONSISTENT PATTERN, CASCADE BLEND

FENCE LEGEND

- 42" HT. ALUMINUM PICKET FENCE AND GATES
- 42" HT. WOOD PICKET FENCE AND GATES
- 4" HT. WOOD FENCE
- 4" HT. WOOD FENCE
- RETAINING WALL

FURNITURE LEGEND

- Playstructure (J3-17287-A) by JAMBETTE 18 months to 5 years old 20 children
- MAGLIN BENCH - SCB1600
- MAGLIN BIKE RACK - MBR-0400-0007 FOR 6 BIKE RACKS
- 4" 2" X 3" HT BASALT COLUMNS BY NORTHWEST LANDSCAPE & STONE SUPPLY

NO.	DATE	REVISION DESCRIPTION	DR.
11	24.AUG.31	REVISION AS PER CITY COMMENTS	00
12	24.AUG.31	REVISION AS PER CITY COMMENTS	00
13	24.AUG.31	REVISION AS PER CITY COMMENTS	00
14	24.AUG.31	REVISION AS PER CITY COMMENTS	00
15	24.AUG.31	REVISION AS PER CITY COMMENTS	00
16	24.AUG.31	REVISION AS PER CITY COMMENTS	00
17	24.AUG.31	REVISION AS PER CITY COMMENTS	00
18	24.AUG.31	REVISION AS PER CITY COMMENTS	00
19	24.AUG.31	REVISION AS PER CITY COMMENTS	00
20	24.AUG.31	REVISION AS PER CITY COMMENTS	00
21	24.AUG.31	REVISION AS PER CITY COMMENTS	00
22	24.AUG.31	REVISION AS PER CITY COMMENTS	00
23	24.AUG.31	REVISION AS PER CITY COMMENTS	00
24	24.AUG.31	REVISION AS PER CITY COMMENTS	00
25	24.AUG.31	REVISION AS PER CITY COMMENTS	00
26	24.AUG.31	REVISION AS PER CITY COMMENTS	00
27	24.AUG.31	REVISION AS PER CITY COMMENTS	00
28	24.AUG.31	REVISION AS PER CITY COMMENTS	00
29	24.AUG.31	REVISION AS PER CITY COMMENTS	00
30	24.AUG.31	REVISION AS PER CITY COMMENTS	00
31	24.AUG.31	REVISION AS PER CITY COMMENTS	00
32	24.AUG.31	REVISION AS PER CITY COMMENTS	00
33	24.AUG.31	REVISION AS PER CITY COMMENTS	00
34	24.AUG.31	REVISION AS PER CITY COMMENTS	00
35	24.AUG.31	REVISION AS PER CITY COMMENTS	00
36	24.AUG.31	REVISION AS PER CITY COMMENTS	00
37	24.AUG.31	REVISION AS PER CITY COMMENTS	00
38	24.AUG.31	REVISION AS PER CITY COMMENTS	00
39	24.AUG.31	REVISION AS PER CITY COMMENTS	00
40	24.AUG.31	REVISION AS PER CITY COMMENTS	00
41	24.AUG.31	REVISION AS PER CITY COMMENTS	00
42	24.AUG.31	REVISION AS PER CITY COMMENTS	00
43	24.AUG.31	REVISION AS PER CITY COMMENTS	00
44	24.AUG.31	REVISION AS PER CITY COMMENTS	00
45	24.AUG.31	REVISION AS PER CITY COMMENTS	00
46	24.AUG.31	REVISION AS PER CITY COMMENTS	00
47	24.AUG.31	REVISION AS PER CITY COMMENTS	00
48	24.AUG.31	REVISION AS PER CITY COMMENTS	00
49	24.AUG.31	REVISION AS PER CITY COMMENTS	00
50	24.AUG.31	REVISION AS PER CITY COMMENTS	00

CLIENT: 1209136 BC LTD
WITH: ZHANG ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: March DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 8

L1

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	15	ACER RUBRUM 'NOMALLI'	COLUMBIAN BOWHALL MAPLE	8CM CAL, 2M STD, BAB
	3	CERCIDIPHYLLUM JAPONICUM	KATSURBA TREE	8CM CAL, 1.8M STD, BAB
	5	FAGUS SILVATICA 'DANWICK GOLD'	DANWICK GOLD BEECH	8CM CAL, 1.8M STD, BAB
	4	PAISUS FLEXILIS 'VAN DERWOLF'S PYRAMID'	VAN DERWOLF'S PYRAMID LAMBER PINE	4M HT, BAB
	4	STYRAX JAPONICUS 'PINK CHIEF'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL, 1.8M STD, BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
* PROVIDE DESIGNED BUILT HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I I A C. STANDARDS TO ALL SOFT LANDSCAPE AREAS. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	7	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL, 1.8M STD, BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

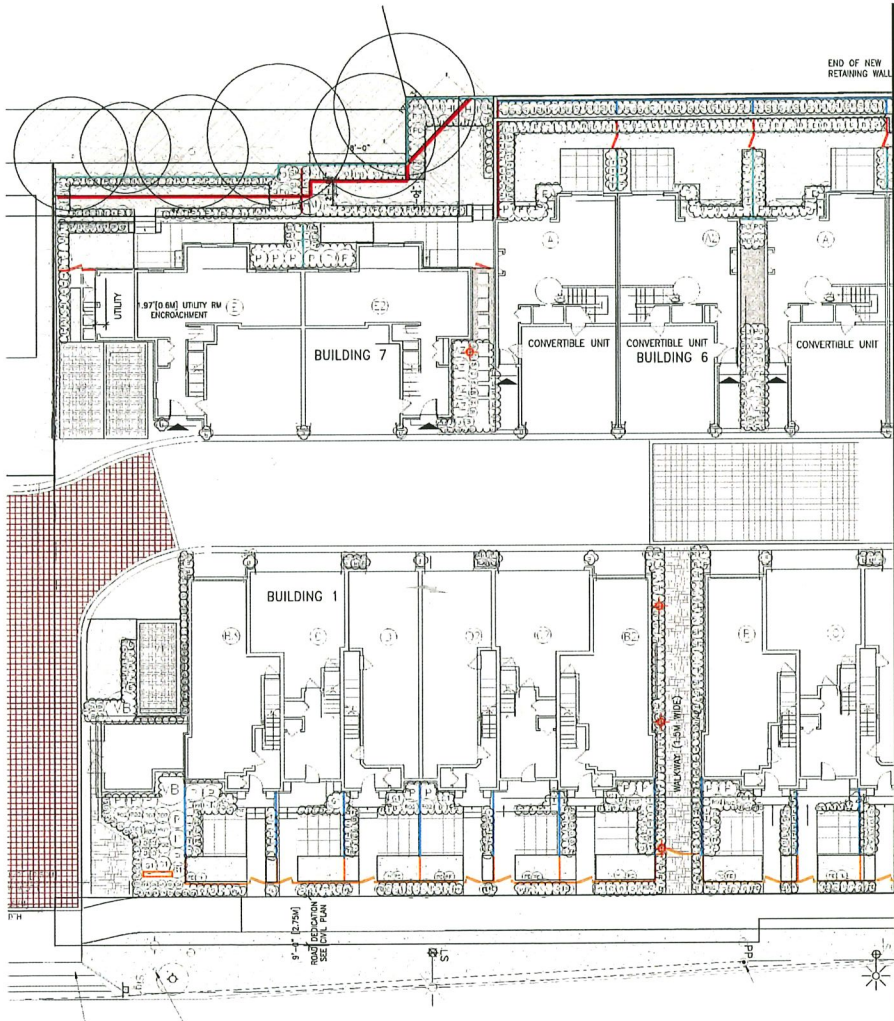
NOTE:
ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURERS SPECIFICATION ON 3" THICK CONCRETE PAD.

LIGHTING LEGEND

- SYMBOL: STILE
- BOLLARD: 20" HT LITONIA PRADEN LED BOLLARD
- UPLIGHT



SEAL:



PLANT SCHEDULE

PMG PROJECT NUMBER: 21-041

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
⊙	6	AZALEA MOLLIS 'HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
⊙	244	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
⊙	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
⊙	4	KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
⊙	4	KALMIA LATIFOLIA 'VALLEY FIRE'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
⊙	91	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
⊙	4	PINUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#2 POT; 25CM
⊙	14	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
⊙	19	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
⊙	100	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
⊙	18	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 30CM
⊙	224	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.00M BAB
⊙	4	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
GRASS				
⊙	32	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
⊙	273	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
⊙	38	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#2 POT
⊙	67	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
⊙	132	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
⊙	6	ASTILBE X ARENDsii 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
⊙	41	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDLOCK'	RUDBECKIA; YELLOW-ORANGE	15CM POT
⊙	66	EUONYMUS JAPONICA 'EMERALD GAIEY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
⊙	73	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

12	24.AUG.21	REVISION AS PER CITY COMMENTS	00
11	24.AUG.21	REVISION AS PER CITY COMMENTS	00
10	24.AUG.20	NEW SITE PLAN & CITY COMMENTS	00
9	24.MAY.20	NEW SITE PLAN	00
7	24.APR.25	REVISION AS PER CITY COMMENTS	00
7	23.OCT.22	NEW SITE PLAN & CITY COMMENTS	00
6	23.FEB.18	NEW SITE PLAN & CITY COMMENTS	00
5	23.APR.24	NEW SITE PLAN & CITY COMMENTS	00
4	23.AUG.20	REVISION AS PER CITY COMMENTS	00
3	22.JAN.21	NEW SITE PLAN	00
2	21.NOV.20	NEW PLOT	00
1	21.OCT.21	NEW SITE PLAN	00

NO. DATE REVISION DESCRIPTION DR.

CLIENT: 1209136 BC LTD.
WITH: ZHANG ARCHITECT LTD.

PROJECT:
**25 UNIT TOWNHOUSE
DEVELOPMENT**

8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
SHRUB PLAN

DATE: March DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: DD

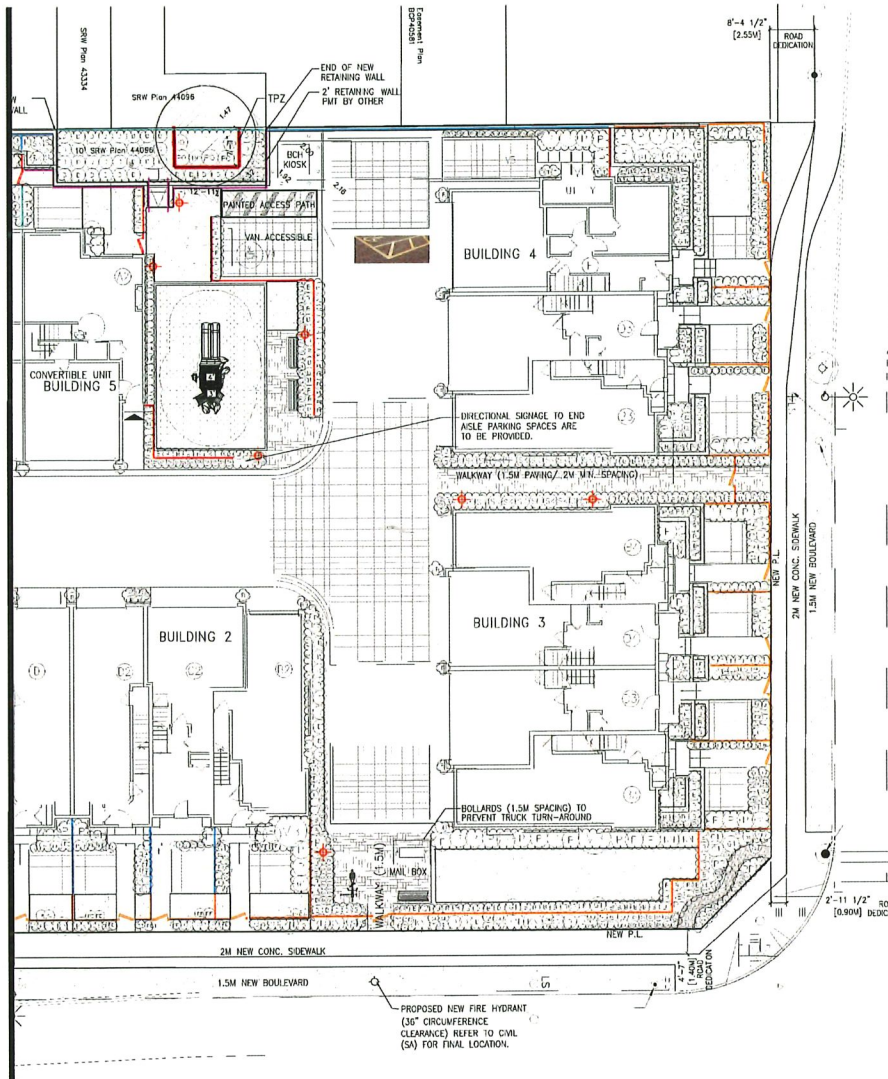
DESIGN: DD

CHKD: PCM

L2

OF 8

SEAL:



PLANT SCHEDULE				PMG PROJECT NUMBER: 21-041
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
6		AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
244		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
5		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIG-LEAF HYDRANGEA (BLUE)	#3 POT; 80CM
4		KALMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
4		KALMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
91		PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
4		PIRUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#2 POT; 25CM
14		ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
19		ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
100		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 55CM
16		SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 30CM
224		TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.00M BAB
4		VIBURNUM X BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
GRASS				
32		CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
273		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
38		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#2 POT
67		OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
132		PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
6		ASTILBE X ARENDsii 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
41		RUBECCKIA FULGIDA VAR SULLIVANTII'	GOLDBLOCKRUBECCKIA; YELLOW-ORANGE	15CM POT
66		EUONYMUS JAPONICA 'EMERALD GAJET'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
73		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
11	24.AUG.21	REVISION AS PER CITY COMMENTS	DB
11	24.AUG.21	REVISION AS PER CITY COMMENTS	DB
10	24.AUG.21	REVISION AS PER CITY COMMENTS	DB
9	24.AUG.20	NEW SITE PLAN	DB
7	24.AUG.20	REVISION AS PER CITY COMMENTS	DB
7	23.AUG.21	NEW SITE PLAN & CITY COMMENTS	DB
6	23.AUG.21	NEW SITE PLAN & CITY COMMENTS	DB
5	23.AUG.21	NEW SITE PLAN & CITY COMMENTS	DB
4	23.AUG.21	REVISION AS PER CITY COMMENTS	DB
3	23.AUG.21	NEW SITE PLAN	DB
2	23.AUG.21	NEW SITE PLAN	DB
1	23.AUG.21	NEW SITE PLAN	DB

CLIENT: 1209136 BC LTD
WITH: 2140130 ARCHITECT LTD

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD
RICHMOND

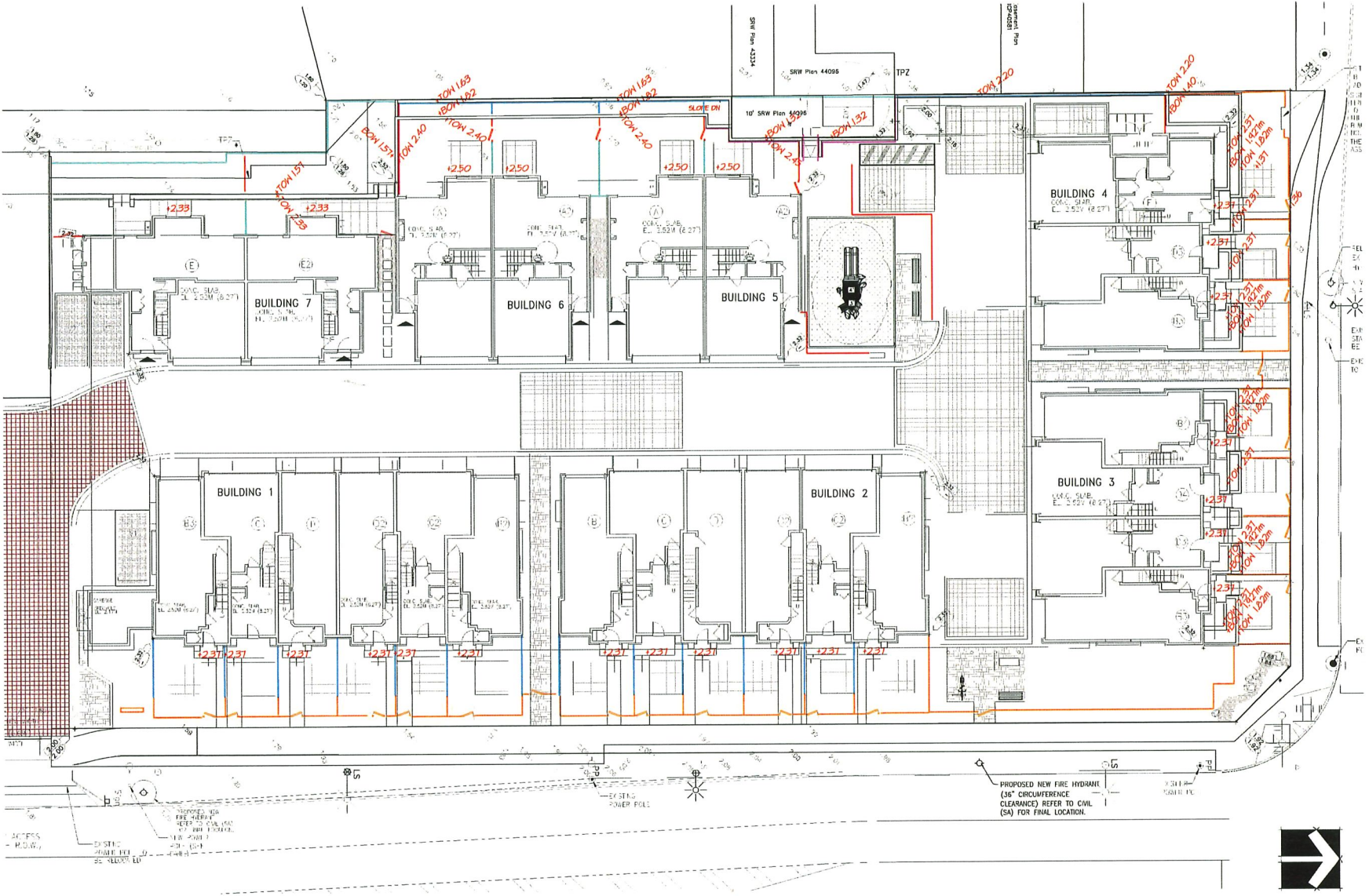
DRAWING TITLE:
SHRUB PLAN

DATE: March
SCALE: 1/16"=1'-0"
DRAWING NO: **L3**
DESIGN DD
CHKD: PCM OF 8

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
11	24.AA.31	REVISION AS PER CITY COMMENTS	00
10	24.AA.25	REVISION AS PER CITY COMMENTS	00
9	24.AA.05	NEW SITE PLANS & CITY COMMENTS	00
8	24.AA.10	NEW SITE PLAN	00
7	24.AA.15	REVISION AS PER CITY COMMENTS	00
6	23.OCT.17	NEW SITE PLANS & CITY COMMENTS	00
5	23.OCT.18	NEW SITE PLANS & CITY COMMENTS	00
4	23.APR.18	NEW SITE PLANS & CITY COMMENTS	00
3	23.APR.18	REVISION AS PER CITY COMMENTS	00
2	23.JAN.21	NEW SITE PLAN	00
1	23.NOV.08	NEW PLAN	00
1	23.AA.10	NEW SITE PLAN	00

NO. DATE REVISION DESCRIPTION DR.

CLIENT: 1209138 BC LTD.
WITH: ZHANG ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
GRADING PLAN

DATE: March
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

L4
OF 8



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

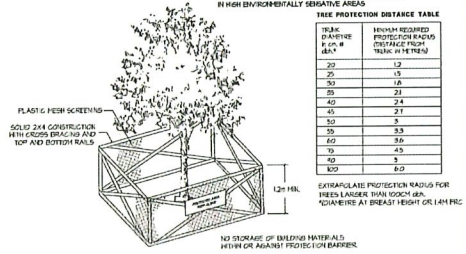
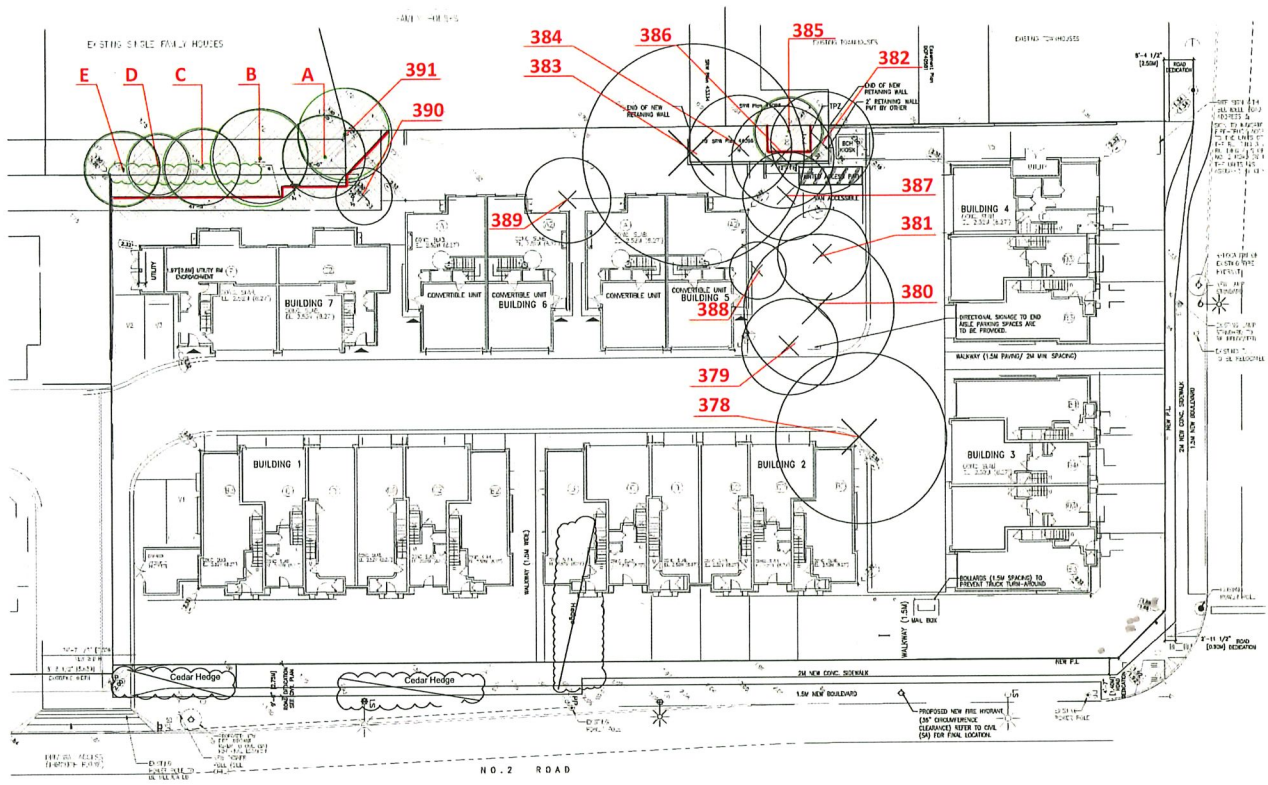
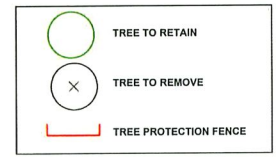


TABLE PROTECTION DISTANCE TABLE

TREE PROTECTION BARRIER #	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TREE) IN METERS
20	12
25	15
30	18
35	21
40	24
45	27
50	30
55	33
60	36
70	45
80	54
100	63

1A TREE PROTECTION BARRIER L-3



NO.	DATE	REVISION DESCRIPTION	DR.
12	24 JUN 24	REVISION AS PER CITY COMMENTS	DD
11	24 JUN 25	REVISION AS PER CITY COMMENTS	DD
10	24 JUN 25	NEW SITE PLAN & CITY COMMENTS	DD
9	24 MAR 20	NEW SITE PLAN	DD
7	24 MAR 25	REVISION AS PER CITY COMMENTS	DD
7	23 NOV 21	NEW SITE PLAN & CITY COMMENTS	DD
6	23 SEP 18	NEW SITE PLAN & CITY COMMENTS	DD
5	23 APR 18	NEW SITE PLAN & CITY COMMENTS	DD
4	23 MAR 18	REVISION AS PER CITY COMMENTS	DD
3	23 JAN 21	NEW SITE PLAN	DD
2	23 NOV 24	NEW SITE PLAN	DD
1	23 JUL 22	NEW SITE PLAN	DD

CLIENT: 2200158 BC LTD
WITH: 2240 X0 ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8033-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: March 1/10"-1'-0"
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM

L5

OF 8

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 • f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	24.04.21	REVISION AS PER CITY COMMENTS	00
11	24.03.25	REVISION AS PER CITY COMMENTS	00
10	24.03.09	NEW SITE PLANS & CITY COMMENTS	00
9	24.03.10	NEW SITE PLAN	00
7	24.02.25	REVISION AS PER CITY COMMENTS	00
7	23.09.17	NEW SITE PLANS & CITY COMMENTS	00
6	23.07.18	NEW SITE PLANS & CITY COMMENTS	00
5	23.06.28	NEW SITE PLANS & CITY COMMENTS	00
4	23.06.08	REVISION AS PER CITY COMMENTS	00
3	23.04.21	NEW SITE PLAN	00
2	23.03.04	NEW ITP	00
1	23.03.12	NEW SITE PLAN	00

CLIENT: 1209136 BC LTD.
OWNER: ZHANG XIAO ARCHITECT LTD.

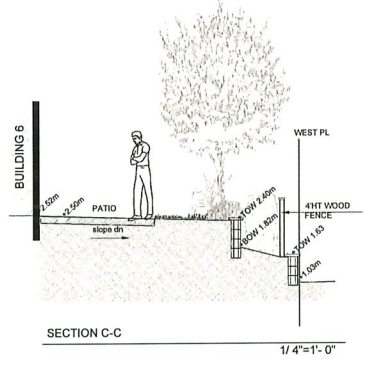
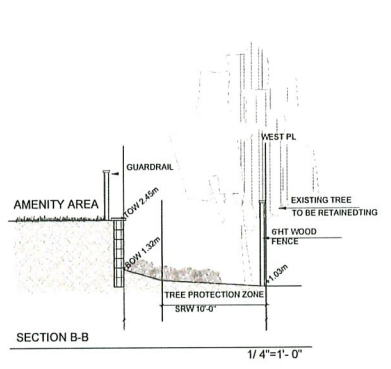
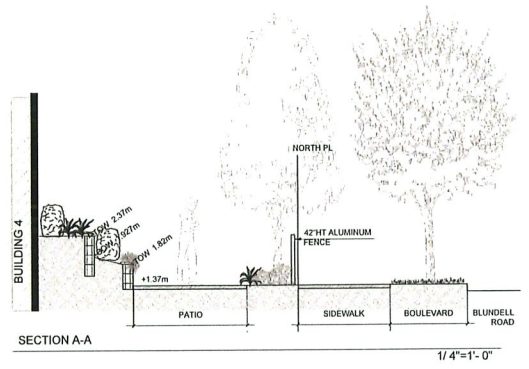
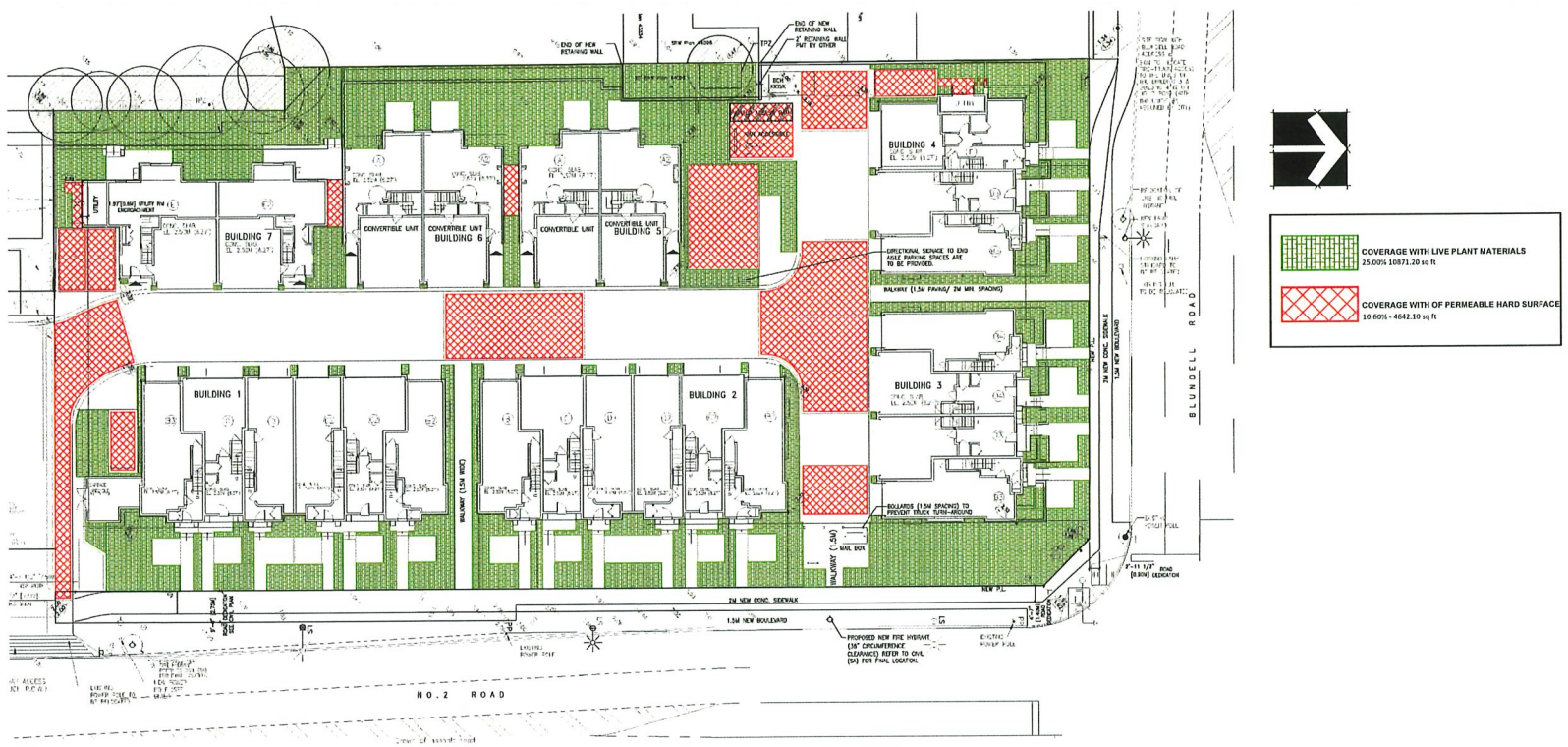
PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
**LOT COVERAGE PLAN
LANDSCAPE SECTIONS**

DATE: March 1/16"-1'-0" DRAWING NUMBER:
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM OF B

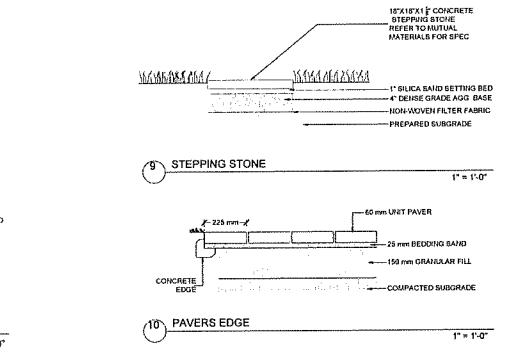
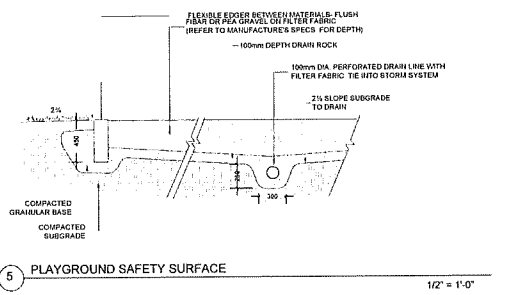
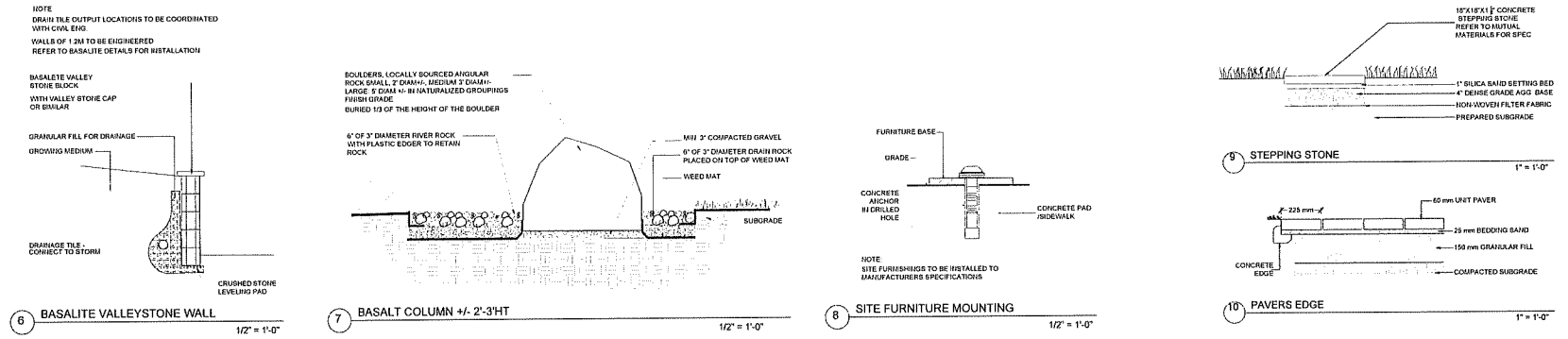
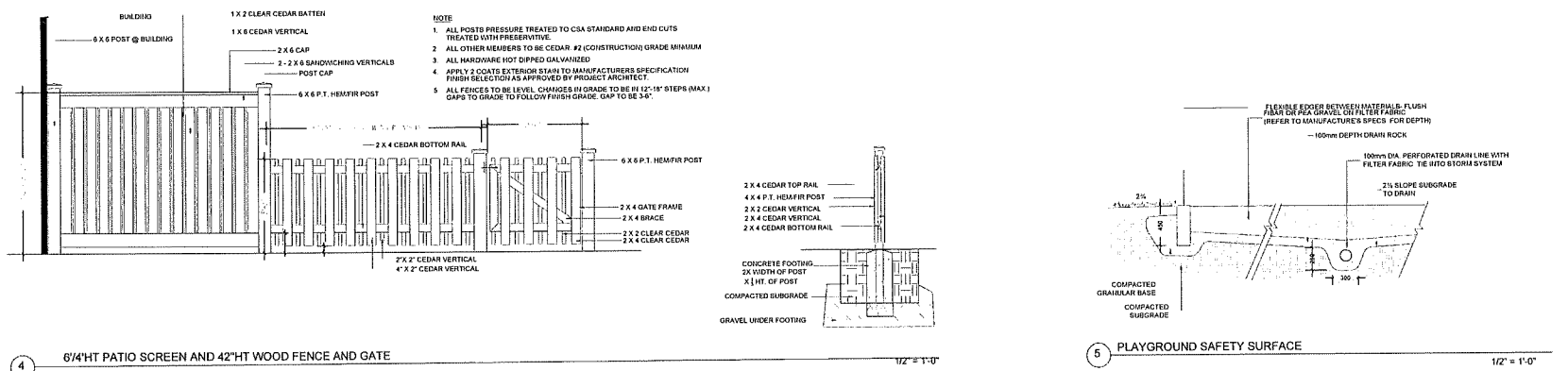
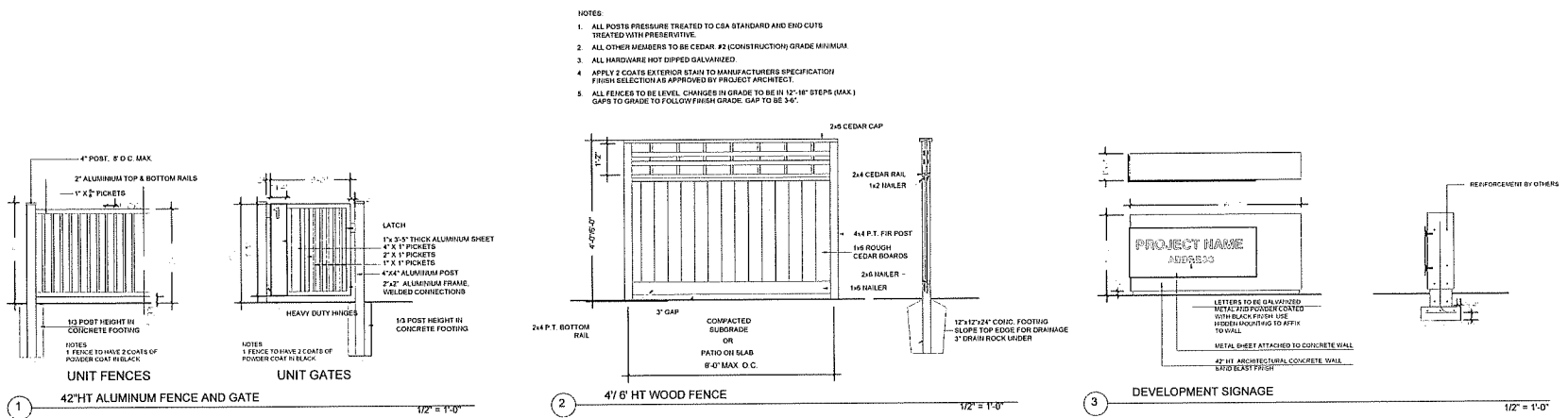
L6



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	24 JUN 21	REVISION AS PER CITY COMMENTS	DB
13	24 JUN 25	REVISION AS PER CITY COMMENTS	DB
14	30 JUN 20	NEW PERMITS CITY COMMENTS	DB
1	24 JUN 20	NEW SITE PLAN	DB
2	24 JUN 25	REVISION AS PER CITY COMMENTS	DB
3	20 NOV 21	NEW PERMITS CITY COMMENTS	DB
4	23 SEP 24	NEW SITE PLAN/ CITY COMMENTS	DB
5	23 JUN 24	NEW SITE PLAN/ CITY COMMENTS	DB
6	23 JUN 24	REVISION AS PER CITY COMMENTS	DB
7	23 JUN 21	NEW SITE PLAN	DB
8	23 JUN 21	NEW PERMITS	DB
9	23 JUN 22	NEW PERMITS	DB

CLIENT: 1200136 BC LTD
WITH: 2440 XD ARCHITECT LTD

PROJECT:
25 CITY TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: March A/5 DRAWING NUMBER:
DRAWN: DD
DESIGN DD
CHKD: PCM OF 8

L7

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
 LANDSCAPE
 ARCHITECTS
 Suite 2100 - 4185 581 Creek Drive
 Burnaby, B.C. Canada, V5C 6E8
 p. 604 294-0011 ; f. 604 294-0022

35A:

NO.	DATE	REVISION DESCRIPTION	DR.
13	2018-03-21	REVISION FOR CITY COMMENTS	00
12	2018-03-21	REVISION FOR CITY COMMENTS	00
11	2018-03-21	REVISION FOR CITY COMMENTS	00
10	2018-03-21	REVISION FOR CITY COMMENTS	00
9	2018-03-21	REVISION FOR CITY COMMENTS	00
8	2018-03-21	REVISION FOR CITY COMMENTS	00
7	2018-03-21	REVISION FOR CITY COMMENTS	00
6	2018-03-21	REVISION FOR CITY COMMENTS	00
5	2018-03-21	REVISION FOR CITY COMMENTS	00
4	2018-03-21	REVISION FOR CITY COMMENTS	00
3	2018-03-21	REVISION FOR CITY COMMENTS	00
2	2018-03-21	REVISION FOR CITY COMMENTS	00
1	2018-03-21	REVISION FOR CITY COMMENTS	00

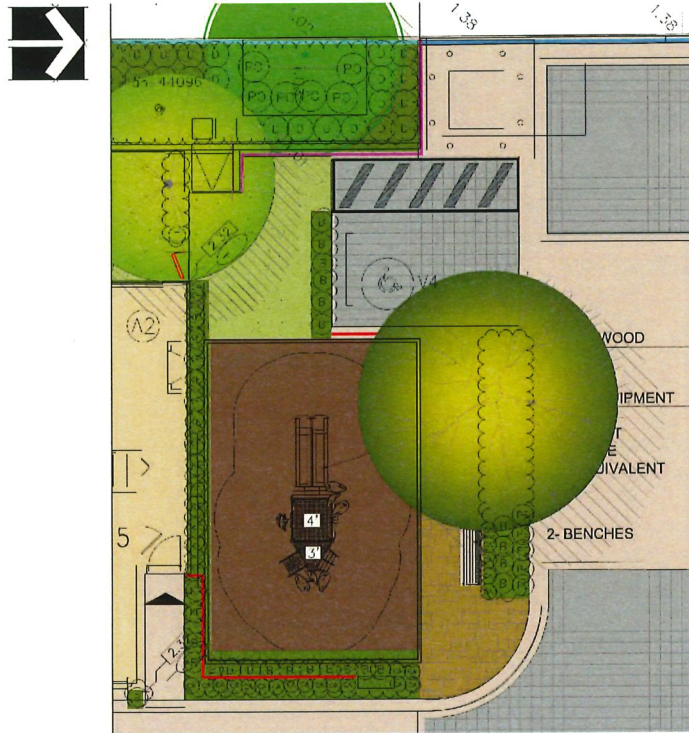
CLIENT: TOWN OF BURNABY
 W/TA: PMG LANDSCAPE ARCHITECTS LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
 8031-8071 NO. 2 ROAD AND
 5760-5786 BLUNDELL ROAD
 RICHMOND

DRAWING TITLE:
LANDSCAPE ENLARGEMENTS

DATE: March 2018 DRAWING NUMBER:
 SCALE: **L8**
 DRAWN BY: DDD
 DESIGN BY: DDD
 CHECKED BY: PCM **OF 8**

PMG PROJECT NUMBER: **21-041**



AMENITY AREA ENLARGEMENT

SCALE 3/16"=1'-0"



NORTH EAST CORNER ENLARGEMENT

SCALE 3/16"=1'-0"